

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 031133

Please Read Application And Notes, If Any, Attached

This is to certify that Mercy Hospital/n/a

has permission to Install three antennas ans ins base sta equipment.

AT 148 State St 045 C006001

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 inspection must given and work in permission procure before this building or part thereof laid or otherwise used-in. **NO OTHER NOTICES 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] 10/9/03
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: 03-1133	Issue Date:	CBL: 045 C006001
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Location of Construction: 148 State St	Owner Name: Mercy Hospital	Owner Address: 144 State St	Phone: 207-797-7536
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: R6

Past Use: Mercy Hospital	Proposed Use: Mercy Hospital / Install three antennas and install base station equipment.	Permit Fee: \$174.00	Cost of Work: \$17,000.00	CEO District: 3
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Proposed Project Description: Install three antennas and install base station equipment.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: U Type: Signature: <i>[Signature]</i> Signature: <i>[Signature]</i> 10/3/03
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 09/15/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan attached Date: <i>9/22/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/22/03</i>
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/1/03</i>	Date: <i>10/1/03</i>	Date: <i>10/1/03</i>

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

D. Andrews
10/1/03

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>144 State Street</u>		
Total Square Footage of Proposed Structure <u>200 sqft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>C006</u> Lot# <u>001</u>	Owner: <u>Mercy Hospital</u>	Telephone: <u>797-7536</u>
Lessee/Buyer's Name (if Applicable) <u>U S Cellular</u>	Applicant name, address & telephone: <u>U S Cellular</u> <u>482 Congress Street</u> <u>Portland ME 04038</u>	Cost Of Work: \$ <u>17,000</u> Fee: \$ <u>174.00</u>
Current use: <u>Hospital</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Install (3) three antennas + install Base Station Equip.</u>		
Project description:		
Contractor's name, address & telephone: <u>TBO</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> SEP 15 2003 RECEIVED </div> </div>
Who should we contact when the permit is ready: <u>Ed Shaw</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>771-9992</u> <i>Ed Shaw</i></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>Edward C. Shaw</u>	Date: <u>9/15/03</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



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

U.S. Cellular
Applicant

8/26/03
Application Date

482 Congress Street, Suite 502
Applicant's Mailing Address

Mercy Hospital
Project Name/Description

Edward Shaw / ICC International
Consultant/Agent/Phone Number 771-9992

144 State Street
Address of Proposed Site

CBL: 45-C-4

Description of Proposed Development:

Place Base Station Equipment Cabinet inside Penthouse on roof.
Also place (3) antennas on existing tower (see plans). Structural
Analysis in progress by Oast Engineering. (Completed 8/26/03)

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	
Yes	



LCC International
482 Congress Street
Suite 502
Portland, ME 04101
(207) 771-9992 (Office)
(207) 771-9993 (Fax)

September 15, 2003

Building Department
389 Congress Street
Portland, Me 04101

To Whom It May Concern:

United States Cellular Corporation (USCC) received a License authorizing them to provide service in Cumberland County. USCC has since hired LCC International to accomplish that objective. LCC is currently locating, leasing, and receiving zoning approvals and acquiring building permits for several approved locations in Portland.

Mercy Hospital has been chosen as one of the approved locations. USCC is proposing to place (3) three cellular antennas on top of an existing forty-foot Guyed Tower located on the roof of the building located at 144 State Street in Portland, Maine. The Antennas and Base Station Equipment will be located as shown on the attached drawing.

USCC has already received an Exemption from Site Plan Review and would now like to receive a building permit to do the work as proposed.

We would appreciate consideration at the earliest possible date. In addition, I would appreciate it if you, or someone on your staff, would contact me if any additional material or information is required at this stage of the process.

Thank you for your consideration of this application.

Respectfully submitted,

A handwritten signature in cursive script that reads "Edward A. Shaw".

