

Falling in love for the first time!

As they put it,
“We just wanted to
love our kitchen.”
And they meant for
the first time
ever!



BEFORE **AFTER**



— Residential Kitchen Remodeling over \$150,000—



BEFORE



The Story

Every kitchen has one or two things that just don't work well. They bug and annoy like a lone mosquito hovering over your head at night. However, in this case, after 5 long years, there were so many things that were not working, more like a swarm of mosquitos, from appliances to sight lines to workspace, that these Plymouth homeowners had finally had enough!

They had a dysfunctional kitchen they hated. They wanted one they could love.



IDENTIFYING AND ACHIEVING CLIENT'S GOALS

Synopsis

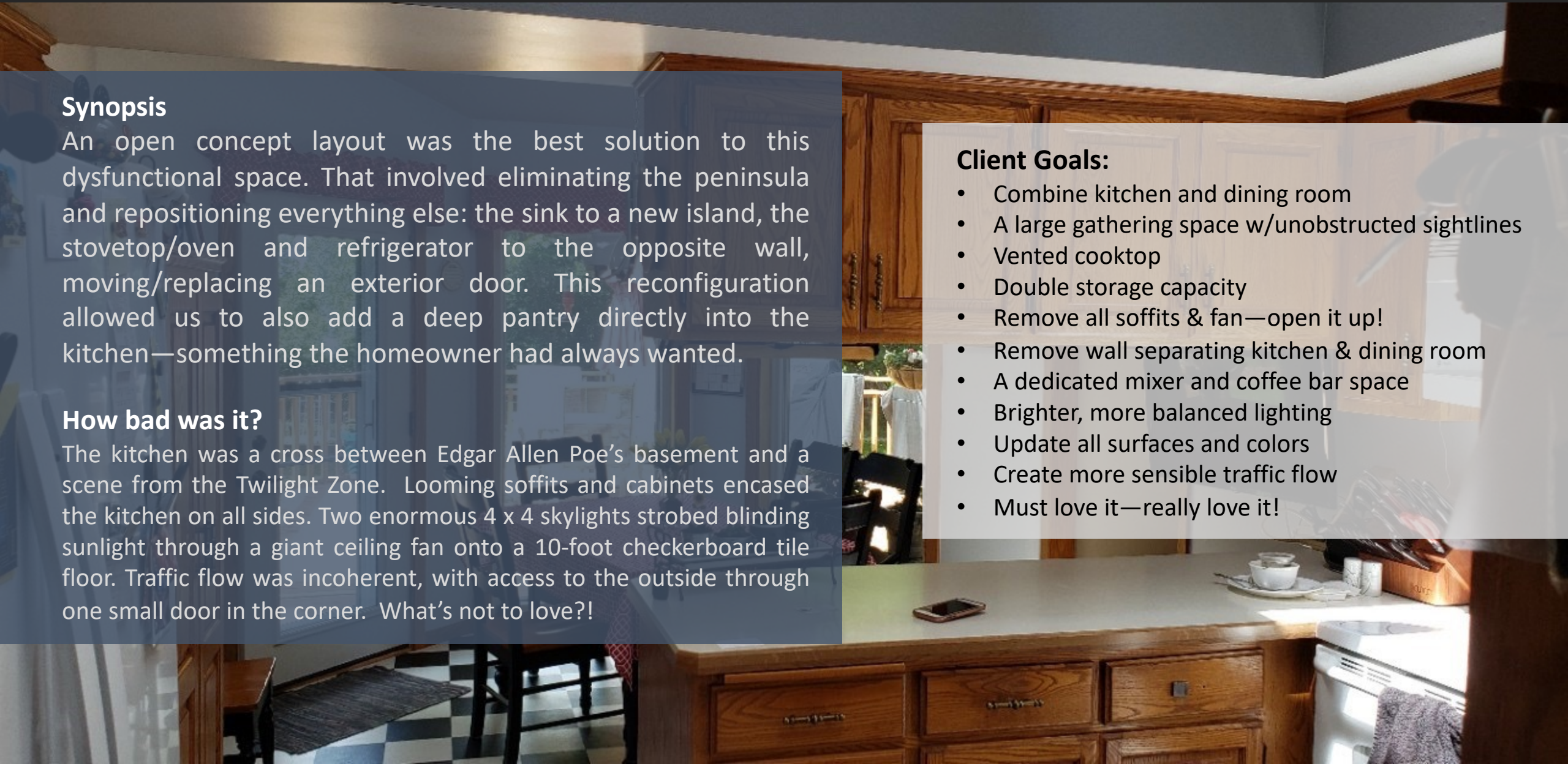
An open concept layout was the best solution to this dysfunctional space. That involved eliminating the peninsula and repositioning everything else: the sink to a new island, the stovetop/oven and refrigerator to the opposite wall, moving/replacing an exterior door. This reconfiguration allowed us to also add a deep pantry directly into the kitchen—something the homeowner had always wanted.

