

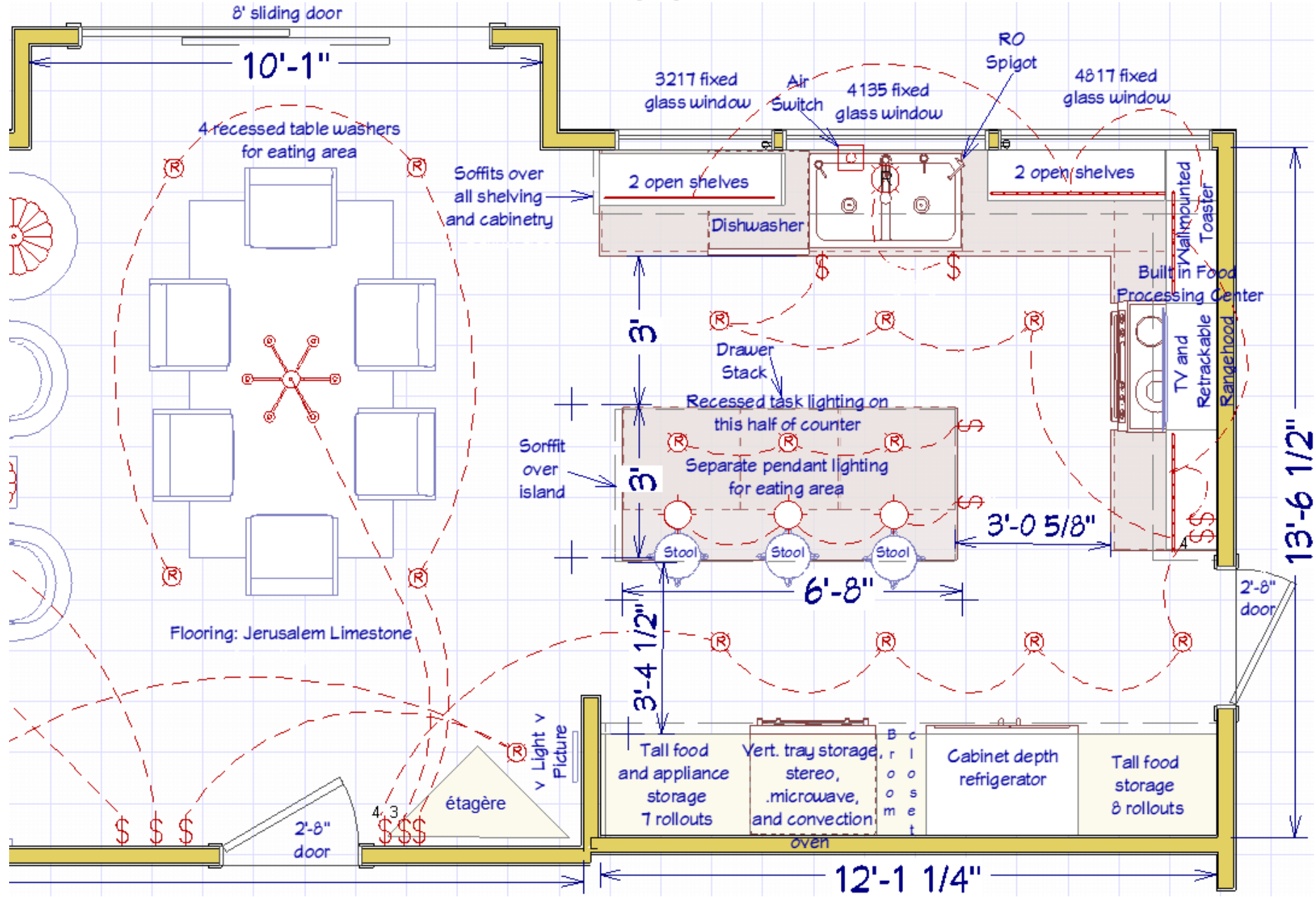
# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS





# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## NEW FLOOR PLAN



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## Introduction

Many kitchen projects will test the creativity of the remodeler when they are given a blank slate and walls are removed, adjacent spaces are absorbed, and/or new space is added or points of entry change. This is one scenario. Another scenario is when the project is largely static, meaning the footprint can't be changed, no changes to entry, and it requires the same basic layout. In this scenario, the constraints loomed large. The primary challenge was to make the most of the imposed limits while meeting the clients' wish list to give them a dramatic remodel.

