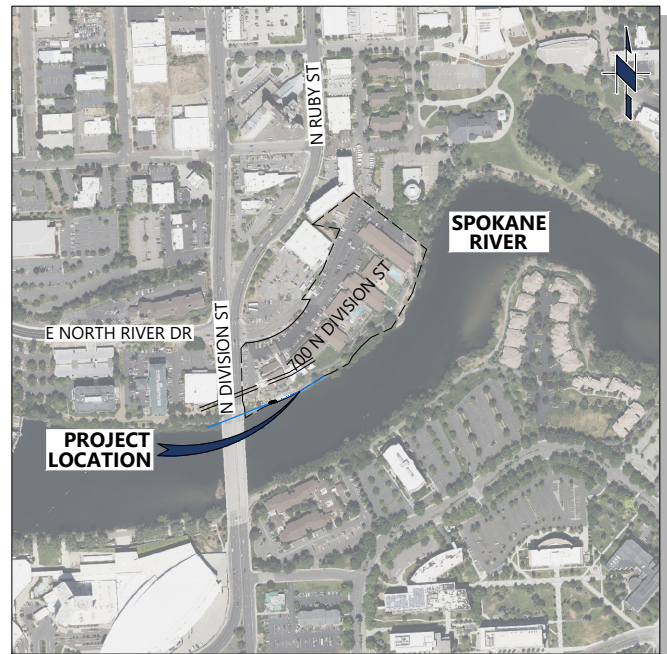


VICINITY MAP

NTS



PROJECT LOCATION

NTS

SHEET INDEX

No.	SHEET TITLE
1	TITLE SHEET, VICINITY MAP, PROJECT INFORMATION, AND SHEET INDEX
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	PROPOSED SECTION A - OHWM ELEV.
5	PROPOSED SECTION A - WATER SURFACE ELEV.
6	PROPOSED FLOAT MODULE A
7	PROPOSED FLOAT MODULE B
8	PROPOSED FLOAT MODULE C
9	PROPOSED GANGWAY DETAILS
10	PROPOSED CONCRETE ABUTMENT DETAILS
11	GENERAL NOTES

PROJECT INFORMATION

ADDRESS: 700 N DIVISION ST SPOKANE, WA 99202

PROJECT: RUBY RIVER HOTEL DOCK

GEOGRAPHIC ID: 35175.0031

AREA OF LOT: 7.21 ACRE

LEGAL DESCRIPTION:

17-25-43 (SPOKANE) & SINTO ADDITION PTN NW1/4 OF SW1/4 & PTNS LTS 7 THRU 11 BLK 14 & PTNS LTS 1 THRU 7 BLK 13 SINTO ADDITION & PTNS OF VAC RUBY ST, VAC VICTORIA ST & VAC NORTH RIVER DR & PTN VAC RRYARD DAF; BEG AT PT ON E R/W LN OF DIVISION ST (SR 2) 170FT S OF N LN OF SW1/4 OF SD, TH NELY ALG NON TAN CUR TO LEFT W/RAD OF 310FT & C/A OF 64°0'0" TO PT ON N LN OF SW1/4 OF SEC, TH E ALG SD SD N LNTD INTER W/ C/L OF VAC RUBY ST, TH N ALG SD C/L 120.31FT, TH N 25°23'08"E 346.70FT, TH S49°0'0"E 380FT M/L TO HIGH WATER LN OF SPOKANE RIVER, TH SWLY ALG SD HIGH WATER LN TO PT ON E R/W OF DIVISIONST, TH NLY ALG SE R/W LN TO POB; EXC DIVISION ST

HORIZONTAL DATUM:

NAVD 88 WASHINGTON STATE PLANE, NORTH ZONE, US SURVEY FEET.

RIVER DATUM (VERTICAL DATUM):

WASHINGTON WATER POWER (WWP) VERTICAL DATUM
ORDINARY HIGH WATER MARK (OHWM): 1877.36'
WATER SURFACE ELEVATION (VARIES) SURVEYED FEBRUARY 2025: 1871.40'

TOPOGRAPHY AND BATHYMETRY: CONTOUR INTERVAL = 1'

PURPOSE:

PROVIDE RUBY RIVER HOTEL GUESTS & GENERAL PUBLIC RECREATIONAL ACCESS TO SPOKANE RIVER.

VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:

RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:

SEE JARPA APPLICATION

700 N DIVISION ST
RUBY RIVER HOTEL DOCK
FOR PERMIT SUPPORT

TITLE SHEET, VICINITY MAP,
PROJECT INFORMATION,
AND SHEET INDEX

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PROPOSED:

NEW FLOATING DOCK.

