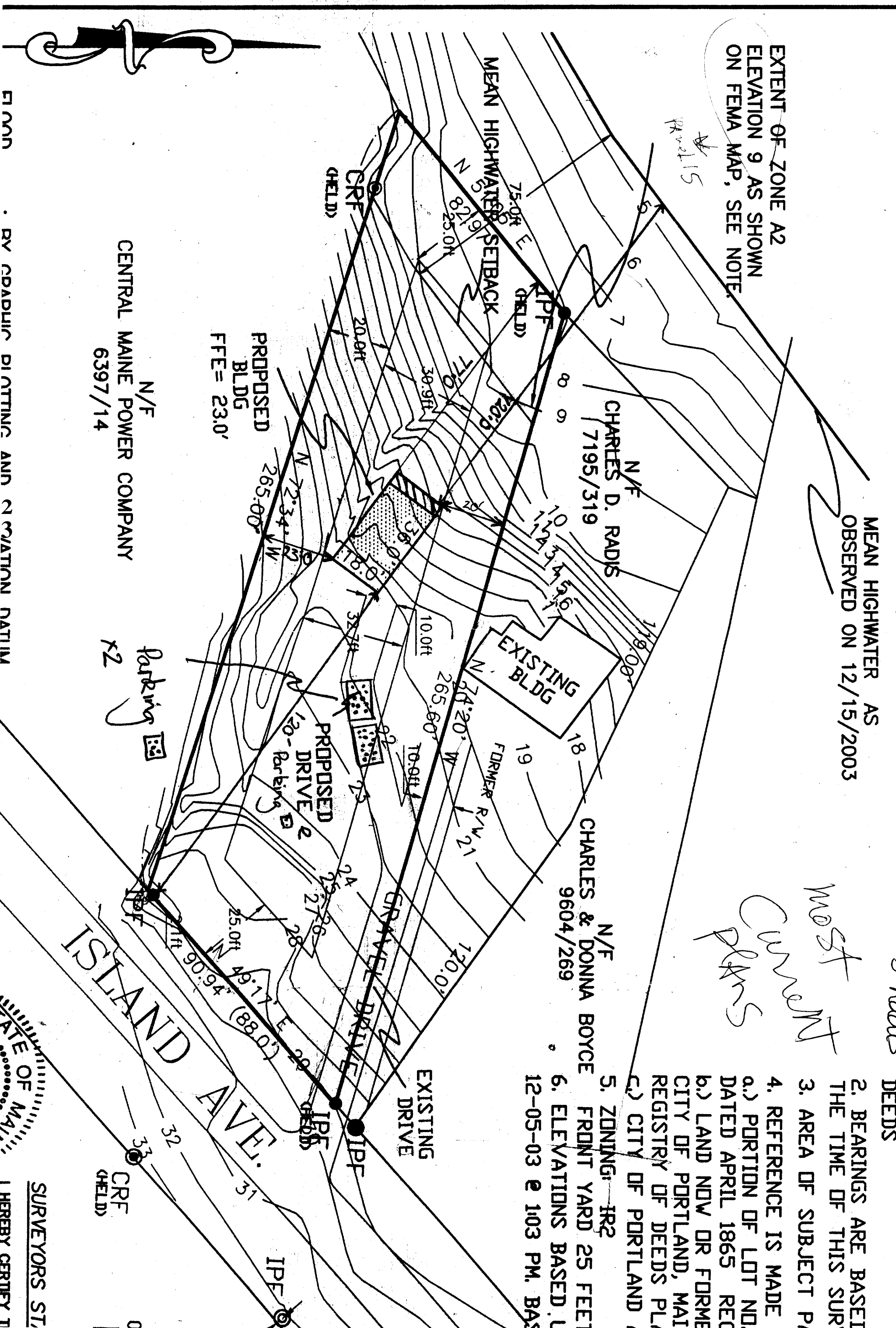


EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE.

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

*S. Radis
DEEDS
most
current
plans*

1. ZONING: IR2
2. BEARINGS ARE BASED ON THE TIME OF THIS SURVEY
3. AREA OF SUBJECT PARCELS
4. REFERENCE IS MADE TO THE PORTION OF LOT NO. 18 DATED APRIL 1865 REGISTERED IN THE CITY OF PORTLAND, MAINE REGISTRY OF DEEDS PLAT NO. 18
5. ZONING: IR2
6. ELEVATIONS BASED ON SURVEY DATED APRIL 1865 REGISTERED IN THE CITY OF PORTLAND, MAINE REGISTRY OF DEEDS PLAT NO. 18



N/F
CENTRAL MAINE POWER COMPANY
6397/14

Parking
x2

PLAN BY CADALIN DITTING AND ASSOCIATION

STATE OF MAINE
SURVEYORS ST.
I HEREBY CERTIFY T

34'3"

27'3"

Height of building
29'2"

21'3" 9'4"

4' above MHT

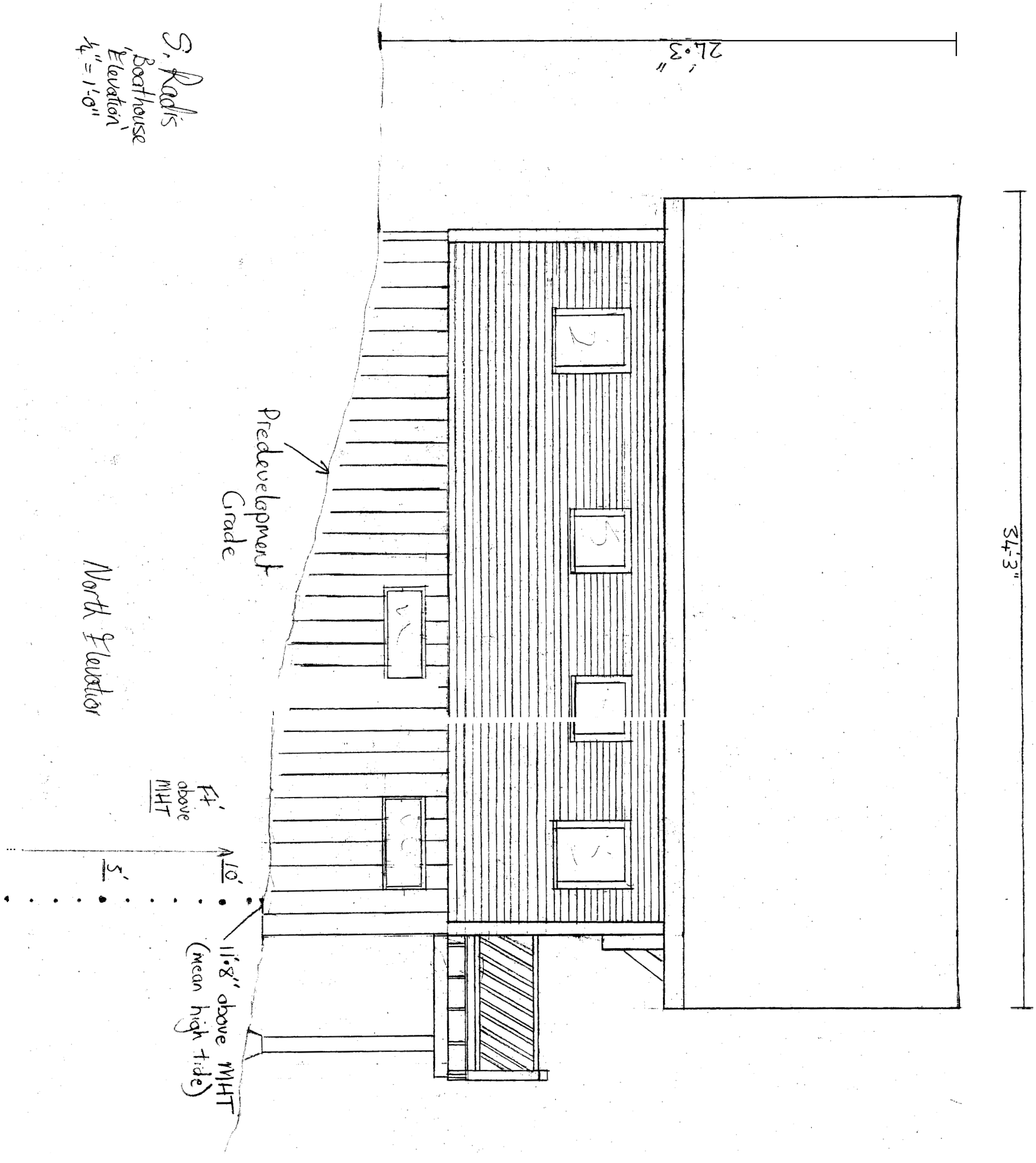
11'8" above MHT
(mean high tide)

