



MAKOSKI
CONSTRUCTION
& REMODELING

Remodeling - Best Kitchen
Revovation Over \$50,000.00 &
Best Overall Interior Revovation



BRIEF EXPLANATION:

This Remodeling Project involved the renovation of a 20 year old kitchen with staying in the confines of the existing structure. The project involved redesigning the cabinetry and the appliance layouts omitting the dinette table and peninsula. The new island concept includes a built-in table with a free flow traffic pattern extending to the adjoining rooms.

CHALLENGES:

The existing kitchen was required to be redesigned in a manner which would allow a more spacious look and entertainment friendly use. The challenge was to create this within a moderately small space which needed to allow passage to the foyer, dining room, family room, basement, and sun porch. Another priority of this renovation was to create more natural light and spaciousness into the already dark and confining kitchen. The new island and table were built using granite counter tops in the center of the room which the existing floor joists were undersized for the weight.

CREATIVE SOLUTIONS:

The existing peninsula and dinette table were abandoned in order to create additional space to the center of the kitchen which would now become available for a new island and breakfast bar. As the new island shape was being explored, it became apparent that there would be enough room to recreate a new dinette table attached to and to be part of the new island thereby eliminating the wasted circulation space needed for a freestanding table and the restricting traffic pattern of a peninsula. The free-form organic shape of the new island was a result of it needing to be narrower at the refrigerator, range, and sink area, but being able to grow larger as it extended into the dinette area. The dimensions and natural shape of the new island/table were carefully examined so as not to waste any of the limited floor area and to maximize the amount of new island/table counter area. A mock up island was built in place to allow the owners to experience and understand the architect's intent which was basically a radical improvement to the way they would use their kitchen. LVL floor joists were sistered to the existing floor joist to support the weight of the new island and granite countertops including all the rerouting of electrical, gas and plumbing lines. The existing small kitchen window and header was replaced with a raised header into the second floor floor joist and a large arched double casement window was installed. The traditional cabinet soffits were removed and rebuilt as a shallower soffit and was detailed with crown molding which extended to encompass the entire perimeter of the kitchen so as to eliminate the abrupt starts and stops exhibited by the former soffits. Indirect lighting was installed between the crown molding and soffit to create a glowing accent. The new custom cabinets were detailed to maximize storage and function.

RESULTS:

The remodeled kitchen seems to be twice the size as it once was. This is actually true in some ways because the amount of counter workspace and cabinetry has doubled without sacrificing any circulation paths or the ability to have a large six-person dinette table. The window space has doubled providing additional natural light and views to the wooded back yard bringing the outdoors inside. The circular custom built granite table attached to the island is a focal point centered on the axis of the entry to the kitchen from the foyer. Indirect lighting above and below the cabinets provides a bright comfortable open feeling during work use and a soft elegant touch for more relaxed affairs. The free flowing kitchen now blends fluidly with the neighboring rooms creating a more comfortable and larger entertaining space.

PRODUCTS:

Great Lakes Marble and Granite
J & B Woodworking and Cabinets

Pella Windows and Door Systems
Interstate Kitchen Supply

Marketing Statement

Entry # 16-01 Fee \$100.00 Category Remodeling - Best Overall Interior Renovation

Builder/Developer F. A. Makoski Construction Co. Inc.

Address 11139 Caves Road, Chesterland, OH 44026

Entrant Frank A. Makoski

Validated by Frank A. Makoski Title President

Contact Frank A. Makoski Phone 440/729-1158

Name of Development(s) NA Model Name NA

Location Willoughby Hills, Ohio

Target Market NA

Product Type NA Square Foot Range NA

Price Range Over \$100,000.00

Objectives Please see attached Entry Explanation

Marketing Time Frame NA

Traffic Generated NA

Sales Generated NA

PLEASE INCLUDE WHO SHOULD ALSO BE RECOGNIZED AT AWARDS CEREMONY:

