

Kitchen Remodel Project

Rev 2 Mar 18, 2017

Homeowner and location

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Project Description

This kitchen remodel involves replacing existing floor and existing cabinets and countertops. Most existing appliances will be reused. An additional door opening between the kitchen and living room will be added. Existing 11" soffits on the north wall will be removed allowing new cabinets to go to the ceiling.

Project Phases

Phase	Description
1	Open existing west wall and install 2'-8" door opening.
2	Replace existing ceramic tile floor with new hardwood floor to match existing floor in living and dining room.
3	Disconnect plumbing, electrical. Remove and relocate existing appliances
4	Demolish existing cabinets and countertops, Remove existing soffits above existing cabinets.
5	Install new cabinets, door fronts and drawer fronts. New and existing appliances
6	Install temporary countertops, existing sink
7	Install new quartz countertops
8	Install new farmhouse sink. Connect plumbing
9	Install tile backsplash
10	Paint

Pictures of existing kitchen



Renderings of new kitchen design



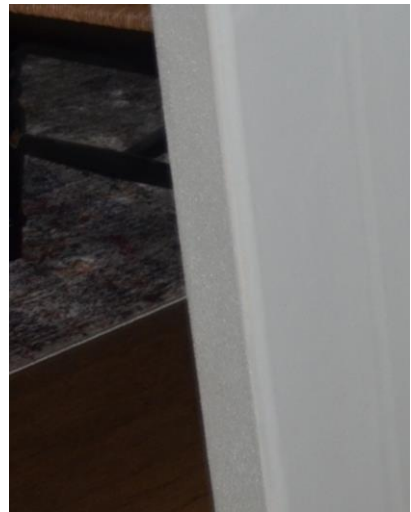


Phase 1 New door opening in existing west wall



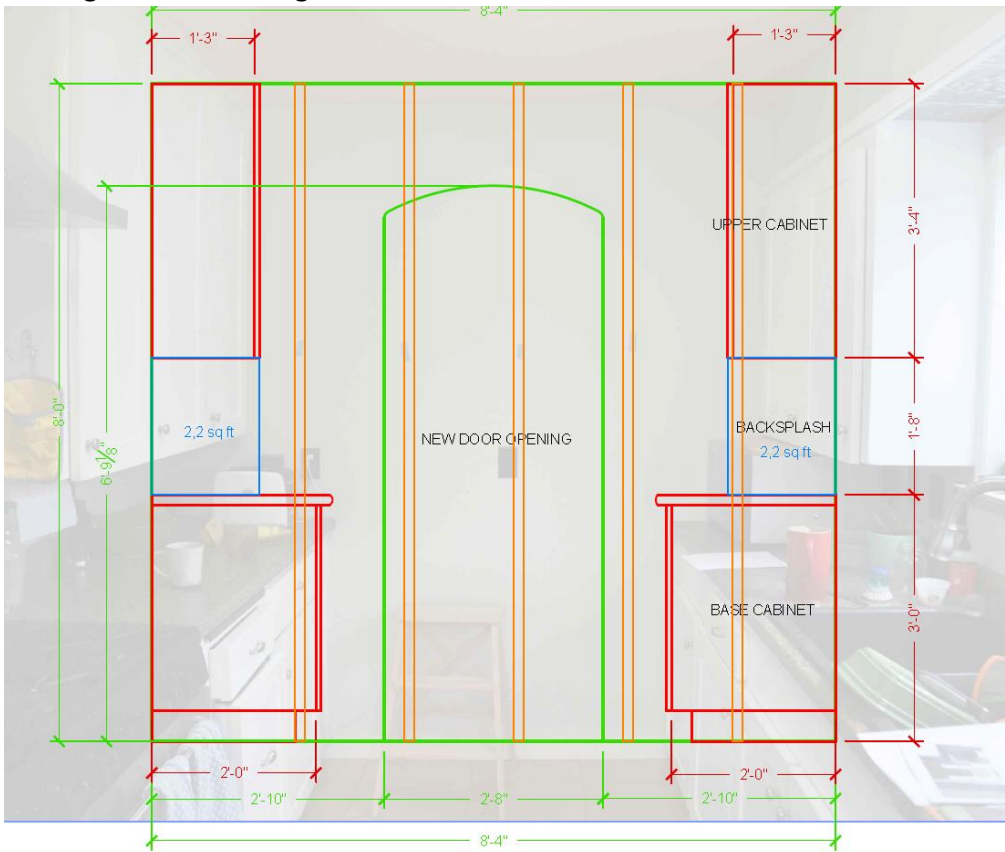
Note: electrical outlet in wall will be relocated by homeowner.

New door opening will need to have an arched curve at the top matching an existing door on another wall. And all edges should be radius.

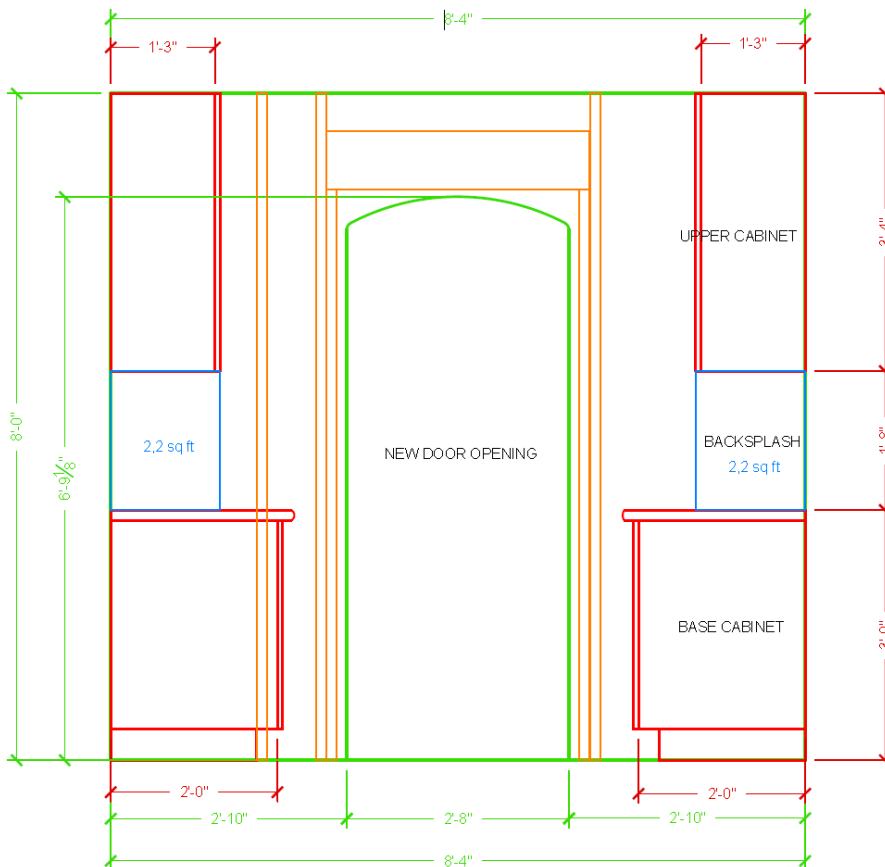


There will be no door at this opening.

Existing wall and framing



Revised framing.



