

Tracy & Ken's 1st floor renovation

the creation of a bright and open living space



by **Andrew Baker**
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To allow for the removal of load-bearing walls, steel and wood beams were installed and boxed as seen in the photo on left.

For reference, note the foot of the stairs in the BEFORE photo below compared to the bottom photo. Both photos were taken from approximately the same angle. Also, in the bottom BEFORE photo on the opposite page, the open door at the end of the dark hallway is the same door as seen beyond the kitchen island in the bottom photo on this page.



BEFORE

possible, while also not losing any cooking surface area to a downdraft incorporated into the cooktop. Our final solution was to install a tall telescoping range hood behind the range top, thus only seen while the range top is in use. This was also helpful to try and keep the windows clean,

as an overhead vent would have drawn the air up and into the window.

All cabinetry was custom frameless cabinetry made by Signature Custom Cabinetry in Ephrata. Special cabinetry

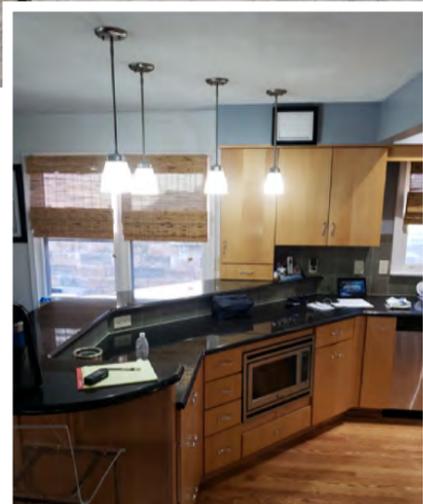
I've had the pleasure to work with Ken and Tracy 5 times over the years on various renovations to their home. This most recent 1st floor/kitchen renovation was by far the most challenging, yet fulfilling job that we have completed together. The main goal of the project was to remove walls, expand the size of the kitchen, and create an open gathering space centered around the island.

In order to create their new space, 2 load-bearing walls were removed, replaced with a steel beam and a wood beam. The beams were boxed in so that space could be created to re-route plumbing for 2 upstairs bathrooms. All HVAC ductwork to the upstairs bedrooms above the work space was also re-routed so that the space could be entirely open. All electrical, including lighting, was redone to accommodate the layout and design of the new kitchen. All new drywall was installed, finished and painted, and the existing sloped/textured ceiling in the living room was covered with shiplap. Windows were modified and changed sizes and locations to fit the new design. Flooring that had already been installed in the foyer/old dining room was extended throughout the entirety of the 1st floor.

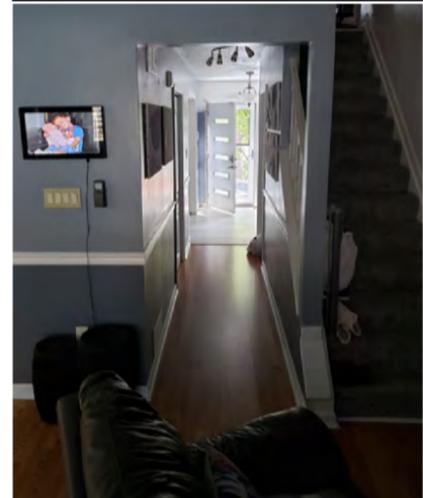
"We enjoyed working with the Brubaker team so much so that we continued to contract with them for all our project needs throughout the years. The quality of the materials used and the workmanship from the whole Brubaker team have been excellent!"
Homeowners, Tracy & Ken

Once we knew that the entire space could be opened up, the design of the kitchen was now the next challenge to tackle. The kitchen centers around a 14' x 7' u-shape island with bench seating and table. The other main area of the kitchen is the north wall of the

house, where we incorporated pantry storage, small appliance storage hidden by pocket doors, 30" professional wall oven and microwave, 36" gas range top, 36" telescoping hood, refrigerator, and window seat. The range top being centered at the new and larger window created a unique challenge: how do we provide ventilation with a window above the cooking surface? Some options would have included an overhead range hood hanging from the ceiling, or a downdraft cooktop. The homeowner wanted the cleanest look



BEFORE



Design, Construction/Carpentry Work, Appliances, Flooring, Plumbing, HVAC, and Electrical—all completed/provided by Brubaker Inc.

Since 1945, what we have learned and perfected as a premier appliance store and HVAC, electrical, and plumbing contractor, we have incorporated into the remodeling extension of our company. Brubaker Inc. is proud to offer single-source responsibility for each kitchen, bathroom or laundry remodeling project that we undertake. That means everything you need for your home remodel project is under one roof: from personalized design, to supplying name-brand materials and appliances, to installation by qualified, licensed in-house professionals. There is full accountability and assured quality control. A customer ranking of 97% "Total Satisfaction" and client testimonials bear witness to our tradition of excellence...77 years and counting!



We absolutely love how the project turned out! The kitchen is the heart of the home, where our family gathers and removing walls to open the space was so important to us. Now our whole family can congregate in the same space and truly be together!

Homeowners, Tracy & Ken



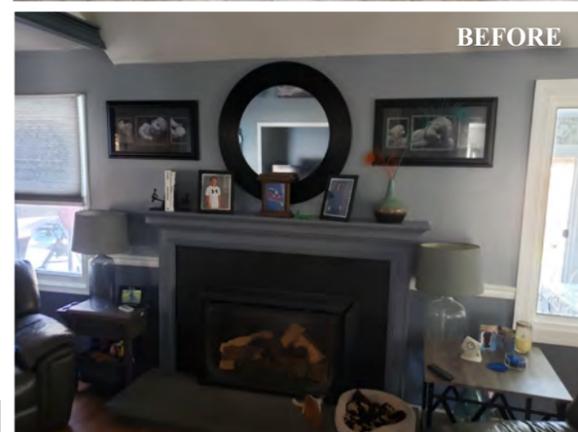
features in the kitchen include peg board drawers for plates and bowl in the island, a stand mixer lift in the island, and a custom small appliance area with pocket doors. The kitchen table was also a challenge due to the table needing to be exactly the right size for the bench seating space. We were able to take a table that the homeowners purchased themselves and fabricate a custom sized leaf so that the size could be exactly what they needed. We also installed casters on the table, so that they can easily move the table to access the 4 drawers that create the bench seating storage.

Since this renovation project was not just a kitchen, we also wanted to make sure that the entire space was tied together from the kitchen to the living room, to the new powder room. To accomplish this, we utilized the same cabinetry and stone in the living room and the powder room for a cohesive design. The cabinets under the TV in the living room and also in the powder room match the kitchen, as do the countertops and the fireplace surround. Even the powder room was designed to do more than meets the eye. Instead of a traditional vanity cabinet and sink, we were able to install a kitchen-sized farmhouse



Designing a project with Brubaker's Andrew Baker, has always been a pleasurable experience. This project was no exception, he really took the time to listen to our needs and wants and integrated them into every aspect of the project, right down to the bathroom sink/doggie wash!

Homeowners, Tracy & Ken



BEFORE

sink, bathroom faucet with pull-down sprayer, and extra tall splashes. The end result is an attractive sink area to wash your hands, but also doubles as a place for them to bathe their 2 Yorkies! We also installed a pocket door for the powder room to help with flow with the adjacent door to the garage. All doors on the 1st floor were changed to custom 5 panel shaker doors with frosted glass.

Brubaker Inc. was proud to have their Remodeling, HVAC, Electrical, and Appliance teams all work together on this project, and wish their clients many years of enjoyment in their dream kitchen!

R&A

Creative Custom Designs...Superior Craftsmanship...Impeccable Service



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