

Design Concept Statement

Longing for Function in the Suburbs

This design is based on a real-life kitchen expansion for a family of four. Mom is a schoolteacher, and Dad works for the city; they have two grade-school children. The family is struggling with an undersized, dysfunctional kitchen and desperately needs more storage and counter space. Their wish list includes new appliances, excellent lighting, space for homework, a laptop charging area, storage for Mom's teaching supplies, a dedicated landline phone space, and a table for four that can extend to seat dinner guests. The family also has two beloved cats whose needs must be accommodated. Mom favors a transitional style with modern farmhouse touches and is drawn to high-contrast backsplashes. The family requires durable, low-maintenance finishes, as well as improved efficiency and organization.

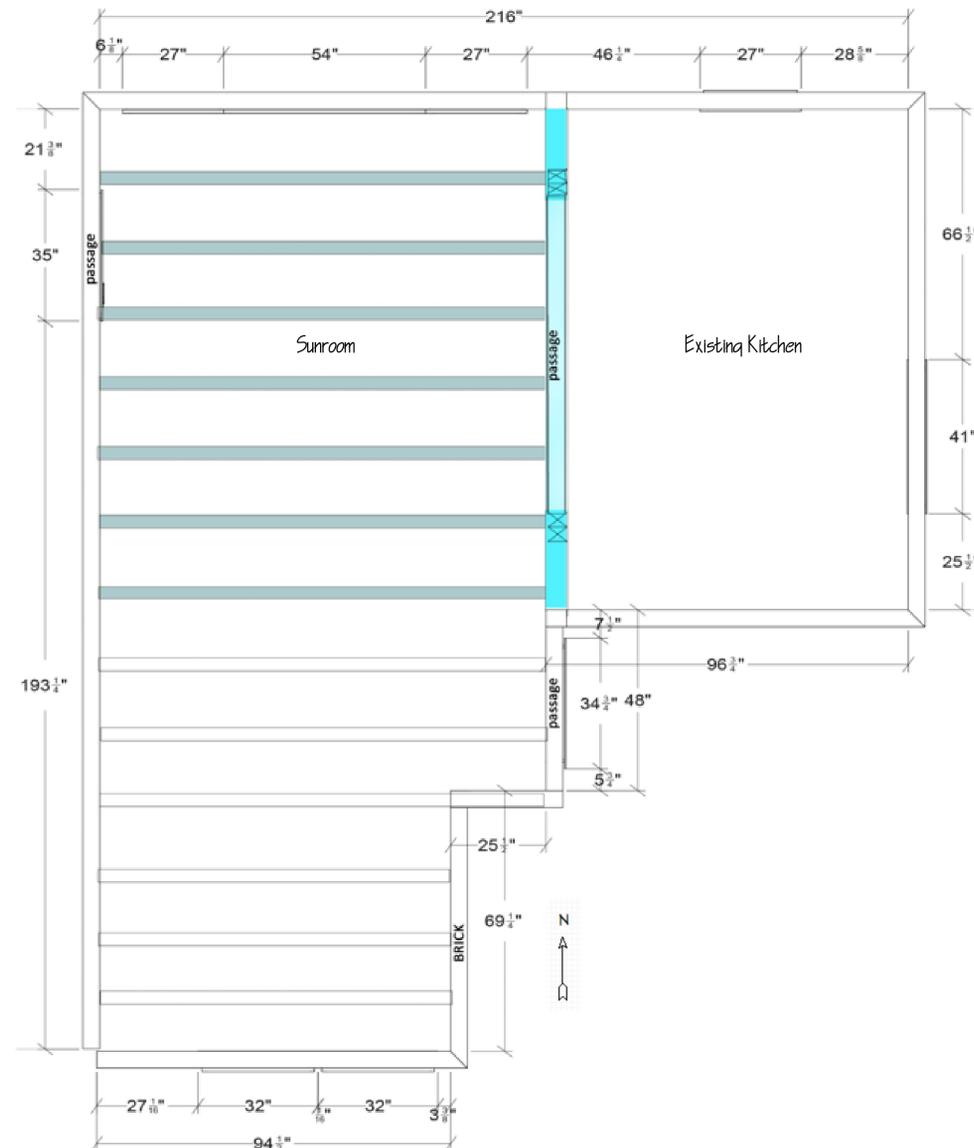
The existing kitchen will expand into an adjacent sunroom added after the home's original construction. The sunroom spans the former outdoor space between the garage and house and presents unique challenges. The kitchen ceiling is 95 inches high while the sunroom's is 88¼ inches, making for a 6¾-inch differential. The sunroom roof is supported by joists attached to a header over a passage between the spaces. Removing the remaining walls of the passage would be complicated and cost-prohibitive, so they must stay. The sunroom's slab foundation cannot be disturbed, and the windows and doors cannot be moved due to budget constraints. Several design strategies will unite these spaces into a highly functional kitchen.

