
SAMANTHAHEUMAN

PORTFOLIO 1

HEALTHY BUILDING SYSTEMS

- LOWER OPERATING COSTS AND RISKS
- INCREASING “NOI”
- MAKING BUILDINGS MORE MARKETABLE (GREEN CERTIFICATIONS MAKE IT MORE APPEALING TO BUYERS)
- “HEALTHY BUILDINGS INDOOR AIR QUALITY PROGRAMS BUILD VALUE INTO OUR CLIENTS’ ASSETS, RETAINING AND ATTRACTING TENANTS AND EMPLOYEES, IMPROVING PRODUCTIVITY, REDUCING LIABILITY, AND BRANDING THEM IN THE MARKETPLACE AS SUSTAINABILITY LEADERS.”
- SYSTEMS LIKE BAUTEX PARTITIONS
- PROVIDE QUIET AND PRIVATE AREAS WHILE KEEPING OPERATING AND MAINTAINING COSTS LOW (EX. AUSTIN REGIONAL CLINIC)
- THE SEA STAR BASE GALVESTON USED BAUTEX TO BECOME MORE HURRICANE PROOF WHICH IN THE LONG RUN REDUCES MAINTAINING AND REPAIR COSTS
- REGULAR WATER AND AIR AUDITS ARE ESSENTIAL IN CREATING AND KEEPING A HEALTHY BUILDING



THE EDGEWORTH

LOCATED:

- 2100 E. CARY STREET
RICHMOND, VA

STAKEHOLDER PROFILE:

- OWNED BY THE FOREST CITY COMMERCIAL GROUP
- THE USER IS BUSINESSES RENTING OUT THE SPACES FOR OFFICE USE
- THE STAKEHOLDER IS LOOKING TO RENOVATE THE INTERIOR AS WELL AS UPDATE THE EXTERIOR
 - 5 STORY BUILDING
 - RENOVATING 10,800 SQUARE FOOT PROJECT
 - CONVERTING THE TOBACCO WAREHOUSE INTO A CLASS A OFFICE SPACE

