

# **PORTFOLIO 1**

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**SPRING 2020 – IDSN 3202**

C. McKenzie Love

# WORKING IN PLACE

## THE BENEFITS OF HAVING BENEFITS



## 1. IN-OFFICE GYM

There are many different types of corporate wellness programs with the best being the ones that educate and encourage employees to adopt a healthier lifestyle.

- **No Excuses** - Having an onsite gym makes it easier to exercise daily, especially if a coworker acts as a fitness accountability partner as well.
- **Reduces Healthcare Costs** - As little as 20 minutes of exercise can reduce the risk of developing serious, chronic issues like diabetes or heart disease. Promoting wellness programs with an onsite gym to back the initiatives up makes it clear to employees that healthy living matters.
- **Social Connections** - By providing a private gym for employees, companies show proof they want to see workers thrive beyond the workspace.
- **Propels Productivity** - Workers who visit the gym during working hours were more productive, managed their time better, and felt more work satisfaction.

## 3. COCKTAIL HOUR

Inviting employees to happy hour helps them break the boundaries of 'We're together right now because we're all at work' and transcend into 'We're together right now because we're all choosing to be.'"

- **Performance** - Many managers now are providing fridges full of drinks because they understand workplace stress— They want employees to feel free to forget the stress, alleviate the pressures, and forgo the office politics for the time being. Light drinking in the workplace may help some employees to feel appreciated and keep them committed to the company.
- **Relationships** - Grabbing a beer or a wine with a couple of coworkers (even from other departments) is definitely a form of networking. When enjoyed in moderation, it has a tendency to lower our inhibitions, which can lead your team to form new relationships and forge new bonds. These bonds, in turn, result in a more engaged team.

## 4. TECHNOLOGY

Smart offices have become a hotshot term. More and more companies are adopting solutions to transform their work environment into a smart, interconnected and hi-tech domain. There are a number of distinct benefits of smart office products provided by the smart offices companies.

## 5. PET FRIENDLY WORKSPACE

As organizations look to provide perks that will attract and retain key talent, many are coming to realize that offering pet-friendly benefits—whether that means take-your-dog-to-work days, pet insurance or animal-related volunteer excursions—can be an effective tool for improving recruitment, morale and even wellness. For dog lovers of all kinds, there are many tangible benefits of having dogs in your workplace. Pet-friendly offices are benefits that will cost little to nothing as an employer, but will keep employees happy, healthy, and working together for years to come.

## 2. CONCIERGE SERVICES

For an employer, a concierge service shows employees they are valued which increases engagement.

- **Less Stress** – If a few tasks, such as picking up dry cleaning and getting an oil change, could be completed by a concierge, an instant weight would be lifted off of their shoulders. Instead of stressing over errands they don't have time to complete, employees have peace of mind.
- **More Time** – A concierge service allows employees to take a break and have more time to focus on what matters to them.

# STAKEHOLDER PROFILE

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Desired Accommodations :

- **Collaboration Space**
- **Pet Areas (Inside / Outside)**
- **Functional Customer Service Space**
- **Lounge Area (Home Feeling)**
- **Testing / Technology Room**
- **Flexible**
- **Private Offices**
- **Reception / Concierge**

**OWNER** : TOBACCO ROW

**USER** : CO-WORKING OCCUPANTS

**CLIENT** : REAL ESTATE DEV

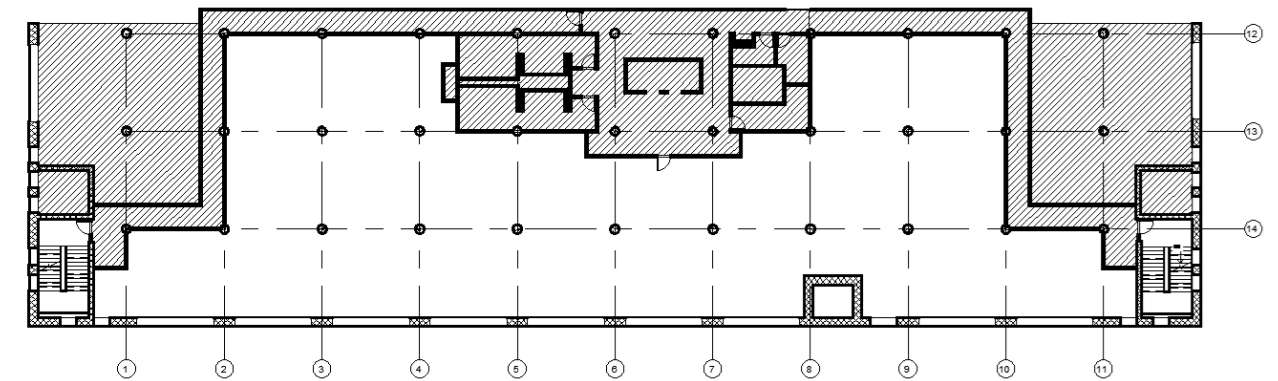


# SITE PROFILE

## FURBO DOG CAMERA



SQUARE FOOTAGE : 10,087 (TENANT SPACE)



