


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 6, 2013

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: CSP2013 0020

PROPOSAL: A City consistency permit to lease part of Eaglecrest Ski Area for a new cell tower.

GENERAL INFORMATION

Applicant: General Communications Inc. (GCI)

Property Owner: City and Borough of Juneau

Property Address: 3000 Fish Creek Road

Legal Description: SECTION 31 T 41 S R 67 E CRM [EAGLECREST]

Parcel Code No.: 3-D10-210-0-001-0

Site Size: + 400 square feet of lease area

Comprehensive Plan Future Land Use Designation: Resource Development (RD)

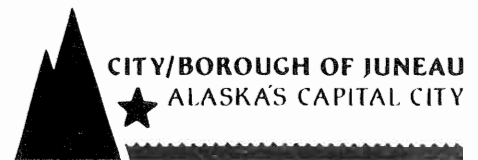
Zoning: Rural Reserve (RR)

Utilities: On-site Water & Sewer

Access: Fish Creek Road

Existing Land Use: Eaglecrest Ski Area

Surrounding Land Use: North - RR; Vacant Forest Service Land
South - RR; Vacant City Land
East - RR; Vacant State of Alaska
West - RR; Vacant State of Alaska



VICINITY MAP



ATTACHMENTS

Attachment	A	Memo from Eaglecrest Ski Area Manager to City Lands Committee
Attachment	B	Construction Drawings

PROPOSAL

General Communications Inc. (GCI), phone, TV, and internet service company, seeks to provide cell phone and data coverage at the Eaglecrest Ski Area with the construction of a 50-foot tall tower next to the Porcupine Chair Lift. This requires an approved lease by the City Lands Committee, an approved Building permit, and a City Consistency Permit review by the Planning Commission and Assembly. The vicinity map shows the project location.

BACKGROUND

Due to the mountainous terrain, changes in topography, and remoteness of the Eaglecrest Ski Area, cell phone service is spotty to none. Matt Lillard, Director of the Eaglecrest Ski Area, explains that the lower mountain suffers a black hole in cell phone availability. There is some service gained once higher up the mountain. The ski lodge offers WiFi only, no cell phone service. Therefore, phone service by cell phone is not available.

According to CBJ § 49.10.170 (c), all City land disposals (such as leases) shall be reviewed by the Planning Commission for consistency with adopted plans and provide a recommendation to the Assembly.

On July 29, 2013, the City Lands Committee reviewed this project. Mr. Lillard provided a memo to the Committee explaining the need for the project (Attachment A). Greg Chaney, City Lands & Resources Manager, provided the following summary of that meeting.

“At the Assembly Lands Committee meeting of July 29th, GCI’s proposed wireless communications tower was on the agenda. Eaglecrest Manager, Matt Lillard was scheduled to attend but was unable to make it at the last minute so I presented a broad overview of the topic. The Lands Committee did not object to the installation and the comments were generally positive, but a motion of support was not put forward. After the meeting, GCI supplied significant additional information including construction elevations and site plans. Since there is now additional information, the item will be heard again at the August 26th Lands meeting and it is anticipated that the Committee will make a formal recommendation at that time.”

Although, there seemed to be general support of the project by the Lands Committee, formal action was not taken. Additional material will be presented during the August 26 meeting.

ANALYSIS

As mentioned earlier, the review of the 50-foot tower and associated ground equipment will be through the Building permitting process and will not require Planning Commission approval. This process will ensure compliance with all Building and Land Use Codes. Construction plans of the tower and equipment are provided under Attachment B.

Mr. Lillard explains that having cell phone and data coverage will increase safety. This could pave the way for future cell phone carriers to provide additional service. Mr. Lillard also states that the location of the tower will not impede users nor visually disrupt the experience of the ski area. Eaglecrest Ski Area will also have a financial gain by leasing the land to GCI.

Staff asked Mr. Lillard if there were other options of elevating the antenna other than on a new tower. Mr. Lillard stated that installing the antenna on a chair lift tower would lead to additional wind loading issues, maintenance complications, access, and other challenges. Placing it on the roof top of the ski lodge was not preferred by GCI. Therefore, a new stand-alone tower proved to be the best option.

Community Development Department staff solicited comments from the Juneau International Airport (JIA) manager as to whether the tower would obstruct aviation traffic since the Fish Creek Valley is a route for helicopters and small planes. The JIA manager said that they have no concerns with the tower's height, location, or lack of aviation marking.

CONFORMITY WITH ADOPTED PLANS

According to the Land Use Code, a 50-foot telecommunication tower is permitted in the Rural Reserve district through the Building permitting process. The location of the tower meets all yard setbacks and will be built to withstand wind and snow load per the Building Code.

Per the 2012 Eaglecrest Ski Area Master Plan, the location of the tower is in the Resort Development Recreation Land Use Classification. This classification is defined as an area intended for lower mountain guest services and accommodations in close proximity to existing infrastructure (roads, utilities, etc.). The project is close to the parking lot and can use nearby electrical utilities. Further, the Plan lists facilities allowed in the Resort Development area which include Operations Building, Snowmaking System Improvements, Learning Center, etc. Therefore, the project is in an area dedicated to future buildings and utilities associated with the Eaglecrest Ski Area and is consistent with the 2012 Eaglecrest Ski Area Master Plan.

The 2008 Comprehensive Plan designates the Eaglecrest Ski Area as a Resource Development land use classification. This is defined below.

Resource Development (RD). Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

Eaglecrest Ski Area has been in operation in this area since the 1970s and continues to grow with user demand. The project will introduce a telecommunication facility component and will aid in the overall communication between users and staff of ski area and emergency services outside the area. Therefore, the project is associated with the overall operations of the Eaglecrest Ski Area.

Although telecommunication towers are not specifically mentioned in the 2008 Comprehensive Plan, telecommunication is crucial for Juneau's remote location as the State Capital, regional hub, and connection with other parts of the Lower 49. The Comprehensive Plan states, "*As Alaska's Capital City, it is vital for the CBJ to offer modern transport and communication systems and facilities to Alaskan residents who wish to participate in State Legislative affairs.*" Telecommunication infrastructure is also a form of a communication utility. As stated in the Comprehensive Plan, "*Together with the transportation network and private utility and communication systems, public services and facilities provide the community's 'urban glue' and require efficient and timely provision.*"

Having cell phone and data coverage at Eaglecrest Ski Area will not only aid in one-to-one communication but also allow greater availability for internet access for various ski education and training on the mountain such as avalanche safety education or ski/ snowboard skill learning. The project is consistent with the 2008 Comprehensive Plan.

HABITAT

The applicant states that no wetlands will be filled in the area of the new tower. Further, no protected habitat stated under the Land Use Code will be affected by the new tower.

FINDINGS

The project is consistent with the Land Use Code, 2008 Comprehensive Plan, and 2012 Eaglecrest Ski Area Master Plan.

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RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's findings and analysis and recommend the CBJ Assembly approve the City lease for GCI's proposed 50-foot tower and associated equipment.

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 20130020	Date Received 07/30/13
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT _____

A 20'x20' Lease parcel to GCI for the purposes of constructing and maintaining a cell tower at Eaglecrest/CBJ land located adjacent to the Porcupine Chair lift

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S): _____

The proposed site is currently not used by Eaglecrest for winter or summer recreation. The proposed site is adjacent to the Porcupine Chair lift and there are no plans for any futures uses of the site.

PROPOSED USE OF LAND OR BUILDING(S): _____

A 20'x20' area containing a 50' cellular tower and equipment to run and maintain cellular service in the Eaglecrest base area.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: _____

Capital Improvement Program # (CIP) N/A

Local Improvement District # (LID) N/A

State Project # M/A

ESTIMATED PROJECT COST: \$ 0.00

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	CITY/STATE PROJECT FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u> </u>	_____	_____	_____
Total Fee	\$ <u> </u>	_____	_____	_____	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM & EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number CSP20130020	CITY and BOROUGH of JUNEAU	Date Received: 07/30/13
Project Name (City Staff to Assign Name)		

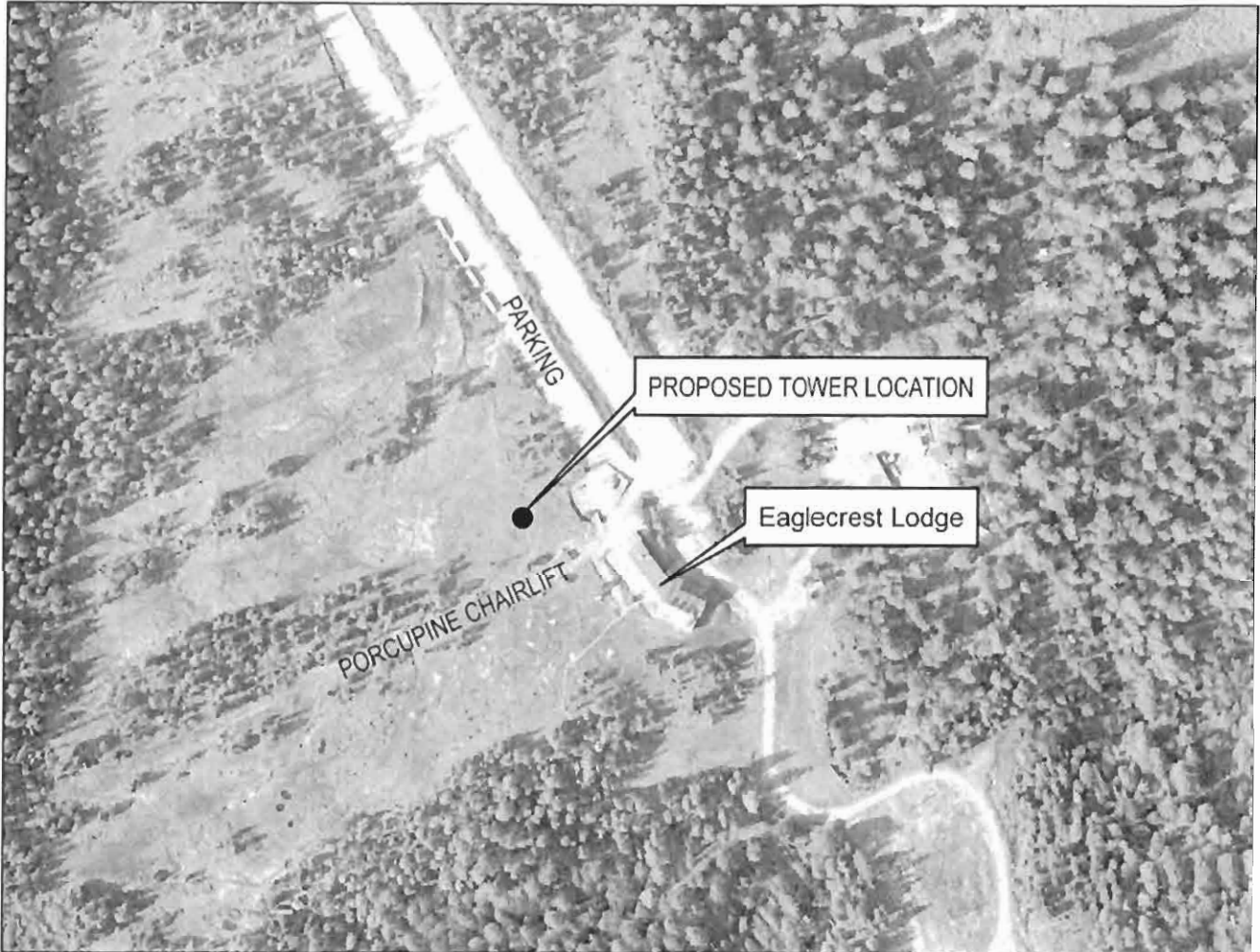
PROJECT / APPLICANT	Project Description New Telecommunications site to include a 50 foot wooden pole, platform and equipment cabinet.		
	PROPERTY LOCATION		
	Street Address Fish Creek Road	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 1075 FR		
	Assessor's Parcel Number(s) 3D1021000010		
	LANDOWNER/ LESSEE		
	Property Owner's Name Eagle Crest Ski Area	Contact Person: Matt Lillard, GM	Work Phone: 907-790-2000 x211
	Mailing Address 155 South Seward Street, Juneau, AK 99801	Home Phone:	Fax Number: 907-586-4580
	E-mail Address matt.lillard@skijuneau.com	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<u>7/23/13</u> Date	
X	_____	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name GCI	Contact Person: David Rizk	Work Phone: 907-868-2529	
Mailing Address 6831 Arctic Blvd, Anchorage, AK 99518	Home Phone:	Fax Number:	
E-mail Address drizk@gci.com	Other Contact Phone Number(s): mobile 907-727-0192		
X	_____	_____ Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		<u>07/30/13</u>	<u>CSP20130020</u>
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
_____				<u>BSF</u>	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

NOTICE OF PUBLIC HEARING



PROPOSAL: A City consistency permit to lease part of Eaglecrest Ski Area for a cell phone new tower.

File No:	CSP2013 0020	Applicant:	GCI Communications
To:	Adjacent Property Owners	Property PCN:	3-D10-2-100-001-0
Hearing Date:	August 13, 2013	Owner:	CBJ
Hearing Time:	7:00 PM	Size:	+400 Sq. Ft. Lease Area
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	Rural Reserve
		Site Address:	3000 Fish Creek Road
		Accessed Via:	Fish Creek Road

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DATE: July 25, 2013

TO: Greg Chaney, Lands & Resources Manager
CBJ Lands Committee

FROM: Matt Lillard, Eaglecrest General Manager

SUBJECT: GCI Cellular Tower at Eaglecrest Ski Area

ATTACHMENTS: Site Plan and Draft Lease

GCI is seeking to install a 50' wooden pole with cellular equipment on a 20'x20' lease parcel at Eaglecrest Ski Area beside the Porcupine Chair Lift. The project is a very positive improvement to Eaglecrest. First, the customer service and skier safety aspects of our ski area are vastly improved with reliable service in the base area where there is currently spotty coverage at best. Second is the added revenue for Eaglecrest and third is the addition of infrastructure to the mountain via the fiber optic cable being strung all the way up Fish Creek Rd to the base area. The location of the tower will be in a location that has minimal impact on the visual guest experience and is not hindering on the ski experience in any way. Attached to this memo is a site plan for the cellular site as well as a draft lease.

The Eaglecrest Board of Directors has approved the lease in principal at their June Meeting and will be approving the draft lease at the August meeting. The project is due to go in front of the Planning Commission at the August 6th Meeting.