Architect John Daniel Fay of Fay Architects

Designer John Daniel Fay of Fay Architects

Landscaper _____

Marketing Firm _____

Signage/Photographer William Webb of Infinity Studio Photography

Other Mark Ortman of Great Lakes Marble and Granite

ENTRY FEE: Make check payable to The Home Builders Association of Greater Cleveland

Mail To: Home Builders Association of Greater Cleveland
Cleveland Choice Awards
6140 West Creek Road
Independence, OH 44131

BRIEF EXPLANATION:

This Remodeling Project started with the renovation of a 20 year old kitchen within in the confines of the existing structure. The project involved redesigning the entire living area to create a more fluid entertaining area and to be functional. The new island concept includes a built-in table with a free flow traffic pattern extending to the adjoining rooms.

CHALLENGES:

The existing kitchen was required to be redesigned in a manner which would allow a more spacious look and entertainment friendly use. The challenge was to create this within a moderately small space which needed to allow passage to the foyer, dining room, family room, basement, and sun porch. The adjoining closet upon entering the family room completely segregated the room from the kitchen area and the existing breakfast table restricted the use of the sun porch. The new island and table were built using granite counter tops in the center of the room which the existing floor joists were undersized for the weight.

CREATIVE SOLUTIONS:

The existing peninsula and dinette table were abandoned in order to create additional space to the center of the kitchen which would now become available for a new island and breakfast bar. As the new island shape was being explored, it became apparent that there would be enough room to recreate a new dinette table attached to and to be part of the new island thereby eliminating the wasted circulation space needed for a freestanding table and the restricting traffic pattern of a peninsula to the neighboring rooms. The free-form organic shape of the new island was a result of it needing to be narrower at the refrigerator, range, and sink area, but being able to grow larger as it extended into the dinette area. The dimensions and natural shape of the new island/table were carefully examined so as not to waste any of the limited floor area and to maximize the use for entertaining. A mock up island was built in place to allow the owners to experience and understand the architect's intent which was basically a radical improvement to the way they would use their home. LVL floor joists were sistered to the existing floor joist to support the weight of the new island and granite countertops including all the rerouting of electrical, gas and plumbing lines. The existing small kitchen window and header was replaced with a raised header into the second floor floor joist and a large arched double casement window was installed. The traditional cabinet soffits were removed and rebuilt as a shallower soffit and was detailed with crown molding which extended to encompass the entire perimeter of the kitchen so as to eliminate the abrupt starts and stops exhibited by the former soffits and extended throughout the family, billiard, foyer, laundry and powder rooms. Indirect lighting was installed between the crown molding and soffit to create a glowing accent. The new custom buffet and wet bar area completely opened the visual space using the same style cabinetry and use of granite. A custom formal mantle was built to replace the rustic cedar one and was artfully scribed to the irregular stone face of the fireplace.

