

BRADFORD
BCEDERBERG
Attorneys at Law

Grace Yang | INDS 320-08 | Studio III | Winter 2020 | Professor Susanne Davidson

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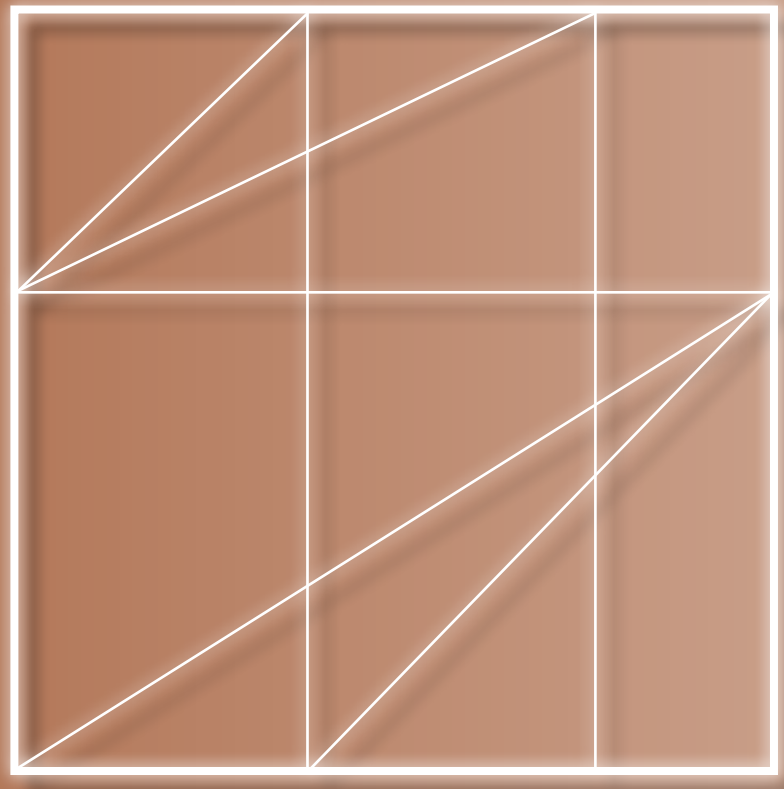
GRACE YANG
interior design + architecture

Grace Yang
INDS 320-08 | Studio III
Winter 2020
Professor Susanne Davidson

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PHASE I

RESEARCH & ANALYSIS



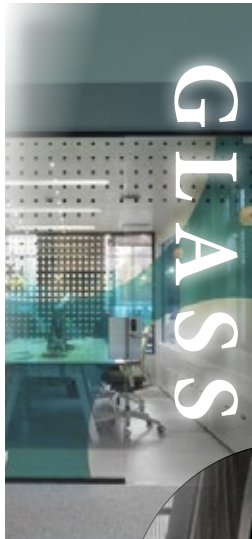
phase I | research & analysis
INSPIRATION BOARD



BIOPHILIA



LIGHT



GLASS



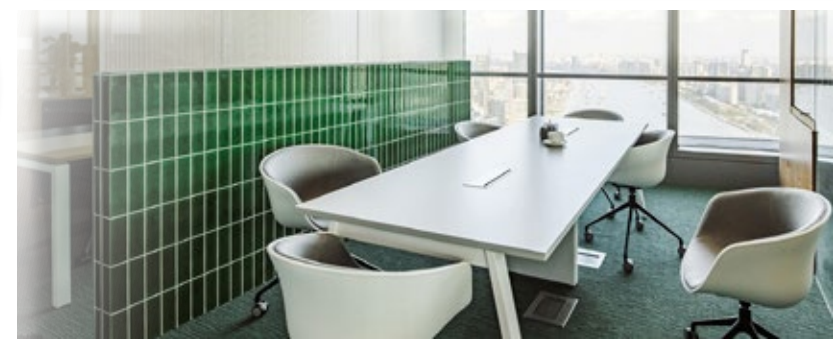
MATERIALITY



NG



BRANDI



PixelMedia
COMPANY BLOG OR WEBSITE





phase I | research & analysis
THE DESIGN PROBLEM & SOLUTIONS

Working for a law firm isn't all exciting courtroom drama, news conferences, and grateful clients. There comes day-to-day stresses that require an appropriate design direction and reference to help improve the challenges seen in law workplace environments. Here are three major challenges broken down into possible solutions.

 **HIGH STRESS**

Deadlines, billing pressures, client demands, changing laws, and other demands all combine to make the practice of law one of the most stressful jobs out there.

 **THE SOLUTION**

Wellbeing awareness: onsite healthy food and beverage options | relaxation/social areas | onsite health center/wellness programs | fitness area

Variety of private space: phone booths | meeting pods | room with a view | quiet, reflective space



 **FIRM REPUTATION & IMAGE**

First impressions matter. We judge people in the first few seconds of meeting them, so imagine how your workplace is judged as soon as someone walks through the door. A well designed workplace convinces clients that they are in the right hands.

 **THE SOLUTION**

Impressive reception area: original reception desk design | lobby for guests to check-in | company recognition/awards/graphics to ensure credibility | color schemes | branding elements | quality lighting

Engaging furniture: free standing | self powered | cheaper buildout | code compliant | easily movable and can change for company growth | acoustic comfortable | colorful | engaging | culture/brand building



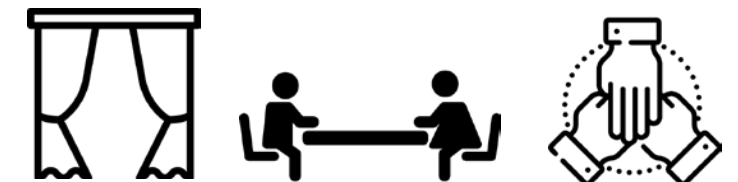
 **LONG HOURS**

The demands of global law practice means that some lawyers must be available to clients around the clock. Today's lawyers work longer and harder which result in a work-life imbalance. A competitive environment needs spaces crucial to client development and business management activities in addition to billing hours.

 **THE SOLUTION**

Variety of workspaces: offering different kinds of workspaces for employees | rooms set for conferences | rooms set for client meetings

Enhanced visual privacy: branded vinyl decal | frosted/tinted/textured glass conference fronts | room divider treatment |





STARTING THE DAY



JOURNEY

- Check voice mails
- Check emails
- Catch up on messages/memos
- Review status of pending cases
- Prepare motions, memorandums of law, pleadings, and other legal documents required for the cases on which they are working

SPACE

- reception/lobby
- copy areas
- closed office area
- file room
- phone booth

DURING BUSINESS HOURS



- Client/witness meetings
- Work on legal submissions
- Reviewing evidence in files
- Research and collecting data
- Intensive negotiating with settlements
- Preparing and drafting legal documents
- Administrative work

- main office
- phone booth
- file room
- break room
- small conference room
- open office area
- executive office
- storage room

BEYOND WORKING HOURS



- Finish necessary paperwork
- Respond to final emails
- Ensure all deadlines are recorded on my desktop & online calendar

- file room
- closed office area
- copy area
- storage room



BRADFORD CEDERBERG

Attorneys at Law

Established in 2003, Bradford Cederberg is a Florida-based law firm that exclusively practices PIP litigation. "PIP" stands for "Personal Injury Protection" and is by law required from all Florida motor-vehicle owners. Seeking proper reimbursement for medical care provided to people injured in automobile accidents became a full time job for most medical facilities. In efforts to relieve the widespread abuses that medical care providers were experiencing from automobile insurers, Bradford Cederberg stepped in to focus primarily on representing high end health care practitioners. From their humble start up as a one lawyer brand grown to a medium-sized organization in just 10 years, Bradford Cederberg became recognized as an expert legal representation platform for all things "PIP" across the Sunshine State of Florida.



THE MISSION

Bradford Cederberg does one thing and does it very well which is PIP litigation. They center their practice more devotedly and passionately than any other firm in the state. Any health care providers seeking legal representation? This is the firm to **trust**.



THE STANCE

They want to represent Florida's hospitals, emergency room physicians, orthopedic physicians, radiologists, EMT/ambulance, fire & rescue, and MRI providers. Their sole vision as a firm is to **better the lives** of Florida's health care providers and practitioners.



MEET THE ATTORNEYS



Mark A. Cederberg



Rutledge M. Bradford



Robert D. Bartels



Benjamin W. Loving



Wendy L. Gowen



K. Douglas Walker



David B. Alexander



Amanda H. Reher



Steven G. Dell

CORPORATE BACKGROUND



Consists of 3 female & 6 male highly experienced PIP litigation attorneys with a support staff of 20



All of the lawyers employed by Bradford Cederberg carry extensive knowledge of how the automobile insurance industry works and the tricks of the trade they employ to save money by underpaying providers



They come from families with strong medical backgrounds



They are the children and siblings of medical doctors, physical therapists, obstetrical nurses and paramedics



They have watched their own family members attempt to fight with insurance companies over reimbursements and how falling reimbursements affect their lives and families



at-tor-ney

(noun)

1. a person appointed to act for another in business or legal matters
2. a lawyer



THE SERVICES

- Reviewing years of accounts receivables
- Sending out the mandatory pre-suit demand letters required by Florida's PIP law
- Aggressively and professionally representing high end medical providers



CORPORATE CULTURE/LIFESTYLE

THE WORK ENVIRONMENT

“Most attorneys work in private or corporate practices, but local or state governments or for the federal government employ others. Some serve as in-house counsel for corporations, which means they’re actually employed by the companies they represent. Almost a quarter of all attorneys are self-employed. In all cases, however, the majority of their work is spent in offices.

An attorney must sometimes travel to meet with clients and, depending on his specialty, appear in court for trials, conferences, and mediation. Some specialties involve much more in the way of client/attorney interaction and meetings.

This can be a very **high-pressure career**, with clients’ lives and livelihoods hanging in the balance.”



THE WORK SCHEDULE

“An attorney’s work involves continuously having to meet deadlines. This can result in **a lot of overtime**, particularly for solo practitioners who may not have associates to rely upon.

The majority of lawyers work full time, and many work **more than 40-hour weeks**, particularly those employed by large law firms or who work in private practice.”



CORPORATE RECOGNITION



As a renowned law firm, Bradford Cederberg is nothing but a skilled team of attorneys who are **compassionate, assertive, creative, and enduring.**



Ms. Bradford is certified by the Florida Bar, Board of Legal Specialization and Education since 1997

Board certification requires a career concentrating in civil trial law, passing a rigorous written examination, passing peer review, and completion of numerous hours of continuing legal education.

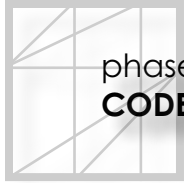
Martindale-Hubbell gives Bradford Cederberg a **4.9/5/0** rating for legal knowledge, analytical capability, judgement, communication, and legal experience.



AV[®] PREEMINENT[™]
Martindale-Hubbell[®]
Lawyer Ratings

Ms. Bradford is also AV rated by the Martindale-Hubbell Law Directory rating system.

The “A” rating means that the attorney scored “very high to preeminent” in the category of “legal ability” while the “V” rating means that the attorney scored “very high” in the category of general ethics. The AV rating is the highest rating awarded by Martindale-Hubbell and reflects an attorney who has reached the height of professional excellence.



In workplace design, buildings that have to comply with accessibility requirements for the disabled include all public office buildings and all other building types normally used by the general public.

In this case, Bradford Cederberg is a Business Group B occupancy because it is using a public building for office, professional or service-type transactions, and storage of records and accounts.

SYMBOLS OF ACCESSIBILITY

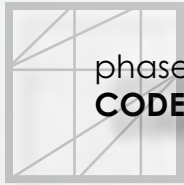


ADA (Americans with Disabilities Act of 1990)
(civil rights law)

- 1. ensures access to the built environment for people with disabilities
- 2. establishes design requirements for the construction and alteration of facilities subject to the law

A workplace environment should be **accessible** so as to **acomodate all persons** and not hinder employment of disabled persons.





ACCESSIBLE DESIGN CODES

✓ ADA Height Reach Requirements

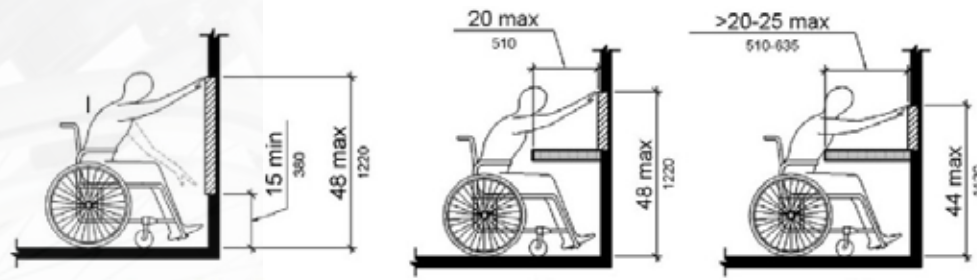


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

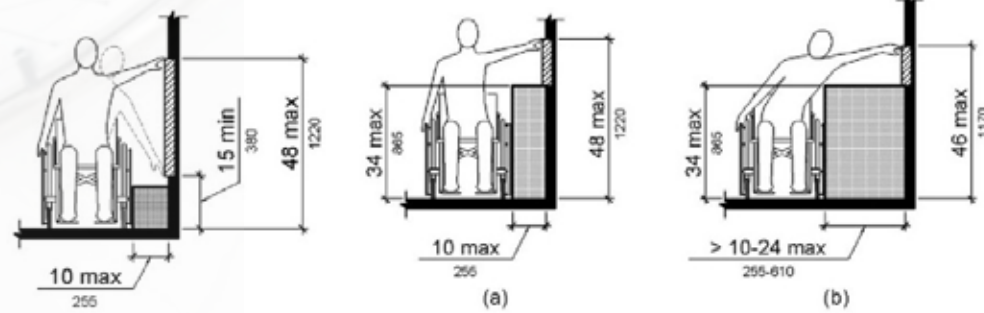
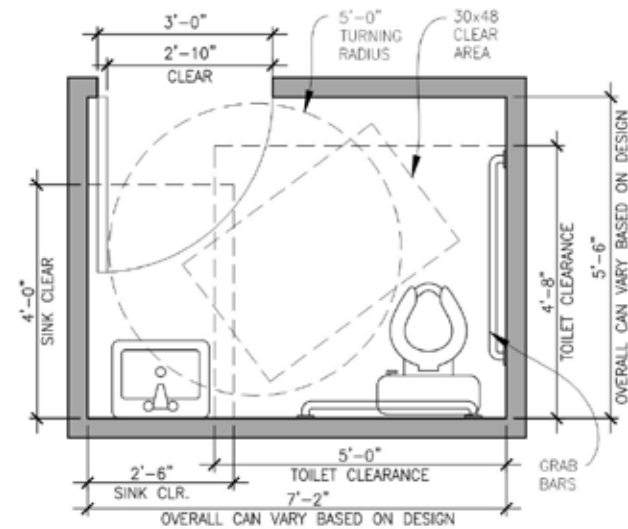


Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

✓ Restroom Clearances



✓ Passage Allowance

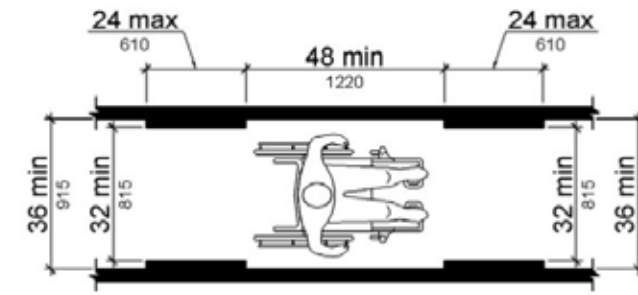


Figure 403.5.1
Clear Width of an Accessible Route

✓ Vertical Clearance

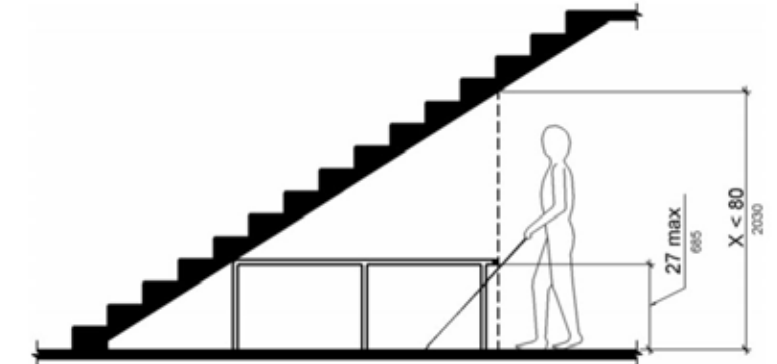
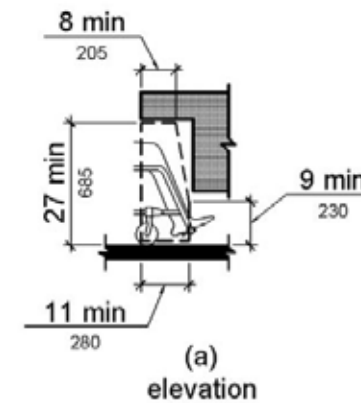


Figure 307.4
Vertical Clearance

✓ Knee Clearance



(a)
elevation

✓ Limits of Protruding Objects

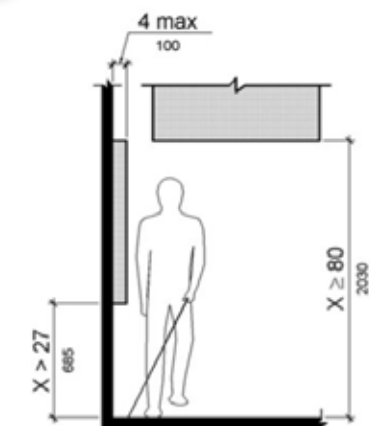


Figure 307.2
Limits of Protruding Objects

✓ Door Width Clearances

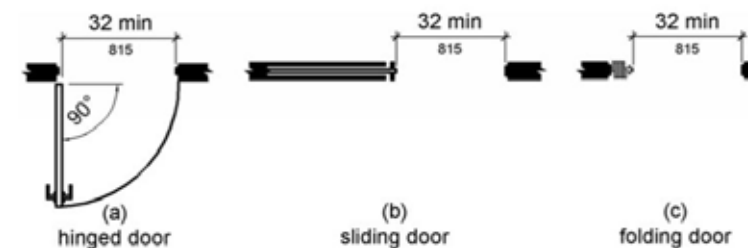


Figure 404.2.3
Clear Width of Doorways

ADA
Americans with
Disabilities Act



O COEE | FLORIDA



PROJECT SITE

- ● HIGH TRAFFIC
- ● LOW TRAFFIC



THE LOCATION

441 Palm Drive
Ocoee, Florida 34761

On the intersection of Palm Drive & Ocoee Apopka Rd.

Population: 46,402

This project entails the design of the interior space of a new construction 2 story office space located in Ocoee, Florida to accommodate sustainable office design.

Total square footage: 28,057 sq. ft.
12



THE HISTORY

Ocoee is a city in Orange County, Florida, United States and is the 60th largest city in Florida based on official 2017 estimates from the US Census Bureau. It is about 10 miles northeast of Orlando, Florida, which is about a 20 minute drive. The City of Ocoee was formed as a small agricultural settlement supported by the local citrus and vegetable farming industry. Named after a river in Tennessee, Ocoee means "apricot vine" in the Cherokee language - what we now call the **passion flower**. The city logo is inspired by this flower. The Town of Ocoee was recognized as a municipality by the Florida legislature in 1923 and became the City of Ocoee in May 1925.



THE VISION

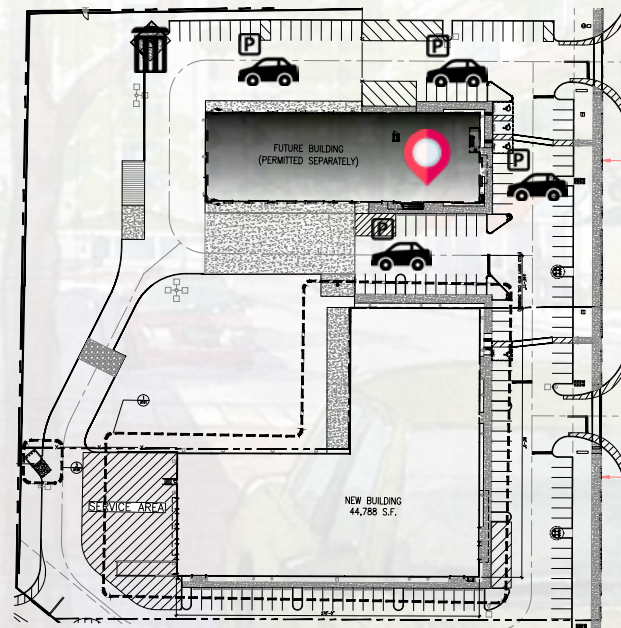
Today, Ocoee is undergoing a process of creating a new future for the city that will include centers of vibrant, urban, mixed use development that ensure enhanced pedestrian and automobile connectivity, flexible land uses, a diverse economic base, a mix of housing types, a shared responsibility of infrastructure financing, open space as a public amenity, and enhanced image and development form.



o.co.ee

(noun)

1. means "apricot vine" in the Cherokee language
2. city logo is inspired by this flower



SITE



PARKING



DUMPSTER

NEAREST AMENITIES

Park | Palm Park (.2 mile)

Gas Station | Sunoco (466 feet)

Restaurants | Sobik's Subs of Ocoee (400 feet) | The Ocoee Taco Company (.5 mile) | Franco's Pizzeria (.6 mile)

Grocery | Publix (2.5 mi.) | Walmart (2.6 mi.) | Aldi (4.0 mi.)

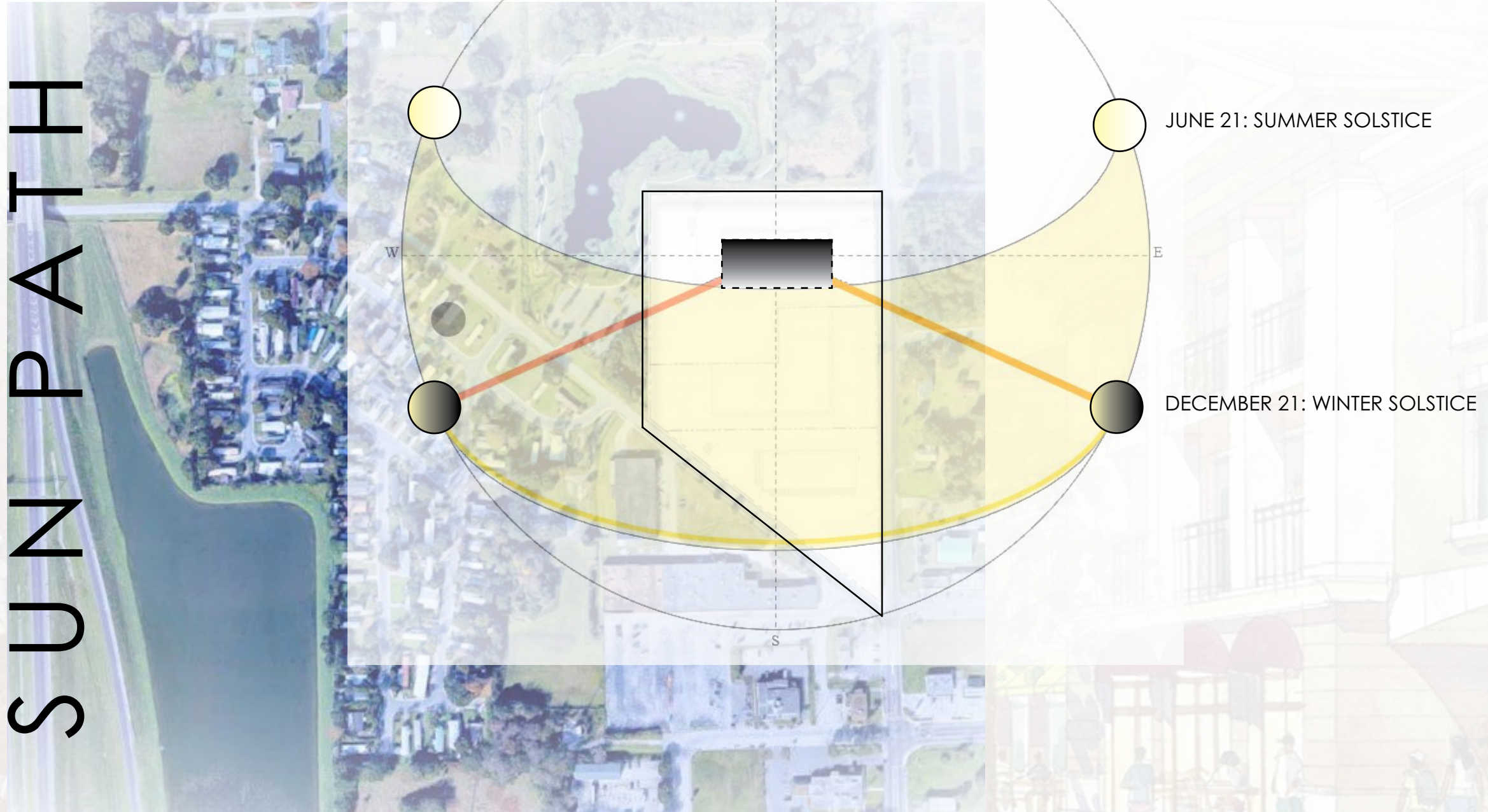
Shopping | West Oaks Mall (3.8 mi.)

Post Office | United States Postal Service (.2 mi.)

Public Transportation | West Oaks Mall Super Bus Stop (3.7 mi.)

