



PROJECT INFO

Project: Kitchen Beach House
Clients: Jordan Kai and Jalen Hill
Location: Miramar, CA
Designer: Adrian Dufour

DESIGN STATEMENT

From a kitchen that received low (paw) marks to wagging tails and happy barks, this space was transformed from awkward and outdated to bright, functional, and inviting. The original layout suffered from poor flow, limited storage, and a disconnected island. It wasn't suited for entertaining or two cooks, and despite the home's generous 400 sq. ft. footprint and ocean-facing orientation, it lacked views.

The redesign focused on creating a spacious, social kitchen with a better work triangle, ample storage, and a large island. A panoramic window and NanaWall now showcase the ocean, while the new dining area and expanded patio, with seating for 25, extend the living space outdoors. The clients sought budget-friendly solutions with a touch of flair: stock cabinets with upgraded faces, larger appliances, a custom hood, and thoughtful details in lighting, finishes, and materials. The patio completes the vision with fire tables and a relaxed indoor-outdoor flow, delivering the beachy oasis the homeowners dreamed of.

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GOLDEN YEARS

COVER PAGE

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1

REVISION #:



MOOD BOARD SPECIFICATIONS

- ① AHRONSOHN KITCHEN FAUCET
- ② ALTERNATE PENDANT LIGHT
- ③ AMERDECO BAR PULLS
- ④ BRYNNE 14" PENDANT LIGHT
- ⑤ CALI FLOORS - NATURAL ELM LVP
- ⑥ CALI FLOORS - WHITE ASPEN LVP
- ⑦ CORIAN BLUE CARRARA
- ⑧ CORIAN QUARTZ - LONDON FOG
- ⑨ DALTILE - GAMMA COLLECTION
- ⑩ SEMIHANDMADE SUPERMATTE CABINETS

DESIGN NOTES

- Oriented the furniture for the view
- Site lines for the view
- Two sinks; one for pots and pans
- Two dishwashers; one for pots and pans
- Large prep areas
- Additional storage with tall wall cabinets
- Accessibility considerations in layout
- Dog storage and eating area in pantry

AESTHETICS

- Clean lines; warm, bright, and inviting
- Custom range focal point
- Coastal Vibe; blues, driftwood, and sand accents
- Modern dining fireplace open to living and kitchen
- Fireplace tables outdoors
- Glass railings for view
- Focused on comfort, quality, and durable materials

MOOD BOARD
No Scale



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MOOD BOARD

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EXISTING FLOOR PLAN
1/2" = 1'

KITCHEN

PATIO ENTRY

CLOSET



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EXISTING PLAN

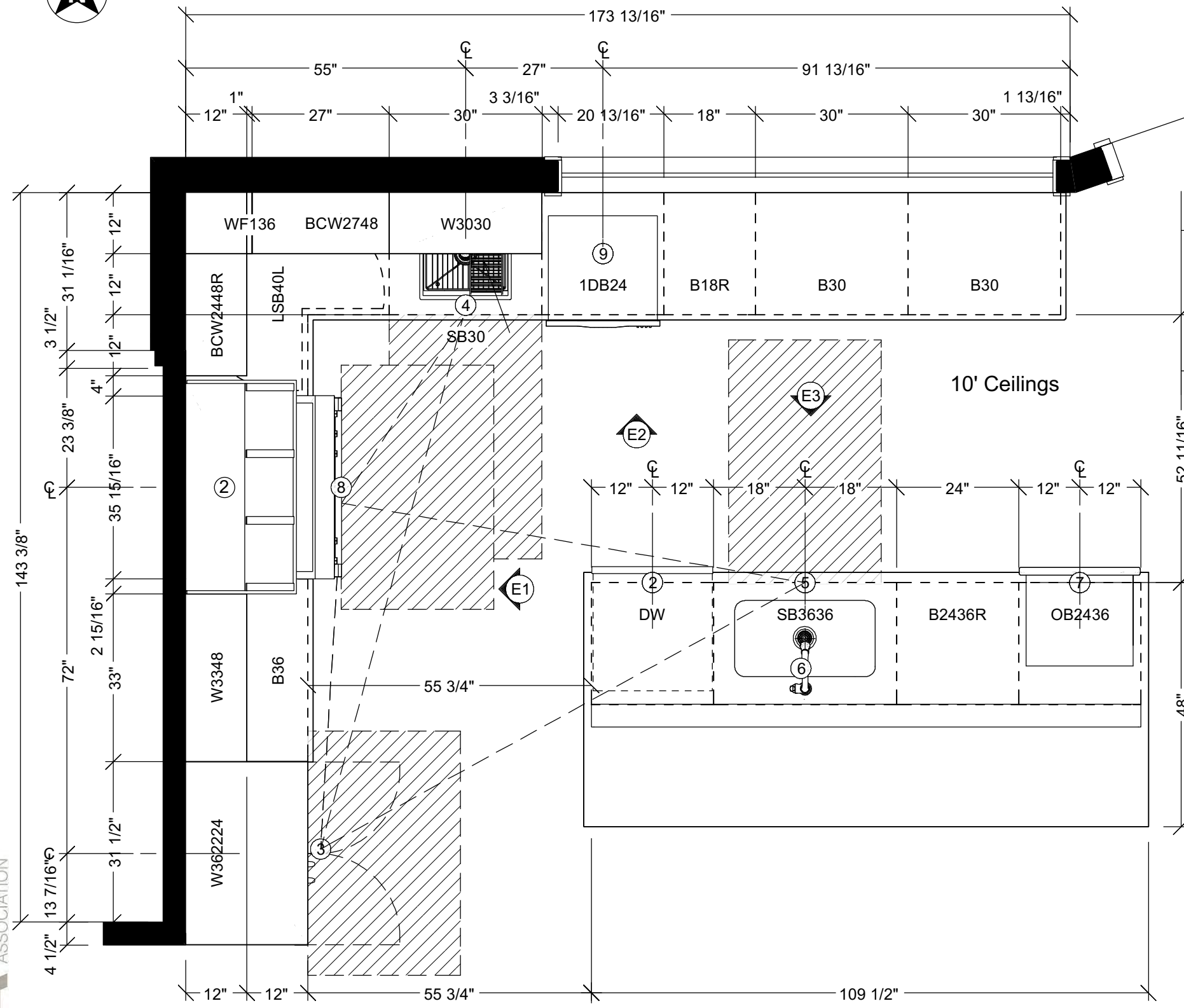
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FLOOR PLAN SPECIFICATIONS

- | | |
|---|---|
| 1 | CUSTOM DECORATIVE BANDED RANGE HOOD |
| | HOOD INSERT |
| | MFR: ZEPHYR MDL: ZG7TH6 |
| 2 | DISHWASHER |
| | MFR: KITCHENAID MDL: K9YT867 |
| 3 | DOUBLE DOOR REFRIGERATOR |
| | MFR: KITCHENAID MDL: KH9GT56 |
| 4 | K-3671 8 DEGREE UNDER-MOUNT BAR SINK |
| 5 | K-5864-5U CAPE DORY UNDER-MOUNT KITCHEN SIN |
| 6 | K-99332 BECKON TOUCHLESS PULL-DOWN KITCHEN |
| | SINK FAUCET |
| 7 | MICROWAVE |
| | MFR: KITCHENAID, MDL: K98TH67 |
| 8 | RIV3-365 INDUCTION RANGE 36" |
| 9 | SINGLE DRAWER DISHWASHER |

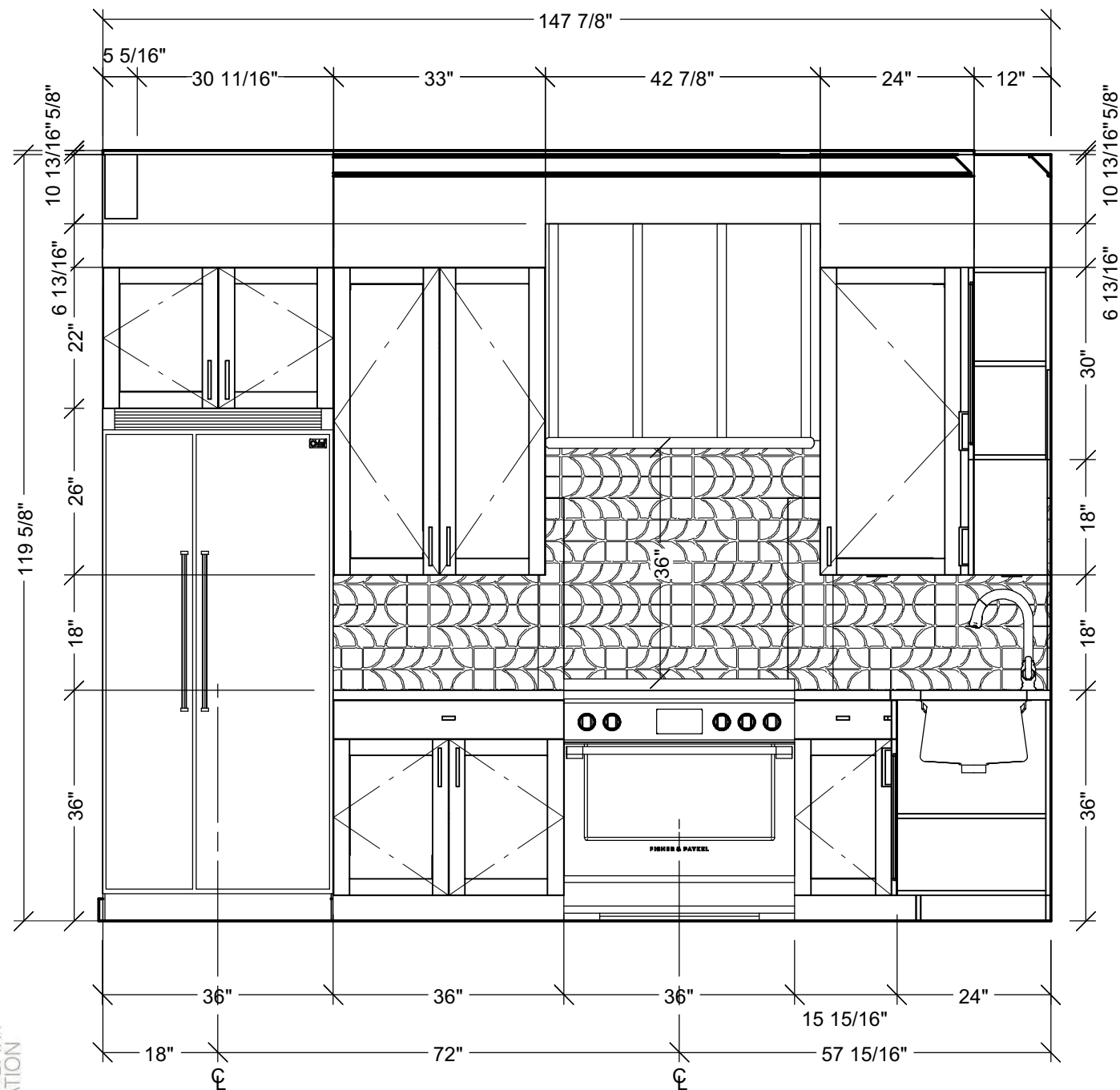
CABINTRY NOTES

- BASE CABINETS: INSTALL AT 34½" HEIGHT FOR 36" FINISHED COUNTER HEIGHT WITH COUNTERTOP.
- WALL CABINETS: MOUNT 18" ABOVE COUNTERTOP (TYPICALLY 54" FROM FLOOR TO BOTTOM).
- TALL CABINETS: ENSURE MINIMUM 24" DEPTH CLEARANCE FROM FRONT OF CABINET TO ADJACENT WALLS/APPLIANCES.
- FILLER STRIPS: INCLUDE AT CORNERS AND NEAR WALLS TO ALLOW DOOR/DRAWER CLEARANCE.