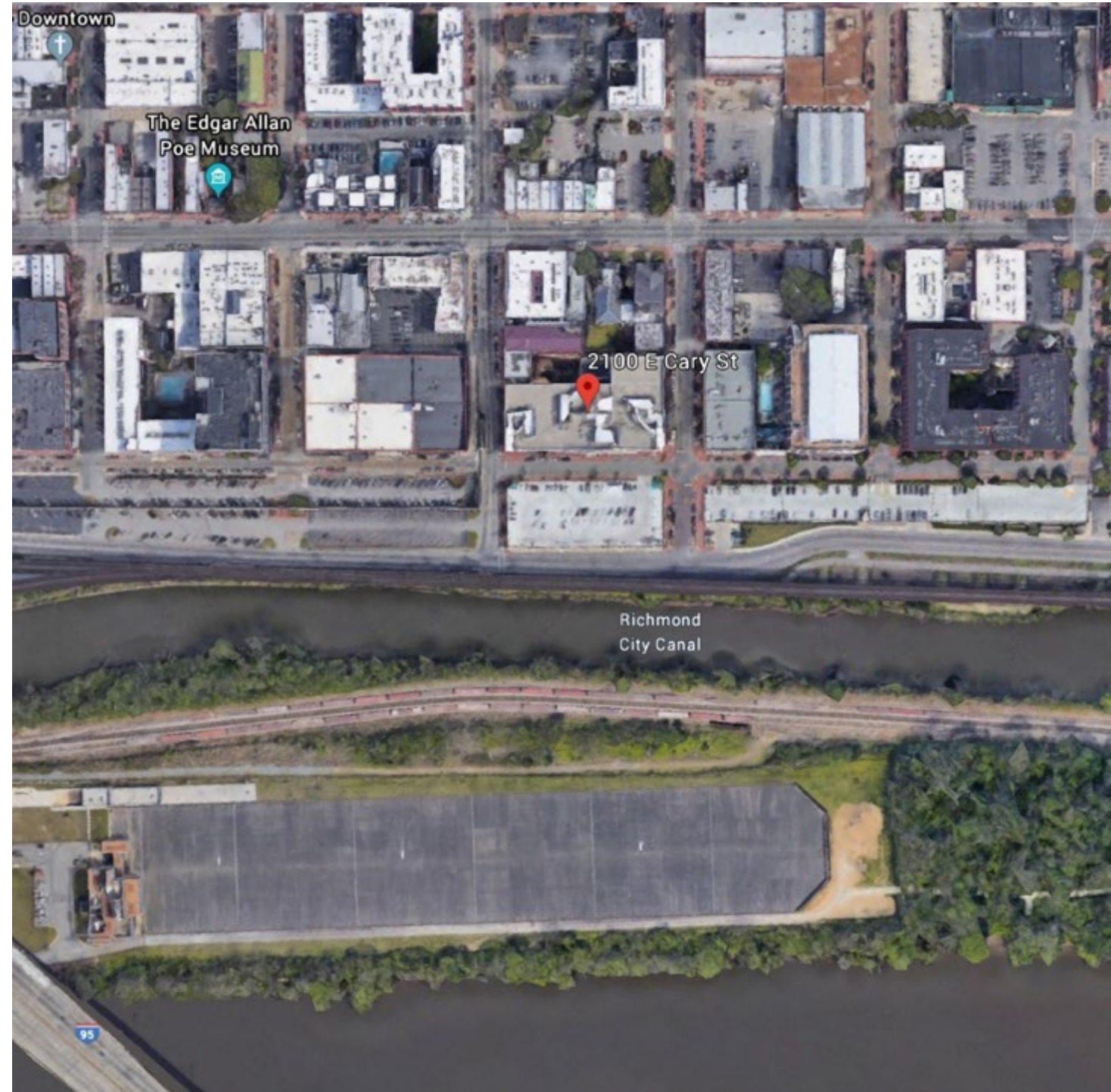
THE EDGEWORTH

STREET VIEW



THE EDGEWORTH

AERIAL VIEW



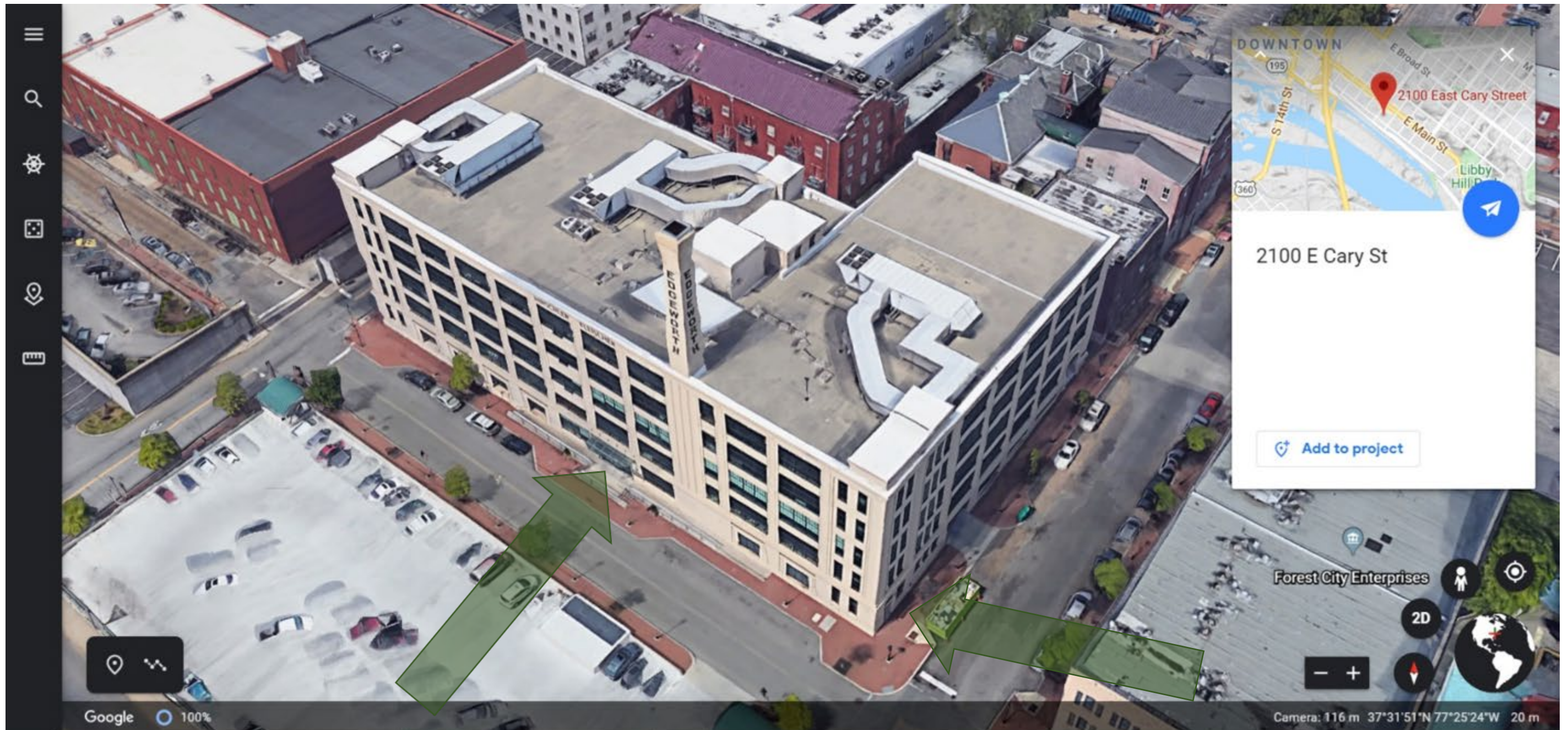
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SUN EXPOSURE