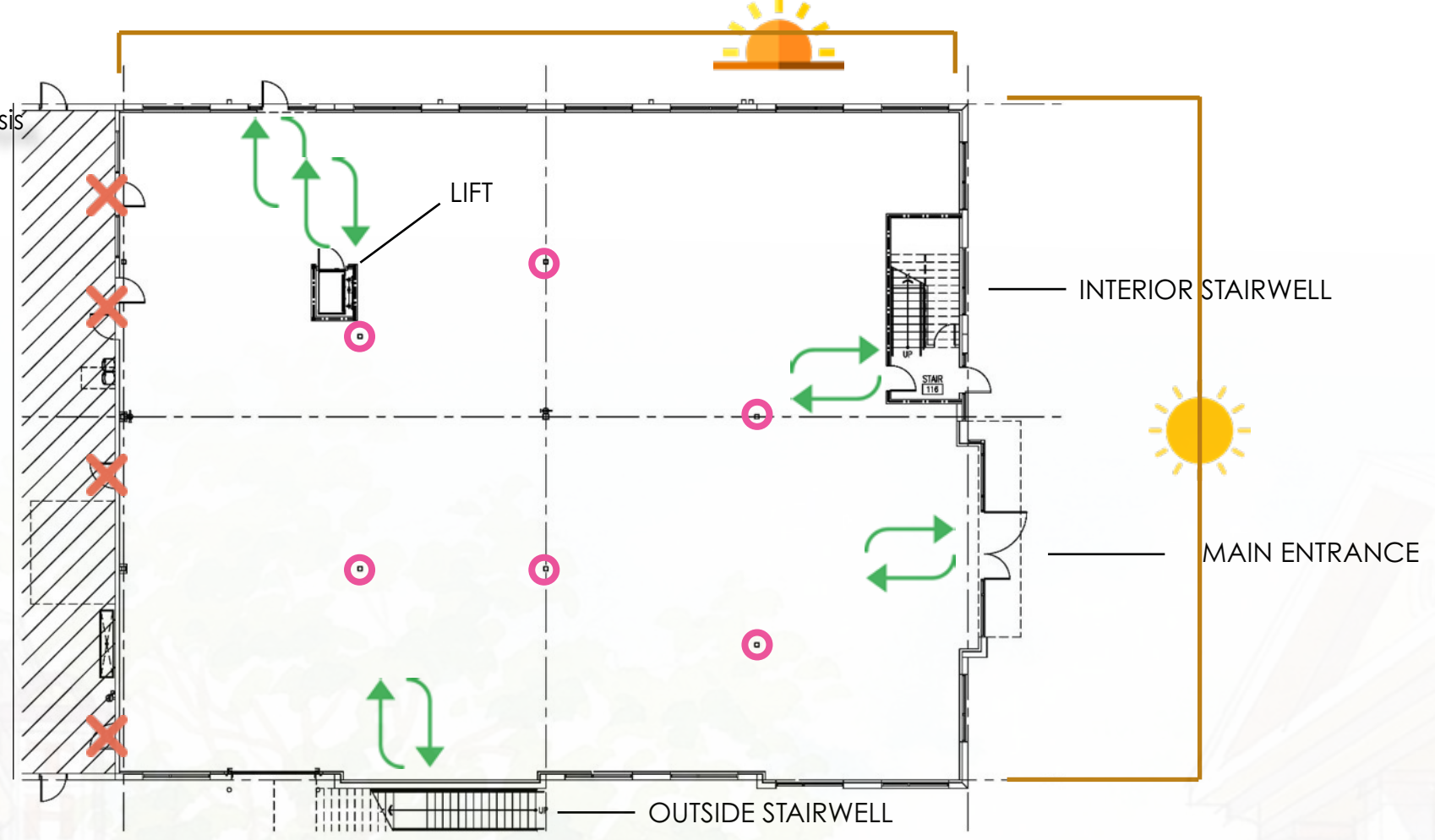


SUN PATH



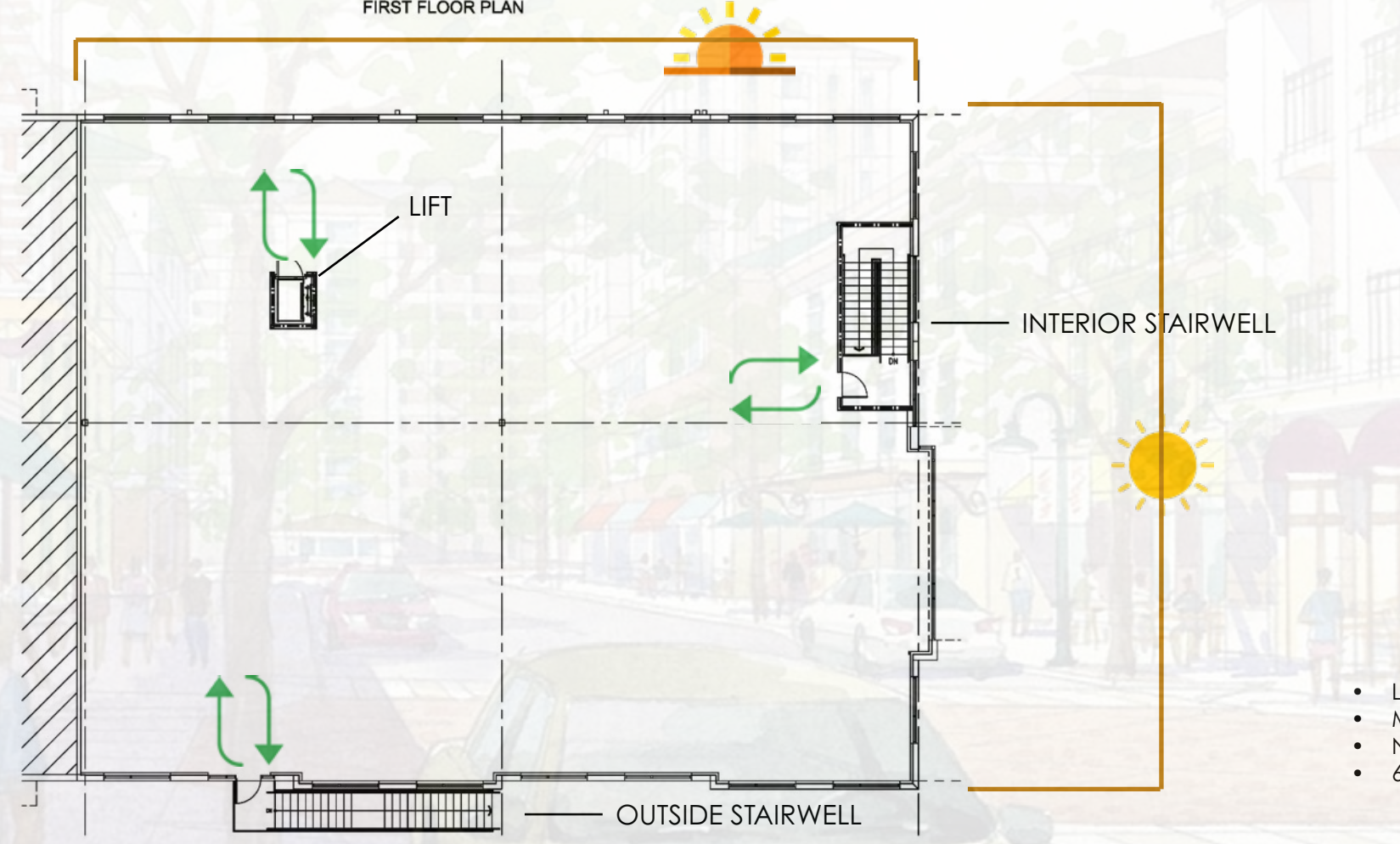


WALL SEPARATING OTHER TENANT








FIRST FLOOR PLAN

WALL SEPARATING OTHER TENANT

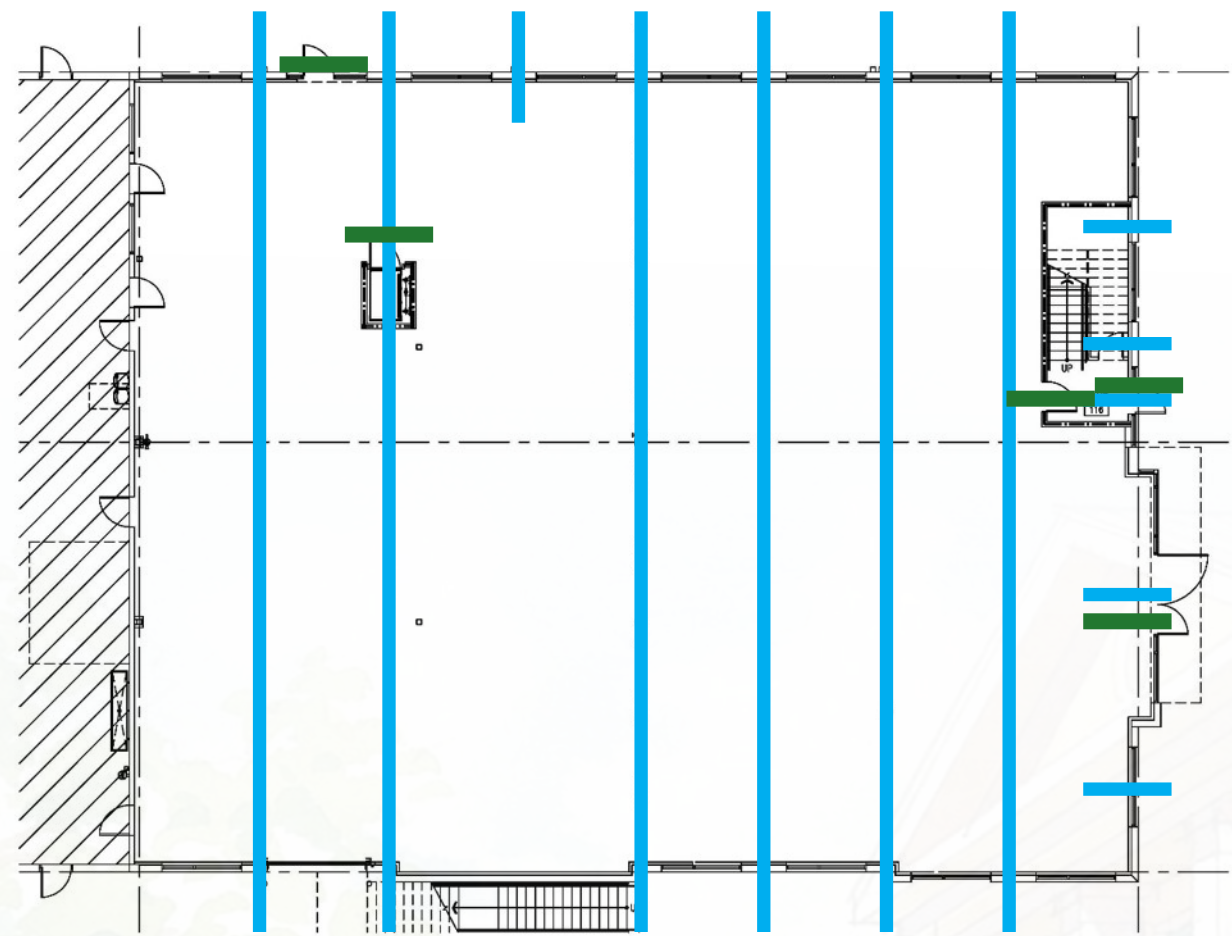


SECOND FLOOR PLAN

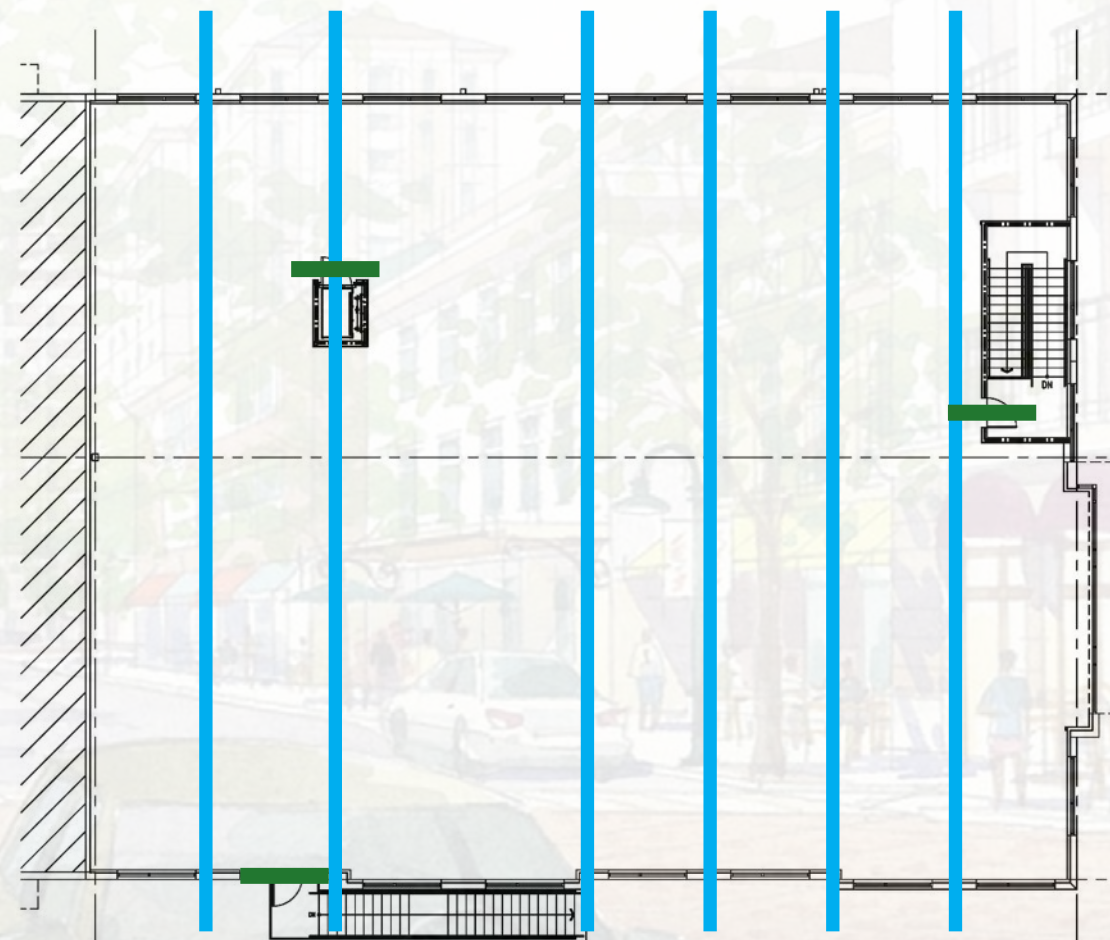
-  DOOR TO BE REMOVED
-  COLUMN
-  MEANS OF EGRESS
-  NATURAL LIGHT IN MORNING
-  NATURAL LIGHT IN AFTERNOON

NOTES

- LEFT WALL ON FIRST FLOOR TO BE WALL ONLY; REMOVE ALL DOORS
- MAIN ENTRANCE DOORS WILL BE THE SAME SIZE
- NOTHING IS TO BE CHANGED FOR THE LIFT
- 6 COLUMNS ON FIRST FLOOR SUPPORTING THE SECOND FLOOR



FIRST FLOOR PLAN



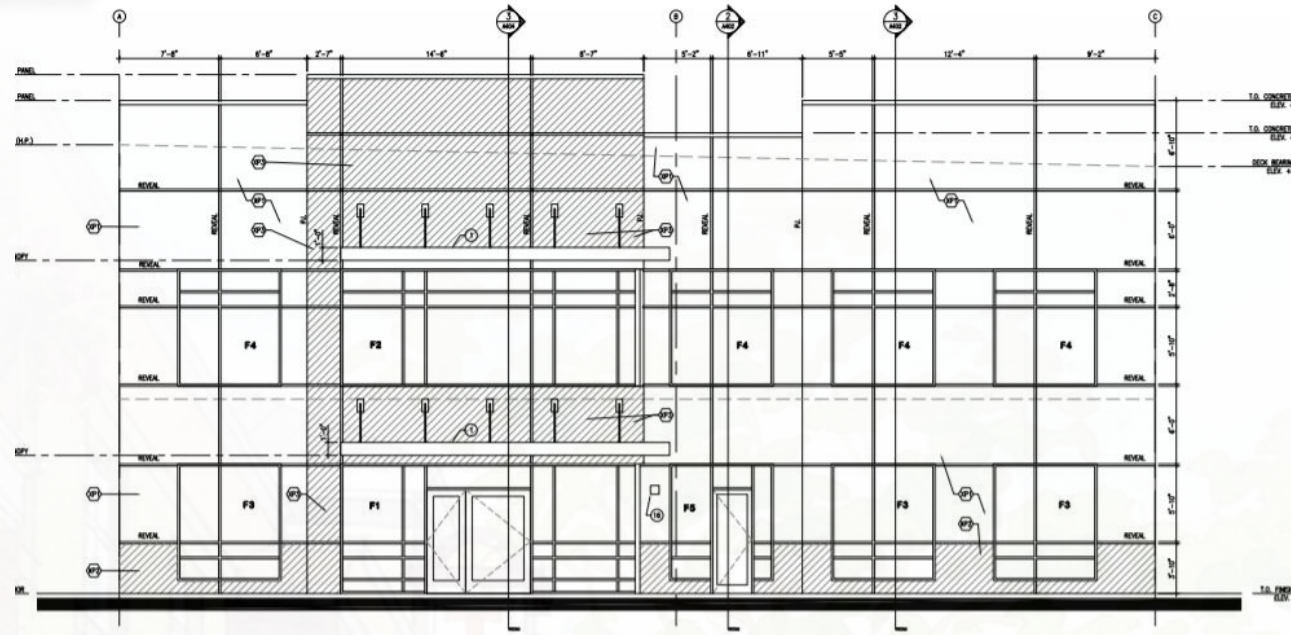
SECOND FLOOR PLAN

WINDOW & DOOR ANALYSIS

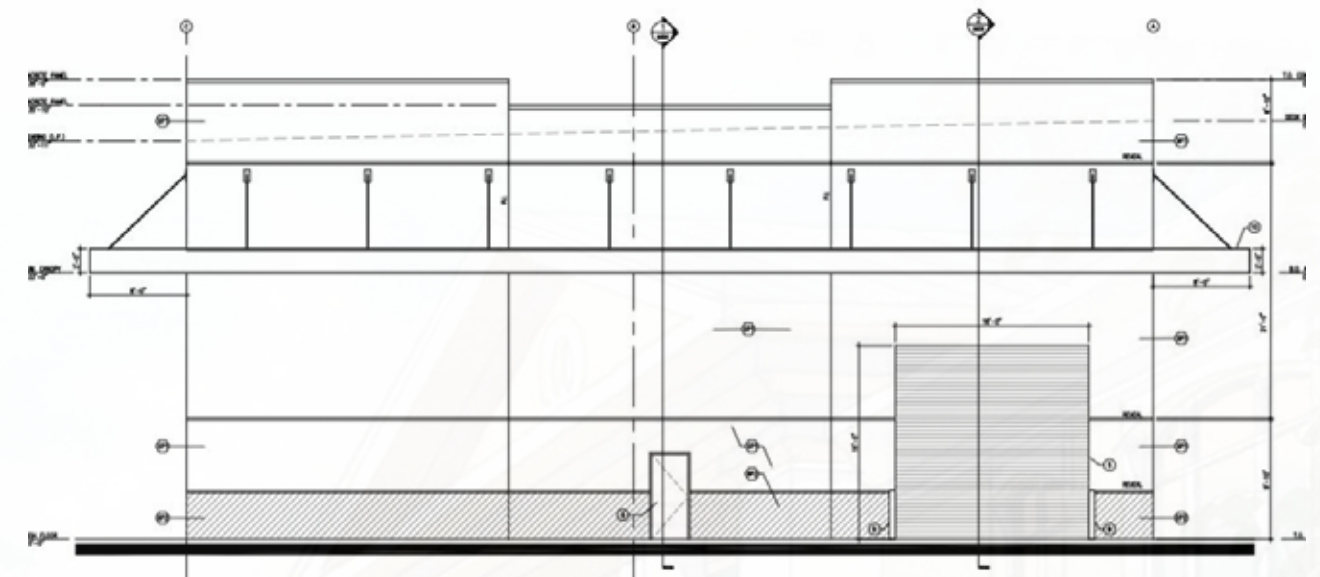
-  WINDOWS
-  DOORS



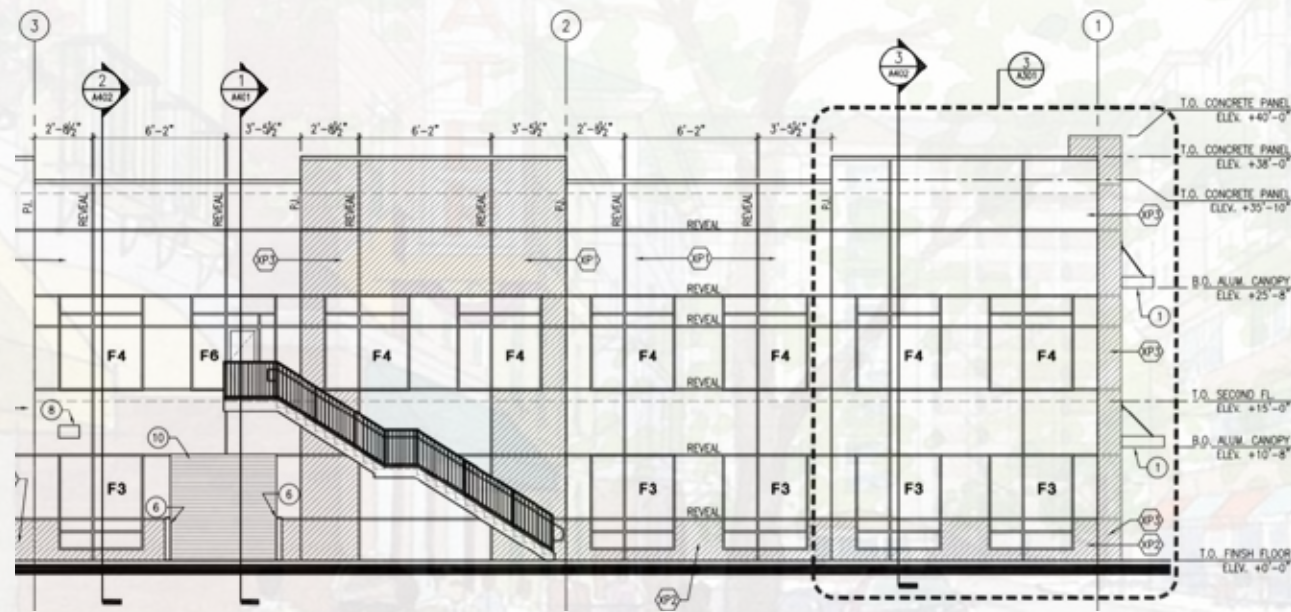
ELEVATIONS



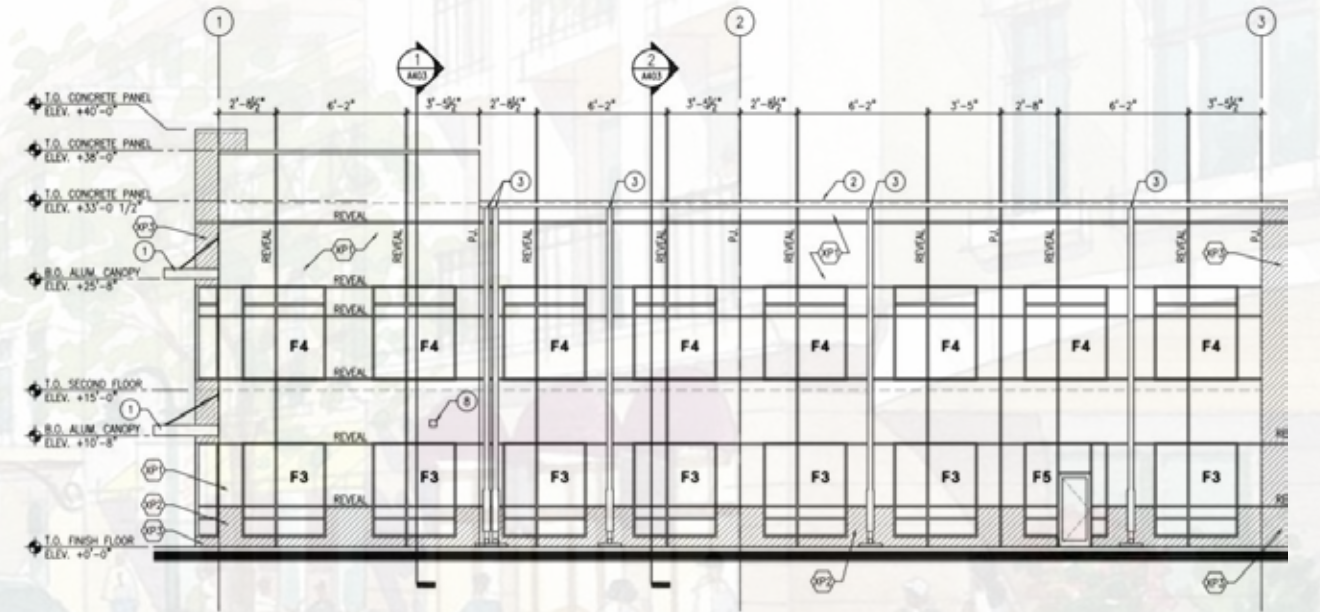
EAST EXTERIOR ELEVATION



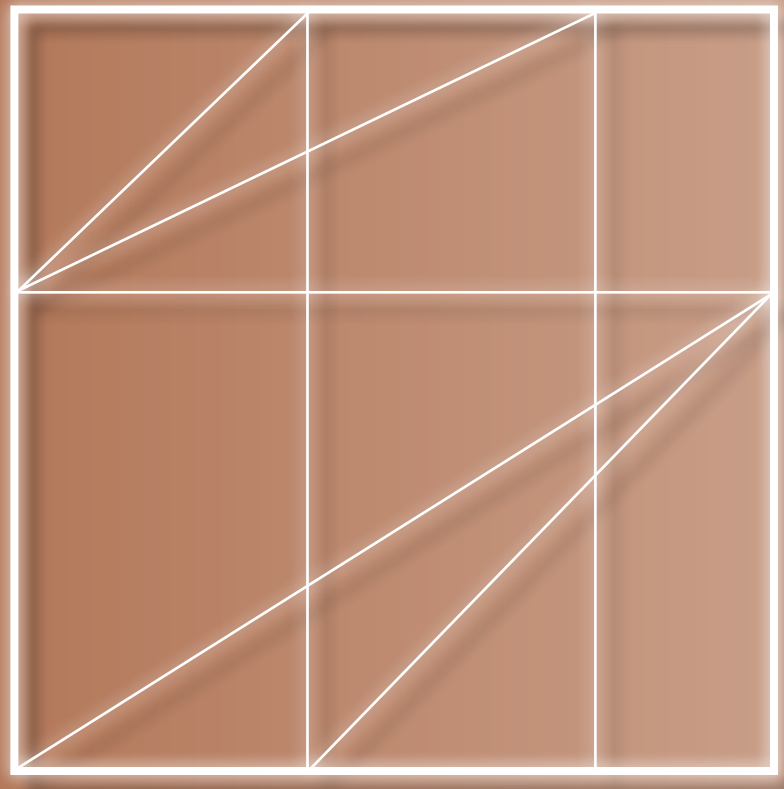
WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

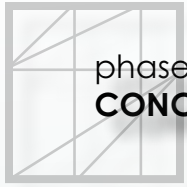


NORTH EXTERIOR ELEVATION



PHASE II

CONCEPT DEVELOPMENT & SCHEMATIC DESIGN

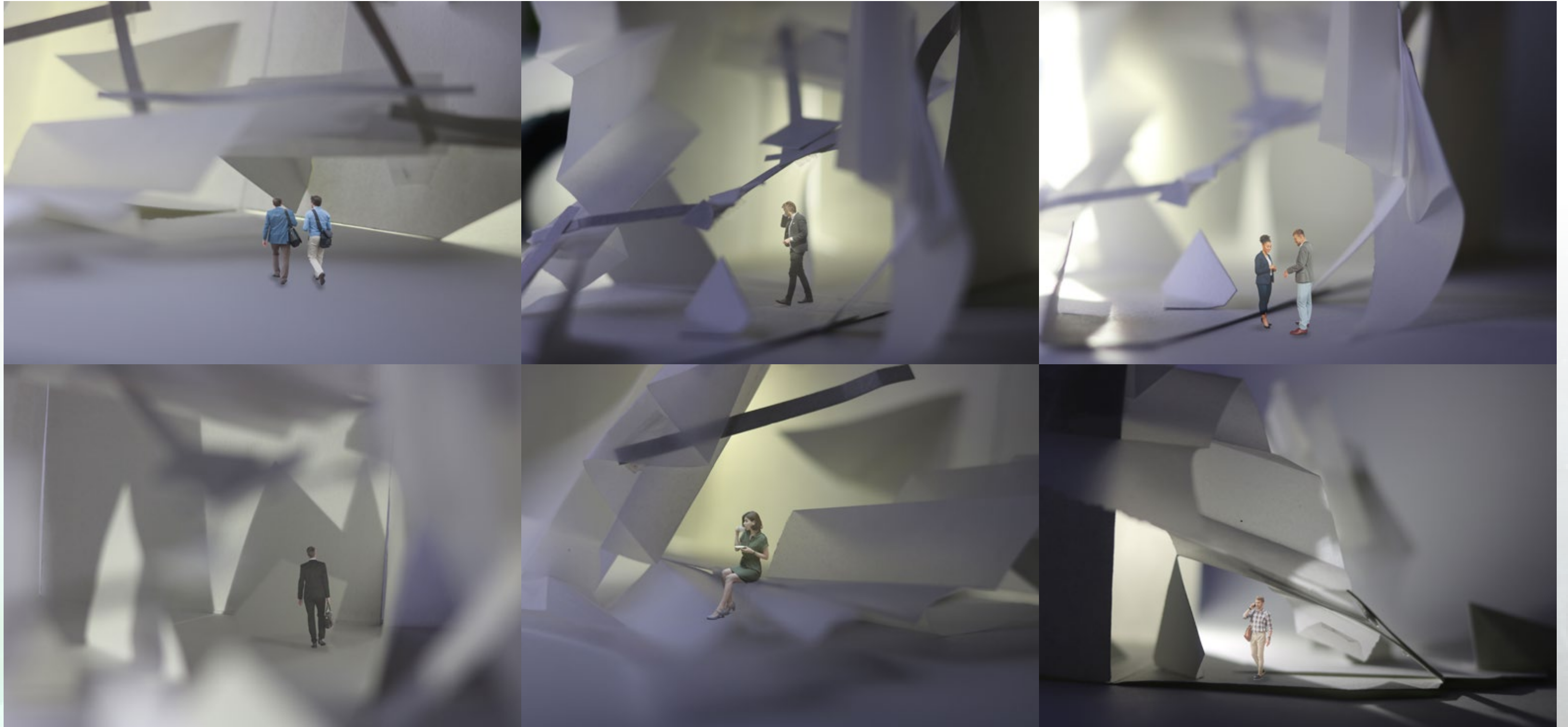




THE PROMISING GLOW

The Promising Glow secures the ideal workplace environment that faithfully represents a team that empowers themselves by striking bolts towards justice. Revolved around the imagery of a glowing sky after lightning strikes, the aura that glows of electric orbs is a reflection of peace, order, and security after the storm. Through confident framework, mesmerizing lighting, and layered materiality, this immersive experience focuses on loyal lifestyle.