Phase 2 Replacing floor

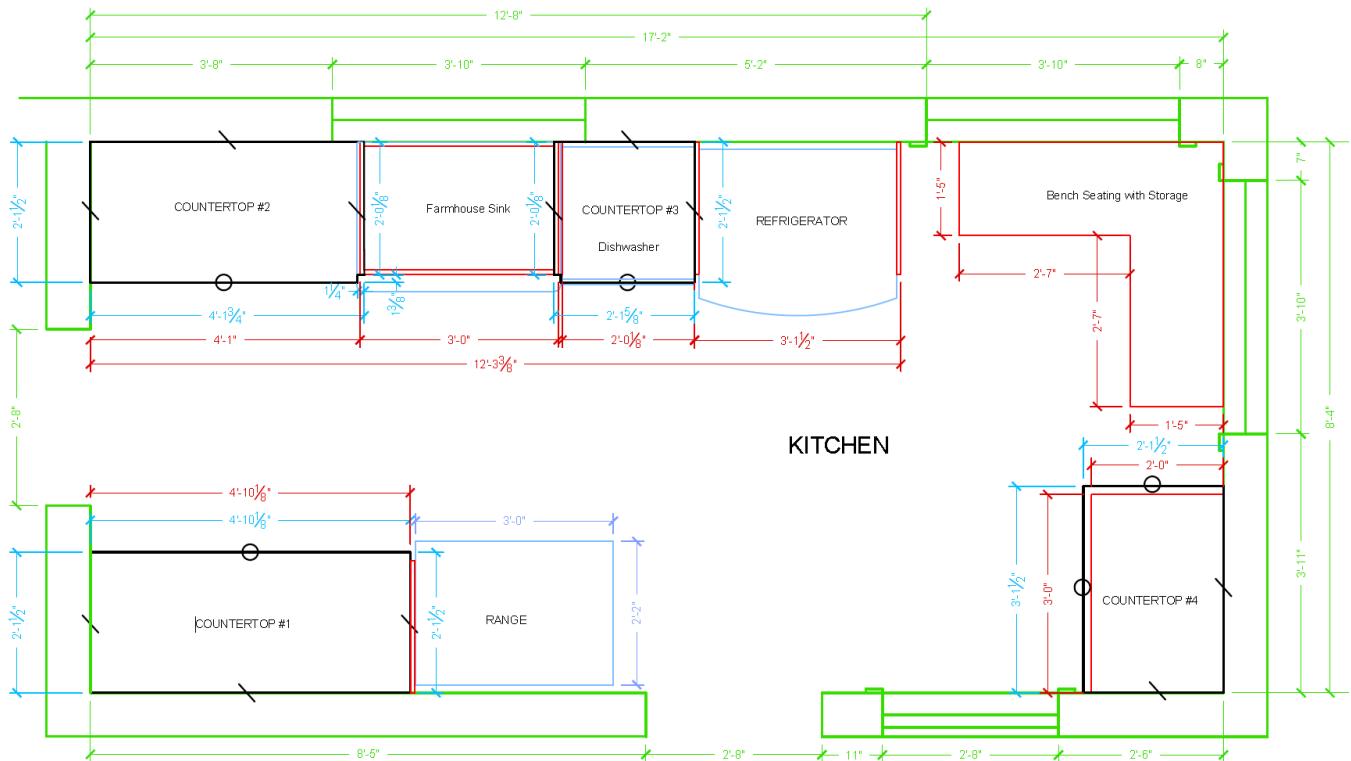
Current floor is ceramic tile. This is to be removed and replaced with hardwood flooring to match existing flooring in adjoining living room and dining room.

Total kitchen floor area: 143 sq ft

Subtracting out the area with installed cabinets, net floor area is: 113 sq ft



Current floor is ceramic tile



1

FLOOR PLAN REV 3

Scale: 1/2" = 1'-0"

Phase 3 & 4 Disconnect existing appliances, demolish existing countertops and cabinets

Existing appliances include LG French Door Refrigerator, Gas Range, Composite Sink, and Bosch Dishwasher. All appliances except sink will be reused for new kitchen. The sink and faucet will be temporarily reconnected on a temporary countertop when new cabinets are installed and before new countertops are installed. New countertops will host a new farmhouse sink.

Existing countertops are laminate.

Refrigerator will be relocated from existing east wall to north wall between end of new cabinets and countertops and an existing window. It will be framed with full height side panels to support a 36" x 20" cabinet over the refrigerator. The existing gas range will remain in place. The current metal backsplash will be replaced with new tile backsplash. The existing Bosch dishwasher will remain where it is but incorporated within new cabinets.

The existing kitchen has an 11" soffit along the north wall above existing cabinets and bay window opening. This will be removed and new cabinets will go all the way to the 8' ceiling. There will be no soffit above the bay window and sink. The existing pot light fixture will be replaced with a pendant light fixture.

New cabinets will consist of Ikea cabinets and drawers or equivalent and Kokeena doors and drawer fronts. Modern English style. Cabinets are as follows. Numbering references the numbers shown on the elevation drawings.9

North Wall**Base Cabinets, 24" deep**

- 1- 15" W with 2x 5" H drawers, 2x 10" drawers
- 2- 15" W with 4x 5" H drawers, 1x 10" drawers
- 3- 15" W with 4x 5" H drawers, 1x 10" drawers
- 4- 36" W sink cabinet with pull-out recycle shelf to support Ikea OMSJÖ Double bowl apron front farmhouse sink
- 5- 24" W space for 24" W existing dishwasher

Upper cabinets, 15" deep

- 6- 18" W x 40" H cabinet with shelves and hinged door (left side of bay window)
- 7- 18" W x 40" H cabinet with shelves and hinged door (left side of bay window)
- 8- 15" W x 40" H cabinet with shelves and hinged door (right side of bay window)
- 9- 24" D x 96" H side panels to support cabinet
- 10- 36" W x 20" H cabinet with 2 hinged doors above refrigerator

Corner bench

- 11- 48" x 48" bench 17" H x 17" deep. Seat panels to be hinged to allow storage inside bench.

South Wall**Base Cabinets, 24" deep**

- 12- 15" W with 2x 5" H drawers, 2x 10" drawers
- 13- 15" W with 2x 5" H drawers, 2x 10" drawers
- 14- 24" W with 2x 5" H drawers, 2x 10" drawers

Upper Cabinets, 15" deep

- 15- 30" W x 30" H with 2x door fronts. Microwave oven is mounted below this cabinet
- 16- 24" W x 40" H with 2x 12" W x 40" H hinged door

East wall**Base cabinet, 24" deep**

- 17- 36" W with 3x 5" H drawers, 2x 15" H hinged doors

Filler panels and Dress panels

- 18- 2" W x 36" H filler panel
- 19- 2" W x 36" H filler panel
- 20- 2" W x 40" H filler panel
- 21- 15" W x 40" H end dress panel
- 22- 15" W x 40" H end dress panel
- 23- 24" W x 96" H end dress panel
- 24- 15" W x 60" H end dress panel
- 25- 4" W x 36" H filler panel
- 26- 4" W x 40" H filler panel

