



Creating
Meaningful
Connections

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01

Site + Building Analysis

In The Heart of Miami



1. One Brickell City Center
Tallest tower in Florida
with helipad
Under Construction



2. Miami WorldCenter
Residential, Retail, and
Entertainment venue
Under Construction



3. Kaseya Center
Sporting Events,
Entertainment



4. PortMiami
Cruise Ship Capital of the
World



**5. Access to Miami
International Airport**
via
I-95

Brickell

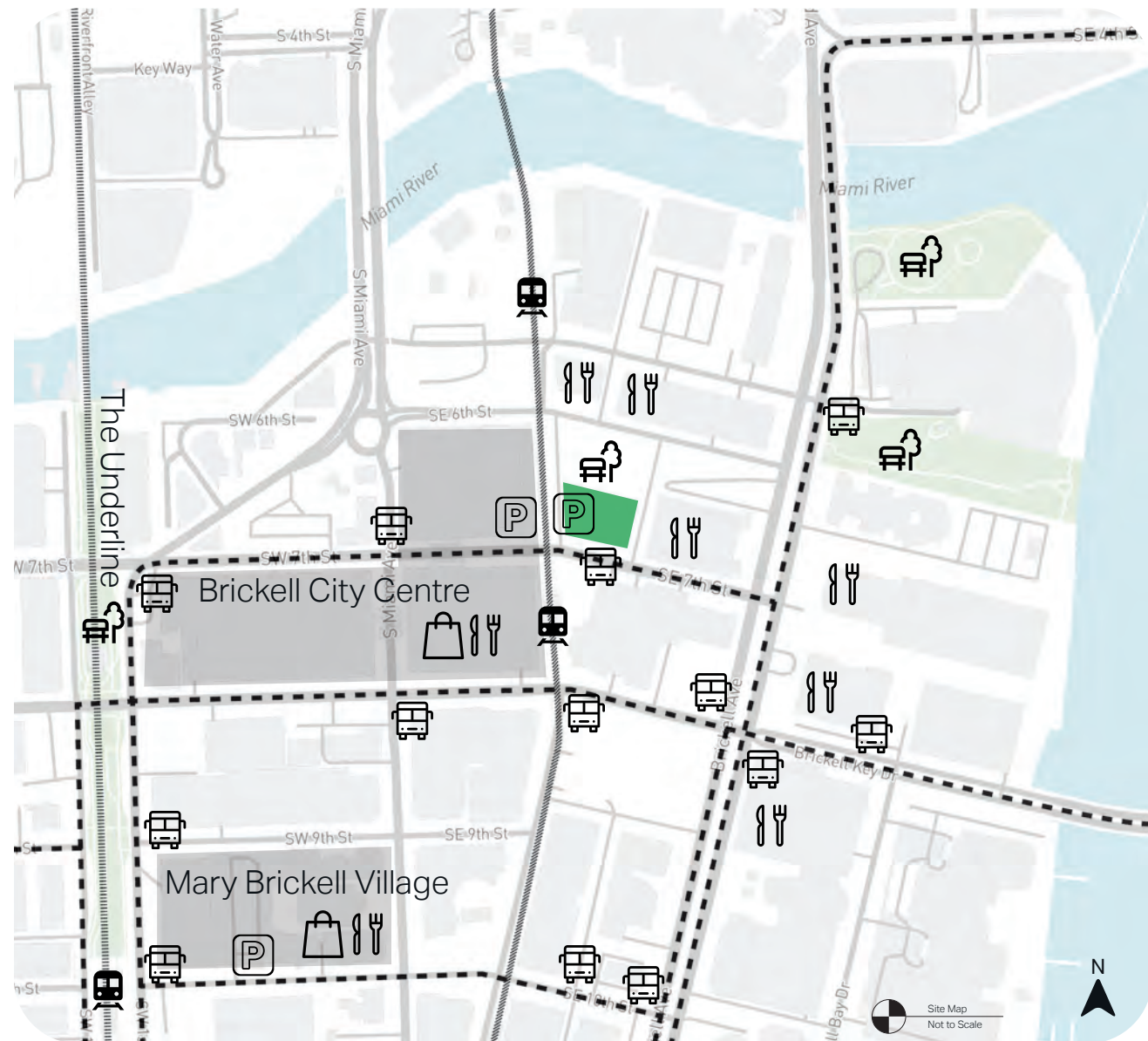
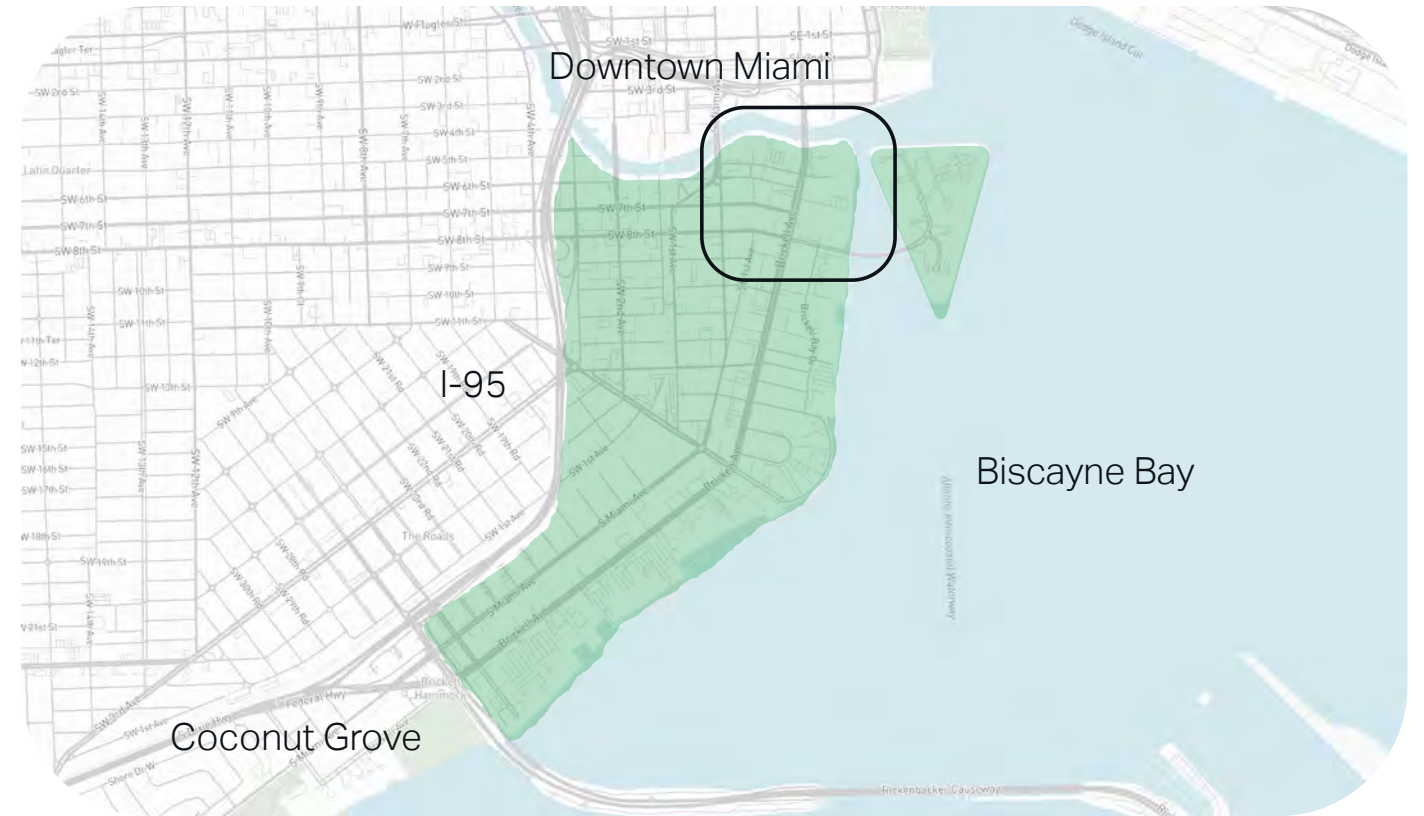
Located between Biscayne Bay and I-95, with Downtown Miami to the north and Coconut Grove to the south

Established in 1871 by Will and Mary Brickell

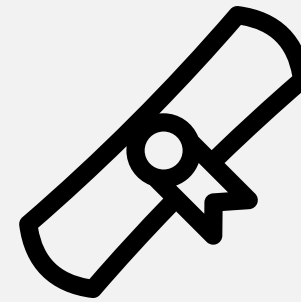
A bustling neighborhood that has become the financial hub of Miami

Transportation options include the Metrorail, Metromover, and City of Miami Trolley

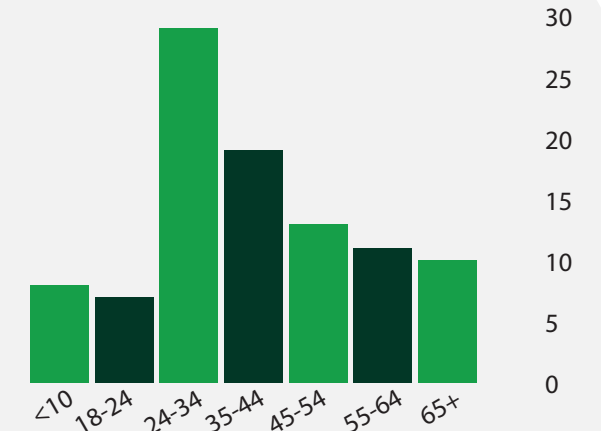
“The Gateway to Latin America”



- Parks
- City Trolley Stop
- MetroRail Station
- Dining
- Shopping
- Parking
- City Trolley Route
- MetroRail Route



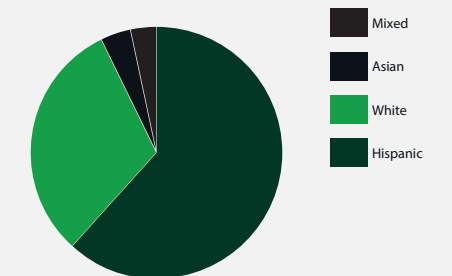
**35% Masters +
40% Bachelor's
12% Associates
10% High School**



Age











**Average Income
\$129,863**



Ethnic Makeup

The Site and External Environment



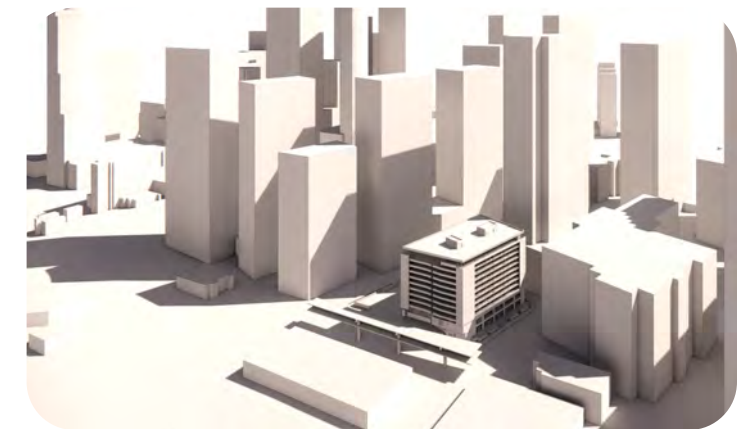
-  Primary Parking Garage Entrance
-  Park/Recreation Area
-  Metromover Station
-  Future Helipad
-  Primary Pedestrian Access from Street Level
-  Primary Vehicle/Garage Access from Street Level
-  General Sun Path
-  Points of Noise Concern

Ongoing construction of One Brickell City Centre will likely affect lighting and noise conditions

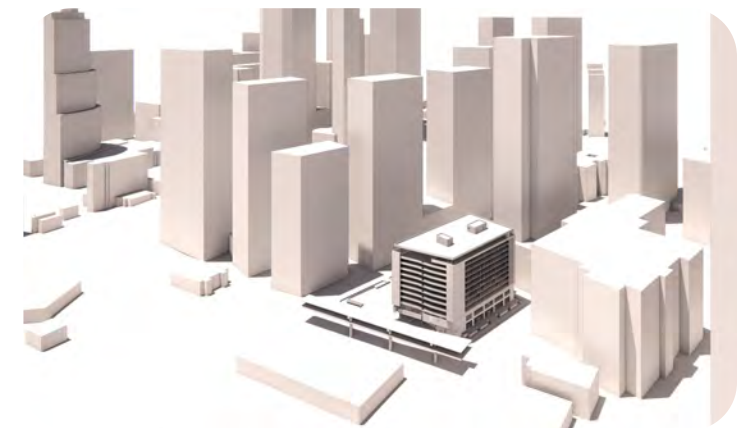
Miami's Tallest Building

Construction site sits directly across the street from the project site

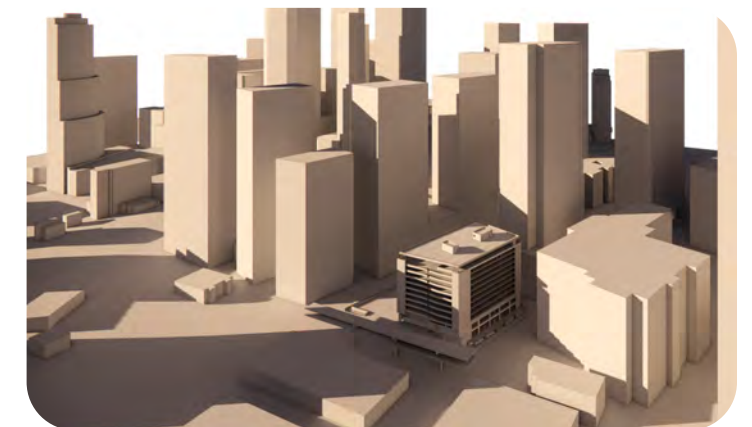
Helipad will affect noise concerns



9:00am



1:00pm



5:00pm

Flood and Sea Level Rise

The site sits within a FEMA designated Special Flood Hazard Area. This might impact access to the site from surrounding roadways during times of heavy rain



620 Brickell World Plaza

(33 SE 7th Street Miami, Florida 33131)

Owner: Brickell Holdings III LLC

Developer: Moss Construction

Property Manager: Elm Spring Inc (also manages 600 Brickell World Plaza)

Designer/Architect: HOK Miami

Parking Operated by: MLE Parking 620 LLC

Building Features:

Modern Architectural Style

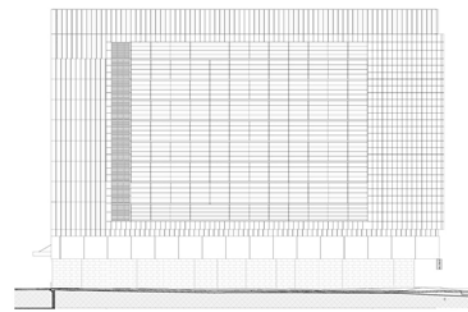
Perforated metal panels "woven" façade atop precast concrete

Parking Structure /Phase II for parent building

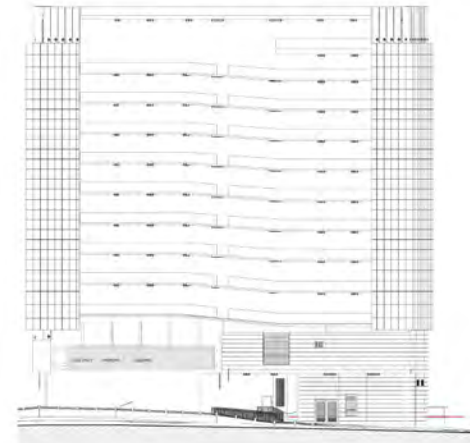
600 Brickell World Plaza (sister building)

Prior to building construction in 2007 the site was a surface parking lot serving the 600 Brickell World Plaza Building