“The Edgeworth Building is an office property located in Richmond, Virginia. Built in 1923 as a tobacco factory on the banks of the James River, has been transformed to create loft-style office space on five floors, blended with historic architecture that features industrial accents. The building is a component of Tobacco Row properties, which include the adaptive reuse of several riverfront former tobacco warehouses and factories that offer residential, office and retail uses.” – **Brookfield Properties**

# EDGEWORTH BUILDING

2100 E CARY ST.  
RICHMOND, VIRGINIA

# SITE ANALYSIS

## FURBO DOG CAMERA

### SOUTH WEST VIEW



- South Side : Two Entrances
- West Side : One Entrance
- There are no other buildings that are taller or of the same height as the Edgeworth building, letting in optimal sunlight.
- View of the Richmond City Canal
- Most Sun Exposure

### NORTH EAST VIEW



- North Side : No Entrance
- East Side : Two Entrances (Pedestrian and Vehicle)
- Private Road



# PROGRAM DOCUMENT

## 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		4	120		480		1		
Manager		12	120		1440	2	1		
Assistant Manager		2		48	96				
Administrative Assistant		4		36	144	1	1		
Tech Assistant		25		36	900	3	8		
Assistant		30		36	1080				
<b>Personnel Totals:</b>	<b>0</b>	<b>77</b>			<b>4140</b>	<b>6</b>	<b>11</b>	<b>0</b>	

#### Department Summary

##### Information:

Personnel	4140 Square Ft.
Work	550 Square Ft.
Support	2100 Square Ft.
<b>Sub Total:</b>	<b>6790 Square Ft.</b>
Circulation	1.54
<b>Total Rentable:</b>	<b>10456.6 Square Ft.</b>

#### WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Concept Lounge	0	1	250	250		
Open Work Area	0	1	300	300	Adjacent to Teams	Work counters
Storage	0	0	100	0	Next to Open Work Area	Shelving
<b>Support Totals:</b>				<b>550</b>		

#### Interviewee:

Interview Date: \_\_\_\_\_

Revision Submitted: \_\_\_\_\_

Sign Off: \_\_\_\_\_

#### Department Notes:

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#### SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception	0	1	250	250	Direct access to Entrance and Large Conference	Waiting for 6, TV's
Large Conference Room	0	1	300	300	Next to Reception	Full AV
Conference Room	0	1	200	200	Shared by all areas	Full AV
Computer Service Area	0	0	0	0		Work counter, outlets
Computer Server Room	0	1	80	80		Raised floor, secure, 3 racks
Equipment Station	0	2	50	100	Spread throughout	Printers, shredder, work counter
Pantry	0	2	80	160	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room	0	1	350	350		Full kitchen, seating
Storage	0	3	120	360		
Coats	0	0	1	0	Spread throughout	
Mechanical Room	0	1	300	300	Near Base Building air supply	Supplemental Air
File Drawers	0	0	3	0	Spread throughout	
<b>Support Totals:</b>				<b>2100</b>		



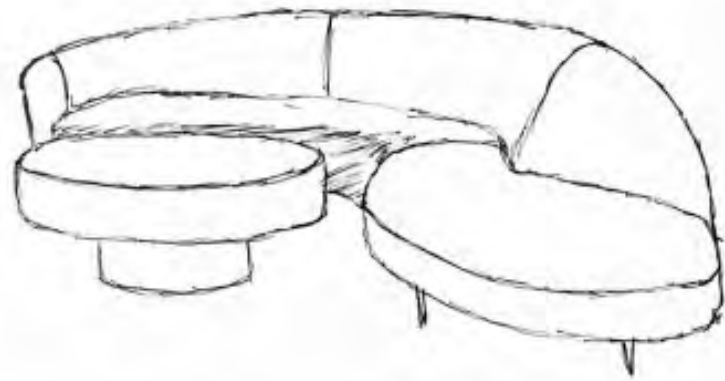
LATE NIGHTS  
EARLY MORNINGS

# COMPLETE ↻ ↕ OPPOSITE

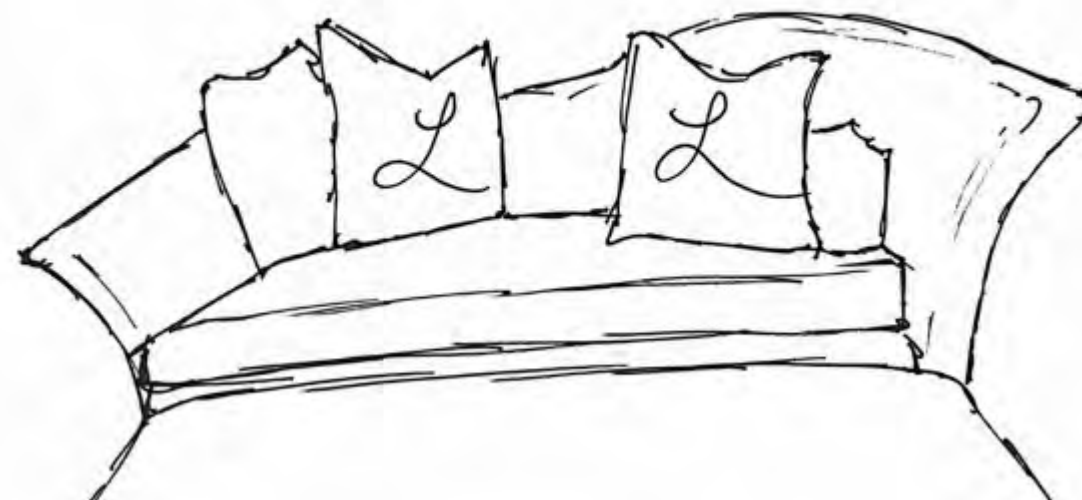
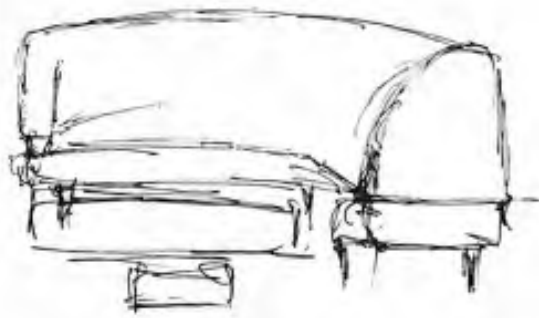
Allowing room for a new perspective. A design that visually represents work and a corporate perspective, while also representing a space that invites creativity...

# SOCIALIZING

## ACTIVITY SPACE STUDIES



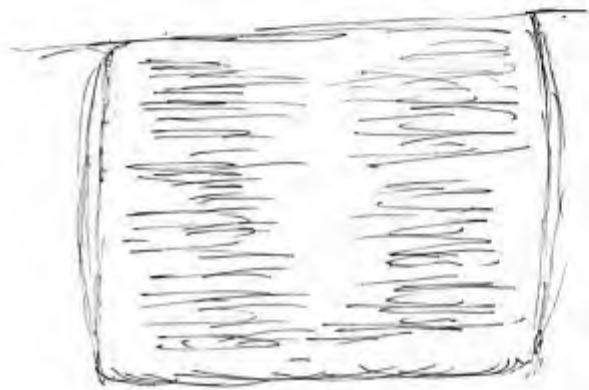
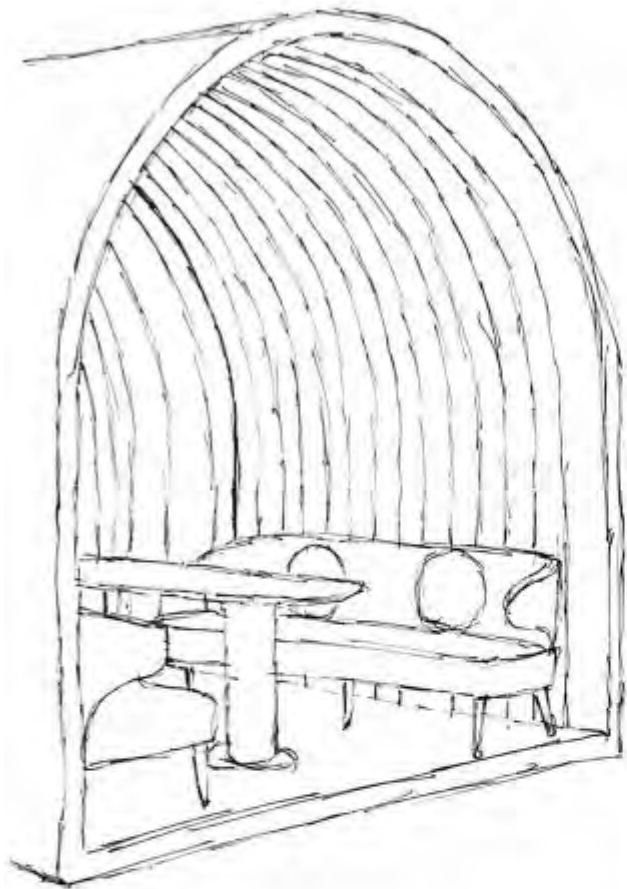
- COMFORT
- FOOT REST
- DIMMED LIGHTING
- OPEN / SPACIOUS



