GG
8/7/14
Item No. 23

AN ORDINANCE 2014-08-07-0540

AUTHORIZING A LEASE AGREEMENT WITH SAN ANTONIO MTA, L.P. D/B/A VERIZON WIRELESS, A DELAWARE CORPORTAION, FOR A NEW WIRELESS TOWER AT THE SAN ANTONIO INTERNATIONAL AIRPORT WITH AN ANNUAL REVENUE OF $50,000.00.

* * * * *

WHEREAS, the San Antonio International Airport ("SAT") is expected to begin construction of the proposed Consolidated Rental Car Facility ("CONRAC") in the first quarter of 2015 and the footprint of the proposed facility sits over an existing wireless tower built by AT&T Corporation on which Verizon Wireless is collocated; and

WHEREAS, the existing wireless tower must be decommissioned in order to give way to construction of the CONRAC; and

WHEREAS, the City of San Antonio and Verizon Wireless have reached agreement on the terms of a Lease Agreement for the construction of a new wireless tower atop the existing long term parking garage at SAT to support wireless antenna facilities for itself and two additional wireless company collocators – the new tower will be camouflaged to blend into the building structure; and

WHEREAS, the Lease Agreement is for a term not to exceed 30 years and will result in an initial annual rent of $50,000.00 which will grow at a rate of 3% per year; and

WHEREAS, the Aviation Department has reviewed the terms of the Lease Agreement and the Information Technology Services Department has reviewed the engineering design documents attached thereto, and both support execution of the Lease Agreement; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The terms, conditions, and attachments to the Lease Agreement between the City of San Antonio and Verizon Wireless attached to this ordinance as **Exhibit A** are hereby approved and incorporated into this Ordinance for all legal purposes.

SECTION 2. Verizon Wireless is authorized to obtain all necessary work and building permits from the Development Services Department to undertake construction of the wireless tower and antenna facilities at SAT in compliance with the engineering design documents attached to the Lease Agreement.

SECTION 3. The City Manager or her designee is authorized to execute the Lease Agreement attached hereto as **Exhibit A.**

SECTION 4. Funds generated by this Ordinance will be deposited into Fund 51001000, Internal Order 233000000002 and General Ledger 4401170.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise, it shall be effective on the tenth day after passage by a simple majority.

PASSED AND APPROVED this 7th day of August, 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Robert F. Greenblum, City Attorney

Agenda Item:	**23 (in consent vote: 6, 7, 8, 9, 12, 13, 15, 16, 17A, 17B, 17C, 17D, 18, 19, 21, 22, 23, 24, 25, 26, 27)**
Date:	08/07/2014
Time:	11:34:24 AM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing a lease agreement with San Antonio MTA, L.P. d/b/a Verizon Wireless, a Delaware corporation, for a new wireless tower at the San Antonio International Airport with an annual revenue of $50,000.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
	District 2	x					
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

EXHIBIT A

LEASE FOR INSTALLATION OF WIRELESS TOWER ON CITY BUILDING

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LEASE FOR INSTALLATION OF WIRELESS TOWER ON CITY BUILDING

This non-exclusive Lease (the "Lease") is entered into, by and between the City of San Antonio, a Texas Municipal Corporation, ("Landlord" or "City") as lessor, and San Antonio MTA, L.P. d/b/a Verizon Wireless ("Tenant") as lessee. The Landlord and Tenant, referred to individually as "Party" or collectively as "Parties," enter into this Lease pursuant to San Antonio City Ordinance No. _____.

WITNESSETH:

WHEREAS, Landlord owns real property located at 9800 Airport Blvd., San Antonio, Bexar County, Texas (hereinafter the "Property"), together with the building (the "Building") located on the Property, which is commonly known as the San Antonio International Airport; and

WHEREAS, Tenant wishes to install a wireless tower on the roof of the Building, including the placement of antennas, lines and cables, with accompanying electronic equipment shelters or enclosures to be installed on the Building or Property; and

WHEREAS, as a result, Tenant wishes to lease space on the Building and Property for the installation of Tenant's wireless tower, including placement of antennas, lines and cables, the installation of equipment shelters or enclosures, a non-exclusive easement for utilities, and access for ingress and egress to the Property and Building (the "Premises" as described further in Exhibit A).

NOW THEREFORE, in consideration of the mutual promises, covenants, undertakings, and other consideration set forth in this Lease, Tenant and Landlord agree as follows:

1. PERMITTED USE

1.1 **Permitted Use of Premises.** The Premises may be used by Tenant for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance and repair of a wireless tower and related support facilities (such as antennas, microwave dishes, equipment shelters or enclosures and/or cabinets and utilities including but not limited to electrical, telecommunications and fiber line) but only for the provision of what is commonly known as cellular telephone service (whether or not technically referred to as Personal Communications Service, or some other term) by the use of "personal wireless service facilities" (as such phrase is defined in §704 of the Federal Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (1996), partially codified at 47 U.S.C. § 332(c)(7)(C)(2), hereinafter "1996 Act Section 704") and not for any other purpose. This Lease shall include any new types of facilities that may evolve or be adopted using wireless technologies, such as 700 MHz Public Safety LTE. Tenant shall, at its expense, comply with all present and future federal, state, Federal Aviation Administration regulations, Transportation Security Administration regulations, and local laws, ordinances, rules and regulations (including but not limited to laws and ordinances relating to health, safety, radio frequency emissions, and radiation) in connection with the use of (and operations, maintenance, construction and/or installations at) the Premises. This Lease applies to the installation of the wireless tower and support facilities depicted in the engineering designs and plans incorporated in Exhibit A. Network upgrades, replacement of antennas and/or shelter or enclosure equipment, and installation of additional equipment arrays are permitted uses, provided Tenant submits to

Landlord engineering designs of the proposed changes for review and approval by Landlord in compliance with subsection 5.3.

1.2 **Application Process.** Prior to the execution of this Lease, Tenant shall submit to Landlord a written application in the form required by Exhibit B (the "Application") for the proposed installation accompanied with the appropriate fees required by Exhibit C. Landlord, in its sole discretion will determine whether the Property is suitable for the proposed installation. Landlord shall review the Application to ensure compliance with local laws and policies. The proposed height and specifications of a wireless tower must be in compliance with Section 35-385 of the City of San Antonio Unified Development Code ("UDC § 35-385"). For the purpose of this Lease, the application process fee is waived and Landlord acknowledges and agrees that Tenant has previously met the Application process requirements herein.

1.3 **Tower Built for Collocation.**

a. In compliance with UDC § 35-385, Tenant shall design and construct the wireless tower to support a minimum of two collocators. Notwithstanding the foregoing, prior to allowing any third party to collocate on the wireless tower such collocator shall provide to Landlord and Tenant a satisfactory structural analysis at such collocator's sole expense indicating that the structure is adequate to support such collocator's equipment and each such collocator shall pay to Tenant an amount equal to thirty-three and three tenths percent (33.3%) of Tenant's total actual capital cost to construct the wireless communication facility ("Capital Contribution Payment") until Tenant's total actual capital cost to construct the wireless communication facility has been completely reimbursed to Tenant. There shall be no cap(s) on the total amount that Tenant may be reimbursed up to its total actual capital cost to construct the wireless communication facility. Landlord shall not allow the collocation of any third party on the wireless tower unless and until such Capital Contribution Payment has been made to Tenant by each such third party collocator. Tenant shall have no obligation to market collocation positions on the wireless tower. Tenant waives any right to license or sublease space on the wireless tower for collocation by third parties and transfers such right to Landlord.

b. Each such third party collocator shall enter into a tower lease agreement with Landlord. Notwithstanding anything in this Lease to the contrary, Landlord agrees that any such third party collocator will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with industry standards to the equipment of Tenant. Landlord shall include in its tower lease agreement with any such third party collocator a requirement that no such interference shall be permitted to Tenant's equipment. In the event a third party provider wishes to extend the height of the wireless tower in order to accommodate collocation, the Landlord will accommodate the request provided (i) the upgrade does not result in any interference with the equipment of the Tenant and any collocators, (ii) the third party provider pays the entire cost of the tower extension and equipment installation, and (iii) the proposed tower extension is in compliance with UDC § 35-385 and any applicable property covenants or restrictions. Prior to allowing any third party collocator to modify its equipment on the tower at the wireless communication facility, such collocator shall provide to Landlord and Tenant a satisfactory structural analysis indicating that the structure is adequate to support such collocator's equipment.

c. In the event Landlord leases, subleases or licenses any portion of the wireless communication facility to a third party collocator (hereinafter "Third Party

Lessee") in accordance with this Lease, any rental paid by any such Third Party Lessee shall be divided between Landlord and Tenant in the following manner: 80% to Landlord and 20% to Tenant. Any Third Party Lessee shall be instructed to pay the foregoing percentage amounts directly to Landlord and Tenant. Tenant shall not be responsible to Landlord for the collection or payment of rents by the Third Party Lessee to Landlord, and Tenant shall have no liability to Landlord in the event of failure of payment by Third Party Lessee. All revenue payments to Tenant shall be sent to the following address:

Verizon Wireless
[Site Name: Airport San Antonio Intl Repl]
P.O. Box 64498
Baltimore, MD 21264-4498

1.4 **Fencing and Landscaping.** As required by UDC § 35-385, Tenant will place an 8 foot fence around the perimeter of the wireless tower and will include a landscape plan with its engineering design plans. This requirement may be modified with the agreement of the Landlord as appropriate given the available space on the roof of the Building and any ground space where an equipment shelter or enclosure may be installed.

1.5 **Building Permit Required.** Prior to the installation of the wireless tower and related support facilities, Tenant must apply for a building permit in compliance with UDC § 35-385. No improvement, construction, installation or alteration on the Property shall be commenced until a building permit is properly issued.

1.6 **Camouflage or Stealth Towers.** The installation of a camouflage or stealth wireless tower, such as a clock tower, flagpole, or artificial tree shall be subject to the same regulations of this Lease and the requirements of UDC § 35-385. The Landlord may agree to modify certain requirements to accommodate the installation of a camouflage or stealth wireless tower on the Building.

2. TERM

2.1 **Initial Term.** The initial term of the Lease shall be for five (5) years commencing on the effective date of the Lease and ending at midnight on the last day of the initial term ("Initial Term"). This Lease will automatically renew for five (5) additional terms of five (5) years each unless otherwise retracted in writing by either Party at the end of the Initial Term or subsequent five (5) year terms by providing ninety (90) days notice of termination. The total length of the Lease shall not exceed a total of thirty (30) years, including renewals. The effective date of the Lease shall be the date on which both Parties execute the Lease following approval of the Lease by the City Council (the "Effective Date").

2.2 **Renewal Terms.** Following the Initial Term, the Lease will automatically renew for up to five (5) additional five (5) year renewal terms (each a "Renewal Term") provided neither Party chooses to terminate the Lease in accordance with subsection 2.1 above. Each Renewal Term shall be based on the same terms and conditions as set forth herein. The Initial Term and all Renewal Terms shall be collectively referred to herein as the "Term."

2.3 **Hold Over Tenancy.** Any holding over by Tenant after the expiration of the Term, with the consent of the City, shall be construed to be a tenancy from month-to-month on the terms

and conditions herein, except that the annual Rent (as hereinafter defined) shall be twice the amount set forth at the end of the Term of this Lease, prorated and paid monthly in advance.

3. RENT AND ADMINISTRATIVE FEES

3.1 **Rent.** Tenant shall pay Landlord, as rent, Fifty Thousand and 00/100 Dollars ($50,000.00) per year to be paid in equal monthly installments on the first day of the month, in advance, for the Term of this Lease, which will be increased and compounded at three percent (3%) per year (collectively "Rent") as illustrated on the schedule included in Exhibit D. The provisions of Section 3 shall control with regard to the discrepancy between the Rent installments calculated pursuant to this section and the Rent installments set out on Exhibit D, as the purpose for Exhibit D is to illustrate the compounding effect on Rent of the 3% annual escalation factor .

3.2 **Timing of Annual Rent Payments.** The monthly installment of Rent shall commence on the first day of the month following the Effective Date and will be payable thereafter on the first day of the month during the entire Term of the Lease.

3.3 **Late Payment Interest.** Any Rent not paid within ten (10) days of the due date shall be assessed a rate of 18% per annum from that date.

3.4 **Administrative Fees.** In addition to the Rent, the Tenant will be responsible for paying administrative fees, as applicable, associated with the operation and maintenance of the wireless tower and supporting equipment, as provided in Exhibit C. Landlord reserves the right to update the schedule of administrative fees in order to recover its actual costs of contract and oversight administration.

3.5 **Payment of Rent and Administrative Fees.** Tenant shall pay Landlord the Rent and applicable administrative fees specified in Exhibit C in the form of a check made out to the order of the City of San Antonio and sent to:

City of San Antonio
Aviation Department
Attn: Property and Business Development
9800 Airport Boulevard
San Antonio, TX 78216

4. INTERFERENCE, TESTING AND RESERVATION

4.1 **Interference with Use of Property Prohibited.** Tenant shall not use the Premises or Antenna Facilities (as defined in subsection 5.1) in any way which interferes with the current or future operations of Landlord, or the use of any portion of the Property and Building by Landlord and any of its City departments and agencies, or by lessees or licensees of Landlord with rights in any portion of the Property and Building prior or subsequent to execution of this Lease. Tenant acknowledges that the Premises are located on and are part of an operating airport and that Tenant may not install any equipment or perform any functions that may be in conflict with 14 CFR Part 139 Airport Certification as that regulation may be amended from time to time, or jeopardize the operating certificate of the Airport. Similarly, Landlord shall not use, nor shall Landlord permit its lessees, licensees, grantees, employees, invitees or agents to use, any

portion of the Property and Building in any way which materially interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering Party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the Parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured Party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice.

4.2 **Radio Frequency Emission and Interference Studies.** Both Landlord and Tenant shall be allowed to conduct radio frequency emission and interference studies from time to time to determine whether Tenant's use of the Antenna Facilities will interfere with Landlord's or Landlord's lessee's or licensee's current or proposed use of the Premises, Building, or Property. In the event that such a study indicates that Tenant's use will potentially interfere with Landlord's or its lessee's or licensee's current or proposed use of the Premises, Building, or Property, Tenant shall have ninety (90) days of Tenant's receipt of written notice from Landlord to remedy the interference to Landlord's reasonable satisfaction. If the problem is not so remedied within ninety (90) days of Tenant's receipt of written notice from Landlord, then Landlord may require Tenant, at Tenant's full expense, to relocate Tenant's Antenna Facilities so as to remove or minimize the interference, to the extent Landlord reasonably deems necessary. In compliance with Section 35-391 of the UDC, as amended, Landlord may permit Tenant to place a temporary Antenna Facility (Cell on Wheels or similar installation) on Landlord's Property or at some other location acceptable to Tenant and Landlord, during relocation of Premises. In the event Tenant's Antenna Facilities interfere with Landlord's emergency communications radio system, Tenant will be required to cease the interference immediately upon receiving notice from Landlord. In the event such interference cannot be remedied within 24 hours, Tenant shall shut down its Antenna Facilities until such interference is remedied.

4.3 **Radio Frequency Compliance Tests.** On an annual basis, Landlord may, at Tenant's expense, perform tests as necessary to determine compliance of the Antenna Facilities and equipment located on the Premises with Federal radio frequency exposure limit rules, currently set forth at 47 C.F.R. Section 1.1310, or subsequent Federal rules as from time to time in effect. Landlord may perform additional antenna radio frequency tests at Landlord's expense to determine whether Tenant's Antenna Facilities and equipment are in compliance with Federal radio frequency exposure limit rules. If any such tests determine that Tenant is not in compliance with applicable radio frequency exposure limit rules, Tenant shall shut down all communications equipment on the Premises (except for work necessary to bring it into compliance) until subsequent tests, which tests shall be at Tenant's sole expense, again show compliance with such rules. If Landlord performed a test resulting in a finding that Tenant is not in compliance with Federal radio frequency exposure limit rules, Tenant shall reimburse Landlord for actual cost incurred by Landlord in performing such test.

4.4 **Initial Radio Frequency Compliance Testing.** Tenant shall conduct an initial test for compliance with Federal radio frequency exposure limit rules prior to placing Tenant's equipment on the Premises into commercial operation, and Tenant shall perform additional tests upon any significant change in the equipment on the Premises. All such testing shall be performed by a qualified radio engineer, and a copy of the test results shall be provided to all Parties. If such tests show noncompliance with applicable radio frequency exposure limit rules then in effect, then all communications equipment on the Premises shall be shut down (except

for work necessary to bring it into compliance) until subsequent tests again show compliance with such rules.

4.5 **Reservation of Rights.** Landlord does not grant, and reserves for itself, its lessees, successors and assigns, (i) all mineral rights, seismic rights and rights to oil, gas, other hydrocarbons or minerals on, as to, under or about any portion of the Premises; (ii) ground water rights associated with the Property; (iii) rights to generate electricity from the wind or wind power on, as to or about any portion of the Premises; and (iv) the right to grant to others the rights hereby reserved.

5. TENANT IMPROVEMENTS

5.1 **Tenant Improvements.** Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters or enclosures and/or cabinets and related cables and utility lines and a location based system, including, without limitation, antenna(s), coaxial cable, base units and other associated equipment (collectively, the "Antenna Facilities" or "Tower" where reference is made to the communications tower specifically) as set forth on and in accordance and compliance with Exhibit A. Exhibit A shall contain a site plan which includes all buildings, structures, Tower, equipment cabinets, utility boxes, fences, generators, fuel tanks, backup battery cabinets, and parking; elevation drawings for the Tower, and equipment cabinets; fence detail; and specifications for all exterior colors, paint, other finishes and landscaping. The engineering specifications for the Tower shall specify the height of the Tower and designate the exact location, size, and type of Antenna Facilities to be installed. There shall be a fifteen feet clearance between antenna arrays, unless a closer clearance is technically feasible and agreed to by Landlord. Consistent with UDC § 35-385, the Tower shall consist of a steel lattice structure, monopole, or other similar self-supporting structure, including camouflage or stealth tower applications; and must be spaced from any residential structures, at a minimum equal to 115% of the height of the Tower. Consistent with UDC § 35-385 Tenant's unmanned equipment shelter(s) shall contain no more than 750 square feet of gross floor area and shall be no more than 12 feet in height. Tenant may include photo simulations of what the Property, Building, and Premises will look like upon construction of the Tower and Antenna Facilities and incorporate them in Exhibit A. It is understood that the Premises is the area controlled by the Tenant as described in Exhibit A.

5.2. **Tower Requirements.** Tenant shall abide by the following requirements related to the erection of the Tower, including, but not limited to following:

5.2.1 the maximum height of all towers, or monopoles, shall not exceed 199 feet;

5.2.2 the structure shall not be used to support signs other than those required by governmental agencies for aircraft warning or other safety purposes;

5.2.3 the structure shall be designed to accommodate at least two separate collocators;

5.2.4 unless otherwise governed by State or Federal requirements, the structure shall be a galvanized finish;

5.2.5 the design must include a landscaping plan consistent with the requirements of the particular zoning district where the structure will be installed;

5.2.6 all structures shall meet the minimum and structural load standards specified in the City of San Antonio building code;

5.2.7 all structures will meet the requirements of Chapter 37 of the San Antonio City Code and Section 35-385 of the San Antonio Unified Development Code;

5.2.8 any structure which was originally used, but is no longer used for telecommunication purposes for a continuous period of six months may be removed at Tenant's expense;

5.2.9 in historically sensitive areas, the installation is subject to review by the City of San Antonio Historical Preservation Office;

5.2.10 the installation must comply with the City of San Antonio's regulations for the Airport Overlay Zone, River Overlay District, and Edward Aquifer Recharge Zone District;

5.2.11 within City Parks, the installation is subject to review by the San Antonio Parks Board;

5.2.12 additional requirements, procedures or covenants from home owner's associations may apply to the Property; and

5.2.13 failure to complete construction within twelve (12) months of execution of this Lease may forfeit the right to construct the structure.

The Landlord may waive certain technical requirements as appropriate and necessary to accommodate the installation of the Tower and Antenna Facilities on the Building.

5.3 **Approval of Plans.** Prior to commencing construction, Tenant shall use the form attached as Exhibit B to submit plans and specifications for all improvements to Landlord for Landlord's written approval, not to be unreasonably withheld. No improvement, construction, installation or alteration shall be commenced until plans for such work have been approved by the Landlord and the Federal Aviation Administration, if applicable, and all necessary permits have been properly issued. For purposes of this Lease, Tenant's plans and specifications for the initial construction of the wireless communication facility are deemed approved by Landlord.

5.3.1 **Modification of Premises.** During the Term of this Lease, but prior to commencing any network upgrades, or any changes, additions, deletion and/or alterations of the Tenant's property as depicted in Exhibit A, Site Plans – Engineering Design of Improvements, including Reinforcements to the Building, including but not limited to, the addition of tower structure antennas, microwave dishes, equipment shelters and/or cabinets and utilities, Tenant shall submit to Landlord in writing detailed engineering design documents for Landlord's review and approval, which such approval shall be granted within twenty (20) business days from Tenant's payment of the applicable administrative fee pursuant to Section 3.4 herein to Landlord. In the event that Landlord's approval is not granted within such twenty (20) day time period, Tenant shall notify Landlord by letter or by email documenting Landlord's failure to review and approve within the requisite time period and shall thereby give Landlord

three (3) additional business days in which to approve such engineering design documents and in the event that Landlord fails to complete its review and grant its approval within such three (3) business day period, Tenant's engineering design documents will be deemed approved. If Landlord reasonably determines that the engineering design documents submitted by Tenant are incomplete or otherwise contrary to local regulations or Landlord's contractual commitments, the time taken by Tenant to correct such insufficiencies shall be considered outside of the scope of the above required time periods for the Landlord's review. Tenant shall not commence work on any such network upgrades, changes, additions, deletion and/or alterations prior to Landlord approving such upgrades, changes, additions, deletion and/or alterations in writing unless such has been deemed approved as provided hereinabove. If applicable, Tenant shall also obtain written approval from the Federal Aviation Administration. Review of such engineering design documents, other than routine maintenance, will be subject to an administrative fee. Any change that requires additional cabling, parking, or ground space will be subject to an adjustment in rent. All amended engineering design documents will be incorporated into this Lease and will become part of Exhibit A. Notwithstanding anything in this Lease to the contrary, Landlord's review of the engineering design documents submitted by Tenant shall be limited solely to a review for completeness and compliance with local regulations and Landlord's contractual commitments and shall not result in an increase in Tenant's rent or a denial of Tenant's proposed changes, and shall not be unreasonably withheld, conditioned or delayed. Landlord further agrees that Tenant shall have the right to install RRH units and equipment related thereto as part of its initial installation. If such RRH units and related equipment are not installed as part of the initial construction, Tenant will provide notice to Landlord of the proposed installation which will be considered a maintenance operation not subject to an administrative fee. Any subsequent network upgrades that may include replacement and/or addition of RRH units and related equipment will be subject to the same notice requirement set forth in the preceding sentence.

6. CONSTRUCTION

6.1 **No Construction Liens.** Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. If any lien is filed against the Premises, Building, or Property as a result of acts or omissions of Tenant or Tenant's employees, agents or contractors, Tenant shall discharge the lien or bond the lien off in a manner reasonably satisfactory to Landlord within thirty (30) days after Tenant receives written notice that the lien has been filed.

6.2 **No Interference with Construction.** Landlord acknowledges that except for Tenant's non-compliance with this Lease it shall not interfere with Tenant's construction within the Premises including, without limitation, attempting to direct construction personnel as to the location of or method of installation of the Antenna Facilities. However, Tenant will provide evidence to Landlord that Tenant's placement of the Tower and Antenna Facilities will not result in subjecting Landlord's employees, contractors, and invitees with access to the Building and Property to unacceptable levels of radio emissions in violation of FCC regulations. Notwithstanding the foregoing, Tenant's construction activities shall not interfere with public ingress and egress to the Building.

6.3 **Reinforcements of Building.** Tenant shall be responsible for identifying any structural reinforcements to the Building that are necessary to accommodate the installation of Tenant's

Tower and Antenna Facilities. The engineering design for the improvements will include details of such Building reinforcements, which must be approved by the City. Such reinforcements to the Building will include protection against damage due to lightning strikes to the Tower. The Tenant will incur all costs associated with such structural reinforcement and in the event that the improvements are removed by Tenant, the Tenant will restore the Building to its original condition.

6.4 **Backup Generation.** Tenant shall install and maintain a permanent backup generator at ground level. Such permanent backup generator shall be for Tenant's sole and exclusive use.

6.5 **Equipment Shelters or Enclosures.** Tenant will be required to install equipment shelter(s) or enclosure(s) on or inside the Building or at ground level on the Property, in compliance with UDC § 35-385. Tenant may not install lead acid batteries in equipment shelters or enclosures unless such batteries are valve regulated lead acid batteries, and will not be required to share its equipment shelter(s) or enclosure(s) with other parties that may collocate on the Tower. Access to equipment shelters or enclosures will be via locked gates and doors.

6.6 **Relocation of Utility Facilities.** If construction of the Tower and installation of Antenna Facilities results in the necessary relocation of any utility facilities of third parties on City of San Antonio rights-of-way, private easements, the Property, or the Building, Tenant shall be responsible for paying the cost for the relocation of utility facilities as appropriate to complete construction.

7. UTILITY FACILITIES

7.1 **Installation of Utility Facilities.** Tenant shall have the right to install utility lines serving the Premises, at Tenant's expense, and to improve the present utilities on the Building or Property, all at Tenant's expense. Landlord agrees to use reasonable efforts in assisting Tenant to acquire necessary utility service. Tenant shall install separate meters for utilities on the Building or Property used by Tenant. Tenant shall pay when due all charges for utilities serving the Premises during the Term of the Lease.

8. MAINTENACE

8.1 **Maintenance of Antenna Facilities.** Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located on the Building and Property in commercially reasonable condition and repair during the Term of this Lease, normal wear and tear and casualty excepted. Tenant shall have the right to conduct testing and maintenance activities, and repair and replace the Antenna Facilities at any time during the Term of this Lease. Notwithstanding anything in this Lease to the contrary, Tenant shall have the right to make any maintenance adjustments to the wireless communication facility including, but not limited to modifications or swaps of antennas or other equipment. Such maintenance activities shall not require the Landlord's consent or approval; however, Tenant shall notify Landlord of equipment modifications or swaps and Tenant shall adhere to applicable security protocols to contractors working at the airport.

8.2 **Signage.** Tenant may not place or allow the placement of any signs or graffiti on the Premises, except for those required for emergency notification and identification, or as required by law or rule. After thirty (30) days' notice to remove, Landlord at any time may enter the Premises and undertake any activities necessary to abate or remove graffiti located

therein. Tenant shall reimburse Landlord all costs incurred by Landlord in connection with such abatement or removal within thirty (30) days of Landlord's presenting Tenant with a statement of such costs.

8.3 **Facilities Management.** Tenant shall, at its own expense, maintain the Premises and all improvements, equipment and other personal property on the Premises in good working order, condition and repair. Tenant shall keep the Premises free of debris and anything of a dangerous, noxious or offensive nature or which would create a hazard or source of undue vibration, heat, noise or interference. If Tenant's lack of maintenance creates a public hazard or endangers the health or safety of Landlord's employees, agents or licensees accessing the Premises, Building, or Property, the Tenant will address the situation within ten (10) days of receiving notice from Landlord, unless a longer timeframe is mutually agreed to by the Parties. Failure to comply will serve as grounds for termination of this Lease.

8.4 **Building Maintenance and Repair.** Tenant shall be responsible for maintaining its structural reinforcements to the Building at all times, and shall promptly repair any damage to the Building caused by its installation of the Tower and Antenna Facilities. In the event, the Tenant's installation of Tower and Antenna Facilities results in water leakage during rain events, the Tenant shall be responsible for repairing the roof and all water damage to the Building, including replacing the roof if necessary. Tenant shall respond with necessary repairs within 24 hours of receiving notice of evidence of damage to the Building. In addition, Tenant will order an independent third-party engineer to inspect the Building for damage within 72 hours of any lightning strike to the Tower structure. The third-party engineer will provide Landlord a copy of its inspection report. Failure to perform under this subsection 8.4 will be considered a breach of contract and cause to terminate this Lease.

8.5 **Material Improvements and Alterations.** Tenant shall not construct any material improvements or structures not otherwise allowed under the terms of this Lease, nor shall Tenant make any material physical alterations other than repairs in the ordinary course of business. Any material physical improvements and/or alterations over and above the plans provided in Exhibit A, including but not limited to network upgrades, not in compliance with subsection 5.3 shall be considered impermissible uses of the Premises.

9. ACCESS

9.1 **Access to Property and Premises.** As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant non-exclusive access to the Property, Building and Premises for ingress, egress, and utilities installation and maintenance, which include, but are not limited to, the installation of power and telephone service cables, and to access and service the Premises and the Antenna Facilities at all times during the Initial Term of this Lease and any Renewal Terms. Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises, including the common areas of the Building ("Access") at all times during the Initial Term of this Lease and any Renewal Term, consistent with the regulations applicable to the Premises. Tenant shall use the Premises and any City facilities to which it is granted access under this Lease with the same degree of care as it accords its own property, and shall in no way interfere with the operations of the Property, Building, or Premises, or any City department or agency. Further, Tenant shall adhere to and in no way act in conflict with 49 CFR Part 1542 Airport Security or the TSA-approved security plan for the San Antonio International Airport. Landlord and its agents shall have the right to enter the Building and Premises at reasonable times to examine and inspect the Tower, equipment and structures and the Premises; however, Landlord, its employees or agents shall not impede or deny Access to Tenant, its employees,

agents, or licensees. Landlord shall have the right to enter and inspect the Premises, and upon notifying Tenant, the right to inspect the Tenant's equipment shelter or enclosure. In the event that Landlord must limit or prohibit access, or otherwise require the shutting down of Tenant's services, Landlord shall permit Tenant to place a temporary Antenna Facility (Cell on Wheels or similar installation) on Landlord's Property or at some other location acceptable to Tenant, at Landlord's costs until such time as Tenant's access and/or services are fully restored.

9.2 **Photo Badges Required.** While on the Premises, Tenant's employees and contractors must wear a suitable photo ID badge, to be provided by the Tenant, which includes a nominal 1 ½" square personal photo, unique logo and labeling that identifies the Tenant and the employee or contractor by name and a telephone number where confirmation of employment may be verified.

9.3 **Electronic Security Cards.** Landlord may install electronic security card readers at the Building and Premises to allow entry to be monitored and logged, in which case Tenant will pay the cost for the issuance of security cards to authorized personnel at the rate specified in Exhibit C.

