JJB HOME IMPROVEMENTS, LLC

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Master Bath Remodel:

1. Demo room including remove all fixtures, demo dividing wall, demo ceiling
2. Remove two hydronic baseboard radiators
3. Install minimum 3" of closed cell spray-foam insulation on celling, all exterior walls, and portion of floor that is overhang (about 2 feet)
4. Refinish ceiling so that it is a consistent sloped celling (only ½ of room is that way today) and finish with 'wood' slats, matching adjoining room (prefer composite material due to likelihood of moisture)
5. Refinish window frame near shower to match other windows and vanity (think this will involve either re-staining existing window frame or building new frame)
6. Install *one new hydronic radiator/towel warmer*; cap and safely retire other radiator piping
7. Install electrically heated floor
8. Install 12x24" *porcelain floor tile* throughout bathroom
9. Install drywall on walls, use cement board in shower, behind vanity, and all around tub area, up to and including at least 12" from any place that could get wet

10. Slopeand install ‘curbless’ shower, waterproof shower floor plus 6” beyond shower edges,install linear drain
11. Installstandard *showerheadandcontrolpluswallmountedhand-heldshowerheadwith diverter*
12. Install 12x12” *mosaic tile* on one wall of shower
13. Install 2x8” *subway style porcelain tile* on one wall of shower
14. Install ‘frameless’ glass enclosure for rest of shower
15. Homeowner responsible for purchasing *shower door.*
    a. We will coordinate with T&L Glass
16. Build and *tile* small bench in shower, similar to existing 17. Install *custom cabinetry* for both vanity and linen closet 18. Install *quartzite countertop* for vanity 19. Install *two sinks and fixtures* in vanity 20. Install infrared motion sensor and ‘kick toe’ LED lighting at bottom of vanity 21. Install *freestanding tub* and plumbing (waste+overflow drain & *floor mounted tub filler*) 22. Install *one toilet*

9 LED Recessed Lighting

23. Install 1 *pendant lighting fixture*, 10 LED recessed lighting, *3 wall sconces* and controls
24. Install 1 fan vent with timer control for the whole room (minimum 220 CFM)
25. Finish drywall and paint
26. Install new baseboards

*Note: *Italics* indicates product purchased and provided by homeowner

Kid’s Bath (Other Bathroom) Remodel:

1. Demo room including remove all fixtures, demo closet wall, demo interior window, demo all wood walls and ceiling
2. Demo floor and level the floor to ensure threshold is near zero from hallway to bathroom (after installing new floor & tile)
3. Demo portion of interior wall allowing relocation of *bathroom entry door* and increasing size to meet code
4. Remove one hydronic radiator
5. Install *one new hydronic radiator/towel warmer* (small relocation)

6. Install drywall on walls and ceiling; use cement board in shower, behind vanity, and all around shower area, up to and including at least 12" from any place that could get wet, including shower ceiling area

7. Slope floor for 'curbless', shower waterproof shower floor plus 6" beyond shower edges, install linear drain

8. Install *floor tile & shower tile*

9. Build and install bench in shower

10. Install *one overhead 'rain shower' head and one wall mounted, removable handheld shower spray with controls*

11. Install 'frameless' glass shower

12. Homeowner responsible for purchasing *shower door.*

    a. We will coordinate with T&L Glass

13. *Tile* bench (may include a bench 'top' to coordinate with vanity)

14. Install *custom cabinetry for vanity (offset right style)*

15. Install infrared motion sensor and LED 'kicktoe' lighting at bottom of vanity

16. Extend plumbing through vanity to where sink will be

17. Install one sink and faucet fixture in vanity

18. Install *countertop for vanity*

19. Install *one toilet*

20. Install *one flush or pendant lighting fixture*, ~~6 LED recessed lighting~~ ***3 LED recessed lighting***, *2 wall sconces* and controls

21. Install one fan vent with timer control for the whole room (minimum ~~180 CFM), t~~his will require work on roof for exhaust

