# PORTFOLIO ONE

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# Research

#### Taylorism and the Open Plan Office



- 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

## Research



#### Collaboration

- Collaboration areas are a necessity
  - Now in open areas
  - Aren't restricted to closed off meeting areas
  - Glass walls
  - Smaller rooms with only about 6 chairs
  - More focused
- Driven by technology
  - Bigger or multiple screens
  - Webcams, microphones, and speakers
  - Video conferencing- technology that allows people to virtually meet/collaborate from anywhere
- Huddle rooms
  - Trend name of the new



- collaboration rooms
- Smaller rooms that allow people to gather quicker and easier
- Instead of big conference rooms, designers are putting in a bunch of smaller huddle rooms
- Couches, pillows, and comfortable seating

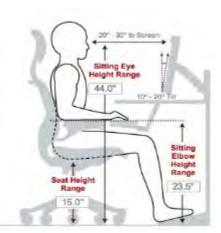
# Performance in Open Unassigned Workspaces

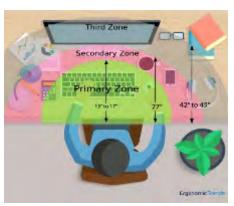
- Employees can pick where they want to sit, and they can move when they need to
- Orient themselves based on whether they want to have interaction or be in a private uninterrupted space
- Focus more easily with less clutter
- Creative juices flow when employees can move around to a space that best suits them to work in
- Workers see different people throughout the space that they may not normally see in closed off workspaces
- Increases connection with other employees which increases performance and overall job satisfaction
- Office designs stimulate growth and organization of employees not just packing as much of them in as possible



#### **Ergonomics**

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





- Organize workstation into zones
- Adjust your lifestyle
  - diet
  - Exercise
  - Work environment
  - Mindfulness & stress reduction

# Background

#### 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 work spaces
- Break zones
  - 。 Lunch
  - 。 Relaxation



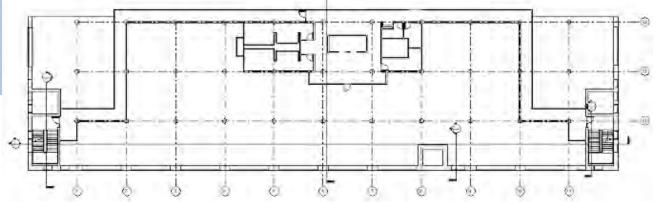
# Background

# 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 living and working all around, the downtown district of Richmond is only a 15minute walk from the building.
- To the left of the building is the Virginia Holocaust Museum and loft apartment complexes.
- To the right there is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF







# SITE ANALYSIS Building Entrances **Daylight**

# Background



NORTH SIDE VIEW



**EAST SIDE VIEW** 



**SOUTH SIDE VIEW** 



WEST SIDE VIEW

# Space Program

#### **IDSN 3202 - PROGRAM DOCUMENT**

#### PERSONNEL AND WORK SPACES

#### PERSONNEL

Position	Personnel Totals		Unit Square Ft.		Extended	Equipment		(2) 22 (2) (2) (3)	Notes
	Current	Future	Office	Workstation	Sq. Feet	PC	Printer	Fax	
Director		4	120		480		1		
Manager		2	120		240	2	1		
Assistant Manager		2		48	96				
Administrative Assistant		4		36	144	-1	1		
Tech Assistant		30		36	1080	3	8		
Assistant		30		36	1080				
Personnel Totals:	0	72	33337////	1////	3120	6	- 11	0	(//////

#### WORK SPACES

Space	Support/Equipment	Unit	Extended	Location	Notes Notes
	Current Future	Square Feet	Sq. Feet		
Concept Lounge	0	1 250	250		
Open Work Area	0	1 300	300	Adjacent to Teams	Work counters
Storage	0	1 100	100	Next to Open Work Area	Shelving
Support Totals:			650		

#### SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment	Unit	Extended	Location	Notes
	Current Future	Square Feet	Sq. Feet		
Reception	1 1	500	500	Direct access to Entrance and Large Conference	Waiting for 6, TV's
Large Conference Room	1 1	250	250	Next to Reception	Full AV
Conference Room	1 4	120	480	Shared by all areas	Full AV
Computer Service Area	0 0	0	0		Work counter, outlets
Computer Server Room	1 0	0	0		Raised floor, secure, 3 racks
Equipment Station	1 3	50	150	Spread throughout	Printers, shredder, work counter
Pantry	1 2	120	240	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room	0 1	350	350		Full kitchen, seating
Storage	1 2	120	240		
Coats	40 0	1	0	Spread throughout	
Mechanical Room	0 1	300	300	Near Base Building air supply	Supplemental Air
Fie Drawers	50 0	0	0	Spread throughout	
Support Totals:			2510		8 (//////8889///////////////////////////

#### Department Summary Information:

 Personnel
 3120 Square Ft.

 Work
 650 Square Ft.

 Support
 2510 Square Ft.

 Sub Total:
 6280 Square Ft.

 Circulation
 1.54

Total Rentable: 9671.2 Square Ft.

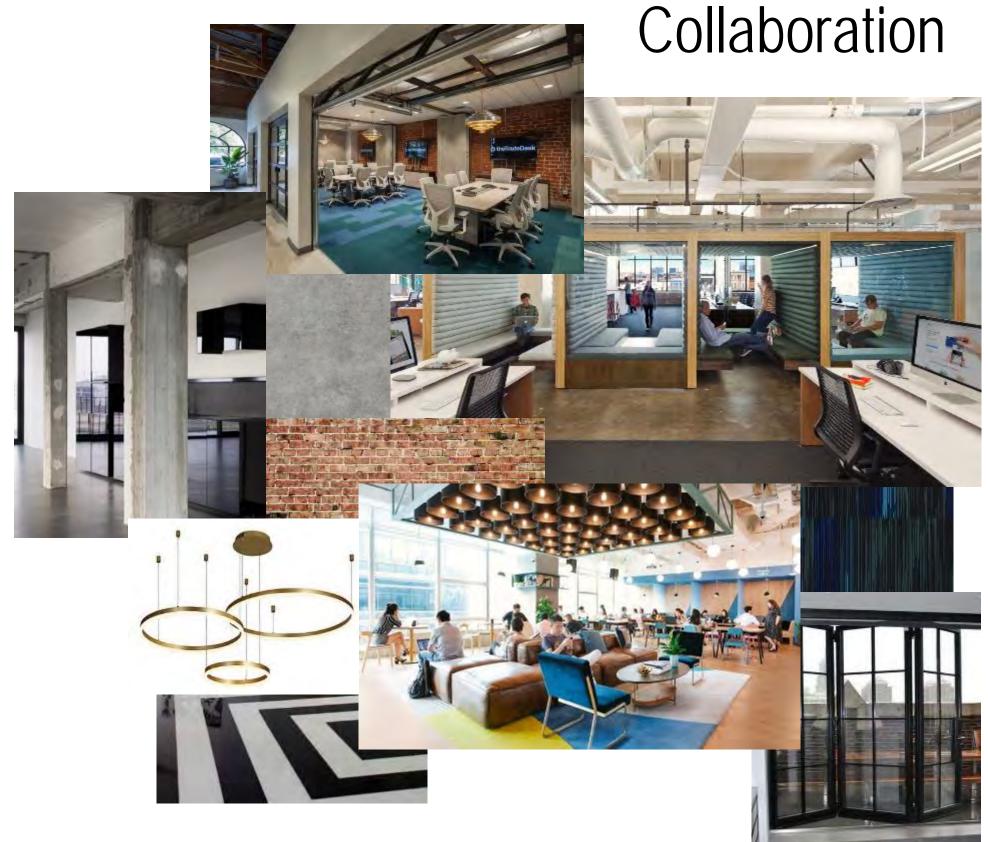
#### Interviewee:

Interview Date: Revision Submitted: Sign Off:

#### Department Notes:

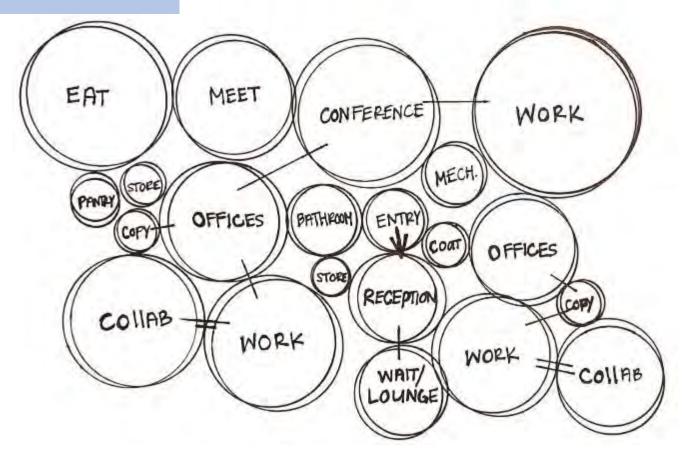
Versatile Collaboration

- Blending private and public areas
- Cater to different work styles
- Take advantage of the building's existing features
- Interchangeable collaboration areas
- Comfortable, functional, and flexible
- Spaces that have multiple functions

