

Bathroom Masterpiece: A Vision Comes to Life

BY KATHE RUSSELL, CKBR, CAPS AND MIKE RUSSELL, CR

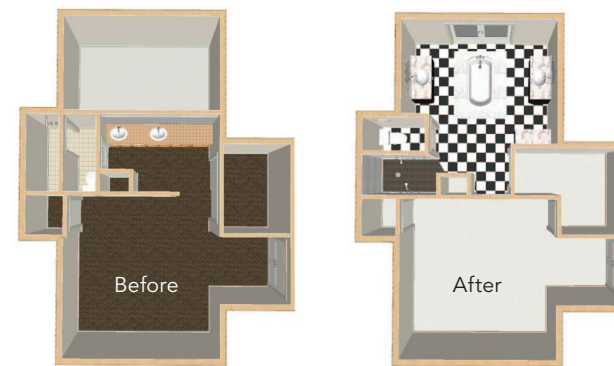


Imagine if what you see in your mind's eye could appear magically before you. While this may happen in the movies, it unfortunately doesn't occur this way in real life. Perhaps you have a vision of your home and thoughts of how beautiful and functional it could be. The problem is—how do you get there? How do you find the resources and help that you need to make that great space happen? Such was the situation for Joey and Brent Yoshimura of El Dorado Hills.

Joey Yoshimura, who has always had an eye for design, had a very detailed vision of what her dream master bathroom would look like and how it would function. Her husband Brent, who studied architecture in college, figured out that what she wanted to do was physically possible with their house. He knew, for example, that plumbing and electrical would have to be relocated in order to make her vision work. While in the past, they had tackled some home improvement projects successfully on their own, they decided to hire a professional design-build remodeling company this time. Due to the complexity of this project, they wanted the expertise of award winning DreamBuilders Home Remodeling to help them bring their ideas to life.

When Mike and Kathe Russell, owners of DreamBuilders Home Remodeling began working with the Yoshimura's on this project, they knew that this project was going to be special. While the Russell's have won awards for many of their projects, they never dreamed that this one project alone would take home six prestigious awards and appear on numerous magazine covers within a one year span. The Russell's were presented with two national awards from the National Association of the Remodeling Industry last year, along with two more from their local chapter—a Judges Choice Award and Contractor of the Year Award for Residential Bathrooms over \$60,000. In addition, the National Kitchen and Bath Association, California Capital Chapter awarded the Russell's First Place for Large Bathrooms and another award for the "Best Before and After" project.

In order to create the space that the Yoshimura's desired, it was necessary to build a floor on the second story over a lofted area in the family room below. This would essentially triple the size of their existing bathroom, as well as utilize "dead" space within the existing footprint of their home. The design-build team immediately saw the challenges



of having to extend the floor over a lofted area, extensive demolition of the second floor vaulted ceiling framing, and the structural issue of having to take down a load bearing wall in the middle of all of that. After some creative meetings with their engineer and several subcontractors, the team figured out how to make all of that work.

One of the challenges was the tub in the middle of the room. While getting hot and cold water over there is easy because it just comes through the floor, the tub needed a quarter inch fall per foot in order to drain—and it was a long way to outside where it could just fall straight down. However, the design-build team figured it out by finding the shortest run and rerouting the drain to that location without extensive framing of the first floor ceiling.

Another major challenge was removing a load bearing wall. Sometimes it's easy and sometimes it's not. In this case it was difficult because the roof load had to be transferred all the way down to new

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Ask Mike and Kathe

Got a remodeling question?
Feel free to email us at info@ourdreambuilder.com
and we'll publish our response in our monthly column.

Dear Mike and Kathe,

My husband and I would like to remodel our bathroom and I want to make sure that it works for us in years to come. What things should I consider?

~ Janet R., Granite Bay

Dear Janet,

There are three main things that you should do to make your bathroom "future ready". 1) Put backing in your shower/tub walls for future grab bars. While you may not need grab bars now, they can be safely installed later without having to remove tile. 2) Choose a shower head with an adjustable slider bar. This will allow you to adjust it to different heights (i.e. if you are in a wheelchair) and can also be removed from the slider bar and used as a sprayer to clean the shower and/or tub. 3) Choose plumbing fixtures with levers, rather than knobs that have to be turned. Levers are much easier to operate for people of all ages and abilities. There are many other things you can do, but these are just some of the basics. ~ Kathe

Dear Mike and Kathe,

My neighbor has been remodeling their bathroom for the past year. How long does a bathroom remodel take?

~ Bill W., Orangevale

Dear Bill,

You didn't specify what kind of bath project, so we'll cover the two most common, with the assumption that you are using a professional remodeling company and not doing it yourself in your spare time. The guest bath/hall bath, which contains a vanity, toilet, and tub/shower combo, could take around two weeks if you put everything back in the same place. Now a master bath can be somewhat different. Often, people want to move things around or expand the space. This could take up to 8 – 12 weeks to complete. Every situation is different. This question is best answered when the project is identified, plans are drawn, and a scope of work is defined. In any case, it shouldn't take a year. In your neighbor's case, it sounds like he may have been doing the work himself in his spare time. ~ Mike