How bad was it?

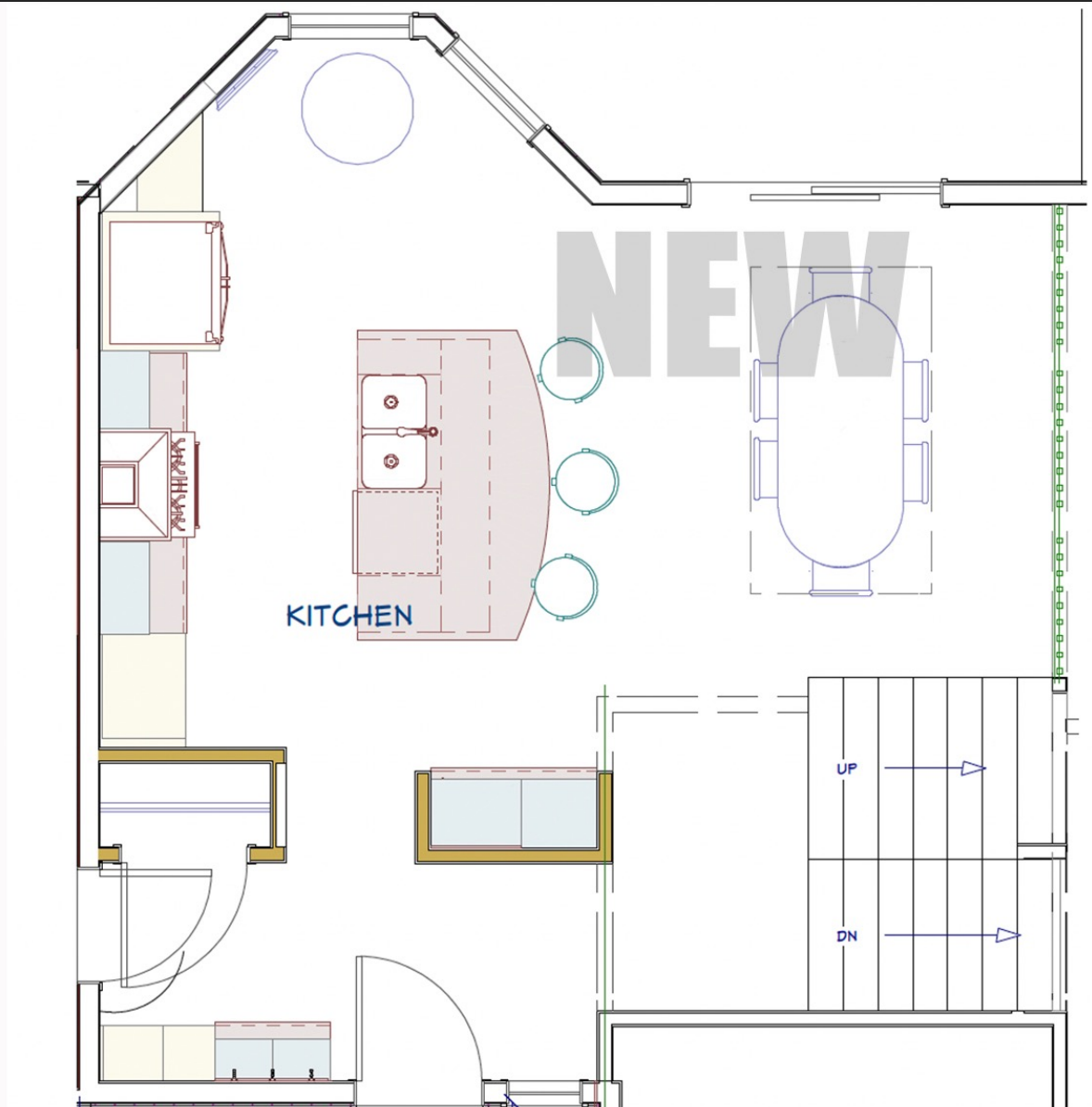
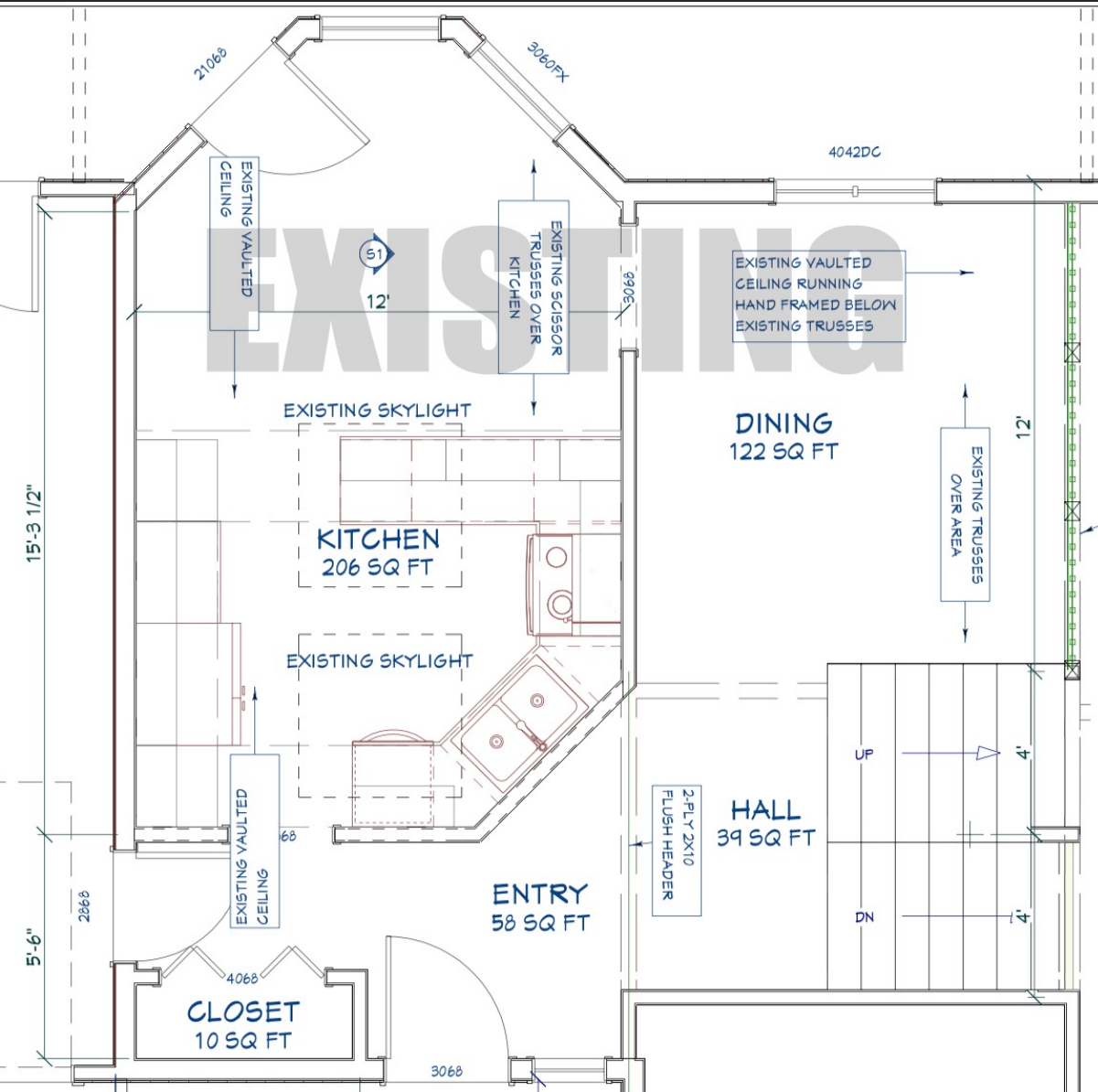
The kitchen was a cross between Edgar Allen Poe's basement and a scene from the Twilight Zone. Looming soffits and cabinets encased the kitchen on all sides. Two enormous 4 x 4 skylights strobed blinding sunlight through a giant ceiling fan onto a 10-foot checkerboard tile floor. Traffic flow was incoherent, with access to the outside through one small door in the corner. What's not to love?!

Client Goals:

- Combine kitchen and dining room
- A large gathering space w/unobstructed sightlines
- Vented cooktop
- Double storage capacity
- Remove all soffits & fan—open it up!
- Remove wall separating kitchen & dining room
- A dedicated mixer and coffee bar space
- Brighter, more balanced lighting
- Update all surfaces and colors
- Create more sensible traffic flow
- Must love it—really love it!



EXISTING CONDITIONS & PROPOSED LAYOUT





Back door only access to outdoor living area



Wall separating kitchen/dining room



Small, inefficient electric stove top & oven



Surrounding Soffits, fan & skylights



View from windows back towards entrance—
note countertop space is extremely limited



Entrance wall separating dining room, open to
lower level with railings

BEFORE THE REMODEL

A small, almost Barbie sized stove sat in the corner butted up against the sink. Useful if a pot boiled over as the excess could flow right down the drain.



AFTER THE REMODEL

"I get a little choked up when I'm sitting there enjoying it all." - Homeowner

13 FUNCTIONALITY IMPROVEMENTS





- ✓ Replaced both 4 x 4 leaky skylights with 2 14" Solar Tubes
- ✓ Added 12 new recessed lights to evenly illuminate the bigger space


- ✓ New 7-foot custom island with sink expands storage and work surfaces opposite stove
- ✓ New Andersen Patio door relocated to right side of space for easier access, traffic flow and view to outdoor living area
- ✓ Low maintenance quartz counter tops

- ✓ Easily accessible high-capacity pantry
- ✓ Switched cook top from electric to gas

- ✓ New coffee bar and mixer garage

FUNCTIONALITY IMPROVEMENTS

FUNCTIONALITY IMPROVEMENTS

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- ✓ Recessed magnetic white board helps keep everyone on schedule
 - ✓ Vented hood over new cooktop replaces unvented island range top
 - ✓ All new energy efficient/low maintenance appliances
 - ✓ Custom cabinets extended across perimeter wall dramatically increasing storage/access to everyday items as never before
 - ✓ Gravity LVP flooring delivers durability to large family traffic

8 AESTHETIC IMPROVEMENTS





AESTHETIC IMPROVEMENTS

- ✓ Hand-blown glass pendant lights creates movement & interest
- ✓ Cabinets feature a conversion varnish with dark walnut stain to create a rich traditional feel homeowner desired
- ✓ Cosa Marble hand-made back splash tile accentuates the new wall paint & adds elegance
- ✓ Lighter wall color further enhances new color scheme and brightness
- ✓ Brighter island color (Into The Stratosphere) contrasts with darker cabinets
- ✓ Matching existing oak trim with new around doors, baseboard and windows due to budget constraints



- ✓ Closed off the lower-level half-wall in dining room to reduce distracting noise



- ✓ Cabinet door pulls were selected to match the twist of the Amish dining room table

CHALLENGES TO OVERCOME



- Wall removal and installation of the 2 Solar Tubes required some tricky hand-reframing in the vaulted ceiling rafters.
- The large heavy island created significant floor deflection, which required stabilizing the floor trusses with supports in the crawl space. Thank God for thin carpenters!

