

CD-16-00002



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682
"Building Partnerships - Building Communities,"

ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

*A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES

- \$3,600.00 Kittitas County Community Development Services (KCCDS)
- \$418.00 Kittitas County Department of Public Works
- \$329.00 Kittitas County Fire Marshal
- \$235.00 Kittitas County Environmental Health

- \$4,582.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)**

- \$5,252.00 Fees due for this application when SEPA is required (SEPA fee: \$670.00)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT #: 	
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: New Suncadia LLC
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509) 649-3914
Email Address: JOE W ALSH @ SUNCADIA . CU7

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Amanda Nations/TAEC
Mailing Address: 4122 Factoria Blvd SE, Suite 303
City/State/ZIP: Bellevue, WA 98006
Day Time Phone: 206-778-1548
Email Address: amanda.nations@taec.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Amanda Nations/TAEC
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: TBD- (address application)
City/State/ZIP: Cle Elum, WA 98992

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 16212, 15216, 11068, 11833

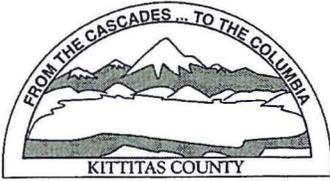
7. Property size: 547.28 (acres)

8. Land Use Information:

Zoning: MPR Comp Plan Land Use Designation: _____

9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: _____



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00031581

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 031982

Date: 9/20/2016

Applicant: NEW SUNCADIA LLC

Type: check # 3357384

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CD-16-00002	ADMINISTRATIVE CUP	3,600.00
CD-16-00002	CUP FIRE MARSHAL FEE	329.00
CD-16-00002	PW SEPA	70.00
CD-16-00002	CDS SEPA FEE	600.00
CD-16-00002	PUBLIC WORKS CUP FEE	418.00
CD-16-00002	ENVIRONMENTAL HEALTH CUP	235.00
	Total:	5,252.00

PROJECT NARRATIVE

Include responses as an attachment to this application

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** 17.61
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):**
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:
 - i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

AUTHORIZATION

- 13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Amanda Nations

Date:

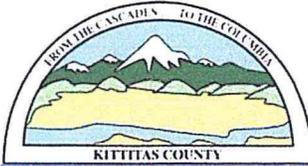
9/15/2018

Signature of Land Owner of Record
(Required for application submittal):

X [Signature]

Date:

9/14/16.



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"Building Partnerships – Building Communities"

C.D-116-00002

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

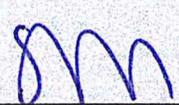
APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)

\$70.00 Kittitas County Department of Public Works

\$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

<p>Application Received by (CDS Staff Signature):</p> 	<p>DATE:</p> <p>9/20/16</p>	<p>RECEIPT#</p> <p>31581</p> <div data-bbox="1185 1575 1461 1827">  </div> <p>DATE STAMP IN BOX</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) T-Mobile SE09032A Suncadia
2. Name of applicant: [\[help\]](#) T-Mobile
3. Address and phone number of applicant and contact person: [\[help\]](#) T-Mobile c/o TAEC. contact: Amanda Nations
4412 Factoria Blvd SE, #303, Bellevue, WA 98006, 206-7778-1548, amanda.nations@taec.net
4. Date checklist prepared: [\[help\]](#) 9/15/2016
5. Agency requesting checklist: [\[help\]](#) Kittitas County Development Services
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Installation proposed within next 6 months.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) A geotechnical analysis of the site has been prepared.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) Applicant is not aware of any other applications.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) Kittitas County Conditional Use Approval
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) T-Mobile proposes to construct a 120' "monopine" to support wireless telecommunication antennas. An equipment shelter and backup generator will be located at the base of the support structure within a 30' x 30' fenced area.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) project site has been addressed as 761 PC 7200-723 Road, Cle Elum, WA 98922. A complete legal description for the project site has been provide on sheet SV-1 of the submitted project drawings.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ Hilly
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) 15%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Ground surface within and around proposed project site consists of sandy topsoil and gravel.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) Cut and fill amounts will be less than 100 cubic feet.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) The 30' x 30' lease area will include concrete foundations for the proposed monopine and equipment shelter. No other changes in impervious surface area to occur.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) T-Mobile is amenable to any precautions deemed necessary by Kittitas County.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) Construction is minimal. Some automobile exhaust is expected during installation activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) None necessary.

3. Water

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) No.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) No.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) None.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) No.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Storm water will be diverted from impervious surfaces within project area and reabsorbed into surrounding soils
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
A stormwater control plan has been prepared.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) None.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#) None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#) None.

e. List all noxious weeds and invasive species known to be on or near the site. None noted.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) None known.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#) Not to knowledge of applicant.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) T-Mobile's proposed communication facility will have new electrical power and is unmanned.
- b. Would your project affect the potential use of solar energy by adjacent properties? No. If so, generally describe. [\[help\]](#)
- c. What kinds of energy conservation features are included in the plans of this proposal? None. List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? No. If so, describe. [\[help\]](#)
- 1) Describe any known or possible contamination at the site from present or past uses. Applicant is unaware of any contamination on the site.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Applicant is not aware of any existing chemicals or conditions on the site that would affect the development.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
A back up generator with propane tank will be on site.
 - 4) Describe special emergency services that might be required. The site will be unmanned and T-Mobile does not foresee the need for any emergency services. In the event there is an emergency, the site has been assigned a address and is accessible to emergency responders.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) None.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) T construction noise lasting approximately 14-21 days.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) None. All construction noise will be in compliance with the KCC.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) The site has been developed as a resort property. Nearby uses include a golf course to the North and the I-90 corridor to the South.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) No.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site. [\[help\]](#) None.
- d. Will any structures be demolished? If so, what? [\[help\]](#) None.
- e. What is the current zoning classification of the site? [\[help\]](#) Master Planned Resort
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) Resort
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) The facility will require 1-2 visits per month by a T-Mobile technician. The facility is otherwise unmanned.
- j. Approximately how many people would the completed project displace? [\[help\]](#) None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) None necessary.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) Monopine design will blend with vegetation and topography that exists as part of the Suncadia resort property.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) None necessary.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) The top of the proposed monopine support structure will be 120'.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) Support structure is disguised as a pine tree ("Monopine").

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) No.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) None.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Site is located on master plan resort property that includes a golf course and other recreational opportunities
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#) No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#) None needed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#) No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) None.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#) None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) Site is located off the I-90 corridor and is served by county and private roads.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) The site is not served by public transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) None.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) approximately 1-2 vehicular trips per month required for site maintenance.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) None.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#) No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) None.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ electricity and telephone
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) None.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

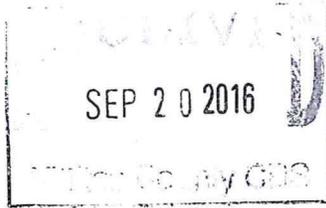
Signature: Amanda Nations

Name of signee: AMANDA NATIONS

Position and Agency/Organization: SR REAL ESTATE SPECIALIST/TAEC FOR

Date Submitted: 9/15/2016

T-MOBILE



T-Mobile

19807 North Creek Parkway North
Bothell, WA 98011

SE09032A T-Mobile Suncadia- Project Narrative

Project Description

T-Mobile proposes to install a new unmanned communication facility within the Master Plan Resort Zone of Kittitas County. The proposed facility will consist of a 110' "monopine", 10' x 12' equipment shelter, and propane generator within a 30' x 30' fenced compound to the South of Tumble Creek Drive on the Suncadia Resort Property. The proposed "monopine" design makes use of site topography and vegetation to screen the facility from adjacent land uses pursuant to Kittitas County code section 17.61.40. The proposed location is within a forested area atop a hill at the southeast boundary of the Suncadia Resort Property. The support structure and foliage will be painted green and brown in color to integrate with surrounding natural vegetation. The panel antennas will be attached to the "monopine" support structure at centerline of 106' and will be concealed within the "monopine" foliage. Space for future location has been provided below the T-Mobile antennas.

The nearest property line is 797' feet from the project location. Surrounding development includes the Suncadia resort to the northeast and the I-90 corridor to the south. As demonstrated in the provide photosims the proposed "monopine" will be minimally visible from adjacent land uses as it is integrated with existing vegetation along the ridgeline. The base of the "monopine" and fenced equipment area is not visible beyond the project site.

KCC 17.60A.015

The proposal is in accordance with the criteria and procedures of KCC 17.60 as follows:

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or the character of the surrounding neighborhood.

The proposed facility will offer improved T-Mobile coverage to users in the Kittitas County area. The proposed "monopine" support structure is well integrated into surrounding vegetation and topography as to be harmonious with the surrounding neighborhood. In addition, the T-Mobile facility will operate in compliance with all local, state, and federal regulations and create no detriment or injury to public health, peace, or safety.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and will not create excessive public cost for facilities and services by finding that

- i. It will be adequately served by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools' or;**

The proposed facility is unmanned and will not require additional county services for its daily operation. Existing public and private roads are adequate to access the proposed facility and existing public safety services are adequate to serve the facility.

ii. The application shall provide such facilities or; not applicable

iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment. Not applicable

C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of the Kittitas County Code.

The proposed "monopine" design will be in compliance code section 17.61.40. The proposed location is within a forested area atop a hill at the southeast boundary of the Suncadia Resort Property 797' feet from the nearest property line. The support structure and foliage will be painted green and brown in color to integrate with surrounding natural vegetation. The panel antennas will be attached to the "monopine" support structure at centerline of 106' and will be concealed within the "monopine" foliage. Space for future location has been provided below the T-Mobile antennas.

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

The proposed facility is in compliance with the standards of KCC 17.61.040 as to mitigate any visual or material impacts of the facility. A SEPA checklist has been provide as part of this application to determine if any measures are necessary to mitigate any environmental impacts.

E. The proposed use will ensure compatibility with existing neighboring land uses.

The proposed T-Mobile design is compatible with the neighboring land uses. Surrounding development includes the Suncadia resort to the northeast and the I-90 corridor to the south. As demonstrated in the provide photosims the proposed "monopine" will be minimally visible from adjacent land uses as is integrated with existing vegetation along the ridgeline. The base of the "monopine" and fenced equipment area is not visible beyond the project site.

F. The proposed use it consistent with the intent and character of the zoning district in which it is located.

The proposed T-Mobile facility is located in the Master Planned Resort Zone of Kittitas County. The Suncadia property is used as a resort with golf course. The proposed "monopine" is located in a ridge of trees on the outer boundary of the property and is harmonious with the natural environment surrounding the course. As such it will be consistent with the intent and character of the MPR zone.

G. For conditional uses outside of Urban Growth Areas, the proposed use.

i. Is consistent with the intent, goals, policies, and objectives of the Kittias County Comprehensive Plan, including the polocies of Chapter 8, Rural and Resource Lands The proposed facility will not impact the use of rural and resource lands

ii. Preserves the “rural character” as defined in the Growth Management Act The proposed “monopine” will be integrated into natural vegetation and topography. It will bring improved wireless services to the region without impacting the existing rural character.

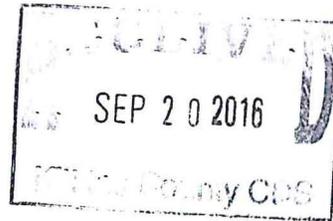
iii. Requires only rural government services; and The proposed facility is unmanned and does not require any government services.

iv. Does not compromise the long term viability of designated resource lands. The proposed use has no impact on designated resource lands.

September 15, 2016

Kittitas County
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: T-Mobile SE09032 Suncadia Resort
Administrative Conditional Use



Dear Reviewing Parties

T-Mobile is proposing to construct a new personal wireless service facility in the Master Planned Resort (MPR) Zone of Kittitas County. The proposed design includes a monopole structure disguised as a 110'-0" pine tree ("Monopine"). The Monopine branches will conceal the T-Mobile antenna array at 106' feet and provide for space for future co-locaters below. Ground equipment including an emergency backup generator is proposed at the base of the monopole within a fenced 30'x30 compound.

The following review is being requested at this time:

- Administrative Conditional Use Permit

The following items have been included as part of the application package:

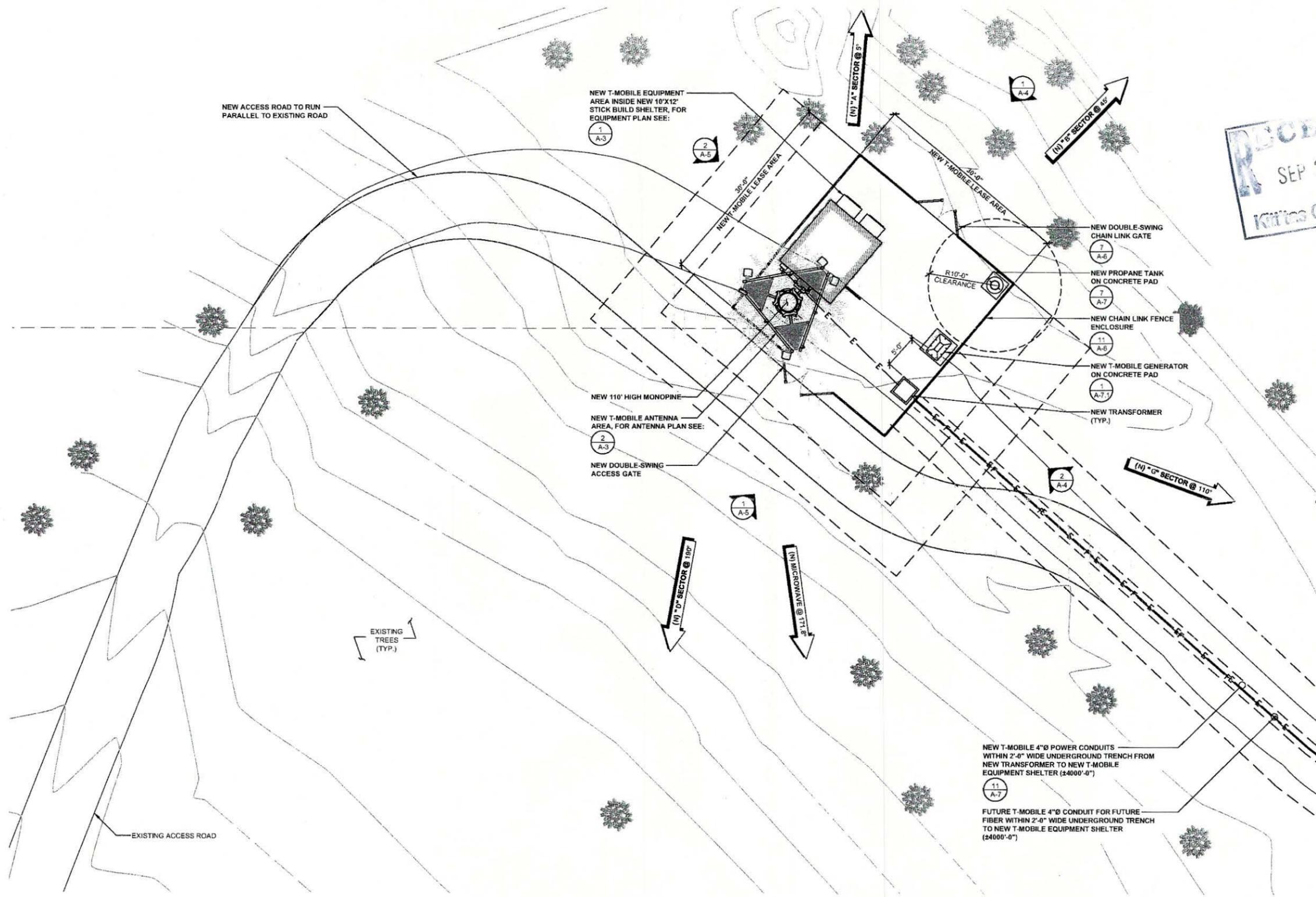
- Administrative Conditional Use Permit application form
- Project Drawings
- Photo simulations
- SEPA checklist
- Fees in the amount of \$5,252.00

Please feel free to contact me directly at 206-778-1548 or amanda.nations@taec.net should you have any questions or require additional information in order to complete your review.

Sincerely,


Amanda Nations

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



LANDLORD SIGNATURE



EXPIRES 11/20/16
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T-Mobile
19807 NORTH CREEK PARKWAY NORTH
BOTHELL, WA 98011

Technology Associates
PNW MARKET OFFICE
4122 FACTORIA BOULEVARD,
SUITE 303
BELLEVUE, WA 98006

Technology Associates
ARCHITECTURE & ENGINEERING
5333 MISSION CENTER ROAD, STE. 220
SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	09/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A

SUNCADIA

761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

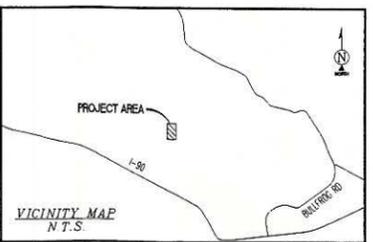
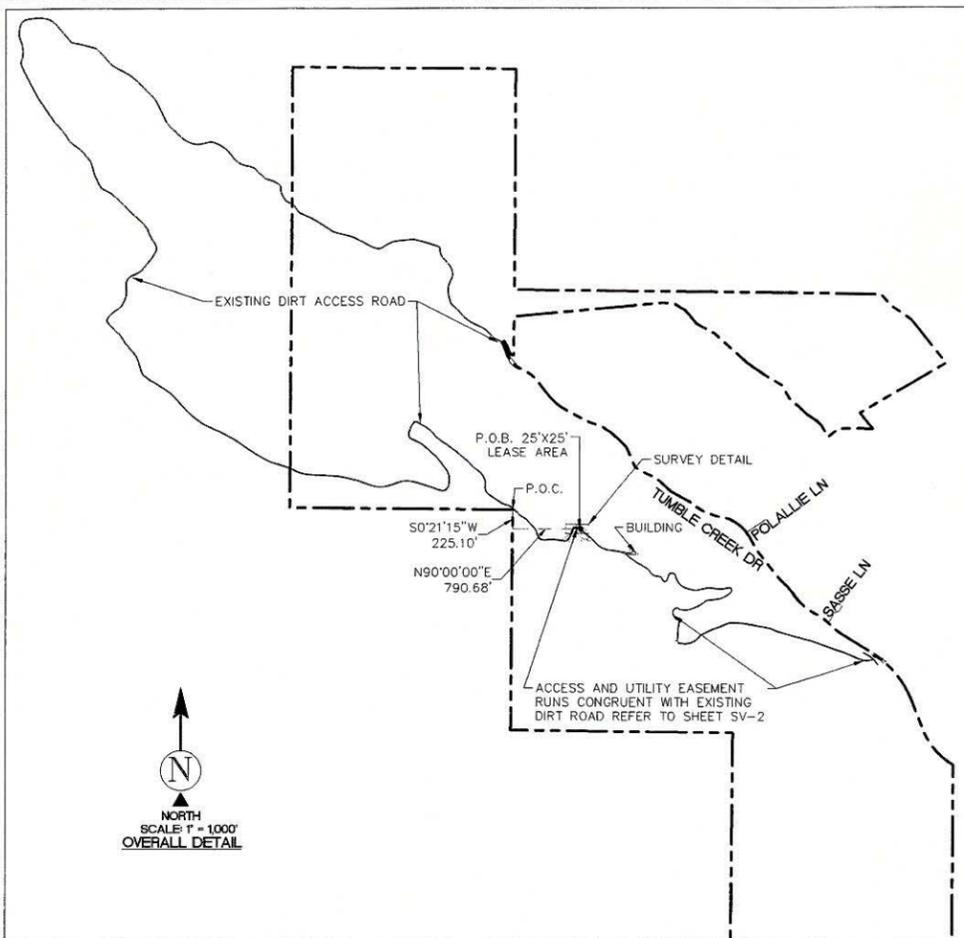
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

ENLARGED SITE PLAN

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)





FLOOD_ZONE
 THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "C". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #5300950229B, DATED MAY 5, 1981.

SURVEYOR'S NOTES
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
 THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

DIRECTIONS TO SITE
 FROM SEATTLE-TACOMA INTERNATIONAL AIRPORT:
 • START OUT GOING SOUTH ON INTERNATIONAL BLVD/WA-99 TOWARD S 180TH ST. TAKE THE 1ST RIGHT ONTO AIRPORT EXPY. MERGE ONTO WA-518 E TOWARD I-5/I-405/SEATTLE/TACOMA. MERGE ONTO I-405 N VIA THE EXIT ON THE LEFT. MERGE ONTO I-90 E VIA EXIT 11 TOWARD SPOKANE. TAKE EXIT 80 TOWARD ROSLYN/SALMON LA SAC. TURN LEFT ONTO BULLFROG RD. TURN LEFT ONTO JENKINS DR. TURN LEFT TO STAY ON JENKINS DR. JENKINS DR BECOMES TUMBLE CREEK DR. TUMBLE CREEK DR BECOMES TUMBLE CREEK LN. TUMBLE CREEK LN BECOMES TUMBLE CREEK DR. PAVEMENT ENDS. CONTINUE STRAIGHT ON DIRT ACCESS ROAD. BEAR TO THE LEFT ON DIRT ACCESS ROAD. BEAR TO THE LEFT TO STAY ON DIRT ACCESS ROAD. CONTINUE TO SITE.

SURVEY DATE
 09/17/2015 & 05/31/2016

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN) CORS NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.



T-Mobile
 19807 North Creek Parkway North
 Bothell, Washington 98011

PROJECT INFORMATION:
SE09032
SUNCADIA
 CLE ELUM, WASHINGTON
 KITTITAS COUNTY

ORIGINAL ISSUE DATE:
 09/29/2015

REV.	DATE	DESCRIPTION	BY
0	9/29/15	PRELIMINARY	CK
1	11/09/15	FINAL MAP	AC
2	11/10/15	UPDATED TITLE TITLE REVIEW	AC
3	6/08/16	REVISE LEASE AREA LOCATION(C)	RC
4	9/13/16	REVISE LEASE AREA LOCATION(C)	AC

PLANS PREPARED BY:
Technology Associates
 4122 FACTORIA BLVD SE, SUITE 303
 BELLEVUE, WA 98006

CONSULTANT:
Ambit Consulting
 245 SAINT HELENS AVE. SUITE 3A
 TACOMA, WA 98402 (253)572-9181

DRAWN BY: CK CHK.: MF APV.: SR

LICENSER:

SHEET TITLE:
 SITE SURVEY

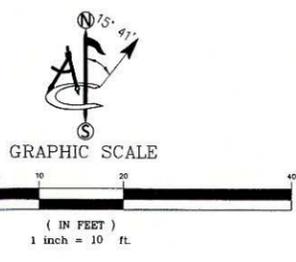
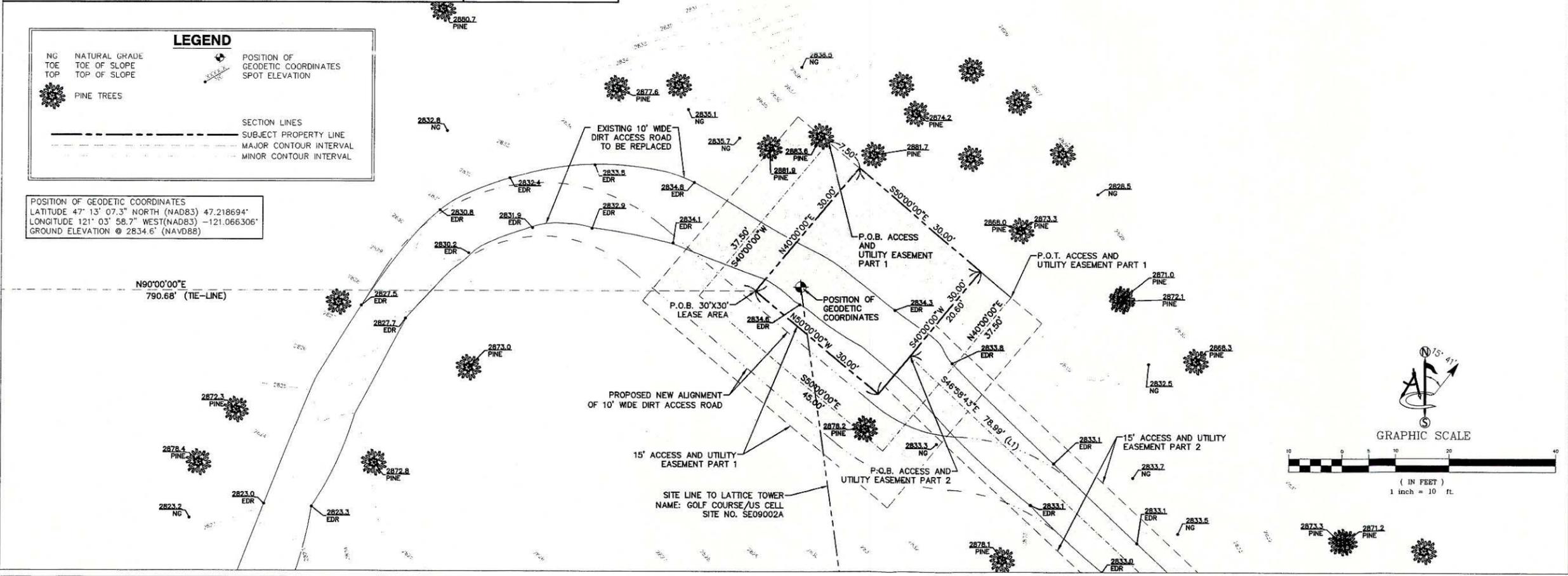
SHEET NUMBER:
 SV-1

LEGEND

NG	NATURAL GRADE	+	POSITION OF GEODETIC COORDINATES
TOE	TOE OF SLOPE	▲	SPOT ELEVATION
TOP	TOP OF SLOPE	○	
🌲	PINE TREES		

---	SECTION LINES
---	SUBJECT PROPERTY LINE
---	MAJOR CONTOUR INTERVAL
---	MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 47° 13' 07.3" NORTH (NAD83) 47.218694°
 LONGITUDE 121° 03' 58.7" WEST (NAD83) -121.066306°
 GROUND ELEVATION @ 2834.6' (NAVD88)

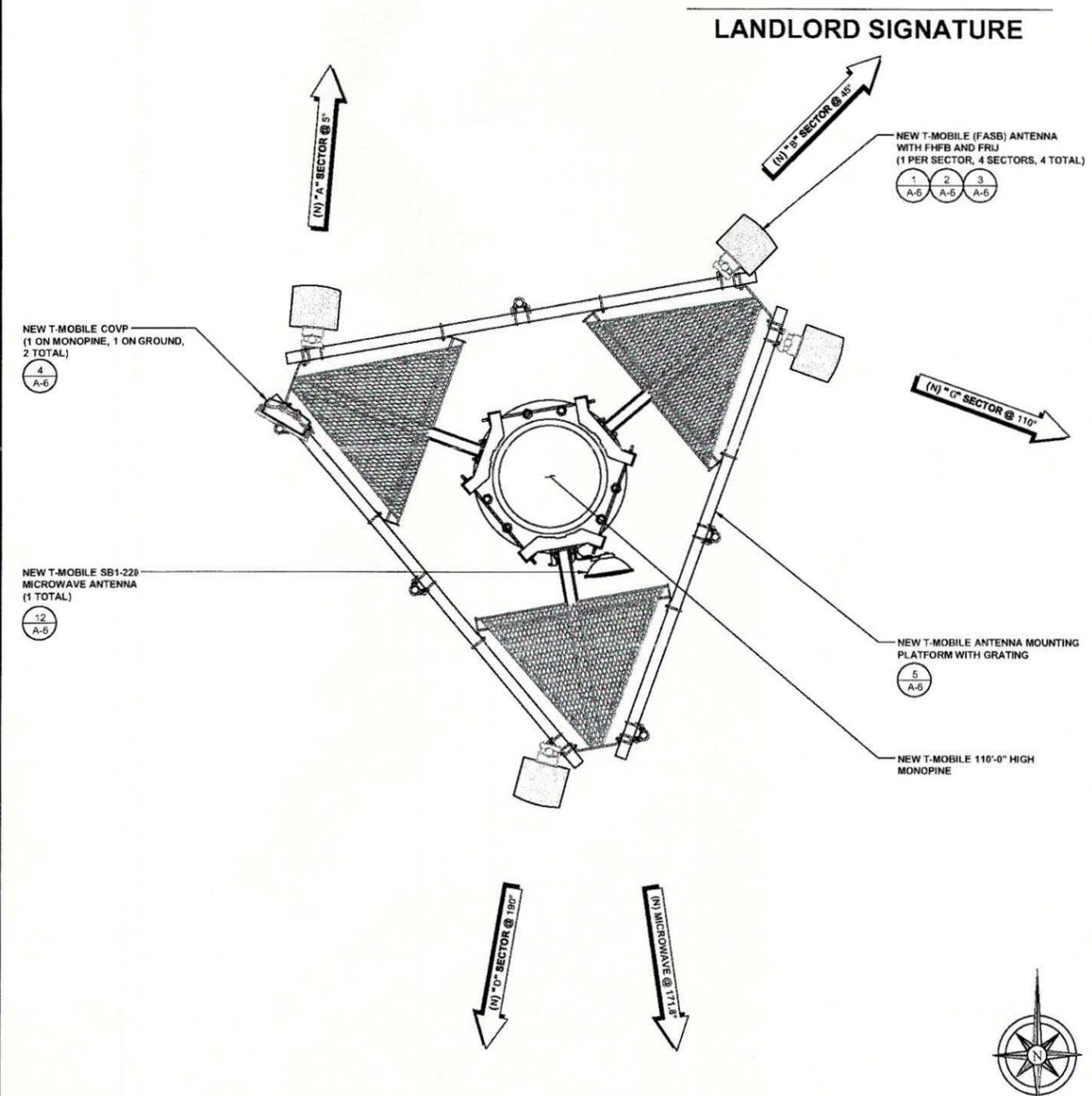
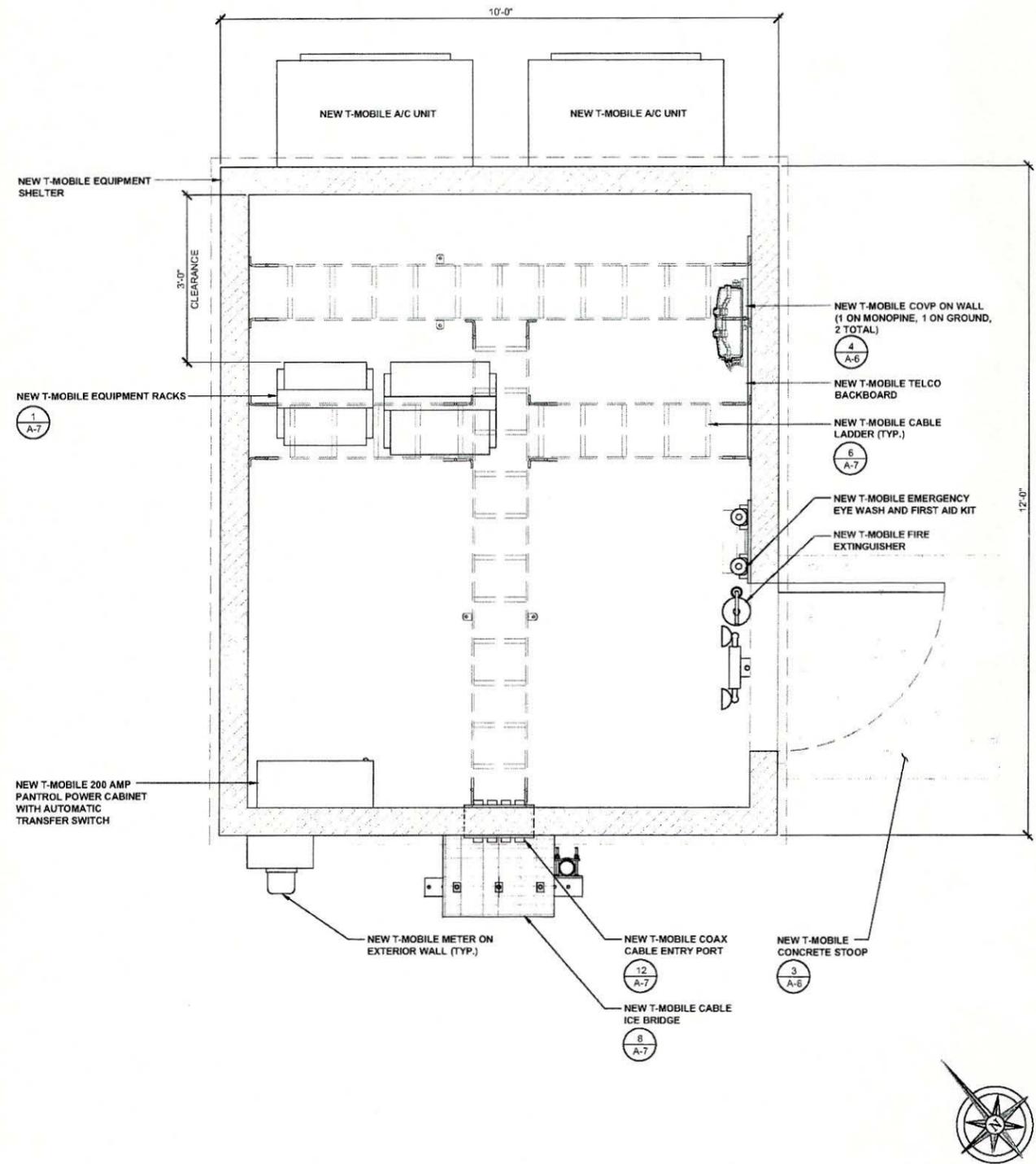


GROUND: FINAL EQUIPMENT INVENTORY								
SCOPE OF WORK	QUANTITY	TECHNOLOGY	MANUFACTURER	EQUIPMENT MODEL	DIMENSIONS (LxWxD)	WEIGHT (LBS)	CABINET TYPE (LOCATION OF EQUIPMENT)	CABINET QUANTITY
ADD NEW	(1)	COVP	RAYCAP	RNSNDC-7771-PF-46	20.22" x 18.86" x 7.0"	-	RACK	(1)
ADD NEW	(3)	BASEBAND	NOKIA	FBBC	-	-	FCOA	(1)
ADD NEW	(1)	BASEBAND	NOKIA	FBBA	-	-	FCOA	(1)
ADD NEW	(3)	BASEBAND	NOKIA	FSMF	5.2" x 11.76" x 16.6"	41.9	FCOA	(1)

NOTE:
1. REFER TO SHEETS S-4 & S-4.1 FOR STRUCTURAL DESIGN AND DETAILS PROVIDED BY ARSENE PROFESSIONAL ENGINEERS INC.

TOWER: FINAL EQUIPMENT INVENTORY						
SCOPE OF WORK	QUANTITY	TECHNOLOGY	MANUFACTURER	MODEL	DIMENSIONS (LxWxD)	WEIGHT (LBS)
ADD NEW	(4)	ANTENNA	NOKIA	FASB	96.1" x 13.4" x 14.9"	108.0
ADD NEW	(1)	COVP	RAYCAP	RNSNDC-7771-PF-46	20.22" x 18.86" x 7.0"	-
ADD NEW	(4)	RRU	NOKIA	FHFB	23.0" x 12.6" x 7.8"	48.5
ADD NEW	(4)	RRU	NOKIA	FRUJ	23.0" x 12.6" x 7.8"	48.5
ADD NEW	(1)	MICROWAVE ANTENNA	RFS	SB1-220BB	12" Ø	13

NOTE:
1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN.
2. REFER TO FINAL CONFIGURATION ANTENNA SCHEDULE ON SHEET RF-1.
3. NEW MONOPINE BRANCHES ARE NOT SHOWN FOR CLARITY



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ARCHITECTURE & ENGINEERING
5333 MISSION CENTER ROAD, STE. 220
SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	08/15/2016	ELECTRICAL REVISIONS	MGM
1	08/14/2016	REVISED LEASE AREA	MGM
D	08/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A
SUNCADIA
761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE



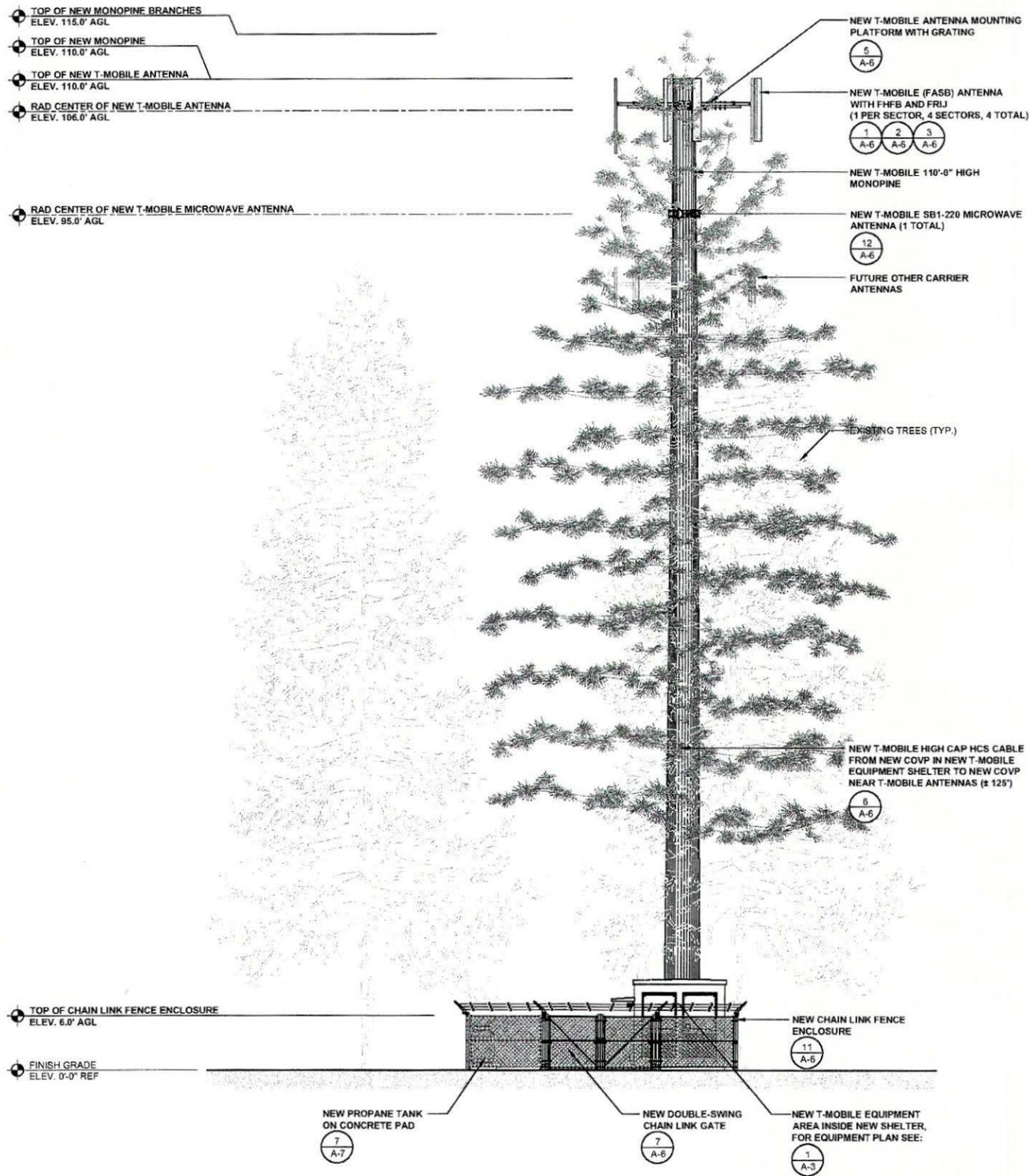
JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
EQUIPMENT AND ANTENNA PLAN

SHEET NUMBER
A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

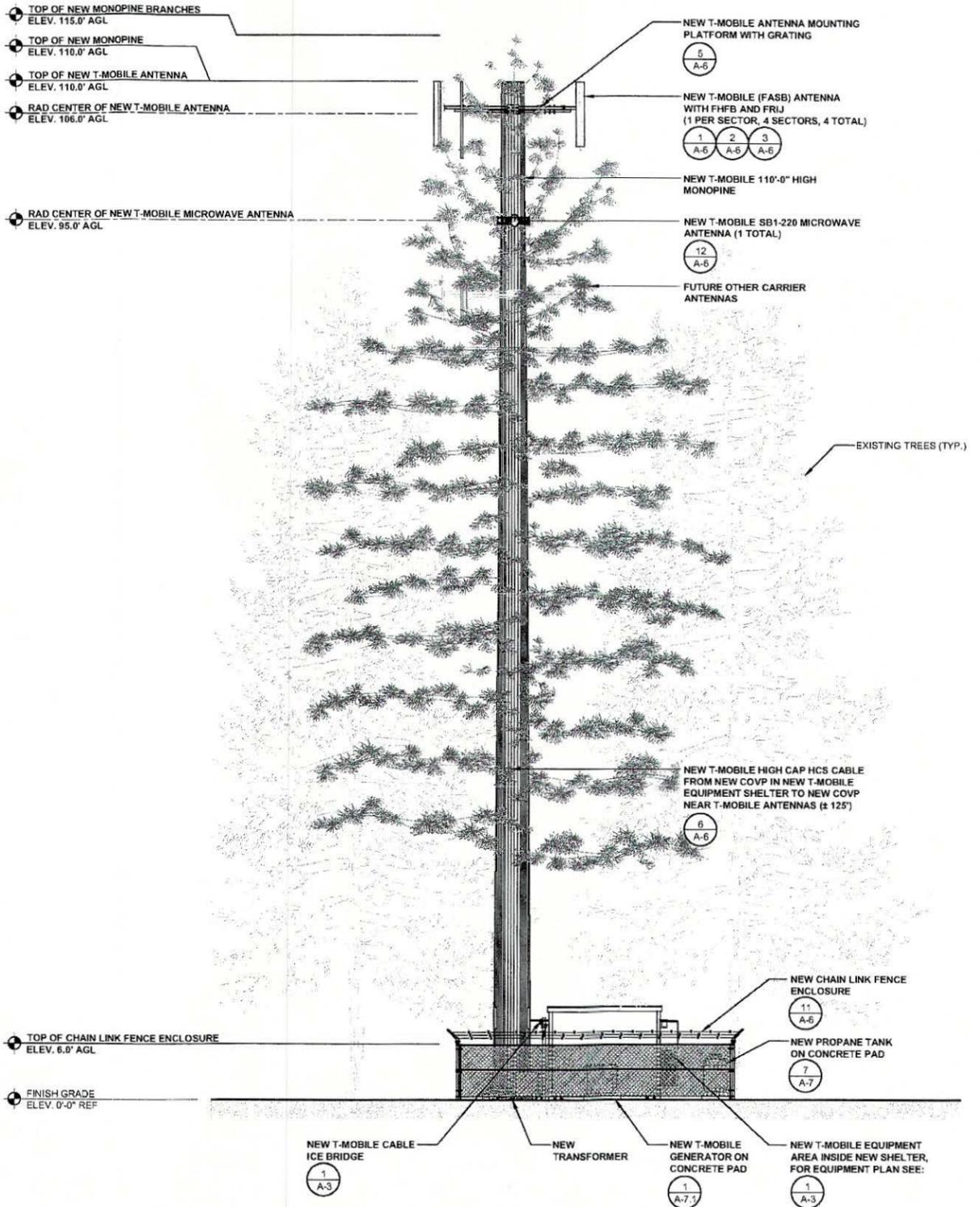
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NORTHEAST ELEVATION (FINAL)

