In Full View

NARI - Minnesota - 2026 RotY Awards - Residential Addition $250,000–$500,000



About

With a deep appreciation for architecture, design, and the arts, our client approached this addition with a vision that extended far beyond simply gaining square footage. Surrounded by mature trees, water, and abundant wildlife, the home sits within a picturesque setting that changes dramatically with Minnesota's seasons. The goal was to make that landscape a more integral part of the home.

On the main level, a thoughtfully scaled addition uses expansive floor-to-ceiling windows and an 18-foot multi-slide door to open the living spaces to the surrounding views and create a seamless connection to outdoor entertaining.

Below, the expanded footprint provided the opportunity to enlarge an existing bedroom and introduce a private ensuite bath.
The project maximizes the experience of the home—creating greater connection, flow, function, and appreciation of its extraordinary setting.



Client Needs

- Capture the surrounding landscape and seasonal views.
- Create a seamless connection to outdoor entertaining.
- Expand the home with purpose, preserving natural flow between old and new.
- Enhance how the clients' art collection is experienced within the space.
- Transform the lower-level bedroom into a spacious private suite.





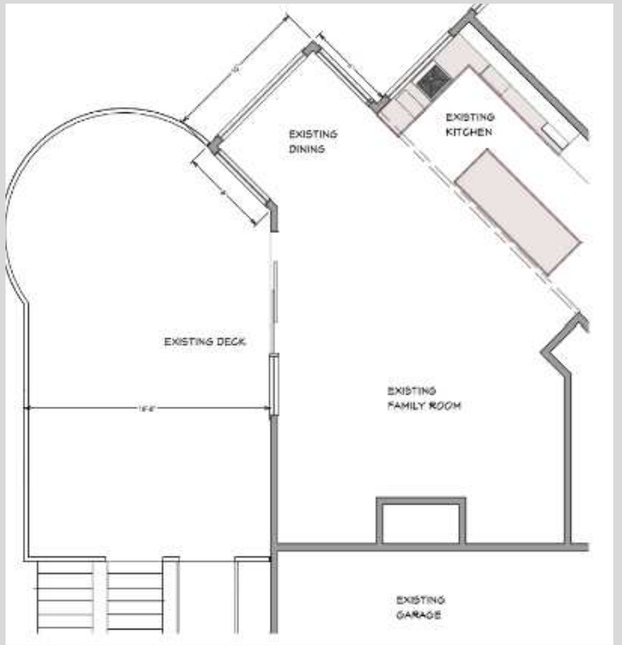
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EXISTING CONDITIONS

- The home already faced an exceptional natural setting, but views were segmented by separate openings and wall planes.
- The existing family room and dining area were positioned to extend the living experience toward the landscape.
- The rear deck and irregular footprint shaped where the addition could occur and how it needed to connect back to the home.
- The lower-level bedroom sat directly beneath the expansion area, creating an opportunity to enlarge it and add a private ensuite bath.









