

Portfolio I
The Edgeworth
Emma Florez
IDSN 3202
Spring 2020

Richmond, VA

Town History

- In 1737 Richmond was founded by “The Father of Richmond”, Colonel William Byrd
- Richmond historic Tobacco Row is located adjacent to the James River and Kanawha Canal
- In 1920 it was built and housed Larus & Brothers Tobacco Company: Charles D Larus and Herbert C Larus
- Used as a trading post to ship to the East Coast and Europe via the James River

Neighborhood History

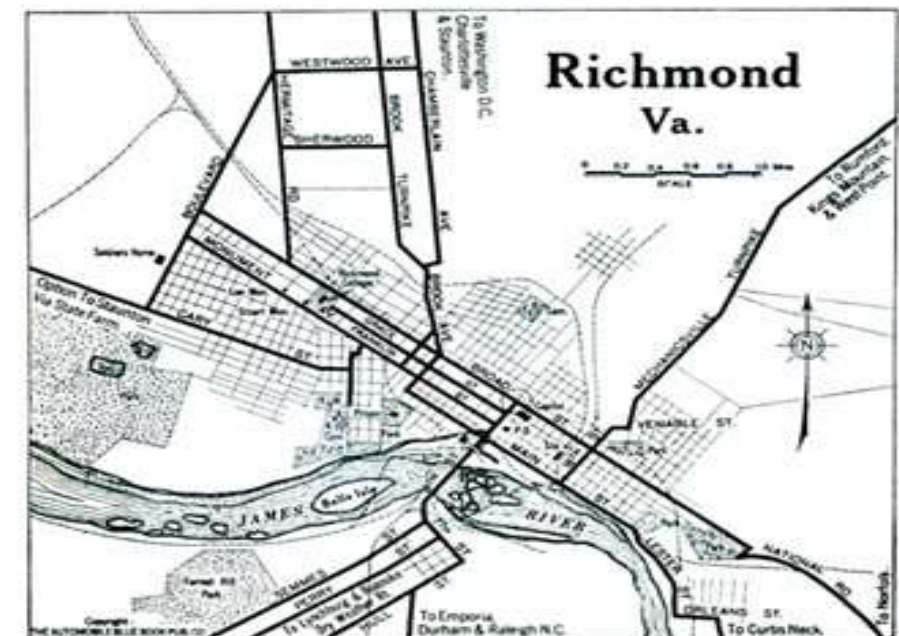
- Neighborhood landmarks in Tobacco Row: Libby Prison, Virginia Holocaust Museum, Castle Thunder
- Home of the Powhatan Confederacy
- Richmond Replaced Williamsburg as Capital of VA
- Transitioned to loft apartments, condos, offices and retail spaces in building
- In 1995 Richmond Developer William H. Albeloff built the James River Flood Wall

Applicable Fire & Life Safety Codes

- The Virginia Statewide Fire Prevention Code (**SFPC**) contains the regulations which must be complied with for the protection of life and property from the hazards of fire and explosion
- Enforcement of the SFPC is at the option of the local governments

Local Preservation Codes & Credits

- The City of Richmond has 16 Old & Historic districts
- Old & Historic Districts are created to “provide a means by which City Council may recognize and protect the historical, architectural, and cultural and artistic heritage of the City of Richmond”
- They have a Commission of Architectural Review made up of 9 citizen members.
- Members are appointed by the City Council based on their knowledge and experience in architectural history and historic preservation
- The Commission is responsible for assessing all exterior changes to a property located in the Old and Historic Districts