Phase 6

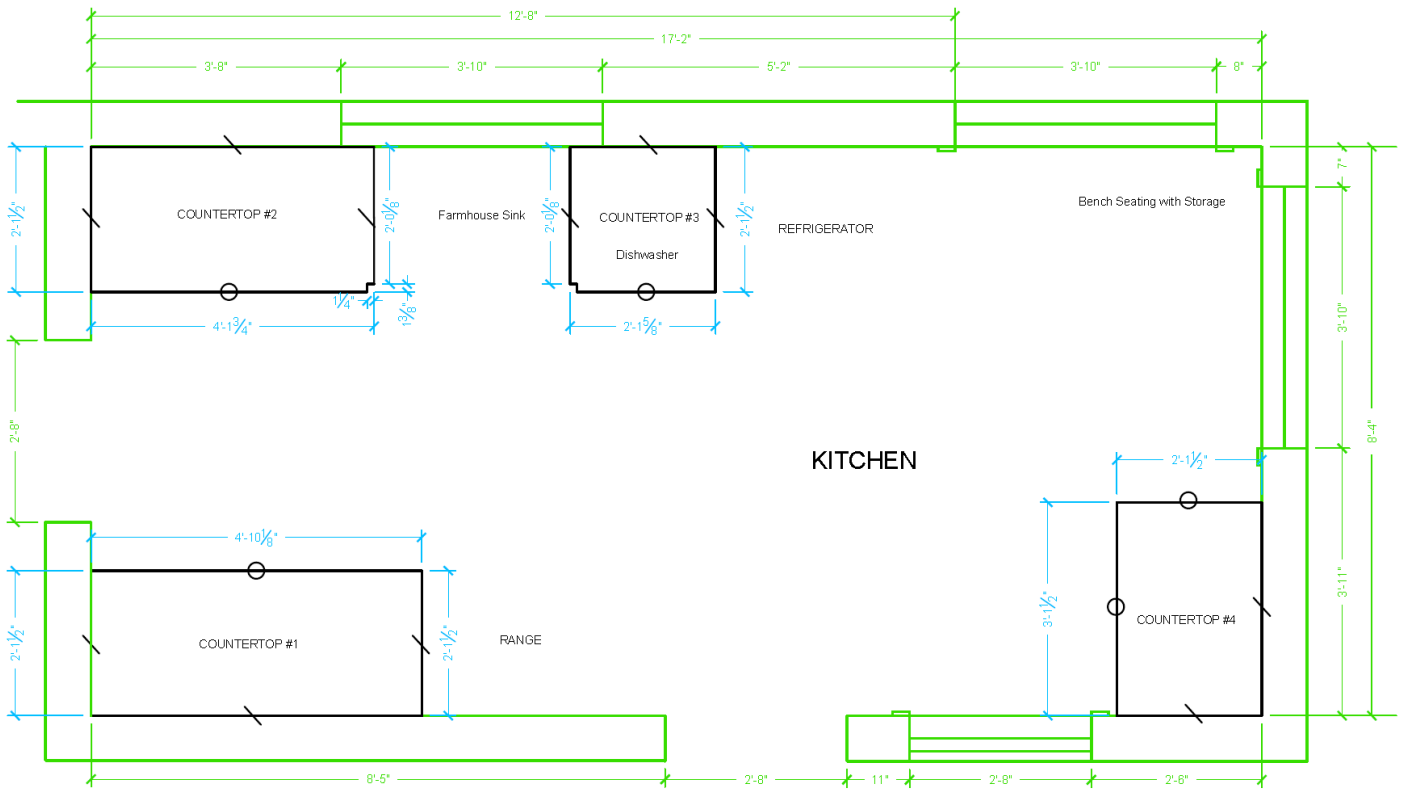
Install temporary countertops, existing sink

To be able to use the kitchen between the time the new cabinets are installed and the new quartz countertops are installed, a temporary wood countertop will be installed and the existing composite sink and faucet will be installed.



Phase 7 Install new quartz countertops

Countertops to be Ikea Quartz or equivalent



1

FLOOR PLAN REV 3

Scale: 1/2" = 1'-0"

Countertop #1	58.25" W x 25.5" D	Eased edge along front 58.25" edge
Countertop #2	49.75" W x 25.5" D	Eased edge along front 49.75" edge. 1.25" x 1.375" notch for Ikea sink
Countertop #3	25.625" W x 25.5" D	Eased edge along front 25.625" edge 1.25" x 1.375" notch for Ikea sink
Countertop #4	37.5" W x 25.5" D	Eased edge along front 37.5" edge and side 25.5" edge

Areas:

Countertop #1	58.25" W x 25.5" D	10.32 sq ft
Countertop #2	49.75" W x 25.5" D	8.81 sq ft
Countertop #3	25.625" W x 25.5" D	4.54 sq ft
Countertop #4	37.5" W x 25.5" D	6.64 sq ft
Total		28.80 sq ft

Linear length of eased edge: 171.13 in

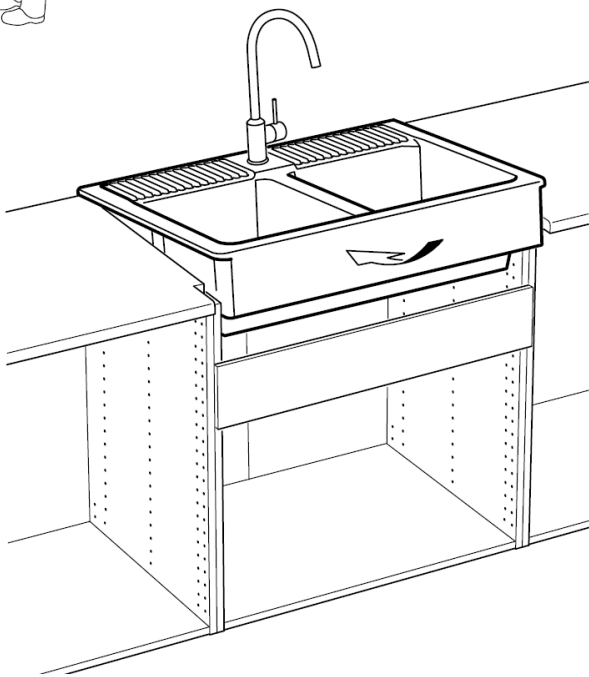
Phase 8 **Install new farmhouse sink. Connect plumbing**

Ikea DOMSJÖ Double bowl apron front sink, white



Fits in a 36" wide cabinet frame. The sink occupies the full depth of the counter and is designed to mount in a 36" wide cabinet.

