

KUMBUM RESIDENCE

SAMMAMISH, WA



DESIGNER -
SANJEEV SHARMA
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THIS 3 STORED RESIDENCE IS LOCATED AT SAMMAMISH, WA. BUILDING IS DESIGNED ON NEARLY 104831 .00 SQ. FT LOT AREA WHICH IS SITUATED ALONG THE 24763 SW 28TH PL.

THE BRIEF WAS TO EXTENDED & TRANSFORM A TWO-STORY BUILDING WITH BASEMENT & DETACHED GARAGE INTO A CONTEMPORARY HOME. REVAMP OF FIRST FLOOR TO CREATE AN OPEN AND INVITING LIVING SPACE, WHILE SECOND FLOOR WILL UNDERGO A MODERN MAKEOVER AND CONNECTIVITY BETWEEN THE DETACHED GARAGE AND THE MAIN BUILDING, ENSURING A SEAMLESS FLOW AND MAXIMIZING BOTH AESTHETIC AND FUNCTIONAL ASPECTS OF THE PROPERTY.

IN THIS THOUGHTFULLY DESIGNED , A STRIKING DOUBLE-HEIGHT ENTRANCE FOYER HAS BEEN INTRODUCED, SETTING THE STAGE FOR A GRAND ENTRANCE. OPEN DECKS NOW SEAMLESSLY CONNECT THE FAMILY AND DINING AREAS. THE SPICE KITCHEN IS CLEVERLY INTEGRATED WITH THE MAIN KITCHEN, ENSURING THE HOUSE'S FUNCTIONALITY AND CONVENIENCE

TO OPTIMIZE CONVENIENCE, THE GARAGE IS DIRECTLY CONNECTED TO THE MAIN BUILDING THROUGH A PRACTICAL MUDROOM. A STUDIO ABOVE THE GARAGE LINKED TO THE SECOND FLOOR VIA OPEN TERRACE, EFFECTIVELY SERVING AS A TRANSITIONAL SPACE, PROMOTING MODERN LIVING AND HARMONIOUS INTEGRATION.



