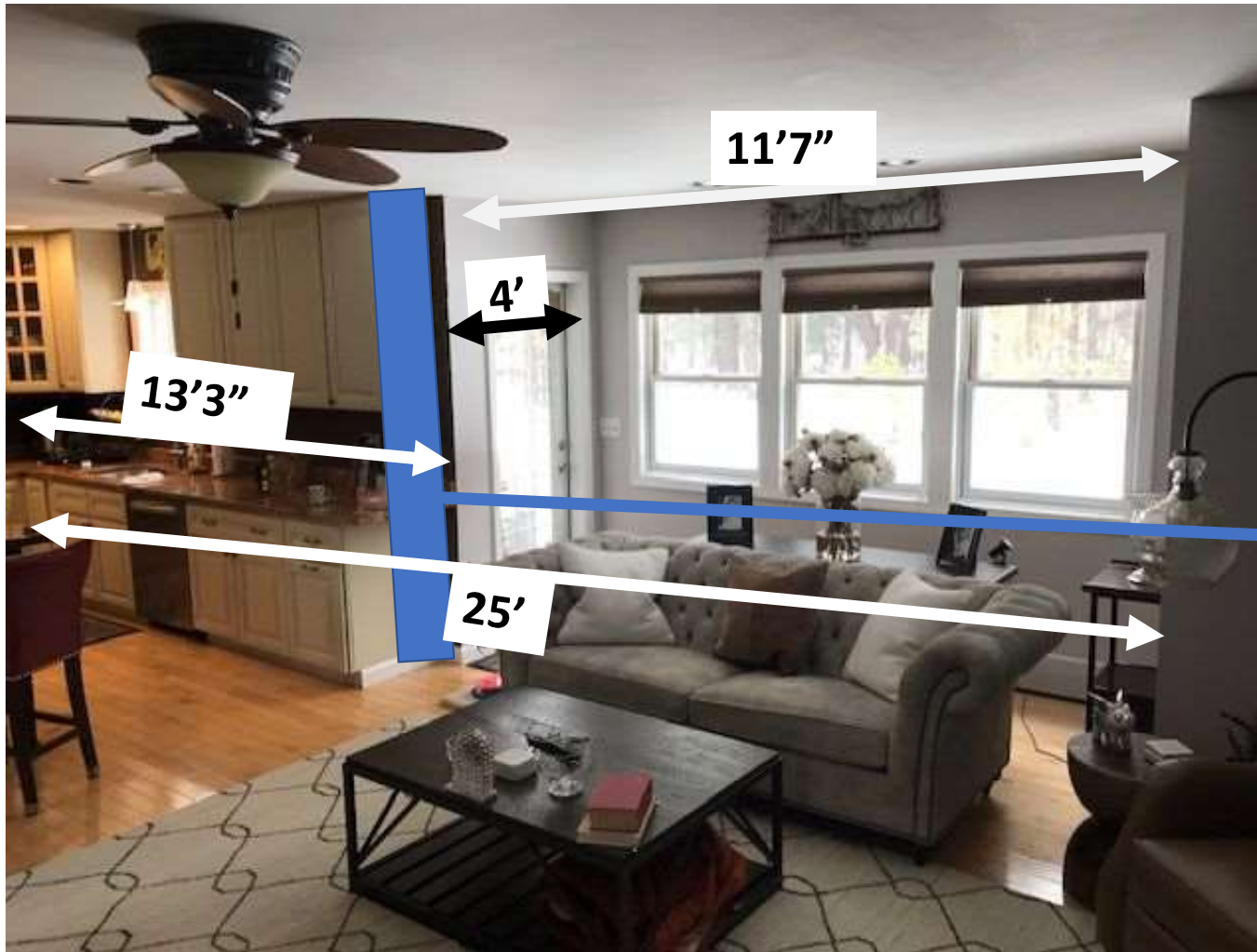


- 
- Shawn Walsh
  - 128 Eastwood Drive
  - Portsmouth, NH 03801
  - [shawnwalsh128@comcast.net](mailto:shawnwalsh128@comcast.net)
  - 603 373-8466 (home)
  - 603 969-8745 (cell)