Custom Omega wall cabinets in the existing kitchen will be 36 inches tall with crown molding. For a seamless look, wall cabinets in the former sunroom will be 34 inches tall and topped with simple, low-profile batten molding. This will maintain an 18-inch backsplash height throughout. Sherwin-Williams "Natural White" paint on both the walls and ceiling will make the kitchen feel larger while minimizing the ceiling height difference. LVP alternative flooring will be used throughout both spaces to add continuity.

Beyond the abundant natural light from windows, a layered lighting strategy will include flush-mount fixtures for ambient light and undercabinet LED strips for task lighting. A pendant light over the kitchen window will serve as a focal point, drawing attention to the biophilic views of the outdoors. Storage solutions include corner cabinets with lazy susans and numerous drawer base cabinets for utensils, food containers, pots, pans, and towels. Placing the sink in the corner will provide an additional 4-drawer base cabinet for storage while still allowing the user to enjoy the outdoor scenery. A custom cabinet in a new office area will hold Mom's school supplies and family documents, conceal cat boxes, and provide space for pet food and toys. The finishes specified prioritize durability and easy maintenance. Sherwin-Williams satin paint will allow walls to be wiped clean easily, and the factory-finished, shaker-style cabinetry will also be easy to clean in case of spills and splatters. The Mohawk PureTech™ Plus LVP alternative flooring offers the warm look of wood, water-tight joints, and Mohawk's CleanProtect® antimicrobial finish. AllPet® protection will provide lifetime defense against pet stains and scratches while remaining eco-friendly. The Cambria "Newport" quartz countertops will deliver a durable, stain-resistant, low-maintenance surface with natural stone aesthetics, and an extendable table and bench will accommodate the family and their dinner guests. A new wall constructed in the sunroom will create space to relocate the refrigerator and house its electrical and plumbing connections, and additional cabinetry installed on this wall will increase storage options. The construction of this new wall also establishes a separate area for Dad's landline, studying, and electronics charging, while keeping cat care items out of the kitchen.