EAGLE CREST CONSTRUCTION DRAWINGS



NO.	DATE	DESCRIBTION
1	10-14-13	PRELIMINARY
2	10-14-13	REVISED
3	10-14-13	REVISED
4	10-14-13	REVISED
5	10-14-13	REVISED

SUBMITTAL	
NO.	DATE
1	10-14-13
2	10-14-13
3	10-14-13
4	10-14-13
5	10-14-13

SITE NAME
EAGLE CREST
LTE

SITE ADDRESS
FISH CREEK ROAD
JUNEAU, AK 99801

SHEET TITLE
TITLE SHEET

SHEET NO.
T-1.0

DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	EAST & SOUTH ELEVATIONS
A-4.0	CONSTRUCTION DETAILS
A-5.0	ANTENNA DETAILS
A-6.0	FENCE DETAILS
A-7.0	CONSTRUCTION DETAILS
B-1.0	PLATFORM GRADE BEAMS
E-1.0	ELECTRICAL SITE PLAN
E-2.0	FOUNDATIONS SITE PLAN
E-3.0	ELECTRICAL DETAILS
E-4.0	FOUNDATIONS DETAILS
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

PROJECT CONTACTS	
APPLICANT MARSH CREEK, LLC 400 E. BIRCH AVE JUNEAU, AK 99807 PH: 907.258.0290	PROPERTY OWNER EAGLE CREST SV AREA 155 SOUTH SEWARD STREET JUNEAU, AK 99801 (907) 795-2000
TOWER OWNER AT&T TOWERS 1000 INDUSTRIAL WAY SUITE 131 ALPHARETTA, GA 30004 425-580-7009	POWER PROVIDER ALASKA ELECTRIC LIGHT & POWER 5601 TONGSGARD CT. JUNEAU, AK 99801 PH: 907-760-2222
STRUCTURAL ENGINEER VECTOR STRUCTURAL ENGINEERS 840 S STATE ST., SUITE 101 ROBERT T. ALWORTH, S.E. PH: 907.580.1775	

PROJECT DATA	
GOVERNING CODES IBC-2009 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS NEC-2008, NATIONAL ELECTRICAL CODE A.D.A. COMPLIANCE HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.	DRIVING DIRECTIONS FROM JUNEAU INTERNATIONAL AIRPORT: 1. HEAD EAST ON SHELL BANKS DR TOWARD YANDUKIN DR (0.2 MI) 2. HEAD SOUTH ON YANDUKIN DR (0.8 MI) 3. CONTINUE ON TO EGAN DR (0.5 MI) 4. TURN RIGHT ONTO JUNEAU DOUGLAS BRIDGE 5. M. CONTINUE ONTO JUNEAU DOUGLAS HWY 6. AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO 3RD ST DOUGLAS HWY 7. CONTINUE TO FOLLOW DOUGLAS HWY 8. TURN LEFT ONTO EAGLE CREST RD/FISH CREEK RD 9. DESTINATION WILL BE ON THE RIGHT ESTIMATED TIME: 25 MINUTES ESTIMATED DISTANCE: 13 MILES

PROJECT VICINITY MAP	
PROJECT SUMMARY THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK: 1. PROPOSED CONSTRUCTION OF A NEW GCI WIRELESS TELECOMMUNICATIONS FACILITY. 2. PROPOSED GCI OUTDOOR RF EQUIPMENT TO BE INSTALLED ON 6'-0" X 6'-0" PLATFORM ON CASSION PILING WITHIN A PROPOSED 25' X 25' LEASE AREA 3. PROPOSED INSTALLATION OF THREE (3) PANEL ANTENNAS ON THE NEW 50'-0" WOODEN POLE. ONE (1) GPS ANTENNA TO BE INSTALLED ON ICE BRIDGE. 4. PROPOSED INSTALLATION OF (N) 200A ELECTRICAL SERVICE FOR GCI.	PROJECT VICINITY MAP PROJECT LOCATION

APPROVAL LIST		
TITLE	SIGNATURE	DATE
PROPERTY OWNER		
SITE ACQUISITION		
ZONING		
PROJECT MANAGER		
RF ENGINEER		
PRINCIPAL ENGINEER/PROJECT NETWORK COORDINATION		

LESSOR'S LEGAL DESCRIPTION:	
US 5 1078 FR	



	MARSH CREEK
	Cascadia PM
	VECTOR
	STATE OF ALABAMA ROBERT T. AUBREY REGISTRAR
CPM PROJECT NO.: 6409	6-24-13
PRELIMINARY	
NO. DATE 1 05-24-13 2 05-24-13 3 05-24-13	DATE OF REVISION 1 INITIAL 2 INITIAL 3 INITIAL
SITE NAME EAGLE CREST LTE	
SITE ADDRESS FISH CREEK ROAD JONESBORO, AL 36861	
SHEET TITLE OVERALL SITE PLAN	
SHEET NO. A-1.0	

DRAWING LEGEND

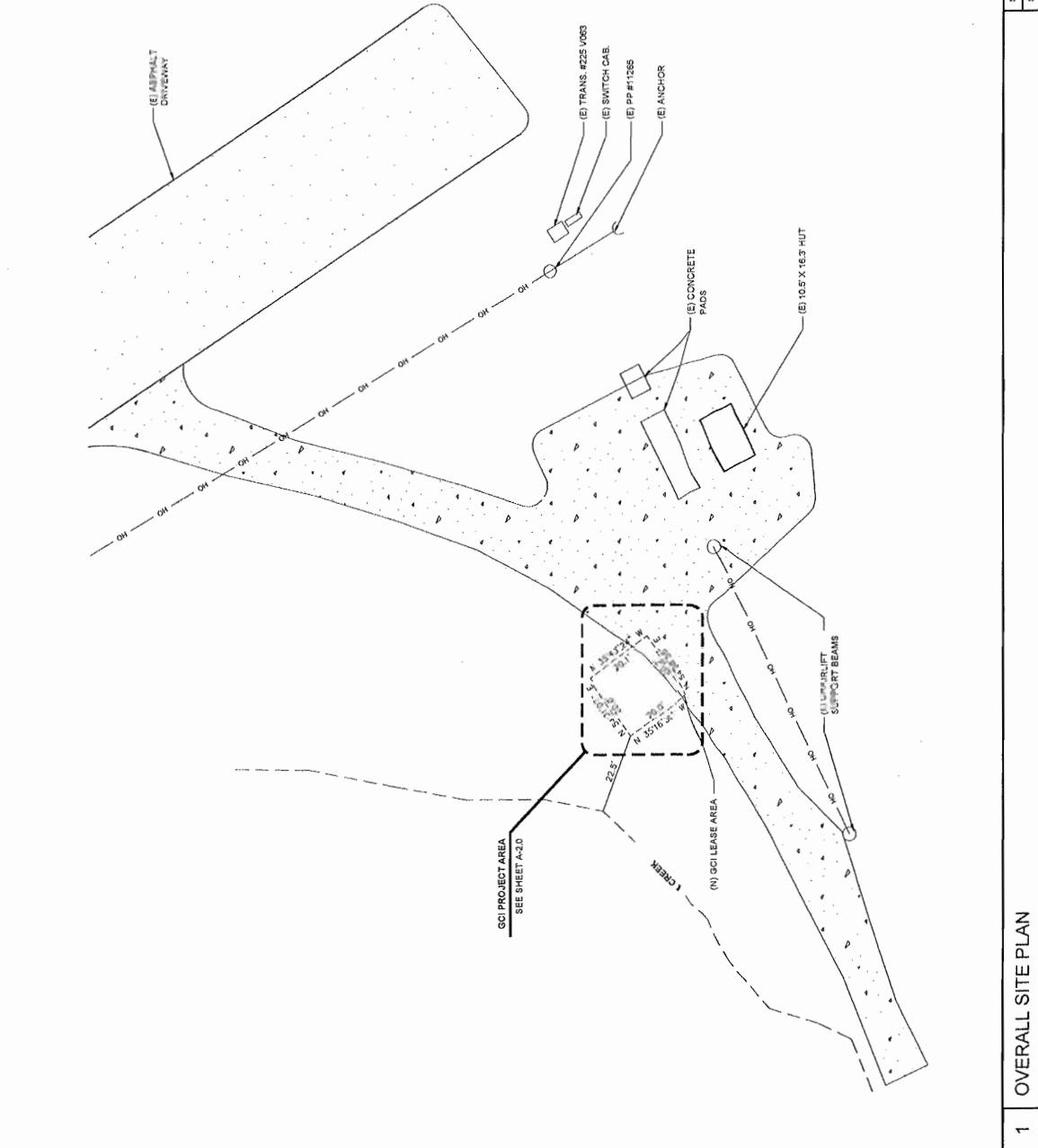
---	SUBJECT PROPERTY LINE
---	LEASE AREA
---	ACCESS EASEMENT
---	COAX ROUTE
---	FIBER ROUTE
---	POWER ROUTE
---	OVERHEAD UTILITIES
---	EXISTING ELECTRICAL
---	EXISTING FENCE
○	ELEVATION MARKER
○	SECTION MARKER

COMMON ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
(N)	ABBREVIATIONS CONTINUED
(TYF)	ON SHEET GN-4

NOTE:
SITE PLAN DERIVED FROM ACUTEK GEOMATICS SURVEY DATED 06-25-13, GIS, AERIAL IMAGES AND SITE PHOTOS

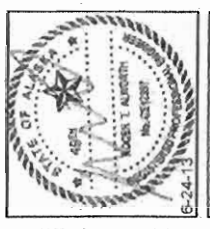
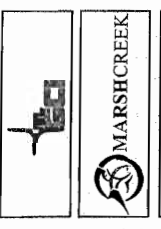
SUBJECT PARCEL LEGAL DESCRIPTION:
TEN RWB SEC 16 & 20 BEWARD MERIDIAN KN D78171 LONGMERE ESTATES SUB PART 3 LOT 1-A BLOCK 2



Scale: 1" = 30'-0" (1:1X17)
Scale: 1" = 18'-0" (2:1X9)

0 15 30 60

North Arrow



PERM PROJECT NO.	048
PERM NO.	048
DATE	05/24/13
BY	J. J. J.
CHECKED BY	J. J. J.
DESIGNED BY	J. J. J.
PROJECT NAME	DO NOT COMMENT

SUBMITTAL	
NO.	1
DATE	05/24/13
BY	J. J. J.
CHECKED BY	J. J. J.
DESIGNED BY	J. J. J.

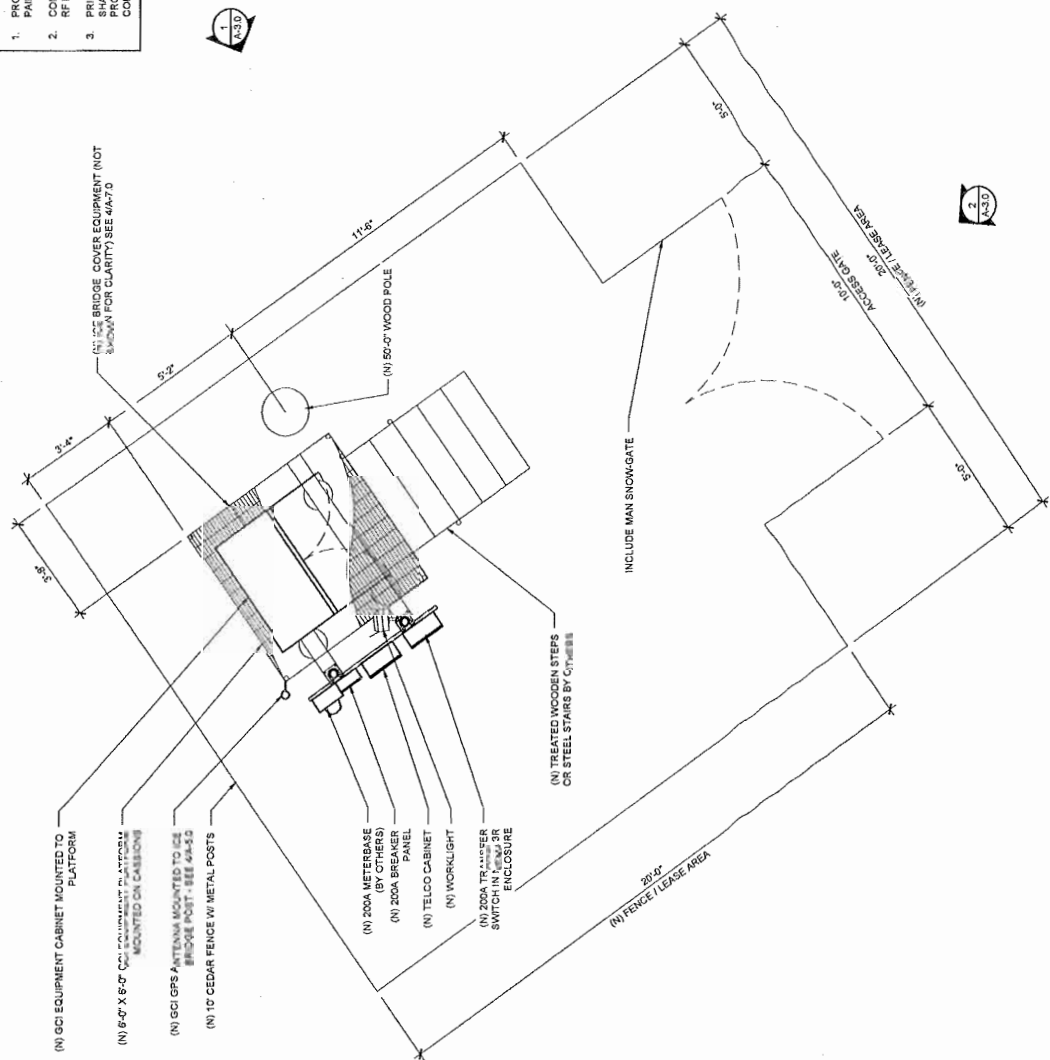
SITE NAME
EAGLE CREST
LTE

SITE ADDRESS
FISH CREEK ROAD
JUNEAU, AK 99801

SHEET TITLE
ENLARGED
SITE PLAN

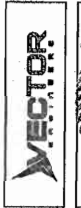
SHEET NO.
A-2.0

- NOTES:**
1. PROPOSED ANTENNAS & MOUNTING HARDWARES TO BE PAINTED TO MATCH EXISTING STRUCTURE IF REQUIRED.
 2. CONTRACTOR TO VERIFY ALL VECTORS & AZIMUTHS WITH RF ENGINEER PRIOR TO INSTALLATION.
 3. PRIOR TO MATERIALS PROCUREMENT CONTRACTOR SHALL FIELD VERIFY CONDITION OF STRUCTURE AT PROPOSED MOUNTING LOCATION TO ENSURE EXISTING CONDITIONS ARE SUITABLE AT PROPOSED LOCATION.



SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/2" = 1'-0" (22X36)

1 ENLARGED SITE PLAN



6-24-13
 CPM PROJECT NO. 669

PRELIMINARY	
NO.	DATE
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2	06-24-13
3	06-24-13

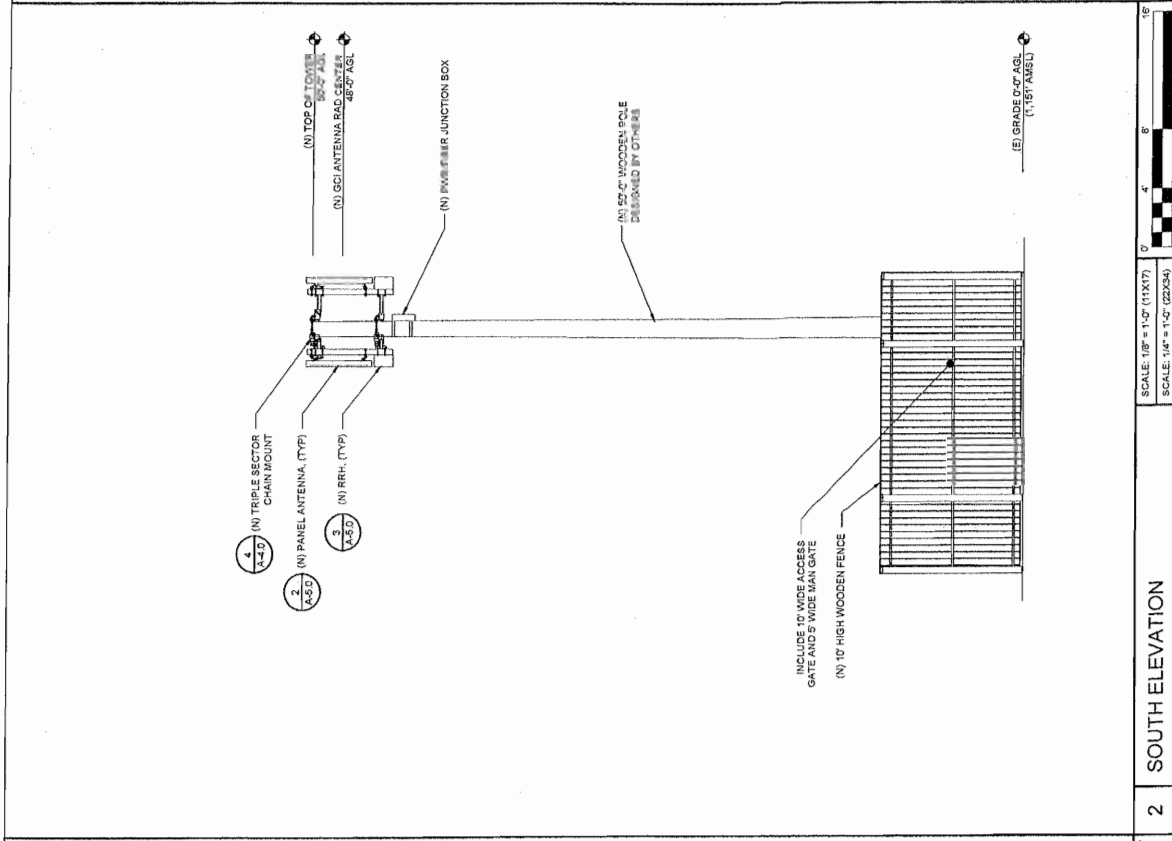
SUBMITTAL	
NO.	DATE
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2	06-24-13
3	06-24-13

SITE NAME
 EAGLE CREST
 LTE

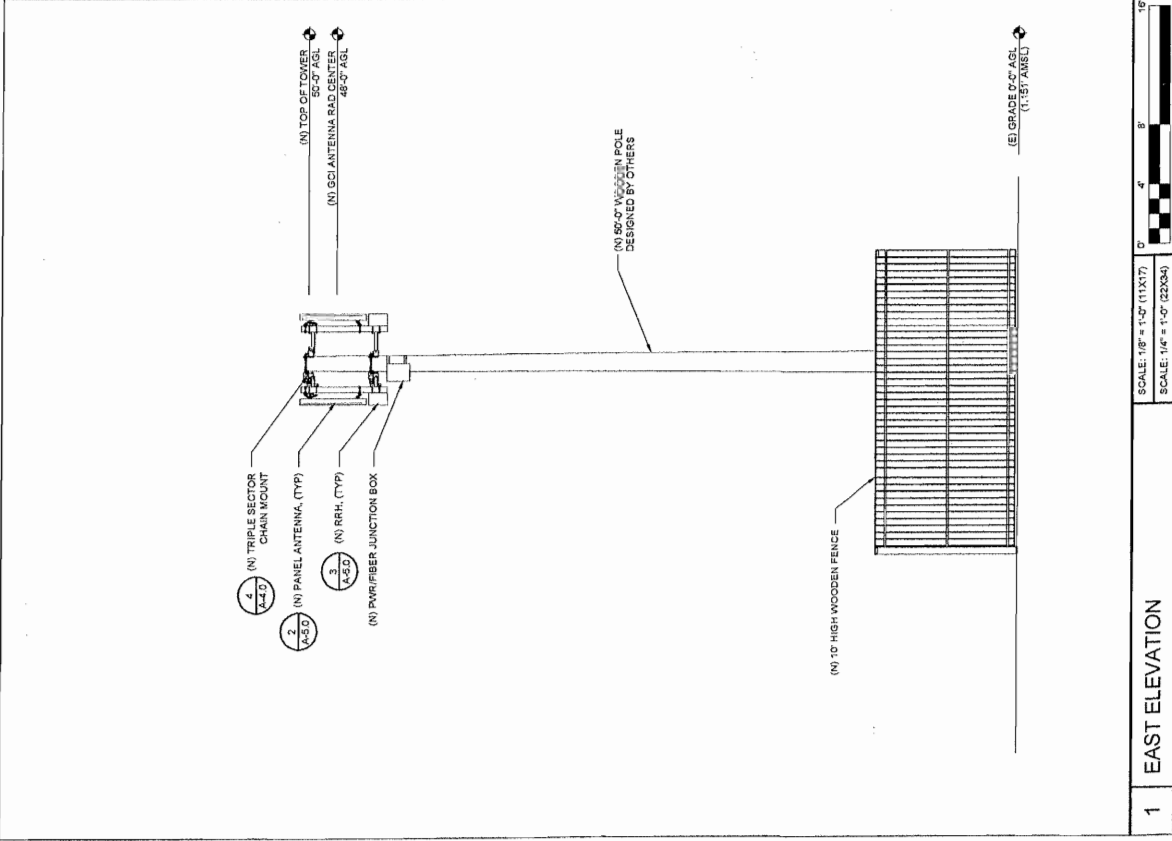
SITE ADDRESS
 FISH CREEK ROAD
 JUNEAU, AK 99801

SHEET TITLE
 EAST & SOUTH
 ELEVATIONS





SHEET NO.
 A-3.0

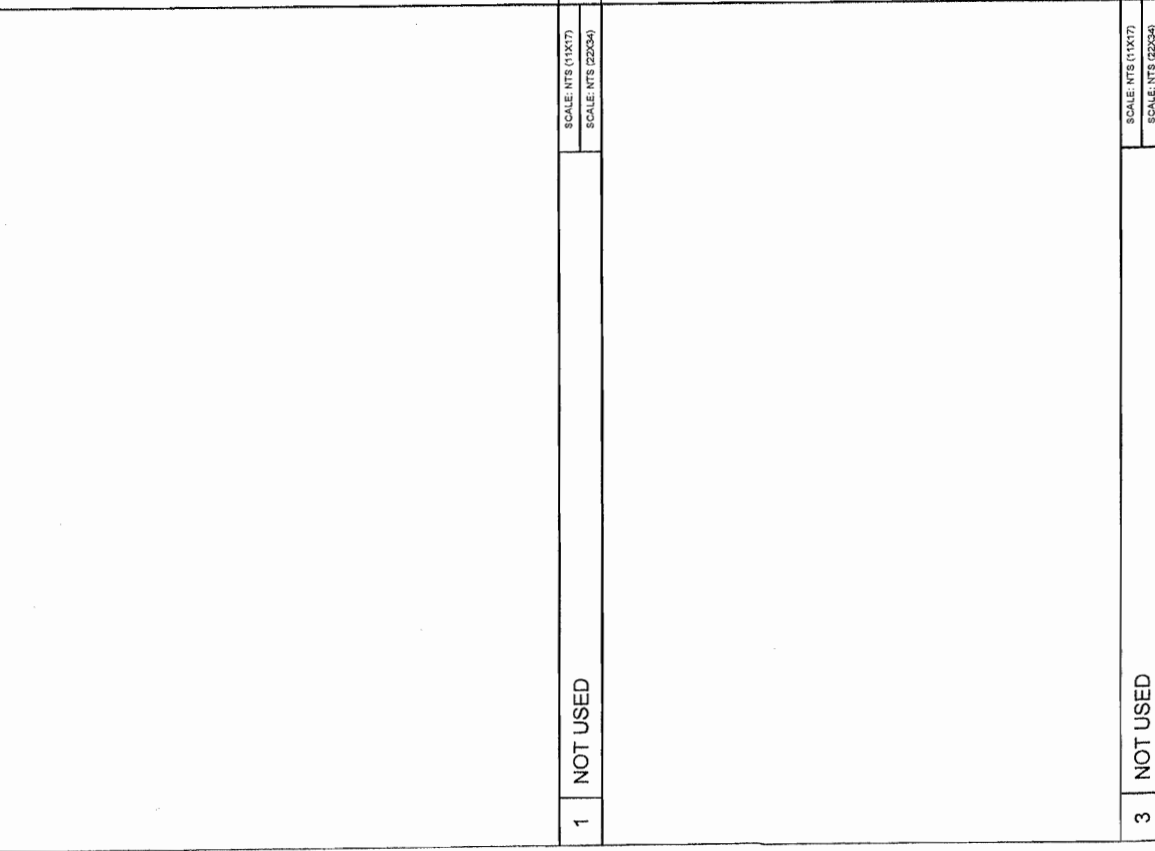
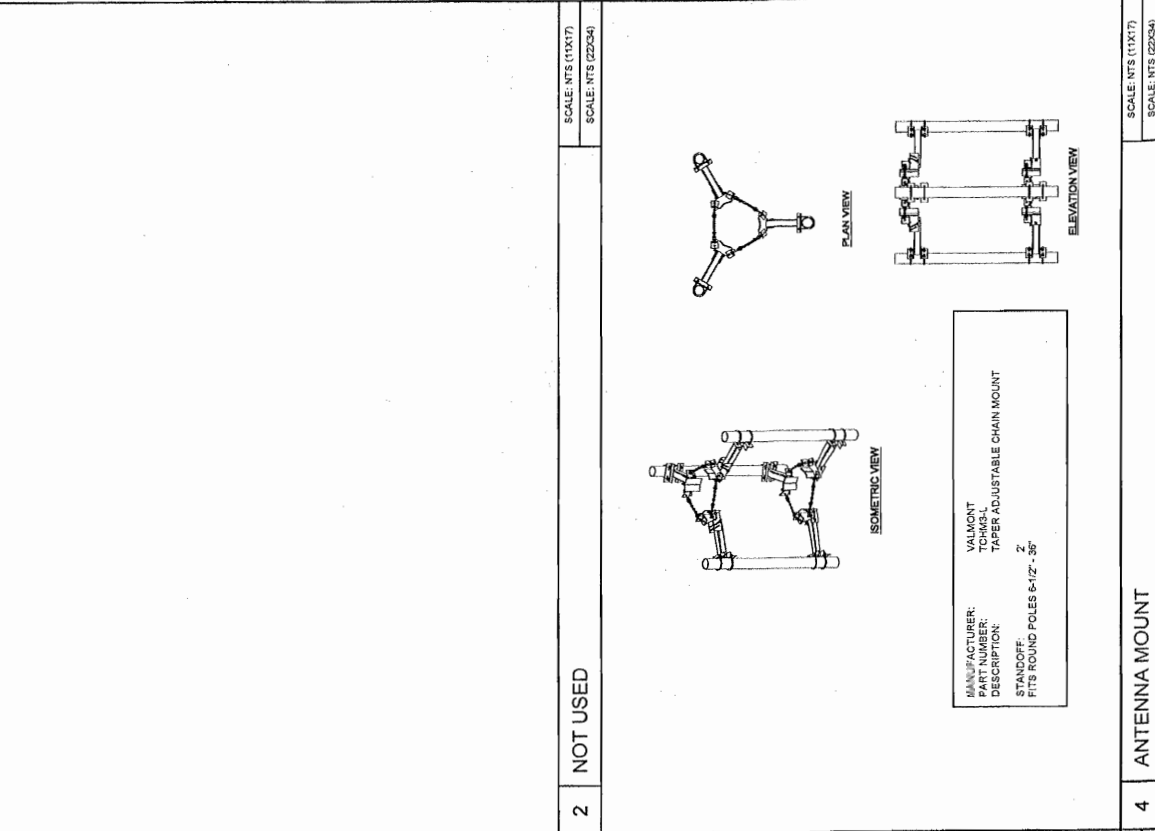


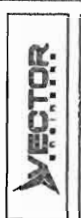
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" (11X17)
 SCALE: 1/4" = 1'-0" (22X34)



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0" (11X17)
 SCALE: 1/4" = 1'-0" (22X34)

	MARSHCREEK	 Cascadia PM		 6-24-13	CPM PROJECT NO.: 449																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th colspan="4">PRELIMINARY</th></tr> <tr><td>NO.</td><td>DATE</td><td>DC</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>06-24-13</td><td>MAKING</td><td>FOR REVIEW</td></tr> <tr><td>2</td><td>06-24-13</td><td>REV</td><td>CLIENT CONSULT</td></tr> </table>		PRELIMINARY				NO.	DATE	DC	DESCRIPTION	1	06-24-13	MAKING	FOR REVIEW	2	06-24-13	REV	CLIENT CONSULT	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th colspan="2">INITIAL</th></tr> <tr><td>DESIGN</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>06-24-13</td><td>06-10</td></tr> <tr><td>2</td><td>06-24-13</td><td>06-10</td></tr> </table>		INITIAL		DESIGN	DESCRIPTION	1	06-24-13	06-10	2	06-24-13	06-10	<p>SITE NAME EAGLE CREST LTE</p> <p>SITE ADDRESS FISH CREEK ROAD JUNEAU, AK 99801</p>	
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DESIGN	DESCRIPTION																														
1	06-24-13	06-10																													
2	06-24-13	06-10																													
<p>SHEET TITLE CONSTRUCTION DETAILS</p>					<p>SHEET NO. A-4.0</p>																										





PROJECT NO. 5459
 GCI PROJECT NO. 22234

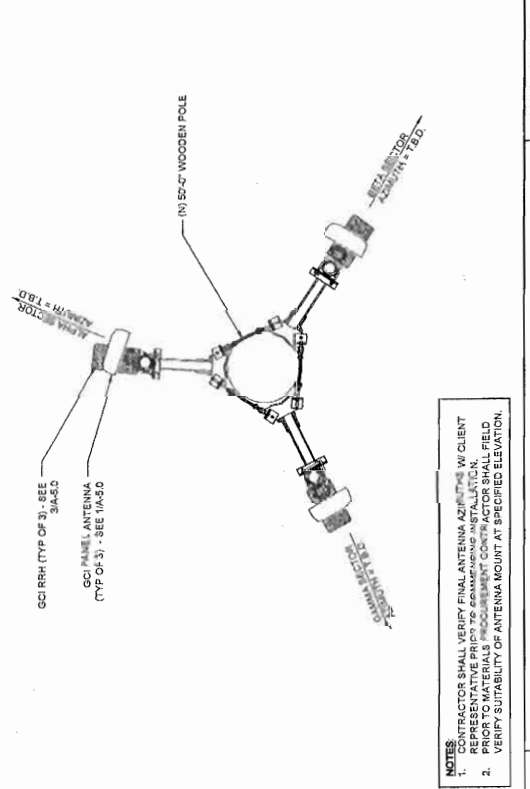
NO DATE DC DISPOSITION
 0 18-24-13 EGGG BP SUBMITTAL

