

Attachment A
Limitations

This report has been prepared for the exclusive use of J.D. Building L.L.C. for specific application to the Proposed Thirsty Turf Building on Rice Street in Portland, Maine described herein. 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.

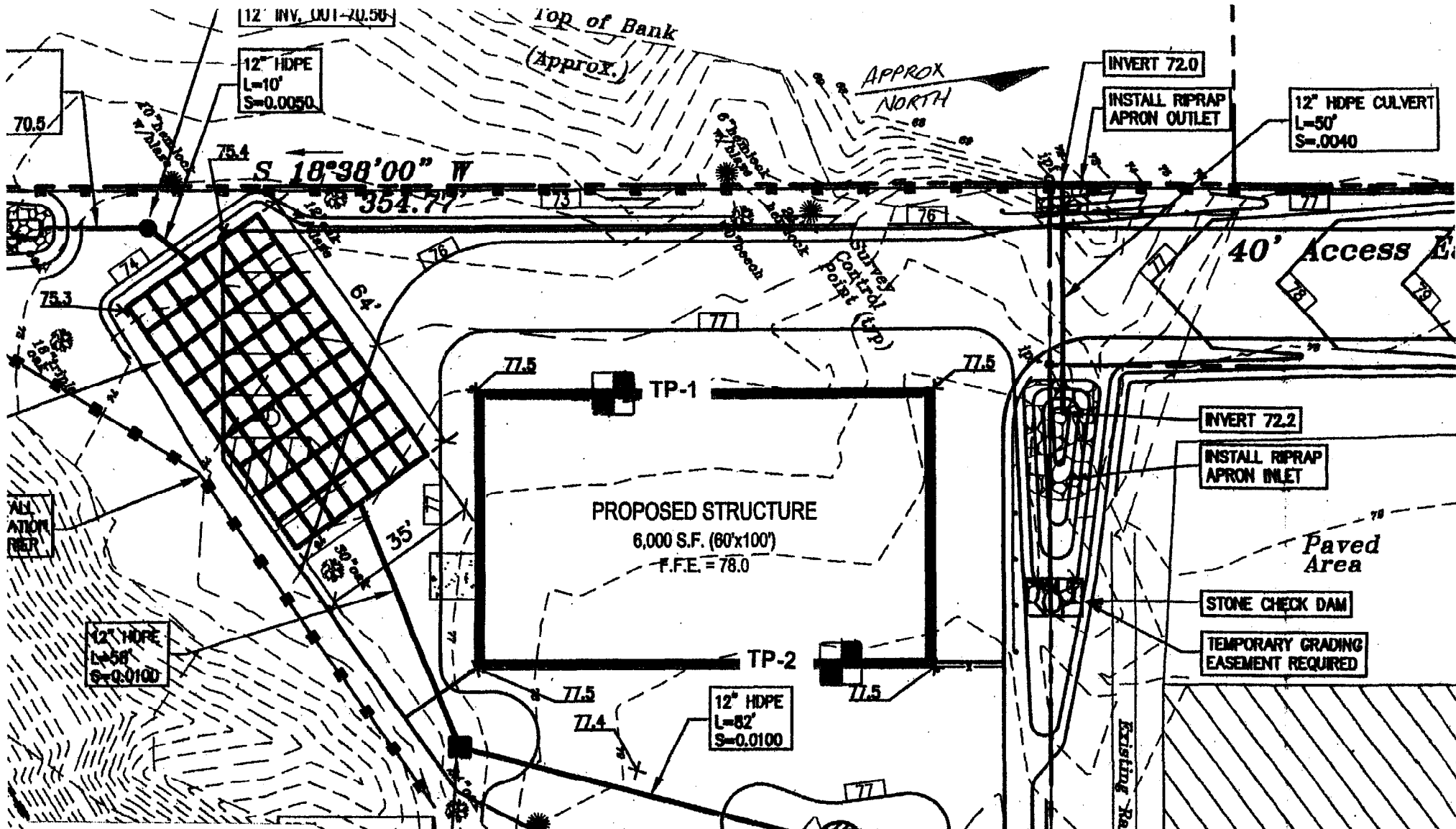
The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

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.

