

NARI MINNESOTA – 2023 COTY AWARDS

PROJECT: LAKE VIEW KITCHEN

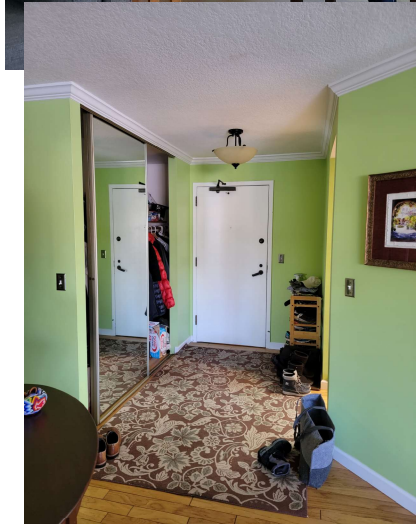
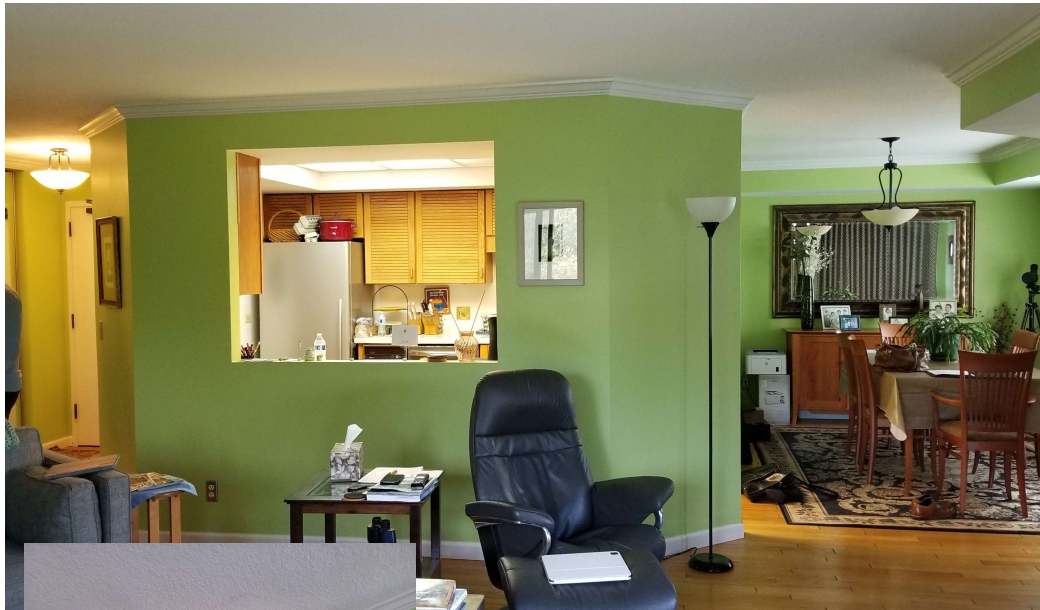
CATEGORY: RESIDENTIAL KITCHEN \$50,000 TO \$100,000

The first directive was to completely open the kitchen to the rest of the living space so that the homeowners and their guests could enjoy their fabulous lake view from their 4th floor condo kitchen. Removing all three walls in a condo created electrical, plumbing, lighting and storage challenges that were overcome in the following ways. 1. Creating a soffit around the room allowed us to get electricity to the lights above the island and also helped to visually separate the rooms. 2. Cutting several small trenches into the gypcrete floor was allowed by code, but one large trench for plumbing was not, so we left the sink on the back wall and moved the range to the island. 3. We were able to sand the top layer of the gypcrete just enough for the new flooring to flush with the existing wood floors that surrounded the kitchen, thus preventing tripping. 4. The Condo did not allow appliances to be vented to the exterior, so we chose a recirculating pop-up downdraft for the range and circulated it through the cabinet to the side of the range. 5. To optimize storage we have many drawers, pull outs, and accessories along with a large pantry in the adjacent entry. The style directive was to design a more contemporary space that is interesting yet has simple clean lines. We accomplished this by using two different materials for the cabinetry. The white cabinets brightened the space and the wood-look melamine cabinets created interest and depth without making the space too busy. The lower countertop and wall splash have subtle variation, while the raised L-shaped double waterfall countertop adds interest of both style and color and allows guests to hang out while taking in the gorgeous view.



