

PORTFOLIO ONE:

PROGRAM

ALEXIS ODETTE

SPRING 2020

IDSN 3202

WORKING IN Place

WORKER ACCOMMODATIONS

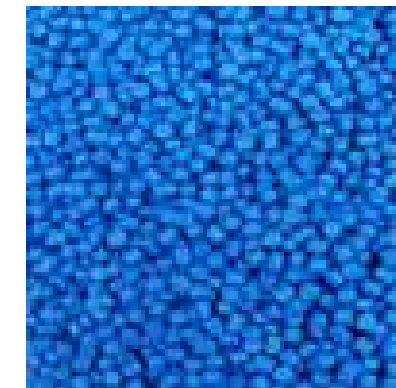
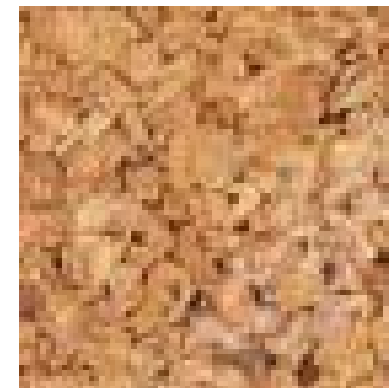


- Coffee Station
- Mothers Room
- Outdoor area
- Break area
- Nap Pods
- Private Office
- Conference facilities
- Customizeable spaces
- Gym
- Technology
- Dog Room
- Security Measures

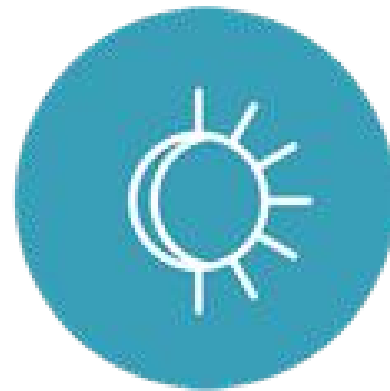
Working in **PLACE**

ECO-FRIENDLY OPTIONS

- Bamboo
- Hemp
- Recycled Glass
- Reclaimed Wood
- Recycled Metal
- Cork
- Recycled Plastic
- Jute Fibers
- Low VOCs in paint products
- Certifications: Forest Stewardship Council, Energy Star, Oeko-Tex, and Greenguard



WORKING IN Place



WELL BUILDING STANDARDS

- Focuses on the impact of human health and well being
- Air - better ventilation and materials
- Water - filtration systems
- Nourishment - adding greenery, outdoor views, and an organic design
- Light - giving everyone access to daylight or mimicing daylight
- Fitness - sit/stand workstations
- Comfort - materials and furniture through ergonomics

Stakeholder PROFILE

OWNER

- Forest City Commercial Group
- Interested in renting the space out
- Wants to be able to make sure the overall design lasts for future tenants



USER

- Co-Working Tenants
- Need the space to work in order to produce at their best
- Spending the most time at the location than other parties involved



CLIENT

- Real Estate Company
- Need an efficient workspace for its employees to be the most productive
- Modern but personal to the business's branding



SITE Profile



EDGEWORTH BUILDING EXTERIOR

Est. 1923



EDGEWORTH BUILDING THIRD FLOOR PLAN

10,087.17 Square Feet

Site ANALYSIS



SOUTH



WEST



EAST



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	1	120		120		1		
Manager	5	5	100		500	2	1		
Assistant Manager	0	4		48	192				
Administrative Assistant	2	10		48	480	1	1		
Tech Assistant	20	55		36	1980	3	8		
Personnel Totals:	28	75			3272	6	11	0	

Department Summary

Information:

Personnel	3272 Square Ft.
Work	620 Square Ft.
Support	2528 Square Ft.
Sub Total:	6420 Square Ft.
Circulation	1.54
Total Rentable:	9886.8 Square Ft.

WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Open Work Area	0	1	500	500	Adjacent to Teams	Work counters
Storage	0	1	120	120	Next to Open Work Area	Shelving
Support Totals:				620		

Interviewee:

Interview Date: _____

Revision Submitted: _____

Sign Off: _____

SUPPORT/EQUIPMENT SPACES

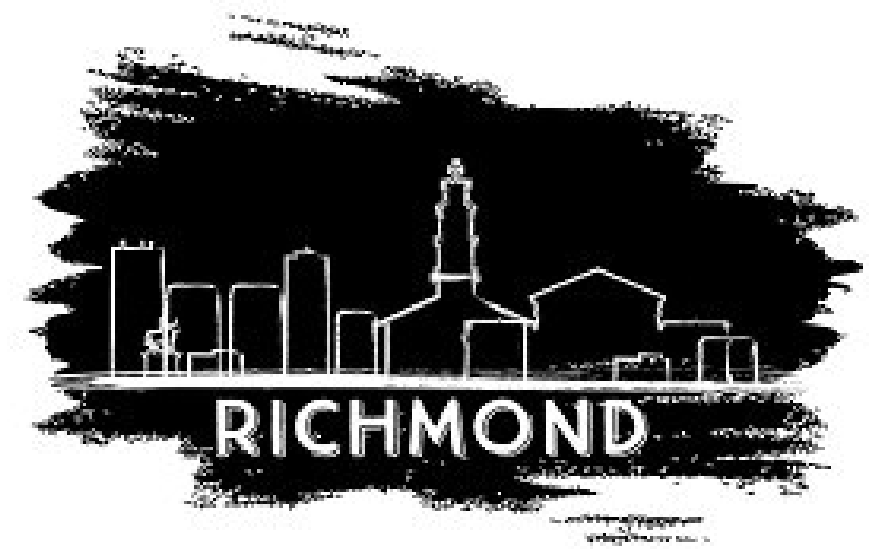
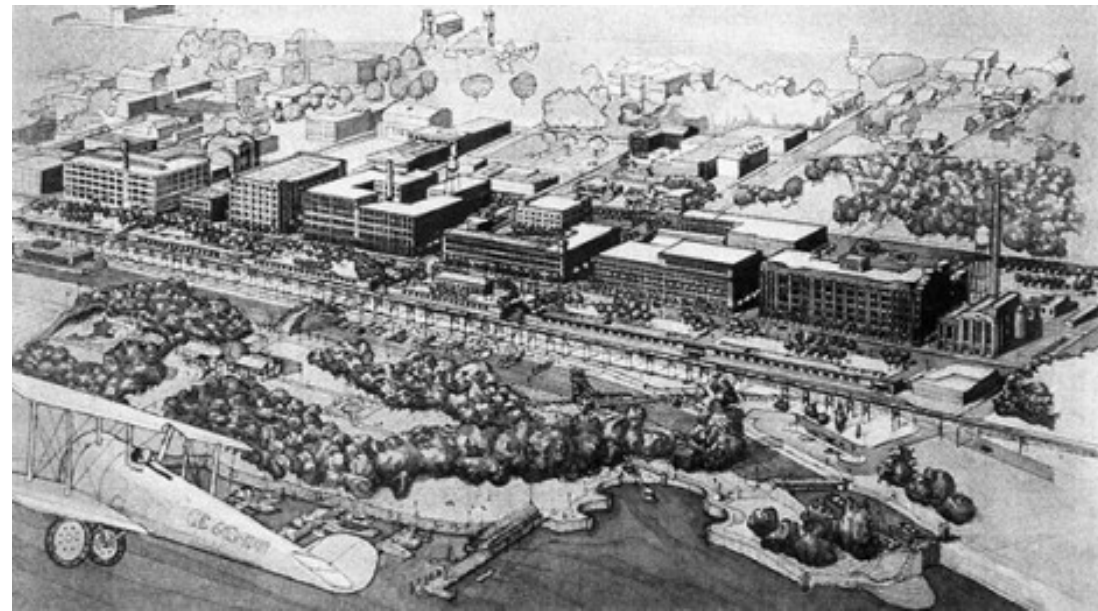
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception	1	1	500	500	Direct access to Entrance and Large Conference	Waiting for 6, TV's
Conference Room	1	3	300	900	Shared by all areas	Full AV
Equipment Station	1	2	64	128	Spread throughout	Printers, shredder, work counter
Pantry	1	1	100	100	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room	0	1	400	400		Full kitchen, seating
Storage	1	2	100	200		
Mechanical Room	0	1	300	300	Near Base Building air supply	Supplemental Air
Support Totals:				2528		

Department Notes:

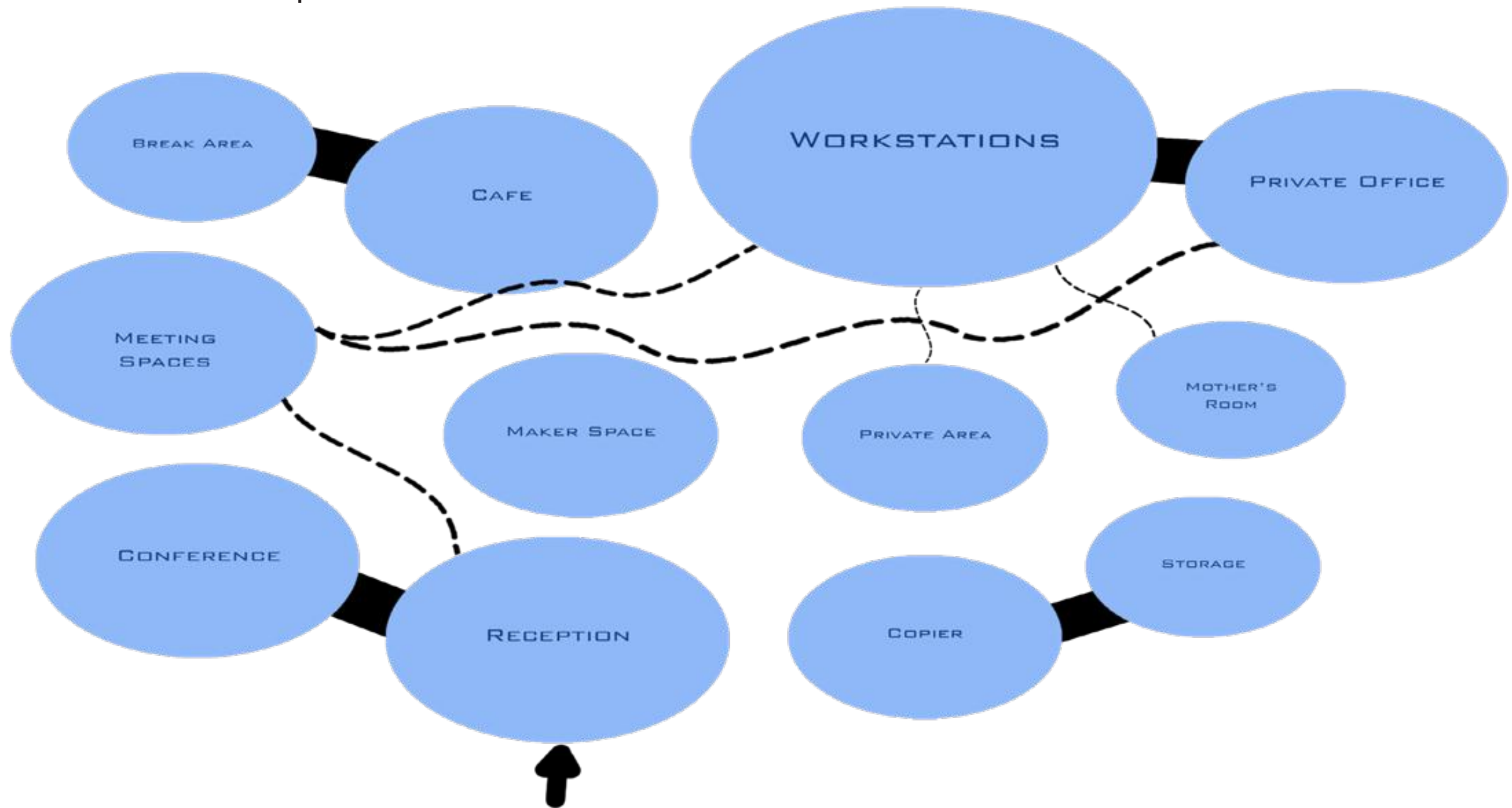
Concept & INSPIRATION

URBAN CHARM

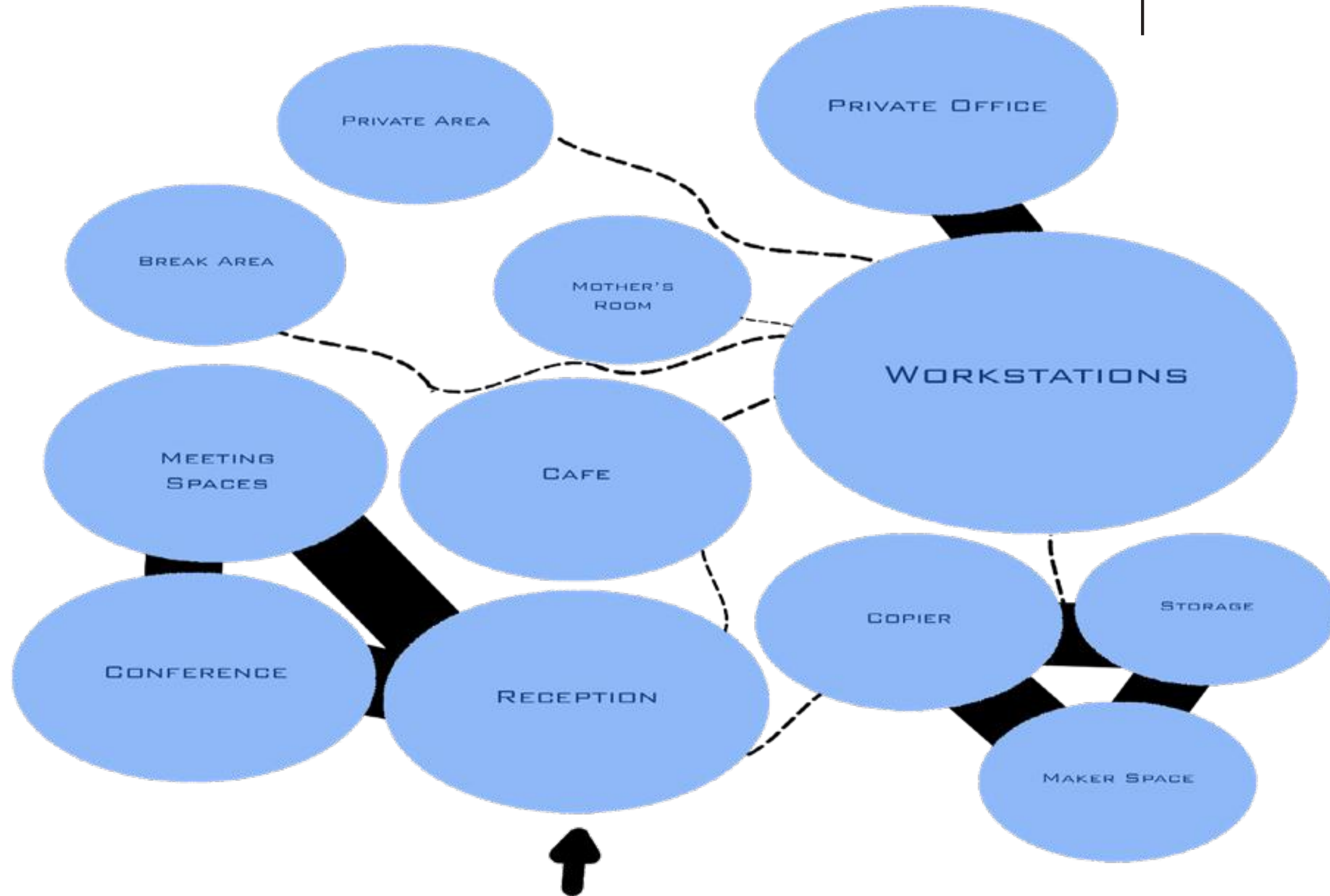
- Based upon the the urban environment in which Edgeworth is located
- An air of youthful energy while tying back to the history of Richmond
- Industrial historic design with pops of color