- SCRIBE MOLDING: USE TO COVER GAPS ALONG WALLS FOR A CLEAN FINISH.
- TOE KICK: STANDARD 4" HEIGHT, 3" DEEP RECESS AT CABINET BASE.

APPLIANCE INSTALLATION NOTES

- REFRIGERATOR: PROVIDE A 36"+ WIDE SPACE, 70" HEIGHT CLEARANCE. ALLOW FOR SIDE AND REAR VENTILATION IF REQUIRED.
- RANGE/OVEN: ALLOW 30" WIDE SPACE FOR STANDARD UNITS. INCLUDE A 30" CLEARANCE ABOVE FOR HOOD OR MICROWAVE.
- DISHWASHER: PLACE NEXT TO SINK WITH 24" WIDE OPENING. PROVIDE ACCESS TO PLUMBING/ELECTRICAL.
- MICROWAVE: ENSURE PROPER HEIGHT FOR OVER-THE-RANGE (MINIMUM 66" FROM FLOOR TO TOP) OR INSTALL IN A BASE/MICRO CABINET.
- SINK BASE: CENTER UNDER WINDOW IF APPLICABLE; ENSURE PLUMBING ALIGNMENT.
- HOOD/VENTILATION: INSTALL PER MANUFACTURER SPECS, USUALLY 30"-36" ABOVE COOKING SURFACE.

PROPOSED FLOOR PLAN
1/2" = 1'



Technical drawing of a kitchen layout showing a floor plan with dimensions. The layout includes a sink, stove, refrigerator, and cabinets. Dimensions are provided in inches and fractions of an inch.

