

ARCHITECTURAL RECORD



Seattle, Washington

A storefront from the early 1900s, which had served as a drugstore and soda fountain, is converted into a live/work space for a couple in the real-estate business.

Design concept and solution: modeled after the modern equivalent of a traditional courtyard house, a new 1,600-square-foot live/work residence centers around a large skylight placed over the living and dining—the “courtyard”—areas. The client, who is disabled, wanted the design of the project to serve as the primary focus rather than requirements for accessibility. Entering from the sidewalk, a polished concrete slab provides unrestricted wheelchair access to the main living area. At the rear of the site, the office is raised up four steps to be flush with the sidewalk to satisfy the client’s desire to “commute” to work around the perimeter of the building. Within the space, a multi-functional area was created using pivot and pocket doors, steel plate “blindings” that hide the kitchen functions, and concealed media equipment that swings out for use. A floating concrete countertop that steps from low to high accommodates disparate height requirements of the clients. Closet walls behind compositions of paneled wood, benches with flip-up tops, and linear wall-to-wall cabinets provide convenient storage. A wood-clad service core separates the interior courtyard from the entry and contains the kitchen and a powder room. On the opposite side of the courtyard, the master suite has a clerestory window of unobstructed glass that brings sunlight into the rooms.

The project’s interior configurations provides the owners with comfortable rooms that easily expand or contract according to their needs, and give them a very short commute to work.

Total construction cost:
\$353,347

Architect:
Tyler Engle Architects
2126 Westlake Ave.
Seattle, Washington 98121
T: 206.621.7150
F: 206.621.7754
www.tylerengle.com

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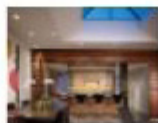
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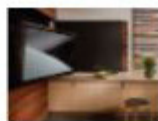
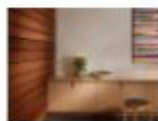
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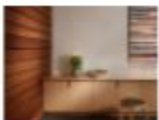
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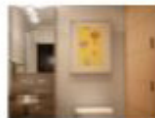
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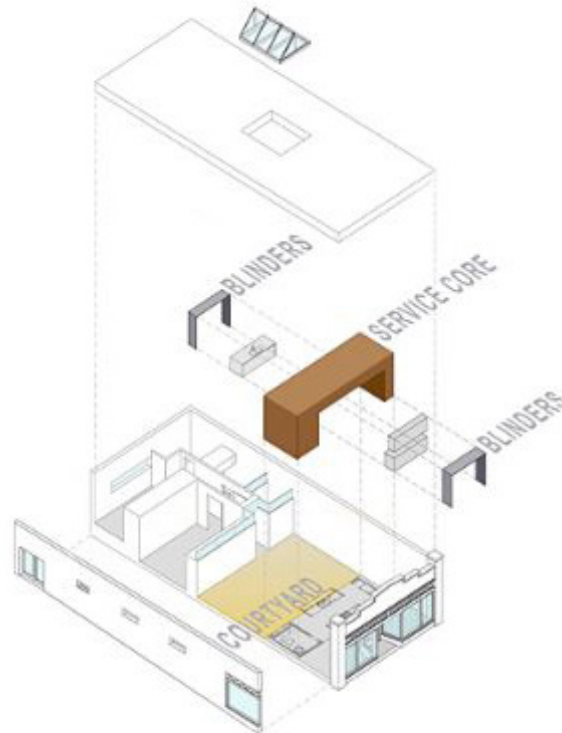
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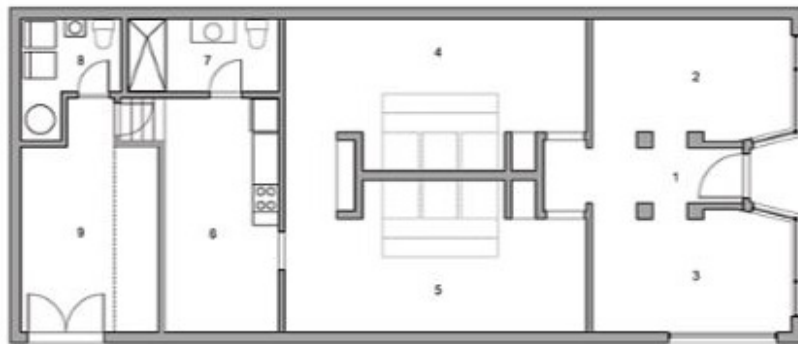
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FLOOR PLAN - BEFORE



- 1 ENTRY
- 2 LIVING ROOM
- 3 LIVING ROOM
- 4 BEDROOM
- 5 FAMILY ROOM
- 6 KITCHEN
- 7 BATHROOM
- 8 LAUNDRY
- 9 OFFICE

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Tyler Engle Architects

Seattle, Washington

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FLOOR PLAN - AFTER



- 1 ENTRY
- 2 POWDER
- 3 KITCHEN
- 4 OFFICE
- 5 DINING ROOM
- 6 LIVING ROOM
- 7 MASTER BEDROOM
- 8 MASTER BATHROOM
- 9 OFFICE
- 10 LAUNDRY

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Tyler Engle Architects
Seattle, Washington
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Architect

Tyler Engle Architects P.S.
2126 Westlake Avenue
Seattle, Wa
P: 206.621.7150
F: 206.621.7754

Interior designer:

Tyler Engle
Tyler Engle Architects

Engineer(s):

Gary Mackenzie
Swenson Say Faget

Consultant(s)

Lighting:
Tyler Engle
Tyler Engle Architects

General contractor:

Stan Christensen
Christensen Construction

Photographer

Ben Benschneider
206.789.5973

CAD system, project management, or other software used:

Autocad Lt 2006
Sketchup Pro 6

Products

Interior finishes

Cabinetwork and custom woodwork:
Europly Maple By Pacific Rim Cabinets
(360) 829.3293

Boojum Woodworks
(425) 485.6485

Paneling:

Interior Paneling
Blind Fastened Ipe, Christensen Construction
(425) 454.4876

Special surfacing:
Floor
Polished Concrete By Durashine
360.683.1574

Steel blinders at kitchen
Blackened Steel By Company K / Jack Kearney
206.632.0509

Countertops
Recast Concrete From Dogpaw Design
206.706.0099

Floor And Wall Tile

Kitchen Backsplash Tile
"Mist" 2"x2" Etched Glass Tile From Pental
206.788.3200

Bath tile
"White Matte" Subway Tile From Dal-Tile
206.763.3004

Furnishings

Chairs:
Dining Chairs
Yaletown Interiors
604.271.8852

Living Chair
Kjerholm Pk-22 From Inform Interiors
206.622.1608

Tables:

Dining Table
David Smith And Co.
206.223.1598

Side Table
Antique Tonsu / Glenn Richards
206.287.1877

Upholstery:

Sofa
Minoti From Inform Interiors
206.622.1608

Lighting

Task lighting:
Bathroom Light Fixture
Fontanaarte Nobi Wall Mound From Lightform
206.382.9667

Table Lamp
Naguchi From Kobo
206.726.0704

Floor Lamp
Luceplan From Inform Interiors
206.622.1608

Plumbing

Fixtures
Kolher "Stillness" From Best Plumbing
206.545.3906