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



SOUTHEAST ELEVATION (FINAL)

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2

LANDLORD SIGNATURE



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A	07/27/2016	ISSUED FOR 80% CD REVIEW	JCC

SE09032A

SUNCADIA

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MONOPINE

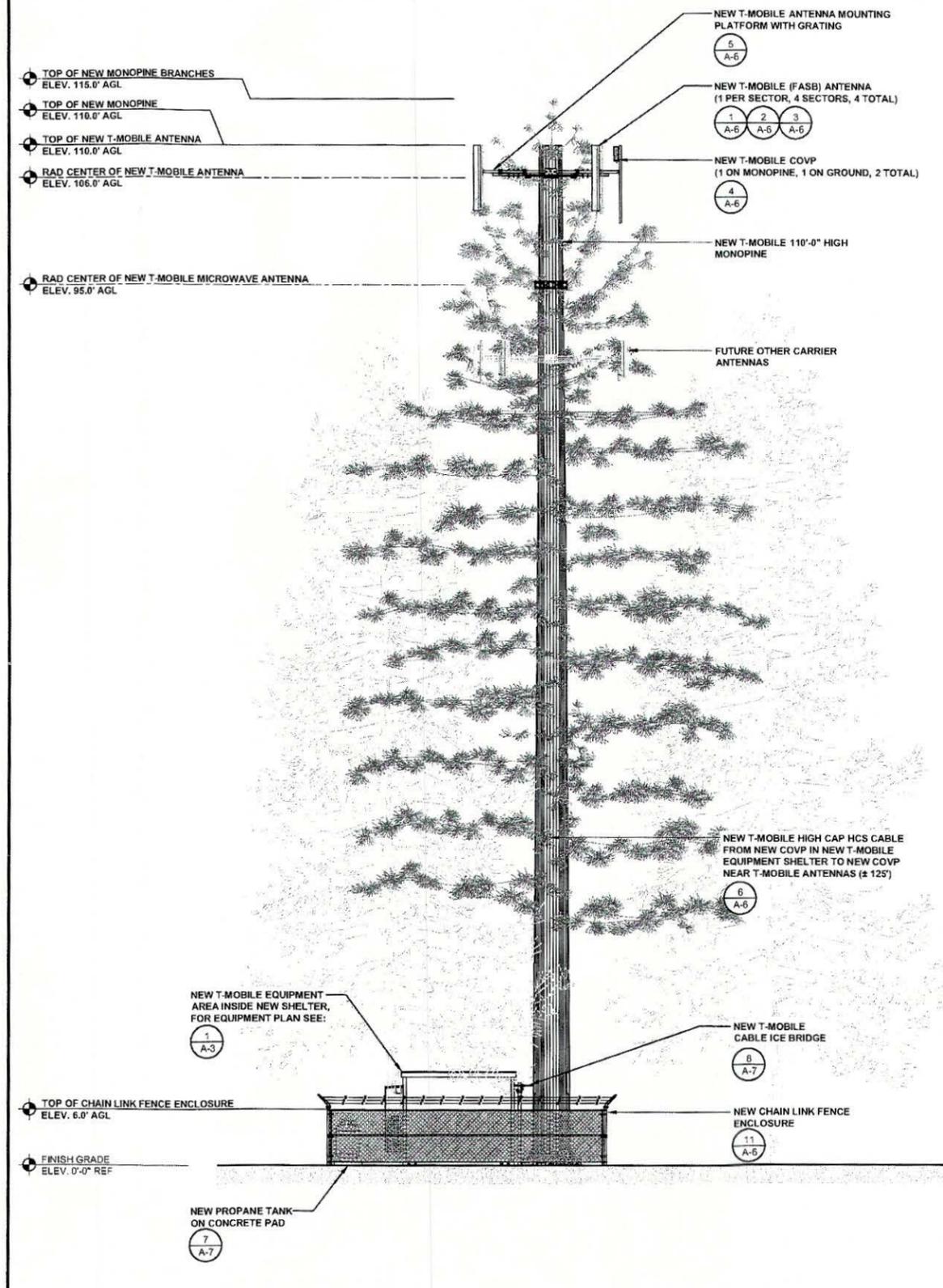
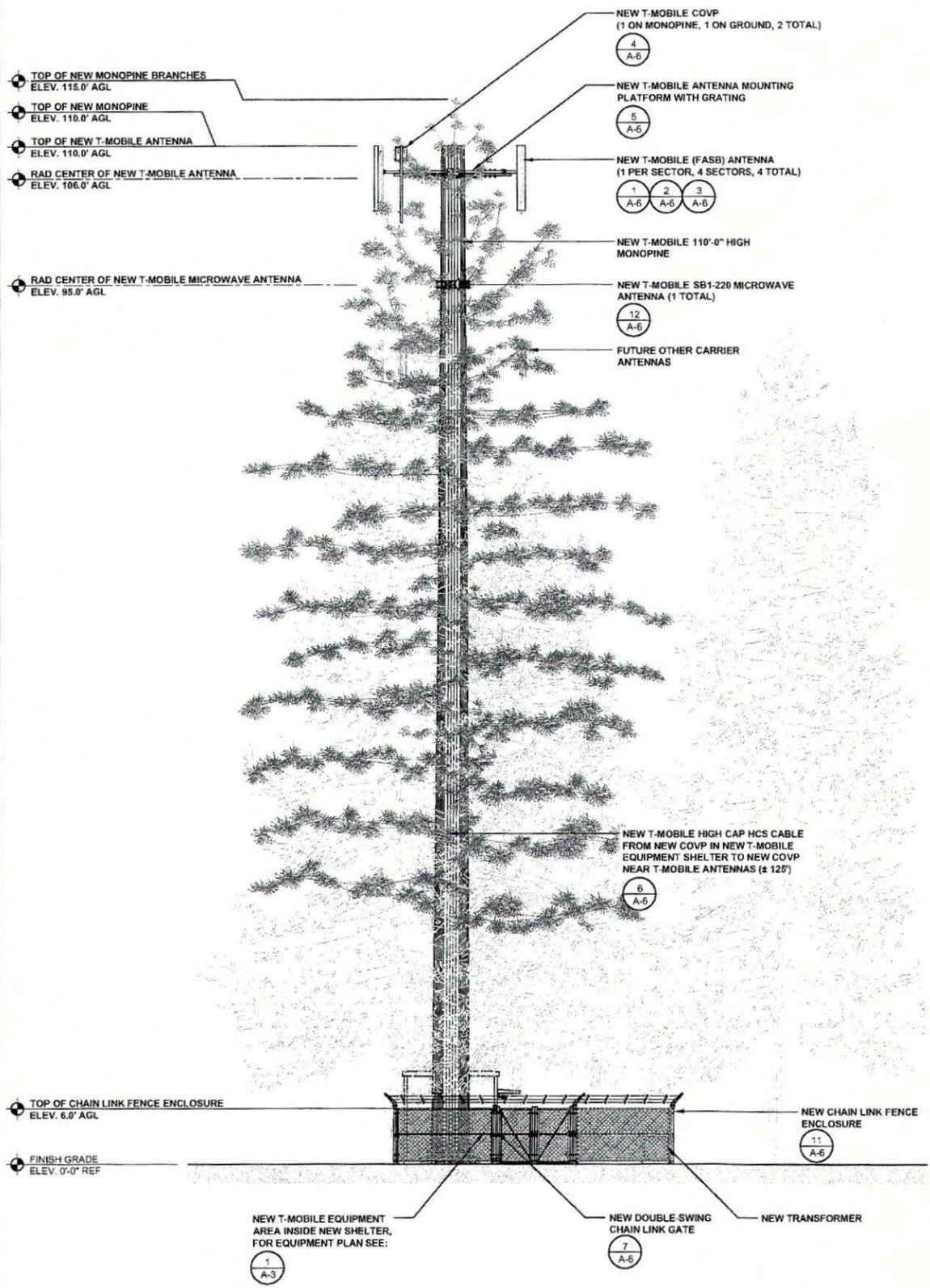
SEP 20 2016
JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

NEW T-MOBILE ANTENNAS, ITS MOUNTING AND EQUIPMENT ARE TO BE PAINTED GREEN TO MATCH NEW MONOPINE BRANCHES.

LANDLORD SIGNATURE



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BOTHELL, WA 98011



PNW MARKET OFFICE
4122 FACTORIA BOULEVARD,
SUITE 303
BELLEVUE, WA 98006



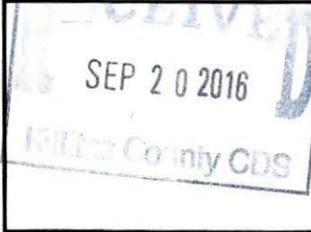
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MONOPINE



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DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

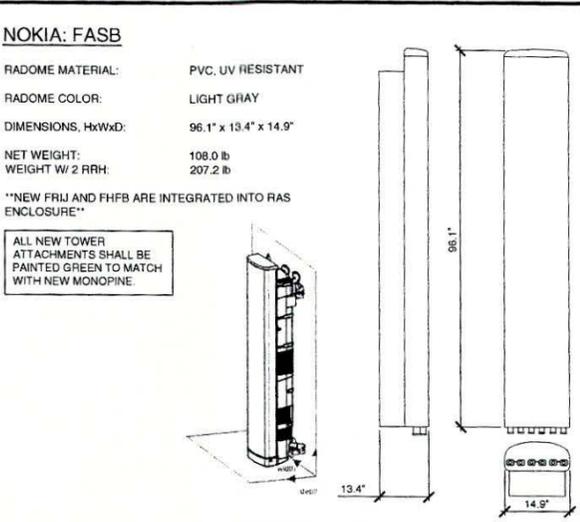
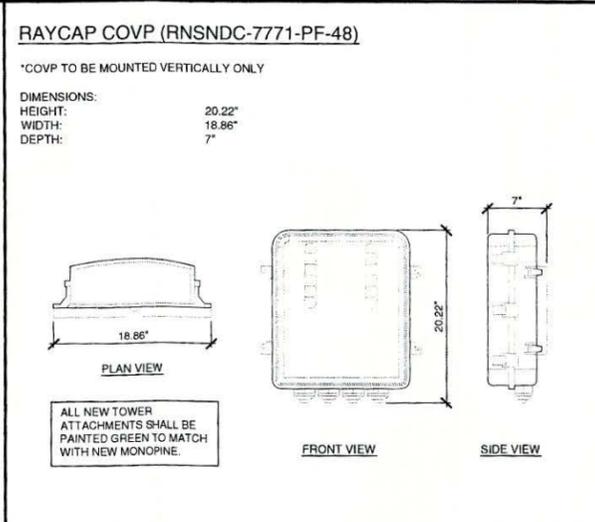
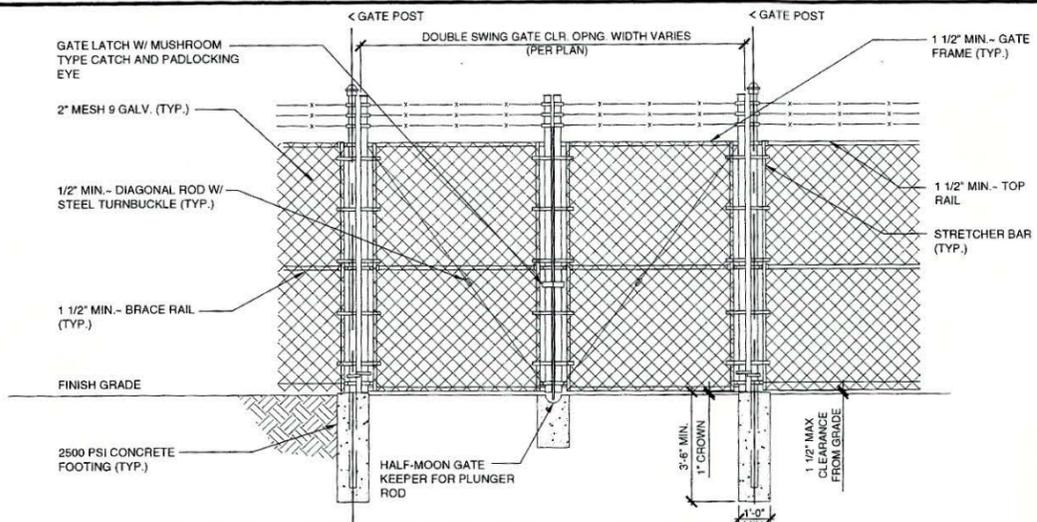
SOUTHWEST ELEVATION (FINAL)

0 2' 4' 8" SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**

NORTHWEST ELEVATION (FINAL)

0 2' 4' 8" SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

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DOUBLE SWING CHAIN LINK GATE

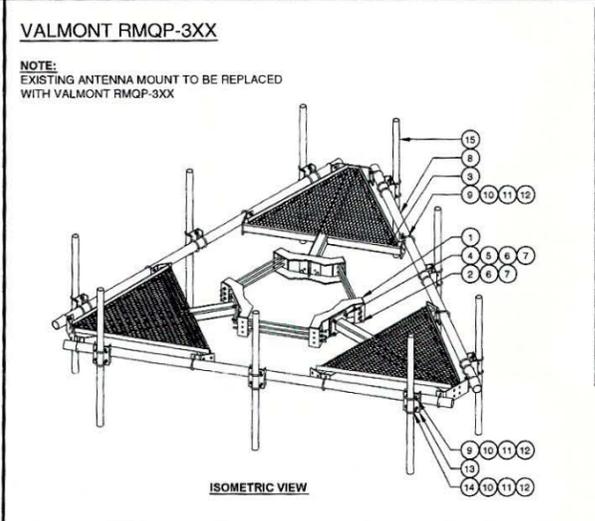
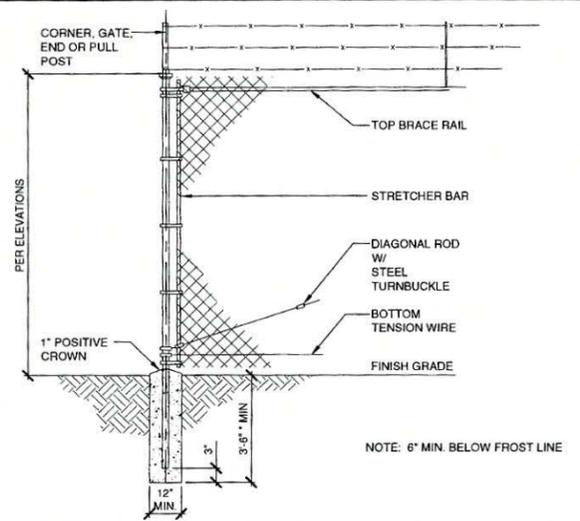
SCALE 7
N.T.S.

COVP

SCALE 4
N.T.S.

ANTENNA SPECIFICATIONS

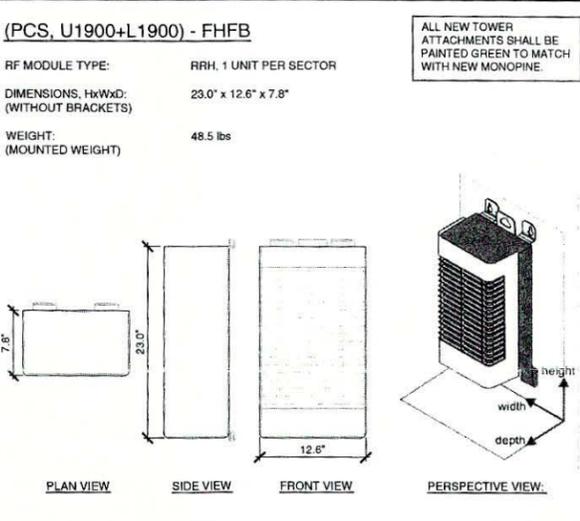
SCALE 1
N.T.S.



PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.40	3.59
2	9	G58R-48	5/8" x 48" THREADED ROD (HDG.)		0.40	3.59
3	3	X-SV196	LOW PROFILE PLATFORM CORNER		212.10	636.31
4	12	AS8234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	4.27
5	12	AS8FW	5/8" HDG A325 FLATWASHER		0.03	0.41
6	30	G58LW	5/8" HDG LOCKWASHER		0.03	0.78
7	30	AS8NUT	5/8" HDG A325 HEX NUT		0.13	3.90
8	3	F3150	3-1/2" x 150" SCH 40 GALVANIZED PIPE	150.000 in	94.80	284.40
9	30	X-UB1306	1/2" x 3-5/8" x 6" x 3" U-BOLT (HDG.)		0.26	7.71
10	96	G12FW	1/2" HDG USS FLATWASHER		0.03	3.27
11	96	G12LW	1/2" HDG LOCKWASHER		0.01	1.33
12	96	G12NUT	1/2" HDG HEAVY ZH HEX NUT		0.07	6.88
13	9	X-SP219	SMALL SUPPORT CROSS PLATE	8.250 in	8.61	77.50
14	18	X-UB1212	1/2" x 2-1/2" x 4-1/2" x 2" U-BOLT (HDG.)		0.26	4.63
15	9	B	ANTENNA MOUNTING PIPE			
				2-3/8" O.D. VERTICAL MOUNTING PIPES		
				LENGTH, "C"	UNIT WEIGHT, "D"	TOTAL WEIGHT
ASSEMBLY NO. "A"	PART NO. "B"					
RMQP-363	P263	63"	20.18	181.62	1494.37	
RMQP-372	P272	72"	23.07	207.63	1520.38	
RMQP-384	P284	84"	26.91	242.19	1554.94	
RMQP-396	P296	96"	30.76	276.84	1589.59	
RMQP-3126	P2126	126"	40.75	366.75	1679.50	

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE.



CHAIN LINK FENCE

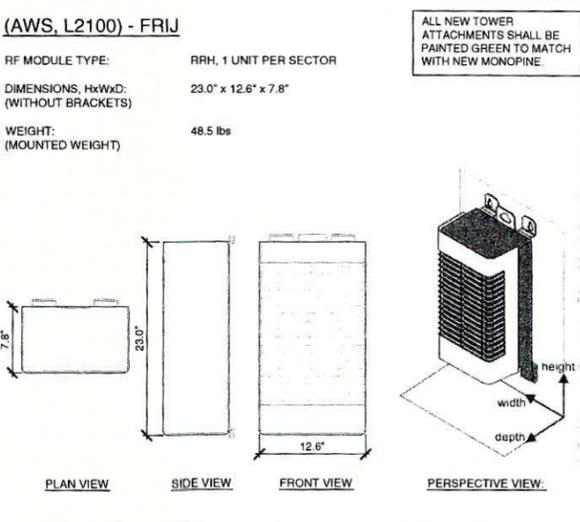
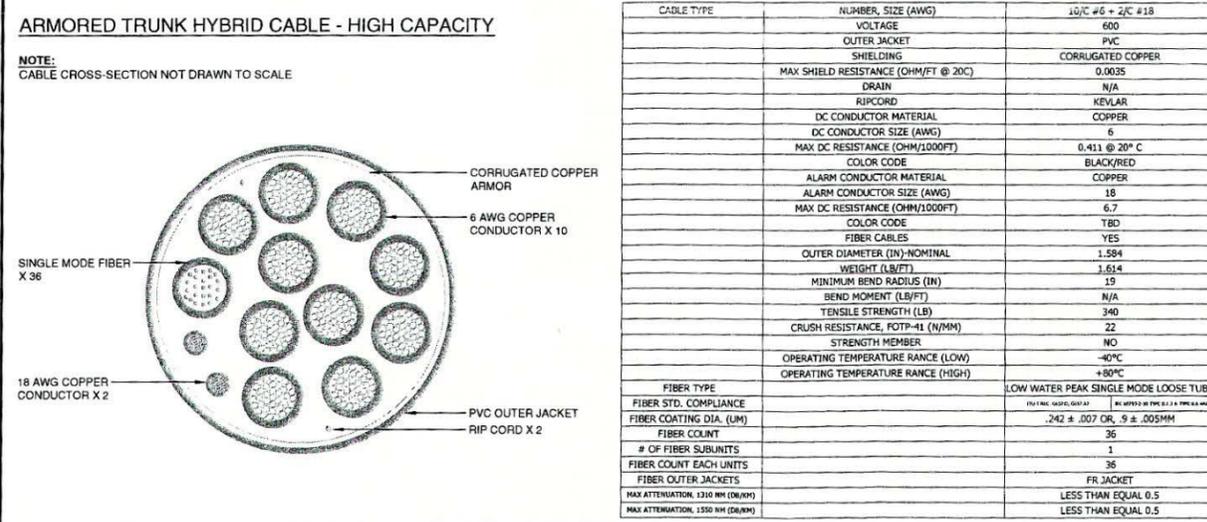
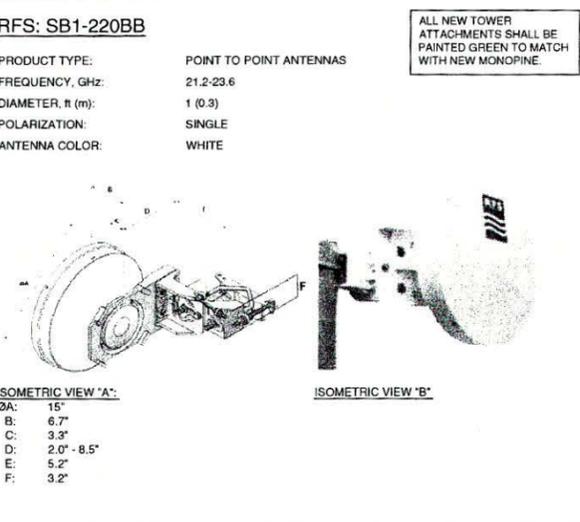
SCALE 11
N.T.S.

MOUNT SPECIFICATIONS

SCALE 5
N.T.S.

FHFB

SCALE 2
N.T.S.



MICROWAVE SPECIFICATIONS

SCALE 12
N.T.S.

HYBRID CABLE HIGH CAPACITY

SCALE 6
N.T.S.

FRIJ

SCALE 3
N.T.S.

EXPIRES 11/2016

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T-Mobile

19807 NORTH CREEK PARKWAY NORTH
BOTHELL, WA 98011

Technology Associates
 PNW MARKET OFFICE
 4122 FACTORIA BOULEVARD,
 SUITE 303
 BELLEVUE, WA 98006

Technology Associates
 ARCHITECTURE & ENGINEERING
 5333 MISSION CENTER ROAD, STE. 220
 SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	08/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A

SUNCADIA

761 PC 7200-723 RD
CLE ELUM, WA 98922

MONOPINE

REVISED

SEP 20 2016

Co. Inc. CDS

JURISDICTION APPROVAL STAMP
 DEPARTMENT FOR LAND USE
 DEPARTMENT FOR BUILDING & CONSTRUCTION

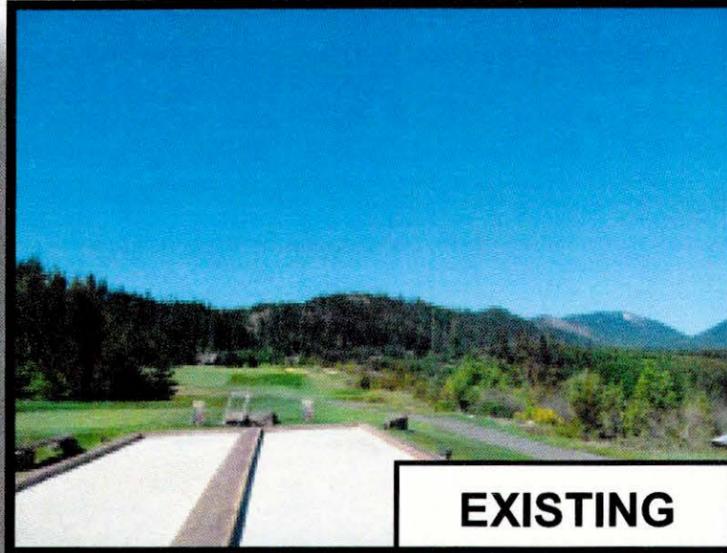
SHEET TITLE

ANTENNA AND EQUIPMENT DETAILS

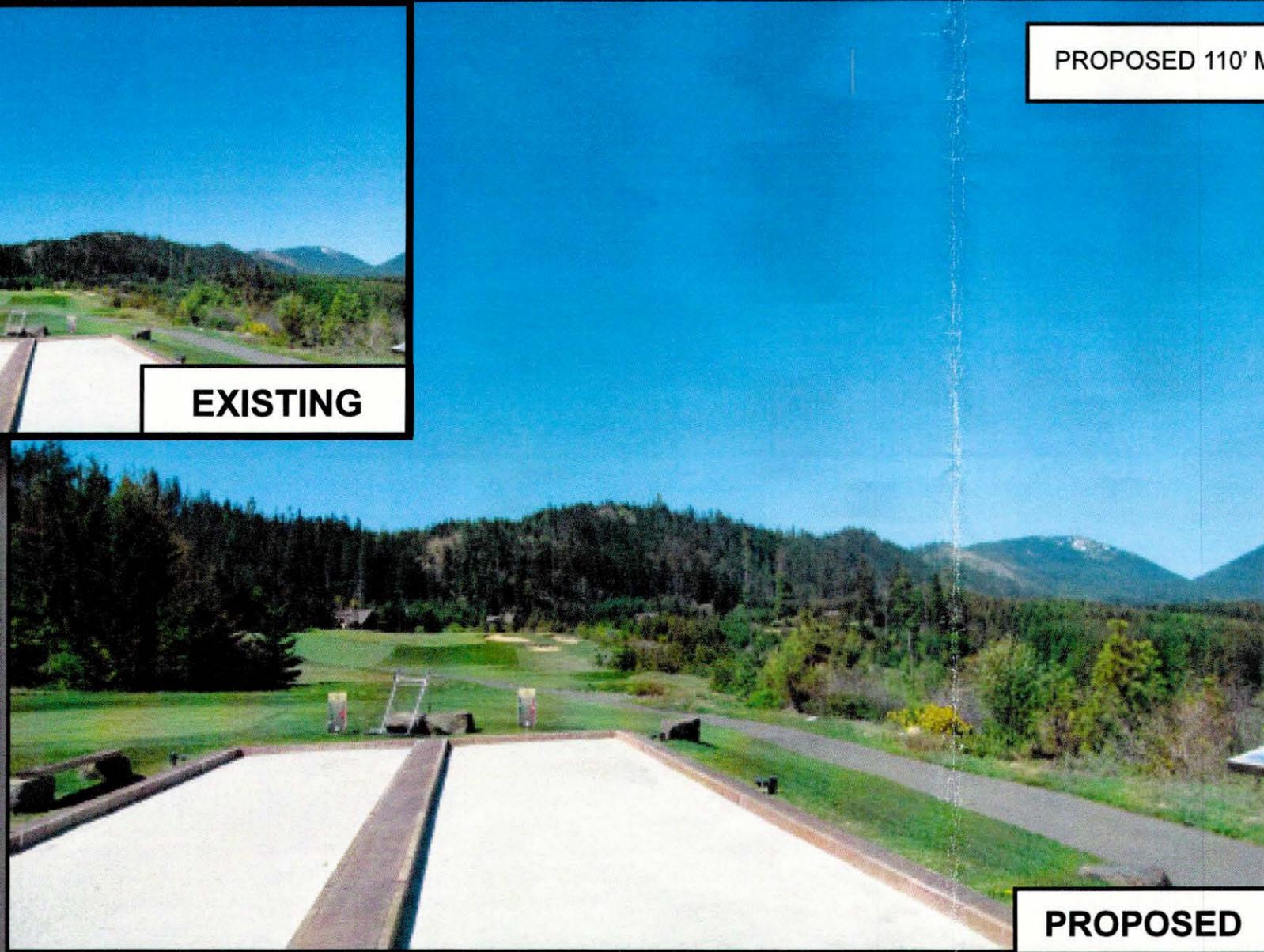
SHEET NUMBER

A-6

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

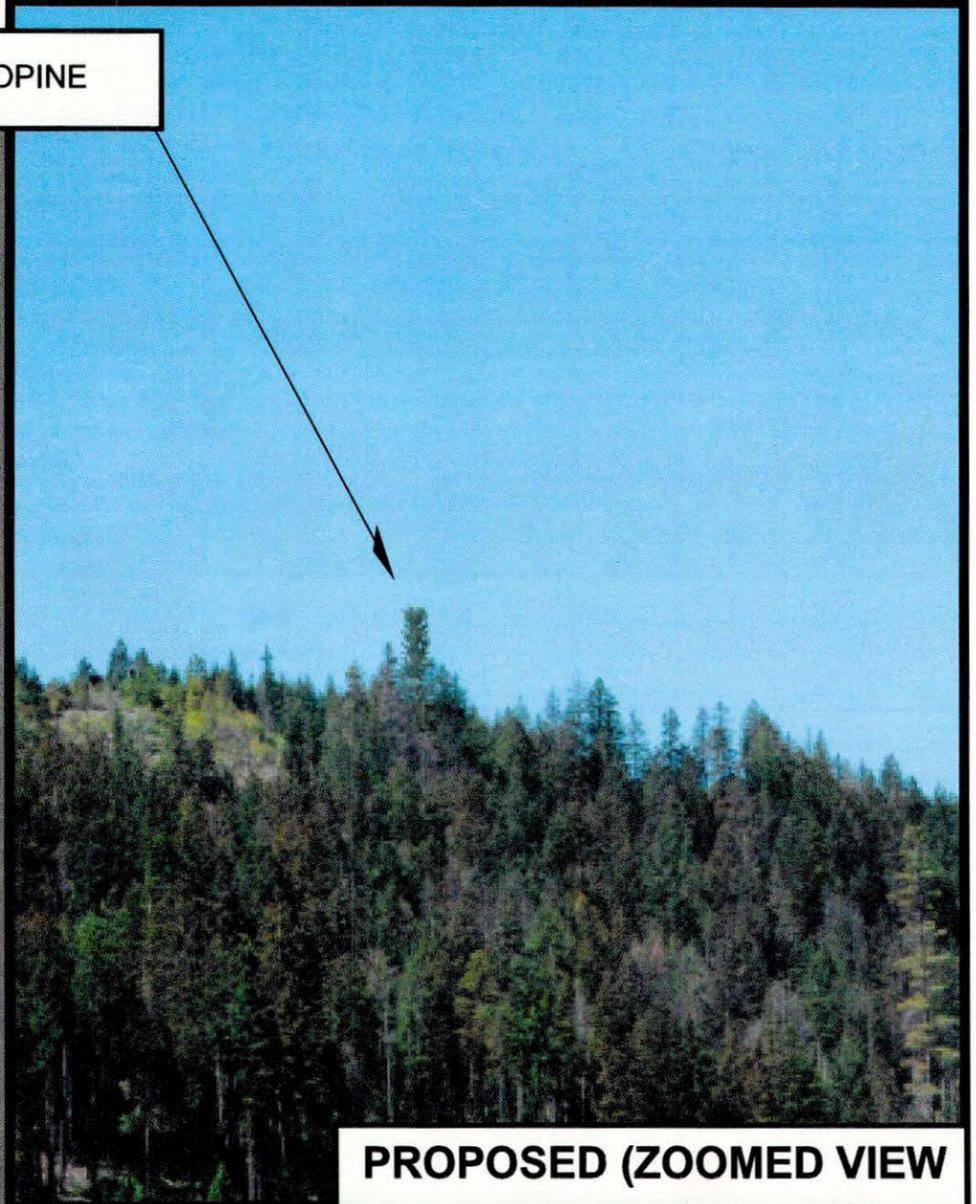


EXISTING



PROPOSED 110' MONOPINE

PROPOSED



PROPOSED (ZOOMED VIEW)

LODGE VIEWPOINT - MONOPINE

WASHINGTON STATE CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PREFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES. THE WASHINGTON STATE BUILDING CODE IS COMPRISED OF THE MODEL CODE EDITIONS BELOW WITH WASHINGTON STATE AMENDMENTS:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 UNIFORM PLUMBING CODE
- 2012 IECOWASHINGTON STATE ENERGY CODE
- LOCAL CODES AND AMENDMENTS

FCC NOTE:

THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

CODE COMPLIANCE

APPLICANT:
T-MOBILE USA INC
19807 NORTH CREEK PARKWAY NORTH
BOTHELL, WA 98011

TOWER OWNER:
T-MOBILE USA INC
19807 NORTH CREEK PARKWAY NORTH
BOTHELL, WA 98011

PROPERTY OWNER:
NEW SUNCADIA LLC
C/O GARY KITTLESON
4244 BULLFROG RD., STE. 1
CLE ELUM, WA 98922

TOTAL LEASE AREA:
± 900 sq. ft.

SITE ADDRESS:
761 PC 7200-723 RD
CLE ELUM, WA 98922

EXISTING USE:
UNMANNED TELECOMMUNICATIONS FACILITY

SITE PARCEL NUMBER:
16212

NEW USE:
UNMANNED TELECOMMUNICATIONS FACILITY

COUNTY:
KITITAS COUNTY

JURISDICTION:
KITITAS COUNTY

LATITUDE AND LONGITUDE:
N 47° 13' 07.2" W 121° 03' 58.5"
(BASED ON SITE SURVEY DATED: 06/08/2016)

ZONING:
MASTER PLANNED RESORT
(RURAL RECREATION)

LEGAL DESCRIPTION:
SEE SITE SURVEY

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENT(S) DO NOT APPLY

SITE INFORMATION

- INSTALL (4) NEW ANTENNAS (FASB)
- INSTALL (1) NEW ANTENNA MOUNTING WITH STEEL PLATFORM
- INSTALL (4) NEW FHFB IN NEW ANTENNA
- INSTALL (4) NEW FRU IN NEW ANTENNA
- INSTALL (2) NEW COVP (1 ON TOWER, 1 ON GROUND)
- INSTALL (1) NEW 120 MICROWAVE ANTENNA (SB1-220)
- INSTALL (1) EQUIPMENT SHELTER
- INSTALL (2) NEW HCS CABLE FROM COVP ON TOWER TO GROUND
- INSTALL (2) NEW EQUIPMENT CABINETS
- INSTALL (3) NEW FBBC UNIT
- INSTALL (1) NEW FBBA UNIT
- INSTALL (3) NEW FSMF
- INSTALL NEW 4" POWER CONDUIT
- INSTALL (1) NEW ICE BRIDGE
- INSTALL (1) NEW GENERATOR
- INSTALL NEW PERIMETER FENCING
- INSTALL (1) NEW 110' HIGH MONOPINE
- INSTALL NEW ACCESS ROAD TO RUN PARALLEL TO EXISTING ROAD
- INSTALL NEW UTILITY TRENCH WITHIN EXISTING ROAD
- TOWER AND ALL ATTACHMENTS ARE TO BE PAINTED DARK GREEN
- INSTALL NEW GENERATOR AND PROPANE TANK

PROJECT DESCRIPTION

ZONING & PERMITTING:
TECHNOLOGY ASSOCIATES EC, INC
4122 FACTORIA BOULEVARD SUITE 303
BELLEVUE, WA 98006
CONTACT: AMANDA NATIONS
OFFICE: (206) 778-1548
EMAIL: amanda.nations@taec.net

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
4122 FACTORIA BOULEVARD SUITE 303
BELLEVUE, WA 98006
CONTACT: RYAN PARROTT
OFFICE: (206) 321-1131
EMAIL: ryan.parrott@taec.net

CONSTRUCTION MANAGER:
TECHNOLOGY ASSOCIATES EC, INC
4122 FACTORIA BLVD SE, STE. 303
BELLEVUE, WA 98006
CONTACT: BRAD JACOBSON
MOBILE: (206) 375-0252
EMAIL: bradley.jacobson@taec.net

ARCHITECTURE:
TECHNOLOGY ASSOCIATES EC, INC
5333 MISSION CENTER RD., STE. 220
SAN DIEGO, CA 92106
CONTACT: STEVEN LANE
OFFICE: (858) 300-2346 X 1524
EMAIL: steven.lane@taec.net

ENGINEER:
TECHNOLOGY ASSOCIATES EC, INC
4122 FACTORIA BLVD SE, STE. 303
BELLEVUE, WA 98006
CONTACT: VLAD DIACONU, PE
OFFICE: (216) 375-2310
EMAIL: vlad.diaconu@taec.net

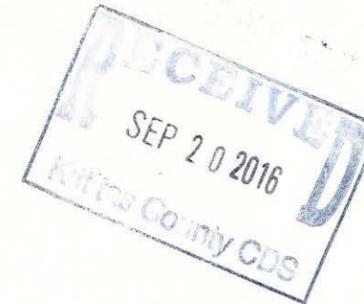
CONTACT INFORMATION

T-Mobile

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SUNCADIA

**761 PC 7200-723 RD
CLE ELUM, WA 98922**



EXPIRES 11/20/16
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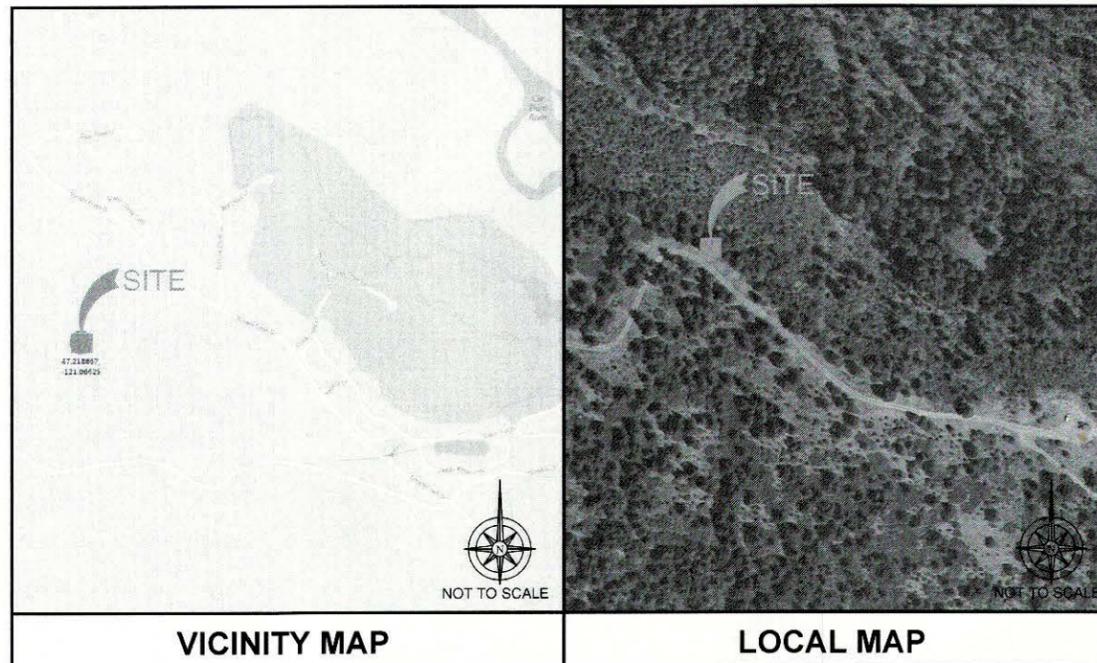
SUNCADIA

**761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE**

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



VICINITY MAP

LOCAL MAP

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS, CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

STARTING FROM 19807 NORTH CREEK PARKWAY NORTH, BOTHELL, WA 98011:

1. 19807 NORTH CREEK PKWY BOTHELL, WA 98011
2. DEPART NORTH CREEK PKWY TOWARD NORTH CREEK TRAIL
3. TURN RIGHT ONTO NE 195TH ST
4. TAKE RAMP LEFT FOR I-405 SOUTH TOWARD RENTON
5. AT EXIT 11, TAKE RAMP RIGHT FOR I-90 EAST TOWARD SPOKANE
6. AT EXIT 80, TAKE RAMP RIGHT TOWARD ROSLYN / SALMON LA SAC
7. TURN LEFT ONTO BULLFROG RD
8. TURN LEFT ONTO JENKINS DR (GATED ROAD, UNPAVED ROAD, PRIVATE ROAD)
9. TURN LEFT TO STAY ON JENKINS DRI UNPAVED ROAD, PRIVATE ROAD)
10. TURN LEFT ONTO TUMBLE CREEK DR (PRIVATE ROAD)
11. ARRIVE AT TUMBLE CREEK DR ON THE LEFT (THE LAST INTERSECTION IS FORTUNE CREEK LN. IF YOU REACH SCATTER CREEK LOOP, YOU'VE GONE TOO FAR) (47.218667, -121.06625)

DRIVING DIRECTIONS

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
T-MOBILE RF ENGINEER		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
SITE OWNER		
T-MOBILE DEVELOPMENT MANAGER		
T-MOBILE CONSTRUCTION MANAGER		
T-MOBILE OPS MANAGER		
T-MOBILE REGULATORY REVIEW		
T-MOBILE PROJECT MANAGER		
T-MOBILE PERMITTING		

APPROVALS

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	NOTES & LEGEND
SV-1	SITE SURVEY
SV-2	ACCESS AND UTILITY EASEMENT
SV-3	TITLE NOTES
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA & EQUIPMENT PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ANTENNA & EQUIPMENT DETAILS
A-7	CABINET & CONSTRUCTION DETAILS
A-7.1	GENERATOR SPECIFICATIONS
A-8	GENERAL NOTES, SHELTER FOUNDATION
A-9	SHEARWALL & ROOF FRAMING PLAN, SHELTER SECTION VIEWS
A-10	DOOR JAMB, AND SHELTER ELEVATION VIEWS
A-11	JOIST TO WALL AND SILL FLASHING
A-12	NOTES
M-1	MECHANICAL PLANS AND NOTES
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL SITE PLAN
E-3	PANEL SCHEDULE & ONE-LINE DIAGRAM
E-4	POWER, LIGHTING & SIGNAL PLAN
G-1	GROUNDING PLANS
G-2	GROUNDING DETAILS
RF-1	RF DETAILS
RF-2	RF DIAGRAM
SWCP-1	STORM WATER CONTROL PLAN

SHEET INDEX



Know what's below.
CALL before you dig.

