PORTFOLIO 1

Rebecca Joyner

IDSN 3202

FALL 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

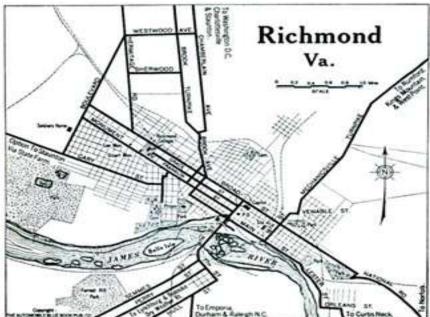
Applicable Fire & Life Safety Codes

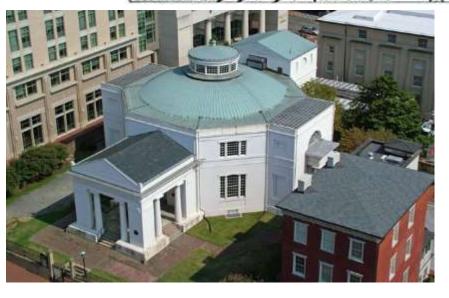
- -The Virginia Statewide Fire Prevention Code **(SFPC)** contains the regulations which must be complied with for the protection of life and property from the hazards of fire and explosion
- -Enforcement of the SFPC is at the option of the local governments

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, 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







Stakeholder Profile:

The Edgeworth Tobacco Building Richmond, VA

Owner/ Client: Forest City Commercial Group

Users: Businesses renting out co-working office spaces

- Renovated Interior
- New and functional office space while keeping the history of the building

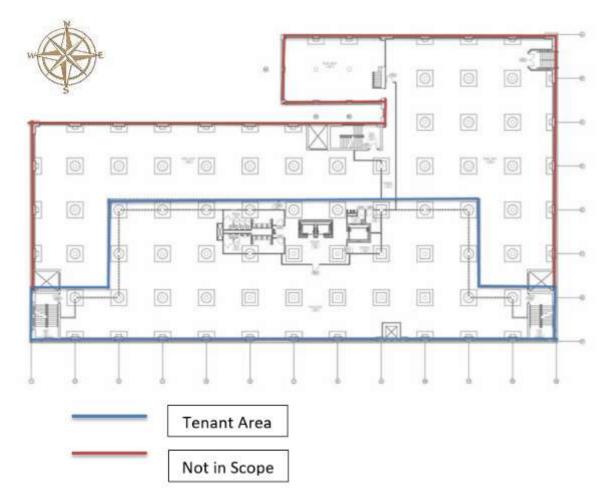




Site Profile:

The Edgeworth Tobacco Building Richmond, VA

- 2100 E. Cary StreetRichmond, VA, United States
- 1920s Tobacco Factory and Warehouse on Richmond's Historic Tobacco Row
- 166,000 square footage
- Tenant square footage: 10,087 square feet

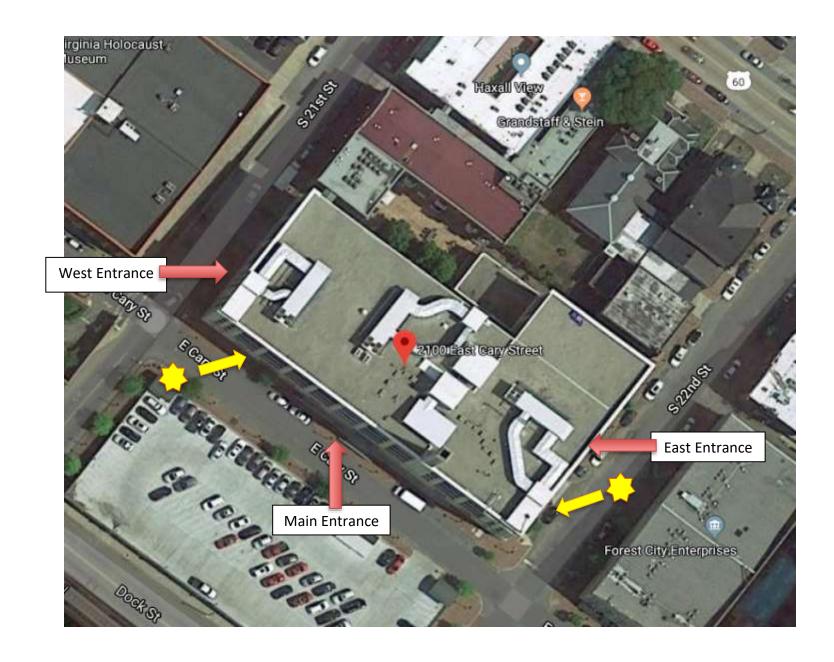




Site Analysis:

The Edgeworth Tobacco Building Richmond, VA





Neighborhood Views









Space Program

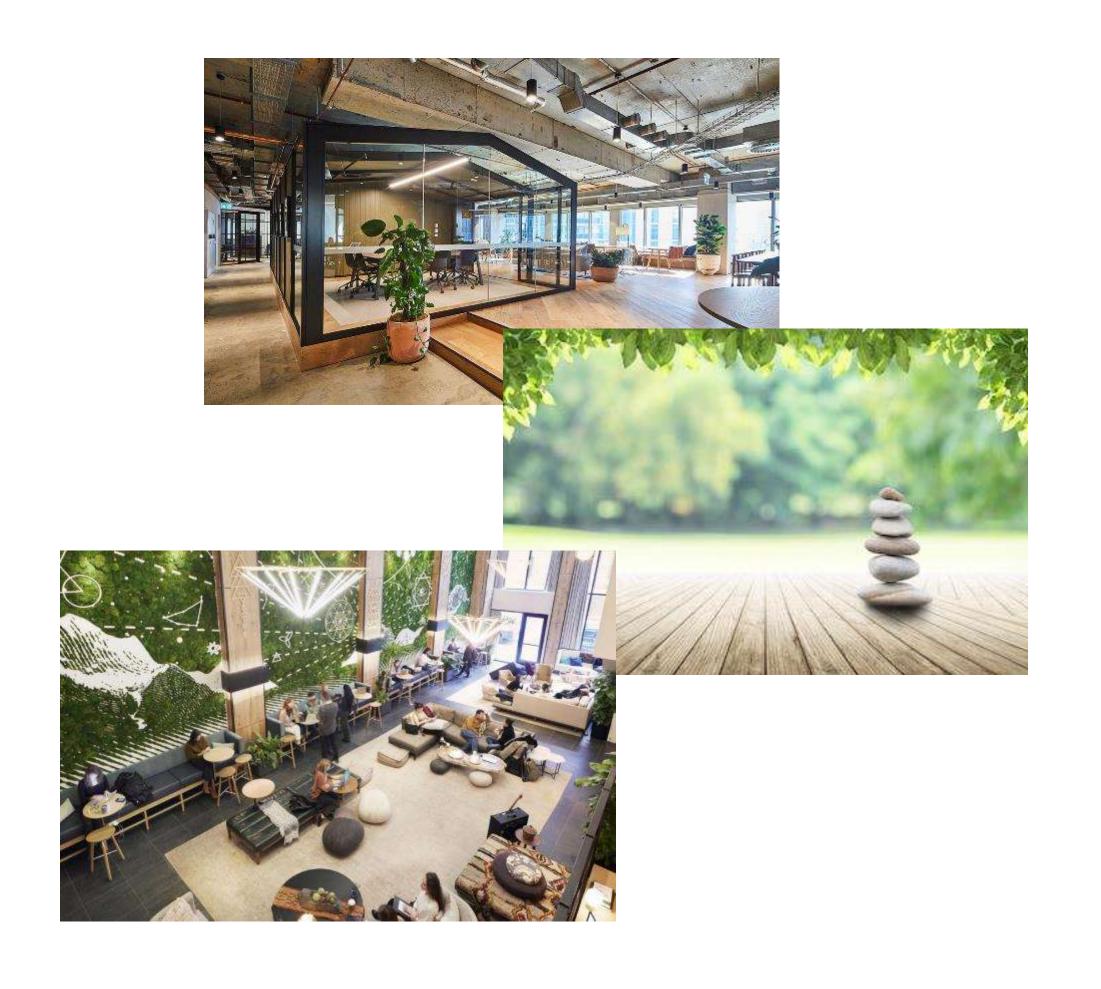
IDSN 3202 - PROGRAM DOCUMENT

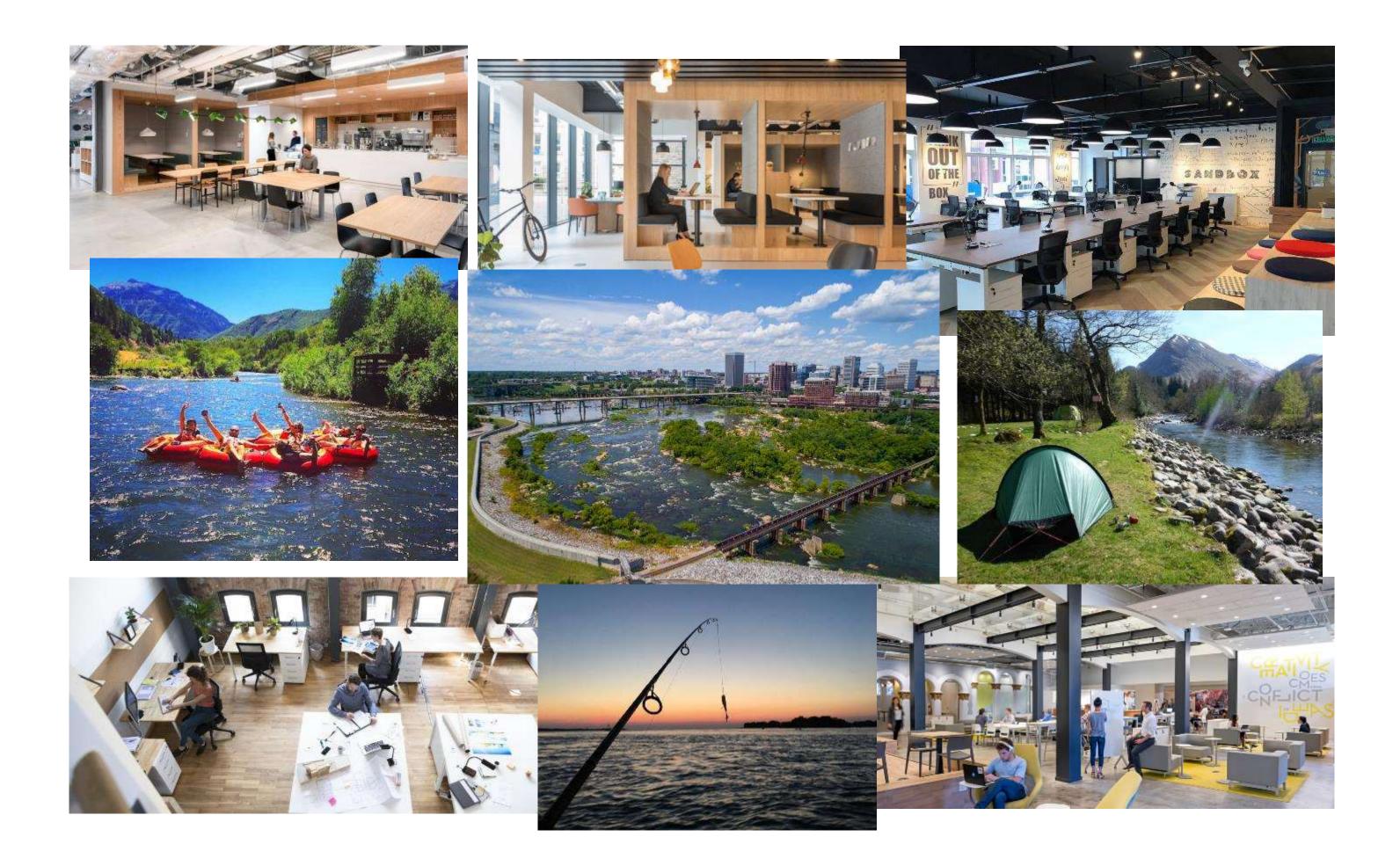
| PERSONNEL | | | | | | | | | | | |
|--------------------------|----------------------------------|----------------------------|-------------|-----------------------|----------|---|---------------|--------------------------------------|--------------|----------|---------------------|
| Position | Personnel Totals Unit Square Ft. | | | Extended Equipment | | | Notes | Department Summary | | | |
| | Current | Future | | | Sq. Feet | PC Printer Fa | ax | | Information | | |
| Director | | 4 | 120 | | 480 | 1 | | | Personn | el | 4464 Square |
| Manager | | 8 | 120 | 8 | 960 | 2 1 | | | Work | | 500 Square |
| Assistant Manager | | 4 | | 48 | 192 | | | | Support | | 2124 Square |
