01 / 08 | PROJECT SCOPE & CONCEPT

The Oak Kitchen

A Colonial Revival concept: graceful proportions, crafted details and a room with presence.

A grander welcome.
A warmer gathering.

Layered crown molding, a statement range mantel and a walnut furniture island. A new L-shaped concept brings the sink to a divided-light window and keeps the center open for gathering.

ROOM

18 x 15 ft / 270 SF

SCOPE

Whole kitchen remodel

STATUS

Concept / not field measured



AI-assisted concept. Crown, mantel detailing, premium finishes and service relocation require new pricing; the base sample estimate does not price this design.

Prepared with Plan & Price. Estimating, scope writing and project coordination for the contractor. Products are selected and purchased through the contractor, owner or their chosen suppliers.

02 / 08 | PROJECT SCOPE & CONCEPT

Drawing set & project brief

A coordinated guide to the concept, the drawings and the decisions needed for a complete scope.

SHEET INDEX

PAGE	SHEET / SECTION	READ FOR
01	**Concept overview**	The room, the character and the design intent.
02	**Project brief**	How to read this set and define its limits.
03	**A-101 / Proposed plan**	Room layout, openings and clearances.
04	**A-102 / Interior elevations**	Wall composition, heights and finish junctions.
05	**A-103 / Ceiling concept**	Lighting positions and ceiling coordination.
06	**Finish direction**	Material palette and selection responsibilities.
07	**Project sequence**	The order of verification, work and completion.
08	**Open decisions**	Items to resolve before the final price.

Project summary

An assumed 18 x 15 ft room with a 9 ft ceiling. L-shaped working areas, a left-wall sink and a walnut gathering island develop the Colonial Revival direction.

Read dimensions first

Written dimensions describe the assumed concept. Drawing sheets state their print size and scale. Confirm field conditions before detailed design or ordering.

Coordinate the details

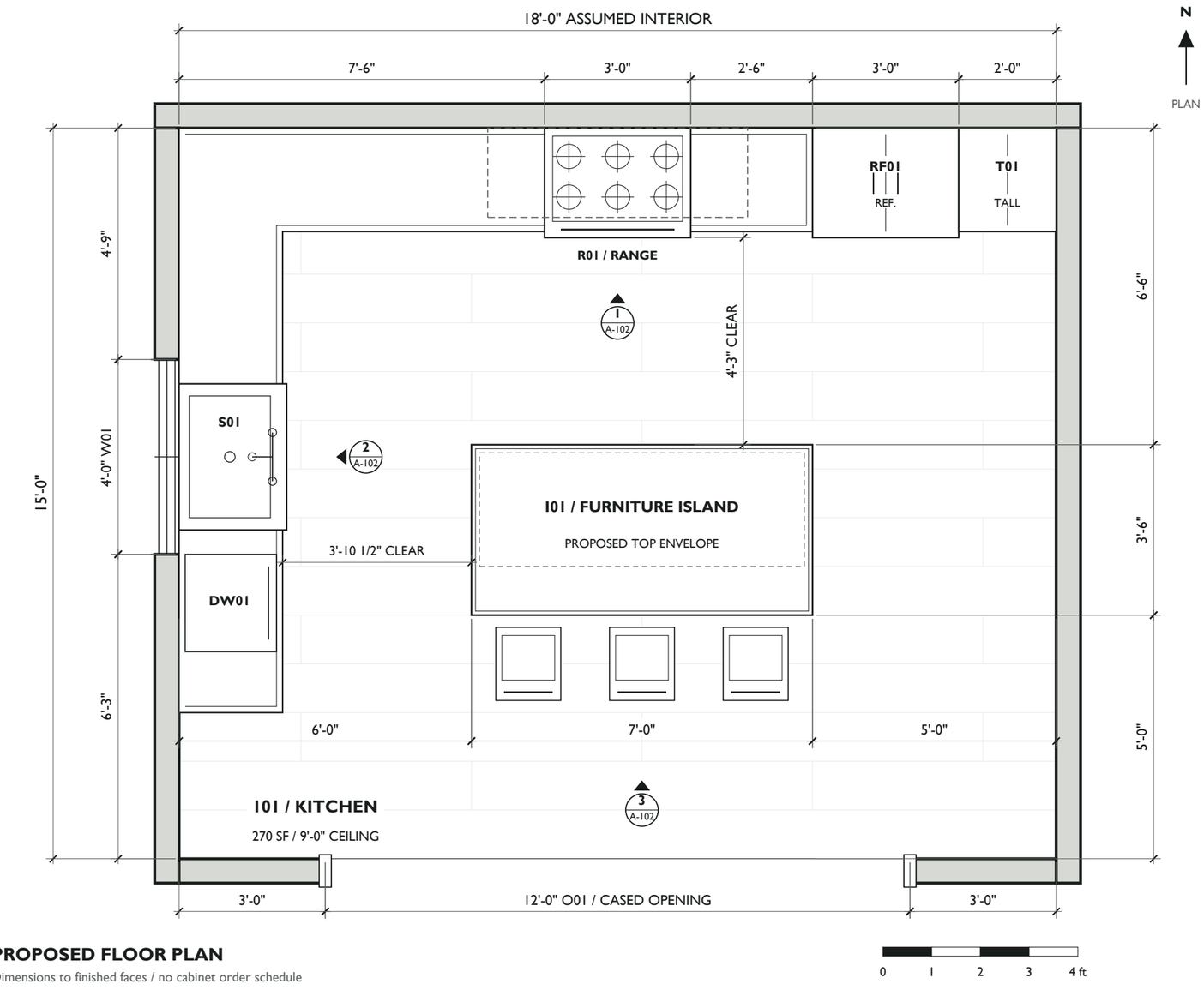
Read plan, elevations and ceiling together. Trades and suppliers confirm product sizes, services, construction details and installation requirements.

