

The Project

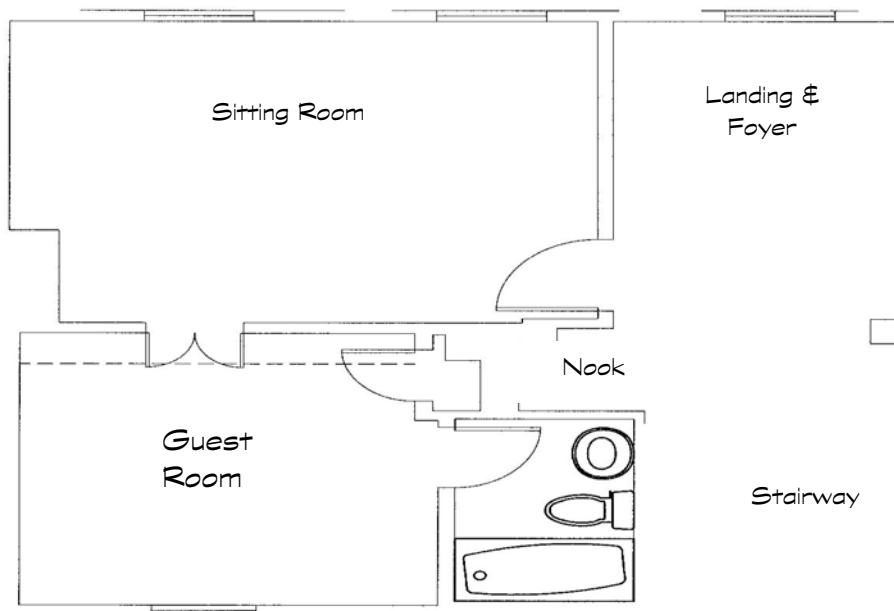
The bathroom to be remodeled was a non-descript standard issue 5' x 8' full bath reflective of the 1970's era. Although it contained an updated pedestal sink and vinyl floor and tub surround, it did not offer the space, functionality or style the homeowners desired.

The owners wished to convert their small full bath into a spectacular master bath. High on their 'must have' list was an increase in space, an oversized steam shower, and dressing area with closet space.

Existing Space

The 3rd floor of this circa 1905 all brick row home in a downtown historic district consisted of a foyer area at the top of the stairs used for storage of boxes and odd pieces of furniture, a large sitting room furnished only with a sofa and TV, a small bedroom used as a guest room and a typical 5x8 3-piece full bath. The bathroom was small, inconvenient and not easily accessible.

The original bathroom footprint did not allow for the changes the homeowners desired. The solution was to take out an interior wall and open the space into a seldom used adjacent bedroom, thereby tripling the bathroom space.



Existing Floor Plan: 3rd Floor

Existing Bathroom



Description of Existing Space

1. Bathroom was fitted with vinyl tile
2. Plaster walls were cracked and crumbling
3. There was no air conditioning for the 3rd level. Summer heat left 3rd floor bathroom inhabitable.
4. No storage space in bathroom.
5. Bathroom was too small and cramped for the owners' tastes.
6. The bathroom did not have natural light or air (no windows)



Reason for the remodel

The owner's aging parents had recently moved into what had been the owners' master suite, creating a need for an additional master suite. Therefore, the clients wished to:

1. Convert the 3rd floor of the house to an owner's suite, offering privacy for both homeowners and parents.
2. Create master bath space pleasing to the eye, comfortable and tastefully decorated.
3. Increase the size and functionality of the master bathroom.

