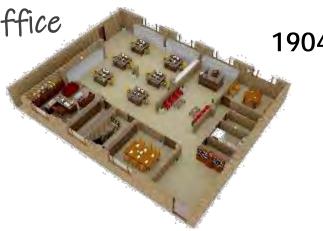
PORTFOLIO I: PROGRAMMING

Taylorism and the Open Plan Office 1904



- Rows of desks
- Located in encircling offices
- Sought to maximize industrial efficiency

Bürolandschaft



- Desks and teams grouped together
- Organic circulation patterns
- Irregular geometry

HISTORY IN WORKPLACE DESIGN

Office Design Today



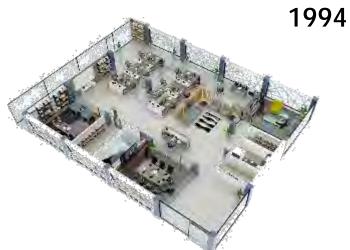
- Takes inspiration from the home
- Comfort and well-being of staff
- Biophilic
- Co-working
- Shared spaces

The Cubicle Farm

1980

- Office cubicles
- Modular walls
- Increased focus on profitability

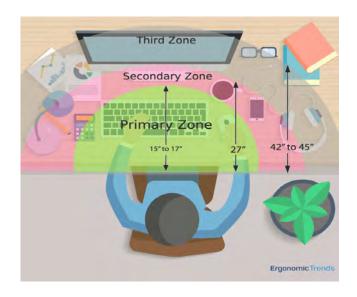
The Digital Workplace



- Focus on employee well-being
- Emphasis on natural light and big windows
- New technologies freed-up space in the office

ERGONOMICS

- Assume the right posture
- Choose the right chair
- Adjust you desk height
- Position your monitor properly
- Pick the correct keyboard and mouse



- Organize your workstations into zones
- Adjust your lifestyle
 - Diet
 - Exercise
 - Work environment
 - Mindfulness & Stress reduction

TRENDS IN WORKPLACE DESIGN

COLLABORATION

- Driven by technology
 - Bigger or multiple screens
 - Video conferencing



- Virtual collaboration
 - Open areas
 - Glass walls
 - Huddle rooms
 - Furniture inspired by home

PERFORMANCE

- Employees can pick their seat by what they're working on that day
- Orient themselves based on wanting interaction or privacy
- Focus easily with less clutter
- Creative juices flow when employees can move around in a space that best suits them
- Increases connection with other employees which increases performance and satisfaction
- Office designs stimulate growth



STAKEHOLDER PROFILE

CLIENT: Real Estate Entrepreneur

OWNER: Forest City Commercial Group

USER: Co-working Tenants





WANTS:

- Comfortable seating
- Manageable daylight
- User-friendly office equipment
- Technology

NEEDS:

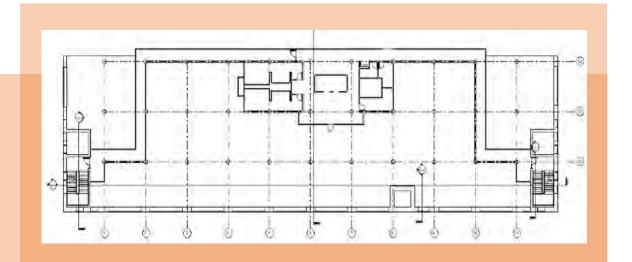
- 10,087 square feet
- Collaborative Spaces
 - Meeting spaces Intimate
 - Conference spaces
- Individual workspaces
- Break zones
 - 。 Lunch
 - Relaxation



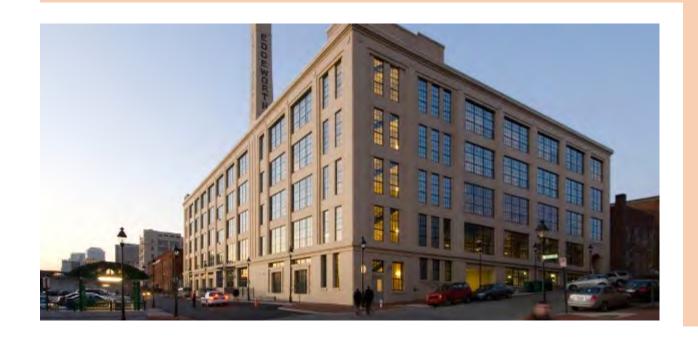


SITE PROFILE

- The Edgeworth building sits on Tobacco Row at 2100 E.
 Cary St. in Richmond VA.
- Built in 1923 as a tobacco warehouse on the banks of the James River
- The buildings main entrance faces south toward the James River and the railroad tracks.
- The building is mainly concrete construction with large windows on all sides.







