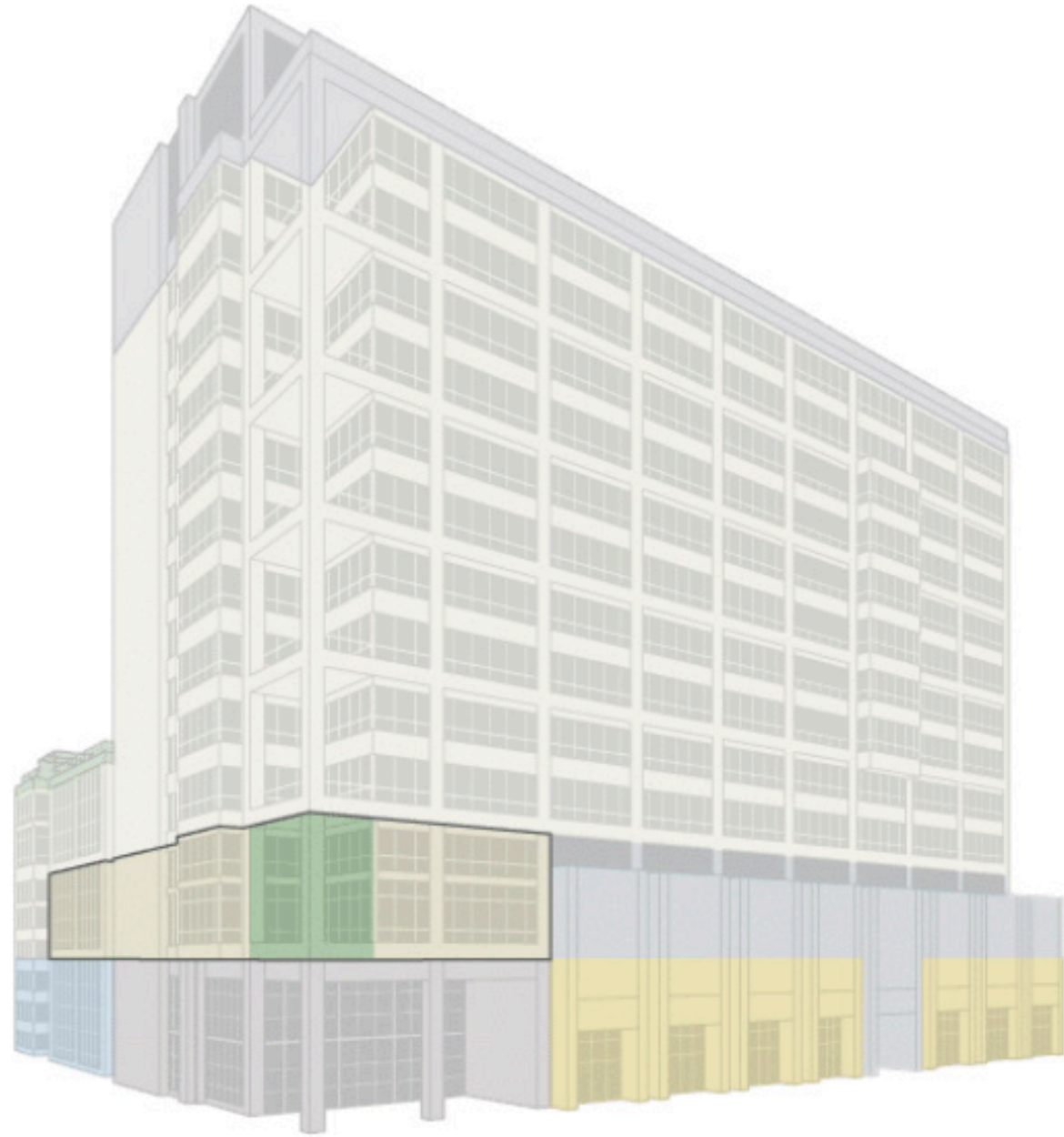




NEXT

SITE ANALYSIS



BUILDING SHELL
2601 VICTORY AVE
SUITE 300
DALLAS, TX



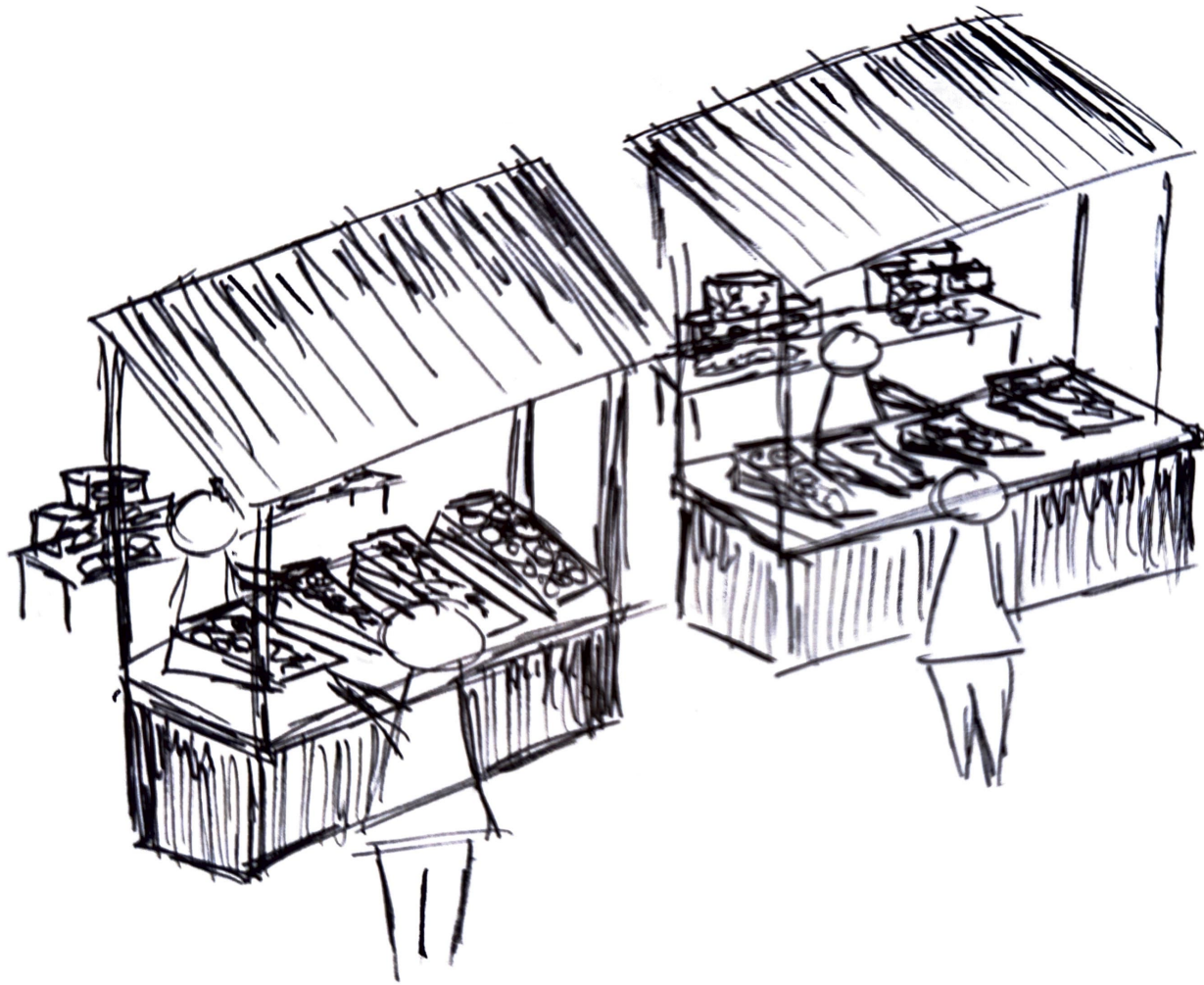
SITE ANALYSIS

- FARMER'S MARKETS
- RESTAURANT
- ENTERTAINMENT
- APARTMENTS

* OUTSIDE SHOWN ARE 14 FARMERS MARKETS IN DALLAS AREA

CONCEPT

NEXT



DALLAS, TEXAS A HOME TO MULTITUDES OF FARMER'S MARKETS, ALL OF WHICH FOSTER A **CLOSE KNIT COMMUNITY**. A PLACE WHERE ALL PEOPLE ARE **WELCOME + CONNECTED**.

FARMER'S MARKETS ARE A **VIBRANT** ENVIRONMENT CREATING A CENTER-POINT TO CITIES: WHERE **CULTURE** THRIVES, **RELATIONSHIPS** GROW, + **VARIETY** BLOOMS.

NEXT INTERIORS + ARCHITECTURE IS A WORKPLACE THAT PLANTS **PERSONAL CONNECTIONS**, FOSTERS **SOCIALIZATION** + GROWS **FRESH PERSPECTIVES**.

