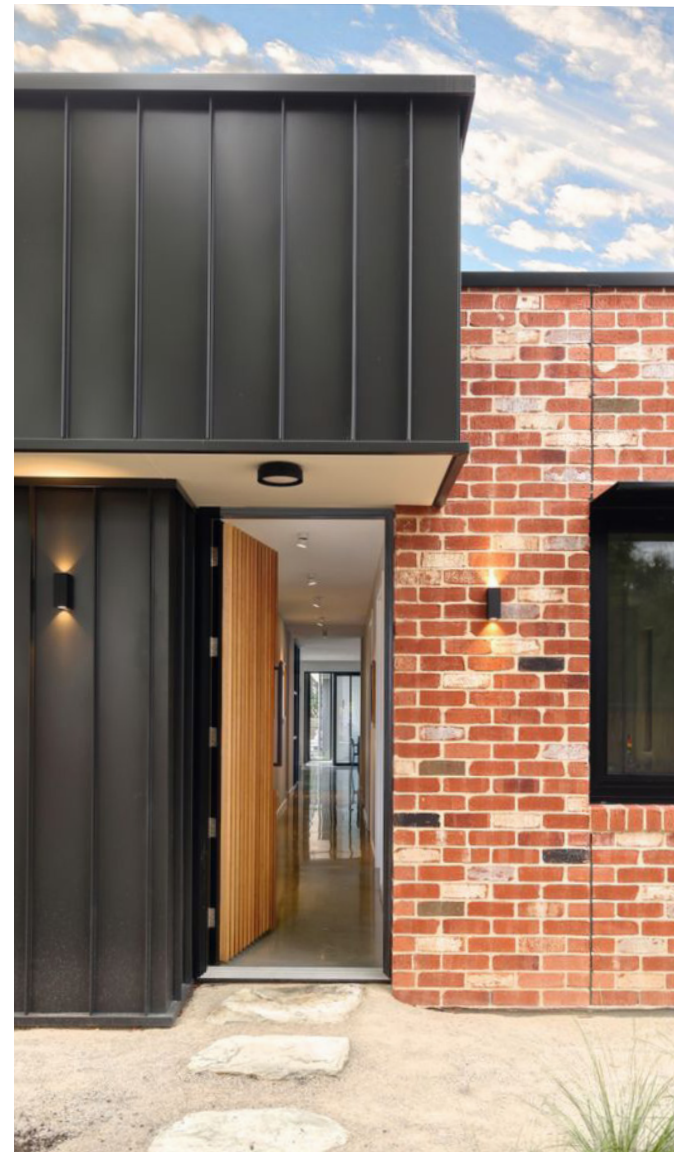
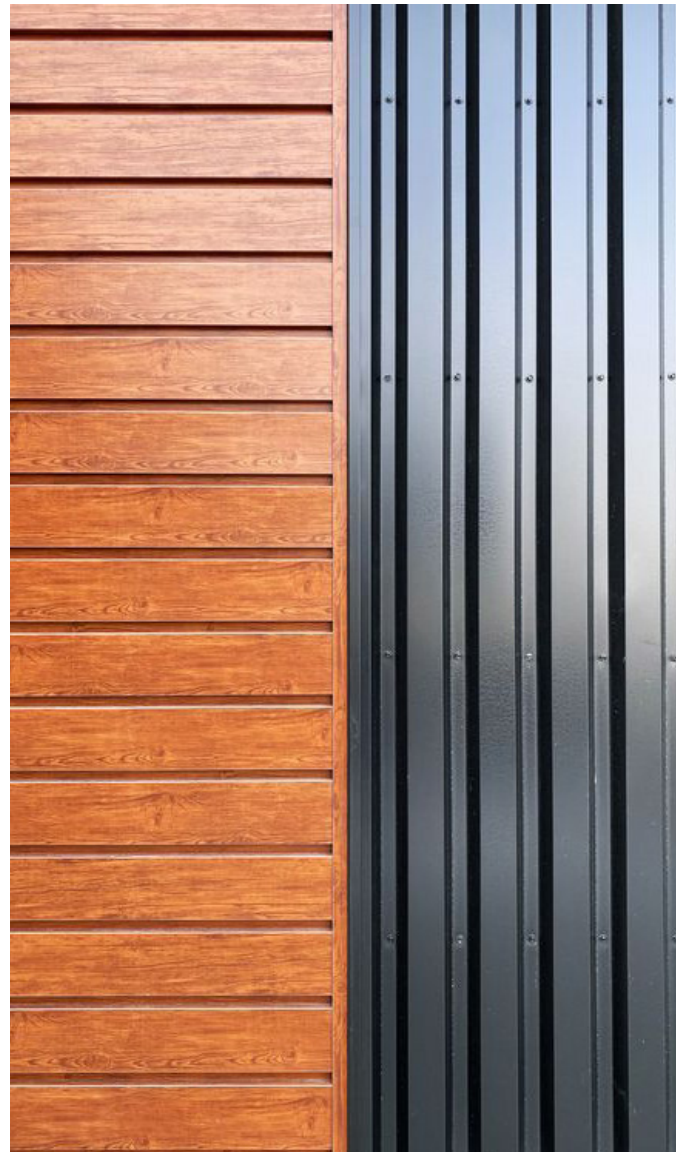


