

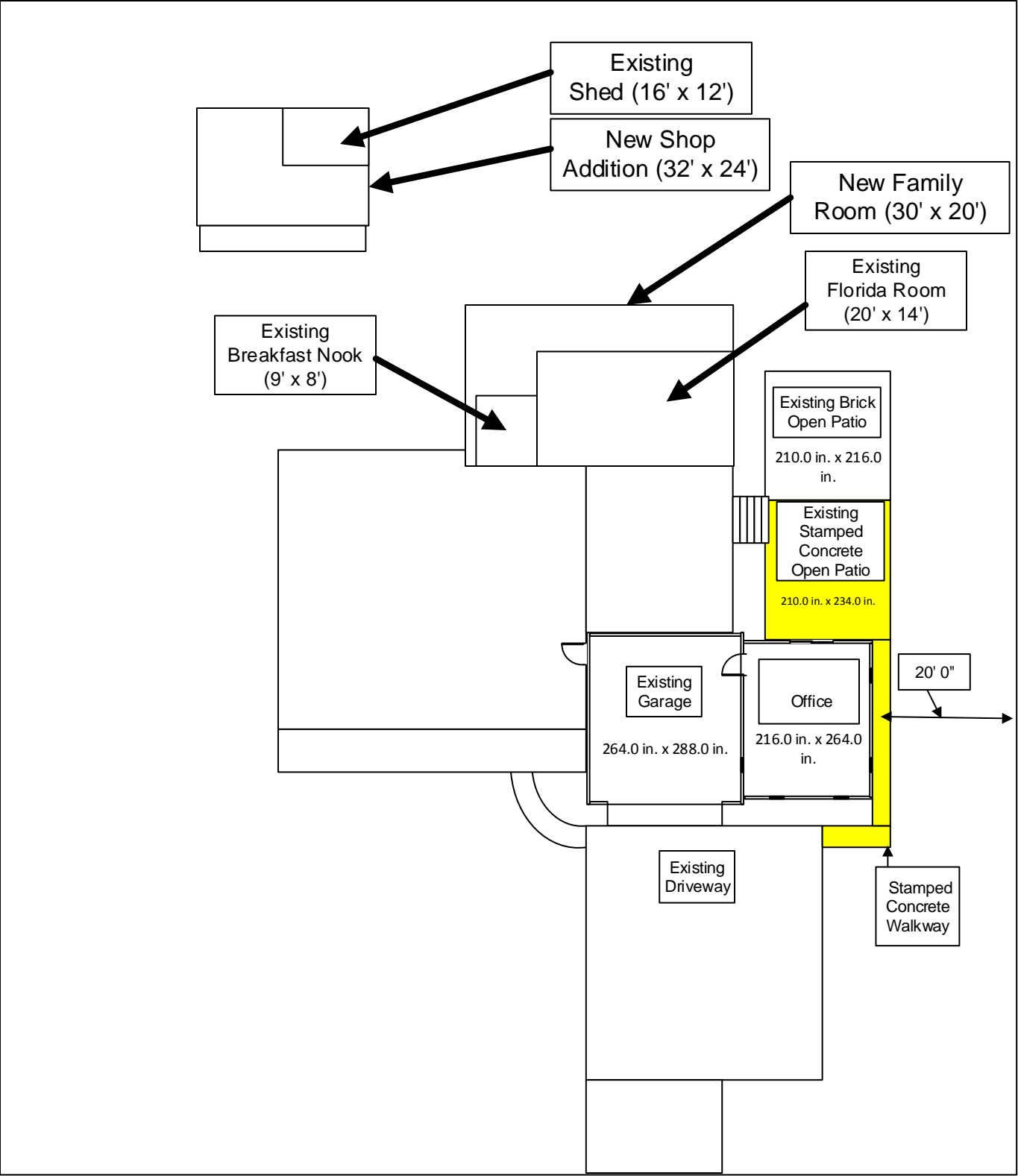
Shop and Family Room Additions

We would like to add a Shop addition (24'w x 32'd) that will retain the existing shed (12' x 16') and tear off roof and siding and 2 of the windows that will be inside the room, and then meld all together. The walls of the shed will remain and it will continue to be storage shed. The other area will become a shop. The vinyl siding will be same as the house and will include a new roof to match the houses' new roof that will be done during the construction. The building will be at least 30' away from each property line (see details on subsequent pages). The shop will utilize a significant amount of materials from the existing florida room and breakfast room.

The existing florida and breakfast nook will be torn down and a new Family Room (30'w x 20'd) with new footings (42" deep) and structure will be added to bring it up to proper building codes. It will directly attach and use the outside walls thus requiring only three new walls. The roof line will go from a minimally pitched flat roof (roll roofing that is deteriorating) that is sloped towards back of property to a 3/12 pitch (matching existing roof) that will peak in the center of the room and slope to the east and west side of the house and meld into the existing structure thus allowing for new standard shingle roof (see details on subsequent pages). The room will incorporate a new gas fireplace and reuse the existing pella windows to what extent they can be. New matching pella windows will be added to many of the existing windows for the rest of the house that are older as well. A new roof (matching the office addition done in 2011) on both the existing and new parts of the shop and house will be done at the same time. Both the vinyl siding and trim will match the rest of the home therefore bringing entire home to a more uniform look.

Wood flooring that will match the existing kitchen red oak flooring will be done in first floor where it does not exist today again matching whole first floor.







Existing House Pictures from Rear

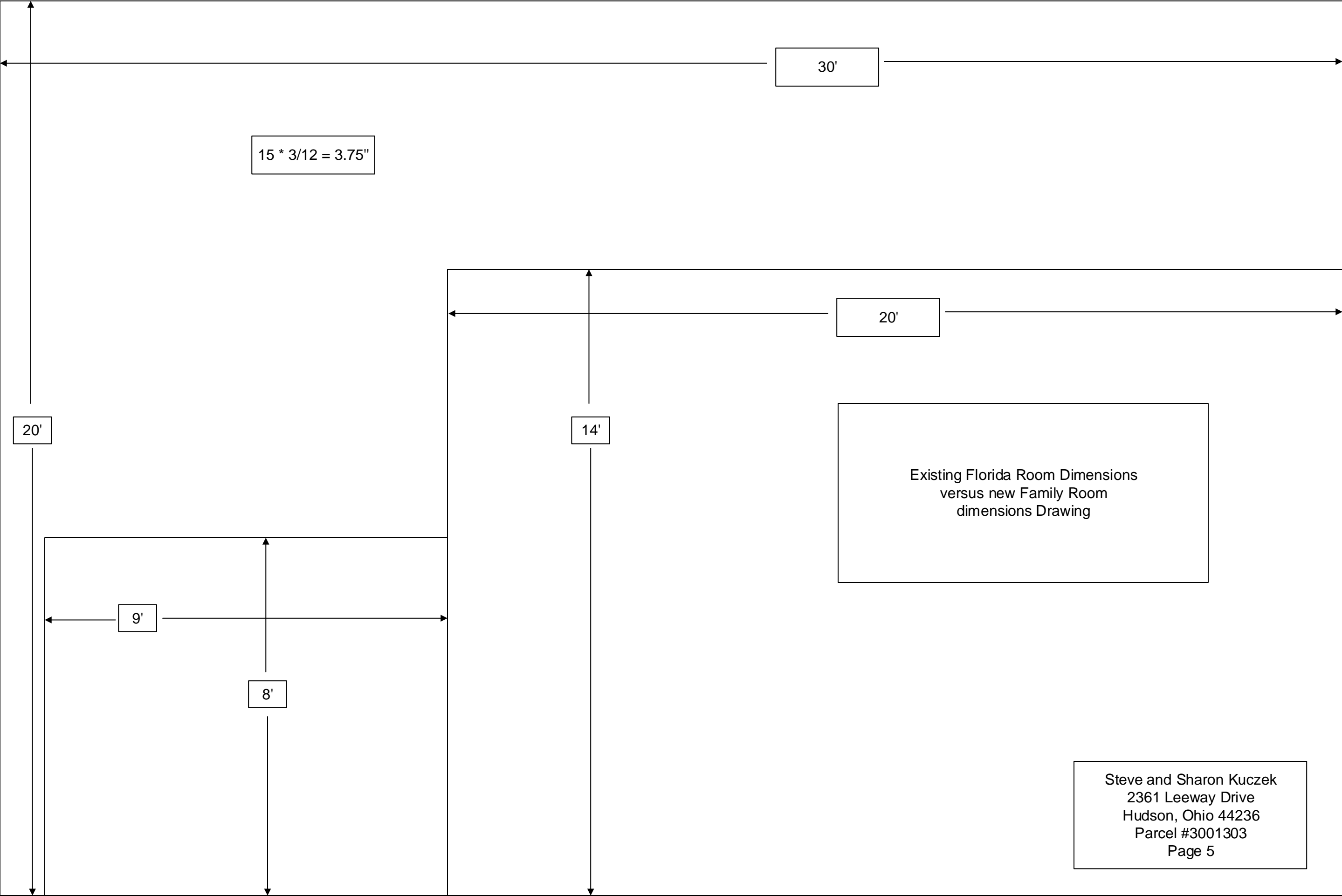
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 Parcel #3001303
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Front View
Existing House Elavation Drawing

22' 0" 18' 0"

