



36" High 2x6 Railing (2x4 Btm Rail)
Clad 4x4 ACQ Posts &
3.75" x 3.75" WWF 8 ga.
Coated Mesh Infill Panels (Typ.)

T.O. Fin. Roof Deck
EL. = 45'-4"

T.O. Fin. Deck
EL. = 35'-7"

T.O. Fin. Grd
EL. = 27'-8 1/2"

T.O. Roof Ridge
EL. = 62'-4"
(34'-4" Abv. Exist. Grade)

T.O. Lower Roof Ridge
EL. = 52'-2"
(17'-6" Abv. Exist. Grade)

T.O. Exist. Fin. Floor
EL. = 35'-8"

T.O. Fin. Crawlspace
EL. = 30'-10"

T.O. 1st Fin. Floor
EL. = 35'-8"

T.O. Fin. Basmt Floor
EL. = 26'-11"

ROOF DECK

SCREENED PORCH

Open Below Porch

Future Window Openings
Framed for Basement

Steps to Grade

Approx. Line of Exist Ledge on Site

EXISTING COTTAGE
(Angled View)

12'-0" SCREENED PORCH /DECK

31'-0" FULL BASEMENT

50'-0" OA NEW HOUSE

19'-0" CRAWLSPACE

8'-10" MUDROOM

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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

SOUTH ELEVATION A203

SCALE: 1/4"=1'-0"
REV./DATE: