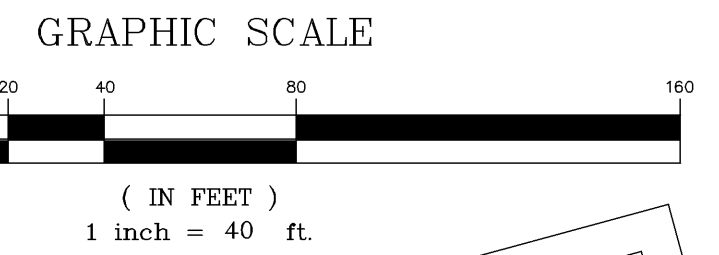
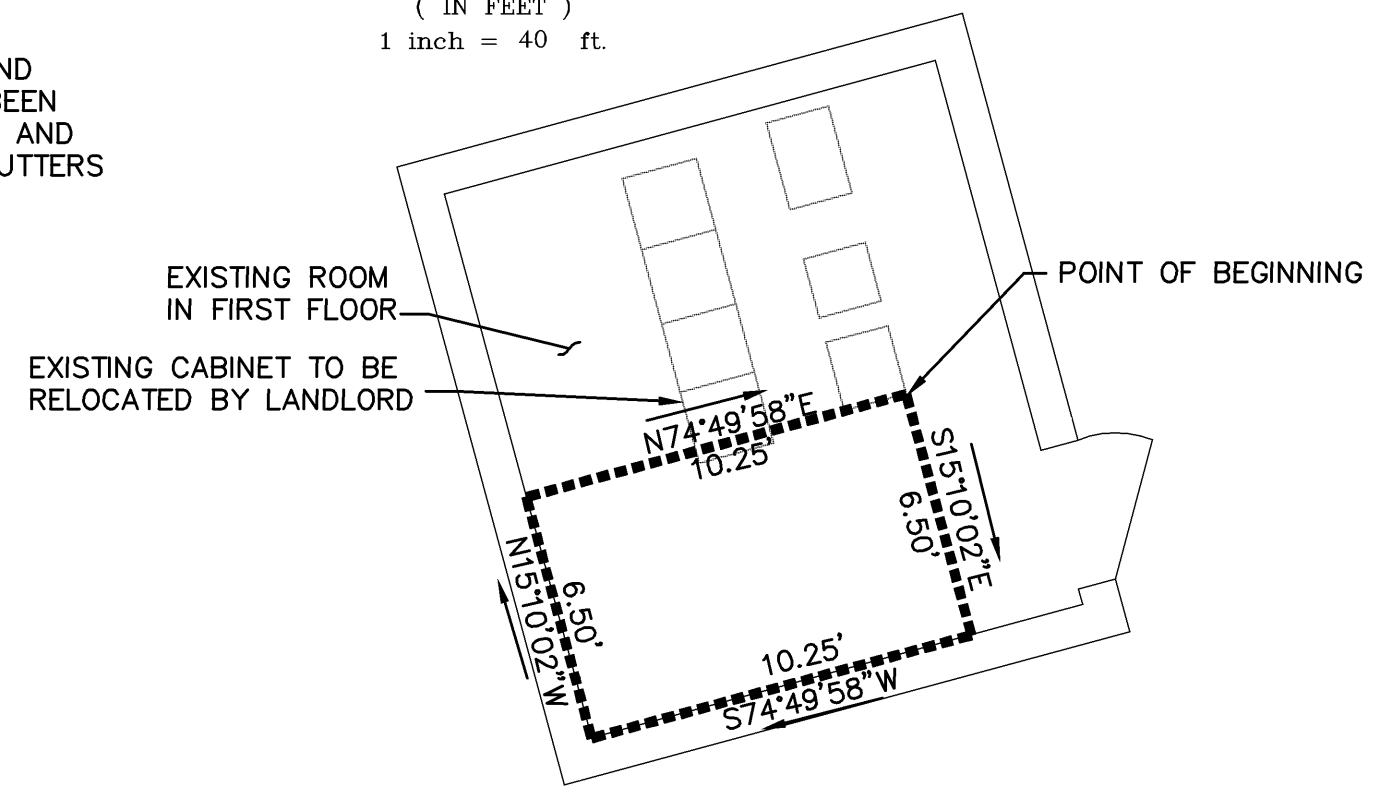


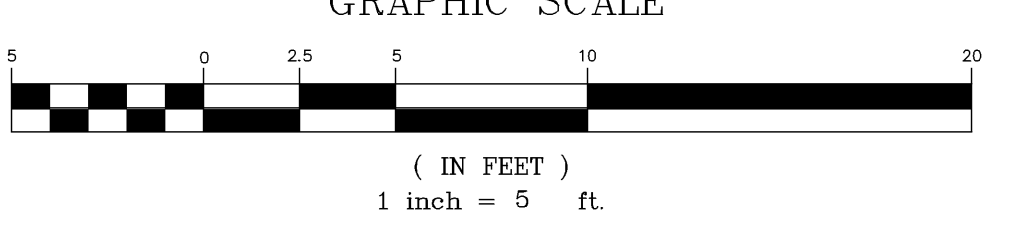
1
C-1
SCALE: 1" = 40'



NOTE:
THIS NOT A STANDARD BOUNDARY SURVEY. EXCEPT AS IDENTIFIED BY MONUMENTATION FOUND ALL BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM RECORD DEEDS AND TAX MAPS AND ARE INTENDED TO SHOW THE LOCATIONS OF ABUTTERS LOTS AND ZONING BOUNDARIES ONLY.



