

Graduate Capstone Project



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PORTFOLIO

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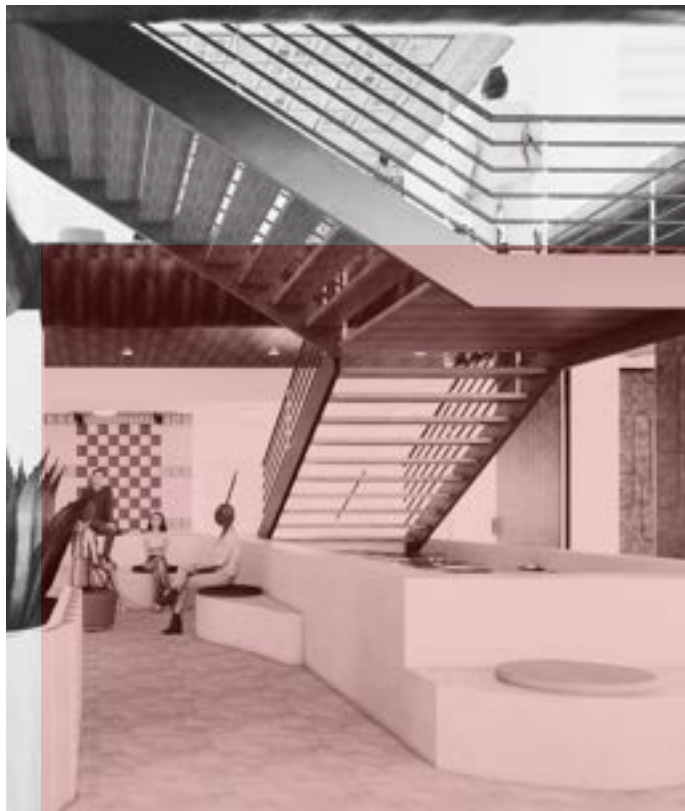
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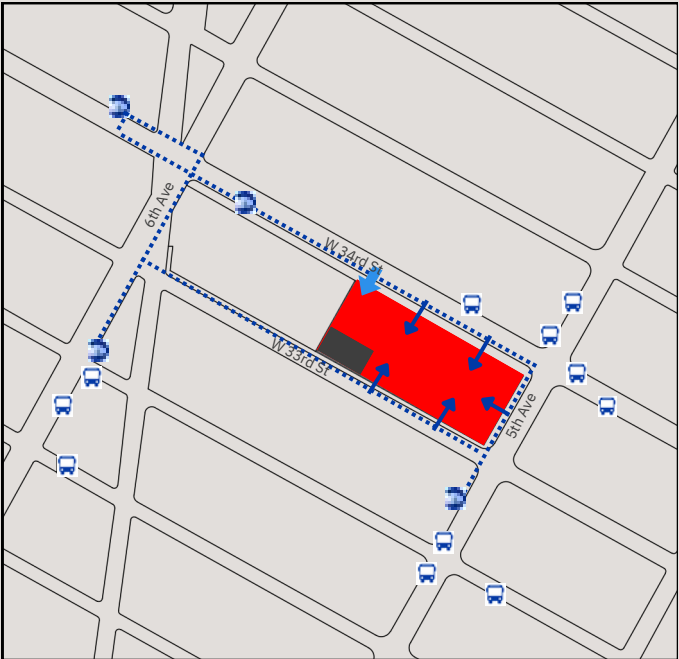
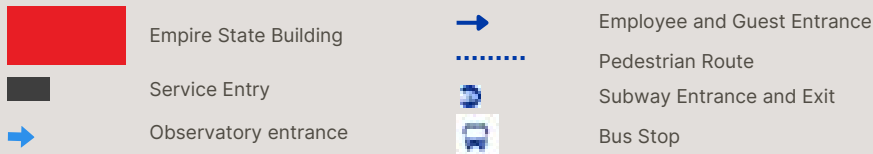


THE PROJECT

The proposed project involves the establishment of a coworking company WeCollab, within the renowned Empire State Building in New York City. With a total area of 26,500 square feet, the company aims to provides flexible shared office spaces and services to individuals and businesses. WeCollab's focus is on creating and managing coworking spaces, which are designed to foster collaboration and community among professionals from various industries. The company offers a range of office solutions, including private offices, dedicated desks, and hot desks, as well as shared amenities such as conference rooms, lounges, and common areas.



ZONING : COMMERCIAL
INTERNATIONAL CODE COUNCIL : BUILDING CODES: IBC 2021
LOCAL CODES: NYC CITY CODE : NYC BUILDING CODE 2022, NYC FIRE CODE
ACCESSIBILITY STANDARDS : ADA STANDARDS 2010, ANSI 117.1- 2017
LIFE SAFETY CODES : FIRE SAFETY, MEP



THE RESEARCH

Biophilic Design
area of focus

- NATURE IN SPACE – Visual Connection with Nature
- NATURAL ANALOGUES – Biomorphic Forms and Patterns
- NATURE OF THE SPACE – Mystery and Refuge

