



RETAIL SECTION



GEOMETRIC SHAPED DISPLAY/STORAGE SHELVING UNIT TO DISPLAY/STORE COMPLETED TEXTILES AND WOOL

FOR ACCESSIBILITY PURPOSES WE HAVE LOWERED A PORTION OF THE CASH WRAP DESK

WALL MOUNT DISPLAY RACK FOR SHOWCASING COMPLETED TEXTILES IN A INTERACTIVE WAY BY FLIPPING THROUGH.

IN THE KITCHEN A MOVEABLE ISLAND WAS PLACED SO THAT THE THERE COULD BE MORE WORKING COUNTER SPACE FOR THE PREP OF MEALS AND MORE STORAGE FOR KITCHEN EQUIPMENT

THE WOVEN ACRYLIC BLANKET USED FOR THE SEPARATION BETWEEN THE SPACES IS SPIRIT OF THE SKY DONE BY MUSQUEAM WEAVER LEILA STOGAN



RESIDENTIAL KITCHEN

MUSQUEAM WOOL BLANKET MADE BY DEBRA SPARROW AND ROBYN SPARROW, (First Nations Drum, 2016)

SPOOL WALL DISPLAY WAS USED FOR THE STORAGE OF THE WOOL

MOVEABLE TRACK LIGHTING WAS UTILIZED SO THE WEAVERS CAN CHANGE THE POSITION DEPENDANT UPON WHERE THEY NEED PROPER LIGHTING

MUSQUEAM WEAVING, TEN, CREATED BY DEBRA SPARROW AND ROBYN SPARROW IN 1999, (Ariss, 2018)

A CEILING MOUNTED TV WAS ADDED BETWEEN THE DINING AND LIVING SPACE THAT HAS THE ABILITY TO MOVE AND CHANGE ANGLES DEPENDING ON THE DESIRED VIEWING POINT

A BANQUETTE WAS CONFIGURED ALONG TWO WALLS IN THE DINING AREA TO ALLOW FOR PLENTY OF SEATING FOR 12 PEOPLE. THE TABLE INCLUDES TWO LEAFS THAT ARE ABLE TO BE PLACE AND REMOVED DEPENDING ON THE AMOUNT OF SEATING DESIRED. THERE WAS A DETACHED MOVEABLE DINING SEATING BENCH TO ALLOW FOR MORE COMFORTABLE SEATING WITHIN THE LIVING SPACE

UNIVERSAL DESIGN

To implement universal design within the retail space, we have ensured proper 5'-0" turning radius to allow for wheelchair accessibility. The cash wrap desk also has a lowered portion to accommodate everyone's needs and on the store's entry door we have added a universal push button control door opener for easier opening abilities. Within the space, there is ample natural and ambient lighting as well as contrasting materials to assist those with visual acuity.

BLUE RESIN IN SHAPE OF THE RIVER BACK LIT BY AN LED RIBBON LIGHTING



RESIDENTIAL DINING & LIVING AREA

DESIGN RATIONALE

The clients, a Musqueam couple, one who weaves, sells, and showcases the woven Musqueam textiles and the partner who is a photographer are requesting a live/work space for them. One of the main ideas that was represented in the design was that of flowing through the space or the flow of the river. Both the residential and retail spaces were connected through the flex space that would allow for the couple to flow easily from home to work. A crucial element in our design was sustainability and making sure the materials selected did not harm the environment. Locally sourced materials was how we accomplished this.

In the residential side, we wanted to make the most out of the small space we were given so we utilized multi functional spaces. The dining, kitchen, and living space was created to allow for the clients and their guests to flow and enjoy the spaces all together. Specifically the living space was created to also be used as a second bedroom. Furniture wise, a pullout couch was placed to allow for seating when it is just the clients occupying the space and it can be a bed when guests are in. We have also added a track/curtain feature to add for privacy and separation when there are guests there sleeping. To the dining area, we have added a moveable bench seat so they can move the seating around freely to suit what is more comfortable to them.

