



MAKOSKI
CONSTRUCTION
& REMODELING

Remodeling - Best Kitchen
Renovation Under \$50,000.00





BRIEF EXPLANATION:

The major challenge of this kitchen remodeling project was to create a more user friendly space while staying within the existing parameters. The house is over fifty years old and in a neighborhood where budget becomes a very important factor for cost vs. value.

CHALLENGES:

Since this kitchen had two walls with windows along with three doorways leading to the dining room, family room and back hall/basement/garage, the floor plan changes were very limited since the existing traffic pattern could not be changed. The existing dishwasher was on the bank of cabinets ninety degrees to the existing sink so when the dishwasher was opened it would block the access to the sink. The existing gas range had no electrical so the cord had to run over and above the counter top next to it. Also, the range which extended past the cabinetry along with the refrigerator directly opposite of it, could not be used at the same time let alone allow for the congested traffic pattern. The client desired a twenty first century kitchen in a 1950's home.

CREATIVE SOLUTIONS:

Allowing for a more fluid kitchen flow, the greenhouse window was removed to create a more workable area for appliances, counter space and cabinetry. The dishwasher was relocated to the right of the kitchen sink so both may be used unilaterally with each other. The existing range location was repositioned to the wall which once housed the greenhouse window and had ample room for a cook top, an oven below, and a

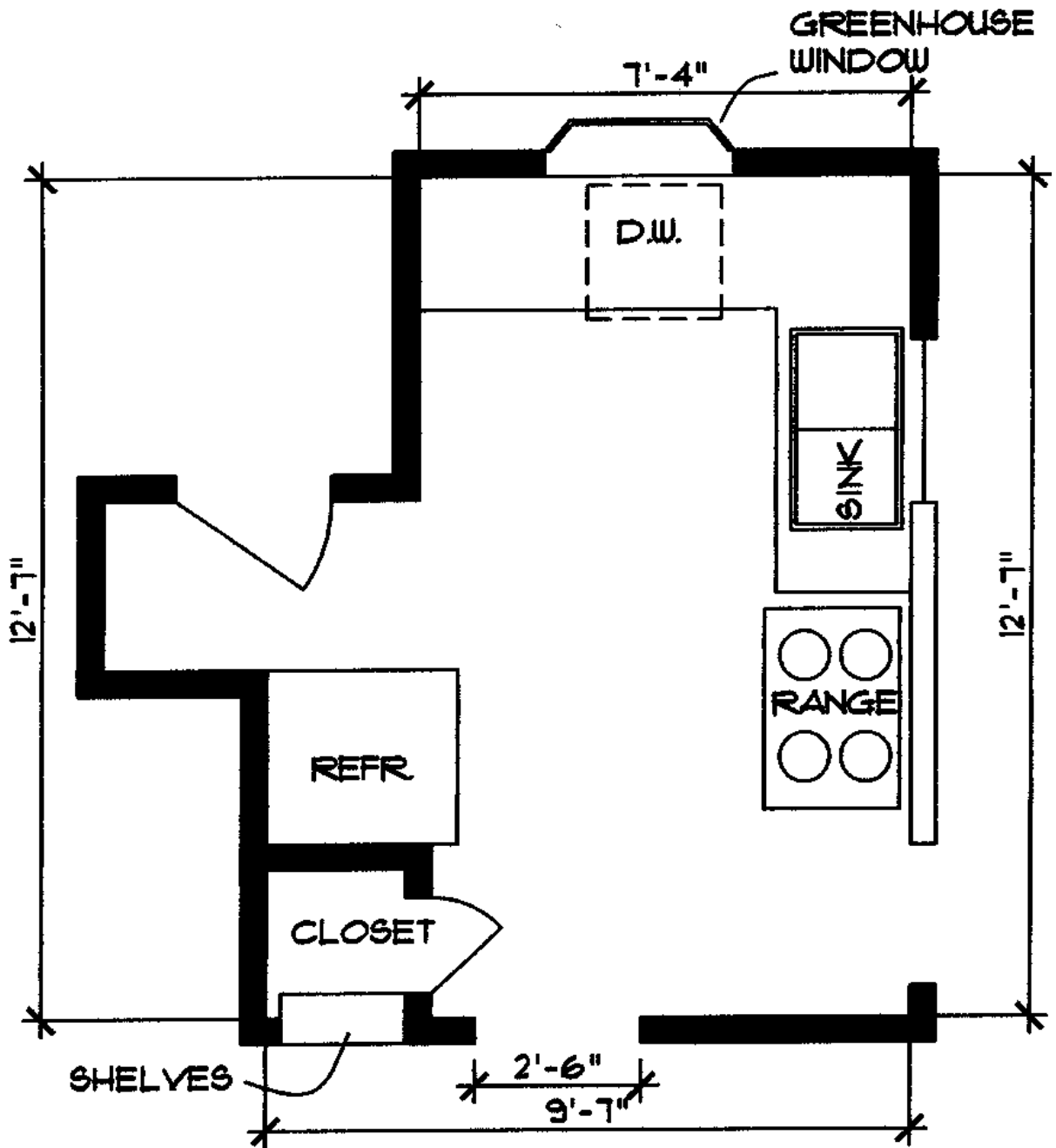
microwave/hood exhaust above that vented directly outside. The shelf unit from the dining room was eliminated to create enough area for a useable pantry cabinet along with a built-in refrigerator which created an additional one foot of kitchen space. The soffits were all removed since the ceiling was not a full eight foot tall and the new cabinetry was extended up to the newly leveled ceiling. All electrical and lighting was updated for today's National Electrical Codes including the difficult location of new lighting being restricted by existing conditions. Lastly, now that the new kitchen looked so great to the Homeowner, the existing opening from the dining room was opened to over four foot wide creating a gorgeous view from the dining table where the Homeowner and her guests can admire the newly designed kitchen.