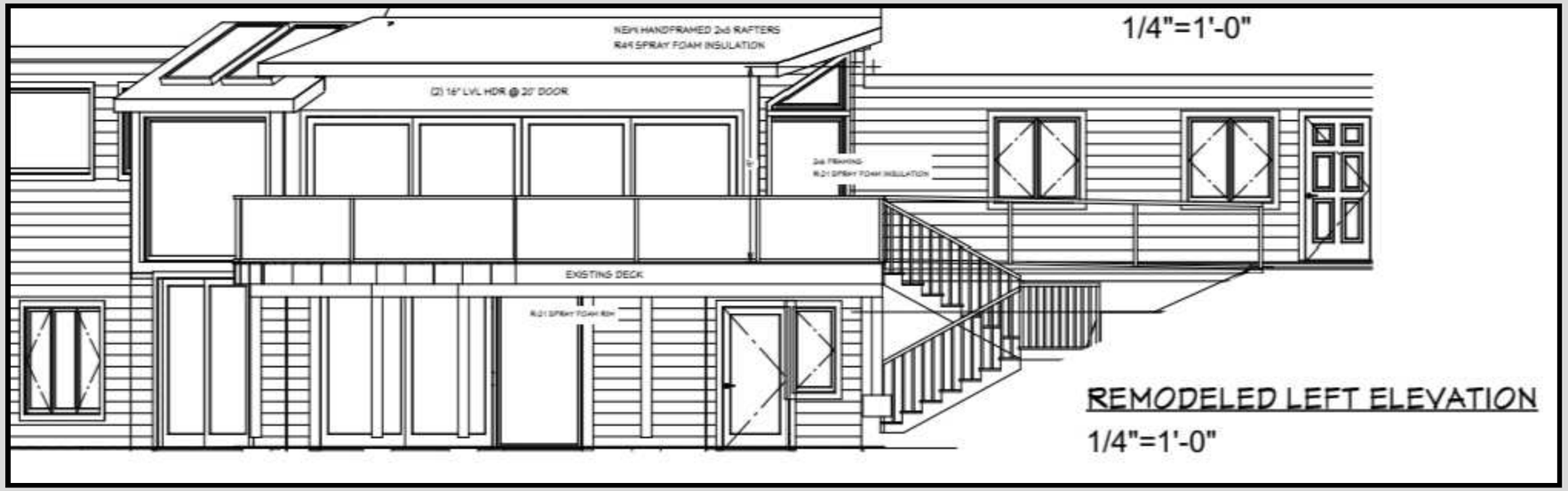
DESIGN PLAN

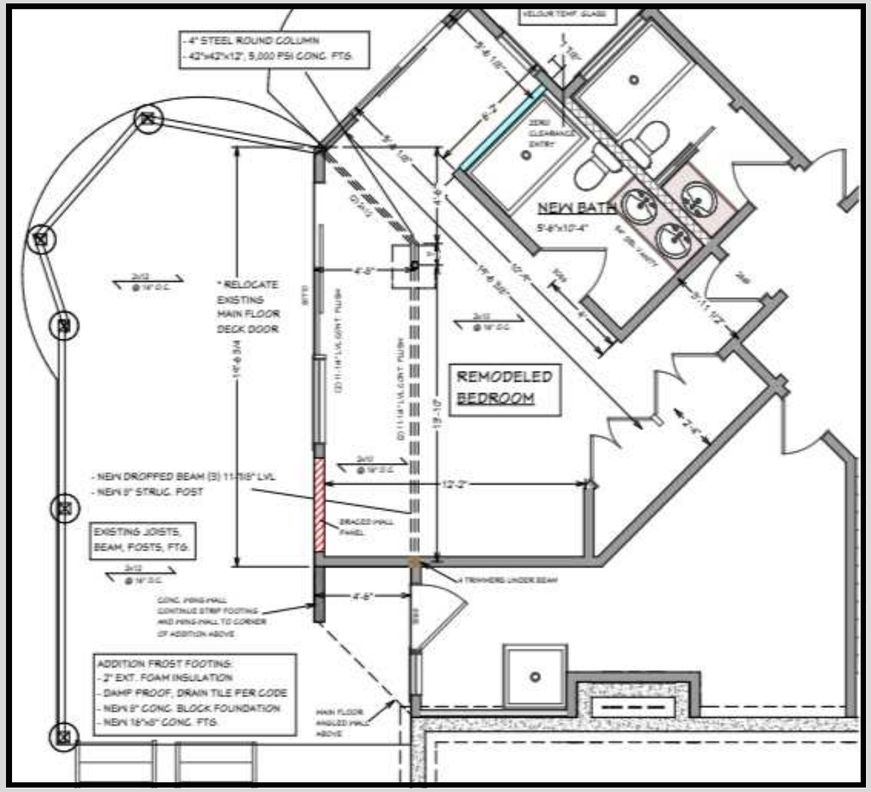
MAIN LEVEL

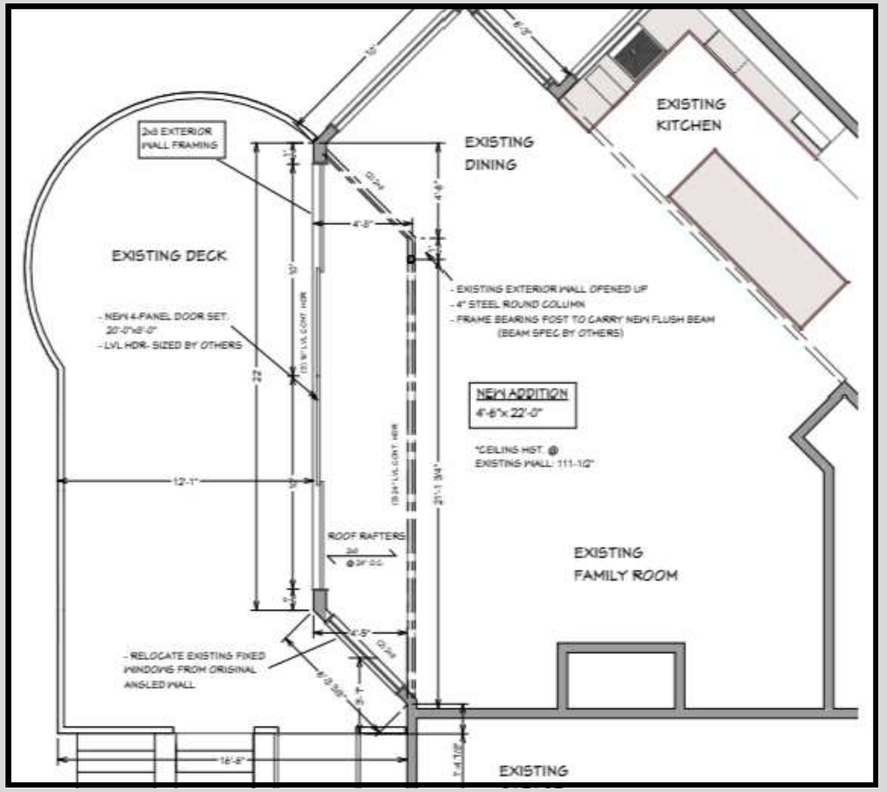
- Extend the living space 4'-6" toward the landscape across a 22' span.
- Introduce an 18' multi-slide door and additional floor-to-ceiling window to broaden views and connection to the deck.
- Reconfigure the existing deck connection around the expanded footprint.

