

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1522	Issue Date: NOV 20 2004	CBL: 255 A008001
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Location of Construction: 190 Rand Rd	Owner Name: Stultz Philip E Jr	Owner Address: 13 High Bluffs Rd	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: 2073245574
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: FM

Past Use: Commercial Retail <i>wholesale service and warehousing</i>	Proposed Use: Commercial Retail 2500 Sq. Ft Addition to existing metal building for sales and service <i>Warehousing</i>	Permit Fee: \$1,047.00	Cost of Work: \$114,000.00	CEO District: 3
Proposed Project Description: 2500 Sq. Ft Addition to existing metal building for sales and service <i>warehousing</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F1 Type: 2C 11/25/04 <i>[Signature]</i>	
<i>Dennis Waters 651-0798</i>		Signature: <i>[Signature]</i>		
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: Idobson	Date Applied For: 10/05/2004	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0180</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: _____	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

Applicant: Patco Const for Stultze Date: 11/12/04
 Address: 190 Rand Rd Fluid Power C-B-L: 255-A-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg permit #04-1522

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - to construct addition to ^{25' x 100'} warehouse

Sewage Disposal - City

Lot Street Frontage - 60' min - 356.79' given

Front Yard - 1' for each 1' of height no max. - 24' min req - 50' shown

Rear Yard - 1' for each 1' of height up to 25' - 24' min req - 100' shown

Side Yard - 1' for each 1' of height up to 25' - 20' scale - 24' min

Projections -

Width of Lot - N/A

Height - 75' max - showing 24' height

Lot Area - 10,000^{sq} min - 82,454^{sq} per assessors

Lot Coverage Impervious Surface - 75% max
 25% min - 20,613.5^{sq}

Area per Family -

50' x 220' = 11,000
 25' x 230' = 5750
 110' x 110' = 12,100

Off-street Parking - $100 \times 132 = 13200$
 $25 \times 100 = 2500$

Loading Bays - Adding one 14' x 50' Loading Dock ^{16' x 14'} space

28850 plus more

Site Plan -

minor # 2004-0180

Shoreland Zoning/ Stream Protection - N/A

21 spaces shown

Flood Plains - Panel 12 - Zone X

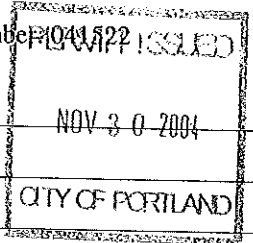
PAVEMENT: No closer than 10' from boundary line - 13'86

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 1041522



Please Read Application And Notes, If Any, Attached

This is to certify that Stultz Philip E Jr/Patco Construction
has permission to 2500 Sq. Ft Addition to existing metal building for Warehouse
AT 190 Rand Rd 255 A008001

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 altered or occupied. **24 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 11/24/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2004-0180
Site Plan
APP.

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.

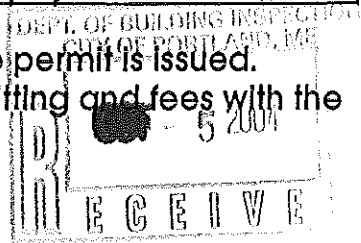
Location/Address of Construction: <u>190 Rand Road.</u>		
Total Square Footage of Proposed Structure <u>2,500 S.F.</u>		Square Footage of Lot <u>± 80,000 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>255</u> Block# <u>A</u> Lot# <u>8,001</u>	Owner: <u>Chip Stultz</u> <u>13 High Bluffs Rd.</u> <u>Falmouth, ME. 04105</u>	Telephone: <u>621-2737</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Patco Construction, Inc.</u> <u>1293 Main St. Sanford, ME.</u> <u>324-5574</u>	Cost Of Work: \$ <u>114,000.00</u> Fee: \$
Current use: <u>Elec. motor sales/service</u>	<p>Site Plan being approved Sarah</p>	
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME</u>	Project description: <u>2500 sq. ft addition to existing metal building</u> <u>for Sales & Service</u>	
Contractor's name, address & telephone: <u>Patco Construction, 1293 Main St. Sanford</u> <u>324-5574</u> <u>04073</u>		
Who should we contact when the permit is ready: <u>Dennis Waters</u>		
Mailing address:		
<p>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>651-0798</u></p>		

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>Dennis Waters</u>	Date: <u>10/4/04</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 and fees with the Planning Department on the 4th floor of City Hall



From: Marge Schmuckal
To: Sarah Hopkins
Date: Fri, Nov 12, 2004 12:44 PM
Subject: Fwd: Re: 190 Rand RD - Stultz Fluid Power (Out of the Office)

Sarah,
I still have not received a stamped approved site plan for this project and Kandi is going to be out another week. Can you help this in the mean time. They are screaming for a permit.
Thanks,
Marge

