THE MAKER'S MARKET

RESEARCH & DESIGN DEVELOPMENT
PROGRAMMING REPORT

LEAH DAY

CONTENTS

Introduction 01

Project Goal 02

Preliminary Concept 03

Precedent Studies 04

Walthamstow Central Parade 05

Alma Creative Club 12

Mão Esquerda Vintage Store 23

Daily Coffee 30

Aesop Cosmetics 39

Location Analysis 45

Site Profile 46

Existing Building 47

Code Analysis 50

Client Profile 51

Target Market 53

Operations 54

Spatial Program 58

Adjacency Matrix's 60

Bubble Diagrams 61

Bubble Analysis 64 & 68

Summary 69

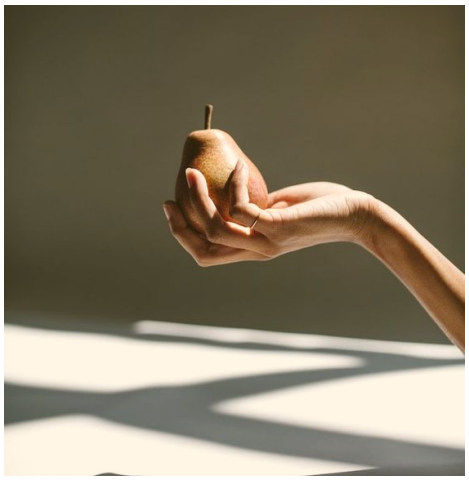
Conclusion 70

INTRODUCTION

WHAT IS A LOCAL MARKETPLACE?

- A location for small local business owners to sell and exhibit goods
- A space for entrepreneurs/ self employed individuals to work, collaborate, and create
- A social gathering point for the community
- A buying point for brands and businesses locals want to support
- A consumer viewing point of products prior to online purchase
- An attraction to tourists compelled to shop the Okanagan the way 'locals' do

The Maker's Market is a local, multi-use facility rooted in enhancing the surrounding community and economy in the means of housing small shops, a zero waste cafe, and an office supportive of both individual and collaborative work. With sustainability at its core, the market intends to bring awareness to the effects of fast fashion and consumerism, and how shopping local can reduce our footprint.



PROJECT GOAL

To foster a community 'hub', providing local artisans and small businesses the landscape needed to exhibit/sell goods, collaborate with aligned individuals, and work independently, enriching the surrounding neighborhood.

ECONOMICALLY

Recognize and adapt to a changing economy, encouraging community wealth to circulate among local residents and businesses

SOCIALLY

Enhance sharing and collaboration between businesses by cultivating a work-space advantageous to all users

CULTURALLY

Provide the community with a safe, accessible, and inclusive space, cognitive of its social, economic, and environmental footprint

THE CONCEPT

As autumn sweeps over the unparalleled landscape of low hills and oblong lakes known as the Okanagan, visitors near and far flock to experience the valley's flourishing fruit trees. A driver of tourism and agriculture, orchards plentiful in arrays of vibrant fruits are engraved in the diverse identity of what we know to be the Okanagan. These orchards remain home to an abundance of trees, thriving as they produce a variety of fruits to be enjoyed all across the valley. The trees work in unison, budding from the same soil, laying the same roots, and by harvest, they are to produce fruit reminiscent of their labours.

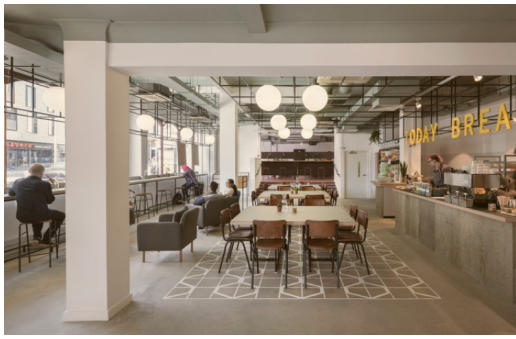
Not unlike an orchard's intent to facilitate growth and synergy amongst its trees, The Maker's Market will foster a collective initiative for members to work and sell, by means of collaboration. Located in the cultural district of downtown Kelowna, at the heart of the Okanagan, the market is rooted in enhancing the community and economy. This will be achieved through means of hosting local artisans and vendors both in a retail and office setting, where they can collectively sell goods, collaborate with aligned businesses, and work independently. These artisans and vendors will come together on the same soil to work in harmony, spread the same roots, and eventually, produce goods representational of their passions.

The interior will take inspiration from organic forms and irregular shapes present in the Okanagan's burgeoning orchards, straying from sharp lines and stark edges. Users will feel connected to the identity of the Okanagan valley, submerged in familiarity of the regions rich heritage, through use of local elements. Reclaimed woods and other tactile materials reminiscent of the valleys landscape will influence interest, while a neutral palette and plush textiles keeps the space grounded and soft. Natural light will be plentiful, flooding the space through the building's vast array of floor to ceiling windows, and expansive skylights. In companion, and to extents which natural light cannot reach, lighting will be focused in creating a warm glow, evocative of sunlight. Visitors of the space will feel enticed upon entry, welcomed by the calming ambiance, while frequent users achieve productivity, immersed in inspiration radiating from within.

PRECEDENT STUDIES

WALTHAMSTOW CENTRAL PARADE

Multi-disciplinary/ mixed use (retail/ studio/ office/ cafe)



ALMA CREATIVE CLUB

Creative Co-working Club

MÃO ESQUERDA VINTAGE STORE

Micro-retail (vintage clothing)

DAILY COFFEEHOUSE

Coffee Shop

AESOP COSMETICS

Cosmetics Retail store

WALTHAMSTOW CENTRAL PARADE

Multi-disciplinary/ mixed use (retail/ studio/ office/ cafe)
Precedent Study

Architects: Gort Scott
Year: 2016
Area: 4000 Square Feet
Location: London, United Kingdom
Market: Independent, creative businesses/ startups

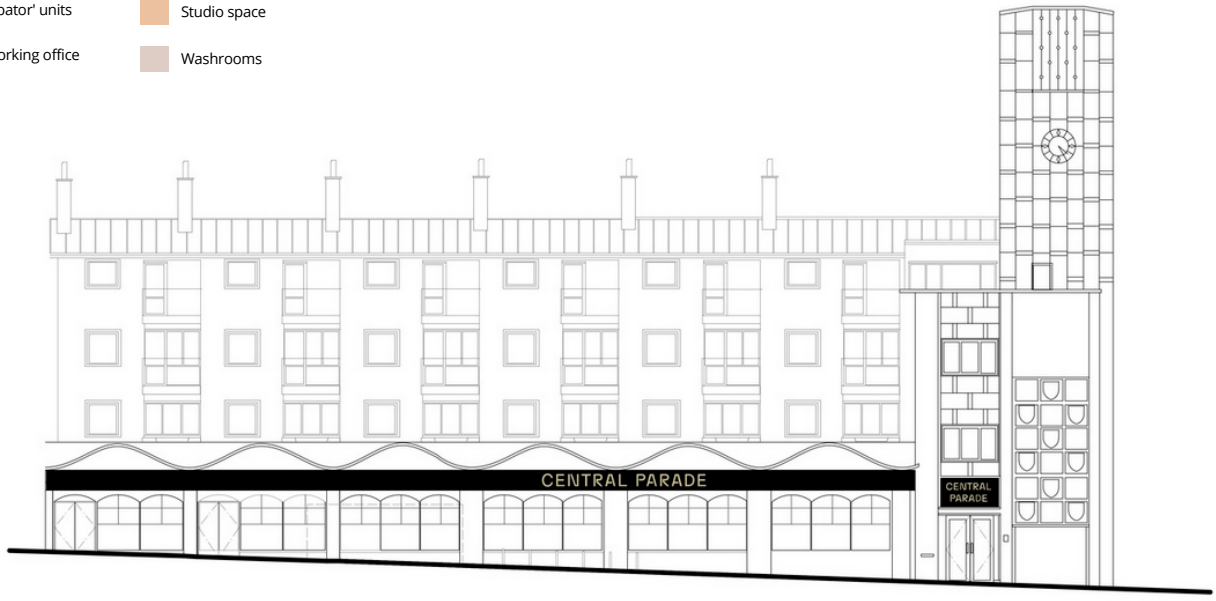
About the Space:
Walthamstow Central Parade, located within the heart of the city and dual- functioning as a bus station, provides local and independent startups with a mixed-use community 'hub'. The former office building now features retail and co-working spaces, including meeting rooms, independent desks, and studio units for up to 50 creators. Small 'maker' storefronts allow retail space to those piloting new projects and services. An independent Bakery and Cafe invites in the public, and is also available for use as an exhibition/ event space.

The design addresses flexibility, inherently needed in terms of the transient nature of the facility. Occupants of the 'incubation' units often only rent for a designated period of time deemed sufficient for a startup. These businesses then free up space for the next startup to kick start their business. The project "strives to unlock Walthamstow's potential as a thriving cultural town centre, supporting multiple creative disciplines and businesses to co-locate, share resources, learn and collaborate".

WALTHAMSTOW CENTRAL PARADE

Floor Plan and Exterior Section
Approximately 4000 Square Feet

Cafe/ Event space
'Incubator' units
Co-working office
Retail units
Studio space
Washrooms



WALTHAMSTOW CENTRAL PARADE

Spatial Program and Images

Cafe/ Event Space

Cafe/ Bakery (Lounge)

Public, High traffic

- Located at the core of the facility easily accessible by co-working desk holders, businesses, and the general public.
- Directly adjacent to entrance, washrooms, 'incubation' units, and co-working office.
- Features both casual and more formal meeting oriented seating.
- Furniture is modular to allow for different kinds of interaction, and can be cleared for an open event venue/space.
- Large window provides natural light/ looks out onto street.

Equipment/ Furniture/ Fixtures

- (x3) modular tables with ability to split into 6
- (x24) table height chairs, without arms
- (x3) lounge/ armchairs, with cushions
- (x9) bar height stools, without arms, backless
- Bar height standing space (approx. 10 ft)
- (x11) pendant lights

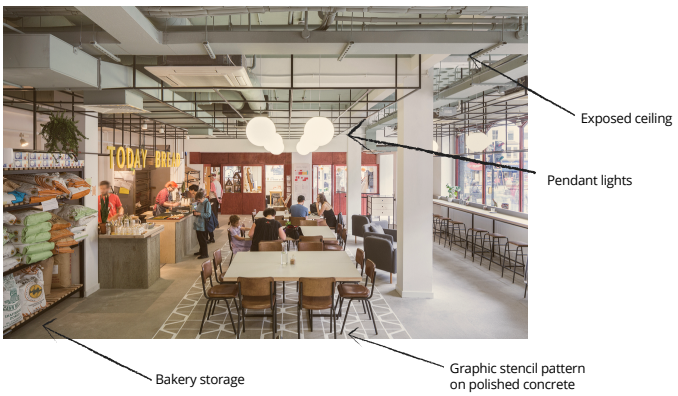
Cafe/ Bakery (Kitchen/Point of Sale)

Private, Medium traffic

- Easily access/ clear sight lines to lounge.
- Open concept- visible to the public
- Accessible only from POS desk

Equipment/ Furniture/ Fixtures

- Storage shelving on left (flour bags, equipment, etc.)
- Retail shelving on right (bread/ baked goods)
- POS computer/ device
- Espresso machine and equipment
- Baking equipment
- Fridge/ freezer room
- Prep space (unfixed tables, counters)
- Storage (shelving)
- Sink/ dish-washing area



WALTHAMSTOW CENTRAL PARADE

Spatial Program and Images

'Incubation' Units

Micro- retail x4

Public, High traffic

- Located directly off main entrance.
- Various sizes to accommodate different startup types.
- Separate entrances to each space.
- Display windows to showcase product/ incorporate branding/ signage.
- Customizable (empty) interiors.
- Window to street providing natural light and street view.

'Incubation' unit display windows and entrances

Graphic stencil pattern on polished concrete

Retail Units

Retail x2

Public, High traffic

- Located far from main entrance.
- Separate exterior entrance (can enter through main building or through street)
- Larger in size than 'incubation' units, more selling space
- Display windows facing street to showcase product/ incorporate branding/ signage.
- Customizable (empty) interiors.

Customizable/ flexible interiors to cater to an variety of startups

Studio Spaces

Private Studios x4

Private, Low traffic

- Located far from main entrance.
- Adjacent to large retail spaces (for businesses who rent both).
- Various sizes to accommodate different studio types.
- Customizable (empty) interiors.
- Large windows for natural light.

WALTHAMSTOW CENTRAL PARADE

Spatial Program and Images

Co-working Office

Co-working/ Collaborative Office
Public, Medium traffic

- Located adjacent to cafe and studio spaces

Equipment/ Furniture/ Fixtures
- (x16) Standard height, rent-able desks (5' - 3" x 2' - 6")
- (x16) Table height chairs, without arms
- (x4) Bar height, rent-able desks, with privacy dividers (6' - 6" x 2' - 3")
- (x8) Bar height stools, without arms, backless
- Desk lamps to provide task lighting
- Lockable storage
- Windows providing natural light/ views of street

Washrooms

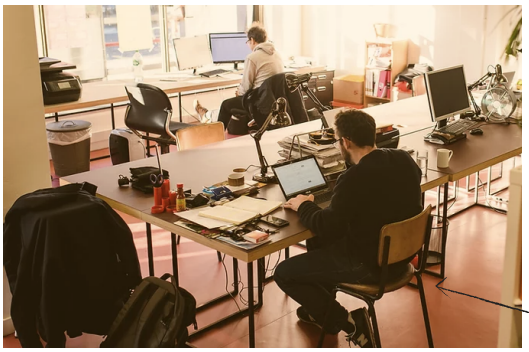
Private, Light traffic

- (x1) Universal washroom
- (x2) Non- universal washrooms

Mechanical/ Storage

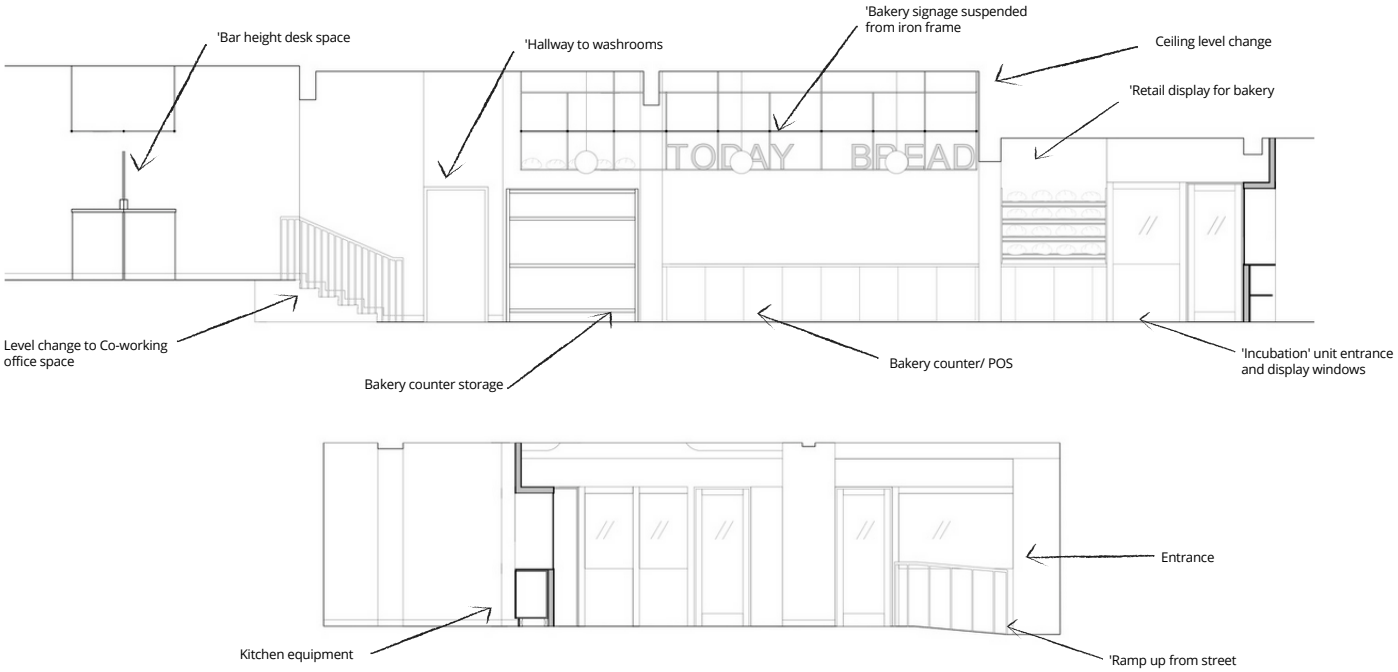
Storage and Mechanical room
Private, Light traffic

- Shelving for storage/ janitorial
- Access to service elevator
- Mechanical equipment



WALTHAMSTOW CENTRAL PARADE

Interior Sections



WALTHAMSTOW CENTRAL PARADE

Conclusion/ Incorporation to final project

What Works:

- 'Incubation' units are close to main entrance and easily accessible to those coming off street.
- Level changes help distinguish/ break up spaces
- Central location of cafe create social center.
- Modular furniture creates flex space and allows for a variety of social interactions/ communications.
- Natural light is incorporated and utilized in all spaces.
- Aesthetically compliments the original, historic 1960's building.
- Exposed ceilings make the space feel larger, while black metal drop-downs create interest and division.
- Washrooms are tucked away, yet easy to navigate.

What Needs Improvement:

- Co-working space is too adjacent/open to a potentially busy and loud cafe, no acoustic separation.
- Absence of a 'quiet' space for taking calls or having meetings.
- Co-working office is accessible to public (no front desk to check in/ monitor).
- Desk chairs do not have arms (not ergonomic).
- Besides table lamps, lighting is minimal in Co-working office.
- Level changes = not accessible/inclusive .
- No exterior entrance for cafe/ bakery (deliveries would come through main entrance.
- Bakery storage in cafe = security problems.
- Bakery retail shelving uncovered (no glass).

Incorporation to Final Project:

Walthamstow Central Parade takes a creative approach to supporting local businesses, giving them not only a 'hub' to socialize and creative, but a variety of selling options for their goods. The facilities 'incubation' units are an innovative addressment of startups and their need for establishment. These 'micro' shops allow creators to showcase their work and generate revenue, before potentially moving into larger retail spaces. The idea of differentiation between shop sizes allows for startups of all walks to inhabit based on individual need. The cafe/ bakery being centrally located is thoughtful as it allows for a social gathering point. It's modular furniture creates an open event/ workshop space, taking the facility from day to night. Natural light in every space likely keeps productivity high and gives visitors sight-lines to the busy adjacent street. Display windows facing said street advertise products, luring in passerby's.

Walthamstow Central Parade addresses the communities need for a central market space, and though improvements could be made, incorportions of successful aspects can be seen in my final project.

ALMA CREATIVE CLUB

Creative Co-working Club
Precedent Study

Architects: Tham & Videgård
Year: 2017
Area: 23 000 Square Feet
Location: Östermalm, Sweden
Market: Creative professionals, both locals and visitors

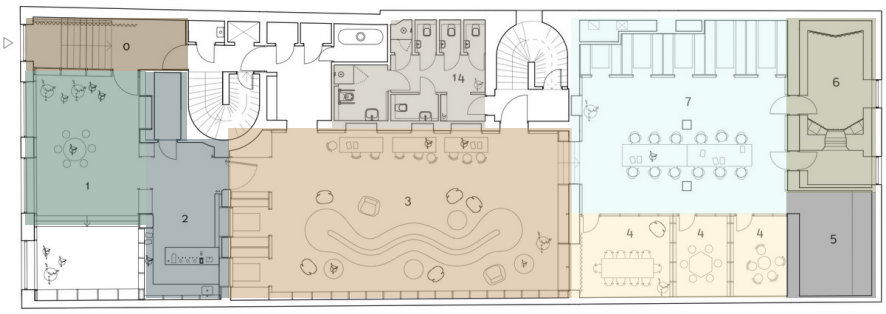
About the Space:
Alma Creative Club, located in the heart of Stockholm's economic and cultural center, inhabits what was formerly a design college. The owners aimed to create a member's only club and co-working space, targeting creatives, and uniting them through shared passions. The building, originally constructed in the early 1900's, consists of two 5 level buildings, with a courtyard/ atrium connecting the two. The atrium space, featuring natural light and high ceilings, is home to a local restaurant, and can additionally be transformed into an event space. Surrounding the atrium on all sides are a variety of working spaces, including open social lounge spaces, communal work tables, secluded glass cubicles, and private offices catering to both singles and groups. The main entrance is acessible to the public, featuring a design sudio and cafe.