Predevelopment
Grade

S. Radis
Boathouse
Elevation
1/4" = 1'-0"

North Elevation

most
current
plans

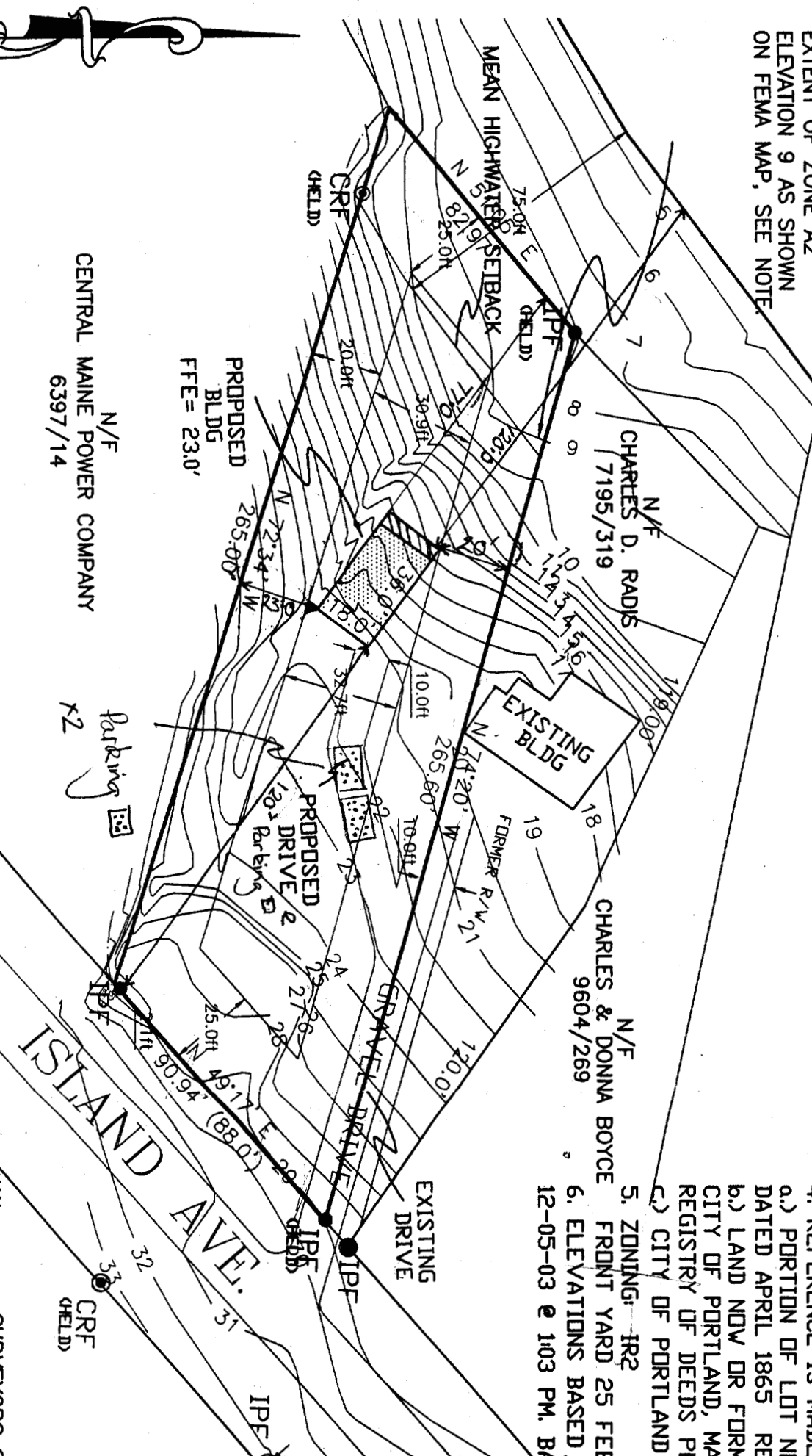


EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

GENERAL NOTES:

1. RECORD OWNER OF PARCEL, SANDRA K. RADIS BOOK 7195 PAGE 313 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL, 19123.85 SQ. FT. 0.44 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PORTION OF LOT NO. 2 ACCORDING TO PLAN BY E. THRASHER, DATED APRIL 1865 RECORDED IN PLAN BK 2 PG 46.
b.) LAND NOW OR FORMERLY OF EUNICE A. GARRETT, PEAKS ISLAND, CITY OF PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 2 PAGE 46.
c.) CITY OF PORTLAND ASSESSORS PLAN NO. 87 PEAKS ISLAND.
5. ZONING: IR2
6. ELEVATIONS BASED UPON A WATER SURFACE OBSERVATION ON 12-05-03 @ 10:03 PM. BASED ON N.G.V.D. 1929 MEAN SEA LEVEL.



FLOOD NOTE: BY GRAPHIC PLOTTING AND ELEVATION DATUM THIS PROPERTY APPEARS TO BE IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No.230051/15B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS IS SHOWN HEREON A PORTION OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD ZONE A-2, THIS PORTION OF THE PROPERTY DOES NOT AFFECT THE BUILDABLE PORTION OF THE SITE.



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO-NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



- LEGEND
- Copied 5/8" Rebar Found
 - Iron Pipe or Solid Pin Found
 - ▲ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Set Back Line

REVISED 03-12-2004; CHANGED OWNER OF RECORD TO SANDRA K. RADIS

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE

FOR:
CHARLES D. & SANDRA K. RADIS

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2070

DRAWN BY: PJM
CHECKED BY: PJM

SCALE: 1"=40'

NUMBER: 2003139

PRINT DATE: 03/22/2004

SHEET 1 OF 1

S. Radis

EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE.

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

N/F
CENTRAL MAINE POWER COMPANY
6397/14

PROPOSED
BLDG
FFE = 23.0'

N/F
CHARLES D. RADIS
7195/319

N/F
CHARLES & DONNA BOYCE
9604/269

ISLAND AVE.

- GENERAL NOTES:
1. RECORD OWNER OF PARCEL: SANDRA K. RADIS BOOK 7195 PAGE 319 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
 3. AREA OF SUBJECT PARCEL: 19123.8SQ. FT. 0.44 ACRES
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PORTION OF LOT NO. 2 ACCORDING TO PLAN BY E. THRASHER, DATED APRIL 1865 RECORDED IN PLAN BK 2 PG 46.
b.) LAND NOW OR FORMERLY OF EUNICE A. GARRETT, PEAKS ISLAND, CITY OF PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 2 PAGE 46.
c.) CITY OF PORTLAND ASSESSORS PLAN NO. 87 PEAKS ISLAND.
 5. ZONING: IR2
FRONT YARD 25 FEET, REAR YARD 25 FEET, SIDE YARD 20 FEET
 6. ELEVATIONS BASED UPON A WATER SURFACE OBSERVATION ON 12-05-03 @ 10:3 PM. BASED ON N.G.V.D. 1929 MEAN SEA LEVEL.

- LEGEND
- Capped 5/8" Rebar Found
 - Iron Pipe or Solid Pin Found
 - ▲ Survey Instrument Point
 - Abutment Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Set Back Line



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
PRESIDENT BAY BOUNDARY, INC.

DATE: 03-4-2004



FLOOD NOTE: BY GRAPHIC PLOTTING AND ELEVATION DATUM THIS PROPERTY APPEARS TO BE IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL NO. 230051/15B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS IS SHOWN HEREON A PORTION OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD ZONE A-2, THIS PORTION OF THE PROPERTY DOES NOT AFFECT THE BUILDABLE PORTION OF THE SITE.



PREPARED BY:
BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING

65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWN BY: PJM
CHECKED BY: PJM
SCALE: 1"=40'
JOB NUMBER:
2003439