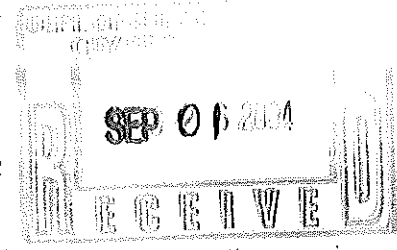
CC: ALEX JAEGERMAN

From: Marge Schmuckal
To: Kandi Talbot
Date: Fri, Nov 12, 2004 12:39 PM
Subject: 190 Rand RD - Stultz Fluid Power

Kandi,
Can I get a stamped approved site plan for this project? They are screaming for a permit.
Thanks,
Marge

August 31, 2004
99444

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101



**Minor Site Plan Application, Stultz Fluid Power
190 Rand Road, Patco Construction, Inc.**

Dear Marge:

On behalf of Patco Construction, Inc. and Stultz Fluid Power, we are pleased to submit nine (9) copies of the enclosed plan for a Minor Site Plan Application. Patco Construction, Inc. proposes to construct a 2,500 square foot addition to the rear of the existing Stultz Fluid Power building located at 190 Rand Road. A minimal amount of paving is proposed to be installed to square the existing paved area with the rear of the expansion. An overhead door is proposed on the southeasterly side of the expansion, and a single exit door will be installed on the northeasterly rear of the building as shown on the enclosed elevations.

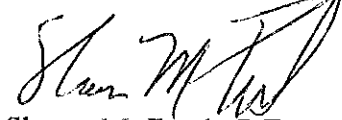
The building addition is simply proposed to provide additional warehousing area. Grading will occur to the rear of the site to maintain the finished floor elevation with the existing building as well as to maintain positive drainage away from the expansion. All utility services to the expansion will occur from the existing building. The only new proposed lighting consists of wall packs over the two new doors. Landscaping is proposed only to consist of loaming and seeding of disturbed areas.

In accordance with Section 14-506(b), the applicant is requesting a waiver of the requirement for sidewalks and curbing along the project frontage on Rand Road. As contained within the sidewalk portion of this section, an existing sidewalk is located on the opposite side of the roadway and Rand Road was reconstructed within the last 24 months. Within the curbing section, the cost to install granite curbing along 356 feet of frontage with associated drainage infrastructure would easily surpass 5 percent of the project cost and Rand Road was reconstructed within the last 60 months. Accordingly, we believe that the project meets two of the conditions as required to allow for the granting of the variance.

We are hopeful that sufficient information has been provided such that the Minor Site Plan Application may be approved by Staff. Upon your review of the application, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Dennis Waters, Patco Construction, Inc.

Use in areas that require mounting height resistant security lighting at low to medium heights. Ideal for entrances, loading docks, walkways and vehicle ramps.

Master Catalog Number

Example: TWP 175M TB

TWP 175M		TB
Wattage/Ballast		Voltage
HIGH PRESSURE SODIUM		
35W	TWP 35S ^{1,2}	120
50W	TWP 50S ¹	208 ⁵
70W	TWP 70S	240 ⁵
100W	TWP 100S	277
150W	TWP 150S ^{3,4}	347
		480 ⁵
		TB ⁶
METAL HALIDE		
70W	TWP 70M	
100W	TWP 100M ⁴	
175W	TWP 175M	
MERCURY VAPOR		
100W	TWP 100H	
175W	TWP 175H	
LOW PRESSURE SODIUM		
35W	TWP 35L ¹	
INCANDESCENT		
200W	TWP 200I	

Options/Accessories

For options and accessories, see page 274.

NOTES:

- 1 Not available with TB.
- 2 120V only.
- 3 Operates 55V lamp.
- 4 Not available 480V.
- 5 Not available in Canada.
- 6 Optional Multi-tap Ballast (120, 208, 240, 277V; 120, 277, 347V in Canada.)
- 7 Other ballast types available.

All dimensions are inches (centimeters) unless otherwise specified.

CANADIAN SHIPMENTS: Add GSA as suffix to catalog number.

HID lamps available with luminaires. Consult factory.

Lamp/Fixture Data*

Wattage	Ballast	Weight	
		Lbs.	Kg.
HIGH PRESSURE SODIUM (Med/Clear)			
35	RHP	12	5
50	RHP	13	6
70	HX HPF	15	7
100		14	6
150		15	7
METAL HALIDE (Med(100)/Mog(175)/Clear)			
70	HX HPF	16	7
100	HX-HPF	16	7
175	CWA	16	7
MERCURY VAPOR (Mog/Coated)			
100	CWA	11	5
175		21	10
LOW PRESSURE SODIUM (D.C. Bay/Clear)			
35	HPF-LAG	14	6

STANDARD PACKAGING

Fixtures ship complete in unit cartons only.

Example:

(Qty 13) TWP 175M TB
(13 cartons of 1 fixture)

Accessories ship separately.