EFFINGHAM COUNTY OFFICE RENOVATION

Preliminary Design / 08-14-2025



Proposed Site

Address: 768 GA-119, Guyton, GA 31312
Current Use: Office Building

RENOVATED
GYMNASIUM

ANNEX

EFFINGHAM
NAVIGATORS

INCLUSIVE ADA
ACCESSIBLE PLAYGROUND

EXISTING STORAGE BUILDING -
TO BE RELOCATED

FUTURE NAVIGATOR'S
BUILDING FOOTPRINT

FUTURE DEPT. OF
PUBLIC HEALTH BLDG.

LIBRARY

PARKING DATA

Required Parking:

3 Ballfields (30 per)

Multi-use Field:

Basketball Courts (30 per)

Total:

90

90

60

240

Annex (4 per K):

Navigators Bldg.:

Health Department Bldg.:

Library:

Total:

64

22

60

30

142

Spaces Provided:

+/- 389

0 100 200 300
SCALE: 1" = 100'



Effingham County Office Building

768 GA-119, Springfield, GA 31312

08-14-2025



Site Context

Address: 768 GA-119, Springfield, GA 31312
Current Use: Office Building



South View



West View

Effingham County Office Building

768 GA-119, Springfield, GA 31312
08-14-2025



Exterior | Reference Images



Referencing Mid-Century Modern Architecture Exteriors

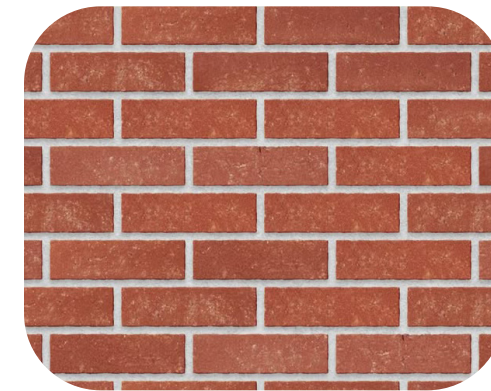
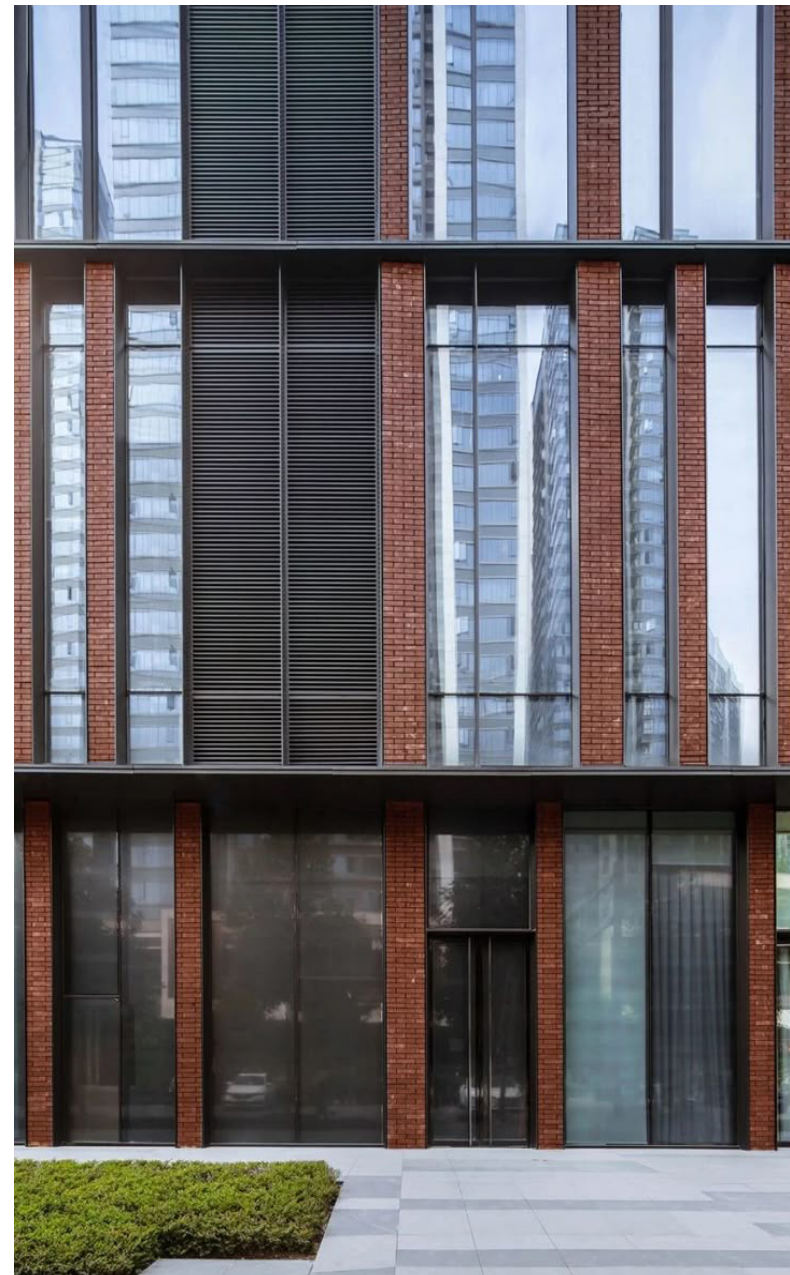
Design Intent:

The creative direction intended for this office renovation is centered around comfort and safety. This new space will stand as an evolutionary representation of the civic services housed within while representing the past. The nature of these services is considered in the spatial layouts, interior design, and initial confrontation with the building. Thoughtful consideration for the placement of entrances was made to ensure a comforting entry sequence for each individual that enters the building.

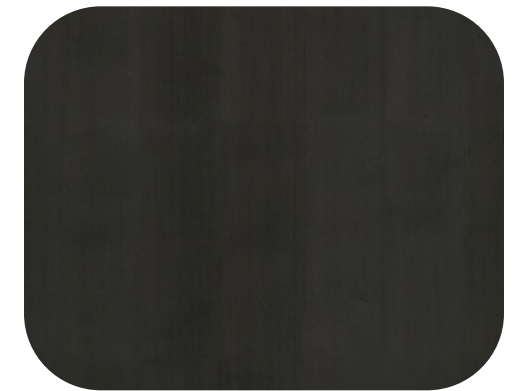
Those who work in these spaces will be able to better provide their services in conditions that reflect the intentions of their agencies. These spaces, intended for all ages and walks of life, aid visitors in achieving the goals of the services they seek. Soft colors, natural light, and visual expansiveness ensure that users recognize the space's approachable nature and feel an ensuing sense of placidity. This full renovation introduces a modern, open, and collaborative work environment that enhances public service delivery and employee well-being.

The Academy building will represent a responsive governance, the growth of the individual, and pride within the community.

