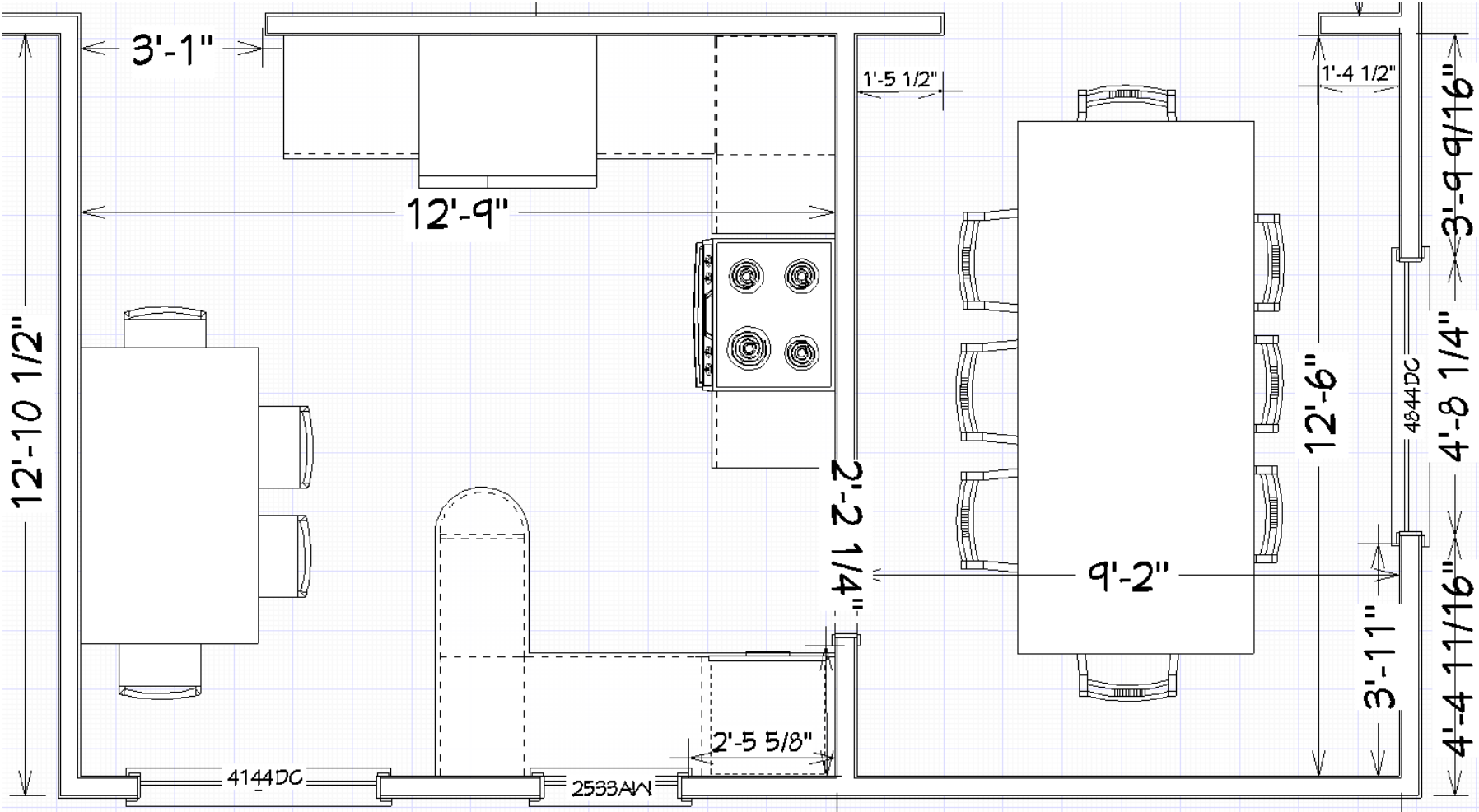


# FAMILY FRIENDLY KITCHEN



## FAMILY FRIENDLY KITCHEN EXISTING FLOOR PLAN



This floor plan shows a kitchen and dining area. The kitchen features a 3068 countertop, a 4'-6" wide Buffet, and a 3'-2" wide island with a 3633AW sink and a 3937FX stove. The dining area includes a 4844DC table and a 3937FX sideboard. The room is finished with Carpet and Hardwood flooring. Dimensions are provided for the overall space (22'-5" x 12'-10") and individual sections.

**Dimensions:**

- Overall width: 22'-5"
- Overall depth: 12'-10"
- Kitchen depth: 10'-2"
- Dining area depth: 12'-7"
- Island width: 3'-2"
- Island depth: 8'-3"
- Buffet width: 4'-6"
- Sideboard width: 7'-6"
- Table width: 9'-6"
- Table depth: 3'-11"

**Furniture and Fixtures:**

- 3068 (Kitchen Countertop)
- 4844DC (Dining Table)
- 3937FX (Sideboard)
- 3633AW (Kitchen Sink)
- 3937FX (Kitchen Stove)
- 4'-6" Buffet
- 3'-2" Island
- 8'-3" Island
- 12'-7" Dining Area
- 10'-2" Kitchen Area
- 12'-10" Dining Area
- 7'-6" Sideboard
- 3'-11" Table

**Materials:** Carpet, Hardwood

4844DC

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## Introduction

Our homeowners are in their 80s and act nothing like people in that age group. They are always active. Their house is always busy. Between volunteer meetings, shop projects, spending time with their kids and grandkids they are vibrant. Initially, I thought twice about undertaking a disruptive remodeling project with clients of this age, but in our early meetings I discovered they were more prepared and better suited than some clients half their age.

The project was to make better use of the existing kitchen space and remove the wall between the kitchen and dining room so everyone can be together during their frequent and large family get togethers up to 20 people. A temporary table in the living room handles the overflow for the largest gatherings. It is not uncommon to have 4 or more grandkids on weekends, afterschool and throughout the summer. The kids have projects and enjoy cooking with grandma.

There were several structural changes needed to set the stage for the kitchen makeover:

- Removal of the non-bearing kitchen/dining room wall
- Shrink kitchen footprint by 7" allowing dining room to expand slightly, but significantly
- Move kitchen doorway 2' in bearing wall toward dining room to create a wing wall to anchor refrigerator wall cabinets
- Reduce the buffet bearing wall by 15"
- Replace window by kitchen table and small window over sink with one large awning window over new sink
- Remove two dining room bearing wing walls
- Add triple window in dining room for more light

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## To What Degree Were The Expressed Needs Of The Client Met?

### Client Needs

- Kitchen feels isolated from dining room
- Make two rooms feel more connected
- When table is extended it is hard to get past wing walls
- Wanted casual counter seating
- Change the unsafe traffic flow from dining area into kitchen
- Utilize the entire kitchen not just half of it
- Eliminate kitchen table
- Provide more storage
- Provide more contiguous countertop space
- Allow for more people to easily assist in cooking duties
- Eliminate dishwasher blocking only walkway to dining room when it is open
- Plan for second oven
- Have additional light in the new space

### Contractor met needs by:

- Removing non-bearing wall between dining room and kitchen joined rooms together
- In addition to removing the walls, replaced dining carpet with unifying kitchen hardwood
- Removing wing walls by expanding opening and moving bearing points of the header
- Adding peninsula seating gives casual seating allowing grandkids to do projects and assist in cooking tasks
- Moving the entrance to the dining room keeps all the food prep activities safely out of the traffic flow
- Moving the location of the dishwasher keeps the walkway free when the dishwasher is being loaded
- Providing the new layout with more countertop, more storage including 3 rollouts per base cabinet, and second oven
- Adding new windows giving a large unobstructed viewing space over the sink and the triple dining room window adding more light to both rooms

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## Enhanced Structure's Functionality

The new plan functions better with:

- The rooms joined together making for better family experiences in one common space than in 2 separate rooms
- Fully utilizing the kitchen perimeter providing 35 lin ft of cabinetry vs. 23 lin ft
- New kitchen has 26 lin ft countertop, 24 lin ft being contiguous vs 19 lin ft countertop, 10 lin ft being contiguous
- The kitchen triangle being completely out of the traffic flow
- The open space within the kitchen making for easy maneuvering with large groups, and it's easily accommodates additional cooks in the kitchen
- The peninsula giving more flexibility for food prep, seating and alternative uses
- The second oven adding more cooking options
- The buffet allowing for some display storage, covered storage and countertop
- The removal of the kitchen table eliminating seating redundancy and increases functionality of the space
- The main entrance at the top of the kitchen having a straight shot into the kitchen rather than turning at the table
- The materials selected for durability as well as beauty such as:
  - Porcelain backsplash tile
  - Granite countertops
  - Enameled paint grade cabinets in a neutral tone
  - Extending the oak flooring from the kitchen into the dining room
- Lighting improvements addressed by:
  - Providing task lighting using undercabinet lights and recessed lights over the peninsula and sink
  - Ambient lighting using 7 recessed lights over the open floor
  - Dining room chandelier on dimmer switch
  - Switches strategically located at the entrances of the kitchen, by the sink and ends of peninsula allowing for easy lighting control.
  - Using all LED bulbs controlled by dimmer switches for each functional area



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## Enhanced Project Aesthetics

### The Designer's Process

The Interior Designer's first stop in the selection process was the granite showroom. The clients fell in love with rarely seen "Terra Azul" (Blue Earth) granite. It features colors of metallic silver mica, white, ivory, black, two shades of gray blue, several shades of taupe and bits of goldenrod.

