

NARI MINNESOTA—2023 COTY AWARDS

Project: The Emerson Escape

Category: Residential Bath \$100,000—\$150,000

Take a peak inside the “Emerson Escape” bathroom remodel where every element has been meticulously crafted to create an unrivaled sanctuary of relaxation and indulgence. Step into a realm of extravagance as you enter the wet room, a true masterpiece of design and functionality. With a breathtaking focal quartz wall, this space seamlessly combines the shower and bathing areas, enveloping you in an immersive experience. This primary bathroom remodel is a harmonious blend of natural elements and modern luxury. Highlights of the room include a light maple double vanity with quartz countertop, slate inspired tile heated floors throughout the space, freestanding soaking tub, and a generously sized walk-in shower with multiple showerheads. This luxurious yet cozy primary bathroom serves as an ideal sanctuary to begin and end your day.



Homeowner Objectives:

Expand Bathroom Footprint: Initially, the modest bathroom occupied a small corner, with just a solitary corner sink, toilet, and shower. Functionally, only 1 person could use the room at a time due to space limitations. To better suit their requirements, the homeowners combined the original bathroom with an adjacent closet, hallway linen closet, and a few feet from the expansive adjoining bedroom resulting in a more spacious bathroom layout.

Enhance Functionality: Priorities for the space included a double vanity with storage, freestanding soaking tub, and a spacious walk-in shower.

Address Plumbing Issues: The pre-existing plumbing mechanicals ran through a cantilevered exterior overhang, leading to frequent pipe freezing during harsh Minnesota winters.

Improved Lighting: A combination of natural light from a new window, recessed lighting, tub-specific lighting, and elegant pendant decor lighting above the vanity now provides the homeowners with a multitude of options for creating the perfect ambiance.

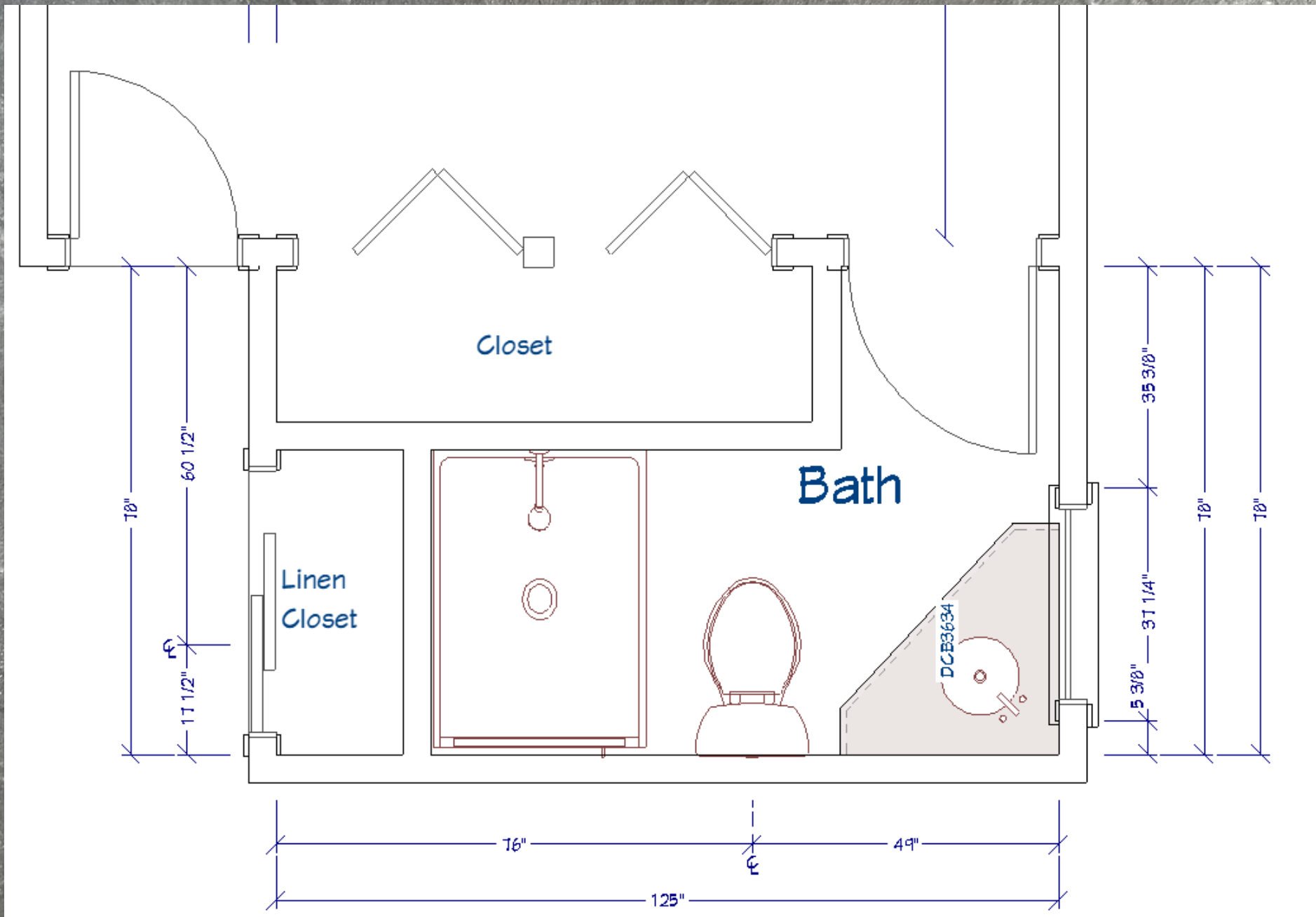
Upgrade Aesthetics: The homeowners sought out carefully curated product selections to infuse a tranquil spa-like atmosphere into the space.

