APARTMENT #2
1044 S.F.

SECOND FLOOR

APARTMENT #4
1290 S.F.

BUSINESS USE
1,140 S.F.

APARTMENT #1
980 S.F.

FIRST FLOOR

APARTMENT #3
860 S.F.

STORAGE
390 S.F.

GROUND FLOOR

1 HR. ASSEMBLY

1/2 HR. ASSEMBLY

R-2 APARTMENT

B BUSINESS

S STORAGE

2 LIFE SAFETY PLANS
1/16"=1'-0"

PROJECT SUMMARY

RENOVATION OF FORMER "PEAKS ISLAND BOWLING ALLEY AND SUMMER DWELLING." EXIST
CIRCA 1921 TWO STORY WOOD-FRAMED BUILDING WITH TWO APARTMENTS TO BE RENOVATED AND TWO UNFINISHED APARTMENTS TO BE COMPLETED. A SINGLE BUS OCCUPANCY WILL ALSO BE CREATED IN CURRENTLY VACANT SPACE, AND STORAGE WILL BE CREATED IN THE BASEMENT.
CONDITIONAL USE AS FOUR FAMILY DWELLING CONDITIONALLY APPROVED BY ZBA ON 12.(AND EXTENDED ON 06.02.2017.
BUILDING PERMIT ID# 2017-00367 FOR DEMOLITION AND STRUCTURAL WORK ISSUED ON 05.

GROSS BUILDING AREAS

GROUND FLOOR:	2,668S.F.
FIRST FLOOR:	3,800 S.F.
SECOND FLOOR:	1,166 S.F.
TOTAL	7,634 S.F.

NET BUILDING AREAS

GROUND FLOOR APARTMENT #3:	860 S.F.
FIRST FLOOR APARTMENT #1:	980 S.F.
FIRST FLOOR APARTMENT #4:	1,290 S.F.
SECOND FLOOR APARTMENT #2	1,044 S.F.
TOTAL R-2 AREA	4,174 S.F.
FIRST FLOOR BUSINESS OCCUPANCY:	1,140 S.F.
GROUND FLOOR STORAGE	1500 S.F.

CODE SUMMARY

ZONING

ZONE:	I-B, ISLAND BUSINESS SHORELAND OVERLAY ZONE
USE:	4 APARTMENTS, BUSINESS, STORAGE
LOT AREA:	1,5232 S.F.
BLDG FOOTPRINT:	3,905 S.F. (INCLUDING PORCH, EXCLUDING DECK & EXTERIOR STAIRS)
NOTE:	CONDITIONAL USE AS FOUR FAMILY DWELLING CONDITIONALLY APPROVED BY ZBA ON 12.05.2016 AND EXTENDED ON 06.02.2017.

IEBC 2009, IBC 2009, NFPA-101 2009

WORK CLASSIFICATION:	IEBC: ALTERATION LEVEL 3 NFPA 101: BUILDING REHABILITATION
CONST. TYPE:	V-B, COMBUSTIBLE UNPROTECTED
CHANGE OF USE:	YES.
USE GROUP:	MIXED USE / SEPARATED : B (BUSINESS) & R-2 (APARTMENT)
USE SEPARATION:	1-HOUR (w/ SPRINKLERS)
DWELLING SEPARATION:	1/2 HOUR (w/ SPRINKLERS)
SPRINKLERS REQ'D:	YES

IECC 2009 (SEE A4.1)

R-VALUES	REQUIRED	PROVIDED
WOOD WALLS:	R-20	R-37
ATTIC:	R-38	R-55
BELOW SLAB:	R-15 TO 24" FROM EDGE	R-20 CONTINUOUS
WINDOW GLAZING:	LOW-E CLEAR ARGON 7/8" I.G.	
U-FACTOR:	0.31	
SOLAR HEAT GAIN COEFFICIENT:	0.29	
VISIBLE LIGHT TRANSMITTANCE:	0.49	

ADA SUMMARY

ACCESSIBLE ROUTE AND ACCOMMODATIONS PROVIDED AT BUSINESS OCCUPANCY SEE A1.2

OCCUPANT LOAD

APT.#1	980 S.F	5
APT.#2	1044 S.F	6
APT.#3	860 S.F	5
APT.#4	1290 S.F	7
BUSINESS	1140 S.F.	12
STORAGE	1500 S.F.	5

1 PROJECT SUMMARY

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 04/24/18

Rachel Conly
26 Sterling S
Peaks Island,
207.766.562
www.rachelco

DATE	NOTES
2017.12.29	ISSUED FOR PERMIT
REVISED	

PROJECT
2 Island Ave.
Peaks Island, ME

PROJECT SUMMARY
&
LIFE SAFETY PLANS

A0.1