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ALL DIMENSIONS AND
SIZE DESIGNATIONS
GIVEN ARE SUBJECT TO
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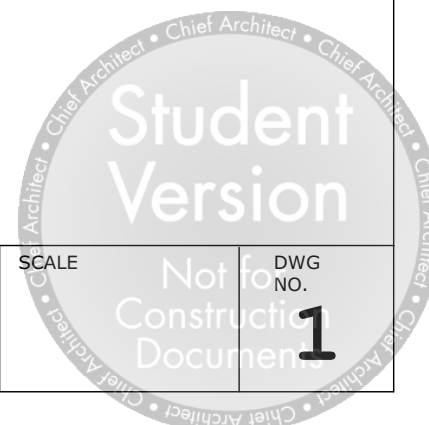


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DESIGNED FOR:
Deepa Doshi and Owen O'Brien
123 Country Road
Upstate, NY 12345

BY:
K-7608463512 COVER PAGE

DATE	BY



SCALE
DWG
NO. **1**

A GATHERING PLACE IN THE HEART OF THE HOME

The entire family can enjoy the warmth and charm of the combined kitchen and dining room.

There is a baking station for Deepa, a large Fisher & Paykel 5 burner dual fuel range with double oven and griddle for Owen, below the counter microwave for Priya to reach easily, wide walkways and work aisles for Deepa's mother, and handles on the base cabinets that do not grab clothing. There is a TV on the wall opposite the sink so cleaning up isn't so boring. The 6 seat dining table expands to seat 10 for more friends and family.

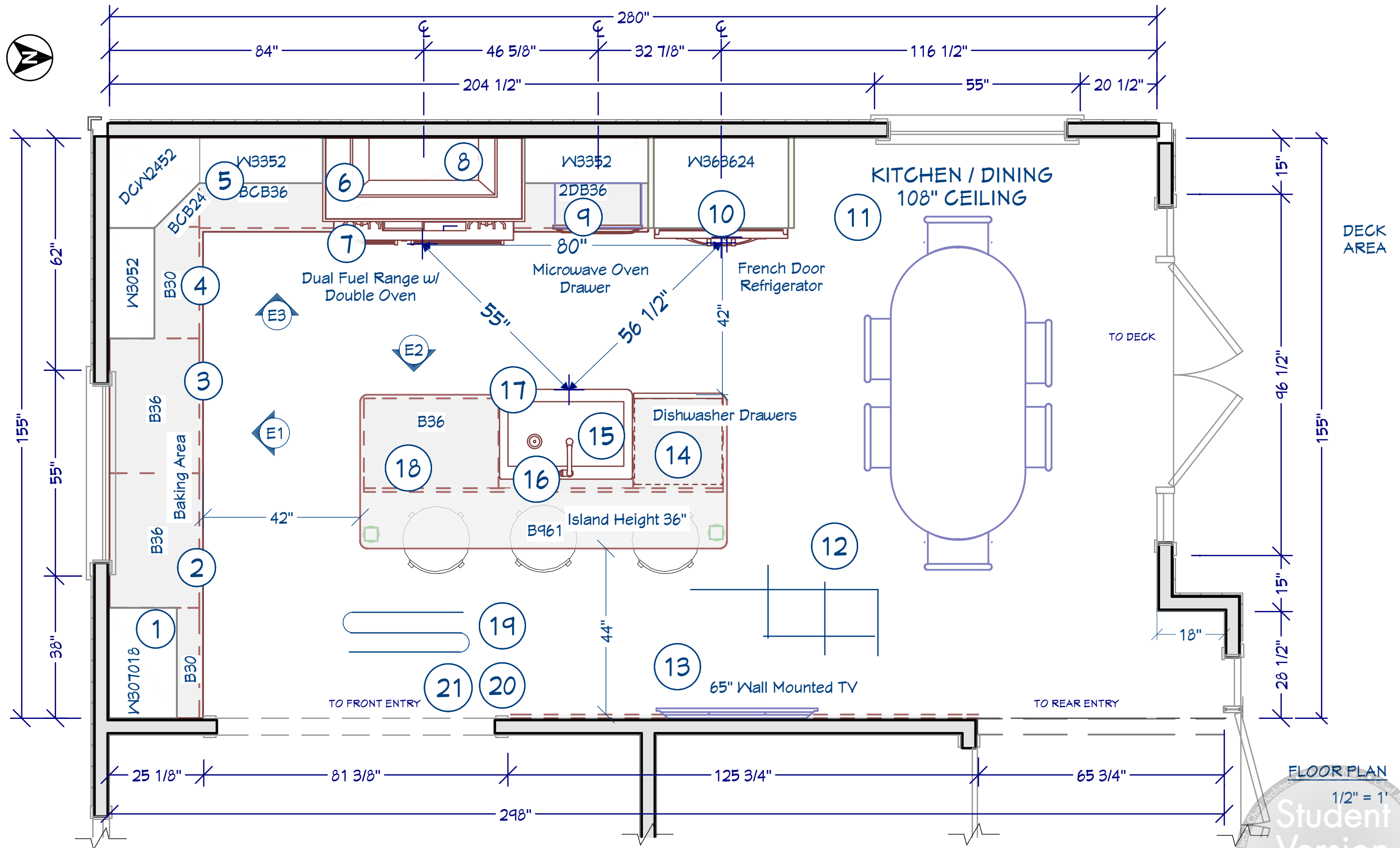
The kitchen brings in the color and energy of India with burnished copper, terra cotta floors, and peacock blue lower cabinets. The pendant lights over the island and dining table chandelier evoke old Jaipur, as does the colorful tile backsplash. Unpainted white ash upper cabinets, tongue and groove ceiling, and white beadboard wainscoting reflect the style of rustic upstate New York. The new kitchen/dining room has the same crown molding, baseboards, and window casing as the rest of the house, blending harmoniously with the current style of the Doshi/O'Brien home.

Space Planning:

- The kitchen is at the front of the house, dining table to the back – on the deck side. Food can be brought right off the outdoor grill to the table through beautiful French Doors. The French Doors also gives diners a year-round view of the backyard and woods beyond.
- Fridge and Sink are placed on the north side of the kitchen for easier access from outside.
- Base cabinets line the entire south wall for ample low storage and is Deepa's baking area. The pantry cabinet has an appliance garage with outlets for Deepa's stand mixer. No more hauling the mixer up and down.
- The new enlarged back deck is like another room in the house. The deck is reach through the dining area French Doors, and also the doors at the end of the hallway. No traffic jams.

Sustainable Elements:

- Energy Efficient LED lighting is used throughout, lights are dimmable and with vacancy sensors.
- French Doors and enlarged windows drench the room in natural light. Terra cotta floor tiles soak up warmth from the sunlight and release it back into the house after the sun goes down. Energy Efficient radiant floor heating installed under kitchen tile floor.
- Counters are IceStone, which is recycled glass and cement. IceStone is a local (Brooklyn Navy Yard) BCorp certified cradle-to-cradle company.
- Deck flooring is made from locally reclaimed wood.
- The old front window is recycled, used again at the back of the kitchen.
- Cabinets are KCMA ESP (Kitchen Cabinetry Manufacturers Association, Environmental Stewardship Program) certified.