Post-it® Fax Note 7671

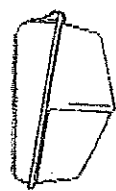
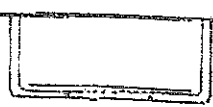
To	Light Cool	Date	# of pages
From	J&S Electric		
Co./Dept.	SACO IND PK		
Phone #		Phone #	603-652-7664
Fax #		Fax #	Jim

DIMENSIONS

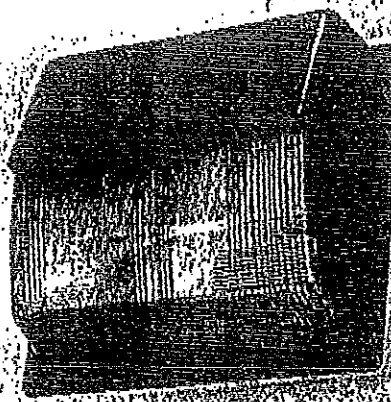
Height: 15 1/4 (39.2)

Width: 16 1/4 (41)

Depth: 7 3/4 (19.7)



Wall-F
TWP



Features

Housing: Rear housing is rugged, corrosion resistant, die-cast aluminum. Stainless steel external hardware includes slotted hex-head and tamperproof fasteners.

Optics: Reflector is aluminum finished, white thermoset polyester powder electrostatically applied. Front housing and reflector are one-piece injection-molded, UV-stabilized polycarbonate. Standard finish is opaque; portion of front cover and rear housing is dark bronze polyester powder electrostatically applied. Reflector is sealed and gasketed to inhibit the entrance of outside contaminants.

Ballast: HPS: High reactance, high power factor. Encased and potted, solid-state ignitors (HPS and 100MH), MH and MV. Constant wattage autotransformer. Ballast is copper wound and 100% factory tested. UL 1029 listed. Electrical components mounted on back housing.

Installation: Top 3/4" threaded wiring access. Back access through removable 3/4" knock-out. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

Listings: UL 1572 listed suitable for various locations. CSA certified for use in Canada.

Socket: Glazed porcelain (mogul base), horizontally-oriented socket with copper alloy, nickel-plated screw shell and center contact. Medium-base: UL listed 660W, 600V, 4KV pulse rated. Mogul base: UL listed 1500W, 600V, 4KV pulse rated.



City of Portland Site Plan 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.

Address of Proposed Development: 190 Rand Road		Zone: J-M						
Total Square Footage of Proposed Structure: 2,500 s.f. Addition	Square Footage of Lot: 82,454							
Tax Assessor's Chart, Block & Lot: <table border="1"><thead><tr><th>Chart#</th><th>Block#</th><th>Lot#</th></tr></thead><tbody><tr><td>255</td><td>A</td><td>8.001</td></tr></tbody></table>	Chart#	Block#	Lot#	255	A	8.001	Property owner's mailing address: Philip E. Stultz, Jr. 13 High Bluffs Road Falmouth, ME 04105	Telephone #: (207)828-4727
Chart#	Block#	Lot#						
255	A	8.001						
Consultant/Agent, mailing address, phone # & contact person: Shawn M. Frank, P.E. c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098-1339 (207)856-0277	Applicant's name, mailing address, telephone #/Fax#/Pager#: Patco Construction, Inc. 1293 Main Street Sanford, ME 04073	Project name: Stultz Fluid Power Building Expansion						
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____								
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)								
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)								
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)								

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Stultz Fluid Power, Chip Stultz
190 Rand Road, Portland, ME 04102 (207)828-4727

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

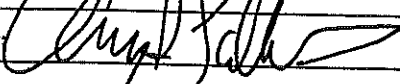
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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



Date: 8/31/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



PATCO
CONSTRUCTION, INC.

October 4, 2004

Mr. Michael Nugent
Building Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Rand Road/Motion Industries

Dear Michael:

Attached please find our Building Application for the proposed addition to the Motion Industries Building on Rand Road in Portland. The package includes to following:

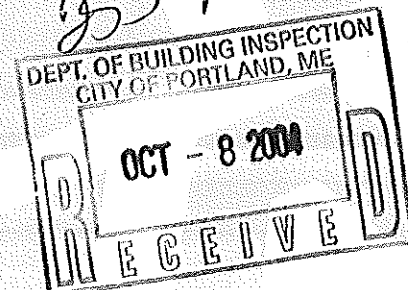
- | | | |
|----|---------------------------------|--|
| 1. | Building Permit Application | |
| 2. | Building Code Certificate | John Einsiedler/SRG |
| 3. | Designer/BOCA 1999 Form | John Einsiedler/SRG |
| 4. | Accessibility Certificate | John Einsiedler |
| 5. | Statement of Special Inspectors | SRG Engineering |
| 6. | Geotechnical Study | S.W. Cole Engineering |
| 7. | Drawings | (2) 24" x 36" copies
(1) 11" x 17" copy |
| 8. | Permit Application | Check for \$1,047.00 |
-
- | | | |
|-----------|--------------------|------------------------|
| • S-1 | Site plan | Sebago Technics |
| • S-1, S2 | Foundation Plan | SRG Engineering |
| • A-1 | Architectural Plan | John Einsiedler |
| • 1-19 | Structural Steel | Varco-Pruden Buildings |