DESIGN R07 / PRICING STILL TO FOLLOW

Crown, mantel detailing, premium finishes and service relocation remain unpriced upgrades. This drawing revision does not update the base estimate. Obtain written trade and supplier quotations before agreeing a price for this concept.

Proposed kitchen plan

Room geometry, appliance reservations and island setting-out / design intent



1 PROPOSED FLOOR PLAN

Dimensions to finished faces / no cabinet order schedule

PLAN REFERENCES

All dimensions are fictional design assumptions.

101 ROOM / FINISHED FACES

18'-0" x 15'-0" inside; 9'-0" ceiling. Six-inch wall thickness is diagrammatic.

W01 WINDOW / SINK ALIGNMENT

4'-0" wide; sill 3'-6" and head 7'-6" AFF. S01 sink and window share a centerline.

O01 OPENING TO ADJOINING ROOM

12'-0" cased opening, with 3'-0" wall returns. No door leaf is proposed.

101 ISLAND / CLEARANCES

7'-0" x 3'-6" top. Clear aisles are to closed fixture faces; stools reduce the south passage.

NORTH WALL / RESERVATION CHAIN

7'-6" counter + R01 3'-0" + 2'-6" counter

+ RF01 3'-0" + T01 2'-0" = 18'-0"

R01 range / RF01 refrigerator / T01 tall storage. S01 apron sink / DW01 dishwasher. These are design references, not cabinet order codes.