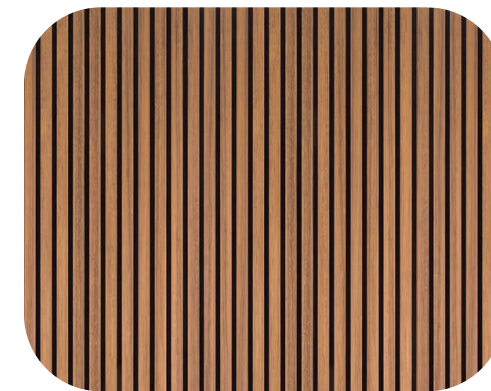
Reference Images | Materials



Red Brick



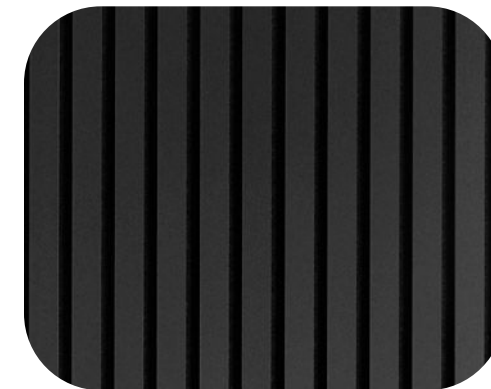