The project consists of a 2,500 sq. ft. (100' x 25') pre-engineered metal building addition on the end of existing metal building. The new space is an expansion of the existing warehouse. A five-ton bridge crane may be installed by the owner at a later date. The Sprinkler System will be extended to cover the new space. No plumbing or "Finished" space is required for this addition.

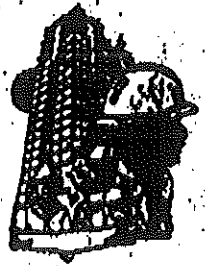
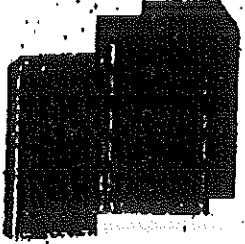
If you have any questions or need additional information, please call me at 651-0798.

Sincerely,

Dennis Waters



253 AS



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St. Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

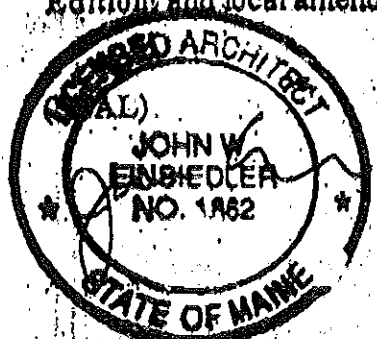
FROM: JOHN W. EINSIEDLER, R.A.

RE: Certificate of Design

DATE: SEPTEMBER 10, 2004

These plans and/or specifications covering construction work on:
MOTION INDUSTRIES
PAVO ROAD

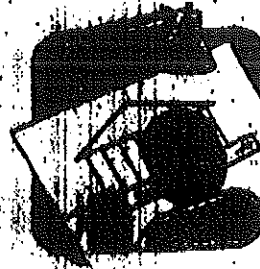
Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature John W. Einsiedler
Title OWNER
Firm JOHN W. EINSIEDLER
Address 140 SEA ROAD
KENNEBUNK, ME
04043

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: JOHN W. EINSIEDLER, R.A.

DATE: SEPTEMBER 10, 2004

Job Name: MOTION INDUSTRIES

Address of Construction: RAND ROAD

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year: BOCA 1999 Use Group Classification(s): F-1

Type of Construction: 2C Bldg. Height: 26' ± Bldg. Sq. Footage: ADDITION 200 SF
TOTAL 15,000

Seismic Zone: _____ Group Class: _____

Roof Snow Load Per Sq. Ft.: _____ Dead Load Per Sq. Ft.: _____

Basic Wind Speed (mph): _____ Effective Velocity Pressure Per Sq. Ft.: _____

Floor Live Load Per Sq. Ft.: _____

Structure has full sprinkler system? Yes No _____ Alarm System? Yes No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

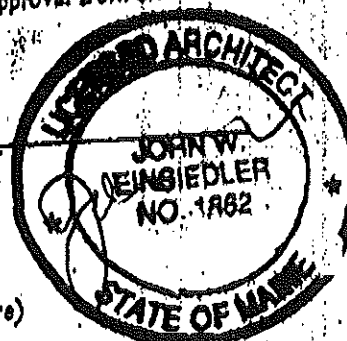
Is structure being considered unlimited area building: Yes _____ No

If mixed use, what subsection of 913 is being considered: _____

List Occupant loading for each room or space designed into this Project.

ADDITION 25 PEOPLE
EXISTING 130 PEOPLE

(Designer's Stamp & Signature)





CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: JOHN W. EINSIEDLER, R.A.

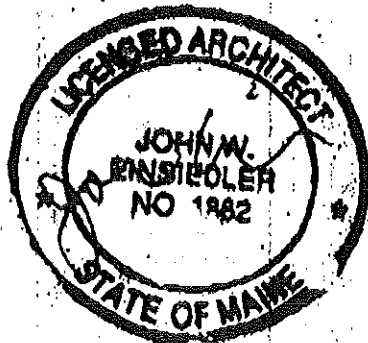
Address of Project WOTON INDUSTRIES / RAND ROAD

Nature of Project ADDITION FILE PARTS STORAGE

Date September 10, 2004

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature [Handwritten Signature]

Title OWNER

Firm JOHN W. EINSIEDLER, R.A.

