



REMODEL

DESIGN

BUILD

4766 KENNY ROAD - COLUMBUS, OHIO 43220

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## Master Bathroom Design Tips

Master bathrooms typically need to accommodate two people at once and so when planning your space, efficiency is just as important as comfort. The design concept of work zones is as practical in bathrooms as it is in kitchens. Thinking of bathroom space in terms of a toilet area, bathing area, and sink area leads to plans that let multiple users utilize different parts of the bath concurrently. Please consider these tips so that we may help you to plan a functional and attractive master bathroom.

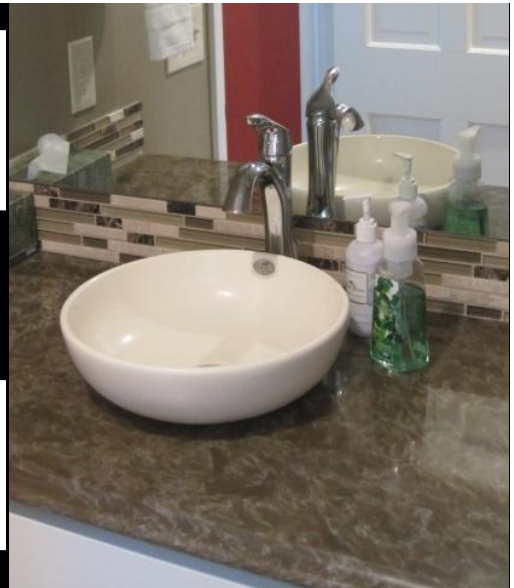
### Bathroom Sink Considerations

Two vanities, each with a sink and a mirror, or one long vanity equipped with two sinks are common design elements for today's master baths, allowing two people plenty of space for morning routines. Above-counter basins and vessels are popular choices for adding elegance to otherwise ordinary vanities. Note that vessel sinks may require tall or wall-mount faucets. These sinks work equally well in master bathrooms with contemporary, traditional, Asian, or eclectic styles.



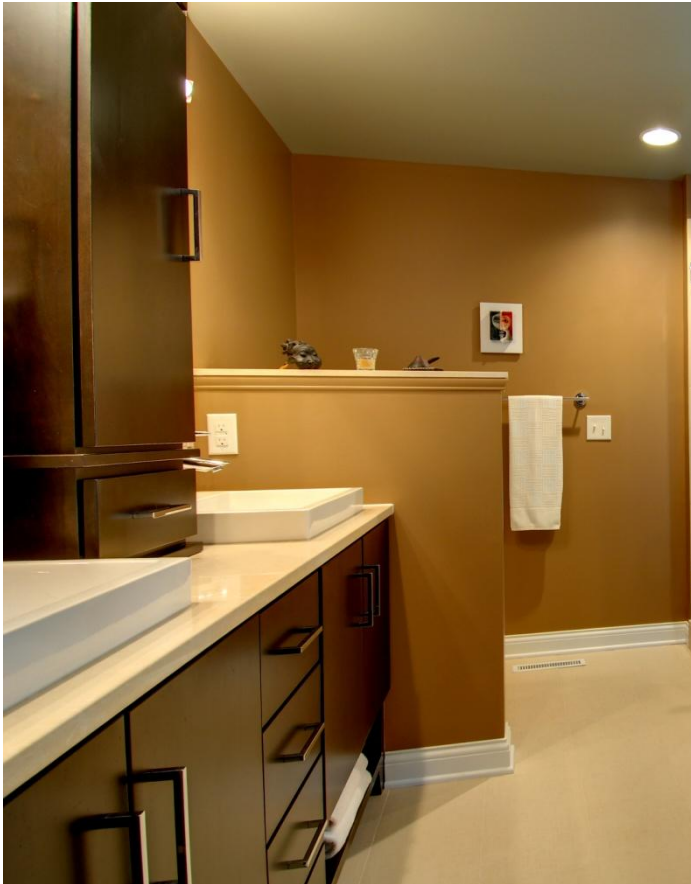
**LEFT:**  
**2010 Powell**  
**Master Bathroom Remodel**  
**by The Cleary Company**

**RIGHT:**  
**2011 Upper Arlington**  
**Master Bathroom Remodel**  
**by The Cleary Company**



## Toilet Tips

A water closet offers privacy in a shared bathroom, if you are short on square footage, try concealing the toilet behind a half wall as shown in the picture below. Other options are adding a pocket door or a door with frosted glass to allow light in while still keeping the space separate. When it comes time to choose a toilet consider upgrading to a comfort height style and adding the soft close seat to your package.