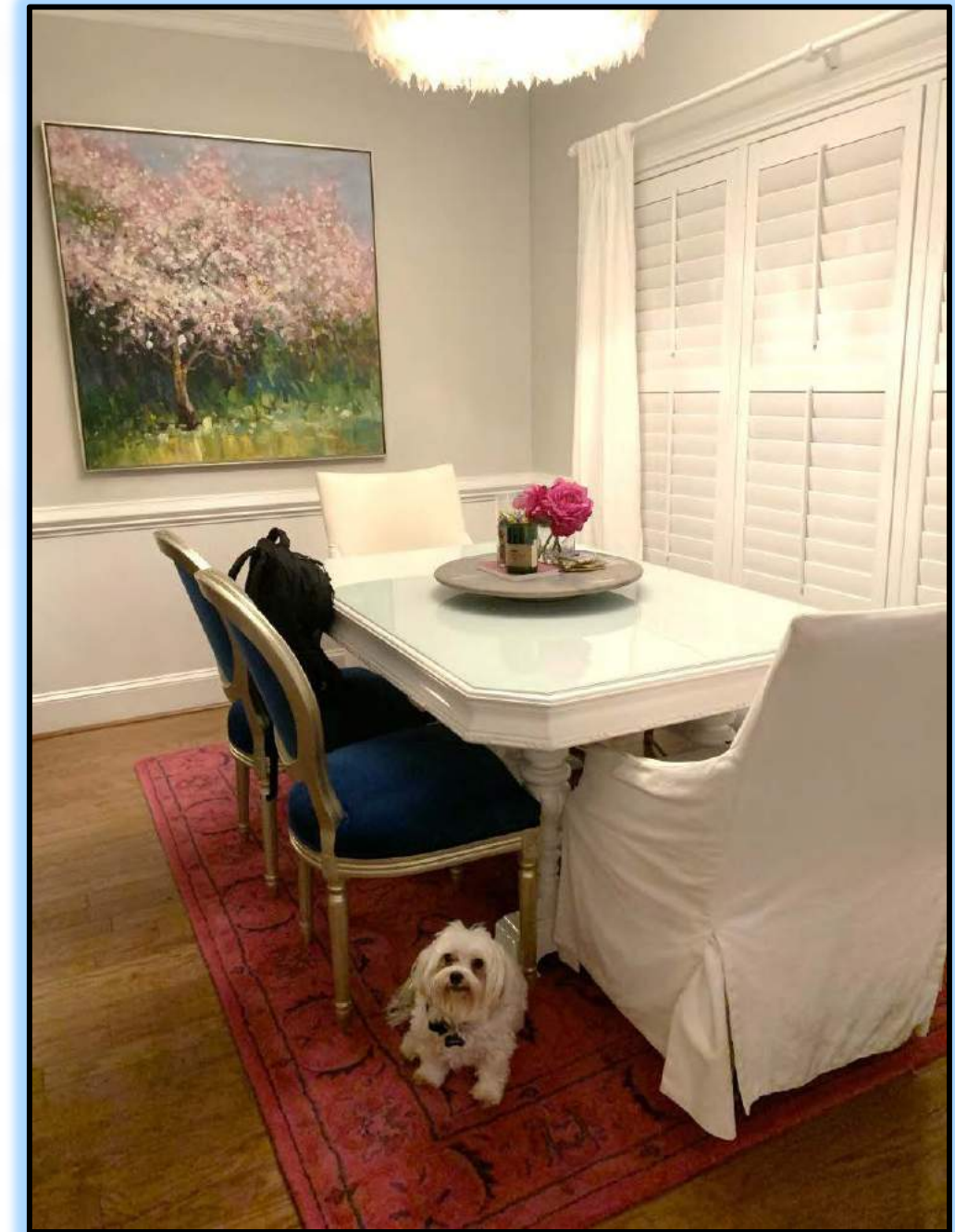


# DIFFUSE FOCUS

## ACTIVITY SPACE STUDIES

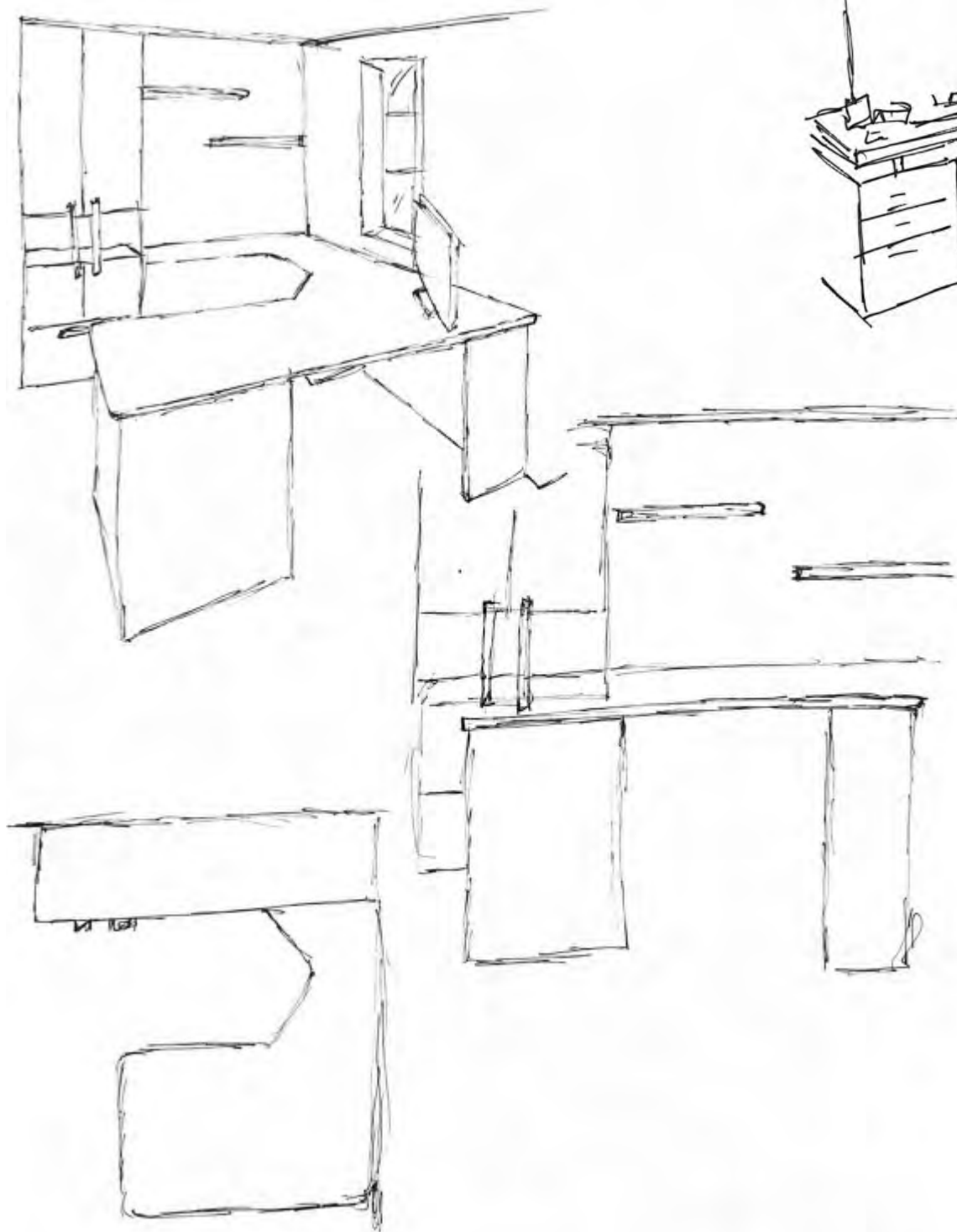