Improve Ventilation: The original bathroom lacked any ventilation. A new ventilation system was installed which serves to thwart mold and mildew growth, maintain superior air quality, and mitigate moisture-related



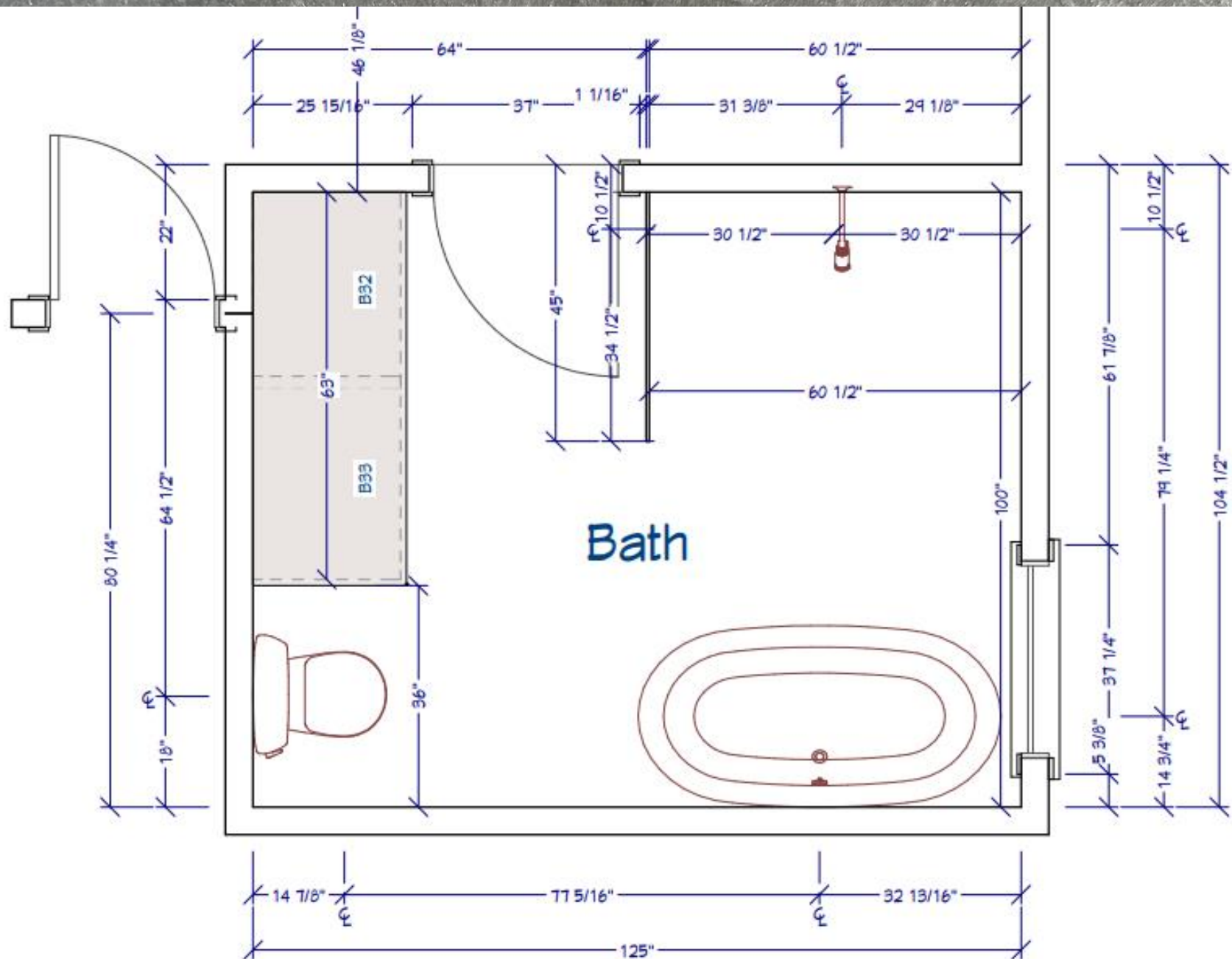
BEFORE FLOORPLAN

Constructed in 1964, the original home showcased a functional simplicity in its design, a characteristic that extended throughout the entire residence. The bathroom, occupying a modest space, lacked distinct design character and intricate details. The revised floorplan aimed to combine adjacent spaces, breathing new life into the space.



AFTER FLOORPLAN

The updated floorplan expanded the primary bathroom's square footage, enlarging it from approximately 36 square feet to a spacious 90 square feet. The primary closet was relocated. The entry door to the primary bathroom was widened from 2 feet 4 inches to 2 feet 8 inches, enhancing accessibility.



Problems Addressed During Construction

Plumbing Solution: To resolve the persistent issue of frozen pipes, a comprehensive plumbing overhaul was conducted within the interior of the home. Proper insulation and air sealing was applied to prevent any recurrence of this problem.

Open-Concept Wet Room Innovation: Responding to the homeowners' desire for an open-concept wet room that could accommodate both a freestanding soaking tub and a generously sized walk-in shower, an innovative approach was employed. The wet room includes a sloped flooring surface to allow