

**GETTING TO KNOW OUR
PROCESS**

GAINESVILLE

& BATH

KITCHENS



Kitchen Work Zones

Today, our kitchens are larger, and in many families, there are more than one cook. Our kitchens have a broader range of functions than just cooking. They're also where we dine, entertain, and work. Therefore, we do not design kitchens exclusively around the work triangle anymore, but a work zone approach.

These days, we create areas of focus where all the necessary tools and equipment for accomplishing a specific type of task are conveniently located within easy reach of one another. Thus, the basic zones.

The Four Basic Zones:

- **Pantry Storage** – Think of this zone as where to place the pantry and refrigerator. Keep ingredients close!
- **Sink Storage** - This area is typically around the sink, but also includes the dishwasher, garbage, recycling, and household cleaning items.
- **Prep Storage** - Food prep requires easy access to utensils, mixing bowls, countertop space etc. Consider what you need for food preparation when planning storage options like base drawers, or roll-out cabinet shelves.
- **Cooking Storage** – Along with cooktop, consider your microwave and built-in oven. For cooking storage, you need to plan landing spaces for hot dishes, as well as storage space for pots and pans, bakeware, and so on.

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Why Kitchen Remodeling Takes Time

- There is a misconception that home remodeling projects will be magically completed during a commercial break, like they are on HGTV.
- TV shows only give you glimpses of the remodeling process, usually just the entertaining parts. They don't show the **extensive planning and preparation** that goes into a successful kitchen and bath remodeling project. They provide viewers with very unrealistic expectations regarding the timeline and construction process itself.
- There are so many moving parts that go into a remodel, this is your HOME. We need to ensure our clients can live happily and comfortably once all is said and done. Perfection takes time. Rome wasn't built in a day!



So How Long Will Your Kitchen Project Take?

- The time required for designing and remodeling a kitchen depends on the scope of the project, availability of materials, and the requirements of the design.
- If the kitchen design program is straightforward, new components replace the old ones in the same layout, which is called a pull and replace. In a pull and replace, there is minimal construction or customization involved. Replacement kitchen projects average 8-10 weeks for a moderate sized kitchen.
- Kitchen remodeling projects that involve a larger space, wall removals, structural changes, and reconfiguration of the floor plan take longer. A fair expectation is 12-14 weeks for a custom kitchen or bath renovation.

Can Your Kitchen Remodel Take Even Longer?

An efficient kitchen remodeling project is built around a schedule. Your project manager lays out a series of steps that must be completed in sequence. Still, even with the most carefully planned renovation projects, delays can occur. Many times, this can be due to backordered items, pre-existing issues in the home, or other unforeseen circumstances. There are a lot of moving parts in a remodel to be managed for a successful project. That makes for tricky scheduling. Little hiccups are bound to happen, but most of the time they will be resolved by our project managers so that delays, if they occur, aren't showstoppers.



How Will We Preserve The Home's Livability?