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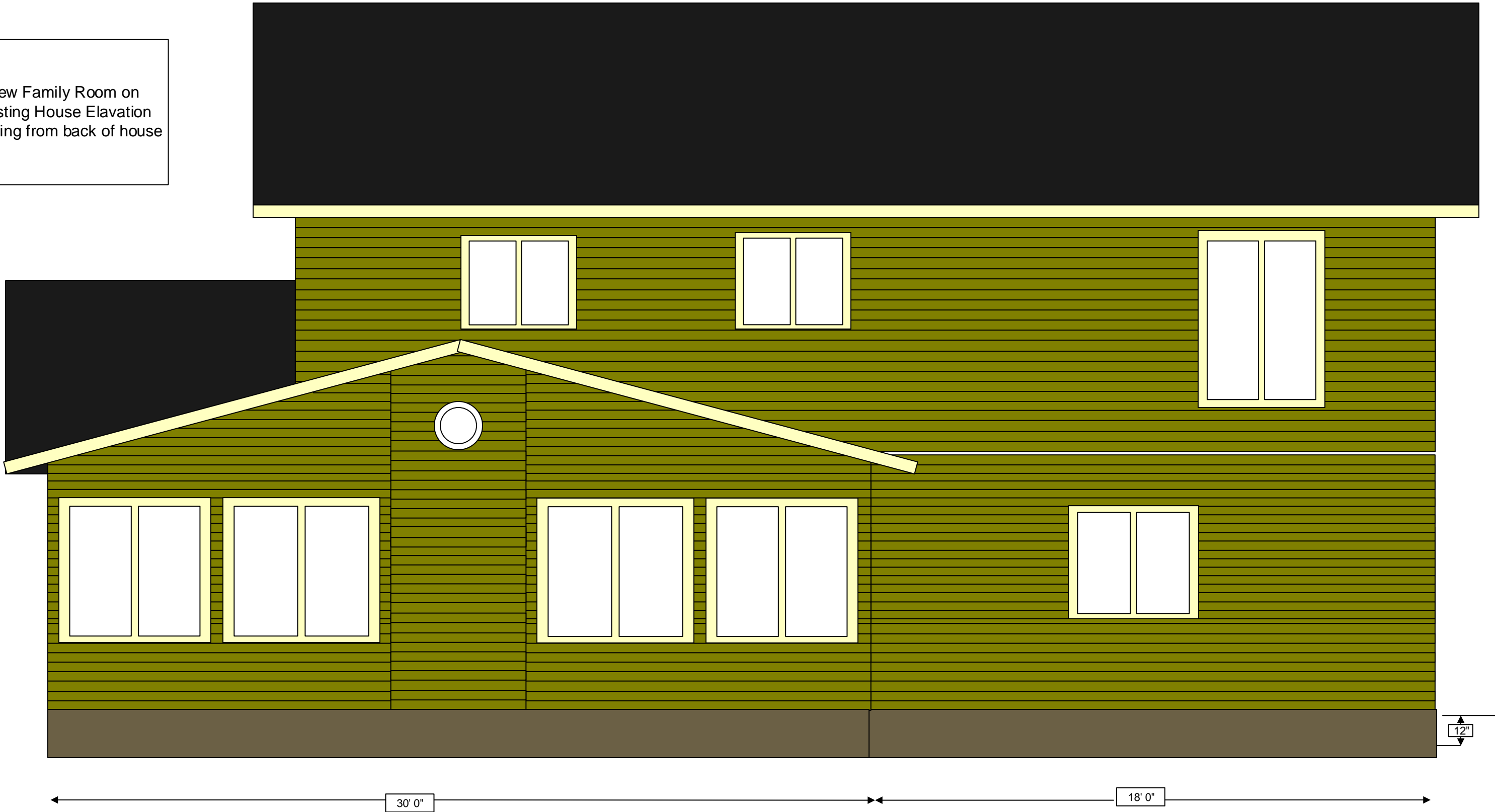


Existing House Back
Elevation Drawing



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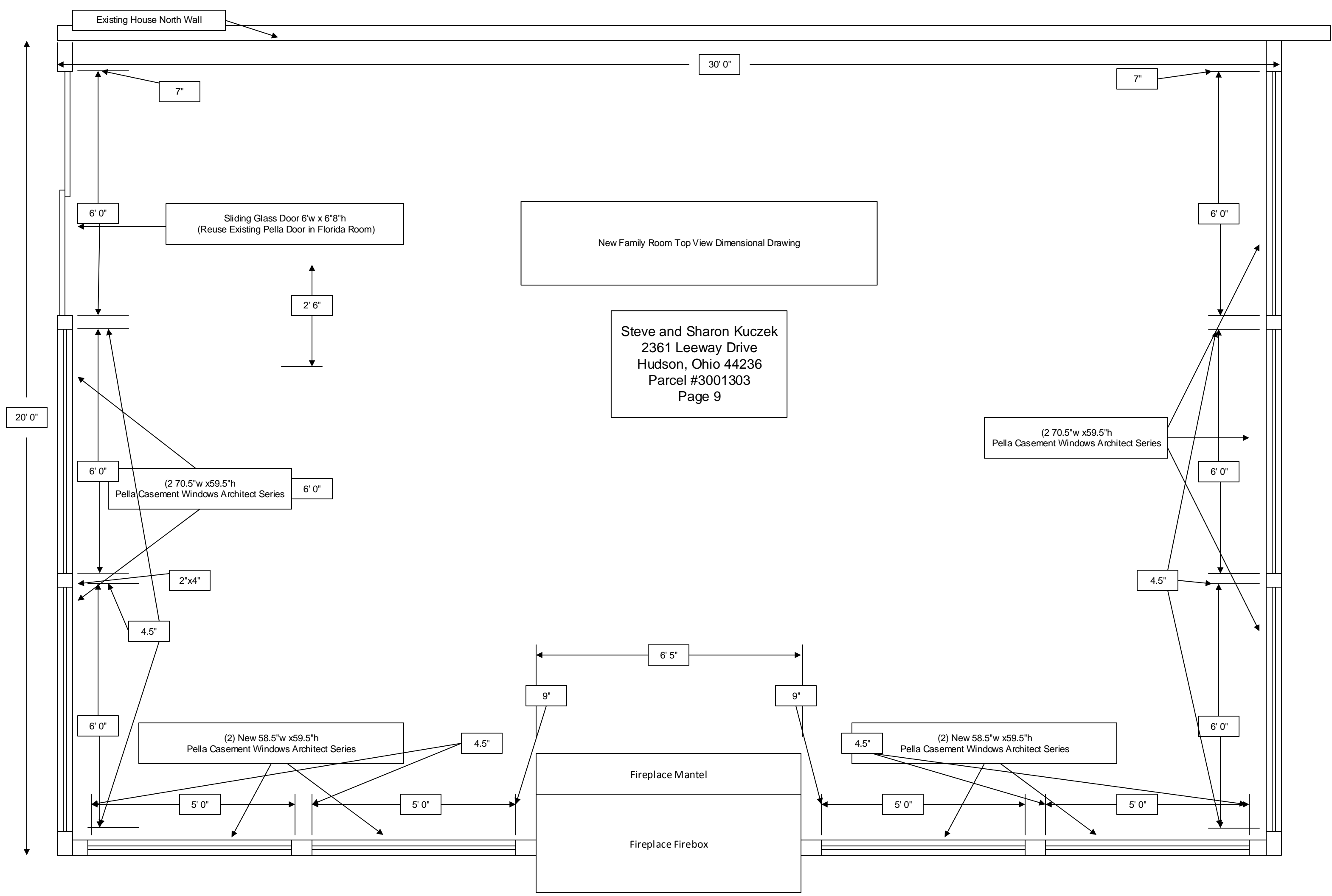
New Family Room on
Existing House Elavation
Drawing from back of house