CONNECTION + COMMUNITY + SUPPORT

CONCEPT BOARD

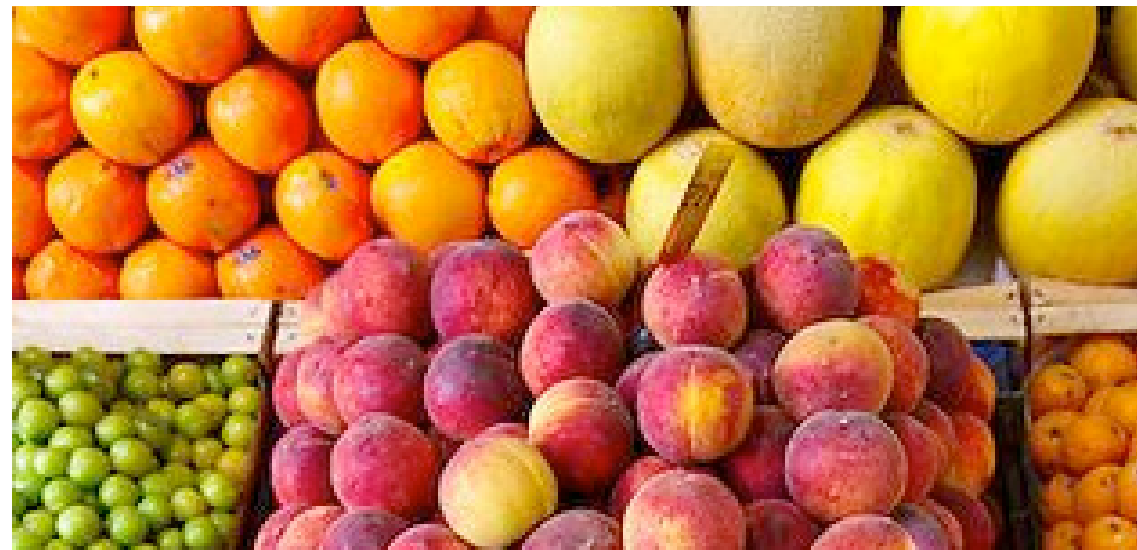
CULTURE



WELCOME



RELATIONSHIPS

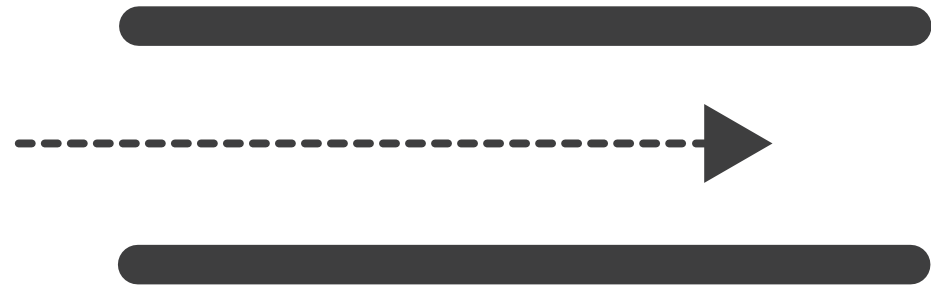


VARIETY

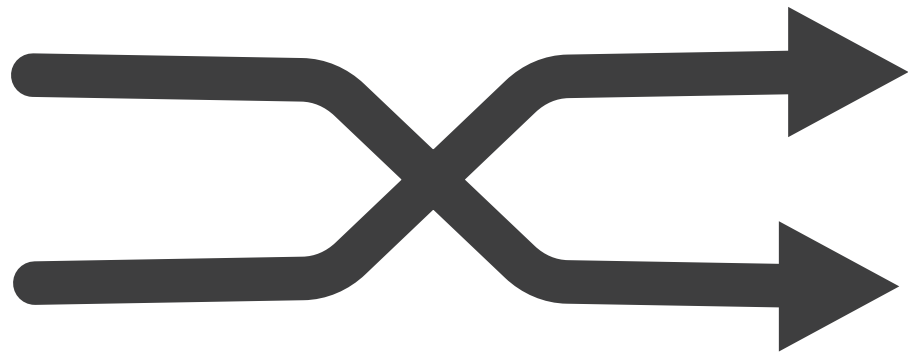
SOCIALIZATION



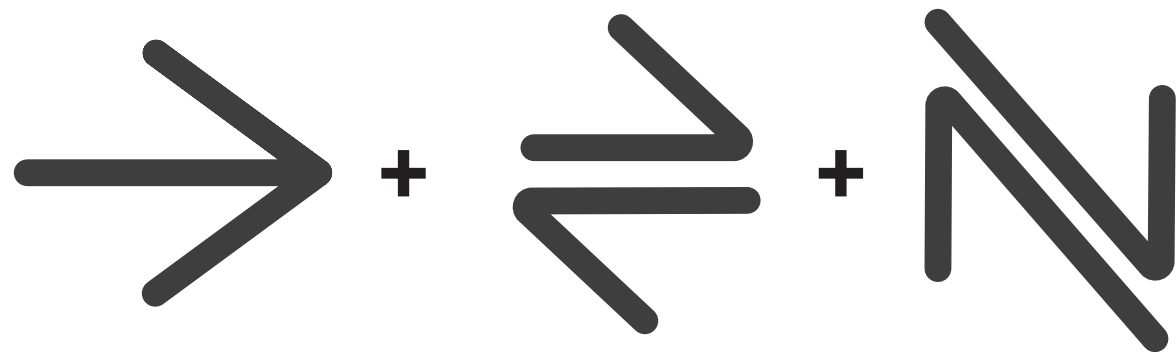
LOGO DEVELOPMENT



MARKET PATH



CONNECTED



PATH

PARALLELED

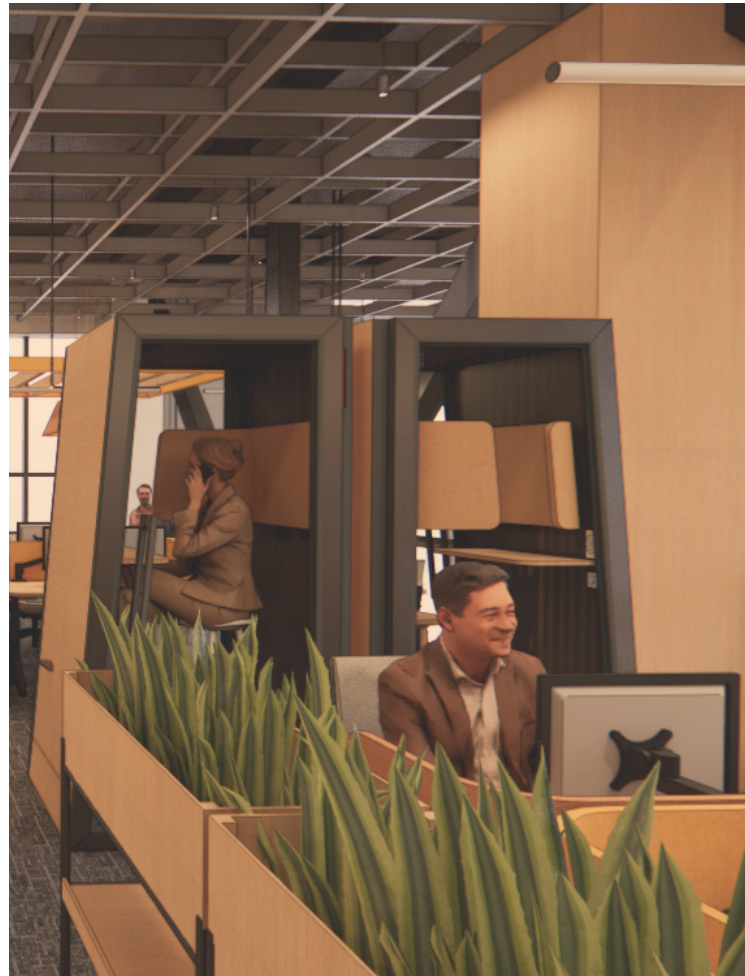
PULLED



KEY SPACES



FIXED TO FLUID
FLEXIBLE/OPEN MEETING AND
HUDDLE SPACE TO PROMOTE
