

AFTER: OVERALL VIEW OF FINISHED KITCHEN



AWARD WINNING PROJECT

Project Category: Kitchen \$60,000 - \$100,000

Location: Sixmile Creek
Waunakee, WI

This modern kitchen is an update to an existing one that was typical of the 1990's style. The cabinets, floor and trim were all the same color, and there was no extra countertop or storage space. A small dinette separated by a railing was not only an eyesore, but did not offer adequate space to be usable. The kitchen was designed to integrate with the rest of the house, making it much more bright and open.

BEFORE: LIMITED SPACE AROUND THE STOVE AND NO TRAFFIC FLOW



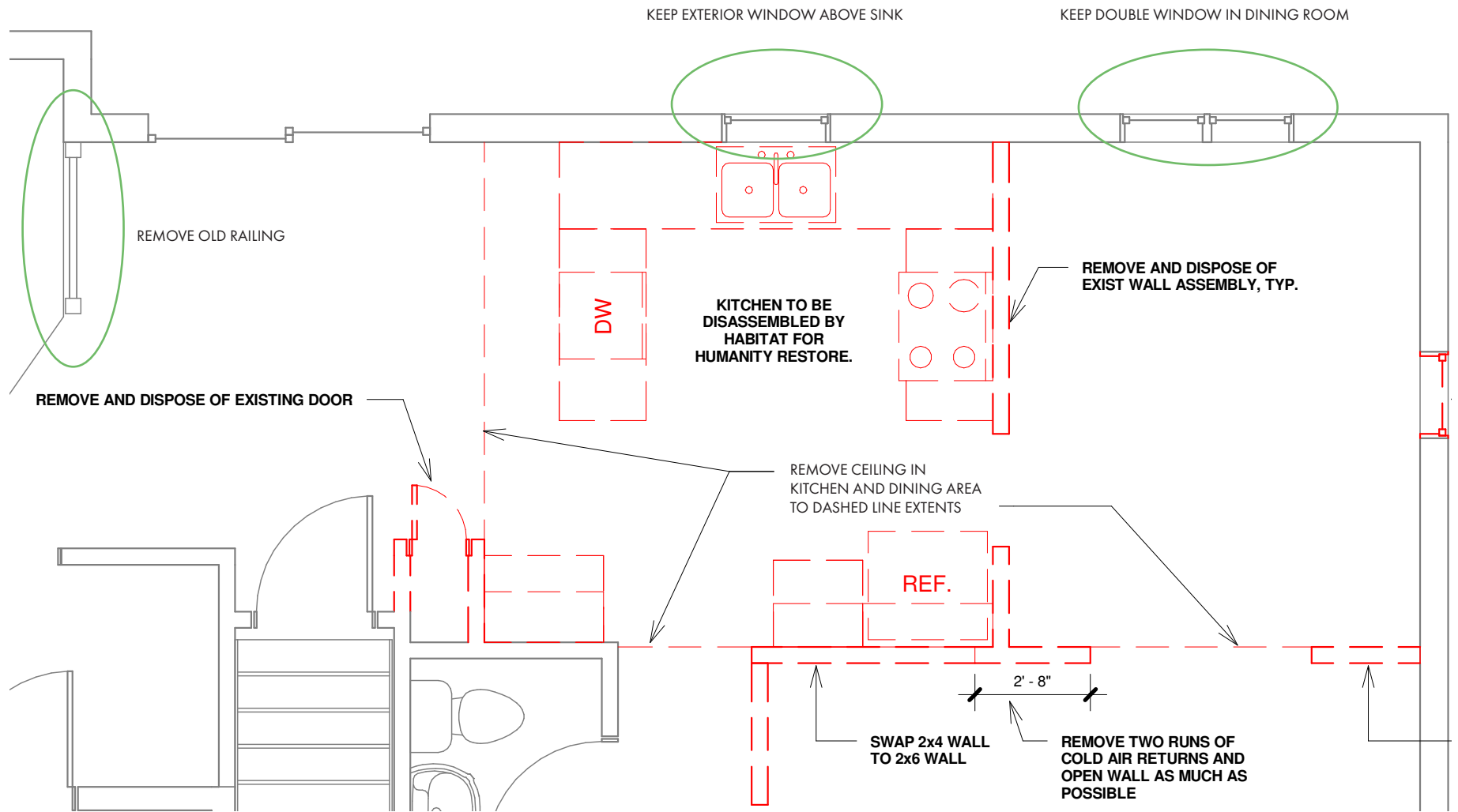
BEFORE: SMALL UNUSABLE DESK IN CORNER



As seen in these images, some of the issues included limited space around the stove, no place for the microwave, flooring that had been damaged by dishwasher floods, and a desk that was left unused.