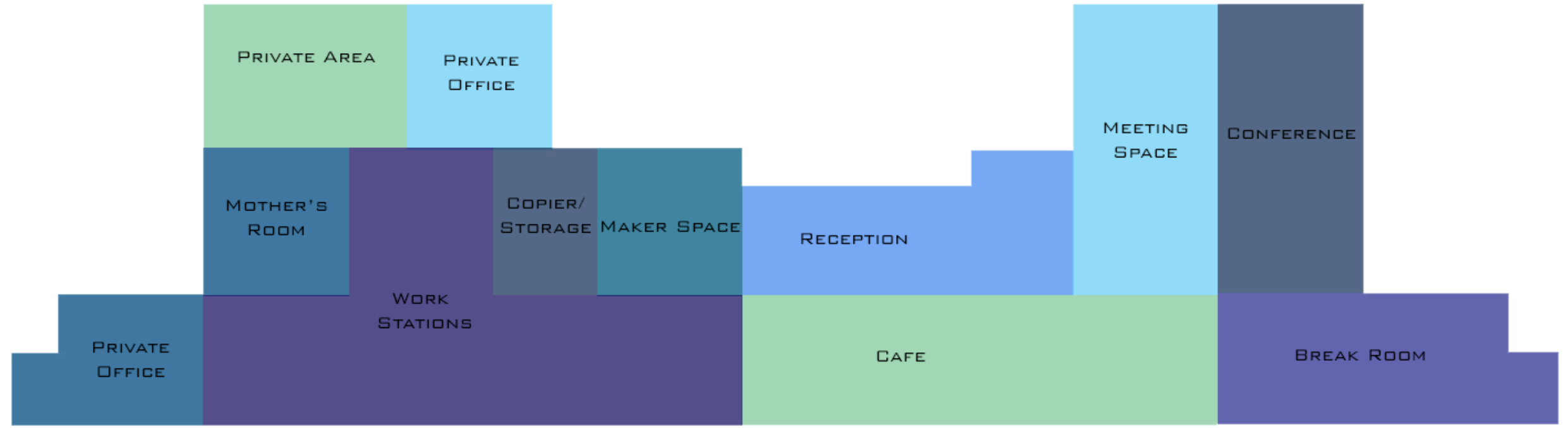
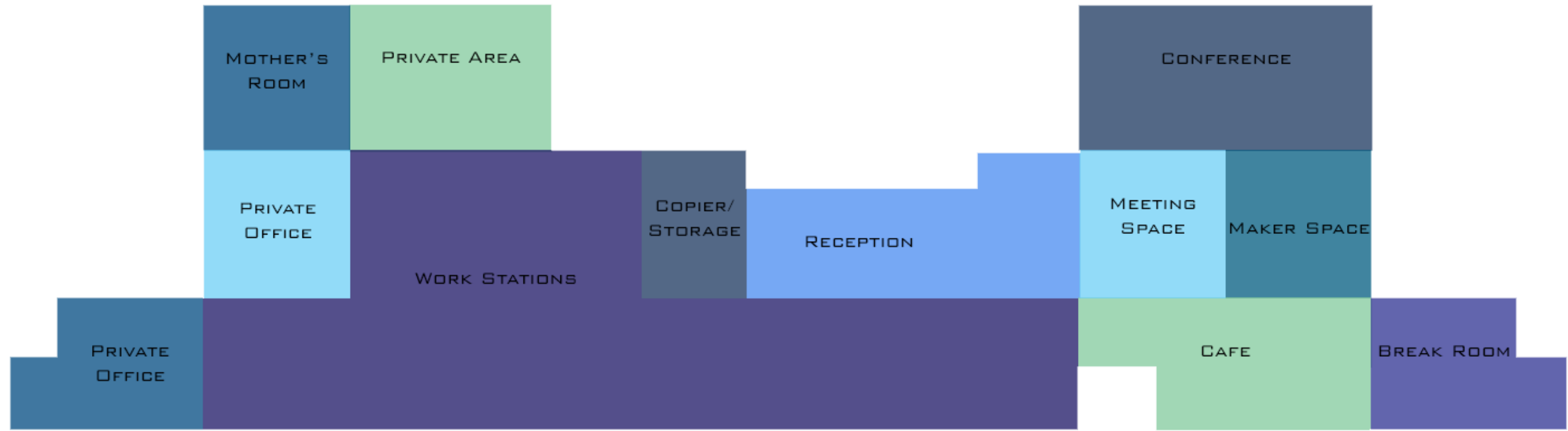
BUBBLE Diagram



