

NARI MINNESOTA – 2025 ROTY AWARDS

PROJECT: LAKE VIEW TRANSFORMATION

CATEGORY: KITCHEN \$150,000 – \$200,000



Note: The existing tongue and groove ceiling and beams are structural, supporting the floor above and could not be structurally modified.

The initial asks for this kitchen remodel were to maximize the view to the lake, maximize storage and seating, add lighting and update this 1960s space. The existing choppy layout impeded the gorgeous view of the lake. 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.

During design development we proposed removing walls to create an open floor plan. Several layout options were presented. The final layout resulted with the addition of an oversized patio door, added pantry storage for outdoor entertaining, an oversized island with an abundance of storage and seating, as well as a secondary coffee/beverage station.

A variety of finishes were presented including the option to paint the existing structural tongue and groove ceiling and beams. The ceiling finish options presented were not exciting to the client. After much back and forth and several rounds of samples the result is what the client fell in LOVE with, the ultimate end goal. The finished space is a unique combination of finishes including custom hickory cabinets, vinyl flooring, two different quartz countertops, black stainless appliances, porcelain backsplash tiles and black fixtures. The Cambria island counter and accent behind the range creates a spectacular focal point for the space.

The final, open and well-lit layout offers the best possible view of the lake all while offering a plethora of storage and a gorgeous aesthetically pleasing space to host lake side gatherings. A space the homeowner absolutely loves to be in.

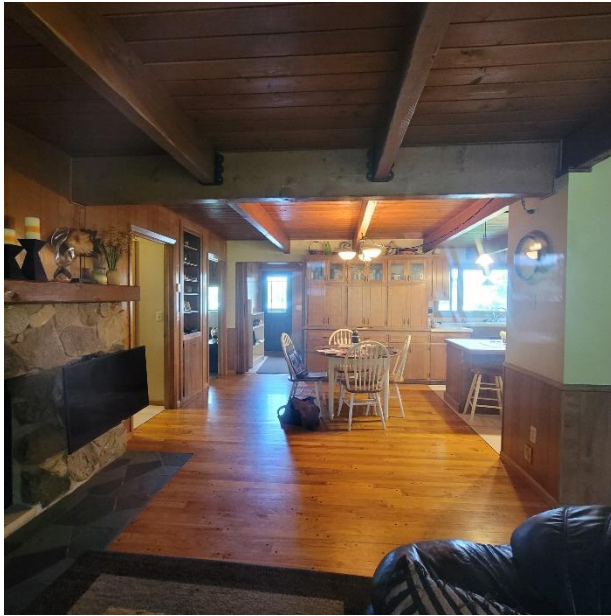
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BEFORE PHOTOS