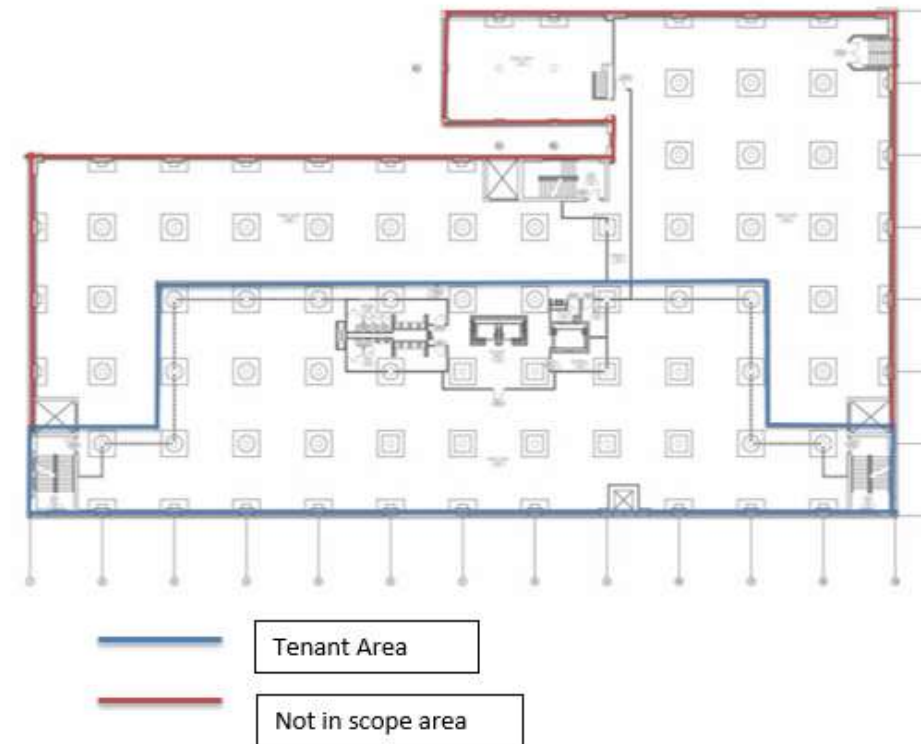
Stakeholders

The Edgeworth Tobacco Building Richmond, VA

- o **Owner/ Client:** Forest City Commercial Group
 - o **Users:** Businesses renting out coworking office spaces
 - o Renovated interior
 - o New and functional office space
- while keeping the history of the building



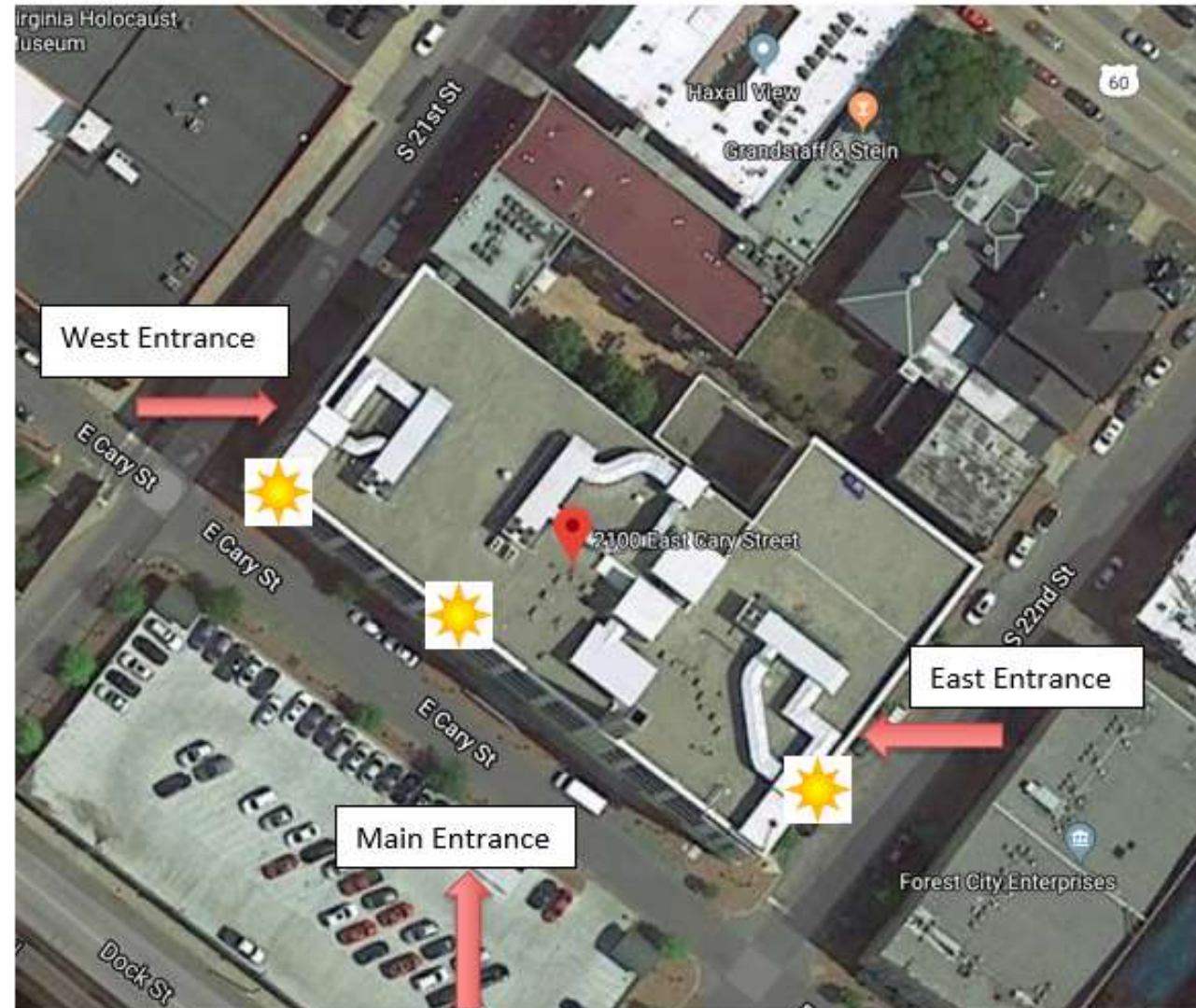
Site Profile



The Edgeworth Building

- 2100 E. Cary Street
Richmond, VA, United States
- a 1920s tobacco factory and warehouse on Richmond's historic Tobacco Row
- 166,000 sq. footage
- Tenant Sq. footage 10,087 square feet

