

LEVELING UP

A TWO-STORY STRUCTURAL TRANSFORMATION

RESIDENTIAL ADDITION: \$500,000+



PIVOTING FOR A GROWING FAMILY

BACKGROUND

What began as a plan to build an outdoor entertainment oasis shifted almost overnight. Facing rapid family growth, the homeowners realized their outdoor plans no longer matched their daily reality. Decisively pivoting, they paused the exterior work to launch an urgent **Phase 1 interior expansion**.

GOALS

The goal was clear: swiftly adapt the home for a larger household while **making every square foot count**. Rather than simply adding generic space, the family wanted **custom environments tailored to their active daily routine**—balancing remote work, play, fitness, and daily restoration.



STRATEGIC PHASING & SPATIAL REALLOCATION

The project was restructured into a clear two-phase plan, focusing resources on re-engineering underused interior footprints into purpose-built spaces:

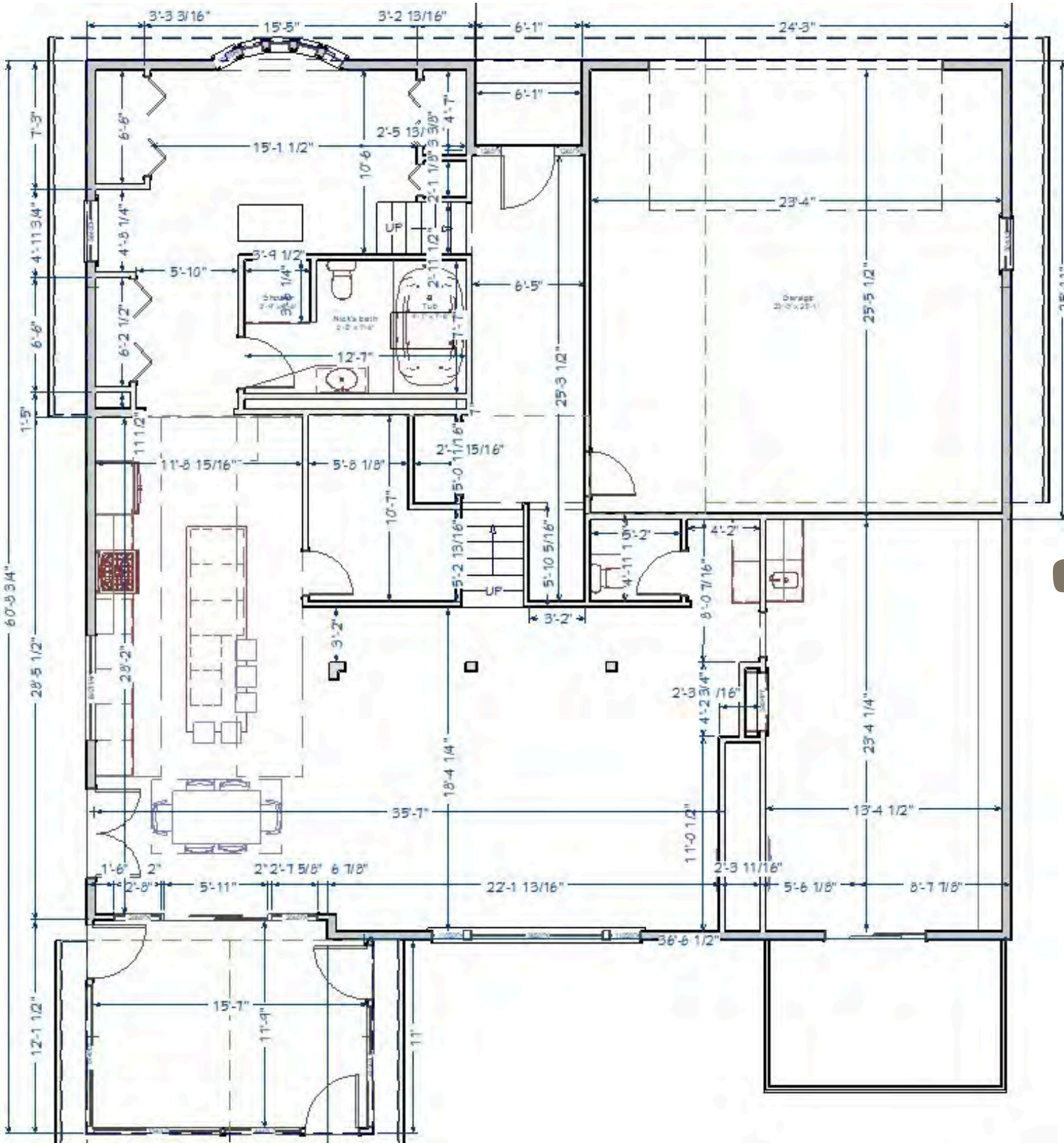
- **Vertical Expansion:** Remove the existing sloped roof above the garage and front entry to construct a new flat-roofed second-story addition with two new bedrooms and a bathroom.
- **Contemporary Exterior Overhaul:** Apply a modern architectural facelift to the home's exterior with composite vertical grain siding and a flat-roof contemporary style.
- **Comprehensive Interior Rework:** Refresh existing spaces including the owner's suite and kids'/hall bath, while integrating specialized conversion rooms (such as a home office, workout room, climbing wall space, and steam shower bath).

By prioritizing interior ingenuity first, the homeowners turned their existing footprint into a high-functioning sanctuary built to grow alongside their family.