Black Aluminum



Wood Cladding



Aluminum Cladding

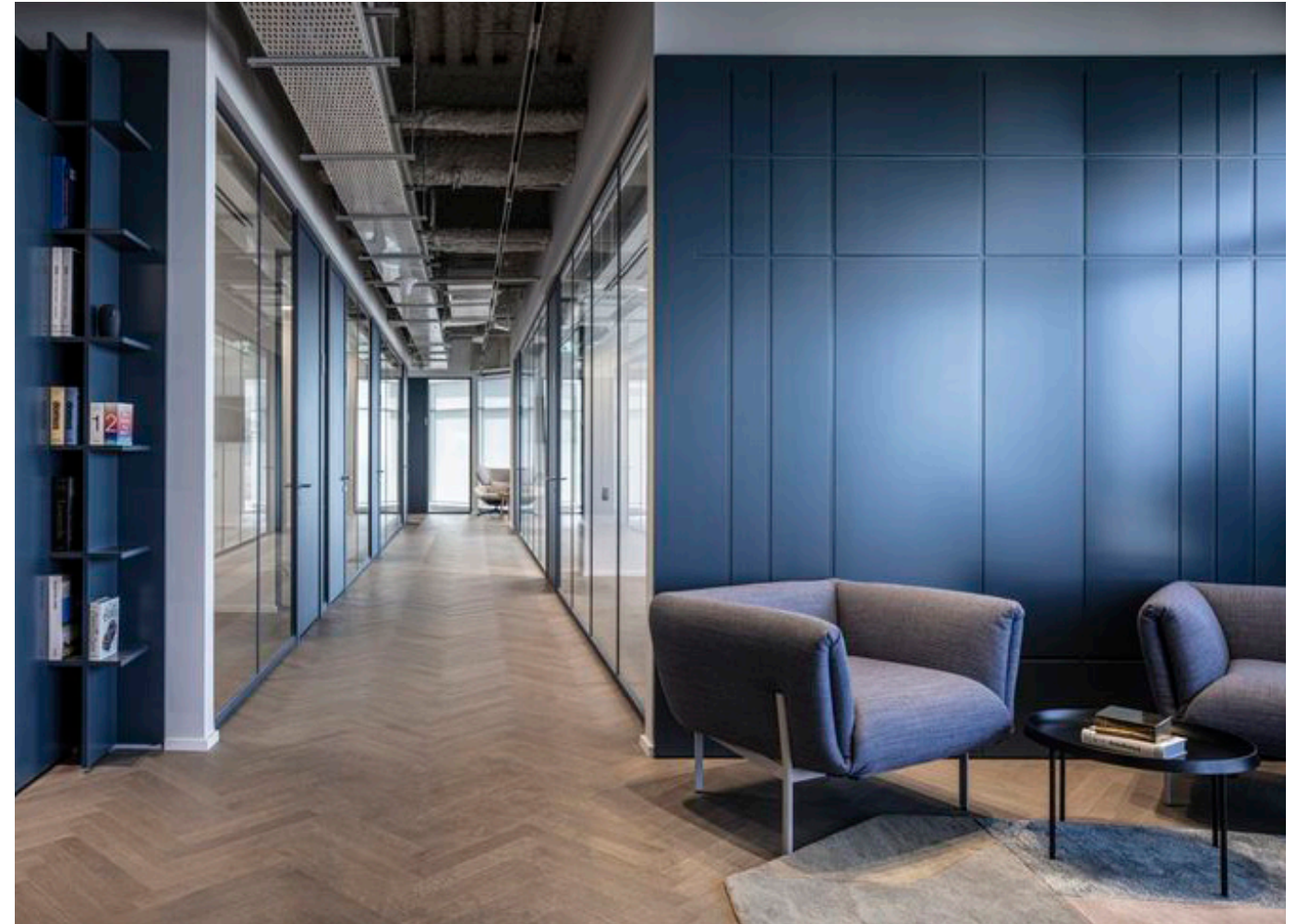
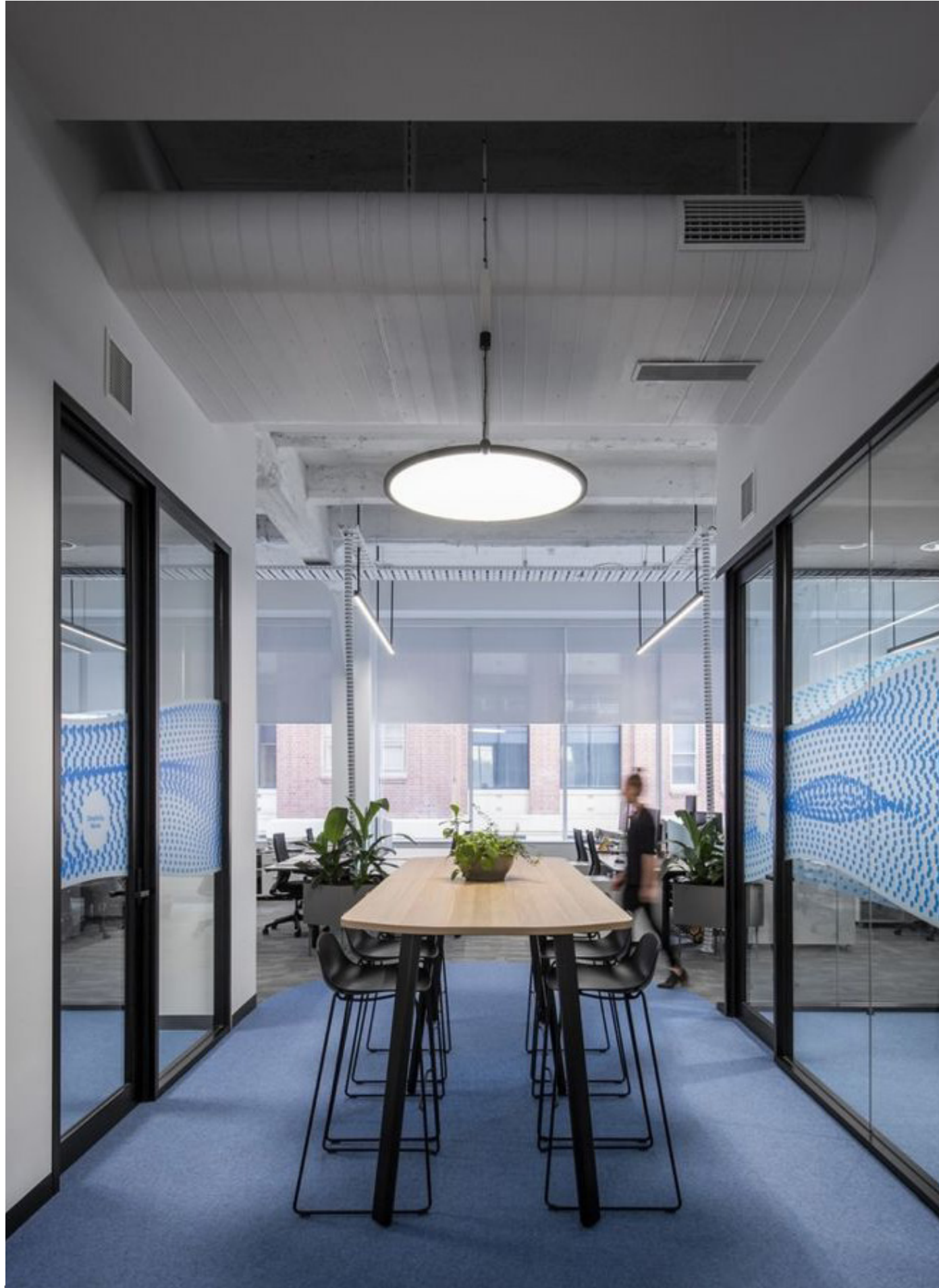


