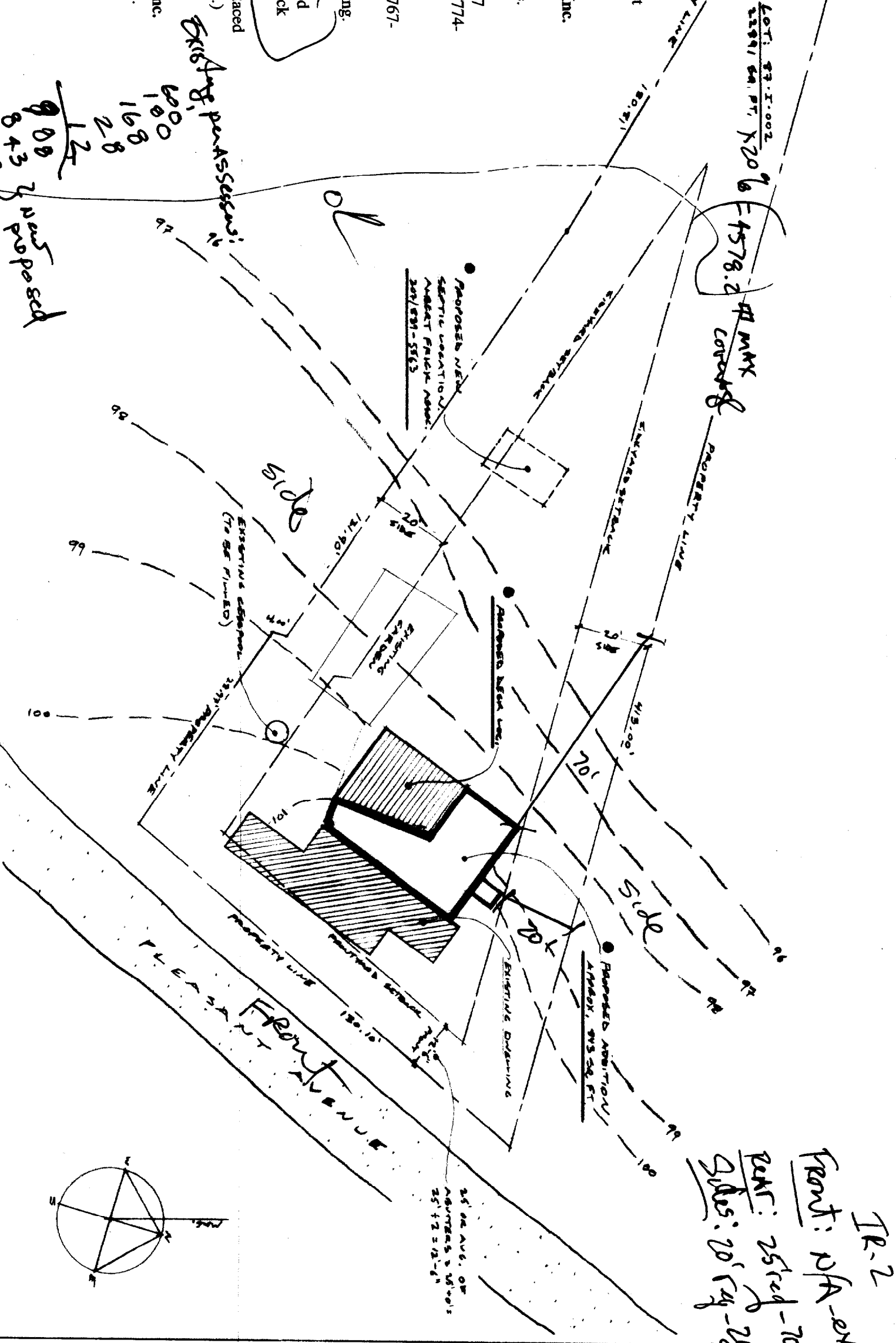


SITE PLAN FOR FOUNDATION PERMIT ONLY.

- Parking:** Unchanged, unaffected (pull-in off Pleasant Avenue.)
- Grading:** Essentially unchanged.
- Survey:** by Bob Greenlaw. Back Bay Boundary, Inc. 207/774-2855.
- Lot:** 100 Pleasant Avenue, Peaks Island, Maine. Lot# 87-1-002. 22,891 sq. ft.
- Owner:** Diana Moxhay, c/o Whitten Architects, 37 Silver Street, Portland, Maine 04101. 207/774-0111.
- Builder:** Leddy Houser Associates, 64 Eastern Promenade, Portland, Maine 04101. 207/767-0903.
- Existing:** One-and-one-half story wood frame dwelling. Approximately 1376 sq. ft.
- Proposed:** Foundation only for two-story wood framed addition (approximately 843 sq. ft.) and deck (approximately 599 sq. ft.)
- Septic:** Non-conforming existing system to be replaced with new system (see site plan for location.) Septic system to be designed (site tested/evaluated 6/27/00; see attached evaluation) by Albert Frick Associates, Inc. 95A County Road, Gorham, Maine 04038. 207/839-5563.
- Utilities:** Water unchanged. Electric unchanged.



