



S T F R A N K

Work Space Design

Taylor Lloyd / INDS 320 / Winter 2020

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PHASE 1- RESEARCH & ANALYSIS



PRECEDENT STUDY #1

Brookfield Properties Retail Group

700 employees
Completed in 2018

Workspace types- An open-office format with 3 floors and 700 open workstations

What kinds of meeting spaces are provided?- Strategically placed conference rooms, phone rooms, hubs, and gathering areas to foster a collaborative environment and serve as launching pads for the next great commercial real estate idea.

Design/Aesthetic-

- Circular ceiling paneling systems are located throughout the office in addition to four open hub collaboration rooms enclosed by curved glass.
- Low-height furnishings ensure unobstructed views, allowing for an abundance of natural light throughout the space
- Ardex flooring was installed within a 20,000-square-foot area of the space.
- The design solution weaves the interactive areas and the mix of workspace types together to create an intuitive system of wayfinding
- Collaborative areas occupy the space instead of what is normally reserved for prestigious corner offices
- The focal point of the space is the third-floor café that walks out to a 10,500-square-foot private roof deck overlooking Wolf Point and three branches of the Chicago River.

Amenities- At the intersection of Chicago's three primary neighborhoods – The Loop, West Loop, and River North, the building is metro-rail, car, and bike accessible. Fine dining and casual dining are both offered to the building, as well.



PRECEDENT STUDY #2

EarthCampus

104 employees
Completed in 2018

Workspace types- Open and Enclosed: A unique 180-foot long serpentine style desk was custom-designed to join the programming lab and the creative studio, promoting cross-department collaboration.

What kinds of meeting spaces are provided?- Breakout spaces, meeting rooms, seating areas and conference rooms as well as individual offices surround the collaborative space.

Design/Aesthetic-

- Large areas of plain concrete masonry on the existing facade were made vastly more attractive with the installation of 'Alusion' aluminum cladding panels. 'Alusion' is stabilized aluminum foam which has a sponge-like structure of random voids through which air and light can pass
- features many reclaimed/recycled and repurposed elements and materials
- all of the collaborative and multi-use spaces surrounding the central creative area are named after celestial bodies or elements
- Floor-to-ceiling tempered glass panels, storefront and movable glass panels, conventional doors and other elements were all reclaimed from previous renovations of the space
- The biggest and most startling structural intervention proposed by the new design is the 25-foot-tall entry space with its enormous sloping video screen ceiling. The 28-foot-tall roof of the entry space is framed in structural steel which is sloped 51.3 degrees from horizontal to match the slope of the video screen ceiling.

Amenities- The employee-centric green headquarters reinforces the company's commitment to employee wellness and promotes a healthy physical work environment. The design includes meditation areas, walking paths and bike trails. The Earth-Cam Arboretum adds to the natural beauty of the campus and features more than 50 species of carefully curated flora from around the world. Spaces for meeting, socializing and re-energizing can be found under shady pergolas or flowering trees.



SITE ANALYSIS

641 Indian St, Savannah GA

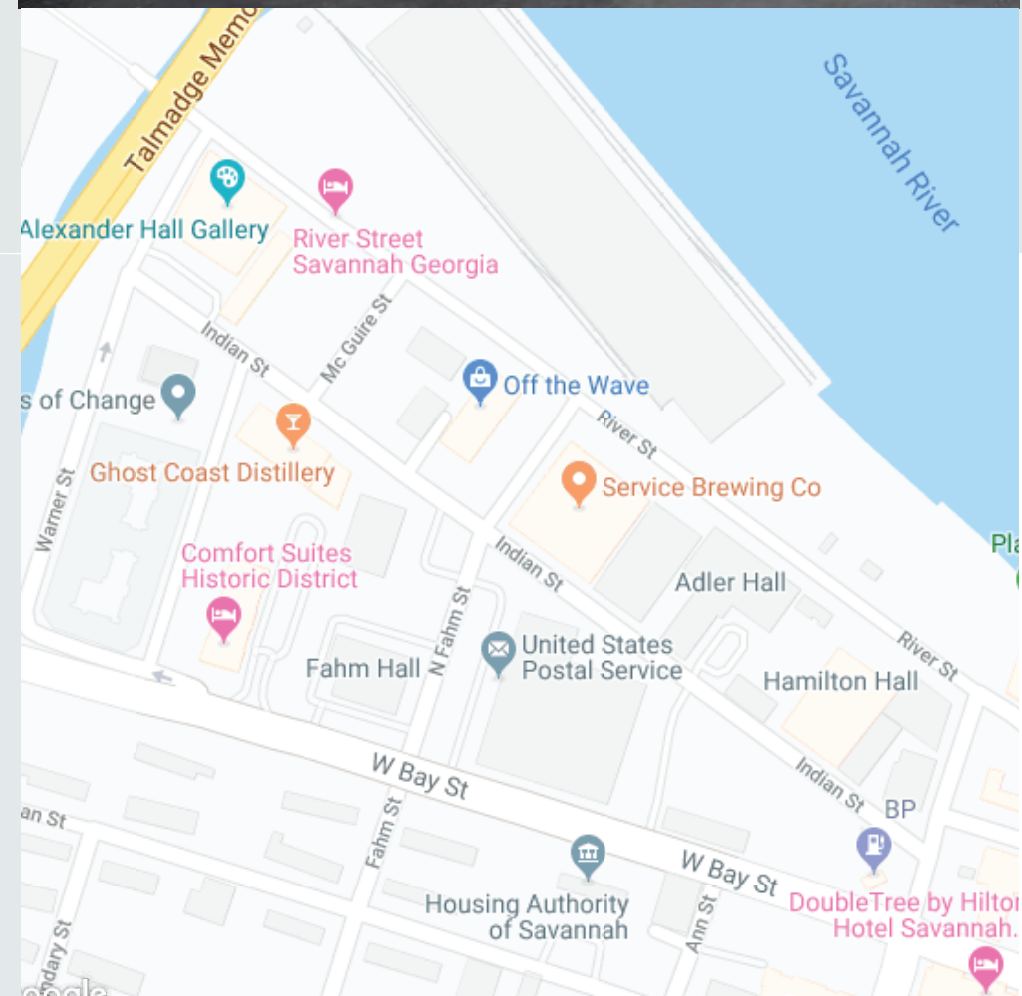
Located in downtown and nearly located on the Savannah River and near the Savannah Talmage bridge to South Carolina

The building is a warehouse structure that includes processing equipment and a barrel aging room. However in the early 2000's the site was a night club but was later sold to the current owners in 2015.

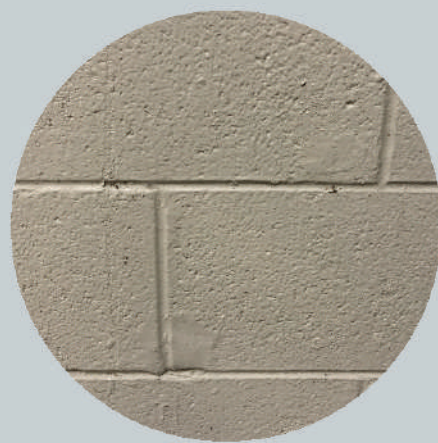
Savannah is a great location for a headquarters for a company that imports good from international locations because of the proximity to the port, it is rich in history, has great weather, and it is full of antique and vintage stores.

Historical Savannah is a mostly walkable distances, as well as, a bicycle friendly community. Public transportation consists of local and regional buses. It is about a 15 minute walk from the Greyhound bus station.

The site has approximately 30 parking spaces in front, as well as street parking around the site and multiple paid parking garages near by



Polished concrete flooring



Concrete block structural walls



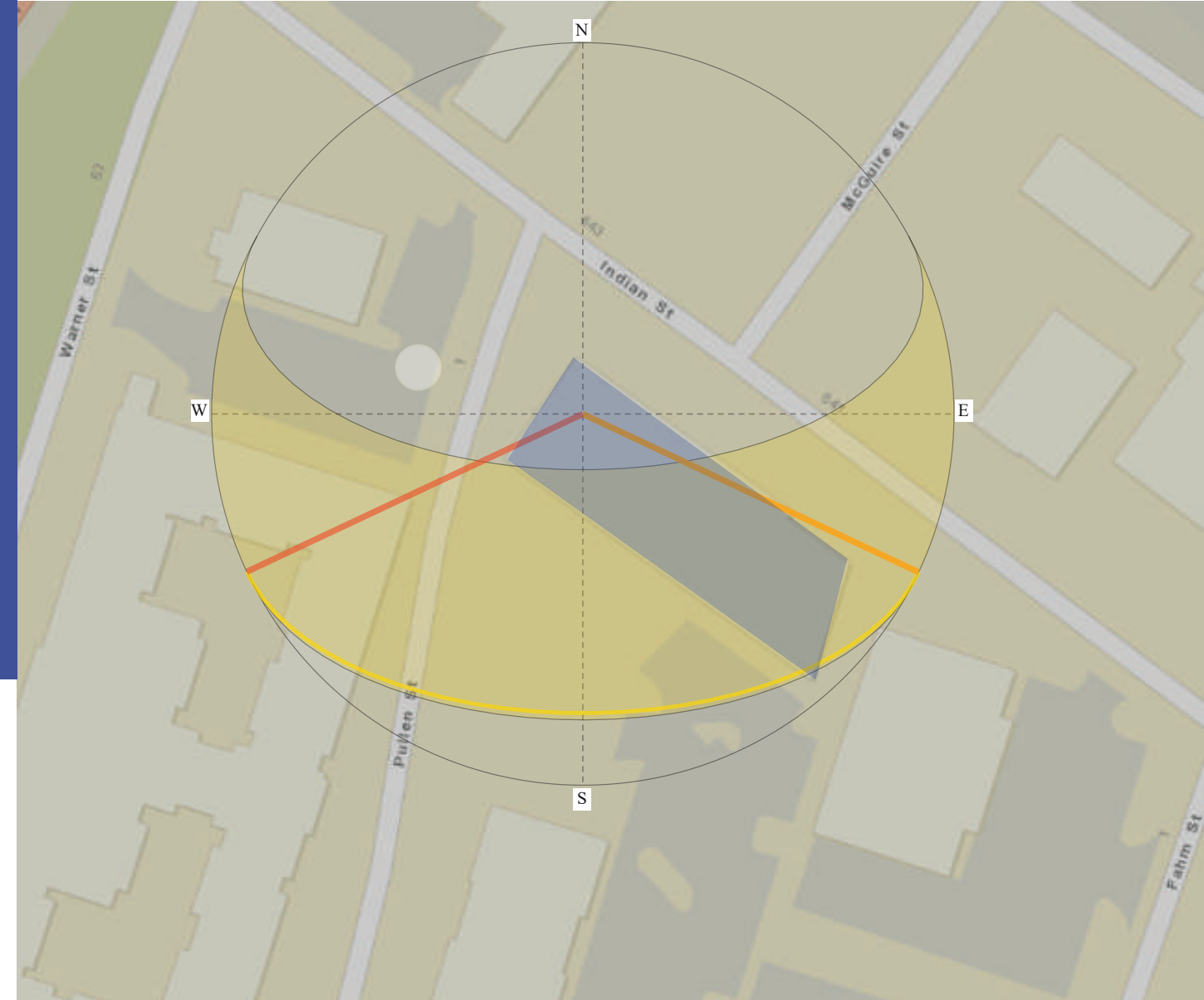
Metal pan roof with an open steel truss system



The traffic flow around the site is moderate due to it being downtown but it is fairly tucked away from most of the traffic in a more commercial work area.

Noise on site would include ships from the river, near by construction taking place near the site, and traffic.