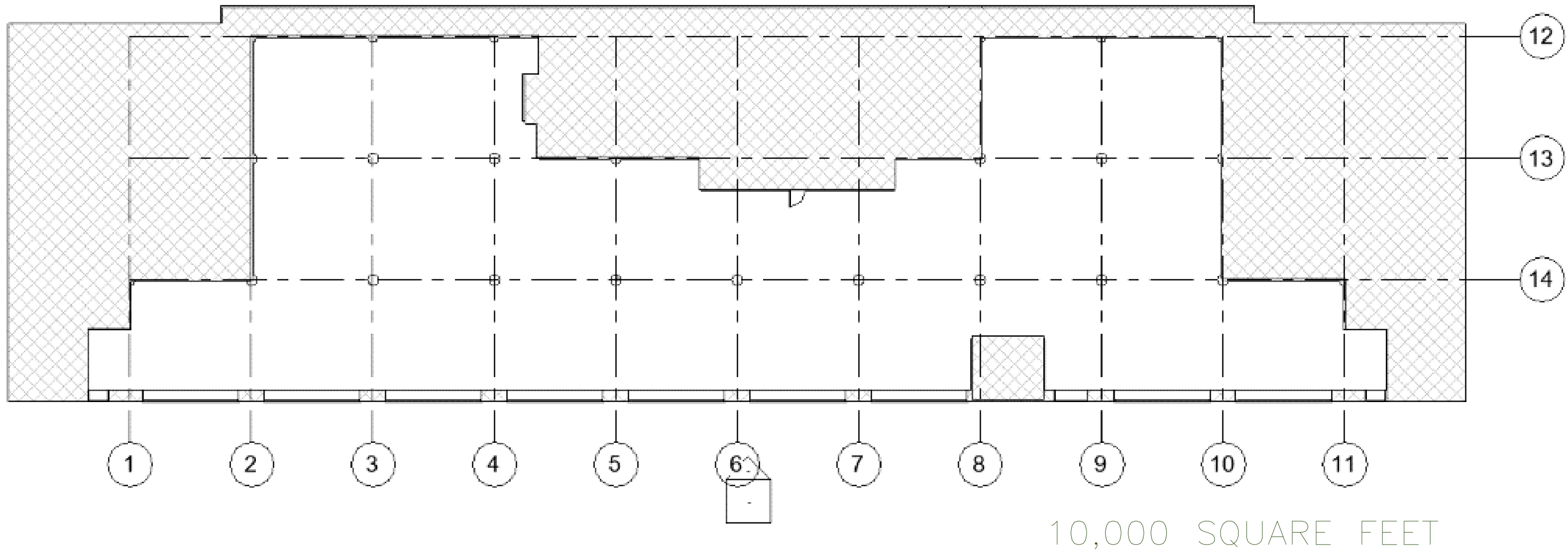
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ENTRANCES



THE EDGEWORTH

SITE PROFILE



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	15	120		1800		1		
Manager	5	0	100		0	2	1		
Assistant Manager	0	1		36	36				
Administrative Assistant	2	1		36	36	1	1		
Tech Assistant	20	40		36	1440	3	8		
Assistant	3	20		36	720				
Personnel Totals:	31	77			4032	6	11	0	

Department Summary

Information:	
Personnel	4032 Square Ft.
Work	900 Square Ft.
Support	2082 Square Ft.
Sub Total:	7014 Square Ft.
Circulation	1.54
Total Rentable:	10802 Square Ft.

WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Open Work Area	0	1	900	900	Adjacent to Teams	Work counters
Storage	0	0	150	0	Next to Open Work Area	Shelving
Support Totals:				900		

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 6, TV's
Large Conference Room	1	0	400	0	Next to Reception	Full AV
Conference Room	1	4	120	480	Shared by all areas	Full AV
Equipment Station	1	3	64	192	Spread throughout	Printers, shredder, work counter
Pantry	1	2	120	240	Spread throughout	Coffee, sink, refrigerator, cabinets
Coffee Café	0	1	250	250		Barista counter, small storage area
Storage	1	1	120	120		
Mechanical Room	0	1	300	300	Near Base Building air supply	Supplemental Air
Support Totals:				2082		