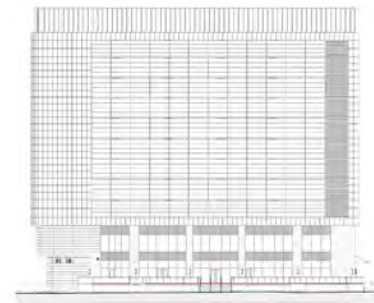
Building Structure



North Façade



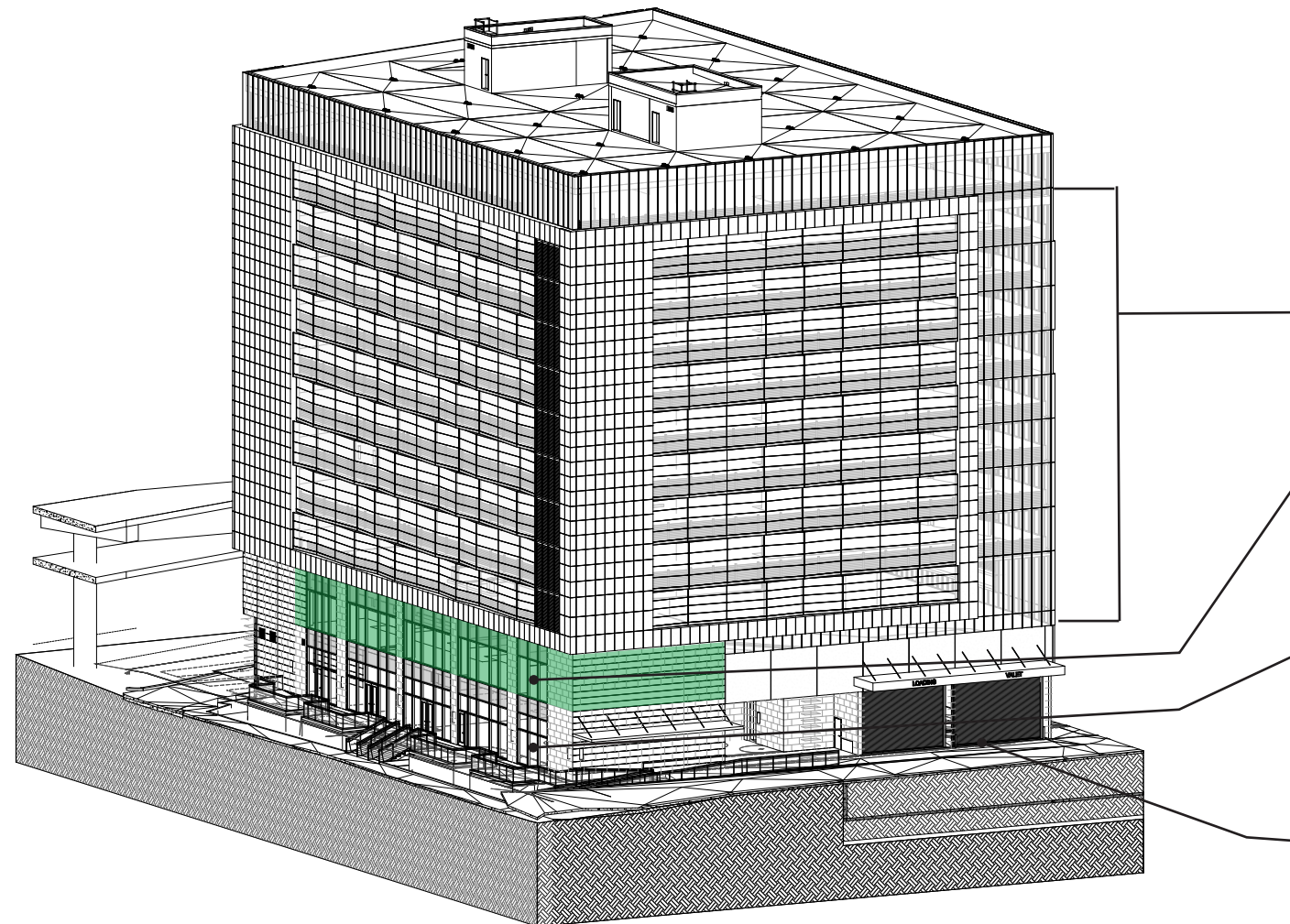
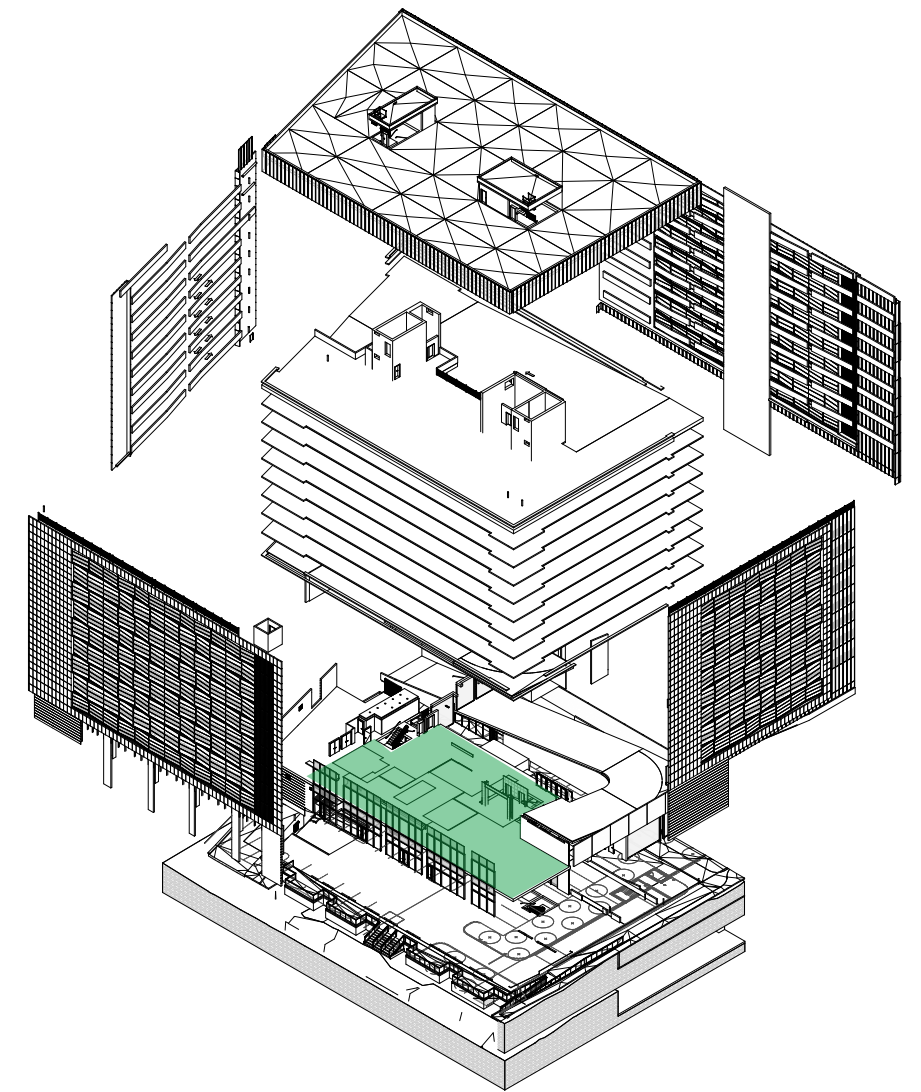
West Façade



South Façade



East Façade

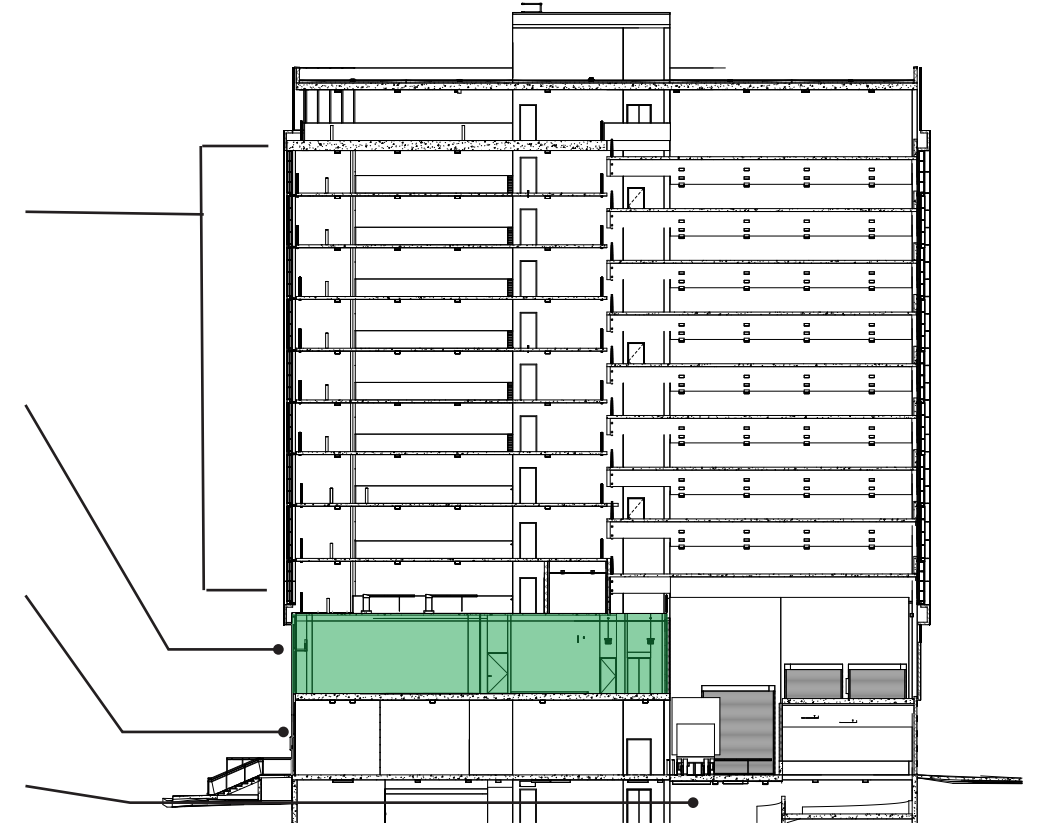


12 Above Ground Parking Floors
with 478 parking spaces

7,672 sq ft Office/Commercial Space

7000 sq ft. Restaurant Space
(Currently Leased - River Oyster Bar)

1 Basement Level Parking Floor with
access to 600 Brickell World Plaza

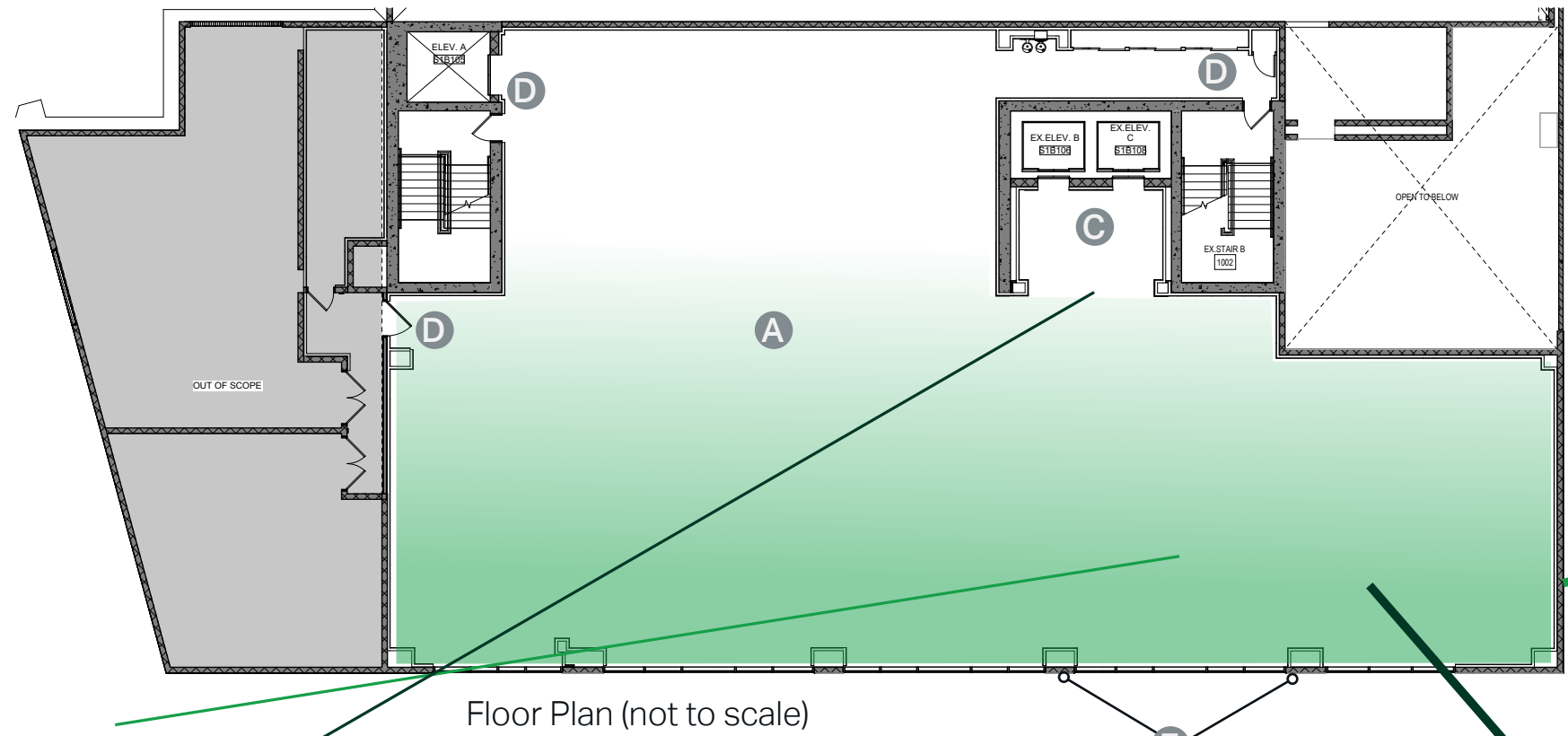


Interior Conditions



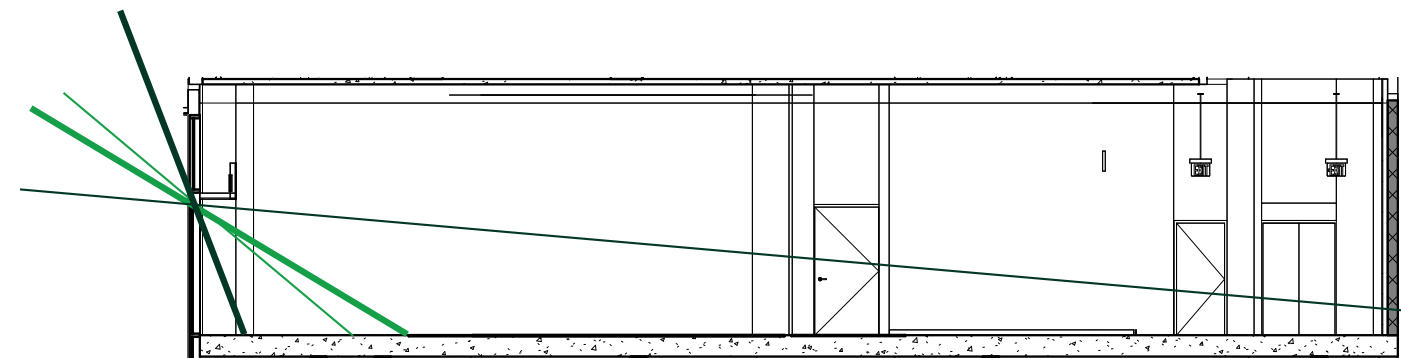
South facing curtain wall allows light to travel short distances into the space primarily during the afternoon hours. Surrounding buildings (and planned construction) limit the amount of direct sunlight entering the space.