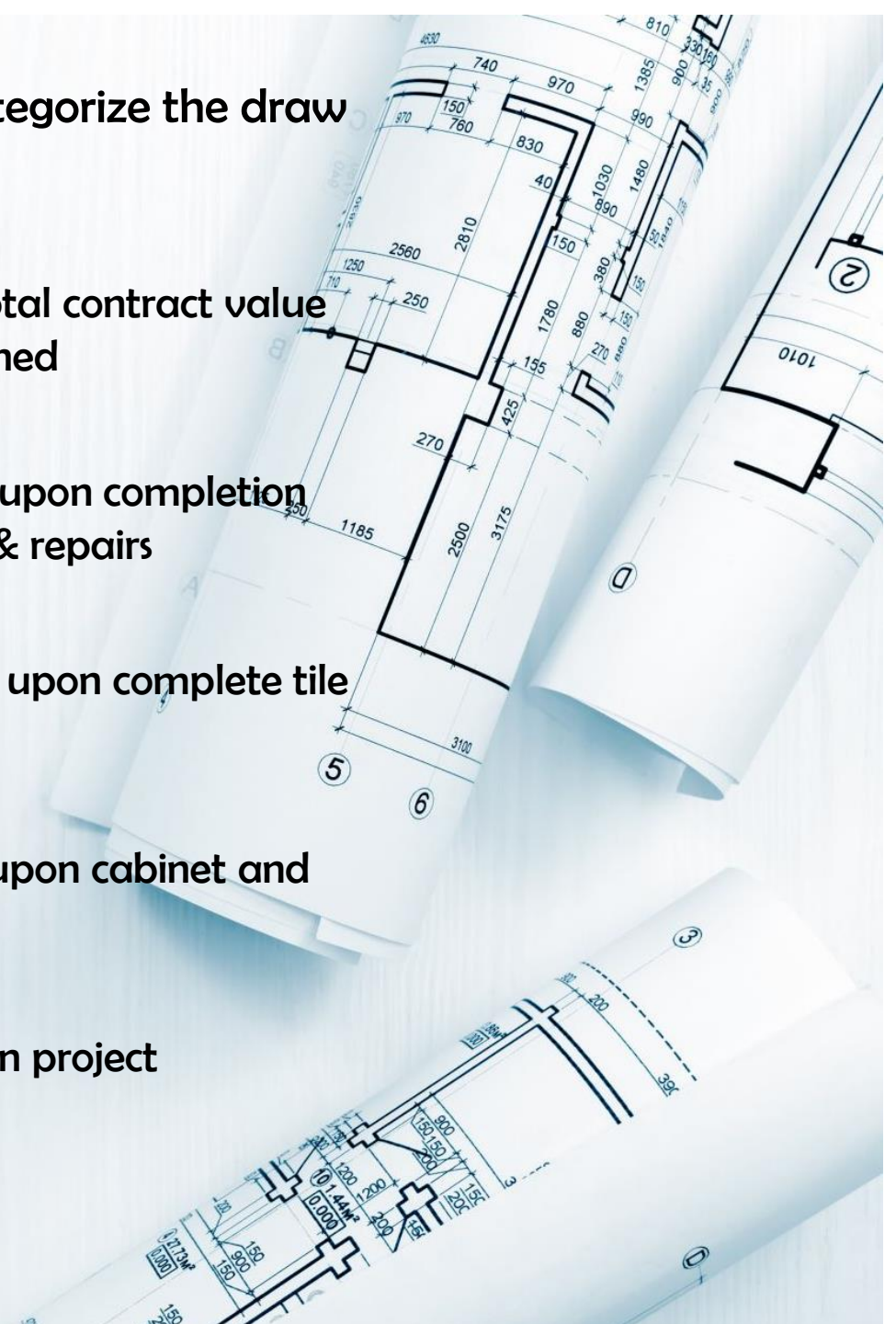
- The prospect of living in a home that is undergoing construction can be a nerve-wracking thought. But there is no need to fear!
- We do all we can to ensure the homes integrity stays perfectly preserved by taking steps such as:
 - Protective zip walls are erected to safeguard surrounding areas.
 - Protective floor covering is put down everywhere from the kitchen to the front door, nothing will be tracked in on our watch.
 - Air filters and dust control systems are put in place to ensure dust, mold, drywall and other harmful substances are not carried throughout the homes air system.

What Is Payment Schedule Like?

Payment / Draw schedule is straight forward. A client should always feel comfortable with where we are in the process and where their money is going.

To keep it simple, we categorize the draw schedule as follows:

- Initial Deposit: 50% of total contract value due when contract is signed
- Progress Draw: 15% due upon completion of demolition, rough-in & repairs
- Progress Draw: 25% due upon complete tile installation
- Progress Draw: 5% due upon cabinet and countertop installation
- Final Draw: 5% due upon project completion



Great Kitchen Remodeling Experiences Come to Those Who Plan

Here's a detailed look at a custom kitchen renovation timeline.

