

WORKSPACE PROJECT



“LESS BUT EXCELLENT”

LUIZA MELLO

FIU G2

JANINE KING AND ESPERANZA MUNOS

02.08.18



To make **BEAUTIFUL, SINCERE** and **GENUINE** products which empower women and give them joy in dressing and living for themselves.

WORKPLACE

Happy employers with high levels of organization, aspirations and commitment will perform always in connection with their co-workers.

A **REWARDING** environment where the equality always prevail.

CELINE

The organization stands for something **MEANINGFUL**. The purpose of its workplace is to **INNOVATE** and **INSPIRE** people.

PURPOSE

Designed to achieve an inviting and transparent setting where everyone can collaborate. To promote **EQUALITY** where every user has the chance do be an Ambassador of a project.

INTRODUCTION, GOALS PROGRAM ANALYSIS



1 The workplace will incorporate **FLEXIBLE** environment where most of the time the users will be able to decide how and where they want to work.

3 A setting with beautiful views and big windows with natural light will give the user a sensation of tranquility and **WELL-BEING**

5 Incorporation of “War Rooms” in order to promote creativity and also team work.

2 70% of the work area will be open and 30% enclosed spaces. The company stands for **AGILITY, EQUALITY AND COLLABORATION** and strongly believes that workers are more productive when working with some type of communication.

4 The **INTERACTION** of areas will encourage workers to be more sociable and know each other. Vertical connection between floors.

DESIGN GUIDELINES PROGRAM ANALYSIS

SPACE	ROOMS	CAPACITY	UNIT AREA (NSF)	NUMBER OF EACH TYPE OF WORK SPACE	TOTAL AREA (NSF)	FF&E
Lobby & Waiting	Reception and Lobby Waiting	1	200	1	200	Comfortable seating, Reception Desk, Chaise, Side Table, Floor Lamp.
	Product Display	0	120	1	120	
Executive Suite	Executive offices	1	400	4	1600	Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers, safe.
	Workstation 01 (Executive Assistant)	1	48	1	48	
	Drawer Lateral Files Area	0	9	2	18	
Accounting	Office	1	300	1	300	Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers.
	Workstation 02	1	36	6	216	
	Drawer Lateral Files Area	0	9	2	18	
	Storage Room	0	120	1	120	
	Safe Room	0	100	1	100	
Operations	Office	1	300	1	300	Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers.
	Workstation 02	1	36	8	288	
	Hotelling	2	18	2	36	
	Drawer Lateral Files Area	0	9	3	27	
Human Resources	Office	1	300	1	300	Office tables, office chairs, table lamps, cabinets, storage, comfortable seatings.
	Workstation 2	1	36	1	36	
	Drawer Lateral Files Area	0	9	6	54	
	Mother's Room	1	100	1	100	
Marketing	Office	1	200	1	200	Office tables, office chairs, table lamps, cabinets, lockers, drawers, big tables, studio material, studio tables, storage.
	Workstation 1	1	48	5	240	
	Drawer Lateral Files Area	0	9	1	9	
	Photo Studio	0	80	1	80	
	Marketing Print and Collating Area	0	100	1	100	
I.T.	Office	1	300	1	300	Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers.
	Workstation 2	1	36	3	108	
	Drawer Lateral Files Area	0	9	2	18	
	Computer Maintanance Room	6	56	1	354	
Purchasing	Workstation 1	1	80	7	560	Office tables, office chairs, table lamps, cabinets, storage, drawer, collaboration tables.
	Drawer Lateral Files Area		9	2	18	
	Collaboration Area	4	60	1	60	
Quality Assurance	Workstation 1	1	100	4	400	Office tables, office chairs, table lamps, cabinets, storage, drawers.
	Drawer Lateral Files Area	0	9	1	9	
Sales	Office	1	200	1	200	Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers, collaboration tables, temporary tables, flexible furniture.
	Workstation 2	4	36	4	144	
	Workstation 3	14	24	14	336	
	Drawer Lateral Files Area		9	6	54	
	Collaboration Area	4	60	2	120	
	Hotelling	1	18	3	54	
Support Spaces	Café	40	1100	1	1100	Counter top, counter top chairs, comfortable chairs, pool table, collaboration tables, flexible furniture, office tables, office chairs.
	Experimentation, Brainstorming Room	10	520	1	520	
	Furniture Storage	0	120	1	120	
	Huddle Room	4	100	2	200	
	Focus Room	2	80	2	160	
	Collaboration Area	4	100	2	200	
	Large Conference Room	12	480	1	480	
	Medium Conference Room	8	300	1	300	
	Print and Collaging Area	0	100	1	100	
	Server Room	0	180	1	180	
	Storage Room	0	120	1	120	
TOTAL SQ F		-	-	-	10725	Total Square footage of the Program
Circulation		-	-	-	3753.75	Area designated for Circulation
TOTAL		-	-	-	14478.75	Real Square Footage of the Site