COLLABORATION



OPEN + ENCLOSED
CREATING CHOICE FOR
FOCUS AND BENCHING WORK
STATION

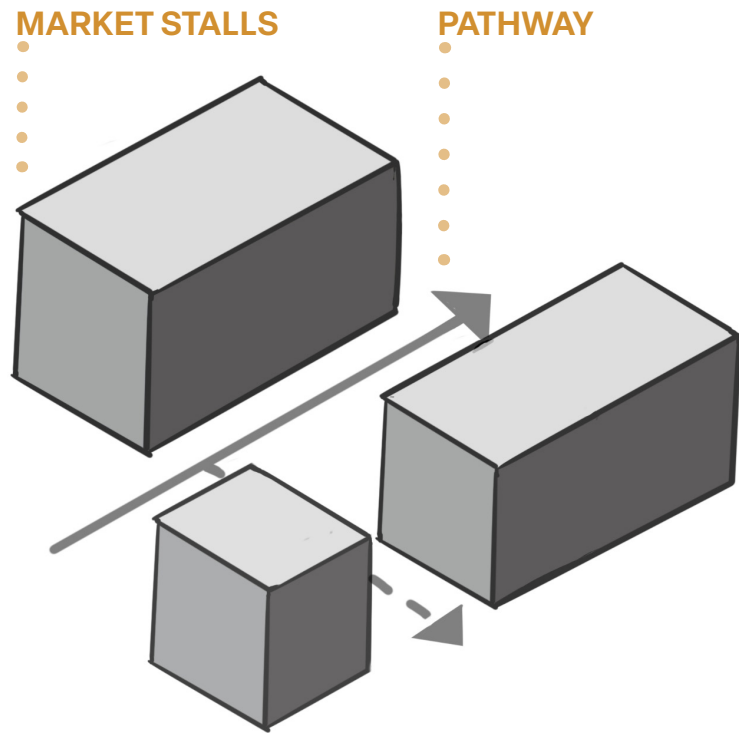


ME + WE
BALANCING FOCUS AND TEAM
WORK SPACES BY CREATING
ACOUSTIC/VISUAL DIVISION

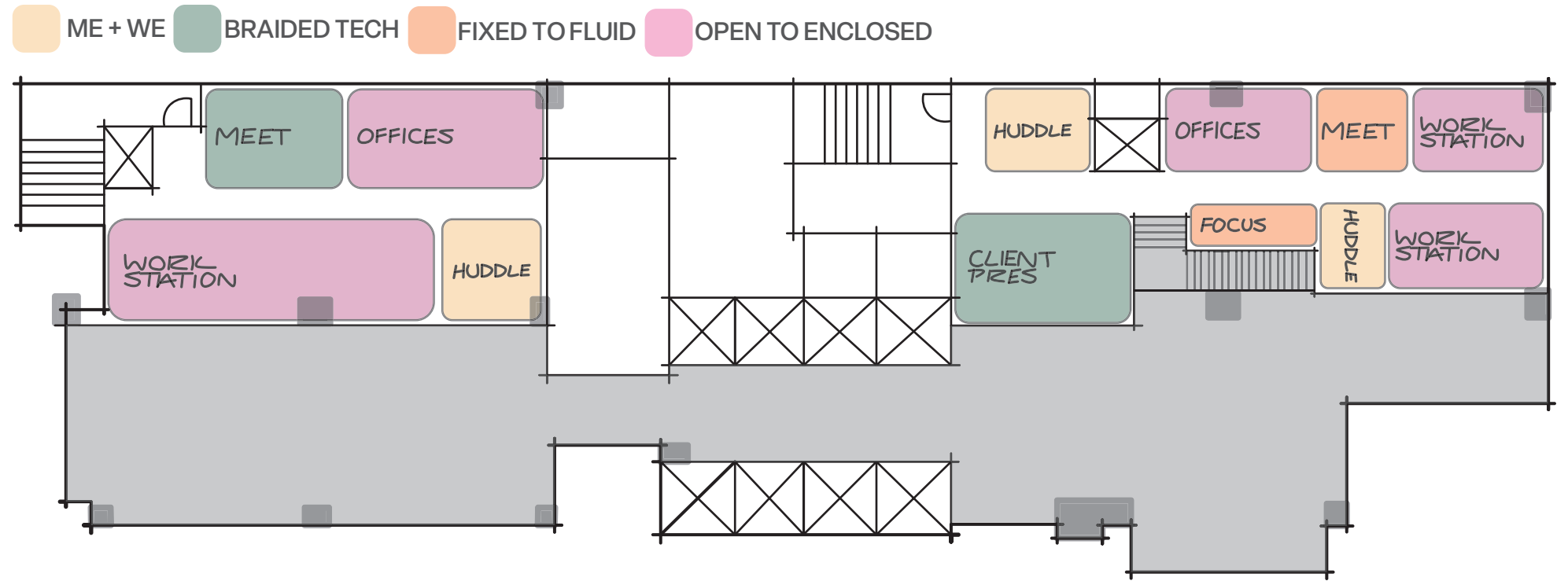


BRAIDED TECH
TECH THAT IS BRAIDED WITHIN
TO HELP USERS WITH HYBRID
WORK

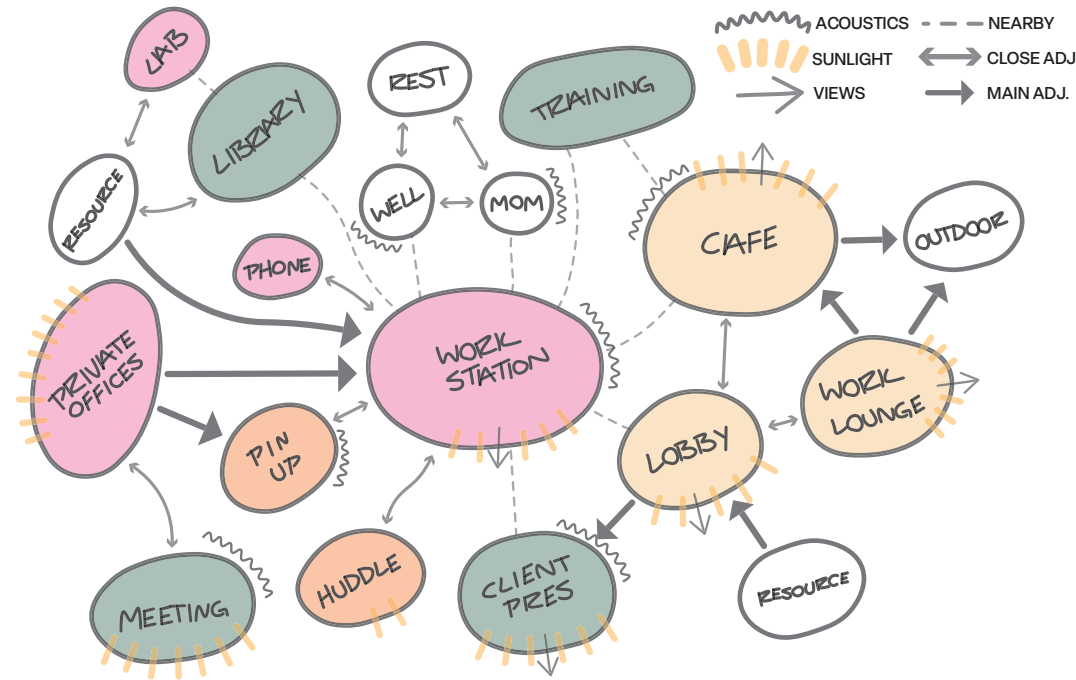
SPACE PLANNING



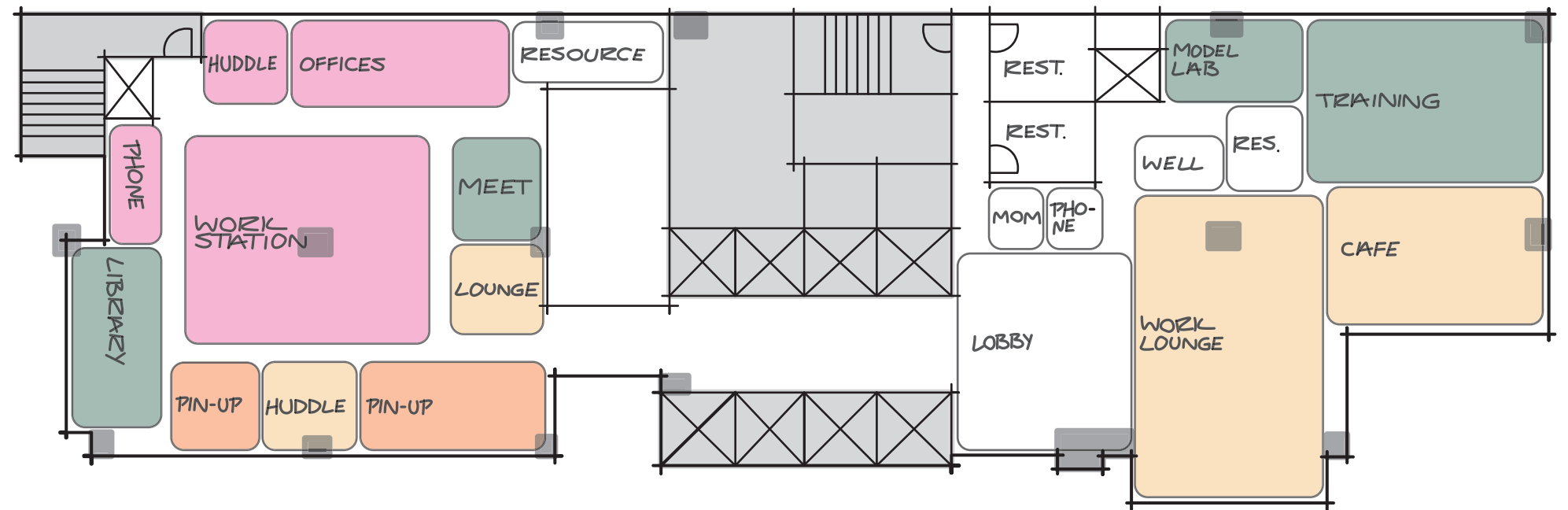
PARTI DIAGRAM



MEZZANINE BLOCK PLAN