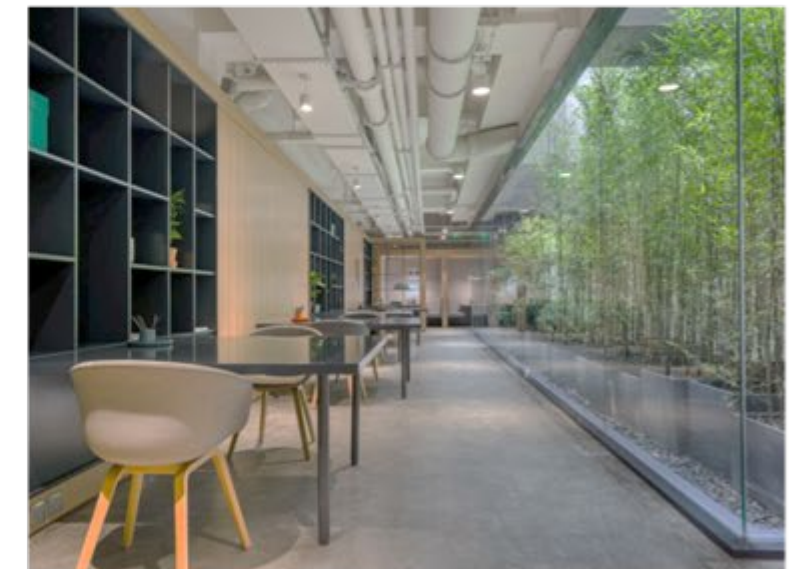
VIBRANT

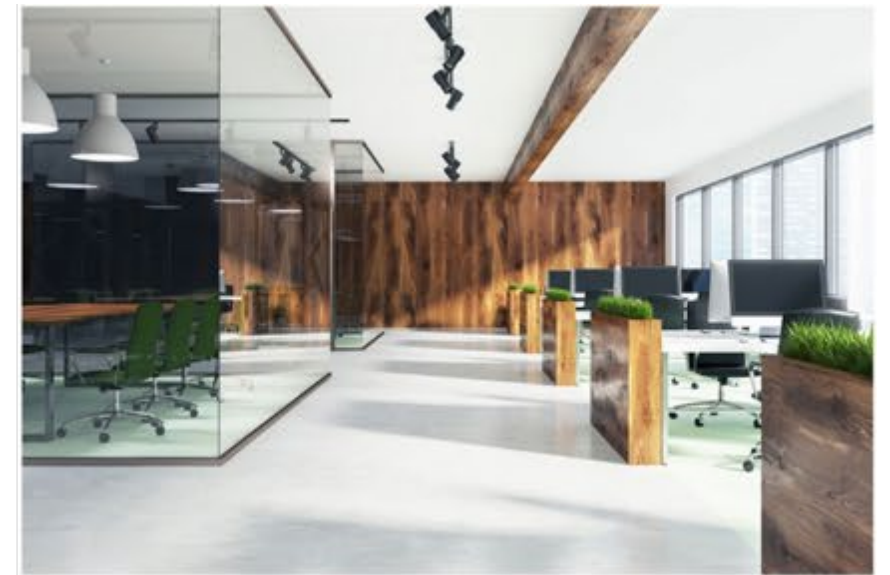
Bring the outdoor surrounding inside to achieve a light and playful environment to work in