- A** 7,672 sq. ft of unfinished office space ready for buildout
- B** 14 ft. 8 in. ceiling height
- C** Primary access point through the internal double elevator lobby, which provides direct access to parking garage and ground floor pedestrian lobby
- D** Utility access, emergency stair, and service elevator along west wall must not be obstructed. Passage to secondary emergency stair is located through north-easternmost corner
- E** Vertical structural members are located only within the walls and along southern facing curtain wall



Sun Path Legend

- Summer Solstice
 - 9:00am —
 - 5:00pm —
- Winter Solstice
 - 9:00am —
 - 5:00pm —



South East View from Interior



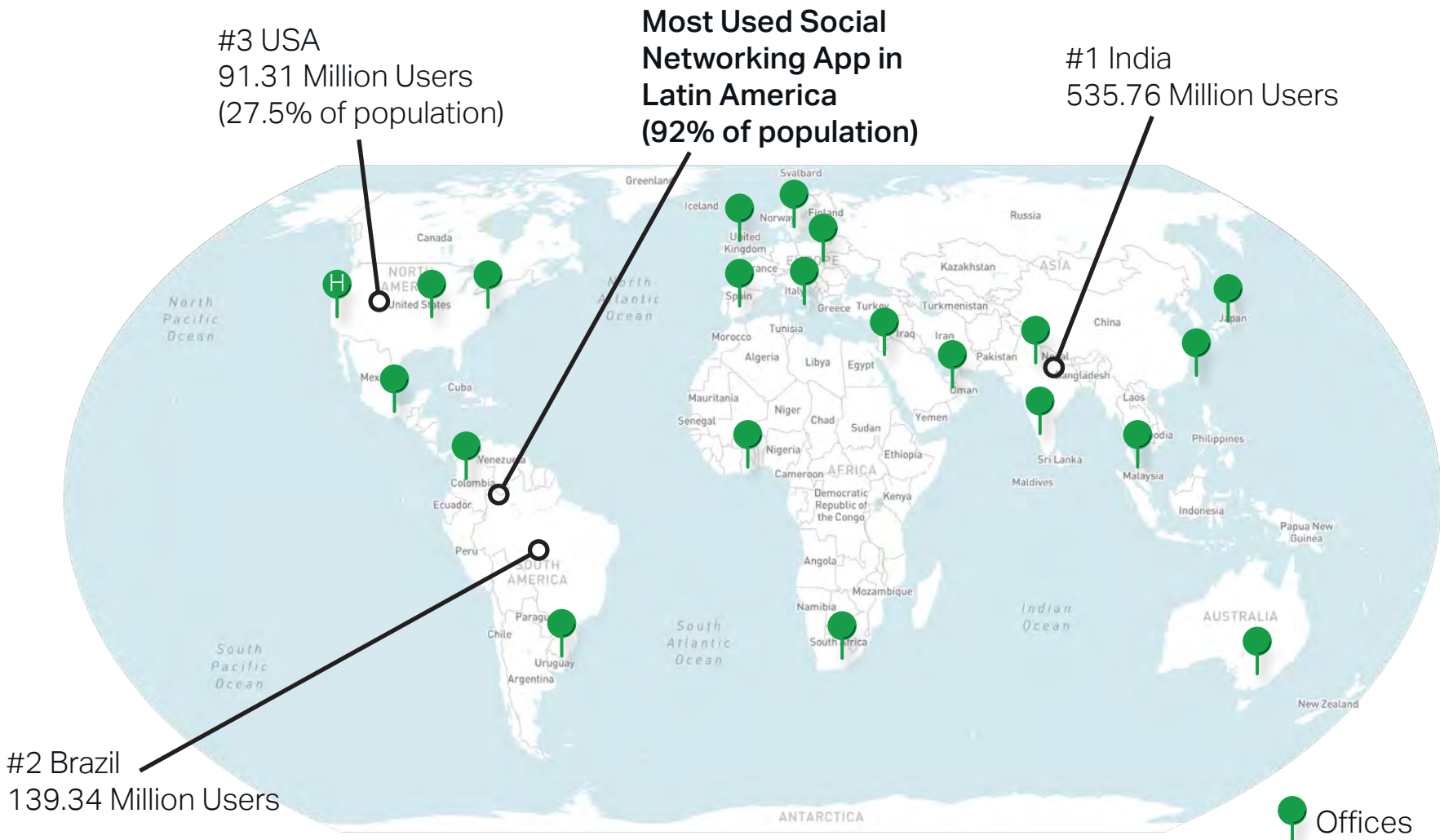
South West View from Interior

02

The Client

WhatsApp

"Behind every product decision is our desire to let people communicate anywhere in the world without barriers."
 - excerpt from WhatsApp Mission Statement



The Brand

Speech bubble + telephone =
Communication



WhatsApp

A pun on the phrase "What's Up?"

Branding Color Palette



Black
Hex #111B21



Dark Green
Hex #103928



Bright Green
Hex #25D366



WhatsApp was developed as a platform for everyone to stay in touch and share their personal moments with friends and family anywhere they go.

03

Issues + Case Studies

Employees Are Concerned

Meta's "Year of Efficiency"

Meta, WhatsApp's parent company, has undergone two rounds of layoffs in the past two years



"What was special about Meta was the trust. We drank the Kool-Aid and really felt like it was our company [and] even willingly defended it when everyone said we were evil incarnate," one current employee said. "But that's been shattered, so it feels like a betrayal."

"Meta's perks and benefits are still considered one of the top packages in the market".

- In-Office Amenities
- Four Weeks PTO + 30 days paid time off
- Wellness Stipend
- Four Months Maternity/Paternity Leave
- Relocation Assistance
- Bonuses
- Equity Packages

Benefits were removed due to cutbacks, but are being returned.



Key Takeaways

Employees need to **feel valued** and as though their contribution matters

Companies should instill trust and a **sense of ease**

Employees desire a sense of **ownership**

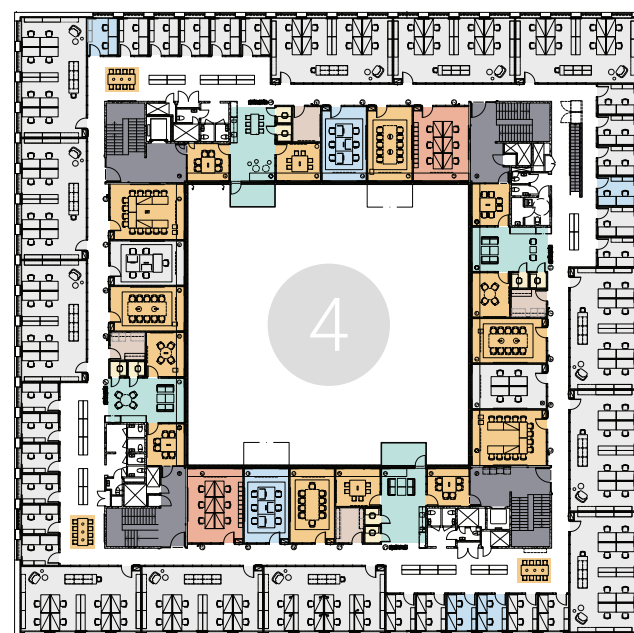
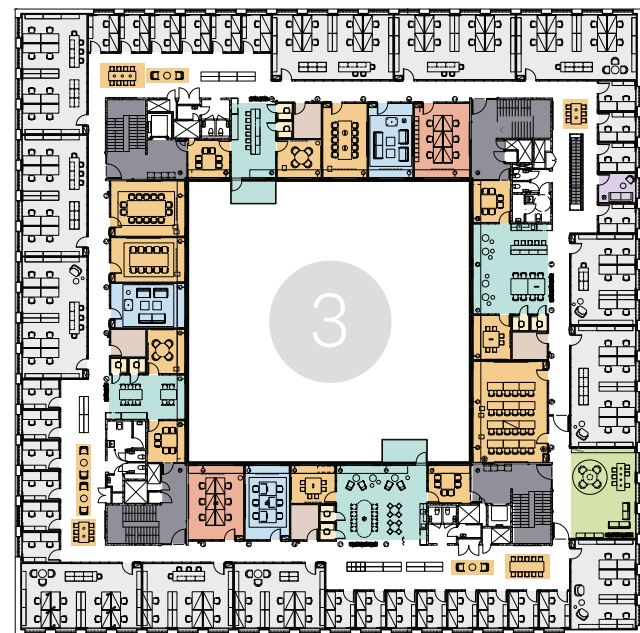
Community and communication is key in this organization

Attract and retain top talent

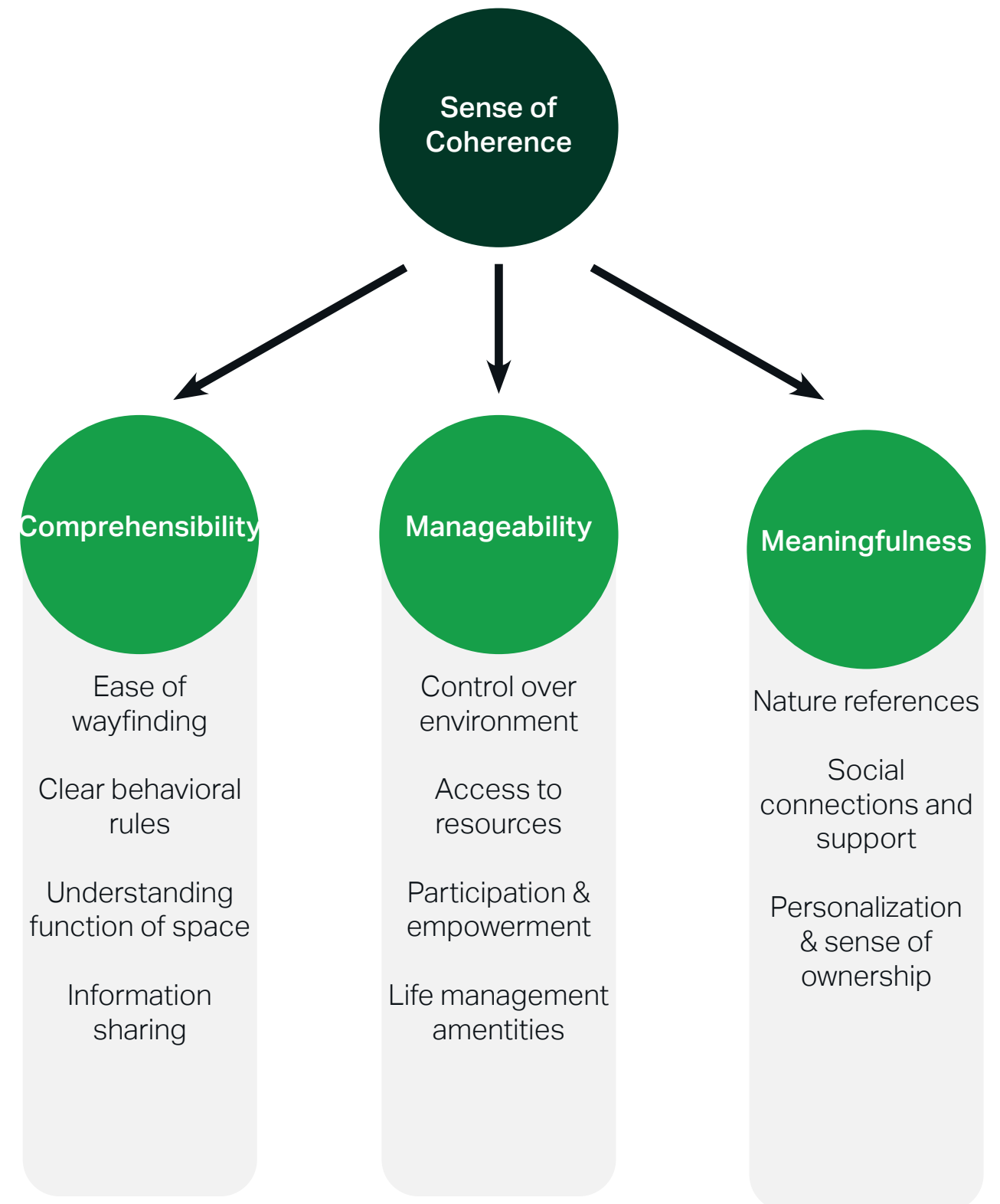
Case Study: Sense of Coherence

University researchers conducted a study at Chalmers University of Technology after an organizational merger. This merger brought together 10 different divisions of employees into one departmental office. Each division had its own respective office spread throughout the University campus prior to the building renovation.

Two years after the merger, the facilities management team further renovated the space to address workspace issues (lack of printers, desires for privacy, lack of workstations, etc.)



- Meeting room/area
- Quiet room
- Flex room
- Breakout area
- Office room
- Telephone booth
- Printer room
- Reception area
- Resting room



Case Study: Sense of Coherence



Recommendations

Comprehensibility:

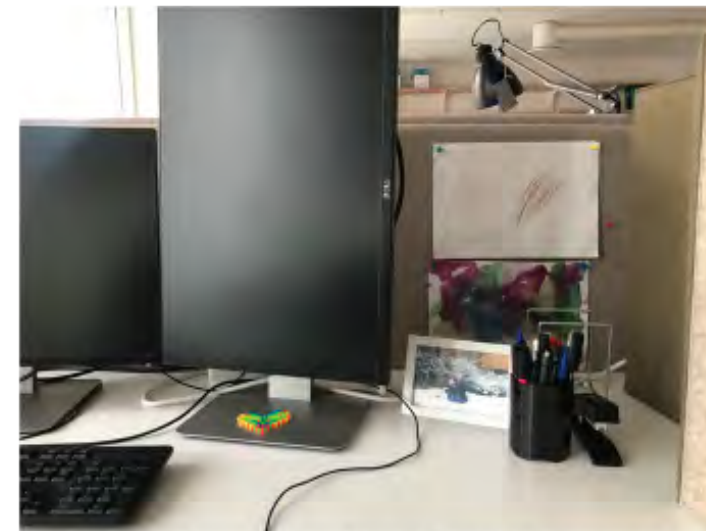
- Labeling or Color Coding of building areas
- Signage and digital room booking for meetings
- Communicate function of each space clearly
- Designated storage space

Manageability:

- Enable manual control of daylighting
- Improve soundproofing in quiet rooms
- Identify on-site (but not in-office) amenities

Meaningfulness:

- Allow for workspace personalization
- Allocate façades without views to short term work
- Add art/posters indicating type/purpose of the office
- Furnish reception space as break area for informal meetings
- Allow for more plants



Example of a personalization with personal items.



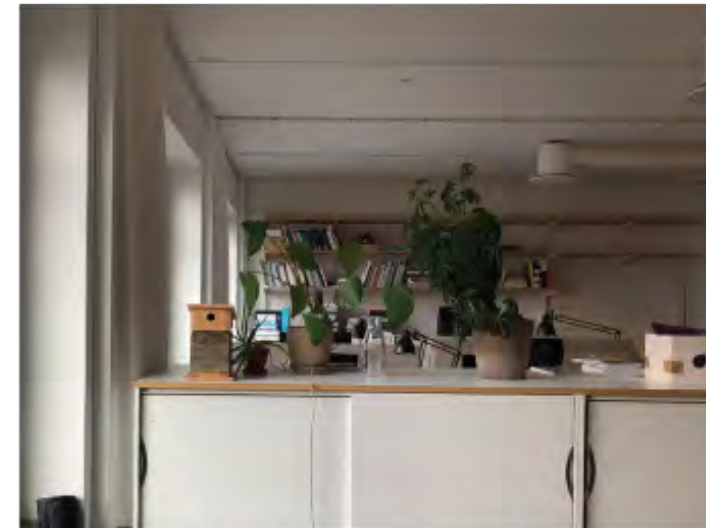
Example of personalization with arts in quiet room.



Example of visual clutter in a breakout area.



Example of visual clutter in an office room.



Example of personalization with plants.



Example of personalization with work material.

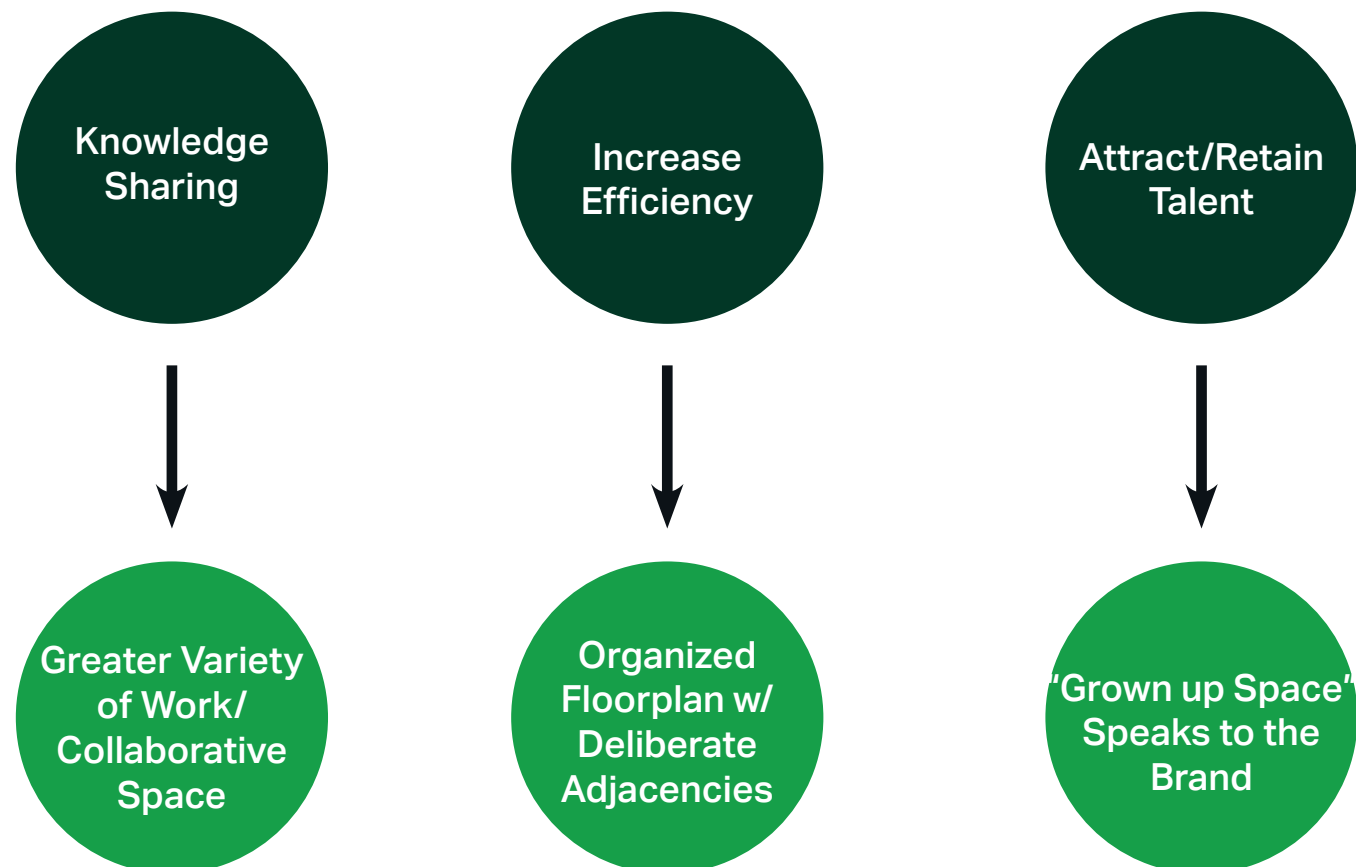
Case Study : Harry's

Harry's, a direct to consumer shaving product company, had been at their New York SoHo office space since their days as a start up. They had since outgrown their 3,000 sq. ft. open-plan space and required more square footage, along with a complete redesign.