Bubble | **DIAGRAM**

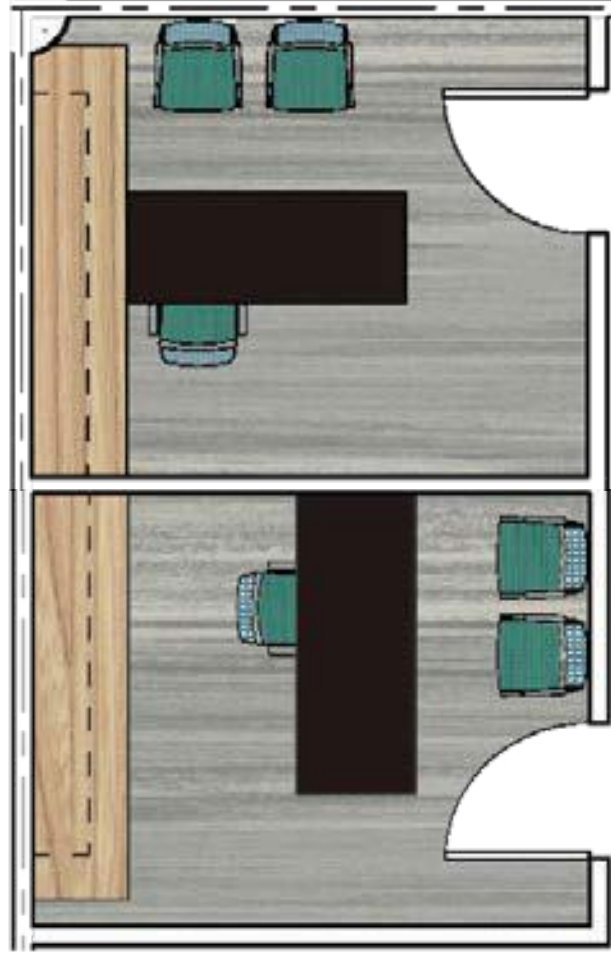


Block | DIAGRAMS

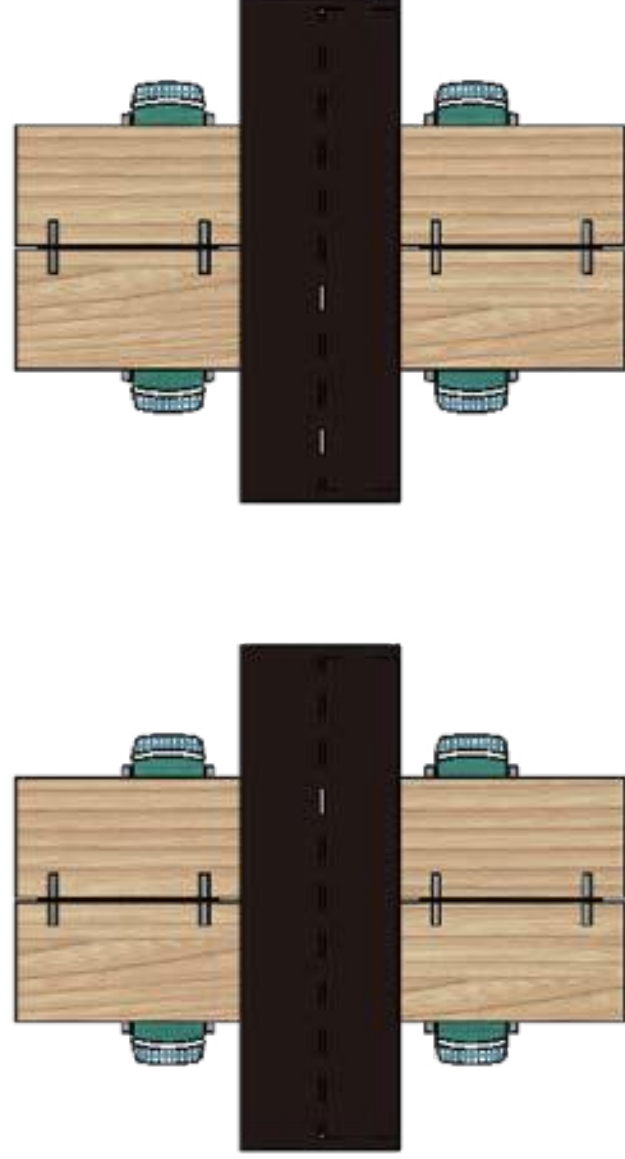


OFFICE Standards

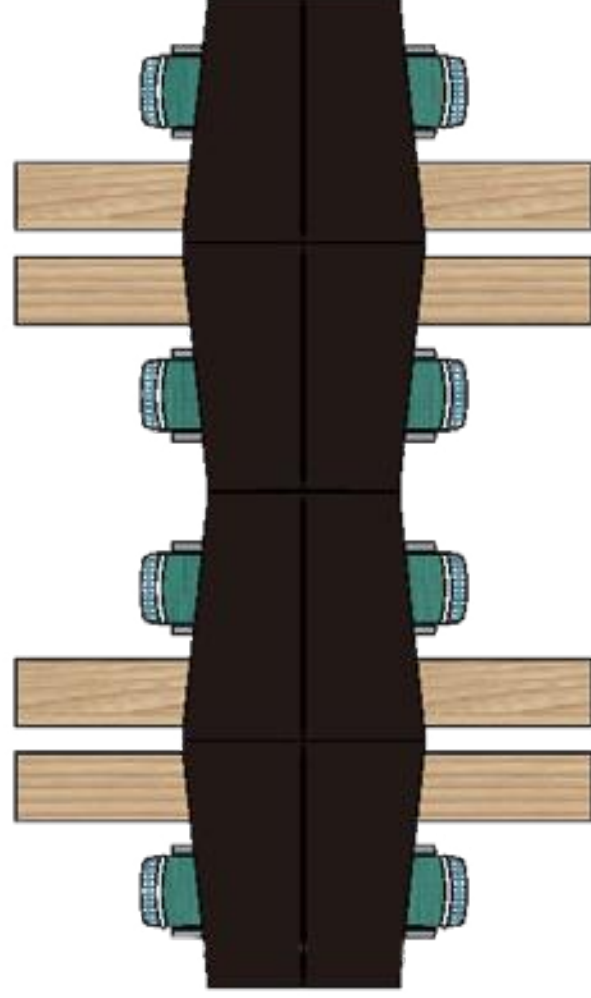
PRIVATE OFFICE OPTIONS



WORK STATION LAYOUT OPT 1

