

S O U T H S O U N D



Inside our
**NORTHWEST
IDEA HOUSE**

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Award-Winning
Home Remodels

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SEE IT LIVE!

Experience the Northwest Idea House, details on page 52.



East Meets West

This Year's Northwest Idea House is Innovative, Green and Zen

BY SOUTH SOUND STAFF | PHOTOS BY DANE GREGORY MEYER

Tod and Kristin Sakai build and design award-winning custom homes, remodels and additions for a living. This time, they literally went to work for themselves by creating a custom home in Kent for their own family that also doubles as a showplace and office space for their business, Sockeye Homes. Through many years of building homes for others, they had created a long wish list for their own home. The end result is a stunning, innovative and super energy-efficient family home full of smart design ideas and products. 425 magazine is proud to present this year's Northwest Idea House.



FRONT DOORS

Water welcomes visitors as they cross over the pond to the front door. Rainwater is harvested through a network of pipes to fill the pond and nonsoapy water from the tub also can be drained into the pond. The kids love to play in it when the weather is warm.

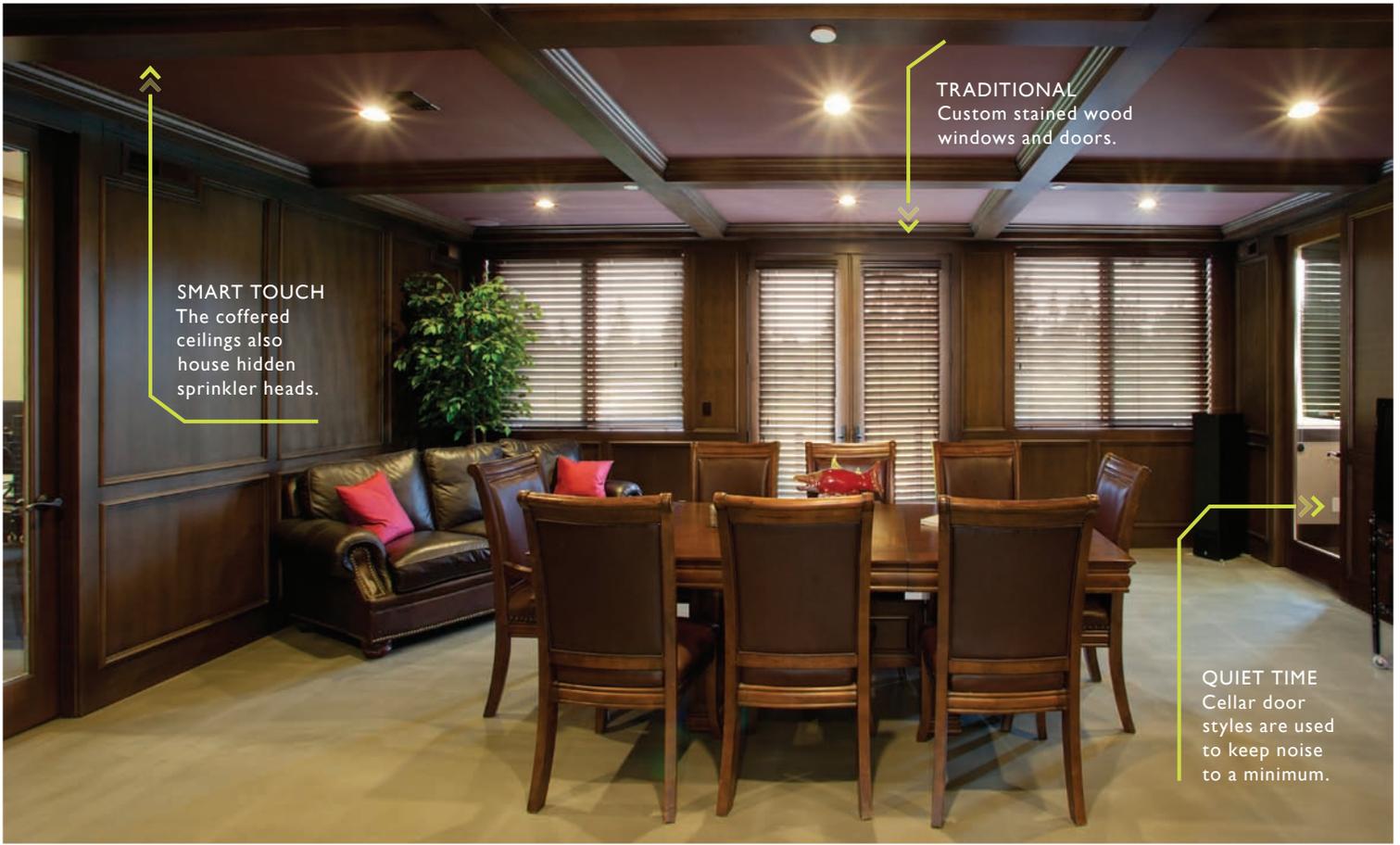


Kristin, Tod and their daughters, Hannah and Ellie Sakai, are enjoying their new home.

FUNCTION MEETS STYLE

The Parallam beams are made from fast-growing poplar. It's compressed to become a strong beam that also is very green. They stained the beams and left them exposed, a great addition to their modern Japanese design.





SMART TOUCH
The coffered ceilings also house hidden sprinkler heads.

TRADITIONAL
Custom stained wood windows and doors.

QUIET TIME
Cellar door styles are used to keep noise to a minimum.



SMART HIDE
You will never see wires stringing from the electronics. The home was designed to hide TV cables and more through a SmartDuct system inside the walls.



COOL SURFACES
The counters are both Cambria and Caesarstone.

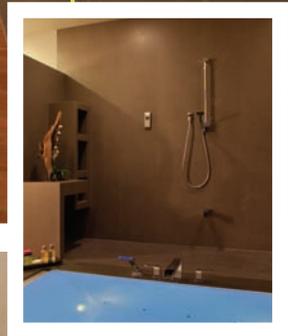
When you know what you're doing and you know what you want, building a grand almost 7,000-square-foot home like this only took them about 10 months. They worked closely with their co-architect, Patrick Hungerford. "They were very clear and had put in a lot of thought before my first scribble on a piece of paper. Also unique to the project was the desire to incorporate 'Built Green' ideas and materials," he said. "I have a lot of clients that ask for this but tend to back off once the budget is discussed. But Tod really pushes the envelope and has found ways to make it payoff. Every part of his house has an example of this, thus the label 'Idea Home.' He pulled it off and in turn shows his clients how to do the same." »