## CONTEMPLATED PROJECT SCOPE



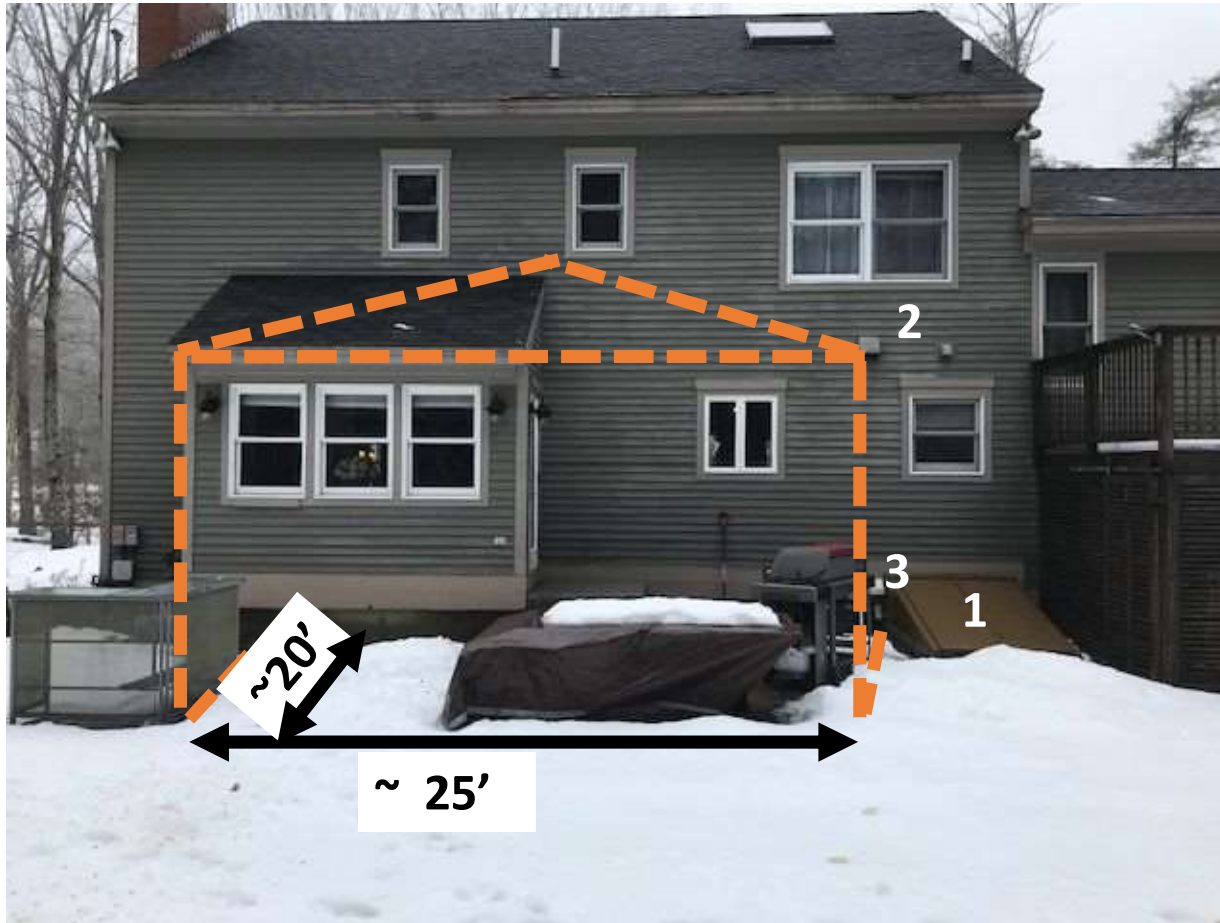
## Existing Layout



### SCOPE:

- open first floor to a family room by eliminating back 1<sup>st</sup> floor bump-out and wall to build ~ 25' W x 20' L family room addition w/ gas fireplace.
- New kitchen layout
- Current Dining Room becomes pantry

This blue column at edge of kitchen represents critical load bearing corner/column and also contains PVC plumbing from two upstairs bathrooms.