FLOOR PLAN

1/2" = 1'

Student Version

Not for Construction Documents 3

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BY:
K-7608463512 **KITCHEN / DINING**
FLOOR PLAN VIEW

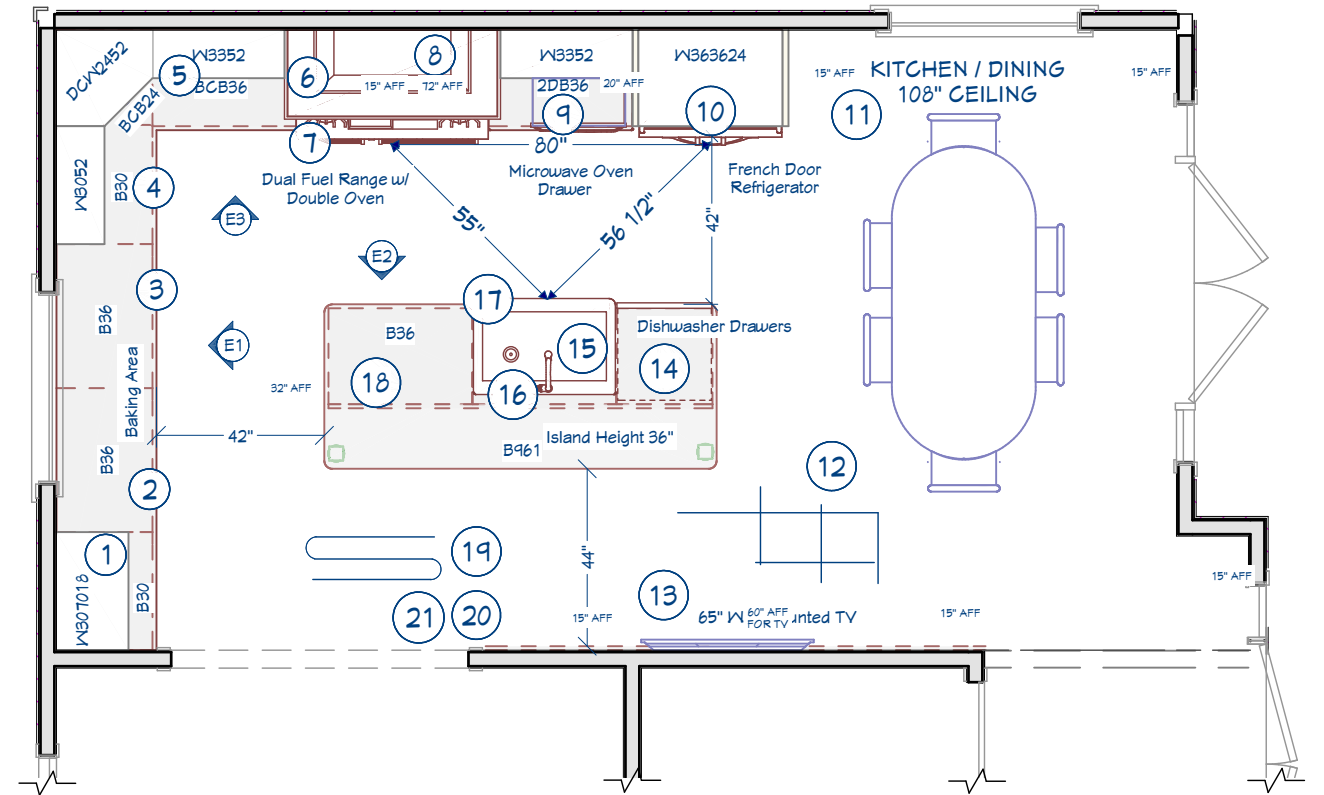
DATE	BY

SCALE
1/2" = 1'

DWG NO. 3

FLOOR PLAN SPECIFICATIONS:

- ① PANTRY CABINET 18" DEEP W/ 18" HIGH APPLIANCE GARAGE, RETRACTABLE DOORS
- ② BASE CABINETS IN PEACOCK BLUE WITH 18" H WHITE SHIPLAP BACKSPLASH
- ③ TOE KICK STORAGE IN BAKING AREA
- ④ BLIND CABINET LEMANS PULLOUT
- ⑤ UPPER CABINETS IN NATURAL ASH WITH UNDERCABINET LIGHTING
- ⑥ CUSTOM 54" WIDE HOOD IN BRUSHED COPPER BY STANISCI DESIGN. 1500 CFM
- ⑦ FISHER & PAYKEL SERIES 9 PROF DUAL FUEL RANGE 48" 5 BURNERS WITH GRIDDLE TWO CONVECTION OVEN 48" STAINLESS STEEL
- ⑧ CUSTOM TILE BACKSPLASH IN "INDIA BLOSSOM"
- ⑨ SHARP SMD2470AS MICROWAVE DRAWER OVEN STAINLESS STEEL 15 9/16"H X 23 1/2"W X 22 1/8"D REF SPACE
- ⑩ FISHER & PAYKEL SERIES 7 CONTEMPORARY FREESTANDING FRENCH DOOR REFRIGERATOR FREEZER 36" 20.1 CU WITH ICE MAKER STAINLESS STEEL 70 15/32"H X 35 7/16 "W X 27 3/8"D REF SPACE
- ⑪ TONGUE & GROOVE CEILING 5" WIDE PLANK WHITE
- ⑫ TERRA COTTA FLOORING 15" X 15" TILES
- ⑬ LG 65" CLASS GX SERIES OLED 4K UHD SMARTNEBOS TV WALL MOUNTED
- ⑭ FISHER & PAYKEL DOUBLE DISHDRAWER DISHWASHER SERIES 7 CONTEMPORARY TALL SANITIZE STAINLESS STEEL 34H X 23 9/16"W X 22 9/16"D REF SPACE
- ⑮ KOHLER WHITEHAVEN UNDERMOUNT SINGLE-BOWL FARMHOUSE ENAMELED CAST IRON IN WHITE 9 5/8"H X 35 11/16"W X 21 9/16"D REF SPACE
- ⑯ KOHLER SIMPLICE PULL-DOWN FAUCET K-596-C BRUSHED COPPER
- ⑰ UNDERSINK PUSH-OPEN DRAWER WITH 4 COMPARTMENT GARBAGE/RECYCLE/COMPOST
- ⑱ ICESTONE SNOW FLURRY FOR ALL COUNTERTOPS, KITCHEN ISLAND
- ⑲ RADIANT HEAT INSTALLED UNDER TILE FLOORING
- ⑳ 36" H WHITE SHIPLAP AND DARK ALDER WAINSCOTING
- ㉑ ROOM DETAILS: 5 3/4" BASEBOARD DARK ALDER, 3" CROWN MOLDING DARK ALDER, WALL COLOR ANTIQUE LACE