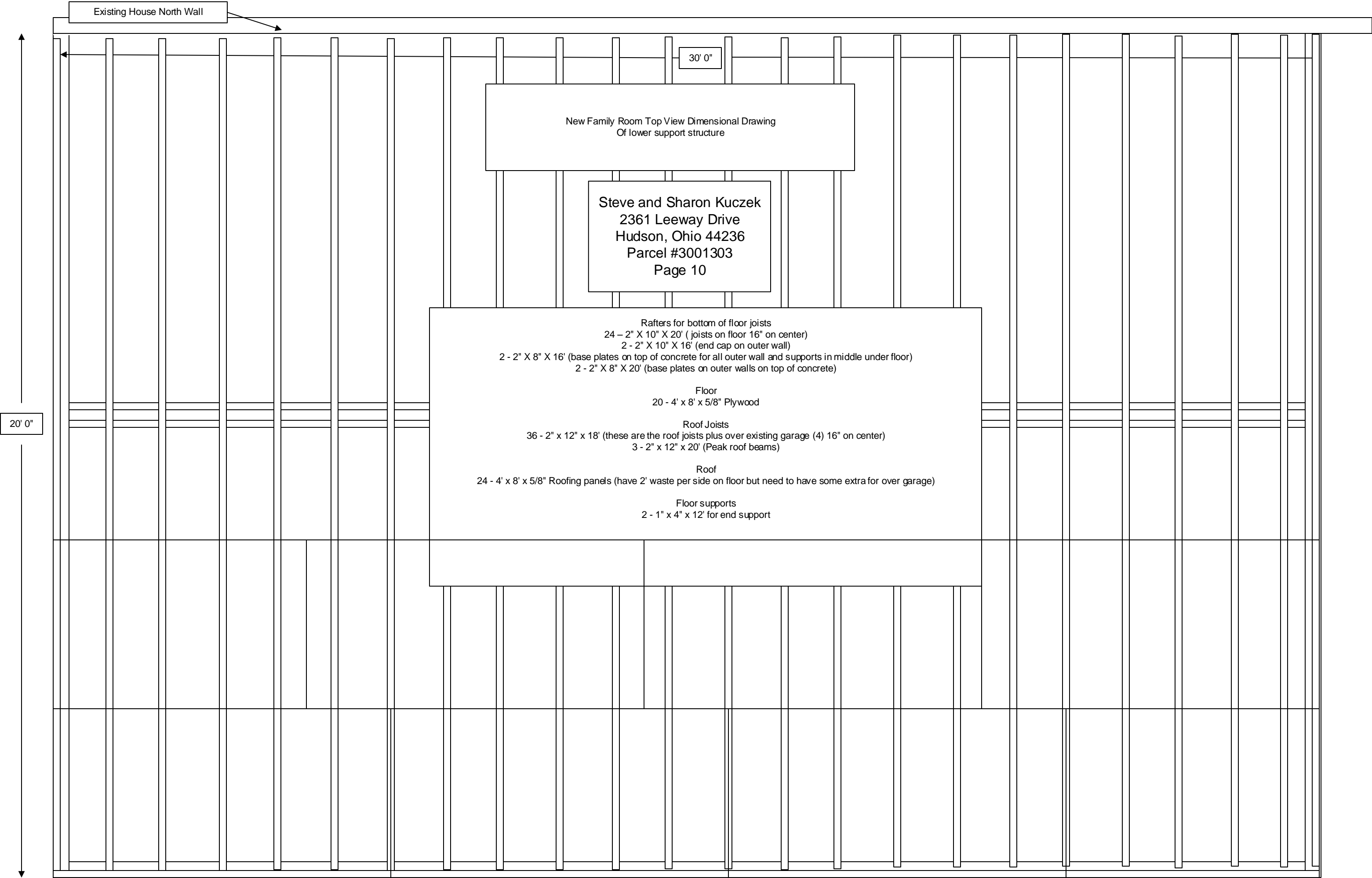


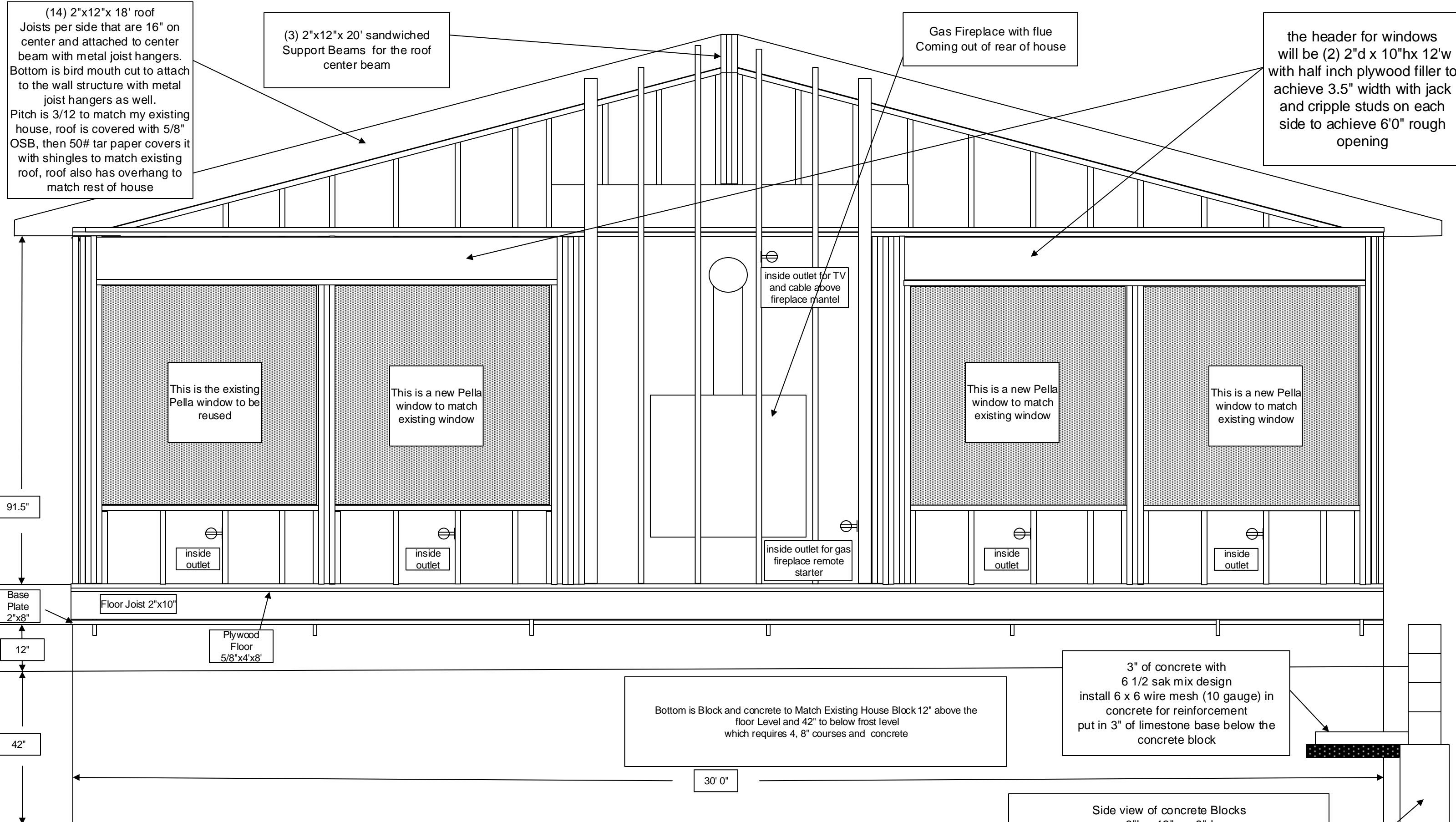
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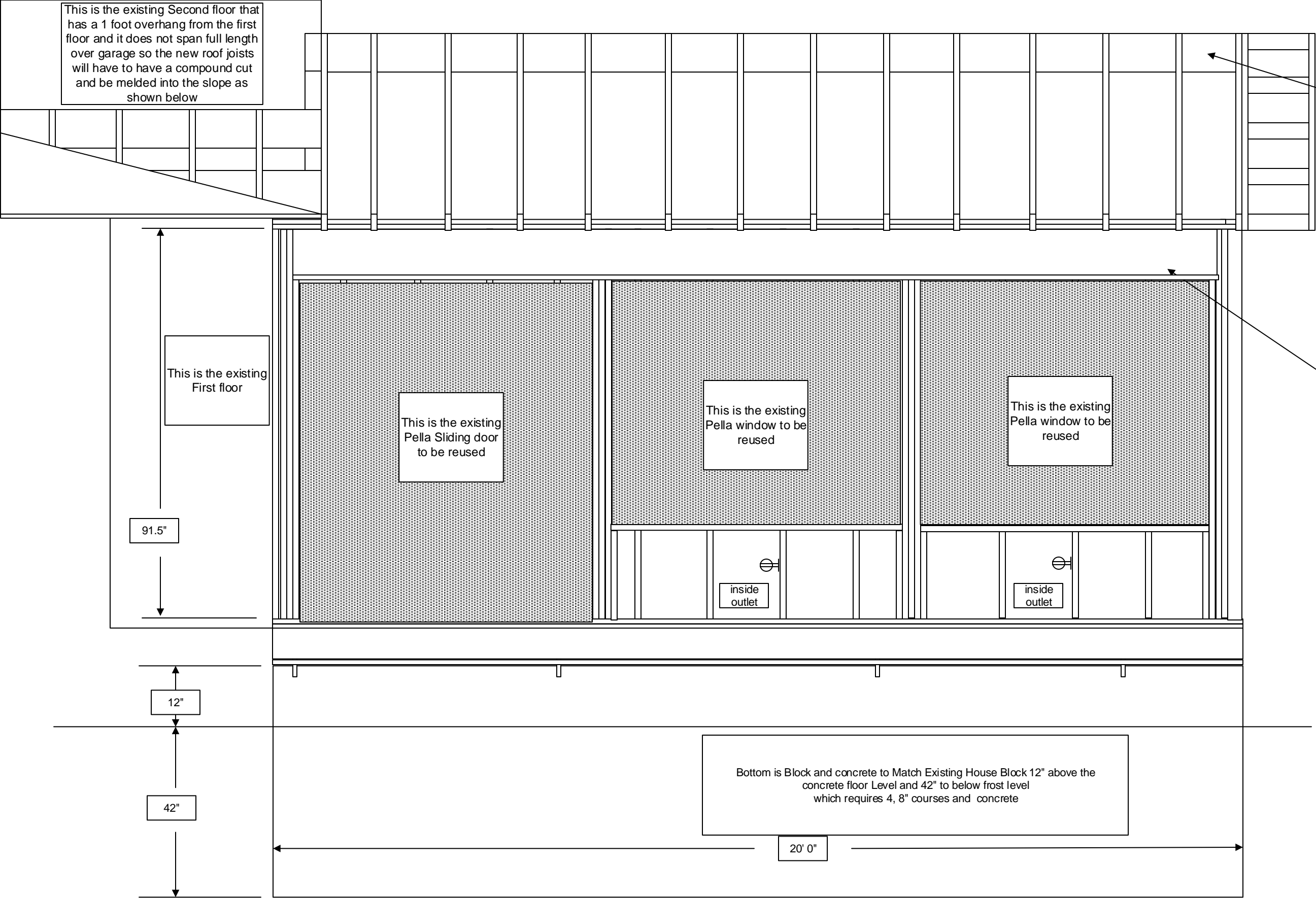


All wall material will be 2"d x 4"w by 91.5"h on 16" centers with a top plate that is interconnecting to other walls
The outer walls will be 5/8" OSB
plywood and the inside will be 1/2" drywall
the walls will be insulated with R11 insulation

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New Florida Room Back Side Structure Drawing

Side view of concrete Blocks 8"h x 12"w x 8"d 4 courses of block and a 16" wide concrete base
The concrete block at top sits 12" above "floor" level to match existing Floor Level
Install anchor bolts on top course of block per code 8" from end of wall and every 6' in center of 2" x 4" wall plate



This is the existing Second floor that has a 1 foot overhang from the first floor and it does not span full length over garage so the new roof joists will have to have a compound cut and be melded into the slope as shown below

center and attached to center beam with metal joist hangers. Bottom is bird mouth cut to attach to the wall structure with metal joist hangers as well. Pitch is 3/12 to match my existing house, roof is covered with 5/8" OSB, then 50# tar paper covers it with shingles to match existing roof, roof also has overhang to match rest of house Insulation will be R38 to meet code and have baffles for air flow to top of roof from the soffit overhang that will be vented and roof peak will have vents at peak of roof

the header for windows will be (2) 2"d x 10"h x 20"w with half inch plywood filler to achieve 3.5" width with jack and cripple studs on each side to achieve 6'0" rough opening

This is the existing Pella Sliding door to be reused

This is the existing Pella window to be reused

This is the existing Pella window to be reused

inside outlet

inside outlet

Bottom is Block and concrete to Match Existing House Block 12" above the concrete floor Level and 42" to below frost level which requires 4, 8" courses and concrete

20' 0"

All wall material will be 2"d x 4"w by 91.5"h on 16" centers with a top plate that is interconnecting to other walls The outer walls will be 5/8" OSB plywood and the inside will be 1/2" drywall the walls will be insulated with R11 insulation