TECHNICAL ANALYSIS

Lobby & Waiting Area

Reception and Lobby Waiting
200 NSF

Product Display
120 NSF

Comfortable seating, Sofas,
Reception Desk, Chaise, Side Table,
Floor Lamp.

The first connection the users have with the outside is the Lobby. It should be designed to be impressive and give the ‘wow’ effect when people walk in.
The space should be comfortable and inviting.

Executive Suite

Space used for reserved positions and offices that require more privacy. The Executive offices will be individual settings and allows the user to personalize the space, creating an inspiring space and giving the other users a sensation of leadership.



Office tables, office chairs, table lamps, cabinets,
storage, lockers, drawers, safe.

- Workstation 01
48 NSF
- Drawer Lateral Files Area
18 NSF
- Executive Offices
1 600 NSF

Accounting

Office
300 NSF

Workstation 02
216 NSF

Drawer Lateral Files Area
18 NSF

Safe Room Storage Room
120 NSF 100 NSF

Comfortable seating, Sofas,
Reception Desk, Chaise, Side Table,
Floor Lamp.

Financial transactions and information are crucial for a company to succeed. The organization and control of the environment are directly related to the success of the business. The Design should be clean and functional.



Operations

Office
300 NSF

Hoteling
36 NSF

Workstation 02
288 NSF

Drawer Lateral Files Area
27 NSF

Office tables, office chairs, table lamps,
cabinets, storage, lockers, drawers.

Overseeing the production and supervising services are one of the main aspects to have productivity. To make sure the company is running as well as it possibly can and with an efficient service. Transparency in the design allow the operations department to work in groups and also manage and supervise another areas of the company.

PROGRAM ANALYSIS

Human Resources

Office
300 NSF

Workstation 02
36 NSF

Drawer Lateral Files Area
54 NSF

Mother's Room
100 NSF

Office tables, office chairs, table lamps, cabinets, storage, comfortable seating.



A department that allows development, employee relations, compensation, benefits, safety. Human Resources will be close to the entrance with easy access to the lobby. The space is very private but at the same time, inviting. This department rules important tasks such as hiring and firing employers.

Marketing

Office
200 NSF

Photo Studio
80 NSF

Workstation 01
240 NSF

Marketing Print Area
100 NSF

Drawer Lateral Files Area
9 NSF

Office tables, office chairs, table lamps, cabinets, lockers, drawers, big tables, studio material, studio tables, storage

Marketing and Propaganda are one of the biggest services of the company and should be done with precision and purpose. The creativity in this setting is essential. An environment that stimulates that, movable furniture, group areas are essential.

PROGRAM ANALYSIS

I.T.

Workstation 02
108 NSF

Office
300 NSF

Drawer Lateral Files Area
18 NSF

Computer
Maintenance Room
354 NSF

Office tables, office chairs,
table lamps, cabinets, storage,
lockers, drawers, cubicles.

Information and Technology need to be consistently updated and requires a special department to do so. A more private space, with not so much collaboration are aspects of an IT department. It's a very technical task and requires lots of concentration.



Purchasing

Collaboration Area
60 NSF

Workstation 01
560 NSF

Drawer Lateral Files Area
18 NSF

Office tables, office chairs,
table lamps, cabinets, storage,
drawer, collaboration tables.