SOAK HERE
 This bath is an onsen, or Japanese hot springs spa. You shower before entering the tub, so the water can be used multiple times in one evening. A heating unit keeps the tub water warm. Sliding glass doors open to a tranquil white rock garden outside. Afterward, the clean water from the tub drains into the outside pond or the sewer, depending on which way you flip the diverter valve.

NO GROUT
 Kerlite panels look like concrete, are waterproof and best of all, barely any grout lines.

SHOWER POWER
 The Kohler digital shower controller is sleek — no need for bulky knobs. Also there is no threshold because of the infinity style drain in the floor.



A TUNES?
 You can't see it, but the Kohler Numi toilet around the corner plays music, has a bidet, a heated seat and a wall-mounted control system.

The home is open and bright and full of natural elements. The design is simple and streamlined. It is modern with an Asian-infused flair (hello, onsen). It's made for their growing family and entertaining (note the beer kegerator, the 80-inch TV with serious surround sound and open kitchen and NanaWall between the



STEAM + CLEAN
 The master bath features a steam shower with digital controls, a waterless urinal and a motion sensor under-cabinet light.



TAKE A STAND

The hydronic radiant floor not only looks sleek and stylish, but it heats the room because it acts like a thermal mass. It's made from Gyp-crete that's harder than concrete. As the home settles, the floor will crack. When it is done settling after a couple of years they will fill in the cracks and apply another gray-tinted coating to the floor.



FOR THE KIDS

Murals were painted on the walls. Bunk beds are from Craigslist!



PRETTY TOUCH

The master bedroom and some other areas in the home feature stylish French wallpaper.

dining area and deck). But it is what you don't see that makes this home energy efficient and smart.

The Daikin HVAC "Altherma" system was a huge investment (about \$85,000) that will pay off within a few years. It is an air-to-water heat pump system that produces their radiant floor heating, forced air, air conditioning and hot water all in one unit. Tod learned about the systems when he installed them in Japan. It uses about as much electricity to run as a vacuum cleaner for their large home. He has done a lot of work with Japan thanks to his building experience and being bilingual. He began as a liaison in the building trade during the rebuilding effort following the Kobe earthquake. »

ART SMART
The home is full of art niches that add to the style of the space.



