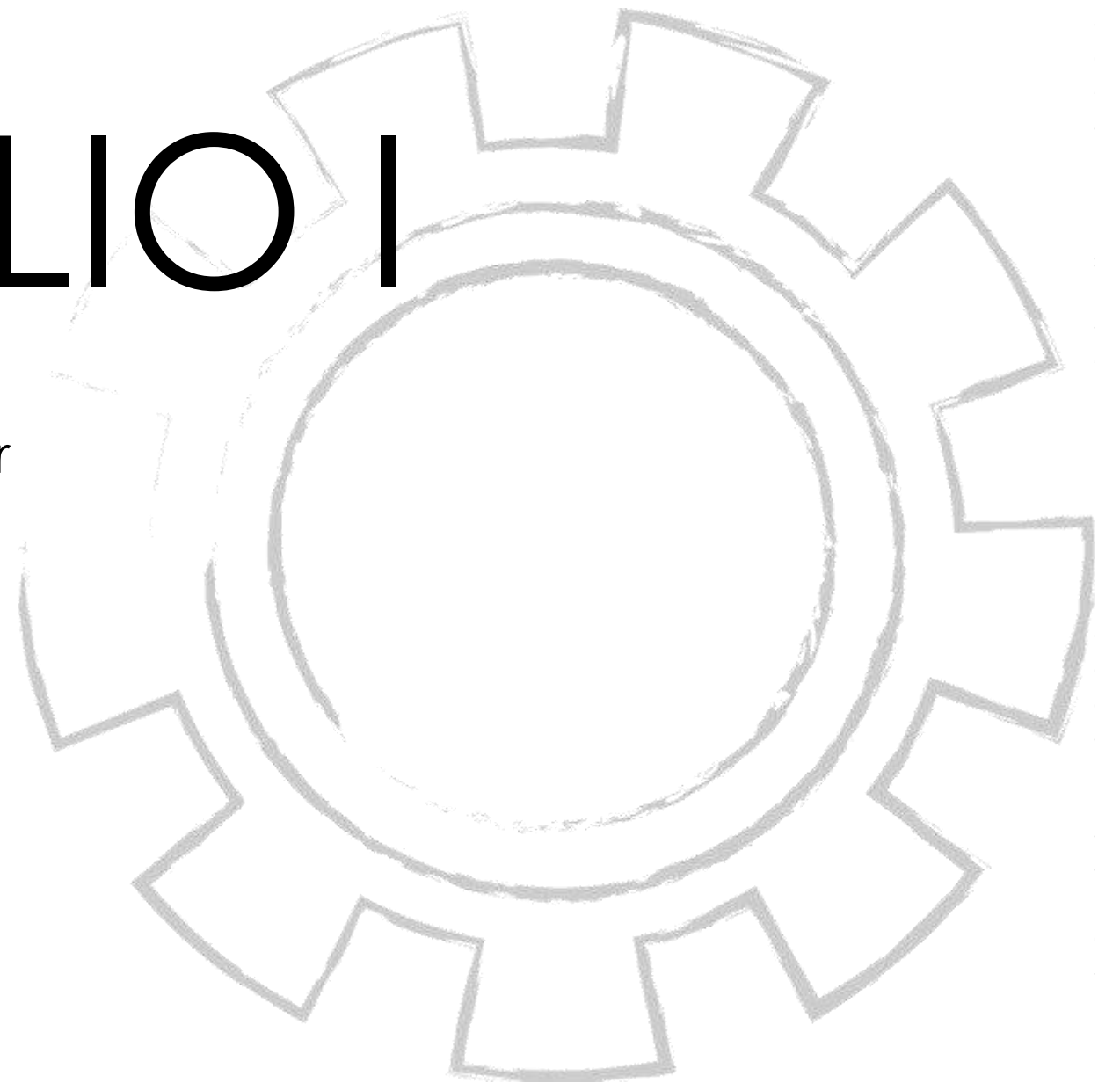


PORTFOLIO I

Amber Cousar
Programming
IDSN 3202
Spring 2020



HISTORY IN WORKPLACE DESIGN

Taylorism and the Open Plan



1904

- Rows of desks
- Located in encircling offices
- Sought to maximize industrial efficiency

Bürolandschaft



1960

- Desks and teams grouped together
- Organic circulation patterns
- Irregular geometry

Office Design Today



- Takes inspiration from the home
- Comfort and well-being of staff
- Biophilic
- Co-working
- Shared spaces

The Cubicle Farm



1980

- Office cubicles
- Modular walls
- Increased focus on profitability

The Digital Workplace



1994

- Focus on employee well-being
- Emphasis on natural light and big windows
- New technologies freed-up space in the office

TRENDS IN THE WORKPLACE



Collaboration

- Collaboration areas are a necessity
 - Now in open areas
 - Aren't restricted to closed off meeting areas
 - Glass walls
 - Smaller rooms with only about 6 chairs
 - More focused
- Driven by technology
 - Bigger or multiple screens
 - Webcams, microphones, and speakers
 - Video conferencing- technology that allows people to virtually meet/collaborate from anywhere
- Huddle rooms
 - Trend name of the new collaboration rooms
 - Smaller rooms that allow people to gather quicker and easier
 - Instead of big conference rooms, designers are putting in a bunch of smaller huddle rooms
 - More comfortable with couches, pillows, and casual furniture

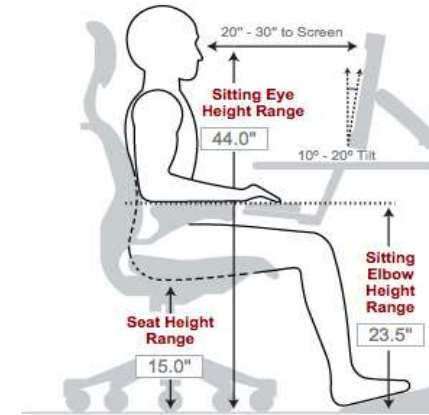


Performance in Open Unassigned Workspaces

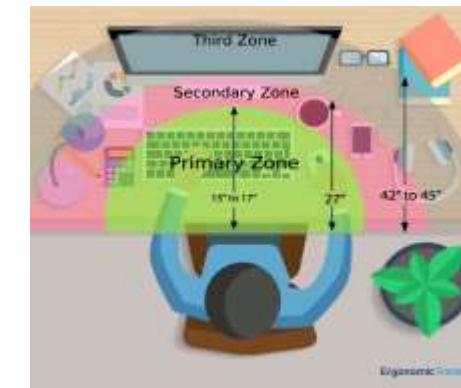
- Employees can pick where they want to sit, and they can move when they need to
- Orient themselves based on whether they want to have interaction or be in a private uninterrupted space
- Focus more easily with less clutter
- Creative juices flow when employees can move around to a space that best suits them to work in
- Workers see different people throughout the space that they may not normally see in closed off workspaces
- Increases connection with other employees which increases performance and overall job satisfaction
- Office designs stimulate growth and organization of employees not just packing as much of them in as possible