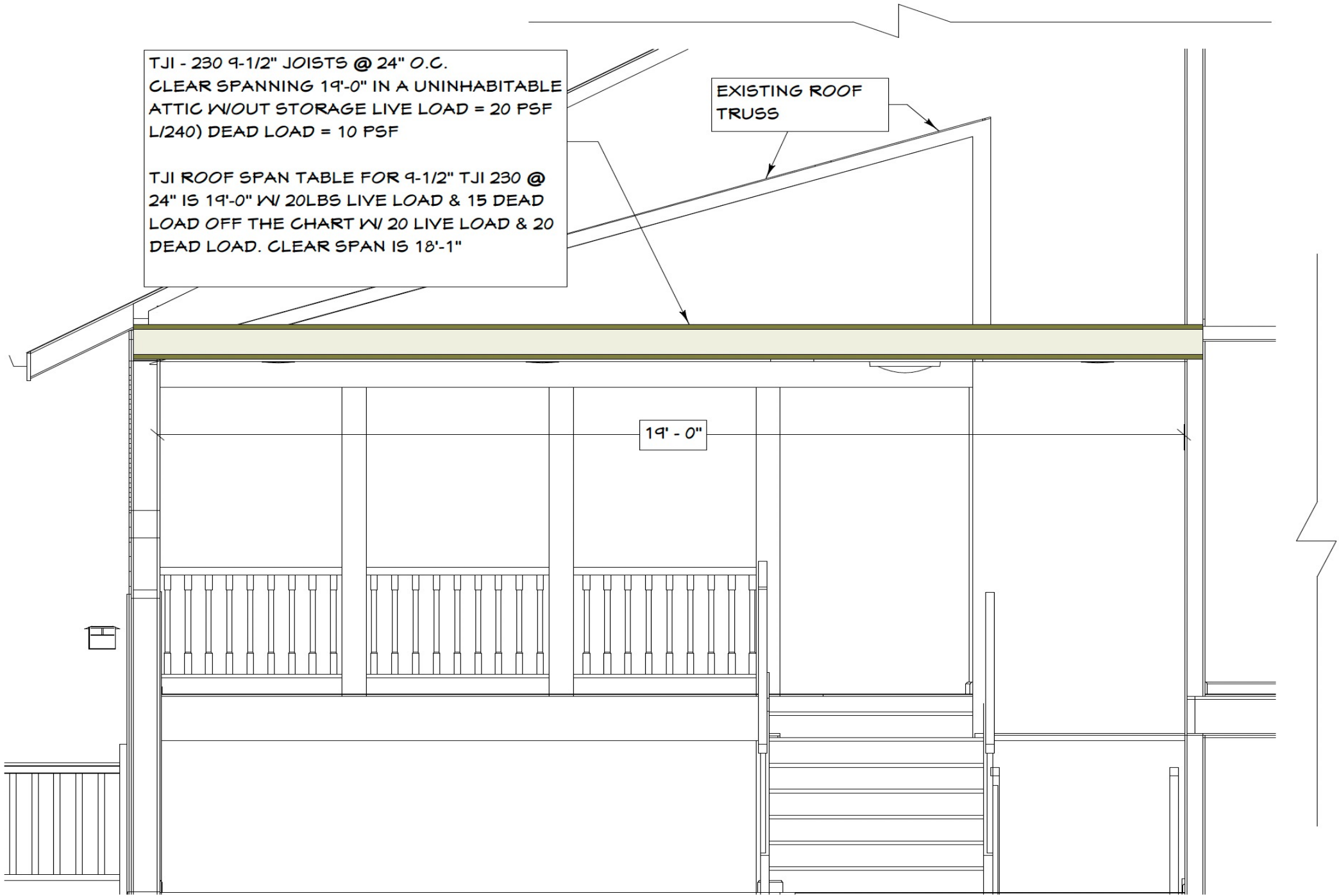
CHALLENGES TO OVERCOME

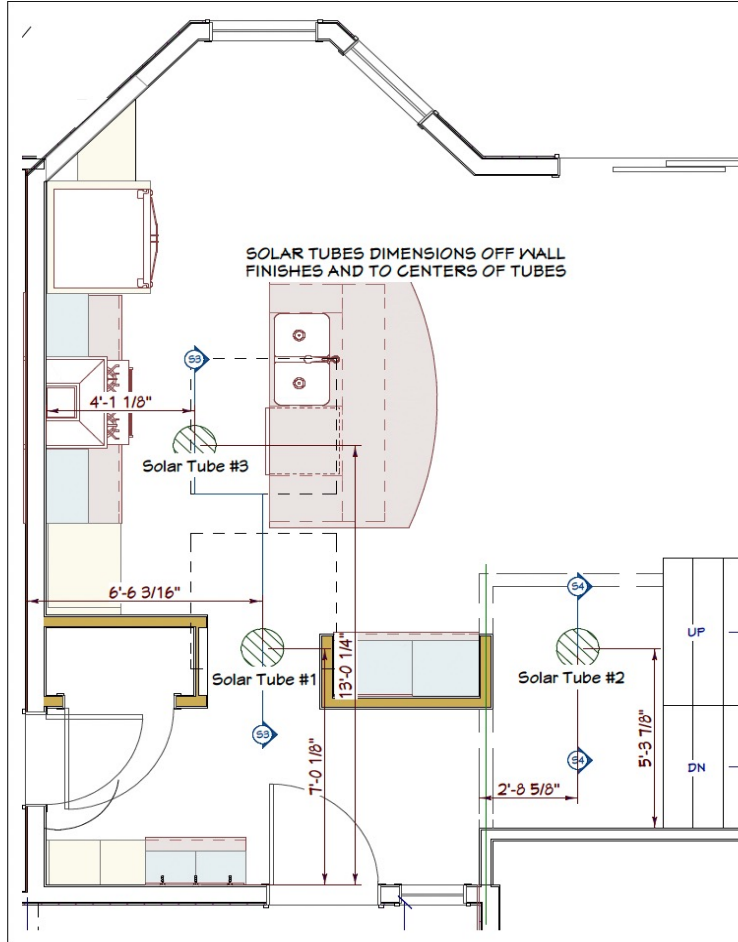
TJI - 230 9-1/2" JOISTS @ 24" O.C.
CLEAR SPANNING 19'-0" IN A UNINHABITABLE
ATTIC W/OUT STORAGE LIVE LOAD = 20 PSF
L/240) DEAD LOAD = 10 PSF


TJI ROOF SPAN TABLE FOR 9-1/2" TJI 230 @
24" IS 19'-0" W/ 20LBS LIVE LOAD & 15 DEAD
LOAD OFF THE CHART W/ 20 LIVE LOAD & 20
DEAD LOAD. CLEAR SPAN IS 18'-1"

