

NARI MINNESOTA - 2023 COTY AWARDS

PROJECT: LAKESIDE **CATEGORY: RESIDENTIAL INTERIOR UNDER \$100K**

The gorgeously appointed lakeside classic addition hosts abundant views and sits on the shores of Crystal Lake in Burnsville. The homeowners purchased the home knowing that the limited square footage and existing footprint of the kitchen/living room was an issue and that an addition was imminent.

The homeowners asked the design team to increase the square footage in the home to accommodate their growing extended family and to match their open-style way of life. In addition to addressing the space constraints, it was important to the homeowners to take full advantage of the lake views and to pay homage to the setting using a coastal-inspired design of crisp whites and warm neutrals.

The structural solution to the home’s lack of space is a dynamic 22 x 14-foot family room addition which completes the main floor of this lakeside beauty. Located adjacent to the kitchen, warm French white oak flooring continues into the addition.

The design takes full advantage of the elevation of the home and of the lakeside views. The windows are wrapped in crisp white millwork and run the length of the room which frame the view of Crystal Lake. A tray ceiling of enameled white pine adds ceiling height and an exceptional detail. A linear inset fireplace wrapped in neutral stone and flanked with crisp white built-in cabinetry draws the eye to the end of the room.

The finished addition rounds out this timeless lakeside home. It not only boasts classic and charming design appeal but gives the homeowners and their extended family ample space to relax, play and enjoy together!