BEFORE: INADEQUATE ROOM FOR MICROWAVE





The plan was to completely remove the kitchen (including all appliances), the wall to the adjoining dining room, and the existing soffits, to allow for ceiling height cabinets. The goal was to open up the kitchen and provide a space that integrated well with the rest of the rooms around it. It was to become the central hub.

To reduce the amount of exterior work and cost, we decided to keep the original window above the sink, and the double window in the dining room.



AFTER: VIEW FROM ADJOINING FAMILY ROOM WHERE OLD RAILING USED TO STAND TO NEW OPEN KITCHEN

BEFORE: DATED KITCHEN WITH HICKORY CABINETRY AND HICKORY FLOORS, LIMITED COUNTERSPACE AROUND THE STOVE, LIMITED ROOM FOR MICROWAVE, LIMITED WORKSPACE AND NO TRAFFIC FLOW. (SHOWN FROM DINING AREA TOWARDS KITCHEN)

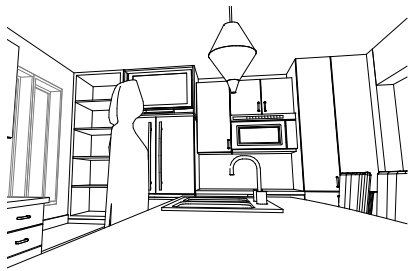


BEFORE: SHOWN FROM WITHIN KITCHEN TOWARDS DINING AREA

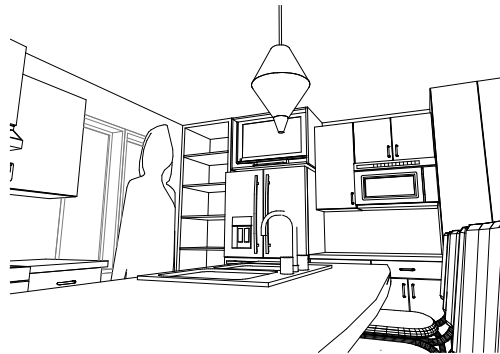


AFTER: THE KITCHEN WAS RE-DESIGNED TO BECOME AN OPEN CONCEPT, L-SHAPED KITCHEN WITH A LARGE MODERN ISLAND AND EVERYTHING IN ITS PROPER PLACE.

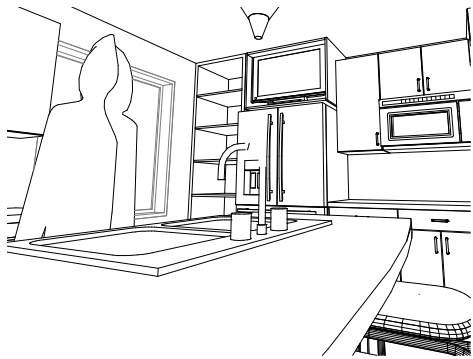




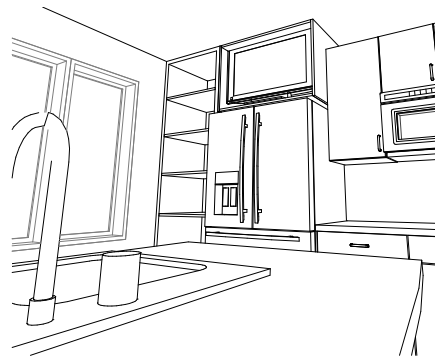
① View from End Seat



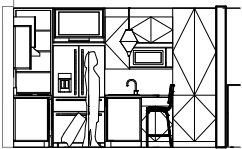
② View from Seat 1



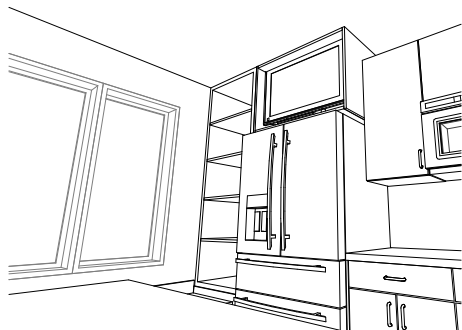
③ View from Seat 2



④ View from Seat 3



⑥ Section
1/8" = 1'-0"