IN: SPOKANE RIVER

AT: SPOKANE, WA, 99202

SPOKANE COUNTY

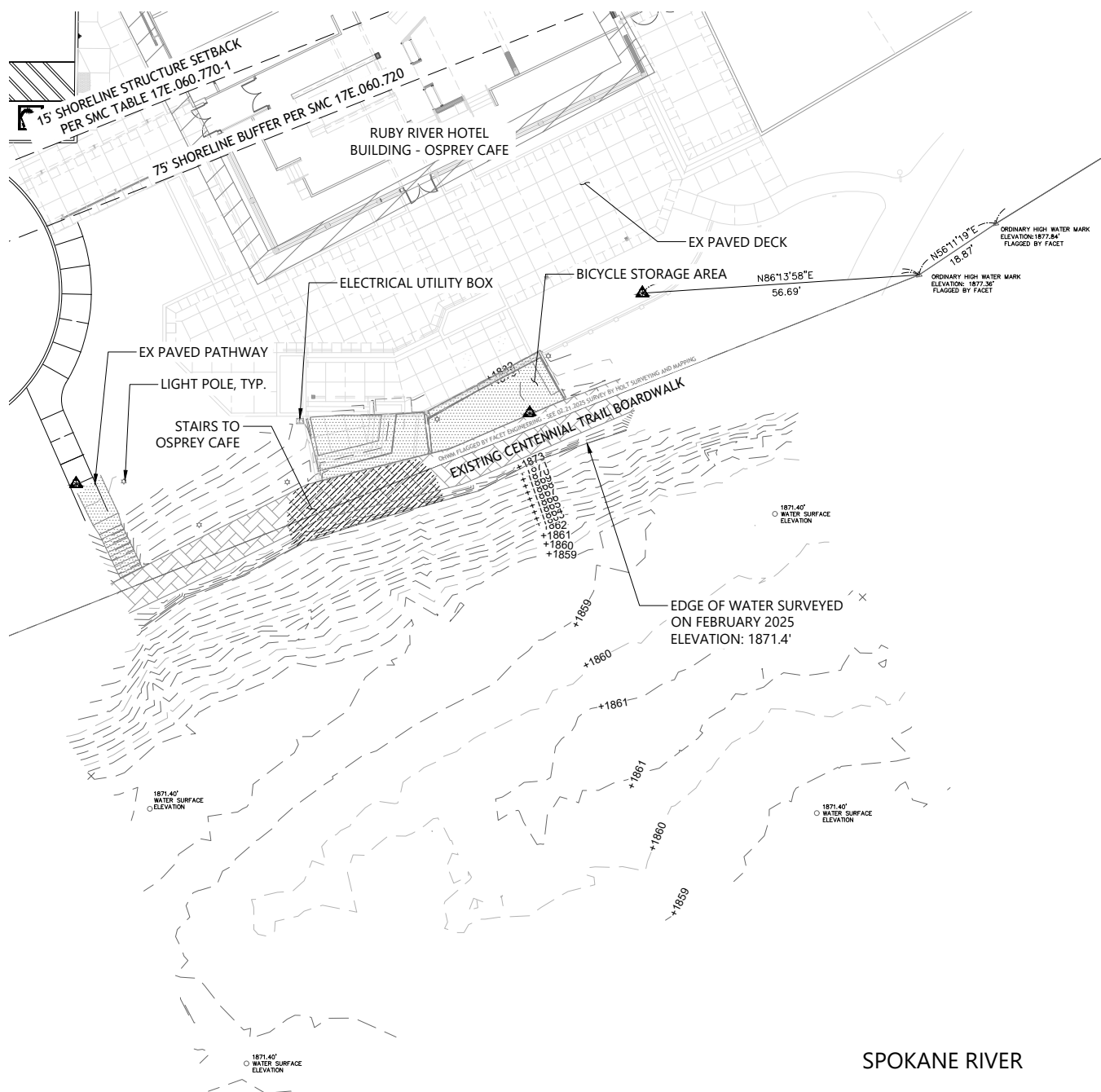
S17, T25, R43

PARCEL: 35175.0031

DATE: DECEMBER 2025

SHEET: 1 OF 11

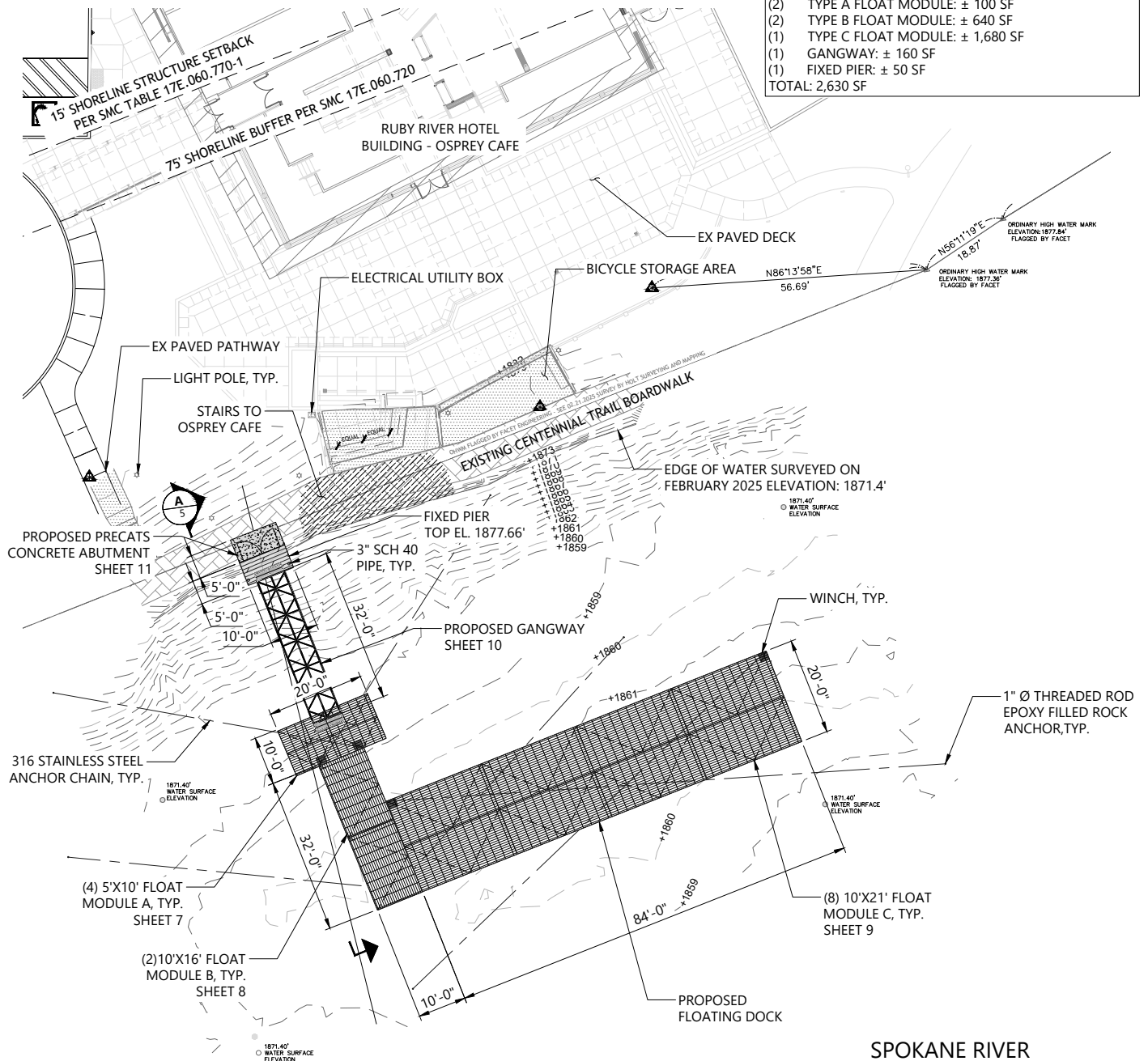
ANY CHANGES TO THE
APPROVED PLAN NEEDS
TO BE REVIEWED AND
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**PURPOSE:**

