

Lot 24-3 Spinnery Rd. meeting 6.7.13

SAPHIRE PREMIER PLAN: (Robin Premier interior with Sapphire exterior)

CHANGES TO PLAN:

1. No slider in the walkout basement. Buyers prefer single insulated 9 light door
  - a. Basement will have one Standard "A" window as well.
2. ~~Dining room to screened porch: change the slider to 2 Standard "A" Windows with a single French door (2'8" 15 light) to the right (towards the Master Bedroom)~~
  - a. we thought we would leave the double hung windows out of the kitchen and instead go for a double french door to the porch (preferably the kind where only one door actually opens.) I think that will give us more space for another cabinet against that wall. I mocked this up as best I could on a free website. It is very rough as it had no way to add builtins and the cabinets are not quite right but you can get an idea of the scale of the space.

<http://www.homestyler.com/designprofile/52da509c-de53-4dd4-8edd-77f791d73288>

- b. Confirming there will be a double casement window over the sink.
3. Master Bedroom: Remove the 2 windows on the wall facing the screened porch
4. Move the Fireplace to the side wall with trim running all the way across the span of 3 windows.
  - a. Mantel over fireplace
  - b. Book shelves on either side of fireplace, same height as fireplace. PRICE T.B.D
  - c. 2 Awning windows on either side of fireplace with fixed window above fireplace.
5. Stick entire span of space between living room and kitchen with LVL.
6. ~~Build pantry door with full wall on living room side on outside wall ASO~~
  - a. ~~Approximately 30"-36" pantry. Let Karen design the kitchen and Dave will design the pantry around her plan.~~
  - b. 1) we decided to not frame up the pantry in the kitchen but opt for a cabinet there instead. We would still need the wall between the kitchen and living room though.

7. Columns added on both sides with placement to be decided at framing but with the idea that the center will remain open.
8. Laundry on the second floor in the space noted.
  - a. Access panel added to closet abutting
9. First floor mud room expanded to include a large closet in lieu of the laundry plus bench seat (open bottom for shoes) with beadboard and pegs
10. Kitchen/Bath cabinet allowance increased to ~~XXXXXX~~ to accommodate for third bath.
11. Garage enlarged to 24' x 24'

\* Holly - Please review all items

**ALL CHANGES ARE CONSIDERED PART OF THE PURCHASE PRICE EXCEPT THE BOOK SHELVES ON EITHER SIDE OF THE FIREPLACE**

**Confirming:**

- I. Bonus room over garage will not be finished**
- II. Natural Gas installation is included in the price of the home.**
- III. Gas dry hook-up is included in the price of the home**
- IV. Hard wood floors on 2<sup>nd</sup> floor landing included in the price of the home**
- V. No balcony added to the Master Bedroom**