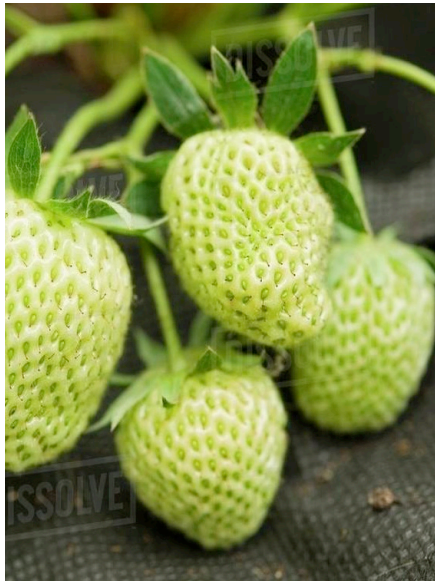


BUBBLE DIAGRAM



LEVEL 3 BLOCK PLAN

NEIGHBORHOOD BREAKDOWN



PLANTING IDEAS

GROWING DESIGN

BLOOMING RESULT



REFLECTS PROGRAMMING/CONCEPT OF DESIGN

FOSTERING NEW IDEAS AND COLLABORATIVE WORK STYLE

REFLECTS SD/DD STAGES OF DESIGN

MIXTURE OF FOCUS AND COLLABORATIVE WORK STYLE

REFLECTS CD/FINAL STAGES OF DESIGN

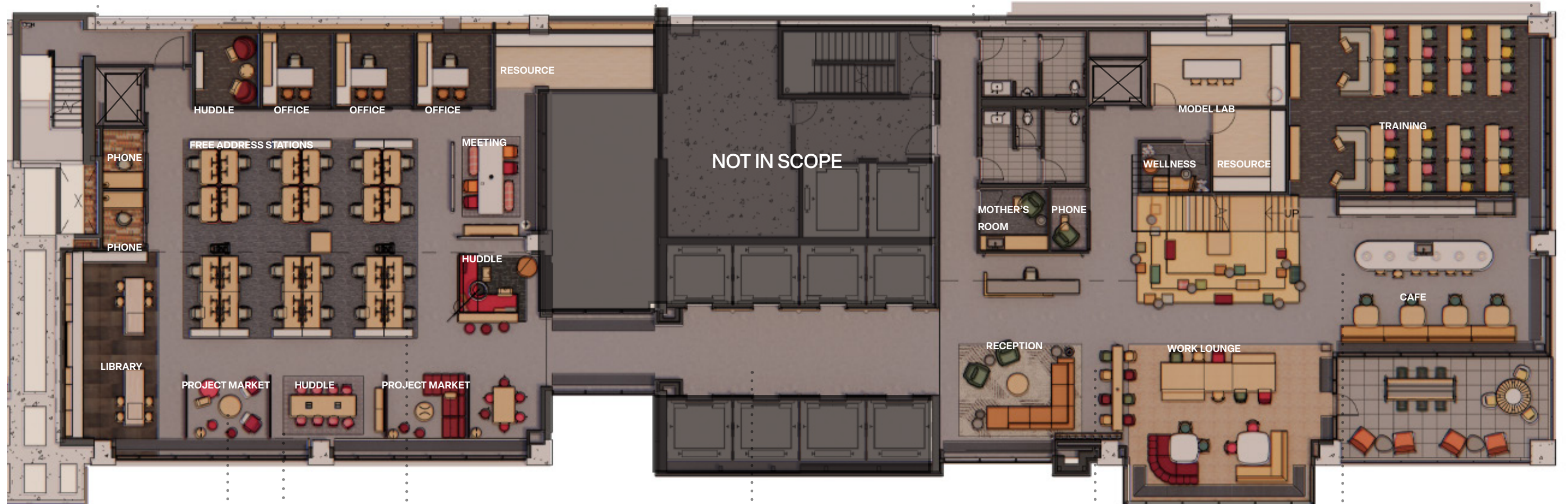
FOCUS WORK STYLE WITH MORE STORAGE AND PIN UP SPACE