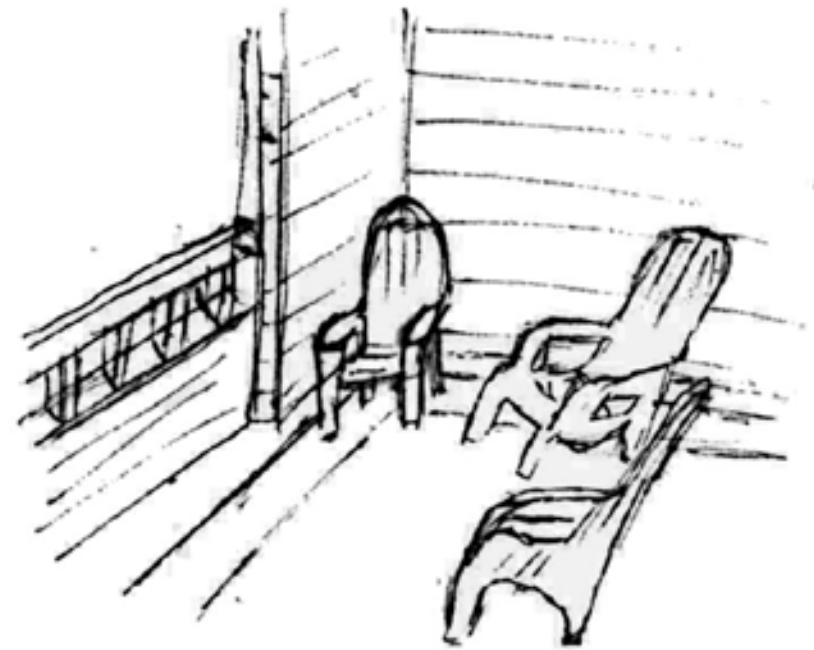


WORK STATION LAYOUT OPT 2

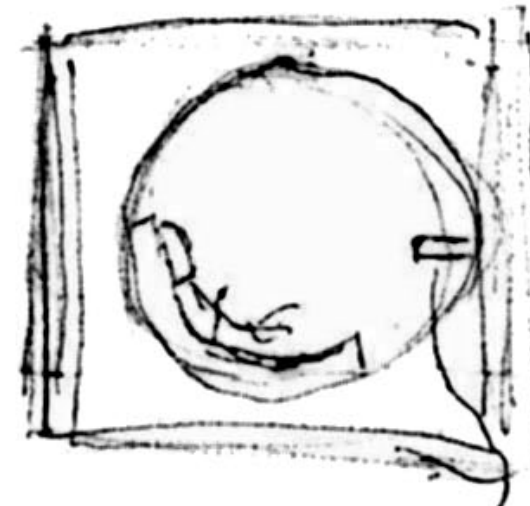


Space STUDY

EXISTING SPACE



DAYDREAMING

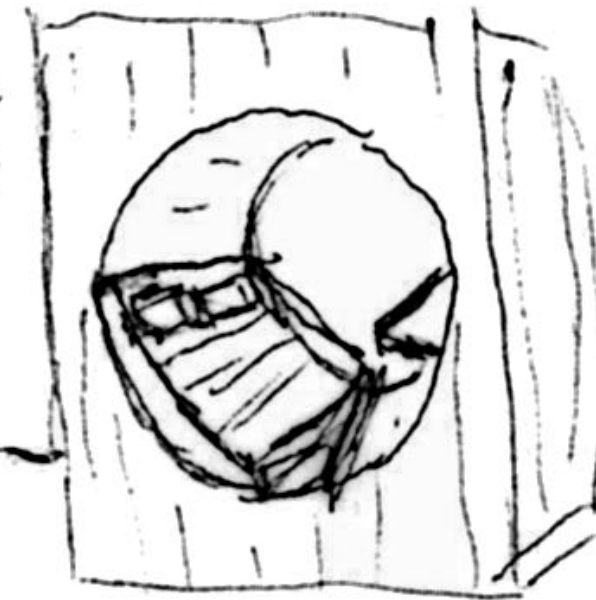


RESTING
POD
TO THINK
& RECHARGE