There are two parts:

Pre-Construction and Construction Phase

Kitchen Pre-Construction Phase

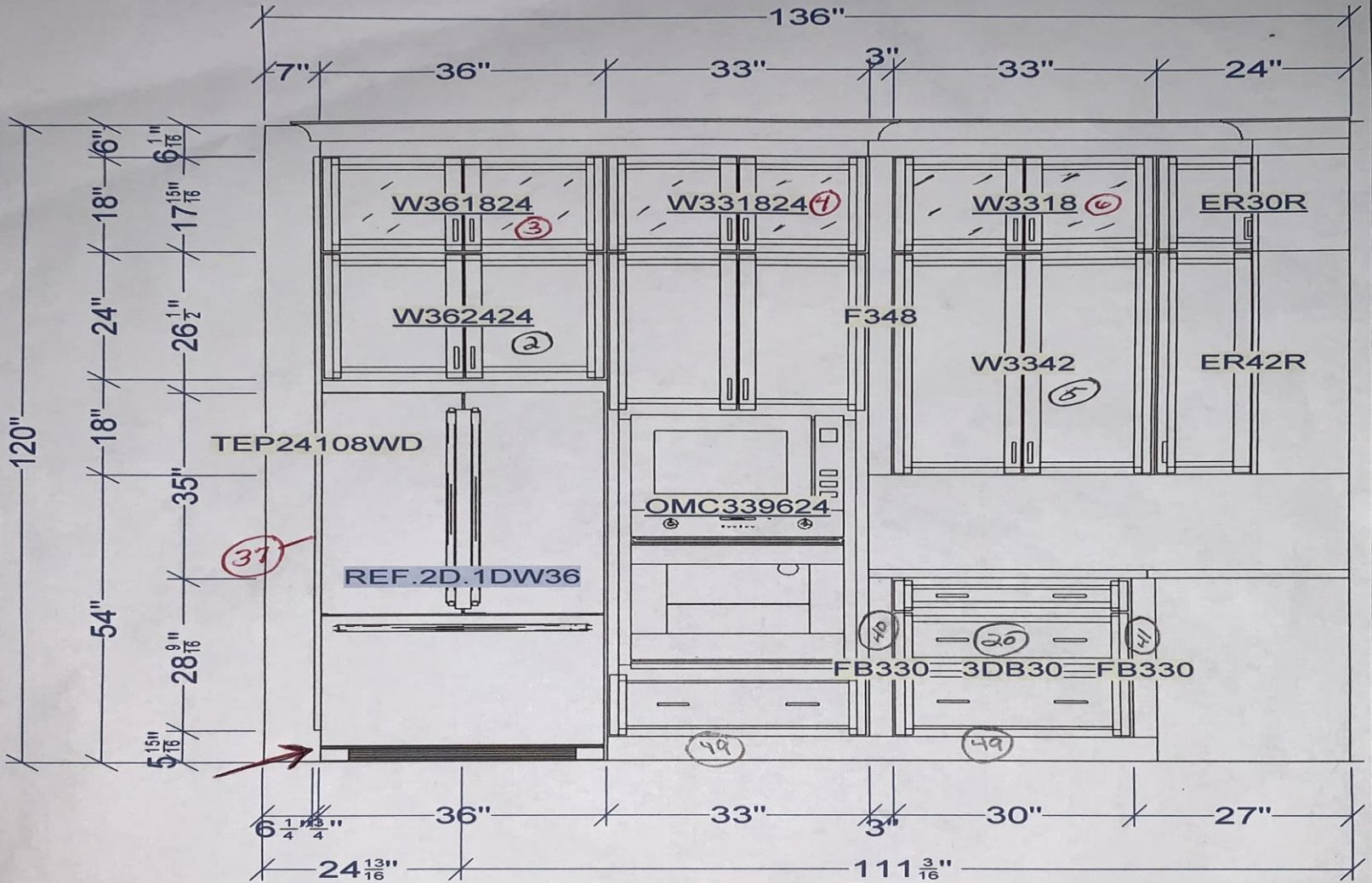
- 1) **Design Meetings** – where we will discuss the following:
 - a) Floor Plans
 - b) Elevations
 - c) Lighting & Electrical Plan
- 2) **Selections** – The EXCITING Part!
 - a) Appliances
 - b) Plumbing Fixtures
 - c) Cabinets
 - d) Countertops
 - e) Backsplash
 - f) Light Fixtures
 - g) Flooring
 - h) Cabinet Hardware

Construction Phase

- a) Construction Drawings
- b) Apply for Permits
- c) Order Materials
(delivery dates align with construction schedule)
- d) Project Begins



Elevation



Elevation sketches are usually scale drawings and present a layout of a room on a vertical plane—from floor through the horizontal line to the ceiling—giving a more accurate idea of where and how things will fit together.