Family room addition would be roughly  
~ 25' W x 20' L

**SCOPE:**

- open first floor in roughly area of outline
  - Permitting
  - Foundation
  - Plumbing for Fire suppression system – for addition only – our neighborhood (PUD) requires
  - Plumbing for heat
  - Gas Fireplace insert
  - Electric
- remove existing stone pavers from patio and relocate/rebuild patio in area in front of deck - TBD

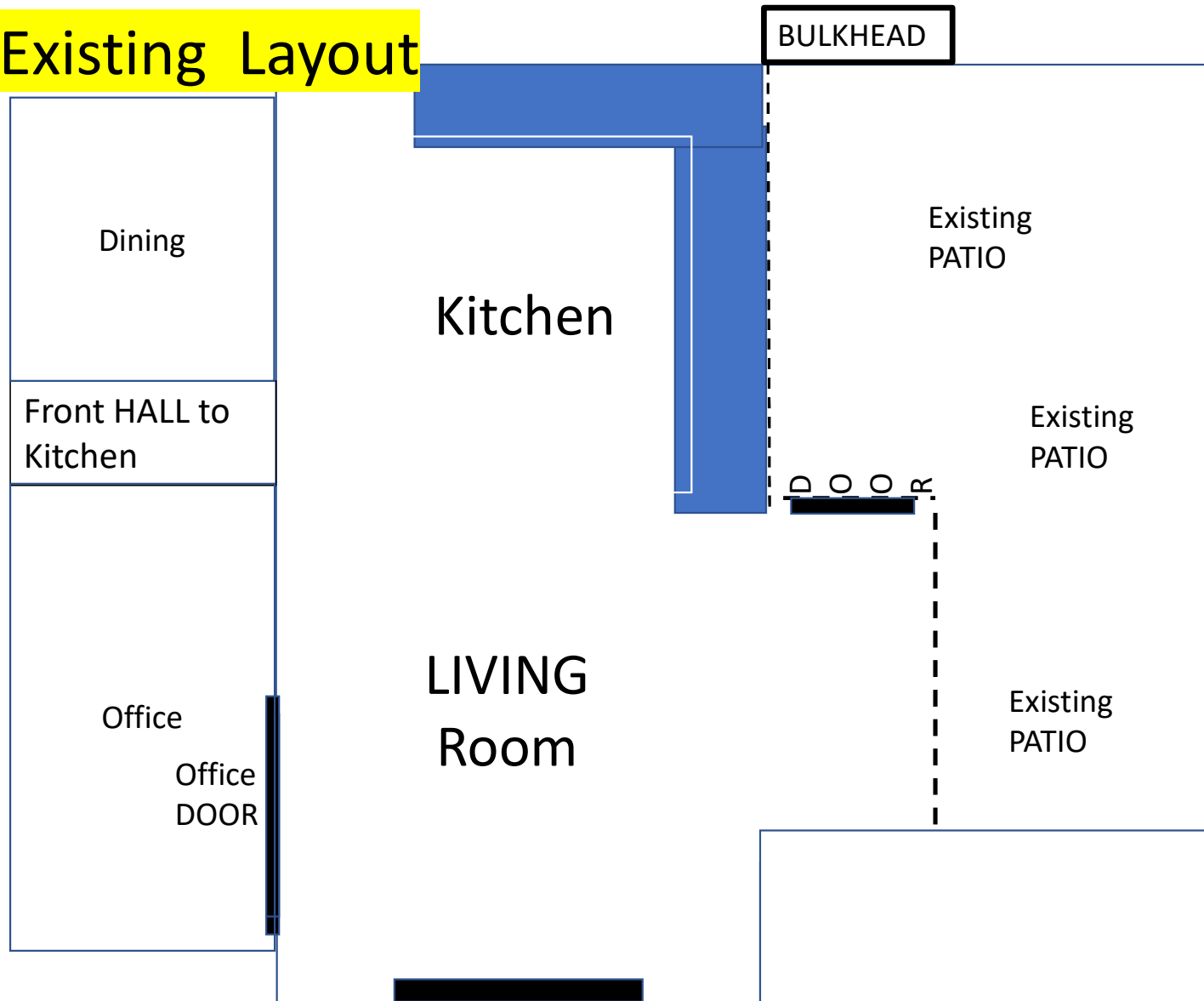
**NOTE:**

1. Existing bulkhead
2. Existing kitchen exhaust
3. Dryer exhaust



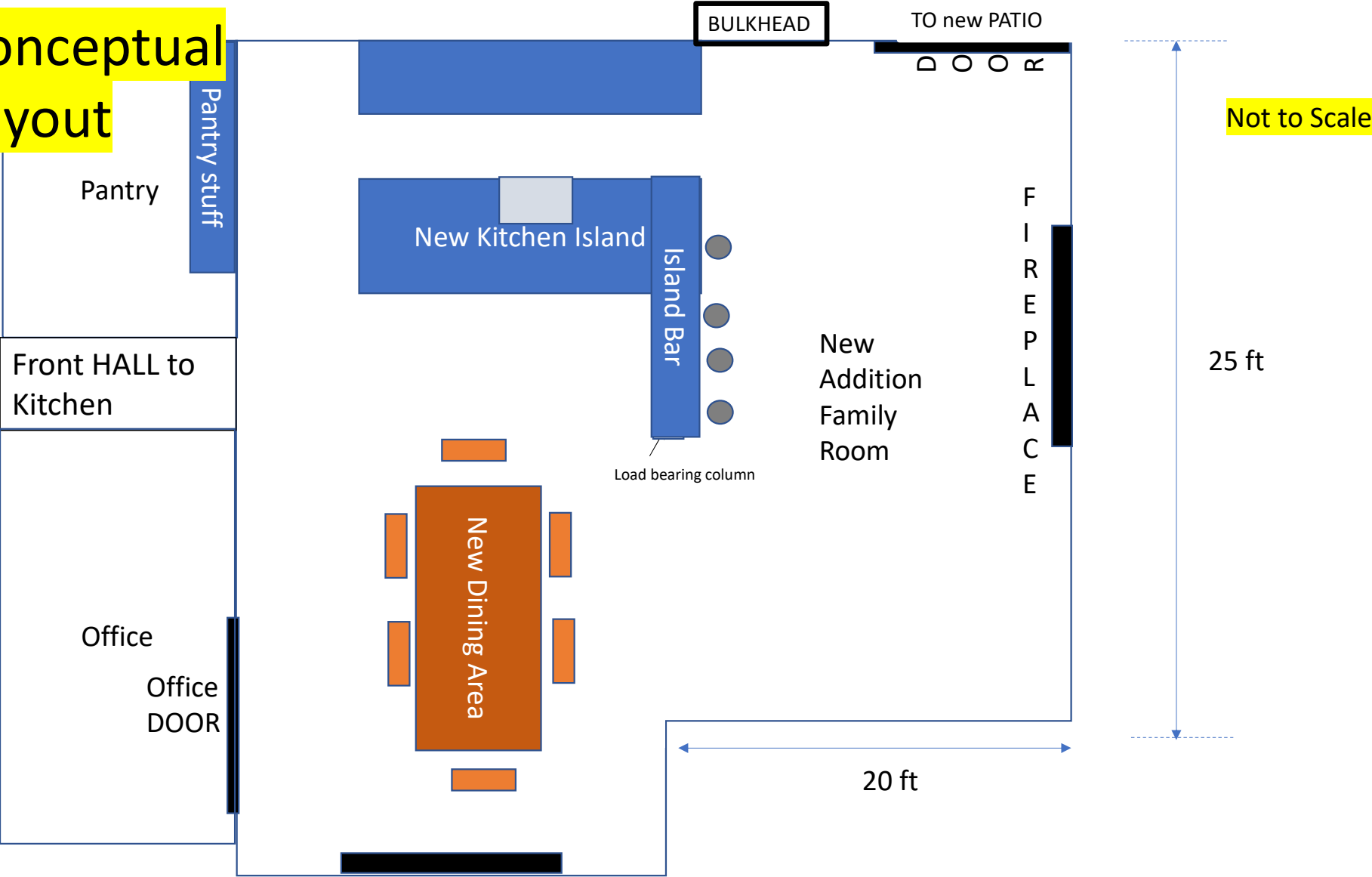