FLOOR PLAN
1/4" = 1'



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Upstate, NY 12345

BY:
K-7608463512 **SPECIFICATIONS**

DATE	BY

SCALE
1/4" = 1'

Not for Construction Documents

DWG NO. **4**



Concept Board

Doshi/O'Brien family



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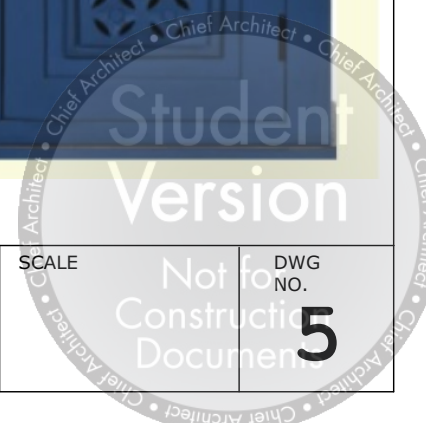
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 K-7608463512 **CONCEPT BOARD**

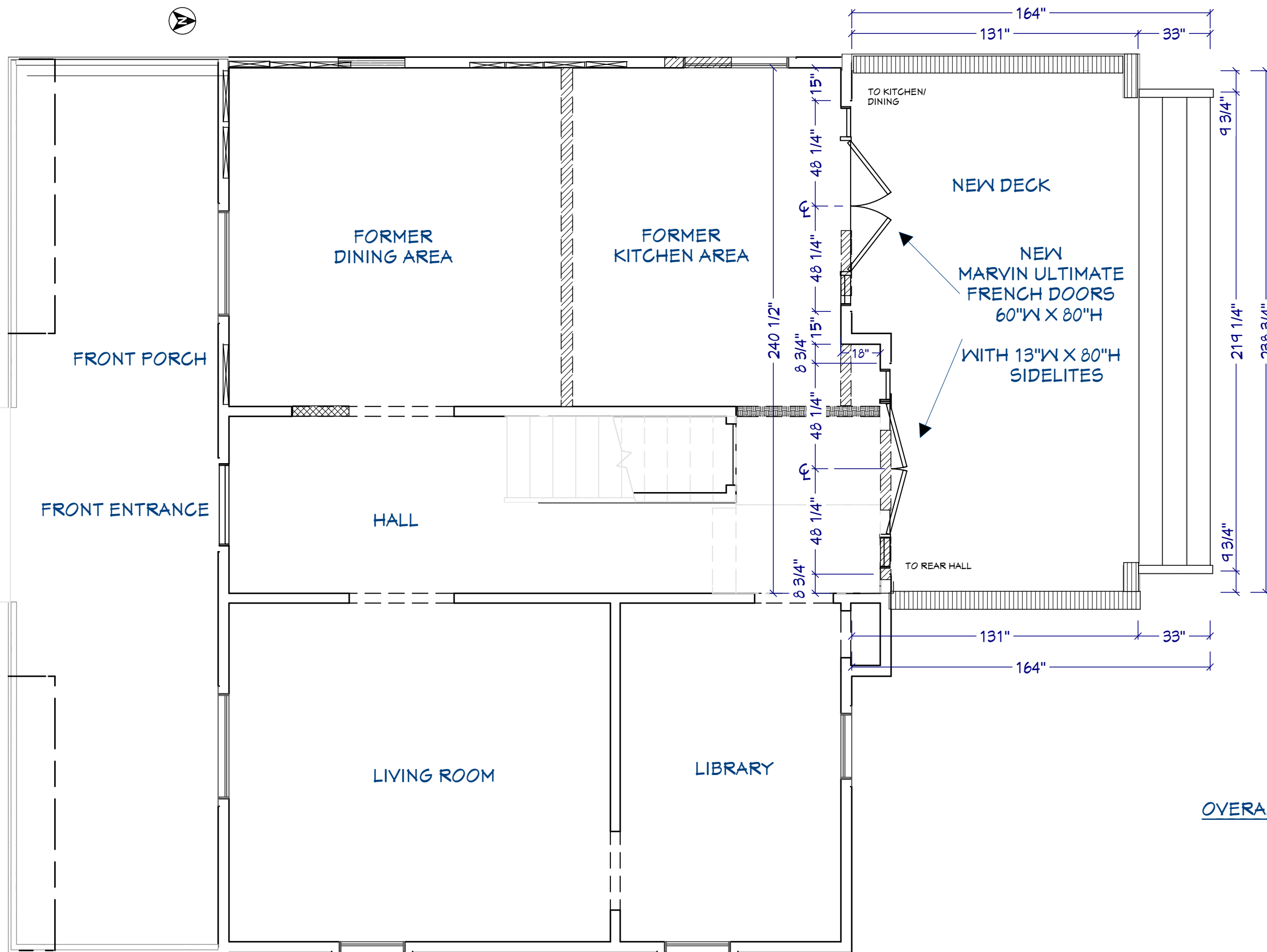
DATE	BY

SCALE

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DWG NO. **5**





CONSTRUCTION LEGEND

- EXISTING WALL
- REMOVE EXISTING WALL OR OPENING
- OPENING CLOSED
- ENLARGE DOORWAY
- NEW DECK RAIL
- REPLACE EXISTING WALL WITH STRUCTURAL BEAM
- BLOCKING 80" AFF UNLESS OTHERWISE NOTED

CONSTRUCTION PLAN
 OVERALL VIEW WITH DECK DIMENSIONS
 1st FLOOR
 1/4" = 1'

KITCHEN / DINING DIMENSIONS
 ON NEXT PAGE

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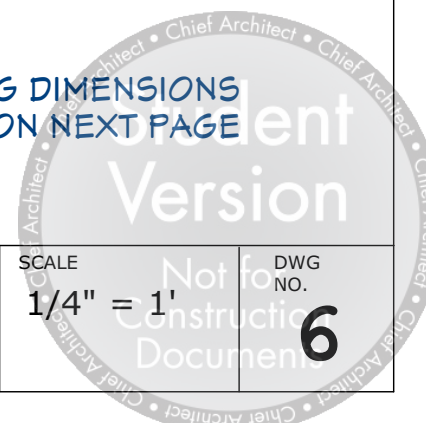
CONSTRUCTION PLAN
 OVERALL WITH DECK
 1st FLOOR

