

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 13 2006
Permit Number: 080143
RECEIVED

Please Read Application And Notes, If Any, Attached

INSPECTION
PERMIT
DB

This is to certify that ONE CITY CENTER ASSOCIATES LLC /KIK Wireless
has permission to Install additional Wireless Communications equipment on roof
AT 1 CITY CTR 032 L002001

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 when permission procedure before this building or part thereof is altered or closed-in. 4 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. John Kelley P.F.D. 2/10/06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0143	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	Issue Date: 032 L002001
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Location of Construction: 1 CITY CTR	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: KJK Wireless	Contractor Address: 148 Witchcroft Road South Berwick	Phone: 0034983860
Lessee/Buyer's Name	Phone:	Permit Type: Radio/Telecommunications Tower	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial/ Install additional Wireless Communications equipment on roof	Permit Fee: \$219.00	Cost of Work: \$22,000.00	CEO District: 1
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Proposed Project Description: Install additional Wireless Communications equipment on roof	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Sam Kelly P.F.D. 2/1/06</i>	INSPECTION: Use Group <i>U</i> Type <i>IB</i> <i>Ally...</i>
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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: 01/30/2006	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Wetland <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"/> <i>OK 2/2/06</i>	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: 06-0143	Date Applied For: 01/30/2006	CBL: 032 L002001
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Location of Construction: 1 CITY CTR	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: KJK Wireless	Contractor Address: 148 Witchtrot Road South Berwick	Phone: (603)498-3860
Lessee/Buyer's Name	Phone:	Permit Type: Radio/Telecommunications Tower	

Proposed Use: Commercial/ Install additional Wireless Communications equipment on roof	Proposed Project Description: Install additional Wireless Communications equipment on roof
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 02/08/2006
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/10/2006
Note: **Ok to Issue:**

1) Final inspection and satisfactory report from the Design engineer is required prior to closing the permit.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 02/10/2006
Note: **Ok to Issue:**

All Purpose Building Permit Application

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: ONE CITY CENTER

Total Square Footage of Proposed Structure

Square Footage of Lot

299 SQ. FT.

Tax Assessor's Chart, Block & Lot
Chart# 32 Block# L Lot# 2

Owner: ONE CITY CENTER ASSOCIATES LLC Telephone: 871-1080

Lessee/Buyer's Name (If Applicable)
MAIR RSA #1, INC.
(A.K.A. US CELLULAR)

Applicant name, address & telephone: KJK WIRELESS
AGENT FOR ME RSA #1, INC.
148 WITCHTROT RD.
S. BERWICK, ME 03908 (603-498-3860)

Cost Of Work: \$ 22,000.00
Fee: \$ 219.00

Current use: OFFICE BLDG (* ROOFTOP IS A SIGNIFICANT SITE FOR A NUMBER OF WIRELESS COMMUNICATIONS EQUIPMENT INSTALLATIONS)
If the location is currently vacant, what was prior use: N/A

Approximately how long has it been vacant: N/A

Proposed use: WIRELESS COMMUNICATIONS EQUIPMENT INSTALLATION
Project description: SAME

Contractor's name, address & telephone: KJK WIRELESS, 148 WITCHTROT RD.
S. BERWICK, ME 03908 (603-498-3860)

Who should we contact when the permit is ready: BOB GASHLIN

Mailing address: SAME AS ABOVE (KJK WIRELESS)

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: 603-498-3860**

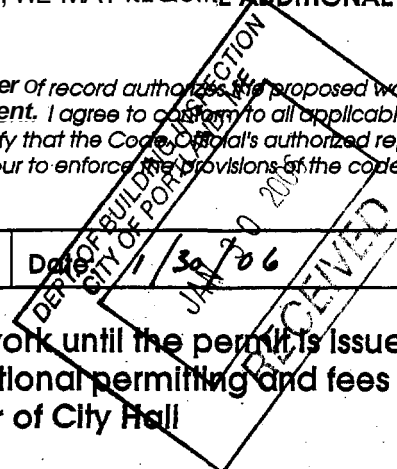
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Robert Gashlin

Date: 1/30/06

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



KJK WIRELESS

Site Acquisition, Leasing and Zoning

Phone: 207-384-5650 (office)
603-498-3860 (mobile)

148 Witchtrot Road
S. Berwick, ME 03908

January 30, 2006

City of Portland
389 Congress St.
Portland, ME 03908

RE: Maine RSA #1, Inc. Application for Building Permit / One City Center (Map 32, Block L, Lot 2)

Dear Sir or Madam:

KJK Wireless represents the permitting interests of Maine RSA #1, Inc. (a.k.a. US Cellular) in Portland, ME and hereby submits a Building Permit Application, attachments and fee to install wireless telecommunications equipment to the rooftop at One City Center.

US Cellular has leased **299** square feet (see "Description of Lease Area", Site Plan page C-1) to install three (3) exterior equipment cabinets and additional space for up to twelve (12) panel antennas, and associated cables.

A steel grate platform on a steel beam frame will be erected and used for the three (3) equipment cabinets. The antennas will be placed on mounting racks at three (3) different rooftop locations. Attached is a structural evaluation of the building and installation.

The installation will take approximately **12** weeks to complete, it is scheduled for the first quarter of 2006, and will cost \$22,000.00. The installation is similar to a number of others that are currently in place on the same rooftop including Omnipoint and UniceL.

Applicant hereby requests the City of Portland to waive any additional requirements such as a site plan review because the installation will not require more than 500 square feet.

Please direct all questions and correspondence to my attention.

Sincerely,



Bob Gashlin
Agent for US Cellular

CC: Ken Kozyra

Enc: Application for Building Permit
Site plan (2 hard copies / 1 CD disk)
Letter of authorization from property owner
Application fee (\$219.00)

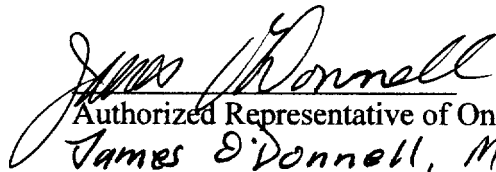
Dirigo Management Co.
One City Center
Portland, ME 04101

To: City of Portland, ME

**RE: Maine RSA #1, Inc. (a.k.a. US Cellular) Buildinn Permit Application to Install
Wireless Equipment at One City Center**

US Cellular ~~has~~ leased space at One City Center to install wireless telecommunications equipment that will include antennas, cables, utilities, and associated equipment. As authorized representative of this property, I hereby authorize US Cellular and its agents to file zoning and permitting applications and to conduct associated business such as hearings ~~as~~ it relates to the abovementioned installation and lease.