The former office space was described as: **"Cavernous", "hectic", "inefficient", "constrained", "people were running in circles to complete simple tasks", "grasping for structure"**

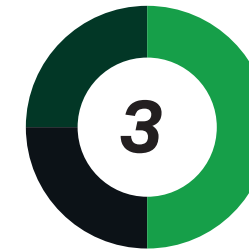
The office was also affecting the company's recruiting efforts. Prospective hires were likely dissuaded by the space and "had to sit and think about whether they would be able to work in a space like that".

Key goals were identified:



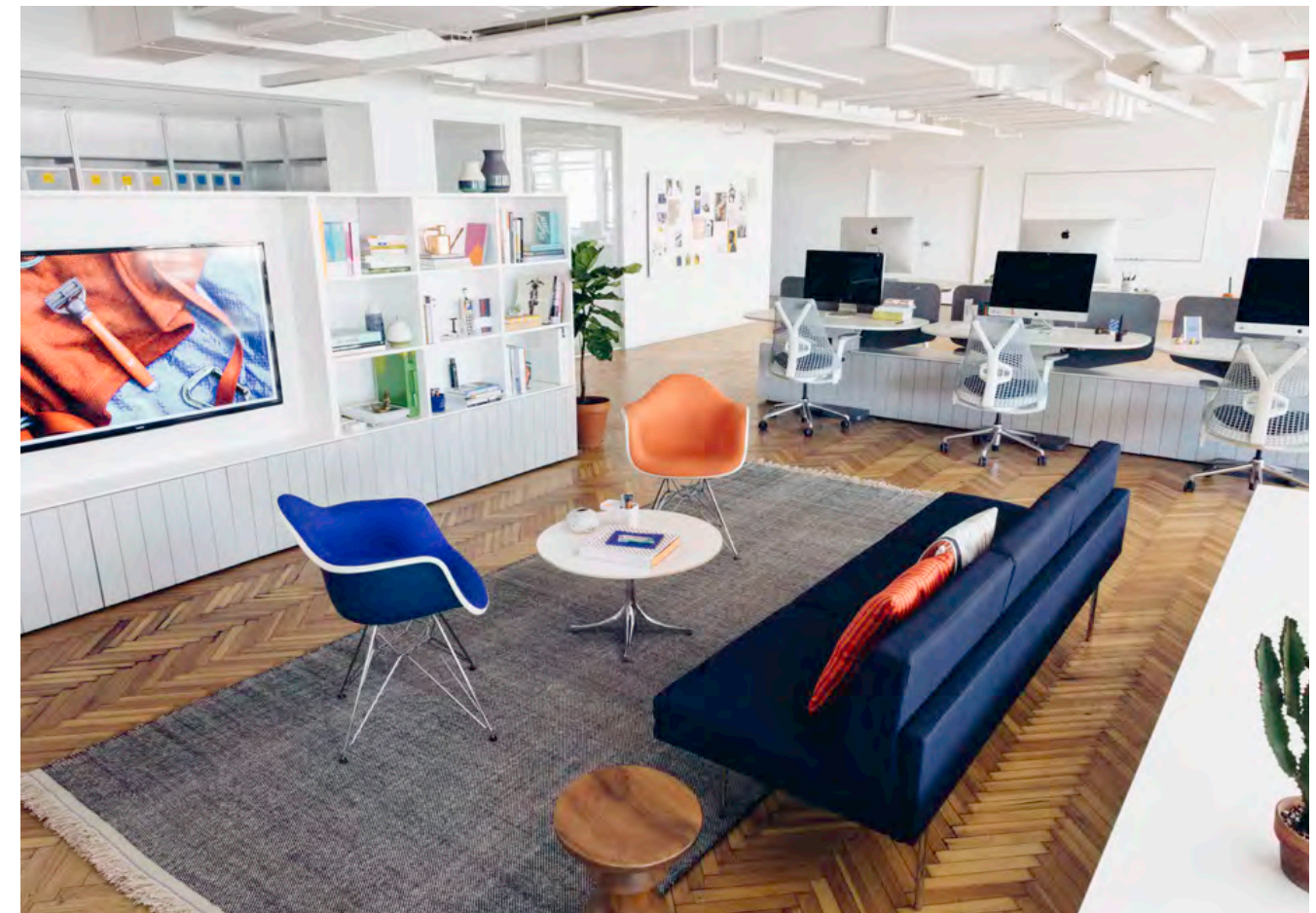
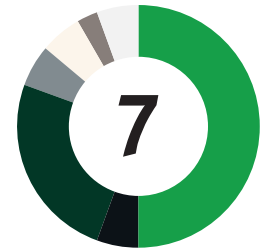
Types of Settings Before the Move

Plaza
Meeting Space
Hive



Types of Settings After the Move

Plaza
Meeting Space
Hive
Workshop
Landing
Cove



"The brand immediately comes to life" in color usage. Variety of spaces.

Case Study: Harry's



Harry's new 26,000 sq. ft. office space designed by Studio Tractor and HermanMiller

"The new layout allows for free communication with colleagues from all departments. But it's comfortable and quiet enough to keep you focused."



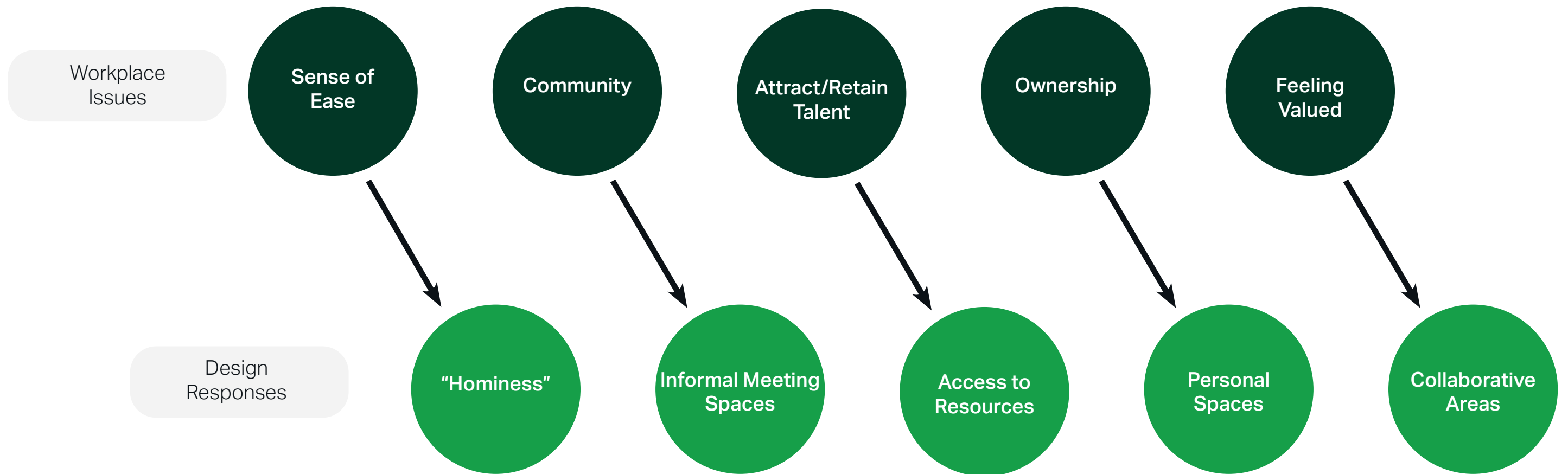
71.9%

Leesman Global Benchmark
Measures employee satisfaction

70% Agreed

Work Activities are Supported
vs. 12% prior to redesign

Resolving with Design



04

Concept Development



Creating Meaningful Connections and Community

WhatsApp was founded on the principle of helping people come together and forge connections easily and securely, either across the street or across the globe. It has now become the primary source of communication for many. Whether by voice, text, or video – WhatsApp has become integral in bringing people and communities together.

The desire for this space is to bring that same feeling of home, comfort, and supportive community into the workplace; to be a reminder of the mission. We strive to make every employee feel connected and vital to the organization. We can bring this to reality through a mix of personalizable workspaces, collaborative areas, “homeyness”, and opportunities for social interaction and development.

It is our hope that these values will work towards creating a healthy space that employees will be excited to go to every day, with the ultimate goal of instilling happiness and encouragement in all who visit.

Mood



Comfort

noun

1. a state of physical ease and freedom from pain or constraint.

Creating a welcoming and cozy atmosphere where employees and visitors feel compelled to linger for a while.



Community

noun

1. a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.

Weaving together personalities, cultures, and ideas to create a sense of belonging and togetherness through collaborative spaces where mentorships and friendships can grow.



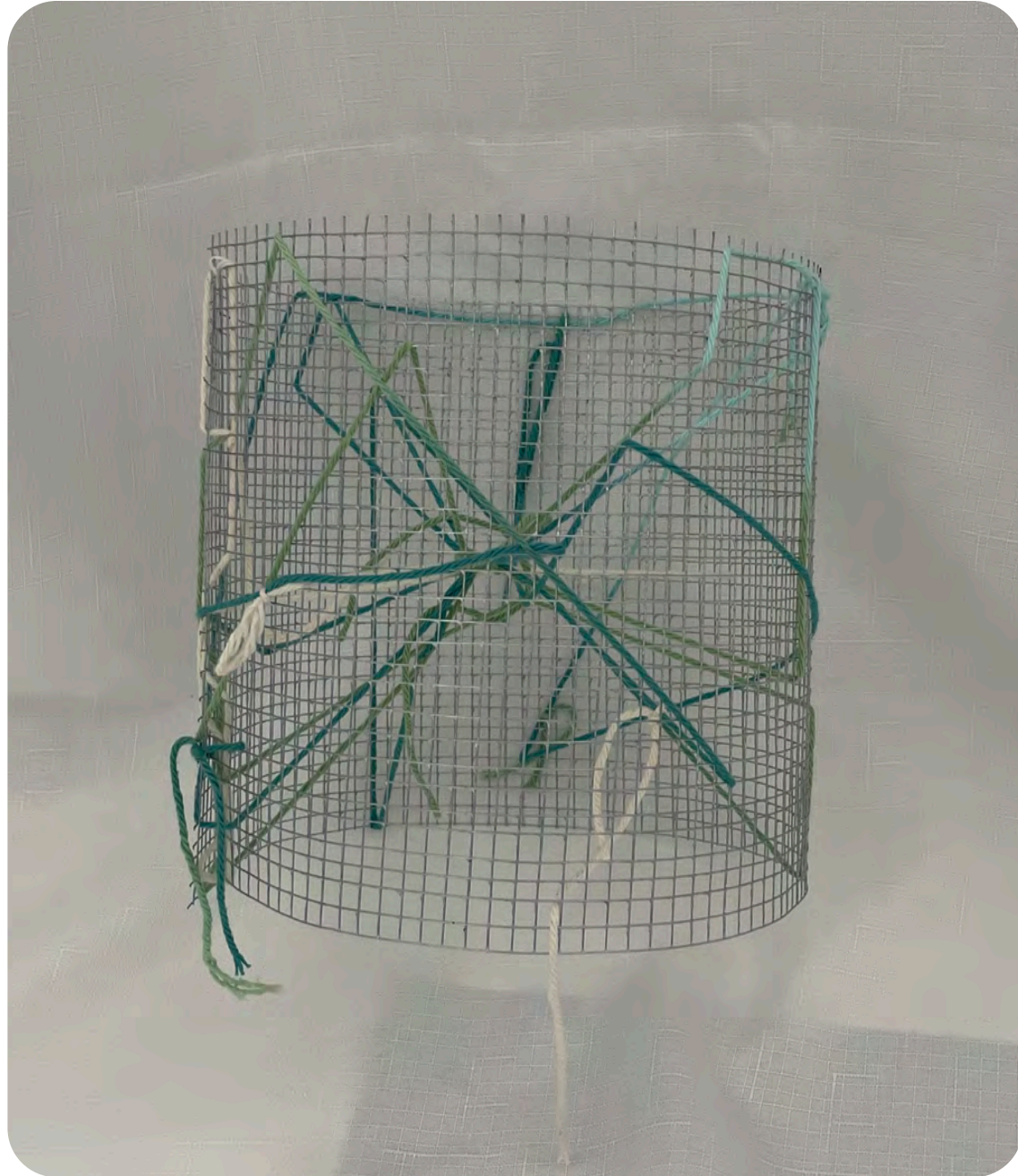
Vital

adjective

1. absolutely necessary or important; essential.
2. full of energy; lively.

Ensuring that each employee feels just how vital they are to the strength of the mission.

Conceptualization



The concept model, formed of multicolored yarn, is woven through a wire mesh. The yarn pulls on the mesh forming the circular shape by linking together at a central nexus. The mesh is only held together by the yarn itself, so without it, the mesh would unravel. This is meant to symbolize the fabric of a company. Each person is an individual, unique thread that comes together to create an even more unique and stable environment. While collaboration and unity is at the center and forms the stronghold of the structure, each thread retains it's identity.

With a high percentage of Hispanic residents, Brickell (considered the **Gateway to Latin America**) has been chosen as home to the Latin American headquarters for many companies.

For generations, the most vital part of most Hispanic communities has been the central plaza. So much so, in fact, we have built many of our great cities around them.