DRAWING KEY

Cut wall

Visible edge

Above / below

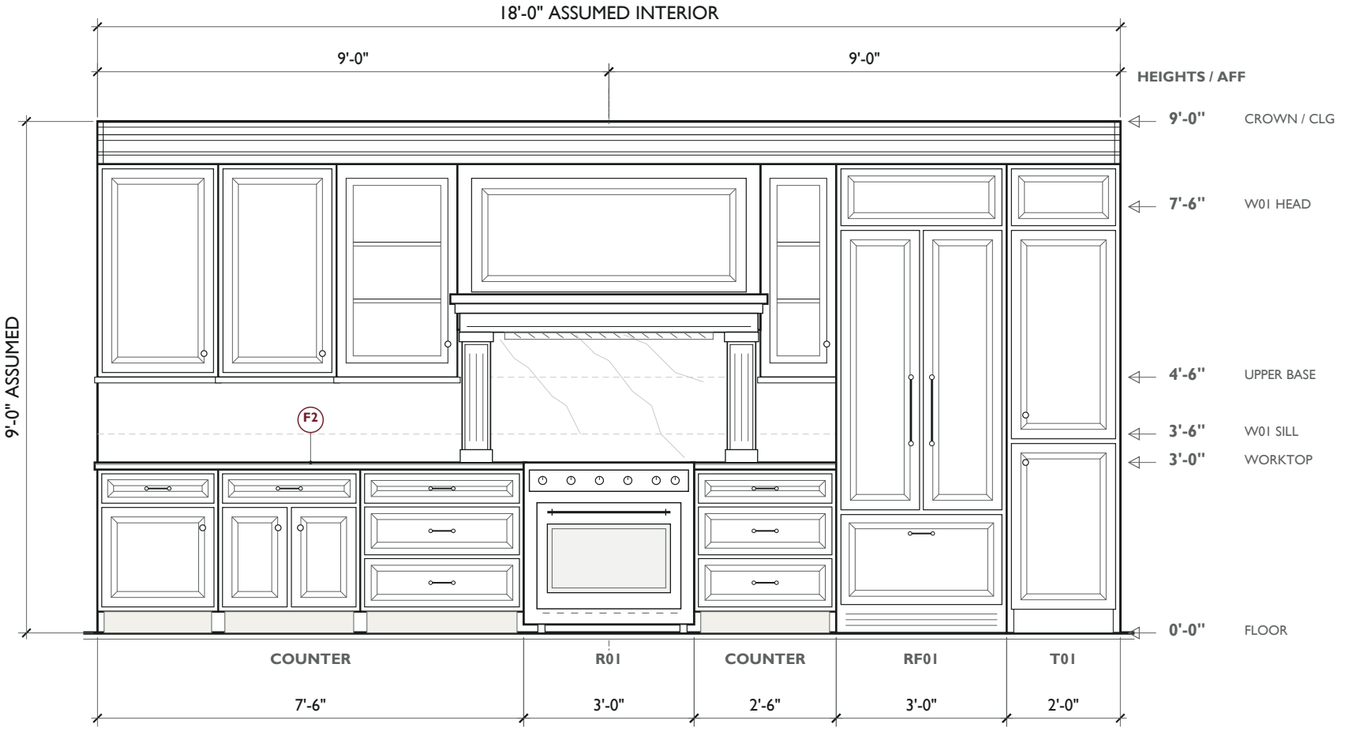
1 / A-102 View / sheet reference

PROJECT	DRAWING	SCALE AT 17 x 11 IN	REVISION	
THE OAK KITCHEN Marlowe & Finch / fictional contractor sample	**PROPOSED KITCHEN PLAN** DESIGN CONCEPT / NOT FOR CONSTRUCTION	**3/8" = 1'-0"** PRINT AT 100% / DO NOT SCALE	**R07** 24 OCT 2026	**A-101** 3 / 8

Dimensions assumed; verify existing conditions before detailed design.