9.4 **Escort Charges.** In the event the Property and/or Building has been designated a high security campus or facility, which requires entry by escort, Tenant will incur escort charges as specified in Exhibit C and will adhere to all relevant security policies. Tenant may reach an arrangement with Landlord for access to the Tower and Antenna Facilities during emergencies.

9.5 **List of Authorized Employees and Contractors.** Prior to Tenant commencing construction on the Property and Building, Tenant shall provide Landlord with the name and contact information of authorized employees and contractors that will be performing construction and oversight of the improvements. Such employees and contractors will be identified using the forms attached as Exhibits E and F. The authorized employees and contractors will be subject to security background checks and will be issued credentials to enter the Property, Building, and Premises. Authorized employees and contractors of the Tenant must comply with all the security regulations applicable to the Property, Building, and Premises. Tenant shall maintain the list of authorized employees and contractors current and provide notice to Landlord immediately to remove the name of any employee subject to disciplinary probation or termination and timely submit additional personnel to be added to list.

9.6 **Security Background Checks.** All Tenant employees, contractors, and subcontractors with access to the Building and Premises will be subject to security background checks, and Tenant shall incur the fee indicated in Exhibit C for each background check performed. Landlord reserves the right to exclude any representative, employee, agent, contractor, and/or subcontractor of Tenant from the Building and Premises if deemed necessary for proper security reasons.

10. TERMINATION, DEFAULT AND RIGHT TO CURE

10.1 **Termination.** Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

10.1.1 upon thirty (30) days' written notice by Landlord to Tenant if Tenant fails to cure a default for payment of amounts due under this Lease within thirty (30) days of Tenant's receipt of such notice;

10.1.2 upon thirty (30) days' written notice by Landlord to Tenant if Tenant fails to conduct proper maintenance and repairs as prescribed by subsection 8.4 and Tenant fails to commence such maintenance and repairs within such thirty (30) day period;

10.1.3 upon thirty (30) day's written notice by Tenant to Landlord of unacceptable results of any title report, environmental or soil tests prior to Tenant's installation of the Antenna Facilities on the Premises;

10.1.4 upon thirty (30) days' written notice by Tenant if despite diligent effort by Tenant, Tenant is unable to obtain, maintain, or otherwise forfeits, cancels or has been canceled, or allows to expire without renewing any license (including, without limitation, an FCC license), permit or any Governmental Approval necessary for the installation and/or operation of the Antenna Facilities;

10.1.5 upon thirty (30) days' written notice by Tenant if destruction or damage to the Antenna Facilities substantially and adversely affects their effective use;

10.1.6 upon thirty (30) days' written notice by Tenant at the time title, or the right to control or to occupy the Building and Premises transfers to a condemning authority, pursuant to a taking of all or a portion of the Premises sufficient to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Building and Premises to a purchaser with the power of eminent domain in the face of the exercise of the power shall be treated as a taking by condemnation.

10.1.7 upon sixty (60) days' written notice by Landlord to Tenant if this Lease and/or Tenant's operations there under impair, increase the cost of or prevent financing (such as the issuance of bonds or revenue bonds, including bonds whose income is generally exempt from Federal income tax under the U.S. Internal Revenue Code), by Landlord or any municipal utility of which the Property and/or Building is a part.

10.1.8 upon thirty (30) days' written notice by Landlord to Tenant resulting from Tenant's failure to provide written notice to and obtain consent from Landlord for assignment of the Lease pursuant to subsection 16.1.

10.1.9 upon one hundred eighty(180) days' written notice by Landlord to Tenant if the San Antonio City Council passes an ordinance calling for the Property and/or Building to be sold, transferred, developed, redeveloped, renovated, upgraded, or declared surplus property in such a way that the use of the Property and/or Building is no longer compatible with the Tower installation.

10.1.10 upon one hundred eighty (180) days' written notice by Landlord to Tenant if in accordance with the San Antonio City Charter, the City Council finds the use of the Premises has become a nuisance, however, in the event of an emergency brought about by such nuisance, the City Council may specify a shorter termination period.

10.1.11 Tenant may terminate this Lease by giving one hundred eighty (180) days' written notice to the Landlord.

In the event that Landlord terminates the Lease, Tenant shall be entitled to reimbursement by Landlord of any unearned rent for the remaining Term of the Lease. Such sum shall be due and payable within thirty (30) days of Landlord's written notice to Tenant.

10.2 **Effect of Termination or Expiration of Lease.** Upon the termination or expiration of this Lease, title to the Tower will be transferred to the Landlord at Landlord's sole option. In the event Landlord does not accept title and take possession of the Tower the Tower shall be removed as prescribed in subsection 11.2.

10.3 **Default and Right to Cure.** Notwithstanding anything contained herein to the contrary and without waiving any other rights granted to it at law or in equity, each Party shall have the right, but not the obligation, to terminate this Lease on written notice pursuant to Section 23 hereof, to take effect immediately, if the other Party fails to perform any material covenant or commits a material breach of this Lease and fails to commence the cure of such failure to perform a material covenant or material breach for a period of thirty (30) days after receipt of written notice thereof to cure, provided Tenant shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and Tenant commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion.

10.4 **Tenant Default.** Tenant shall be in default if it (i) fails to make any payment of Rent or other sums to Landlord when due, and does not cure such default within thirty (30) days after receipt of written notice from Landlord of such failure; (ii) abandons or vacates the Premises; (iii) is adjudicated as bankrupt or makes any assignment for the benefit of creditors; or (iv) if Tenant becomes insolvent.

10.5 **Landlord Remedies.** If suit shall be brought by Landlord for recovery or possession of the Premises, removal of Tenant's equipment, for the recovery of any Rent or any other amount due under the provisions of this Lease, or because of the breach of any other covenant, the Tenant shall pay to the Landlord all expenses incurred therefor, including reasonable attorney fees. In addition, in the event of any default of this Lease by Tenant, the Landlord may at any time, after notice given as set forth in Section 23 herein and if Tenant fails to cure, cure the default for the account of and at the expense of the Tenant. If Landlord is compelled to pay any sum of money or to do any act which will require the payment of any sum of money or is compelled to incur any expense, including reasonable attorney fees in instituting, prosecuting or defending any action to enforce the Landlord's rights under this Lease, the sums so paid by Landlord, with all interest, costs and damages shall be deemed to be Rent otherwise due and shall be added to the Rent following the incurring of the respective expenses and the expiration of forty-five (45) days following Tenant's receipt of written notice from Landlord as to such additional Rent and shall be due from the Tenant to Landlord on the first day of the month following the expiration of such forty-five (45) day period.

11. RELOCATION AND REMOVAL OF TOWER

11.1 **Relocation of Facilities.** In the event the Property and/or Building is sold, transferred, developed, redeveloped, renovated, upgraded, or put to another use by Landlord as directed by the San Antonio City Council, the Tenant will be required to remove the Tower and Antenna Facilities at Tenant's expense for the purpose of relocation or disposal. If appropriate, Landlord

will provide another location for the relocation of the Tower and Antenna Facilities, or for the installation of new improvements. Landlord will provide Tenant at least one hundred eighty (180) days notice of the need for removal and relocation, and Tenant shall fully cooperate in such removal and relocation. Landlord shall permit Tenant to place a temporary Antenna Facility (Cell on Wheels or similar installation) on Landlord's Property or at some other location acceptable to Tenant until such relocation is complete. If relocation is not possible, but the alteration to the Property and/or Building will accommodate the installation of new facilities, the Lease will terminate and the parties may negotiate a new Lease appropriate for the new installation. The Parties will work together in an attempt to achieve a transition to the new facilities without service interruption.

11.2 **Restoration of Premises.** Within ninety (90) days after the termination or expiration of this Lease, Tenant at its expense shall restore the Building and Premises to Landlord in the same condition as they were prior to this Lease, normal wear and tear and casualty excepted. If Landlord request that Tenant not remove all or a portion of the improvements, title to the affected improvements (which shall not include Tenant's Antenna Facilities) shall thereupon transfer to Landlord, and thereafter the improvements shall be the sole property of Landlord, and Tenant shall be relieved of its duty to remove said improvements. Any personal property, equipment or other improvements which are not timely removed as prescribed herein shall become the property of Landlord, at Landlord's option. Notwithstanding any other provision of this Lease, Tenant's obligation to pay Rent hereunder shall continue until Tenant has complied with this subsection 11.2. If Tenant fails to remove the Tower and Antenna Facilities within the time period prescribed herein, Landlord at its option may cash the performance bond or letter of credit required under Section 15 in order to remove said facilities and restore the Building and Premises to its original condition.

12. TAXES

12.1 **Right to Contest Taxes.** Tenant shall pay any personal property tax, real property tax, state franchise tax, or any other tax which is directly attributable to the leasehold estate, presence or installation of the Tenant's Antenna Facilities, or Tenant's presence or operations on the Premises. Landlord hereby grants to Tenant the right (with written notice to Landlord complying with Section 23 herein) to challenge, whether in a court, administrative proceeding, or other venue, on behalf of Landlord and/or Tenant, any personal property tax, real property tax that may affect Tenant. If Landlord receives notice of any personal property or real property tax assessment against the Landlord, which may affect Tenant and is directly or indirectly attributable to Tenant's installation, Landlord shall provide timely notice of the assessment to Tenant sufficient to allow Tenant to consent to or challenge such assessment; such notice must comply with Section 23 herein.

13. INSURANCE

13.1 **Endorsement Copies.** Prior to the commencement of any work under this Lease, Tenant shall furnish copies of all required endorsements and a Certificate(s) of Insurance to the City of San Antonio Information Aviation Department ("Aviation"), which shall be clearly labeled "*Airport San Antonio Intl Repl*" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by a broker and signed by the broker authorized to issue the certificates on behalf of the insurance company. The Landlord will not accept Memorandum of Insurance or Binders as proof of insurance. The certificate(s) or form must have the broker's original signature, including the signer's company affiliation, title and phone number. The Landlord shall have no duty to pay or perform under this Lease until such certificate and

endorsements have been received and approved by Aviation. No officer or employee, other than the City of San Antonio Risk Manager, shall have authority to waive this requirement.

13.2 **Right to Review Coverage.** The Landlord reserves the right to review the insurance requirements of this section during the effective period of this Lease and any extension or renewal hereof and to modify insurance coverages and their limits when deemed necessary and prudent by the City of San Antonio Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Lease. In no instance will Landlord allow modification whereupon Landlord may incur increased risk.

13.3 **Liability Limits.** Tenant's financial integrity is of interest to the Landlord; therefore, Tenant shall obtain and maintain in full force and effect for the duration of this Lease, and any extension hereof, at Tenant's sole expense, insurance coverage written on an occurrence basis, by companies authorized and admitted to do business in the State of Texas and with an A.M Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

TYPE	AMOUNTS
1. Workers' Compensation 2. Employers' Liability	Statutory Limits $1,000,000/$1,000,000/$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises operations b. Independent Contractors c. Products/completed operations d. Personal Injury e. Contractual Liability	For Bodily Injury and Property Damage of $1,000,000 per occurrence; $2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	Combined Single Limit for Bodily Injury and Property Damage of $1,000,000 per occurrence
5. Property Insurance – for physical damage to the property of Tenant, including improvements and betterments to the Tower and Antenna Facilities.	Coverage for a minimum of one hundred percent (100%) of the replacement cost of Tenant's improvements

13.5 **Specific Requirements.** Tenant agrees that with respect to the above-required insurance, all insurance policies are to contain or be endorsed to contain the following provisions to the effect of:

- Name the City of San Antonio, its officers, officials, employees, volunteers, and elected representatives as an additional insured by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with the Landlord, with the exception of the

workers' compensation / employers liability, property and professional liability policies via blanket additional insured endorsement;

- Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where the Landlord is an additional insured shown on the policy;

- Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the Landlord; and

13.6 **Loss of Insurance Coverage.** Tenant shall provide a replacement Certificate of Insurance without lapse in coverage with the expiration or cancellation of a given policy. Landlord shall have the option to suspend Tenant's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this Lease.

13.7 **Landlord's Remedy for Tenant's Failure to Maintain Insurance Coverage.** In addition to any other remedies Landlord may have upon Tenant's failure to provide and maintain any insurance to the extent and within the time herein required, Landlord shall have the right to order Tenant to stop work hereunder, and/or withhold any payment(s) which become due, to Tenant hereunder until Tenant demonstrates compliance with the requirements hereof.

13.8 **No Limitation on Damages.** Nothing herein shall be construed as limiting in any way the extent to which Tenant may be held responsible for payments of damages to persons or property resulting from Tenant's or its subcontractors' performance of the work covered under this Lease.

13.9 **Tenant's Insurance Primary.** Tenant's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by the City of San Antonio for liability arising out of Tenant's operations under this Lease.

13.10 **Obligation to Procure Insurance.** It is understood that the insurance required is in addition to and separate from any other obligation in this Lease.

13.11 **Tenant Responsible for Damages to Self.** Tenant and any Subcontractors are responsible for all damage to their own equipment and/or property.

13.12 **Waiver of Claims against City of San Antonio.** Tenant waives all claims against the City of San Antonio for injury to persons or property on or about the Property and Premises not caused by Landlord's negligence.

14. PERFORMANCE BOND

14.1 **Construction and Removal Bond.** Tenant shall, prior to commencing any construction on the Property, Building, and Premises, post a performance bond in form and with a surety company reasonably acceptable to Landlord, assuring that the improvements will be constructed without the attachment of any construction liens, which bond shall expire after the completion of the lien filing period. Tenant shall following completion of construction post

a removal bond (or, at Tenant's option, a letter of credit) from a surety or bank reasonably acceptable to Landlord, and in an amount of $50,000 to assure that the funds will be available at the termination of the Lease for removal of the Antenna Facilities, and to pay any outstanding Rent during the Term and any Renewal Terms of this Lease.

14.2 **Survival Clause.** This Section 14 shall survive the expiration of this Lease.

15. INDEMNIFICATION

15.1 The Tenant covenants and agrees to FULLY INDEMNIFY and HOLD HARMLESS, the City of San Antonio (and the elected officials, employees, officers, directors, and representatives of the City), individually or collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal injury or death and property damage, made upon the City directly or indirectly arising out of, resulting from or related to Tenant's activities under this Lease, including any acts or omissions of the Tenant, any agent, officer, contractor, subcontractor, director, representative, employee, consultant or sub-consultants of the Tenant, and their respective officers, agents, employees, directors and representatives while in the exercise or performance of the rights or duties under this Lease, all without, however, waiving any governmental immunity available to the City under Texas Law and without waiving any defenses of the Parties under Texas, Federal, or International Law. The City shall have the right, to participate in such defense without relieving the Tenant of any of its obligations.

15.2 THE INDEMNITY PROVIDED FOR IN THE FOREGOING PARAGRAPHS SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS OR EMPLOYEES, IN INSTANCES WHERE SUCH NEGLIGENCE CAUSES PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE. HOWEVER, IN THE EVENT TENANT AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS, FEDERAL, OR INTERNATIONAL LAW.

15.3 THE TENANT SHALL ADVISE THE CITY IN WRITING WITHIN 10 DAYS OF ANY CLAIM OR DEMAND AGAINST THE CITY RELATED TO OR ARISING OUT OF THE TENANT'S ACTIVITIES UNDER THIS LEASE AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT THE TENANT'S COST TO THE EXTENT REQUIRED UNDER THIS LEASE.

15.4 THE PROVISIONS OF THIS INDEMNITY ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

16. ASSIGNMENT

16.1 **Tenant's Assignment Rights.** Tenant shall have the right to assign or otherwise transfer this Lease to any person or business entity which (i) holds a currently valid FCC license to provide to the public from the Premises what are commonly known as cellular telephone services, (ii) is a parent, subsidiary or affiliate of Tenant, is merged or consolidated with Tenant or purchases more than fifty percent (50%) of either an ownership interest in Tenant or the

assets of Tenant in the "Metropolitan Trading Area" or "Basic Trading Area" (as those terms are defined by the FCC) in which the Property is located. Upon notice to Landlord of such assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder; provided assignee accepts this Lease in full, without amendments or changes thereto, steps into the shoes of Tenant, including being responsible and liable for events or defaults which occurred prior to the assignment, and cures any outstanding defaults. All other proposed assignments not covered in (i) to (ii) herein will require 60 days prior notice to Landlord and the affirmative consent of Landlord, which will not be unreasonably withheld. Failure to obtain the affirmative consent of Landlord to the proposed assignment shall result in making the proposed assignment null and void.

16.2 **Effect of Bankruptcy.** Any person or entity to which this Lease is assigned pursuant to the provisions of the Bankruptcy Code, 11 USC Sections 101, et seq., shall be deemed without further act to have assumed all of the obligations of Tenant arising under this Lease both before and after the date of such assignment. Any such assignee shall upon demand execute and deliver to Landlord an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to Landlord, shall be the exclusive property of Landlord, and shall not constitute property of the Tenant or of the estate of Tenant within the meaning of the Bankruptcy Code. Any monies or other considerations constituting Landlord's property under the preceding sentence not paid or delivered to Landlord shall be held in trust for the benefit of Landlord and be promptly paid to Landlord.

16.3 **Landlord's Assignment Rights.** Landlord may assign or transfer this Lease, and, upon written notice to Tenant of such assignment, shall be relieved of all liabilities and obligations hereunder provided that such assignee or transferee agrees in writing to fulfill the duties and obligations of the Landlord in said Lease, including the obligation to respect Tenant's rights to non-disturbance and quiet enjoyment of the Premises during the remainder of the Term hereof.

16.4 **Successors and Assigns.** This Lease shall be binding upon and inure to the benefit of the Parties, their respective successors, personal representatives, and assigns.

17. WAIVER OF LIENS

17.1 **Waiver of Liens.** Neither Party shall have the right to create or impose any extrajudicial liens or any other encumbrance on the Property, Building, Premises, Tower, Antenna Facilities, and any other property owned by the other Party. Specifically, Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Mortgagees the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Mortgagee's sole discretion and without Landlord's consent. Should Tenant fail to remove its Antenna Facilities as required by this Lease, then the waiver of lien rights is void. In addition, Tenant shall not bind, or attempt to bind, the Landlord for the payment of any money in connection with the construction, repair, alteration, addition, or reconstruction in, on, or

about the Tower and Antenna Facilities. Further, Tenant shall remove, within thirty (30) days after filing, by payment or performance bond, any mechanic's or materialman's liens filed against the Tower and/or Antenna Facilities and shall indemnify Landlord in connection with such liens to the extent Landlord incurs any damages, expenses, attorney's fees, or court costs.

18. QUIET ENJOYMENT AND AUTHORITY TO LEASE

18.1 **Quiet Enjoyment and Authority to Lease.** Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has title to the Property and Building free and clear of any liens or mortgages, except those disclosed to Tenant, of record, or which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord. Landlord covenants that at all times during the Term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

19. ENVIRONMENTAL LAWS

19.1 **Environmental Laws.** Tenant, its officers, agents, affiliates, contractors and subcontractors and employees, shall not introduce or use any Hazardous Substance on the Property, Building, or Premises in violation of any applicable law. "Hazardous substance" means any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic or radioactive substance, or other similar term pursuant to any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease. Tenant agrees to defend, indemnify and hold harmless Landlord from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the Landlord may suffer or incur due to the existence or discovery of any Hazardous Substances on the Property or Building, or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment, that arise from Tenant's activities, or those of its officers, agents, affiliates, contractors and subcontractors and employees. The indemnification in this section specifically includes, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 20 shall survive the termination or expiration of this Lease.

20. DISPUTE RESOLUTION

20.1 **Dispute Resolution.** Except as otherwise provided in this Lease, any controversy between the Parties arising out of this Lease or breach thereof, is subject to the mediation process described below.

20.2 **Dispute Resolution Process.** A meeting will be held promptly between the Parties to attempt in good faith to negotiate a resolution of the dispute. Tenant will be represented by individual(s) with decision making authority, and in the case Landlord, the Director or his designee(s) will attend the meeting regarding the dispute. If within twenty (20) days after

such meeting the Parties have not succeeded in resolving the dispute, they will, within twenty (20) days thereafter submit the dispute to a mutually acceptable third Party mediator who is acquainted with dispute resolution methods. Landlord and Tenant will participate in good faith in the mediation and in the mediation process. The mediation shall be nonbinding. Neither Party is entitled to seek or recover punitive damages in considering or fixing any award under these proceedings.

20.3 **Cost of Mediation.** The costs of mediation, including any mediator's fees, and costs for the use of the facilities during the meetings, shall be borne equally by the Parties. Each Party's costs and expenses will be borne by the Party incurring them.

21. TREATMENT IN BANKRUPTCY

21.1 **Treatment in Bankruptcy.** The Parties to this Lease hereby expressly agree and acknowledge that it is the intention of both Parties that in the event that during the Term of this Lease Tenant shall become a debtor in any voluntary or involuntary bankruptcy proceeding (a "Proceeding") under the United States Bankruptcy Code, 11 U.S.C. § 101, *et seq.* (the "Code"), this Lease is and shall be treated as an "unexpired lease of nonresidential real property" for purposes of Section 365 of the Code, 11 U.S.C. § 365, and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365.

22. FORCE MAJEURE

22.1 **Force Majeure.** If a Party is delayed or hindered in, or prevented from the performance required under this Lease (except for payment of monetary obligations) by reason of earthquakes, landslides, strikes, lockouts, labor troubles, failure of power, riots, insurrections, war, acts of God or other reasons of like nature, not the fault of the Party delayed in performing work or doing acts, and where reasonable measures by such Party could not have avoided or mitigated the effects of such acts, then such Party is excused from such performance for the period of delay. The period for the performance of any such act shall then be extended for the period of such delay. In the event that Tenant invokes this provision because damage to the electronic equipment, Antenna Facilities or Premises has hindered, delayed, or prevented Tenant from using the Premises, Tenant may immediately erect any temporary electronic equipment on the Premises and such temporary antennas at such location as Landlord and Tenant may agree as is necessary to resume service, provided that such temporary facilities do not unreasonably interfere with Landlord's use of the Property and Building, or ability to repair or restore the Premises, Building, or Property. If, in Landlord's sole and absolute discretion, it elects to repair or restore the Premises, Building, and Property, upon completion of such repair or restoration, Tenant is obligated to repair or restore the electronic equipment and Antenna Facilities in accordance with the terms of this document.

23. NOTICE

23.1 **Notices Regarding Lease.** Any communication regarding this Lease shall be in writing and deemed delivered when delivered personally (with receipt acknowledged), or three days after deposit in the U.S. mail, first class, with proper postage prepaid, or upon receipt if sending by certified mail, return receipt requested, or upon receipt when sent by a commercial courier service for expedited delivery to be confirmed in writing by such courier, at the addresses listed or to such other address as either party may designate in writing.

If intended for Landlord, to: City of San Antonio
Office of City Attorney
100 S. Flores Street
City Hall, 3rd Floor
San Antonio, Texas 78205

If intended for Tenant, to: San Antonio MTA, L.P.
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

23.2 **Operational and Emergency Contacts.** The operational and emergency contacts of the Parties shall initially be as follows. Landlord and Tenant shall each notify the other as the following change from time to time:

Tenant Emergency Services contact:

Network operations center – 800-264-6620

If to Landlord, for general operational matters:

Aviation Department: 210-207-7242

Landlord Emergency Services contact:

Operational Control Center: 210-207-3433

24. CITY OF SAN ANTONIO ETHICS CODE

24.1 **Prohibited Financial Transactions by City Personnel.** The San Antonio City Charter and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale: (i) a City officer or employee; (ii) his parent, child or spouse; (iii) a business entity in which the officer or employee, or his parent, child or spouse owns (a) 10% or more of the voting stock or shares of the business entity, or (b) 10% or more of the fair market value of the business entity; and (iv) a business entity in which any individual or entity above listed is a (a) subcontractor on a City contract, (b) a partner, or (c) a parent or subsidiary business entity.

24.2 **Tenant Not City Personnel.** Tenant warrants and certifies that Tenant and its officers, employees and agents are neither officers nor employees of the City.

24.3 **Discretionary Contracts Disclosure Statement.** Tenant has tendered to City a Discretionary Contracts Disclosure Statement, in the form prescribed in Exhibit G, in

compliance with the Ethics Code and acknowledged that City's reliance on the above warranties and certifications is reasonable.

25. GENERAL PROVISIONS

25.1 **Compliance.** The Parties will comply with all current local, state and federal laws, regulations, ordinances, and orders.

25.2 **No Brokers.** Each Party represents that no broker was involved in this transaction or is entitled to a commission.

25.3 **Legal Authority.** The signatories to this Lease guarantee they have full legal authority to execute this Lease and to bind Party to all of the terms, conditions and obligations in this Lease, which shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors and assigns.

25.4 **No Fixtures.** Tenant's Antenna Facilities will remain the sole property of Tenant whether or not attached to the Towers, Property, Building, or Premises provided that any structural modifications to the Tower (including mounting platforms or supports, but excluding Antenna Facilities), or to the Equipment Shelters or enclosures (including mounting racks), will become property of the Landlord, at Landlord's option, upon termination or final expiration of this Lease, and Tenant shall leave such on the Premises upon vacating. Tenant agrees that ownership of all structural modifications made to the Tower or Equipment Shelters or enclosures by, on behalf of, or for Tenant shall transfer to Landlord, and Tenant will transfer title of such facilities to Landlord.

25.5 **Severability.** If any provision of this Lease is held unconstitutional, void or invalid, the remainder of this Lease will remain in effect and the provision so held shall be reformed to reflect the parties' intent as closely as legally possible.

25.6 **Applicable Law. THIS LEASE SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES ARE PERFORMABLE IN BEXAR COUNTY, TEXAS.**

25.7 **Venue.** Any legal action or proceeding brought or maintained, directly or indirectly, resulting from this Lease shall be determined in the City of San Antonio, Bexar County, Texas.

25.8 **No Warranties.** Landlord makes no warranty, expressed or implied, and hereby expressly disclaims all Warranties of Merchantability and Fitness for a Particular Purpose associated with the Premises. Tenant accepts the Premises "As Is."

25.9 **Non-Waiver.** Failure of Landlord to insist on strict performance of any of the conditions, covenants, terms or provisions of this Lease or to exercise any of its rights hereunder shall not waive such rights, but Landlord shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Tenant to Landlord after a breach of this Lease shall not be deemed a waiver of such breach unless expressly set forth in writing.

25.10 **Exhibits Incorporated.** All Exhibits referred to herein or attached hereto are incorporated herein for all purposes.

25.11 **Entire Agreement.** This Lease with attached Exhibits A to G constitutes the entire agreement and understanding between the Parties, and supersedes all offers, negotiations and other agreements. This Lease may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing, executed by both Parties, and by the San Antonio City Council.

25.12 **Execution of Lease in Counterpart Copies.** This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

25.13 **Prior Terminated Agreement.** Landlord and Tenant agree that this Lease replaces the agreement between the City of San Antonio, a Texas Municipal Corporation, and San Antonio MTA, L.P. dated November 6, 1997 referenced by Tenant as Contract #NG 26203 ("Terminated Agreement"). Landlord and Tenant acknowledge that notwithstanding the termination of the Terminated Agreement and the commencement of this Lease, Tenant may continue to make, and the Landlord may continue to receive, rental and other payments pursuant to the Terminated Agreement. In such event, any rental or other payments made pursuant to the Terminated Agreement after its termination shall be applied and credited against any rentals or other payments due under this Lease.

(SIGNATURE PAGE TO FOLLOW)

26. SIGNATURES

IN WITNESS THERETO, the Parties affirm their signatures to this Lease following City Council approval of said Lease.

LANDLORD:

City of San Antonio

By: _____

Printed Name: _____

Title: _____

Date: _____

Approved as to Form:

_____
City Attorney

TENANT:

San Antonio MTA, L.P. d/b/a Verizon Wireless
By Verizon Wireless Texas, LLC,
Its General Partner

By: _____

Printed Name: Aparna Khurjekar

Title: Area Vice President Network

Date: _____

EXHIBIT A

(See Attached)

Site Plans - Engineering Design of Improvements, including Reinforcements to the Building

The notation of "(N)" as reflected throughout the attached Site Plans reflects the location(s) of Tenant's installation and construction of the wireless communication facility.

Site Name: Airport San Antonio Intl Repl

NOTES

1. UTILITIES ON THESE DRAWINGS HAVE BEEN PROVIDED TO ASCE STANDARD 38-02 QUALITY LEVEL D INFORMATION IS SHOWN WITH THE LETTER "D" IN PARENTHESES IN THE UNITSUE.
2. UTILITIES ON THESE DRAWINGS HAVE BEEN IDENTIFIED TO ASCE STANDARD 38-02 QUALITY LEVEL C INFORMATION IS SHOWN WITH THE LETTER "C" IN PARENTHESES IN THE UNITSUE.
3. THE LOCATIONS OF THE SANITARY SEWER LINES ARE BASED ON RECORDS SUPPLIED BY THE CITY OF SAN ANTONIO AND WHERE AVAILABLE SURVEYED SURFACE FEATURES. THEY ARE THEREFORE SHOWN AT ASCE SANITARY LEVEL C. SANITARY SEWER SERVICE LINES ARE NOT SHOWN
4. WHERE AVAILABLE UTILITY SIZE AND TYPE INFORMATION IS SHOWN. THIS INFORMATION IS BASED ON RECORDS SUPPLIED BY UTILITY REPRESENTATIVES AND HAS BEEN VERIFIED, WHERE POSSIBLE, BY TEXAS A SPECIAL EXCAVATION TEST HOLES IN LOCATIONS SHOWN.
5. UTILITY LOCATIONS ON THESE DRAWINGS ARE PRESENT FOR DESIGN PURPOSES AND NOT CONSTRUCTION. THEY REFLECT SUBSURFACE UTILITIES AT THE TIME SURVEYED. CALL TEXAS ONE CALL SYSTEM FROM 245-4545 FOR UTILITY LOCATIONS 48 HOURS PRIOR TO ANY WORK.
6. WHERE POSSIBLE WATER, GAS, AND TELEPHONE SERVICE LINES ARE DESIGNATED HOWEVER SOME SERVICE LINES ARE CONSTRUCTED OF NONCONDUCTIVE MATERIAL AND UTILITIES COMPANY DRAWINGS DO NOT SHOW SERVICE LINE LOCATIONS THEREFORE NOT ALL SERVICE LINES ARE SHOWN.