Site Analysis



Neighborhood Views



Space Program

IDSN 3202 - PROGRAM DOCUMENT

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	8	120		960	2	1		
Assistant Manager	0	0		80	0				
Administrative Assistant	2	0		100	0	1	1		
Tech Assistant	20	0		64	0	3	8		
Assistant	3	70		36	2520				
Personnel Totals:	31	82			3960	6	11	0	

Department Summary

Information:

Personnel	3960 Square Ft.
Work	1000 Square Ft.
Support	1788 Square Ft.
Sub Total:	6748 Square Ft.
Circulation	1.54
Total Rentable:	10391.9 Square Ft.

WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Employee Lounge	0	1	500	500		
Open Work Area	0	1	500	500	Adjacent to Teams	Work counters
Support Totals:				1000		

Interviewee:

Interview Date: _____

Revision Submitted: _____

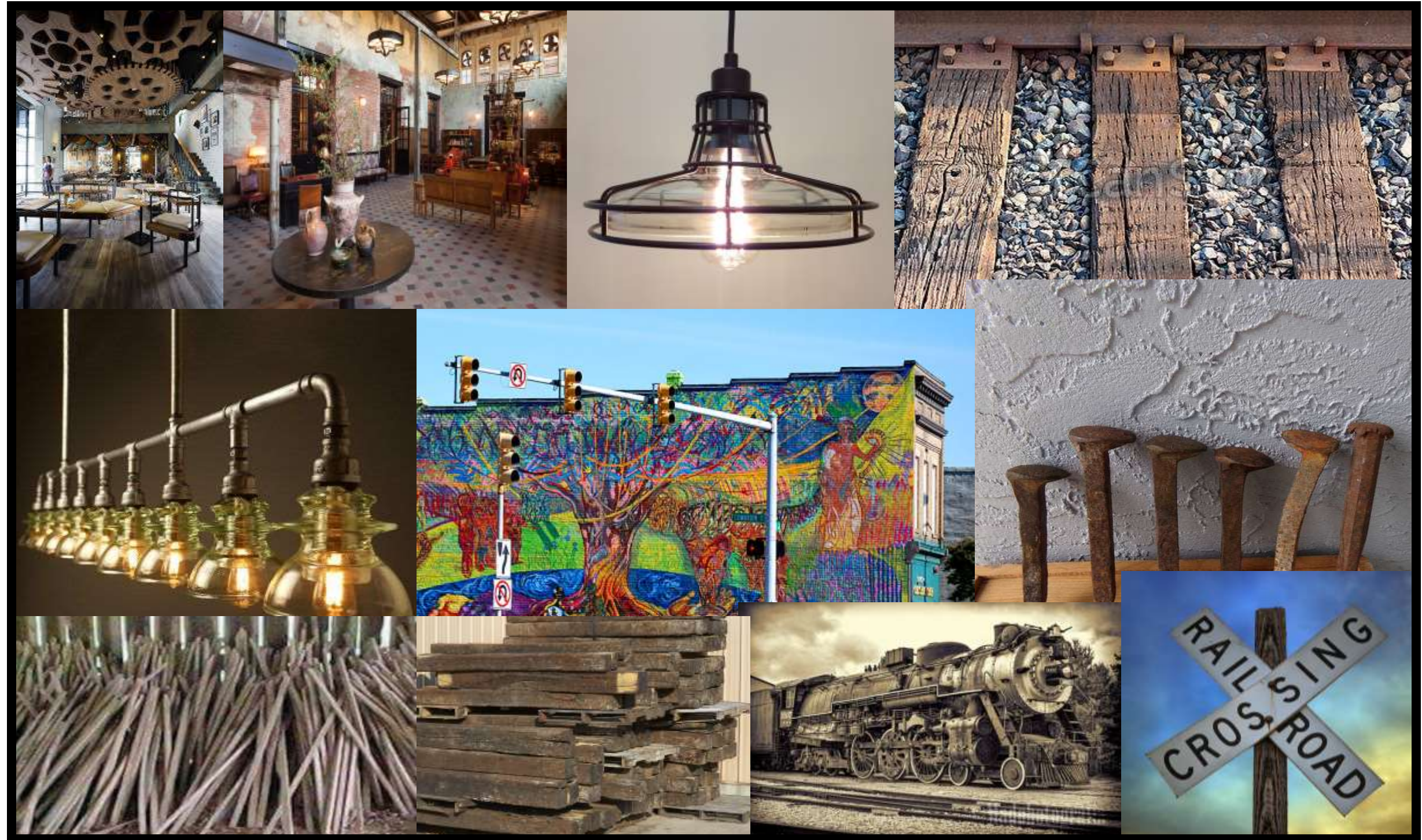
Sign Off: _____

Department Notes:

SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception	1	1	500	500	Direct access to Entrance and Large Conference	Waiting for 5, TV's
Conference Room	1	4	120	480	Shared by all areas	Full AV
Equipment Station	1	3	36	108	Spread throughout	Printers, shredder, work counter
Employee Lounge	0	1	400	400		Full kitchen, seating
Mechanical Room	0	1	300	300	Near Base Building air supply	Supplemental Air
Support Totals:				1788		

Inspiration

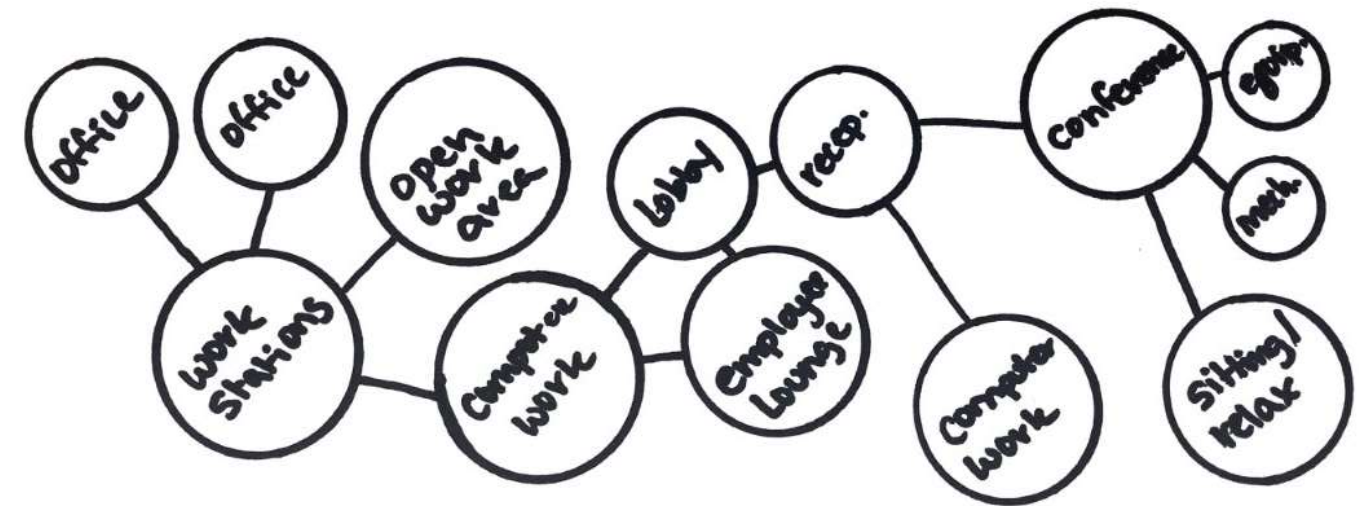
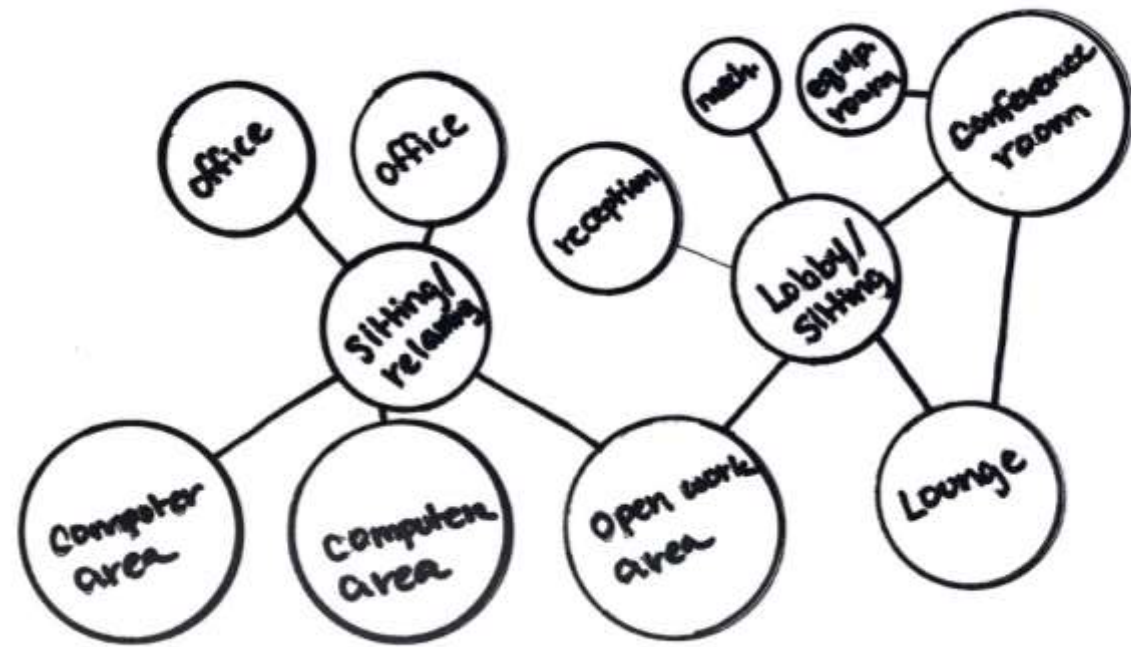