This area is surrounded by lots of urban art and influences

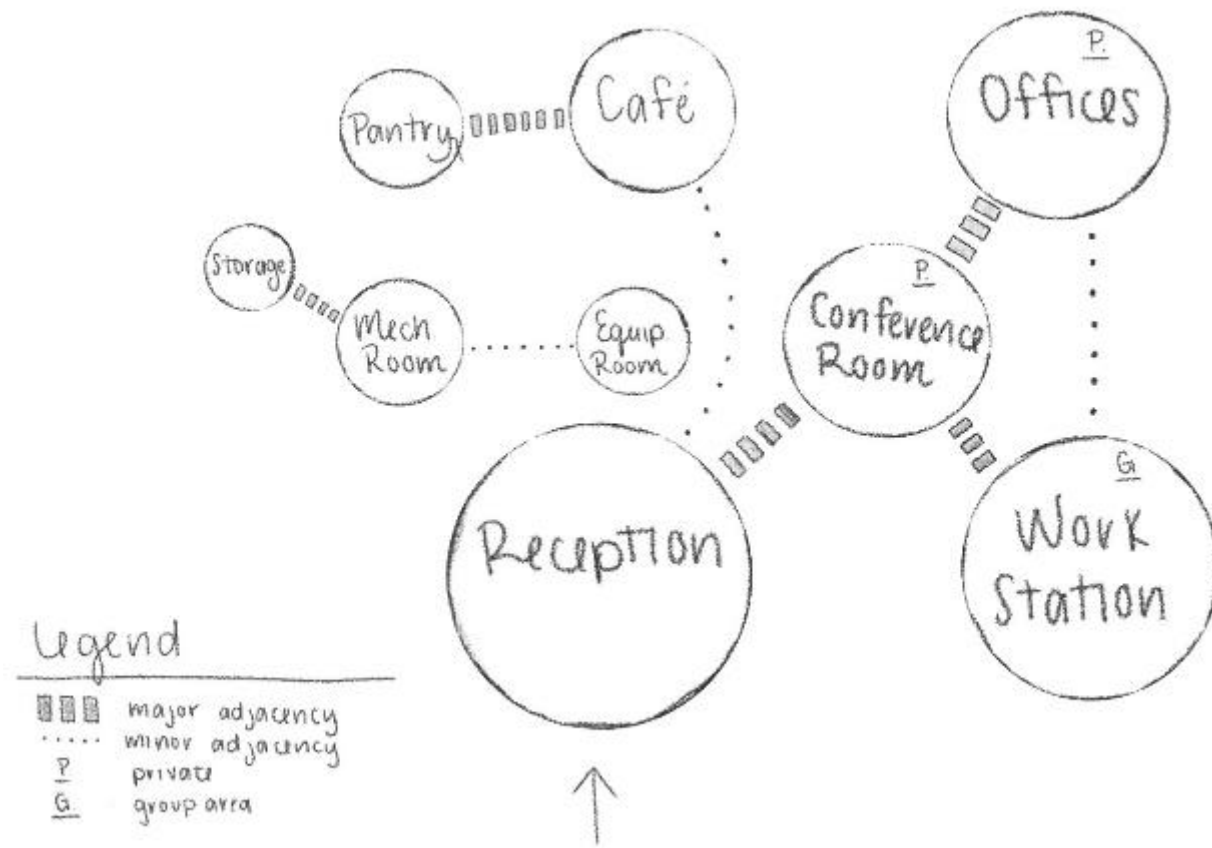
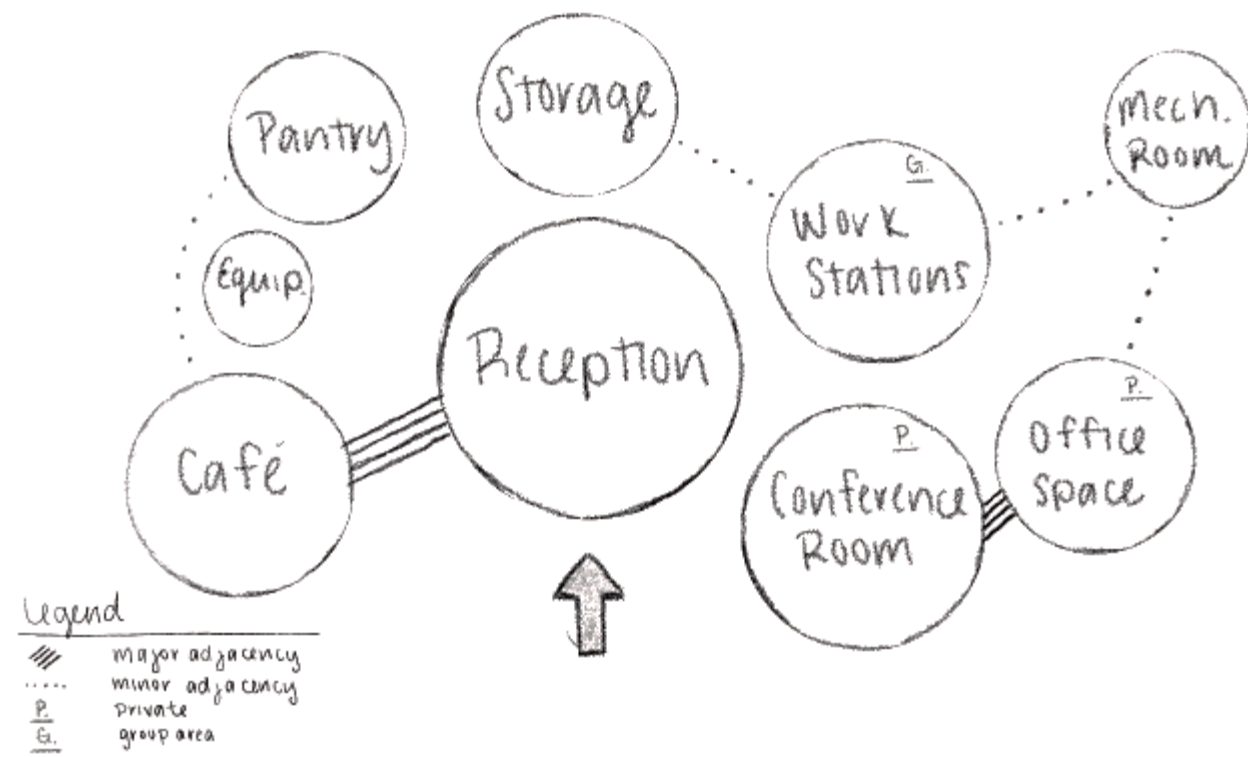
The goal is to incorporate the local artist murals in Richmond, VA into the design of the office