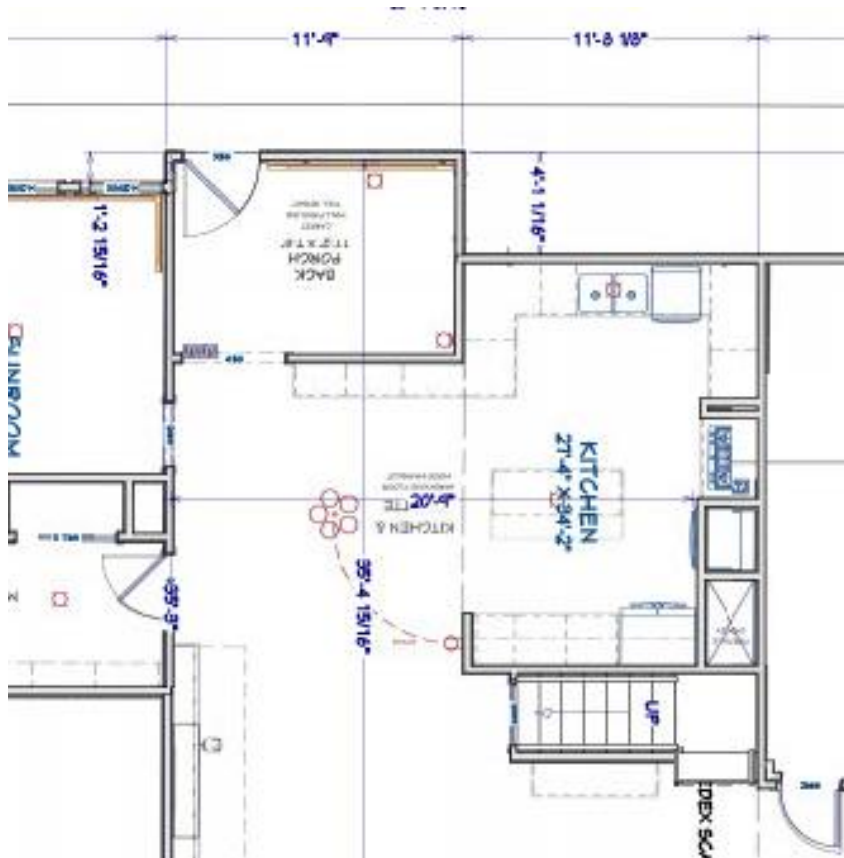
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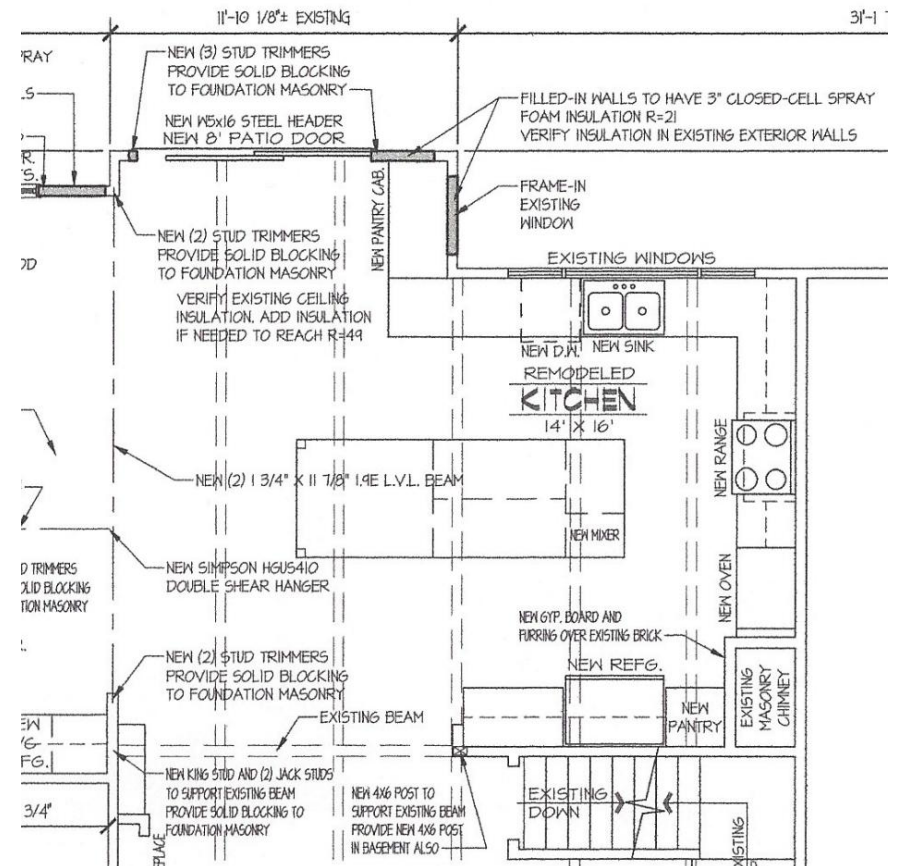
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BEFORE (AS BUILT/DEMO PLAN)