Product dimensions Width: 37 " (94 cm) Depth: 27 1/8 " (69 cm)

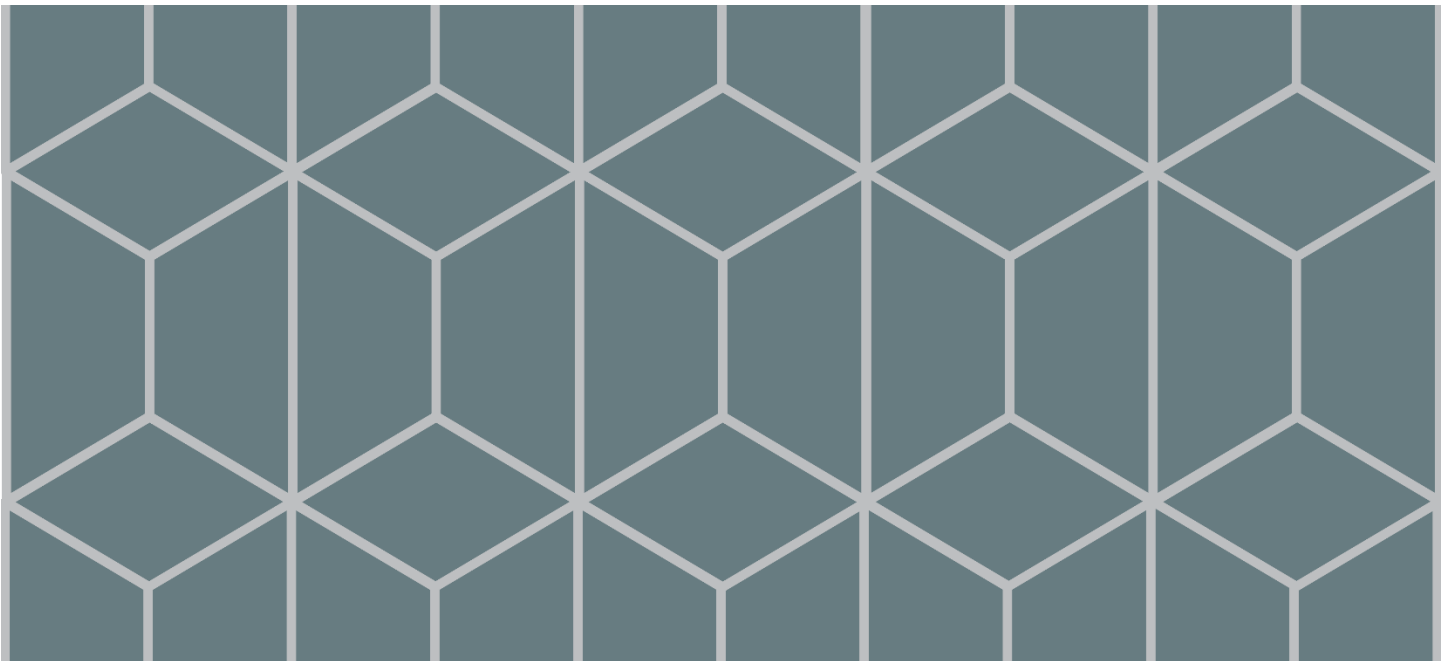


The current kitchen has no backsplash except for a metal behind the range. This will be removed and all countertops and range will have tile backsplash. There are four outlets or electrical switches in this area that will remain so rectangular cutouts should be provided in the tile to accommodate them.

Heath Ceramics Dwell Patterns collection
Half hex diamond stack in the heron blue color



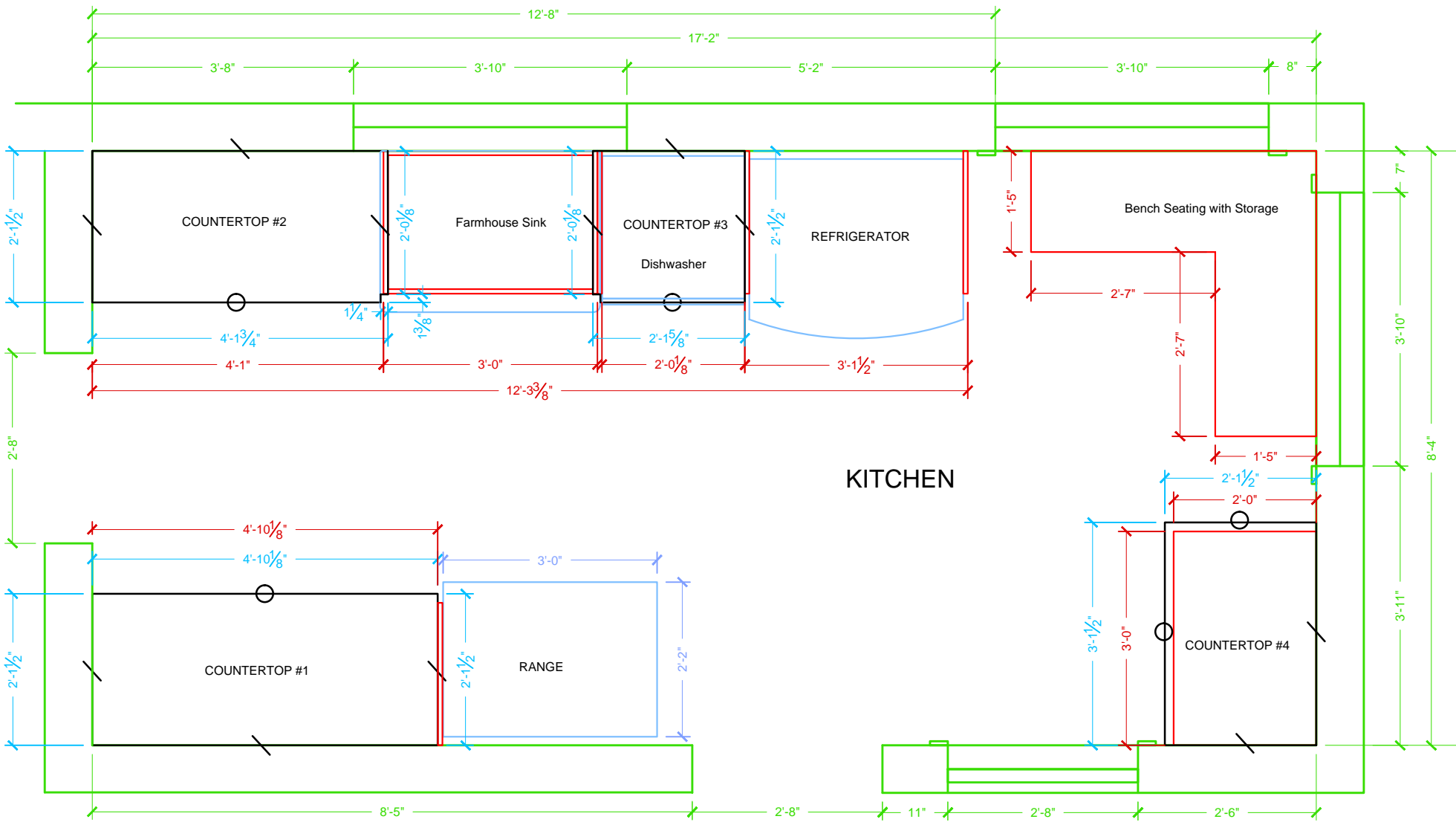
Pattern and color



Area:

North wall (above sink)	10.7 sq ft
South wall above counters and range	15.5 sq ft
East wall above cabinet:	5 sq ft