SITE NAME
**EAGLE CREST
 LTE**

SITE ADDRESS
 FISH CREEK ROAD
 JUNEAU, AK 99801

SHEET TITLE
**ANTENNA
 DETAILS**

SHEET NO.
A-5.0



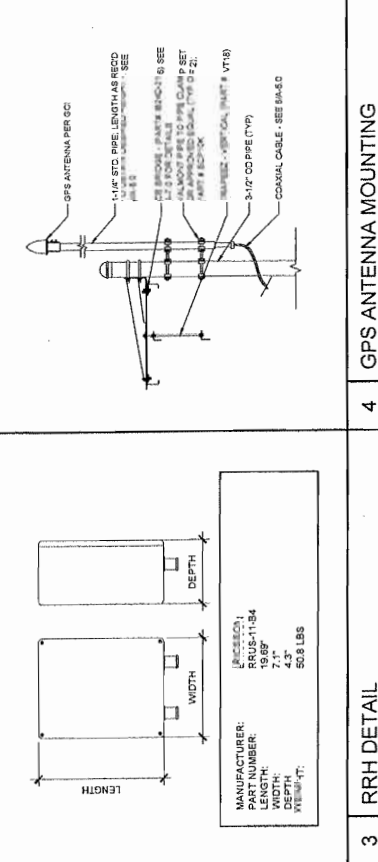
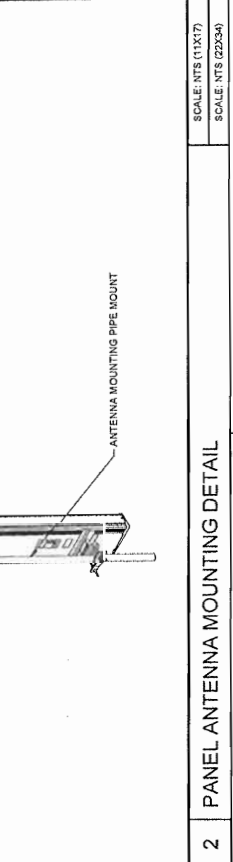
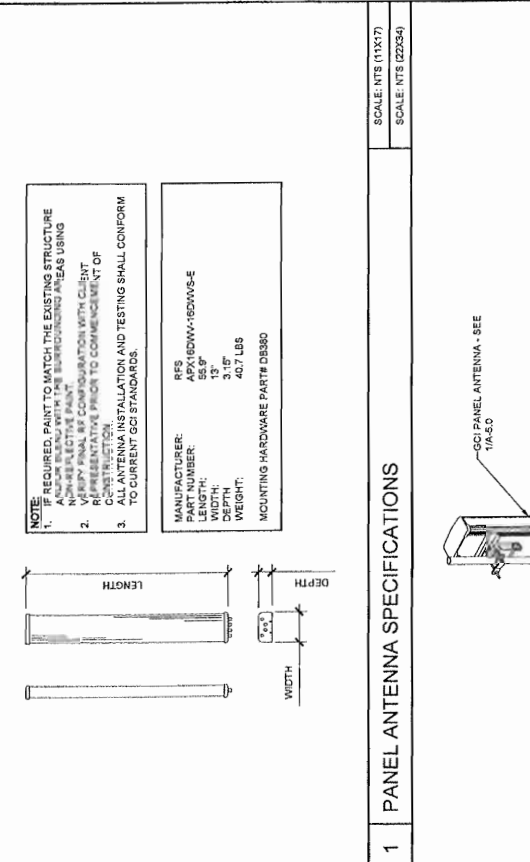
5 ANTENNA LAYOUT PLAN
 SCALE: NTS (11X17)
 SCALE: NTS (22X34)

NOTES:
 1. CONTRACTOR SHALL VERIFY FINAL ANTENNA AZIMUTHS W/ CLIENT PRIOR TO MATERIALS PROCUREMENT. CONTRACTOR SHALL FIELD VERIFY SUITABILITY OF ANTENNA MOUNT AT SPECIFIED ELEVATION.

SECTOR	QTY.	ANTENNA MODEL	TMA DOWN TILT	MECH. AZIMUTH	TIP HEIGHT	COAX LENGTH	COAX SIZE	NUMBER OF COAX
ALPHA	1	APX18DW-18DWS-E	T.B.D.*	T.B.D.	51'-0"	80'-0"	7/8"	1
BETA	1	APX18DW-18DWS-E	T.B.D.*	T.B.D.	51'-0"	80'-0"	7/8"	1
GAMMA	1	APX18DW-18DWS-E	T.B.D.*	T.B.D.	51'-0"	80'-0"	7/8"	1
GPS	1	LUCENT	N/A	180°	12'-0"	25'-0"	1/2"	1

SCALE: NTS (11X17)
 SCALE: NTS (22X34)

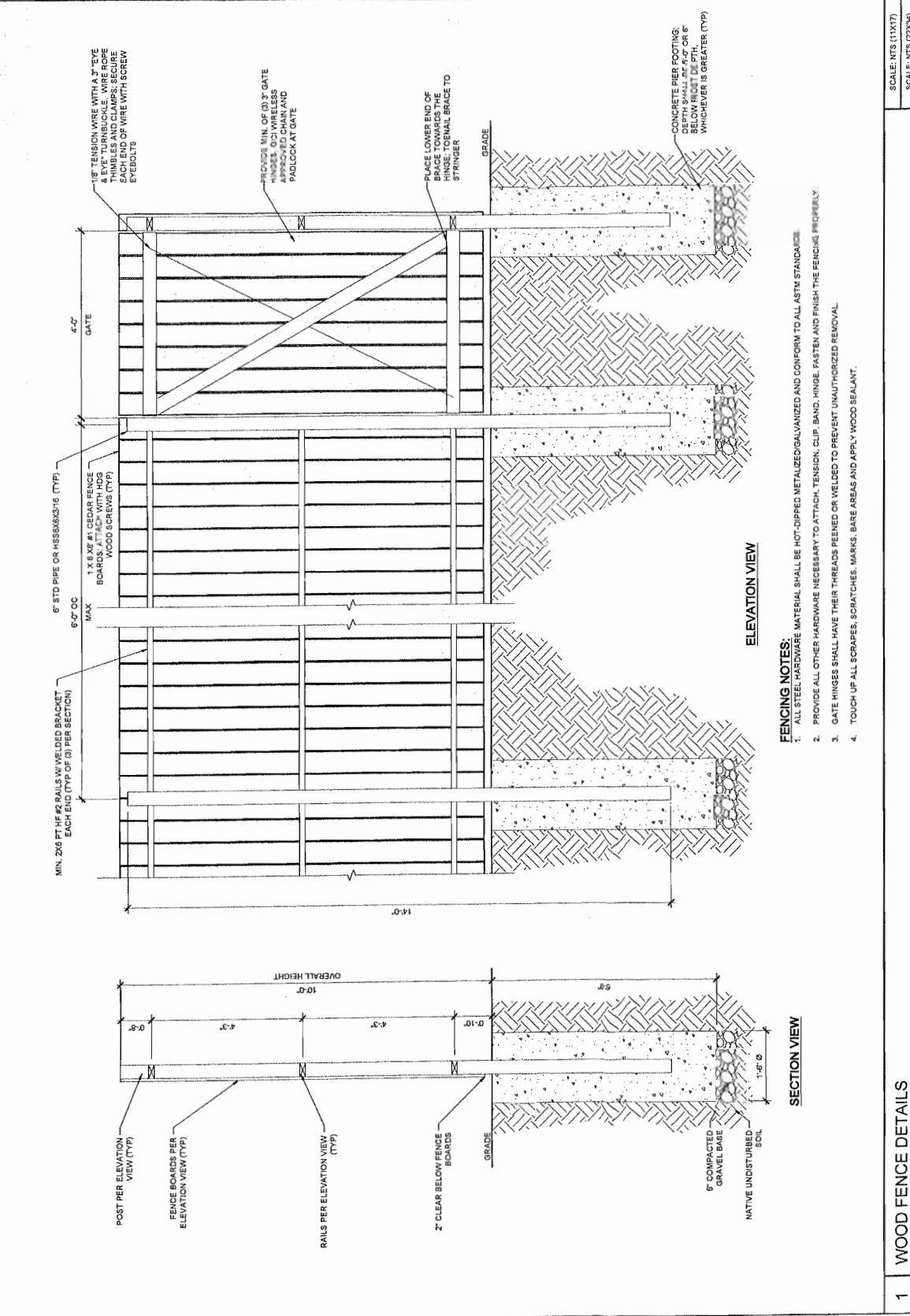
6 ANTENNA & COAX SCHEDULE



4 GPS ANTENNA MOUNTING

6 ANTENNA & COAX SCHEDULE

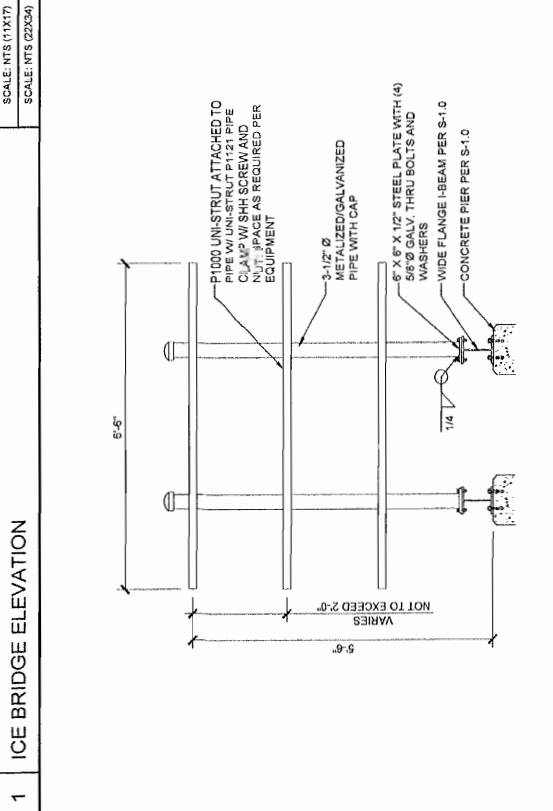
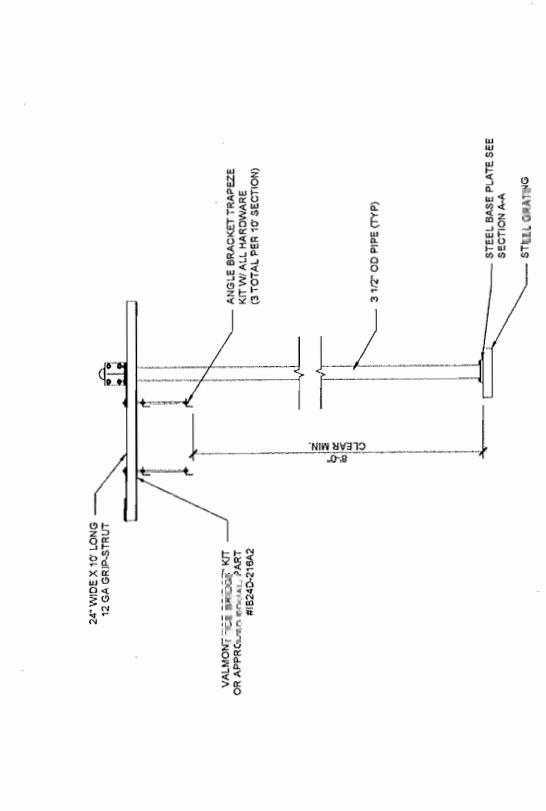
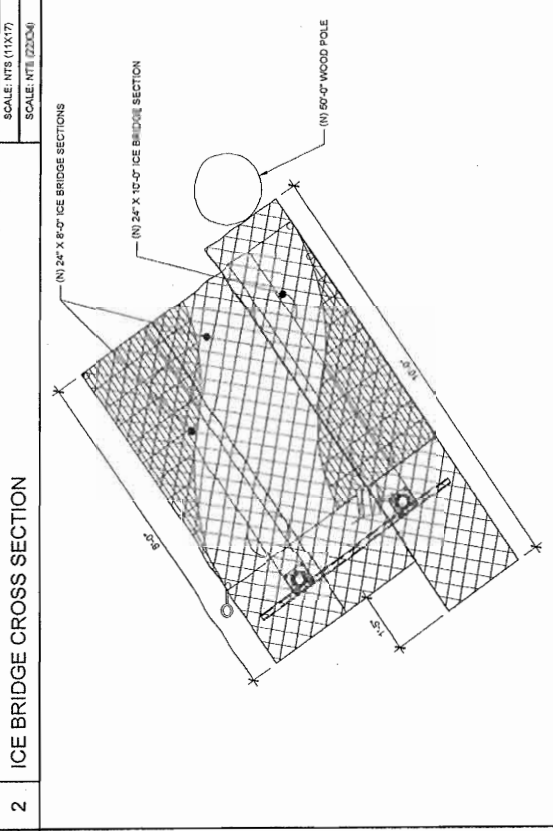
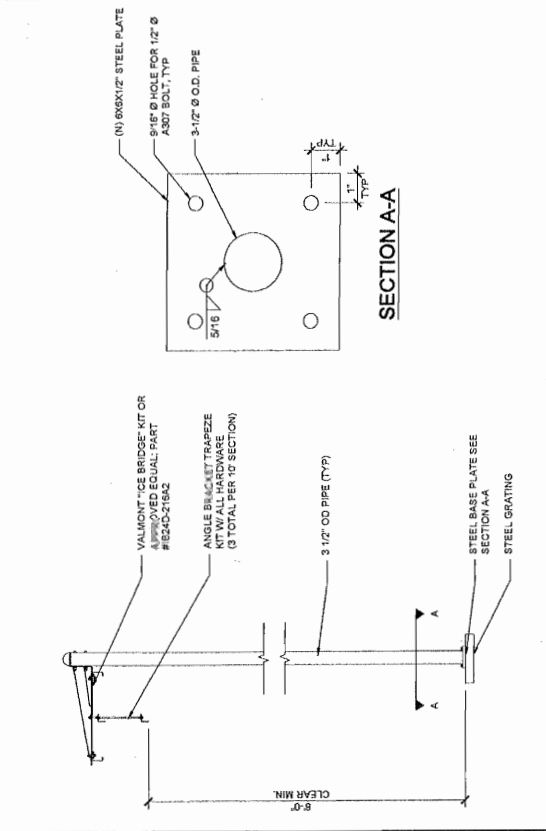
				CSBM PROJECT NO.: 6409 PRELIMINARY NO. DATE D.C. DESCRIPTION 0 08-24-13 R.M.P. R.M.P. R.M.P. 1 08-24-13 R.M.P. R.M.P. R.M.P.	SUBMITTAL NO. DATE D.C. DESCRIPTION 0 08-24-13 R.M.P. R.M.P. R.M.P. 1 08-24-13 R.M.P. R.M.P. R.M.P.	SITE NAME EAGLE CREST LTE	SITE ADDRESS FISH CREEK ROAD JUNEAU, AK 99801	SHEET TITLE WOOD FENCE DETAILS	SHEET NO. A-6.0
--	--	--	--	--	--	--	---	--	---------------------------



FENCING NOTES:

- ALL STEEL HARDWARE MATERIAL SHALL BE HOT-DIPPED METALIZED/GALVANIZED AND CONFORM TO ALL ASTM STANDARDS.
- PROVIDE ALL OTHER HARDWARE NECESSARY TO ATTACH, TENSION, CLIP, BANG, HINGE, FASTER AND FINISH THE FENCING PROPERLY.
- GATE HINGES SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
- TOUCH UP ALL SCRAPES, SCRATCHES, MARKS, BARE AREAS AND APPLY WOOD SEALANT.

