



BRANDIWINE
INTERIOR DESIGN

SAMPLE

KITCHEN REMODEL

FINAL DESIGN

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- 1) **Please review this design file carefully.** We have done our very best to be careful with details, but mistakes can happen – we are human! If any item description does not match the item number, if there are missing finish options in the specifications, or any other inconsistencies please bring it to our attention. We want to make sure everything is crystal clear before orders are placed!
- 2) **Product changes/goes out of stock.** It's *very important* that you (or your contractor) check lead times on all items to ensure that they can arrive to fit your renovation timeline. We do our best to pick items that are from brands with well-established lines, however, we can't control the market. If an item becomes unavailable, we are more than happy to re-source an alternative within 45 days of our final design meeting (March 30, 2024). Please note we do our best to find a similar product, but we can't guarantee it.
- 3) **Check items as they arrive.** Whoever orders selections (you or your contractor) should examine items carefully as they arrive. Confirm the contents are in the condition, color, size, style, quantity, etc. that you expect based on your order and the images in this document. In the construction industry "use constitutes acceptance", meaning once materials are installed they become the property of the purchaser. Always make sure everything is in good order before installation!
- 4) **For your contractor/trades:** Measured dimensions are based on the existing conditions and walls at the measuring meeting, before any demolition or construction. Final measurements and quantities for all materials (tile, paint, cabinetry, etc.) need to be site-verified and confirmed by the contractor/trades before ordering.
- 5) **Need to make changes?** Don't worry we won't be mad - we just want you to be happy with your design! If a contractor makes a suggestion you like or an installer needs to make adjustments based on site conditions, we get it! And you don't need our permission. Just be sure to record the change in writing with your contractor – it's important to document these things! If a change is proposed and you want a designer to look at it, we are always here to help. Our Discuss With A Designer Sessions are perfect for this kind of consultation and can easily be booked on our website.

We are so excited to see your design when it's all finished!



BRANDI OLDHAM

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Client Information:

XXXXXXXXXXXXXX

Scope of Work:

This kitchen remodel will help our clients finally have a large island that is usable for their family, the storage they desperately need for their pantry items, and will provide a more usable space for their formal dining area. When complete, this kitchen should not only make our clients excited to host in this space but will also make it easier and more enjoyable for the two of them to prepare meals together.

On a day-to-day basis this space will be used by 2 adults and one teen, one dog, and 2 cats. However, they want to make sure this space includes space for hosting their other child and parents for family meals. They would like both this kitchen project and the backyard renovations to be completed by next Summer as their son will be graduating high school at that time. They would like to begin construction late Spring/early Summer 2024 so they can cook outside on the grill while their kitchen is being worked on.

Key goals for the kitchen include:

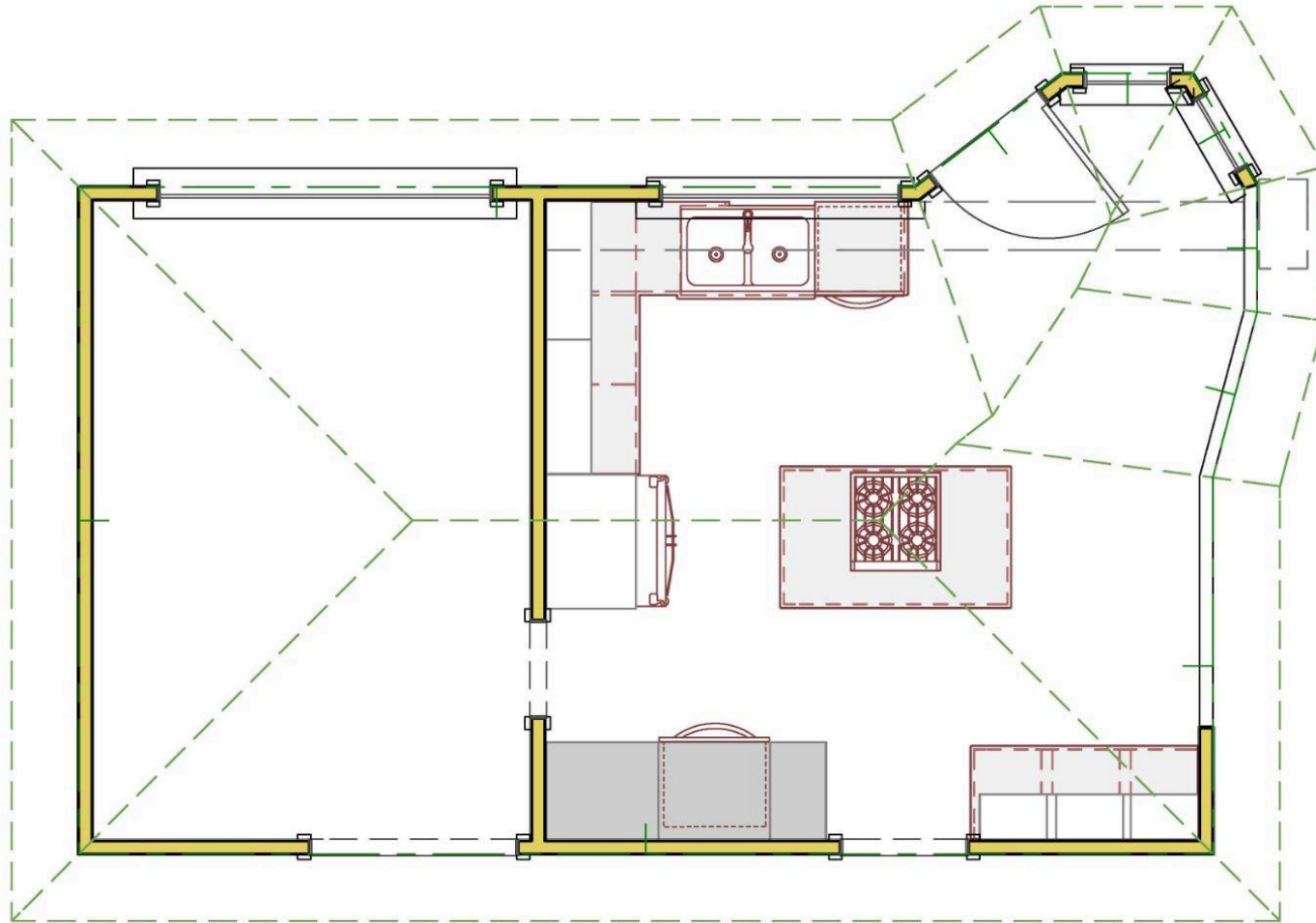
- Removing the wall between the current kitchen and formal dining.
- Keeping a window in the dining area so the sink can go below.
- Transitioning the current window above the sink to a sliding door.
- A larger island with ample seating and lots of storage. This island also should have seating that faces out to the view.
- A statement hood above the range as a focal point.
- Cabinets with lighting and storage solutions to make the kitchen easier to use and stay organized.
- A coffee/cocktail area that includes a wine fridge below the counter.