The architects, Tham & Videgård, were additionally responsible for the interior design, and designed/produced various custom pieces specific to the project. Other local Swedish and international artists were also commissioned for assistance in custom furnishings and lighting.
The concept behind the interior was "a warm and welcoming place, where members and their ideas feel comfortable, inspired and a little spoiled". 'Friction points' such as small seating and standing points, were including to encourage collaboration between members.
Overall, Alma integrates architecture, product design, music and art, cultural programming, and food and drink, altogether in an inspiring and stylish interior.

Target Market and Operations:
Alma Creative Club is a private community made up of entrepreneurs, teams, and individuals working in technology, design, venture investing, architecture, film, fashion, branding, music, art and media. Membership options include Open, Dedicated, Studio, Private Office, Out-of-Town and Social, all of which cater directly to the individuals needs based on their particular endeavors. Memberships are interchangeable with Alma's other locations and considered very exclusive, with prospects having to first interview and acceptance.

ALMA CREATIVE CLUB

Floor Plans
Approximately 20 000 Square Feet

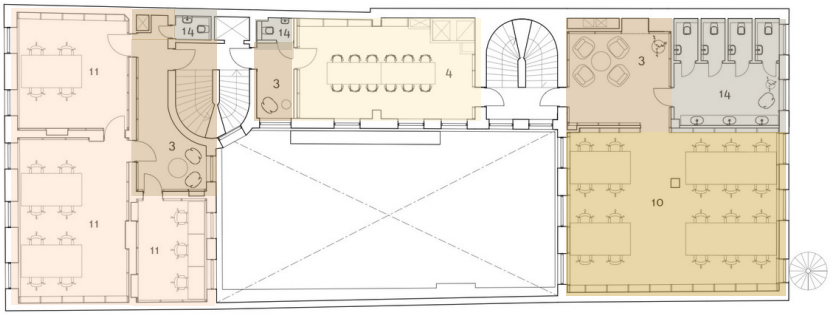


0. Entrance
1. Showroom
2. Reception / Café
3. Lounge
4. Meeting
5. Print
6. Music studio
7. Atelier / Workshop
8. Atrium
9. Offices open
10. Offices dedicated
11. Offices private
12. Offices studio
13. Offices
14. Restrooms
15. Kitchen
16. Terrace

First Floor

0. Entrance
1. Showroom
2. Reception / Café
3. Lounge
4. Meeting
5. Print
6. Music studio
7. Atelier / Workshop
8. Atrium
9. Offices open
10. Offices dedicated
11. Offices private
12. Offices studio
13. Offices
14. Restrooms
15. Kitchen
16. Terrace

Second Floor



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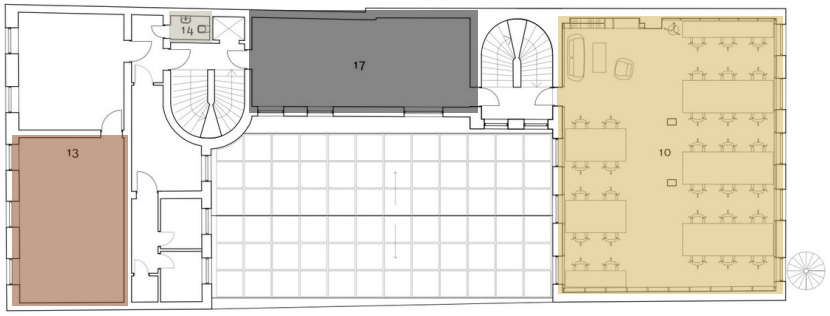
7. Atelier / Workshop
8. Atrium
9. Offices open
10. Offices dedicated
11. Offices private
12. Offices studio
13. Offices
14. Restrooms
15. Kitchen
16. Terrace

Third Floor

ALMA CREATIVE CLUB

Floor Plans
Approximately 20 000 Square Feet



0. Entrance
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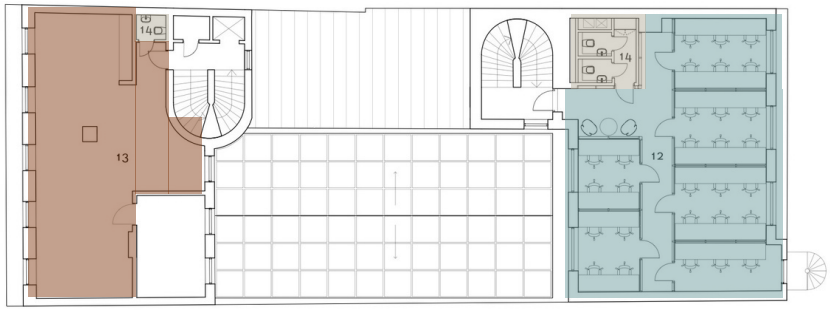
3. Lounge
4. Meeting
5. Print
6. Music studio
7. Atelier / Workshop
8. Atrium
9. Offices open
10. Offices dedicated
11. Offices private
12. Offices studio
13. Offices
14. Restrooms
15. Kitchen
16. Terrace
17. Technical room

Fourth Floor



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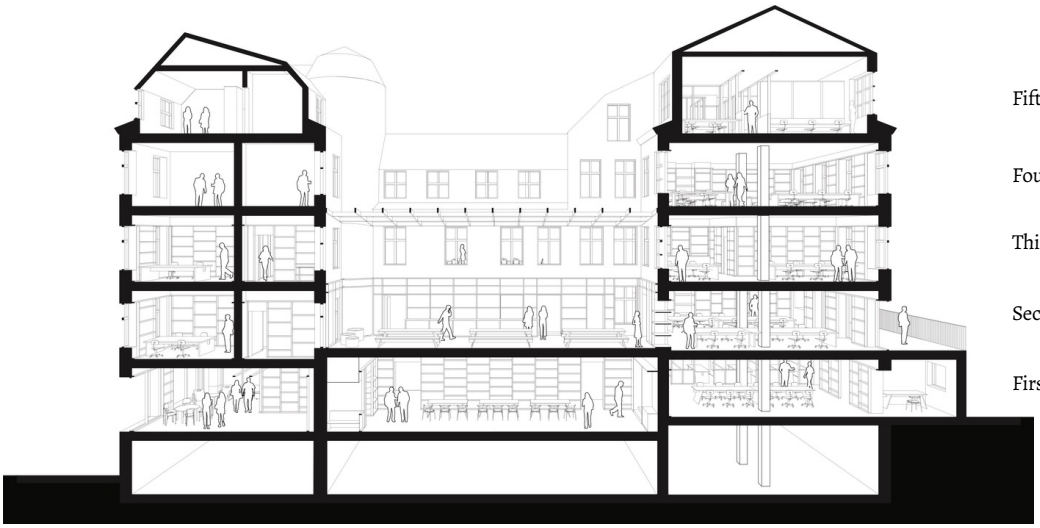
14. Restrooms
15. Kitchen
16. Terrace

Fifth Floor



Fifth Floor

Fourth Floor

Third Floor

Second Floor

First Floor

ALMA CREATIVE CLUB

Spacial Program and Images

Showroom

Display Space for Creators

Public, High traffic

- Located at the forefront of the building, directly adjacent to the main entrance.
- Visitors must walk through to join reception/cafe.
- Large windows for natural light/view from street
- Simple to act as backdrop for display pieces.

Equipment/ Furniture/ Fixtures

- Pedestals for items on display
- Shelving cubes on back wall for displays/ pieces
- Shelving creates separation between reception

Reception/ Cafe

Reception and Cafe Space

Public, High traffic

- Located at the forefront of the building, greets those coming through showroom.
- Shelving and small desk space divides between showroom.
- Minimal natural light.

Equipment/ Furniture/ Fixtures

- Open shelving for storage and display
- Self serve coffee/ drink equipment
- Large counter space
- Sink

ALMA CREATIVE CLUB

Spacial Program and Images

Lounges (x4)

Lounge Spaces to Encourage Social Interactions

Private (members only), High traffic

- Large lounge located directly adjacent to reception/cafe, others accompany offices/ work spaces to create 'friction points'. (lounge spaces often appear in hallways)
- Large lounge = direct hallway to rest of facility.
- Seating allows for both individual and group interactions.
- Modular furniture allows for sizes of seating groups to easily flex.
- Dark toned, blank walls allow art pieces from creators to be showcased.

Equipment/ Furniture/ Fixtures

Large Lounge (first floor) :

- Large modular sofa
- (x7) accent chairs to be rearranged around sofa
- (x5) side tables to be rearranged around sofa
- (x2) large booths for meetings/ create semi-privacy
- (x3) worktables
- (x9) armchairs

Small Lounge (third floor) :

- Small round table
- (x4) armchairs
- Kitchenette with sink and fridge

Hallway Lounges:

- Armchairs arranged into groups of one or two
- Small side table

ALMA CREATIVE CLUB

Spacial Program and Images

Meeting Spaces (x5)

Meeting Rooms both Formal and Informal

Private (members only), Low Traffic

- Different sized rooms to accommodate meetings and groups of different sizes.
- All meeting spaces located directly adjacent to lounge areas.
- Natural light to foster productivity and mood.

Equipment/ Furniture/ Fixtures

Large Meeting Room (third floor) :

- (x2) Large conference tables (can connect or be divided)
- (x12-14) armchairs
- Large television for presentations
- Storage cabinets
- Large windows with direct view to atrium below

Medium Meeting Room (first/ second floor) :

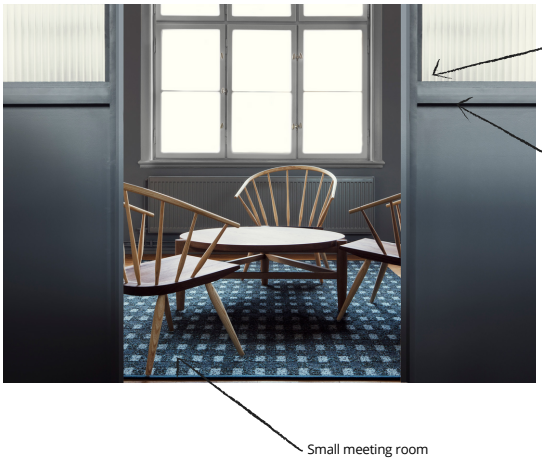
- Large conference table
- (x10) armchairs
- Accent chair
- Built-in storage

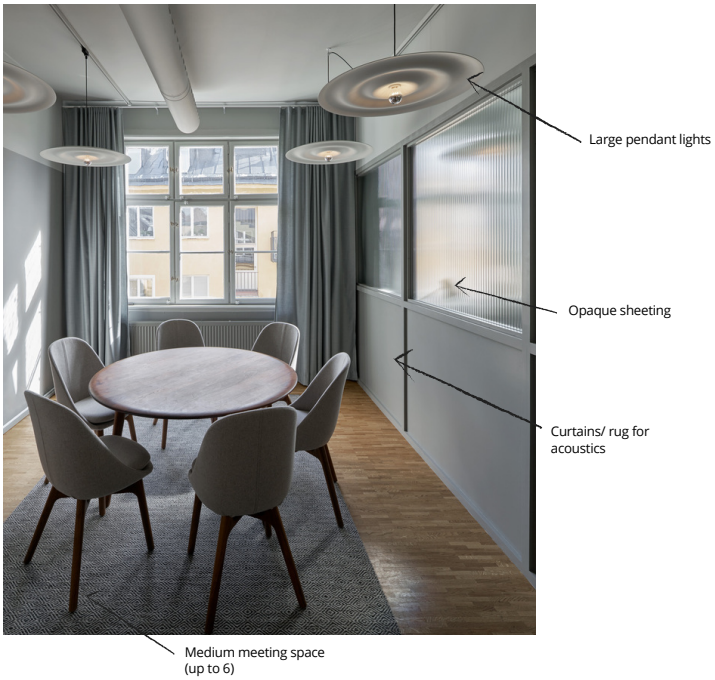
Small Meeting Room A (first floor) :

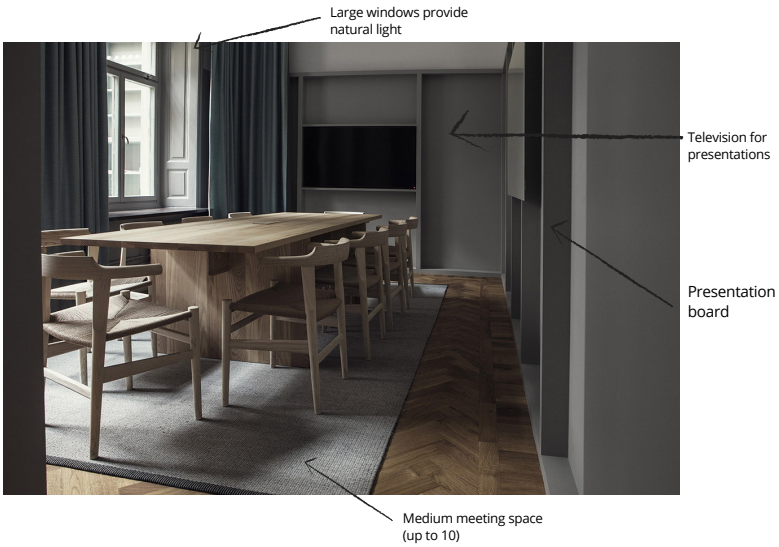
- Large hexagonal table
- (x6) armchairs

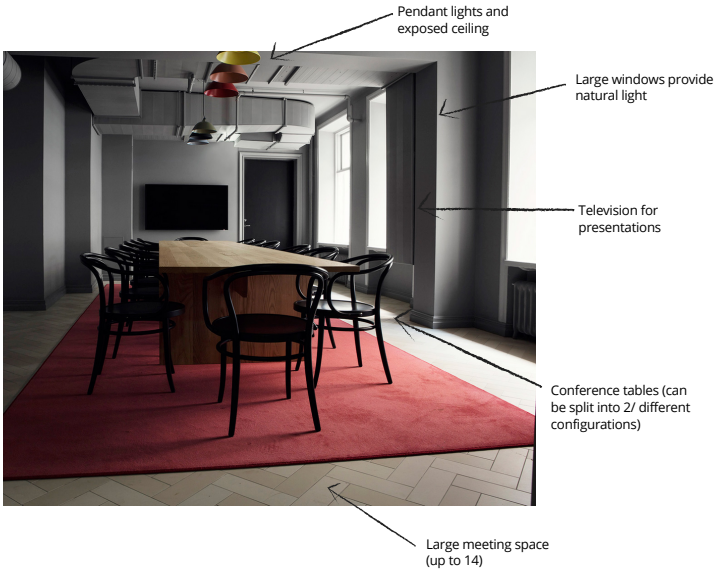
Small Meeting Room B (first floor) :

- Small round table
- (x5) lounge tables









ALMA CREATIVE CLUB

Spacial Program and Images

Atelier/ Workshop

Workshop Space/ Product Storage

Private (members only), High Traffic

- Acts as hallway to meeting rooms, music studio, and print room.
- Provides large studio style tables for large projects.

Equipment/ Furniture/ Fixtures
Large Meeting Room (third floor) :

- (x2) Large studio tables (can be rearranged to different configurations).
- (x12) armchairs
- (x2) large booths
- (x2) medium booths
- (x1) small booth
- Wall storage for equipment and products

Restrooms (x8)

Private, Light Traffic

Equipment/ Furniture/ Fixtures
Large/ Main Washrooms (First floor) :
All Universal

- (x3) toilet/sink combo stalls
- (x1) accessible toilet/sink combo stall
- (x1) shower stall
- (x1) shower/toilet/sink combo stall

Medium Washrooms (3rd floor) :
Universal

- (x4) toilet/sink combo stalls
- (x3) additional sinks
- (x1) accent chair

Small Washrooms (2nd - 5th floors) :
Universal

- Toilet/sink combo stalls

ALMA CREATIVE CLUB

Spacial Program and Images

Atrium

Dining Hall/ Restaurant/ Event Space

Private (members only), High Traffic

- Acts as the office 'hub'.
- Central location easily accessible through main entrance.
- Large communal tables foster conversation/ socialization.
- Non-fixed furniture allows for empty space for events/ exhibitions.
- High, vaulted windows create ceiling and flood space with natural light.
- Shelving showcases products.
- Built in credenzas allow counter space for buffet style/ self serve eating.

Equipment/ Furniture/ Fixtures

- (x6) large, communal tables
- (x12) long benches
- (x2) lounge style chairs
- (x1) side table
- Long built-in credenza
- Espresso machine/ other self serve equipment
- Built in shelving to showcase product
- Various styles of hanging pendants

Kitchen

Commercial Kitchen (Caters to Restaurant)

Private (kitchen employees only), Low Traffic

Equipment/ Furniture/ Fixtures

- Dish-washing room
- Refrigerated/ freezer storage
- Dry food storage
- Preparation space

ALMA CREATIVE CLUB

Spacial Program and Images

Private Offices (x5)

Private Offices of various sizes

Private (members only), Low Traffic

- Different sized offices to accommodate cohorts of different sizes.
- Natural light to foster productivity and mood.
- Acoustic privacy.
- Located on second and third floors.
- Adjacent to small lounge spaces.

Equipment/ Furniture/ Fixtures

All offices feature a number of, in various formats:

- Large desks with under storage and filing
- Ergonomic desk chairs
- Lockable storage

Open Offices

Open Offices for Singles

Private (members only), Medium Traffic

- Accessible through Atrium
- Adjacent/ view to terrace
- Natural light to foster productivity and mood.

Equipment/ Furniture/ Fixtures

- (x3) small table/desks (joined with large)
- (x3) larger table/desks (joined with small)
- (x29) ergonomic desk chairs
- Coat storage
- Built-in shelving

ALMA CREATIVE CLUB

Spacial Program and Images

Dedicated Office

Open Office Space with Dedicated Desks

Private (members only), Medium Traffic

- Desks for permanent membership holders.
- Lockable storage.
- Private lounge.
- Natural light to foster productivity and mood.

Equipment/ Furniture/ Fixtures
Third Floor:

- (x4) desk/ tables
- (x20) ergonomic desk chairs

Fourth Floor:

- (x7) desk/ tables
- (x31) ergonomic desk chairs
- Lounge with small sofa, lounge chair, and coffee table
- Coat storage
- Large windows with street views

Studio Offices (x6)

Private Offices for Teams

Private (members only), Medium Traffic

- Different size studios to accommodate different team sizes.
- Dedicated washrooms.
- Natural light to foster productivity and mood.
- Small lounge.

Equipment/ Furniture/ Fixtures
Large Team Studio (x3) :

- Desk space to accommodate 6
- (x6) ergonomic desk chairs
- Large windows (overlooking street)

Medium Team Studio (x2) :

- Desk space to accommodate 4
- (x4) ergonomic desk chairs
- Large windows (overlooking atrium)

Small Team Studio (x1) :

- Desk space to accommodate 3
- (x3) ergonomic desk chairs
- Large windows (overlooking street)

ALMA CREATIVE CLUB

Conclusion/ Incorporation to final project

What Works:

- Office spaces are secluded from public (either on different floors or far from main entrance).
- Reception allows for only members to access.
- Showcase space offers as buffer before entrance.
- Meeting rooms (with exception of first floor) filter into lounge spaces.
- Lounge spaces offered throughout to create 'friction points'.
- Modular and non-fixed furniture can be moved and adjusted to suit.
- Aesthetics are consistent throughout, ad allow for art and products to be easily showcased.
- Built-ins allow for sufficient storage.
- Natural light/ windows/ view from all spaces.

What Needs Improvement:

- Lack of ergonomic chairs on lower floors (chair do not promote working long areas)
- Lack of lockable/ overnight storage.
- No exterior entrance to kitchen (deliveries occur through office).
- Meeting rooms on first floor filter directly into workshop space (noise).
- Level changes and lack of elevator mean building is not accessible.
- Lack of accessible washrooms.
- Atrium allows only sociopetal seating.
- Lounge seating could be more comfortable, and less formal.

Incorporation to Final Project:

Founded to ' provide intellectual and social nourishment to [it's] members, Alma Creative Club addresses the areas need of a one-stop hub to work, meet, dine and socialize. Though for a large city a 'members only' club is feasible, the exclusivity of the office may not work in creating a space that feels accessible. Different office options, including Open, Dedicated, Studio, Private Office, Out-of-Town and Social, allowing users/teams to select a space based on need. The centralized atrium acts as the heart of the building, grand in size, and foster social connections/networking. The inclusion of shower stalls and private toilet/sink stalls makes the space feel polished yet practical, and adds work life balance. The use of modular furniture allows for easy change, specifically in the atrium, which by night, acts as a events venue.

Exclusive by nature, Alma addresses the areas need for a co-working space uniting creatives. The office fosters independent work and collaboration, both qualities I hope to promote in my final project.