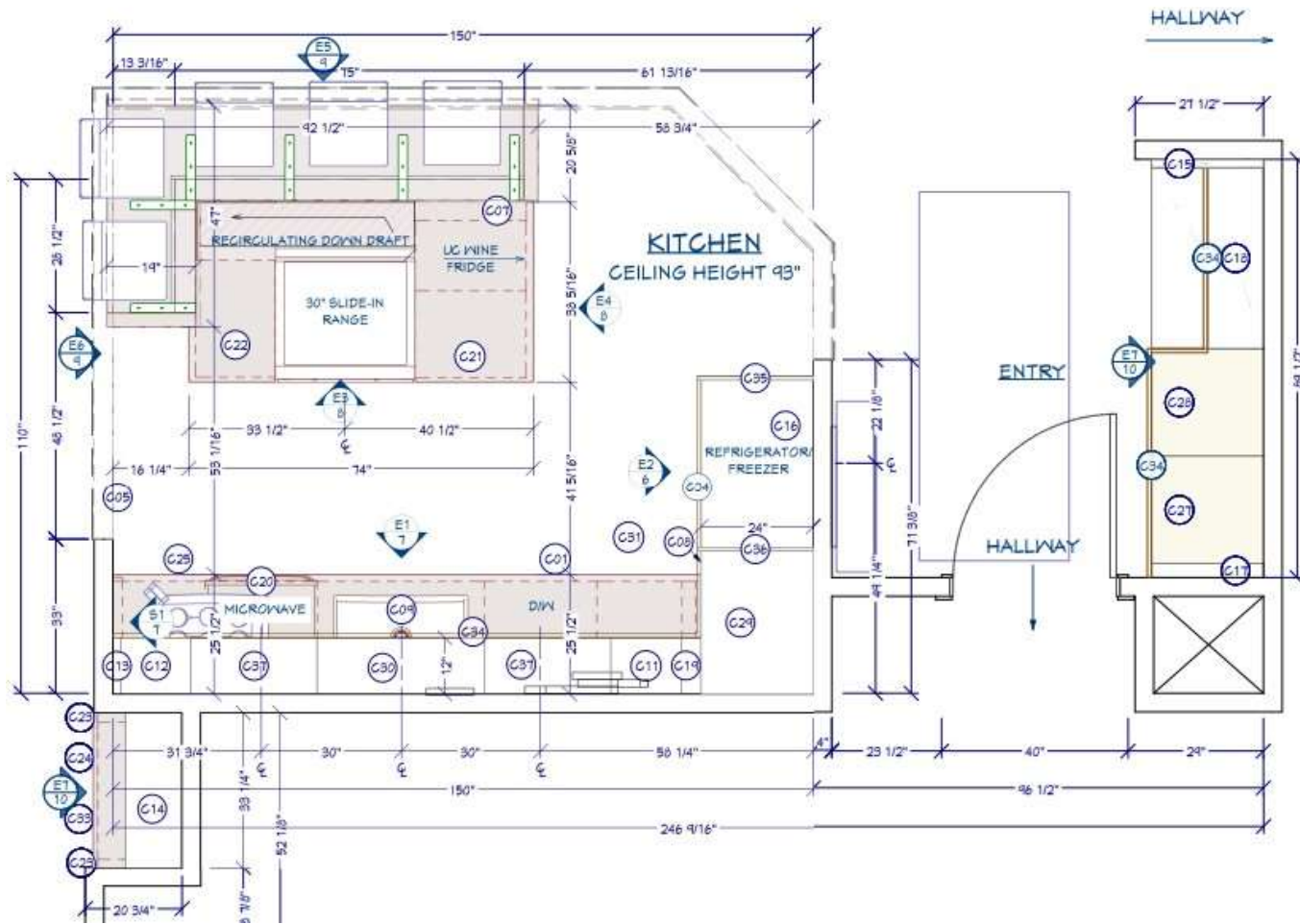
LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

