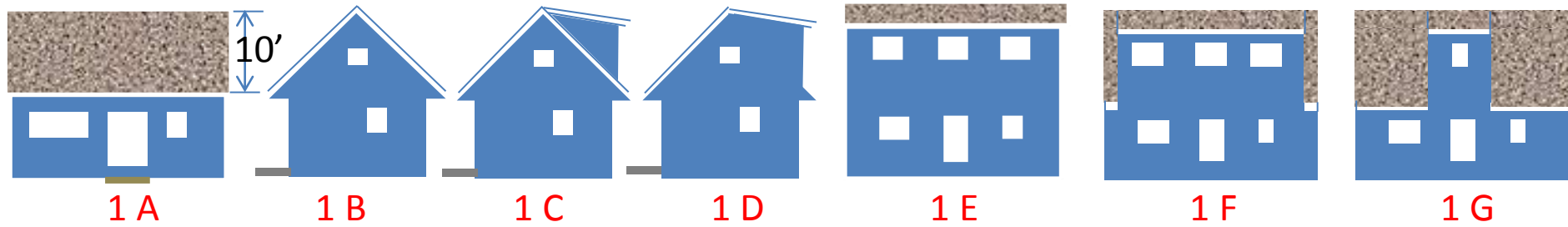
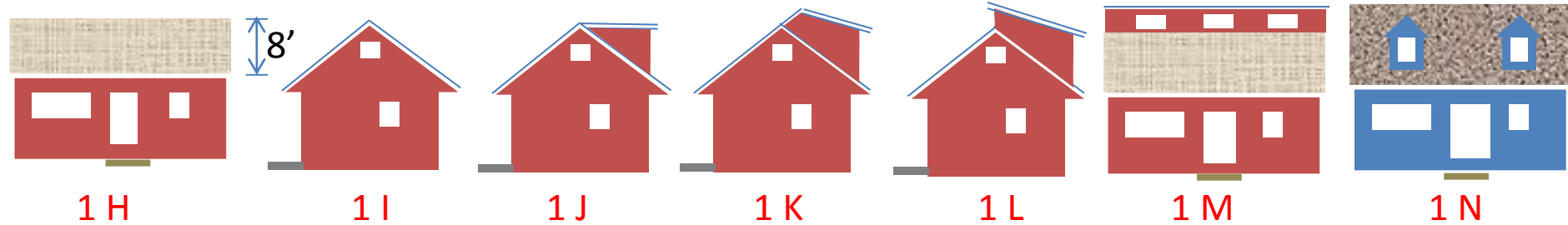


Add a variety of rear dormers to a cape . ( Illustrating steep roof pitch ( 10' ) , most common )



Add a variety of rear dormers to a cape . ( Illustrating shallow roof pitch ( 8' ) , least common )



**A** = Cape , existing, usually 32' to 36' long , usually 10' high peak ( Front Elevation ) **B** = Cape , existing , usually 24' to 26' wide ( Side Elevation )

**C** = Rear Dormer, recessed inward from gable end ( Side Elevation ) **D** = Rear Dormer, flush with gable end ( Side Elevation ) .

**E** = Full Rear Dormer, flush with both gable ends, mimics length of existing house ( Rear Elevation ) . The side elevation of this profile would be **D** .

**F** = Majority Rear Dormer , slightly recessed each gable end ( Rear Elevation ) . The side elevation of this profile would be **C** .

**G** = Rear Dormer , bathroom dormer only . ( Rear Elevation ) **H** = Cape , existing with shallower roof pitch , usually 8' high peak ( Front Elevation )

**I** = Cape , existing . ( Side Elevation of profile **H** ) **J** = Rear Dormer ( Side Elevation ) not increasing " Ridge line " , not recommended , rear roof is to flat .

**K** = Rear Dormer ( Side Elevation ) extending front roof rafters to gain recommended height for proper rear roof pitch .

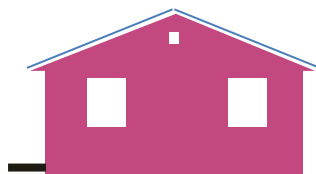
**L** = Rear Dormer ( Side Elevation ) , another option , construct short wall on existing ridge , very little curb appeal . Not popular.

**M** = Front Elevation of profile **L** . **N** = Same as Profile **A** with 2 Dog House dormers ( Purpose to increase lighting , square footage & ventilation )

# Convert ranch into a colonial with a verity of options.



2 A

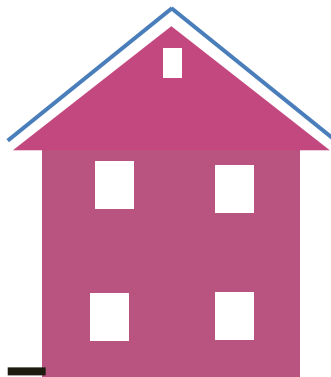


2 B

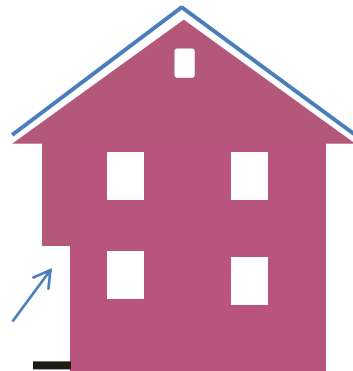
**A** = Ranch , existing ( Front Elevation ). Usually 50' to 70' long  
**B** = Ranch , existing ( Side Elevation ) . Usually 24' to 26' wide