2
C-1
SCALE: 1" = 5'



LEGEND

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

LIST OF ABUTTERS

MAP/BLOCK/LOT	RECORD OWNER	ADDRESS
39/A/1	PARK WONBAE & IP BOON JTS	626 CONGRESS STREET PORTLAND, ME 04101
39/A/6 45/A/2 46/D/18 46/D/21	GEOFFREY RICE TRUSTEE	658 CONGRESS STREET 1ST FLOOR PORTLAND, ME 04101
39/A/11	STONE COAST PROPERTIES, LLC	P.O. BOX 4152 PORTLAND, ME 04101
45/A/1	THOMAS J. BURNS	60 WHITEHEAD AVE HULL, MA 02045
45/A/6	CITY OF PORTLAND	389 CONGRESS STREET PORTLAND, ME 04101
45/A/23	ST LUKES PARISH-RECTOR-WARDENS & VESTRYMEN	149 STATE STREET PORTLAND, 04101
45/A/25	ST LUKES PARISH-RECTOR-WARDENS & VESTRYMEN	P.O. BOX 4141 PORTLAND, ME 04101
45/A/26	STATE STREET CONGREGATIONAL CHURCH C/O JR MC FARLANE	159 STATE STREET PORTLAND ME 04101
45/D/22	UNIVERSITY OF MAINE SYSTEM	107 MAINE AVE BANGOR, ME 04401
46/D/26	PAGE H. & PATRICIA G. BURNHAM	P.O. BOX 2282 SCARBOROUGH, ME 04070

DESCRIPTION OF LEASE AREA

LEGAL DESCRIPTION - LEASE PARCEL

A CERTAIN PARCEL OF LAND LOCATED SOUTHERLY OF CONGRESS STREET ALSO BEING SOUTHWESTERLY OF PARK STREET, IN THE CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, AND LYING WITHIN LAND OF THE GRANTOR(S), AS DESCRIBED IN BOOK 11765, PAGE 232, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE MOST NORTHERLY CORNER OF THE FOLLOWING DESCRIBED LEASE, LOCATED S84°01'30"W, 184.27 FEET FROM THE MOST EASTERLY CORNER THE EXISTING LAFAYETTE APARTMENTS;

THENCE, S15°10'02"E, 6.50 FEET TO A CORNER OF A CONCRETE PAD;

THENCE, S74°49'58"W, 10.25 FEET TO A CORNER OF A CONCRETE PAD;

THENCE, N15°10'02"W, 6.50 FEET TO A CORNER OF A CONCRETE PAD;

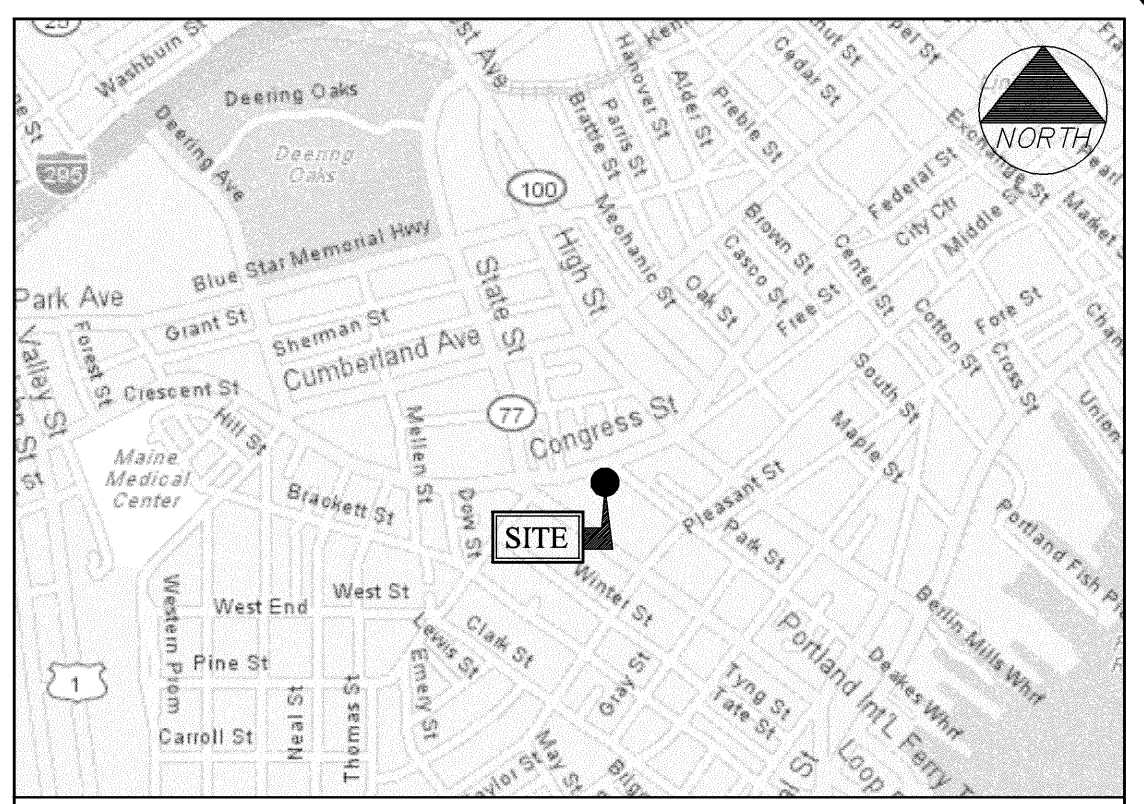
THENCE, N74°49'58"E, 10.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 66.63± SQUARE FEET.

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

ZONING INFORMATION

ZONING DISTRICT:	DOWNTOWN BUSINESS (B3)
MINIMUM STREET FRONTAGE:	15 FEET
FRONT YARD SETBACK:	NONE
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	NONE
MINIMUM LOT SIZE:	NONE



GENERAL NOTES

- DATES OF FIELD SURVEY: JANUARY 2006
- SITE NAME: LAFAYETTE
- SITE NUMBER: 853419
- SITE ADDRESS: 638 CONGRESS STREET
PORTLAND, ME 04101
CUMBERLAND COUNTY
- OWNER: LAFAYETTE SQUARE LIMITED PART
707 SABLE OAKS DRIVE
SOUTH PORTLAND, ME 04106
CUMBERLAND COUNTY
- APPLICANT: U.S. CELLULAR c/o KJK WIRELESS
127 RIDGE ROAD
NASHUA, NH 03062
- JURISDICTION: PORTLAND, MAINE
- ZONING DISTRICT: DOWNTOWN BUSINESS (B3)
- TAX IDENTIFICATION: MAP 45 BLOCK A LOT 03
DEED BOOK/PAGE: 11765/232
- VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929, (MEAN SEA LEVEL).
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SECTOR: 1 (ALPHA)
LATITUDE: 43° 39' 11.32" N (NAD 83)
LONGITUDE: 70° 15' 56.11" W (NAD 83)
- SECTOR: 2 (BETA)
LATITUDE: 43° 39' 11.54" N
LONGITUDE: 70° 15' 53.14" W
- SECTOR: 3 (GAMMA)
LATITUDE: 43° 39' 10.88" N
LONGITUDE: 70° 15' 56.04" W
- GROUND EL. = 117.0±
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (NAD83).
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE (1(888) 344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP IN THE CITY OF PORTLAND MAINE, CUMBERLAND COUNTY PANEL 13 OF 17, COMMUNITY PANEL NUMBER 230051-0013-B EFFECTIVE DATE JULY 17, 1986. ZONE X IS DEFINED AS AREAS OF MINIMAL FLOODING

