

Design Trend



MASTER PLAN HOMES



2021

ISSUE 5



Project Profile

The Back Bay's Custom Cottage

The Custom Cottage in the Back Bay at Arrowhead Lake is one of our most popular designs from the last few years. Blending modern textures and colors with timeless elements that help to create a design that has both an on trend appeal, and styling that stands the test of time. Let's take a look behind the scenes of this beautiful Custom Cottage plan.

As with all homes, the most logical place to start with this design is the kitchen. The kitchen is the area of the home that we generally spend the most time designing, which makes sense as it is the area of the home where the owners will likely be spending the majority of their time. In our initial conversations with the home owners, the seating area was one of the biggest and most important factors in the kitchen design. Entertaining family and friends, baking with grandchildren, and creating a space that was inviting for all to sit around and enjoy was paramount in the layout. One way we created more seating in the kitchen was with an island. This approach allowed us to create an L-shaped space and were able to utilize two sides of this area for seating. Keeping the island all one height makes it feel more like a table, and comfortable to be seated at when being used as a space to congregate around, with the duality of making the surface area larger for prep work and serving. When utilizing light colors, in this instance a very light gray, the dark stained tone on the island helps anchor the visual weight of the room and keeps the entire room centered. The home owners chose to use counter top colors similar to the cabinets as to design a more continuous flow throughout the kitchen. This particular kitchen incorporates Calcutta Marble quartz. Quartz is an extremely durable product which we talk a little bit more about later on, along with a product spotlight on our YouTube channel.



Another area that was a primary focus for our home owners was a floating shelf system. Floating shelves can be tricky to use in a kitchen design, without wasting or losing too much space. However, in a large kitchen, it can help break up the monotony of too many upper wall cabinets, making the kitchen feel cleaner and more spacious. Incorporating floating shelves into the corners of this room gave them natural end points, as they return into the finish sides of the upper wall cabinetry.

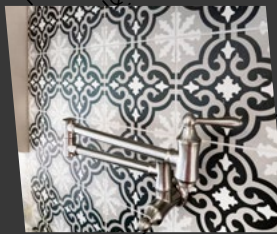


Floating shelves are great for displaying home decor, decorative cups, plates, and miscellaneous items to help put a finishing, homely touch, on the design. As an accent to the cabinets and shelving we utilized LED tape lighting, which highlights these decorations and items placed in these nooks and under the counters.

An additional aspect of this design that adds to it's custom feel are the stacked moldings. Detailed crown molding adds a finishing touch to cabinets. In this kitchen we added a second layer of molding, giving it a stacked look, and embellishing the profiles that were present to add dimension and a more refined look. In a room with tall ceilings, the height and size to the moldings must be proportionate to the size and height of the cabinetry, thereby preventing visual imbalance. In addition to the stacked mouldings and layered cabinets, alternating the depths of the cabinets made the space more interesting, you can see this



demonstrated in the wall cabinet's depth to the refrigerator, and depth of the back pantry cabinets, which add to the aforementioned dimension of the moulding layout. Finally the addition of raised door panels to finish sides of the cabinetry helps to tie this look together, and adds to the custom appeal.



Another feature that makes this kitchen unique is the custom built soffit over the large bank of windows behind the sink. This custom soffit helps to tie in the crown molding which encompasses the room, while framing in the sconce lighting. Sconce lights with a decorative arm, as seen in the photos, have been increasingly popular in our kitchen designs, not only because it adds an element of ambient lighting, but the design and style of the light itself is unique while maintaining a traditional feel.

One of the final elements we considered in the design of the kitchen is the backsplash, due to that fact that it is a focal piece that helps tie the entire design together. We love to wait until cabinets are in, counter tops are on, and paint is on the walls before selecting a backsplash tile. This time line allows us to hold up samples in the room to make sure that sample displays continuity with the specific area in which it will be used. The main body and perimeter of this kitchen has a very subtle subway tile, while the range we accented with a decorative statement tile. This statement piece really helps to draw attention to the decorative hood, which may otherwise get lost being the same color as the cabinets, while at the same time defining the range space. We were also able to incorporate this accent tile behind the coffee bar, which carries the same color as the island base, tying in



See a full 360° video of this home on our YouTube channel at youtube.com/masterplanbuilders



the two adjacent rooms together with similar elements.

As we move through the home we come to the master bath and the master bedroom, this is another area in which we focus heavily during the design process. We believe that each of our customers deserves to have a master suite that feels like an oasis and an escape at the end of the day. One way we make bedrooms go from simple to stunning is by adding a design element to the ceiling. Many times we utilize tray ceilings, vaulted ceilings, or coffered ceilings in the master suite to help give it definition and set it apart from the rest of the home.

An abundance of thought and time went into the design of this master bath and much of that focus went into the shower. This customer wanted to incorporate quartz, a solid surface that allowed us to have a seamless marble look. Our skilled fabricators were able to wrap the veins of the marble quartz around the entire shower without any seams. In addition to its visual appeal this seamless look allows customers forget about porous grout regions and the cleaning maintenance that goes along with that.

When selecting a shower surround that has the visual movement of marble look, it's important to pick a floor that pairs well with it, and does not draw attention away from the focal points of the room while still providing appeal. In this design, we used a "Happy Floors" product that matched the color of the veins found in the quartz, causing the flooring to be interesting while blending well with the surrounding textures. The chrome fixtures on the white quartz material pops, adding a clean, and refined design element.

Another challenging aspect of some master bath designs, is the placement of the tub in regards to the his and her sink layout along with how it incorporates with the shower and other elements in the bath. With this bath layout we decided to split the his and her's vanities with a soaking tub. This allowed each vanity to be defined in its own space. Additionally we incorporated a large window for added natural light near the vanities and reincorporated the quartz from the shower for the counter top and tub surround. Since the tub surround split each vanity, we added a modern element of a waterfall edge, from each vanity, to the top of the tub deck. This design element gave a clean, continuous look from counter top down to the basin, while simultaneously functioning as an active backsplash, protecting the wooden cabinet vanities with a quartz guard on three sides of the tub deck.

As both functional and decorative elements in the vanity layout we included sconce lighting on both sides of the mirrors in this master bath. As these lights are lower wattage and lower color temperature, they add ambient warm light. We also wanted to incorporate mirrors equipped with LEDs, for added utility lighting. The dark gray vanities have a wonderful contrast to the light gray floors and marbled quartz look. The cool color tones in the bathroom pallet, creates the feel of a spa environment, which many home owners are trying to achieve with a modern, yet ageless design such as this.



New Trends In Tile

PORCELAIN PRODUCTS HOT FOR BUILDERS AND HOME OWNERS

The tile selected for this month's feature home is Happy Floors Porcelain Valencia Series 15" x 30".

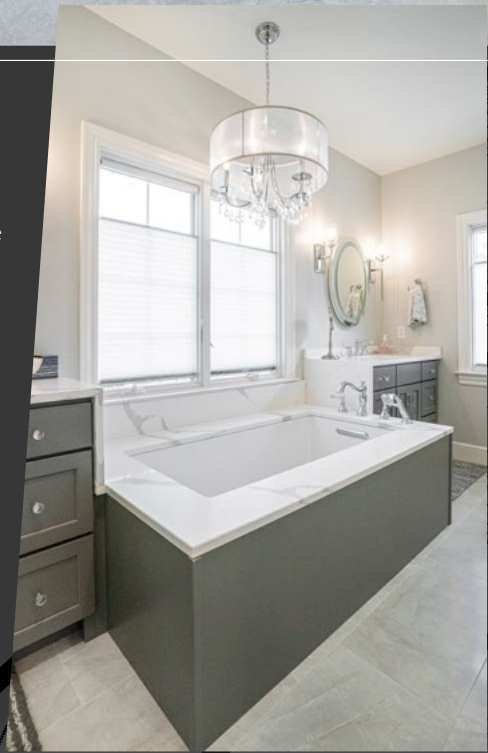
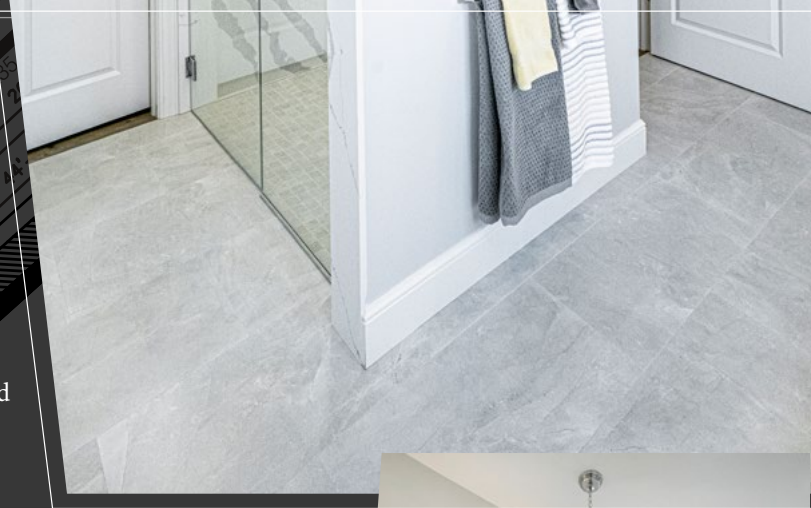
Porcelain tile can be used on both walls and floors. It is denser than ceramic tile and is subject to less water absorption. It usually contains notable levels of quartz and feldspar mixed in and is typically fine-grained, smooth tile. Like ceramic tile, porcelain tile has good resistance to heat and can sometimes be used on counter tops as well. It is easy to clean using soap and water. Porcelain tile is considered more durable and better suited for high-traffic areas than ceramic tile. In a through-body porcelain, if chipped, you will note that the color continues all the way through the tile, making it difficult to notice the imperfection.

Happy Floors offers an extensive selection of fine porcelain tile imported from Italy and Spain. With more than 100 different installations schemes and more than 60 different types of tiles available in lots of distinct colors, this international distributor boasts unique options that can satisfy all different design styles.

A variety of Happy Floors products and colors are available through Canfield-based Youngstown Tile & Terrazzo. Happy Floors is a growing product line offering a luxury look for a great price. Porcelain tiles are projected to be hot among builders and home-owners alike for years to come. You can visit their Retail Design Center to see product samples and patterns. This product is great for both the D.I.Y. home owner or professional installation.

The Youngstown Tile & Terrazzo Retail Design Center is open from 8:00 AM to 5:00 PM Monday through Friday, Weekends by appointment only. No appointments are necessary during normal business hours. Their professional design team will be happy to help with everything from project planning to product selections.

This quarter's tile trends brought To you by, and available at



YOUNGSTOWN TILE
RETAIL DESIGN CENTER

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Quartz Is Hot!

As home builders we are on the forefront of what new home owners are gravitating towards, and sometimes one trend seems to be top-of-mind for our customers as we enter the design process, that product is Quartz. This material is natural and one of the toughest ones on earth, and because it can be found easily throughout the world and has a high level of durability, it has become an ever increasingly installed product in our homes. Quartz counter tops are often referred to as an "engineered product", but quartz itself is a fully natural mineral. In the production of Quartz counter tops, binding agents are combine with the natural quartz to form the patterns and unique aesthetics that are so often desired. Quartz isn't just for counter tops. When working with a creative design team the material can also serve as a beautiful wall treatment or even as a full surround in your bath or shower!



Are All Quartz Counter Tops Created Equal?

While the look of each quartz is subjective, the manufacturing process is not. When the natural quartz material combine with a binding agent, it loses a portion of it's durability and wear resistance. Make sure you work with a vendor who uses quartz with high proportions of the natural material to make sure you get the highest quality surfaces for your home!



Is Quartz Right For You?

While granite and marble are long standing veteran of the counter top industry quartz may be your best choice if your looking for:

- Highest levels of durability and scratch resistance
- Lower maintenance through avoiding resealing
- Bacteria and stain resistance due to lack of porosity
- Versatility in color, design and patterning

Still Curious about quartz? Contact us today to speak with our experienced design team members to learn more!

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