MAIN LEVEL FLOOR PLANS

MAIN LEVEL - AS BUILT

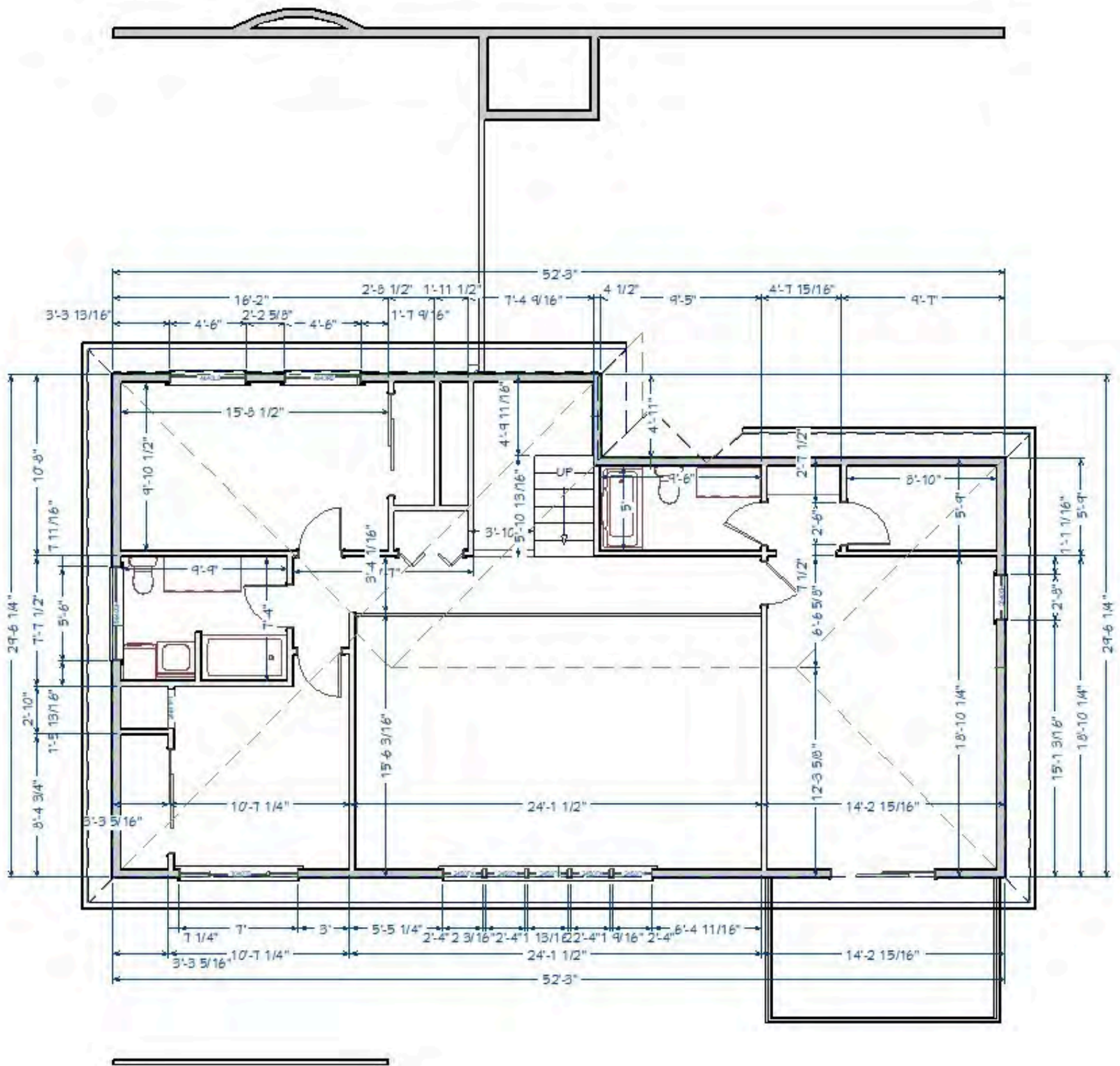


MAIN LEVEL - NEW

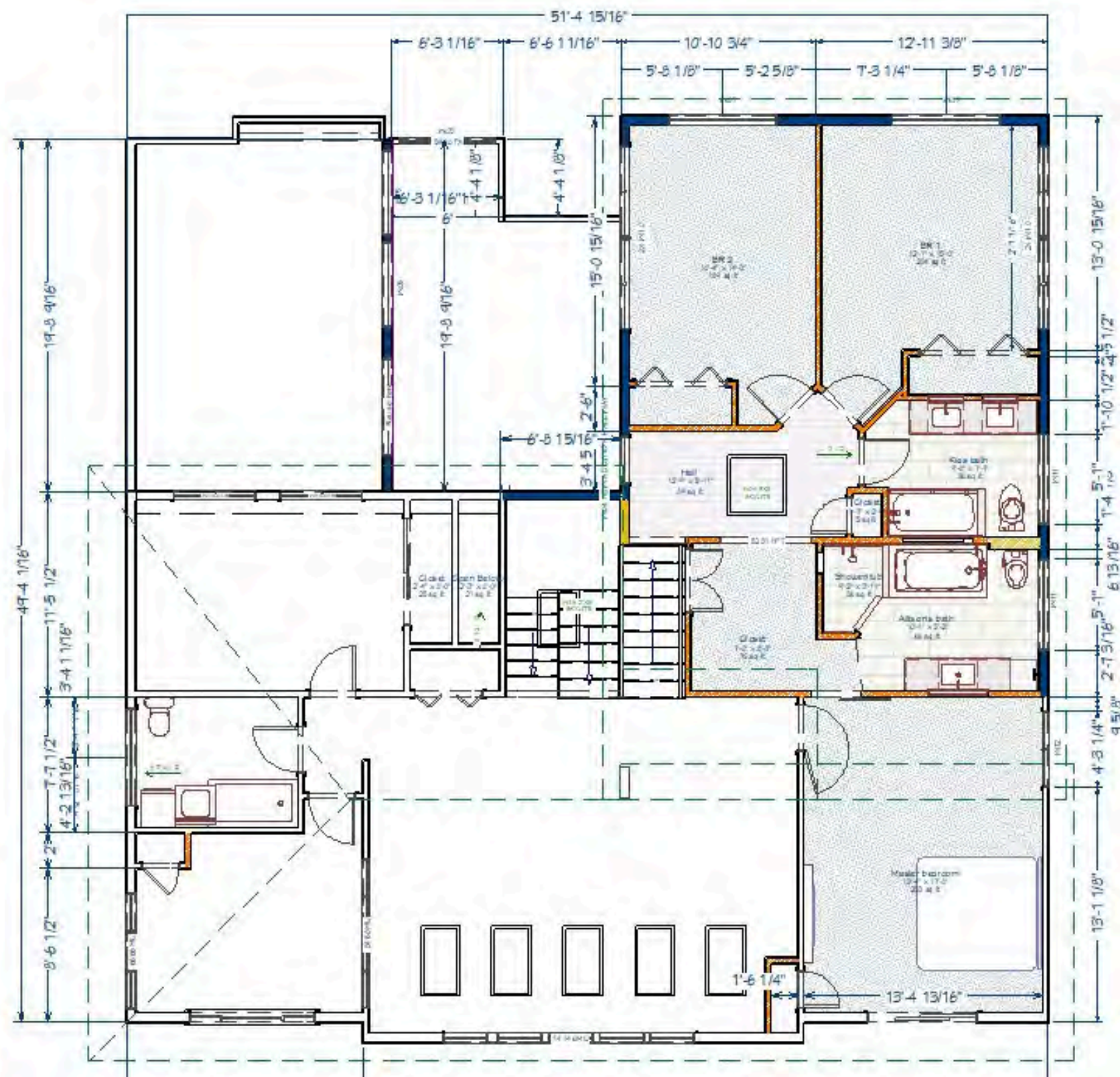


SECOND LEVEL FLOOR PLANS

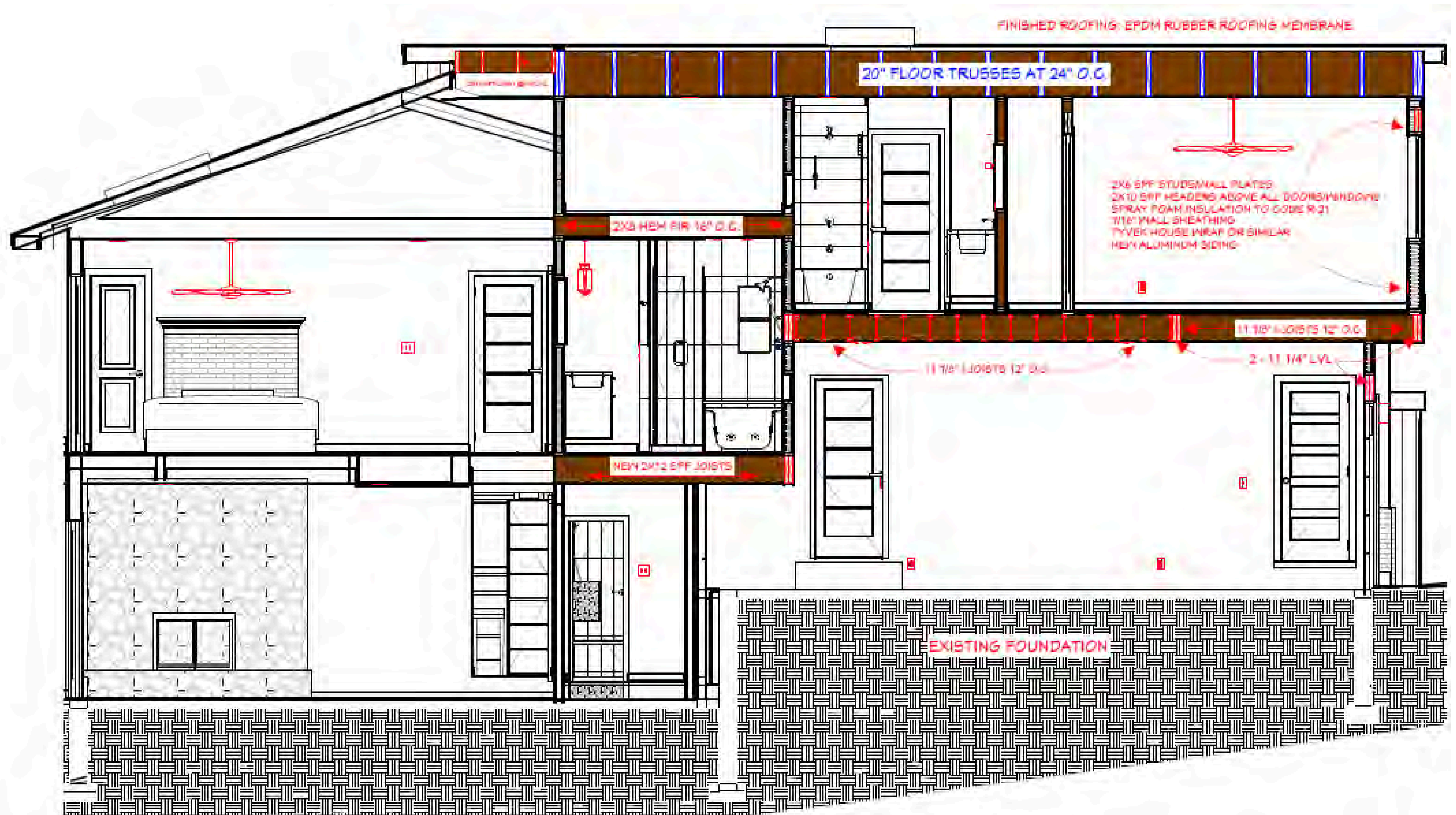
SECOND LEVEL - AS BUILT



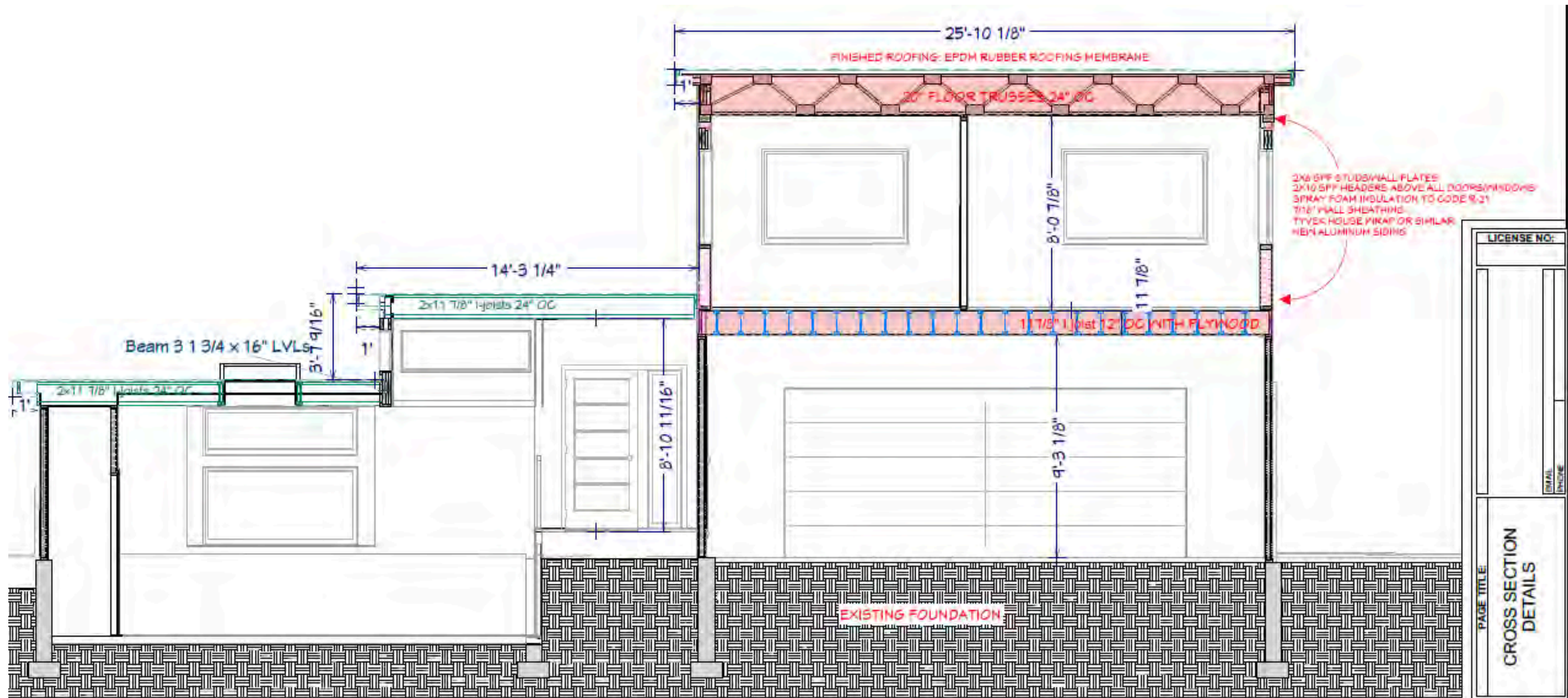
SECOND LEVEL - NEW



FRAMING SECTIONS



FRAMING SECTIONS



CHALLENGES & INNOVATION



The existing home presented an early fork in the project: **a low-sloped roofline offered no usable storage above the garage** and left the front entry feeling compressed and dark. Given the home's complex layout, intricate mechanical systems, and a two-furnace setup already maxed out across two zones, a complete teardown was seriously considered.