Ergonomics



- Assume the right posture
- Choose the right chair
- Adjust your desk height
- Position your monitor properly
- Pick the right keyboard and mouse



- Organize workstation into zones
- Adjust your lifestyle
 - diet
 - Exercise
 - Work environment
 - Mindfulness & stress reduction

STAKEHOLDER PROFILE

Client: Real Estate Entrepreneur

Owner: Forest City Commercial Group

User: Co-working Tenants

WANTS:

- Comfortable seating
- Manageable daylight
- User-friendly office equipment
- Technology

NEEDS:

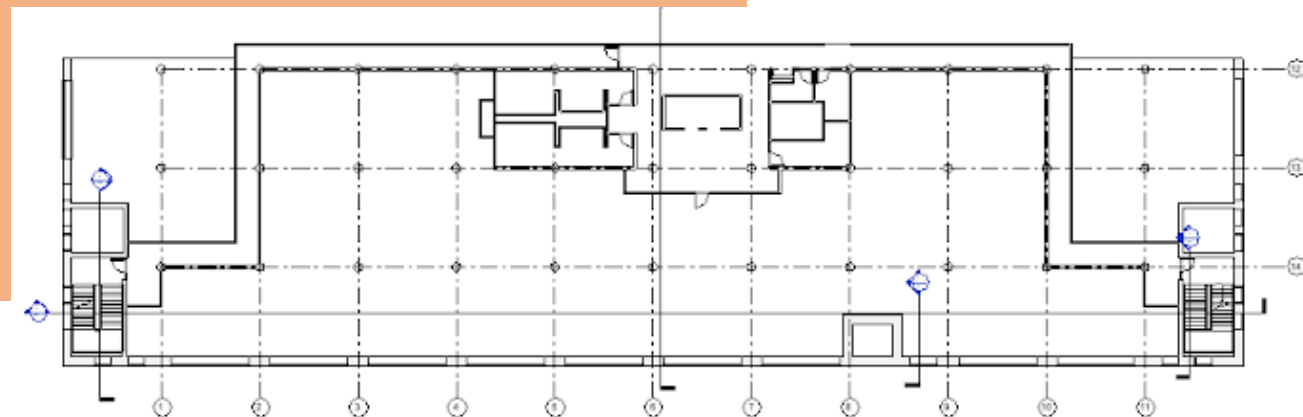
- 10,087 square feet
- Collaborative Spaces
 - Meeting spaces - Intimate
 - Conference spaces
- Individual work spaces
- Break zones
 - Lunch
 - Relaxation



