

*Your Guide to
Commercial Interiors
that Feel Like Home*

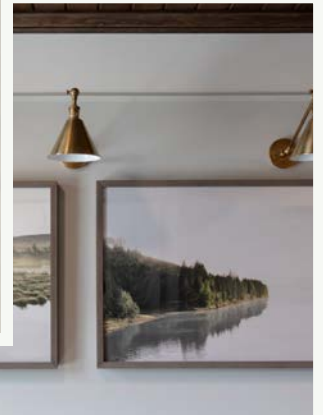
The Resimercial Recipe

**banko
design**





Impact Through Resimercial Interiors



AN UNMATCHED STUDIO

First... little about us

At Banko Design, we believe design should do more than look good. It should work hard, feel good, and support the people who use it every day. Our work is rooted in a simple idea: Better Living for Everyone, which means designing spaces that feel human, thoughtful, and lived in while still meeting the demands of commercial environments. We create spaces that support residents, staff, guests, and communities all at once, balancing how a space feels with how it functions. We don't see design as decoration. We see it as a tool to improve how people live, gather, and connect. Through our resi-mercial approach, we bring the comfort and personality of residential design into spaces that must also perform, last, and adapt. Because when design is done right, it doesn't just fill a space, it shapes the experience inside it.

Introduction

Commercial design has spent years focused on how spaces look. Clean, impressive, efficient, but not always comfortable and not always human. The expectation has been that commercial spaces should feel different than home. More structured. More durable. More practical. And they should be. But they should not lose what makes a space feel good to be in.

Because the environments people spend time in every day, where they live, gather, and connect, should do more than function. They should feel like somewhere you want to be. That is where the resi-mercial approach comes in. It is not about choosing between residential comfort and commercial performance, but designing with both in mind from the start. Spaces that feel warm, layered, and lived in, while still being durable, flexible, and built to last.

This is the balance. And it starts with two core elements.



Unexpected
accent lighting.

Residential inspired art.

Classic paints
on
walls and millwork!

FF&E that looks
residential!

Devil is in the details so
don't forget them - piping,
inlay, pattern change,
unexpected accents.

Hey, don't skip the
wallcovering. Great way to
infuse "softness" on the walls.

But it must meet code!

Spaces should feel
lived in, not staged.
Full but not forced.

Custom fabrics in residential
prints, patterns, and textures, but
made on commercial grounds.

Residential feel to
hardware.

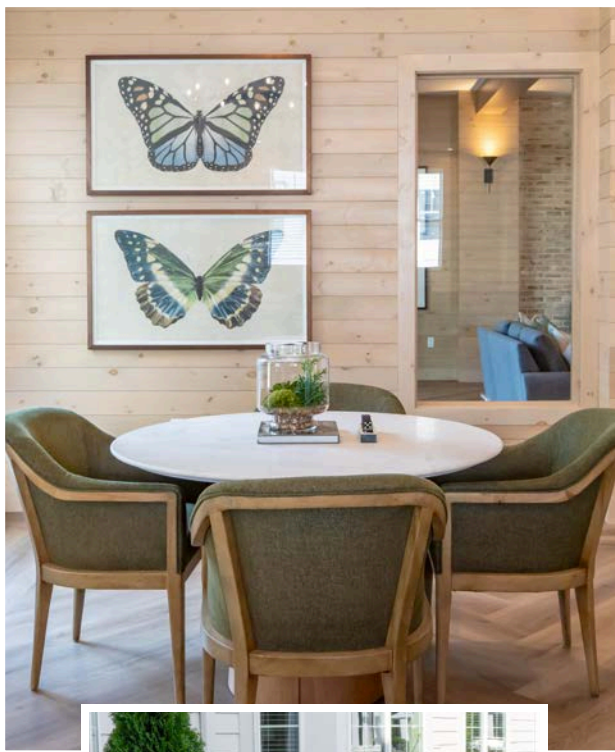


Melissa Banko

Residential Feel *Core Element #1*

"Home is a space that allows you to be fully yourself. Comfortable in your own skin. Reflective of your wellbeing and supportive of your lifestyle. It speaks to what you are drawn to and what makes you happy. Home is cozy in scale and efficient in rhythm. It is warm and inviting. It calls to be used and well loved."

- Melissa Banko



"It is hard enough to accomplish this for one family. Try hundreds."

Residential design is rooted in emotion. It is about comfort, familiarity, and creating a sense of belonging through scale, texture, and detail.