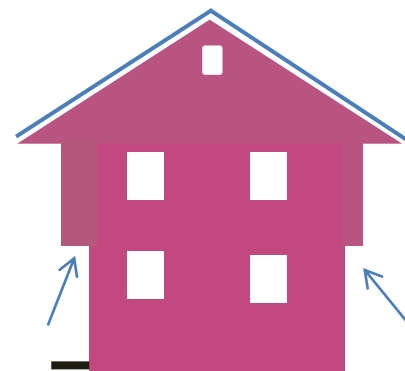
2 C



2 D

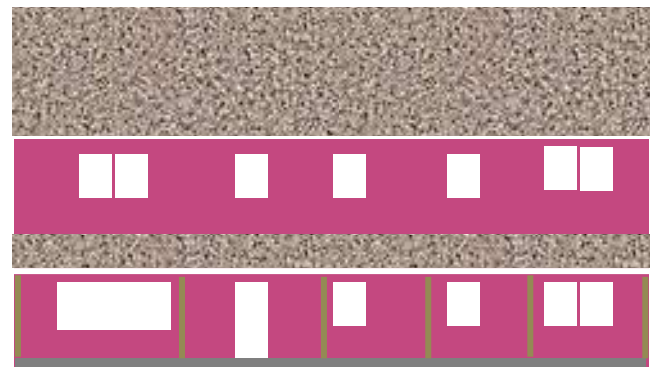


2 E

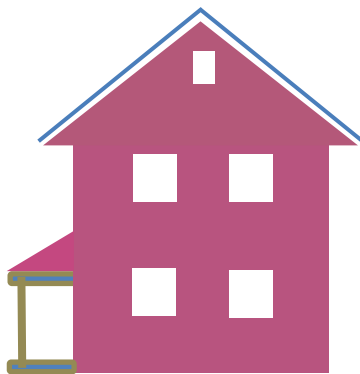


2 F

**C** = Convert ranch into a colonial , same foot print as 1<sup>st</sup> floor ( Front Elevation )    **D** = Side elevation of profile **C**.    **E** = Option of cantilevering front wall for additional square footage ( see arrow ) .    **F** = Option of cantilevering front & rear for additional square footage ( see arrows )



2 G



2 H

**G** = Convert ranch into colonial , same as profile **C** , however build front 1<sup>st</sup> floor porch for the purpose of adding character.

**H** = Side elevation of profile **G**.

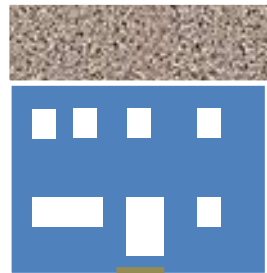
## Convert cape into colonial with a verity of options.



3 A



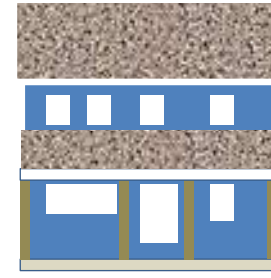
3 B



3 C



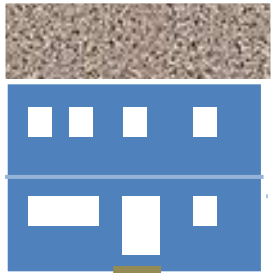
3 D



3 E



3 F



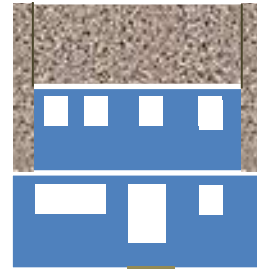
3 G



3 H



3 I



3 J



3 K



3 L

**A** = Cape , existing, usually 32' to 36' long , usually 10' peak ( Front Elevation ) **B** = Cape , existing , usually 24' to 26' wide. ( Side Elevation )

**C** = Convert a cape into a colonial , same foot print of 1<sup>st</sup> floor ( Front Elevation ) **D** = Side Elevation of profile **C**.

**E** = Same as profile **C** except added 1<sup>st</sup> floor front porch for the purpose of adding character. **F** = Side elevation of profile **E**

**G** = Similar to profile **C** except cantilevered front wall for additional square footage ( need to install new floor joist entire front portion )

**H** = Side Elevation of profile **G**. **I** = Option of cantilevering both front & rear wall for additional square footage ( need to install new floor joist entire 2<sup>nd</sup> floor ).

**J** = Convert cape to colonial however recessed from house gables . ( Front Elevation ) **K** = Side Elevation of profile **J**.

**L** = Similar to profile **C** except built a front 2<sup>nd</sup> level gable roof for the purpose of adding character.