Project: Moxhay Residence-Eastering Architect: Whitten Architects 774-3099 Drawing: Site Plan Revisions: Scale: 1"=30'-0"

100 Pleasant Ave. Peaks Island, Maine 37 Silver Street, P.O. Box 404 Portland, Maine 04112 207-774-0111 fax:774-1668

Date: 19 November, 2002 Sheet:



Project: Moxhay Residence-Easterling

Architect: Whitten Architects

Drawing: Existing Condition/Concept

Revisions:

Scale: N.T.S.

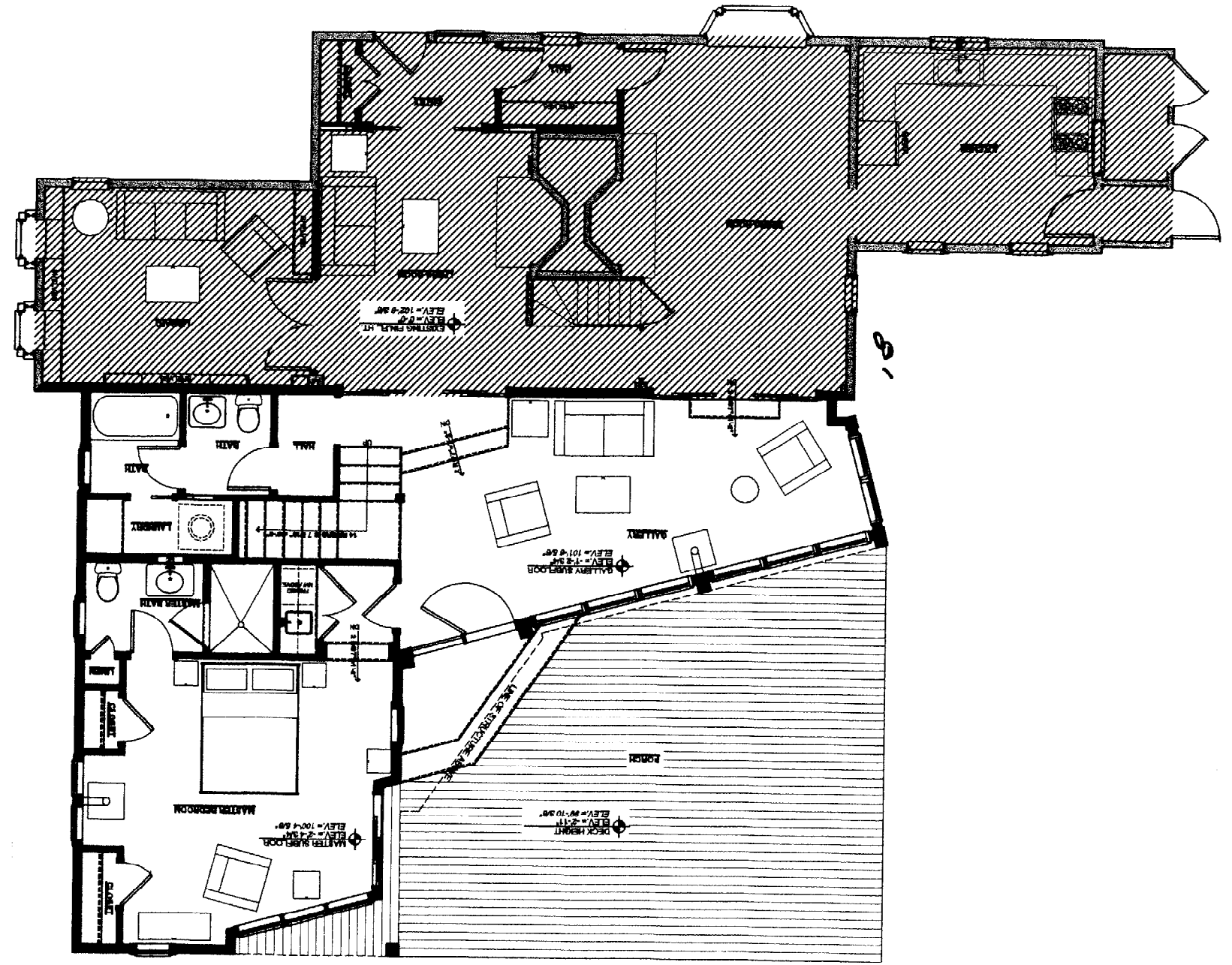
Date: 19 November, 2002

100 Pleasant Ave.
Peaks Island, Maine

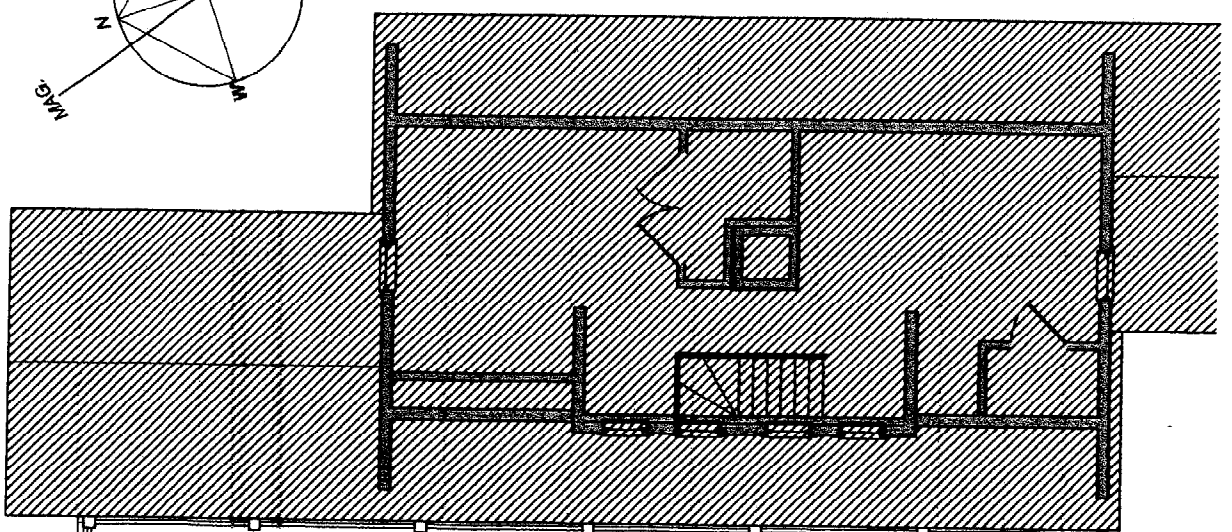
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax: 774-1668

Sheet:

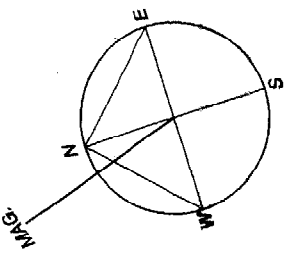
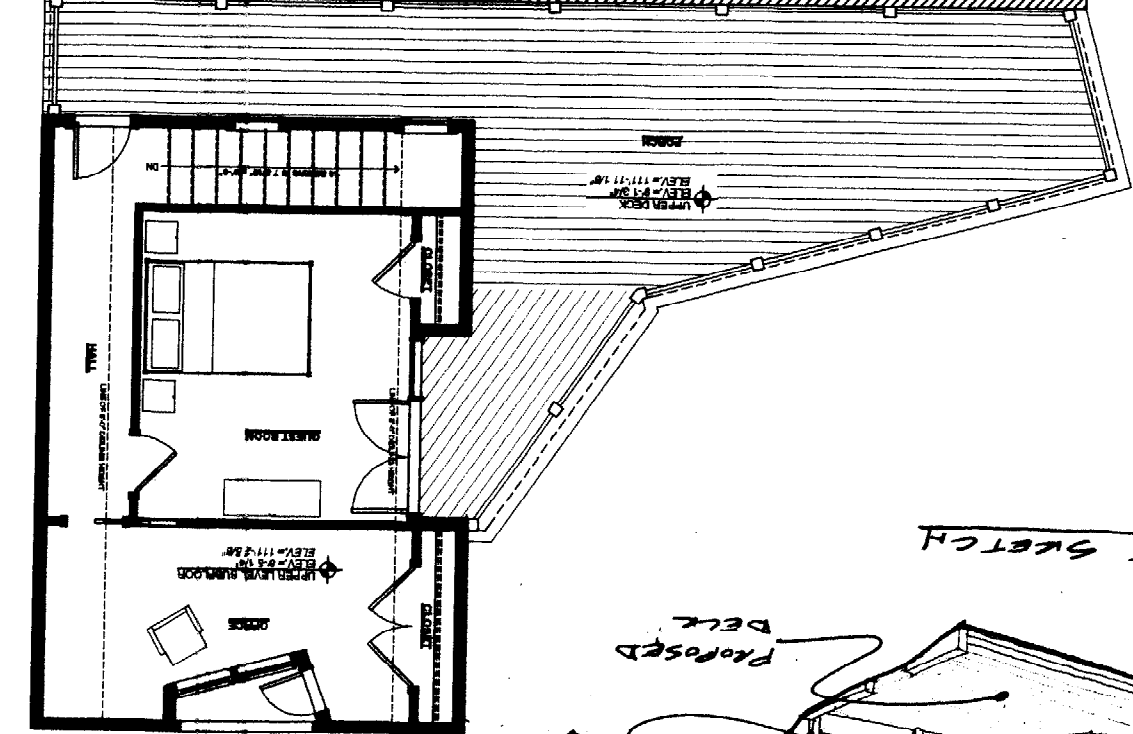
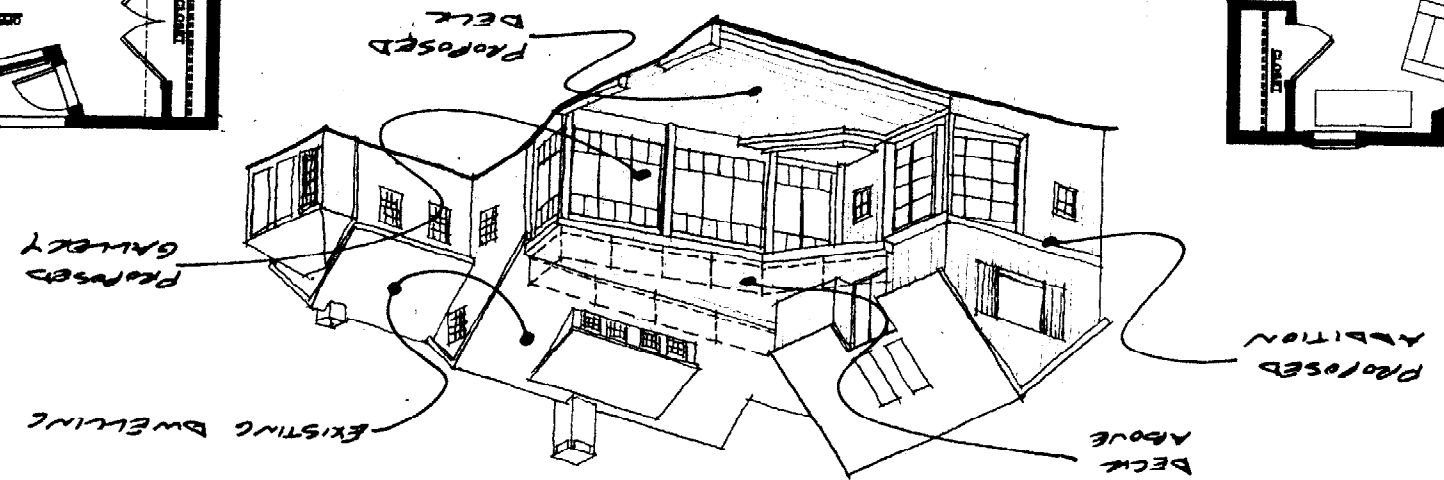
FIRST FLOOR PLAN-PROPOSED

