

NARI MINNESOTA - 2023 COTY AWARDS

PROJECT: LAKESIDE **CATEGORY: RESIDENTIAL ADDITION UNDER \$250K**

The gorgeously appointed lakeside classic home hosts abundant views and sits on the shores of Crystal Lake in Burnsville. The homeowners purchased the home knowing that the limited square footage and existing footprint of the kitchen/living room was an issue and that an addition was imminent.

The homeowners asked the design team to increase the square footage in the home to accommodate their growing extended family.

In addition to addressing the space constraints, it was important to the homeowners to take full advantage of the lake views and to pay homage to the setting using a coastal-inspired design of crisp whites and warm neutrals.

The structural solution to the home's lack of space is a dynamic 22 x 14-foot family room addition which completes the main floor of this lakeside beauty. Located adjacent to the kitchen, warm French white oak flooring continues into the addition.

The main floor addition created an additional lakeside outdoor seating space underneath. The tucked-in spot is protected from the elements by a retractable Progressive power screen system. A mounted tv and wired sound system complete the idyllic setting.

The finished addition rounds out this timeless lakeside home. It not only boasts classic and charming design appeal but gives the homeowners and their extended family ample space to relax, play and enjoy together!

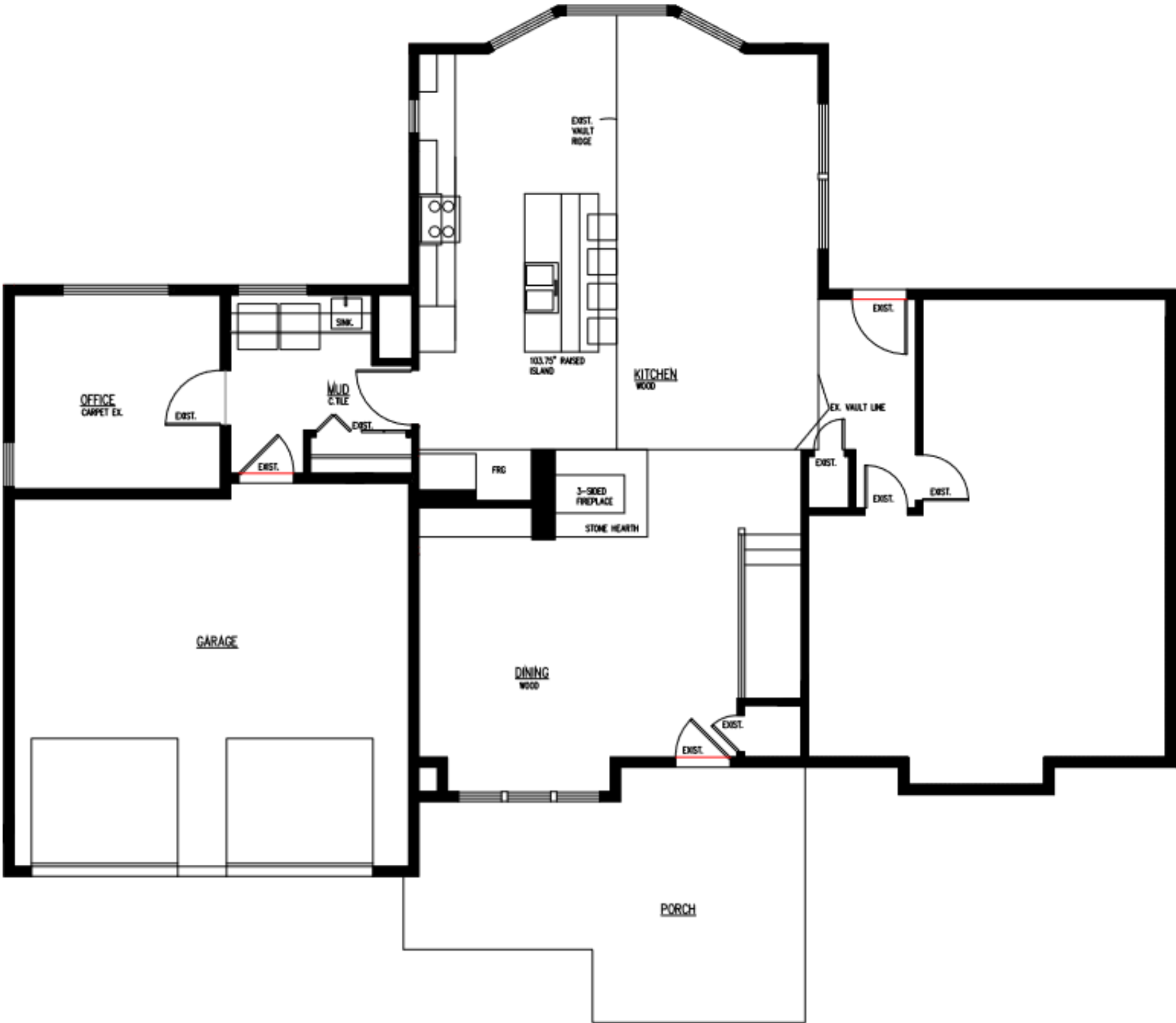


BEFORE PHOTOS

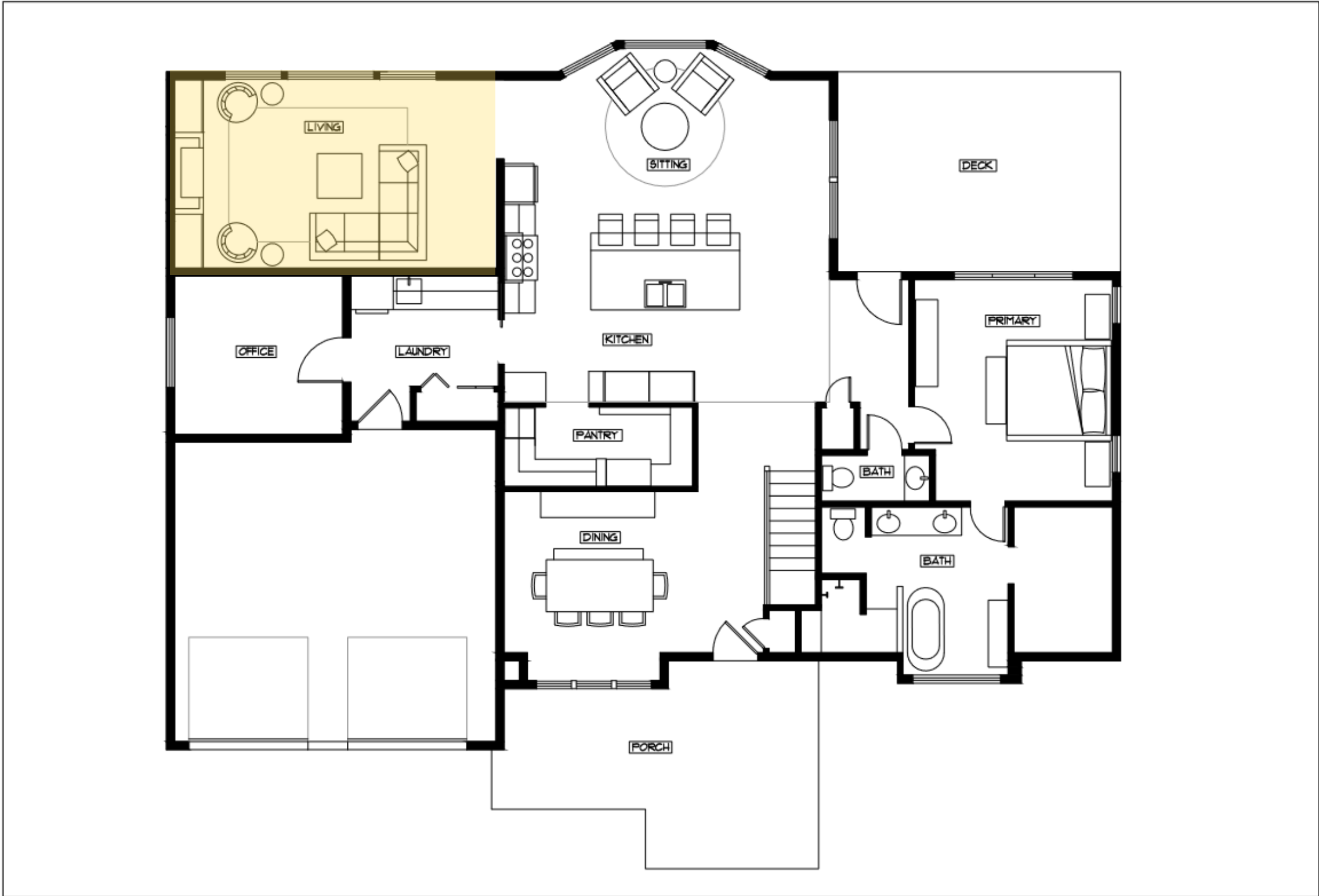


CLIENT REQUESTS AND BEFORE SITE PLAN

- The homeowners asked the design team to increase the square footage in the home to accommodate their growing extended family and to match their open-style way of life. The lack of square footage in the original home meant that there wasn't enough space for the homeowners to host family and guests.
- Create a spacious addition as a continuation of the home's main floor living space.
- Take full advantage of the lot's elevation and of the lakeside views.
- Utilize the space underneath the interior addition as a lakeside porch.
- Incorporate a coastal design aesthetic to pay homage to the lakefront setting.



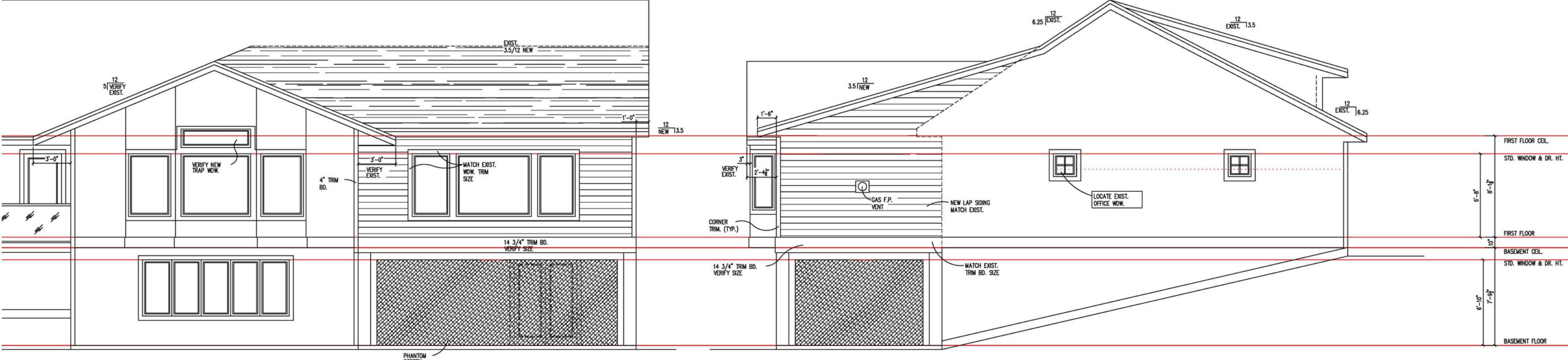
AFTER SITE PLAN - INTERIOR



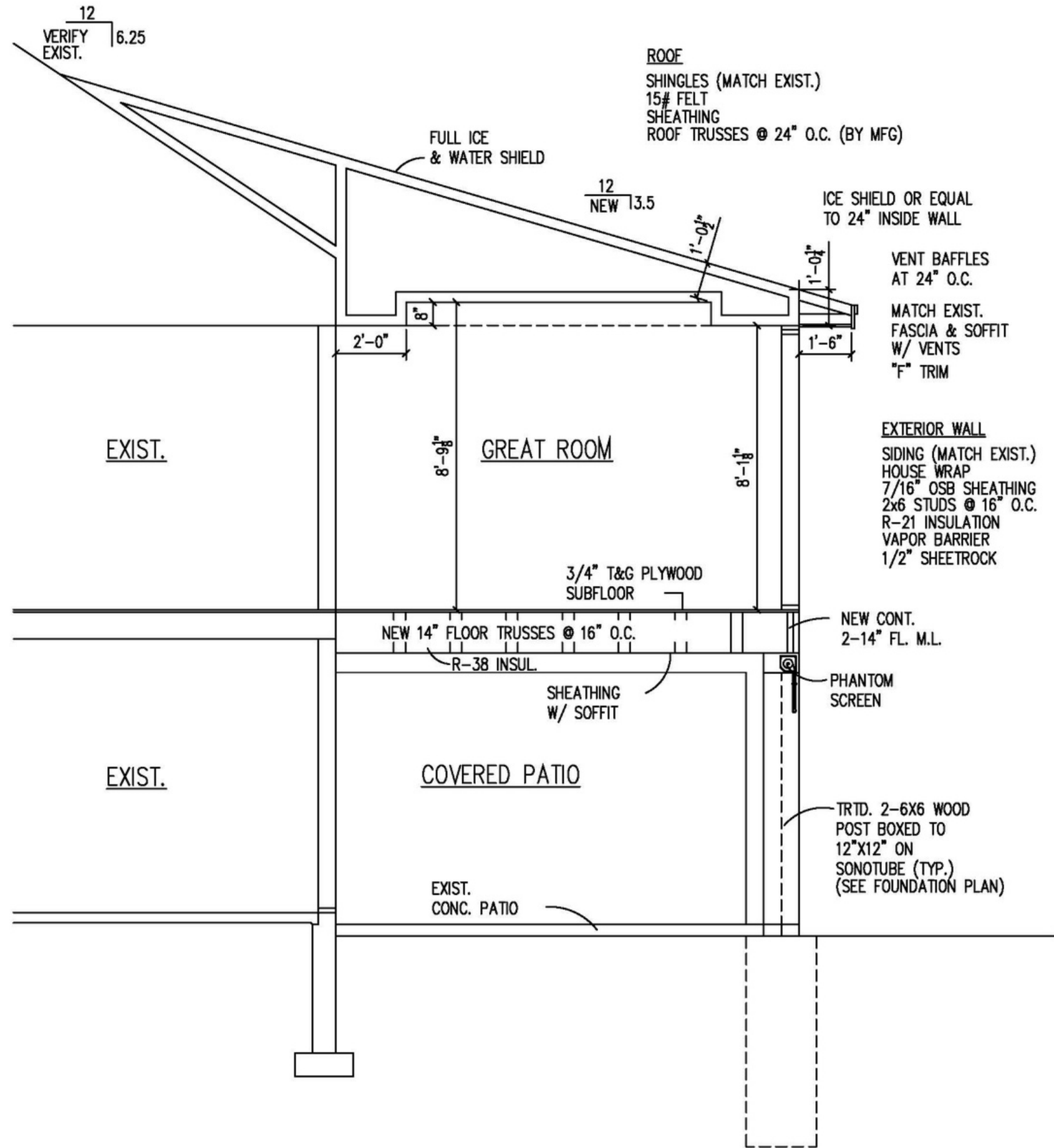
AFTER SITE PLAN - EXTERIOR



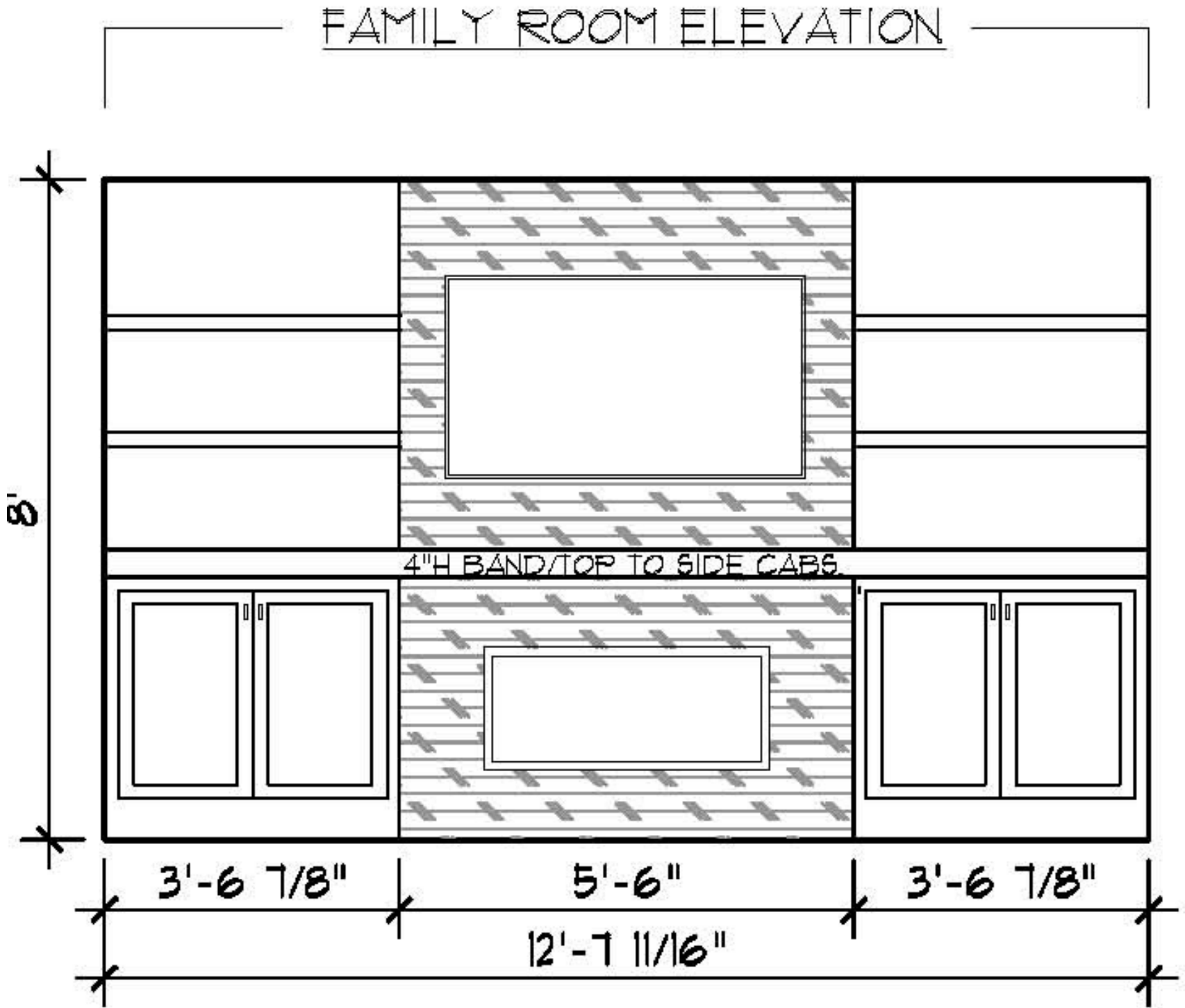
ELEVATION DETAILS - EXTERIOR



ELEVATION DETAILS - EXTERIOR



ELEVATION DETAILS - INTERIOR FIREPLACE WALL



BEFORE AND AFTER



BEFORE AND AFTER



PROJECT CHALLENGES

Building Codes

Remodeling on a lakeside property proved to be a challenge from the beginning due to unique lakefront building codes and regulations. Codes required that the addition be no larger than the existing concrete slab underneath.

Footings

The elevation of the lot was an issue as the lot declines toward the lake. It was a challenge to get the footings into the ground.

Roof Line

The roof line presented challenges as it was important to make it look like the addition was part of the home and had always been there. And, that the roof design chosen could prevent ice dam issues.

HVAC System

The HVAC system of the home required a rework due to the significant increase in square footage that came with the addition.



FUNCTIONALITY - INTERIOR

-A 22 x 14-foot family room addition completes the main floor.

-The roof design ties into the rest of the home's roofline for structural integrity, visual appeal and minimizes ice dams.

-An inset gas fireplace wrapped in neutral stone provides warmth and ambiance in the space.

-French white oak flooring is durable and provides continuity in the space.

-A classic gray-hued refined sectional anchors the room and is complemented by patterned swivel arm chairs. Together they offer enough seating for the entire family.

-HVAC system was reworked to accommodate the additional square footage created with the addition.



FUNCTIONALITY - EXTERIOR

-A 22 x 14-foot exterior screened in porch area was created underneath the interior space when the addition was built.

-The tucked-in lakefront spot is protected from the elements by a retractable Progressive power screen system.

-Timbertek all-weather decking is solid and durable underfoot.

-Electronics are not forgotten as a Sunbright outdoor rated retractable television and wired sound system round out the space.

-Maintenance free outdoor furnishings, including rattan furniture and rugs, provide creature comforts in the great outdoors.

-Infrared heaters extend the usability of the space well into the colder months.



AESTHETICS

-A coastal design aesthetic of crisp whites and warm neutrals is present throughout the addition.

-Warm French white oak flooring continues into the addition from the kitchen area.

-A classic gray-hued refined sectional anchors the room offering a quiet place of respite for the entire family.

-The windows are wrapped in crisp white millwork and run the length of the room . They frame the view of Crystal Lake.

-A tray ceiling of enameled white pine adds ceiling height and an exceptional detail.

-A linear inset fireplace wrapped in neutral stone and flanked with crisp white built-in cabinetry draws the eye to the end of the room.

-White oak open shelving hangs above offering a place for the homeowner to display seasonal décor.

-Underneath, outdoor rated furnishings, including rattan seating, and rugs add a touch of comfort. They are complemented by natural decor elements.

-The outdoor space features a cedar ceiling adding a dose of outdoor appeal.

