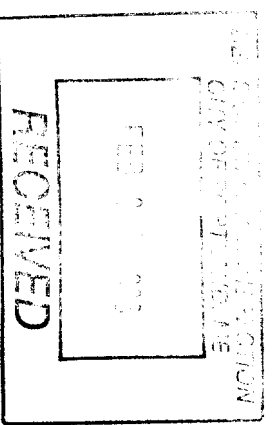


COMFAC-LAFAYETTE

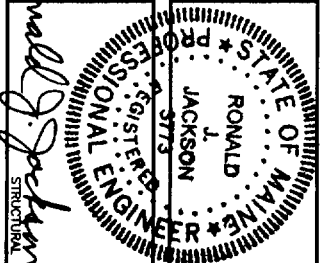
638 CONGRESS ST PORTLAND, ME 04101
4PB-1259-A

ANTENNAS ON ROOF WITH INDOOR EQUIPMENT INSIDE BUILDING



OMNIPONT HOLDINGS INC.
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BAY STATE DESIGN
Bay State Design Associates, Inc.
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Portland, ME 04101
Phone: 781-432-2442
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APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 2558.087

DRAWN BY: RMB

CHECKED BY: JX

SUBMITTALS

0	02/22/08	CONSTRUCTION
---	----------	--------------

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SITE

4PB-1259-A

COMFAC-LAFAYETTE

638 CONGRESS ST.
PORTLAND, ME 04101

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

PROJECT SUMMARY

SITE NUMBER: 4PB-1259-A

SITE NAME: COMFAC-LAFAYETTE

SITE ADDRESS: 638 CONGRESS ST. PORTLAND, ME 04101

CONSTRUCTION TYPE: ROOFTOP

LANDLORD: DAVE LIBBY-COMMUNICATIONS FACILITIES, INC. P.O. BOX 8487 PORTLAND, ME 04104

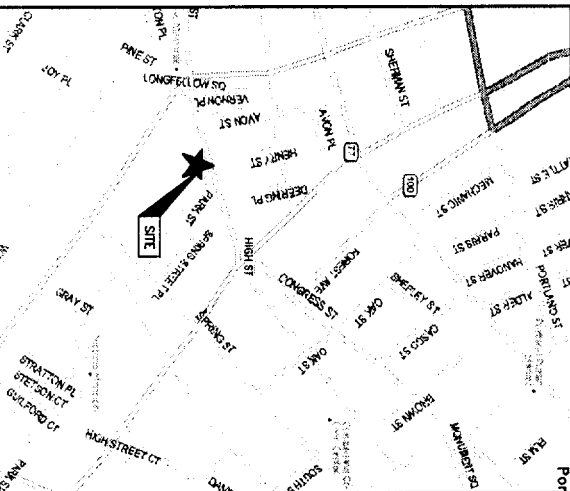
APPLICANT: OMNIPONT COMMUNICATIONS INC. 50 VISION BOULEVARD EAST PROVIDENCE, RI 02914

