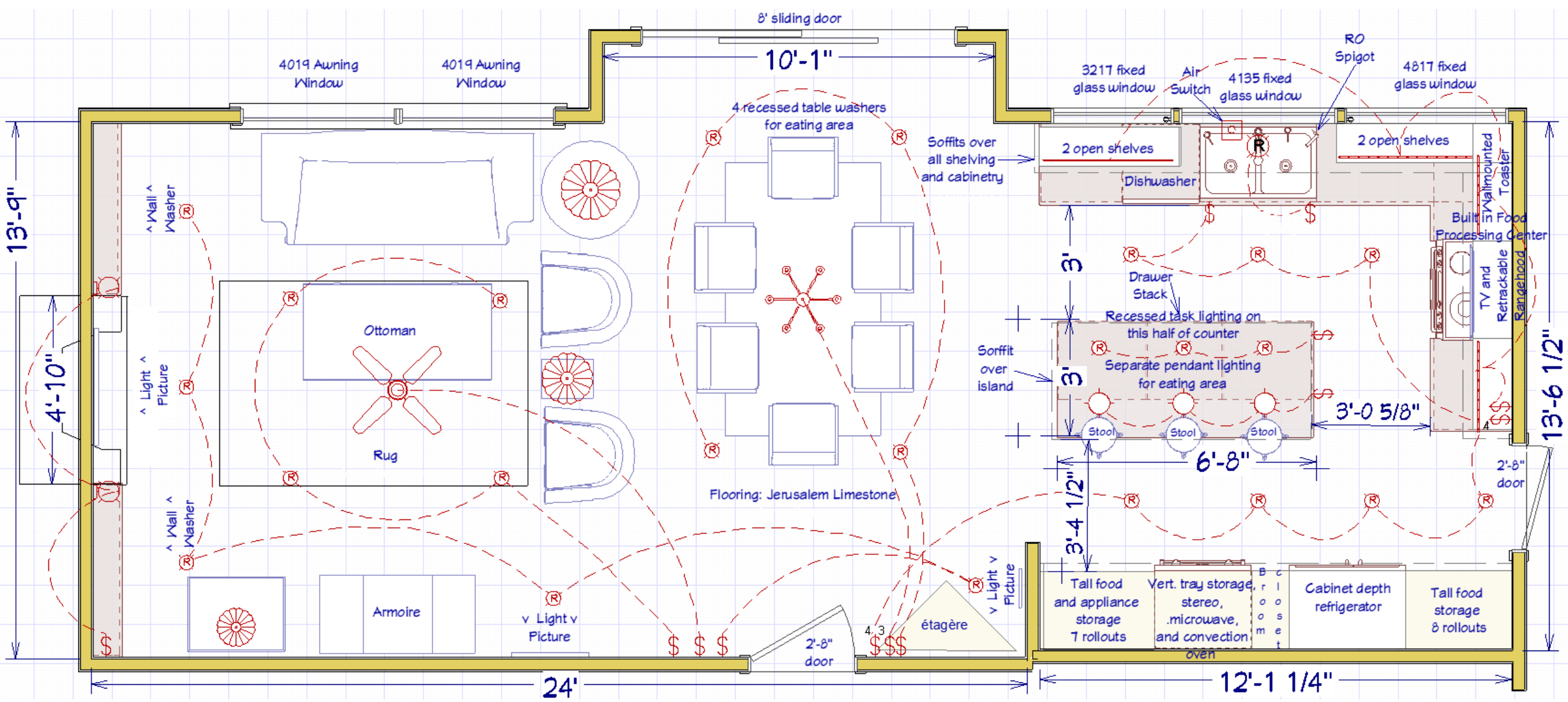


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NEW FLOOR PLAN



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Introduction

Many kitchen and adjacent family room 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, and fireplace surround, 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

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

Client Needs

1. Reuse countertops, fireplace surround 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 kitchen cabinetry with minimal reduction of storage
10. Easy access trash and recyclable bins
11. Reduce pinch point between refrigerator and island seating
12. Hot, cold and room temp filtered water
13. Remove four large windows in family room and replace with two clerestory windows over sofa. The light badly faded furniture and impacted TV viewing

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. Using the lowly space under the sink, we built two trash rollouts with some additional easy access storage at the rear of the pullouts
11. Replacing a standard depth refrigerator for a cabinet depth one and relocating it on the same wall, but in front of the walkway
12. Install Reverse Osmosis system feeding Insta-Hot water, and room temp water at the sink and cold water in the refrigerator
13. Replaced the four standard size windows which helped with furniture fading and eliminated light issues with daytime TV viewing

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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
- 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
- The two clerestory windows let enough light in but stop most winter southern sun from fading furniture and causing glare problems with TV
- 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 and ●four in the family room
 - ✓ 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: ●Five recessed picture lights ●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 do the pendant lights over the island and ●Two sconces over the fireplace
 - ✓ 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.

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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. It unifies the two rooms along with the Jerusalem limestone floor tile and the white trim
- 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
- Pillow fabric – the banana leaves in the pillow fabric reference the banana leaf pendants. Pillow colors were the inspiration for the family room color palette. Elephant lamp on end table adds to tropical feel

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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

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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.

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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.

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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.

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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.

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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.

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

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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.