Rather than starting over, the team decided to work within the existing constraints, designing a **custom multi-tiered flat roof system**. This solution opened the entry to **natural first-story light**, integrated strategically placed skylights above the primary bath, great room, and workout room, and created **substantial storage volume** above the garage.

To support the added square footage without overloading the original HVAC infrastructure, a **third dedicated air handler was introduced** for the garage-level addition, relieving pressure on the existing system and ensuring independent climate control.

Throughout the expansion, the home's **contemporary architectural character was meticulously preserved** by matching all new construction to original door lines and custom detailing.

CHALLENGES & INNOVATION



SUPERIOR CRAFTSMANSHIP

WARM CONTEMPORARY AESTHETIC & CLEVER STORAGE SOLUTIONS

- **Aesthetics:** Crisp architectural lines paired with fluted walnut millwork and custom cabinetry bring rich warmth, texture, and refined modern elegance.
- **Space Optimization:** Custom built-ins and tailored storage maximize functionality throughout the layout.
- **Concealed Architectural Details:** Integrated walnut shelving functions as a hidden pivot door, providing a seamless transition to private quarters or utility areas while preserving continuous lines across the flooring and staircase.



A hallway transit area is fitted with floor-to-ceiling white shaker cabinetry that conceals a built-in espresso machine.