In the retail space, we kept the presence of the parti strong by adding a ceiling feature to replicate the Fraser River. This was also done to help with the circulation and directing people on which way to travel. We wanted to keep the same concept and flowed into the outdoor space and opened it up onto an outdoor patio where events could be held. This same idea of bringing the outside in was done through the use of windows along the street facing wall so that people outside would be invited in. For the showroom space specifically, we chose to add a rack to the wall so the completed textiles could hang and customers could flip through and look. The maker space had a similar concept for the design as we wanted there to be a designated space for them but also wanted customers to be able to feel invited to come watch the weaving take place.

SUSTAINABILITY

The Musqueam care deeply about their territory and understand the health of their people rely upon it and know they must adapt and work to address the issues at hand. (Herod, n.d. Sustainability at Musqueam, para. 1) They have a deep connection to their land and water as they use their lands and waters to support their cultural and economic practices while serving as a source of their knowledge and memory. (Musqueam, 2021) So working together to protect their environment while keeping their community vibrant. (Musqueam, 2021)

Sustainability was an integral piece when choosing materials and solidifying this design. A main principle for sustainable design is to limit the impact that the built environment has on the environment. When materials are selected that are locally sourced or sourced in the region of the project, the impact that is had on the environment is cut down greatly due to there not being a need for material transportation. We were able to accomplish this by selecting materials that were sourced locally within the region and to Canada.

CITATIONS

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RESIDENTIAL FLOORING

Locally sourced engineered oak flooring was selected because it uses less wood per plank. Therefore this is a natural product that is environmentally sustainable.



RESIDENTIAL & RETAIL WALL PAINT COLOR

A Sherwin Williams paint was selected in the color shell white due to its zero VOC formula that helps contribute to cleaner indoor air.



RESIDENTIAL CEILING PAINT COLOR

A Benjamin Moore paint was selected in the color cloud white because it brought brightness and simplicity to the space.



RESIDENTIAL MILLWORK

Locally sourced and manufactured red oak was selected for all residential millwork.



RESIDENTIAL COUNTERTOP

The countertop selected is from a Canadian based company. This product is low VOC emitting and the company strives to recycle and reuse during the manufacturing process.



RESIDENTIAL BOOTH UPHOLSTERY

A Luum product was selected for its recycled contents and durability.



RETAIL & EXTERIOR FLOORING

A natural slate stone was selected from a Canadian manufacturer. This product specifically does not pose any threat to the environment and the waste can be safely reused as landscaping material.



RETAIL MILLWORK

Western red cedar was selected for its traditional use in the Musqueam community and it's a local wood to British Columbia.



RETAIL CEILING FEATURE

A blue resin was selected to resemble the Fraser River and to highlight how the river is flowing through the space.

MATERIAL RATIONALE

Materials within both the retail and residential space were carefully selected with sustainability in mind. This meant selecting materials that were manufactured locally in the region and within British Columbia. As well as sourcing a few materials that are manufactured across Canada. A key material that has been used throughout the spaces is cedar as it is a well-known symbol of the Northwest Coast and it plays an integral role in their spiritual beliefs and ceremonial life. (Huang, 2009, Cedar, para.1)