While also bringing in elements from nature to balance the vibrant and lively design elements





BUBBLE DIAGRAMS



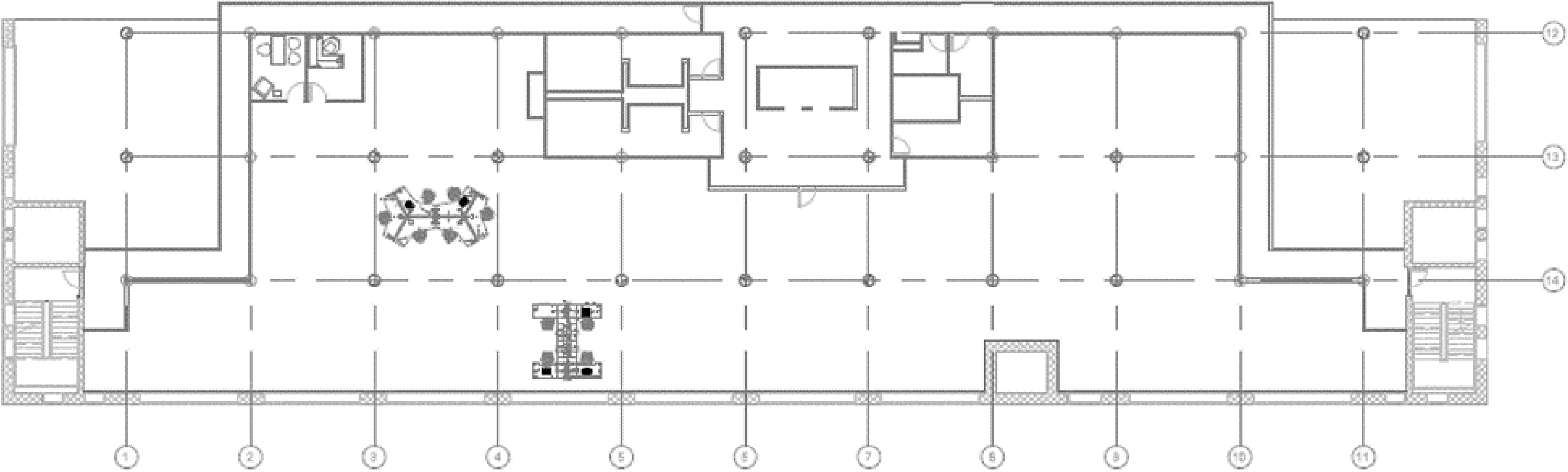
BLOCK DIAGRAMS



BLOCK DIAGRAMS

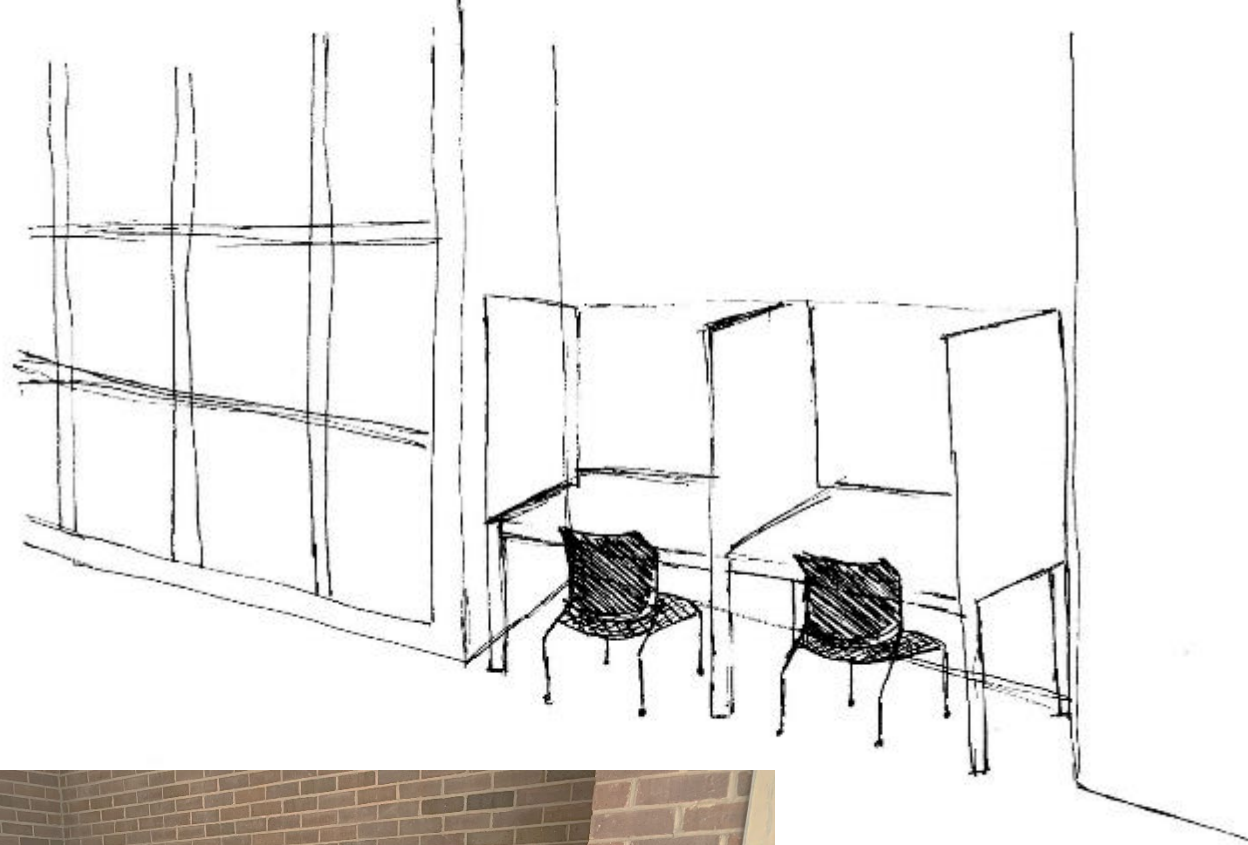