ASSESSOR'S PARCEL NO.: MAP: 045, BLOCK: A, LOT/PARCEL: 3 DEED BK & PG: 11765/232

ZONING DISTRICT: NS - NEIGHBORHOOD SHOPPING SUBDISTRICT

JURISDICTION: CITY OF PORTLAND

VICINITY MAP



SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
A-1	PLAN & NOTES	0
A-2	EQUIPMENT ROOM	0
A-3	ELEVATION & DETAILS	0

DO NOT SCALE DRAWINGS

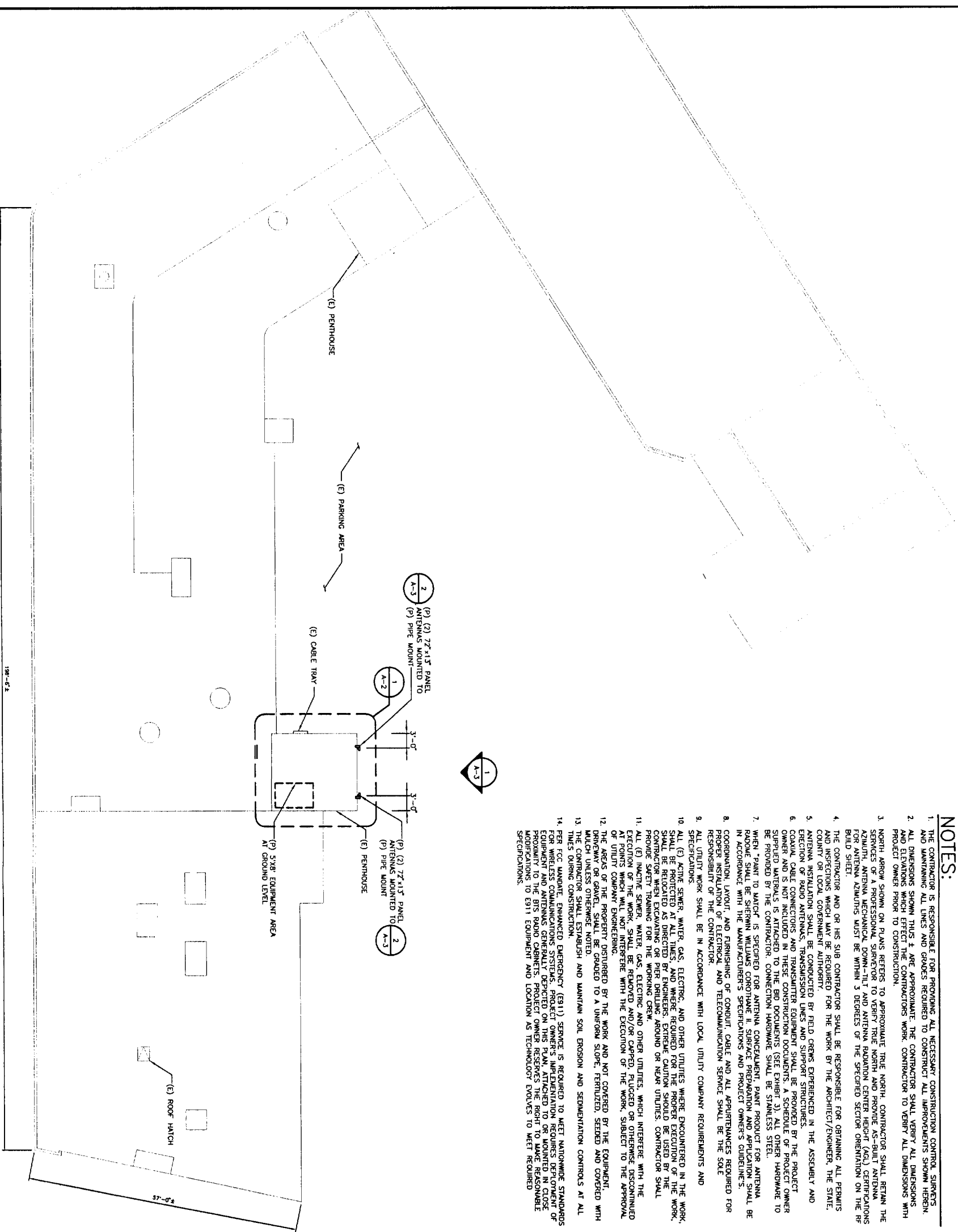
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGENCY, MUNICIPAL AND UNITED STATES AND FEDERAL AGENCIES AND STATE AND FEDERAL AGENCIES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONTRACT AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS, NEVERTHELESS, CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT OWNER'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE WORK COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION FROM THE PROJECT OWNER'S REPRESENTATIVE TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND AMENDMENTS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERSEDE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL STAKES AND CORNERS REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AGENCY.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, ESSEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
13. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. REQUESTS SHALL BE LEFT IN CLEAN CONTAINERS AND FREE FROM PAINT SPILLS, OILS, OR SHADDOGS OF ANY NATURE.
14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
15. THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNLESS THE CONFLICT IS RESOLVED BY THE PROJECT OWNER'S REPRESENTATIVE.
16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
17. ALL UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURFACE AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREON.
2. ALL DIMENSIONS SHOWN THUS & ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTOR'S WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.
3. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL SURVEYOR TO VERIFY TRUE NORTH AND PROVIDE AS-BUILT ANTENNA AZIMUTH, ANTENNA MECHANICAL DOWN-TILT AND ANTENNA RADIATION CENTER HEIGHT (A.C.H.) CERTIFICATIONS FOR ANTENNA REMOVALS MUST BE WITHIN 3 DEGREES OF THE SPECIFIED SECTION ORIENTATION ON THE BUILD SHEET.
4. THE CONTRACTOR AND OR HIS SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCE WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, AND ANY LOCAL AGENCIES.
5. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
6. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
7. WHEN "PANT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PANT PRODUCT FOR ANTENNA RADIOME SHALL BE SHERWIN WILLIAMS CORP'S TYPE II SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINES.
8. COORDINATION LAYOUT AND FINISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
10. ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR WORKING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE WATER, SEWER, WATER GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE WORK, WITH THE SAME CARE AS THE CONTRACTOR'S OWN UTILITIES, WHICH INTERFERE WITH THE AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING.
11. ALL (E) UTILITY WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING.
12. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT, DRIVEWAY OR GRAVEL, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES DURING CONSTRUCTION.
14. PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER'S APPROVED EQUIPMENT SHALL BE INSTALLED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.



