

NARI MINNESOTA – 2023 COTY AWARDS

PROJECT: LAKE VIEW BATHROOM

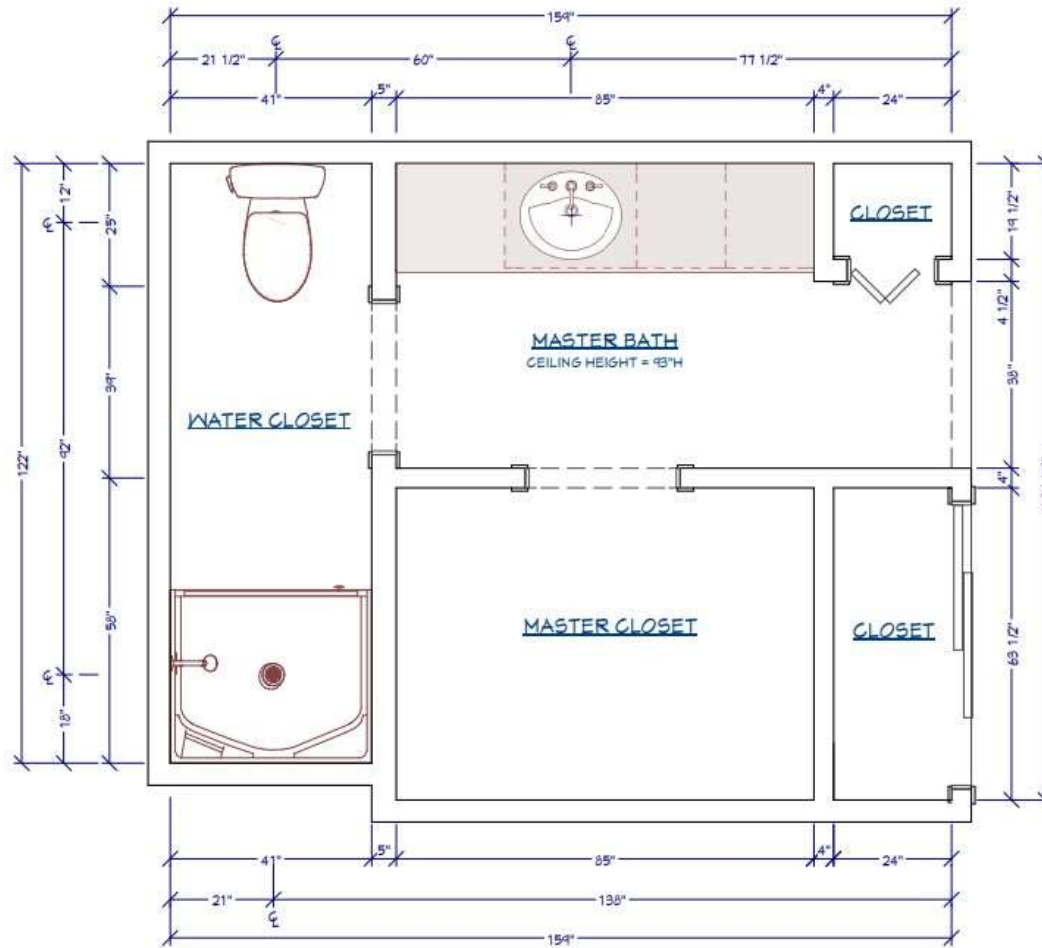
CATEGORY: RESIDENTIAL BATHROOM \$70,000 TO \$100,000

The existing Master Bathroom layout had a small, dark shower and toilet room with a separate vanity that was open to the closet and bedroom. The clients wanted to open the shower toilet space and maintain the existing walkway into the bathroom. Since privacy was not a concern, we obliged by tearing down most of the walls within the separate spaces to create one cohesive bathroom and closet and left the doorway to the bedroom open. Safety, convenience, comfort, and a bright new, contemporary visual appeal were key components requested by this aging in place, retired couple. We satisfied those desires with grab bars in the shower and toilet space. We shortened the curb into the shower and added a shower bench. A handheld shower spray was included for ease of use. Lights were placed throughout the space to brighten the room, along with soft ambient light under the vanity to light the way at night. We added a heated towel warmer and floor to ensure the winter months stayed toasty. Well-defined his and hers storage space via the tall cabinets to the left and right of the floating vanity was created. A base peninsula was designed to separate the his and hers closet space, which also provides storage for each side.



