

SPACE, RECLAIMED 2018 PROJECT STORY

BUILDER: MN FINE HOMES - **ARCHITECT:** SHELTER ARCHITECTURE - **PHOTOGRAPHY:** DREW GREY PHOTOGRAPHY

PROJECT: SPACE, RECLAIMED

VICTORY NEIGHBORHOOD, MINNEAPOLIS, MN

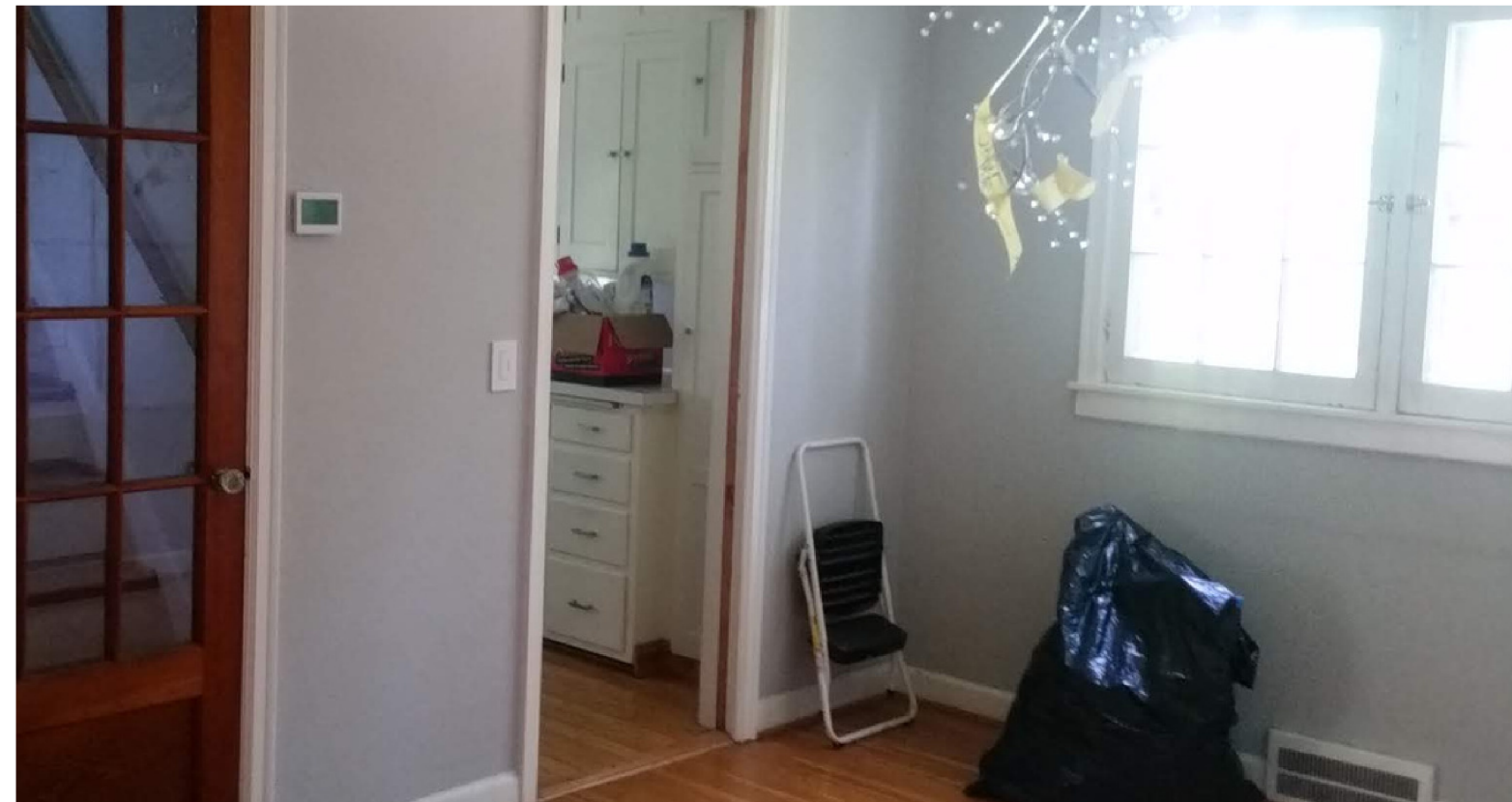
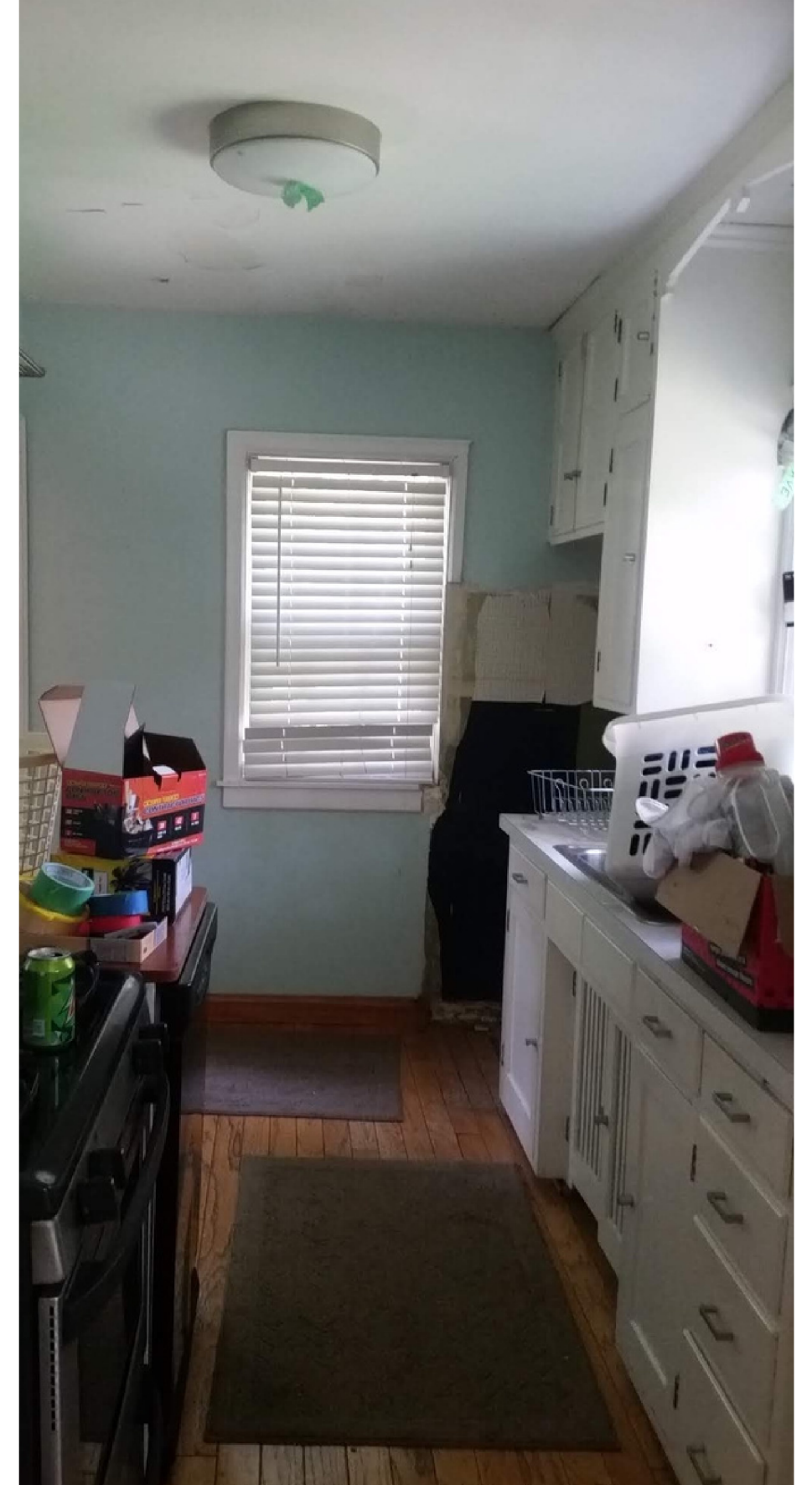
COZY, STORY-AND-A-HALF HOMES CAN BE FOUND IN EVERY CORNER OF THIS AREA FILLED WITH CAPE COD INSPIRATION, EACH ONE OF THEM LEAVING YOU WISHING THOSE CEILINGS UPSTAIRS WOULD BACK OFF JUST A LITTLE. THE GOAL WITH THIS PROJECT WAS TO RECLAIM SPACE THAT WAS ALWAYS THERE BUT COULDN'T BE USED. WITH A 10X20 ADDITION, UTILIZING A MODERN DESIGN THAT INCORPORATED A FLAT ROOF, WE RECREATED A HOME THAT MAXIMIZED EVERY SQUARE FOOT. PARTNERING NEW SQUARE FOOTAGE INSIDE WITH A WELL DESIGNED OUTDOOR SPACE WAS A PLAN THAT HAD BEEN IN THE WORKS FOR A WHILE. THE GOAL WAS TO CREATE THE PERFECT SPACE FOR ENTERTAINING. BEAUTIFUL STONE PATIOS, WOOD GRAIN SOFFIT, AND A BAR TOP THAT MAKES YOU FEEL AS THOUGH YOU NEVER LEFT THE KITCHEN MAKE THIS HOME UNIQUELY INVITING, IN OR OUT.