We are drawn to dedicated promises, so we should trust that we'll glow after receiving this journey that exposes people to a moment of contentment and victory.





phase II | schematic design
PROGRAM

	Approx. Sq. Ft.	Quantity	Level	Programming Needs	FF&E	Adjacencies	Notes
Reception/Lobby	600 sq. ft.	1	1st floor	<ul style="list-style-type: none"> Welcomes clients and provides a waiting area 	<ul style="list-style-type: none"> Custom reception desk Receptionist chair Coffee table Side table TV 	Next to stairwell or elevator	<ul style="list-style-type: none"> A comfortable and ergonomically appropriate chair for the receptionist Lounge seating for 8 Reception desk must be universally designed Biophilia Branding elements
Storage Rooms	100 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Used to store extra filing/extra physical materials 	<ul style="list-style-type: none"> Wall mounted shelving 	Next to conference room/reception	
Mail Room	220 sq. ft.	1	1st floor	<ul style="list-style-type: none"> Receiving and sorting mail. Prepare mass mailing Postage machine and paper storage 	<ul style="list-style-type: none"> Wall mounted shelving Deep cabinetry with storage above and below Wheeled storage cart 	Next to copy area/reception	
Copy Area	25 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Paper and filing storage 	<ul style="list-style-type: none"> Printers/fax machines Millwork Shelving 	Next to mail room	
File Room	200 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Reading nook or seating niche for attorneys to look over files 	<ul style="list-style-type: none"> Lateral file cabinets with locks Lounge chair Side table Table lamp 	Next to offices	<ul style="list-style-type: none"> Could be mixed-used as a library
I.T./Server Room	128 sq. ft.	1	1st floor	<ul style="list-style-type: none"> Air-conditioned space devoted to the continuous operation of computer services 	<ul style="list-style-type: none"> Computer racks with adequate clearance per manufacturer's specs At least 42 inches around equipment 48 inches in aisles Anti-static flooring 		<ul style="list-style-type: none"> Walls, ceiling, and doors sound-isolated from other occupied areas No windows because of security and sound 9 foot ceiling max Louver doors for ventilation
Mechanical Room	75 sq. ft.	1	1st floor	<ul style="list-style-type: none"> Separate AC unit required 		Must be next to electrical room	
Electrical Room	75 sq. ft.	1	1st floor			Must be next to mechanical room	
CFO Offices	300 sq. ft.	2	2nd floor	<ul style="list-style-type: none"> Half frosted glass fronts 	<ul style="list-style-type: none"> Large shelving/display case behind chair Executive chair & desk 2 guest chairs Couch with coffee/side table 	Must be overlooking all work space areas	<ul style="list-style-type: none"> Must have outside view
Private Offices	140 sq. ft.	8	2nd floor	<ul style="list-style-type: none"> Half frosted glass fronts 	<ul style="list-style-type: none"> Large shelving/display case behind chair Height adjustable L-shaped desk Executive chair 2 guest chairs 		<ul style="list-style-type: none"> Must have outside view
Open Office Area	1000 sq. ft.	2	1 each level	<ul style="list-style-type: none"> For all the support staff and admins Arranged in a way that support concept parti 	<ul style="list-style-type: none"> Height adjustable desks Ergonomic desk chairs 	Close to the center of everything	<ul style="list-style-type: none"> Use of frosted glass partitions Outside view present but not directly adjacent

Collaborative Space	500 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Meeting space to support collaboration Informal & casual environment 	<ul style="list-style-type: none"> Large conference table 8 chairs Display casing or curtains 	Close to lounge and cafe	<ul style="list-style-type: none"> Use of creative partition
Large Conference Area	350 sq. feet	1	2nd floor	<ul style="list-style-type: none"> Used for formal, bigger company meetings Half-frosted glass front Video conferencing 	<ul style="list-style-type: none"> Large conference table 10 chairs TV Window seating nooks/niches 		<ul style="list-style-type: none"> Must have outside view
Small Conference Area	250 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Used for smaller company meetings Half-frosted glass front Video conferencing 	<ul style="list-style-type: none"> Small conference table 4 chairs TV 		<ul style="list-style-type: none"> Can be used as informal meeting space
Men's Restroom	225 sq. ft.	2	1 each level		<ul style="list-style-type: none"> 2 urinals 1 closed stall 2 sinks 	Near janitor closet	<ul style="list-style-type: none"> Must have 1 ADA stall Same location on both levels
Women's Restroom	225 sq. ft.	2	1 each level		<ul style="list-style-type: none"> 3 closed stalls 2 sinks 	Near janitor closet	<ul style="list-style-type: none"> Must have 1 ADA stall Same location on both levels
Janitor Closet	30 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Must have floor mop sink 	<ul style="list-style-type: none"> Wall mounted shelving 	Near restrooms	
Phone Booths	42 sq. ft.	4	2nd floor	<ul style="list-style-type: none"> Sound-insulated private space 	<ul style="list-style-type: none"> Installed seating and surface work area 	Near corridor or seating nooks/niches	<ul style="list-style-type: none"> Must have glass front for safety hazard viewing Can be used as informal meeting pods
Lounge/Living Area	300 sq. ft.	2	1 each level	<ul style="list-style-type: none"> Very casual and refreshing lounging environment 	<ul style="list-style-type: none"> TV Media table Variety of lounging furniture 	Close to collaborative space, next to cafe/break area	<ul style="list-style-type: none"> Must have outside view Can be used as casual meeting space or informal work area Use of creative partition
Cafe/Break Area	400 sq. ft.	1	2nd floor	<ul style="list-style-type: none"> Healthy and energizing drink/food options Custom branding Casual interaction and refreshment space 	<ul style="list-style-type: none"> Variety of dining and seating furniture 	Close to lobby, collaborative space, and lounge	<ul style="list-style-type: none"> Must have outside view



phase II | schematic design
ADJACENCY MATRIX

ADJACENCY MATRIX

- MANDATORY ADJACENCY
- ◐ SECONDARY ADJACENCY
- NO ADJACENCY REQUIRED

	Reception/Lobby	Storage Rooms	Mail room	Copy Area	I.T./Server Room	Mechanical Room	Electrical Room	File Room	CFO Offices	Private Offices	Open Office Area	Collaborative Space	Large Conference Area	Small Conference Area	Men's Restroom	Women's Restroom	Janitor Closet	Phone Booths	Lounge/Living Area	Cafe/Break Area
Reception/Lobby		●	●	●	◐	○	○	◐	◐	○	◐	●	○	○	●	●	○	◐	●	●
Storage Rooms	●		◐	◐	○	○	○	○	●	●	●	●	●	●	○	○	○	○	○	○
Mail Room	●	◐		●	◐	◐	◐	●	◐	◐	◐	◐	◐	◐	○	○	○	○	○	○
Copy Area	●	◐	●		◐	◐	◐	●	◐	◐	◐	◐	◐	◐	○	○	○	○	○	○
I.T./Server Room	●	○	◐	◐		●	●	◐	○	●	○	○	○	○	○	○	○	○	○	○
Mechanical Room	○	○	◐	◐	●		●	◐	○	○	○	○	○	○	○	○	○	○	○	○
Electrical Room	○	○	◐	◐	●	●		●	○	○	○	○	○	○	○	○	○	○	○	○
File Room	●	○	●	●	◐	◐	●		●	●	●	◐	◐	◐	○	○	○	○	○	○
CFO Offices	◐	●	◐	◐	○	○	○	●		●	●	◐	●	●	◐	◐	○	○	○	◐
Private Offices	○	●	◐	◐	●	○	○	●	●		●	●	●	●	◐	◐	○	○	◐	◐
Open Office Area	◐	●	◐	◐	○	○	○	●	●	●		●	●	●	●	●	○	●	●	◐
Collaborative Space	●	◐	◐	◐	○	○	○	◐	◐	●	●		●	●	●	●	○	●	●	●
Large Conference Area	○	●	◐	◐	○	○	○	◐	●	●	●	●		●	●	●	○	◐	◐	○
Small Conference Area	○	●	◐	◐	○	○	○	◐	●	●	●	●	●		●	●	○	◐	◐	○
Men's Restroom	●	○	○	○	○	○	○	○	◐	◐	●	●	●	●		●	●	○	◐	◐
Women's Restroom	●	○	○	○	○	○	○	○	◐	◐	●	●	●	●	●		●	○	◐	◐
Janitor Closet	○	○	○	○	○	○	○	○	○	○	○	○	○	○	●	●		○	○	○
Phone Booths	◐	○	○	○	○	○	○	○	○	○	●	●	◐	◐	○	○	○		●	●
Lounge/Living Area	●	○	○	○	○	○	○	○	○	◐	●	●	◐	◐	◐	◐	○	●		●
Cafe/Break Area	●	○	○	○	○	○	○	○	◐	◐	◐	●	○	○	◐	◐	○	●	●	



SPACE CHARACTERISTIC MATRIX

● STRONG NEEDS

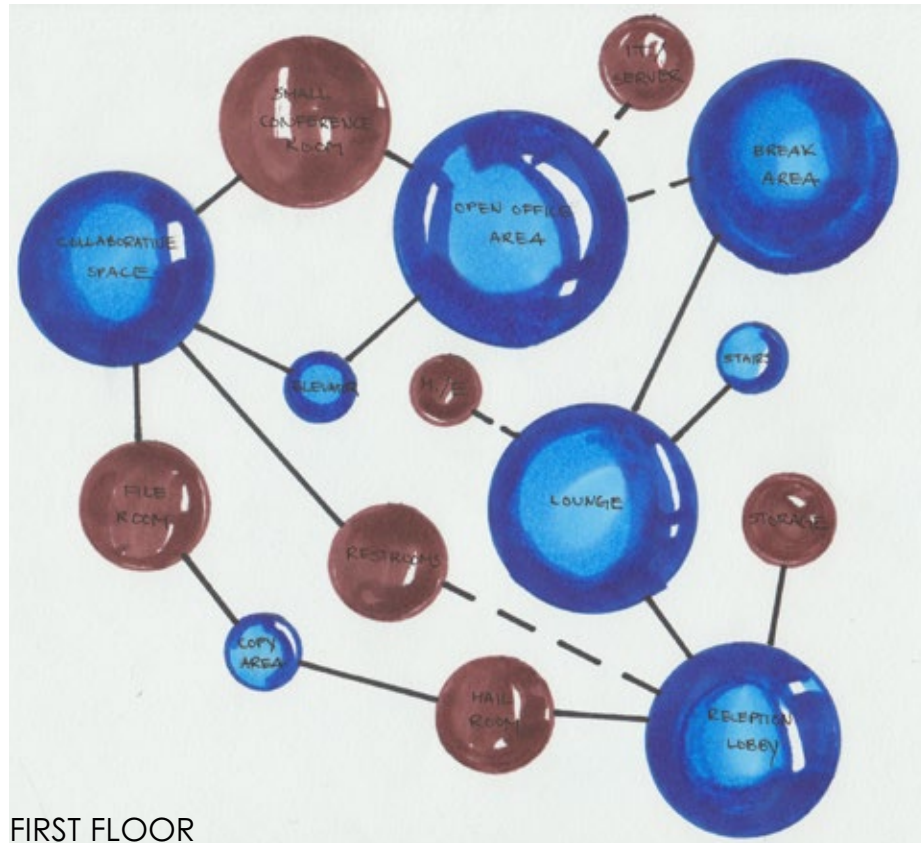
◐ MEDIUM NEEDS

○ LITTLE/NO NEEDS

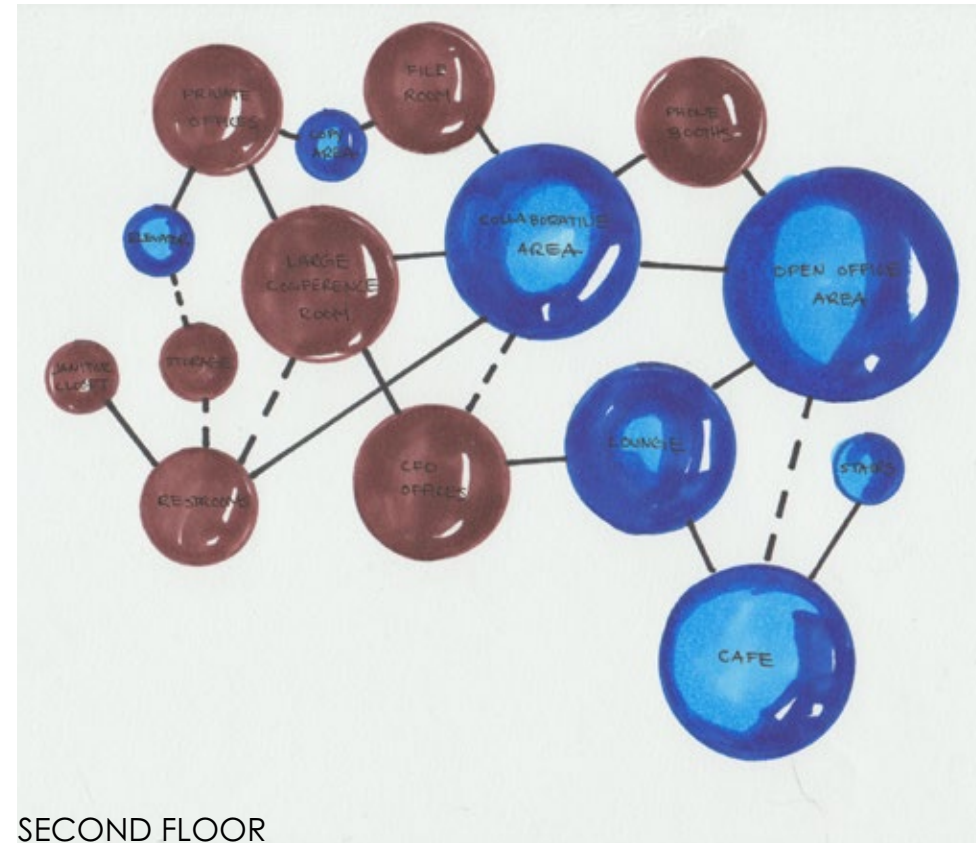
	Privacy	Thermal Control & Temperature	Access to Nature, Views, & Daylight	Noise Control	Plumbing	Human Factors & Ergonomics
Reception/Lobby	○	○	●	◐	○	○
Storage Rooms	●	●	○	○	○	○
Mail Room	●	●	○	○	○	◐
Copy Area	●	●	○	◐	○	◐
I.T./Server Room	●	●	○	○	○	○
Mechanical Room	●	●	○	○	○	○
Electrical Room	●	●	○	○	○	○
File Room	●	●	○	○	○	◐
CFO Offices (3)	◐	◐	●	●	○	●
Private Offices (8)	◐	◐	●	●	○	●
Collaborative Space	○	◐	●	○	○	◐
Open Office Area	○	◐	●	◐	○	●
Large Conference Area	○	◐	●	◐	○	◐
Small Conference Area	○	◐	●	◐	○	◐
Men's Restroom	●	○	○	○	●	●
Women's Restroom	●	○	○	○	●	●
Janitor Closet	●	○	○	○	●	○
Phone Booths (4)	●	○	○	●	○	○
Lounge/Living Area	○	○	●	○	○	●
Cafe/Break Area	○	○	●	◐	●	●



