

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0313	Issue Date: APR 17 2003	CBL: 087 I002001
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Location of Construction: 100 Pleasant Ave Pi	Owner Name: Moxhay Diana	Owner Address: 9850 Osce Place CITY OF PORTLAND	Phone: 207-766-2251
Business Name: n/a	Contractor Name: Leddy/Houser Associates	Contractor Address: 64 Eastern Promenade Portland	Phone: 2078718083
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family / Building 18' x 31' addition, 9' x 24' gallery and 17' x 24' deck.	Permit Fee: \$1,073.00	Cost of Work: \$150,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: R3 BOCA 5B 1999	

Proposed Project Description: Building 18' x 31' addition, 9' x 24' gallery and 17' x 24' deck.	Signature:	Signature: JMB 4/17/03
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/08/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland See permit #02-1320 for Foundation Approved <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 4/17/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0313	Date Applied For: 04/08/2003	CBL: 087 I002001
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Location of Construction: 100 Pleasant Ave Pi	Owner Name: Moxhay Diana	Owner Address: 9850 Osce Place	Phone: 207-766-2251
Business Name: n/a	Contractor Name: Leddy/Houser Associates	Contractor Address: 64 Eastern Promenade Portland	Phone: (207) 871-8083
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Building 18' x 31' addition, 9' x 24' gallery and 17' x 24' deck.	Proposed Project Description: Building 18' x 31' addition, 9' x 24' gallery and 17' x 24' deck.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

- 1) See permit # 02-1320 for the foundation only
- 2) This is not an approval for an additional dwelling unit or additional kitchen. The sink installed off the gallery/master bedroom must be a small bowl, classified as a "bar sink".
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/17/2003

Note: **Ok to Issue:**

- 1) Guardrails will be needed per BOCA 1999 if more than 15-1/2" change of grade.
- 2) Detailed specifications must be submitted for the vent termination of the gas stove as it will exit on the 2nd floor deck.
- 3) Separate permits are required for any electrical or plumbing work.

03 0313

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>100 Pleasant Ave Peaks Is. Me</u>		
Total Square Footage of Proposed Structure <u>843</u>	Square Footage of Lot <u>22,891</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>I</u> Lot# <u>2</u> 87 100	Owner: <u>Diana Moxhay / Kathleen Moxhay</u>	Telephone: <u>766-2251</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Leddy House Associates</u> <u>767-0903</u>	Cost Of Work: <u>\$150K</u> Fee: <u>\$1,073</u>
Current use: <u>res</u> <u>Whitten Arch. 774-0111</u> <u>*102</u>		
If the location is currently vacant, what was prior use: <u>res</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>res</u>		
Project description: <u>change of use for a home occupation, to add; Living space</u> <u>18x31' addition 8 8x24' Gallery and 17x24 deck</u>		
Contractor's name, address & telephone: <u>Leddy House Associates 416 Preble St. S.P.</u>		
Who should we contact when the permit is ready: <u>Leddy House Associates 767-0903</u>		
Mailing address: <u>416 Preble St. S.P. ME 04106</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>767-0903</u>		

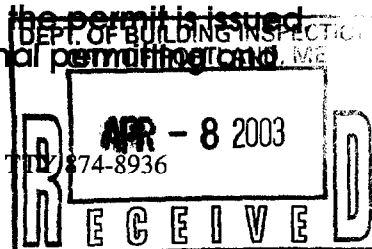
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>4-8-2003</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting requirements and fees with the Planning Department on the 4th floor of City Hall

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716



087-I-002 # 20026019

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required - Attach in Space Below <<	
City, Town, or Plantation	PORTLAND (PEAKS ISLAND)	PORTLAND Date Permit Issued: 12/15/02	8294 TOWN COPY \$110.00 FEE Double Fee Charged
Street or Road	100 PLEASANT AVENUE	L.P.I. # 608	
Subdivision, Lot *			

OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	MOXHAY DIANA Owner
Mailing Address of	WILL WINKLEMAN WRITTEN ARCHITECTS 37 SILVER STREET PORTLAND, ME 04101
Daytime Tel. *	774-668
Municipal Tax Map * 87 Lot * I-2	

Owner or Applicant Statement	Caution: Inspections Required
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner / Applicant	Local Plumbing Inspector Signature
Date	(1st) Date Approved 2/12/03
	(2nd) Date Approved

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
1. <input type="checkbox"/> First Time System 2. <input checked="" type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input checked="" type="checkbox"/> Expanded System a. <input checked="" type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	1. <input checked="" type="checkbox"/> Complete Non-Engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank _____ Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd+) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
22,800 + sq. ft. / acres	1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: 2 2. <input type="checkbox"/> Multiple Family Dwelling, No of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	1. <input type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input checked="" type="checkbox"/> Public 5. <input type="checkbox"/> Other:
SHORELAND ZONING		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS SYSTEM LAYOUT SHOWN ON PAGE 3

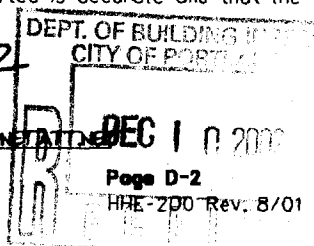
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY 1000 gallons	1. <input type="checkbox"/> Stone Bed 2. Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular d. <input type="checkbox"/> H-20 loaded 4. <input type="checkbox"/> Other: _____ SIZE 960 sq. ft. lin. ft. 20 ELVEN IN-DRAIN UNITS	1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series c. <input type="checkbox"/> Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet	270 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - EXISTING 2 BEDROOM EXPANDING TO 3 BEDROOMS AT 90 GALLONS PER DAY EACH 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	PUMPING	
PROFILE CONDITION DESIGN 3 / A/C / 1 AT Observation Hole * TP 1 Depth 33" OF MOST LIMITING SOIL FACTOR	1. <input type="checkbox"/> Small - 2.0 sq.ft./gpd 2. <input type="checkbox"/> Medium - 2.6 sq.ft./gpd 3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq.ft./gpd 4. <input type="checkbox"/> Large - 4.1 sq.ft./gpd 5. <input type="checkbox"/> Extra-Large - 5.0 sq.ft./gpd	1. <input checked="" type="checkbox"/> Not required 2. <input type="checkbox"/> May be required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons	

SITE EVALUATOR STATEMENT

I certify that on 6/27/2000 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

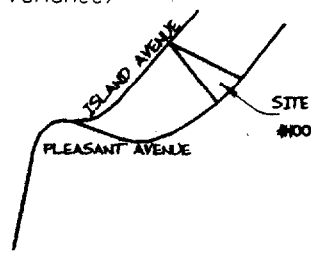
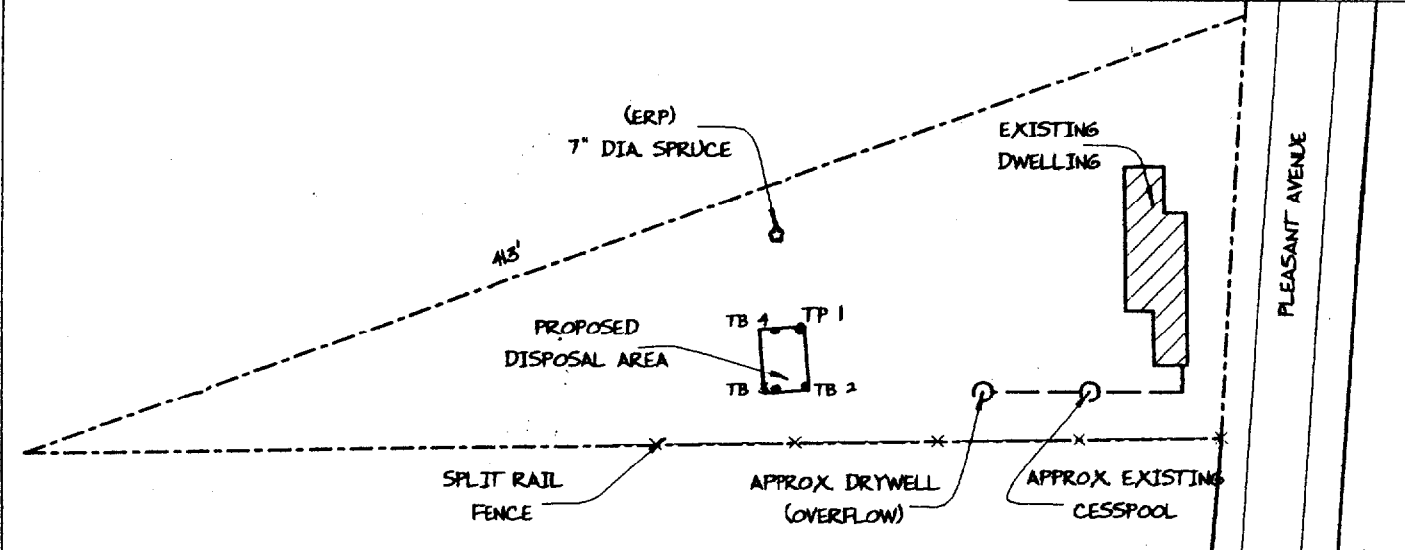
Albert Frick KS 12/6/2002
 Site Evaluator Signature SE Date

ALBERT FRICK (207) 839-5563 ALBERTFRICK@WORLDNET.ATTN.E
 Site Evaluator Name Printed Telephone Number E-mail Address
 ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563
 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10 SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation PORTLAND (PEAKS ISLAND)	Street, Road Subdivision 100 PLEASANT AVENUE	Owner's Name DIANA MOXAY
SITE PLAN		Scale 1" = <u>60</u> Ft. or as shown
		SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)
		

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
5	SANDY LOAM		BROWN	
10		FERTILE	DARK YELLOW BROWN	
15			BROWN	
20	LOAMY SAND		YELLOW BROWN	
25			LIGHT OLIVE BROWN	FEW, FAINT
30	LOAMY SAND AND SAND	FIRM	OLIVE BROWN	COMMON, DISTINCT
35	BEDROCK			
40				
45				
50				

Soil Classification 3 Profile	Slope A/C Condition	Limiting Factor 34 %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TB 2-4 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
15				
20				
25				
30				
35				
40				
45				
50				

Soil Classification Profile	Slope Condition	Limiting Factor %	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Albert Frick
Site Evaluator Signature