4 BEDS



5.5 BATHS



MEDIA

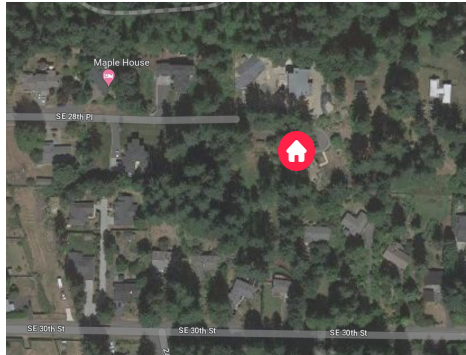


2 CAR GARAGE

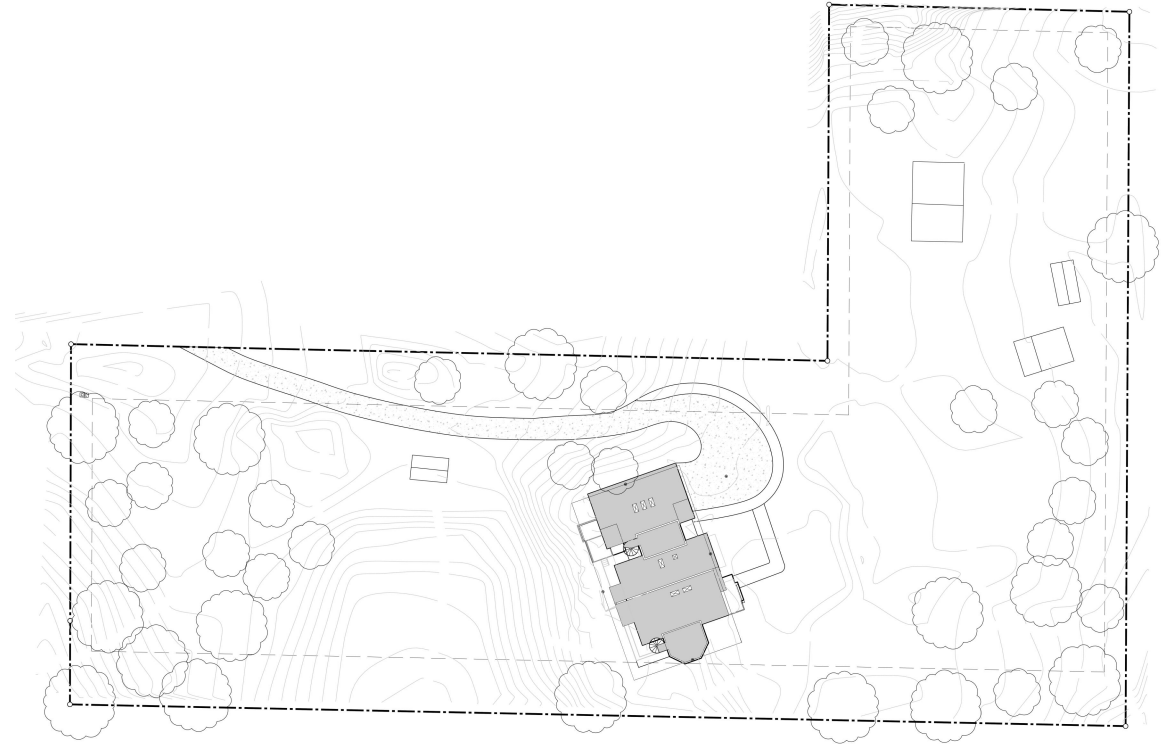


PROJECT DETAILS

- LOCATION - 24763 SW 28TH PL,
SAMMAMISH, WA 98075.
- CLIENT - VIDHYADHAR KUMBUM
SRAVANI KUMBUM
- DESIGNER - SANJEEV SHARMA
- PROJECT TYPE - SINGLE FAMILY DWELLING
- LOT AREA - 104831.00 SQ.FT
- BUILDING AREA - 6428.54 SQ.FT