Additional Project Areas:

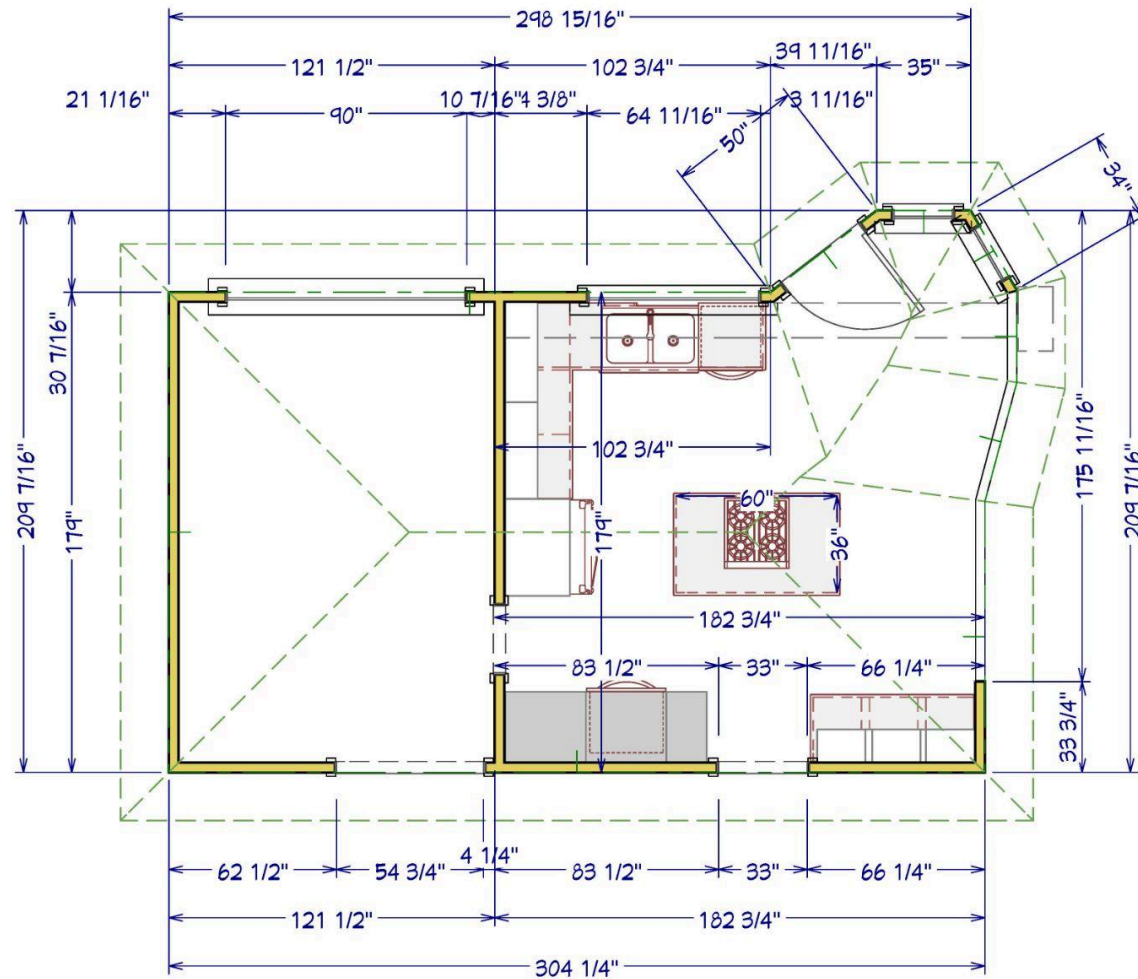
- Replacing the front door with a more modern look.
- Adding 2 wired sconces in the formal sitting room.
- Adding 2 recessed lights in the formal sitting room.
- Adding a wired light in the coat closet on the right hand wall.
- Replacing the carpet in the coat closet with flooring to match the rest of the kitchen/entry.