Construction noise includes the process of building a new apartment building on Bay Street



Existing tenant space

Within a 1 mile proximity:

Post offices

Eateries

Retail stores

Residential apartments

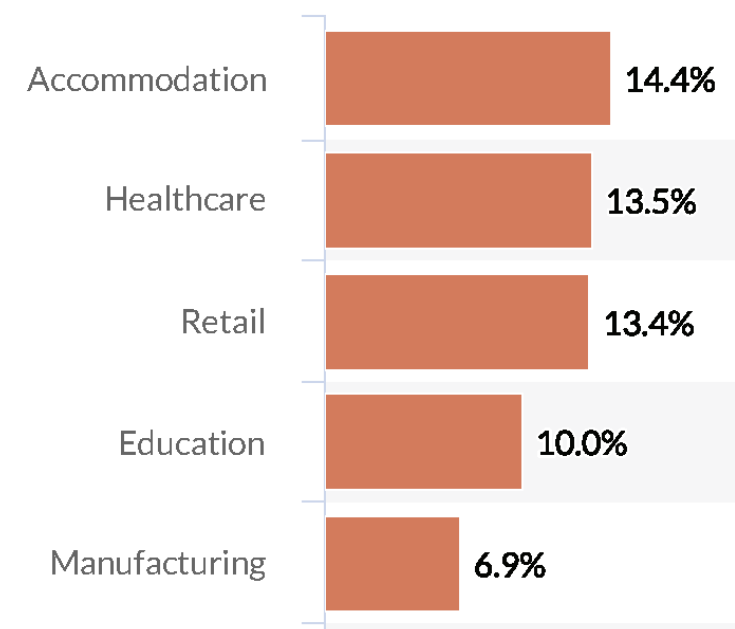
Antiques

Fabric stores

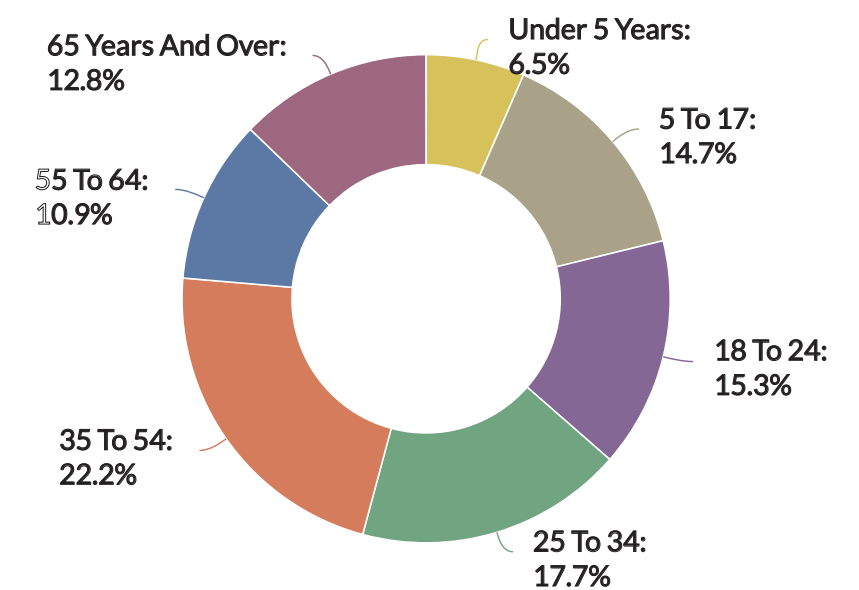
Parks, squares

Savannah River

Top Employment Industries in Savannah

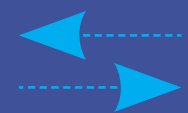
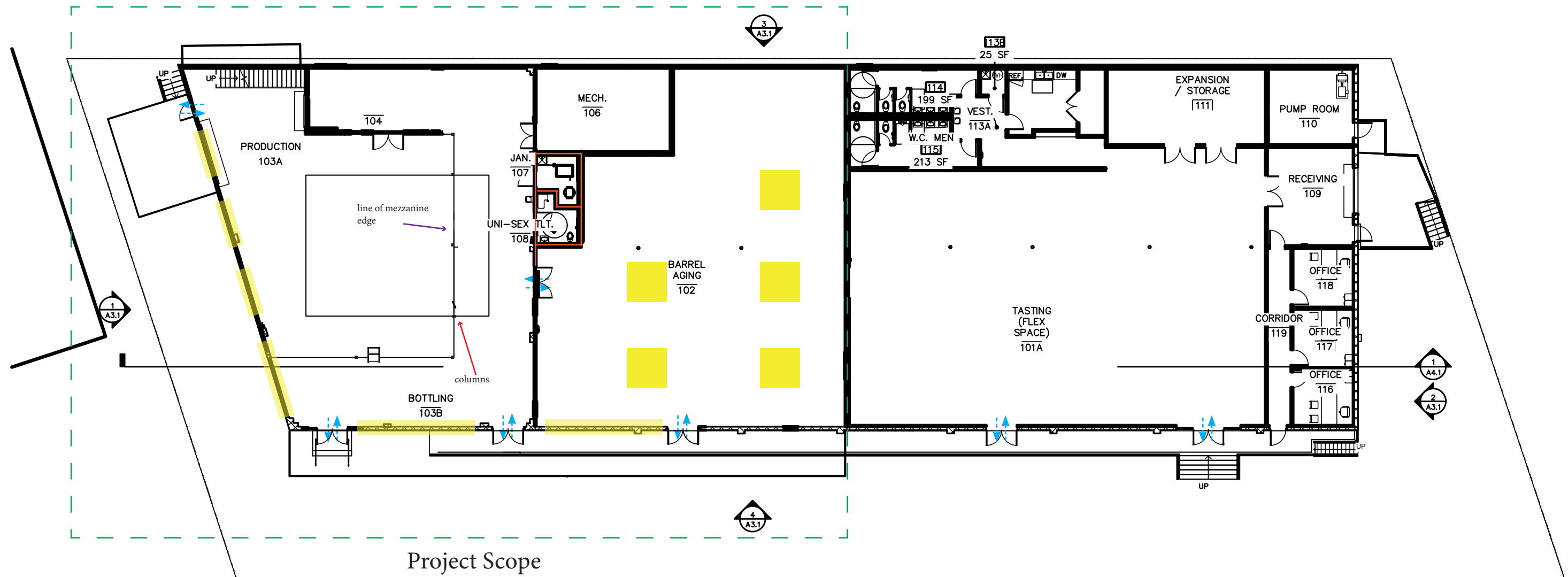


Age Demographics in Savannah



BUILDING ANALYSIS

Building: 17,000 Sqft
Project scope: 12,000 Sqft



Circulation

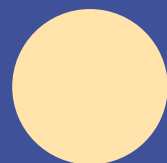
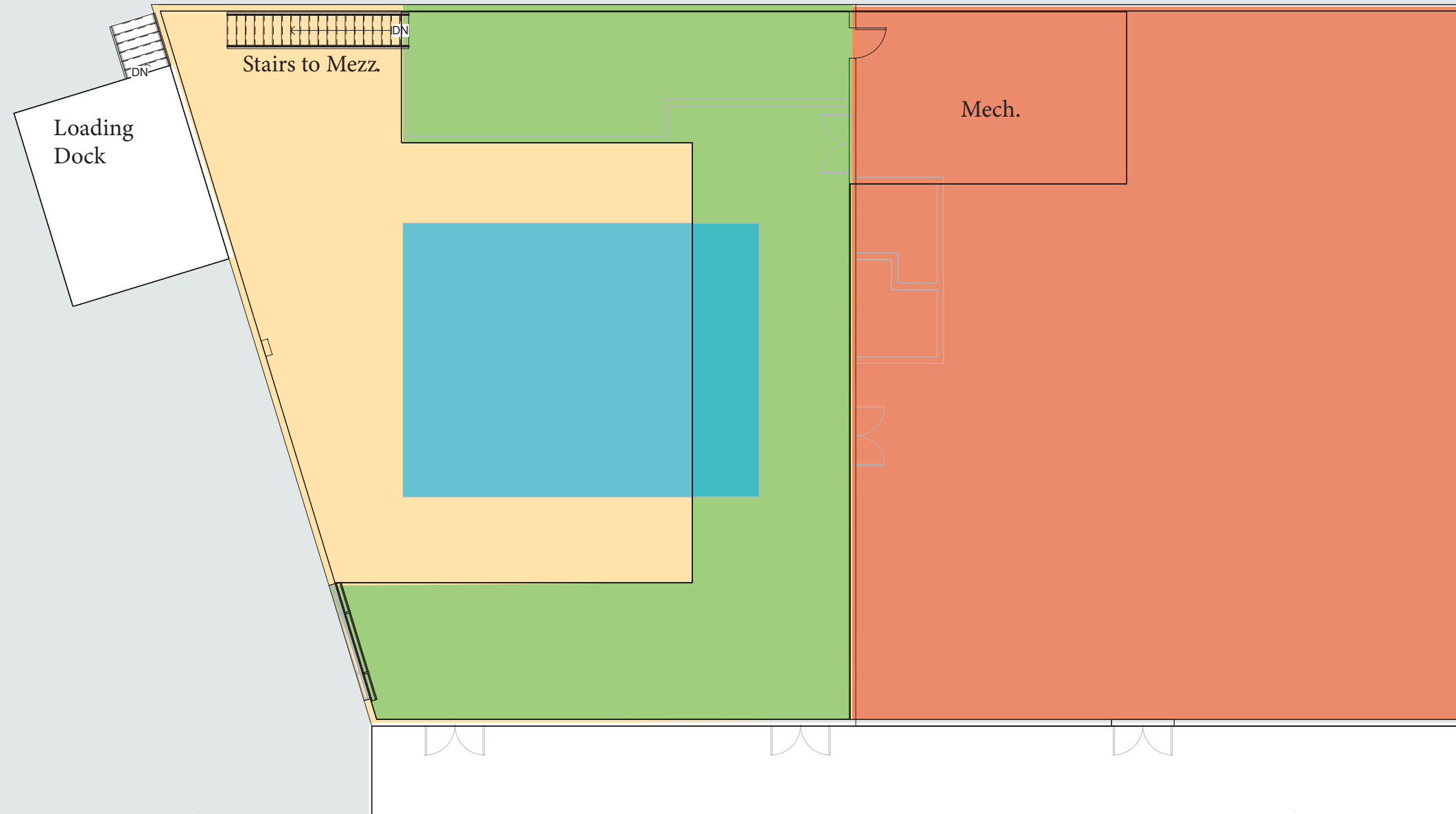


Fenestration



Plumbing wall

PROJECT AREA



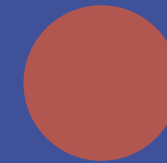
1st Floor
Double Height Space



Mezzanine

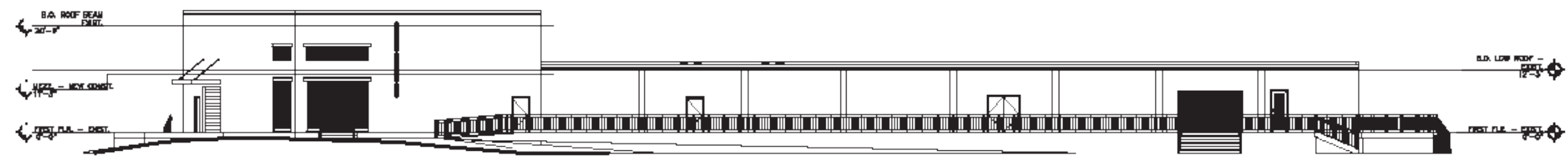


5 Feet
Depressed Slab

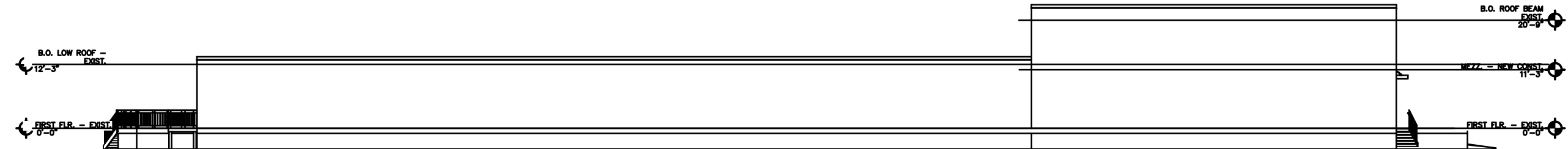


Warehouse
One Story

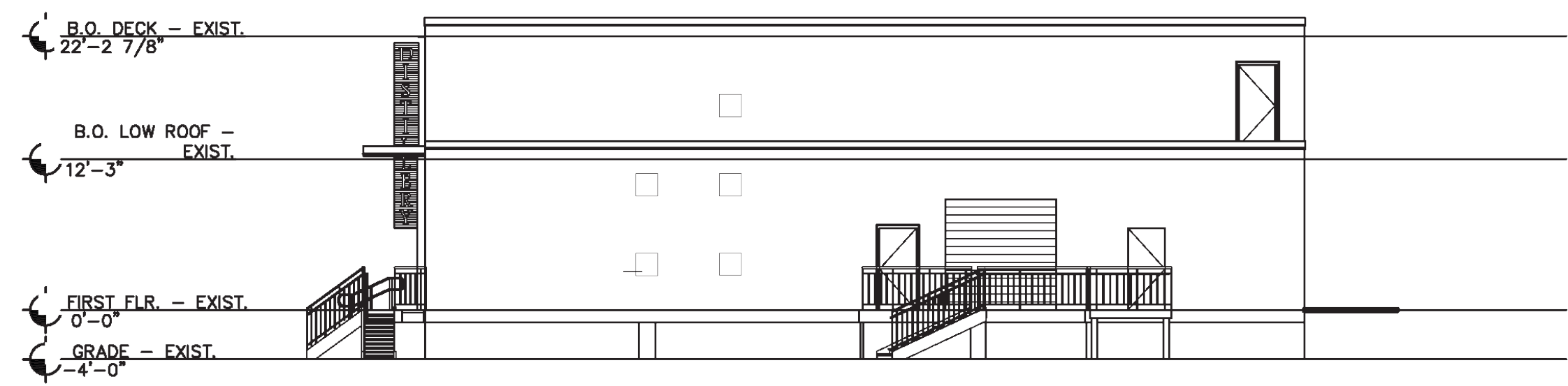
North Elevation



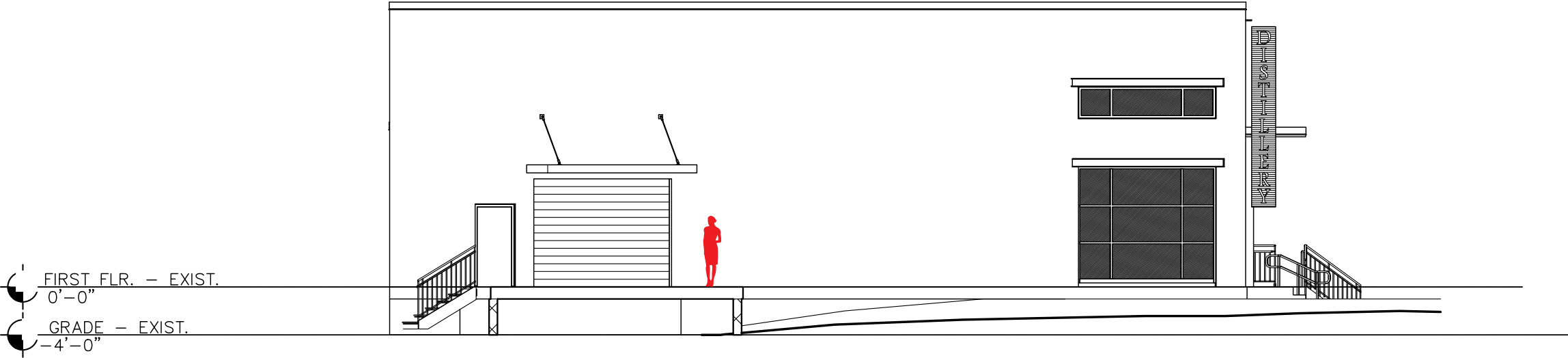
South Elevation



West Elevation



East Elevation



CLIENT ANALYSIS

ST. FRANK

WHO: Their Concept:
Provide their customers with beautiful and authentic home luxury items by partnering with artisans from all over the globe that share their stories through art.