SUPERIOR CRAFTSMANSHIP

PRECISION TILEWORK & MASONRY

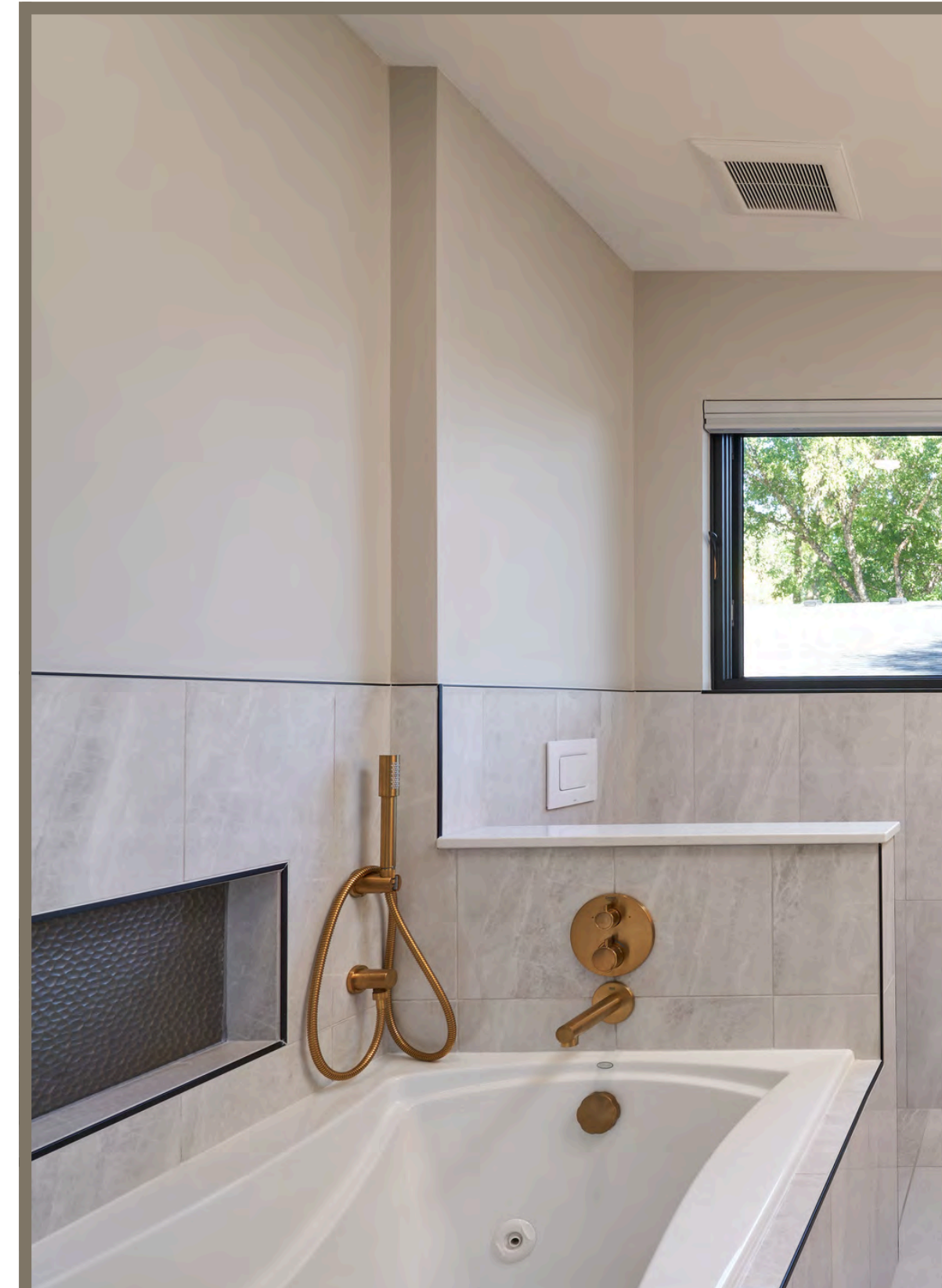
Meticulous craftsmanship is displayed across all bathrooms, showcased most notably by the intricate tile execution within the steam shower.



Kids' / Guest Full Bathroom



The steam shower includes additional body sprays. The drop ceiling accommodates mechanical pipes from the floor above, while the slanted ceiling design provides the ideal layout for a steam shower.



Owners' Bath

SUPERIOR CRAFTSMANSHIP: CONTEMPORARY EXTERIOR FACELIFT

Modern Architectural Statement: Transformed a traditional silhouette into a striking, modern architectural statement. Vertical-grain composite siding, sleek black accent panels, a glass-panel garage door, and clean, flat rooflines establish a crisp, intentional contrast against the reshungled hip-roofed core.

Seamless Exterior Integration: Weather-resistant, vertical-grain paneling extends the home's contemporary language across the exterior, seamlessly bridging structural updates with cohesive, elevated design.



SUPERIOR CRAFTSMANSHIP: PLAYFUL & PERSONAL TOUCHES

Thoughtful, custom features—such as an **entry climbing wall**—balance the sophisticated material palette with a light, welcoming spirit.



FUNCTIONAL IMPROVEMENTS: EXPANDED LIVING CAPACITY

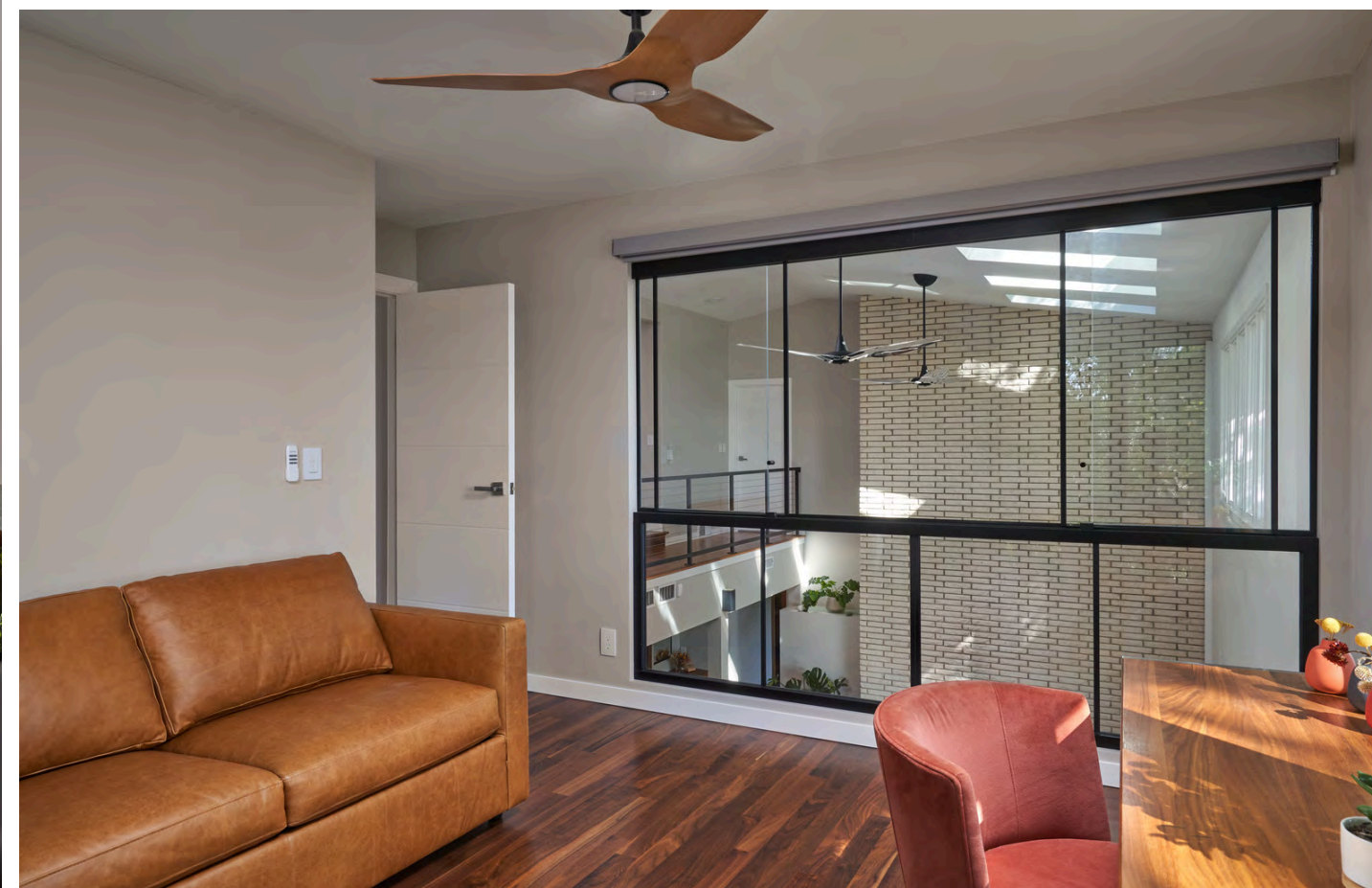
Built directly over the **existing garage and entry footprint** using 20" floor trusses and TJI framing, the second-story addition delivered **two spacious new bedrooms** and a **dedicated full bath** to comfortably accommodate a growing family.



FUNCTIONAL IMPROVEMENTS: DEDICATED LIFESTYLE ZONES

Re-engineered underutilized or transitional areas into **purposeful functional spaces**, including:

- **Joint home office** capturing great room and lake views, including upper glass panels that can slide open for easy communication across the balcony
- **Primary workout room**, complete with an active **climbing wall area**



FUNCTIONAL IMPROVEMENTS: SECONDARY SUITE UPGRADES

The owner's suite bathroom and walk-in closet were updated with expanded storage above.



FUNCTIONAL IMPROVEMENTS: MAXIMIZED NATURAL ILLUMINATION

Introduced multiple Velux Curvitech rectangular skylights and opened up upper balcony/loft areas to capture sunlight over the main living spaces and south-facing lake views.



