

# NARI MINNESOTA – 2025 ROTY AWARDS

## PROJECT: LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000



Note: The existing tongue and groove ceiling and beams are structural, supporting the floor above and could not be structurally modified. As existing attic space directly above the shower only affords space for the existing location of the vent fan and A/C vent.

The initial request for this bathroom remodel was ultimately due to a leaking shower. It was also part of a larger scale remodel (not included in this entry).

The homeowner wanted a double vanity and updated finishes in this 1960s space. The existing layout, dated finishes, and lack of lighting made for a tired, dark space. A major challenge from the very beginning was the existing structural tongue and groove ceiling and ceiling beams throughout not only this space but the entire home.

Splitting the adjacent entry closet into two separate closets offers needed linen storage.

Post design development, the decision was made to remove the center wall between the vanity and shower spaces to create one large space. Keeping all plumbing in the same locations made the most sense to keep the budget in check. Another last-minute change to transom windows offers privacy from the neighbors. This change added both cost and construction time.

A variety of options were presented to paint and re-stain the existing structural tongue and groove ceiling and beams. The ceiling options presented were not exciting to the client. After much back and forth and several rounds of samples the ceiling outcome is what the client fell in LOVE with, which is the ultimate end goal.

The finished space is a unique combination of finishes including custom hickory cabinets, hickory doors base and casing, porcelain floor tile, blue large format porcelain wall tiles, quartz countertops, vessel sinks, and black fixtures and accessories. The stunning blue shower tiles create a statement and amazing focal point.

The final, open and well-lit layout offers plenty of room for two and a combination of finishes and a space that the homeowner absolutely loves.

LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## BEFORE PHOTOS



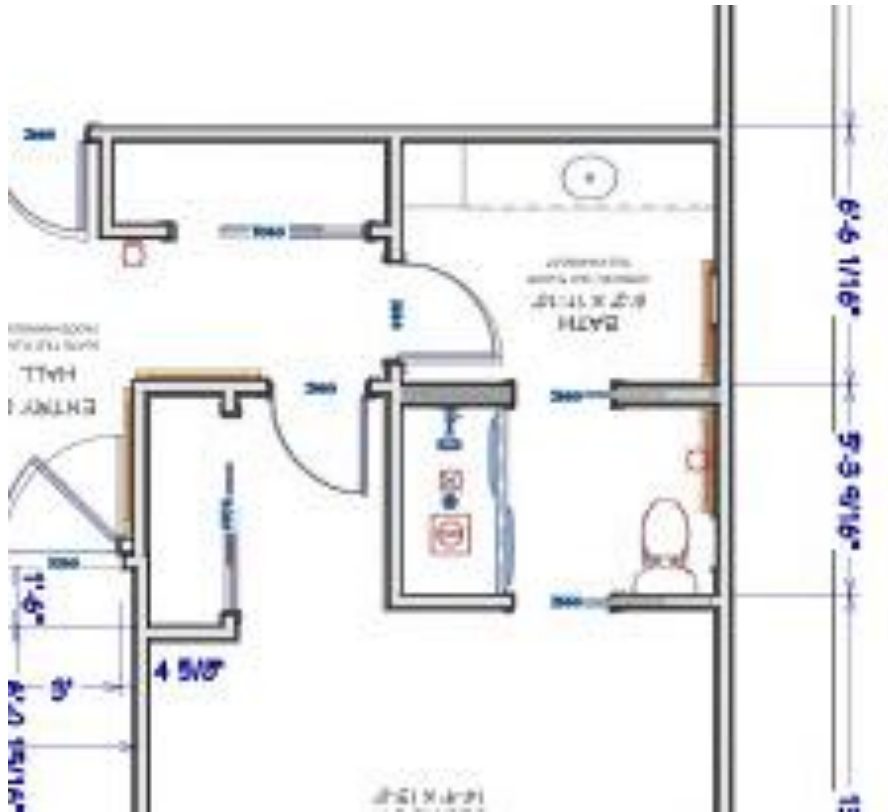
LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