Interior elevations

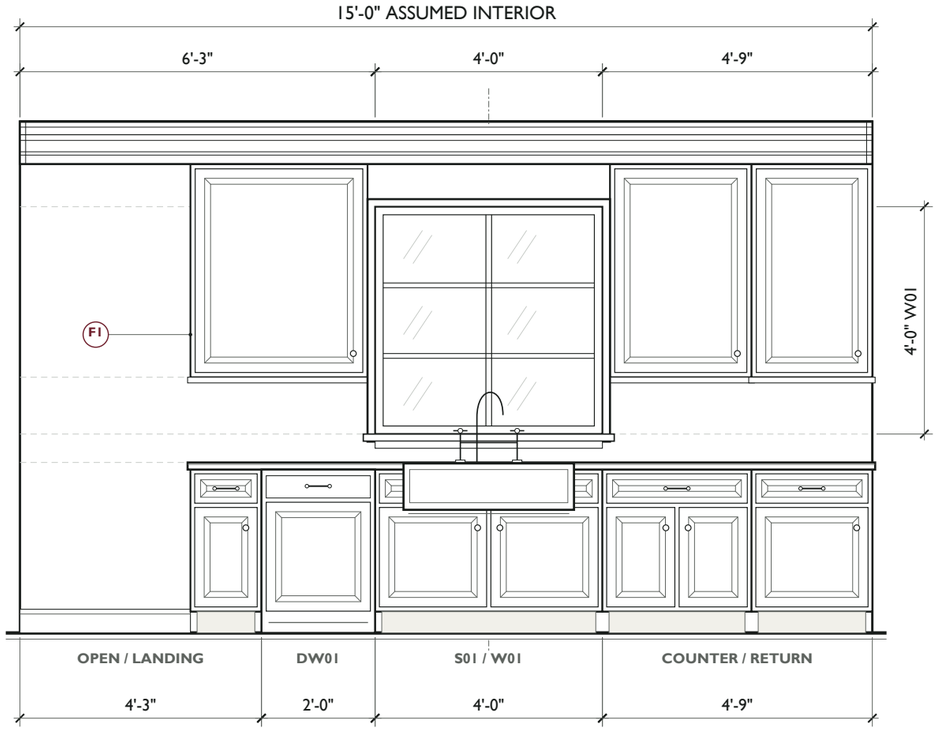
Coordinated wall studies / spatial reservations, finish keynotes and assumed height datums



1 / A-102

COOKING WALL / LOOKING NORTH

R01 range centered on wall; RF01 refrigerator; T01 tall storage. See 1/A-101.



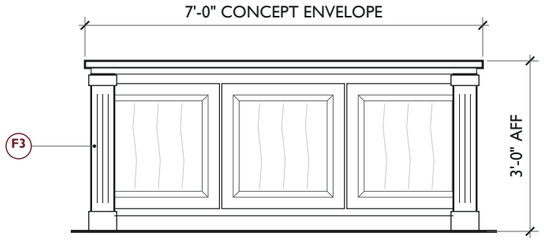
2 / A-102

SINK WALL / LOOKING WEST

W01 / S01 aligned; DW01 adjacent. South at left. See 1/A-101.

3 / A-102

I01 / ISLAND SOUTH FACE



FINISH KEYNOTES / DESIGN INTENT

F1 IVORY PAINTED WOODWORK
Layered crown and raised-panel perimeter fronts.

F2 LIGHT STONE-LOOK QUARTZ
Worktop and range field; pattern and product pending.

F3 DARK WALNUT FURNITURE ISLAND
Fluted supports and panel rhythm; stools omitted.

AFF = above finished floor. Verify all assumed dimensions.

DESIGN COORDINATION

Confirm appliance data, mantel and hood clearances, sink support, window operation and field dimensions before the next issue. Front divisions show character only; the independent supplier develops final shop and order drawings.