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KITCHEN/DINING AREA (AS BUILT)
397 SQ FT



KITCHEN/DINING AREA (AS BUILT)
397 SQ FT

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Detailed Scope of Work:

- ☐ Demolition of Current Kitchen and Wall Between Kitchen And Dining Room
 - ☐ All appliances except for range top are being used in new plans.
 - ☐ No changes to railing between kitchen and downstairs.
- ☐ Exterior Wall Updates
 - ☐ Replace windows in the kitchen nook with style to match the rest of the home.
 - ☐ Replacing current patio door with fixed window.
 - ☐ Current window over the sink will become a sliding glass door.
 - ☐ Changing the window in the dining room to match the rest of the home. New window should be 75"w x 35" h.
 - ☐ Install new front door.
- ☐ Interior Wall Updates
 - ☐ Widening the entrance to the kitchen to 90".
 - ☐ Closing the wall between current french doors.
- ☐ Interior Details:
 - ☐ Replace all cabinetry and hardware.
 - ☐ Move Plumbing, Electric, etc. from kitchen to dining room.
 - ☐ Reconfigure kitchen layout for the new space.
 - ☐ Add kitchen recessed lighting.
 - ☐ Add outlets in the kitchen surround.
 - ☐ Add under cabinet wine fridge (new appliance).
 - ☐ Add over range hood and pot filler.
 - ☐ Install new range.
 - ☐ Install new garbage disposal (customer already owns).
 - ☐ Install new farmhouse sink and faucet.
 - ☐ Install new flooring in the kitchen and coat closet (near the front door).
 - ☐ Add recessed and wall sconce lighting in the formal sitting room.
 - ☐ Add wall sconce and switch in the hall coat closet.

Trade Notes:

☐ **Engineer:**

Client's have approved the engineer to rework the opening in the kitchen.

☐ **Windows/Sliding Glass Door**

☐ All windows in the kitchen are to be replaced with Andersen windows and doors to match the rest of the home.

Onsite meeting scheduled with Andersen in April.

☐ Width of the sliding glass door: 60".

☐ Size of the window over the kitchen sink: 75"w x 35" h.

☐ **Electrician**

☐ There are outlets in the living room that are either not working or are connected to a switch to use. Please educate clients and remove switch connections, if possible.

☐ We are doing a mix of standard electrical outlets and USB/USBC outlets in the kitchen. Please see the lighting plan for details.

☐ **Addition:** There will be 2 recessed light and 2 wall sconces added in the formal sitting room. Please see the lighting plan for details.

☐ **Addition:** There will be 1 wall sconce added to the hall coat closet. Please see the lighting plan for details.

☐ **Tile**

☐ Backsplash will be going countertop to ceiling only on the range/hood wall.

☐ All other walls will have backsplash up to the upper cabinets.

☐ If possible, could tile be installed behind open shelving on the coffee/wine bar.

☐ Trim pieces will only be used to edge the tile on the wall with the sink/window and on the left side of the coffee bar (between cabinetry and railing - small area).

☐ Tile Pattern: Horizontal Brick Set

☐ Grout: Unsanded and 1/16"

☐ **Flooring**

☐ Flooring should seamlessly integrate into the flooring present in the entry.

☐ **Addition: Please remove the carpet in the hall coat closet and replace with flooring to match.**

☐ **Cabinetry**

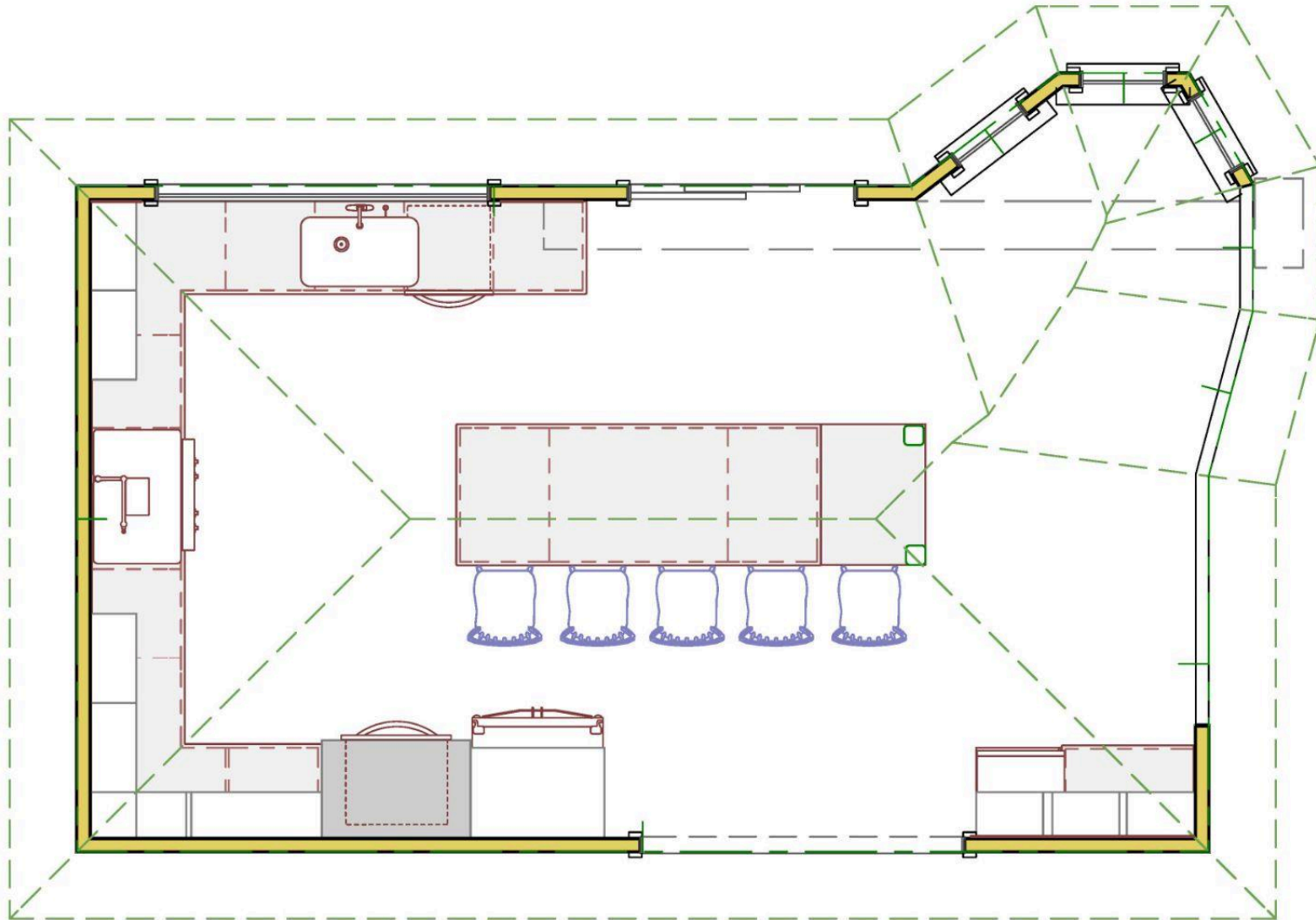
- ☐ **Change: All cabinetry will be Sherwin Williams Alabaster (no accent island).**
- ☐ All upper cabinets should have lighting underneath.
- ☐ Please include organizational tools in design plans.
- ☐ Style: Shaker | 45° edge | Traditional Crown 4.5" | Straight Edge Pillars on Peninsula | Panels on Exposed Edges
- ☐ Inset Doors (price dependent)
- ☐ Frosted Glass Panels only on the wine/coffee bar.
- ☐ Open wood shelving in the wine/coffee bar to match the wood shelves in the wine fridge.
- ☐ All cabinets have 10" cabinet pulls listed as the specification (to match current style in kitchen). Please ensure this works with your plan and provide James with quantity once design is complete.
- ☐ Current refrigerator is 69"h x 35.5"w. At the beginning of the project there was a discussion about changing to a SubZero fridge in a few years (estimated 84" h x 42" w). Please confirm if this needs to be taken into account in cabinet design.
- ☐ *Note: Images have been attached as style inspiration only.*