Sincerely,


Authorized Representative of One City Center
James D'Donnell, Management Agent
1/20/06
Date

OEST Associates, Inc

433.47.01
433.47.01
433.47.01
433.47.01

January 23, 2006

Robert Gashlin
KJK Wireless
148 Witchtrot Road
South Berwick, Maine 03908

SUBJECT: 1 City Center Structural Evaluation
U.S. Cellular Site #853417


Dear Robert:

In response to your request, OEST Associates, Inc. (OEST) has prepared construction documents to install cellular equipment on the roof of 1 City Center in Portland, Maine. The existing structure is a 13-story building, with a two-level mechanical penthouse. Construction consists of post-tensioned concrete flat slab floors, and cast in place reinforced concrete columns. It is our understanding that U.S. Cellular proposes to install cellular equipment on top of the mechanical penthouse roof. The proposed equipment consists of up to 12 EMS EV65 antennas and three Nortel Networks cabinets. The DEI, RE, and SBE cabinets weigh 1,350 pounds, 1,600 pounds, and 2,680 pound respectively.

The building owner provided structural drawings of the building, S-1 to S-14, dated April 16, 1984. Using these drawings, we conducted a structural analysis of the existing building and designed the required supports for the proposed equipment. Providing that the details given in the design drawings prepared by OEST are followed, the proposed equipment will not affect the structural integrity of the existing building, and are acceptable per IBC 2003 building code. In addition the antennas and their mounts are capable of resisting the wind loads per IBC 2003 and TIA EIA-222-F standards

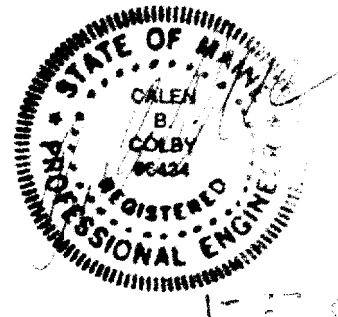
If you have any questions or comments, please don't hesitate to call us

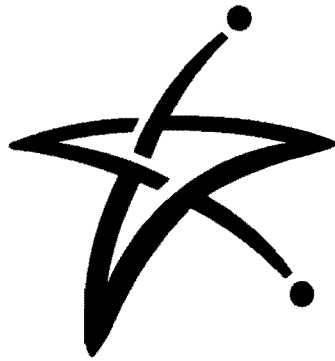
Sincerely,
OEST Associates, Inc.



Calen B. Colby, P.E.

CBC:lam
cc: Jeffrey Walker, OEST Associates, Inc
S: 413 Kenneth S. Russell 433.47.01 Contact: Gashlin@oestinc.com





