

WATER SHOT  
ELEV.: 1.05' NGVD 1929

1" IPF  
0.5' A.G.

SARGENT ROAD  
(PAPER STREET)

N/F  
SHEPARD S.  
JOHNSON, ET AL  
9146/66

N/F  
CHRISTOPHER D.  
BLASS & JANICE  
MINOTT  
9146/66

N/F  
SHEPARD S.  
JOHNSON, ET AL  
9146/66

N/F  
FREDERICK &  
JEAN M. RAYMOND  
13177/293

MAXIMUM LOT COVERAGE  
TOTAL AREA = 13,600.0 SQ./FT.  
20.00% = 2,720.00 SQ. FT.  
TOTAL EXISTING COVERAGE 2,378.2 SQ. FT.  
ADDITION OF 341.8 SQ. FT. SHOULD BE ALLOWED



MAGNETIC NORTH 2006

NORMAL HIGH WATER LINE  
AS OBSERVED 02-14-2006

FLAG POLE

STONE MON  
LABELED HT  
FLUSH

36" MAPLE

75' SHORELAND

28" OAK

20" ASH

IPF UNDER  
PVC CAP

1" IPF  
A.G.

SUNSET ROAD

(PAVED WAY)  
PAVED DRIVE  
STONE DRIVE

CONC.  
STEP  
ELEV. @ STEP  
16.0'

CONC. WALK

UP#4

UP#3

16.58ft

20.00ft



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WILLIAM E. HOWARD, TRUSTEE, DESCRIBED IN BOOK 21700, PAGE 297, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 3 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 13,600 SQ. FT. 0.3 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) PLAN NO. 1 OF LAND OF HENRY TREFETHEN, PEAK'S ISLAND, PORTLAND, MAINE, DATED AUGUST, 1896, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 51.  
b.) PLAN OF A LOT OF LAND NEAR TREFETHEN'S LANDING, PEAKS ISLAND, ME., BELONGING TO NANCY E. SKILLINGS, BY J.B. JONES, OCT 5, 1897, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 101.  
c.) HOUSE LOTS ON PEAKS ISLAND FOR WILLIAM H. SARGENT, PORTLAND, MAINE, DATED AUGUST 20TH 1896, RECORDED IN THE C.C.R.D. PLAN BOOK 9 PAGE 7.  
d.) CITY OF PORTLAND ASSESSORS PLAN NO. 90, BLOCK D, LOT 001, REDRAWN 6/1976.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ZONE: IR-2 ISLAND RESIDENTIAL II  
SETBACKS: FRONT - 25 FT  
REAR - 25 FT  
SIDE - 20 FT  
MINIMUM LOT SIZE: 20,000 SF  
MINIMUM LOT WIDTH: 80 FT  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 20%
7. ELEVATIONS ARE BASED UPON A POINT ON CASCO BAY WATER SURFACE TAKEN AT 2:25 PM, 02/14/2006, NGVD 1929 MEAN SEA LEVEL ELEVATION: 1.05' (RETRIEVED FROM HTTP://TIDESANDCURRENTS.NOAA.GOV).

LEGEND

- IPF O Iron Pipe Found
- Z — Indicates Ownership in Common
- o Utility Pole
- A — Abutter Line
- P — Property Line
- S — Street Line
- E — Edge of Traveled Way
- B — Setback Line
- D — Old Lot Line
- 12345 (B) Deed Book/Page of Local Registry
- N/F Now Or Formerly
- E — Over Head Electric

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
- c) NO NEW CORNERS SET

ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: MAY 18, 2006  
REVISED: FEBRUARY 28, 2006  
DATE: FEBRUARY 16, 2006