Old & Iconic- Where Old Meets New

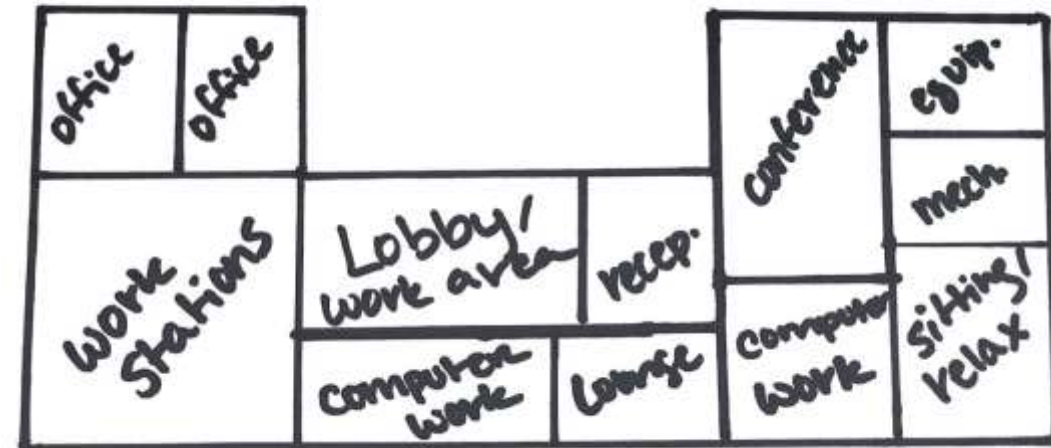
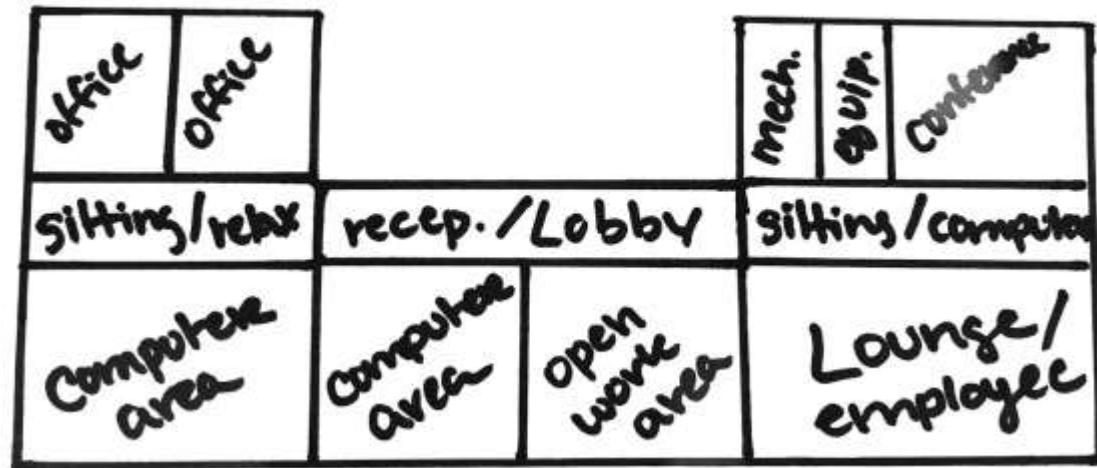
- Breathe new life into an old building
- Preserve the craftsmanship built into the existing architecture
- Conserve the resources and history of the landmark
- Create a revitalized form in its own distinct way
- Incorporate Resources of repurpose, reuse and recycle in the design