- **WORKABLE LIGHTING**
- **FOCUS AREA**
- **CENTRAL LOCATION**
- **LARGE WORK SURFACE**

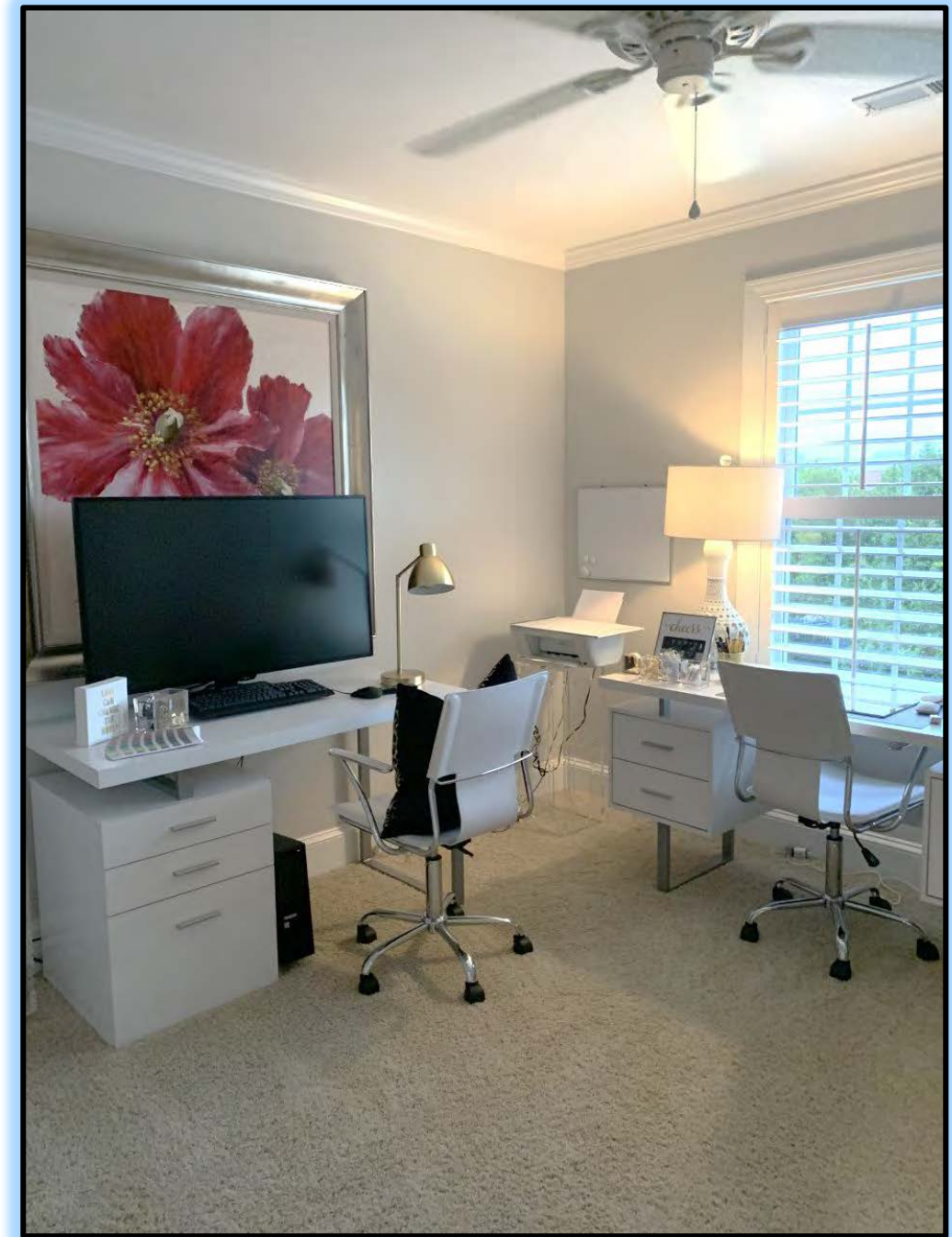