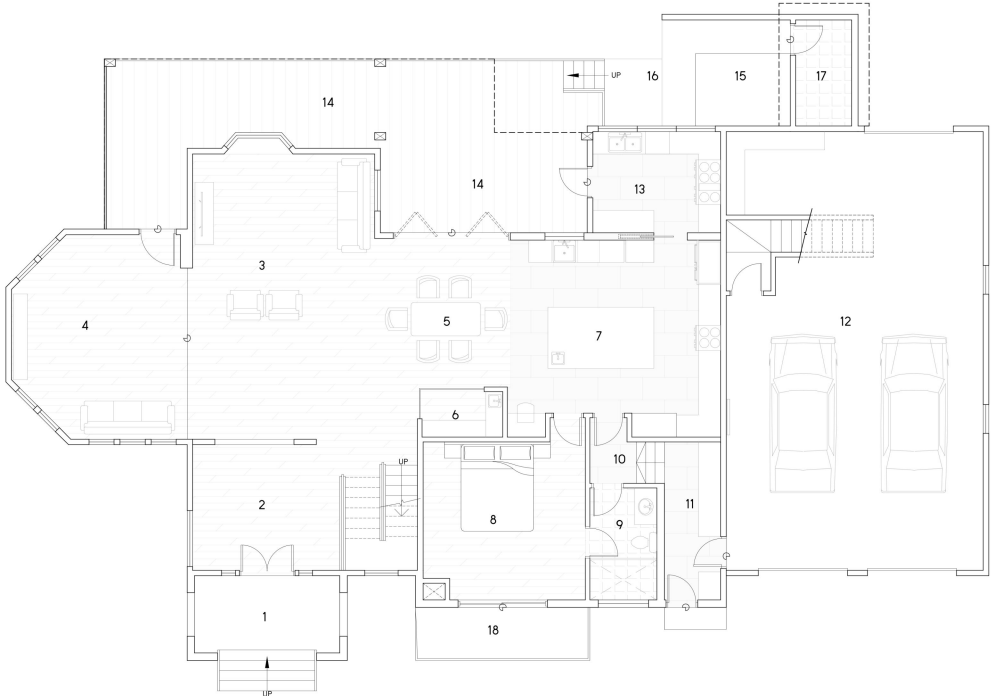
SITE LOCATION



SITE PLAN



FLOOR PLANS

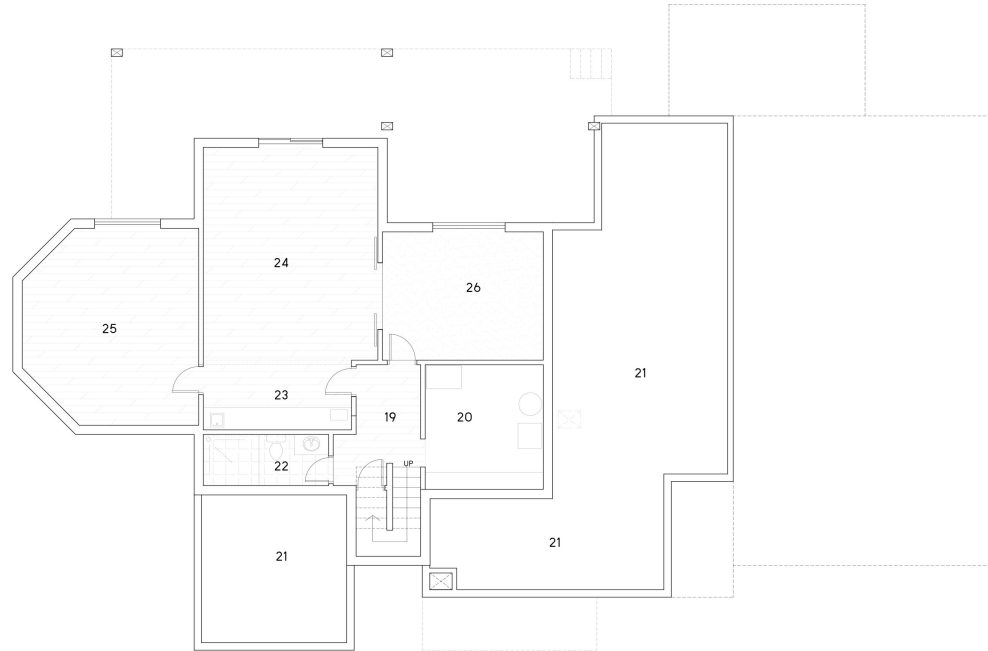


- 1. PORCH
- 2. FOYER
- 3. LIVING ROOM
- 4. FAMILY
- 5. DINNING
- 6. POOJA
- 7. KITCHEN
- 8. GUEST BEDROOM
- 9. BATHROOM (JACK & JILL)
- 10. PASSAGE
- 11. MUD
- 12. GARAGE
- 13. SPICE KITCHEN
- 14. NEW DECK
- 15. HOT TUB
- 16. LANDSCAPE
- 17. STORE
- 18. PATIO