RETAIL MAKER SPACE PERSPECTIVE



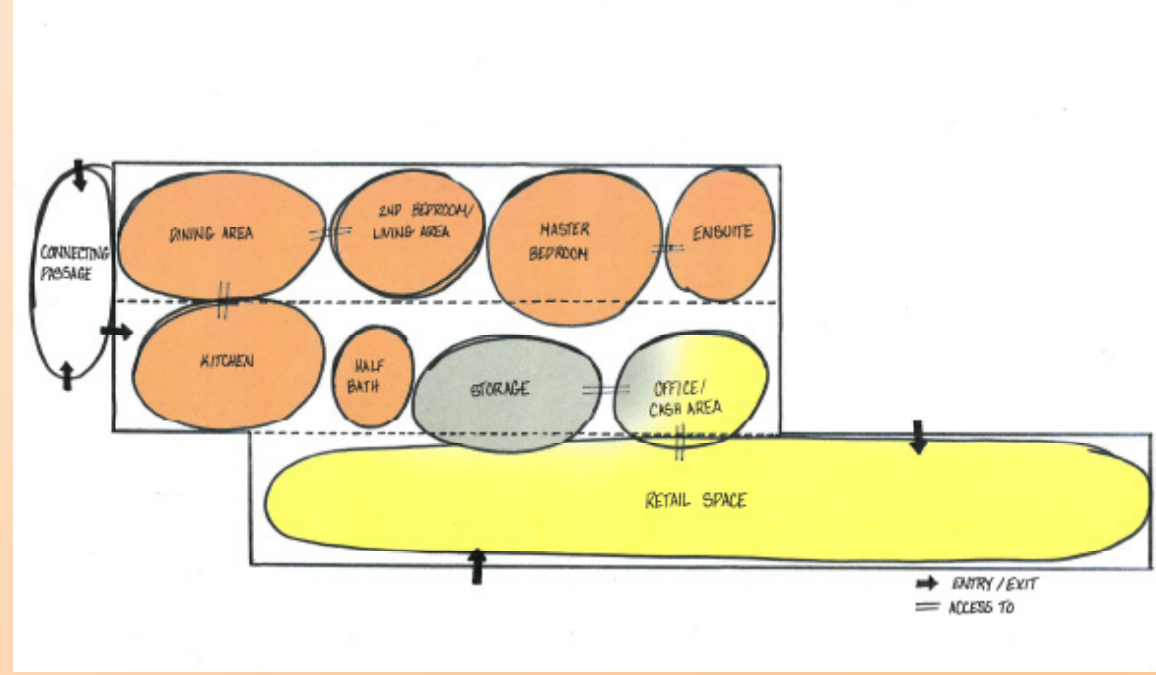
RETAIL GALLERY WALL PERSPECTIVE

CEDAR WOOD PLANKS ON CEILING

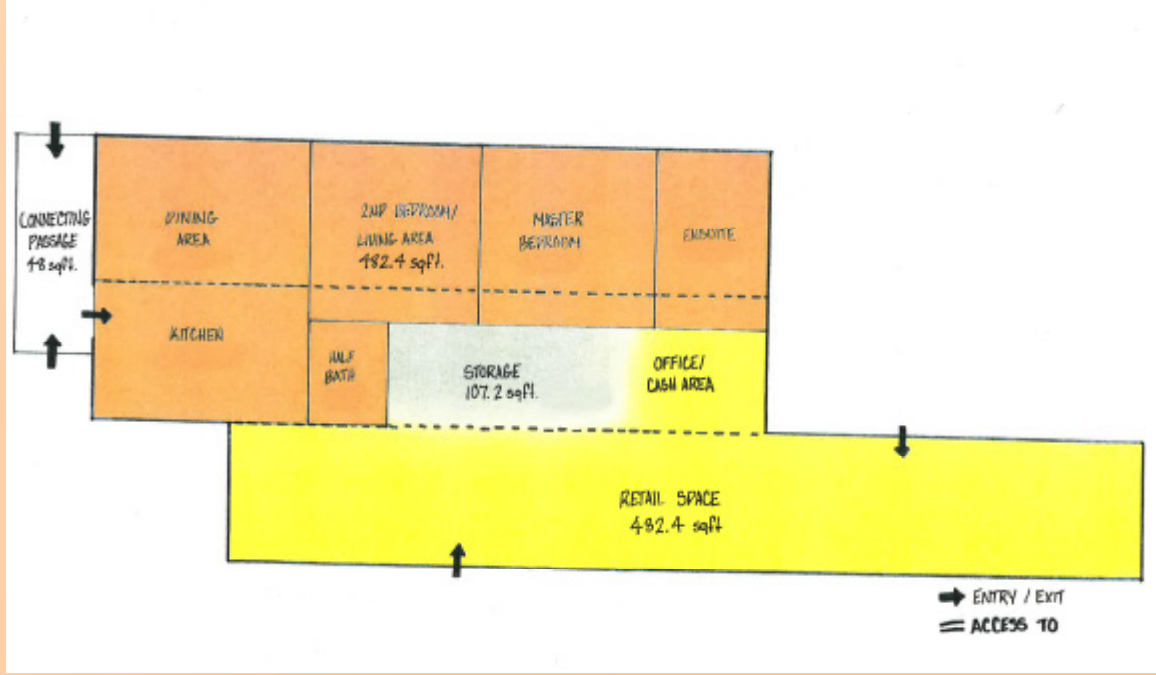
FOLDED BLANKET ON GEOMETRIC SHELVING PREDATES 1828, (Laurence, 2017)

