

NARI MINNESOTA – 2023 COTY AWARDS

PROJECT: Blush Bathroom

CATEGORY: Residential bath \$40-70k

These clients live in a home built in 1885 and on the Historic Registry. They were looking to remodel their ensuite bath to make it more functional for them. It currently only has a tub and placement of the tub with the ceiling makes it difficult to get in and out of. Except for a small medicine cabinet, the bathroom has no storage and no countertop space. The toilet is in an awkward location behind the door and is hard to maneuver the door to access.



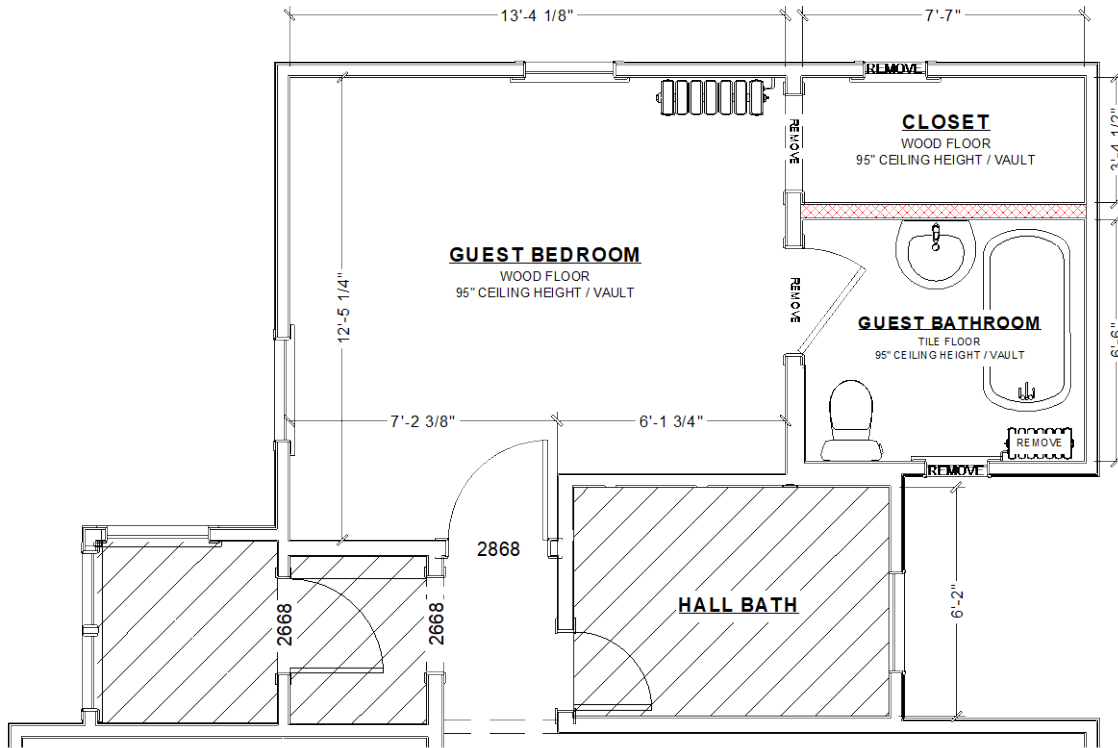
CLIENT REQUESTS:

- Get a larger shower and ideally with a bench
- More storage for the bathroom
- Maintain a lot of natural light throughout the bedroom/bathroom
- They were ok losing the existing closet as long as storage for the bedroom was maintained elsewhere

CHALLENGES:


- We had the roof line to contend with which made it tricky to layout the bathroom and get the clearances required for code.
- This home is on the historic registry, and we could not make major changes to the exterior which meant we needed to work with the two, existing window locations.
- Clients were ok eliminating the closet to dedicate that space to the bathroom, but we still needed to provide storage for the bedroom which was already petite in size with angled ceilings.

BEFORE FLOOR PLAN

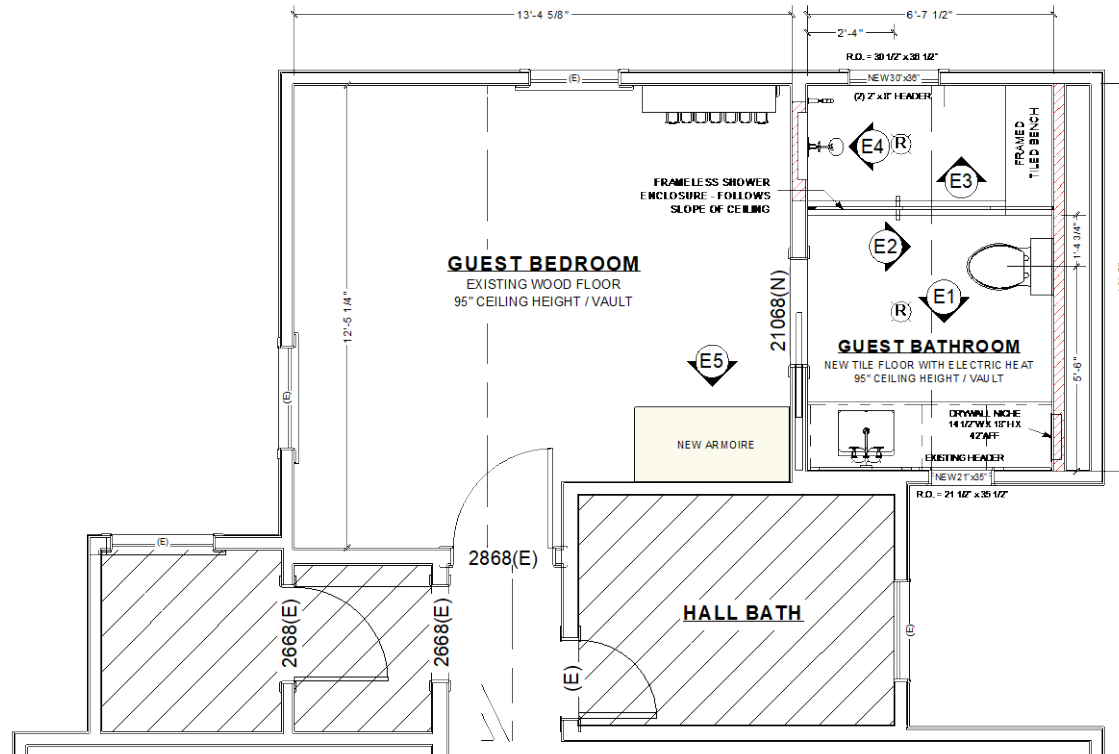


BEFORE PLAN

SCALE: 1/4" = 1'- 0"