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.

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.



LEGEND

 Approximate Test Pit Location

NOTES

1. Base plan provided by DeLuca-Hoffman Associates
2. Exploration locations determined in the field by taped measurements from staked building corners



J.D. BUILDING L.L.C.
EXPLORATION LOCATION PLAN
 PROPOSED THIRSTY TURF BUILDING
 RICE STREET
 PORTLAND, MAINE

PROJECT NO. 03-1189
 DATE: DEC. 23, 2003

SCALE: AS SHOWN
 SHEET: 1

PROJECT/CLIENT: PROPOSED THIRSTY TURF BUILDING / J.D. BUILDING, LLC

 LOCATION: RICE STREET, PORTLAND, MAINE

 PROJECT NO. 03-1189

TEST PIT TP-1			
DATE: <u>12/23/03</u>		SURFACE ELEVATION: <u>76' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	ORANGE-BROWN SILTY SAND WITH ROOTS (FROZEN)	
		OLIVE BROWN SILTY CLAY, FISSURED ~ VERY STIFF TO STIFF ~	q _p = 8.0 KSF
		BOTTOM OF EXPLORATION @ 7.5'	q _p = 6.0 KSF
COMPLETION DEPTH: <u>7.5 FEET</u>		DEPTH TO WATER: <u>NONE OBSERVED</u>	

TEST PIT TP-2			
DATE: <u>12/23/03</u>		SURFACE ELEVATION: <u>79' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	ORANGE-BROWN SILTY SAND WITH ROOTS (FROZEN)	
	1.5'	GRAY SILTY SAND ~ LOOSE ~	
		OLIVE BROWN SILTY CLAY, FISSURED ~ VERY STIFF TO STIFF ~	q _p = 8.0 KSF
		BOTTOM OF EXPLORATION @ 9.0'	q _p = 6.0 KSF
COMPLETION DEPTH: <u>9.0 FEET</u>		DEPTH TO WATER: <u>NONE OBSERVED</u>	

KEY TO THE NOTES & SYMBOLS

Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

Doc#: 67073 Bk:1974S Pg: 280

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

RICE STREET REALTY, LLC, a Maine limited liability company, with a mailing address of 55 Hardy Road, Falmouth, Maine, 04105, for consideration paid, grants to J.D. BUILDING, L.L.C., a Maine limited liability company with a mailing address of 125 Bridgton Road, Westbrook, Maine, 04092, with **WARRANTY COVENANTS**, the following described real estate:

A certain lot of parcel of land, with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, easterly of but not adjacent to Riverside Industrial Parkway and westerly of but not adjacent to land of the Portland Terminal Company and being all of Lot C on a plan entitled "Composite Plan Riverside Industrial Park," dated April, 1975, and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 6, being further bounded and described as follows:

Beginning at an iron set in the ground at the southwesterly corner of land conveyed by Greater Portland Building Fund, Inc. to Maine National Bank, as Trustee under Declaration of Trust entitled Riverside Building Co., by deed dated August 25, 1971, and recorded in said Registry of Deeds in Book 3187, Page 664, said iron being on the easterly line of land conveyed by Greater Portland Building Fund to Anna Belle Aggar by deed dated December 28, 1973, and recorded in said Registry of Deeds in Book 3498, Page 293; thence running south 18° 38' West by said Aggar land, 354.77 feet to the northwesterly line of land conveyed by ADC Building Fund Incorporated to Davis-Greene Co., by deed dated December 18, 1962 and recorded in said Registry of Deeds in Book 2723, Page 182; thence running North 68° 40' 30" East by said Davis-Greene Co. land 552.40 feet to the southeasterly line of land conveyed by Greater Portland Building Fund Inc. to Maine National Bank, as Trustee under Declaration of Trust entitled Riverside Building Co. as aforesaid; thence running North 71° 22' West by land conveyed to Maine National Bank, as Trustee under Declaration of Trust entitled Riverside Building Co. as aforesaid, 423.42 feet to an iron set in the ground in the easterly line of said Aggar land and the point of beginning.