Besides staying within the footprint, here are some of the larger constraints encountered:

- Reuse kitchen countertops, no layout change
- Sink must be a drop-in like the original sink
- Island location cannot change because new flooring had been installed
- Wall soffits must stay so crown is not disturbed
- No Lazy Susan
- Large kitchenette table must stay. The tabletop metal work panels were formerly a Communion rail and has sentimental value



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

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

### Client Needs

1. Reuse countertops and keep Jerusalem limestone floors
2. Add natural light to room and remove barriers that block marsh and lake views
3. Eliminate newspaper and magazine clutter on countertops
4. Eliminate small appliances on countertop
5. Provide more than three basic lighting options
6. Conceal storage of radio/CD player and remove from countertop
7. Provide convenient and sanitary solution for organic recycling/composting
8. Design a convenient upper cabinet storage for spices, oils, vitamins, teas
9. Build a TV into the cabinetry with minimal reduction of storage
10. Locate a new vacuum collector to use to replace broom and dustpan
11. Easy access trash and recyclable bins
12. Reduce pinch point between refrigerator and island seating
13. Hot, cold and room temp filtered water

### Contractor met needs by:

1. Finding a fabricator willing to remove and reuse existing tops. Floors were refinished and regouted
2. **Making** and installing **three new windows on sink wall** as none were available, letting in natural light and providing unobstructed views
3. Designing clutter busting storage for magazines and newspapers at end of island opposite range.
4. Designing a convenient pullout cabinet to house a single hardwired motor for use with blender, mixer, food processor and mini-grinder
5. Installing extensive lighting design with **nine distinct options**
6. Designing a built-in solution above the microwave/oven combo that stores radio/CD player behind a drop-down door with black fabric insert
7. Building a composting drawer next to sink using a removable stainless steel steam table pan and lid to store veggie scraps
8. Designing two types of vertical pullouts in the upper cabinets for storing spices, oils, vitamins and teas on each side of stove
9. Using an Ultra thin TV in the cabinet over the vented range hood, allowed the TV and the range hood motor to fit. Retractable range hood protects TV from cooking grime
10. Installing the built-in Sweepovac Big Kick vacuum into the island toe kick eliminated the need for a dustpan
11. Using the lowly space under the sink, we built two trash rollouts with some additional easy access storage at the rear of the pullouts
12. Replacing a standard depth refrigerator for a cabinet depth one and relocating it on the same wall, but in front of the walkway
13. Install Reverse Osmosis system feeding Insta-Hot water, and room temp water at the sink and cold water in the refrigerator

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## Enhanced Structure Functionality

The new plan functions better with:

- Bottleneck reduction improved with a cabinet depth refrigerator and moving it in front of the walkway
- Convenience of accessing daily use dishes and glassware on open shelves
- Upper cabinet access and organization improved with two types of vertical pullouts giving an easy way to access and organize spices, oils, etc.
- Traffic flow between kitchen table and deck improved by replacing the angled bay bump out and inswing 5' atrium door with a straight bump out and 8' sliding door. This eliminated the congestion between the inswing door and the kitchen table armchair
- Two full-extension pullouts under sink hold trash and recyclables and cleaning products without having to kneel
- The ¾" thin TV over range uses just the front face of the cabinet housing the range hood motor. The location makes viewing good from many vantage points
- Paper towel holder hung on the bottom of the cabinet to the right of the stove, allows for easy access while cooking
- The 4-slice built-in toaster keeps toaster and crumbs off countertop
- The composting drawer provides a convenient way to store vegetable scraps on their way to composting
- Two soap dispensers – one for dish detergent and one for hand washing is convenient and reduces clutter on the counter
- The magnetic induction range is safer than gas or conventional electric ranges and is easier to clean
- Lighting design is important to the full use of the kitchen and sculpting of light to create different settings
  - ✓ All bulbs are 2700K LED to best render color. Dim-to-warm bulbs used for color control. PAR bulbs used to focus light.
  - ✓ Ambient lighting addressed with: ●Seven recessed lights positioned in walkway around island and chandelier lights area around kitchen table
  - ✓ Task lighting addressed with: ●Undercabinet/shelf tape lights installed in a recessed channel with a diffuser to reduce glare and reflection on countertop. They are also mounted to the front of the cabinet to equalize distribution of light on the countertop ●Three recessed lights in the soffit over the island are directed to the working side of the island ●Three pendants over the eating side of the island focus light on the food ●Four recessed lights directed over the kitchen table push light to the surface providing task illumination that the chandelier cannot ●Rangehood light gives variable task lighting over the range ●One recessed light directs light to sink area
  - ✓ Accent lighting addressed with: ●Recessed picture light ●Undercabinet/shelf lights when dimmed, cast a soft glow on the backsplash ●Four recessed lights over kitchen table when dimmed directs focus and brings out color of foods, so does the pendant lights over the island
  - ✓ Optimal switching points allowing for activation close to the lighting source or when entering and exiting the room was thoughtfully planned. When conventional switch placement was not possible, the use of dimmable Caseta remote switches allowed optimal placement.

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## Enhanced Project Aesthetics

### The Designer's Process

The clients wanted some tropical accents in their kitchen. The Interior Designer's three key sources of inspiration were the many colors found in the rarely seen Marinace granite, the yellow/gold/ivory/taupe tones found in the Jerusalem limestone flooring, and the clients' chandelier featuring three monkeys wearing vests and fez hats

- Cabinet color – stained green to match the granite
- Walls – using the floor as inspiration she selected an abstract wallpaper featuring vertical curved lines with shades of ivory, metallic gold and taupe
- The ceiling is painted the same ivory color as the wallpaper ground to contrast the white crown molding
- Cabinet handles – Top Knobs Honey Gold referenced the metallic gold found in the wallpaper and the curved lines in the wallpaper
- The banana leaf pendant lights lend a tropical feel along with the monkey chandelier
- Backsplash tile – ivory/taupe linear mosaic marble and the hex pattern found in the interior of the stove backsplash and the black, matte marble pencils that make up the border reference the black in the granite
- Sink faucet and filtered hot and cold reverse osmosis water faucet and soap dispensers are stainless steel to match the appliances

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## Superior Craftsmanship

Without skilled and conscientious trade partners who 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:

- When custom windows from traditional sources wouldn't work, we ordered self-cleaning glass and built our own PVC frames to maximize the three glass openings on the sink wall
- The construction and installation of the frameless cabinetry requires attention to detail throughout the process to ensure consistent 1/8" gaps between doors and drawers are maintained. Different gapping sizes take away from the precision of the installation
- Recessing the placement of the remote switches into cabinetry without traditional cover plates, creates a sleek look
- Recessing the tape light channel under the shelves and cabinets integrates them cleanly into the cabinetry
- The customization of the 2 types of vertical pullouts for spices and condiments, and providing a cabinet to hide the universal motor and attachments
- Solving the problem of veggie scraps with the compost drawer and the removable stainless pan and lid
- Smooth walls and ceilings with crisp paint lines require care in preparation and execution. Our painters make us look great
- Installing the three-step crown molding around the island soffit was challenging because the ceiling was out of level and the corners were clipped making seamless joinery more difficult