# NARI MINNESOTA – 2025 ROTY AWARDS

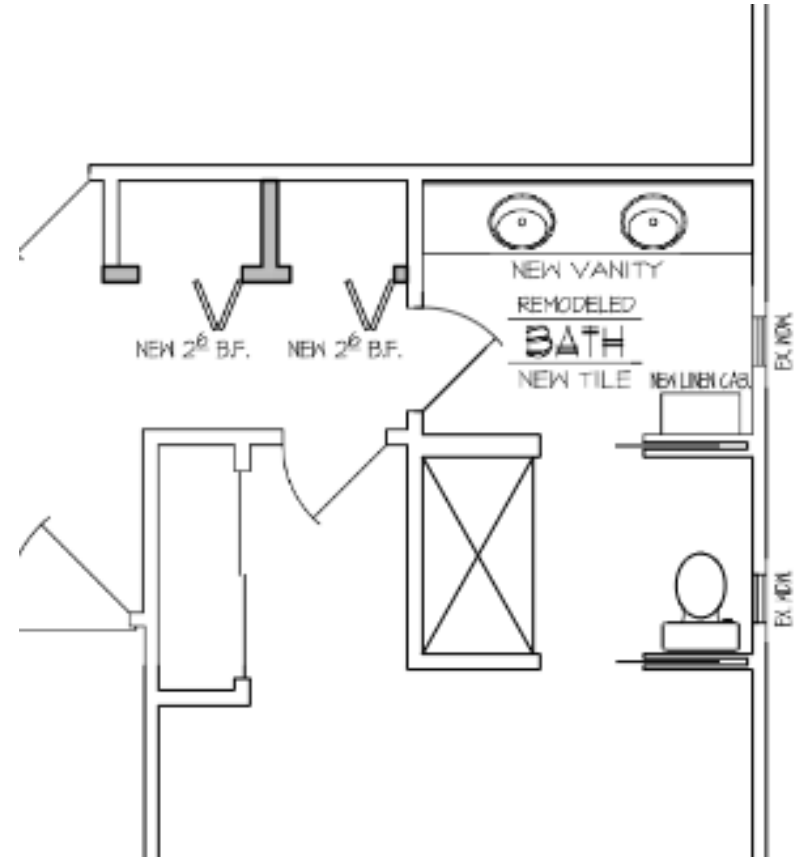
**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## BEFORE (AS BUILT/DEMO PLAN)



## PROPOSED FINAL PLAN



A last-minute design change to remove the center wall and change the windows to transom windows resulted in added cost and completion time.

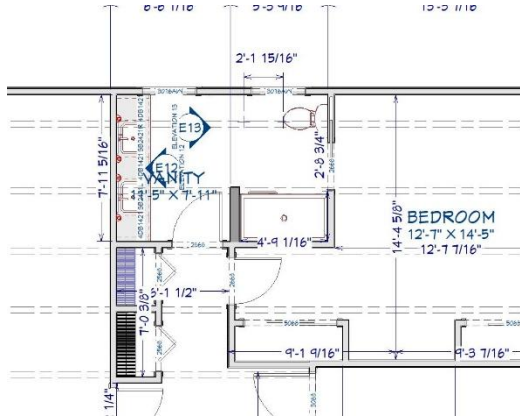
LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000



# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000



**PROPOSED TOP VIEW**



**PROPOSED VANITY VIEW**



**PROPOSED SHOWER VIEW**

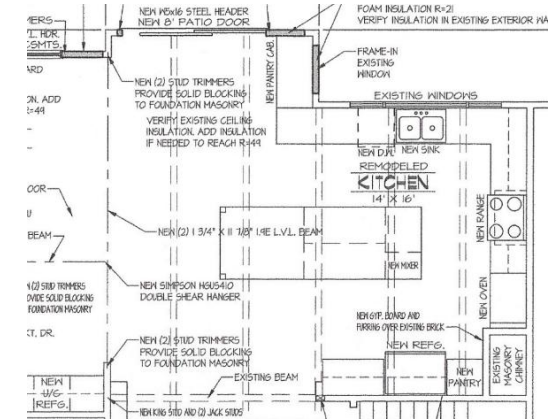
LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## PROPOSED – 3D