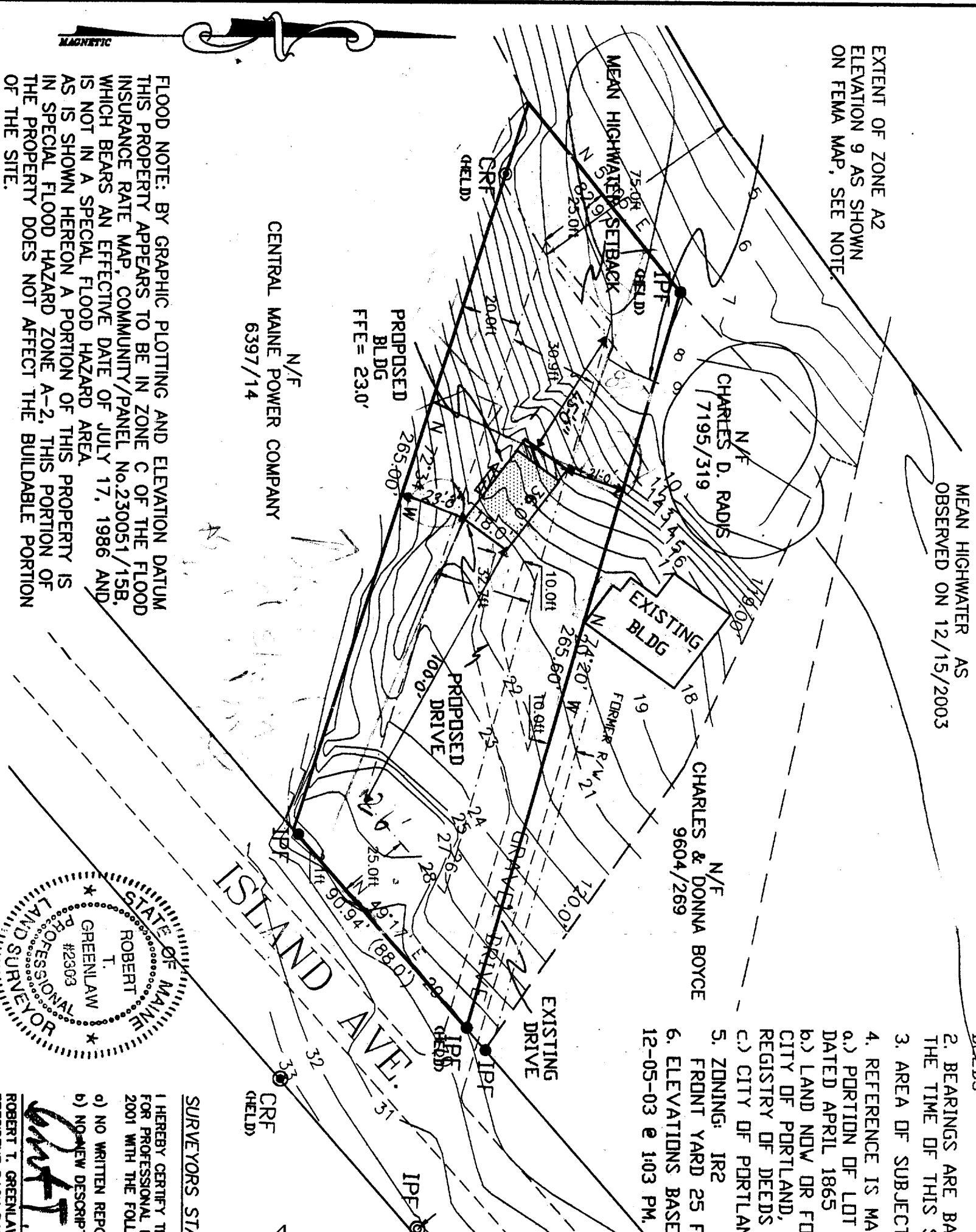
SHEET 1 OF 1

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE

FOR:
CHARLES D. & SANDRA K. RADIS

EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

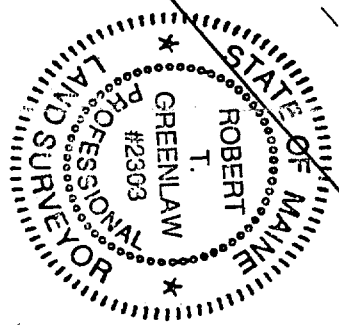


FLOOD NOTE: BY GRAPHIC PLOTTING AND ELEVATION DATUM
THIS PROPERTY APPEARS TO BE IN ZONE C OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY/PANEL NO. 230051/15B,
WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND
IS NOT IN A SPECIAL FLOOD HAZARD AREA.
AS IS SHOWN HEREON A PORTION OF THIS PROPERTY IS
IN SPECIAL FLOOD HAZARD ZONE A-2, THIS PORTION OF
THE PROPERTY DOES NOT AFFECT THE BUILDABLE PORTION
OF THE SITE.

N/F
CENTRAL MAINE POWER COMPANY
6397/14

N/F
CHARLES D. RADIS
7195/319

N/F
CHARLES & DONNA BOYCE
9604/269



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SANDRA K. RADIS BOOK 7195 PAGE 319 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 191238SQ. FT. 0.44 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PORTION OF LOT NO. 2 ACCORDING TO PLAN BY E. THRASHER, DATED APRIL 1865 RECORDED IN PLAN BK 2 PG 46.
b.) LAND NOW OR FORMERLY OF EUNICE A. GARRETT, PEAKS ISLAND, CITY OF PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 2 PAGE 46.
c.) CITY OF PORTLAND ASSESSORS PLAN NO. 87 PEAKS ISLAND.
5. ZONING: IR2
6. ELEVATIONS BASED UPON A WATER SURFACE OBSERVATION ON 12-05-03 @ 1:03 PM, BASED ON N.G.V.D. 1929 MEAN SEA LEVEL.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Adulter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Utility Pole
- Utility Pole
- Edge of traveled way
- Set Back Line



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 03-4-2004

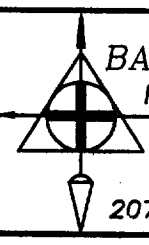
ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE

FOR:
CHARLES D. & SANDRA K. RADIS

DRAWN BY: P.J.M.
CHECKED BY: D.M.D.
SCALE: 1"=40'
JOB NUMBER:
2003139
SHEET 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010



DRAWER: 2003 NO: 139

Self into previous Book and Page?

7195/319

75.0ft E

(HELD)

IPF

SHWATER SETBACK

N 82° 09' 25.0ft

CRF (HELD)

20.0ft

30.9ft

N 55° 05' 30.0ft

21.0ft

14.0ft
13.0ft
15.0ft

EXISTING BLDG

N 38° 20' 265.60' W

10.0ft

10.0ft

PROPOSED DRIVE

N 72° 34' 265.00' W

PROPOSED BLDG

FFE = 23.0'

18

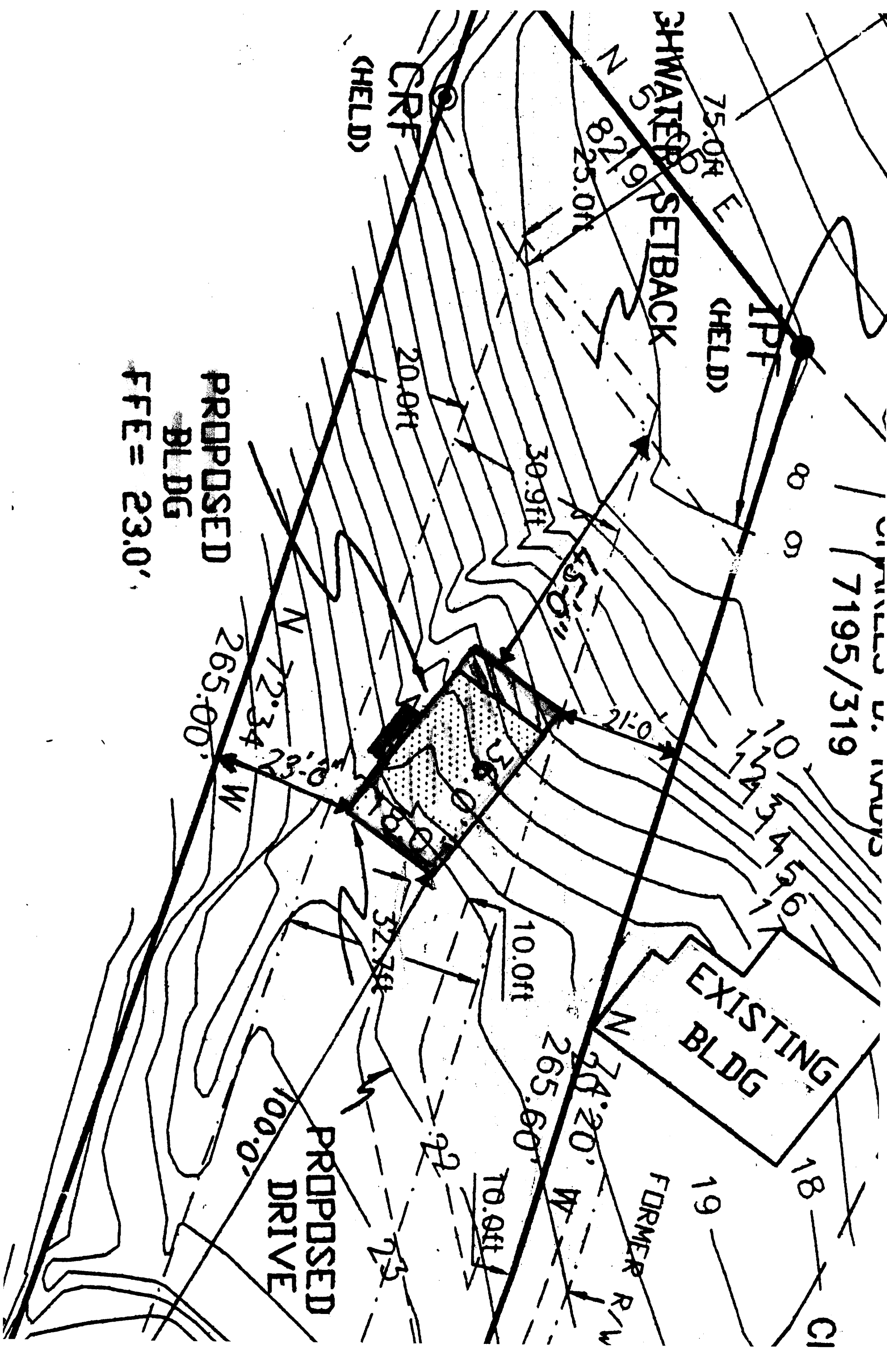
19

C1

FORMER R/W

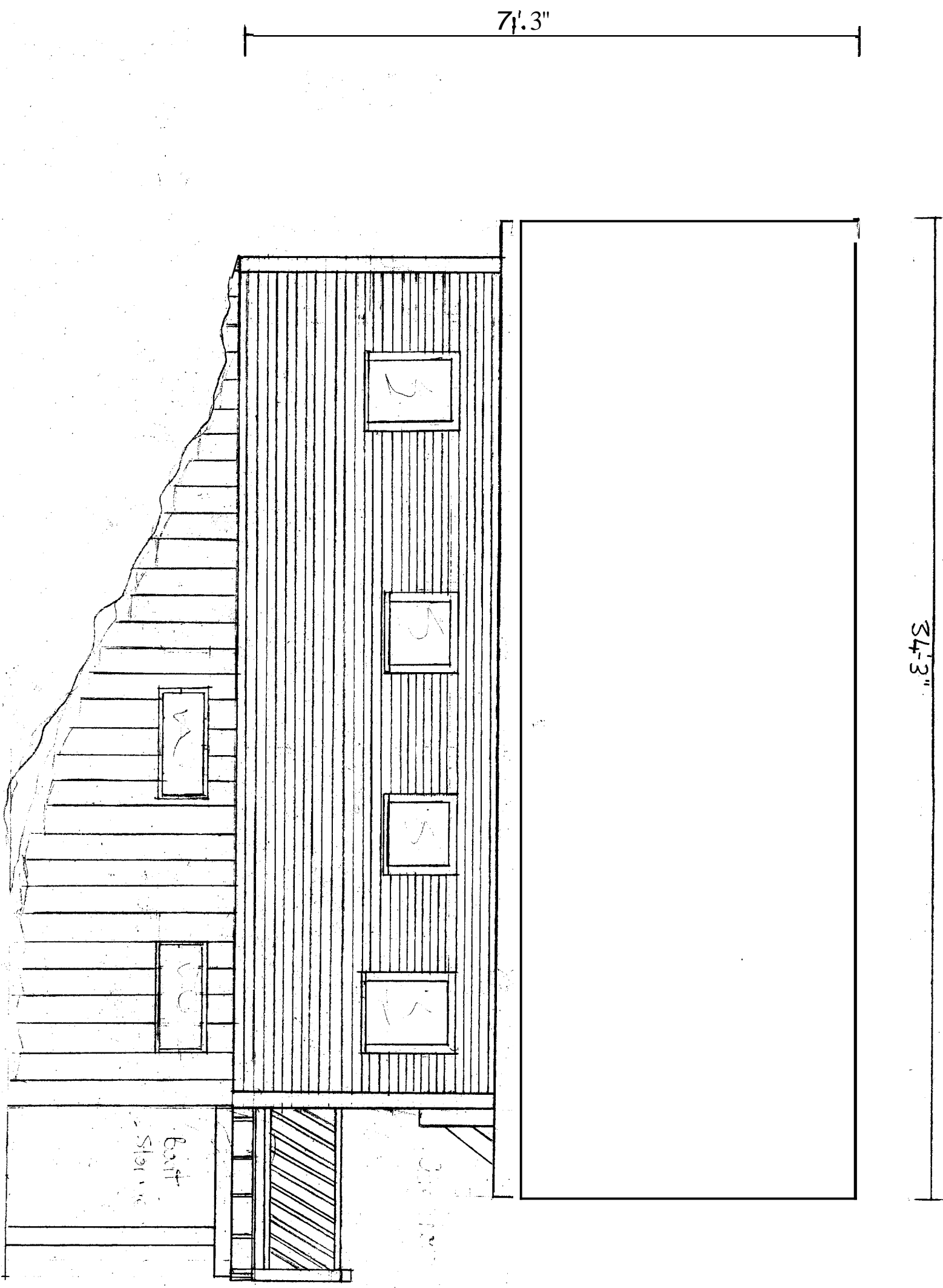
72

73



Rad's
Boathouse
Elevation
1/4" = 1'-0"

North Elevation



Average Height
(25'3")

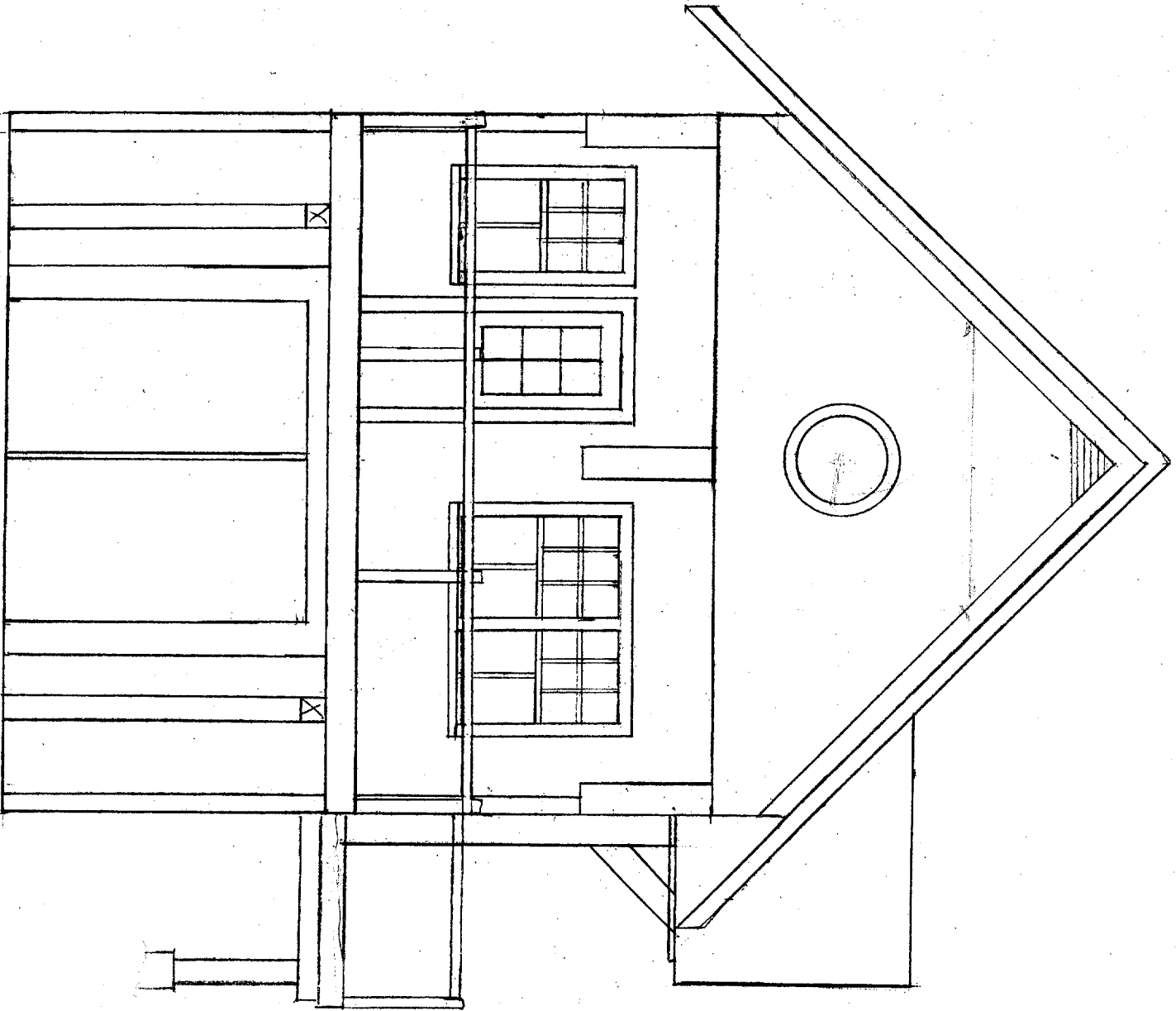
25'3"

71'3"