phase II | schematic design
BUBBLE DIAGRAMS



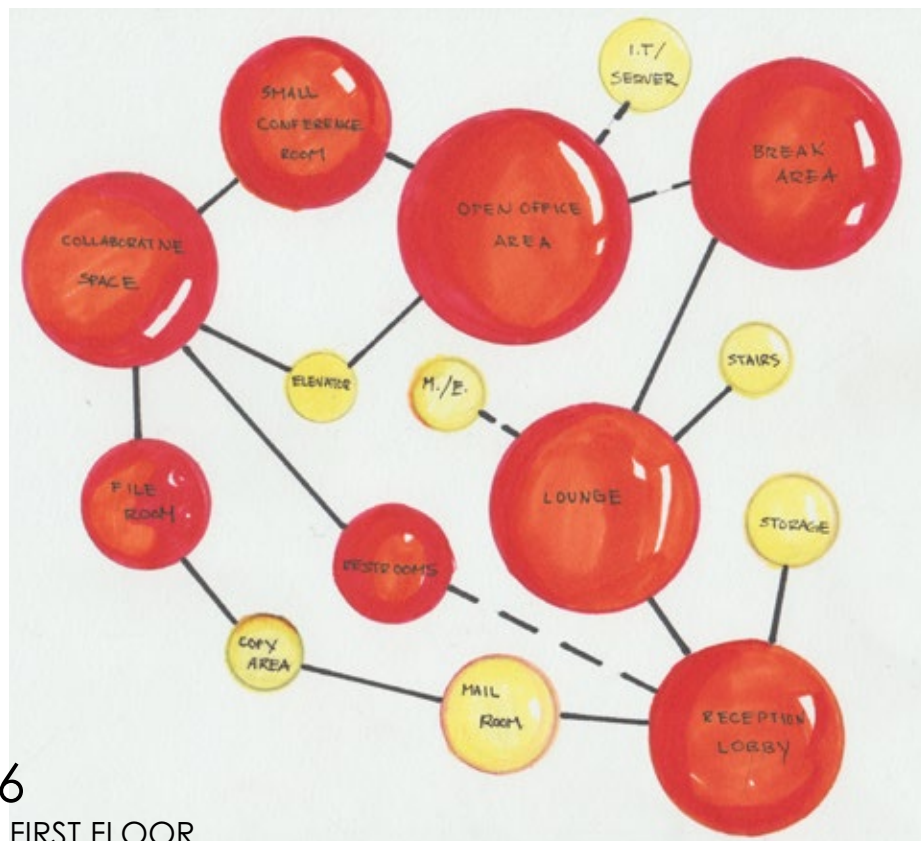
FIRST FLOOR



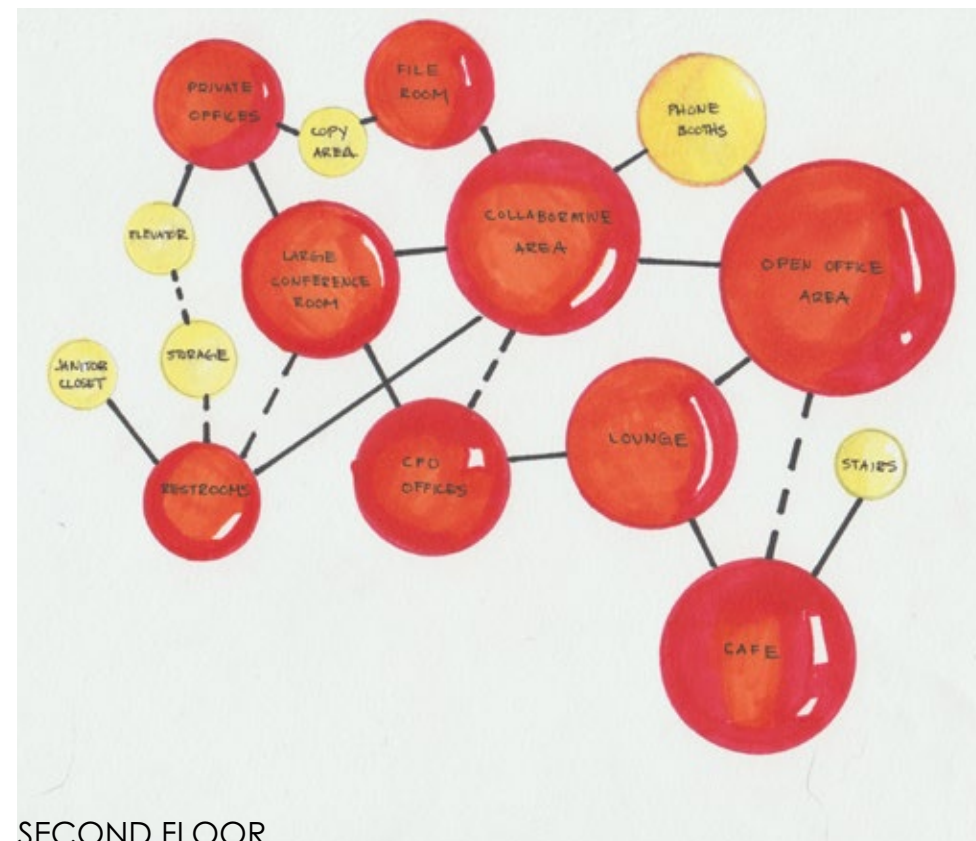
SECOND FLOOR

● PUBLIC
● PRIVATE

—— MAJOR ADJACENCY
- - - - MINOR ADJACENCY



26
FIRST FLOOR

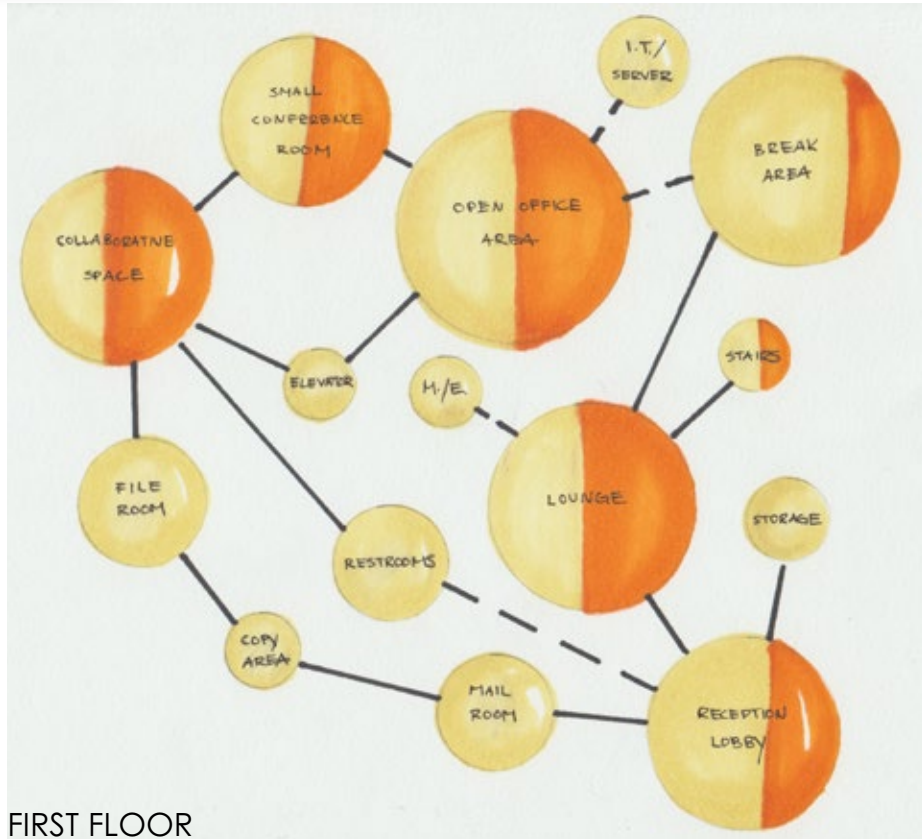


SECOND FLOOR

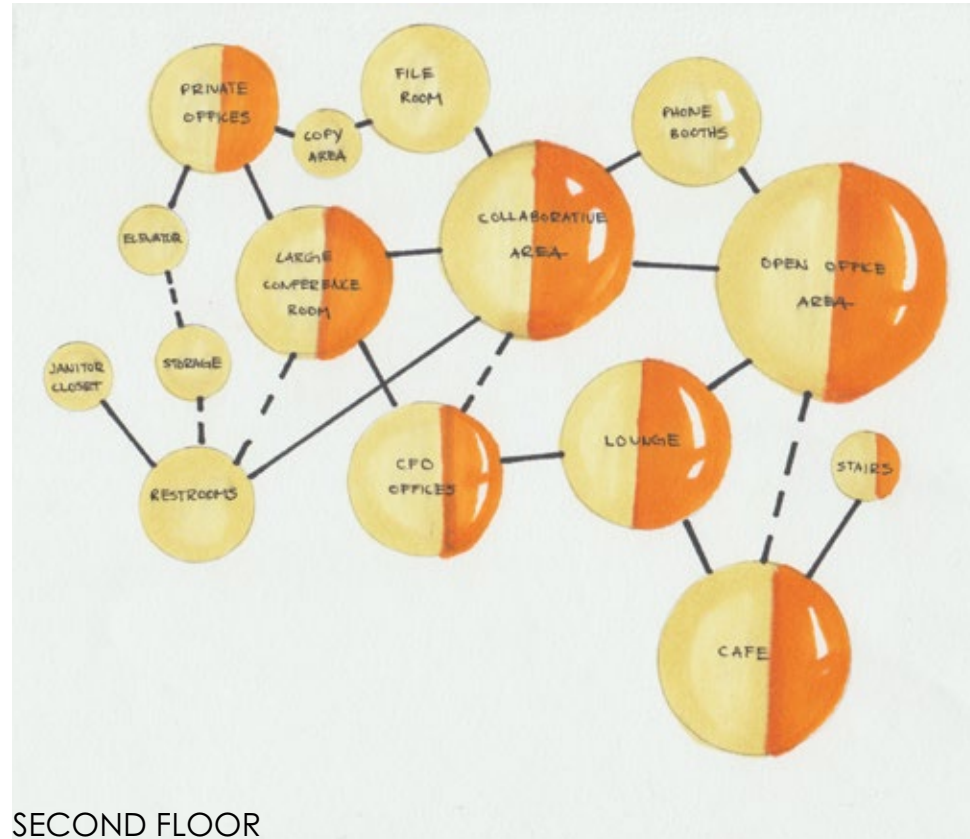
● MAIN
● SUPPORT



phase II | schematic design
BUBBLE DIAGRAMS



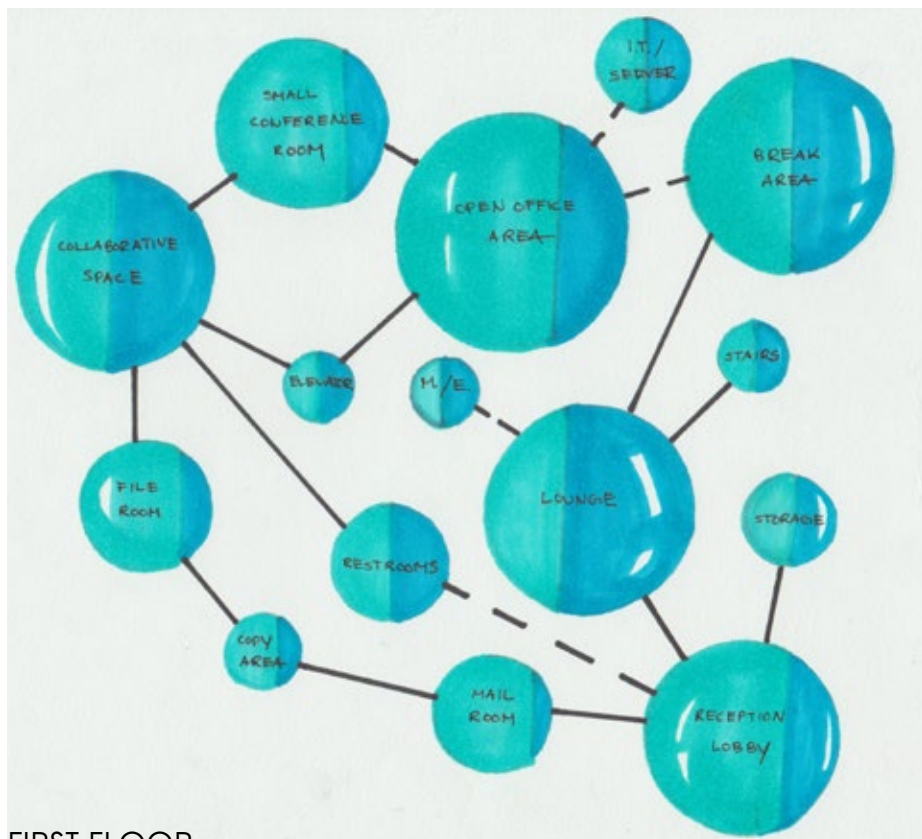
FIRST FLOOR



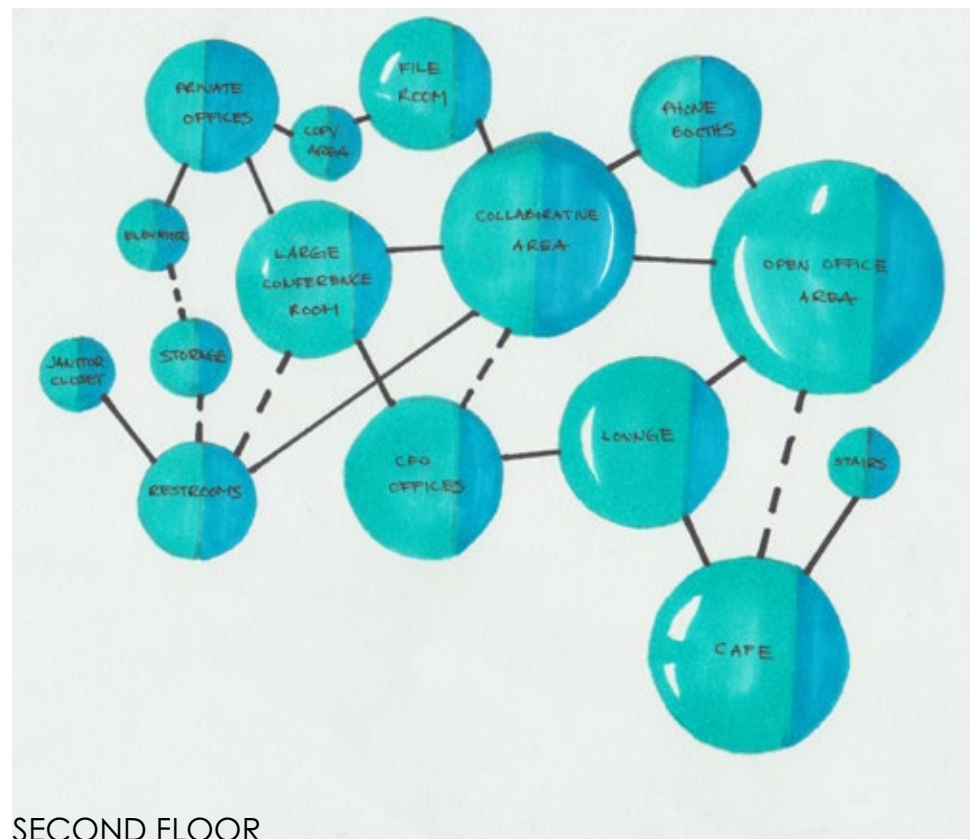
SECOND FLOOR

- NEEDS ARTIFICIAL LIGHT
- NEEDS SUNLIGHT

- MAJOR ADJACENCY
- - - - MINOR ADJACENCY



FIRST FLOOR



SECOND FLOOR

- MORNING USAGE
- EVENING USAGE

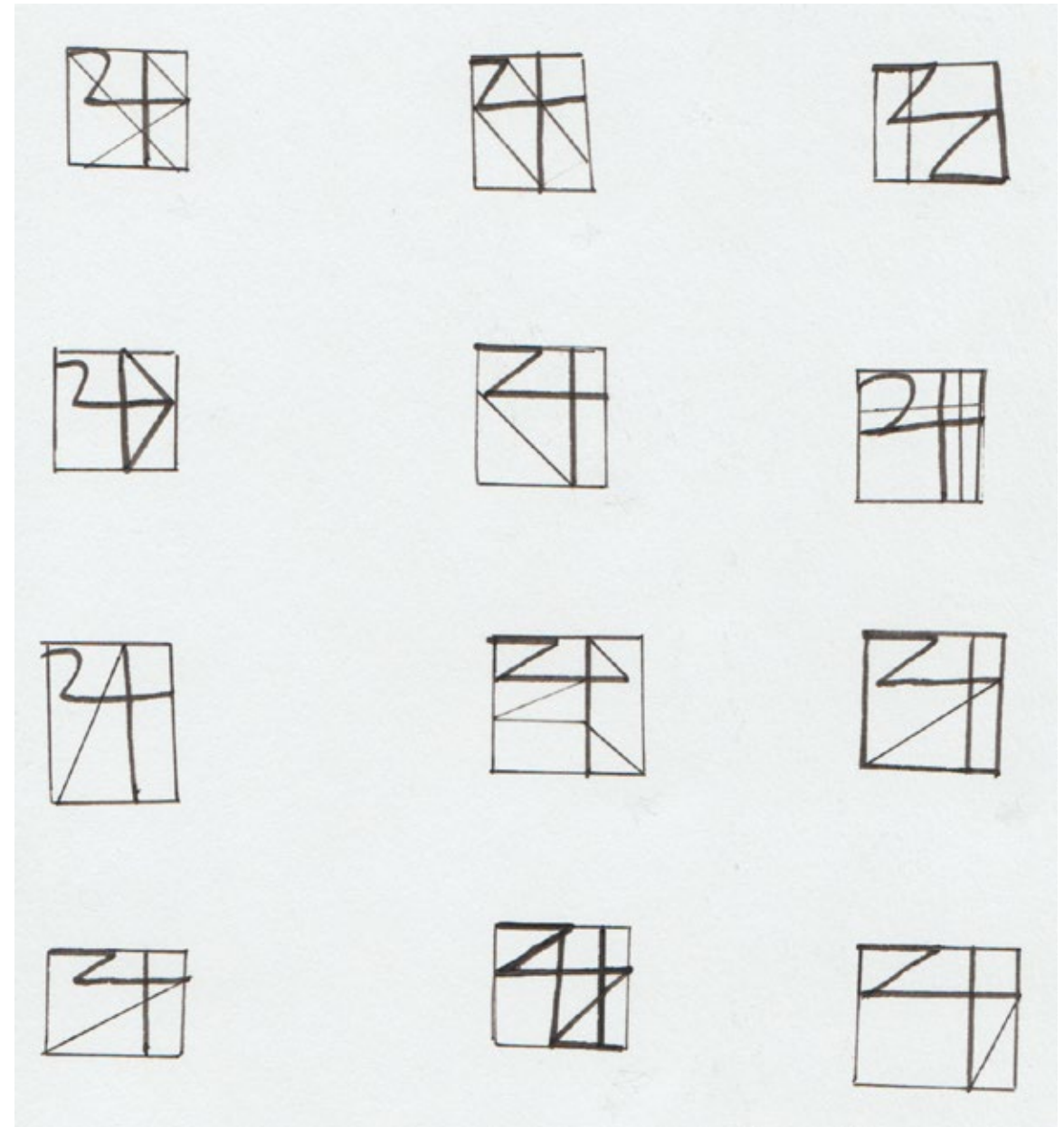


PARTI CONCEPT: JUPITER'S SYMBOL

PARTI IDEATION SKETCHES



FOR THE FLOOR PLAN LAYOUT TO SYMBOLIZE JUPITER, IT MEANS THAT THE CLIENT WILL BE JOURNEYING THROUGH A DESIGN THAT UNCONCIOUSLY MARKS A MEANINGFUL CIRCULATION PATH.

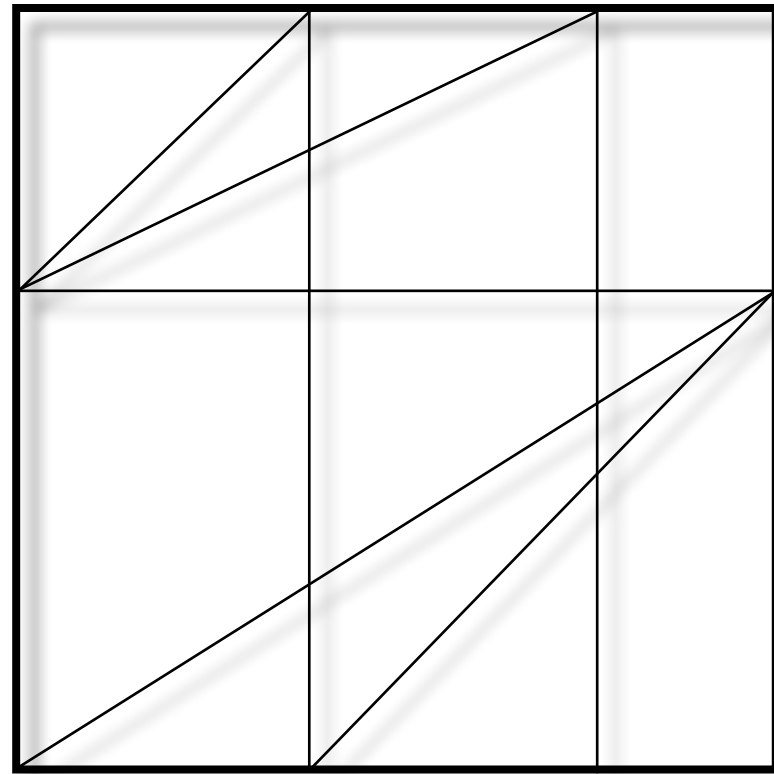


JUPITER'S SYMBOL IS SYMBOLIC OF QUALITIES THAT INCLUDE

- **PROMISING**
- **ORDER**
- **PROTECTION**
- **AUTHORITY**
- **WISDOM**
- **POWER**



THE FINAL PARTI



CREATED FROM A COMBINATION OF STRONGEST PARTI SKETCHES

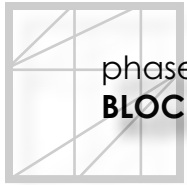
THE SHARP ZIG-ZAG MOTIONS SYMBOLIZE A LIGHTNING BOLT STRIKING WHILE THE JUPITER SYMBOL HIDES WITHIN