MÃO ESQUERDA VINTAGE STORE

Micro-retail (vintage clothing)
Precedent Study

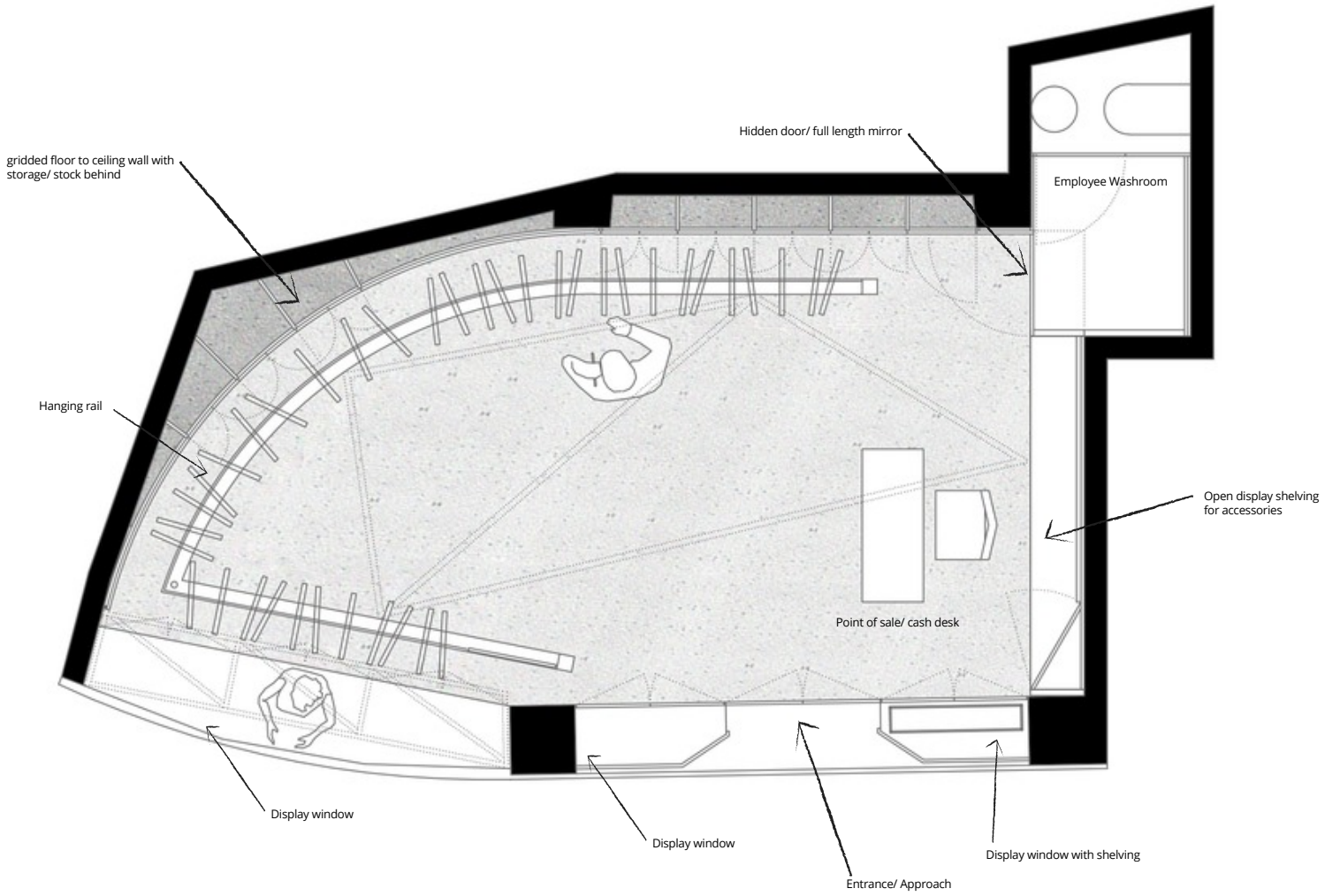
Architects: Gustavo Guimarães
Year: 2017
Area: 235 Square Feet
Location: Porto, Portugal
Market: Affluent seekers of high quality vintage clothing

About the Space:
Mão Esquerda vintage has no shortage of foot traffic. Located in a mere 235 square foot space, the store inhabits a small portion of a historic building smack-dab on one of the busiest streets is Porto. Similar to the surrounding structure, the store was refurbished in 2017, conscious to incorporate the raw, traditional style of downtown Porto city, with a minimalist aesthetic. The store sources vintage clothing from all over the world, and is known for it's high quality and designer pieces. In order to feature these pieces, many of different fabrics ad styles, the clients wanted a simple and neutral backdrop where the clothes could speak for themselves.

The challenge for designer and architect Gustavo Guimarães was in the irregular, slender origin of the small space. The resulting design encompasses strong lines and contrasting materials presented in strong, curvilinear forms. A gridded, floor to ceiling wall made of oak acts as the main partition, allowing storage/ stock behind. To compliment the partition and stay in line with the curves and lines, an iron hanging rail wraps, allowing for quick configuration changes based on rotating stock. To keep with the vintage theme, a refurbished counter formerly in a chemists shop acts as the point of sale. The original marmorate flooring was preserved refinished to play homage to the original historic buidling.

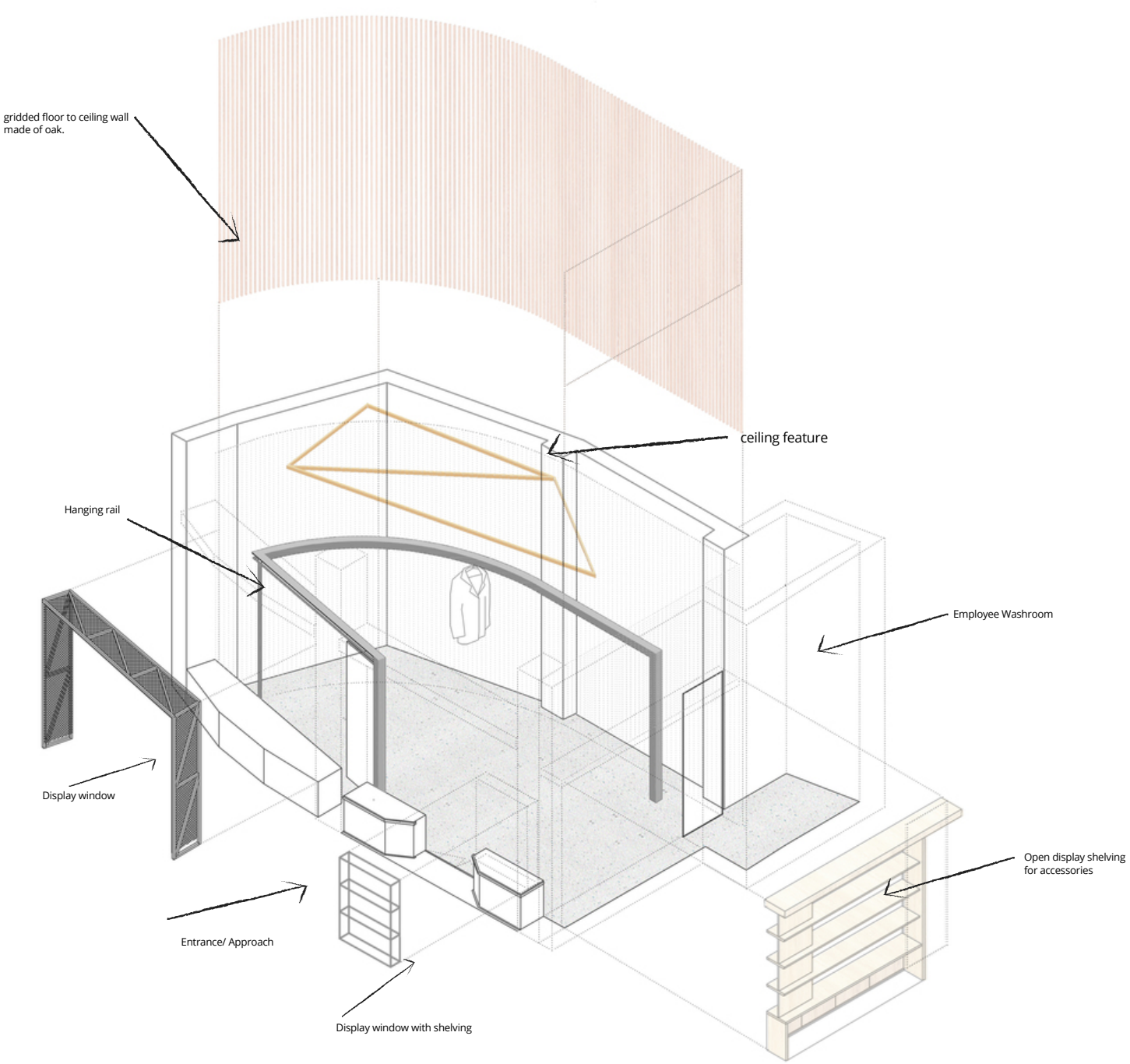
MÃO ESQUERDA VINTAGE STORE

Floor Plan
235 Square Feet



MÃO ESQUERDA VINTAGE STORE

3D Model
235 Square Feet



MÃO ESQUERDA VINTAGE STORE

Spacial Program and Images

Entrance/ Windows

Street entrance and displays

Public, High traffic

- Located on one of the busiest streets in the city, below a historic building.
- Compact, but feels luxurious and exclusive.
- Angled glass displays invite in passerby's.
- The store in its entirety is viewable from the street.
- Signage/ branding is subtle and compliments historic building.
- Height change from street level.

Equipment/ Furniture/ Fixtures

- (x2) small angled display cases, one with accessory shelving
- (x1) large, linear window display for mannequins.

MÃO ESQUERDA VINTAGE STORE

Spacial Program and Images

Display/ Sales Floor

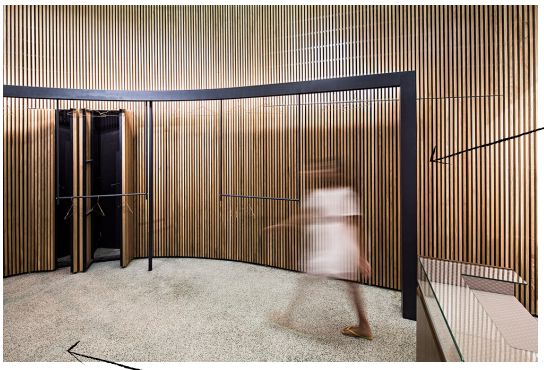
Hanging displays of product for purchase

Public, High traffic

- Curved wall featuring floor to ceiling grid made from oak, with storage cases behind.
- Hanging iron rack follows curve of wall with both high and low rods.
- Small seating space for trying on shoes, waiting etc.
- Ceilings are high and make space feel grand.
- Large windows on front wall flood store with natural light.

Equipment/ Furniture/ Fixtures

- Custom iron curved rack for hanging clothes.
- Small shoe display
- Built in storage with doors integrated into walls for hidden effect
- Small lounge chair



View from cash desk

MÃO ESQUERDA VINTAGE STORE

Spacial Program and Images

Cash desk/ Point of Sale

Hanging displays of product for purchase

Public, High traffic

- Curved wall featuring floor to ceiling grid made from oak, with storage cases behind.
- Hanging iron rack follows curve of wall with both high and low rods.
- Small seating space for trying on shoes, waiting etc.
- Ceilings are high and make space feel grand.
- Large windows on front wall flood store with natural light.

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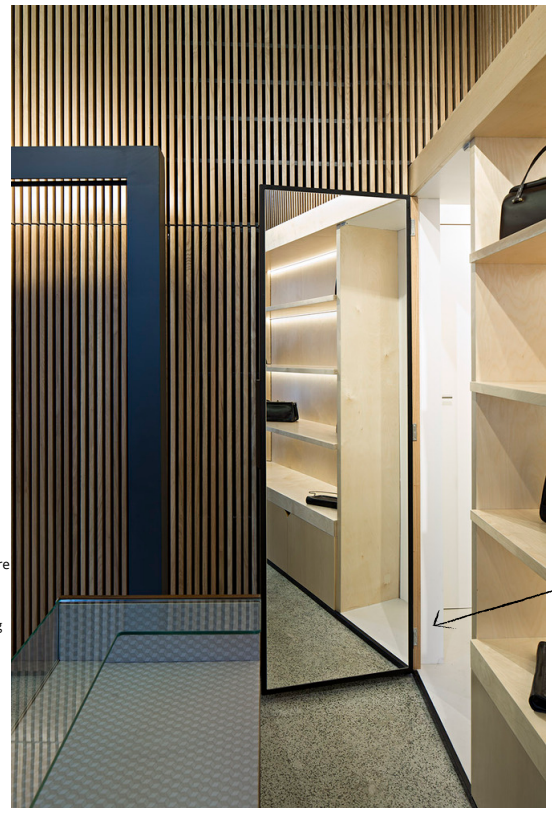


MÃO ESQUERDA VINTAGE STORE

Conclusion/ Incorporation to final project

What Works:

- Storage solutions are well incorporated/ hidden into design and are easily accessible.
- Design is modern and simple, which allows product to be main feature.
- Furniture and fixtures on perimeter make space feel larger and more open.
- Mill-work lighting is soft and ambient
- Front facade floor to ceiling windows make space feel larger and allow passerby's to see product.
- Door to washroom concealed with large window, making space feel larger.
- Track lighting allows for different configurations in sales floor.

What Needs Improvement:

- Lack of mirrors and change rooms.
- Shoe rack/ storage = freestanding, therefore feels like afterthought.
- Level change from street = not accessible
- Lack of branding inside interior.

Incorporation to Final Project:

With intentions to bring high-quality vintage clothes to the city of Porto, Mão Esquerda Vintage creates a fresh and modern backdrop to its one of a kind goods. The store's 'take' on compact-retail allows for an abundance of well hidden and well incorporated storage. Floor to ceiling oak elongates the stores small square footage, drawing the eye up towards a ceiling feature. An abundance of natural and ambient light highlights product, LED strips in specific giving pieces a 'glow'. The cash desk/counter acts additionally as selling space, making it functional over decorative. As a clothing store, the one miss could be translated as lack of 'try on space' in the form of both mirrors and changing stalls. Mão Esquerda Vintage succeeds in many ways in its mission to take advantage of a small retail space. Specifically, the store provides innovative storage solutions, something I will take from when working towards my final project.

DAILY COFFEEHOUSE

Coffee Shop
Precedent Study

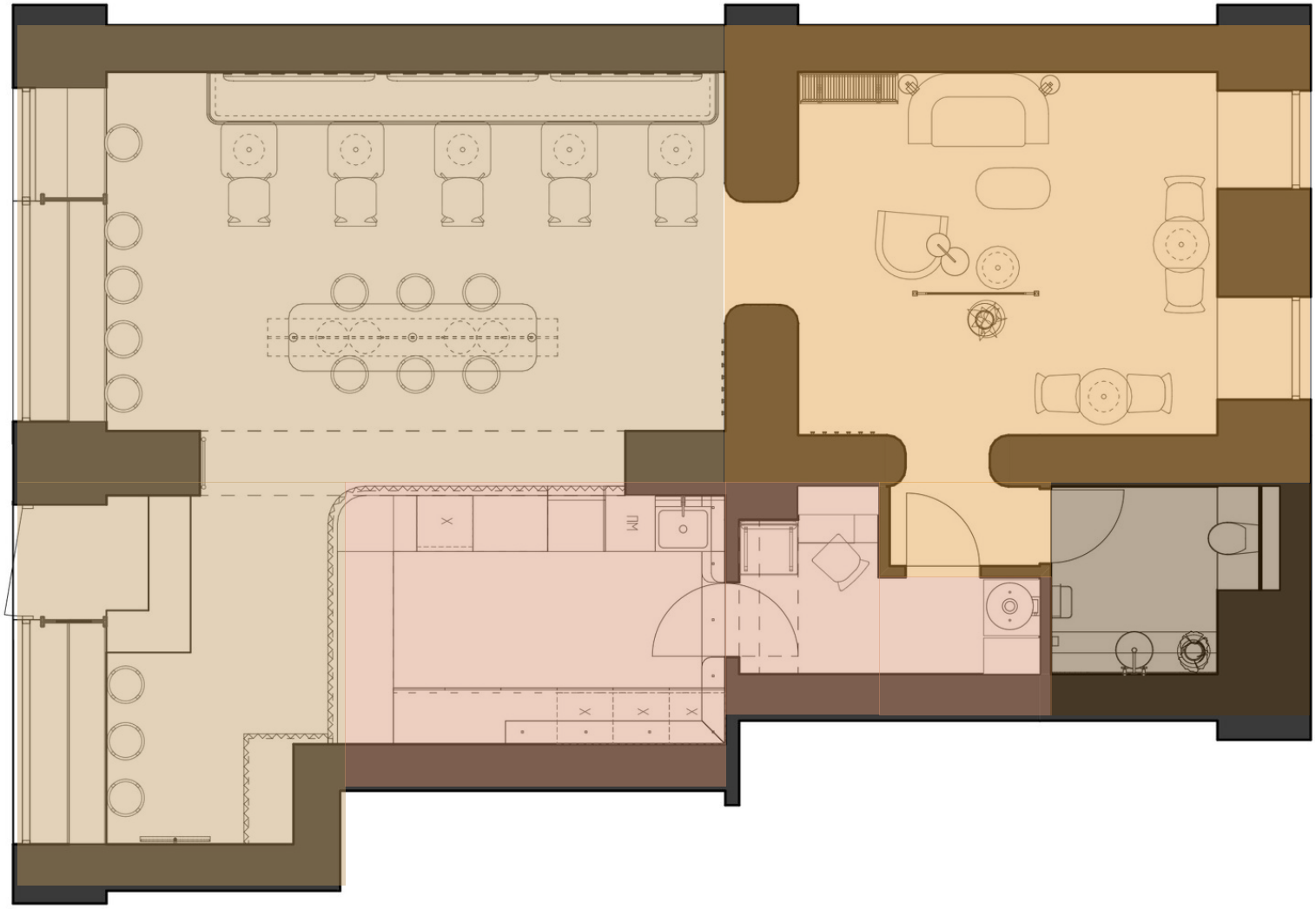
Architects: Sivak&Partners
Year: 2019
Area: 800 Square Feet
Location: Odesa, Ukraine
Market: Urban coffee- goers in search of a trendy atmosphere to socialize and work

About the Space:
Located in southern Ukraine in a port city by the name of Odessa, Daily Coffeehouse brings urban coffee-goers a theatrical and trendy cafe. The space is versatile and intimate, offering its customers seating for a variety of tasks and occasions.

Two contrasting 'zones' make up the shop. The first, a neutral and bright service area, houses the main coffee counter, as well as seating for both singles and groups. The second, more dramatic and moody, contains more comfortable seating arrangements intended for intimate interactions. Plaster covers the walls and ceiling in both rooms, the front a sandy-pink, and the back a deep burgundy. Features in the front such as the grooved counter and small tables were made exclusively for the project from ash wood. Most pieces within the cafe, were in fact made custom, the remaining sourced from a minimalist Danish brand. Features in the back blend with the theatrical mood, including black chairs, and dark window shades. Fluted glass stands at the center of the room, dividing intimate corners. In the bathroom, large, geometric patterned tiles flank both the floors and walls.