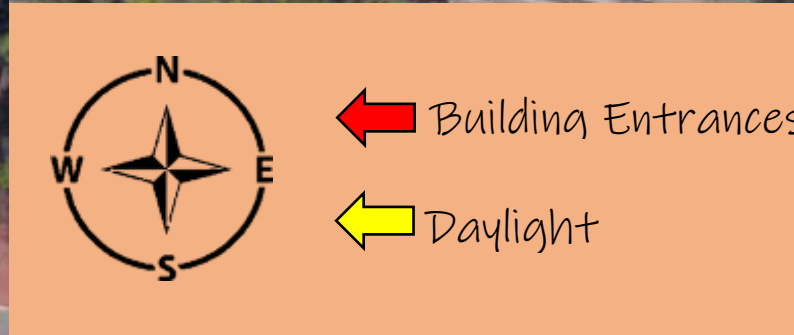
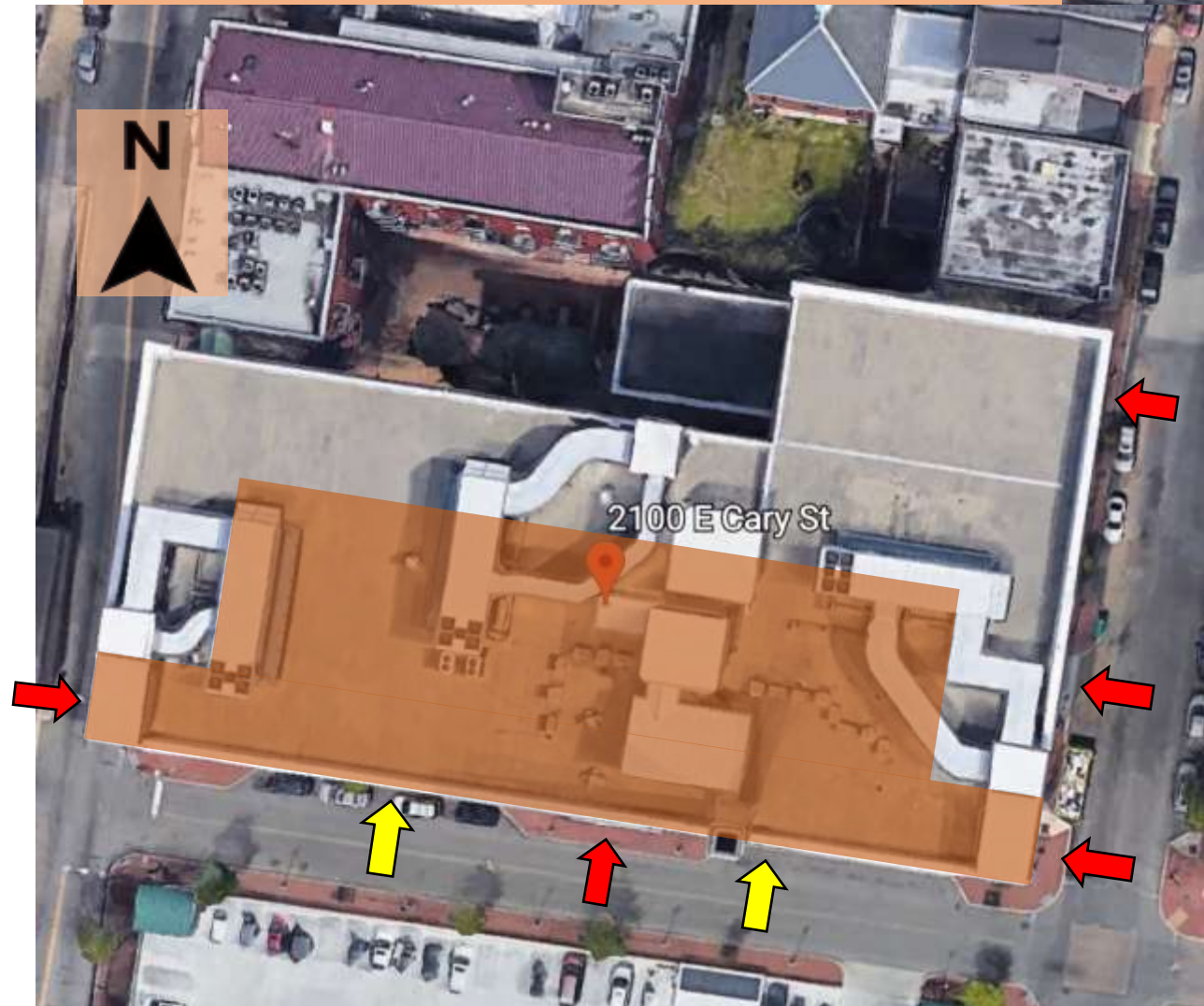
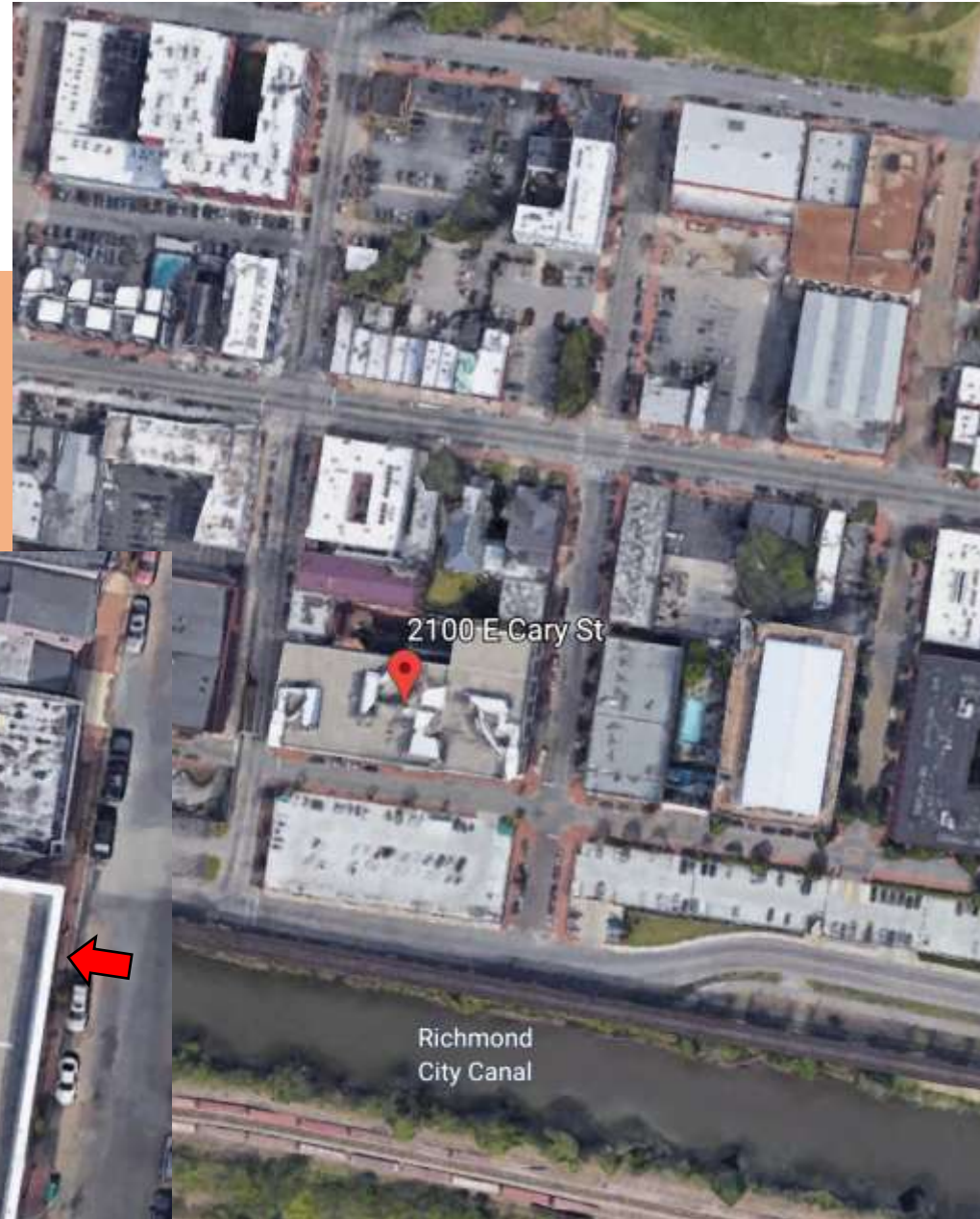
SITE PROFILE



- The Edgeworth building sits on Tobacco Row at 2100 E. Cary St. in Richmond VA.
- Built in 1923 as a tobacco warehouse on the banks of the James River
- The buildings main entrance faces south toward the James River and the railroad tracks.
- The building is mainly concrete construction with large windows on all sides.
- The area is lively with young professionals living and working all around, the downtown district of Richmond is only a 15minute walk from the building.
- To the left of the building is the Virginia Holocaust Museum and loft apartment complexes.
- To the right there is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF



SITE ANALYSIS



NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW

SPACE PROGRAM

PERSONNEL AND WORK SPACES

PERSONNEL

Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
Director	1	4	120		480		1		
Manager	5	6	120		720	2	1		
Assistant Manager	0	3		48	144				
Administrative Assistant	2	4		48	192	1	1		
Tech Assistant	15	25		36	900	3	8		
Assistant	3	30		36	1080				
Personnel Totals:	26	72			3516	6	11	0	

Department Summary

Information:

Personnel	3516 Square Ft.
Work	700 Square Ft.
Support	2372 Square Ft.
Sub Total:	6588 Square Ft.
Circulation	1.54
Total Rentable:	10145.5 Square Ft.

WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Concept Lounge	0	0		450		
Open Work Area	0	1		500	Adjacent to Teams	Work counters
Storage	0	1		200	Next to Open Work Area	Shelving
Support Totals:				700		

Interviewee:

Interview Date: _____

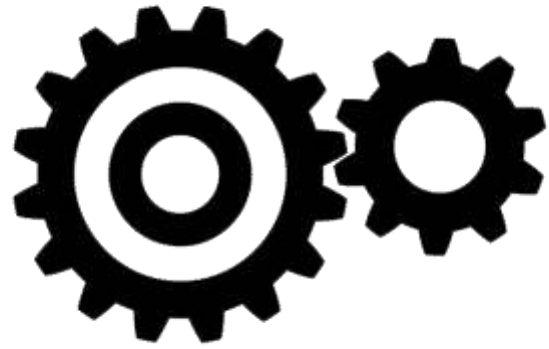
Revision Submitted: _____

Sign Off: _____

Department Notes:

SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception	1	1		500	Direct access to Entrance and Large Conference	Waiting for 6, TV's
Large Conference Room	1	1		300	Next to Reception	Full AV
Conference Room	1	2		120	Shared by all areas	Full AV
Computer Service Area	0	0		80		Work counter, outlets
Computer Server Room	1	1		80		Raised floor, secure, 3 racks
Equipment Station	1	3		64	Spread throughout	Printers, shredder, work counter
Pantry	1	2		120	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room	0	1		400		Full kitchen, seating
Storage	1	1		120		
Coats	40	0		1	Spread throughout	
Mechanical Room	0	1		300	Near Base Building air supply	Supplemental Air
File Drawers	50	0		3	Spread throughout	
Support Totals:				2372		