SPACE STANDARDS

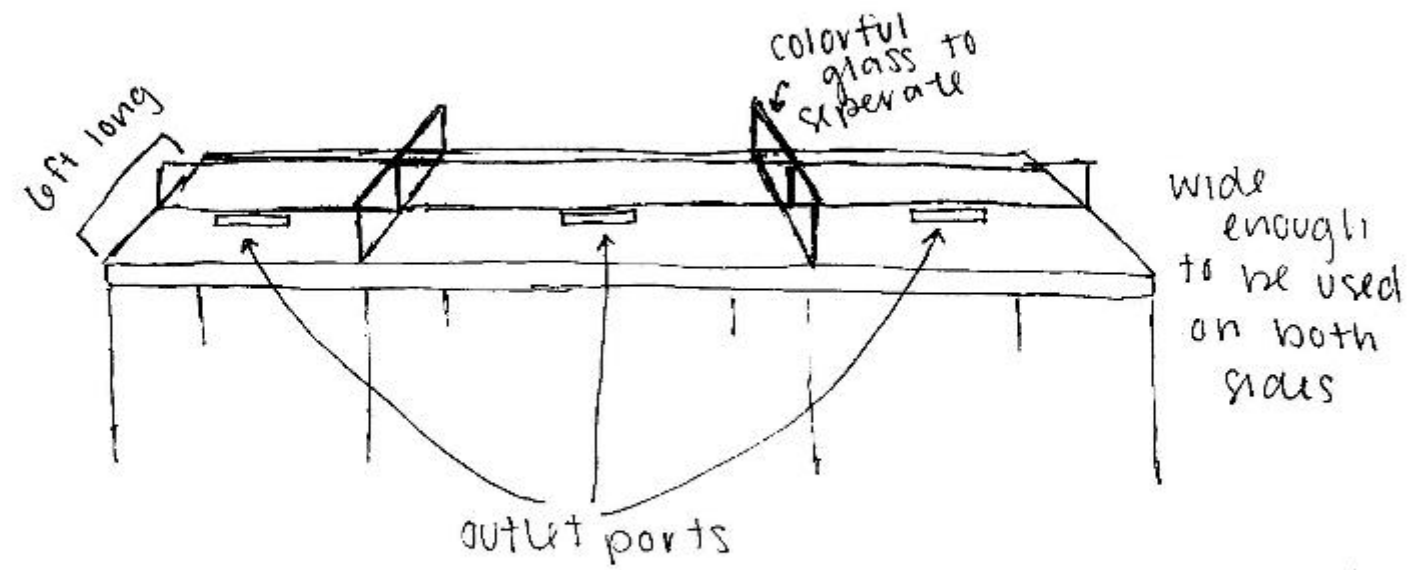


SPACE STUDY 1

intense focus: writing a paper

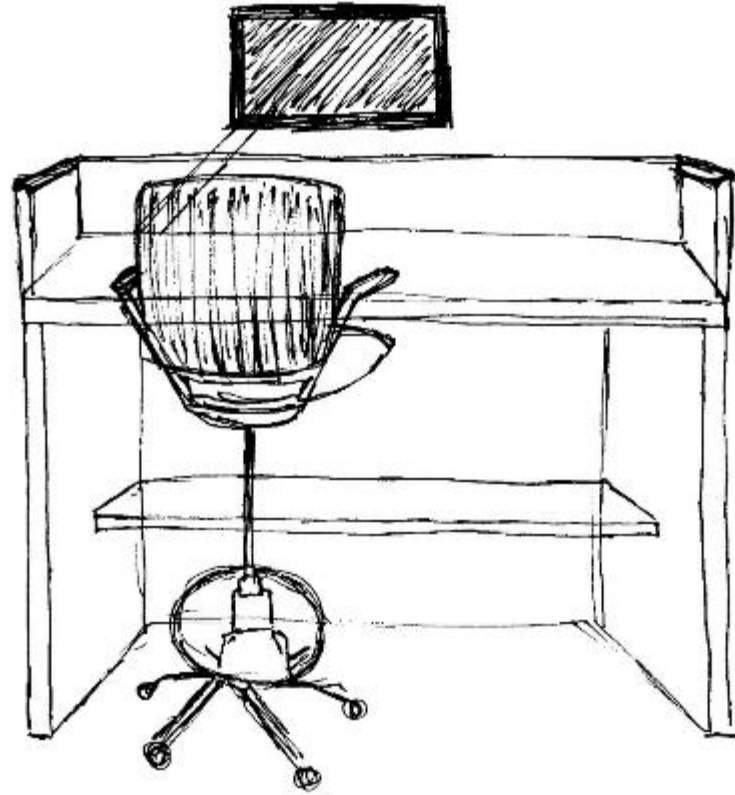


ideal intense focus

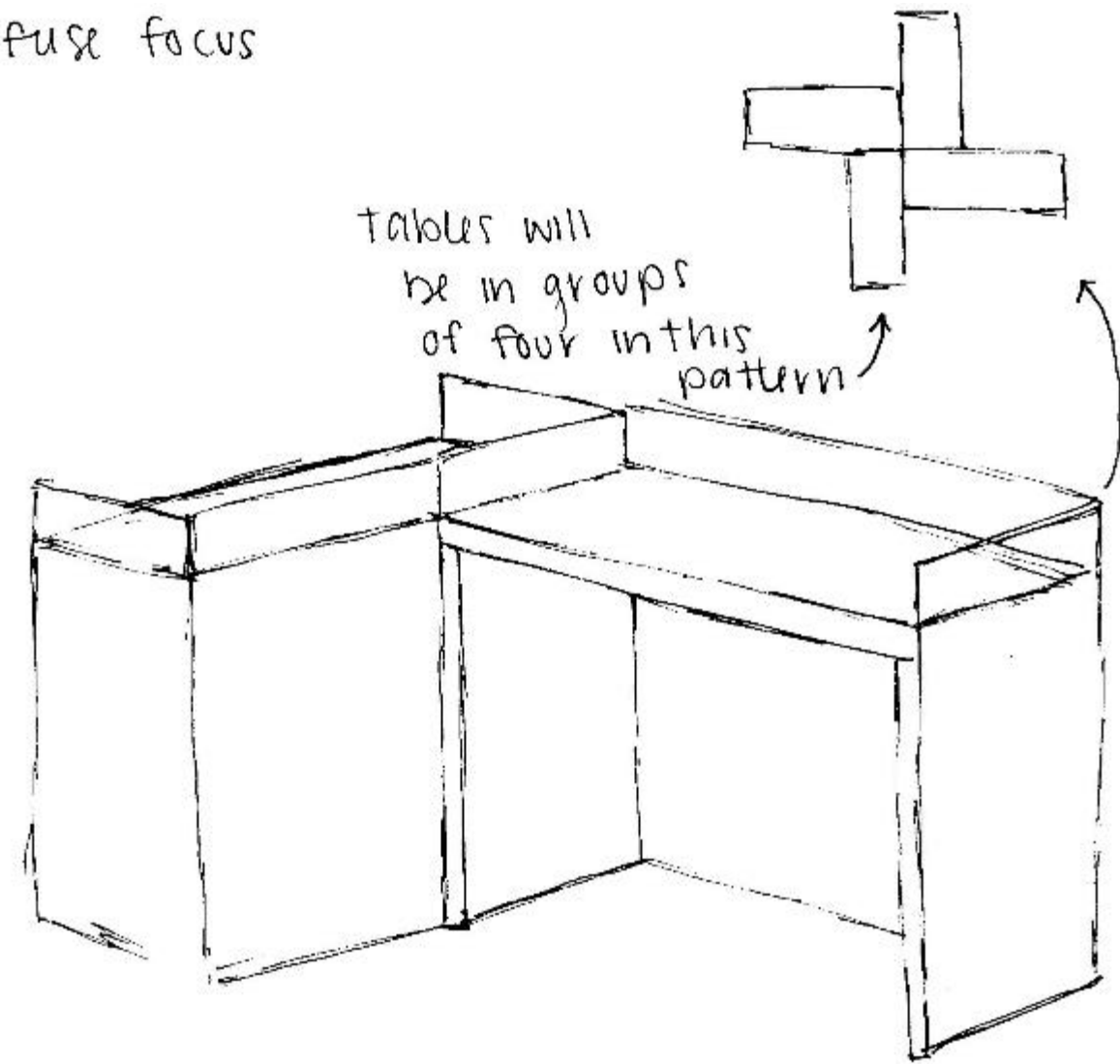


SPACE STUDY 2

diffuse focus: sketching