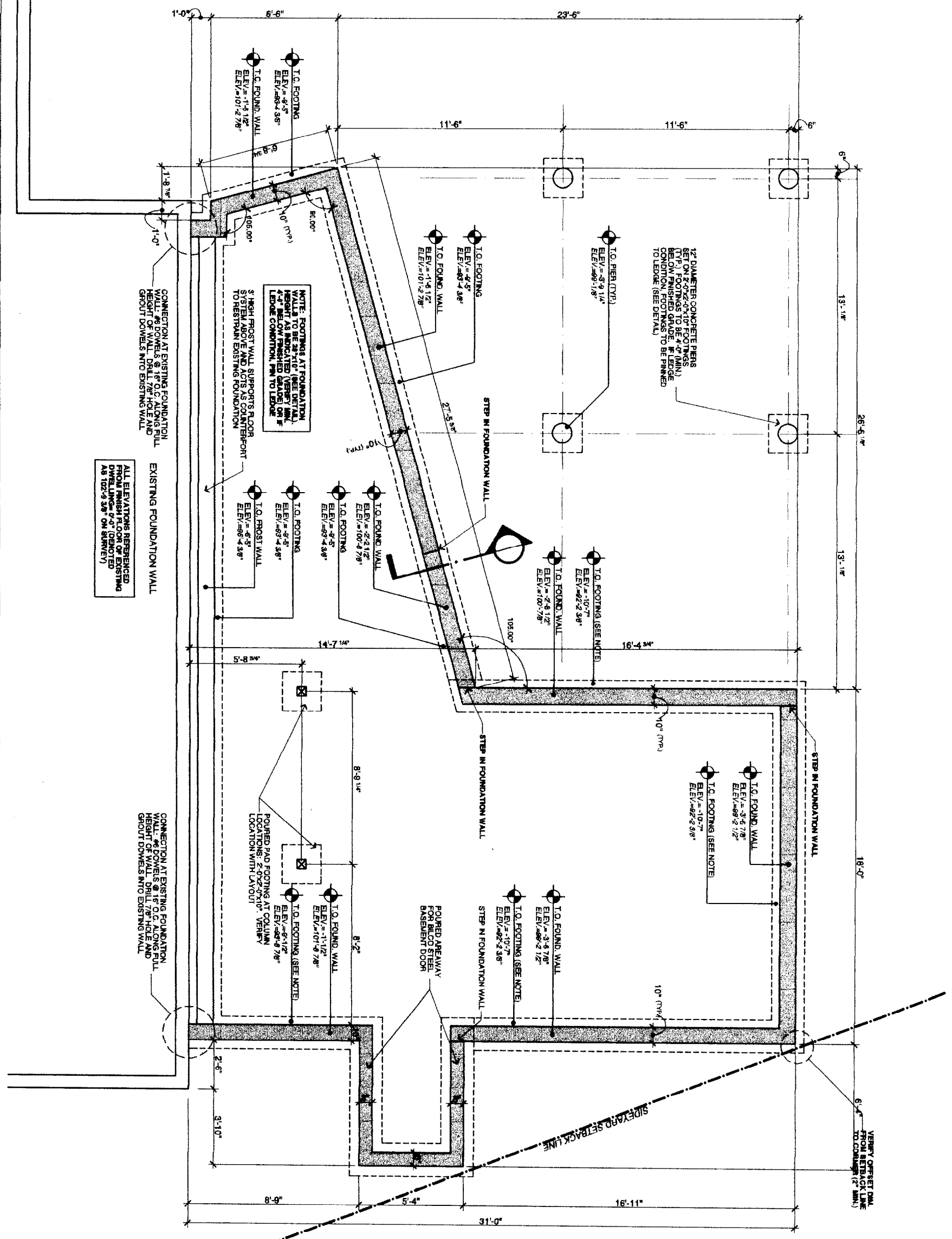


SECOND FLOOR PLAN-PROPOSED



CONCEPT SKETCH
 N.T.S.





12" DIAMETER CONCRETE PIERS SET ON 2'-0"x2'-0"x10" FOOTINGS (TYP.) FOOTINGS TO BE 4" (MIN.) THICK. FINISHED GRADE TO BE INDICATED BY DASHED LINE TO LEADER (SEE DETAIL).

NOTE: FOOTINGS AT FOUNDATION WALLS TO BE 24"x10" (SEE DETAIL). HEIGHT AS INDICATED (VERIFY WALL 4" BELOW FINISHED GRADE) OR 6" LEAD CONNECTION, PIN TO LEAD.

8" HIGH FROST WALL SUPPORTS FLOOR SYSTEM ABOVE AND ACTS AS COUNTERFOOT TO RESTRAIN EXISTING FOUNDATION.

CONNECTION AT EXISTING FOUNDATION WALL TO POWER. 8" T.O.C. ALONG FULL HEIGHT OF WALL. DRILL 7/8" HOLE AND GROUT DOWELS INTO EXISTING WALL.

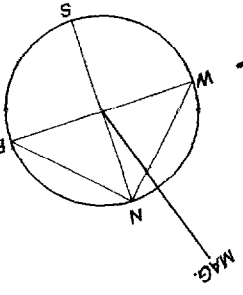
EXISTING FOUNDATION WALL
ALL ELEVATIONS REFERENCED FROM FINISH FLOOR OF EXISTING AS 102'-9.58" ON SURVEY.

CONNECTION AT EXISTING FOUNDATION WALL TO POWER. 8" T.O.C. ALONG FULL HEIGHT OF WALL. DRILL 7/8" HOLE AND GROUT DOWELS INTO EXISTING WALL.