CLIENT NEEDS

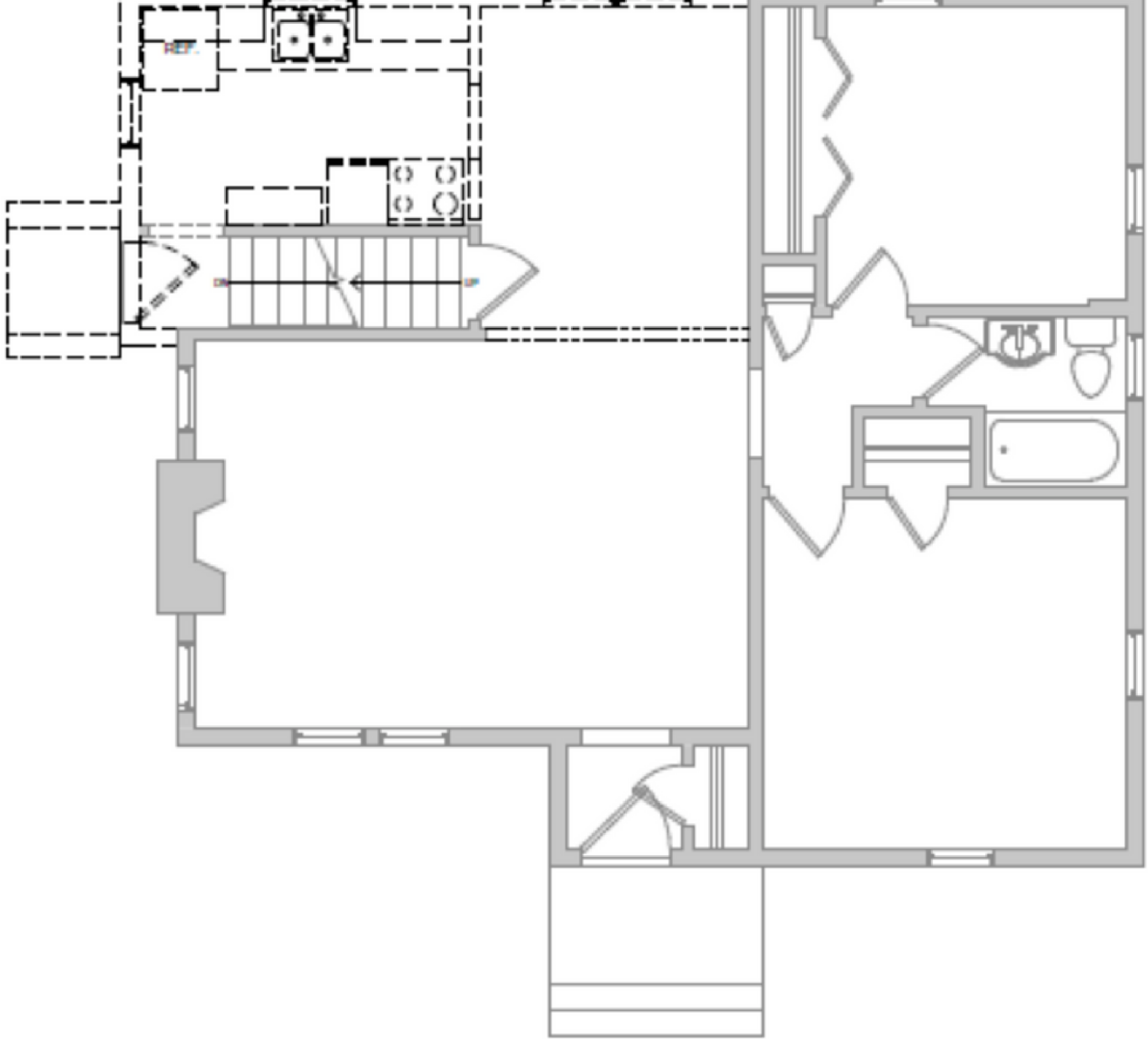
- OPEN FLOOR PLAN KITCHEN
- ENTERTAINING AREAS IN AND OUT
- USABLE SPACE GAINED IN MASTER BEDROOM
- NEW EXTERIOR THAT STILL MATCHED THE NEIGHBORHOOD
- ADD A MODERN STYLE