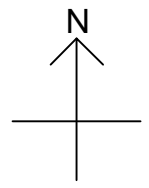
Total	31.2 sq ft
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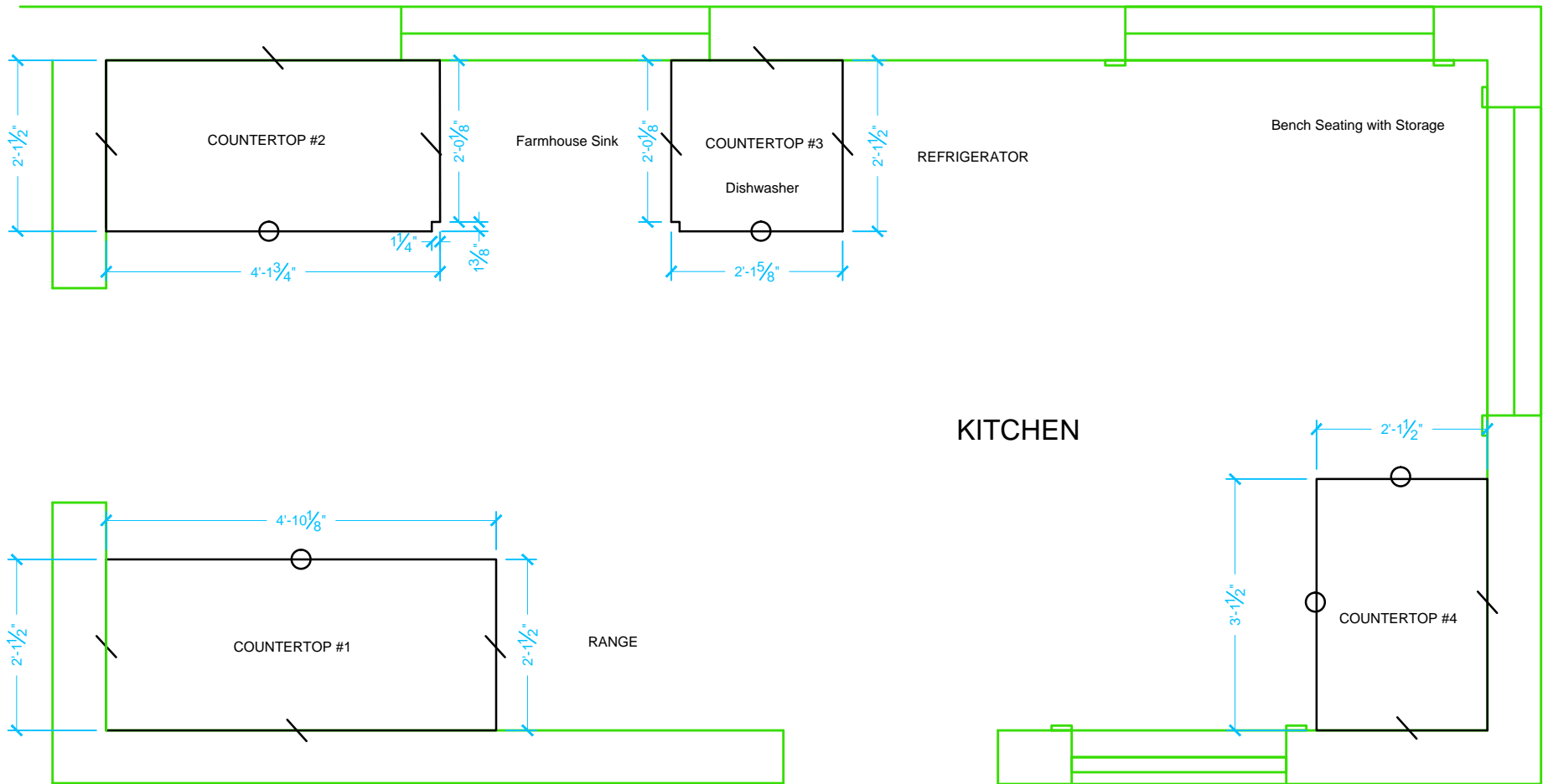


1

FLOOR PLAN REV 3.1

Scale: 1/2" = 1'-0"

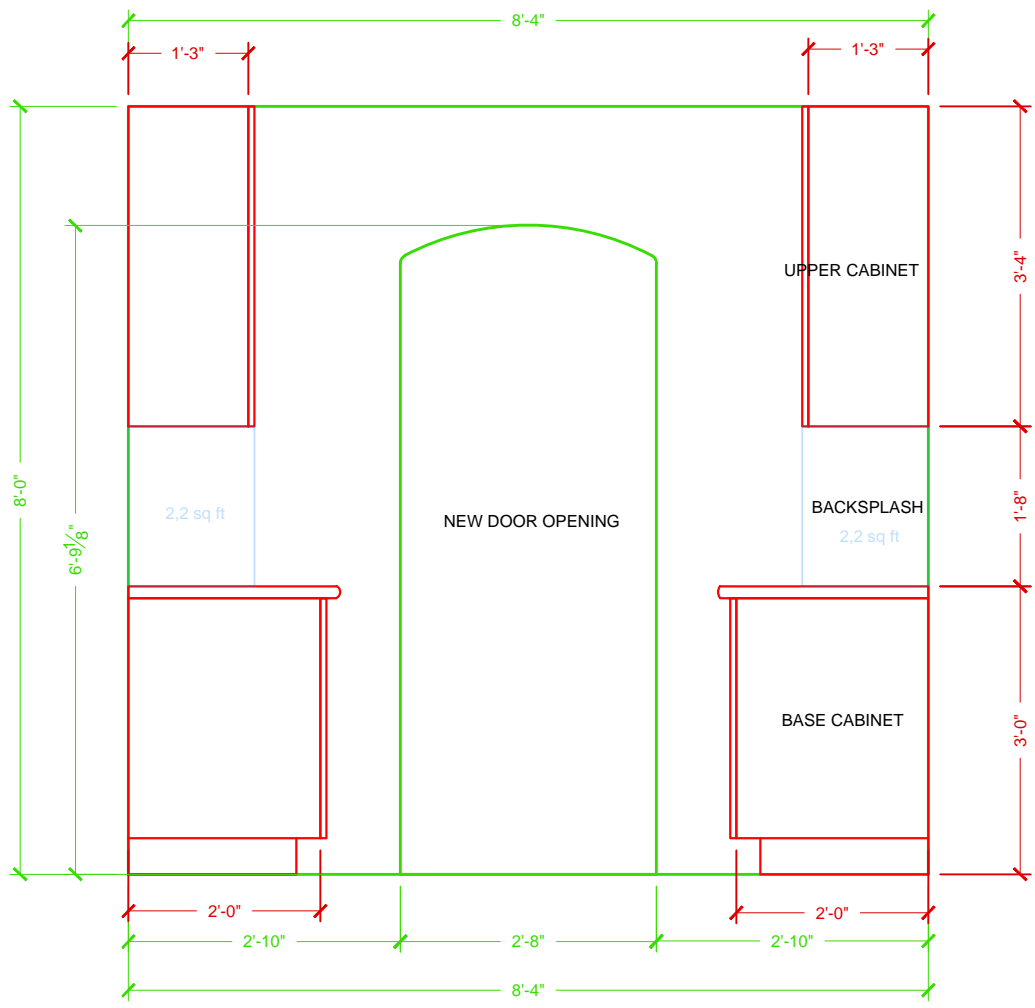




1

FLOOR PLAN REV 3

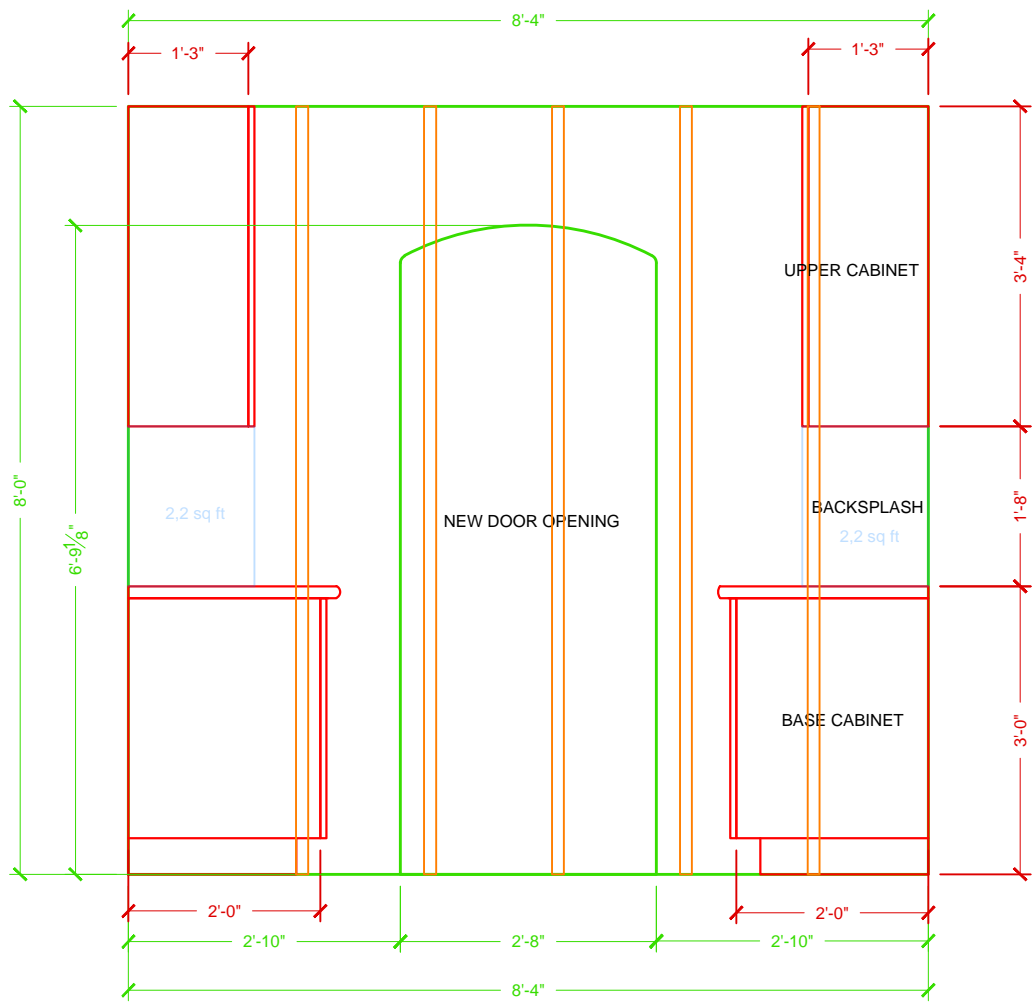
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2

WEST WALL REV 3

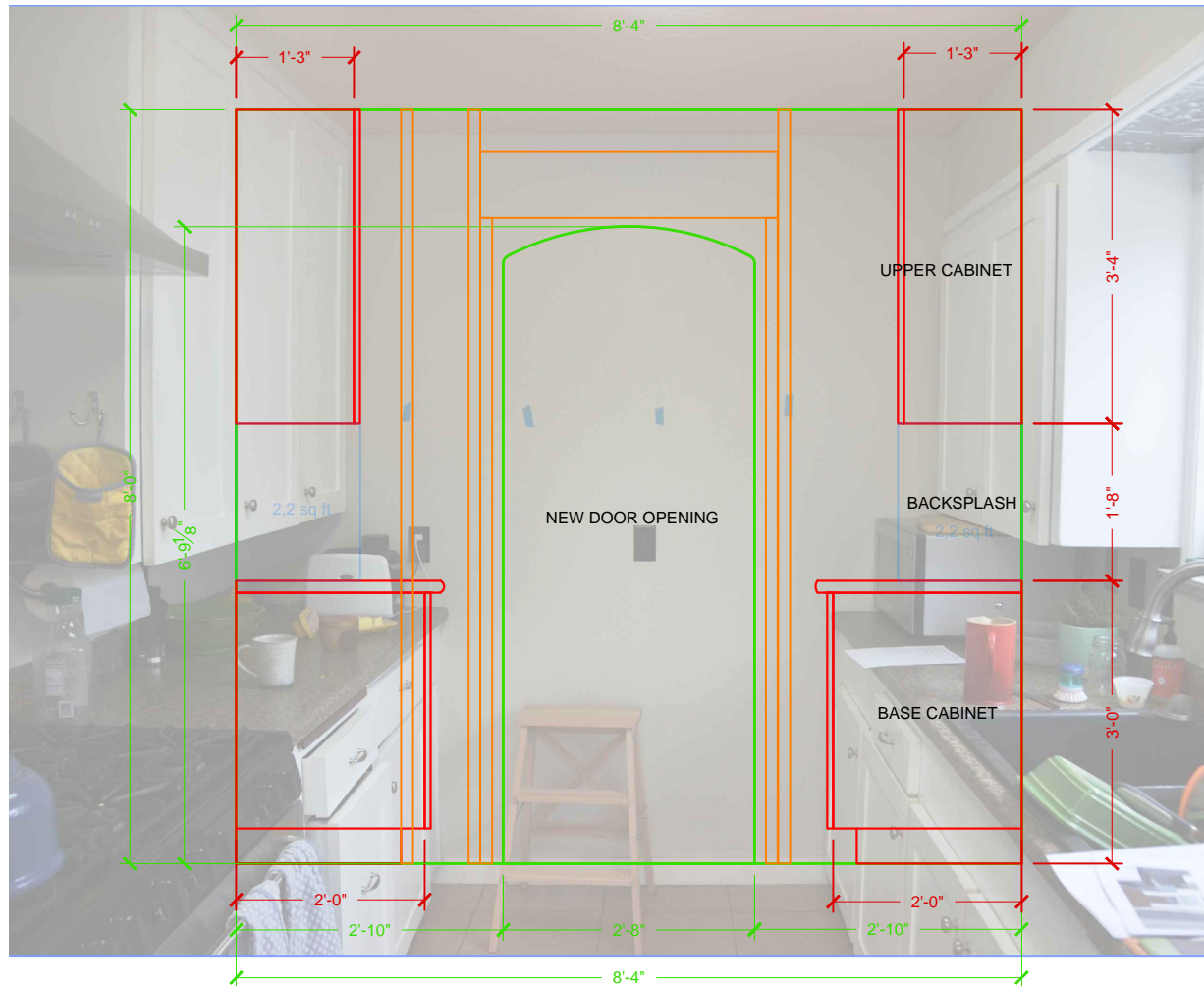
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2

WEST WALL REV 3

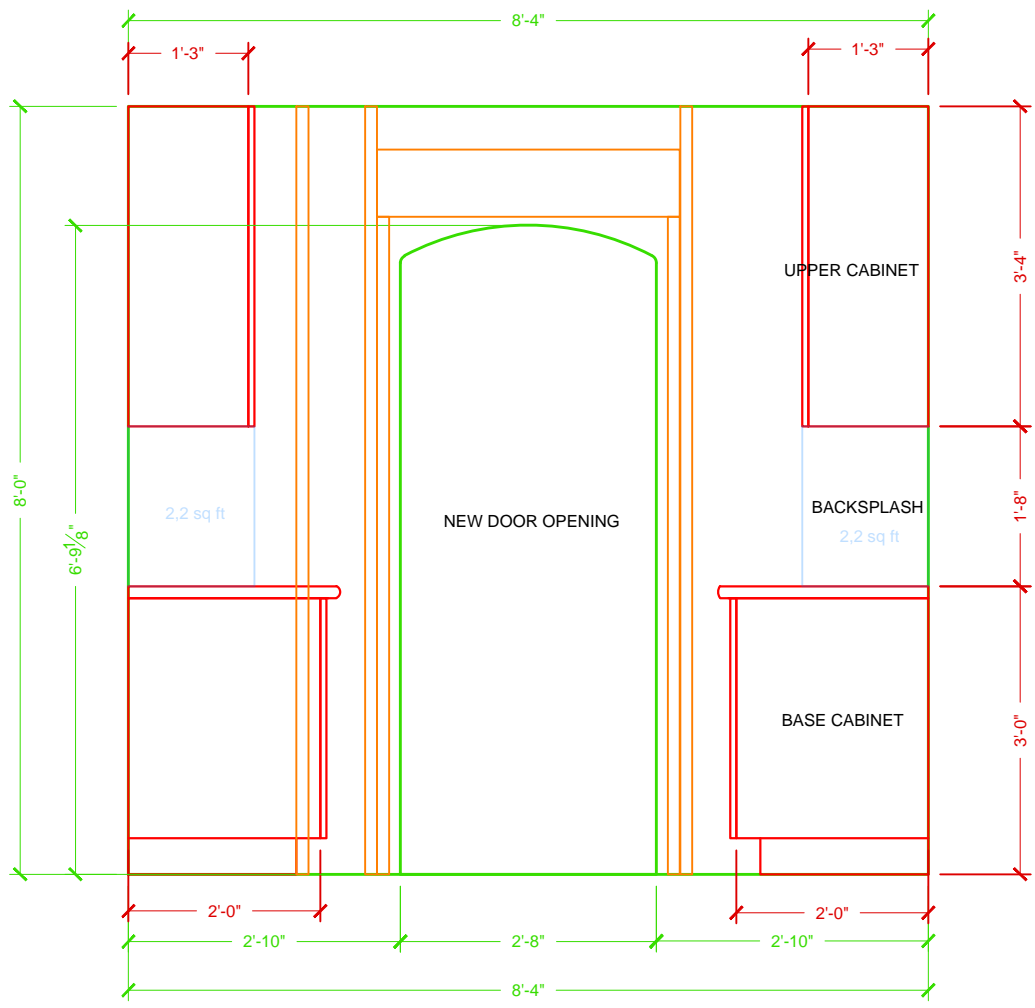
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2

WEST WALL REV 3

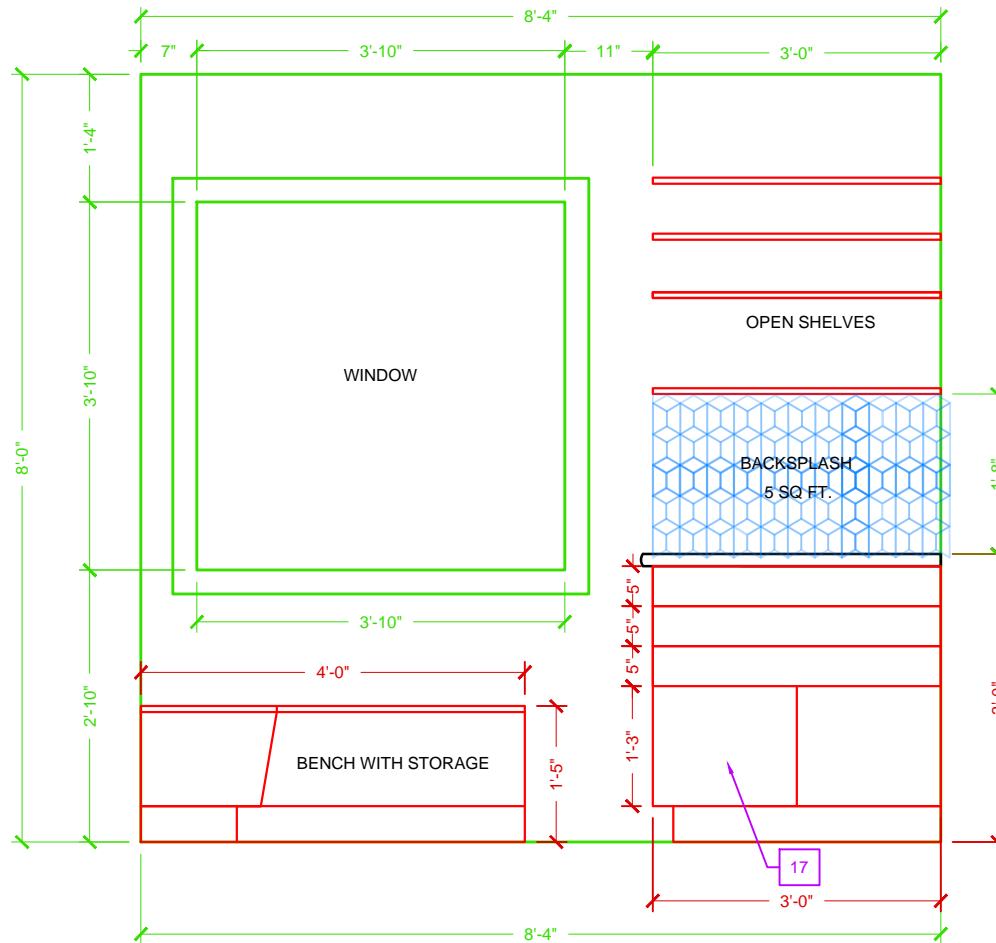
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2