THE AURA THAT GLOWS AFTER LIGHTNING IS REPRESENTED THROUGH THE SPOTLIGHT SHAPES

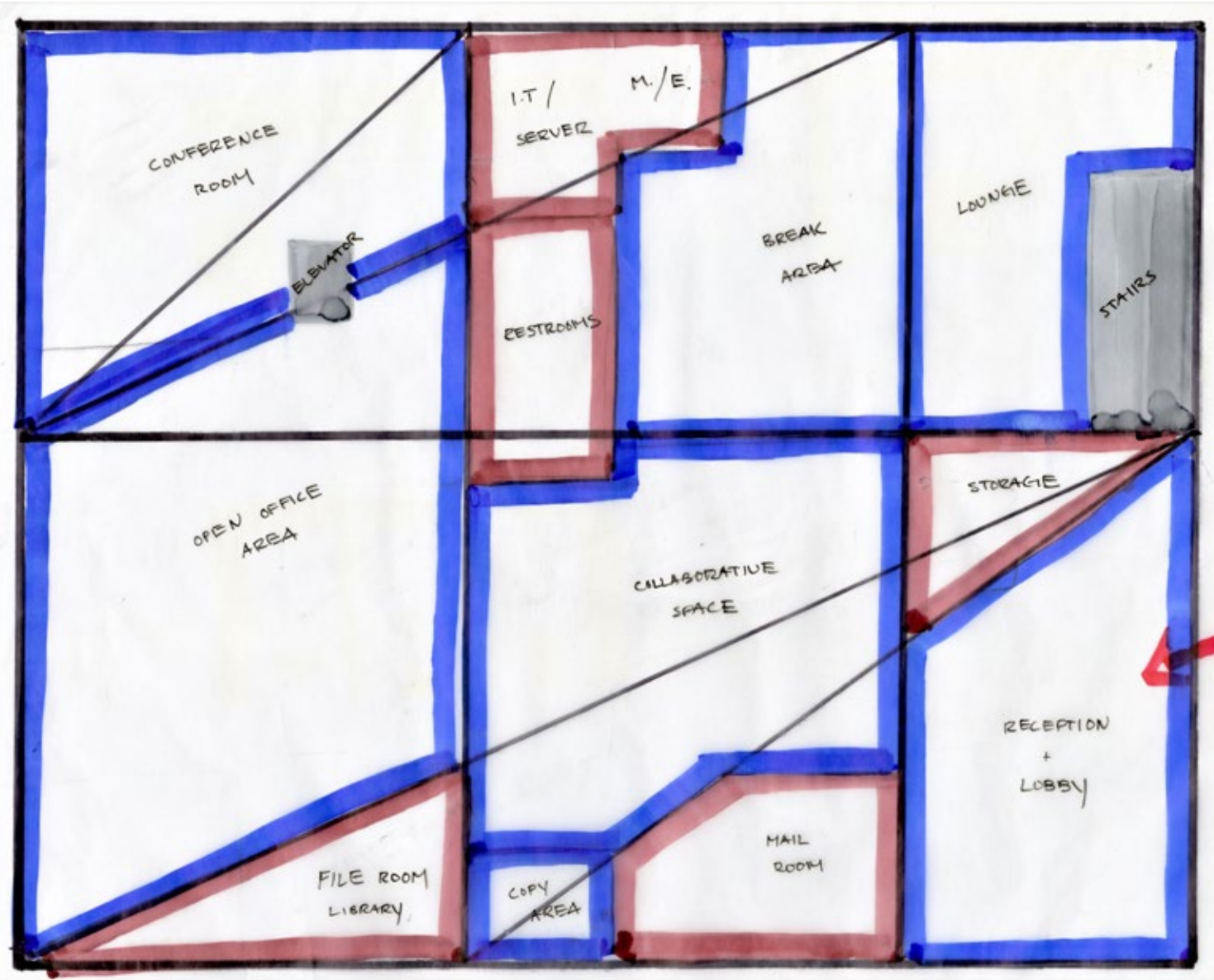
EACH LINE SEGMENT COULD REPRESENT A WALL, PARTITION, OR DIVISION OF SPACE

EACH INTERSECTION COULD REPRESENT AN IMPORTANT SPACIAL FEATURE

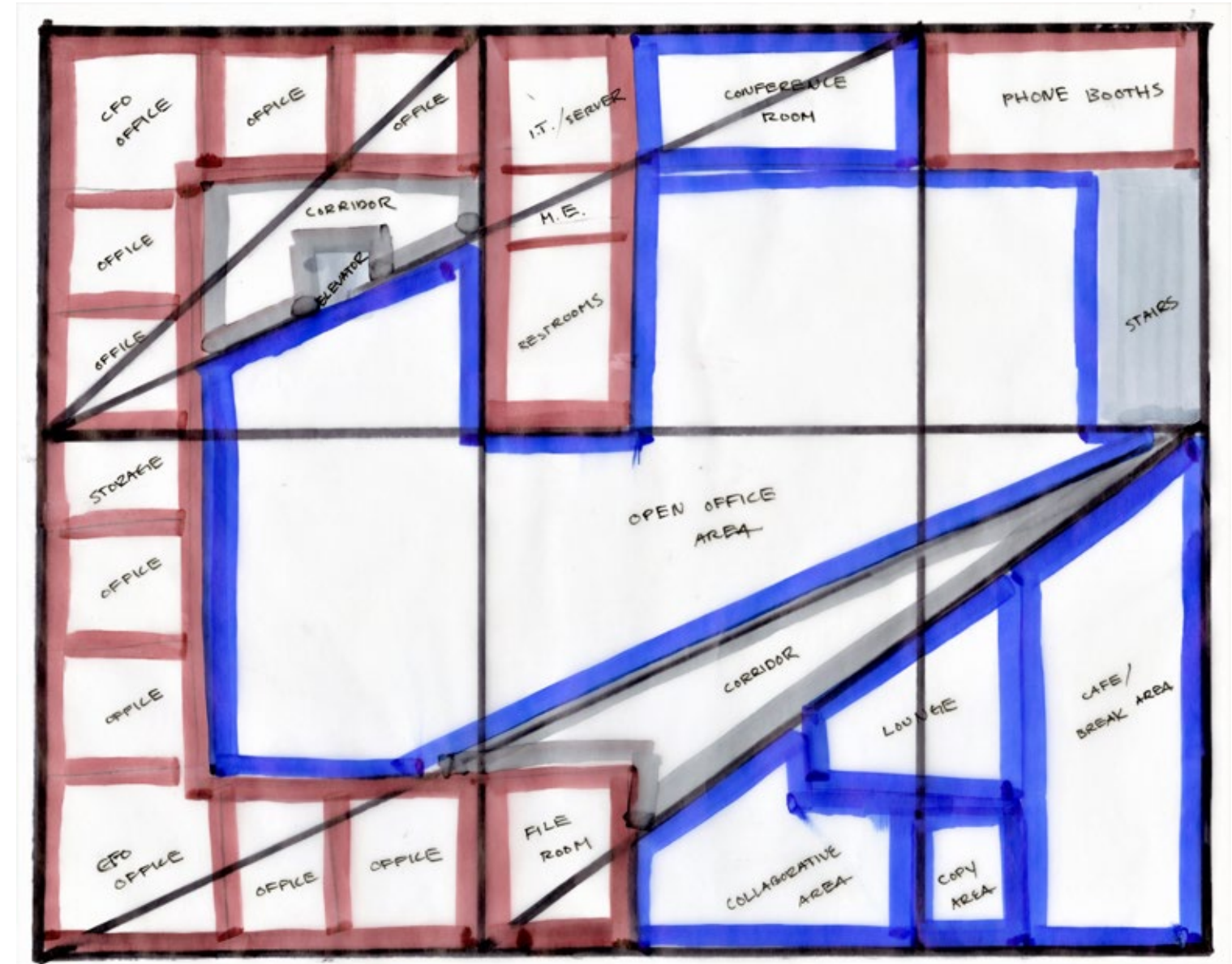
EACH AREA IN BETWEEN THE LINES COULD REPRESENT A DIFFERENT SPACE OR WORK ZONE



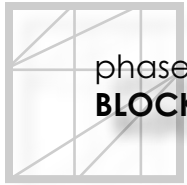
BLOCK DIAGRAM SET 1



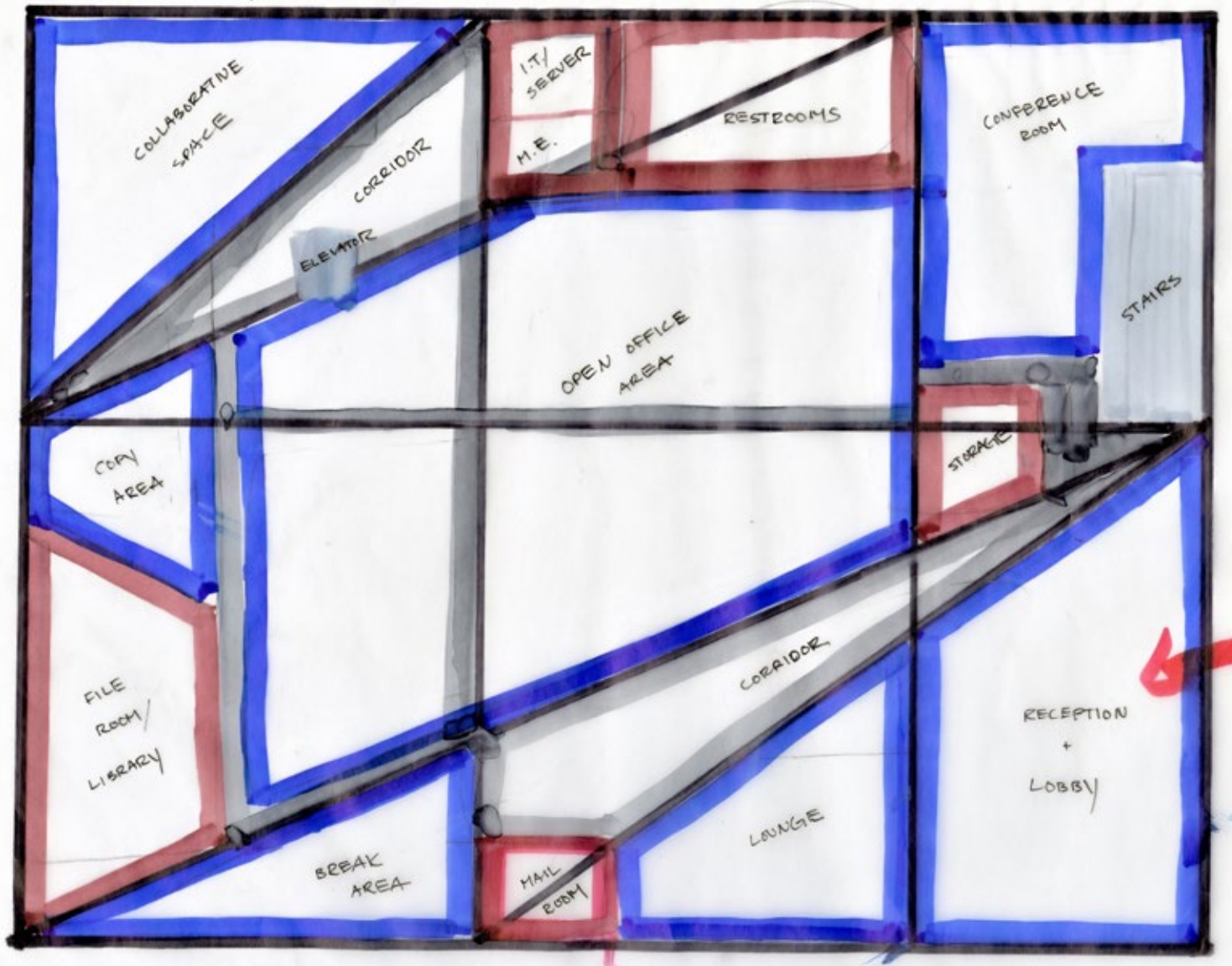
FIRST FLOOR



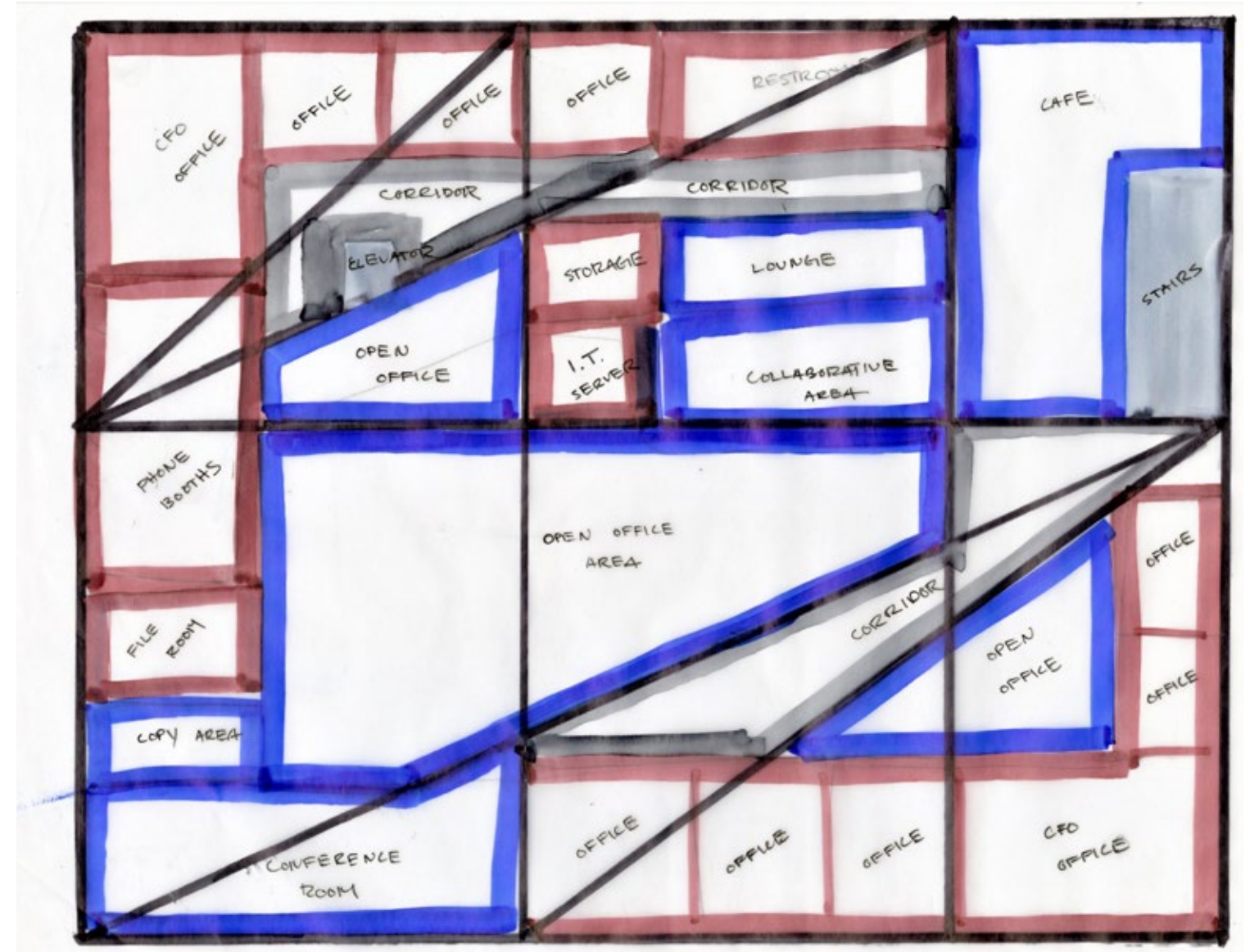
SECOND FLOOR



BLOCK DIAGRAM SET 2



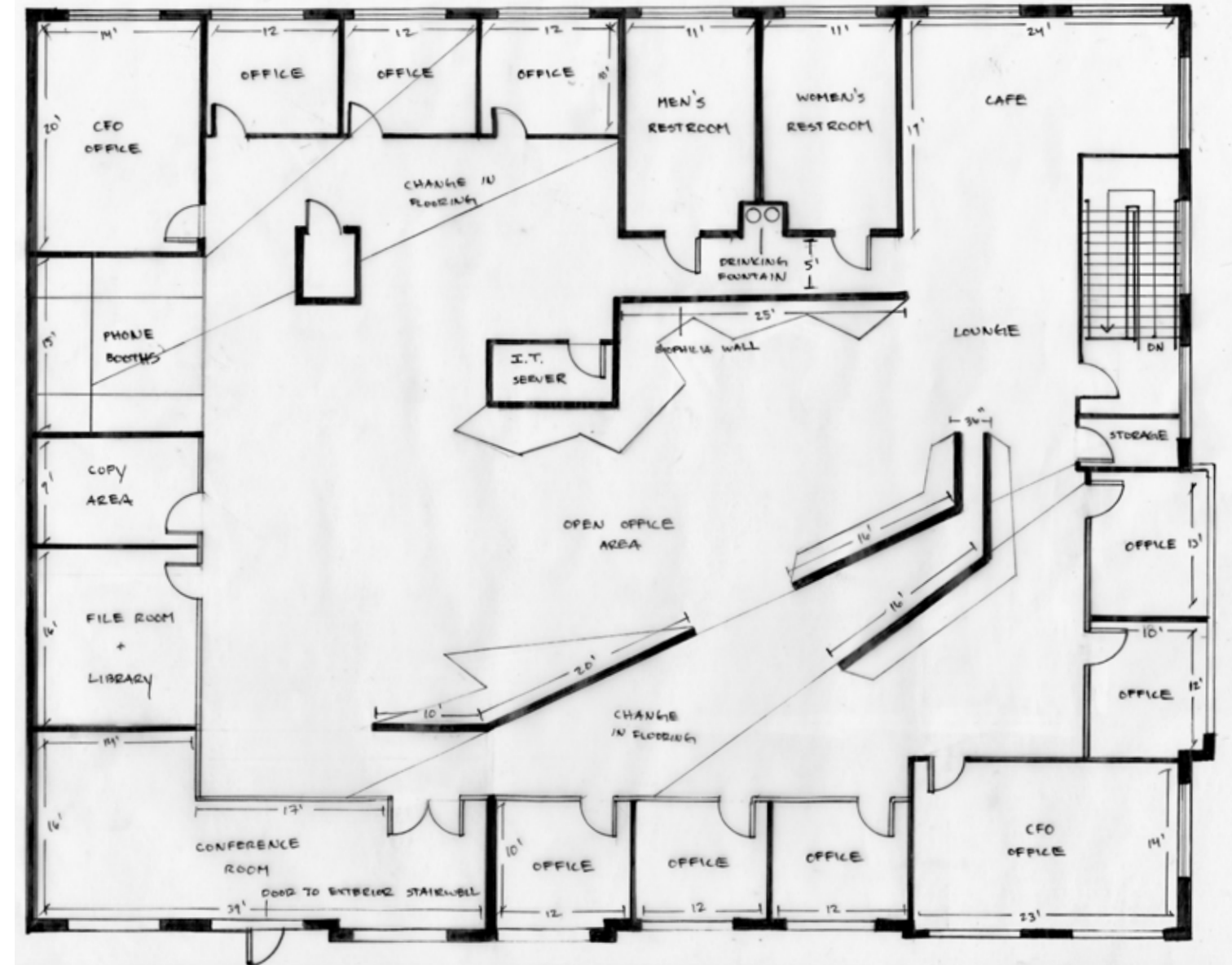
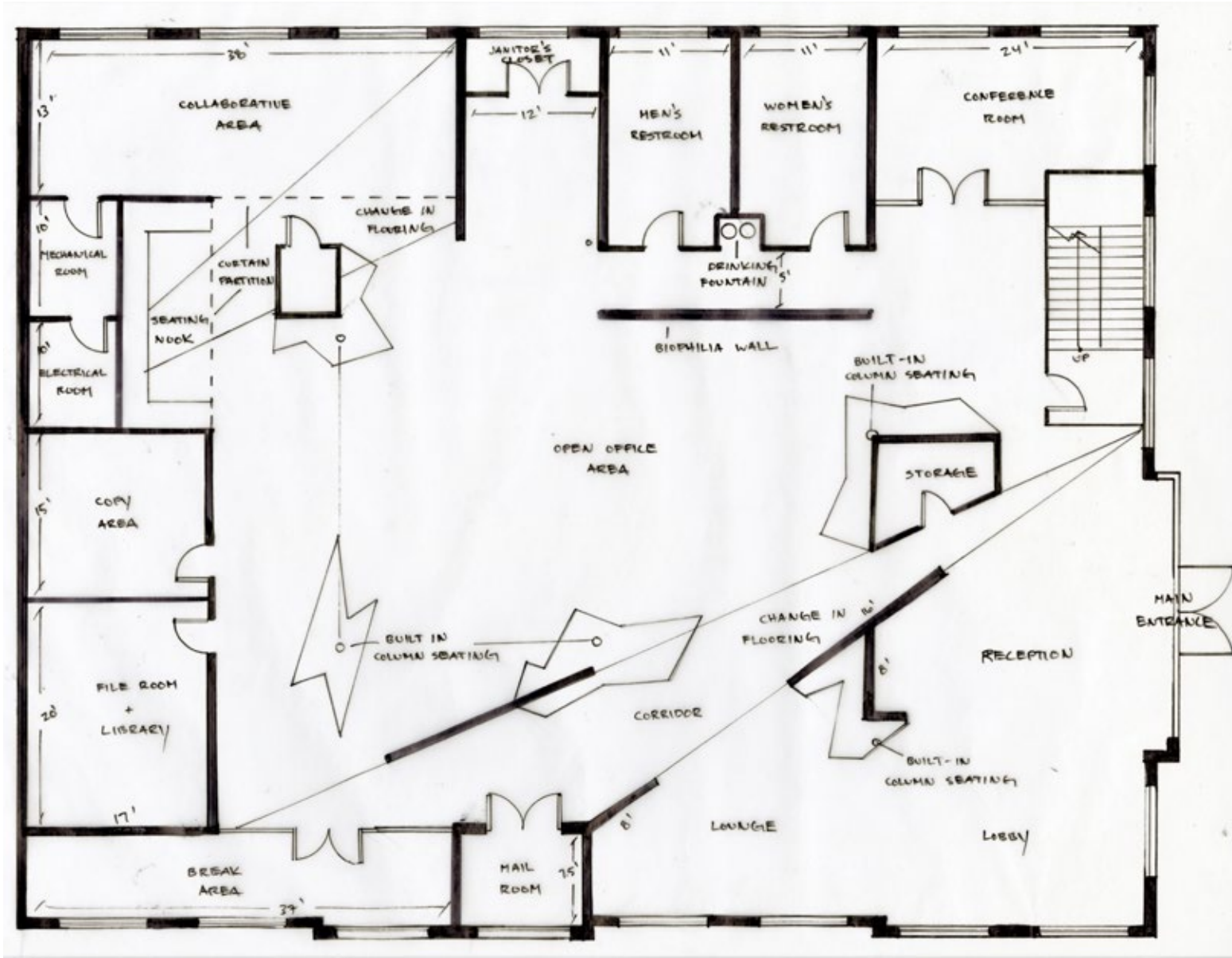
FIRST FLOOR

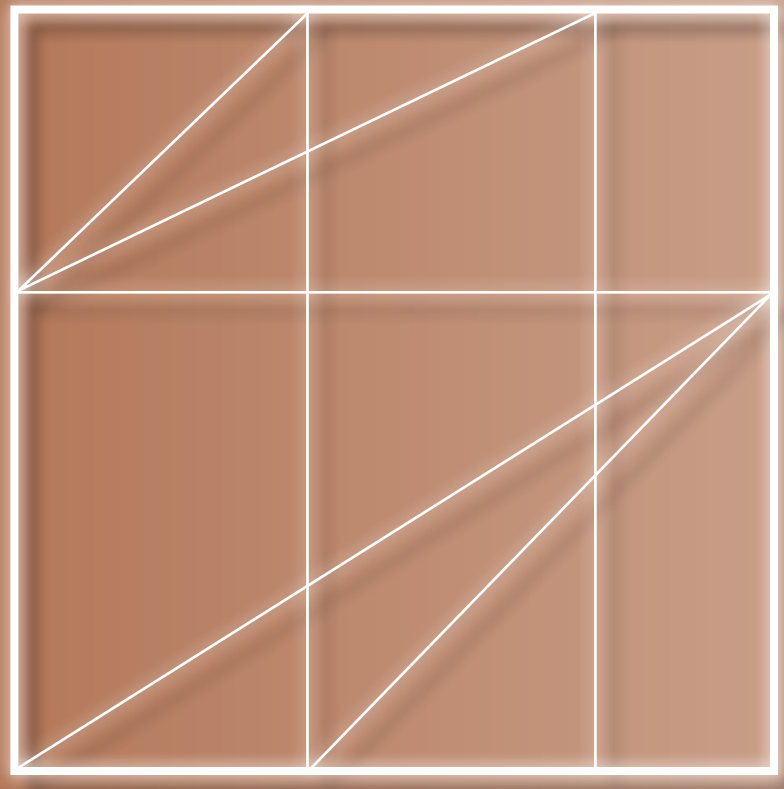


SECOND FLOOR



phase II | schematic design
LOOSE FLOOR PLAN





PHASE III

DESIGN DEVELOPMENT



RECEPTION DESK

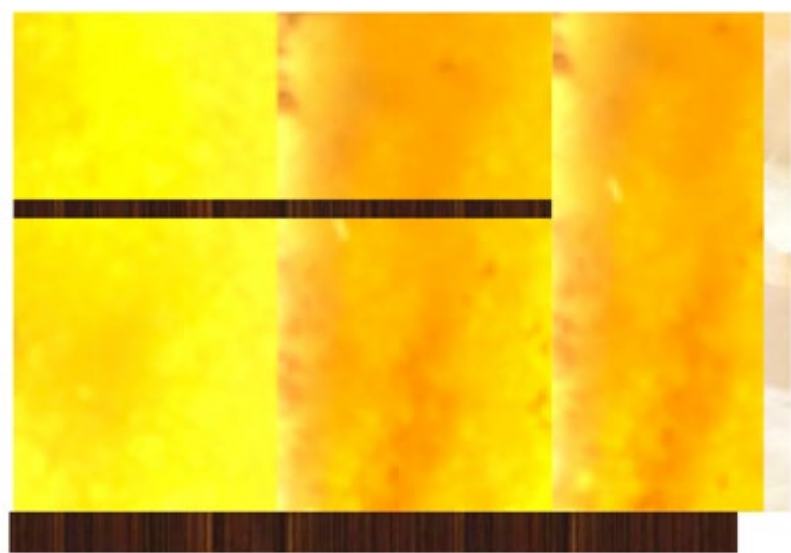
This custom-built reception desk represents the Promising Glow in the way that the onyx stone is layered and laid out in a sharp aesthetic such like a lightning bolt strike. There is an ADA accessible height for wheelchair users, generous amount of toe-kick height, as well as a walnut worktop area for the receptionist.



FRONT VIEW



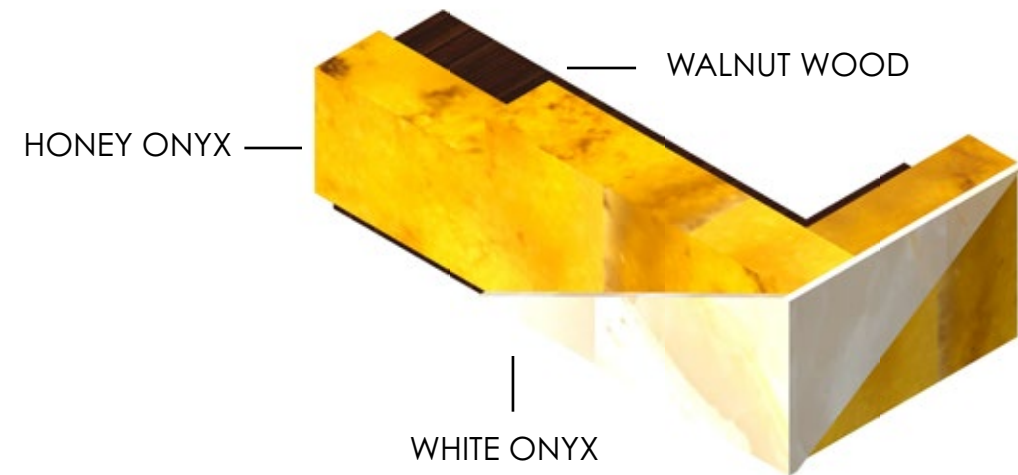
BACK VIEW



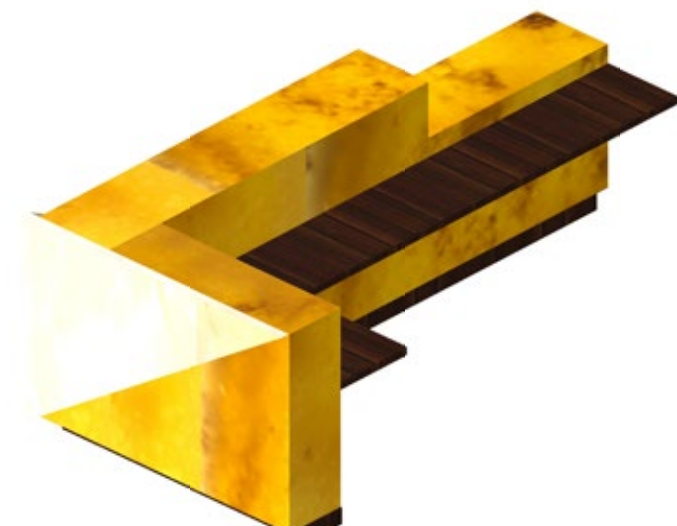
LEFT VIEW



RIGHT VIEW



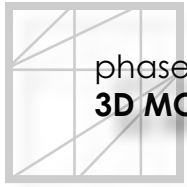
3D VIEW 1



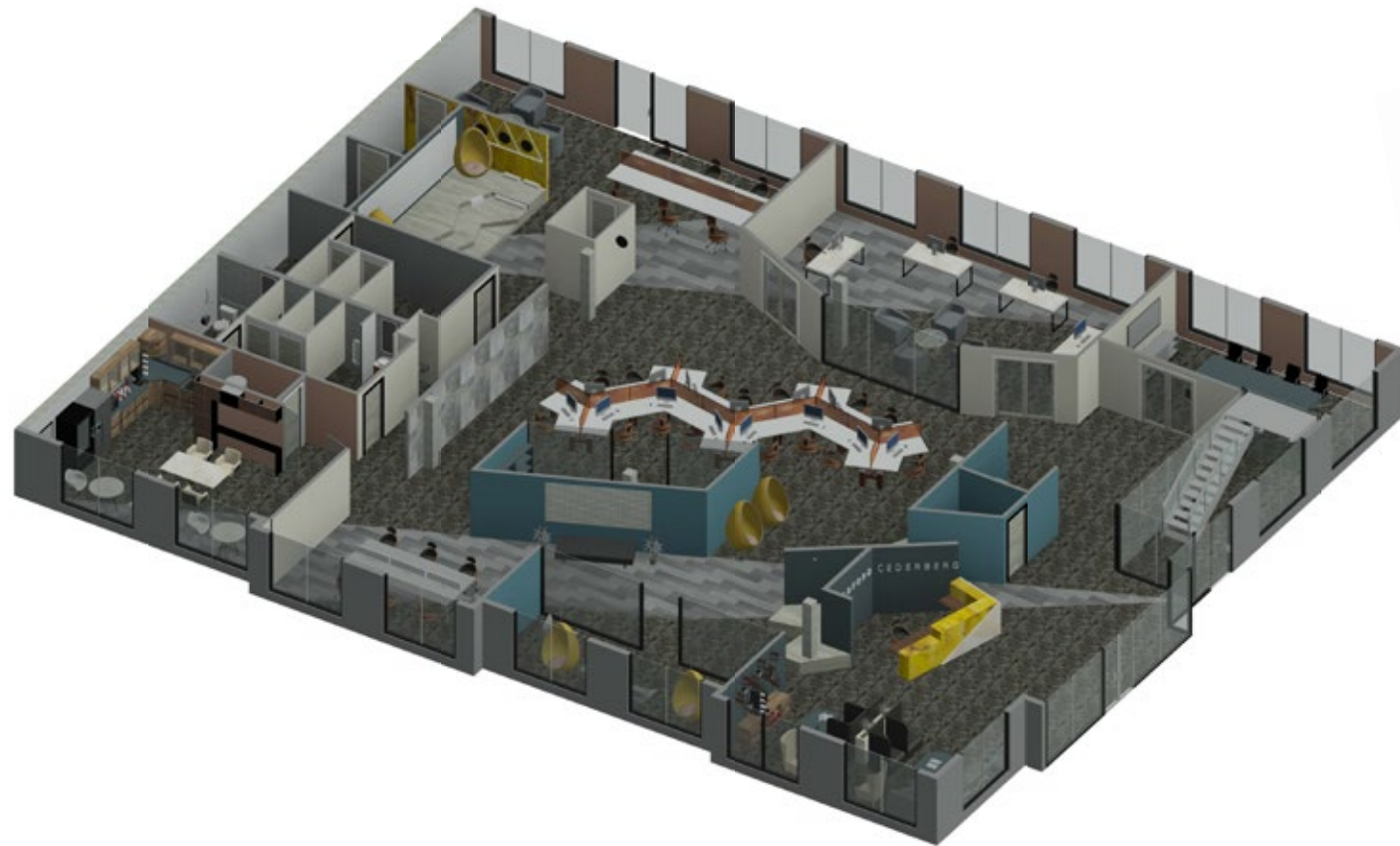
3D VIEW 2



3D VIEW 3



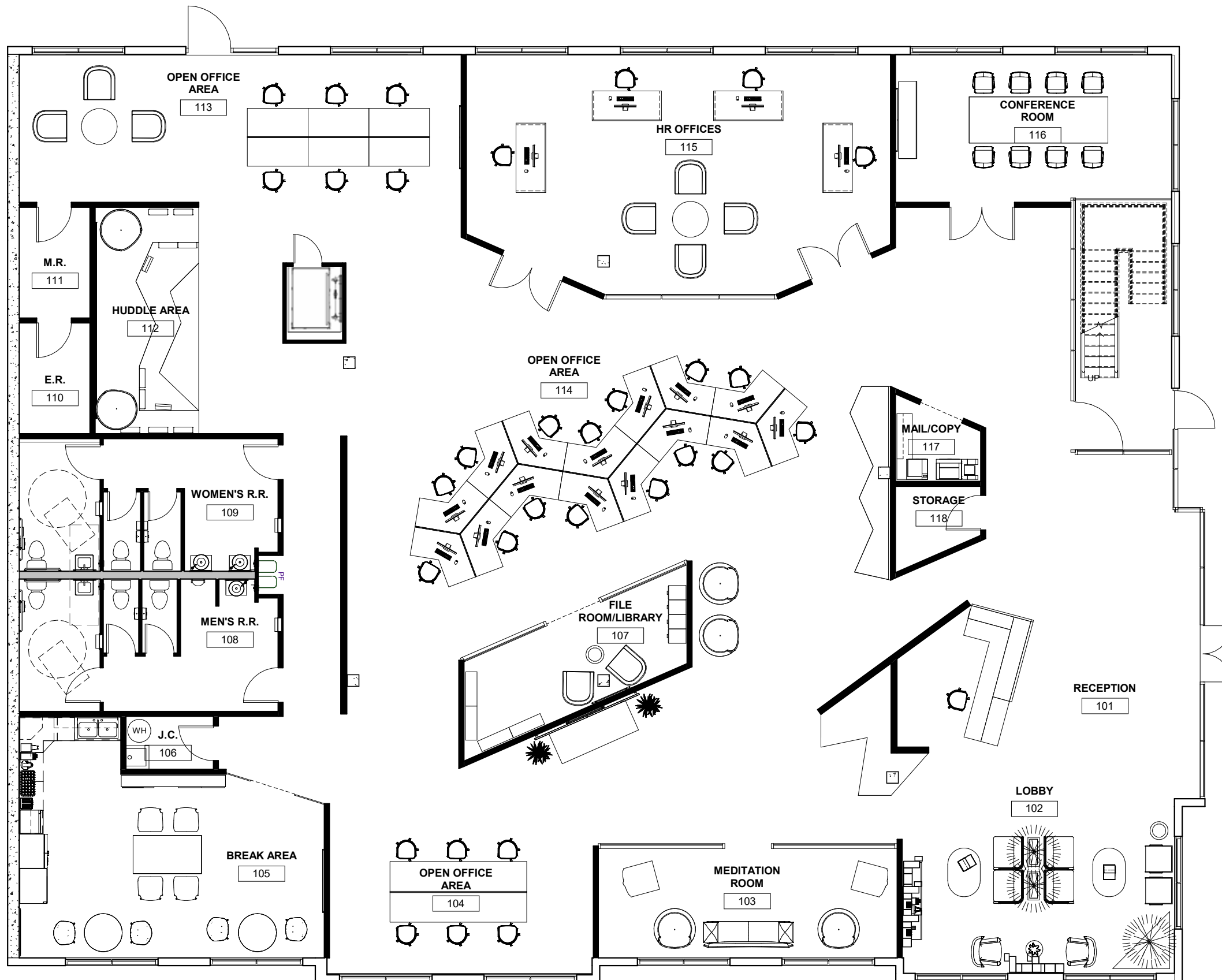
These 3D views of each floor are to capture the overall appeal, color, and layout of wall, furniture, and casework placement.



FIRST FLOOR MODEL

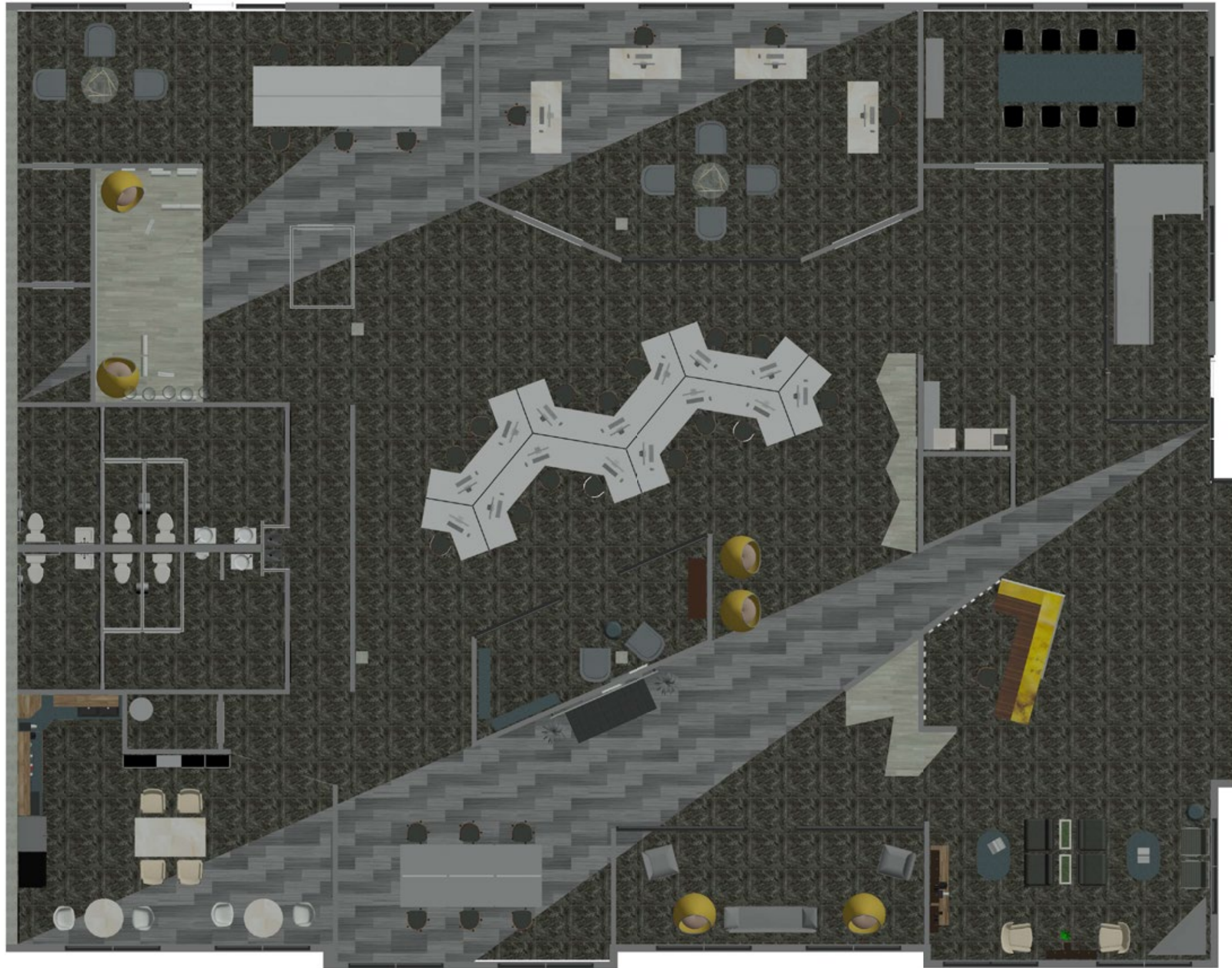


SECOND FLOOR MODEL





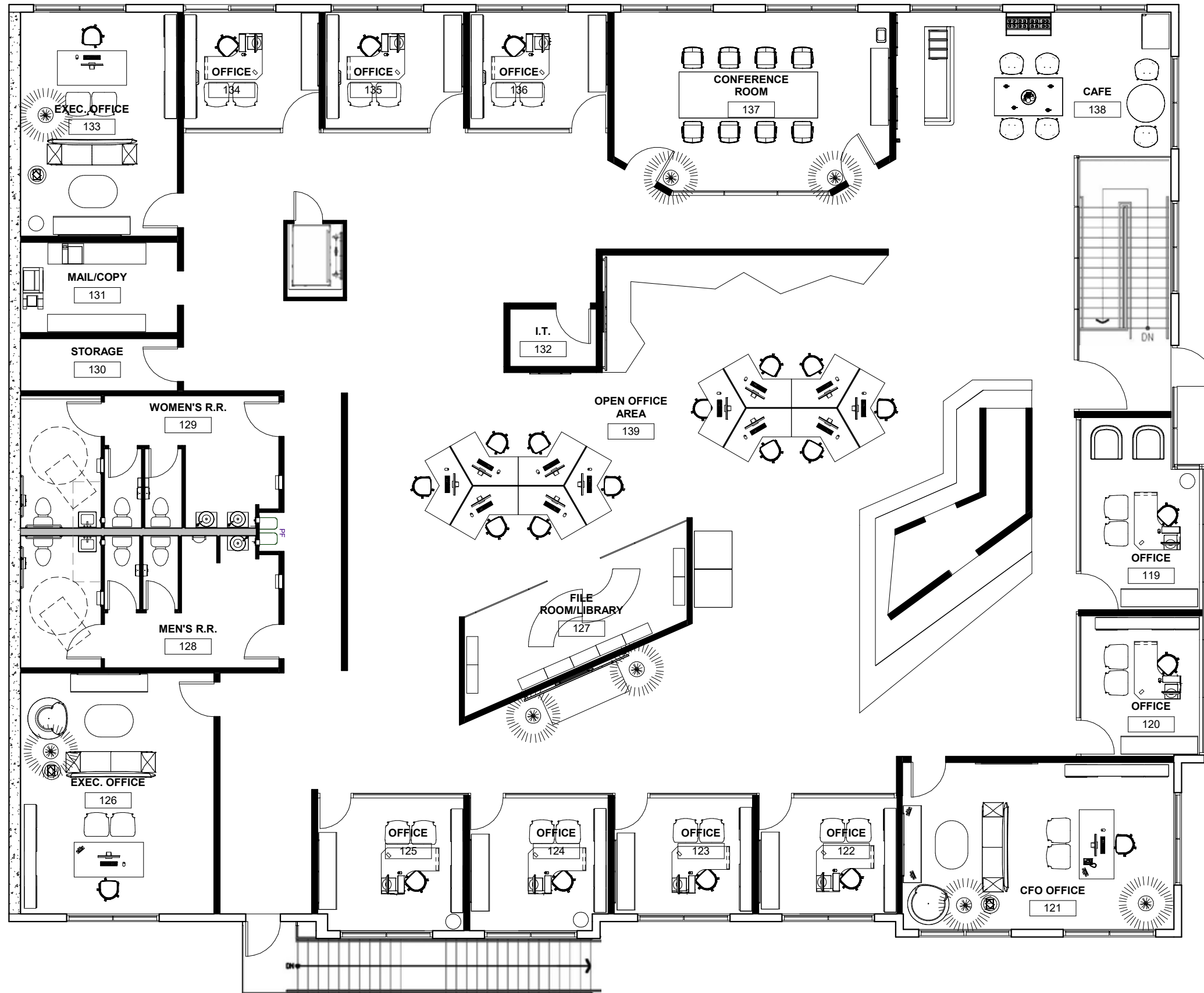
phase III | design development
FIRST FLOOR PLAN RENDERED