The granite colors were the inspiration for the rest of the main design elements in the rooms:

- Cabinet color - a soft white found in the granite was selected
- Wall color – a pale shade of yellow was selected that contrasted with the blue in the granite and was a lighter shade of the goldenrod color
- Floor stain – a light taupe found in the granite was selected
- Sink faucet and soap dispensers – metallic silver mica found in the granite was repeated on the classic polished chrome color of the sink faucet, two soap dispensers (one for dish soap and one for hand soap) and the filtered water faucet.
- Subway tile – a medium taupe color found in the granite was selected for the subway tile featuring beveled edges which create patterned light and shadow in natural light and when lit with the dimmable undercabinet lighting

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## Superior Craftsmanship

Without skilled and conscientious trade partners that care about how their precision impacts subsequent trades, projects like this would be difficult to execute. Great workmanship is evident in every aspect of the project. For example:

- The lacing of the existing hardwood floor from the kitchen into new dining room floor as well as the finishing makes for a seamless uniform installation
- The construction and installation of the frameless cabinetry requires attention to detail throughout the process to ensure the 1/8" gaps between doors and drawers are maintained. Different gapping sizes takes away from the precision of the installation
- Smooth walls and crisp paint lines require care in preparation and execution. Our painters make us look great
- Even the electrician's precise placement of outlet and switches early in the job resulted in well placed balance placement in areas such as each side of sink and stove



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## Innovative Use of Materials or Construction Methods

- The homeowner wanted a full-sized refrigerator but loved the look of a cabinet depth refrigerator. We carefully removed the sheetrock and studs and bottom plate behind the refrigerator. This left only the sheetrock on the adjacent room's wall. This 4" pocket allowed us to slide the full-size refrigerator back 4" and give our homeowner a cabinet depth look as well as functionally making the entrance into the kitchen unobstructed.
- The use or non-use of kitchen corners in cabinet design was purposeful and maximized the useability of the corners. Specifically, in the peninsula corner to the right of the sink we opted not to use Lazy Susan for space reasons. The dishwasher would not allow for a Lazy Susan to be used. The corner space was fully used by accessing it from the dining room with a full height door under the countertop and four adjustable rollouts. The corner between the sink and the stove, typically utilized with a Lazy Susan was completely ignored and the extra space used for the Susan was put into 2 prime space rollout cabinets each with three rollouts. If you doubt the decision do the math. The extra 4 sq. ft. of prime cabinet space needed to access the 4 sq. ft. of less than ideal corner space is nearly always a poor choice. When has 2 fixed round shelves where items fall off perform better and have more square feet of storage than adjustable 3 adjustable rollouts?
- We ignore the base cabinet trend of all big deep fixed drawer storage in favor of 3 adjustable rollouts behind doors. Drawers most often require stacking of items inside the drawer. Items not on top are less likely or rarely accessed or are inefficiently able to use the full space allotted. Rollouts allow for more customization, better organization, less nesting, and better use of all the cubic footage in the cabinet.

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## Obstacles encountered on the job included:

- The homeowners wanted an reverse osmosis water filtering system at the sink and refrigerator. These are typically installed under the sink and take up a fair amount of real estate. We carefully design the space under the sink for full extension rollout for trash, recycling and cleaning products. Without a filtering system that is tricky enough, a filter system makes that impossible. An alternative location is directly below the kitchen in the lower level, but that was finished space. We had to creatively run our water lines to a distant utility room. The positive thing about that is the ease of filter changing.
- Attic access was 18' from the garage. The roof slope was a 4/12 making the attic height cramped. We had to bring headers in through the crawl space in challenging conditions. Furthermore the roof was hand framed in some unconventional methods, necessitating some creative rework to achieve sound framing results.
- After eliminating and installing new windows we had a challenge infilling the siding to match the existing. We were unable to reuse all the original siding and had to make up the difference. The original wide wood lap siding with metal corners was no longer available. We were able to take existing composite siding and cut it to height and use it where it fit between new windows and didn't butt into existing siding. After a deep dive on the Internet, we located the same metal corners and solved that problem. Finally, the paint color on the side of the house had faded so much that we had the paint matched to the faded color. It worked well enough for a short-term fix. The homeowners plan on repainting the house next year.