Siding

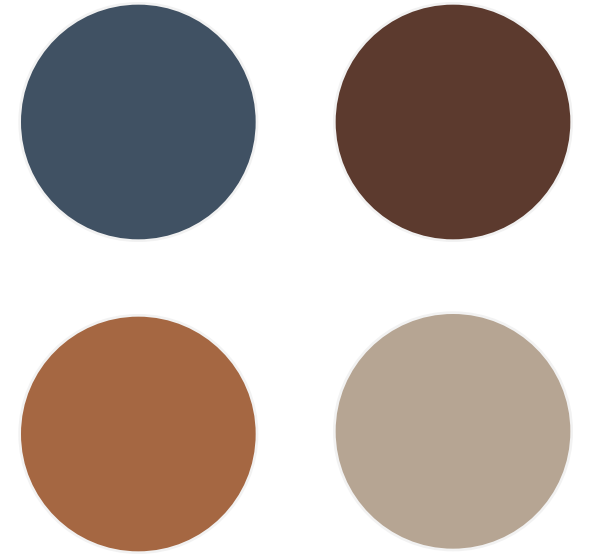


Glass

Interiors



Effingham County Office Building
768 GA-119, Springfield, GA 31312
08-14-2025



Patterned Carpet



Vegan Leather



Ceramic Tile



Painted Gypsum

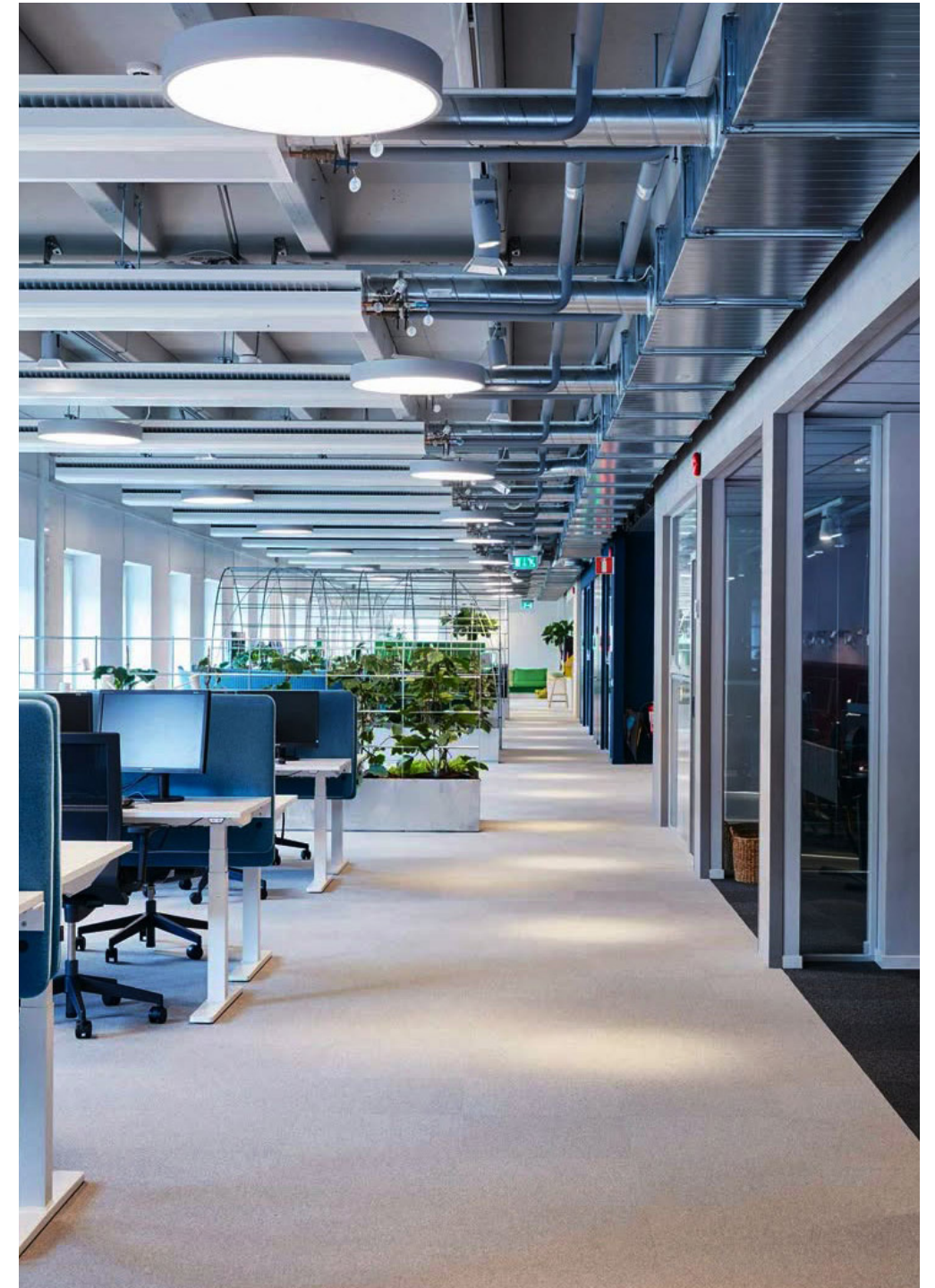


LVT



Common Areas

Light and Bright
Open
Collaborative
Minimalist
Exposed Ceilings



Office Space



Inspiring Colors
Textures
Contrast
Balance

Existing Layout

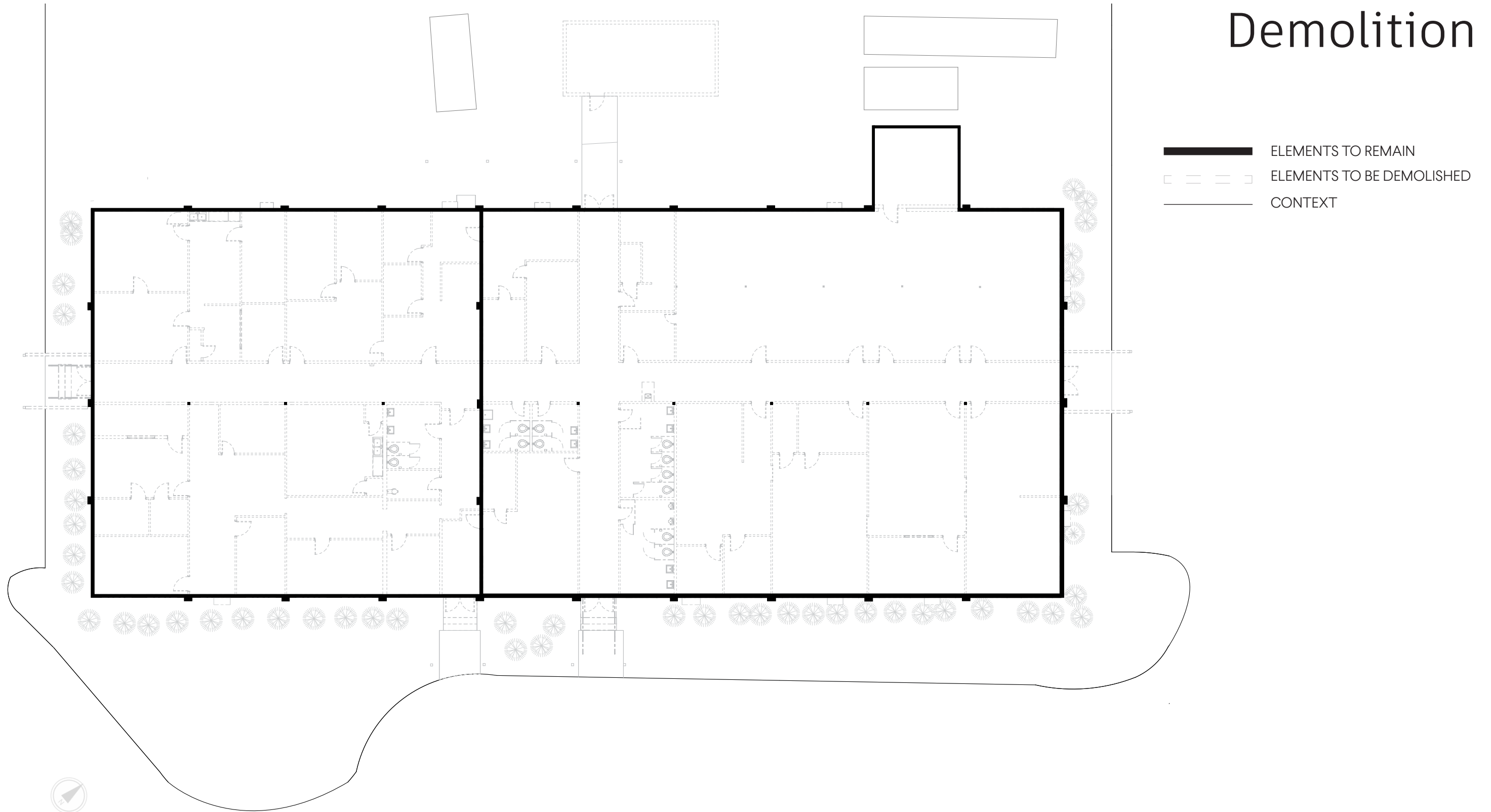


Effingham County Office Building

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Demolition



Effingham County Office Building

768 GA-119, Springfield, GA 31312

08-14-2025



1. Applicable Regulatory Agencies, Standards, and Building Codes (W/ Georgia State Amendments)

- a. International Building Code - 2018 Edition
- b. International Plumbing Code - 2018 Edition