Edward A. Shaw
LCC International Inc.
482 Congress Street
Suite 502
Portland, ME 04101

OEST Associates, Inc.

853333

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

390.06.01

August 20, 2003

Kevin Bytner, Construction Manager
LCC International, Inc.
482 Congress St.
Portland, ME 04101

SUBJECT: Roof and Existing Tower Structural Evaluation for Mercy Hospital, Portland, Maine.

Dear Kevin:

On Wednesday July 9, 2003 OEST Associates conducted a site visit of an existing guyed tower and mechanical penthouse on the roof of Mercy Hospital in Portland, Maine. The existing structure is a reinforced concrete joist and girder system. The penthouse consists of a concrete plank and steel beam roof supported by cinder block walls. The tower is a 40-foot tall Rohn model 45G guyed tower. It is our understanding that LCC International proposes to install a Nortel Networks DEI and RE unit within the mechanical penthouse and install three EMS wireless model FR65-17-02_P antennas on the tower.

Mercy Hospital provided structural drawings S-9 to S-11 dated July 20, 1949 and drawing S-12 dated November 14, 1949. Using these drawings, we conducted a structural analysis of the existing roof structure. Based on a weight of 1,200 pounds for each of the proposed mechanical units, the existing penthouse floor framing is adequate for the additional load.

During our inspection of the tower, we discovered that the base of the tower was not bearing directly on the roof. Therefore we recommend that a new 3 foot by 3 foot reinforced concrete pad be placed under the tower to provide adequate support. Based on our analysis of the roof, there is adequate capacity for this additional load. The tower is currently supporting three small antennas and one antenna dish. The existing antennas have very small wind areas and therefore will not cause significant loading on the tower. The antenna dish is connected to the tower at a location where the tower is tied to the existing penthouse and likewise will not cause significant loading of the tower. Information provided by Rohn Industries indicates that this tower is capable of supporting 10.8 square feet of antenna area at the top of the tower for a 90 mph wind load. This is greater than the 8 square foot projected area of the three new antennas. Therefore the existing tower is adequate for the additional antennas

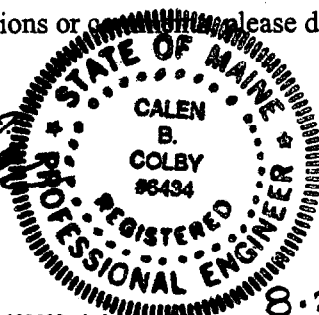
If you have any questions or concerns, please don't hesitate to call us.

Sincerely,
OEST Associates, Inc.

Calen B. Colby, P.E.

CCB:jrw:lam

M:\390 LCC, International\byt082003ccb.doc



8.20.03

in footcandles

15. Location, dimensions, and details of signs
16. Demonstration of technical and financial capability to complete the project. If the applicant concludes that public disclosure of confidential financial information may be detrimental to the success of the project, the applicant may disclose such financial information to the Town Manager, who shall explore with due diligence, the applicant's financial capability to complete the project as proposed in a timely fashion and make a recommendation to the Planning Board.
17. Waiver of information. Where the Planning Board finds that due to special circumstances of a particular plan, the submission of any information listed in Sec. 19-9-4.C, Submission Requirements, is not required in the interest of public health, safety, and general welfare, or is inappropriate because of the nature of the proposed development, the Planning Board may waive such requirements, subject to appropriate conditions.

SEC. 19-9-5. APPROVAL STANDARDS

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In each instance, the burden of proof shall be on the applicant to produce evidence sufficient to warrant a finding that all applicable criteria have been met.

A. Utilization of the Site

The plan for the development will reflect the natural capabilities of the site to support development. Buildings, lots, and support facilities will be clustered in those portions of the site that have the most suitable conditions for development. Environmentally sensitive areas such as wetlands, steep slopes, flood plains, and unique natural features will also be maintained and preserved to the maximum extent feasible. Natural drainage areas will also be preserved to the maximum extent feasible.

