



T H E   W O R K S H O P

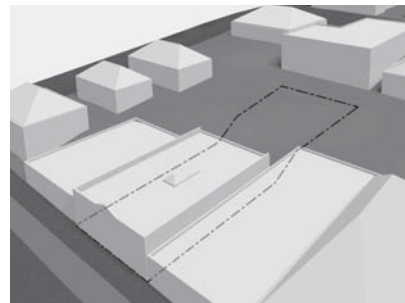
Live / Work Building  
Seattle, WA

This project incorporates many aspects of sustainability, including that of the existing businesses, while increasing the income on the site to address escalating property values and establish a viable project. This is a personal financial endeavor to support small, pedestrian-scaled, in-fill neighborhood development that we value.

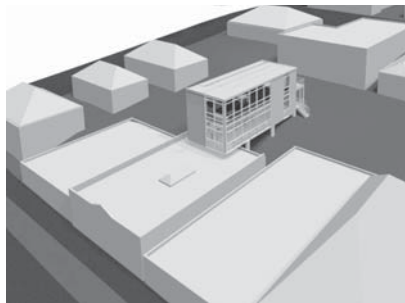
The design uses component building for a 2,000 sf, two-level building: an architecture studio on the ground level with an apartment above. The new structure minimizes ground disturbance with a foundation of six auger-cast concrete piers. The building superstructure is comprised of pre-fabricated steel tube frames, field-assembled with bolted connections. All components are easily shipped to the site and erected by a small construction crew. Floor and roof framing is open-web steel joists with metal acoustic decking. The exterior building envelope materials are insulated metal panel and glazed curtainwall attached outboard of the superstructure attaining a clear articulation of the two systems.

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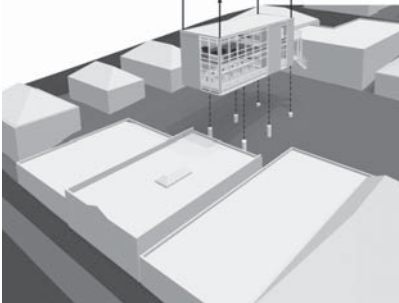
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**1.** Purchase existing building & site.  
2,400 GSF Existing Retail  
4,520 SF Site



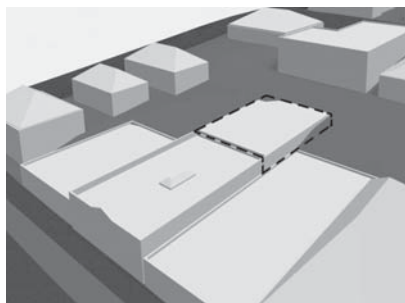
**2.** Addition to site with prefabricated building.  
2,400 GSF Existing Retail  
1,000 GSF Office  
1,000 GSF Apartment



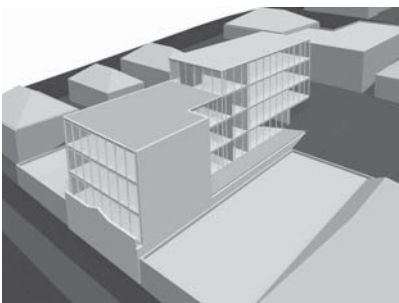
**3.** Relocate prefabricated structure to offsite, permanent location.



**4.** Install prefabricated structure on new site.  
2,000 GSF Flexible Space Building (office or residence)



**5.** Commercial addition and renovation;  
Seismic upgrade to existing structure.



**6.** Construct mixed - use 5 story building.  
3,800 GSF Retail  
1,200 GSF Office  
14,000 GSF Apartment