| Administrative Assistant | | 4 | | 48 | 192 | 1 1 | | | Sub Total: | | 7088 Square |
| Tech Assistant | | 55 | | 48 | 2640 | 3 8 | | | Circulation | on | 1.54 |
| Personnel Totals: | | 75 | | | 4464 | 6 11 | 0 | | Total Renta | ble: | 10916 Square |
| WORK SPACES | | | | | | | | | Interviewe | . | |
| WORK SI ACES | | | | | | | | | Interview Da | | |
| <u>Space</u> | Support/Equipment Unit | | | Extended | Location | | Notes | Revision Submitted: | | | |
| <u> apace</u> | Current | Future | Square Feet | | Sq. Feet | Location | | Hotes | Sign Off: | militeu. | |
| Open Work Area | Current | 1 | Square reet | 500 | | Adjacent to Teams | <u> </u> | Work counters | Sigit Oil. | | |
| Support Totals: | | | 500 | 500 Adjacent to reams | | | Work Counters | | | | |
| Support rotais. | | | | | 300 | | | | | | |
| SUPPORT/EQUIPMENT SPACE | ES | | | | | | | | Departmen | t Notes: | |
| <u>Space</u> | Support/Equipment | | Unit | | Extended | Location | | Notes | | | |
| | Current | Current Future Square Feet | | | Sq. Feet | | | | | | |
| Reception | | 1 | | 500 | | Direct access to Entrance and Large Confe | | | | | |
| arge Conference Room | | 1 | | 300 | | Next to Reception | | Full AV | | | |
| Conference Room | | | | 120 | | Shared by all areas | | Full AV | | | |
| Equipment Station | | | | 48 | | Spread throughout | | Printers, shredder, work counter | | | |
| Pantry | | 1 120 | | | 120 | Spread throughout | | Coffee, sink, refrigerator, cabinets | | | |
| Employee Lounge | | 1 | | 400 | 400 | | F | Full kitchen, seating | | | |
| Storage | | 1 | | 120 | 120 | | | | | | |
| Mechanical Room | | 1 | | 300 | | Near Base Building air supply | 5 | Supplemental Air | | | |
| Support Totals: | | | | | 2124 | | | | | | |