Overall Dimensions:

- Overall Width: $174 \frac{15}{16}"$
- Overall Depth: $73 \frac{1}{4}"$

Horizontal Dimensions (from left to right):

- 12"
- 28"
- 30"
- $103 \frac{13}{16}"$
- 1 $\frac{1}{8}"$

Vertical Dimensions (from top to bottom):

- 6 $\frac{13}{16}"$
- 7 $\frac{15}{16}"$
- 3 $\frac{1}{2}"$
- 30"
- 18"
- 10 $\frac{1}{2}"$
- 7 $\frac{1}{2}"$
- 36"

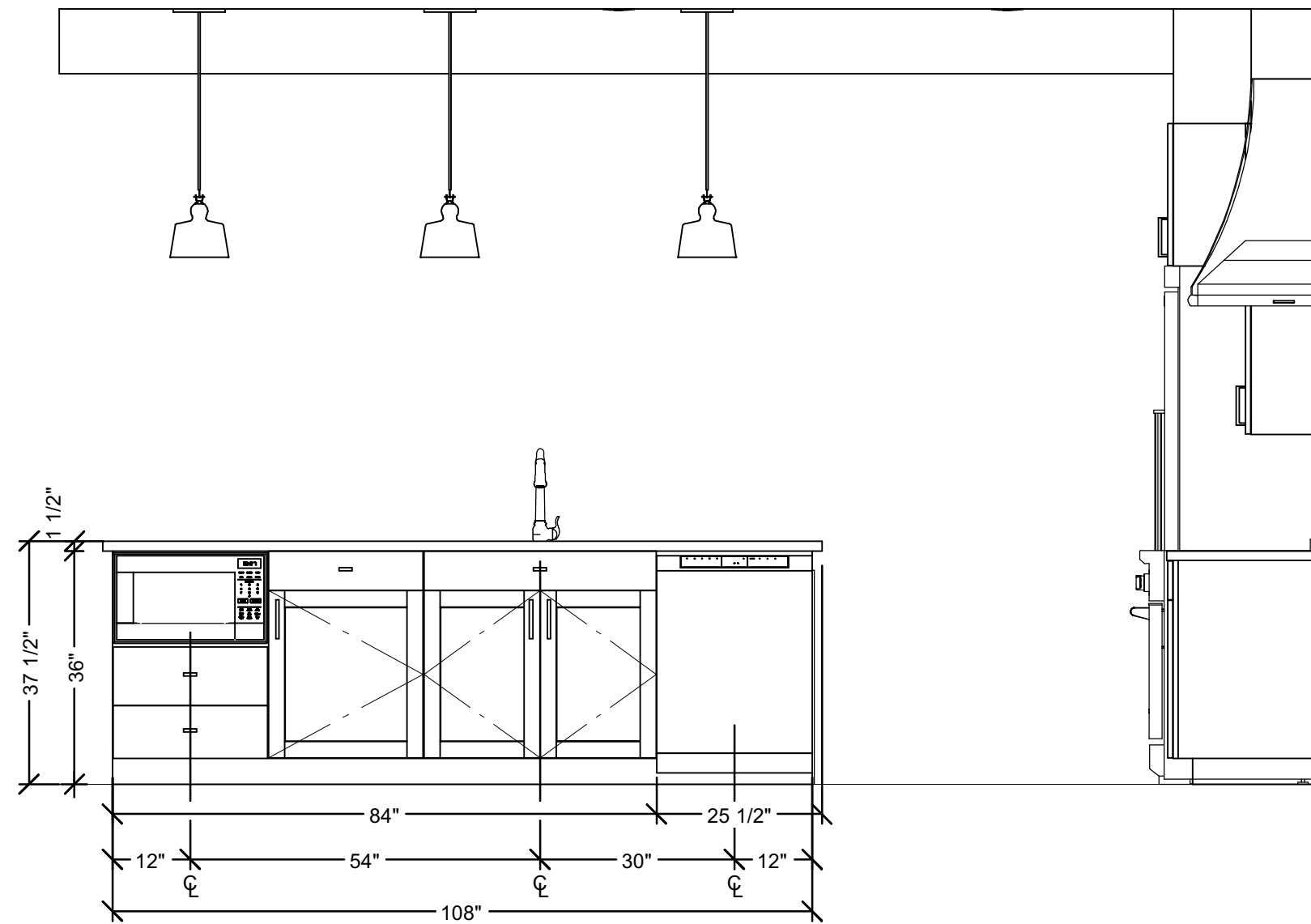
Horizontal Dimensions (from left to right, below the main layout):

- 40"
- 30"
- 24"
- 18"
- 30"
- 30"
- 2 $\frac{15}{16}"$

Vertical Dimensions (from top to bottom, below the main layout):

- 55"
- 27"
- 92 $\frac{15}{16}"$





E3 SOUTH ISLAND ELEVATION
1/2" = 1'



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FLOOR PLAN OVERVIEW

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