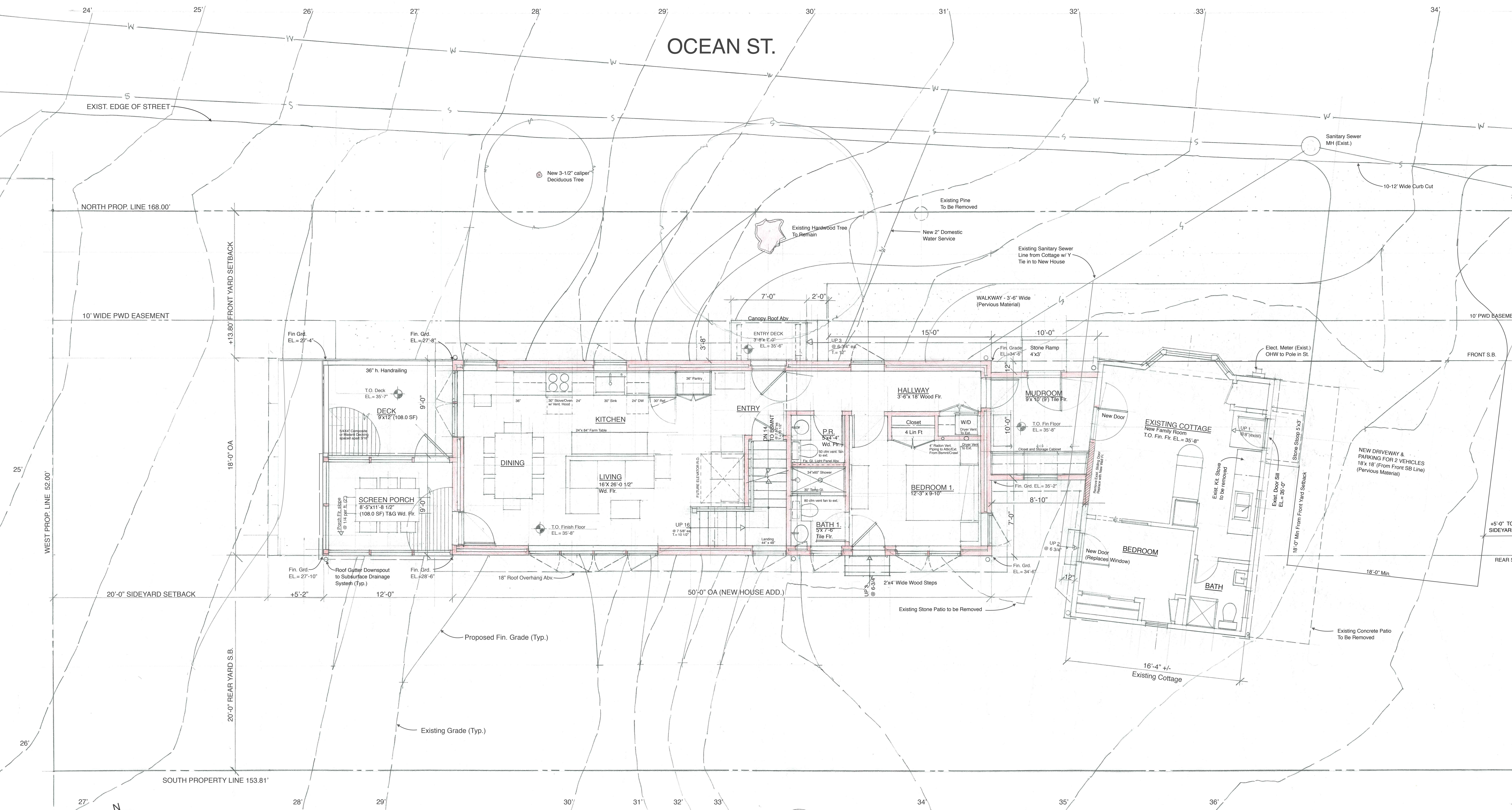


OCEAN ST.



**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"  
 T.O. FIRST FLOOR FINISH FLOOR DATUM: EL.= 35'-8"  
 PROPOSED BUILDING AREA (GROSS):  
 HOUSE- FIRST FLOOR AREA: 900.0 SF  
 MUDROOM ENTRY: 94.2 SF  
 SCREENED PORCH & DECK: 216.0 SF  
 EXTERIOR STAIRS AND LANDINGS: 41.0 SF  
 EXISTING COTTAGE FLOOR AREA: 413.0 SF  
 TOTAL PARCEL AREA (FROM SURVEY): 8,367.0 SF (0.192 AC.)  
 20% ALLOWABLE PARCEL COVERAGE: 1,673.4 SF  
 TOTAL PROP. BUILDING COVERAGE: 1,664.2 SF (19.9%)

NOTE: NEW BUILDING TO BE FULLY SPRINKLERED IN COMPLIANCE TO NFPA 13D

PROPOSED NEW HOUSE FOR LINDA  
**CAPONE-NEWTON**  
 374 ISLAND AVE., PEAKS ISLAND, PORTLAND, ME  
 NB3D+KVB DESIGN/BUILD  
 PH: 207-272-4956 & 207-303-8408  
 APRIL 2016  
**FIRST FLOOR PLAN A101**  
 SITE PLAN (PARTIAL) SCALE: 1/4"=1'-0"  
 REV./DATE: