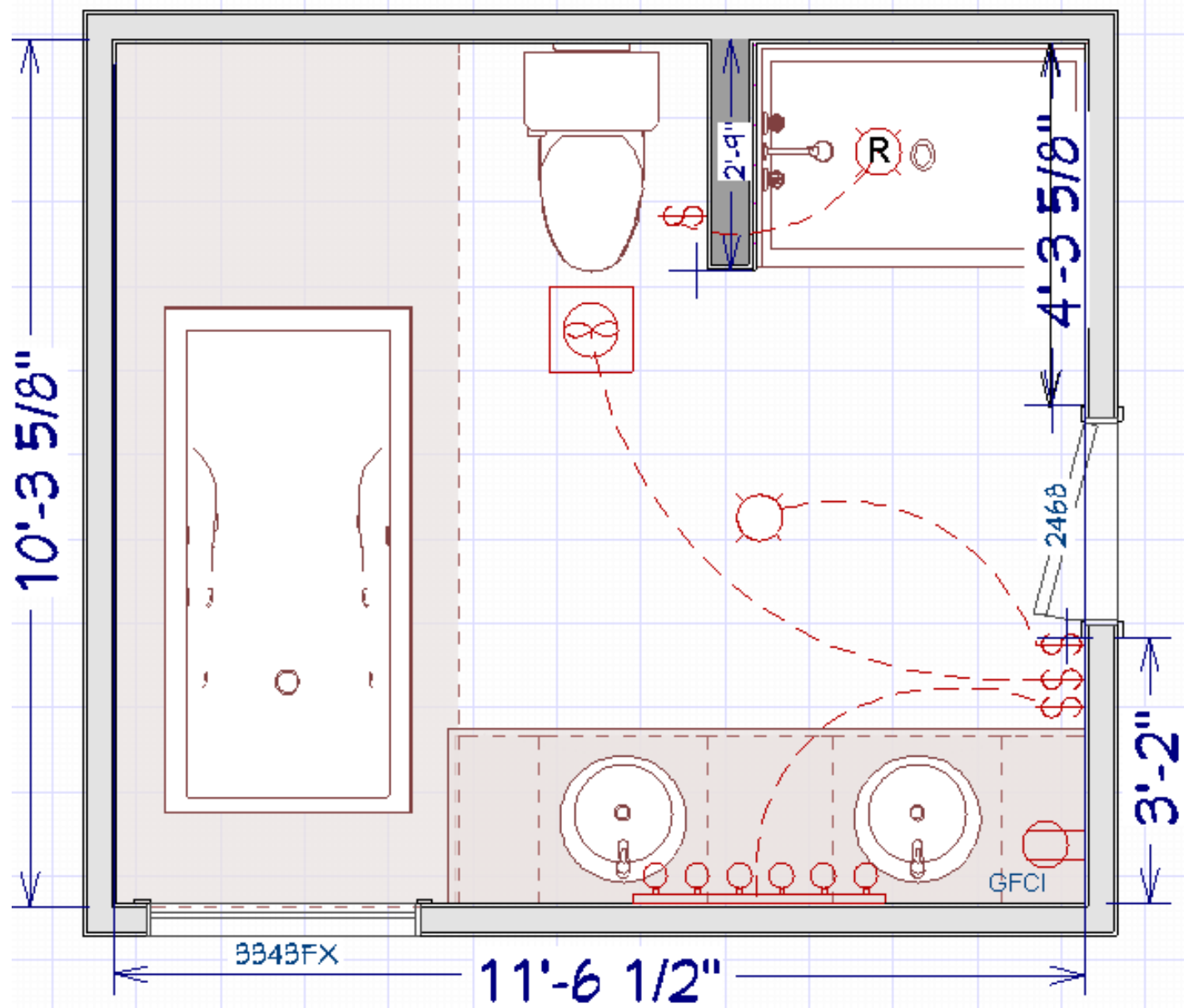


LUXE PRIMARY BATH



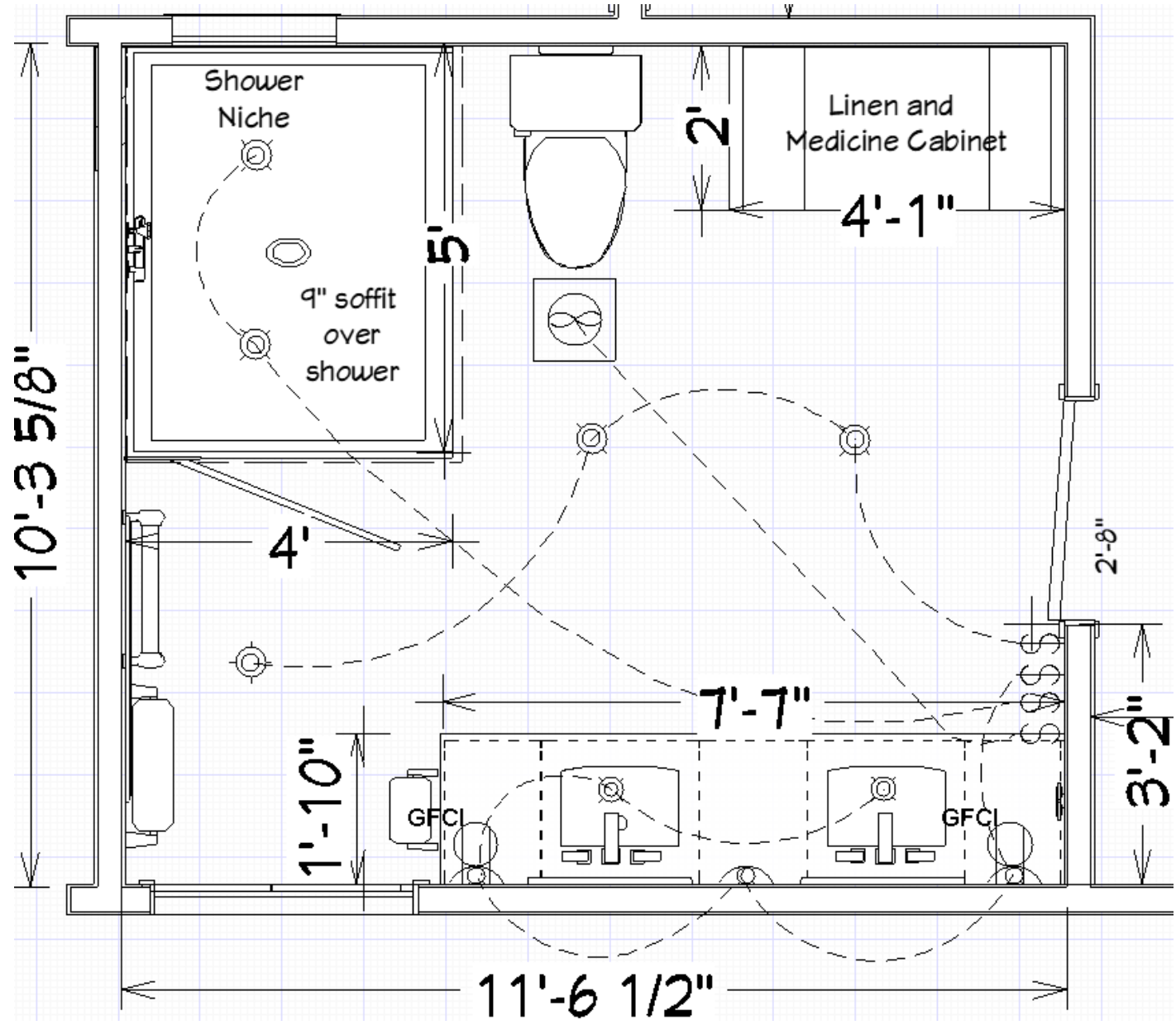
LUXE PRIMARY BATH

EXISTING FLOOR PLAN



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NEW FLOOR PLAN



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Introduction

The homeowners purchased their home in 1991 and they plan on living there as long as they can. They had remodeled their kitchen and they wanted to update their primary bath. Their wish list included:

- Get rid of Jacuzzi tub, no need for bathtub
- Larger barrier free shower
- Storage for linen and medicine including two wide drawers
- Good overall lighting and particularly for the vanity
- Retire the worn space and make it inviting

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To What Degree Were The Expressed Needs Of The Client Met?