U.S. Cellular

The way people talk around here.™

SITE NAME: PORTLAND DOWNTOWN
SITE NO. 853417

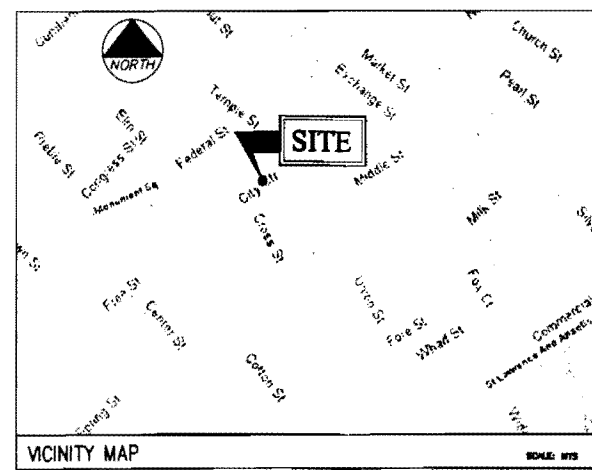
SECTOR: 1

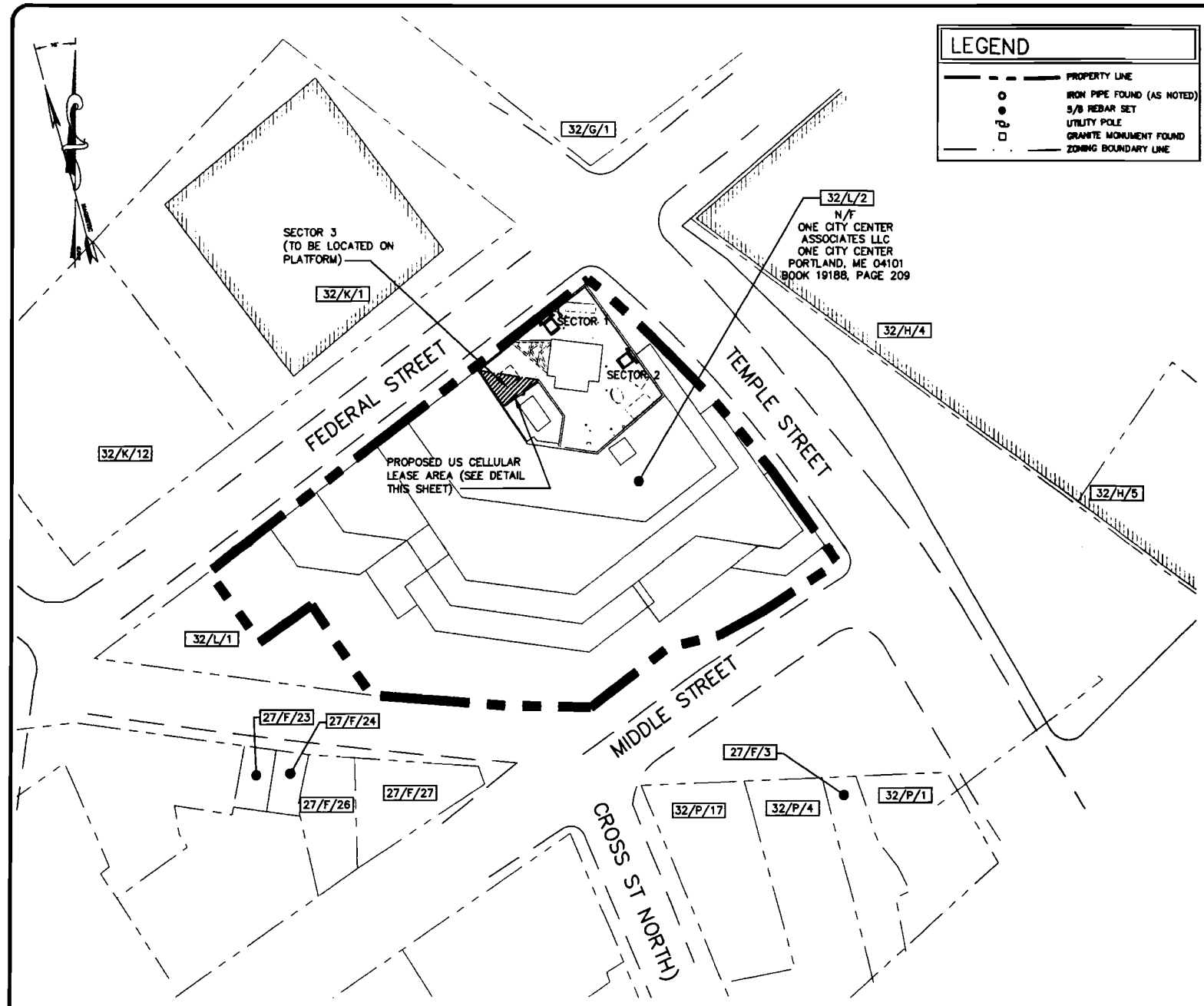
SECTOR: 2

LATITUDE: 43° 39' 28.12" (N)
LONGITUDE: 70° 15' 26.36" (W)

43° 39' 28.92" (N)
70° 15' 25.71" (W)

SITE NUMBER:	853417
SITE NAME:	PORTLAND DOWNTOWN
TOWER TYPE:	ROOFTOP ANTENNA FRAME
SITE ADDRESS:	ONE CITY CENTER PORTLAND, ME 04101
PROPERTY OWNER:	ONE CITY CENTER ASSOCIATES LLC ONE CITY CENTER PORTLAND, ME 04101
MAP & LOT:	32/L/2
APPLICANT:	U.S. CELLULAR c/o KJK WIRELESS 127 RIDGE ROAD NASHUA, NH 03062
PROJECT SUMMARY	





LEGEND	
---	PROPERTY LINE
○	IRON PIPE FOUND (AS NOTED)
●	5/8 REBAR SET
□	UTILITY POLE
○	GRANITE MONUMENT FOUND
---	ZONING BOUNDARY LINE

LIST OF ABUTTERS	
CITY OF PORTLAND	
MAP/BLOCK/LOT	RECORD OWNER
27/F/23	PETER E. & MAURA H. RODWAY JTS
27/F/24	24 CITY CENTER ASSOCIATES LLC
27/F/25	
27/F/27	
32/H/4	CITY OF PORTLAND
32/H/5	
32/L/1	
32/G/1	AJ&M
32/K/1	800 NORTHERN CORP.
32/K/12	FINARD MURRAY W/ TR
32/P/1	MDA LLC
32/P/3	FOUR CITY CENTER PROPERTIES LLC
32/P/4	CITY CENTER PROPERTIES LLC
32/P/17	MINA P. EVELYN
36/A/1	J&G&H ASSOCIATE

PLAN REFERENCE

1. PLAN ENTITLED "OMNIPONT COMMUNICATION II" DATED MARCH 11, 1998. DONE BY EDARDS & MAIN STREET, BOSTON MA 02129.

DESCRIPTION OF LEASE

LEGAL DESCRIPTION - LEASE PARCEL

A CERTAIN PARCEL OF LAND LOCATED SOUTHWEST OF FEDERAL STREET AND ALSO BEING SOUTHEASTERLY OF FEDERAL STREET, CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, LAND OF THE GRANTOR(S), AS DESCRIBED IN THE LEGAL DESCRIPTION BOUNDING AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE MOST NORTHERLY CORNER OF THE FOLLOWING DESCRIBED LEASE, LOCATED S51°54'W, 76.67 FEET TO THE MOST NORTHERLY CORNER ONE CITY CENTER ASSOCIATES LLC PARCEL;

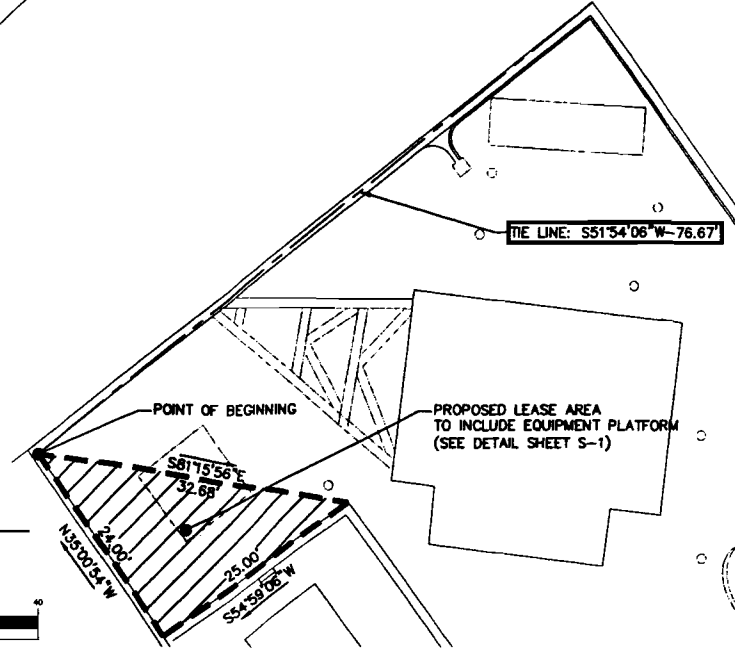
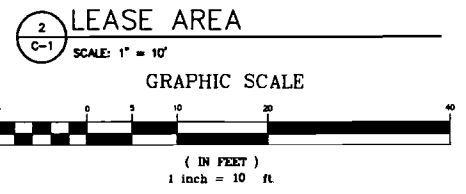
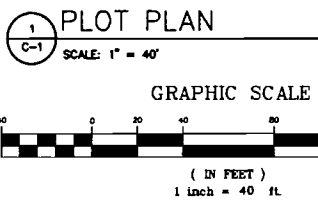
THENCE, S81°15'56"E, 32.68 FEET TO A POINT;

THENCE, S54°59'06"W, 25.00 FEET TO A POINT;

THENCE, N35°00'54"W, 24.00 FEET TO A POINT;

THE ABOVE DESCRIBED PARCEL CONTAINS 299.00 SQ. FT.