DAILY COFFEEHOUSE

Floor Plan
800 Square Feet

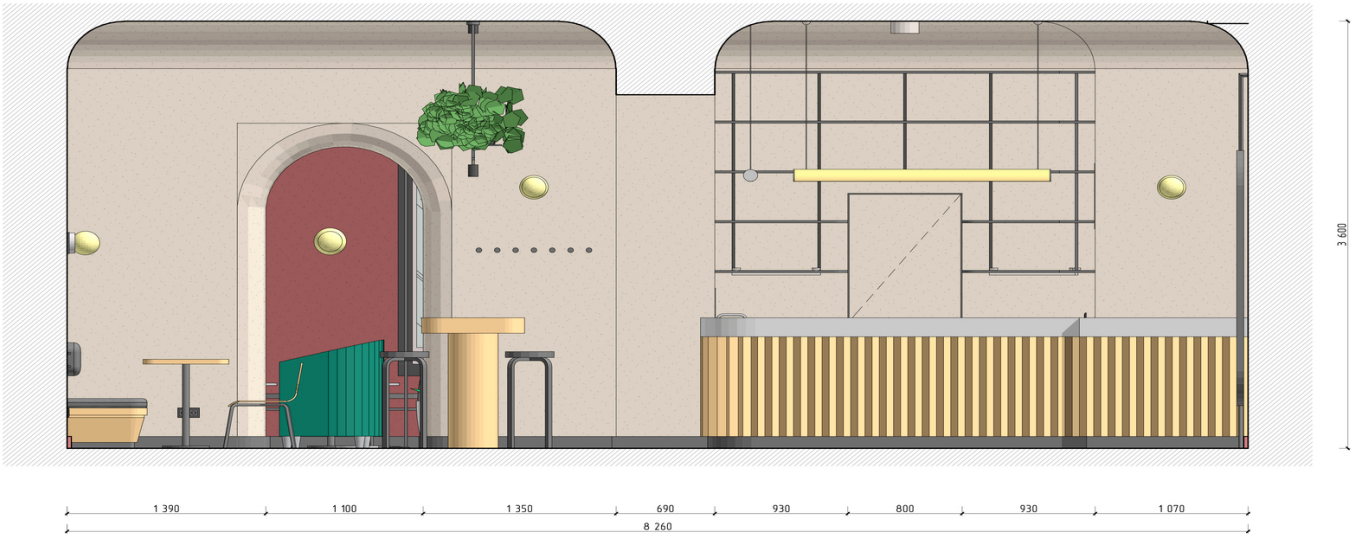


- Main cafe seating
- Back-of-house (coffee bar/ staff area)
- Lounge space
- Washrooms

DAILY COFFEEHOUSE

Interior Elevations

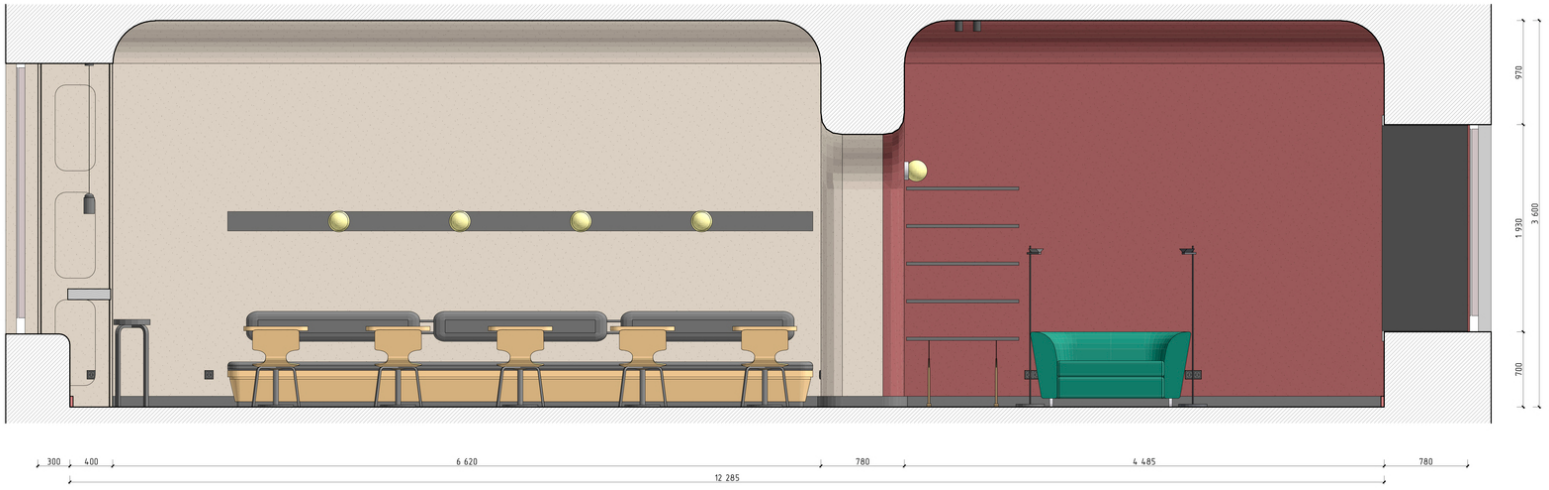
Curtain wall/ Entrance Elevation



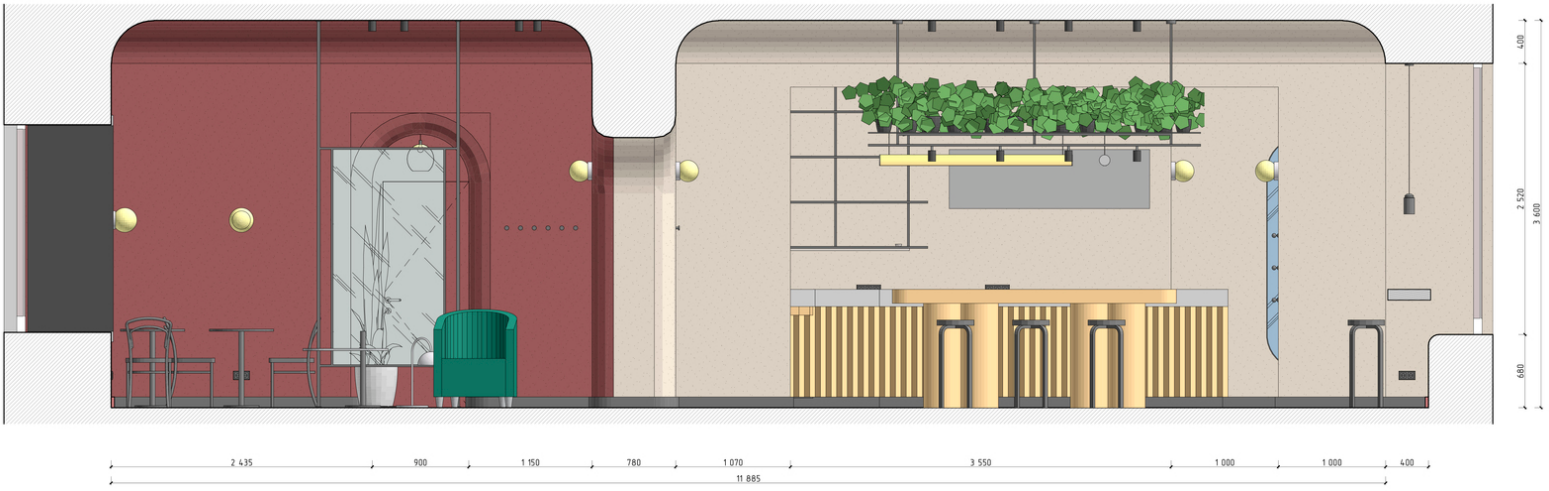
Main cafe/ Counter Elevation

DAILY COFFEEHOUSE

Interior Elevations



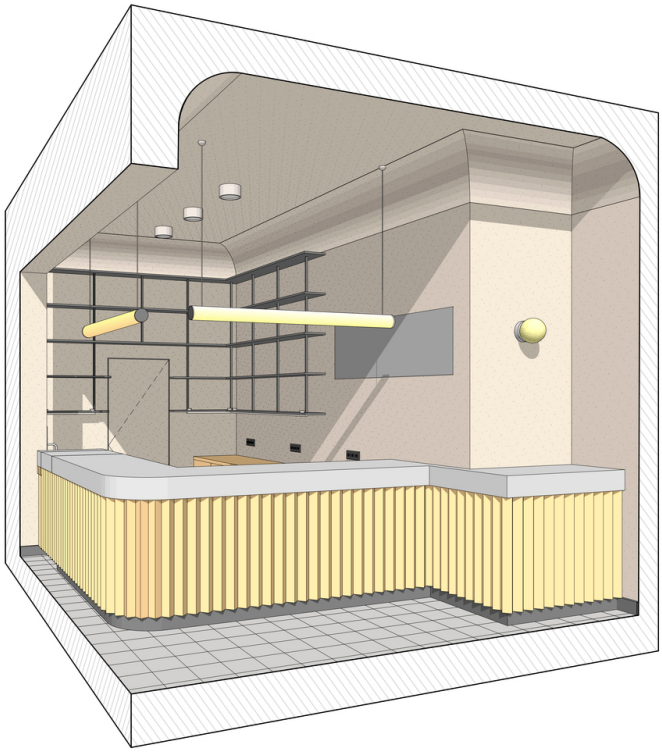
Cafe banquets/ Lounge Elevation



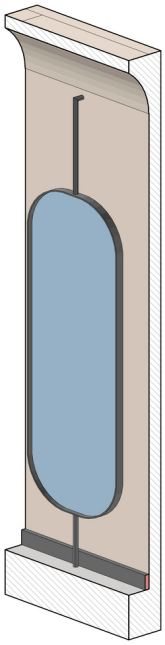
Lounge/ Cafe bar Elevation

DAILY COFFEEHOUSE

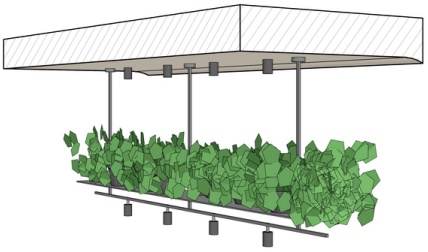
Interior Renderings/ Details

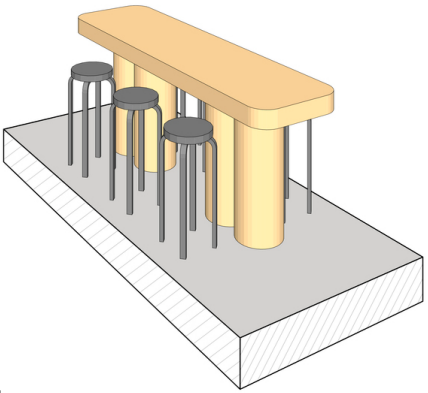


Cafe bar rendering

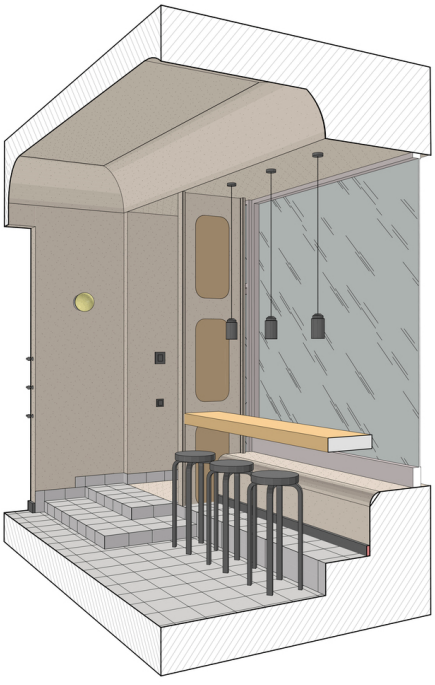


Mirror detail





Bar detail



Entrance rendering

DAILY COFFEEHOUSE

Spacial Program and Images

Main cafe/ Seating

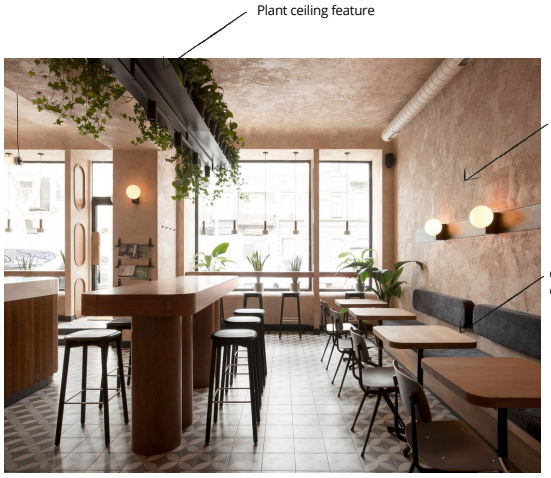
Coffee bar and seating

Public, High traffic

- Multiple seating options to foster both sociopetal and sociofugal interactions.
- Large windows flood in natural light.
- Biophelic elements.
- custom, one of a kind pieces (floating bar, mirror)
- Continuous plaster from walls to ceiling.
- Semi-exposed ceiling.
- Handmade tile flooring.

Equipment/ Furniture/ Fixtures

- (x14) Bar height stools, without arms, backless
- (x5) Table height chairs, without arms
- Built-in banquet seating, with (x3) cushions fixed to wall and seat
- (x1) Bar height table, approx 3' x 10'
- (x5) Banquet tables, approx 3' x 3'
- (x13) Hanging pendant lights
- (x7) Wall sconces
- (x8) Track lights
- (x4) Coat hooks
- Book/ magazine rack
- Integrated soundsystem



DAILY COFFEEHOUSE

Spacial Program and Images

Lounge Space

Intimate lounge seating

Public, High traffic

- Cozy and intimate atmosphere in comparison to cafe space.
- Dark tones and muted lighting.
- Biophelic elements.
- Lounge type seating as well as intimate tables.
- Located towards back of building.
- Semi-enclosed

Equipment/ Furniture/ Fixtures

- (x4) Table height chairs, without arms
- (x2) Stand-alone tables, approx 3' x 3'
- Small sofa
- Lounge chair
- Side table
- Coffee table
- (x3) Floor lamps
- Built-in glass divider
- Window coverings (blinds)
- Custom built-in bookshelf

DAILY COFFEEHOUSE

Spacial Program and Images

Back of House

Coffee bar, prep, and employee/storage

Private, low traffic

- Point of sale counter.
- Food/bakery display case.
- Large menu board.
- Coffee bar open to cafe.
- Adjacent employee area with storage and workspace.
- Hidden/ integrated door to employee space.
- Counter wraps to self-serve area.

Equipment/ Furniture/ Fixtures

Coffee counter:

- POS system (debit machine, receipt printer, ipad, cash register)
- tip jar
- food displays (glass case and jars)
- espresso machine and equipment
- drip coffee
- self serve water tap
- microwave/ small oven
- sink
- under-counter refrigeration
- built in above-cabinet shelving with decor/ equipment
- self serve coffee fixings station
- dishwasher

Employee/ storage room:

- small built-in desk area
- additional stand-up refrigeration

Washrooms

Private, Light traffic

(x**1) Universal washroom:**

- (x1) toilet
- (x1) basin sink
- mirror
- paper towel dispenser
- soap dispenser
- toilet paper dispenser

DAILY COFFEEHOUSE

Conclusion/ Incorporation to final project

What Works:

- Entrance is large and filters directly to coffee counter for order.
- Seating throughout offers various options for singles and groups, as well as various levels of comfort (couches, bar seating, banquet seating)
- Custom features make space feel authentic and cohesive.
- Good use of natural light incorporation.
- Biophelic elements help bring comfort and character to both zones.
- Use of zones give variety and choice to users of the space.

What Needs Improvement:

- Contrast of the spaces feel a bit random, more similarity in elements could make it feel more cohesive.
- Back zone being semi-enclosed and dark makes it hard to navigate, users may think it is employee zone.
- Lack of lounge seating in front cafe.
- Lack of seating for large groups.
- Steps down at entrance make space not wheelchair accessible.
- Inadequate circulation in front of ordering counter, lineup space interrupted by seating.

Incorporation to Final Project:

Bringing a dynamic interior space to the coffee-goers of Odessa, Daily Coffeehouse appeals to the many. Whether looking for a bright and airy study space, or intimate date with a friends, the cafe incorporates the needs of all. Though the spaces cater to a variety, the contrast feels a bit random and intimidating. The space lacks cohesiveness needed in order for the contrast to work, making the back room feel out of place. Further application of similar elements may help the space feel whole, as well as a less small/hidden entrance.

The front cafe however, offers an abundance of seating for the considerably small shop, and is made up of custom, made to order pieces. This gives it a detail-oriented approach, which feel luxurious and high-end. Despite the contrast between the space, which feels confusing, overall, the cafe does an adequate job of catering to it's customers. I hope to incorporate its custom-made approach, as well as the other points deemed as 'working', into my finsl project.

AESOP COSMETICS

Retail store
Precedent Study

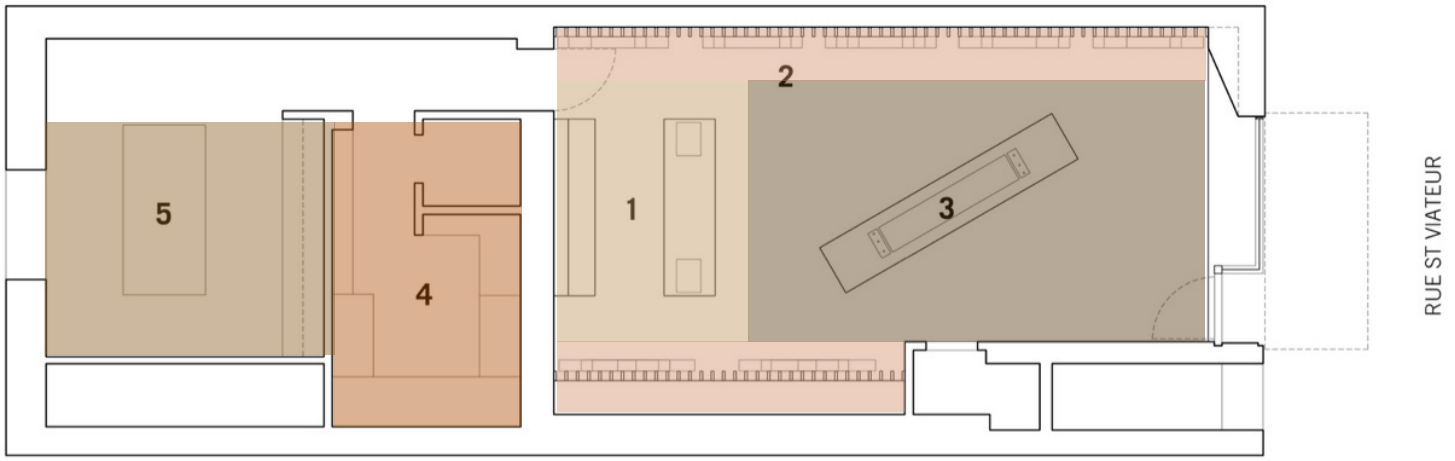
Architects: NatureHumaine
Year: 2016
Area: 540 Square Feet
Location: Mile End, Montreal, Canada
Market: High income individuals in search of quality, high end cosmetic products.

About the Space:
Located in the culture-rich heritage area of downtown Montreal, Canada, the objective in the soap and cosmetics store was to blend with the neighborhood. The concept is a store that presents itself as quite common, but is deconstructed in its structure. It appears 'stripped' of unneeded elements, and rather intends to highlight the bones of the design.

Use and application of materials was an important aspect in the design of the specific location. A raw palette of plaster, plywood, limestone, brass, and reclaimed wood, all work together in harmony to create serenity, and a natural feel reminiscent of the product. As Aesop is primary in the production of hand-soap, a demonstration sink becomes the main focal point, inserted on a 45 degree angled island. Limestone clads the island, which plays visual anchor in contrast to the remainder of the sales floor. Customers are forces to subside the large counter, pushing them towards the product walls, and leading the to the point of sale. Plywood structures intended to resemble wood framing line the walls, the sides painted in different hues to give an ombre effect. Brass shelves display the product known for it's amber glass, adding interest, and allowing the bottles to 'float' against the backdrop.