POURED PAD FOOTING AT COLUMN LOCATIONS: 2'-0"x2'-0"x10" LOCATION WITH LAYOUT.

POURED AREAWAY FOR SILCO STEEL BASEMENT DOOR

VERIFY CORRECT WALL FROM SETBACK LINE TO CORNER (2" MIN.)



Project: Moxhay Residence-Eastering
 100 Pleasant Ave.
 Peaks Island, Maine

Architect: Whitten Architects
 37 Silver Street, P.O. Box 404
 Portland, Maine 04112
 207-774-0111 fax:774-1668

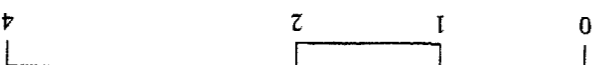
Drawing: Foundation Plan

Revisions:

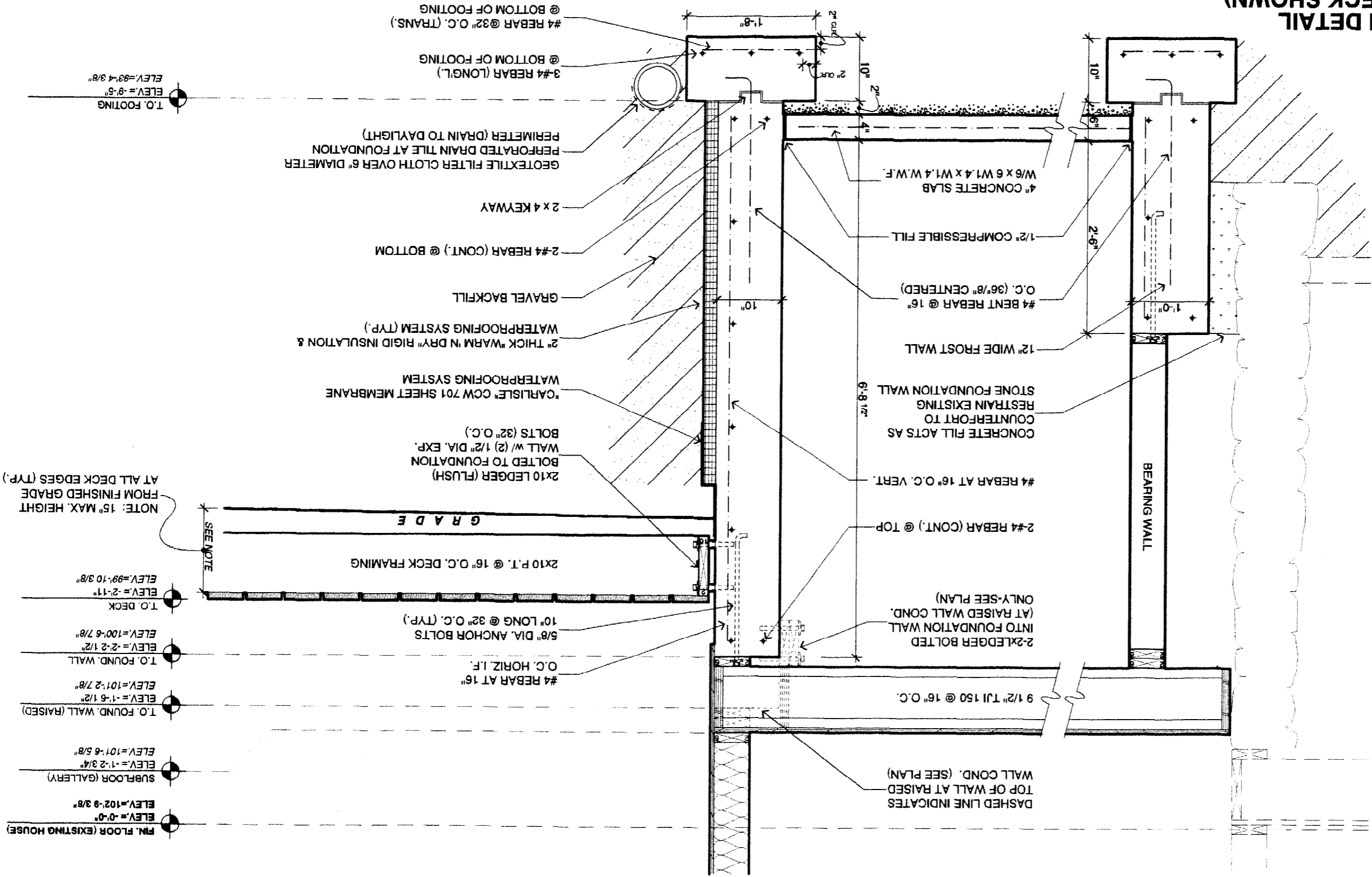
Scale: 3/16"=1'-0"