WHAT: Products:
Source and sell handcrafted textiles and goods by artisans
Mostly home decor for chic interiors that target millennials or collectors
Each product embodies the authentic cultural heritages it comes from

WHY: Their Impact:
Supports economic empowerment for artisans all over the world
Preserves traditional artisanal craft
Sources ethically made fair trade products that are also authentic



BRAND

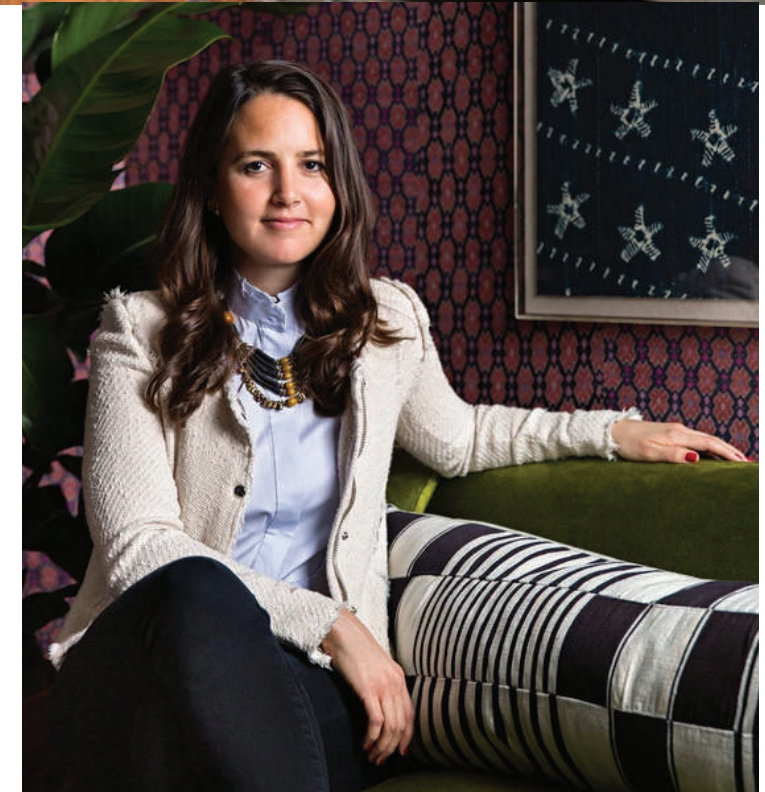
St. Frank has a very unique brand and the company sells traditional patterns from different countries from around the world. These patterns are handcrafted by artisans and that makes St. Frank all the more special. The products the company sells have a unique curation, come from ethical sourcing, and have quality in craftsmanship, this is what makes St. Frank stand out from its competitors.



St. Frank was founded in 2013 by **Christina Bryant**, CEO

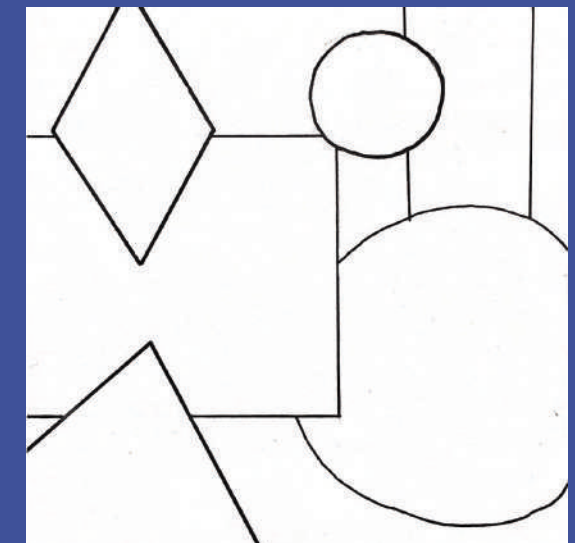
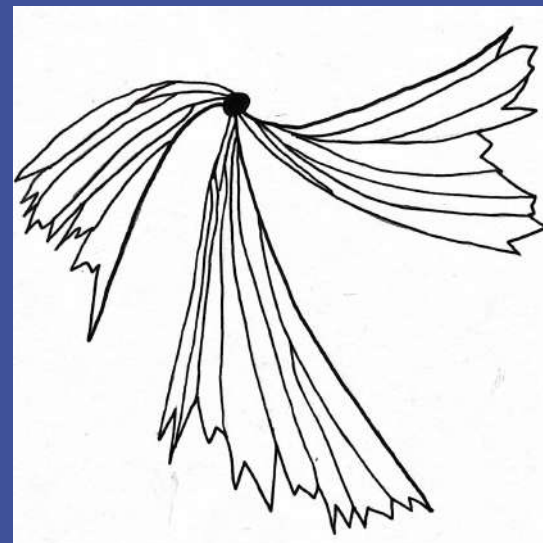
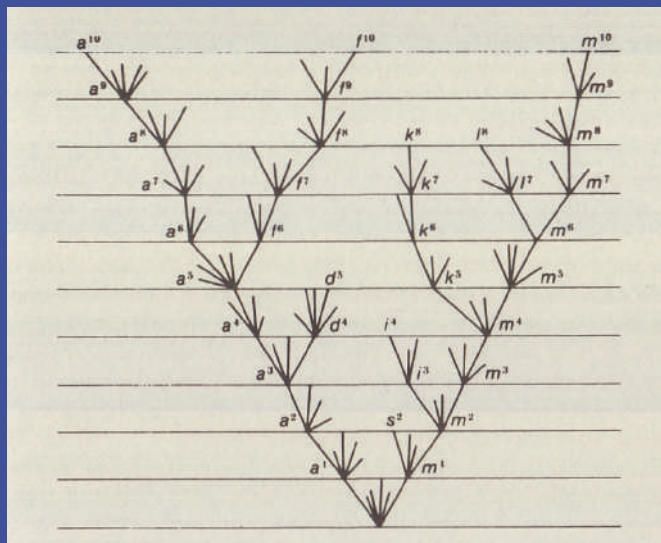
The company started small and has gradually expanded over the 6 year period. St. Frank has stayed relatively small with 7 office employees and other retail workers at their 3 stores.

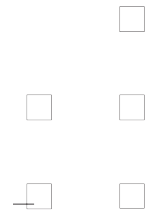
On a day to day basis, Christina meets with suppliers and product managers to work on technical drawings and collaborate on designs.



CONCEPT

Where do things come from? How are they made? What is the **Origin**? The driving force behind my design is continuously asking myself *Where, Why, How* for many aspects such as the layout, furniture, and aesthetic. Any origin to a company starts with an idea, it takes collaboration and teamwork to make that idea blossom. The concept is shown through a focus on collaboration, meeting grounds, and open offices that are organized in a comfortable way to make users feel valued for their work, with also a sense of awe and creativity.



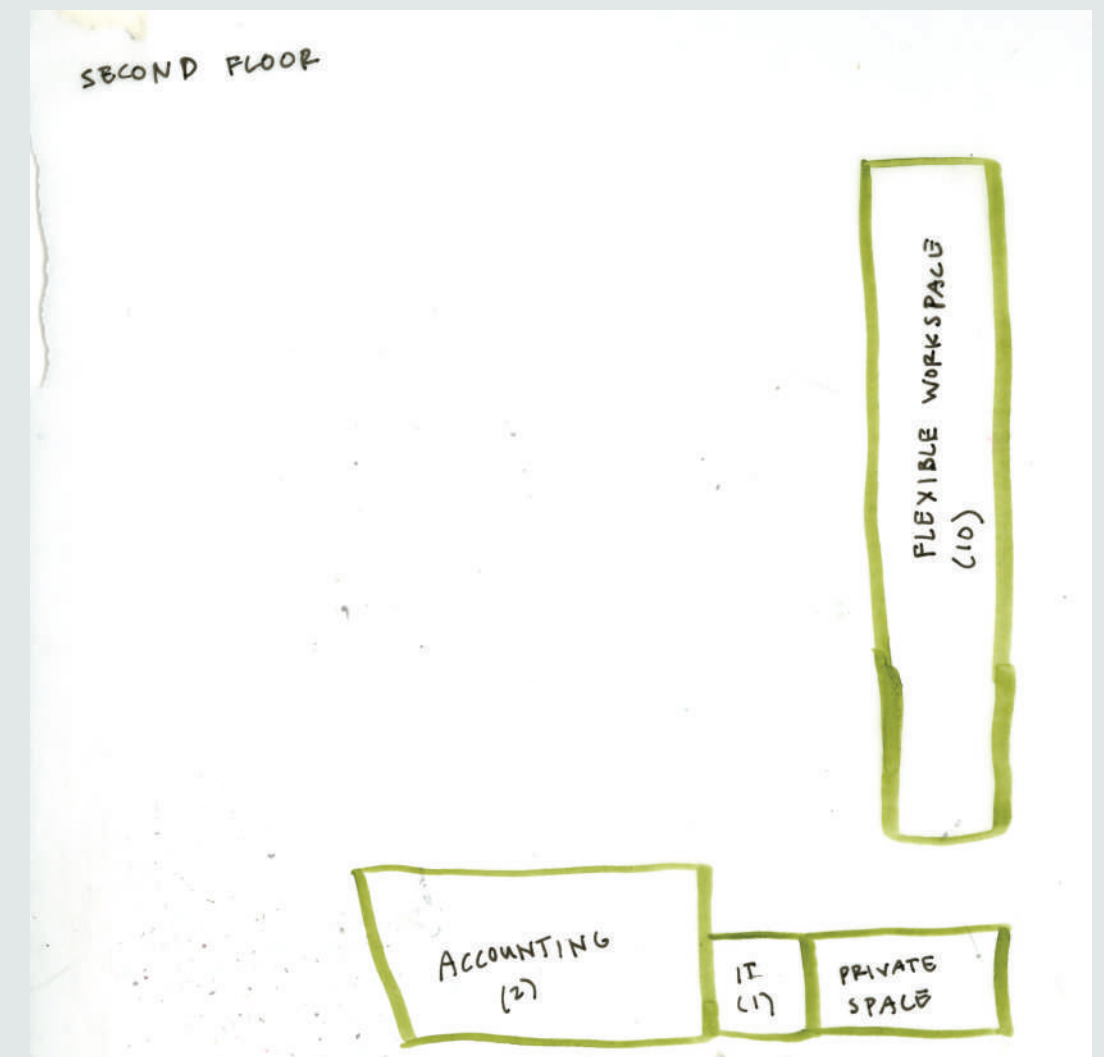
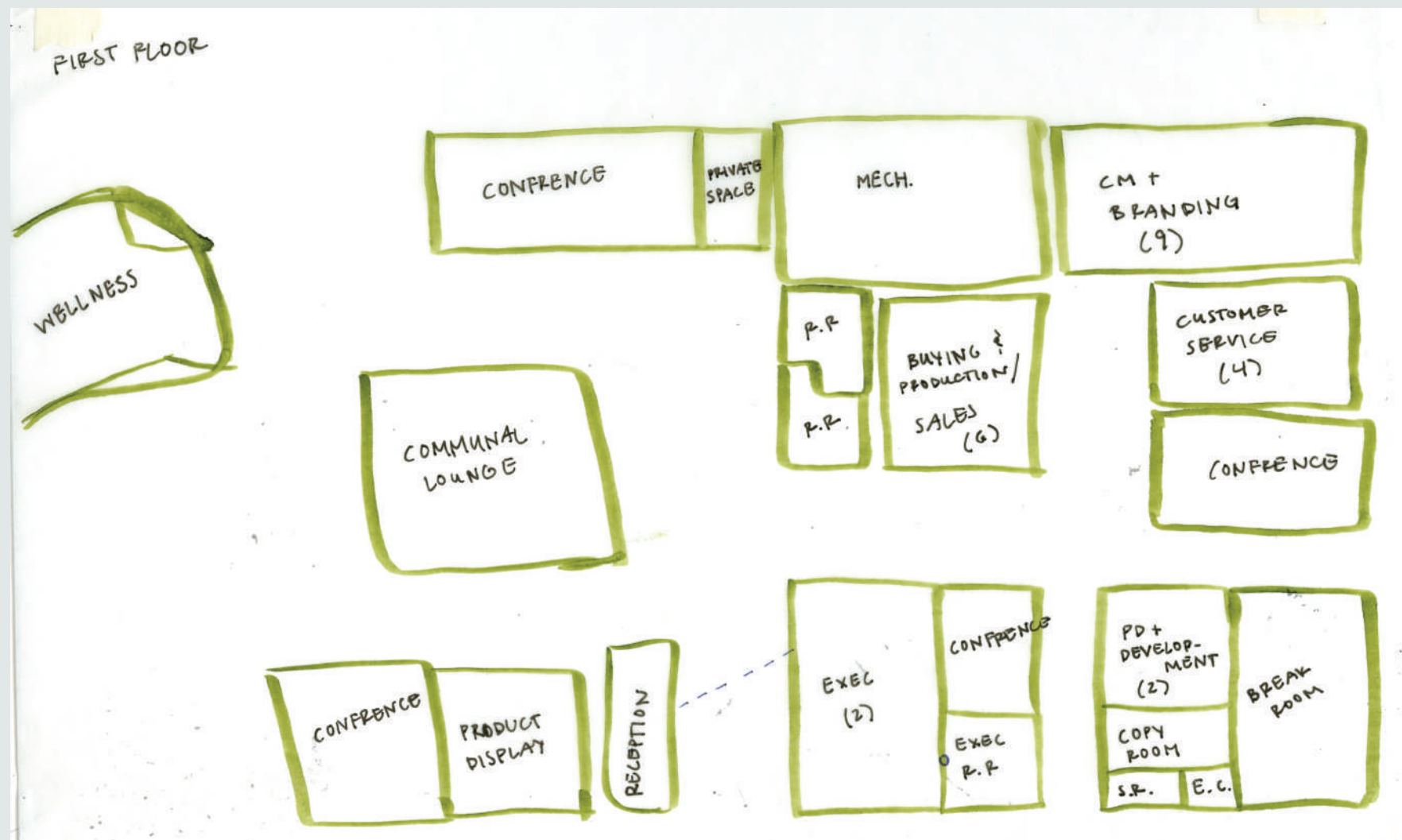