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

BEFORE FLOOR PLAN



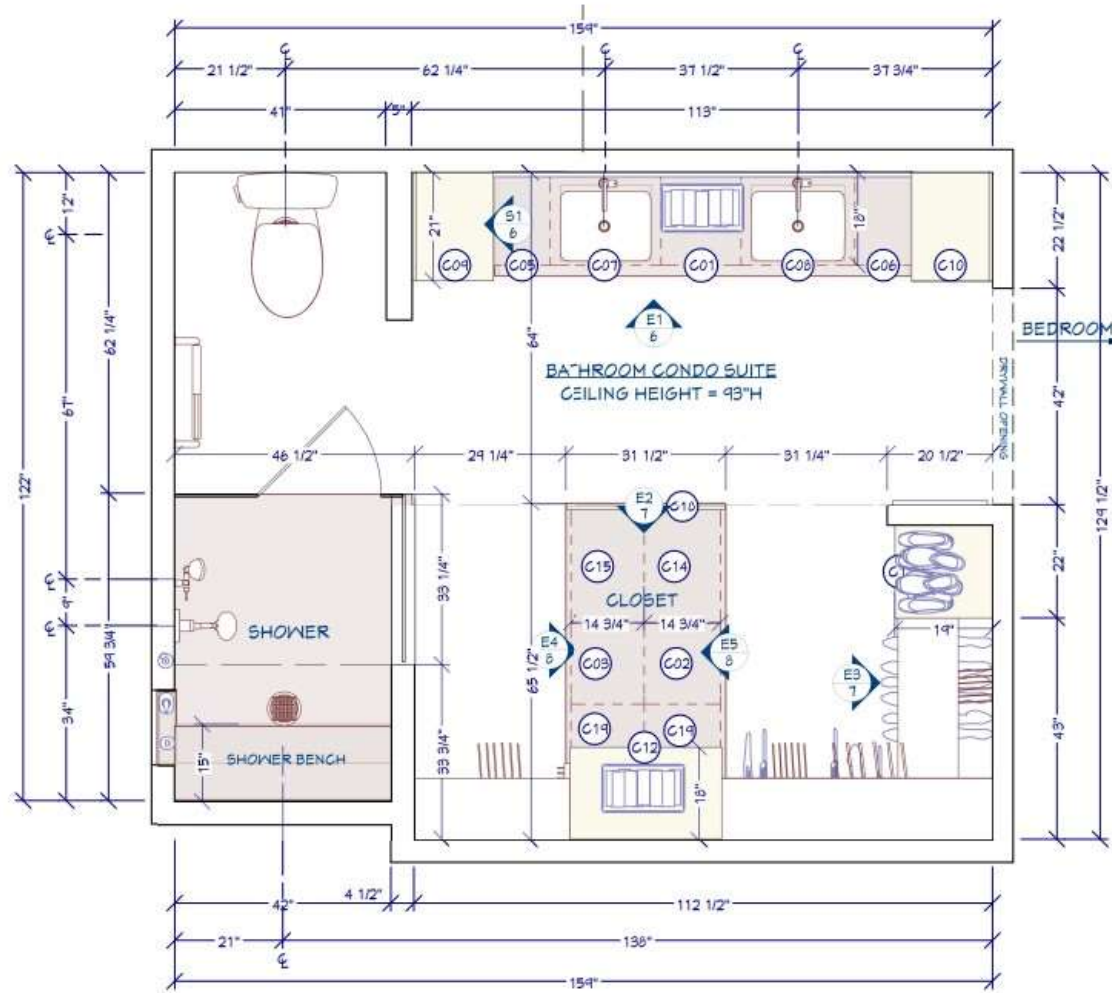
LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