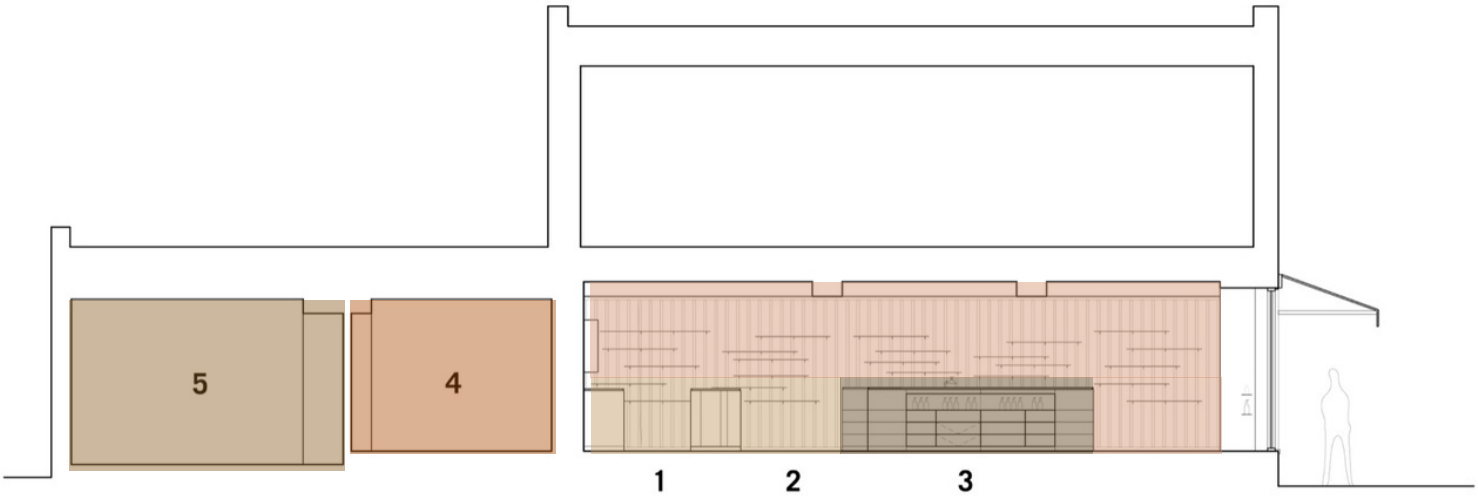
AESOP COSMETICS

Floor Plan
540 Square Feet



PLAN

1. caisse / POS
2. tablettes / shelves
3. comptoir de démonstration / demonstration sink
4. stockage / storage
5. salle de formation / training room



AESOP COSMETICS

Spacial Program and Images

Point of Sale Counter

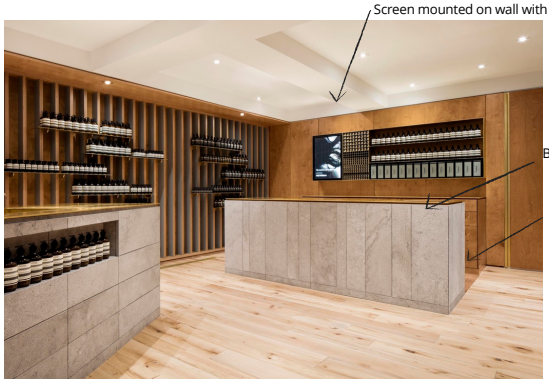
Sales/ transaction counter

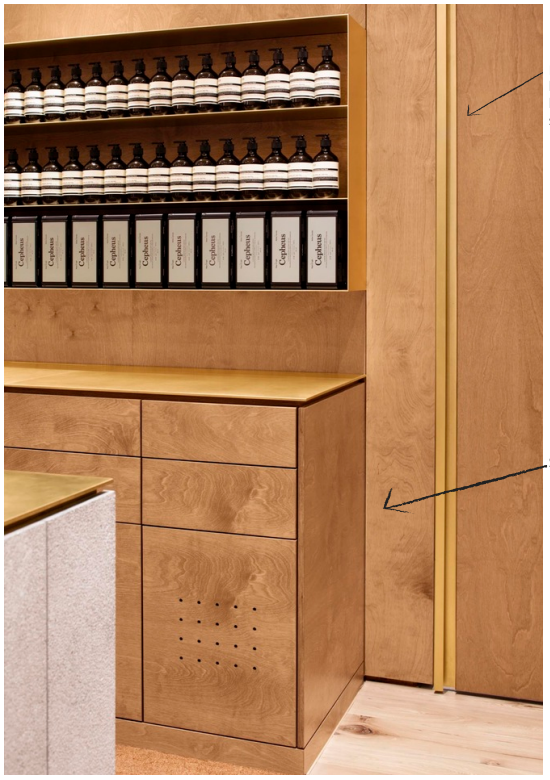
Public, High traffic

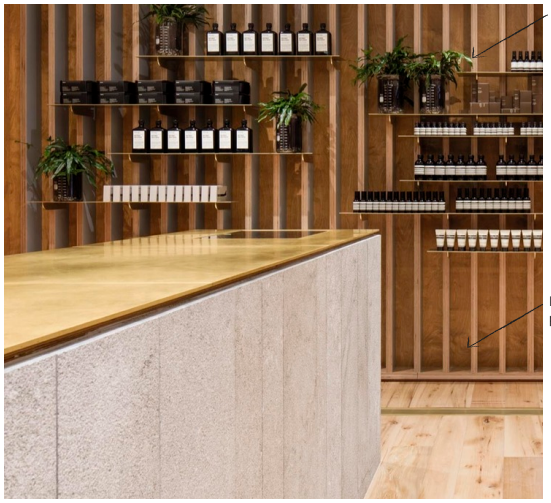
- Limestone clad, brass top counter
- Open on both sides (floating)
- Centered on wall behind
- Additional counter/storage behind
- Screen for advertising and promotions
- Display behind
- Open in front for lineups

Equipment/ Furniture/ Fixtures

- Large point-of-sale counter (approx. 9ft.)
- (x2) POS systems integrated in counter (below)
- Large back counter and storage (approx. 9ft.)
- Display shelving for product (approx. 9tf.)







AESOP COSMETICS

Spacial Program and Images

Outer-Wall Shelving

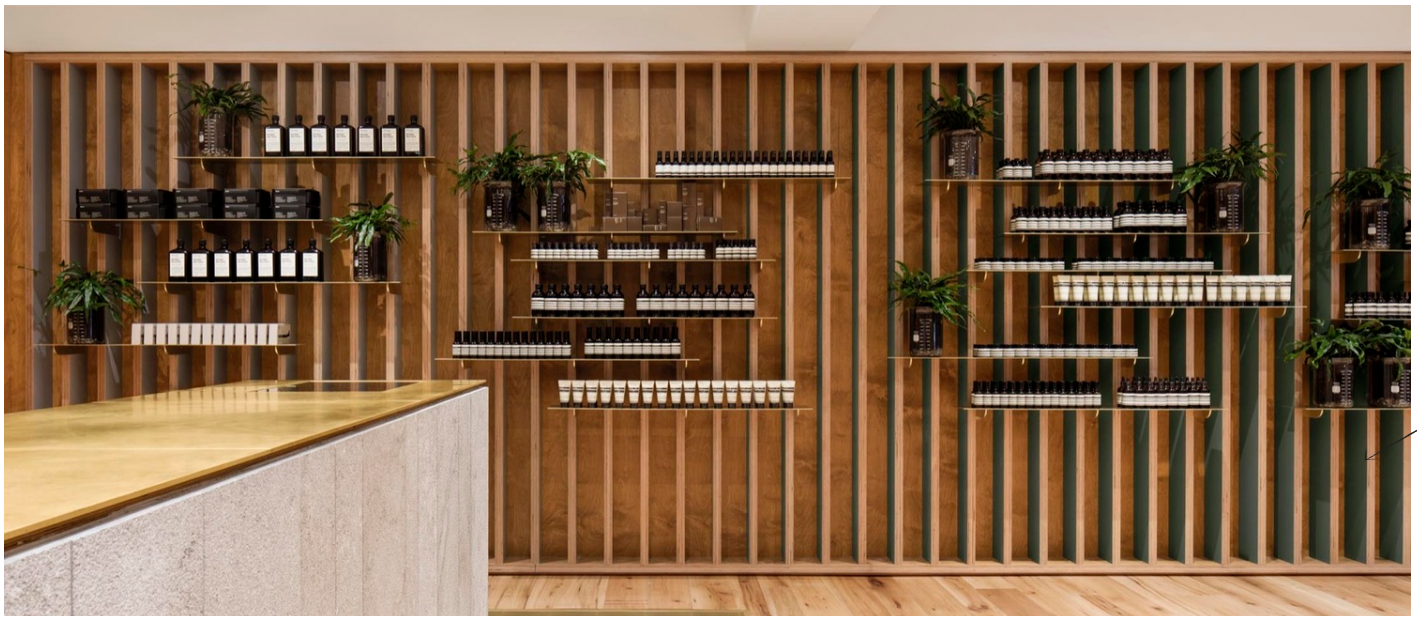
Display shelves on walls

Public, High traffic

- Wood structure mounted on plywood, painted varying hues of grey to green
- Integrated aspects of biophelia as decor
- Brass shelves mounted at various heights and locations
- Recessed gimble lights highlight product

Equipment/ Furniture/ Fixtures

- Non-fixed shelving pieces intended for rearrangement
- Gimble lights on ceiling grid



AESOP COSMETICS

Spacial Program and Images

Center Island

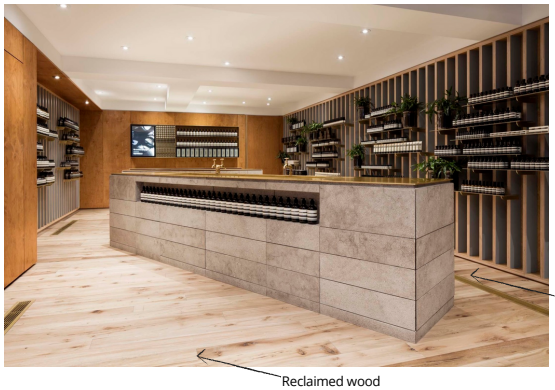
Demonstration sink

Public, High traffic

- Limestone cladding with brass counter top
- In center of store to provide visual anchor, as well as push customers towards outer sales walls
- Additional product storage and display integrated into limestone sides
- Large demonstration sink for product trial

Equipment/ Furniture/ Fixtures

- Angled counter at 45 degrees (approx. 15ft.)
- Large sink and faucet
- Gimble lights on ceiling grid



Stock Room + Training

Display shelves on walls

Private, low traffic

- Stock room adjacent to POS and sales floor for easy access.
- Possible washroom for staff
- Training room most far from sales floor
- Large window in training room for natural light

Equipment/ Furniture/ Fixtures

- Shelving units for storage purposes in stock room
- Counter space in training rooms for demonstration.

AESOP COSMETICS

Conclusion/ Incorporation to final project

What Works:

- Island with demonstration sink is in center of store on angle - creates visual anchor and forces customers to outer walls filled with product.
- Shelves attached to plywood are moveable/ rearrangeable.
- Materials are natural and cohesive + reinforce the company's brand and products.
- Colour change in walls create visual interest and break up wood tones.
- Incorporation of brass adds element of interest and warm.
- Plants alongside products add interest and reinforce brand.

What Needs Improvement:

- Entrance steps up from street = not wheelchair accessible.
- Lighting could be more interesting/ have more variation.
- Confused by size of training room, seems very oversized for square footage of store itself.

Incorporation to Final Project:

With a goal to blend in the culture-rich heritage streets of downtown Montreal, Aesop's Mile End location brings a deconstructed approach to retail design. The concept and materials behind the store align strongly with the brand's vision and products, remaining natural and organic. Colour is incorporated in a subtle way, but adds interest to the outer walls containing products. These are all points in which make the store successful, therefore I plan to ensure my final project design.

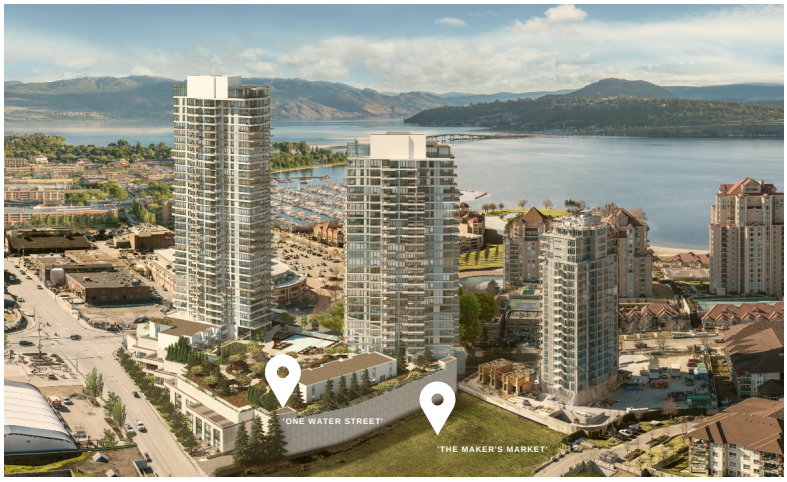
The only problems I identified within the store were lack of accessibility, both in the main entrance (stairs) as well as the POS counter, lack of lighting variations, and confusions with staff square footage needs. The plans collected were vague, therefore I could not locate a washroom of any kind (though this could be a discrepancy in the plans).

LOCATION ANALYSIS

KELOWNA, BC

The site for The Maker's Market is located in downtown Kelowna's Cultural District. The area, once plentiful with fruit packing plants and distributors, now acts as a hub for the art and cultural scene. The bustling streets play home to an abundance of cultural venues, including galleries, theaters, restaurants,and museums.

Being located near the far end of the Cultural District and bordering Kelowna's North End, the site is balanced commercially and residentially in adjacent buildings. With the recent sale of the Tolko Mill, the North End is up-and-coming in the build of both commercial facilities and residential high-rises. The site is conveniently walk-able, just ten minutes from Bernard Avenue, downtown's largest shopping and dining hub, often considered the 'heart' of downtown. The walk over includes a large bus loop, multiple lake-side parks and beaches, local and chain restaurants, hotels and resorts, and 'Prospera Place', the cities only stadium venue. Directly adjacent and notable businesses include Central Kitchen and Bar, Sun Plex Sports Club, Train Station Pub, Chain Line Cycle, Bouchon's Bistro, and Water Front Wines. Under construction directly adjacent to the site is 'One Water Street' Kelowna's newest and tallest high-rise towers, consisting of both residential and commercial units. The luxury building will be a high driver of traffic and population growth to the area.



SITE PROFILE

LOT SIZE:65 000 SF
ADDRESS:1092 ELLIS ST.
ZONING CATEGORY: COMMERCIAL; MULTI-FAMILY RESIDENTIAL
LAND USE CATEGORY: MULTIPLE UNIT HIGH DENSITY RESIDENTIAL; MIXED USE

NEARBY:

DINING & CAFES:

Central Kitchen and Bar
Train Station Pub
Bouchon's Bistro
Water Front Wines
Cactus Club Cafe
BNA Brewing and Eatery
Bliss Bakery
Bean Scene Coffee Works
Blenz Coffee
Bamboo Chopsticks
Sprout Bread
Oak + CRU

RETAIL & SHOPPING:

Chain Line cycle
Metro Liquor
Donna Ellsay Antiques
Potters Addict Ceramics
Stone Fox Clothing Collective
Underground Records
Cande Bridal Boutique
Natural Rezources Health foods
The Water Garden Clothing

RESORTS & HIGH RISES:

One Water Street
Waterscapes: Discovery Bay
Waterscapes Skye Tower
The Delta Grand Resort
The Royal Bellstar Resort
St. Paul apartments
The Madison apartment

CULTURE & COMMUNITY

Propera Place arena/stadium
Sunplex Sportclub
Smile Cycle Tours
Hambleton Galleries
The Rotary Centre for Arts
The Kelowna Art Gallery
The Laurel Packing House
Kelowna Community Theatre
Okanagan Regional Library
The Innovation Centre

Clement Ave
Gaston Ave
St Paul St
ELLIS ST.
PARKING
GASTON AVE.
Sunset Dr
Industrial Ave
Sunset Drive Park
N
N

EXISTING BUILDING

EXTERIOR

NUMBER OF FLOORS: 2
TOTAL SQUARE FEET:13,460
CONSTRUCTION TYPE: WOOD FRAME
EXTERIOR:VERTICAL CLAD, GREY-TINTED SPRUCE
ROOF TYPE: FLAT , PITCHED
ARCHITECT: MAURICE MARTEL
EXISTING LOCATION: NAPIERVILLE, MONTREAL

EXISTING BUILDING

INTERIOR

FEATURES:

The building combines contemporary and rustic design styles in an effort to resemble a barn or warehouse. Two stories make up just under 13, 500 square feet, a small footbridge connecting the separate wings. The first wing serves a single story with a flat roof, while the second serves two stories, complete with a pitched roof. The cathedral style ceiling is made possible by an external insulation,which allows the space to breathe height-wise.

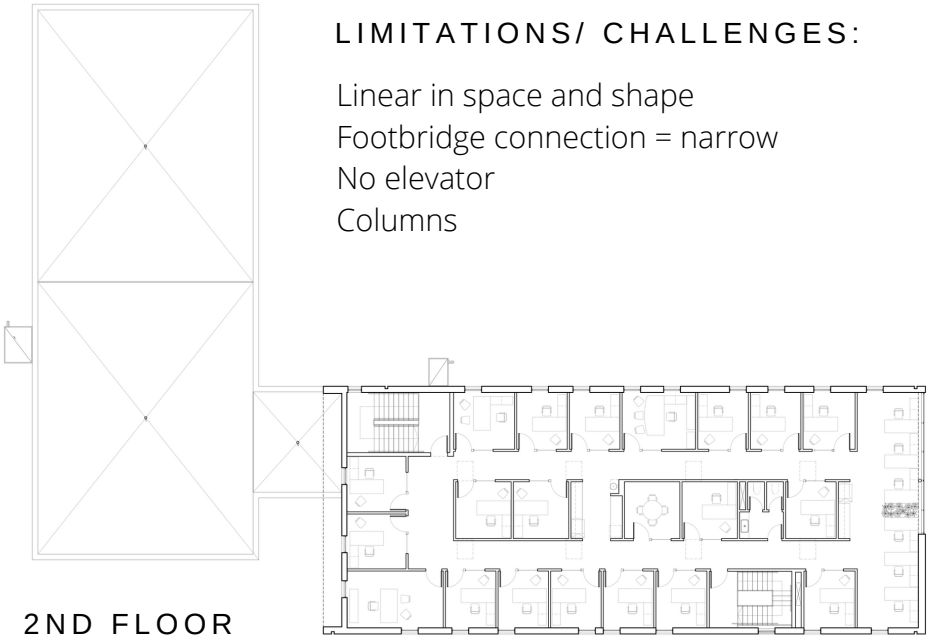
EXISTING BUILDING

FLOOR PLANS

1ST FLOOR

ATTRACTIONS/ FEATURES:

Vaulted, exposed mechanical ceilings
Floor to ceiling windows
Modern, simplistic design style
Skylights



2ND FLOOR

LIMITATIONS/ CHALLENGES:

Linear in space and shape
Footbridge connection = narrow
No elevator
Columns

CODE ANALYSIS

Occupancies:
3.1.2.1 / Appendix A
Division B
Office = Group D
Retail = Group E
Café/ community space = Group A Division 2

Occupancy Load:
3.1.17.1
Office – business and personal service uses
3906 SQ FT = 362.9m2
362.9/ 9.30 =39
Retail – mercantile
3928 SQ FT = 364.9m2
364.9/ 3.70 = 98
Café – dining, beverage, and cafeteria
1500 SQ FT = 139.3m2
139.3/ 1.20 = 116
Community Space – space with non-fixed seats
1000 SQ FT = 92.9m2
92.9/0.75 = 123

Washrooms:
3.7.2.2 -A/ -B
Office –
39 /2 = 20
1 male and 1 female = 2 total
Retail –
98/ 2 = 49
2 male and 2 female = 4 total
Café –
116/ 2 = 58
2 male and 3 female = 5 total
Community Space –
123/ 2 = 62
2 male and 3 female = 5 total

Minimum Number of Exits:
3.4.2.1 (1)
-Must have 2 exits on both stories, and must keep egress from stairwells to exterior.

Distance between Exits:
3.4.2.3
(One half the maximum diagonal dimension of the floor area)
Side 'A' diagonal = 110/ 2
=55 FT (16m)
Side 'B' diagonal = 104/ 2
=52 FT (15m)

Travel Distance/Location of Exits:
3.4.2.4.5
40m for business and personal service occupancies
45m for a floor area containing an occupancy other than a high-hazard industrial occupancy, provided it is sprinklered throughout.

Widths and Heights of Exits:
3.4.3.2 –A
First floor –
Occupancies = 98+116+123
=337 x 6.1
=2055
=6' – 8" – total of all first floor door widths combined
Second floor –
Occupancy = 39
=39 x 6.1
=237
=2' - 6" – total of all first floor door widths combined

CLIENT PROFILE

Sophie Knudson, the client, is no stranger when it comes to shopping local. With experience via her own small business, she is committed to helping local artisans and vendors prosper through providing them a collective location to work and sell.

Ironically, Sophie fell into her business by mistake, beginning with her shopping for old jewellery at a local thrift store. She had always felt a pull towards environmentalism, frequently shopping second-hand to reduce her consumerism, and as a bonus, save money. She saw potential in other's discards, and would re-construct the pieces into new ones that were more modern and reflective of her style. As time went on, friends and family began to admire the pieces, and ask if they could purchase their own from her collection. What was once a hobby quickly became a business, and she began to sell the pieces online via Instagram. Eventually, she outgrew the platform and began her own website, selling not only to residents of the Okanagan, but to those all over Canada.

As a born-and-raised local of the Okanagan valley, Sophie is passionate about supporting small businesses and circulating community wealth. She believes shopping locally is an investment not only in the good being purchased, but an investment in your own community. Using the market as a backdrop, she wants to educate others on the benefits of shopping locally, and the effects of 'fast fashion' in today's society. She is passionate about the environment and conscious of her footprint, and would like sustainable practices implemented within the market wherever possible.

Today, Sophie's brand is more successful than she had ever thought possible, her new goal being to help other businesses grow and prosper in the way her own has. The idea behind The Maker's Market came to her as a vendor of the Kelowna Farmers Market, where she noticed a gap in the market for small businesses similar to her own. Freezing temperatures would hit the Okanagan valley each October, closing the market, and resulting in lack of a physical space to sell her jewellery. After winters spent facilitating solely online sales, all of which she crafted and fulfilled in her own home, Sophie consulted with other local business owners only to discovered many of them felt similarly. They agreed working from home could sometimes be daunting, and showed interest in working within a collective space that would foster the 'office culture' they yearned for.