CURVED
BACK TO
BE CURLY

SHED FOR
MATERIALS IN
CASE IDEAS
STRIKE

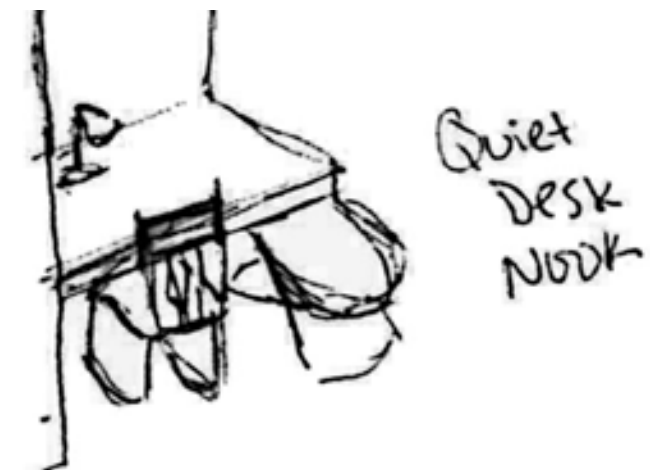
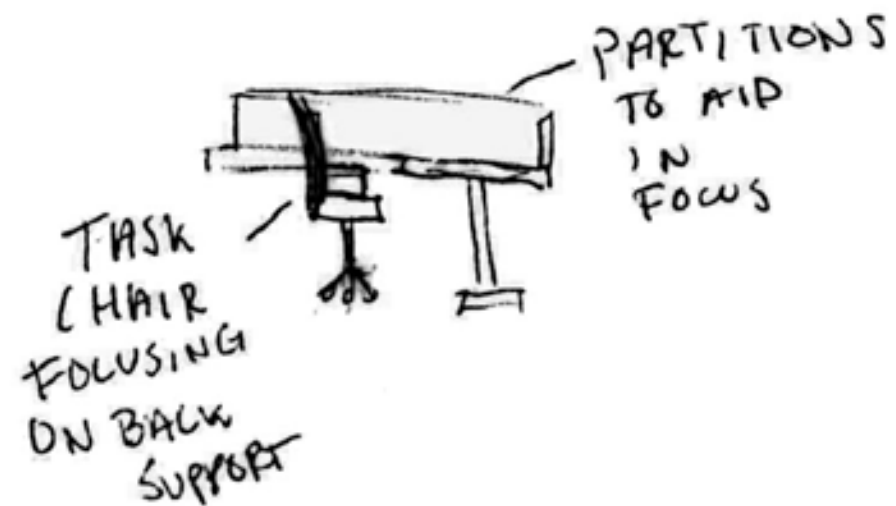
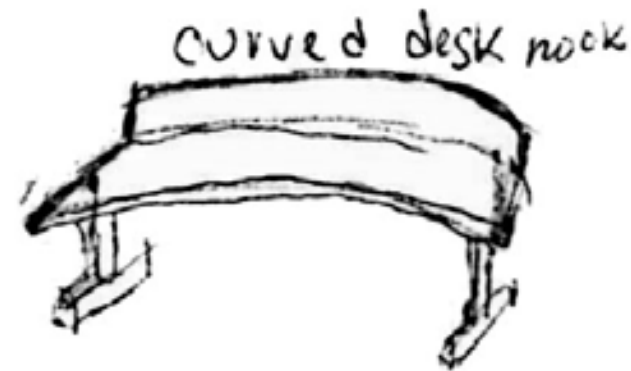
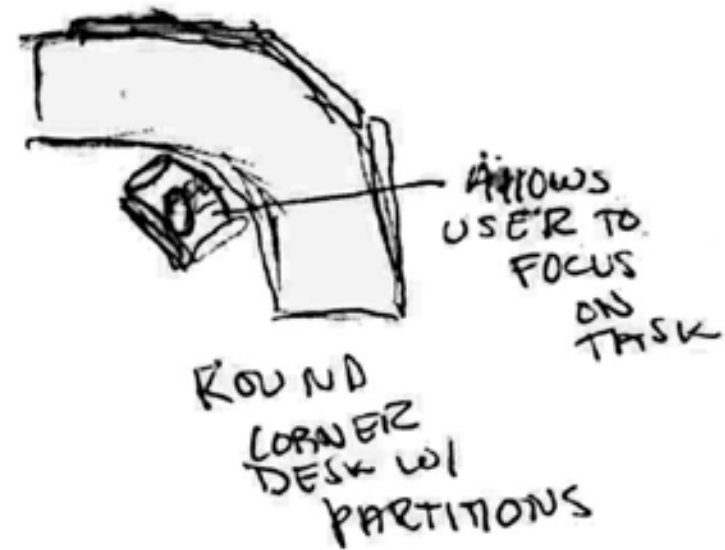