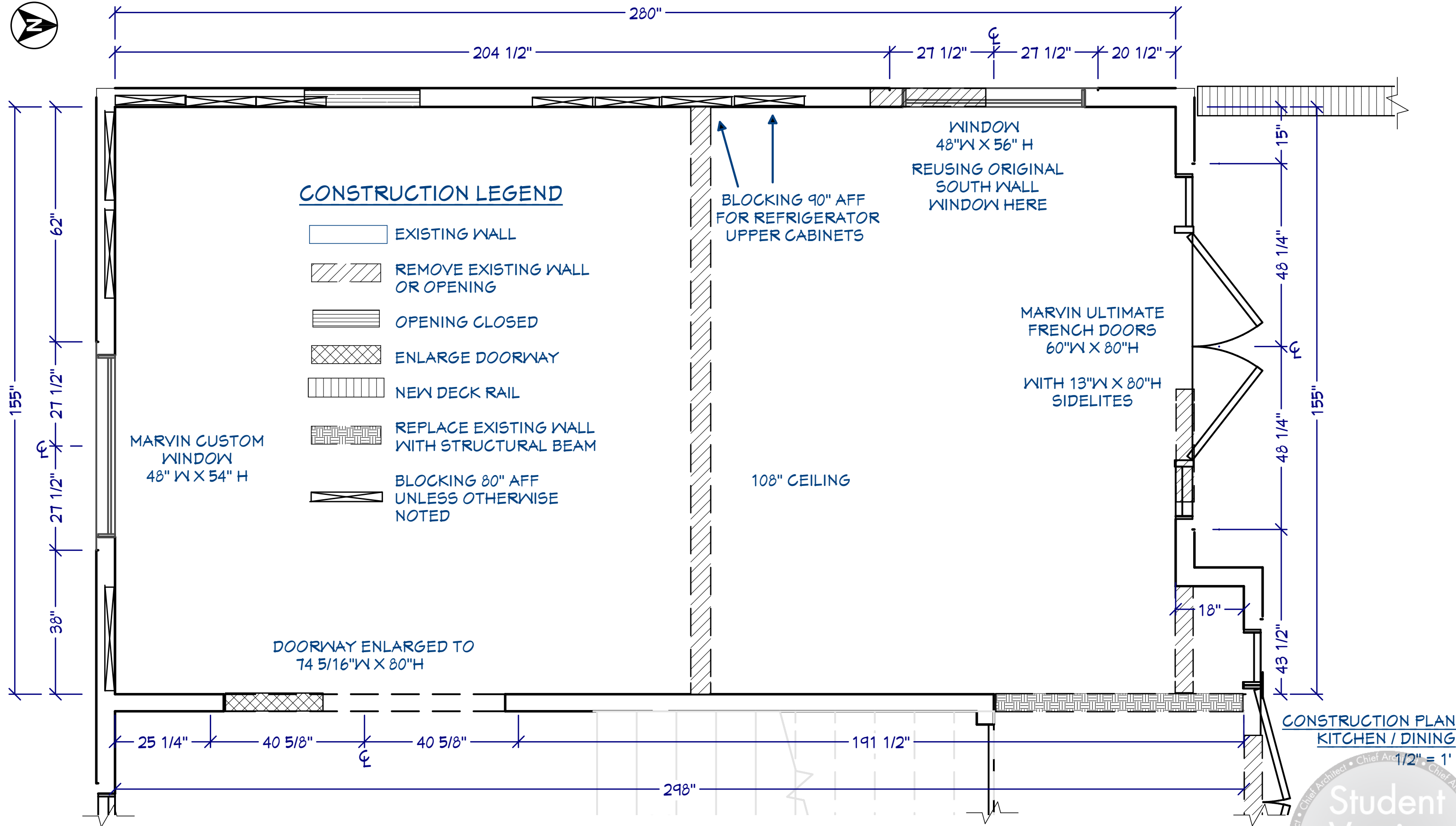
DATE	BY

SCALE
 1/4" = 1'


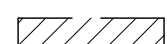
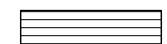



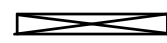
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DWG NO. **6**





CONSTRUCTION LEGEND

-  EXISTING WALL
-  REMOVE EXISTING WALL OR OPENING
-  OPENING CLOSED
-  ENLARGE DOORWAY
-  NEW DECK RAIL
-  REPLACE EXISTING WALL WITH STRUCTURAL BEAM
-  BLOCKING 80" AFF UNLESS OTHERWISE NOTED

**CONSTRUCTION PLAN
KITCHEN / DINING**

1/2" = 1'

**Student
Version**

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BY:
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KITCHEN / DINING**

DATE	BY

SCALE
1/2" = 1'

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DWG NO. **7**



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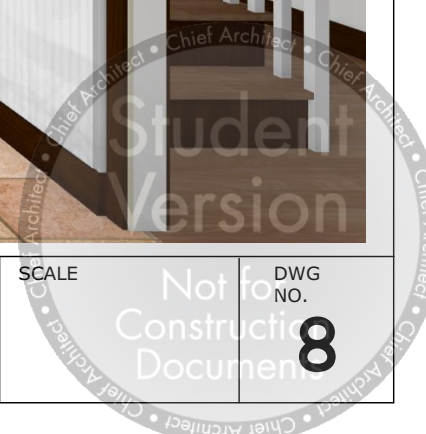
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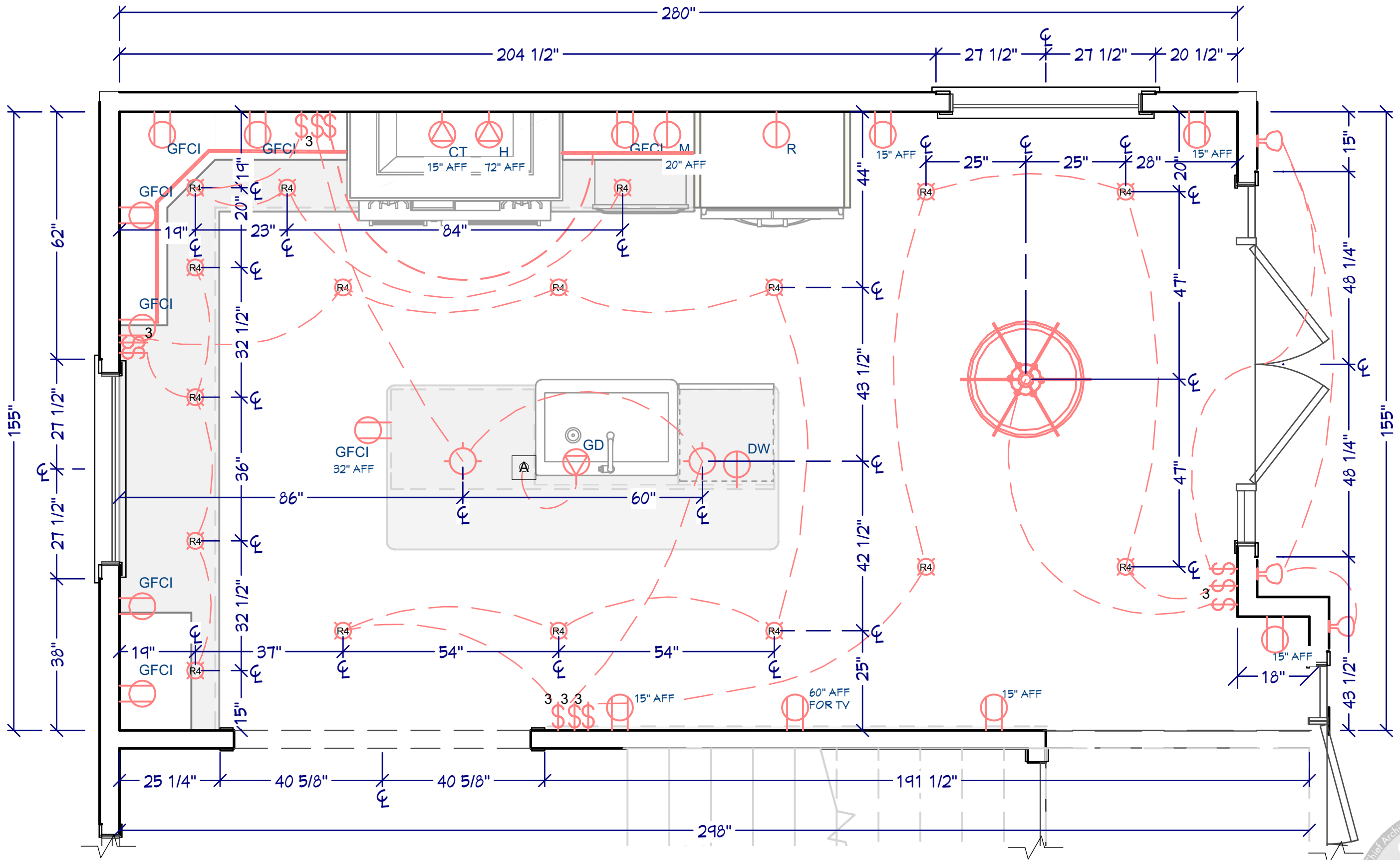
BY:
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DATE	BY

