A PLAN FOR YOUR HOME

Your kitchen project portfolio

The Example Residence
123 Example Street, Whitestone, NY 11357





Modern flat-panel cabinetry. Natural wood grain. White quartz. Brushed brass details.

$300 consultation + portfolio

On-site visit, included thermal and moisture inspection, a measured cabinet plan, 3D views, finish selections and an itemized written estimate.

The full $300 is credited toward your kitchen contract with us.
Your portfolio can also be used with the contractor or kitchen supplier you choose.

01 / THE ON-SITE VISIT

Your questions. A documented plan.

The conversation

We discuss how you cook, storage priorities, the look you want, your budget and the questions you want answered. The portfolio records the agreed direction and the decisions still to make.

Sample room and layout direction

Example room: 144 x 120 inches, with a 96-inch ceiling. Keep the sink under the window, use an L-shaped cabinet arrangement, and coordinate appliances on the left return. These are fictional demonstration measurements.

Possibilities and constraints

Review wall-removal ideas, door and window positions, plumbing, electrical capacity and appliance clearances. The sample does not assume any wall is removable. Structural conclusions and required engineering drawings need confirmation by a licensed architect or professional engineer.

Thermal and moisture inspection - included

The actual visit report records inspected locations, instrument readings, photos and recommended follow-up. No readings are invented in this sample. The inspection is non-invasive and does not confirm or rule out mold.

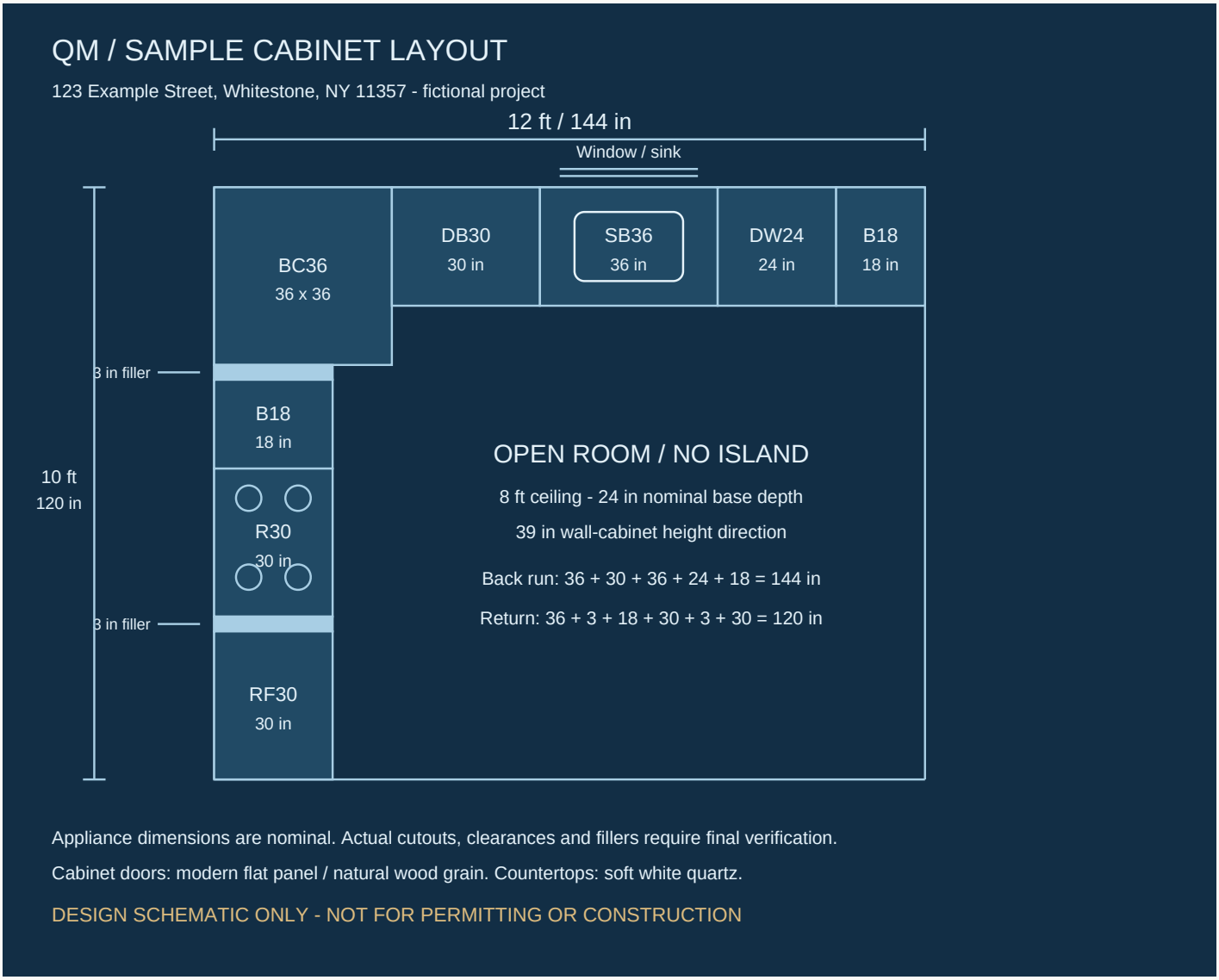
What the written scope resolves

Cabinet layout and sizes; exact product and finish choices; installation responsibilities; allowances; optional upgrades; exclusions and unresolved work. Record each customer question with an answer or the next investigation needed.

Prepared by Alex, lead designer, Queens Modern Kitchen and Bath / Dream Homes Remodeling.

02 / THE DIMENSIONED PLAN

Every cabinet has a place.



