

Perkins New Home Discussion Topics

1. Overview

- a. We are looking to build a home which is somewhat of a blend between two floorplans, Floor Plan A and Floor Plan B.
 - i. Floor plan A is found here - [Floor-Plan-A.pdf](#)
 - ii. Floor plan B is found here - [Floor-Plan-B.pdf](#)
 - iii. We previously owned a home with floor plan A.
 - iv. The builder that built these homes and these floors plans has gone out of business and no longer exists.
 - v. Floor plan A and Floor plan B are nearly identical with the exception that the Plan B adds an office/study off of the Foyer and adds a Butlers Pantry between kitchen and formal dining room, at the expense of some cabinet space in the kitchen.
- b. The home we want is a blend of A and B. Basically, we could start with Floor Plan A and add an office off the foyer, or alternatively, we could start with Floor Plan B and remove the Butlers Pantry and enlarge the Kitchen, Kitchen Island, and Kitchen cabinets to be like Floor Plan A.
- c. I created a website <http://gtperkinsfamily.com/> that has pictures of 3 different Plan A homes and 2 different Plan B homes for your reference. My-Plan-A, Plan-A_2, Plan-A_3, Plan-B_1 and Plan-B_2. The pictures with the filename My-Plan-A[xx] are the actual pictures of the home we previously owned.
- d. Need plenty of storage, ie, closet space, pantry space, utility room space.
- e. Our Must Haves
 - i. 4 bedrooms, a radio room and an office/study
 - ii. Bonus room on 2nd floor for storage, miscellaneous.
 - 1. See the bonus room breakout at the bottom of the Plan A Floor plan.
 - 2. We do not need the upstairs bathroom
 - 3. We would like the upstairs closet off of the Bonus room for hiding some things in storage. This space is in lieu of using attic space.
 - iii. Covered back patio / lanai
 - iv. 3 Car garage
 - v. Lot
 - 1. No overhead power lines on lot
 - 2. Room for Tower on property

3. High Ground
 - a. Higher than surrounding area for radio antennas
 - b. Higher than the surrounding area for water drainage.
4. Tall trees on property boundaries
5. Oriented for Solar exposure without unsightly panels facing street (Solar panels need a southern exposure)

f. Maybe Haves

- i. Gas.
 1. For fireplace
 2. For Hot water heater
 3. For Cooktop maybe, TBD

2. Interior

a. Kitchen

- i. We would like a kitchen more like the kitchen in the Plan A Floor plan, ie, more cabinet space on the wall shared with the garage. The Plan B floor plan has less cabinet space on this wall due to the butlers pantry. We like the Plan B floor plan but minus the butlers pantry so we have more cabinet space. See notes below on Butlers Pantry.
- ii. We prefer the larger kitchen island like in Plan A. The Plan B kitchen island is smaller. Similar to [Plan-A 3 12.jpg](#) but with a cooktop on it.
 1. Cooktop like [Plan-A 2 52.jpg](#) but cooktop only, not the oven.
 2. We would like the oven and microwave to be on the cabinet wall. Similar to [Plan-B 2 18.jpg](#) and [Plan-B 1 23.jpg](#)
 3. Maybe a little bit wider kitchen island than shown in the pictures
- iii. Prefer plenty of food prep, cook prep, surface space, ie, a large island and abundant counter space.
- iv. Also prefer abundant cabinet storage space. We have lots now and its full and we lack additional space.
 1. Cabinets 30"/42"?
 2. Glass Doors? some...
 3. Cabinet material? Wood, MDF, Combo?
 4. Under Cabinet lighting
 5. Floor cabinets need slide out shelving/lazy-susan features
 - a. I can't always get down low enough to get dishes from the lower cabinet
 6. You can view our current kitchen cabinet layout in the Other-Pics folder of the website.
 - a. Current Kitchen
 - i. Ceilings are 9'
 - ii. 12' linear feet of Lower Cabinets
 - iii. 24' linear feet of Upper Cabinets
 - iv. 36' total linear feet of cabinets in the current house