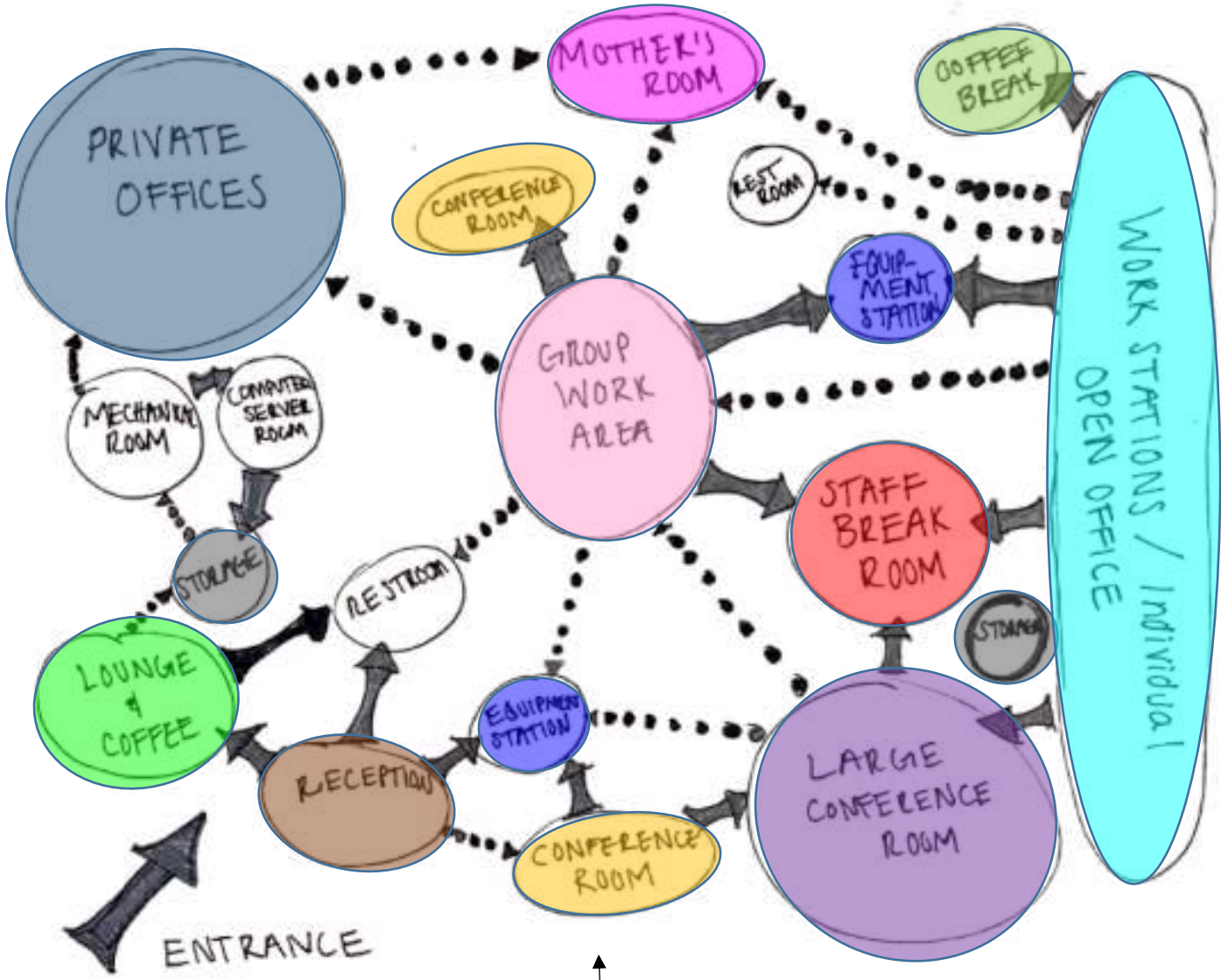
FUNCTION FLEXIBILITY



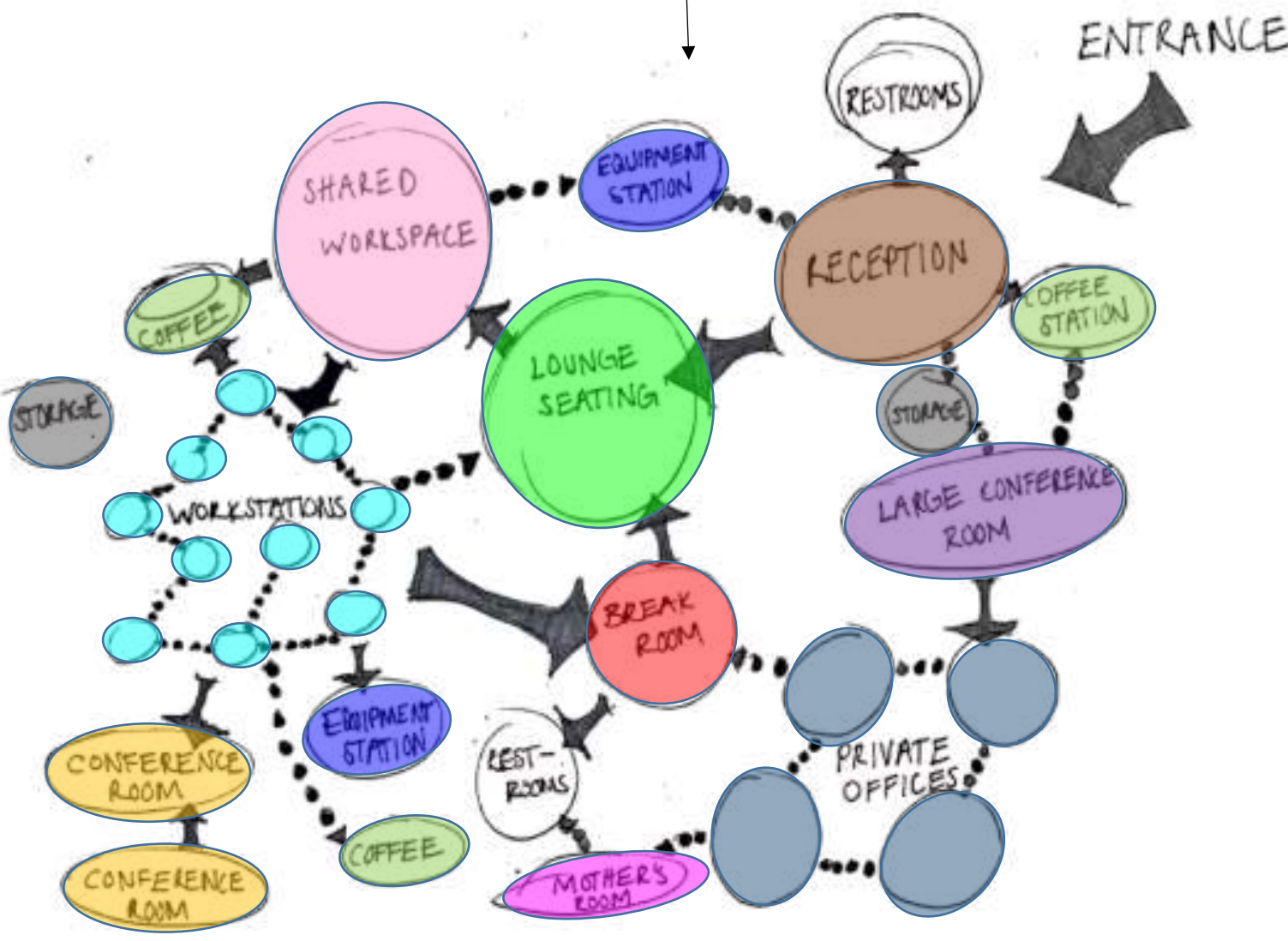
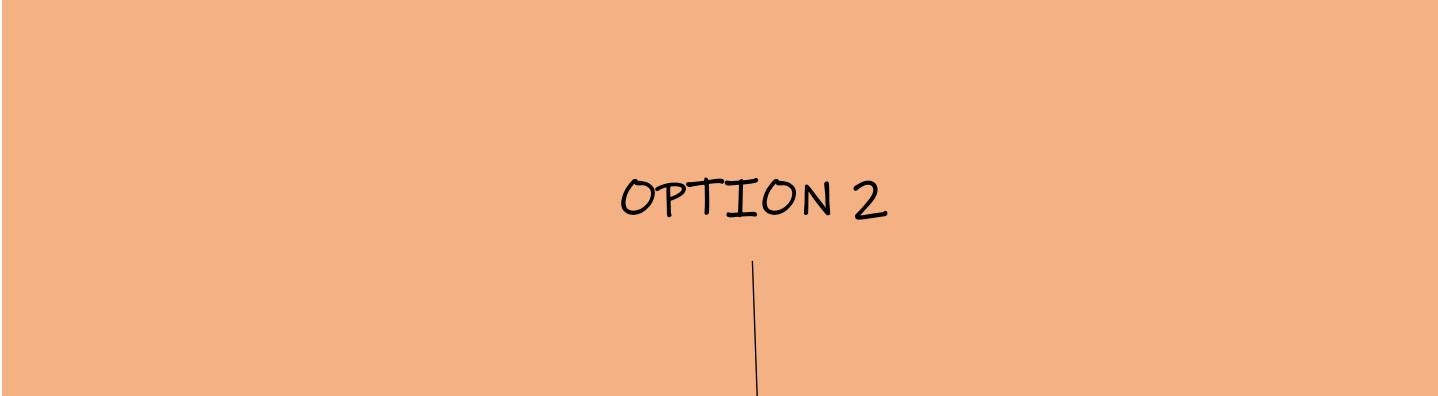
- Allows the dynamic creation of new teams and boosts collaboration between workers for short-term and long-term tasks.
- Desks, tables, and chairs that are easily movable and easily resizable.
- Attaching or detaching modular components.