THE HANGING MUSQUEAM TEXTILE CREATED BY BARB CAYOU IN 1988, (Canada, 2015)

BUBBLE DIAGRAM

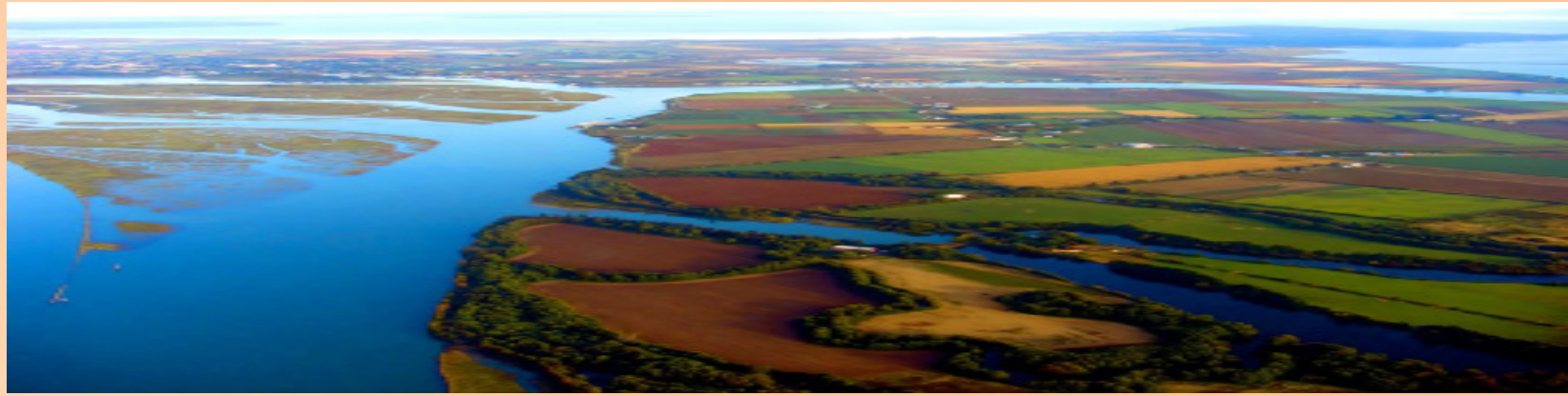


BLOCKING DIAGRAM

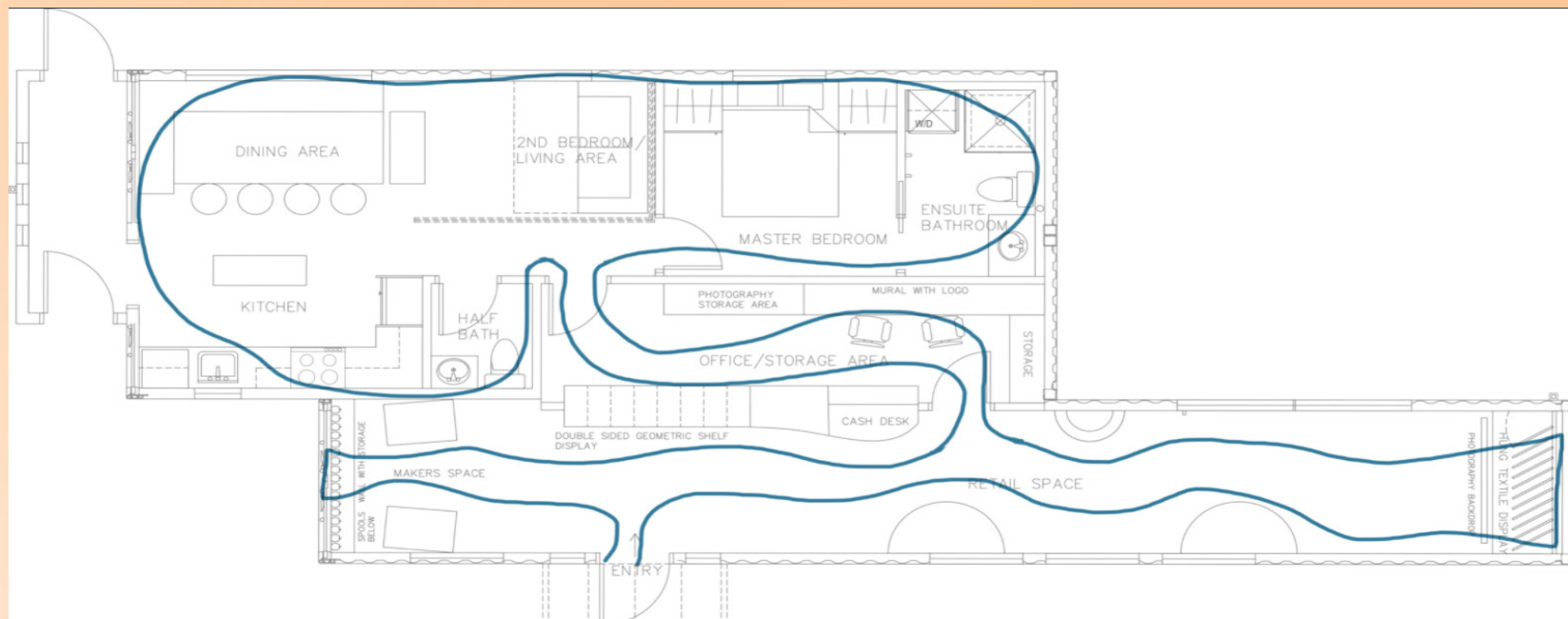


PRELIMINARY PROGRAMMING

When we began the preliminary programming we showed the relationship between the spaces through both a bubble and a blocking diagram. One of the concepts we decided on early on in the preliminary stage was how we wanted to keep the retail and residential spaces together or near each other. During the preliminary programming stage was where we calculated the square footage that would be needed for each space in relation to the requested spatial measurements, 45% for retail, 45% for residential, and 10% for flex space. We were able to determine through calculations that the requested square footage worked out to 482.4 sq. ft in both the residential and retail spaces and the flex space worked out to 107.2 sq. ft. Colors were chosen to show the spaces that matched the colour scheme we have chosen, orange for the residential space, yellow for the retail space, and grey for the flex space. Through the preliminary programming we were then able to further design the spaces.



Fraser River Estuary. DELTA FARMLAND & WILDLIFE TRUST. (2021, June 4). Retrieved November 8, 2021, from <https://deltafarmland.ca/resources/fraser-river-estuary/>.



PARTI

CONCEPT STATEMENT