Sophie's personal style is a balanced combination of modern and rustic, and she would like the space to be reflective of her taste. She wants guests/customers of the space to feel warmly welcomed, inspired, and a sense of familiarity credited to the use of local materials and elements. In the office space for members, she want the space to convey serenity and unity, allowing for open collaboration and mingling. In some ways, she would like the space to resemble that of the common/traditional office, however, this is to be delivered in a way that feels comfortable and unprecedented to the user.

TARGET MARKET

Because The Maker's Market caters to both small businesses and those who come to shop their goods, two different target markets are presented.

The most primary users of the facility are the small businesses and individuals who rent retail and office space, known as 'market members'. These members are likely to have views that align with Sophie's, though their individual businesses will vary in aspects such as the goods they sell and their costs, the size of their team (individual or 2 members), how long ago they were established, their customer range, and the size of space they need. Majority of these businesses will be start-ups or companies with limited funds, looking for an affordable, small scale location. Individuals wanting to become 'market members' will mutually benefit through the exposure to new clientele, as those who come to the market as customers of a specific store, will likely leave as a customer to others. This type of collective is desirable to any business wanting to convert community members into loyal customers, but also in the aspect of creating their own community. Members will additionally have the option to rent a desk in the second floor office space, created with the intention to reinforce a sense of community amongst those who sell and work together. The office will appeal to those who currently work from their homes, which tends to be common with small businesses, and give them the opportunity to share the experience of 'office culture'. This collaborative space will offer them a private desk or office, a studio space for shooting content, a creation workshop, a printing area to fulfill online orders, and private meeting rooms to use at their discretion.

TARGET MARKET

The secondary users of the facility are the customers who visit the market in order to shop, purchase, pickup online orders, and utilize the café. These visitors can further be broken down into two categories; locals, who will remain the focus, and tourists, who will play a fundamental season role.

Locals who already shop at Okanagan or Canadian small retailers will predominantly make up the target market, though it is likely to attract those who currently do not shop locally, but feel a pull to do so. These users will have knowledge behind their support equating to the circulation of community wealth, enriching the local economy. They likely will already be frequent and loyal customers to local businesses via online purchases, but welcome the idea of a physical shopping experience. As the cost of slow fashion compares relatively higher than that of fast fashion, shoppers will likely be in a higher income bracket, with willingness to invest in quality goods. Though the market focus lies in retail, locals may additionally seek out the facility as a means to socialize and feel closer to their community through a sense of common interest.

The attraction to tourists will lie in the creation of a space where they can shop the Okanagan the way locals do. Tourism is a leading industry within the Central Okanagan, the region hosting almost 2 million visitors annually, who contribute upwards of $1.25 billion in economic output. As the Okanagan is typically a summer destination, peak tourist traffic will likely occur in the summer months of June-August. Centrally located within the cultural district of downtown Kelowna, the market is walkable from nearby resorts and hotel. Okanagan visitors will find convenience in the market's selection, experiencing exposure of local culture through a variety of businesses and their goods.

With sustainability at its core, the market will also appeal to both locals and tourists who are passionate about the environment and reducing their footprint. They likely already pursue sustainable acts in their day to day lives, and will find comfort in the market's commitment to conscious practices.

The Maker's Market separates itself from similar concept in the Okanagan region in its commitment to the environment, year-round service, quality products, and overall design. Though an exact facility does not yet exist in Kelowna, similar ideas, such as the Farmer's and Crafter's market, or even Orchard Park shopping centre, cannot offer the same doings. The Farmer's Market reduces its size through the winter months, moving indoors, and leaving many vendors without income. The Maker's market aims to give small businesses and artisan's permanent residency, without the baggage than come from a corporate facility, such as a mall. These types of facilities may have target markets that slightly cross over and align with that of The Maker's Market, but will likely not equate to direct competition.

OPERATIONS

HOW IT WORKS:

Retail/ Office:

Not unlike other markets, in order to become a retailer and member of The Maker's Market, candidates must first submit an application. To avoid repetition and keep the market diverse in its goods sold, applicants may be turned away on the basis of their product already being widely available. Consideration will only be given to businesses of 1-2 members, though additional employees may be hired to operate retail spaces. This will ensure the focus of the market lies in the aiding start-ups and small businesses who are not yet fully established. Businesses must also have a creative contribution to the goods they sell, meaning items are not permitted to be re-sold without manipulation or change. Once accepted, businesses will select a retail model based on needs, and the goods they sell. Models will be offered in different square footages, layouts, and costs, but will remain cohesive with the overall concept and design of the facility. Each individual business will be responsible for staffing and operating their own retail space, and must abide by the facility hours of operation. Cleanliness will be at the hands of the businesses, there obligation being within the walls of their own retail space. Members will pay an annual fee in contribution to the hiring of a janitorial service, who will clean the common areas after close. Retail spaces will be lockable for overnight security, and storage will either be integrated within (for smaller retailers) or provided nearby (for larger retailers). Businesses will be provided a 'Monaris Go' payment terminal, as well as an iPad containing a subscription to Monaris' point of sale/inventory program. E-commerce websites and social media accounts will be advertised on the exterior of each store to encourage online purchasing in addition to physical buying. In keeping with the facilities zero-waste efforts, retailers are permitted to practice sustainable packaging in distributing their goods. Single use plastics and papers (such as bags and receipts) are not allowed. Guest may purchase 'Maker's Market' bags, or those sold by retailers if they are looking for take-away options.

Once accepted, members will be provided a coinciding office space on the second floor, with additional access to a studio for shooting content, a creation workshop, a printing area to fulfill online orders, and private meeting rooms to use at their discretion. Dependent of business size and needs, owners will have the choice in an open desk, private desk, or for businesses with partnerships, a private office containing multiple desks. The second level will also house individual storage units for products and goods not yet ready for retail purposes.

OPERATIONS

Zero-waste Café:

The café will be staffed and operated separately by a local coffee roaster whose commitment is to a zero-waste brand. A cashier and two barista's will be on staff at all times, with added support during peak hours such as holidays and weekends. In employing zero-waste, the café will not give out 'to-go' merchandise of any kind for food or drinks. Instead, they will operate a reusable program, where customers are encouraged to bring their own cups and containers from home. Those who don't will be welcomed to join the café's 'zero-waste membership', where they will 'sign out' a dish for temporary use. Dishes will have embedded barcodes linked to a user account to ensure return, and drop off points will be located throughout the market. Dishes will be transported from the 'dish drops' to the cafe by staff, where they will be scanned back into the system, and washed before the cycle replays. Alongside the 'dish drops' will be zero waste boxes leased from an environmental company called Terracycle. The boxes are shipped out, can be filled with waste and recycling of all kinds, and are delivered to collection points where the company sorts the box's contents. They ensure zero-waste disposal of all contents within the box.

Staffing and hours:

The Maker's Market retail stores will be open from 10am to 6pm from Tuesday to Sunday, with Monday closures allowing for businesses and their employees to enjoy a day off. As some businesses will likely have a small staff, this is necessary to promote rest and re-cooperation. Because the café will employ more staff, it will be open daily from 7am to 8pm seven days a week. Customers of the café will be welcomed to 'widow shop' the closed stores on Mondays and before open/after close, with encouragement to shop online as per their linked websites. The second floor office will have extended hours for member convenience, being 8am to 10pm seven days a week. Members will additionally have discretionary use of key cards in order to gain entrance to the building and office when the facility is closed. A small guest services counter featuring one staff member will be located on the first floor for customer inquiries, lost and found, and general operations. The staff member will be present from 9:30am to 6:30 pm Tuesday to Sunday. Custodial staff will be employed nightly from Tuesday to Sunday, and will clean the facilities common spaces, washrooms, and office. One security guard will be present at all times, contracted through a private company. Traditional means of retail security will be enforced throughout the facility, including lockable doors, cameras, and cash safes.

SPATIAL PROGRAM

FIRST FLOOR

ROOM	APPROX SF	#	ADJACENCY	TRAFFIC/ DURATION	USERS	ACTIVITIES	LIGHTING	FURNITURE	FIXTURES	EQUIPMENT	VOLUMETRIC & AMBIANCE	OTHER CONSIDERATIONS
Entry	50 sf	1	Immediate: commons/ community space Moderate: guest services, washrooms, cafe	High traffic Brief +- 2 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners	Circulation and directory viewing	General : Downlights Accent : n/a	n/a	n/a	Digital directory/community board Doormat for winter months/ rain and snow	Volume: open Feels: clean, open, welcoming, interesting	Security: Doors must be lockable from the outside and inside
Guest services counter	100 sf	1	Immediate: entry, security office Moderate: commons	Moderate traffic Brief +- 5 minutes	Guest services staff member (9:30am - 6:30pm Tuesday - Sunday) ----- General public; retail shoppers, commons users	Answers to questions and inquiries, operational reports, answering phone calls ----- General questions and inquiries Lost and found	General: Pendant lighting	(1) Guest services counter/desk approx 6ft Filing storage Built in cupboards 1 Standing chair		(1) Computer monitor (1) printer (1) telephone	Volume: medium in size, room in front of counter for customer to wait if staff is with another Feels: easy to navigate, but not a feature	Accessible: Counter must be wheelchair accessible
Security Office	100 sf	1	Immediate: Guest services, Moderate: retail stores (in case of theft)	Low traffic (private) moderate duration +- 8 hours (shiftwork by staff)	Rotating security guards	Viewing monitors with camera views of facility in-between laps Holding shoplifters	General: 2' x 4' LED troffer Task: Desk lamp	(1) Desk approx 2'-6" x 5" + Secondary surface (1) Ergonomic task chair Filing storage	(1) set of lockers	(6) Computer Monitors (1) printer (1) telephone	Volume: small and enclosed Feels: safe and secure	Security: Door must be lockable from the outside and inside Electrical: Outlets must be plentiful to facilitate heavy computer use
Maintenance / janitor's closet	25 sf	1	Immeriate: Washrooms Moderate: n/a	Low traffic (private) Brief +/- 2 minutes	Janitorial staff, security	Cleaning item storage, mop wringing	General : 2' x 4' LED troffer	Shelving units	Mop sink, sanitizer pump	Cleaning supplies	Volume: small, low ceiling	Security: Door must be lockable from outside
Commons Accessible Washroom	55 sf	1	Intermediate: Maintenance/ janitor's closet, Individual washrooms Moderate: Commons/ community space	High traffic Brief duration +- 5 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff	Water closet	General: Recessed downlights Task: wall sconce	n/a	(1) aerated sink (1) low flow toilet (1) mirror Grab Bar	-Soap dispenser -Hand dryer -Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/jacket hook -Change table	Volume: small, enclosed Feels: private, clean, convenient	Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Commons Individual Washrooms	35 sf each (245 total)	7	Intermediate: Maintenance/ janitor's closet, accessible washroom Moderate: Commons/ community space	High traffic Brief duration +- 5 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, security	Water closet	General: Recessed downlights Task: wall sconce	n/a	(1) aerated sink (1) low flow toilet (1) mirror	-Soap dispenser -Hand dryer -Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/ jacket hook	Volume: small, enclosed Feels: private, clean, convenient	Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Commons, community gathering space	1000 sf	1	Immediate: Entry, cafe dining, commons individual washrooms, commons accessible washrooms, guest services Secondary: n/a	High Traffic Moderate duration +- 2 Hours	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff	Work/study Rest Socializing Gathering Eating/drinking Waiting	General : Downlights Pendant lights Accent : LED strips Task: Wall sconces	Banquet approx. 25 ft long (6) small cafe tables (6) chairs Lounge seating for 10-15 Dish drop station	n/a	-Charging stations -Zero-waste disposal bin -Integrated sound system	Volume: large, open, high ceiling Feels: Inclusive, welcoming, comfortable	Central to cafe and retail stores
Cafe (dining)	800 sf	1	Immediate: Cafe washrooms, cafe bar, cafe BOH Secondary: Commons/ community space	High Traffic (FOH) Moderate duration +- 1- 2 Hours	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, cade staff	Work/study Rest Socializing Gathering Eating/ drinking Waiting	General: Downlights, pendant lights Task: Wall sconces	Banquet seating (15) cafe tables for 2 (2) cafe tables for 4 (approx. 24) chairs Bar seating for 6 Dish drop station Retail space for dishes and bags = built-in shelving	n/a	Book/ magazine rack Integrated sound system	Volume: mid-sized, high ceiling Feels: spacious, clean, comfortable	Seperate street entrance must be lockable from inside and outside
Cafe (bar)	100 sf	1	Immediate: Cafe washrooms, cafe dining, cafe BOH Secondary: n/a	High traffic Moderate to low duration +- 10 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, cafe staff	Order Pay Pickup	General: Pendant lights	Counter Custom shelving Glass food display	Sink(s) (2) Kombucha taps	-POS system (debit machine, ipad, cash register) -Espresso machine/ equipment -Coffee grinder -Drip coffee maker -Blender -Hot water dispenser -Ice well -Refrigeration	Volume: mid-sized, open Feels: clean, convenient	Space for a single cashier, as well as 2 baristas Directly adjacent to Cafe kitchen and dining (in-between)
Cafe Kitchen (BOH)	450 sf	1	Immediate: Cafe dining, cafe bar, cafe storage Secondary: n/a	Low Traffic High duration +- 8 Hours	Cafe staff	Cook prep Cooking Washing dishes Food storage	General: 2' x 4' troffers	Industrial mobile table(s) for food prep (1) Desk approx 2'-6" x 5" (1) Ergonomic task chair Filing storage	Sink(s)	-Ice maker -Industrial microwave/oven/ stove -Dishwashing equipment	Volume: enclosed, medium ceiling Feels: functional, clean, open, spacious	
Cafe Storage	50 sf	1	Immediate: Cafe kitchen/ BOH Secondary: Cafe bar	Low Traffic Low duration +- 1-2 minutes	Cafe staff	Storing dry/ pantry food and equipment Refrigeration	General: 2' x 4' troffers	Shelving	n/a	Refrigeration room	Volume: small, low ceiling, enclosed	Directly adjacent to Cafe kitchen

SPATIAL PROGRAM

FIRST FLOOR

ROOM	APPRO X SF	#	ADJACENCY	TRAFFIC & DAILY DURATION PER USER	USERS	ACTIVITIES	LIGHTING	FURNITURE	FIXTURES	EQUIPMENT	VOLUMETRIC & AMBIANCE	
Cafe Accessible Washroom	55 sf	1	Immediate: Cafe Dining, cafe individual washrooms Secondary: Cafe bar, cafe kitchen	High traffic Brief duration +- 5 minutes	Cafe go-ers/ customers Cafe staff	Water closet	General: Recessed downlights Task: wall sconce	n/a	(1) aerated sink (1) low flow toilet (1) mirror Grab bar	-Soap dispenser -Hand dryer -Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/jacket hook -Change table	Volume: small, enclosed Feels: private, clean, convenient	Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Cafe Individual Washroom	35 sf	1	Immediate: Cafe Dining, cafe accessible washroom Secondary: Cafe bar, cafe kitchen	High traffic Brief duration +- 5 minutes	Cafe go-ers/ customers Cafe staff	Water closet	General: Recessed downlights Task: wall sconce	n/a	(1) aerated sink (1) low flow toilet (1) mirror	-Soap dispenser -Hand dryer -Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/jacket hook	Volume: small, enclosed Feels: private, clean, convenient	Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Retail Unit A (beauty, jewelry, accessories, candles, ceramics, stationary, etc.)	100 sf each (800 total)	8	Immediate: Retail units 'A', 'B' Secondary: Retail units 'C', 'D', Retail Lounge	High Traffic Moderate to low duration +- 15-20 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, security	Shopping- browsing, paying, picking up, trying/ testing	General: Track lighting Accent:LED strips	-Cash pedestal with glass display -Standing chair -Built-in drawer storage with shelves above -(additional furniture to be added at discretion of retailer)	n/a	-POS system (Ipad, Monaris payment terminal, cash box) -Integrated sound system	Volume: moderately tall ceiling, small, enclosed Feels: inviting, alluring	Each unit to have display window facing the hall, and a lockable door from both inside and outside. Signage/branding on store exterior and interior
Retail Unit B (homeware, clothing)	300 sf each (1200 total)	4	Immediate: Retail units 'A', 'B' Secondary: Retail units 'C' , 'D',Retail Lounge	High Traffic Moderate to low duration +- 15-20 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, security	Shopping- browsing, changing, paying, picking up	General: Track lighting Accent:LED strips	-Cash pedestal with glass display -Standing chair -Built-in drawer storage with shelves above -(additional furniture to be added at discretion of retailer) -Option for clothing sellers to have hanging rods/racks, (1) curtain fitting room, and mirrors.	n/a	-POS system (Ipad, Monaris payment terminal, cash box) -Integrated sound system	Volume: moderately tall ceiling, small, enclosed Feels: inviting, alluring	Each unit to have display window facing the hall, and a lockable door from both inside and outside. Signage/branding on store exterior and interior
Retail Unit C (Florist)	500 sf	1	Immediate: n/a Secondary: Retail Lounge	High Traffic Moderate to low duration +- 10-20 minutes Or more for workshops	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, security	Shopping- browsing, paying, picking up, arrangements by staff, arrangement workshops	General: Track lighting, pendant lights Accent:LED strips	-Cash desk -Standing chair -Large rolling work surface -Secondary worksurface -4 bar stools -Custom shelving	Sink	-Refrigeration -POS system (Ipad, Monaris payment terminal, cash box) -Integrated sound system	Volume: Medium sized, tall ceiling Feels: Inviting, cheery, creative	50 sf backroom storage/ drying included in the total square feet
Retail Unit D (Zero-waste store)	500 sf	1	Immediate: n/a Secondary:Retail Lounge, commons/ community space, cafe dining, cafe bar	High Traffic Moderate to low duration +- 10-20 minutes	General public; retail shoppers, cafe go-ers, commons users, office/ small business owners, staff, security	Shopping- browsing, paying, picking up, weighing	General: Track lighting, pendant lights Accent:LED strips	-Cash desk -Standing chair -Display tables -Custom shelving for displays -Bulk dispensers	Sink	-Scale for weighing -POS system (Ipad, Monaris payment terminal, cash box) -Integrated sound system	Volume: Medium sized, tall ceiling Feels: clean, organized	100 sf backroom storage included in the total square feet
Retail Lounge	250 sf	1	Immediate: Retail units 'A', 'B' Secondary: Retail units 'C', 'D'	High Traffic Moderate duration +- 30 minutes to an hour	Retail shoppers	Lounging, relaxing, socializing	General: downlights Pendant light	-Lounge seating for 4 -Side table -Dish drop station	Water station	-Zero-waste box/disposal	Volume: Medium sized Feels: Open, inviting, comfortable, social	

Total square feet = 6105
20 % circulation = 1221
6105 + 1221 = 7326

Total available on first floor (minus pre-existing stairwells) = 7964 sf

Conclusion : with the current square footage needs outlined in the above matrix, there is a leftover square footage of 638. Considering this is a market concept similar to a mall, the leftover space will likely need to be utilized in hallways for additional circulation. The hallways need to be open and wide as they will be high in traffic. If space become apparently available even after the addition of circulation, it is proposed to be added to the commons/ community space.