New Family Room West Side Structure Drawing

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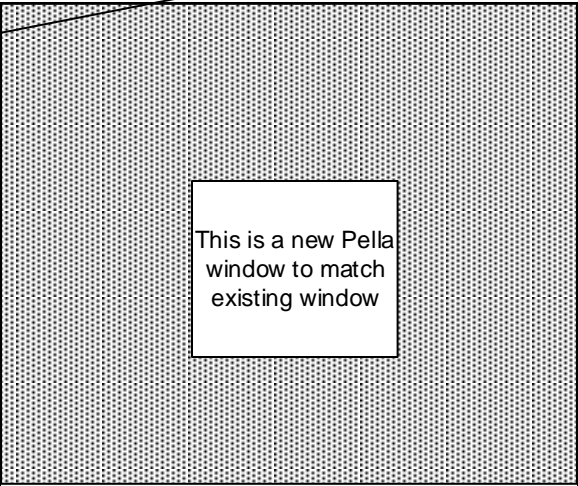
(14) 2"x12"x 18' roof Joists per side that are 16" on center and attached to center beam with metal joist hangers. Bottom is bird mouth cut to attach to the wall structure with metal joist hangers as well. Pitch is 3/12 to match my existing house, roof is covered with 5/8" OSB, then 30# tar paper covers it with shingles to match existing roof, roof also has overhang to match rest of house

the header for windows will be (2) 2"d x 10"hx 20w with half inch plywood filler to achieve 3.5" width with jack and cripple studs on each side to achieve 6'0" rough opening

91.5"

12"

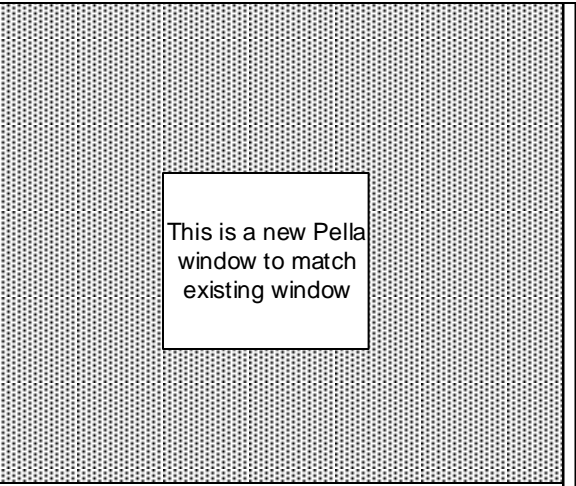
42"



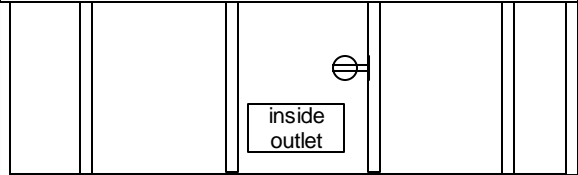
This is a new Pella window to match existing window



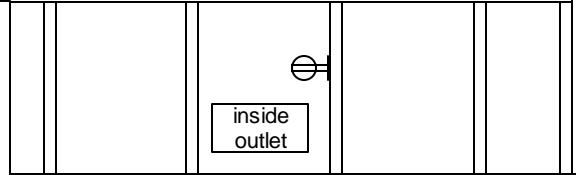
This is a new Pella window to match existing window



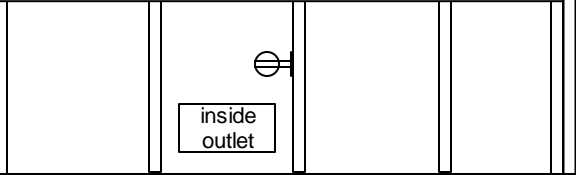
This is a new Pella window to match existing window



inside outlet



inside outlet



inside outlet

Bottom is Block and concrete to Match Existing House Block 12" above the concrete floor Level and 42" to below frost level which requires 4, 8" courses and concrete

20' 0"

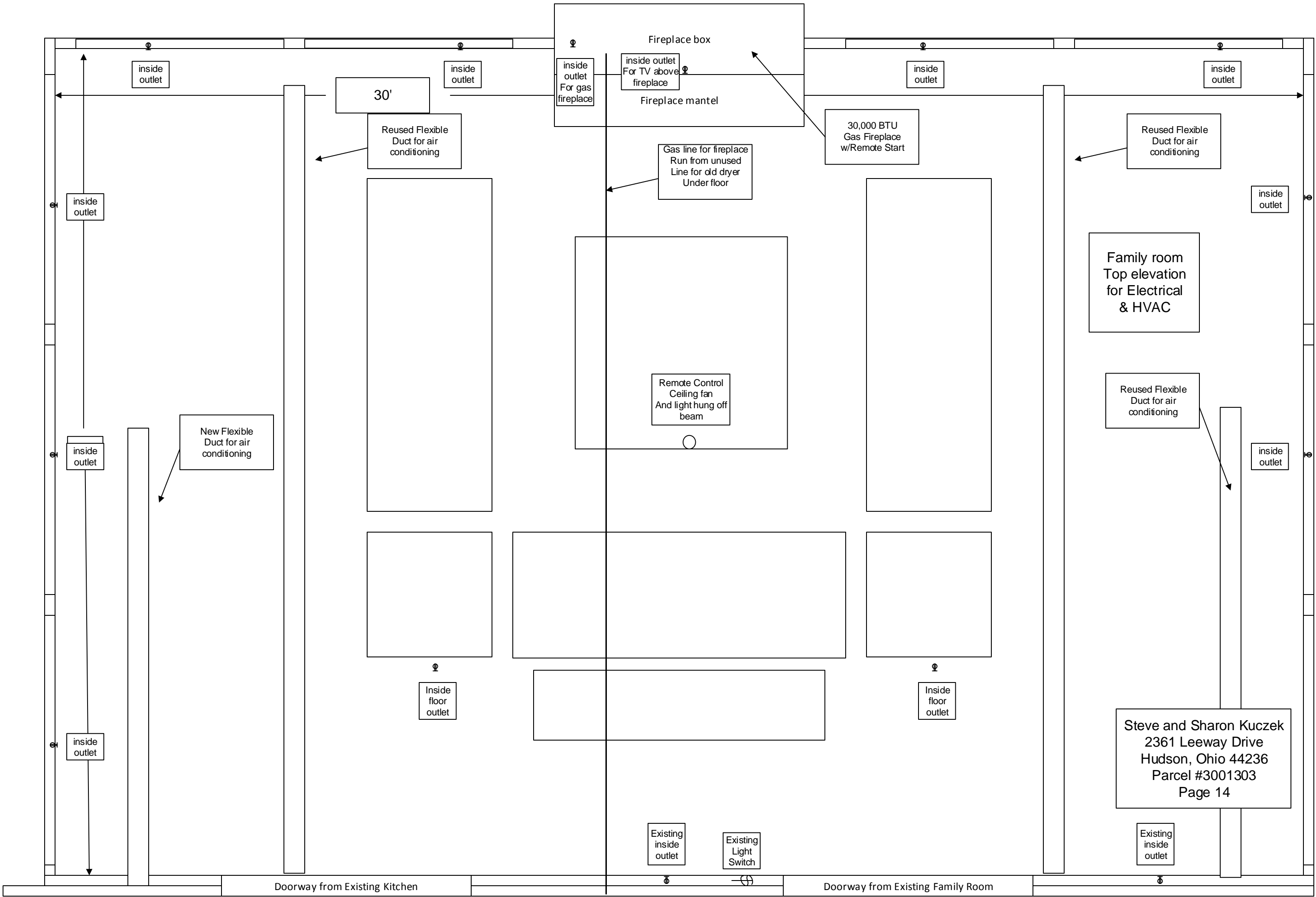
All wall material will be 2"d x 4"w by 91.5"h on 16" centers with a top plate that is interconnecting to other walls The outer walls will be 5/8" OSB plywood and the inside will be 1/2" drywall the walls will be insulated with R11 insulation

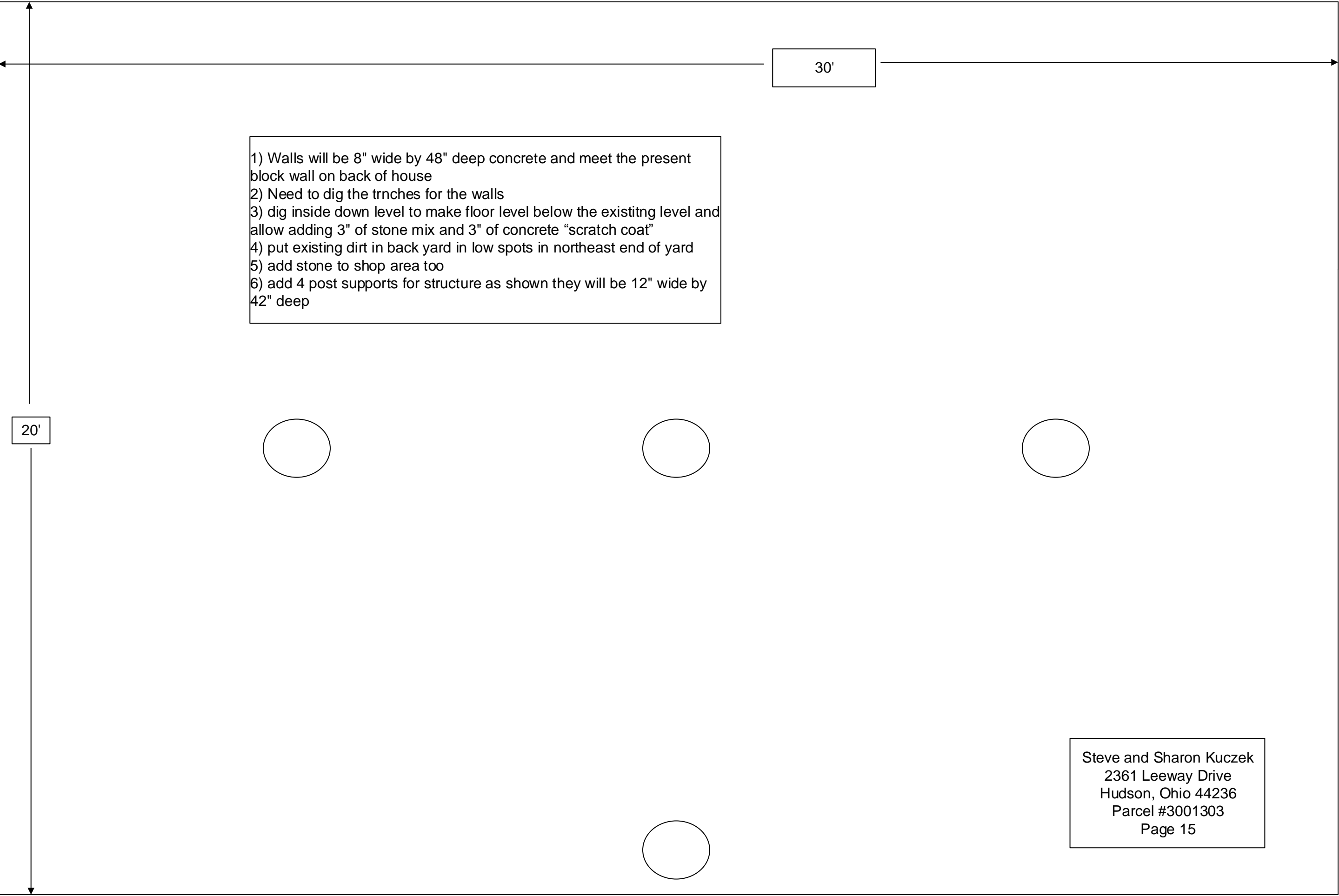
New Family Room West Side Structure Drawing

