



CLIENT:



IMPLEMENTATION TEAM/CLIENT:

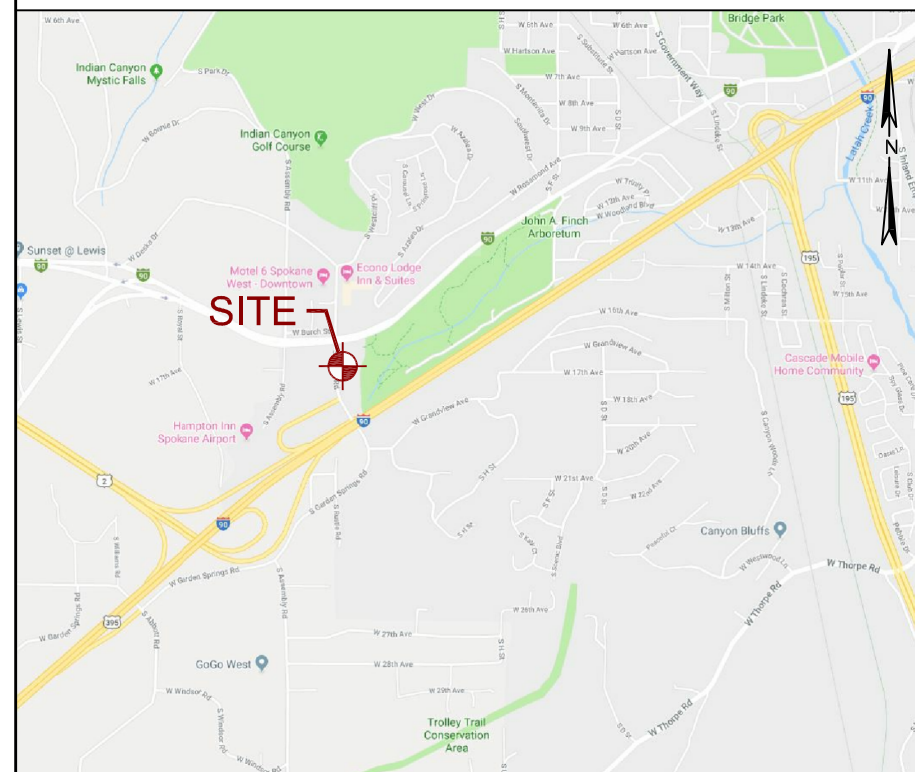


DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

PROJECT NAME: SPO ASSEMBLY
PROJECT LOCATION: 4301 W SUNSET BLVD SPOKANE, WA 99224



VICINITY MAP



PROJECT INFORMATION

JURISDICTION: CITY OF SPOKANE LATITUDE: 47°38'21.67"N
ZONING CLASS: CB-55 (COMMUNITY BUSINESS) 47.639353°
PARCEL NUMBER: 25262.0607 LONGITUDE: 117°28'22.49"W
TRS: SEC 26, TWN 25N, RNG 42E -117.472914°
PARCEL SIZE: 2.26 ACRES GROUND ELEVATION: 2,184.0' AMSL
STRUCTURE HEIGHT: 70'-0" (TOP OF MONOPOLE)
HIGHEST APPURTENANCE: 70'-0" (TOP OF ANTENNAS)

LIST OF DRAWINGS

SHEET	DESCRIPTION
T-1	COVER SHEET
N-1	GENERAL NOTES
C-1A	TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS MAP
C-1B	TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS MAP
C-2	PROPOSED SITE PLAN
A-1	EXISTING COMPOUND PLAN
A-2	PROPOSED COMPOUND PLAN
A-3	PROPOSED ELEVATION
RF-1	PROPOSED ANTENNA CONFIGURATIONS
RF-2	PROPOSED IT DIAGRAM
E-1	PROPOSED POWER AND FIBER PLAN

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL AN UNMANNED WIRELESS FACILITY CONSISTING OF (3) EQUIPMENT CABINETS INSTALLED ON (1) 4'-0"x11'-0" CONCRETE PAD AND (1) 30KW DIESEL GENERATOR INSTALLED ON (1) 4'-0"x8'-0" CONCRETE PAD AND (1) ILC AND (1) POWER METER INSTALLED ON A PROPOSED H-FRAME, ALL WITHIN A 14'-0"x32'-0" WOOD FENCED COMPOUND (26'-0"x44'-0" LEASE AREA). ALSO PROPOSED IS THE INSTALLATION OF (6) PANEL ANTENNAS, (6) RRU'S, (1) 12-PORT RAYCAP SPLITTER/SURGE SUPPRESSOR, (1) 6'-7" MICROWAVE ANTENNA, (2) ELLIPTICAL COAX CABLES AND (1) 12x24 HYBRID CABLE ON A PROPOSED 70'-0" MONOPOLE.

REV	DATE	DESCRIPTION
-	-	-
7	11/13/19	REVISED COMPOUND LOCATION
6	9/18/19	REVISED PER COMMENTS AND ADDED MW
5	5/23/19	FZD'S ISSUED FOR SUBMITTAL
4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

LEGAL DESCRIPTION

ABBREVIATED LEGAL (SEE C-1 FOR FULL DESCRIPTION):
GARDEN SPRINGS ADDITION NW1/4 26-25-42 LTS7-18 BLK6 EXC PTN OF SD LTS CONV TO ST OF WA FOR HWY LYG NLY OF LN DRWN PAR WITH & 90' SLY MEAS RADLY FROM CL PSH#2 TOG W/PTN VAC 12TH ST DAF: BEG SE COR SDBLK6 TH N TO SLY LN ST HWY#2 TH ELY TO ITS INTERSECTION W/E LN VAC 12TH ST TH S ALG SD E LN TO PT AT WHICH INTERSECTION WOULD OCCUR IF S LN LT9 WERE EXTED E TH SWLY TO POB EXC PTN CONV TO CITY DAF:PTN LAND W/ N BNDRY OF ROW ST HWY#2 & E BNDRY IS E LN VAC 12TH ST & S & W BNDRY BY CUR OF A CIR W/RAD OF 45' SD CIR TAN TO ABOVE TWO DESC LNS & TOG W/ PTN N1/2 VAC 17TH AVE LYG BTW W LN BLK6 EXTEDSLY & E LN VAC 12TH ST & PTNS LTS6,7,18 & 19 BLK6 & VAC 12TH ST LYG WITHIN 40' STP SLY OF, ABUTTING UPON, ADJ TO & CONTIG W/ROW HWY#2, SPO GEIGER FLD RD, DRAWN PAR WITH & 50' SLY MEAS RADIALLY FROM CLSD HWY & EXTENDING FR ELY LN VAC 12TH ST WLY TO WLY LN SD BLK

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
WASHINGTON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRIC CODE (NFPA 70)
ANSI/TIA-222-H (REVISION H)

DRIVING DIRECTIONS

- (FROM SPOKANE INTERNATIONAL AIRPORT)
- HEAD NORTHEAST ON W AIRPORT DR TOWARD W EX-USAF SECURITY ROAD.
 - USE THE RIGHT LANE TO TAKE THE RAMP TO W SPOKANE.
 - CONTINUE ONTO W SUNSET HWY.
 - TURN RIGHT ONTO S RUSTLE RD.
 - SITE WILL BE LOCATED ON THE LEFT IN THE SOUTHWEST CORNER OF THE HOTEL PARKING LOT.

CONTACTS

PROPERTY OWNER: SURMONHIN HOTEL, LLC 4301 W SUNSET BLVD SPOKANE, WA 99224	APPLICANT: RENA PEYTON VERIZON WIRELESS (VAW) LLC (d/b/a VERIZON WIRELESS) 3245 158TH AVE SE, MS 231 BELLEVUE, WA 98009 PHONE: (425) 603-2272	TOWER OWNER: VERIZON WIRELESS (VAW) LLC (d/b/a VERIZON WIRELESS) 3245 158TH AVE SE, MS 231 BELLEVUE, WA 98009
PROFESSIONAL OF RECORD: BERT WHITE LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (253) 230-2335 bwhite@lynxconsulting.org	APPLICANT AGENT: JULEI CAMPOS LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (206) 388-7611 jcampos@lynxconsulting.org	PERMITTING CONTACT: AILEEN ZAVALES LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100 WOODINVILLE, WA 98072 PHONE: (206) 972-1368 azavales@lynxconsulting.org

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
RF ENGINEER		
PROPERTY OWNER		

SPO ASSEMBLY
4301 W SUNSET BLVD
SPOKANE, WA 99224

SHEET TITLE:

COVER SHEET

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: T-1

GENERAL NOTES

- THESE DOCUMENTS ARE FOR THE DESIGN OF AN UNMANNED TELECOMMUNICATIONS FACILITY. THE FACILITY SHALL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. THE FACILITY WILL NOT BE OPEN TO THE PUBLIC AND SHALL HAVE RESTRICTED ACCESS TO THE WIRELESS CARRIER'S PERSONNEL AND SERVICE EQUIPMENT.
- THE WIRELESS CARRIER CERTIFIES THAT THIS TELECOMMUNICATIONS FACILITY WILL BE SERVICED ONLY BY THE CARRIER'S EMPLOYEES AND THEIR SUB-CONTRACTORS, FOR INSPECTION AND REPAIR PURPOSES ONLY.
- ON AVERAGE THE WIRELESS CARRIER'S EMPLOYEES OR SUB-CONTRACTORS (TYPICALLY ONE PERSON) WILL VISIT THE WIRELESS FACILITY TWO TIMES PER MONTH FOR A DURATION OF APPROXIMATELY ONE HOUR.
- THIS FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION (NO ADA ACCESS IS REQUIRED).
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED TO THIS FACILITY.
- NO WASTE WATER WILL BE GENERATED FROM THIS FACILITY.
- NO SOLID WASTE WILL BE GENERATED FROM THIS FACILITY.
- WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- WORK SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS SHOWN IN THESE DOCUMENTS, ONLY WHEN THOSE SPECIFICATIONS ARE MORE STRINGENT THAN THE MANUFACTURER'S.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED AS A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. HOWEVER, THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT/ BAR LENGTHS), THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- SEE THE STRUCTURAL ANALYSIS BY OTHERS UNDER SEPARATE COVER FOR APPLICABLE CODE REFERENCES AND PROPOSED DESIGN LOADS.
- NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (STAMPED AND SIGNED) PROVIDED BY OTHERS UNDER SEPARATE COVER.
- THE CONTRACTOR, PRIOR TO INSTALLATION OF ANTENNAS, EQUIPMENT, AND/OR COAX CABLES, SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN THE CERTIFIED STRUCTURAL ANALYSIS.
- THESE DESIGN DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE AND ANY SURROUNDING AREA TO BETTER THAN EXISTING CONDITION.
- THE CONTRACTOR SHALL ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS AND BEST CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL SITE CONDITIONS AND INSTALLATIONS.
- WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING SLOPE AND ELEVATION AS TO MAINTAIN A SMOOTH TRANSITION.