SPATIAL PROGRAM

SECOND FLOOR

ROOM	APPRO X SF	#	ADJACENCY	TRAFFIC & DAILY DURATION PER USER	USERS	ACTIVITIES	LIGHTING	FURNITURE	FIXTURES	EQUIPMENT	VOLUMETRIC & AMBIANCE	OTHER CONSIDERATIONS
Entry	25 sf	1	Immediate: Employee Lounge Moderate: Owners private office	Moderate traffic Brief +- 3 minutes	Small business owners (office employees)	Circulation	General : Downlights	n/a	n/a	n/a	Volume: open Feels: clean, open, welcoming, interesting	Security: All entrances must be lockable and secure
Employee Lounge	275 sf	1	Immediate: Entry Moderate: Owners private office, employee kitchen	Moderate Traffic Moderate duration +- 30 minutes to an hour	Small business owners (office employees)	Lounging, relaxing, socializing	General: downlights Pendant light	-Lounge style seating for 6 -Side table	n/a	n/a	Volume: open Feels: casual, warm, social	
Employee Kitchen	200 sf	1	Immediate: n/a Moderate: Employee lounge, washrooms	Moderate Traffic Moderate duration +- 20 - 30 minutes	Small business owners (office employees)	Cooking, cleaning, socializing	General : Downlights Accent: Pendants	-Min. 10 ft counter space -Large island to seat 4 -(4) barstools	-Sink -Filtered water tap	-Fridge -Espresso /coffee machine -Dishwasher -Microwave	Volume: open, lowered ceiling Feels: casual, social, clean, convenient	
Accessible water closet	50 sf	1	Immediate: Individual water closet, sink/ vanity Secondary: Employee lounge, employee kitchen	Moderate Traffic Brief duration +- 5 minutes	Small business owners (office employees)	Water closet	General: Recessed downlights Task: wall sconce	n/a	-(1) low flow toilet -Grab bar	-Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/jacket hook	Volume: small, enclosed Feels: private, clean, convenient	Located centrally Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Individual water closet	30 sf	1	Immediate: Accessible water closet, sink/ vanity Secondary: Employee lounge, employee kitchen	Moderate Traffic Brief duration +- 5 minutes	Small business owners (office employees)	Water closet	General: Recessed downlights Task: wall sconce	n/a	-(1) low flow toilet	-Fem. hyg. disposal -Fan -Toilet paper dispenser -Bag/jacket hook	Volume: small, enclosed Feels: private, clean, convenient	Located centrally Security: Door must be lockable from outside with occupation visible Min. 50 STC. rating
Sink/ vanity	40 sf	1	Immediate: Individual water closet, Accessible water closet Secondary: Employee lounge, employee kitchen	Moderate Traffic Brief duration +- 10 minutes	Small business owners (office employees)	Washing hands, touching up makeup	General: Recessed downlights Task: wall sconce	n/a	-(2) orated sink -Vanity space -(3) mirrors including full length	-Soap dispenser -Hand dryer -Bag/jacket hooks	Volume: small, enclosed Feels: private, clean, convenient	Located centrally
Janitor's closet	20 sf	1	Immediate: Individual water closet, Accessible water closet, sink/ vanity Secondary: Employee lounge, employee kitchen	Low traffic (private) Brief +/- 2 minutes	Janitorial staff, small business owners (office employees)	Cleaning item storage, mop wringing	General : 2' x 4' LED troffer	Shelving units	Mop sink, sanitizer pump	Cleaning supplies	Volume: small, low ceiling	Security: Door must be lockable from outside
Maintenance / server room	20 sf	1	Immediate: n/a Secondary: n/a	Low traffic (private) Brief +/- 2 minutes	Small business owners (office employees), tech	n/a (storage for equipment)	General : 2' x 4' LED troffer	Shelving units		Communications and server	Volume: small, low ceiling	Security: Door must be lockable from outside
Meeting/ conference room	200 sf	1	Immediate: n/a Moderate: Employee lounge, workshop/studio	Moderate Traffic Moderate duration +- 1 hour	Small business owners (office employees)	Meetings, conferences, monitor viewing	General: Downlights Accent: Pendant light	-Medium conference table for 6 -(6) chairs	n/a	Wall tv mounted monitor	Volume: enclosed, mid ceiling Feels: comfortable, intimate, productive	
Workshop/ studio	500sf	1	Immediate: n/a Moderate: Meeting/ conference room	Moderate Traffic Mod-Long duration +- 3 hour	Small business owners (office employees), Hired photographers	Creating/ working on/ testing product Shooting content Collaborating Storage	General: Track lights Accent: Pendant light Task: Table lamps	-Large studio table to seat 4 -(4) stools -Built-in wall storage -Counter space with storage below	Large sink	-Photo backdrop -Photography equipment -Integrated sound system	Volume: open, high ceiling Feels: airy, productive, bright, creative	Must have daylight/ natural light source Storage space for photography prop storage
Print/ copy and order fulfillment room	400sf	1	Immediate: n/a Moderate: Meeting/ conference room	Moderate Traffic Short-Long duration depending on task +- 3 hour/ +- 10 minutes	Small business owners (office employees),	Printing Copying Online/ special order fulfillment	General: Track lights	-15 ft of linear paper storage -15 sf work surface -(2) stools -Additional storage for shipping supplies/ gen. office supplies -Rolling cart/ bin for packed orders	n/a	-(2) Color laser printers -(1) Freestanding multifunction copy/print machine (approx. 42"Wx28"Dx38"H) -Paper cutters	Volume: open, high ceiling Feels: productive, convenient, functional	Close proximity to exit for shipping orders
Owner's Private office	200sf	1	Immediate: n/a Moderate: Meeting/ conference room	Low Traffic Long duration +-4 hour	Facility owner, Small business owners (office employees/ co-workers)	Operational tasks Computer work Creating/working on product Meetings Collaboration Phone calls/ conference calls	General: Downlights Task: Desk lamp	-2' x 6' Primary workspace -min. 3' secondary work surface -6 linear ft. paper storage -Filing storage -Ergonomic chair -(2) Guest pull-up chairs	n/a	-Laptop -Computer monitor -Telephone -Safe	Volume: enclosed, high ceiling Feels: productive, welcoming, comfortable	Security: Lockable from outside and inside
Employee Private office's	100sf each (300 total)	3	Immediate: Other offices Moderate: Washrooms	Low Traffic Long duration +-4 hour	Small business owners (office employees/ co-workers) Specifically singular owners	Computer work Creating/working on product Meetings Collaboration Phone calls/ conference calls	General: Downlights Task: Desk lamp	-2' x 6' Primary workspace -min. 3' secondary work surface -Credenza w filing storage -Ergonomic chair	n/a	-Laptop	Volume: enclosed, high ceiling Feels:productive, welcoming, comfortable	Security: Lockable from outside and inside

SPATIAL PROGRAM

SECOND FLOOR

ROOM	APPRO X SF	#	ADJACENCY	TRAFFIC & DAILY DURATION PER USER	USERS	ACTIVITIES	LIGHTING	FURNITURE	FIXTURES	EQUIPMENT	VOLUMETRIC & AMBIANCE	OTHER CONSIDERATIONS
Employee Private Partnership office's	175sf each (350 total)	2	Immediate: Other offices Moderate: Washrooms	Low Traffic Long duration +-4 hour	Small business owners (office employees/ co-workers) Specifically partnership companies	Computer work Creating/working on product Meetings Collaboration Phone calls/ conference calls	General: Downlights Task: Desk lamps	-(2) 2' x 6' Primary workspace -(2) min. 3' secondary work surface -Credenza w filing storage -(2)Ergonomic chair -(1)Guest pull-up chair	n/a	-(2)Laptops	Volume: enclosed, high ceiling Feels: productive, welcoming, comfortable	Security: Lockable from outside and inside
Employee Open desks	80sf each (640 total)	8	Immediate: Other offices, workshop/ studio Moderate: Washrooms	Low Traffic Long duration +-4 hour	Small business owners (office employees/ co-workers) Specifically singular owners	Computer work Creating/working on product Meetings Collaboration Phone calls/ conference calls	General: Track lights Task: Desk lamps	- 2' x 6' Primary workspace - min. 3' secondary work surface -Box/Box file w lockable storage -Ergonomic chair	n/a	-Laptop	Volume :open, high ceiling Feels: productive, welcoming, comfortable, collaborative, lively	Security: Lockable storage at each desk

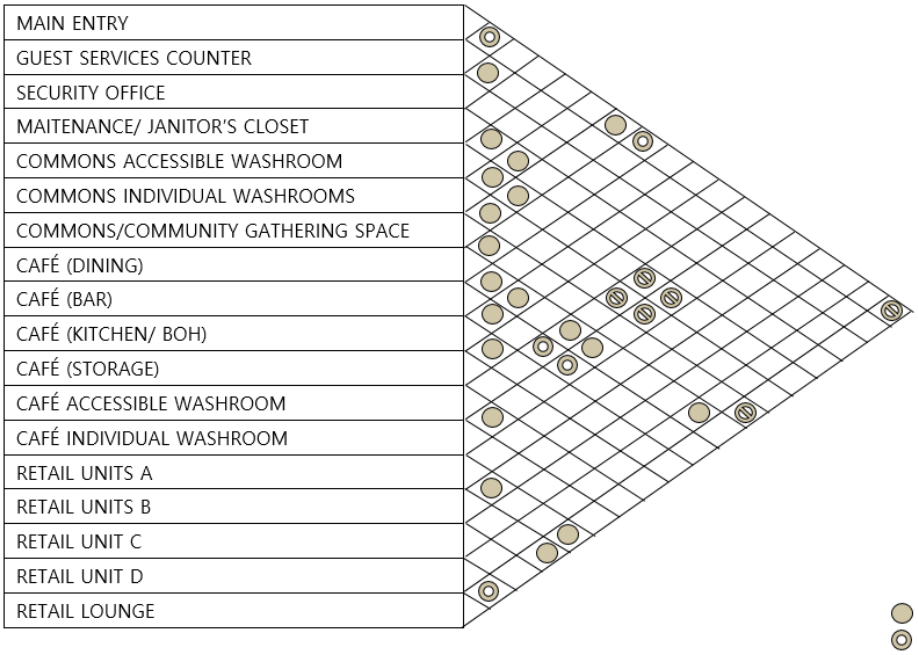
Total square feet = 3250
20 % circulation = 650
3250 + 650 = 3900

Total available on second floor (minus pre-existing stairwells) = 3906 sf

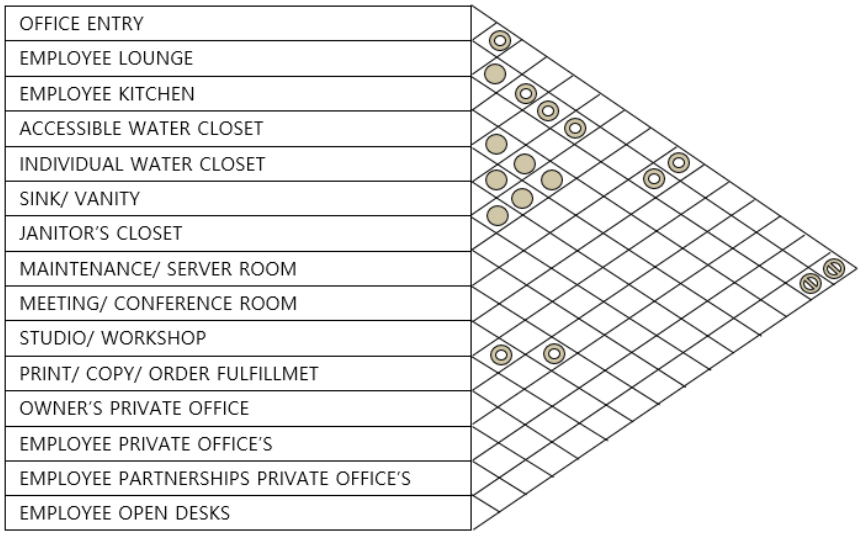
Conclusion : square footage needs estimated in the matrix above add up, with circulation, very close to the total amount of what is available. This means each space should fit as proposed, though if additional space is found to be required for offices when space planning, square feet could come from the print/copy room or employee lounge.

ADJACENCY MATRIX'S

FIRST AND SECOND FLOORS



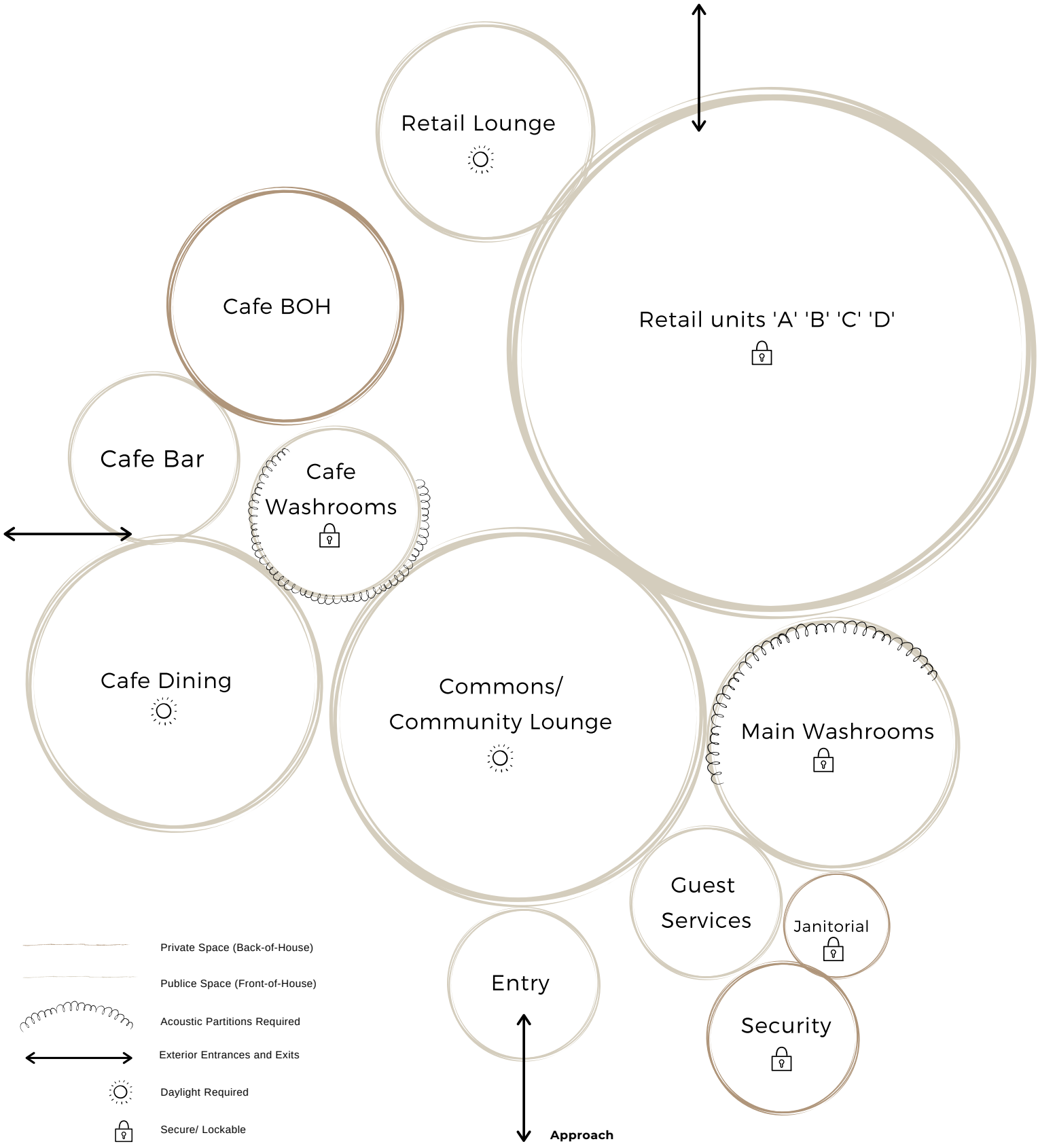
1ST FLOOR



2ND FLOOR

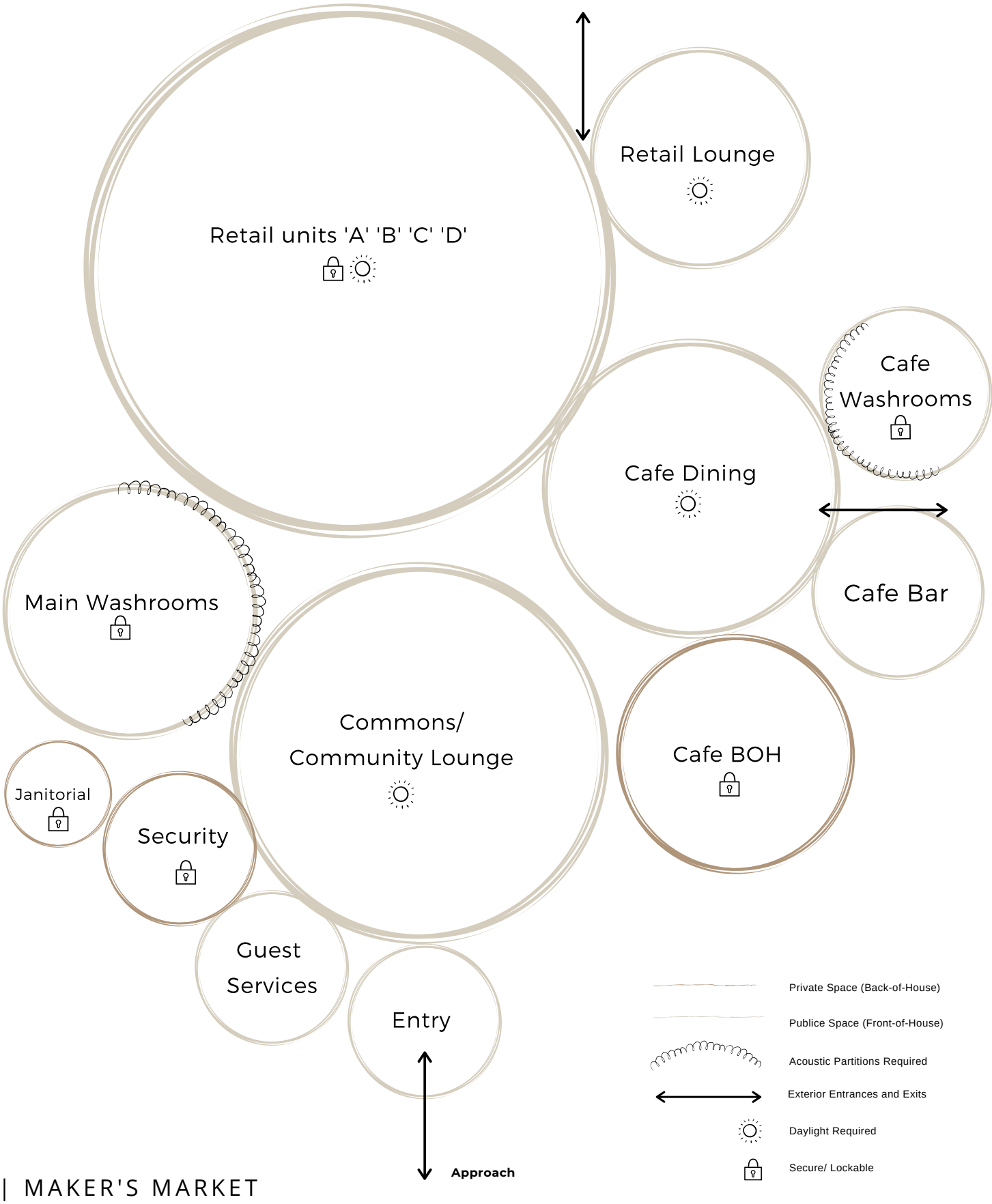
BUBBLE DIAGRAMS

1ST FLOOR DIAGRAM 'A'



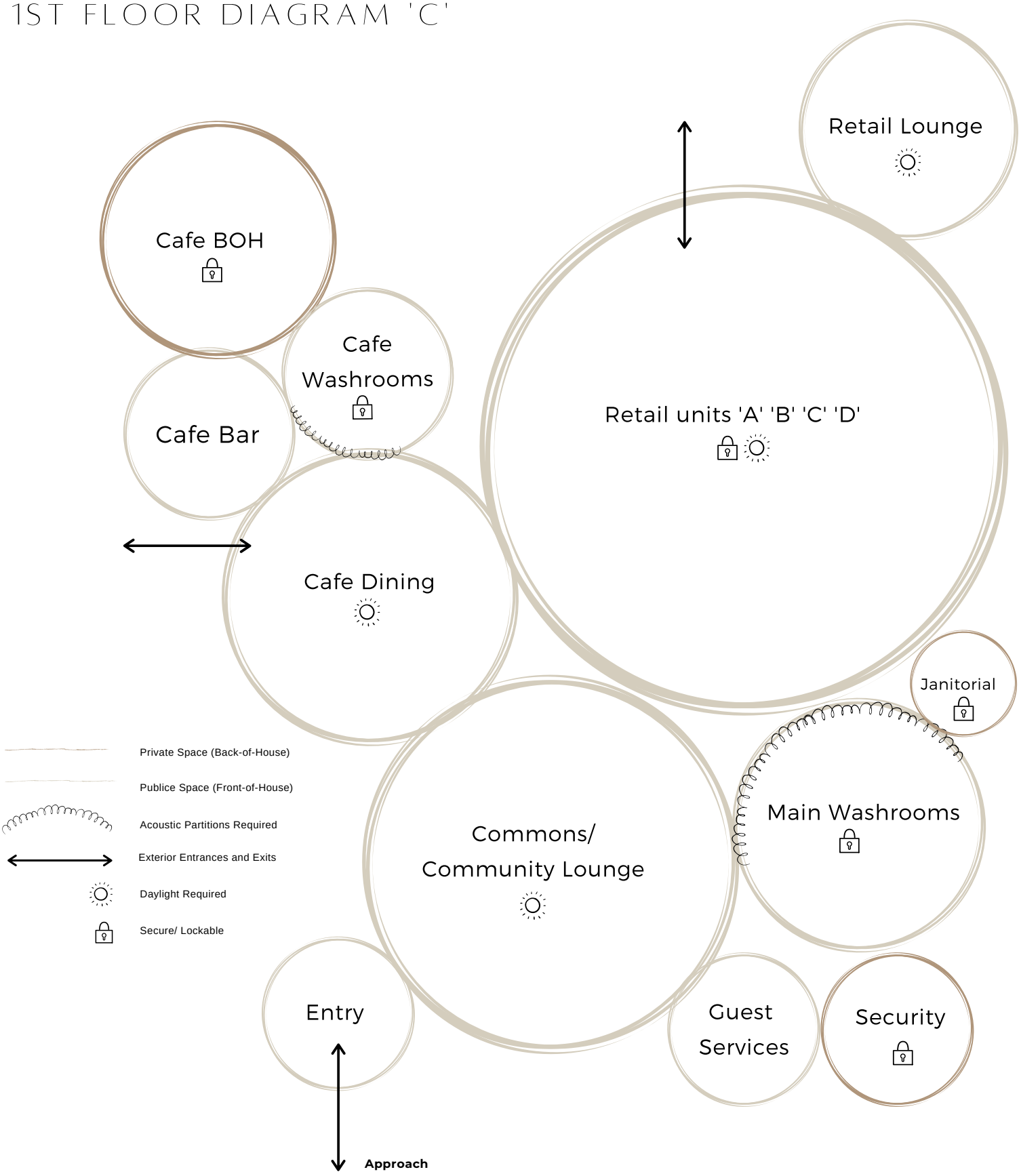
BUBBLE DIAGRAMS

1ST FLOOR DIAGRAM 'B'



BUBBLE DIAGRAMS

1ST FLOOR DIAGRAM 'C'



BUBBLE DIAGRAMS

1ST FLOOR FINDINGS AND ANALYSIS

Diagram 'A':
-Offices cut off relationship between main washrooms and the commons/ community spaces, meaning patrons would need to pass the security, guest services counter, and maintenance/ janitor's closet in order to access.
-These could be flipped to allow for offices to be more hidden and out of public access/ eyes.
-Secondary retail entrance from lounge makes it feel to outright and public, it could be pushed more one way or the other to allow for more privacy and intimacy. If it was pushed more into the middle of the retail space, it could act as a 'rest', or halfway point that is more central to shoppers.
-Relationships between the cafe bar, BOH, and washroom work, though the BOH could be pushed back to be more private/ less accessible from the dining space. The washrooms do however feel too close to the retail units, and the two shouldn't have a relationship.
-Retail lounge may be too far from washrooms.