# Convert a ranch into a split level ranch with 3 varieties of styles.



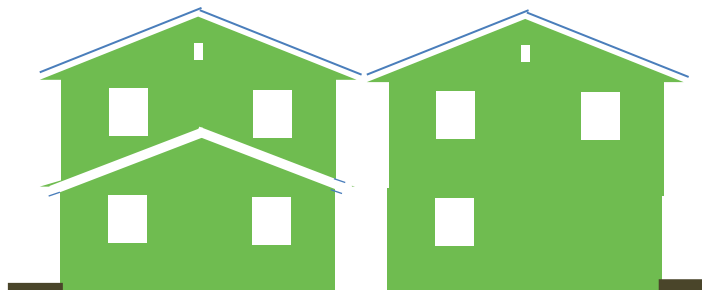
**4 A** existing ranch , front elevation, ranch usually 50' to 70 ' long



**4 B & 4 C** existing ranch , side elevations , ranch usually 24' to 26' wide



**4 D** convert ranch into split level ranch , front elevation

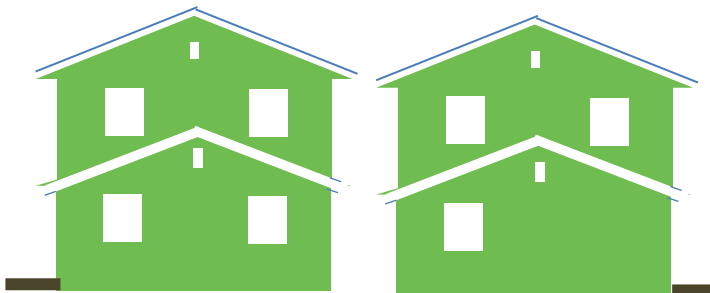


**4 E & 4 F** convert ranch into split level ranch , side elevations

As illustrated ,raised 2<sup>nd</sup> story addition is approximately 50 % of present 1<sup>st</sup> floor square footage. This percentage can decrease to as little as 33 % or increase to as much as 75 % of lower level. This variation is based on your needs ( more rooms ) and / or budget.



**4 G** convert ranch , same as **4 D** ( 50 % of 1<sup>st</sup> floor sq. ft. ) , however shifted. **4 H & 4 I** convert ranch into split level ranch , side elevations of profile **4 G**



This option is primarily based on best location for new set of stairs leading to proposed 2<sup>nd</sup> story addition. Also possibly trying to avoid cost of having to extend a chimney or fireplace or moving mechanical equipment in present ranch attic.



**4 J** convert ranch , same as **4 D** , however reversed gable roof.



**4 K & 4 L** convert ranch into a split level ranch , side elevations of profile **4 J**

Option of reverse gable roof based on personal taste.



1 A

Existing Cape , front



1 B

Existing Cape , side



1 C

Added Rear recessed dormer , side



1 D

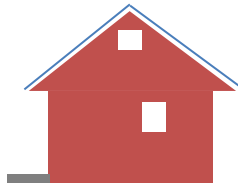
Added Rear flush dormer , side

**1C recommended to recess** when not being able to either match present house siding or to costly to duplicate ( such as brick , stucco , old unavailable aluminum or vinyl siding ) . By recessing new gable wall of dormer your neither disturbing or have to match original house gable wall surface.



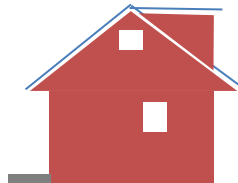
1 H

Existing Cape , shallow roof ( front & side )

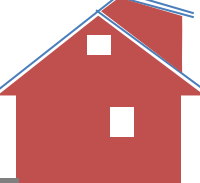


1 I

Added Rear flat roof dormer

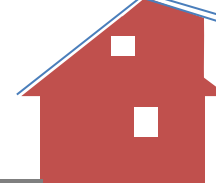


1 J



1 K

Added Rear pitched roof . **1K** is a recessed rear dormer , **1L** is a flush rear dormer.



1 L

**1K recommended to extend length of existing house rafters to gain height** of center ridge board due to preferring appropriate pitched rear dormer roof for proper drainage & appearance. **1J** not recommended.



2 C ( converted ranch to colonial )



2 I ( converted ranch to colonial )

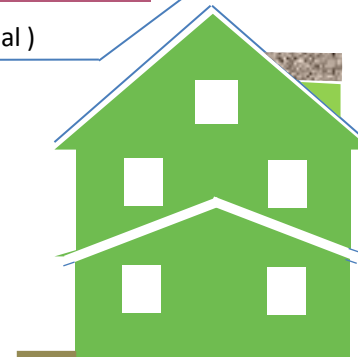
**2C recommended due to alignment** of new 2<sup>nd</sup> story windows in junction with existing 1<sup>st</sup> floor windows.



4 C converted split level ranch , front elevation



4 D Proper Roof Pitch , Side elevation of 4 c



4 I Improper Roof Pitch , side elevation

**4D recommended due to matches same pitch** of remaining lower roof. However only consider **4I** if your needs & priorities are having additional storage in new attic or additional living space , see dog house dormer & attic window were added .

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*Thank you , John Arnone*