Client Needs

1. Enlarge shower and make it curbless
2. Coating for glass protection
3. Install a rain shower head, wall mounted showerhead, hand shower, corner bench, and niche to hold shampoo, soap, etc.
4. Design and build a cabinet to store linens, towels, toiletries and open shelves for rolled bath towels
5. Locate towel warmer/dryer next to shower
6. Improve the lighting in the bathroom, especially over the vanity

Contractor met needs by:

1. The new curbless shower is 4' w x 5' d and has a door that swings in and out
2. Installed ClearShield glass protectant to minimize water spots
3. Installed a rain shower head, wall mounted shower head, and a Delta Grail adjustable wall mount hand shower, a corner bench, and niche to hold shampoo, soap, etc.
4. New custom cabinet is 4' wide with two wide drawers to store linens and 12 cubby holes to store towels – practical yet decorative
5. A top tier towel **Vogue MD050 heated towel warmer/dryer with a timer** was hardwired and installed. It was sourced from England.
6. Three vertical Hinkley vanity lights, two ceiling cans in the shower and three centered ceiling cans as you enter were installed. All bulbs are dimmable and LED.

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Enhanced Structure's Functionality

The new plan functions better with:

- A larger 32" door to enter the bathroom
- A safe barrier free shower with a 32" shower door
- Shower footprint is wheelchair accessible
- A foot bench to safely wash feet or shave legs
- A handheld shower for more shower options and easier cleaning
- Backing behind shower walls for future grab bars
- The materials are selected for durability, as well as beauty, such as:
 - Larger low-slip porcelain tiles for the main floor tile and smaller tiles in the shower provide traction
 - Coating the shower glass with ClearShield protective coating dries clear, nearly eliminating water spots
 - Chrome fixtures and hardware were selected both for cost and timelessness
- Lighting improvements addressed by:
 - Ambient light provided by 3 recessed lights placed throughout the bathroom
 - Three vertical vanity lights – two lights for each mirror
 - LED bulbs controlled by dimmer switches for each functional area

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Enhanced Project Aesthetics

The Designer's Process

The Interior Designer's first stop in the selection process was the granite/quartz showroom. The clients fell in love with the subtle Carrara Gaviota quartz which is primarily white with gray veins.



- The next stop was the tile showroom. The client loved a hex pattern accent tile for the shower floor and the back of the shower niche with shades of taupe/gray/whites. It was the tile setter's idea to use the Carrara Gaviota for the base of the niche
- A coordinating 12" x 24" porcelain tile with subtle taupe shading was selected for the shower walls and ceiling and bathroom floor
- A rich shade of gray found in the quartz was the inspiration for the vanity paint – Benjamin Moore Gun Metal 1602
- The homeowner selected a turquoise blue for the wall color which provided contrast next to the darker tile

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Superior Craftsmanship

- Without skilled and conscientious trade partners that care about how their precision impacts subsequent trades, projects like this would be difficult to execute. Great workmanship is evident in every aspect of the project. For example:
 - Layout is critical in tile setting from how seams lay out around a room to how pattern is randomized. Careful installation assures no lippage and a near perfect result.
 - Smooth walls and crisp paint lines require care in preparation and execution. Our painters make us look great.
 - The new oak bathroom door needed to be stained to match the bedroom trim and white on the bathroom side. That meant several extra coats of filler on the bathroom side to hide the oak grain. The same was done for the jamb.
 - Even the electrician's precise placement of the vanity outlets early in the job resulted in a perfectly symmetrical vanity wall.
 - The barrier-free shower is a more difficult shower to install, but more useful homeowners of all abilities.
 - The shower glass needs to be precisely placed on the seam of the bath floor and shower floor tile.