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 9/27/2019
Printed: 10/11/2019

A rendering consists of a scale drawing of the proposed design. They show you the position of the structural components, furniture and appliances in your proposed space. Photorealistic renderings show clients what the end product will look like.

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Rendering



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 9/27/2019
Printed: 10/11/2019

Sample Kitchen Construction Timeline

Step 1

Demo Day! Make sure appliances are removed beforehand to a place where they will remain unharmed and a temporary kitchen can be established.

- Prepare kitchen and all surrounding areas, lay out all dust and floor protection
- Install zip barriers
- Demolition – tear out cabinets, counter tops and floors, remove structural elements if the job requires
- Clean-up



What Does Rough-In Mean??

Think of this as everything that goes inside the walls. Rough-in is the stage of a construction project when the various mechanical, electrical, and plumbing lines are brought in. This is when lines are laid out, but final connections are not made until other stages of the project are completed.

Rough-In Mechanical:

The mechanical rough-in is essentially installing your HVAC (air conditioning) system. Ductwork is installed during this phase.

Rough-In Plumbing:

All water supply and drainpipes have been run through bored holes in the studs and other framing and all pipe connections have been made. But no sinks, faucets, or other fixtures and end elements are yet installed at this phase.

Rough-In Electrical:

With electrical work, a rough-in means that all electrical cables have been pulled through studs and other framing members and are inserted into wall and ceiling boxes. But the light switches, outlets, lights, and other devices are not attached—inspection of that aspect of the work occurs during the final inspection.

Ex. Mechanical
Rough-In



Ex. Plumbing
Rough-In



Kitchen sink vent

Kitchen sink supply & waste

Ex. Electrical
Rough-In



Sample Kitchen Construction Timeline

Step 2 Standard Pull and Replace

There are two types of remodels: a standard pull and replace, and a structural change remodel. Step 2 is dependent on which type of remodel takes place. We will examine the pull and replace first.

By its name alone, this type of remodel describes exactly what is required: **pulling** out the old to be **replaced** with something new.

Once demolition is done, we may move on to Step 2. For a pull and replace this means beginning necessary rough-in work which may include:

- Electrical rough-in - moving or adding lights, outlets, appliances etc.
- Mechanical rough-in - working on HVAC system
- Plumbing rough-in - moving refrigerator, sinks, to hook up lines etc.



Utilities will need to be approved by a building inspector. (Usually takes about a week.)



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Sample Kitchen Construction Timeline

Step 2 With Structural Changes

Once demolition is done, we may move on to Step 2. For a remodel with structural changes, this means beginning the process of:

- Installation of – new windows, walls, doorways etc. This can take between 2-4 weeks, depending on the size of the project.
- Once structural changes are finished and passed inspection, we can begin all necessary electrical, mechanical, and plumbing rough-ins.



Utilities will need to be approved by a building inspector. (Usually takes about a week.)



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Sample Kitchen Construction Timeline

Step 3

Drywalling is an art and must be approached with taking your time in mind. This is not a step you want to rush through.

- Begin by marking all studs' locations
- Measure to where the first panel will land in the center of stud
- Hold panel against the wall and drive 5 screws into each stud, working your way from the middle out
- Trim around any windows or doors
- Screw panel into framing
- Using a 5" knife, cover joints and screws with compound
- Apply paper tape over seams, smooth and press into compound, let dry overnight
- Sand with pole sander with medium grit abrasive
- Using a 10" knife, apply 2nd coat of compound to joints and screwheads, let dry overnight
- Sand with a fine grit drywall sandpaper
- Using a 10" knife, apply 3rd coat of compound and smooth to an imperceptible, feathered edge. Let dry overnight
- Sand as before, wipe with a damp cloth, set up to prime
- Prime wall with drywall primer-sealer, flat latex paint, hiding paint or skim coat

**Priming before painting is important because drywall soaks up more than its share of paint. If the surface is not prepared, you may find yourself applying too many coats of paint before the mudded seams stop showing through.



Sample Kitchen Construction Timeline

Step 4

Now for floors! Installation Before or After cabinets depends on what type of flooring is going in.