WELL Building
Standard Focus



Table 1: Research on Workplace Interiors and their findings

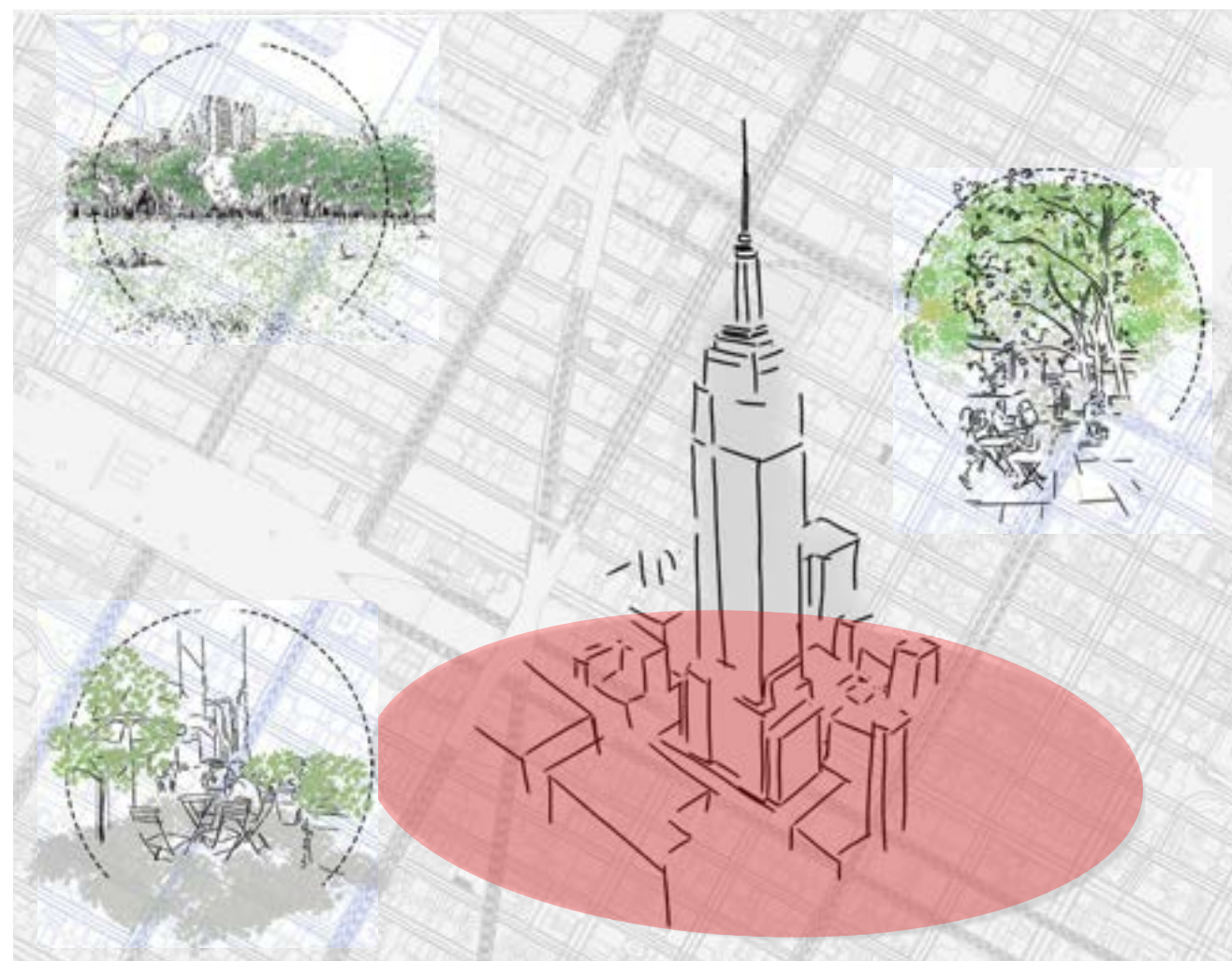
SN	Authors	Strategy	Benefits
1	Herzog (1985)	Use of paintings and photographs of Rivers, ponds, lakes, mountain waterscapes, and large bodies of water.	Positive impact on mood.
2	Appleton (1996)	Artificial imitation of nature and fractal patterns. Organic and conceptual mimicry of natural entities.	Positive psychological response toward immediate environment.
3	Lohr et al. (1996) Lohr and Pearson Mims (2006)	Use of plants in a windowless indoor environment.	Stress management. Increased productivity and enhanced presence of mind.
4	Rapee (1997)	Introducing levels of risk and control in design.	Enhances problem-solving and decision-making skills.
5	Edwards and Torcellini (2002)	Modified daylight mechanism, which can adjust throughout the day.	Artificially generated mood and creativity enhancer for workplaces and habitats.
6	Van den berg et al. (2003)	Natural movement of water.	Stress reduction.
7	Berto, 2005	Photographs of restorative environments	Restore directed attention
8	Leslie (2008) Friedman (2017)	Design of open and unrestricted spaces to represent prospect.	Provides a sense of security for the occupants.
9	Renalds et al. (2010)	Use of plants in internal environments	Lower perception of stress
10	Almusaed (2010)	Presence of natural or transparent light.	The positive psychological effect, the flow of positive emotions, and enhances creativity.
11	Mehta el al. (2012)	Natural sounds of birds, winds, and gushing of leaves.	Enhanced creativity.
12	Tsunetsugu et al. (2013)	Visual connection with nature for 5 – 20 minutes.	Stress reduction.
13	Benfield et al. (2014)	Natural sounds	Recovery from stress, wounds, and sickness
14	Browning et al. (2014)	Good connection with ongoing natural processes and systems. Biomorphic designs and patterns	Relaxation, nostalgia, enlightenment and repeated anticipation. Minimizes stress and creates visually preferred environments.
15	Ryan (2015)	Clouds, shadows, natural sounds, and water reflections.	Generates interest and acts as a natural energizer.
16	Van Hedger et al. (2018)	Sound of nature	Directed attention functioning

THE CONCEPT

CORNERSTONE

“ Fred Kent the founder of Placemaking Movement once said - If you plan for more buildings you get more buildings and if you plan for more people and places you get more people and places ... life occurs at street corners. I like to observe people at street corners. ”

The name "Cornerstone" plays on the concept of corners as the building blocks of our space, while also referencing the cornerstone of a building – a foundation upon which something is built. Here, the cornerstone is the foundation for collaboration and community. This design encourages interaction and fosters a sense of community, mirroring the energy of bustling street corners where ideas and connections flourish.