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

## Innovative Use of Materials or Construction Methods

- We created a small appliance pullout next to the stove for storing a universal motor (usually seen mounted in a countertop and is a pain to clean around) and custom fit each appliance and its parts to be neatly stored below the motor
- We repurposed a restaurant steam tray pan and lid into a composting bin that can be dropped into a modified drawer box
- When custom windows from traditional sources wouldn't work, we ordered self-cleaning glass and built our own PVC frames to maximize the glass openings
- Recessing the placement of the remote switches into cabinetry without traditional cover plates, creates a sleek look
- The outer wall needed the code required outlet around the sink. Because of the goal of maximizing glass openings, standard outlets wouldn't work. Pop-up outlets are expensive and seem problematic around the sink. **We repurposed an outdoor soffit outlet** and mounted it into the side of the window frame
- 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 the Lazy Susan for space reasons. The corner between the sink and the stove, most typically utilized with a Lazy Susan was completely ignored and the extra space used for the Lazy Susan was put into one prime space rollout cabinet with three rollouts next to the sink. The base cabinet space next to the stove was perfect for our small appliance pullout.
- We ignore the base cabinet trend of all big deep fixed drawer storage in favor of three adjustable rollouts behind doors. Drawers most often require stacking items inside the drawer. Items not on top are less likely or rarely accessed. This is an inefficient 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. For storing cookware, four adjustable rollouts are used to maximize storage and eliminate nesting.

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



*Before*

Small casement garden window over sink had lots of wood in frame, sash and casing that impeded the marsh and lake views especially when sitting at the island.



The remodeler fabricated and installed three new windows with self-cleaning glass. This allowed for the largest amount of glass with no sashes to maximize the view and natural light.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



The full depth refrigerator had always been a pinch point due to size and location in front of the island.



By changing the refrigerator to cabinet depth and moving it down the wall to be in front of a walkway, the pinch point was solved. The designer found banana leaf pendants meeting the clients' request for some tropical accents.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

A soffit was added over the island to give home to the task recessed lighting over the working side of the island and the decorative pendants on the eating side of the island.



The clients' Jerusalem limestone floor was refinished and regouted.

Ceiling was painted the same ground color as the wallpaper to make the white crown molding pop.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



LED tape light, forward mounted in a recessed channel has a diffuser cover to reduce the glare of bare bulbs.  
Outlet strips under cabinets keeps backsplash free of clutter.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Full-extension rollouts under sink hold trash and recyclables. There is ample storage behind for cleaning products.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Clutter busting storage bin for magazines and newspapers at end of island. Two black Caseta wireless dimmers routed into cabinet next to storage bin control three pendants and three recessed island lights.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Tight straight grained rift sawn white oak is installed horizontally.  
It is custom stained to match a shade of green in the Marinace granite.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Cabinet above microwave stores  
Radio/CD player with remote...



...and retracts for a clean look. Black fabric covers the  
player yet doesn't impede sound from the speakers.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS

Before



Lazy Susan to the left of stove stored items that were hard to reach. Upper cabinets were poorly designed.



A base cabinet to the left of stove houses a pullout mixing station with a universal motor. The blender, food processor, chopper and mixer share the motor for a clutter a free counter. Upper cabinets store pullout spices and oils.

