



# Mississippi Views

RESIDENTIAL KITCHEN OVER \$150,000



Our clients were recent empty nesters and embarked on a new chapter in their life with the purchase of a penthouse condo located in downtown St. Paul. The 270 degree views of downtown and the Mississippi River from the 24<sup>th</sup> floor were love at first sight, but there was just one problem. The original kitchen was outdated and had a very limited view. It felt small and drab. They envisioned a gathering place for when their children would visit and they could cook for them while connecting at the same time. It was obvious that a major kitchen remodel was in order to achieve their goal of an updated, luxurious, well-functioning space with top-of-the-line appliances and a breathtaking view. The kitchen is now traditional and timeless and ties seamlessly into the rest of the condo's grandeur.

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Before



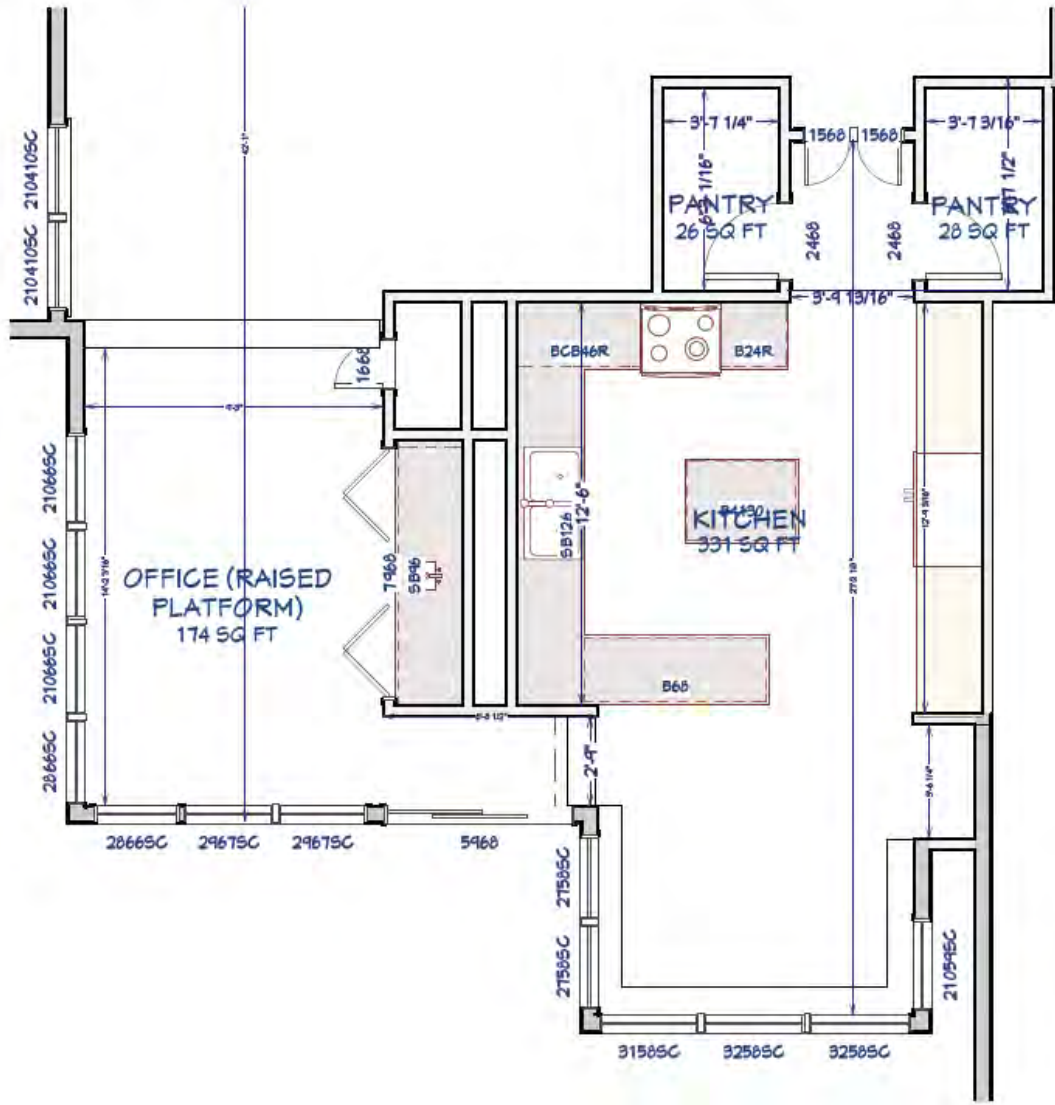




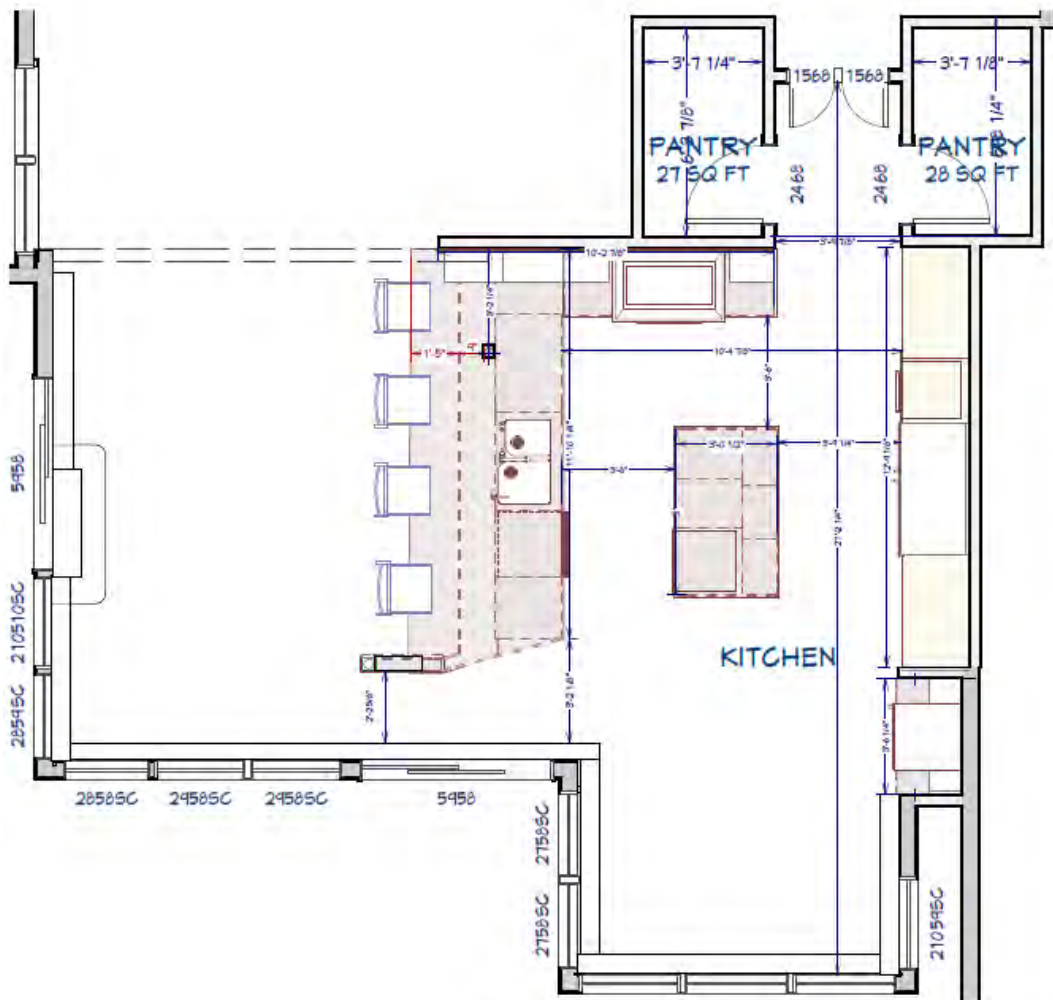
# Client Needs

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- Remove the platform to make the space one level
- Bring in the glorious views and natural light
- More functional work zones with better storage
- Top of the line appliances
- Seating at the counter
- Cookbook storage
- Beverage center
- Camouflage the drop ceiling that couldn't be removed