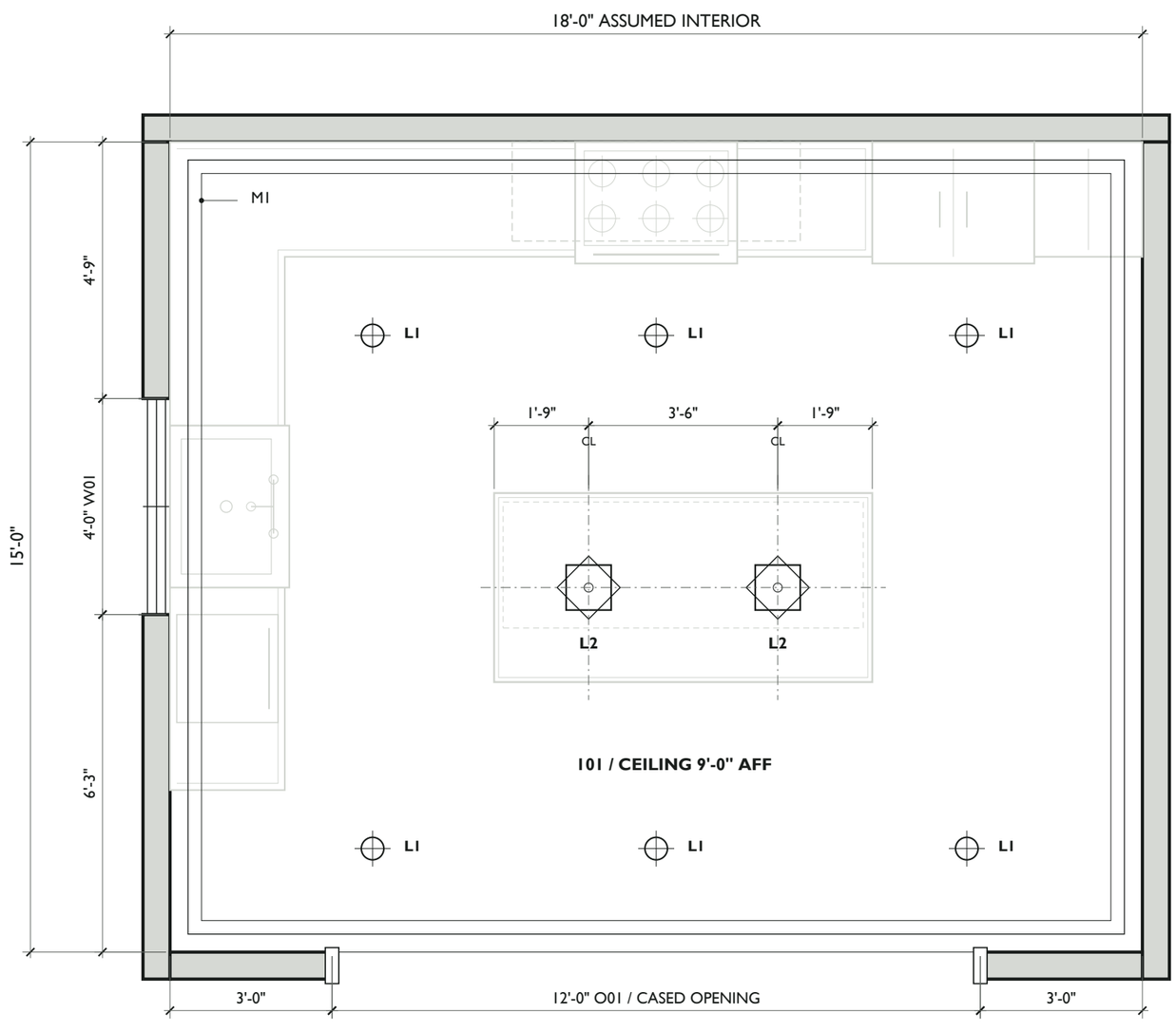
Dimensions are concept reservations, not product or order sizes.

0 1 2 3 4 ft

PROJECT	DRAWING	SCALE AT 17 x 11 IN	REVISION	
THE OAK KITCHEN Marlowe & Finch / fictional contractor sample	**INTERIOR ELEVATIONS** DESIGN CONCEPT / NOT FOR CONSTRUCTION	**3/8" = 1'-0"** PRINT AT 100% / DO NOT SCALE	**R07** 24 OCT 2026	**A-102** 4 / 8

Reflected ceiling concept

Keyed fixture positions and island alignment / ceiling design intent



1 REFLECTED CEILING PLAN

Furniture below shown for alignment only

CEILING / LIGHTING REFERENCES

Eight conceptual fixture positions. No circuit design.