VERTICAL DATUM: WWP VERTICAL DATUM

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

PROPOSED PERVIOUS/IMPERVIOUS SURFACE ESTIMATE	
(2)	TYPE A FLOAT MODULE: ± 100 SF
(2)	TYPE B FLOAT MODULE: ± 640 SF
(1)	TYPE C FLOAT MODULE: ± 1,680 SF
(1)	GANGWAY: ± 160 SF
(1)	FIXED PIER: ± 50 SF
TOTAL: 2,630 SF	



SPOKANE RIVER

NOTE:
AVISTA DATA SHOWS A 9' DIFFERENCE BETWEEN MAX. AND MIN. WATER LEVELS OVER APPROX. THE LAST 30 YEARS AT THE UPPER CONTROL WORKS DAM, ABOUT .25 MILES DOWNSTREAM OF THE PROJECT SITE. WE ANTICIPATE THE DOCK ACCESS TO BE CLOSED TO THE PUBLIC DURING EXTREME HIGH AND LOW FLOWS AS NEEDED FOR PUBLIC SAFETY AND ACCESSIBILITY.

PURPOSE:
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VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
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RUBY RIVER HOTEL DOCK
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PROPOSED SITE PLAN



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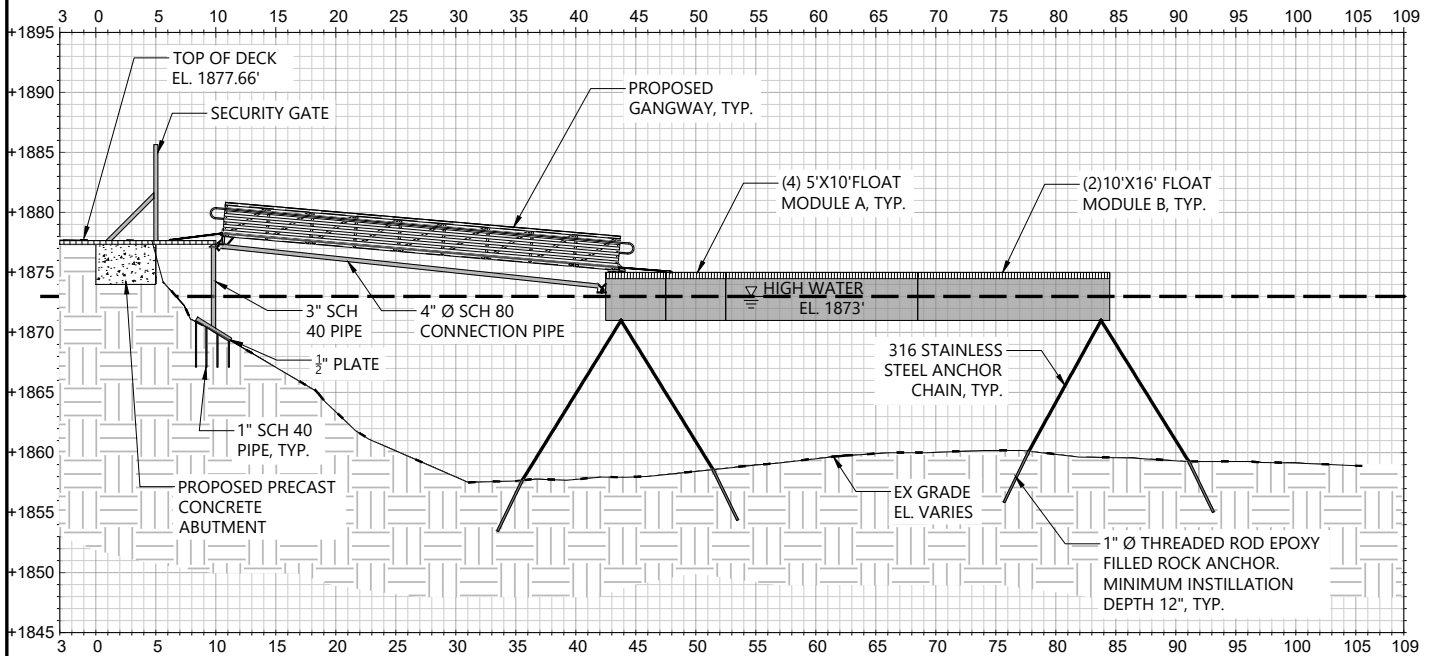
PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 3 OF 11

ANY CHANGES TO THE
APPROVED PLAN NEEDS
TO BE REVIEWED AND
APPROVED

12/10/25 - ISABELLA KOLENC - 2:58:48 PM PROJECTS/ACTIVE/2024/11/24/11.0425.00_GVD DEVELOPMENT - HOTEL RUBY DOCK - DRAWINGS/CAD-REVIT/RUBY HOTEL - JARPA SET REV 2.DWG



PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
GENERAL PUBLIC RECREATIONAL ACCESS TO
SPOKANE RIVER.

VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
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**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED SECTION A
OHWM**



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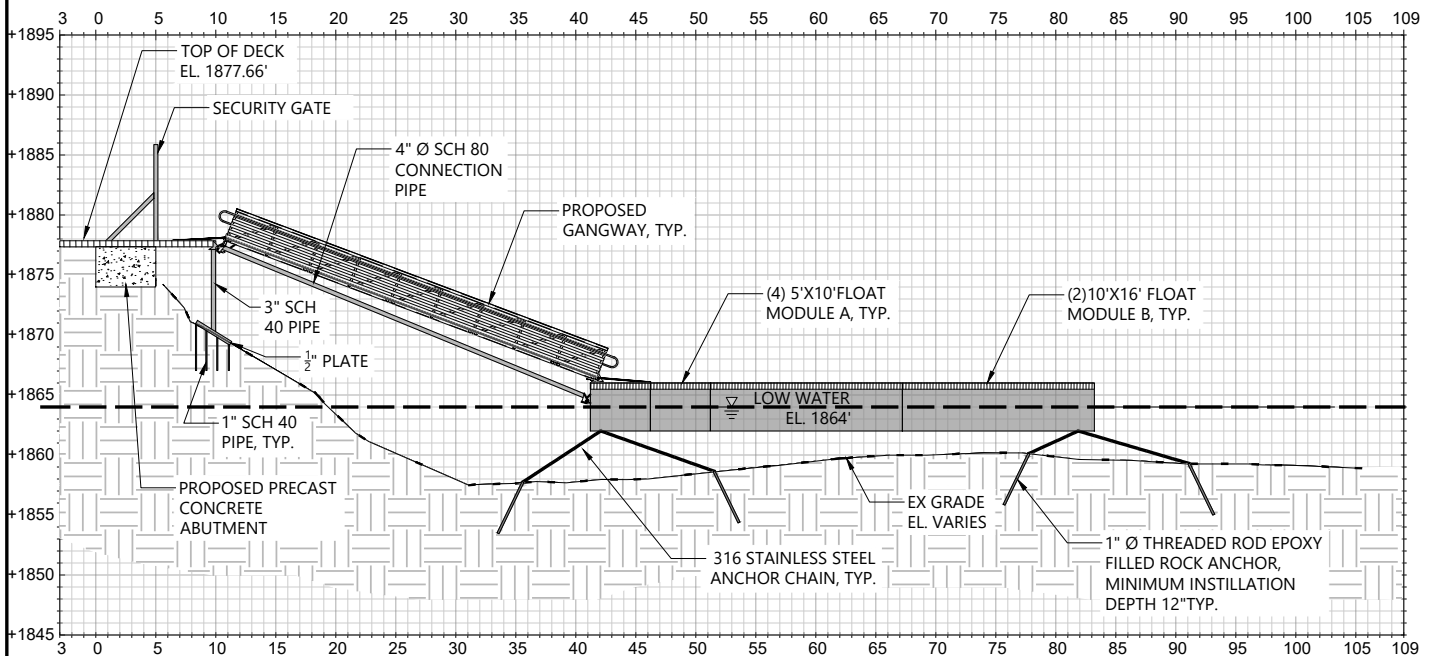
PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 4 OF 11

ANY CHANGES TO THE
APPROVED PLAN NEEDS
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12/10/25 - ISABELLA KOLENC - 2: SHARED PROJECTS/ACTIVE/2024/11/24/11.0425.00_GVD DEVELOPMENT - HOTEL RUBY DOCK - DRAWINGS/2024/REVIT/RUBY HOTEL - JARPA SET REV 2.DWG



PURPOSE:

PROVIDE RUBY RIVER HOTEL GUESTS & GENERAL PUBLIC RECREATIONAL ACCESS TO SPOKANE RIVER.

VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:

RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:

SEE JARPA APPLICATION

**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED SECTION A
LOW WATER SURFACE ELEV.**



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PROPOSED:

NEW FLOATING DOCK.

IN: SPOKANE RIVER

AT: SPOKANE, WA, 99202

SPOKANE COUNTY

S17, T25, R43

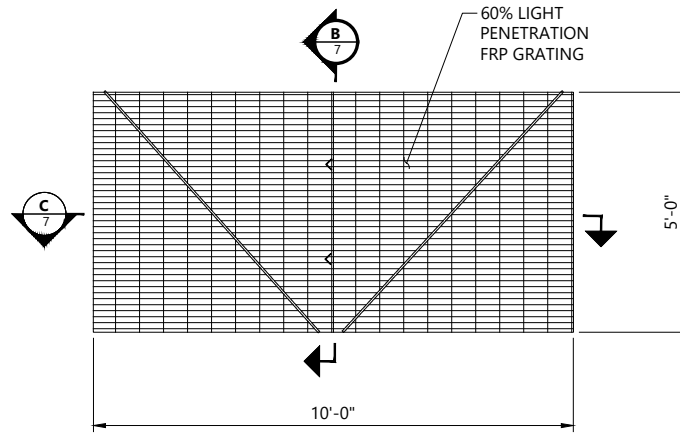
PARCEL: 35175.0031

DATE: DECEMBER 2025

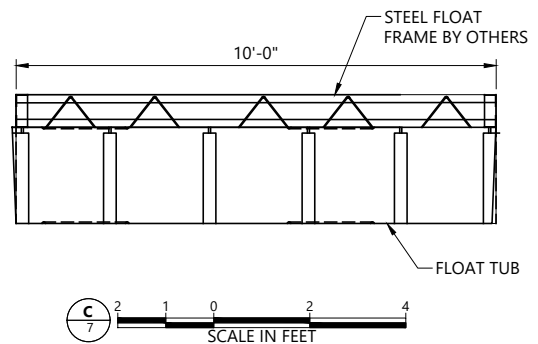
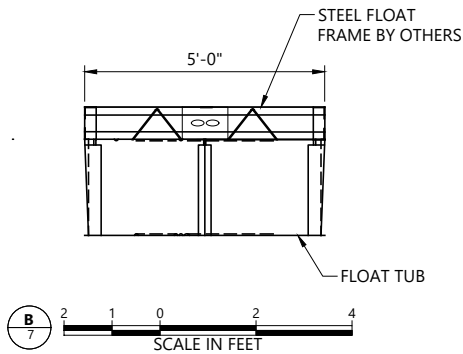
SHEET: 5 OF 11

ANY CHANGES TO THE
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STRUCTURAL NOTES
ALL WELDS ARE COMPLETE JOINT
PENETRATING WELDS UNLESS
SPECIFIED OTHERWISE.



PLAN VIEW



PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
GENERAL PUBLIC RECREATIONAL ACCESS TO
SPOKANE RIVER.

VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED FLOAT
MODULE TYPE A**

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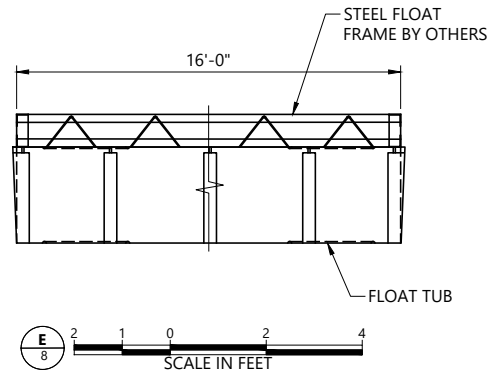
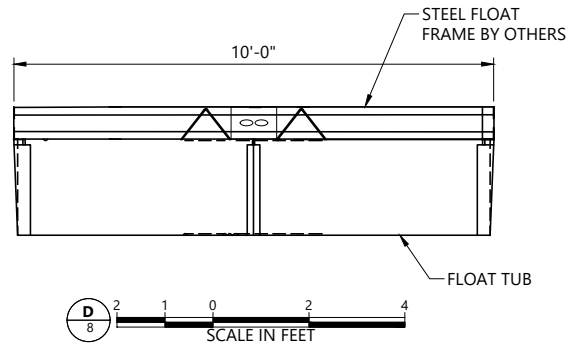
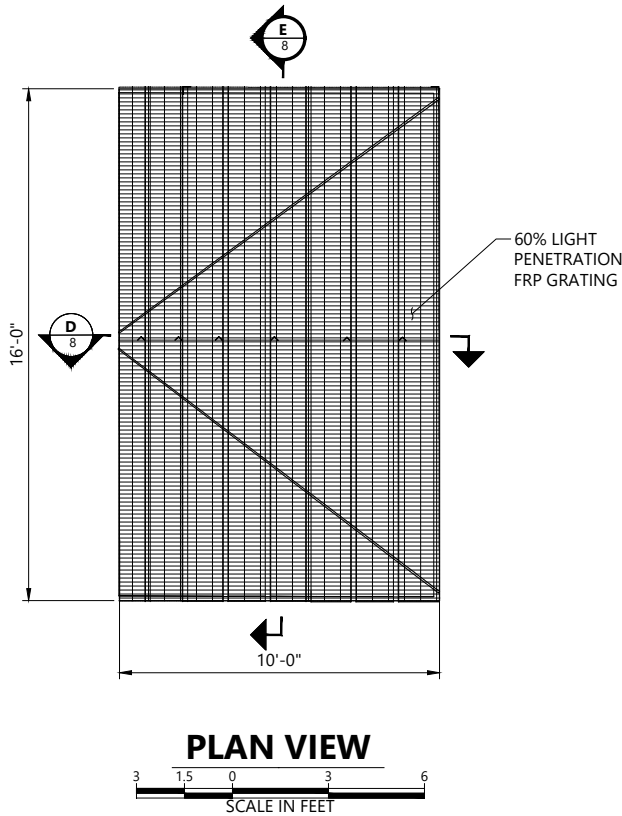
PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 6 OF 11

ANY CHANGES TO THE
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PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
GENERAL PUBLIC RECREATIONAL ACCESS TO
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VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED FLOAT
MODULE TYPE B**

ISSUED FOR PERMIT - REV 2
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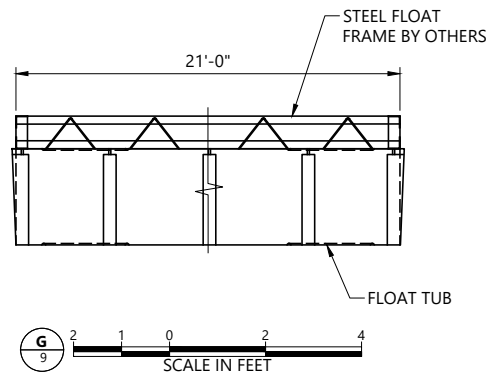
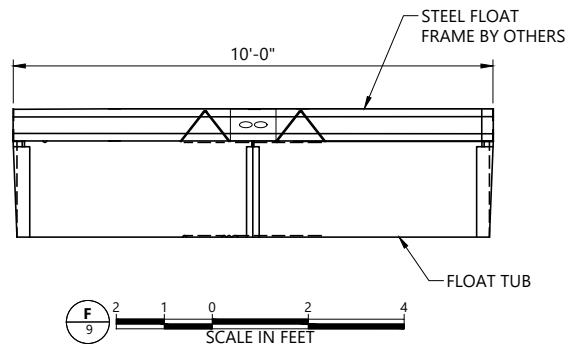
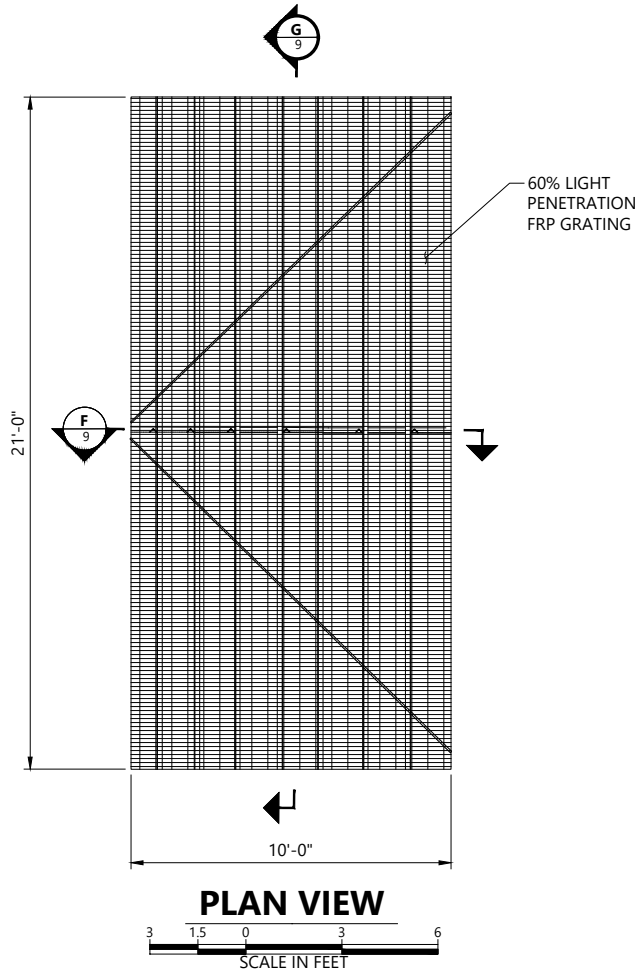
PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 7 OF 11