UTILITIES QUALITY LEVELS
(EXTRACT FROM ASCE PUBLICATION CI/ASCE STANDARD 38-02)

QUALITY LEVEL "D"
INFORMATION OBTAINED FROM EXISTING RECORDS AND/OR UTILITY COLLECTIONS

QUALITY LEVEL "C"
INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL "D" INFORMATION

QUALITY LEVEL "B"
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED TO PROJECT TOLERANCES

QUALITY LEVEL "A"
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES AT A SPECIFIC POINT. POINTS SHOWN ARE SURVEYED VISUALLY AND MAY NOT BE EXACT.

NOTE: ALL UNDERGROUND UTILITIES SHOWN ON THIS SHEET ARE EXISTING. THERE IS NO GUARANTEE THAT WHAT IS SHOWN REPRESENTS ALL UNDERGROUND UTILITIES PRESENT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES (WHETHER OR NOT SHOWN ON THIS SHEET) PRIOR TO DIGGING OR DRILLING.

SUBSURFACE UTILITY ENGINEERING (SUE) CERTIFICATION:

THE ENGINEER'S SEAL HEREON IS TO CERTIFY THAT THE UTILITIES SHOWN HAVE BEEN INVESTIGATED IN GENERAL ACCORDANCE WITH ASCE STANDARD 38-02. ALL OTHER INFORMATION HEREON HAS BEEN PROVIDED BY OTHERS AND IS NOT A PART OF THIS CERTIFICATION.

Expires 6-30-2014

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST

1 EXISTING UNDERGROUND UTILITIES PLAN

SCALE: N.T.S.

NORTH

SCALE FEET

LEGEND

UTILITY	OWNER
[illegible]	[illegible]

WASTE WATER MH
WASTE CLEANOUT
WATER METER
WATER VALVE
FIRE HYDRANT
WATER MANHOLE
STEAM MANHOLE
STORM DRAIN MH
FORCE MAIN MH
FOC MANHOLE
FOC JUNCTION BOX
FOC HAND HOLE
ELECTRIC PEDESTAL
LIGHT POLE
ELECTRIC MANHOLE
ELECTRIC BOX
ELECTRIC HAND HOLE
GAS MANHOLE
GAS METER
GAS VALVE
TRAFFIC SIGNAL BOX
TRAFFIC LIGHT BOX
TRAFFIC SIGNAL POLE BOX
TRAFFIC SIGNAL MH
TRAFFIC LIGHT
TRAFFIC SIGNAL HAND HOLE
CABLE TV PEDESTAL
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE POLE
TELE JUNCTION BOX
TELE HAND HOLE
TEST BOXES
UTILITY POLE
POLE GUY
VALVE BOX
CAMERA
CONTROLLER OUT OF SCOPE
LINE STYLE CULVERT BREAK

Contact Tree

ArchComm, LLC

SAN ANTONIO AIRPORT CELL TOWER
TPE PROJECT NO. TX32501.00

SUBSURFACE UTILITY ENGINEERING PLAN SHEET

Date	Revision	Drawn	Checked
[illegible]	[illegible]	[illegible]	[illegible]

Verizon wireless

AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

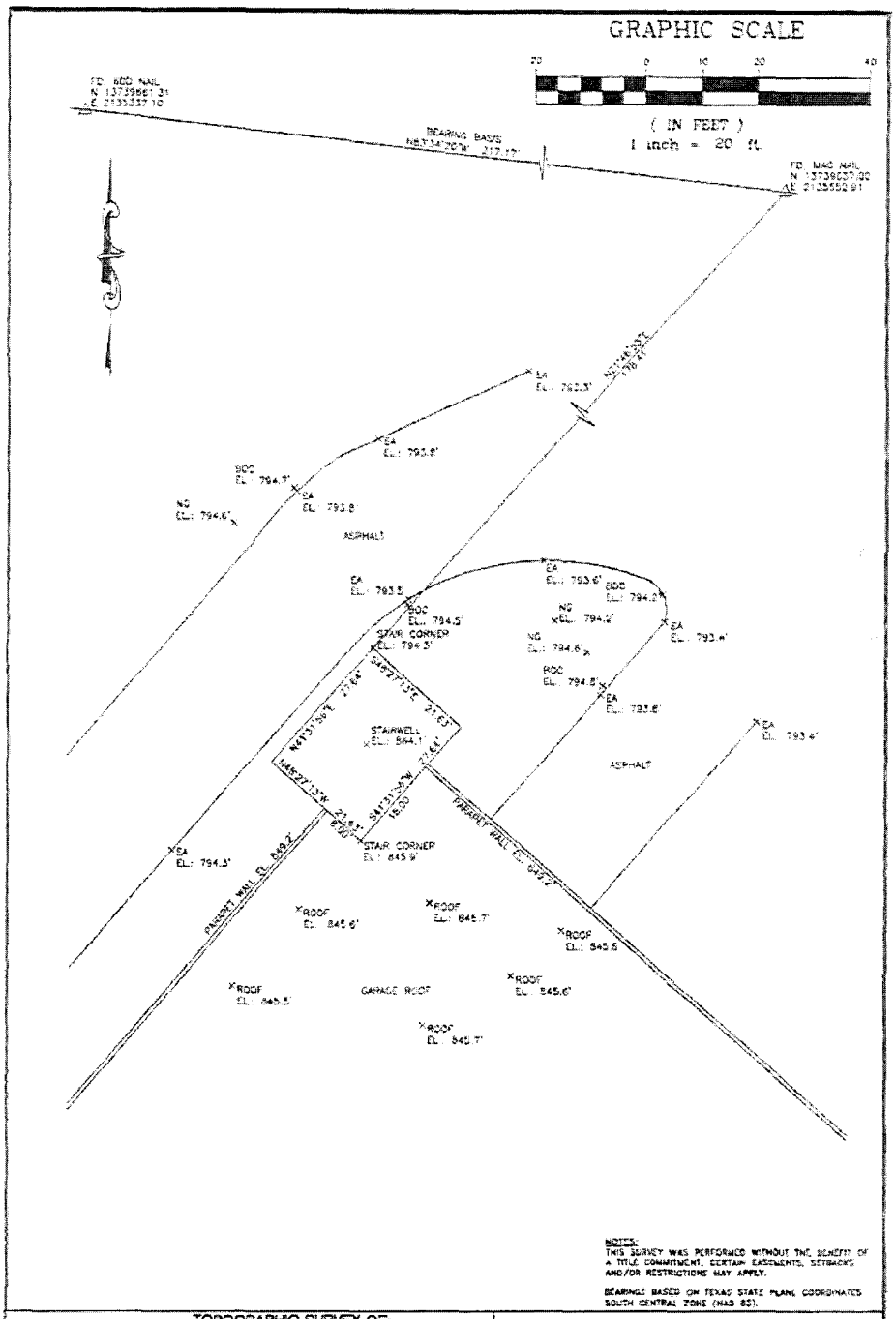
EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
EXIST'G UNDERGROUND UTILITIES PLAN

SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.16.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

U1



NOTE:
SURVEY SHOWN ON THIS SHEET HAS BEEN REDUCED IN SCALE. THIS SHEET AND THEREFORE IS NOT TO THE SCALE INDICATED. USERS OF THESE DOCUMENTS ARE THEREFORE CAUTIONED TO OBTAIN FULL SIZE, SEALED SURVEYS FOR PURPOSES OF PERMITTING AND CONSTRUCTION.

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CERTAIN EASEMENTS, SETBACKS, AND/OR RESTRICTIONS MAY APPLY.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD 83).

TOPOGRAPHIC SURVEY OF:

STAIRWELL AREA PARKING GARAGE SAN ANTONIO AIRPORT.

STATE OF TEXAS REGISTERED CLINTON L. KANAK 4499 PROFESSIONAL LAND SURVEYOR

CLINTON L. KANAK, R.P.L.S.
TEX. REG. 4499

Solis-Kanak & Associates, Inc.
Professional Surveyors
17500 F.M. 306
CANYON LAKE, TX 78133
(830) 935-4011 FAX (830) 935-4012

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY AND RE-USE OF THESE PLANS/DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

C1

REV	DATE	DESCRIPTION
	11.20.12	ISSUE FOR REVIEW
	01.18.13	ISSUE FOR CONSTRUCTION
	07.25.13	COSA REVIEW
	11.19.13	REVISED EXP. DATE ON SEAL

SURVEY

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9335

EXP. DATE: 08/30/14

DATE: 11.19.13

CONSTRUCTION

LEASING

LANDLORD

VERIZON WIRELESS RES

AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

verizon wireless

Site Name: Airport San Antonio Intl Repl

NOTES

1. UTILITIES ON THESE DRAWINGS HAVE BEEN IDENTIFIED TO ASCE STANDARD 38-02 QUALITY LEVEL "D" INFORMATION IS SHOWN WITH THE LETTER "D" IN PARENTHESES IN THE LINESTYLE.
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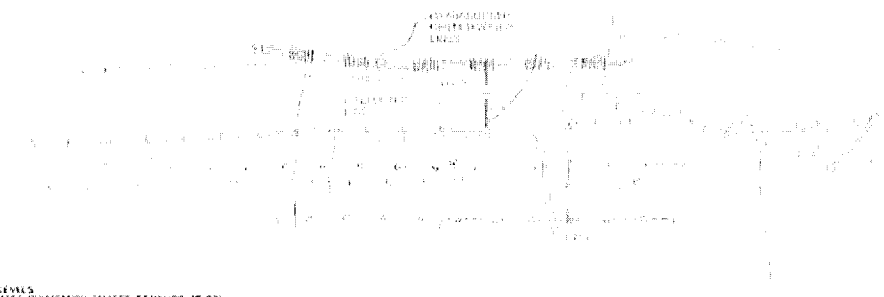
4. WHERE AVAILABLE UTILITY SIZE AND TYPE INFORMATION IS SHOWN. THIS INFORMATION IS BASED ON RECORDS SUPPLIED BY UTILITY REPRESENTATIVES AND HAS BEEN VERIFIED WHERE POSSIBLE BY TEXAS A VARIOUS EXCAVATION TEST HOLES IN LOCATIONS SHOWN.
5. HOWEVER LOCATIONS ON THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES AND NOT CONSTRUCTION. TEXAS PROJECT SUBCONTRACT CREWS AT THE TIME SURVEYED. CALL TEXAS ONE CALL SYSTEM (800) 245-4545 FOR UTILITY LOCATIONS 48 HOURS PRIOR TO ANY WORK.
6. WHERE POSSIBLE WATER, GAS, AND TELEPHONE SERVICE LINES WERE DESIGNATED HOWEVER SOME SERVICE LINES ARE CONSTRUCTED OF NONCONDUCTIVE MATERIAL AND UTILITY COMPANY CHANGES DO NOT SHOW SERVICE LINE LOCATIONS THEREFORE NOT ALL SERVICE LINES ARE SHOWN.



QUALITY LEVELS
DEFINED PER ASCE PUBLICATION CI/ASCE STANDARD 38-02

QUALITY LEVEL "D"
INFORMATION OBTAINED FROM EXISTING RECORDS AND/OR MAP RECOLLECTIONS

QUALITY LEVEL "C"
INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT TO CORRELATE THIS INFORMATION TO QUALITY LEVEL "D" INFORMATION

QUALITY LEVEL "B"
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED TO PROJECT COORDINATES.

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PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES AT A SPECIFIC POINT. POINTS SHOWN ARE VERIFIED VISUALLY AND MAY NOT BE EXACT

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EXPIRES 6-30-14

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST

1 EXISTING UNDERGROUND UTILITIES PLAN

SCALE: N.T.S.

NORTH

SCALE 1:100

LEGEND

UTILITY	SYMBOL
WASTE WATER MH	TRAFFIC SIGNAL BOX
WASTE CLEANOUT	TRAFFIC LIGHT BOX
WATER METER	TRAFFIC SIGNAL POLE BOX
WATER VALVE	TRAFFIC SIGNAL JNCT
FIRE HYDRANT	TRAFFIC LIGHT
WATER MANHOLE	TRAFFIC SIGNAL HAND HOLE
STEAM MANHOLE	CABLE TV PEDESTAL
STORM DRAIN MH	TELEPHONE MANHOLE
FORCE MAIN MH	TELEPHONE PEDESTAL
FOC MANHOLE	TELEPHONE POLE
FOC JUNCTION BOX	TELE JUNCTION BOX
FOC HAND HOLE	TELEPHONE HAND HOLE
ELECTRIC PEDESTAL	TEST HOLE
LIGHT POLE	FLOWER POLE
ELECTRIC MANHOLE	PIPE CAP
ELECTRIC BOX	VAULT BOX
ELECTRIC HAND HOLE	CAMERA
GAS MANHOLE	CONTAINED OUT OF SCOPE
GAS METER	LINE STYLE QUALITY BREAK
GAS VALVE	

Carolina TPE

ArchComm, LLC

SAN ANTONIO AIRPORT CELL TOWER
TPE PROJECT NO. TX325001.00

SUBSURFACE UTILITY ENGINEERING PLAN SHEET

verizon wireless

AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT GARY THOMPSON 6142 STATE OF TEXAS

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9505

SHEET TITLE

EXIST'G UNDERGROUND UTILITIES PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

U1

Site Name: Airport San Antonio Intl Repl

GENERAL NOTES:

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THESE CONTRACT DOCUMENTS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROCESS OF WORK AT THE SITE.

1. FOR THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR – GENERAL CONTRACTOR UNDER CONTRACT TO OWNER
   OWNER – VERIZON WIRELESS
   PROJECT MANAGER – VERIZON WIRELESS, PROJECT MANAGER OR DESIGNATED ALTERNATE
   LESSEE – VERIZON WIRELESS
   LESSOR – OWNER/MANAGEMENT OF THE HOST STRUCTURE

2. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTIONS (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

   CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE; AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION;
   TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES;
   TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

   INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

   IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

   ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

   FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

3. CARE SHALL BE TAKEN TO LOCATE ALL EXISTING UNDERGROUND OBSTRUCTIONS, UTILITIES AND/OR EASEMENTS BEFORE DIGGING OR DRILLING ON THE SITE.

4. UTILITY CHECK – BEFORE COMMENCING ANY WORK AT THE SITE, CONTACT THE **ONE CALL SYSTEM** IN THE STATE IN WHICH UNDERGROUND WORK IS BEING DONE. REFER TO ONE CALL NOTE ON SITE PLAN.

5. ALL EXCAVATIONS SHALL BE BARRICADED FOR PERSONNEL PROTECTION AND CONCRETE PIERS SHALL BE FILLED BY END OF DAY.

6. CARE SHALL BE TAKEN TO PROTECT THE SITE AND THE SURROUNDING AREA FROM FIRE HAZARD DURING "HOT" OPERATIONS. ADEQUATE EQUIPMENT, PERSONNEL AND EMERGENCY COMMUNICATIONS SHALL BE PROVIDED TO PROTECT LIFE AND PROPERTY IN AND SURROUNDING THE CONSTRUCTION SITE.

7. ALL BIDDERS SHALL VISIT THE SITE BEFORE BIDDING TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.

8. VERIFY ALL EXISTING SITE CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

9. DIMENSIONS NOTED AS '+/–' OR 'VERIFY' ARE BASED ON MATCHING EXISTING CONDITIONS AND MAY VARY SLIGHTLY FROM THE DIMENSIONS AS SHOWN. NOTIFY THE PROJECT MANAGER IF SIGNIFICANT VARIATIONS ARE ENCOUNTERED AT THE SITE.

10. THE BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE WITH NO ADDITIONAL COSTS TO THE OWNER/LESSOR/PROJECT MANAGEMENT TEAM FOR ALL FEES, PERMITS, INSPECTION FEES RELATED TO THIS PROJECT, OR SEE THAT ANY AND ALL SUCH CHARGES ARE PAID BY THE RESPECTIVE SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT.

11. THIS BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES AND SHALL REPLACE OR REPAIR TO THE ORIGINAL CONDITION AS DETERMINED BY THE PROJECT MANAGER.

12. CUT AND PATCH ANY AREAS WHERE REQUIRED BY THE SCOPE OF THIS PROJECT. MATCH EXISTING WORK AND MATERIALS EVEN IF SUCH WORK FALLS OUTSIDE OF THE LIMITS OF THIS CONTRACT.

13. THE OWNER OF THE SITE RETAINS SALVAGE RIGHTS TO ALL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING WORK. MATERIALS AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE BUILDER/SUBCONTRACTOR WHO SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE REMOVAL AND APPROPRIATE DISPOSAL THEREOF.

14. VERIFY REQUIREMENTS OF OTHER TRADES PRIOR TO PROCEEDING WITH FABRICATION OF INSTALLATION OF MATERIALS.

15. COMPLETE SHOP DRAWINGS SHALL BE PROVIDED FOR ALL FABRICATED ITEMS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.

16. FABRICATED STEEL COMPONENTS:
    UNLESS OTHERWISE NOTED ALL FABRICATED STEEL ITEMS SHALL BE HOT DIPPED GALVANIZED PRIOR TO SHIPPING TO THE SITE.

17. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT NO DISRUPTION OF EXISTING FACILITY OPERATIONS WILL OCCUR.

18. THE NATURE OF THE SITE RELATED ACTIVITIES REQUIRES THAT ACCESS TO THE SITE MUST BE MANAGED AT ALL TIMES DURING HOURS OF OPERATION AND WHEN THE SITE IS UNATTENDED. WORK WITH THE OWNERS REPRESENTATIVE FOR SAFETY AND SECURITY AT ALL TIMES.

19. CONTRACTORS SHALL BE REQUIRED TO PICK UP ALL OWNER SUPPLIED EQUIPMENT AS DIRECTED BY THE PROJECT MANAGER WITH NO ADDITIONAL COST TO THE JOB.

20. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION ON A DAILY BASIS.

21. **CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH OWNER'S REPRESENTATIVE TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THESE DRAWINGS TO ENSURE HE IS FAMILIAR WITH AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.**

22. CONCRETE CUTTING, DRILLING AND CORING:
    THE BUILDING CONTRACTOR SHALL TAKE CARE TO X-RAY ALL AREAS SUBJECT TO CUTTING, DRILLING, CORING OR ANY OTHER INTRUSION IN THE STRUCTURE, IN ORDER TO AVOID DAMAGE TO REINFORCING OR UTILITY COMPONENTS OF THE BUILDING. SHOULD ANY DAMAGE OCCUR TO THESE COMPONENTS THIS CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT/ENGINEER FOR CORRECTIVE ACTIONS. IF ANY ADDITIONAL CORING, CUTTING OR DRILLING IS REQUIRED FIRST CONTACT ARCHITECT FOR ADDITIONAL INFORMATION. ALL OPENINGS THROUGH RATED SLABS OR WALLS SHALL BE INSTALLED TO MAINTAIN EXISTING FIRE RATINGS.

23. COAX/CONDUCTOR MOUNTING – THIS CONTRACTOR SHALL PROVIDE ADDITIONAL UNISTRUT & COAX CLIPS FOR ATTACHMENT OF THEIR COAX AS MAY BE REQUIRED BY SCOPE OF THIS PROJECT.

24. COORDINATE LOCATION OF GROUND FIELD WITH BUILDING MANAGEMENT.

25. ELECTRICAL CONTRACTOR SHALL BE APPROVED BY THE BUILDING OWNER/MANAGERS.

26. ROOF AND FLASHING WORK SHALL BE DONE BY CONTRACTOR APPROVED BY AIPORT/OWNER MANAGEMENT. WORK BY THIS CONTRACT SHALL NOT VOID EXISTING ROOF WARRANTY. PROVIDE EXISTING STAIRWELL ROOF SHOULD HAVE TEMPORARY PROTECTION AND PERMANENT WALK SURFACE TO PROTECT EXISTING ROOF

27. SITES LOCATED ON OR WITHIN EXISTING FACILITIES: IT SHOULD BE UNDERSTOOD THAT THE CONSTRUCTION WORK PLACE IS AN INHERENTLY DANGEROUS ENVIRONMENT PARTICULARLY WHEN LOCATED ON OR WITHIN FACILITIES WHERE PREVIOUS CONSTRUCTION QUALITY AND INTEGRITY ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INITIATE AN INSPECTION OF ALL AREAS OF CONSTRUCTION RELATED ACTIVITY TO DETERMINE IF ANY CONDITIONS EXIST WITH POTENTIAL HAZARDS TO LIFE, LIMB OR PROPERTY. THE GENERAL CONTRACTOR SHALL IN TURN REQUIRE ALL SUBCONTRACTORS RELATED TO THE WORK TO INSPECT THEIR RESPECTIVE AREAS OF OPERATION FOR HAZARDS AND TO REPORT SUCH BACK TO THE GENERAL CONTRACTOR AND OTHER INTERESTED PARTIES. POINT OUT AND PROTECT AGAINST OBVIOUSLY HAZARDOUS CONDITIONS AS MAY BE POSSIBLE. SEARCH OUT AND IDENTIFY HIDDEN HAZARDS. IDENTIFY LOCATION AND CONDITION OF ALL MECHANICAL/ ELECTRICAL COMPONENTS, CHASES, SHAFTS, CEILINGS, FURRING, ETC. IN THE PROXIMITY OF CONSTRUCTION ACTIVITIES. EXAMINE ALL VERTICAL AND HORIZONTAL SURFACES ASSOCIATED WITH THE AREA OF OPERATION. TEMPORARILY MARK ANY SURFACE OF QUESTIONABLE INTEGRITY "DO NOT STEP", "DO NOT LOAD," "DO NOT CUT", ETC. AND MAKE ARRANGEMENTS TO PERMANENTLY SHORE, REINFORCE OR BLOCK OFF SUCH AREAS TO RENDER THEM HARMLESS. REPORT ANY POTENTIALLY UNSAFE CONDITIONS TO THE CARRIER'S PROJECT COORDINATOR (WHO WILL COORDINATE WITH THE ARCHITECT AS REQUIRED) AND THE BUILDING OPERATION/MANAGEMENT. DO NOT ALLOW ANYONE TO CONTINUE WORK AT OR NEAR A POTENTIALLY UNSAFE SITUATION UNTIL ALL PERSONNEL HAVE BEEN MADE AWARE OF SUCH CONDITIONS AND APPROPRIATE CORRECTIVE ACTIONS HAVE BEEN ACCOMPLISHED.

28. ALL PERSONNEL SHALL BE CAUTIONED TO AVOID/LIMIT TIME SPENT IN THE PROXIMITY OF EXISTING OPERATIONAL RADIO TRANSMISSION EQUIPMENT. AS A GENERAL RULE, DO NOT WORK OR WALK IN FRONT OF OPERATIONAL ANTENNAS.

29. THIS CONTRACTOR IS ADVISED THAT THIS SITE IS LOCATED ON A PARKING STRUCTURE THAT WAS CONSTRUCTED UTILIZING A CAST-IN-PLACE, CONCRETE STRUCTURAL DESIGN. THIS CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN CUTTING, DRILLING OR OTHERWISE WORKING WITH THE CONCRETE SLAB, WALLS AND FRAME. ALL AREAS SUBJECT TO OPERATIONS SHALL BE X-RAYED TO DETERMINE LOCATION OF EXISTING STEEL TENDONS AND/OR STRUCTURAL STEEL REINFORCING. AVOID ALL INTRUSIONS IN TO THE CONCRETE STRUCTURE WHERE ANY REINFORCING ELEMENTS MAY OCCUR. BEFORE PROCEEDING CONTACT ARCHITECT SHOULD ANY QUESTION ARISE CONCERNING THE PROXIMITY OF NEW CONSTRUCTION AND EXISTING BUILDING ELEMENTS FOR REPOSITIONING INSTRUCTIONS. DISRUPTION TO THE EXISTING REINFORCEMENT MAY RESULT IN COSTLY REPAIR WORK THAT WILL BE PAID SOLELY BY THE SITE CONSTRUCTION CONTRACTOR.

30. IF THE INSTALLATION OF ANY PART OF THE WORK APPEARS TO COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING THE CONTRACTOR SHALL FIRST CONTACT THE ARCHITECT/ENGINEER FOR DIRECTIONS AND CORRECTIVE ACTIONS BEFORE PROCEEDING.

31. ROUTE OF COAX & CONDUITS:
    PRIOR TO THE START OF CONSTRUCTION, THE BUILDING CONTRACTOR SHALL SEARCH OUT THE ENTIRE LENGTH OF ALL COAX AND CONDUIT/CONDUCTORS ASSOCIATED WITH THIS PROJECT. FOLLOW ALL CONDUITS FROM POWER SOURCES, TELCO SOURCE AND GROUNDING RODS BACK TO THEIR TERMINATION AT THE BTS CABINETS, AND ALL COAX AND GROUND CONDUCTORS FROM THE BTS CABINETS TO THE VARIOUS ANTENNA SECTORS. LOCATE NEW CONDUCTORS CLEAR OF EXISTING EQUIPMENT AND FACILITIES AS POSSIBLE AND OUT OF WAY OF NORMAL OPERATIONS. REFER TO ITEM 22 ABOVE FOR X-RAYING OF POTENTIAL LOCATIONS OF CORING, CUTTING OR DRILLING AND AVOIDANCE OF EXISTING REINFORCING/STRUCTURAL ELEMENTS.

32. INSTALLATION OF EQUIPMENT:
    IT IS THE INTENT OF THIS CONTRACT THAT IN ADDITION TO PROVIDING A FULLY OPERATIONAL SITE, THAT THE FINISHED INSTALLATION BE AS MINIMALLY NOTICEABLE AS POSSIBLE WHEN VIEWED FORM THE SURROUNDING AREA. INSTALL ALL COAX, JUMPERS, MOUNTS, ANTENNAS AND OTHER MISCELLANEOUS APPURTENANCES NEAT, STRAIGHT & PAINTED AS DIRECTED.

33. INSTALLATION OF ANCHOR BOLTS:
    BECAUSE THE BUILDINGS EXISTING STRUCTURAL SYSTEM UTILIZES A CONCRETE, CAST-IN-PLACE, POST-TENSIONED DESIGN, EXTREME CARE SHALL BE TAKEN IN THE USE OF ANCHORING DEVICES THAT ARE DRILLED AND SET INTO THE CONCRETE STRUCTURE. USE OF ANCHOR BOLTS SHALL BE RESTRICTED TO INSTALLATION AS FOLLOWS: REFER TO GENERAL NOTE #22.

    A. VERTICAL OR UPTURNED CONCRETE WALLS & COLUMNS – INSTALL HILTI HAD M10x100 (3/8" BY 4" LONG MAX.) NON-CHEMICAL, UNDERCUT ANCHORS. DRILL NO DEEPER THAN 4" INTO CONCRETE SUBSTRATE. AVOID ALL EXISTING STEEL REINFORCING.

    B. OVER OR UNDER ANY CONCRETE SLAB, BEAM, GIRDER OR JOIST – INSTALL HILTI HDI (3/8" BY 2" LONG MAX.) CHEMICAL "DROP IN" ANCHORS. DRILL NO DEEPER THAN 2" INTO CONRETE SUBSTRATE. THE CONTRACTOR IS ADVISED THAT EXISTING BEAMS, GIRDERS AND JOIST WILL HAVE BEEN INSTALLED INTEGRAL WITH THE EXISTING SLABS, THEREFORE DUE CARE SHALL BE TAKEN TO EXAMINE ALL UPPER AND LOWER SURFACES OF THE EXISTING STRUCTURE BEFORE ANY SUCH WORK IS STARTED. THIS LIMITED EMBEDMENT INDICATES THE USE OF CHEMICAL ANCHORS. AVOID ALL EXISTING STEEL REINFORCING.

    C. ANY SUBSTITUTIONS TO PROCEDURES OR MATERIALS NOTED HEREIN MUST HAVE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE ANY ACTION IS TAKEN. ANY QUESTIONS REGARDING INSTALLATION OF ANCHOR BOLTS WILL BE DIRECTED TO THE ARCHITECT AND/OR ENGINEER AS INDICATED ON THE TITLE PAGE.

34. FIRE RATED WALLS/SLABS:
    IF DURING THE COURSE OF THE WORK ANY CONDUIT, CONDUCTOR AND/OR COAX, PASSES THROUGH ANY RATED PARTITION, FLOOR OR ROOF STRUCTURE THE PENETRATION SHALL BE PROTECTED WITH AN APPROPRIATE FIRE RATED ASSEMBLY AS IS NEEDED TO MATCH THE IN PLACE CONSTRUCTION AND AS REQUIRED BY ACCEPTED LOCAL, STATE OR FEDERAL GOVERNING ORDINANCES WHERE THE PROJECT RESIDES.