Notes For Contractor:

- ☐ Client's do not have a preference on where hard surface selections are ordered. However, the flooring they previously ordered was from Paulson's and they have confirmed it is in stock with Paulson's.
- ☐ Change Orders From Original Scope of Work:
 - ☐ Front Door Replacement
 - ☐ Flooring in Hall Coat Closet
 - ☐ Wall Sconce in Hall Coat Closet
 - ☐ Recessed Lights (2) in Formal Sitting Room (across from kitchen)
 - ☐ Wall Sconce (2) in Formal Sitting Room (across from kitchen)
- ☐ Cabinet pulls have been selected, however quantity will be dependent on final cabinet design.



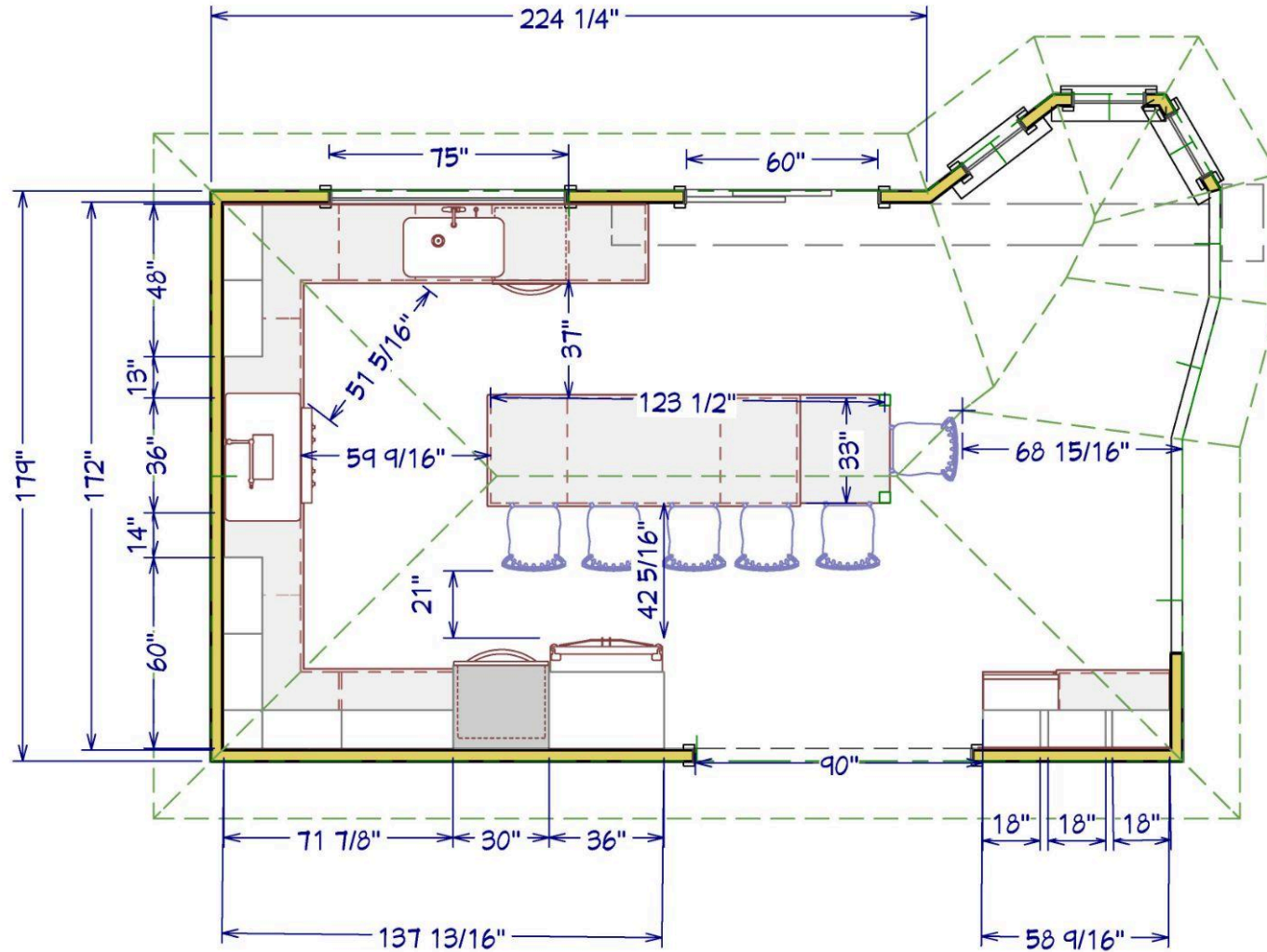
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PROPOSED KITCHEN PLAN
397 SQ FT