- ALL ITEMS NOT LISTED AS "EXISTING" OR "PROVIDED BY OTHERS" ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
- ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED.
- WHERE EXISTING MATERIALS ARE RE-USED, THE CONTRACTOR SHALL ENSURE THAT ALL OF THE EXISTING MATERIALS ARE FREE FROM DEFECTS OR HAVE BEEN REPAIRED TO LIKE NEW CONDITION.
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN ONE YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT OR A PREDETERMINED PERIOD OF TIME (AS NEGOTIATED WITH THE PROPERTY OWNER AND WIRELESS CARRIER), WHICHEVER IS GREATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN NEW CONDITION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES. THE PROPERTY OWNER SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY REPAIRS OR MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR.
- THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. LYNX CONSULTING INC. CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS AS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES, VERIFY LOCATIONS AND MARK ALL BURIED UTILITIES PRIOR TO PERFORMING ANY EXCAVATIONS OR GRADING ACTIVITIES.
- DO NOT SCALE THESE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTERLINE OF ELEMENTS, UNLESS OTHERWISE NOTED. CRITICAL DIMENSIONS SHALL BE VERIFIED AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- LYNX CONSULTING INC. HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. LYNX CONSULTING INC. DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE PROPERTY OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE PROPERTY OWNER IN WRITING.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITIES ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE EXISTING ONSITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION. NO CLAIM FOR ADDITIONAL COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE ARE MET. IN THE CASE OF ANY CONFLICTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE ENGINEER HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- IF THE CONTRACTOR OR SUB-CONTRACTORS FIND IT NECESSARY TO DEVIATE FROM THE ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ENGINEER WITH COPIES OF THE PROPOSED CHANGES FOR THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING EXECUTION OF THE WORK.

CONCRETE NOTES


- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE IBC 2015, STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS.

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f _c)	W/C RATIO	MINIMUM CEMENT CONTENT PER CUBIC YARD
SLAB ON GRADE TOPPING SLABS CONCRETE PIERS	3,000 PSI	≤ 0.45	5 1/2 SACKS
ALL STRUCTURAL CONCRETE	4,000 PSI	≤ 0.45	6 1/2 SACKS
CONCRETE WALLS	4,000 PSI	≤ 0.45	6 1/2 SACKS


CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.
- ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINMENT AGENT CONFORMING TO ASTM C260, C494, C989, AND C1017, TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE IBC 2015.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, f_y=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y=40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-165.
- SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y=60,000 PSI.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DO DETAILED OR APPROVED BY THE ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) (#5 BARS OR SMALLER)	2" 1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"
- BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.
- ANCHOR BOLTS TO CONFORM TO ASTM A307.
- NON-SHRINKING GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).
- ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.


CLIENT:



IMPLEMENTATION TEAM/CLIENT:



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PROJECT:

SPO ASSEMBLY

4301 W SUNSET BLVD
SPOKANE, WA 99224

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: N-1

SPECIAL INSPECTIONS

RECOMMENDED TESTING AGENCY: _____ PHONE: (____) ____-____
(A WABO-CERTIFIED SPECIAL INSPECTION AGENCY IS REQUIRED)

THE OWNER, OR THE OWNER'S AGENT, IS REQUIRED TO HIRE AN INDEPENDENT TESTING/INSPECTION AGENCY TO PERFORM REQUIRED SPECIAL INSPECTIONS.

THE INDEPENDENT AGENCY HIRED TO PERFORM THE DUTIES OF SPECIAL INSPECTION IS REQUIRED TO BE A REGISTERED AGENCY WITH WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO), UNDER THE SPECIAL INSPECTION REGISTRATION PROGRAM (SIRP) STANDARD NO. 1701 OR MOST CURRENT ADOPTED SPECIAL INSPECTION STANDARD PUBLISHED BY WABO.

SPECIAL INSPECTOR MUST BE CONTACTED IN ADVANCE OF ANY WORK NOTED BELOW. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S DESIGNEE TO NOTIFY THE SPECIAL INSPECTION AGENCY AND SCHEDULE A BUILDING INSPECTION IN A TIMELY MANNER. COPIES OF ALL INSPECTION REPORTS MUST BE POSTED ON SITE AND SUMMARY LETTERS SUBMITTED TO THE BUILDING INSPECTION SUPERVISOR. UNRESOLVED NON-CONFORMANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY'S INSPECTOR.

REQUIRED SPECIAL INSPECTIONS 2015 INTERNATIONAL BUILDING CODE; SECTIONS 1701, 1704, & 1705

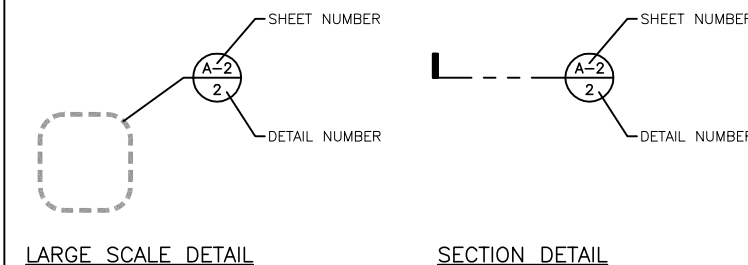
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|--|---|
| <input type="checkbox"/> STRUCTURAL STEEL (1705.2; AISC 360) | <input type="checkbox"/> SPRAYED FIRE-REST MATERIALS (1705.3) |
| <input type="checkbox"/> STEEL - OTHER THAN STRUCTURAL STEEL (1705.2.2) | <input type="checkbox"/> INTUMESCENT FIRE-RESIST CTGS (1705.14) |
| <input type="checkbox"/> STRUCTURAL CONCRETE (1705.3) | <input type="checkbox"/> EIFS (1705.15) |
| <input type="checkbox"/> REINF. STEEL/PRESTRESSING TENDONS (1705.3) | <input type="checkbox"/> POST-INSTALLED ANCHORS (1705.3; AISC 315: D.9.2) |
| <input type="checkbox"/> SHOTCRETE (1705.3; 1910) | <input type="checkbox"/> SMOKE CONTROL (1705.17) |
| <input type="checkbox"/> STRUCTURAL MASONRY (1075.4) | <input type="checkbox"/> STRUCTURAL STEEL (SFRS 1705.11.1; AISC 314) |
| TMS 402/ACI 530/ASCE 5; | <input type="checkbox"/> STRUCTURAL WOOD (SFRS 1705.11.2) |
| TMS 602/ACI 530.1/ASCE 6 | <input type="checkbox"/> COLD FORMED STEEL FRAMING (SFRS 1705.11.2) |
| <input type="checkbox"/> HIGH LOAD DIAPHRAGMS (WOOD 1705.5.1) | <input type="checkbox"/> ACCESS FLOORS (SFRS 1705.11.5.1) |
| <input type="checkbox"/> GRADING, EXCAVATION, AND FILLING (SOILS 1705.6) | <input type="checkbox"/> STORAGE RACKS (SFRS 1705.11.7) |
| <input type="checkbox"/> DRIVEN DEEP FOUNDATIONS (1705.7) | <input type="checkbox"/> ARCHITECTURAL COMPONENTS (SFRS 1705.11.5) |
| <input type="checkbox"/> CAST-IN-PLACE DEEP FOUNDATIONS (1705.8) | <input type="checkbox"/> MECH. AND ELEC. COMPONENTS (SFRS 1705.11.6) |
| <input type="checkbox"/> INSTALLATION OF PRECAST ELEMENTS (1705.3) | <input type="checkbox"/> SEISMIC ISOLATION SYSTEMS (SFRS 1705.11.8) |
| <input type="checkbox"/> OTHER _____ | |

STRUCTURAL STEEL NOTES

- SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
- STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON A.I.S.I. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH IBC 2015 CHAPTER 22, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ENGINEER. THE ENGINEER SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM	YIELD STRENGTH (f _y)
WIDE FLANGE SHAPE S	ASTM A992	f _y 50 KSI
OTHER SHAPES, PLATES AND RODS	ASTM A36	f _y 36 KSI
PIPE COLUMNS	ASTM A53	f _y 35 KSI
STRUCTURAL TUBING	ASTM A500	f _y 46 KSI
ANCHOR BOLTS	ASTM A307	
CONNECTION BOLTS	ASTM A325	
- ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M-00.
- ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.
- COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
- BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIAMETER) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIAMETER ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.
- ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.
- TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

LEGEND



CELLULAR SITE

PORTION OF NW1/4 OF SEC. 26, T. 25 N., R. 42 E., W.M.

verizon

PLANS PREPARED BY:



16928 WOODINVILLE-REDMOND RD NE, SUITE 210
WOODINVILLE, WA 98072
PHONE: 425.487.1732
WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

SPO

ASSEMBLY

4301 W. SUNSET BLVD.
SPOKANE, WA 99224
SPOKANE COUNTY

ISSUED FOR:

FINAL SURVEY

REV: DATE: ISSUED FOR: BY:

2	10-16-19	ADDED VACATED RIGHT OF WAY	JRS
1	05-16-19	ADDED PROPOSED MONOPOLE LOCATION	JRS
0	04-01-19	FINAL SURVEY	JRS

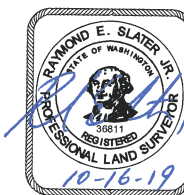
DRAWN BY: CHK.: APV.:

JRS	MWO	JRS
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CURRENT ISSUE DATE:

10-16-19

LICENSURE:



JURISDICTIONAL APPROVAL:

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THIS SET OF DOCUMENTS. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:

TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP

DRAWING NUMBER:

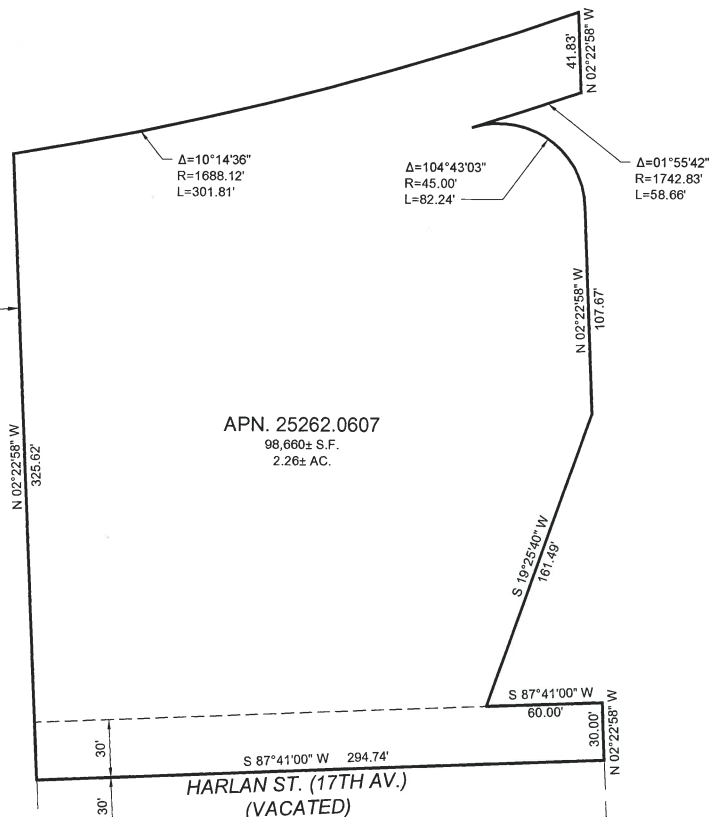
C-1A

2

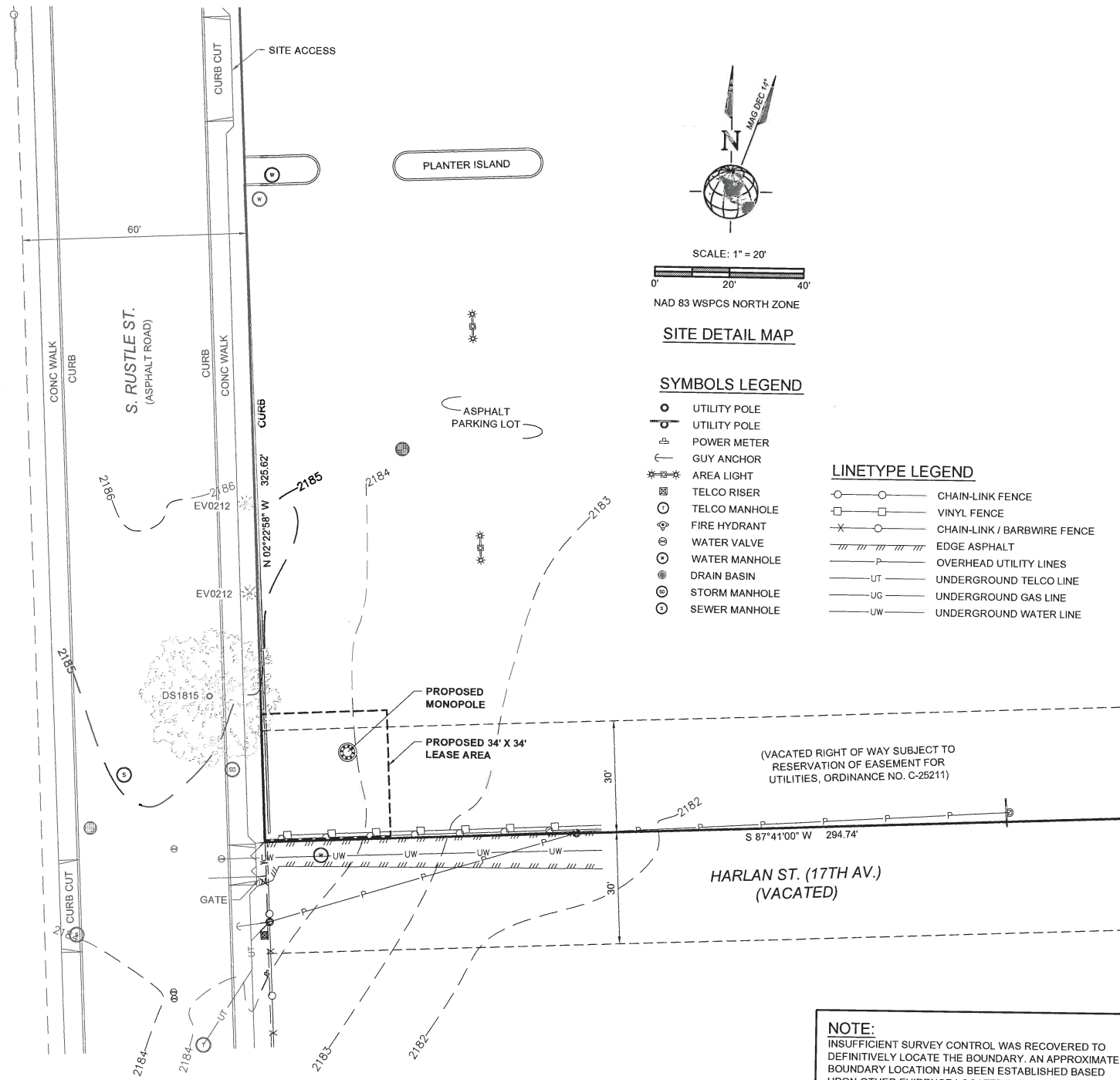
CEI JOB NUMBER:

18-55006

W. SUNSET HWY.
W. SUNSET BLVD. (SR-2)



BOUNDARY MAP
SCALE: 1" = 60'



SCALE: 1" = 20'
NAD 83 WSPCS NORTH ZONE

SITE DETAIL MAP

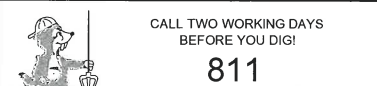
SYMBOLS LEGEND

- UTILITY POLE
- UTILITY POLE
- POWER METER
- GUY ANCHOR
- AREA LIGHT
- TELCO RISER
- TELCO MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- DRAIN BASIN
- STORM MANHOLE
- SEWER MANHOLE

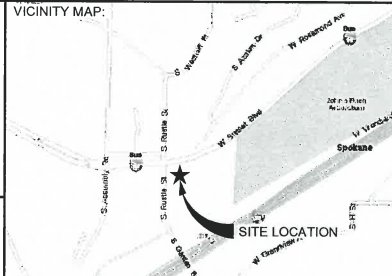
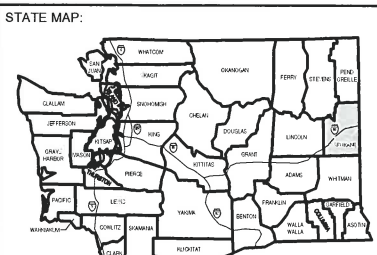
LINETYPE LEGEND

- CHAIN-LINK FENCE
- VINYL FENCE
- CHAIN-LINK / BARB WIRE FENCE
- EDGE ASPHALT
- OVERHEAD UTILITY LINES
- UNDERGROUND TELCO LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE

NOTE:
INSUFFICIENT SURVEY CONTROL WAS RECOVERED TO DEFINITELY LOCATE THE BOUNDARY. AN APPROXIMATE BOUNDARY LOCATION HAS BEEN ESTABLISHED BASED UPON OTHER EVIDENCE LOCATED DURING THE COURSE OF THIS SURVEY. THIS IS NOT AN ACTUAL BOUNDARY SURVEY.



SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW SURVEY - PINK/TELCO - ORANGE PROPOSED - WHITE WATER - BLUE



- SURVEY REFERENCES:
- (R1) RECORD OF SURVEY, VOL. 40/88.
 - (R2) RECORD OF SURVEY, VOL. 87/83.
 - (R3) RECORD OF SURVEY, VOL. 30/78.
 - (R4) RECORD OF SURVEY, VOL. 42/2.
 - (R5) RECORD OF SURVEY, VOL. 137/7.
 - (R6) RECORD OF SURVEY, VOL. 45/22.

- NOTES:
- ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) ELEVATIONS REFERENCED TO THE NAVD 88 DATUM.
 - RECORD BEARINGS HAVE BEEN ROTATED TO HEREIN REFERENCED NAD 83 MERIDIAN.
 - FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 01/22/19.

SITE INFORMATION:

TAX LOT NO: 25262.0607
SITE ADDRESS: 4301 W. SUNSET BLVD. SPOKANE, WA 99224
SITE OWNER: SURMONHIN HOTEL, LLC
ZONING: CB (COMMUNITY BUSINESS)
TOTAL LOT AREA: 98,660± S.F. (2.26± AC.)

FLOOD ZONE "X": AREA OF MINIMAL FLOOD HAZARD.
(PER FIRM MAP NO. 53063C0539D, DATED 7/6/2010.)

COORDINATE DATA @ CENTER PROPOSED MONOPOLE

LATITUDE - 47° 38' 21.67" N NAD 83
LONGITUDE - 117° 28' 22.49" W NAD 83
GROUND ELEV = 2184.0 FEET NAVD 88

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS, DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET. NO TITLE RESEARCH WAS PERFORMED BY CORNERSTONE ENGINEERING INC.

SURVEY EQUIPMENT:

TOTAL STATION: TOPCON GPT 3003.
GPS UNIT: CHC NAVIGATION CHCX90D-OPUS STATIC GPS RECEIVER.

BENCHMARK DISCLAIMER: ELEVATIONS ESTABLISHED AT THIS SITE ARE REFERENCED TO THE ABOVE NAMED CORNERS STATION. NO EFFORT WAS MADE TO CHECK FOR LOCAL BENCHMARKS. THE ELEVATIONS ARE ACCURATE WITHIN THE FAA TOLERANCE REQUESTED FOR THIS PROJECT.