Zenned Out:

Concept and Inspiration

- OBringing the outdoors in
- Light, airy feel
- Calming
- Sense of Balance
- Cool Colors





Bubble Diagrams

Option 1

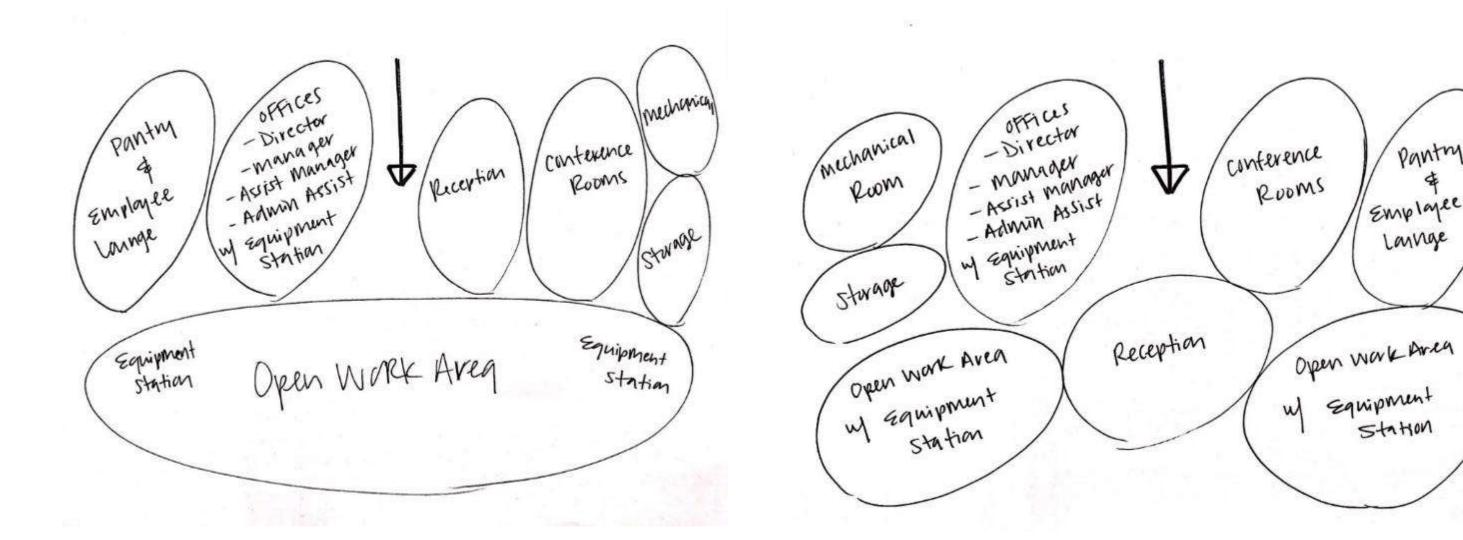
Option 2

pantry

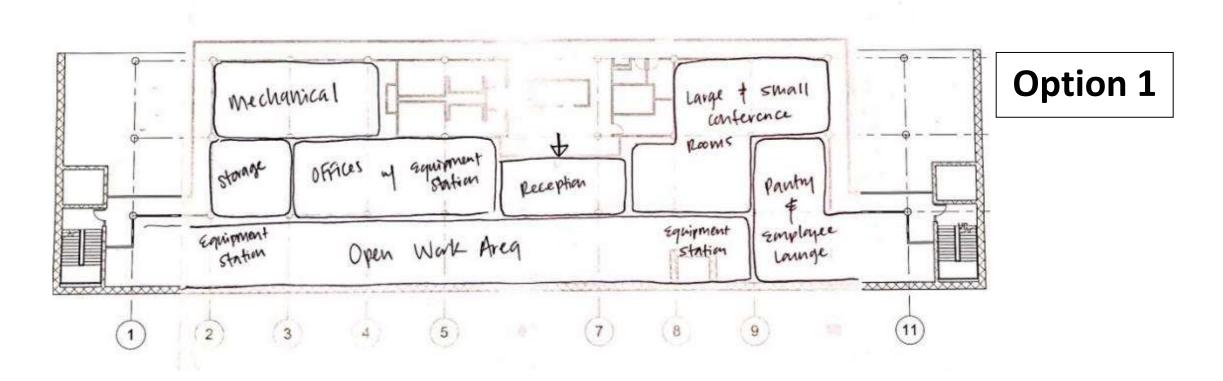
Emplayee

Lannage

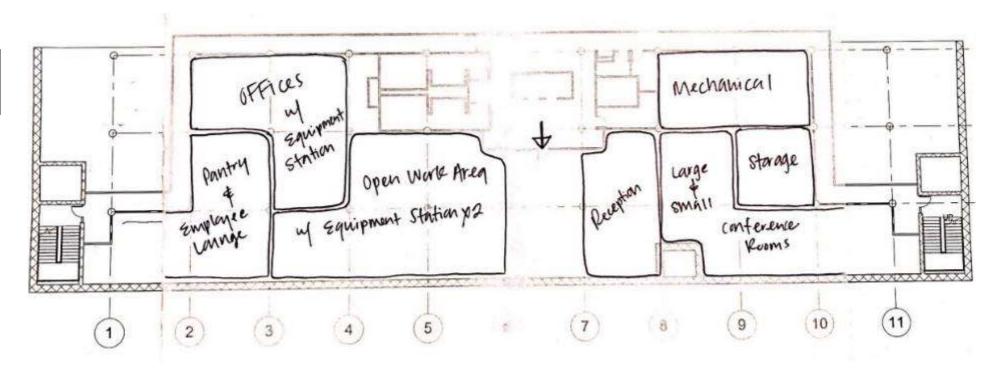