BEFORE PHOTOS



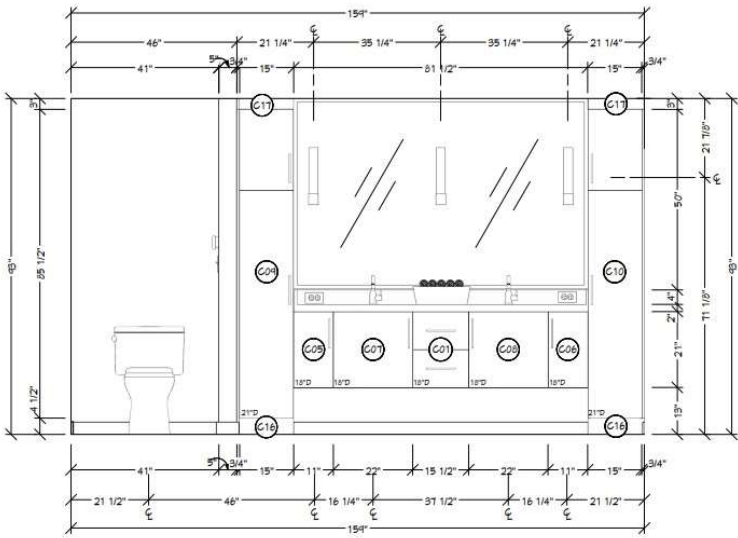
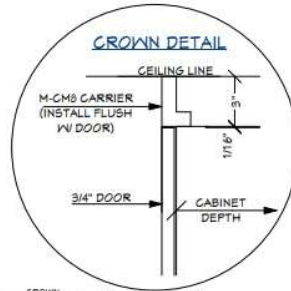
LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

AFTER FLOOR PLAN

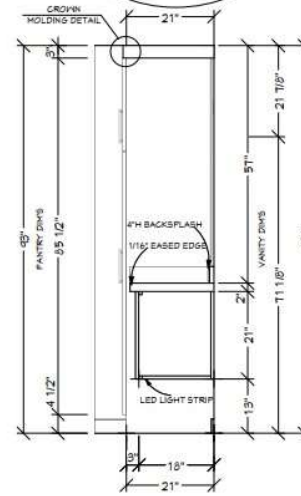


LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

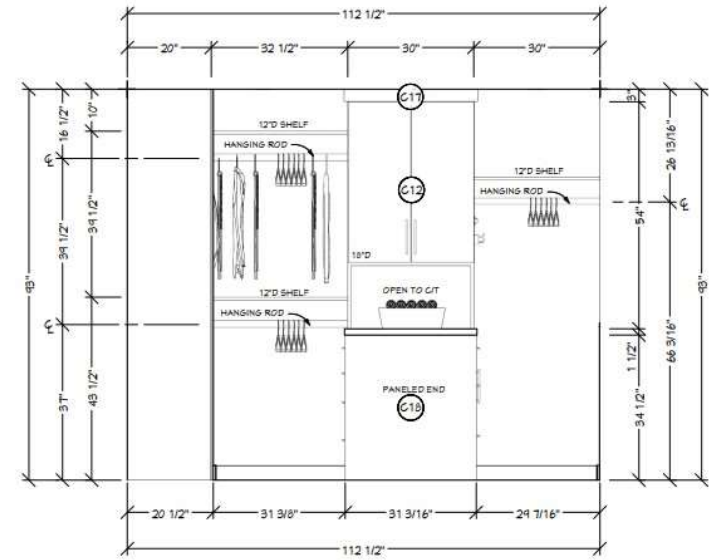
AFTER ELEVATIONS AND ACCESSORY DETAIL – E1, S1, E2



E1
ELEVATION
10" = 1"

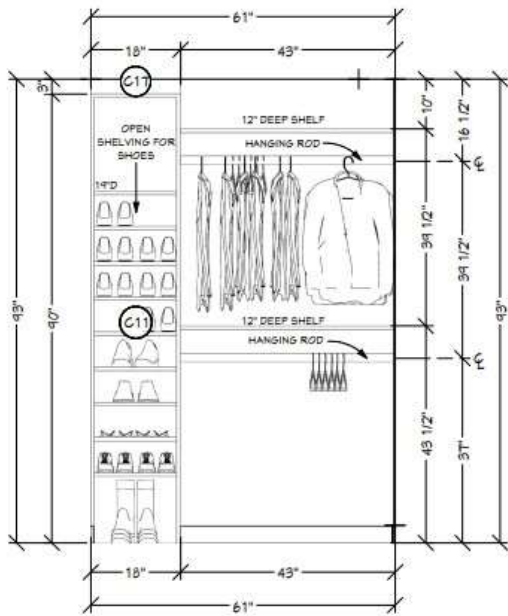


S1
SECTION
10" = 1"