**2010 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**

**Our clients like the  
Kohler Kelston toilet  
K-3754**



**Photo found online @  
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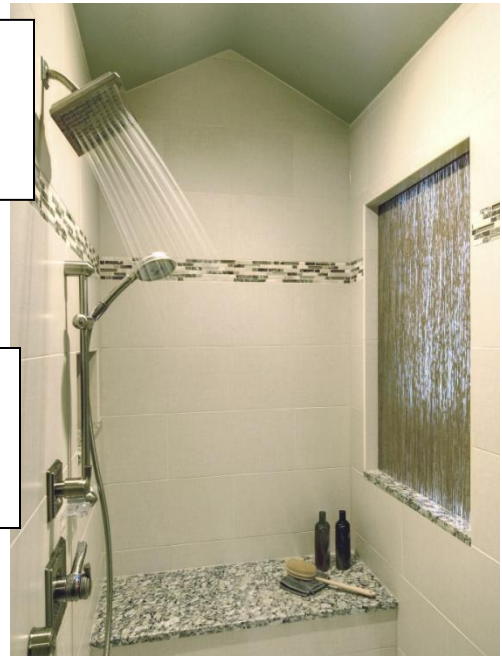
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## Shower Solutions

Shower benches and shelves don't have to be elaborate. A piece of tile cut into a triangle and mounted a few feet off the floor in a corner can store shower supplies or give you a leg up when shaving.



**LEFT:**  
**2008 Upper Arlington**  
**Master Bathroom Remodel**  
**by The Cleary Company**



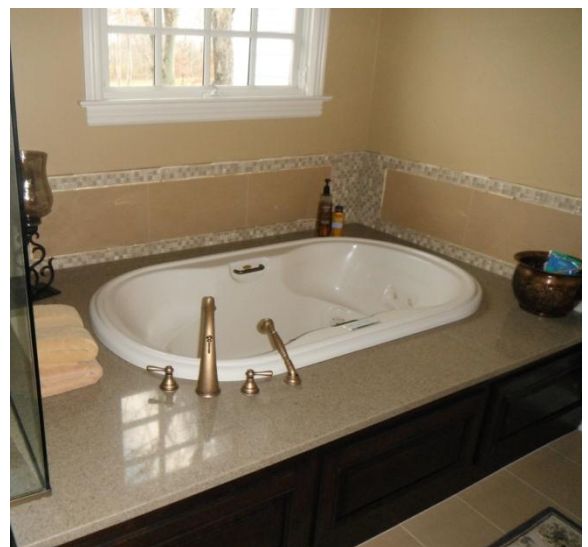
**RIGHT:**  
**2010 Powell**  
**Master Bathroom Remodel**  
**by The Cleary Company**

Showers shared by multiple users can benefit from customized sprays. Many high-end shower systems offer a single-control, programmable push-button module for selecting water temperature and specifying the operation of showerheads, body sprays, and pulsation intervals. For more affordable customization, try handheld showers and slide bars that make shower height optimal for each user.

Many homeowners are choosing luxury showers over whirlpool tubs in bathroom remodels because the showers take up less space, provide multiple types of water massage, and remove the hazard of stepping up and into a tub for aging homeowners.



**This homeowner did both!**  
**2012 Dublin**  
**Master Bathroom Remodel**  
**by The Cleary Company**





The flexible design options of open showers continue to inspire homeowners wanting to remodel a master bathroom, if you choose this kind of shower, plan ventilation in the shower to prevent humidity from affecting other bathroom surfaces. Steam showers have come in and out of popularity over the years, if you think you want the relaxing power of a steam shower in your bathroom, the key is finding a place for the steam generator, which requires its own cold water, electrical supplies, and drain. The generator must be within 50 feet of the shower but can be located in a closet, vanity, basement, or heated attic. Costs vary based on installation and shower features, but to include a steam shower, you should plan to allocate at least an additional \$2,500 to a bathroom remodeling project budget.

**Photos found online @ HOUZZ.com**

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## Bathtubs

A soaking tub -- often sized to accommodate two people -- can be the focal point of a rejuvenated master bathroom. To ensure plenty of hot water, the National Kitchen & Bath Association (NKBA) recommends a water heater at least two-thirds the size of your tub's capacity.

Some whirlpool tubs and power showers require a plumbing upgrade. Designer or European fixtures often require 3/4-inch pipes instead of the standard 1/2-inch. If you buy a luxury shower, which can use 9 gallons of water per minute, you may need to buy a second water heater as well.



**2011 Galloway  
Master Bathroom Remodel  
by The Cleary Company**

**2010 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**



## Accent Tile

Accent tile is the perfect way to get bang for your buck. Use large inexpensive tiles on the floor and in the shower, then accent the room with a row of beautiful mosaic tile behind the faucet or add a horizontal or vertical accent in the shower to get big impact. Accent tile is also a great place to add a splash of pattern or color. Like jewelry, accent tile can be the finishing touch to your bathroom.