- The area is lively with young professionals as residents and workers, the downtown district of Richmond is only a 15-minute walk from the building
- To the left is the Virginia Holocaust Museum and loft apartment complexes
- To the right is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF





NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW

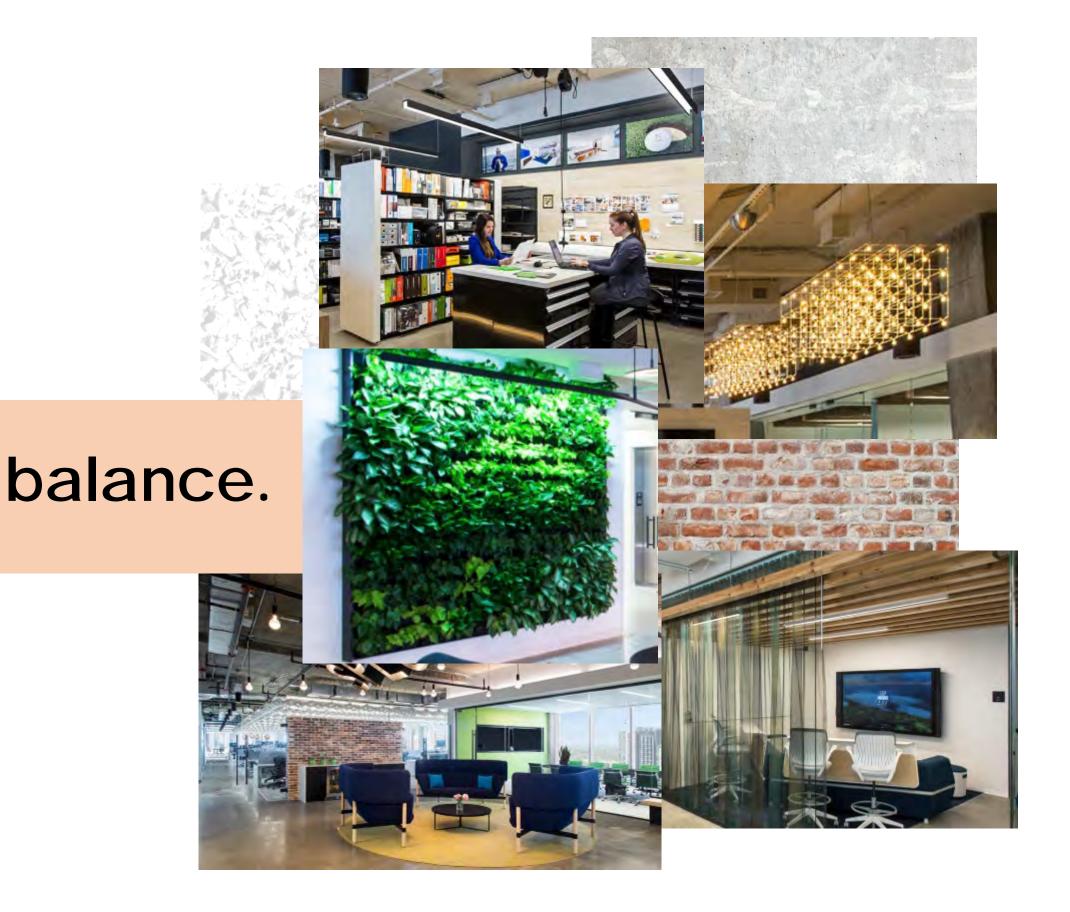
SPACE PROGRAM

IDSN 3202 - PROGRAM DOCUMENT

| PERSONNEL | | | | | | | | | |
|---|----------------------------------|----------------------------------|---------------------|--|---|---|---|---|---------------|
| Position | Personnel Totals Unit Square Ft. | | | Extended Equipment | | Notes | Department Summary | | |
| | | Future | Office Work | station | Sq. Feet | PC Printer Fax | | Information: | |
| Director | | 4 | 120 | | 480 | 1 | | Personnel | 3084 Square F |
| Manager | | 2 | 120 | | 240 | 2 1 | | Work | 900 Square F |
| Assistant Manager | | 2 | | 48 | 96 | | | Support | 2400 Square F |
| Administrative Assistant | | 4 | | .36 | 144 | | | Sub Total: | 6384 Square F |
| Tech Assistant | | 34 | | 36 | 1224 | | | Circulation | 1.54 |
| Assistant | | 25 | | 36 | 900 | | | Total Rentable: | 9831 Square F |
| Personnel Totals: | | 71 | | | 3084 | 6 11 0 | | 100000000000000000000000000000000000000 | |
| KODY CDACEC | | | | | | | | Interviewee: | |
| WORK SPACES | | | | | | | | Interview Date: | |
| | T 6 | | Unit | | | • | | Revision Submitted | |
| Space | Support/Equi | Future | Square Feet | | Sq. Feet | Location | Notes | Sign Off: | |
| Concept Lounge | OI. | 1 141141 | Jquare i ee | 300 | 300 | | | | |
| Open Work Area | - ől | 2 | | 300 | | Adjacent to Teams | Work counters | | |
| Storage | 0 | 0 | | 100 | | Next to Open Work Area | Shelving | | |
| Support Totals: | - | - | | 100 | 900 | | Shewing | Teacher the second feet and the | |
| | | | - | | 300 | | | Department Notes: | |
| SUPPORT/EQUIPMENT SE | PACES | | | | 300 | | | Department Notes: | |
| SUPPORT/EQUIPMENT SP | Support/Equi | | Unit Square Feet | | Extended | Location | Notes | Department Notes: | |
| Space | Support/Equi | pment Future | Unit Square Feet | | Extended Sq. Feet | Location | | Department Notes: | |
| Space Reception | Support/Equi | | | 500 | Extended Sq. Feet | Location Direct access to Entrance and Large Conference | Notes Waiting for 6, TV's | Department Notes: | |
| Space Reception Large Conference Room | Support/Equi | | | 500 300 | Extended Sq. Feet 500 | Location Direct access to Entrance and Large Conference Next to Reception | Waiting for 6, TV's Full AV | Department Notes: | |