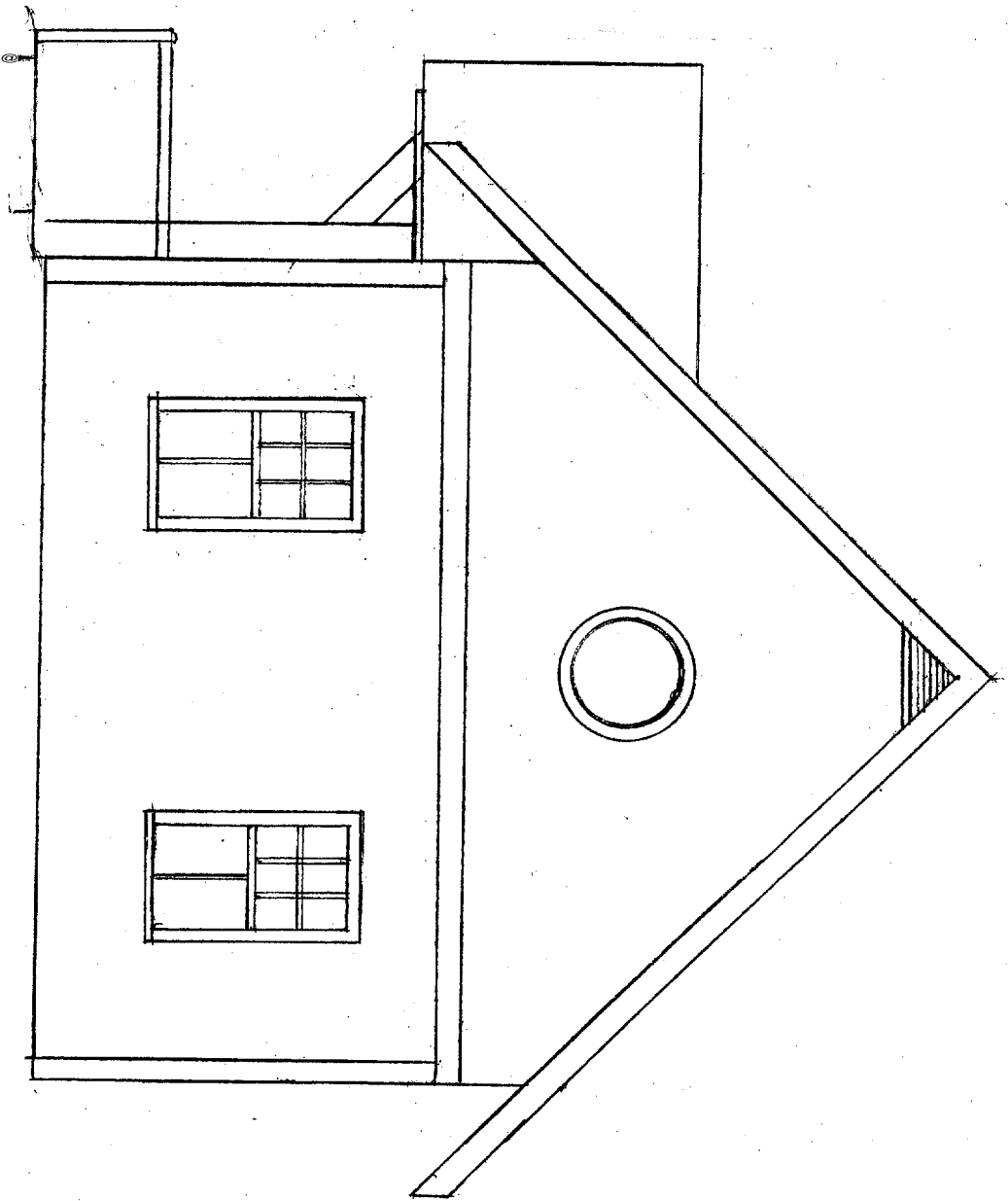
34'3"

Rad's
Boathouse
Elevations
1/4" = 1'-0"