BUBBLE DIAGRAMS

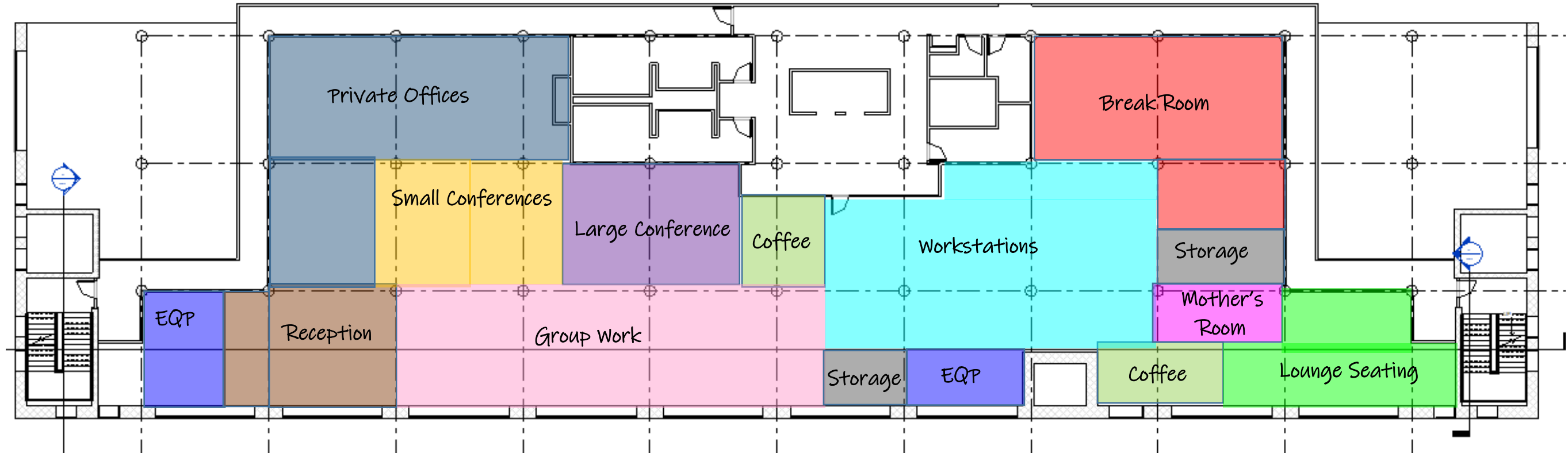


OPTION 1

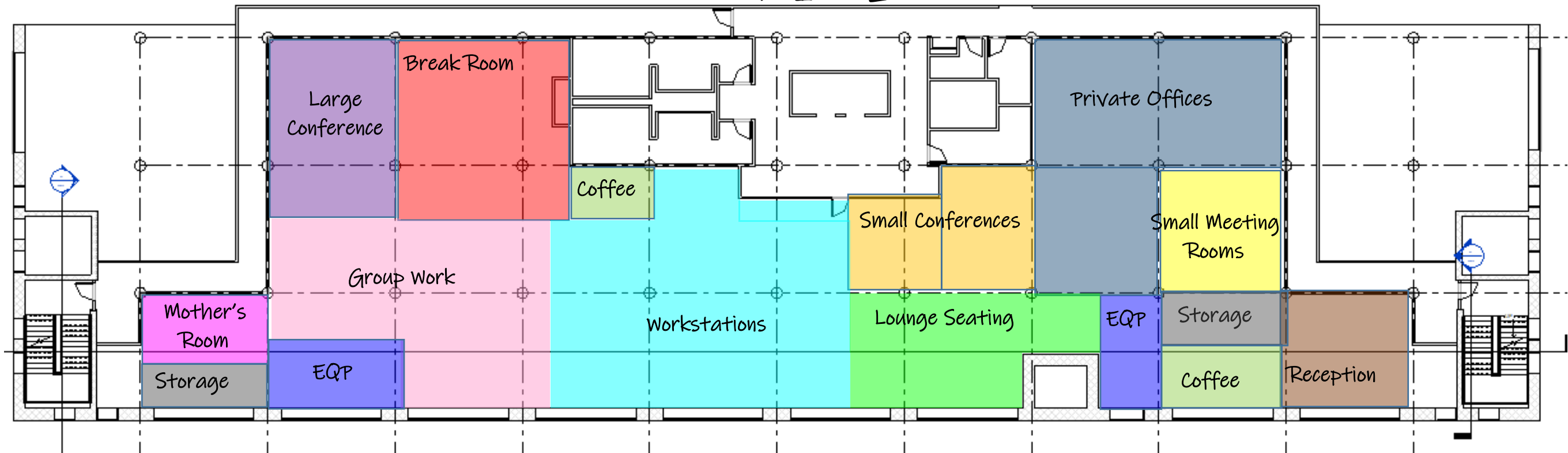


BLOCK DIAGRAMS

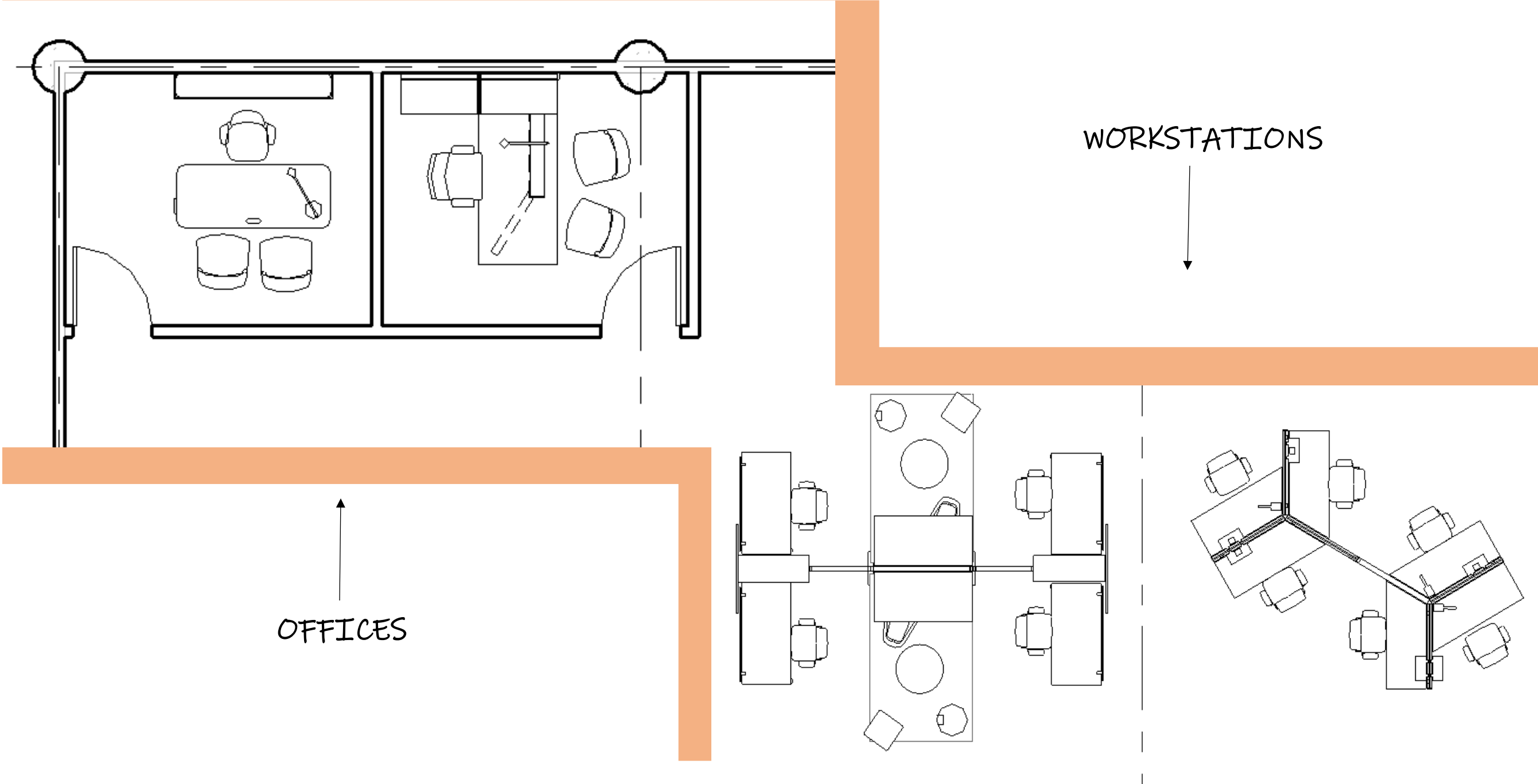
OPTION 1



OPTION 2



SPACE STANDARDS

