

Residential Bathroom Under \$25,000



Client Wishes

The client wanted a larger and more functional space. She felt that the original space was cramped and claustrophobic. The homeowner also did not want to reduce her storage space. The original design included a large transparent window above the garden tub. She desired privacy, but she still wanted the natural light that a window provides. She also hoped for a more modern and brighter appearance.

- More open space to move around
- Maintain or increase storage space
- Remove tub and enlarge shower; seat in the shower
- Privacy without losing the window above existing tub
- Modern and brighter appearance

Reason for the Investment



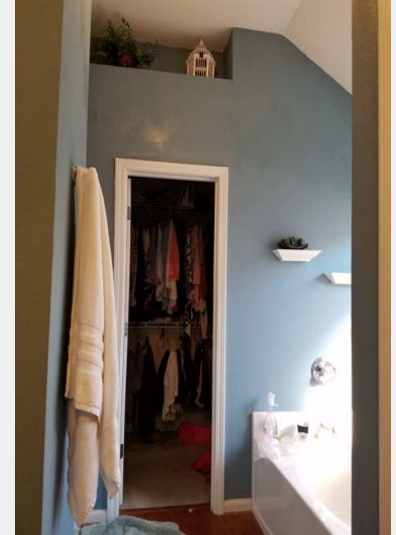
Dull shower with **insufficient space**

Inadequate, harsh
builder grade lighting
with uneven distribution



Outdated cabinets with **inconvenient storage space**

Original design was **cramped and uninspiring**; the finishes were **lacking luster.**



Client Centered Design



A roomier footprint with more storage, elegant sight lines and a blend of modern features, including a large glass shower door, elicit feelings of peace and harmony.

A whimsical chandelier gets its time to shine providing **ambient light and graceful movement** to a previously forgotten space.



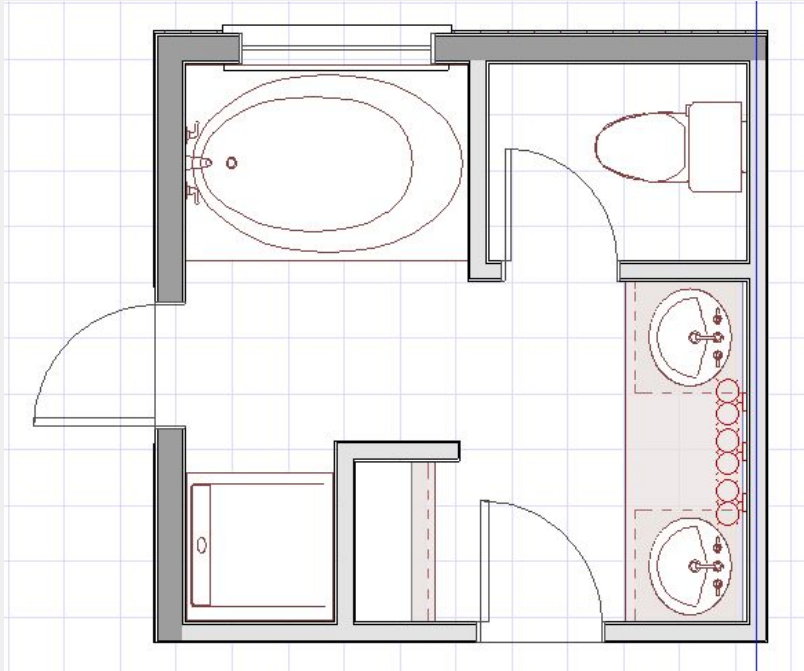
Overview of Solutions

The client desired a bathroom with visual continuity, storage space, a larger shower, and a lighter and more airy feel. The original bathroom design was dark, choppy, outdated and crowded with unnecessary plumbing fixtures. We listened to the client's needs and took a less-is-more approach.

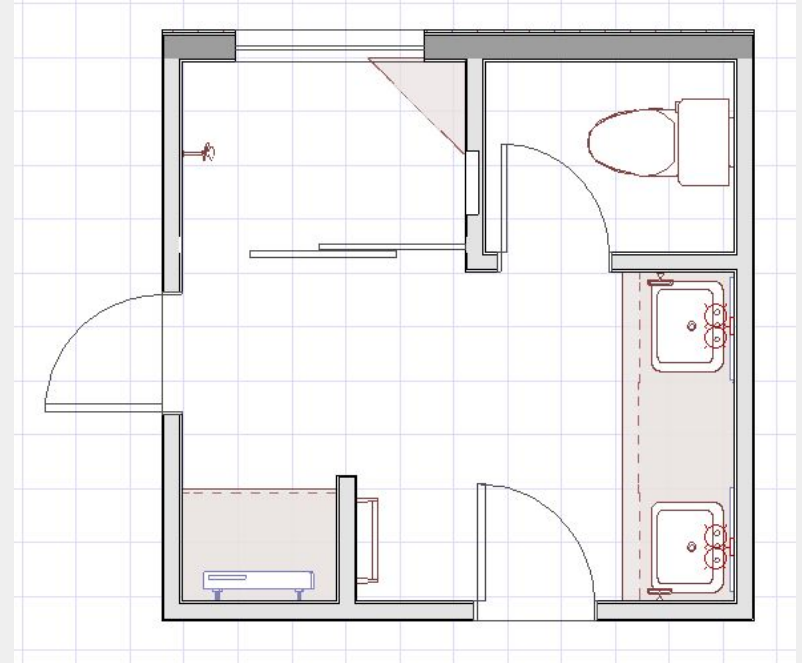
- Cabinets behind the entrance were removed. Outer wing wall was removed and the back wing wall was reduced to open the flow.
- Storage capacity was restored with a taller vanity, added drawer cabinet in the vanity, and another drawer bank in the former shower alcove.
- The garden tub was removed and replaced with a large shower.
- The paned window above the existing garden tub was replaced by custom, obscured, fixed glass.
- A chandelier, recessed light in the alcove, and dual lighting over the mirrors provide ambient and task light.

