

Change Requests to “Perkins – Custom Home – Preliminary Plan” dated 7/24/2025

Notes by George Perkins – 8/4/2025

Summary: This preliminary plan looks to be based off of my previously supplied “Floor Plan B” which is good but requires some changes. Primarily, we need to remove the Butlers Pantry, push back one wall in the kitchen and add the 2nd floor Bonus Room. The Kitchen Area needs to be more like “Floor Plan A” which has more room in the kitchen, more cabinets on the wall adjacent to the garage, and a larger island.

1. Master Bedroom Closet – I like the added “bump out” in the closet space at the front of the home. I assume this is for the front elevation feature also found on the “Biscayne” floor plan? Can that bump out result in a “bench” on the inside of the Master Bedroom Closet for sitting? Also, we think we want to put an island in the middle of the MB Closet which also supports storage drawers below for Him/Her sides.
2. The Master Bathroom has a “Wet Area” approach. We think we are going to go with a traditional enclosed shower with seamless glass walls and a jacuzzi tub as opposed the large Wet Area approach, although we are still discussing details of this.
3. Master Suite. There is currently a large “transom” window (this may not be the correct term) at the top of the outer wall that we don’t want, we would prefer for 2 standard windows to exist on either side of where the headboard of the Master Suite Bed would go on the outside wall.
4. The window on the outer wall of the Study and the Dining Room appear off center but this might be for a reason. Just noting it here as a discussion point.
5. Bedroom 4 – Want to move the window from the side wall to the back wall. There will be a desk in that room facing the backyard and would like the view of the backyard.
6. The Living Room fireplace/media wall area. We want this to be similar to Floor Plan A and very close to what we originally had in our first home. That can be seen in this picture here [My-Plan-A_07.jpg](#) This are has a double door into the conservatory,

then a double sided fireplace, then a media area. The only concern is we want the media area to be wide enough to support a 55-60" television in that space. So it may need to be about 2 feet wider.

7. Utility Room – We would like the sink to be on the other side of the wall in the garage, not in the utility room.
8. Kitchen – This area needs to be closer to Floor Plan A. The butlers pantry needs to be removed. The wall in the drawing with the cooktop needs to be moved more toward bedroom 2, just as in Floor Plan A. This will make the kitchen larger. We want the cooktop to be moved to the island. We would like the entire area on the wall adjacent to the garage to be like Floor Plan A's wall. Since there will be a bonus room above, the staircase will be in this space and we would like to have a pantry under the staircase.
9. The wall separating the Kitchen from the Living Room area should be like Floor Plan A.
10. Will be able to expand and clarify all of this during our meeting on Tuesday, 8/4/2025
11. Also, please see the document, also on my website <https://gtperkinsfamily.com>, called [Perkins New Home Design Goals.pdf](#) for a comprehensive description of what we want to build.