



Commercial Interior

2025 RoTYs Awards





Project Overview

This commercial interior project transformed two aging retail suites into one cohesive, modernized space tailored for high-end merchandising. The work required coordination with the architect, city inspectors, and developer to secure approvals, including the building permit, before construction could begin.

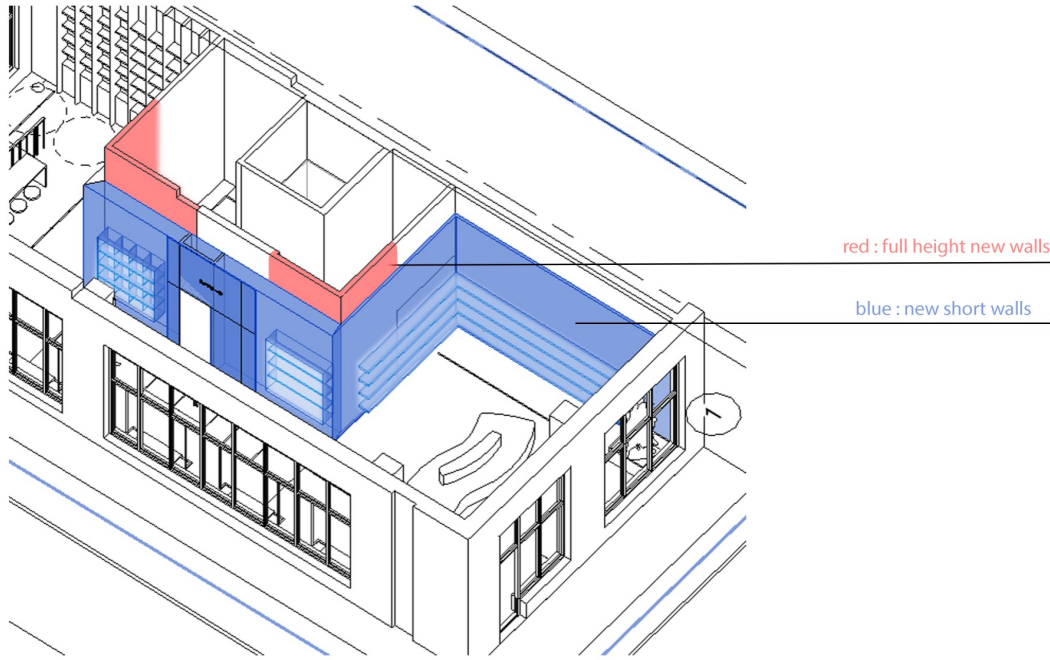
The renovation began with the removal of the dividing wall and outdated displays that fragmented the floorplan. New steel framing was installed to support **custom display systems**, including floating shoe shelves with integrated lighting, wood-veneered shelving grids, and a copper-clad bench. Drywall work was finished to a high level of precision, ensuring a seamless backdrop for these features.

Electrical rough-ins were carefully coordinated so the tenant could simply “plug and play” into the system without disruptive additional work. The result is a **polished, move-in-ready retail environment** defined by functional durability, modern finishes, and crafted architectural details that elevate the merchandising experience.

Client Objectives

- Combine two separate retail spaces into one seamless environment
- Remove outdated displays and walls to open sightlines
- Support custom steel-framed displays provided by The Bernard Group
- Prepare space for “plug and play” final electrical installation
- Deliver a polished, clean, and move-in ready finish





Construction Diagram

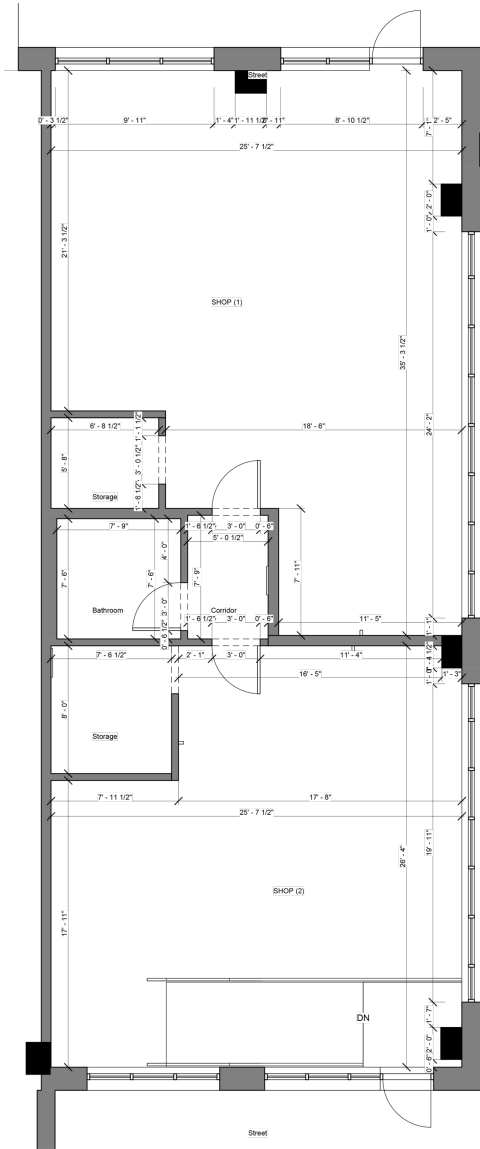
This axonometric diagram highlights the drywall and framing scope that transformed the two retail suites into one unified space.