63
SE *

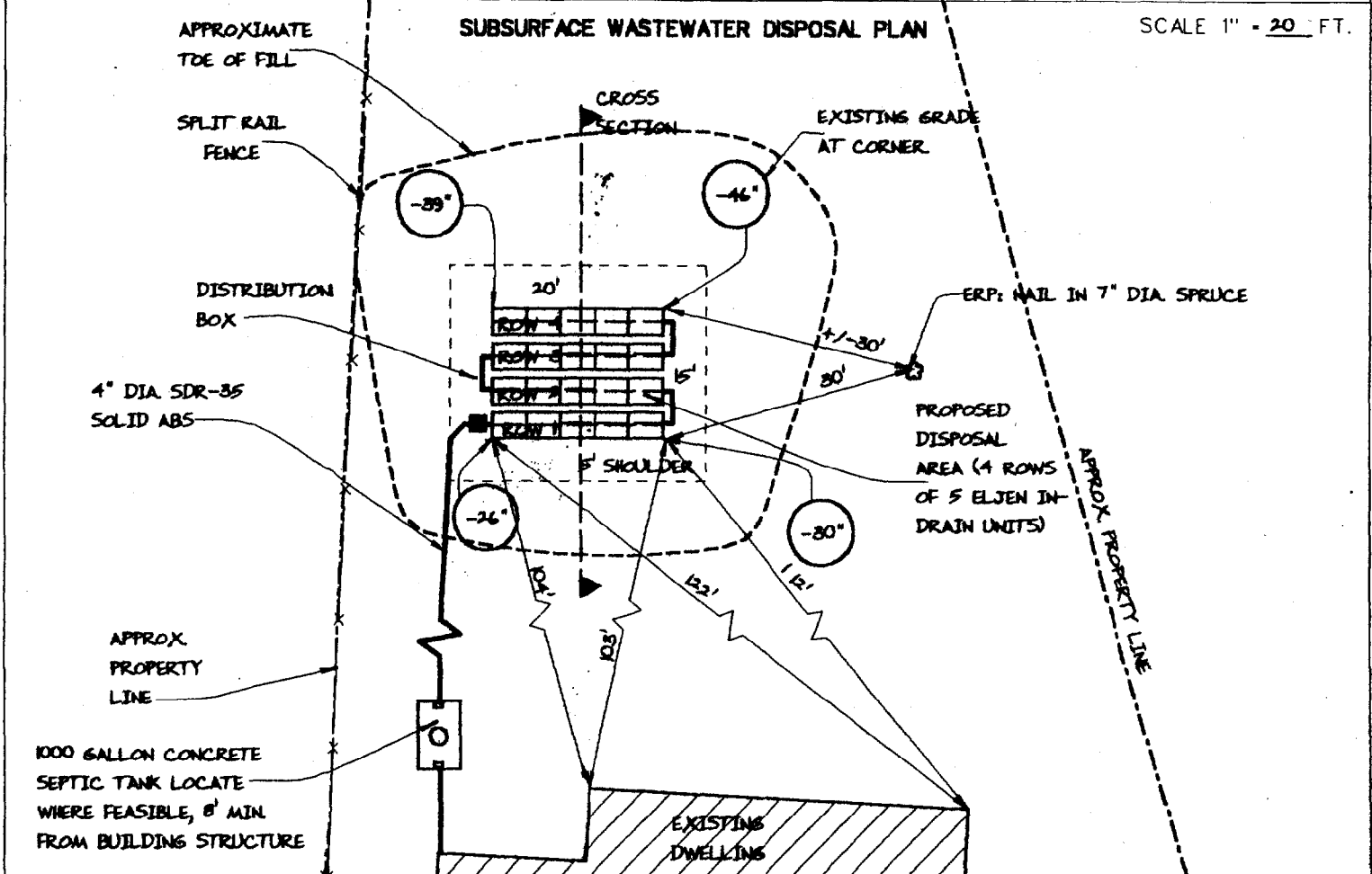
12/6/2002
Date

Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: **PORTLAND (PEAKS ISLAND)**
 Street, Road, Subdivision: **100 PLEASANT AVENUE**
 Owner's Name: **DIANA MOXAY**



FILL REQUIREMENTS

Depth of Fill (Upslope) ± 20" - 24"
 Depth of Fill (Downslope) ± 24" - 31"
 DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

± 20" - 24" Finished Grade Elevation
 ± 24" - 31" Top of Proprietary Device
 Bottom of Disposal Area

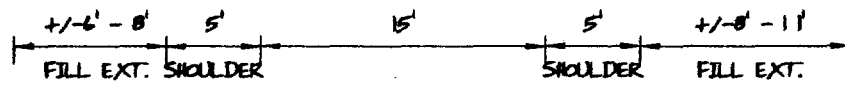
SEE
 DETAIL
 BELOW

ELEVATION REFERENCE POINT

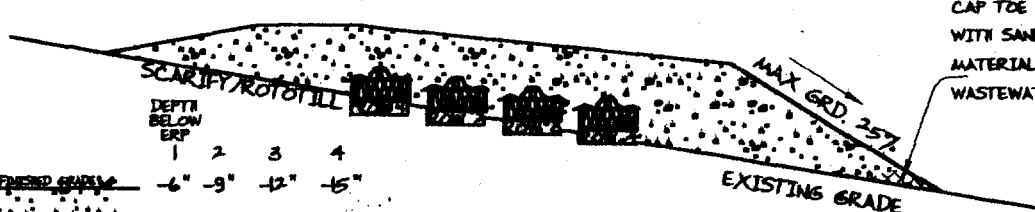
Location & Description: NAIL SET IN 7" DIA SPRUCE
 Reference Elevation: 0.0' or _____

DISPOSAL AREA CROSS SECTION

SCALE:
 VERTICAL: 1" = 5 FT
 HORIZONTAL: 1" = 10 FT



GRAVELLY COARSE SAND



	1	2	3	4
CLEAN FILL	-6"	-9"	-12"	-15"
GEOTEXTILE FABRIC	-18"	-21"	-24"	-27"
OVER 4" DIA PERF. PIPE	-22"	-25"	-28"	-31"
ELJEN IN-DRAIN UNIT	-29"	-32"	-35"	-38"
GRAVELLY COARSE SAND	-35"	-38"	-41"	-44"

Albert Frick
 Site Evaluator Signature

163
 SE *

12/6/2002
 Date

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

Portland, Peaks Island 100 Pleasant Ave. Moxhey
TOWN LOCATION APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) + # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Fill Estimation Worksheet

Albert Frick Associates Inc.

95A County Road

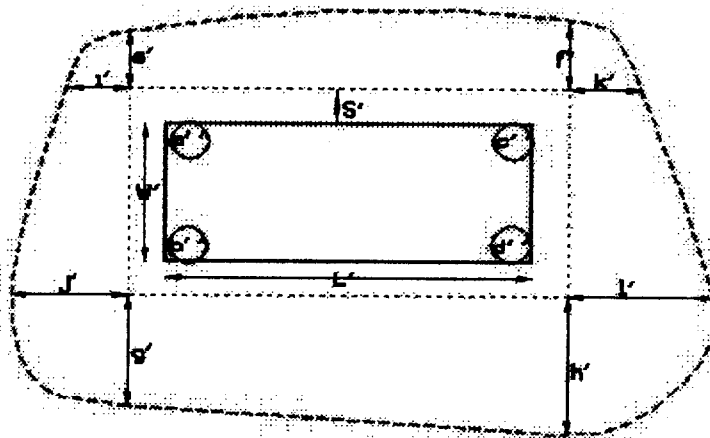
Gorham, Me 04038

839-5563 FAX - 839-5564

E-Mail - Albertfrick@worldnet.att.net

Town: Portland (Peaks Island)
 Project owner/applicant: DIANA MOXAY
 Address: 100 Pleasant Ave.

This worksheet is being provided as a complimentary tool to assist in estimating the **approximate** amount of fill required to construct the proposed system. This worksheet does not substitute for a personal visit to the site for you own estimate. These calculations are intended to serve as a check to your work. Site features beyond the model (terrain) can vary to effect model projections.



Length (L)	<u>20</u> feet
Width (W)	<u>15</u> feet
Shoulder (S)	<u>5</u> feet
<u>Depth of fill:</u>	
upper left (a)	<u>24</u> inches
upper right (b)	<u>20</u> inches
lower left (c)	<u>31</u> inches
lower right (d)	<u>24</u> inches
<u>Fill Extension:</u>	
left up (e)	<u>8</u> feet
right up (f)	<u>6</u> feet
left down (g)	<u>11</u> feet
right down (h)	<u>8</u> feet
upper left (i)	<u>9</u> feet
lower left (j)	<u>10</u> feet
upper right (k)	<u>7</u> feet
lower right (l)	<u>7</u> feet
Cost of fill per yard= \$	

Body	58 cubic yards
Fill Down	13 cubic yards
Fill Up	8 cubic yards
Fill left	11 cubic yards
Fill right	6 cubic yards
Fill upleft	2 cubic yards
Fill upright	1 cubic yards
Fill downleft	3 cubic yards
Fill downright	2 cubic yards

SubTotal= 104 cubic yards

Shrinkage %= 15 %

Total Backfill 120 cubic yards

Adjusted cost of Total Backfill= \$ -



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

MAINTAINING YOUR SUBSURFACE WASTEWATER DISPOSAL SYSTEM

Care and Maintenance of your Septic Tank

The septic tank is an essential part of your subsurface wastewater disposal system. Proper care and maintenance of your septic tank protects the disposal field and will help prolong the life of the disposal system.

- * A "starter" is not necessary to stimulate bacterial action in a septic tank. The bacteria present in the domestic wastewater is adequate for bacterial action and will thrive under normal use. The U.S. Environmental Protection Agency and the Maine Department of Human Service both discourage the addition of septic tank additives.
- * Practice water conservation methods whenever possible.
- * Normal amounts of household detergents, bleaches, and cleaners may be used without stopping the biological activity in the septic tank. Excessive amounts of any cleaners should not be used. Do not discharge solvents, paints, fuels, oils, hazardous or special wastes into the tank. This is prohibited by laws and regulations.
- * Avoid disposing of grease, fats, coffee grounds, disposable diapers, feminine napkins, or other non-decomposable materials into the septic tank.
- * Use of a garbage disposal increases the organic loading rate into a septic tank. More frequent pumping and the addition of a septic tank filter is required.
- * Avoid doing excessive loads of laundry in rapid succession. Space the loads out over time to allow for a "rest" period between loads.

Pumping your Septic Tank

Your septic tank should be pumped every two to three years, or as needed according to the actual use of the system, to remove accumulated solids for final disposal in an approved facility. The inlet and outlet baffles should be inspected with each pumping and replaced if necessary.

Care and Maintenance of your Disposal Field

- * Do not drive over your disposal field with automobiles, trucks, or heavy equipment unless your disposal field is specifically designed for these loads.
- * Maintain adequate vegetation or mulch over the disposal field unless the field has been designed under pavement.
- * Avoid siting gardens over disposal fields, because annual rototilling tends to erode the surface cover. Rototiller tines can cut into the disposal pipes and units.
- * Avoid tying dogs, who are inclined to dig, over disposal fields. Avoid siting horse or cattle corrals over fields due to foot impact and erosion potential.
- * Vegetation with aggressive shallow root systems should not be grown near systems (willow trees, for example).

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 1/8/2003
To: Peter
Fax: 767-0961
Re: 100 Pleasant Ave PI
Sender: Karen

YOU SHOULD RECEIVE 8 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

Sorry for the incorrect information and any resulting inconvenience.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030313

APR 17 2003

This is to certify that Moxhay Diana /Leddy/House Associates

has permission to Building 18' x 31' addition, 9' x 24' galley and 24' deck.

CITY OF PORTLAND

AT 100 Pleasant Ave Pi

087 I002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is entered or otherwise used-in. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