In commercial environments, this means designing spaces that feel lived in, not staged. Layered, not flat. Personal, not generic.

It shows up in the materials selected, the softness of textiles, the warmth of lighting, and the thoughtful curation of furniture, art, and accessories. When done well, these elements create spaces that feel natural, intuitive, and comfortable to exist in.

Stained woods!

Compartmentalized
spaces!

Millwork as found in classic
homes.

Greenery to soften the
space and to improve air
quality.

Drapery with trim and
luxurious hardware!

Big accessories at the
right scale.

No tracks here! Residential
detail in FF&E.

Accent pillows!
Repeat.

Tops that are durable &
cleanable!



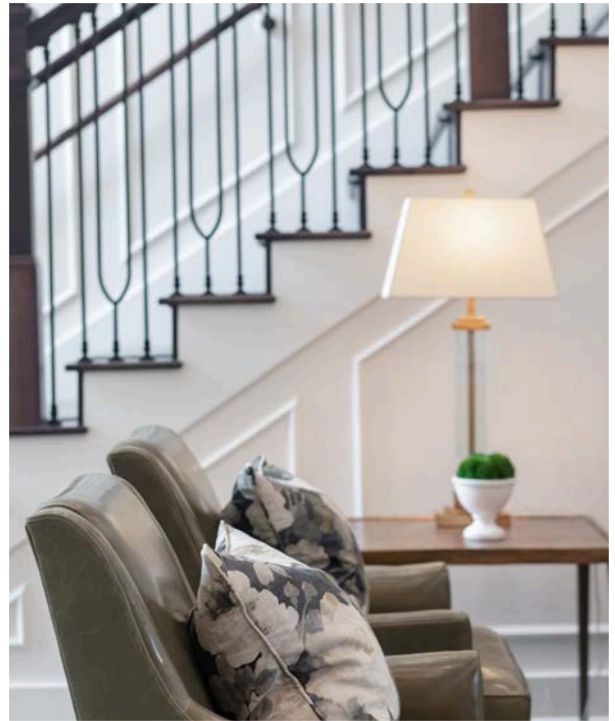
Melissa Banko

Commercial Performance

"Commercial design has to be cleanable, wipeable, maintain-able... its serving hundreds of families and not just one. Its has to last in longer cycles because its more of an undertaking to replace 40 chairs and not just 4, for example. Its cleaned more often and used more often than residential FFE. Its cleaned differently than residential products. Its has to be heartier and universal. Its serving all body types. It has to be flexible and functional for different uses, even within the same space. Its moved more often. It get banged into more often. It has to meet stricter codes and requirements. It has to be light in weight but holds lots of weight. It has to serve its user but also, caregivers at the same time."

- Melissa Banko

Core Element #2



Commercial design carries a different level of responsibility. These spaces are used more often, by more people, in more ways. They must perform consistently, hold up over time, and meet the demands of daily operations.

That means materials must be durable, cleanable, and built for longevity. Furniture must support a range of users while remaining flexible and easy to maintain. Layouts must consider flow, accessibility, and how both residents and staff move through a space.

Every decision must balance aesthetics with function. Because in commercial environments, design is not just about how a space feels. It is about how it performs, day in and day out.



Functional + pretty art TVs!

Blend in/hide
the equipment!

Bulb color on point!

Dress large windows with
the right tint and/or
drapery!

Residential inspired
fireplaces.

Mixed metals.

Residential accessories &
lamps!

It's an art on how to mix wood and FF&E finishes!

Commercial flooring with
wood looks.