- **Red areas** indicate **new full-height walls**, built to enclose back-of-house and support areas with sound separation and privacy.
- **Blue areas** indicate **new short walls**, strategically placed to define merchandising zones while maintaining open sightlines across the floor.

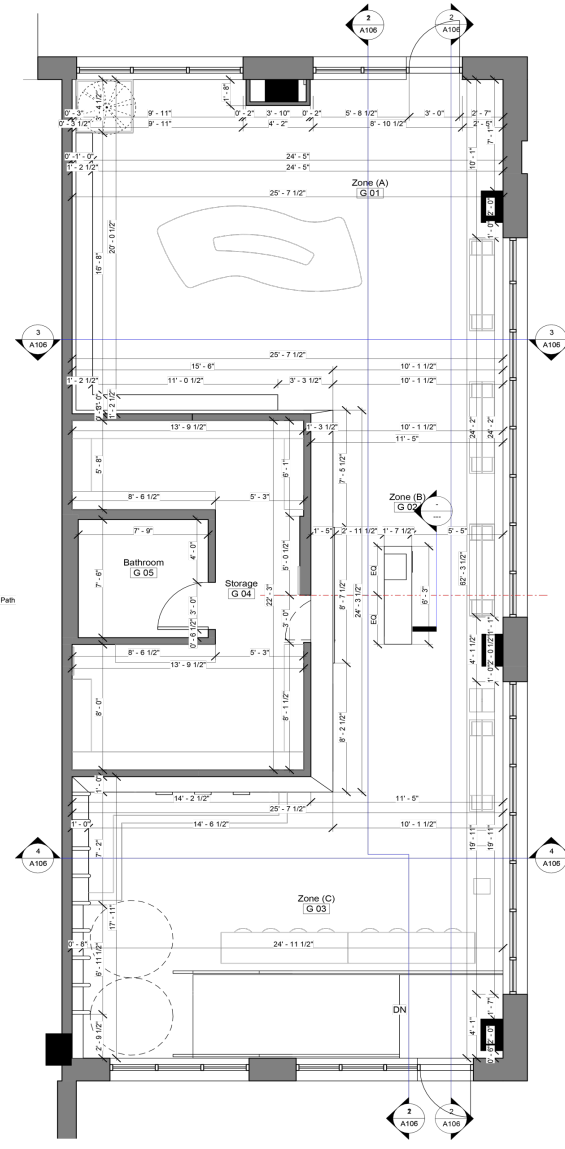
By carefully combining full-height partitions and low divider walls, we created a functional layout that balances tenant flexibility with integrated display opportunities. The result is a space that feels open yet structured, allowing merchandise to be the focal point while guiding customer flow.

Construction Plans

- The project began with **two separate retail suites** (Shop 1 and Shop 2), each with its own walls, storage rooms, and fragmented circulation. The spaces were divided by a **full-height partition wall**, with additional small partition walls and doors that limited flexibility and obstructed sightlines.
- Existing Layout Challenges:**
 - Partition wall separating two retail suites created a disjointed footprint.
 - Old storage areas and back rooms reduced usable retail floor space.
 - Narrow corridors and mismatched wall alignments made the layout inefficient.
- Demolition Scope (as noted on plan):**
 - Removal of the **dividing wall between the two shops** to create one continuous space.
 - Demolition of old walls and doors around storage and corridor areas.
 - Clearing out outdated display structures for a clean slate.
- By stripping away unnecessary walls and consolidating the footprint, the remodel set the stage for a **single, open, high-impact retail environment** that could support custom display walls, modern lighting, and flexible merchandising.