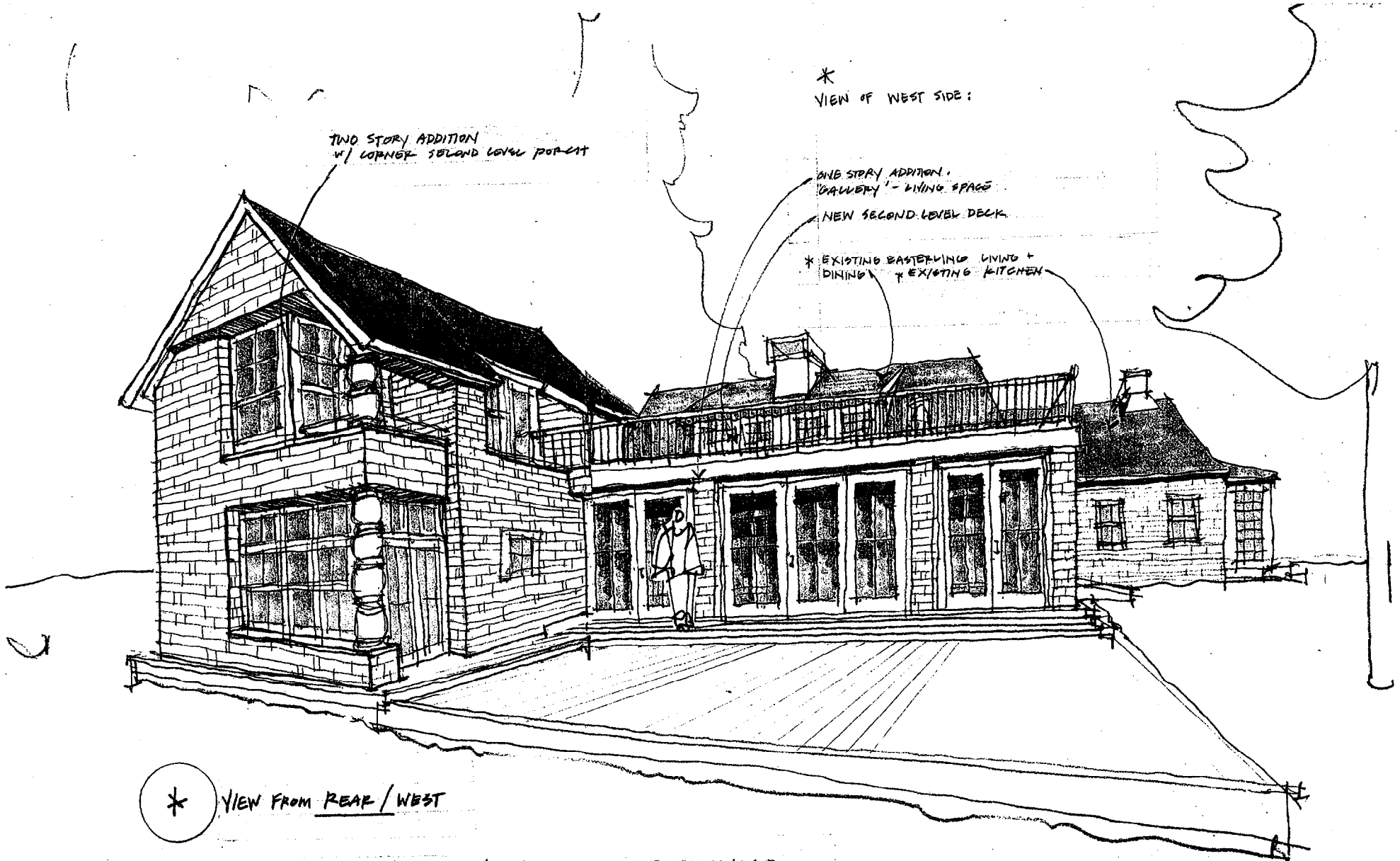
Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jeanie Bourke 4/17/03
Director - Building & Inspection Services

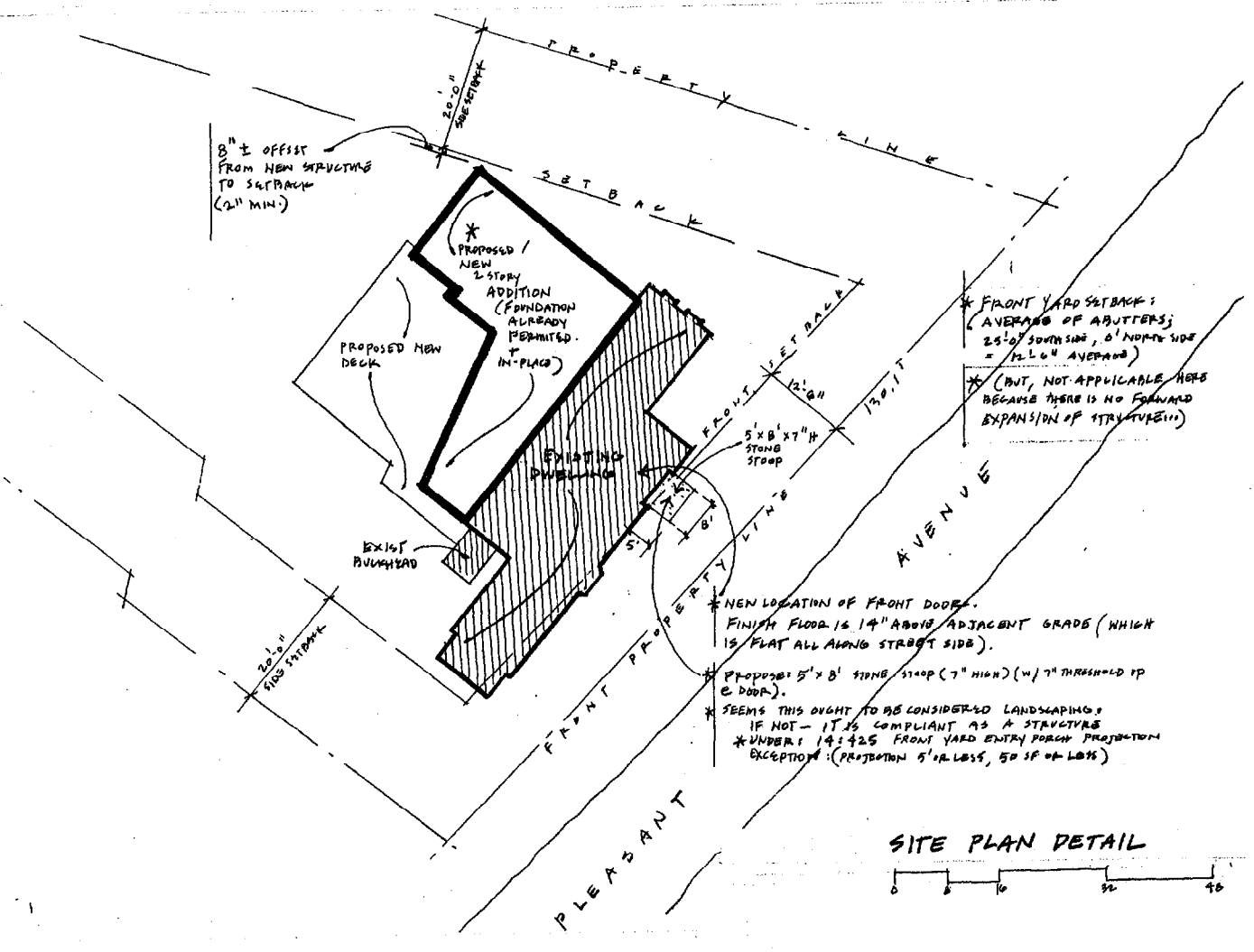
PENALTY FOR REMOVING THIS CARD



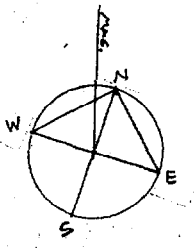
* VIEW FROM REAR / WEST

EXISTING STRUCTURE: 'EASTERLING' @ 100 PLEASANT AVE, PEAKS ISLAND

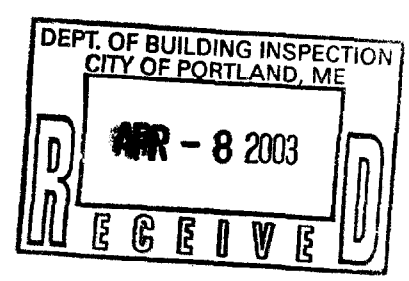
ARCHITECT:
 WILL WINKELMAN & WHITTEN ARCHITECTS : 774.0111 X102 . . WILL@WHITTENARCHITECTS.COM
 * ERIC SOKOL @ X114 : ERIC@WHITTENARCHITECTS.COM



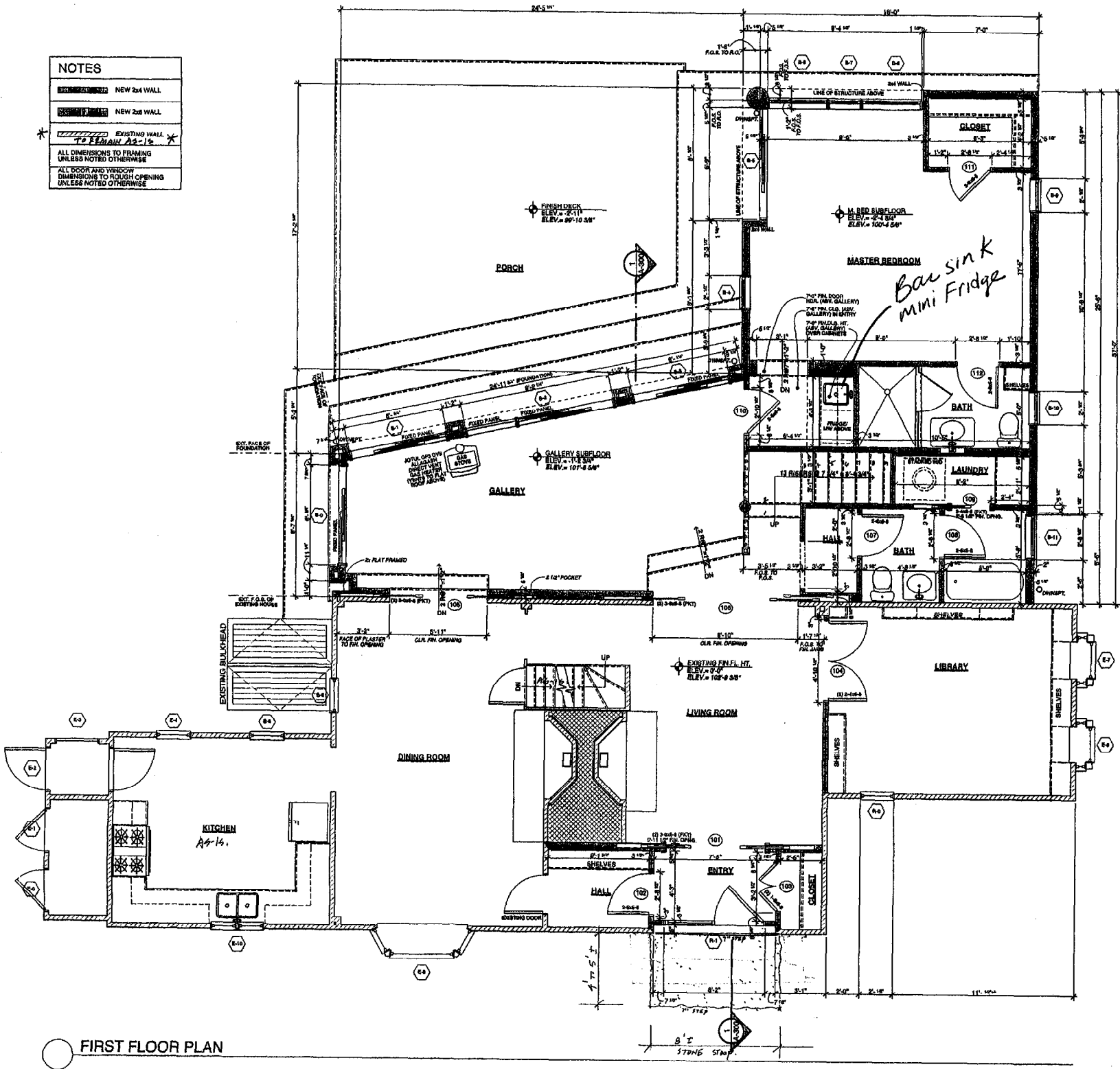
SITE PLAN DETAIL



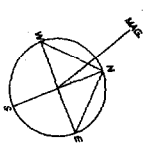
1.