FLOOR PLANS



BLOOMING RESULT
FOCUS WORKSPACE WITH PIN UP SPACE

MARKET SQUARE
COMBINATION OF COLORS PROMOTING COMMUNITY



PROJECT MARKET IS PIN UP STALLS FOR MEETINGS + HANGING CURRENT PROJECTS

MIXTURE OF OPEN/ ENCLOSED MEETING + HUDDLE SPACE

FREE ADDRESS STATIONS FOR TEAMS CHANGE NEIGHBORHOODS BY THE PROJECT PHASES

MAIN CORRIDOR THROUGH ENTIRE BUILDING TO REPRESENT MARKET PATH

LARGE FLEXIBLE SPACE TO PROMOTE ACTIVITIES AND ENERGY

CAFE AND TIER SEATING TO BE AN SUPPORT SPACE FOR TRAINING

LEVEL 3

FLOOR PLANS

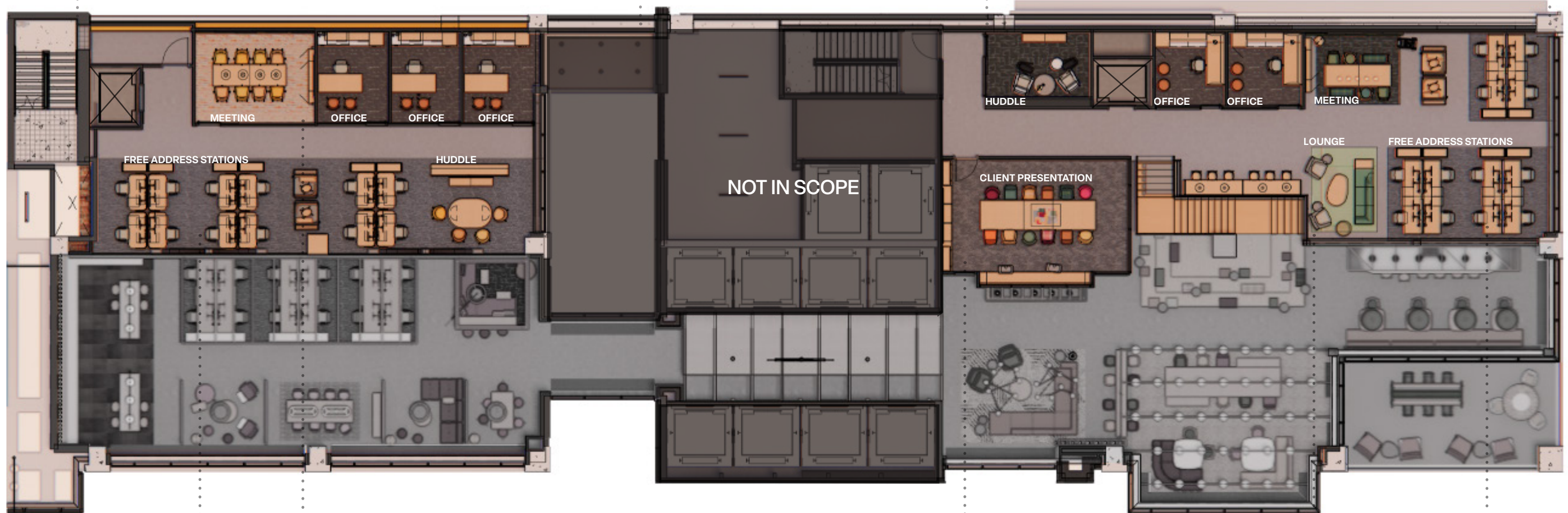


GROWING DESIGN

MIXTURE OF FOCUS AND COLLABORATIVE WORK STYLE