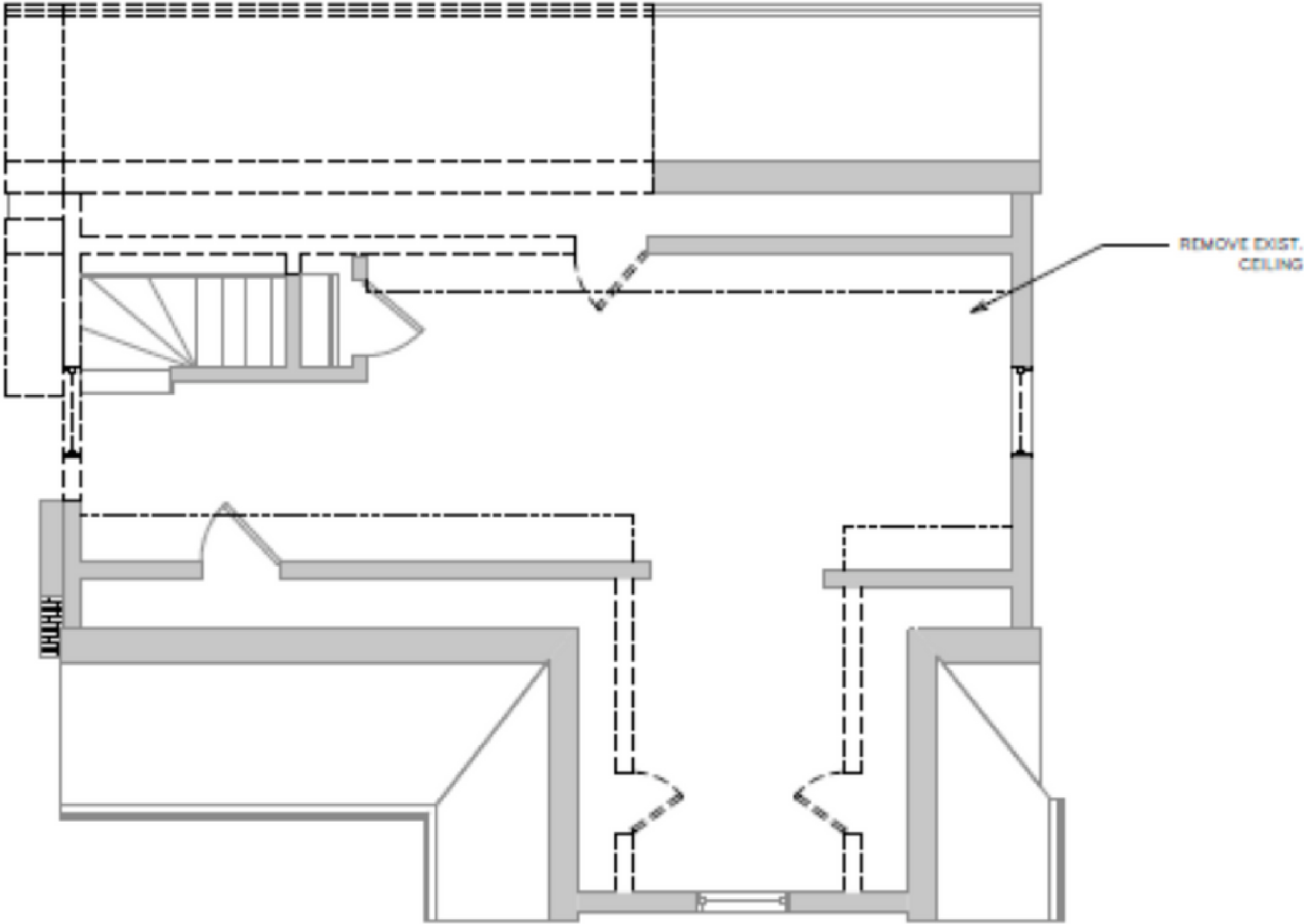
BEFORE PHOTOS