Melissa Banko

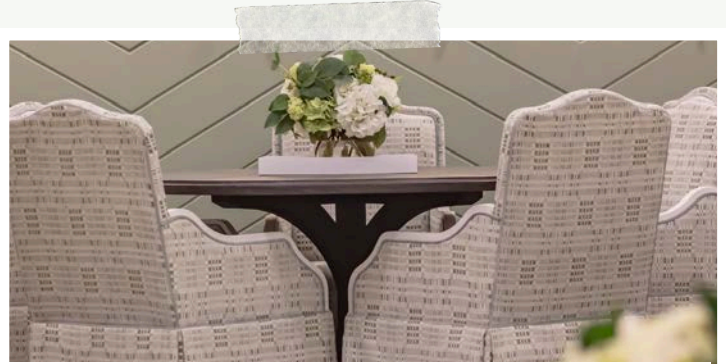
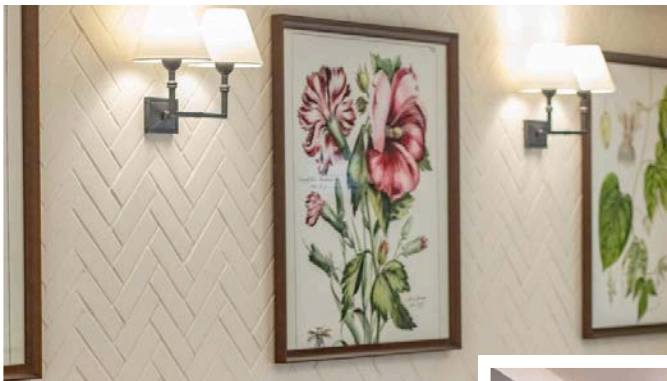
The Formula

*Residential Comfort and Warmth
+*

*Commercial Durability
and Functionality*

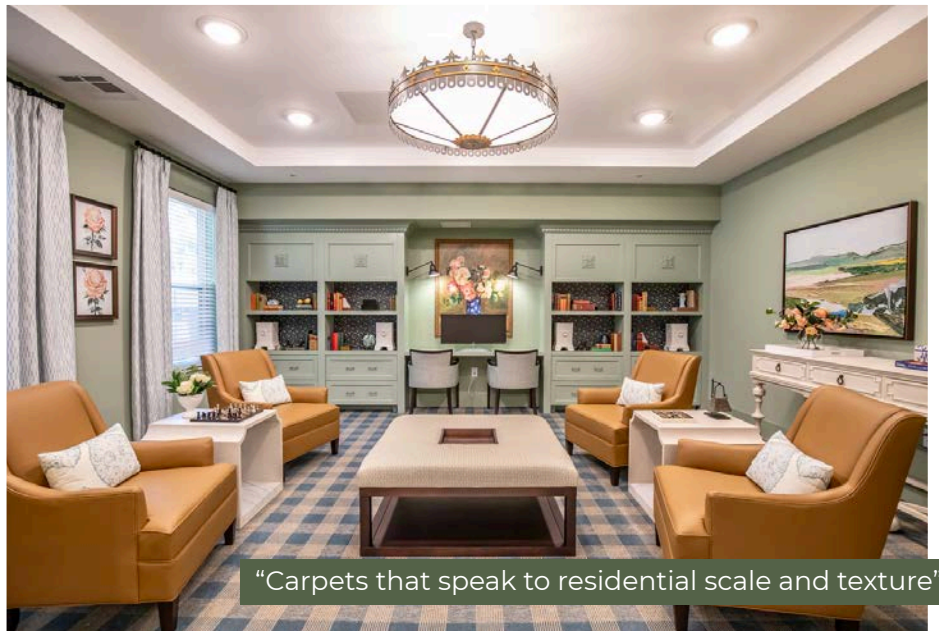
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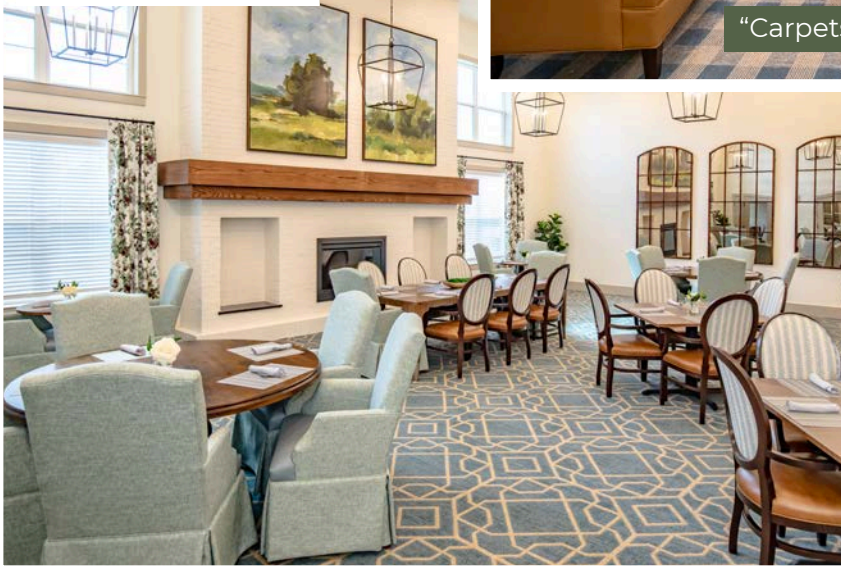


"Get that lighting temp right! Too blue or too bright will scream sterile and corporate."