ALSO hereby conveying a forty (40) foot easement, which is appurtenant to and benefits the above-described

MAINE REAL ESTATE TAX PAID

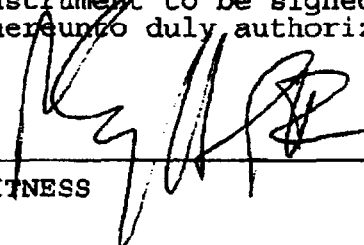
premises, to pass and repass on foot and with vehicles at any and all times and to construct, lay and relay, repair, maintain, remove and replace utility pipes, mains and poles and wires upon, under and over said forty (40) foot wide strip, together with all necessary fixtures and appurtenances, said forty (40) foot wide strip being bounded and describe as follows:

Beginning at an iron set at the northwesterly corner of land conveyed to Theodore H. Brodie and Glenn A. Brodie as Trustees by deed of Riverside Building Co. dated December 13, 1976, and recorded in said Registry of Deeds in Book 3952, Page 105 (hereinafter referred to as "Brodie land"); thence South 18° 38' West by the westerly boundary of said Brodie land two hundred fifty (250) feet to another iron; thence South 71° 22' East by the above-described premises forty (40) feet to another iron; thence running North 18° 39' East two hundred fifty (250) feet to another iron; thence running North 71° 22' West forty (40) feet to the point of beginning.

Said forty (40) foot right of way and said Brodie land are shown on a plan made for Theodore H. Brodie by H. I. and E. C. Jordan dated November 17, 1976.

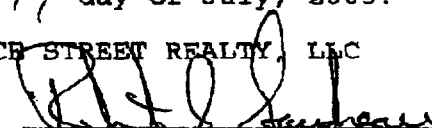
Being the same premises conveyed to Rice Street Realty, LLC by Quitclaim Deed of Gringolet Associates, dated August 20, 2002, recorded in the Cumberland County Registry of Deeds at Book 17980, Page 32.

IN WITNESS WHEREOF, Rice Street Realty, LLC, has caused this instrument to be signed by Robert J. Gaudreau, its Member, thereunto duly authorized, this 14 day of July, 2003.



WITNESS

RICE STREET REALTY, LLC

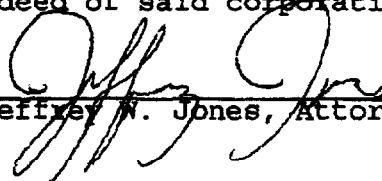
BY: 

Robert J. Gaudreau,
Its: Member *MANAGER* *PTG*

STATE OF MAINE
Cumberland, ss.

July 14th, 2003

The personally appeared, the above-named Robert J. Gaudreau, in his capacity as Member of Rice Street Realty, LLC and acknowledged the forgoing instrument to be his/her free act and deed and the free act and deed of said corporation.

Before me, 

Jeffrey N. Jones, Attorney-at-Law

Received
Recorded Register of Deeds
Jul 15 2003 10:09:56A
Cumberland County
John B. O'Brien



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: John W. Einsiedler

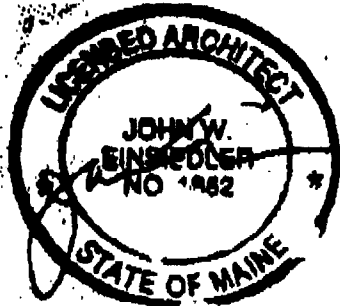
Address of Project: Rice St. Portland ME 04103

Nature of Project: Office / Lva THIRSTY TURF

Date: NOVEMBER 3, 2003

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

(SEAL)



Signature: John W. Einsiedler

Title: OWNER

Firm: JOHN W. EINSIEDLER, R.A.