LOWER LEVEL

- Use the expanded footprint to enlarge the existing bedroom.
- Add a private ensuite bathroom.
- Improve exterior access while expanding views through larger sliding doors and windows.







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BEFORE & AFTER



BEFORE



AFTER

The expansion transforms the main level around its extraordinary setting—opening the interior to sweeping views and creating a more fluid relationship between the home and landscape beyond.

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BEFORE & AFTER

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BEFORE







AFTER

The lower-level expansion created a complete private suite, enlarging the bedroom while creating space for a new ensuite bath and strengthening its connection to the outdoors.

BEFORE & AFTER



BEFORE



AFTER

The expanded footprint gives the bedroom greater scale while larger window and door openings fill the space with natural light.

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BEFORE & AFTER



BEFORE



AFTER

Existing closets were retained and newly enameled, preserving functional storage while integrating seamlessly into the bedroom's updated aesthetic.

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BEFORE & AFTER



BEFORE



AFTER

The transformed rear elevation unifies new and existing construction through carefully coordinated rooflines and substantially expanded openings.

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FUNCTIONALITY

MAIN LEVEL

- An 18' multi-slide opening dramatically expands access between the main level and the outdoor entertaining area.
- Expanded windows and doors increase natural light while opening broader sightlines to the landscape.
- Layered lighting supports the changing needs of the space while highlighting artwork and architectural features.
- The addition extends the main-level living space while preserving open flow between the kitchen, dining, and family areas.







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FUNCTIONALITY

LOWER LEVEL

- The expanded footprint enlarges the bedroom while larger doors and windows introduce more natural light, broader views, and direct exterior access.
- A new ensuite transforms the bedroom into a complete private suite while preserving the existing lower-level bath for shared use.
- A floor-to-ceiling etched-glass shower wall brings natural light into the ensuite while maintaining privacy.
- In-floor heating adds year-round comfort to the new ensuite.

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AESTHETICS

MAIN LEVEL

- A crisp white architectural envelope allows bold artwork, sculptural lighting, and vibrant furnishings to take visual focus.
- The updated fireplace tile strengthens the main-level focal point while complementing the home's expressive design.
- Floor-to-ceiling windows frame the changing landscape as part of the interior composition.
- Warm maple flooring provides continuity between the existing home and new addition.









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AESTHETICS

LOWER LEVEL

- A soft white palette keeps the suite bright and calm while allowing texture and reflective finishes to create depth.
- Marble-and-glass mosaic tile adds subtle movement and dimension across the vanity wall.
- The floor-to-ceiling etched-glass shower wall becomes a defining design feature, filtering light while maintaining privacy.
- Dimensional shower tile and polished fixtures create a layered, spa-like bath experience.
- Warm maple flooring carries through the expanded bedroom, balancing the cooler bath finishes with natural warmth.

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CRAFTSMANSHIP & INNOVATIVE METHODS
STRUCTURAL INTEGRATION

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Pre-Engineered modification (Existing)



Engineered modification



New 3-ply 24" LVL Beam



Use Large Load Capacity Footing and bearing post extending through main level down to foundation to support new load/beam

In order to remove the existing exterior wall, we needed to support the existing roof load which consisted of a large truss system as well as a main girder truss.

The engineering solution created a truss modification that allowed us to cut the existing roof structure back to the interior side of the exterior wall. This modification allowed us to hang the trusses on a new 3-PLY 24" LVL beam. To support the new point load, a large footing was added down at the foundation with a continuous 4" steel column.

CRAFTSMANSHIP & INNOVATIVE METHODS






We installed an 18'x8' Marvin Modern Series multi-slide door. The installation process depended on precise preparation of the opening with minimal tolerance. Due to the size of the operating panels the threshold of the door had to be perfect or the door would not function smoothly. In order to achieve a seamless installation we had to pour a self-leveling concrete over the substrate within the threshold of the multi slide door.

One of the features of this multi slide door is the integrated retractable screen system which was housed within the framing of the wall structure. This was unique due to the planning required during early framing phase to thoughtfully consider how the canister housing the screens would be concealed

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Designed To See More



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