- v. Would prefer the cooking surface to be on the island, not against a wall. This brings challenges for venting. For example, wall mounted cooking vents are more common and easier to install. An island cooktop would require either a down-vent, no vent, or a ceiling mounted vent hanging down, More expensive, less common.
 - 1. [Plan-A 2 03.jpg](#)
 - 2. [Plan-A 2 16.jpg](#)
 - 3. [Plan-A 2 24.jpg](#)
 - 4. [Plan-A 2 25.jpg](#)
 - 5. [Plan-B 2 04.jpg](#) is an example of cooktop on island with no vent at all
- vi. Wall facing cooktop would provide for a wall vent and perhaps a beautiful stone backsplash with tile features on backsplash over cooktop
 - 1. (not doing this now, doing cooktop on island)
- vii. Gas vs Electric
 - 1. Gas is great to cook on, more control over temperature, immediate response. Gas cooktops harder to clean
 - 2. Electric Glass Cooktop - Wonderful for cleaning!
- viii. Refrigerator
 - 1. Refrigerator depth? Counter Depth, don't want it to "stick out" like [Plan-B 1 23.jpg](#)
- ix. Oven and Microwave on cabinet wall?
 - 1. Like [Plan-B 1 23.jpg](#) and [Plan-B 2 18.jpg](#)
- x. Granite Countertops
- xi. Stone or tile BackSplashes
- xii. Maybe a Beverage Station on cabinet wall with elevated cabinet and tile feature. (garage cabinet wall, not refrigerator cabinet wall)

b. Butlers Pantry

- i. The Plan B floor plan has a Butlers pantry.
- ii. Connects Kitchen to formal Dining Room
 - 1. Examples, [Plan-B 1 21.jpg](#), [Plan-B 2 33.jpg](#)
- iii. We want to remove this space so that the cabinet wall in the kitchen will be larger
 - 1. For example, here is a picture of the cabinet wall with Butlers Pantry, it is very short. [Plan-B 1 23.jpg](#)
 - 2. Here is a picture of that same wall in the Plan A layout, many more cabinets on that same wall. [Plan-A 3 12.jpg](#).

c. Family Room

- i. Double Sided Fireplace, back side in Conservatory
- ii. Media area on fireplace wall needs to be wide enough to accommodate modern TV
- iii. Would like to make family room perhaps 2 feet wider
 - 1. To accommodate more space for media like 60" TV, Entertainment center, etc.
 - 2. If not wide enough to support this may consider making the family room, and hence the entire home 2 feet wider. This extra width would also increase the size of the kitchen which could be used to add extra cabinets.
- iv. In the nook to the right of the double sided fireplace would want shelf unit, media center similar to one of the shelf units in [Fireplace-Wall-idea.jpg](#)

d. Master Bedroom

- i. Our current master bedroom is 15 ½' x 19.5'
 - 1. We use all this space
- ii. Would like to make the width of Plan B Master bedroom 2 feet wider.
 - 1. This would extend into the Master bath and Master Closet as well.
 - 2. Would make it similar in size to what we have in our current home.
- iii. Windows on either side of the Bed location (on outside wall) instead of a transom window over the headboard as the original plan had it.

e. Master Bathroom

- i. Large shower with bench
- ii. Shower Niches
- iii. Shower Glass
 - 1. Prefer seamless shower glass walls, similar to...
 - a. [Plan-A 3 28.jpg](#)
 - b. [Plan-A 3 30.jpg](#)
- iv. Jacuzzi Tub? Or regular tub?
- v. I like design elements of our current bathroom
 - 1. A larger shower, with a bench.
 - 2. Pictures to be provided.
 - 3. Need to finalize a Master Bath design.

f. Utility Room / Laundry

- i. Need Storage Space

1. [Other-Laundry.jpg](#) is an example with lots of cabinets.
2. I need a utility sink. Either here or in garage (preferred) in 3rd car garage/workshop side of garage
 - a. So if the utility sink is in the garage then no sink in the laundry room.

g. Bedrooms 2 and 3

- i. Bedrooms 2 and 3 have desks in walls
 1. [Plan-A 3 31.jpg](#)
 2. [Plan-A 3 34.jpg](#)
 3. We would like one of the rooms to have the desk as shown and one of the rooms NOT to have a desk, but keep the nook that is left behind to accommodate a clothes chest or armoire for example

h. Bedroom 4

- i. This room will likely be the “radio room” or “Ham Shack”.
- ii. Because it is at the back of the house and the coax cable and other wiring can come into the back of the home and terminate directly in bedroom 4.
 1. This eliminates any unnecessarily long cable runs toward other parts of the house
- iii. Need at least 1 dedicated 30 Amp circuit on outside wall facing the back yard. But I need to know exactly where it is during framing so I know to avoid it when I bring coax cable through the wall later.
- iv. There is no desk in walls as in Bedrooms 2 and 3, just a larger closet space instead.
- v. Also, if we expand the width of the family room by expanding directly through the house, this room can absorb the additional 2 feet at the back of the house and the pool bath and conservatory would stay the same width.