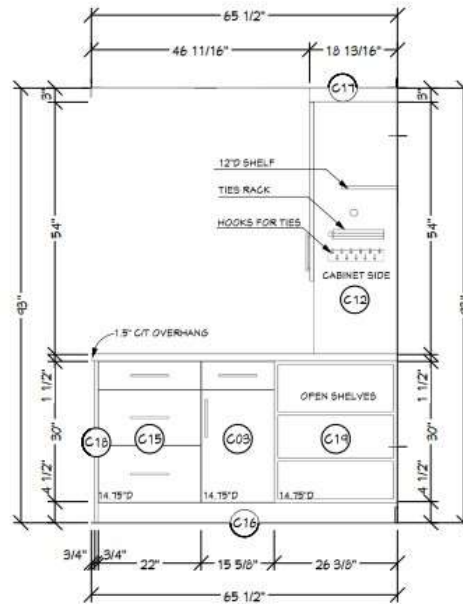


E2
ELEVATION
10" = 1"

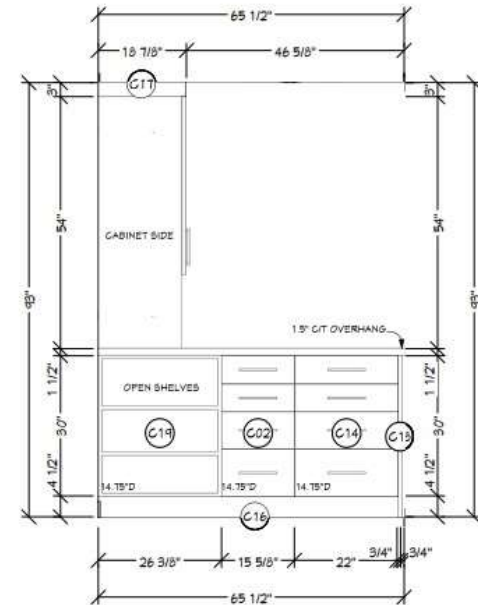
AFTER ELEVATIONS AND ACCESSORY DETAIL – E3, E4, E5



E3
3
ELEVATION
1/2" = 1"



E4
3
ELEVATION
1/2" = 1"



E5
3
ELEVATION
1/2" = 1"

LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

AFTER PERSPECTIVE DRAWINGS



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

FORM

- Tall, dark linen look melamine cabinetry accent the all-white floating vanity and closet components.
- The cabinets have a contemporary style, which compliments the dark grey and white marble tile on the floor and shower walls.
- The brushed gold metal throughout and golden veining in the countertop bring an updated look and warmth to the space.