- c. International Mechanical Code - 2018 Edition
- d. International Energy Conservation Code - 2023 Edition
- e. International Fire Code - 2018 Edition
- f. National Electric Code - 2017 Edition
- g. Life Safety Code, NFPA 101 - 2018 Edition
- h. ADA Standards for Accessible Design - 2010 Edition
- i. NFPA 10-Standard for Fire Extinguishers - 2018 Edition
- k. Effingham County Zoning Ordinances
- l. Georgia Department of Juvenile Justice Design Standards - Latest Edition
- m. Georgia State Properties Design Standards - Latest Edition

2. Operations:

- a. Visitors should be able to immediately decipher which entry corresponds with the department they seek services from.

3. Public Entrance Experience:

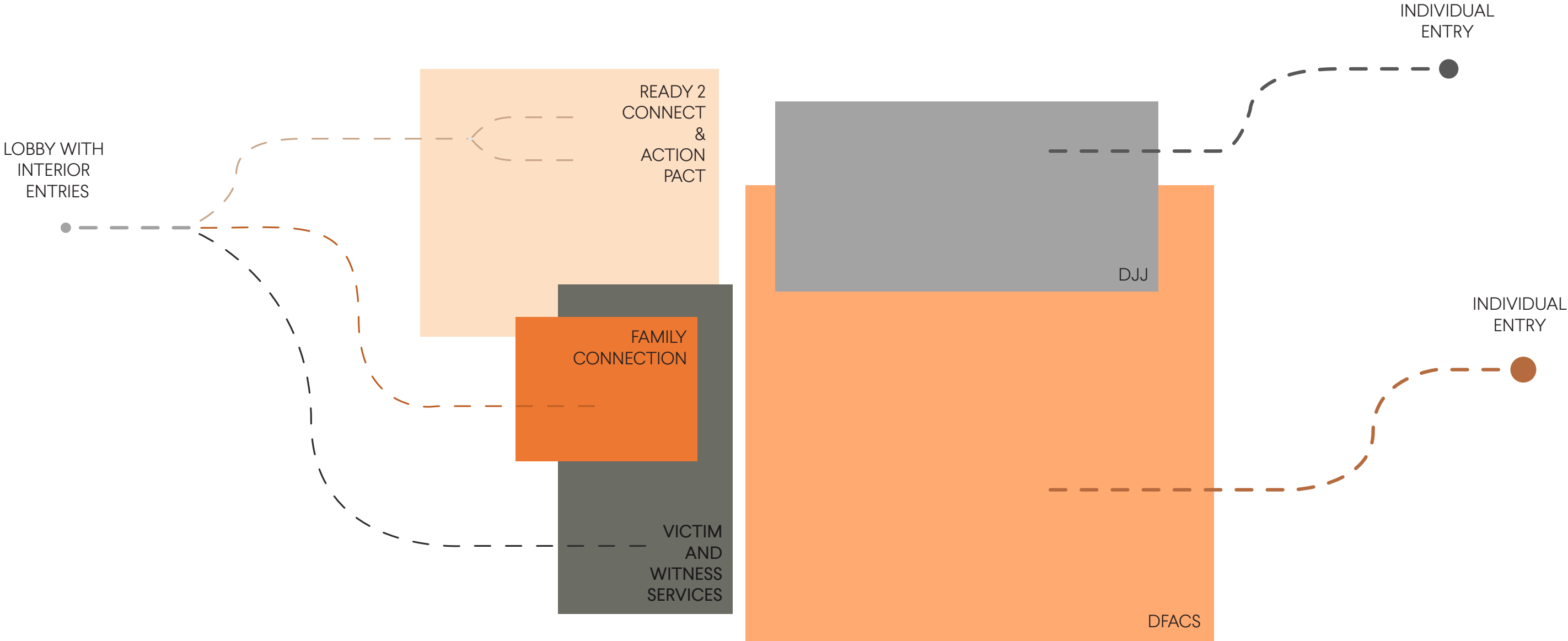
- a. Pedestrian circulation from parking lot to entrance should be improved.
- b. Access to building needs to be easily identifiable.