i. Conservatory

- i. Room off Family Room in back of house with 3 large windows on 2 sides.
- ii. Includes back side of 2 sided fireplace.
- iii. This would be like a sitting room or a quiet space for prayer/meditation/relaxation.
- iv. We want plantation shutters on the windows.
- v. Pictures
 1. [Plan-B 2 17.jpg](#)
 2. [Plan-A 3 25.jpg](#) has plantation shutters.

j. Office / Study

- i. Office/Study would be at the front of the home off of the foyer and have windows facing the front yard.
- ii. Want decorative entry doors
- iii. This would be the “clean” office that would be where we would work from home, whereas the Bedroom #4 is the radio room and would likely be more messy and not presentable to guests. Georges “Man Cave” is the radio room, the office will be neatly kept.

k. Garage

- i. Three car garage. 2 car for 2 actual cars but the space of the 3rd would accommodate a garage workshop and possibly support a golf cart or motorcycle or an actual 3rd car if Tammy’s mom comes to stay.
- ii. Would prefer a utility sink in garage, preferable near the 3rd car section of the garage as that’s where the workshop will be
- iii. Front Facing or Side Facing. I’m flexible on this. Maybe other design changes will dictate one or the other.
- iv. Tammy thinks side entry makes the front elevation of the home more attractive.

l. Bonus Room - Upstairs

- i. Stairway hidden behind kitchen wall
- ii. Used for storage in lieu of attic space
- iii. Also used for exercise equipment and maybe game room space.
- iv. Would potentially also be used for a guest sleep quarters but primarily used for storage, game room, exercise equipment.

3. Exterior

a. Front elevation

- i. We need design assistance for the front elevation but we like a front elevation similar to the example in the pdf file "[Elevation-Idea.pdf](#)". We also very much like the look of the of the [Sanderson Bay Biscayne Model](#) on the Sanderson Bay website as it includes a brick or stone trim at the bottom of the home. We don't need barrel tile on the roof, standard shingles are fine. So some kind of blend between these ideas could work.

b. Pool

- i. We would like a pool
 - 1. With hot tub/jacuzzi, with waterfall overflow into pool
- ii. Do we need pool safety fence?
 - 1. I think yes according to state law
- iii. Screened or unscreened
- iv. Solar Heat to warm the pool/provide heat for spa/jacuzzi?
- v. What about a firepit somewhere on patio between lanai and pool?

c. Lanai

- i. Concrete, Pavers, other? (Pavers)
- ii. Outdoor Kitchen?
 - 1. Grill and counter tops similar to
 - a. [Plan-B 2 32.jpg](#)

d. Lawn

- i. Prefer an expansive large clean lawn of St. Augustine Grass
- ii. Lawn Sprinkler System
 - 1. Well water and City water
 - a. Switch for Well vs City if well is dry
- iii. Trees
 - 1. Keep trees on the perimeter of the property on both sides and back. Specifically the Tall Pines. Especially in the back corners to support a wire dipole antenna between them.
- iv. Decorative Fencing around the entire lot
 - 1. Maybe combo stone and wood?
 - a. [Fence.jpg](#)
 - b. Or stone posts with wrought iron?

e. Exterior materials

- i. Roofing
 - 1. Shingles

- ii. Driveway
 - 1. Concrete or Pavers?
- iii. Sidewalk from Driveway to Home
 - 1. Concrete, Pavers, Stone or Gravel?
- iv. Would like stone or brick accents.
- v. See the website under Other-Pics for examples of Stone and Brick exteriors common in Texas.

f. Tower Placement in Backyard

- i. The lot is 250' deep.
- ii. I would like to have the back 140' for radio antennas but that might not be practical
- iii. The house is probably 80' deep
- iv. This leaves only 30' for the front yard.
- v. Chuck told me 80' was the typical setback for the home?
- vi. I think I may have to sacrifice some space in the backyard for the home to set back further. This needs to be discussed.