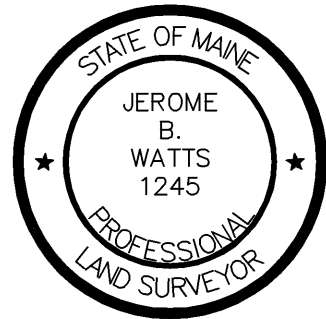
FAA CERTIFICATION - 2C

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATIONS PRESENTED HEREON MEETS THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

+/- TWENTY (20) FEET VERTICALLY
+/- FIFTY (50) FEET HORIZONTALLY

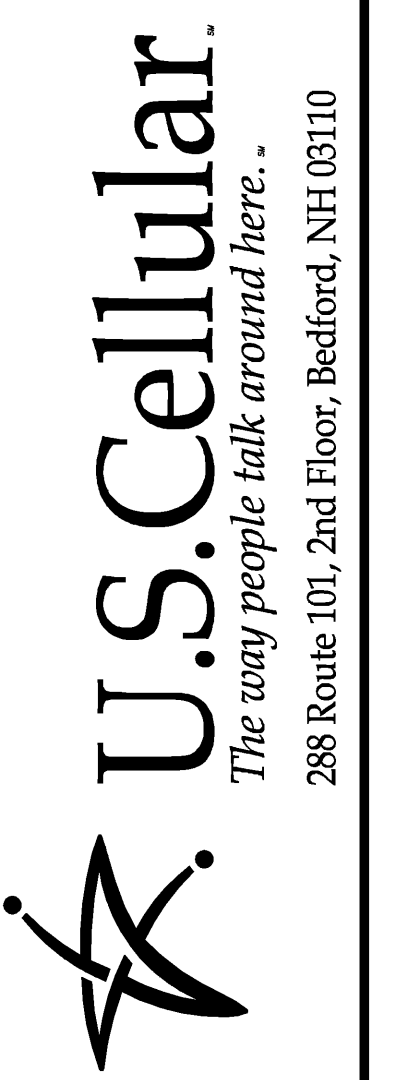
JEROME B. WATTS
LICENSED LAND SURVEYOR #1245

DATE _____



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

EQUIPMENT INSTALLATION SHALL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR EQUIPMENT EMISSIONS.

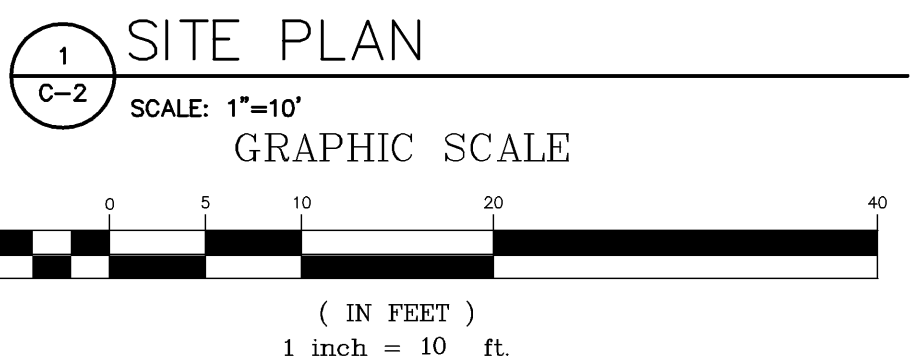
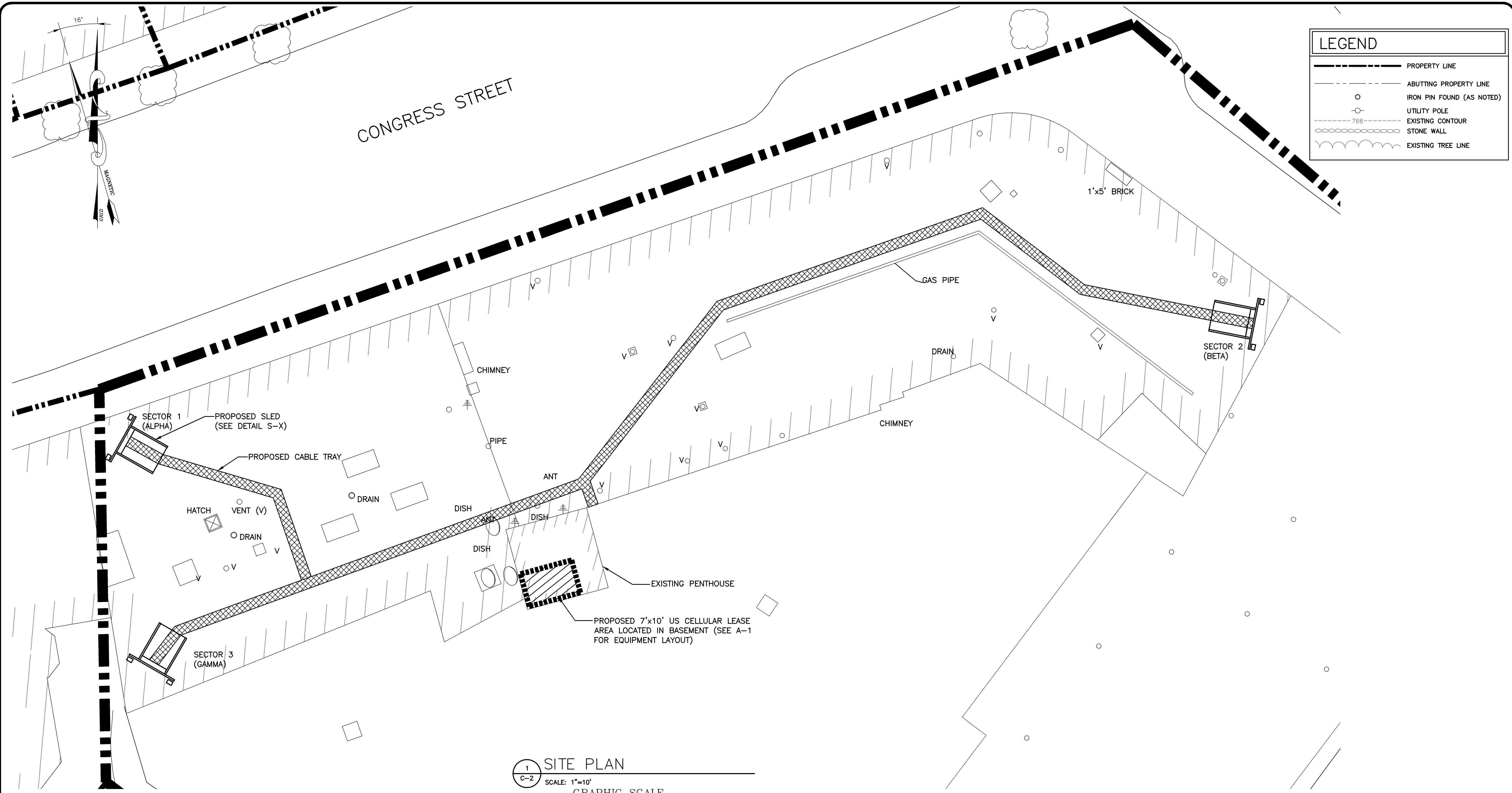