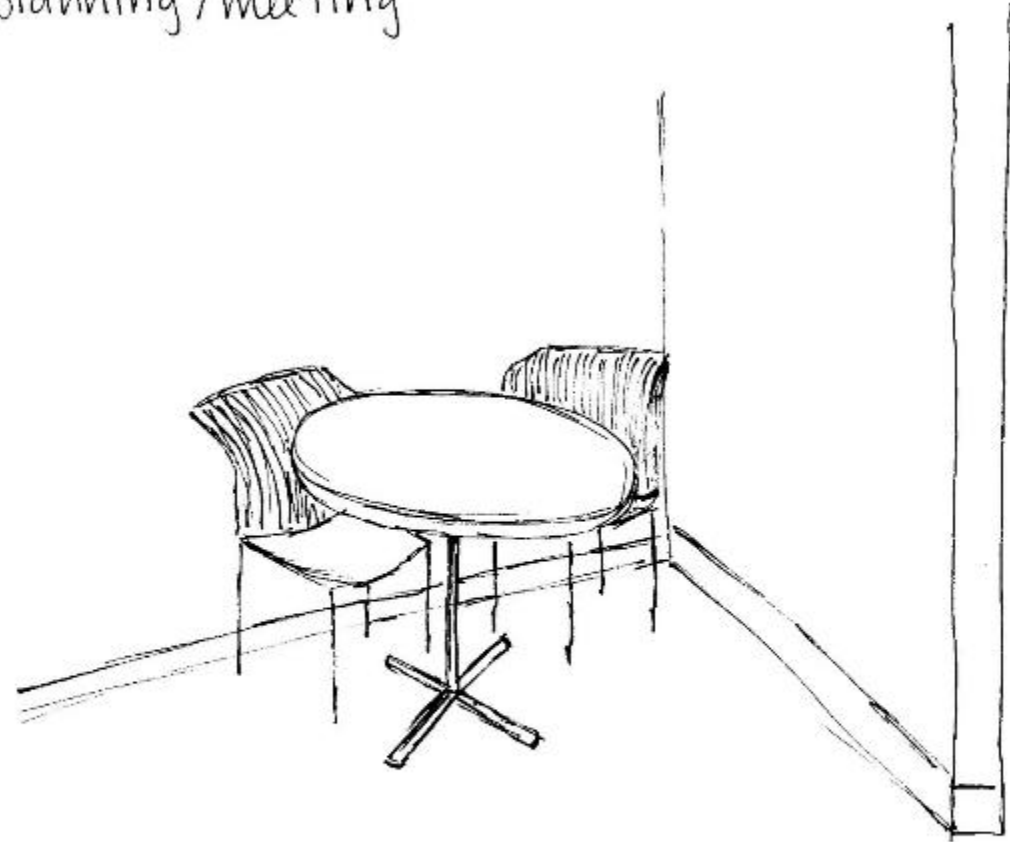


ideal diffuse focus



SPACE STUDY 3

group planning / meeting



idea! group planning / meeting

MONOCHROME
color scheme within
the circle spaces

← Curtain to
open up or
give privacy