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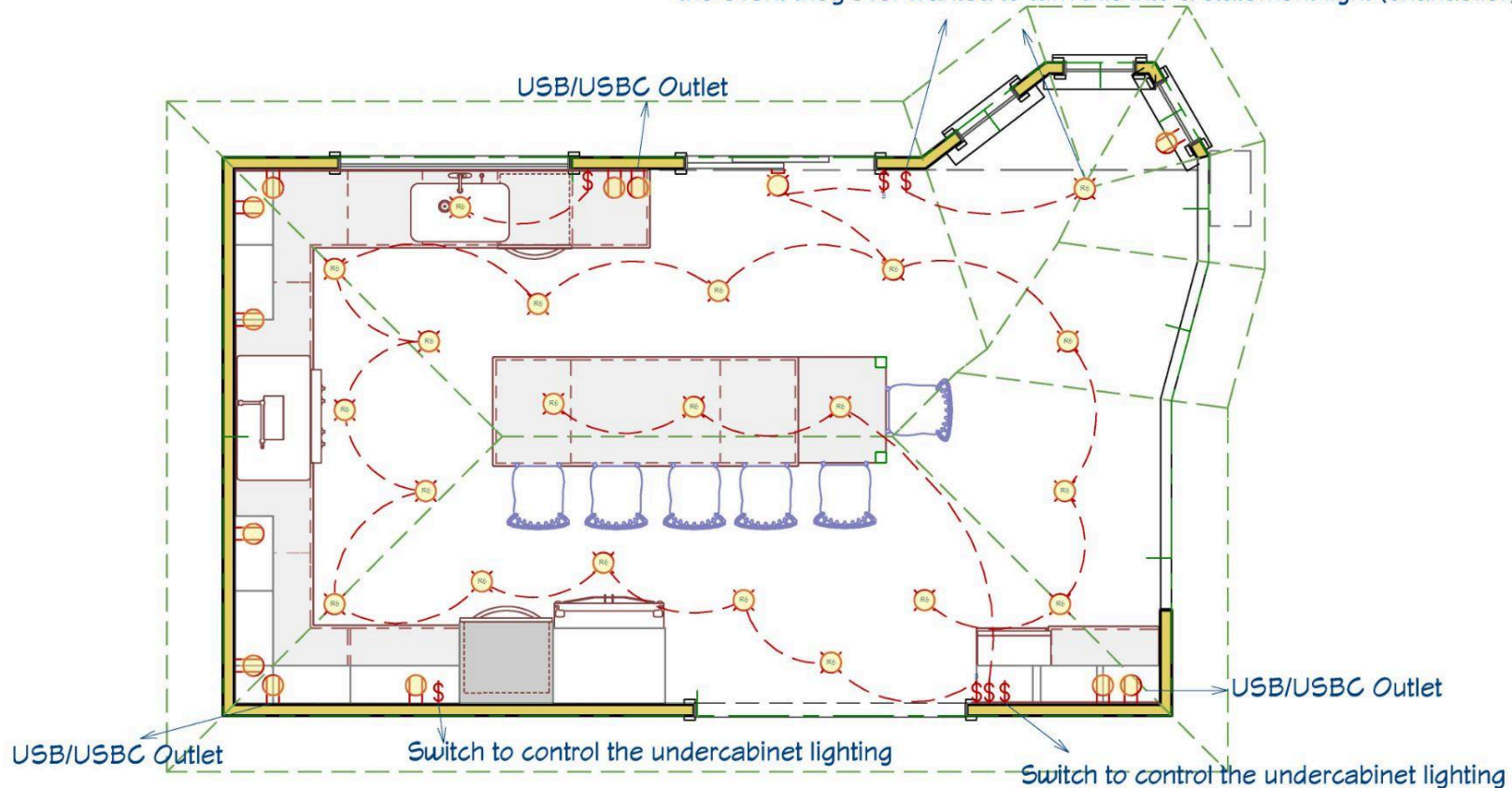
PROPOSED KITCHEN PLAN 397 SQ FT