Floorplans

Previous layout



New layout



Dollhouse Renderings

Previous layout



New layout



Client Desires: More Light and Open Flow

The client wanted more space to move around and a more light, airy feel.



Original view from the closet door



New view from the closet door

A previously uncomfortable area with a tight passageway is now **open, bright, and inviting**.
The **light colors** and **newly open foot print** make this bathroom **easy to spend time in!**

Client Desires: Large Shower

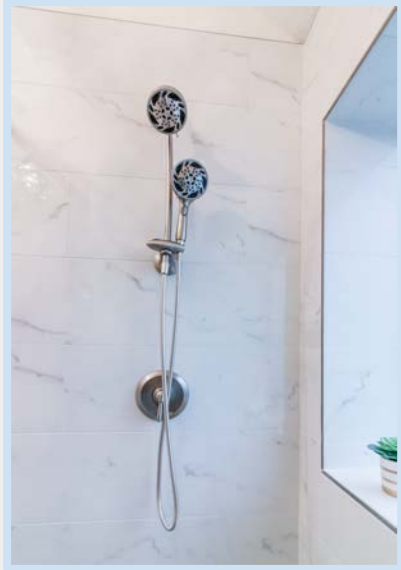
The client wished for an enlarged shower with a seat, added privacy, and a modern and brighter appearance. We added a corner seat, obscured glass window, and used a combination of **sophisticated yet playful materials** to brighten the area while keeping it interesting.

Special features Include:

- **Two-in-one shower fixture** provides added convenience.
- **Open-roller shower door** gives the **clean, modern look**.
- Corner seat **maximizes convenience** and floor space.



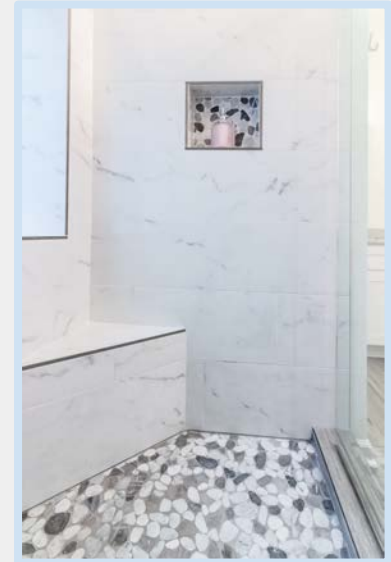
Special Features Added for Convenience, Lifestyle, and Aesthetics



A **two-in-one brushed nickel shower fixture** stays true to the overall design providing **simplicity** and **ease of use**.



Corner seat maximizes comfort and floor space. The seat is topped with the same tile that wraps the shower and frames the window for a **fresh and clean look and feel**.



Light large porcelain tile contrasts the small pebble flooring, adding a **distinct focal point**. The niche echos the floor for **interest and balance**.

Client Desires: in Harmony with Nature



The client wanted a **lighter and brighter space**. She longed for a place that mimicked the outdoors. Pebble mosaic on the shower floor and abundant natural light give a refreshing, airy, natural feel to the newly renovated bathroom.

Client Desires: Storage



The client did not want to lose storage space. She especially wanted spaces that would invite and aid in organization.



White Shaker style cabinet vanity sets, topped with matching granite, were added in two different locations to ensure adequate storage. The primary, longer vanity was filled with a combination of sink cabinets and drawers to maximize function and storage capacity. The secondary, alcove cabinet provides additional drawers for optimal organization. Floating shelves provide functional decor.

Challenges & Solutions: The Shower

The client wanted a larger shower with a seat, but the home structure did not allow for enlarging the room's footprint.



The homeowner did not need a tub, so rather than enlarging the existing shower, the tub was removed. In its place a shower was created.



Challenges & Solutions: Storage

Another obstacle faced was ensuring that the customer had plenty of storage, while at the same time creating an open design.



The alcove that formerly held the shower was filled with storage drawers and floating shelves. This compensated for removal of the cabinets that had previously crowded the entrance. The partition wall was made shallow enough for the drawer bank and display shelves, thus also opening the flow.