DIG ALERT

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

GENERAL NOTES

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2012 INTERNATIONAL BUILDING CODE SECTION 1103.2.9. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO PROPOSED OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/CHANGED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST I.B.C. AND ALL OTHER GOVERNING CODES, INCLUDING THE MOST RESTRICTIVE CODE SHALL GOVERN.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L. APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- PROPOSED CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A-10B-C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2012 INTERNATIONAL BUILDING CODE 906.1.1 AND SECTION 906.3.1)
- MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.
- SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH THE COUNTY'S MUNICIPAL CODES INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP); THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE COUNTY'S STORM WATER STANDARDS.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

STORM WATER QUALITY NOTES CONSTRUCTION BMPs:

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT.

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL FIRE NOTES:

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE AND ALL GOVERNING CODES.
- ADDRESS SHALL BE PROVIDED FOR ALL PROPOSED AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (2012 INTERNATIONAL BUILDING CODE 501.2)
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (2012 INTERNATIONAL BUILDING CODE 806.1)
- PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (2012 INTERNATIONAL BUILDING CODE 906.1.1 AND SECTION 906.3.1)

ABBREVIATION

DEFINITION

AB	ANCHOR BOLT
ABV	ABOVE
ACCA	ADDITIONAL
ADDL	ADDITIONAL
A.F.F.	ADDITIONAL FINISH GRADE
A.F.G.	ADDITIONAL FINISH GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
AWG	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK	BLOCK
BLKG.	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAILING
STOW	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B.U.	BACK-UP CABINET
CAB.	CABINET
CANT	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONT.	PENNY (NAILS)
DBL	DOUBLE
DEPT.	DEPARTMENT
D.F.	DIAMETER
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR

ABBREVIATION

DEFINITION

FAB	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT(FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA	GAUGE
GI	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.(GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB	ISOLATED COPPER GROUND BUS
IN.(')	INCH(ES)
INT.	INTERIOR
LB.(#)	LAG BOLTS
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITU)DINAL
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PIC	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED

ABBREVIATION

DEFINITION

PWR	POWER (CABINET)
QTY	QUANTITY
RAD.(R)	RADIUS
REF	REFERENCE
REIN.F.	REINFORCEMENT(ING)
REQ'D	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RFRU	RADIO REMOTE UNIT
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W.	WITH
W/	WITH
WD	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
©	CENTERLINE
E	PLATE



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

T-Mobile
19807 NORTH CREEK PARKWAY NORTH
BOTHELL, WA 98011

Technology Associates
PNW MARKET OFFICE
4122 FACTORIA BOULEVARD,
SUITE 303
BELLEVUE, WA 98006

Technology Associates
ARCHITECTURE & ENGINEERING
5333 MISSION CENTER ROAD, STE. 220
SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	09/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A
SUNCADIA
761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

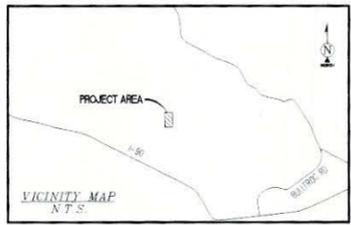
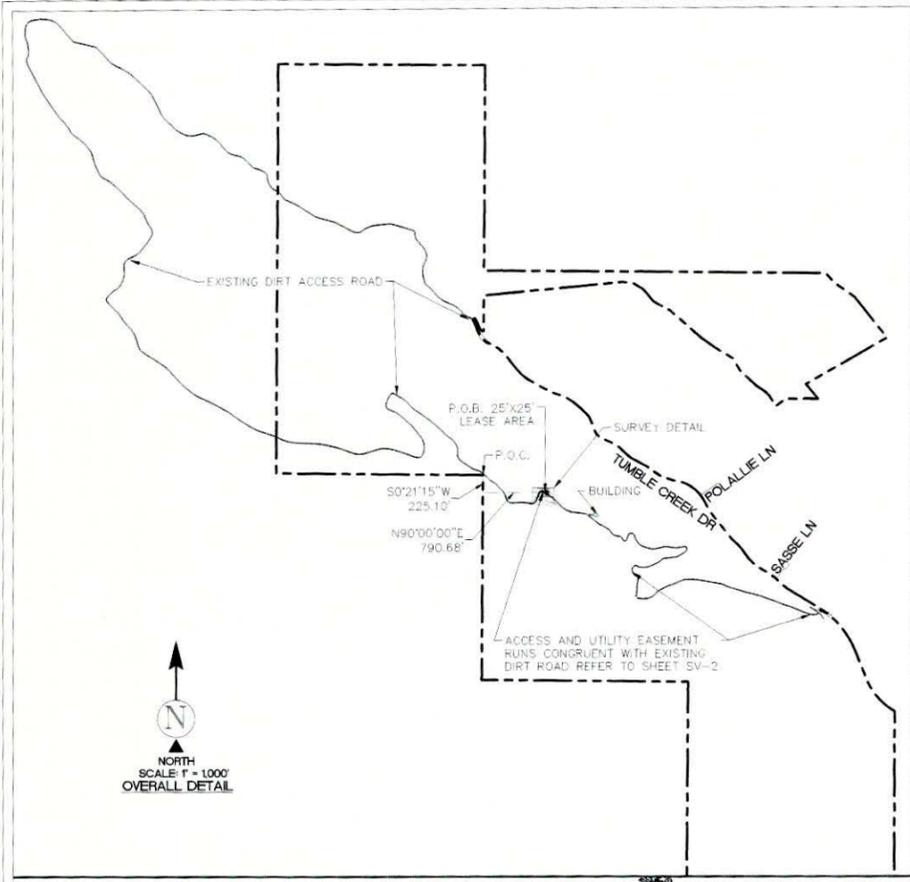
SHEET TITLE
NOTES & LEGEND

SHEET NUMBER
T-2

ABBREVIATIONS

	NEW ANTENNA		GRID REFERENCE
	EXISTING ANTENNA		DETAIL REFERENCE
	GROUND ROD		ELEVATION REFERENCE
	GROUND BUS BAR		SECTION REFERENCE
	MECHANICAL GRND. CONN		GROUT OR PLASTER
	CADWELD		(E) BRICK
	GROUND ACCESS WELL		(E) MASONRY
	ELECTRIC BOX		CONCRETE
	TELEPHONE BOX		EARTH
	LIGHT POLE		GRAVEL
	FND MONUMENT		PLYWOOD
	SPOT ELEVATION		SAND
	SET POINT		WOOD CONT.
	REVISION		WOOD BLOCKING
	CENTERLINE		STEEL
	PROPERTY/LEASE LINE		OVERHEAD SERVICE CONDUCTORS
	MATCH LINE		COAXIAL CABLE
	WORK POINT		FIBER
	GROUND CONDUCTOR		POWER AND FIBER
	TELEPHONE CONDUIT		CHAIN LINK FENCING
	ELECTRICAL CONDUIT (POWER)		WOOD FENCE
			OVERHEAD POWER LINE
			BURIED POWER LINE
			OVERHEAD TELEPHONE LINE
			BURIED TELEPHONE LINE
			BURIED WATER LINE
			BURIED SANITARY SEWER
			BURIED STORM DRAIN

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



DIRECTIONS TO SITE
FROM SEATTLE-TACOMA INTERNATIONAL AIRPORT:
• START OUT GOING SOUTH ON INTERNATIONAL BLVD/WA-99 TOWARD S 180TH ST TAKE THE 1ST RIGHT ONTO AIRPORT EXPY. MERGE ONTO WA-518 E TOWARD I-5/I-405/SEATTLE/TACOMA. MERGE ONTO I-405 N VIA THE EXIT ON THE LEFT MERGE ONTO I-90 E VIA EXIT 11 TOWARD SPOKANE TAKE EXIT 80 TOWARD ROSLYN/SALMON LA SAC. TURN LEFT ONTO BULLFROG RD. TURN LEFT ONTO JENKINS DR. TURN LEFT TO STAY ON JENKINS DR. JENKINS DR BECOMES TUMBLE CREEK DR. TUMBLE CREEK DR BECOMES TUMBLE CREEK LN. TUMBLE CREEK LN BECOMES TUMBLE CREEK DR. PAVEMENT ENDS. CONTINUE STRAIGHT ON DIRT ACCESS ROAD. BEAR TO THE LEFT ON DIRT ACCESS ROAD. BEAR TO THE LEFT TO STAY ON DIRT ACCESS ROAD. CONTINUE TO SITE.

SURVEY DATE
09/17/2015 & 05/31/2016

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE WASHINGTON STATE REFERENCE NETWORK (WSPN) COPS NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "C". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID: #5300950229B, DATED MAY 5, 1981.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

NG NATURAL GRADE
TOE TOE OF SLOPE
TOP TOP OF SLOPE

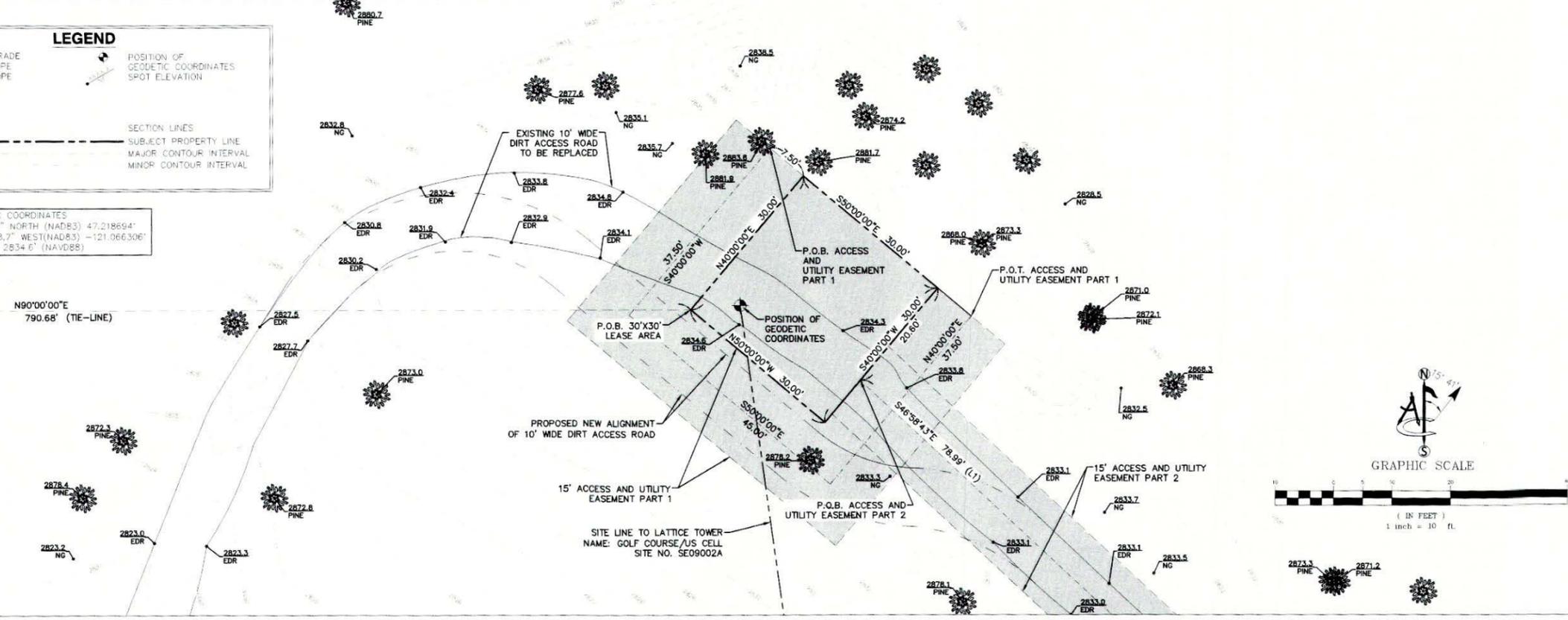
POSITION OF GEODETIC COORDINATES
SPOT ELEVATION

PINE TREES

SECTION LINES
SUBJECT PROPERTY LINE
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 13' 07.3" NORTH (NAD83) 47.218694°
LONGITUDE 121° 03' 58.7" WEST (NAD83) -121.066306°
GROUND ELEVATION @ 2834.6' (NAVD88)

N90°00'00"E
790.68' (TIE-LINE)



T-Mobile

19807 North Creek Parkway North
Bothell, Washington 98011

PROJECT INFORMATION:
**SE09032
SUNCADIA**
CLE ELUM, WASHINGTON
KITITAS COUNTY

ORIGINAL ISSUE DATE:
09/29/2015

REV.	DATE	DESCRIPTION	BY
0	9/29/15	PRELIMINARY	CK
1	11/09/15	FINAL MAP	AC
2	11/10/15	UPDATED TITLE TITLE REVIEW	AC
3	6/08/16	REVISE LEASE AREA LOCATION(C)	RC
4	9/13/16	REVISE LEASE AREA LOCATION(C)	AC

PLANS PREPARED BY:
Technology Associates
4122 FACTORIA BLVD SE, SUITE 303
BELLEVUE, WA 98006

CONSULTANT:
Ambit Consulting
245 SAINT HELENS AVE. SUITE 3A
TACOMA, WA 98402 (253)572-9181

DRAWN BY: _____ CHK.: _____ APV.: _____
CK MF SR

LICENSER:
SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
SV-1

Line #	Length	Direction
L1	78.99	S46°58'43"E
L2	66.25	S53°18'05"E
L3	117.40	S45°18'11"E
L4	58.05	S52°47'02"E
L5	71.07	S67°24'00"E
L6	36.77	S86°49'13"E
L7	116.53	S81°42'02"E
L9	73.35	S51°32'12"E
L10	66.96	S51°52'15"E
L11	30.64	S51°43'34"E
L12	36.87	S70°15'19"E
L13	33.56	S56°02'43"E
L14	45.14	S58°41'09"E
L15	25.42	S59°51'43"E
L16	25.07	S41°37'43"E
L17	42.74	S32°12'25"E
L18	27.12	S50°58'16"E
L19	34.64	S69°43'02"E
L20	27.09	S79°53'25"E
L21	27.64	S80°18'30"E

Line #	Length	Direction
L22	14.90	S63°32'23"E
L23	20.45	S28°11'08"E
L24	23.75	S28°35'56"E
L25	26.04	S64°58'39"E
L26	15.48	N65°02'51"E
L27	10.72	N36°44'18"E
L28	18.88	N23°45'57"E
L29	31.69	N16°18'21"E
L30	23.41	N21°58'17"E
L31	15.61	N44°06'22"E
L32	14.39	N73°10'45"E
L33	19.44	S85°45'49"E
L34	33.16	S54°31'47"E
L35	40.31	S18°32'15"E
L36	30.74	S25°20'55"E
L37	39.34	S33°25'57"E
L38	40.62	S45°21'23"E
L39	45.35	S57°30'06"E
L40	31.27	S68°57'59"E
L41	38.89	S79°14'36"E

Line #	Length	Direction
L42	33.04	S76°02'18"E
L43	27.27	S81°45'26"E
L44	12.39	S85°57'16"E
L45	16.65	N84°26'02"E
L46	42.22	N75°26'00"E
L47	73.44	N78°20'15"E
L48	37.20	S89°52'42"E
L49	26.88	S87°37'20"E
L50	34.41	S78°58'47"E
L51	50.32	S84°53'13"E
L52	55.74	N83°37'27"E
L53	65.10	N79°43'07"E
L54	22.10	S45°53'36"E
L55	31.61	S0°46'50"E
L56	22.95	S39°13'35"W
L57	80.42	S56°29'22"W
L58	30.30	S60°22'18"W
L59	44.17	S74°33'56"W
L60	34.72	S79°43'15"W
L61	66.63	S84°43'16"W

Line #	Length	Direction
L62	29.22	S82°17'36"W
L63	18.25	S78°50'43"W
L64	22.48	S56°03'39"W
L65	33.26	S0°20'57"W
L66	50.67	S57°08'15"W
L67	48.18	S64°55'48"W
L68	61.82	S68°57'54"W
L69	59.79	S82°19'31"W
L70	28.65	N86°45'31"W
L71	32.54	N83°13'04"W
L72	32.78	N56°52'43"W
L73	38.21	S77°54'42"W
L74	28.89	S35°47'43"W
L75	21.36	S62°15'32"W
L76	21.11	S87°13'36"E
L77	52.92	S28°10'40"E
L78	53.68	S54°11'35"E
L79	29.91	S44°55'58"E
L80	46.79	S12°29'33"W
L81	61.78	S31°51'18"W

Line #	Length	Direction
L82	30.83	S0°39'08"W
L83	51.55	S61°54'46"W
L84	30.68	S0°46'10"W
L85	70.87	S70°51'25"E
L86	37.82	S89°13'17"E
L87	51.43	N80°29'54"E
L88	62.06	N62°29'51"E
L89	118.27	N48°36'18"E
L90	58.18	N63°51'39"E
L91	99.39	N66°16'26"E
L92	94.69	N70°14'47"E
L93	61.25	N64°49'07"E
L94	41.07	N77°22'06"E
L95	43.21	S87°44'19"E
L96	88.29	S89°31'51"E
L97	123.97	S80°59'08"E
L98	211.86	S79°06'55"E
L99	105.44	S68°23'20"E
L100	53.11	S74°21'41"E
L101	232.41	S73°12'20"E

Line #	Length	Direction
L102	119.14	S76°03'58"E
L103	64.35	S70°53'12"E
L104	90.17	S70°38'09"E
L105	103.10	S67°17'07"E
L106	78.64	S71°45'12"E
L107	46.92	S73°17'11"E
L108	45.64	S70°27'44"E
L109	30.27	S67°01'47"E
L110	30.34	S67°51'11"E
L111	31.27	S66°21'42"E
L112	27.24	S66°19'17"E
L113	108.88	S68°32'37"E
L114	74.24	S81°52'51"E
L115	57.69	N71°00'24"E
L116	30.92	N34°00'00"E

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
 THAT PORTION OF LOT A OF THAT CERTAIN SURVEY RECORDED JANUARY 6, 2005, UNDER AUDITOR'S FILE NO. 200501060021 AND FILED IN BOOK 30 OF SURVEYS, PAGES 212 THROUGH 216, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 13, 14, 15 AND 23, ALL IN TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING DESCRIBED AS PART 1 AND PART 2 AS FOLLOWS:

PART 1
 BEING A 15.00 FOOT STRIP OF LAND LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A;
 THENCE ALONG THE WEST LINE OF SAID LOT, SOUTH 00°21'15" WEST, A DISTANCE OF 225.10 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 790.88 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 30.0 FEET; THENCE NORTH 50°00'00" WEST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 40°00'00" WEST, A DISTANCE OF 37.50 FEET;
 THENCE SOUTH 50°00'00" EAST, A DISTANCE OF 45.00 FEET;
 THENCE NORTH 40°00'00" EAST, A DISTANCE OF 37.50 FEET TO THE POINT OF TERMINUS OF SAID DESCRIBED LINE.

ALSO PART 2
 BEING A 15.00 FOOT STRIP OF LAND LYING 7.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A;
 THENCE ALONG THE WEST LINE OF SAID LOT, SOUTH 00°21'15" WEST, A DISTANCE OF 225.10 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 790.88 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 30.0 FEET; THENCE SOUTH 50°00'00" EAST, A DISTANCE OF 30.0 FEET; THENCE SOUTH 40°00'00" WEST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 46°58'43" EAST, A DISTANCE OF 78.99 FEET;
 THENCE SOUTH 53°18'05" EAST, A DISTANCE OF 66.25 FEET;
 THENCE SOUTH 45°18'11" EAST, A DISTANCE OF 117.40 FEET;
 THENCE SOUTH 52°47'02" EAST, A DISTANCE OF 58.05 FEET;
 THENCE SOUTH 67°24'00" EAST, A DISTANCE OF 71.07 FEET;
 THENCE SOUTH 86°49'13" EAST, A DISTANCE OF 36.77 FEET;
 THENCE SOUTH 81°42'02" EAST, A DISTANCE OF 116.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET;
 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°15'06", AN ARC LENGTH OF 78.20 FEET;
 THENCE SOUTH 51°32'12" EAST, A DISTANCE OF 73.35 FEET;
 THENCE SOUTH 51°52'15" EAST, A DISTANCE OF 66.96 FEET;
 THENCE SOUTH 51°43'34" EAST, A DISTANCE OF 30.64 FEET;
 THENCE SOUTH 70°15'19" EAST, A DISTANCE OF 36.87 FEET;
 THENCE SOUTH 56°02'43" EAST, A DISTANCE OF 33.56 FEET;

THENCE SOUTH 58°41'09" EAST, A DISTANCE OF 45.14 FEET;
 THENCE SOUTH 59°51'43" EAST, A DISTANCE OF 25.42 FEET;
 THENCE SOUTH 41°37'43" EAST, A DISTANCE OF 25.07 FEET;
 THENCE SOUTH 35°12'25" EAST, A DISTANCE OF 42.74 FEET;
 THENCE SOUTH 50°58'16" EAST, A DISTANCE OF 27.12 FEET;
 THENCE SOUTH 69°43'02" EAST, A DISTANCE OF 34.64 FEET;
 THENCE SOUTH 79°53'25" EAST, A DISTANCE OF 27.09 FEET;
 THENCE SOUTH 80°18'30" EAST, A DISTANCE OF 27.64 FEET;
 THENCE SOUTH 63°32'23" EAST, A DISTANCE OF 14.90 FEET;
 THENCE SOUTH 28°11'08" EAST, A DISTANCE OF 20.45 FEET;
 THENCE SOUTH 28°35'56" EAST, A DISTANCE OF 23.75 FEET;
 THENCE SOUTH 64°58'39" EAST, A DISTANCE OF 26.04 FEET;
 THENCE NORTH 65°02'51" EAST, A DISTANCE OF 15.48 FEET;
 THENCE NORTH 23°45'57" EAST, A DISTANCE OF 10.72 FEET;
 THENCE NORTH 16°18'21" EAST, A DISTANCE OF 31.69 FEET;
 THENCE NORTH 21°58'17" EAST, A DISTANCE OF 23.41 FEET;
 THENCE NORTH 44°06'22" EAST, A DISTANCE OF 15.61 FEET;
 THENCE NORTH 73°10'45" EAST, A DISTANCE OF 14.39 FEET;
 THENCE SOUTH 85°45'49" EAST, A DISTANCE OF 19.44 FEET;
 THENCE SOUTH 54°31'47" EAST, A DISTANCE OF 33.16 FEET;
 THENCE SOUTH 18°32'15" EAST, A DISTANCE OF 40.31 FEET;
 THENCE SOUTH 25°20'55" EAST, A DISTANCE OF 30.74 FEET;
 THENCE SOUTH 33°25'57" EAST, A DISTANCE OF 39.34 FEET;
 THENCE SOUTH 45°21'23" EAST, A DISTANCE OF 40.62 FEET;
 THENCE SOUTH 57°30'06" EAST, A DISTANCE OF 45.35 FEET;
 THENCE SOUTH 68°57'59" EAST, A DISTANCE OF 31.27 FEET;
 THENCE SOUTH 79°14'36" EAST, A DISTANCE OF 38.89 FEET;
 THENCE SOUTH 78°58'47" EAST, A DISTANCE OF 33.04 FEET;
 THENCE SOUTH 81°45'26" EAST, A DISTANCE OF 27.27 FEET;
 THENCE SOUTH 85°57'16" EAST, A DISTANCE OF 12.39 FEET;
 THENCE NORTH 84°26'02" EAST, A DISTANCE OF 16.65 FEET;
 THENCE NORTH 78°20'15" EAST, A DISTANCE OF 42.22 FEET;
 THENCE NORTH 78°20'15" EAST, A DISTANCE OF 73.44 FEET;
 THENCE SOUTH 89°52'42" EAST, A DISTANCE OF 37.20 FEET;
 THENCE SOUTH 87°37'20" EAST, A DISTANCE OF 26.88 FEET;
 THENCE SOUTH 78°58'47" EAST, A DISTANCE OF 34.41 FEET;
 THENCE SOUTH 84°53'13" EAST, A DISTANCE OF 50.32 FEET;
 THENCE NORTH 83°37'27" EAST, A DISTANCE OF 55.74 FEET;
 THENCE NORTH 79°43'07" EAST, A DISTANCE OF 65.10 FEET;
 THENCE SOUTH 45°53'36" EAST, A DISTANCE OF 22.10 FEET;
 THENCE SOUTH 0°46'50" EAST, A DISTANCE OF 31.61 FEET;
 THENCE SOUTH 39°13'35" WEST, A DISTANCE OF 22.95 FEET;
 THENCE SOUTH 56°29'22" WEST, A DISTANCE OF 80.42 FEET;
 THENCE SOUTH 60°22'18" WEST, A DISTANCE OF 30.30 FEET;
 THENCE SOUTH 74°33'56" WEST, A DISTANCE OF 44.17 FEET;
 THENCE SOUTH 79°43'15" WEST, A DISTANCE OF 34.72 FEET;
 THENCE SOUTH 84°43'16" WEST, A DISTANCE OF 66.63 FEET;
 THENCE SOUTH 82°17'36" WEST, A DISTANCE OF 29.22 FEET;
 THENCE SOUTH 78°50'43" WEST, A DISTANCE OF 18.25 FEET;
 THENCE SOUTH 56°03'39" WEST, A DISTANCE OF 22.48 FEET;
 THENCE SOUTH 0°20'57" WEST, A DISTANCE OF 33.26 FEET;
 THENCE SOUTH 57°08'15" WEST, A DISTANCE OF 50.67 FEET;
 THENCE SOUTH 64°55'48" WEST, A DISTANCE OF 48.18 FEET;
 THENCE SOUTH 68°57'54" WEST, A DISTANCE OF 61.82 FEET;
 THENCE SOUTH 82°19'31" WEST, A DISTANCE OF 59.79 FEET;
 THENCE NORTH 86°45'31" WEST, A DISTANCE OF 28.65 FEET;
 THENCE NORTH 83°13'04" WEST, A DISTANCE OF 32.54 FEET;
 THENCE NORTH 86°16'26" WEST, A DISTANCE OF 99.39 FEET;
 THENCE NORTH 70°14'47" WEST, A DISTANCE OF 94.69 FEET;
 THENCE NORTH 64°49'07" WEST, A DISTANCE OF 61.25 FEET;
 THENCE NORTH 77°22'06" WEST, A DISTANCE OF 41.07 FEET;
 THENCE SOUTH 87°44'19" WEST, A DISTANCE OF 32.78 FEET;
 THENCE SOUTH 77°54'42" WEST, A DISTANCE OF 38.21 FEET;
 THENCE SOUTH 35°47'43" WEST, A DISTANCE OF 28.89 FEET;
 THENCE SOUTH 62°15'32" WEST, A DISTANCE OF 21.36 FEET;

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 81°73'36" EAST, A DISTANCE OF 21.11 FEET;
 THENCE SOUTH 28°10'40" EAST, A DISTANCE OF 52.92 FEET;
 THENCE SOUTH 54°11'35" EAST, A DISTANCE OF 53.68 FEET;
 THENCE SOUTH 47°45'58" EAST, A DISTANCE OF 29.91 FEET;
 THENCE SOUTH 12°29'33" WEST, A DISTANCE OF 46.79 FEET;
 THENCE SOUTH 31°51'18" WEST, A DISTANCE OF 61.78 FEET;
 THENCE SOUTH 0°39'08" WEST, A DISTANCE OF 30.83 FEET;
 THENCE SOUTH 6°15'48" WEST, A DISTANCE OF 51.55 FEET;
 THENCE SOUTH 0°46'10" WEST, A DISTANCE OF 30.68 FEET;
 THENCE SOUTH 70°51'25" WEST, A DISTANCE OF 70.87 FEET;
 THENCE SOUTH 89°13'17" WEST, A DISTANCE OF 37.82 FEET;
 THENCE SOUTH 80°29'54" WEST, A DISTANCE OF 51.43 FEET;
 THENCE SOUTH 62°29'51" WEST, A DISTANCE OF 62.06 FEET;
 THENCE NORTH 48°36'18" EAST, A DISTANCE OF 118.27 FEET;
 THENCE NORTH 63°51'39" EAST, A DISTANCE OF 58.18 FEET;
 THENCE NORTH 66°16'26" EAST, A DISTANCE OF 99.39 FEET;
 THENCE NORTH 70°14'47" EAST, A DISTANCE OF 94.69 FEET;
 THENCE NORTH 64°49'07" EAST, A DISTANCE OF 61.25 FEET;
 THENCE NORTH 77°22'06" EAST, A DISTANCE OF 41.07 FEET;
 THENCE SOUTH 87°44'19" EAST, A DISTANCE OF 43.21 FEET;
 THENCE SOUTH 89°31'51" EAST, A DISTANCE OF 88.29 FEET;
 THENCE SOUTH 80°59'08" EAST, A DISTANCE OF 123.97 FEET;
 THENCE SOUTH 79°06'55" EAST, A DISTANCE OF 211.86 FEET;
 THENCE SOUTH 88°23'20" EAST, A DISTANCE OF 105.44 FEET;
 THENCE SOUTH 74°21'41" EAST, A DISTANCE OF 53.11 FEET;
 THENCE SOUTH 73°12'20" EAST, A DISTANCE OF 232.41 FEET;
 THENCE SOUTH 76°03'59" EAST, A DISTANCE OF 119.14 FEET;
 THENCE SOUTH 70°53'12" EAST, A DISTANCE OF 64.35 FEET;
 THENCE SOUTH 70°38'09" EAST, A DISTANCE OF 90.17 FEET;
 THENCE SOUTH 67°17'07" EAST, A DISTANCE OF 103.10 FEET;
 THENCE SOUTH 71°45'12" EAST, A DISTANCE OF 78.64 FEET;
 THENCE SOUTH 73°17'11" EAST, A DISTANCE OF 46.92 FEET;
 THENCE SOUTH 70°27'44" EAST, A DISTANCE OF 45.64 FEET;
 THENCE SOUTH 67°01'47" EAST, A DISTANCE OF 30.27 FEET;
 THENCE SOUTH 66°21'42" EAST, A DISTANCE OF 31.27 FEET;
 THENCE SOUTH 66°19'17" EAST, A DISTANCE OF 27.24 FEET;
 THENCE SOUTH 81°52'51" EAST, A DISTANCE OF 74.24 FEET;
 THENCE NORTH 71°00'24" EAST, A DISTANCE OF 57.69 FEET;
 THENCE NORTH 34°00'00" EAST, A DISTANCE OF 30.92 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY MARGIN OF TUMBLE CREEK DRIVE AND POINT OF TERMINUS OF SAID DESCRIBED CENTERLINE.

LESSOR'S LEGAL DESCRIPTION

LOT A OF THAT CERTAIN SURVEY RECORDED JANUARY 6, 2005, UNDER AUDITOR'S FILE NO. 200501060021 AND FILED IN BOOK 30 OF SURVEYS, PAGES 212 THROUGH 216, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 13, 14, 15 AND 23, ALL IN TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND
 LOT 2, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 20010300009 AND FILED IN BOOK 29 OF SURVEYS, PAGE 223, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

LEASE AREA LEGAL DESCRIPTION

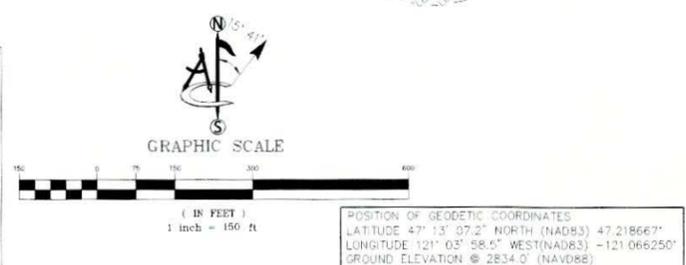
THAT PORTION OF LOT A OF THAT CERTAIN SURVEY RECORDED JANUARY 6, 2005, UNDER AUDITOR'S FILE NO. 200501060021 AND FILED IN BOOK 30 OF SURVEYS, PAGES 212 THROUGH 216, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 13, 14, 15 AND 23, ALL IN TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A;
 THENCE ALONG THE WEST LINE OF SAID LOT, SOUTH 00°21'15" WEST, A DISTANCE OF 225.10 FEET;
 THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, A DISTANCE OF 790.88 FEET, TO THE POINT OF BEGINNING;
 THENCE NORTH 40°00'00" EAST, A DISTANCE OF 30.0 FEET;
 THENCE SOUTH 50°00'00" EAST, A DISTANCE OF 30.0 FEET;
 THENCE SOUTH 40°00'00" WEST, A DISTANCE OF 30.0 FEET;
 THENCE NORTH 50°00'00" WEST, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET.

LEGEND

- NG NATURAL GRADE
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- PINE TREES
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- SECTION LINES
- SUBJECT PROPERTY LINE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



T-Mobile

19807 North Creek Parkway North
Bothell, Washington 98011

PROJECT INFORMATION:

**SE09032
SUNCADIA**

CLE ELUM, WASHINGTON

KITTITAS COUNTY

ORIGINAL ISSUE DATE:

09/29/2015

REV. DATE: DESCRIPTION: BY:

0	9/29/15	PRELIMINARY	CK
1	11/09/15	FINAL MAP	AC
2	11/10/15	UPDATED TITLE TITLE REVIEW	AC
3	6/08/16	REVISE LEASE AREA LOCATION(C)	RC
4	9/13/16	REVISE LEASE AREA LOCATION(C)	AC

PLANS PREPARED BY:

Technology Associates

4122 FACTORIA BLVD SE, SUITE 303
BELLEVUE, WA 98006

CONSULTANT:

Ambit
 CONSULTING

248 SAINT HELENS AVE, SUITE 3A
TACOMA, WA 98402 (253)572-9181

DRAWN BY: CHK: APV:

CK MF SR

LICENSER:

SHEET TITLE:

ACCESS AND
UTILITY EASEMENT

SHEET NUMBER:

SV-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #06942AM, ISSUED BY AMERTITLE, DATED AUGUST 31, 2015. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE B ITEM(S) #1-16 AND 64 ARE NOT SURVEY MATTERS OR ARE NOT PLOTTABLE.

SCHEDULE B ITEM(S) 17, 21-22, 24-25, 29-32, 34, 46, 50-63 HAVE NO AFFECT ON THE LEASE AREA AND HAVE NOT BEEN PLOTTED.

18. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: UNITED STATES OF AMERICA
 PURPOSE: TRANSMISSION LINE AND ACCESS ROAD
 RECORDED: JULY 7, 1966
 INSTRUMENT NO.: 331075
 BOOK: 122, PAGE 515
 AFFECTS: A PORTION OF SAID PREMISES IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OTHER LAND (EXACT LOCATION IS INDETERMINATE)

19. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: STATE OF WASHINGTON, ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES
 PURPOSE: A ROAD OR ROADS
 RECORDED: MARCH 26, 1980
 INSTRUMENT NO.: 440677
 BOOK: 128, PAGE 392
 AFFECTS: A STRIP OF LAND 60 FEET IN WIDTH UPON, OVER AND ALONG A PORTION OF SAID PREMISES IN SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OTHER LAND (EXACT LOCATION IS INDETERMINATE)

20. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: STATE OF WASHINGTON, ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES
 PURPOSE: A ROAD OR ROADS FOR THE PURPOSE OF HAULING FOREST PRODUCTS AND OTHER VALUABLE MATERIALS
 RECORDED: JANUARY 15, 1991
 INSTRUMENT NO.: 536391
 AFFECTS: A 60 FOOT STRIP OF LAND ACROSS A PORTION OF PREMISES IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OTHER LAND (EXACT LOCATION IS INDETERMINATE)

23. ANY QUESTION OF LOCATION, BOUNDARY OR AREA RELATED TO THE CLE ELUM RIVER, INCLUDING, BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT. (EXACT LOCATION IS INDETERMINATE)

26. AMENDED AND RESTATED DEVELOPMENT AGREEMENT RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT, AND THE TERMS AND CONDITIONS THEREOF, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, BETWEEN: KITTITAS COUNTY, A WASHINGTON MUNICIPAL CORPORATION AND SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
 RECORDED: APRIL 16, 2009
 AUDITOR'S FILE NO.: 200904160090
 SAID DOCUMENT AMENDS AND RESTATES THE 2000 AGREEMENT RECORDED OCTOBER 24, 2000
 UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200010240006
 RESOLUTION NO. 2009-78 ADOPTING THE SEVENTH AMENDMENT TO DEVELOPMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, RECORDED JUNE 12, 2009, UNDER AUDITOR'S FILE NO. 200906120039 (EXACT LOCATION IS INDETERMINATE)

27. DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 21, 2003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200308210003 (EXACT LOCATION IS INDETERMINATE)

28. AGREEMENT AND COVENANT FOR COLLECTION OF PAYMENT OF COMBINED QUALIFICATION PAYMENT FOR EXTENSION OF NATURAL GAS SERVICE, AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN: MOUNTAINSTAR RESORT DEVELOPMENT, LLC AND: PUGET SOUND ENERGY, INC.
 RECORDED: APRIL 16, 2004
 INSTRUMENT NO.: 200404160016 (EXACT LOCATION IS INDETERMINATE)

33. PHASE 3 MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 8, 2004, UNDER AUDITOR'S FILE NO. 200410080053, BETWEEN MOUNTAINSTAR RESORT DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A/ SUNCADIA DEVELOPMENT COMPANY, AND THE KITTITAS CONSERVATION TRUST, A WASHINGTON NON-PROFIT CORPORATION.
 AFFECTS: ALL OF SUBJECT PROPERTY BORDERING THE CLE ELUM RIVER.
 FIRST AMENDMENT TO PHASE 3 MANAGED OPEN SPACE CONSERVATION EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 21, 2006, UNDER AUDITOR'S FILE NO. 200606210002 BETWEEN SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND KITTITAS CONSERVATION TRUST, A WASHINGTON NON-PROFIT CORPORATION. (EXACT LOCATION INDETERMINATE)

SCHEDULE "B" NOTE (CONT.)

35. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JUDITH L. ROGERS, AS TRUSTEE OF THE JUDITH L. ROGERS DECLARATION OF TRUST
 DATED: DECEMBER 4, 1989
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: JANUARY 21, 2005
 INSTRUMENT NO.: 200501210005
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260040. (EXACT LOCATION IS INDETERMINATE)

36. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: MARILYN G. ROGERS, AS EXECUTOR OF THE ESTATE OF FRANKLIN J. ROGERS
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140112
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260039 (EXACT LOCATION IS INDETERMINATE)

37. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: DEVINIS MARTIN
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140113
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260043 (EXACT LOCATION IS INDETERMINATE)

38. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: LILLIAN A. FREEMAN, ALLEN ROY FREEMAN, ANN MARIE FREEMAN, KAREN LILLIAN FREEMAN, AND PAUL MARTIN FREEMAN
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140114
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260044. (EXACT LOCATION IS INDETERMINATE)

39. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: MATHIS D. WATSON AND MARLAINE M. WATSON
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140115
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260037 (EXACT LOCATION IS INDETERMINATE)

40. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JOHN THELMAN AND SHIRLEY THELMAN, GEORGE PEARSON AND SHARON PEARSON
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140116
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO.'S 200504260038 AND 200504260041 (EXACT LOCATION IS INDETERMINATE)

41. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: PETER J. PLOEDER
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: MARCH 14, 2005
 INSTRUMENT NO.: 200503140117
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260042 (EXACT LOCATION IS INDETERMINATE)

42. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: MEAGAN HELEN THORN, MICHELLE BAUCHMAN, MELANIE ANN SCHAEFER AND ANNE ELIZABETH MCOLL
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: APRIL 26, 2005
 INSTRUMENT NO.: 200504260015
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260016 (EXACT LOCATION INDETERMINATE)

43. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: MARK H. LAMON AND LEANNE A. LAMON
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: APRIL 26, 2005
 INSTRUMENT NO.: 200504260017
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260018 (EXACT LOCATION INDETERMINATE)

44. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JUDITH M. ROLLER
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: APRIL 26, 2005
 INSTRUMENT NO.: 200504260019
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO. 200504260020 (EXACT LOCATION IS INDETERMINATE)

SCHEDULE "B" NOTE (CONT.)

45. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: ERIC FLEISCHMAN AND JOANNE FLEISCHMAN, CHARLENE SIMMONS, JEFF SIMMONS AND CAROL SIMMONS, AND MANHE LUMBER COMPANY, INC.
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: APRIL 26, 2005
 INSTRUMENT NO.: 200504260021
 CORRECTION TO EASEMENT AGREEMENT RECORDED APRIL 26, 2005, UNDER AUDITOR'S FILE NO.'S 200504260022, 200504260023 AND 200504260024 (EXACT LOCATION INDETERMINATE)

47. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: SHANE LEMCO
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: OCTOBER 13, 2006
 INSTRUMENT NO.: 200510130006
 AMENDMENT TO SAID EASEMENT AGREEMENT RECORDED ON NOVEMBER 13, 2007 UNDER AUDITOR'S FILE NO. 200711130068 (EXACT LOCATION IS INDETERMINATE)

48. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: DAVID M. CHRISTIE AND STEPHANIE A. CHRISTIE, HUSBAND AND WIFE, ALAN CHRISTIE AND ANDREA COPPING, HUSBAND AND WIFE, WILLIAM B. CHRISTIE, JR. AND KAREN CHRISTIE, HUSBAND AND WIFE, ALISON CHRISTIE, A SINGLE PERSON, ROBERT CHRISTIE, A SINGLE PERSON, ELIZABETH S. CHRISTIE, A SINGLE PERSON AND HENRY R. FURNEY AND COLLEEN FURNEY, HUSBAND AND WIFE
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: JUNE 20, 2006
 INSTRUMENT NO.: 200606200067 (EXACT LOCATION INDETERMINATE)

49. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JOHN W. KNOWLES AND LISANNE YURICICH, HUSBAND AND WIFE
 PURPOSE: EASEMENT FOR INGRESS AND EGRESS
 RECORDED: JUNE 20, 2006
 INSTRUMENT NO.: 200606200068 (NO DOCUMENT PROVIDED)

T-Mobile

19807 North Creek Parkway North
 Bothell, Washington 98011

PROJECT INFORMATION:

SE09032
 SUNCADIA

CLE ELUM, WASHINGTON

KITTITAS COUNTY

ORIGINAL ISSUE DATE:

09/29/2015

REV. DATE DESCRIPTION BY:

REV. DATE	DESCRIPTION	BY
0 9/29/15	PRELIMINARY	CK
1 11/09/15	FINAL MAP	AC
2 11/10/15	UPDATED TITLE TITLE REVIEW	AC
3 6/08/16	REVISE LEASE AREA LOCATION(C)	RC
4 9/13/16	REVISE LEASE AREA LOCATION(C)	AC

PLANS PREPARED BY:

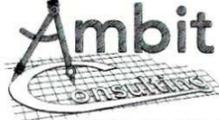
Technology Associates



4122 FACTORIA BLVD SE, SUITE 303
 BELLEVUE, WA 98006

CONSULTANT:

Ambit Consulting



245 SAINT HELENS AVE, SUITE 3A
 TACOMA, WA 98402 (253)772-9181

DRAWN BY: CHK.: APV.:

CK MF SR

LICENSER:

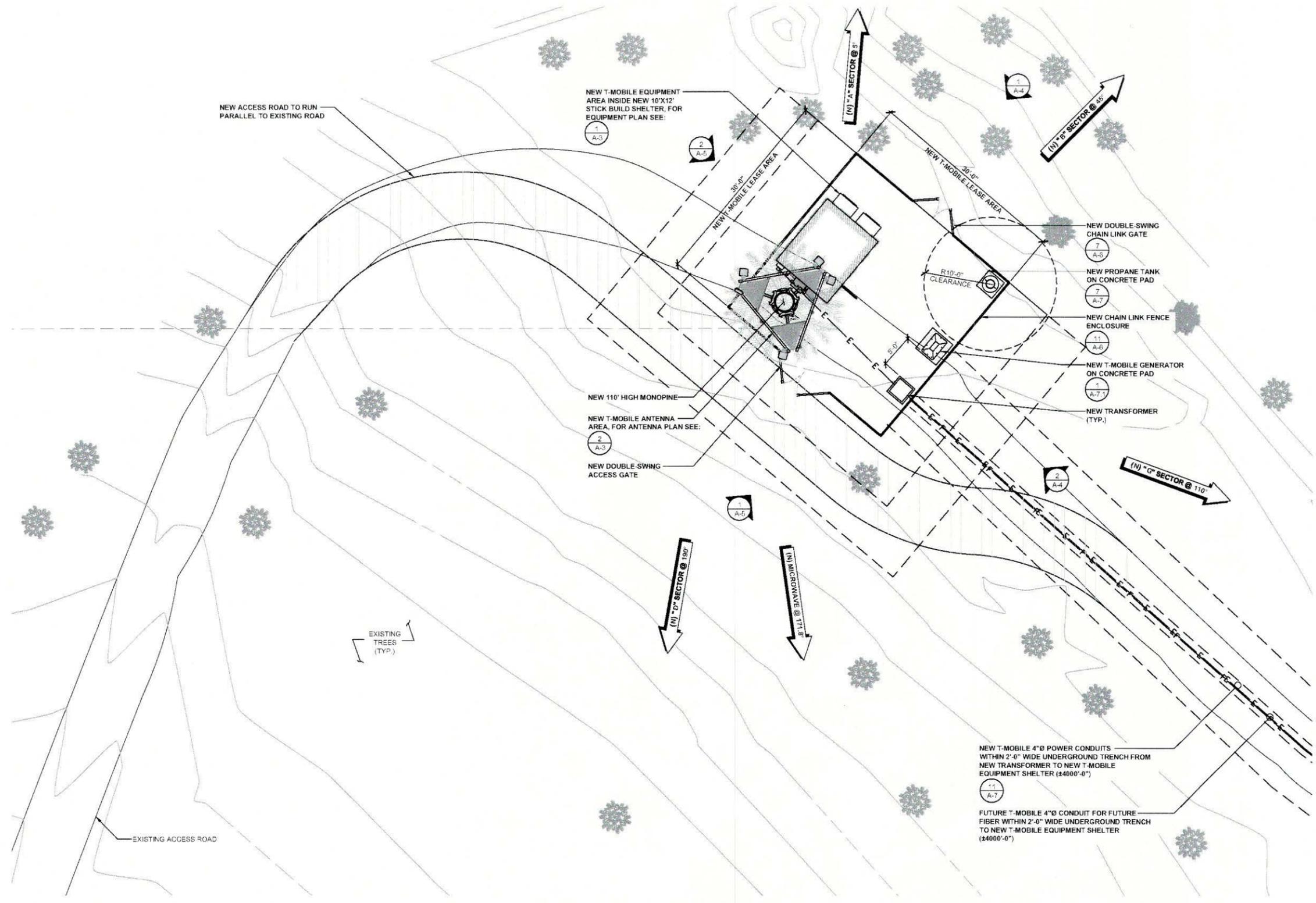
SHEET TITLE:

TITLE NOTES

SHEET NUMBER:

SV-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



LANDLORD SIGNATURE



EXPIRES 11/2016

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PNW MARKET OFFICE
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SUITE 303
BELLEVUE, WA 98006



ARCHITECTURE & ENGINEERING
5333 MISSION CENTER ROAD, STE. 220
SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	09/15/2015	ELECTRICAL REVISIONS	MGM
1	08/14/2015	REVISED LEASE AREA	MGM
0	08/02/2015	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2015	ISSUED FOR 80% CD REVIEW	JCC

SE09032A

SUNCADIA

761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER
A-2

ENLARGED SITE PLAN

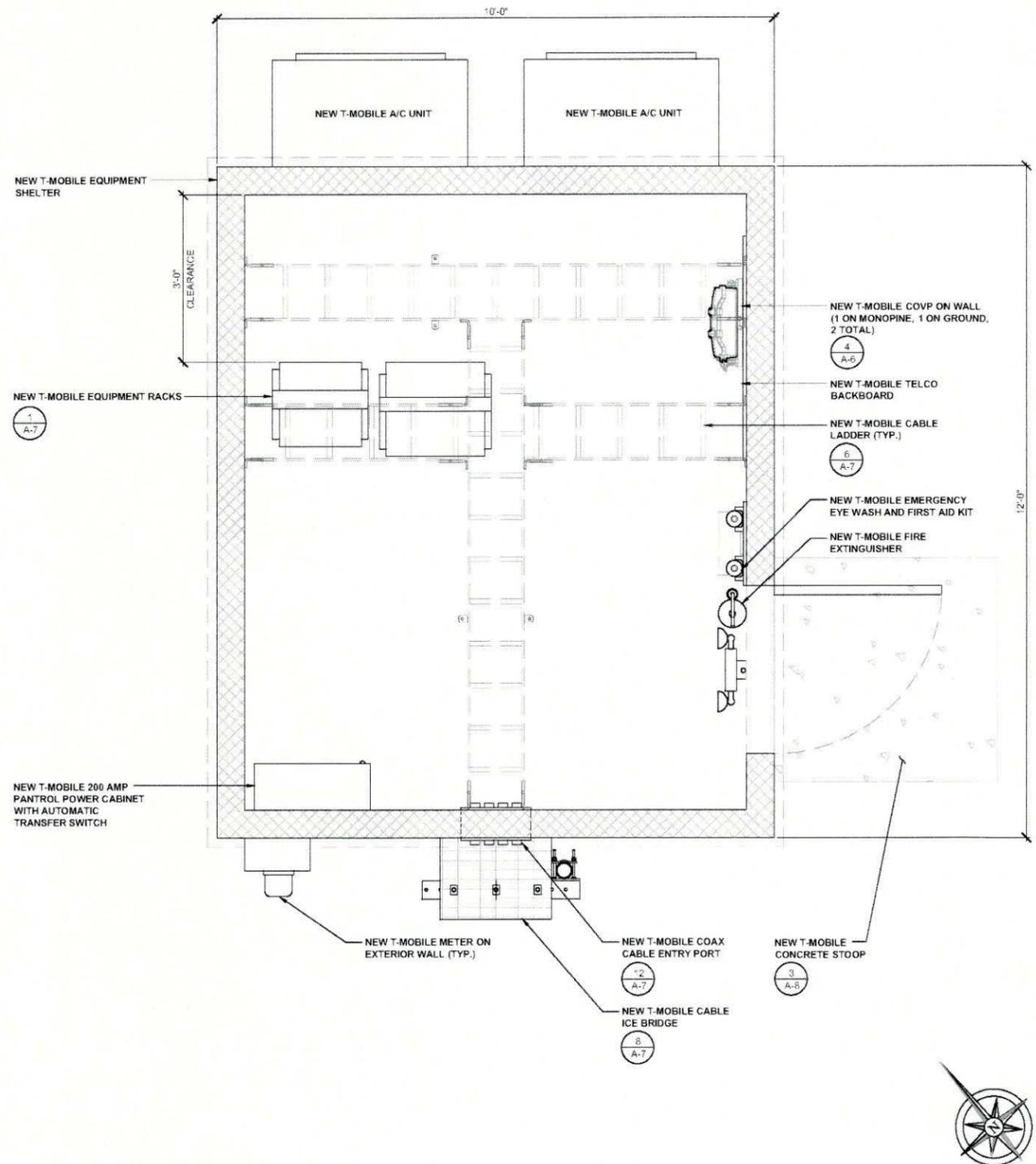
0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



GROUND: FINAL EQUIPMENT INVENTORY								
SCOPE OF WORK	QUANTITY	TECHNOLOGY	MANUFACTURER	EQUIPMENT MODEL	DIMENSIONS (LxWxD)	WEIGHT (LBS)	CABINET TYPE (LOCATION OF EQUIPMENT)	CABINET QUANTITY
ADD NEW	(1)	COVP	RAYCAP	RNSNDC-7771-PF-46	20.22' x 18.86' x 7.0'	-	RACK	(1)
ADD NEW	(3)	BASEBAND	NOKIA	FBBC	-	-	FCOA	(1)
ADD NEW	(1)	BASEBAND	NOKIA	FBBA	-	-	FCOA	(1)
ADD NEW	(3)	BASEBAND	NOKIA	FSM ²	5.2" x 11.76" x 16.6"	41.9	FCOA	(1)

NOTE:
1. REFER TO SHEETS S-4 & S-4.1 FOR STRUCTURAL DESIGN AND DETAILS PROVIDED BY ARSENE PROFESSIONAL ENGINEERS INC.

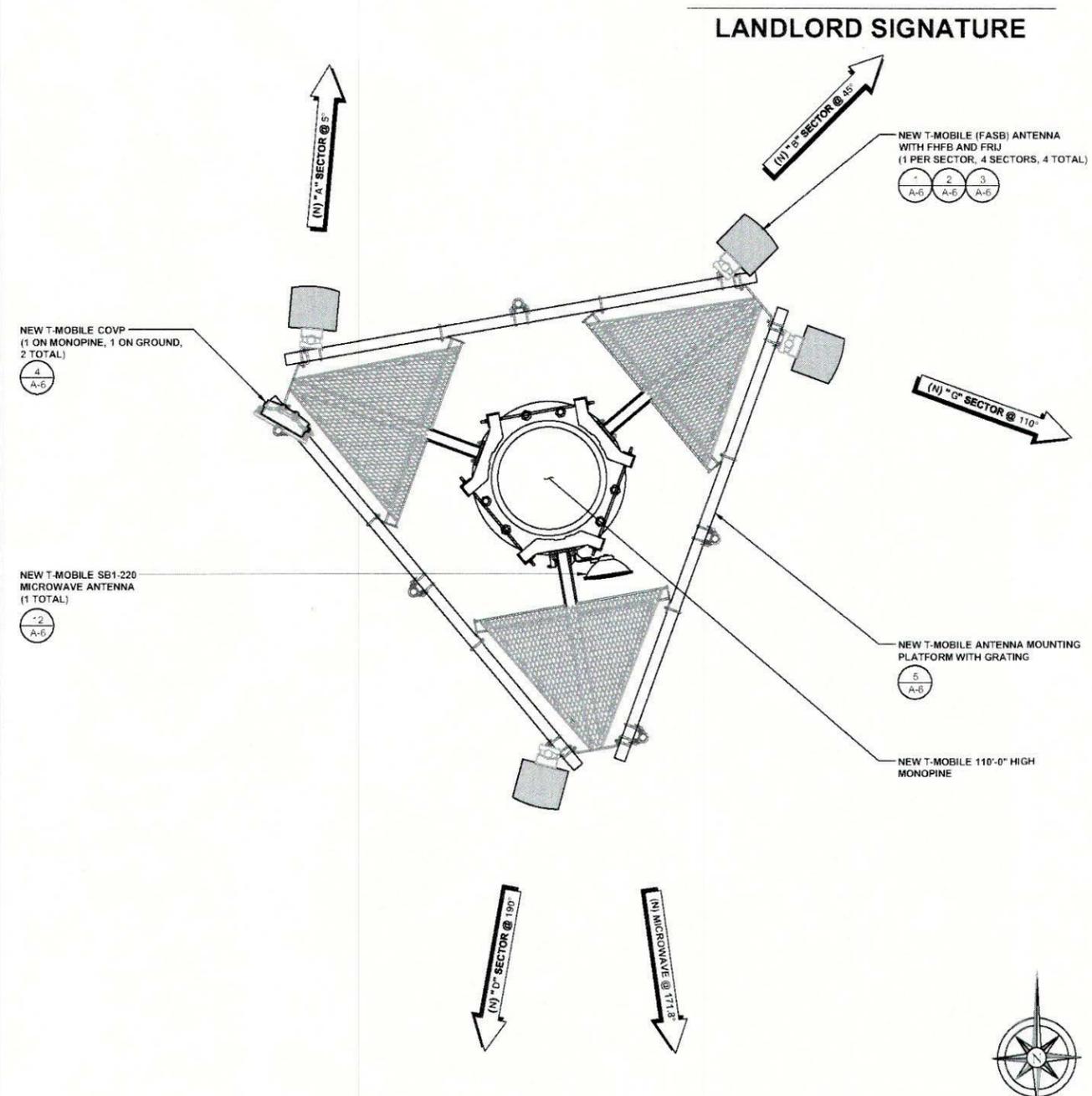


EQUIPMENT PLAN (FINAL)

SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

TOWER: FINAL EQUIPMENT INVENTORY						
SCOPE OF WORK	QUANTITY	TECHNOLOGY	MANUFACTURER	MODEL	DIMENSIONS (LxWxD)	WEIGHT (LBS)
ADD NEW	(4)	ANTENNA	NOKIA	FASB	96.1" x 13.4" x 14.9"	108.0
ADD NEW	(1)	COVP	RAYCAP	RNSNDC-7771-PF-46	20.22' x 18.86' x 7.0'	-
ADD NEW	(4)	RRU	NOKIA	FHFB	23.0" x 2.6" x 7.8"	48.5
ADD NEW	(4)	RRU	NOKIA	FRU	23.0" x 2.6" x 7.8"	48.5
ADD NEW	(1)	MICROWAVE ANTENNA	RFS	SB1-220BB	12" Ø	13

NOTE:
1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN.
2. REFER TO FINAL CONFIGURATION ANTENNA SCHEDULE ON SHEET RF-1.
3. NEW MONOPINE BRANCHES ARE NOT SHOWN FOR CLARITY.



ANTENNA PLAN (FINAL)

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)



EXPIRES 11/2016

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T-Mobile
19807 NORTH CREEK PARKWAY NORTH
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SUITE 303
BELLEVUE, WA 98006

Technology Associates
ARCHITECTURE & ENGINEERING
5333 MISSION CENTER ROAD, STE. 220
SAN DIEGO, CA 92108

REV	DATE	DESCRIPTION	BY
2	09/15/2015	ELECTRICAL REVISIONS	MGM
1	09/14/2015	REVISED LEASE AREA	MGM
D	09/03/2015	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2015	ISSUED FOR 90% CD REVIEW	JCC

SE09032A

SUNCADIA

761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

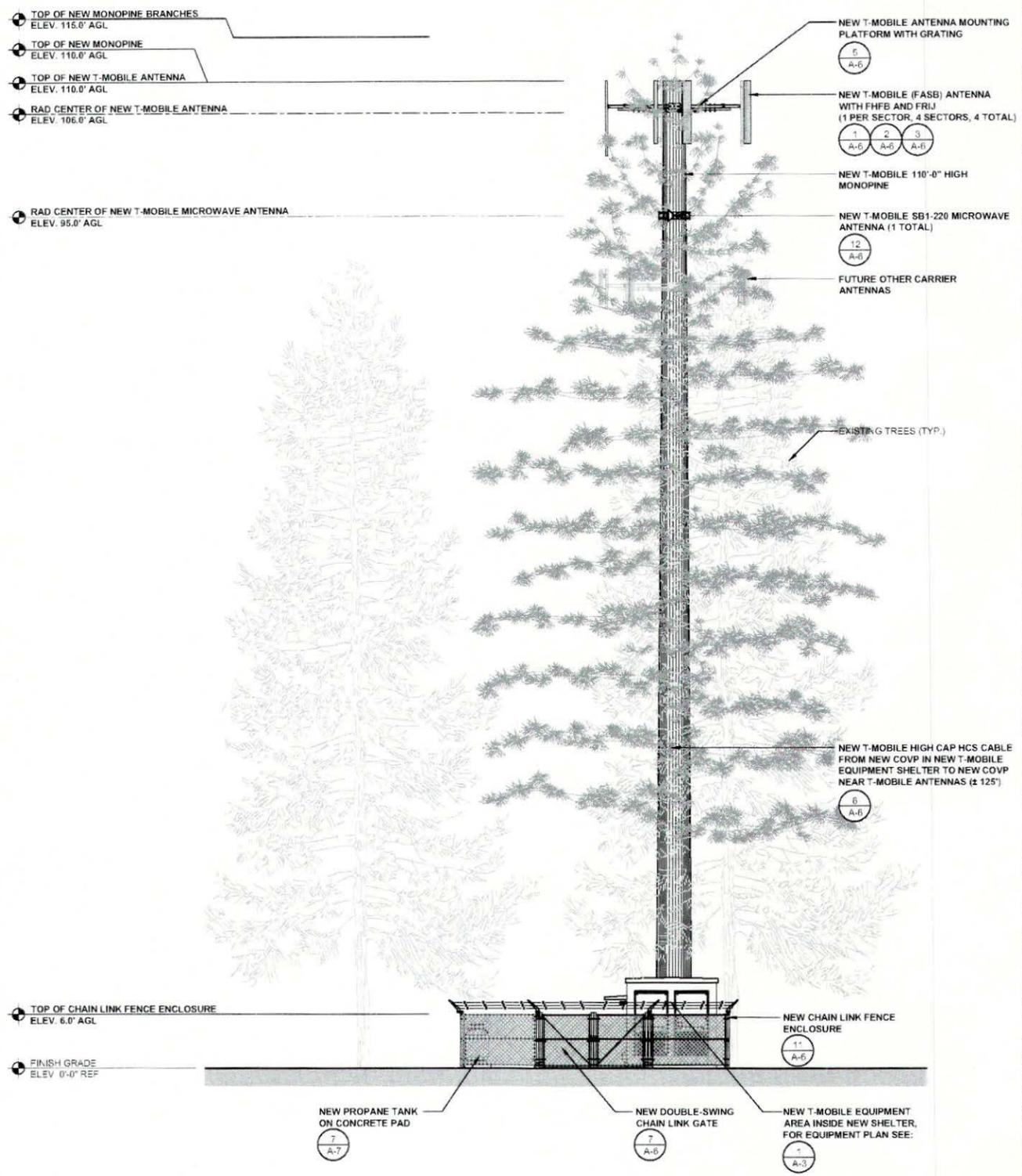
SHEET TITLE
EQUIPMENT AND ANTENNA PLAN

SHEET NUMBER
A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NEW T-MOBILE ANTENNAS, ITS MOUNTING AND EQUIPMENT ARE TO BE PAINTED GREEN TO MATCH NEW MONOPINE BRANCHES.

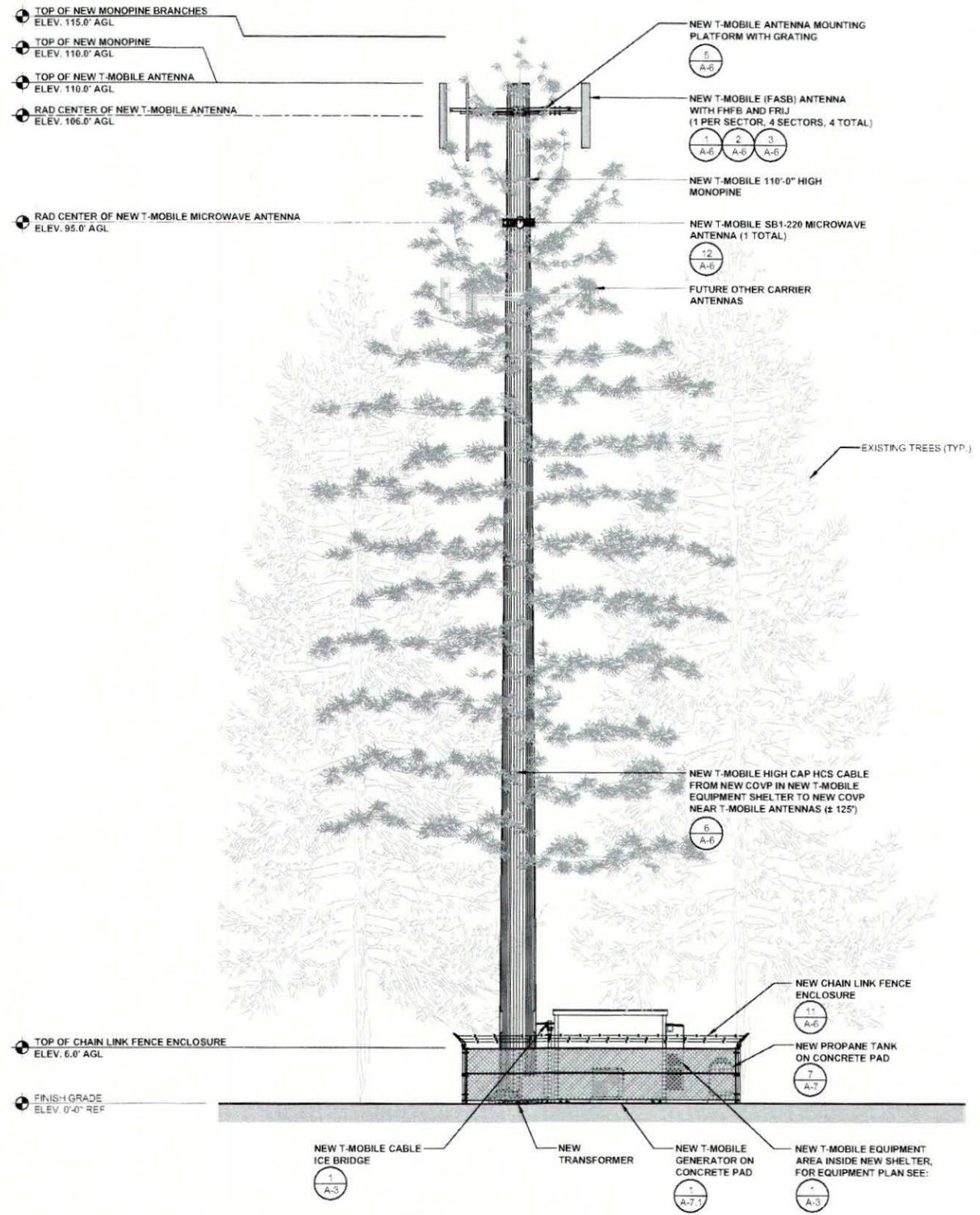


NORtheast Elevation (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

LANDLORD SIGNATURE



SOUTHEAST Elevation (FINAL)

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2



EXPIRES 11/20/16
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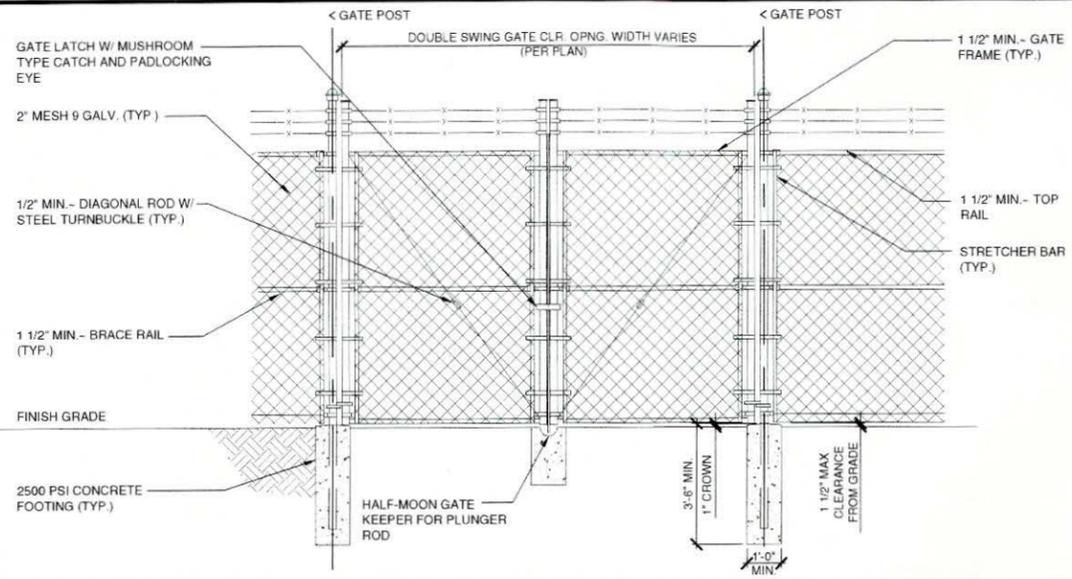
REV	DATE	DESCRIPTION	BY
2	08/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	08/22/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 80% CD REVIEW	JCC

SE09032A
SUNCADIA
761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
ELEVATIONS

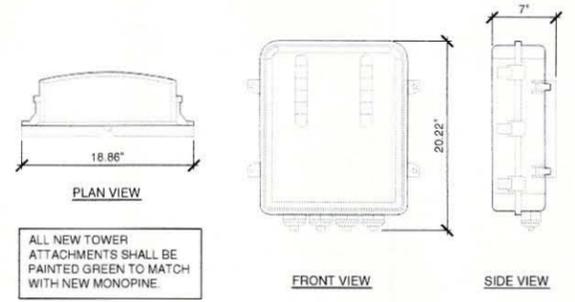
SHEET NUMBER
A-4



RAYCAP COVP (RNSNDC-7771-PF-48)

*COVP TO BE MOUNTED VERTICALLY ONLY

DIMENSIONS:
 HEIGHT: 20.22"
 WIDTH: 18.86"
 DEPTH: 7"

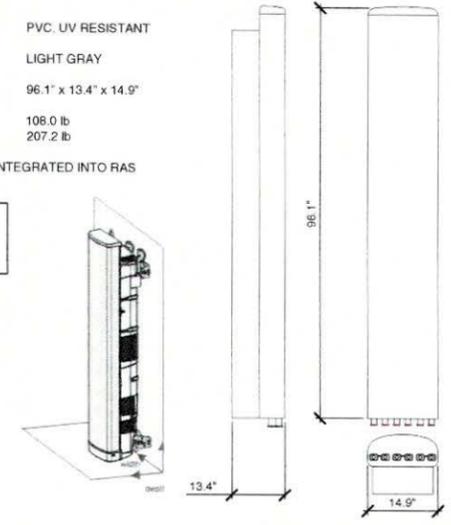


NOKIA: FASB

RADOME MATERIAL: PVC, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 96.1" x 13.4" x 14.9"
 NET WEIGHT: 108.0 lb
 WEIGHT W/ 2 RRH: 207.2 lb

NEW FRU AND FHFB ARE INTEGRATED INTO RAS ENCLOSURE

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE



DOUBLE SWING CHAIN LINK GATE

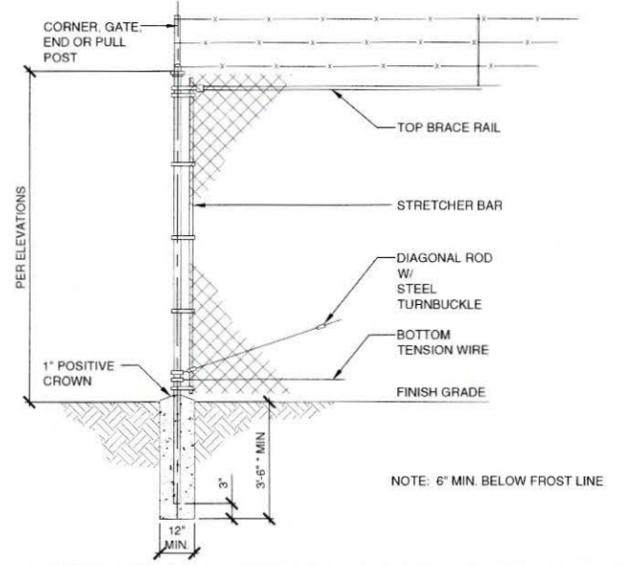
SCALE N.T.S. 7

COVP

SCALE N.T.S. 4

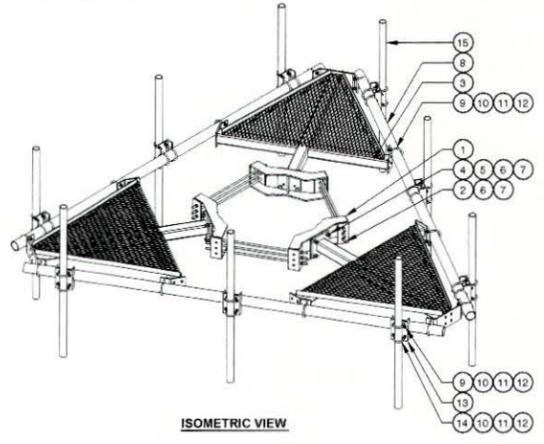
ANTENNA SPECIFICATIONS

SCALE N.T.S. 1



VALMONT RMQP-3XX

NOTE: EXISTING ANTENNA MOUNT TO BE REPLACED WITH VALMONT RMQP-3XX



PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.40	3.59
2	9	G58R-48	5/8" x 48" THREADED ROD (HDG.)		0.40	3.59
3	3	X-SV196	LOW PROFILE PLATFORM CORNER		212.10	636.31
4	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	4.27
5	12	A58PW	5/8" HDG A325 FLATWASHER		0.03	0.41
6	30	G58LW	5/8" HDG LOCKWASHER		0.03	0.78
7	30	A58NUT	5/8" HDG A325 HEX NUT		0.13	3.90
8	3	P3150	3-1/2" X 150" SCH 40 GALVANIZED PIPE	150.000 in	94.80	284.40
9	30	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.26	7.71
10	96	G12FW	1/2" HDG USS FLATWASHER		0.03	3.27
11	96	G12LW	1/2" HDG LOCKWASHER		0.01	1.33
12	96	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	6.88
13	9	X-SF219	SMALL SUPPORT CROSS PLATE	8.250 in	8.61	77.50
14	18	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.26	4.63
15	9	B	ANTENNA MOUNTING PIPE			

ASSEMBLY NO. "A" PART NO. "B" LENGTH, "C" UNIT WEIGHT, "D" NET WEIGHT, "E" TOTAL WEIGHT

ASSEMBLY NO. "A"	PART NO. "B"	LENGTH, "C"	UNIT WEIGHT, "D"	NET WEIGHT, "E"	TOTAL WEIGHT
RMQP-363	P263	63"	20.18	181.62	1494.37
RMQP-372	P272	72"	23.07	207.63	1520.38
RMQP-384	P284	84"	26.91	242.19	1554.94
RMQP-396	P296	96"	30.76	276.84	1589.59
RMQP-3126	P2126	126"	40.75	366.75	1679.50

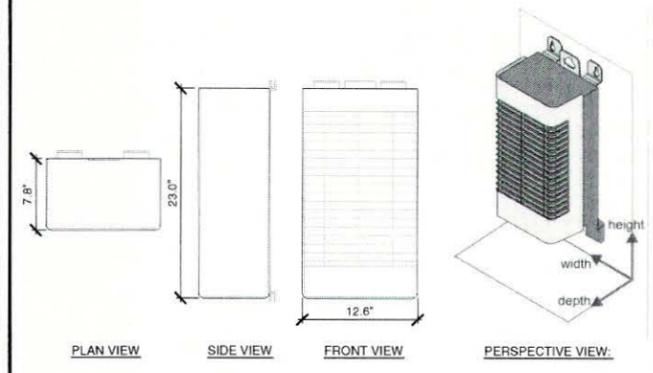
2-3/8" O.D. VERTICAL MOUNTING PIPES

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE

(PCS, U1900+L1900) - FHFB

RF MODULE TYPE: RRH, 1 UNIT PER SECTOR
 DIMENSIONS, HxWxD: 23.0" x 12.6" x 7.8"
 WEIGHT: 48.5 lbs (MOUNTED WEIGHT)

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE.



CHAIN LINK FENCE

SCALE N.T.S. 11

MOUNT SPECIFICATIONS

SCALE N.T.S. 5

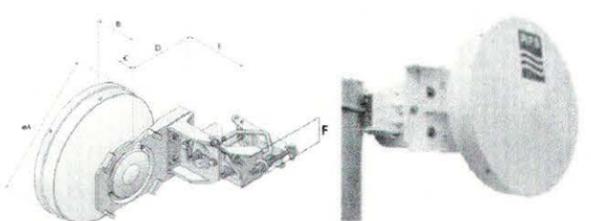
FHFB

SCALE N.T.S. 2

RFS: SB1-220BB

PRODUCT TYPE: POINT TO POINT ANTENNAS
 FREQUENCY, GHz: 21.2-23.6
 DIAMETER, ft (m): 1 (0.3)
 POLARIZATION: SINGLE
 ANTENNA COLOR: WHITE

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE.

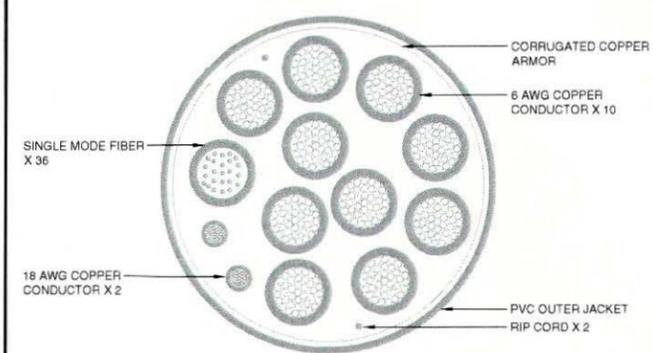


ISOMETRIC VIEW "A"

QA:	15"
B:	6.7"
C:	3.3"
D:	2.0" - 8.5"
E:	5.2"
F:	3.2"

ARMORED TRUNK HYBRID CABLE - HIGH CAPACITY

NOTE: CABLE CROSS-SECTION NOT DRAWN TO SCALE

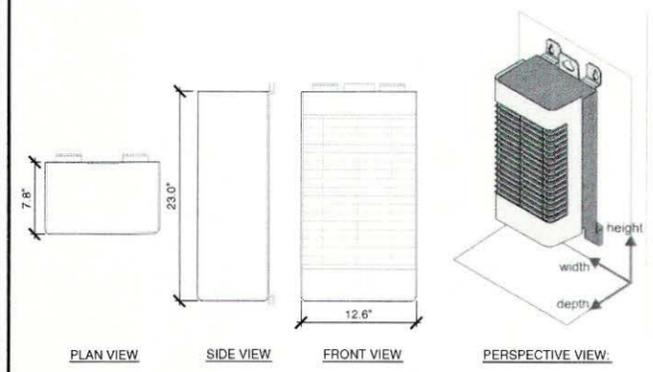


CABLE TYPE	NUMBER, SIZE (AWG)	10/C #6 + 2/C #18
VOLTAGE		600
OUTER JACKET		PVC
SHIELDING		CORRUGATED COPPER
MAX SHIELD RESISTANCE (OHM/FT @ 20C)		0.0035
DRAIN		N/A
RIPCORD		KEVLAR
DC CONDUCTOR MATERIAL		COPPER
DC CONDUCTOR SIZE (AWG)		6
MAX DC RESISTANCE (OHM/1000FT)		0.411 @ 20° C
COLOR CODE		BLACK/RED
ALARM CONDUCTOR MATERIAL		COPPER
ALARM CONDUCTOR SIZE (AWG)		18
MAX DC RESISTANCE (OHM/1000FT)		6.7
COLOR CODE		TBD
FIBER CABLES		YES
OUTER DIAMETER (IN) NOMINAL		1.584
WEIGHT (LB/FT)		1.614
MINIMUM BEND RADIUS (IN)		15
BEND MOMENT (LB/FT)		N/A
TENSILE STRENGTH (LB)		340
CRUSH RESISTANCE, FOTP-41 (N/MM)		22
STRENGTH MEMBER		NO
OPERATING TEMPERATURE RANGE (LOW)		-40°C
OPERATING TEMPERATURE RANGE (HIGH)		+80°C
FIBER TYPE		LOW WATER PEAK SINGLE MODE LOOSE TUBE
FIBER STD. COMPLIANCE		
FIBER COATING DIA. (UM)		.242 ± .007 OR, 9 ± .005MM
FIBER COUNT		36
# OF FIBER SUBUNITS		1
FIBER COUNT EACH UNITS		36
FIBER OUTER JACKETS		FR JACKET
MAX ATTENUATION, 1310 NM (DB/KM)		LESS THAN EQUAL 0.5
MAX ATTENUATION, 1550 NM (DB/KM)		LESS THAN EQUAL 0.5

(AWS, L2100) - FRIJ

RF MODULE TYPE: RRH, 1 UNIT PER SECTOR
 DIMENSIONS, HxWxD: 23.0" x 12.6" x 7.8"
 WEIGHT: 48.5 lbs (MOUNTED WEIGHT)

ALL NEW TOWER ATTACHMENTS SHALL BE PAINTED GREEN TO MATCH WITH NEW MONOPINE.