Address 148 SEA ROAD

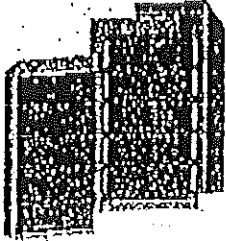
KENNEBUNK, ME 04043

Telephone 207-985-9760

COPY

04-107

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: STEVEN R. GRANT, P.E.

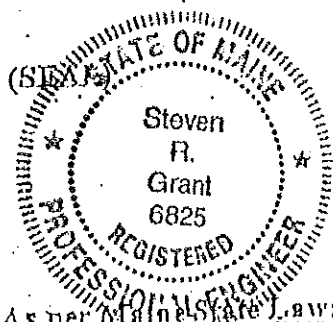
RE: Certificate of Design

DATE: AUGUST 19, 2004

These plans and/or specifications covering construction work on:

MOTION INDUSTRIES ADDITION (FOUNDATION)

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



As per Maine State Law:

Signature [Handwritten Signature]

Title PRESIDENT

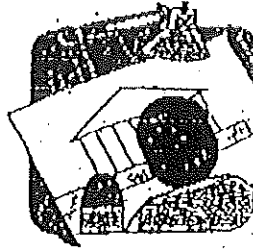
Firm SRG ENGINEERING, INC.

Address P.O. Box 925
GRAY, ME 04039

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design

#04-107

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. -- 207-874-8704
Fax -- 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: STEVEN R. GRANT, P.E.

SRG ENGINEERING, INC.

P.O. Box 925
GRAY, ME 04039

DATE: AUGUST 19, 2004

Job Name: MOTION INDUSTRIES ADDITION

Address of Construction: 190 RAND ROAD, PORTLAND, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year: BOCA 1999 Use Group Classification(s): PER ARCHITECT

Type of Construction _____ Bldg. Height _____ Bldg. Sq. Footage: 2500

Seismic Zone: A₁ = 0.10 A₂ = 0.10 Group Class _____

Roof Snow Load Per Sq. Ft.: 49 Dead Load Per Sq. Ft.: 8.55

Basic Wind Speed (mph): 90 MPH Effective Velocity Pressure Per Sq. Ft.: BASE = 10.29
WYB = 20.78

Floor Live Load Per Sq. Ft.: 100 psf

Structure has full sprinkler system? Yes _____ No _____ Alarm System? Yes _____ No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

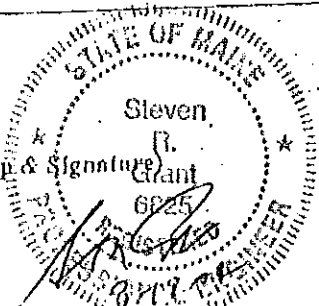
Is structure being considered unlimited area building? Yes _____ No _____

If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

PER ARCHITECT
PER JAYCO DAVIDEN METAL BLOCS
PER ARCHITECT

(Designers Stamp & Signature)



S E A M

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

Structural Engineering Association of Maine

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: MOTION INDUSTRIES ADDITION
 LOCATION: 190 RAND ROAD, PORTLAND ME
 PERMIT APPLICANT: PATCO CONSTRUCTION, INC
 APPLICANT'S ADDRESS: 1293 MAIN ST
SANFORD, ME 04073
 STRUCTURAL ENGINEER OF RECORD: STEVEN R GRANT SRG ENGINEERING, INC
Name Firm
 ARCHITECT OF RECORD: JOHN ERNSEIDLER, RA (SAME)
Name Firm

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1993 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

STEVEN R. GRANT

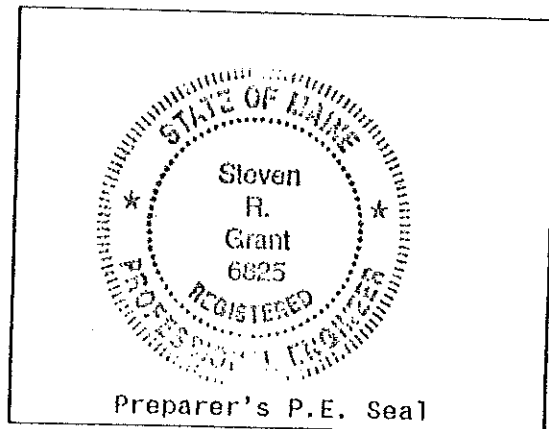
NAME

[Signature]

SIGNATURE

8-19-04

DATE



Applicant's Authorization:

Building Code Official:

SIGNATURE

DATE

3/15/94

SIGNATURE

DATE

S E A M

04-107

Structural Engineering Association of Maine

LIST OF AGENTS

PROJECT: MOTION INDUSTRIES Addition

STRUCTURAL ENGINEER OF RECORD: STEVEN GRANT

Name

Firm SRG ENGINEERING, INC.