⑤ View from Seat 4

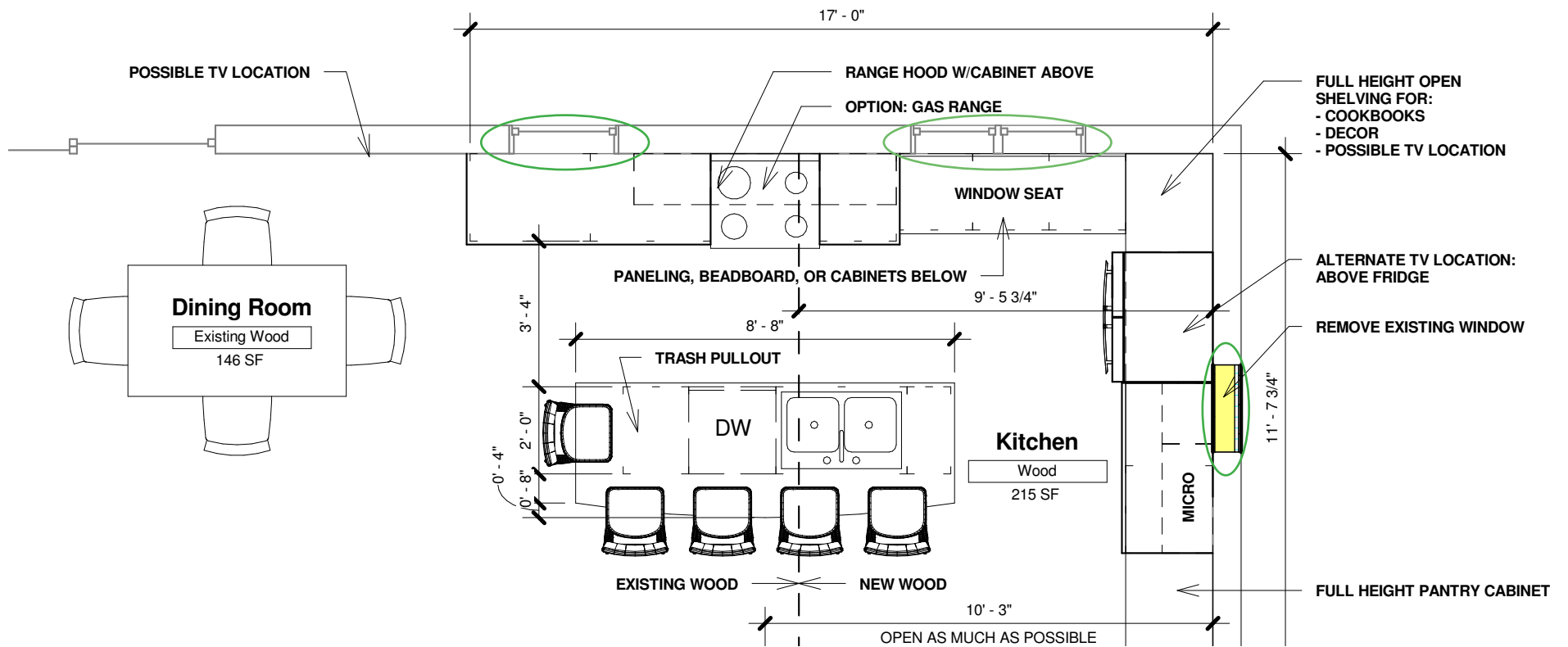


3D NOTES
 THESE 3DS ASSUME:
 - SEATED EYE HEIGHT OF 4'-7" (55")
 - TOP OF PENDANT AT 6'-9" (81")
 - BOTTOM OF PENDANT AT 5'-3" (63")
 - PENDANTS: Park Harbor PHPL5231PN
 - PERSON STANDING AT SINK AT 5'-6"

Another key factor in this remodel was to have a place for the TV in the kitchen. It was important that the TV remained discreet, but still visible from many different angles. The solution was to carefully place the TV "hidden in plain sight" above the refrigerator inside of a cabinet. While the cabinet does not have any doors, the TV fits perfectly inside. Its black bezel actually seems to disappear, as many guests do not even notice it. The TV's location allows the homeowners to watch while being seated at any chair in the island or the dining area.