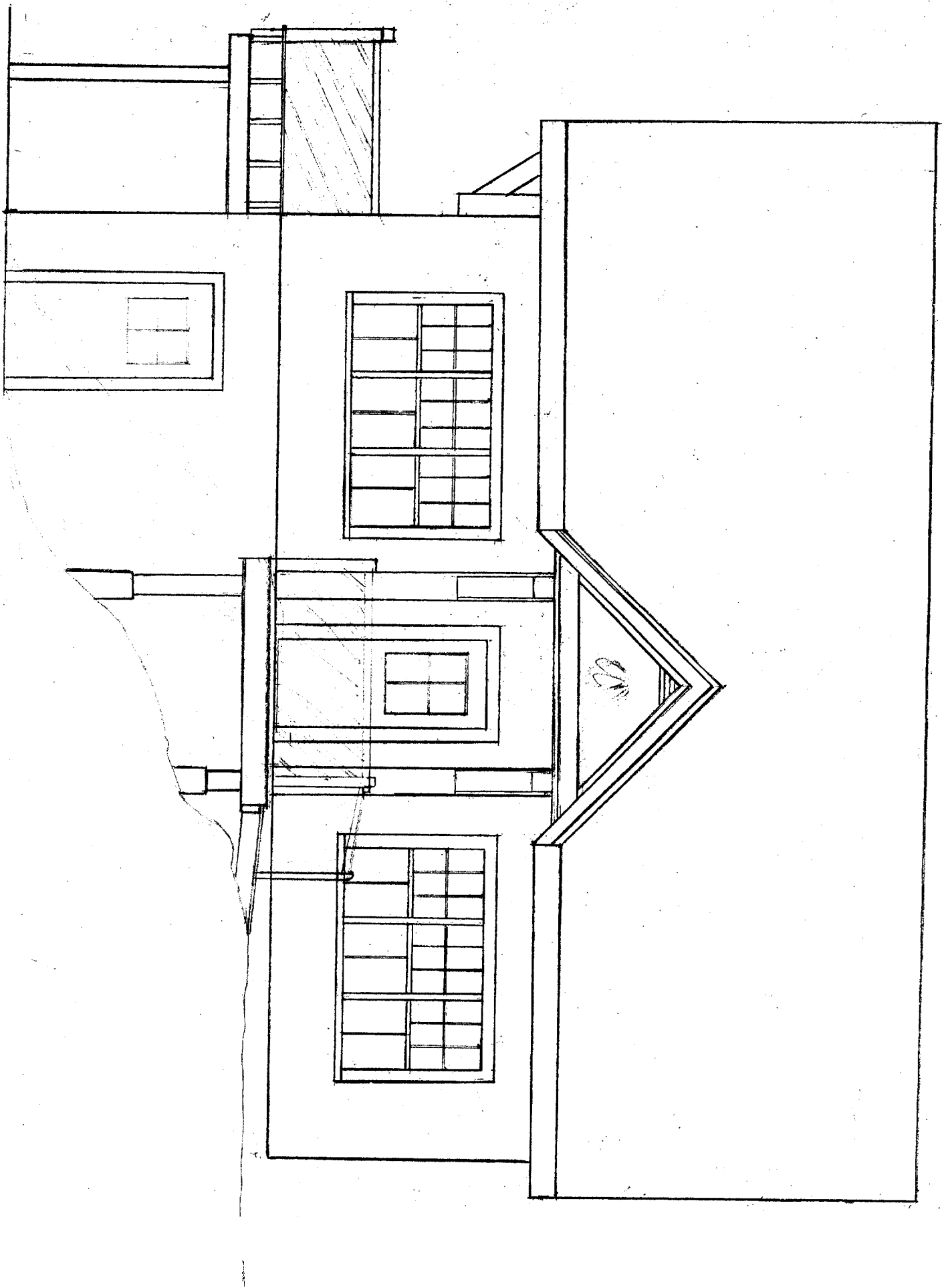
Nest Elevation



East Elevation

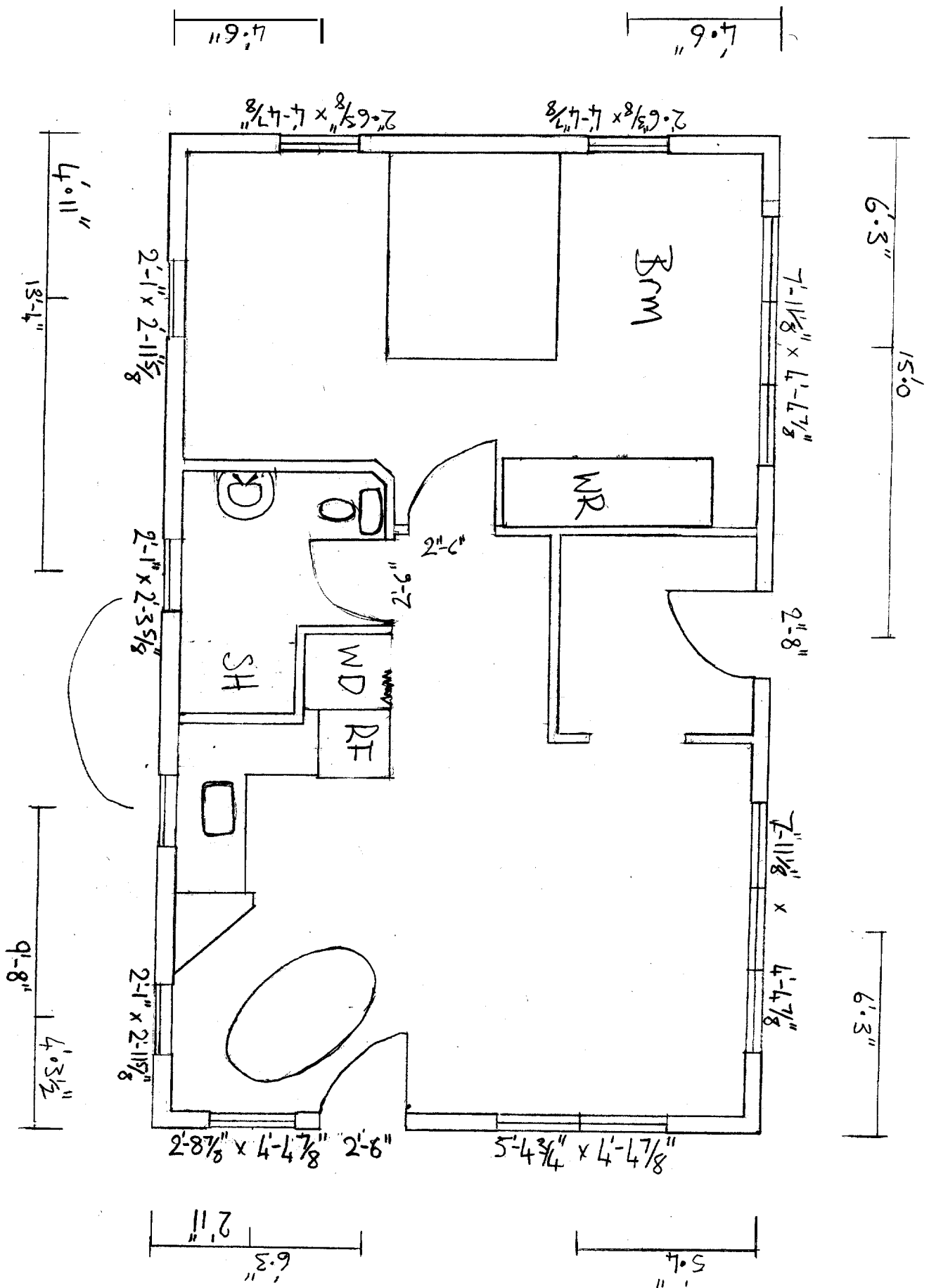


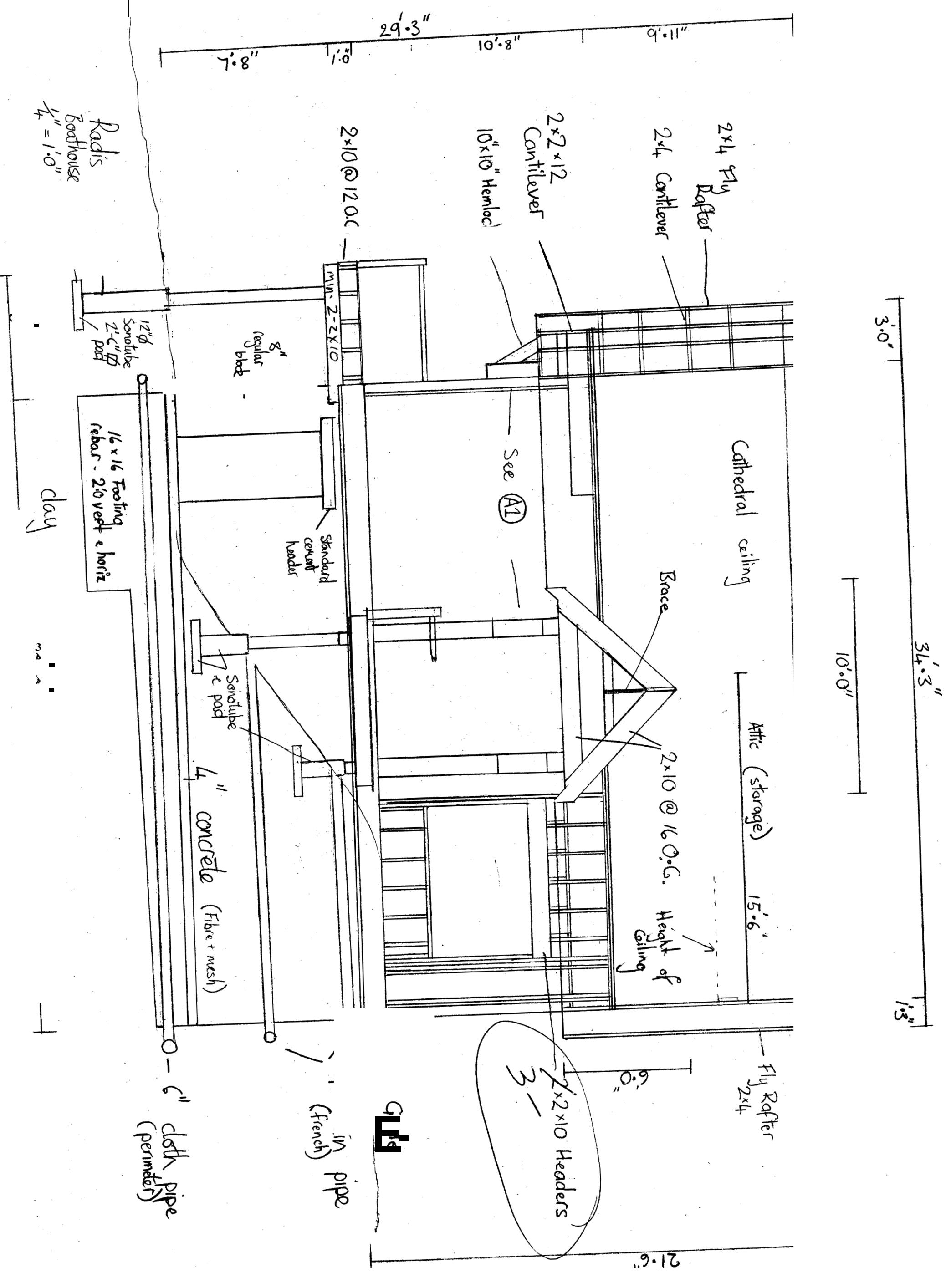
Radis
Boathouse
Elevation
1/4" = 1'-0"