BEFORE PHOTOS



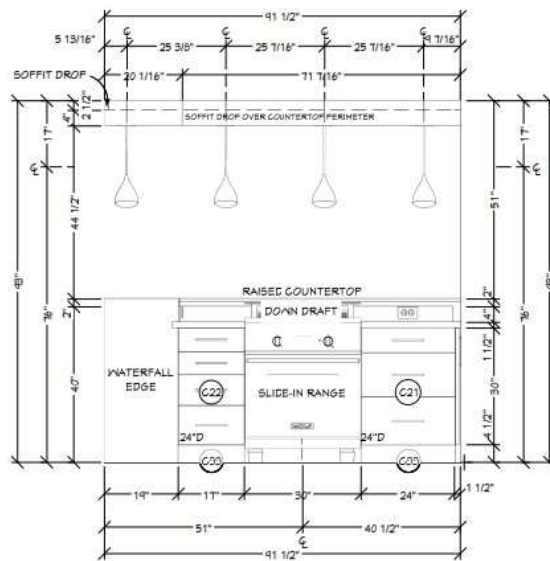
LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER FLOOR PLAN

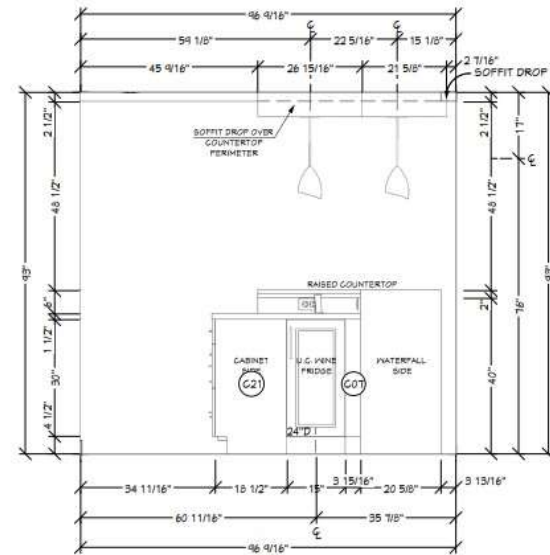


LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER ELEVATIONS AND ACCESSORY DETAIL – E3, E4



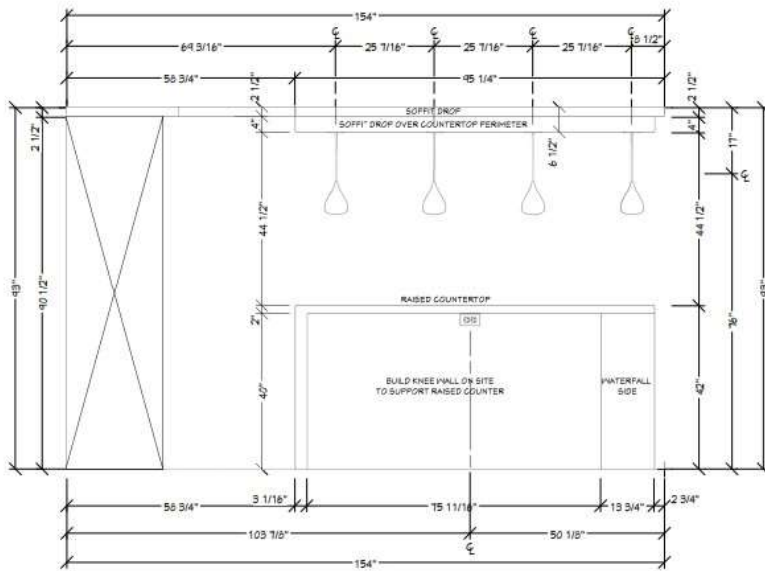
E3 ELEVATION
1/2" = 1'