					6-24-13	<table border="1"> <tr><th colspan="2">PRELIMINARY</th></tr> <tr><td>NO.</td><td>DC</td></tr> <tr><td>1</td><td>05-24-13</td></tr> <tr><td>2</td><td>05-24-13</td></tr> <tr><td>3</td><td>05-24-13</td></tr> <tr><td>4</td><td>05-24-13</td></tr> <tr><td>5</td><td>05-24-13</td></tr> <tr><td>6</td><td>05-24-13</td></tr> <tr><td>7</td><td>05-24-13</td></tr> <tr><td>8</td><td>05-24-13</td></tr> <tr><td>9</td><td>05-24-13</td></tr> <tr><td>10</td><td>05-24-13</td></tr> </table>	PRELIMINARY		NO.	DC	1	05-24-13	2	05-24-13	3	05-24-13	4	05-24-13	5	05-24-13	6	05-24-13	7	05-24-13	8	05-24-13	9	05-24-13	10	05-24-13	<table border="1"> <tr><th colspan="2">SUBMITTAL</th></tr> <tr><td>NO.</td><td>DC</td></tr> <tr><td>1</td><td>05-24-13</td></tr> <tr><td>2</td><td>05-24-13</td></tr> <tr><td>3</td><td>05-24-13</td></tr> <tr><td>4</td><td>05-24-13</td></tr> <tr><td>5</td><td>05-24-13</td></tr> <tr><td>6</td><td>05-24-13</td></tr> <tr><td>7</td><td>05-24-13</td></tr> <tr><td>8</td><td>05-24-13</td></tr> <tr><td>9</td><td>05-24-13</td></tr> <tr><td>10</td><td>05-24-13</td></tr> </table>	SUBMITTAL		NO.	DC	1	05-24-13	2	05-24-13	3	05-24-13	4	05-24-13	5	05-24-13	6	05-24-13	7	05-24-13	8	05-24-13	9	05-24-13	10	05-24-13	<p>SITE NAME EAGLE CREST LTE</p> <p>SITE ADDRESS MORNING STAR ROAD JUNEAU, ALASKA 99901</p> <p>SHEET TITLE CONSTRUCTION DETAILS</p> <p>SHEET NO. A-7.0</p>
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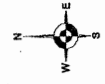
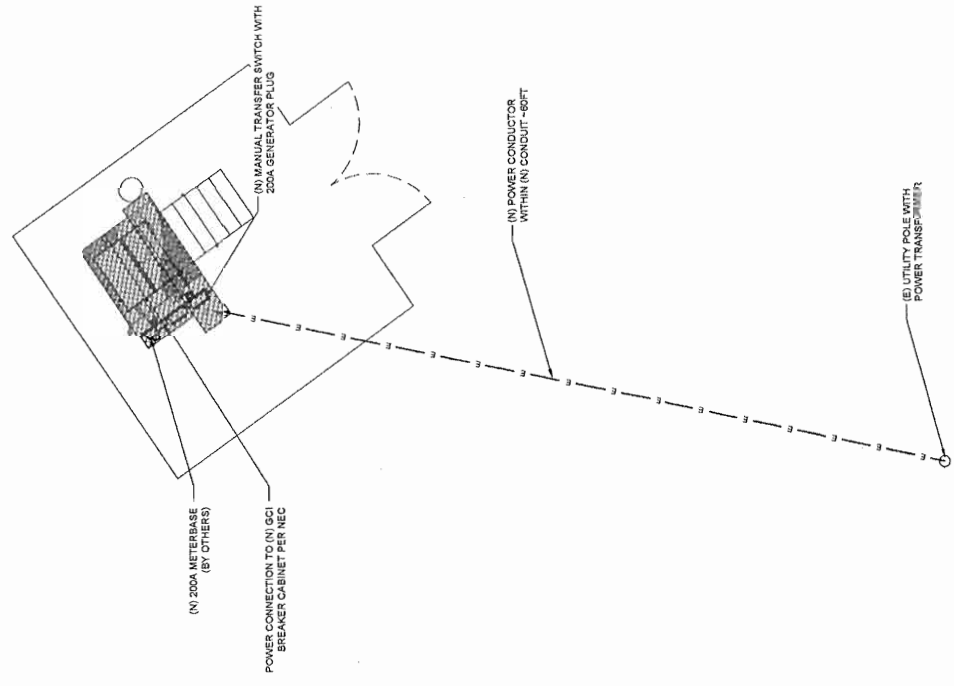


1	ICE BRIDGE ELEVATION	SCALE: NTS (11X17) SCALE: NTS (22X34)
2	ICE BRIDGE CROSS SECTION	SCALE: NTS (11X17) SCALE: NTS (22X34)
3	H-FRAME CONSTRUCTION DETAIL	SCALE: NTS (11X17) SCALE: NTS (22X34)
4	PLATFORM COVER PLAN	SCALE: 3/8" = 1'-0" (11X17) SCALE: 3/4" = 1'-0" (22X34)

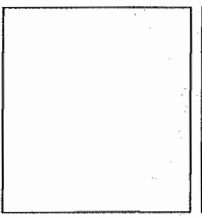
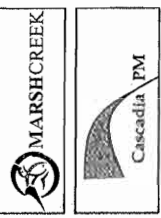
NOTE:
 THE LOCATION OF THE CONDUIT ROUTES INDICATED ON THE PLANS ARE APPROXIMATE. THE EXACT LOCATION OF ALL THE EXISTING UTILITIES MUST BE ASCERTAINED IN THE FIELD. CONDUIT ROUTES ARE SHOWN AS APPROXIMATE. ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



CALL BEFORE YOU DIG!
 1-800-478-3121
[HTTP://WWW.KAWNEER.COM/ETICKET.HTM](http://www.kawneer.com/eticket.htm)



SCALE: 1/8" = 1'-0" (11X17)
 SCALE: 1/4" = 1'-0" (22X34)



NO.	DATE	DC	DESCRIPTION
0	06-13-11		PRELIMINARY
1	06-23-11		REVISED TO SHOW CONDUIT ROUTES


NO.	DATE	DC	DESCRIPTION

SITE NAME
 EAGLE CREST
 LTE


SITE ADDRESS
 FISH CREEK ROAD
 JUNEAU, AK 99801

SHEET TITLE
 ELECTRICAL SITE
 PLAN


SHEET NO.
 E-1.0



MARSHCREEK



Cascadia PM



VECTOR

CPM PROJECT NO.: 8408

NO.	DATE	DESCRIPTION
0	05-14-13	ISSUE FOR PERMIT
1	05-24-13	ISSUE FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

SITE NAME
EAGLE CREST
LTE

SITE ADDRESS
FISH CREEK ROAD
JUNEAU, AK 99801

SHEET TITLE
GROUNDING SITE
PLAN

SHEET NO.
E-2.0

- GROUNDING LEGEND**

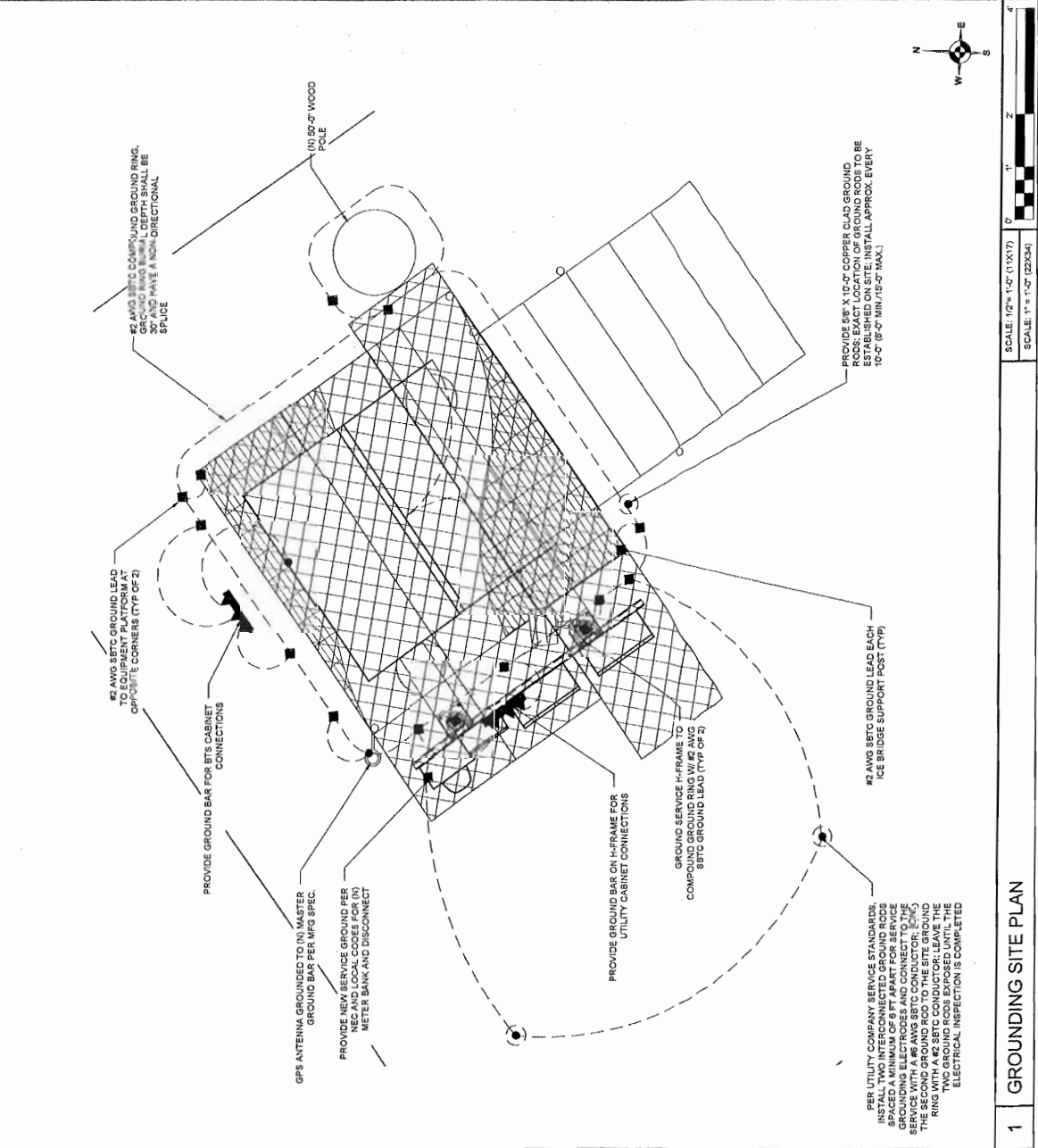
 - 1. GROUNDING SHALL COMPLY WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE
 - 2. ALL GROUNDING SHALL CONFORM TO THE CURRENT GCI STANDARDS
 - 3. MINIMUM BENDING RADIUS FOR GROUND CONDUCTOR IS 8", WHERE BENDING IS NECESSARY. GROUND CONDUCTORS ARE TO BE AS STRAIGHT AS POSSIBLE.
 - 4. NO SPICES PERMITTED IN GROUND CONDUCTORS.
 - 5. ALL GROUNDING CONNECTIONS TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. USE NETROX OR EQUIVALENT ANTIOXIDANT GRASAL.
 - 6. ALL GROUNDING BAR CONNECTIONS ARE TO BE 2-HOLE LUG COMPRESSION TYPE. NOT TO BE WELDED. CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR WILL BE PERMITTED.
 - 7. ENSURE ALL MECHANICAL CONNECTIONS ARE TORQUED TO THE MANUFACTURER'S SPECIFIED VALUE.
 - 8. MULTIPLE BUNDLES ON GROUND RODS TO BE SEPARATED BY AT LEAST 6".
 - 9. MAXIMUM RESISTANCE OF THE COMPLETED GROUND SYSTEM SHALL NOT EXCEED A MAXIMUM VALUE OF 5 OHMS TO EARTH.
 - 10. GROUND WIRES SHALL NOT BE INSTALLED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE POINT".
 - 11. FURROW METAL CLIPS WHICH COMPRESS METAL SURFACES DO NOT COMPLETELY SURROUND THE GROUND WIRE OR PARTS CLIPS ARE ACCEPTABLE.
 - 12. GROUND BARS SHALL NOT BE FIELD MODIFIED.
 - 13. ALL NON-DIRECTIONAL FURROW SECTIONS TO BE GROUNDED WITH 6" SINGLE BARRIL GROUND STRAPS.
 - 14. GROUNDING RING BURIAL DEPTH SHALL BE 30" AND HAVE A NON-DIRECTIONAL SPLICER.
 - 15. A CERTIFIED CONTRACTOR SHALL MAKE ALL MEASUREMENTS RECORDED ON THIS PLAN. THE ACCEPTABLE RESISTANCE MEASURED ON THIS PLAN SHALL BE THE ACCEPTABLE RESISTANCE MEASURED ON THE GROUNDING SYSTEM. ALL MEASUREMENTS SHALL BE 1 AT 100 FEET, 1 AT 10 FEET, AND 1 AT 5 FEET. THESE DISTANCES ARE SUBJECT TO A SITE BY SITE BASIS. TESTING IS TO BE DONE AT THE COST ASSOCIATED WITH GROUND TESTING WILL BE AT THE EXPENSE OF THE CONTRACTOR.
 - 16. PROVIDE #2 TW GREEN J-WIRE FROM EACH WAVEGUIDE BRIDGE POST TO WAVEGUIDE BRIDGE CHANNEL.
 - 17. ALL OUTDOOR CONNECTIONS TO BE EXOTHERMIC CABLED. INTERIOR CONNECTIONS CAN BE A PROPERLY APPLIED GRIP-TYPE UNLESS OTHERWISE SPECIFIED.

GROUNDING TEST WELL

 - GROUND ROD
 - ◐ MECHANICAL CONNECTION (DOUBLE POLE LUG)
 - ▲ CAD WELD CONNECTION
 - CONNECT PER MANUFACTURER SPECIFICATIONS
 - GROUND BAR
 - ⋯ EARTH GROUND

NOTES:

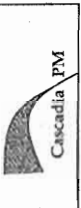
 1. ALL ABOVE GRADE GROUNDING LEADS TO BE INSTALLED IN CARFLOMAX™ FLEXIBLE CONDUIT ON EQUIV.
 2. REFLECTION OF GROUNDING ROUTING IS FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR TO DETERMINE PER EXISTING SITE CONDITIONS.



GENERAL GROUNDING NOTES

SCALE: 1/2" = 1'-0" (1:1X17)
SCALE: 1" = 1'-0" (20X34)

1 GROUNDING SITE PLAN



CPM PROJECT NO. 645

PRELIMINARY

NO. DATE I.D.C. DESCRIPTION

0 05-18-13 000 000 000 000

1 05-24-13 000 000 000 000

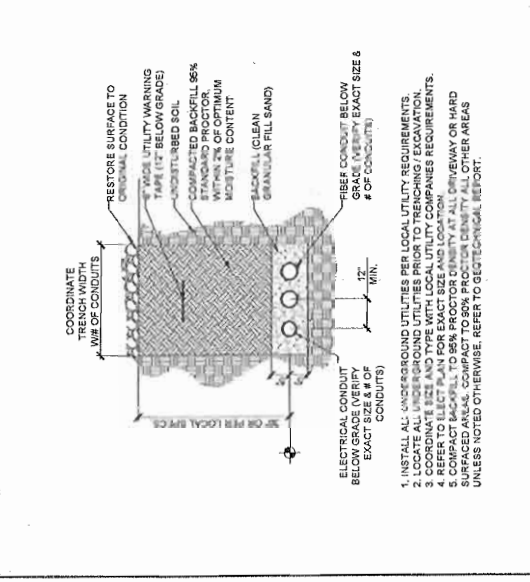
NO. DATE I.D.C. DESCRIPTION

SITE NAME
EAGLE CREST
LTE

SITE ADDRESS
FISH CREEK ROAD
JONESBORO, AR 72401

SHEET TITLE
ELECTRICAL
DETAILS

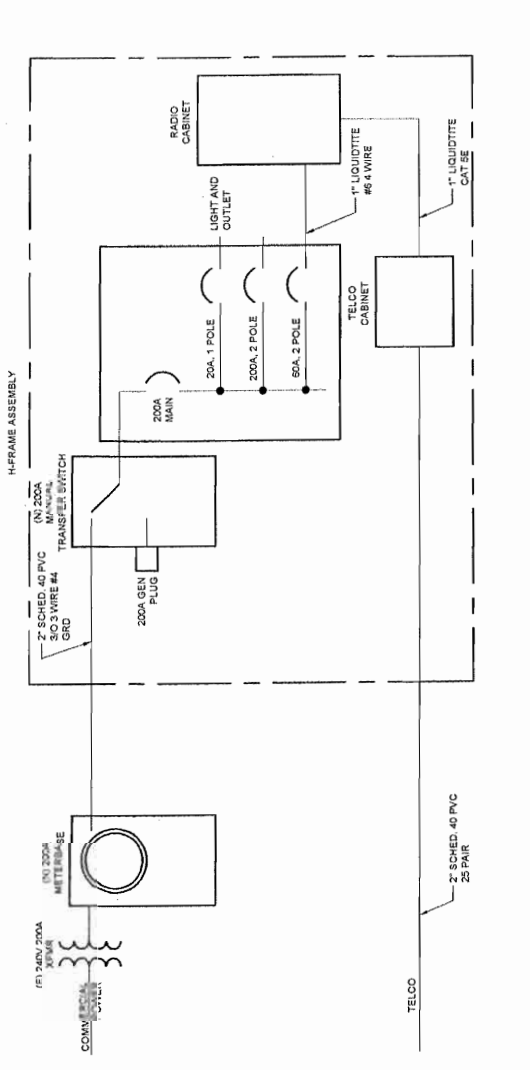
SHEET NO.
E-3.0



1 TYPICAL TRENCH DETAIL

SCALE: NTS (11X17)

SCALE: NTS (22X34)



1 ONE-LINE DIAGRAM

SCALE: NTS (11X17)

SCALE: NTS (22X34)

PANEL A FURNISHED, INSTALLED AND CONNECTED INSIDE ILC CABINET.