This imagery embodies the core tenets of the design concept. A space-within-a-space, where people can **gather to share ideas in an ever flexible, but familiar environment.**

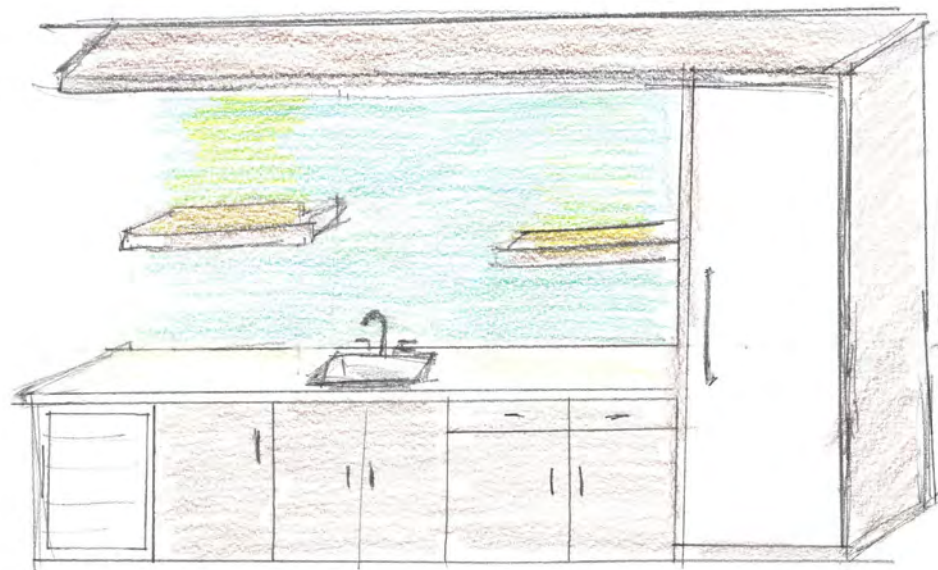


Intitial Design Ideas



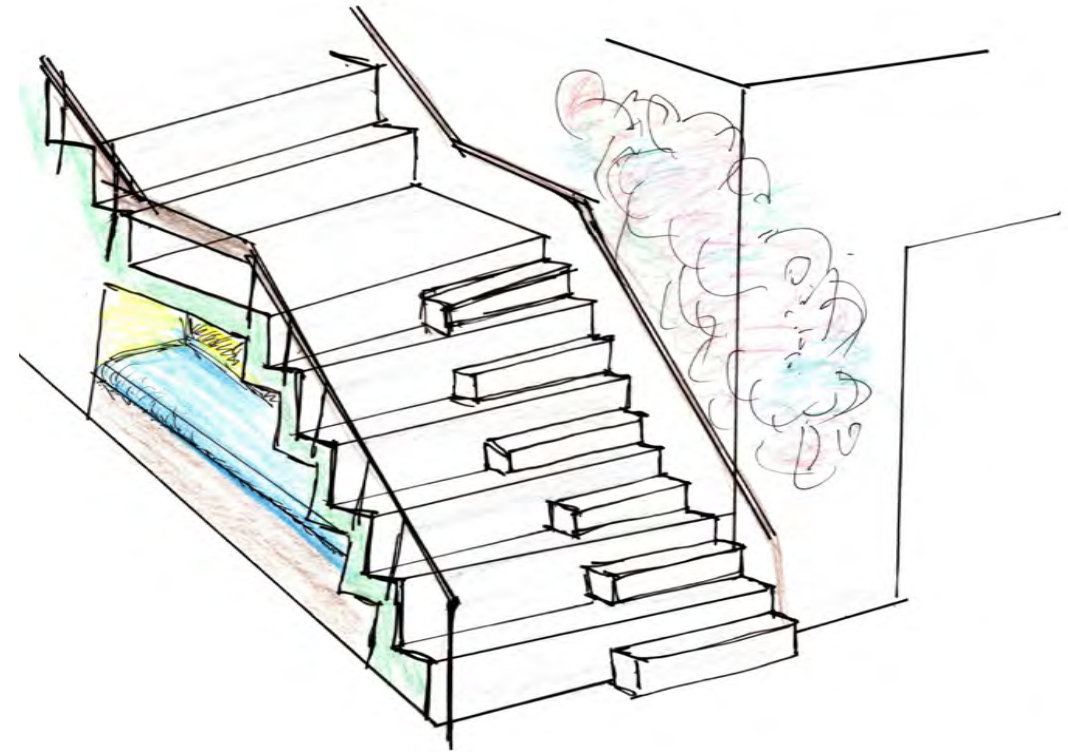
Reception Desk

A curved backdrop evokes the round form of the logo while also creating visual separation from the surrounding spaces. This curved wall can also play a part in telling the story of communication through a visual display of historic telephones.



Kitchen

A small galley style kitchenette is placed centrally to both the public and private spaces with all the standard amenities of home.



Staircase

Grand staircases, common within community plazas, serve not only a methods of circulation, but also as place makers and spots for gathering.

The stairs, placed near the front of the office space, can be designed with half of the span as ampitheater style seating to create another place for sitting and impromptu meeting. The exposed concrete wall is an ideal place to display a large art piece. In an effort to utilize all the available space, the space under the staircase can be used for focus time.

05

Programming Analysis

Activity Description



Front Desk/Reception | Sq.Ft.: 70
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 70

F, F, & E: Reception Desk | Task Chair | Power & Data

Description: A welcoming reception area for guests and employees

Adjacency: Immediately adjacent to the elevator lobby. Ideally this would be situated near the cafe as an amenity for guests as well.



Reception Lounge | Sq.Ft.: 300
Capacity: 6
Workspaces: N/A | Total Sq. Ft.: 300

F, F, & E: Minimum 6 Lounge style chairs | Side table

Description: Waiting area just off of the front desk, within view of the Receptionist. Comfortable for lingering a few moments, but not meant for extended stays.

Adjacency: immediately adjacent to the elevator lobby. Ideally this would be situated near the cafe as an amenity for guests as well.



Cafe/Break Area | Sq.Ft.: 600
Capacity: 10
Workspaces: N/A | Total Sq. Ft.: 600

F, F, & E: Café Tables | Café Chairs (10 Seats Minimum) | Refrigerator | Sink | Beverage Cooler | Microwave | Trash Bins | Water Dispenser

Description: Public space open to all (visitors and staff) for employee breaks and spontaneous meetings.

Adjacency: Accessible from Reception Area and Collaboration space



Stairs | Sq.Ft.: 350
Capacity: N/A
Workspaces: N/A | Total Sq. Ft.: 350

F, F, & E: Stairs | Built-in Bench Seating

Description: Standard (to code) stairway on the right side nearest to the wall. The left portion will be terraces seating for additional flexibility and impromptu gathering.

Adjacency: Accessible from all areas, primarily: Reception and Collaborative space



Privacy Room | Sq.Ft.: 100
Capacity: 1
Workspaces: N/A | Total Sq. Ft.: 100

F, F, & E: Reclining Chair | Accoustic Paneling | Adjustable Lighting

Description: A private, reservable room for nursing, recharging mentally, prayer, etc.

Adjacency: Nearest to the Collaborative space and Cafe.



Collaboration | Sq.Ft.: 300
Capacity: 8
Workspaces: N/A | Total Sq. Ft.: 300

F, F, & E: Lounge Seating | Tables | Bench Seating | Whiteboard | Power & Data

Description: A flexible region for spontaneous group meetings and discussion

Adjacency: Focus Rooms, Huddle Rooms, general connection to Office Spaces

Activity Description



Focus Room | Sq.Ft.: 80
Capacity: 1-2
Workspaces: 3 | **Total Sq. Ft.:** 240

F, F, & E: Desk | Task Chair | Accessory Chair | Power & Data

Description: Soundproof/quiet room for individuals to make phone calls or for intense focus (may be beneficial for up to two people for small collaboration)

Adjacency: Collaboration Space and general workspaces



Huddle Rooms | Sq.Ft.: 100
Capacity: 6
Workspaces: 2 | **Total Sq. Ft.:** 200

F, F, & E: Medium Desk | 4 Task Chairs | 2 Accessory Seats | TV, Power & Data | A/V Capabilities

Description: Small Group Meeting/Teleconference Room

Adjacency: Collaboration space



Large Conference Room | Sq.Ft.: 450
Capacity: 14
Workspaces: 1 | **Total Sq. Ft.:** 450

F, F, & E: Conference Table | 12 Conference Chairs | Additional Seating | TV, Power & Data | A/V Capabilities

Description: Large Conferences, Video Conferences, Client Meetings

Adjacency: Reception Area



Print/Copy and Mail | Sq.Ft.: 200
Capacity: N/A
Workspaces: N/A | **Total Sq. Ft.:** 200

F, F, & E: Copier | Printer | Storage

Description: Utility area with copier/printer, office supplies and storage

Adjacency: Accessible from all employee areas



IT Equipment | Sq.Ft.: 100
Capacity: 1
Workspaces: N/A | **Total Sq. Ft.:** 100

F, F, & E: Server storage racks

Description: A lockable storage area for server and additional technology/equipment

Adjacency: No adjacency required



Restrooms | Sq.Ft.: 280
Capacity: 5
Workspaces: N/A | **Total Sq. Ft.:** 280

F, F, & E: Restroom fixtures

Description: Restrooms

Adjacency: Accessible from all spaces with primary adjacency to Reception, Conference, and Cafe areas.

Activity Description



Creative Director | Sq.Ft.: 200
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 200

F, F, & E: Executive Desk | Executive Chair | Small Table | Four Chairs | Power & Data

Description: Formal office spaces for holding higher level meetings and conducting focused work.
Adjacency: Private space.



Chief Operations Officer | Sq.Ft.: 150
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 150

F, F, & E: Executive Desk | Executive Chair | Small Table | Four Chairs | Power & Data

Description: Formal office spaces for holding higher level meetings and conducting focused work.
Adjacency: Private space.



Executive Assistants | Sq.Ft.: 65
Capacity: 2
Workspaces: 2 | Total Sq. Ft.: 130

F, F, & E: Reception Desk | Desk Chair | Power & Data

Description: As the assistant (and gatekeeper) for the C.D. and C.O.O. these positions should be accessible to employees but provides a focus environment with storage.
Adjacency: Immediately adjacent to Creative Director and C.O.O.



Design Project Manager | Sq.Ft.: 120
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 120

F, F, & E: Desk | 1 Task Chair | Accessory Chair | Power & Data | Storage | Door

Description: A somewhat private office with door to allow for dealing with sensitive information.
Adjacency: The Developers



Developers | Sq.Ft.: 36
Capacity: 8
Workspaces: 8 | Total Sq. Ft.: 288

F, F, & E: Benching with low partitions | 8 Task Chairs | Lockers | Power & Data

Description: Semi-private spaces for concentration but also allowing for collaboration.
Adjacency: Design Project Manager



Marketing Manager | Sq.Ft.: 150
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 150

F, F, & E: Desk | 1 Task Chair | Accessory Chair | Power & Data | Storage | Door

Description: A somewhat private office with door to allow for dealing with sensitive information.
Adjacency: Marketing Associate

Activity Description



Marketing Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: Semi-private spaces for concentration but also allowing for collaboration.
Adjacency: Marketing Manager

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data



Business Development Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: Semi-private spaces for concentration and focus work.
Adjacency: General workspace

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data



Account Development Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: Semi-private spaces for concentration and focus work.
Adjacency: General workspace

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data



Customer Relations Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 2 | Total Sq. Ft.: 72

Description: Semi-private spaces for concentration and focus work.
Adjacency: General workspace, focus rooms

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data



Accounting Manager | Sq.Ft.: 150
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 150

Description: A private office space, less formal than C.D./C.O.O. but required to handle sensitive documents/information with great focus.
Adjacency: Accounting Associate

F, F, & E: Desk | 1 Task Chair | Accessory Chair | Power & Data | Storage | Door



Accounting Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: A somewhat private office with door to allow for dealing with sensitive information.
Adjacency: Marketing Associate

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data

Activity Description



Sales Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: Semi-private spaces for concentration but also collaboration.
Adjacency: General workspace

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data



Human Resources Manager | Sq.Ft.: 120
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 120

Description: A private office with door to allow for dealing with sensitive information.
Adjacency: Human Resources Associate

F, F, & E: Executive Desk | Executive Chair | Small Table | Four Chairs | Power & Data

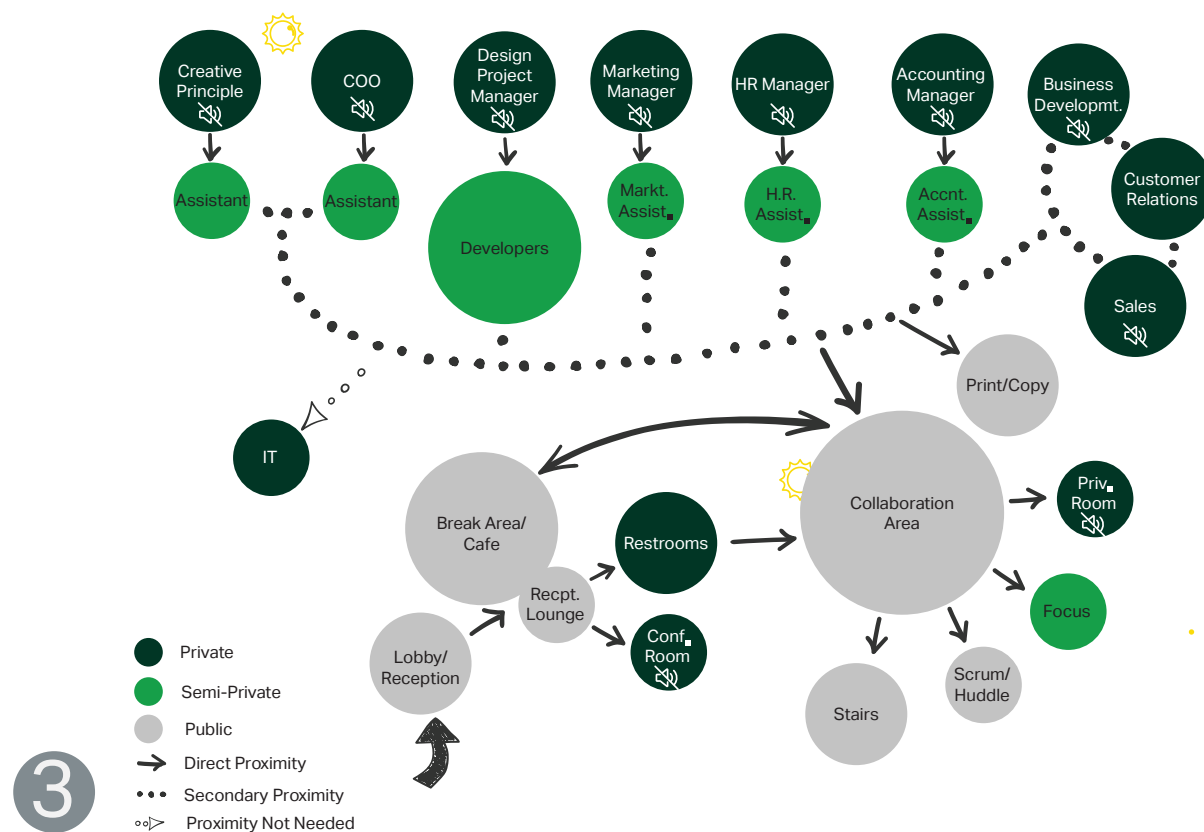
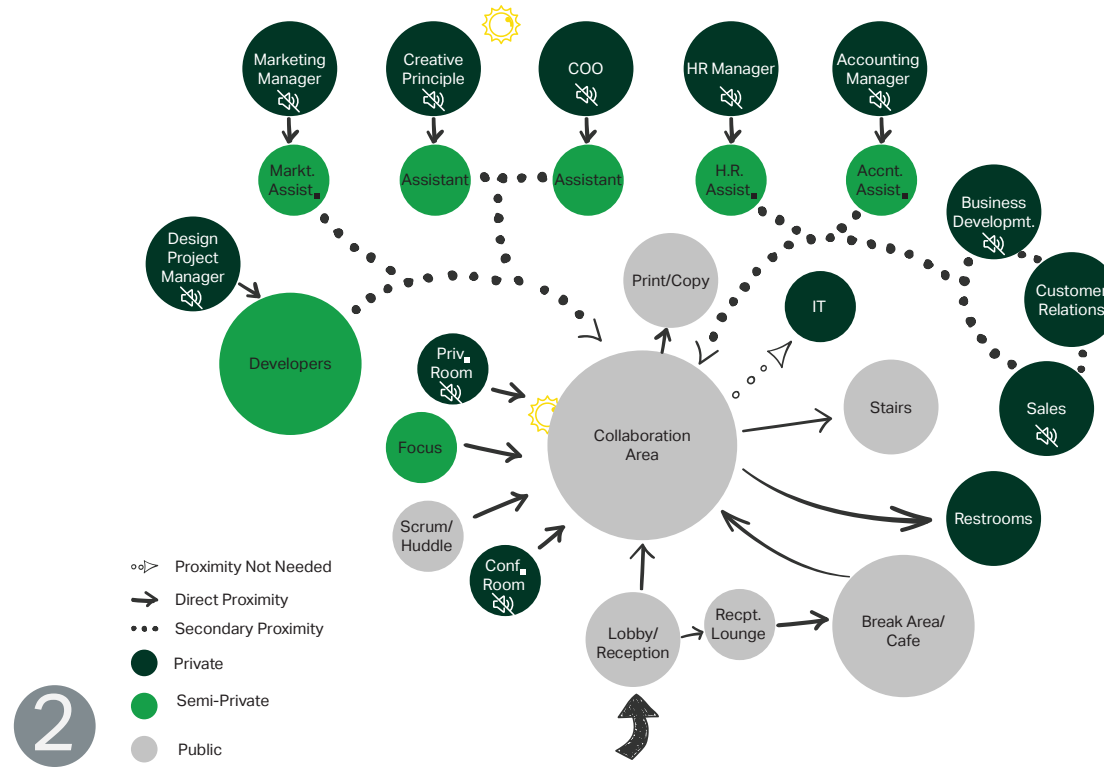
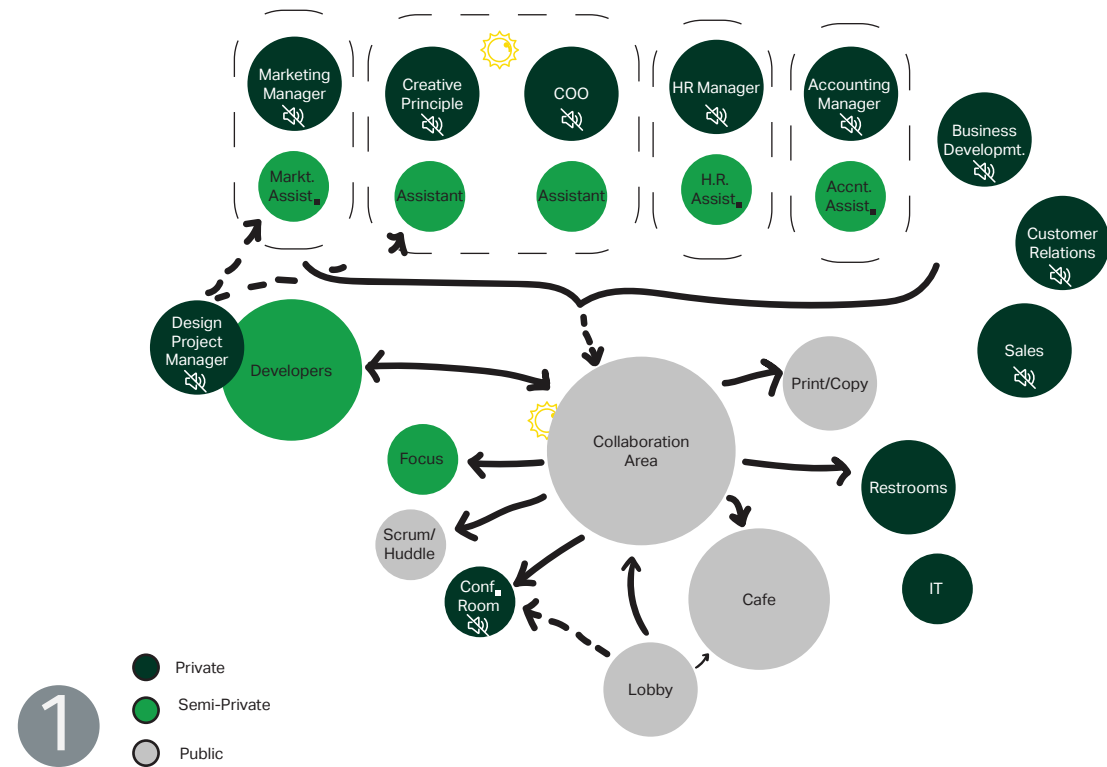


Human Resources Associate | Sq.Ft.: 36
Capacity: 1
Workspaces: 1 | Total Sq. Ft.: 36

Description: Semi-Private space for focus and collaboration with manager.
Adjacency: Human Resources Manager

F, F, & E: Benching with low partitions | 1 Task Chair | Locker | Power & Data

Program Adjacencies



Bubble Diagrams

Most diagrams consider the general premise that there is a clear delineation between “public” and “private” areas. The private areas are connected via a central collaborative area, much like a plaza.

The most recently created diagram (Diagram 3) further breaks up the areas most likely to receive non-employee visitors and groups them together for ease of visitor wayfinding. In the more private office areas, the associated department managers and employees are directly adjacent while all staff members are interconnected via the collaborative spaces.

06

Spatial Development

Goal Statement

The purpose of this office is to create a comfortable space where employees feel that they have personal room to set down roots, while also allowing for movement, conversation, and collaboration. The intent of the company is for employees to return to the office at least three days per week. Should this design be successful, we hope to smooth the employee transition back to in person working. The ideal measure of success would be improved employee satisfaction, increased productivity, and a healthy work-life balance.

To meet all these factors, the design should provide spaces for employee refuge (focus areas), variability in working environments, soothing spaces and somewhat more vibrant/sharing spaces for the development of ideas and social interaction. This is achieved through the use of 25% private traditional offices, 35% semi-private workspaces, and 40% variable use/accomodating areas.

Design Guidelines

Comfortable
"Recharging"
Areas

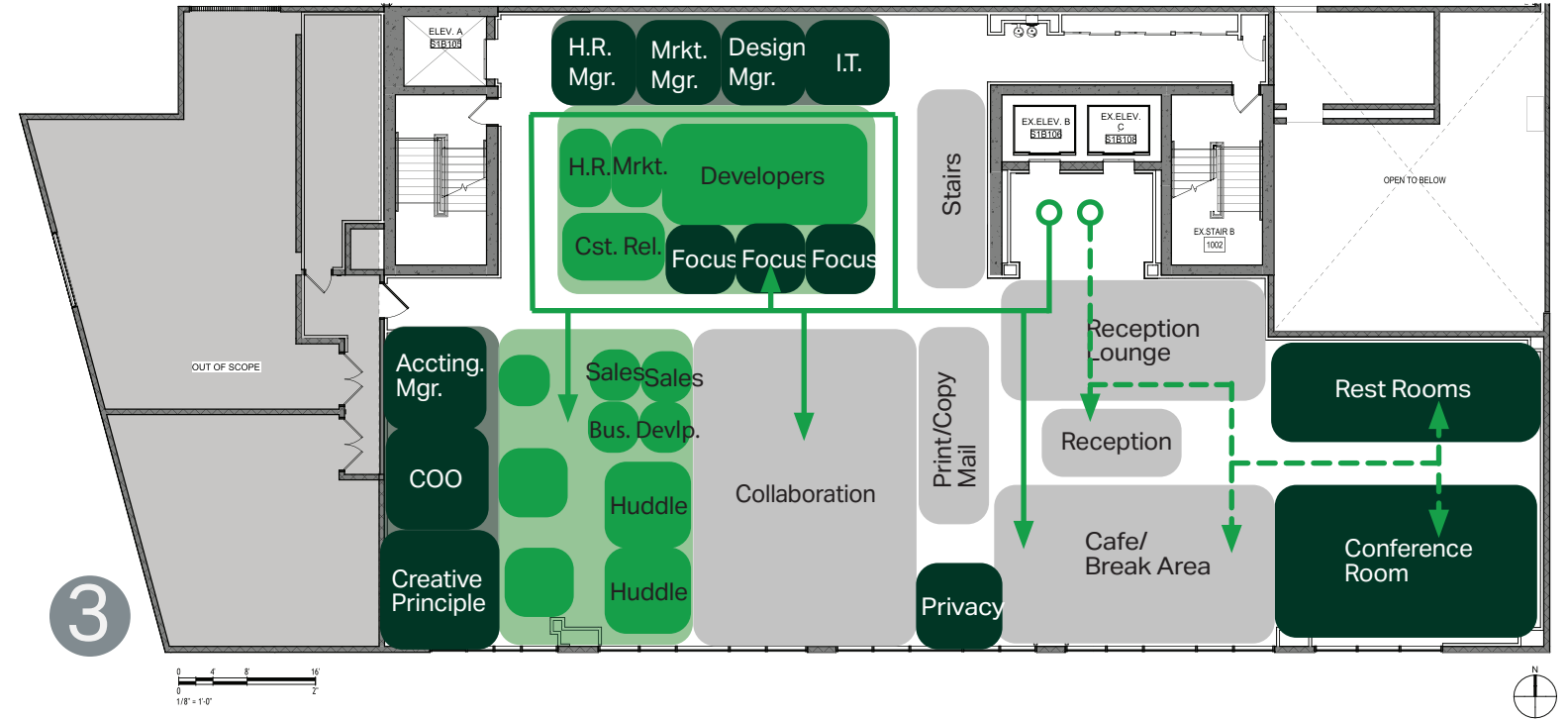
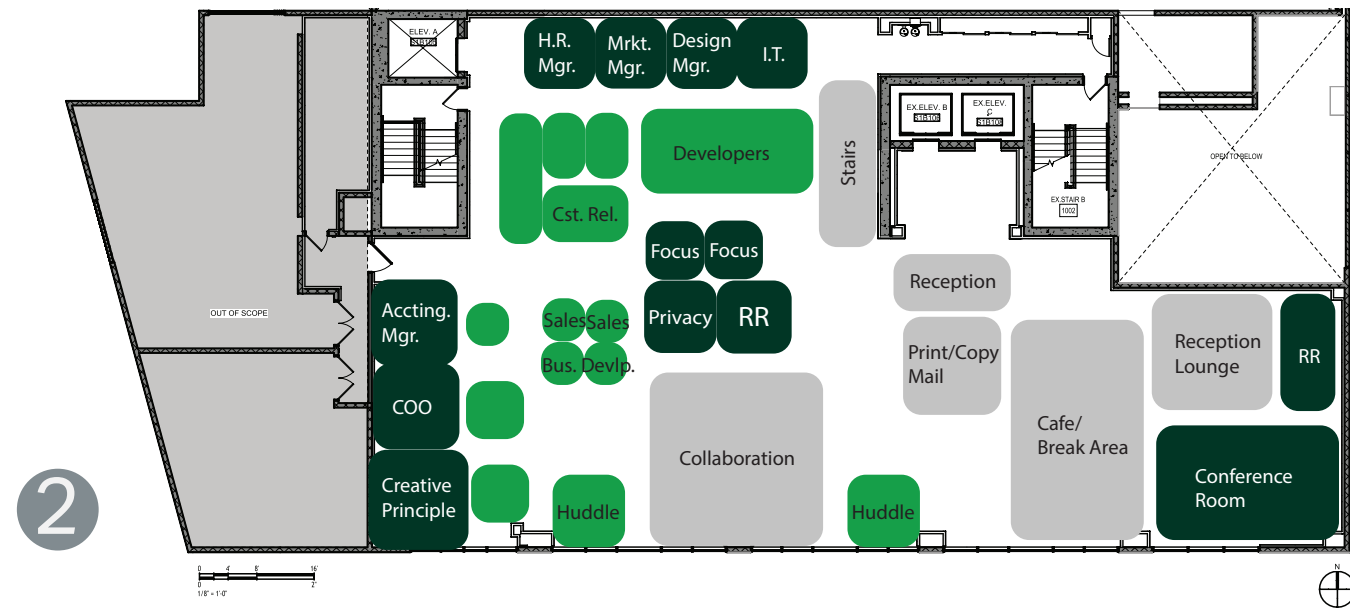
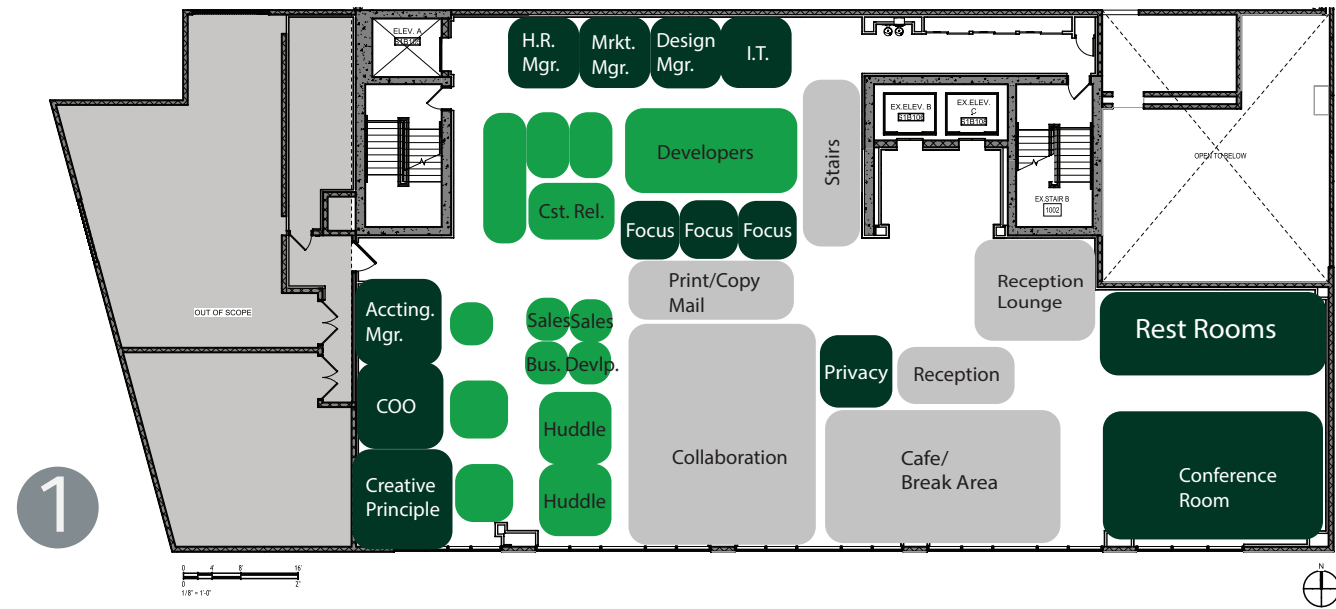
Informal Meeting
Spaces

Legibility in
Space Usage

Personalizable
Spaces

Collaborative
Areas

Diagramming



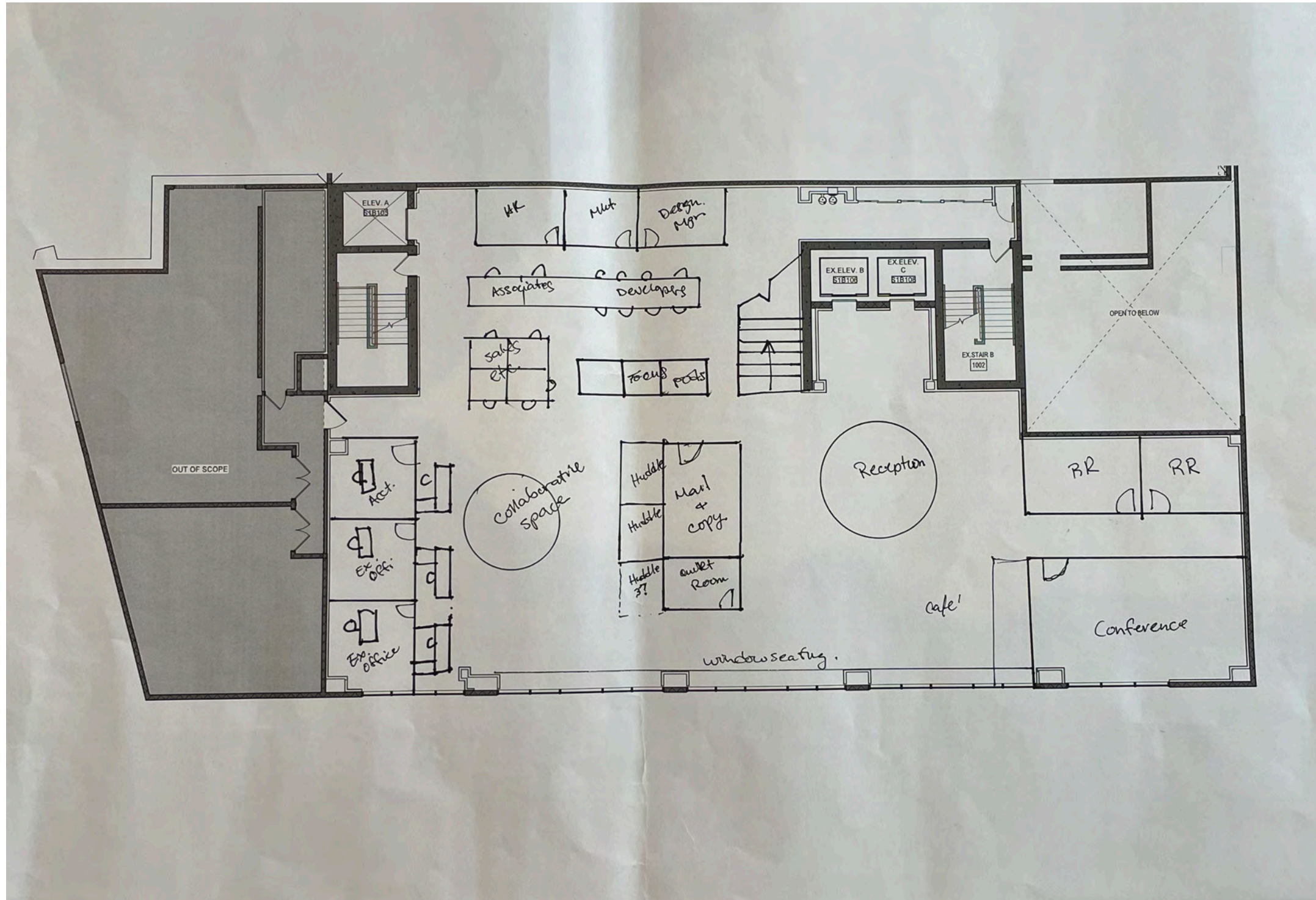
- - - - - Visitor Circulation
- - - - - Employee Circulation
- Public
- Semi-Private
- Private



Block Diagrams

These diagrams further illustrate the definition between private and public spaces. The visitor spaces are most proximal to the Reception area while there is a layering of workspaces in the more employee focused areas.