Scope of Work:

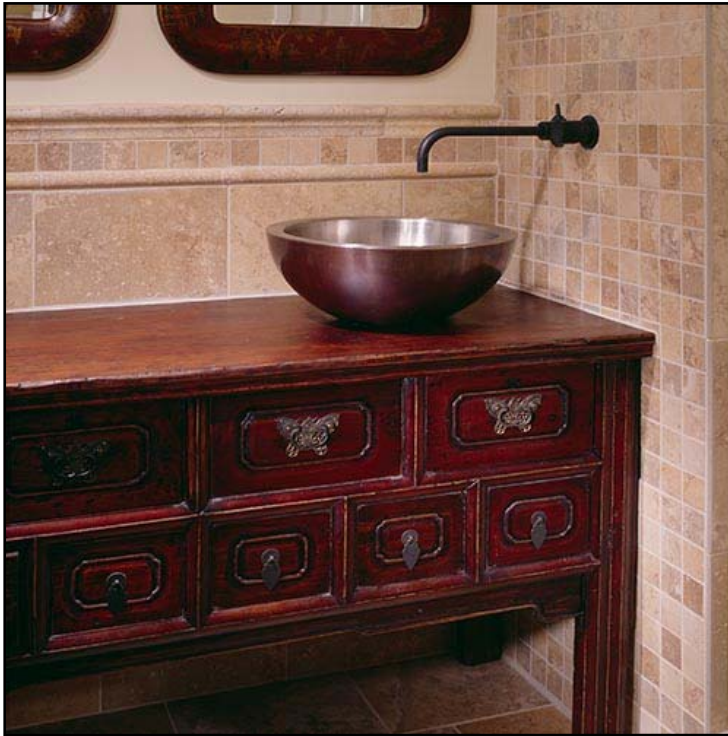
Clients hired us to provide design work, offer solutions and, ultimately, move forward with the project: Converting the 3rd level bathroom into a high end owner's suite.

The New Master Bath Suite



Remodeled bathroom offers tremendously stylish appeal, space, air and light. It is beautiful, modern and updated. Some of the amenities included: Double steam shower with teak bench seat and dual shower heads, Antique Vanity with Stainless Steel Vessel Sink.

Additional pictures:



Features:

Antique Vanity retrofitted for new plumbing with Stainless Steel vessel sink & Kohler faucet.



Features:

Double Steam shower with teak bench seat, dual shower heads, interior lighting, custom made shower enclosure door and full tile.



Additional closet space in the bathroom suite was an owner's must have. The pine bi-fold closet doors featured contemporary etched glass for an updated look. The addition of recessed lights provided both style and illumination.