- Melissa Banko



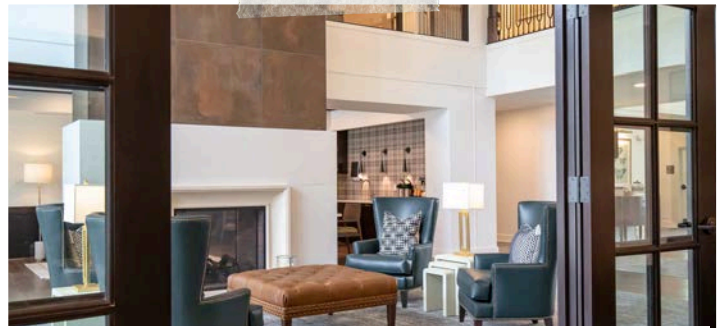
"Carpets that speak to residential scale and texture"



The Blake at Tyler

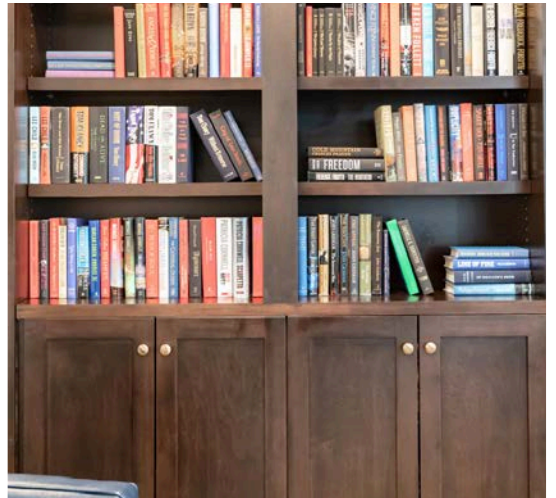
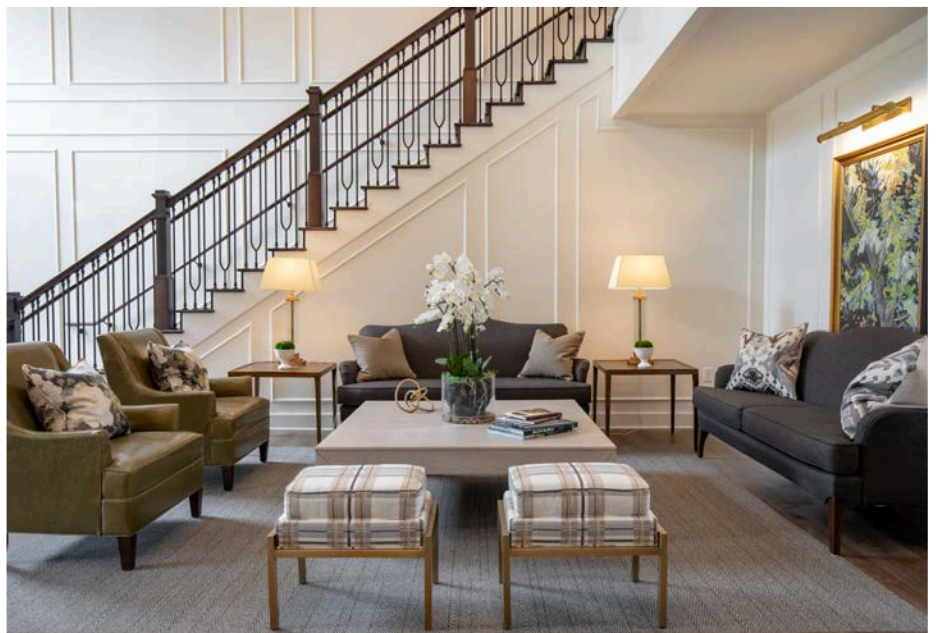
SENIOR LIVING | TYLER, TX

This project demonstrates how residential comfort and commercial durability come together to create a space that feels warm and familiar while supporting the demands of daily senior living operations. Thoughtful material selection and lighting choices enhance comfort while ensuring long-term performance and ease of maintenance.