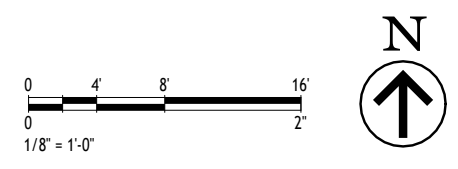
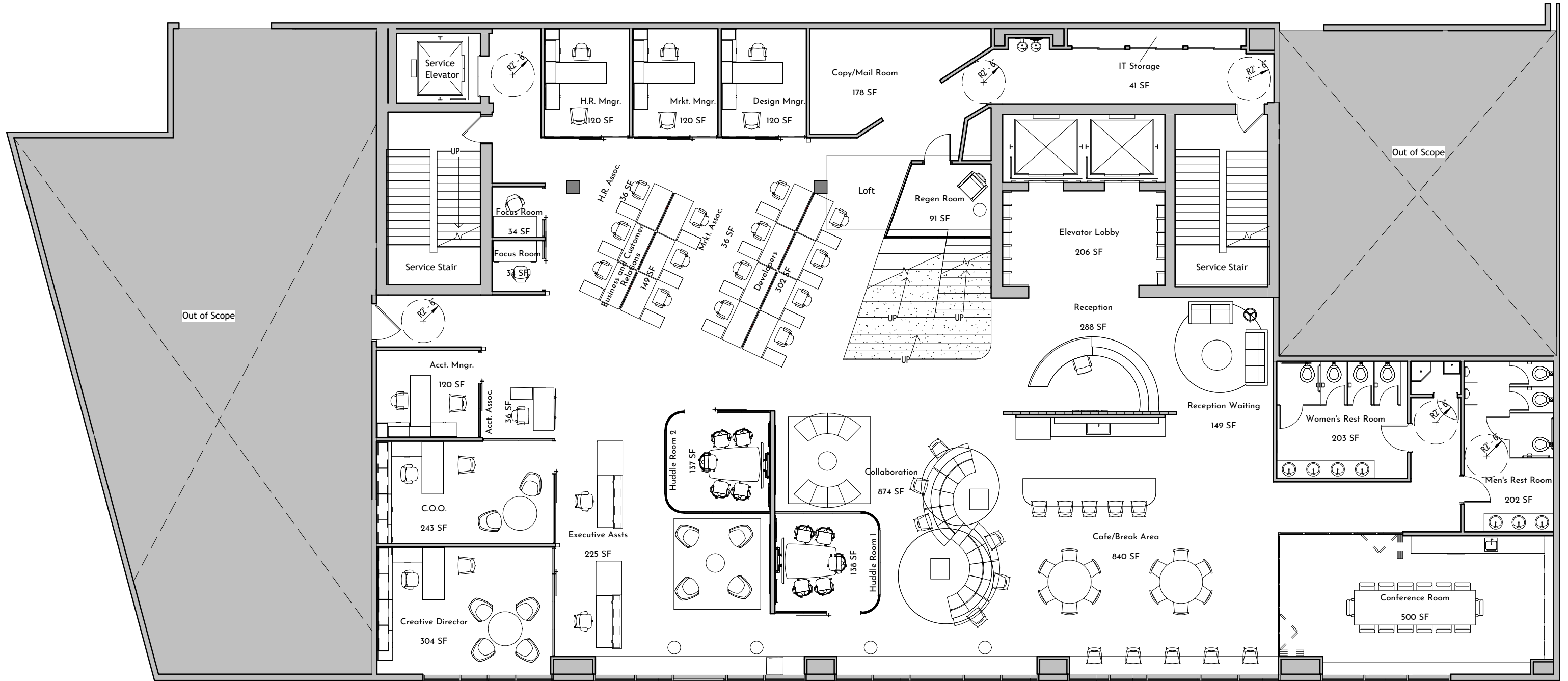
Initial Loose Plan



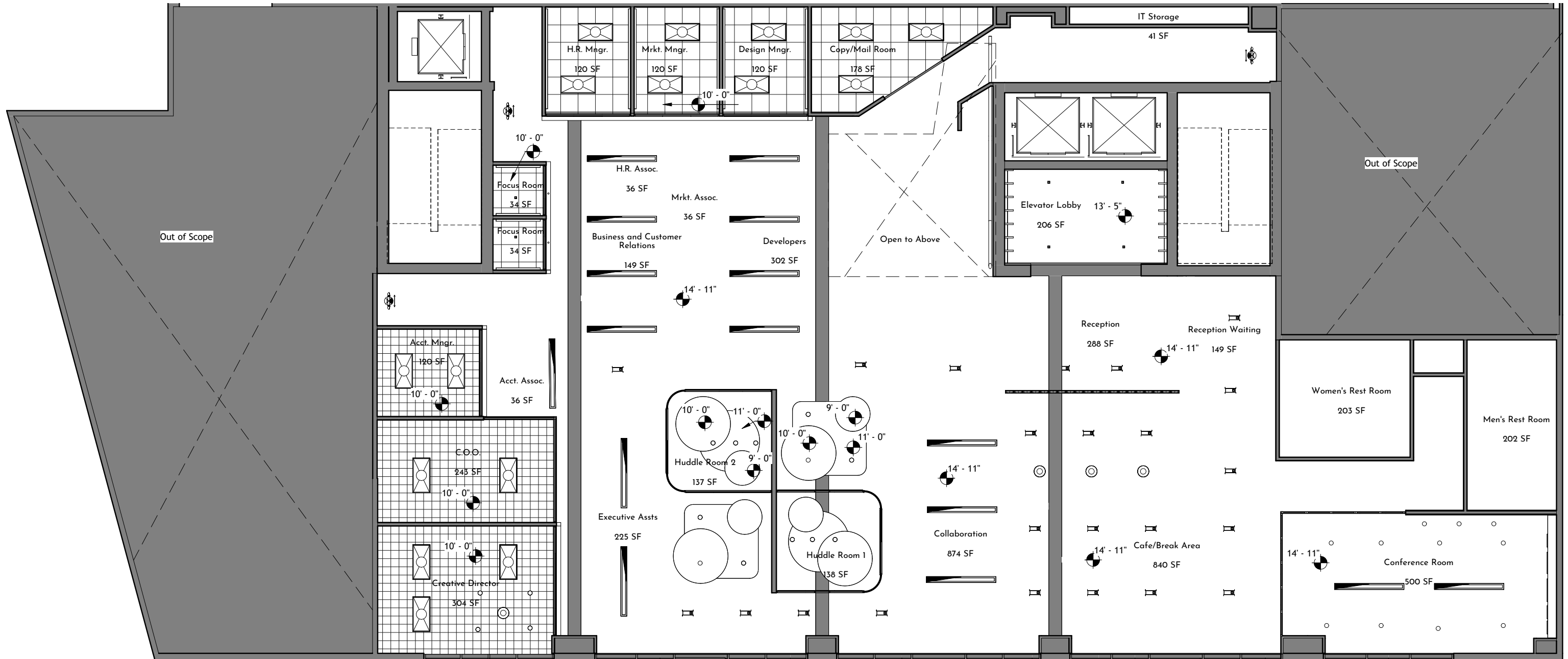
07

Final Plans

Floor Plan



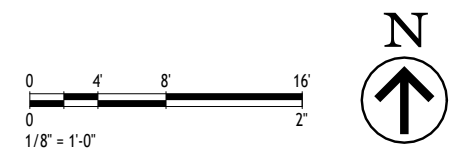
Reflected Ceiling Plan



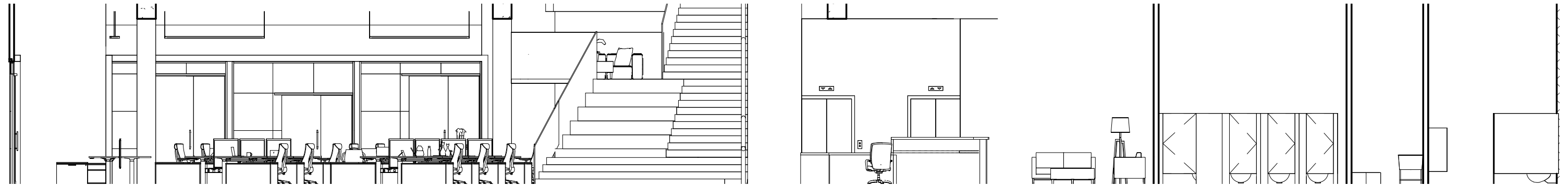
- Direct/Indirect Suspended Fixture
- Square Recessed Fixture
- 2'x4' Troffer Fixture