MICROWAVE SPECIFICATIONS

SCALE N.T.S. 12

HYBRID CABLE HIGH CAPACITY

SCALE N.T.S. 6

FRIJ

SCALE N.T.S. 3

VLAD DIACONU
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 NO. 42710

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SUNCADIA

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 DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE

ANTENNA AND EQUIPMENT DETAILS

SHEET NUMBER

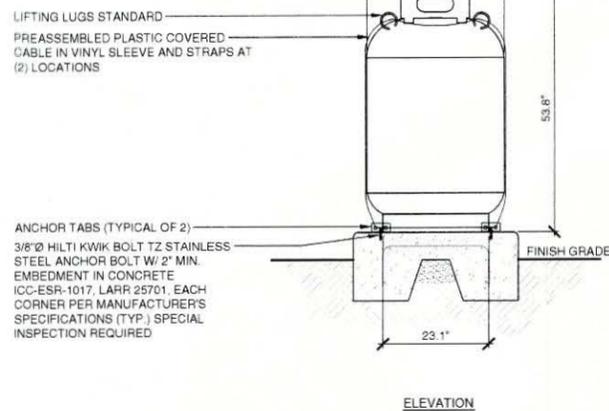
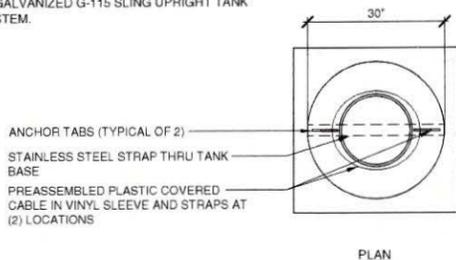
A-6

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ASME: 120 GALLON (420LBS) VERTICAL PROPANE TANK

PRODUCT DATA:
 CONSTRUCTION: 250 PSI QUADRIFIT VALVE
 CAPACITY: 420 LBS
 95.9 GALLONS
 WATER CAPACITY: 1000LBS
 LENGTH OL: 53.8 IN.
 HEIGHT: 45.6 IN.
 DIAMETER (DEPTH): 30 IN.
 DIAMETER (BASE): 23.1 IN.
 TARE WEIGHT: 291 LBS
 SKID QUANTITY: 9

NOTE:
 ANCHOR TABS ARE MINUTE MAN MODEL THDHS-DRY & STRAP KIT IS MINUTE MAN GALVANIZED G-115 SLING UPRIGHT TANK ANCHORING SYSTEM.

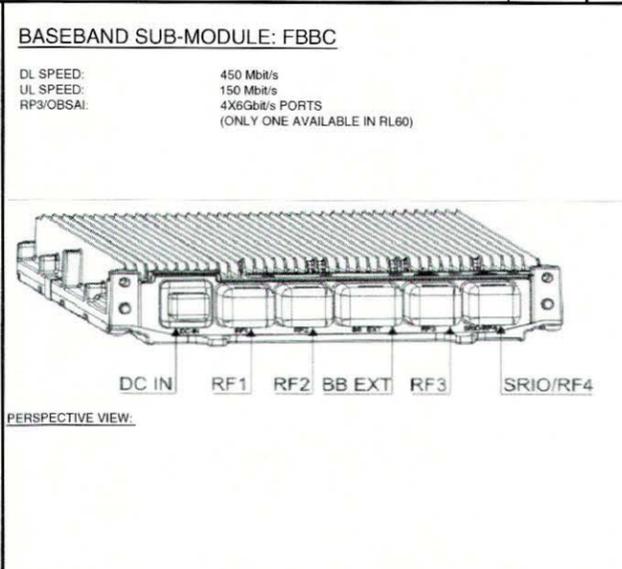
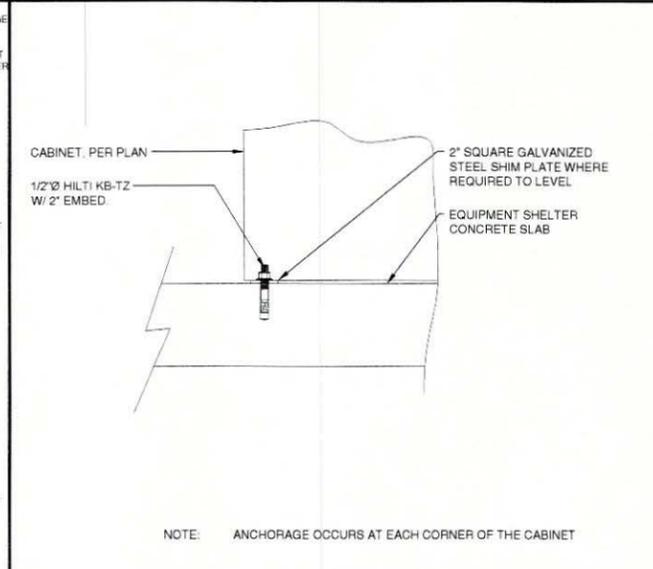
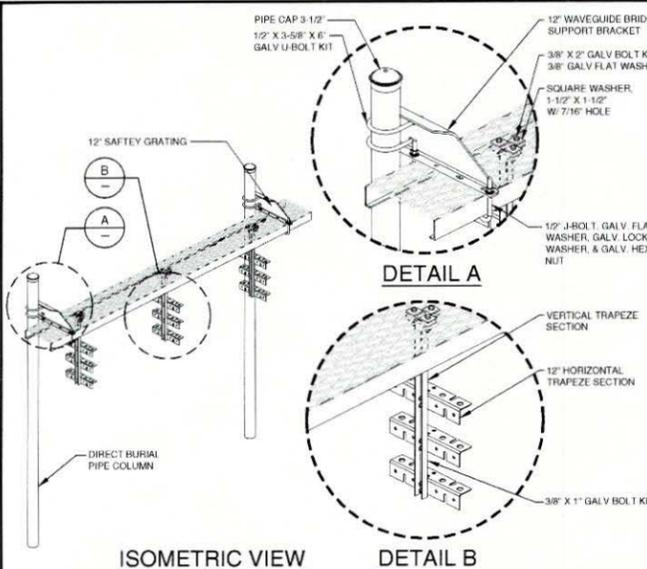
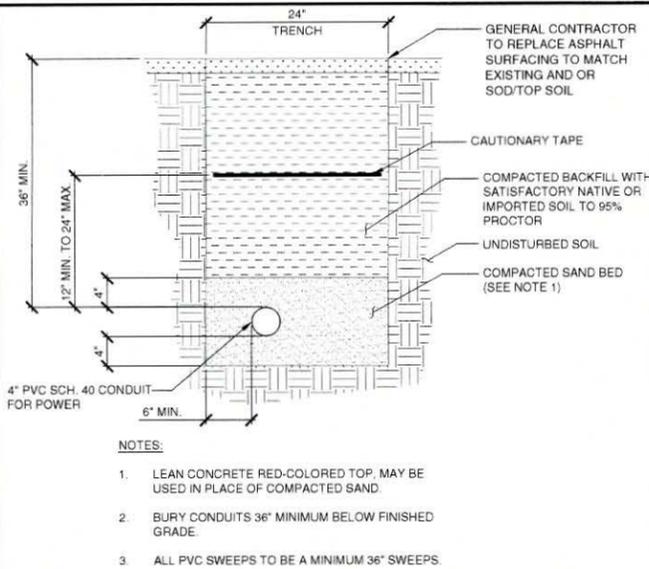


PROPANE TANK SPECIFICATIONS

SCALE N.T.S. 7

RACK SPECIFICATIONS

SCALE N.T.S. 1



POWER TRENCH

SCALE N.T.S. 11

ICE BRIDGE DETAIL

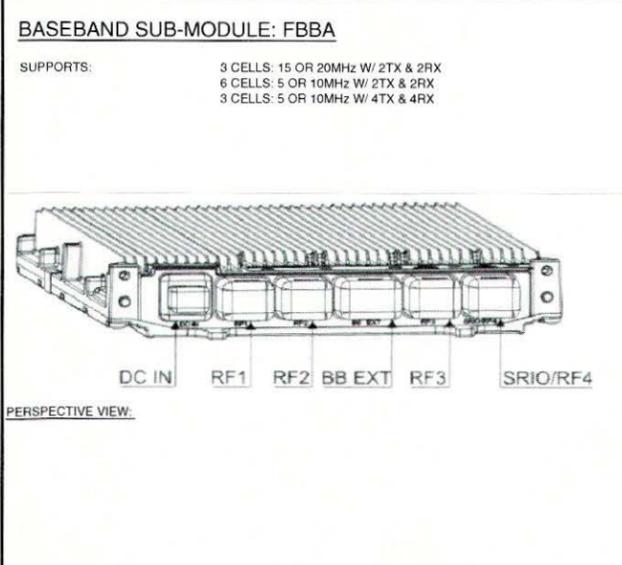
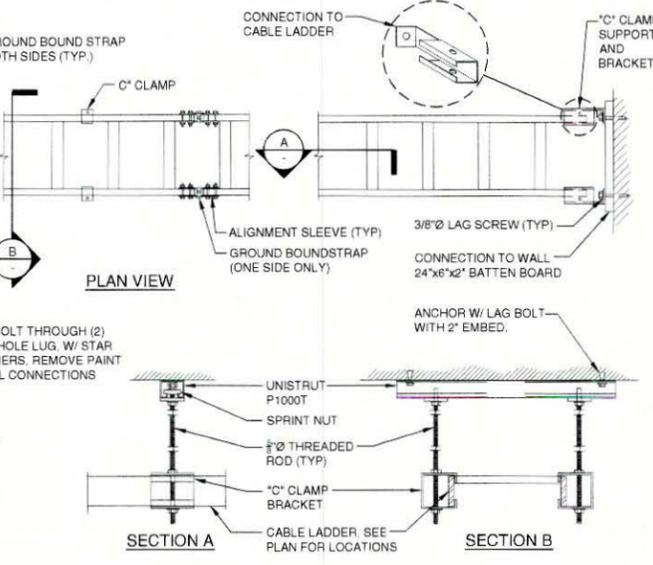
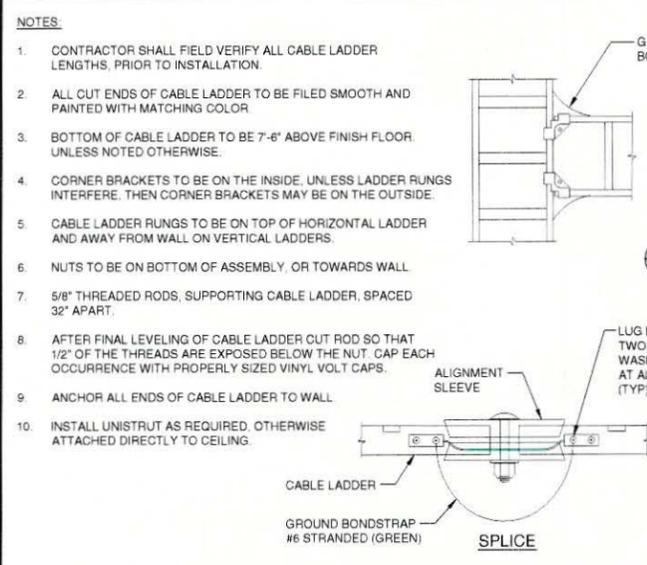
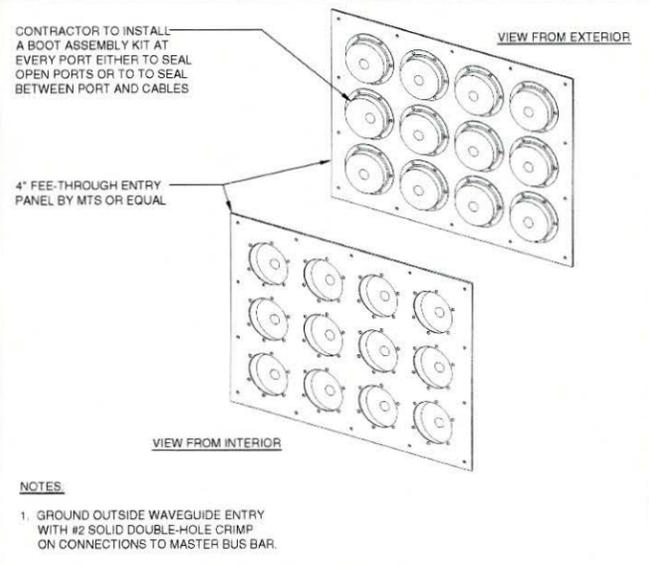
SCALE N.T.S. 8

CABINET ANCHOR DETAIL

SCALE N.T.S. 5

FBBC

SCALE N.T.S. 2



COAX CABLE HATCH PLATE

SCALE N.T.S. 12

CABLE LADDER

SCALE N.T.S. 6

FBBA

SCALE N.T.S. 3

FBBA

SCALE N.T.S. 3



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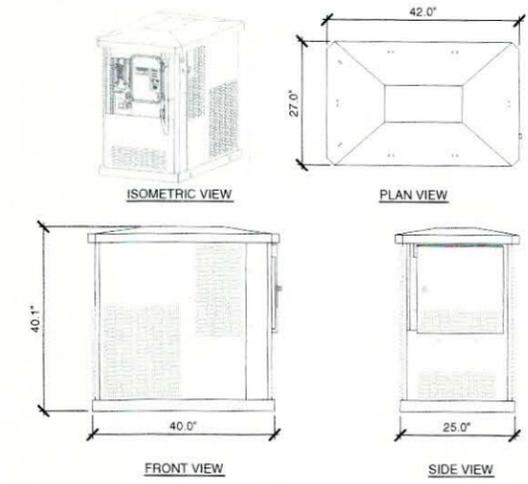
SHEET TITLE
CABINET AND CONSTRUCTION DETAILS

SHEET NUMBER
A-7

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

DELTA ELECTRONICS: ESOG150-PCA01 (POWERGEN 7500 W/ LARGE OIL RESERVOIR)

GENERAL:
 CONSTRUCTION: ALUMINUM ENCLOSURE WITH PRE-GALVANIZED STEEL BASE
 DIMENSIONS (WxHxD): 27" X 40" X 42"
 WEIGHT: 350 LBS.
 MOUNTING OPTIONS: PAD-MOUNT
 FINISH: POLYESTER POWDER PAINT GRAY
 FUEL OPTIONS: PROPANE (LPG) OR NATURAL GAS
 SAFETY: UL2200 LISTED (PENDING)
ENVIRONMENT:
 OPERATING TEMPERATURE: -20°C TO +46°C (-4F TO +115F)
 PROTECTION CLASS: IP55 ELECTRONICS ENCLOSURE
 ALTITUDE: <4000M ABOVE MEAN SEA LEVEL
 ACOUSTICS: 76 dB(A) AT 23 FOOT (7M)
GENERATOR SPECIFICATIONS:
 OUTPUT POWER (W): 7500 W
 OUTPUT VOLTAGE (V): 52V DC
 OUTPUT VOLTAGE REGULATION: < 1.250MV
 ENGINE: 570cc AIR COOLED ENGINE
 DC MOTOR: PERMANENT MAGNET BRUSHED DC MOTOR
 RPM: 3450 TO 3750
 FUEL CONSUMPTION: 1.2 LBS/HR @ 5KW, LPG
 GAS INLET PRESSURE: 11 IN-H2O (0.40 PSI)
 OUTPUT CONNECTIONS: 1/4"-.20, 5/8" C-C THREADED STUD INTERFACE FOR 1/0 2-HOLE LUGS
 OUTPUT PROTECTION: 200 A CIRCUIT BREAKER
BATTERIES:
 SITE: START-UP FROM SITE BATTERIES (50A@49V FOR <2MIN)
 START-UP (OPTIONAL): START-UP W/NO ENERGY FROM SITE BATTERIES
CONTROL & INTERFACE:
 CONTROLS: AUTO, RUN, STOP
 ALARMS: CRITICAL, MAJOR, MINOR ALARM RELAYS (FORM-C)
 CRAFT INTERFACE: RJ45 ETHERNET
 AUTOMATED EXERCISE: AUTOMATED PERIODIC EXERCISING W/ WEEKEND & HOLIDAY BLACKOUT



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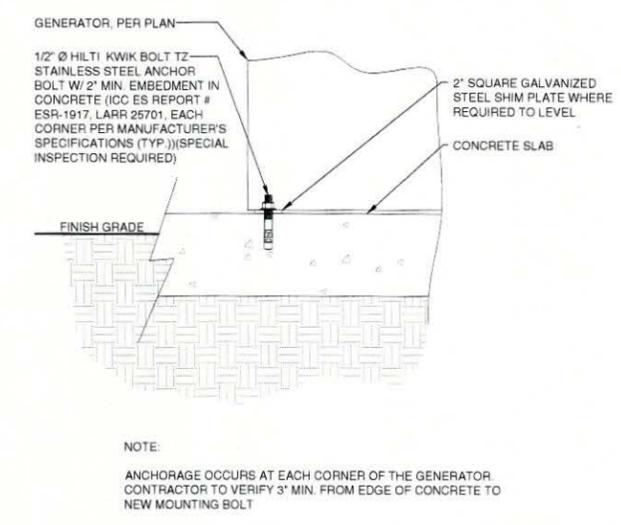
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SHEET TITLE
GENERATOR SPECIFICATIONS

SHEET NUMBER
A-7.1

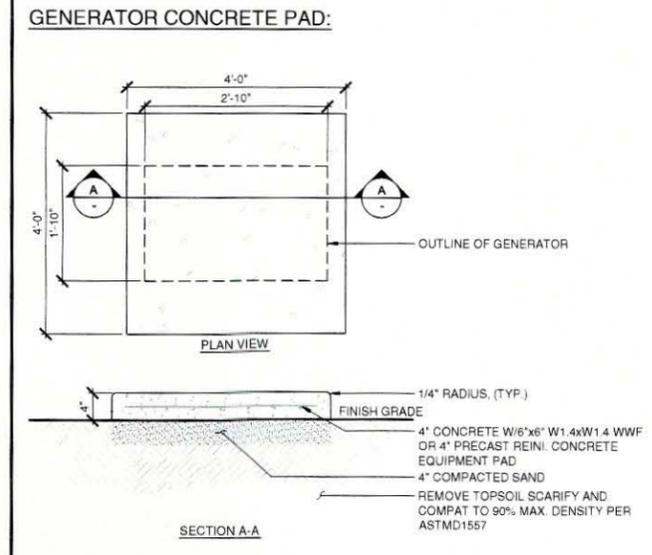
NOT USED SCALE N.T.S. 10 NOT USED SCALE N.T.S. 7

GENERATOR SPECIFICATIONS SCALE N.T.S. 1



NOT USED SCALE N.T.S. 11 NOT USED SCALE N.T.S. 8

GENERATOR ANCHOR DETAIL SCALE N.T.S. 2



NOT USED SCALE N.T.S. 12 NOT USED SCALE N.T.S. 9

GENERATOR SLAB DETAIL SCALE N.T.S. 3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

GENERAL NOTES: SEE STRUCTURAL NOTES ON SHEET S104

(1) THE STEEL ROOF PANELS ARE AVAILABLE FROM MCB AND THE PANELS TO USE ARE THE 26 GAUGE PBR PANELS (SEE SITE PLANS FOR COLOR). THE ROOF PANELS ARE TO BE FASTENED TO NEW ROOF JOISTS WITH SELF-TAPPING SCREWS AT 16" O.C. MAX. AND ARE TO HAVE PANEL END CLOSURES FIELD-INSTALLED AT EACH END OF PANEL. ROOF PANELS ARE TO HAVE 3/32" X 1/2" SEALER TAPE INSTALLED BETWEEN PANEL SECTIONS AND ALL PANELS ARE TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. STEEL ROOF PANELS AS MENTIONED ABOVE HAVE A CLASS 'A' FIRE RATING.

(1) PVC ROOFING IS TO BE FULLY ADHERED, PVC SHEET MEMBRANE, ASTM D4434, TYPE III, FABRIC REINFORCED, 60 MILS (1.5mm) NOMINAL THICKNESS, COLOR WHITE. PRODUCT TO BE USED IS MANUFACTURED BY GAF MATERIALS CORPORATION, MODEL TO BE USED IS 'EVERGUARD PVC 60 MIL FLEECE-BACK MEMBRANE AND IS U.L. APPROVED FOR USE ON CLASS A, B, OR C ROOF, AND IS FM APPROVED. INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION OVER MINIMUM 3" THICK EXTRUDED-POLYSTYRENE BOARD INSULATION: ASTM C 578, TYPE IV, 1.6 LB/CU. FT. (26 KG/CU.M) MINIMUM DENSITY, SQUARE EDGE OR APPROVED EQUAL.

(2) MOISTURE BARRIER TO BE ASTM E 1677, TYPE I AIR RETARDER WITH FLAME-SPREAD AND SMOKE DEVELOPED INDEXES OF LESS THAN 25 AND 450 RESPECTIVELY, WHEN TESTED ACCORDING TO ASTM E84, U.V. STABILIZED AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. PRODUCT TO BE USED IS DUPONT TYVEK HOMEWRAP.

(3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR INCONSISTENCIES SHALL BE REFERRED TO THE OWNERS REPRESENTATIVE.

(4) THE CONTRACTOR SHALL LOCATE, ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK WITH APPROPRIATE PARTIES.

(5) ALL PERMITS AND INSPECTIONS FOR THIS BUILDING WITH LOCAL BUILDING OFFICIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

(6) FINAL EXTERIOR FINISHING: STANDING SEAM ROOF, FACIA, SOFFIT, ETC. SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE. ATTACHMENT OF CLADDING SHALL BE ADEQUATE TO MEET A 27 PSF NEGATIVE LOADING. ALL EXTERIOR DOORS AND DOOR JAMBS SHALL BE PAINTED A STANDARD GRAY COLOR, UNLESS SPECIFIED OTHERWISE.

(7) FINAL INTERIOR FINISHING: ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" TYPE 'X' GYPSUM BOARD AND IS TO BE PAINTED 'EGGSHELL WHITE' AND A FINISHING MOLDING IS TO BE INSTALLED AROUND ANY WALL OPENINGS. NO EXPOSED GYP BOARD EDGES ARE PERMITTED. FLOORING IS TO BE FINISHED WITH 'ARMSTRONG VCT-51830 TILE FLOORING', 1/8" THICK, WITH 4" RUBBER COVER BASE.

(8) ALL WALL PENETRATIONS ARE REQUIRED TO HAVE A WEATHER PROOF RUBBER ESCUTCHEON INSTALLED.

(9) CAULKING IS REQUIRED (SILICONE SEALANT) AT EVERY JOINT AT TRANSITIONS OF MATERIALS OR CHANGE IN MATERIAL FINISH DIRECTION, AND ALL INTERIOR CORNERS SHOULD BE CAULKED ALSO.

(10) ATTIC VENTILATION CALCULATION BASED ON THE 2012 BUILDING CODE, SECTION 1203.2. ROOF AREA: 14' X 28' = 392 S.F., ROOF PERIMETER AT CENTER-LINE OF SOFFIT: 80 L.F. 2012 IBC SECTION 1203 - VENTILATION REQUIRED AT 1/150 ATTIC AREA = 392 S.F. DIVIDED BY 150 S.F. = MINIMUM 2.61 S.F. VENTILATION REQUIRED. CONTRACTOR IS TO PROVIDE 1.5 S.F. VENTILATION IN GABLE END LOUVERS AND 1.5 S.F. VENTILATION IN PERFORATED SOFFIT FOR A TOTAL OF 3.0 S.F. VENTILATION PROVIDED AS FOLLOWS: EACH GABLE END LOUVER SHALL BE 0.75 S.F. FREE AREA VENTILATION. USE TWO 16 INCH, 60% FREE AREA LOUVERS - ONE ON EACH END GABLE END. PROVIDE 80 L.F. OF SOFFIT WITH MINIMUM 6-INCH WIDE VENTILATION PERFORATION PANEL WITH MINIMUM 10% FREE AREA = 2.0 S.F. VENTILATION AREA PROVIDED IN SOFFIT.

DESIGN CRITERIA:

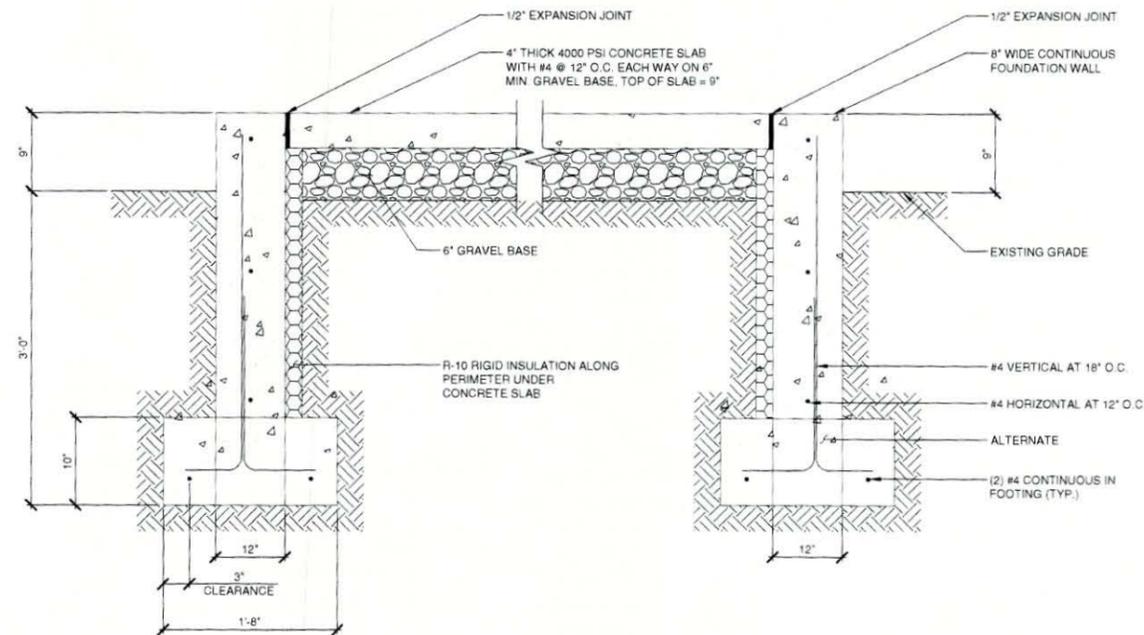
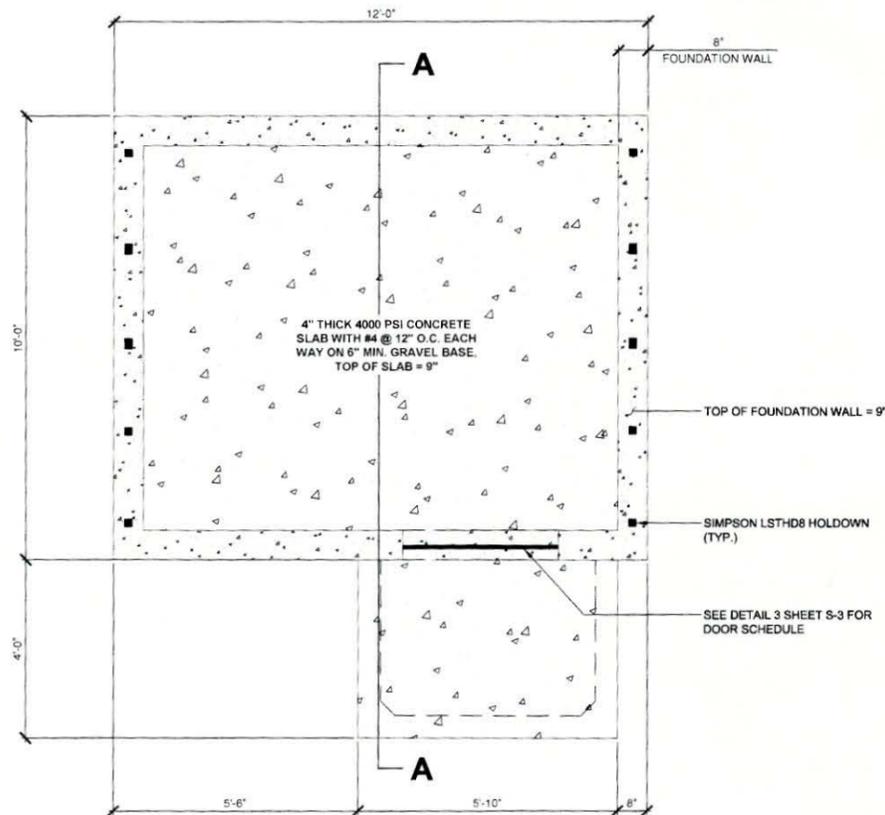
- (1) INTERNATIONAL BUILDING CODE 2012 GOVERNS DESIGN.
- (2) BUILDING CATEGORY III, UNMANNED AND UNINHABITED FACILITY.
- (3) ROOF SNOW LOAD AT 4500' ELEVATION ASSUMED 35 PSF.
- (4) WIND 115 MPH (3 SEC GUST) PER IBC 2012, EXPOSURE "B".
- (5) SEISMIC PER IBC 2012, SITE CLASS "C", SDS=1.11.

GENERAL NOTES

SCALE
N.T.S. 1

NOT USED

SCALE
N.T.S. 2



SECTION A-A

STRUCTURAL NOTES

SCALE
N.T.S. 3



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2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	09/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A

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JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
**GENERAL NOTES,
SHELTER
FOUNDATION**

SHEET NUMBER

A-8

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SEE DETAIL 3 SHEET S-3 FOR



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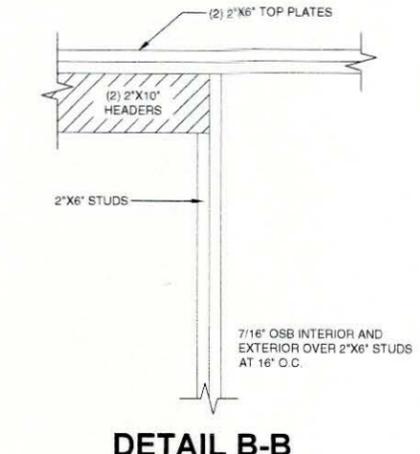
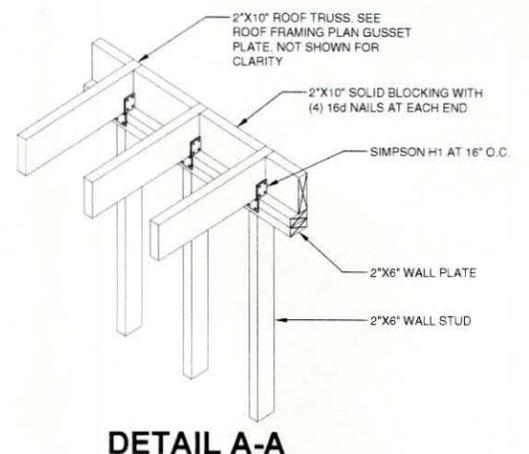
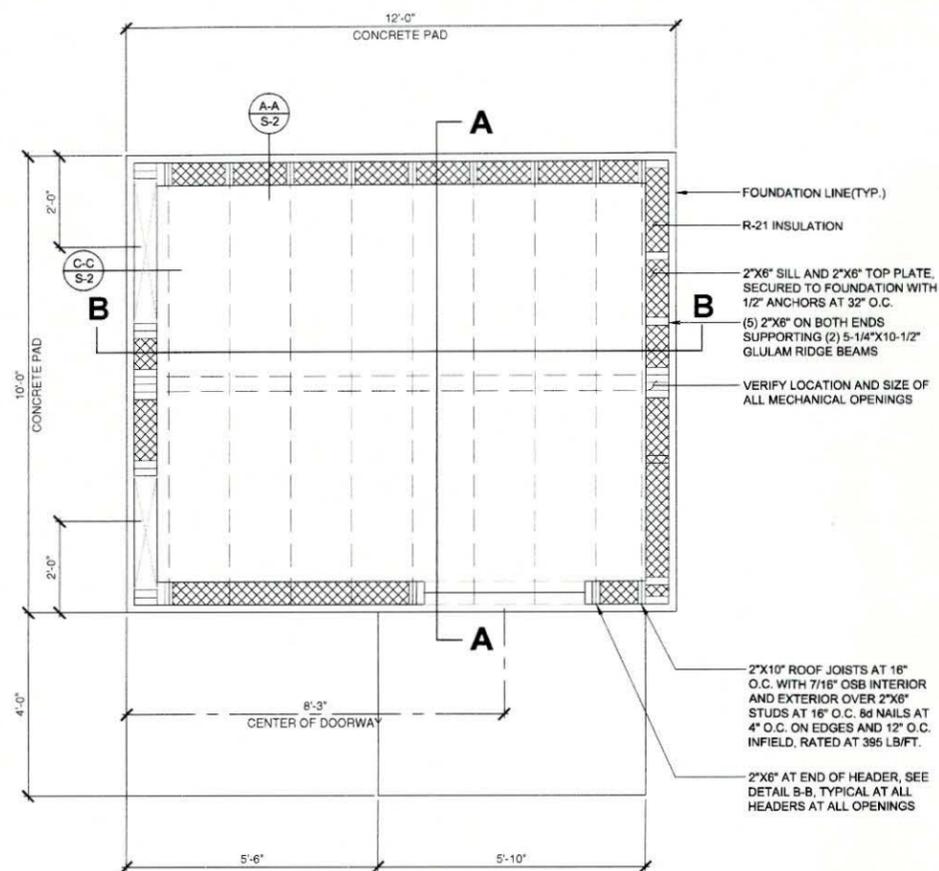
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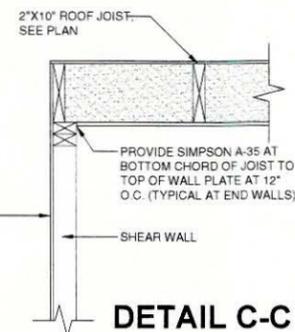
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SHEET TITLE
SHEARWALL & ROOF FRAMING PLAN, SHELTER SECTION VIEWS

SHEET NUMBER
A-9

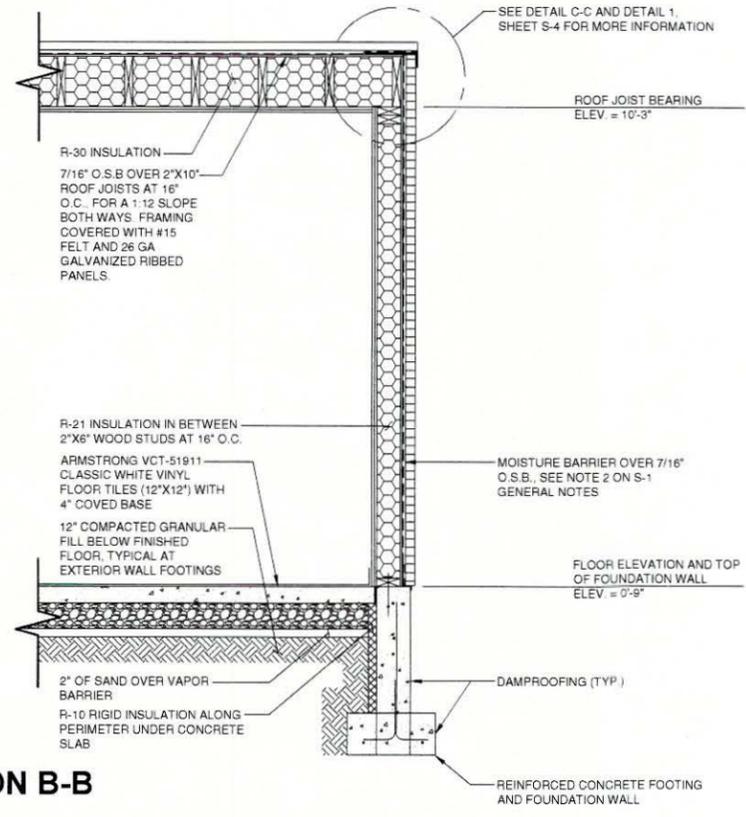
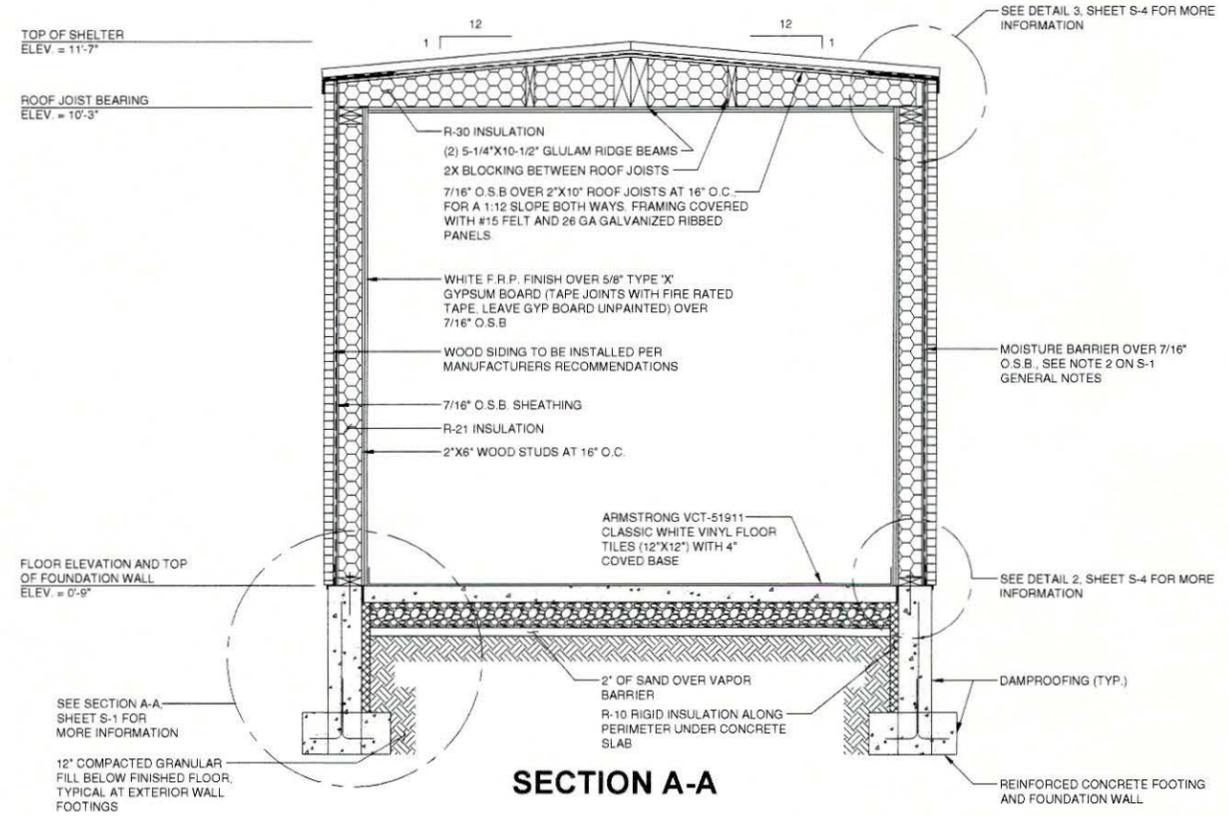


SHEAR WALL NAILING:
7/16" OSB INTERIOR AND EXTERIOR WITH 8d NAILS AT 4" O.C. ON EDGES AND 12" O.C. INFIELD, RATED AT 395 LB/FT.



SHEAR WALL AND ROOF FRAMING PLAN

SCALE
N.T.S. 1



SECTION A-A

SECTION B-B

SHELTER SECTION VIEWS

SCALE
N.T.S. 2

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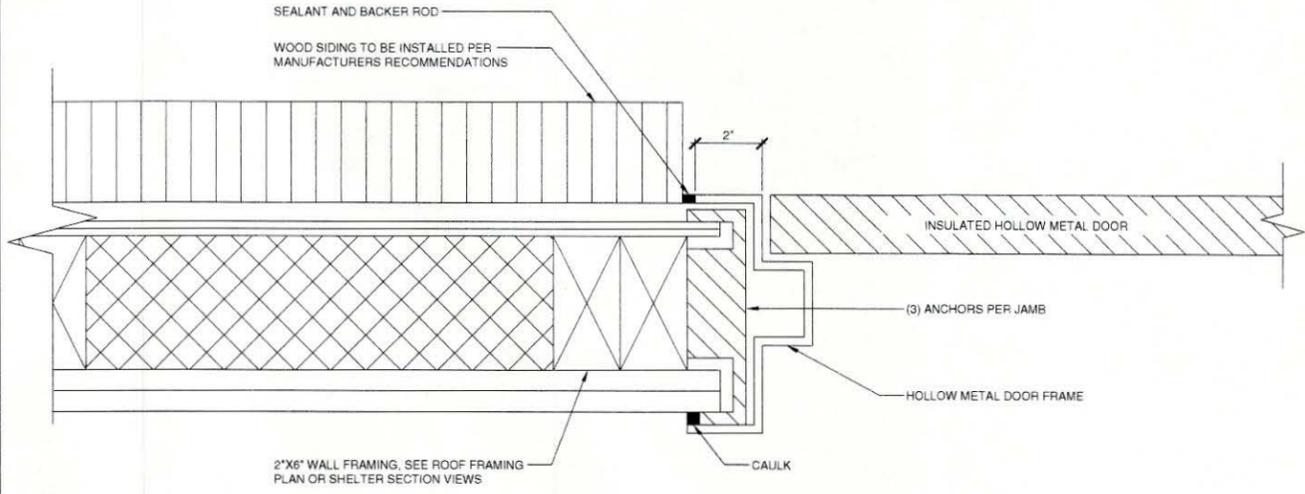
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SHEET TITLE
**DOOR JAMB, AND
 SHELTER ELEVATION
 VIEWS**

SHEET NUMBER
A-10

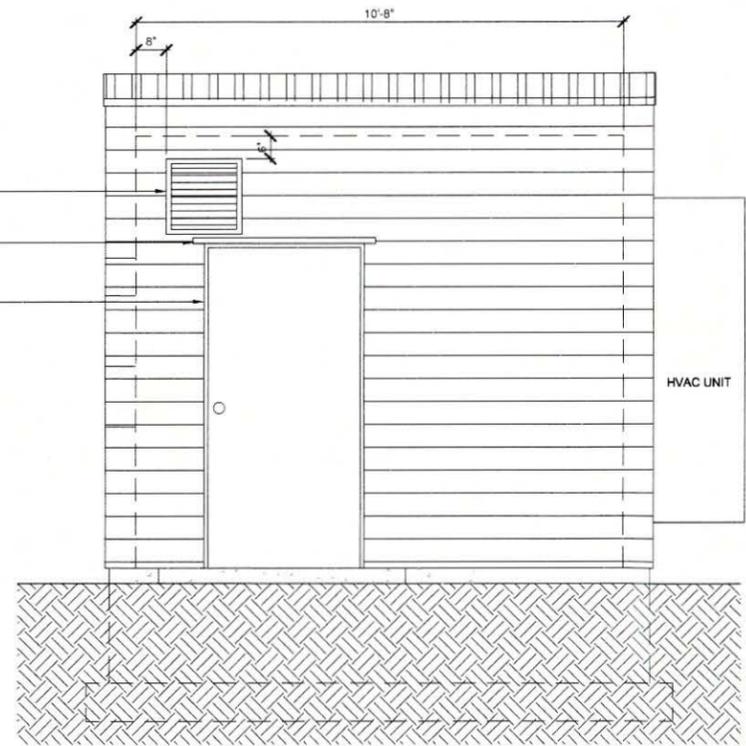


NOT USED

SCALE
 N.T.S. 1

DOOR JAMB

SCALE
 N.T.S. 2



7/16" O.S.B OVER 2"x6" ROOF JOISTS AT 16" O.C., FOR A 1:12 SLOPE BOTH WAYS. FRAMING COVERED WITH #15 FELT AND 26 GA GALVANIZED RIBBED PANELS.

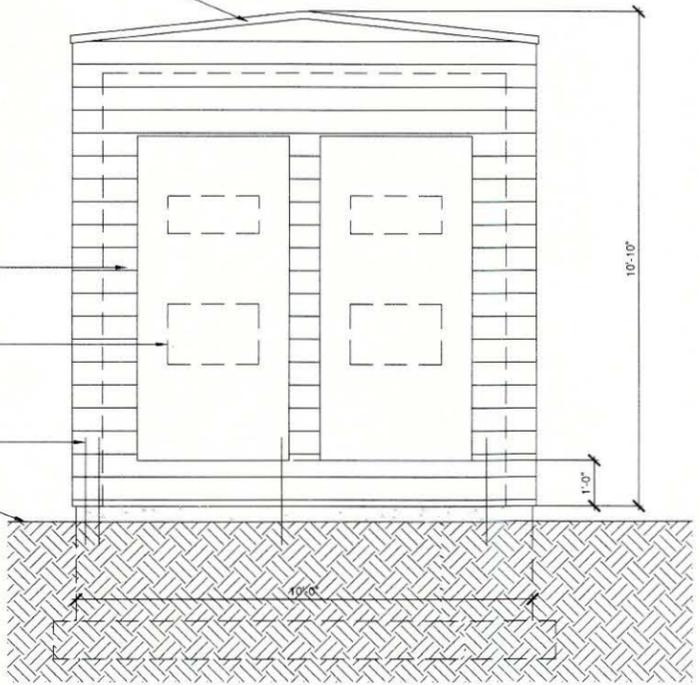
HVAC UNIT, TYPICAL

CONTRACTOR TO VERIFY HVAC OPENINGS

SIMPSON LSTHD8 HOLD-DOWNS (TYP.) #6 REQUIRED BOTH END WALLS

FINISHED GRADE SHALL SLOPE AT A 2% GRADE AWAY FOR 10' FROM SHELTER (TYP)

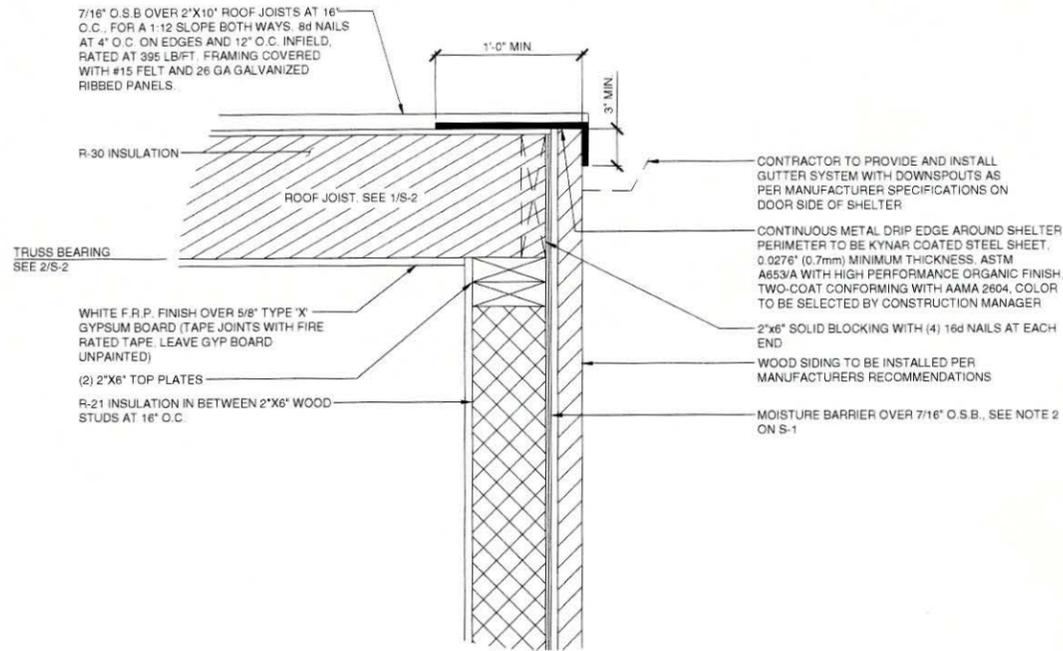
NOTE:
 SEE #2, SHEET S-2 FOR SHELTER SECTION VIEWS.



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SHELTER ELEVATION VIEWS

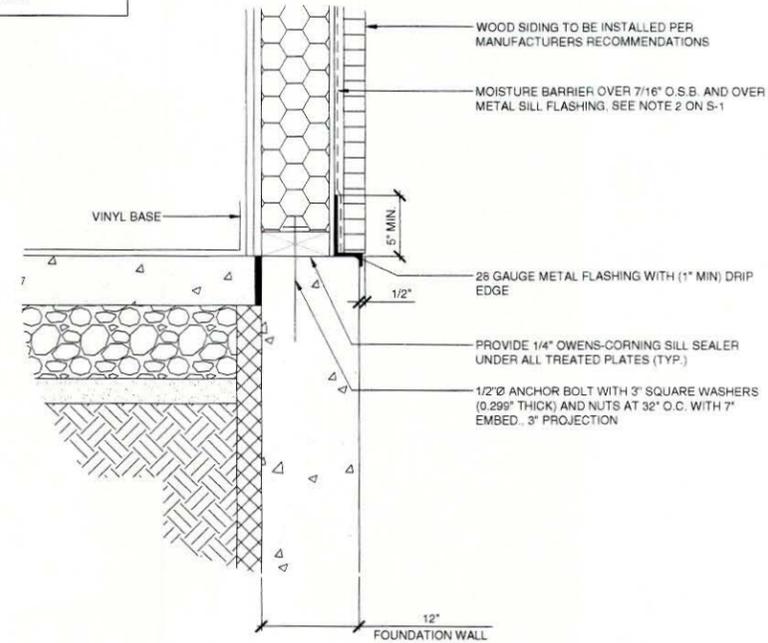
SCALE
 N.T.S. 3



JOIST TO WALL

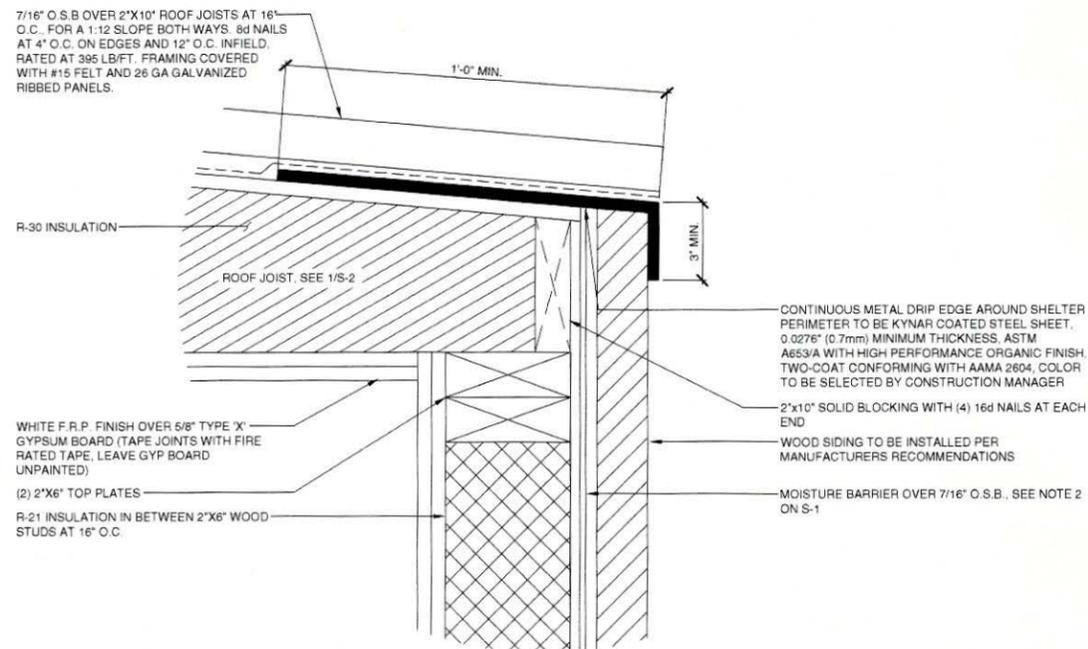
SCALE
N.T.S. 1

NOTE:
(1) ALL FASTENERS (NAILS, SCREWS, ANCHOR BOLTS, ETC.) THAT ARE INSTALLED IN THE PRESERVATIVE WOOD (SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5.



SILL FLASHING

SCALE
N.T.S. 2



JOIST TO WALL

SCALE
N.T.S. 3

NOT USED

SCALE
N.T.S. 4

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SHEET TITLE
JOIST TO WALL AND SILL FLASHING

SHEET NUMBER
A-11

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CODES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF INTERNATIONAL BUILDING CODE (IBC) AND NATIONAL ELECTRIC CODE (NEC), ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL BUILDING CODES, ORDINANCES, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT. SHALL APPLY THROUGHOUT.
- THE DESIGN CRITERIA USED FOR THIS PROJECT ARE AS FOLLOWS: 2012 IBC, 2012 IECC, AND 2011 NEC.
- AMERICAN CONCRETE INSTITUTE, ACI 318-11, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 14TH EDITION, MANUAL OF STEEL CONSTRUCTION.
- AMERICAN WELDING SOCIETY, AWS D1.1 2012 EDITION, STRUCTURAL WELDING CODE.

GENERAL NOTES

- THESE STRUCTURAL NOTES SUPPLEMENT THE WRITTEN SPECIFICATIONS AND PROJECT DRAWINGS.
 - NOTES AND DETAILS ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS.
 - ANY DISCREPANCY FOUND AMONG THE NOTES, WRITTEN SPECIFICATIONS AND PROJECT DRAWINGS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER/ENGINEER FOR CORRECTION AND/OR CLARIFICATION. IF CONSTRUCTION MANAGER/ENGINEER IS NOT AVAILABLE TO PROVIDE COMMENT, THE CONTRACTOR IS TO PROCEED WITH THE MOST STRINGENT REQUIREMENT AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONSTRUCTION MATERIAL TYPES, DIMENSIONS, ELEVATIONS AND CONDITIONS. HE SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS AND IN THE FIELD PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, TEMPORARY SHORING, WATER AND OTHER ENVIRONMENTAL CONTROLS REQUIRED DURING CONSTRUCTION TO INSURE THE STABILITY AND SAFETY OF ALL CONSTRUCTION UNTIL COMPLETE AND SELF-SUPPORTING.
 - STRUCTURAL OBSERVATIONS MADE BY THE ENGINEER SHALL NOT BE CONSTRUED AS SPECIAL INSPECTIONS.
- FOUNDATION**
- REMOVE UNSATISFACTORY MATERIALS FROM EXCAVATION. UNSATISFACTORY MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: VEGETATION, SOFT SPOTS, DELETERIOUS MATERIALS, FOREIGN MATERIALS, ETC.
 - EXCAVATION IS TO BE MECHANICALLY COMPACTED PRIOR TO ANY CONSTRUCTION ON EXCAVATION. REPLACE UNSATISFACTORY AREAS WITH COMPACTED FILL (COMPACT EXCAVATION TO 95% AS NOTED BELOW).
 - ALL FOOTINGS TO BE PLACED ON FIRM UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY THE EXCAVATING EQUIPMENT.
 - LOCAL AREAS OF SOFT AND/OR UNACCEPTABLE MATERIAL ENCOUNTERED AT BOTTOM OF FOOTING ELEVATIONS INDICATED ON THE PLANS MUST BE OVER-EXCAVATED AND BROUGHT UP TO DESIGN GRADE WITH COMPACTED "STRUCTURAL FILL" OR "LEAN CONCRETE FILL".
 - IMPORTED FILL: WELL GRADED GRANULAR SOIL FREE OF ORGANICS AND DEBRIS. WELL GRADED SANDY GRAVEL. MAXIMUM LIFT HEIGHT FOR FILL MATERIAL SHALL BE 6" FOR MECHANICALLY COMPACTED LAYERS AND 4" FOR HAND COMPACTED LAYERS.
 - COMPACTION: ALL FILL UNDER OR AROUND BUILDING INCLUDING FOOTINGS AND FOUNDATIONS SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM LABORATORY DRY UNIT WEIGHT AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR).
 - GRADING: SLOPE GRADE TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
 - FOOTINGS ARE TO BE CENTERED UNDER WALLS UNLESS NOTED OTHERWISE.
 - FOOTINGS ARE TO BE PLACED BELOW FROST LEVEL (SEE S100), CONTRACTOR TO VERIFY FROST DEPTH WITH SOILS REPORT OR COUNTY OFFICES.
 - ITEMS TO BE EMBEDDED INTO FOOTINGS OR FROM FOOTINGS TO FOUNDATION WALLS ARE TO BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE. REPOSITIONING OF EMBEDDED ITEMS AFTER CONCRETE HAS BEEN PLACED WILL NOT BE PERMITTED.
 - IF, UPON EXCAVATION, UNSUITABLE MATERIAL IS ENCOUNTERED, A GEOTECHNICAL REPORT SHOULD BE CONDUCTED.

INSPECTION OF FABRICATORS

- THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES. THE INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODES, STANDARDS, AND APPROVED CONSTRUCTION DOCUMENTS.
- SPECIAL INSPECTIONS OF THE FABRICATOR ARE NOT REQUIRED WHERE WORK IS DONE BY A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED ON UPON REVIEW OF THE FABRICATORS WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

FORMWORK

- FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347R-05, GUIDE TO FORMWORK FOR CONCRETE. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET THE FOLLOWING REQUIREMENTS, CLASS OF SURFACE IS PER TABLE 3.4:
FOOTINGS: CLASS C
FOUNDATION WALLS: CLASS B
OTHER ABOVE-GRADE CONCRETE: CLASS A
- FORMS SHALL BE PROPERLY COATED.
- REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATINGS.
- IN NO CASE SHALL THE TOLERANCE FOR FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES:
FOOTINGS: +/- 1/4 IN VERTICAL, +/- 1 IN HORIZONTAL
FOUNDATION WALLS: +/- 3/8 IN VERTICAL, +/- 1/2 IN HORIZONTAL
OTHER ABOVE-GRADE CONCRETE: +/- 1/4 IN VERTICAL, +/- 3/8 IN HORIZONTAL

CONCRETE

(1) CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH AVERAGE UNIT WEIGHT EQUAL TO 145 PCF. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.

LOCATION	STRENGTH (MIN)	SLUMP (MAX)	
AIR CONTENT (+1%)			
SHelter/PLATfORM FOOTINGS	4000 PSI	4"	NO
ENTRAINED AIR			
RETAINING WALLS	4000 PSI	4"	NO
ENTRAINED AIR			
RETAINING WALL FOOTINGS	4000 PSI	4"	NO
ENTRAINED AIR			
SHelter SLABS	4000 PSI	3"	6%
EXTERIOR			
INTERIOR	4000 PSI	3"	NO ENTRAINED

- CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE.
- ALL CONCRETE SURFACES SHALL BE CURED PER THE SPECIFICATIONS AND IN CONFORMANCE WITH ACI 308.1-05.
- MECHANICALLY VIBRATE ALL CONCRETE.
- NO ALUMINUM CONDUITS OR BOXES ARE TO BE EMBEDDED IN THE CONCRETE.
- CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES 3/4" UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MIXING

- ALL DEBRIS AND ICE SHALL BE REMOVED FROM SPACES TO BE OCCUPIED BY CONCRETE.
- ITEMS TO BE EMBEDDED IN CONCRETE ARE TO BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE. REPOSITIONING OF EMBEDDED ITEMS AFTER CONCRETE HAS BEEN PLACED WILL NOT BE PERMITTED.
- DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT WITHOUT PRIOR APPROVAL FROM ENGINEER.
- CONCRETE SHALL BE CONVEYED FROM MIXER TO PLACE OF FINAL DEPOSIT BY METHODS THAT WILL PREVENT SEPARATION OF LOSS OF MATERIALS. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICAL IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
- CONCRETE THAT HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIALS SHALL NOT BE DEPOSITED IN THE STRUCTURE.
- AFTER PLACEMENT HAS STARTED, IT SHALL BE CARRIED ON AS A CONTINUOUS OPERATION.
- ALL CONCRETE SHALL BE CONSOLIDATED BY A MECHANICAL VIBRATOR. VIBRATOR SHALL BE INSERTED VERTICALLY AT A MEDIUM PACE AND RETRACTED IMMEDIATELY. DO NOT USE VIBRATOR TO TRANSPORT CONCRETE.
- CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST 7 DAYS AFTER PLACEMENT. ACCELERATED SCHEDULES ARE PERMISSIBLE PROVIDED AN ACCELERATED CURING PLAN IS PROVIDED TO AND APPROVED BY CONSTRUCTION MANAGER/ENGINEER.
- SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED FULL DESIGN STRENGTH.
- CONCRETE PROTECTION SHALL BE PROVIDED IF HOT/COLD WEATHER CONDITIONS ARE PRESENT DURING PLACEMENT OF CONCRETE.

FINISHING

- FLOOR SLABS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8. PROVIDE CLASS 4 FINISH UNLESS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES AND AS NOTED ON THE PLANS.
- FORMED SURFACE FINISHING: ALL FORMED CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301.96 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FORMED SURFACE FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FORMED FINISH FOR ALL SURFACES EXPOSED TO VIEW, UNLESS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS.
- THE CONCRETE AREA INSIDE THE DIESEL FUEL CONTAINMENT CURBING IS TO BE FINISHED AS FOLLOWS:
 - SURFACE PREPARATION: SSPC-SP13/NACE 6. SURFACE MUST BE CLEAN, DRY, SOUND, AND OFFER SUFFICIENT PROFILE TO ACHIEVE ADEQUATE ADHESION. A MINIMUM SUBSTRATE CURE OF 28 DAYS AT 75°F IS REQUIRED. REMOVE ALL FORM RELEASE AGENTS, CURING COMPOUNDS, SALTS, EFFLORESCENCE AND OTHER FOREIGN MATTER BY SANDBLASTING, SHOT-BLASTING, MECHANICAL SCARIFICATION, OR SUITABLE CHEMICAL MEANS.
 - CURBING JOINT: APPLY STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND TO CREATE A COVE TRANSITION BETWEEN FLOOR AND CURBING. ALSO FILL ANY VOIDS OR BUG HOLES IN THE CONCRETE.
 - CONCRETE FINISH: (2) COATS OF SHERWIN-WILLIAMS SHELCOE II EPOXY (920-W-355).

REINFORCING STEEL

- CONCRETE BLOCKS OR PLASTIC-COATED BAR CHAIRS SHALL BE PROVIDED FOR SUPPORT OF ALL SLAB REINFORCING STEEL, SUFFICIENT IN NUMBER TO PREVENT SETTLEMENT OR SAGGING, BUT IN NO CASE SHALL SUCH SUPPORT BE CONTINUOUS. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
- DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN TO INSURE THAT DOWELS AND ANCHOR BOLTS REMAIN PLUMB AFTER CONCRETE IS POURED AND VIBRATED. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE STABBED INTO FRESHLY POURED CONCRETE.
- PROVIDE DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE PLACEMENT OF DOWELS INTO MASONRY OR BRICK WALLS WITH THE MASONRY SHOP DRAWINGS.
- ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL DETAILS SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
- UNLESS OTHERWISE NOTED ON THE PLANS ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 32 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS AND DEFORMED WIRE IN TENSION ZONES SHALL BE CLASS B SPLICES.
- DEFORMED REINFORCING SHALL CONFORM TO ASTM 615 GRADE 60 UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A 185 GRADE 60.

(9) AT THE TIME CONCRETE IS PLACED REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT DECREASE BOND. A LIGHT COATING OF MILL SCALE OR RUST WILL BE PERMITTED.

(10) ANCHOR BOLTS SHALL BE ASTM A307. PLACEMENT OF ANCHOR BOLTS SHOULD BE VERIFIED BY TWO PERSONS TO ENSURE PROPER PLACEMENT.

(11) ALL W-SHAPES SHALL CONFORM TO ASTM A 992. ALL OTHER STEEL SHALL CONFORM TO ASTM A 36.

CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS
CONDITION MIN COVER
(1) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"

(2) CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 - #16 BAR	2"
#5 BAR OR LESS AND W W F	1-1/2"

(3) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALL, AND JOISTS

#14 - #18	1-1/2"
#11 AND SMALLER	3/4"

BEAMS AND COLUMNS
PRIMARY BARS, TIES, STIRRUPS, AND SPIRALS.....1-1/2"

SHELLS AND FOLDED PLATE MEMBERS

#6 AND LARGER	3/4"
#5 AND SMALLER	1/2"

VALUES ARE FOR CONCRETE ONLY.

SPLICE AND LAP LENGTHS SHALL BE AS FOLLOWS:

(1) LAP WELDED WIRE FABRIC SHALL BE LAPPED ONE FULL MESH AT SIDE AND END.

LAP LENGTH TABLE FOR CONCRETE

#3 BAR, 18" LENGTH	#4 BAR, 24" LENGTH
#5 BAR, 30" LENGTH	#6 BAR, 36" LENGTH
#7 BAR, 48" LENGTH	#8 BAR, 60" LENGTH

(2) IF EPOXY COATED REBAR IS USED, INCREASE VALUES BY 50%.

(3) REINFORCING SHALL BE FIELD BENT IN A MANNER THAT IS NOT INJURIOUS TO THE REINFORCEMENT OR THE CONCRETE. ALL FIELD BENDING SHALL BE PERFORMED WHEN REINFORCEMENT IS COLD.

SPECIAL INSPECTIONS

- INSPECTIONS REQUIRED PER IBC 1706.2
- REINFORCEMENT CAGE FOR THE MONOPOLE TOWER DRILLED PIER FOUNDATION.
- CONCRETE BATCH SAMPLES: (3) CYLINDERS PER BATCH, BREAK (1) CYLINDER PER BATCH AT 7 DAYS, (1) CYLINDER AT 21 DAYS, (1) CYLINDER AT 28 DAYS IF NEEDED.
- ANCHOR BOLT TIGHTNESS INSPECTION, TURN OF THE NUT METHOD.
- HS BOLT INSPECTION FOR THE MONOPOLE ASSEMBLY.



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REV	DATE	DESCRIPTION	BY
2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	09/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

SE09032A
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MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
NOTES

SHEET NUMBER
A-12

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

STRUCTURAL NOTES

SCALE
N.T.S. 1

(5) ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL DETAILS SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.

KEYED NOTES

- 1 NOT USED
- 2 INSTALL AIR HANDLING UNITS AGAINST WALL PER MANUFACTURER'S INSTRUCTIONS AND PER DETAILS INDICATED ON DRAWINGS.
- 3 TITUS MODEL 300RL STEEL, DOUBLE DEFLECTION SUPPLY, 12"X30" OR TITUS MODEL 350RL STEEL, SINGLE DEFLECTION RETURN, 16"X30".
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 DIRECTION OF AIR FLOW.
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED

HVAC EQUIPMENT SCHEDULE

- CU 1** OUTDOOR AIR COOLED CONDENSING UNIT
 BARD WL3S EER = 11.4
 35400 BTU/HR TOTAL COOLING CAPACITY
 ELECTRICAL: 208/230V, 1 PH, 60 Hz
 COMPRESSOR LRA 88.0 RLA 16.0 CONDENSER FAN:
 LFA 1.1
 MCA = 21.1, MFA = 300
 OPER. WT.: 140.0 LBS.
 UNIT DIMENSION: 42" x 22" x 85"H
 NOTE: PROVIDE EVAPORATOR FREEZE T-STAT, TIMEGUARD RELAY AND REFRIGERANT FILTER DRYER. HVAC TO BE INSTALLED WITH OPTIONAL MOTORIZED FRESH AIR DAMPER. SET OA TO 200CFM
- CU 2** OUTDOOR AIR COOLED CONDENSING UNIT
 BARD W35 EER = 11.4
 35400 BTU/HR TOTAL COOLING CAPACITY
 ELECTRICAL: 208/230V, 1 PH, 60 Hz
 COMPRESSOR LRA 88.0 RLA 16.0 CONDENSER FAN:
 LFA 1.1
 MCA = 21.1, MFA = 300
 OPER. WT.: 140.0 LBS.
 UNIT DIMENSION: 42" x 22" x 85"H
 NOTE: PROVIDE EVAPORATOR FREEZE T-STAT, TIMEGUARD RELAY AND REFRIGERANT FILTER DRYER. HVAC TO BE INSTALLED WITH OPTIONAL MOTORIZED FRESH AIR DAMPER. SET OA TO 200CFM

ENERGY CONSERVATION NOTE

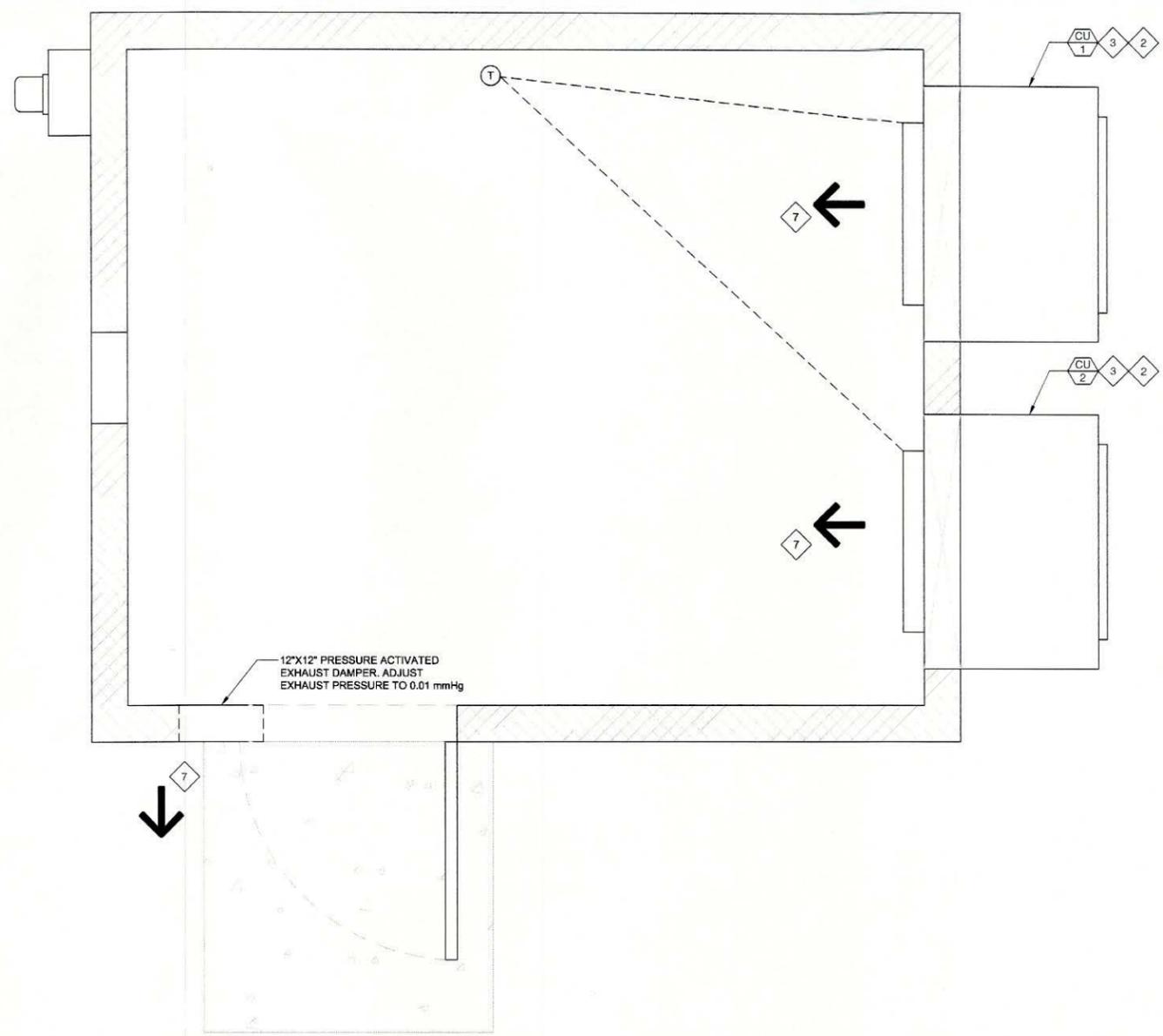
- 1 INSULATION MATERIALS SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER SECTION 118 ENERGY EFFICIENCY STANDARDS (E.E.8).
- 2 DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.8.
- 3 ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTANT WITH REQUIREMENTS OF SECTION 118, 123, 124 E.E.6 AND TABLE 6D OF UMC.

ENVIROMENTAL CONTROL GENERAL NOTES

SPACE-ENVIROMENTAL CONTROL SEQUENCE
 SITE TEMPERATURE CONTROL IS TO BE PROVIDED BY AIR CONDITIONING UNIT(S) EQUIPPED WITH 1 OR 2-STAGE, COOL/WARM WALL THERMOSTAT PROVIDED BY CONTRACTOR. SYSTEM IS TO OPERATE 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR AND SHALL MAINTAIN SPACE @ 78°F(±2°).

HVAC GENERAL NOTES

- DESIGN CRITERIA:
 SUMMER AUG 3 PM: OUTSIDE TEMPERATURE: 91 FDB 50 % RH
 INSIDE TEMPERATURE: 78 FDB 65 % RH
 WINTER JAN 12 AM: OUTSIDE TEMPERATURE: 34 FDB
 INSIDE TEMPERATURE: 78 FDB
1. THE SUBCONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE BEST ASHRAE AND INDUSTRIAL STANDARDS.
 2. ALL HVAC WORK SHALL COMPLY WITH ALL APPLICABLE STAND AND LOCAL BUILDING CODES AND FEDERAL HAVING JURISDICTION OVER THE CONSTRUCTION.
 3. SUBCONTRACTOR SHALL EXAMINE THE PROJECT SITE AND DISCUSS GENERAL REQUIREMENTS OF THE BUILDING AND WORK PERFORMANCE WITH THE PROJECT MANAGER. SUBCONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHERS ON THE PROJECT. SUBCONTRACTOR SHALL CONFIRM EXISTING CONDITIONS AND PROVIDE ALL LABOR AND MATERIALS TO MAKE A WORKABLE AND USABLE SYSTEM.
 4. SUBCONTRACTOR IS TO REPORT TO CONSTRUCTION ENGINEER ANY OBSERVATIONS OR CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH WOULD PREVENT THE FULLEST USE OF THE HVAC SYSTEM.
 5. SUBCONTRACTOR SHALL ARRANGE AND PAY FOR ALL FEES, PERMITS, AND INSPECTIONS CONCERNING THE WORK.
 6. A MAINTENANCE LABEL MUST BE AFFIXED TO MECHANICAL EQUIPMENT. TWO COPIES OF A MAINTENANCE MANUAL FOR THE EQUIPMENT ITEMS SHALL BE PROVIDED TO THE OWNER BY THE SUBCONTRACTOR.
 7. CONDENSATE DRAINS TO BE COPPER TUBING. DRAINS SHALL BE INDIRECT. DRAINS SHALL BE SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR. DRAINS SHALL NOT BE RUN ABOVE ELECTRICAL OR ELECTRONIC EQUIPMENT.
 8. THE SUCTION LINES, AND LIQUID LINES SHALL BE TYPE L HARD DRAWN COPPER TUBING. INSULATED WITH MINIMUM OF 1/2" ARMAFLEX OR EQUAL. SOFT COPPER TUBING MAY BE USED IF NECESSARY TO INSTALL LINES AROUND OBSTRUCTIONS. AVOID SHARP BENDS AS TUBING MAY PINCH CAUSING A RESTRICTION. USE LONG RADIUS ELBOWS WHENEVER POSSIBLE. SHORT RADIUS ELLS FOR THE TRAPS AT THE BOTTOM OF ALL SECTION RISERS. BRAZE ALL CU TO CU JOINTS WITH SILFOS-5 OR EQUIVALENT BRAZING MATERIAL. DO NOTY USE SOFT SOLDER. SUCTION LINES TO BE SUPPORTED A MINIMUM OF EVERY 8'-0" LIQUID LINES TO BE SUPPORTED A MINIMUM OF EVERY 6'-0"
 9. RIGID SPIRAL LOCKSEAM DUCTS AND FITTINGS MAY BE INTERCHANGED WITH SQUARE OR RECTANGULAR SHEET METAL DUCTWORK AT SUBCONTRACTOR'S OPTION.
 10. ALL LOW VOLTAGE (24V) ALARM WIRING BY SUBCONTRACTOR. ALL CONDUIT BY SUBCONTRACTOR. #22 STRANDED COPPER.
 11. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION AND PAYMENT OF ALL PERMITS AND INSPECTORS REQUIRED AND RELATED FEES FOR THIS INSTALLATION. ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES.
 12. ALL CONNECTIONS BETWEEN A.C. UNITS/FANS AND DUCTWORK SHALL HAVE FIREPROOF, HEAVY DUTY FLEX-CONNECTIONS (LOCAL JURISDICTION APPROVED) WITH 3" MIN. CLEARANCE. ISOLATE ALL H.V.A.C. UNITS/FANS AND EQUIPMENT FROM STRUCTURE WITH APPROVED ISOLATION MOUNTS.
 13. ALL WEATHER EXPOSED EQUIPMENT, DUCTS, ECT., SHALL BE COMPLETELY WEATHERPROOFED.
 14. ALL SUPPLY AND RETURN DUCTS WHERE EXPOSED TO WEATHER AND ELSEWHERE AS INDICATED ON DRAWINGS, SHALL BE LINED WITH 1-1/2", 1-1/2# DENSITY FIBERGLASS INSULATION AND SECURED WITH GALVANIZED WIRES. PROVIDE VAPOR BARRIER ON SUPPLY DUCTS. USE 1-1/2" THICK INSULATION ON SUPPLY, 1-1/2" THICK ON RETURN. LINED DUCTS AND PLENUMS IN CEILING SPACES MAY BE LINED WITH 1" THICK INSULATION.
 15. EER RATING AND HEATING COMBUSTION EFFECIENCY RATING OF EACH H.V.A.C. UNIT SHALL COMPLY WITH STATE REQUIREMENTS.
 16. INSULATION SUCTION LINES W/ 1-1/2" THICK MANVILLE "MICROLOK" FIBERGLASS INSULATION W/ VAPOR BARRIER JACKET (ARMAFLEX TYPE EXPANDED URETHANE NOT ACCEPTABLE).
 17. INSTALL CONDENSATE DRAIN LINES AWAY FROM ALL ELECTRICAL, RADIO, AND TELEPHONE EQUIPMENT.
 18. ALL H.V.A.C. EQUIPMENT SHALL BE SEIMICALLY BRACED PER LOCAL REQUIREMENTS.
NOTE: WHEN DUCTWORK IS REQUIRED THE FOLLOWING SHALL APPLY:
 19. SUBCONTRACTOR MUST PROVIDE TRANSITION FITINGS FOR ROOF PENETRATIONS FROM ROUND TO SQUARE OR WHATEVER NECESSARY FOR EXHAUST, SUPPLY AND RETURN DUCT APPLICATIONS.
 20. THE SUPPLY AND RETURN DUCTS ARE SHOWN INSIDE LINED OR WHERE LINING IS NOT INDICATED, INSULATE ALL DUCTS PER GENERAL NOTES AND MANUFACTURER'S PRINTED INSTRUCTIONS, INCLUDING ALL DUCT DROPS TO CEILING OUTLETS.



MECHANICAL PLAN

SCALE N.T.S. 2

THE SUBCONTRACTOR TO FURNISH AND INSTALL LINE VOLTAGE CONDUIT AND WIRING AND LOW VOLTAGE CONDUIT.
 THERMOSTAT SHALL BE LOCATED FIVE FEET (5'-0") ABOVE THE FINISH FLOOR OR AT THE SAME HEIGHT OF ANY ADJACENT ELECTRICAL SWITCHES.
 REFER TO MANUFACTURER'S MANUAL FOR RECOMMENDED FUSE AND WIRE SIZES.
 ALL SWITCHES, MAGNETIC STARTERS AND CONTACTORS, NOT AN INTEGRAL PART OF THE AIR CONDITIONING EQUIPMENT ARE TO BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR.
 THE SUBCONTRACTOR IS TO MAKE CORRECTIONS TO DEVICES FOR THE AUTOMATIC CONTROL OF THE H.V.A.C. INCLUDING AUTOMATIC VALVES AND COMPONENTS WHICH ARE A PART OF THE A/C PIPING SYSTEMS.
 ALL FINAL CONNECTIONS TO THE EQUIPMENT ARE TO BE OF FLEXIBLE WEATHERPROOF CONDUIT TO MEET UNIFORM BUILDING CODES. SUBCONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY LOW VOLTAGE WIRING.

GENERAL NOTE (TYPICAL FOR ALL SYSTEMS)

CONTROL DIAGRAMS ARE SCHEMATIC AND ACTUAL WIRING OF ALL EQUIPMENT SHALL BE PERFORMED BASED ON EITHER MANUFACTURER'S RECOMMENDED CONTROL DIAGRAMS OR SUBCONTRACTOR'S APPROVED SHOP DRAWINGS. WRITTEN APPROVALS ON ALL EQUIPMENT AND CONTROL WIRING DIAGRAMS ARE REQUIRED.

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NOTES

SCALE N.T.S. 1

NOTES

SCALE N.T.S. 6

NOT USED

SCALE N.T.S. 3



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 DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
**MECHANICAL
 PLANS AND
 NOTES**

SHEET NUMBER

M-1

1. GENERAL REQUIREMENTS

- A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
- B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
- C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
- D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
- E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ARCHITECT/ENGINEER.
- F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
- G. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE WITHOUT ADDITIONAL COST TO THE OWNER. ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- H. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
- I. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
- J. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

- A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC. AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
- B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC. AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
- C. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES WHERE CONFLICTS OCCUR. CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ARCHITECT/ENGINEER FOR THE NEW CHANGES BEFORE PROCEEDING.

3. SHOP DRAWINGS

- A. N/A UNLESS NOTED OTHERWISE.

4. SUBSTITUTIONS

- A. NO SUBSTITUTIONS ARE ALLOWED.

5. TESTS

- A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC. ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

6. PERMITS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

7. GROUNDING

- A. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.
- B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE AN EFFECTIVE ELECTRICAL CONTINUITY.
- C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUNDING CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
- D. REFER TO GROUND BUS DETAILS. PROVIDE NEW SYSTEM, COMPLETE WITH CONDUCTORS, GROUND ROD(S) AND DESCRIBED TERMINATIONS.
- E. ALL GROUNDING CONDUCTORS SHALL BE SOLID LINED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
- F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT CONDUCTORS SHALL BE #2 STRANDED, GROUND THHN (GREEN) INSULATION.
- G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNED CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
- H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
- I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR. ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

8. UTILITY SERVICE

- A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.
- B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

9. PRODUCTS

- A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
- B. CONDUIT:
 - 1. RIGID CONDUIT SHALL BE U.L. LABEL, GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - 2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - 3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
 - 4. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
 - 5. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
 - 6. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 - 7. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4 X 4 SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

- C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
- D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
- E. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ARCHITECT/ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.
- F. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
- G. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS. COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.
- H. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
- I. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

10. INSTALLATION

- A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC. SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING. EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
- B. CUTTING, PATCHING, CHASES, OPENINGS, PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS, CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ARCHITECT/ENGINEER BEFORE CORING.
- C. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- D. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
- E. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.B.C.

11. PROJECT CLOSEOUT

- A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- C. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

- 1. EQUIPMENT POWER SHALL BE 200A, 1Ø, 3W, 120/208V OR 120/240V.
- 2. UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET INSTALLED IN THE DEADFRONT OF PPC.
- 3. PROVIDED A MIN. 36" WORK CLEARANCE IN FRONT OF PANELS / SERVICE EQUIPMENT.
- 4. ALL BREAKERS IN THE ELEC. PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V MAX. 75°C.