4. General Conditions of the Building:

- a. Views of the building from the parking lot should describe the experience that the users will have.

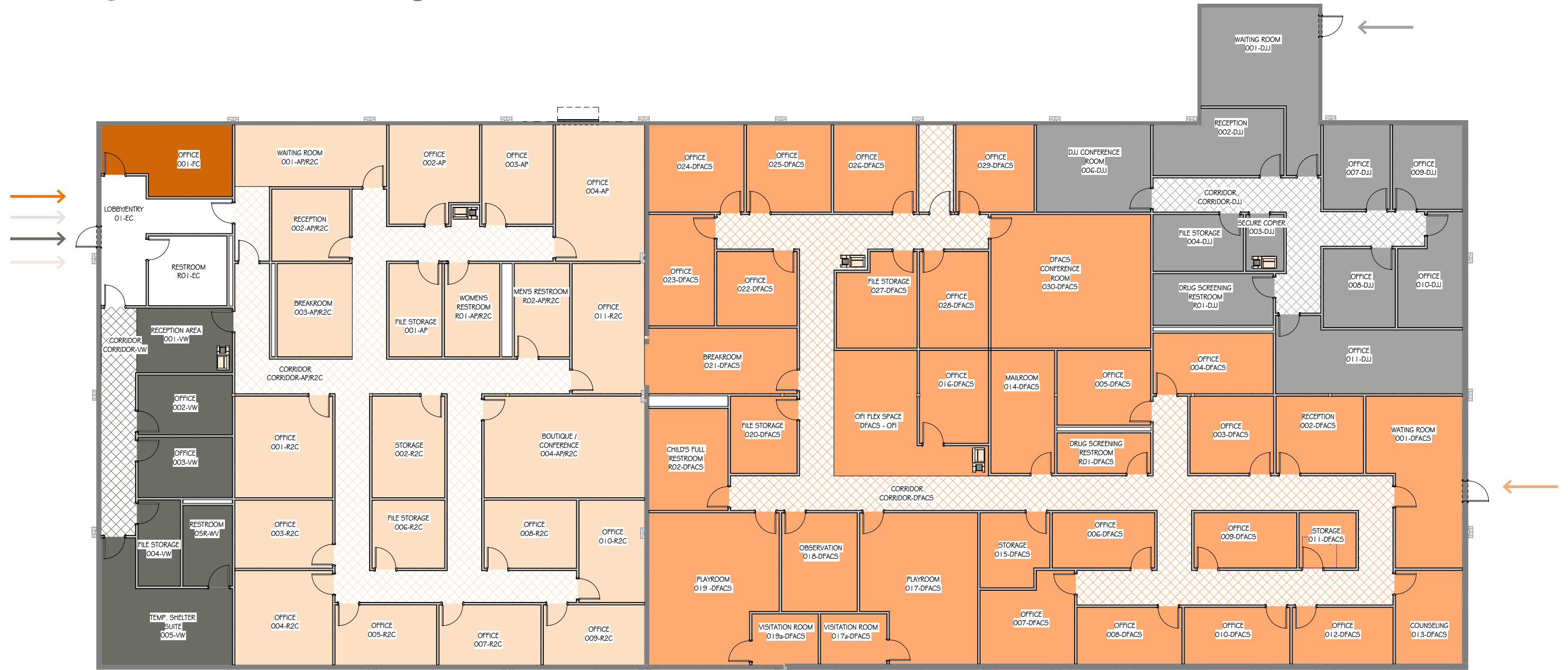
ARCHITECTURAL NARRATIVE

Entry Adjacencies



Layout Option 1

- READY 2 CONNECT
- ACTION PACT
- /// SHARED SPACES
- DEPARTMENT OF JUVENILE JUSTICE
- FAMILY CONNECTION
- VICTIM & WITNESS SERVICES
- DFACS



Layout Option 2

- READY 2 CONNECT
- ACTION PACT
- /// SHARED SPACES
- DEPARTMENT OF JUVENILE JUSTICE
- FAMILY CONNECTION
- VICTIM & WITNESS SERVICES
- DFACS



Effingham County Office Building

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GMC