35. GROUND SYSTEM – REFER TO GROUNDING & ELECTRICAL DRAWINGS/SPECIFICATIONS.

36. GENERAL CONTRACTOR SHALL NOTIFY THE AVIATION DEPARTMENT 48 HOURS IN ADVANCE FOR ANY PLANNED OUTAGES.

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AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
GENERAL NOTES

SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

N1

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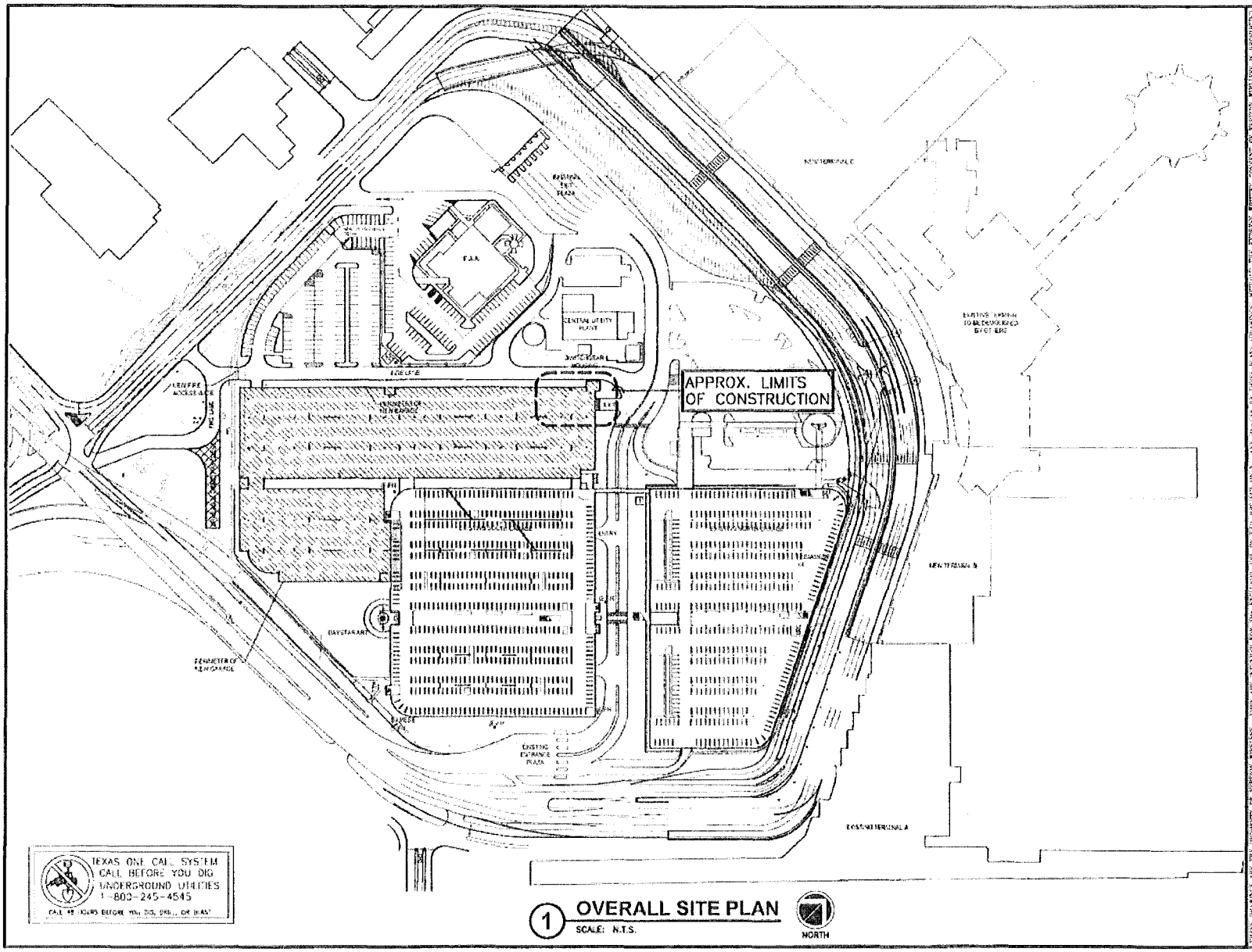

1 OVERALL SITE PLAN
SCALE: N.T.S.

NORTH

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SAN ANTONIO, TEXAS 78216

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CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

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San Antonio, Texas 78213
(210) 308-9305

SHEET TITLE

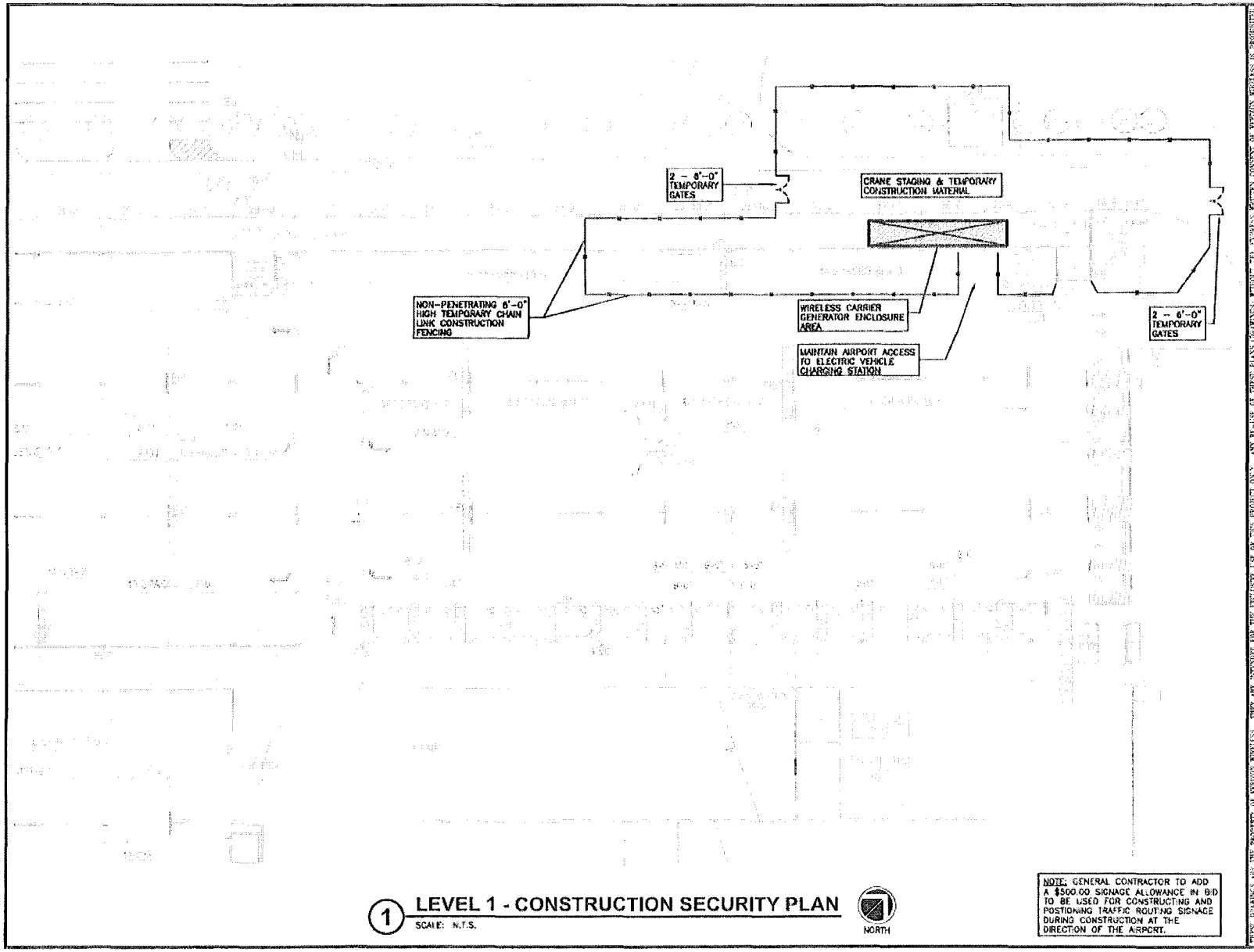
OVERALL SITE PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

A1

Site Name: Airport San Antonio Intl Repl



1 LEVEL 1 - CONSTRUCTION SECURITY PLAN

SCALE: N.T.S.

NOTE: GENERAL CONTRACTOR TO ADD A $500.00 SIGNAGE ALLOWANCE IN BID TO BE USED FOR CONSTRUCTING AND POSTIONING TRAFFIC ROUTING SIGNAGE DURING CONSTRUCTION AT THE DIRECTION OF THE AIRPORT.

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SITE/OWNER SIGNATURES

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CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

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SHEET TITLE

LV 1 - CONSTRUCTION SECURITY PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

A1.1

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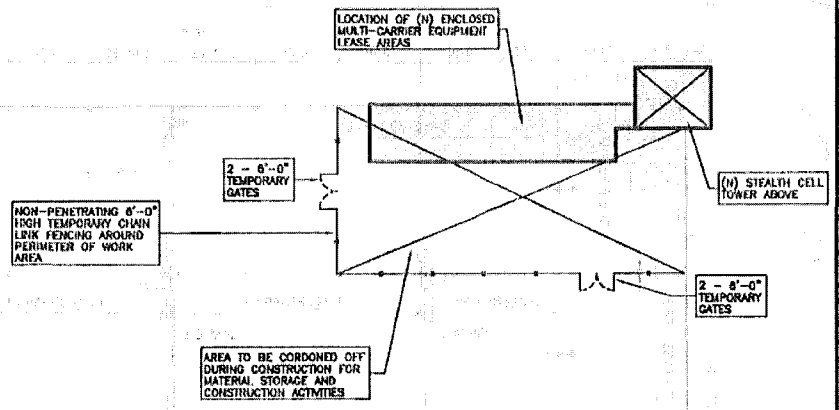

1 LEVEL 5 - CONSTRUCTION SECURITY PLAN

SCALE: N.T.S.

NORTH

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EXP. DATE: 06/30/14

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SHEET TITLE

LV 5 - CONSTRUCTION SECURITY PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

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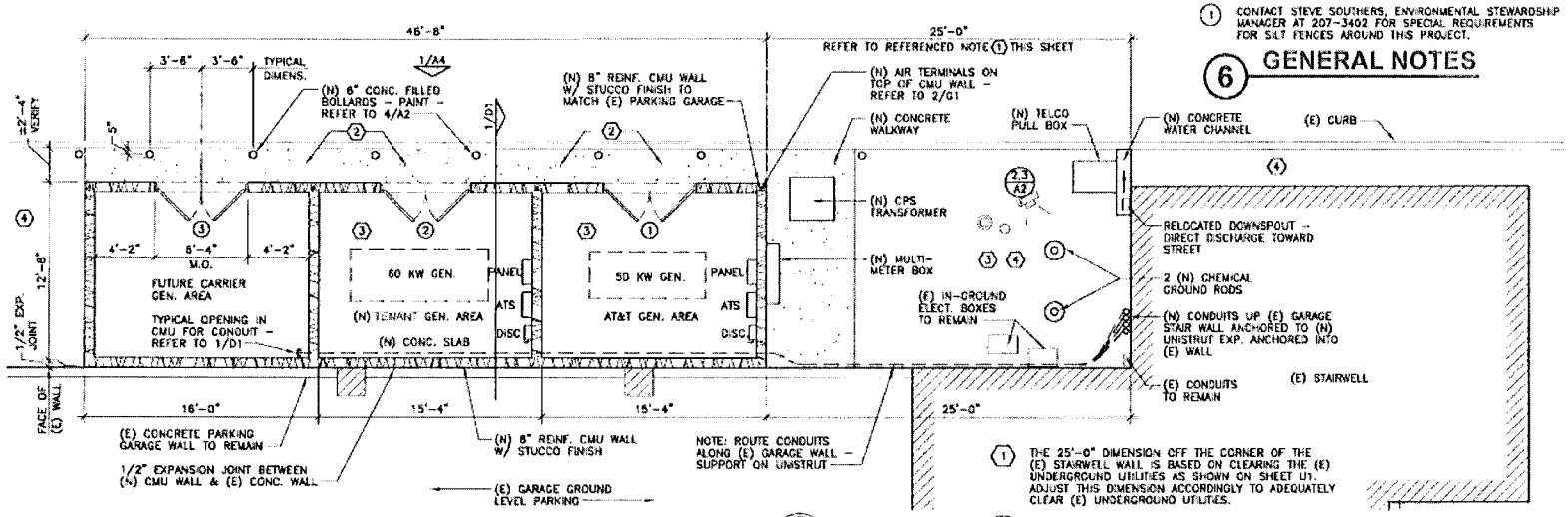


1 GROUND LEVEL PLAN

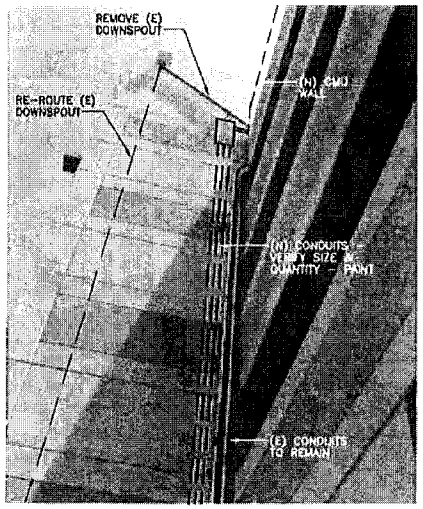
SCALE: 1/8" = 1'-0"

6 GENERAL NOTES

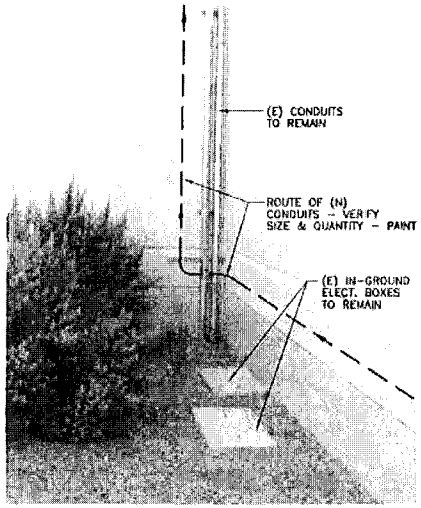
1. CONTACT STEVE SOUTHERS, ENVIRONMENTAL STEWARDSHIP MANAGER AT 207-3402 FOR SPECIAL REQUIREMENTS FOR SILT FENCES AROUND THIS PROJECT.

5 REFERENCED NOTES

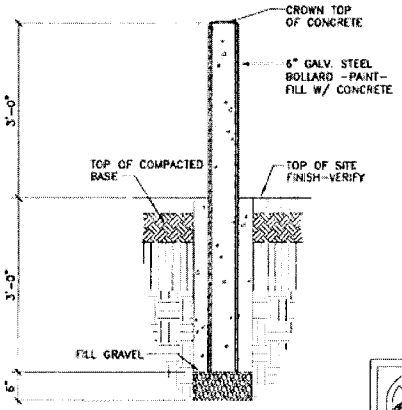
1. THE 25'-0" DIMENSION OFF THE CORNER OF THE (E) STAIRWELL WALL IS BASED ON CLEARING THE (E) UNDERGROUND UTILITIES AS SHOWN ON SHEET U1. ADJUST THIS DIMENSION ACCORDINGLY TO ADEQUATELY CLEAR (E) UNDERGROUND UTILITIES.
2. EXISTING PLANTS TO BE REMOVED/RELOCATED AT THE DIRECTION OF THE OWNER.
3. NOTE: LICENSE SPRINKLER SYSTEM CONTRACTOR TO CAP OR RELOCATE SPRINKLER LINES AS REQUIRED IN AREA FOR GROUND LEVEL GENERATOR AREAS
4. SAVE AND PROTECT EXISTING TREES, SHRUBS, IRRIGATION, ETC. IN AREAS ADJACENT TO NEW CONSTRUCTION. CONTACT BRIAN SCHUETZE, AVIATION HORTICULTURIST AT 207-3541 FOR SPECIAL INSTRUCTIONS, ANSWERS TO QUESTIONS, ETC.



2 SITE PHOTOGRAPH



3 SITE PHOTOGRAPH



4 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST

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CONSTRUCTION

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EXP. DATE: 06/30/14

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SHEET TITLE

GROUND LEVEL PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
03.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

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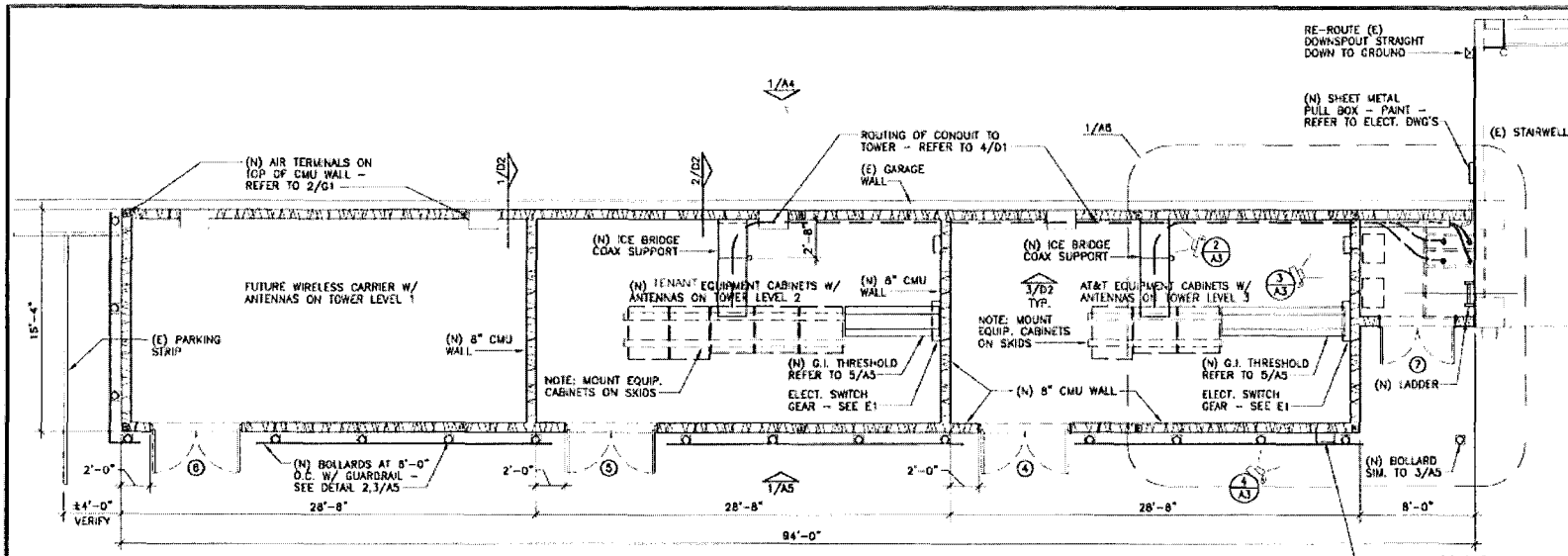
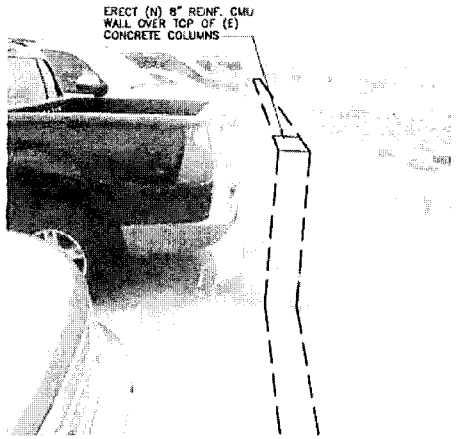
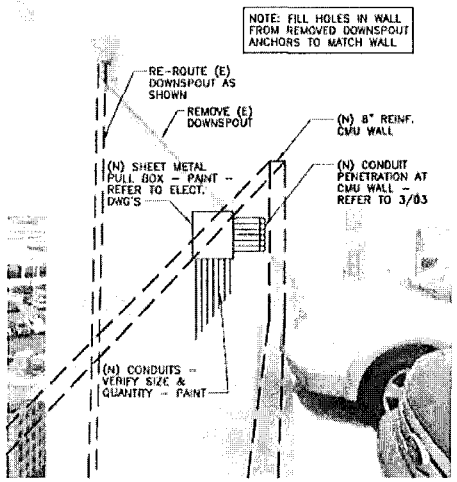


1 PARKING LEVEL 5 - EQUIPMENT LEASE AREA PLAN

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



2 GARAGE PHOTOGRAPH



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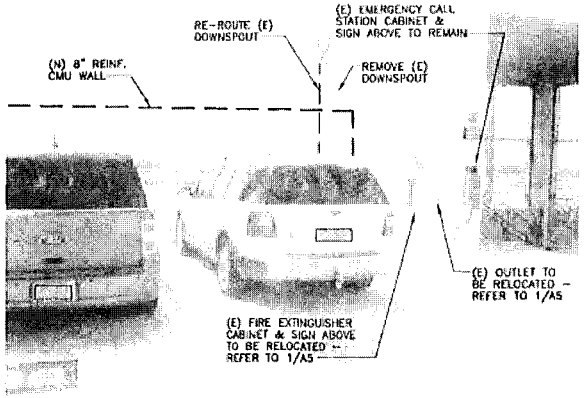

4 GARAGE PHOTOGRAPH

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SHEET TITLE

PARKING LEVEL 5 - LEASE AREA PLAN

SHEET HISTORY

11.20.12	ISSUE FOR REVIEW
01.18.13	ISSUE FOR CONSTRUCTION
02.25.13	COBA REVIEW
11.19.13	REVISED EXP. DATE ON SEAL

A3

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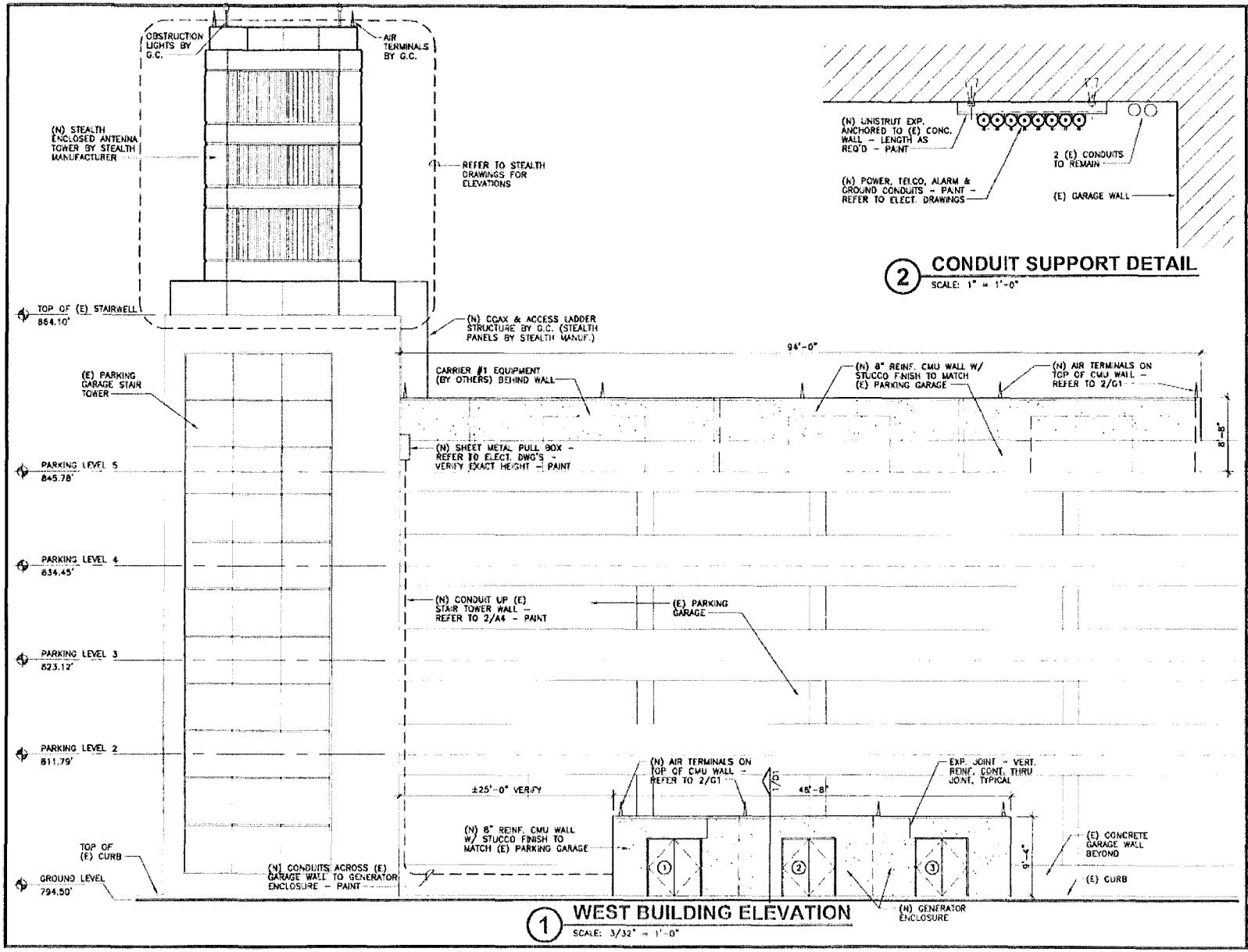

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CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

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SHEET TITLE

WEST BUILDING ELEVATION

SHEET HISTORY

11.20.12	ISSUE FOR REVIEW
01.18.13	ISSUE FOR CONSTRUCTION
02.25.13	COSA REVIEW
11.19.13	REVISED EXP. DATE ON SEAL

A4

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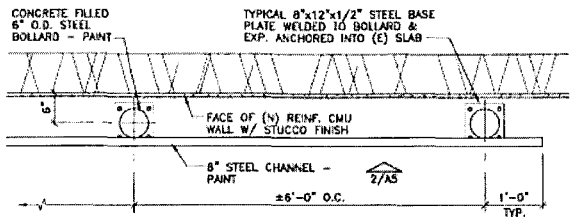
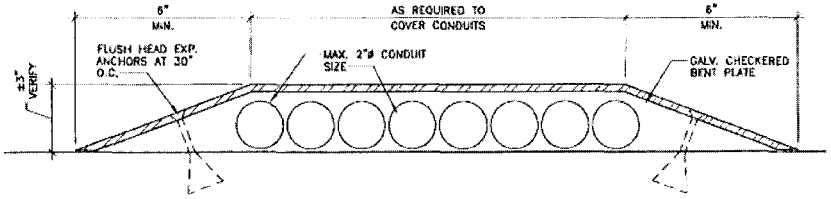


3 PLAN AT BOLLARDS
SCALE: 1/2" = 1'-0"



5 THRESHOLD DETAIL
SCALE: 1/2" = 1'-0"

2 BOLLARD ELEVATION
SCALE: 3/4" = 1'-0"

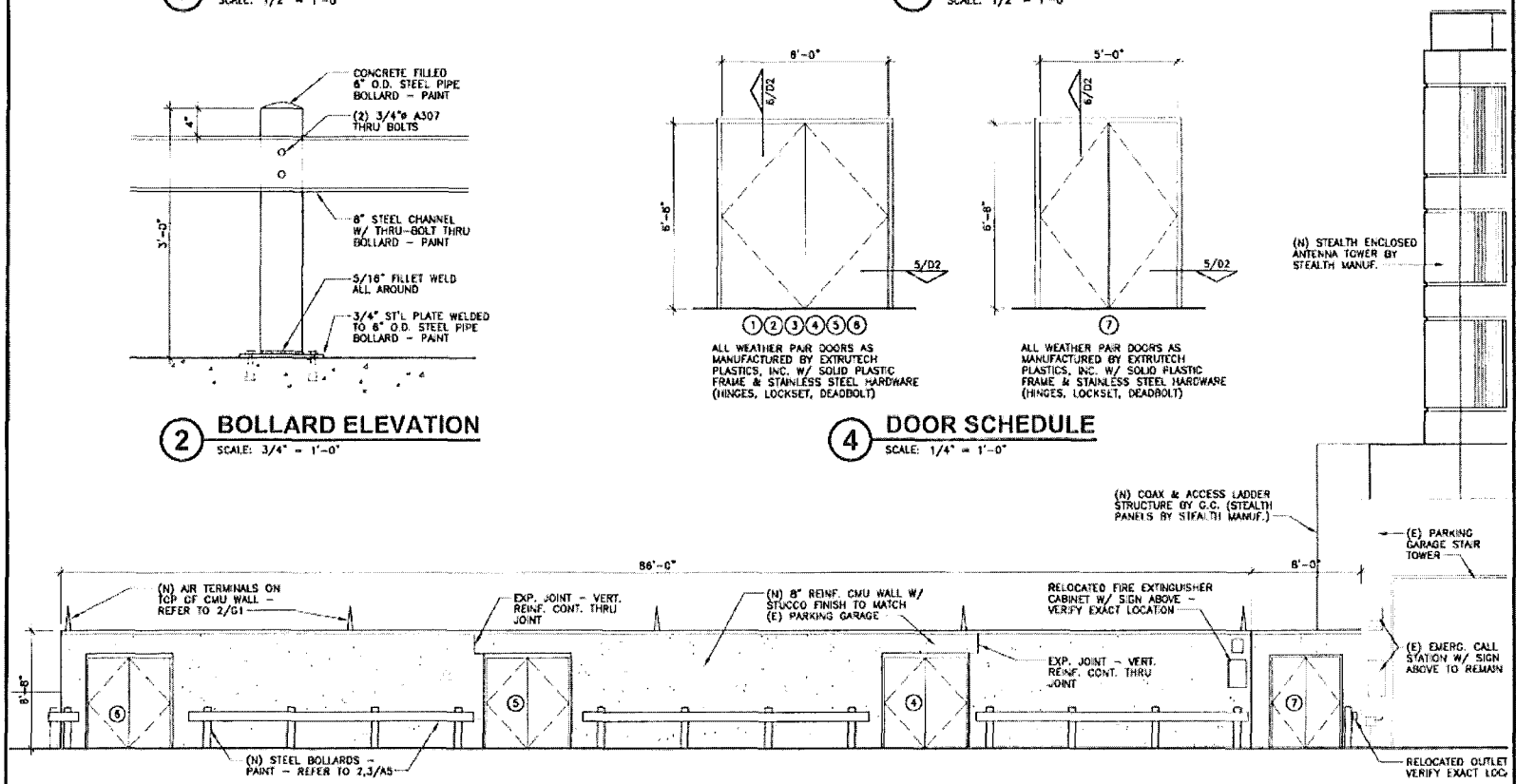
1 2 3 4 5 6

ALL WEATHER PAIR DOORS AS MANUFACTURED BY EXTRUTECH PLASTICS, INC. W/ SOLID PLASTIC FRAME & STAINLESS STEEL HARDWARE (HINGES, LOCKSET, DEADBOLT)

7

ALL WEATHER PAIR DOORS AS MANUFACTURED BY EXTRUTECH PLASTICS, INC. W/ SOLID PLASTIC FRAME & STAINLESS STEEL HARDWARE (HINGES, LOCKSET, DEADBOLT)

4 DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



1 ELEVATION AT PARKING LEVEL 5
SCALE: 1/8" = 1'-0"

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LEASING

CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT ROBERT THOMAS 8142 STATE OF TEXAS

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE

ELEVATION AT PARKING LEVEL 5

SHEET HISTORY

11.20.12	ISSUE FOR REVIEW
01.18.13	ISSUE FOR CONSTRUCTION
02.25.13	COSA REVIEW
11.19.13	REVISED EXP. DATE ON SEAL

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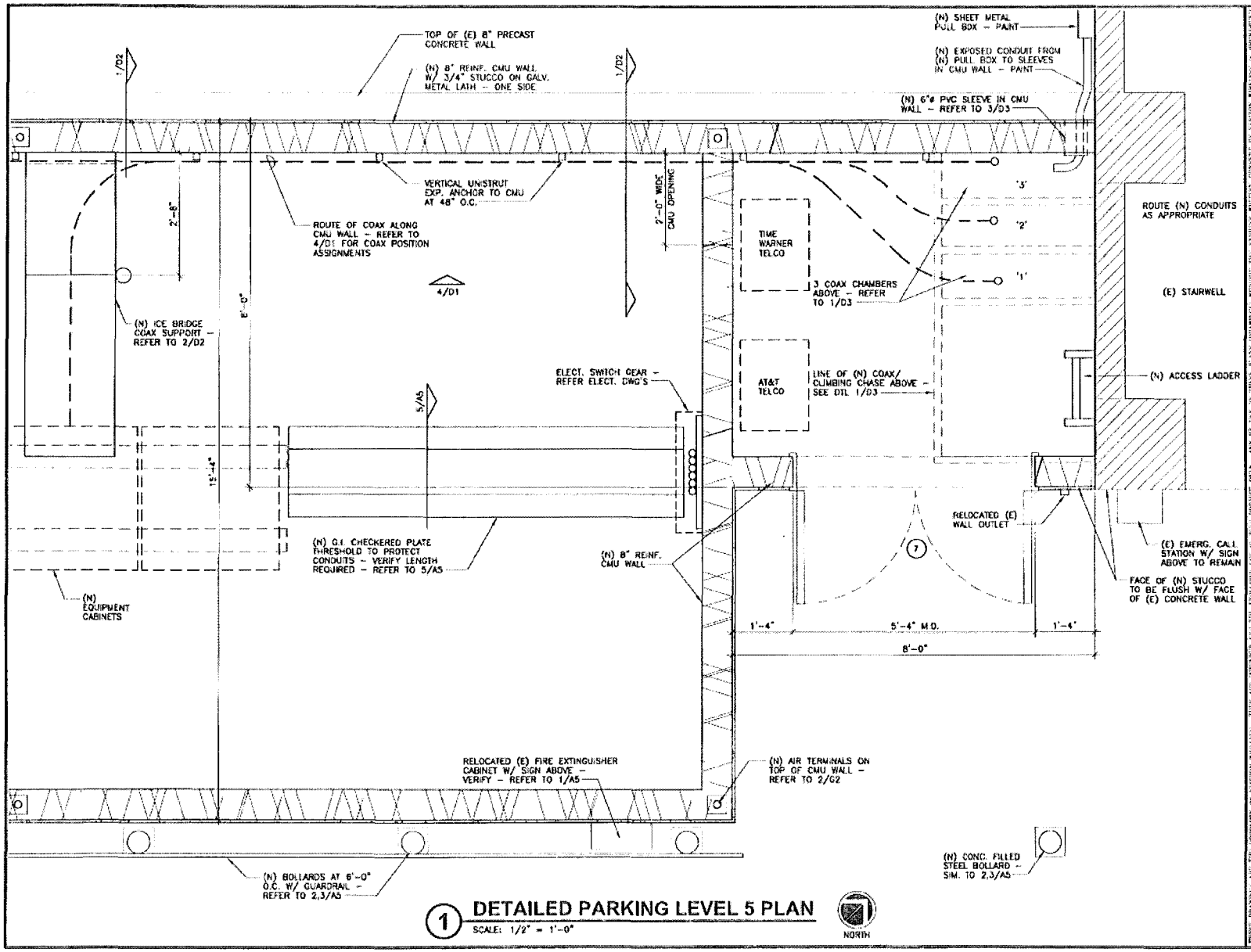

1 DETAILED PARKING LEVEL 5 PLAN

SCALE: 1/2" = 1'-0"

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9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1606 Beckett
San Antonio, Texas 78213
(210) 308-0905

SHEET TITLE

DETAILED PARKING LEVEL 5 PLAN

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.16.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

A6

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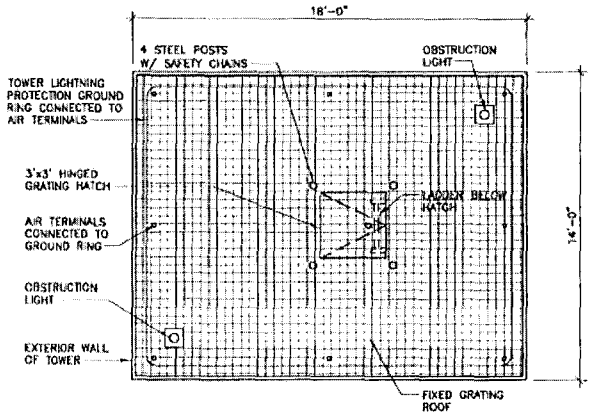
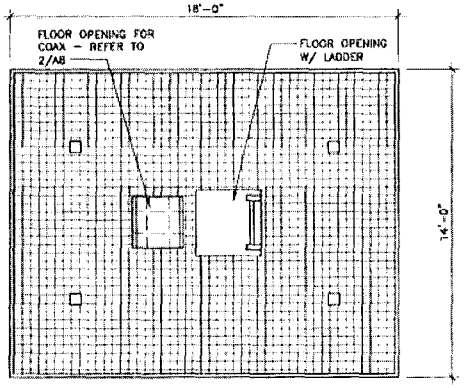
Site Name: Airport San Antonio Intl Repl



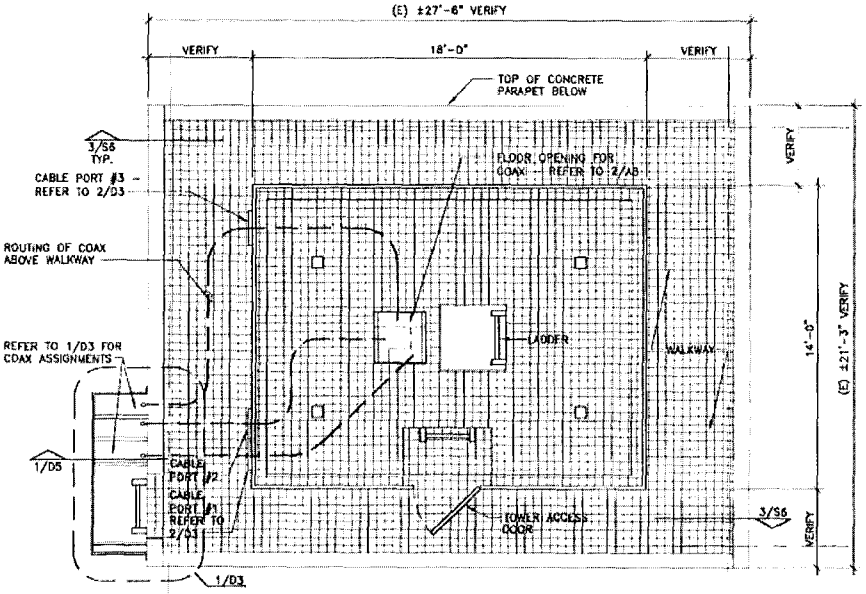
4 TOWER - ROOF LEVEL PLAN

SCALE: 3/16" = 1'-0" +899.1' AMSL NORTH



3 TOWER - LEVEL 3 PLAN

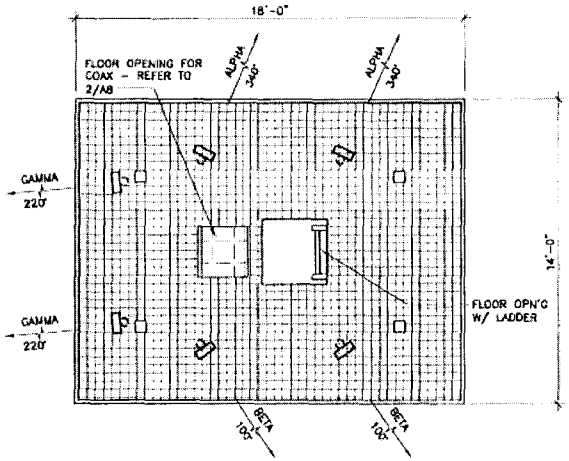
SCALE: 3/16" = 1'-0" +869.1' AMSL NORTH



1 TOWER - LEVEL 1 PLAN

SCALE: 3/16" = 1'-0" +869.1' AMSL NORTH

NOTE: TOWER AND COMPONENTS SHOWN ARE BY STEALTH MANUFACTURER INCLUDING STEEL FRAMING, DECK, STEALTH PANELS, LADDERS, ETC.



2 TOWER - LEVEL 2 PLAN

SCALE: 3/16" = 1'-0" +879.1' AMSL NORTH

verizon wireless

AIRPORT SAN ANTONIO INTL REPL (CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT GARY THOMPSON 6142 STATE OF TEXAS

EXP. DATE: 05/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE

STEALTH TOWER - LEVELS 1 THRU ROOF

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

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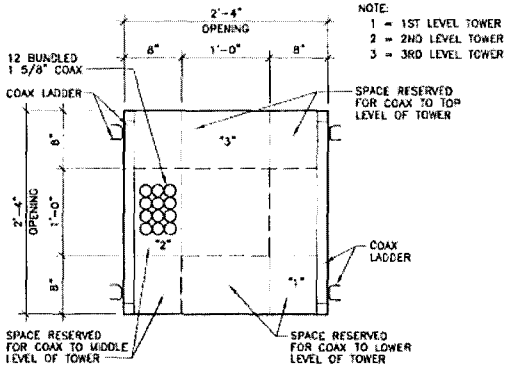
Site Name: Airport San Antonio Intl Repl

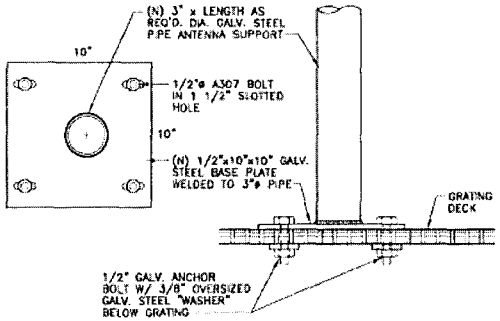
LAT:	29° 31' 38.43" N
LONG:	98° 28' 29.62" W
GROUND ELEV. @ BLDG.:	794.5' AMSL
ANTENNA CENTERLINE:	894.1' AMSL
TOP OF TOWER:	899.1' AMSL
TOP OF STRUCTURE:	909.1' AMSL
ANTENNA SIZE:	91x6.7x4.1
AMOUNT PER SIZE:	3
ANTENNA SIZE:	94.6x8.0x4.1
AMOUNT PER SIZE:	3

NOTE:
1 = 1ST LEVEL TOWER
2 = 2ND LEVEL TOWER
3 = 3RD LEVEL TOWER



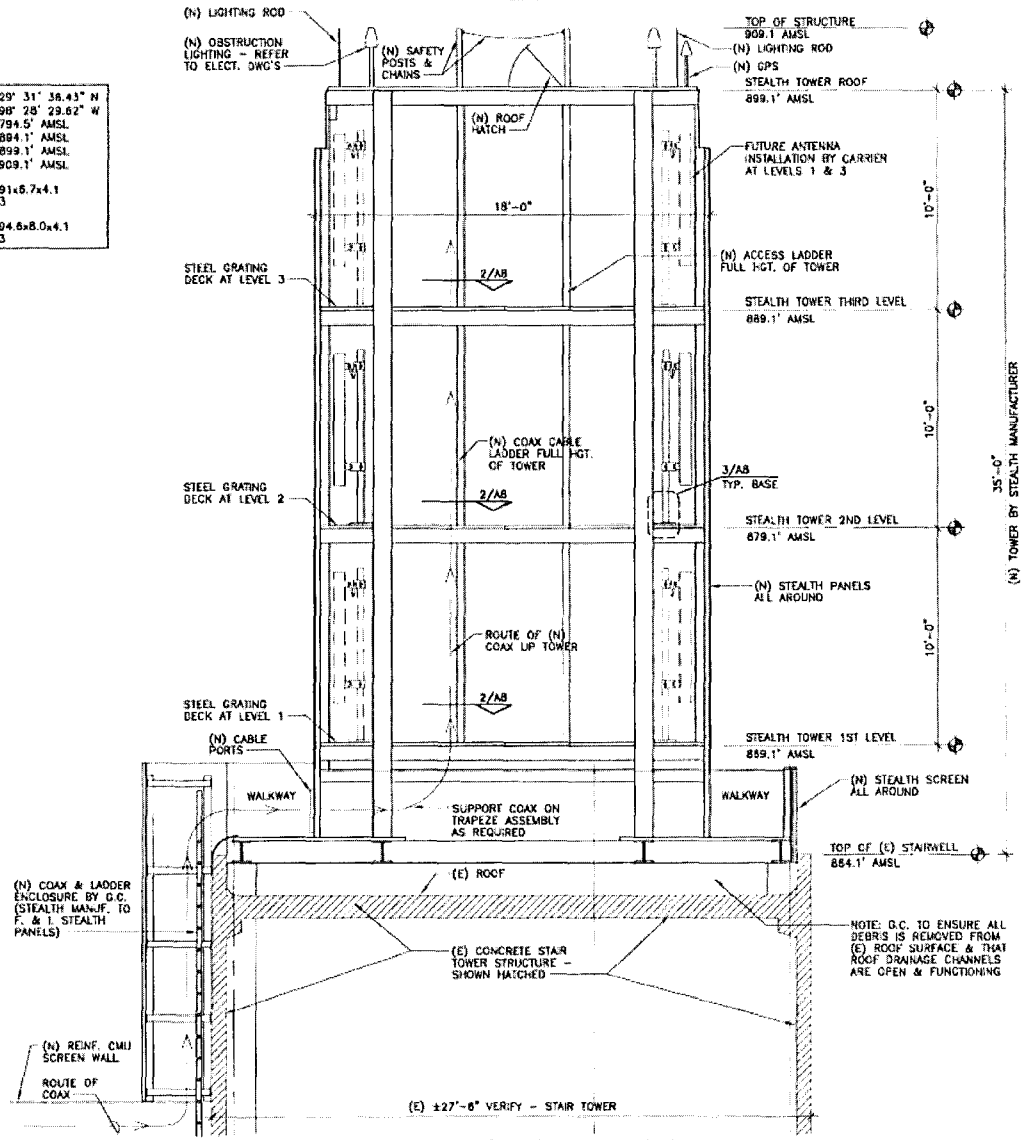
2 FLOOR OPENING FOR COAX

SCALE: 3/4" = 1'-0" TYPICAL AT 1ST, 2ND & 3RD LEVELS



3 TYP. ANTENNA SUPPORT BASE

SCALE: 1 1/2" = 1'-0"



1 STEALTH TOWER CROSS SECTION

SCALE: 3/16" = 1'-0"

verizonwireless

AIRPORT SAN ANTONIO INTL REPL (CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT GARY THOMPSON 6142 STATE OF TEXAS

EXP. DATE: 08/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
STEALTH TOWER SECTION

SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

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Site Name: Airport San Antonio Intl Repl

NOTES:

(1) TYPICALLY ALL ANTENNA DIRECTIONS WILL BE SET TO 0°, 120° & 240° FROM OF TRUE NORTH BUT BEFORE THE ANTENNA INSTALLATION IS PERFORMED THIS DIRECTIONAL INFORMATION MUST BE CHECKED AGAINST THE MOST CURRENT INFORMATION ISSUED BY THE RF DEPARTMENT BY IMPLEMENTATION.

(2) DURING FEEDER INSTALLATION ALL FEEDERS WILL BE MARKED WITH VINYL TAPE COLOR BANDS ACCORDING TO THE COLOR CODING CHART OPPOSITE. THESE BANDS SHOULD APPEAR AT BOTH ENDS OF THE FEEDER RUN AND BE VISIBLE FROM THE GROUND WITH A DIRECT AND CLEAR LINE OF SIGHT FROM THE GROUND. BOTTOM BANDS TO BE INSTALLED OUTSIDE OF WAVEGUIDE PORT. TOP BANDS TO BE 2" WIDE AND BOTTOM BANDS TO BE 1" WIDE.

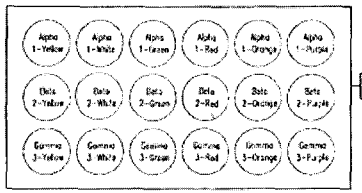
(3) TYPICALLY ONLY THREE (3) ANTENNAS PER SECTOR WILL BE INSTALLED BUT SPACING ON THE DELTA FRAME SHOULD BE ALLOWED FOR SHOULD THE RF PLAN INDICATE THE NEED FOR THE 4X ANTENNA.

(4) GPS CABLE ENTRY INTO THE SHELTER WILL BE VIA A SEPARATE PORT ON THE OPPOSITE SIDE OF THE SHELTER OR BTS ROOM.

ID	COLOR	NUMBER OF BANDS	ID	COLOR	NUMBER OF BANDS	ID	COLOR	NUMBER OF BANDS
ALPHA	RED	1	DELTA	RED	2	GAMMA	RED	3
ALPHA	GREEN	1	DELTA	GREEN	2	GAMMA	GREEN	3
ALPHA	YELLOW	1	DELTA	YELLOW	2	GAMMA	YELLOW	3
ALPHA	WHITE	1	DELTA	WHITE	2	GAMMA	WHITE	3
ALPHA	ORANGE	1	DELTA	ORANGE	2	GAMMA	ORANGE	3
ALPHA	PURPLE	1	DELTA	PURPLE	2	GAMMA	PURPLE	3

1 ANTENNA FEEDER ROUTING

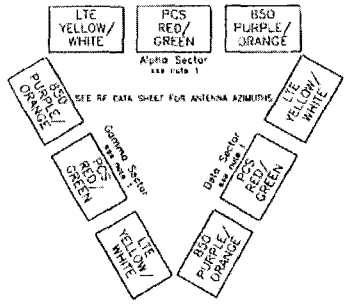
SCALE: NONE



CABLE LENGTHS		CABLE SIZE	MIN. BEND RADIUS
UNDER 100'	-	7/8" DIA	10 INCHES
100' TO 150'	-	1 1/4" DIA	15 INCHES
150' +	-	1 5/8" DIA	20 INCHES

4 COAX BENDING RADIUS

SCALE: NONE

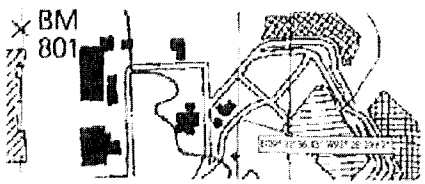


Solis-Kanak & Associates, Inc.
Professional Land Surveyors

1-A Certification

Date of Field Survey: JULY 2, 2012

Site Location: SAN ANTONIO, TX
Site Name: AIRPORT PARKING GARAGE



This is to certify that the center of the base of the proposed/existing tower lying within the subject site has the following geographic location

Latitude and Longitude - *(to within fifteen (15) feet)

Latitude: 29° 31' 36.43" N - NAD 83 Latitude 29° 31' 39.71" N - NAD 27

Longitude: 98° 28' 29.62" W - NAD 83 Longitude 98° 28' 26.46" W - NAD 27

Base Ground Elevation - *(to within three (3) feet)

Elevation of Asphalt: 793.6' AMSL (NAVD 88)
Elevation of Ground: 794.5' AMSL (NAVD 88)
Elevation of Top of Curb: 794.5' AMSL (NAVD 88)
Elevation of Garage Roof: 845.6' AMSL (NAVD 88)
Elevation of Top Parapet Wall: 849.2' AMSL (NAVD 88)
Elevation of Top Stairwell: 864.1' AMSL (NAVD 88)

The above information is true and correct to within the given specifications

Clinton J. Kanak
Clinton J. Kanak
Registered Professional Land Surveyor No. 4499
G:\Jobs\2012\12-0189\1A.dwg

STATE OF TEXAS REGISTERED CLINTON J. KANAK 4499 PROFESSIONAL LAND SURVEYOR

Page 1 of 1

1600 E IH 35 ◆ Canyon Lake, Texas 78133 ◆ (830) 935-4011 ◆ Fax (830) 935-4312

2 1A LETTER

SCALE: N.T.S.

PCS-B Antenna Configuration

	Alpha		Beta		Gamma	
Centerline Height (ft) *	90	ft	90	ft	90	ft
Coax Type *	1 5/8"		1 5/8"		1 5/8"	
# of Coax Runs *	2		2		2	
Antenna Manufacturer *	Andrew		Andrew		Andrew	
Antenna Model *	AXP19-80-2		AXP19-80-2		AXP19-80-2	
Antenna Gain *	20	dBi	20	dBi	20	dBi
# of Antennas *	1		1		1	
Antenna Dimensions *	51 X 13 X 4.1	inches	51 X 13 X 4.1	inches	51 X 13 X 4.1	inches
Antenna Weight *	34	lbs	34	lbs	34	lbs
Antenna Horizontal BW *	65	°	65	°	65	°
TMA Manufacturer	see NAF		see NAF		see NAF	
TMA Type	see NAF		see NAF		see NAF	
TMA Model *	see NAF		see NAF		see NAF	
# of TMA *	see NAF		see NAF		see NAF	
TMA Dimensions *	see NAF	inches	see NAF	inches	see NAF	inches
TMA Weight *	see NAF	lbs	see NAF	lbs	see NAF	lbs
Bias Tee Manufacturer *	see NAF		see NAF		see NAF	
Bias Tee Model *	see NAF		see NAF		see NAF	
# of Bias Tees *	see NAF		see NAF		see NAF	
Bias Tee Dimensions *	see NAF	inches	see NAF	inches	see NAF	inches
Bias Tee Weight *	see NAF	lbs	see NAF	lbs	see NAF	lbs
Azimuth *	340	° True	100	° True	220	° True N
Mechanical Downtilt *	0	°	0	°	0	°
RET *	N/A	dev	N/A	dev	N/A	dev
ERP *	1640	watts	1640	watts	1640	watts

AWS MHz Antenna Configuration

	Alpha		Beta		Gamma	
Centerline Height (ft) *	90	ft	90	ft	90	ft
Coax Type *	1 5/8"		1 5/8"		1 5/8"	
# of Coax Runs *	2		2		2	
Antenna Manufacturer *	Andrew		Andrew		Andrew	
Antenna Model *	WBS-19 R28		WBS-19 R28		WBS-19 R28	
Antenna Gain *	18.3	dBi	18.3	dBi	18.3	dBi
# of Antennas *	1		1		1	
Antenna Dimensions *	76.2 X 6.7 X 3.9	inches	76.2 X 6.7 X 3.9	inches	76.2 X 6.7 X 3.9	inches
Antenna Weight *	21.3	lbs	21.3	lbs	21.3	lbs
Antenna Horizontal BW *	65	°	65	°	65	°
TMA Manufacturer	see NAF		see NAF		see NAF	
TMA Type	see NAF		see NAF		see NAF	
TMA Model *	see NAF		see NAF		see NAF	
# of TMA *	see NAF		see NAF		see NAF	
TMA Dimensions *	see NAF	inches	see NAF	inches	see NAF	inches
TMA Weight *	see NAF	lbs	see NAF	lbs	see NAF	lbs
Bias Tee Manufacturer *	see NAF		see NAF		see NAF	
Bias Tee Model *	see NAF		see NAF		see NAF	
# of Bias Tees *	see NAF		see NAF		see NAF	
Bias Tee Dimensions *	see NAF	inches	see NAF	inches	see NAF	inches
Bias Tee Weight *	see NAF	lbs	see NAF	lbs	see NAF	lbs
Azimuth *	340	° True	100	° True N	220	° True N
Mechanical Downtilt *	0	°	0	°	0	°
RET *	4	dev	4	dev	4	dev
ERP *	1640	watts	1640	watts	1640	watts

Special Instructions *: Order Two AWS TMA per sector. Westell model AWC-TMA-PCS/AWS-BD (or equivalent). Note the Antennas with Remote Electrical Tilt, set them per RET field. Order: RET system elements, Power distribution unit, Current Injector Modems and all the necessary cables. Total number of coax runs: 18. Total number of antennas: 3.

If Azimuth is more than +/- 20° off Perpendicular of Mounting Surface, please rotate crown, etc.

Verizon Wireless Warehouse

Warehouse Team	Rafael Ordaz	512.295.5626

Operations Managers

Austin	Tony Smith	512.625.9153
Temple Killeen	Donald Langston	254.298.1308
San Antonio/Victoria/C	Donald Rangel	361.563.0021
RGV	Ramon Amador	956.534.3153

RF Engineering Contacts

Design Team	David Smith	512.567.5935
	Rolando Ibarra	512.626.5234
	Carlos Arredondo	210.512.6317
	Michael Bonano	210.421.6319
	Darion Cadice	210.821.4545

BAND & FREQUENCY		
Band	Transmit	Receive
850 A Band	869-894	824-849, 845-849.5
850 B Band	890-891.5	845-849, 845.5-849
PCS A Band	1930-1945	1850-1865
PCS B Band	1950-1965	1870-1885
850 A PCS	see chart	below
700 C Band	746-756	777-787
700 A Band	96-704 MHz	725-734 MHz
700 B Band	34-710 MHz	734-746 MHz
AWS	2112-2118	1720-1730
AWS B	2112-2118	1720-1730

700-C MHz Antenna Configuration

Centerline Height (ft) *	90	ft	90	ft	90	ft
Coax Type *	1 5/8"		1 5/8"		1 5/8"	
# of Coax Runs *	2		2		2	
Antenna Manufacturer *	Commscope		Commscope		Commscope	
Antenna Model *	LNX-8514DS-VTM		LNX-8514DS-VTM		LNX-8514DS-VTM	
Antenna Gain *	13.8	dBi	13.8	dBi	13.8	dBi
# of Antennas *	1		1		1	
Antenna Dimensions *	96.4 X 11.8 X 7.1	inches	96.4 X 11.8 X 7.1	inches	96.4 X 11.8 X 7.1	inches
Antenna Weight *	50.9	lbs	50.9	lbs	50.9	lbs
Antenna Horizontal BW *	65	°	65	°	65	°
Azimuth *	340	° True N	100	° True N	220	° True N
Mechanical Downtilt *	0	°	0	°	0	°
RET *	6	degrees	6	degrees	6	degrees
ERP *	-					

NOTE:
CONTRACTOR SHALL VERIFY INFORMATION ABOVE BEFORE ORDERING OR INSTALLING ANTENNAS.

3 RF ADDENDUM SHEET

SCALE: N.T.S.

verizon wireless

AIRPORT SAN ANTONIO INTL REPL (CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

DATE: 01.07.14

STATE OF TEXAS REGISTERED CLINTON J. KANAK 4499 PROFESSIONAL LAND SURVEYOR

EXP. DATE: 06 30

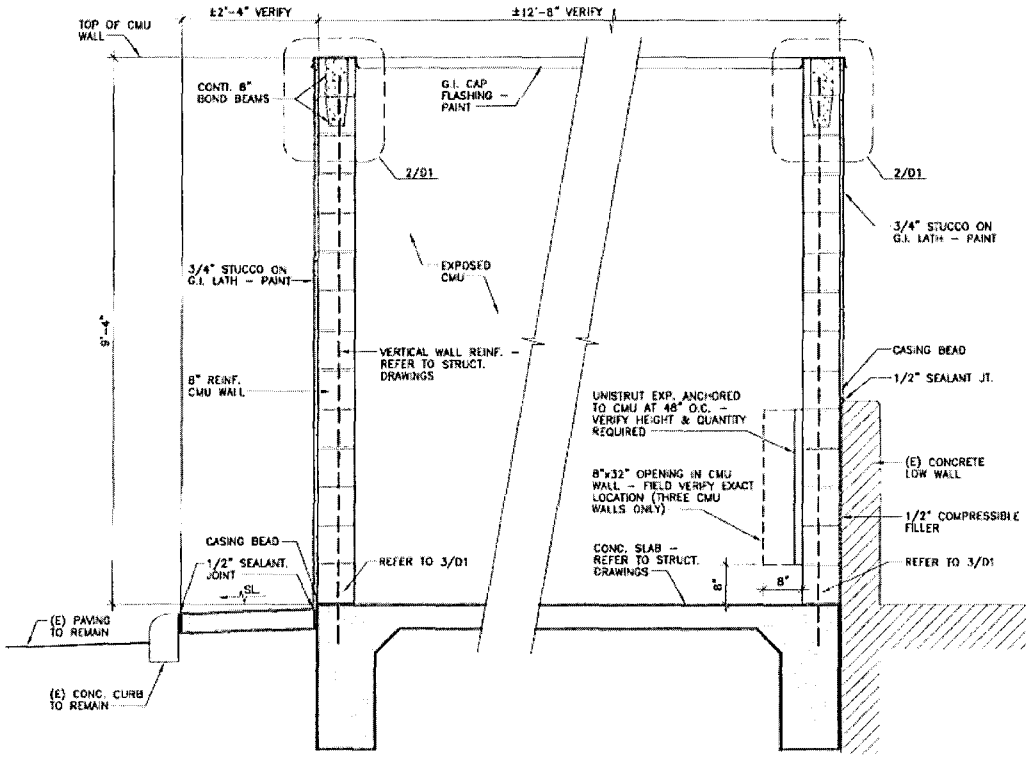
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
ANTENNA DATA, RF SHEET & 1A LETTER

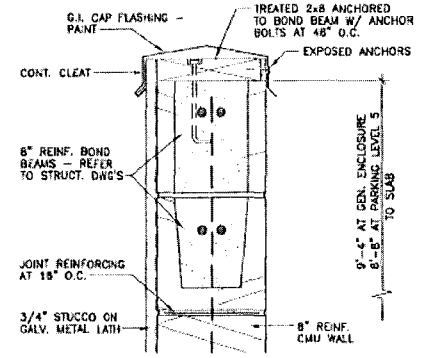
SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
01.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL
01.07.14 REVISED RF SHEET

A9

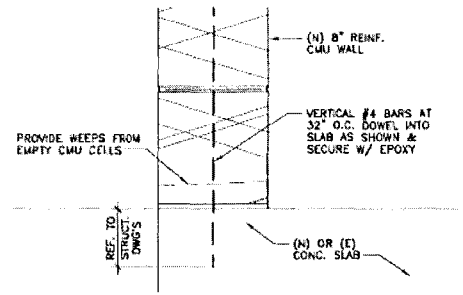
Site Name: Airport San Antonio Intl Repl



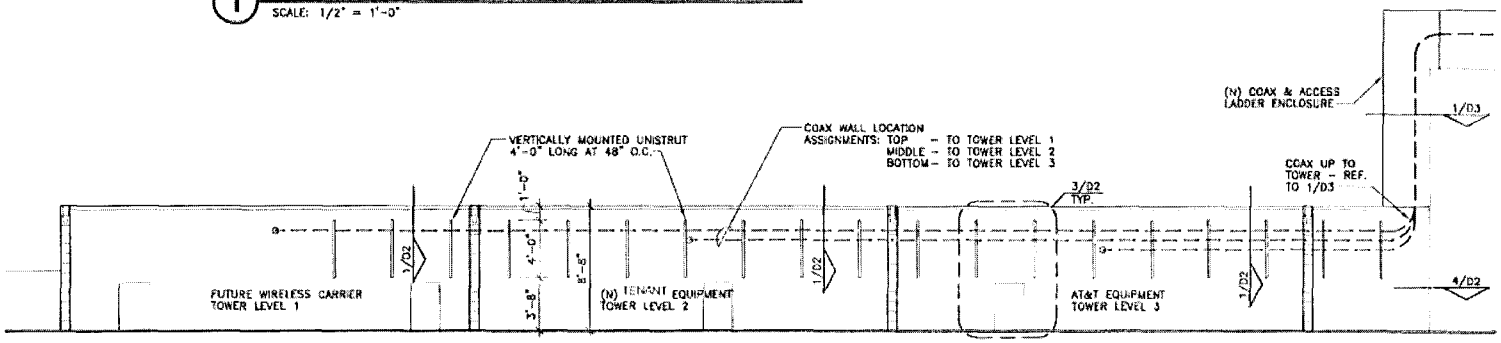
1 SECTION THRU GENERATOR ENCLOSURE
SCALE: 1/2" = 1'-0"