Photo for  
reference only

# Existing Layout



Not to Scale

# Conceptual Layout







Shelving below windows for  
stereo and TV components



Conceptual Addition  
Layout





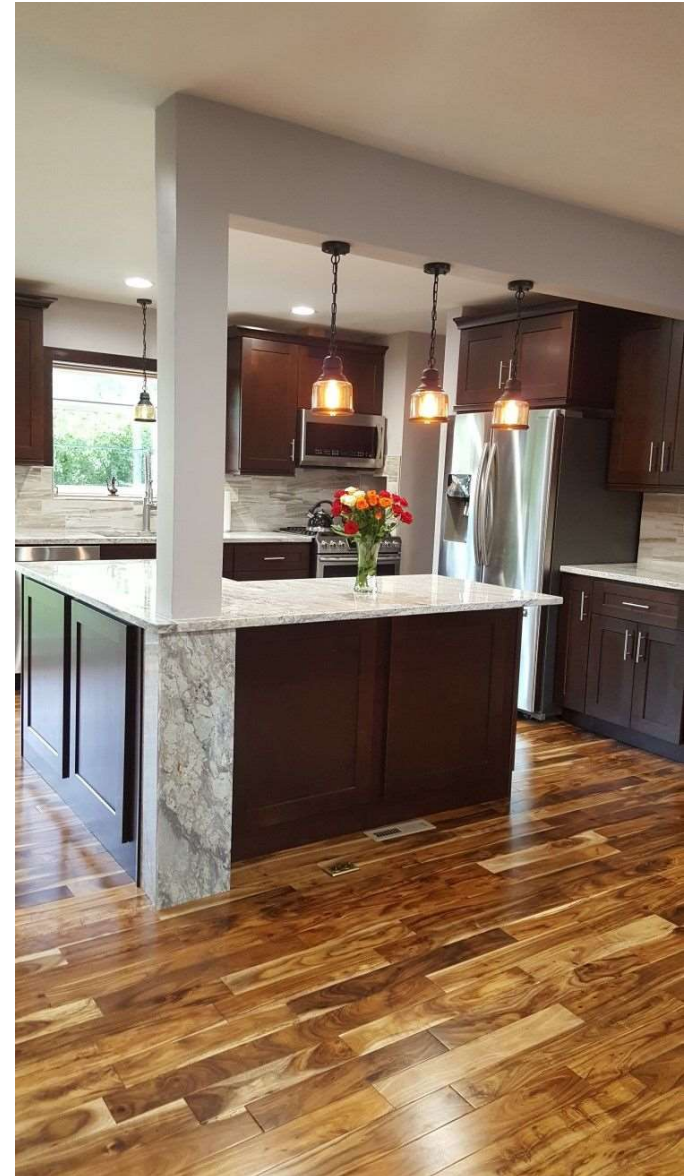
Conceptual Kitchen Island with Bar Layout



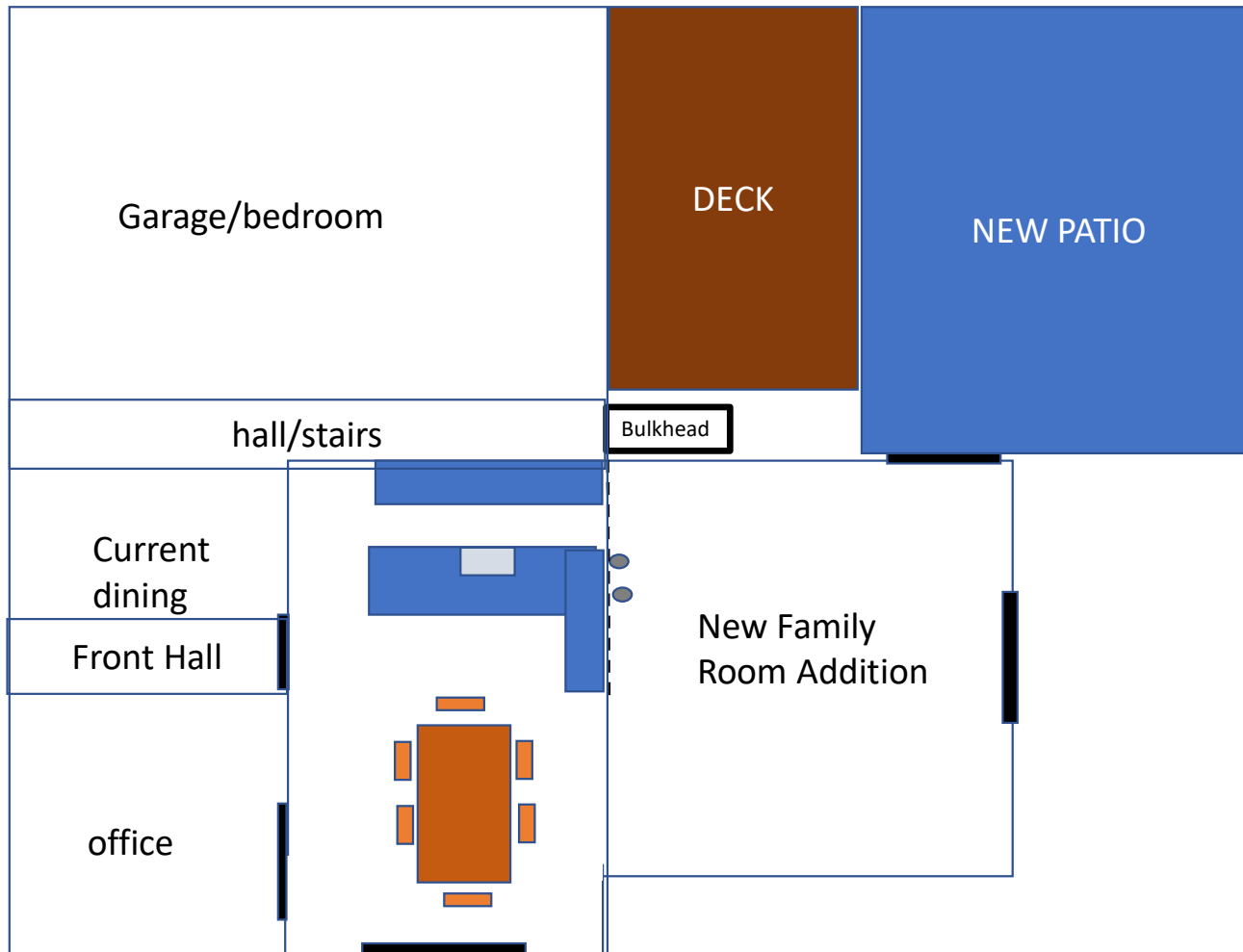




Conceptual Kitchen Island Integrating  
Load bearing Column







← SCOPE - relocate patio by reuse of existing pavers