PLANTING IDEAS

WORK STYLE THAT FOSTER NEW IDEAS AND COLLABORATION



NOT IN SCOPE

HUDDLE

OFFICE

OFFICE

MEETING

FREE ADDRESS STATIONS

HUDDLE

LOUNGE

FREE ADDRESS STATIONS

CLIENT PRESENTATION

PROVIDING WORKSTATIONS WITH FLEXIBLE DIVIDERS TO DECIDE YOUR WORK STYLE

PROVIDING BOTH OPEN AND ENCLOSED MEETING/HUDDLE SPACE TO BE FLEXIBLE

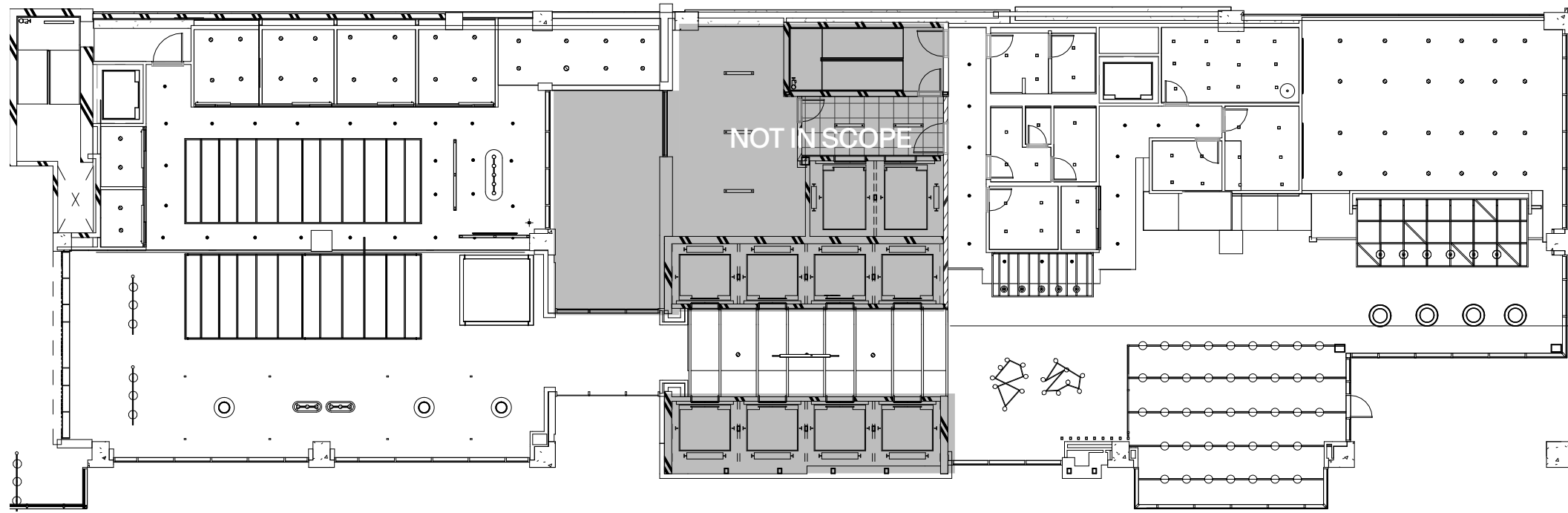
CLIENT PRESENTATION HAS STOREFRONT WALL TO OVERLOOK THE COMMUNITY SPACE

MOST COLLABORATIVE SPACE WITH ALL OPEN HUDDLE/MEETING SPACE

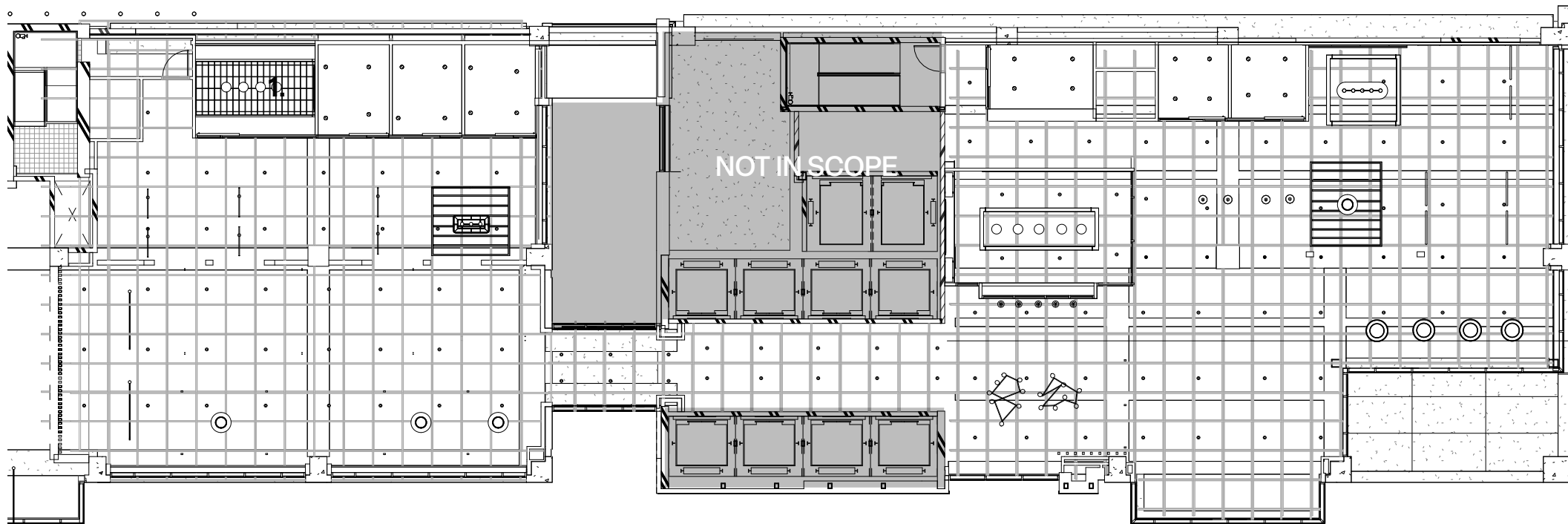
BENCHING WORKSTATIONS TO BE ABLE TO WORK AS TEAM IN THIS SPACE