CONCEPT BOARD



Collaboration

Resilience

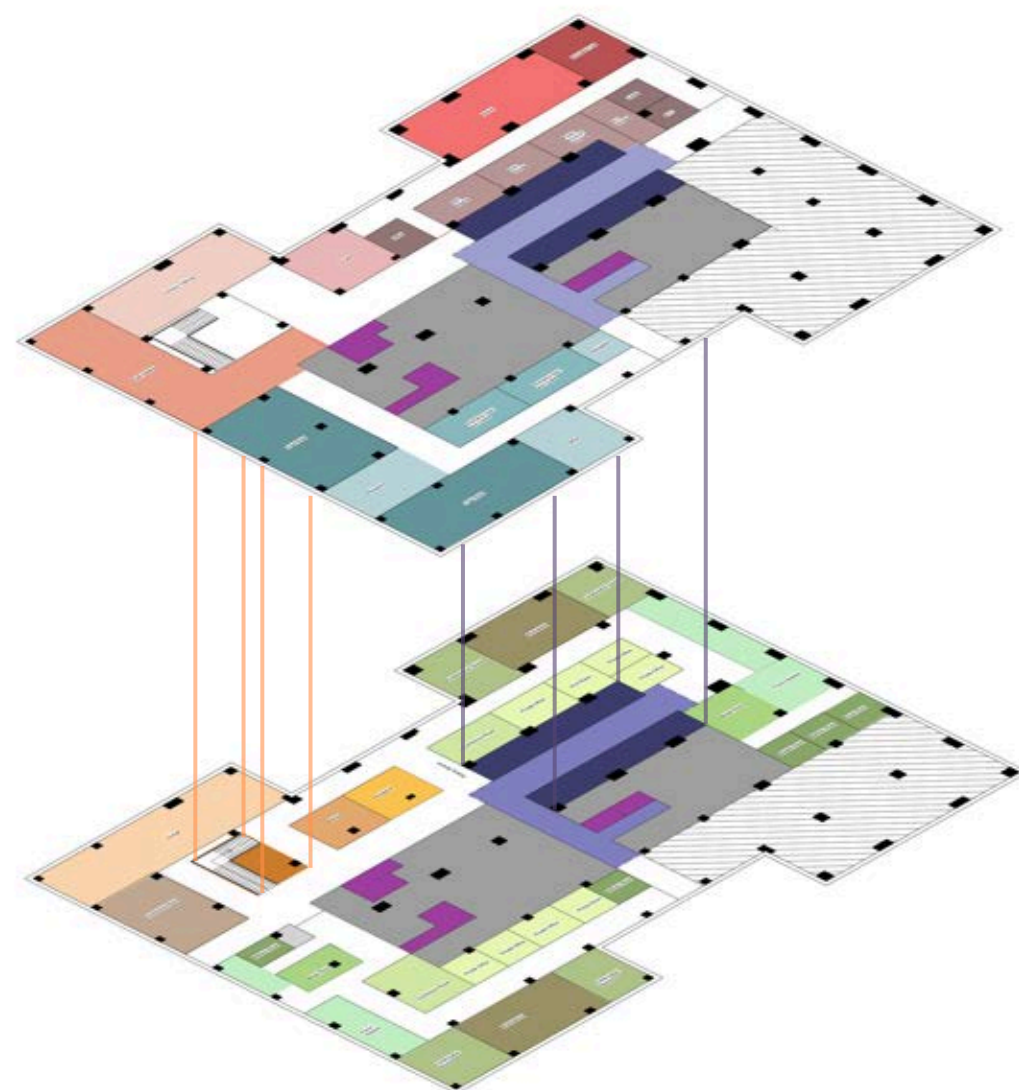
Inclusion

Adaptability

Diversity



STACKING PLAN



Core Zoning



LEVEL I



Level 1 SF: 13450 SF

BARISTA
Total SF: 4500 SF
Occupancy : Assembly (A-2)
100 Gross
Occupancy Load: 25

OFFICE I
Total SF: 4350 SF
Occupancy : Business (B)
100 Gross
Occupancy Load: 25

OFFICE II
Total SF: 4500 SF
Occupancy : Business (B)
100 Gross
Occupancy Load: 25



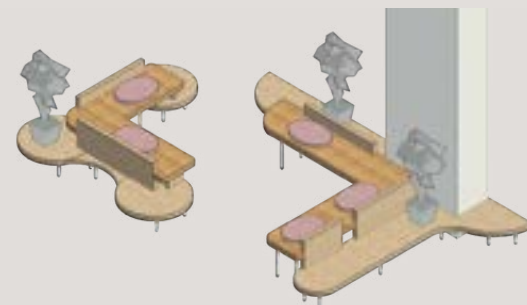
THE BARISTA & FLEX SPACE



The Barista Space draws inspiration from New York City's vibrant parks and squares. Upon entering, you're greeted by a ceramic tile mural reminiscent of the iconic subway stations. The Mattonelle Margherita collection by Nathalie Du Pasquier compliments the ambience and the concept with vibrant color and patterns.

The central staircase is the heart of the space, providing vertical circulation and visual connection to upper level. This informal seating arrangement, inspired by the "propinquity effect," encourages chance encounters and a sense of community.

Natural, earthy materials are used for the flooring and barista counter, creating a warm and inviting atmosphere. The seating mimics a charming courtyard, with plenty of plants and greenery that complement the view of New York skyline