NOTES	
	NEW 2x4 WALL
	NEW 2x8 WALL
	EXISTING WALL TO REMAIN AS-IS
ALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE	
ALL DOOR AND WINDOW DIMENSIONS TO ROUGH OPENING UNLESS NOTED OTHERWISE	



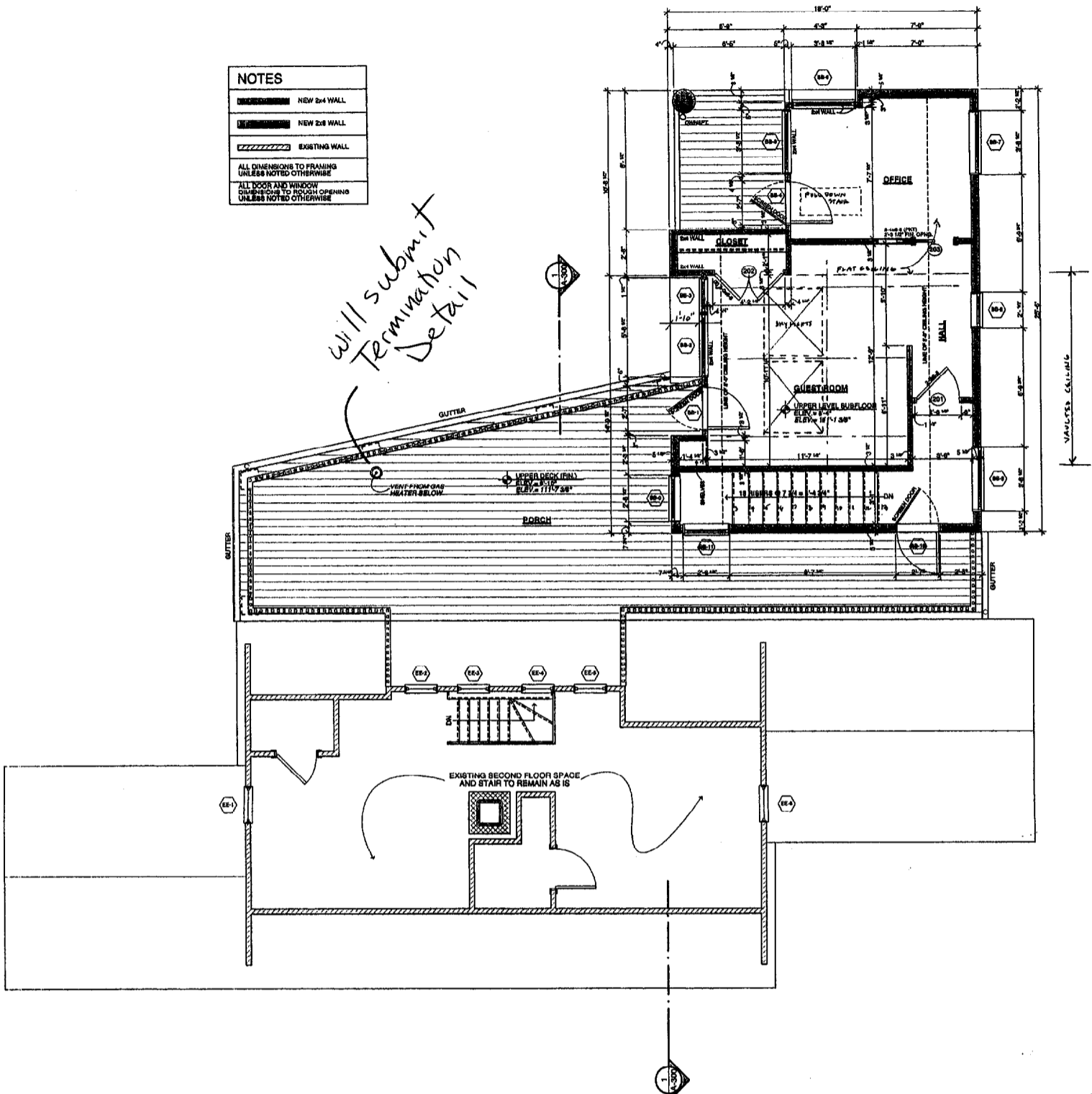
FIRST FLOOR PLAN



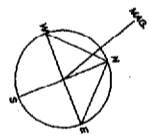
2.

NOTES	
	NEW 2x4 WALL
	NEW 2x6 WALL
	EXISTING WALL
ALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE	
ALL DOOR AND WINDOW DIMENSIONS TO ROUGH OPENING UNLESS NOTED OTHERWISE	

will submit Termination Detail



○ SECOND FLOOR PLAN



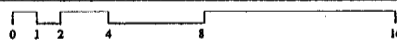
Project: Moxhey Residence-Easterling
100 Pleasant Ave.
Potsdam, Maine

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

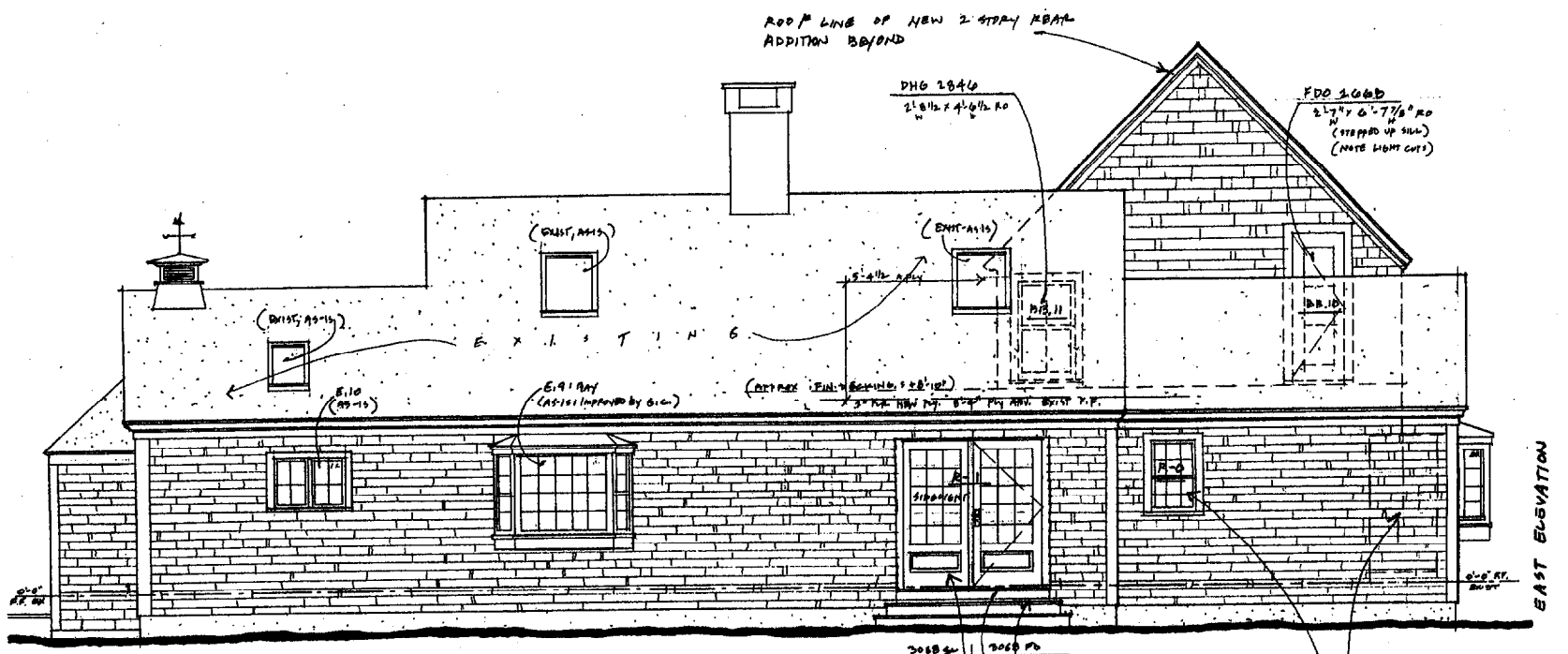
Drawing: Second Floor Plan

Revisions:

Scale: 1/4"=1'-0"



Date: April 4, 2003
Sheet:



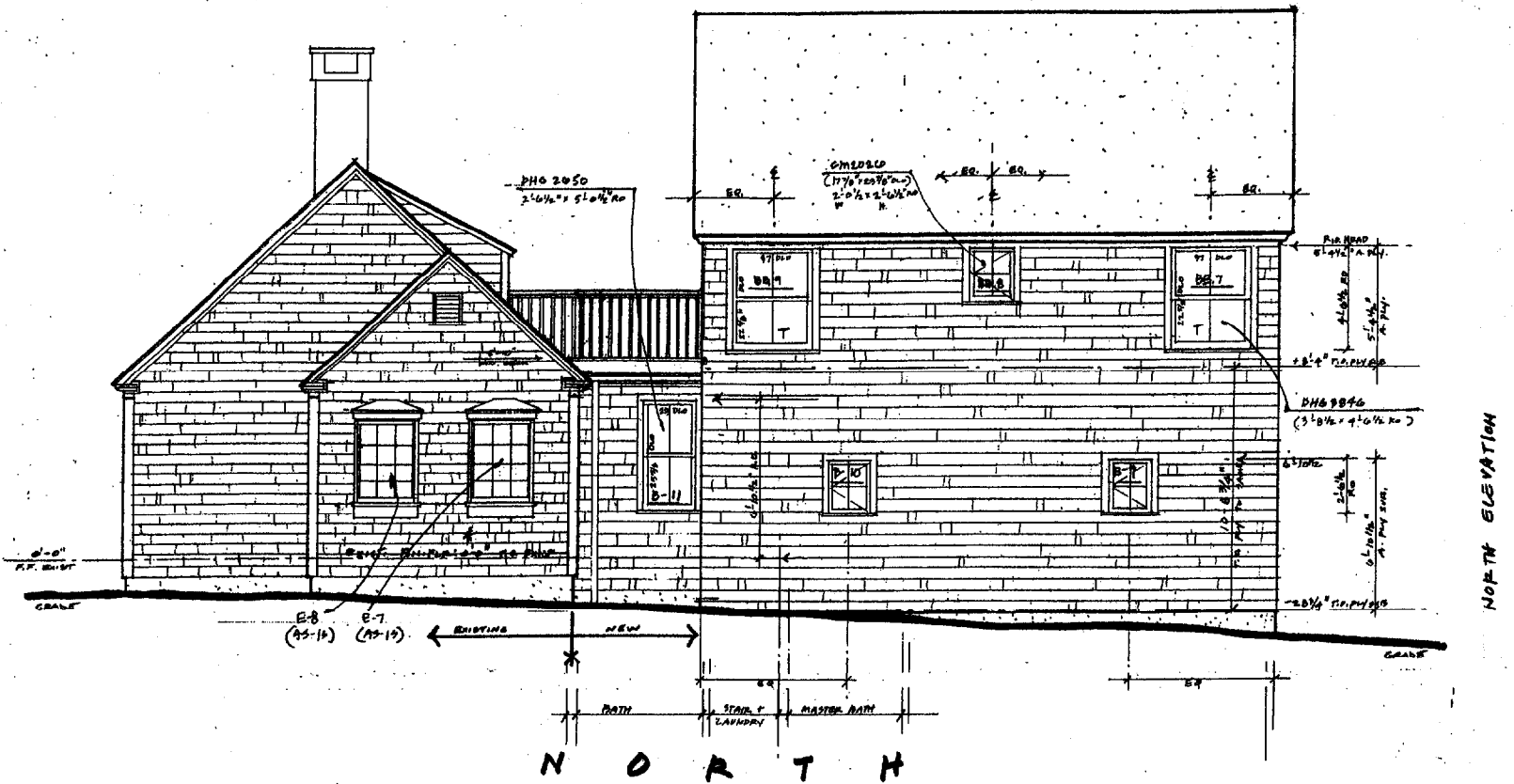
ALL EXIST STRUCTURE
E A S T

NEW OPENING FOR NEW DOOR LOCATION (INSET 4", W/ 'BOSTON' CORNERS & SHIMMED RETURN)

NEW ENTRY LANDINGS 16" ON GRADE OR LOSS - NO PAIR REQUIRED. STEP HEAD & THRESHOLD OF 6"