CEST Associates, Inc.
345 Cochran Road, South Portland, ME 04106
engineers architects surveyors construction managers
TEL: (207) 761-1770
FAX: (207) 774-1246
CEST PROJ. NO: 413.49.01

SITE NAME: LAFAYETTE
SITE NUMBER: 853419
ADDRESS: 638 CONGRESS STREET
PORTLAND, ME 04101
DRAWING TITLE: PLOT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

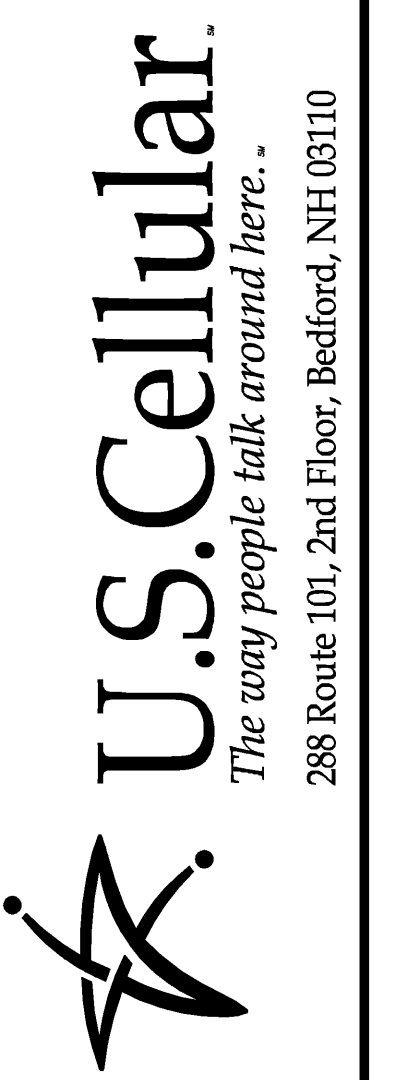
DESIGNED BY: MSD DATE: 2/3/06
DRAWN BY: CBM SCALE: AS NOTED
CHECKED BY: MSD PROJECT NO.: 413.49.01
DRAWING NO.:



ANTENNA AND COAXIAL CABLE SCHEDULE										
ANTENNA MARK	SECTOR	ANTENNA	COAX CABLE FEED LOC	AZIMUTH (TRUE NORTH)	AZIMUTH (MAGNETIC)	RAD CENTER	COAXIAL CABLE LENGTH	COAXIAL CABLE	COLOR CODE	MECHANICAL DOWNTILT
A1	1	EMS FV65-17-04DP	BOTTOM	300'	316'	91'	220'	1 VXL7-50 5/8 ANDREW	R	0'
A2	1	EMS FV65-17-04DP	BOTTOM	300'	316'	91'	220'	1 VXL7-50 5/8 ANDREW	R	0'
B1	2	EMS FV65-17-04DP	BOTTOM	100'	116'	91'	270'	1 VXL7-50 5/8 ANDREW	W	0'
B2	2	EMS FV65-17-04DP	BOTTOM	100'	116'	91'	270'	1 VXL7-50 5/8 ANDREW	W	0'
G1	3	EMS FV65-17-04DP	BOTTOM	210'	226'	91'	205'	1 VXL7-50 5/8 ANDREW	B	0'
G2	3	EMS FV65-17-04DP	BOTTOM	210'	226'	91'	205'	1 VXL7-50 5/8 ANDREW	B	0'



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



OEST Associates, Inc.
345 Cochran Road, South Portland, ME 04086
engineers architects surveyors construction managers

