



## Likens plan notes:

### **Kitchen**

Kitchen sink is not centered under the window. You may want to explore changing this in the context of the actual kitchen design.

The walkway entrance to kitchen from the front door has been widened. Since this is a high traffic walkway, a wider hall would be more comfortable and enhance the flow of the space overall.

The sizes of walkways in the kitchen have been adjusted and the island size has been changed. We recommend an absolute minimum of 36" Walkway. For a home this size with owners who like to entertain 48-52" walkways are preferred.

In kitchen the space between the island and the storage wall is quite large, another row of cabinets has been added, doubling the depth of the island and adding more storage. You could also opt to create a larger walk in style pantry. This would be a great topic to discuss in the context of kitchen design.

A double oven and fridge have been located next to the mudroom entrance to keep a reasonable size work triangle between fridge, sink and range.

An under-counter microwave is located to the left of the range.

We always recommend choosing your appliances first before you begin to define your kitchen design details.

This layout does not allow for many upper cabinets you may choose to add pantry cabinets to the end closest to the entry door, put rollouts in the pantry to store lots of dishes.

Note that the window specified on the fridge wall is low and narrow, essentially in the backsplash. You may want to define your kitchen design further before the window is ordered to avoid having to purchase custom cabinetry to accommodate the window.

### **Lounge**

In lounge area, a sofa and pair of chairs will not fit and allow proper walkways to bedrooms. We recommend a group of 4 chairs.

This space could also be used as the dining area with a large round table and chairs.

Lounge area may include a TV and may include book shelves, library style. A custom built in to allow for both could be designed using kitchen cabinetry with design modifications.

*Lounge furnishings include:*

- 4 chairs each 38"W X36"D X36"H
- 1 rug round with 8 foot diameter



- 1 cocktail table 36" diameter round 18" Height (a large upholstered ottoman would be nice here too)
- 1 console table 72"W X20"D

## Great Room

I have moved the wet bar to the opposite wall. This has freed up the walkway to and from the kitchen for better overall flow in the space. You are now able to place a large dining table (round or rectangle) adjacent to the kitchen.

Choose your dining set, or at least commit to a size and shape, early on to position a chandelier correctly when electrical work is done. We recommend the round table to introduce a little variety in the space and refer to the round conversational arrangement in the lounge area)

You may wish to add floor outlets under area where sofa will be located.

The window in the living room has been moved down the wall further to allow for the TV. This placement will also help bring light into the central are of the space.

A transom window has been added over the TV for additional light. Window size pictured is 72" Wide X20"H

Bar area can be configured as both bar and shelving to display sentimental items as can have storage space beneath. You may consider adding electrical in the cabinets below to house a printer, router etc. This location is fairly central and could serve all rooms well. This would also be an ideal location for a small built in desk.

*Great room furnishings include:*

- Round dining table 72" diam.
- Chandelier with the round table a 36-42"Diam would be balanced
- 8 dining chairs (all armless ) about 22"W X 22"D
- Sectional sofa 10'6" X12'5" back height 34"
- Media center 80"W X21"D X 24"H (pictured with 60"TV)
- Accent chair 39"W X 39"D X36"D
- Round side table (next to chair) 28" round
- Coffee table 36" X36"
- Sofa end table 18"W X24"D
- Floor lamp 20" diam shade 72"H
- Console table 73"W X16"D X32"H
- Pair of reading lamps 12"Diam shade X 28"H
- Rug dimensions pictured 11' X13' (a 12X15 would also work and is a more standard size)

## Master bedroom



Master bedroom has a slider that homeowners may wish to change to a window. If window sill is kept at a height greater than 36" you will have options for dressers to place beneath the window or possible seating. I have pictured the model with this modification.

A possible alternate layout for bathroom and closet has been suggested in the model. Closet size remains nearly the same. Entering the closet from the bath keeps all morning preparations in a close area. Previously, running around the bed to get from the bathroom to the closet seemed time consuming and less convenient. The new bath configuration features his and hers bath vanities. The lack of a door between the bedroom to the closet also allows for nightstands in the master bedroom. (For resale it's a nice option for a future buyer, even if you do not currently feel the need for them yourself.) The 12" deep soffit shelf behind the bed was pushing the end of the bed into the room in such a way that a dresser or media stand at foot of bed was not possible.

*Master bedroom furnishings:*

- Bed 82"W X 85"L
- 2 night stands 24"W X 18"D
- 2 vanity chair 22"W X 25"D
- Rug 8'X10'
- Media dresser 36"W X 19"D X 42"H
- Accent chair 22"W X 25"D
- Bench or storage tower in large walk I closet 32"W X 17"D
- 2 Bedside sconces (you may want to have these hardwired ahead of time.)

## **Guest room 1**

In both guest rooms by-pass doors are recommended to avoid conflict with furnishings and rugs.

Use a set back for the doors that will allow for the depth of the nightstands in guest room 1

Guest room the window has been changed to a different wall. This allows for the media dresser on the bathroom wall.

*Guest room 1 furnishings:*

- Queen bed 66"W X 84"L
- Dresser 72"W X 20"D
- 2 night stands 24"W X 18"D
- Rug 8'X7'
- 2 night stand lamps 25"H X 13"Diam.



## **Guest room 2**

has a queen bed and 2 30" nightstands there is not a good place for a TV in this room. You could opt for a twin daybed and add a desk or dresser to allow for a TV if desired.

*Guest room 2 furnishings:*

- Queen bed 66"W X84"L
- 2 nightstands 30"W X18"D
- Rug 6.5'X9'
- 2 night stand lamps (may opt for wall mount swing arms to save space)