LEGAL DESCRIPTION:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18, BLOCK 6, GARDEN SPRINGS ADDITION TO SPOKANE FALLS, WASHINGTON, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, RECORDS OF SPOKANE COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID LOTS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET SOUTHERLY WHEN MEASURED RADIALLY FROM THE CENTER LINE SURVEY OF P.S.H. NO. 2 BY WARRANTY DEED RECORDED UNDER SPOKANE COUNTY RECORDING NO. 998605A; TOGETHER WITH THAT PORTION OF VACATED 12TH STREET ADJACENT TO THE EAST LINE OF BLOCK 6, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 6; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE SOUTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 2; THENCE EASTERLY ALONG SAID HIGHWAY TO ITS INTERSECTION WITH THE EAST LINE OF VACATED 12TH STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE PRODUCED EAST, OF LOT 9 IN SAID BLOCK; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE, BY DEED RECORDED AUGUST 08, 1951 UNDER RECORDING NO. 47448B DESCRIBED AS FOLLOWS: THAT TRACT OF LAND BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF PRIMARY STATE HIGHWAY NO. 2, ON THE EAST BY THE PRODUCED EAST LINE OF VACATED 12TH STREET, AND ON THE SOUTH AND WEST BY THE CURVE OF A CIRCLE WITH A RADIUS OF 45 FEET, SAID CIRCLE BEING TANGENT TO BOTH OF THE ABOVE DESCRIBED LINES; AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF VACATED 17TH AVENUE LYING BETWEEN THE WEST LINE OF SAID BLOCK 6, EXTENDED SOUTHERLY, AND AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, RECORDS OF SPOKANE COUNTY; AND OF VACATED 12TH STREET IN SAID PLAT, LYING WITHIN A STRIP SPOKANE TO GEISER FIELD ROAD, ABUTTING UPON, ADJACENT TO AND CONTIGUOUS WITH THE RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 2, HIGHWAY AND EXTENDING FROM THE EASTERLY LINE OF SAID VACATED 12TH STREET WESTERLY TO THE WESTERLY LINE OF SAID BLOCK; EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY WARRANTY DEED RECORDED UNDER SPOKANE COUNTY RECORDING NO. 794214B.
(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 2975360, DATED NOVEMBER 6, 2017).

EASEMENTS OF RECORD:

10. SUBJECT TO EASEMENT IN FAVOR OF COMCAST FOR BROADBAND COMMUNICATIONS SYSTEM, RECORDED JANUARY 18, 2008 UNDER RECORDING NO. 5632872. (THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO PLOT HEREON)

CELLULAR SITE

PORTION OF NW1/4 OF SEC. 26, T. 25 N., R. 42 E., W.M.

verizon

PLANS PREPARED BY:



16928 WOODINVILLE-REDMOND RD NE, SUITE 210
WOODINVILLE, WA 98072
PHONE: 425.487.1732
WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

SPO

ASSEMBLY

4301 W. SUNSET BLVD.
SPOKANE, WA 99224
SPOKANE COUNTY

ISSUED FOR:

FINAL SURVEY

REV: DATE: ISSUED FOR: BY:

0	12-14-18	FINAL SURVEY	JRS
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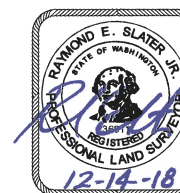
DRAWN BY: CHK.: APV.:

JRS MWO JRS

CURRENT ISSUE DATE:

12-14-18

LICENSURE:



JURISDICTIONAL APPROVAL:

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

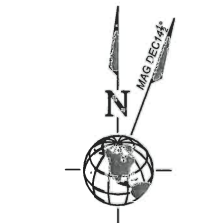
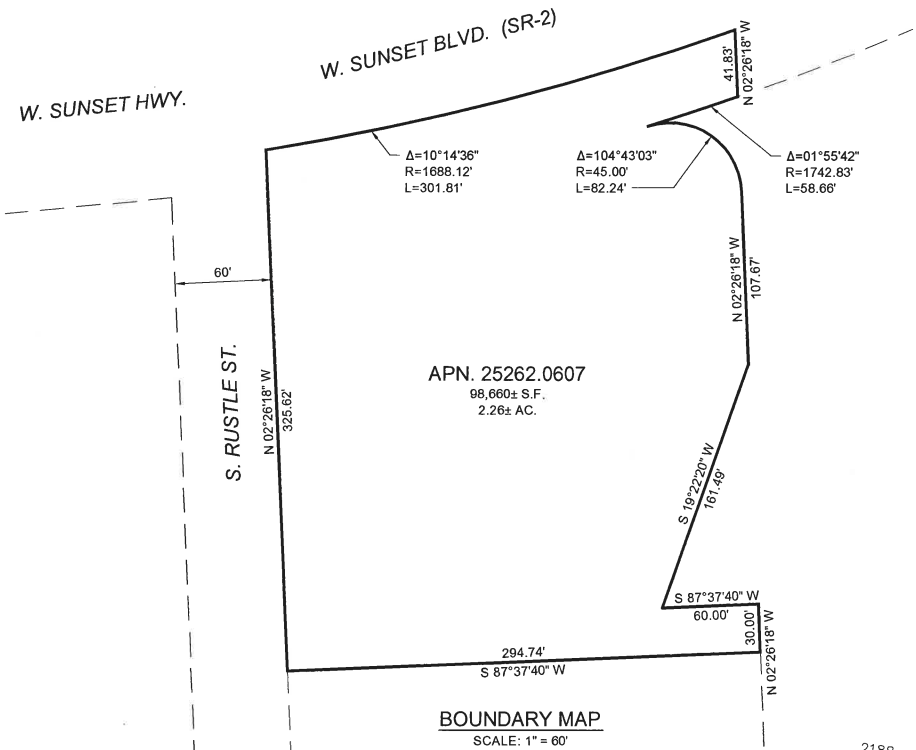
DRAWING TITLE:

TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP

DRAWING NUMBER:

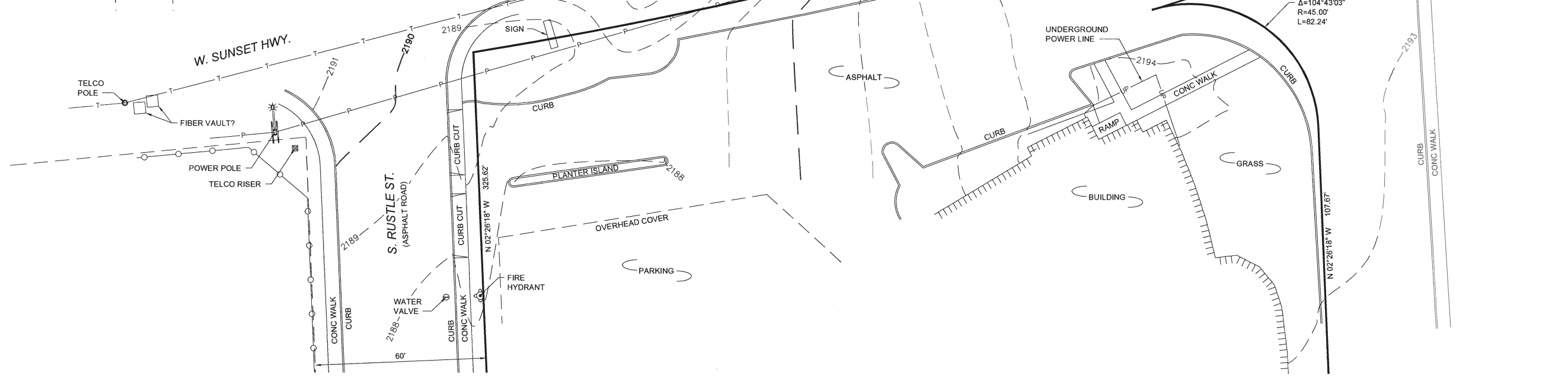
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CEI JOB NUMBER: 18-55006

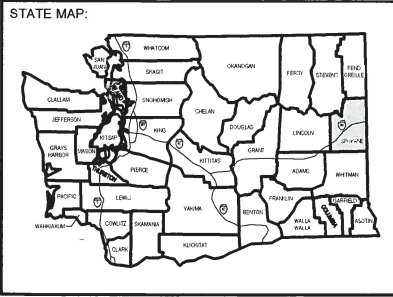
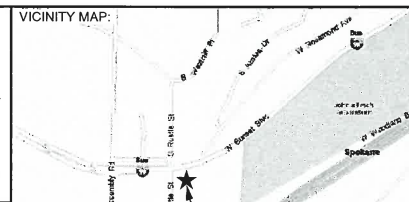


NOTE:
THIS SURVEY WAS CONDUCTED WITH SNOW ON THE GROUND. CERTAIN FEATURES MAY NOT SHOW HEREON AS A RESULT OF THE SNOW COVER. ADDITIONALLY, THE SNOW COVER PREVENTED THE SURVEYOR FROM RECOVERING SURVEY CONTROL. THEREFORE, THE BOUNDARY SHOWN HEREON IS IN ITS APPROXIMATE LOCATION ONLY. DO NOT USE THIS BOUNDARY LOCATION TO DETERMINE DISTANCES FROM THE BOUNDARY TO ANY PROPOSED OR EXISTING IMPROVEMENTS.

SITE DETAIL MAP



CALL TWO WORKING DAYS BEFORE YOU DIG!
811
NATIONAL UTILITIES UNDERGROUND LOCATE
SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS
ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW SURVEY - PINK TELCATV - ORANGE PROPOSED - WHITE WATER - BLUE



NOTES:
1. ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) ELEVATIONS REFERENCED TO THE NAVD 88 DATUM.
2. RECORD BEARINGS HAVE BEEN ROTATED TO HEREIN REFERENCED NAD 83 MERIDIAN.
3. SURVEY MONUMENTS SHOWN HEREON WERE VISITED ON 12/10/18.

SITE INFORMATION:
TAX LOT NO: 25262.0607
SITE ADDRESS: 4301 W. SUNSET BLVD. SPOKANE, WA 99224
SITE OWNER: SURMONHIN HOTEL, LLC
ZONING: CB (COMMUNITY BUSINESS)
TOTAL LOT AREA: 98,660± S.F. (2.26± AC.)

FLOOD ZONE "X": AREA OF MINIMAL FLOOD HAZARD. (PER FIRM MAP NO. 53063C0539D, DATED 7/6/2010.)

COORDINATE DATA @ TO BE DETERMINED
LATITUDE - ---°---'---" N NAD 83
LONGITUDE - ---°---'---" W NAD 83
GROUND ELEV = XXXXX FEET NAVD 88

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS, DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET. NO TITLE RESEARCH WAS PERFORMED BY CORNERSTONE ENGINEERING INC.

SURVEY EQUIPMENT:
TOTAL STATION: TOPCON GPT 3003.
GPS UNIT: CHC NAVIGATION CHCX900-OPUS STATIC GPS RECEIVER.