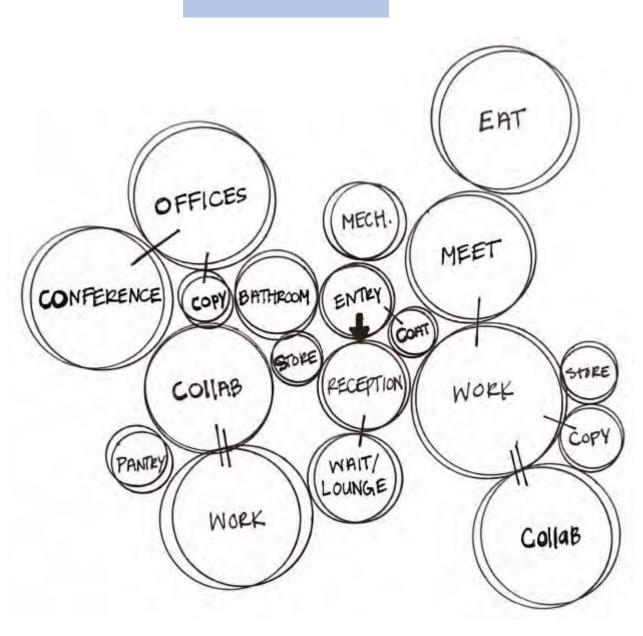


# Bubble Diagrams

## Option One

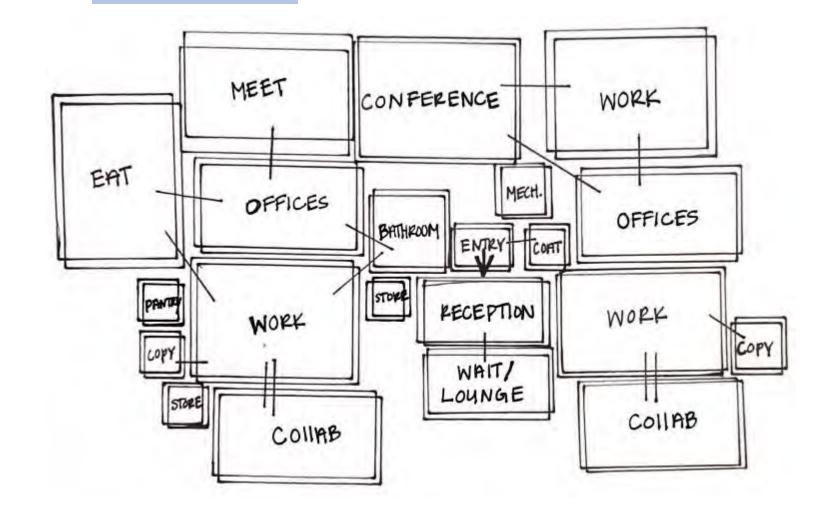


# Option

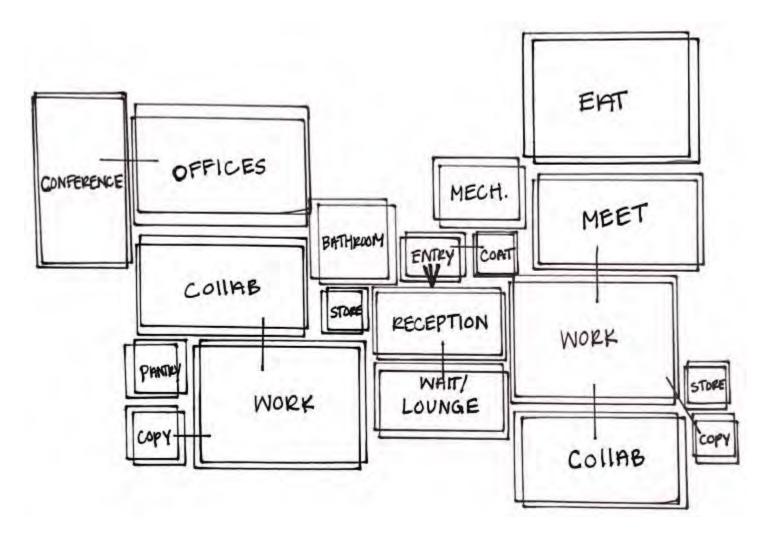


# Block Diagrams

### Option One

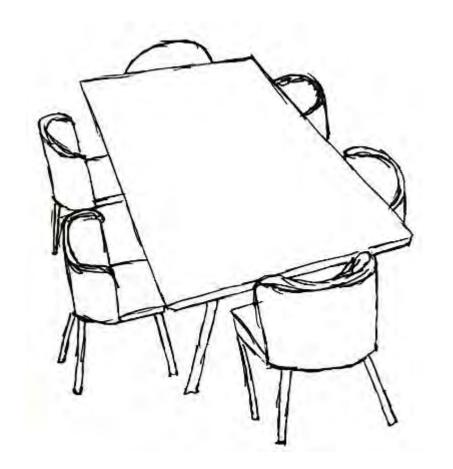


### Option



### Group Planning/Meeting

- Comfortable
- Spacious
- Private
- Quiet
- Allows for people to focus

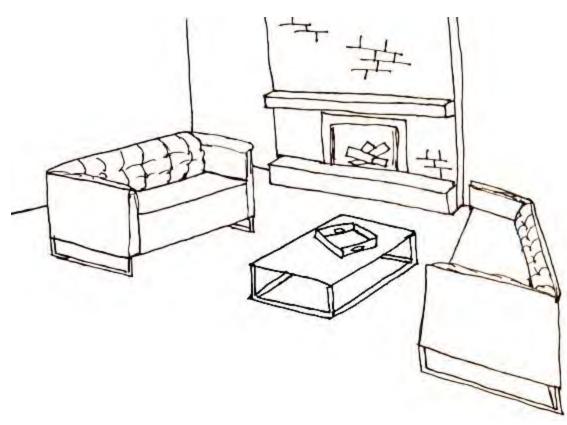


# Space Standard Drawings



# Activity Space Studies





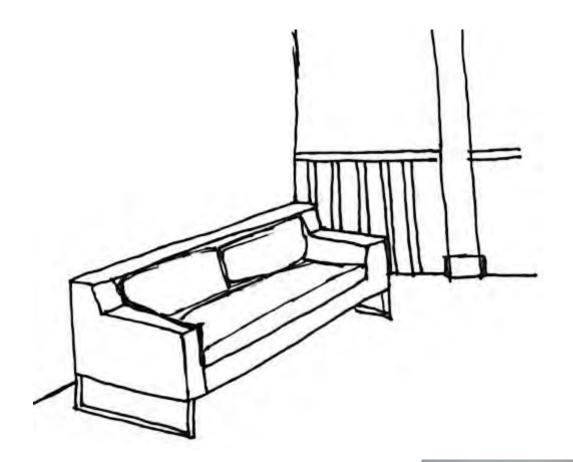
## Socializing

- Open
- Comfortable
- Bright
- Inviting

# Activity Space Studies

# Daydreamin

- Bright
- Airy
- Comfortable
- Allows people to relax
- Peaceful

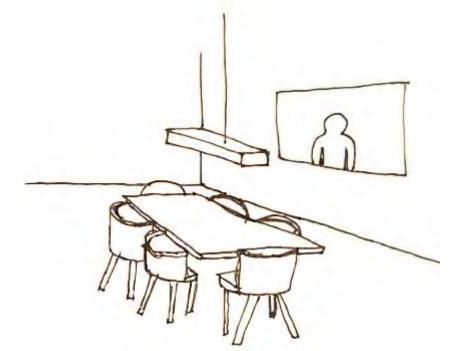


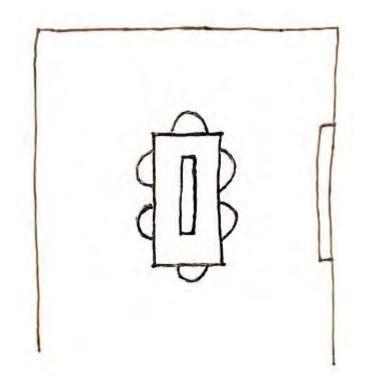