The back-wall chain totals 144 inches. The return totals 120 inches. Base units are nominally 24 inches deep; the corner uses a 36 x 36 inch footprint. Final clearances and fillers follow the actual appliance specifications.

This sample schematic is a planning illustration. It is not a permit drawing, structural design or release for ordering. The real portfolio is verified against field measurements and the selected manufacturer's cabinet schedule.

03 / THE CABINET SCHEDULE

The sizes behind the design.

REF.	CABINET / OPENING	NOMINAL SIZE	QTY
BC36	Corner base	36 x 36 in footprint	1
DB30	Drawer base	30 W x 24 D x 34.5 H in	1
SB36	Sink base	36 W x 24 D x 34.5 H in	1
B18	Base cabinet	18 W x 24 D x 34.5 H in	2
DW24	Dishwasher opening	24 in nominal opening	1
R30	Range opening	30 in nominal opening	1
RF30	Refrigerator opening	30 in nominal opening	1
F3	Return fillers	3 in wide; trim to fit	2
WDC2439	Diagonal wall corner	24 x 24 footprint x 39 H in	1
W1239	Back wall cabinet	12 W x 12 D x 39 H in	1
W3039	Back / return wall cabinets	30 W x 12 D x 39 H in	2
W4239	Wall cabinet above right run	42 W x 12 D x 39 H in	1
W3021	Cabinet above refrigerator	30 W x 24 D x 21 H in	1
H30	Range hood zone	30 in nominal width; height per model	1

Wall-cabinet direction: 54 inches above finished floor to the underside of the 39-inch uppers; 93 inches to the top. Back run: 24-inch corner + 12 + 30 + 36-inch window zone + 42 = 144 inches. Return: 24-inch corner + 30 + 3-inch filler + 30-inch hood zone + 3-inch filler + 30-inch fridge zone = 120 inches.

Nominal sample sizes. Manufacturer specifications, appliance clearances, finish panels and field conditions control the final order.

04 / THE ROOM VIEWS

Your finishes, from two angles.





Modern flat panel / natural wood grain

Soft white quartz counters, coordinated backsplash, brushed brass pulls, a workstation sink and a pull-down faucet. Multiple views help you compare the look and how the room feels before ordering.

These are illustrative style concepts. The dimensioned cabinet schedule controls sizes; your project renderings are prepared from your approved layout and actual selected products.

05 / YOUR FINISHES AND FEATURES

Details worth choosing carefully.



Brushed brass cabinet pulls

A clean bar profile for doors and drawers. Your portfolio records the selected finish, hole spacing, quantity and model.

$288 sample allowance - 24 x $12
Selected feature



Workstation sink

An internal ledge supports prep accessories over the bowl. Confirm the sink size, base-cabinet fit, mounting method and included accessories.

$650 sample allowance - 1 x $650
Selected feature



Pull-down faucet

A pull-down spray head makes rinsing easier. Record the exact model, finish, reach, mounting holes and any selected spray functions.

$325 sample allowance - 1 x $325
Selected feature



Workstation accessory set

A roll-up drying rack and colander add prep space over the sink. Match the accessories to the selected sink and check which are already included.

$145 sample allowance - 1 x $145
Optional add-on

Illustrative product-direction images. Your actual portfolio records the selected brand, model, finish, quantity, compatibility notes, photo and individual price. Confirm which workstation accessories are included with the sink before adding extras.

06 / THE WRITTEN ESTIMATE

A price for each part of the plan.

SCOPE / SELECTION	SAMPLE AMOUNT
Cabinetry, fillers and finished panels Example cabinet schedule and selected flat-panel finish; final manufacturer specification recorded before ordering.	$7,200
Quartz counters and backsplash Field templating, fabrication and installation allowance for the illustrated L-shaped room.	$2,950
Cabinet installation Set, level and secure cabinets; fit fillers, panels and selected hardware.	$2,100
Plumbing work allowance Review valves and existing supply; coordinate sink and faucet connections with the final scope.	$950
Electrical installation allowance Panel/circuit review and agreed kitchen connections; fixtures and lighting kit shown separately.	$800
Preparation and finish allowance Protection, agreed surface preparation, localized finish work and cleanup.	$1,250
Brushed brass cabinet pulls / 24 x $12	$288
Workstation sink / 1 x $650	$650
Pull-down faucet / 1 x $325	$325
Base project sample	**$16,513**
Optional: Workstation accessory set	$145
Optional: Under-cabinet lighting kit	$480
Sample with shown add-ons	$17,138
Kitchen-contract consultation credit	-$300
Sample after credit	**$16,838**

The consultation fee is $300 and is credited toward a kitchen contract with Queens Modern. Construction figures above are examples only. The real estimate identifies taxes, delivery, appliances, allowances, included work and unresolved items. No actual project price is established by this sample.

07 / OPTIONS + NEXT STEPS

Your plan. Your choice of team.



Optional lighting

Under-cabinet lighting kit
$480 sample allowance

Coordinate the fixture runs, driver, controls and access with the cabinet plan. Electrical installation is shown separately in the estimate.

What you receive in your actual portfolio

- Your home’s address, project brief and consultation notes.
- Measured room and cabinet drawings, with sizes and appliance clearances.
- Multiple 3D views in the style and finishes selected at consultation.
- Close-up product images, features, exact choices and separate item pricing.
- A detailed written estimate, with optional extras clearly separated.

Work with Queens Modern

Apply the full $300 consultation fee to your kitchen contract with us.

Take your portfolio with you

Use the portfolio with another contractor or kitchen supplier. There is no obligation to buy your kitchen from us.