

# 100 Dario Drive, Dripping Springs TX

## Design Board

### **Interior Architectural Features**

Custom fireplace built-ins with arched detailing and optional wood backing. Solid surface countertops selected in place of painted wood. Built-in height to align proportionally with hallway openings, with consideration for a wood beam spanning the top of the openings.

### **Fireplace Design**

48-inch tall fireplace inserts featuring a multi-tone rust herringbone pattern for warmth and visual depth.

### **Front Porch Lighting**

Linear sconces flanking the front door with approximately 16 inches of width available on each side. Ceiling lighting options under consideration include semi-flush mounts, pendants, ceiling fans with integrated lighting, or recessed lighting.

### **Kitchen Lighting**

Two statement pendants over the island paired with two sconces above floating shelves for layered lighting.

### **Pantry Design**

Central pendant light, likely a dome-style fixture. Full-overlay white shaker prefab cabinetry with tile flooring. Pantry will house the refrigerator with ice and water.

### **Primary Bathroom Design**

Tub window lowered by 12 inches for improved proportions. Furniture-style white oak vanity with legs. Vanity lighting plan includes three sconces, with mirror widths adjusted accordingly. Shower design includes floor-to-ceiling glass, valve on right wall with integrated seat below, shower head on left wall, and niche location to be determined. Finish palette includes marble tile, white oak, brass, and polished nickel.

### **Primary Closet**

Chandelier centered within the U-shaped cabinetry layout with a sconce centered above the window.

### **Bedroom 2/Bathroom**

Design direction incorporates pink tones with a 72-inch single vanity.

### **Bedroom 3/Bathroom**

Color palette includes blues and greens. 72-inch single vanity, dark grout, and fully tiled shower room.

### **Guest Bedroom/Bathroom**

48-inch vanity with a gender-neutral design suitable for future flexibility.

### **Game Room**

Custom built-in featuring two TVs and a walnut countertop. Built-ins painted in a deep blue or green. One ceiling fan.

### **Outdoor Fireplace Area**

Proposed bar to the left with sconces and floating shelves. Tile or wood backing under consideration.

### **Exterior Design**

All siding transitioned to stucco. Stone elements will feature random stone with thick mortar and a potential lime wash finish. Sliding doors at the rear and game room are gridless. All exterior windows finished in black.

### **Lighting and Fixture Highlights**

Front porch sconces: Nero by Troy Lighting [Nero by Troy Lighting](#)

Front porch pendants: Mariden by Troy Lighting [Mariden by Troy Lighting](#)

Office chandelier: Astrid, antique brass, Four Hands [Astrid Chandelier Antique Brass Four Hands](#)

Kitchen pendants: Teague, antique brass iron, Four Hands [Teague Pendant Antique Brass Iron Four Hands](#)

Kitchen sconces: Darby, antique brass iron, Four Hands [Darby Sconce Antique Brass Iron Four Hands](#)

Dining chandelier: Linus, aged brass iron, Four Hands [Linus Chandelier Aged Brass Iron Four Hands](#)

### **Appliance Recommendations**

48-inch dual fuel freestanding range in Blue Grey with brass trim.

Integrated panel-ready refrigerator, minimum 42 inches, ideally 48 inches, for seamless cabinetry integration.

### **Pantry Finishes**

Encaustic white and light grey cement tile, 8x8.

Grout: Mapei Avalanche.

Backsplash: Karatsu Polar White porcelain mosaic.

### **Powder Bathroom**

Satin black veneer vanity with marble hex tile featuring floral trellis detail.

Grout: Mapei Frost.

Wallpaper: Leaf Bloom in charcoal by Schumacher.

Lighting: Demi sconces by Mitzi. [Demi by Mitzi](#)

Mirror: Gala series by Surya. [GALA-1001 - Surya | Rugs, Lighting, Pillows, Wall Decor, Accent Furniture, Decorative Accents, Throws, Bedding](#)

### **Laundry Room**

Pendant lighting: Ciara by Mitzi. [Ciara by Mitzi](#)

Sconces: Kai by Mitzi. [Kai by Mitzi](#)

Wall tile: Porcini polished porcelain.

Floor tile: Casablanca tumbled travertine mosaic.

### **Primary Bathroom Materials**

Volakas honed marble floor tile in 12x24.

Herringbone marble mosaic shower floor.

Optional zellige wall tile selections in white or soft blue-grey.

Grout selections coordinated by surface location.

Plumbing fixtures from the Delta Bowery collection in polished nickel.

Freestanding acrylic soaking tub.

Lighting: Polly chandelier and sconces by Mitzi.

### **Secondary Bathrooms**

Curated combinations of Delta Cassidy, Kayra, and Trinsic plumbing.