L1 RECESSED AMBIENT / 6

Six planning positions. Coordinate output, beam spread and framing before locating fixtures.

L2 ISLAND LANTERNS / 2

Centered across 101. Centers are 3'-6" apart and 1'-9" from each end of the island.

M1 LAYERED CROWN

Perimeter projection is schematic. Profile and returns follow the interior elevations on A-102.

SYMBOL LEGEND

- L1 / RECESSED LIGHT
- L2 / SUSPENDED LANTERN
- M1 / CROWN PROJECTION

COORDINATE BEFORE ROUGH-IN

Confirm fixture models, suspension heights, framing and controls. Task-light positions and wiring remain to be developed with the electrician. This sheet does not specify circuits or installation details.

PROJECT	DRAWING	SCALE AT 17 x 11 IN	REVISION	
THE OAK KITCHEN Marlowe & Finch / fictional contractor sample	**REFLECTED CEILING CONCEPT** DESIGN CONCEPT / NOT FOR CONSTRUCTION	**3/8" = 1'-0"** PRINT AT 100% / DO NOT SCALE	**R07** 24 OCT 2026	**A-103** 5 / 8

Dimensions assumed; verify existing conditions before detailed design.

06 / 08 | PROJECT SCOPE & CONCEPT

Finish direction, with clear responsibilities

Use samples to agree the look. Use written quotations to confirm what is actually included.



Creamy ivory

Painted crown and mantel



Deep walnut

Furniture-island direction



Light stone

Stone-look quartz direction



Aged brass

Glass lanterns and fittings

01 / OWNER

Choose and approve

Review physical finish samples, select products and confirm priorities before orders are placed.

02 / CONTRACTOR & TRADES

Verify and deliver

Check field conditions, buildable details, supplier scope, installation requirements and scheduling.

03 / PLAN & PRICE

Organize and explain

Prepare quantities, compare pricing, track open decisions and keep the estimate and proposal aligned.

No cabinet products are supplied or sold by Plan & Price. Any cabinet supply and installation in the example budget belongs to the fictional contractor and its independent supplier.

07 / 08 | PROJECT SCOPE & CONCEPT

A sequence the whole team can follow

A planning order for discussion. The contractor confirms dates, lead times and inspection requirements.

01

Confirm the starting point

Field measure, brief, selected appliances and written trade/supplier inclusions.

02

Protect and remove

Protect the access route and adjoining room. Isolate services before demolition.

03

Coordinate the rough work

Licensed trades verify their work. Record concealed conditions before closing surfaces.

04

Repair and finish

Repair substrates, install flooring and coordinate supplier-installed elements and finishes.

05

Connect and complete

Trades complete connections. Review the punch list, clean the room and hand over.

08 / 08 | PROJECT SCOPE & CONCEPT

Decisions to close before the final price

Make assumptions visible. Give each open item an owner and a clear next step.

Field conditions	CONTRACTOR	Verify room, services, substrate and access. Revise the takeoff.
Products & supplier scope	OWNER + CONTRACTOR	Approve selections and obtain complete written supplier quotes.
Colonial design upgrades	CONTRACTOR + TRADES	Quote crown, mantel, premium finishes and left-wall service moves.
Allowances	CONTRACTOR + ESTIMATOR	Replace each provisional budget with approved pricing, once.
Schedule & release	CONTRACTOR + OWNER	Agree start conditions, lead times and the final written scope.

The R07 design is not priced. The proposal and pricing review retain an illustrative base estimate. Resolve the upgrade list and revise all affected quantities and trade quotes before presenting a price for this concept.