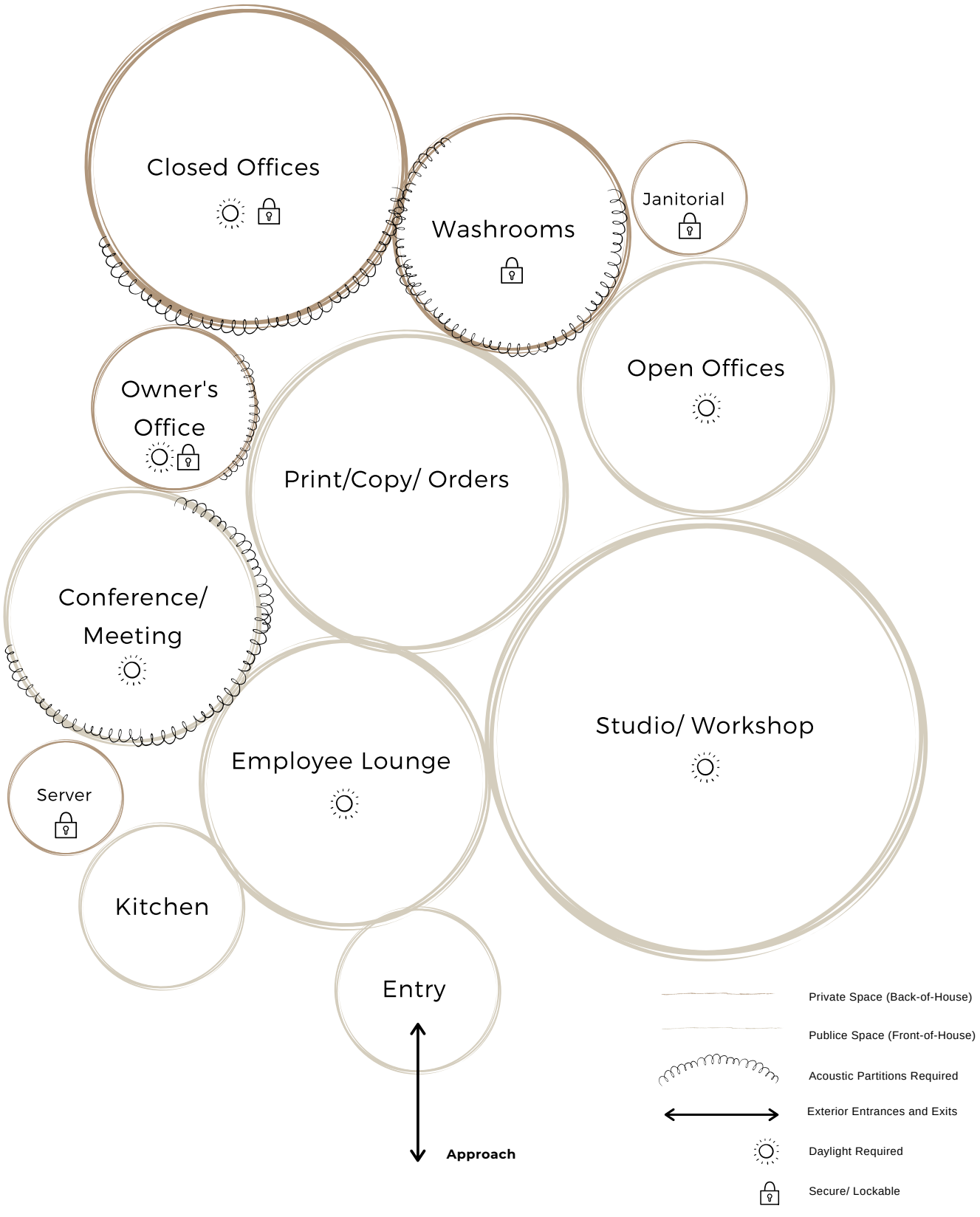
Diagram 'B':
-Cafe dining space and the retail space read close together and shouldn't share an adjacency, unless closed off from one another.
-The cafe washroom and BOH might be more convenient adjacent to each other, as employees might use the washrooms/ clean them etc.
-Cafe BOH feels too close to the entrance and front and could be pushed backward to remain private and unseen (needs to go behind the bar which will separate it from the dining space.
-The security office and main washroom could also flip, but both should be adjacent or nearby to the retail stores as well as the commons to enure convenience to guests and staff.
-Retail lounge may be too far from washrooms.

Diagram 'C':
-Security office may be too far from retail space, could consider moving it to other side of washrooms.
-Maintenance/ janitor's closet feels out of place, might group better between security and washrooms, out of direct view from commons but not within the washrooms.
-Cafe dining again appears to share adjacency with retail space, the two might be better separated by the commons/ community space.
-Retail lounge may be too far from washrooms.

Overall:
-Commons/community space should remain central and each other space shall radiate around it.
-Cafe BOH should be hidden behind cafe bar, and washrooms should be close in proximity.
-Security office and washroom need to remain central/ easy accessible from both retail and commons/ community space in order to be convenient to all.
-Guest services must be close to entrance and commons but cannot acts as entrance to washrooms.
-Retail lounge should not feel as though an 'entrance' to retail but rather as a halfway point. Might be far from washrooms, may need to consider additional washrooms in retail?

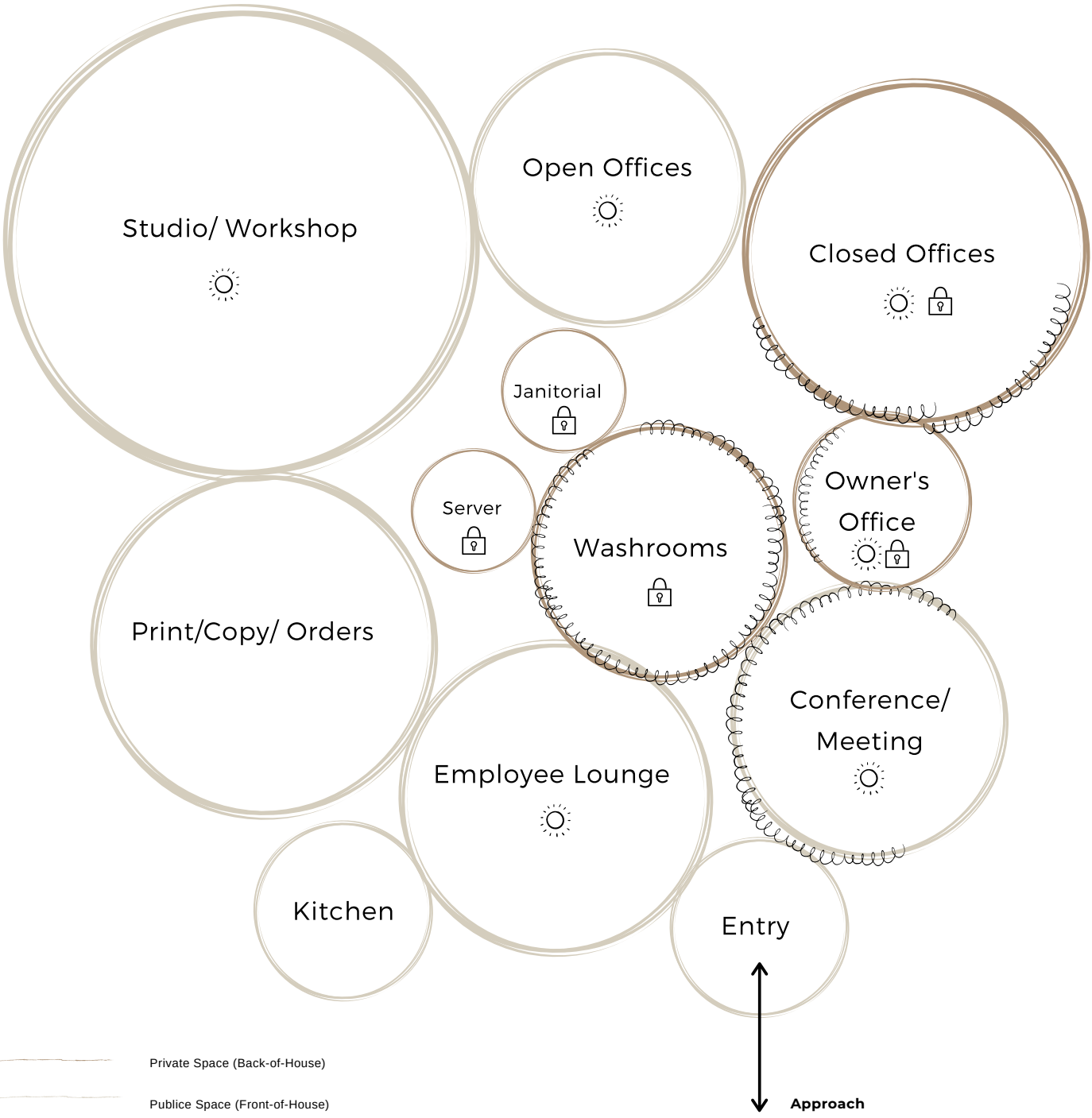
BUBBLE DIAGRAMS

2ND FLOOR DIAGRAM 'A'



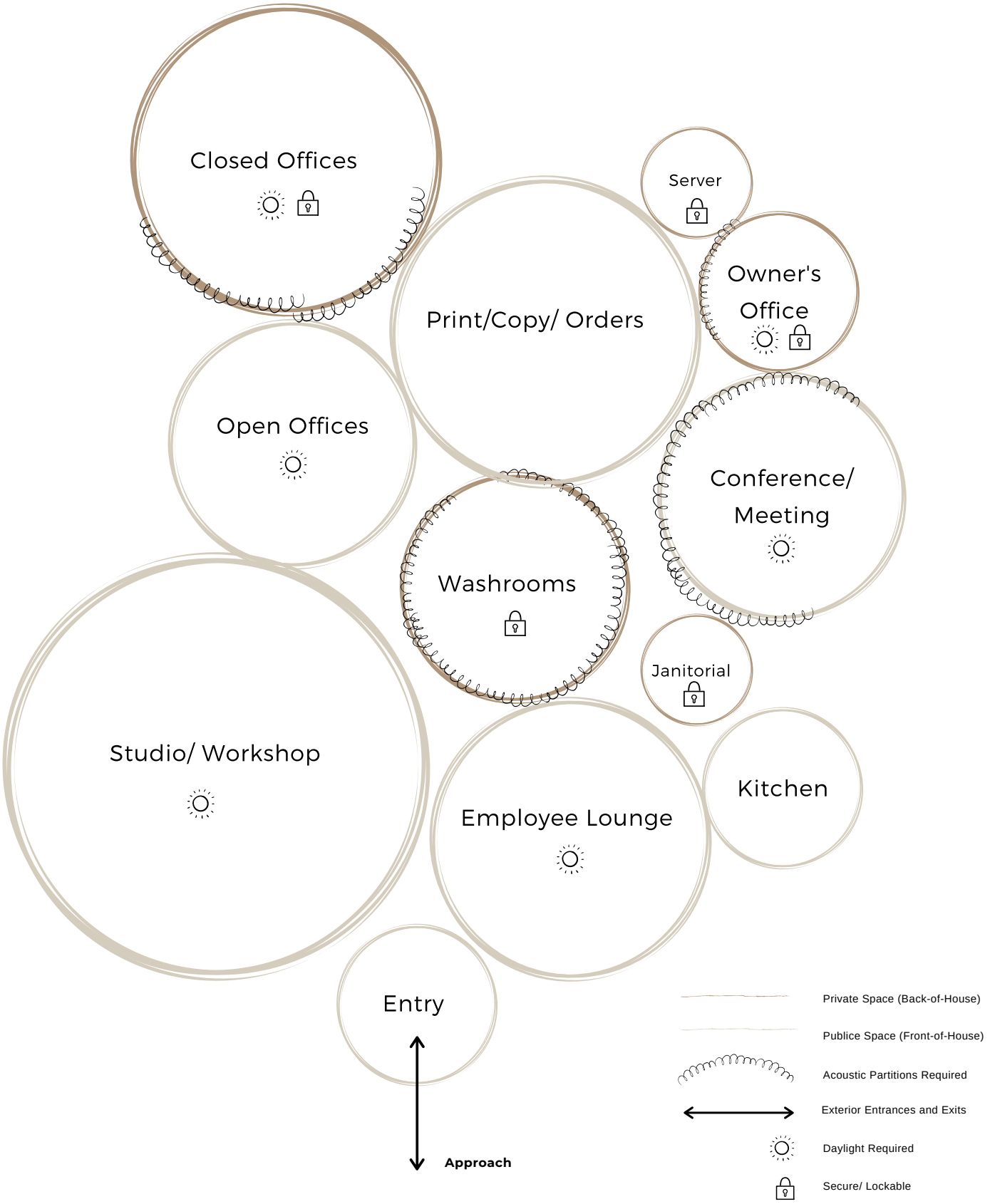
BUBBLE DIAGRAMS

2ND FLOOR DIAGRAM 'B'



BUBBLE DIAGRAMS

2ND FLOOR DIAGRAM 'C'



BUBBLE DIAGRAMS

2ND FLOOR FINDINGS AND ANALYSIS

Diagram 'A':
-Print/ copy/ order moved to center as one of only spaces without daylight needs.
-Washroom on edge has no daylight needs either, could be moved from exterior wall to give sunlight to another space requiring it.
-Janitors closet might be in way, could consider moving towards outside
-Open offices next to studio/ workshop and possibly open to one another could foster collaboration, or could cause distraction? Consider acoustics.

Diagram 'B':
-Washrooms central are good as one of only spaces not requiring daylight.
-Open and closed office adjacent may foster more interaction and cause for those in private offices to join collaboration.
-Print/copy/ order fulfillment room might be nice with daylight if employees are working there long-term- daylight is a bonus but not required.
-Kitchen may be too close to entry, consider moving between lounge and print/ copy/ fulfillment to hide/ be out of way.

Diagram 'C':
-Owners private office is very far from entry, might not be convenient/ might be too private.
-Meeting/ conference room a bit far from entrance - if visitors come, this is where they would have meetings, consider moving closer to entrance.
-Open offices next to studio/ workshop and possibly open to one another could foster collaboration, or could cause distraction? Consider acoustics.
-Both print/copy/ fulfillment and washrooms are central, lacking daylight, though are spaces needing it least.
-Janitors closet feeling awkward, but must be adjacent to washrooms- consider moving further back towards print/copy/ fulfillment and away from employee lounge.

Overall:
-Print/copy/ fulfillment room and washrooms should be only spaces central and without daylight. (besides janitors closet and maintenance/ server room.
-Employee lounge to be directly adjacent to entry, as well as meeting/ conference room. This will ensure visitors do not have to navigate entire office, and the lounge will act as a sound buffer to those leaving the meeting room.
-Kitchen must be adjacent to lounge but is preferably hidden from direct eyesight upon entering the office.
-Open offices and studio side-by-side could foster collaboration, but could be distracting/ be acoustically negative. If this remains, consider an additional 'quiet' space for phone calls or work needing no outside noises.
-Closed and open offices in close proximity might encourage those in private office to join in on collaboration occurring in the open offices or studio/ workshop.

SUMMARY

The key findings of the program are presented below in order to clarify the intent behind 'The Maker's Market', and connect said findings back to the concept.

The market will be a local, multi-use facility rooted in enhancing the surrounding community and economy in the means of housing small shops, a zero waste cafe, and an office supportive of both individual and collaborative work. With sustainability at its core, the market intends to bring awareness to the effects of fast fashion and consumerism, and how shopping local can reduce our footprint. It plans to enrich the surrounding community economically, socially, and culturally, cultivating a space advantageous to all members and users.

The concept relates to the elegance and synergy found in Okanagan orchards, members being a reflection of a fruit trees co-habitation, roots, and production. The space will take inspiration from the organic and flowing forms found in orchards, and users will feel connected to the Okanagan's rich heritage.

The market is to be located in the cultural district of downtown Kelowna, know by many as the heart of the Okanagan. The site, 1092 Ellis St., is in close proximity to an array of cultural venues, including galleries, theaters, restaurants,and museums, and no shortage of shopping, restaurants, cafe's, and accommodations. The recent construction of Kelowna's newest and highest luxury high-rise neighboring the site will be a high driver of traffic and population growth to the area.

The existing building, falling just shy of 13,500 square feet, is two stories high, and long and linear in shape. The construction type is timber, and the ceiling on one side if flat, while the other vaulted in a cathedral style. The building meshes both modern and rustic in design styles, and features floor to ceiling windows and a number of large skylights.

Code analysis reveals washroom counts in relation to occupancies higher than initially expected, specifically in the cafe, which will contain less seats than allocated for. This means washroom counts for this space are likely to be reduced at a later date. The analysis also revealed the need for the addition of an elevator to the second floor in order to make the building more convenient, and accessible.

The client behind 'The Maker's Market', Sophie Knudson, is a Okanagan local with a background in her own successful small business. She is committed to helping local artisans and vendors prosper through providing them with a collective location to work and sell goods. She will be funding the project in partnership with a local investor who will not have input at any point of the design services.

Being diverse in its features, the market will target both locals and tourists, who will be interested in the facilities commitment to sustainability and the environment.

Operationally, members of the market must first be accepted through application and agree to terms pertaining to the upkeep of the facility and selling their goods. A desk space, either open or private, will be rented in addition to a corresponding retain space. Businesses may choose a retail concept and size based on their needs and the products they make/sell. Zero-waste will be implemented throughout the facility as well as in the cafe, leased by a local coffee roaster. Hours and security methods will be typical to other retail locations and malls within the city.

The spatial program form/matrix concluded the first floor came in under the available square footage, meaning the leftover space will go towards larger hallways for better circulation. The second floor came in exactly at the available square footage, although if additional space is required, it will be extruded from the employee lounge, or print/copy/ fulfillment room.

Bubble explored relationships and adjacencies between spaces on the first floor, then on the second. The findings revealed spaces in need of adjacencies that were not apparent before, as well as security, daylight, and acoustic requirements.

CONCLUSION

With the concept of the Okanagan's famous and burgeoning orchards leading the design, as well as a facility-wide commitment to sustainability, The Maker's Market is sure to become a local hot-spot. Findings throughout this report give evidence to the feasibility of the project scope, relating to location, market, size, and concept. The design and function will create a marketplace advantageous to all who visit it in pursuit of shopping, or in order to run their budding business.