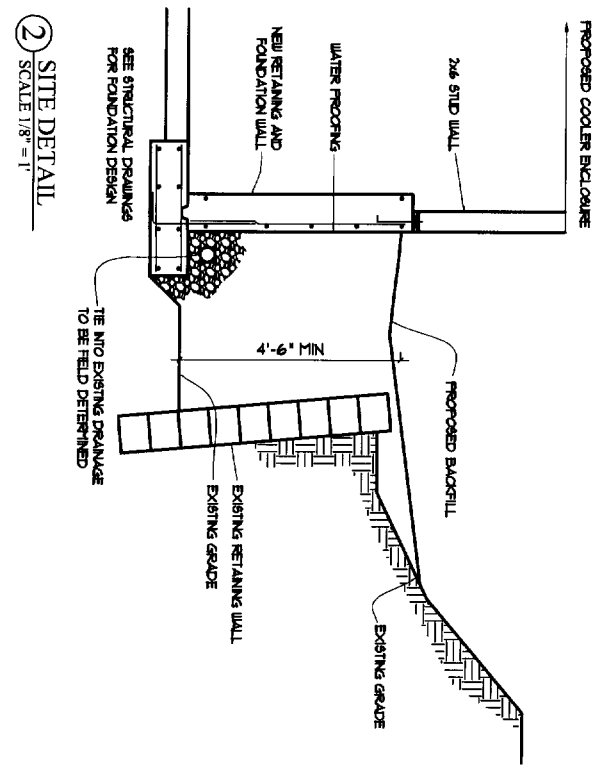


1 SITE PLAN  
SCALE 1/8" = 1'



*Zoning*  
CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 4-28-06



2 SITE DETAIL  
SCALE 1/8" = 1'

**THE PEAKS ISLAND INN AREA CALCULATIONS:**

**SITE DATA**

LOT SIZE: 20,286<sup>±</sup>  
 EXISTING BUILDING FOOTPRINT: 6,212<sup>±</sup>  
 EXISTING TENT COVERAGE: 1,800<sup>±</sup>  
 TOTAL AREA OF COVERAGE: 8,012<sup>±</sup>  
 EXISTING COVERAGE: 39.5%  
 PROPOSED NEW COVERED AREA: 9,904<sup>±</sup>  
 PROPOSED TOTAL COVERAGE AREA: 8,942<sup>±</sup>  
 PROPOSED COVERAGE: 44.1% (50% maximum allowed)

**BUILDING DATA**

EXISTING BUILDING AREA: 12,036<sup>±</sup>  
 HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED  
 PROPOSED AREA INCREASE: 1304<sup>±</sup>  
 PROPOSED BUILDING AREA: 12,766<sup>±</sup>

**EXISTING AREAS BY USE**

RESTAURANT AND BAR (1ST FLR) 2856<sup>±</sup>  
 KITCHEN (1ST FLR) 562<sup>±</sup>  
 LODGING (2ND AND 3RD FLR) 5094<sup>±</sup> (6 ROOMS)  
 NANNERS APT. (2ND AND 3RD FLR) 3040<sup>±</sup>

**PROPOSED ADDITIONAL AREAS**

1ST FLOOR COOLER ENCLOSURE 1304<sup>±</sup>  
 2ND FLOOR FITNESS RT. & READING RT. 800<sup>±</sup>  
 TOTAL ADDITIONAL AREA 5304<sup>±</sup>

**OFF STREET PARKING REQUIREMENTS:**

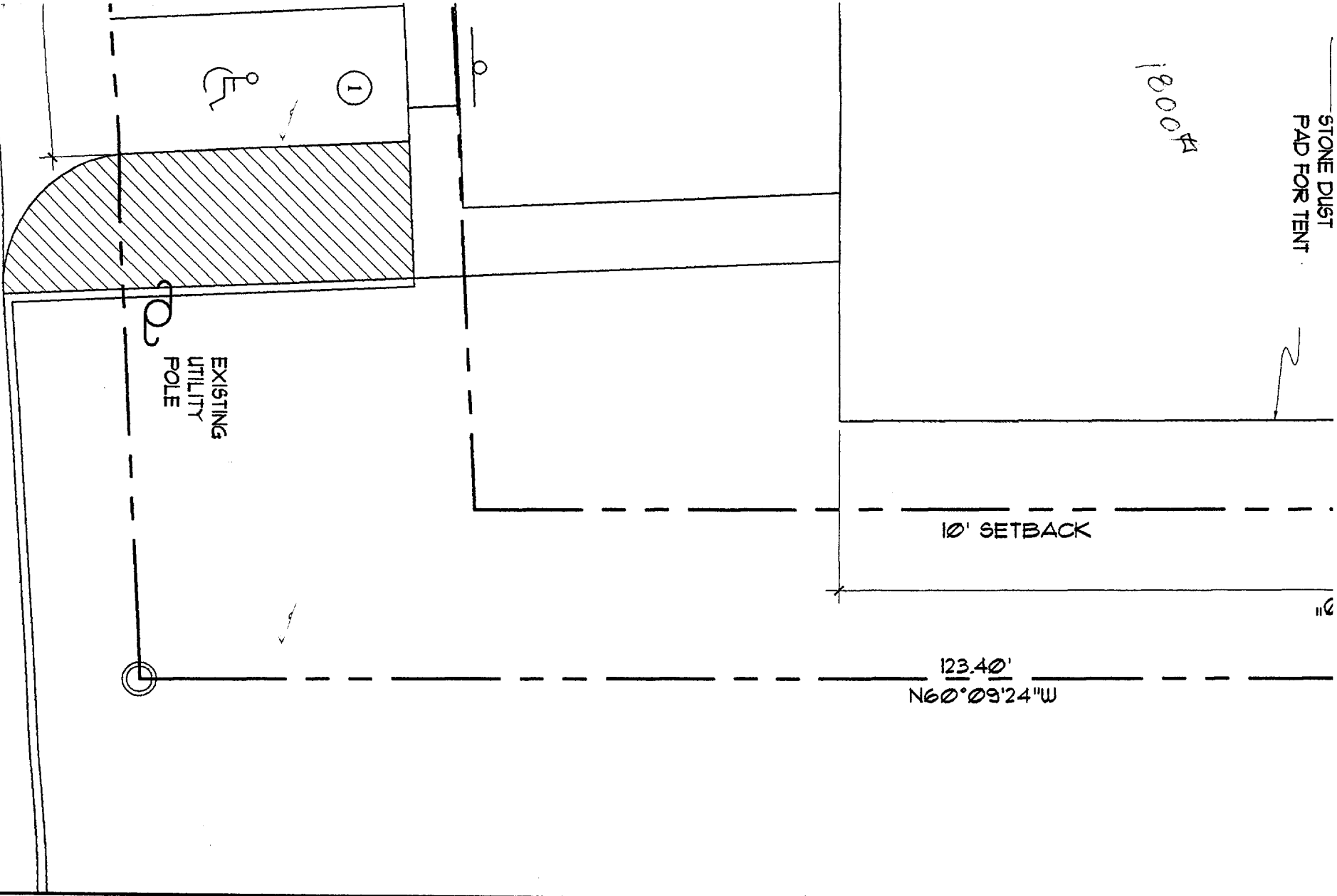
9 SPACES REQUIRED BY PERMIT 029-1018  
 6 SPACES PROVIDED ON SITE AS SHOWN, 3 SPACES PROVIDED IN LOT ACROSS STREET. ARRANGEMENTS ARE FURTHER LETTER FROM OWNER TO CITY OF PORTLAND IN PREVIOUS SITE 6129195101.

SD-1	Date	April 6, 2006	Scale	AS NOTED	Project	OWNER:
	Revisions:	April 13, 2006				
SITE PLAN					PEAKS ISLAND INN FITNESS RM & COOLER ENCLOSURE PEAKS ISLAND PORTLAND, MAINE	ISLAND AQUISITION LLC 46 NEWBURY STREET PORTLAND, MAINE 04101



STONE DUST  
PAD FOR TENT

1800#



**THE PEAKS ISLAND INN AREA CALCULATIONS:**

SITE DATA

LOT SIZE: 20288#  
 EXISTING BUILDING FOOTPRINT: 6212#  
 EXISTING TENT COVERAGE: 1800#  
 TOTAL AREA OF COVERAGE: 8012#  
 EXISTING COVERAGE: 39.5%  
 PROPOSED NEW COVERED AREA: 930#  
 PROPOSED TOTAL COVERAGE AREA: 8942#  
 PROPOSED COVERAGE: 44.1% (50% maximum allowed)

BUILDING DATA

EXISTING BUILDING AREA: 12036#  
 HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED  
 PROPOSED AREA INCREASE: 130#  
 PROPOSED BUILDING AREA: 12166#

EXISTING AREAS BY USE

RESTAURANT AND BAR (1ST FLR) 2856#  
 KITCHEN (1ST FLR) 962#  
 LODGING (2ND FLR) 5094# (6 ROOMS)  
 INNKEEPERS APT. (2ND AND 3RD FLR) 3040#

PROPOSED ADDITIONAL AREAS

1ST FLOOR COOLER ENCLOSURE 130#  
 2ND FLR FITNESS RM. & READING RM. 800#  
 TOTAL ADDITIONAL AREA 1530#

200  
 1130  
 4290  
 76  
 711,56  
 262,50  
 123,50  
 126,875  
 189,625  
 28,875  
 1800.00  
 8938,935#

6/1/06

ARCHET  
ARCHI

PEAKS ISLAND INN  
FITNESS RM. & COOLER ENCLOSURE

Project:

Scale  
AS NOTED

Date  
April 14, 2006

Revisions:

AN