

# SeaPointe

CONSTRUCTION

Design/Build Remodeling Services

HOME REMODELING  
ADDITIONS | KITCHENS | BATHROOMS

NEWSLETTER  
VOLUME 80

## EMERGING BATHROOM TRENDS



The importance of a functional, yet beautiful bathroom design is back in the spotlight. Many of us are looking for elegance mixed with sleek and simple when it comes to the bathroom. More and more bathroom designs are being tailored around relaxation and rejuvenation. We've enlisted a few of our designers to put together the most current and impactful bathroom trends in the industry.

- Creating a spa-like feel is an admired trend and can be accomplished by incorporating calm, neutral tones and clean, streamlined designs.

- Floating vanity cabinets, with sleek door styles, are becoming main stream in Orange County.
- Large, no-threshold showers are popular because they visually increase space while creating the central masterpiece of the bathroom.
- Freestanding bath tubs are also making a big comeback as the "jewelry" in a bathroom. Oversized soaker tubs support the spa-like design style in creating a bathroom centered on relaxation.
- Incorporating aging-in-place design elements, such as planning for future grab bars are becoming the norm.
- To add a fun design element, bold geometric floor tiles are making a splash in small powder rooms and hall baths.

Bathroom design is personal and fun, so make sure to tailor your project to your individual needs. Create a space that allows you to escape from the chaos of the world around you, kick back and enjoy a little R&R.



# PLANNING A FUNCTIONAL OUTDOOR KITCHEN

## CALIFORNIA ROOMS

Today, outdoor entertainment means much more than barbecue grills and patio furniture. On average, Orange County residents are spoiled with more than 280 days of sunshine a year, which is why these outdoor spaces have taken on the name "California Rooms". California rooms have become an extension of our homes and most include outdoor kitchens for entertaining. Custom outdoor kitchens can feature pizza ovens, wet bars, and refrigerators, cook top burners, smokers, and warming drawers.



## EAT & RELAX WITH GUESTS

Remodeling and designing your outdoor kitchen can be a dream come true. Not only does it add value to your home but if you like to have people over and enjoy entertaining, odds are you will be using your outdoor kitchen for more than just the occasional barbecue. Your outdoor California room can include anything you can dream up – large family dining tables, comfy couches in front of a built-in fireplace, televisions, bars, you name it. The days of running back and forth from the backyard to the kitchen are over. You can now eat and relax with guests all while enjoying our great weather.

## WORK WITH A DESIGNER

While one can dream of their perfect outdoor entertaining area, it may be harder to put together a cohesive design and plan than you think. Work with a designer to discuss your vision and let them handle the design, structural plans, material details and execution.

## COUNTER SPACE & STORAGE

Two design elements that are paramount to client satisfaction, is having enough counter space in order to prep and serve food, as well as making sure that you have a functional storage to avoid the trip back to the kitchen indoors. Make sure your design does not isolate the cook from the rest of the party. There is nothing worse than getting stuck with grill duty while hearing everyone else having a blast!

## THE RIGHT FURNITURE AND LAYOUT

Lastly, choosing the right furniture and layout for your outdoor space will keep your guests entertained and your soiree running smoothly, so you can thoroughly enjoy the festivities, too. Happy planning!



Courtesy of Sea Pointe Designer, Carolyn Hall

### PREPARATION:

In a large mixing bowl, thoroughly cream...

- 4 Sticks of softened, salted butter
- 2 Cups of brown sugar
- 1 ½ Cups of sugar
- 3 Tbsp. of vanilla extract

To butter & sugar mixture, add:

- 3 Eggs

In a separate bowl, fold together...

- 6 Cups of flour
- 2 Tbsp. of baking soda
- 3 Tsp. of kosher salt

Slowly add dry mix to creamed mix to create a dough.

Fold (2) 12 oz. packs of your favorite chocolate chips into dough.

### BAKING:

Bake at 365 degrees, on an un-greased cookie sheet, for about 13 minutes (or until golden brown) while switching oven racks half way though to ensure consistency.

**Congratulations**  
to our NKBA 30  
Under 30 Award  
Recipient  
**Lauren Mills**



Lauren Mills, head of Client Relations at Sea Pointe Construction, was honored as a National 30 Under 30 Award recipient by the National

Kitchen & Bath Association (NKBA) at the Kitchen & Bath Industry Show (KBIS) in Las Vegas, NV.

The National Kitchen & Bath Association's 30 Under 30 program highlights 30 exceptional young professionals who are excelling in today's kitchen & bath industry. The program is helping these carefully-selected individuals develop themselves with new opportunities for growth and acknowledge their current success at the association's annual trade show KBIS. They assist the NKBA in spotting trends, researching the showroom of the future, the next generation of Universal Design and the overall direction of the kitchen and bath industry.