Client workflow and planning-Bubble Diagrams



Client workflow and planning-Blocking Diagrams

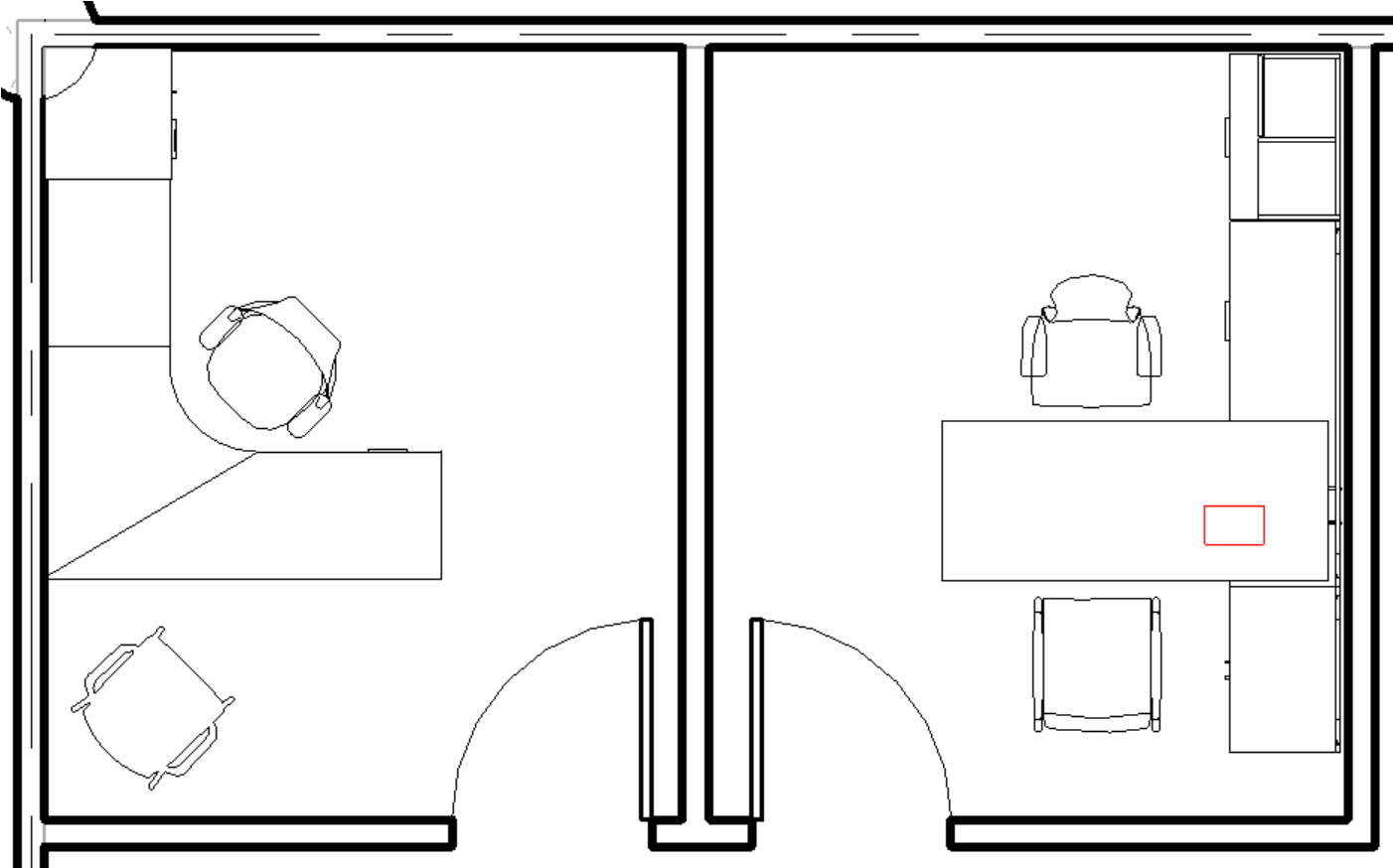


Space Standard Drawings

Private Offices

Option 1

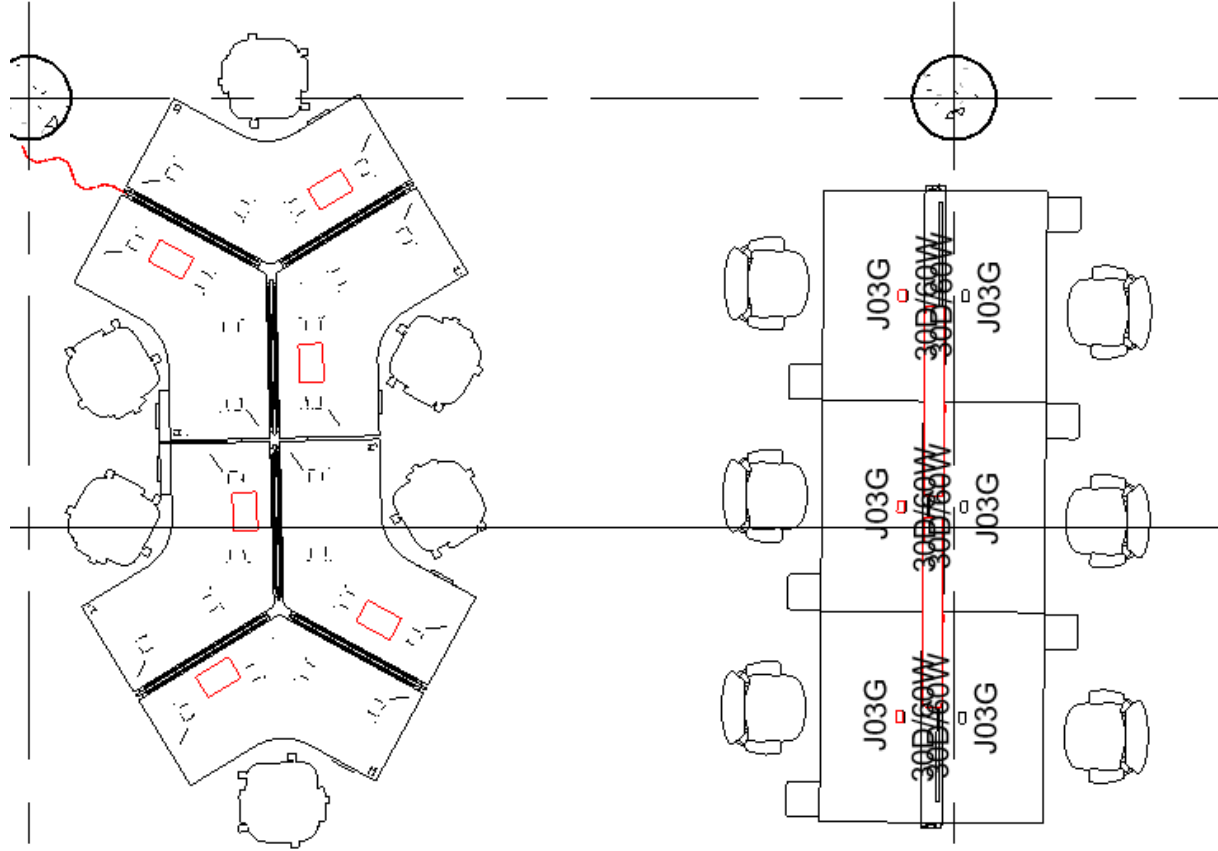