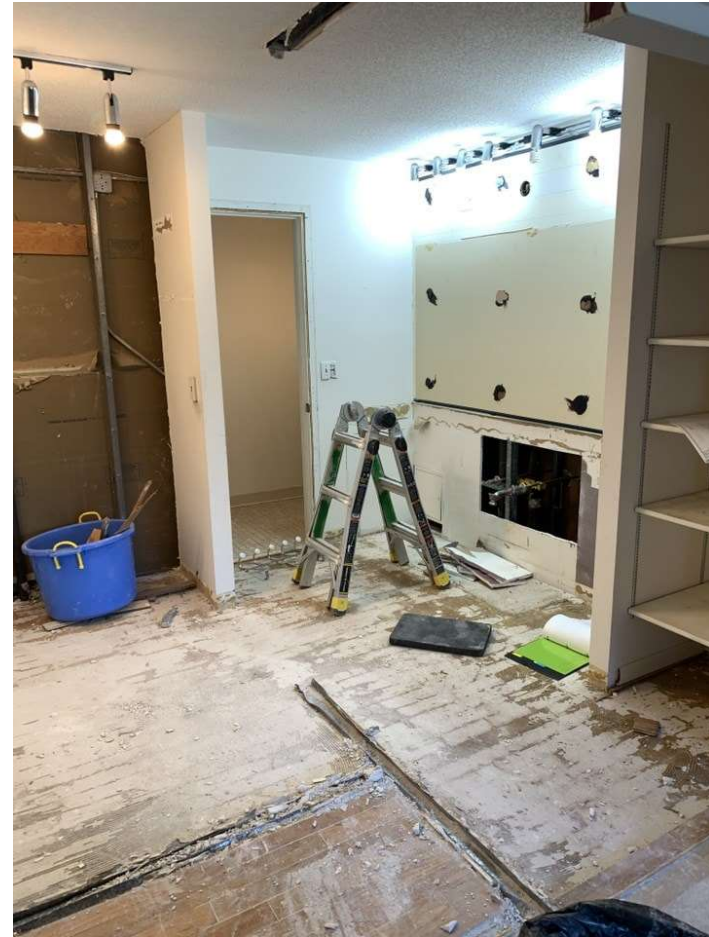
FUNCTION

- Grab bars were added to the shower and toilet space.
- The curb into the shower was shortened and a shower bench added.
- A handheld shower spray/grab bar was included to be used while sitting or for cleaning.
- Lights were added throughout the space to brighten the room along with soft ambient light under the vanity to light the way at night.
- A heated towel warmer and floor ensure the winter months don't get too cold.
- There is well-defined his and hers storage space via the tall cabinets left and right of the floating vanity.
- A base peninsula was designed to separate the his and her closet space and to provide storage for each side.



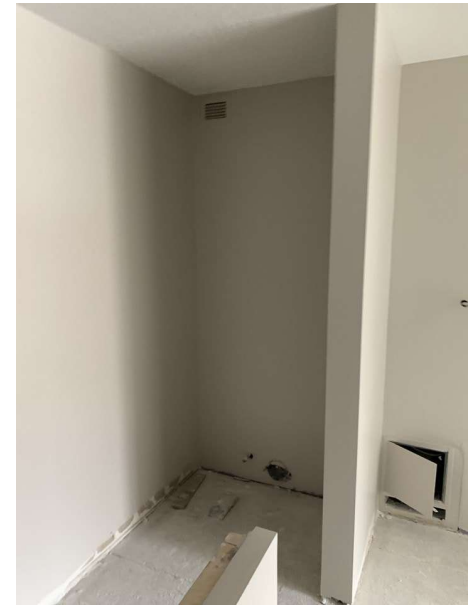
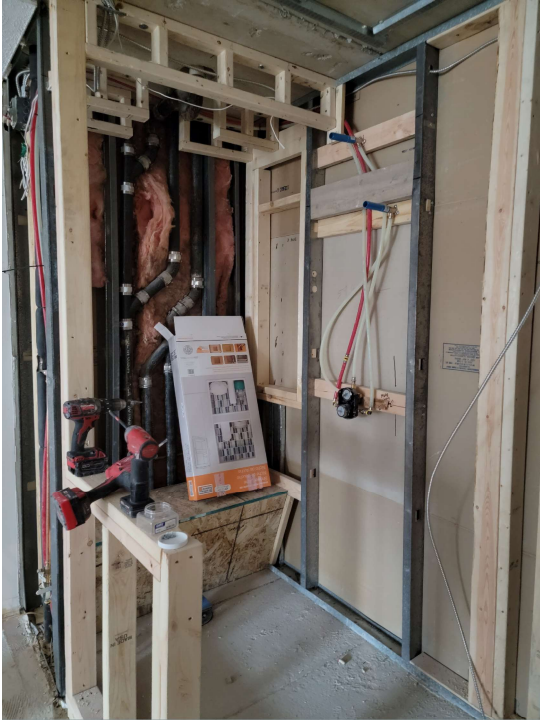
PROJECT CHALLENGES

The condo above had a leak in their bathroom, which they thought was our leak. We had just closed up the walls. We had to reopen the walls and ceiling and delay the project until building maintenance and their plumbers could assess and fix the problem.



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

CONSTRUCTION PHOTOS #1



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

CONSTRUCTION PHOTOS #2



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

AFTER PHOTOS #1



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000

AFTER PHOTOS #2



LAKE VIEW BATHROOM - RESIDENTIAL BATHROOM \$70,000 TO \$100,000