CORS STATION: P020
DATUM: NAVD 88
ELEVATION: 1642.6'

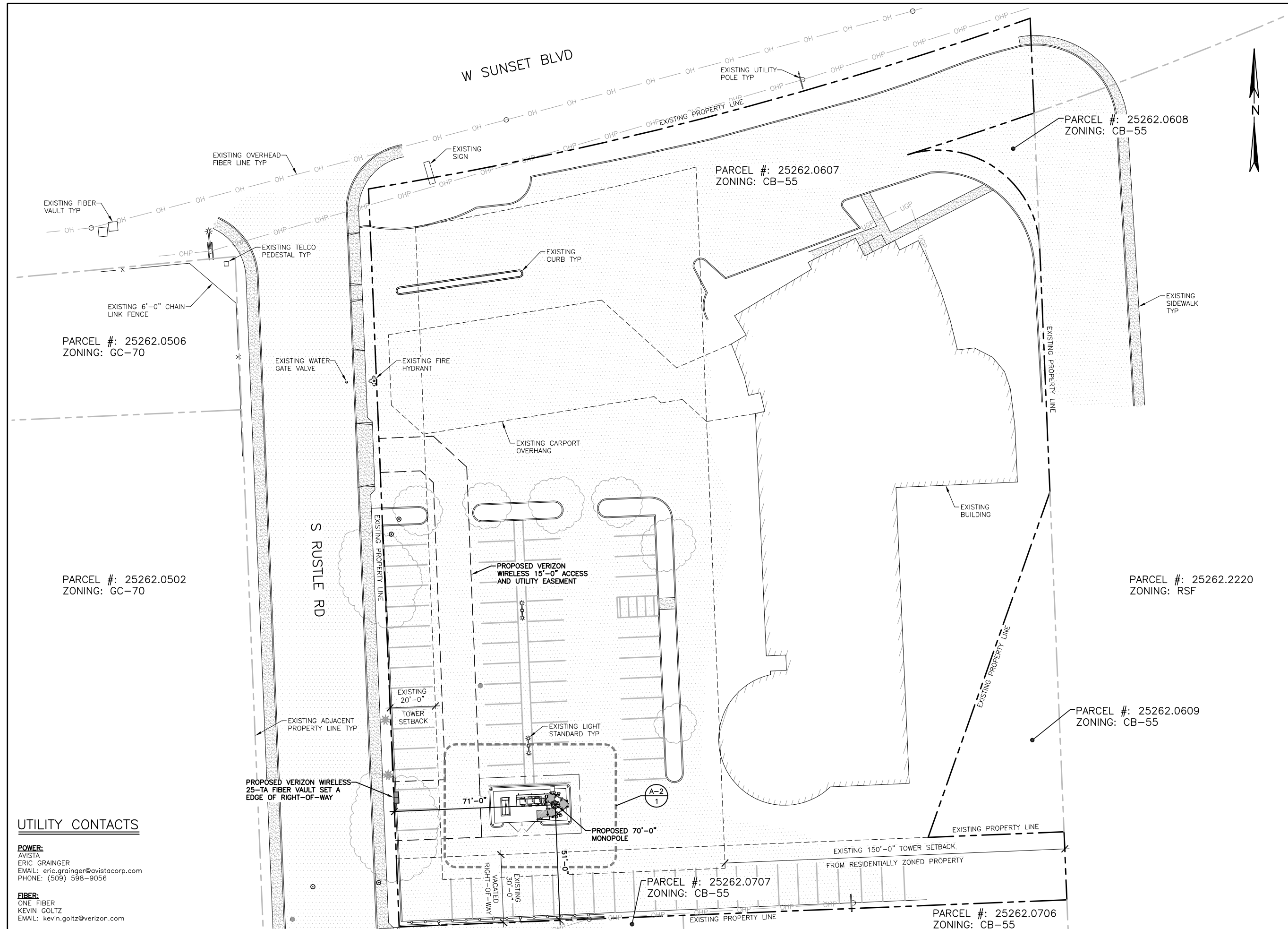
BENCHMARK DISCLAIMER: ELEVATIONS ESTABLISHED AT THIS SITE ARE REFERENCED TO THE ABOVE NAMED CORS STATION. NO EFFORT WAS MADE TO CHECK FOR LOCAL BENCHMARKS. THE ELEVATIONS ARE ACCURATE WITHIN THE FAA TOLERANCE REQUESTED FOR THIS PROJECT.

LEGAL DESCRIPTION:
LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18, BLOCK 6, GARDEN SPRINGS ADDITION TO SPOKANE FALLS, WASHINGTON, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, RECORDS OF SPOKANE COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID LOTS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET SOUTHERLY WHEN MEASURED RADIALY FROM THE CENTER LINE SURVEY OF P.S.H. NO. 2 BY WARRANTY DEED RECORDED UNDER SPOKANE COUNTY RECORDING NO. 998605A; TOGETHER WITH THAT PORTION OF VACATED 12TH STREET ADJACENT TO THE EAST LINE OF BLOCK 6, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 6; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE SOUTHERLY LINE OF PRIMARY STATE HIGHWAY NO. 2; THENCE EASTERLY ALONG SAID HIGHWAY TO ITS INTERSECTION WITH THE EAST LINE OF VACATED 12TH STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE PRODUCED EAST, OF LOT 9 IN SAID BLOCK; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE, BY DEED RECORDED AUGUST 08, 1951 UNDER RECORDING NO. 47448B DESCRIBED AS FOLLOWS: THAT TRACT OF LAND BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF PRIMARY STATE HIGHWAY NO. 2, ON THE EAST BY THE PRODUCED EAST LINE OF VACATED 12TH STREET, AND ON THE SOUTH AND WEST BY THE CURVE OF A CIRCLE WITH A RADIUS OF 45 FEET, SAID CIRCLE BEING TANGENT TO BOTH OF THE ABOVE DESCRIBED LINES; AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF VACATED 17TH AVENUE LYING BETWEEN THE WEST LINE OF SAID BLOCK 6, EXTENDED SOUTHERLY, AND THE EAST LINE OF VACATED 12TH STREET; AND THOSE PORTIONS OF LOTS 6, 7, 18, AND 19, BLOCK 6, GARDEN SPRINGS ADDITION TO SPOKANE FALLS, WASHINGTON, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, RECORDS OF SPOKANE COUNTY; AND OF VACATED 12TH STREET IN SAID PLAT, LYING WITHIN A STRIP OF LAND 40 FEET IN WIDTH SOUTHERLY OF, ABUTTING UPON, ADJACENT TO AND CONTIGUOUS WITH THE RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 2, SPOKANE TO GEIGER FIELD ROAD, DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY, WHEN MEASURED RADIALY, FROM THE CENTER LINE SURVEY OF SAID HIGHWAY AND EXTENDING FROM THE EASTERLY LINE OF SAID VACATED 12TH STREET WESTERLY TO THE WESTERLY LINE OF SAID BLOCK; EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY WARRANTY DEED RECORDED UNDER SPOKANE COUNTY RECORDING NO. 794214B.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 2975360, DATED NOVEMBER 6, 2017).

EASEMENTS OF RECORD:
10. SUBJECT TO EASEMENT IN FAVOR OF COMCAST FOR BROADBAND COMMUNICATIONS SYSTEM, RECORDED JANUARY 18, 2008 UNDER RECORDING NO. 5632872. (THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO PLOT HEREON)



CLIENT:



IMPLEMENTATION TEAM/CLIENT:



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



REV	DATE	DESCRIPTION
-	-	-
7	11/13/19	REVISED COMPOUND LOCATION
6	9/18/19	REVISED PER COMMENTS AND ADDED MW
5	5/23/19	FZD'S ISSUED FOR SUBMITTAL
4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:
SPO ASSEMBLY
 4301 W SUNSET BLVD
 SPOKANE, WA 99224

SHEET TITLE:
PROPOSED SITE PLAN

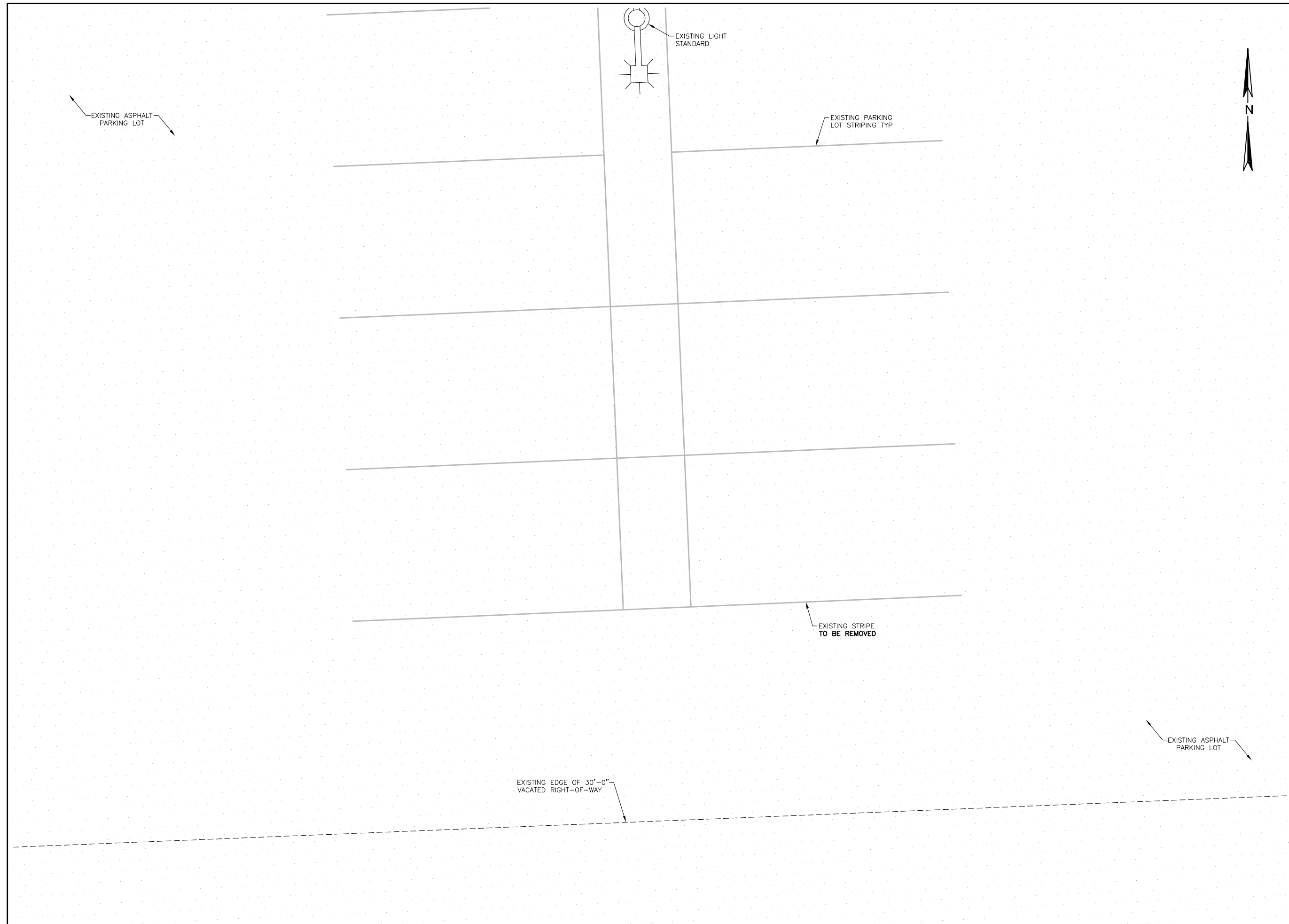
PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: C-2