SCALE

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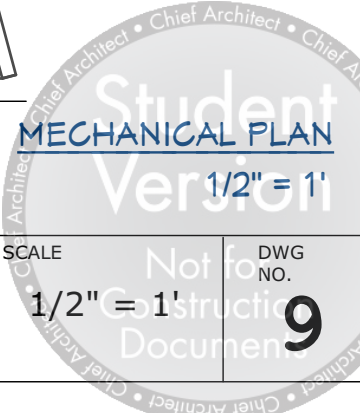
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BY:
 K-7608463512 **MECHANICAL PLAN**

DATE	BY

SCALE
 1/2" = 1'

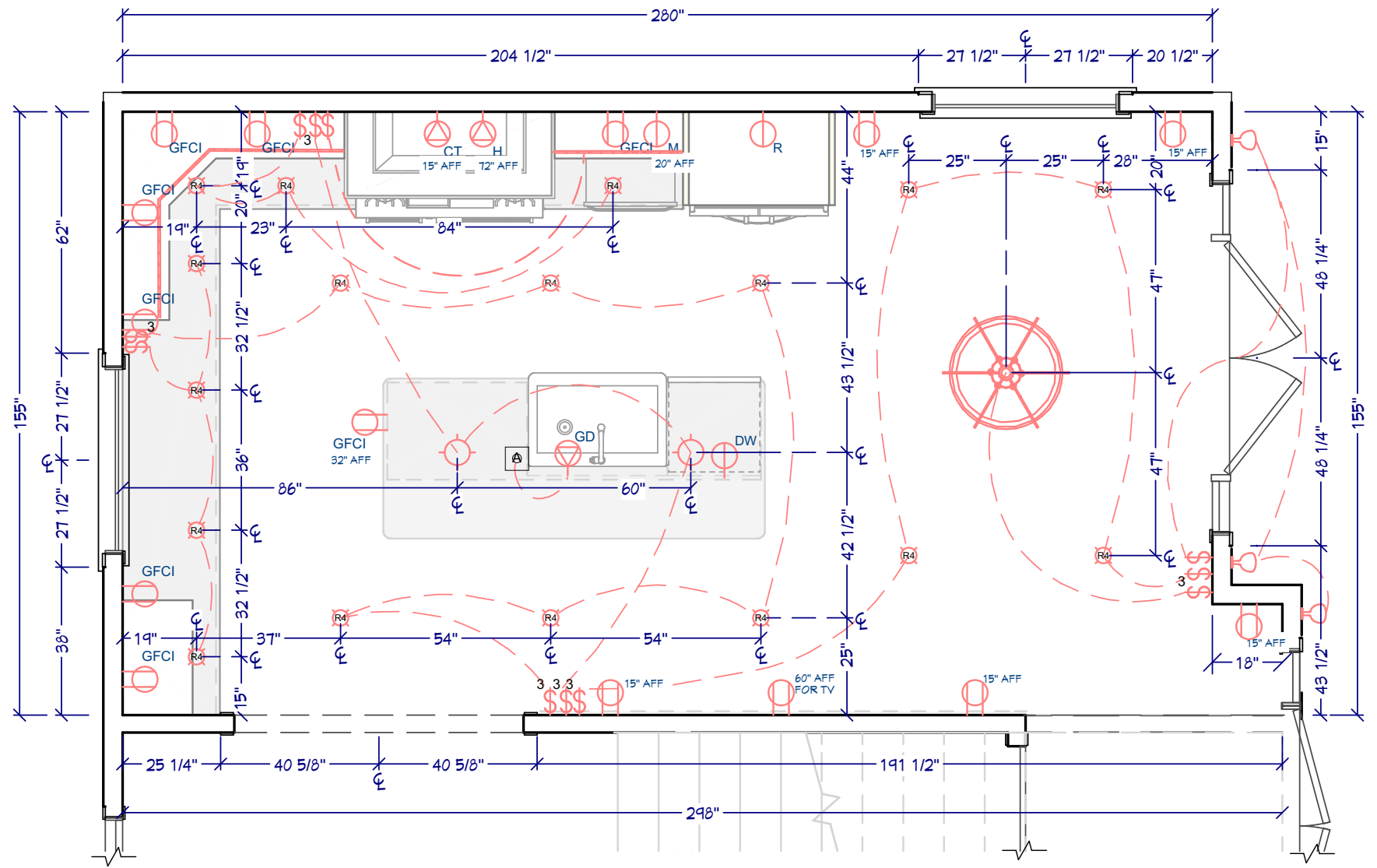
Not for Construction
 DWG NO. **9**



ELECTRICAL LEGEND

-  LEVITON 5320-WMP 15 AMP, 125 VOLT, DUPLEX RECEPTACLE, RESIDENTIAL GRADE, GROUNDING, WHITE
-  GFCI
-  LEVITON GFTR2-W SELF-TEST SMARTLOCKPRO SLIM GFCI TAMPER-RESISTANT RECEPTACLE WITH LED INDICATOR 20-AMP, WHITE
-  COOKTOP OUTLET LEVITON 9460 60 AMP 125/250 VOLT RECEPTACLE
-  HOOD OUTLET LEVITON CR20-W, 120-VOLT, 20-AMP CIRCUIT
-  MICROWAVE DRAWER OUTLET LEVITON CR20-W, 120-VOLT, 20-AMP CIRCUIT
-  REFRIGERATOR OUTLET LEVITON CR20-W, 120-VOLT, 20-AMP CIRCUIT
-  DISHWASHER OUTLET LEVITON CR20-W, 120-VOLT, 20-AMP CIRCUIT
-  GARBAGE DISPOSAL OUTLET LEVITON AGTR2-HGW GFCI, 120-VOLT, 20-AMP CIRCUIT