WELCOME
The front door was painted to look like metal. It was an affordable alternative.



Insulated Concrete Forms (ICF) were used to frame the basement — no damp, drafty spaces here. The hydronic radiant floors keep the home warm and the Structural Insulated Panels (SIPS) keep the roof insulated, too. In the future they plan to add photovoltaic solar panels on the south side of the home, eventually making this home net-zero when it comes to heating the home and producing hot water. "This truly is a dream-come-true home for us," Tod said.

SUPER ECO FRIENDLY
Most roofs are wood framed. This roof is made from Structural Insulated Panels (SIP) placed on top of the Parallam beams. The roof offers far more insulation than does a traditional roof.





YEAR-ROUND FUN
Fast-growing Indonesian mahogany makes up the back deck. Eventually, the trellis will feature a retractable roof.

THE WALL OF WINDOWS
This NanaWall opens like an accordion, creating a seamless indoor and outdoor living space. It's great for entertaining.



LOOK AT THIS!
The homeowners considered a fireplace. Instead, they installed a large custom TV that provides a focal point.



SUPPLIER RESOURCE LIST

Closet Organizers and Window Coverings, Amazing Spaces, amazingspaces.biz • Vinyl Windows, Atrium (Huttig) Windows, huttig.com • Appliances, Albert Lee, albertleeappliance.com • Cabinetry, Belmont Cabinetry, bellmontcabinets.com • Laminate Countertop, Contour Countertops, contourcountertops.com, Caesarstone, caesarstone.com • Tile, Contract Furnishing Mart, cfmfloors.com • Shower Doors, Mirrors, Glass Railings; Courtesy Glass, courtesyglass.com • Lighting, Crescent Lighting Supply, mycrescentlighting.com • HVAC, Greentech Heating and Cooling (Daikin), greentechheating.com • Tile, Daltile, daltile.com • Garage Doors, Distribu Doors, distribudoors.com • Recycled Glass Countertop, Eco by Consentino, ecobyconsentino.com • Plumbing Fixtures, Ferguson Enterprises, Inc., ferguson.com • Cambria Quartz Countertop, Flo Form Countertop, floform.com • Countertop Fabrication/Install, Global Granite, globalgranitewa.com • Built Green »

ELEMENTS

Concrete, stone, wood, water and steel are all elements found in this home project that is infused with modern Japanese design elements.



SEE IT LIVE!

Visit sockeyehomes.com to schedule your tour! Check out our video at southsoundmag.com.



EXPOSED
The stainless-steel duct work and monorail lighting on cables were left exposed. They're both functional and beautiful.



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SUPPLIER RESOURCE LIST, CONT.

Verification, Green Dog Enterprises, greendogenterprises.com • Central Vacuum, Central Vacuums, centralvacuumstores.com • Siding, James Hardie, jameshardie.com • Flooring, Janes Gypsum Floors, janesgypsumfloors.com • Door Hardware, Kwikset, kwikset.com • Plumbing Fixtures, Kohler, kohler.com • Insulated Concrete Forms (ICF), Logix, logixicf.com • Appliances, Luwa, luwadistributing.com • Landscaping, Malone's Landscaping, maloneslandscaping.com • Built Green Certification, Master Builders Association-Built Green, builtgreen.net • Aluminum Windows and Sliding Door, Milgard, milgard.com • Carpet, Mohawk Carpet, mohawkflooring.com • Murals, Murals by Angie, muralsbyangie.net • Sliding Door, Nana Wall, nanawall.com • Metal Roof, Nu-Ray Metals, nuraymetals.com • Wood Windows, Doors, Pella Windows and Doors, pella.com • Tile, Pental Granite & Marble, pentalonline.com • Structurally Insulated Panels (SIP), Premier Building Systems, premiersips.com • Moulding and Millwork, Sauder Moulding and Millwork, mouldingandmillwork.com • Paint, Sherwin Williams, sherwinwilliams.com • Decking, Specialty Forest Products, specialtyforest.com • Tile, Statements, Inc., statementstile.com • Custom Wood Furnishings, Stageplan, stageplan.com • Interior Doors, Trimlite, trimlite.com • Building Materials, TRM Wood Products, trmwoodproducts.net • Building Materials, Western Pacific Building Materials, gowestpac.com ©