0 1 2 4 8 16

Date: 19 November, 2002
 Sheet:



**TYPICAL FOUNDATION DETAIL
 (WALL AT GALLERY/DECK SHOWN)**



TYP. NOTES

PAD FOOTINGS TO BE 24"x24"x10" w/3 #4 REBAR EACH WAY, IF LEDGE CONDITION, DRILL AND PIN TO LEDGE WITH LEVELING CONCRETE PAD. LOCATE AS SHOWN ON PLAN.

WALL: #6 DOWELS @ 16" O.C. ALONG FULL HEIGHT OF WALL. DRILL 7/8" HOLE AND GROUT DOWELS INTO EXISTING WALL

FOOTINGS AT FOUNDATION WALLS TO BE 20"x10" (SEE DETAIL). HEIGHT AS INDICATED (VERIFY MIN. HEIGHT 4'-0" BELOW FINISHED GRADE OR IF LEDGE CONDITION, DRILL AND PIN TO LEDGE (#4 REBAR @ 48" O.C.)

CONCRETE PIERS AT DECK TO BE 12" DIA. PIERS w/4 #4 BARS (VERT.) SET ON TYP. 24"x24"x10" FOOTINGS. HEIGHT AND LOCATION AS SHOWN

FOUNDATION DRAINS AND DAMPROOFING PER G.C. RECOMMENDATIONS

ALL ELEVATIONS REFERENCED FROM FINISH FLOOR OF EXISTING DWELLING = 0'-0" (DOTTED) AS 102-9 3/8" ON SURVEY)

PM. FLOOR (EXISTING HOUSE) ELEV. = 0'-0"
 SUBFLOOR (GALLERY) ELEV. = -1'-2 3/4"
 T.O. FOUND. WALL (RAISED) ELEV. = -1'-6 1/2"
 T.O. FOUND. WALL ELEV. = -2'-2 1/2"
 T.O. DECK ELEV. = -2'-11"
 T.O. FOOTING ELEV. = -8'-5"

NOTE: 15" MAX. HEIGHT FROM FINISHED GRADE AT ALL DECK EDGES (TYP.)

SEE NOTE

DASHED LINE INDICATES TOP OF WALL AT RAISED WALL COND. (SEE PLAN)

9 1/2" TJI 150 @ 16" O.C.

2x LEDGER BOLTED INTO FOUNDATION WALL (AT RAISED WALL COND. ONLY-SEE PLAN)

#4 REBAR AT 16" O.C. VERT.

CONCRETE FILL ACTS AS COUNTERFORT TO RESTRAIN EXISTING STONE FOUNDATION WALL

#4 BENT REBAR @ 16" O.C. (36" / 8" CENTERED)

1/2" COMPRESSIBLE FILL

4" CONCRETE SLAB

W/6 x 6 W/1.4 x W/1.4 W.F.

2x10 P.T. @ 16" O.C. DECK FRAMING

BOLTED TO FOUNDATION WALL w/ (2) 1/2" DIA. EXP. BOLTS (32" O.C.)

WATERPROOFING SYSTEM

2" THICK "WARM N DRY" RIGID INSULATION & WATERPROOFING SYSTEM (TYP.)

GRAVEL BACKFILL

2x #4 REBAR (CONT.) @ BOTTOM

2x #4 KEYWAY

GEOTEXTILE FILTER CLOTH OVER 6" DIAMETER PERFORATED DRAIN TILE AT FOUNDATION PERIMETER (DRAIN TO DAYLIGHT)

#3 #4 REBAR (LONG L.) @ BOTTOM OF FOOTING

#4 REBAR @ 32" O.C. (TRANS.) @ BOTTOM OF FOOTING

Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 95A County Road
 Gorham, Maine 04038
 (207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE
 James Logan SS, SE
 Matthew Logan SE
 Brady Frick, SE

July 14, 2000

Katherine Moxhay
 254 Pleasant Avenue
 Peaks Island, ME 04108

Re: N/F Ano/Noce (Moxhay), 100 Pleasant Avenue, Peaks Island

Dear Katherine:

We did a preliminary soil evaluation on the above-referenced property on June 27, 2000. The purpose of this investigation was to determine the potential for replacement of the existing subsurface wastewater disposal system.

Enclosed is a sketch plan illustrating the location of the test pits excavated along with the soil profile descriptions.