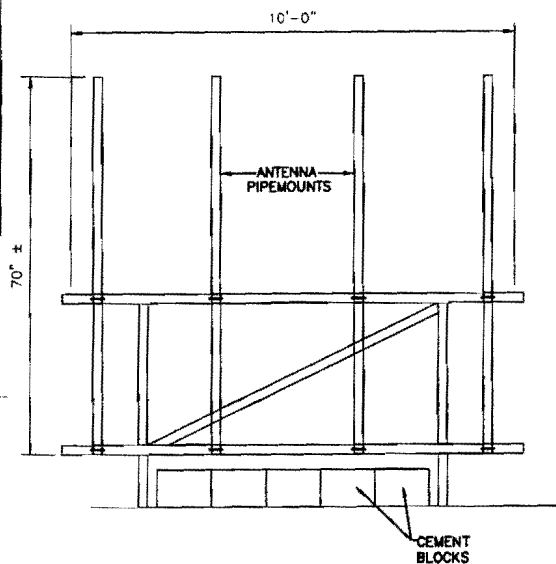
BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (NAD 83).



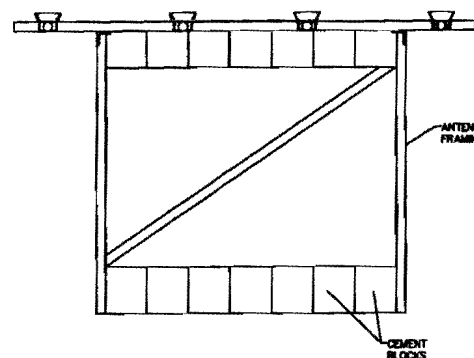
THIS DRAWING WAS REDUCED FROM A FULL SIZE DRAWING. IT HAS BEEN REDUCED TO FIT THIS PAGE.

LEGEND

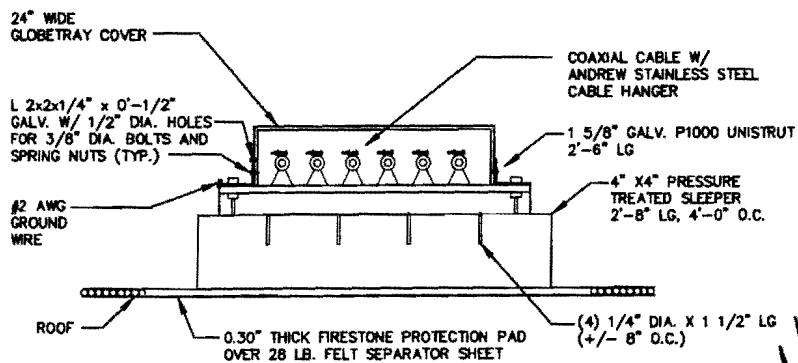
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	IRON PIN FOUND (AS NOTED)
	UTILITY POLE
	EXISTING CONTOUR
	STONE WALL
	EXISTING TREE LINE



3 ANTENNA MOUNTING RACK ELEVATION
C-2 SCALE: N.T.S.



2 ANTENNA FRAME PLAN
C-2 SCALE: N.T.S.



4 COAX CABLE TRAY ROOFTOP SLEEPER
C-2 SCALE: N.T.S.

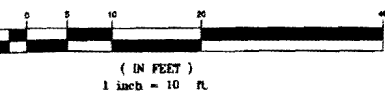
ANTENNA FRAME (1 OF 3
TAIL THIS SHEET)

SECTOR 3
TO BE BLOC
OUTDOOR E
(SEE SHEET)

1 SITE PLAN

C-2 SCALE: 1"=10'

GRAPHIC SCALE



ANTENNA MARK	SE
A1	
A2	
B1	
B2	
G1	
G2	

OEST Associates, Inc.
343 Eastern Road, South Portland, ME 04106
Telephone: (207) 761-1770
Fax: (207) 774-1246

TEL: (207) 761-1770
FAX: (207) 774-1246

OEST PROJ. NO: 413.47.01

SITE NAME:
PORTLAND DOWNTOWN

SITE NUMBER:
853417

ADDRESS:
ONE CITY CENTER
PORTLAND, ME 04101

DRAWING TITLE:
SITE PLAN

REVISIONS		
No.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	1-17-06

DESIGNED BY:
MSD

DATE:
1-17-06

DRAWN BY:
CBM

SCALE:
AS NOTED

CHECKED BY:
MSD

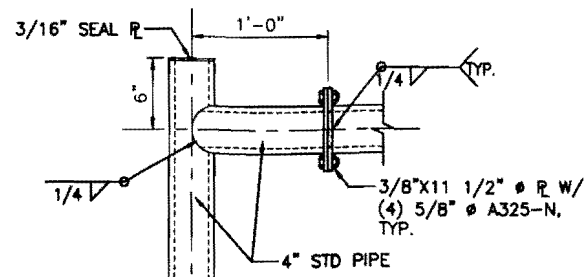
PROJECT NO.:413.47.01

DATE: 1-17-06

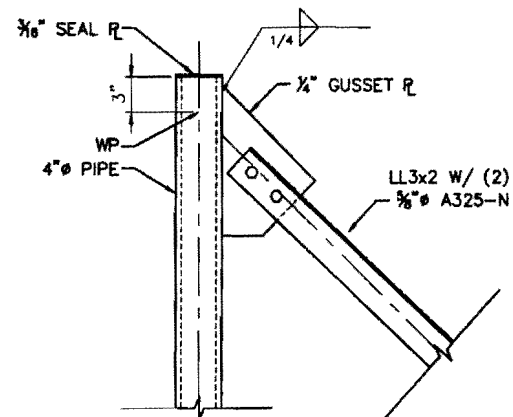
THIS DRAWING WAS CREATED FOR A FULL SIZE OF 22"x34".
IT HAS BEEN REDUCED 50% FOR SUBMISSION PURPOSES.