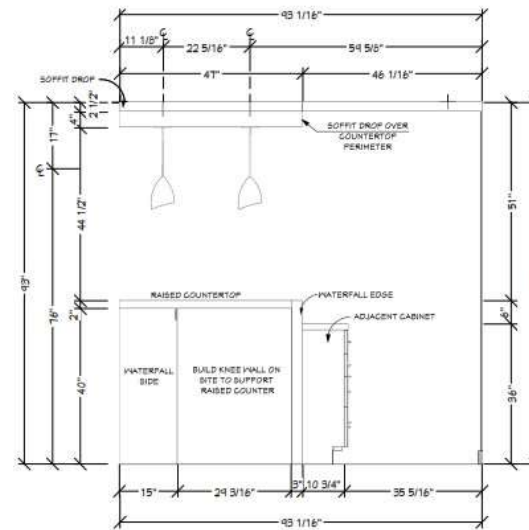
E4 ELEVATION
1/2" = 1'

LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER ELEVATIONS AND ACCESSORY DETAIL – E5, E6

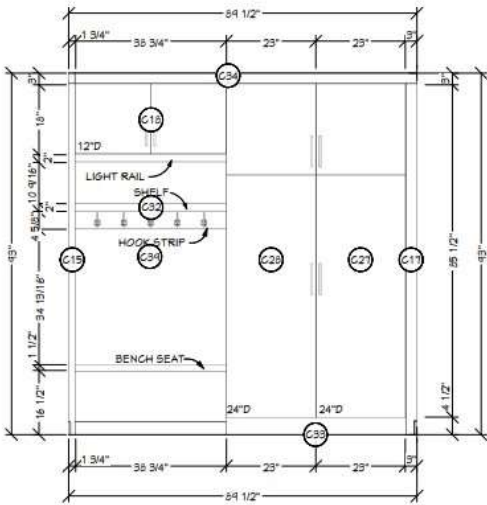


E5
ELEVATION
1/2" = 1'



E6
ELEVATION
1/2" = 1'

AFTER ELEVATIONS AND ACCESSORY DETAIL – E8



AFTER PERSPECTIVE DRAWINGS #1



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER PERSPECTIVE DRAWINGS #2



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

FORM

- The style directive was to design a more contemporary space that is interesting yet has simple clean lines. We accomplished this by using two different materials for the cabinetry.
- The white cabinets brightened the space and the wood-look melamine cabinets created interest and depth without making the space too busy.
- The lower countertop and wall splash have subtle variation, while the raised L-shaped double waterfall countertop adds interest of both style and color.



FUNCTION

- Creating a soffit around the room allowed us to get electricity to the lights above the Island and it also helped to visually separate the rooms.
- Cutting several small trenches into the gypcrete floor was allowed by code but one large trench for plumbing was not, so we left the sink on the back wall and moved the range to the Island.
- We were able to sand the top layer of the gypcrete just enough for the new flooring to flush with the existing wood floors that surrounded the kitchen, thus preventing tripping.
- The Condo did not allow appliances to be vented to the exterior, so we chose a recirculating pop-up downdraft for the range and circulated it through the cabinet to the side of the range.
- To optimize storage we have many drawers, pull outs, and accessories along with a large pantry in the adjacent entry.

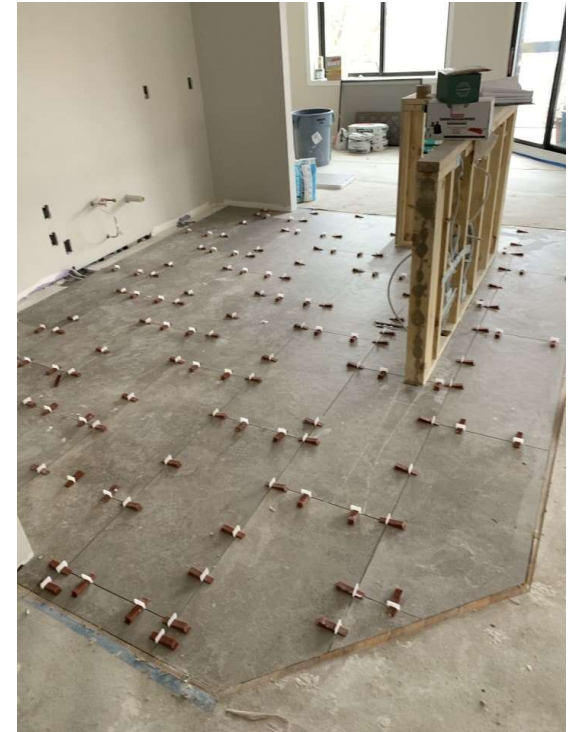


PROJECT CHALLENGES

Running electrical to the ceiling via pendants required keeping the soffit around the room. Since we could not go through the concrete ceiling, we ran electrical through the soffit.

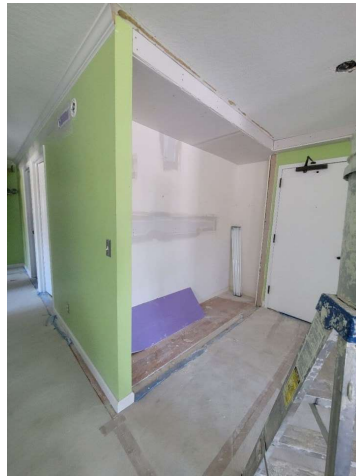


We needed to run electrical to the island from the back wall, so we cut into the floor in three different channels. instead of one large one.



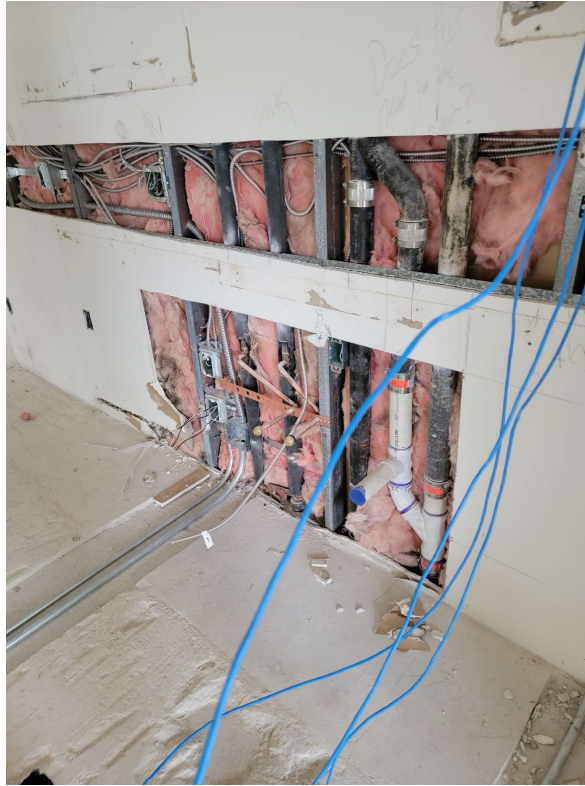
The clients wanted new porcelain tiles in the kitchen, so we had to flush out the floors between the kitchen and main area, which was hard wood, to avoid trip hazards and to allow the stools around the island to be moved in and out freely.

CONSTRUCTION PHOTOS #1



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

CONSTRUCTION PHOTOS #2



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

CONSTRUCTION PHOTOS #3



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER PHOTOS #1



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000

AFTER PHOTOS #2



LAKE VIEW KITCHEN - RESIDENTIAL KITCHEN \$50,000 TO \$100,000