# SEA POINTE PROJECT SPOTLIGHT: CORONA DEL MAR BUNGALOW

*From Quaint to Marvelous*



Most homeowners decide to remodel not because their cabinetry is outdated, or they dislike their backsplash, but because the space has an inconvenient design flaw. Design flaws can be unique to each family such as bad traffic patterns or limited areas for homework or entertaining guests. A common complaint we hear is that homeowners are tired of being secluded in the kitchen, while entertaining. Sound familiar?

Well, that was the case for this Corona del Mar couple who were dealing with an isolated kitchen and an underutilized dining room. They also enjoyed their formal living room and wanted to take advantage of the space while capitalizing on their great view and the ocean breeze.

## TIGHT ON SPACE

The original galley kitchen was way too small for this couple's needs. They had separate doors from the family den into the kitchen, as well as another door which led into the dining room, creating a completely closed off space.

Our design solution was to remove the wall between the kitchen and dining room. This created an open space connecting the kitchen, dining area and living room.

## STRUCTURAL CHANGES

However, removing interior walls is normally easier said than done. The wall needing to be removed between the kitchen and dining room was load bearing, meaning we had to figure out how to

structurally hold up the vaulted ceilings while eliminating any vertical posts in the room. We designed the kitchen space to be more intimate by having lower ceilings rather than the adjacent vaulted ceilings. This also allowed us to hide the new structural beam that was needed to support the roof after removing the wall.

The cherry on top was being able to create the indoor outdoor feel for our clients by constructing a flush foundation by cutting the interior slab to be level with the exterior and installing bi-fold doors which really allowed them to entertain outdoors and in.

## HELP! STORAGE NEEDED

The previous galley kitchen was really tight on space and storage. In order to provide more storage, we decreased the size of a window to add wall space and raised the cabinets to ceiling height. By removing the structural wall we were then able to give them an oversized peninsula which also allowed for more prep space.

## A PLACE TO CALL HOME

This isolated kitchen started with an extremely insufficient workspace, with very little room for storage. We created a functional design that provided our clients with the perfect indoor outdoor California great room. By removing one large structural wall this insignificant, dark kitchen became the focal point of this Corona del Mar home. The oversized five foot peninsula added a large workspace and provided the extra seating our clients needed.

Our clients were thrilled with the final results and we were glad that we could provide a home that allows them to sit back, relax and enjoy that fresh ocean breeze.



## SEA POINTE CONSTRUCTION PROJECT TEAM

Design Consultant: Dave Eslinger

Project Manager: Chris Jay

# NO TUB? NO PROBLEM

**“We don’t want a tub in our master bathroom, but we need to keep it for resale.”**

We hear it almost on a daily basis here at Sea Pointe.

Our answer? **No, you don’t.**

Over the last few years, remodeling has become more about remodeling for you, not the next buyer. And if you don’t want it, why are you confident the next owner will need it? Over the past two years, we have removed 69 percent of tubs from master bathrooms and not replaced

them. Eliminating the tub also cuts costs, which many homeowners are opting to do in order to add other items such as heated floors. *“Clients are changing the way they use their bathrooms,” Tanya Poland, design consultant says. “Most adults don’t use a tub, they would rather have more storage or a larger shower. Home function and design are always evolving.”*



## COLORFUL KITCHEN ISLANDS

Consider making a statement with your kitchen island. Here are a few, fun options.

- ▶ **Gray-Blue Hue:** A soft gray-blue island can be elegant or rustic.
- ▶ **Chic Charcoal:** Take it up a notch with a classy dark island to make a statement.
- ▶ **Rich Cobalt:** A navy island is a bold take on the classic look.
- ▶ **Citrus Lemon Green:** Pick a paint that creates a sunny warm feeling of bliss.

# SCHEDULE YOUR COMPLIMENTARY IN-HOME CONSULTATION

(949) 861-3400

Explore your home's hidden potential

Sea Pointe Construction is a nationally recognized, residential remodeling firm servicing Orange County since 1986. As a full service design/build company, we specialize in:

- Room Additions
- Kitchens
- Bathrooms
- Whole Home Renovations

Through extensive experience, quality craftsmanship and dedicated service, Sea Pointe offers more than hammers and nails—we build dreams.

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## THIS YEAR, SEA POINTE CONSTRUCTION **CELEBRATED 30 YEARS** IN THE HOME REMODELING BUSINESS

### 30<sup>TH</sup> ANNIVERSARY

We are thrilled to be able to share this accomplishment with our clients, team members and the community. The passion and integrity we put into our projects comes with decades of experience, problem solving and a desire to provide the best quality in the business.

Continuing to thrive allows us the opportunity to create clients that become part of the Sea Pointe family and we are honored nearly half of our clients are referrals or past clients coming back for more. Thank you for continuing to trust us and rely on us for your home remodeling projects.