"Disguise the sensors, sprinkler heads, signs, and code required devices. They are very much needed, but be creative on how to not call attention to them. Be mindful of adjacent finishes and where they get placed!"

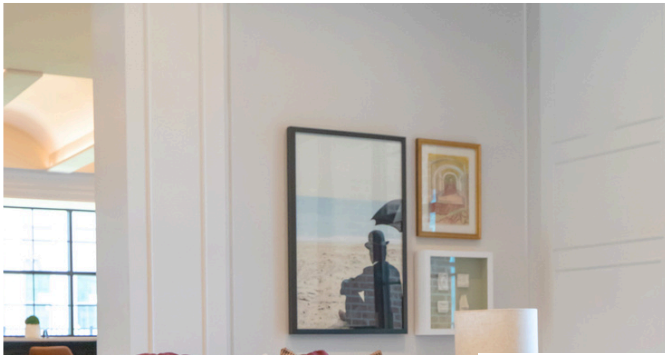
- Melissa Banko



Amira Bloomington

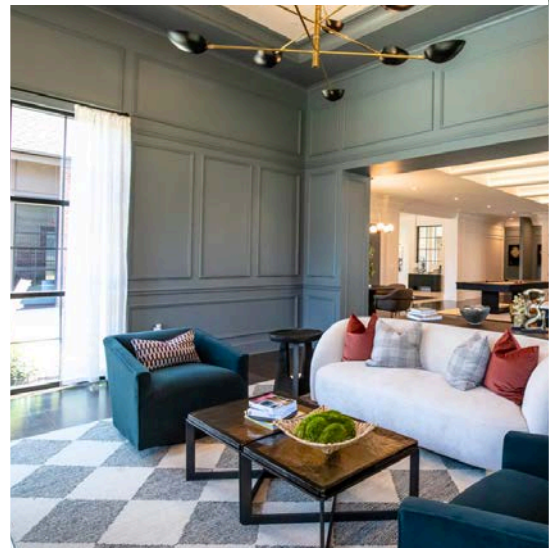
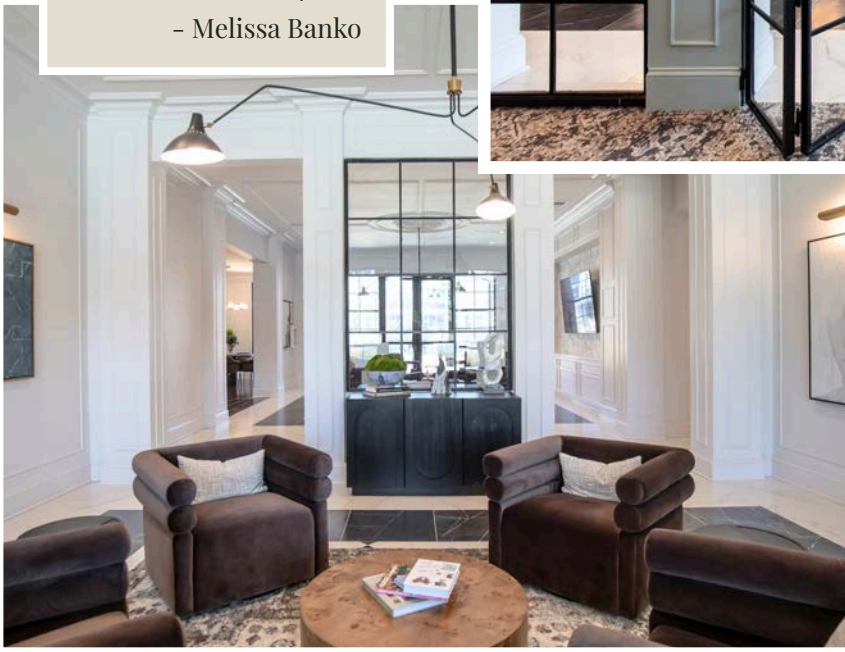
ACTIVE ADULT | BLOOMINGTON, MN

This project highlights how comfort and functionality can coexist in an active adult environment. By integrating durable materials with soft, residential-inspired details, the space supports both independence and ease of use while maintaining a welcoming, lived-in feel.



"Stop designing commercial spaces that look like banks or cheap limited-service hotels. Just stop."