P.O. Box 925
GRAY, ME 04039

Address

ARCHITECT OF RECORD:

JOHN EINSIEDLER, R.A. (same)

Name

Firm

148 SEA ROAD, KENNEBUNK, ME 04043

Address

Following is the List of Agents selected for performance of Special Inspections for this project.

- | | | | |
|-----|--------------------|-------------------------------------|--|
| 1. | Special Inspector | <u>STEVEN R. GRANT</u> | Firm <u>SRG ENGINEERING, INC.</u> |
| 2. | Testing Laboratory | <u>ROGER DOMINGO; 5 W CARR ENCL</u> | <u>P.O. Box 925
GRAY, ME 04039</u> |
| 3. | Testing Laboratory | _____ | _____ |
| 4. | | _____ | _____ |
| 5. | | _____ | _____ |
| 6. | | _____ | _____ |
| 7. | | _____ | _____ |
| 8. | | _____ | _____ |
| 9. | | _____ | _____ |
| 10. | | _____ | _____ |

04-107

PROJECT: *Morton Industries Alton* SCHEDULE OF SPECIAL INSPECTION SERVICES

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT		
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS
17053 STEEL CONSTRUCTION	1.00	Steel Fabrication			
		In-plant review			
		Part A - Fabrication procedures			
		Part B - Procedures implementation			
		Review conformance to Part A			NOT READ
		Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler material)			NR
		Review connections			
		Review welding of seismic-resisting system in Cat. "C" buildings			
		Review welder certification			NR
		Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)			NR
		Review primary steel connections			
		Moment connections			
		Shear connections			
		Bracing connections			
		Review welded Cat. "C" seismic connections			NR
		Review welded column splices			NR
		Review base metal testing for $t > 1/2"$			NR
		Review secondary steel connections			
		Girts			
		Steel deck			
		Limits			
		Review installation of shear studs			NR
		Review Details / Steel Frame			NR

All Steel Construction Special Inspections have been completed in accordance with ~~SDC~~ Section ~~1701~~ IBC 1701 2003
Special Inspector: STEVEN R GRANT Date: 8-17-08

100101
 SRG ENGINEERING, INC.
 P.O. Box 925
 GRAY, ME 04039

PAGE 3 OF 3

PROJECT: Motion Industries Admin SCHEDULE OF SPECIAL INSPECTION SERVICES

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
17057 PREPARED FILL Site Preparation	5.00							
	<input checked="" type="checkbox"/>	Review site preparation prior to prepared fill placement						
	<input checked="" type="checkbox"/>	Review compliance to soils report Material						
	<input checked="" type="checkbox"/>	Lit thickness						
Evaluation of surface Densities	<input checked="" type="checkbox"/>	Review in-place densities for compliance with soils report						

All Prepared Fill Special Inspections have been completed in accordance with 2003 Section 1704 FBC
 Special Inspector STEVEN GRANT Date 8-19-04

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1522	Date Applied For: 10/05/2004	CBL: 255 A008001
-----------------------	---------------------------------	---------------------

Location of Construction: 190 Rand Rd	Owner Name: Stultz Philip E Jr	Owner Address: 13 High Bluffs Rd	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/ 2500 Sq. Ft Addition to existing metal building for warehousing	Proposed Project Description: 2500 Sq. Ft Addition to existing metal building for warehousing
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/16/2004
Note: 11/12/04 - I still have not received a stamped approved site plan from Kandi - I gave her an e-mail - she'll be out until Nov 22
 11/16/04 - received stamped approved site plan from Sarah
 1) Separate permits shall be required for any new signage.
 2) 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 **Reviewer:** Mike Nugent **Approval Date:** 11/24/2004
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/19/2004
Note: **Ok to Issue:**
 1) the sprinkler system shall be maintained to NFPA 13 standards

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 09/14/2004
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 10/01/2004
Note: **Ok to Issue:**
 1) see planning conditions

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 10/01/2004
Note: **Ok to Issue:**
 1) It is recommended that the mature tree line be preserved through construction, and noted on the site plan.
 2) The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Road side) to envelope all limits of work.

Comments:
 11/24/2004-mjn: hold for planning

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2004-0180
Application I. D. Number

8/31/2004
Application Date

Stultz Fluid Building Expansion
Project Name/Description

Patco Construction Co. Inc.
Applicant
1293 Main Street, Sanford, ME 04073
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 324-5574 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

190 - 190 Rand Rd, Portland, Maine
Address of Proposed Site
255 A008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2,500 s.f. Proposed Building square Feet or # of Units
Acreage of Site
IM Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 9/7/2004

Zoning Approval Status:

Reviewer Marge Schmuckel - Inspections
 Denied

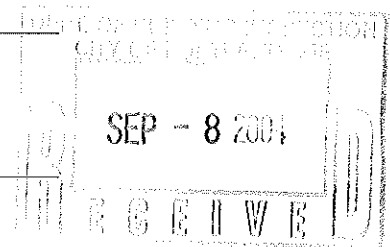
- Approved Approved w/Conditions See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2004-0180
Application I. D. Number

8/31/04
Application Date

Stultz Fluid Building Expansion
Project Name/Description

Patco Construction Co. Inc.
Applicant
1293 Main Street, Sanford, ME 04073
Applicant's Mailing Address

190 - 190 Rand Rd, Portland, Maine
Address of Proposed Site
255 A008001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 324-5574 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2,500 s.f. IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 9/7/04

Reviewer Kandi Talbot

Planning Approval Status:

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/1/04 Approval Expiration 10/1/05 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2004-0180

Application I. D. Number

8/31/04

Application Date

Stultz Fluid Building Expansion

Project Name/Description

Patco Construction Co. Inc.