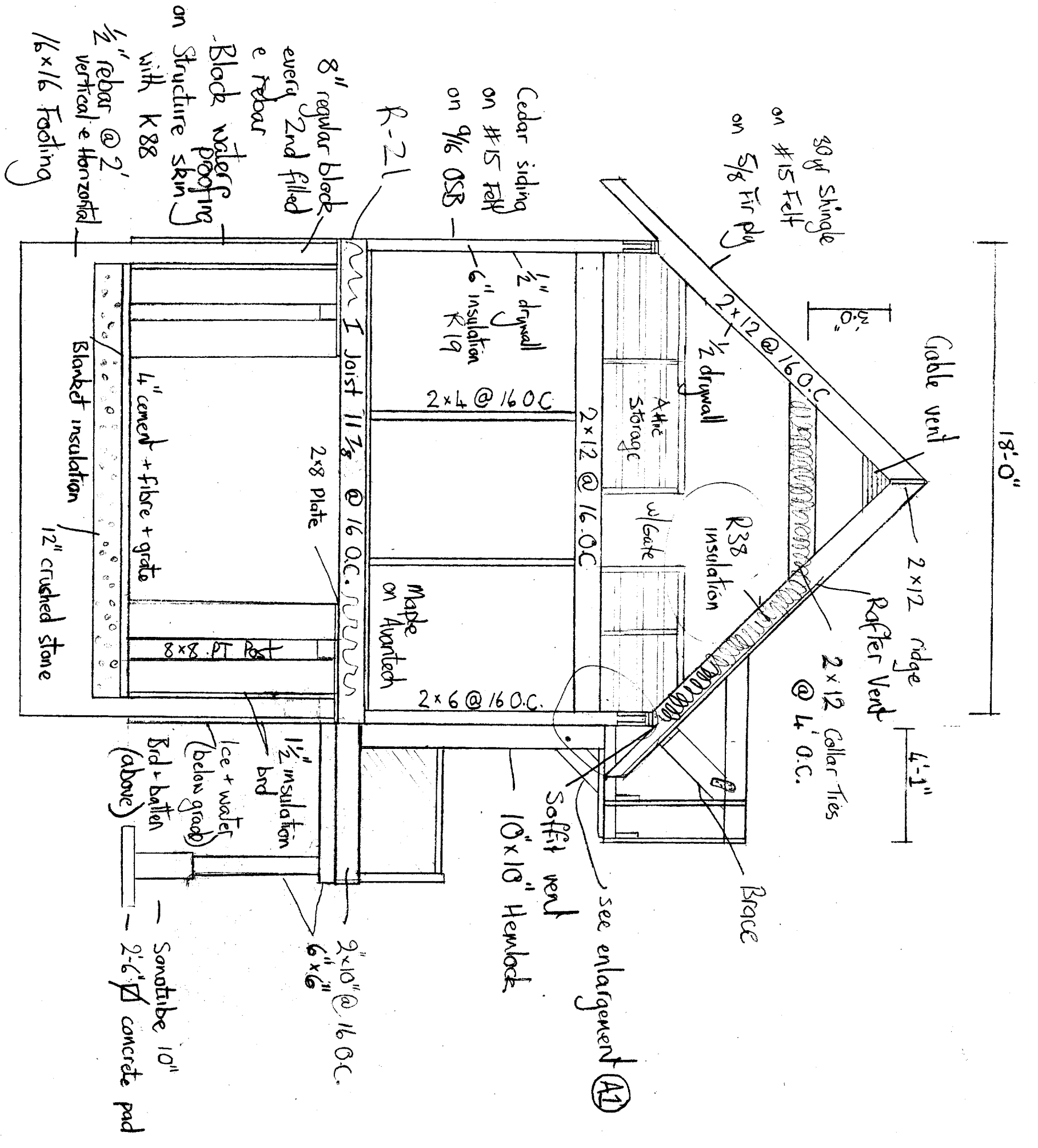
South Elevation

Radis
 Bathhouse
 Floor plan
 1/4" = 1'-0"





Radis
 Bathhouse
 $\frac{1}{4}'' = 1'-0''$



18'-0"

Cable vent

2x12 ridge
 Rafter Vent

2x12 Collar Ties
 @ 4' O.C.

30yr Shingle
 on #15 Felt
 on 5/8 Fir ply

2x12 @ 16 O.C.
 1/2 drywall

R-38
 insulation

Attic
 Storage
 w/ Gate

2x12 @ 16 O.C.

1/2" drywall
 6" insulation
 R-19

2x4 @ 16 O.C.

R-21

Maple
 on Avantiach
 2x6 @ 16 O.C.

2x8 Plate

8" regular block
 every 2nd filled
 e rebar
 -Block waterproofing
 on structure skin
 with K88

1/2" rebar @ 2'
 vertical e horizontal

1/6" x 1/6" Footing

Blanket insulation

12" crushed stone

4" cement + fibre + grout

8x8 PT B

1 1/2" insulation
 bnd
 Ice + water
 (below grade)
 Bnd + batten
 (above)

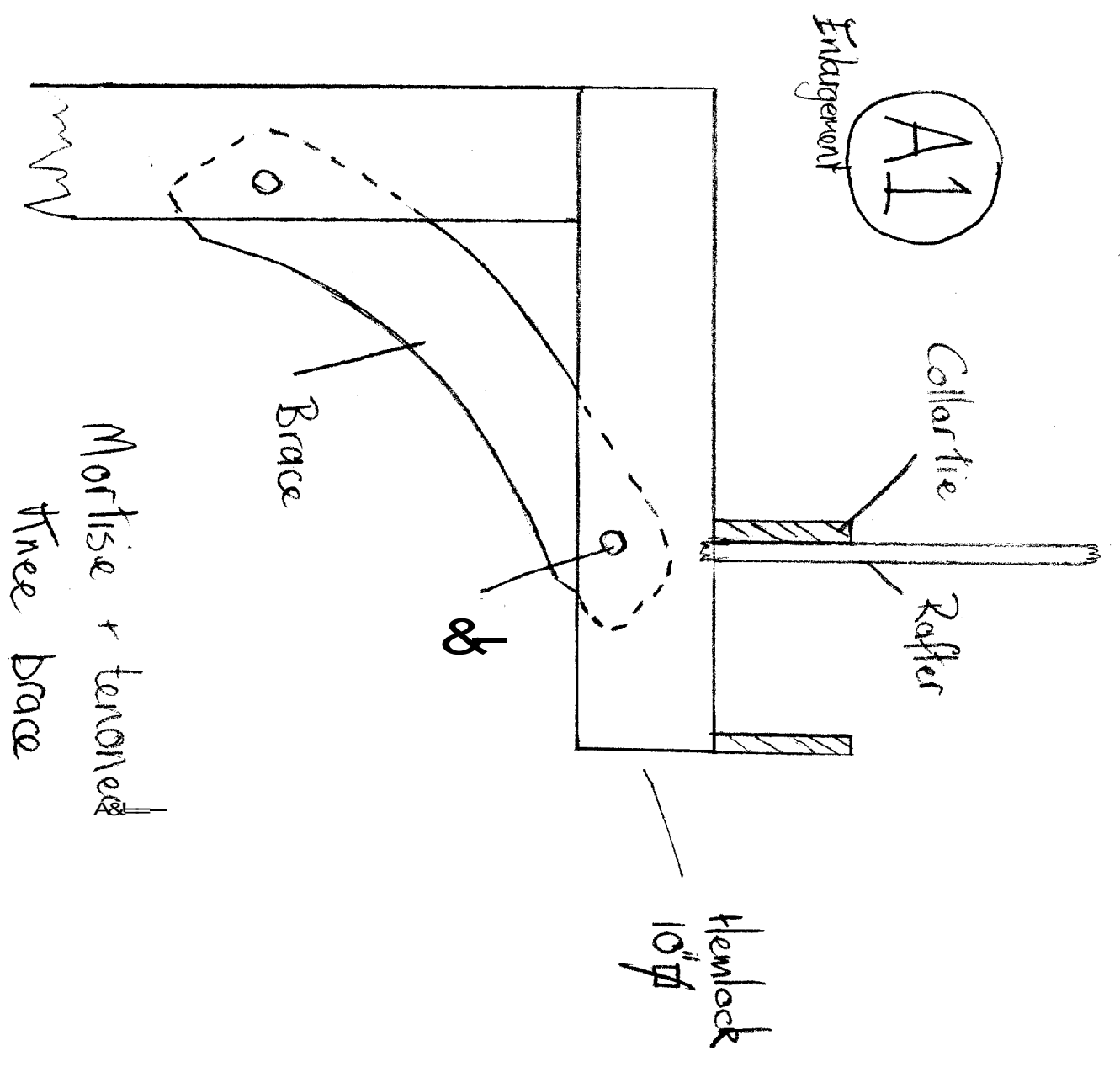
2'-6" concrete pad
 Sonatube 10"

2x10" @ 16 O.C.
 6x6"