AFTER: VIEW OF THE TV WHICH DISCREETLY FITS INTO THE CABINET ABOVE THE REFRIGERATOR



Existing windows were another challenge. We had to come up with a solution in order to avoid having to replace windows and siding on the back of the house.

To reduce the amount of exterior work and cost, we decided to keep the original window that was above the sink and the double window of the former dining room. Because the double window in the dining room sat below counter height it made for a great opportunity to create a window seat - something unique about the space, a cost-savings measure, and a fun niche that provides the opportunity for some extra chatting and seating while someone is cooking.

BEFORE: ORIGINAL UNUSED DINING ROOM WITH LARGE WINDOW





AFTER: THE DOUBLE WINDOW PROVIDED A PERFECT PLACE AND WAS THE PERFECT HEIGHT TO CREATE BENCH SEATING IN THE KITCHEN.

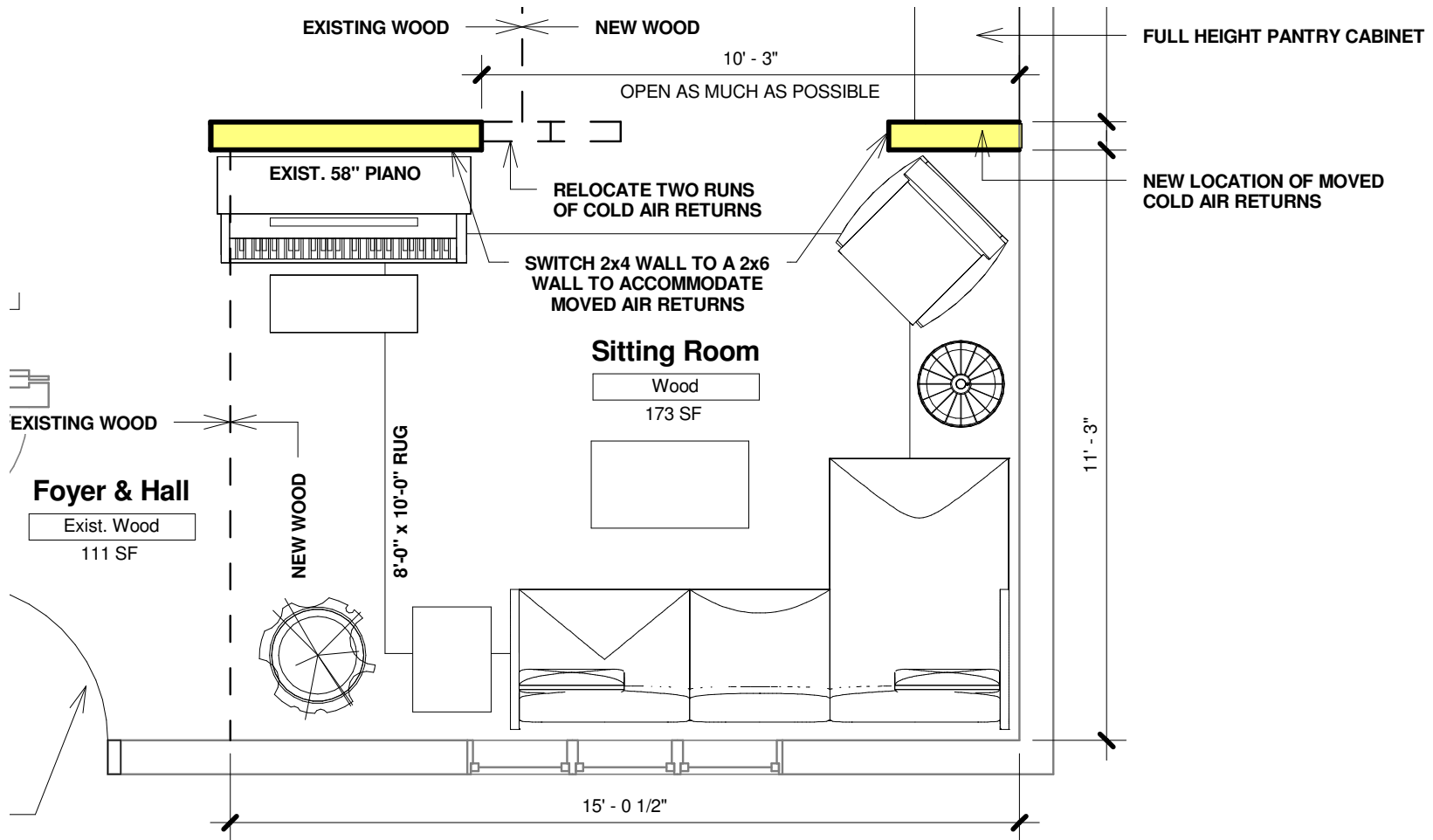


AFTER: BY REMOVING THE FAR RIGHT WINDOW OF THE EXISTING DINING ROOM, (SHOWN ON PAGE 16) A FUNCTIONAL WALL WAS AVAILABLE FOR STORAGE, WHERE WE COULD PUT ALL OF THE DEEP ITEMS, FEATURING A COFFEE BAR AND PANTRY. THE CABINETY WAS NOT TAKEN ALL THE WAY TO THE CEILING TO SAVE ON BUDGET AND CREATE INTERESTING DEPTH TO THE SPACE.

AFTER: DECORATIVE NICHE



A unique feature on this side of the kitchen, is the shelving niche, which provides an attractive space for the homeowners to display their favorite wines and stemware, in addition to providing a special location for dishes and cookbooks.



It was discovered that the opening between the old dining room and the living room could be widened by 32 inches. Additionally, the wall that divided the old living room from the foyer hallways was able to be completely removed. That left about a 5 foot section of wall dividing the new front sitting room from the new kitchen-dining combo in the back of the house - the perfect space for their piano.

Planning for future furniture layout proved this was a good usage of space, and would also give the clients the feel that they are looking for.

BEFORE: CLOSED-IN LIVING AREA OFFERING UNATTRACTIVE VIEWS OF THE KITCHEN AND DINING AREA





AFTER: THE LENGTH OF THE REMAINING WALL WAS PLANNED TO ACCOMMODATE THE PIANO.

The wall between the kitchen and the front living area was opened as much as possible, while still being economical because of many HVAC returns that ran through the wall. The length of the remaining wall was planned to accommodate the piano. The width of this wall also provides a bit of privacy when coming in the front door. Upon entering, a preview of the kitchen is offered without seeing the whole room. You are left wanting to discover what is in the kitchen, as there are plenty of hints of beauty along the line of sight, but the entire kitchen is not revealed.