BEFORE & AFTER: EXTERIOR



AFTER



BEFORE



AFTER



AFTER



BEFORE

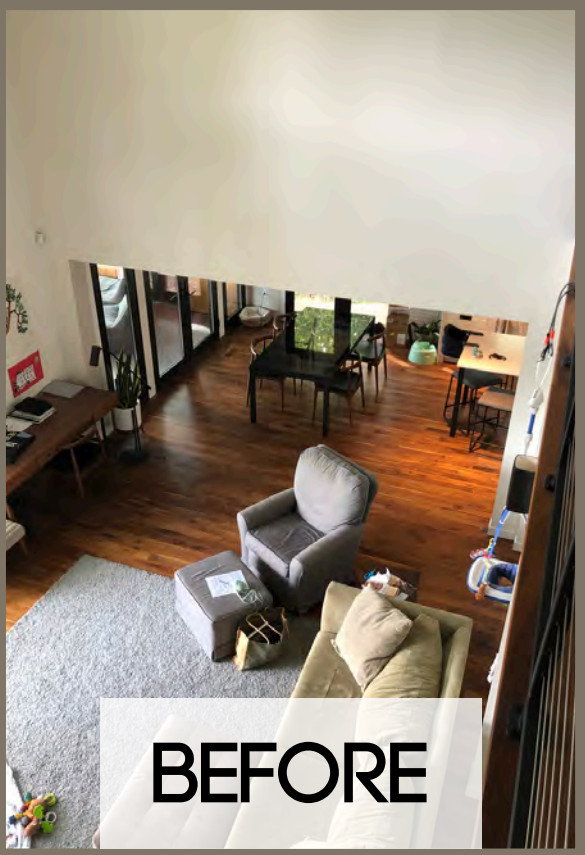


BEFORE

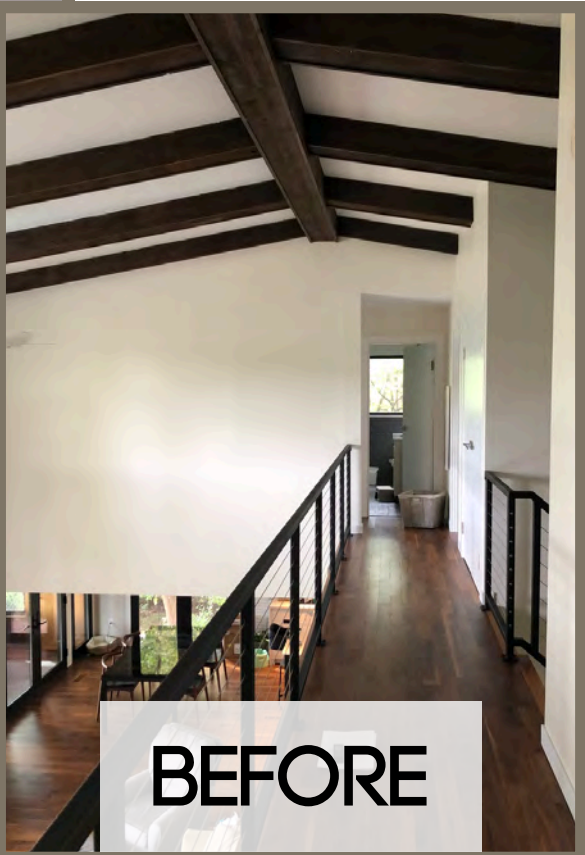
BEFORE & AFTER: ENTRY AREA & GLASS WALL



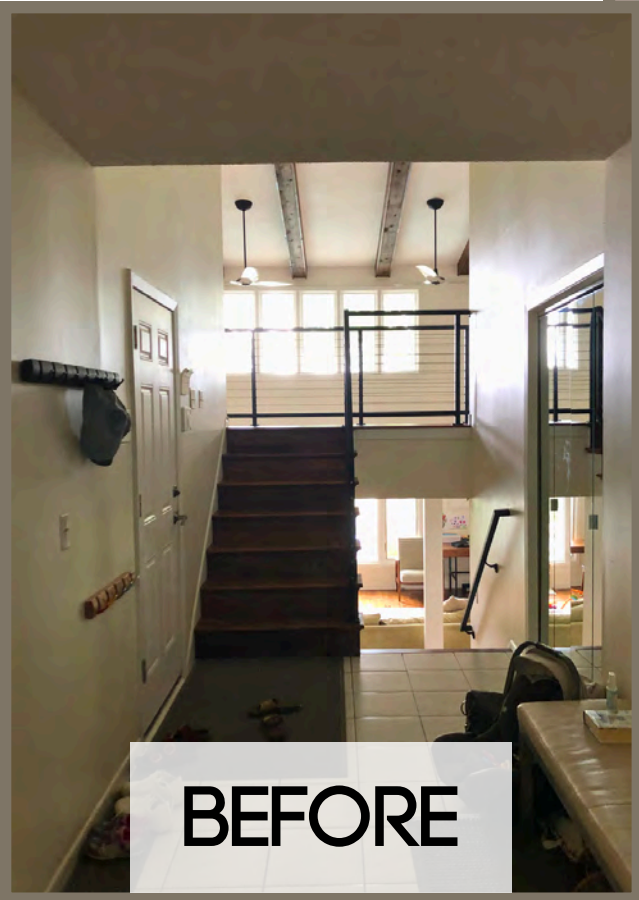
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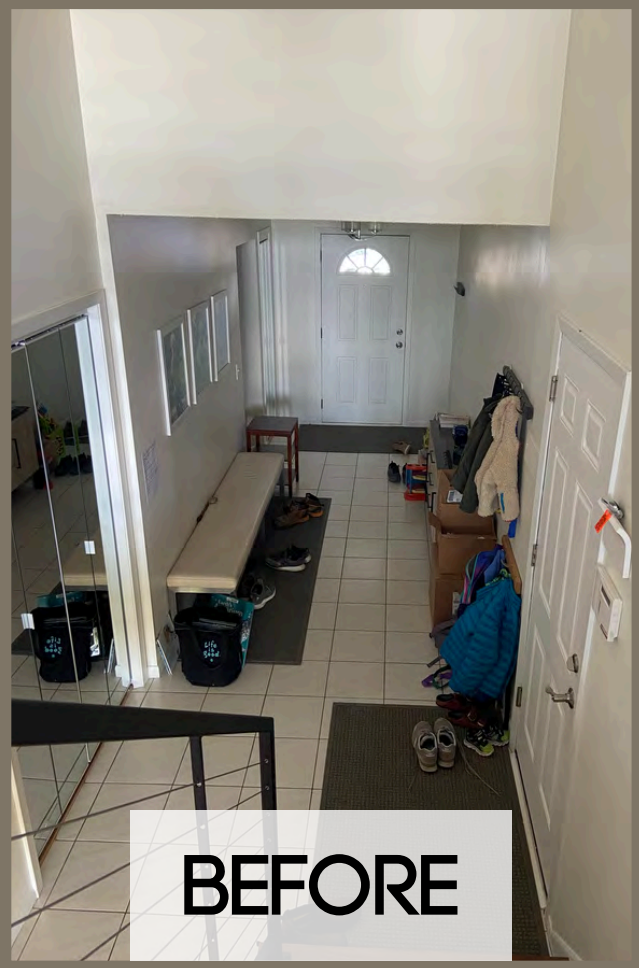
BEFORE