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A wall separated the Dining Room from the eat-in kitchen and kitchen table



With the wall gone, a cramped kitchen was transformed into a modern one with room for hosting many extended family members. Notice new buffet on right



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The small U-shaped kitchen was cramped and dark and only used half of the kitchen area



The new floor plan is large, open, functional and efficient

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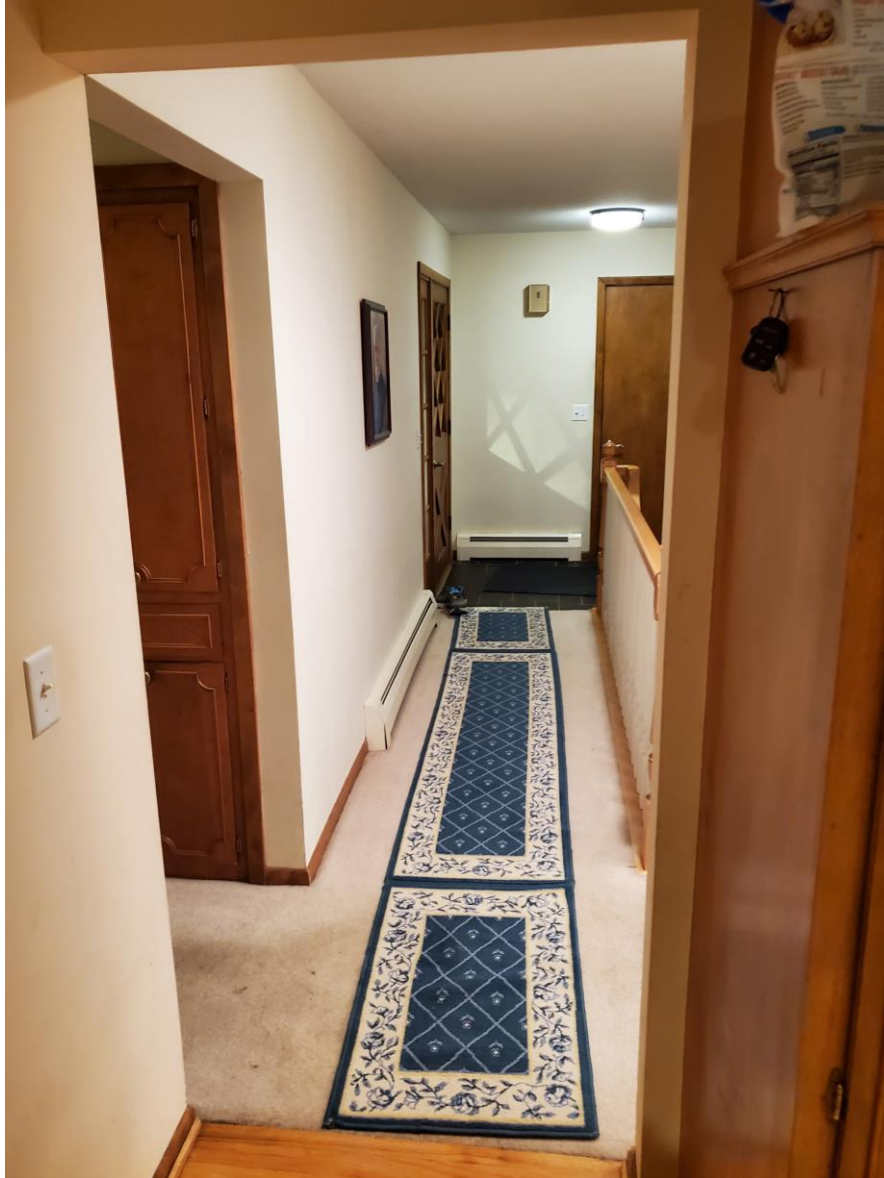
The kitchen table was oversized for the space making access difficult



An awning window replaced two separate ones. The new floor plan allowed room for many more upper and base cabinets



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Doorway to front hall



View from front hall into new spacious kitchen

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Doorway to front hall



Doorway moved 2' to the right.  
New buffet with storage and shelves display homeowner's travel treasures



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Short wall to the right of doorway to front hall



View into Dining Room. With the wall gone, the spaces' function and flow were significantly improved

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Dining Room table



View toward kitchen.

Homeowner made the expandable table from lilac wood with rosewood accents



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End of upper cabinets features open shelving to display ceramics

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Room for second oven allows cooking for a crowd