PHASE 2- SCHEMATIC DESIGN

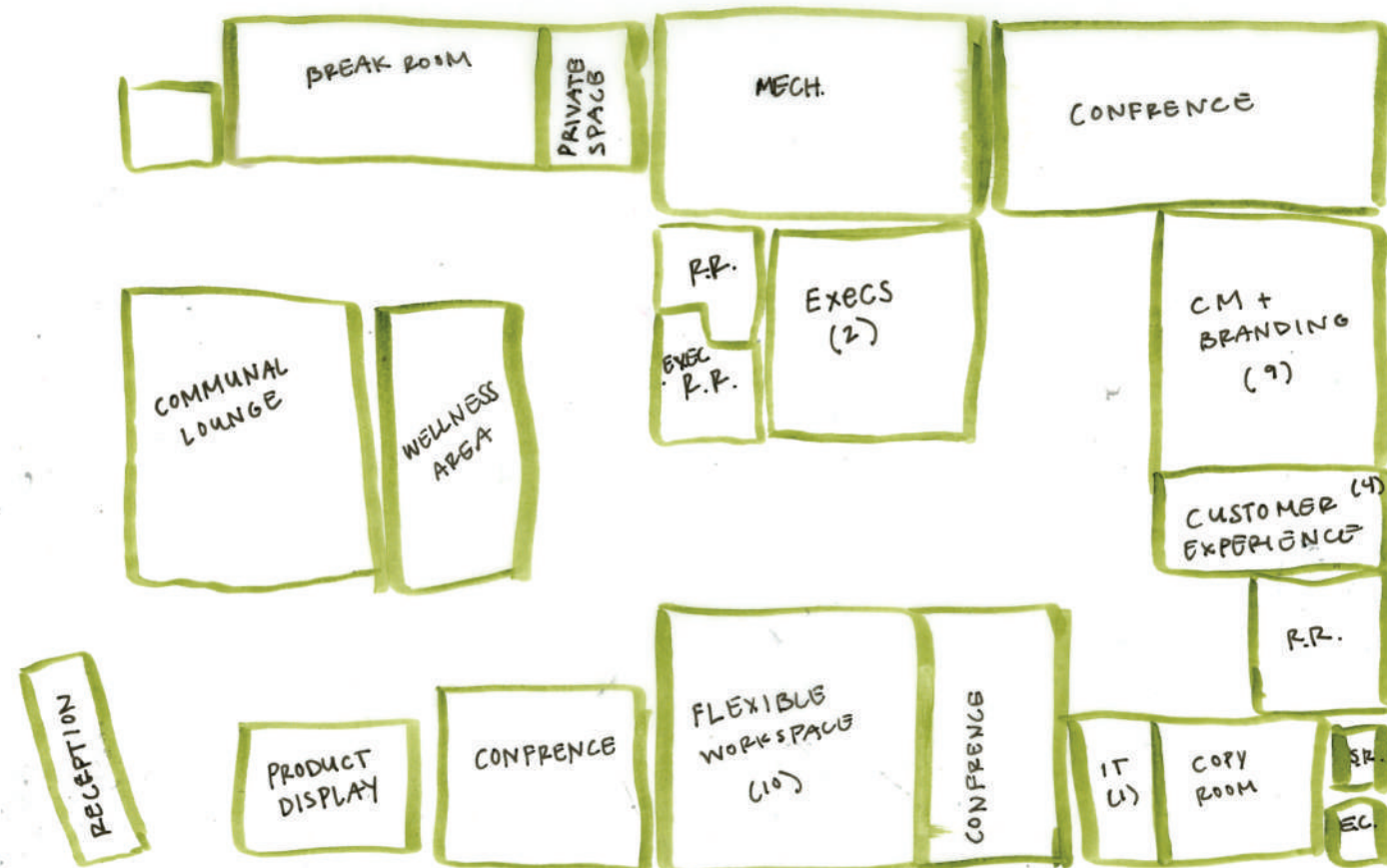


BUBBLE DIAGRAMS

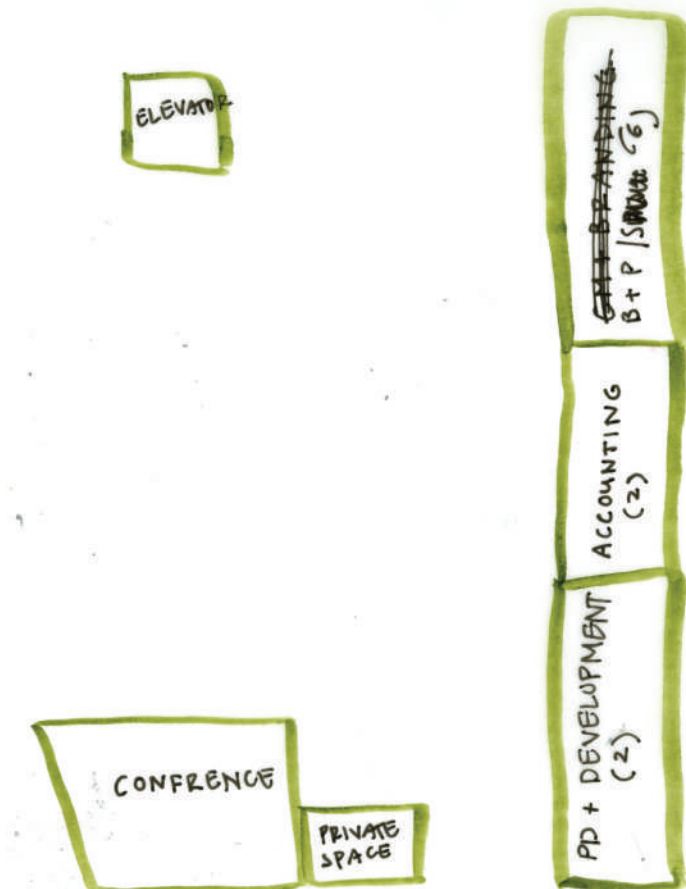
Here is the beginning stages of my brainstorming process for creating a space that has a cohesive design while also incorporating my concept. I choose the favorite from the three and continued to develop my ideas