Iumenwerx - Elia Oval Pendant



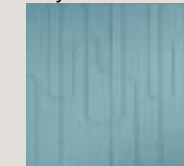
Herman Miller - Saiba Chair



Unika Vaev - Ecooustic Sculpt in Diamond



Kirei - Emerald City Panel



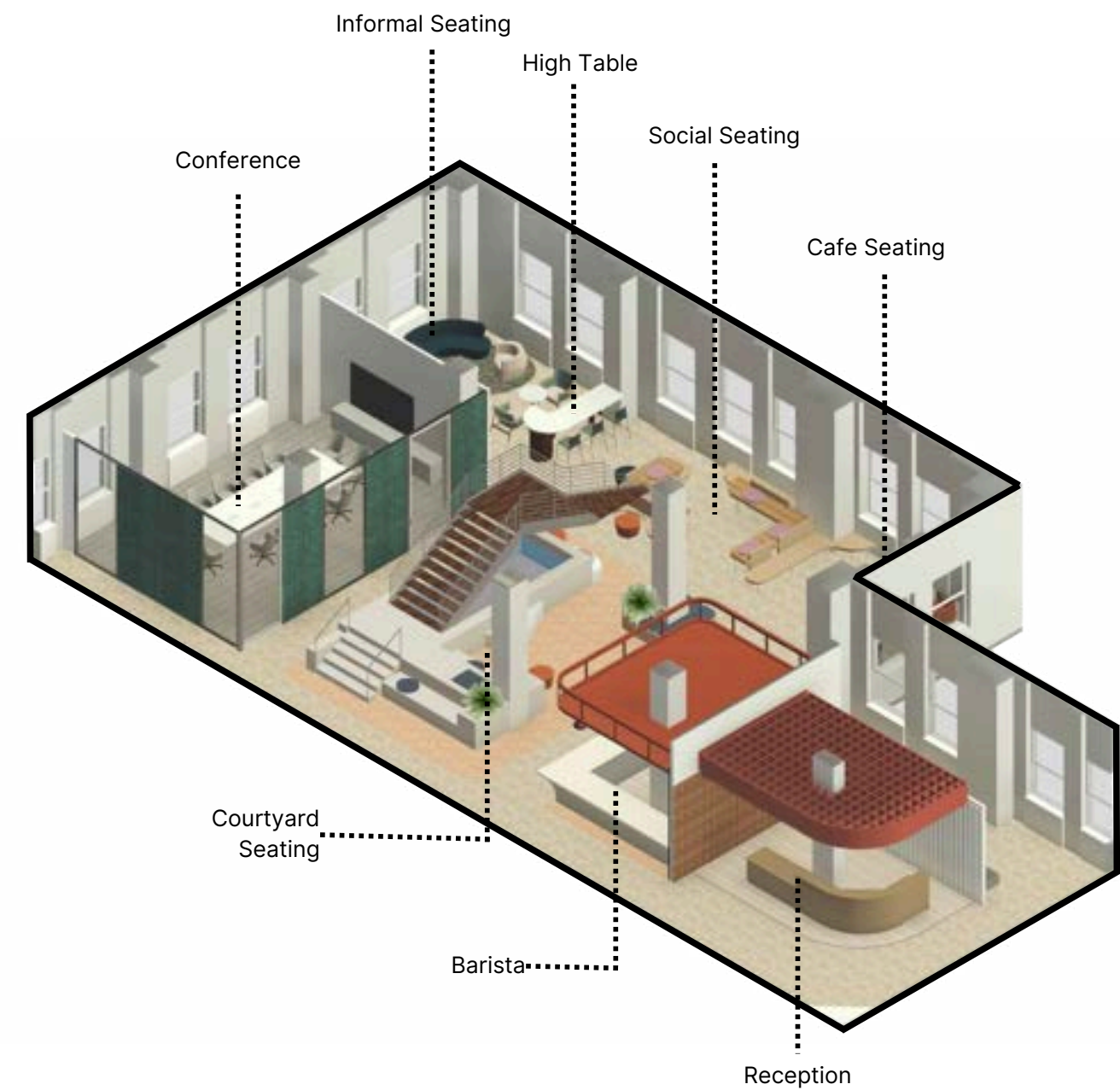
Natural Oak



Mannington Com. - LVT



THE BARISTA & FLEX SPACE



Formica- American Walnut	Natural Oak	Carvart- Stained Glass	Shaw Contract CPT - Adage Ecoworx	Shaw Contract CPT - Adage Ecoworx

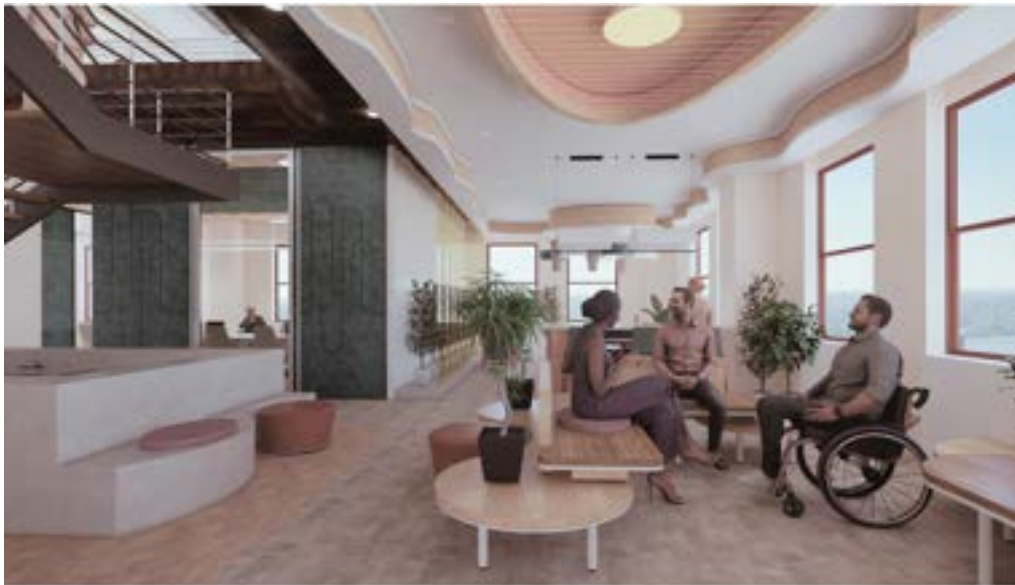
Mattonelle Margherita
by Nathalie Du Pasquier
- Mutina