PROPOSED FINAL PLAN

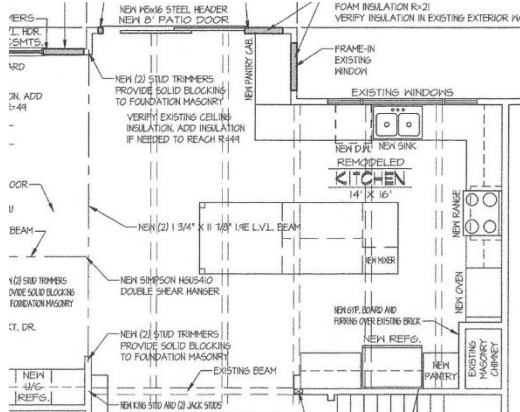


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PROPOSED NORTH VIEW 3D



PROPOSED WEST VIEW (LAKE SIDE) 3D



PROPOSED EAST VIEW 3D

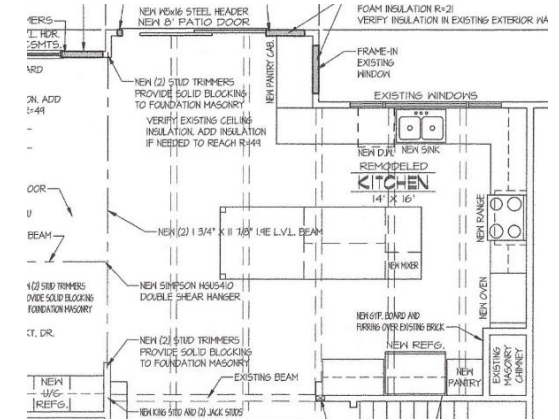
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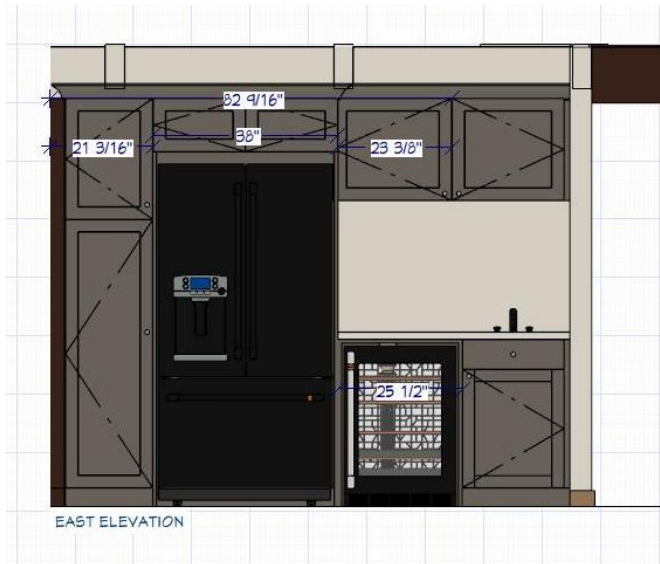
PROPOSED – 3D



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Technical drawing of the West Elevation of a kitchen island. The drawing shows a large window with a sink and faucet, and a double door to the left. Dimensions are provided for the window, sink, and overall width. A note indicates "Center Sink on Window". The overall width is 143 5/8 inches. The window width is 24 13/16 inches. The sink width is 29 13/16 inches. The distance from the door to the sink is 24 inches. The distance from the sink to the right edge is 36 inches. The distance from the door to the right edge is 17 13/16 inches. The overall width is 167 5/8 inches. A note indicates "Center Sink on Window".



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INNOVATIVE SOLUTIONS AND CRAFTSMANSHIP

- LED Surface Mount and under cabinet Lighting
- Custom clean lined iron beam hangers to replace dated/fluted hangers.
- Added over sized patio door to maximize the view of the lake
- Coffee/Beverage Center with secondary sink and beverage refrigerator
- Custom configured upper cabinet doors to maximize storage and operate around the ceiling beams. (Pantry and oven wall oven cabinet)
- Integrating two cabinet finishes and two countertop finishes.
- Use of Skara Brae Cambria behind range as focal point.
- Variety of tones to complement the existing tongue and groove ceiling and beams.
- Oversized island 11' x 4' with maximum storage and seating, an entertainers dream.



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PROJECT CHALLENGES AND PHOTOS

During demo for the addition of the over size patio door we discovered rot from water and termite damage. We had to remove the exterior stucco on the whole corner of the house to remedy the damage which added both time and a significant increase in price.



After demo prior to inspection, we found framing issues with the original framing. It did not meet code. The support beams which support the upper level of the home were not being properly supported all the way to the basement. We had to add proper support on the main level as well as support framing in the basement below. We had to re-engage the engineer for his expertise. Once again, added time and cost.



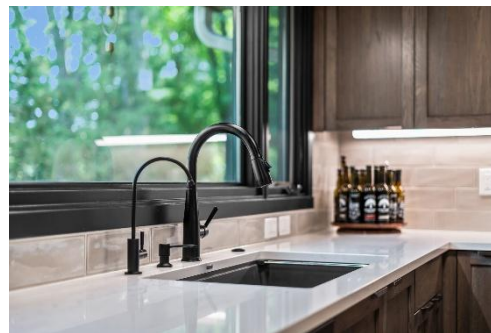
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AESTHETICS



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