FIRST FLOOR FURNITURE PLAN (RENDERED)

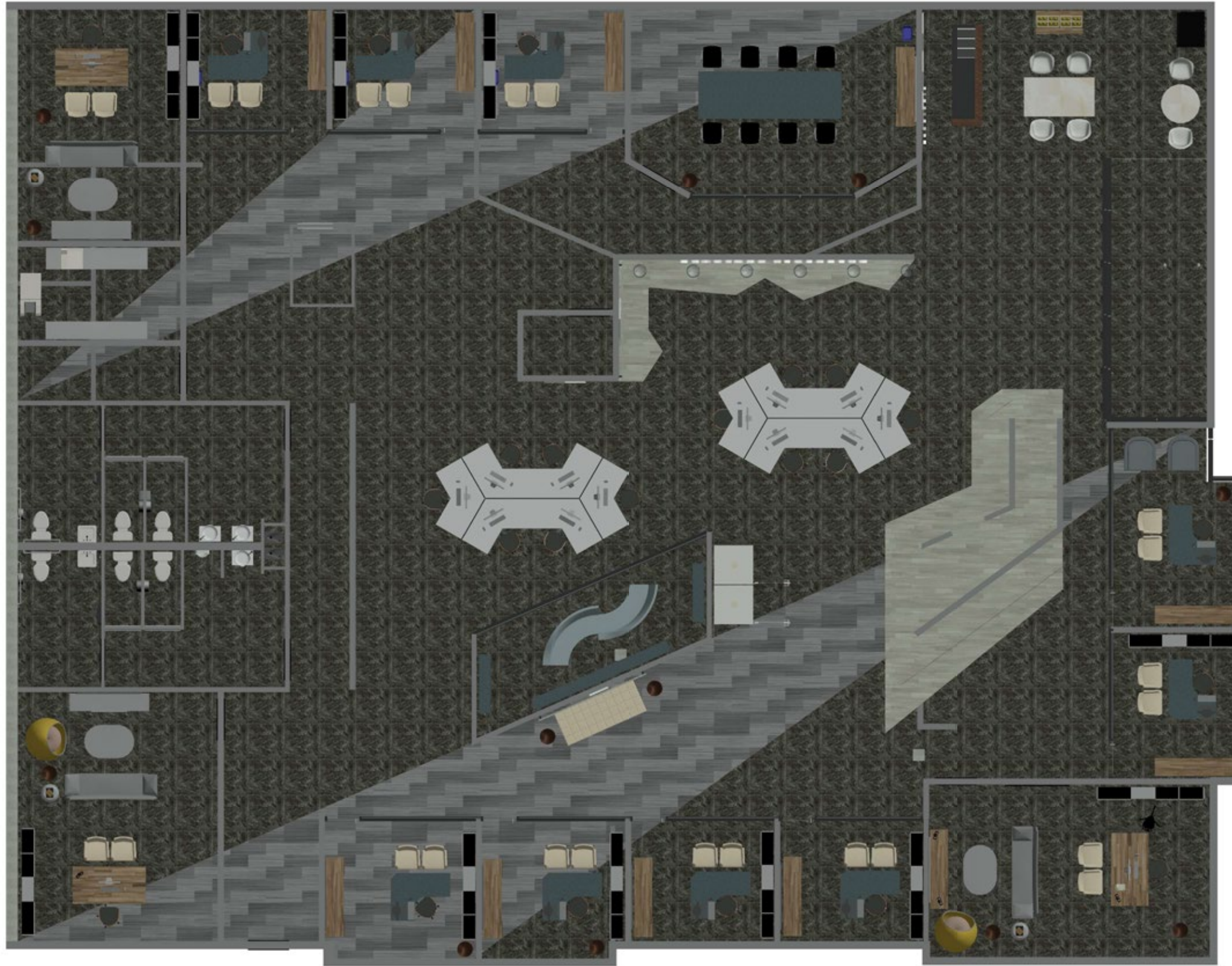
SCALE: 3/16" = 1'-0"







phase III | design development
SECOND FLOOR PLAN RENDERED



SECOND FLOOR FURNITURE PLAN (RENDERED)

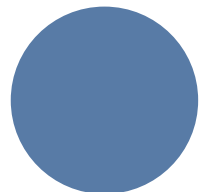
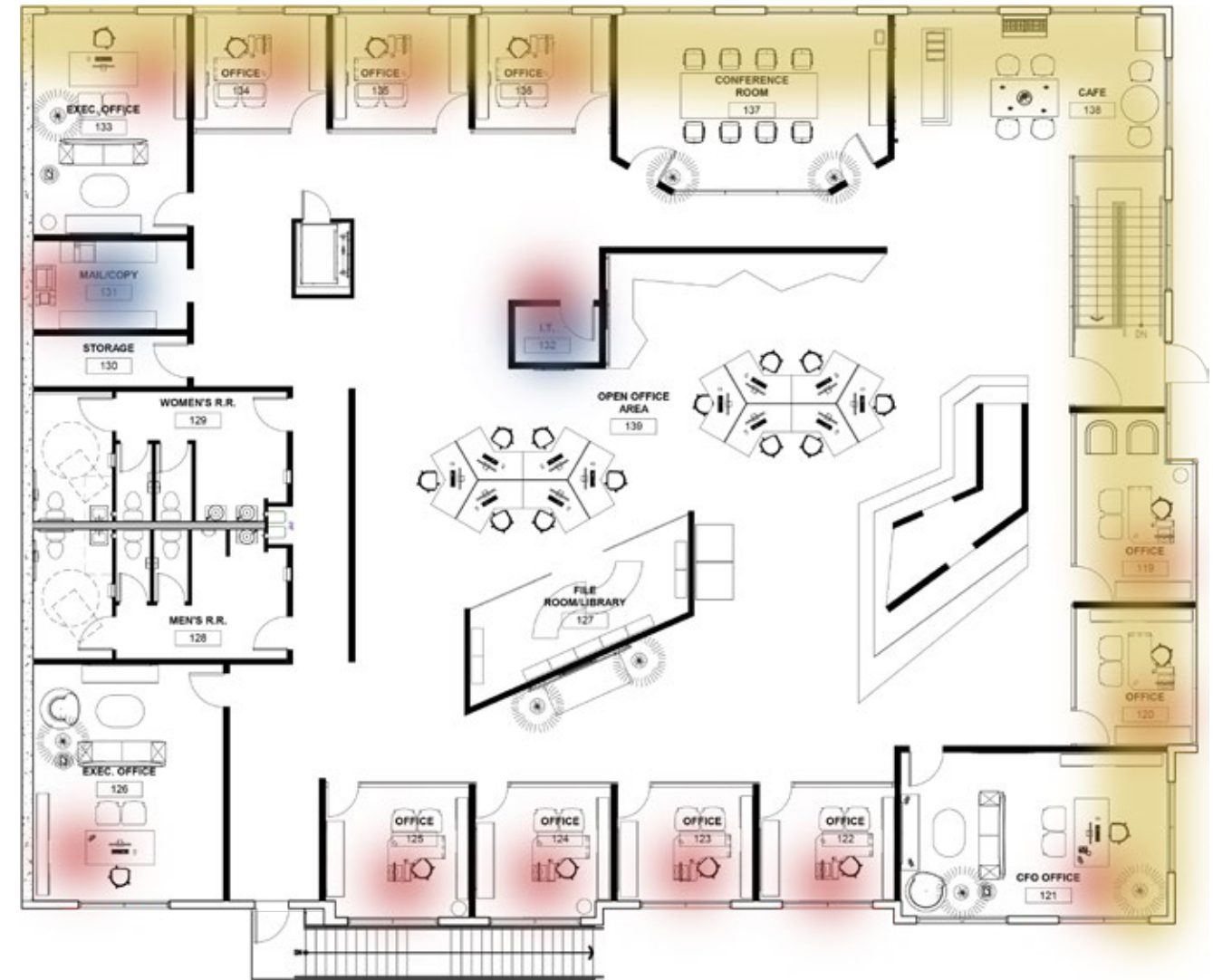
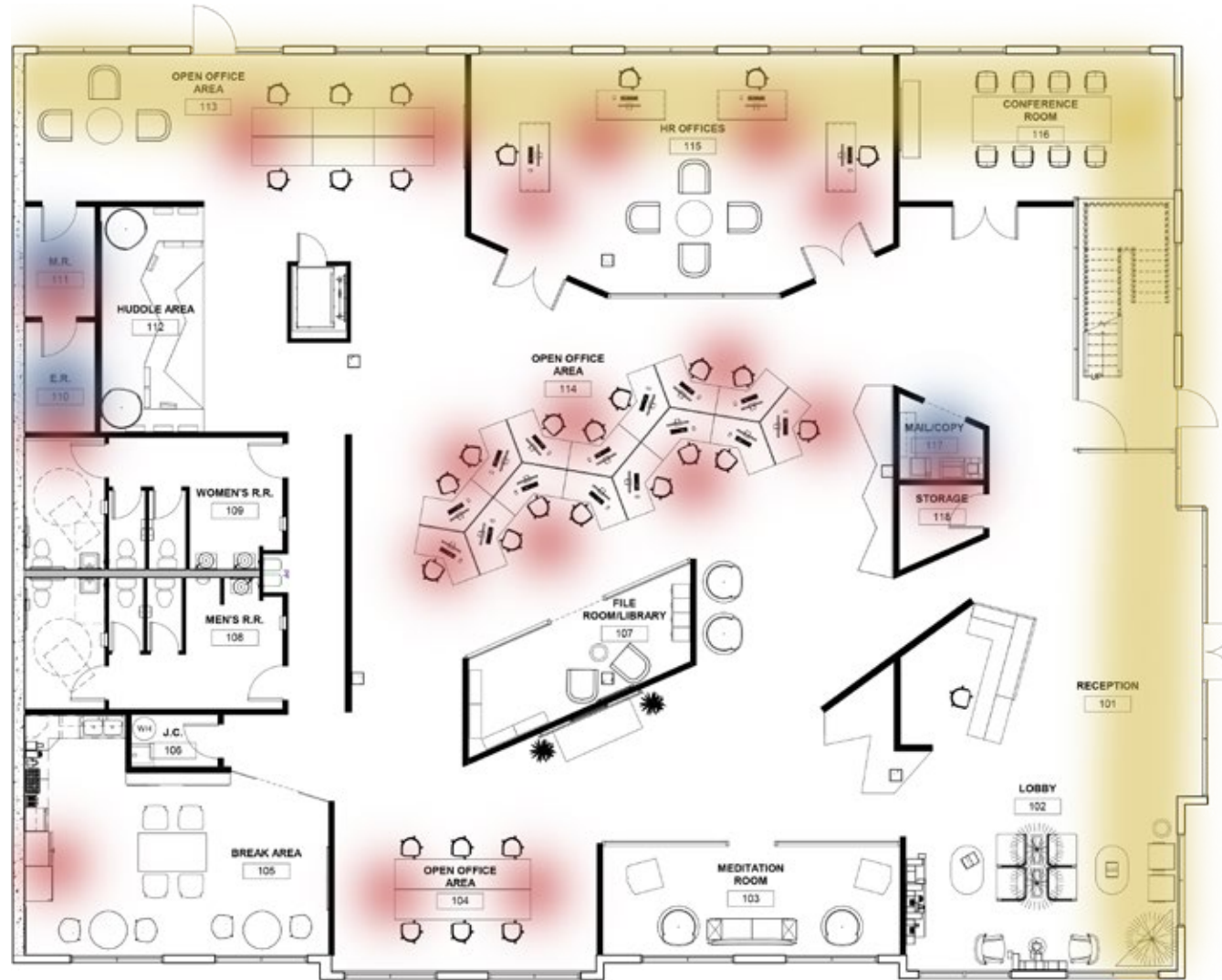
SCALE: 3/16" = 1'-0"



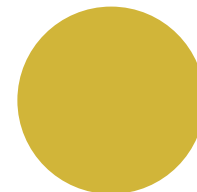


THERMAL COMFORT

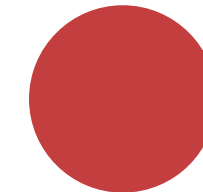
Thermal comfort is created through the right combination of temperature, airflow and humidity. A combination of these elements is required for physical comfort in the workplace. Personal control over ambient conditions, especially temperature, increases productivity.



AREAS FOR SPECIFIC CONTROLLED TEMPERATURE



HEAT FROM SUNLIGHT

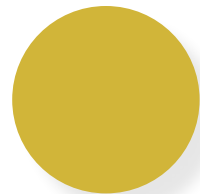
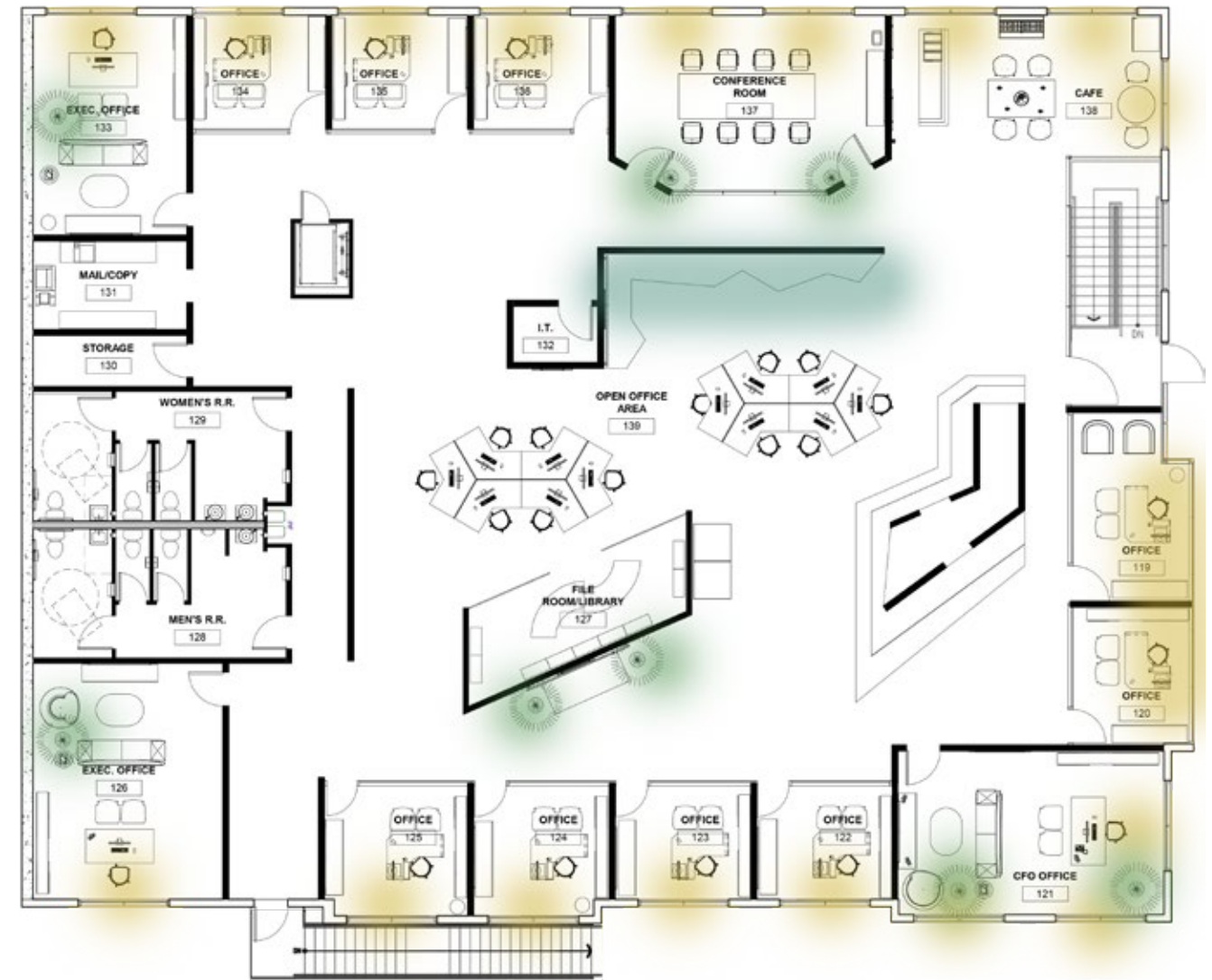
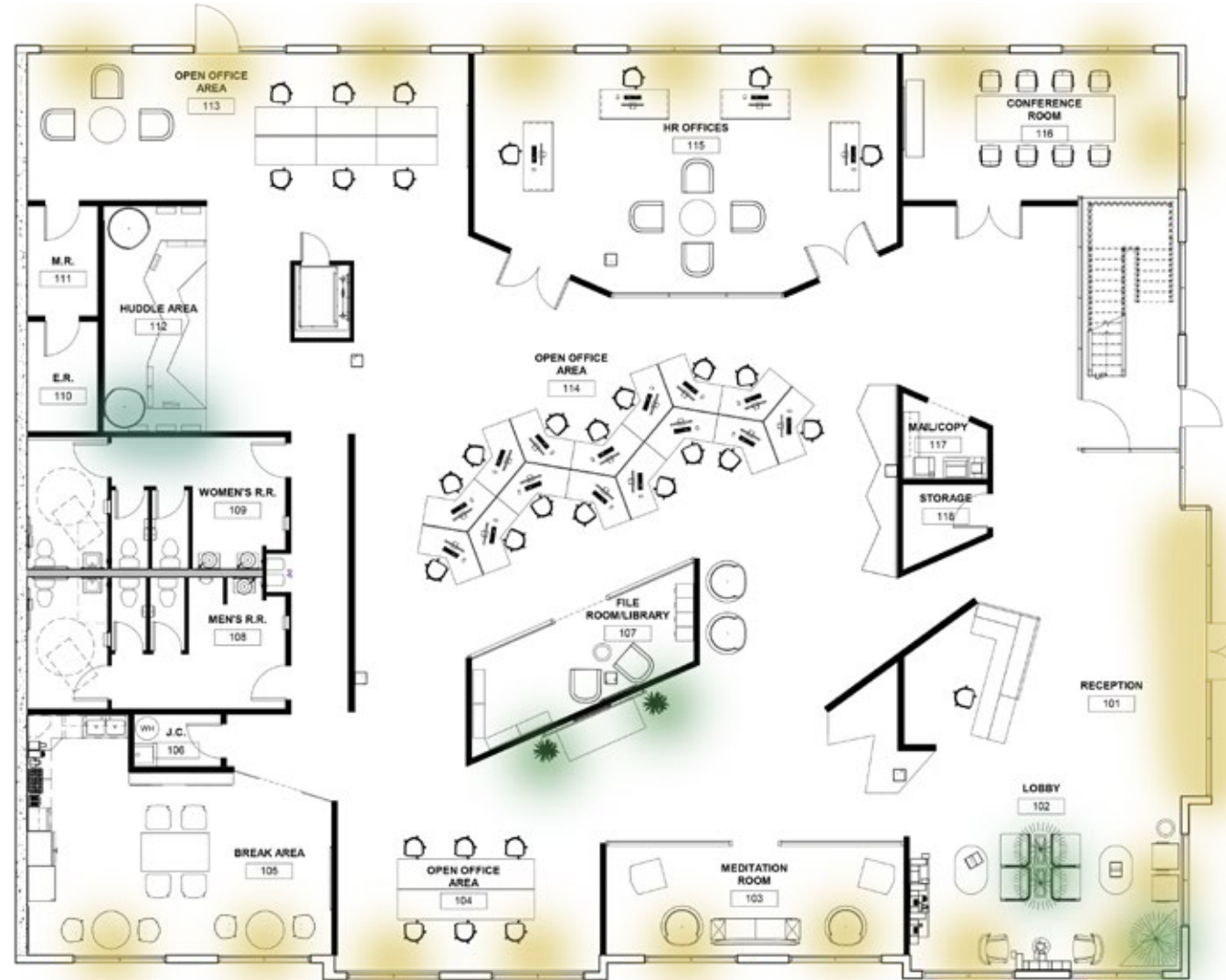


HEAT FROM MACHINES

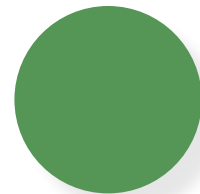


ACCESS TO NATURE, VIEWS, DAYLIGHT

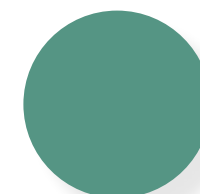
People generally prefer to be surrounded by nature, which provides endless sources of variation and sensory change. The instinctive bond between humans and other living systems, often called Biophilia, is important to replicate in interior environments. It is also beneficial for people to spend time outside, even for limited time, during the day.



NATURAL LIGHT/VIEWS



PLANT LIFE

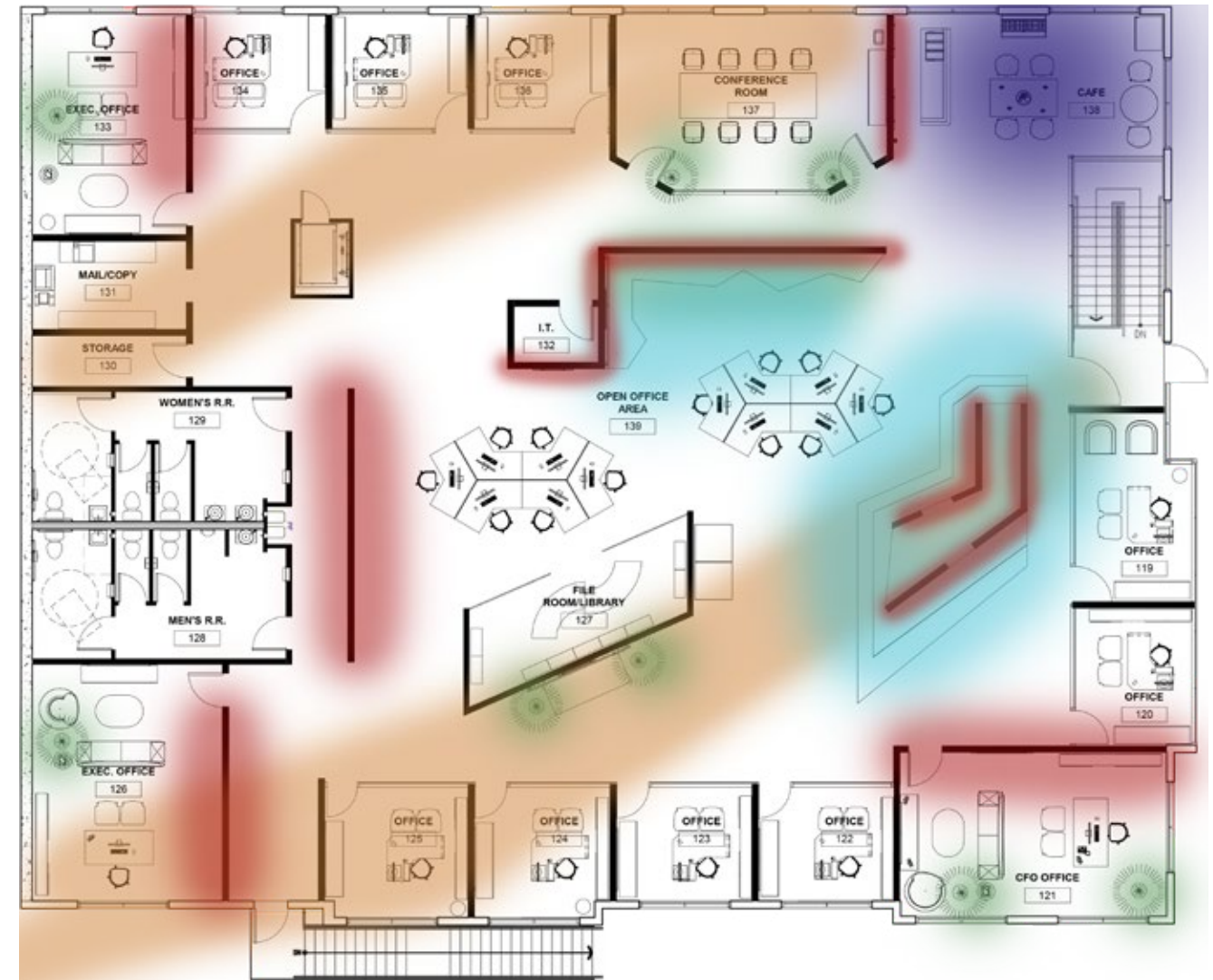
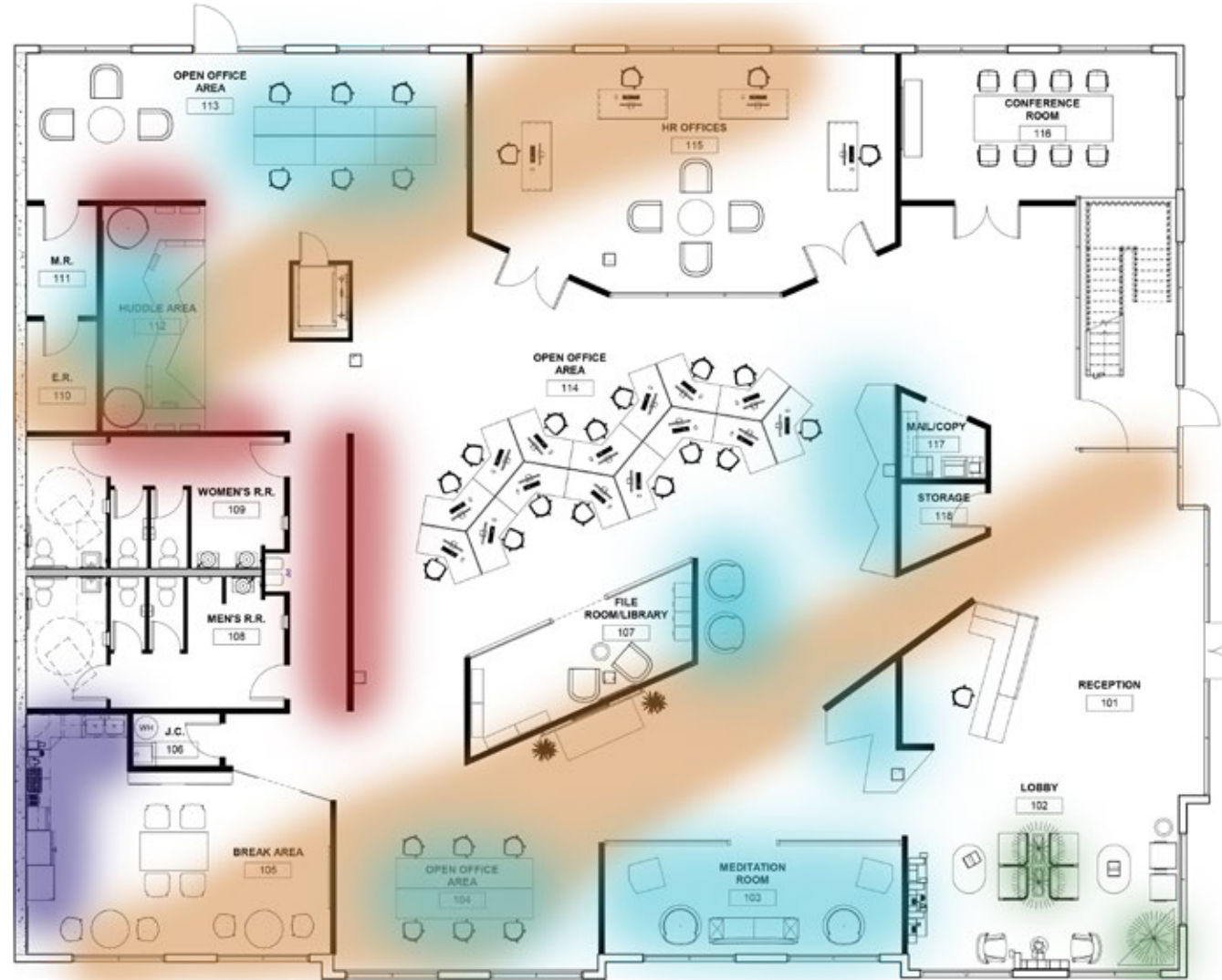


PLANT LIFE FROM CEILING



SENSORY CHANGE & VARIABILITY

In much the same way that they prefer access to nature, views and daylight, people also prefer sensory change and variability. A lack of visual stimulation during the day can dull the senses and affect a worker's ability to stay alert. Large expanses of neutral-colored workstations, all with the same height and texture, typically do not support human productivity.