Obstacles encountered on the job included:

- A barrier free shower is always a bit more challenging than a curbed shower, matching shower floor transition to the main bath floor while maintaining adequate slope to the drain.

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Innovative Use of Materials or Construction Methods

- Barrier-free showers always bring their own challenges. We ensured that we got the proper shower floor slope by removing the shower subfloor and recessing it to be even with the floor joists. This was accomplished by adding cleats to the sides of the floor joists and securing the sub floor to the cleats between the joists. This gives us a $\frac{3}{4}$ " drop in the shower floor. Always use a center drain to minimize the need for additional subfloor on bathroom floor. This method allows for a $\frac{1}{4}$ " slope per ft. in each direction. A 6'x 6' shower is the maximum size shower possible with a $\frac{3}{4}$ " drop of the subfloor before additional subfloor thickness is needed for larger showers.

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The bathtub was removed.

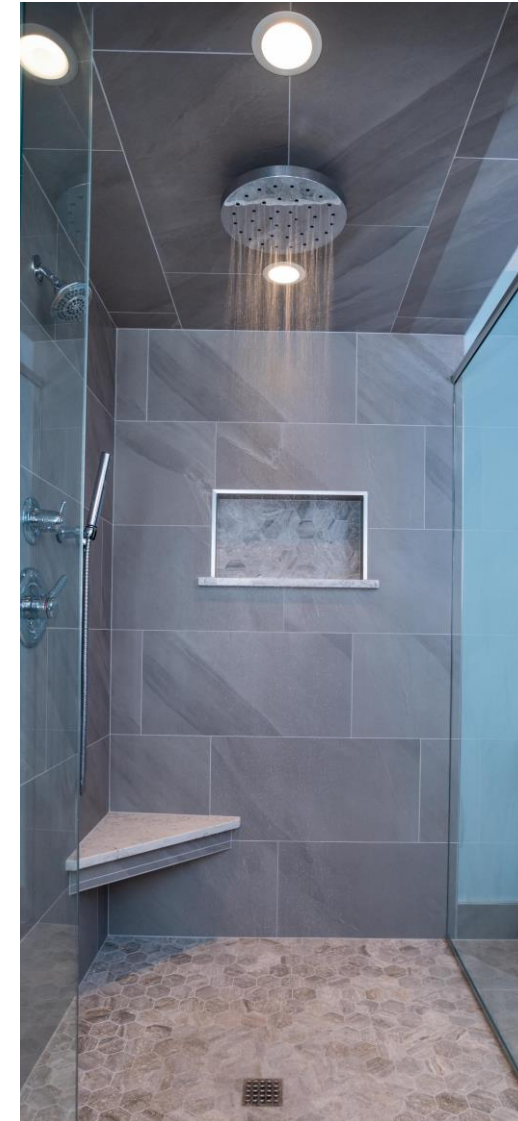


The shower was moved. Frameless glass shower walls and door (swings both ways) give an open, airy feel to the space.

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The curbed shower was worn and dated.



The curbless shower features 2 ceiling cans.
Notice the quartz footrest/shaving shelf & niche base.
The hex shower floor tile is repeated in the back of the niche.

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The old vanity served them well for a time.



Frameless vanity cabinet has flat panel doors with a bead and a Carrara Gaviota quartz top. The framed mirrors are perfectly centered between 3 dimmable Hinkley vanity lights.

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A 4' custom linen cabinet with 12 open shelves provides easy access for rolled bath towels. Two wide drawers in the center for wider items and closed storage above and below drawers.

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Delta plumbing suite – shower head, Grail handshower and H2Okinetic rain head provide showering options.

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Two custom burl wood vanity mirrors add visual and textural interest.