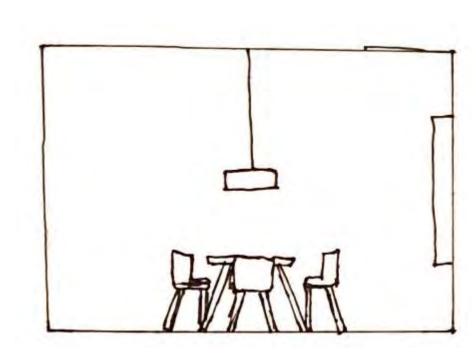
## Ideal Group Planning/Meeting

- Add lighting over the table
- Add a smart screen that allows for video conferencing
- Provides more uses for the planning/meeting room

# Activity Space Studies



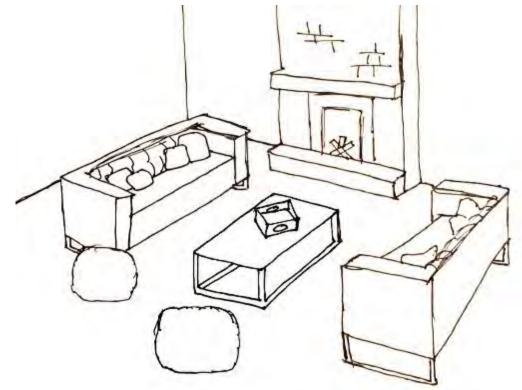


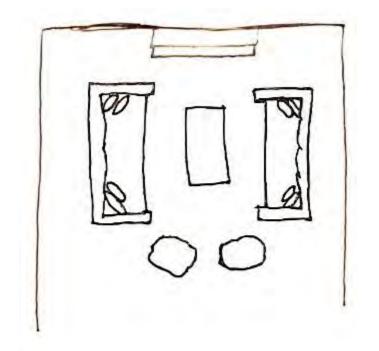


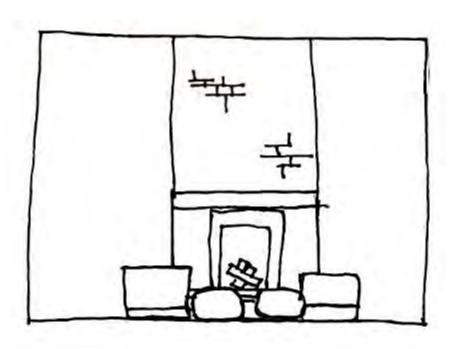
# Ideal Socializing

- Add poofs for more casual seating
- Helps to create a socializing environment
- Introduce more pillows

# Activity Space Studies







### Ideal Daydreaming

- Enclose area to allow for year-round use
- Glass window wall for natural light
- Add a rug for more comfort
- Add a lamp for a cozier feel
- Increase the amount of pillows

# Activity Space Studies