- Pendant
- 6" Round Recessed Fixture
- Suspended Gypsum Board Cloud

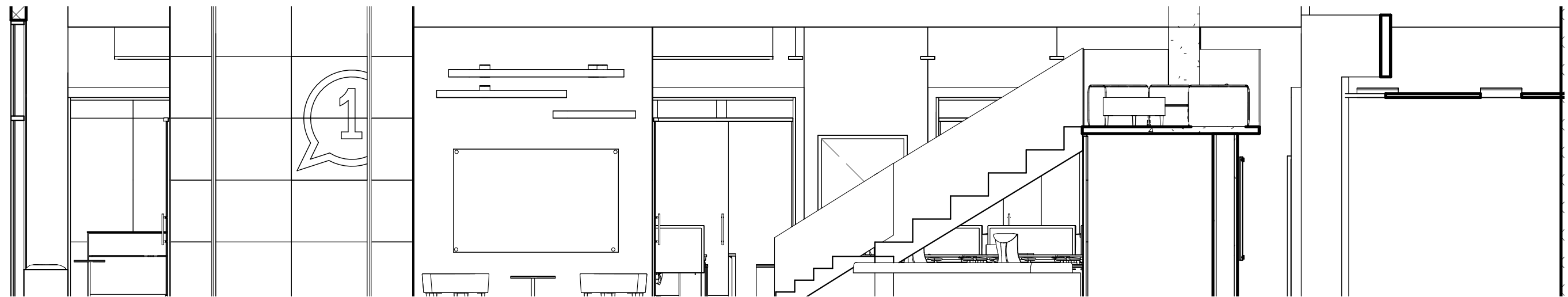
2'x2' Acoustic Ceiling Tiles



Sections



Latitudinal Section



Longitudinal Section

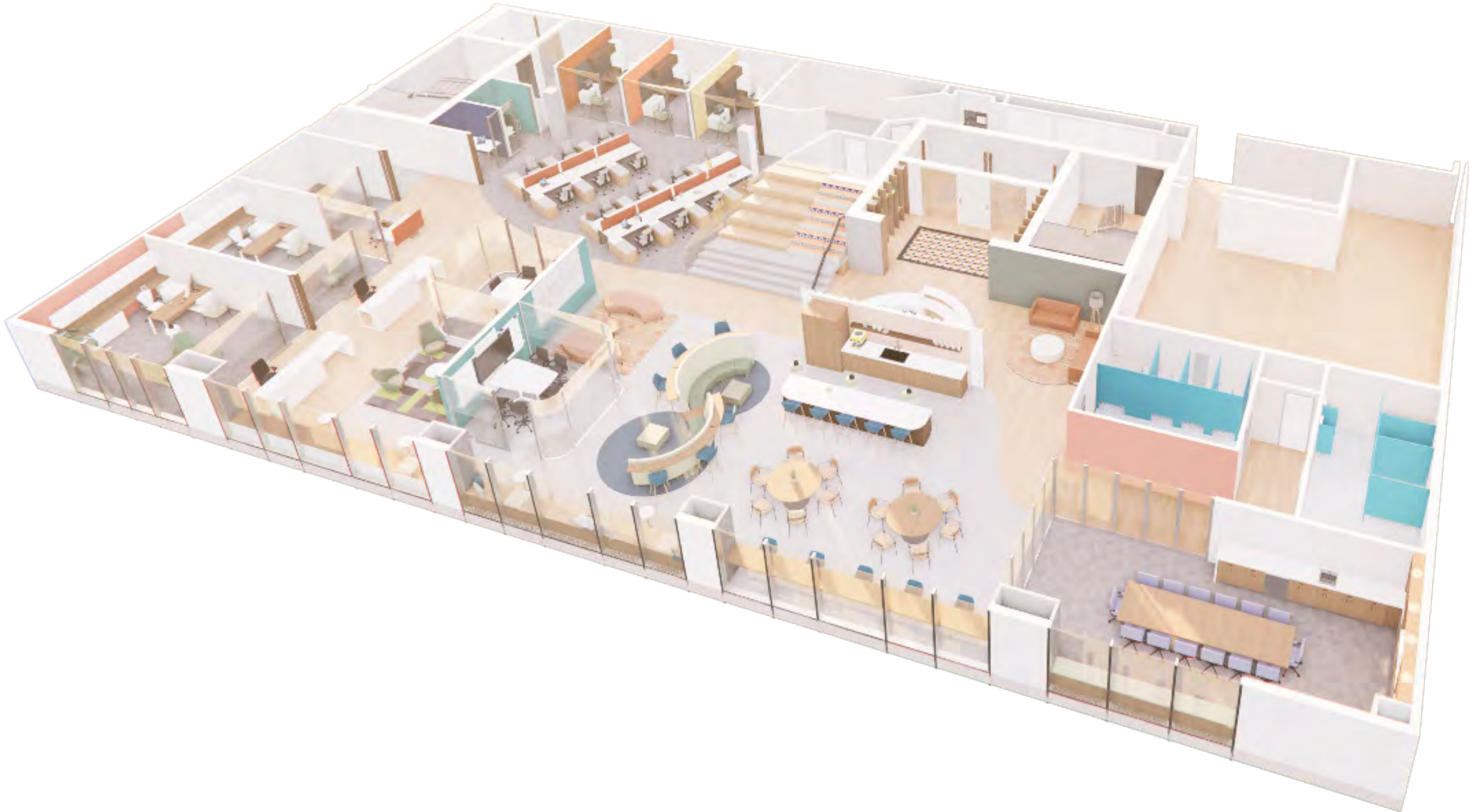
08

Visualization + Materials



Scan for virtual walk through

The Space

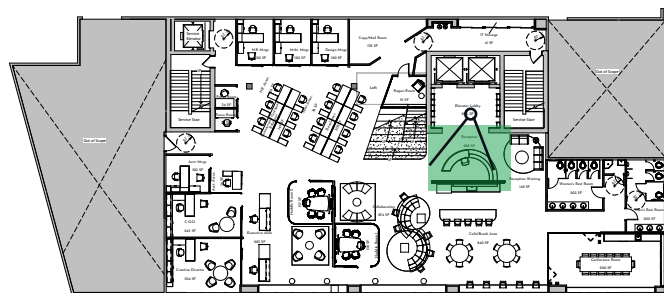


Axonometric View

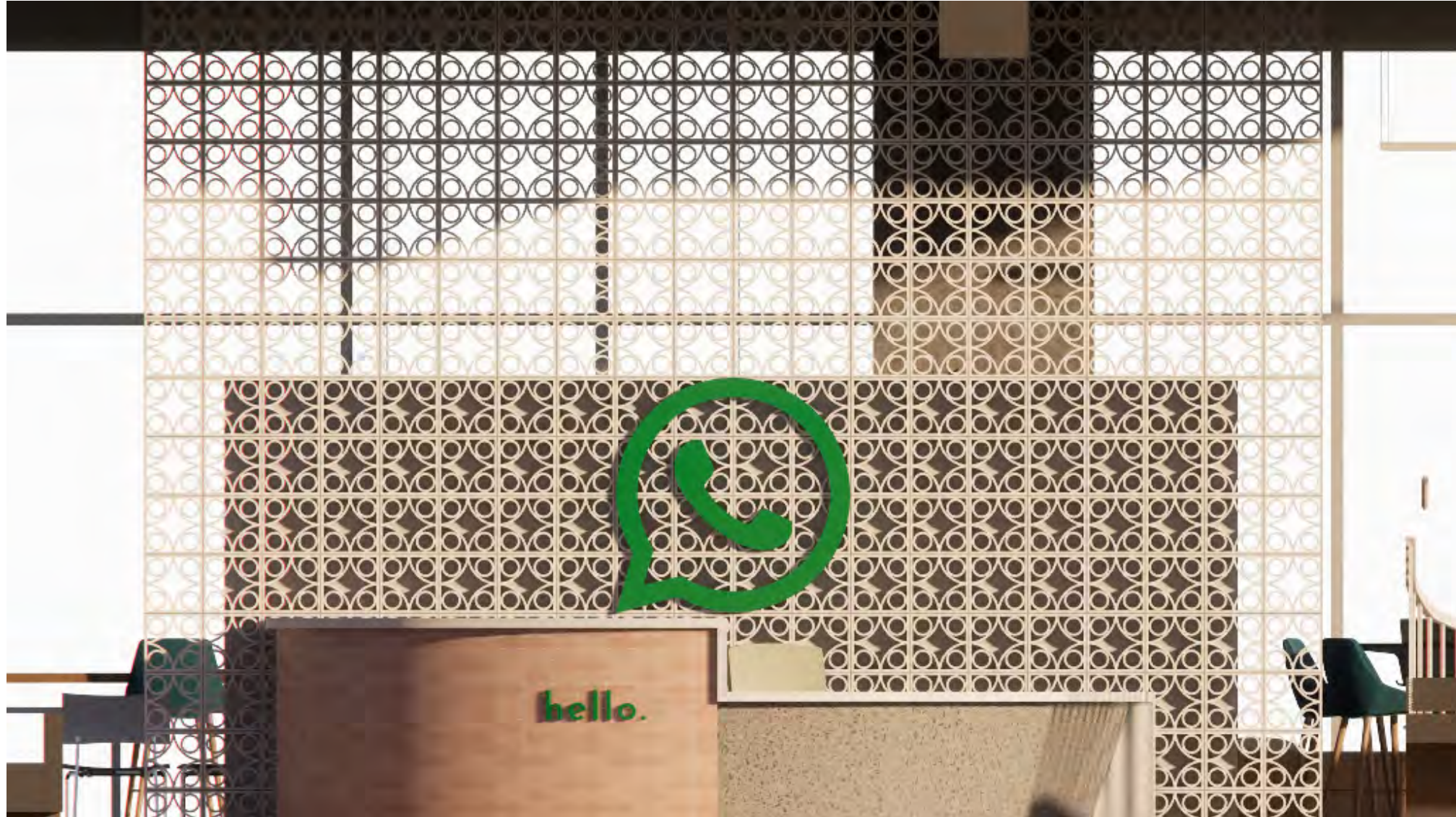
Reception



Perspective from Elevator Lobby



Reception

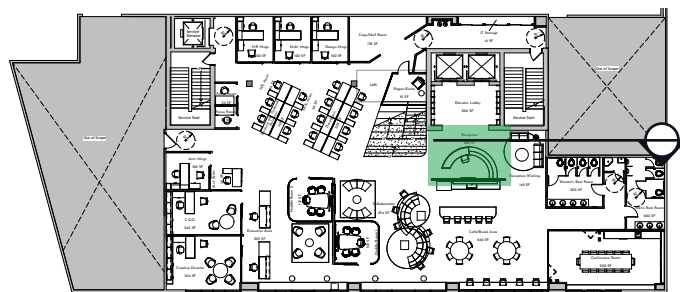


Elevation

A familiar and welcoming space for All:

ADA height and elevated counter height in front of receptionist work station

White breezeblock wall, reminiscent of early Miami architecture



Cafe + Collaboration Space

Maximum flexibility:

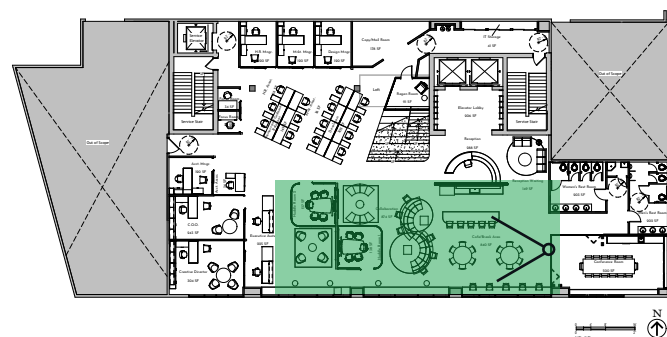
modular lounge seating can be reconfigured

stacking dining chairs to be set aside if needed

space available for eating, meeting, solitary work, visitors, or company gatherings



Cafe/ Break Room and Open Collaboration Area



Cafe + Collaboration Space



Perspective of huddle rooms and seating area for informal meetings



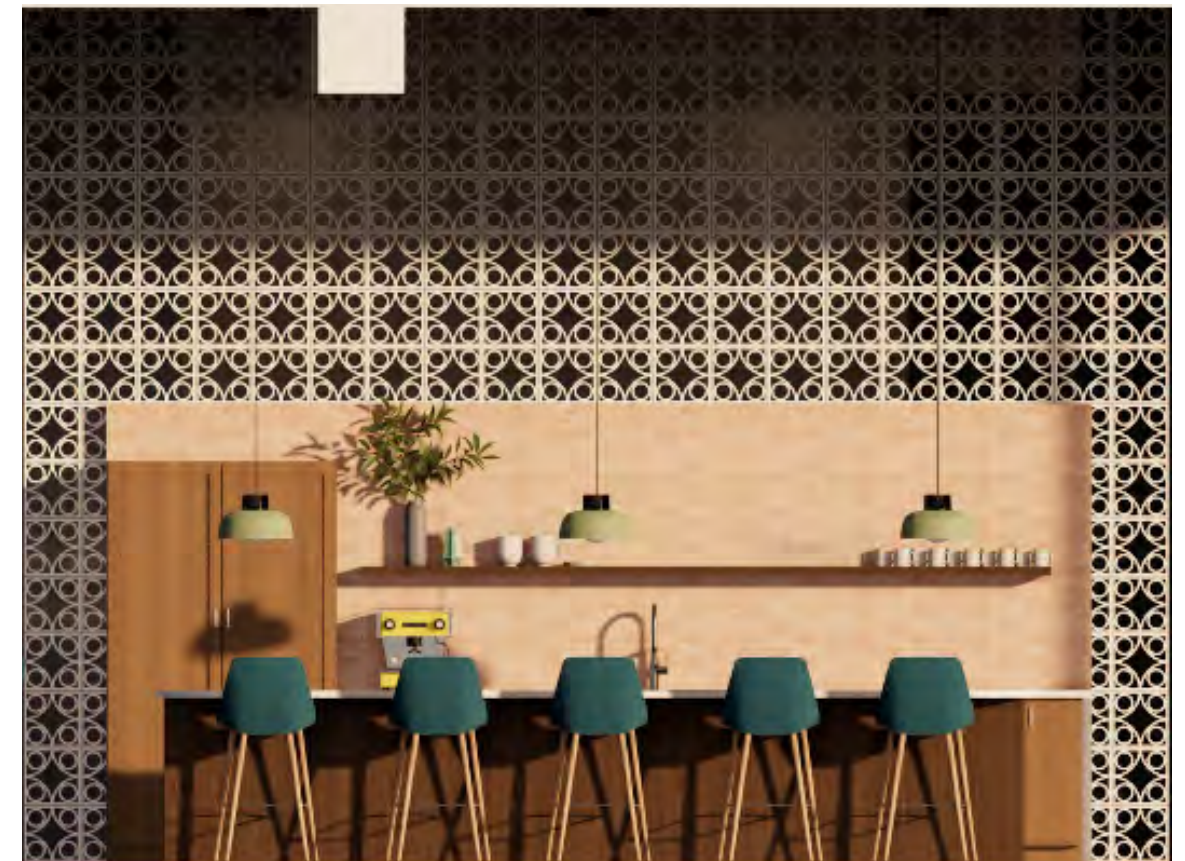
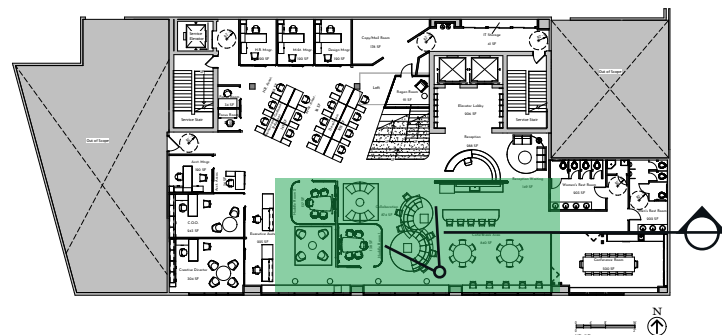
Herman Miller
Meeting Space
Huddle Rooms



Global Furniture
Drift Bar Stools



OFS
River+
Modular seating, tables, and ottomans



Cafe Elevation

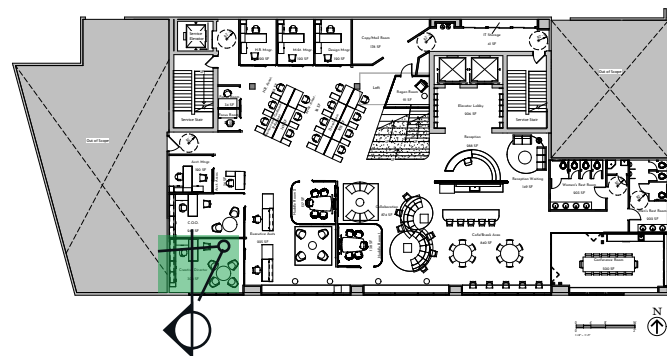
Executive Office



Perspective



Rendered Elevation



Global Furniture
Drift Side Chair



OFS
Slate Desk System

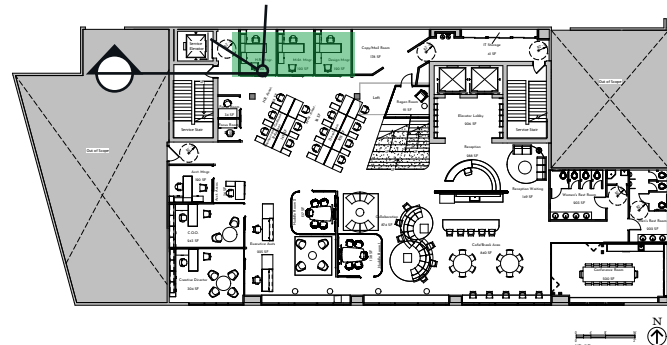
Manager's Office



Perspective (typical office space for all managers)



Rendered Elevation



Designed for Individual Preference:

enclosed offices allow for privacy and quiet when needed

Additional space provides for one-on-one meetings

Traditional troffer and integrated peripheral wall wash fixtures allows for control over preferred lighting conditions



Herman Miller
Haven Desk System

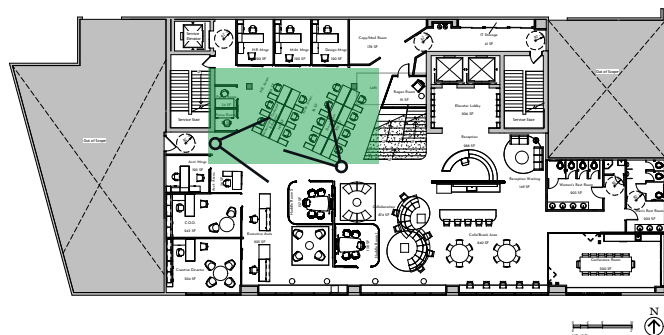


Steelcase
Marien Side Chair

Workstations



North West Facing Perspective



Providing for Personalization:

Individual, assigned work stations for each employee

Adjustable height desks

Personal cabinetry and pin board

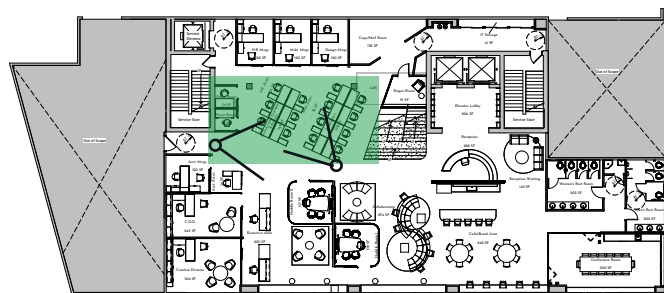
Workstations



Herman Miller
Hive Work Benches



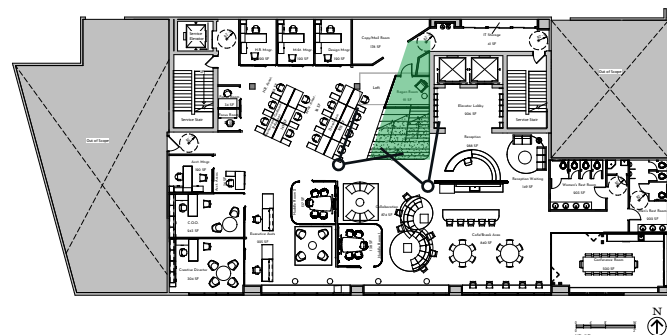
South East Facing Perspective



Stairs



East Facing Perspective



The Central Connection:

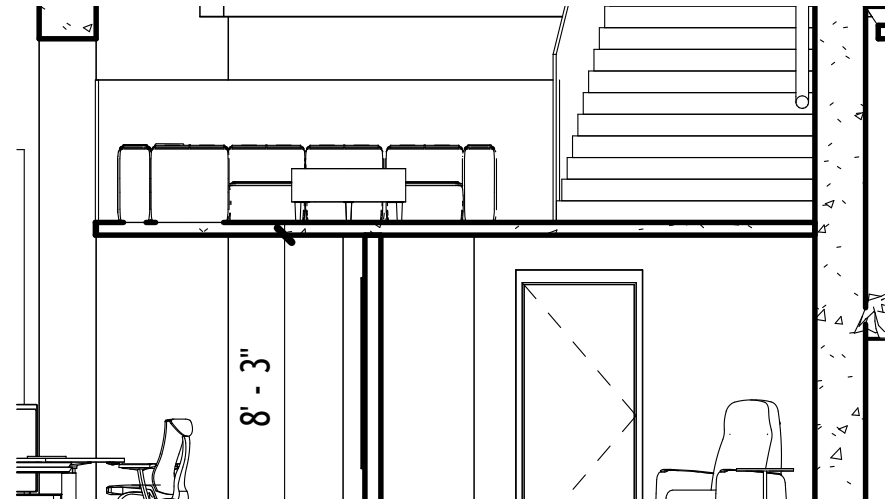
Reminiscent of traditional Spanish/Latin American (and occasionally seen in Miami) staircases, the stairs become the primary connection point between collaborative and private work

Creates space for:
Regeneration Room (underneath landing)
The Loft (on landing)
Ampitheater seating
Circulation



North West Facing Perspective

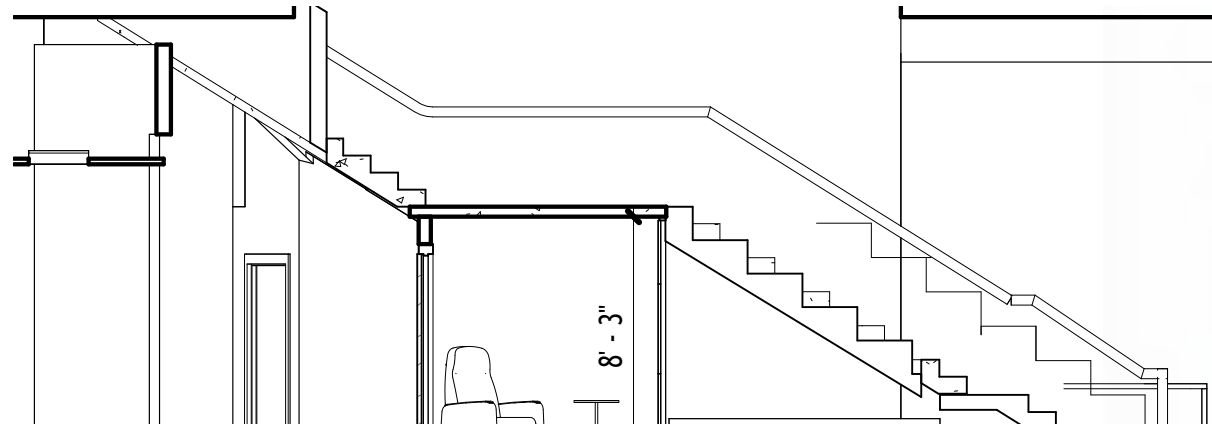
Stairs



Longitudinal Section



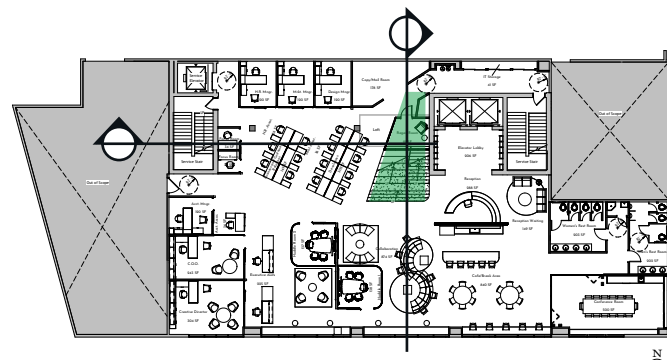
Longitudinal Section (Rendered)



Latitudinal Section



Latitudinal Section (Rendered)



OFS
Hinchada
Modular Couch



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