BEFORE FLOOR PLAN

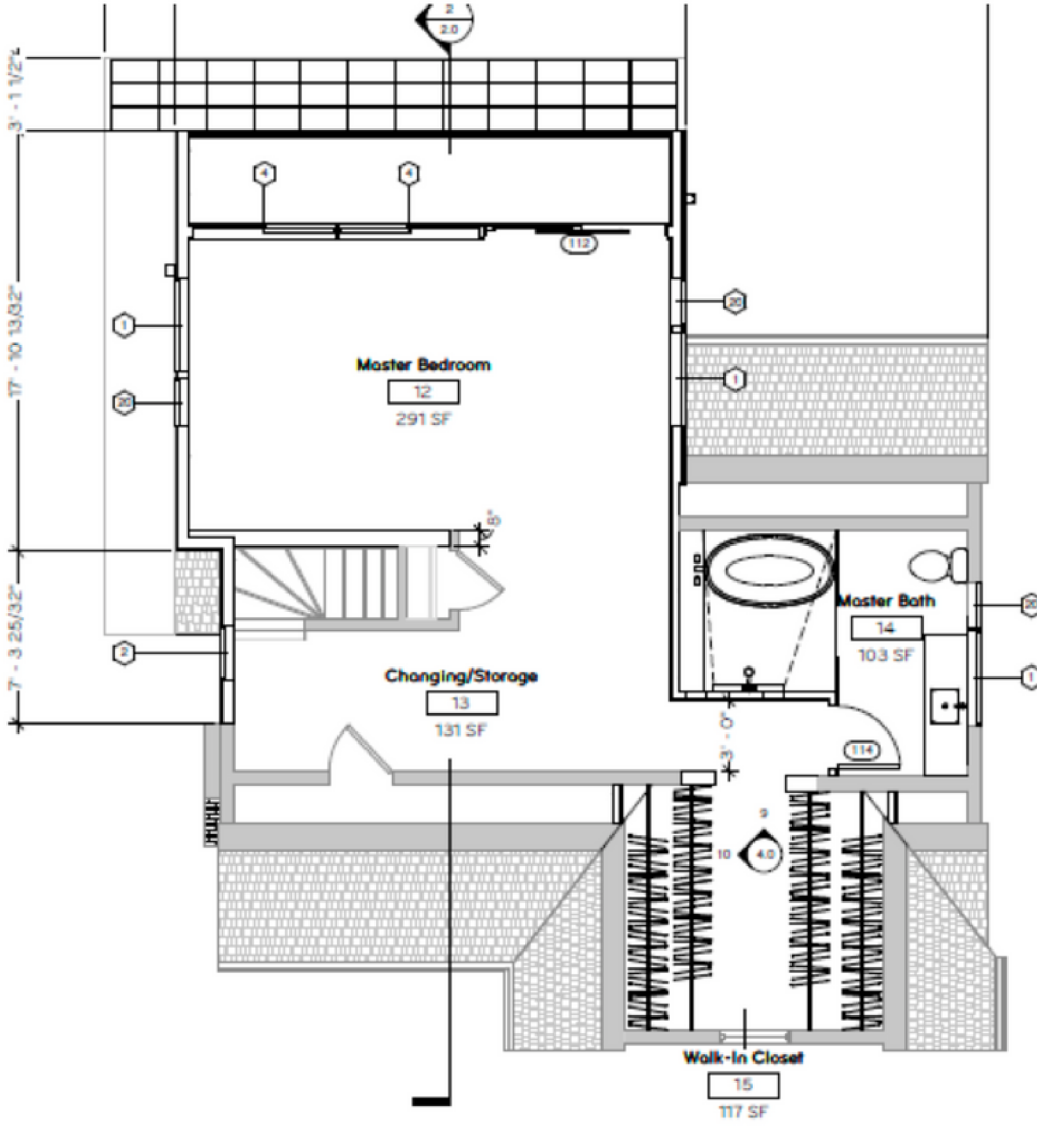