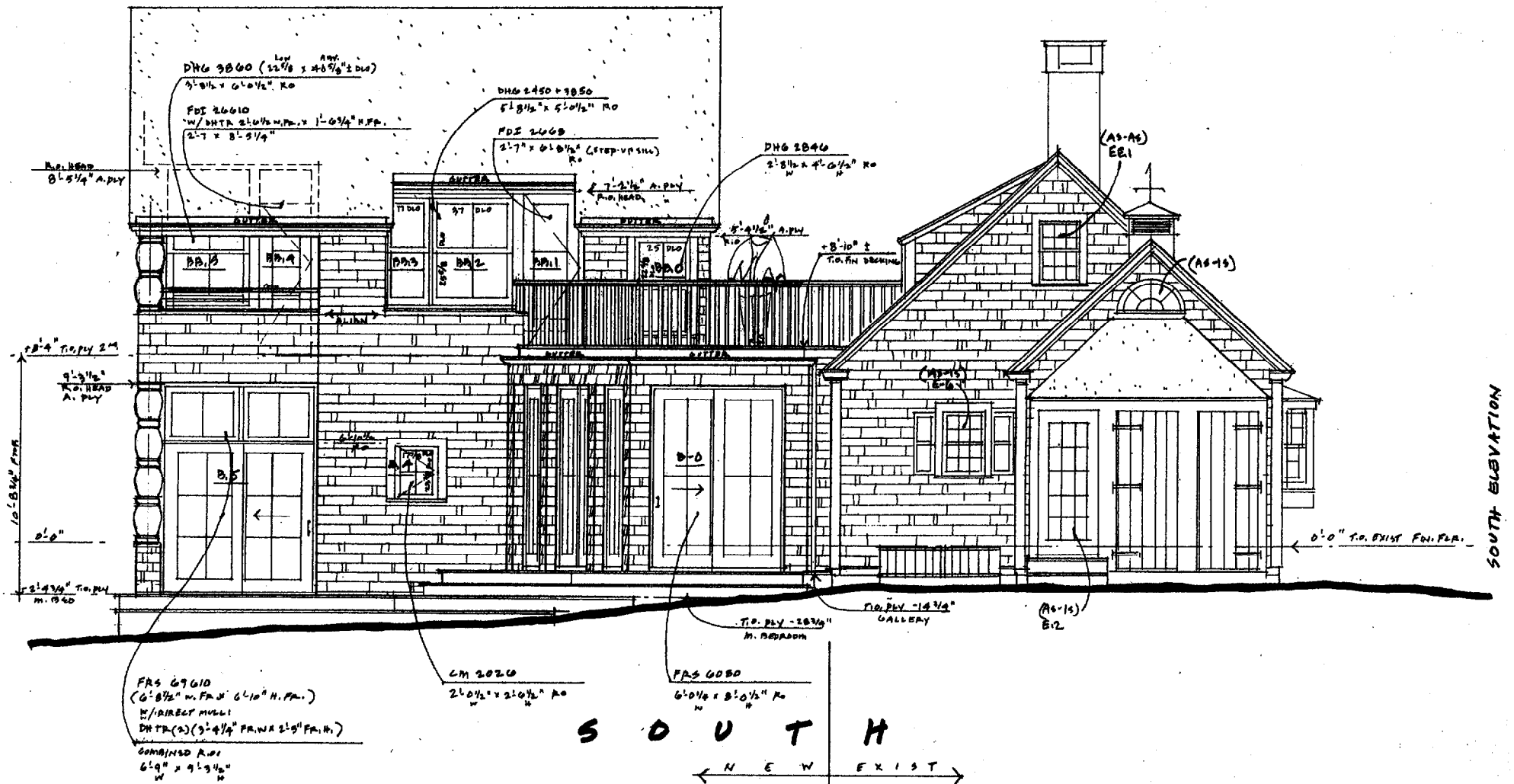
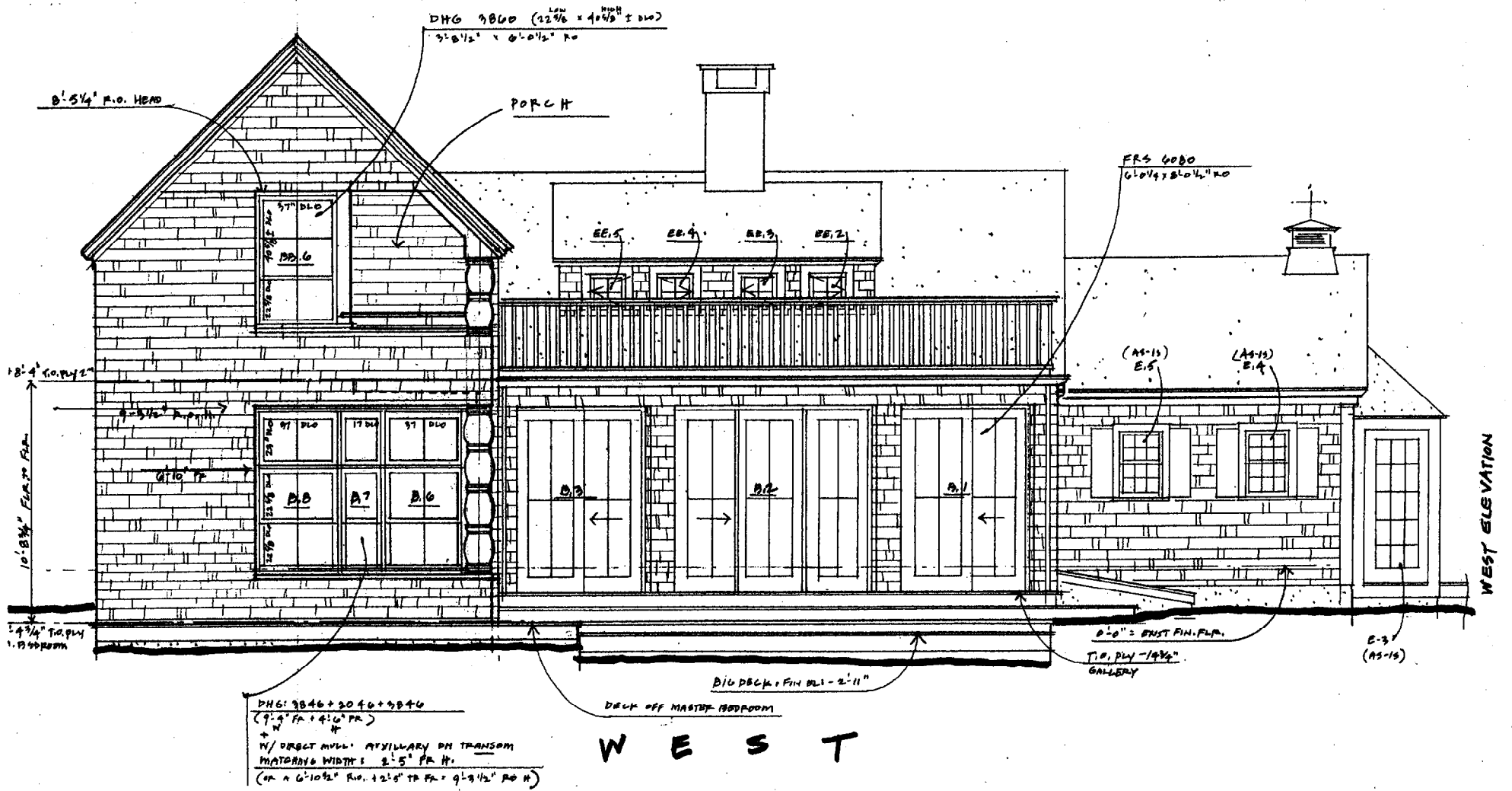
NEW WINDOW LOCATION.

FULL BRICK DOOR LOCATION.

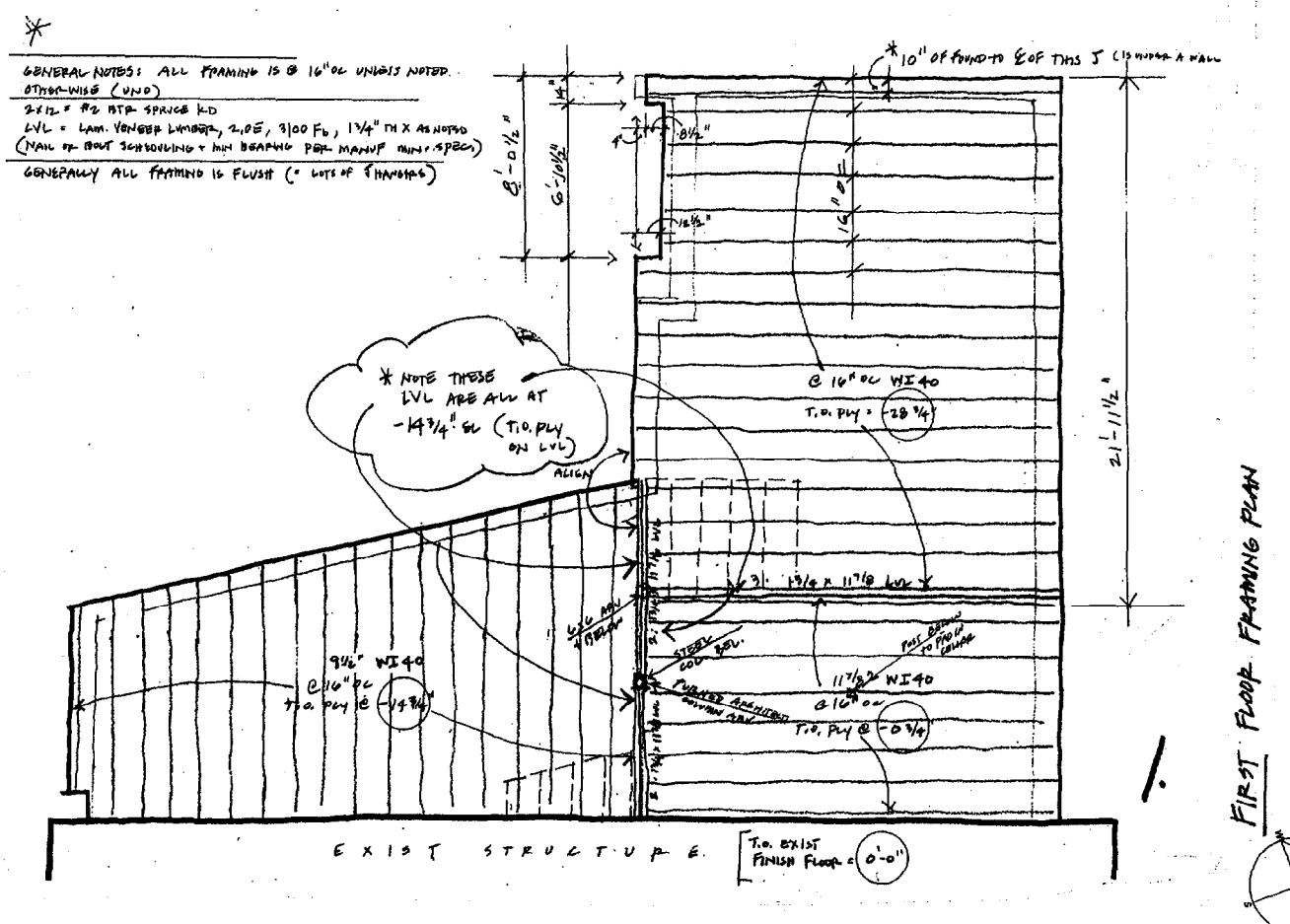
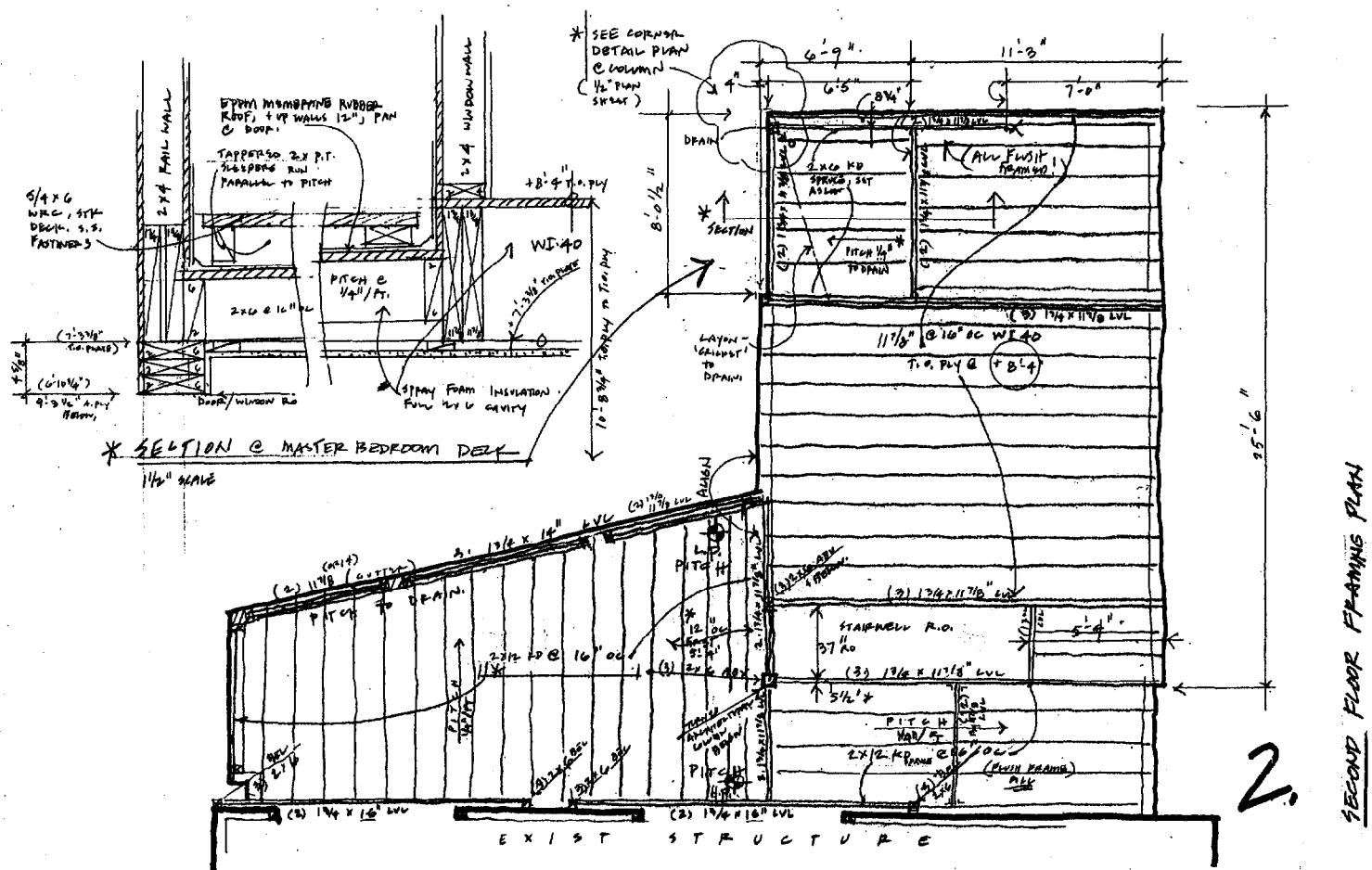