120/240 VOLTS, 1 PHASE, 3 WIRE, SIN, 200 AMP BUS, 200 AMP MAIN CB

60K A.I.C. RATING (MINIMUM)

DESCRIPTION	WIRE	BKR	POLE	CKT	VA	φ	VA	CKT	POLE	BKR	WIRE	DESCRIPTION
(N) GCI BT'S CABINET	N/A	40	2	1	1500	A	600	2	1	20	12	EXTERIOR WORK LIGHT
2P BRANCH					3	1500	B	180	4	1	20	GFCI RECEPT
(SPARE)					5	1500	A					(SPARE)
(SPARE)					7	1500	B					(SPARE)
(SPARE)					9	1500	A					(SPARE)
(SPARE)					11	1500	B					(SPARE)
(SPARE)					13	1500	A					(SPARE)
(SPARE)					15	1500	B					(SPARE)
(SPARE)					17	1500	A					(SPARE)
(SPARE)					19	1500	B					(SPARE)
(SPARE)					21	1500	A					(SPARE)
(SPARE)					23	1500	B					(SPARE)
(SPARE)					25	1500	A					(SPARE)
(SPARE)					27	1500	B					(SPARE)
(SPARE)					29	1500	A					(SPARE)
(SPARE)					31	1500	B					(SPARE)

PANEL LOAD CALCULATIONS

LIGHTING 500 VA

EXTERIOR WORK LIGHTS 600 VA

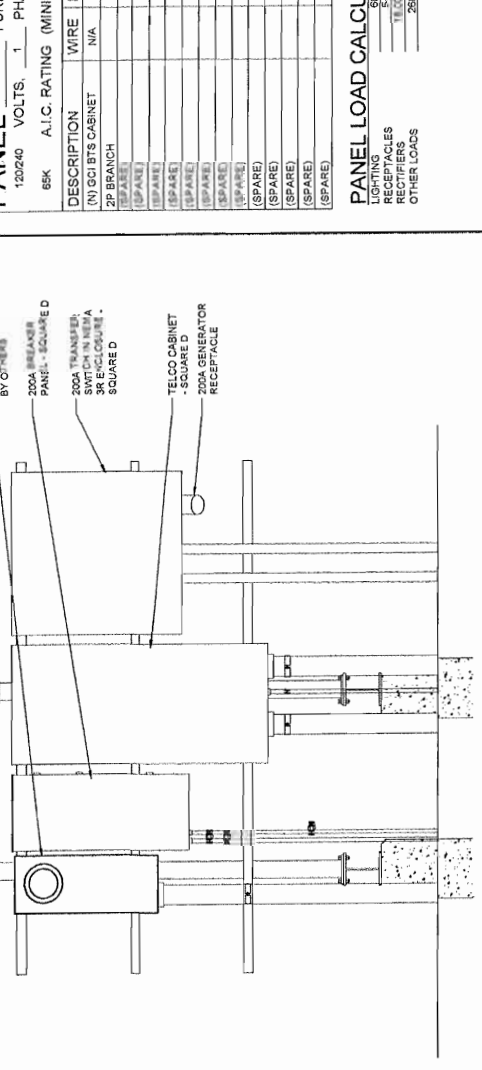
RECEPTACLES 18000 VA

OTHER LOADS 2500 VA

TOTAL DEMAND 21740 VA

90.6 AMPS @ 120V

PANEL NOTES:
ALL RECEPTACLES AND TUBS ARE FACTORY WIRE. CONTRACTOR IS RESPONSIBLE FOR FIELD WIRING FOR EXTERNAL CONNECTIONS.
THE 200 AMP SERVICE IS ADEQUATE FOR THIS LOAD.



3 UTILITY H-FRAME


SCALE: NTS (11X17)

SCALE: NTS (22X34)


4 PANEL SCHEDULE

SCALE: NTS (11X17)


SCALE: NTS (22X34)



MARSHCREEK



Cascadia PM



VECTOR
A T E C O

CPM PROJECT NO.	6409
SHEET NO.	E-4.0
SHEET TITLE	GROUNDING DETAILS

1. NO WELDING OF ANY KIND ALLOWED. IF GCI REQUIRES A NEW GROUND BAR INSTALLATION OR HOME RUN GROUND LEAD ON THE TOWER, CONTACT TOWER OWNER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION OF ANY GROUNDING EQUIPMENT.

2. ALL BELOW AND AT GRADE CONNECTIONS SHALL BE MADE BY EXOTHERMIC WELDS. EXOTHERMIC WELDS SHALL INCLUDE ALL CABLE TO GROUND CONNECTIONS, ALL ANTENNA TO GROUND CONNECTIONS, ALL SPICES AND LIGHTNING PROTECTION SYSTEMS, INDICATED GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (WOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE EXOTHERMIC WELDED AND INSULATED TO PREVENT CORROSION. RECOMMENDED WELDING PROCEDURE: GROUND CONDUCTORS SHALL HAVE A MINIMUM 2" BENDING RADIUS.

3. ALL EXOTHERMIC WELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COATED TO MATCH TOP SURFACE WITH (2) TWO COATS OF GALVANNE (WHITE) PAINT, OR SILVERBRITE (ALUMINUM).

4. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE AN ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.

5. GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY GCI STANDARD PROCEDURES. GROUND RESISTANCE SHALL NOT EXCEED 5 OHMS.

6. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:


- ONE (1) COPY TO OWNER REPRESENTATIVE
- ONE (1) COPY TO ENGINEER
- ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

7. ALL RADIO EQUIPMENT AND UTILITY CASIMETS, GROUNDS, LEADS TO BE #2 AWG STRANDED GREEN JACKETED FROM BUS TO TERMINAL.

8. ALL ANTENNA MOUNT GROUNDS SHALL BE #2 AWG STRANDED GREEN JACKETED CABLE UNLESS OTHERWISE SPECIFIED BY MFR.

9. ALL GROUND WIRES FROM GROUND BARS TO GROUND SHALL BE #2 AWG SOLID BARE AS REQUIRED.

10. ALL ABOVE GROUND WIRES SHALL BE GREEN JACKETED. ALL GROUND WIRES PENETRATING INTO GROUND AND BELOW SHALL BE SOLID BARE.



GROUND W/T ATTACHED TO COAX ANTENNA JUMPER, TYP

#6 COAX GNDS

(N) GROUND BAR, 4X12 COPPER NEAR ANTENNAS AT TOP OF TOWER

(N) CGB AT BOTTOM OF TOWER


(E) #2 AWG

(E) #2 AWG

(N) GROUND TO (N) GROUND RING (TYP)

2. GROUNDING NOTES

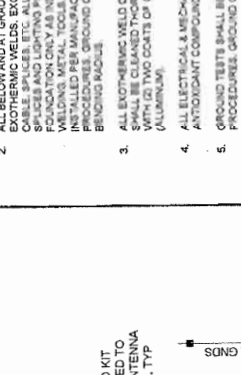
TYPICAL CADWELD CONNECTIONS



① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

3. GROUND BAR DETAIL

SCALE: NTS (11X17)
SCALE: NTS (22X34)



#6 AWG FROM ANTENNA CABLE CONNECTIONS TO BE USED SCHEDULE FOR CABLE QUANTITIES

GROUND BAR

DUAL CONDUCTOR TO BE USED IN RING OR POINT OF GROUND

SILICONE SEAL AT TOP

TYPIC SEALITE

NOTE: CONTRACTOR TO CONFORM TO THE LATEST VERSION UNLESS PAINT SPECIFICATIONS.

1. TINNED COPPER GROUND BUSBAR, TESSCO 1/4" X 4" X .07" OR APPROVED EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.

2. INSULATORS, MEET REQUIREMENTS OF UL 94 V0 FOR SELF-EXTINGUISHING MATERIALS.

3. 5/8" LOCKWASHERS.

4. WALL MOUNTING BRACKET.

5. 5/8-11 X 1" HCS BOLT.

4. GROUND RING & CADWELD CONN.

SCALE: NTS (11X17)
SCALE: NTS (22X34)

5. GROUND BAR TO GROUND WIRE

SCALE: NTS (11X17)
SCALE: NTS (22X34)

1. ANTENNA GROUNDING RISER DIAGRAM

LEGEND

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- COMPRESSION CONNECTION
- AGB ANTENNA GROUND BAR
- CGB COLLECTOR GROUND BAR
- MGB MASTER GROUND BAR

NOTE:
ALL HYBRID CABLE INTERNAL GROUND WIRES TO BE TRIMMED TO FIT AND ATTACHED TO GROUND BAR.

5. GROUND BAR TO GROUND WIRE

SCALE: NTS (11X17)
SCALE: NTS (22X34)

6. GROUNDING NOTES

TYPICAL CADWELD CONNECTIONS



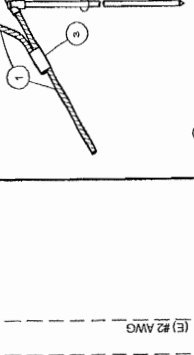
① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

6. GROUNDING NOTES

SCALE: NTS (11X17)
SCALE: NTS (22X34)

7. GROUNDING NOTES

TYPICAL CADWELD CONNECTIONS



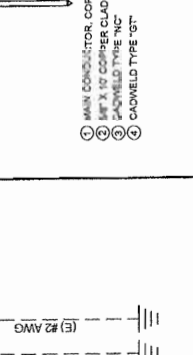
① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

7. GROUNDING NOTES

SCALE: NTS (11X17)
SCALE: NTS (22X34)

8. GROUNDING NOTES

TYPICAL CADWELD CONNECTIONS



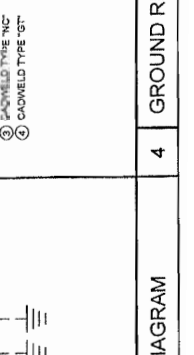
① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

8. GROUNDING NOTES

SCALE: NTS (11X17)
SCALE: NTS (22X34)

9. GROUNDING NOTES

TYPICAL CADWELD CONNECTIONS



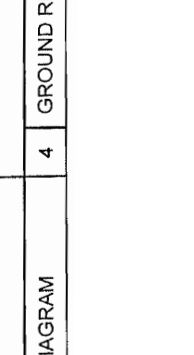
① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

9. GROUNDING NOTES

SCALE: NTS (11X17)
SCALE: NTS (22X34)

10. GROUNDING NOTES

TYPICAL CADWELD CONNECTIONS




① MAIN CONDUCTOR, COPPER CABLE
② 1/2" X 1/2" COPPER CLAD STEEL GROUND ROD
③ CADWELDED TYPE "GT"
④ CADWELDED TYPE "YR"

10. GROUNDING NOTES

SCALE: NTS (11X17)
SCALE: NTS (22X34)

11. GROUNDING NOTES

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11. GROUNDING NOTES

SCALE: NTS (11X17)
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PART 1 - PROJECT GENERAL NOTES

1.1 SCOPE OF WORK

A. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK AS INDICATED ON THE DRAWINGS AND FOR AS SPECIFIED HEREIN.

1.2 DRAWING USE AND INTERPRETATION

A. THE DRAWINGS ARE PERMANENT AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS INDICATED OTHERWISE BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND ROUTINGS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR INSTRUCTIONS OF THE ENGINEER AND/OR CLIENT'S REPRESENTATIVE.

1.3 COMPLETE SYSTEMS

A. GENERAL: FINISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED, DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO CLIENT'S REPRESENTATIVE'S ACCEPTANCE.

1.4 CODES AND REGULATIONS

A. ALL CODES DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 1987 UNIFORM FIRE CODE, ARTICLE 87.

B. GENERAL: COMPLY WITH ALL GOVERNING FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, WHERE THE CONTRACT DOCUMENTS EXCEED THEREIN ANY REQUIREMENTS CONTRARY TO OR BELOW MINIMUM LEGAL STANDARDS.

C. UTILITIES: COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANIES SERVING THE PROJECT SITE/FACILITIES.

D. NON-COMPLIANCE: IF ANY WORK IS FOUND NOT TO COMPLY WITH ANY OF THE ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT AND PAY ALL COSTS NECESSARY TO CORRECT THE DEFICIENCIES.

1.5 REFERENCE STANDARDS

A. ALL LATEST PUBLISHED STANDARDS OF THE FOLLOWING ASSOCIATIONS OR ORGANIZATIONS SHALL BE FOLLOWED AND APPLIED WHERE APPLICABLE AS MINIMUM REQUIREMENTS:

- 1) AMERICAN NATIONAL STANDARD INSTITUTE
- 2) AMERICAN SOCIETY OF MECHANICAL ENGINEERS
- 3) AMERICAN SOCIETY OF ELECTRICAL ENGINEERS
- 4) AMERICAN SOCIETY OF CIVIL ENGINEERS
- 5) AMERICAN SOCIETY OF MECHANICAL ENGINEERS
- 6) NATIONAL BOARD OF FIRE UNDERWRITERS
- 7) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
- 8) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
- 9) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
- 10) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
- 11) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
- 12) NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION

1.6 PERMITS

A. GENERAL: ALL PERMITS REQUIRED BY ALL APPLICABLE AGENCIES WILL BE OBTAINED BY SUBCONTRACTOR.

1.7 MAINTAINING SITE CONDITIONS

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY PROJECT SITE. REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE, LITTER AND ALL FOREIGN SUBSTANCES. DEPOSITS IN LOW SPOTS WITHIN THE PROJECT BOUNDARIES RETURN ALL SURFACES TO ORIGINAL CONDITION.

1.8 CONCRETE

1. ALL MATERIALS, LABOR AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL MATERIALS ARE TESTED AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.

2. IF REQUIRED BY THE LOCAL JURISDICTION, THE CONTRACTOR SHALL SCHEDULE ALL MATERIALS AND METHODS TO BE TESTED AND VERIFIED BY THE TESTING AGENCY WITHIN 24 HOURS OF THE TESTING OR TEST. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR THE TEMPERATURE AND TEST CYCLES. A TOTAL OF FIVE CYCLES SHALL BE REQUIRED FOR EACH TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND REPORTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND REPORTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND REPORTING.

3. ALL ADMIXTURES AND MATERIALS USED FOR THE CONCRETE SHALL MEET ALL REQUIREMENTS TO THE PROPER ASTM REQUIREMENTS. VOLUMETRIC PROPORTIONS SHALL CONFORM TO ASTM C-939 AND ASTM C-939.

- A. CONCRETE TYPE: LARGE AGGREGATE - HARD ROCK, 3/4" MAXIMUM AGGREGATE SIZE CONFORMING TO ASTM C-939
- B. MAXIMUM SLUMP: 5"
- C. MAXIMUM WATER CEMENT RATIO: 0.45
- D. ADMIXTURES: ENTRAINED AIR PER NET WT. AND 1/8" APPROVED
- E. MODULUS OF ELASTICITY OF CONCRETE WHEN TESTED IN ACCORDANCE WITH ASTM C-493 SHALL BE AT LEAST THE VALUE GIVEN BY EQUATION IN SECTION 8.5.1 OF ACI 308 FOR THE SPECIFIED 28-DAY STRENGTH.