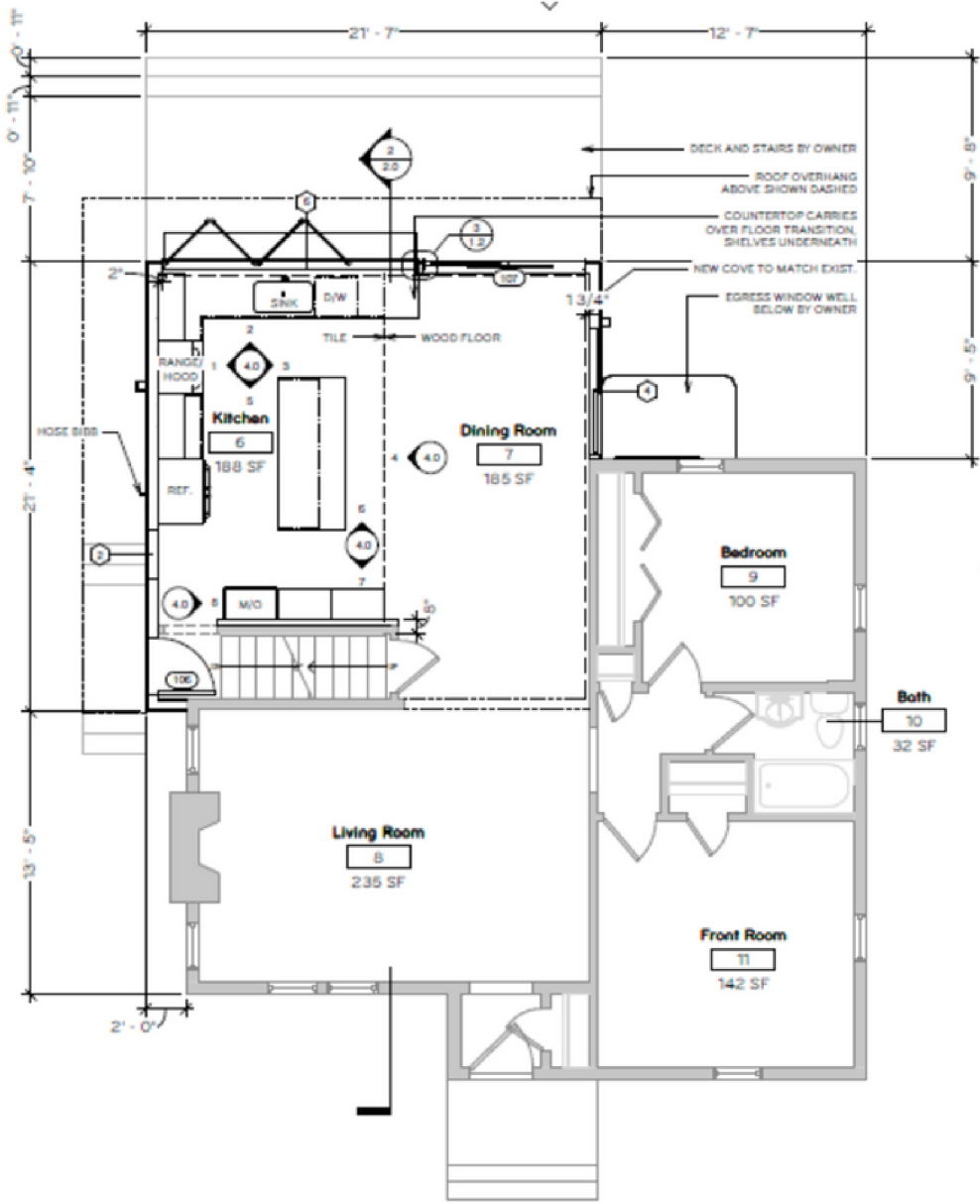