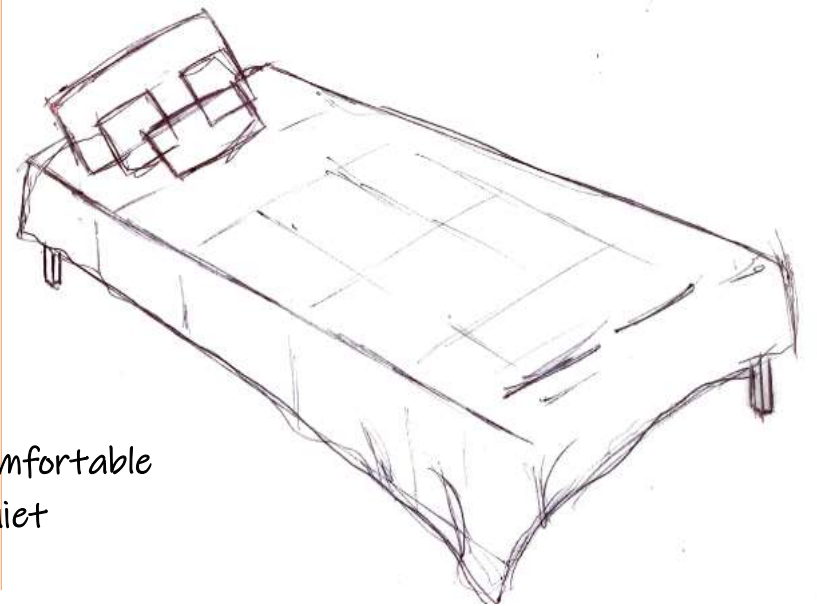


ACTIVITY SPACE STUDIES

DIFFUSE FOCUS WORK



- Large Desk for drawing
- Adjustable computer
- Foot-rest



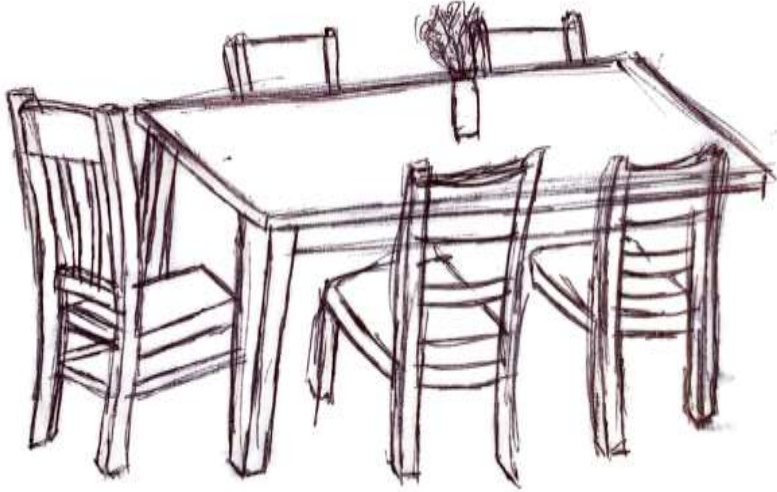
- Comfortable
- Quiet

GROUP PLANNING