| Space Reception | Support/Equi | | | 500 | Extended Sq. Feet 500 | Location Direct access to Entrance and Large Conference | Waiting for 6, TV's | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area | Support/Equi | Future 1 1 3 | | 500 300 120 80 | Extended Sq. Feet 500 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas | Waiting for 6, TV's Full AV Full AV Work counter, outlets | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room | Support/Equi | Future 1 1 3 | | 500 300 120 80 64 | Extended Sq. Feet S00 300 360 0 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas | Waiting for 6, TV's Full AV Full AV | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room Equipment Station | Support/Equi | 1 1 3 0 1 | | 500 300 120 80 | Extended Sq. Feet 500 300 360 0 64 258 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room Equipment Station | Support/Equi | Future 1 1 3 3 0 1 4 | | 500 300 120 80 64 64 | Extended Sq. Feet 500 300 360 0 64 258 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter Coffee, sink, refrigerator, cabinets | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room Equipment Station Pantry Lunch Room | Support/Equi | Future 1 1 3 3 0 1 4 | | 500 300 120 80 64 64 100 | Extended Sq. Feet 500 300 360 64 256 200 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room Equipment Station Pantry Lunch Room Storage | Support/Equi | Future 1 1 3 3 0 1 4 | | 500 300 120 80 64 64 100 300 | Extended Sq. Feet 500 300 360 0 64 258 200 300 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter Coffee, sink, refrigerator, cabinets | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area Computer Server Room Equipment Station Plantry Lunch Room Storage Coats | Support/Equi | Future 1 1 1 3 0 0 1 1 4 2 1 1 1 | | 500 300 120 80 64 64 100 300 120 | Extended Sq. Feet 500 360 0 64 256 200 300 120 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter Coffee, sink, refrigerator, cabinets Full kitchen, seating | Department Notes: | |
| Space Reception Large Conference Room Conference Room Computer Service Area | Support/Equi | Future 1 1 1 3 0 0 1 1 4 2 1 1 1 | | 500 300 120 80 64 64 100 300 120 | Extended Sq. Feet 500 360 0 64 258 200 300 120 0 300 | Location Direct access to Entrance and Large Conference Next to Reception Shared by all areas Spread throughout Spread throughout | Waiting for 6, TV's Full AV Full AV Work counter, outlets Raised floor, secure, 3 racks Printers, shredder, work counter Coffee, sink, refrigerator, cabinets | Department Notes: | |

