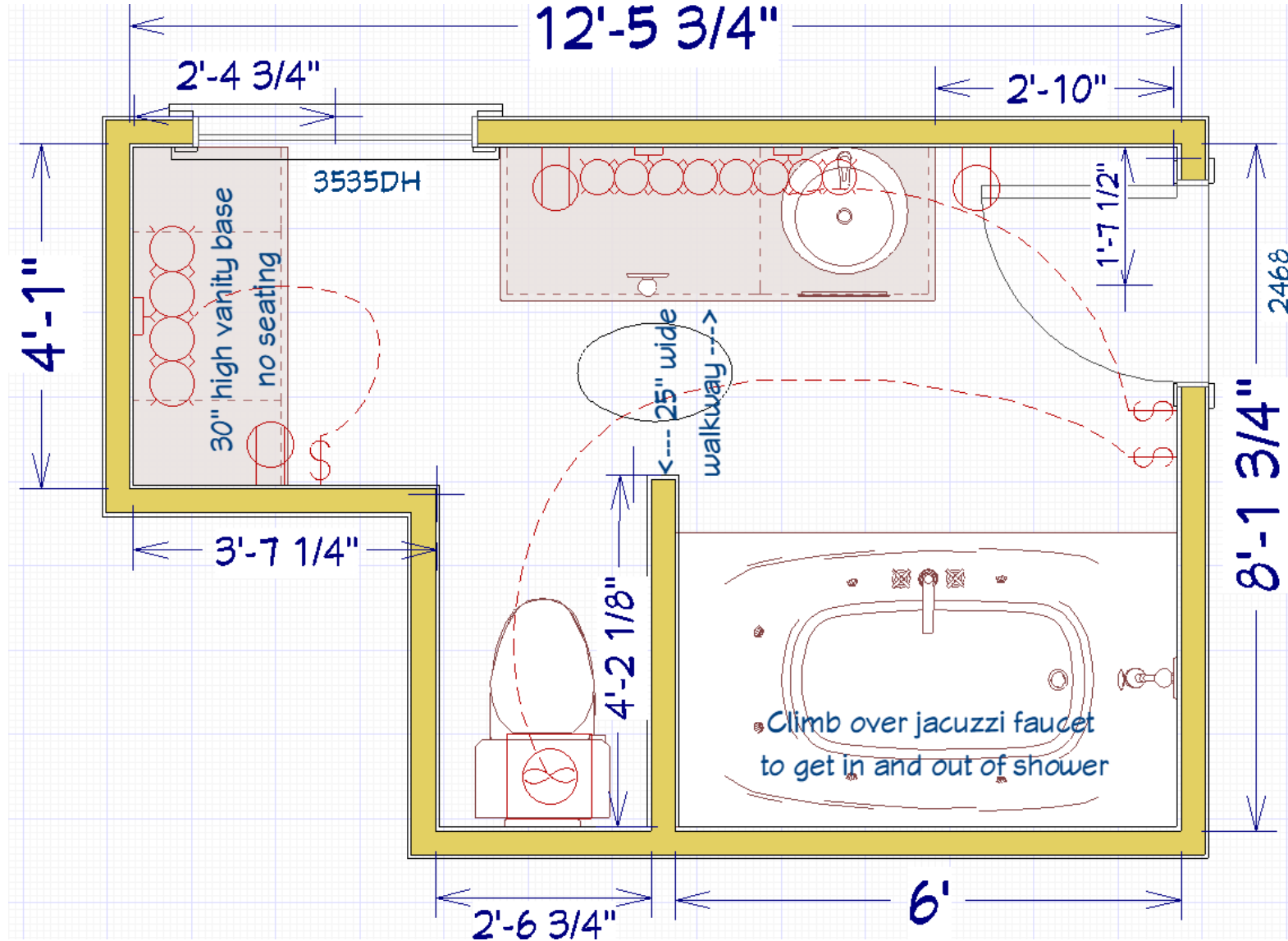


SMALL CHANGES YIELD BIG BENEFITS



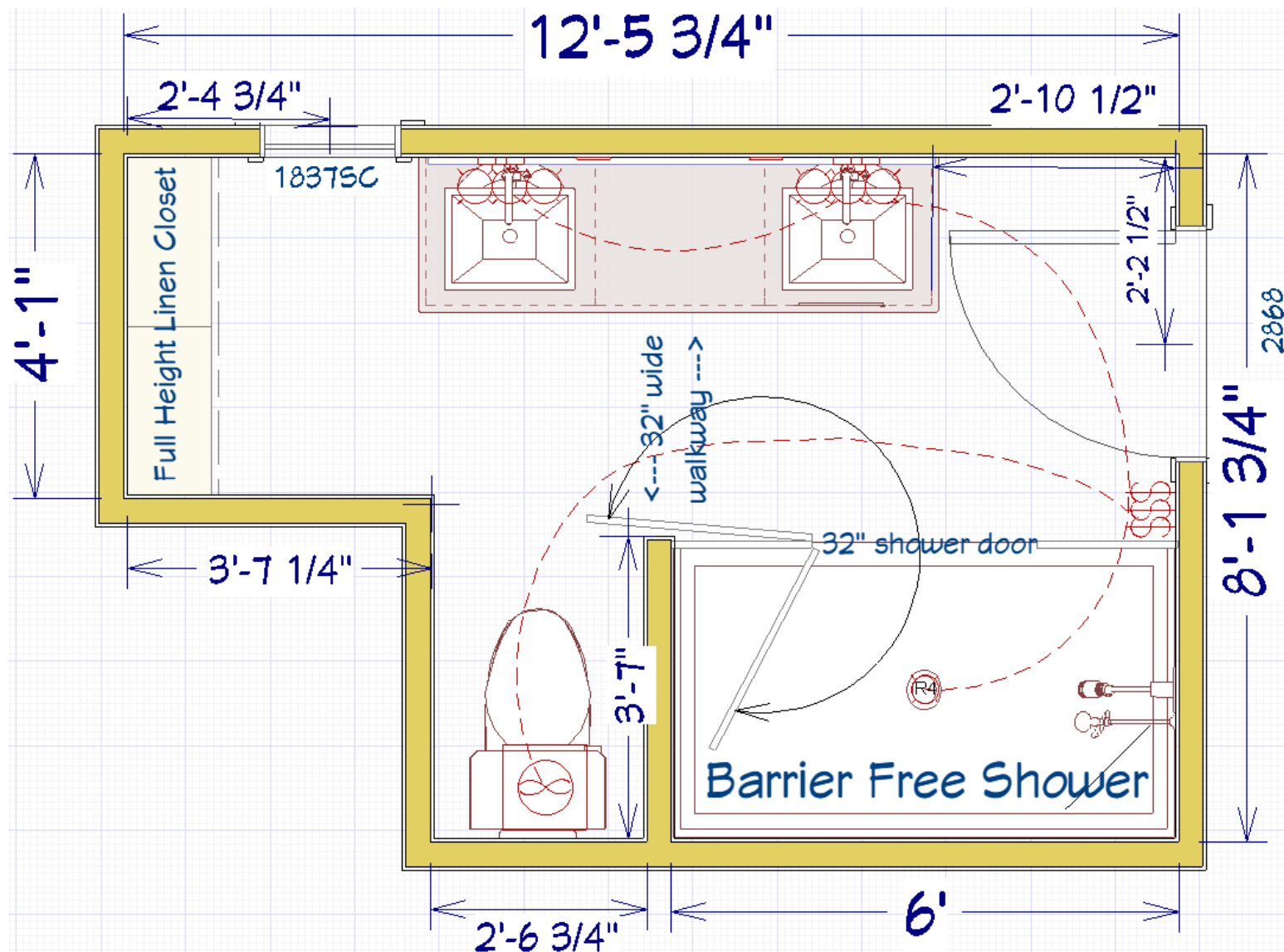
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EXISTING FLOOR PLAN



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NEW FLOOR PLAN



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Introduction

- For 30+ years the homeowners tolerated a cramped unsafe owner's bathroom.
- The entrance to the bathroom was a narrow 28" door, with a single bowl sink they "shared" as the two of them simultaneously got ready for work each morning.
- The shower located over the Jacuzzi tub was a fall hazard due to the thicker sides of the jetted tub and the tub's faucet and spout location on the outer edge of the tub.
- A person standing at the sink with the protruding tub/toilet wall made getting to the toilet or the make-up vanity a pinch point. The same could be said of a person standing at the vanity directly in front of the toilet.
- The storage was basically low drawer storage with no easy access for basic toiletries.
- Now in their early 60s, they are interested in making it a safe, aging-in-place bathroom with just one small constraint: work within the existing footprint and keep the fixtures in the same place.

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

Client Needs

- Make owner's bathroom more accessible so clients can age in place
- Improve flow by eliminating pinch points
- Make showering safer including better lighting, handheld shower, footrest and backing for future grab bars
- Provide more storage especially upper storage
- Eliminate sink congestion as two people try to get ready at one sink in the morning
- Constraints: Keep locations of all items relatively the same, in order to hold down costs

Contractor met needs by:

- Widening the door from 28" door to an accessible 32" door gives future crutch, walker or wheelchair access
- Shortening the shower/toilet wall (former pinch point) to give a 33" walkthrough vs. the original 25" walkthrough making future accessibility with mobility aids possible
- Replacing the Jacuzzi tub/shower with a large barrier free accessible shower
- Providing a corner footrest/shaving shelf in shower to make washing feet or shaving legs safer
- Installing a handshower for future accessible showering needs and for a current alternative to a fixed shower arm
- Installing a 32" frameless shower door, hinged to swing in and out meets future accessibility needs
- Adding a light in the shower where there was none before
- No grab bars were wanted now, so **backing was installed in critical spots behind shower walls** to accept grab bars
- The key to this project was replacing the double wide window with a single wide window. This allowed for a tall linen closet and a wider 2 sink vanity
- Vanity raised to 36" from 31" to require less bending
- All items kept in same locations

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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 32" shower door instead of climbing over Jacuzzi tub and faucets
- 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
- Increase walkthrough access in front of shower/toilet wall from 25" to 33" accommodates future wheelchair access to toilet and a smoother flow through the bathroom
- Shrinking window opening to allow for tall linen cabinet and a longer 2 sink vanity
- The longer vanity has plenty of space between sinks to make it feel spacious
- 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
 - Stunning Lemurian Blue granite selected for the countertop and shower corner bench
 - Chrome fixtures and hardware were selected both for cost and timelessness
 - The single large mirror spanning the vanity makes room feel bigger with a continuous reflection
- Lighting improvements addressed by:
 - Task lighting above vanities and shower provide ample light for the entire space
 - 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 showroom. The clients fell in love with rarely seen Lemurian Blue granite. It features many shades of blue, green, ivory, black, gray, silver and gold and is found only in Madagascar. There are large deposits of labradorite which creates the iridescent areas.

- The granite colors provided the inspiration for the color palette for all design elements in the room:
 - The vanity granite is a focal point and is repeated in the shower's foot bench
 - Wall tile has pale blue veining and other colors found in the granite
 - Color palette of deco tile references the shades captured of the Lemurian Blue granite, the white of the corner shelves, tile background, sinks, toilet, cabinetry and globes of the lights. The deco tile is flanked by marble pencils.
 - And classic chrome fixtures reference the silver and iridescent deposits found in the granite
- A shade of rich shade of blue-gray found in the granite was the inspiration for the wall paint color which pops on and gives a colorful contrast to the white trim, cabinetry and tile
- The lines and shape of the linear mirror mimic the general shape and length of the vanity below it as well as the same rectangular shape as the tile
- The shower wall tile is repeated on the bathroom floor, unifying the room rather than adding another design element in the smallish owner's bathroom
- The vanity, mirror placement, sink placement and lighting and outlet placement are all symmetrical
- The uniformity of the linen closet doors adds simple symmetry and repetition to the vanity color and contrast to the walls
- The repetition of chrome in the plumbing fixtures and the cabinet handles extends even to the bathroom door hinges and the bathroom side of the door handle (small details make a big difference)

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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
 - The tall linen cabinet barely fit between the two walls and was meticulously scribed to fit like a glove. The soffit above it was added after installation to give a cleaner custom built-in look to the modular box cabinets.
 - Smooth walls and crisp paint lines require care in preparation and execution. Our painters make us look great
 - 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 to any homeowner

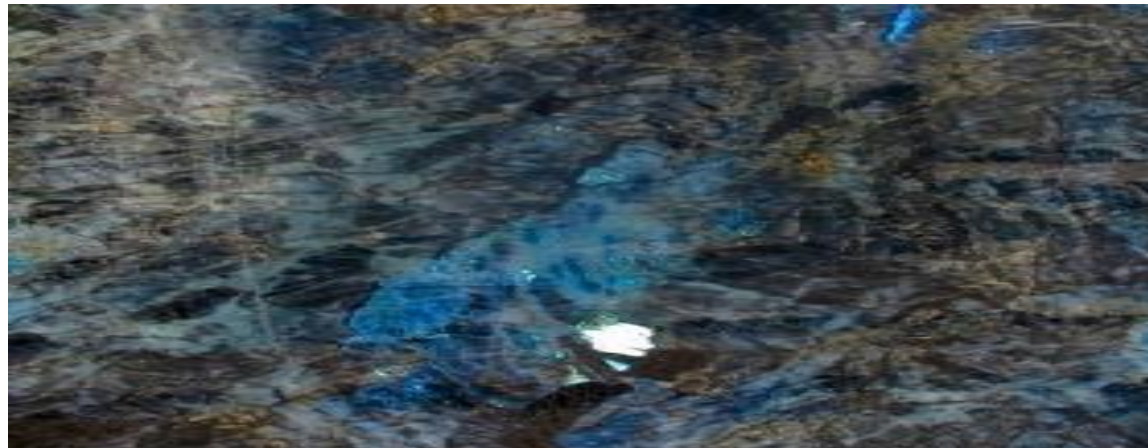
Obstacles encountered on the job included:

- The homeowner constraint of not altering the existing footprint and keeping the layout essentially the same was a bit more daunting than initially met the eye especially when aging-in-place design was also required
- The key to the project hinged on reducing the window size to allow for a wider vanity and the tall linen closet while still allowing for natural light in the room
- Also challenging was reducing the shower/toilet wall length to remove a pinch point and allow a wheelchair to be easily maneuvered over the toilet and balancing that with the depth of the shower

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Innovative Use of Materials or Construction Methods

- The tall linen cabinet's 4 components barely fit between the two walls and was meticulously scribed to fit like a glove. The soffit above it was added after installation to give a cleaner custom built-in look to the modular box cabinets. Installing the soffit after installation made it easier to install the 4 cabinets making up the linen closet. This required the carpenter to frame the soffit and a return trip from the drywall sub to rock and tape. This resulted in extra costs, but it ensured the cabinets had that built-in custom look. It was a bit unconventional, but worth the extra effort
- 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
- Selecting Lemurian Blue granite for the vanity top found only in Madagascar with large deposits of Labradorite and its iridescent qualities became the focal point of the room. It was also used in the corner shower footrest/shaving shelf in the shower.



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Bathtub was replaced
with a curbless shower



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

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Showering in the Jacuzzi tub was unsafe, cramped and unlit



The new roomier curbless shower with glass panels and a 32" glass door lets light in and opens up the entire bathroom. Notice the granite corner shower footrest/shaving shelf

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Homeowners had to step over the wider tub wall and the tub spout every day to enter shower



New shower provides easy and safe access

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Lemurian Blue granite is the bathroom's focal point and features a rarely seen color palette and large Labradorite iridescent deposits

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Color palette of deco tile references the rare Lemurian Blue granite.
It is flanked by white marble pencils.
Wall tile has pale blue veining and other colors found in the granite

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The 27" high vanity was shoehorned into the back wall under the double casement window and had little functional use



Replacing double window with single window was the key change that gave necessary space for the tall linen closet and larger vanity.
The new linen closet replaced the vanity providing much needed raised storage

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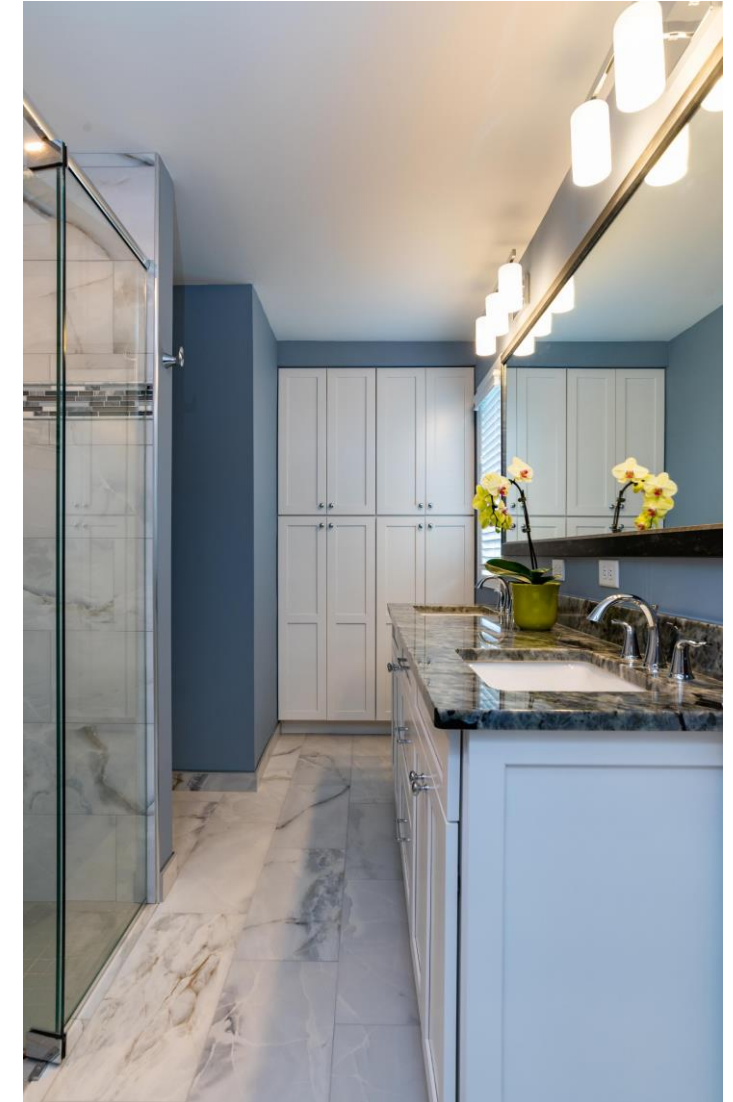


This 31" single sink vanity was also replaced



A 36" high double vanity features ample space between sinks. One large custom mirror was chosen to make the room feel larger. The vanity lights complete the symmetrical look

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The shower wall tile was repeated on the floor to provide a clean unified look