Challenges & Solutions: Storage (continued)

Ensuring an open floor plan while maintaining adequate storage

The original storage cabinets, located behind the entry door, encroached on the entry space, so it felt crowded and cluttered.

The cabinets and their outer wing wall were removed, and the back wing wall was narrowed to open the flow.

Cabinet storage space was restored with a drawer bank in the former shower alcove and an extra drawer cabinet in the main vanity set (pictured in the next slide).



Challenges & Solutions: Storage (continued)



A shadowed opening in the unused knee space left the area feeling **inadequate and disjointed.**



An additional cabinet with functional drawers in the new, taller vanity adds **storage and continuity.**

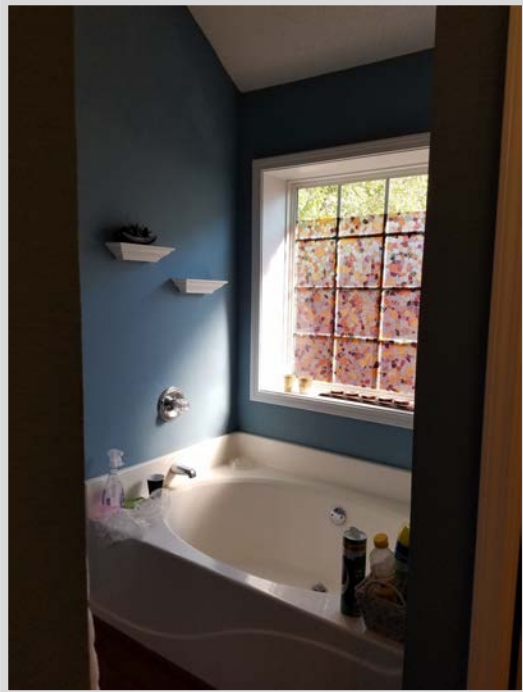
Challenges & Solutions: Privacy and Light



Not wanting to lose the natural light, we chose obscured glass to maintain privacy. The window was installed without disturbing the exterior brick veneer. The interior casing was waterproofed and tiled with a gently sloping ledge, making it an integral part of the shower structure. Natural light now washes through the large privacy window, across the glass enclosure, and throughout the room.



A Space where Function and Aesthetics Intersect



Former tub space was converted to a spacious shower with seat and dual shower heads. Use of a corner seat allows the sliding glass door to operate freely.



A modern barn door style glass enclosure with clean lines keeps the open look. The large window, new chandelier, and recessed can light above storage alcove wash the room with plenty of light.

A Space where Function and Aesthetics Intersect



Previous choppy and crowded space

A modern, spacious, and sophisticated appearance was achieved by creating a wider passageway and by using a glass enclosure that extends visual access to the shower area.



Light finishes, along with a variety of smoky hues that repeat throughout the bathroom, provide rhythm and dramatic warmth without overpowering or visually cluttering the space.

Balance, Repetition, and Depth

Repetition is found in the use of earthy natural tones and straight clean lines



Storage cabinets opposing the shower echo the vanity set, providing balance and continuity to the overall design.

A roomier, well proportioned space with a streamlined design creates a crisp and rejuvenating feel while a variety of finishes and textures including glass, metal, pebblestone, rustic wood, granite and porcelain work together to create contrast and depth.

Contrast and Continuity

The individual transitional mirrors with beveled frames and a whimsical chandelier are a delicate contrast to the stalwart granite used on the vanities throughout the bathroom.



Granite with a variety of gray tones add **contrast, warmth, and strength** to the space.



New modern brushed nickel faucets coordinate with plumbing and hardware features throughout.

Adding Value to the Home

The homeowner had updated most of her house but felt stuck, without fresh ideas to improve her bathroom. She wanted to maximize the space, since the home's floor plan did not allow expansion. Although the vaulted ceiling was tall, it served to emphasize the narrow passages and cramped flow.

This newly renovated bathroom was transformed by opening and streamlining the design. A focal point was created with the addition of the large, sophisticated, yet natural looking tiled shower with a modern sleek bypass glass shower door. By reducing walls which obstructed sight lines, the whole room is now visible from almost anywhere one stands. White Shaker cabinets, topped in light granite now provide plenty of storage with a minimalist look. Natural light floods through a privacy glass window. Coordinating finishes add continuity and freshness. Natural wood look porcelain tile flooring gives the bathroom the perfect finishing touch for a complete look.

The client was overjoyed with her updated bathroom. She loves the finishes, roomier design, storage, large shower with a seat, privacy and abundant light, and the cool, airy, natural feel the bathroom offers. Instead of feeling like she wanted to avoid her bathroom, she now is happy to begin and end each day there! One of her favorite parts of the newly renovated bathroom was the gorgeous chandelier that adds a sense of enchantment and magic to an otherwise forgotten space.

Take a Tour



Thank you for taking the time to review our project. We hope you enjoyed it!