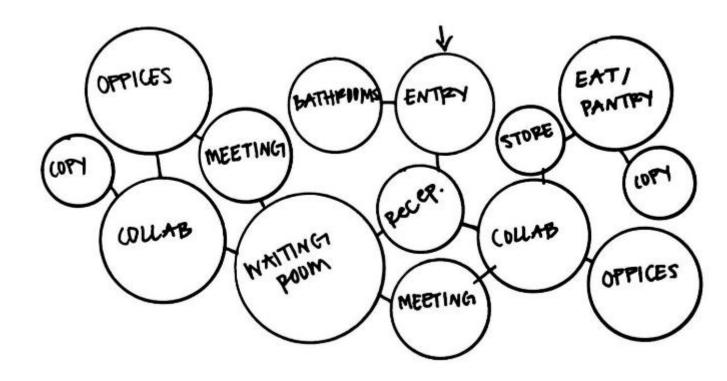
CONCEPT & INSPIRATION

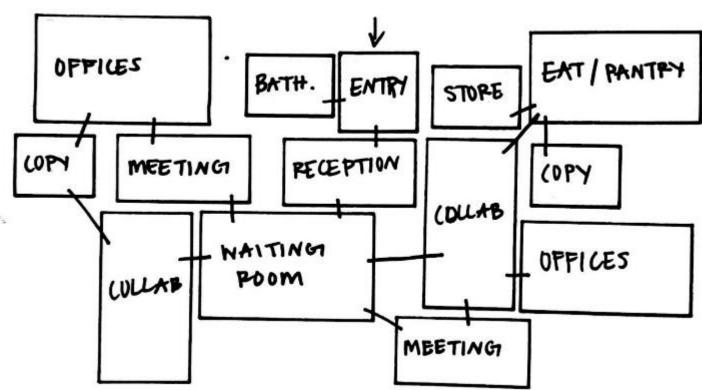
- Security and privacy while promoting connectivity and collaboration
 - Free-address work style
 - Flexible sub-spaces
 - Natural and Industrial elements to represent Richmond