BEFORE



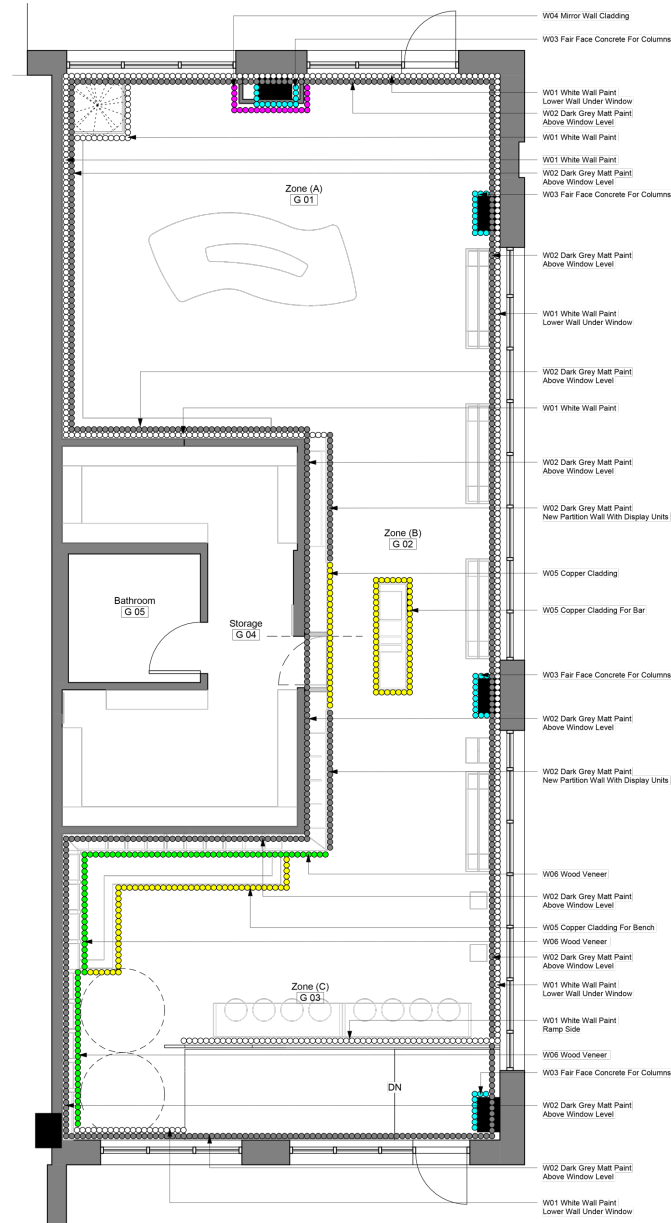
AFTER

Materials & Finishes

The finish palette was intentionally designed to balance **durability, contrast, and brand expression**. The materials not only define zones of use but also enhance the customer experience by directing focus to the merchandise.

- **Concrete Flooring (FL01):** A continuous finish across all zones provides durability and a neutral backdrop for display areas. It anchors the space with an industrial-modern tone while allowing feature materials to stand out.
- **Painted Walls (W01/W02):** White paint (W01) brightens lower wall surfaces, reflecting light and keeping the space open. In contrast, dark matte gray (W02) defines feature partitions and upper bands, adding drama and directing attention to the products showcased against them.
- **Concrete Columns (W03):** Fair-face concrete columns remain exposed, celebrating the raw structure of the building and lending authenticity to the space.
- **Mirror Cladding (W04):** Positioned strategically to extend sightlines and multiply lighting effects, mirrors expand the perceived volume and add a layer of refinement.
- **Copper Cladding (W05):** Applied to benches, the cash wrap, and select wall accents, this warm metallic finish (Chemetal supplier) elevates the retail environment and ties into the brand's premium identity.
- **Wood Veneer (W06):** Natural wood tones soften the industrial palette, bringing warmth to display units and balancing the harder surfaces of metal, plaster, and concrete.

Together, these finishes create a **layered environment** where industrial durability meets crafted detail, ensuring the store feels **both functional and distinctive**.



② Level 1 Wall Finish Layout
1/4" = 1'-0"

DRAWINGS NOTES :

FLOOR FINISH LEGEND



FL01 Concrete Floor Finish

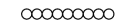


Keep Bathroom Floors As Is Don Not Change



Copper Like Cladding For Bench (Supplier Chemetal)

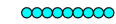
Wall FINISH LEGEND



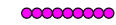
W01 White Wall Paint



W02 Dark Gray Matt Paint



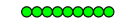
W03 Fair face Concrete



W04 Mirror Cladding



W05 Copper Like Cladding (Supplier Chemetal)



W06 Wood Veneer



BEFORE



AFTER

Shoe Wall Transformation

Before: The retail space began as a blank white wall with no character, depth, or merchandising capacity. The surface lacked definition and didn't provide the flexibility or presence needed to display product in a compelling way.

After: The wall was rebuilt into a **custom-designed shoe display system**, integrating architecture, lighting, and finishes:

- **Floating shelves** with concealed steel supports provide a clean, weightless effect.
- **Integrated LED lighting** above and below each shelf ensures every product is evenly highlighted, turning shoes into the focal point.
- **Textured lime plaster walls** paired with crisp shadow gaps give depth and refinement to the space.
- **Indirect ceiling lighting** frames the wall and enhances the overall spatial experience.
- **Strategically placed mirrors and greenery** expand the sense of space and add lifestyle touches.

The result is a **signature retail feature wall** that transforms simple product display into an immersive brand experience.