MEZZANINE

REFLECTIVE CEILING PLAN



LEVEL 3



MEZZANINE

- 1. MUUTO - Rime
- 2. BUZZI - Burner
- 3. BLUE DOT - Trace
- 4. BUZZI - Square
- 5. RBW - Highline
- 6. RBW - Palindrome
- 7. BUZZI - Shield
- 8. RBW - Hoist
- 9. BUZZI - Surf
- 10. BUZZI - Prop

THE SQUARE AXON



LOOKOUT OVER THE SQUARE TO BE A MORE ENERGETIC WORK SPACE

CLIENT PRESENTATION ON MEZZ. LEVEL TO LET CLIENTS EXPERIENCE MORE OF THE OFFICE

RECEPTION CONNECTED TO AMENITY SPACES SO GUEST GET TO EXPERIENCE THE WORK CULTURE

SPACE CAN BE CHANGE EASILY BECAUSE FURNITURE IS ALL EASILY MOVABLE

CEILING ARE TAKING THE LANGUAGE OF SCALE OF STALLS IN A WAREHOUSE

GREENHOUSE CAFE AT THE BACK OF THE SQUARE TO BRING PEOPLE THROUGH THE SPACE

TIER SEATING ARE A CENTER-POINT OF COMMUNITY, MULTI FUNCTION SPACE FOR EATING, WORKING OR EVENTS



ELEVATOR

NEXT



RECEPTION

NEXT



WORK LOUNGE

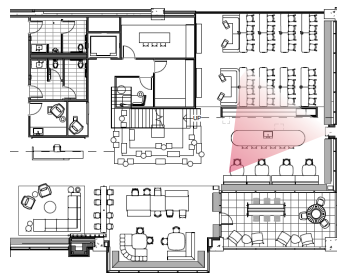
NEXT



GREENHOUSE CAFE

NEXT

KEY PLAN



FURNITURE SELECTION



STEELCASE
Together Bench



STEELCASE
Simple Table



COALESSE
Enea Stool



BOLIA
Swing

PLANTING IDEAS NEIGHBORHOOD

NEXT

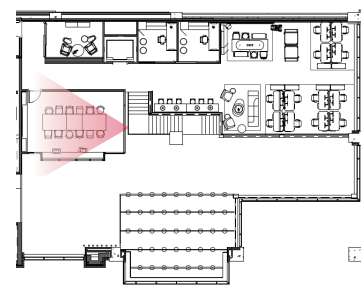




CLIENT PRESENTATION



KEY PLAN



FURNITURE SELECTION

- 
VICCARBE
Funda
- 
CARL HANSEN AND SON
Embrace
- 
- 
COALESSE
Marien
- 
TOM DIXON
Fat
- 
VICCARBE
Trestle Table

MARKET SQUARE SECTION



Client's experience the "square" in this meeting room with storefront, also has privacy glass

Lounge for collaborative meeting or a secondary client lounge

Collaborative neighborhood with open style furniture



Reception taken shape from market stall with lower height, and simple geometry of desk

Tier seating to be the main "square" of the market. Builds culture and community

Lower ceiling throughout to reflect macro to micro of warehouse to market scale

Greenhouse derived cafe, to encourage fresh eating

WORK LOUNGE



FINISH BOARD

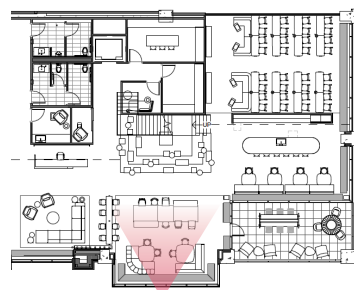
Light grid to resemble industrial lighting in markets, also grounds the space in the larger open space

Tier seating has built in tables to be an additional work space for the office

Dividing bar height table to create space division, while not Visual separating space

A mixture of furniture and colors to add variety and connects all neighbors to the community space

KEY PLAN



FURNITURE SELECTION



STEELCASE
Together Bench



WEST ELM
Belle



BLU DOT
Circula Table



VICCRABE
Trestle



CARL HANSEN & SON
Elbow



CARL HANSEN & SON
Embrace

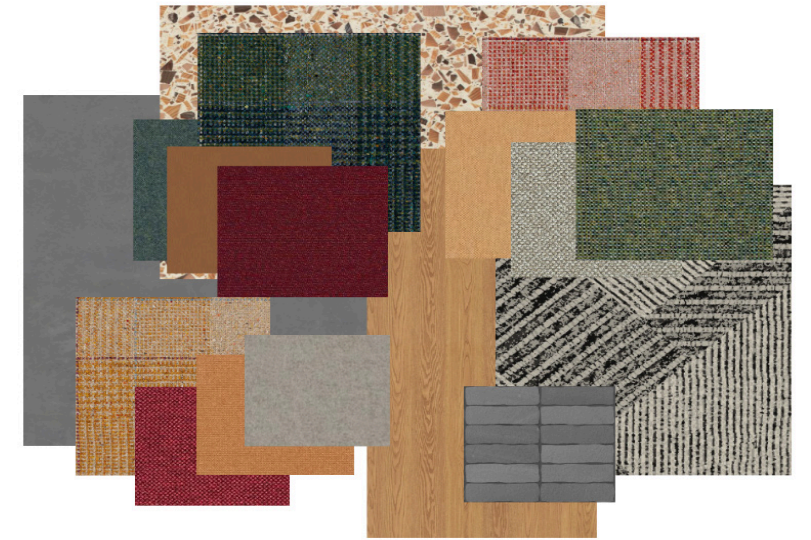


BLU DOT
Racer



BOLIA
Swing

RECEPTION



FINISH BOARD

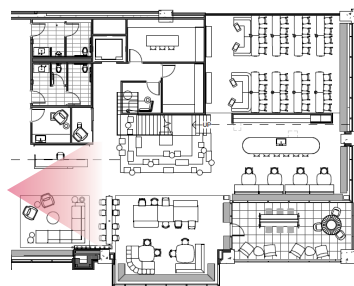
Lower ceiling elements to nod to architectural language of market stall with a large warehouse