3. The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and or property directly across the street and within two hundred (200) feet of the property, as shown by the most recent tax records of all municipalities in which such properties shall lie
4. Lot line dimensions
5. Location of all buildings and structures, streets, easements, driveways, entrances, and exits on the site and within one hundred (100) feet thereof
6. Proposed location and dimensions of proposed buildings and structures, roads, driveways, parking areas and other improvements
7. Building setback, side line, and rear yard distance
8. All existing physical features on the site and within two hundred (200) feet thereof, including streams, watercourses, existing woodlands, and existing trees at least eight (8) inches in diameter as measured four and one-half (4 ½) feet above grade. Soil conditions as reflected by a medium intensity survey (such as wetlands, rock ledge, and areas of high water table) shall also be shown. The Planning Board may require a high intensity soils survey where it deems necessary.
9. Topography showing existing and proposed contours at five (5) foot intervals for slopes averaging five percent (5%) or greater and at two (2) foot intervals for land of lesser slope. A reference benchmark shall be clearly designated. Where variations in the topography may affect the layout of buildings and roads, the Planning Board may require that the topographic maps be based on an on-site survey.
10. Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii
11. Improvements such as roads, curbs, bumpers, and sidewalks shall be indicated with cross sections, design details and dimensions
12. Location and design of existing and proposed stormwater systems, sanitary waste disposal systems and potable water supply, and methods of solid waste storage and disposal
13. Landscaping and buffering plan showing what will remain and what will be planted, indicating botanical and common names of plants and trees, dimensions, approximate time of planting and maintenance plans
14. Lighting details indicating type of standards, location, wattage, radius of light and intensity

Commission, the Town Engineer, or others. In the event that the Planning Board requires additional information or evaluation, it may defer making its decision until its next regular meeting.

No action taken by the Town Planner, either alone or in consultation with the Planning Board Chair or Vice Chair, with respect to reviewing a site plan application, shall result in an application being deemed pending for the purposes of 1 M.R.S.A. §302. The Town Planner, either alone or in consultation with the Planning Board Chair or Vice Chair, shall have no authority to review the substance of a site plan application to determine whether it complies with the site plan review criteria.

2. Upon certification by the Planning Board that an application is complete, the Planning Board, at its discretion, may hold a public hearing. If the Planning Board determines to hold a public hearing, it shall hold the hearing within thirty-five (35) days of the date that the application is deemed complete and shall provide public notice in accordance with Sec. 16-2-4 (a)(7) of the Subdivision Ordinance.
3. The Planning Board, at its discretion, may require that a performance guarantee be established with the Town for the cost of site improvements. Each performance guarantee shall comply with Sec. 16-2-4 (c)(6) and (7)(A) of the Subdivision Ordinance. An inspection fee shall be paid in accordance with Sec. 16-2-6 (a).
4. Site plan approval shall be valid for a period of one (1) year from the date of the Planning Board vote. Prior to the expiration of the site plan approval, the applicant may request an extension of up to one year from the Planning Board for cause shown. Site plan approval shall remain valid if a building permit has been issued for the project prior to the expiration date. Expiration of the building permit prior to completion of the project shall render the site plan approval null and void. Failure to comply with conditions placed upon site plan approval, to post any necessary performance guarantees, to comply with any other permitting processes or to address any other issues of site development, except pending litigation challenging the site plan approval, shall render the approval null and void unless an extension is granted by the Planning Board for good cause.

C. Submission Requirements

The applicant shall submit fourteen (14) copies of building and site plans and supporting information drawn to a scale of not less than one inch equals fifty feet (1" = 50'). The building plans shall show at a minimum the first floor plan and all elevations, and indicate the proposed construction materials. The site plan and supporting submissions shall include the following information:

1. Evidence of right, title, and interest in the site of the proposed project
2. A key map of the site with reference to surrounding areas and existing street locations