N O R T H

4.

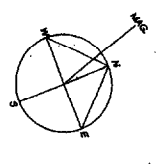
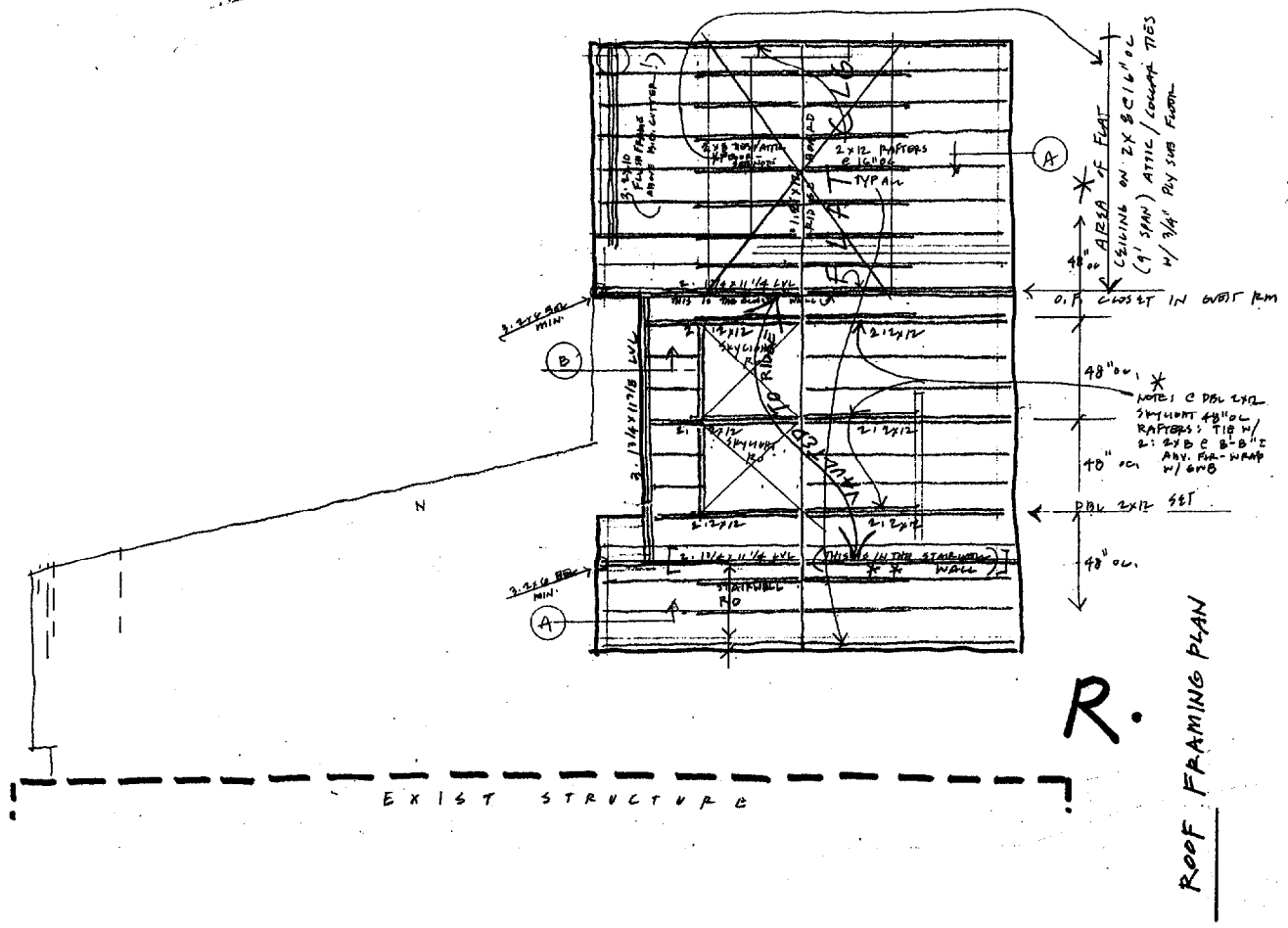
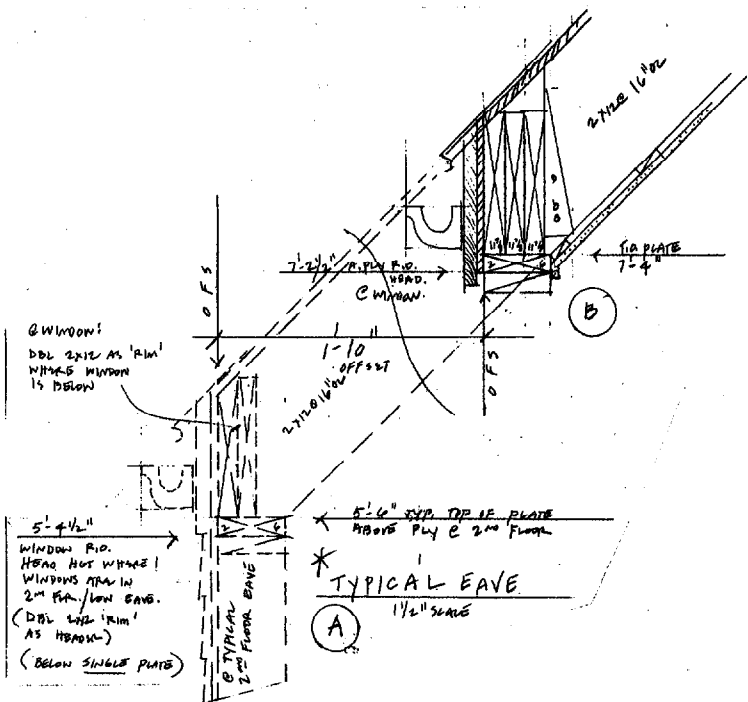


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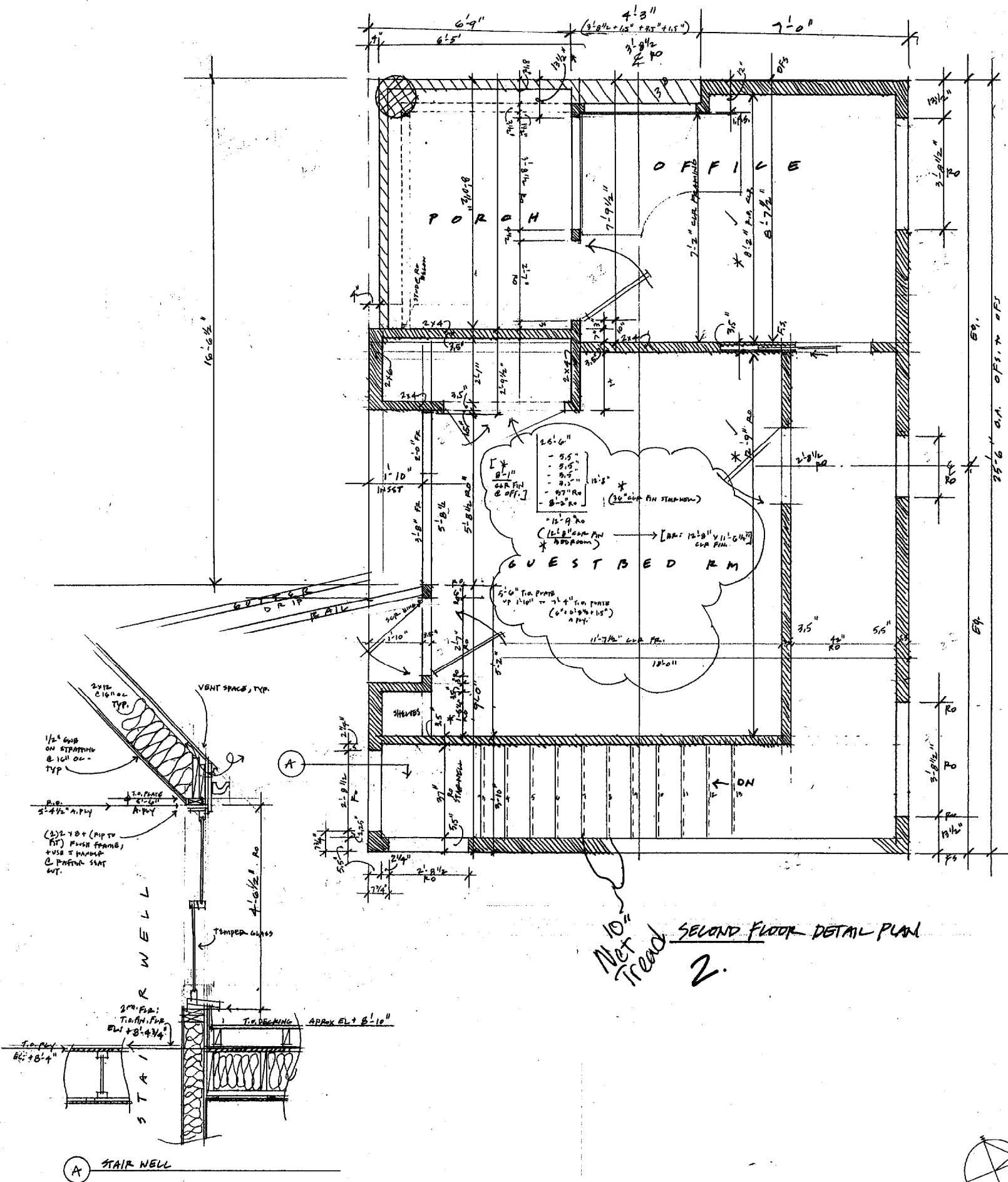


* GENERAL NOTES: ALL FRAMING IS @ 16" OC UNLESS NOTED.
 OTHER UNITS (UNO)
 2x4 = #2 STR. SPRUCE KD
 LVL = LAM. VENEER LUMBER, 2,0E, 3100 F_b, 1 1/4" TH X AS NOTED
 (NAIL OR BOLT SCHEDULING + MIN BEARING PER MANUF. MIN. SPEC.)
 * GENERALLY ALL FRAMING IS FLUSH (* LOTS OF FINISHING)

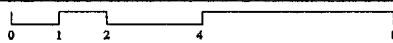
* NOTE THESE
 LVL ARE ALL AT
 -14 3/4" SL (T.O. PLY
 OR LVL)



8.