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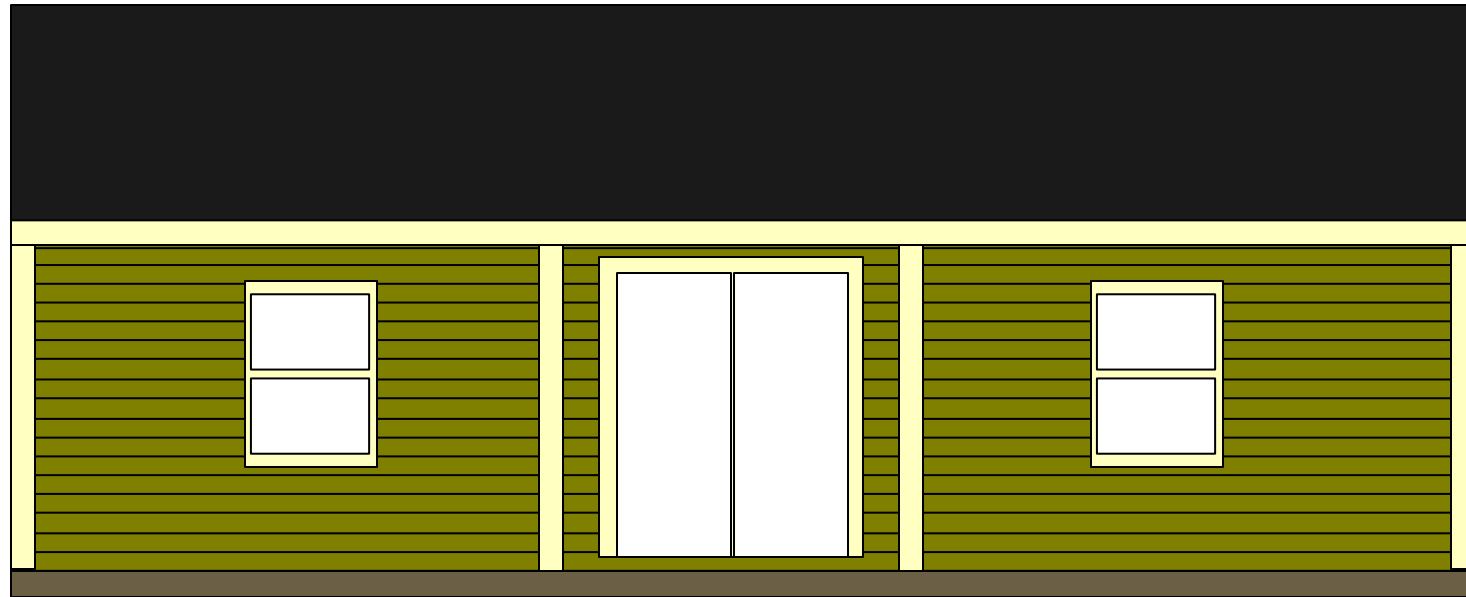
This is the existing Second floor that has a 1 foot overhang from the first floor