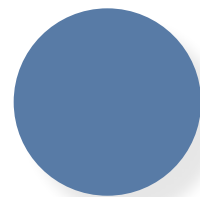
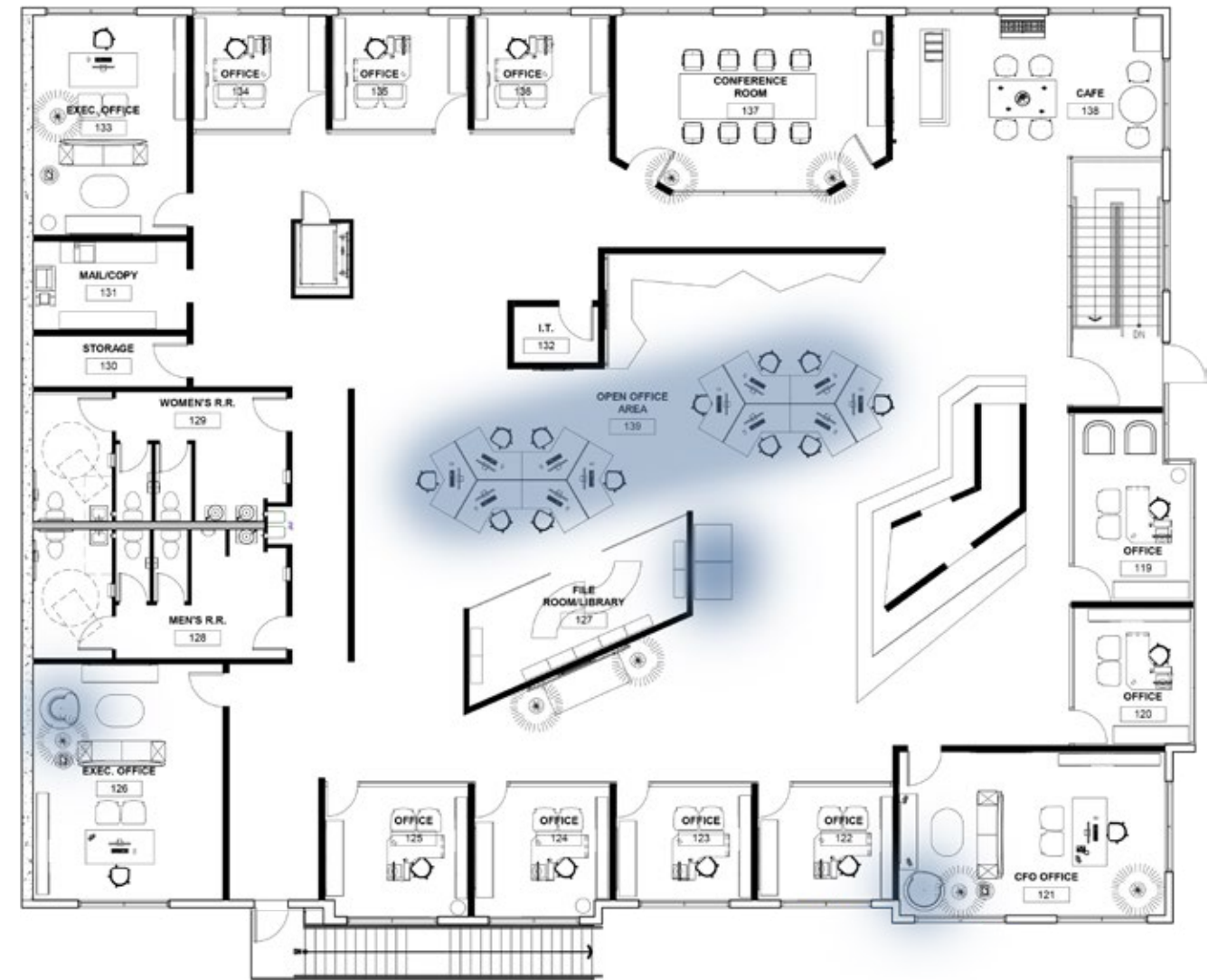
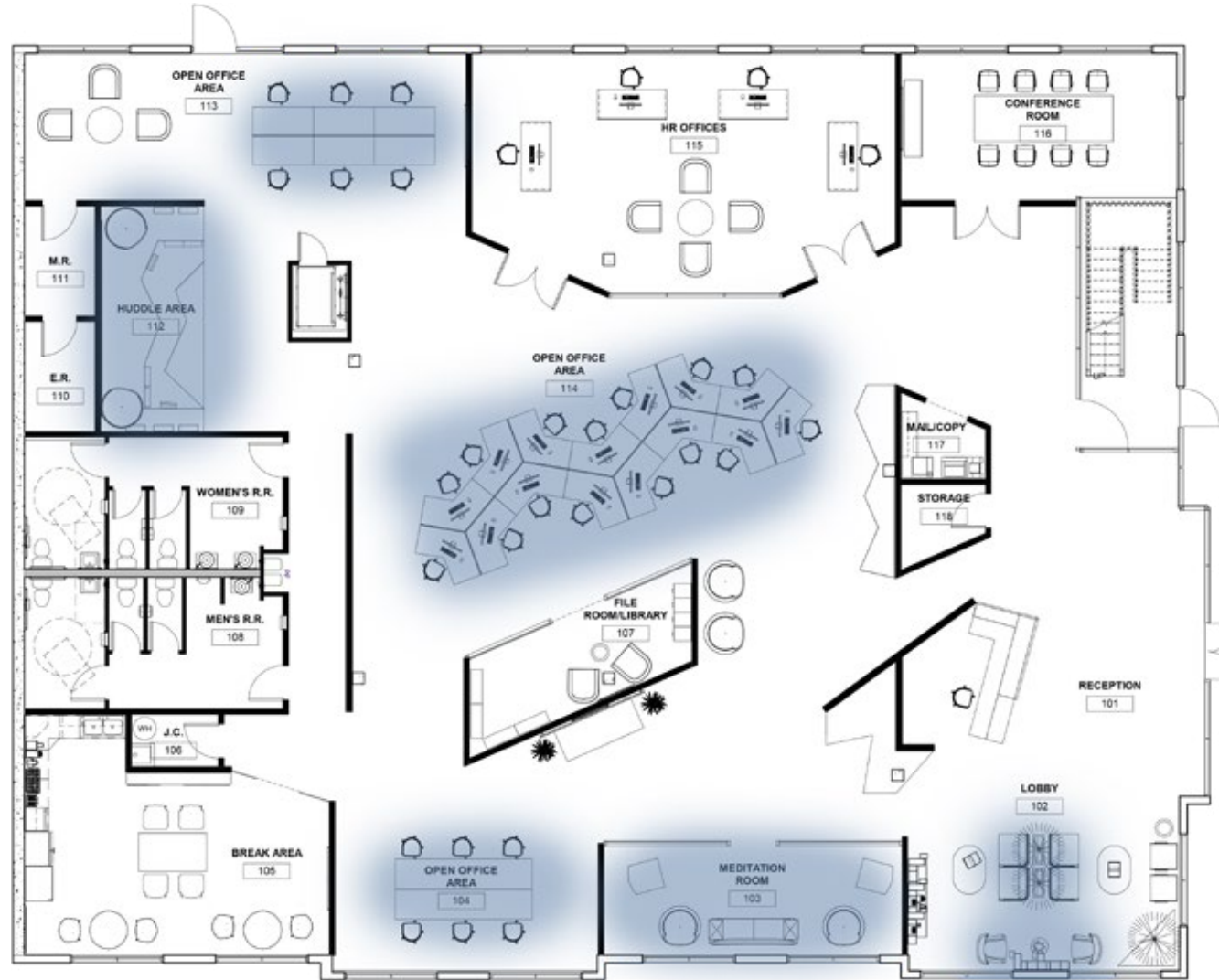


- FEATURE WALLS
- CHANGE IN FLOORING
- NATURAL LIFE
- AREAS THAT STIMULATE SMELL/TASTE
- INTERACTIVE AREAS



ACOUSTICS

Noise is an issue in most workplace environments. Interestingly, it can enable or disable productivity, depending on individual preferences and the type of work being done.

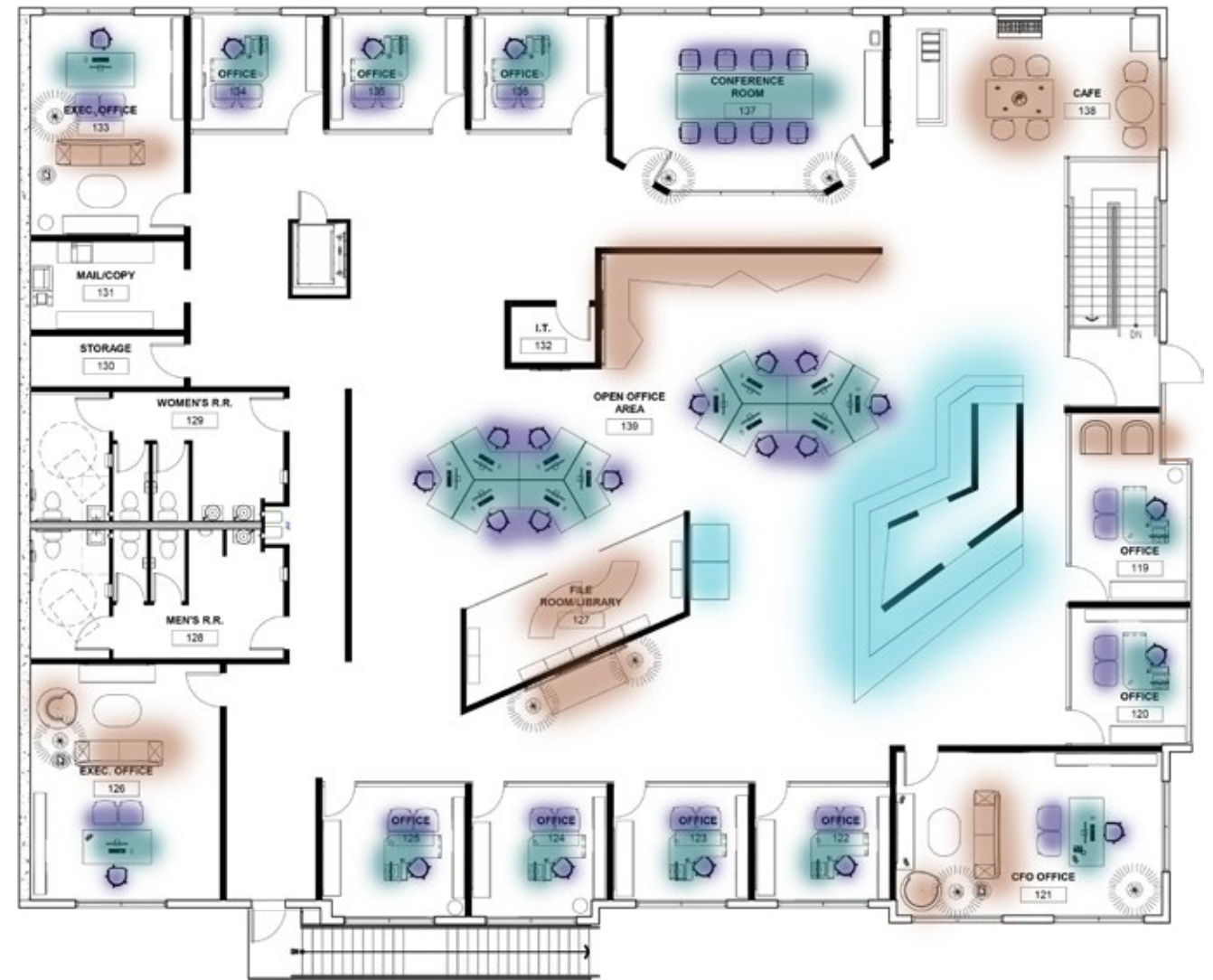
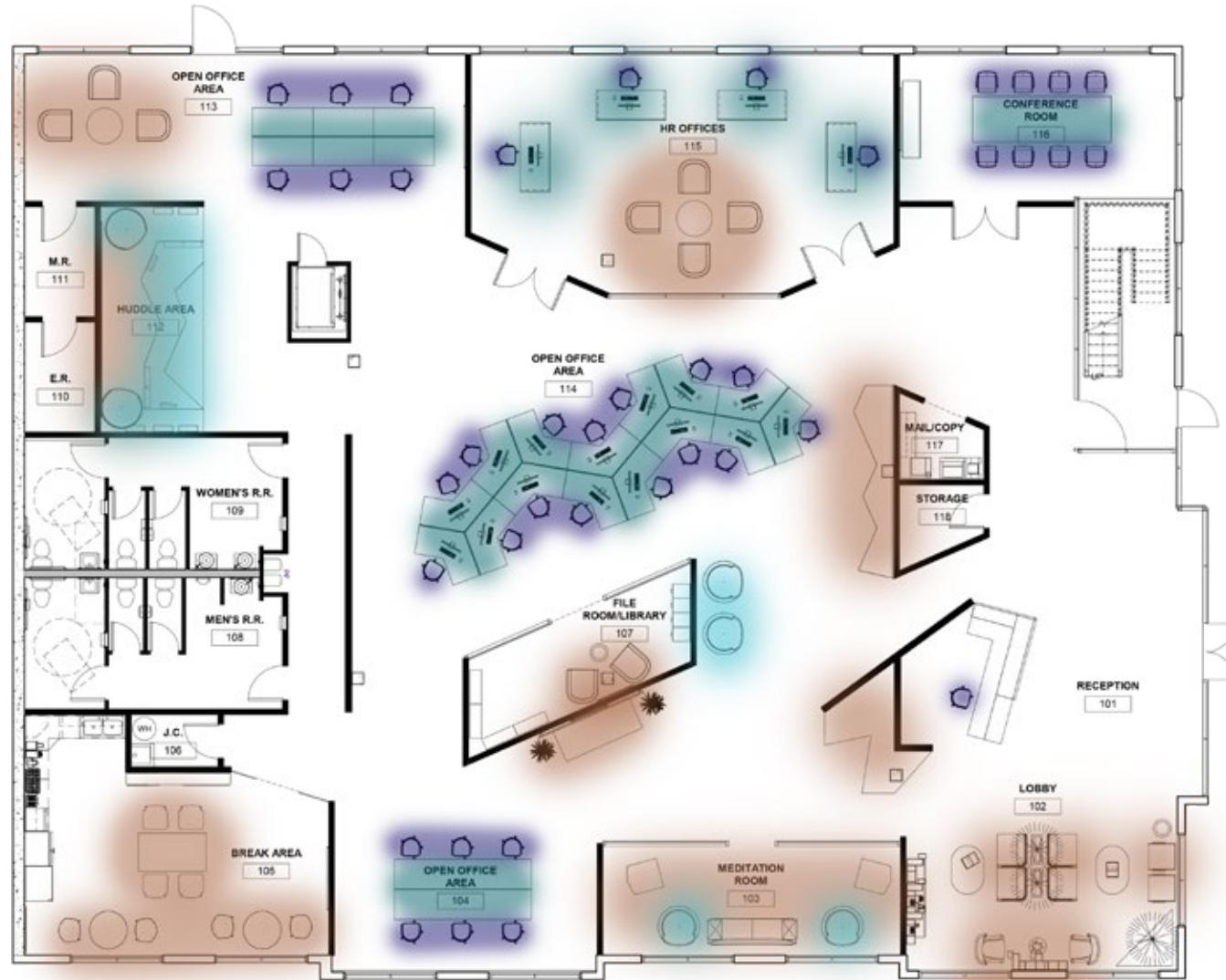


NOISE REDUCING ELEMENTS



HUMAN FACTORS & ERGONOMICS

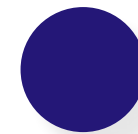
Workplaces that are designed for and around people are more likely to be comfortable, flexible and support productivity over time. This is because they take into account the needs and limitations of the people who occupy them. "Human factors" is an area of workplace psychology that focuses on a range of topics including ergonomics, workplace safety, and the reduction of human error, product design, human capability and human-computer interaction.



AREAS FOR STANDING/MOVEMENT



CASUAL LOUNGE SEATING



FORMAL DESK SEATING

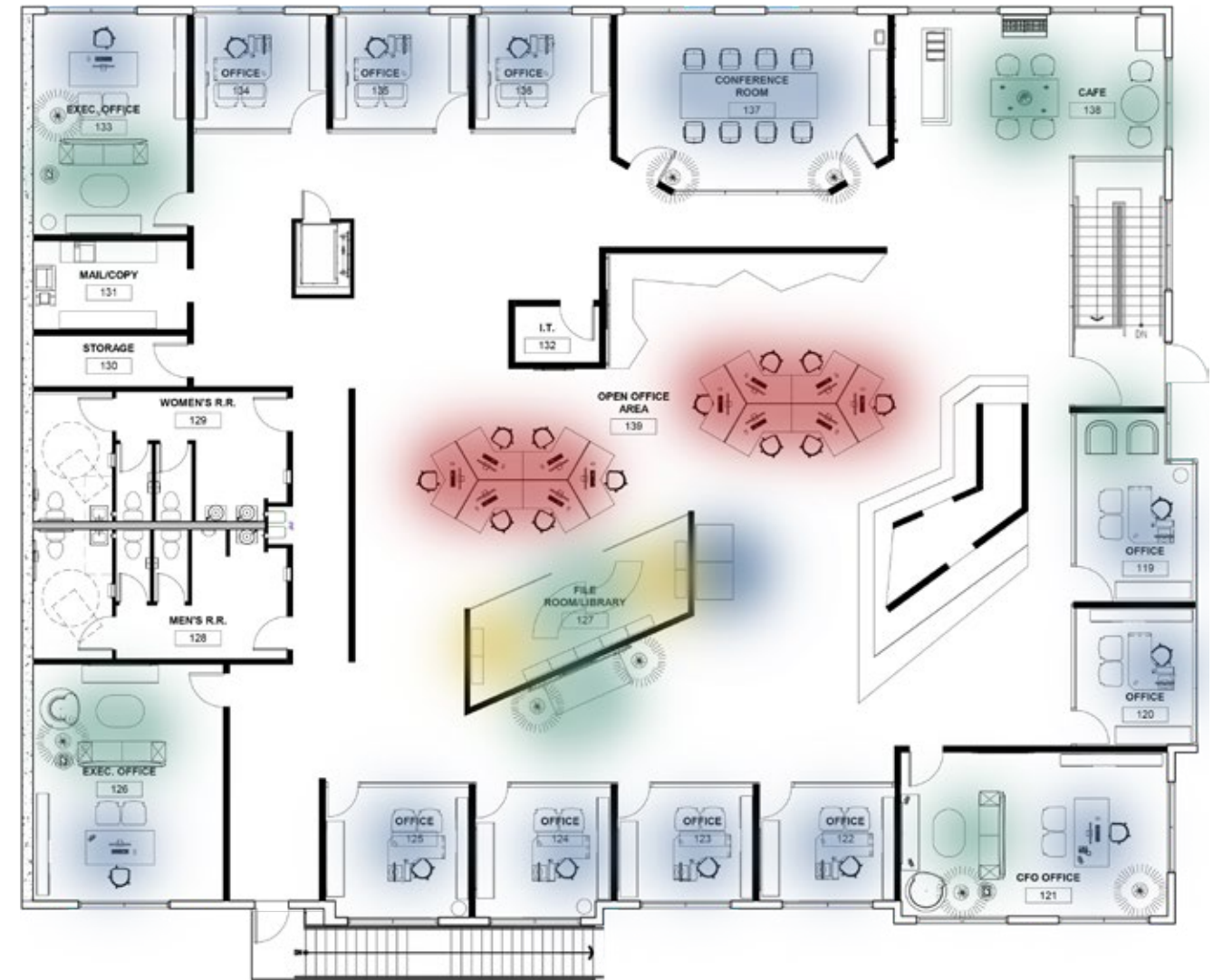
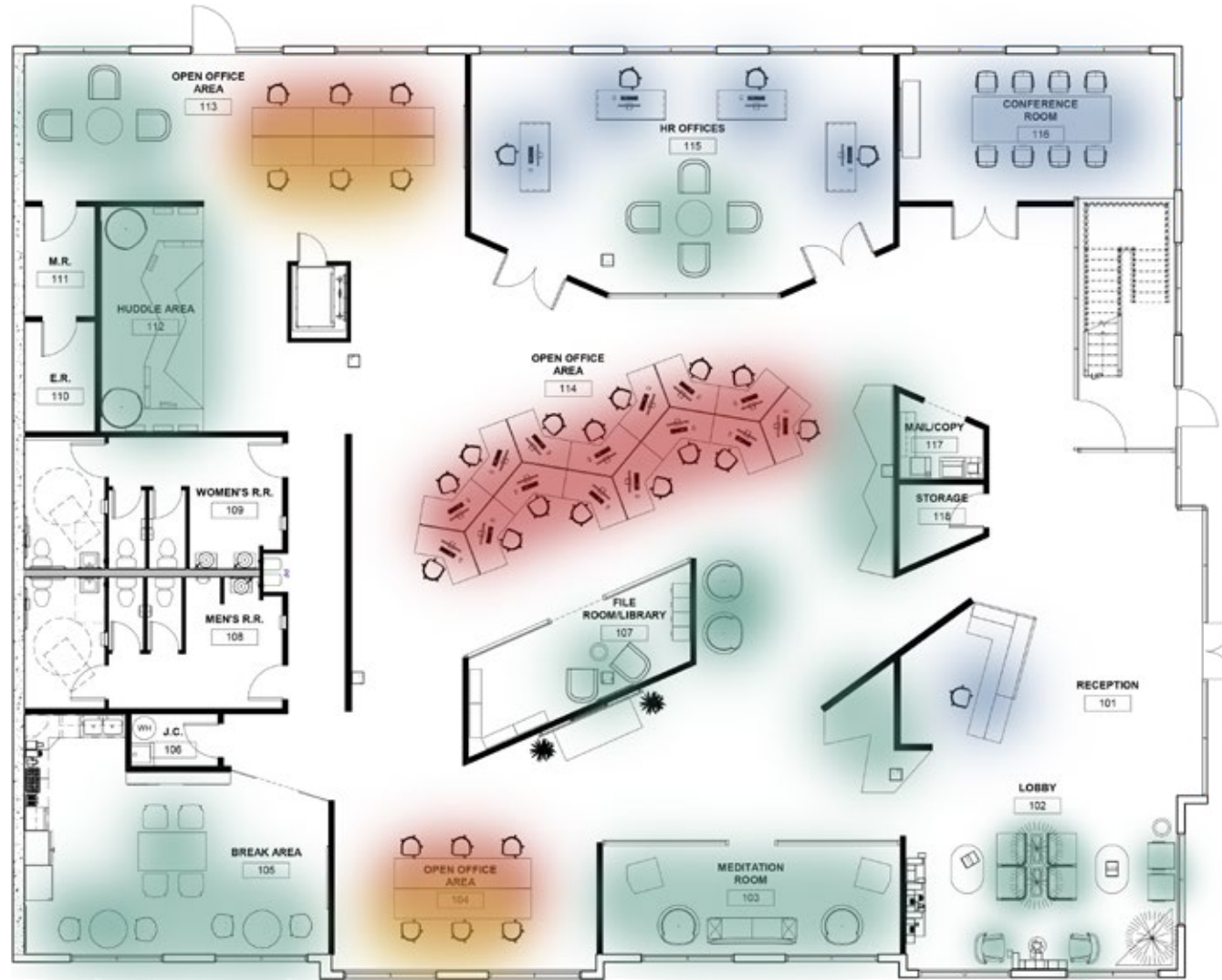


ATYPICAL/FLEXIBLE SEATING



CHOICE & PERSONALIZATION

Today's knowledge work requires high levels of concentration, collaboration and everything in between. Well-designed workplaces provide opportunities for both and allow individuals to choose when and how they use them.



 LOUNGE SEATING

 OPEN WORK AREAS

 PRIVATE WORK AREAS

 INFORMAL WORK AREAS



EMPLOYEE ENGAGEMENT

There is a direct correlation between employee engagement and worker satisfaction. This affects productivity and innovation. Engaged employees are more productive, more profitable and safer than less engaged employees.