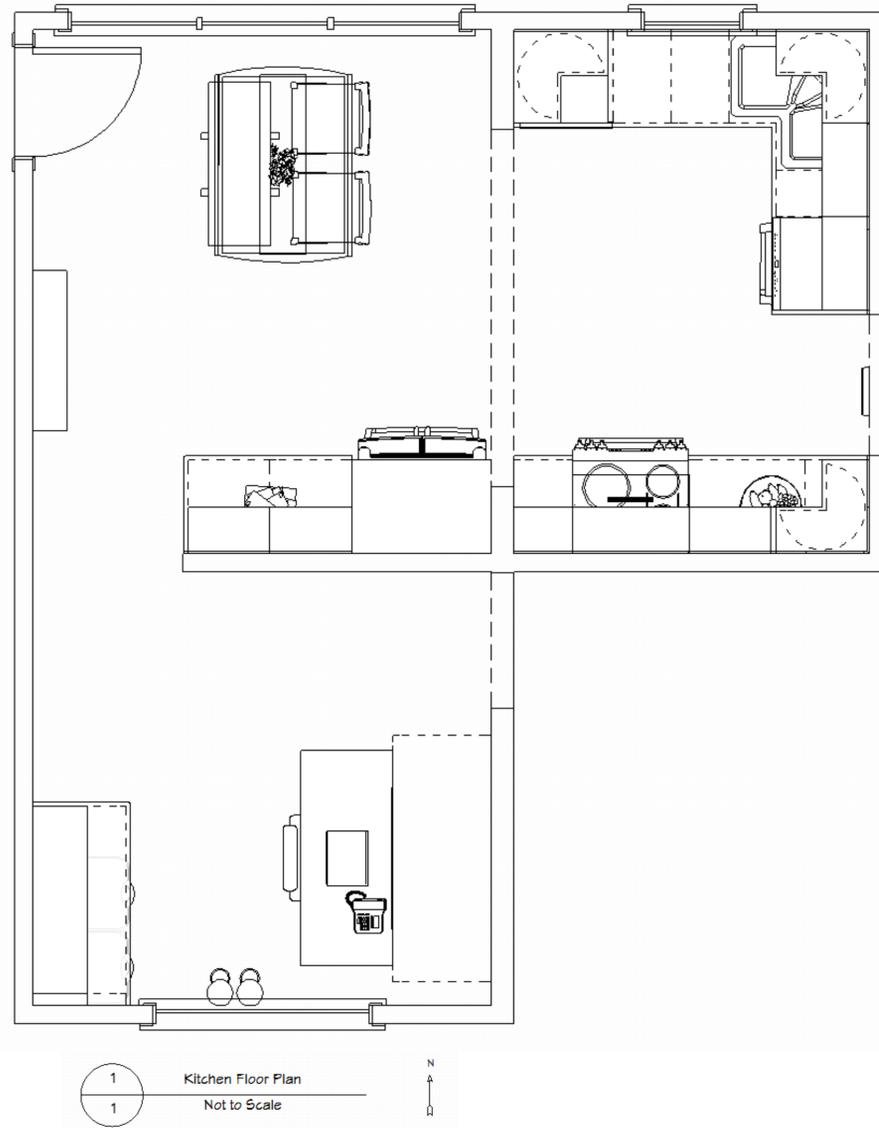
Mom's aesthetic vision will come to life with Omega's "Amalfi" blue base cabinets paired with "Milk Glass" white wall cabinets. A Carrara marble tile backsplash will add a touch of luxury to the new kitchen. The backsplash, installed with dark blue Laticrete "Platinum" grout, will deliver the high-contrast geometric look Mom loves. At the same time, a quilt-like pattern will complement the other modern farmhouse design elements. GE Café appliances will offer the family modern functionality: a drawer microwave will keep the countertops clear, internal water and ice dispensers will give the refrigerator a sleek appearance, an induction cooktop will heat quickly while remaining safe for children, and a double-drawer dishwasher with independent cycles can ensure a constant supply of clean dishes. This design will answer the family's call for increased functionality and transform their daily lives by eliminating disorganization stress and providing enhanced space and efficiency.