2 TOP OF CMU WALL
SCALE: 1 1/2" = 1'-0"



3 TYP. CMU WALL AT SLAB
SCALE: 1 1/2" = 1'-0"



4 WALL ELEVATION W/ COAX ASSIGNMENTS
SCALE: 1/8" = 1'-0"

verizonwireless

AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT
MARY THOMPSON
8143
STATE OF TEXAS

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1606 Beckett
San Antonio, Texas 78213
(210) 308-0905

SHEET TITLE
SECTIONS & DETAILS

SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

D1

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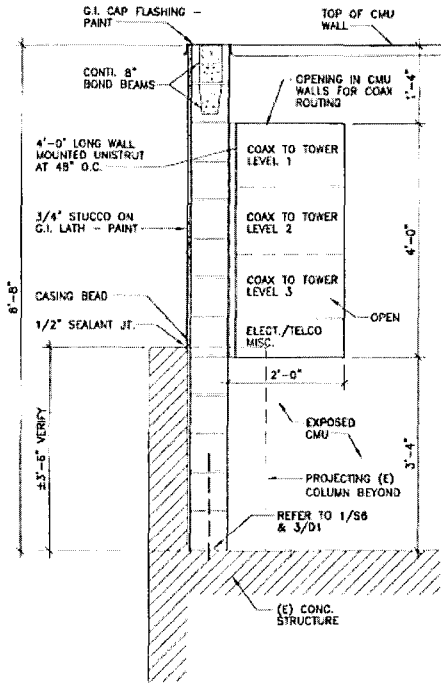
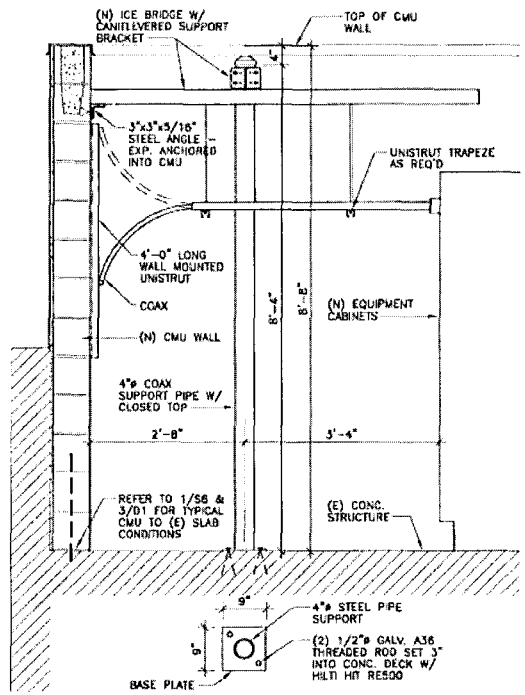
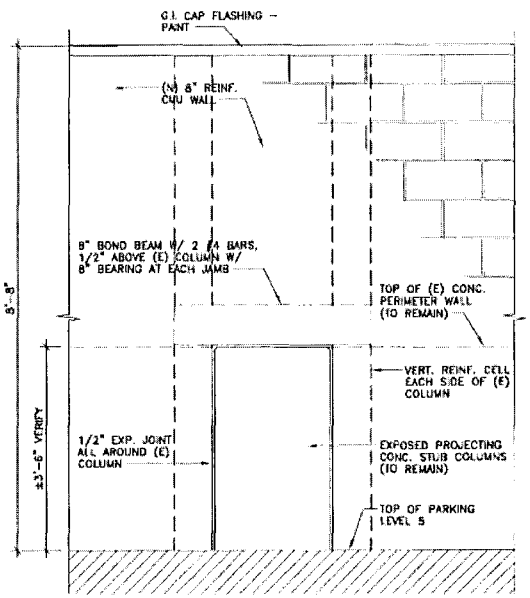
Site Name: Airport San Antonio Intl Repl



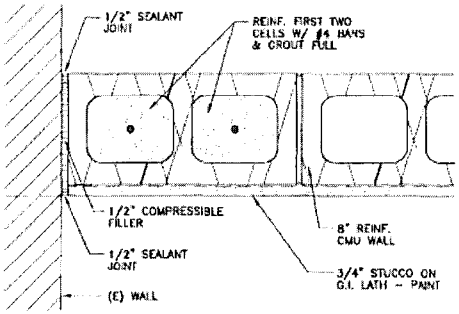
1 WALL ELEVATION / SECTION
SCALE: 1/2" = 1'-0"



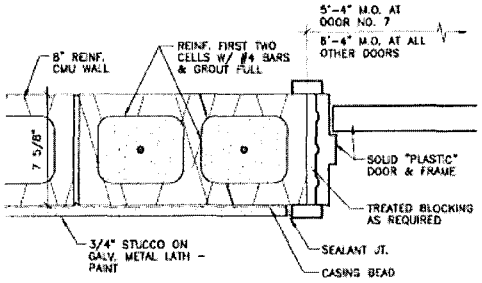
2 SECTION THRU EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



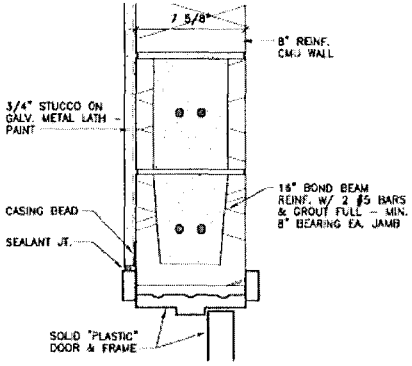
3 PARTIAL WALL ELEVATION
SCALE: 1/2" = 1'-0"



4 PLAN DTL. AT END OF WALL
SCALE: 1 1/2" = 1'-0"



5 TYP. DOOR JAMB
SCALE: 1 1/2" = 1'-0"



6 TYP. DOOR HEAD
SCALE: 1 1/2" = 1'-0"

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9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216
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APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT GARY THOMPSON 6142 STATE OF TEXAS

EXP. DATE: 08/30/14

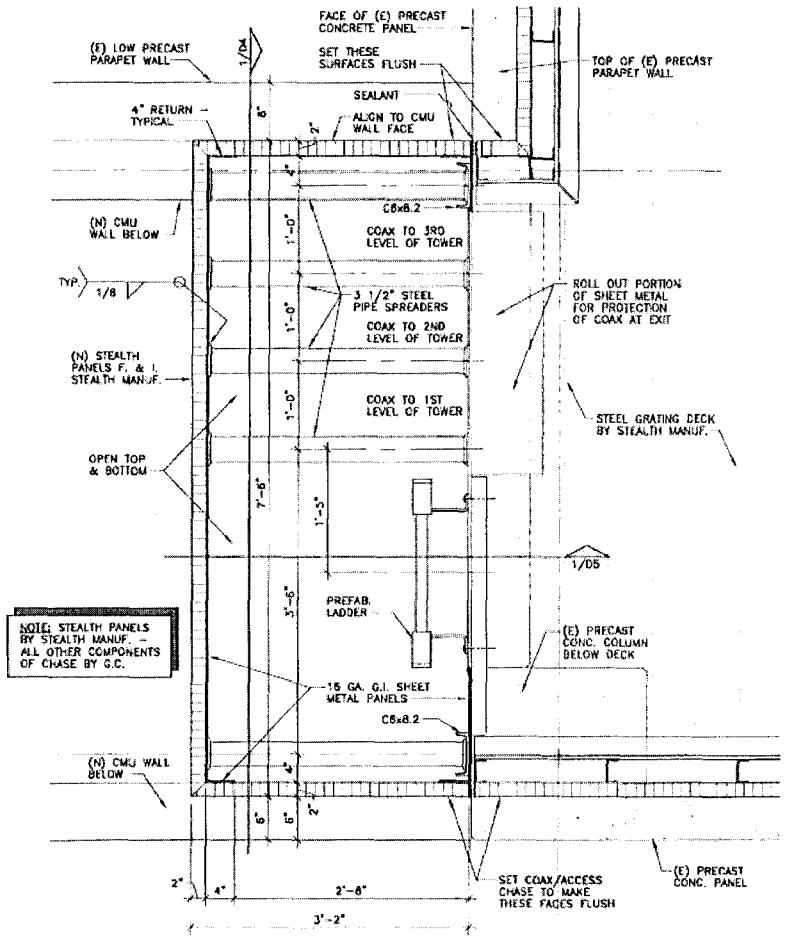
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 398-9995

SHEET TITLE
SECTIONS & DETAILS

SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

D2

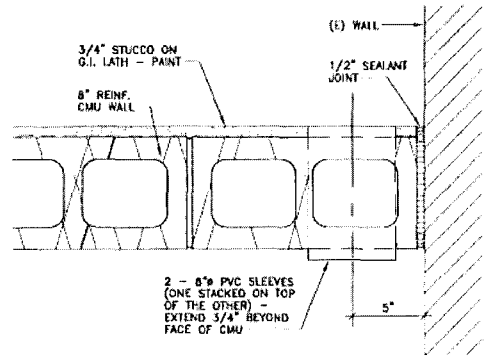
Site Name: Airport San Antonio Intl Repl



1 PLAN SECTION AT COAX/ACCESS CHASE

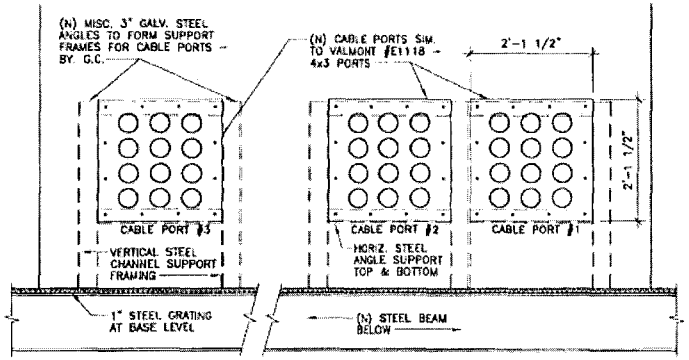
SCALE: 3/4" = 1'-0"

NORTH



3 PVC SLEEVE DETAIL

SCALE: 1 1/2" = 1'-0"



2 ELEVATION AT (N) CABLE PORTS

SCALE: 1/2" = 1'-0"

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APPROVAL SIGNATURES

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CONSTRUCTION

DATE: 11.19.13

EXP. DATE: 06/30/14

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1606 Beckett
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PLAN SECTION AT COAX/ACCESS CHASE

SHEET HISTORY

11.23.12 ISSUE FOR REVIEW
01.16.12 ISSUE FOR CONSTRUCTION
11.19.13 REVISED EXP. DATE ON SEAL

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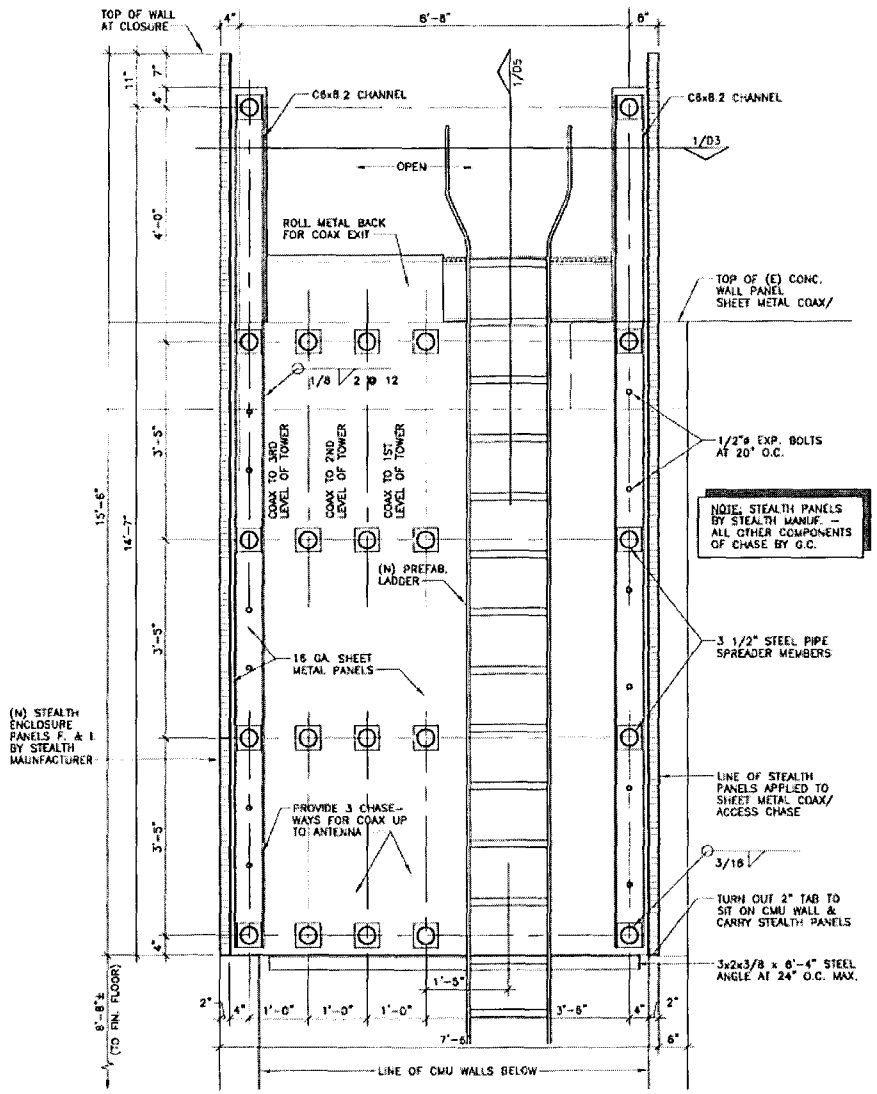
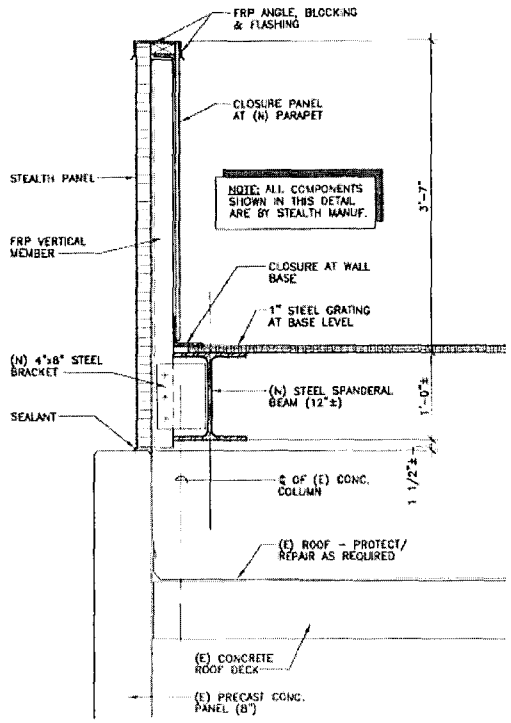


1 SECTION THRU COAX/ACCESS CHASE

SCALE: 1/2" = 1'-0"



2 DETAIL AT BEAM FRAMING & PARAPET WALL

SCALE: 3/4" = 1'-0"

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

REGISTERED ARCHITECT GARY THOMAS 8142 STATE OF TEXAS

EXP. DATE: 06/30/14

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San Antonio, Texas 78213
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SHEET TITLE

SECTION THRU COAX/ACCESS CHASE

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

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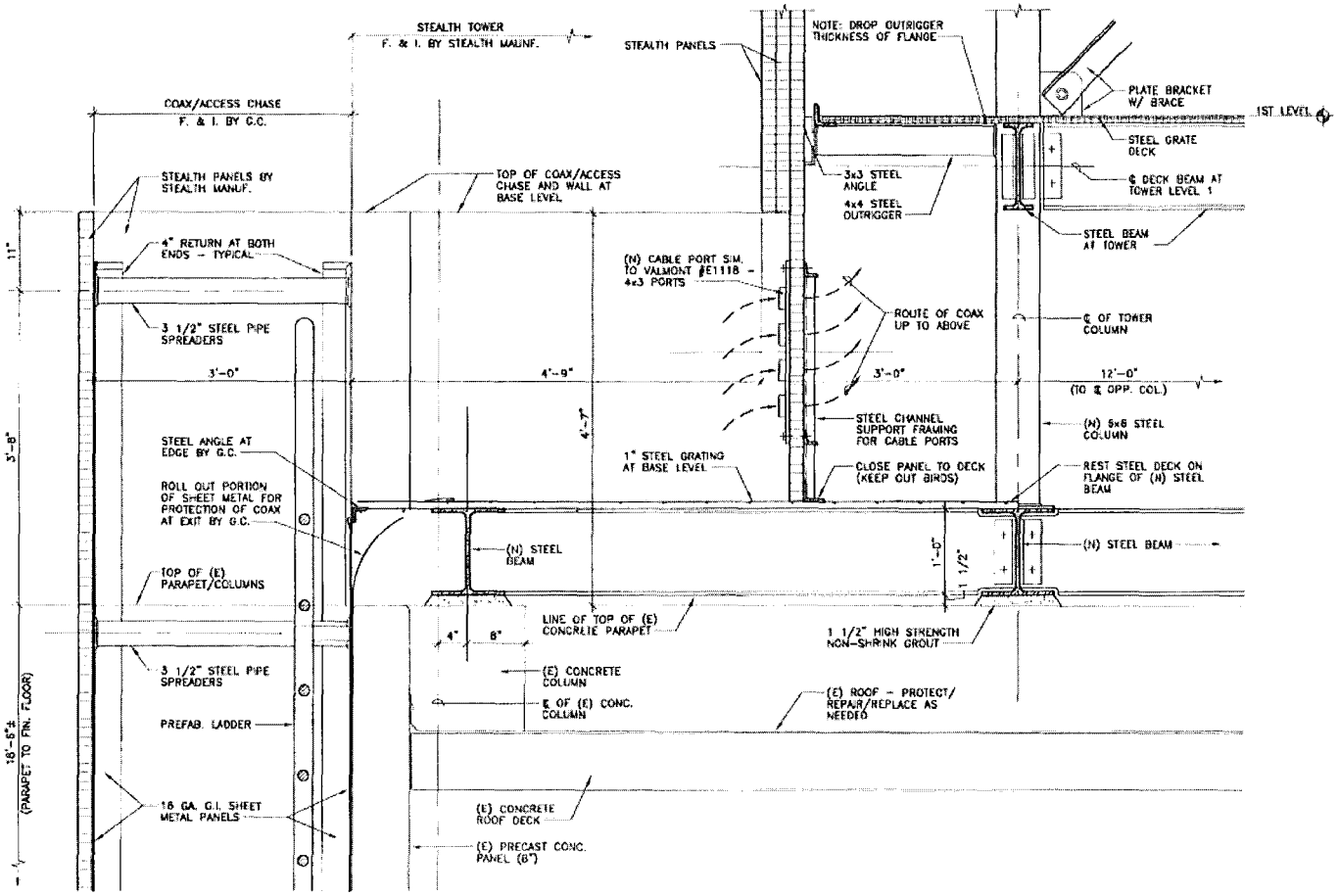

1 SECTION AT COAX/ACCESS CHASE & TOWER BASE

SCALE: 3/4" = 1'-0"

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DATE: 11.19.13

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SHEET TITLE

SECTION AT COAX/ACCESS CHASE

SHEET HISTORY

11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

D5

Site Name: Airport San Antonio Intl Repl

CONTINUED:

CN-12 CONCRETE SHALL BE CONVEYED TO AND DEPOSITED IN FORM WORK NEAR ITS FINAL POSITION, WITH A FREE VERTICAL DROP NOT EXCEEDING 3 FEET. PLACE CONCRETE IN 12 INCH MAXIMUM LAYERS AND COMPACT EACH LAYER BY MECHANICAL VIBRATING.

CN-13 SCREEDING, RE-STRAIGHTENING, AND FINISHING OPERATIONS SHALL COMPLY WITH ACI 302.1R. COORDINATE ALL FINISHES WITH ARCHITECTURAL DRAWINGS AND FLOOR FINISH REQUIREMENTS. CAREFULLY TOOL ALL EXPOSED EDGES.

CN-14 CURE CONCRETE FOR AT LEAST SEVEN DAYS BY MOISTURE CURING, SEALED MOISTURE RETAINING COVER CURING, OR A CLEAR WATERBOURNE CURING COMPOUND CONFORMING TO ASTM C309.

CN-15 PATCH HONEYCOMB, TIE HOLES, AND MINOR DEFECTS WITH ONE PART CEMENT AND TWO PARTS SAND IMMEDIATELY AFTER REMOVING FORMS.

CN-16 NOTIFY ENGINEER WHEN FORM WORK AND REINFORCING IS IN PLACE SO ENGINEER CAN OBSERVE REINFORCING STEEL PRIOR TO ALL CONCRETE POURS.

CN-17 INDEPENDENT TESTING LABORATORY SHALL TAKE SAMPLES AND PERFORM SLUMP AND COMPRESSION TESTS PER ASTM C-39 ON CONCRETE PLACED EACH DAY AT THE RATE OF ONE SET OF FOUR CYLINDERS FOR EACH 80 CU. YDS. OR FRACTION THEREOF WITH A MINIMUM INTERVAL OF 50 CU. YDS. BETWEEN SAMPLES.

CONCRETE NOTES:

CN-1 ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."

CN-2 CONSTRUCTION TOLERANCES SHALL CONFORM TO ACI 117 "STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS."

CN-3 CONTRACTOR SHALL DESIGN, CONSTRUCT, ERECT, SHORE, BRACE AND MAINTAIN FORM WORK ACCORDING TO ACI 301. WOOD FORM WORK SHALL BE #2 COMMON OR BETTER PLYWOOD, EXPOSED SURFACES SHALL BE NEW OR LIKE NEW MOISTURE RESISTANT FIR FORM PLYWOOD. LIGHTLY COAT FORMS WITH NON-STAINING FORM OIL, REMOVE SURPLUS OIL.

CN-4 REINFORCING STEEL SHALL BE DOMESTIC NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60, EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. BARS DESIGNATED AS CONTINUOUS SHALL BE LAPPED 48 BAR DIAMETERS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE LAPPED 8" MINIMUM AT SPLICE POINTS OR 1 1/2 MESHES, WHICHEVER IS GREATER.

CN-5 PORTLAND CEMENT SHALL COMPLY WITH ASTM C-150, TYPE 1. FLY ASH SHALL CONFORM TO ASTM C-618. NORMAL WEIGHT AGGREGATE SHALL COMPLY WITH ASTM C33. WATER SHALL BE POTABLE AND COMPLY WITH ASTM C94.

CN-6 CONCRETE SHALL BE NORMAL WEIGHT, LABORATORY DESIGNED TO DEVELOP MINIMUM SPECIFIED 28 DAY COMPRESSIVE STRENGTH AND PROPORTIONED AS FOLLOWS:

SLAB ON GRADE: 3000 PSI, 5 SACKS OF CEMENT PER CUBIC YARD, 1 1/2" MAXIMUM AGGREGATE, MAXIMUM SLUMP OF 5".

FLY ASH IS LIMITED TO A MAXIMUM 20% CEMENT REPLACEMENT BY WEIGHT.

CN-7 ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE, AND DRIED CONCRETE, AND SHALL BE ACCURATELY BENT AND SECURELY TIED INTO POSITION TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. RAISING REINFORCEMENT DURING POUR WILL NOT BE PERMITTED.

CN-8 CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

A. CONCRETE CAST AGAINST EARTH – 3"

B. CONCRETE EXPOSED TO EARTH OR WEATHER:
BARS 3/4" AND LARGER IN DIAMETER – 2 INCHES
BARS SMALLER THAN 3/4" DIAMETER – 1 1/2"

C. CONCRETE NOT EXPOSED TO WEATHER OR GROUND:
SLAB ON GRADE – 1 1/2" FROM TOP OF SLAB UNLESS NOTED OTHERWISE

CN-9 SET AND BUILD ANCHORAGE AND OTHER EMBEDDED ITEMS INTO FORM WORK AS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CONCRETE. COORDINATE WITH OTHER DISCIPLINES.

CN-10 CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94 "STANDARD SPECIFICATION FOR READY-MIXED CONCRETE."

CN-11 CONCRETE WHEN DEPOSITED SHALL HAVE A TEMPERATURE NOT BELOW 50°F OR ABOVE 90°F. APPROPRIATE MEASURES SHALL BE TAKEN TO MAINTAIN TEMPERATURE RANGE AND PREVENT WATER EVAPORATION FOR 5 DAYS AFTER PLACEMENT. SALT OR OTHER CHEMICALS SHALL NOT BE ADDED TO PREVENT FREEZING.

STRUCTURAL EARTHWORK FOR GRADE SUPPORTED FOUNDATIONS:

SE-1 BEFORE ANY CONSTRUCTION IS BEGUN, PERFORM ROUGH GRADING AND CUT SWALES SO THAT GROUNDS WILL DRAIN AWAY FROM THE BUILDING. MAINTAIN DRAINAGE DURING ALL PHASES OF CONSTRUCTION SO THAT STORM WATER WILL BE CONDUCTED AWAY FROM THE BUILDING. KEEP EXCAVATIONS PUMPED FREE OF STORM WATER AT ALL TIMES.

SE-2 PRECAUTIONS SHALL BE TAKEN TO PROTECT OPEN EXCAVATIONS FROM EXCESSIVE LOSS OR GAIN IN NATURAL MOISTURE LEVEL PRIOR TO PLACEMENT OF BASE MATERIAL. KEEP MOIST DURING DRY WEATHER AND KEEP STORM WATER PUMPED OUT, INCLUDING NIGHTS AND WEEKENDS, DURING RAINS.

SE-3 IN THE AREA OCCUPIED BY THE FOUNDATION, PLUS 3'-0", REMOVE A MINIMUM OF 1'-0" EXPANSIVE SOIL INCLUDING ALL ORGANIC MATERIALS, ROOTS, ETC. FROM THE SITE. DO NOT USE FOR UNDER FLOOR FILL. REMOVE ADDITIONAL MATERIAL AS NECESSARY TO PROVIDE A MINIMUM OF 1'-0" OF SELECT FILL. DO NOT UNDERCUT EXISTING FOUNDATION ELEMENTS. EXCAVATE AT 45 DEGREES FROM BASE OF EXISTING FOUNDATION TO REQUIRED DEPTH. THE EXCAVATION SHALL BE BENCHED IN HORIZONTAL PLANES AS REQUIRED TO MEET MINIMUM CUT AND FILL REQUIREMENTS.

SE-4 THE SUB GRADE SHALL BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TEX-113-E COMPACTION TEST, MAINTAINING MOISTURE CONTENT BETWEEN -1 AND +3 PERCENTAGE POINTS UNTIL COVERED.

SE-5 SELECT FILL SHALL CONFORM TO TxDOT SPECIFICATIONS, ITEM 247, TYPE "A" GRADE 2. NO DIRT FILL SHALL BE USED UNDER THE BUILDING FOUNDATION. SUBMIT WRITTEN CERTIFICATION OF COMPLIANCE WITH TxDOT, ITEM 247 SPECIFICATIONS BY TEST PERFORMED ON FIELD EXAMPLES.

SE-6 FOR A DISTANCE OF 3'-0" OUTSIDE OF THE BUILDING LINE, AND BEGINNING AT THE LOW END, BUILD UP TO THE ELEVATION OF THE BOTTOM OF THE SLAB WITH SELECT FILL. REFERENCE SE-4 FOR MINIMUM FILL THICKNESS REQUIREMENTS. ALL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY TxDOT TEX-113-E COMPACTION TEST.

SE-7 PERFORM ALL EARTHWORK DESCRIBED ABOVE BEFORE TRENCHING FOR GRADE BEAMS OR MECHANICAL LINES.

SE-8 EXCESS FILL AT BUILDING PERIMETER SHALL BE CUT AND GRADED TO COMPLY WITH FINISHED GRADE REQUIREMENTS INCLUDING PLANTING SOIL. FINISH GRADE SHALL PROVIDE PERMANENT DRAINAGE AWAY FROM BUILDING. PLACE IN 8" THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY PER ASTM D698.