Applicant

1293 Main Street, Sanford, ME 04073

Applicant's Mailing Address

190 - 190 Rand Rd, Portland, Maine

Address of Proposed Site

255 A008001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 324-5574 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Planning

- 1 The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Road side) to envelope all limits of work.
- 2 It is recommended that the mature tree line be preserved through construction, and noted on the site plan.

Approval Conditions of DRC

- 1 see planning conditions



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Gayle - Insp.

October 4, 2004

Mr. Shawn Frank
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Addition, 190 Rand Road
ID #2004-0180, CBL #255-A-008

Dear Mr. Frank:

On October 1, 2004, the Portland Planning Authority approved a 2,500 sq. ft. addition to the existing Stultz Fluid Power building located at 190 Rand Road, with the following conditions:

1. The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Road side) to envelope all limits of work.
2. It is recommended that the mature tree line be preserved through construction, and noted on the site plan.

The Planning Authority is also granting a waiver of granite curb along the frontage of the site.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

**BEARING CAPACITY ASSESSMENT
PROPOSED MOTION INDUSTRIES BUILDING ADDITION
RAND ROAD
PINE TREE INDUSTRIAL PARK
PORTLAND, MAINE**

04-0841.1 September 22, 2004

Prepared for:

Patco Construction Inc.
Attention: Dennis Waters
1293 Main Street
Sanford, ME 04073

Prepared by:





S.W. COLE
ENGINEERING, INC.

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

04-0841.1

September 22, 2004

Patco Construction Inc.
Attention: Dennis Waters
1293 Main Street
Sanford, ME 04073

Subject: Bearing Capacity Assessment
Proposed Building Addition
Motion Industries
Rand Road
Pine Tree Industrial Park
Portland, Maine

Dear Mr. Waters:

In accordance with our Agreement dated September 8, 2004, we have observed test pit explorations and made a bearing capacity assessment of the subsurface soils for foundation support of the proposed building addition at the above referenced site. This report summarizes our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

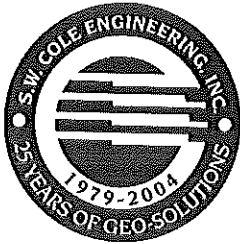
PROPOSED CONSTRUCTION

The site is located on the southerly side of rand Road in Portland, Maine, just south of the existing Maine Central Railroad. Based on information provided by Patco Construction and SRG Engineering (project structural engineer), we understand that plans call for construction of an on-grade, one-story, pre-engineered metal building addition of 2500 sq ft. According to site plans prepared by Sebago Technics (project civil engineer), we understand the finished floor elevation for the addition will match the existing building floor elevation of 59.0 feet (project datum). Existing grades within the proposed building addition area generally range from elevation 57.5 feet to 58.5 feet. The site area is currently grassy in the area of exploration. Considering the planned finished floor elevation and assuming exterior finish grades of about 58.5 feet, we anticipate tapered cuts approaching 4.5 feet will be needed to achieve bottom of footing grade. Structural loading information has not been provided to us at this time.

GRAY, ME OFFICE

286 Portland Road, Gray, ME 04039-9586 ■ Tel (207) 657-2866 ■ Fax (207) 657-2840 ■ E-Mail infogray@swcole.com ■ www.swcole.com

Other offices in Augusta, Bangor, and Caribou, Maine & Somersworth, New Hampshire



EXPLORATION WORK AND LABORATORY TESTING

Three test pit explorations were made at the site on September 10, 2004 by Gorham Sand and Gravel of Gorham, Maine working under contract to Patco Construction. The test pit locations were selected by S. W. COLE ENGINEERING, INC. based on a site plan prepared by Sebago Technics. The test pits were established in the field based on taped measurements from existing site features. The approximate test pit locations are shown on the "Exploration Location Plan", attached as Sheet 1. Logs of the test pits are attached as Sheets 2 and 3. A key to the notes and symbols used on the logs is attached as Sheet 4. The results of moisture content testing are noted on the log sheets.