Station



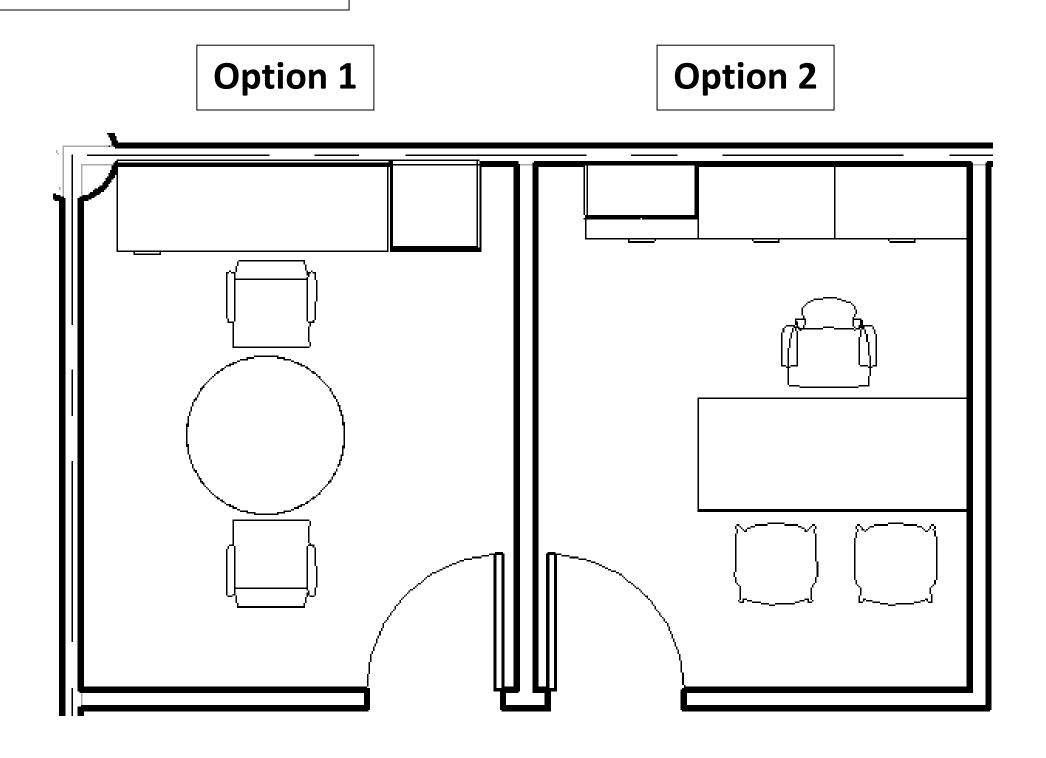
Blocking Diagrams



Option 2

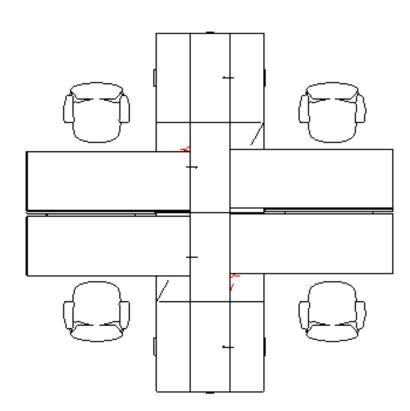


Space Standard: Offices

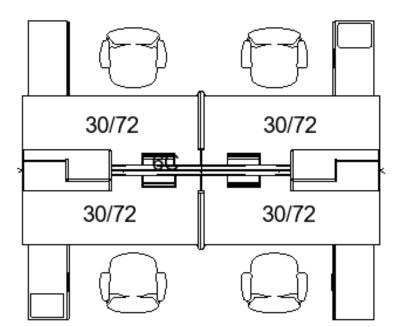


Space Standard: Workstations

Option 1



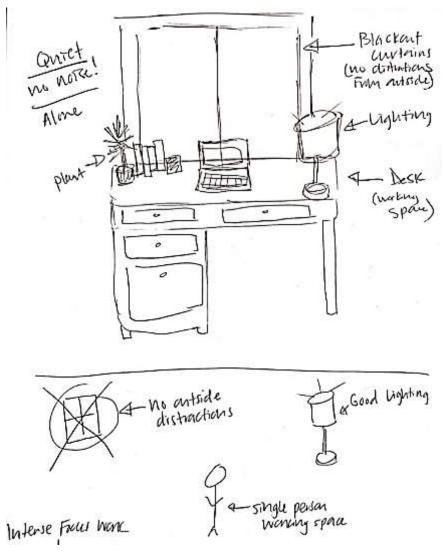
Option 2