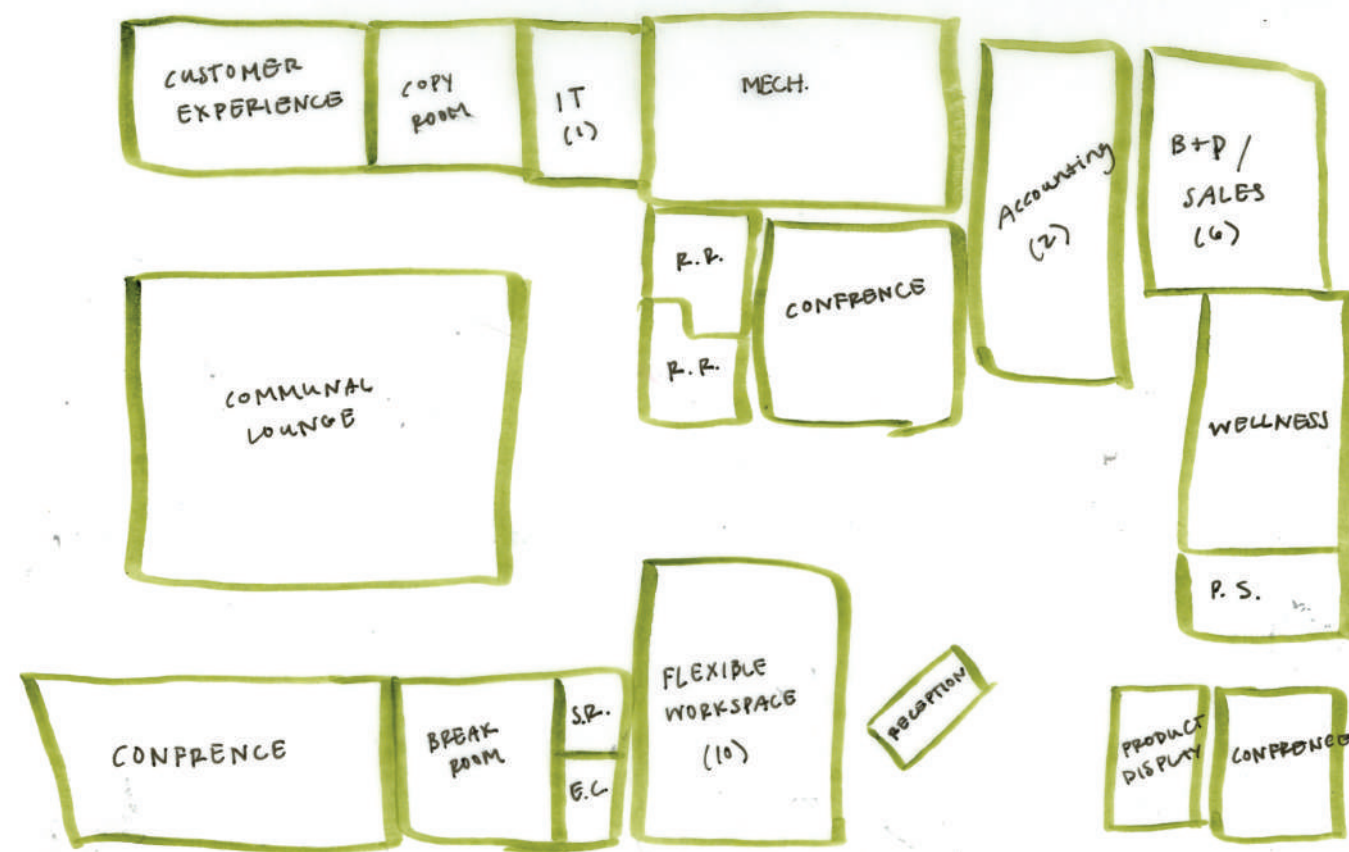
FIRST FLOOR



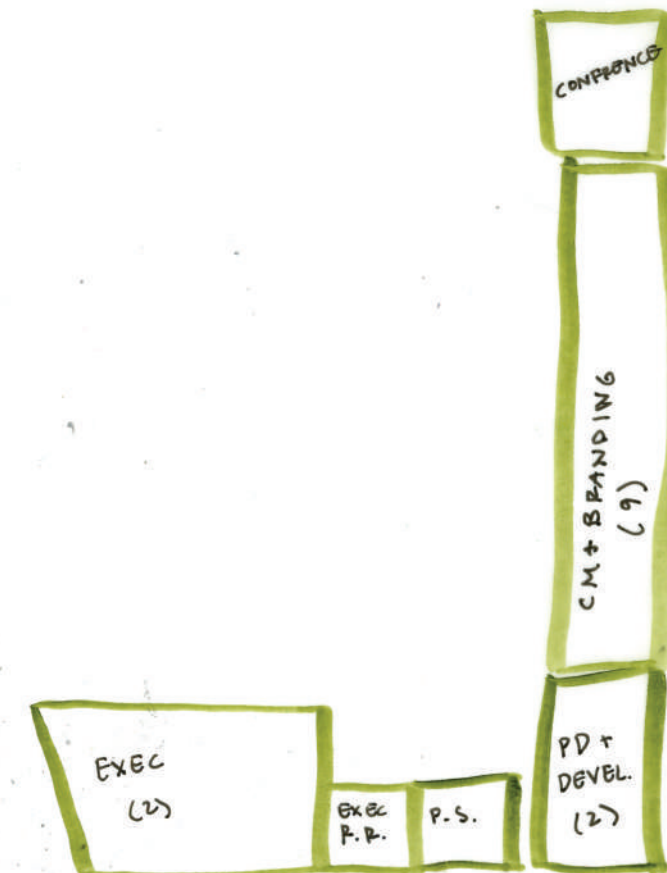
SECOND FLOOR



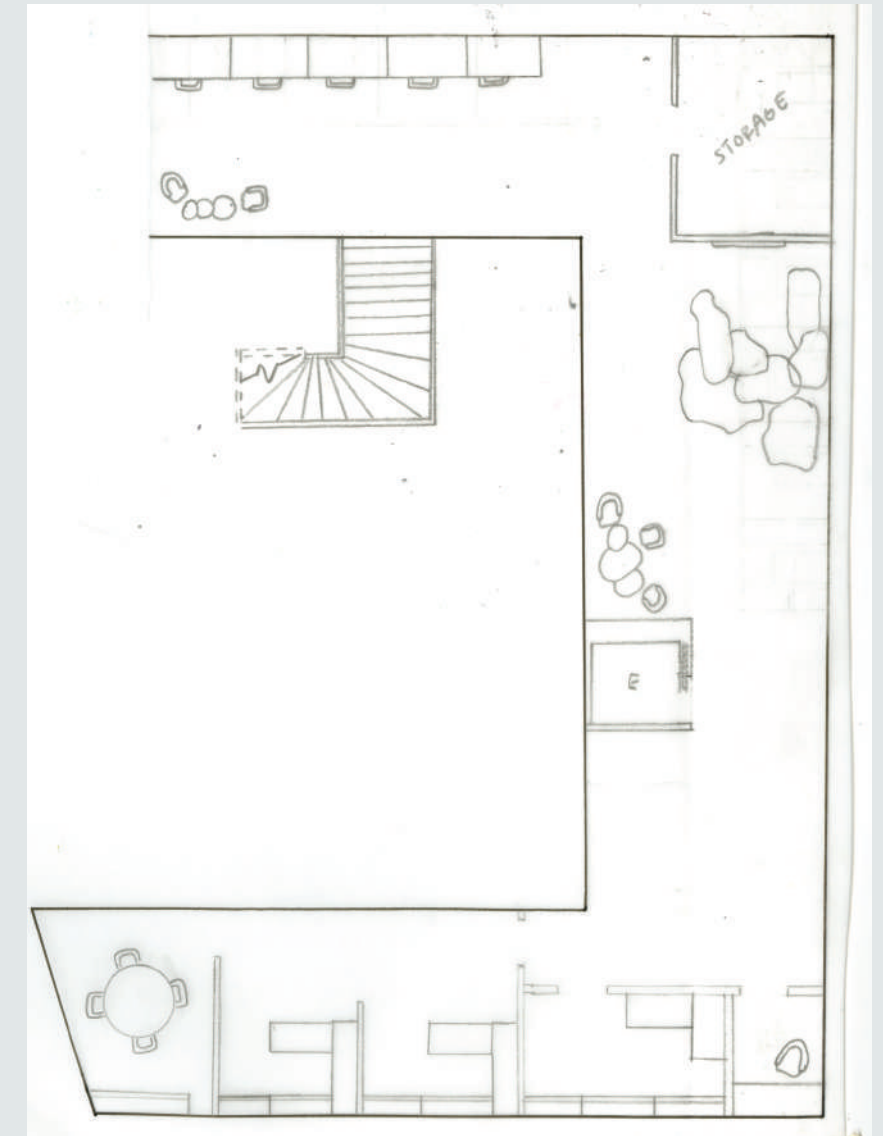
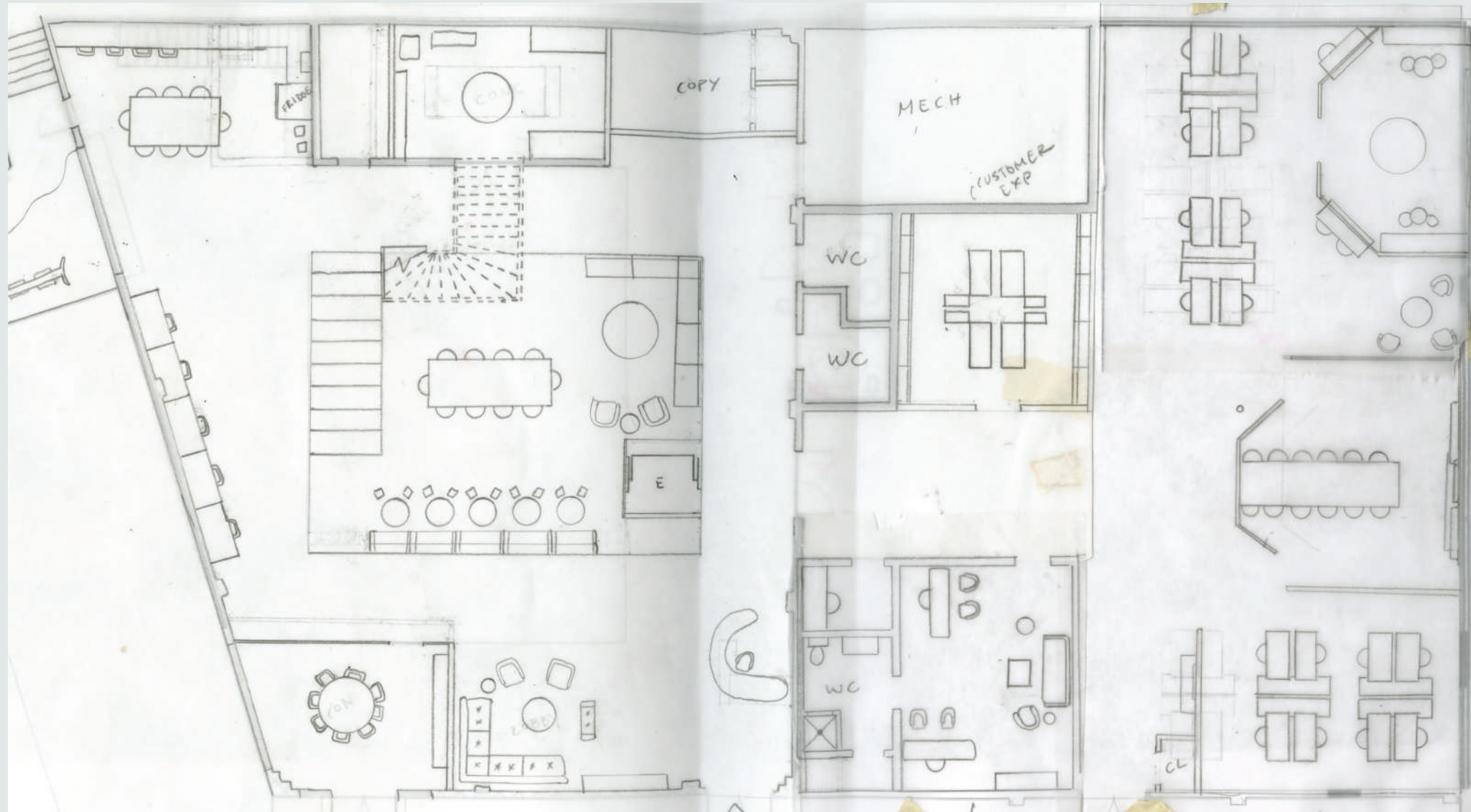
FIRST FLOOR