- Melissa Banko



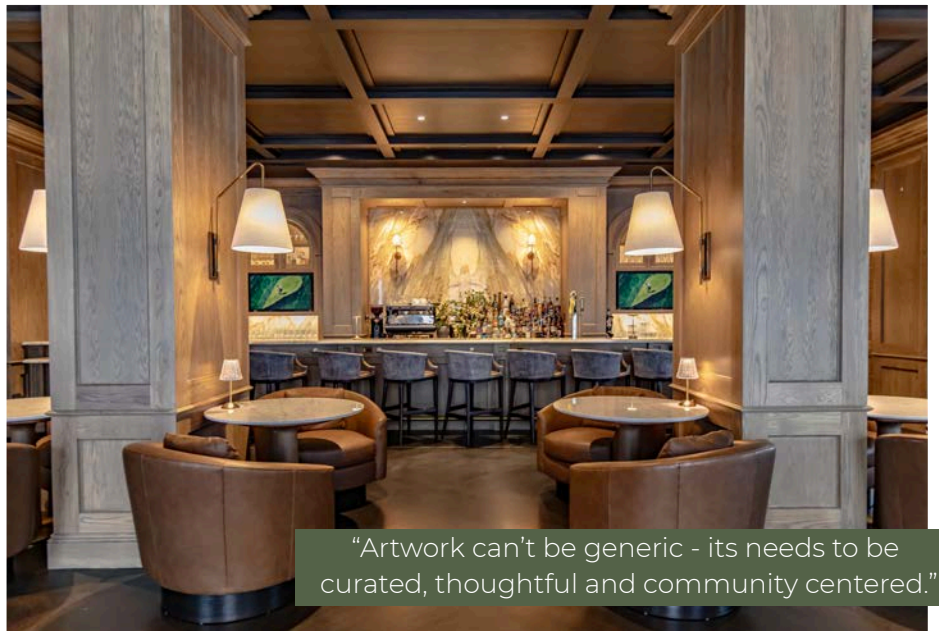
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MULTIFAMILY | DOUGLASVILLE, GA

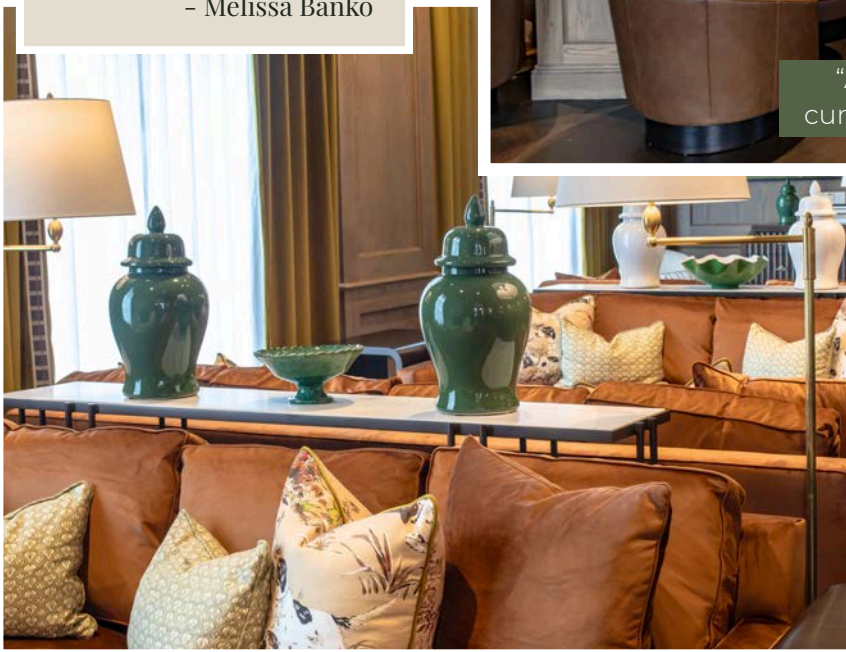
This project demonstrates how hospitality-driven design and brand identity work together to create a cohesive multifamily experience. Layering materials, textures, and architectural elements elevates the environment while supporting leasing performance and everyday functionality.



"Don't forget the wood tones and materials typically founds in residential design – brick, patterned tile, wood floors, millwork."
– Melissa Banko



"Artwork can't be generic - its needs to be curated, thoughtful and community centered."



The Rose Downtown Club

PRIVATE CLUB | ATHENS, GA

This project reflects how exclusivity and legacy can be translated into a modern, operationally sound environment. Rich materials, curated details, and intentional layering create a refined experience while supporting the functional needs of a private club setting.

How Fun Was That? Let's Chat!

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