Net 10' Tread SECOND FLOOR DETAIL PLAN 2.



MOXHAY RESIDENCE (EASTERLING)
DOOR AND WINDOW SCHEDULE

WINDOWS AND EXTERIOR DOORS							
NO.	TYPE	Manf. No.	R.O. Width	R.O. Height	R.O. From Plywood (V.I.F.)	Hardware	Remarks
Prefix Legend:							
"B": First floor doors and windows in new construction.							
"BB": Second floor doors and windows in new construction.							
"E": First floor replacement doors and windows in existing openings of existing house.							
"EE": Second floor replacement doors and windows in existing openings of existing house.							
"R": First floor doors and windows in new openings of existing house.							
"S": Skylights							
B-0	French Sliding Doors	Eagle FR8080-XO	6'-1 1/4"	8'-1 1/2"	6'-1 1/2"		See elevation for lite pattern.
B-1	French Sliding Doors	Eagle FR8080-OK	6'-1 1/4"	8'-1 1/2"	6'-1 1/2"		See elevation for lite pattern.
B-2	French Sliding Doors	Eagle FR8080-XO-O	6'-2 1/4"	8'-1 1/2"	6'-1 1/2"		See elevation for lite pattern.
B-3	French Sliding Doors	Eagle FR8080-OK	6'-1 1/4"	8'-1 1/2"	6'-1 1/2"		See elevation for lite pattern.
B-4	Casement	Eagle CMT2020	2'-1 1/2"	2'-6 1/2"	6'-9 1/4"		
B-5	French Sliding Doors with Transom	CUSTOM SIZE SLIDING FRENCH DOOR FR80810 with TRANSOMS	6'-0"	9'-3 1/2"	9'-3 1/2"		CUSTOM DOOR/DOUBLE HUNG AUXILIARY TRANSOM-SEE ELEVATIONS: Sliding French Door 6'-0" 1/2" w x 6'-10" (frame) with (2) 3'-4 1/4" x 2'-9" (frame) transoms.
B-6	Double Hung/Transom	Eagle DHG3946 with transom above (SEE NOTE)	7'-4 1/2" *	9'-3 1/2" *	9'-3 1/2" *		CUSTOM DOUBLE HUNG AUXILIARY TRANSOM: 3'-8" w x 2'-9" (frame) transom. Units B-6, B-7, B-8 and transoms to be milled together. *Rough opening dimensions are for combined units.
B-7	Double Hung/Transom	Eagle DHG3946 with transom above (SEE NOTE)	7'-4 1/2" *	9'-3 1/2" *	9'-3 1/2" *		CUSTOM DOUBLE HUNG AUXILIARY TRANSOM: 2'-0" w x 2'-9" (frame) transom. Units B-6, B-7, B-8 and transoms to be milled together. *Rough opening dimensions are for combined units.
B-8	Double Hung/Transom	Eagle DHG3946 with transom above (SEE NOTE)	7'-4 1/2" *	9'-3 1/2" *	9'-3 1/2" *		CUSTOM DOUBLE HUNG AUXILIARY TRANSOM: 3'-8" w x 2'-9" (frame) transom. Units B-6, B-7, B-8 and transoms to be milled together. *Rough opening dimensions are for combined units.
B-9	Casement	Eagle CMT2020	2'-1 1/2"	2'-6 1/2"	6'-9 1/4"		
B-10	Casement	Eagle CMT2020	2'-1 1/2"	2'-6 1/2"	6'-9 1/4"		
B-11	Double Hung	Eagle DHG2860	2'-8 1/2"	6'-1 1/2"	6'-9 1/4"		
BB-0	Double Hung	Eagle DHG2840	2'-8 1/2"	4'-6 1/2"	6'-4 1/2"		Tempered
BB-1	French Inswing Door	Eagle FDI2688R	2'-7"	6'-8 1/2"	7'-2 1/2"		Step up all
BB-2	Double Hung	Eagle DHG3850	6'-4 1/2" *	6'-1 1/2" *	7'-2 1/2"		Milled to BB-3. *Note: rough opening width is for combined units.
BB-3	Double Hung	Eagle DHG2450	6'-4 1/2" *	6'-1 1/2" *	7'-2 1/2"		Milled to BB-2. *Note: rough opening width is for combined units.
BB-4	French Inswing Door/Transom	Eagle FDI2681OR with custom transom above	2'-7"	6'-5 1/4" *	6'-5 1/4" *		CUSTOM DOUBLE HUNG AUXILIARY TRANSOM: 2'-6 1/2" w x 1'-6 3/4" (frame) transom. Mill to door below. *Rough opening dimension is for combined units.
BB-5	Double Hung	Eagle DHG3980	3'-8 1/2"	6'-1 1/2"	6'-5 1/4"		
BB-6	Double Hung	Eagle DHG3980	3'-8 1/2"	6'-1 1/2"	6'-5 1/4"		
BB-7	Double Hung	Eagle DHG3946	3'-8 1/2"	4'-8 1/2"	6'-4 1/2"		Tempered
BB-8	Casement	Eagle CMT2020	2'-1 1/2"	2'-6 1/2"	6'-4 1/2"		
BB-9	Double Hung	Eagle DHG3946	3'-8 1/2"	4'-8 1/2"	6'-4 1/2"		Tempered
BB-10	French Outswing Door/Transom	Eagle FDO2684OL	2'-7"	6'-8 13/16"	7'-2 1/2"		1 LIGHT W. 9 LIGHTS HIGH
BB-11	Double Hung	Eagle DHG2848	2'-8 1/2"	4'-6 1/2"	6'-4 1/2"		Tempered
B-0	NOT USED						
B-1	NOT USED						
B-2	NOT USED						
B-3	NOT USED						
B-4	NOT USED						
B-5	NOT USED						
B-6	NOT USED						
B-7	NOT USED						
B-8	NOT USED						
B-9	NOT USED						
B-10	NOT USED						
R-0	Double Hung	Eagle DHG2034	2'-1 1/2"	3'-4 1/2"	6'-9 1/4"		
R-1	French Door	Marvin WFD9088	6'-1 5/8"	6'-10 1/2"	6'-10 1/2"		Wood door in wood frame. One operable panel. One fixed. SDL w/wood panel detail below. See elevations.
EE-0	NOT USED						
EE-1	NOT USED						
EE-2	Casement	Eagle CMT2020	2'-1 1/2"	2'-1 1/2"	V.I.F.		Verify fit to existing/new opening.
EE-3	Casement	Eagle CMT2020	2'-1 1/2"	2'-1 1/2"	V.I.F.		Verify fit to existing/new opening.
EE-4	Casement	Eagle CMT2020	2'-1 1/2"	2'-1 1/2"	V.I.F.		Verify fit to existing/new opening.
EE-5	Casement	Eagle CMT2020	2'-1 1/2"	2'-1 1/2"	V.I.F.		Verify fit to existing/new opening.
EE-6	NOT USED						
S-1	Skylight	Velux VS606	44 3/4"	46 7/8"	N/A		
S-2	Skylight	Velux VS606	44 3/4"	46 7/8"	N/A		
INTERIOR DOORS							
NO.	TYPE	Manf. No.	R.O. Width	R.O. Height	R.O. From Plywood (V.I.F.)	Hardware	Remarks
101	Pocket door	T.S.D.	6'-2 1/2"	6'-10" (verify)	6'-10" (verify)		(2) 3068 Pine slabs, single lite, pocketing. 6'-11 1/2" finish opening.
102	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
103	Int. door	(2) Two panel Pine doors (1'-6"x6'-8")	3'-2 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
104	Int. door	(2) Four panel Pine doors (2'-4"x6'-8")	4'-10 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
105	Pocket door	T.S.D.	6'-2 1/2"	6'-10" (verify)	6'-10" (verify)		(2) 3068 Pine slabs, single lite, pocketing. 6'-11" finish opening.
106	Pocket door	T.S.D.	6'-2 1/2"	6'-10" (verify)	6'-10" (verify)		(3) 3066 Pine slabs, single lite, pocketing. 6'-11" finish opening.
107	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
108	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
109	Pocket door	Four panel Pine door (2'-4"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		Unpainted. Pocket door. 2'-3 1/2" finish opening.
110	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-10 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
111	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-8 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
112	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-8 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
201	Int. door	Four panel Pine door (2'-6"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
202	Int. door	(2) Two panel Pine doors (2'-0"x6'-8")	4'-2 1/2"	6'-10" (verify)	6'-10" (verify)		Unpainted. Pocket door. 2'-3 1/2" finish opening. Trim door panel and frame as required to meet sloped ceiling.
203	Pocket door	Four panel Pine door (2'-4"x6'-8")	2'-6 1/2"	6'-10" (verify)	6'-10" (verify)		unpainted
NOTES:							
Windows:							
1. Clad sash in wood frame.							
2. Pine interior.							
3. Insulated glass, 7/8" SDL.							
4. High performance field upgrade at double hung and cottage units.							
5. Provide half screens at all double hung and cottage units. Full screens at casements and awnings.							
6. All transoms to be Double-Hung Auxiliary (except glass) unless otherwise noted.							
7. Contractor to verify all rough openings of existing windows for replacement units.							
Exterior Doors:							
1. Pine exterior. Pine interior.							
2. Insulated glass, 7/8" SDL (where applicable-see elevations).							
3. Provide sliding screen doors (typ).							
4. Contractor to verify all rough openings of existing doors for replacement units.							

11.

Project Architects: Will Winkelman & Eric Sokol, Whitten Architects
Ph: 207.774.0111
Fax: 207.774.1668
will@whittenarchitects.com
eric@whittenarchitects.com

Scope: For budget purposes - exterior envelope including exterior door and windows, roofing, cladding; interiors including frame partitions, floor framing (with sub-flooring) and site work within 10' of structure. Also interior trim, carpentry & millwork, flooring, wall and ceiling finishes. All plumbing, mechanical and electrical estimates will be reviewed as additional drawings and designs are provided.
Finish grading, materials, driveway finish, walks, landscape planting, and stone walls to be a separate estimate.

Note: All subs should be familiar with the existing site conditions before quoting budget prices.

1. General Requirements:

- A) Required Shop Drawings: steel fabrications, all custom windows, custom doors, custom moldings, architectural millwork.
- B) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.
- C) General Contractor shall furnish and pay for a job site phone and fax for the duration of the project.

2. Site Work:

- A) Clearing and grubbing of building site.
- B) Excavation (does not include blasting) for footings/foundation.
- C) Excavation and trenching for perimeter drainage system and its out-fall, or sump.
- D) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- E) General Contractor to maintain and plow driveway as required through duration of work.
- F) Excavation, (does not include blasting), and trenching for water, sewer and electrical/telephone/communications service.
- G) Back filling of foundation walls and trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- H) Rough grading, see Site Plan for scope of work.
- I) Erosion control: silt fencing, hay bales & vegetative buffers. Refer to *Maine Erosion Control and Sediment Control Handbook* for construction: *Best Management Practices*, Section 14 - *Sediment Barriers*. Also *Zoning and Building Code Ordinance of the City of Portland, Maine*.
- J) Loam and seed areas disturbed by building and site work as required per Landscape Plan.