Santa & Cole
Lamina Mayor

Shaper - Fabrique

Hightower Adapt
Lounge Chair

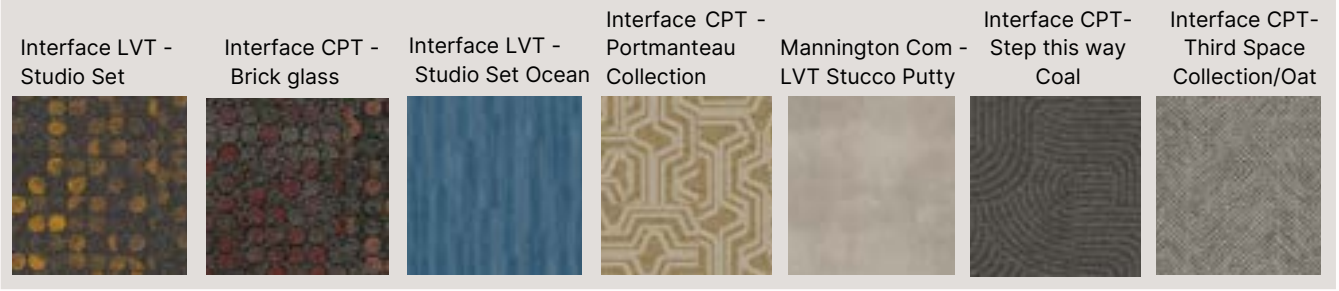
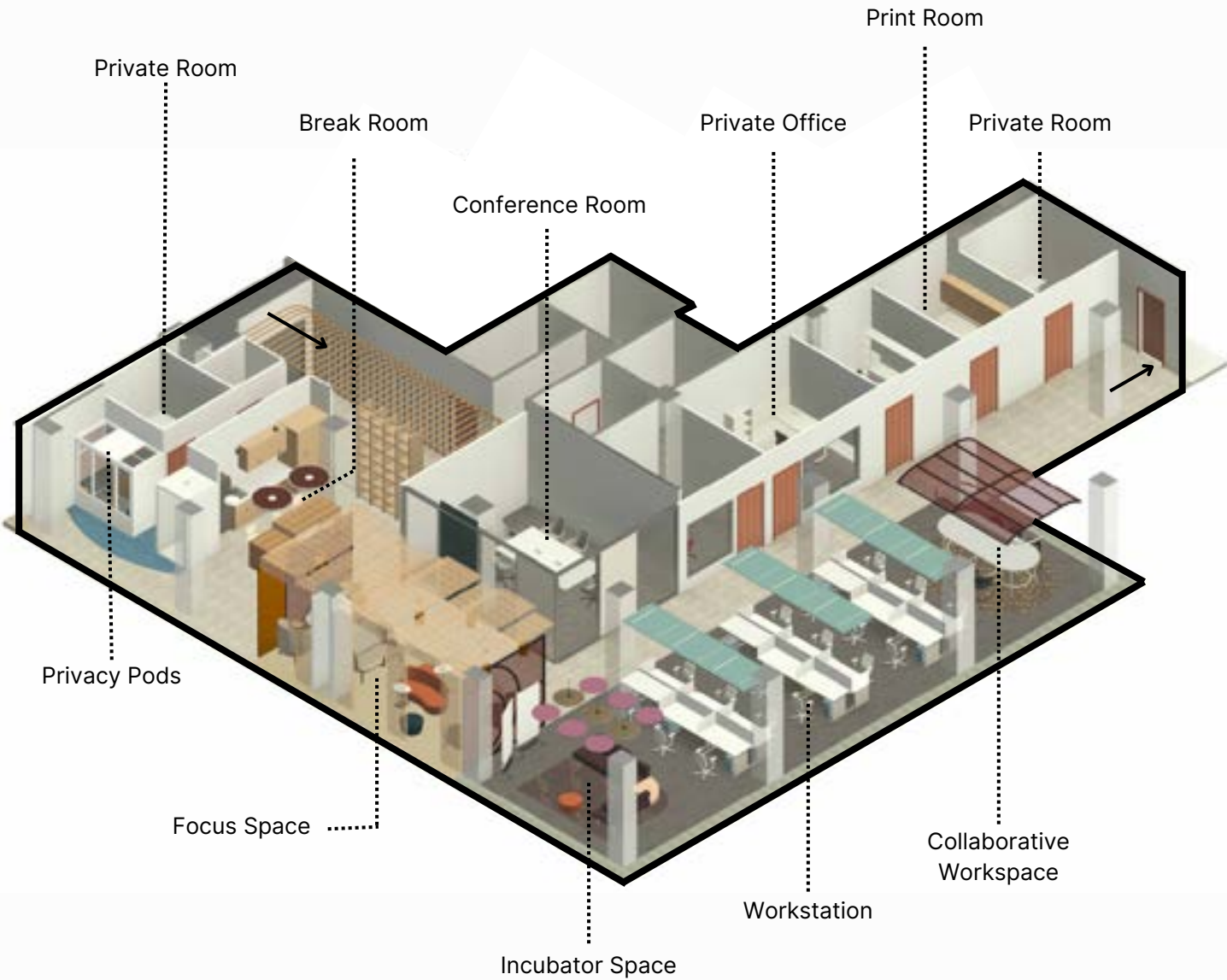
Kimball Entourage
Lounge and Ottoman



OFFICE I



Leveraging the Open Office concept and Space Syntax Theory, this design prioritizes collaborative spaces with the best views. Private offices are relocated to the core, ensuring efficient use of the layout. The corner areas are designated as "cornerstones," fostering collaboration and social interaction. To further enhance functionality, color is strategically employed to define zones and create refuges within the open space. Stained glass elements provide visual separation between areas while maintaining a sense of openness. For privacy-sensitive activities, private pods and respite rooms are strategically dispersed throughout the open area. These versatile spaces cater to one-on-one meetings, private calls, or focused work sessions.