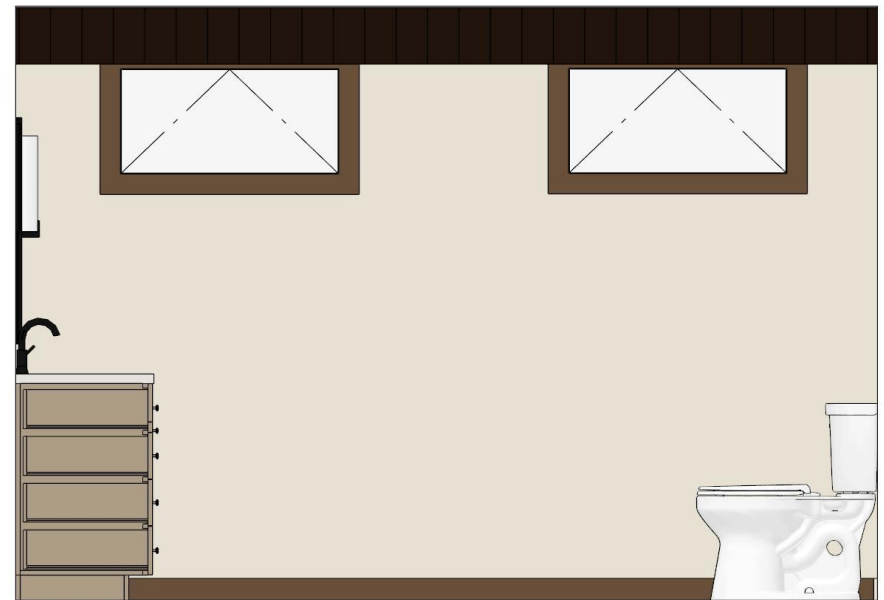
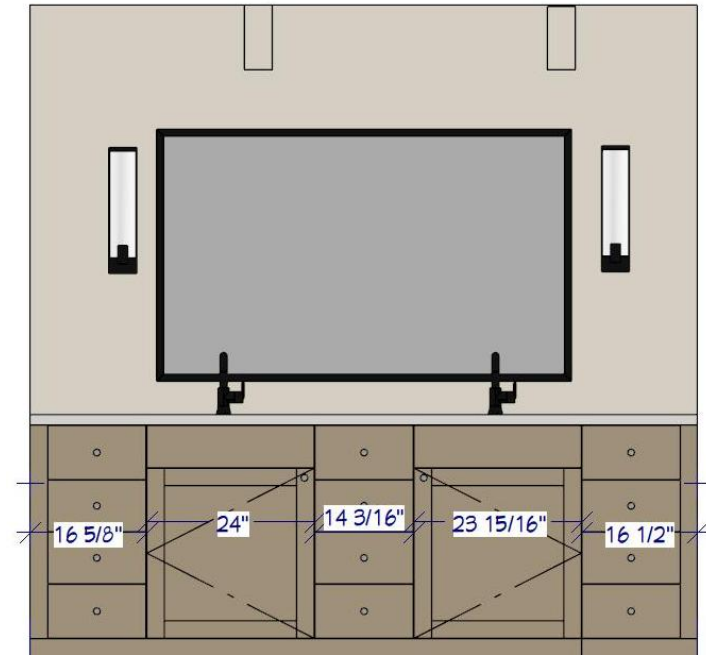
LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## PROPOSED – ELEVATIONS



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000



# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## BEFORE/AFTER



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## BEFORE/AFTER



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000



# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## **BEFORE/AFTER**



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

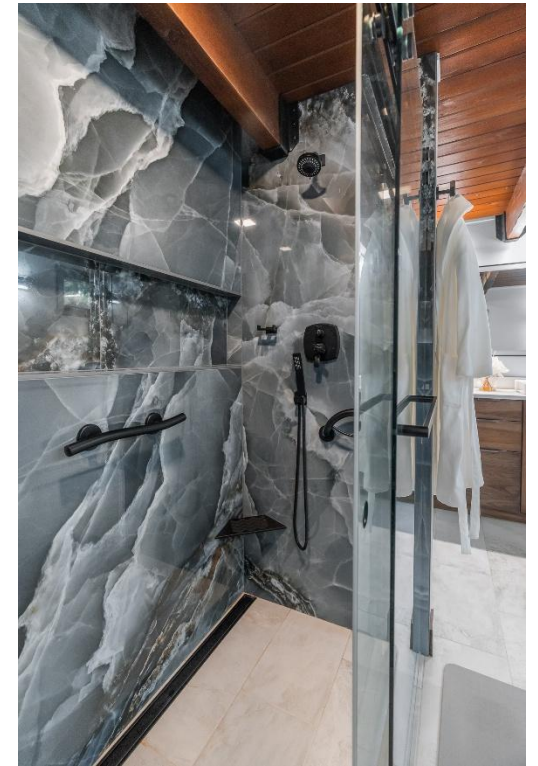
# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## INNOVATIVE SOLUTIONS AND CRAFTSMANSHIP

- Large format porcelain tile to minimize grout lines and create an amazing focal point
- Large shower niche to maximize shower storage needs
- Dual shower heads
- Change to transom windows for maximize privacy
- Removed Soffit over shower to maximize shower height
- Variety of tones to complement the existing tongue and groove ceiling and beams.
- Plumbing fixtures in same location to keep budget in check.
- Addition of wall sconces, vanity fixtures, lighted mirror and shower fan/light combination for maximum light in the space.



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000



# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## PROJECT CHALLENGES AND PHOTOS

A late design change to transom windows added cost and time.

Overall finish selections and scope changes along the way kept disrupting the construction schedule and budget.



The structural tongue and groove ceiling was a major challenge from the beginning. The homeowner was not thrilled with our proposed options of painting or optional stain colors. The result is a finish the homeowner LOVES, which is the end goal.

Another major challenge, we had no ceiling cavity to work with for wiring or other mechanicals due to the structural construction of the home. The existing shower fan and A/C vent locations were re-used.



Large format porcelain shower tiles add an amazing focal point in the space but due to their 4'x8' size they added installation cost and installation time to the project.

LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000



# NARI MINNESOTA – 2025 ROTY AWARDS

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000

## AESTHETICS



LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000

## **NARI MINNESOTA – 2025 ROTY AWARDS**

**PROJECT:** LAKE VIEW TRANSFORMATION

**CATEGORY:** RESIDENTIAL BATHROOM \$70,000 – \$100,000



**LAKE VIEW TRANSFORMATION – 2025 NARI MN ROTY AWARDS – BATHROOM \$70,000 - \$100,000**