Supporting the purchase of new materials with the most innovative technologies, efficiency is a task of the Purchasing Department. The workplace should be an area very comfortable, it requires a lot of research and organization in order to find the best supplies and equipment needed.

PROGRAM ANALYSIS

Quality Assurance

Workstation 01
400 NSF

Drawer Lateral Files Area
9 NSF

Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers.

Employers will be constantly looking for important new technologies and ideas in order to improve the quality of the product, check the new releases of the market and so forth.



Sales

Office
200 NSF

Hoteling
54 NSF

Workstation 02
144 NSF

Collaboration Area
120 NSF

Drawer Lateral Files Area
54 NSF

Office tables, office chairs, table lamps, cabinets, storage, lockers, drawers, collaboration tables, temporary tables, flexible furniture.

Committed to exceed the customer expectations, the Sales department handles the customer service and E-commerce that was recently implemented at Celine.

PROGRAM ANALYSIS

Support Spaces

Print Area
100 NSF

Server Room
180 NSF

Storage
120 NSF

Large Conference Room
480 NSF

Cafe
1100 NSF

Huddle Room
200 NSF

Furniture Storage
120 NSF

Collaboration Area
100 NSF

Experimentation
520 NSF

Medium Conference Room
300 NSF

Counter top, counter top chairs, comfortable chairs, pool table, collaboration tables, flexible furniture, office tables, office chairs.

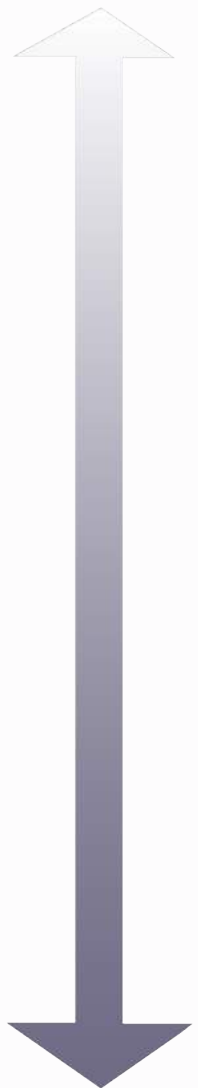


Space that allows users to network, meet each other, create strong relationships with the co-workers in order to have more productivity and efficiency.

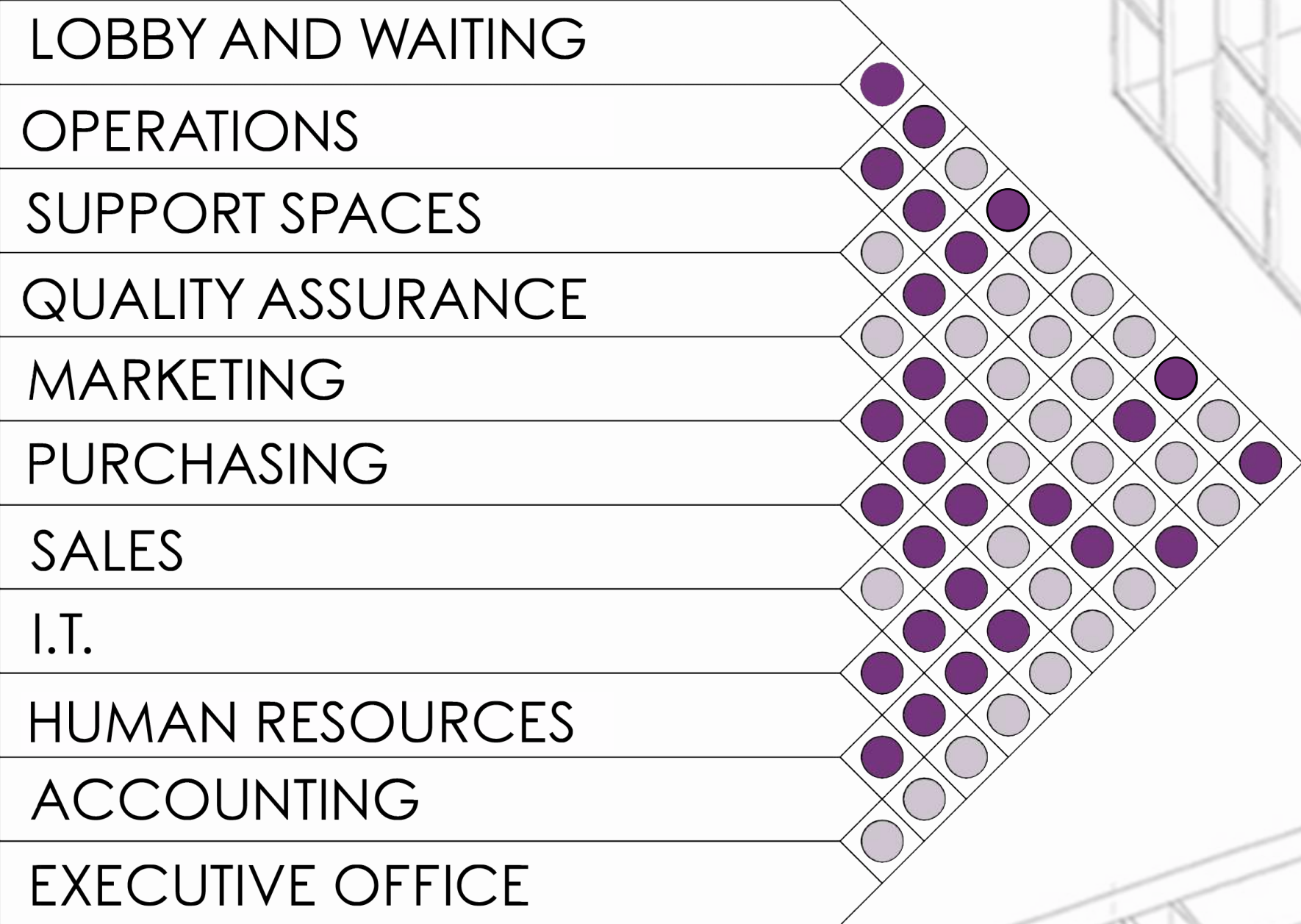
Its composed with social areas, meeting areas, discussion spaces and usually generates great new ideas.