3. Concrete:

- A) 3000 PSI @ 28 days: concrete footings, pads, foundation walls, & slab on grade.
- B) Concrete foundation walls: reinforce w/bars as noted on drawings.
- C) Footings: reinforce w/bars as noted on drawings.
- D) 10" x 5/8" dia. anchor bolts at 4'-0" o.c., or as otherwise shown on drawings.
- E) 4" Reinforced lower level slab on grade w/ fiber mesh reinforcement.
- F) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.

4. Masonry:

- A) Structural steel: Beams and columns shall be ASTM A36 strength, size to be shown on plan. Provide all necessary attachment plates and connecting hardware as required or as noted on structural drawings and in structural notes.

6. Wood:

- A) Rough Framing:
 - 1) Wood frame construction shall be in accordance with the City of Portland adopted B.O.C.A. code and/or local code of floor requirements.
 - 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal dimensions shown.
 - 3) Pressure treated southern yellow pine shall be used in all conditions where wood is within 6" of the ground, in direct contact with concrete, for building sills and as shown on the drawings.
 - 4) Laminated veneer lumber (LVL) shall be Micro Lam by Trus Joist Mac Millan, Versa-Lam by Boise Cascade or approved equal in lengths and sizes as shown on drawings. At locations where more than one member is used side by side, 1/2" through-bolt at minimum intervals of 2'-0" o.c.
 - 5) Manufactured joists shall be TJI by Trus Joist Mac Millan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.
 - 6) Sheathing:
 - a) Floors: 3/4" T&G PTS CDX plywood, or Huber Advantech structural panels.
 - b) Walls: 1/2" CDX plywood, or Huber Advantech structural panels.
 - c) Roof: 5/8" CDX plywood (if 24" o.c. framing.) 1/2" CDX plywood (if 16" o.c. framing.), or Huber Advantech structural panels.
 - d) Note: Any other products require submittals for review by architect.
- B) Fasteners: joist hangers, connectors, and tie-downs by Simpson or equivalent.
- C) Siding & Exterior carpentry:
 - 1) Wall shingles (existing house): Frazier, pre-finished with bleaching oil, non-rebutted or resquared (exposure to match existing shingles), clear, Eastern White Cedar shingles. Stainless steel fasteners. Refer to Section 9 Finishes for more information. Weave shingles at outside corners. Inside corners = 5/4x5/4 white cedar ground.
 - 2) Barn siding: Frazier, pre-finished with bleaching oil, non-rebutted or resquared (exposure to match existing shingles), clear, Eastern White Cedar shingles. Stainless steel fasteners. Refer to Section 9 Finishes for more information. Weave shingles at outside corners. Inside corners = 5/4x5/4 white cedar ground.
 - 3) Window and door trim for solid stain finish shall be back-primed 5/4 x 4", #2 or better pine.
 - 4) Retrim replacement windows where necessary.
 - 5) Soffits to be Eastern White Pine.
 - 6) Decks to be STK cedar with clear Western Red Cedar 2x4 handrails with 2x2 balusters (where applicable).
 - 7) All exterior fasteners to be stainless steel.

- D) Interior Trim & Carpentry
 - a) Poplar (or suitable paint grade equivalent) casing and trim for door and windows: 5/4x5" head casing, 1x4 jamb w/ 3/8" bead to interior, 5/4 sill 1x3 apron.
 - b) Poplar (or suitable paint grade equivalent) 1x6 base w/ 5/8" soffit.

- E) Kitchen and Bathroom cabinets
 - 1) Kitchens: allow \$1000 for cabinetwork, counter tops and installation
 - 2) Bathrooms: allow \$ 2000 for vanities, tops and installation

- F) Wood flooring, walls and ceilings:
 - 1) Floors:
 - a) Main house: existing to remain. Provide allowance to refinish.
 - b) Gallery: allow \$6/square foot.
 - c) Barn: allow \$6/square foot.
 - 2) Walls:
 - a) Main house: patch/repair existing plaster as required.
 - b) Gallery: 1/2" drywall.
 - c) Barn: 1/2" drywall.
 - 3) Ceilings:
 - a) Main house: patch/repair existing plaster as required.
 - b) Gallery: 5/8" drywall.
 - c) Barn: 5/8" drywall.

7. Thermal & moisture protection:

- A) General: all doors, windows, siding, and trim to be installed mindful of proper flashings and splines. Housewrap functions as a secondary water barrier and is to be installed with seams properly lapped for proper drainage, and all tears taped. Felt splines are to be installed behind all trim/siding intersections and lapped below for proper drainage through siding or other flashings. At sill lap felt spline over sill rough opening, install window, lap bottom of strip out into siding, typ. head cap flash.
- B) Damp proofing - 2 coats bituminous damp proofing on concrete foundation walls below grade.
- C) Exterior air infiltration barrier: 15 lb. lapped black felt.
- D) Interior vapor barriers: 6 mil clear poly, lapped and taped, continuous throughout exterior walls and roof/ceilings.
- E) Electrical/mechanical, by others to precede insulation and vapor barriers.
- F) Insulation values:
 - 1) Exterior frame walls: 6" fiberglass batt (R-19).
 - 2) Floors (between habitable spaces): provide acoustic insulation.
 - 3) Roof: 10" fiberglass batt insulation (R-38).
 - 4) Acoustic insulation: 3 1/2" unfaced fiberglass insulation. Provide in walls surrounding all baths.
- G) Shingle Roof: (refer to drawings for pitches.)
 - 1) All roofs 3-tab asphalt shingles. IKO "Aristocrat" 25 year.
 - 2) Ice and water shield self seal membrane (36" w.) along all eaves, up valleys, crickets, and all roof pitches less than 4:12.
- H) Ventilation:
 - a) Screened eave vents as required.
 - b) Prop-a-vent as needed.
 - c) Screened roll vent at all ridges, shingle roof cap
 - d) Drill out rafters at headers and hips as required for thru venting.
- I) Provide new fur gutters (allow 150 L.F.) at Barn and Gallery and round galvanized downspouts. Replace existing wood gutters as required.
- J) Masonry flashing shall be 12 oz. lead coated copper. Provide allowance to reflash existing chimney if required.
- K) Sealants: 25 yr. Silicized acrylic or better sealants for interior and exterior joints.
- L) Provide L.C.C. roofing for all replacement bay window units.
- M) Flat roof at Gallery:
 - 1) Slope rafters 1/4":1'-0" minimum.
 - 2) Single-ply waterproof membrane over plywood sheathing.
 - 3) Venting and gutter detail per drawings.

8. Doors and windows: (refer to door and window schedule)

- A) Exterior door hardware: Key all exterior doors alike. See door schedule for more info.
- B) Replace existing windows in existing rough openings per window schedule.
- C) Eagle Windows: Clad sash, wood frame, insulated glazing, 7/8" SDL. Wood half screens at all double hung & cottage units. Full aluminum screens at casements & awnings. Prime exterior. Interior wood: Pine. Provide jamb extensions as required.
 - 1) Eagle Double Hung, Standard and Cottage Style: sizes, patterns as shown on window schedule and drawings.
 - 2) Eagle Casement. Sizes, patterns as shown on drawings and window schedule.
- D) Interior Doors:
 - 1) Typical: Broco four panel pine door, available through Brockway-Smith Co., Portland, ME 800.442.6734. Sizes per door schedule.
 - 2) Interior door hardware: Allow \$30 per door. Passage or privacy per door schedule.

9. Finishes:

- A) Tile & Stone: provide bullnose cap, round outside corners, round inside corners, etc., as required for all tiles. Provide 1/2" Durock backing substrate at all walls, 1/2" plywood underlayment all floors.
 - 1) Barn:
 - a) Shower: 1x1 square unglazed tile, American Olean A13 white in custom shower base w/pan. Walls and ceiling to be Lanka 3x6 horizontal subway tile, machine made, white. Curb cap to match vanity.
 - b) Bathroom walls: Lanka 3x6 horizontal subway tile wainscot, machine made, white, to height of 42" A.F.F. Bullnose cap.
 - c) Bathroom floor: 1x1 hexagonal unglazed tile. American Olean A13 white.
 - d) Vanity top: 3cm thick with aris edge. Stone to be determined. Allow \$100/square foot.
 - 2) Wood Floor and Walls: see Section 6 for details.
 - 3) Interior painting (by owner): three coat finish, paint products by Benjamin Moore
 - 1) Painted wood and trim: 1 coat Alkyd Enamel Underbody primer, 2 coats Satin Impervo.
 - 2) Walls: 1 coat primer, two coats finish. Benjamin Moore, color to be selected by owner.
 - 4) Exterior painting and finishing (trim only): All paint by Benjamin Moore.
 - 1) Wall Shingles: Malbec, pre-finished with bleaching oil.
 - 2) Trim: Benjamin Moore, color to be selected. 1 coat of oil based primer, 2 coats Moore Glo enamel. Back prime all trim boards. Paint over knots with stain hiding primer.
 - 3) Doors (if painted): 1 coat of oil base primer, 2 coats of finish oil base paint, Moore Glo enamel (exterior side only), color to be selected. If stained: stain and seal door with alkyd resin based stain/sealer. Finish with 3 coats min. water-borne finish (per door specifications). Stain interior sides of all doors.
 - 4) Wood decking, porches: STK cedar, unfinished.

10. Specialties:

- A) Bath and Closet Accessories:
 - 1) Owner to supply all mirrors, towel bars and bath accessories. General Contractor to provide blocking and installation. Provide allowance of \$1500
 - 2) Closets: shelf and rod.

11. Equipment: All appliances to be supplied by owner, installed by contractor.

12. Furnishing:

13. Special Construction:

14. Conveying Systems:

15. Mechanical:

- A) Plumbing (see floor plans for plumbing layout.)
 - 1) All plumbing shall meet the requirements of the Maine State Plumbing Code.
 - 2) Include gas piping where required.
 - 3) When possible locate and pitch supply and drain lines to provide seasonal drainback.
 - 4) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.
 - 5) Hot water supply: Supersior tank, separate boiler zone.
 - 6) Provide four exterior frost-free hose bibs.
 - 7) Faucets, fills and drains: see plumbing schedule (verify with client)
 - 8) General Contractor to coordinate rough framing and fixture alignment.
 - 9) Venting in PVC. Locate stacks on waterside of roof slopes.
 - 10) All principle waste lines in no-hub cast iron piping. Piping shall be greater than 2" dia.
 - 11) Provide venting for all bathroom exhaust fans.
 - 12) Plumbing allowances (Barn):
 - a) Kitchensette:
 - 1) Fills: \$300
 - 2) Basins: \$250
 - b) Master Bathroom: \$500 basin, \$350 toilet, \$3500 shower (glass, fixtures).
 - c) Guest Bathroom: \$500 basin, \$350 toilet, \$1000 shower (glass, fixtures).
- B) Heating
 - 1) Provide oil fired (provide two tanks), hot water heating system, H. B. Smith boiler or equivalent w/ engineered heat loss calculations and system layout.
 - 2) Supersior tank with separate zone for domestic hot water supply. Five zones, to be hydronic hot water (fin tube). Zones as follows:
 - a) Kitchen/Dining Room
 - b) Living Room/Study
 - c) Gallery
 - d) Master Bedroom
 - e) Guest Bedroom/Office

16. Electrical:

- A) Provide 200 amp buried service, 40 breaker panel; all electrical to comply with National Electrical Code.
- B) Provide buried telephone and allow (2) 2" conduits for future computer/communications lines.
- C) Fixtures: allow \$12,000. for interior and exterior electrical fixtures including exhaust fans. There will be a detailed lighting design for the entire house.
- D) Provide networked cat. 5 wiring with common hub to Gallery, Study, Living Room, Master Bedroom, Office, Guest Bedroom.
- E) Provide cable TV wiring with common hub and splitter.
- F) Provide networked telephone wiring to Gallery, Study, Living Room, Master Bedroom, Office, Guest Bedroom.

End of specifications.

12.