 = DEMO

AFTER FLOOR PLAN

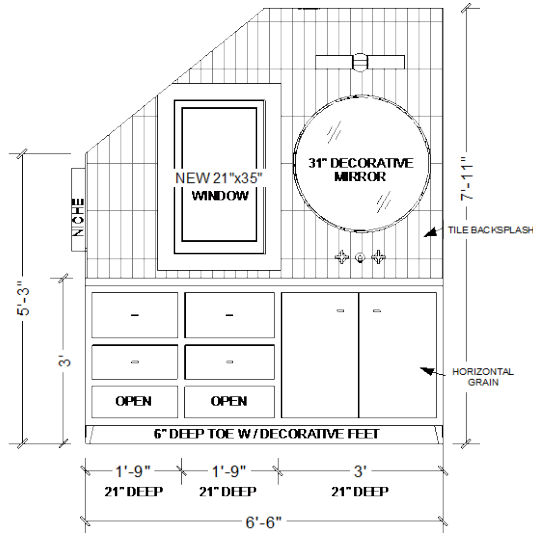


AFTER PLAN

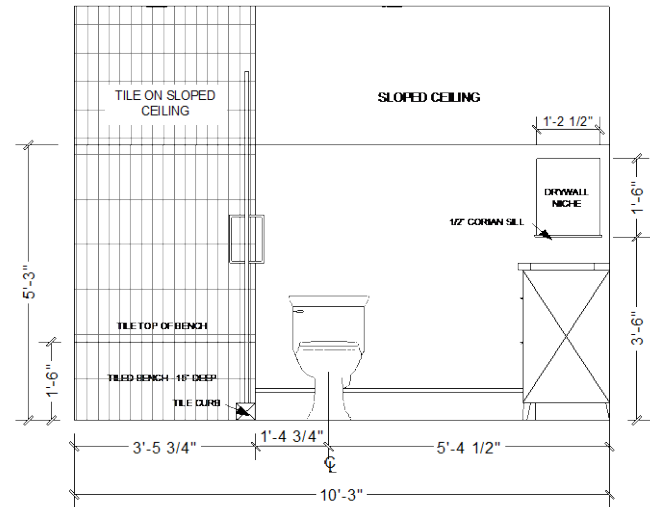
SCALE: 1/4" = 1'- 0"

 = NEW

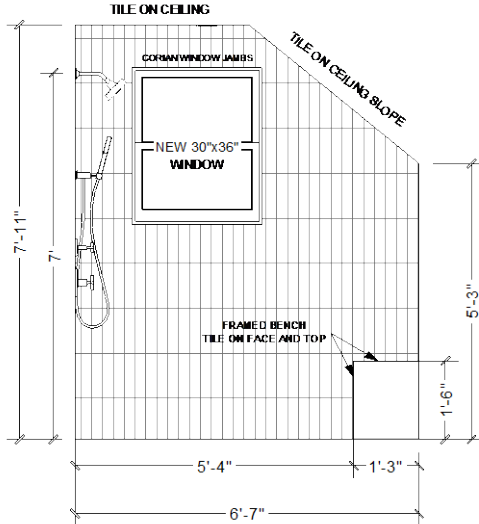
ELEVATIONS



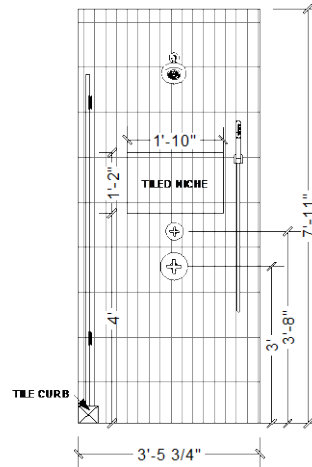
GUEST BATH ELEVATION (E1)
SCALE: 1/2" = 1' - 0"



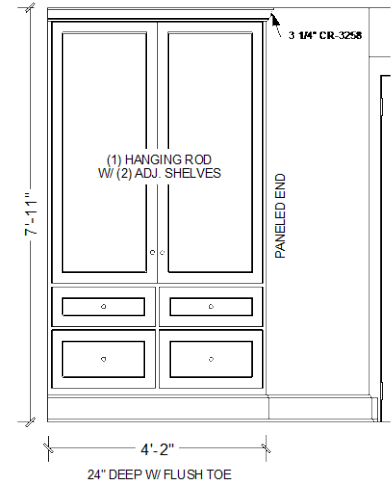
GUEST BATH ELEVATION (E2)
SCALE: 1/2" = 1' - 0"



GUEST BATH ELEVATION (E3)
SCALE: 1/2" = 1' - 0"



GUEST BATH ELEVATION (E4)
SCALE: 1/2" = 1' - 0"