5. AIR ENTRAINING AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES.

6. MINIMUM CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: U.N.O.

A. 1.5 INCHES FOR BARS DIRECTLY AGAINST EARTH - 3" CLEAR

B. 1.5 INCHES FOR BARS AGAINST BACKFILL - 2" CLEAR

C. FOLDED CONCRETE WITH EARTH BACKFILL - 2" CLEAR

7. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN ACCORDANCE WITH THE FOLLOWING:

A. THE CONTRACTOR WILL INSTRUCT THE CONCRETE SUPPLIER TO HAVE AN APPROVED PLASTICIZER ON THE TRUCK TO AID IN THE POURING AND PLACING OF PIERS AND FOUNDATIONS.

10. THE CONTRACTOR WILL SUPPLY AND USE A RELEASE AGENT ON ALL FORMS. ANY ATTACHMENT TO FORMS OR CONCRETE AREAS WILL BE DONE WITH SMOOTH EDGES AT 1/8" OC TO AVOID BURRS OR PROTRUSIONS IN EACH DIRECTION AND AN APPROVED BONDING AGENT TO BE APPLIED TO THE ENTIRE SURFACE.

11. ALL EXPOSED CONCRETE WILL HAVE A UNIFORM FINISH AND BE SLOPED FOR PROPER DRAINAGE. THE SURFACE UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

12. THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS, PREVENTURE DRYING AND MECHANICAL INJURY TO INSURE PROPER CURING.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE AND CONTROL OF ANY MECHANICAL EQUIPMENT TO INSURE THE PROPER PLACEMENT OF THE CONCRETE TO PREVENT ANY VOIDS OR GAPS.

14. AIR ENTRAINMENT AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%.

15. CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 308 (LATEST EDITION). CONCRETE PLACED IN CONDITIONS WHERE TEMPERATURES DROP BELOW CODE AND STANDARD PRACTICE TEMPERATURES AS CONTAINED IN THE ADOPTED BUILDING CODE AND STANDARD PRACTICE TO MAKE AND GUIDELINES. EVERY PORTION SHALL BE EXERTED BY THE BUILDER TO PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS.

AT TEMPERATURES STATED BELOW FOR THE REQUIRED TIME TO ASSURE ADEQUATE CONDITIONS FOR CONCRETE PLACEMENT ARE MET TO ASSURE AGAINST UNDESIRABLE SHOCK PROTECTION AND HEAT FOR THE CONCRETE TO ALLOW PROPER CURING TO OCCUR. DESIGN STRENGTHS ARE ACHIEVED. THE FOLLOWING GUIDELINES STATE CONDITIONS AND POLICY OF THE MUNICIPALITY OF ANCHORAGE AND ARE THE BASIS FOR INSPECTION, RELEASE TO POUR AND FINAL APPROVAL DURING COLD WEATHER CONDITIONS.

GENERAL:

A. CONCRETE SHALL NOT BE PLACED AGAINST OR ON FROZEN GROUND OR SURFACES. FROZEN GROUND OR SURFACES SHALL BE REMOVED OR HEATED TO ACHIEVE APPROPRIATE PLACEMENT TEMPERATURES. THE REMOVED OR HEATED SHALL MEET THE DENSITY AND COMPACTION REQUIREMENTS OF THE CODE OR SHALL BE REMOVED AND REPLACED WITH SUITABLE, NON-FROZEN MATERIAL AND RECOMPACTED TO MEET 95% DENSITY.

B. CONCRETE SHALL NOT BE PLACED AGAINST ICE OR SNOW. ICE OR SNOW SHALL BE REMOVED AND AREA SHALL BE HEATED TO ASSURE THAT FOUNDATION SOILS MEET THE DENSITY AND COMPACTION REQUIREMENTS OF THE CODE OR THAT MATERIAL IS OF SUITABLE DENSITY TO MEET THE CONTRACTOR REQUIREMENTS.

BUILDING CODE REQUIREMENTS FOR CONCRETE PLACEMENT IN COLD WEATHER:

A. CONCRETE OTHER THAN HIGH EARLY-STRENGTH SHALL BE MAINTAINED ABOVE 50°F. AND IN A MOST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT.

B. HIGH EARLY-STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50°F AND IN MOST CONDITION FOR AT LEAST 3 DAYS (72 HOURS).

C. ACCELERATED CURING MAY BE USED. CURING PROCESS SHALL BE SUCH AS TO ACHIEVE THE REQUIRED STRENGTH AT LEAST EQUIVALENT TO THE CURING METHOD SPECIFIED ABOVE IN ITEMS A AND B.

D. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING.

E. FOR PURPOSES OF NEAR FREEZING WEATHER CONSIDERATIONS, 50°F SHALL BE USED. CONCRETE PLACEMENT SHALL BE SUCH AS TO ACHIEVE THE REQUIRED STRENGTH AT LEAST EQUIVALENT TO THE CURING METHOD SPECIFIED ABOVE IN ITEMS A AND B.

F. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT EMBEDS, FORMS, ETC., SHALL BE PROTECTED FROM ICE AND SNOW.

G. REINFORCEMENT SHALL BE THOROUGHLY FREE OF ICE AND OTHER DELETERIOUS COATING AND MATERIALS.



NO.	DATE	DESCRIPTION
0	05-18-13	ISSUE FOR PERMIT
1	05-24-13	REVISED PER CITY COMMENTS


NO.	DATE	DESCRIPTION
0	05-18-13	ISSUE FOR PERMIT
1	05-24-13	REVISED PER CITY COMMENTS

SITE NAME
EAGLE CREST
LTE


SITE ADDRESS
FISH CREEK ROAD
JUNEAU, AK 99801

SHEET TITLE
GENERAL
NOTES


SHEET NO.
GN-1




MARSHCREEK



Cascadia PM



VECTOR



STATE OF ALABAMA
ROBERT T. ALDRICH
GOVERNOR

CPM PROJECT NO. 5498

DATE: 08-14-13
DRAFTER: JMB/BLI
CHECKER: JMB/BLI
DATE: 08-24-13

PRELIMINARY

NO. DATE D/C DESCRIPTION
0 08-14-13 JMB/BLI 95% REVIEW
1 08-24-13

SUBMITTAL

NO. DATE D/C DESCRIPTION
1 08-24-13 JMB/BLI 100% REVIEW
2 08-24-13 JMB/BLI 100% REVIEW

SITE NAME
EAGLE CREST
LITE

SITE ADDRESS
FISH CREEK ROAD
JUNEAU, AK 99901

SHEET TITLE
GENERAL NOTES

SHEET NO.
GN-3

3.1 GENERAL

A. THE INSTALLATION OF ALL WORK SHALL BE IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

B. INSTALLATION REQUIREMENTS, ALL MATERIALS AND EQUIPMENT SHALL BE SUPPLIERS AS RECOMMENDED BY THE RESPECTIVE MANUFACTURERS, BY MECHANICAL EXPERIENCED AND SKILLED IN THEIR TRADE, IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE STANDARDS OF THE TRADE, AND SO AS NOT TO VOID ANY WARRANTY OF LISTING.

C. ADMINISTRATION AND SUPERVISION: ALL WORK SHALL BE PERFORMED UNDER THE CONTRACTOR'S DIRECT SUPERVISION, USING SKILLED AND QUALIFIED PERSONNEL, AS NECESSARY TO COMPLY WITH ALL CODES, ORDINANCES, REGULATIONS AND ALL APPLICABLE AUTHORITY TO ACCEPT AND EXECUTE ORDERS AND INSTRUCTIONS, AND WHO SHALL COOPERATE WITH THE OTHER CONTRACTORS AND SUBCONTRACTORS, THE ENGINEER, AND CLIENT'S REPRESENTATIVE IN ALL MATTERS TO RESOLVE CONFLICTS AND AVOID DELAYS.

D. MINIMUM MOUNTING HEIGHT: INSTALL EXPOSED MOUNTING AND ALL OTHER EQUIPMENT (EG. LIGHTING FIXTURES) WITH NOT LESS THAN 7'-6" CLEAR TO FINISHED FLOOR UNLESS INDICATED OTHERWISE. MINIMUM MOUNTING HEIGHTS FOR EQUIPMENT SHALL BE AS INDICATED IN THE SCHEDULES.

E. DIMENSIONS AND CLEARANCES: FIELD MEASURE ALL DIMENSIONS AND CLEARANCES INCLUDING THE INSTALLATION OF ELECTRICAL WORK. PROVIDE CLEARANCES TO ALL ADJACENT WORKS AND CLEARANCES AND CLEARANCES: NO WORK OF OTHER TRADES AS A CONDITION OF PROGRESS.

3.2 EXAMINATION

A. CONDITIONS VERIFICATION: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. REPORT TO THE ENGINEER ALL DEFICIENCIES AND UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.3 MOUNTING HEIGHTS

A. GENERAL: INDICATED HEIGHTS ARE MEASURED FROM THE CENTER OF THE DEVICE OUTLET BOX TO THE TOP FOR MOUNTING HEIGHTS NOT INDICATED.

B. DEVICES: SWITCHES - 48" A.F.F.; RECEPTACLES - 18" A.F.F.; THERMOSTAT - 48" A.F.F.

3.4 HOLES, SLEEVES, AND OPENINGS

A. GENERAL: PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE INSTALLATION OF WORK, AND RESTORE ALL DAMAGED SURFACES TO ORIGINAL UNFINISHED SURFACES. MAINTAIN INTEGRITY OF ALL FIRE AND SMOKE RATED PARTITIONS USING APPROVED FIRE-RATING SYSTEMS. WHEN CUTTING HOLES OR OPENINGS IN METALLIC SURFACES, DO APPROVED WELDING OR OTHER METHODS TO MAINTAIN ORIGINAL STRENGTH AND FINISH.

B. CONDUIT PENETRATIONS: SIZE CORE DRILLED HOLES 1/8" THAT AN ANNUAL SPACE NOT CUT IN LIEU OF CORE DRILLED. PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNUAL SPACE OF NOT LESS THAN 1/4" AND NOT MORE THAN 1" AROUND THE CONDUIT PIPE, ETC. PATCH AROUND SLEEVE TO MATCH SURROUNDING SURFACES.

3.5 RACEWAY SYSTEMS

A. UNLESS INDICATED OTHERWISE, USE RACEWAY TYPES AS FOLLOWS:

1. OUTDOORS: EXPOSED, RIGID METAL GALVANIZED STEEL CONDUIT AND SUNLIGHT RESISTANT SCHEDULE 40, WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
2. LIQUID TIGHT FLEXIBLE STEEL CONDUIT, USE WHERE FLEXIBLE STEEL CONDUIT IS REQUIRED.
3. TRANSFORMER VIBRATING EQUIPMENT: EQUIPMENT REQUIRED TO BE MOUNTED IN POSITIONS, AND FOR FINAL CONNECTIONS TO ALL MOTORS AND SIMILAR EQUIPMENT.

3.6 HANGERS AND SUPPORTS

A. GENERAL: RIGIDLY SUPPORT AND SECURE ALL MATERIAL, RACEWAY AND EQUIPMENT TO MATERIALS AND LOADS ENCOUNTERED. PROVIDE ALL NECESSARY HARDWARE. PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FEET ON CENTER.

B. OVERHEAD MOUNTING: ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK. DO NOT MAKE ATTACHMENTS TO STEEL ROOFING, STEEL FLOORING OR CEILING MINERAL TILE.

C. WALL MOUNTINGS: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY, CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.

D. EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OR EXTERIOR BUILDING WALLS, AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.

E. SILENT SUPPORTS: DO NOT CUT, DRILL, OR NAIL ANY STRUCTURAL MEMBER EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.

F. INTERFERING SUPPORTS: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.

G. TEMPORARY CONSTRUCTION: DO NOT ATTACH TO OR REMOVE EXISTING WORK FROM REMOVABLE OR NON-CUTTING PANELS OR TEMPORARY WALLS OR PARTITIONS.

3.7 EQUIPMENT CONNECTIONS

A. VERIFICATION: OBTAIN AND REVIEW SHOP DRAWINGS, PRODUCT DATA AND MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT FURNISHED BY OTHERS. EXAMINE ACTUAL EQUIPMENT TO VERIFY PROPER CONNECTION LOCATIONS AND REQUIREMENTS.

B. RIGIDITY: PROVIDE ALL REQUIRED CONDUIT, BOXES, FITTINGS, WIRE CONNECTORS AND MISCELLANEOUS ACCESSORIES, ETC. AS NECESSARY TO JOIN AND MAKE THE FINAL CONNECTIONS TO ALL EQUIPMENT. PROVIDE ALL NECESSARY ELECTRICAL CONNECTIONS AND MOTORS AND EQUIPMENT SHALL BE WIRED IN CONDUIT TO JUNCTION BOX OR SAFETY SWITCH NEAR THE UNIT, AND FROM THERE TO THE UNIT IN FLEXIBLE METAL OR LIQUID TIGHT FLEXIBLE STEEL CONDUIT.

C. CONNECTIONS: PROVIDE PROPERLY SIZED OVERLOAD AND SHORT CIRCUIT PROTECTION FOR ALL EQUIPMENT CONNECTED, WHETHER FURNISHED UNDER THIS CONTRACT OR BY OTHERS. VERIFY PROPER CONNECTIONS WITH MANUFACTURER'S PUBLISHED DIAGRAMS AND WIRING AND ENERGIZATION, PRIOR TO PERFORMING SAME.

D. CONTROL WIRING: PROVIDE ALL CONTROL WIRING TO REMOTE DEVICES OR EQUIPMENT, AS WELL AS ALL EQUIPMENT CONTROL WIRING, INSTALL OR DISCONNECT JUMPERS, ETC. AS REQUIRED.

3.8 IDENTIFICATION

A. GENERAL: LOCATE NAMEPLATE MARKING, OR OTHER IDENTIFICATION MEANS ON OUTSIDE OF EQUIPMENT OR BOX FRONT COVERS WHEN ABOVE CEILING AND VISIBLE IN MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS OR OTHER UNFINISHED AREAS, AND ON INSIDE OF FRONT COVERS WHEN BELOW CEILING. PROVIDE IDENTIFICATION MEANS AS SPECIFICALLY INDICATED IN IDENTIFICATION UNLESS INDICATED OTHERWISE. CONTRACT DOCUMENT IDENTIFICATIONS FOR IDENTIFICATION UNLESS INDICATED OTHERWISE.

B. NAMEPLATES: PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH EQUIPMENT. NAMEPLATES SHALL BE INSTALLED AS FOLLOWS:

1. SWITCHES, PANELBOARDS, TRANSFORMER, MOTOR STARTERS, AND ALL OTHER EQUIPMENT, ETC.
2. UNDERGROUND MARKING TAPE DURING TRENCH BACKFILLING FOR EACH UNDERGROUND UNDERGROUND MARKING TAPE LOCATED DIRECTLY ABOVE UNL. AT SIX TO EIGHT INCHES BELOW FINISHED GRADE.
3. MARKING: MARK EACH JUNCTION AND PULL BOX INDICATING SOURCE DESIGNATION AND CIRCUIT NUMBER(S) FOR THE ENCLOSED CONDUCTORS.
4. LABEL ALL WIRES AND CABLES AT EVERY POINT OF TERMINATION AND IN ALL PULL BOXES AND JUNCTION BOXES. LABELS SHALL BE INSTALLED AS FOLLOWS: LABELS SHALL BE INSTALLED ON CIRCUIT OR FEEDER NUMBER, AND TO EACH CONDUCTOR IN PULL AND JUNCTION BOXES, PANELBOARD CUTTERS, AND TO EACH CONDUCTOR IN PULL AND JUNCTION BOXES.
5. LOAD CENTER: CIRCUIT DIRECTORIES, AT COMPLETION OF PROJECT ACCURATELY COMPLETE EACH PANELBOARD CIRCUIT DIRECTORY CARD, IDENTIFYING LOAD SERVICE OR "SPARE" OR "SPACE" FOR EACH CIRCUIT POLE, WHEN MODIFYING, ADDING OR DELETING CIRCUITS AT AN EXISTING OR NEW PANELBOARD. PROVIDE NEW CIRCUIT DIRECTORY CARDS TO ACCURATELY REFLECT FINAL CONDITIONS.