This is the existing First floor

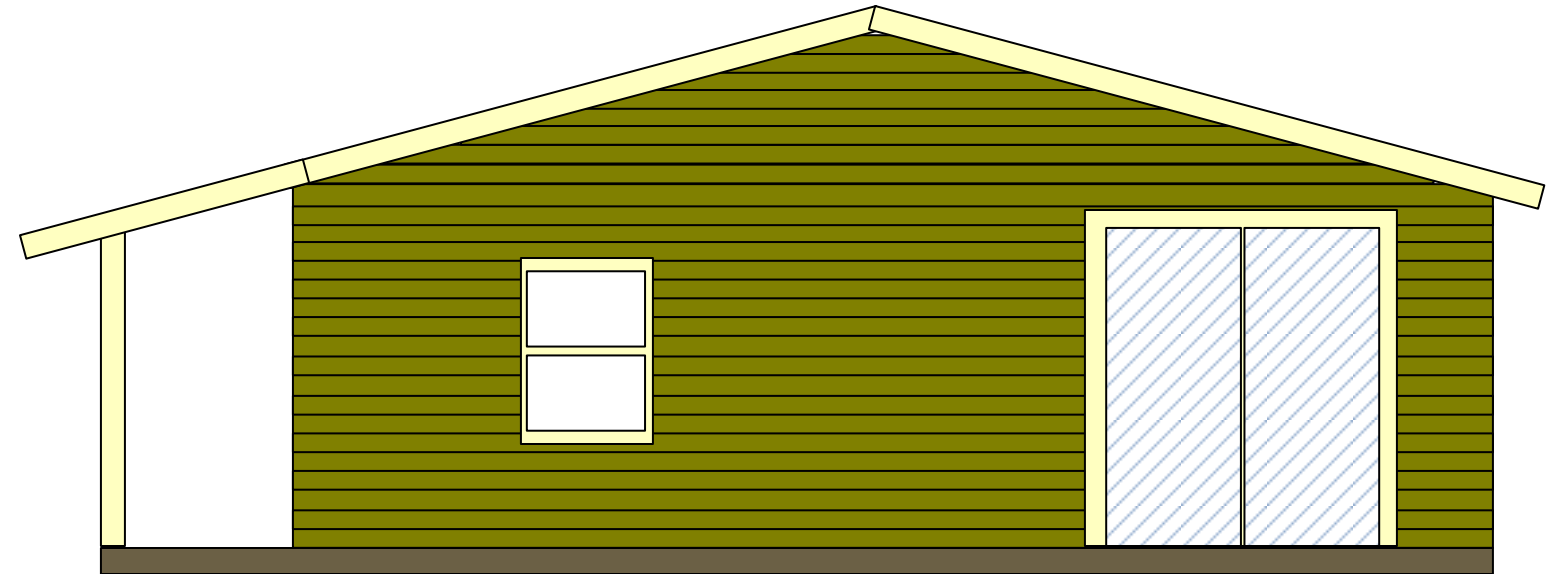




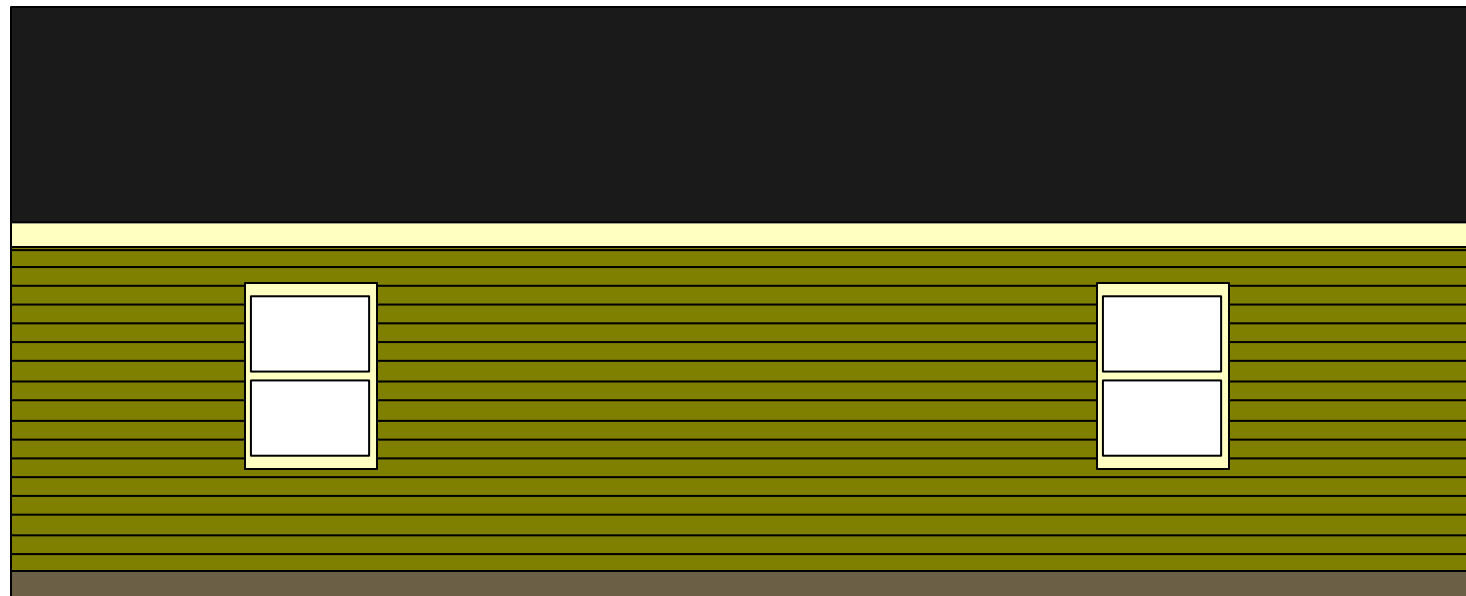
New Shop/Office Front
Elavation Drawing



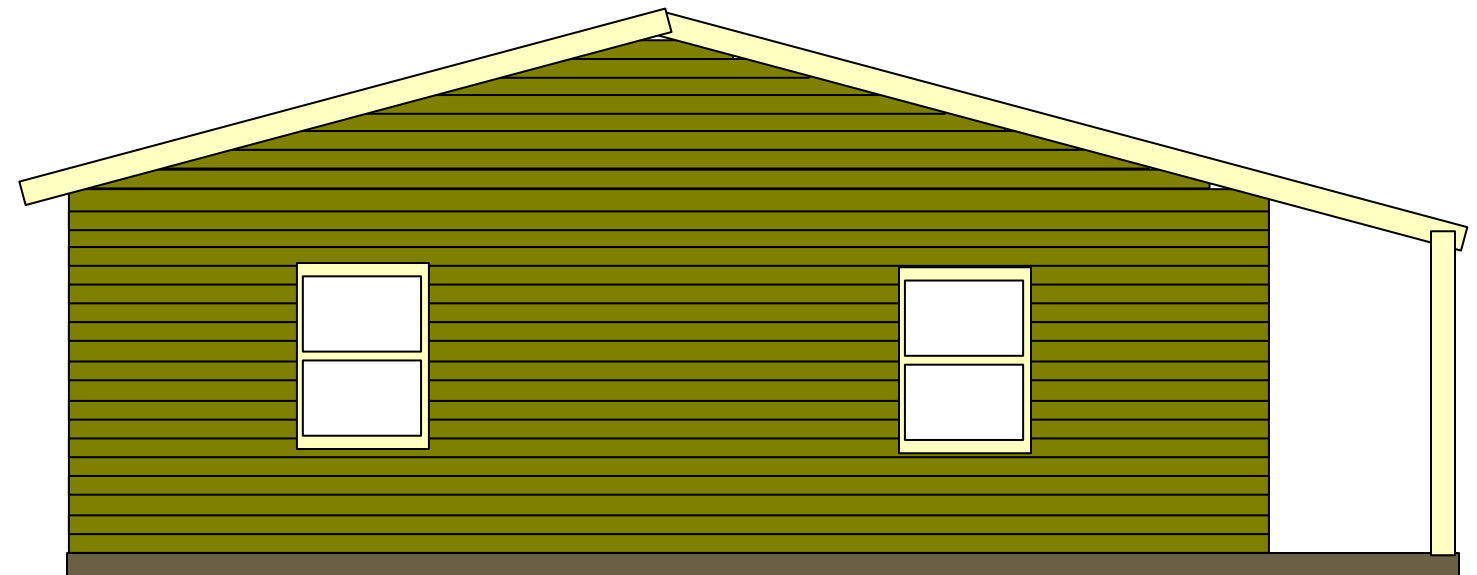
New Shop/Office East
Elavation Drawing



New Shop/Office Rear
Elavation Drawing

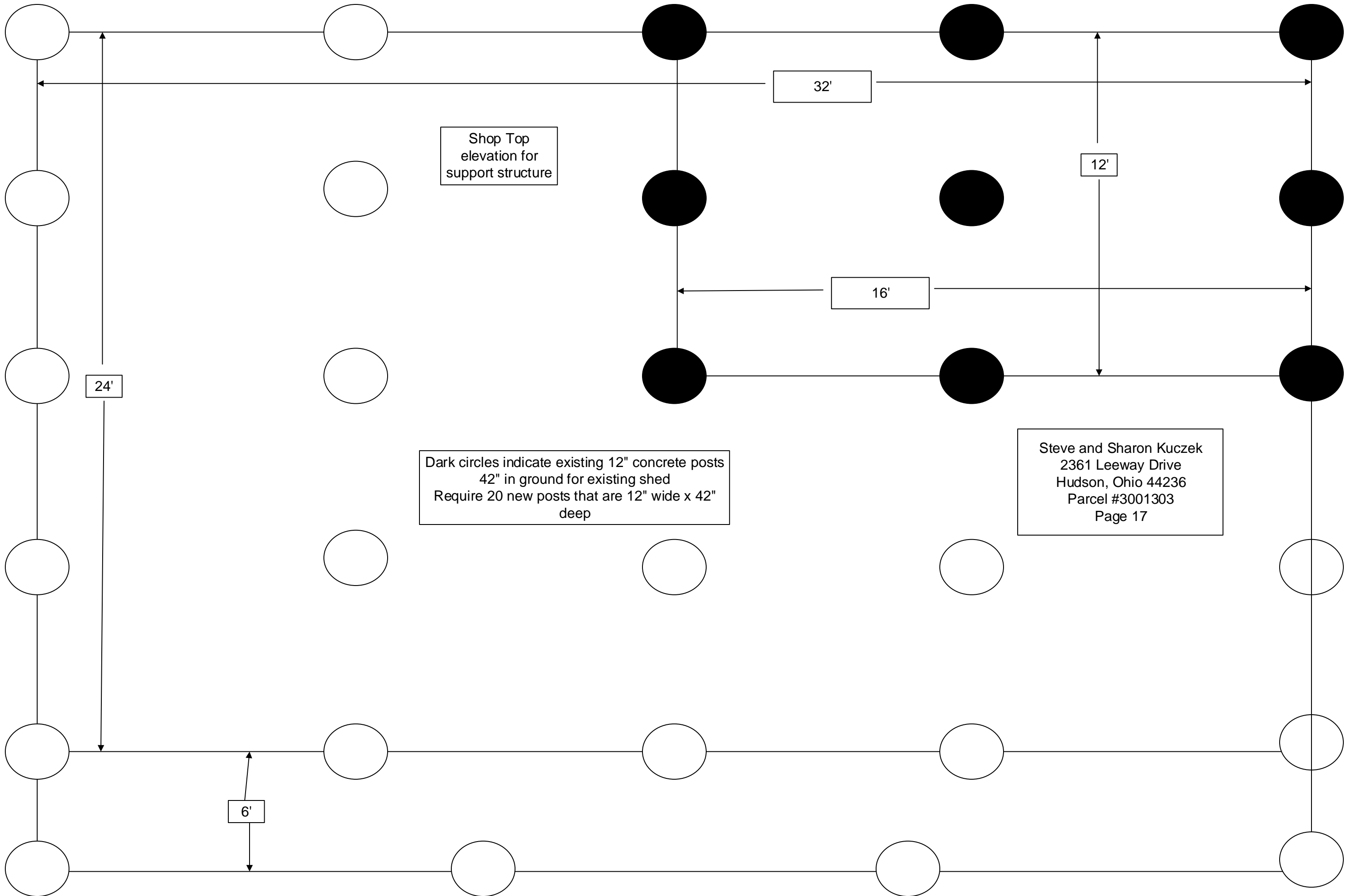


New Shop/Office West
Elavation Drawing

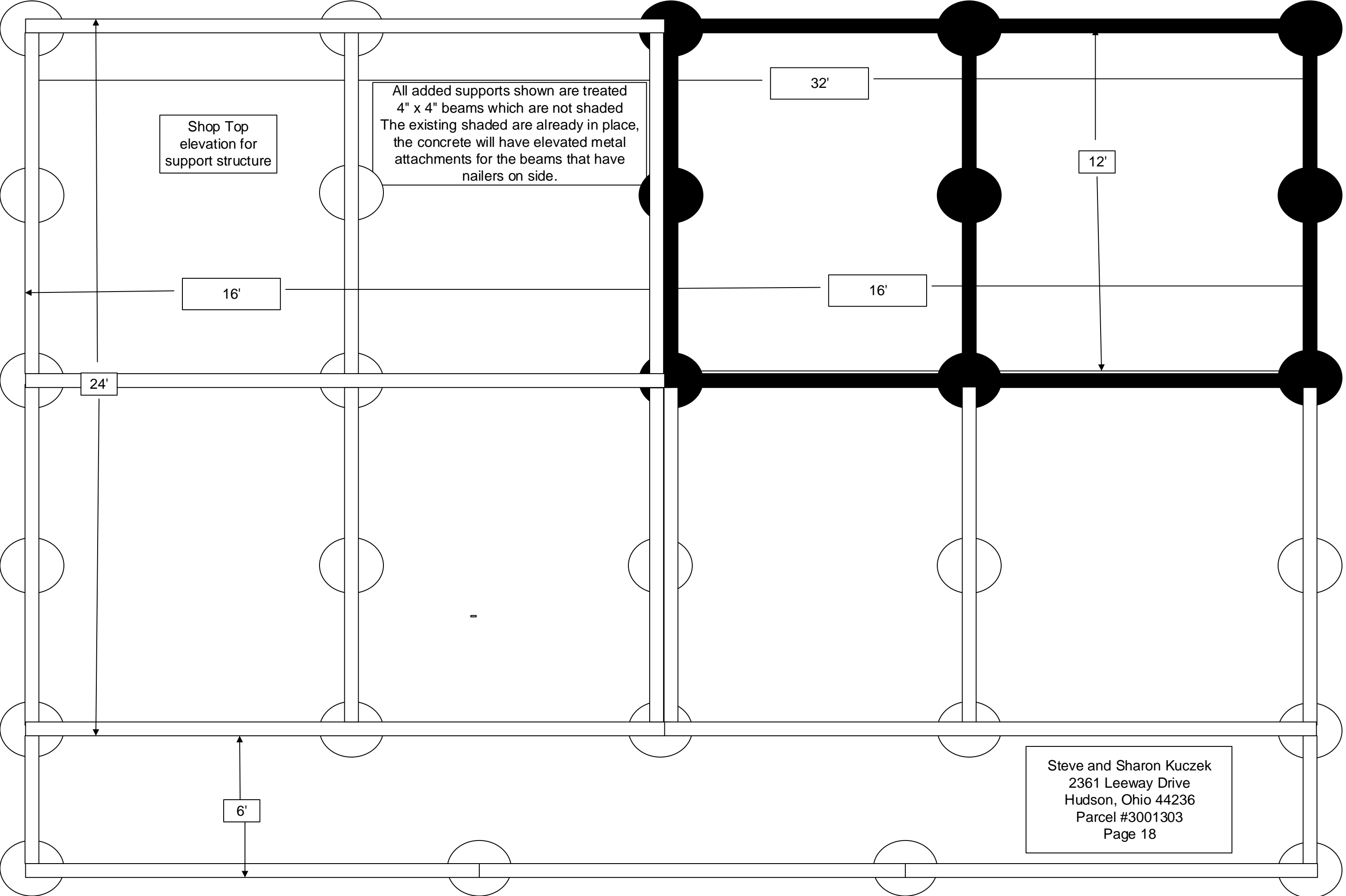


I will reuse as much materials as I can from the existing demo of the existing Florida room. The siding will match in color the existing house and the roof pitch and color will match the house. The windows will be similar in color but will be lower quality (not Pella) that match existing windows on shed. 2 windows from the shed that will now be interior walls will be reused on outside. The shed will be retained but will not be obvious except the doorway.

