

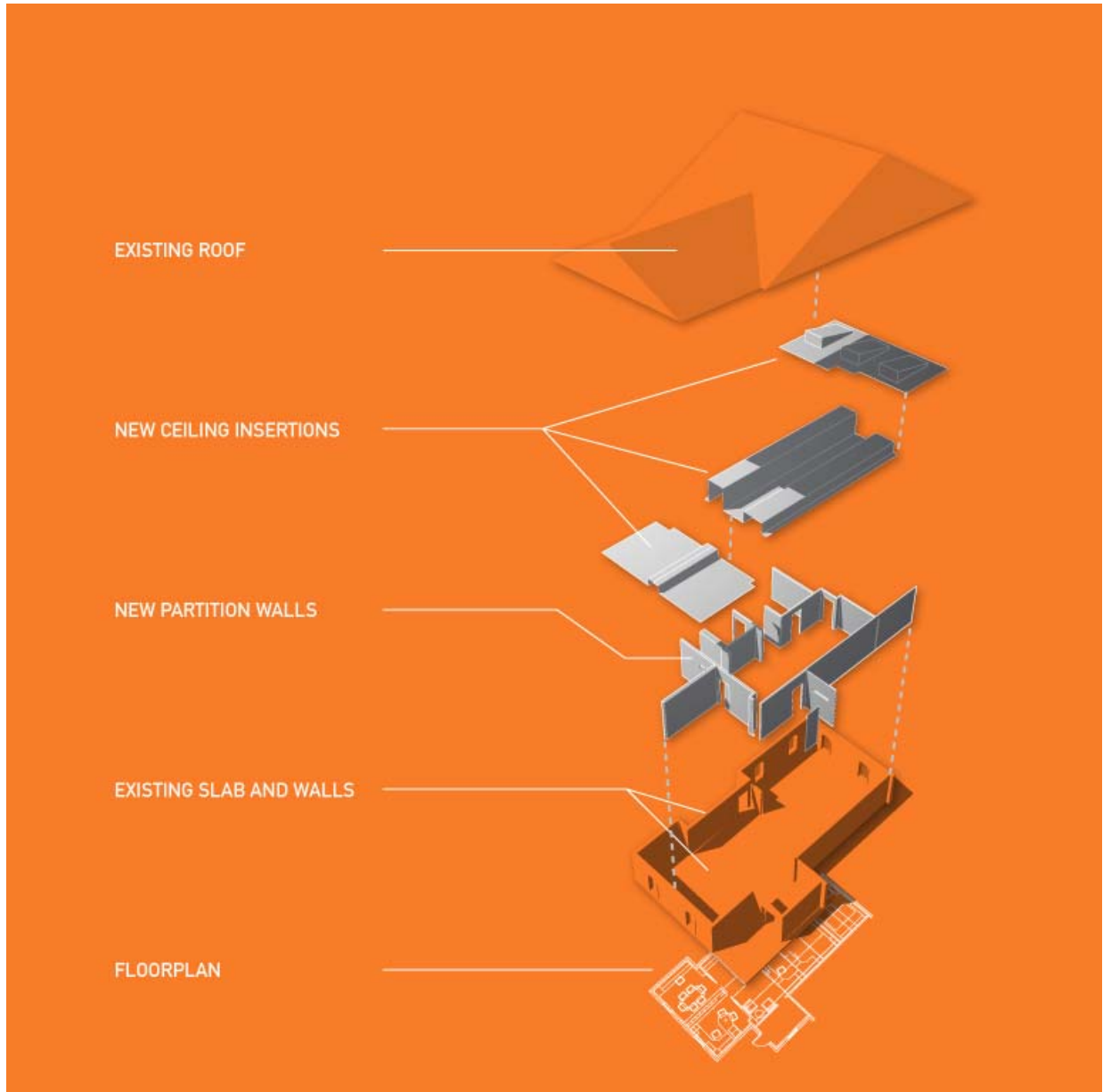


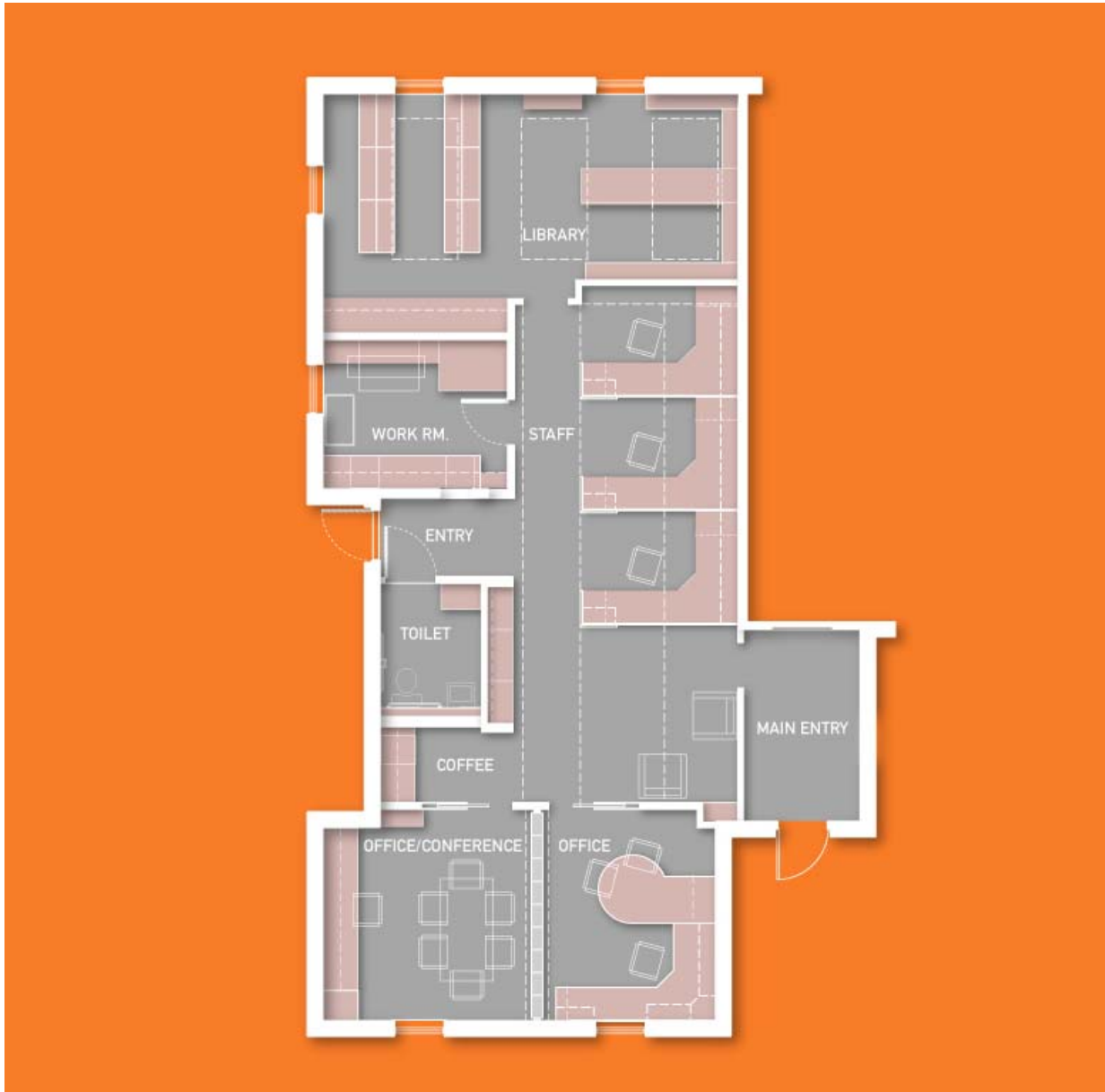
2700 South First was a neglected class “D” building in South Austin. It had 8-foot “popcorn” ceilings, surface-mounted fluorescent tube lights, cheesy windows, and extensive water damage. With the goal of creating a pleasant working environment and a marketing tool, 1,400 square feet of interior space was stripped down to perimeter studs and roof trusses, and the non-insulated aluminum windows were removed. Structural and water damage was repaired, and the building was newly insulated throughout. New, energy-efficient HVAC equipment was installed – as well as new natural fir windows with low-E glazing.

In order to counteract the shoebox character of the original space, additional height was captured between the trusses, creating the illusion of much higher ceilings. Tectum panels were used for the high ceiling surfaces, contributing both texture and acoustical benefit. A floor covering made of 100% recycled material was installed, and the two private offices feature a “green” wall covering. The predominant light sources are day light and fluorescent up-lighting / task lighting. Low voltage track fixtures were added for “sex appeal”.

Custom-designed work stations were constructed of MDF, plastic laminate, and stain-grade birch. Ribbed glass, mounted on custom steel brackets, was used to increase light penetration through the space as well as to add an elegant touch.

*The project won a local design award for the “Best Commercial Project - Under 5,000 sq. ft.” from the American Society of Interior Designers (ASID). Laurie Smith functioned as both Project Principal and Project Designer.*







BEFORE