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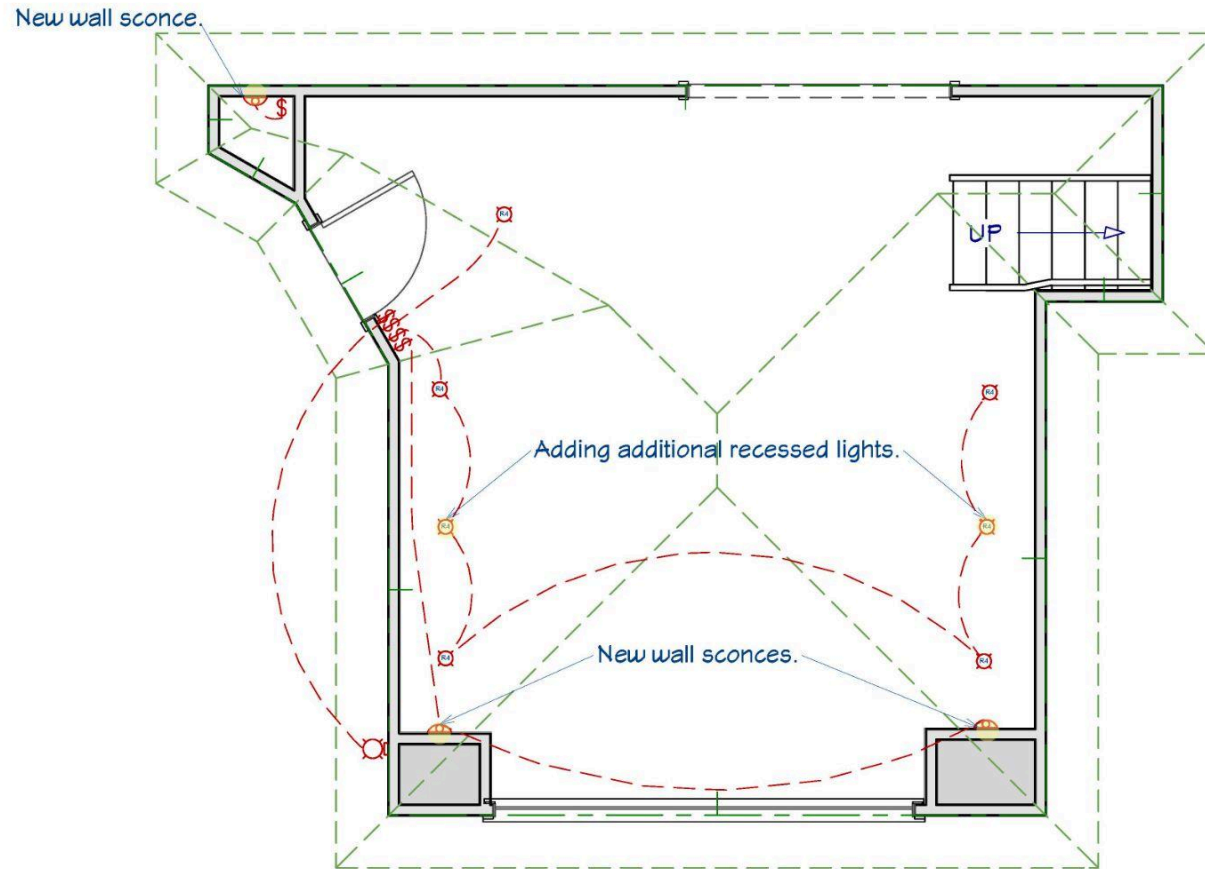
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Clients want this light to be a recessed light, but we are installing the switch in the event they ever wanted to turn this into a statement light (chandelier).



PROPOSED KITCHEN PLAN 397 SQ FT

All recessed lighting should be placed on dimmers for ultimate lighting control.
All cabinets should have under cabinet lighting.
Lighting on the perimeter should be 15" from the edge of the upper cabinets.
Recessed lighting over the island should be centered in the middle and then equal distant between the edges of the island.



LIVING AREA LIGHTING PLAN
(NOT TO SCALE)
431 SQ FT

- 5 Additional Lights Will Be Added In The Formal Living Area.
- 2 Recessed Lights In Between The Recessed Lights Already In Place.
- 2 Wall Sconces On the Walls Surrounding The Windows.
- 1 Wall Sconce In The Hall Coat Closet.

All 6 Recessed Lights and 2 Wall Sconces in the formal sitting area should be on dimmers.

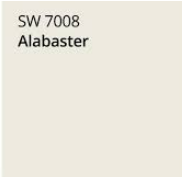
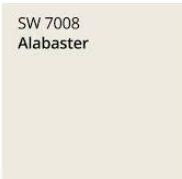


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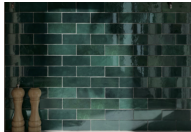
MOOD BOARD



Specification List:

<u>Item</u>	<u>Name</u>	<u>SKU</u>	<u>COLOR</u>	<u>DIMENSIONS</u>	<u>QUANTITY</u>	<u>IMAGE</u>	<u>LINK TO PURCHASE</u>
FLOORING	Kentwood Brushed Maple	31898	Tobacco Pipe	6 1/2" x 1/2" Assorted up to approx 47"			SHOP NOW
WALL PAINT COLOR	Sherwin Williams Agreeable Gray	SW 7029	Agreeable Gray	N/A			SHOP NOW
TRIM STYLE	Match To Rest Of Home			4" - 4.5"			
TRIM PAINT COLOR	Sherwin Williams Alabaster White	SW 7008	Alabaster White	N/A			SHOP NOW
CABINET PAINT COLOR	Sherwin Williams Alabaster White	SW 7008	Alabaster White	N/A			SHOP NOW



<u>Item</u>	<u>Name</u>	<u>SKU</u>	<u>COLOR</u>	<u>DIMENSIONS</u>	<u>QUANTITY</u>	<u>IMAGE</u>	<u>LINK TO PURCHASE</u>
CABINET DESIGN	Shaker with a 45° bevel Traditional Crown 4.5” Straight Edge Pillars on Peninsula Panels on Exposed Edges						
COUNTERTOP	MSI Calacatta Arno	QSL-CALAARNO-3CM	Calacatta Arno	3 CM			SHOP NOW
BACKSPLASH	Bedrosians Cloe	DECCLOGRN28G	Green	2.5” x 8” Pattern: Horizontal Brickset			SHOP NOW
BACKSPLASH TRIM	Bedrosians Cloe	DECCLOGRNJOLG	Green	.5” x 8” Only on areas exposed to drywall			SHOP NOW