REVISION 2 05/18/2006 - ADDED ELEVATION TO NGVD MEAN SEA LEVEL

SITE PLAN FOR PROPOSED ADDITION  
8 SUNSET ROAD, PZAKS ISLAND, PORTLAND, MAINE

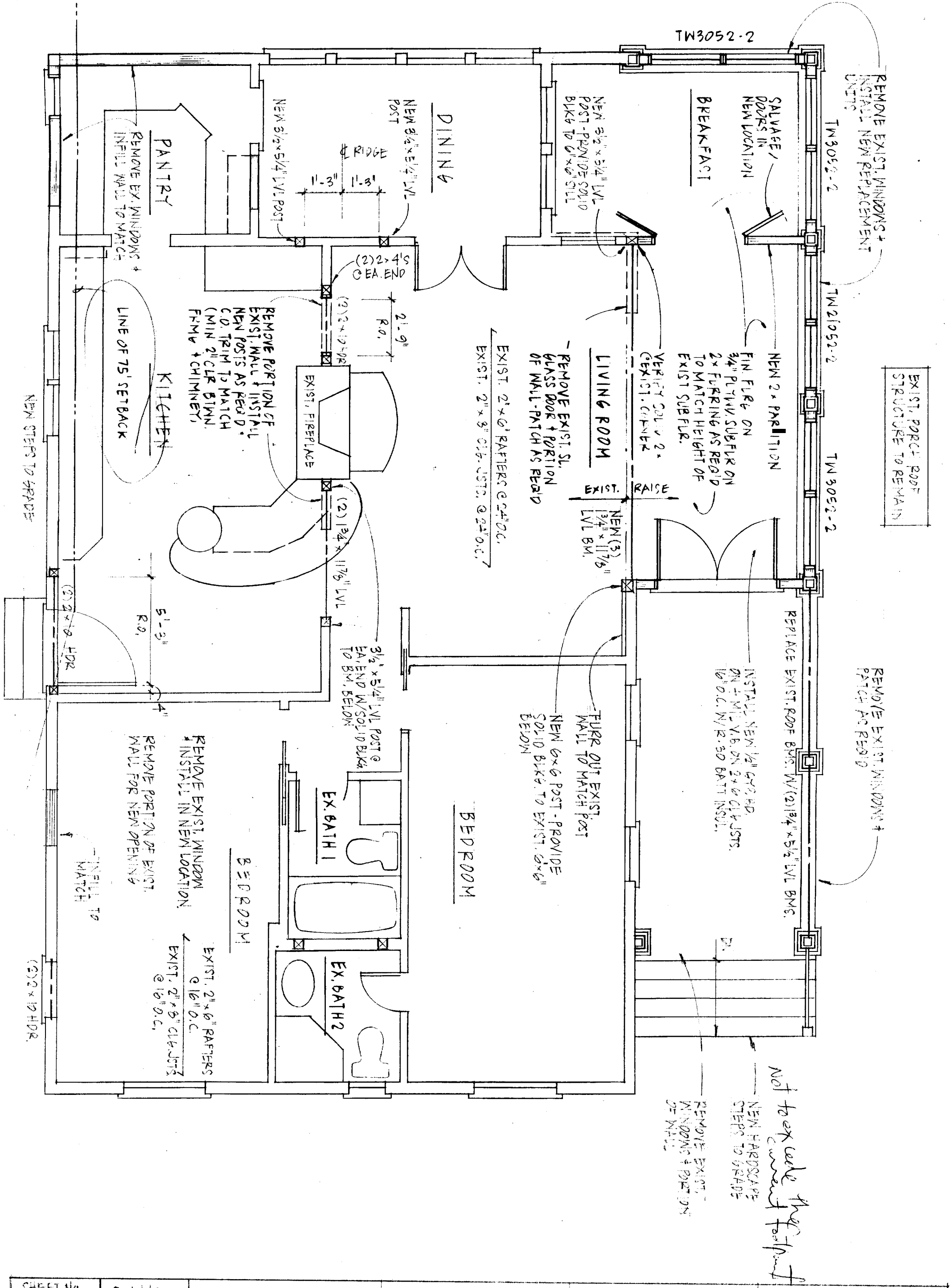
FOR:

TOM DAY

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346

DRAWN BY: PJM  
CHECKED BY: DMD  
SCALE: 1"=30'  
DATE OF SURVEY: 02/14/2006  
JOB NUMBER:  
2006005 REV 2  
SHEET 1 OF 1



