



# SICORA

*Design/Build*

FULL-SERVICE  
HOME  
REMODELING

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## Case Study: Kitchen Remodel Minneapolis colorful cabinets

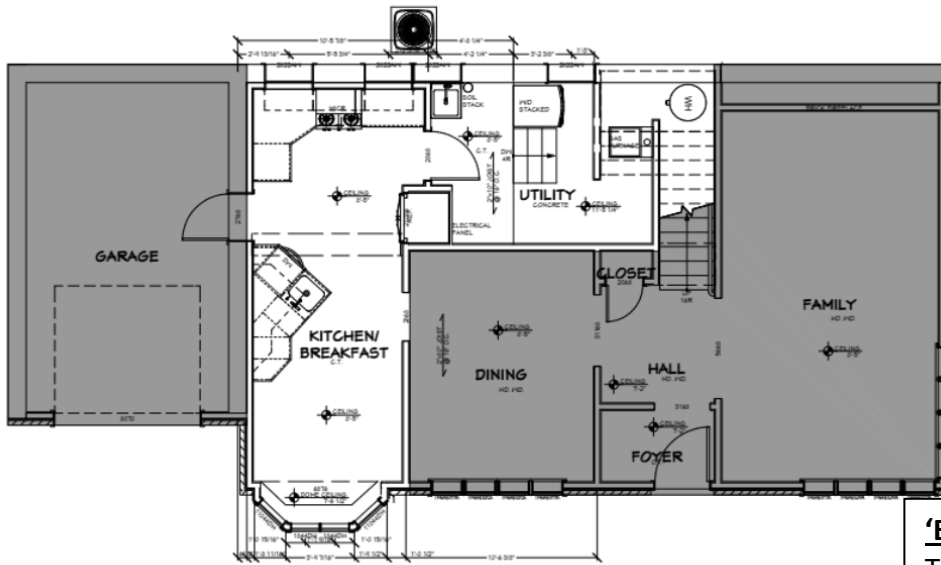
This project took a cramped, oddly laid out kitchen and opened it up to the dining room to create a light, bright kitchen with pops of color. This case study will walk you through the plan development and finishes selected for this client. We hope that you find this case study helpful and inspiring as you begin the process of planning your own remodel!

### Needs and wants discussed with the client:

1. Open-concept kitchen and dining area
2. High-end appliances and finishes
3. Mud area with organization
4. Bench seat in the existing bay window

### General items included with each Sicora project:

- Permits, construction plans, inspections, dumpster, lead testing, and necessary site prep all included
- Portable on-site toilet provided
- Design assistance for finish and material selections and project management included
- Structural engineering was included with this project
- Online client web portal set up specifically for the management of your project
- Sicora will provide a full warranty for your project (12-month cosmetic warranty, 2-year mechanical warranty, and a 10-year structural warranty)
- Sicora owns its own custom cabinet shop, which allows us to create custom, unique solutions for your space
- Appliances are paid for and supplied by the owner. The cost of appliances is NOT included in any projects described. Sicora will provide the installation of your appliances