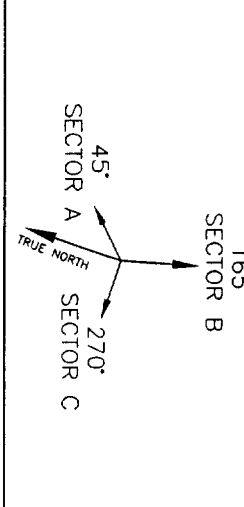
ABBREVIATIONS

ADJ	ADJUSTABLE	NIS	NOT TO SCALE
APPX	APPROXIMATE	OC	ON CENTER
BTS	BASE TRANSMISSION STATION	OPP	OPPOSITE
C	CONDUIT	(P)	PROPOSED
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FOOT
CONC	CONCRETE	SH	SHEET
CONT	CONTINUOUS	SL	SIMILAR
CI	CONSTRUCTION JOINT	STL	STEEL
DA	DIAMETER	TOC	TOP OF CONCRETE
DWG	DRAWING	TOP	TOP OF MASONRY
EB	EQUIPMENT GROUND BAR	TYP	TYPICAL
EA	EACH	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	UN	UNLESS OTHERWISE NOTED
EL	ELEVATION	WAF	WELDED WIRE FABRIC
EQ	EQUAL	W/	WITH
EQUIP	EQUIPMENT	PCS	PERSONAL COMMUNICATIONS SERVICES
(E)	EXISTING		
EXT	EXTERIOR		
FF	FINISHED FLOOR	A-1	ANTENNA MARK NO.
FG	FINISHED GRADE	¢	CENTRINE
GA	GALVE	PL	PLATE
GALV	GALVANIZED	&	AND
GC	GENERAL CONTRACTOR	AT	
OWB	ORPSUM WALLBOARD		
LG	LONG		
LNA	LOW NOISE AMPLIFIER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MOB	MASTER GROUND BAR		
MIN	MINIMUM		
MTL	METAL		
NIC	NOT IN CONTRACT		

SYMBOLS AND MATERIALS

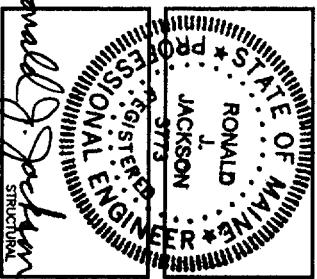
NEW ANTENNA	GROUT OR PLASTER
EXISTING ANTENNAS	GWB
ASPHALT	(E)CONSTRUCTION
NEW ACCESS EASEMENT	CONCRETE
CONCRETE	PLASTER
ELECTRIC BOX	GRANITE
LIGHT POLE	PLYWOOD
FLG. MONUMENT	SAND
SPOT ELEVATION	WOOD CONT.
SET POINT	WOOD BLOCKING
REVISION	STEEL
GRID REFERENCE	STEPPED FOOTING
DETAIL REFERENCE	PROPERTY LINE
DETAIL SH#	CENTER LINE
SH#	MATCH LINE
DEF#	WORK POINT
SECTION SH#	GROUND WIRE
WORK ITEM NOTE	COAXIAL CABLE
	CHAIN LINK FENCE
	WATER MAIN

ANTENNA ORIENTATION KEY



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(As of contract drawing date)



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LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO.: 2558.087

DRAWN BY: RAB

CHECKED BY: JX

SUBMITTALS

DATE	DESCRIPTION
01/22/08	CONSTRUCTION

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SITE
4PB-1259-A
COMFAC - LAFAYETTE
638 CONGRESS ST.
PORTLAND, ME 04101

SHEET TITLE
PLAN & NOTES
SHEET NUMBER
A-1

OMNIPONT HOLDINGS INC.
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STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 R. JACKSON
 3/78
Ronald J. Jackson
 STRUCTURAL

APPROVALS

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 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO.: 2558.087