-  INSINKERATOR AIR SWITCH COUNTERTOP FOR GARBAGE DISPOSALS
-  LUTRON SINGLE POLE DIVA LED+ DIMMER SWITCH WITH VACANCY SENSOR
-  LUTRON 3-WAY POLE DIVA LED+ DIMMER SWITCH WITH VACANCY SENSOR
-  4" LED PRESCOLITE LITEISTRY 4" ROUND DOWNLIGHT LTR-4RD 2700K 90+ CRI 35L DIMMABLE IC RATED
-  EDGE BY FINELITE UNDER CABINET LED LIGHT
-  PENDANT LIGHT DIMMABLE LED SUPPLIED BY HOMEOWNER
-  CHANDELIER DIMMABLE LED SUPPLIED BY HOMEOWNER
-  OUTDOOR WALL LIGHT RIPLEY COLLECTION 9" HIGH DARK SKY 40W R14 BULB MOUNTED 7" AFF WITH PHOTOCELL AND TIME SWITCH

ALL WALL SWITCHES MOUNTED 48" ON CENTER AFF
 ALL WALL RECEPTACLES MOUNTED 43" ON CENTER AFF
 UNLESS OTHERWISE NOTED



MECHANICAL PLAN
 5/16" = 1'

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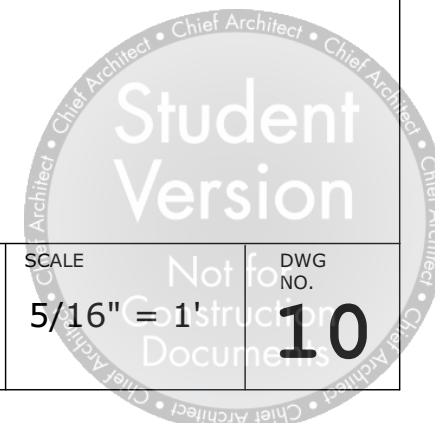
**MECHANICAL PLAN
 WITH ELECTRICAL
 LEGEND**

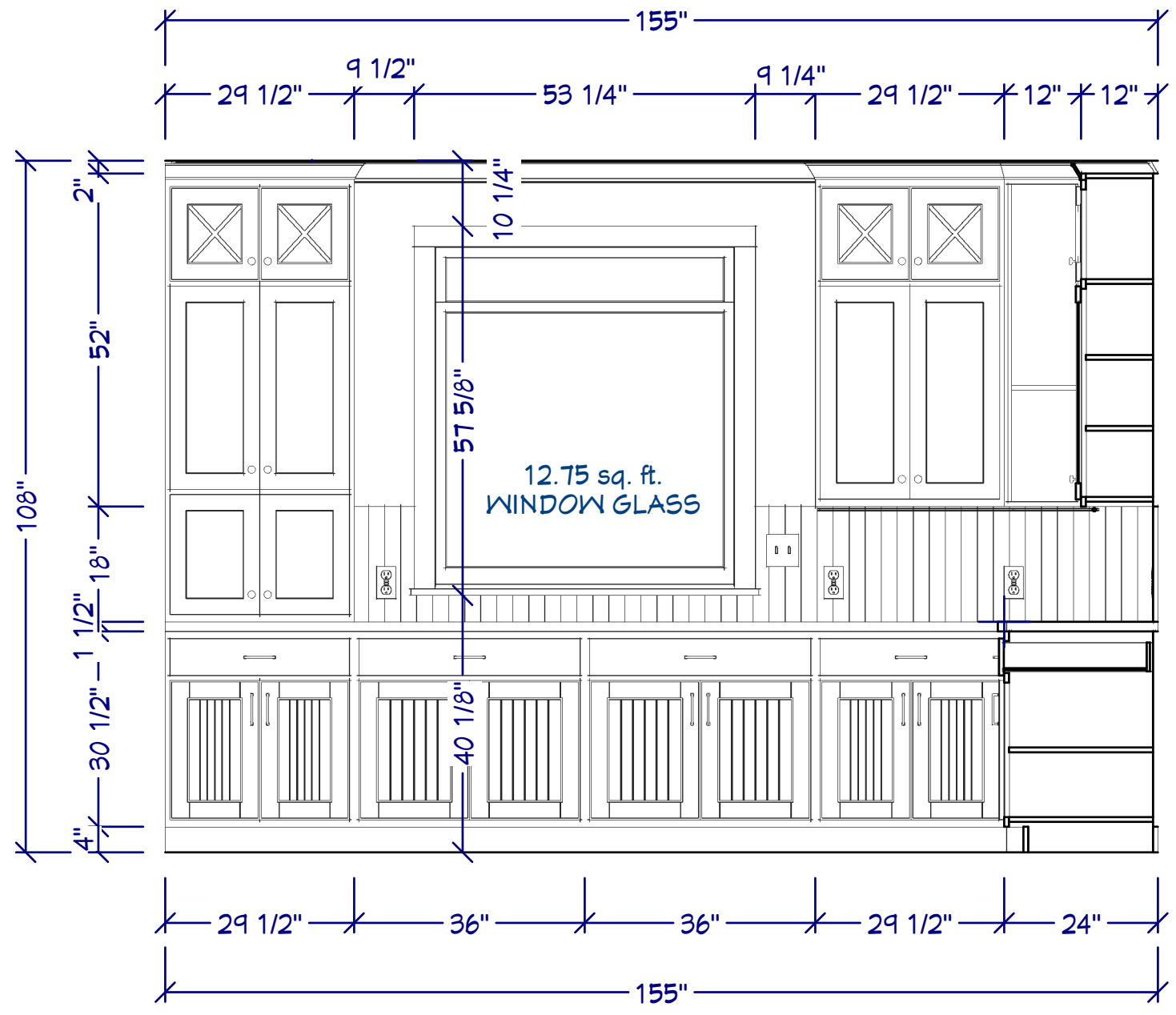
DATE	BY

SCALE
 5/16" = 1'