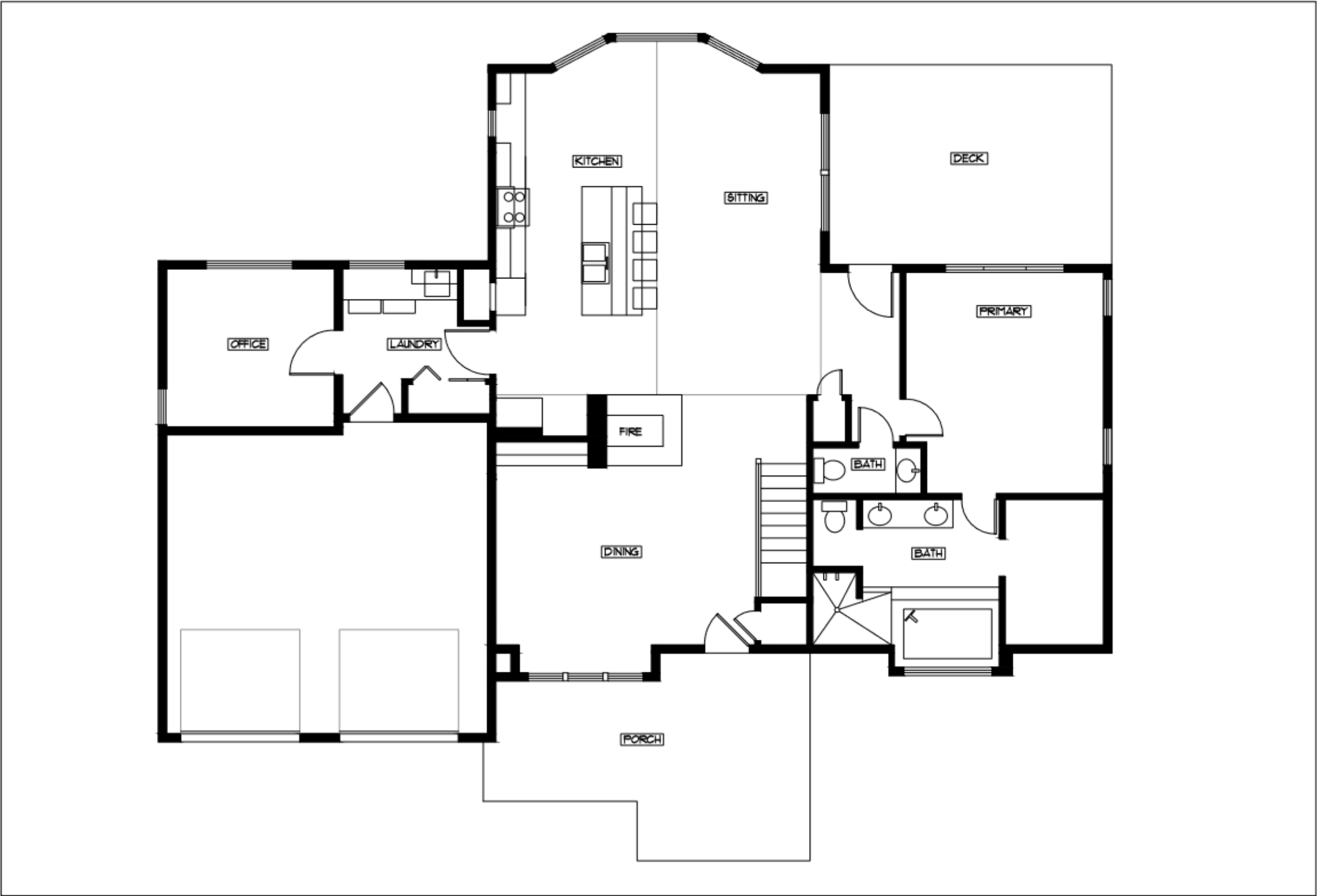


BEFORE PHOTOS

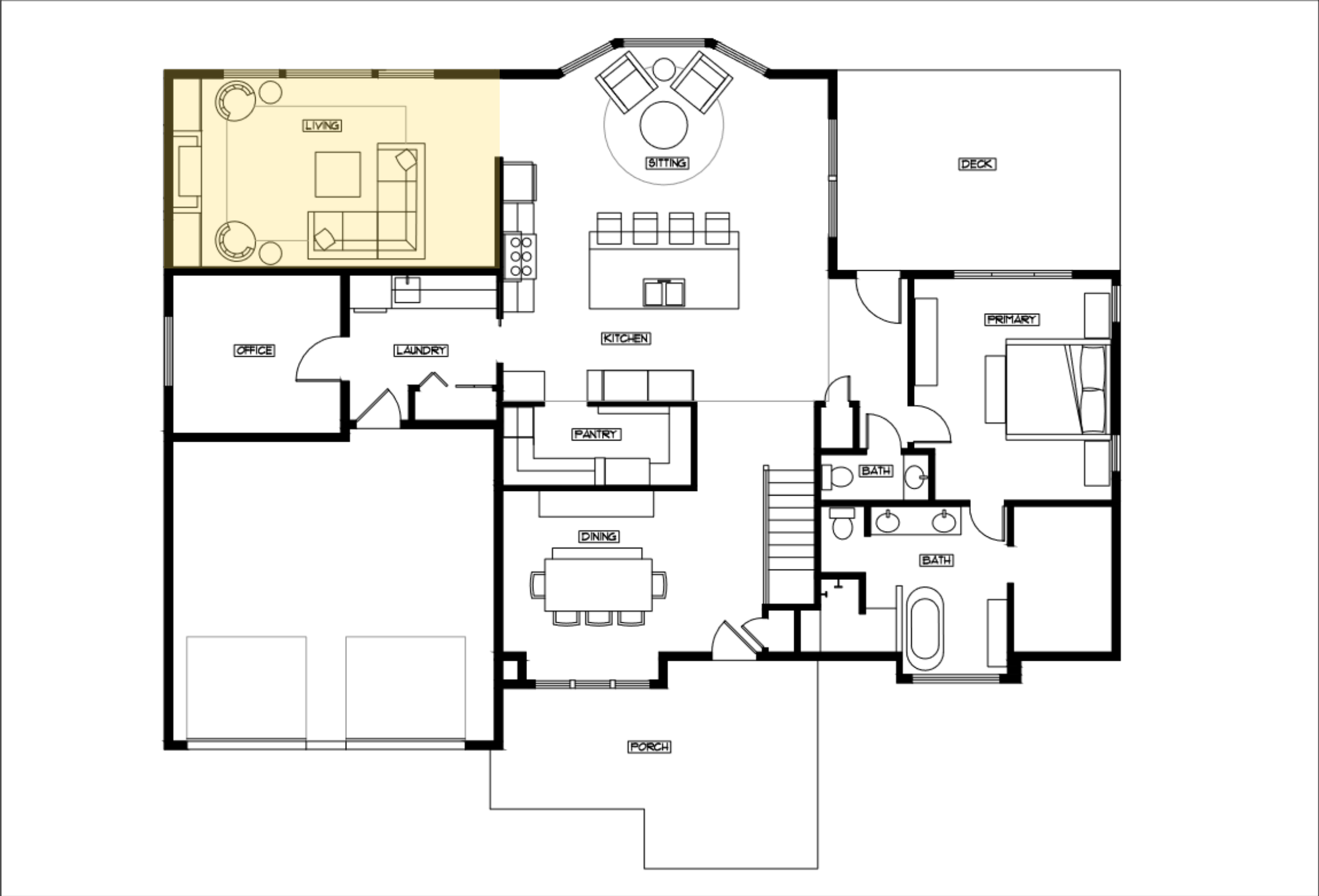


CLIENT REQUESTS AND BEFORE SITE PLAN

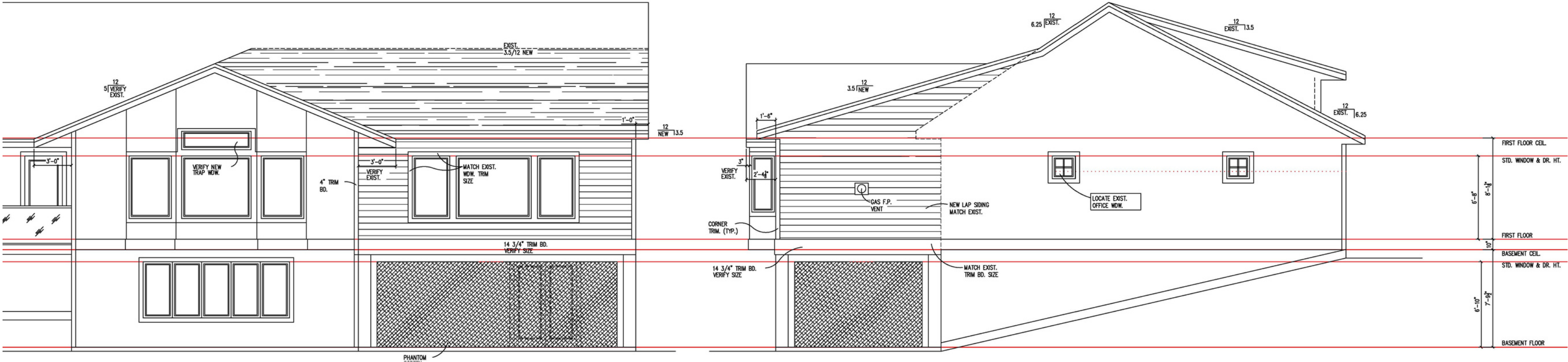
- The homeowners asked the design team to increase the square footage in the home to accommodate their growing extended family and to match their open-style way of life. The lack of square footage in the original home meant that there wasn't enough space for the homeowners to host family and guests.
- Create a spacious addition as a continuation of the home's main floor living space.
- Take full advantage of the lot's elevation and of the lakeside views.
- Incorporate a coastal design aesthetic to pay homage to the lakefront setting.