UTILITY CONTACTS

POWER:
 AVISTA
 ERIC GRAINGER
 EMAIL: eric.grainger@avistacorp.com
 PHONE: (509) 598-9056

FIBER:
 ONE FIBER
 KEVIN GOLTZ
 EMAIL: kevin.goltz@verizon.com

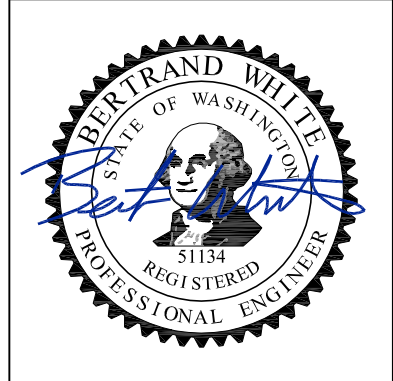
22"x34" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"
 10' 5' 0' 10'



CLIENT:

IMPLEMENTATION TEAM/CLIENT:

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REV	DATE	DESCRIPTION
-	-	-
7	11/13/19	REVISED COMPOUND LOCATION
6	9/18/19	REVISED PER COMMENTS AND ADDED MW
5	5/23/19	FZD'S ISSUED FOR SUBMITTAL
4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:

SPO ASSEMBLY

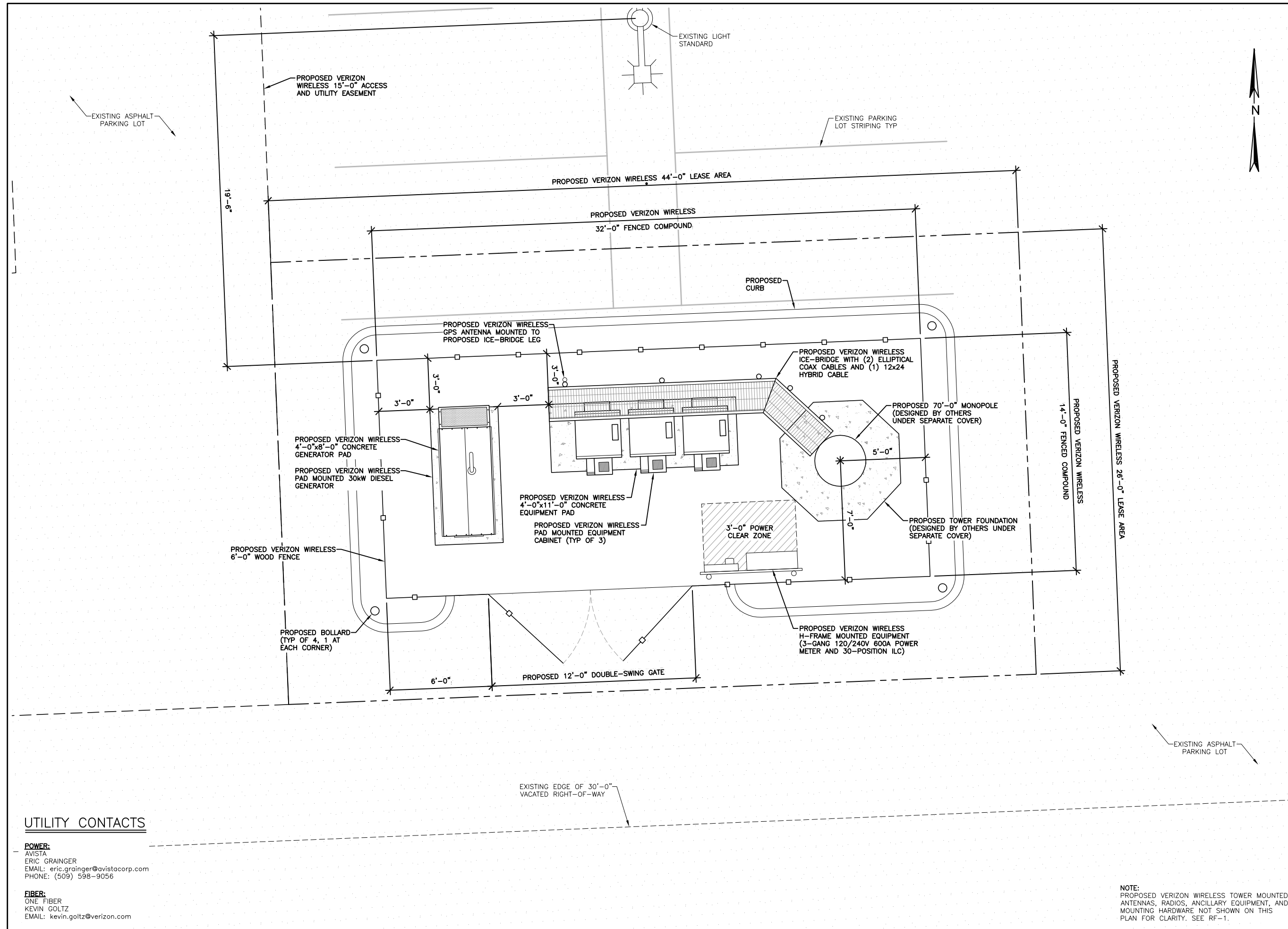
4301 W SUNSET BLVD
SPOKANE, WA 99224

SHEET TITLE:

EXISTING COMPOUND PLAN

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD: BEW
REVISION NO: 7	SHEET NO: A-1

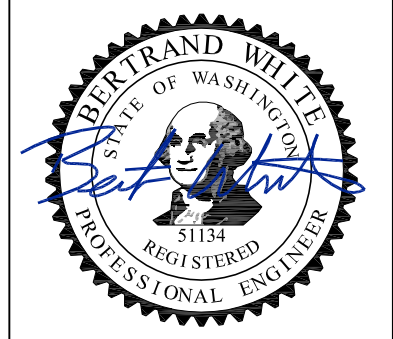
22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



CLIENT:

 IMPLEMENTATION TEAM/CLIENT:


DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



REV	DATE	DESCRIPTION
-	-	-
7	11/13/19	REVISED COMPOUND LOCATION
6	9/18/19	REVISED PER COMMENTS AND ADDED MW
5	5/23/19	FZD'S ISSUED FOR SUBMITTAL
4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:
SPO ASSEMBLY
 4301 W SUNSET BLVD
 SPOKANE, WA 99224

SHEET TITLE:
PROPOSED COMPOUND PLAN

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: A-2

UTILITY CONTACTS

POWER:
 AVISTA
 ERIC GRAINGER
 EMAIL: eric.grainger@avistacorp.com
 PHONE: (509) 598-9056

FIBER:
 ONE FIBER
 KEVIN GOLTZ
 EMAIL: kevin.goltz@verizon.com

NOTE:
 PROPOSED VERIZON WIRELESS TOWER MOUNTED ANTENNAS, RADIOS, ANCILLARY EQUIPMENT, AND MOUNTING HARDWARE NOT SHOWN ON THIS PLAN FOR CLARITY. SEE RF-1.

22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

CLIENT:



IMPLEMENTATION TEAM/CLIENT:



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



REV	DATE	DESCRIPTION
-	-	-
7	11/13/19	REVISED COMPOUND LOCATION
6	9/18/19	REVISED PER COMMENTS AND ADDED MW
5	5/23/19	FZD'S ISSUED FOR SUBMITTAL
4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:

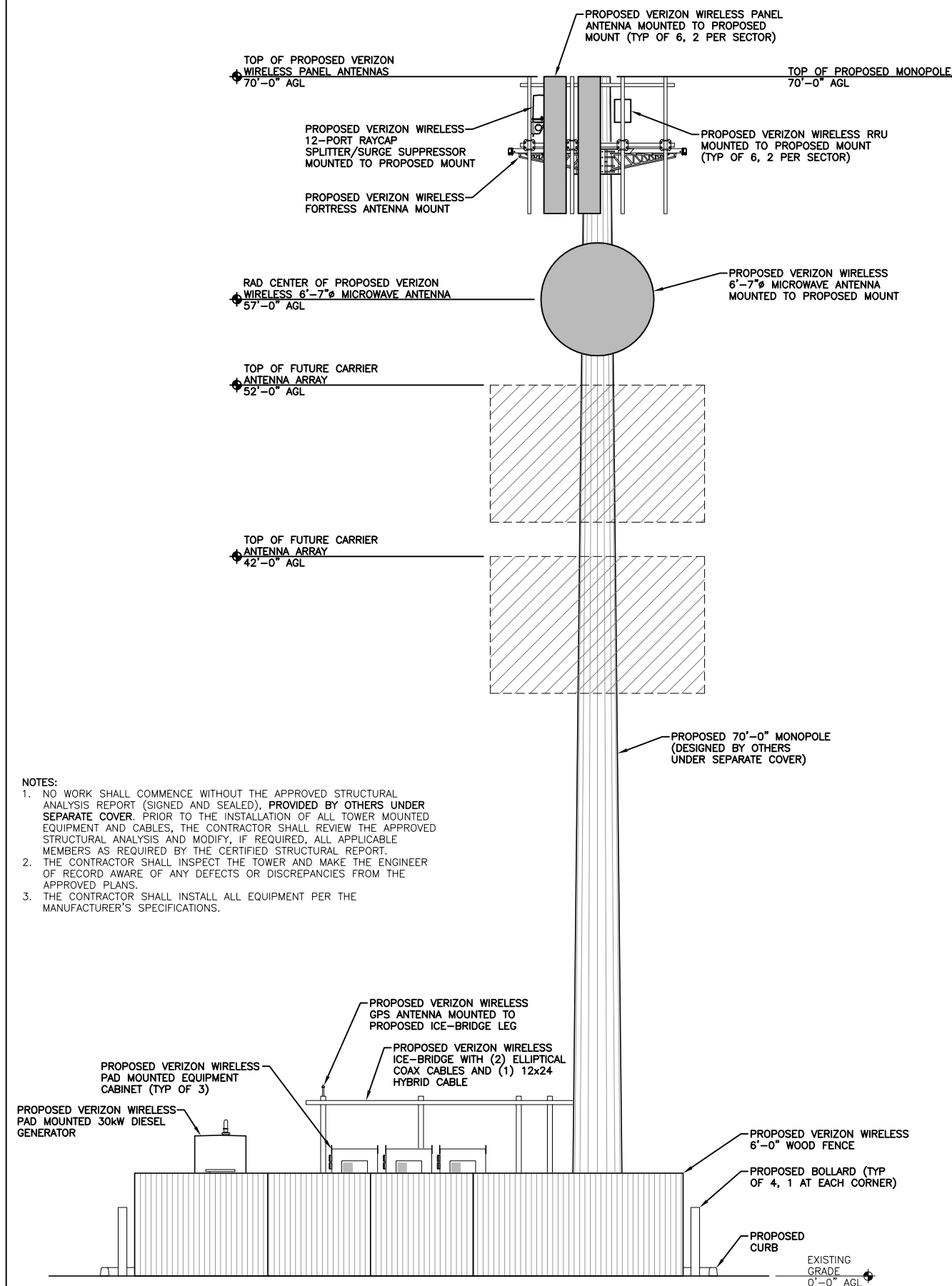
SPO ASSEMBLY

4301 W SUNSET BLVD
SPOKANE, WA 99224

SHEET TITLE:

PROPOSED ELEVATION

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: A-3



NOTES:

- NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (SIGNED AND SEALED), PROVIDED BY OTHERS UNDER SEPARATE COVER. PRIOR TO THE INSTALLATION OF ALL TOWER MOUNTED EQUIPMENT AND CABLES, THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS REQUIRED BY THE CERTIFIED STRUCTURAL REPORT.
- THE CONTRACTOR SHALL INSPECT THE TOWER AND MAKE THE ENGINEER OF RECORD AWARE OF ANY DEFECTS OR DISCREPANCIES FROM THE APPROVED PLANS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT PER THE MANUFACTURER'S SPECIFICATIONS.

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED 2

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 2' 0' 4'

PROPOSED ELEVATION 1

CLIENT:



IMPLEMENTATION TEAM/CLIENT:



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REV	DATE	DESCRIPTION
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3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:
SPO ASSEMBLY
 4301 W SUNSET BLVD
 SPOKANE, WA 99224

SHEET TITLE:
PROPOSED ANTENNA CONFIGURATIONS

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: RF-1

PROPOSED ANTENNA SCHEDULE

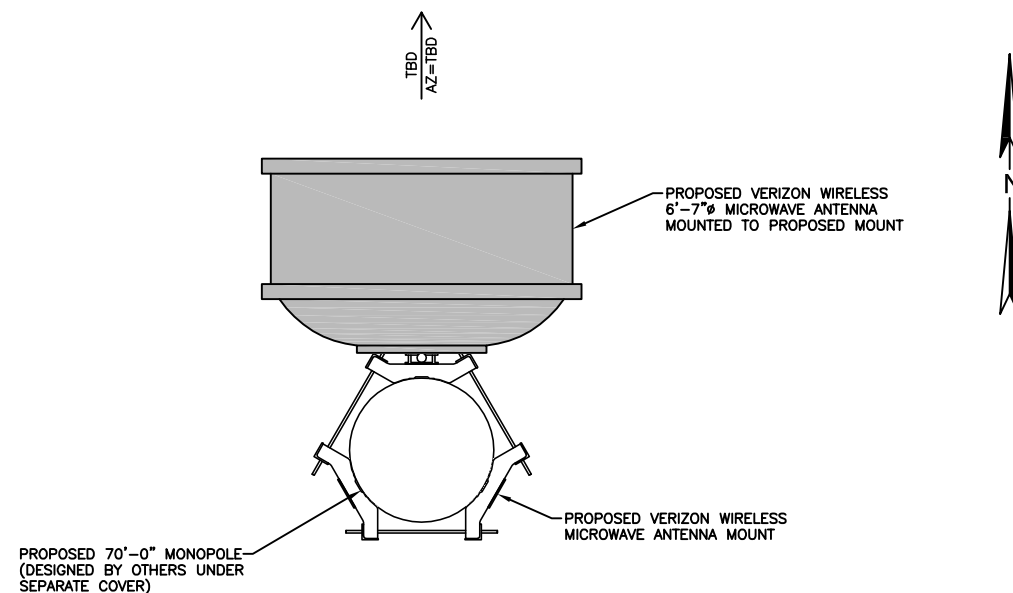
ALPHA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
850 LTE	10°	70'-0"	1	JMA	MX06FIT845-02	95.9"	15.4"	10.7"	3'	6'	1	12x24 HYBRID	90'-0"	RRUS4449 B5/B13
700 LTE										6'				RRUS8843 B2/B66
PCS LTE										0'				NONE
850 LTE	10°	70'-0"	1	JMA	MX06FIT845-02	95.9"	15.4"	10.7"	3'	6'	1	12x24 HYBRID	90'-0"	NONE
700 LTE										6'				NONE
AWS LTE										0'				NONE
BETA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
850 LTE	160°	70'-0"	1	JMA	MX06FRO860-02	95.9"	15.4"	10.7"	2'	3'	0	NA	NA	RRUS4449 B5/B13
700 LTE										3'				RRUS8843 B2/B66
PCS LTE										0'				NONE
850 LTE	160°	70'-0"	1	JMA	MX06FRO860-02	95.9"	15.4"	10.7"	2'	3'	0	NA	NA	NONE
700 LTE										3'				NONE
AWS LTE										0'				NONE
GAMMA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
850 LTE	275°	70'-0"	1	JMA	MX06FIT845-02	95.9"	15.4"	10.7"	-2'	2'	0	NA	NA	RRUS4449 B5/B13
700 LTE										2'				RRUS8843 B2/B66
PCS LTE										0'				NONE
850 LTE	275°	70'-0"	1	JMA	MX06FIT845-02	95.9"	15.4"	10.7"	-2'	2'	0	NA	NA	NONE
700 LTE										2'				NONE
AWS LTE										0'				NONE

22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

NOT USED 3

PROPOSED MICROWAVE SCHEDULE

SECTOR	AZIMUTH	RAD CENTER	QTY	VENDOR	MODEL	DIAMETER	TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
TBD	TBD	57'-0"	1	RFS	UXA6	6'-7"φ	TBD	2	EWP63	75'-0"	NONE

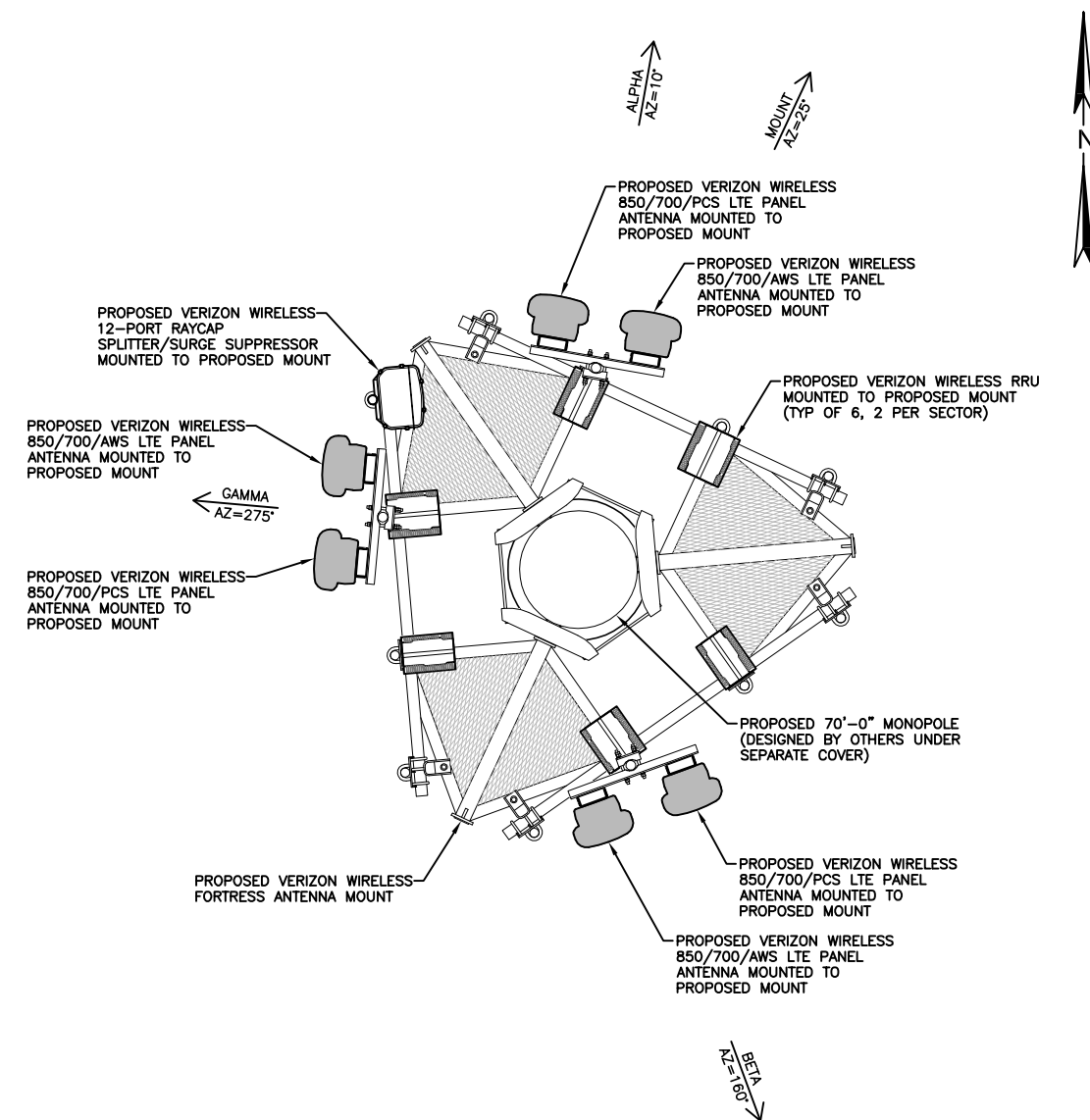


22"x34" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"