C-2

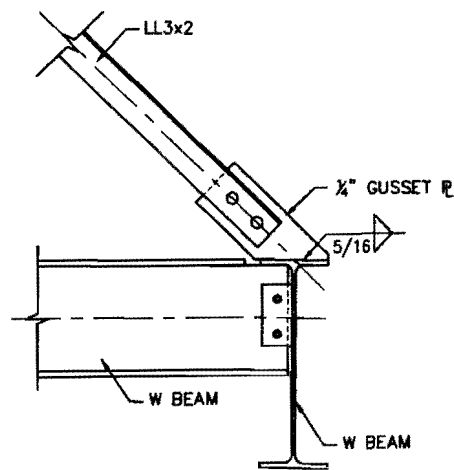
U.S. Cellular.
The way people talk around here...
298 Route 101, 2nd Floor, Bedford, NH 03110



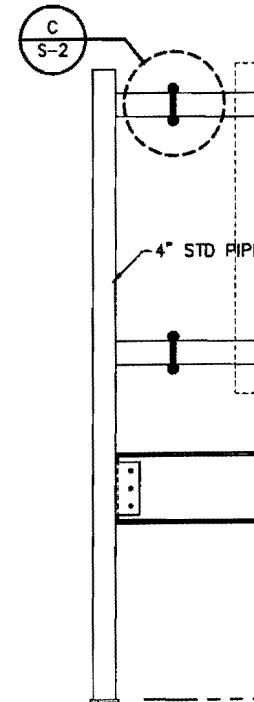
C
SECTION C
SCALE: 1-1/2"=1'



D
SECTION D
SCALE: 1-1/2"=1'



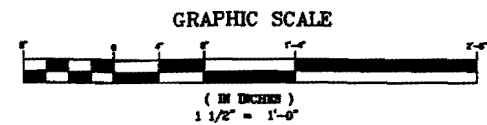
E
SECTION E
SCALE: 1-1/2"=1'

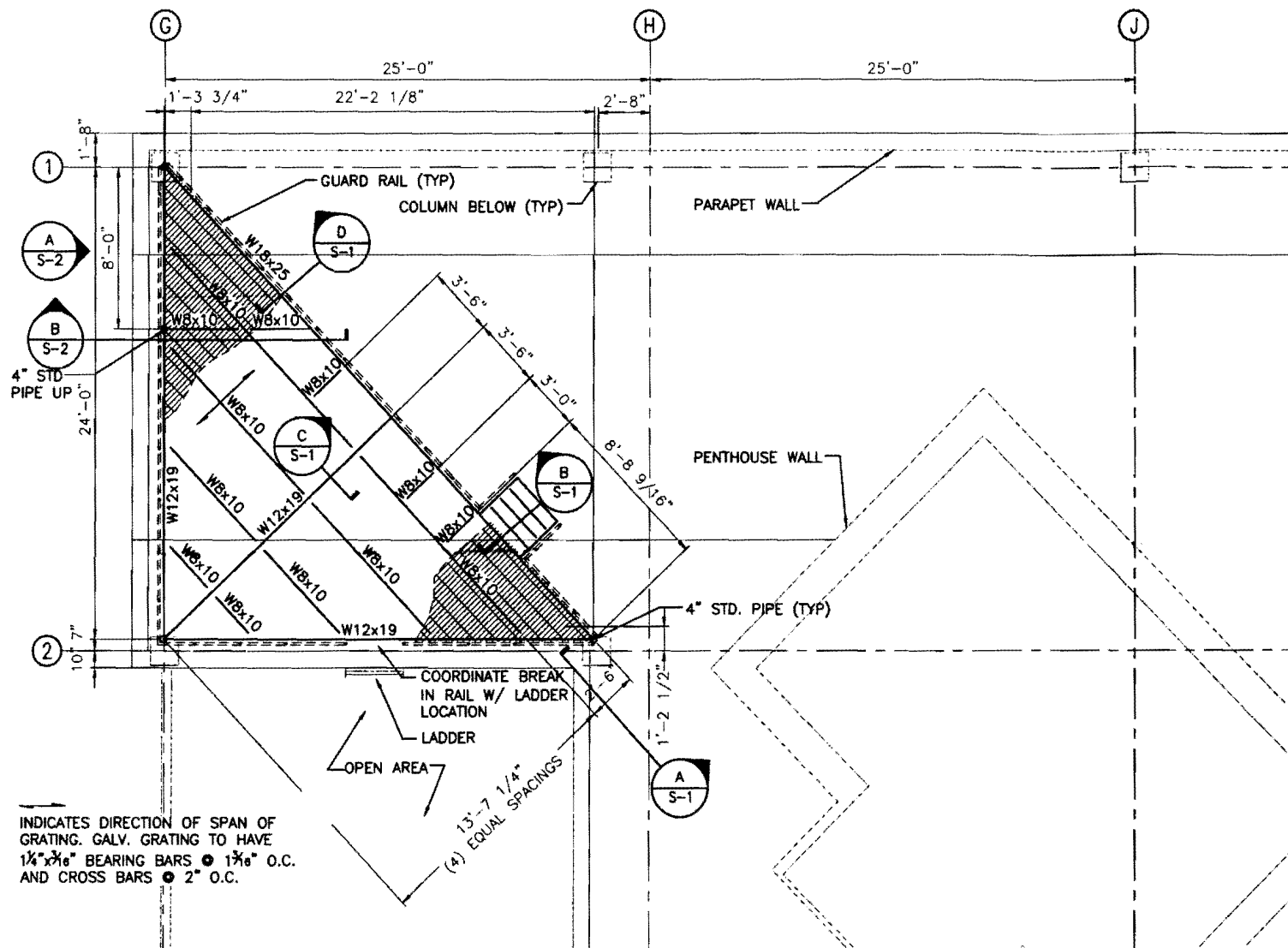


EL. = +9'-1"
T.O. COLUMN

4" STD PIPE

EL. = +3'-6"
T.O. FRAMING

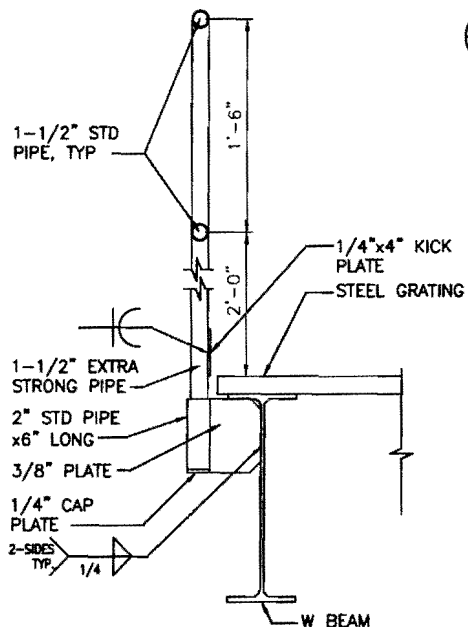




INDICATES DIRECTION OF SPAN OF GRATING. GALV. GRATING TO HAVE $1\frac{1}{4} \times \frac{3}{16}$ BEARING BARS @ $1\frac{1}{8}$ O.C. AND CROSS BARS @ 2" O.C.