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

01.18.13

STATE OF TEXAS
DARRELL J. LEHMANN
87794
LICENSED
PROFESSIONAL ENGINEER

TX FIRM REG. NO. F-5298

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE

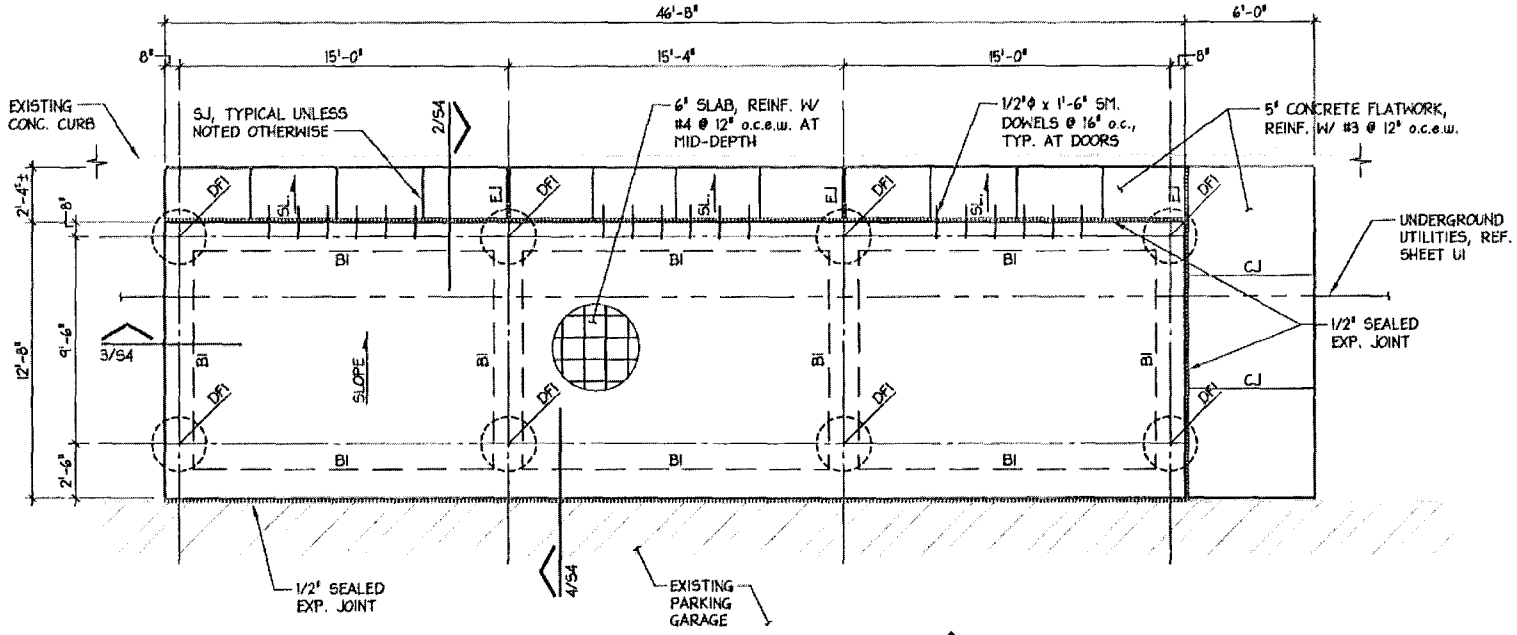
NOTES

SHEET HISTORY

01.18.13 ISSUE FOR CONSTRUCTION

S1

Site Name: Airport San Antonio Intl Repl



N

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

PLAN NOTES:

1. BI - REF. GRADE BEAM SCHEDULE ON SHEET S5
2. DFI - DENOTES DRILLED FOOTING, REF. CONCRETE DRILLED FOOTING SCHEDULE ON SHEET S3
3. SJ - DENOTES SAW JOINT, REF. 3/S3
4. EJ - DENOTED EXPANSION JOINT, REF. 3/S3

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STATE OF TEXAS
DARRELL J. LEHMANN
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LICENSED PROFESSIONAL ENGINEER
TX FIRM REG. NO. F-5298

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1006 Beckett
San Antonio, Texas 78213
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SHEET TITLE
FOUNDATION PLAN AT GROUND LEVEL

SHEET HISTORY
01.18.13 ISSUE FOR CONSTRUCTION

S2

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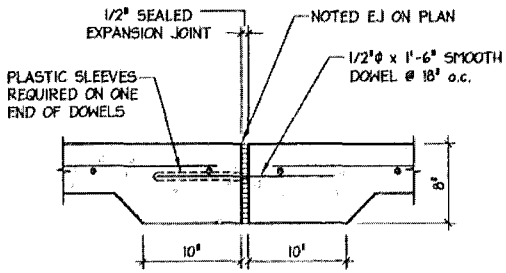
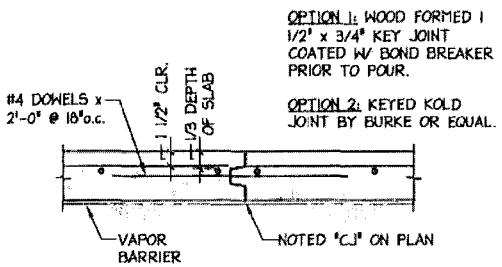
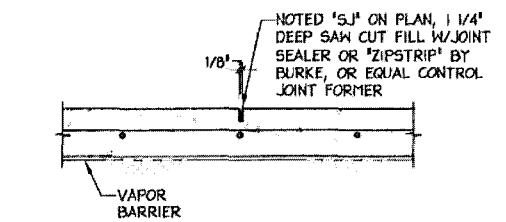


EXPANSION JOINT



CONSTRUCTION JOINT



SAW JOINT

3 DETAIL TYPICAL CONTROL JOINT
SCALE: N.T.S.

DRILLED FOOTING NOTES:

DF-1 FOOTING SHALL BE LOCATED ON CENTERLINES OF BEAMS ABOVE UNLESS DIMENSIONED OTHERWISE ON PLAN.

DF-2 PROVIDE (4) #6 DOWELS WITH STANDARD END HOOKS FROM FOOTING INTO CONCRETE BEAM ABOVE.

DF-3 SHAFT CUT-OFF ELEVATION SHALL BE AT SOFFIT OF BEAM, WALL OR PIER CAP. FORM TOP OF SHAFT WITH FIBERFORM AT LEAST 2'-0" BELOW GRADE, OR DEEPER IF IMPROPERLY DRILLED OVERSIZE OR OUT OF ROUND.

DF-4 REINFORCING CAGE SHALL BE HELD SECURELY AWAY FROM EARTH AT SIDES & BOTTOM BY SETS OF 3 PRECAST CONCRETE SPACER BLOCKS EVERY 8'-0" ALONG CAGE AND AT BOTTOM. DO NOT RAISE CAGE OFF OF BOTTOM.

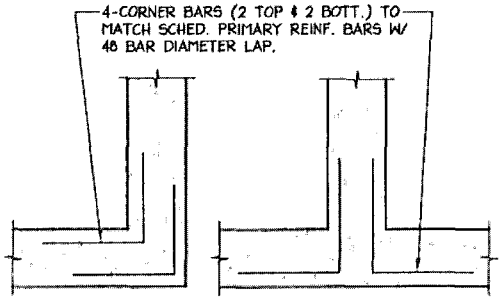
DF-5 ALL FOOTING EXCAVATIONS SHALL BE FREE OF WATER PRIOR TO PLACING CONCRETE.

DF-6 PROVIDE STEEL CASING AS REQUIRED TO PREVENT EXCAVATION SLUMPING AND/OR WATER SEEPAGE. STEEL CASING SHALL BE REMOVED DURING CONCRETE PLACEMENT SEQUENCE, MAINTAINING ENOUGH CONCRETE HEAD TO PREVENT SOIL FROM SLOUGHING INTO SHAFT.

DF-7 PIER SHAFT SHALL BE DRILLED PLUMB ALONG ITS TOTAL LENGTH WITHIN 1/2" PER 10'-0" OF DEPTH.

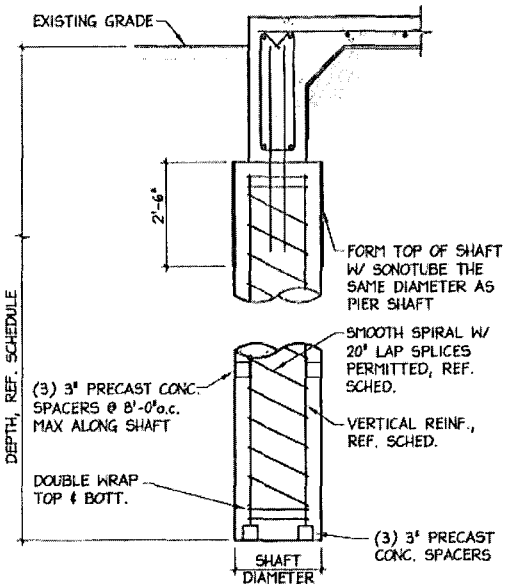
DF-8 BOTTOM OF FOOTING SHALL BE CLEAN AND FREE OF ALL LOOSE MATERIALS AND RECOMPACTED CUTTING PRIOR TO PLACING CONCRETE.

DF-9 PLACEMENT OF CONCRETE AND REINFORCING IN SHAFT SHALL BE THE SAME DAY OF DRILLING. CONCRETE SHALL BE PLACED WITH A TREMIE AT LEAST 6'-0" LONG.



CORNERS "T" INTERSECTIONS

2 DETAIL TYP. CORNER BARS
SCALE: 1/2" = 1'-0"



1 DETAIL TYPICAL DRILLED FOOTING
SCALE: N.T.S.

DRILLED FOOTING SCHEDULE

MK	SHAFT			DEPTH/ PENETRATION	REMARKS
	DIA.	VERT. BARS	SPIRAL		
DFI	2'-6"	8 - #7	3/8"ϕ @ 6" PITCH	15'-0"	

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01.18.13

STATE OF TEXAS
DARRELL J. LEHMANN
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SHEET TITLE
NOTES, DETAILS, & SECTIONS

SHEET HISTORY
01.18.13 ISSUE FOR CONSTRUCTION

S3

Site Name: Airport San Antonio Intl Repl

REINFORCED CONCRETE MASONRY NOTES:

MN-1 ALL CONCRETE MASONRY SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES," ACI 530.

MN-2 CONCRETE MASONRY UNITS (CMU) SHALL BE HOLLOW, LOAD BEARING LIGHTWEIGHT UNITS CONFORMING TO ASTM C90 GRADE N, TYPE 1.

MN-3 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. HORIZONTAL JOINT REINFORCING SHALL BE TRUSS TYPE CONFORMING TO ASTM 82. HOT DIP GALVANIZE JOINT REINFORCING AFTER FABRICATION TO COMPLY WITH ASTM A153, CLASS B2.

MN-4 MORTAR SHALL CONFORM TO ASTM C270, TYPE "S".

MN-5 GROUT FOR FILLING CELLS SHALL CONFORM TO ASTM C476. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

MN-6 REINFORCED CMU SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF f'm=1,500 PSI. COMPRESSIVE WALL DESIGN STRENGTH (f'm) SHALL BE VERIFIED BY INDEPENDENT TESTING LAB BY PRISM TESTS BEFORE MASONRY CONSTRUCTION BEGINS.

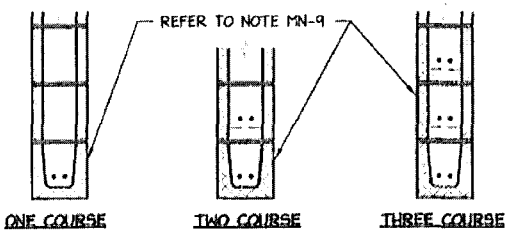
MN-7 PROVIDE GROUTED REINFORCED VERTICAL CELLS AND HORIZONTAL BOND BEAMS AT WALL TOP EDGES, CORNERS, FREE ENDS, WINDOW AND DOOR JAMBS, LINTELS AND OTHER LOCATIONS WHERE SHOWN ON ARCHITECTURAL DRAWINGS. REINFORCE EACH GROUTED CELL AND BOND BEAM WITH 1-#4 BAR CONTINUOUS (REINFORCE LINTELS AS SPECIFIED BELOW). PROVIDE MATCHING DOWELS IN FOUNDATION FOR VERTICAL REINFORCEMENT.

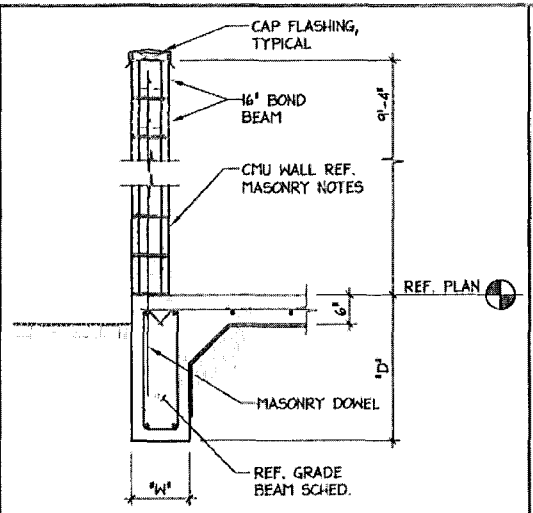
MN-8 BASIC VERTICAL REINFORCEMENT FOR EXTERIOR WALLS SHALL BE #4 @ 24"o.c. (EVERY 3rd VERTICAL CELL). REINFORCE EVERY OTHER HORIZONTAL MASONRY JOINT (VERTICAL SPACING OF 16"o.c.) WITH JOINT REINFORCING (3/16 INCH SIDE RAILS AND 3/16 INCH CROSS TIES), OVERLAP 6" AT SPLICES.

MN-9 PROVIDE GROUTED REINFORCED LINTELS WITH 8" BEARING EACH END OF ALL DOORS, WINDOWS, AND OTHER OPENINGS. USE ONE-COURSE LINTELS FOR OPENINGS UP TO 4'-0"; TWO-COURSE LINTELS FOR OPENINGS UP TO 8'-6"; THREE-COURSE LINTELS FOR OPENINGS UP TO 14'-0". REINFORCE EACH COURSE WITH 2-#5 BAR CONTINUOUS.

CMU LINTEL SCHEDULE

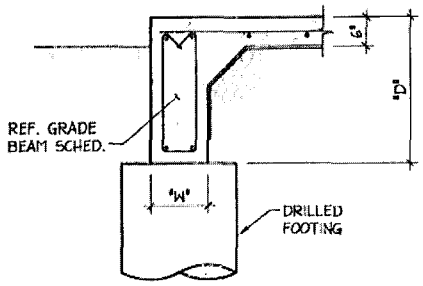
SIZE	CLEAR OPENING		REMARKS
	GREATER THAN	UP TO	
ONE COURSE	–	4'-0"	8" BEARING @ EA. END
TWO COURSE	4'-0"	8'-6"	8" BEARING @ EA. END
THREE COURSE	8'-6"	14'-0"	8" BEARING @ EA. END





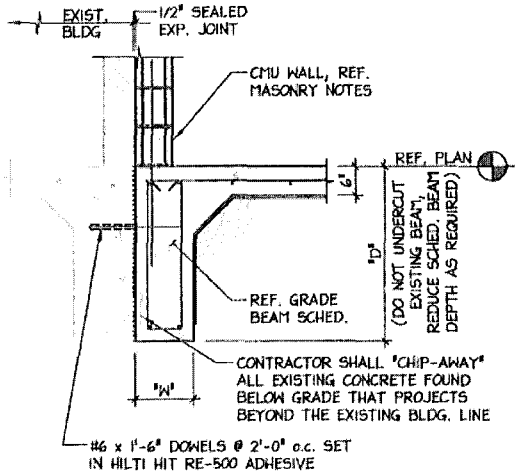
3 SECTION

SCALE: 1/2" = 1'-0"



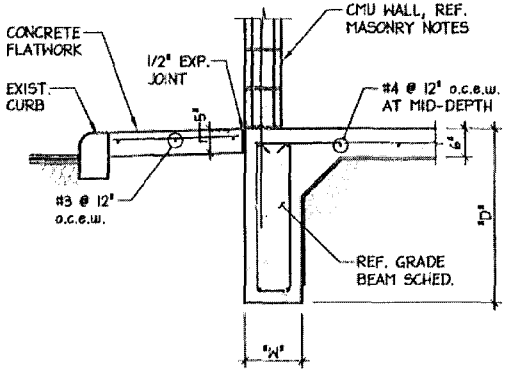
1 SECTION

SCALE: 1/2" = 1'-0"



4 SECTION

SCALE: 1/2" = 1'-0"



2 SECTION

SCALE: 1/2" = 1'-0"

verizonwireless

AIRPORT SAN ANTONIO INTL REPL
CELL TOWER RELOCATION

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

LANDLORD

LEASING

CONSTRUCTION

01.18.13

STATE OF TEXAS
DARRELL J. LEHMANN
87794
LICENSED
PROFESSIONAL ENGINEER

TX FIRM REG. NO. F-5298

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

NOTES, DETAILS, & SECTIONS

01.18.13 ISSUE FOR CONSTRUCTION

S4

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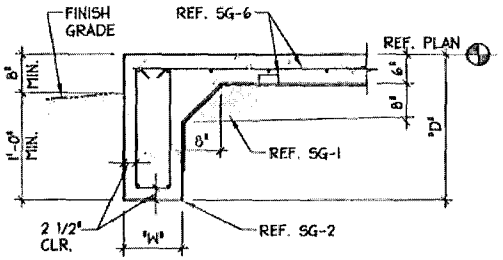
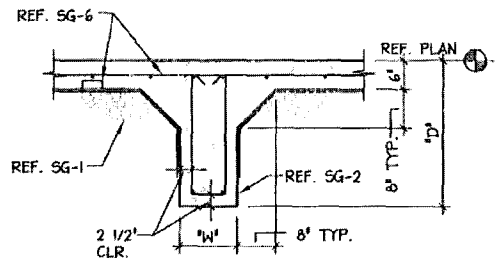
Site Name: Airport San Antonio Intl Repl



1 SECTION TYPICAL EXTERIOR BEAM
SCALE: 1/2" = 1'-0"



2 SECTION TYPICAL INTERIOR BEAM
SCALE: 1/2" = 1'-0"

GRADE BEAM SCHEDULE

MK	"W"	"D"	MAIN REINFORCEMENT	STIRRUPS
B1	16"	30"	(2) #7 x CONT. TOP & BOTTOM	#3 @ 16"o.c.

SLAB ON GRADE FOUNDATION NOTES:

SG-1 PREPARE BUILDING PAD PER "STRUCTURAL EARTHWORK FOR GRADE SUPPORTED FOUNDATION" NOTES.

SG-2 CAREFULLY TRENCH AND SHAPE GRADE BEAMS AND SLAB TURNDOWNS WITH A SMOOTH-MOUTHED BUCKET. IF A TOOTHED BUCKET IS USED, EXCAVATION SHALL BE STOPPED 6" ABOVE FINAL GRADE AND THE REMAINING EXCAVATION ACCOMPLISHED WITH A SMOOTH MOUTHED BUCKET OR BY HAND LABOR TO REMOVE ALL LOOSE SOILS DISTURBED BY THE BUCKET TEETH.

SG-3 WOODFORM EXPOSED FACES TO A DEPTH OF 8" BELOW FINISHED GRADE.

SG-4 ALL BEAM SOFFITS SHALL BEAR 12" MINIMUM INTO NATURAL GRADE OR COMPACTED FILL. ON PERIMETER, INCREASE SCHEDULED BEAM DEPTH AS REQUIRED FOR SOFFIT TO BEAR 12" MINIMUM BELOW FINISH GRADE. CONTRACTOR COORDINATE BEAM DEPTHS WITH REINFORCING STEEL SUPPLIER TO ALLOW PROPER REINFORCING BARS AT TRANSITIONS.

SG-5 TRENCHES SHALL BE VERIFIED FOR SIZE TO MAINTAIN CLEARANCES AROUND REINFORCEMENT PRIOR TO PLACING REINFORCEMENT.

SG-6 PROVIDE 6" THICK CONCRETE SLAB REINFORCED W/ #4 @ 12"o.c. EACH WAY MID-DEPTH, TYPICAL UNLESS NOTED OTHERWISE. SUPPORT MAT AT 4'-0"o.c. EACH WAY WITH CONCRETE BLOCKS OR BRICKS. SUPPORT BOTTOM BEAM REINFORCEMENT AT 4'-0" INTERVALS.

SG-7 GRADE BEAM AND SLAB REINFORCEMENT SHALL BE CONTINUOUS WITH 48 BAR DIAMETER LAP SPLICES.

SG-8 PROVIDE FOUR CORNER BARS AT ALL BEAM CORNERS & T-INTERSECTIONS (2 TOP AND 2 BOTTOM). BARS TO EQUAL SIZE OF SCHEDULED BEAM REINFORCEMENT AND SHALL LAP BEAM REINFORCMENT 48 BAR DIAMETERS.

SG-9 WHERE BEAM DEPTH EXCEEDS 36", ADD #4 @ 12"o.c. IN EACH FACE OF BEAM.

SG-10 CONDUITS IN SLAB SHALL RUN UNDER THE TOP LAYER OF SLAB REINFORCING. PROVIDE A MINIMUM OF 1 1/2" CLEAR BETWEEN CONDUITS AND BETWEEN CONDUITS AND PARALLEL REINFORCING. DO NOT BUNDLE CONDUITS.

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AIRPORT SAN ANTONIO INTL REPL
CELL TOWER RELOCATION

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

01.16.13

STATE OF TEXAS
DARRELL J. LEHMANN
87794
LICENSED
PROFESSIONAL ENGINEER

TX FIRM REG. NO. F-5288

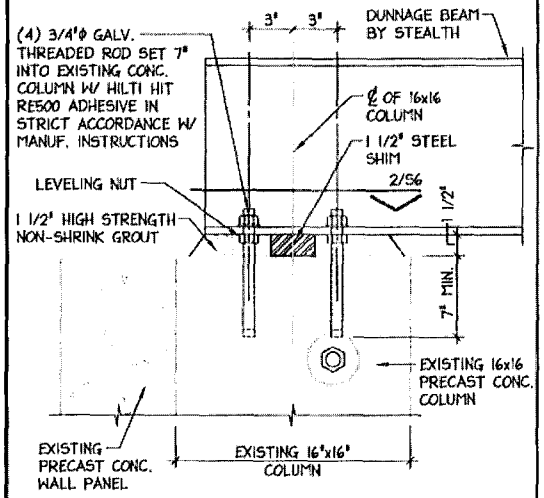
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
NOTES, DETAILS, & SECTIONS

SHEET ISSUE DATE
01.16.13 ISSUE FOR CONSTRUCTION

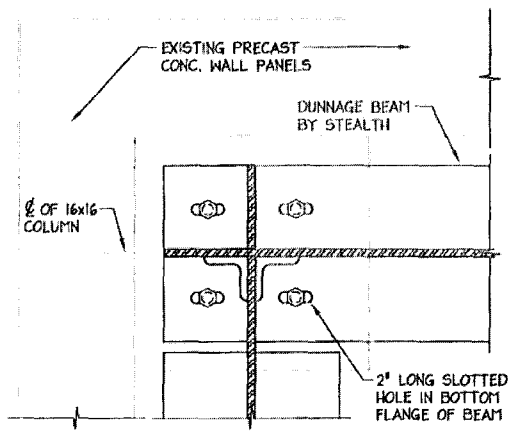
S5

Site Name: Airport San Antonio Intl Repl

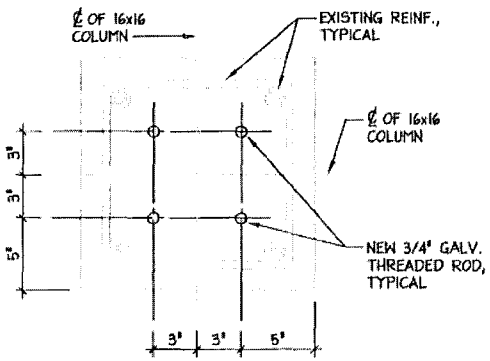


3 SECTION

SCALE: 1 1/2" = 1'-0"



DUNNAGE BEAM ON EXISTING COLUMN

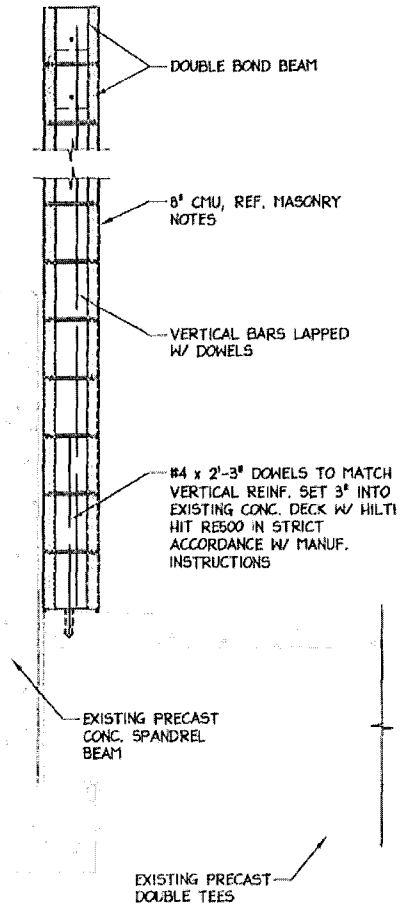


TOP OF EXISTING COLUMN

2 SECTION

SCALE: 1 1/2" = 1'-0"

NOTE: LOCATE REINF. BARS AND TENDONS PRIOR TO DRILLING HOLES FOR DOWELS. DO NOT DAMAGE REINF. BARS AND TENDONS WHILE DRILLING HOLES.



1 SECTION

SCALE: 3/4" = 1'-0"

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CELL TOWER RELOCATION

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

01.18.13

STATE OF TEXAS
DARRELL J. LEHMANN
87794
LICENSED PROFESSIONAL ENGINEER

TX FIRM REG. NO. F-5298

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE

DETAILS & SECTIONS

SHEET HISTORY

01.18.13 ISSUE FOR CONSTRUCTION

S6

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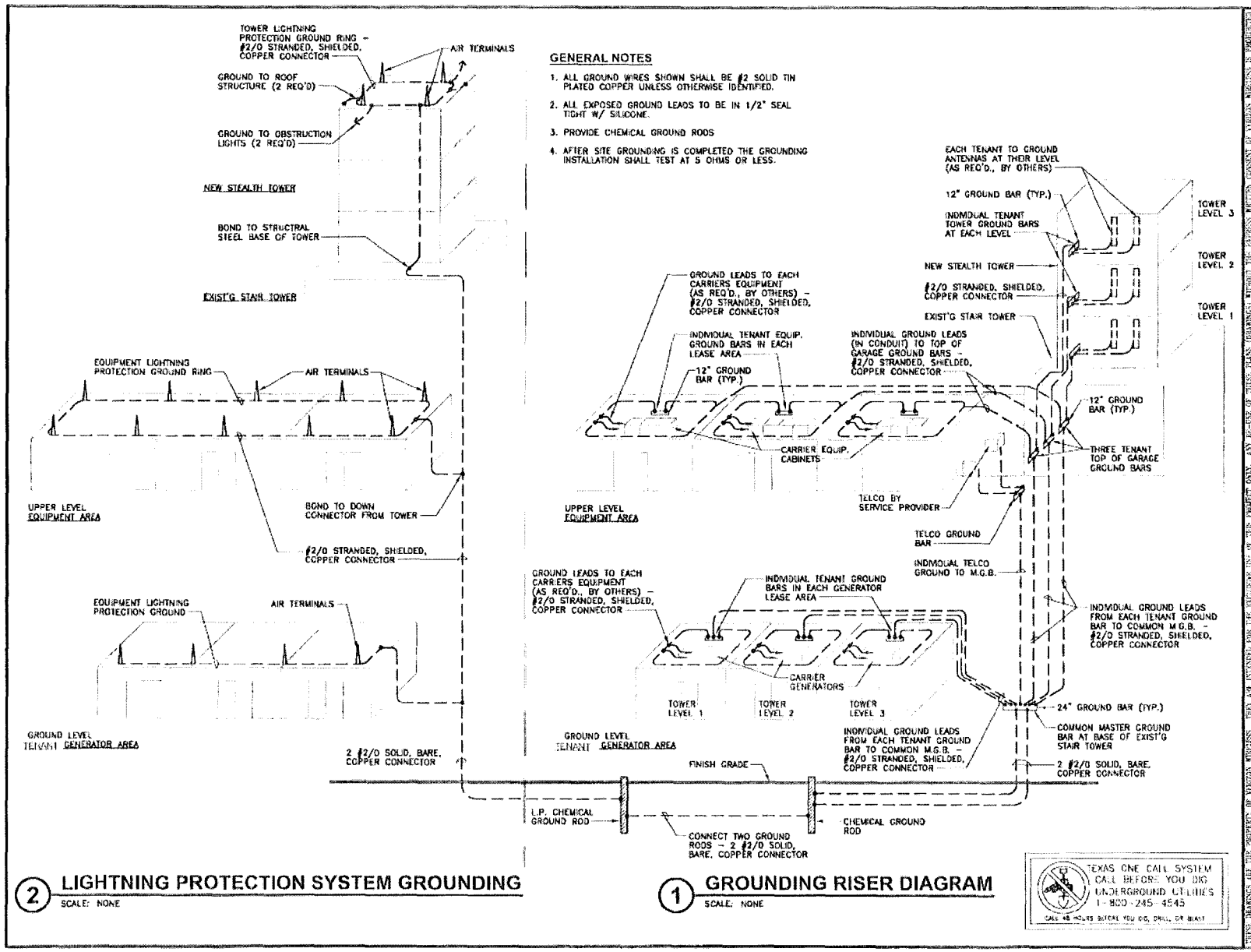

2 LIGHTNING PROTECTION SYSTEM GROUNDING
SCALE: NONE

1 GROUNDING RISER DIAGRAM
SCALE: NONE

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AIRPORT SAN ANTONIO INTL REPL
(CELL TOWER RELOCATION)

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.13.13

REGISTERED ARCHITECT
GARY THOMPSON
8142
STATE OF TEXAS

EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE

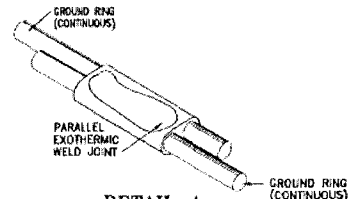
GROUNDING RISER DIAGRAM

SHEET HISTORY

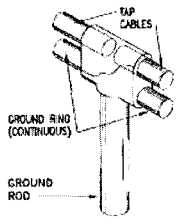
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.13.13 REVISED EXP. DATE ON SEAL

G1

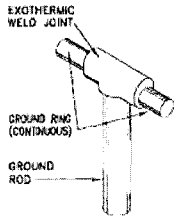
Site Name: Airport San Antonio Intl Repl



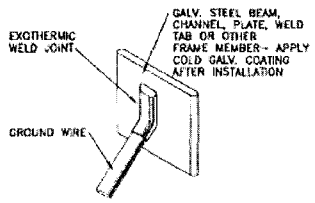
DETAIL–A
GROUND RING CONNECTION OR SPLICE



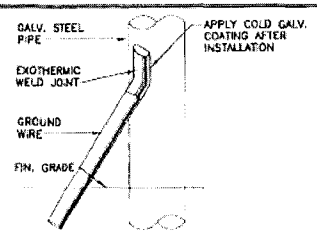
DETAIL–B
TEE OF HORIZONTAL RUN AND TWO TAP CABLES



DETAIL–C
TEE OF HORIZONTAL RUN

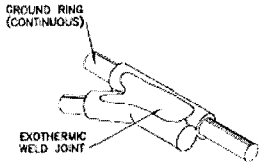


DETAIL–D
MISC. STEEL CONNECTION



DETAIL–E
PIPE CONNECTION

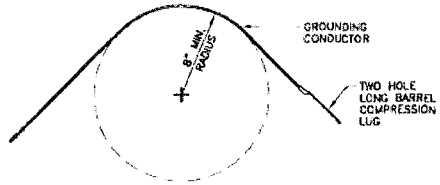
DETAIL–F
GROUND BAR CONNECTION



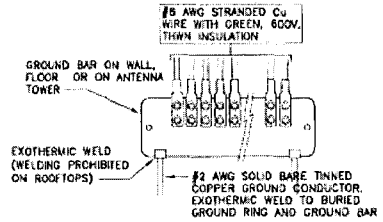
DETAIL–G
TAP CABLE TO GROUND RING

1. CLEAN SURFACES TO BE WELDED OF ALL PAINT, DIRT, MOISTURE, CORROSION AND OTHER FOREIGN MATTER.
2. MAKE APPROPRIATE WELDED CONNECTION (REFER TO DETAILS).- USE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
3. IF WELDED MATERIALS HAVE A GALVANIZED FINISH, APPLY A PROTECTIVE COLD GALVANIZE COATING.