- Typically, hardwood and tile must be put down **BEFORE** cabinets. This makes the installer's job easier since no finish cuts or sealant application are needed for perimeter joints at the toe kicks or finished sides of the cabinets.
- Luxury vinyl and laminate floors are usually put down **AFTER** the cabinets. This makes it so the floor is cut to exact precision, and the floor may "breathe" without the heavy cabinets on top of it. (There should be a minimal gap between the cabinets and floors, which will later be covered with baseboard or shoe molding.)

WHEN YOU'RE WEARING SOCKS
ON HARDWOOD FLOOR



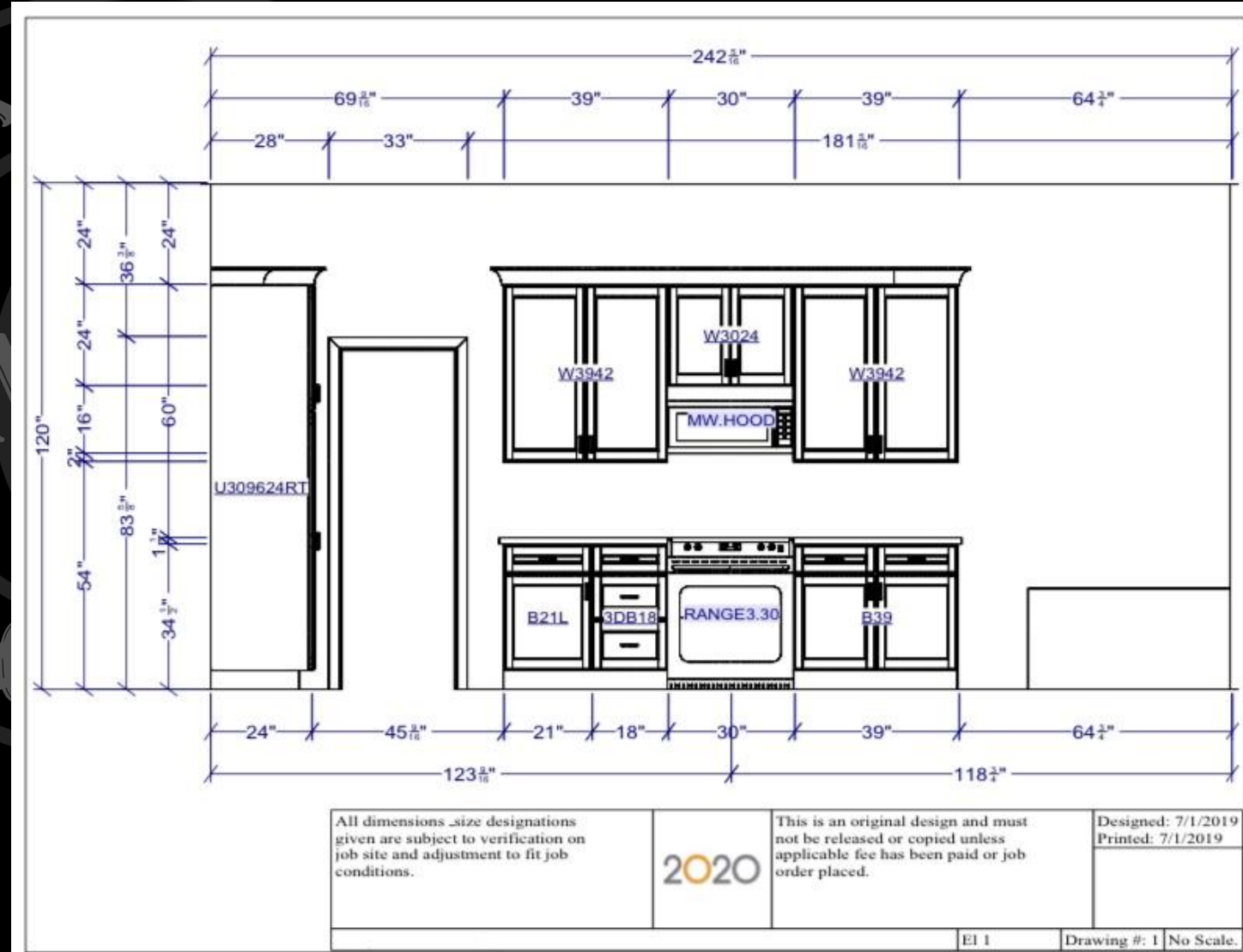
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When choosing cabinetry, there are 3 options to consider. GKB works with several cabinetry companies such as MasterBrand, HDI Cabinetry and DuraSupreme. Every cabinetry brand GKB works with has all the options of stock, semi-custom and custom cabinets.