Option 2



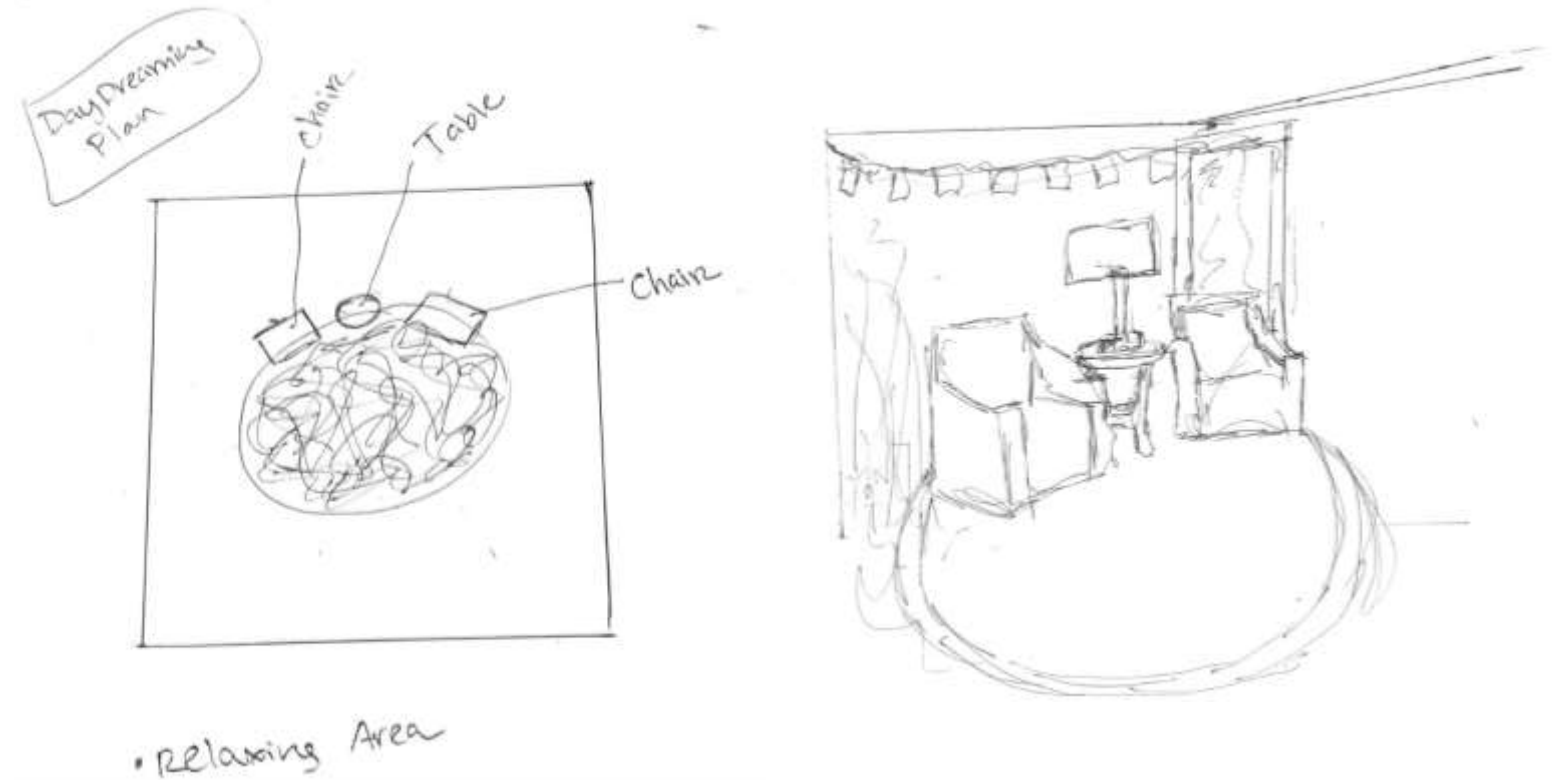
Work Stations

Option 1

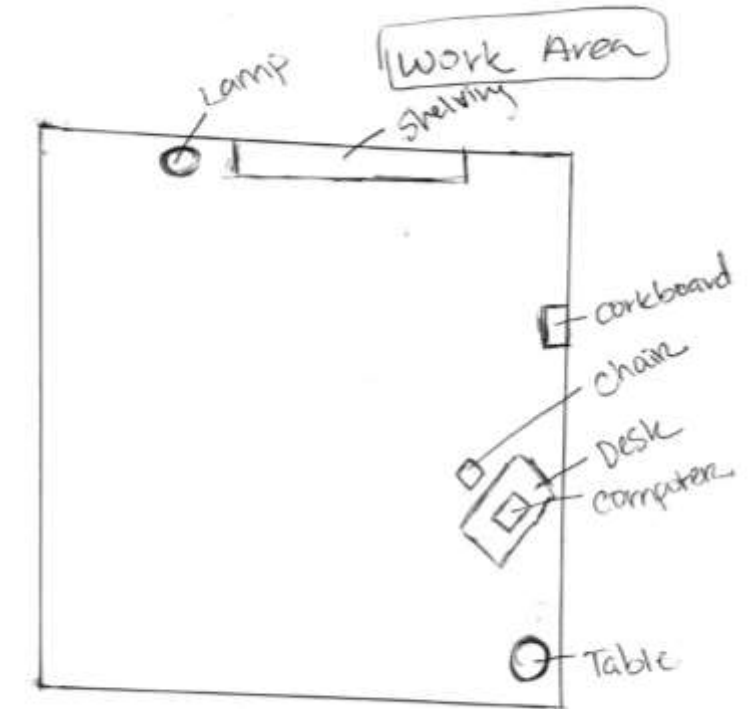
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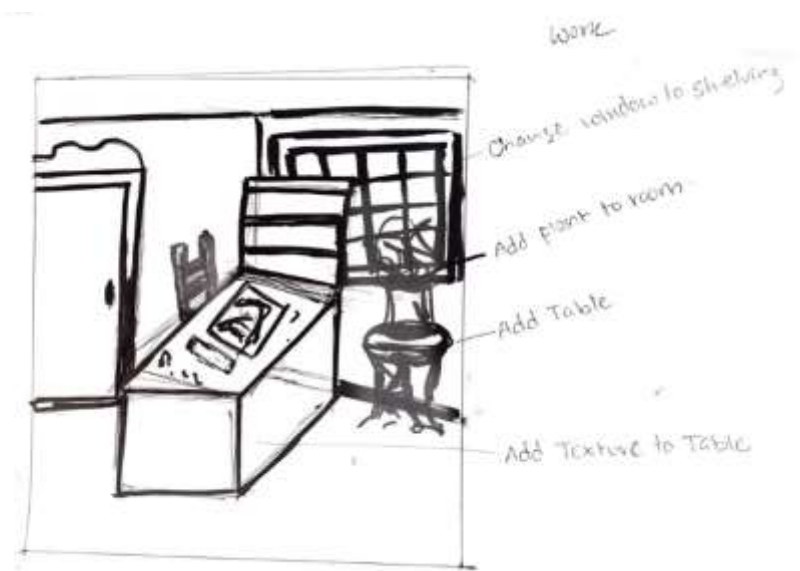