10' x 10' Hemlock
 soffit vent

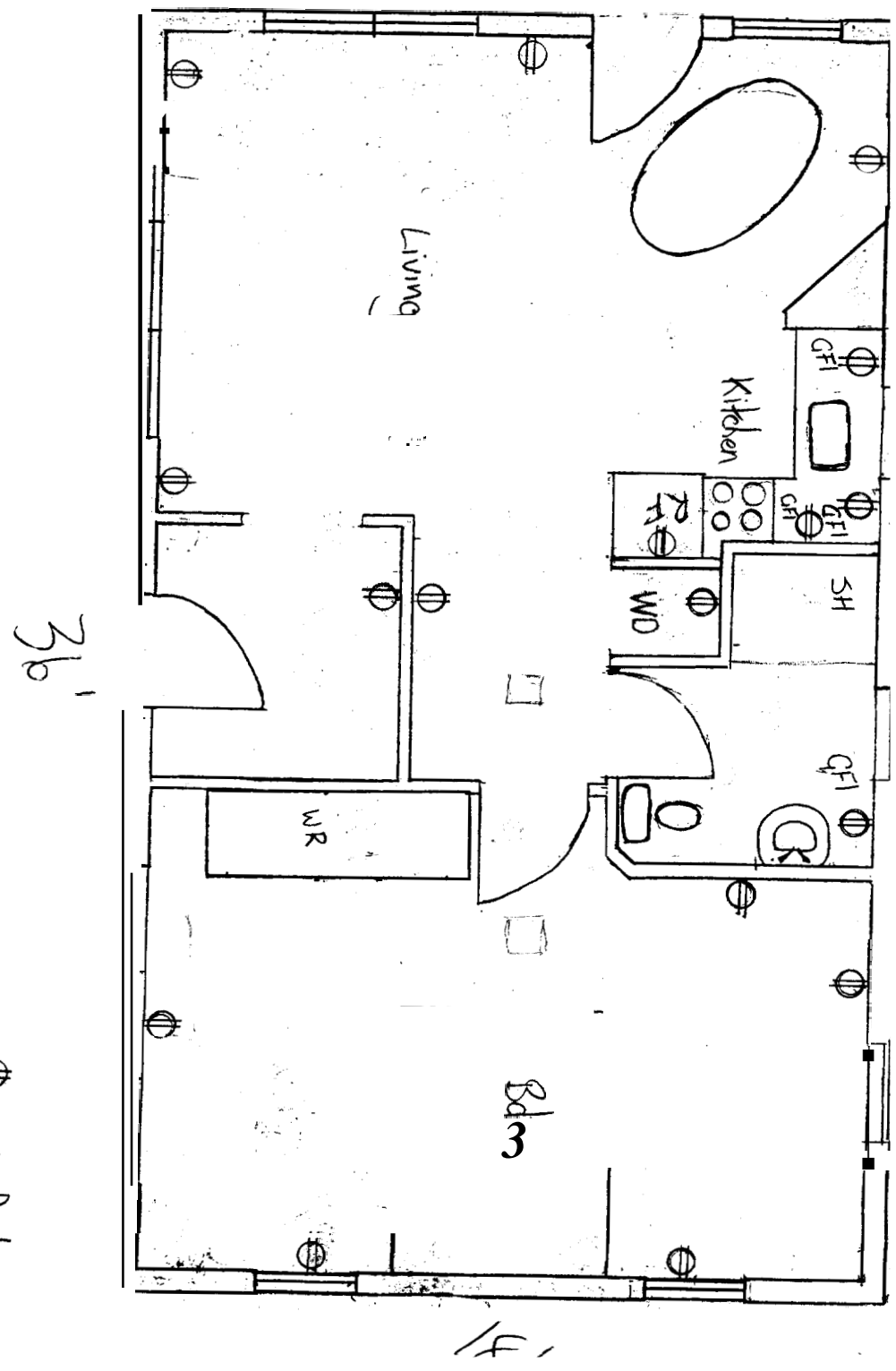
see enlargement A1

Brace



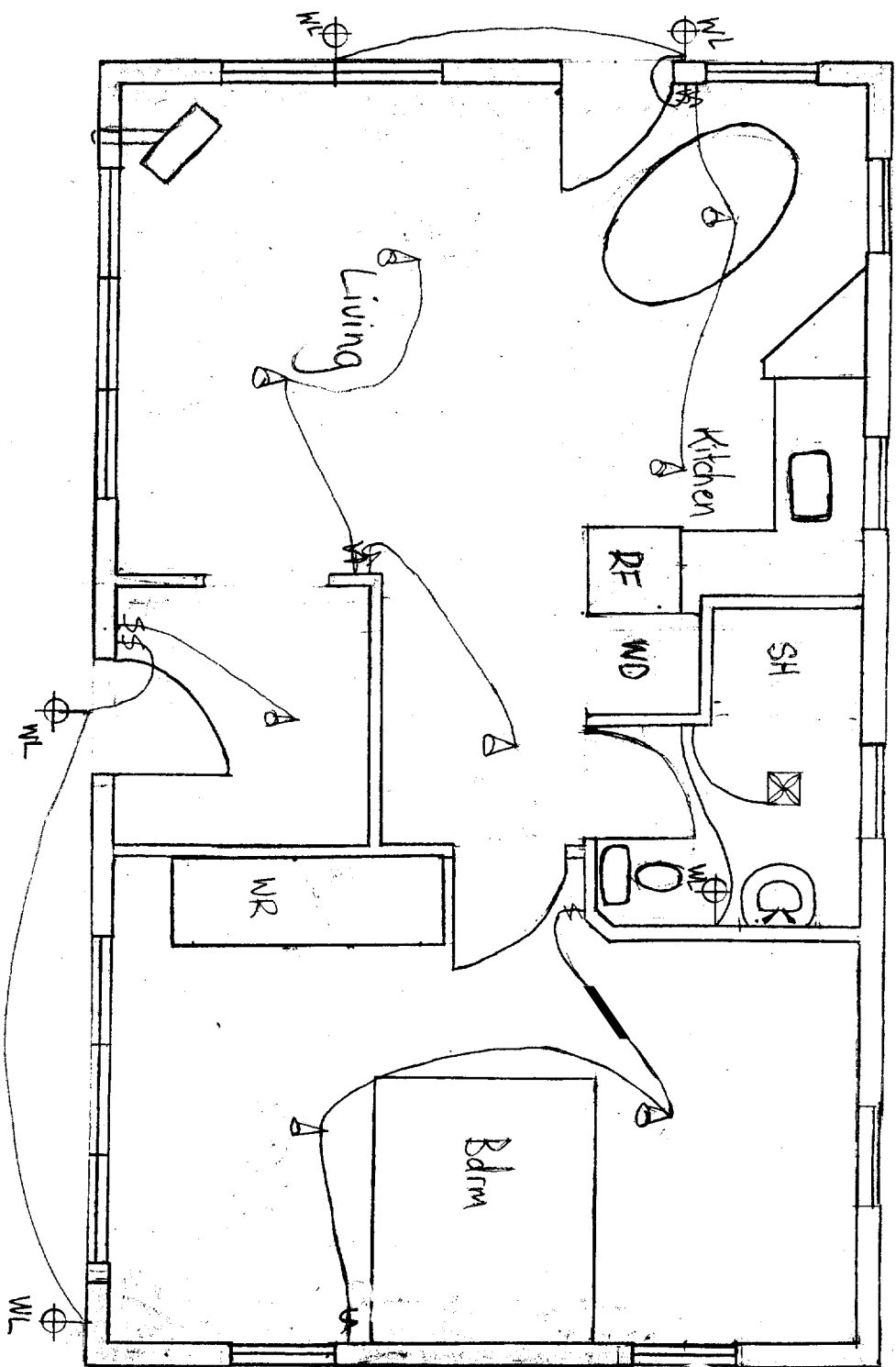
Rad's
Boathouse
1" = 1'-0"

Radis
 Bathhouse
 Power plan
 1/4" = 1'-0"



⊕	Puplex
⊕ GFI	Ground Fault Circuit Interrupter
SD	Smoke Detector

Radis
Boathouse
Lighting plan
1/4" = 1'-8"



☒ Min 50 CFM FAN
 ⊕ WL Wall Sconce
 ⊕ WL e Wet location
 Δ Light
 \$ One Way Switch

EXTENT OF ZONE A2
ELEVATION 9 AS SHOWN
ON FEMA MAP, SEE NOTE.

MEAN HIGHWATER AS
OBSERVED ON 12/15/2003

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SANDRA K. RADIS BOOK 7195. PAGE 319 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 191238SQ. FT. 0.44 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
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b.) LAND NOW OR FORMERLY OF EUNICE A. GARRETT, PEAKS ISLAND, CITY OF PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 2 PAGE 46.
c.) CITY OF PORTLAND ASSESSORS PLAN NO. 87 PEAKS ISLAND.
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FRONT YARD 25 FEET, REAR YARD 25 FEET, SIDE YARD 20 FEET
6. ELEVATIONS BASED UPON A WATER SURFACE OBSERVATION ON 12-05-03 @ 1:03 PM, BASED ON N.G.V.D. 1929 MEAN SEA LEVEL.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Abuttee Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Set Back Line



SURVEYORS STATEMENT:

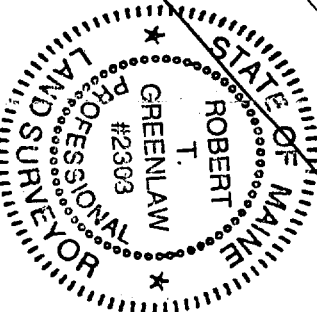
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 03-4-2004

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



FLOOD NOTE: BY GRAPHIC PLOTTING AND ELEVATION DATUM THIS PROPERTY APPEARS TO BE IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No.230051/15B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS IS SHOWN HEREON A PORTION OF THIS PROPERTY IS IN SPECIAL FLOOD HAZARD ZONE A-2, THIS PORTION OF THE PROPERTY DOES NOT AFFECT THE BUILDABLE PORTION OF THE SITE.

N/F
CENTRAL MAINE POWER COMPANY
6397/14

PROPOSED
BLDG
FFE = 23.0'

N/F
CHARLES D. RADIS
7195/319

N/F
CHARLES & DONNA BOYCE
9604/269

ISLAND AVE.

EXISTING
DRIVE

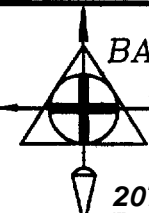
EXISTING
DRIVE

EXISTING
BLDG

MEAN HIGHWATER
SETBACK



DRAWER: 2003 NC-139



PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWN BY: PJM
CHECKED BY: DMD
SCALE: 1"=40'
JOB NUMBER: 2003139
SHEET 1 OF 1

BOUNDARY SURVEY PLAN
334 ISLAND AVE PEAKS ISLAND, MAINE
FOR:
CHARLES D. & SANDRA K. RADIS

17195/319

CHARI

IPF
(HELD)

75.0ft E

WATER SETBACK

82.25.0ft

20.0ft

CRF
(HELD)

30.9ft

45.0ft

PROPOSED
BLDG

FFE = 23.0'

265.00'

72.34'

38.0'

32.7ft

10.0ft

EXISTING
BLDG

265.60'

78.20'

PROPOSED
DRIVE

100.0'

10.0ft

FORMER R/W

19

18

75

72

N/E