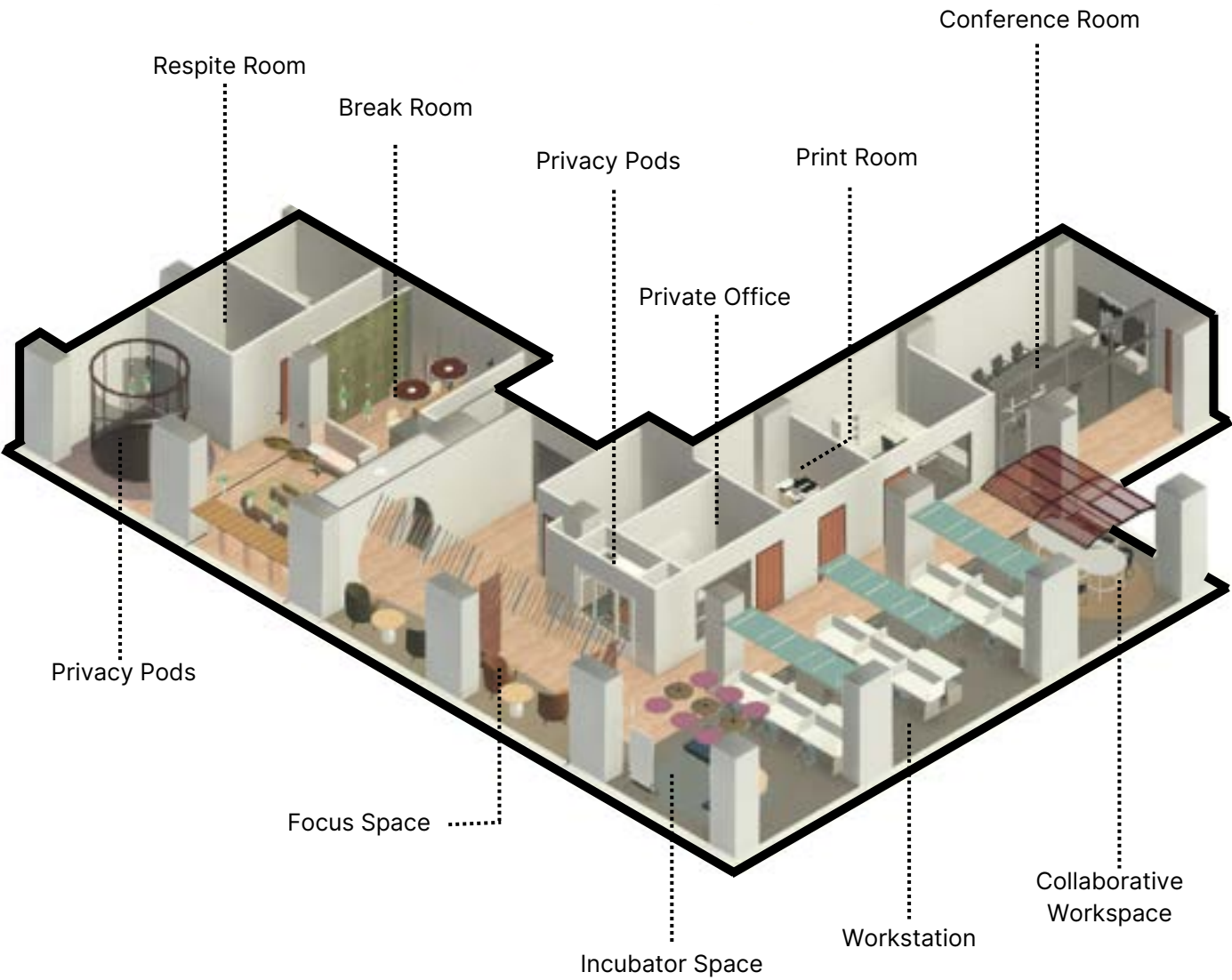




OFFICE II



Building upon the design principles of The Office I, Office II prioritizes open workspace areas with stunning views. By placing private offices in the central core, this layout maximizes natural light penetration throughout the office. The zoning separates social hub and break room on one side, while workstations occupy the other. This clear division allows employees to seamlessly transition based on their needs—bustling collaboration zones for teamwork or focused workspaces for individual tasks. To further support focused work and private communication, individual privacy pods are strategically placed throughout the open space. These pods offer a designated area for one-on-one meetings, confidential calls, or individual deep work sessions.









LEVEL II



Level 2 SF: 13050 SF

CAFETERIA

Total SF: 4350 SF
Occupancy : Assembly (A-2)
100 Gross
Occupancy Load: 50

KITCHEN

Total SF: 3450 SF
Occupancy : Assembly (A-2)
200 Gross
Occupancy Load: 20

YOGA STUDIO

Total SF: 3750 SF
Occupancy : Business (B)
50 Gross
Occupancy Load: 25

CAFETERIA AND CULINARY WORKSHOP

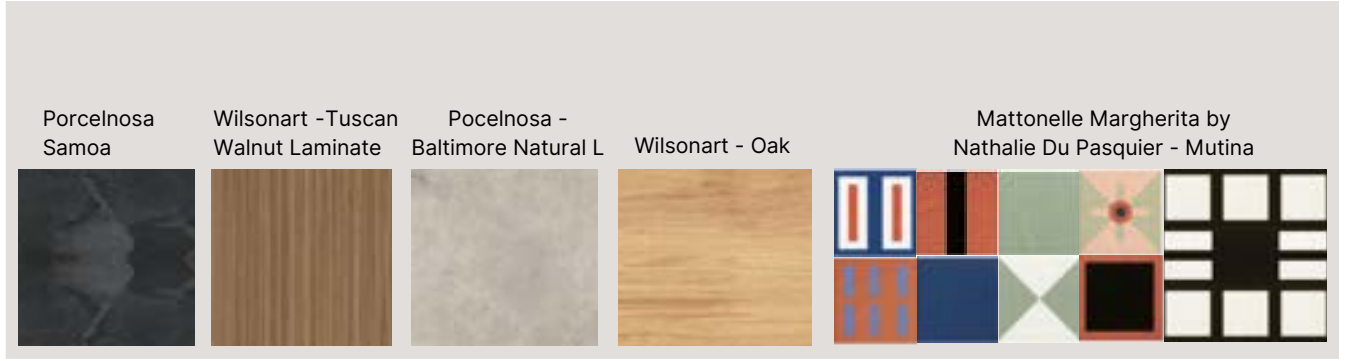
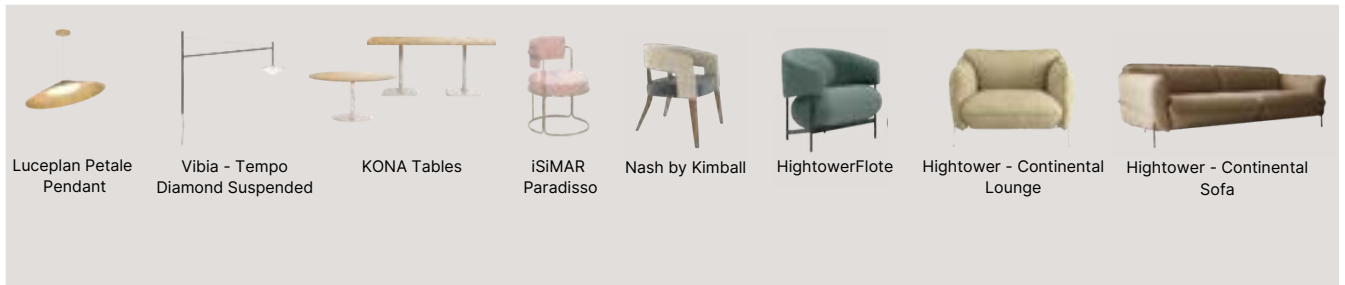
The cafeteria takes center stage, maximizing the impact of stunning views with strategically placed seating around the staircase. This arrangement not only fosters visual connection between the two levels but also encourages interaction between diners. The mural wall, Mattonelle Margherita by Nathalie Du Pasquier, continues onto the upper level, creating a cohesive design element.