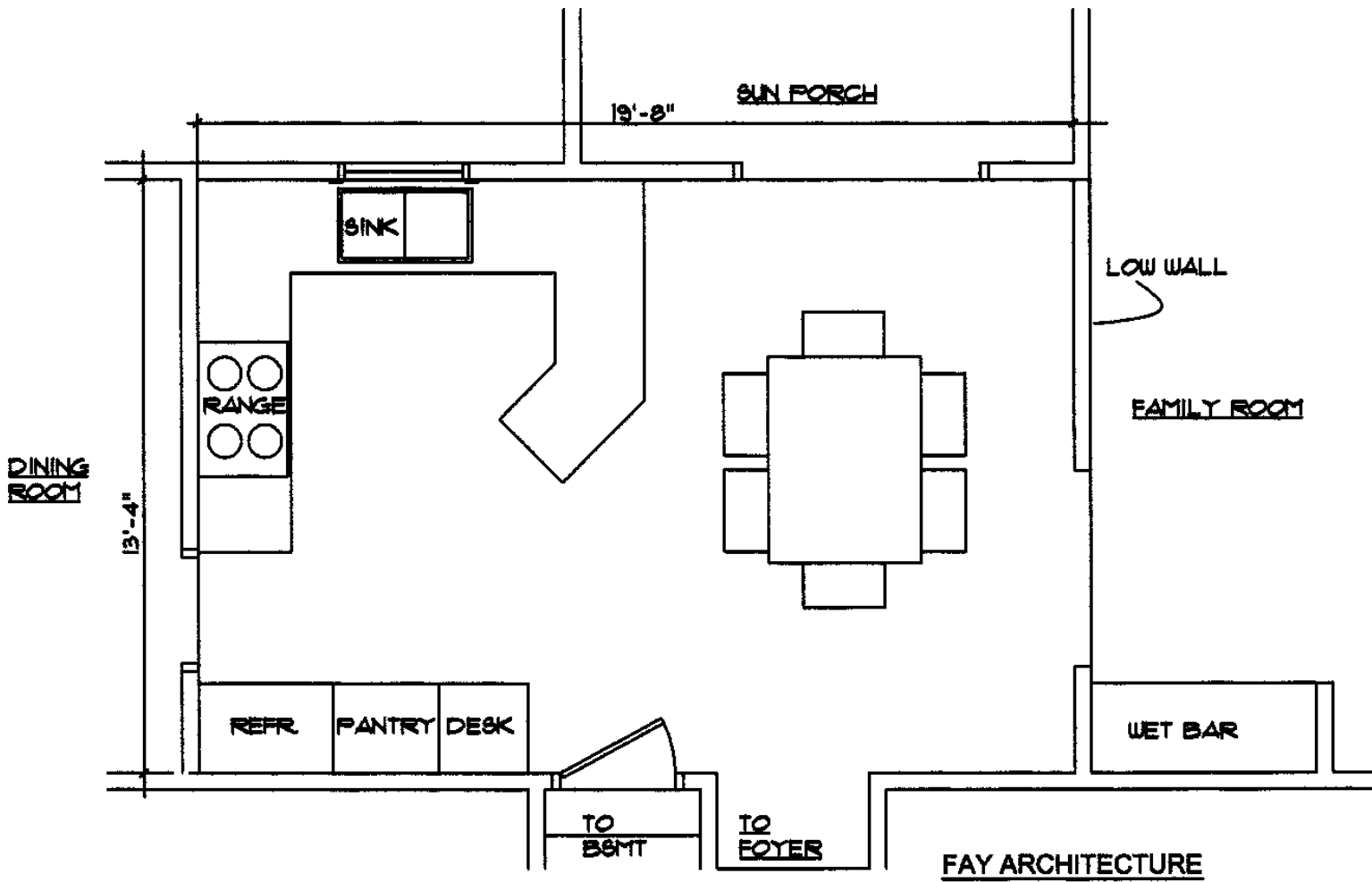
RESULTS:

The remodeled areas seem to be twice the size as they once were. This is actually true in some ways because the amount of counter workspace and cabinetry has doubled without sacrificing any circulation paths or the ability to have a large six-person dinette table. The window space has doubled providing additional natural light and views to the wooded back yard blend in beautifully with the sun porch. The circular custom built granite table attached to the island is a focal point centered on the axis of the entry to the kitchen from the foyer, family, dining and sun rooms. Indirect lighting above and below the cabinetry provides a bright comfortable open feeling during work use and a soft elegant touch for more relaxed affairs. The accent lighting which illuminates the new millwork and artwork along with the new functional lighting creates an open great room effect which now becomes a comfortable entertaining space for the elated Homeowner.