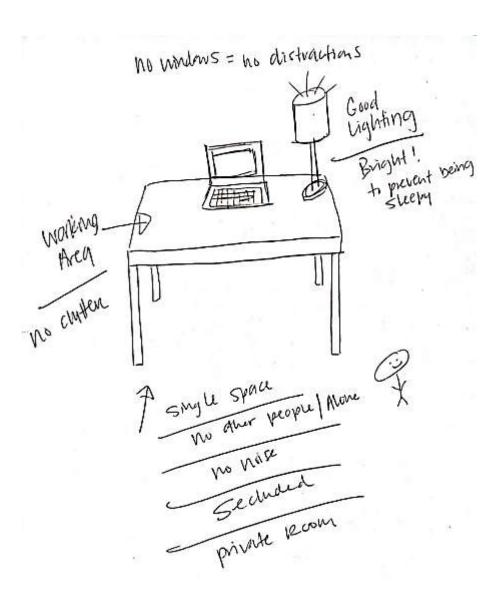
Activity Space Study: Intense Focus Work



Existing Space



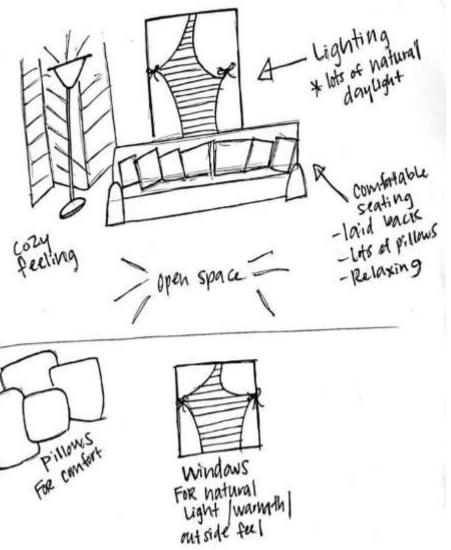
Ideal Space



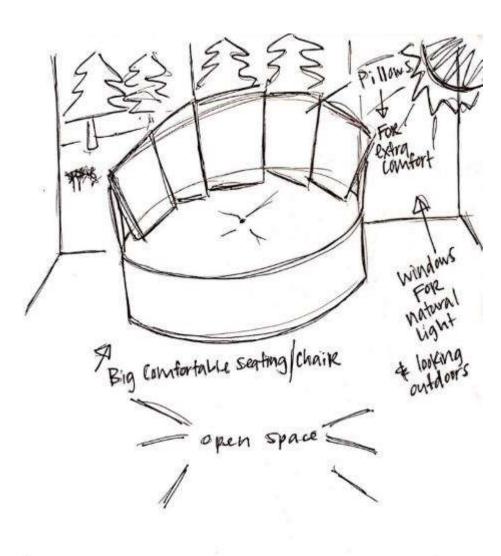
Activity Space Study: Daydreaming



Existing Space



Ideal Space



Activity Space Study: Socializing