Coastal Estuary is designed to reflect the flow of the Fraser River where the Musqueam people have lived for over thousands of years. Both the retail and the residence speak to the Musqueam connection to the river, to traditional weaving, and provide opportunities to share the artist's traditions and craft with the wider community. Here the couple will have the opportunity to grow their business while sharing their home with family and friends.

LOGO CONCEPT

The name Coastal Estuary was chosen because the word estuary means mouth of a large river and coastal refers to the area in which the Musqueam people are located. (Musqueam, 2021) Wood was an important piece in the design of the logo and a blue resin was used to look like the water cutting through the wood.

LOCATION

We would first like to acknowledge that the location in which we have selected resides on the unceded territory of the Syilx (Okanagan) Peoples.

2820 Pandosy Street is located amongst a variety of shops, cafe's, restaurants, and facilities to cater to all sorts of people. The site lot itself sits directly on the corner of commercial based Pandosy Street and residential based West Avenue with the restaurant Original Joe's sitting directly behind the lot. Only an approximate 5 minute walk away are beaches that will take people directly to the Okanagan Lake. Bus stops are only a short 5 minute walk maximum to allow for travel all throughout Kelowna and the Kelowna General Hospital is a 2 minute drive and 12 minute walk from the site. This specific location is surrounded by a busy and lively area making it a perfect place for a new business and a place to call home. The location of the site also falls into the LEED v4 Case 1: Surrounding Connectivity.