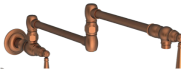


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BACKSPLASH GROUT	TEC AccuColor 988 Pearl Unsanded Grout		988 Pearl				SHOP NOW
SINK	Kohler Whitehaven 36" Farmhouse Undermount Self-Trimming Double Basin Apron Front Cast Iron Kitchen Sink with Smart Divide Technology	K-6427-0	White	Tall Apron 60/40 Split 9.8"h x 34" l x 22" w	1		SHOP NOW
SINK DRAIN	Kohler Duostrainer 3-1/2" Basket Strainers	K-8801-2BZ	Oil Rubbed Bronze	7"h x 4.5"w	2		SHOP NOW



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SINK FAUCET	Newport Brass Taft 1.8 GPM Single Hole Pull-Down Kitchen Faucet	2940-5 103/08 A	Antique Copper <i>*SPECIAL ORDER* - 6-10 weeks</i>	16.6" h 9.875" spout height	1		SHOP NOW
GARBAGE DISPOSAL	CLIENT ALREADY OWNS						
POT FILLER	Newport Brass Jacobean Wall Mounted Pot Filler with Dual Handles	2470-5 503/08 A	Antique Copper <i>*SPECIAL ORDER* - 6-10 weeks</i>	7.9"h 24.46" spout reach	1		SHOP NOW
RANGE	ZLINE 36 Inch Wide 6 Burner Gas Cooktop with Italian Brass Burners	RTB-B R-36	Black Stainless Steel	36" wide	1		SHOP NOW

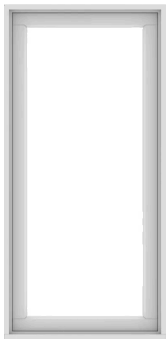


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<u>Item</u>	<u>Name</u>	<u>SKU</u>	<u>COLOR</u>	<u>DIMENSIONS</u>	<u>QUANTITY</u>	<u>IMAGE</u>	<u>LINK TO PURCHASE</u>
RANGE HOOD	ZLINE Professional 280 - 700 CFM 48 Inch Wide Outdoor Wall Mounted Range Hood	8667C-48	Baked Copper	48" wide	1		 SHOP NOW
WINE FRIDGE	24" Panel-Ready Undercounter Wine Cellar with Wood-Front Racks	KUWR 214KP A	Panel Ready	24" wide	1		 SHOP NOW
CABINET HARDWARE	Forge Hardware Studio Oil Rubbed Bronze "Deco" Cabinet Knobs And Drawer Pulls		Oil Rubbed Bronze	10" Drawer Pull	TBD		 SHOP NOW

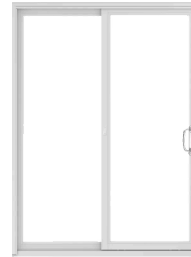


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<u>Item</u>	<u>Name</u>	<u>SKU</u>	<u>COLOR</u>	<u>DIMENSIONS</u>	<u>QUANTITY</u>	<u>IMAGE</u>	<u>LINK TO PURCHASE</u>
HALL CLOSET SCONCE	Omni 7-Inch LED Wall Sconce in Black by ET2 Lighting	P223 8679	Black	4.75"h x 7.25"w x 3.5"d	1		SHOP NOW
LIVING ROOM SCONCE	Sleek Minimalist Tall Double Sconce	SC1408 4 BZ	Brushed Dark Copper / Bronze	22.25"Hx7.5" Wx5"D	2		SHOP NOW
RECESSED LIGHTING				Needs to be dimmable	25		DEFER TO ELECTRICIAN
DINING ROOM WINDOWS	Andersen		Matching Rest of Home		3		Client's working directly with rep
KITCHEN WINDOW	Andersen		Matching Rest of Home	75" w 35" h	1		Client's working directly with rep



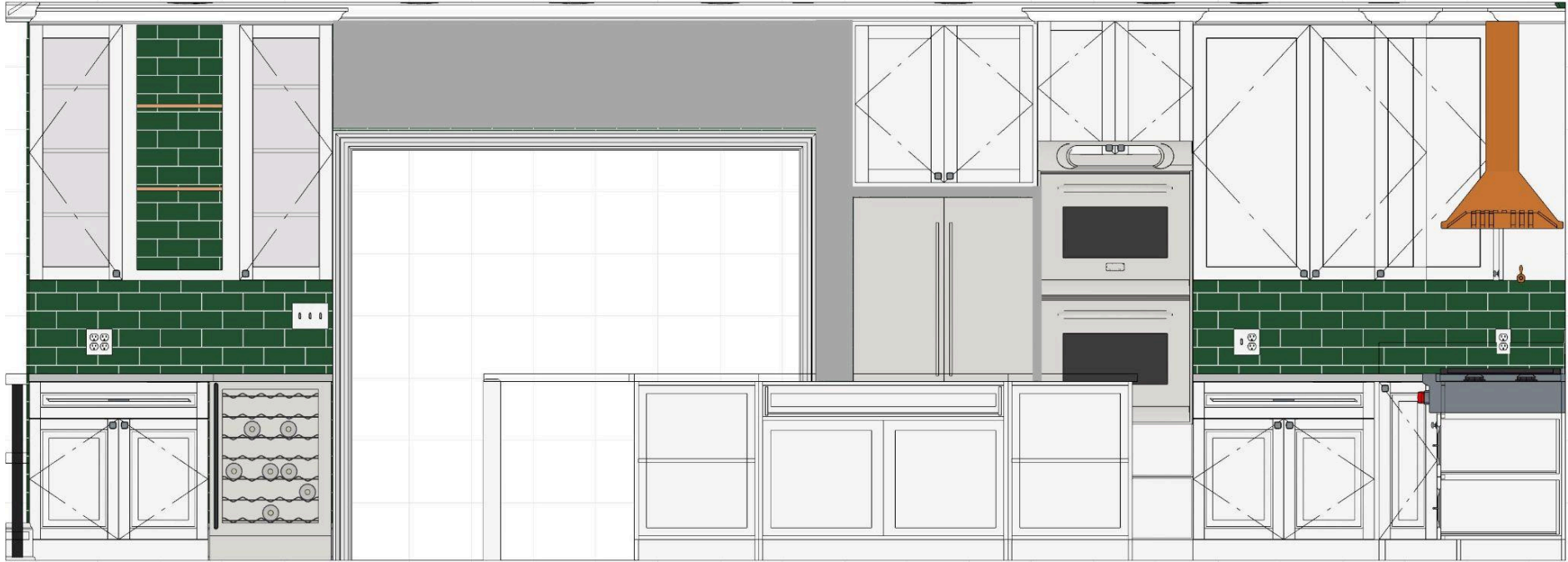
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<u>Item</u>	<u>Name</u>	<u>SKU</u>	<u>COLOR</u>	<u>DIMENSIONS</u>	<u>QUANTITY</u>	<u>IMAGE</u>	<u>LINK TO PURCHASE</u>
SLIDING GLASS DOOR	Andersen 200 Series Narroline Gliding Patio Door		Matching Rest of Home	59.25" w 79.5" h	1		Client's working directly with rep
FRONT DOOR	Celeste Frosted Glass Left-Hand Inswing 4-Lite Eclectic Painted Steel Prehung Front Door w/ Sidelite	Z03523 35L	Black	Overall unit size: 53 in. x 81.75 in. x 4-9/16 in. frame width	1		