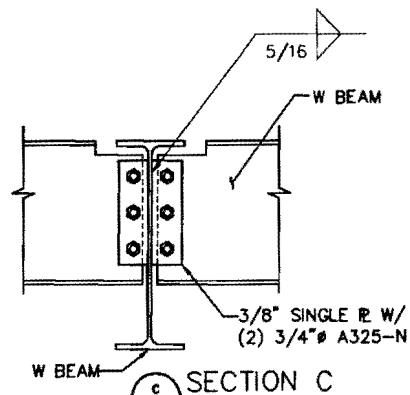
1
S-1 PLATFORM FRAMING PLAN

SCALE: $1/4"=1'$



D
S-1 SECTION @ PLATFORM AND HANDRAIL

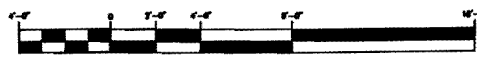
SCALE: $1-1/2"=1'-0"$



C
S-1 SECTION C

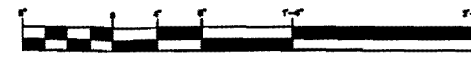
SCALE: $1-1/2"=1'$

GRAPHIC SCALE

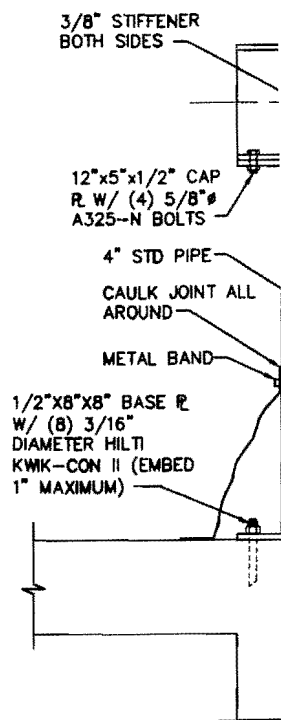


(IN INCHES)
 $1/4" = 1'-0"$

GRAPHIC SCALE



(IN INCHES)
 $1 1/2" = 1'-0"$

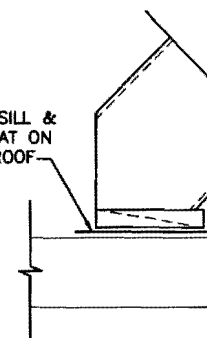


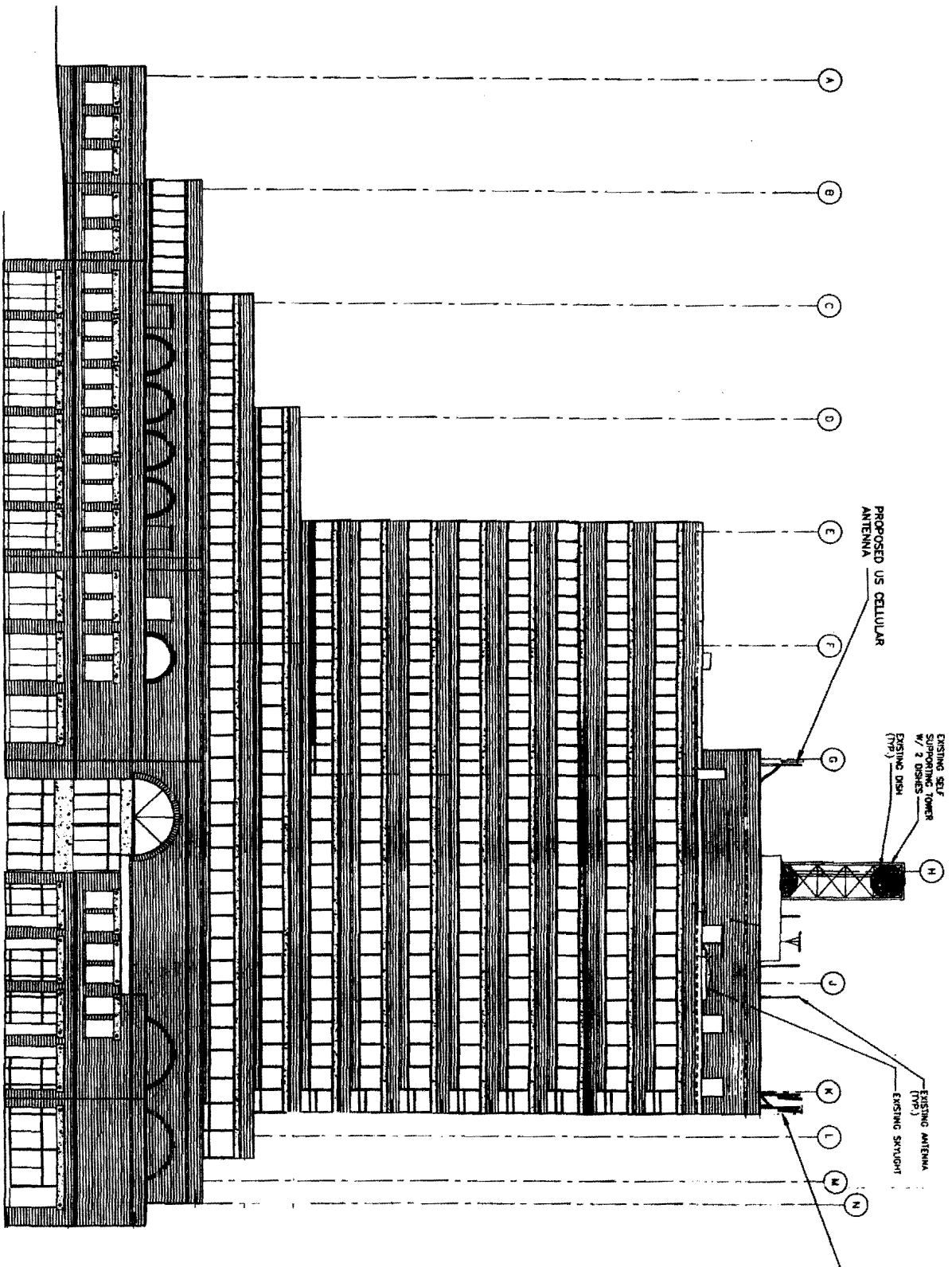
A
S-1 SE
SCALE

MAX TREAD RISE
7 1/4" MIN TREAD
WIDTH 11"