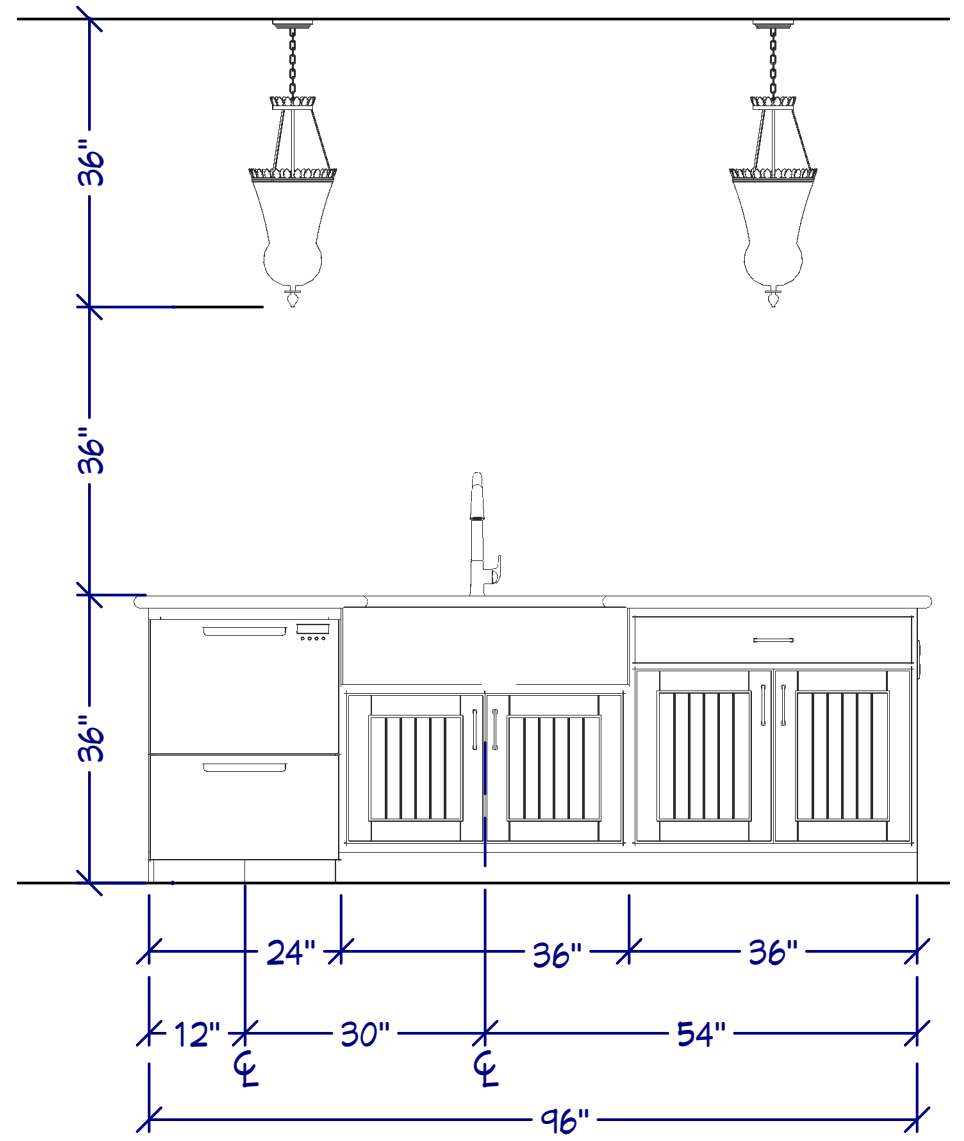
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DWG NO. **10**





E1 BAKING AREA WALL
1/2" = 1'



E2 KITCHEN ISLAND
1/2" = 1'

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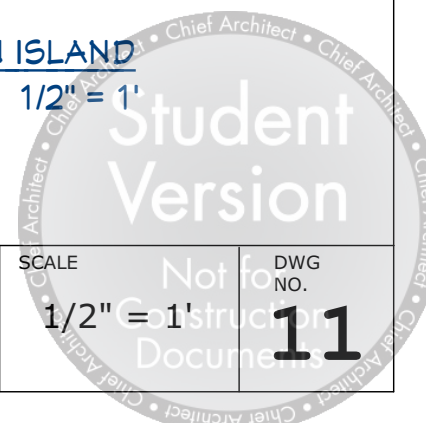
BY:
K-7608463512 **E1 AND E2**
ELEVATION

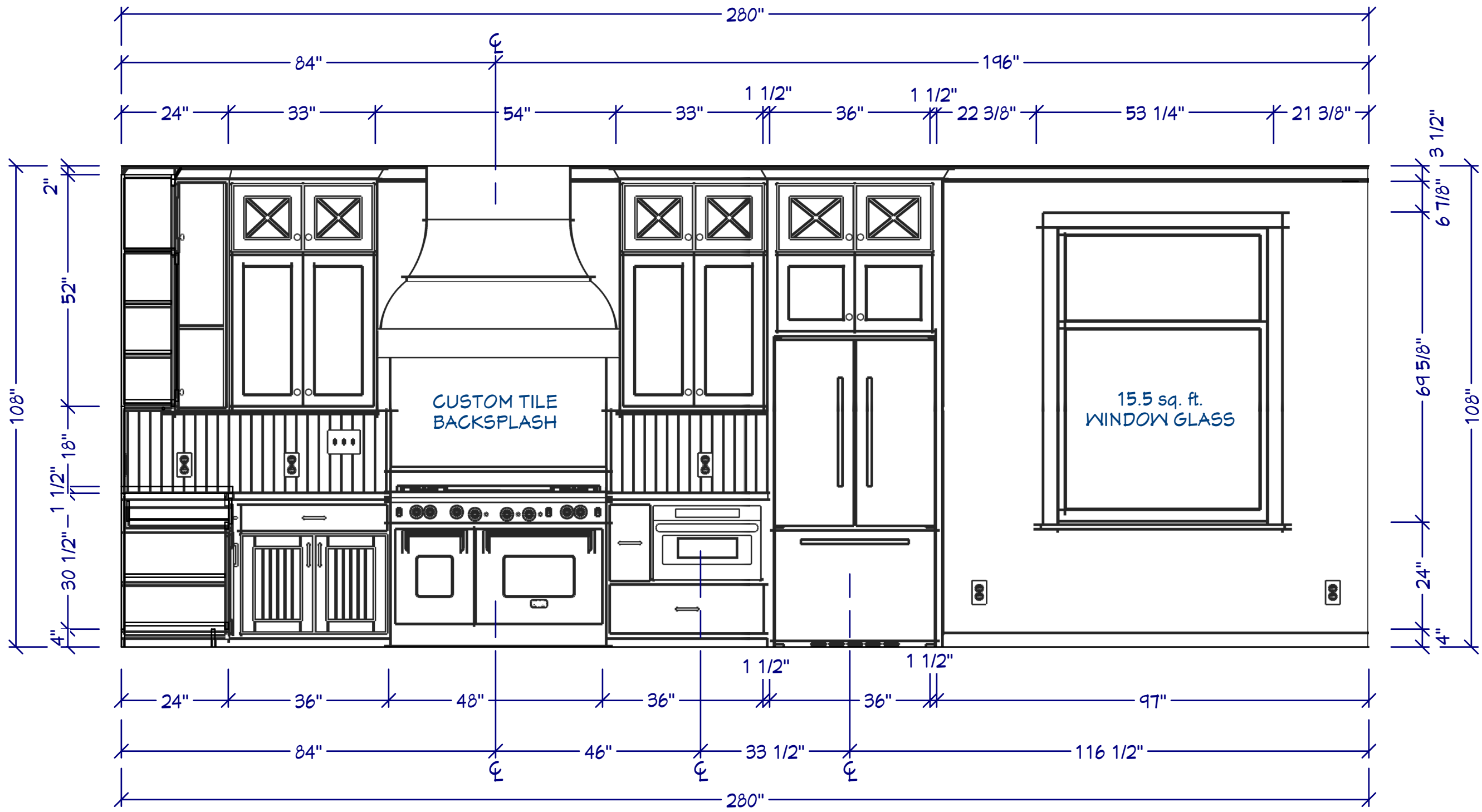
DATE	BY

SCALE
1/2" = 1'