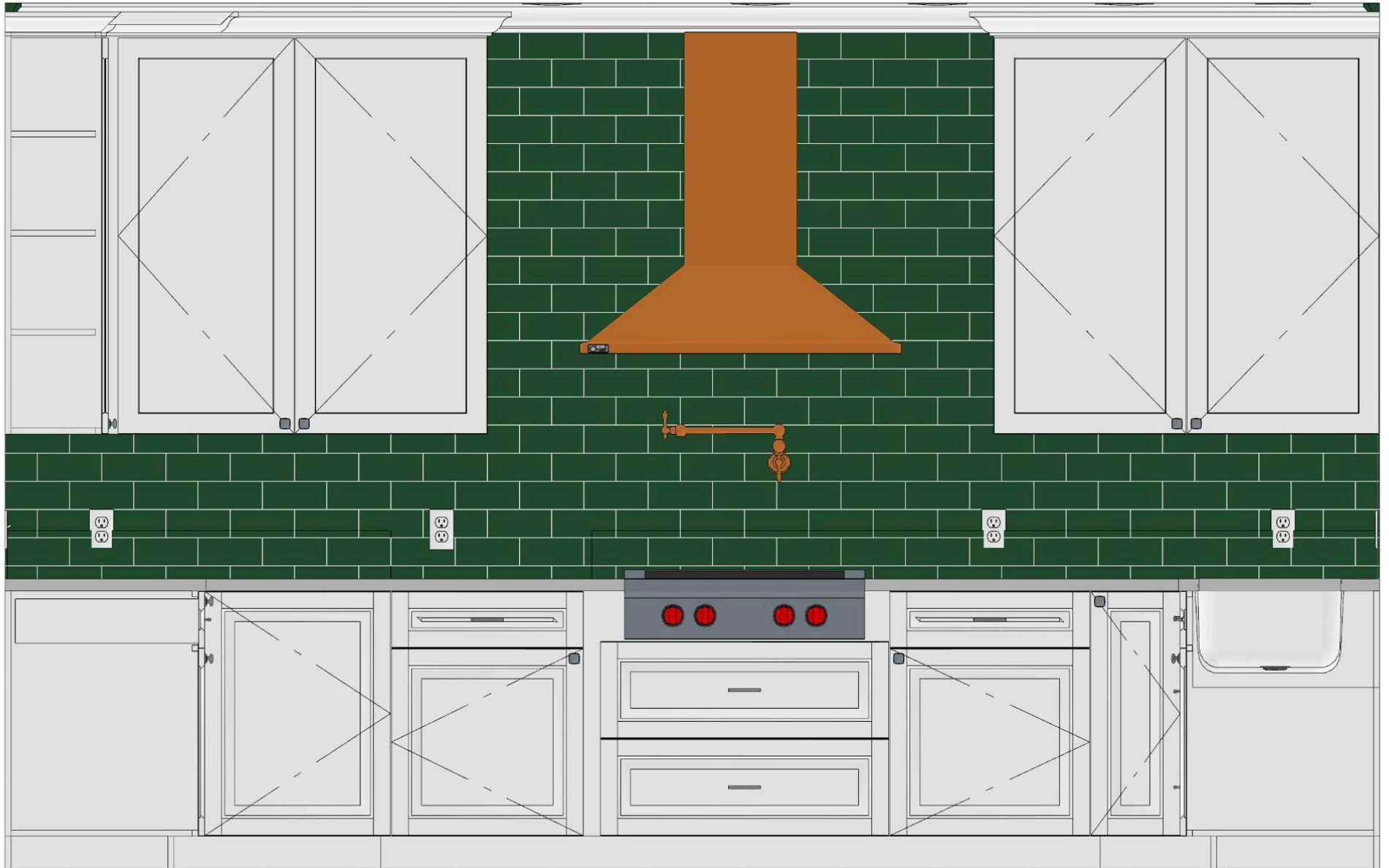
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KITCHEN ELEVATIONS





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KITCHEN RENDERINGS





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