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

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Before

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

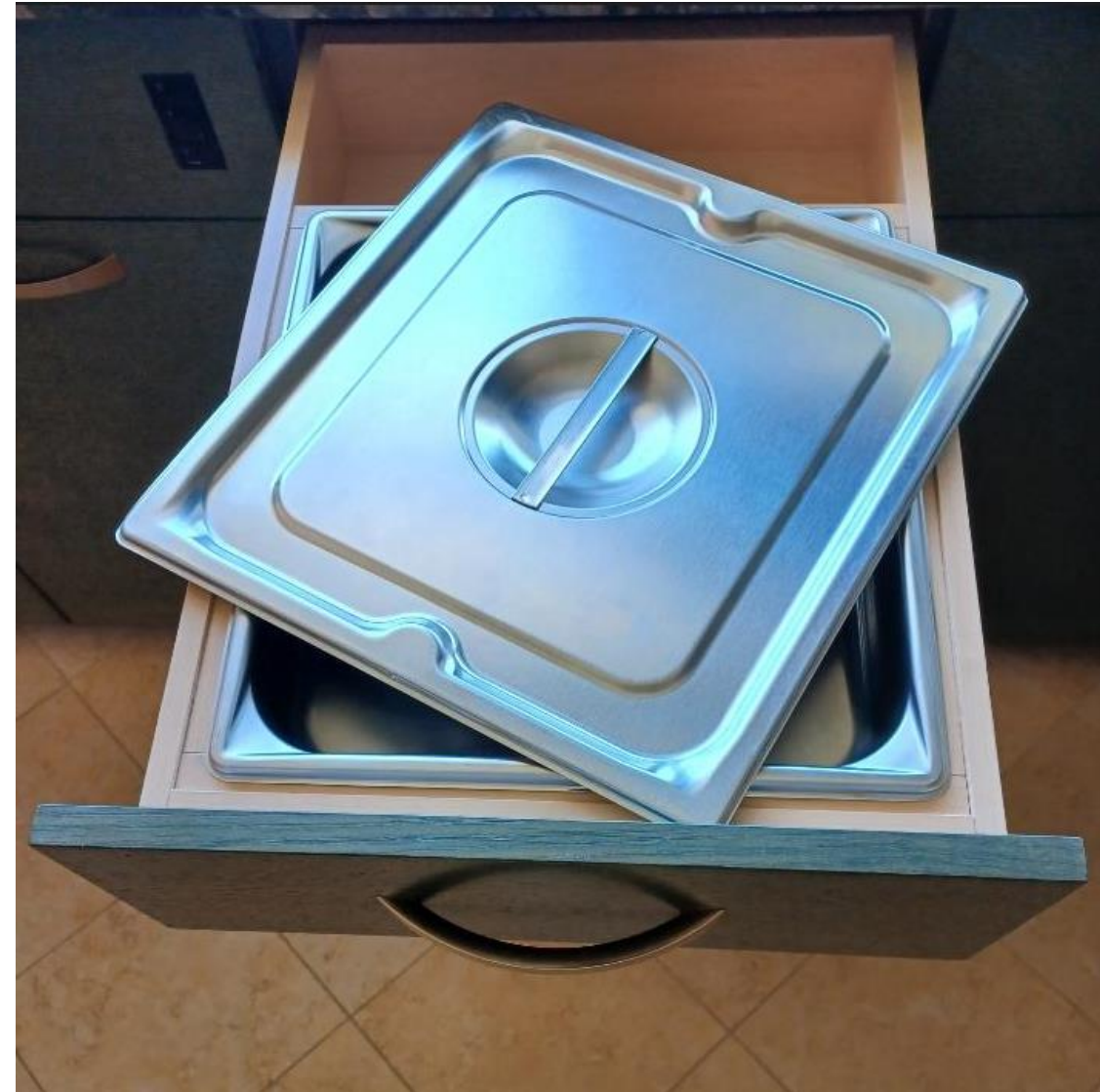


A base cabinet to the left of stove houses a pullout mixing station with a universal motor. The blender, food processor, chopper and mixer share the motor for a clutter free counter. Upper cabinets store pullout spices and oils.

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



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

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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.



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

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

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



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

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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. New sliding door no longer interferes with armchair. Large areas of glass bring outside in.

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

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View into family room. Four metal panels in glass top table were forged in France and were once a Communion rail. The chandelier metal color is similar to the Koa wood color in the fan to the left.

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View from the fireplace. Ostrich look vinyl covers the sofa and ottoman. Orange accents are repeated on the pillows, chairs and palm vase. Soft green paint accents in the TV cabinet reference the kitchen cabinet color.

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Close up of pillow pattern , elephant lamp and corner of monkey chandelier. See marsh view behind chair.

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Cabinet on the right houses the TV. The green accent paint references the cabinets, the mottled yellow/gold main paint picks up the floor color and the distressed rub-through accent paint provides visual interest.

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Before

New clerestory window replaced two standard windows which work better over the sofa.



Updates include new black metal and glass door and modern Koa wood-look fan. Clients' original painting "Path to Peace" painted by a California artist features the colors in room.

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Banana leaves in pillows reference the banana leaf pendants over the island. That fabric is repeated on the kitchen chairs. Pillow colors were the inspiration for the family room color palette. Elephant lamp on end table adds to tropical feel.

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Choosing to paint the triple step crown molding and other trim white, makes it pop and frames the wallpaper. The vertical pattern of the wallpaper in the 8' high ceiling give the illusion the room is taller.