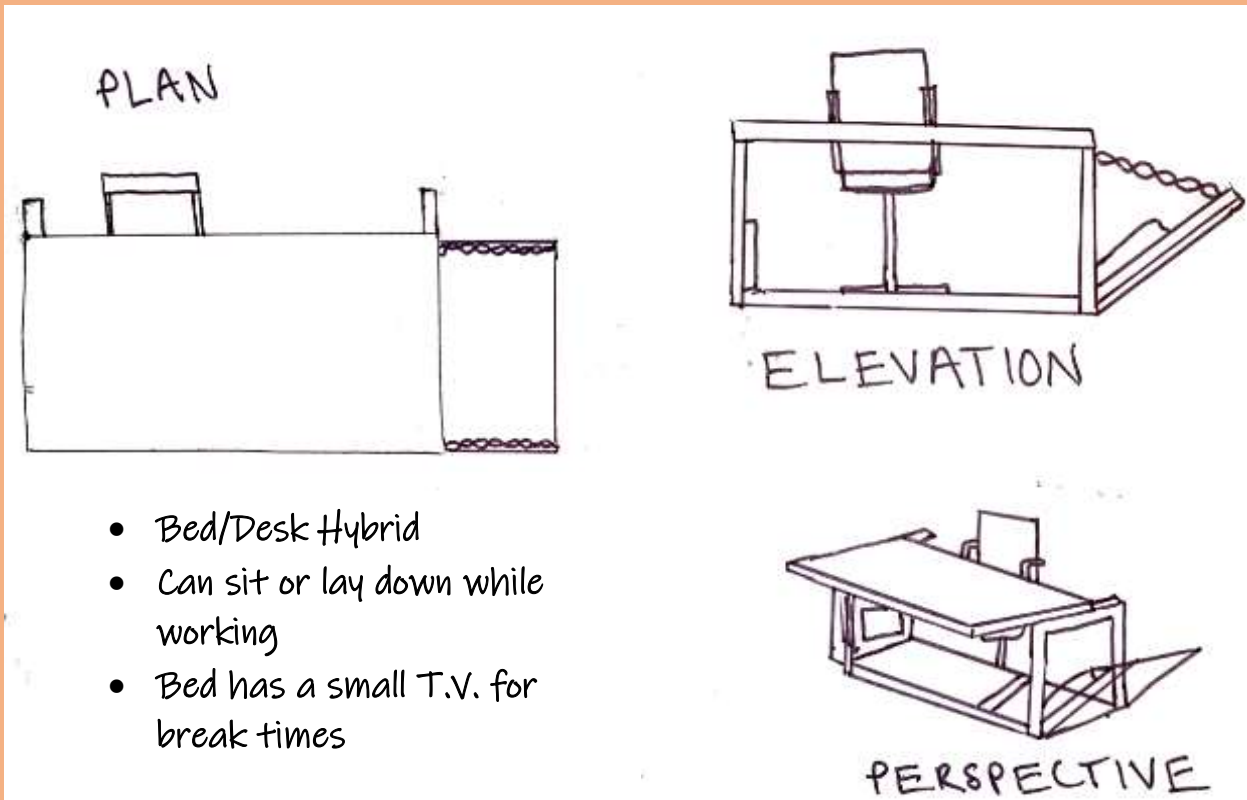
- Hard Surface
- Lots of room

INTENSE FOCUS WORK

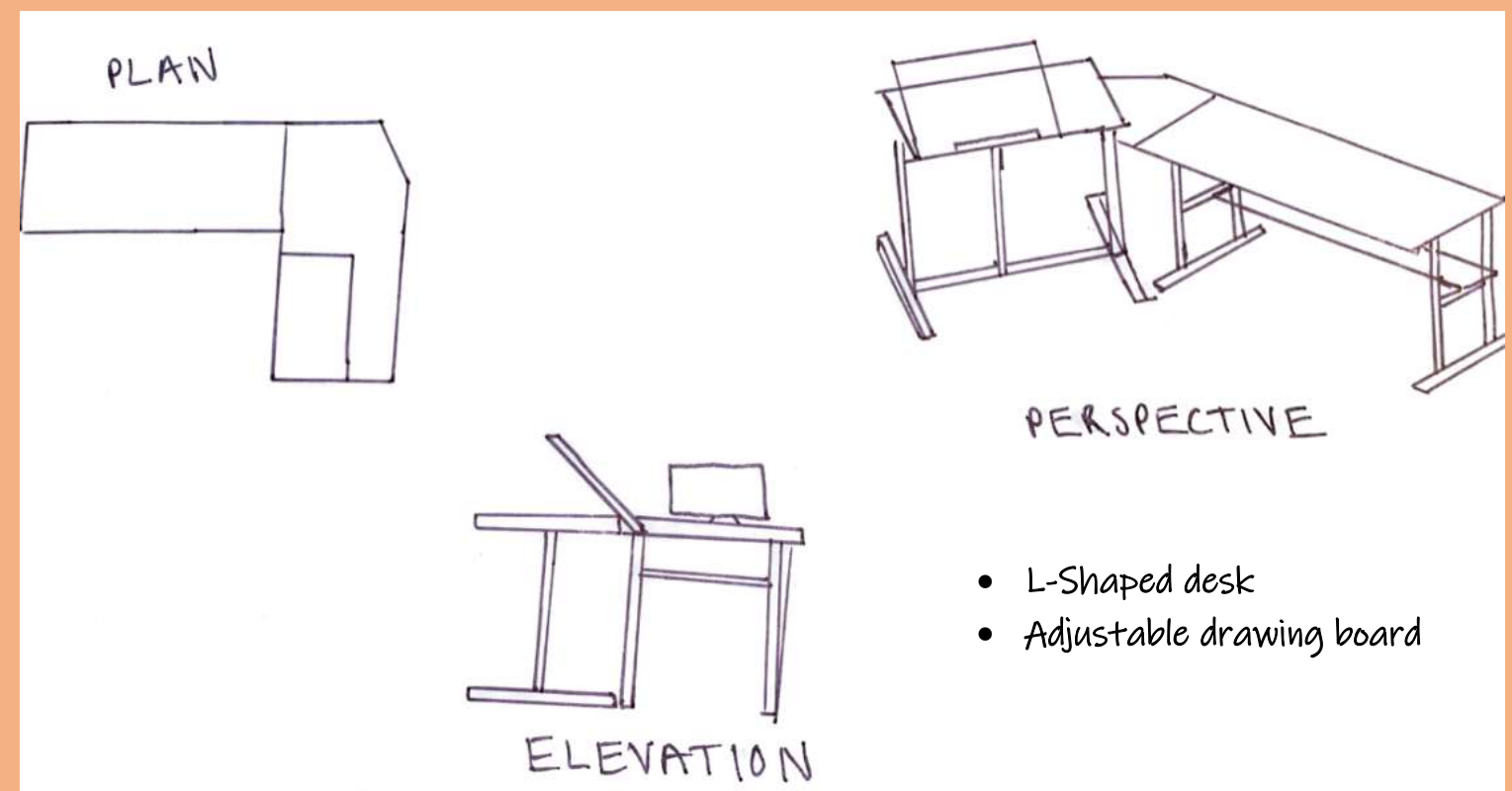


IDEAL ACTIVITY SPACES

INTENSE FOCUS WORK



DIFFUSE FOCUS WORK



GROUP PLANNING