FIRST FLOOR PLAN

AREA - 2112.32 SQ.FT

FLOOR PLANS

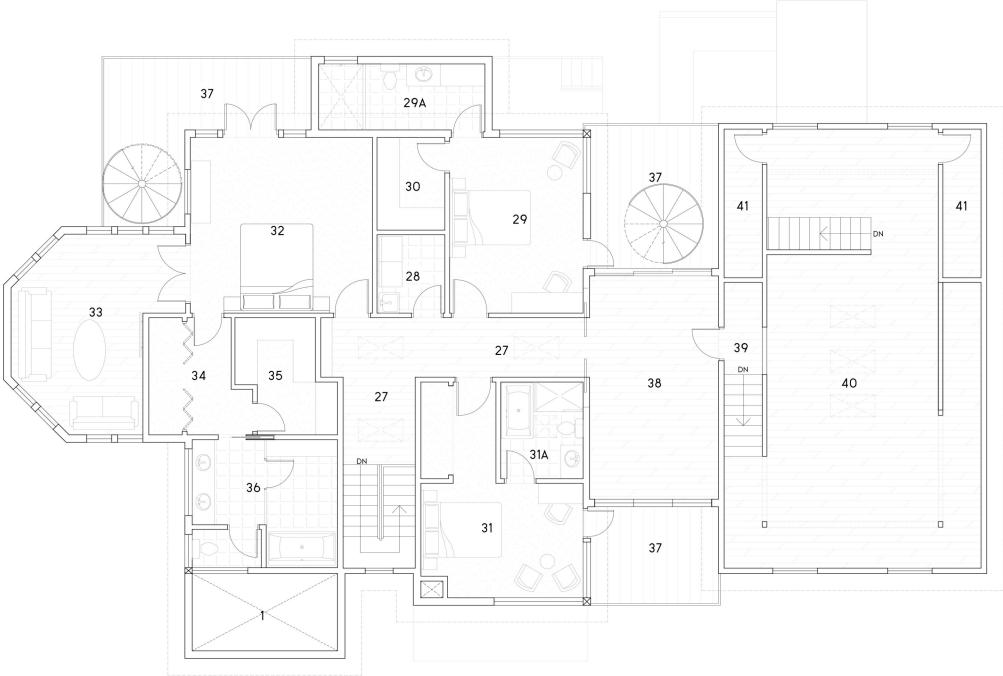


- 19. LOBBY
- 20. CELLAR
- 21. CRAWL SPACE
- 22. BATHROOM
- 23. PANTRY
- 24. FAMILY ROOM
- 25. MEDIA
- 26. STUDY

BASEMENT

AREA - 1260.00 SQ.FT

FLOOR PLANS



- 27. LOBBY
- 28. LAUNDRY
- 29. BEDROOM -2
- 30. WALK-IN-CLOSET
- 31. BEDROOM-2
- 31A. BATHROOM
- 32. MASTER BEDROOM
- 33. LOUNGE
- 34. MASTER BATHROOM
- 35. WAY TO BATH
- 36. WALK IN CLOSET
- 37. TERRACE
- 38. GALLERY
- 39. STUDIO WAY
- 40. STUDIO
- 41. STORE