COLLABORATIVE AREAS

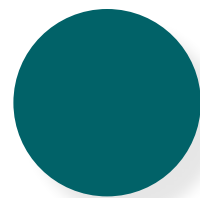
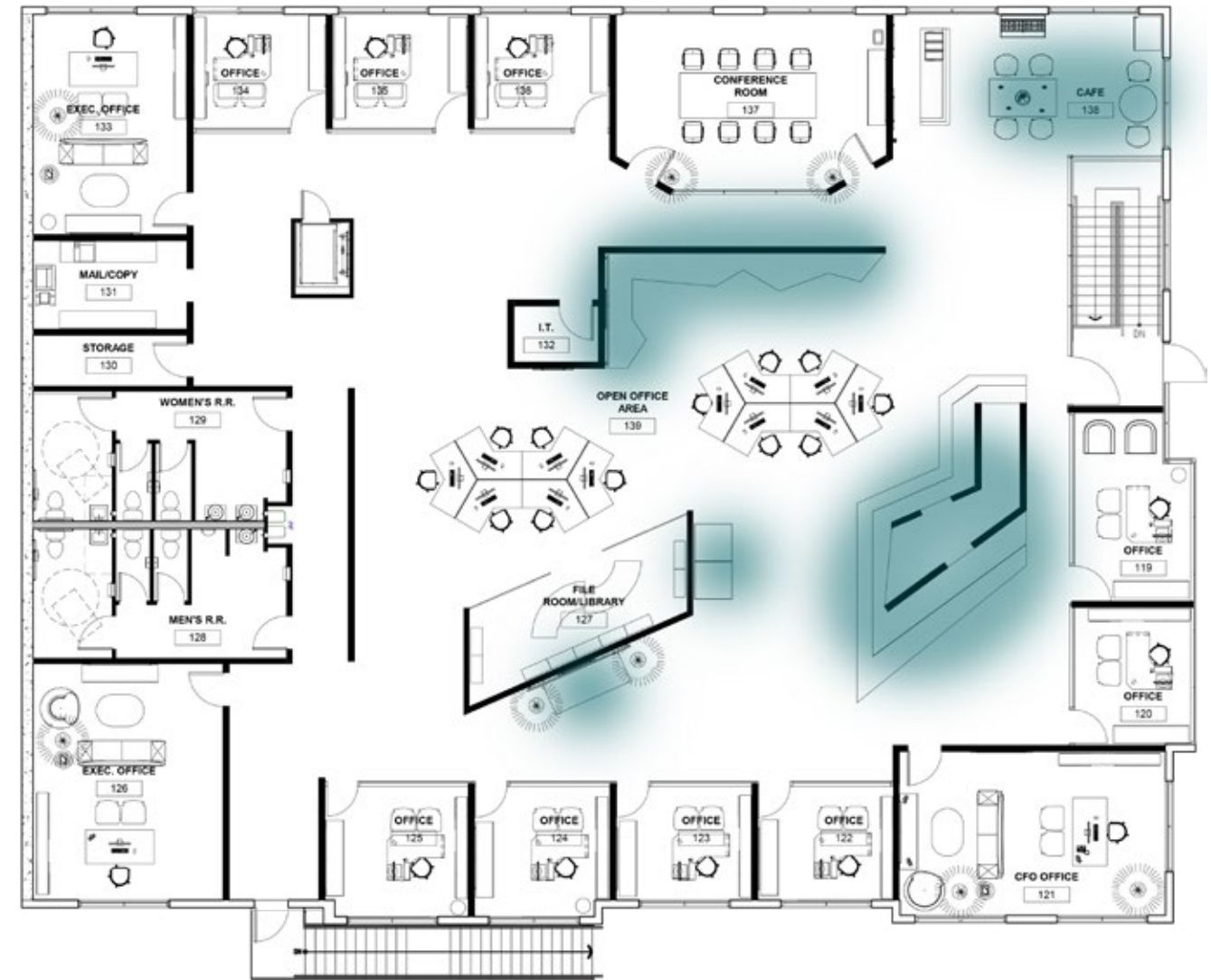
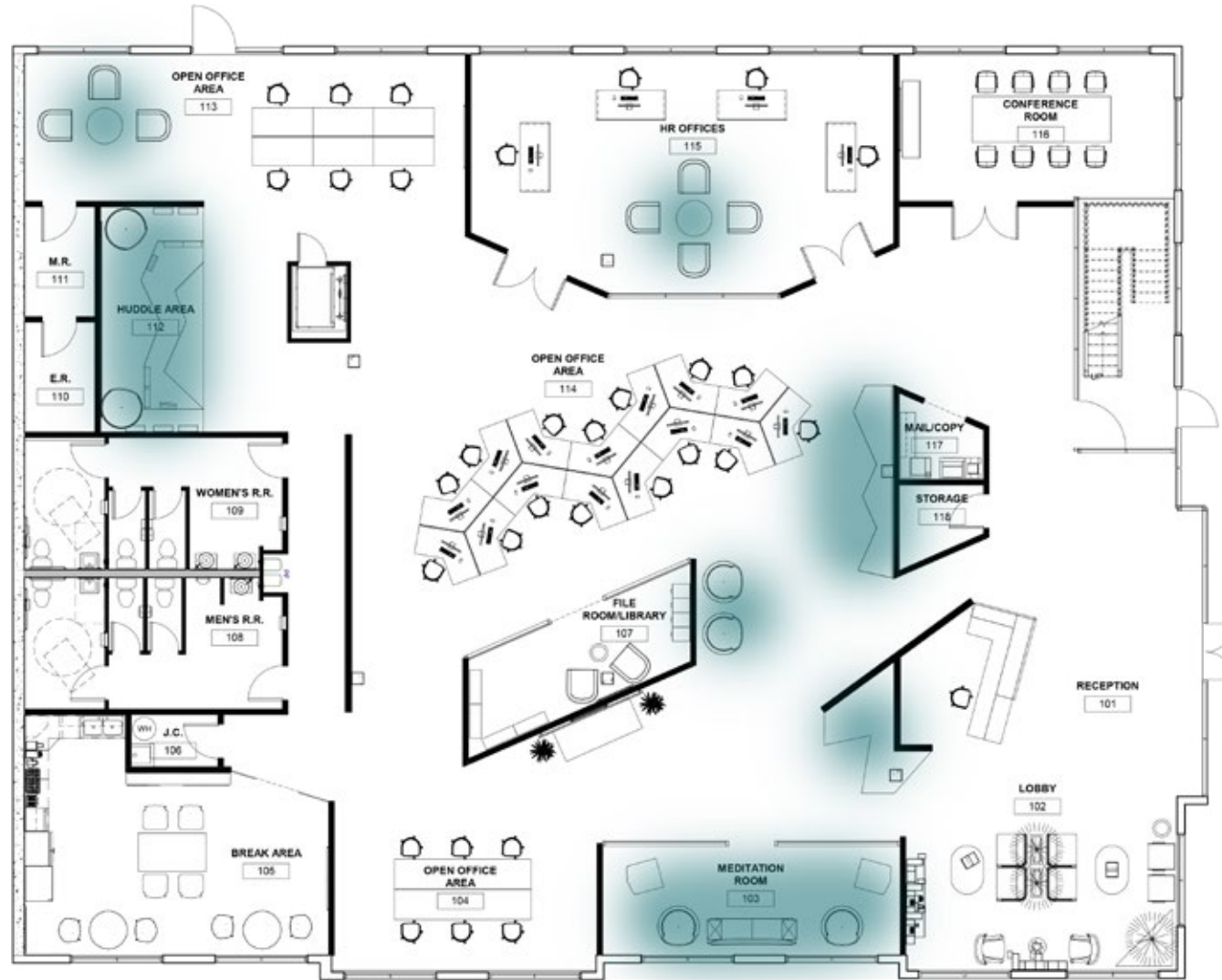


MENTAL/EMOTIONAL HEALTH RENEWAL AREA



CROWDING

When people feel crowded they often feel stressed, which influences their satisfaction of the workplace. The perception of space and whether a person feels crowded varies greatly by cultural background, individual preferences and gender.



AREAS THAT RELIEVE FEELINGS OF CROWDING

MATERIALS

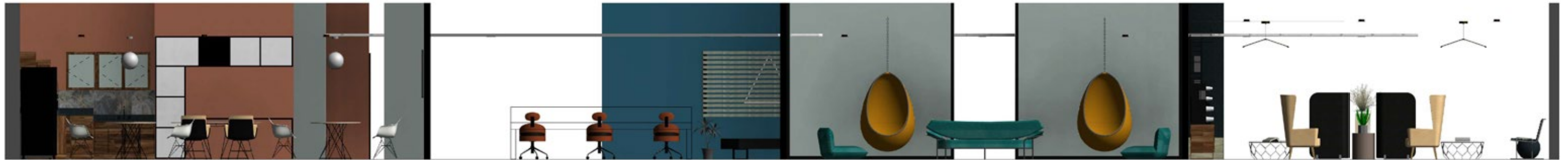
The selection of materials are based off of the color palette of the planet Jupiter as well as differentiating glows from lightning auras. There is a consistent use of dark teal, orange, brown, pearl, yellow, black, and white. Many onyx stones were used as feature walls as they provide the imagery of Jupiter's stripes and swirls of storms. The black marble flooring provides the imagery of lighting bolts traveling throughout the workplace by its striking, branching white lines. The consistent use of leather is found in many furniture selections as leather provides a texture that is flexible and durable. The use of ash grey wood and dark walnut wood represents the stormy clouds and clear skies during the duration of a storm. Reflective materials that provide a glowing effect and reflection of peace are found in the use of copper and frosted amber glass. All these materials represent the client by showcasing feelings of confidence, professionalism, and trust.



FURNITURE

The furniture selections revolved around electric forms, layered materiality, and a secure look. Many of these pieces follow the idea of the lightning bolt shape by incorporating strong angles and sharp aesthetics. NOTE: Furniture is subject to change in renderings as these photos represent something similar or of different materials.





BREAK AREA #105

OPEN OFFICE AREA #104

MEDITATION ROOM #103

LOBBY #102

LONGITUDINAL SECTION 1



CFO OFFICE #121

HALLWAY

OPEN OFFICE AREA #139

CAFE #138

LONGITUDINAL SECTION 2



EXEC. OFFICE #133

OFFICE #134

OFFICE #135

OFFICE #136

CONFERENCE ROOM #137

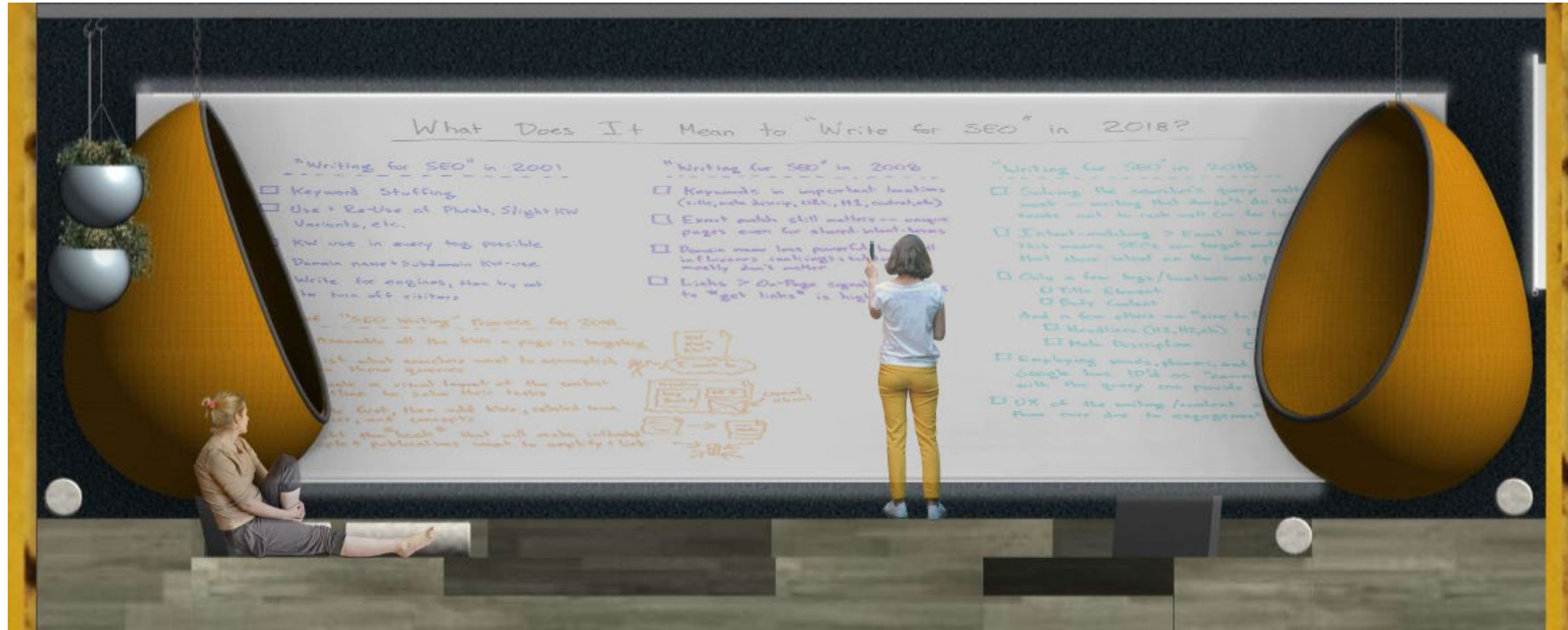
TRANSVERSE SECTION 1



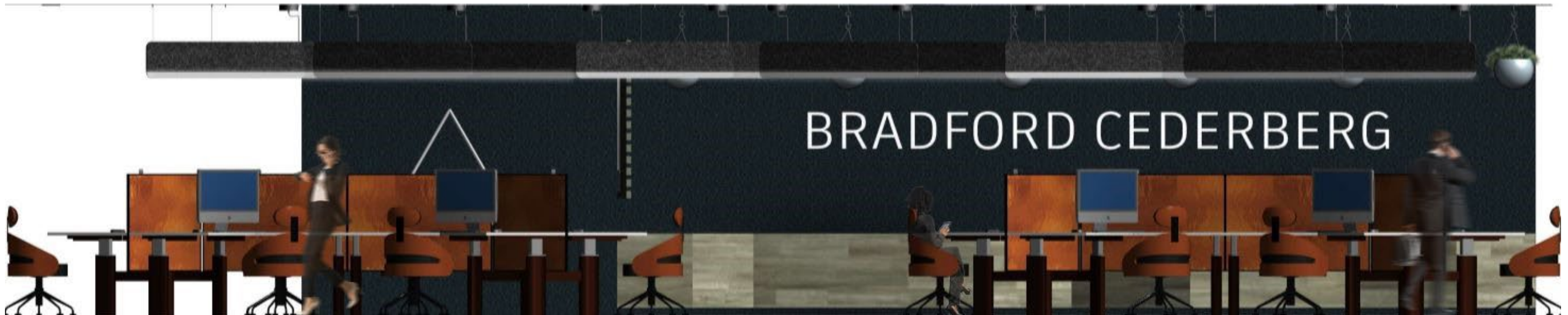
LOBBY #102

RECEPTION #101

TRANSVERSE SECTION 2



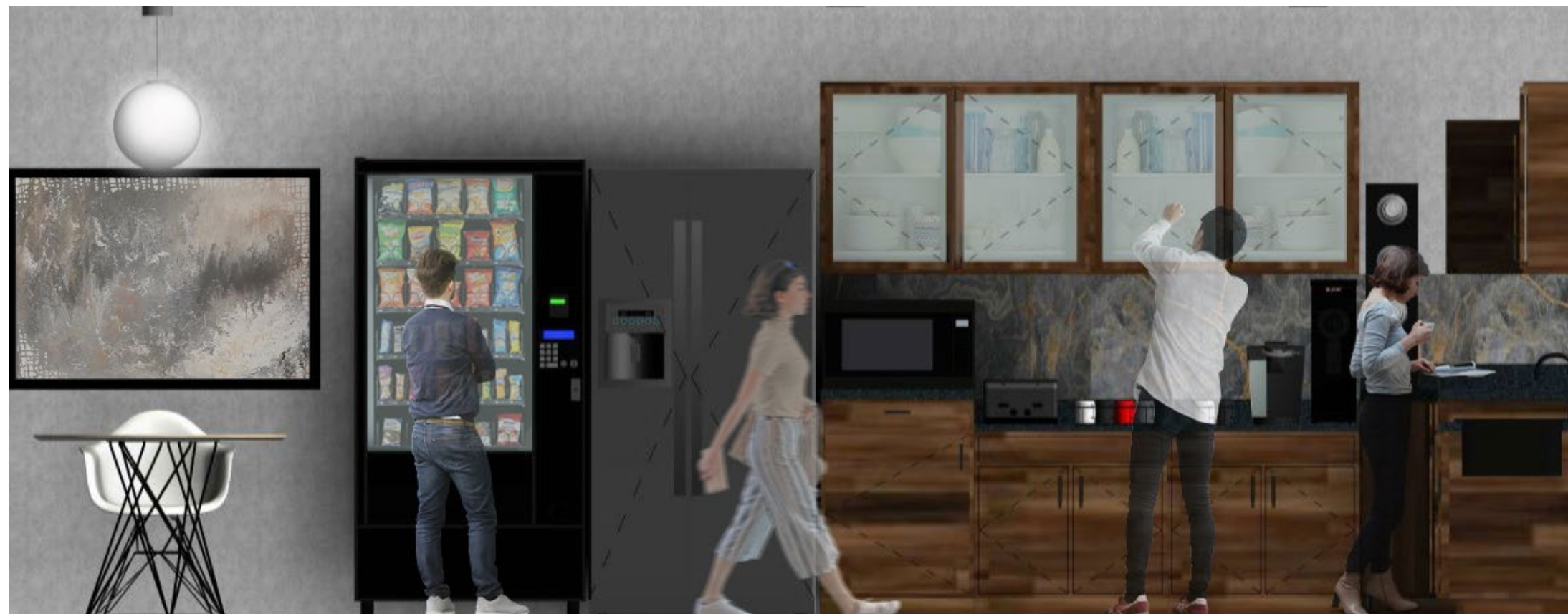
HUDDLE AREA ELEVATION



OPEN OFFICE AREA ELEVATION



CONFERENCE ROOM ELEVATION



BREAK AREA ELEVATION



RECEPTION/LOBBY



OPEN OFFICE AREA



HUDDLE AREA



CFO OFFICE






PRIVATE OFFICE



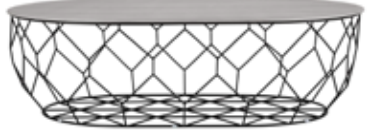



CONFERENCE ROOM




RECEPTION/LOBBY

ITEM	DESCRIPTION	DIMENSIONS	MANUFACTURER	MATERIAL/FINISH	COLOR	QTY.	PHOTO
KNEPPE BLACK MODERN OFFICE CHAIR	ADJUSTABLE HEIGHT DESK CHAIR	36 INCHES HIGH X 22 INCHES WIDE X 23 INCHES LONG	BAXTON STUDIO	FAUX LEATHER, STEEL, WOOD	BLACK, BROWN	1	
BONG SIDE TABLE	ROUND, COLORFUL, LIGHTWEIGHT SIDE TABLE	15.75" HIGH X 19" DEPTH	HAWORTH	FIBERGLASS (PROJECT USES BLUE ONYX)	WHITE	1	
SLED CHAIR	TUBULAR STEEL WELDED INTO AN X SHAPE AND MOUNTED ON PARALLEL RAILS	31 INCHES HIGH X 28.5 INCHES WIDE X 30.5 INCHES LONG	HERMAN MILLER	BLACK LEATHER	BLACK, SILVER	2	
CODE PRIVACY WALL MODULAR SOFA	SOFA AND PRIVACY WALL SEATING SYSTEM. FULLY UPHOLSTERED FREESTANDING AND MODULAR UNIT	36" WIDE X 31" DEPTH X 53" HIGH	BERNHARDT	UPHOLSTERED FABRIC (PROJECT USES BLACK LEATHER)	BLACK	4	
LOVED UP CHAIR	EXCEPTIONALLY COMFORTABLE SEAT WITH A HIGH BACK.	815MM WIDE X 790MM DEPTH X 1280MM HIGH 420MM SEAT HEIGHT	DEADGOOD	UPHOLSTERED FABRIC (PROJECT USES PEARL LEATHER)	YELLOW	2	
LOVE ME, LOVE ME NOT TABLE - VERDE ALPI	ROUND COFFEE TABLE	45CM WIDE X 50CM HIGH	SALVATORI	VERDE ALPI MARBLE	BLUE	1	





ELLIPSE COMB COFFEE TABLE	OVAL COFFEE TABLE	127 CM WIDE X 85 CM DEPTH X 37.5 CM HIGH	BOLIA	POWDER COATED STEEL - GREY LACQUERED OAK OR LACQUERED OAK TOP (PROJECT USES BLUE ONYX)	WHITE, BLACK	2	
GREENPOINT BENCHING CREDENZA	FEATURES INTEGRATED STORAGE AND POP-UP POWER TO MAKE WORK EASIER	18"DEPTH x 80"WIDE x 27 1/4"HIGH	WEST ELM	PROJECT USES WALNUT, BLACK STEEL LEGS	BROWN, BLACK	1	
BALTO LINEAR SUSPENSION	DIMMABLE, LED LIGHT WITH SLEEK LINES ARE SUSPENDED BY DISTINCTIVE CABLES FORMING A TRIANGULAR SHAPE PRODUCING A CONTEMPORARY GEOMETRIC SILHOUETTE	33.9" LONG X 35.86" WIDE	TECH LIGHTING	SATIN GOLD	GOLD	2	
LUNA PENDANT LAMP	THE LUNA PENDANT IS INSPIRED BY THE MOON AND ITS LUNAR MATTER EMPHASIZED BY THE TEXTURE OF THE MATERIAL NEBULITE®.	35 CM DIA. X 6" FLEXIBLE CORD	IN-ES.ARTDESIGN	LAPRENE, STEEL, NEBULITE® WHITE, POLYCARBONATE	WHITE	3	



BREAK AREA

ITEM	DESCRIPTION	DIMENSIONS	MANUFACTURER	MATERIAL/FINISH	COLOR	QTY.	PHOTO
ASYMMETRY TALL TABLE	PROVIDES CIRCULAR TOPPED OPTIONS FOR DINING TABLES ON A NON-TRADITIONAL BASE	39.4" DIA. X 28.5" HIGH	ROSS GARDAM	PROJECT USES WHITE ONYX	WHITE, BLACK	2	





UPHOLSTERED FABRIC CHAIR WITH ARMRESTS	FEATURES INTEGRATED STORAGE AND POP-UP POWER TO MAKE WORK EASIER	20.5"DEPTH X 24.5"WIDE X 32.75" HIGH	VITRA	FABRIC, STEEL, POLYPROPYLENE (PROJECT USES WHITE PLASTIC AND STEEL LEGS)	WHITE, BLACK	4	
LUNA PENDANT LAMP	THE LUNA PENDANT IS INSPIRED BY THE MOON AND ITS LUNAR MATTER EMPHASIZED BY THE TEXTURE OF THE MATERIAL NEBULITE®.	35 CM DIA. X 6" FLEXIBLE CORD	IN-ES.ARTDESIGN	LAPRENE, STEEL, NEBULITE® WHITE, POLYCARBONATE	WHITE	2	

CONFERENCE ROOM

ITEM	DESCRIPTION	DIMENSIONS	MANUFACTURER	MATERIAL/FINISH	COLOR	QTY.	PHOTO
CONFERENCE TABLE	STORAGE SPACE INTEGRATED IN TABLE EDGE	10 CM THICK TABLE TOP - 10CM RECESSED MULTIMEDIA INTERFACES IN TABLE EDGE - 2CM WALLS	FELIX SCHWAKE	PROJECT USES BLUE ONYX	BLUE	1	
GREENPOINT BENCHING CREDENZA	FEATURES INTEGRATED STORAGE AND POP-UP POWER TO MAKE WORK EASIER	18"DEPTH X 80"WIDE X 27 1/4"HIGH	WEST ELM	PROJECT USES WALNUT, BLACK STEEL LEGS	BROWN, BLACK	1	





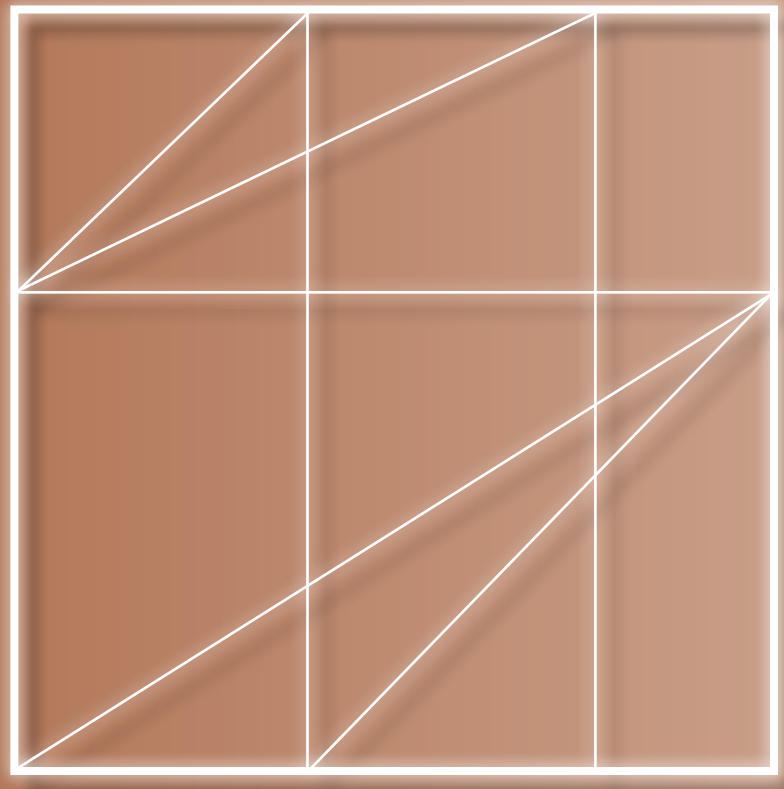
SLED CHAIR	HEIGHT-ADJUSTABLE CONFERENCE/MEETING CHAIR WITH X-BASE	32.7" HIGH X 19.1" WIDE X 22.4" LONG	HOWE	LEATHER, FABRIC, WOOD	BLACK, SILVER	2	
KNOX LINEAR SUSPENSION	RECTANGULAR METAL SHADE WITH BOTTOM DIFFUSER	45.24" LONG X 3.6" WIDE X 144" ADJUSTABLE CORD	TECH LIGHTING	SATIN NICKEL	SILVER	2	

OPEN OFFICE AREA

ITEM	DESCRIPTION	DIMENSIONS	MANUFACTURER	MATERIAL/FINISH	COLOR	QTY.	PHOTO
LED FELT PENDANT LAMP	SLAB'S ACOUSTIC PROPERTIES REDUCE AMBIENT NOISE WHILE ITS DISTINCTIVE AESTHETICS STAND OUT. 12V DC 24W LED PANEL 70 000 HRS LIFETIME 91 CRI	59" LONG X 13.75 HEIGH X 96 " FLEXIBLE CORD LENGTH	ANDLIGHT	BLACK WOOL FELT	BLACK	12	
KNEPPE BLACK MODERN OFFICE CHAIR	ADJUSTABLE HEIGHT DESK CHAIR	36 INCHES HIGH X 22 INCHES WIDE X 23 INCHES LONG	BAXTON STUDIO	FAUX LEATHER, STEEL, WOOD	BLACK, BROWN	1	



<p>MODULAR 3-POD PARADIGM (SNOWFLAKE) WORKSTATION</p>	<p>120° 3 WAY POD WORKSTATION, SEATS 3. INCLUDES LANDSCAPE PAPER TRAY, MONITOR ARM, DESK MOUNT SHELF WITH DIVIDERS, NAME PLATE</p>	<p>WORKTOP: 1200W X 750D</p>	<p>UCI</p>	<p>ACRYLIC WORKTOP, STEEL LEGS (PROJECT USES AMBER GLASS PANEL SCREEN)</p>	<p>WHITE, AMBER, COPPER, BLACK</p>	<p>4</p>	
<p>THEODORE OFFICE WORKSTATION</p>	<p>MULTIPLE OFFICE WORKSTATION WHERE BENCH SYSTEM HAS INTEGRATED CABLE TRAYS AND IS CONSTRUCTED FROM A SUSTAINABLY SOURCED WHICH MEANS THE DESK BENCHES ARE BOTH DURABLE AND ENVIRONMENTALLY FRIENDLY.</p>	<p>HEIGHT: 73CM / WIDTH: 120CM / DEPTH: 80CM</p>	<p>LIQUI CONTRACTS</p>	<p>FSC OAK FRAME WITH A REAL OAK VENEERED BIRCH PLY TOP AND ACOUSTIC PANEL SCREEN</p>	<p>GREY, LIGHT BROWN, WHITE</p>	<p>2</p>	



THANK YOU