The soil is suitable, as defined by the State of Maine Subsurface Wastewater Disposal Rules.

A complete subsurface wastewater disposal system design (HBE-200 form) is needed for a permit to install the system should the existing system malfunction.

If you have any questions or concerns regarding this property, please do not hesitate to contact our office.

Respectfully,

Albert Frick

AF/nd

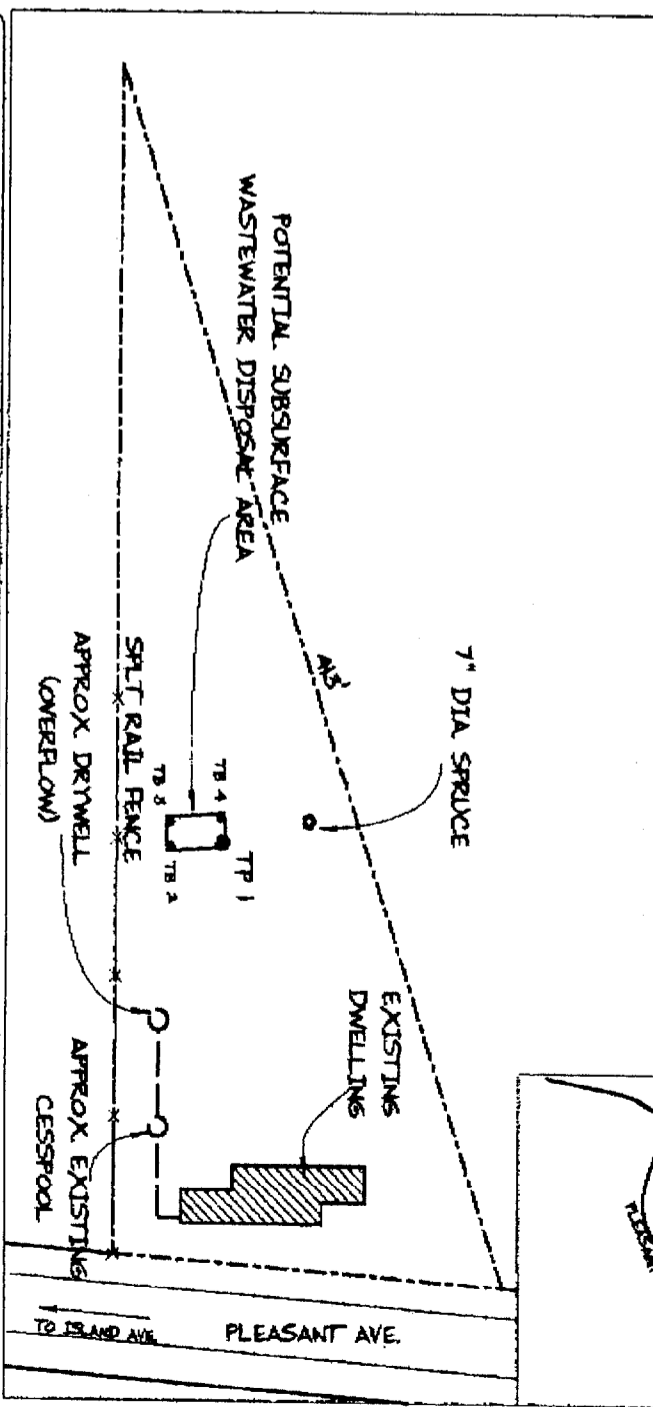
Enc

Post#	Fax Note	7671	Date	10/1/02	# of pages	2
To	Will Wadsworth		From			
Co/Dept			Co.			
Phone #			Phone #			
Fax #	774-1668		Fax #			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation: **PEAKS ISLAND**
 Street, Road Subdivision: **100 PLEASANT AVENUE**
 Scale: 1" = 100' Ft. OR AS SHOWN
 Owner's Name: **KATHERINE MOXHAY**

NOTE: PROPERTY LINE INFORMATION PER TOWN TAX MAP AND AS POINTED OUT BY OWNER REPRESENTATIVE



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)			
Observation Hole	TP 1	TP 1	TP 1
Depth of Organic Horizon Above Mineral Soil	Depth of Organic Horizon Above Mineral Soil	Depth of Organic Horizon Above Mineral Soil	Depth of Organic Horizon Above Mineral Soil
Texture			
Consistency			
Color			
Mottling			
Soil Classification			
Slope			
Limiting Factor			
Restrictive Layer			
Profile			
Condition			

Soil Evaluator Signature: *Albert Frick* Date: 7/14/2000