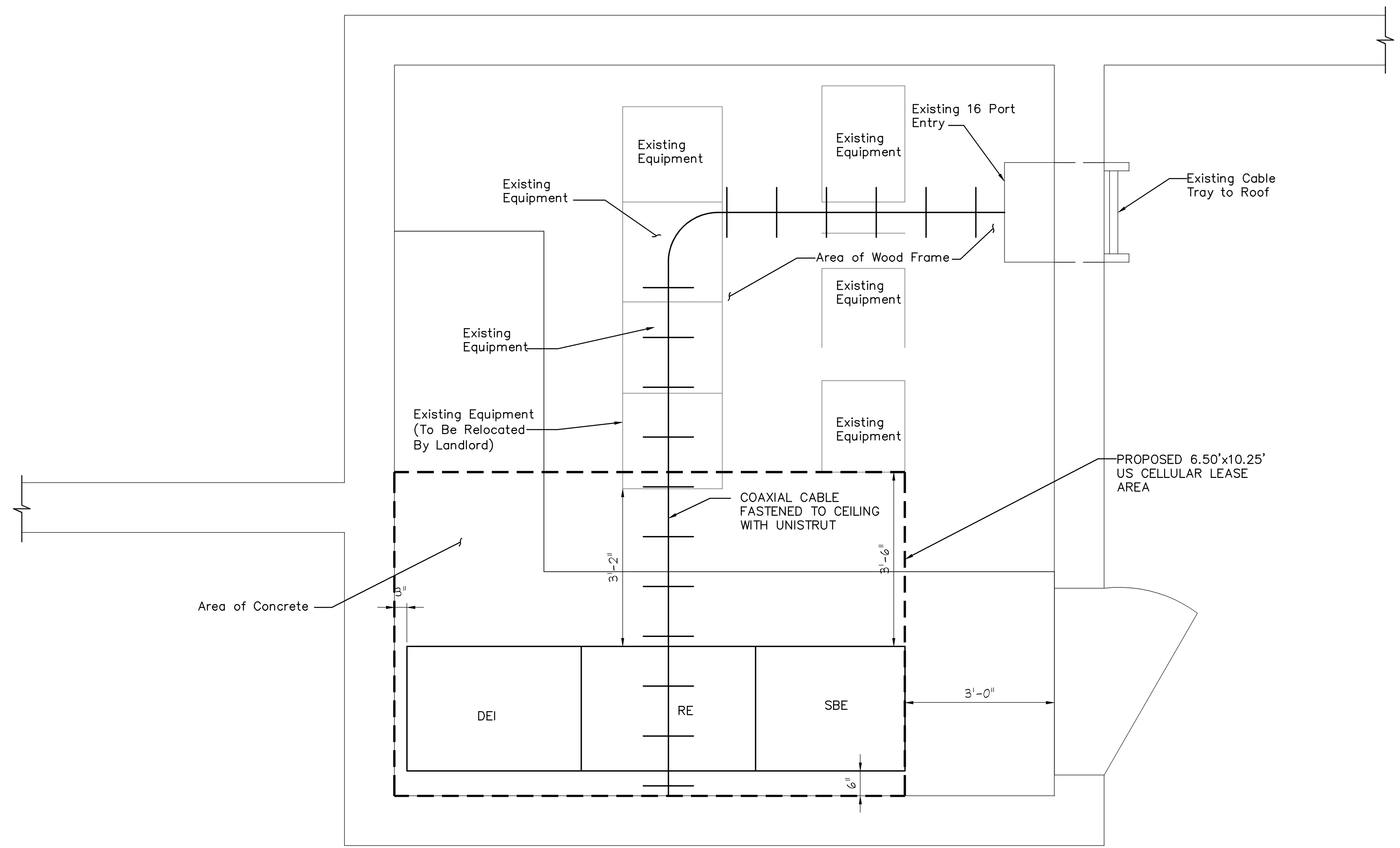
TEL: (207) 761-1770
FAX: (207) 774-1246

OEST PROJ. NO: 413.49.01

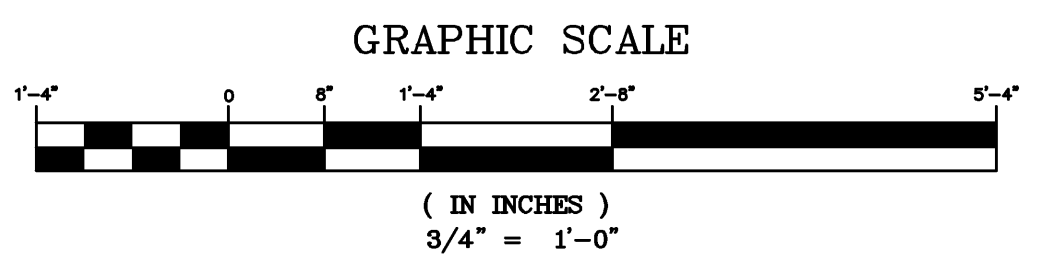
SITE NAME: LAFAYETTE
SITE NUMBER: 8534.19
ADDRESS: 638 CONGRESS STREET
PORTLAND, ME 04101
DRAWING TITLE: SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	2/3/06

DESIGNED BY: MSD DATE: 2/3/06
DRAWN BY: CBM SCALE: AS NOTED
CHECKED BY: MSD PROJECT NO.: 413.49.01
DRAWING NO.:



1 FLOOR PLAN
A-1 SCALE: 3/4"=1'



OEST Associates, Inc.
345 Cochran Road, South Portland, ME 04086
engineers architects surveyors construction managers
TEL: (207) 761-1770
FAX: (207) 774-1246
OEST PROJ. NO: 413.49.01

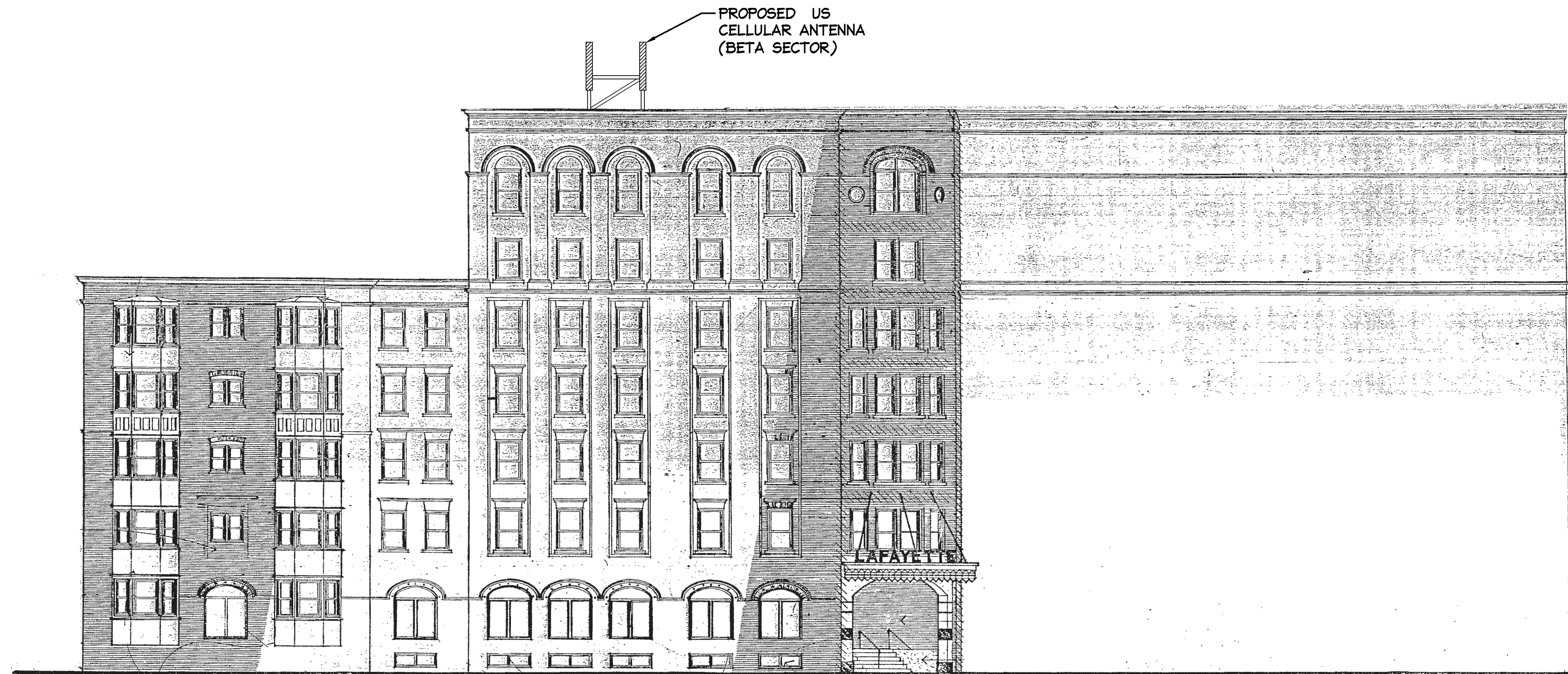
PROJECT NAME: LAFAYETTE
SITE NUMBER: 8534.19
ADDRESS: 638 CONGRESS STREET
PORTLAND, ME 04101
DRAWING TITLE: FLOOR PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	2/3/06

DESIGNED BY: MSD	DATE: 2/3/06
DRAWN BY: CBM	SCALE: AS NOTED
CHECKED BY: MSD	PROJECT NO: 413.49.01
DRAWING NO.:	



1 REAR ELEVATION
E-1 SCALE: 3/32"=1'



2 PARK STREET ELEVATION
E-1 SCALE: 3/32"=1'



3 CONGRESS STREET ELEVATION
E-1 SCALE: 3/32"=1'



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

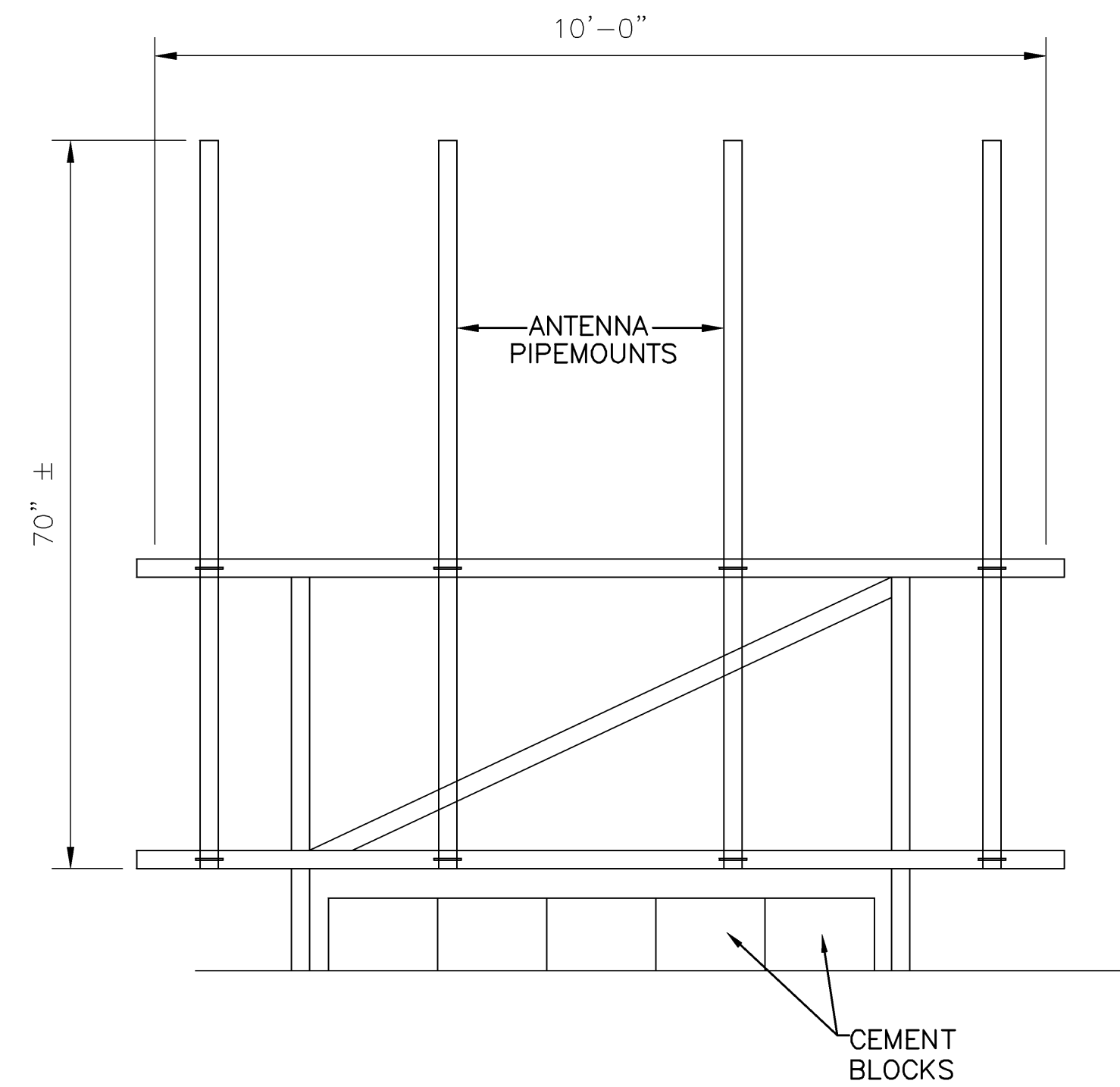
OEST Associates, Inc.
345 Cochran Road, South Portland, ME 04086
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TEL: (207) 761-1770
FAX: (207) 774-1246
OEST PROJ. NO: 413.49.01