SECOND FLOOR PLAN

AREA - 3056.22 SQ.FT

ELEVATIONS

MAXIMUM ALLOWABLE
ROOF HEIGHT = 450.92

TOP OF THE ROOF = 450.92

UPPER FL. HT. = 441.84

UPPER FF. LVL.
PROPOSED = 434.83

STUDIO FF. LVL. = 428.12

MAIN FF. LVL.
AS EXISTING = 423.41

FAMILY FF. LVL.
AS EXISTING = 422.91

GROUND LVL. = 420.0'
AS EXISTING

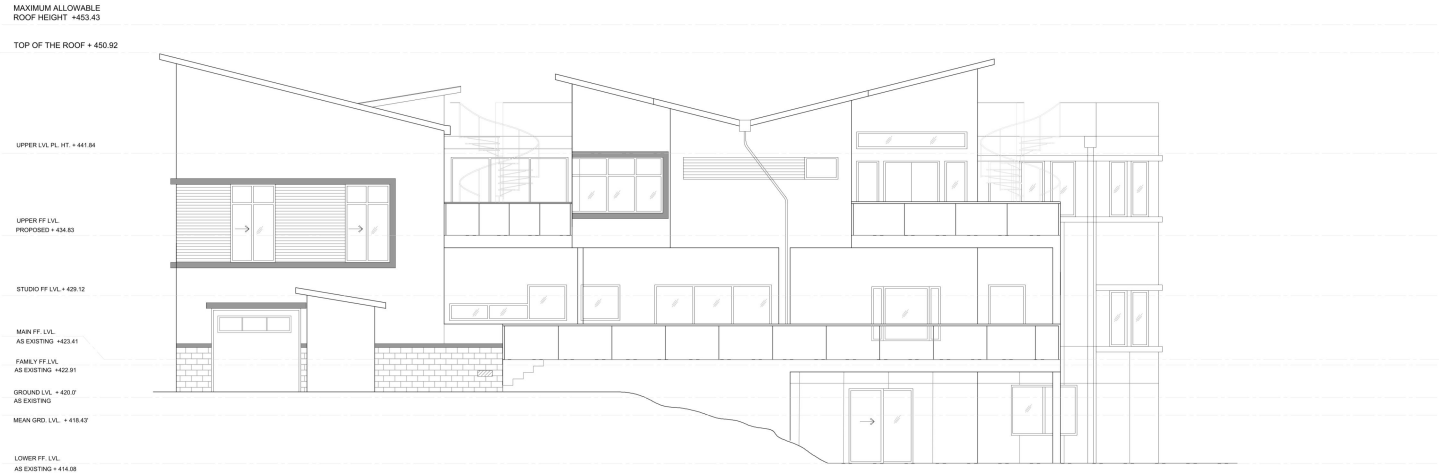
MEAN GRID. LVL. = 418.43

LOWER FF. LVL.
AS EXISTING = 414.06



EAST ELEVATION

ELEVATIONS



WEST ELEVATION

ELEVATIONS

MAXIMUM ALLOWABLE
ROOF HEIGHT +450.43

TOP OF THE ROOF + 450.92

UPPER FL. PL. HT. + 441.84

UPPER FF. LVL.
PROPOSED + 434.83

STUDIO FF. LVL. + 429.12

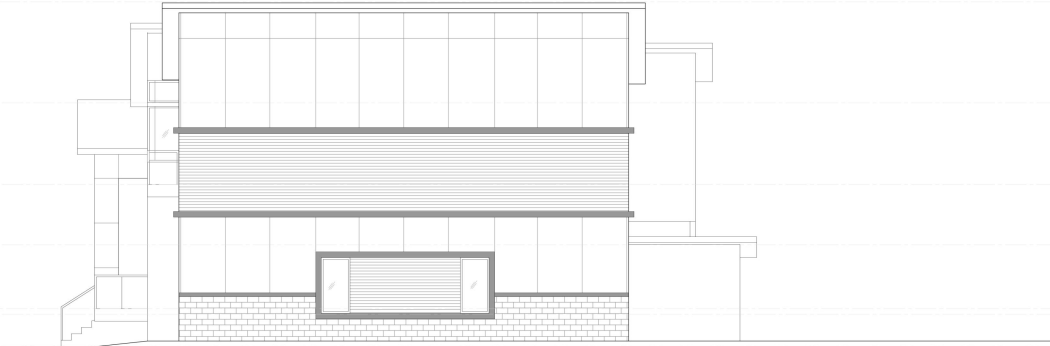
MAIN FF. LVL.
AS EXISTING + 423.41

FAMILY FF. LVL.
AS EXISTING + 422.91

GROUND LVL. + 420.07
AS EXISTING

MEAN GRID. LVL. + 418.47

LOWER FF. LVL.
AS EXISTING + 414.06



NORTH ELEVATION

ELEVATIONS

MAXIMUM ALLOWABLE
ROOF HEIGHT = 450.92

TOP OF THE ROOF = 450.92

UPPER LIV. FL. HT. = 441.04

UPPER FF. LIV.
PROPOSED = 434.83

STUDIO FF. LIV. = 428.12

MAIN FF. LIV.
AS EXISTING = 424.41

FAMILY FF. LIV.