Main hub for activity- provide division through furniture, but visual open to be more energetic

Tier seating to be used in multi ways - cafe spot, open work area, presentation space

Main corridor to inspired by market path

KEY PLAN



FURNITURE SELECTION



BLU DOT
Field Lounge



WEST ELM
Boardwalk Table



BLU DOT
Circula Table

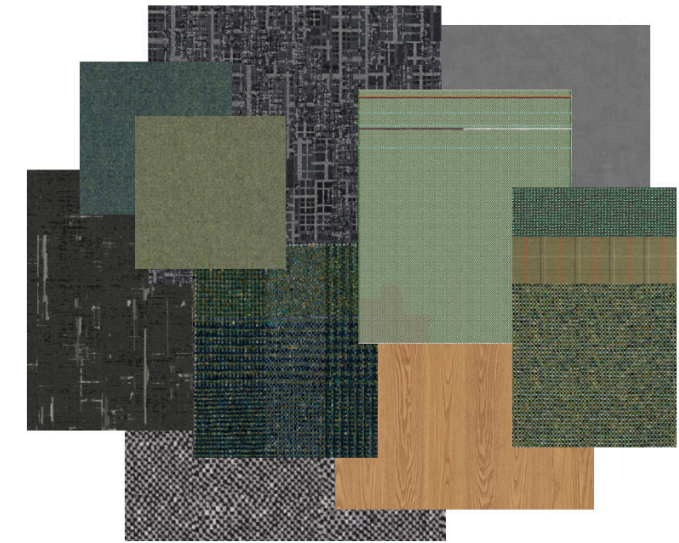


VICCRABE
Step Modular



FIND BAR STOOL??

PLANTING IDEAS NEIGHBORHOOD



FINISH BOARD

Ceiling elements to resemble market scale to the warehouse it's inside

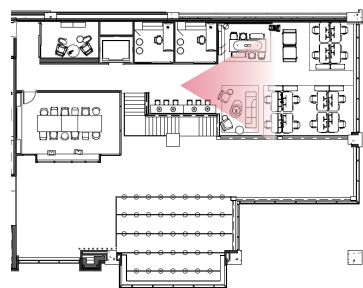
Acoustics with lighting selections and wood look slat ceiling

Open meeting space to encourage more collaborating meeting setting

Furniture selections reflect a more collaborative/interactive use to reflect concept of being starting phase of a project

Lookout table to an extension of the square or a more active work space

KEY PLAN



FURNITURE SELECTION



STEELCASE
Frame One



STEELCASE
Field Lounge



MATTIAZZI
She Said



ORANGE BOX
On the QT



CARL HANSEN & SON
Elbow



VICCRABE
Trestle Table



BLU DOT
Racer



BOLIA
Swing

THE MAKRET AXON



BRANDING WALL WITH WOOD SLATS
CUTTING OUT BRAND LOGO

OPEN LIBRARY SPACE TO BE A
COLLABORATIVE SPACE AND BE A
MARKET OF FINISHES

PIN UP SPACE TO BE A POINT OF
REVIEW OR INSPIRATION

DRAWER STORAGE FOR
DRAWING AND LARGER DESK
SPACE FOR CD SET

ENCLOSED MEETING SPACE WITH
FLEX MARKERBOARD WALL

CEILING ARE TAKING THE LANGUAGE
OF SCALE OF STALLS IN A
WAREHOUSE

FLEX WORKSTATIONS TO PROVIDE
FLEX DESK DIVIDER

OPEN MEETING SPACE WITH PIN
UP WALL TO DIVIDE AND PROVIDE
ACOUSTICS



BLOOMING RESULTS NEIGHBORHOOD

NEXT



DESIGN LIBRARY



KEY PLAN



FURNITURE SELECTION



COALESSE
Enea Stool



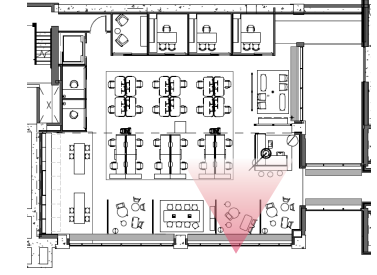
STEELCASE
Flex Cart



PROJECT MARKET



KEY PLAN



FURNITURE SELECTION





GROWING DESIGN

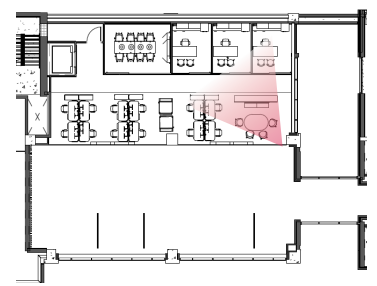
NEXT



HUDDLE ROOM



KEY PLAN



FURNITURE SELECTION



STEELCASE
Flex Mobile Power



VICCARBE
Copa



STEELCASE
Convene

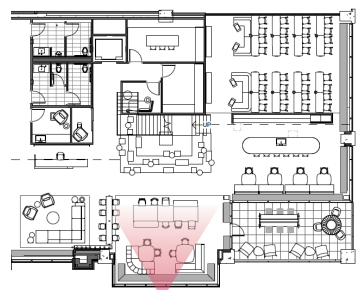
BLOOMING RESULTS NEIGHBORHOOD



FINISH BOARD

- Design library to be a feature point of workplace, a space to gather the team and a moment of branding
- Strong main corridor to give idea of market path
- Pin up space to resemble language of market stalls by dividing spaces into space stalls
- Open huddle to be a place where people can walk by and jump into meeting or see ongoing projects

KEY PLAN



FURNITURE SELECTION



STEELCASE
Flex Workstation



STEELCASE
Frame One



ESTABLISH AND SONS
Grid



BOLIA
Grab



STEELCASE
Flex Stool



BLU DOT
Bumber



STEELCASE
Flex Markerboard

GROWING DESIGN NEIGHBORHOOD



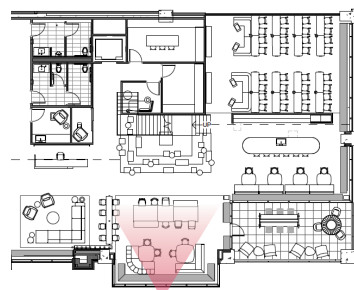
FINISH BOARD

Adding ceiling feature to ceiling to resemble language of an industrial warehouse

Using orange box pods to add more phone rooms and a space divider for more focus workstations

Keeping similar language in each neighborhood of linear corridor, lower ceiling features and each having a meeting/huddle and phone room

KEY PLAN



FURNITURE SELECTIONSM



STEELCASE
Flex Workstation



VICCRABE
Trestle Table



COALESSE
Mairén Chair



ORANGE BOX
On the QT



STEELCASE
Flex Workstation



NEXT
THANK YOU