PRODUCTS:

Great Lakes Marble and Granite
J & B Woodworking and Cabinets

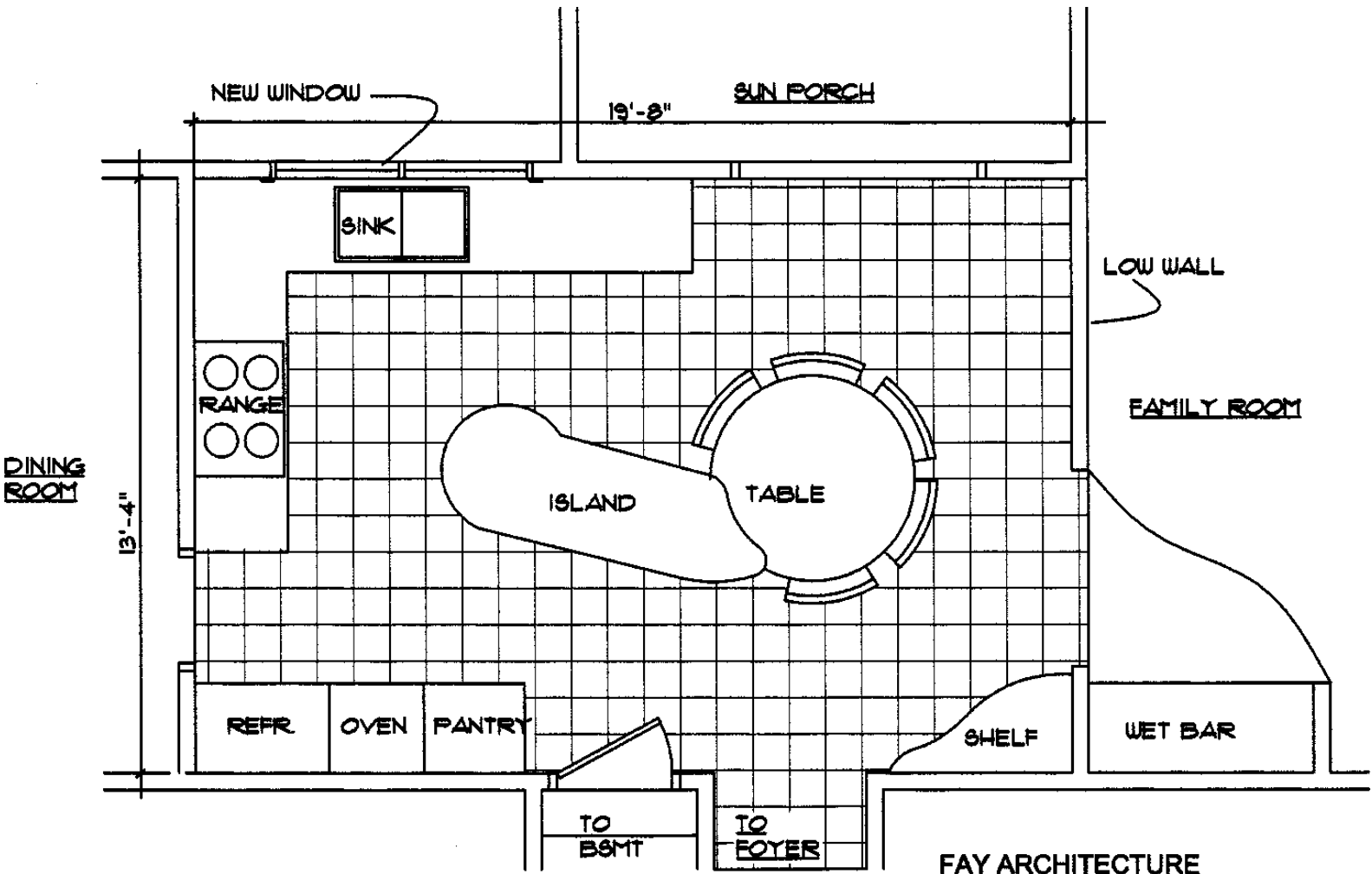
Pella Windows and Door Systems
Interstate Kitchen Supply



TURANO EXISTING KITCHEN FLOOR PLAN

FAY ARCHITECTURE

MAKOSKI
 CONSTRUCTION
 & REMODELING



TURANO KITCHEN FLOOR PLAN

FAY ARCHITECTURE

MAKOSKI
CONSTRUCTION
& REMODELING



Before



Setlayout



After B



After A