

Updated 12/17/17

When we built 3103 about ten years ago, the builder offered a number of plans. Non of them suited us, but the builder said if we stayed within the foundation and walls, he'd built to suit. So we chose his "Royalton" model and laid out the interior for our use. To see this house, visit [www.grantmaclaren.com/3103info](http://www.grantmaclaren.com/3103info) .

We also specified a "deep pour" foundation, a side-entry 3-car garage, and numerous changes to the interior layout.

#### General:

Driveway narrow at curb, with wide, deep surface at garage entry. (for trailer manipulation, etc.)

Lever door handles.

White interior.

Standard, cheap windows although some were different than called for on builder's drawing.

Good insulation throughout.

"No keys" entry controls.

400 amp service w/200 amp su-panel.

House faces due south — by design.

#### Cons:

Wood flooring. Bamboo discolored.

Noisy air handler.

#### Lower level Studio space:

Pex tubing in floor for radiant heat. Install Pex in lower level of 51?

Like concrete pad outside studio's exterior door.

Windows to North light, woods view.

P loves desk area and good storage for art materials.

Dislike: door at base of stairs. We were told fire code required it, but it doesn't.

#### Storage Room:

Important for boxed items (xmas, fabric, art materials)

File cabinet ("fire proof" — not really)

Now have bookcases there, but P would prefer them in master bedroom or?

#### Garage:

Hose bib in garage (two others are outside)

220 Volt circuit in garage. (Owner ran 220 wiring in garage.)

Insulated, drywalled, painted interior.

Two south-facing windows provides solar-gain. Temp seldom lower than 55 degrees F.

Two overhead lighting circuits. (One for passage only.)

Engine hoist added by owner.

Work bench added by owner.

Access hatch insulated by owner.  
Room for table saw, drill press, tool cabinets, etc.

#### Bedrooms

Master — Piano 24" x 57" — where in new house?  
Could be smaller but like closets for storage of clothing/bedding  
Like reading light in master (Grant could build others.)  
Like walk-in closet with light in master bedroom

#### Bathrooms:

We improved location and size of master bath.  
Generally it's too large. Lots of good storage though.  
Special night light wiring!!! in two baths. DO THIS IN NEW HOUSE!  
Studio bath probably large enough for any new bath.  
Tub for "resale" only — we've never used it.  
Like choice of floor covering — large "tiles."

#### Cons:

Long delay in hot water to shower in master bath.  
Shower floor in master poorly supported.  
(Grant was out of state when this was done or it would have been properly supported.)

#### Laundry Room:

Like shelves and hanging rod.  
Good space for recycling materials.  
Large sink not used much. Grant like it for "after garage clean-up."

#### Kitchen:

Fridge front flush with cabinets.  
Would prefer gas range over electric.

Pantry and storage closet are great for storage.

Microwave presently free-standing, prefer to "built in."  
No saddle valves!  
Like glass fronted cabinets for dishes.

#### Living Room:

Front door and door to deck are glass.  
Dining table = 3' x 6'  
Separated from kitchen by counter w/stools.  
Hanging? lights over counter for work.

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Piano 57" x 23" — in 3103 MBR — in "51"Studio.  
Weights, Hyper Extension Machine

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“51” to have screen porch on lake side. Railing height, treatment?

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Really like the new “scheme.”

i.e., Centered “living” space, Porch, Dining, Kitchen, Pantry, MBR & Bath.

Questions:

Stairs “L” shaped and replace one of the two lower baths?

Would prefer only one bath on lower level, anyway.

Locate Laundry in Pantry

Thoughts on studio “bump out?”

Bedroom #1 - Fire egress?

Sketch of garage to Bob.

Can it be located on South side of lot, with big doors facing North? Advantages being  
1) solar gain, 2) exit by “backing left”, not “right.” 3) aesthetics. NO.

Earlier notes:

3 car garage 23’ deep by 32’6” wide with 3’ for work bunch.

One 9’ door, One 16’ door with 1’6” between.

3103 Great Room = 25’ x 32’ 6” = 812 sq. ft.

Rough size of new house at “51” — 31’ x 48’ x 2 = 2976 sq. ft.