SECOND FLOOR



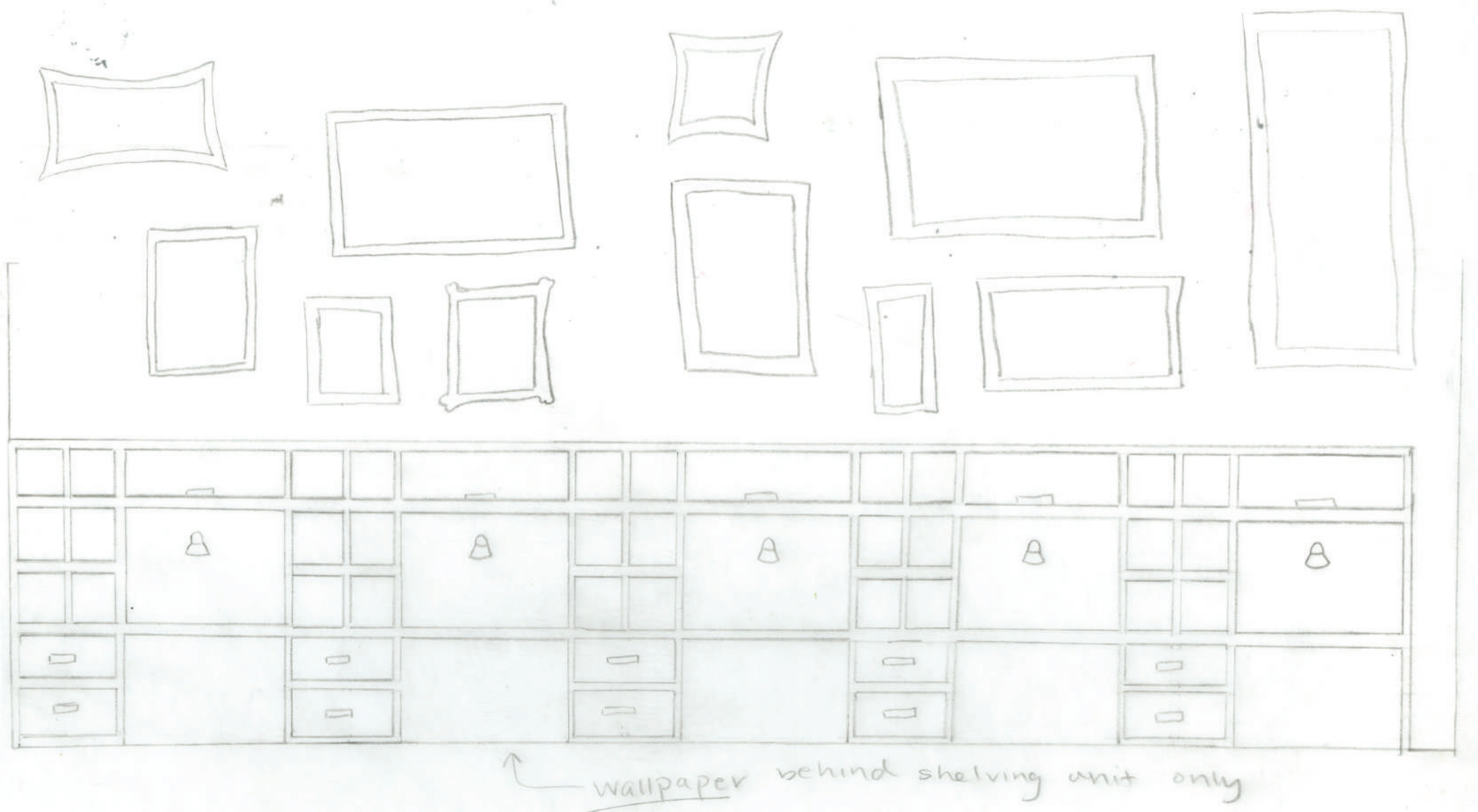
PRELIMINARY PLANS



SKETCHES

TOUCH DOWN
WORK STATIONS

FRAMED TEXTILES
& PHOTO GALLERY
AGAINST BRICK





PHASE 3- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS



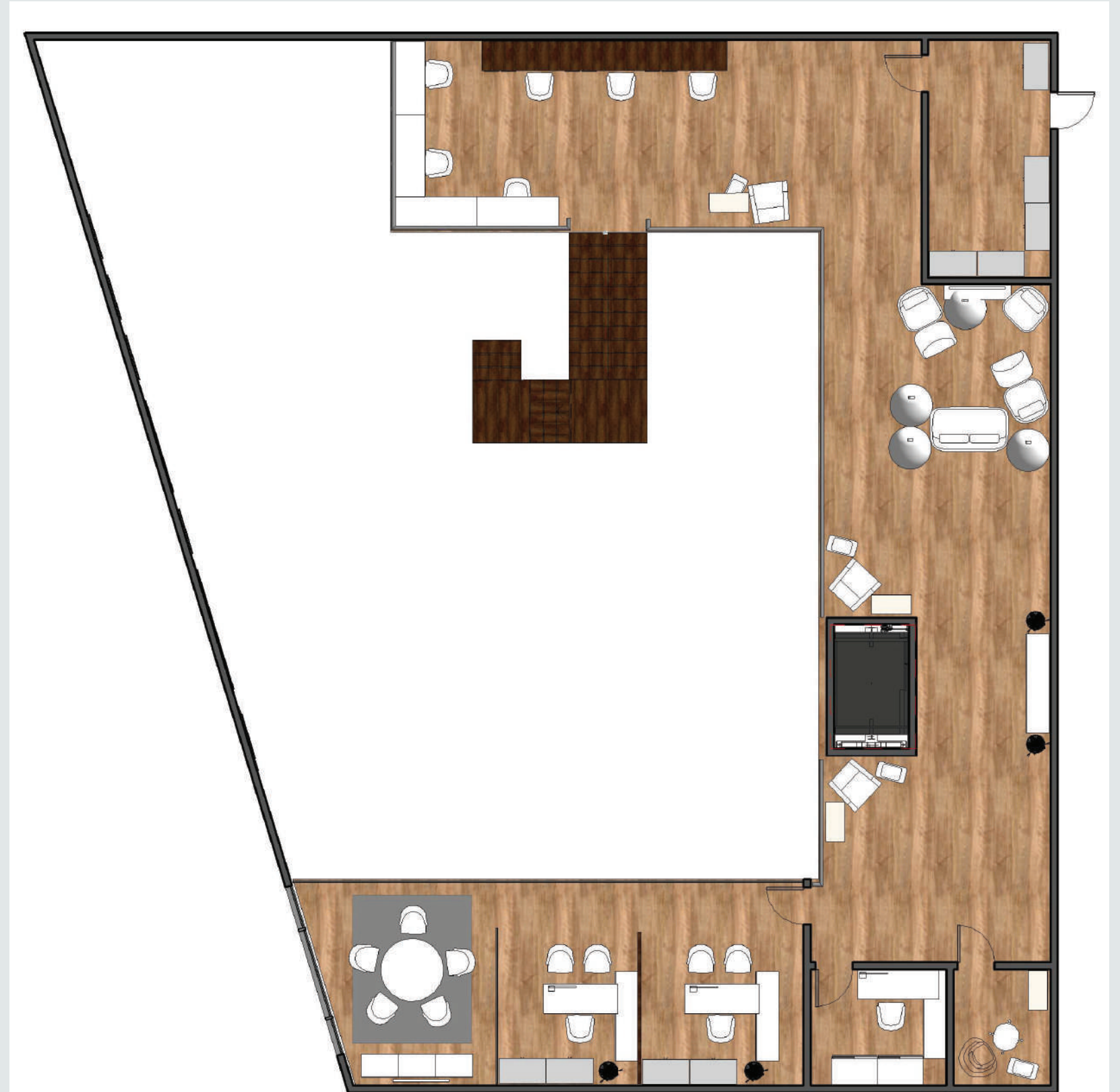
FINAL FURNITURE PLAN



CONCEPT APPLICATION

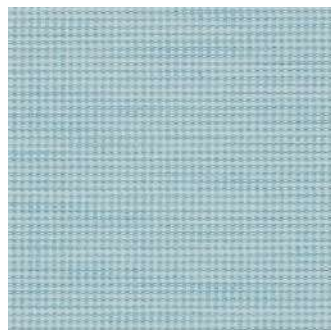
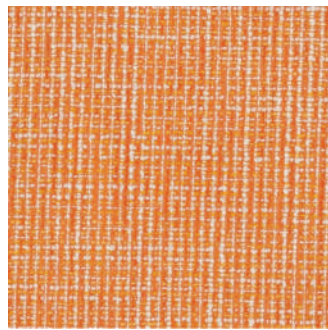
I focused on collaboration and multiple meeting areas that are a variety of comfortable or formal spaces.

I wanted to utilize what already built environment to the best of my ability and challenge myself so I decided to keep the 5' depressed pit and work it into my concept. It includes a huge collaboration area that can be used lesurly and in a more formal setting by sitting at high top table or sofa/workdesk tables.

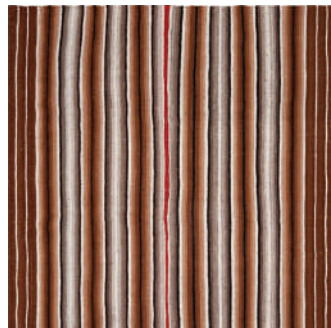


MATERIALS & FINISHES

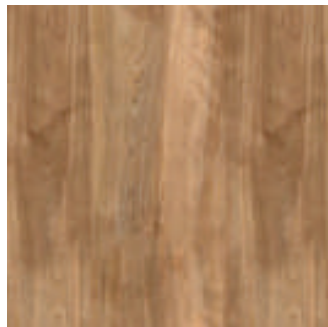
Upholstery- Steelcase & Designtex



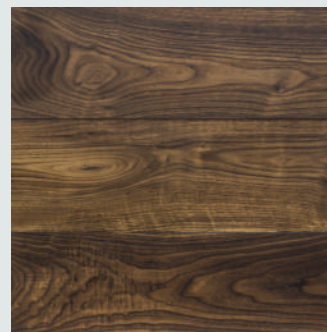
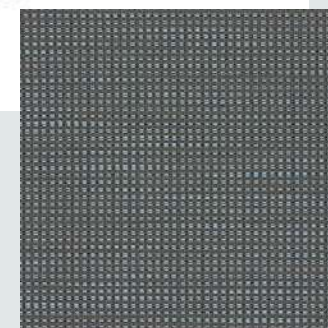
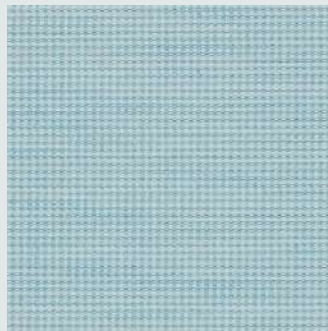
Patterned Wallpaper- All St Frank Designs



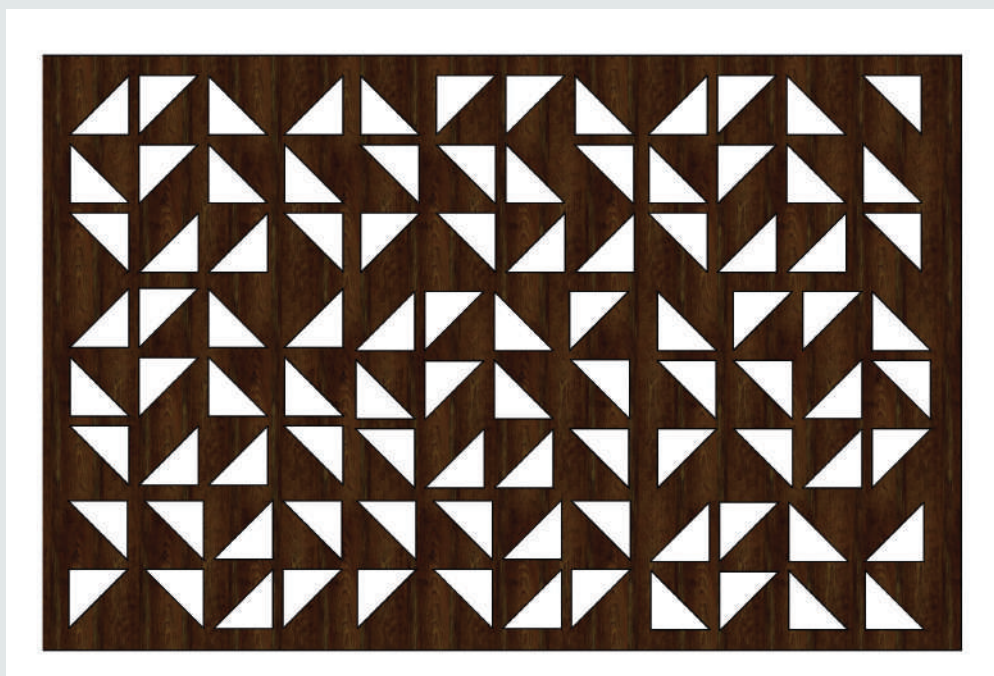
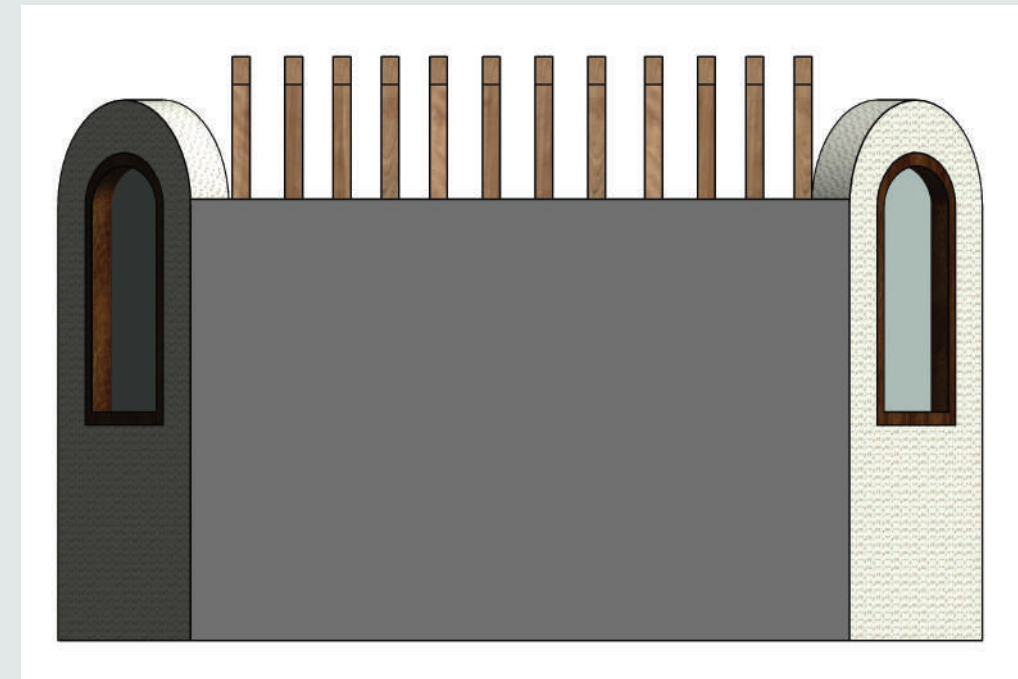
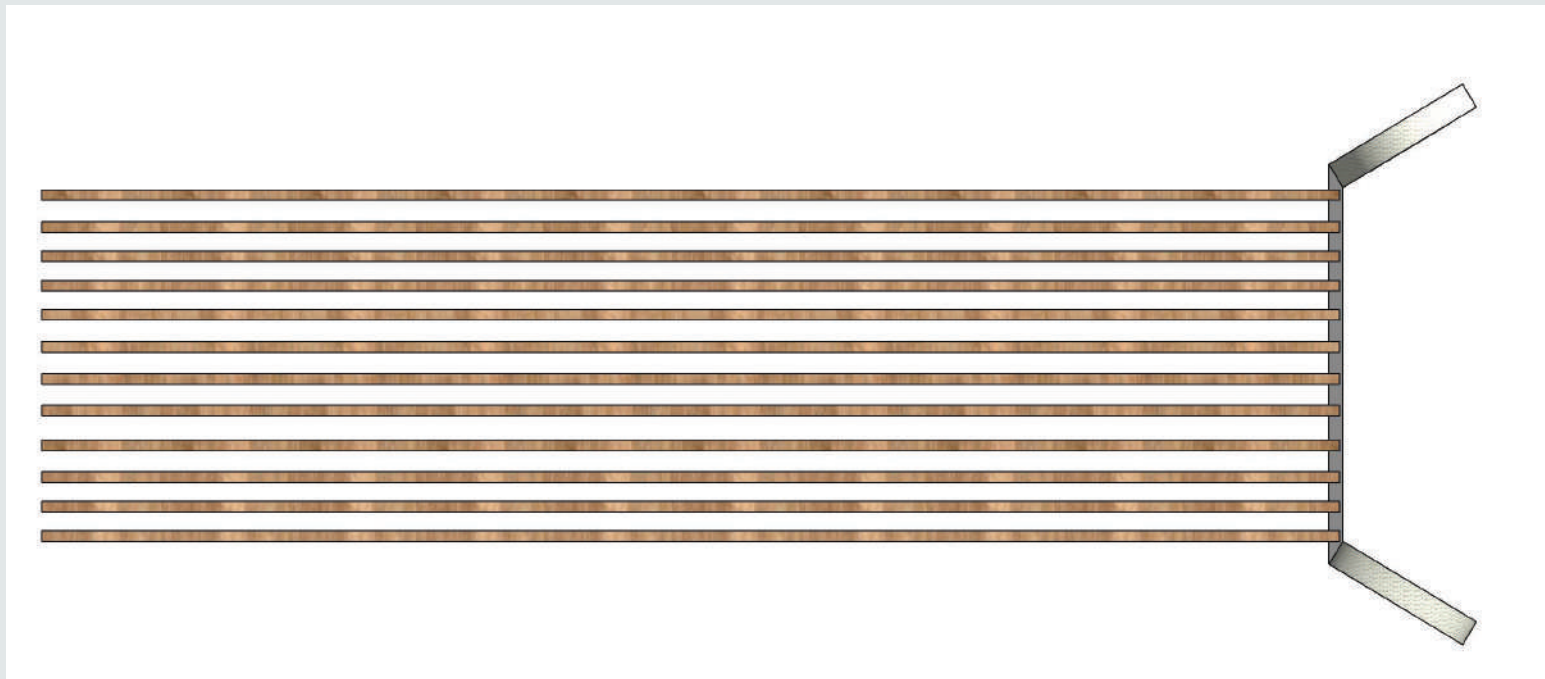
Finishes



FURNITURE



CUSTOM MILLWORK



Wood Laminate Canopy/Conference Partition Wall

This design draws the user to the center leading to the conference room. This emphasizes collaboration and the focus of the company through the design

Wood Laminate Triangle Cut-Out Partition Wall

This divided room while also allowing light to pass through spaces

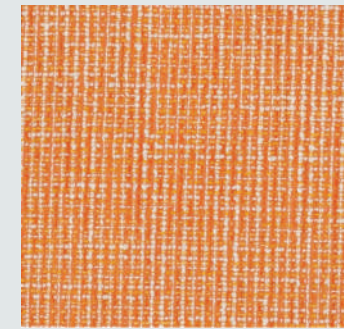
PERSPECTIVES

Lobby Space

The lobby space is used as a display area for the company products.