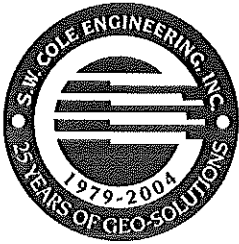
SUBSURFACE CONDITIONS

Test Pit TP-1 encountered about 6-inches of topsoil overlying about 3.5 feet of what appears to be native brown silty sand. A stiff brown silty clay was encountered at a depth of about 4 feet. The exploration was terminated in stiff brown silty clay at a depth of 6.5 feet.

Test Pit TP-2 was made adjacent to the existing structure and encountered about 6-inches of topsoil overlying about 4 feet of fine to medium sand with a trace of silt (fill) overlying hard brown silty clay. The exploration was terminated in the hard brown silty clay at a depth of about 6 feet. A foundation underdrain was encountered at a depth of about 4.5 feet. The top of the footing was measured to be about 5.0 feet below the existing ground surface.

Test Pit TP-3 encountered about 8-inches of topsoil overlying about 3.5 feet of brown to gray silt and sand, and clay with some organics and some construction debris (fill). A hard brown silty clay was encountered below about 4.2 feet. The exploration was terminated in the hard brown silty clay at a depth of 7.5 feet.

Free groundwater was not observed in the test pits at the time of exploration work. It should be anticipated that groundwater becomes perched on the silty clay soils seasonally and during periods of snowmelt and/or heavy precipitation. See the attached log sheets for additional information.



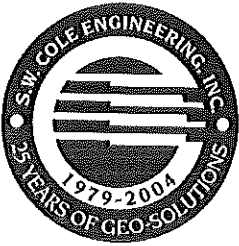
EVALUATION AND RECOMMENDATIONS

Based on the information obtained at the explorations, it is our opinion that footings can be designed considering a net allowable bearing contact pressure of 3.0 ksf or less. We recommend footings be at least 24-inches in their smallest dimension. We recommend footings be cast at a depth of at least 4.5 feet below exterior finish grades in order to provide frost protection. All existing fill containing organics or construction debris should be removed from beneath footing areas. Footings may be cast on undisturbed native silty sands or stiff brown silty clay, or on a compacted granular fill placed on the native sands or stiff silty clay. Silty sand subgrades should be densified using a vibratory roller compactor prior to placing new fill or concrete. Silty clay subgrades should not be densified. If the native sands or brown silty clay subgrade becomes wet, soft, or disturbed, excavation should continue to remove the soft, wet, or disturbed soil. A non-woven geotextile fabric such as Mirafi 160N can be placed upon the subgrade prior to placing the compacted granular fill if needed. The soils that will be exposed at subgrade are sensitive to loss of strength when disturbed or if they become wet. Thus, the subgrade should not be exposed to precipitation or freezing temperatures. We recommend a smooth-edged bucket be utilized for foundation excavation.

SUPPLEMENTAL SERVICES

Although not part of this scope of work, we recommend foundations be backfilled with clean, non-frost susceptible granular backfill. An evaluation of existing soils beneath the proposed slab should be made since fill was encountered at Test Pits TP-2 and TP-3 with some construction debris at Test Pit TP-3. Foundation drainage should be provided. We can also assist with foundation drainage and insulation details, backfill and compaction recommendations for entrance areas, as well as pavement section recommendations if needed. It should be noted that our scope of work did not include an assessment of post-construction settlement.

Based on borings made in 1989 for the original structure, a compressible gray silty clay strata was encountered at depths of about 8 to 15 feet from original grades. We can provide an assessment of post-construction settlement due to the underlying gray silty clay, if requested. Additional services, if requested, would be under an Addendum to our original Agreement.



04-0841.1
September 22, 2004

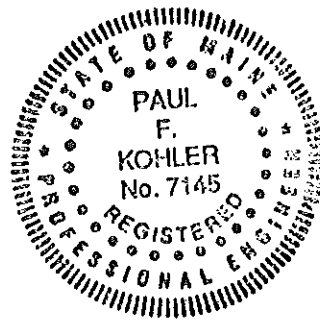
CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions or require additional assistance, please do not hesitate to contact us.

Sincerely,

S.W.COLE ENGINEERING, INC.

Paul F. Kohler, P.E.
Senior Geotechnical Engineer



PFK: cae

Attachment A
Limitations

This report has been prepared for the exclusive use of Patco Construction (CLIENT) for specific application to the Proposed Motion Industries Building Addition on Rand Road at the Pine Tree Industrial Park in Portland, Maine as described herein. Our services were limited by the CLIENT to an assessment of soil bearing capacity only and a deeper soils investigation to evaluate settlement and other geotechnical considerations was expressly excluded by the CLIENT. The CLIENT has agreed to protect and hold harmless S.W.COLE ENGINEERING, INC. from any and all claims, including third-party claims, for damages or consequential damages due to underlying soil conditions including but not limited to post-construction settlement. S.W.COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples. Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

S.W.COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE ENGINEERING, INC.