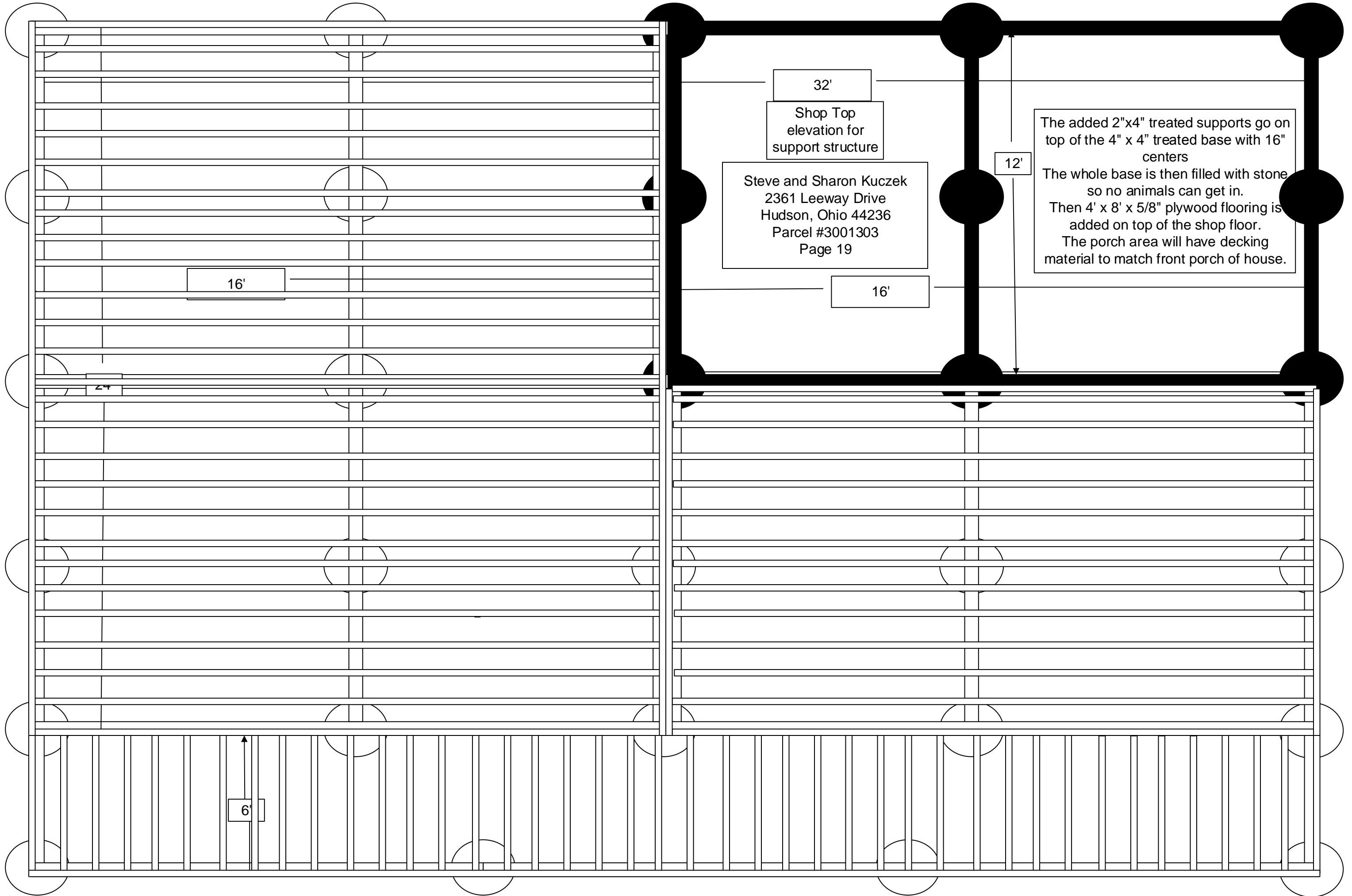
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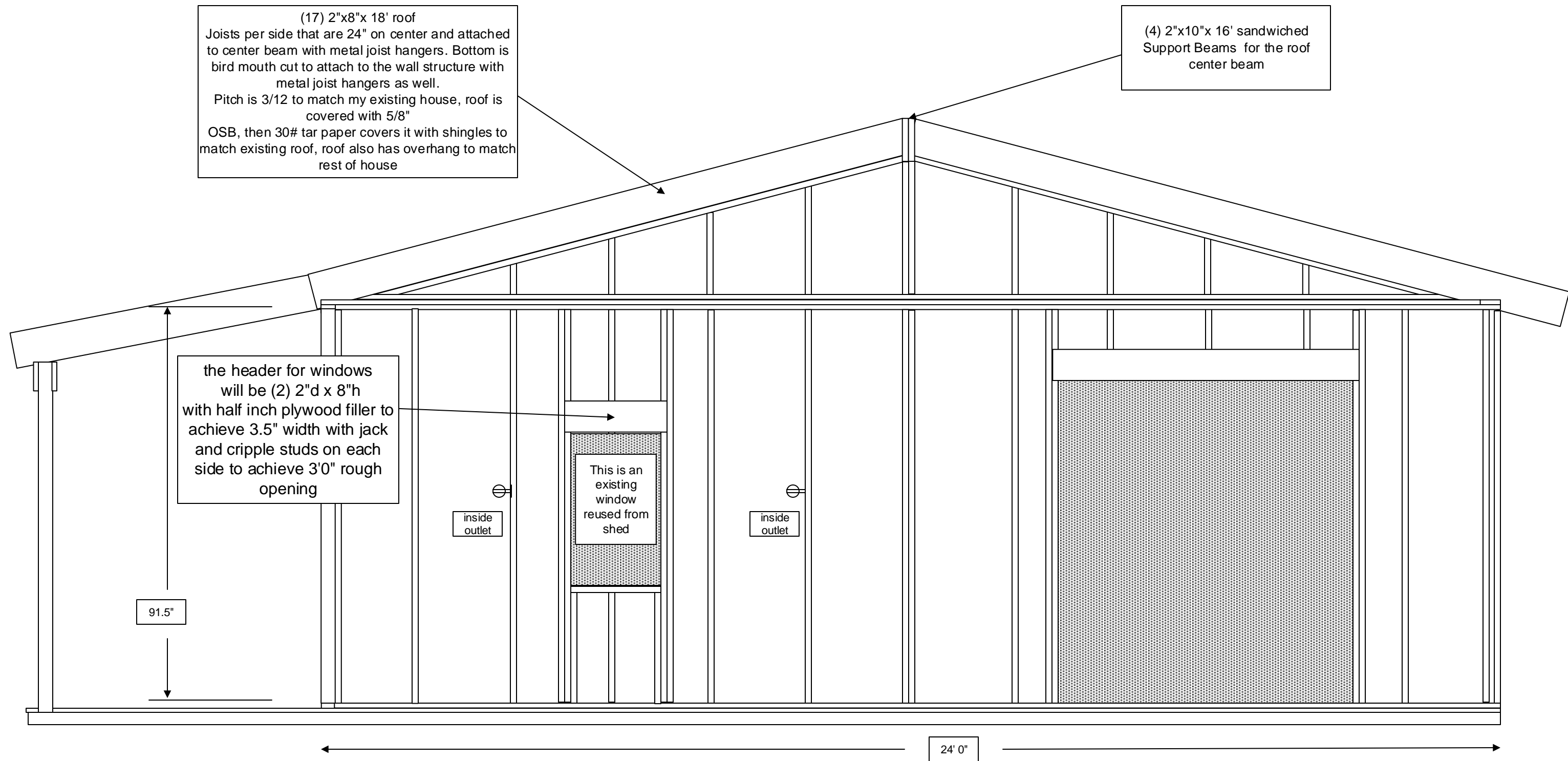


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All wall material will be
2"d x 4"w by 91.5"h
on 24" centers with a top plate that is
interconnecting to other walls
The outer walls will be 5/8" OSB
plywood and the inside will be 1/4" paneling
the walls will be insulated with R11 insulation

Shop Wall East Side Structure Drawing

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(17) 2"x8"x 18' roof
Joists per side that are 24" on center and attached to center beam with metal joist hangers. Bottom is bird mouth cut to attach to the wall structure with metal joist hangers as well.
Pitch is 3/12 to match my existing house, roof is covered with 5/8" OSB, then 30# tar paper covers it with shingles to match existing roof, roof also has overhang to match rest of house

(4) 2"x10"x 16' sandwiched Support Beams for the roof center beam

the header for windows will be (2) 2"d x 8"h with half inch plywood filler to achieve 3.5" width with jack and cripple studs on each side to achieve 3'0" rough opening

inside outlet

This is a new window to match existing window on shed shop

inside outlet

inside outlet

This is a new window to match existing window on shed shop

inside outlet

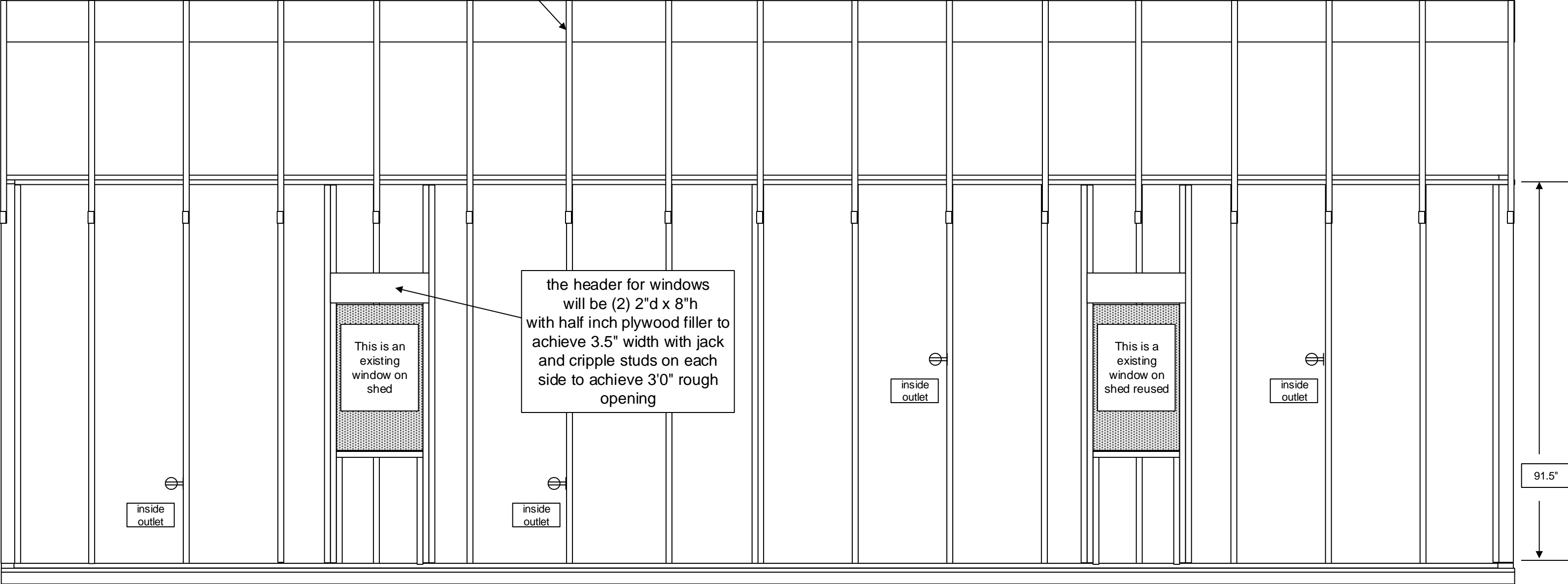
91.5"