ANY CHANGES TO THE
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PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
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SPOKANE RIVER.

VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED FLOAT
MODULE TYPE C**

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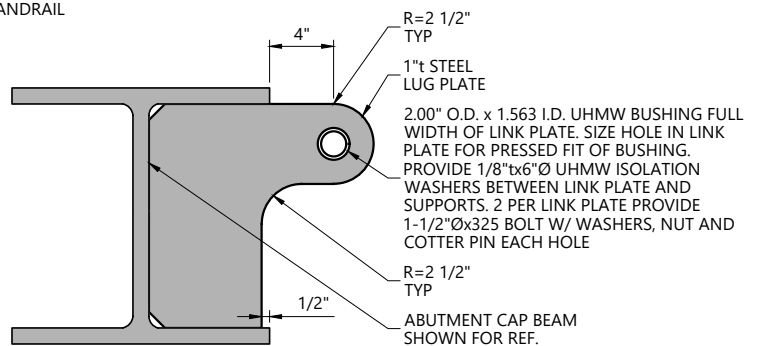
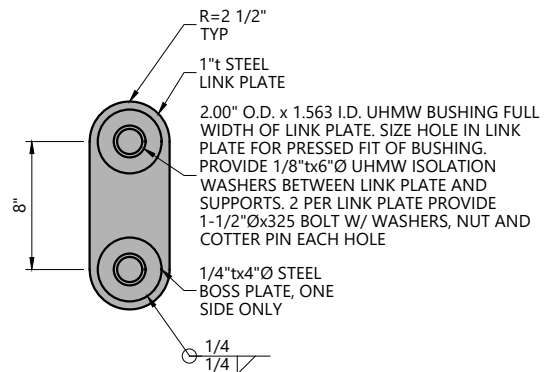
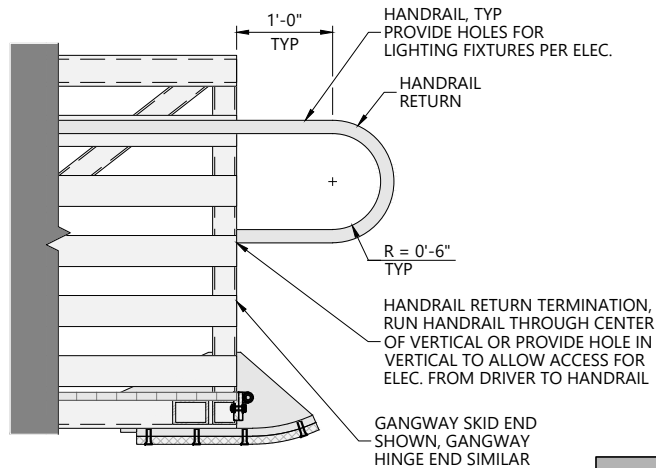
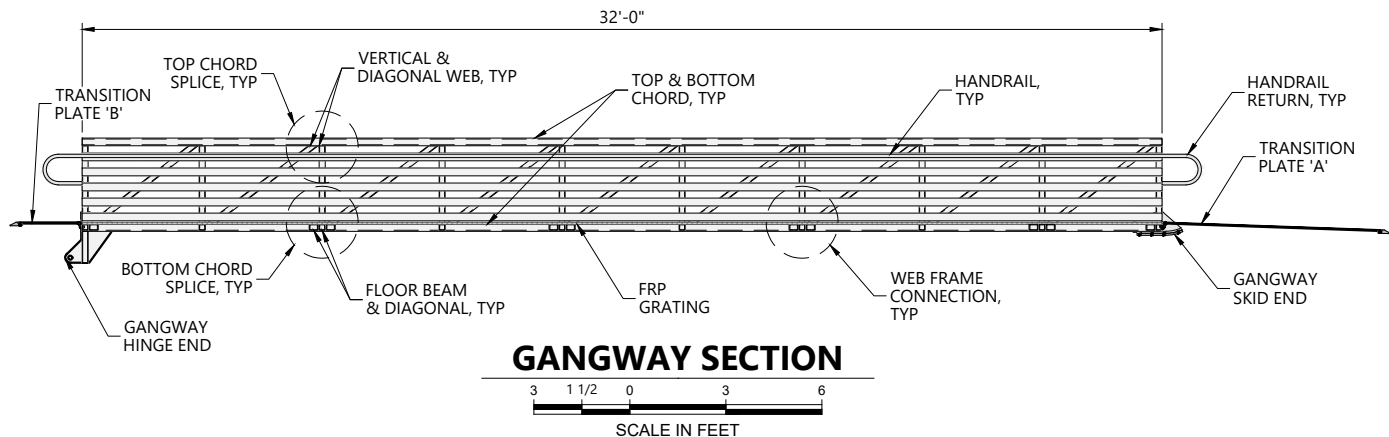
PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 8 OF 11