# Before Floor Plan



# After Floor Plan

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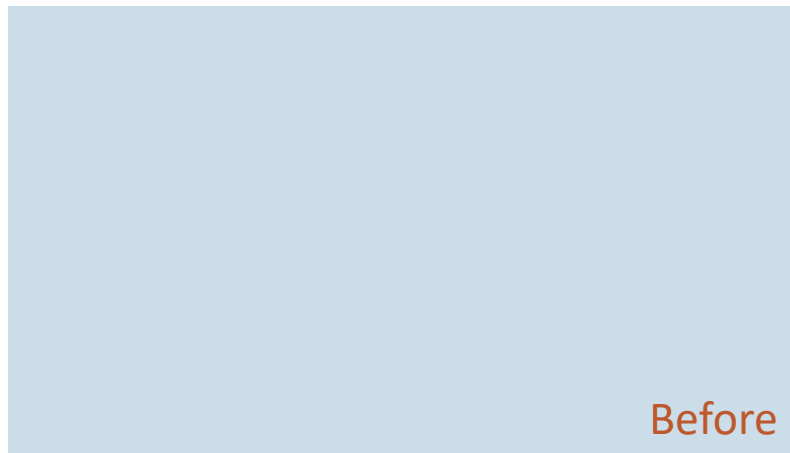
## Renderings







After



Before









# Functionality

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- Improved traffic flow and made the space on one level, increasing accessibility and safety for our retirement-aged clients
- Ideally, we would have removed the drop ceiling in the kitchen area. Because of the location of some mechanicals, we had to adjust our plan. Condos can present unique challenges and this one certainly did in this regard.
- Increased workspace with better cabinet/countertop layout
- Cookbook storage was built into the beverage center
- Larger island allows for additional work-space





# Aesthetics

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- The colors of this kitchen are warm and inviting. The milk chocolate tile, combined with the creamy countertop make this a well-balanced comfortable space
- Beautiful custom, clear maple cabinetry with undercabinet LED lighting
- Custom cooktop hood
- Intricate mosaic tile with antiqued terracotta and Calcutta marble
- Satin nickel hardware
- Striking new pendants and recessed task lighting. The placement was well thought out and adjusted to reach all the “zones” in the kitchen
- Professional high-end appliances
- High-end stainless-steel faucets
- Polished neutral quartz countertops for maintenance-free use

# Craftsmanship

- Expertly placed tile with matching pattern
- The casing and baseboard in the new kitchen matched the condo's existing trim so the entire unit looks cohesive
- A prefinished wood flooring was laid in a herringbone pattern to add warmth and softness to the kitchen





# Methods of Construction and Challenges

- Working in a high-rise condo always has its challenges and the big one in this building was that it had no large service elevator! All materials had to come up and down a standard-sized common elevator. Bucket-by-bucket, we had to move all the demo debris down the elevator. Our team really felt the pain when they had to bring longer trim pieces up 24 flights of stairs.
- We were faced with the challenge of structural posts and plumbing that were in the walls that we removed. We were not structurally able to remove the posts, so we incorporated them into the design. However, we were able to creatively reroute the plumbing.
- There were sprinkler heads and HVAC ductwork that needed to be relocated to accommodate the new floorplan and design.
- When we performed the demo, we uncovered a few small leaks from the roof. It looked like it might have been leaking for quite some time. Unfortunately, this put a halt to the project while we waited for the building management to remedy the issues.

## Construction Photos