CLIENT WORKFLOW & PLANNING

OPTION 1



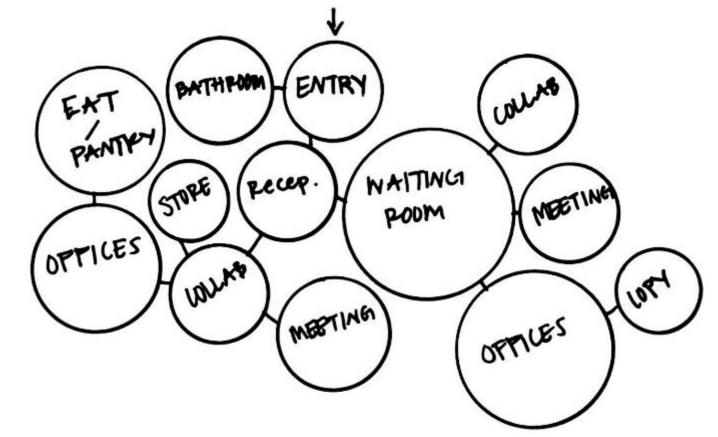


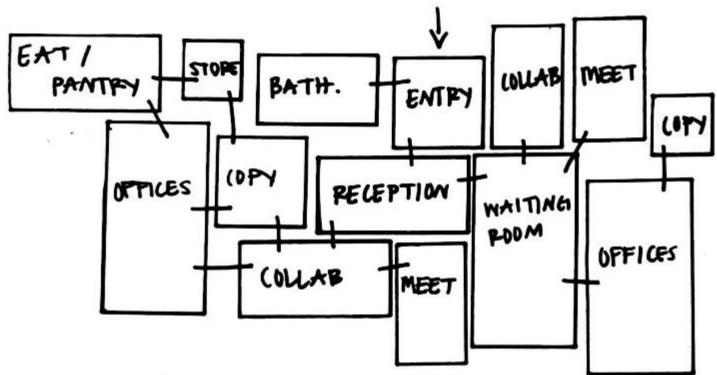
BUBBLE DIAGRAM

BLOCK DIAGRAM

CLIENT WORKFLOW & PLANNING

OPTION 2



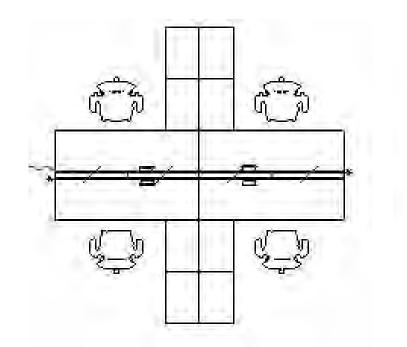


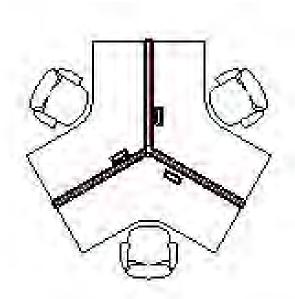
BUBBLE DIAGRAM

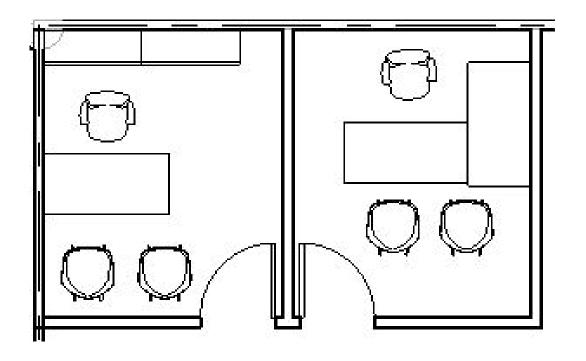
BLOCK DIAGRAM

CLIENT WORKFLOW & PLANNING

OPTION 1





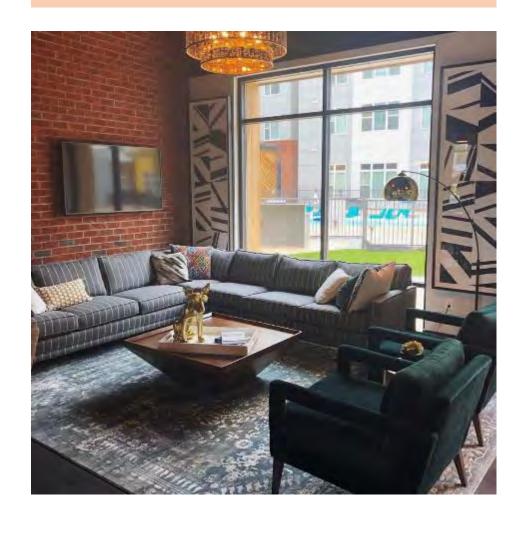


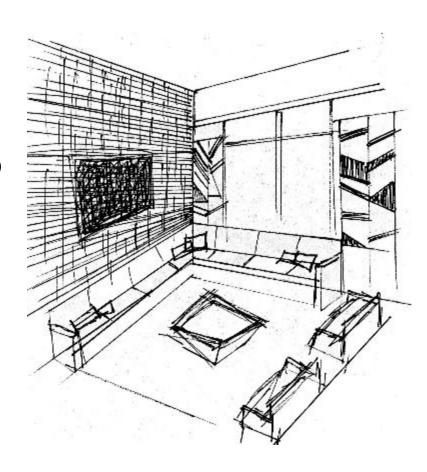
PRIVATE OFFICE OPTIONS

WORKSTATIONS
OPTIONS

ACTIVITY SPACE STUDIES

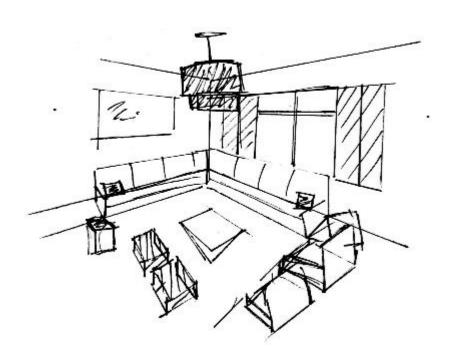
SOCIALIZING





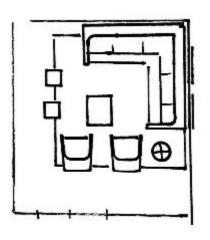
- Location in the center of all activities (pool, games)
- Different seating options
- Bold colors and patterns for starting conversation
- Accent, task, natural and ambient lighting options