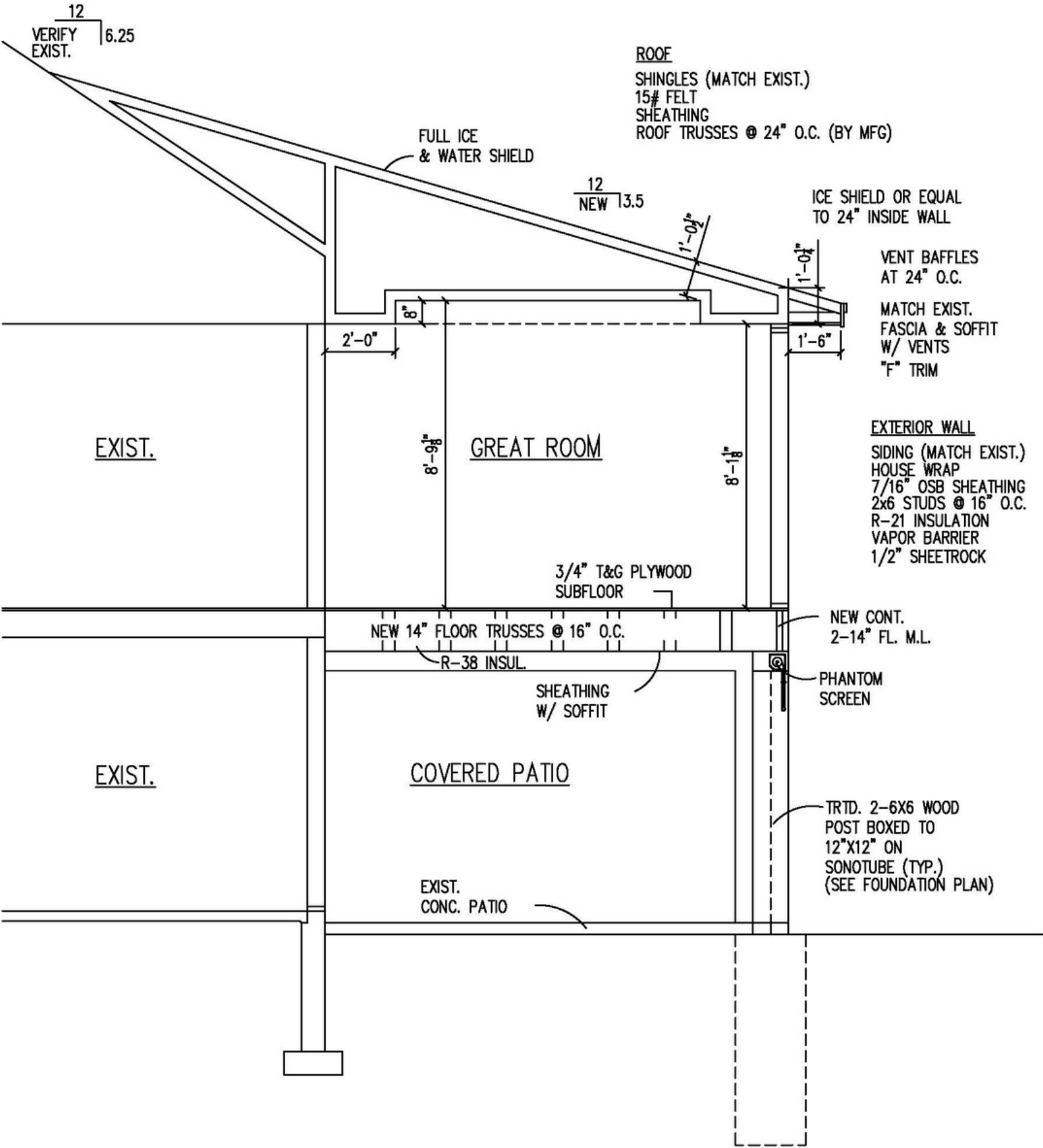
AFTER SITE PLAN



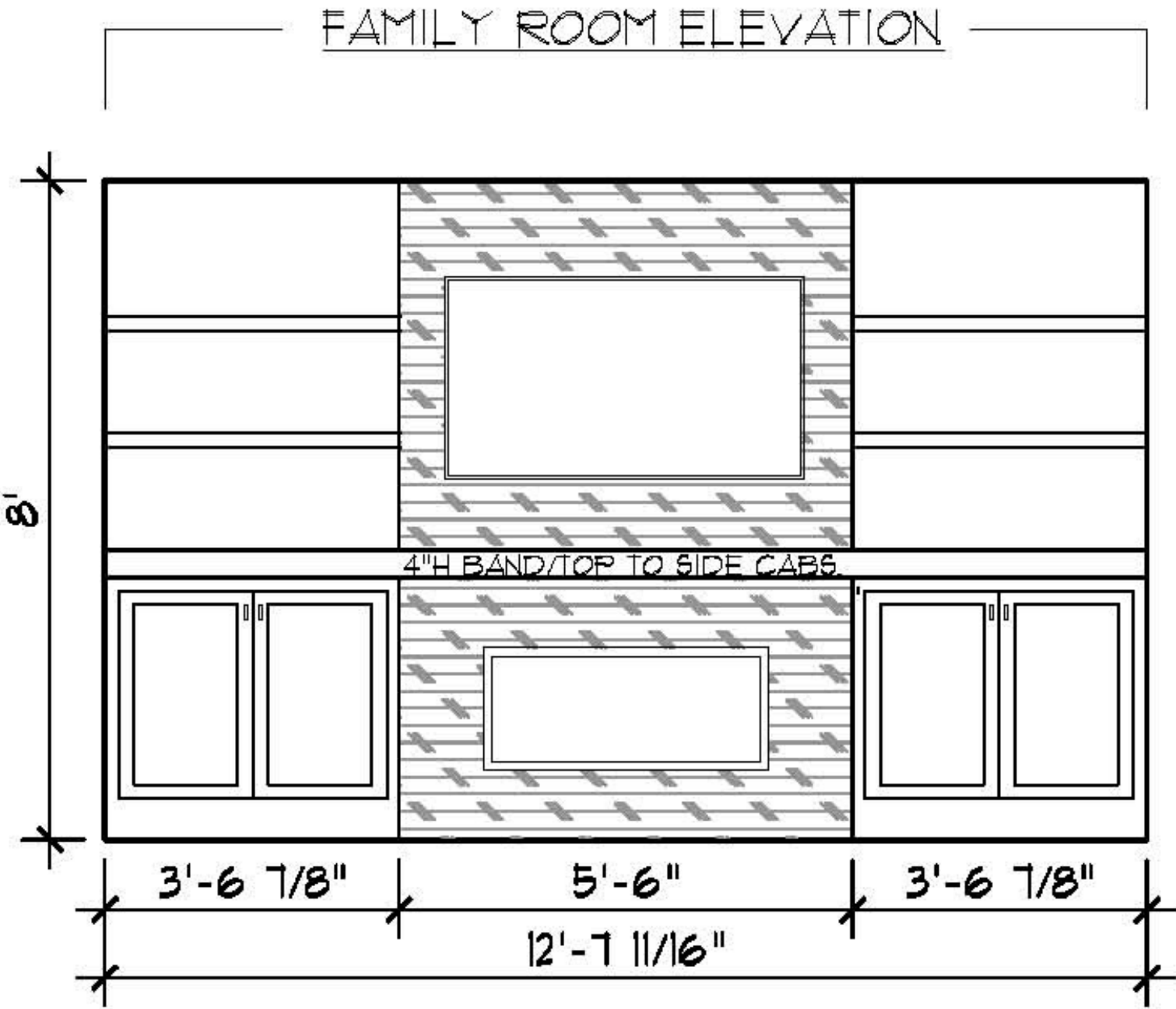
ELEVATION DETAILS - EXTERIOR



ELEVATION DETAILS - EXTERIOR



ELEVATION DETAILS - INTERIOR FIREPLACE WALL



BEFORE AND AFTER



BEFORE AND AFTER



PROJECT CHALLENGES

Building Codes

Remodeling on a lakeside property proved to be a challenge from the beginning due to unique lakefront building codes and regulations. Codes required that the addition be no larger than the existing concrete slab underneath.

Footings

The elevation of the lot was an issue as the lot declines toward the lake. It was a challenge to get the footings into the ground.

Roof Line

The roof line presented challenges as it was important to make it look like the addition was part of the home and had always been there. Another goal with the roof line chosen was to mitigate ice dam issues,

HVAC System

The HVAC system of the home required a rework due to the significant increase in square footage that came with the addition.



FUNCTIONALITY

- The 22 x 14-foot family room addition completes the main floor.
- The roof design ties into the rest of the home's roofline for structural integrity, visual appeal and minimizes ice dams.
- A gas fireplace is wrapped in neutral stone and provides warmth and ambiance to the space.
- French white oak flooring is durable and provides continuity in the space.
- A classic gray-hued refined sectional anchors the room and is complemented by swivel patterned arm chairs. Together they offer enough seating for the entire family.
- HVAC system was reworked to accommodate the additional square footage created with the addition.



AESTHETICS

-A coastal design aesthetic of crisp whites and warm neutrals is present throughout the addition.

-Warm French white oak flooring continues into the addition from the kitchen area.

-The design takes full advantage of the elevation of the home and of the lakeside views.

-A classic gray-hued refined sectional anchors the room offering a quiet place of respite for the entire family.

-The windows are wrapped in crisp white millwork and run the length of the room. They frame the view of Crystal Lake.

-A tray ceiling of enameled white pine adds ceiling height and an exceptional detail.

-A linear inset fireplace wrapped in neutral stone and flanked with crisp white built-in cabinetry draws the eye to the end of the room.

-White oak open shelving hangs above the fireplace offering a place for the homeowner to display seasonal décor.