CLIMATE

The site location that has been chosen is located in a semi-arid desert climate of Kelowna, BC. Heavy amounts of precipitation and snow are not often seen throughout the region but there are many days of sunny skies and warm temperatures. An IKO flat roof was chosen because it helps with the reflection of the sun which is seen more than snow and precipitation is in the region and area of Kelowna. This roof will help to combat the heat given the sun rays and will help to keep the inside of the area cool in the summer months.

CODE

A component of this design was ensuring that it was compliant with that of the BC Building Code, more specifically that it was compliant with the BC Building Codes fire separation between the space of the residential and retail areas. The specific space we are working with falls under Group E, Major Occupancy for the retail space and Group C, Adjoining Major Occupancy, for the residential space. According to the BC Building Code, Group E, the Major Occupancy, which is the retail space; a fire resistance rating of 1 hour is needed between the space. This was achieved when we chose to use a 1 hour fire resistance wall assembly of 1 piece of 3/4" Type X Gypsum WallBoard on either side of the 3 3/4" steel stud framed wall, with fire rated sealant on the floor and ceiling openings. It falls under Zone C5, which classifies as a transitional residential and retail zone, in the Kelowna, BC zoning bylaws.

PARTI

For the Musqueam couple, the Okanagan Region is their new home, the idea is to incorporate their culture by representing the Fraser River in the retail space. The Fraser River then flows into the Okanagan Lake which is represented in the residents home. This was then taken as the concept for the parti of the design and to further influence the circulation within the space.

RESEARCH

The Musqueam people have over 1,300 members within their growing community with many of them currently residing on the portion of their traditional territory known as the Musqueam Indian Reserve. (Musqueam, 2021) It is also known now as the Lower Mainland which spans the area from Vancouver to Howe Sound. Musqueam people have practiced the same values and beliefs for many generations, Respect, Pride, Inclusiveness, Honour, and Shared Responsibility. (Musqueam, 2021)

It is said that their first ancestors descended from the sky, wrapped in clouds before anything else was here. Those very supernatural beings were found all over the land until the transformer changed them into what they are present day, rocks, animals, and features of the landscape. It is because of this story that the Musqueam people do not belong to the land, river, and living creatures, they are those exact places and beings. ("Musqueam A Living Culture", 2006, p. 9) The Fraser River banks have been where the Musqueam people call home for over thousands of years, moving throughout the region for years following and using the resources it provided such as; fishing, hunting, trapping, and gathering. Different lands and waters still continue to serve as a source of knowledge, memory, and support for their cultural and economic practices. A flowering plant, mǝłkˀəy, located within the Fraser River estuary has served as a relation for the name Musqueam. Elders have spoken of a small lake called Camosun Bog, xˀmǝmqˀeːm, where a double headed serpent, sʔiːlqəy, was said to have originated, so wide that it parted the winding path down the river leading to the current day Musqueam. (Musqueam, 2021)

Weaving has been a long standing tradition among many of the Musqueam people in both wool and cedar. ("Musqueam A Living Culture", 2006, p. 23) Woven pieces have ranged from blankets to belts to leggings to fishing nets and baskets. Pieces were used as movable walls in their traditional longhouse in the early days to act as separation of space. ("Musqueam A Living Culture", 2006, p. 41) The most defining woven pieces made by the Musqueam weavers are their geometrically designed blankets and traditionally they have been done with wool of mountain goats. However, small white dogs were once bred for their hair to be used within the weavings. ("Musqueam A Living Culture", 2006, p. 23) Dyes for the textiles often came from plants, trees, fungi, soil, and lichen. Wool and other fibers that were sourced would be rolled by hand into rovings. This would prepare the wool and fibers to then spin into yarn using a spindle whirl. The weaving is done by hand and use of a loom. Different techniques are used in this process such as; twining which is used to create the intricate patterns and coiling, twining, and plaiting which is used to create more of the basket weaves.