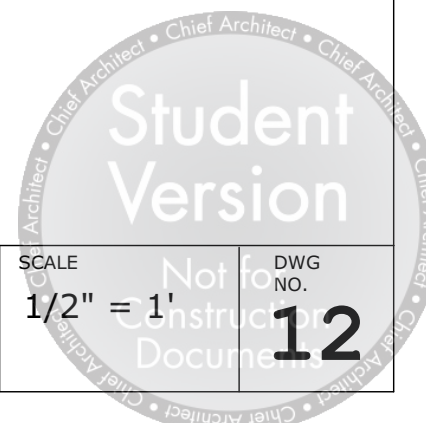
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DWG NO. **11**





E3 RANGE WALL
1/2" = 1'



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BY:
K-7608463512 E3 ELEVATION

DATE	BY

SCALE
1/2" = 1'

DWG NO.
12

BEFORE



AFTER

SHORTER LEFT FRONT WINDOW INSTALLED TO ACCOMMODATE BASE CABINETS SAME WIDTH AS PREVIOUS WINDOW



ENLARGED BACK PATIO



RIGHT KITCHEN WINDOW ELIMINATED ORIGINAL FRONT WINDOW INSTALLED AT LEFT



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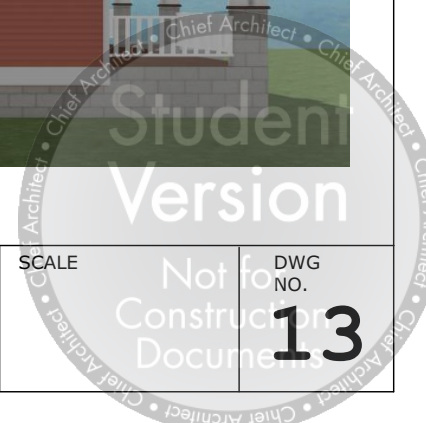
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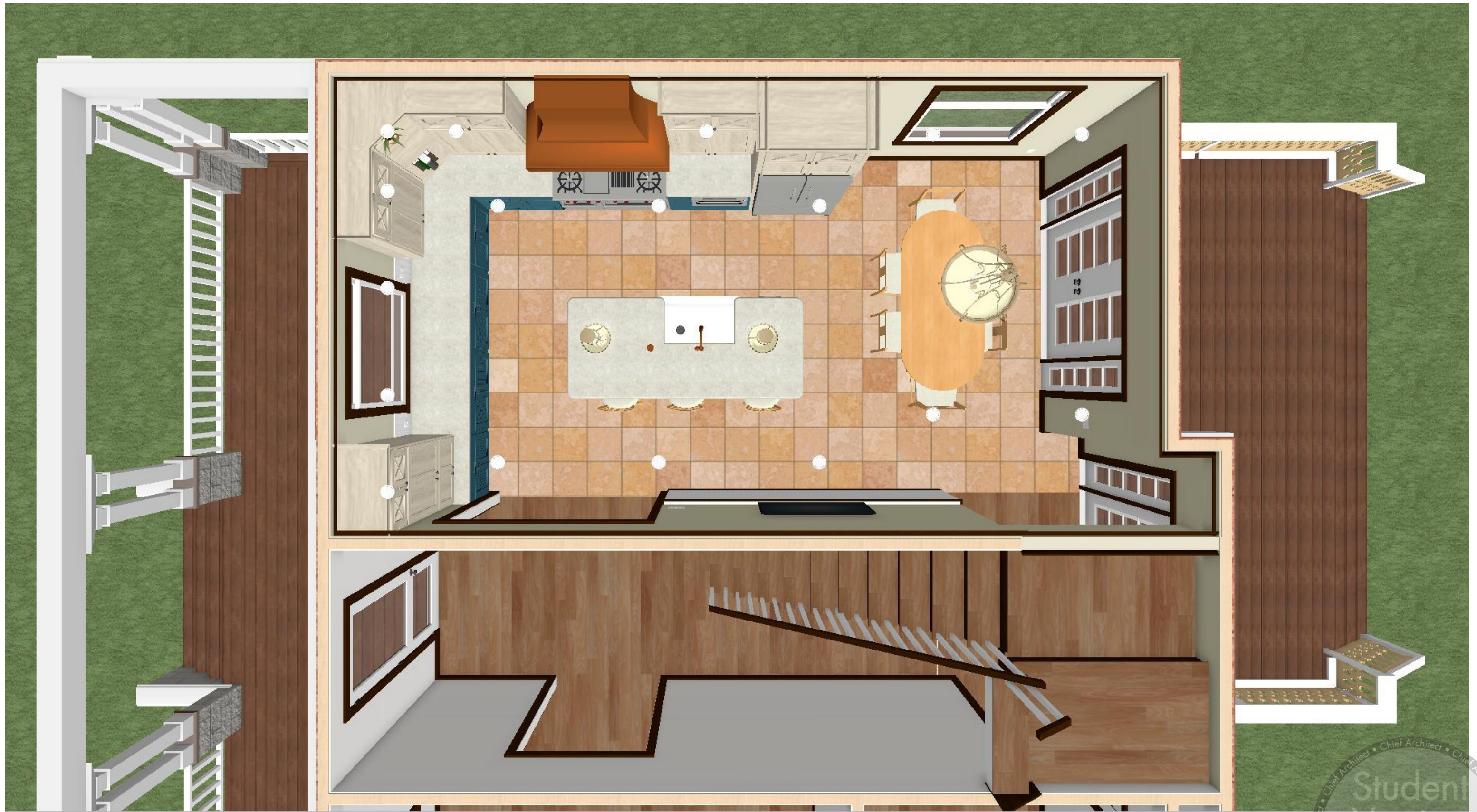
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Deepa Doshi and Owen O'Brien
 123 Country Road
 Upstate, NY 12345

BY:
 K-7608463512 EXTERIOR VIEWS

DATE	BY

SCALE
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 DWG NO. **13**





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BY:
 K-7608463512 **PERSPECTIVE OVERVIEW**

DATE	BY

SCALE
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 DWG NO. **14**