WEST WALL REV 3

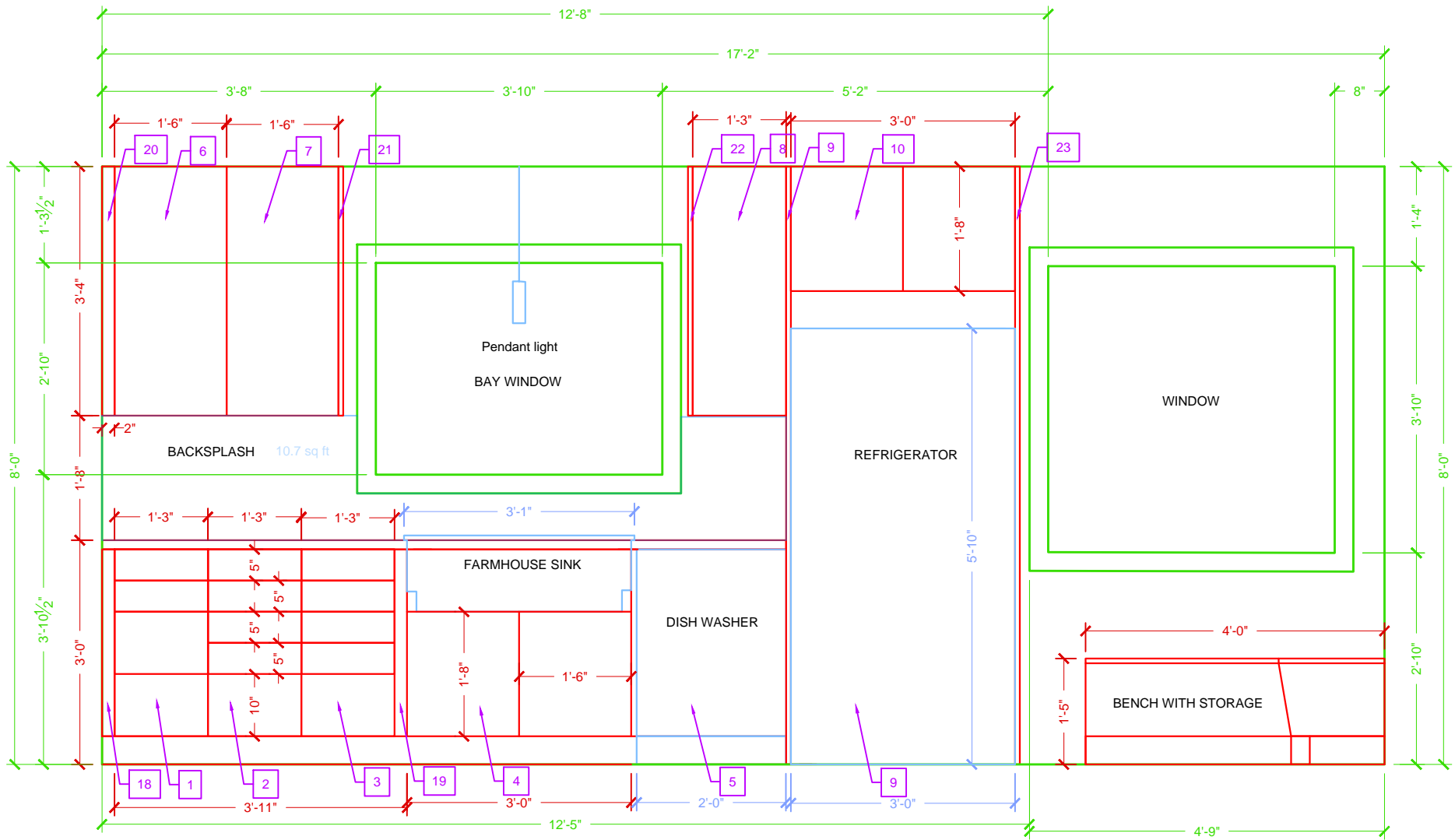
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3

EAST WALL REV 3

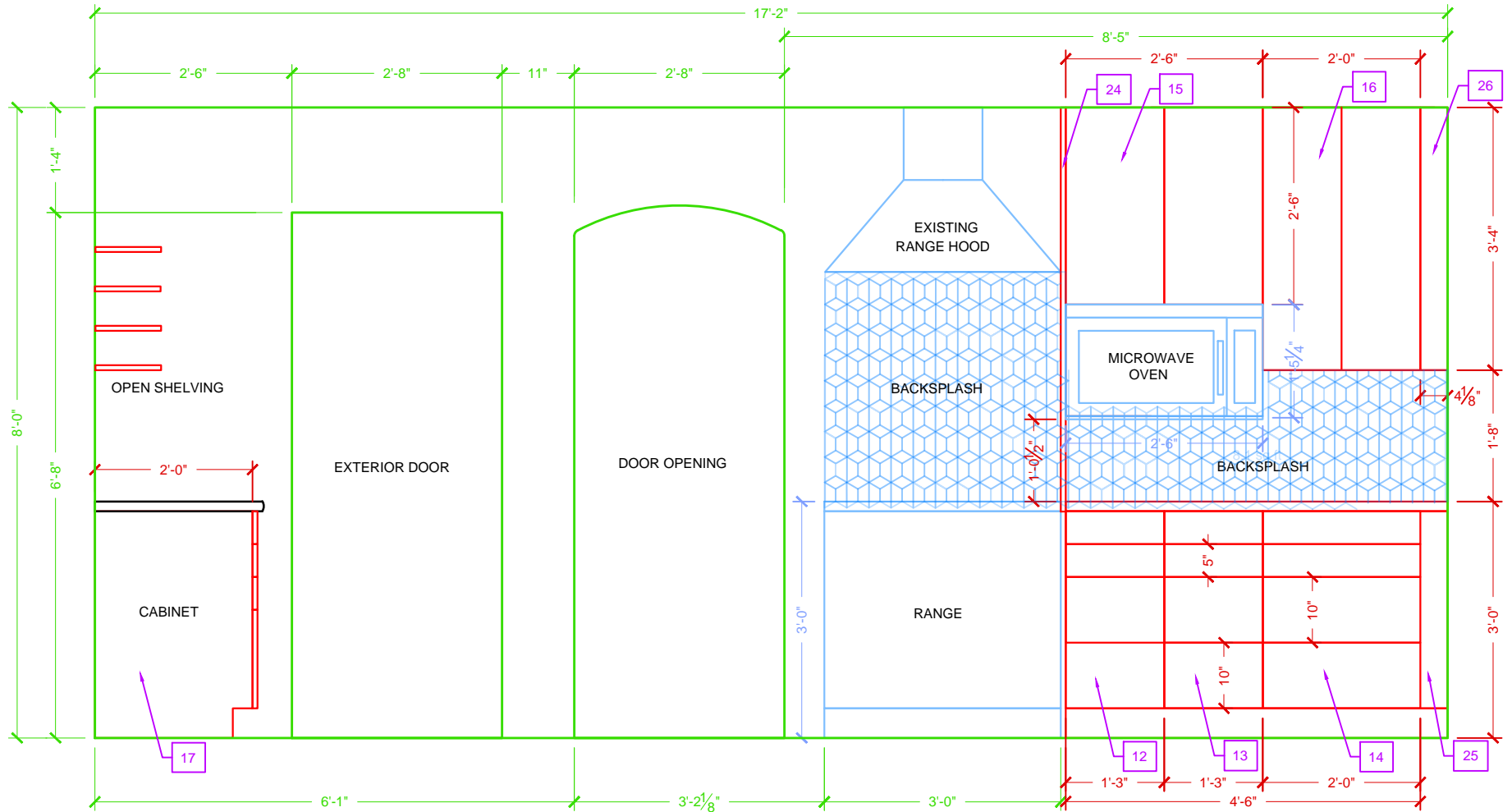
Scale: 1/2" = 1'-0"



4

NORTH WALL REV 3

Scale: 1/2" = 1'-0"



5

SOUTH WALL REV 3.1

Scale: 1/2" = 1'-0"