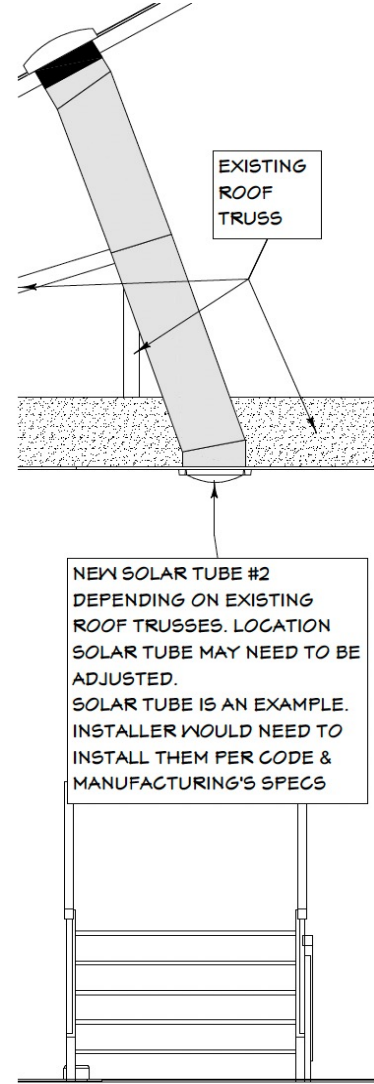
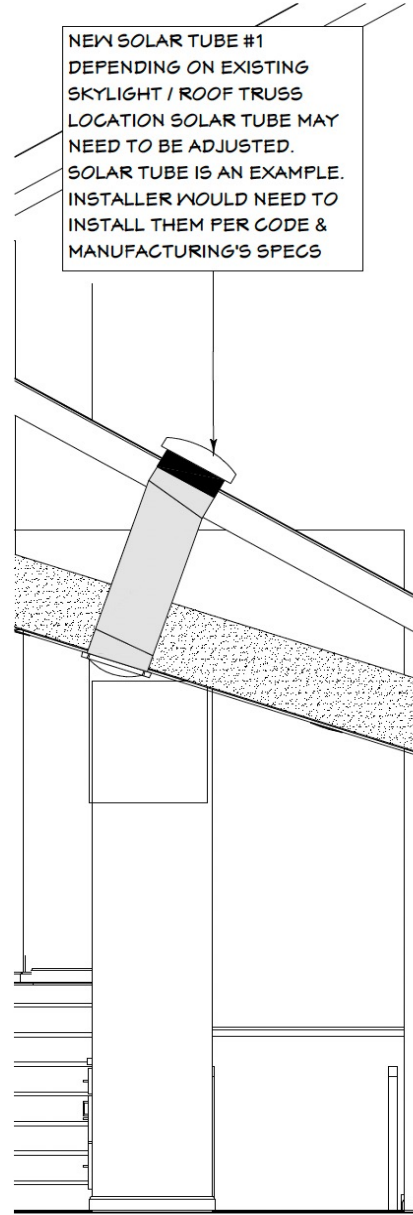
EXISTING ROOF
TRUSS


19' - 0"



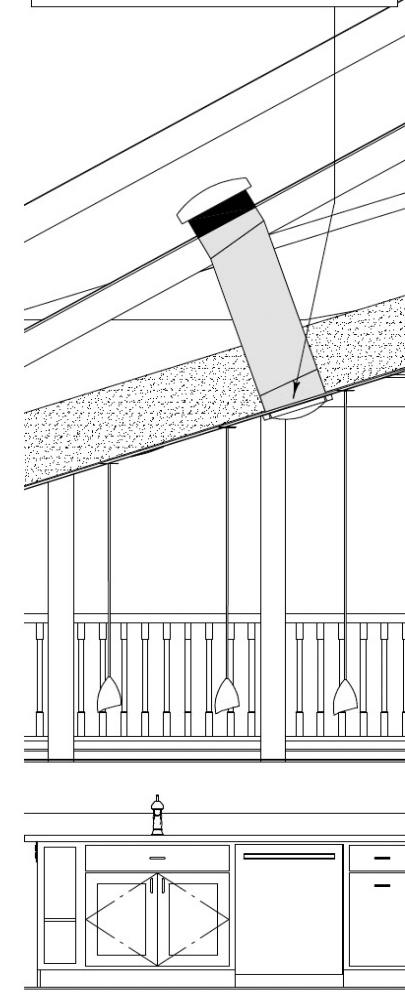


 SOLAR TUBES WITH EXISTING SKYLIGHTS
SCALE: 1/4" = 1'-0"



 S3 & S4 CROSS- SECTION FOR SOLAR TUBES
SCALE: 3/8" = 1'-0"

NEW SOLAR TUBE #3
DEPENDING ON EXISTING SKYLIGHT / ROOF TRUSS LOCATION SOLAR TUBE MAY NEED TO BE ADJUSTED. SOLAR TUBE IS AN EXAMPLE. INSTALLER WOULD NEED TO INSTALL THEM PER CODE & MANUFACTURING'S SPECS



CHALLENGES TO OVERCOME