- 5. ALL WIRING SHALL BE COPPER 75°C U.N.O.
- 6. CONDUIT REQUIREMENTS (TYP. U.N.O.)
UNDERGROUND, PVC (SCHED 40 OR 80)
INDOOR, EMT (RGS IN TRAFFIC AREAS)
OUTDOOR, RGS (ABOVE GRADE)
- 7. APPLETON EMERGENCY GENERATOR PLUG AT 36" A.F.F. CONTRACTOR TO VERIFY EXACT LOCATION WITH LANDLORD AND UTILITY COORDINATOR.
- 8. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

ELECTRICAL NOTES

SCALE
N.T.S. 2

A	AMPERE	ELEC	ELECTRICAL	MFR	MANUFACTURER	SAF	SAFETY		
ACCA	ANTENNA CABLE COVER ASSEMBLY	EMT	ELECTRICAL METALLIC TUBING ENCL	ENCLOSURE	MIN	MINIMUM	SDBC	SOFT DRAWN BARE COPPER	
AIC	AMPERE INTERRUPTING CAPACITY	EXIST	EXISTING	MTD	MOUNTED	S/N	SOLID NEUTRAL	SEC	SECONDARY
APPROX	APPROXIMATELY	FAC	FACTOR	MTG	MOUNTING	SURF	SURFACE	S/N	SOLID NEUTRAL
AT	AMPERE TRIP	FIA	FIRE ALARM	MTS	MANUAL TRANSFER SWITCH	SW	SWITCH	TEL	TELEPHONE
AWG	AMERICAN WIRE GAGE	FLUOR	FLUORESCENT	(N)	NEW	TYP	TYPICAL	UG	UNDERGROUND
BATT	BATTERY	FU	FUSE	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC	U.L.	UNDERWRITERS LABORATORY INC		
BD	BOARD	GEN	GENERATOR	OH	OVERHEAD				
BRKR	BREAKER	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	P	POLE	U.N.O	UNLESS NOTED OTHERWISE	V	VOLT
BTBW	BARE TINNED COPPER WIRE	GND	GROUNDING	PCS	PERSONAL COMMUNICATION SYSTEM	VAC	VOLT ALTERNATING CURRENT	W	WATT OR WIRE
BTS	BASE TRANSMISSION SYSTEM	GPS	GLOBAL POSITIONING SYSTEM	PH	PHASE	W/	WITH	W/O	WITHOUT
C	CONDUIT	GR	GROWTH	PNLBD	PANELBOARD	XFER	TRANSFER	XLPE	CROSS-LINK POLYETHYLENE
CAB	CABINET	HDBC	HARD DRAWN COPPER WIRE	PPC	POWER PROTECTION CABINET				
CB	CIRCUIT BREAKER	HPS	HIGH PRESSURE SODIUM	PRC	PRIMARY RADIO CABINET	XFMR	TRANSFORMER		
CONT	CONTINUOUS	LG	LENGTH	PRI	PRIMARY				
DEM	DEMAND	LPS	LOW PRESSURE SODIUM	PWR	POWER				
(E)	EXISTING	MAX	MAXIMUM	RCPT	RECEPTACLE				
EGR	EMERGENCY GEN. RECEPTACLE	MECH	MECHANICAL	RGS	RIGID GALVANIZED STEEL				

GENERAL ABBREVIATIONS

SCALE
N.T.S. 3

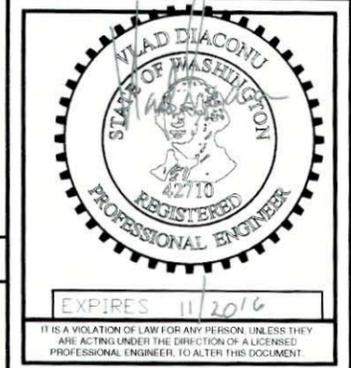
—OHT/OHP—	OVERHEAD TELEPHONE/OVERHEAD POWER	⊙	LIGHTING FIXTURE, 1/175W, METAL HALIDE, HUBBELL CAT #MIC-0175H-336
—OHT—	OVERHEAD TELEPHONE LINE	⊙	5/8" X 10'-0" .CU. GND ROD 30" MIN. BELOW GRADE.
—OHP—	OVERHEAD POWER LINE	⊙	5/8" X 10'-0" .CU. GND ROD IN TEST WELL 30" MIN. BELOW GRADE.
—E—	POWER RUN	⊙	CHEMICAL GROUND ROD (XIT GROUND ROD)
—T—	TELCO RUN	■	CADWELD CONNECTION
—T/E—	POWER/TELCO RUN	●	MECHANICAL CONNECTION
—G—	GROUNDING CONDUCTOR	◀	HALO GROUND CONNECTION
— — —	GROUNDING CONDUCTOR	⊕	CIRCUIT BREAKER
— — —	CONDUIT UNDERGROUND	⊕	UTILITY METER BASE
— — —	FUSE, SIZE AND TYPE AS INDICATED.	⊕	TRANSFORMER
— — —	SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE. SO D CATALOG NO. H222NRB	⊕	STEPDOWN TRANSFORMER
— — —	MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE	⊕	RECEPTACLE, 2P-3W-125V-15A, DUPLEX, GROUND TYPE, HUBBELL CATALOG #5362
— — —	LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 2'40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T	S	TOGGLE SWITCH, 1P-125V-15A, HUBBELL CATALOG #HBL 1201CN
— — —	LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 2'95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T	S WP	TOGGLE SWITCH, 1P-120V-15A "WP"
— — —	LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121	S	IONIZATION SMOKE DETECTOR W/ALARM HORN & AUXILIARY CONTACT, 120 VAC, GENTEX PART NO. 7100F
— — —	EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB	⊙	POLE
— — —	COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC	▲	(N) POLE MOUNTED XFMR
— — —	EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6-50-2-R91	△	(E) POLE MOUNTED XFMR
— — —	LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1	▲	(N) PAD MOUNTED XFMR
— — —	LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505	△	(E) PAD MOUNTED XFMR

GENERAL LEGEND

SCALE
N.T.S. 4

ELECTRICAL GENERAL NOTES

1



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2	06/15/2016	ELECTRICAL REVISIONS	MGM
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0	02/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

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SUNCADIA
761 PC 7200-723 RD
CLE ELUM, WA 98922
MONOPINE

JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
ELECTRICAL NOTES

SHEET NUMBER
E-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

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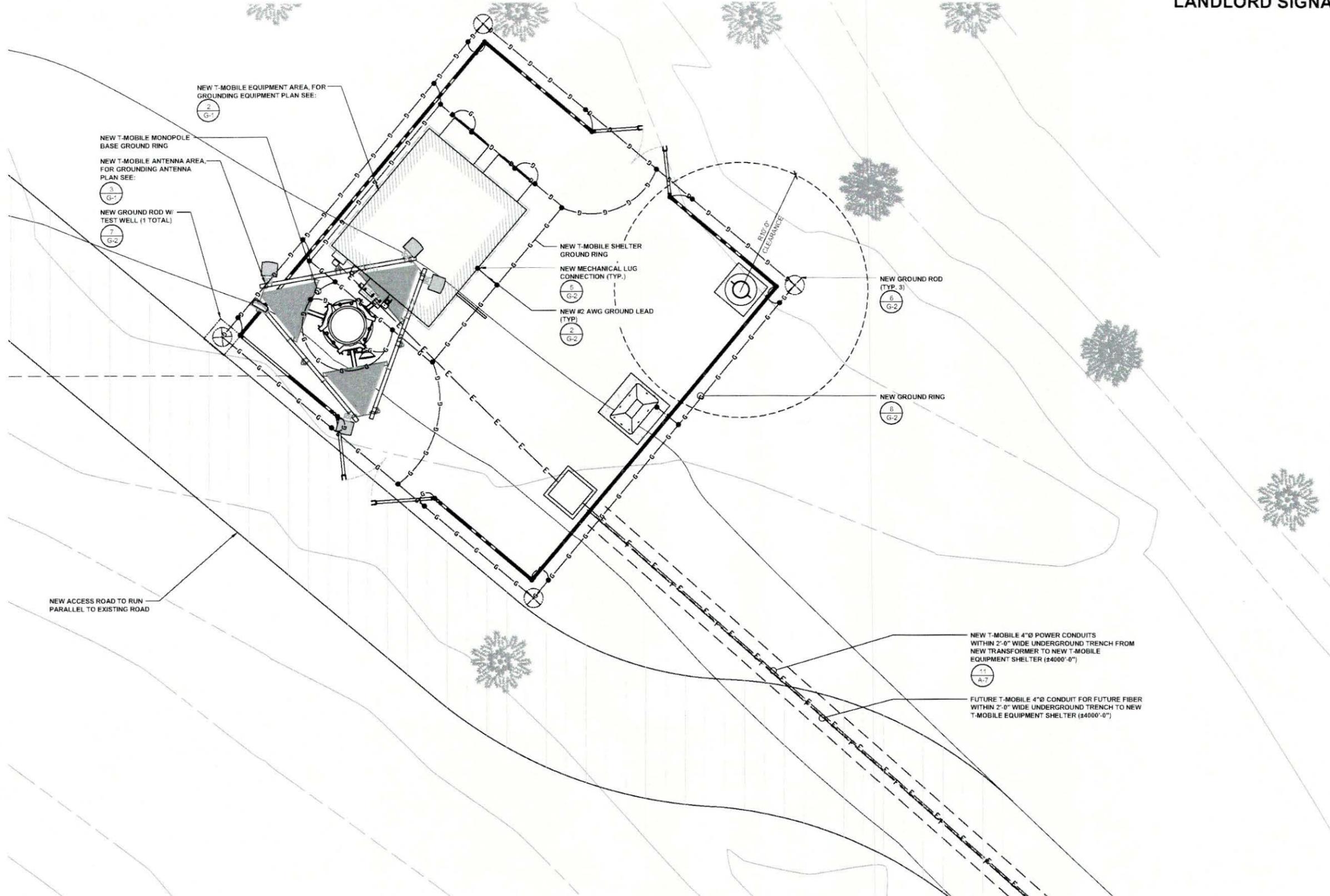
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SHEET TITLE
**ELECTRICAL
SITE PLAN**

SHEET NUMBER
E-2



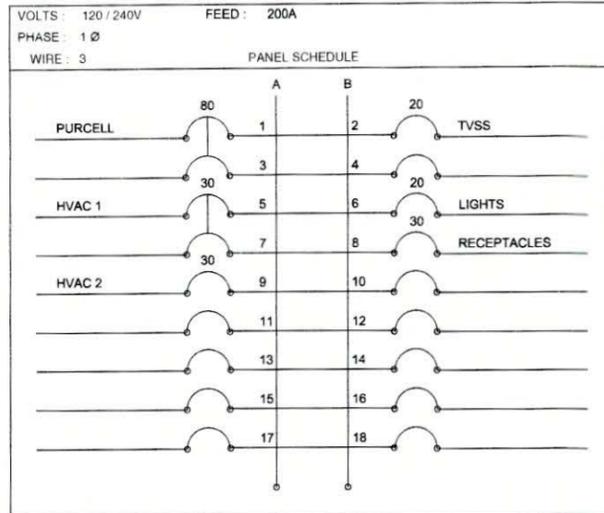
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ELECTRICAL SITE PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1





NOTES:

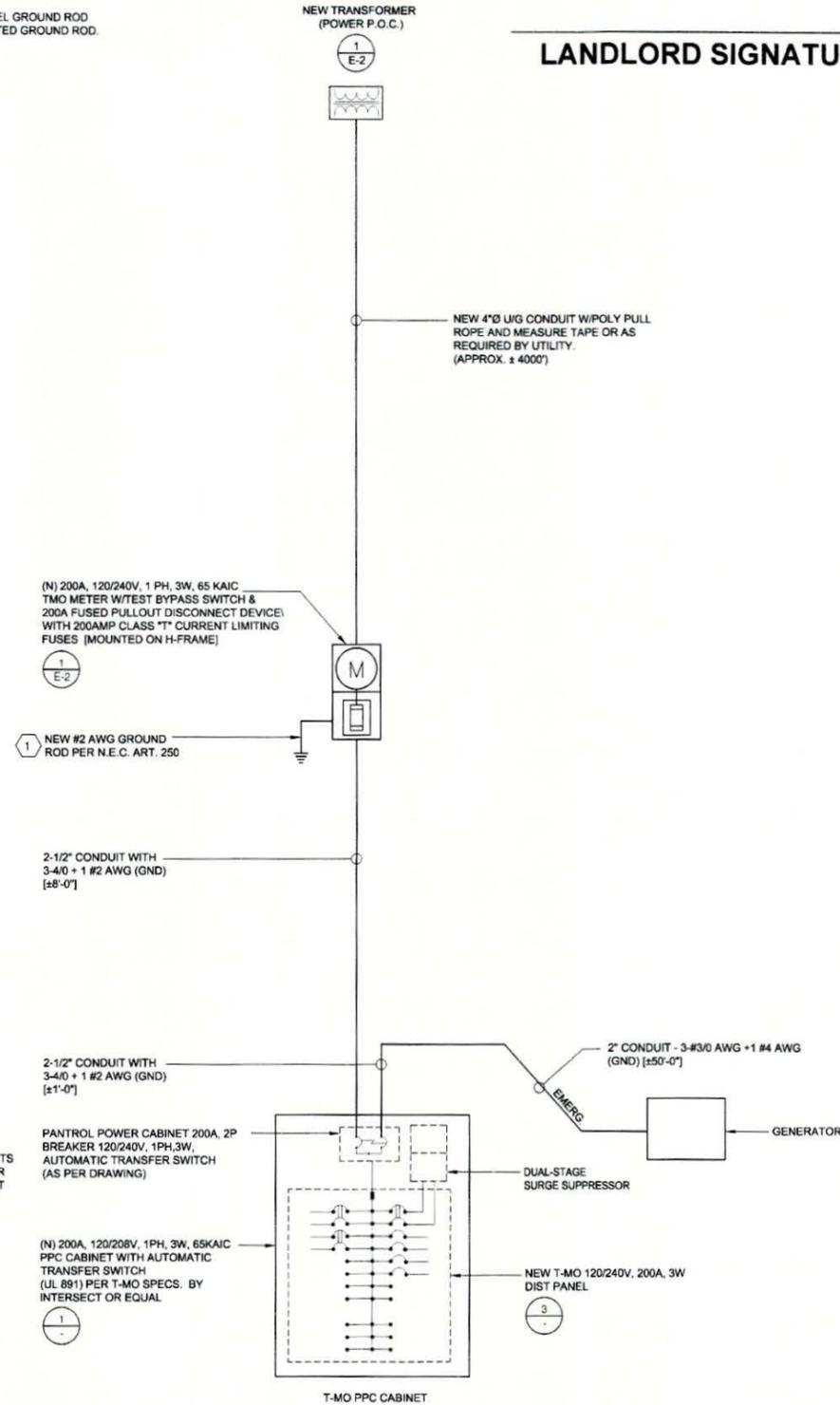
1. ALL EQUIPMENT (FUSES, CIRCUIT BREAKERS, BUSSING, ETC.) SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO, OR GREATER THAN, THE AVAILABLE SHORT CIRCUIT CURRENT AT THE LOCATION.
2. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. LISTED.
3. ALL ELECTRICAL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE LISTED FOR EXTERIOR USE.
4. SQUARE "O" NOOD PANELBOARD
5. CU-2 SHALL OPERATE ONLY IF CU-1 IS DISCONNECTED FROM POWER BY AUTOMATIC CONTROLS.
6. MULTIPLE CIRCUITS NEED COMMON "OFF" HANDLE CUPS.

PANEL SCHEDULE

N.T.S. 1

KEY NOTES:

1. NEW 5/8"Ø x 10'-0" COPPER CLAD STEEL GROUND ROD AND #2 CU GROUND. BOND TO ISOLATED GROUND ROD.



NOTES:

1. UNLESS NOTED OTHERWISE, ALL CONDUITS TO BE INSTALLED TO BE EMT FOR INDOOR AND RIDGED FOR OUTDOOR, UNLESS NOT ALLOWED BY ELEC CODE.
2. ALL ELECTRICAL CONDUCTORS TO BE APPROPRIATELY SIZED AND TO BE INSTALLED AND CONNECTED BY GC, UNLESS OTHERWISE NOTED.

UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE SITE WALK. PRIOR TO START OF CONSTRUCTION CONTRACTOR TO OBTAIN CURRENT UTILITY PLAN.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

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SHEET TITLE
**PANEL SCHEDULE
& ONE-LINE
DIAGRAM**

SHEET NUMBER

E-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOT USED

SCALE
N.T.S.

2

ONE LINE DIAGRAM

SCALE
N.T.S.

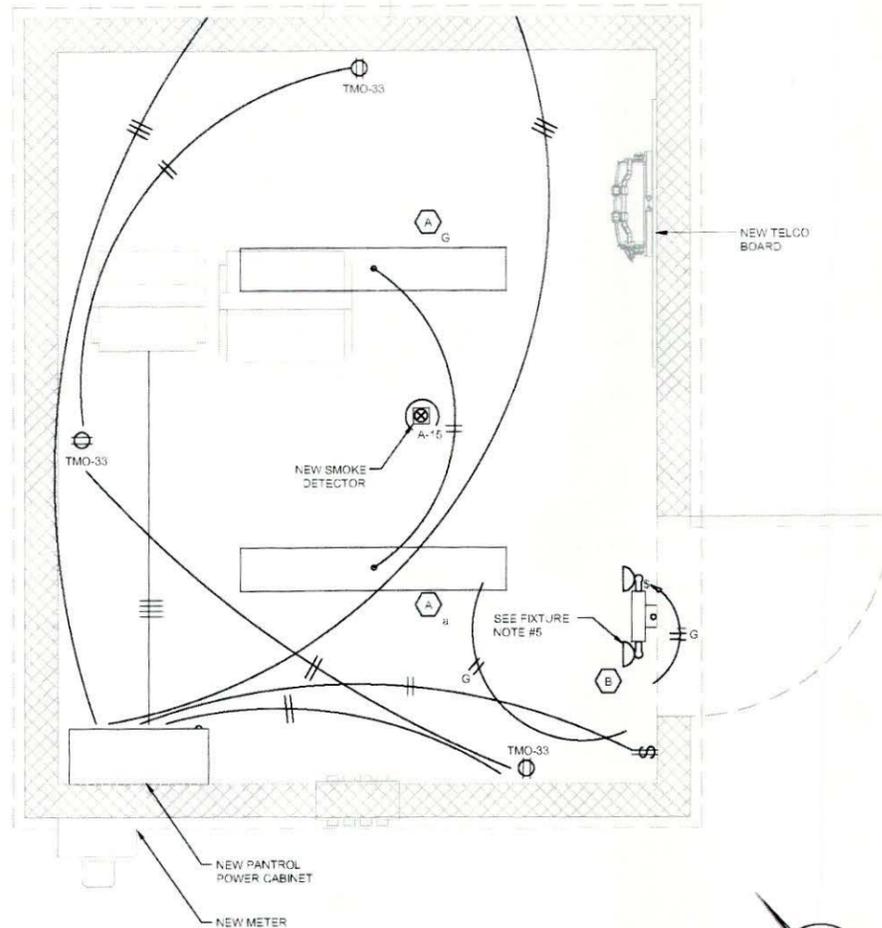
3

LEGEND:

- CONDUIT TURNED UP
- 3/4" CONDUIT WITH 2#12 CONDUCTORS PLUS #2 EQUIPMENT GROUNDING CONDUCTOR
- 3/4" CONDUIT WITH 4#6 CONDUCTORS PLUS #2 EQUIPMENT GROUNDING CONDUCTOR
- HOMERUN TO INDICATED PANELBOARD "A" NUMBERS (1,3) INDICATE BRANCH CIRCUIT NUMBERS
- JUNCTION BOX, SIZED PER N.E.C. U.N.O.
- ⊕ DUPLEX RECEPTACLE, GFI PROTECTION, MOUNTED AT +15" AFF U.N.O.
- ⊕ RECEPTACLE WITH GFI PROTECTION, LOCATED ON ROOF
- ⊕ SINGLE POLE, SINGLE T-HROW TOGGLE SWITCH, MOUNTED AT +48" U.N.O. SUBSCRIPT INDICATES CONTROLLING SWITCH LEG SPEC. GRADE WITH STAINLESS STEEL PLATE
- ⊕ DISCONNECT SWITCH, HEAVY DUTY TYPE
- ⊕ COMBINATION SWITCH, HEAVY DUTY TYPE WITH STARTER
- ⊕ HORSEPOWER RATED MANUAL SWITCH

FIXTURE NOTES:

1. FIXTURE CONNECTIONS SHALL BE AS INDICATED ON THE PLANS AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF 2012 IECC/WASHINGTON STATE ENERGY CODE.
2. CATALOG NUMBERS ARE BASED ON VENDOR INFORMATION, SALES LITERATURE AND PHOTOMETRIC DATA ON HAND AT THE TIME OF PROJECT DESIGN BY TURPIN & RATTAN AND ARE INTENDED TO CONVEY THE FEATURES/PERFORMANCE REQUIRED. EACH FIXTURE MUST BE PROVIDED COMPLETE WITH ALL FITTINGS AS APPROPRIATE FOR PROPER MOUNTING AT THE LOCATIONS INDICATED.
3. MOUNTING SHALL INCLUDE CONCEALED SOLID BLOCKING FOR FIXTURES MOUNTED IN ON WALLS AND CEILINGS EXCEPT AT SUSPENDED CEILINGS WHERE SEISMIC ANCHORING AND/OR RESTRAINT SHALL BE PROVIDED.
4. WHERE RECESSED FIXTURES ARE INSTALLED IN FIRE RATED CEILINGS, THE CONTRACTOR SHALL PROVIDE A FIRE RATED ENCLOSURE AROUND EACH FIXTURE.
5. EMERGENCY LIGHT FIXTURE TO BE WIRED TO UNSWITCHED LEG OR CIRCUIT #17.
6. ALL ELECTRICAL OUTLETS NOT SHOWN SHALL BE DISCONNECTED & REMOVED FROM SOURCE.



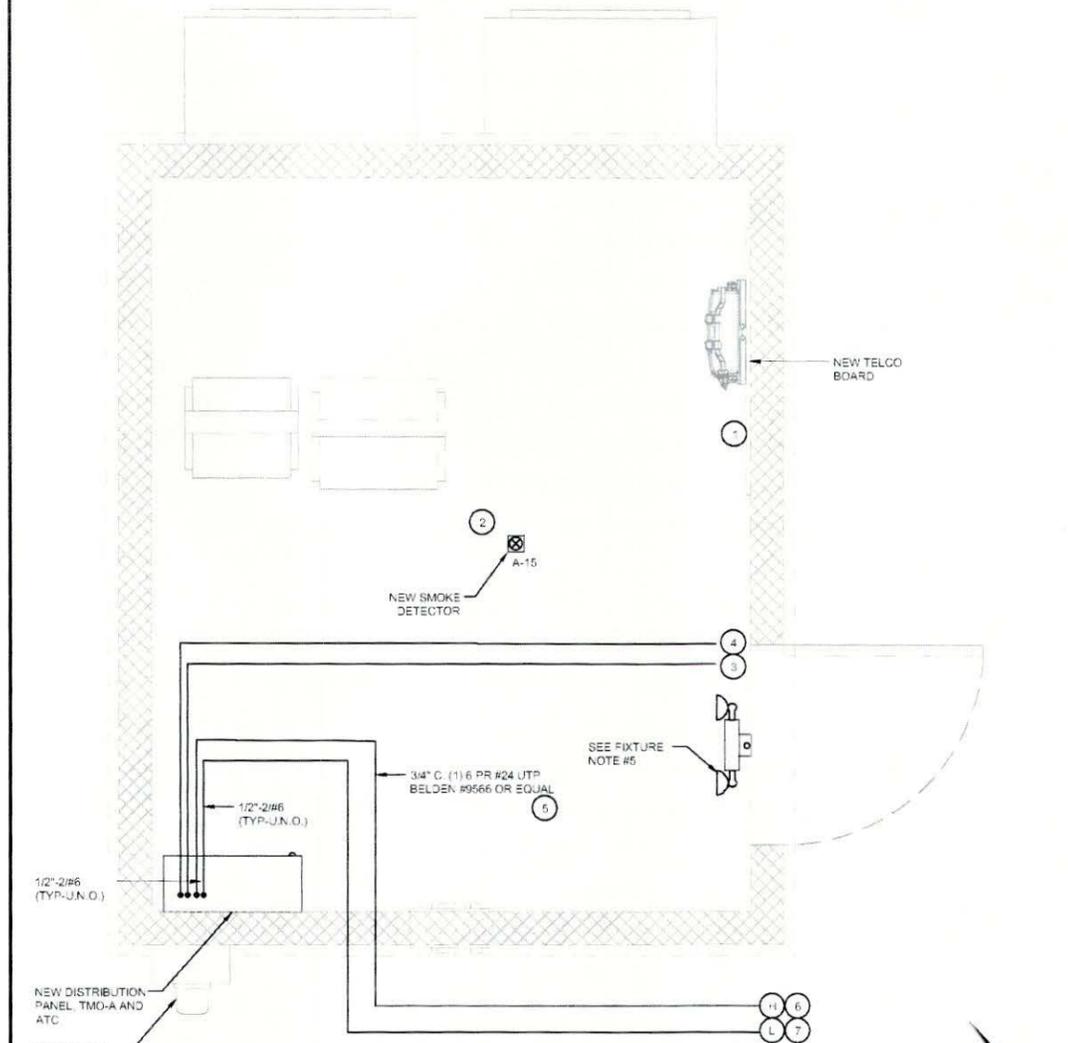
EMERGENCY FIXTURE CONNECTIONS

ALL LIGHT FIXTURES WITH INTEGRAL BATTERY PACKS REQUIRE PERMANENT UNSWITCHED POWER TO ENSURE THE BATTERY IS NEVER ALLOWED TO DRAIN TO ZERO.
DO NOT CONNECT THESE FIXTURES TO TEMPORARY BUILDING CONSTRUCTION POWER.
CONNECT ONLY TO PERMANENT BUILDING POWER WHEN AVAILABLE, AND ACCORDING TO THE RESPECTIVE MANUFACTURERS RECOMMENDATIONS.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER AND CATALOG NUMBER	LAMPS				FIXTURE		BALLAST TYPE	BALLAST TYPE	DESCRIPTION
		QTY	TYPE	WATTS	COLOR TEMP.	INPUT VOLTS	TOTAL INPUT WATTS			
A	LITHONIA LB-232-GE810	2	T-8	32	3500°K	120	62	ELECTRONIC	SURFACE CEILING	10" WIDE, 4'-0" LONG FLUORESCENT WITH ACRYLIC WRAP-AROUND LENS
B	SURE LITES CC-2/6/8-120/277	1	NCAND PAR 36	36	2700°K	120	45		SURFACE WALL	WHITE EMERGENCY LIGHTING FIXTURE WITH INTEGRAL CHARGER, ADJUSTABLE HEADS AND EXTERNAL TEST BUTTON

LANDLORD SIGNATURE



NOTES:

1. CONDUIT ROUTED @ CEILING PENETRATING TO BUILDING WALL TO TELEPHONE SERVICE @ GROUND LEVEL. FOR CONTINUATION SEE SHEET E2. PROVIDE RADIUS SWEEPS DOWN THROUGH NJU CABINET.
2. 120VAC IONIZATION SMOKE DETECTORS SHALL BE PYROTRONICS #449CSRT, WITH AUXILIARY CONTACT(S) CLOSED IN NORMAL MODE. CONNECT CONTACTS IN SERIES AND PROVIDE 1/2"-2#16 BACK TO TELEPHONE BACKBOARD.
3. DOOR ALARM SWITCH SHALL BE 'ADEMCO' MAGNETIC TYPE WITH NORMALLY CLOSED CONTACT. MOUNT AT TOP OF DOOR JAMB ON LATCH SIDE. INSTALL ON 3" ALUMINUM STAND-OFF BRACKET. PROVIDE 1/2"-2#16 BACK TO TELEPHONE BACKBOARD.
4. TECH ON SITE KEY SWITCH AS MANUFACTURED BY 'C & K' COMPONENTS #Y20112ZG203N-Q. PROVIDE 1/2"-2#16 BLACK.
5. COMMERCIAL POWER FAILURE ALARM FROM CUTLER-HAMMER CABINET.
6. HIGH-TEMPERATURE ALARM DEVICE, DAYTON #2E206. PROVIDE 1/2"-2#16 (FOR GENERATOR).
7. LOW-TEMPERATURE ALARM DEVICE, DAYTON #2E206. PROVIDE 1/2"-2#16 (FOR GENERATOR).

LEGEND:

- 3/4" CONDUIT WITH 2#12 CONDUCTORS PLUS #2 EQUIPMENT GROUNDING CONDUCTOR
- CONDUIT TURNED UP
- CONDUIT INSTALLED EXPOSED
- CONDUIT CONCEALED UNDERFLOOR SLAB OR UNDERGROUND
- ⊕ SMOKE DETECTOR - IONIZATION TYPE
- ⊕ HIGH TEMPERATURE THERMOSTAT
- ⊕ LOW TEMPERATURE THERMOSTAT
- HOMERUN TO INDICATED PANELBOARD "A" NUMBERS (1,3) INDICATE BRANCH CIRCUIT NUMBERS



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SHEET TITLE
POWER, LIGHTING & SIGNAL PLAN

SHEET NUMBER
E-4

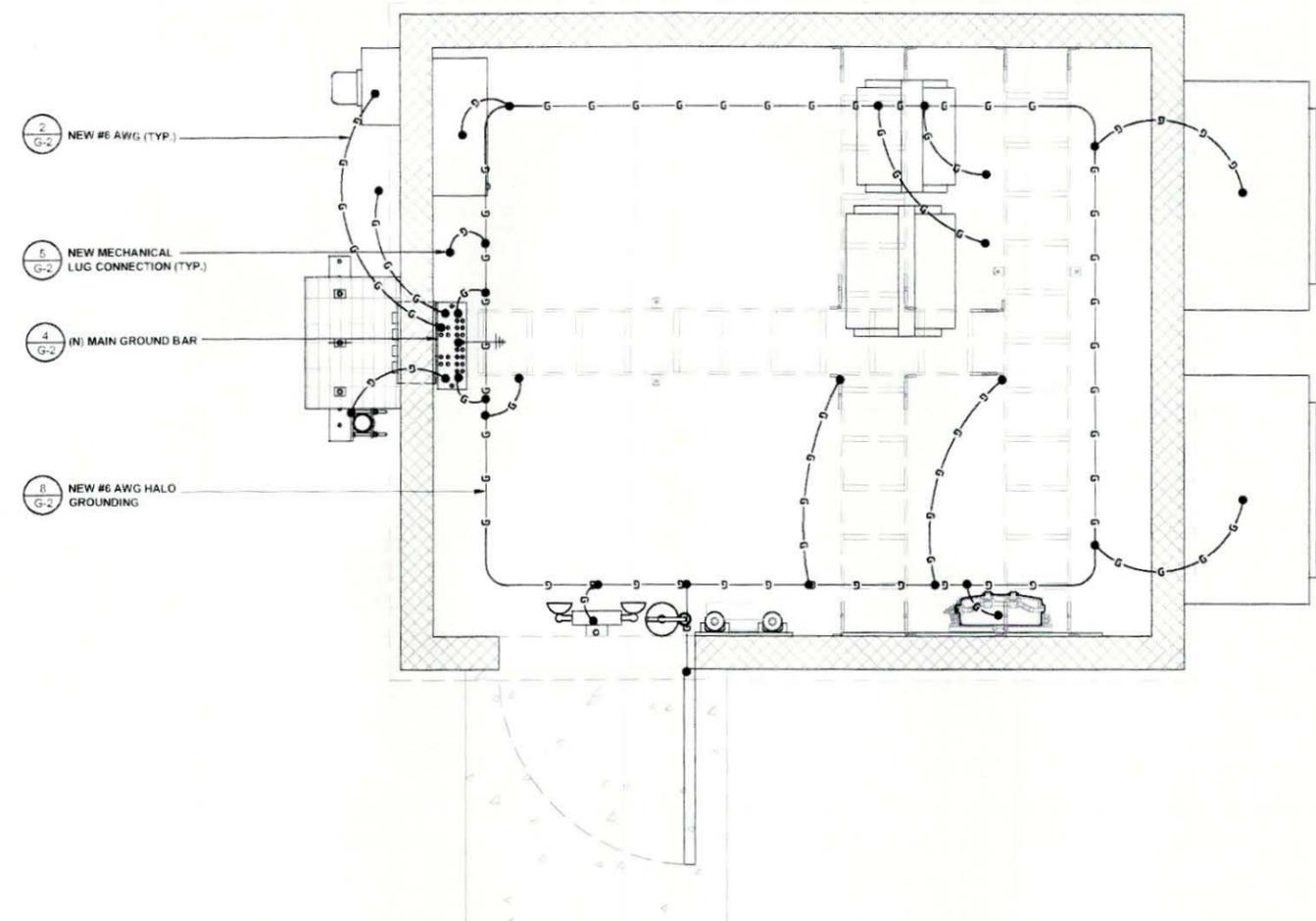
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ELECTRICAL GROUNDING SPECIFICATIONS

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE CURRENTLY IN EFFECT FOR THE AUTHORITY HAVING JURISDICTION.
- ALL GROUNDING DEVICES SHALL BE U.L. LISTED FOR THEIR INTENDED USE.
- GROUND WIRES SHALL BE TINNED #2 AWG BARE SOLID COPPER UNLESS OTHERWISE NOTED.
- CONNECTIONS OF ALL GROUND WIRES TO THE GROUND RING SHALL BE EXOTHERMIC (GAD-WELDED), UNLESS OTHERWISE NOTED, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND T-MOBILE WIRELESS BROADBAND STANDARDS.
- GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. WHEN REQUIRED, GROUND LEADS SHALL BE BENT TO A MINIMUM OF 90° RADIUS.
- WHERE GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO THE GROUND RING, INSTALL WIRE IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM CONNECTION POINT TO 5" BELOW GRADE AND SEAL THE TOP WITH SILICONE SEALANT.
- ALL GROUND BARS SHALL BE TINNED #4 COPPER, SECTOR BARS 2", (COLLECTOR AND MGB BARS 4", OF SUFFICIENT LENGTH TO ACCOMMODATE ALL REQUIRED CONNECTIONS WITHOUT DOUBLING LUGS, AND EACH INSTALLED WITH ISOLATORS WHEN CONNECTING GROUND BARS (WITHIN 10 FEET OF GRADE) DIRECTLY TO THE GROUND RING. 2 EA. #2 SOLID DOWNLEADS SHALL BE GAD-WELDED TO THE GROUND BAR, 1" AT EACH OPPOSITE BOTTOM CORNER, AND EACH SHALL RUN IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM GROUND BAR DOWN TO THE GROUND RING. WHEN CONNECTING SECTOR GROUND BARS, DAISY-CHAIN THE GROUND BARS AND RUN 1 EA. #2 AWG STRANDED COPPER WIRE WITH T-WIN INSULATION FROM THE MIDDLE GROUND BAR TO THE GROUND RING AND GAD-WELD TO THE RING.
- WHEN ATTACHING STRANDED GROUND LEADS TO THE GROUND BARS, 2 HOLE COMPRESSION LUGS SHALL BE USED. PROTECT WITH WEATHERPROOF HEAT SHRINK, AND WITH A THIN COAT OF "KOPR SHIELD" OR EQUIVALENT PROPERLY APPLIED AND ATTACHED ONLY WITH STAINLESS STEEL HARDWARE.
- WHEN GROUNDING EQUIPMENT ENCLOSURES, PANELS, FRAMES, AND OTHER METAL APPARATUS, A #6 AWG STRANDED COPPER WIRE WITH T-WIN INSULATION SHALL BE ATTACHED UTILIZING A 2 HOLE COMPRESSION TYPE LUG, PROTECTED WITH WEATHERPROOF HEAT A CLEAN AND CORROSION FREE METALLIC SURFACE UTILIZING STAINLESS STEEL SELF-TAPPING SCREWS AS NOTED IN NOTE 10 BELOW.
- PREPARE ALL BONDING SURFACES FOR GROUND CONNECTIONS BY REMOVING ANY AND ALL PAINT AND CORROSION TO SHINY METAL. FOLLOWING GAD-WELDED CONNECTIONS TO NON-COPPER SURFACES, APPLY ONE COAT OF ANY ANTI-OXIDIZING PAINT, "COLD GALV" OR EQUIVALENT.
- GROUND RODS SHALL BE COPPER-CLAD STEEL 5/8"x10", SPACED NO LESS THAN 10' ON CENTER.
- ALL GROUND SYSTEM CONDUCTORS AND CONDUITS SHALL BE SECURED UTILIZING ONLY NONMETALLIC, NON-CONDUCTIVE, UV RATED CLAMPS, BRACKET AND OR SUPPORTS.
- WHEN REQUIRED, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT TESTING FIRM TO VERIFY, UTILIZING A MEGGER TEST, THAT THE RESISTANCE TO EARTH OF THE NEW GROUND SYSTEM IS EQUAL TO OR LESS THAN 5 (OHMS). A COPY OF THE COMPLETE TESTING REPORT SHALL BE PROVIDED TO THE T-MOBILE REPRESENTATIVE.
- ALL MATERIALS AND HARDWARE SHALL BE INSTALLED IN A WORKMAN-LIKE MANNER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND DEFINED IN NFPA-70 AND APPROVED BY A.H.J.

LEGEND	
■	EXOTHERMIC CONNECTION
●	MECHANICAL CONNECTION
—	EQUIPMENT GROUND BAR
—	ANTENNA GROUND BAR (AS REQUIRED)
—	#2 AWG GROUND LEAD (AS REQUIRED)

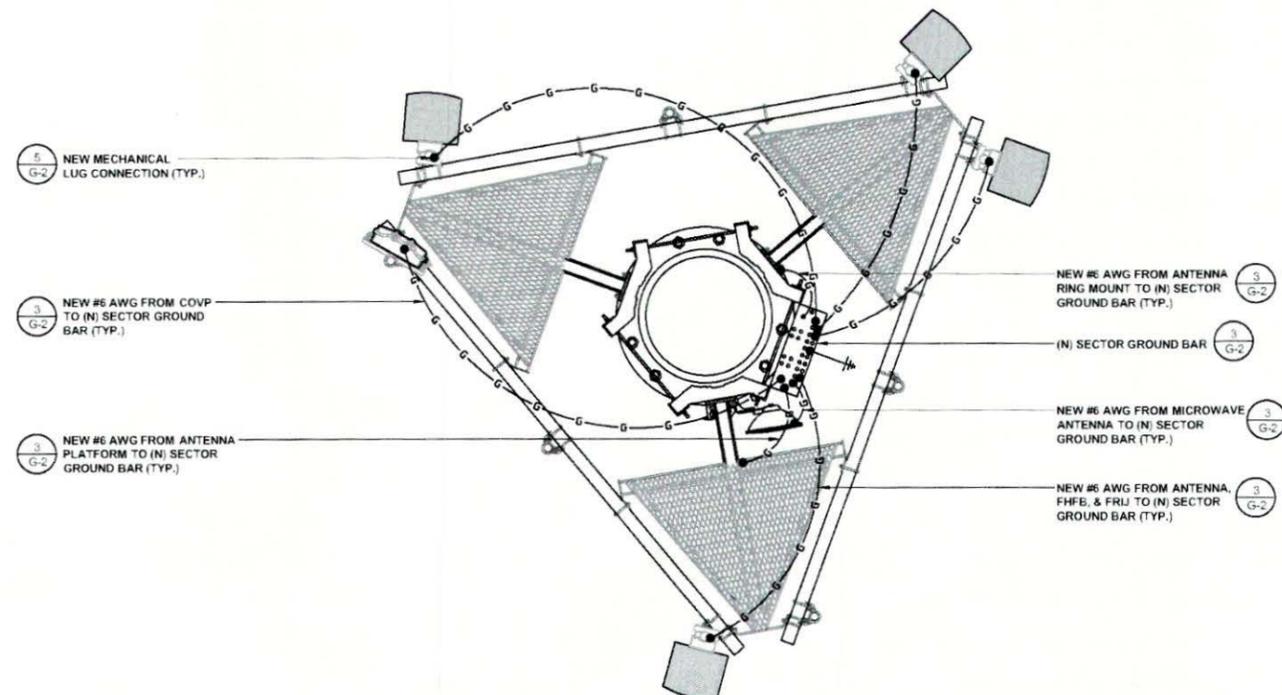
NOTE:
CONTRACTOR TO REPLACE ALL MISSING GROUND BARS AND GROUNDING CONNECTIONS AS REQUIRED.



EQUIPMENT GROUNDING



SCALE N.T.S. 2



ANTENNA GROUNDING



SCALE N.T.S. 3

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NOTES & LEGEND

SCALE N.T.S. 1

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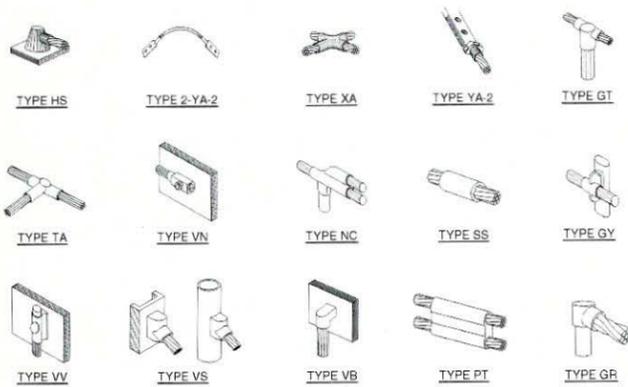
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DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
GROUNDING PLANS

SHEET NUMBER
G-1



NOTE:
ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.