DRAWN BY: RAB

CHECKED BY: JX

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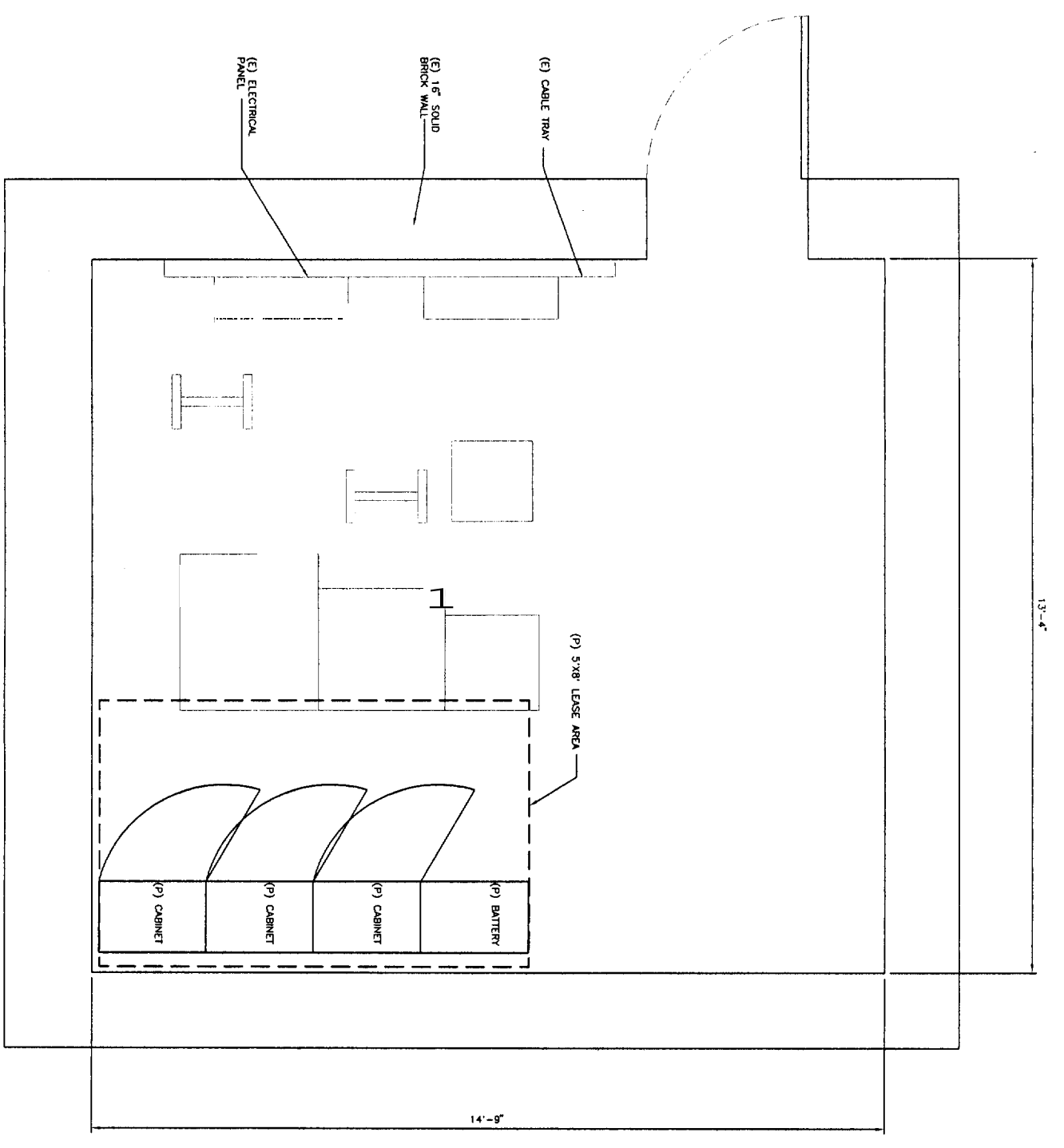
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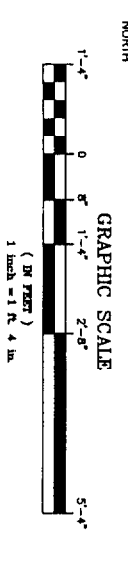
SITE
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 COMFAC-LAFAYETTE
 638 CONGRESS ST.
 PORTLAND, ME 04101

SHEET TITLE
 EQUIPMENT ROOM

SHEET NUMBER
 A-2



ENLARGED PLAN (GROUND LEVEL)
 EQUIPMENT ROOM
 SCALE: 3/4"=1'-0"
 1



13'-6"