# INTENSE FOCUS

## ACTIVITY SPACE STUDIES

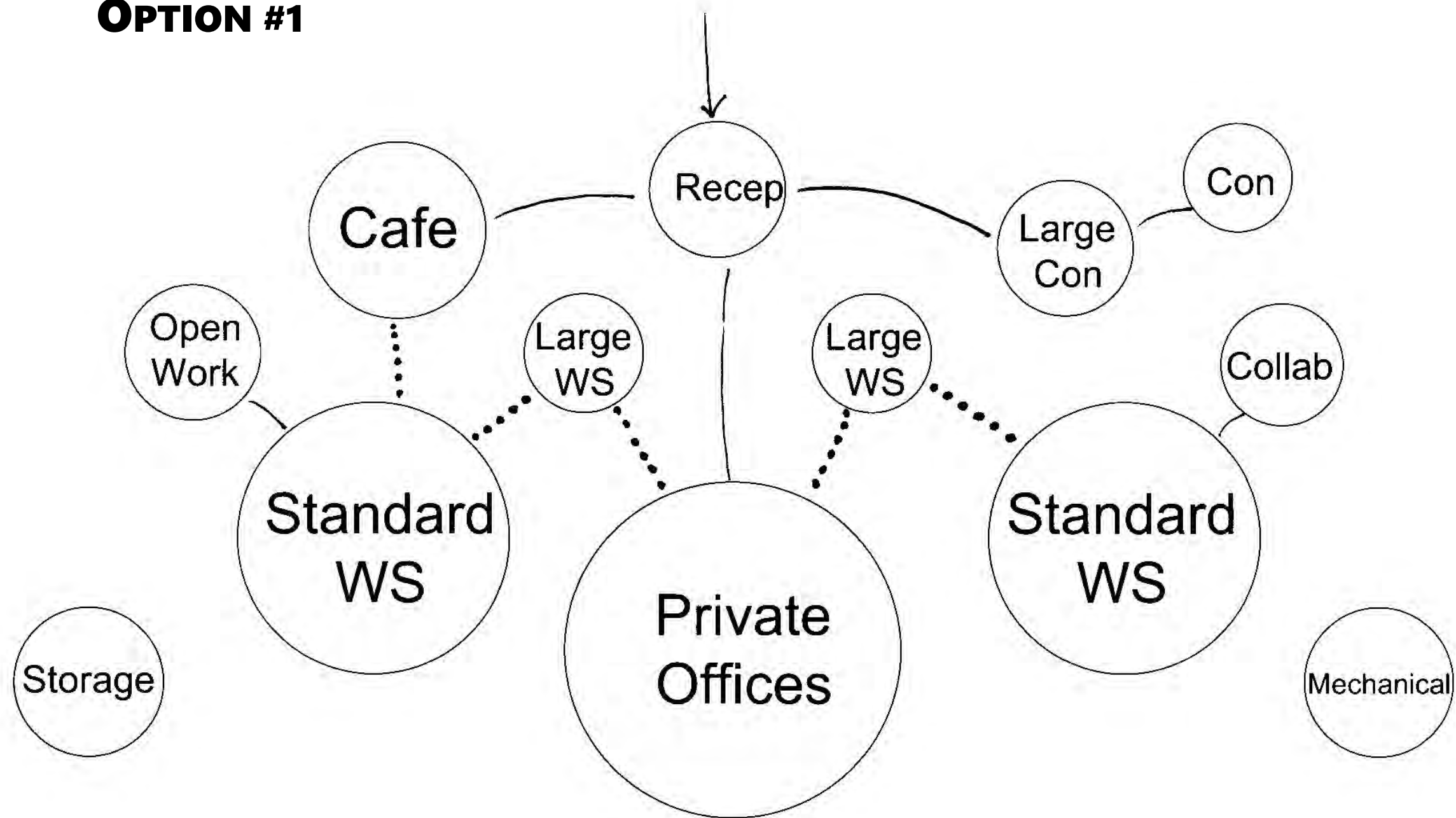


- **COMFORT**
- **SECLUDED**
- **FOCUS AREA**
- **TECHNOLOGY**