ANY CHANGES TO THE
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PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
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VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

700 N DIVISION ST
RUBY RIVER HOTEL DOCK
FOR PERMIT SUPPORT

PROPOSED GANGWAY DETAILS

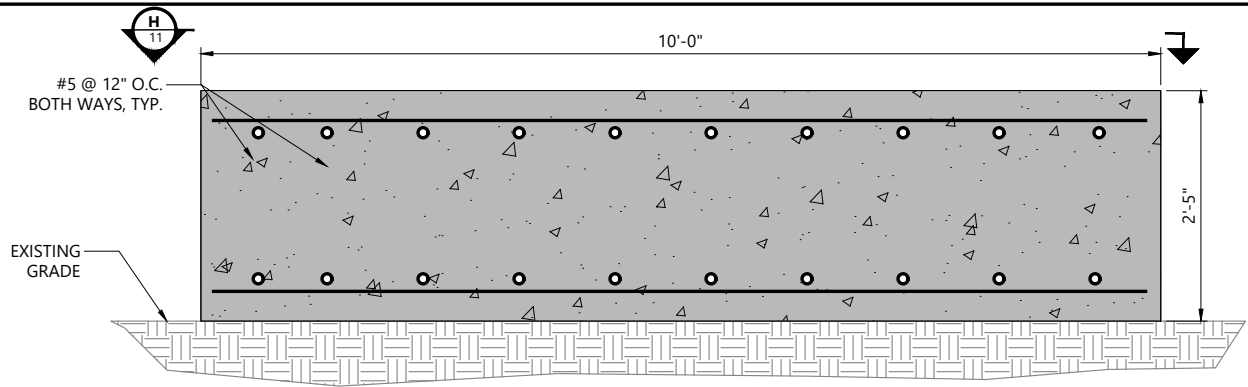
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PROPOSED:
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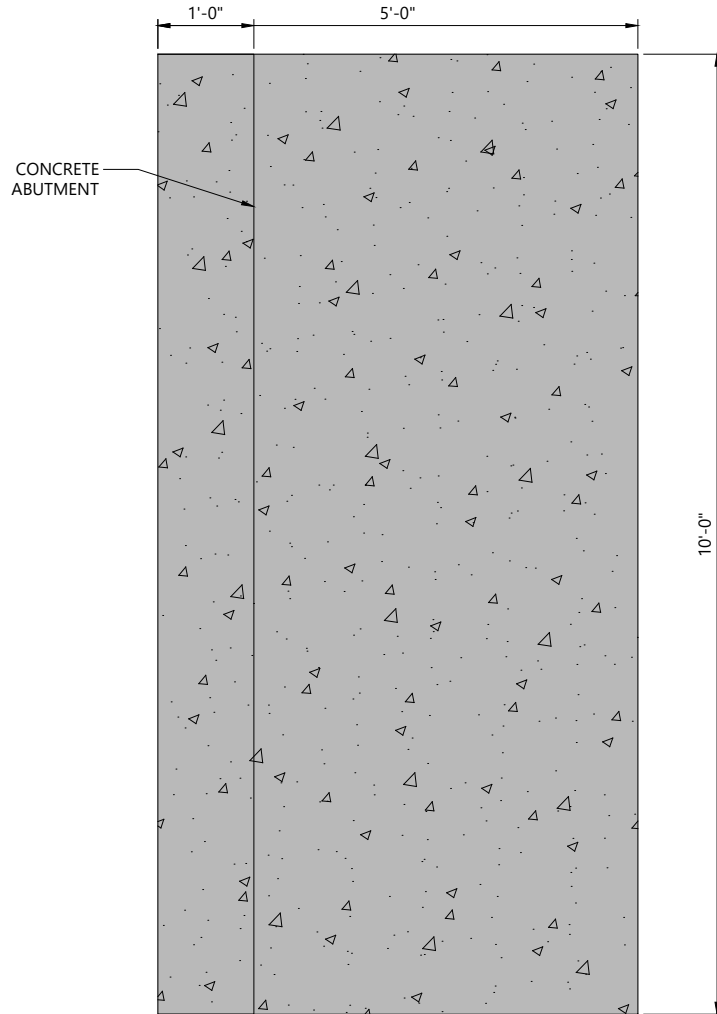
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S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 9 OF 11

ANY CHANGES TO THE
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PRECAST CONCRETE ABUTMENT DETAIL



PRECAST CONCRETE ABUTMENT DETAIL

PURPOSE:
PROVIDE RUBY RIVER HOTEL GUESTS &
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VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

**700 N DIVISION ST
RUBY RIVER HOTEL DOCK
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**PROPOSED CONCRETE
ABUTMENT DETAILS**



ISSUED FOR PERMIT - REV 2

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PROPOSED:
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PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 10 OF 11

ANY CHANGES TO THE
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12/10/25 - ISABELLA KOLENC - 2: SHARED PROJECTS/ACTIVE/2024/11/24/11.0425.00_GVD DEVELOPMENT - HOTEL RUBY DOCK - DRAWINGS/CAD-REVIT/RUBY HOTEL - JARPA SET REV 2.DWG

PROJECT NOTES

GENERAL NOTES

- 1. ALL BEACH DEPRESSIONS CREATED DURING CONSTRUCTION SHALL BE FILLED.
- 2. LAND-BASED EQUIPMENT WILL BE USED TO DELIVER AND PLACE MATERIALS.
- 3. APPROPRIATE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED DURING THE GROUND-DISTURBING CONSTRUCTION ACTIVITIES.
- 4. THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK. DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS, OR DETAILS WITHIN THE DRAWINGS. DIMENSIONS STATED IN TEXT GOVERN. SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD OR DISCREPANCIES.
- 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, AND PERMIT COMPLIANCE.
- 6. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED CONSTRUCTION AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK TO COMPLY WITH PROJECT PERMITS.
- 7. FINAL REPAIRS SHALL BE PER THE CONTRACTORS', THE MANUFACTURES' RECOMMENDATIONS, AND/OR THE BUILDING PERMIT.
- 8. TO THE EXTENT FEASIBLE, RETAIN NATURAL VEGETATION, LIMIT IMPERMEABLE SURFACES, LIMIT DURATION OF IN-WATER WORK AND OTHERWISE MINIMIZE THE EXTENT AND DURATION OF EARTHWORK.