3.9 GROUNDING SYSTEM

A. EXAMINATION: VERIFY THAT SURFACES ARE READY TO RECEIVE WORK AND THAT THE FIELD MEASUREMENTS ARE AS SHOWN ON SHOP DRAWINGS.

B. INSTALLATION: INSTALL AS INDICATED ON THE DRAWINGS AND AS REQUIRED PER GCI WIRELESS STANDARDS.

C. GROUNDING NETWORK SYSTEM SHALL INCLUDE ELECTRICAL TRENCHING, BACKFILL AND NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE SPECIFIED SYSTEM.

D. ALL GROUNDING CONNECTIONS SHALL CONFORM TO IEEE STD 820 AND/OR UL467 PROTECTED FROM MECHANICAL DAMAGE AND SHALL BE INSTALLED AS INDICATED ON PLANS ABOVE AND BELOW GRADE, INDOORS, AND ON ROOF INSTALLATIONS, AS INDICATED ON PLANS SPECIFIED.

E. ALL CLAMP CONNECTIONS SHALL BE MADE ACCESSIBLE FOR INSPECTION. USE ONLY WHERE SPECIFIED.

F. ALL UNDERGROUND CONNECTIONS SHALL BE INSPECTED BY THE CLIENT'S REPRESENTATIVE REPRESENTATIVE PRIOR TO BACKFILLING.

G. IF ROCK IS ENCOUNTERED, GROUND ROD SHALL BE INSTALLED AS 1/2" DIAMETER DRILLED-PILE TO THE REQUIRED DEPTH AND BACKFILLED WITH APPLICATIONS OF MAGNESIUM SULFATE OR COPPER SULFATE.

3.10 CONDUIT AND RACEWAY

A. GENERAL: PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE INSTALLATION OF WORK, AND RESTORE ALL DAMAGED SURFACES TO ORIGINAL UNFINISHED SURFACES. MAINTAIN INTEGRITY OF ALL FIRE AND SMOKE RATED PARTITIONS USING APPROVED FIRE-RATING SYSTEMS. WHEN CUTTING HOLES OR OPENINGS IN METALLIC SURFACES, DO APPROVED WELDING OR OTHER METHODS TO MAINTAIN ORIGINAL STRENGTH AND FINISH.

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3.11 RACEWAY SYSTEMS

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2. LIQUID TIGHT FLEXIBLE STEEL CONDUIT, USE WHERE FLEXIBLE STEEL CONDUIT IS REQUIRED.
3. TRANSFORMER VIBRATING EQUIPMENT: EQUIPMENT REQUIRED TO BE MOUNTED IN POSITIONS, AND FOR FINAL CONNECTIONS TO ALL MOTORS AND SIMILAR EQUIPMENT.

3.12 HANGERS AND SUPPORTS

A. GENERAL: RIGIDLY SUPPORT AND SECURE ALL MATERIAL, RACEWAY AND EQUIPMENT TO MATERIALS AND LOADS ENCOUNTERED. PROVIDE ALL NECESSARY HARDWARE. PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FEET ON CENTER.

B. OVERHEAD MOUNTING: ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK. DO NOT MAKE ATTACHMENTS TO STEEL ROOFING, STEEL FLOORING OR CEILING MINERAL TILE.

C. WALL MOUNTINGS: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY, CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.

D. EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OR EXTERIOR BUILDING WALLS, AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.

E. SILENT SUPPORTS: DO NOT CUT, DRILL, OR NAIL ANY STRUCTURAL MEMBER EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.

F. INTERFERING SUPPORTS: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.

G. TEMPORARY CONSTRUCTION: DO NOT ATTACH TO OR REMOVE EXISTING WORK FROM REMOVABLE OR NON-CUTTING PANELS OR TEMPORARY WALLS OR PARTITIONS.

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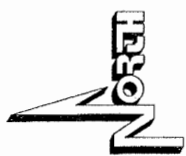
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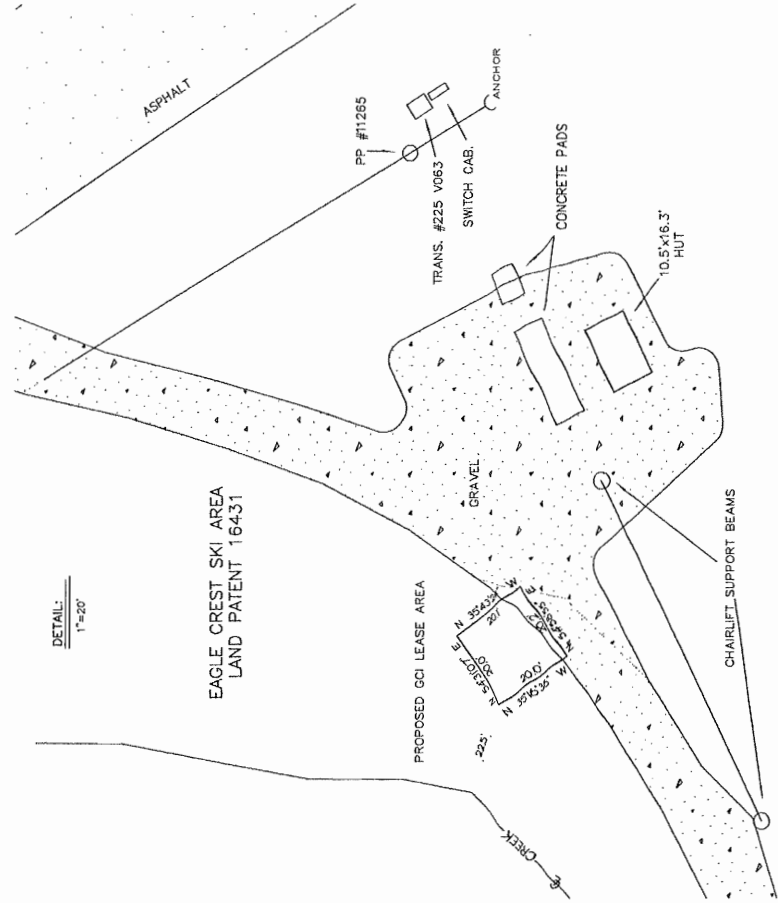
F. INTERFERING SUPPORTS: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.

G. TEMPORARY CONSTRUCTION: DO NOT ATTACH TO OR REMOVE EXISTING WORK FROM REMOVABLE OR NON-CUTTING PANELS OR TEMPORARY WALLS OR PARTITIONS.



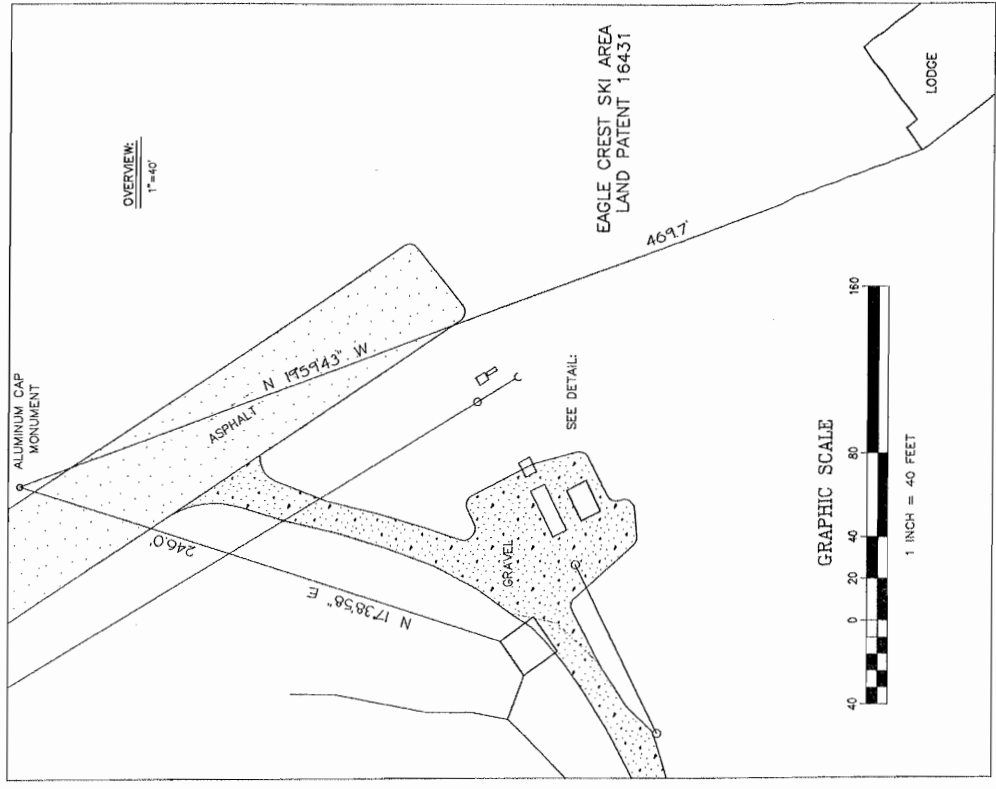
LEGEND:
 MEASURED DATA
 RECORD DATA
 SET REBAR

12.5'
 N 90°00'00" W



DETAIL:
 1"=20'

EAGLE CREST SKI AREA
 LAND PATENT 16431



OVERVIEW:
 1"=40'

GRAPHIC SCALE
 1 INCH = 40 FEET

2015 ©

ADTEK
 GEOMATICS

STATE OF ALASKA
 PROFESSIONAL ENGINEER
 License No. 7008-9
 Terry L. Nicodemus

PROJECT TITLE: EAGLE CREST
 PLANT No. N/A FAIRBANKS
 SITE ADDRESS: TERMINUS OF FISH CREEK ROAD

DATE: 6/5/2013
 DRAWN BY: TENDRA TLN
 SCALE: 1" = 40'

13-08-08 13-01-53

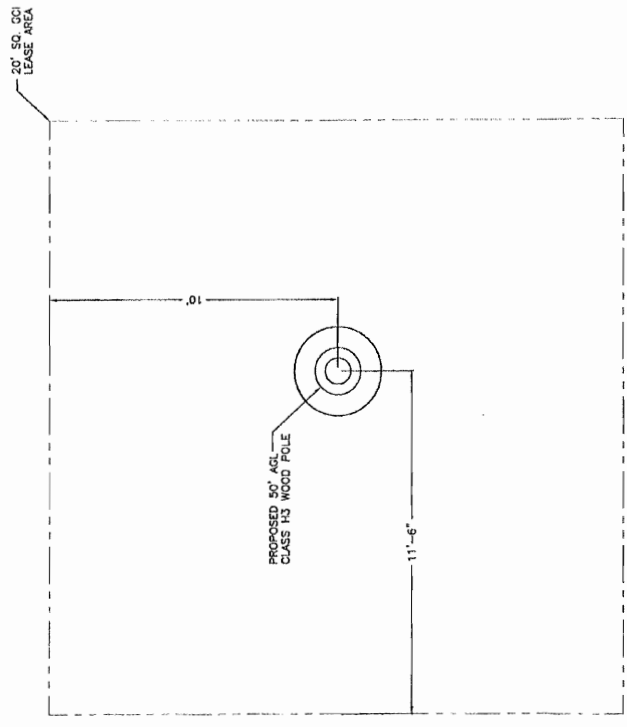
SITE PLAN

- NOTES:
1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORDED, UNLESS NOTED OTHERWISE.
 2. NO TITLE REPORT WAS PROVIDED FOR THIS PROJECT.
 3. LEASE AREA CENTER: LAT. N 58°16'25.67", LONG. W 134°31'00.29" (NAD83)
 ELEVATION 1,151 FEET (NAVD88)

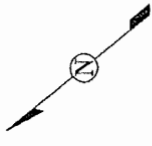
IFC
ISSUED FOR CONSTRUCTION
130715



GCI
EAGLES CREST
SITE PLAN
DESIGNED BY: RWL
DRAWN BY: AMR
JOB #: 13-0084-20
SCALE: AS SHOWN
SHEET: 1
OF: 3
C1.0

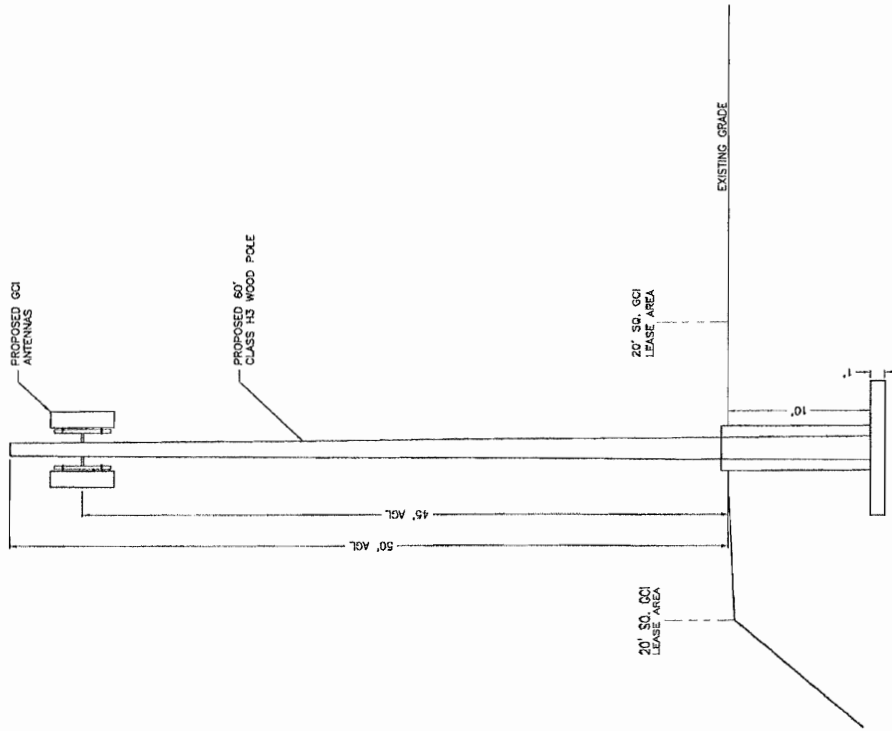


1 SITE PLAN
C1.0 SCALE: 1/4" = 1'-0"



NOTES:

1. ANTENNAS TO BE MOUNTED TO THE WOOD POLE WITH A SABRE TRI COLLAR BRACKET ASSEMBLY (PART #C10-112-300) ON DUAL ANTENNA STANDOFF KIT (SABRE PART #C10-114-92).
2. COAX IS TO BE SURFACE MOUNTED AND STACKED 6 ON 6.



IFC
ISSUED FOR CONSTRUCTION
130715



GCI	
EAGLES CREST TOWER ELEVATION	
DRAWN BY: AMR	DESIGNED BY: RWL
JOB #: 13-0084-20	SCALE: AS SHOWN
SHEET: 2	OF: 3
S1.0	



1 S1.0
TOWER ELEVATION
SCALE: 1/8" = 1'-0"