AS EXISTING = 422.91

GROUND LIV. = 420.00
AS EXISTING

MEAN GND. LIV. = 418.47

LOWER FF. LIV.
AS EXISTING = 414.08



SOUTH ELEVATION

SECTIONS

MAXIMUM ALLOWABLE
ROOF HEIGHT = 450.43

TOP OF THE ROOF = 450.92

UPPER LV. FL. HT. = 441.84

UPPER FF. LV.
PROPOSED = 434.83

STUDIO FF. LV. = 428.12

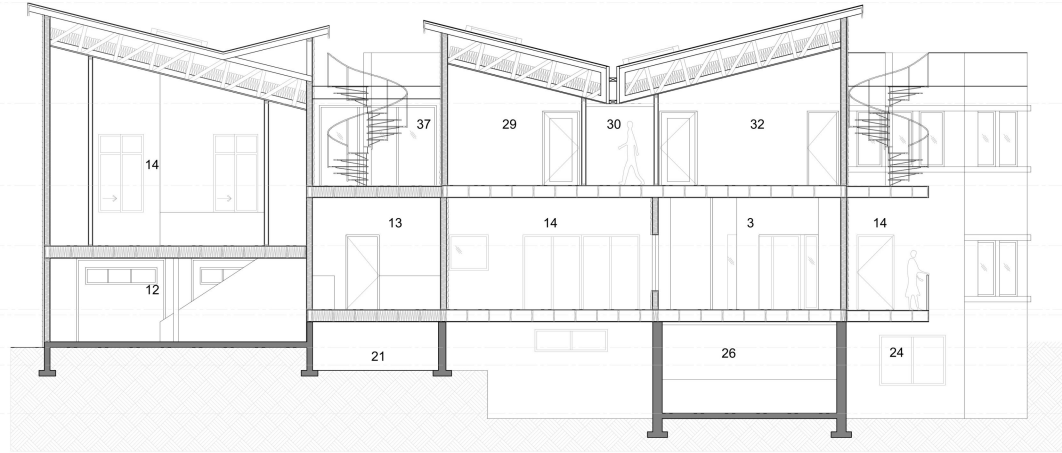
MAIN FF. LV.
AS EXISTING = 423.41

FAMILY FF. LV.
AS EXISTING = 421.91

GROUND LV. = 420.07
AS EXISTING

MEAN GRD. LV. = 418.47

LOWER FF. LV.
AS EXISTING = 414.08



LONG SECTION THROUGH SPICE KITCHEN & FAMILY

SECTIONS

MAXIMUM ALLOWABLE
ROOF HEIGHT = 450.43

TOP OF THE ROOF = 450.92

UPPER LV. FL. HT. = 441.84

UPPER FF. LV.
PROPOSED = 434.83

STUDIO FF. LV. = 429.12

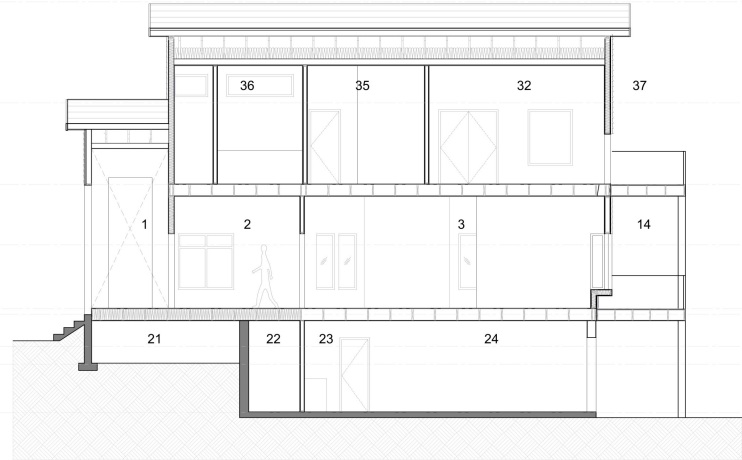
MAIN FF. LV.
AS EXISTING = 423.41

FAMILY FF. LV.
AS EXISTING = 423.91

GROUND LV. = 420.0'

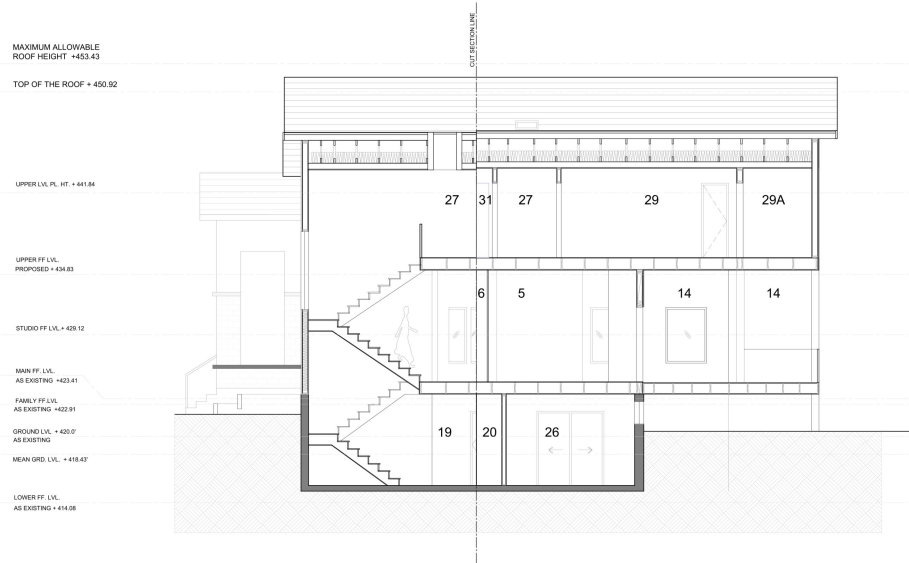
MEAN GRD. LV. = 418.43'

LOWER FF. LV.
AS EXISTING = 414.08



FOYER SECTION THROUGH LIVING

SECTIONS



CIRCULATION CENTER

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE





DESIGN - SANJEEV SHARMA