COLOR SCHEME

Hues of orange, yellow, reds, and wood tones were carefully selected to be the color scheme and palette for both the retail and residential space. It resembles the sunrise and sunset that the Musqueam peoples have a clear view of every day from their location on the river bank. ("Musqueam A Living Culture", 2006, p. 35) Temet, blacks and white are a part of their traditional colour palette and often used in artistic and ceremonial applications that often included, canoes, paintings, spirit dancing, and funeral regalia. - Teal was a color that was used in the logo as the colour of the resin, this is because teal can only be used as a color if it is within the musqueam logo. ("Musqueam A Living Culture", 2006, p. 35)

FLOOR PLAN

BEDSIDE AND UNDER BED STORAGE UNITS WERE USED IN THE MASTER BEDROOM TO ALLOW FOR CLOTHING TO PUT AWAY AND A DUAL WASHER AND DRYER WAS ADDED IN THE ENSUITE FOR EASY ACCESS FOR THE COUPLE

MULTI-FUNCTIONAL DINING, LIVING, AND BEDROOM SPACE EQUIPPED WITH MOVE-ABLE FURNITURE AND ENCLOSING TRACK SYSTEM

PASSAGEWAY ADDED CONNECTING CONTAINERS AND ACTING AS A MULTI-FUNCTIONAL SPACE THAT ALLOWS FOR OUTDOOR SHOE STORAGE AND CONNECTION FROM THE FRONT TO THE BACKYARD

HAND SANITIZATION STATIONS WILL BE PLACED AT BOTH ENTRY AND EXIT POINTS AS WELL AS BESIDE THE CASH WRAP DESK



OUTDOOR SPACE ADDED TO ALLOW FOR EVENTS AND ENSURE PROPER PHYSICAL DISTANCING. THE RETAIL AREA INCLUDES GLASS DOORS LEADING TO THE EVENT SPACE

THE OFFICE FLEX SPACE HAS A LOCKING SLIDING DOOR FOR SECURITY AND TO ENCLOSE THE SPACE FOR ONLINE MODE.

A PULL DOWN SCREEN WAS INTEGRATED IN THE CEILING TO ALLOW FOR USE WHEN PHOTOS NEEDED TO BE CAPTURED BUT WAS ABLE TO BE PUT AWAY WHEN NOT IN USE. THE PHOTOGRAPHY EQUIPMENT IS STORED IN THE OFFICE SO IT CAN BE AWAY FROM THE GENERAL PUBLIC BUT STILL ACCESSIBLE FOR USE

OPERABLE WINDOWS WERE PLACED ALONG THE WEST WALL IN THE RETAIL SPACE ALLOWING FOR AN ABUNDANCE OF AIR FLOW

THE MAIN ENTRY/EXIT POINT IS ALONG THE WEST SIDE OF THE BUILDING. HOWEVER THERE IS A SECONDARY EXIT THROUGH THE FIRE RATED SLIDING GLASS DOORS IN THE EVENT OF AN EMERGENCY TO EXIT ONTO BACK PATIO AND THROUGH A GATE

WEST AVE FACING EXTERIOR



THE WINDOWS WERE DONE WITH A CEDAR WOOD TRIM TO FRAME THEM AND TIE INTO THE MATERIALS USED WITHIN THE INTERIOR OF THE SPACE

A SIGN WAS PLACED OUTSIDE THE STORE FRONT ENTRANCE DOOR TO GUIDE CUSTOMERS INTO THE STORE FROM WEST AVENUE

FRONT FACADE EXTERIOR



CEDAR WOOD FENCING SYSTEM ADDED FOR PRIVACY AND SOUND CONTROL IN THE BACKYARD/EVENT SPACE

WOVEN BLANKET - SALISH WEAVING COLLECTION - VISIONS OF OUR ANCESTORS BY LEILA STOGAN. THIS BLANKET'S GEOMETRICAL PATTERN WAS USED AS INSPIRATION FOR THE FRONT FACADE