CRITERIA RESPONSES

To what degree were the expressed needs of the client met?

The clients requested an open floor plan, room for appliances, an eat-in kitchen space, and better flow around the dinette table. They were open to elimination of the dining room. We achieved these goals. The dining room was eliminated, the wall removed, and the kitchen enlarged using the space of the kitchen and dining room combined. The new kitchen has an island with the seating requested, and specifically has viewing of a TV that is hidden in plain sight. An obtrusive and unusable pantry closet was removed, which enhances flow through the dinette. Adequate storage was provided in pantry cabinets and throughout the kitchen. While the main load bearing wall of the home was not able to be removed due to the cost of moving mechanicals and plumbing, the opening was enlarged by about 30", and the wall dividing the living room from the foyer was removed, providing a new first impression and flow for visitors.

To what degree does the project enhance the existing structures functionality?

The unused dining room was eliminated, and the underutilized living room has now become a part of the usable home. The larger kitchen space has an island.

To what degree does the project enhance the existing structure aesthetically?

The new kitchen provides the look the clients want. New hardwood was blended into existing hardwood, and the refinish is seamless. Two paint colors and two countertop colors provide contrast and pop, compared to the monotone stained wood of the original home. The front entry reveals the living room and hints at the kitchen space, while the required bearing wall allows you to digest the layers of space and beauty, rather than being overwhelmed.

Is there evidence of superior craftsmanship?

- a. Custom built window seat
- b. Quartz back-splash installed precisely to fit, cut to an upside down T shape to fit under cabinets and the range hood.

Were innovative uses of material and/or methods of construction used in the project?

Quartz as back-splash in the kitchen. It's relatively rare in our part of the country and is a stunning accent for this kitchen, taking the design feel in a more contemporary direction.

Did the contractor overcome difficult obstacles?

There were existing floor squeaks that the clients requested to be eliminated. It became a never-ending task. The client would find the squeak, we would fix it, we would listen for others and fix those, then the client would find more when they came home from work. Over the course of several iterations, every squeak that the client could find in the main level of the home was eliminated.