- **Builders Grade or Stock** - Inexpensive cabinetry that is often mass produced and stylistically neutral.
- **Semi-Custom** - Basically stock cabinets with extra detailing options. The basic cabinetry sizes still apply, but we have the option to change certain dimensions, like resizing the cabinet drawers and door fronts, or increasing/decreasing the cabinet depth.
- **Custom** - Built specifically for the area in which they will be used. We can measure each space within a room and then plan and design cabinets to match the layout and measurements of the room.

CABINET TIME! The process begins with:

- Laying out the cabinets according to the designers specifications.
- Once the basic layout is established, we install the base cabinets first. (Bases go in first so we can template for the countertop!)
- Naturally, after the base cabinets are installed, uppers go in next.







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GARDEN STYLE

Countertop templating, fabrication, and installation!

- As mentioned before, once base cabinets are installed, **TEMPLATING** for countertops can begin. There are a couple different ways to template a counter, one version is the "stick" method which uses either corrugated plastic material or 1/4-inch luan wood strips and hot glue to create the countertop template.
- Although "stick" is a great method and still used today, "digital" or "laser" templating is taking the countertop world by storm. A tripod with a laser device attached on top is set up in your kitchen. The laser then shoots out 180° beams of light used for measuring and within minutes, a template is created and can be sent to fabricators. With its increasing accuracy, speed and efficiency the "digital" or "laser" measuring method is becoming ever popular.
- Once templated, the stone is cut using either a water jet or a bridge saw. After the pieces are cut from the large slab, they are forwarded to a CNC machine with the help of a vacuum lifting system. On the CNC machine, the stone countertop pieces are then **FABRICATED**.
- After fabrication, the countertop is loaded up and transported to the jobsite to be **INSTALLED**. Dime sized dabs of silicone caulk are placed along the front and back of the cabinet run, then the counters are installed. Once in place, they are leveled, and a bead of seam adhesive is applied to all visible seams and caulk is applied to all outer seams on the underside of the countertop.

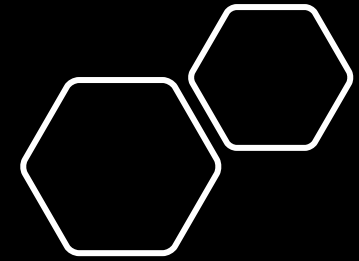
Stick Template



The LT-2D3D templates the surfaces it can 'see' and has targets (top right) to identify the surfaces that are hidden from the laser beam.



Digital or Laser Template





SHAPE TECHNOLOGIES GROUP®

Mach 200

Elevate Expectations





- 
- Install appliances, lighting and plumbing fixtures according to specifications
 - Make sure all appliance connections are up and running well

Sample Kitchen Construction Timeline

Step 8

- Install hardware
- Install crown molding
- Finish up any last details
- Level appliances
- Paint touch ups

*Can take up to 1-2 weeks



Sample Kitchen Construction Timeline

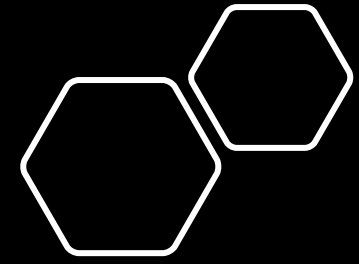
Step 9

Backsplash goes in last to ensure exact tile placement.

Typically is a 2-3-day process but may take longer depending how detailed the design is.



- Prep for backsplash
- Apply mortar with a notched trowel
- Lay tile, let dry
- Clean tile with damp sponge
- Apply grout, let dry (24 hours – 3 days)
- Apply grout sealant
- Apply latex caulk





We're in the home stretch!!

- Construction clean up
- Clear room of dust and debris
- Clear air ventilation systems
- Remove protective zip walls and floor coverings
- Final wipe down of cabinets, counters & floors
- Haul away dumpster

ENJOY YOUR NEW KITCHEN!!