Flexibility is key in the cafeteria, with a variety of seating arrangements catering to different group sizes and needs. Whether for a quick solo lunch or a larger gathering, employees can find the perfect spot. Custom-made lighting fixtures, inspired by the city's iconic grid system and block architecture, illuminate the space. This design motif is further echoed in the tiling pattern, adding a touch of urban chic.

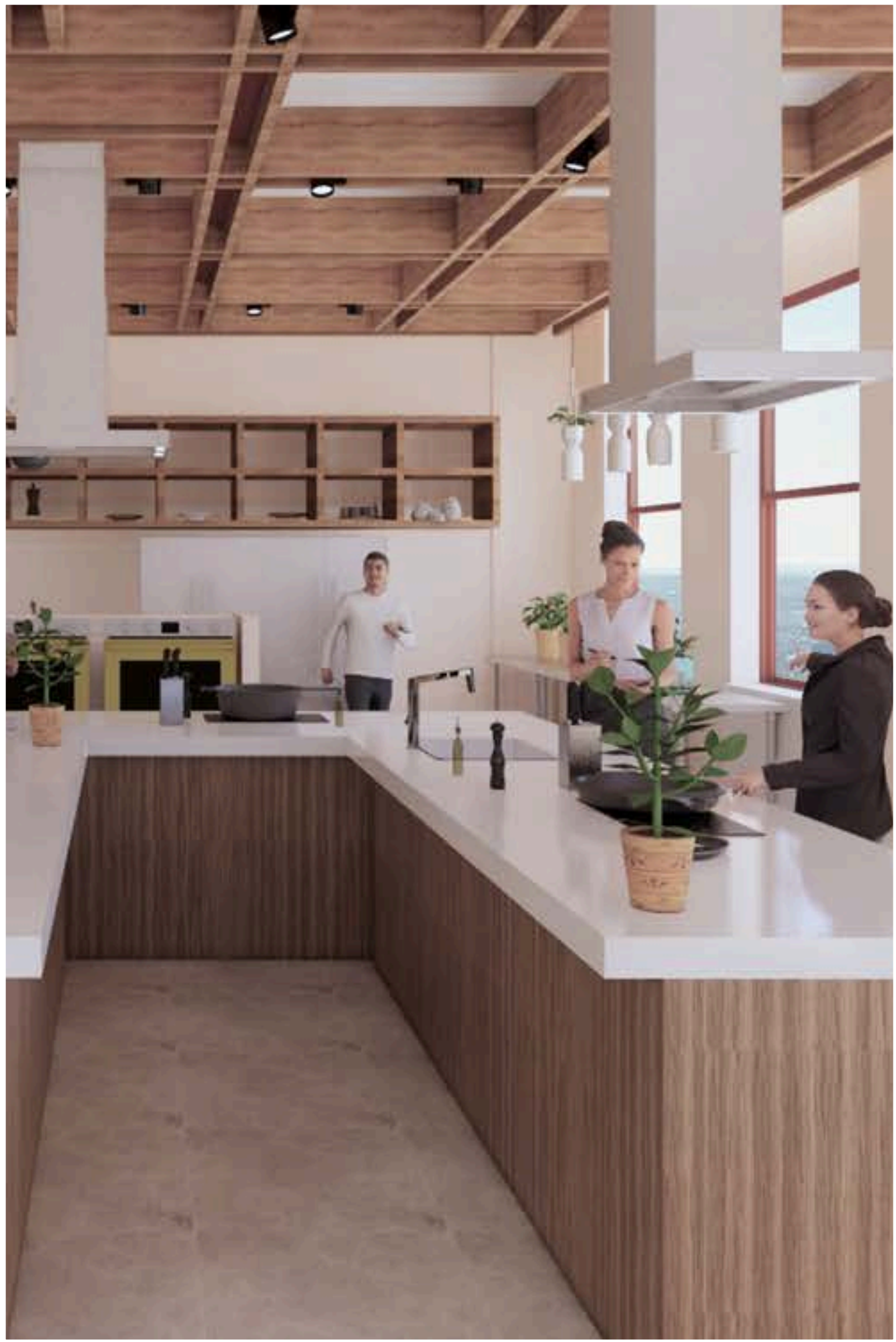
Envisioned as a vibrant communal setting, the Culinary Training Center welcomes both employees and their guests. This fosters a sense of community and provides a welcoming space for casual interaction.