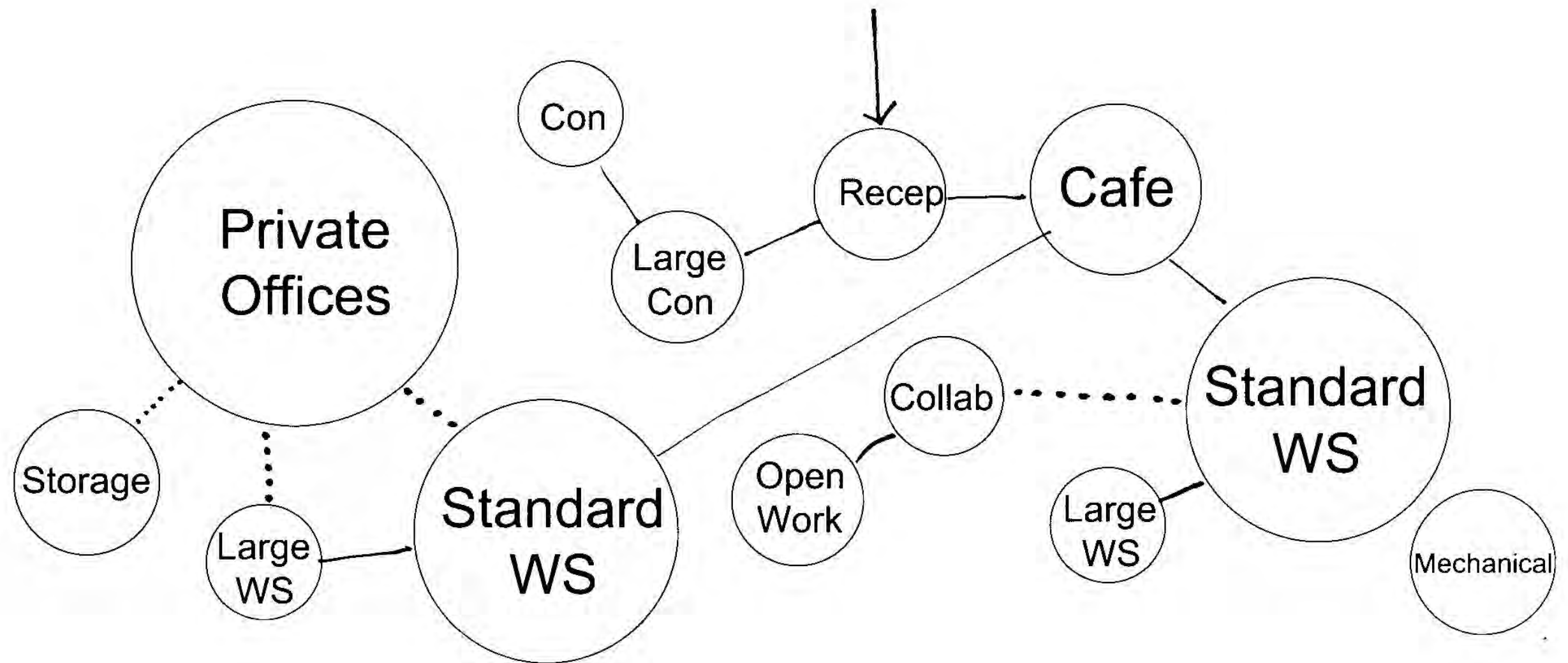
# BUBBLE DIAGRAMS

## OPTION #1



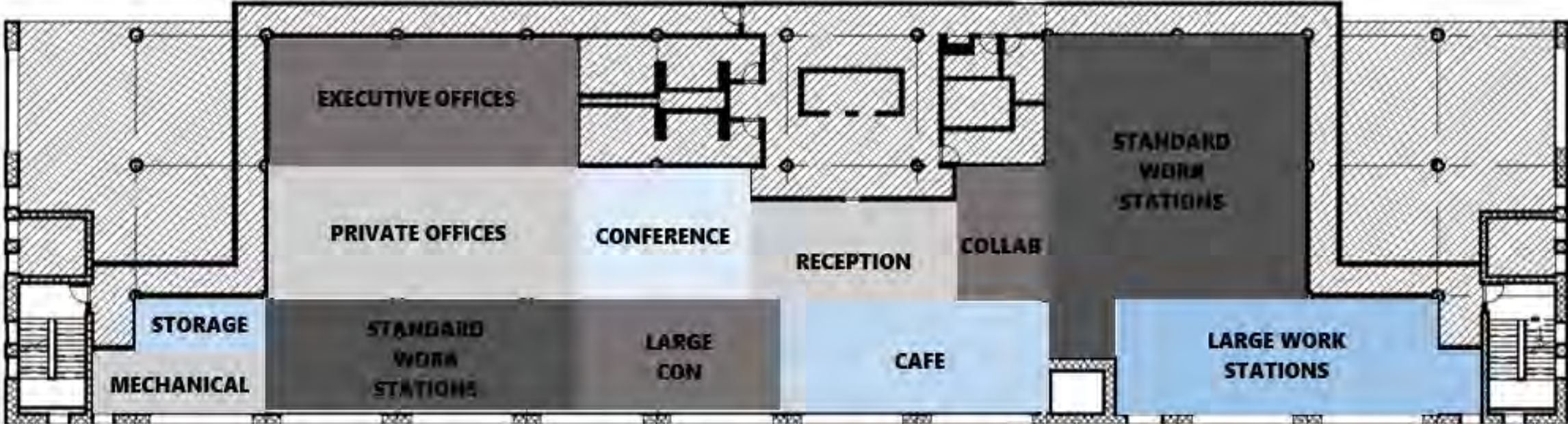
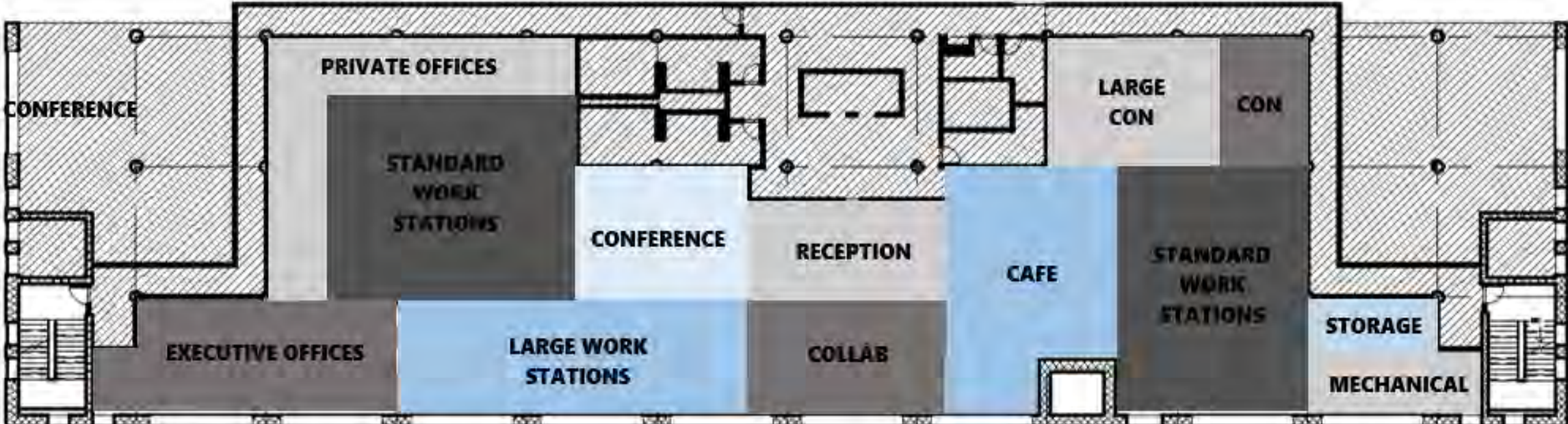
# BUBBLE DIAGRAMS

## OPTION #2



# BLOCKING DIAGRAMS

## OPTION #1 & 2



# SPACE STANDARDS

## OPTION #1 & 2

SCALE 1/4" = 1'-0"