1 EXISTING 1st. FLOOR PLAN  
 A9 SCALE: 1/4" = 1'-0"

**'Before' floor plan**  
 The kitchen had an unusual layout with a sink on a triangle-shaped set of counters

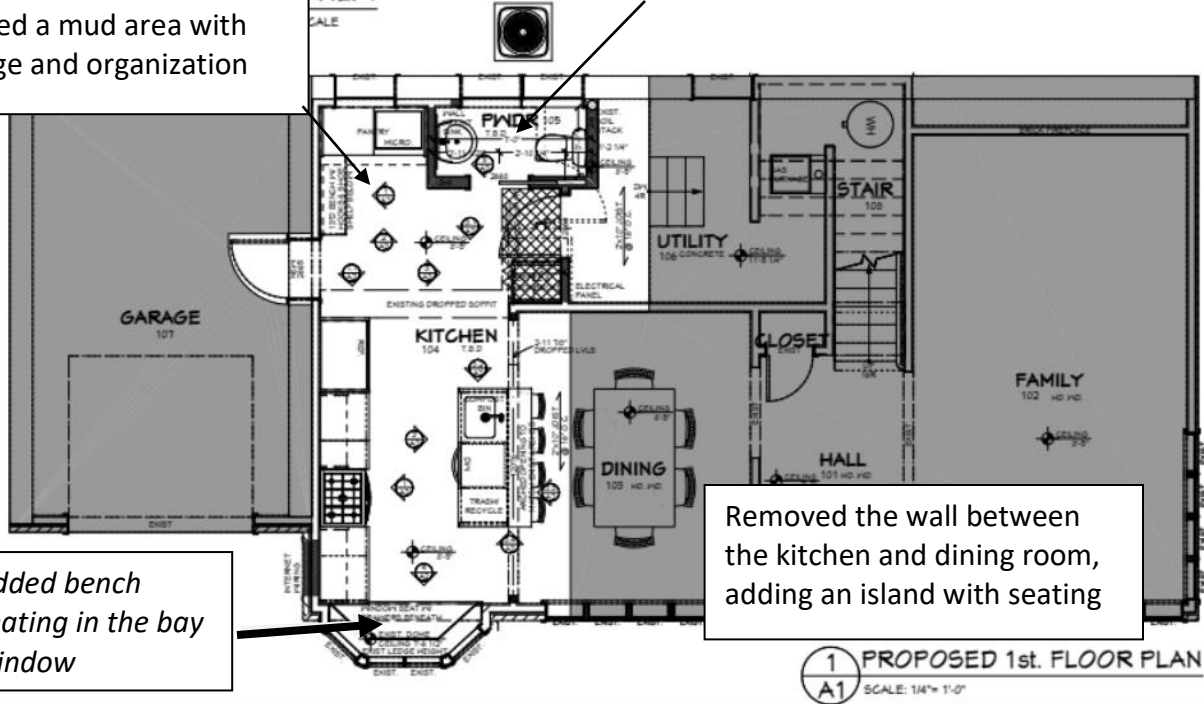


Created a mud area with storage and organization

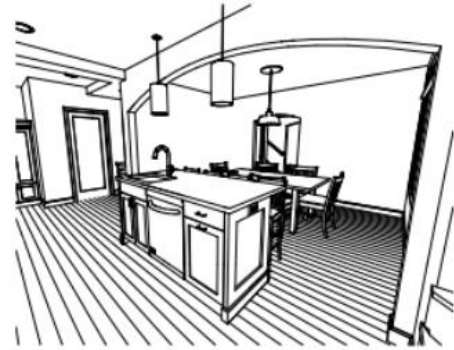
Added a powder room

Added bench seating in the bay window

Removed the wall between the kitchen and dining room, adding an island with seating



7 3D VIEW  
A1 NO SCALE



9 3D VIEW  
A1 NO SCALE

## **Area #1: Kitchen Cabinets and Island**

### **Specifications:**

- Custom cabinets crafted at Sicora's own cabinet shop.
  - Species: Paint-grade poplar
  - Finish: Benjamin Moore Low-Lustre in Newburyport Blue
- Tile floor: Herringbone pattern with Ragno porcelain tile in Pecan and Gunstock
- Tile backsplash: Lantern mosaic tile in white
- Cabinet pulls: Emtek 4" Mod Hex pulls in satin brass
- Cabinet knobs: Emtek Urban Modern Geometric cabinet knob in satin brass
- Countertops: Polished granite in Salone



### **Included:**

- Appliance installation
- Custom-built vent hood over stove
- LED under-cabinet lighting
- Recessed can lights
- Leveled concrete floors and added heated floor in kitchen