PROGRAM ANALYSIS

PUBLIC



PRIVATE

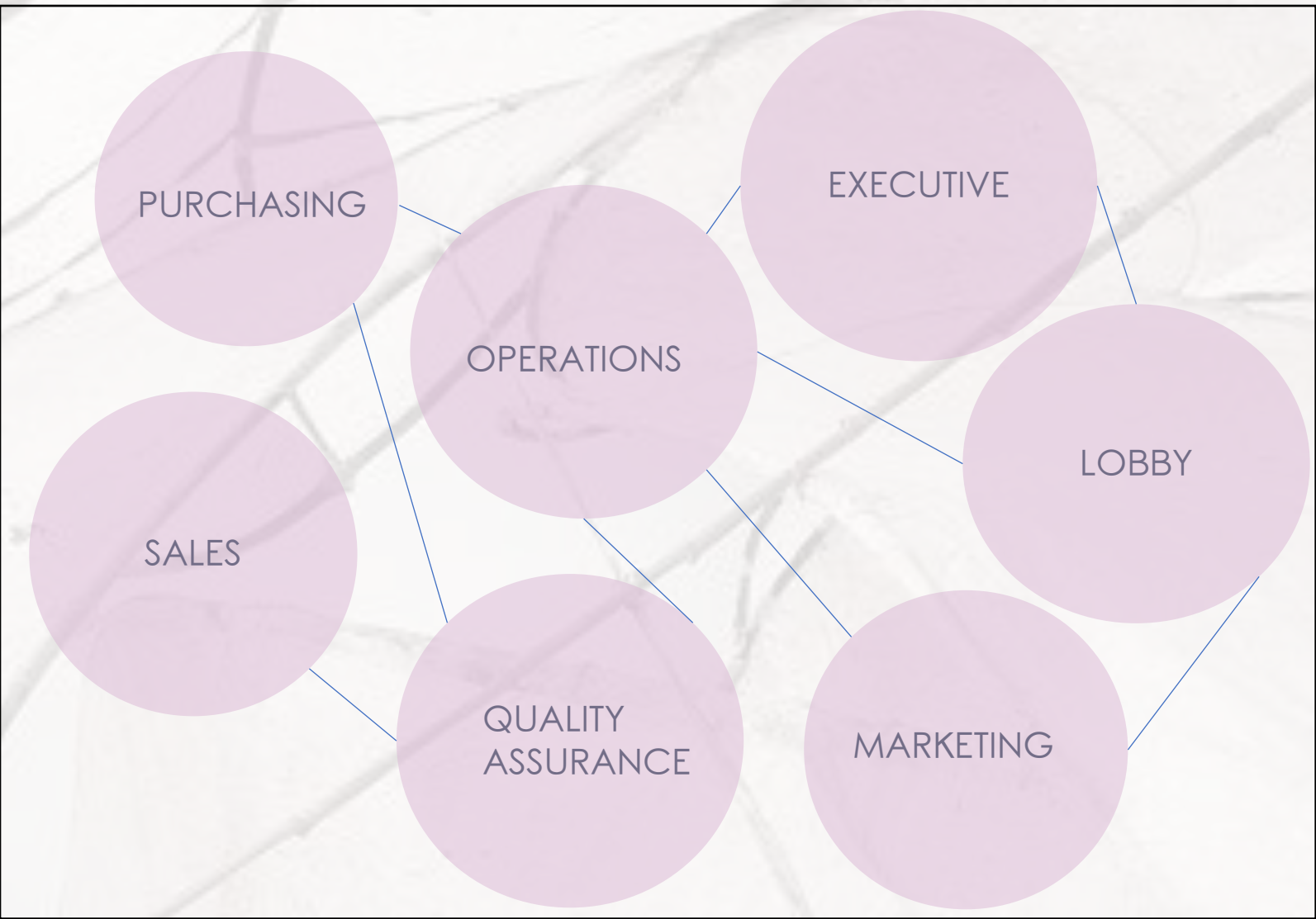


- PRIMARY ADJACENCY
- ADJACENCY NOT REQUIRED

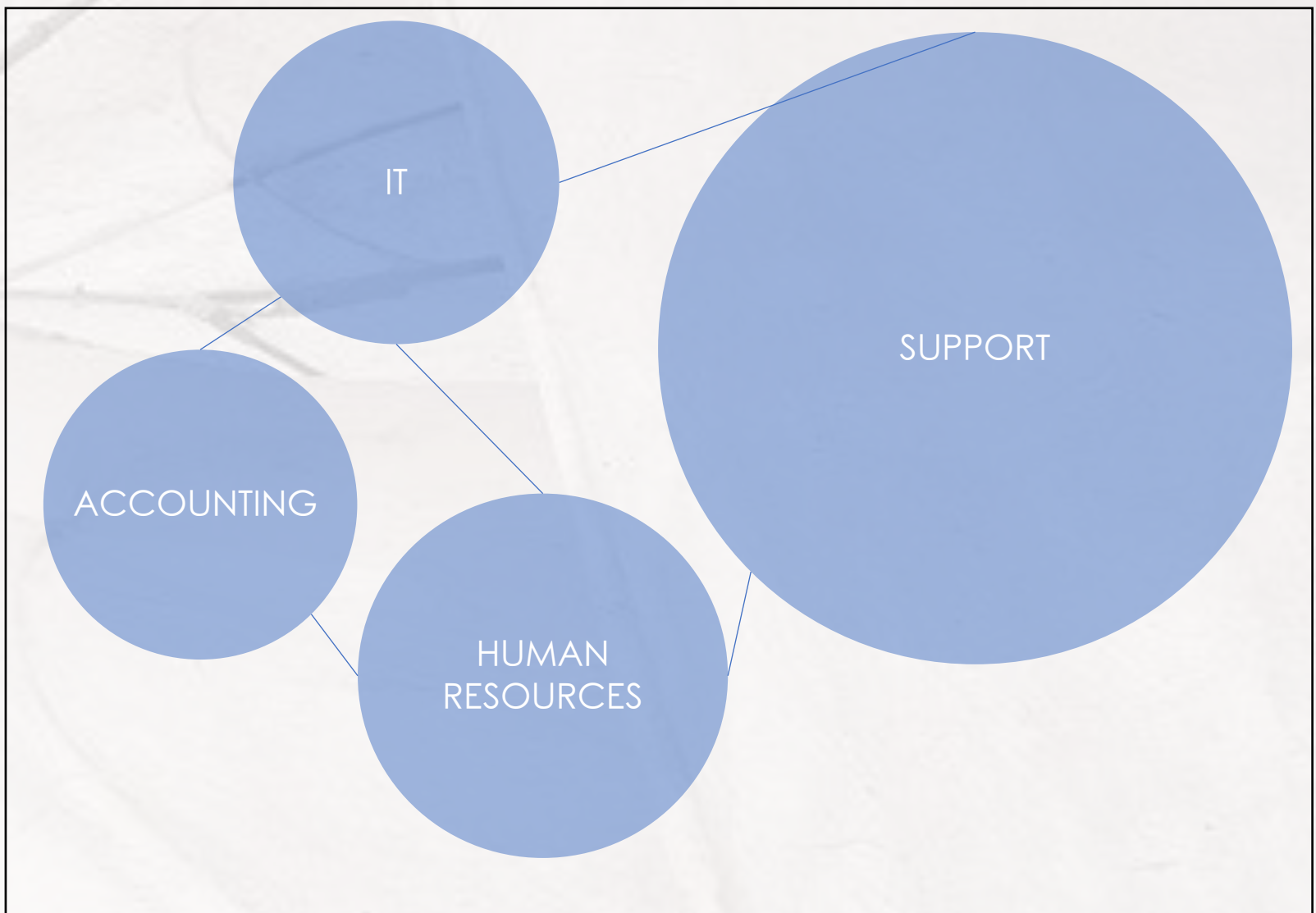
ADJACENCY MATRIX DIAGRAM

PROGRAM ANALYSIS

The spaces were initially divided into two main categories: **Operational** and the **Creative**. Therefore, each one will be in each floor giving the user the chance to be closer to someone from the same department area.