METHODS AND MATERIALS
CONCRETE

- 1. WORK WILL OCCUR IN THE APPROVED WDFW IN-WATER WORK WINDOW AND IN PHASES TO COORDINATE WITH TIDAL EXPOSURE. GENERAL CONSTRUCTION MEASURE (GCM) #3 APPLIES; ALL CONCRETE WILL BE PLACED IN THE DRY AND ISOLATED FROM STATE WATERS AND WILL BE ALLOWED TO CURE A MINIMUM OF 7 DAYS BEFORE CONTACT WITH SURFACE WATER.
- 2. REFERENCE STANDARDS: ACI-301 AND ACI-318.
- 3. MINIMUM CONCRETE STRENGTH AT 28 DAYS: 4500 PSI
- 4. THE MAXIMUM AGGREGATE SHALL BE 3/4" PER ASTM C57 OR C33. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
- 5. COMPLY WITH ACI-301 FOR MIXING. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESSIVE FREE SURFACE WATER.

REINFORCING STEEL

- 1. REFERENCE STANDARDS: ACI "DETAIL MANUAL" AND CRSI MANUAL OF STANDARD PRACTICE.
- 2. MATERIALS: REINFORCING STEEL: ASTM A615, GRADE 60
- 3. LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT. PROVIDE CORNER BARS OR HOOK BARS (90 OR 180 DEGREE) AT THE END OF ALL HORIZONTAL REINFORCEMENT IN WALLS. A615 STEEL IS NOT TO BE WELDED TO OTHER STEEL MEMBERS.
- 4. ALL REINFORCING TO BE HOT DIPPED GALVANIZED OR EPOXY COATED, WITH 2" MIN COVER ON ALL REBAR.

STRUCTURAL STEEL

- 1. ALL PLATES SHALL CONFORM TO ASTM 50.
- 2. ALL WF SHAPED SHALL CONFORM TO ASTM A992, FY = 50 KSI.
- 3. ALL BOLTS SHALL CONFORM TO ASTM A307, UNO.
- 4. ALL NUTS SHALL CONFORM TO ASTM A563, UNO.
- 5. ALL WASHERS SHALL CONFORM TO ASTM F436, UNO.
- 6. ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
- 7. ALL STEEL MEMBERS THAT ARE NOT EPOXY COASTED SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

- 1. ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
- 2. ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PRE-QUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
- 3. THE WELDS SHOWN ARE FOR THE FNAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
- 4. WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES"

BEST MANAGEMENT PRACTICES

- 1. ALL CONSTRUCTION DEBRIS WILL BE COLLECTED AND NOT ALLOWED TO ENTER THE WATERS OF THE STATE.
- 2. IF DEBRIS OR SPILL MATERIAL ACCIDENTALLY ENTER THE WATERWAY, IMMEDIATE ACTIONS WILL BE TAKEN TO REMOVE THE MATERIAL, AND PROPER ENTITIES WILL BE NOTIFIED.
- 3. CARE WILL BE TAKEN IN ALL WORK TO PREVENT DEBRIS, OIL AND GREASE FROM ENTERING THE WATER.
- 4. ALL DEBRIS OR SPILL MATERIAL WILL BE PROPERLY DISPOSED OF AT AN APPROVED OFF-SITE DISPOSAL FACILITY.
- 5. REFUELING WILL BE CONDUCTED AWAY FROM THE SHORELINE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
- 6. ALL EQUIPMENT WILL BE CHECKED DAILY FOR LEAKS AND ANY NECESSARY REPAIRS WILL BE MADE PRIOR TO COMMENCEMENT OF WORK.
- 7. NO EQUIPMENT, MATERIALS OR VEHICLES SHALL BE PARKED OR STORED NEAR OR ON THE BEACH.
- 8. NO FILLING, EXCAVATION, STOCKPIILING OF MATERIALS, OR HEAVY EQUIPMENT USE SHALL TAKE PLACE NEAR THE TOP OF THE STEEP SLOPE AREA.
- 9. EXCAVATION AND SITE-DISTURBING ACTIVITIES SHALL BE STRICTLY LIMITED TO THE MINIMUM NECESSARY TO ACCOMPLISH THE WORK AUTHORIZED IN THIS DECISION. SOIL AND MATERIALS SHALL BE STOCKPILED LANDWARD OF THE OHWM AND EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED.
- 10. NO ENCROACHMENT ONTO ANY LEGALLY EXISTING EASEMENT OR PROPERTY LINE (OR ONTO ANY REQUIRED SETBACK FOR SUCH) IS PROPOSED BY THIS DESIGN BEYOND WHAT IS SPECIFICALLY SHOWN AND CALLED OUT HEREIN.

PURPOSE:
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VERTICAL DATUM: WWP VERTICAL DATUM

APPLICATION BY:
RUBY RIVER HOTEL

ADJACENT PROPERTY OWNERS:
SEE JARPA APPLICATION

700 N DIVISION ST
RUBY RIVER HOTEL DOCK
FOR PERMIT SUPPORT

GENERAL NOTES



ISSUED FOR PERMIT - REV 2



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PROPOSED:
NEW FLOATING DOCK.

IN: SPOKANE RIVER
AT: SPOKANE, WA, 99202
SPOKANE COUNTY
S17, T25, R43
PARCEL: 35175.0031

DATE: DECEMBER 2025
SHEET: 11 OF 11

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