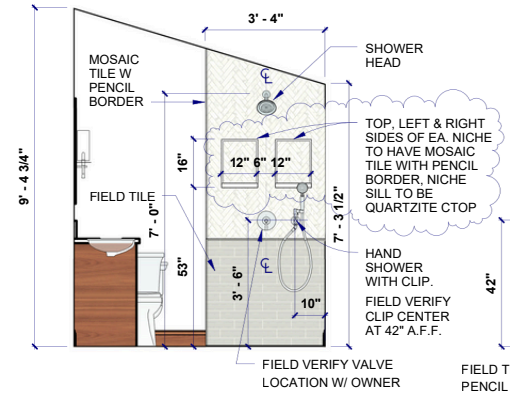
    110 CFM

22. Finish drywall and paint

23. Install new baseboards

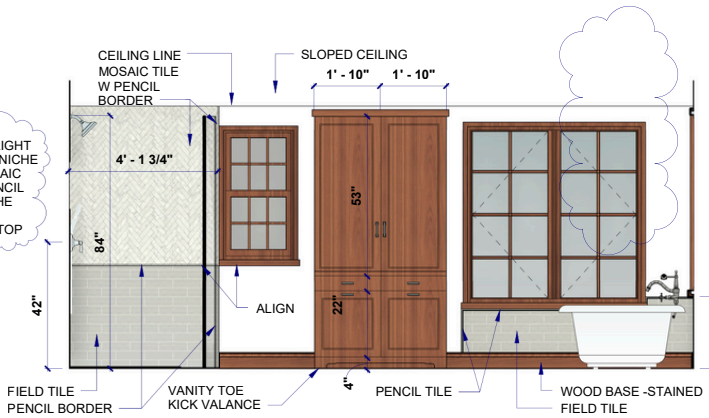
24. Install *one mirror* above vanity

*Note: *Italics* indicates product purchased and provided by homeowner



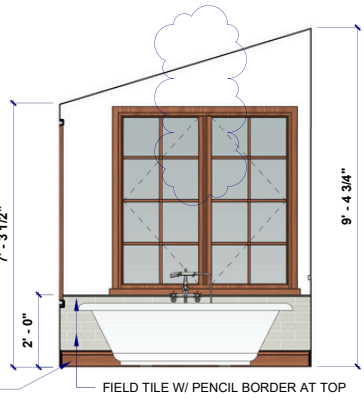
3 M Bath Looking West
3/8" = 1'-0"

NOTE: SHOWER GLASS NOT SHOWN FOR CLARITY

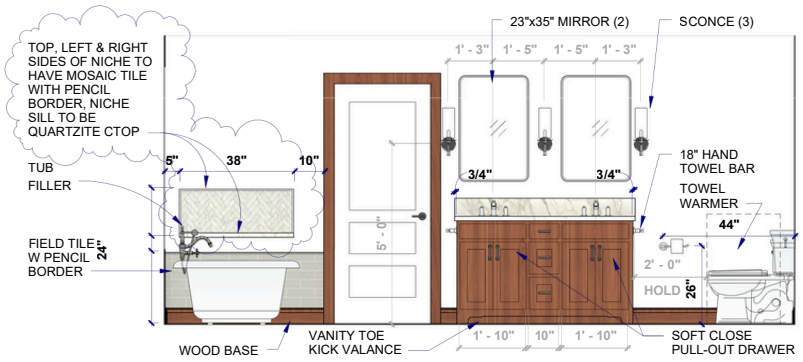


2 M Bath Looking North
3/8" = 1'-0"

NOTE: SHOWER GLASS NOT SHOWN FOR CLARITY



1 M Bath Looking East
3/8" = 1'-0"



4 M Bath Looking South
3/8" = 1'-0"

Master Bath Elevations

A103

Scale3/8" = 1'-0"

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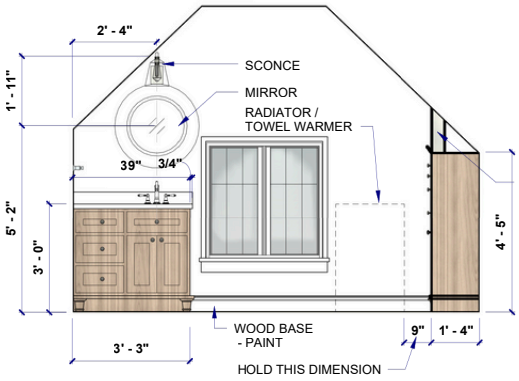
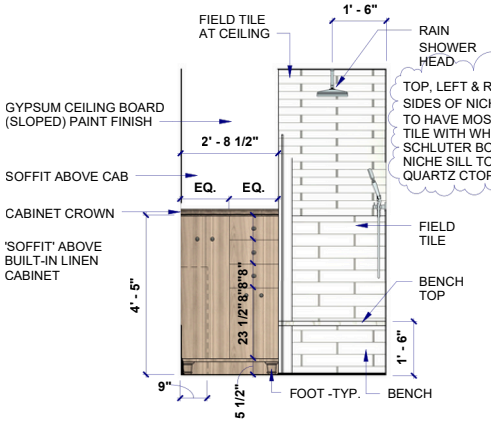
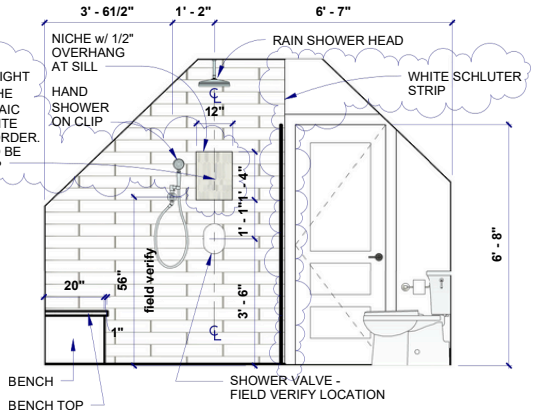


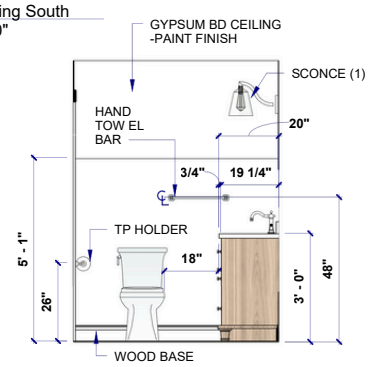
3 Bath Looking North
3/8" = 1'-0"



2 Bath Looking East
3/8" = 1'-0"



1 Bath Looking South
3/8" = 1'-0"



4Bath Looking West
3/8" =1'-0"

Bathroom Elevations

A104

Scale3/8" = 1'-0"

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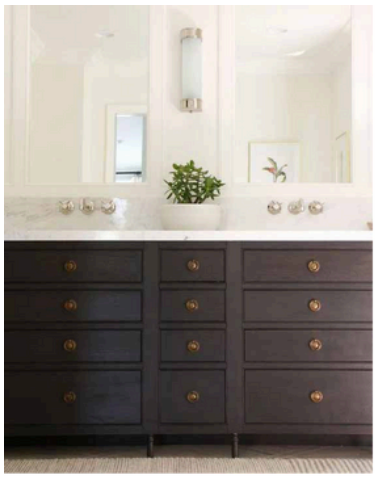
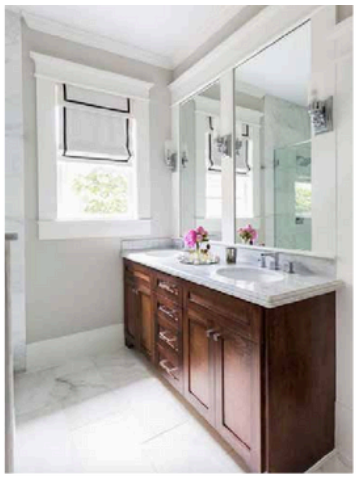
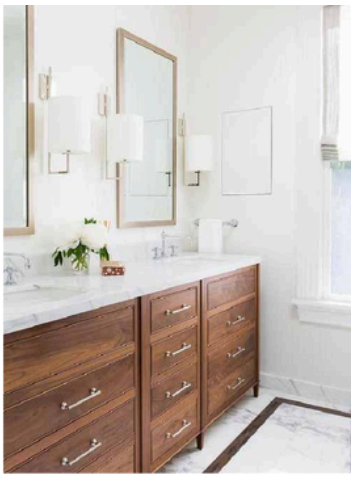
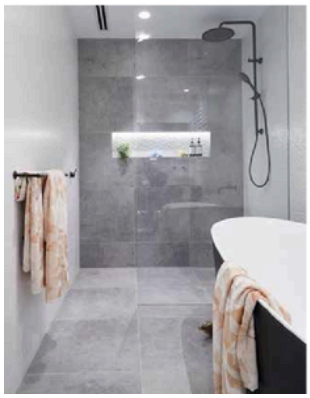
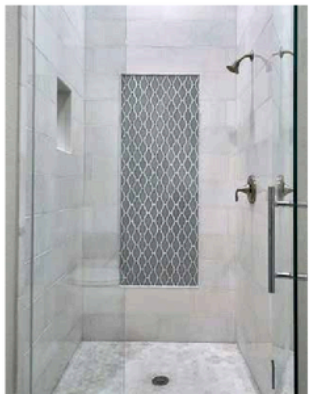
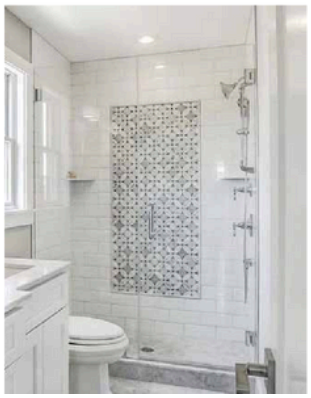
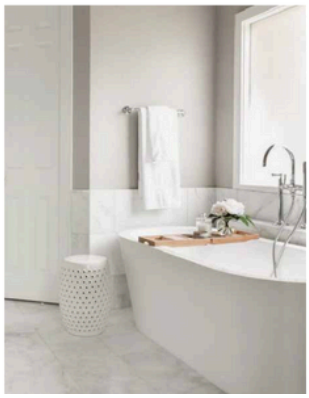
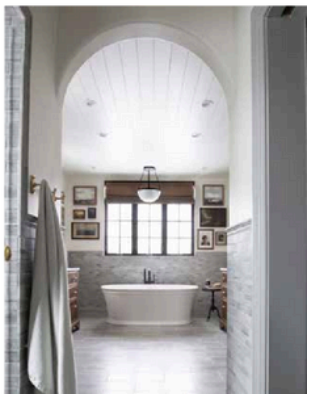
Master Bathroom Lookbook

Master Bathroom Inspiration



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Master Bathroom Fixtures

Fixtures: Master Bathroom

Widespread Faucet (x2)

Kohler
Artifacts, K-98068-4-SN / K-72759-SN
Vibrant Polished Nickel, $781.28 (inc. rough)

Undermount Sink (x2)

Kohler
Verticyl Undermount, K-2882-0
White, $121.88

Freestanding Tub

American Bath Factory
Double Pedestal, PK3-DPD72-900D-SN, 72x42
White, $1,273.50

Tub Filler

Newport Brass
Seaport 850-4273
Polished Nickel,

Showerhead

Kohler
Artifacts, K-72773-SN / K-72775-SN
Vibrant Polished Nickel, $170.05

Handshower / Hose

Kohler
Artifacts, K-72776-SN / K-9514-SN
Vibrant Polished Nickel, $188.15

Handshower Holder

Kohler
Artifacts, K-72797-SN
Vibrant Polished Nickel, $140.60

Pressure Balancing Trim

Kohler
Artifacts, K-T72768-4-SN / K-11748-K-NA
Vibrant Polished Nickel, $416.20 (inc. rough)

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Master Bathroom Finishes

Finishes: Master Bathroom

Bathtub Pendant

Shades of Light
Placunidae Chandelier, 24" Dia. x 21"H
Polished Nickel / Natural Shell, $702.40

Wall Sconce (x3)

Aerin(Circa Lighting)
Dunmore Sconce, 4.5"W x 14.25"H
Polished Nickel, $359.20 each

Wall Mirror (x2)

Pottery Barn
Vintage Rounded Mirror, 23"W x 35"H
Polished Nickel, $279.20 each

Vanity Cabinet Hardware

Schaub & Co.
Menlo Park 538-PN, 4" CTC
Polished Nickel, $10.86

Toilet Paper Holder

Pottery Barn
Mercer Toilet Paper Holder
Polished Nickel, $31.20

Hand Towel Bar

Pottery Barn
Mercer 18" Towel Bar
Polished Nickel, $39.20

Toilet / Toilet Seat

Koh ler
Corbelle Two-Piece Comfort Height 1.28GPF
K-3814-0 White, $374.96

Toilet Seat / Trip Lever

Koh ler
Ridgewood K-20454-0
White, $39.79

Koh ler Corbelle K-20120-L-SN Polished Nickel, $60.49

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