EXOTHERMIC WELDING

1

CABLE GROUNDING

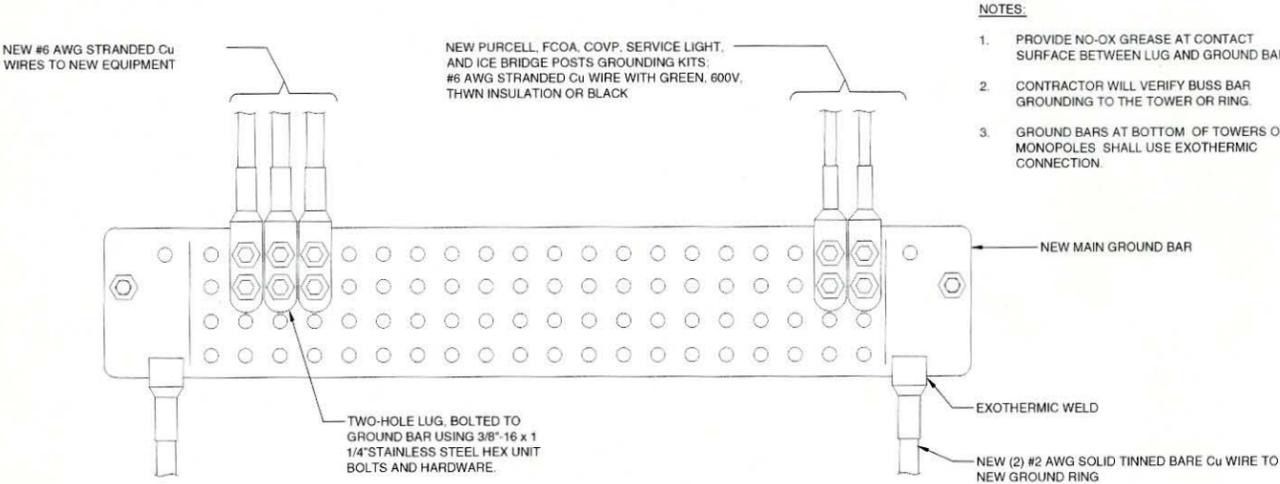
SCALE
N.T.S.

2

SECTOR GROUND BAR

SCALE
N.T.S.

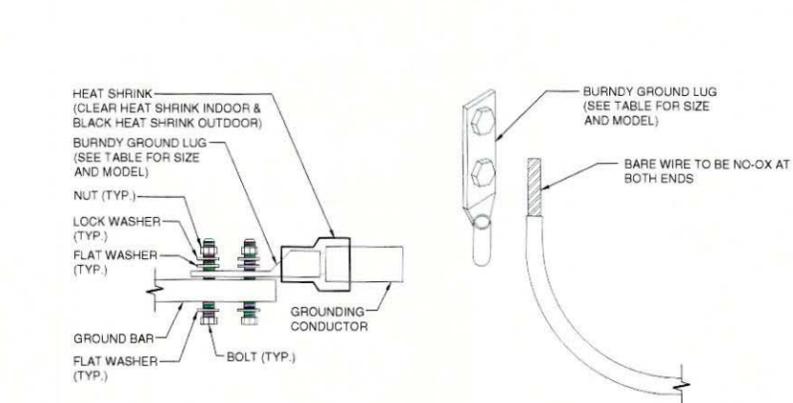
3



- NOTES:**
1. PROVIDE NO-OX GREASE AT CONTACT SURFACE BETWEEN LUG AND GROUND BAR
 2. CONTRACTOR WILL VERIFY BUSS BAR GROUNDING TO THE TOWER OR RING.
 3. GROUND BARS AT BOTTOM OF TOWERS OR MONOPOLES SHALL USE EXOTHERMIC CONNECTION.

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT

- NOTES:**
1. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER, LOCK WASHER AND NUT.
 2. COPPER SHIELD, ANTI-OX, OR NO-OX OR EQUIVALENT SHALL BE PLACE WHERE ALL DISSIMILAR METALS CONNECT.
 3. ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 4. ALL LUGS MUST HAVE INSPECTION WINDOWS.



MAIN GROUND BAR

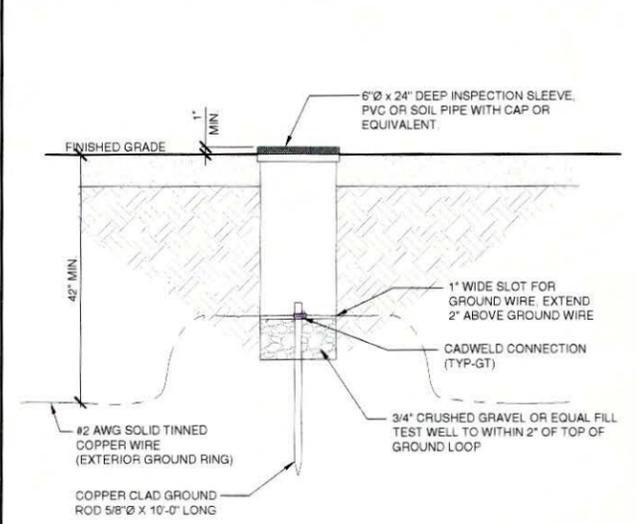
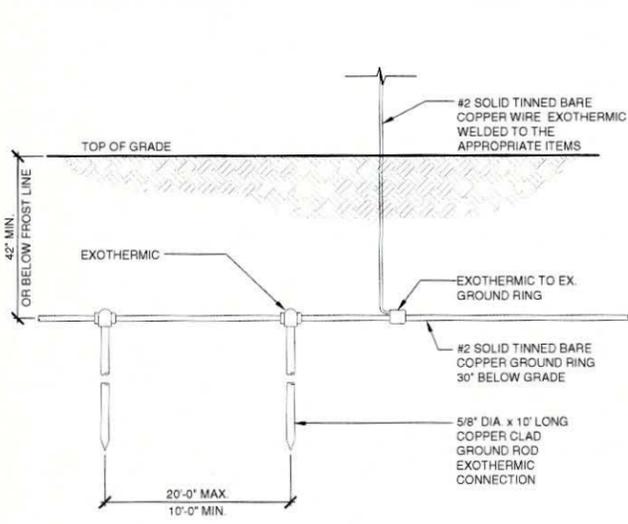
SCALE
N.T.S.

4

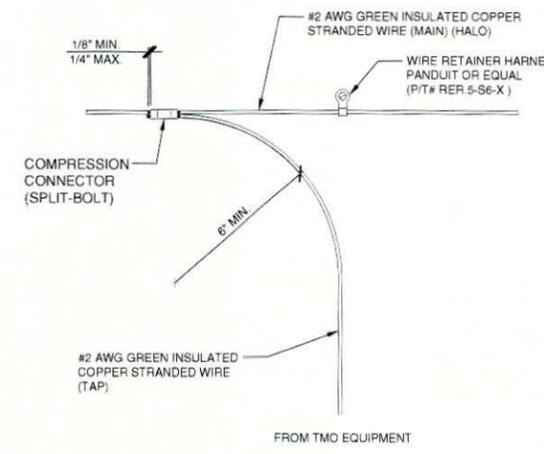
MECHANICAL LUG CONNECTION

SCALE
N.T.S.

5



- NOTES:**
1. HALO GROUND SHALL BE #2 AWG STRANDED GREEN COPPER WIRE.
 2. VERTICAL DROPS SHALL BE #2 AWG STRANDED GREEN COPPER WIRE.
 3. ALL BENDS SHALL MAINTAIN A MINIMUM 6" BEND RADIUS.
 4. APPLY ANTI-OXIDATION COMPOUND TO ALL CONNECTIONS.
 5. ALL GROUNDING WIRES FOR HVAC GRILLS, BOXES, DOORS, CABLE TRAYS, ETC., SHALL BE #6 AWG GREEN STRANDED COPPER WIRE AND A 2-HOLE LUG.
 6. BARE COPPER CONDUCTORS SHALL NOT BE IN CONTACT WITH ANY DISSIMILAR MATERIAL. PLACE ON STANDOFFS IF NECESSARY TO ALLOW FOR PROPER INSTALLATION.
 7. ALL GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AS POSSIBLE. THE SHORTEST PRACTICAL ROUTE SHALL BE CHOSEN WITH THE LEAST AMOUNT OF BENDS AND SPLICES. USE THIS RULE AT ALL TIMES, EVEN IF ELEVATION PLAN CONFLICTS. PLANS ARE SOMETIMES UNCLEAR DUE TO SCALE.
 8. ALL CONNECTIONS TO GROUND BARS SHALL BE WITH A 2-HOLE LUG. UNO.
 9. ALL SOLID WIRE SHALL USE A 2-HOLE LONG-BARREL LUG.
 10. WHEN GROUNDING MORE THAN ONE PIECE OF EQUIPMENT, DO NOT USE THE EQUIPMENT AS A GROUNDING CONDUCTOR. DOUBLE STACKING OF LUGS IS NOT ALLOWED TO BE USED.
 11. REMOVE ALL PAINT BENEATH THE SURFACE OF GROUND LUGS. INSTALL PANDUIT CLIP AN "Y" DROP AT CABLE TRAY TO AVOID CONTACT WITH CABLE TRAY.
 12. ALL GROUND WIRES CONNECTING TO THE HALO SHALL CONNECT IN THE SHORTEST DIRECTION TO THE MAIN GROUND BAR.
 13. INSTALL GROUND BAR UNDER INSTALLED COAX. ALL WIRING AT GROUND BAR IS TYPICAL FOR ALL LOCATIONS.



GROUND ROD

SCALE
N.T.S.

6

TEST WELL

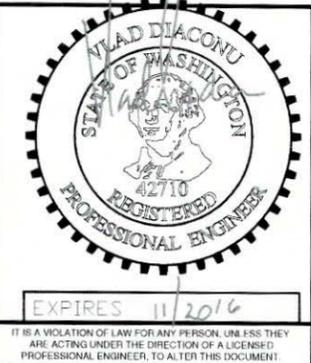
SCALE
N.T.S.

7

HALO GROUNDING

SCALE
N.T.S.

8



REV	DATE	DESCRIPTION	BY
2	09/15/2016	ELECTRICAL REVISIONS	MGM
1	09/14/2016	REVISED LEASE AREA	MGM
0	09/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

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JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
**GROUNDING
DETAILS**

SHEET NUMBER
G-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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REV	DATE	DESCRIPTION	BY
2	06/15/2016	ELECTRICAL REVISIONS	MGM
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0	08/02/2016	ISSUED FOR 100% CD REVIEW	MGM
A	07/27/2016	ISSUED FOR 90% CD REVIEW	JCC

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JURISDICTION APPROVAL STAMP
DEPARTMENT FOR LAND USE
DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
RF DETAILS

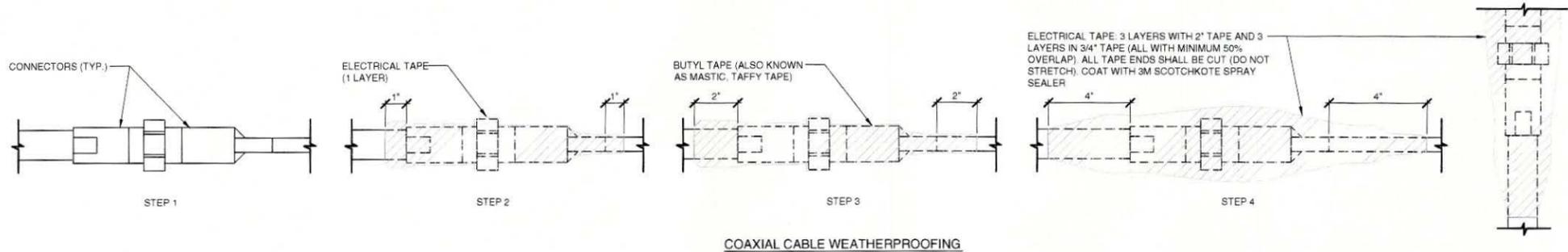
SHEET NUMBER
RF-1

ANTENNA AND COAX GENERAL NOTES:

- ALL ANTENNA AND COAXIAL ANTENNA CABLE TO BE FURNISHED BY T-MOBILE AND INSTALLED BY CONTRACTOR
- COAX COLOR CODING: ANTENNAS TO BE NUMBERED IN A CLOCKWISE MANNER FROM TRUE NORTH AND COLOR CODED AS FOLLOWS.
- THE ABOVE COAX COLOR CODING APPLIES TO SECTORIZED SITES. FOR OMNI SITES, USE THE AT0, BT0, & GT0 COLOR CODES ONLY.
- COAX SHALL BE TAGGED WITH COLOR CODING AT (2) PLACES USING 1" WIDE WEATHER PROOF COLORED VINYL TAPE AT THE FOLLOWING LOCATIONS:
 - #1 - AT ANTENNA CONNECTION
 - #2 - AT ENTRY TO EQUIPMENT CABINET
- RUN COAXIAL CABLE WITH MINIMUM 12" SLACK & 12" FROM EDGE OF EQUIPMENT CABINETS, ACROSS WAVE GUIDE BRIDGE (IF APPLICABLE), UP TO TOWER LEG (IF APPLICABLE), & DISTRIBUTE TO EACH ANTENNA DEVICE. FURNISH AND INSTALL A MINIMUM OF (3) GROUND KITS PER COAXIAL CABLE ACCORDING TO ELECTRICAL DRAWINGS. VERIFY NUMBER OF ANTENNAS, CABLE, & CABLE DIAMETER WITH PROJECT MANAGER.
- ALL COAXIAL CABLE CONNECTIONS TO BE WEATHER PROOFED.
- CONTRACTOR TO DIP CABLES AND JUMPERS WHERE NECESSARY.
- TAGGING:
 - ALL COAXIAL CABLES TO BE MARKED WITH COLOR CODED TAPE TO INDICATE THE ANTENNA SECTOR.
 - COLOR ED ELECTRICAL TAPE SHALL MARK EACH END OF CABLE AND EACH END OF JUMPERS AS CLOSE TO EACH END AS POSSIBLE (NOT TO INTERFERE WITH WEATHERPROOFING.)
- COAXIAL CABLE SPECIFICATIONS REQUIRE CABLE SUPPORT EVERY 3'-0" ON CENTER. CONTRACTOR SHALL SUPPLY SUPPORTS AS REQUIRED TO MEET THIS REQUIREMENT.
- VERTICAL CONNECTIONS SHALL BE TAPED FROM THE BOTTOM UP SO OVERLAP MOVES WATER AWAY FROM CONNECTION (STEP 9).
- PROVIDE HEAT SHRINK IN PLACE OF TAPE FOR QUAD POLES AND TMA'S. HEAT SHRINK SHALL BE 'CANUSA' WITH ADHESIVE.

ANTENNA SCHEDULE-FINAL CONFIGURATION													
SECTOR (COLOR)	POSITION	EXISTING/ NEW	MANUFACTURER	ANTENNA MODEL	PORT	ANTENNA AZIMUTH	RAD CENTER	DIMENSIONS (LxWxD)	WEIGHT (LBS)	TRANSMISSION CABLE			
										QTY	LENGTH	SIZE	TYPE
ALPHA (RED)	(A)	NEW	NOKIA	FASB	QUAD	5°	106'-0"	96.1' x 13.4' x 14.9'	108.0	1	125'	1.5"	HCS FIBER
BETA (GREEN)	(B)	NEW	NOKIA	FASB	QUAD	45°	106'-0"	96.1' x 13.4' x 14.9'	108.0				
GAMMA (BLUE)	(C)	NEW	NOKIA	FASB	QUAD	110°	106'-0"	96.1' x 13.4' x 14.9'	108.0				
DELTA (YELLOW)	(D)	NEW	NOKIA	FASB	QUAD	190°	106'-0"	96.1' x 13.4' x 14.9'	108.0				
MICRO-WAVE		NEW	RFS	MICROWAVE ANTENNA	DUAL/ QUAD	171.8°	95'-0"	12" Ø	13	1	125'	1/2"	COAX

NOTE:
1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN.
2. CD IS BASED ON RFDS VERSION: 0.1 DATED: 07/22/2016.



COAXIAL CABLE WEATHERPROOFING

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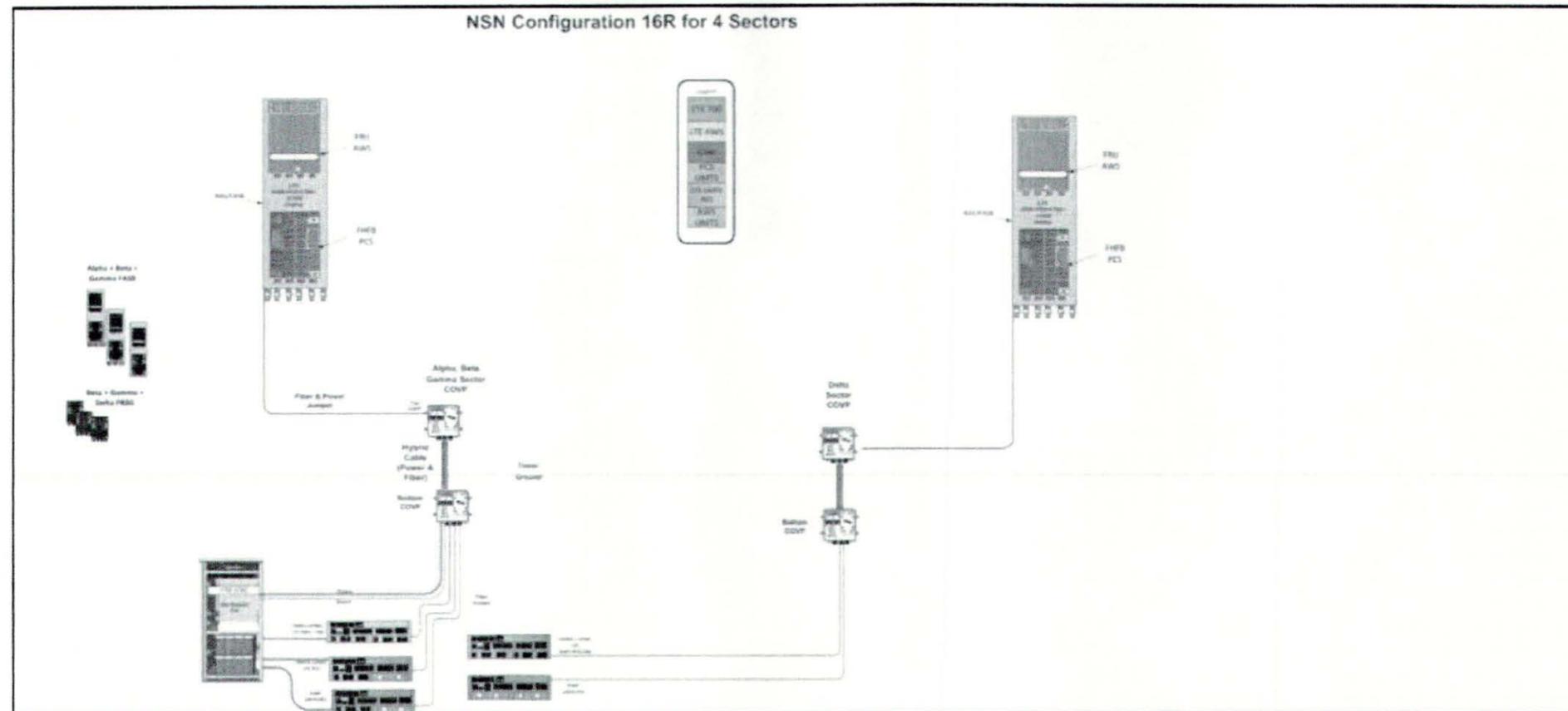
JURISDICTION APPROVAL STAMP
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 DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE

RF DIAGRAM

SHEET NUMBER

RF-2



Notes:

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RF DIAGRAM

SCALE
 N.T.S. 1

STORMWATER POLLUTION CONTROL - GENERAL NOTES:

1. ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
8. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
9. WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.

NOTES **2**

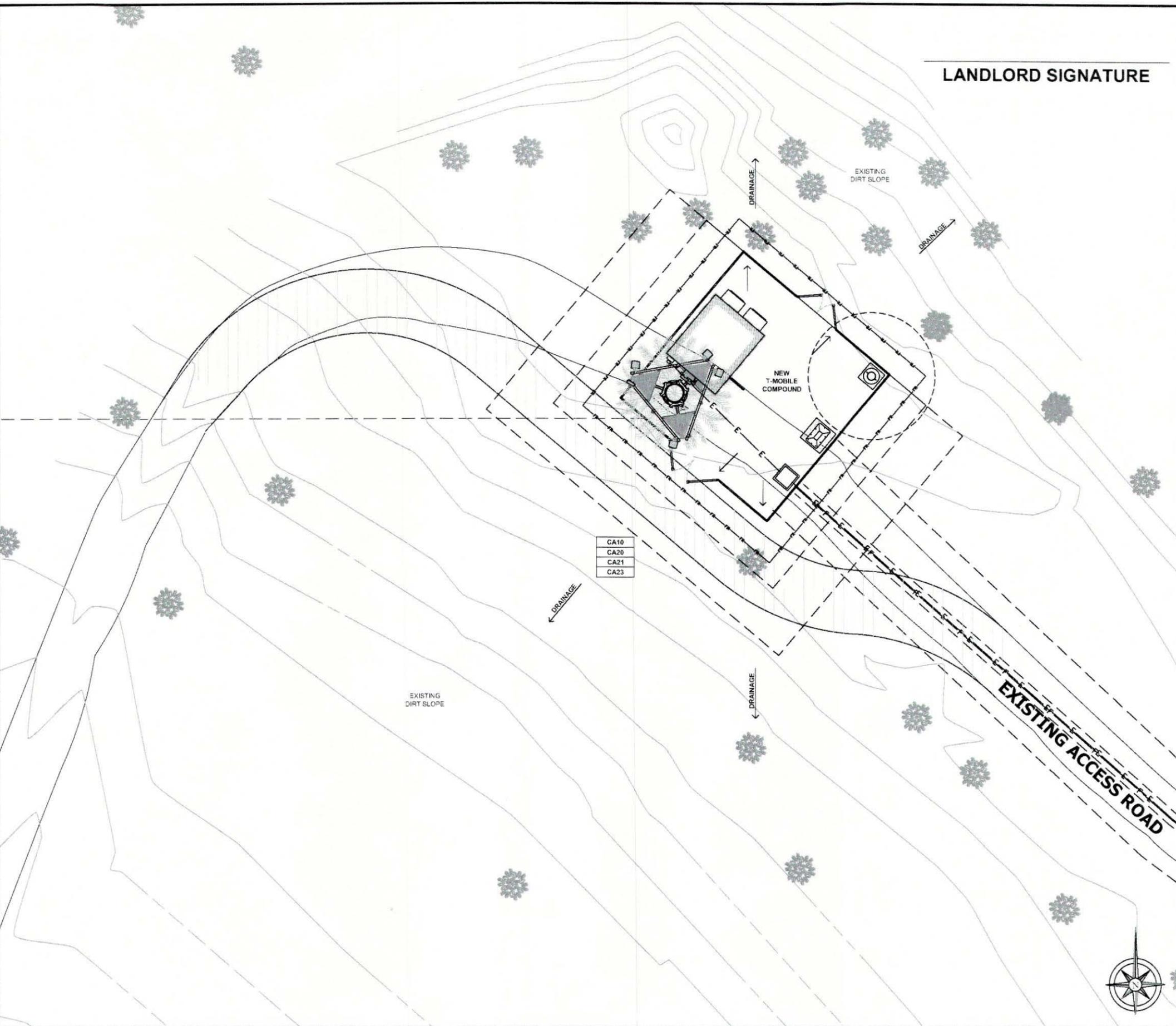
AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.

NAME	POSITION	DATE
------	----------	------

CERTIFICATION **3**

- DIRECTION OF LOT DRAINAGE
- CONSTRUCTION ACTIVITY**
- CA10 MATERIAL DELIVERY AND STORAGE
 - CA11 MATERIAL USE
 - CA12 SPILL PREVENTION AND CONTROL
 - CA20 SOLID WASTE MANAGEMENT
 - CA21 HAZARDOUS WASTE MANAGEMENT
 - CA23 CONCRETE WASTE MANAGEMENT
 - CA30 VEHICLE AND EQUIPMENT CLEANING
 - CA31 VEHICLE AND EQUIPMENT FUELING
 - CA32 VEHICLE AND EQUIPMENT MAINTENANCE
- EROSION CONTROL**
- ESC1 SCHEDULING
 - ESC21 DUST CONTROL
 - ESC24 STABILIZED CONSTRUCTION ENTRANCE
 - ESC30 SILT FENCE
 - ESC52 SAND BAG BARRIER
 - ESC56 SEDIMENT BASIN
 - FIBER ROLLS

BMP LEGEND **4**



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 DEPARTMENT FOR BUILDING & CONSTRUCTION

SHEET TITLE
SWCP SITE PLAN

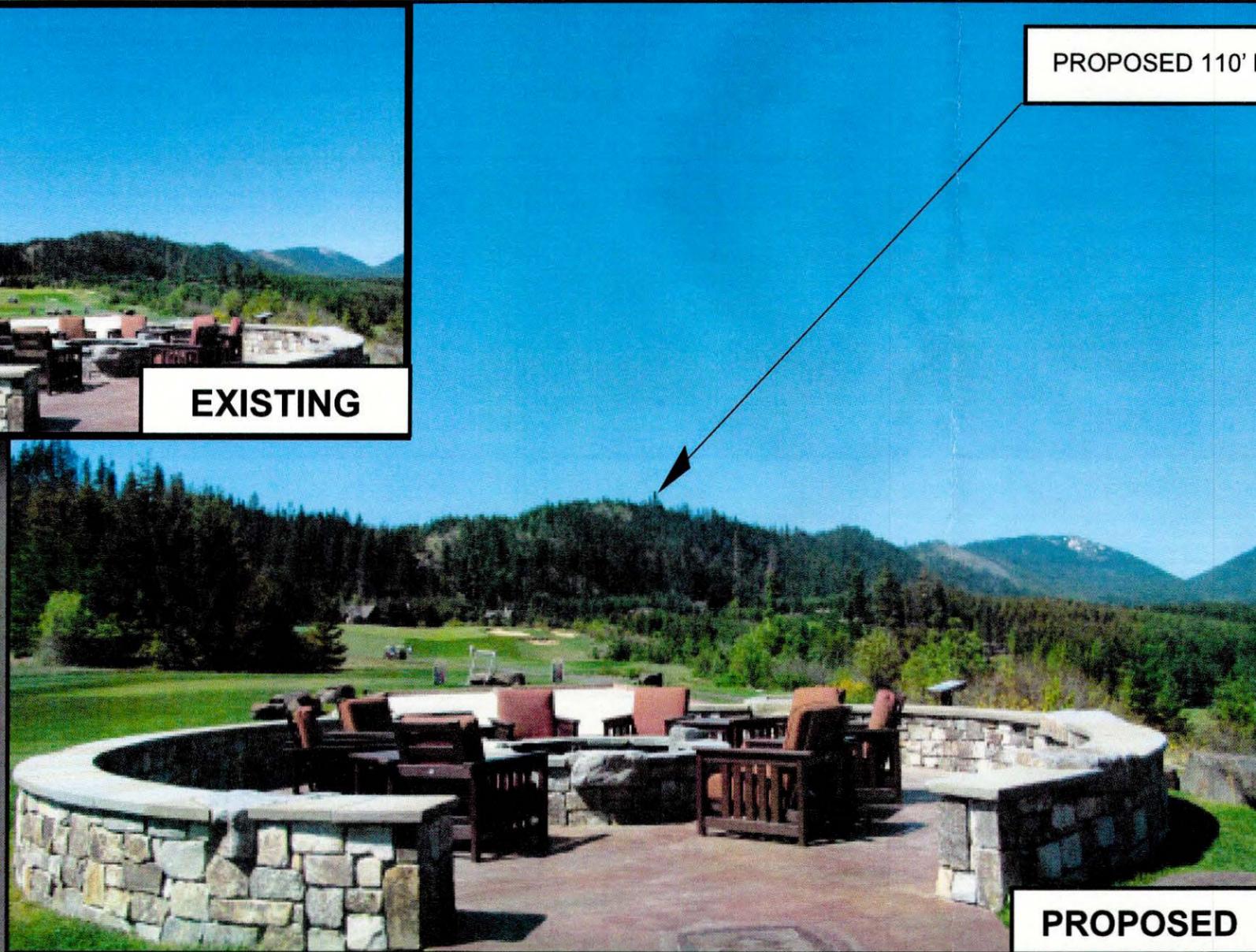
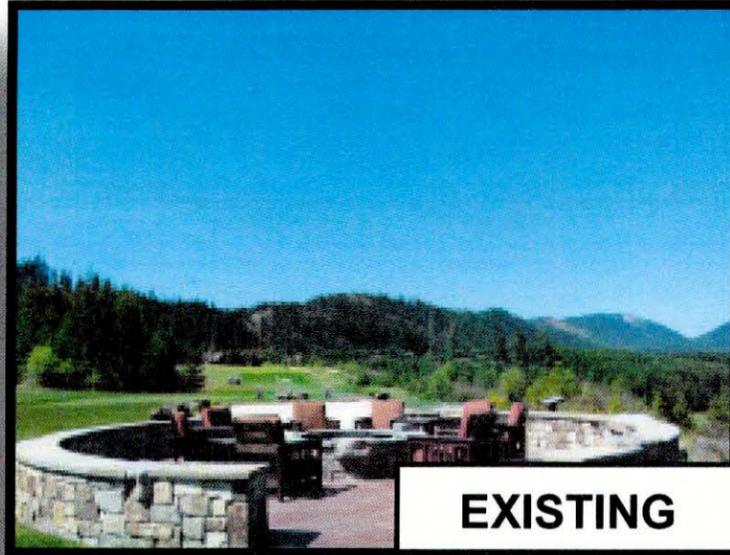
SHEET NUMBER
SWCP-1

BMP LEGEND **4**

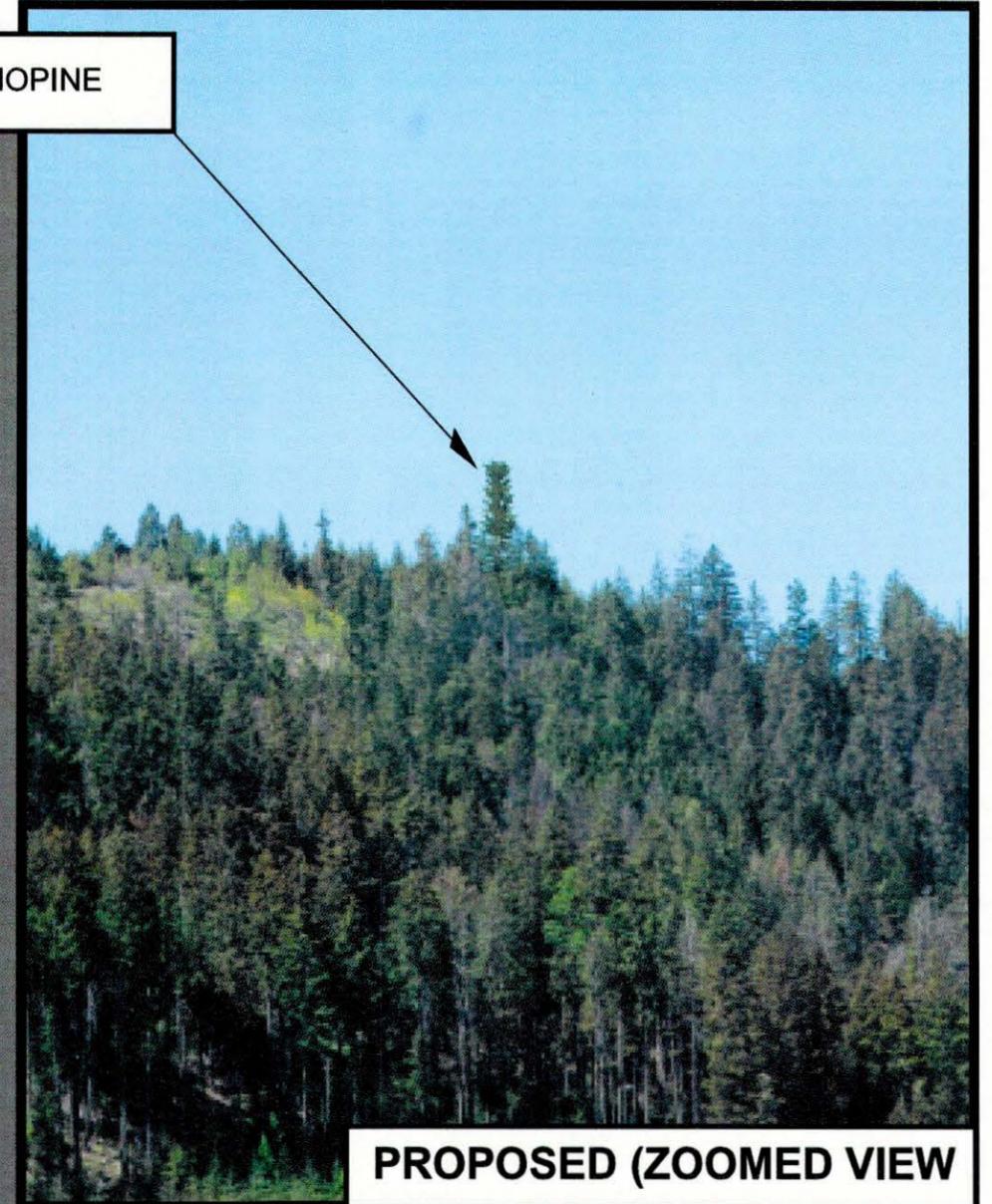
STORMWATER CONTROL PLAN - SITE PLAN

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **1**

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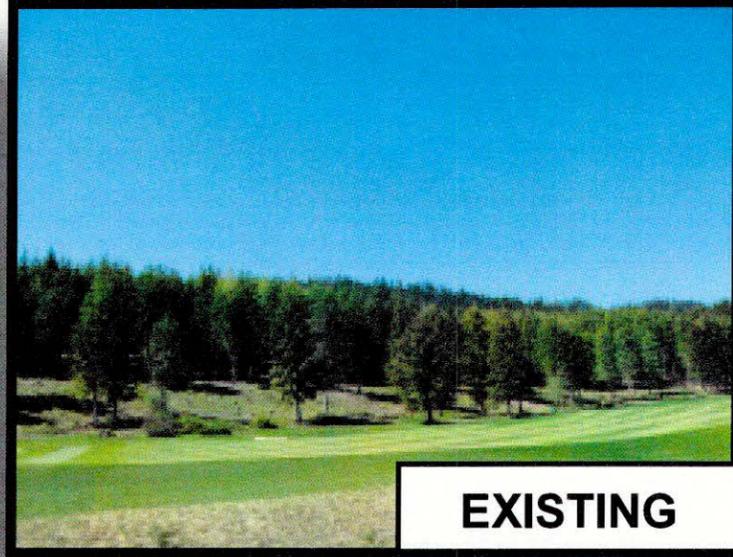
PROPOSED 110' MONOPINE



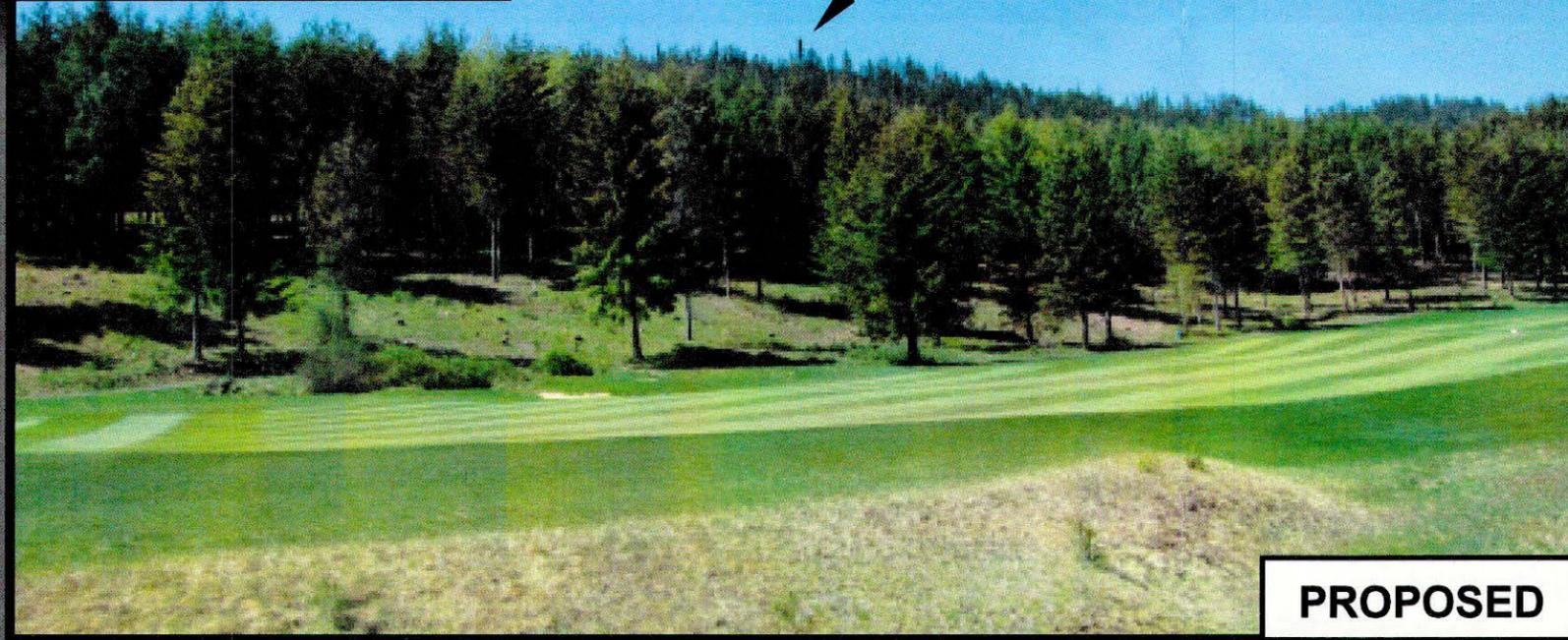
CLUBHOUSE VIEWPOINT - MONOPINE



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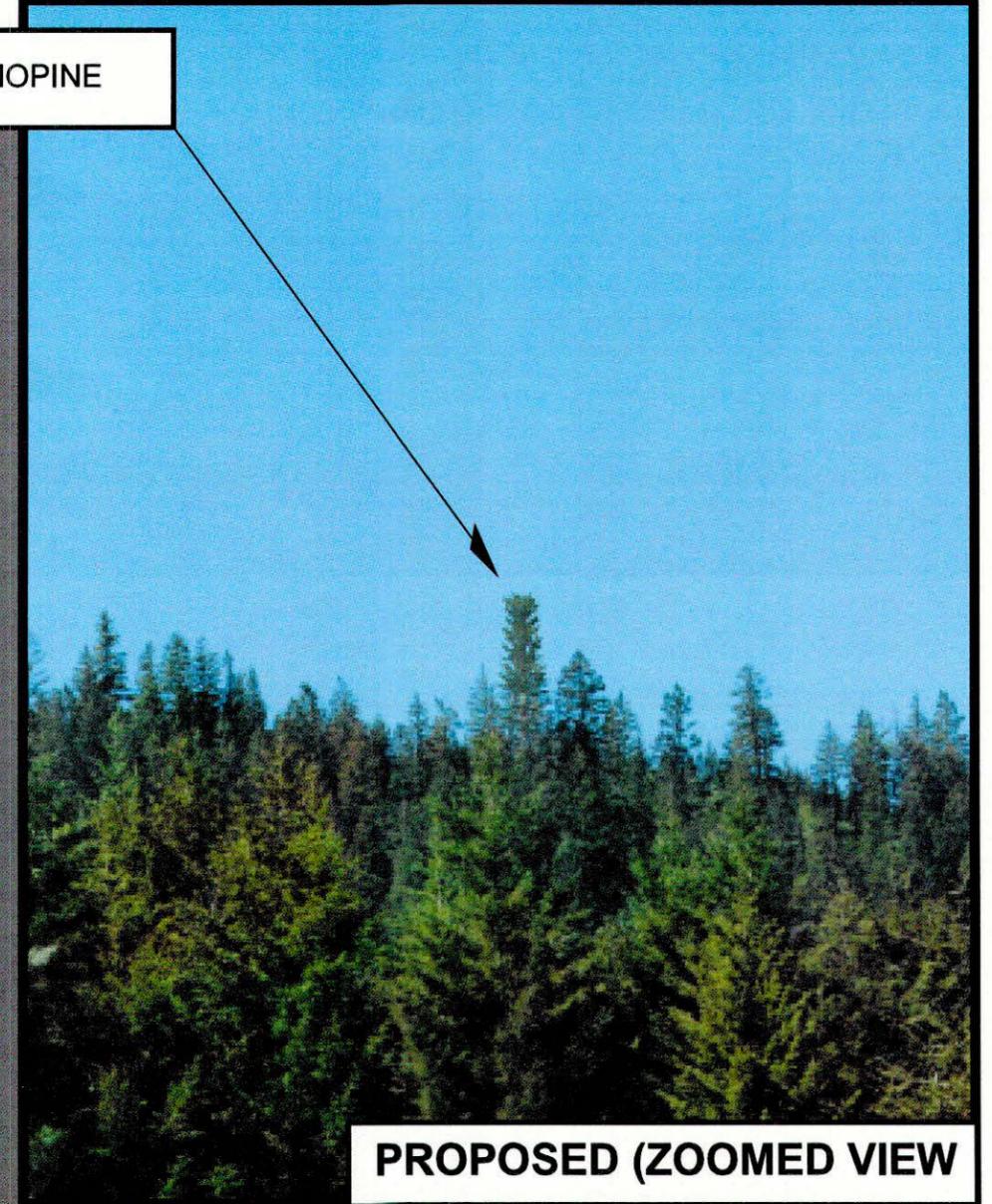


EXISTING



PROPOSED

PROPOSED 110' MONOPINE



PROPOSED (ZOOMED VIEW)

HOME LOTS VIEWPOINT - MONOPINE