REMOVE EXIST. WINDOWS +  
INSTALL NEW REPLACEMENT  
UNITS

EXIST. PORCE. ROOF  
STRUCTURE TO REMAIN

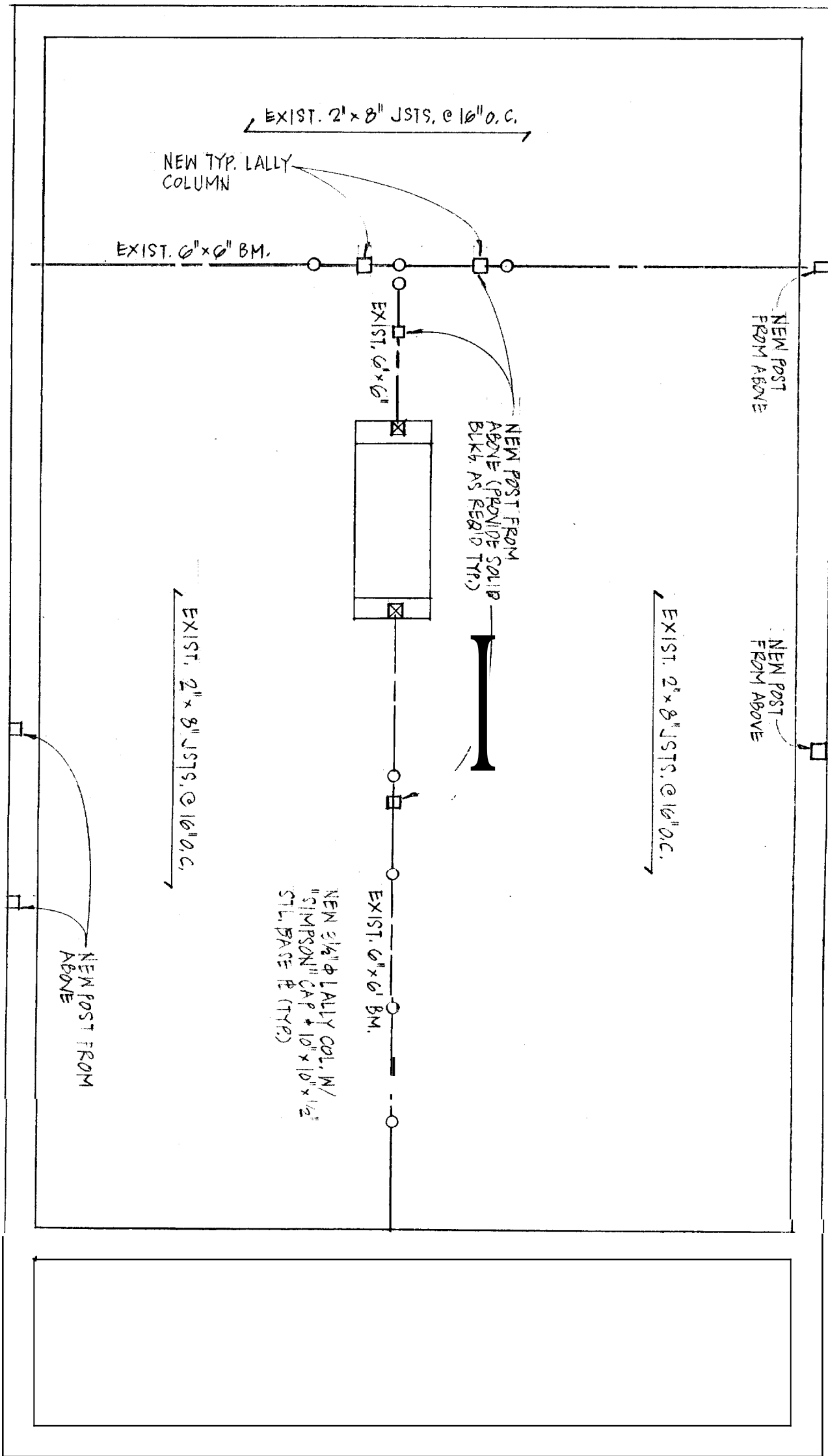
REMOVE EXIST. WINDOWS +  
PATCH AS RECID