Products including a pattern display wall, company catalogs, and framed textiles.

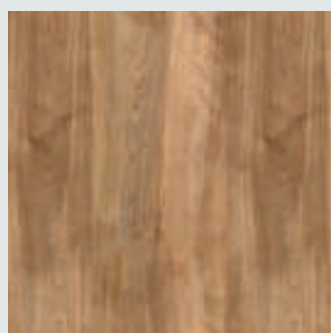
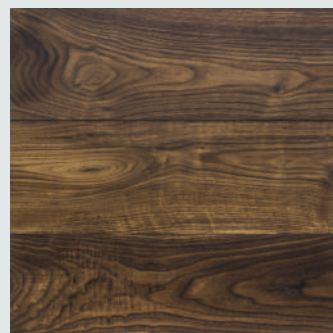
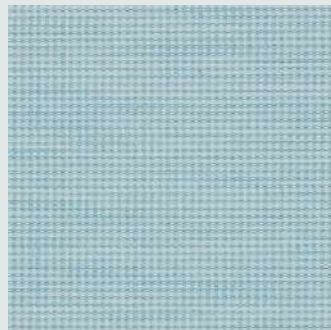
Notice the custom millwork canopy in the back of the lobby over the communal workspace.

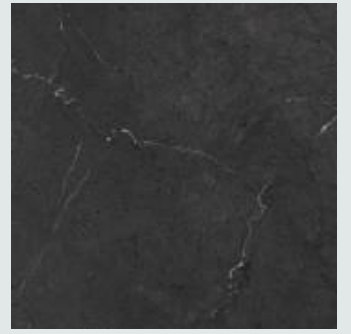
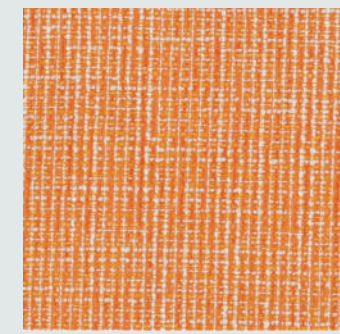


Branding and Marketing Department

I focused on keeping the workspace design very open to influence my concept of fostering collaboration and to make the users feel equal. I also kept it very open because light was very spare in the structural setting.

Another way I fostered collaboration was by creating a custom millwork piece that acts as a partition wall and high top work table that divides the space into a confrence room and pin up space where workers can discuss new ideas. I also incorporatated the concept by creating wood laminate canopy over the work desks to emphasis that this is where the hard work is put in and how the company prospers from the workers. I included this in all the workspaces



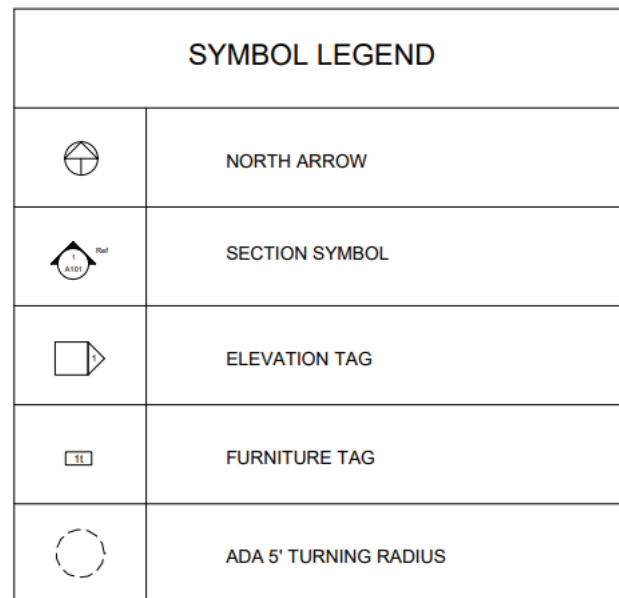


Communal Workspace

I wanted to utilize the pre-existing condition of the structure of the building to the best of my ability so I decided to convert the 5' depressed pit area into a communal workspace area. This ultimately emphasises my concept by creating a gathering space for collaboration, lounging, or solo work.

This design includes multiple places to work, two sofas for lounging, a sofa work table, and television/storage moveable boards where workers can present to co-workers or clients. I also wanted to keep the break room fairly close to this area so it could also be used as a place to eat or rest.

641 Indian St. Savannah, GA 31401



DRAWING INDEX	
Sheet Name	Description
G-001	COVER SHEET
G-002	LIFE SAFETY PLAN
IN-101	FIRST FLOOR FINISH PLAN
IN-102	MEZZANINE FINISH PLAN
IN-103	FIRST FLOOR RCP
IN-104	MEZZANINE RCP
IN-201	INTERIOR ELEVATIONS
IN-301	INTERIOR SECTIONS
IN-401	LARGE SCALE FINISH PLAN
IN-402	POWER/COMMUNICATIONS PLAN
IN-501	INTERIOR DESIGN DETAILS
IF-101	FIRST FLOOR FURNITURE PLAN
IF-102	SECOND FLOOR FURNITURE PLAN
IF-401	LARGE SCALE FURNITURE PLAN

OCCUPANCY	
Occupancy Class	B-1
Occupancy Load Business: Storage:	10,000sf=100 gross 7,000sf=86 gross
Toilet Lavatory Water Fountain Service Sink	3 2 1 1

APPLICABLE CODES	
International Building Code	2018 Edition
International Plumbing Code	2018 Edition
International Mechanical Code	2018 Edition
International Fuel Gas Code	2018 Edition
International Energy Conservation Code	2015 Edition
International Fire Code	2018 Edition
National Electrical Code	2017 Edition
Life Safety Code, NFPA 101	2018 Edition
ADA Standards for Accessible Design	2010 Edition

ABBREVIATIONS	
A.F.F	ABOVE FINISH FLOOR
C.M.U.	CONCRETE MASONRY UNITS
DIA	DIAMETER
EXTG	EXISTING
FLR	FLOOR
GLS	GLASS
GWB	GYP SUM
MAT	MATERIAL
O.C.	ON CENTER
RAD	RADIUS
TYP.	TYPICAL
WD	WOOD

Taylor Lloyd
INDS 320
Studio 3
SCAD
Winter 2020

St. Frank
Headquarters
641 Indian St., Savannah GA 31401

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Cover Sheet

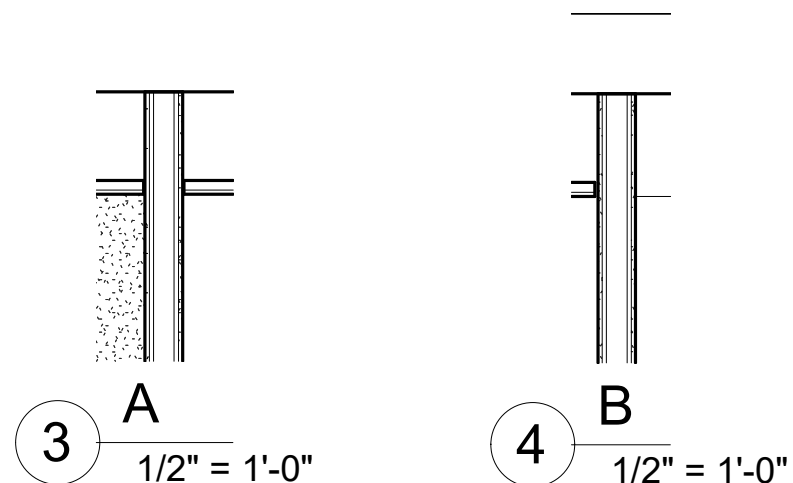
Studio 3	
Date	1/6/20 - 3/11/20
Drawn by	TL
Checked by	ML

G-001

Scale	As indicated
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St. Frank
Headquarters
641 Indian St., Savannah GA 31401

[illegible]






A

Rated 2 hr. slab to underside of structure
5/8" fire-rated GYP BD on side, 5/8" fire-rated, water resistant GYP BD one side
3-5/8" metal studs

B

Rated 2 hr. slab to underside of structure
2 layers 5/8" fire-rated GYP BD both sides, 3-5/8" metal studs

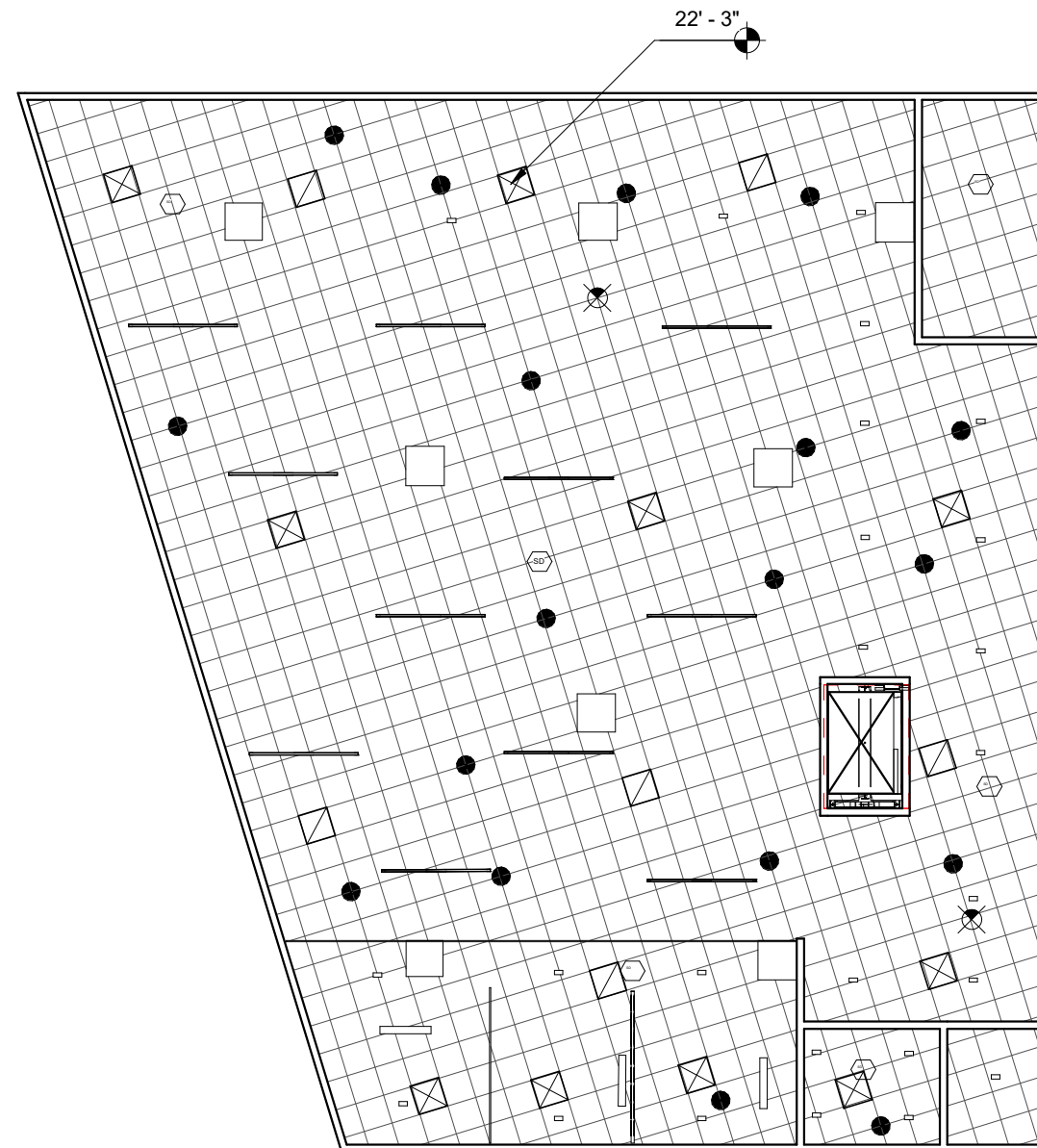
Class: Business (B)
Load Factor: 100 SQ FT per person
Total SQ FT: 10,128
Occupancy Load: 101

	<p>DIRECTIONAL EXIT LIGHT</p>		<p>HALF DIAGONAL RULE</p>
	<p>NON-DIRECTIONAL EXIT LIGHT</p>		<p>PATH OF TRAVEL</p>
<p>FP</p>	<p>FIRE PULL</p>		<p>ADA TURNING RADIUS</p>
<p>FEC</p>	<p>FIRE EXTINGUISHER CABINET</p>	<p>NOTES</p> <p>-All Audio/Visual Fire Signals are to be mounted at 8'-0" A.F.F.</p> <p>-Smoke Detectors & Sprinklers shown on Reflected Ceiling Plans, Consult IN105 and IN106</p>	
<p>A / V</p>	<p>AUDIO VISUAL ALARM</p>		
<p>E</p>	<p>EMERGENCY LIGHTING</p>		

Studio 3	
Date	1/6/20 - 3/11/20
Drawn by	TL
Checked by	ML

Scale	As indicated
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Taylor Lloyd
INDS 320
Studio 3
SCAD
Winter 2020

St. Frank
Headquarters

641 Indian St., Savannah GA 31401

1 Second Floor RCP
3/32" = 1'-0"

SYMBOLS			
LIGHTING		SAFETY	AIR
	Suspended 3 Pendant Lighting Fixture, by Zero		 HVAC Supply Unit
	Mounted Ceiling Lighting Fixture, by Zero		 HVAC Return Unit
	Suspended Long Lighting Fixture, by Zero		 Square Openings Represent Pre-existing Skylights

Second Floor
RCP

Studio 3

Date	1/6/20 - 3/11/20
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Drawn by	TL
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Checked by	ML
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IN-104

Scale	3/32" = 1'-0"
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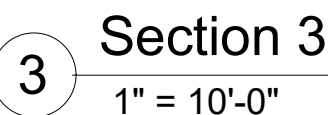
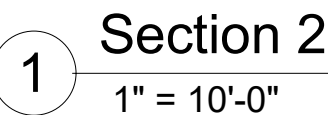
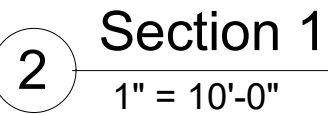
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St. Frank
Headquarters
641 Indian St., Savannah GA 31401

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Studio 3	
Date	1/6/20 - 3/11/20
Drawn by	TL
Checked by	ML
IN-301	
Scale	1" = 10'-0"

2/25/2020 8:55:46 PM



Taylor Lloyd
INDS 320
Studio 3
SCAD
Winter 2020

St. Frank
Headquarters
641 Indian St., Savannah GA 31401

St. Frank
Headquarters
641 Indian St., Savannah GA 31401

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Large Scale Finish Plan

Studio 3

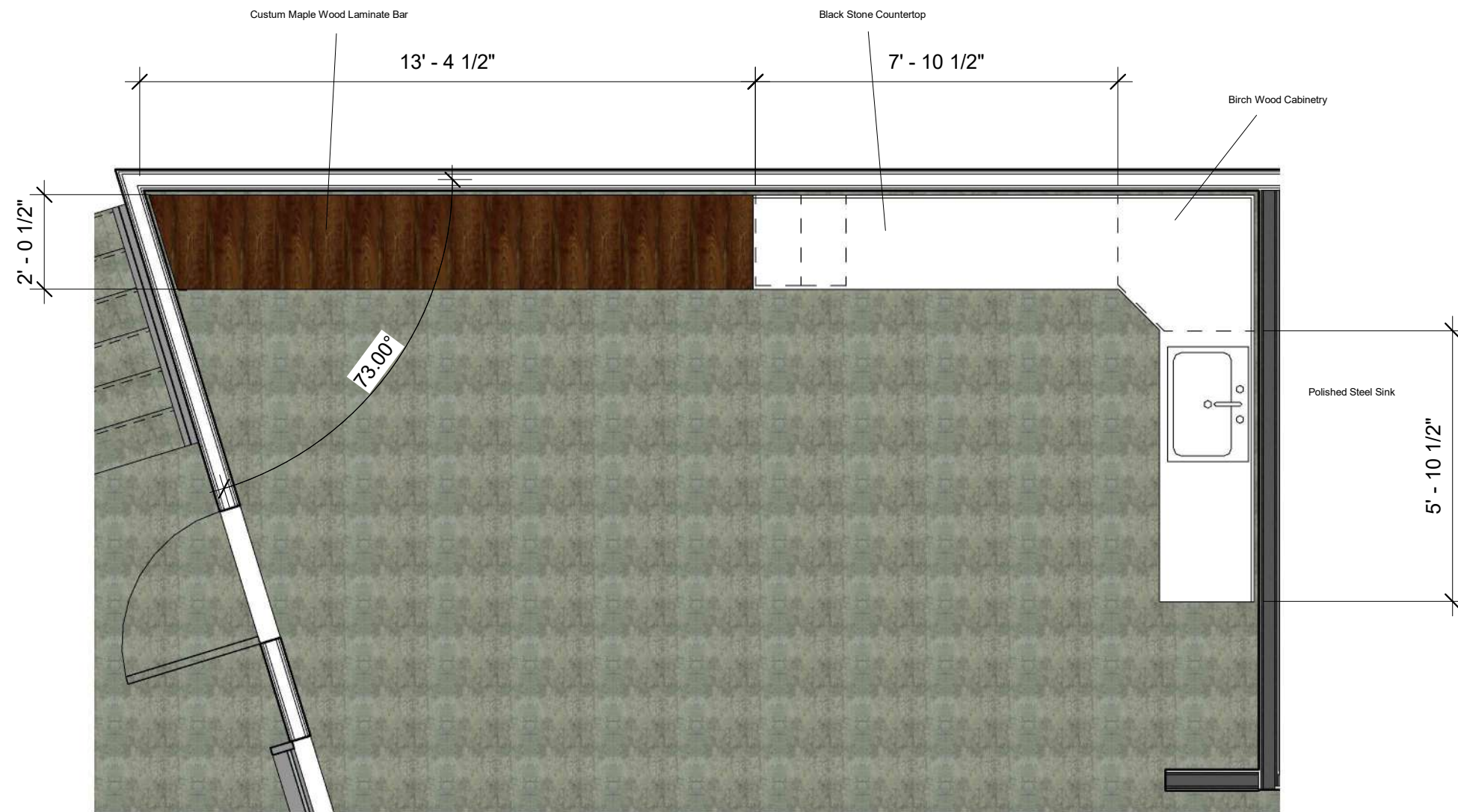
Date	1/6/20 - 3/11/20
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Drawn by	TL
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Checked by	ML
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IN-401

Scale	3/8" = 1'-0"
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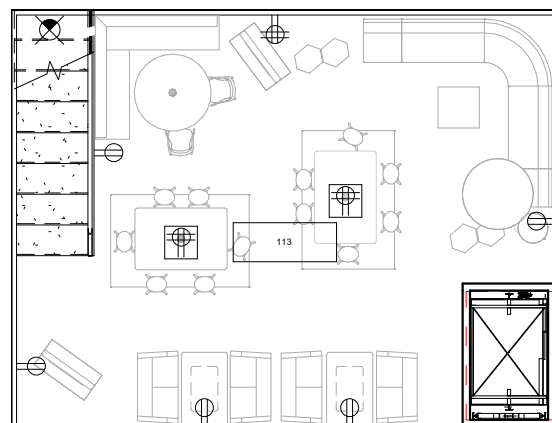
1 Kitchen Finish Plan






3/8" = 1'-0"

1 Kitchen Finish Plan

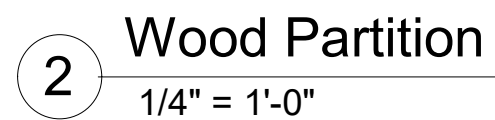
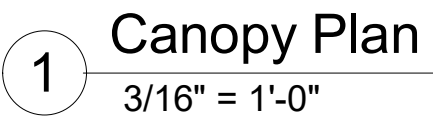
3/8" = 1'-0"

2/25/2020 8:55:54 PM



SYMBOLS	
Power Receptacles	Communication/Data
 <p>DUPLEX POWER RECEPTACLE</p>	 <p>COMBINATION TELEDATA OUTLET</p>
 <p>QUADRAPLEX POWER RECEPTACLE</p>	 <p>CABLE TV OUTLET</p>
 <p>QUADRAPLEX POWER RECEPTACLE FLOOR MOUNTED</p>	

2/25/2020 8:56:02 PM

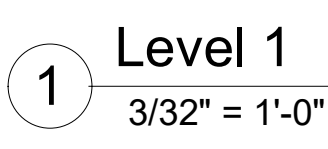


641 Indian St., Savannah GA 31401

[illegible]

Studio 3	
Date	1/6/20 - 3/11/20
Drawn by	TL
Checked by	ML

Scale	As indicated
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641 Indian St., Savannah GA 31401

First Floor Furnishing Plan

Scale	3/32" = 1'-0"
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Taylor Lloyd
INDS 320
Studio 3
SCAD
Winter 2020

St. Frank
Headquarters
641 Indian St., Savannah GA 31401

[illegible]

Second Floor
Furnishing
Plan

Studio 3

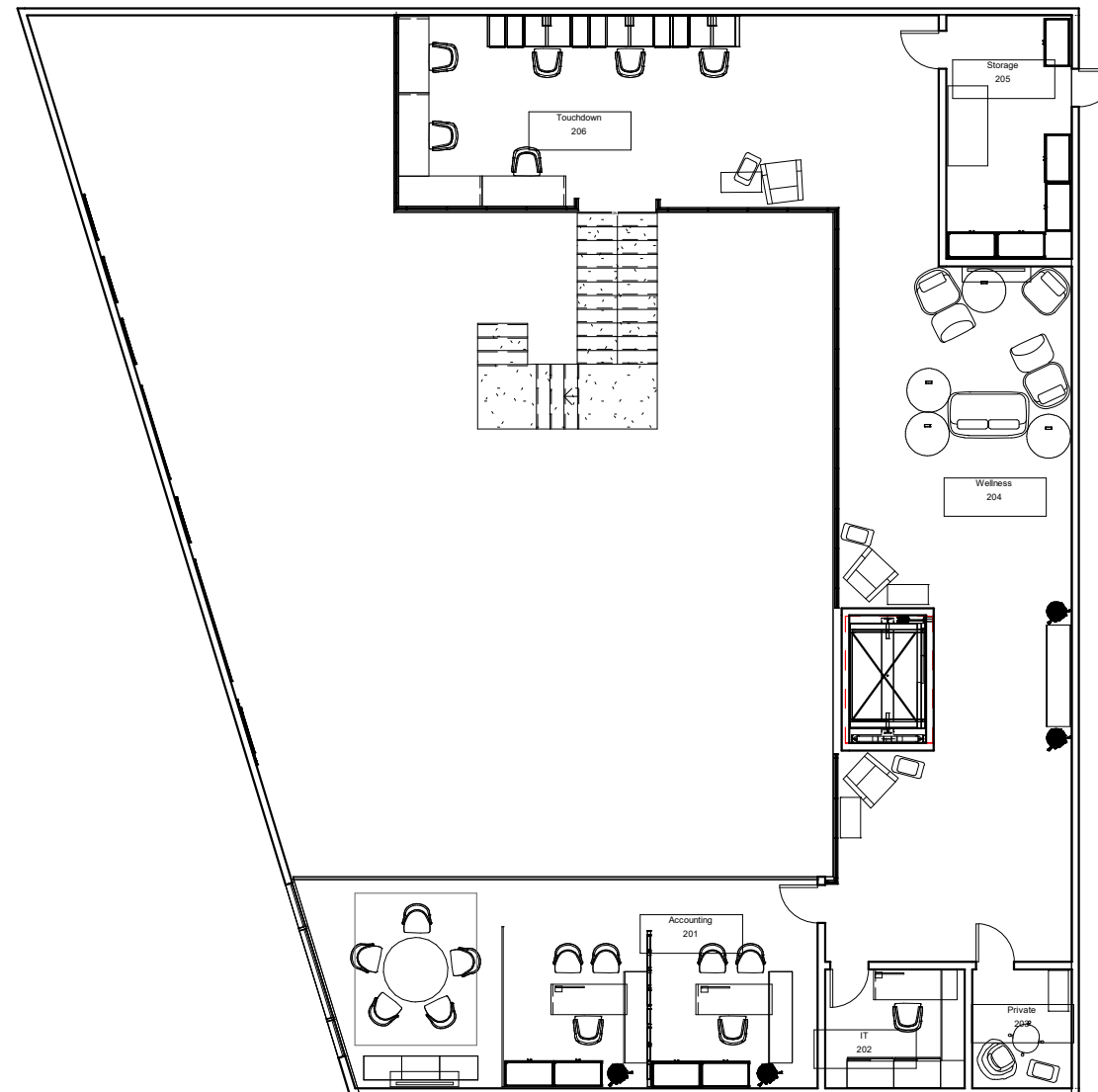
Date	1/6/20 - 3/11/20
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Drawn by	TL
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Checked by	ML
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IF-102

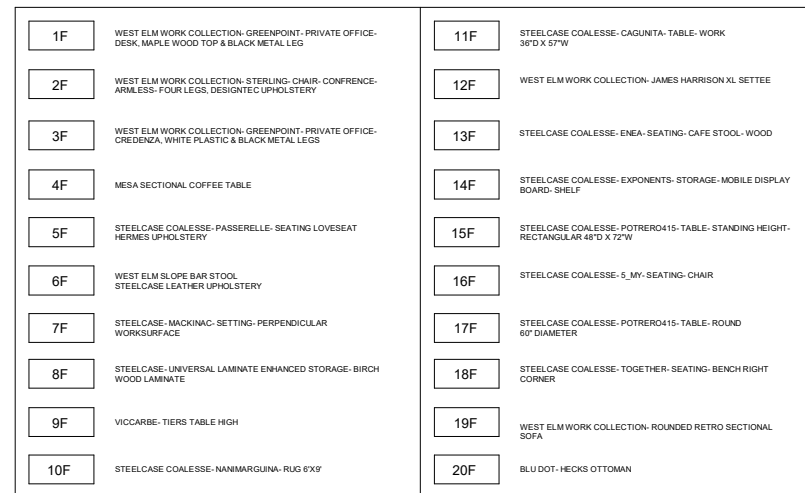
Scale	$3/32" = 1'-0"$
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1 Second Floor Furniture Plan

$$3/32'' = 1'-0''$$

2/25/2020 8:53:53 PM



St. Frank
Headquarters
641 Indian St., Savannah GA 31401

[illegible]

Studio 3	
Date	1/6/20 - 3/11/20
Drawn by	TL
Checked by	ML

Scale	As indicated
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2/25/2020 8:54:01 PM

1

$$1/4'' = 1'-0''$$


2

$$1/8'' = 1'-0''$$