CREATIVE DEPARTMENT

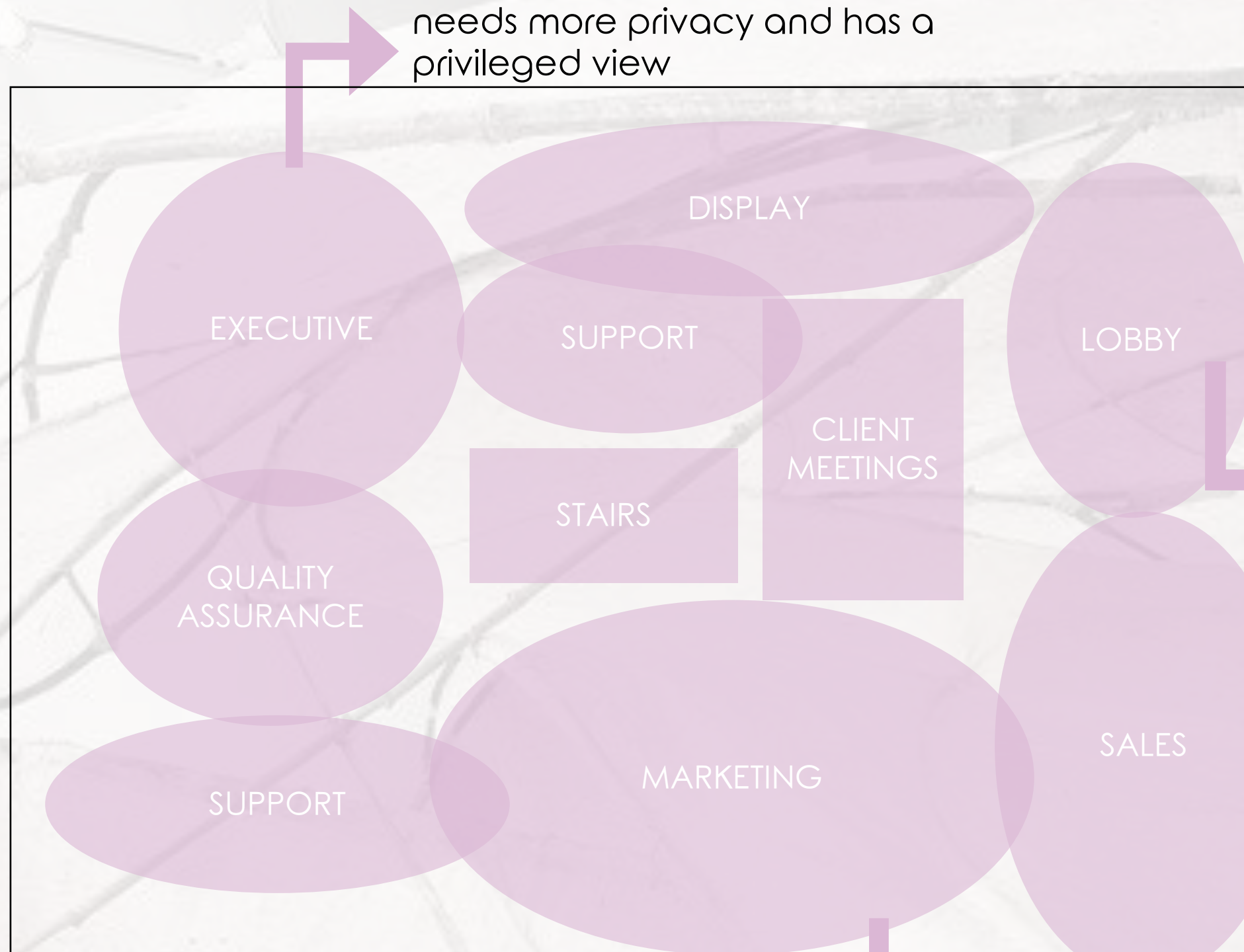


OPERATIONAL DEPARTMENT

BUBBLE DIAGRAMS

PROGRAM ANALYSIS

2ND FLOOR



MORE PRIVATE: The executive area needs more privacy and has a privileged view

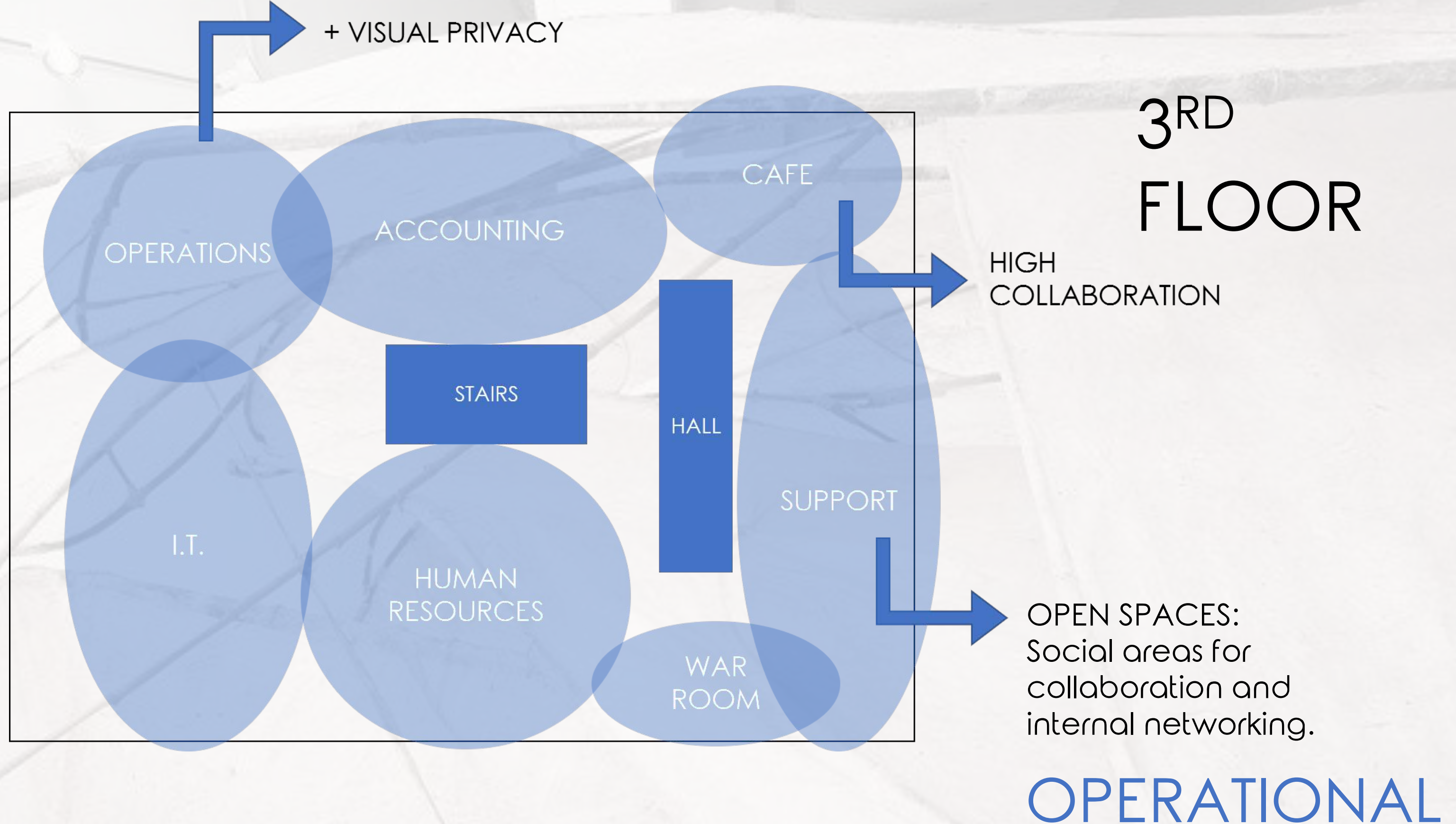
PUBLIC
The main entrance will have a public access to the office and as you enter it, it becomes restricted and more private.

HIGH COLLABORATION ZONES:
High collaboration zones allows the creative department to work together and create new ideas every time.

CREATIVE

BUBBLE DIAGRAMS

PROGRAM ANALYSIS



BUBBLE DIAGRAMS PROGRAM ANALYSIS

- Jackson, Matt. "Do I Really Need My Office? - Workplace Strategy and Design - Architecture and Design." GenslerOn, 18 Mar. 2016, www.gensleron.com/work/2016/3/18/do-i-really-need-my-office.html.
- Dundon, Todd, and Jonathan Ginnis. "Workplace Strategy and Design - Architecture and Design." GenslerOn, 4 May 2016, www.gensleron.com/work/tag/commercial-office-buildings.
- Bowles, Michelle. "Http://Ljournal.ru/Wp-Content/Uploads/2017/03/a-2017-023.Pdf." Workplace of the Future, 2017, pp. 1-4., doi:10.18411/a-2017-023.
- Siller, Deanna. "Employee Engagement: A Core Business Strategy - Workplace Strategy and Design - Architecture and Design." GenslerOn, 22 Feb. 2017, www.gensleron.com/work/2017/2/22/employee-engagement-a-core-business-strategy.html.
- "U.S Workplace Survey 2016." GenslerOn, www.gensler.com/research-insight/workplace-surveys/us/2016.
- "Sustainable Facilities Tool General Services Administration." Flexible Workplace Design - GSA Sustainable Facilities Tool, sftool.gov/learn/about/243/flexible-workplace-design.
- "Designing For Workplace Well-Being." Designing for Workplace Wellbeing, centerforactivedesign.org/designingforworkplacewellbeing.
- "Permission for Creativity in the Workplace." Insigniam, insigniam.com/blog/permission-for-creativity-in-the-workplace/.
- "A Look Inside Interior Design – Part 1: Where We Spend Time." Legat Architects, 28 Feb. 2017, www.legat.com/look-inside-interior-design-part-1-spend-time/