**Kitchen Island Specifications:**

- Custom cabinets crafted at Sicora’s own cabinet shop.
  - Species: Paint-grade poplar
  - Finish: Benjamin Moore Low-Lustre in Newburyport Blue
- Cabinet pulls: Emtek 4” Mod Hex pulls in satin brass
- Cabinet knobs: Emtek Urban Modern Geometric cabinet knob in satin brass
- Countertops: Polished granite in Salone
- Sink: Kohler, ‘Iron/Tones’ single bowl, white
- Faucet: Delta, ‘Essa’, Chrome finish
- Wall Color: Benjamin Moore, 7621, ‘City Loft’ (throughout the lower level)
- Lighting: Rejuvenation Astron 8” pendants in lacquered solid brass



## **Area #2: Mud Area**

### **Specifications:**

- Custom cabinets to match kitchen cabinets
- Flooring continued from kitchen
- Wall hooks: Anthropologie Aerin hook, square back, in polished brass
- Bench seating: Polished granite in Salone
- New exterior door



### **OPTIONS:**

1. Additional millwork above bench
2. Drawers under bench
3. Bookshelves

## **Area #3: Powder Bathroom (not pictured)**

### **Specifications:**

- Continued flooring from kitchen/ mud area
- Wall-mounted sink to save floor space
- Added plumbing for sink and toilet



**Project Cost Worksheet:**

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#1. Kitchen, Dining Room Related work	\$ 78,445.00
#2. Mud Area	\$ 9,820.00
#3. Powder Bathroom (not pictured)	\$ 20,640.00

**SUBTOTAL** **\$ 108,905.00**

Current pricing as of 11/12/20



**PRODUCT SPECIFICATIONS (included in the project described above):**

- LIGHT FIXTURES
  - Decorative hanging fixture (ie: ceiling fan): allowance of \$500/ea
  - Wall-mounted sconces: allowance of \$150/ea
  - Flush-mount ceiling fixtures: allowance of \$100/ea
  - Exterior lights: allowance of \$250/ea

- PLUMBING FIXTURES
  - Kitchen sink: Amerisink, stainless steel, undermount, \$400
  - Kitchen faucet: single-action, pull out spray, stainless, \$700
  - Kitchen disposal: Insinkerator Badger 5XP, 3/4 hp, allowance of \$150
  - Airgap: allowance of \$25
  
- FLOORING/WALL COVERINGS
  - TILE
    - Scope: Backsplash of the kitchen and kitchen floor
    - Ceramic/Porcelain tile is always assumed for installation
  
- CABINETS
  - General:
    - Drawers: Slow-close hardware, maple, dove-tailed construction
    - Doors: Full overlay with face-frame construction
    - Interior: White melamine
  
- CABINET HARDWARE
  - \$18/each pull or knob
  
- COUNTER TOPS
  - Tier 1 Granite
  
- APPLIANCES
  - Provided and paid for by Owner, installation by Sicora.
  - Appliance supplier to place appliance in the opening and location for install, Sicora will connect and slide into place while providing proper flooring protection
  - Recycling of old appliances to be performed by appliance supplier (they usually will pick up old appliances at time of delivery of new appliances)

**Financing Options:**

If you are evaluating ways to finance your project, we encourage you to reach out to Gail Vinje, of Supreme Lending, for a conversation. Gail manages about 90% of the construction loans that Sicora works with. She can be reached at [gail.vinje@supremelending.com](mailto:gail.vinje@supremelending.com) or at 612.670.4230.

**Complimentary Consultation:**

If you would like to discuss your project with Sicora, you can schedule a consultation in one of the following ways:

1. Phone Consultation at 952.929.0098, OR
2. Email us at: [rsonnek@sicora.com](mailto:rsonnek@sicora.com), OR
3. Feel free to schedule a complimentary, in-home consultation on-line at [www.sicora.com](http://www.sicora.com). Click on 'schedule now' and select 'in-home appointment'. Then you'll see all of the available meeting days and times.

We look forward to helping you craft a beautiful solution for your home!