- Add 2 poofs for more seating
- Add end/task tables to do work



FLOOR PLAN & SECTION

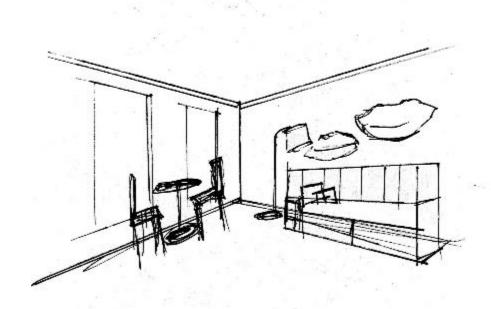




ACTIVITY SPACE STUDIES

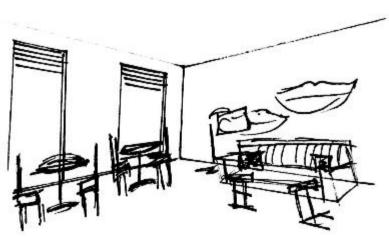
SKETCHING



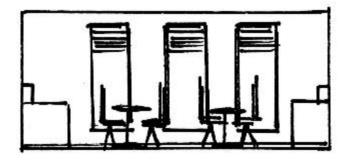


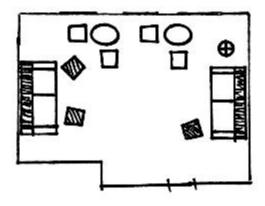
- Lots of natural light
- Task and ambient lighting
- Sofas are designed to keep you from slouching
- Different kinds of seating depending on your interest
- End/Task tables to do work on the sofas

- Blinds for sunset/rise
- 4 top table
- Mirrored furniture plan



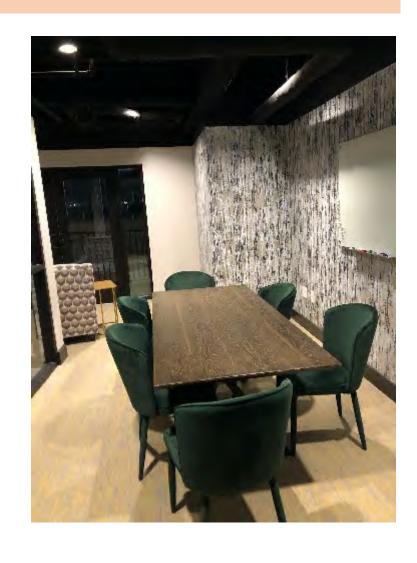
FLOOR PLAN & SECTION

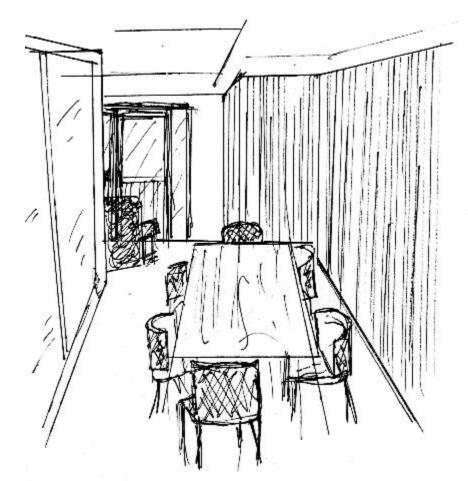




ACTIVITY SPACE STUDIES

INTENSE FOCUS WORK





- Ambient lighting and dark colors set the mood to get the work done
- Great table space and cozy room size
- Different seating options

- Add a chandelier to give this room multiple use
- Add switch frosted glass for privacy



FLOOR PLAN & SECTION