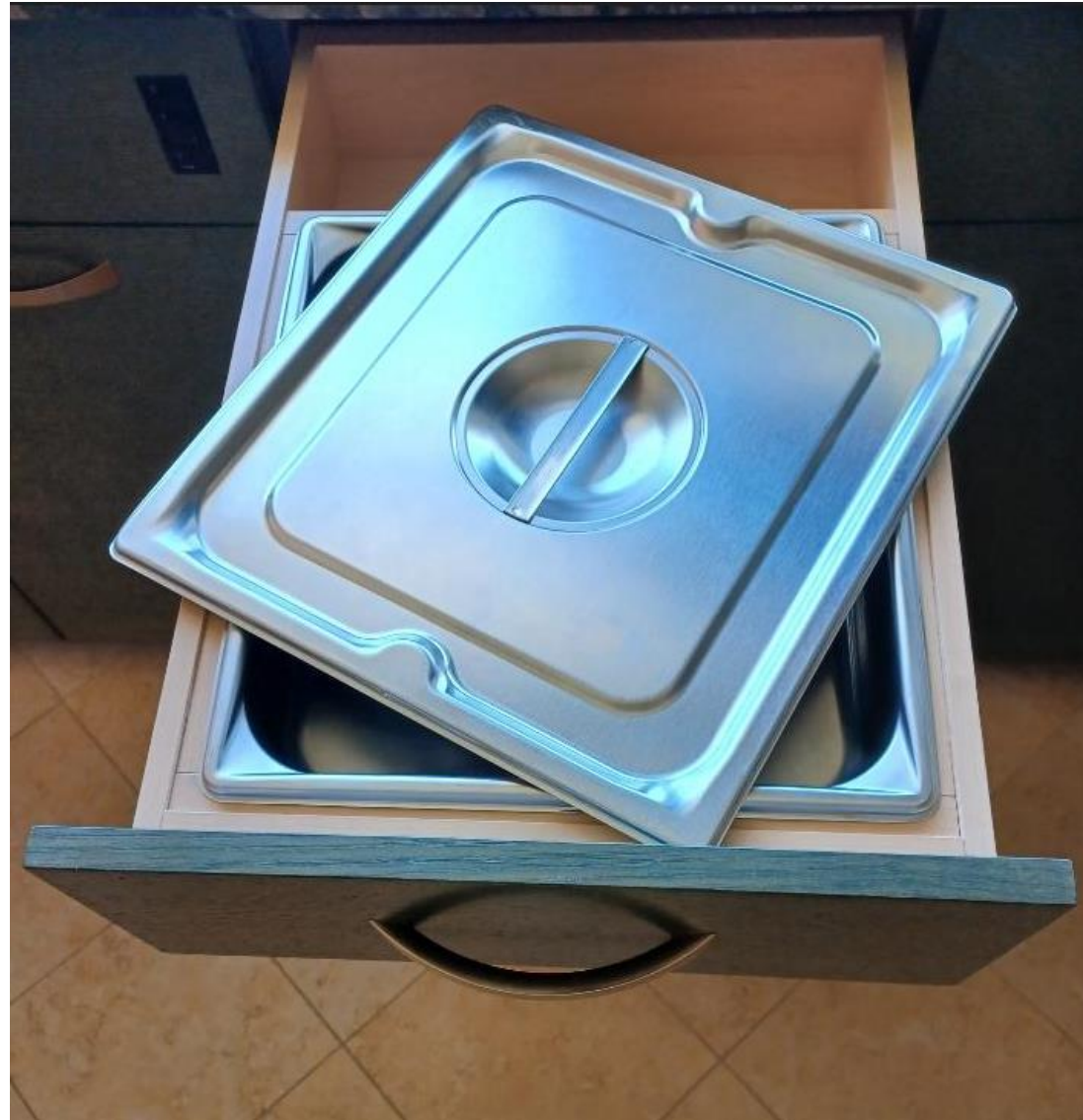


# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Sweepovac Big Kick, a space-saving, concealed powerful vacuum was installed. Kick the button on the right and kitchen floor debris is quickly extracted.

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Drawer to right of sink holds a stainless steam table pan and lid repurposed for convenient organic recycling or composting.

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



To soften the island soffit corners, the ends were clipped resulting in a great look. However, it was time consuming and made more difficult with the ceiling not being level.

# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



The outer wall needed the code required outlet around the sink.  
Because of the goal of maximizing glass opening, standard outlets wouldn't work.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



**Pullout** spice racks flank both sides of the cooktop. Pullout glass range hood retracts when not in use.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Vintage Modern Maid 2- or 4-slice toaster conveniently retracts when not in use...



...and pulls out when needed resulting in clutter free countertop.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Before

5' atrium door and two angled windows were replaced by an 8' Marvin sliding door.



A less obstructed view results in more natural light.  
Atrium door no longer interferes with armchair.



# SOLVING PAST PROBLEMS WHILE HINDERED BY CONSTRAINTS



Natural light abounds. Clients wanted to keep their monkey chandelier, a copy of one found in a British Men's Club in India.