Address: 143 SEA ROAD

KENNETH ME, MAINE

Telephone: 985-9760

N.A. — NOT applicable

ADMINISTRATION (Chapter 1)

Complete construction documents
(107.5, 107.6, 107.7)

Signed/sealed construction documents
(107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

Single Use Group

Specific occupancy areas (302.1.1)

Mixed Use Groups D2/52

Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 0%</u>
% Increase for open perimeter (506.2)	<u>+ 50%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 0%</u>
Total percentage factor	<u>= 150%</u>
Conversion factor	<u>1.5</u>
	(Total percentage factor/100%)

Open perimeter (506.2)	60 <u>160</u>	100 <u>320</u>	60 <u>160</u>	100 <u>320</u>
	North	East	South	West
Open perim.	<u>160</u> ft.	Perimeter <u>320</u> ft.		
% Open perimeter =	<u>50%</u>			
	(Open perim./perim.) × 100%			
% Tab. area increase = (506.2)	<u>50%</u>			
	2 × (% Open perim. - 25%)			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 6000 ft.²

Actual building height 22 feet 1 stories

Adjusted floor area* 14400 × 1.5 = 21,600 ft.²

Allowable building height 40 feet 3 stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction ~~5~~ 5

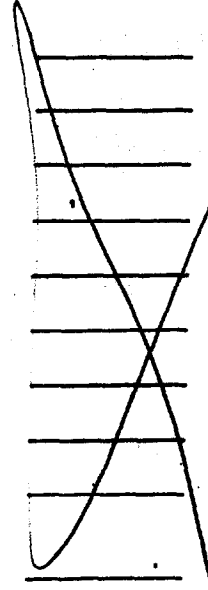
Type of construction assumed for review (602.3) 2C

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)



- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- 0 Exterior walls
- 0 Interior elements
- 0 Roof

CONSTRUCTION DOCUMENTS (703.0)

N/A Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	<u>25'</u>	<u>250'</u>	<u>140'</u>	<u>45'</u>

Loadbearing 0 0 0 0

Nonloadbearing 0 0 0 0

> 45% ON NORTH ELEVATION Exterior opening protectives (705.3, 706.0)

NONE Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

N/A Exit enclosures (709.0, 710.0, 1014.11)

N/A Other shafts (709.0, 710.0)

NON SEPARATED MIXED USE Mixed use and fire area separations (313.1.2)

N/A Other separation assemblies (302.1.1, Table 602)

HEATING EQUIPMENT

FIRE PARTITIONS

- ~~Exit access corridors (711.0, 1011.4)~~
- ~~Tenant separations (711.0)~~
- ~~Dwelling unit separations (711.0)~~
- ~~Guestroom separations (711.0)~~

OTHER FIRERESISTANT CONSTRUCTION

- FURNACE Fire and party walls (707.0 and Table 707.1)
- FURNACE Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- N/A Interior loadbearing walls, columns, girders, trusses (716.0)
- Supporting construction (716.0)
- Floor construction (713.0, 1006.3.1)
- Roof construction (713.0, 715.0)
- Penetrations (714.0)
- Opening protectives (717.0, 719.0, 720.0)
- Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)

PLAN SHOWS FIRE WALL WITH DETAIL

STANDPIPE SYSTEMS

- Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- By PFD Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- By PFD Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- Per PFD Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- Per PFD Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- N/A Size and spacing (923.2)

SUPERVISION

- N/A Fire suppression systems (924.1)
- Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

