

# NARI MINNESOTA – 2023 COTY AWARDS

PROJECT: Oak Primary Bath

CATEGORY: Residential Bath \$70k - \$100k

These Homeowners wanted to create a welcoming primary bath that feels cohesive, comfortable, fresh and spa-like. This room should also allow them to age gracefully and safely.



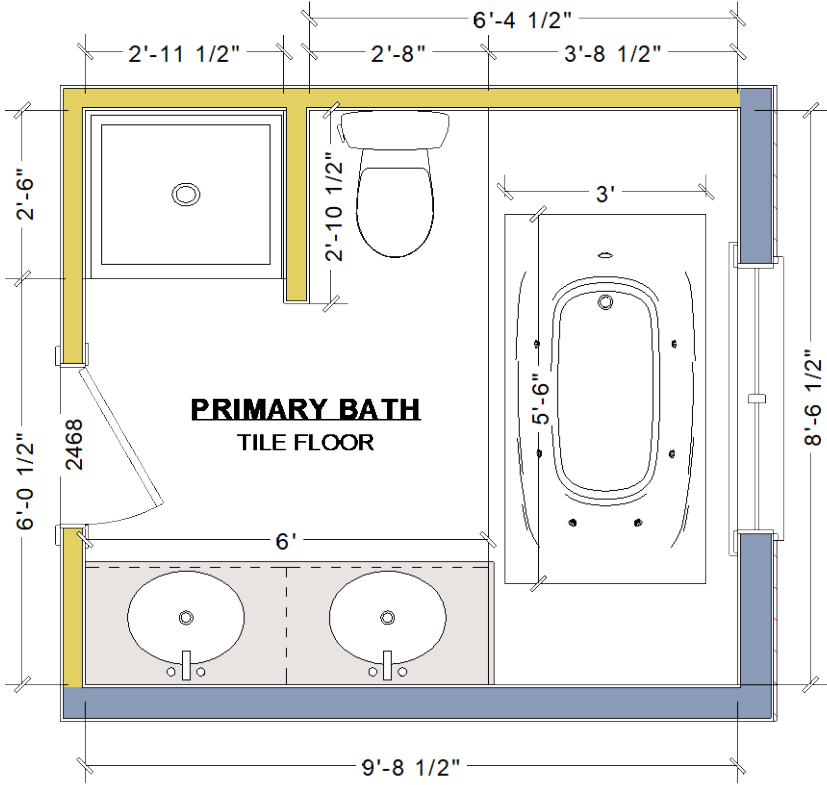
## CLIENT REQUESTS:

- More storage while maintaining dual lavs.
- Wanted to balance more natural light with privacy.
- Expanded shower and keep a tub
- Heated flooring and special touches throughout the room were wanted.

## CHALLENGES:

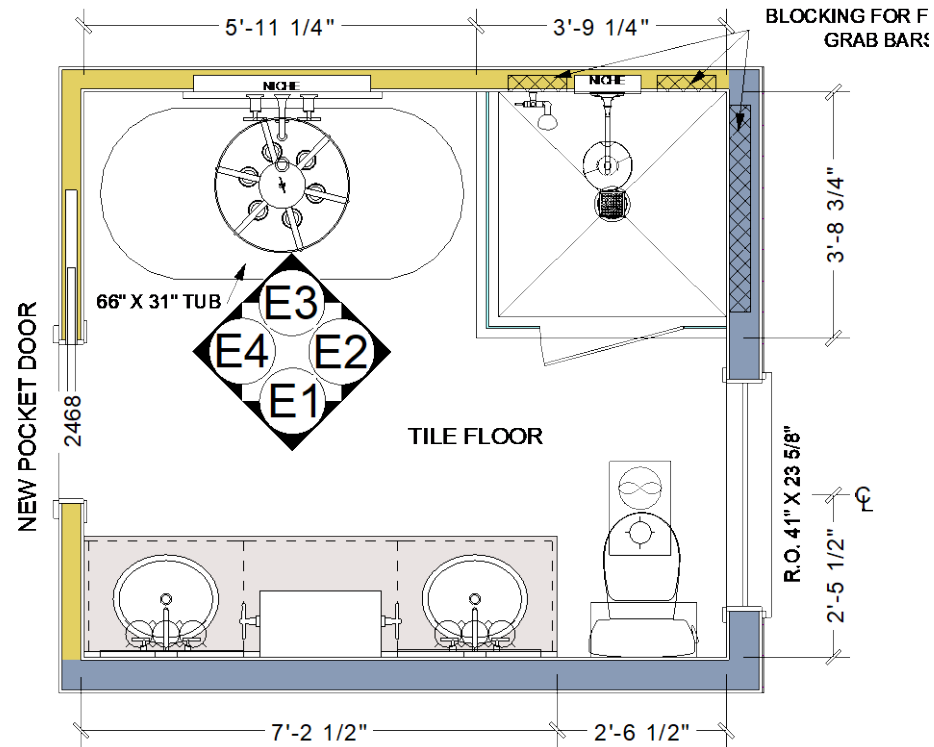
- Small footprint consisting of 83 square feet couldn't be expanded so tricks of the trade were used to create the much-needed space and visual relief.
- Creating a bathroom that had a tub, an expanded shower, more storage and keeping two lavs tested the available footage in this space.

