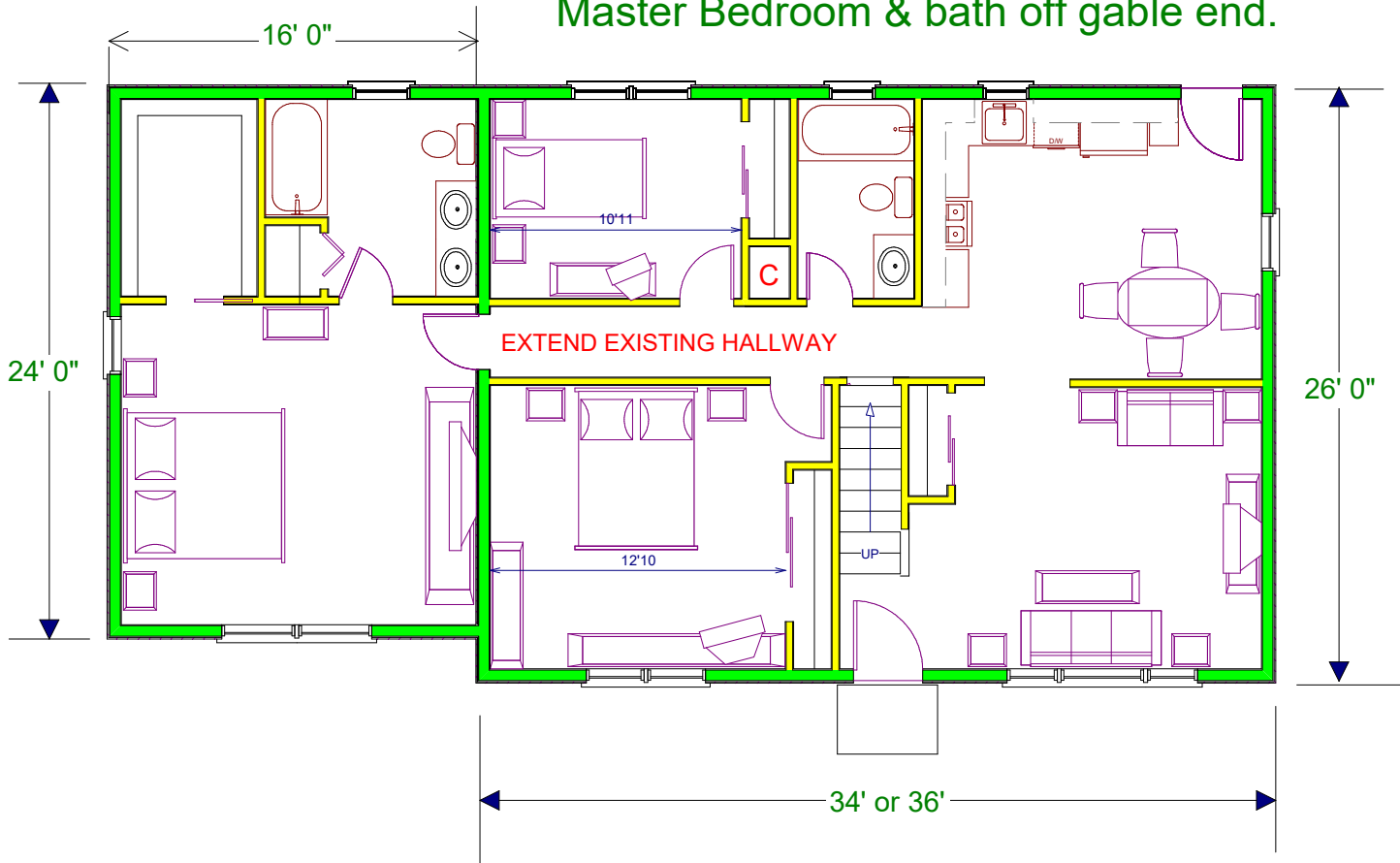


Option & Locations of ground Level Additions to a Cape

Master Bedroom & bath off gable end.



This option is based on the following....

If there is adequate land space available to meet Zoning side-yard set-back requirements. This varies from each property, depending on your acreage and placement of existing house. Some homes are less than 10' from side neighbor..

Location of which gable end (left or right) to build should coincide with location of existing bedrooms. Usually the opposite side gable is where the driveway / garage is. However possible off living room, conditions vary house to house.

This addition can also be a family room with a 2nd bathroom to house, unless you already have one on the upper level .If so then create a laundry room, study, office off this addition.

Under this proposed floor plan, both existing bedrooms will be slightly altered by removing their side window, because of this, by code , both existing bedrooms now are required to have (larger) egress windows (unless remaining windows are)