Custom Light Fixture



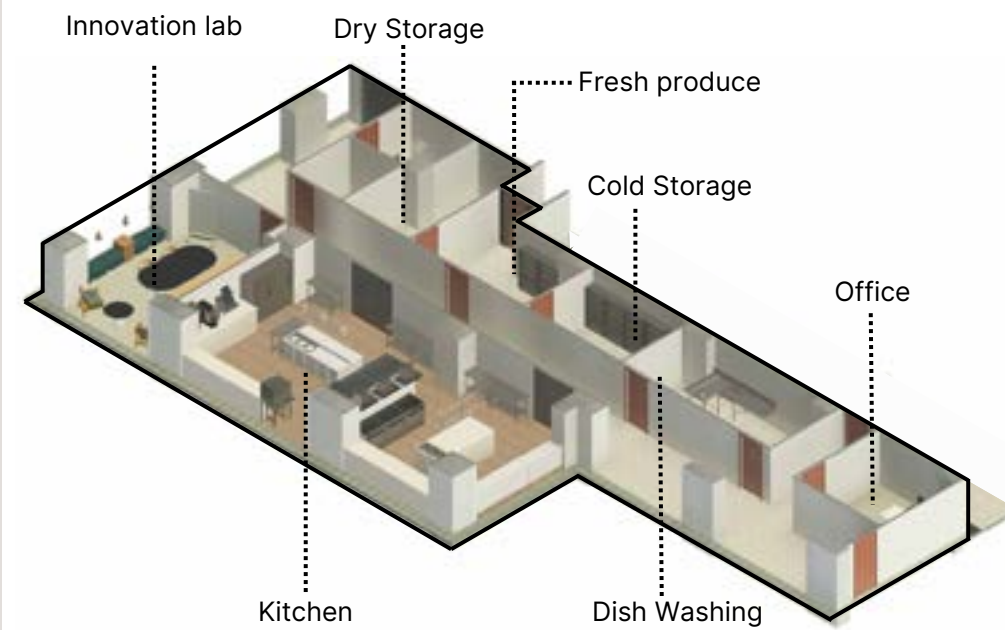




COMMERCIAL KITCHEN



The commercial kitchen prioritizes efficiency with strategically placed storage in the core, maximizing usable space. Bathed in natural light, the window corner houses both the main kitchen and the dedicated innovation lab. This dedicated space empowers chefs to collaborate and experiment, fostering culinary creativity. Furthermore, the kitchen aligns with the Well Standard for nutrition, prioritizing employee well-being.



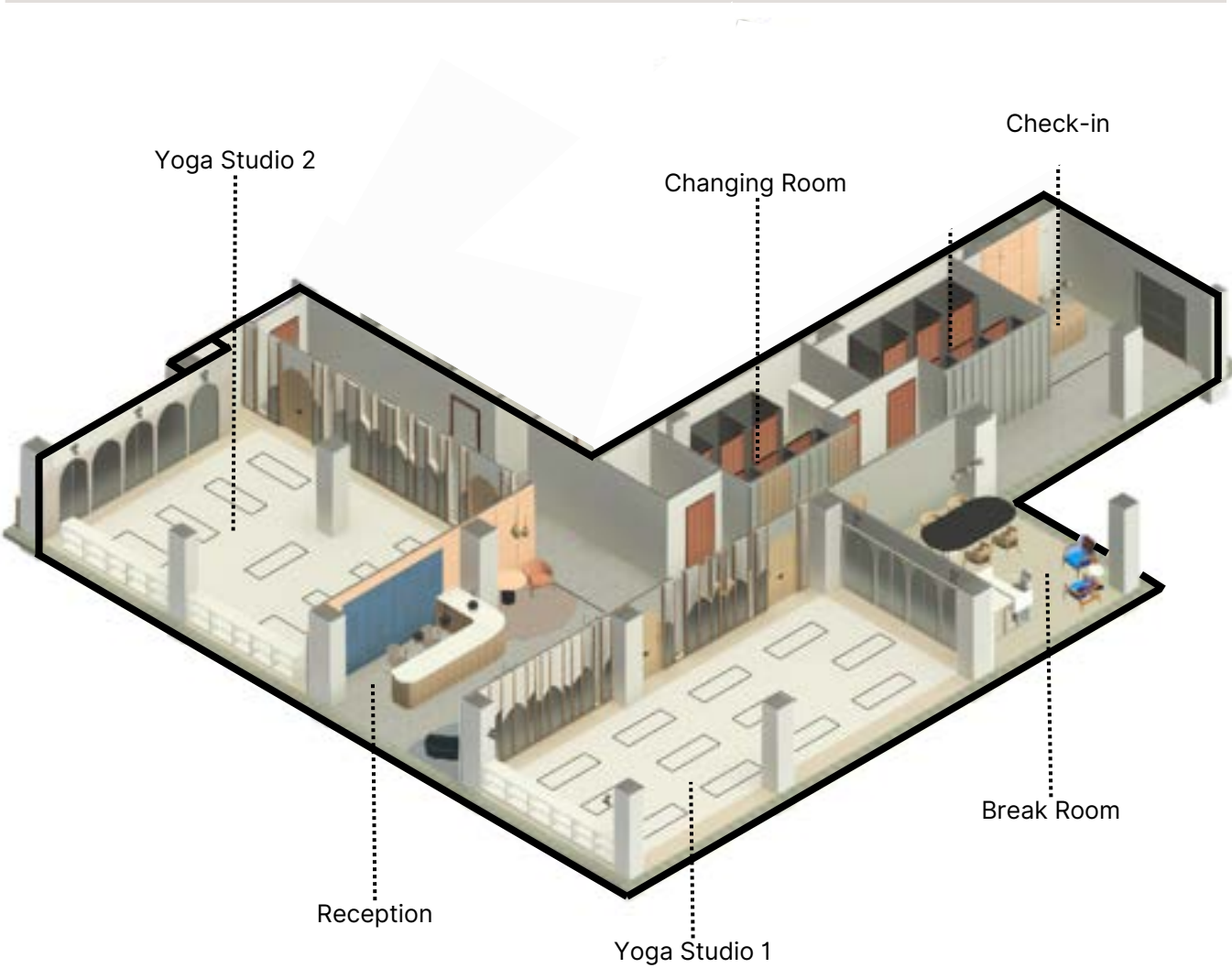
- Nash by Kimball
- Tarkett LVT
- National Hobson
- Tarkett LVT
- Vicaarbe Burin
- Oak Veneer
- Wilsonart - Tuscan Walnut Laminate



YOGA STUDIO



The Yoga Studio embodies the warmth of Scandinavian design with its use of wood. A key design challenge was fostering a connection between the studio and the exterior corridor. This was ingeniously addressed through a unique interior wall. This partition, crafted with glass, mirrors, and acoustic panels, beautifully divides the reception area from the yoga studio while maintaining a sense of openness. Natural light floods the space and the strategically placed mirrors reflect the outdoors, blurring the lines between the interior and the exterior corridor. The opposite wall showcases limestone adorned with arched mirrors that echo the archway leading from the outdoor seating area. The beautiful acoustic ceiling provides the finishing touch, ensuring a serene and calming environment ideal for yoga practice.







WORK SAMPLE

COLE ARCHITECTS

TECHNICAL DRAWINGS

GRAD PORTFOLIO

HIGH QUALITY

CONTACT



Linkedin



Website