MAIN FLOOR



UPSTAIRS

AFTER FLOOR PLAN/RENDERINGS



BEFORE & AFTER



FUNCTIONALITY

- BAR TOP INSIDE AND OUTSIDE MAKES ENTERTAINING EASY
- AN 8 FOOT MULTI FOLD WINDOW WITH RETRACTABLE SCREEN IN THE KITCHEN BRINGS OUTSIDE IN AND INSIDE OUT
- BALCONY/GREEN ROOF OVERLOOKING BACKYARD MAKE THE OUTDOOR SPACE A PART OF BOTH LEVELS OF THE HOME
- BOARD AND BATTEN SIDING IN FRONT TIES THE FRONT TO THE BACK WITHOUT LOOKING OUT OF PLACE IN THE AREA
- OPENING THE FLOOR PLAN THROUGH THE KITCHEN MAKES THE SPACE FEEL MUCH LARGER AND MORE INVITING





AESTHETICS

- STACKED AQUA GLASS IN KITCHEN ADDS A COLOR POP
- SATIN NICKEL HARDWARE & EURO STYLE CABINETS FOR SLEEK APPEARANCE
- CUSTOM SHEET VINYL ATRA FLOORS FLORAL LINE IN KITCHEN
- WOOD LOOK SOFFIT OVERHANGS
- CLEAN LINES THROUGHOUT
- HONED SLATE WATERFALL EDGE KITCHEN ISLAND COUNTERTOP IN MARINE BLACK
- BLACK KITCHEN FAUCET TO COMPLIMENT BLACK ISLAND COUNTERTOP

CRAFTSMANSHIP/INNOVATIVE METHODS

- KRONO ART PANELS USED FOR SOFFIT OFFER MAINTENANCE FREE WOOD LOOK
- STEEL BEAM CONSTRUCTION TO ACHIEVE FLAT ROOF AND ACCOMMODATE STRUCTURAL NEEDS FOR A BACK WALL ALMOST FULL OF GLASS
- CUSTOM MADE OAK SLAB OPEN SHELVING IN KITCHEN
- WET ROOM WITH TUB AND SHOWER IN MASTER BATHROOM
- GREEN ROOF ON MASTER BEDROOM BALCONY
- 8 FOOT MULTIFOLD WINDOW IN KITCHEN WITH RETRACTABLE SCREEN
- CUSTOM DESIGNED VINYL FLOOR IN KITCHEN - ALTRA FLOOR - FLORAL LINE WITH CUSTOM COLOR AND PATTERN SIZE





PROJECT CHALLENGES

WORKING IN THIS NEIGHBORHOOD, NARROW LOTS PRESENT A CHALLENGE IN GETTING EQUIPMENT LARGE ENOUGH TO SET STEEL BEAMS IN THE REAR OF THE HOME. LUCKILY, THE NEIGHBOR WAS WILLING TO LET US BRING A MACHINE IN THROUGH THEIR DRIVEWAY AND WE REMOVED A FENCE SECTION THAT GAVE US JUST ENOUGH CLEARANCE TO BRING A LIFT IN.

WE WERE ALSO WORKING WITH THE HOMEOWNERS GRAND LANDSCAPING DESIGN THAT WAS ALREADY IN PLACE. THIS INCLUDED MULTIPLE PATIO AREAS, LANDSCAPING AND A 3RD GENERATION KOI POND. THIS MEANT WE HAD TO USE ADDITIONAL PROTECTION THROUGHOUT THE YARD AREAS WHILE WORKING ON THIS HOME.

CONSTRUCTION PHOTOS

