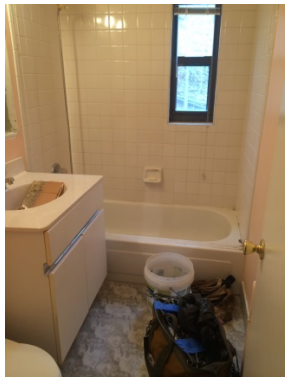
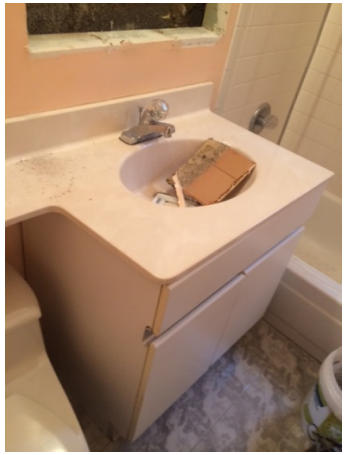
# The Modern Bathroom

National CotY Awards 2014





# The Challenges

Build the modern bathroom. Sleek, simple, refreshing!

- Maximize the space
- Logistics.  This co-op was almost 80 yards from the parking lot
- Work with building supervisors
- Work within co-op hour constraint
- Help our client bring the vision in her head to reality
- Correct framing from the 1920's
- Create a seamless design around floor tile design
- Find modern lighting
- Convert tub to a shower
- Exceed expectations!

# Working in a co-op

Co-ops have very specific rule meant to insure that all the people living in separate but close proximity are unaffected during the construction process.

The truck would be parked more then 80 yards from the build.  Trips to the truck must be limited.

Days are limited to 8 hours including lunch; 9am to 5pm. At the same time we need to make sure that we complete the project on schedule.

Working in close quarters can also be trying to the client.  We want to separate the construction area best we can while keeping the dust to a minimum.

# The Game Plan

Speak with the neighbors.  We gave them my personal cell number and told them to call me under any troubling circumstance no matter what it is.  We want to make sure they knew they are a priority also.

Make friends with the building super.  Introduce your company as one of the good guys that follow the rules and want to do things the way he NEEDS us to.  Ask him if there are areas close by where we can store jobsite materials.

Set up a system for keeping equipment on site to avoid long wasteful walks to the truck.  Set up the, " you can not leave the work area until everything that can possible be done is done," rule.  Then you can run back to the truck.  Material can only be picked up in the morning before hours.

Set up exhaust systems and dust walls.  Cordon off an are discussed with home owner to keep necessary tools and equipment close.

# The Design

We read all the latest industry trend publications.
Maintain relationships with all the major showroom on Long Island.
Learn how to use and install products in the proper way.
We listen to our client until their vision becomes our own.

That is how we guided our client to the perfect materials from the perfect places to build her vision.  A vision we now shared.

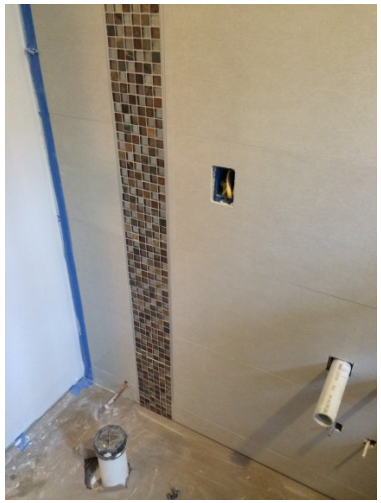
Sleek, simple, refreshing.

# Construction

Working in old buildings, with old framing, old electric and old plumbing are always a challenge.

Using our licensed professionals we were able to pin point several mechanical problems and come up with the solutions necessary to ensure a build that would last the test of time.

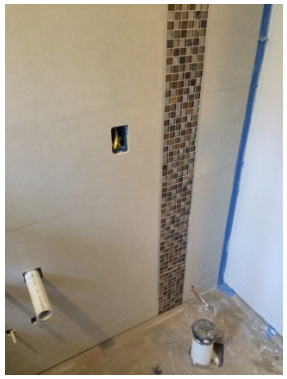
Most framing had to be sistered, plumed and leveled for our large format tile installation to look just perfect.



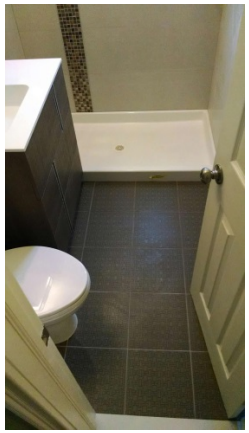
# The Build

Client needs

Craftsmen



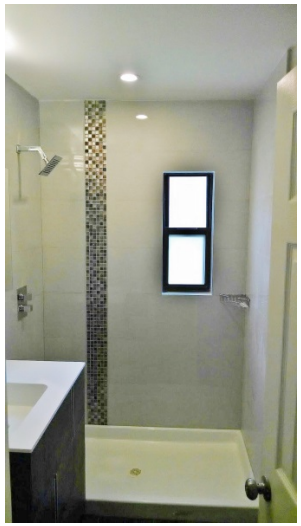
Tile specialist



Carpenters

Plumbers

Electrician



Designers

Painters

# Before

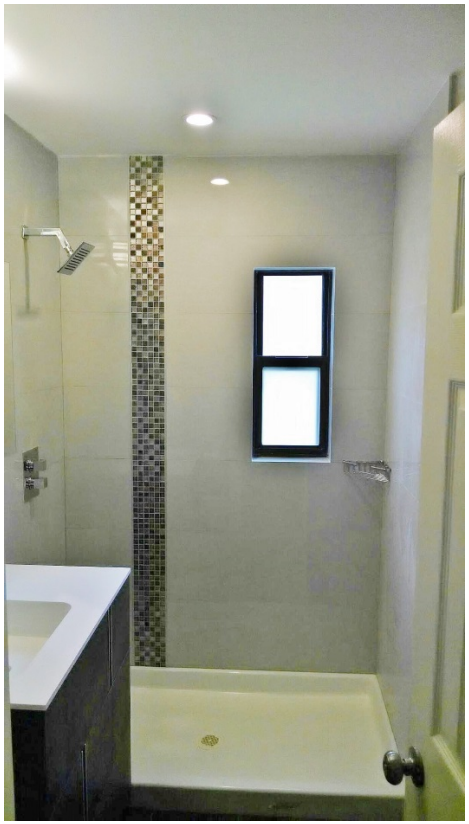
# After

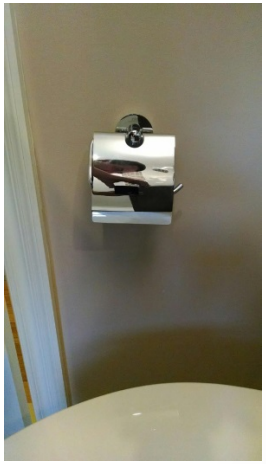
# Before

# After

# Before

# After





# Features

- Tile by Porcelanosa and Dal Tile
- Architectural Door Casing
- Semi-frameless shower doors
- Kohler dark walnut soft close seat
- Fixtures by Porcelanosa
- Lighting by Elements
- Tub converted to Kohler Shower Pan

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