COZY
and
SAFE

IDEAL SPACE

SPACE Study

EXISTING SPACE

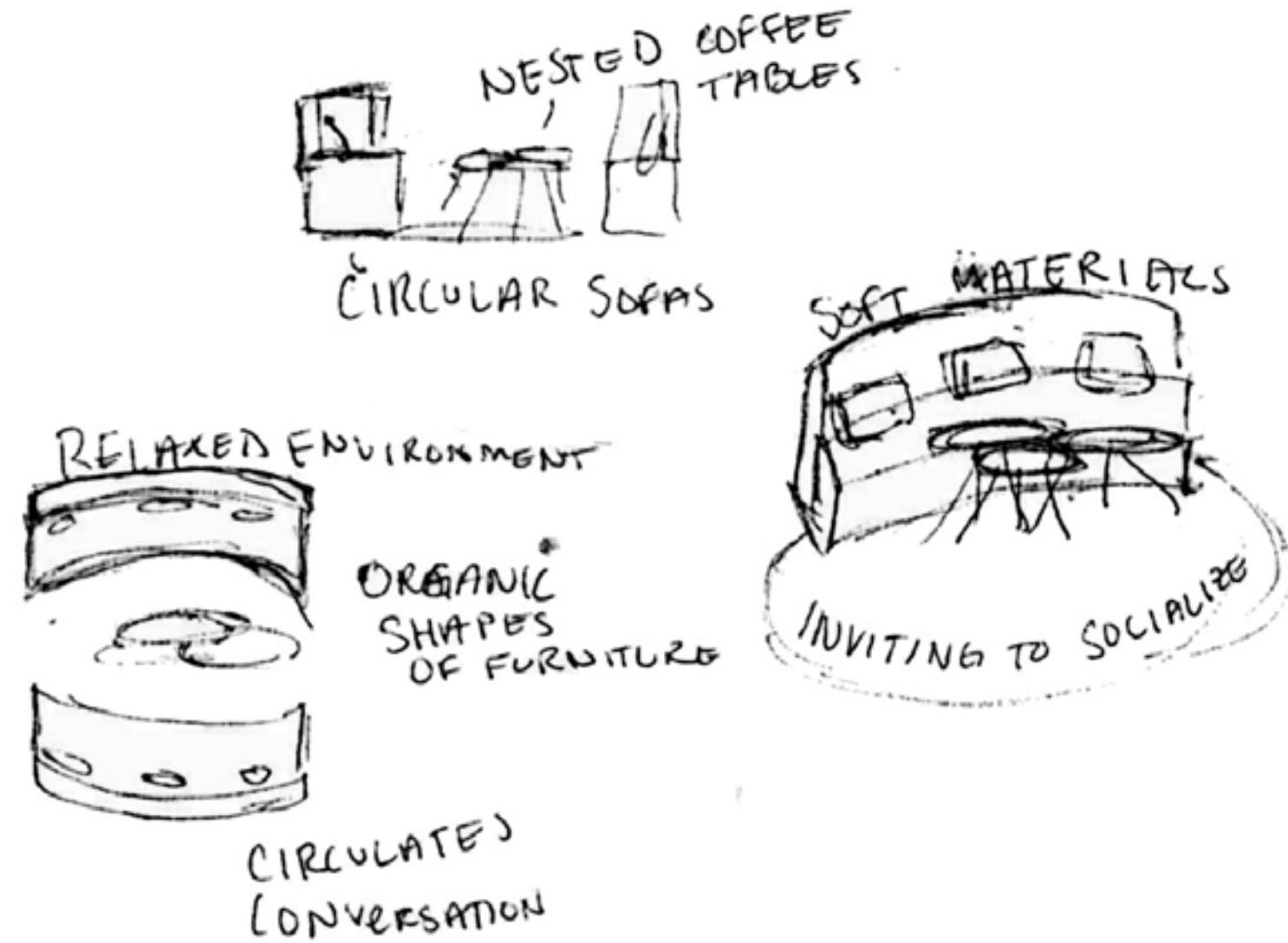
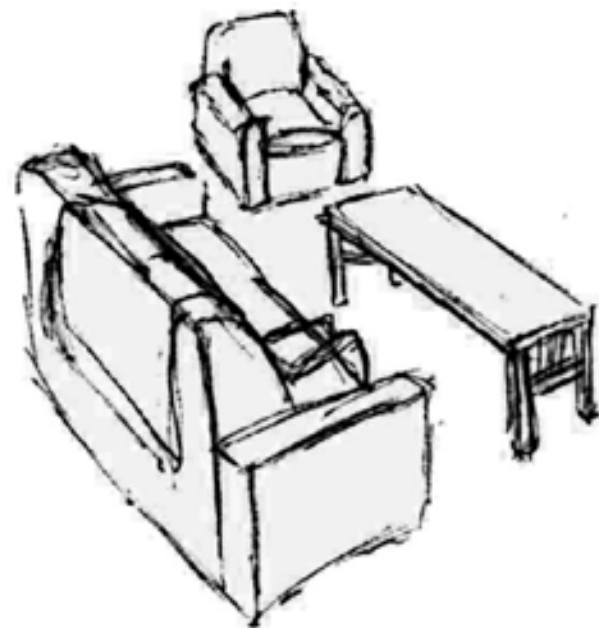


IDEAL SPACE

INTENSE FOCUS WORK

Space | STUDY

EXISTING SPACE



IDEAL SPACE

SOCIALIZING