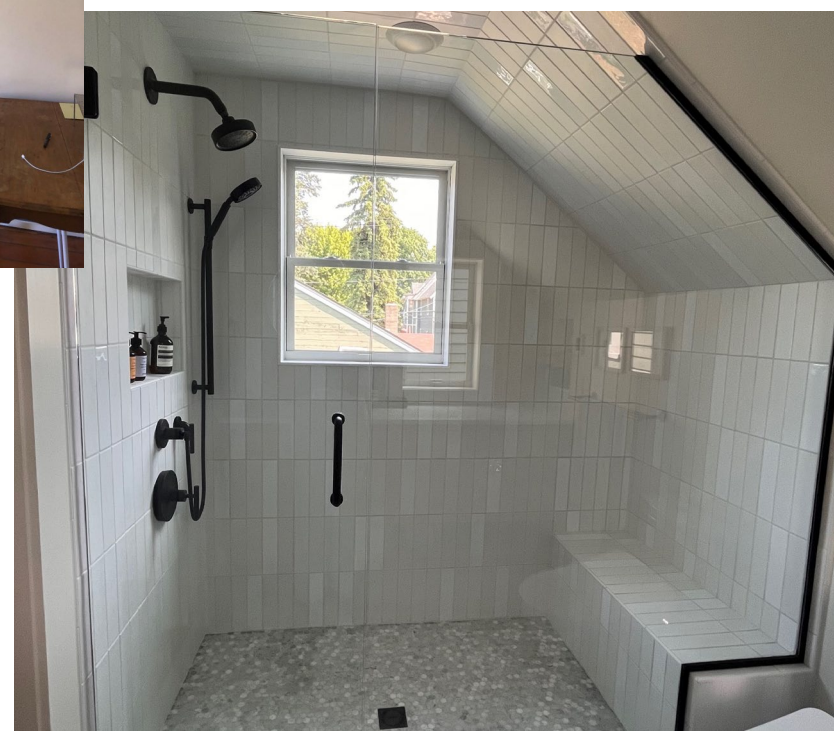


ARMOIRE ELEVATION (E5)
SCALE: 1/2" = 1' - 0"

BEFORE AND AFTER

SOLUTIONS:

- We eliminated the wall between the existing bathroom and the (non-functional) walk-in closet to expand the SF of the bathroom.
- We did an extra wide pocket door into the bathroom to allow for more natural light to bounce between the bathroom/bedroom
- We opted to frame a knee wall to push the location of the toilet out as needed to get the required head height. We had to place the toilet, sink, and shower head on the bedroom side due to the ceiling slope.
- Tile was installed on all walls of the shower and ceiling. The tile was a blend of 80% matte with 20% glossy to play with the natural light bouncing throughout the space and add subtle interest.





BEFORE AND AFTER

SOLUTION:
Relocated all the plumbing fixtures
to ensure necessary head height





BEFORE AND AFTER

SOLUTION:
Instead of a radiator taking up precious floor space,
we opted for in-floor heat.

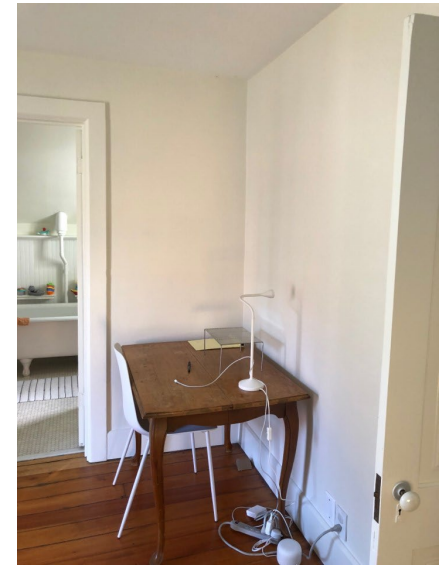




BEFORE AND AFTER

SOLUTION:

A built-in armoire blends seamlessly with the existing millwork in the bedroom and provides the necessary storage.





SUCCESS!
These homeowners now have a fresh,
modern, and functional space to enjoy for
years to come!