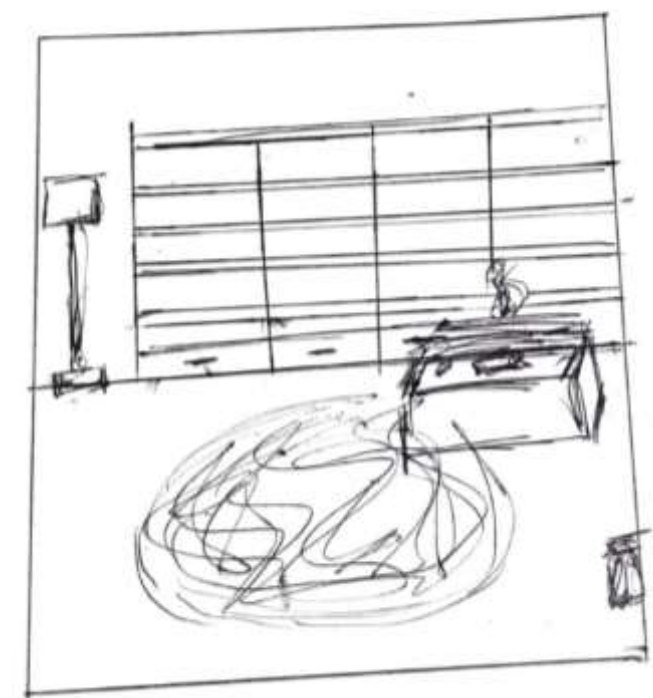
Activity Space studies-Day Dreaming



Activity Space Studies- Diffuse focus work



Work elevation



Activity Space Studies- Group Planning/ Meeting