24' 0"

All wall material will be 2"d x 4"w by 91.5"h on 24" centers with a top plate that is interconnecting to other walls
The outer walls will be 5/8" OSB plywood and the inside will be 1/4" paneling the walls will be insulated with R11 insulation

Shop Wall West Side Structure Drawing

(17) 2"x8"x 18' roof
Joists per side that are 24" on center and attached to center beam with metal joist hangers. Bottom is bird mouth cut to attach to the wall structure with metal joist hangers as well.
Pitch is 3/12 to match my existing house, roof is covered with 5/8" OSB, then 30# tar paper covers it with shingles to match existing roof, roof also has overhang to match rest of house



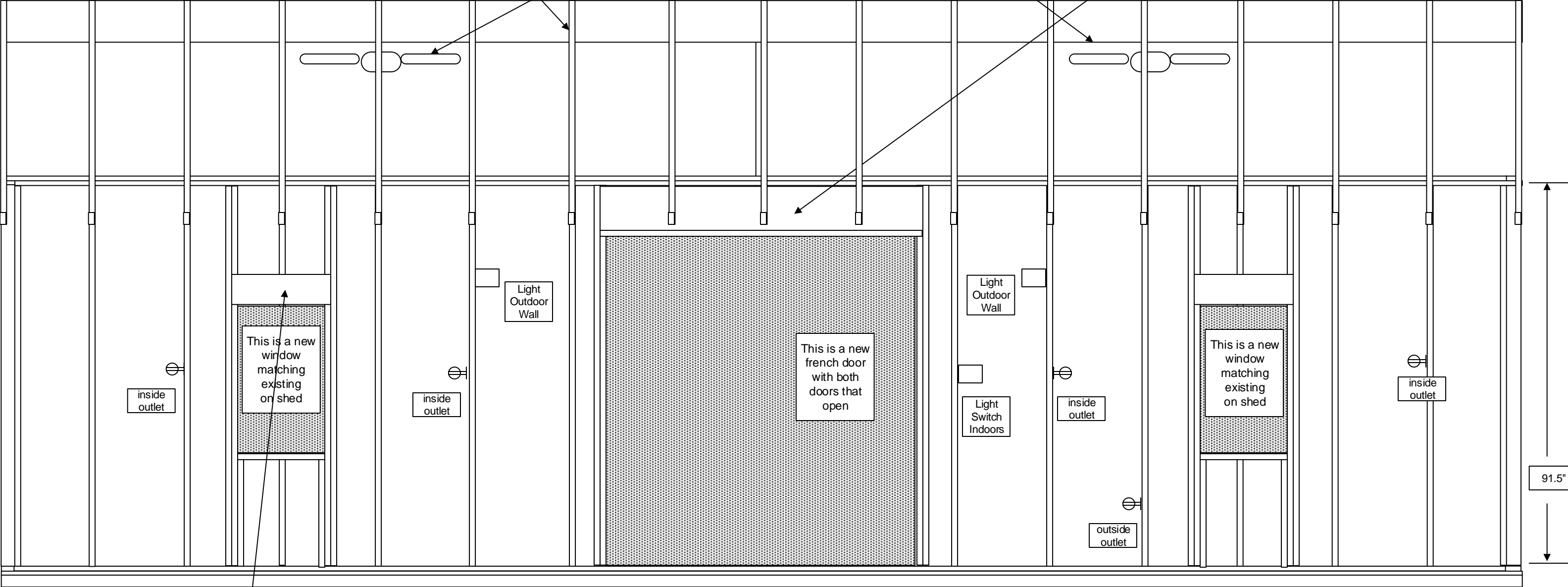
All wall material will be
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on 24" centers with a top plate that is
interconnecting to other walls
The outer walls will be 5/8" OSB
plywood and the inside will be 1/4" paneling
the walls will be insulated with R11 insulation

Shop Wall Back (North) Side Structure Drawing

(17) 2"x8"x 18' roof
Joists per side that are 24" on center and attached to center beam with metal joist hangers. Bottom is bird mouth cut to attach to the wall structure with metal joist hangers as well.
Pitch is 3/12 to match my existing house, roof is covered with 5/8" OSB, then 30# tar paper covers it with shingles to match existing roof, roof also has overhang to match rest of house

Remote Control Ceiling fans
with lights

the header for windows
will be (2) 2"d x 10"h
with half inch plywood filler to
achieve 3.5" width with jack
and cripple studs on each
side to achieve 6'0" rough
opening



inside outlet

This is a new window matching existing on shed

inside outlet

Light Outdoor Wall

32' 0"

This is a new french door with both doors that open

Light Outdoor Wall

Light Switch Indoors

inside outlet

outside outlet

This is a new window matching existing on shed

inside outlet

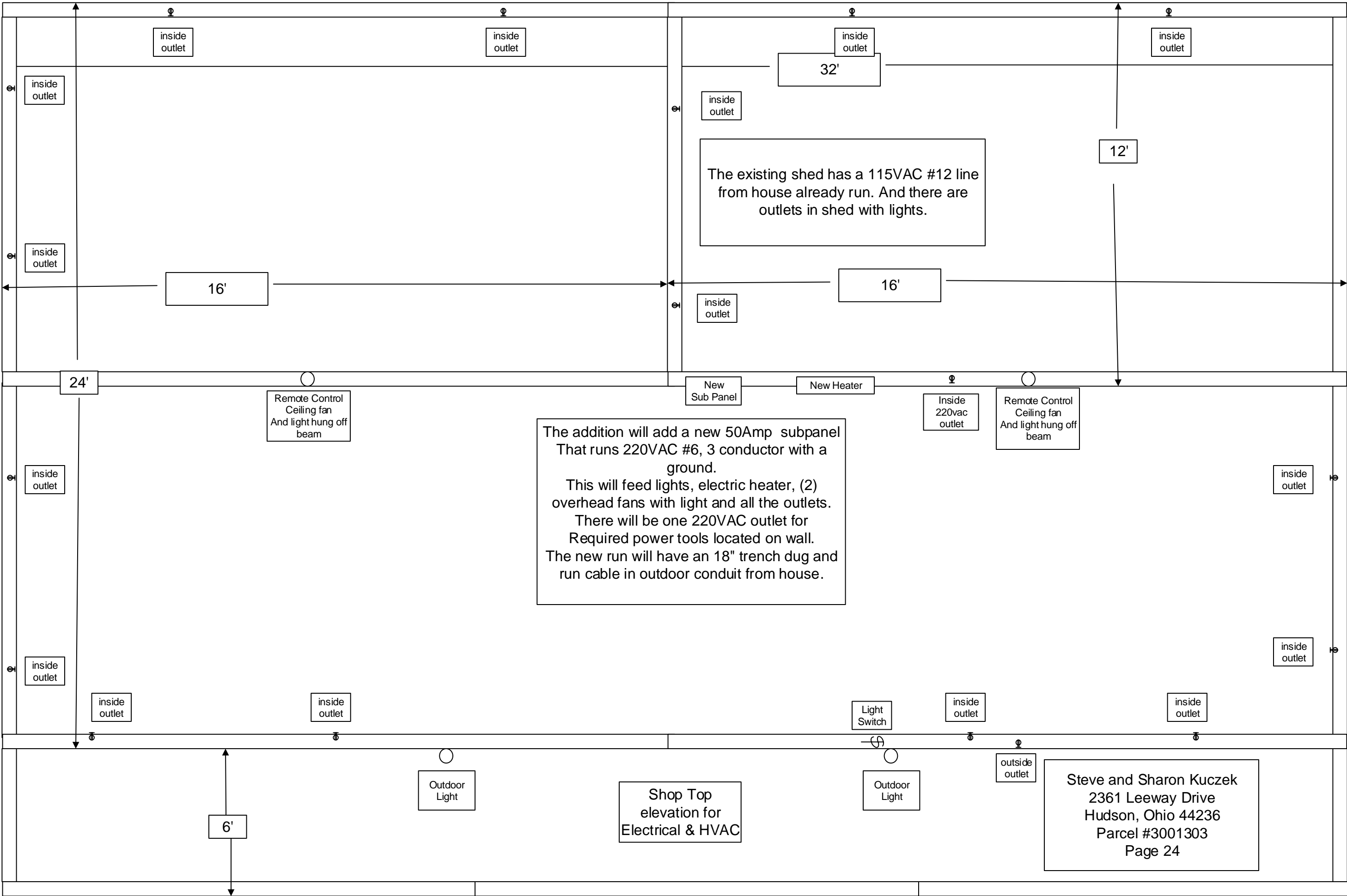
91.5"

the header for windows
will be (2) 2"d x 8"h
with half inch plywood filler to
achieve 3.5" width with jack
and cripple studs on each
side to achieve 3'0" rough
opening

All wall material will be
2"d x 4"w by 91.5"h
on 24" centers with a top plate that is
interconnecting to other walls
The outer walls will be 5/8" OSB
plywood and the inside will be 1/4" paneling
the walls will be insulated with R11 insulation

Shop Wall Front (South) Side Structure Drawing

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