**2010 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**



**2011 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**

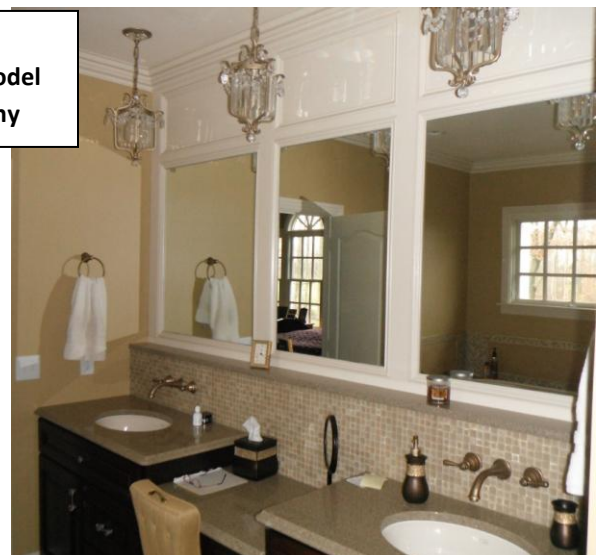
## Mirror Mirror

Many homeowners are choosing to install separate mirrors above the vanities rather than one large unframed mirror. Separate mirrors add a custom look to the bathroom, and they also give the homeowner another place to infuse style and personality. Go beyond the bathroom section of stores to look for your mirrors. Often those mirrors intended for living rooms work perfectly in a bathroom and have more interesting details and style.



**2008 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**

**2012 Dublin  
Master Bathroom Remodel  
by The Cleary Company**





## Bathroom Faucets

Faucet choice is more than simply a function of style. Finish quality, valve quality, and warranty length should also factor into your purchase decision. What you can't see inside the faucet parts is very important factor in its quality. Most big box stores selling big brand names like Kohler & Delta are not selling the same quality of product that you get from a plumbing supply house. Solid-brass fixtures might cost the most, but they last the longest. Zinc is durable and less expensive but may corrode if the plating wears off and water reaches the zinc. Plastic-bodied faucets are the cheapest and least durable option.

**Delta Windemere  
Brushed Nickel  
\$203.70 @ Worly Plumbing Supply**



**Delta Windemere  
Brushed Nickel  
\$139.00 @ Lowes**

## Lighting

Artificial lighting from above often casts shadows that make shaving and applying makeup a challenge. Sconces are a better choice and can be mounted to the wall or to the mirror. Mirror-flanking swing-arm lamps also cast light conducive to grooming.



**LEFT:**  
**2011 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**

**RIGHT:**  
**2008 Upper Arlington  
Bathroom Remodel  
by The Cleary Company**



## Choosing Flooring Materials

In a recent survey by the National Association of Home Builders, prospective homeowners ranked ceramic tile as their top choice for bathroom flooring. Stone tile and LVT vinyl flooring are also good options in the bathroom. We have great examples of all these in our design center.

An easy way to add luxury to a bath is by installing a radiant floor heating system and adding a timer lets you set the heater to provide a warm surface for the first footsteps of the morning.



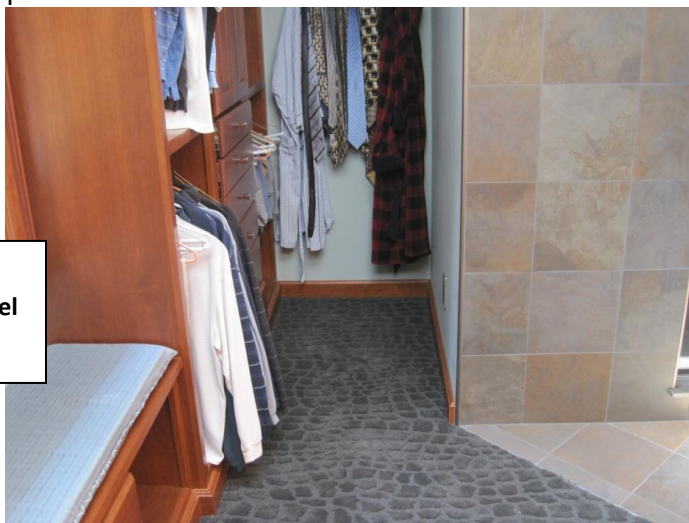
**Ceramic Tile flooring from  
Hamilton Parker  
The Cleary Company office  
men's restroom floor**



**LVT plank flooring from  
America's Floor Source  
The Cleary Company office  
women's restroom floor**

## Master Bathroom Extras

A dressing room connected to the master bathroom and bedroom lets an early riser shower and get dressed without disturbing a late sleeper.



**2011 Upper Arlington  
Master Bathroom Remodel  
by The Cleary Company**

Squeezing laundry features into a master bathroom allows you to wash clothes right in the room where they tend to pile up. A stacked washer-and-dryer unit is a space-savvy way to make a bathroom double as a laundry room. These units require a space about 27 inches wide and 27 inches deep.

Photo found online @ HOUZZ.com

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If you're looking to expand your master bathroom, you might not have to look far closets and unused bedroom space can be added to the existing floor space. For the client below we took 2 small bedrooms and converted them to an master suite complete with a bedroom, full bathroom and walk-in closet and also a powder room.



2012 Upper Arlington  
Master Suite Remodel  
by The Cleary Company