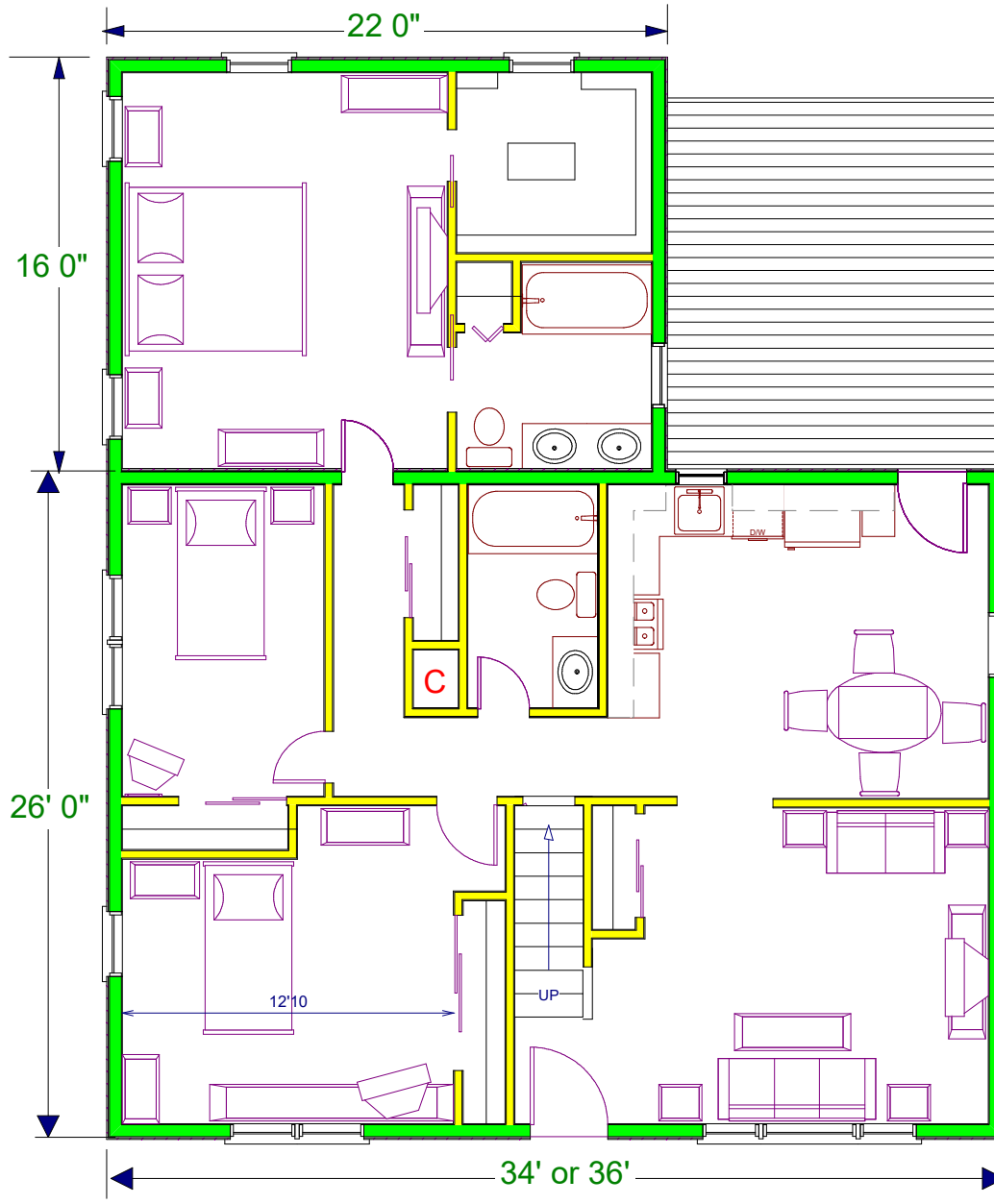


# Option & Location of Ground Level Addition to a Cape Master Bedroom & bath off rear of house.



**This option is based on the following.**

Not infringing on existing structures that are usually located in the rear of home ( Enclosed porch. deck, bilco door leading down into basement ),unless you don't mind / can afford rebuilding those structures.

If your within Zoning side-yard set-backs, even thou as illustrated the proposed addition isn't any closer to side yard property line as the existing house.However when much older homes were built in the 1930's, 40's there were no Zoning set-backs. They went into affect years later and required distances increased, Thus have to obey present Zoning codes. .

Usually the well or septic tank is located at rear of property, further away , however there are restrictions on how close you can build near them and you may infringe. Unless you don't mind / can afford to extend well or septic further away, Of course, if you have City /Town water & sewer connection , no issue.

This addition can also be a family room which would be shifted toward the kitchen area of house.Besides a family room,use some of the new square footage to increase size of your existing kitchen , or just to locate your kitchen table , thus creating additional floor space for additional wall / base cabinets , counters , possibly an island.