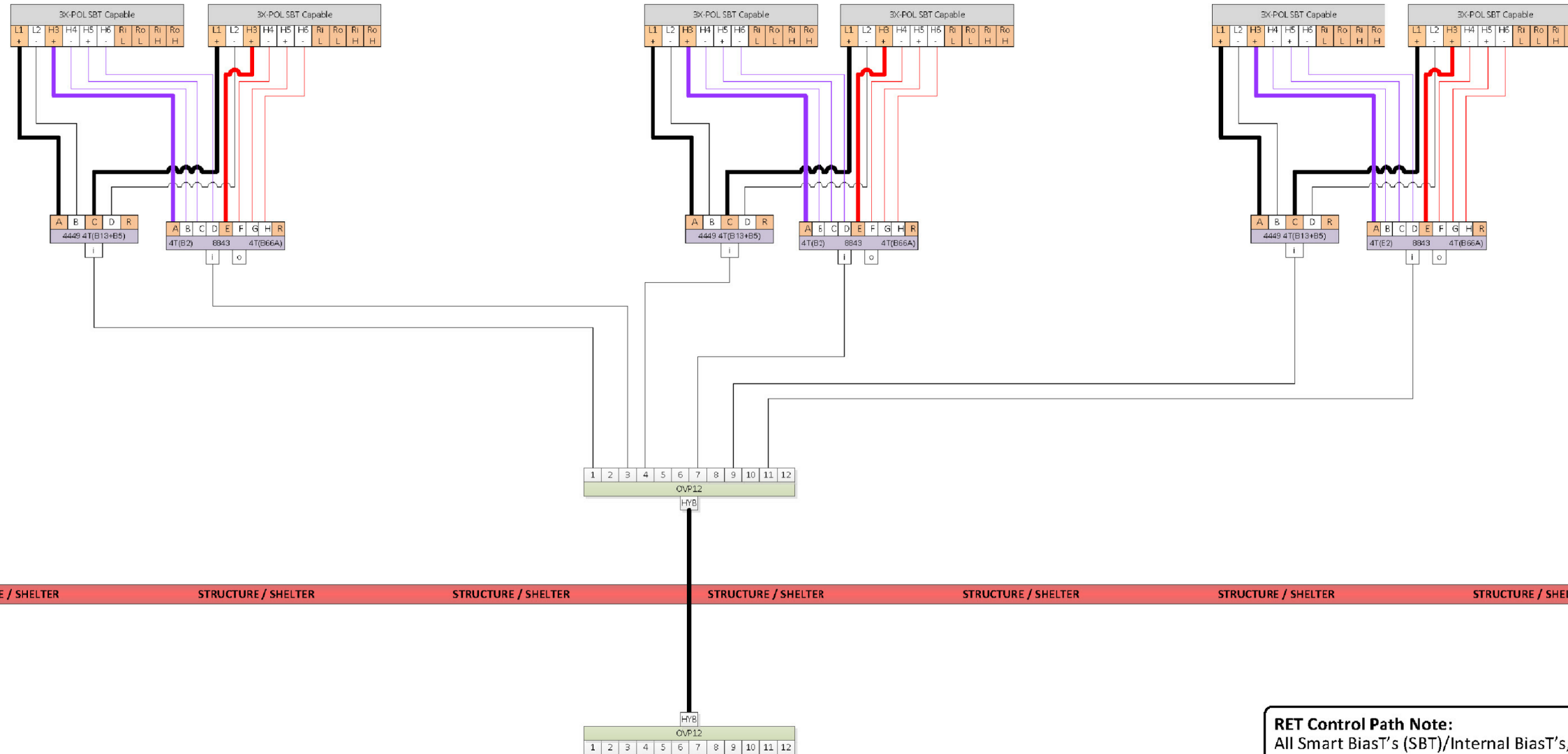
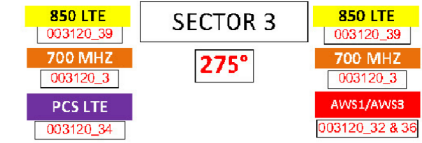
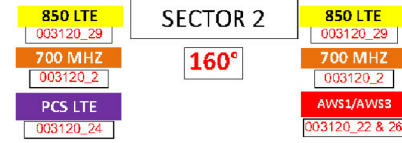
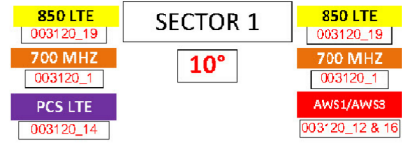
PROPOSED MW ANTENNA CONFIGURATION 2

22"x34" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"

PROPOSED ANTENNA CONFIGURATION 1



(003120) SPO – ASSEMBLY [3 Sector – RET 4x4 RRH - 700 850 PCS AWS1 AWS3]



RRU Bands:

700	-----	Band 13
AWS	-----	Band 4
PCS	-----	Band 2
850	-----	Band 5
AWS-1/3	-----	Band 66A
CBRS	-----	Band 48
LAA	-----	Band 46

RET Control Path Note:
 All Smart BiasT's (SBT)/Internal BiasT's, or External AISG RET Controllers are driven by the **BOLD** coax/jumper pathways.

Example:
 Antenna port '1' driven by RRH port 'A'

CLIENT:

IMPLEMENTATION TEAM/CLIENT:

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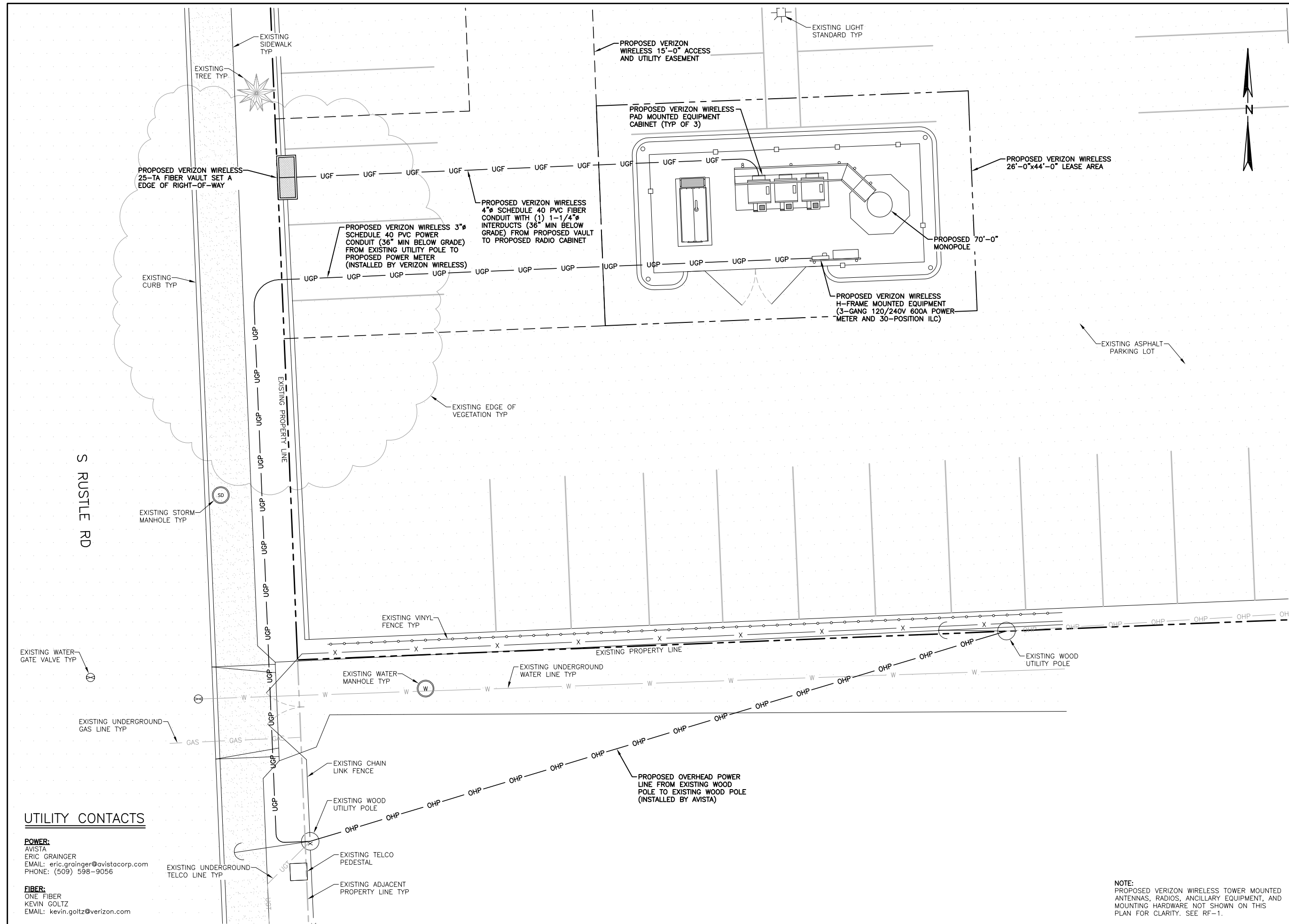


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4	4/23/19	LANDSCAPING REMOVED
3	4/08/19	TOWER RELOCATED AND ADDITIONAL SURVEY ADDED
2	2/11/19	REVISED PER LL COMMENTS
1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:
SPO ASSEMBLY
 4301 W SUNSET BLVD
 SPOKANE, WA 99224

SHEET TITLE:
PROPOSED IT DIAGRAM

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: RF-2



CLIENT:

IMPLEMENTATION TEAM/CLIENT:

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1	1/16/19	ZD'S ISSUED FOR REVIEW

PROJECT:
SPO ASSEMBLY
 4301 W SUNSET BLVD
 SPOKANE, WA 99224

SHEET TITLE:
PROPOSED POWER AND FIBER PLAN

PROJECT NUMBER: -	DATE: 12/18/18
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 7	SHEET NO: E-1

UTILITY CONTACTS

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FIBER:
 ONE FIBER
 KEVIN GOLTZ
 EMAIL: kevin.goltz@verizon.com

NOTE:
 PROPOSED VERIZON WIRELESS TOWER MOUNTED ANTENNAS, RADIOS, ANCILLARY EQUIPMENT, AND MOUNTING HARDWARE NOT SHOWN ON THIS PLAN FOR CLARITY. SEE RF-1.

22"x34" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"