PROJECT NAME: LAFAYETTE
SITE NUMBER: 8534.19
ADDRESS: 638 CONGRESS STREET
PORTLAND, ME 04101
DRAWING TITLE: ELEVATION PLAN

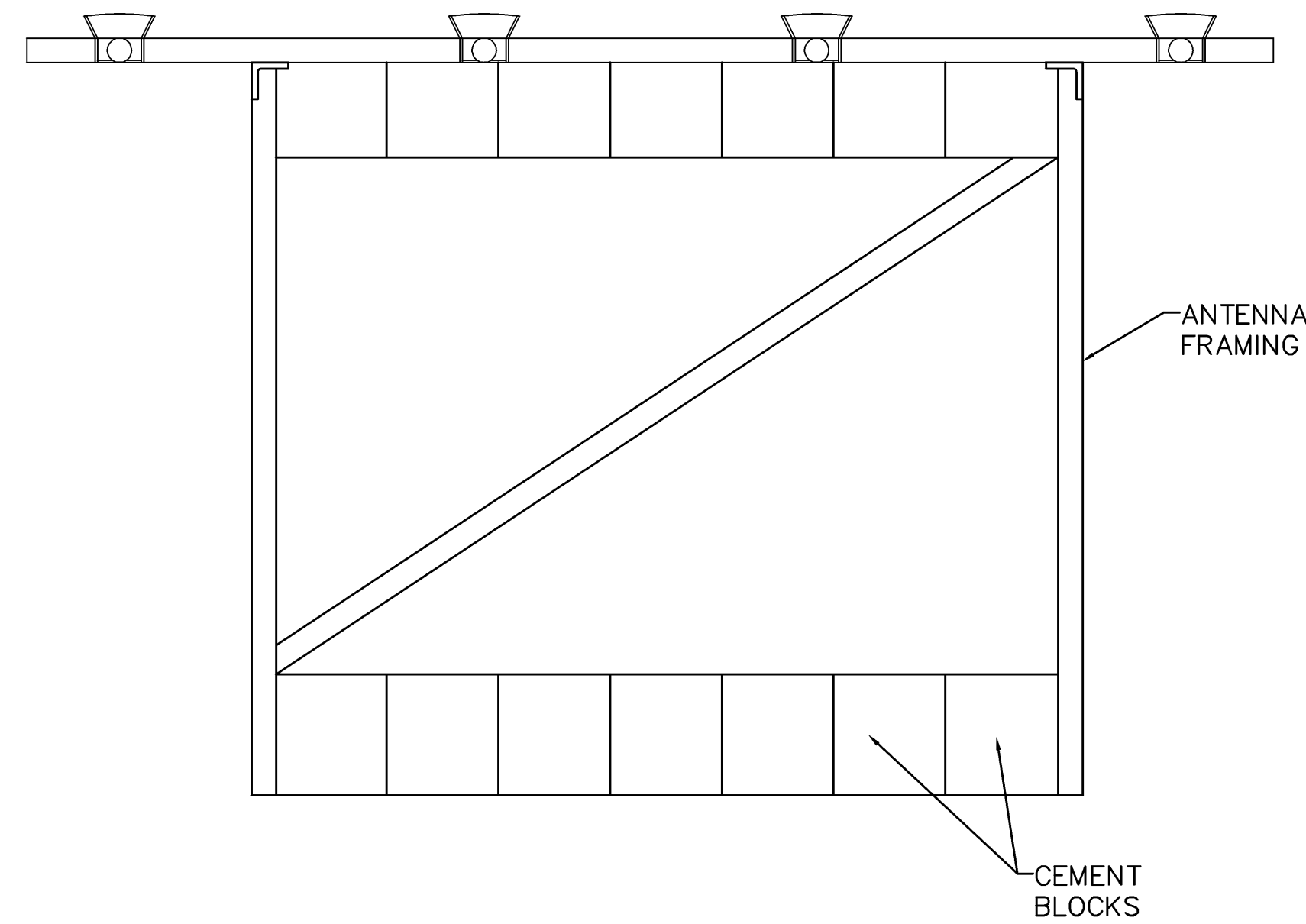
REVISIONS		
NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	2/3/06

DESIGNED BY: MSD DATE: 2/3/06
DRAWN BY: CBM SCALE: AS NOTED
CHECKED BY: MSD PROJECT NO: 413.49.01
DRAWING NO.:

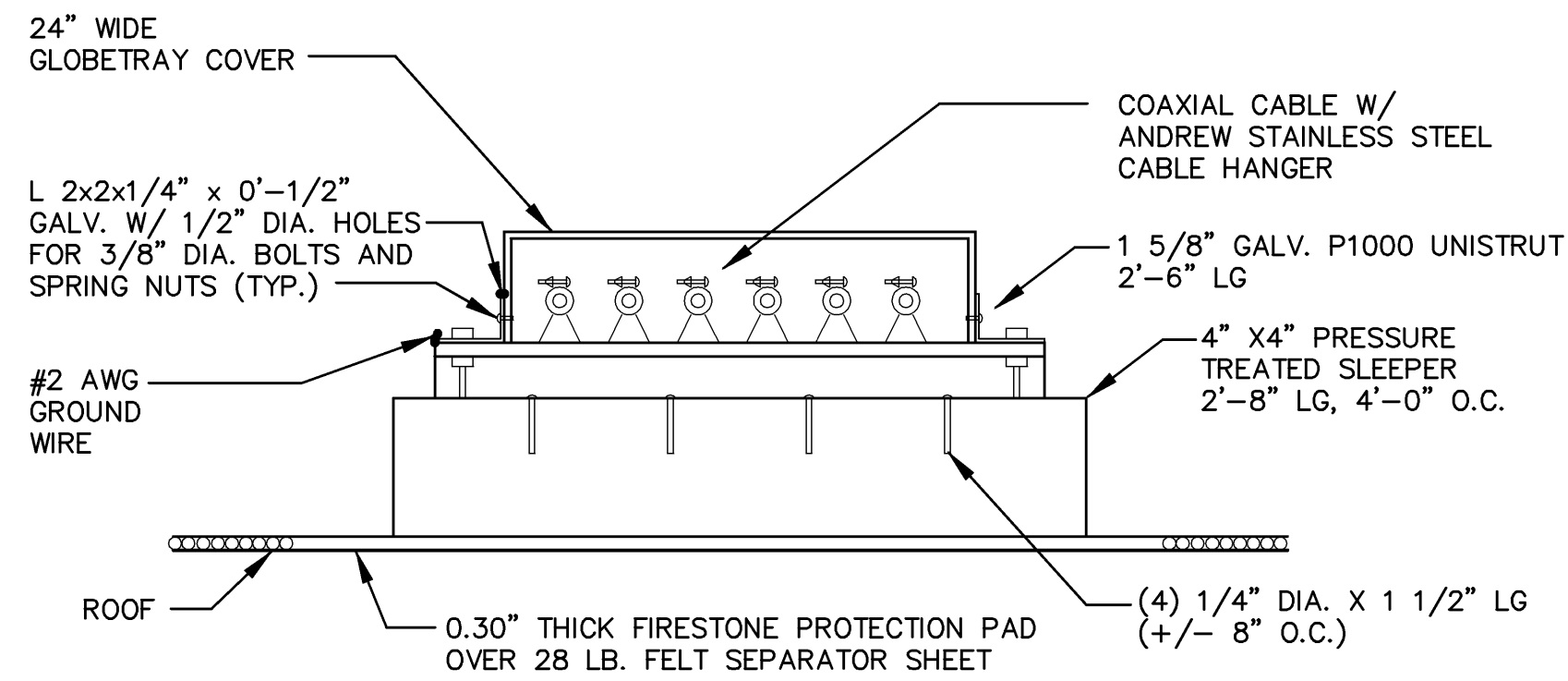
E-1



1 ANTENNA MOUNTING RACK ELEVATION
SCALE: N.T.S.



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



3 COAX CABLE TRAY ROOFTOP SLEEPER
SCALE: N.T.S.

GENERAL

- COORDINATE THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PIPING WORKS.
- VERIFY ALL DIMENSIONS IN THE FIELD. DURING ERECTION AND CONSTRUCTION PHASES, PROVIDE ADEQUATE SHORING AND TEMPORARY BRACING OF ALL STRUCTURAL COMPONENTS AND ASSEMBLAGES. NOTIFY OEST OF ALL FIELD CHANGES OR DIMENSION DISCREPANCIES PRIOR TO FABRICATION OR ERECTION.

CODES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE IBC 2000.
- ADDITIONAL REFERENCED STANDARDS:
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN 1989, 9TH EDITION
 - METAL BUILDING MANUFACTURES ASSOCIATION (MBMA) 1986 LOW RISE BUILDING SYSTEMS MANUAL
 - AMERICAN CONCRETE INSTITUTE (ACI) 318-95 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - AMERICAN IRON AND STEEL INSTITUTE (AISI) SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
 - AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-98 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- ALL APPLICABLE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND THE AMERICANS WITH DISABILITIES ACT (ADA).

COAXIAL-CABLE TRAY NOTES

- ALL BRIDGE KITS SHALL BE INSTALLED AS PER THE MANUFACTURERS RECOMMENDATIONS.
- STRUCTURAL STEEL SHALL BE ASTM A36. PIPE SHALL BE ASTM A53, GRADE B (SEAMLESS)
- EXTERIOR STEEL SHALL BE HOT-DIP GALVANIZED, AFTER FABRICATION AND WELDING, TO ASTM A123. HARDWARE SHALL BE EITHER A325 STEEL, GALVANIZED TO ASTM A153, OR 18-8 STAINLESS.
- SIZE, NUMBER AND POSITION OF COAXIAL CABLES MAY VARY.

STRUCTURAL AND MISCELLANEOUS STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN, JUNE 1, 1989 (9TH EDITION).
- HIGH STRENGTH BOLTS SHALL BE IN ACCORDANCE WITH AISC - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR 490 BOLTS, NOVEMBER 13, 1985.
- WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USE AWS PREQUALIFIED JOINT DETAILS.
- STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - CONNECTION MATERIAL, EMBEDDED ITEMS, HOT ROLLED STRUCTURAL SHAPES, BASE PLATES AND MIS. STEEL. ASTM A36
 - STRUCTURAL TUBES ASTM A500 GRADE B
 - STEEL PIPE ASTM A53, GRADE B
 - STRUCTURAL BOLTS ASTM A325-W U.N.O.
 - ANCHOR BOLTS ASTM A307 OR ASTM A36
 - THREADED RODS ASTM A36 OR ASTM A307
 - WELDING ELECTRODES E70XX

GROUNDING NOTES:

- ALL DETAILS ARE SHOWN DIAGRAMATICALLY. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- ALL GROUND WIRE SHALL BE BARE TINNED COPPER #2 AWG UNLESS OTHERWISE NOTED.
- ALL GROUND WIRES SHALL PROVIDE A STRAIGHT, DOWNWARD PATH TO GROUND WITH GRADUAL BENDS AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
- ELECTRICAL CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING GROUND RINGS WITH SITE CONSTRUCTION MANAGER.
- ANTENNA GROUND KITS SHALL BE FURNISHED BY US CELLULAR AND INSTALLED BY CONTRACTOR.
- GROUND SYSTEM SHALL BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.

REVISIONS		
NO.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	2/3/06

DESIGNED BY: JRW	DATE: 2/3/06
DRAWN BY: CBM	SCALE: AS NOTED
CHECKED BY: MSD	PROJECT NO.: 413.49.01
DRAWING NO.:	