for proper draining from the connected tub area to the shower drain. Concerns regarding heat retention in an open shower were addressed by incorporating in-floor heating in the wet room, ensuring a comfortably warm shower experience.

Robust Waterproofing: Extensive waterproofing measures were diligently implemented to manage moisture effectively in the open-concept wet room. The entire wet room and its surrounding walls were meticulously waterproofed using the Schleuter system components, mitigating any potential water-related concerns.



BEFORE



AFTER

The design aesthetic of the space was centered around natural elements: natural light, warm wood tones, iron-inspired accents, and greenery. It exudes tranquility and a touch of drama through the bold quartz feature wall, sleek black slate floor tiles, handmade appearance of the white wall tiles, a natural maple vanity, and thoughtfully curated mix of metal finishing's. The design perfectly balances a natural, inviting ambiance with a luxurious spa-like atmosphere.



Project Highlights:

- ◇ Luxurious quartz wall cladding
- ◇ Radiant in-floor heat spanning the entire room
- ◇ Custom shower glass partition
- ◇ Ceramic white subway tile showcasing an imperfect, handmade allure
- ◇ Custom double vanity with quartz countertop
- ◇ Delta champagne bronze shower system
- ◇ Delta double handle wall-mounted tub filler
- ◇ Elegant arched metal frame medicine cabinets
- ◇ Industrial styled pendant lighting with etched glass shade