<u>✓</u>	General limitations (1005.0)	<u>OK</u>	Ramps (1016.0)
<u>NA</u>	Air movement in egress elements (1005.7)	<u>OK</u>	Means of egress doorways (1017.0)
<u>OK</u>	Types and location of egress (1006.0)	<u>6</u>	Number of doorways (1017.2)
<u>Less 50' Spans</u>	Exit access travel distance (1006.5 and Table 1006.5)	<u>All 36"</u>	Size of doors (1017.3)
<u>NA</u>	Accessible means of egress (1007.0)	<u>None</u>	Door hardware (1017.4)
<u>NA</u>	Emergency escape (1010.4)	<u>OK</u>	Revolving doors (1018.0)
<u>None.</u>	Exit access passageways and corridors (1011.0)	<u>OK</u>	Horizontal exits (1019.0)
<u>None</u>	Aisles and accessways (1012.0)	<u>None</u>	Level of exit discharge passageway (1020.0)
<u>None</u>	Grandstands (1013.0)	<u>None</u>	Guards (1021.0)
<u>None</u>	Interior stairways (1014.1 - 1014.11)	<u>OK</u>	Handrails (1022.0)
<u>None</u>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<u>OK</u>	Exit signs and lights (1023.0)
<u>None</u>	Smokeproof enclosures (1015.0)	<u>None</u>	Means of egress lighting (1024.0)
			Access to roof (1027.0)

ACCESSIBILITY (Chapter 11)

<u>None</u>	Required (1103.0)	<u>None</u>	Accessible entrances (1106.0)
<u>None</u>	Accessible route (1104.0)	<u>None</u>	Special use groups (1107.0)
<u>None</u>	Parking facilities (1105.0)	<u>None</u>	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<u>None</u>	Room dimensions (1204.0)	<u>None</u>	Air-borne noise (STC) (1214.2)
<u>None</u>	Floor spaces (1210.1, 1211.2)	<u>None</u>	Structure-borne sound (IIC) (1214.3)
<u>None</u>	Crawl spaces (1210.2, 1211.1)	<u>None</u>	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<u>✓</u>	Performance requirements (1403.0)	<u>✓</u>	Combustible material restrictions (1406.0)
<u>None</u>	Wall sidings and veneers (1404.0, 1405.0)		

STRUCTURAL DESIGN CALCULATIONS (continued)

- Unbalanced snow loads considered (1608.6)
- Drift snow loads considered (1608.7)
- Sliding snow loads considered (1608.8)

- Internal pressure effects considered (1609.7, 1609.8)
- Components and cladding effects considered (1609.8)
- Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

- Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____
- Owner's special inspection program specified (1705.0)
- Prefabricated items (1705.2)
- Steel construction (1705.3)
- Concrete construction (1705.4)

- Masonry construction (1705.5)
- Wood construction (1705.6)
- Prepared fill and foundations (1705.7, 1705.8, 1705.9)
- Fireresistive materials (1705.12)
- EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

- STIFF OVERL Soil type (1611.0, 1802.1, 1804.1)
- 3000PSF Bearing value (1611.0, 1802.1, 1804.1)
- SWCOLL Soil report (1802.1, 1804.1)
- NONE Prepared fill (1804.1.1)
- OK Footings (1806.0 - 1811.0)

- OK Foundations (1814.0 - 1824.0)
- OK Foundation walls (1611.0, 1812.0)
- NA Waterproofing/dampproofing (1813.0)
- NA Retaining walls (1611.0, 1825.0)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

- Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)
- Minimum slab requirements (1905.1)

- Minimum concrete strength (Table 1907.1.2[1])
- Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

- Engineered masonry design/construction standard specified (2101.1.1)
- Empirical masonry design (2101.1.2)
- Construction materials (2104.0)
- Mortar type (2104.7)

- Cold-weather and hot-weather construction specified (2111.3, 2111.4)
- WORK Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
- NONE Glass block (2118.0)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Diffusing systems (2604.5)

Wall panels (2605.0)

Unprotected openings (2606.0)

Roof panels (2607.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Holstway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____