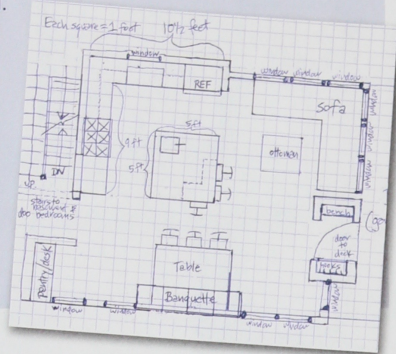


STEP 1: CONCEPT

Start by measuring the existing space. Use those dimensions to create a rough sketch showing how you see your new space. Include any new window and door positioning, a new rough cabinet footprint, new light fixture positioning, appliance positioning etc. Include as much information in a note section as you can to communicate clearly to suppliers what you are trying to achieve and what is important to you.

HINT: Use lined graph paper. Counting each block as a 1 square foot dimension will really help with scaling your drawing.



STEP 2: BUDGET

Before you go any further with design, develop a realistic budget based on your wish list. Don't cut costs by cutting corners. Costs can be reduced through:

Compromising on product choice Keep cost under control by choosing inexpensive product options for flooring, light fixtures, appliances and countertops – laminate instead of granite counters, for example.

Utilizing your own labour Take care of parts of the process you are comfortable with to save on labour costs such as painting, flooring and trim work if you are able.

Site Management Take control of supplier & sub-trade liaison, scheduling, clean up and waste disposal.

STEP 3: DESIGN

This step is critical; every other step of the project hinges on a precise cabinet and room layout.

You have 2 choices here that will impact pricing, quality and perhaps overall satisfaction. So be aware of what you are buying.

1. Take your drawings to a custom cabinet company and have a professional layout developed complete with 3-dimensional renderings, product & complete install pricing. Countertop product should be a part of these discussions at this time.

2. If you're really handy you can save big dollars by sourcing generic kitchen cabinetry through a big box store. They have cabinet designers on staff to assist with planning. The trade off here, in my opinion, is price vs. quality, as well as design limitations with the stock cabinetry, parts and panels they are able to supply.

STEP 4: CONSTRUCTION PLANNING & PRICING

Kitchen renovations are among some of the most complex projects you might tackle. Depending on your skill level, decide which parts of the construction process you will be comfortable with and then sub-contract out the rest.

Based on your new design/floor plan, you can start meeting with trades for pricing and scheduling. It's always a good idea to ask for a detailed written quote stating what materials and labour are being provided.

Here is a list of what work may be required in this order:

- DEMOLITION & DISPOSAL
- SUB-FLOORS
- WINDOW/DOOR INSTALLATION
- ELECTRICAL
- PLUMBING
- HVAC (ventilation)
- GAS FITTERS
- DATA/PHONE/CABLE
- INSULATION/VAPOUR BARRIER
- DRYWALL
- DRYWALL TAPING/SANDING
- FINISH TRIMWORK
- PAINT
- FLOORING
- CABINET INSTALLATION
- GRANITE
- TILE SPLASH

Helpful hint: Draft a rough construction schedule for yourself to follow based on the scope of work you are doing. This will help to keep yourself on track and allow you to plan and understand the sequence of events a week or two in advance. For a professional team, this is approximately a six to eight week process.

STEP 5: CONSTRUCTION

It's "START DAY"! Product, pricing and scheduling are in place. Nothing left but follow-through at this point! 🏠



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