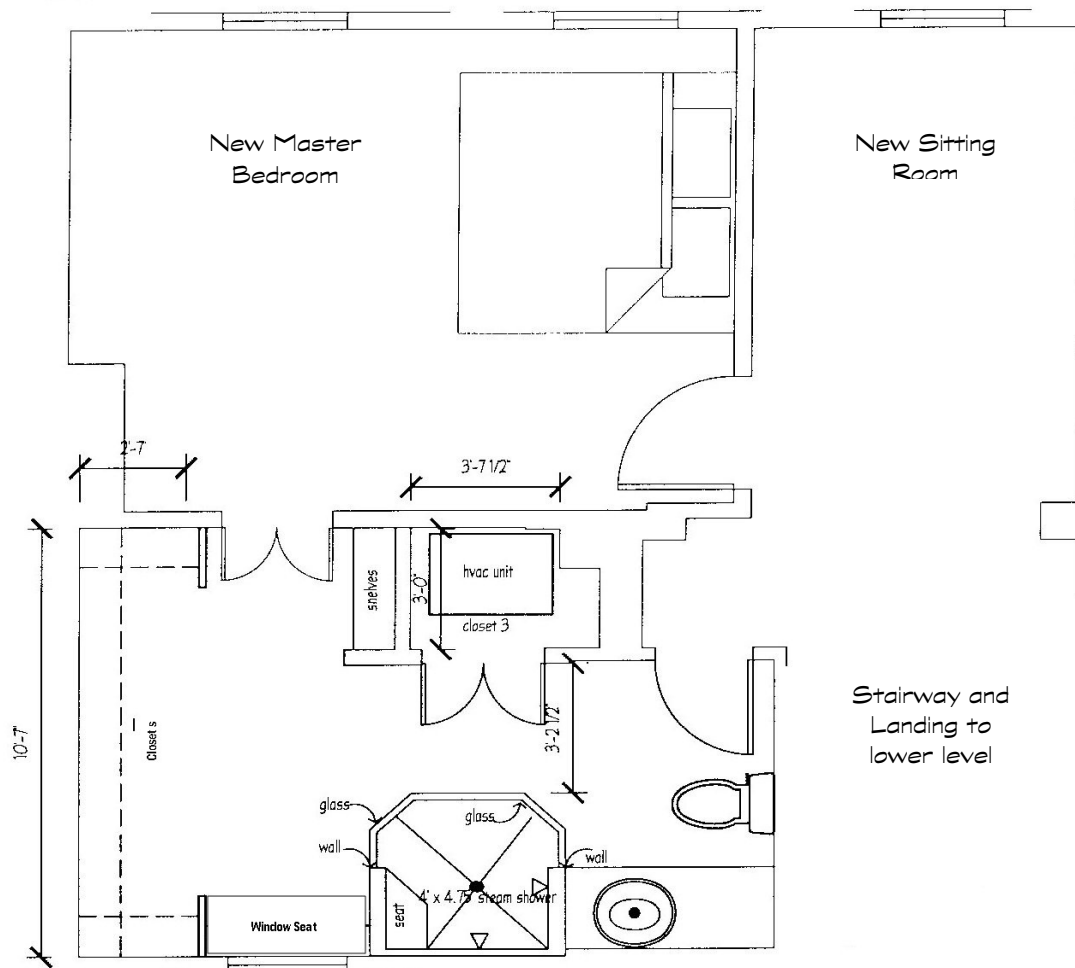
This view features the newly created entryway into the bathroom. It portrays the increase in bathroom space as well as the addition of natural light and air into the bathroom. A second bathroom entryway created to allow for airflow and convenience. Owners could now enter the bathroom directly from the sitting room instead of having to enter only through the master bedroom. (see floor plan on page 7)



The steam generator for the steam shower was neatly housed in a window seat, providing extra shelf space for plants or other accoutrements.



The vanity was an oriental antique found at a local antique shop. The amber hue from the lights accented the deep mahogany coloring on both the vanity and the coordinating mirrors.



New Floor Plan

Project Highlights

- Remove all plumbing fixtures, tile work and vinyl flooring in bathroom
 - Remove all water baseboard heaters.
 - Remove carpet and underlayment to expose heart pine flooring
 - Knock down wall between bathroom and bedroom
 - Relocate plumbing pipes for new fixture location
 - Build new closet for heat pump and ducting.
 - Install new heat pump to condition 4th level.
 - Create a second entrance into bathroom from new sitting area
 - Provide adequate venting for new bathroom and steam shower
 - Provide a built in window seat that would house the new steam generator as well.
 - Custom build a two person steam shower, shower pan and glass enclosure.
 - Provide a tile ledge for custom made removable Teak bench seat
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- Build in closet space
 - Provide new recessed lighting.
 - Replace all plaster walls and ceilings in new bath area with green board drywall.



Refinish original wide plank wood floors in new bedroom and sitting room
Provide new tile floors
Provide new tile shower pan, walls and ceiling of steam shower
Provide tiled wainscoting on walls at toilet and vanity area
Fabricate and install custom glass enclosure for steam shower
Install new toilet
Retro fit and install antique dresser to accept new plumbing and vessel sink
Install owner supplied decorator glass doors at closet
Paint new bathroom in decorator colors.

Job Challenges

Getting materials to the 3rd floor was labor intensive. All items had to be carried up three very narrow flights of stairs or use an exterior fire escape and pass thru a rear window.

Getting drywall to the space was especially cumbersome and time consuming getting past the stairs and landings.

Mill work and doors were not a readily stocked item- Had to be made or special ordered.

Carpeted stairs and decorated walls were protected and removed on a daily basis. Plastic barriers were installed to keep dust and debris from the rest of the house

Before



After

