



Kitchen Remodeling Made Easy

Suggestions for saving dollars and your sanity.

By David Wagner, CID

You have decided that your kitchen is in dire need of updating and remodeling. The task can be daunting. Having spent almost forty years creating designer kitchens, I have a few suggestions that will make the remodeling process easier on your pocketbook and state of mind.

The most important decision you should make is to obtain the services of a "Certified Interior Designer" specializing in kitchen design and remodeling. The reasons you want this specialized designer are twofold.

They will provide you with a beautiful and functional kitchen within your investment parameters. They will save you hundreds if not thousands of dollars in construction costs.

One of the biggest reasons for kitchen remodels going over budget is clients believing that a "big box store" can design their new kitchen with their computer programs. Nothing could be further from the truth. Professional designers call this moving boxes around, not design! As a homeowner, you provide these drawings to contractors for the purpose of obtaining pricing for your kitchen remodeling construction costs. There is no way a responsible contractor can give you a realistic price with these drawings. All the drawings indicate to the contractor are cabinet wall elevations and floor plan. A Certified Interior Designer will furnish you and your contractor the following plans, details and specifications:

Detailed lighting locations, fixture sizing and Title 24 calculations to meet California energy requirements. Without these calculations and specifications your project will be put on hold by your local building department!

Detailed location and sizing of all electrical outlets, appliance requirements such as electrical, gas, water and all plumbing, fixtures and ventilation including makeup air if required.

Detailed drawings of all structural and nonstructural work that may be needed. Portions of the work that are load bearing or seismic will need to have a licensed engineer or architect sign off on the appropriate section of these plans. Your Certified Interior Designer has access to these professionals thus saving you and your contractor any additional expenses.

There are obviously more time and money saving suggestions that your designer will provide you. The more information your designer furnishes to

your contractor the more realistic their construction pricing will be. There is no greater feeling for a designer than to know they have exceeded your expectations and protected your investment!

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