14'-7"

1'-4"

(E) CABLE TRAY

(E) 1" SOLID BRICK WALL

(E) ELECTRICAL PANEL

(P) 5'x8' LEASE AREA

(P) BATTERY

(P) CABINET

(P) CABINET

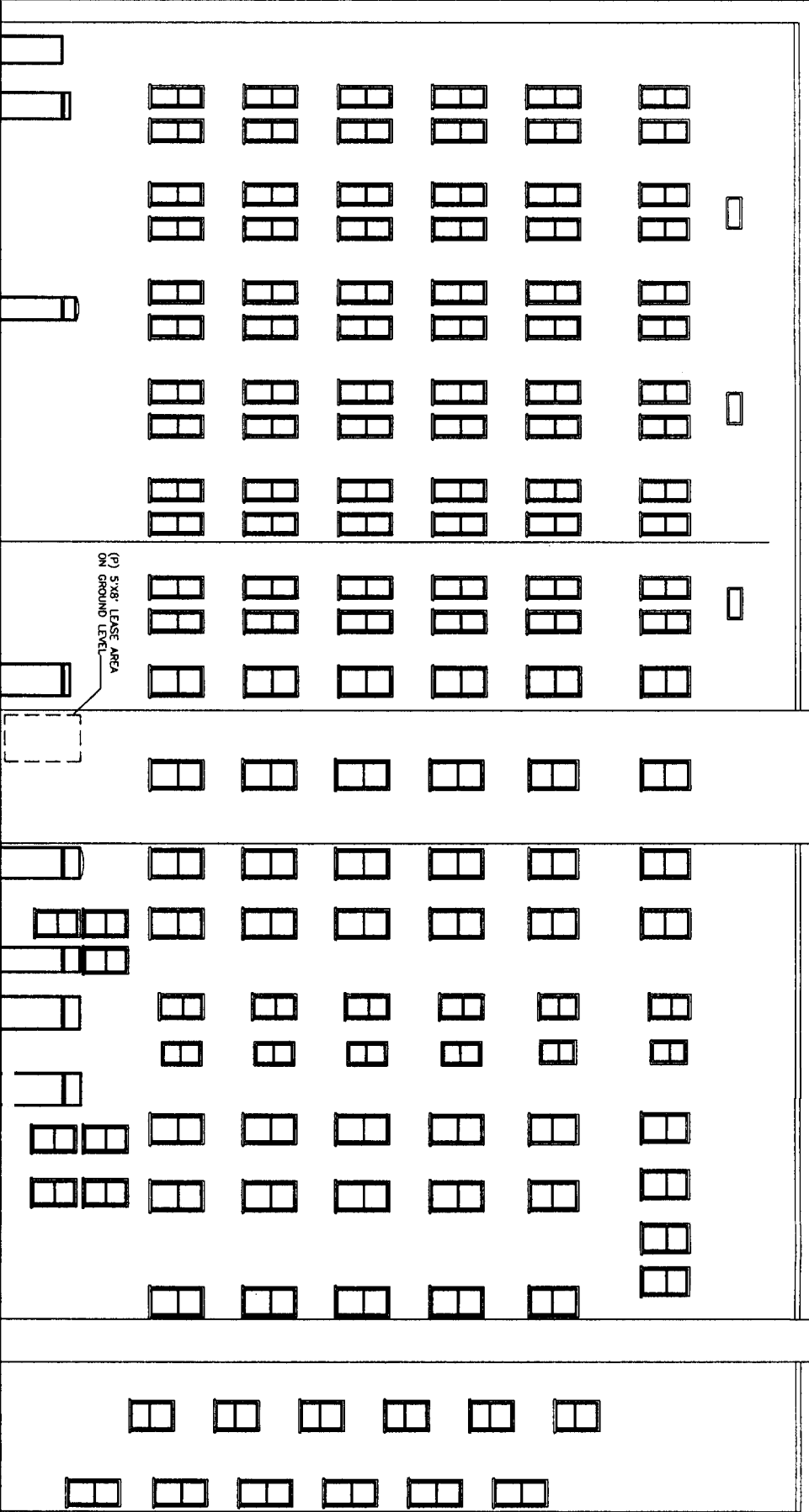
(P) CABINET

(P) CABINET

2
A-3

(P) 72"x13" PANEL ANTENNAS (TYP. OF 3)

±0'-0" ±0'-1" ±0'-1"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

1

(P) 5'x8' LEASE AREA ON GROUND LEVEL

GROUND LEVEL
ELEV. = 0'-0" ± A.O.L.