*Not to ex look thru  
current footprint*

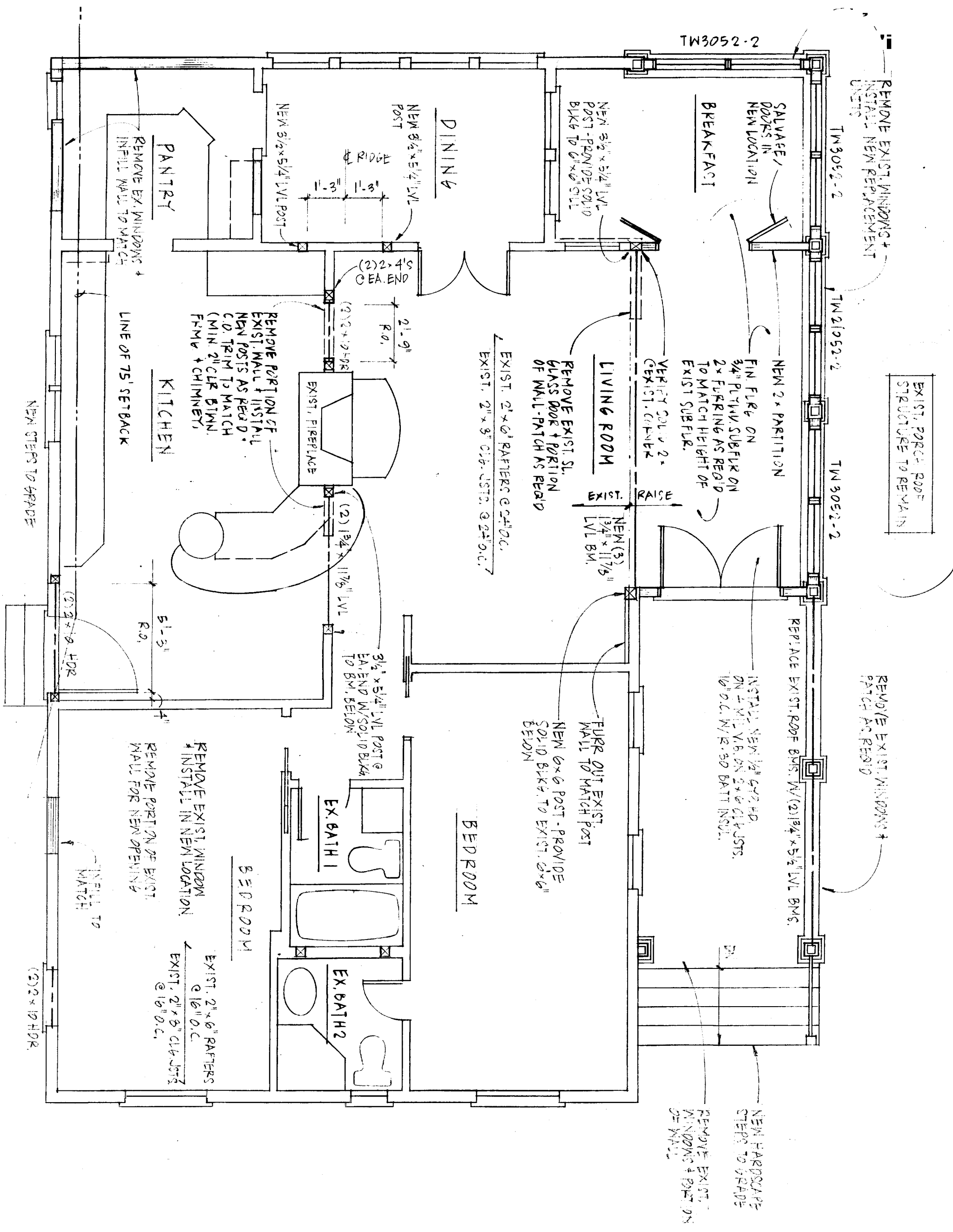
NEW HARDSHARE  
STEPS TO GRADE

REMOVE EXIST.  
WINDOWS + PORTION  
OF WALL

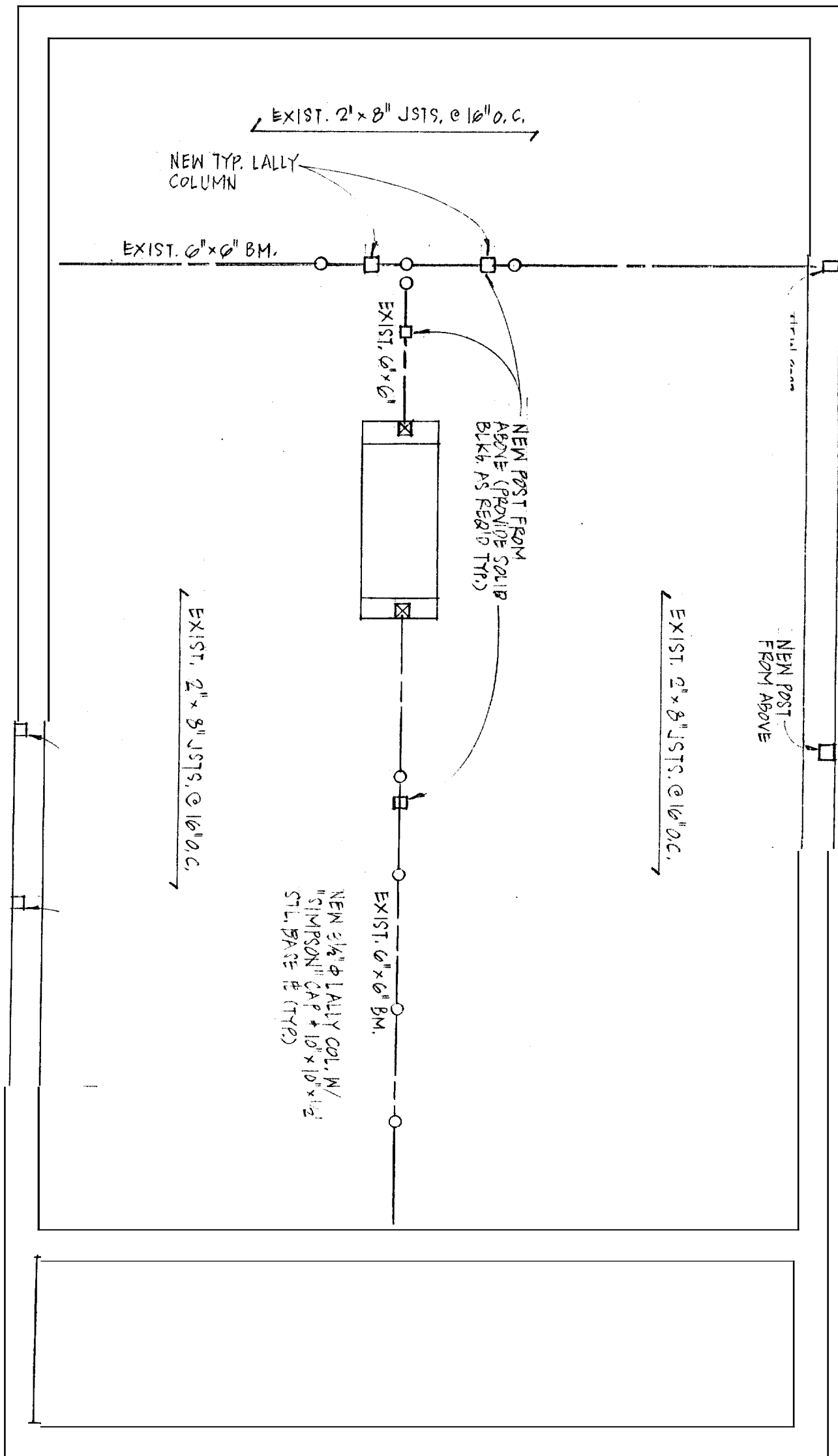
SHEET No.	2 JUNE 06	FRAMING PLAN	RENOVATION TO DAY'S END 8 SUNSET ROAD PEAKS ISLAND, ME	STRUCTURAL ENGINEER LINCOLN/HANEY 6 FEDERAL STREET BRUNSWICK, MAINE 729, 1061	gwdesign GERALD WEINAND 26 GROVE STREET ROCKLAND, MAINE 975, 3943
	1/4" = 1'-0"				



SHEET No. <b>2</b>	2 JUNE 06	FIRST FLOOR FRAMING PLAN	RENOVATIONS TO DAY'S END 8 SUNSET ROAD PEAKS ISLAND, ME	STRUCTURAL ENGINEER LINCOLN/HANEY 6 FEDERAL STREET BRUNSWICK, MAINE 729.1061	gwdesign GERALD WEINAND 26 GROVE STREET ROCKLAND, MAINE 975.3945
	1/4" = 1'-0"				



SHEET No.	2 JUNE 06	FRAMING PLAN	RENOVATION TO DAY'S END 8 SUNSET ROAD PEAKS ISLAND, ME	STRUCTURAL ENGINEER LINCOLN/HANEY 6 FEDERAL STREET BRUNSWICK, MAINE 729, 1061	gvidesign GERALD WEINAND 26 GROVE STREET ROCKLAND, MAINE 975, 2943
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