Existing Footprints & Structural Issues

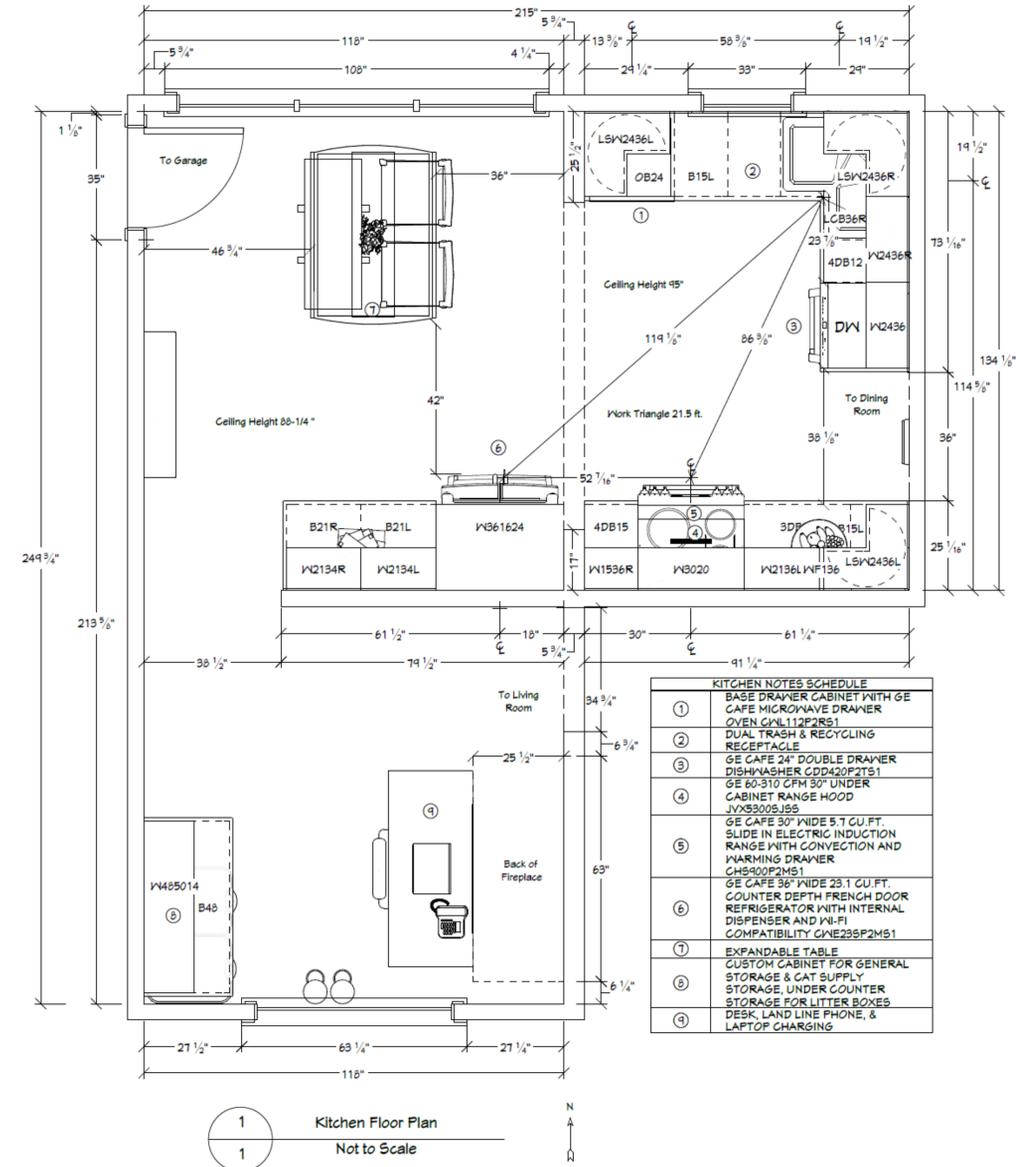


The highlighted wall in the plan is the former exterior wall of the home. When the sunroom was constructed between the garage and the house, a large passage was created using a header system. The current header is holding up the weight of the old exterior, including some of the roof. Perpendicular studs were mounted directly onto the header using joist hangers. Removing the remaining walls of this large passage, highlighted in dark aqua, would be complicated and cost-prohibitive. The sunroom is on a slab foundation that cannot be disturbed, also due to budget restraints, and the flat roof over the sunroom serves as the ceiling, leaving no room for ductwork. It has a height of 88-1/4" while the existing kitchen's ceiling height is 95". All window and door locations have to be maintained. These structural issues will need to be designed around.

New Floor Plans



Clean



Dimensioned & Labeled

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Lighting



- 1) Progress Lighting Fresnel Lens Single Widen Pendant Light P5188-09, Brushed Nickel
- 2) Hinkley Lighting Harper 3 Light Flush Mount 3640BN-CS, Brushed Nickel
- 3) WAC Lighting LED Tape Light LED-T2430L-1-40-WT, Undercabinet Lighting