RESULTS:

The Homeowner truly loves her new kitchen and is very proud while entertaining her guests. The new custom granite countertops with full backsplashes, window sill and extended overhang allows for a stool creating a friendly space for everyday desk usage within the kitchen space. The new tiled floor surfaces were selected to keep the stone effect from the granite counters and is offset by the sleek white cabinetry. The newly created space now allows for the existing traffic pattern to be maintained during the increased usage of this kitchen. The stainless steel appliances along with the custom wood door fronts finishes off the kitchen that is ready for the twenty first century.

KEY PRODUCTS:

Great Lakes Marble and Granite
Interstate Kitchen Supply
Edelman Plumbing Supply
Kraftmaid Cabinetry
Modern Builders Supply
Dal Tile

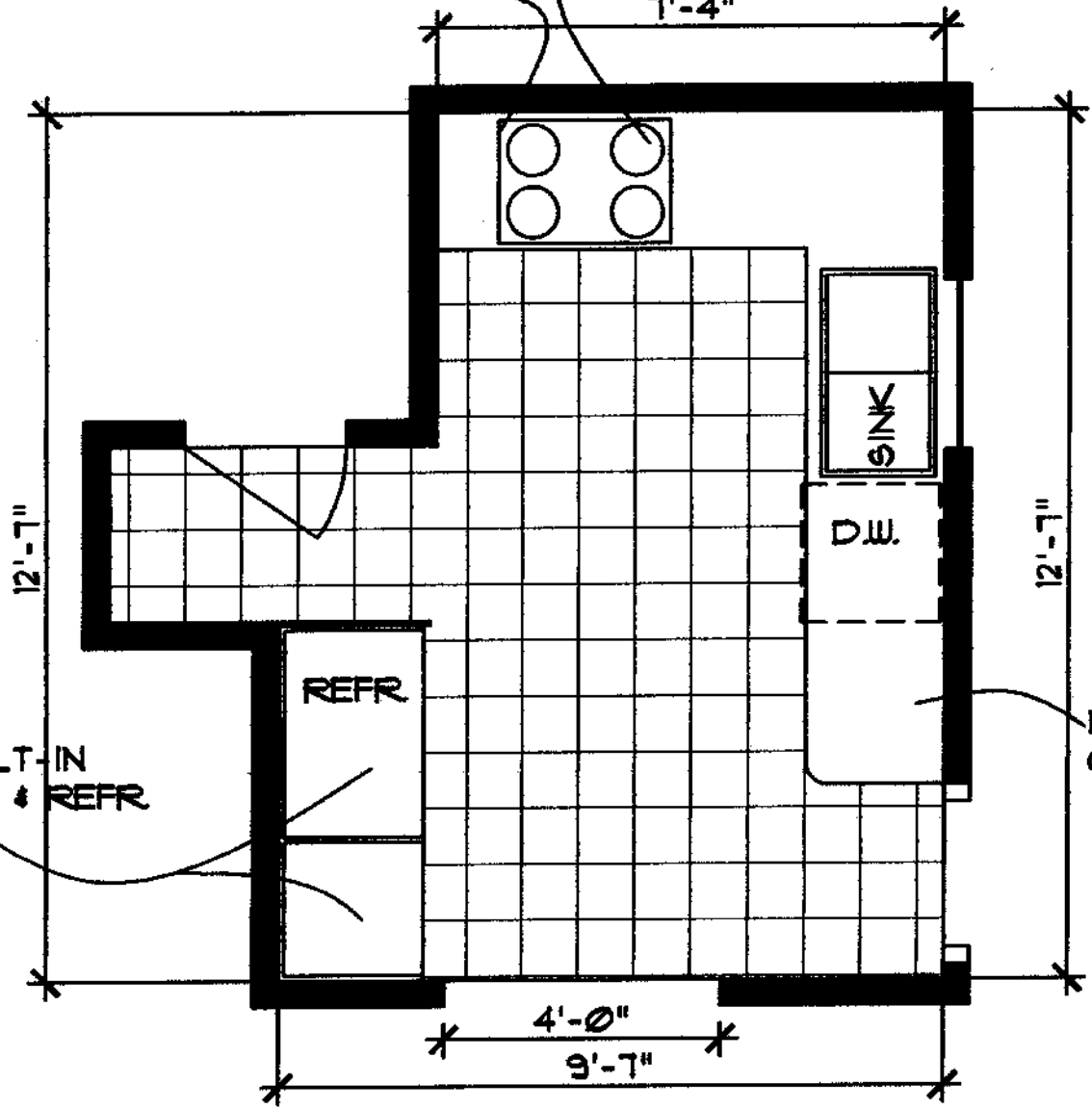


EXISTING KITCHEN FLOOR PLAN

GRANITE SURROUNDING COOKTOP WITH HOOD ABOVE

COOKTOP WITH OVEN BELOW

7'-4"



NEW BUILT-IN PANTRY & REFR

NEW GRANITE COUNTER

NEW KITCHEN FLOOR PLAN



Before



After A