BEFORE



BEFORE



BEFORE



AFTER



BEFORE

BEFORE & AFTER

OFFICE SPACE



BEFORE



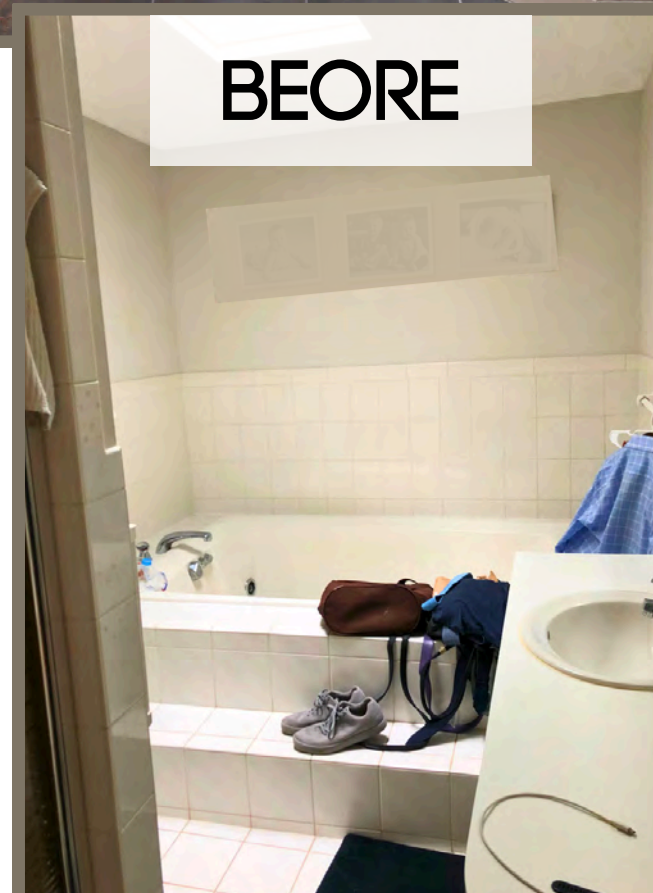
AFTER



AFTER

BEFORE & AFTER

HIS BATHROOM



BEFORE & AFTER

HIS BATH / HALL / PANTRY

BEFORE



AFTER



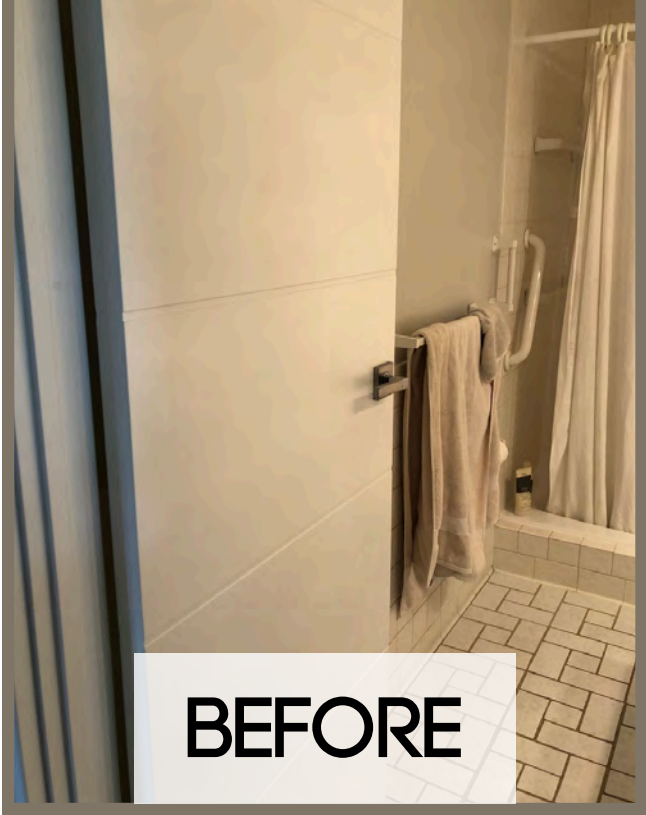
BEFORE & AFTER: HER BATHROOM



BEFORE



BEFORE



BEFORE



AFTER



AFTER

AFTER



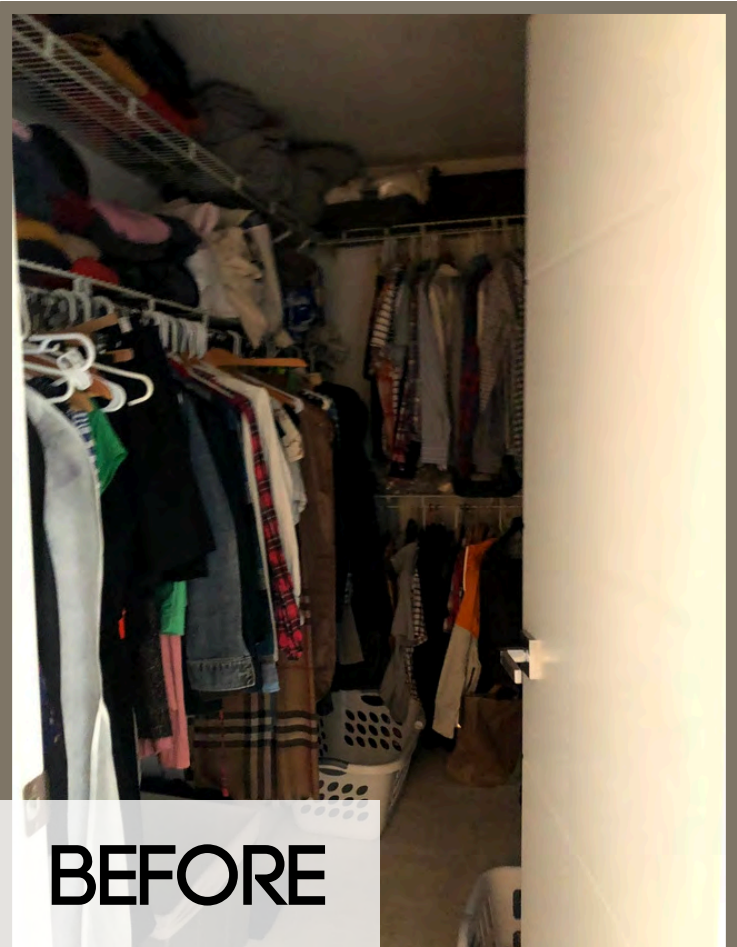
BEFORE & AFTER

CLOSET & BUILT-IN
HIDDEN BOOKCASE

BEFORE



BEFORE



AFTER



END RESULTS

This project successfully achieved its Phase 1 milestones on time for family growth, delivering a structural vertical addition, updated interior layout, and modernized exterior that leaves the property fully prepared for Phase 2 outdoor execution. The expansion added critical bedroom capacity and dedicated functional zones to comfortably align with the client's growing family's daily routine. The architectural transformation significantly elevated curb appeal and exterior contrast by seamlessly integrating a modern, flat-roof addition with the home's existing structure and roofline.



2026 NARI ROTY MINNESOTA AWARDS



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