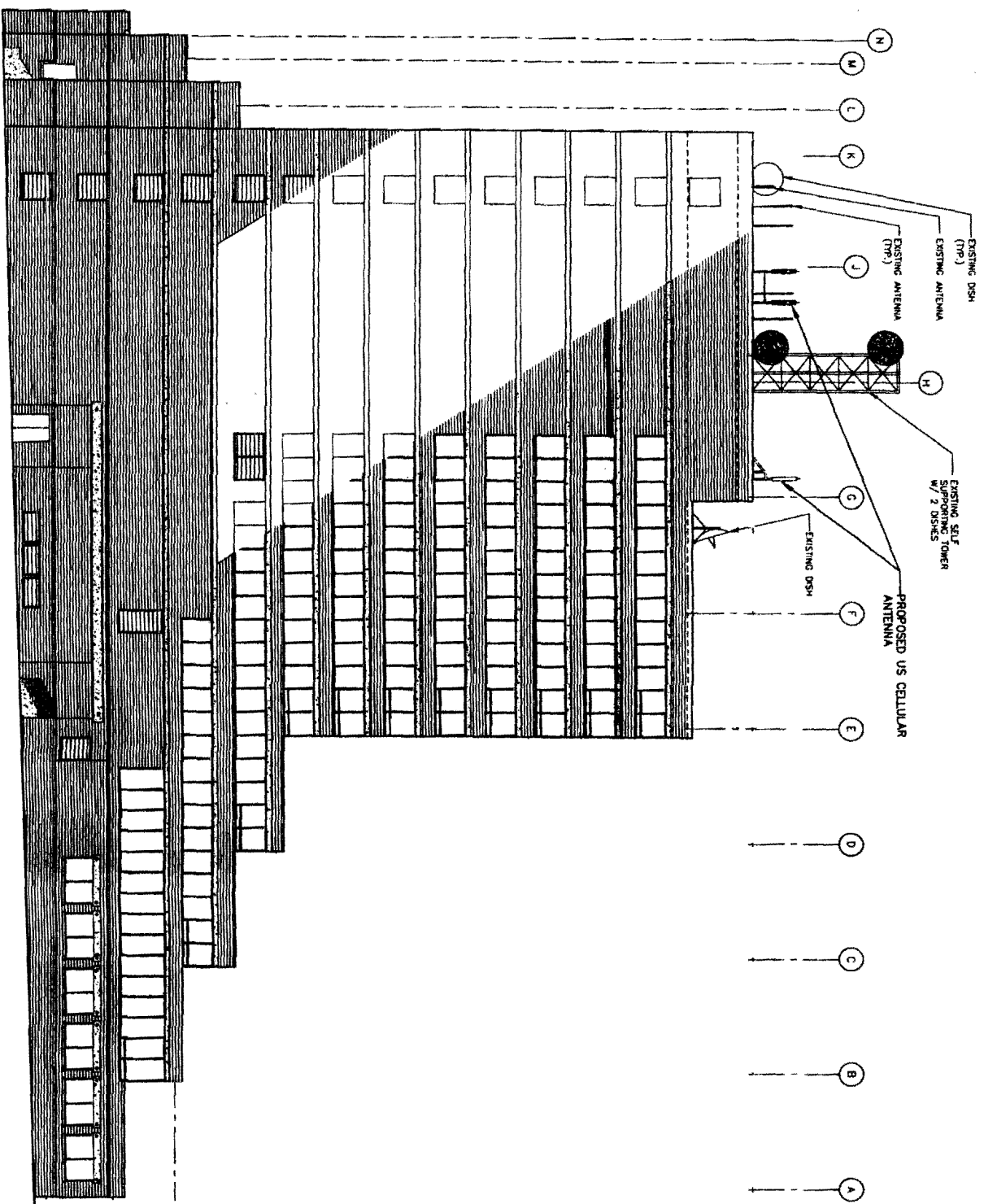
MC12x
STAIR
STRING

PT WOOD SILL &
RUBBER MAT ON
EXISTING ROOF

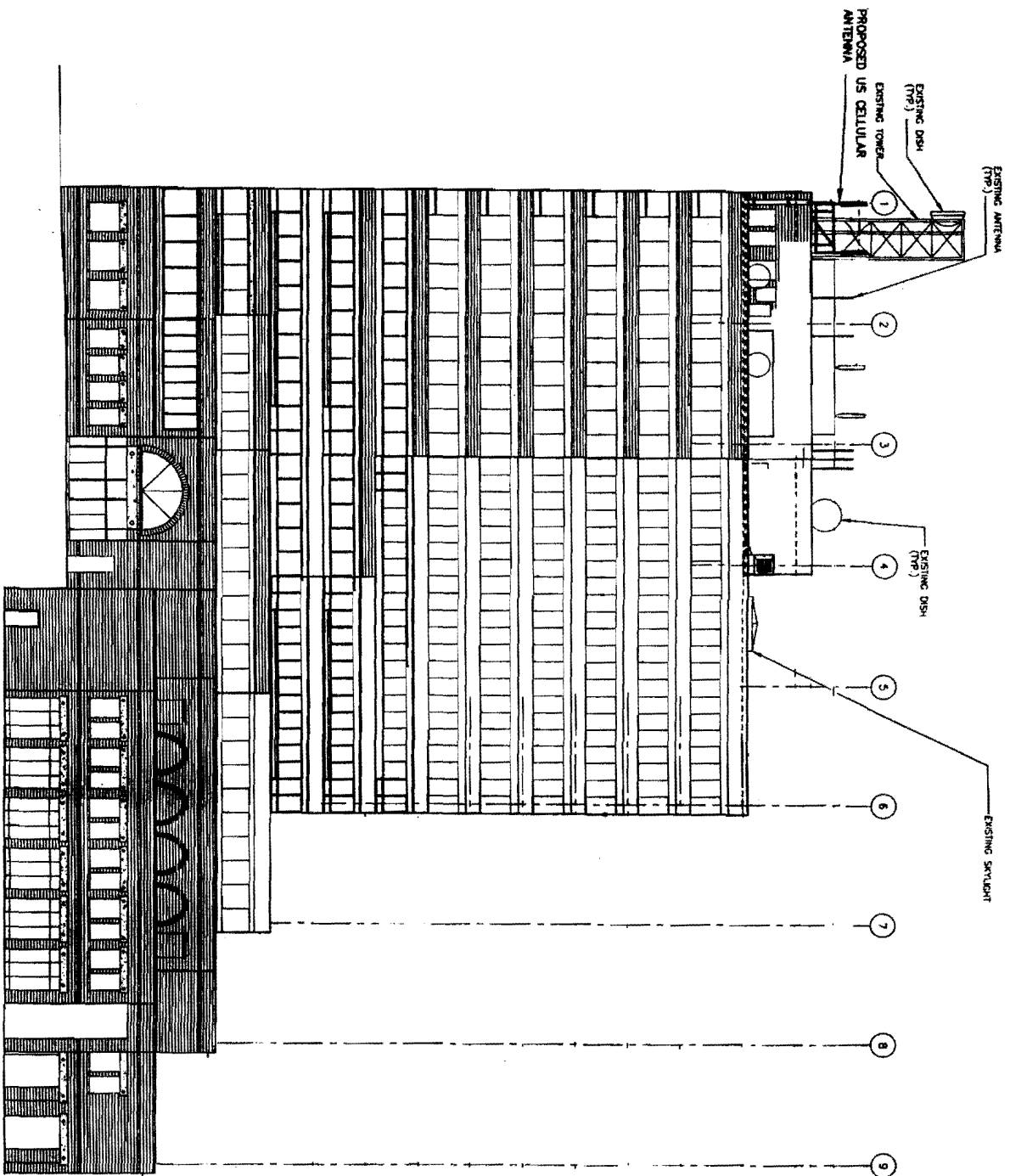




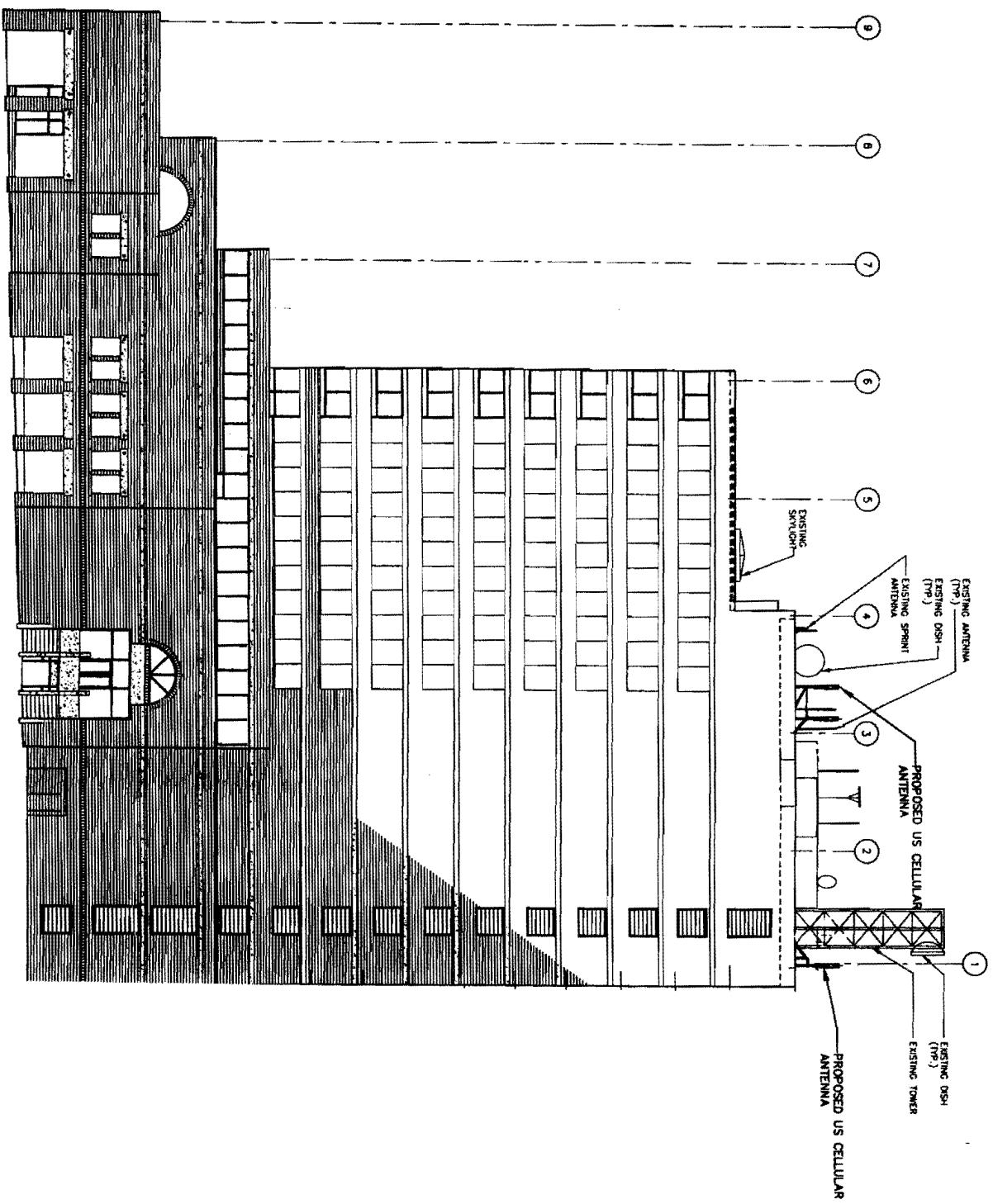
1
 E-4
 MIDDLE STREET (WEST) ELEVATION
 SCALE: 3/8"=1'



1 FEDERAL STREET (NORTH) ELEVATION
 E-3 SCALE 3/4"=1'



1 MONUMENT STREET (SOUTH) ELEVATION
 E-1 SCALE: 3/4"=1'



1
 E-2
 SCALE: 3/8"=1'
 TEMPLE STREET (EAST) ELEVATION

04/07/09 CLOSFO 