Designer mirrors from Four Hands and Surya.

Layered tile selections including ribbed ceramic, penny mosaics, zellige, and polished ceramic accents.

Schluter trims coordinated by finish per space.

# Inspiration & Design

## OUTDOOR FIREPLACE



## FRONT PORCH



KITCHEN DESIGN



## PANTRY



## POWDER BATH



# LAUNDRY



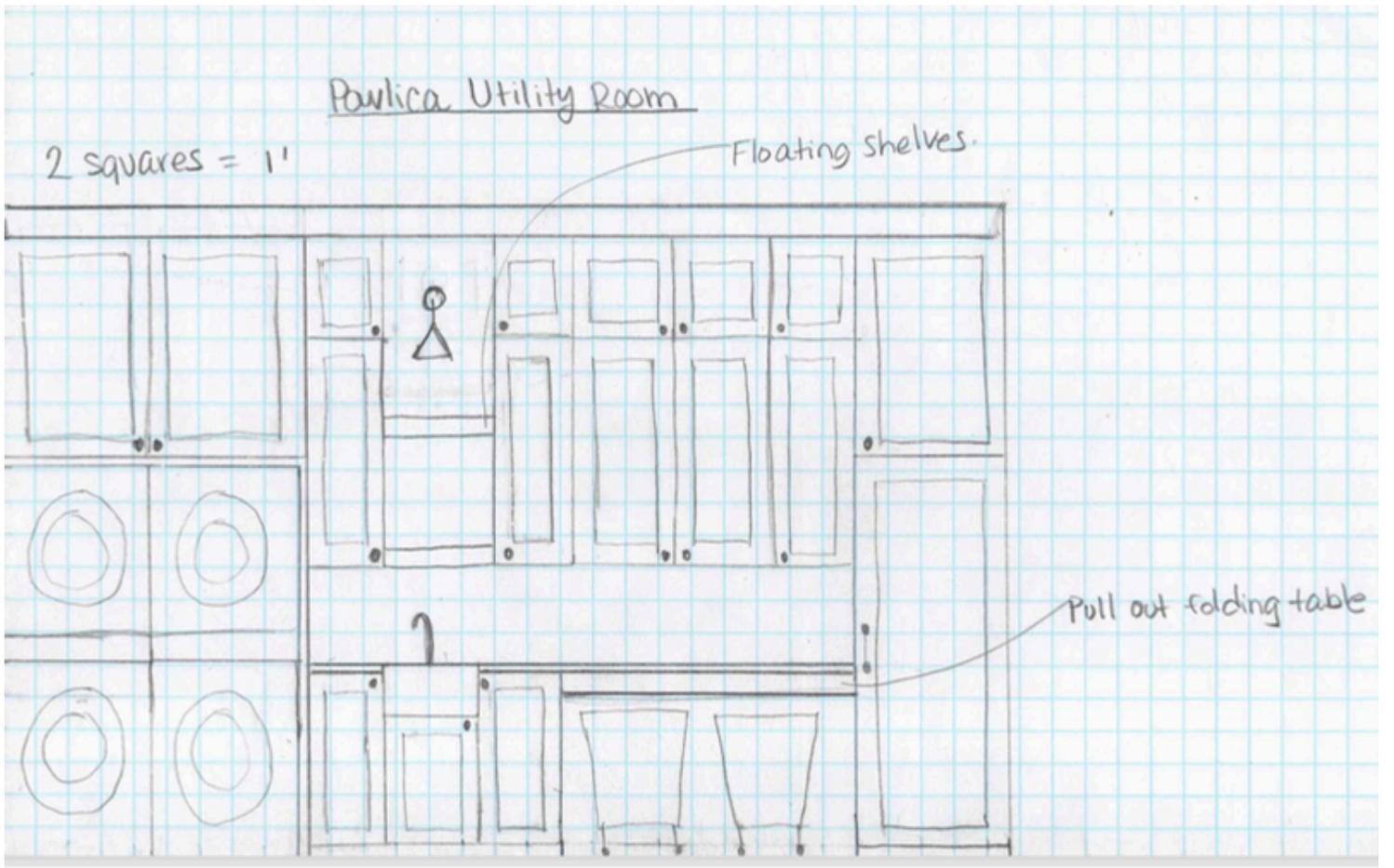
BRECCIA IMPERIALE QUARTZITE



SW 7101

Futon

Historic Color March 2021 Color of the Month  
Roycroft Bronze Green



PRIMARY BATH





**BED/BATH 2**



**BED/BATH 3**



BED/BATH 4



**FRONT PORCH**



**ENTRY**



**OFFICE**



**KITCHEN LIGHTING**



**DINING LIGHTING**