Sink, Faucet, & Cabinet Pulls



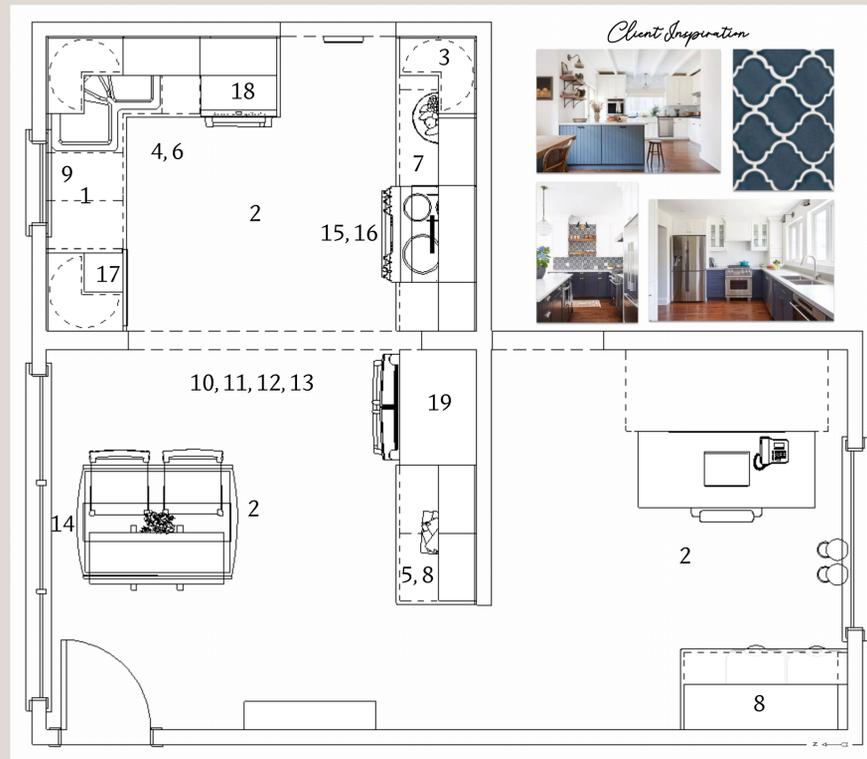
- 4) Delta "Broderick" 1.8 GPM Widespread Bridge Pull Down Kitchen Faucet 2390L-AR-DST & Soap Dispenser RP100632AR, Brushed Nickel
- 5) Top Knobs "Serene" 5-1/16 Inch Center to Center Handle Cabinet Pull TK823BSN, Brushed Nickel
- 6) Elkay 18 Gauge Stainless Steel 32" x 32" x 7.875" Double Bowl Undermount Corner Kitchen Sink

Countertops



7) Cambria Quartz - "Newport", matte

Kitchen Floor Plan

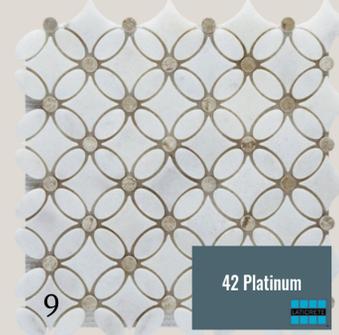


Cabinets



- 8) Omega Cabinetry - "Blair" Maple Cabinets, "Milk Glass" Wall Cabinets & "Amalfi" Base Cabinets with Cove Crown Molding and Batten Base Molding
- 9) Carrara Chateau Flower Marble Mosaic Backsplash with Laticrete Blue "Platinum" Grout
- 10) Mohawk Pure Tech Plus LVP Alternative Flooring, "Native Ridge"

Backsplash



Flooring



Paint



- 11) Sherwin-Williams Emerald Paint, Satin - SW 9542 "Natural White" - Walls
- 12) Sherwin-Williams Emerald Paint, Satin - SW 7757 "High Reflective White" - Trim
- 13) Sherwin-Williams Premium Ceiling Paint, Flat - SW 9542 "Natural White" - Ceiling

Dining Table and Chairs



14) Transformer Table "The Practical" Dining Set, Extendable Table and Bench with Matching Chairs, Canadian Birch

Appliances



- 15) Under Cabinet Range Hood with Recirculating or External Venting JVX5300SJSS
- 16) Slide In Electric Induction Range with Convection and Warming Drawer CHS900P2MS1
- 17) Built-In Drawer Microwave Oven CWL112P2RS
- 18) Double Drawer Dishwasher CDD420P2TS1
- 19) 36 Inch Wide 23.1 Cu. Ft. Counter Depth French Door Refrigerator with Internal Dispenser and Wi-Fi Compatibility CWE23SP2MS1



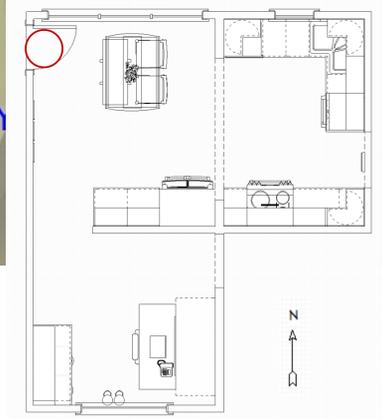
View from Dining Room



View of Kitchen – North & East Walls



Kitchen – South Wall



View from Garage Entrance



View of New Office and Cat Area

Perspective Overview