BEFORE FLOOR PLAN



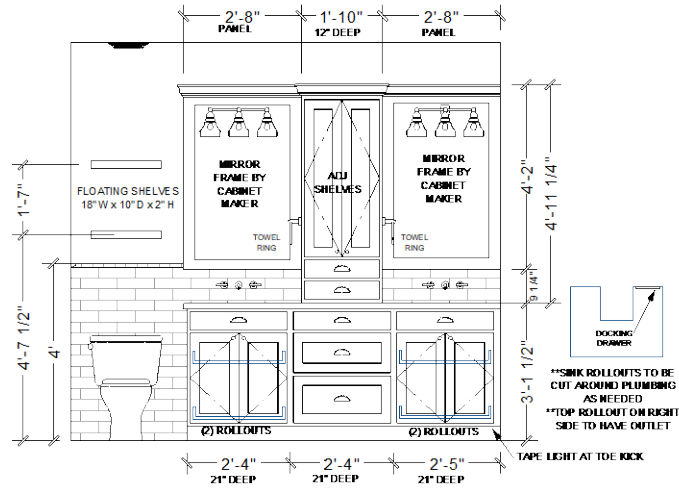
**BEFORE PRIMARY BATH**

## AFTER FLOOR PLAN

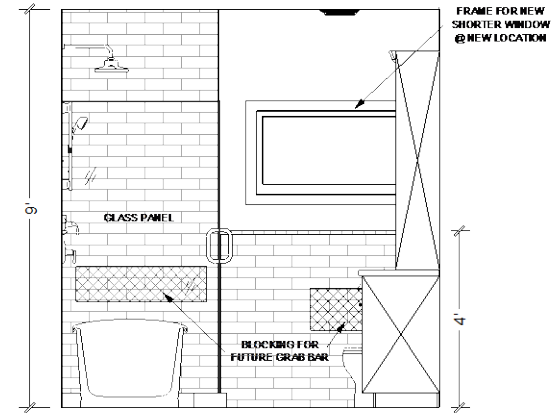


## AFTER PRIMARY BATH

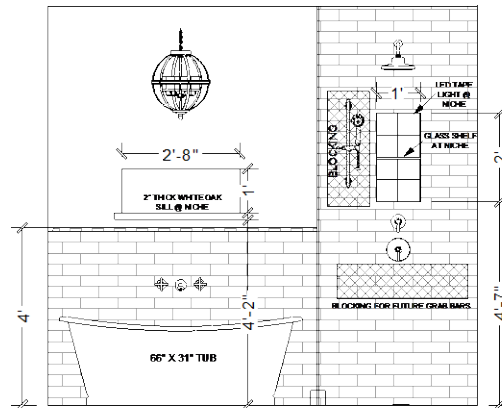
# ELEVATIONS



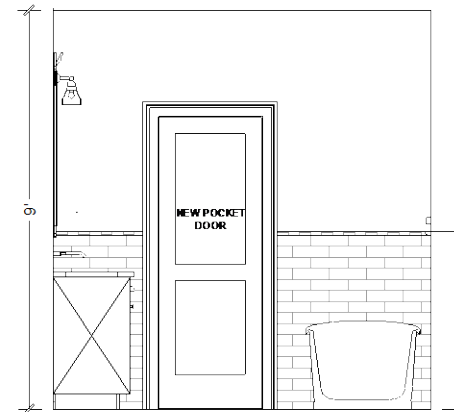
**ELEVATION (E1)**



**ELEVATION (E2)**



**ELEVATION (E3)**



**ELEVATION (E4)**

# BEFORE AND AFTER

## SOLUTIONS:

- The entry to the bathroom was expanded by converting the swing door to a pocket door.
- The window was shortened and installed with obscure glass for privacy while still being able to be opened for fresh air.
- The heavy window treatments were no longer needed for privacy and thus allowed for more natural light into the bathroom.
- Blocking was installed for future grab bars at the toilet and shower.
- Special touches included toe kick vanity lighting, white oak quartersawn cabinetry with inset doors and drawers, shower lighting and LED shower niche lighting, tile wainscoting, wood framed mirrors, heated floors and wall mounted lav fixtures.







## BEFORE AND AFTER

### SOLUTIONS:

- The large tub deck was removed and an easily accessed free standing tub was installed to free up valuable floor space.
- The window was repositioned to allow for the relocated shower with clear glass panels to be expanded.

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## BEFORE AND AFTER

### SOLUTION:

The vanity was loaded with great storage from roll out drawers sized around the plumbing, full extension drawers and a very accessible storage set on the top of the vanity.







SUCCESS!

The homeowners now have their comfortable and spa-like bathroom that they can enjoy for many years to come in their home.

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