CL. OF (P) ANTENNAS
ELEV. = 98'-0" ± A.O.L.

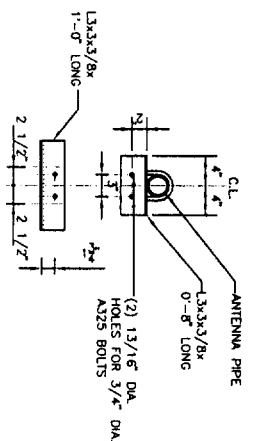
TOP OF (E) PENHOUSE
ELEV. = 96'-2 1/2" A.O.L.

CL. OF (P) ANTENNAS
ELEV. = 93'-2 1/2" A.O.L.

TOP OF ROOF
ELEV. = 94'-8 1/2" A.O.L.

SECTION
SCALE: 1" = 1'-0"

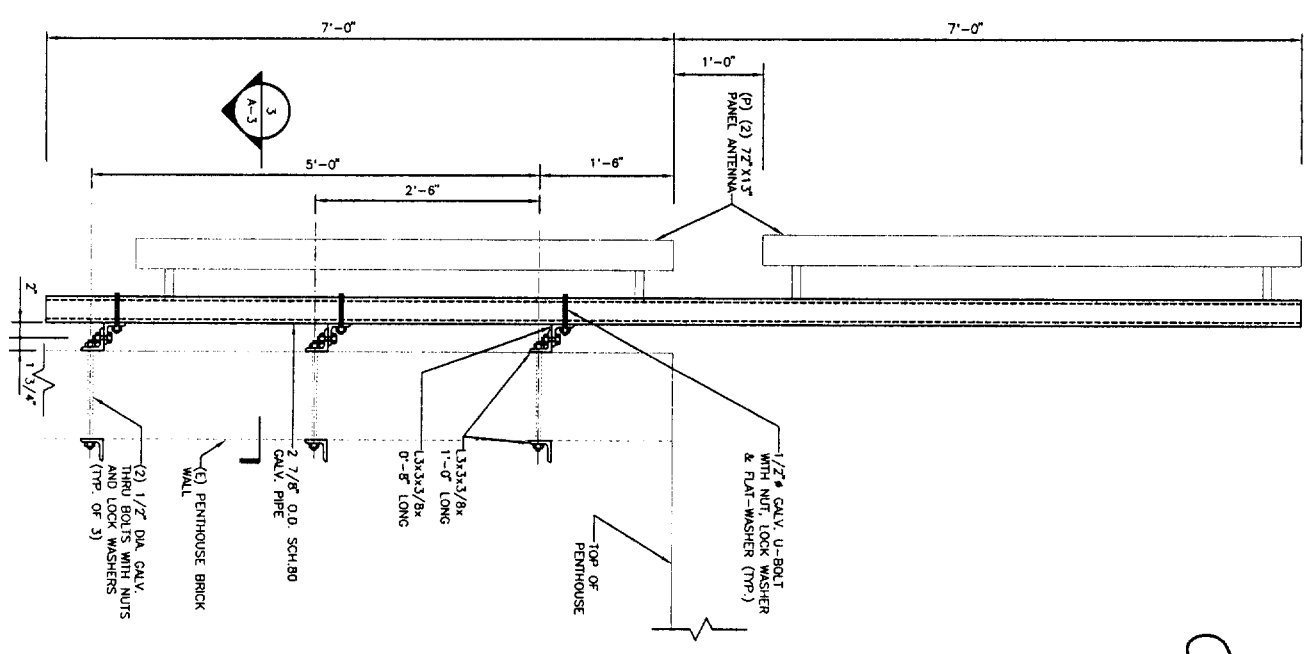
3



ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 & A153 AND PAINTED TO SUIT AS REQUIRED.

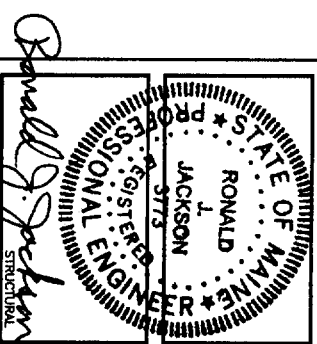
ANTENNA MOUNT DETAIL D
SCALE: 1" = 8'-0"

2



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LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

M/E _____

PROJECT NO.: 2558.087

DRAWN BY: RAB

CHECKED BY: JX

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SHEET TITLE
ELEVATION & DETAIL

SHEET NUMBER
A-3