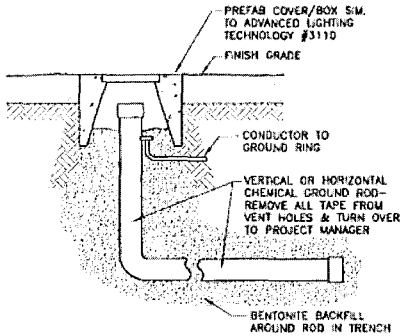
1 WELD CONNECTION DETAILS
SCALE: NONE



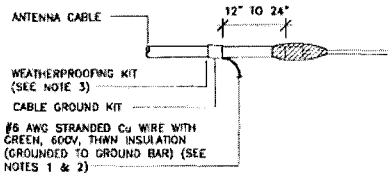
2 MINIMUM GROUNDING CONDUCTOR RADIUS
SCALE: N.T.S.



3 COAX CABLE GROUND BAR
SCALE: N.T.S.

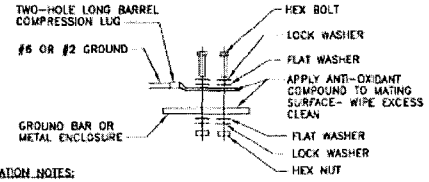


4 CHEMICAL GROUND ROD/ INSPECTION WELL
SCALE: 3/4" = 1'-0"



NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)

5 CABLE GROUND KIT
SCALE: N.T.S.



INSTALLATION NOTES:

ALL BOLTS, WASHERS AND NUTS SHALL BE STAINLESS STEEL.

SELECT BOLT LENGTH TO PROVIDE A MINIMUM TO TWO EXPOSED THREADS.

BURNISH MOUNTING SURFACE TO REMOVE ALL FOREIGN RESIDUE IN THE AREA OF LUG CONTACT.

APPLY ANTI–OXIDANT COMPOUND TO MATING SURFACES OF LUG AND WIPE CLEAN EXCESS COMPOUND.

USE 1/4" HARDWARE FOR ATTACHMENT TO METAL ENCLOSURES & 3/8" FOR ATTACHMENT TO GROUND BARS.

6 GROUND CONNECTION DETAIL
SCALE: N.T.S.

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SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

DATE: 11.19.13

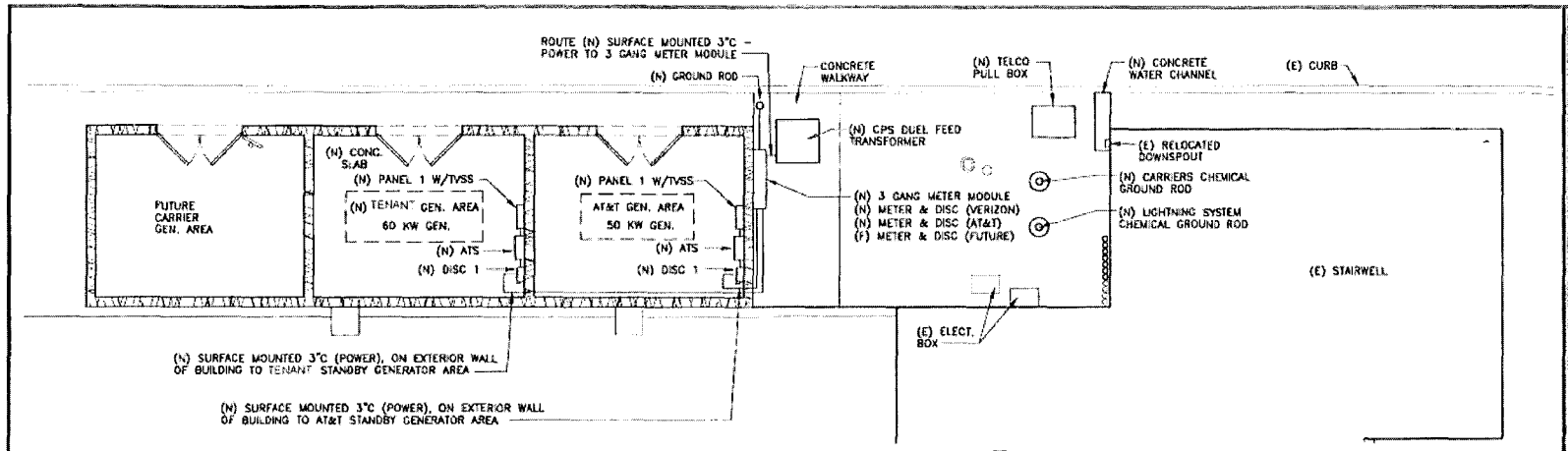
EXP. DATE: 06/30/14

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905

SHEET TITLE
CONNECTION DETAILS

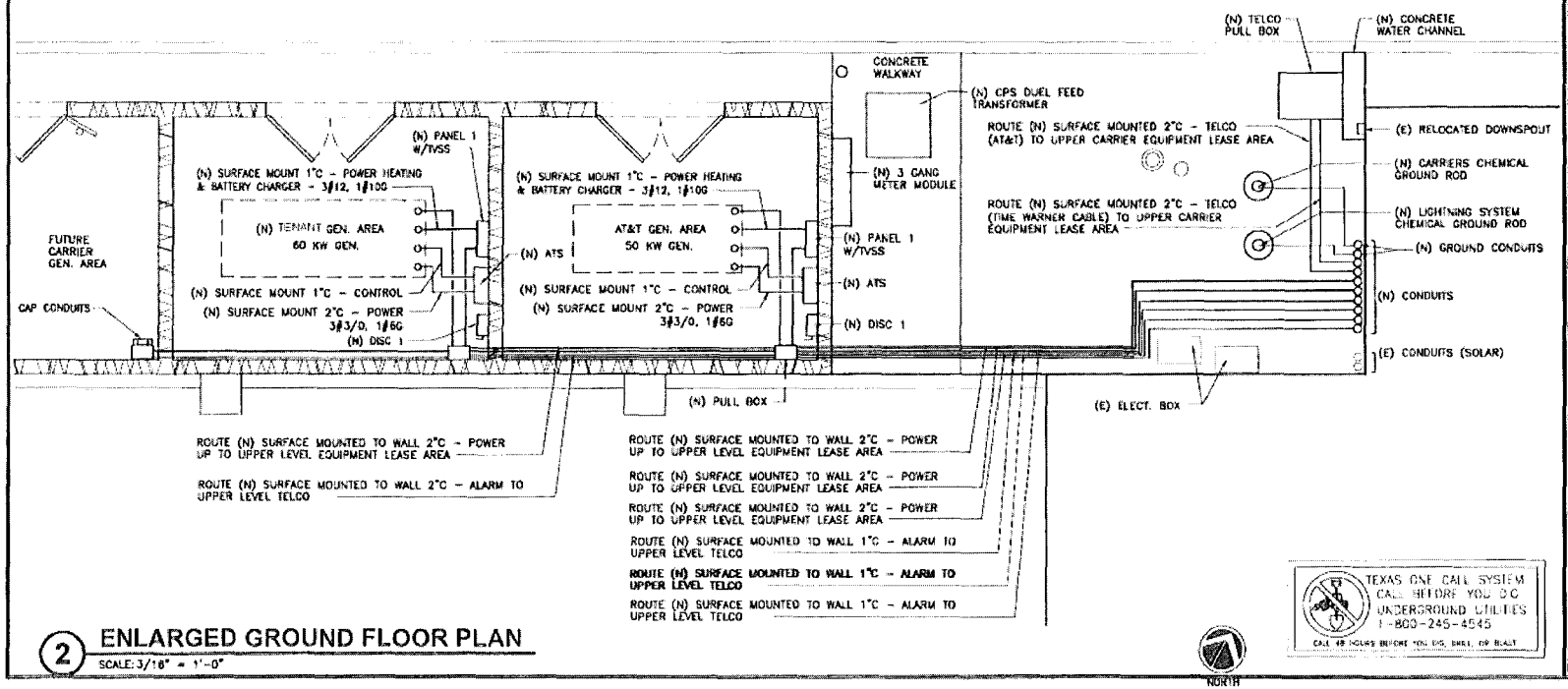
SHEET HISTORY
11.20.12 ISSUE FOR REVIEW
01.18.13 ISSUE FOR CONSTRUCTION
02.25.13 COSA REVIEW
11.19.13 REVISED EXP. DATE ON SEAL

G2



1 GROUND FLOOR PLAN

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



2 ENLARGED GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST

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SAN ANTONIO AIRPORT TOWER

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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CONSTRUCTION

FIRM REGISTRATION NO. F-1386

DATE OF ISSUE

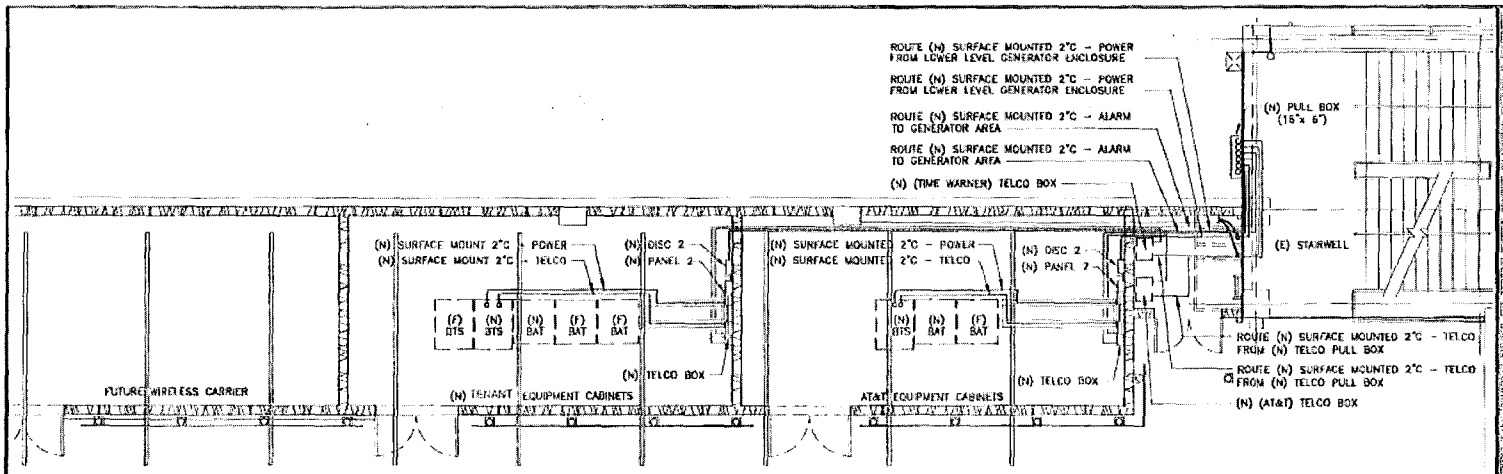
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210)338-8905

SHEET TITLE
GROUND FLOOR PLAN

SHEET HISTORY
10.25.12 ISSUE FOR REVIEW

E1

Site Name: Airport San Antonio Intl Repl



1 ROOF PARKING LEVEL - EQUIPMENT LEASE AREA PLAN

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

NORTH

TENANT GENERATOR AREA

PANEL: P1 RATING: 200A KAIC: 10
VOLTAGE: 120/240 PHASE: 1ø, 3W MAIN: 200A MLO

CIRC NO.	EQUIPMENT	KVA	BREAKER TRIP/POLE	A B	BREAKER TRIP/POLE	KVA	EQUIPMENT	CIRC NO.
1	LIGHTS	0.5	20/1		20/2	1.5	GENERATOR HEATER	2
3	RECEPTACLE	0.5	20/1		"	1.5	"	4
5	---	---	---		---	---	---	6
7	---	---	---		---	---	---	8
9	---	---	---		200/2	15	P2	10
11	---	---	---		"	15	"	12

PHASE A LOAD: 17.0 KVA
PHASE B LOAD: 17.0 KVA
TOTAL LOAD: 34.0 KVA
AVERAGE AMPS: 140

AT&T GENERATOR AREA

PANEL: P1 RATING: 200A KAIC: 10
VOLTAGE: 120/240 PHASE: 1ø, 3W MAIN: 200A MLO

CIRC NO.	EQUIPMENT	KVA	BREAKER TRIP/POLE	A B	BREAKER TRIP/POLE	KVA	EQUIPMENT	CIRC NO.
1	LIGHTS	0.5	20/1		20/2	1.5	GENERATOR HEATER	2
3	RECEPTACLE	0.5	20/1		"	1.5	"	4
5	---	---	---		---	---	---	6
7	---	---	---		---	---	---	8
9	---	---	---		200/2	15	PANEL "P2"	10
11	---	---	---		"	15	"	12

PHASE A LOAD: 17.0 KVA
PHASE B LOAD: 17.0 KVA
TOTAL LOAD: 34.0 KVA
AVERAGE AMPS: 140

TENANT EQUIPMENT LEASE AREA

PANEL: P2 RATING: 200A KAIC: 10
VOLTAGE: 120/240 PHASE: 1ø, 3W MAIN: 200A MLO

CIRC NO.	EQUIPMENT	KVA	BREAKER TRIP/POLE	A B	BREAKER TRIP/POLE	KVA	EQUIPMENT	CIRC NO.
1	BTS	14.3	200/2		20/1	0.5	LIGHTS	2
3	"	14.3	"		20/1	0.5	RECEPTACLE	4
5	---	---	---		---	---	---	6
7	---	---	---		---	---	---	8
9	---	---	---		---	---	---	10
11	---	---	---		---	---	---	12

PHASE A LOAD: 14.8 KVA
PHASE B LOAD: 14.8 KVA
TOTAL LOAD: 29.6 KVA
AVERAGE AMPS: 124

AT&T EQUIPMENT LEASE AREA

PANEL: P2 RATING: 200A KAIC: 10
VOLTAGE: 120/240 PHASE: 1ø, 3W MAIN: 200A MLO

CIRC NO.	EQUIPMENT	KVA	BREAKER TRIP/POLE	A B	BREAKER TRIP/POLE	KVA	EQUIPMENT	CIRC NO.
1	BTS	14.3	200/2		20/1	0.5	LIGHTS	2
3	"	14.3	"		20/1	0.5	RECEPTACLE	4
5	---	---	---		---	---	---	6
7	---	---	---		---	---	---	8
9	---	---	---		---	---	---	10
11	---	---	---		---	---	---	12

PHASE A LOAD: 14.8 KVA
PHASE B LOAD: 14.8 KVA
TOTAL LOAD: 29.6 KVA
AVERAGE AMPS: 124

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SAN ANTONIO AIRPORT TOWER
9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216
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APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

TBPE REGISTRATION NO. F-3272
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
DATE: 01/18/2013

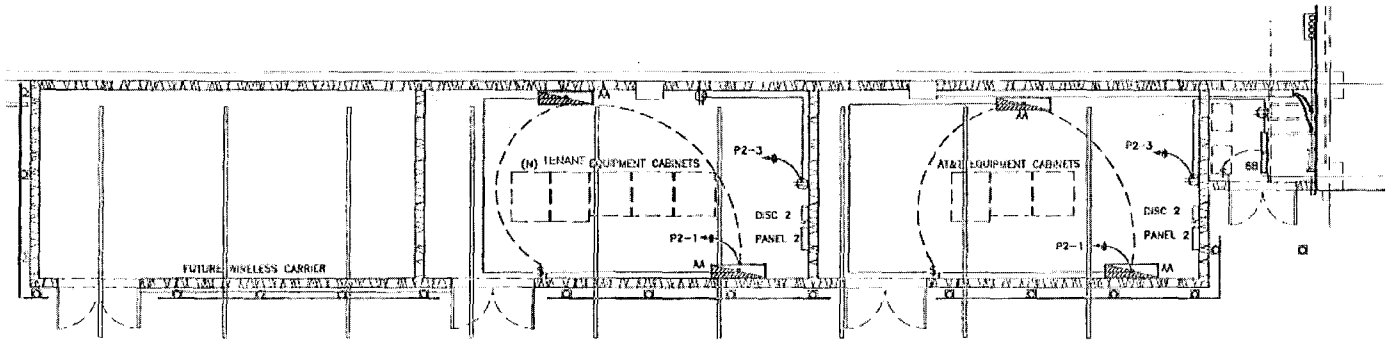
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE
ROOF LEVEL - LEASE AREA PLAN

SHEET HISTORY
10.26.12 ISSUE FOR REVIEW

E2

Site Name: Airport San Antonio Intl Repl



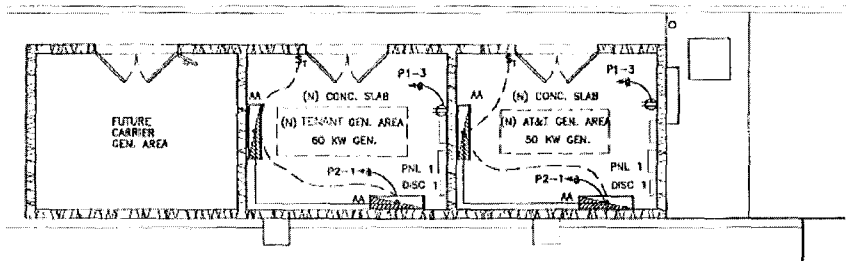
1 ELECTRICAL LIGHTING & POWER ENLARGED EQUIPMENT LEASE AREA PLAN

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

NORTH

SYMBOL LEGEND

- 2X4 RECESSED FLUORESCENT LIGHT FIXTURE WITH EMERGENCY PACK
- 1X4 CEILING MOUNTED LIGHT FIXTURE WITH EMERGENCY PACK
- $T TIMMER LIGHT SWITCH
- SWITCH LEG CIRCUIT
- POWER CIRCUIT
- P1-X POWER CIRCUIT HOME RUN



2 ELECTRICAL LIGHTING & POWER ENLARGED GENERATION AREA PLAN

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

NORTH

LIGHTING FIXTURE SCHEDULE

TYPE	MFGR.	CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	VOLTS
AA	COOPER	VT232DR-UNV-EL-B50-EB81-U	2'x 4' VAPORTITE	SURFACE	2-32W18	120
BB	COOPER	VT232DR-UNV-EL-B50-EB81-U	1'x 3' VAPORTITE	SURFACE	2-32W18	120

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SAN ANTONIO AIRPORT TOWER

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

TBPE REGISTRATION NO. F-8221

STATE OF TEXAS
DEMETRIO ROMERO MUNOZ
5061
LICENSED
PROFESSIONAL ENGINEER

DATE: 01.23.2013

ARCHCOMM, LLC.
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SHEET TITLE

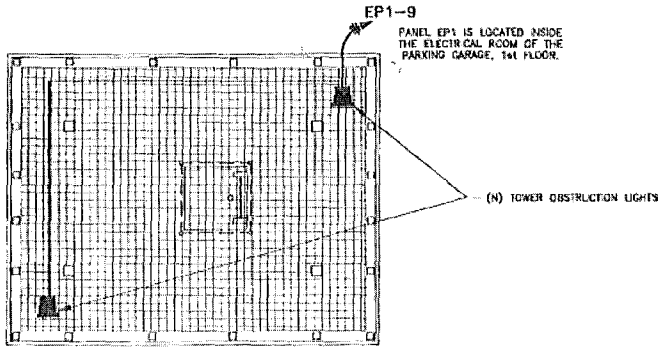
ENLARGED EQUIPMENT LEASE AREA PLAN

SHEET HISTORY

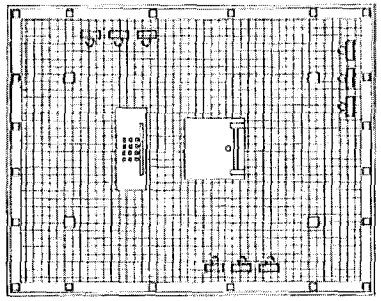
10.25.12 ISSUE FOR REVIEW

E3

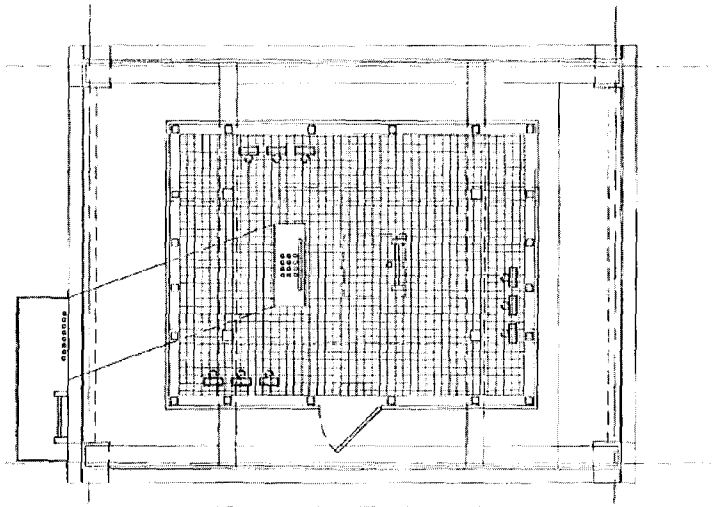
Site Name. Airport San Antonio Intl Repl



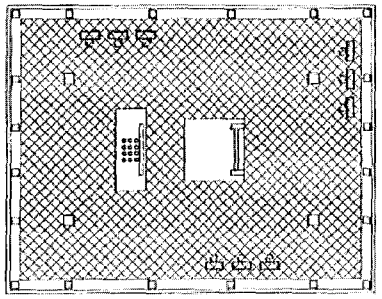
4 TOWER - ROOF LEVEL PLAN
SCALE: 3/16" = 1'-0"
NORTH



3 TOWER - LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"
NORTH



1 TOWER - LEVEL 1 PLAN
SCALE: 3/16" = 1'-0"
NORTH



2 TOWER - LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"
NORTH

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9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216
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APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION

REGISTRATION NO. [illegible]
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
DATE: 10/18/2012

ARCHCOMM, LLC.
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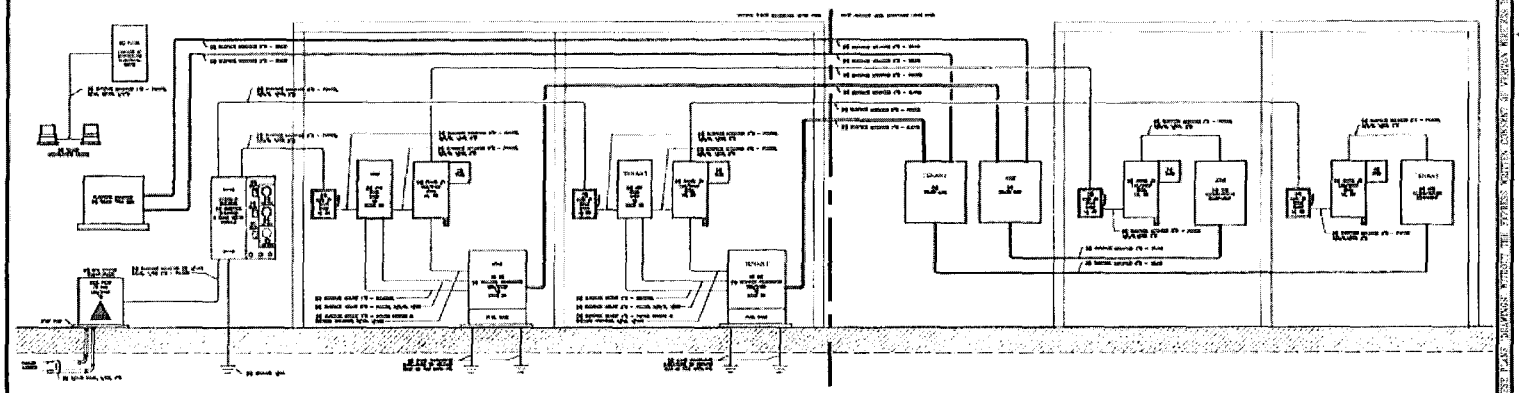
SHEET TITLE
STEALTH TOWER - LEVELS 1 THRU ROOF

SHEET HISTORY
10.25.12 ISSUE FOR REVIEW

E4

Site Name: Airport San Antonio Intl Repl



1 ELECTRICAL RISER

SCALE: NOT TO SCALE

ELECTRICAL LEGEND

- ELECTRICAL METER
- J-BOX/PULL BOX
- DUPLEX RECEPTACLE
- DISCONNECT, AMPS, FUSED OR NON-FUSED AS NOTED
- ATS AUTOMATIC TRANSFER SWITCH
- TVSS TRANSIENT VOLTAGE SURGE SUPPRESSOR
- UNDERGROUND CONDUIT
- ABOVE GROUND CONDUIT
- OHT OVERHEAD TELEPHONE
- OHE OVERHEAD ELECTRICAL
- UGE UNDERGROUND ELECTRICAL; SIZE AS SHOWN
- UGT UNDERGROUND TELEPHONE; SIZE AS SHOWN
- (N) NEW
- (E) EXISTING
- (F) FUTURE
- (#) KEYED NOTE – NUMBER AS NOTED

PANELS

DESCRIPTION	RATED AMPS	CURRENT AMPS	ADDED AMPS	TOTAL AMPS	WSA
AT&T	200	125	15	140	
TENANT	200	125	15	140	
FUTURE	200	125	15	140	
TOWER LIGHTING	1.0	1.0	0.0	1.0	600
NOTES:					

RELOCATED ELECTRICAL SERVICE – 3 TENANTS

LOAD ANALYSIS	120/240V		2P	3W	
DESCRIPTION	KVA	DEMAND FACTOR	KVA	AMPS	WSA
TENANT "A" (N)	34.0	1.0	34.0		
TENANT "B" (N)	34.0	1.25	42.5		
TENANT "C" (F)	XX	1.25	XX		
TOWER LIGHTING	0.5	1.25	XX		
TOTAL	68.5		76.5	400	600

GENERAL NOTES:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL AND BUILDING CODES AND ALL OTHER CODES HAVING JURISDICTION.
2. ALL WIRE SHALL BE TYPE THWN COPPER, MINIMUM SIZE #12 AWG. EXCEPT CONTROL WIRING.
3. ELECTRICAL CONTRACTOR SHALL CONNECT GROUNDS FROM ELECTRICAL EQUIPMENT TO HALO GROUND RING. ELECTRICAL CIRCUIT GROUND CONDUCTOR SHALL NOT BE BONDED TO EQUIPMENT BONDED TO HALO GROUND RING.
4. ELECTRICAL CONTRACTOR SHALL PAY FOR AND COORDINATE ELECTRICAL SERVICE UPGRADES WITH LOCAL UTILITY COMPANY.
5. CONTRACTOR SHALL FILL TRENCH EXCAVATIONS AS NOTED IN TRENCHING NOTES OF THESE DOCUMENTS.
6. ROUTING FOR ELECTRICAL CONDUITS AND TELCO CONDUITS SHALL BE COORDINATED WITH LESSEE AND ARCHITECT DRAWINGS.
7. CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER ON JOB SITE INCLUDING ENTRY CONDUCTORS, METER AND DISCONNECTS AS REQUIRED. IF POWER COMPANY TEMPORARY SERVICE IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A 10KW MINIMUM SIZE GENERATOR TO SUPPLY DEMAND.
8. COORDINATE EXACT ROUTE OF UNDERGROUND CONDUITS WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.
9. PROVIDE LONG SLEEVE ELBOWS.
10. METER MODULE, GUTTER, TELCO CABINET, TVSS, ELECTRICAL PANELS, ATS, TRANSFORMER, AND DISCONNECTS ARE TYPICALLY PROVIDED BY OTHERS AND ARE SHOWN FOR REFERENCE ONLY.
11. SPOT ALL UTILITIES AND SPECIALTY ITEMS SUCH AS GROUND RODS AND GROUND RINGS PRIOR TO DIGGING. ITEMS ARE NOT LIMITED TO THE ABOVE. DAMAGED ITEMS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER. BACKFILL AND PATCH TO MATCH EXISTING CONDITIONS. REFER TO "TRENCHING" IN THIS PROJECT'S DOCUMENTS.
12. CONTRACTOR SHALL COORDINATE ELECTRICAL EQUIPMENT BONDING WITH HALO GROUND RING WITH CONTRACTOR PERFORMING THE WORK ON THE GROUNDING PLANS.
13. ELECTRICAL CONTRACTOR TO REQUEST A DUEL FEED TRANSFORMER FROM CPS ENERGY.

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SAN ANTONIO AIRPORT TOWER

9300 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

FIRM REGISTRATION NO. F-5221

STATE OF TEXAS
DEREK J. BOLZ
0051
REGISTERED PROFESSIONAL ENGINEER

DATE: 10/15/2012

ARCHCOMM, LLC.
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SHEET TITLE
ELECTRICAL RISER

SHEET HISTORY
10.25.12 ISSUE FOR REVIEW

E5

Site Name: Airport San Antonio Intl Repl

ELECTRICAL SPECIFICATIONS

GENERAL:
THE WORK INCLUDED UNDER THIS SPECIFICATION SHALL FURTHER INCLUDE THE FURNISHING OF ALL MATERIALS AND EQUIPMENT IN THE PERFORMING OF LABOR AND SERVICES NECESSARY FOR A COMPLETE INSTALLATION OF AN ELECTRICAL SERVICE AND GROUNDING SYSTEMS FOR AN UNMANNED TELECOMMUNICATION FACILITY, INCLUDING ALL RELATED SYSTEMS AND ACCESSORIES FOR THE CONTEMPLATED SITE, AS SHOWN BY THE DRAWINGS AND HEREINAFTER SPECIFIED.

SCOPE:
ALL WORK COVERED UNDER THIS SPECIFICATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND STANDARDS OF NATIONAL, STATE, AND LOCAL AGENCIES AND SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REGULATIONS.

THE CONTRACTOR SHALL SECURE AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE PROJECT AND SHALL PAY ALL FEES IN CONNECTION WITH PERMITS, LICENSES AND BONDS TO LOCAL AUTHORITIES AS REQUIRED.

SITE VISITATION:

VISIT THE SITE OF THE PROPOSED WORK AND CAREFULLY EXAMINE THE EXISTING CONDITIONS AND LIMITATIONS THEREOF, INCURRED THROUGH LIMITATIONS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SITE, AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE INITIATING SITE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF SPACE AVAILABLE AND THE SPECIFIED EQUIPMENT. RECOMMEND CHANGES TO LOCATION OF THE ELECTRICAL SERVICE, EQUIPMENT AND MATERIALS TO ALLOW THE COMPLETE INSTALLATION OF THE PROJECT. MAINTAIN EXISTING SERVICES AND STRUCTURES IN A SERVICEBLE CONDITION.

UTILITIES AND ELECTRICAL SERVICE :

THE DATA IS SHOWN AS ACCURATELY ON THE DRAWINGS AS THE SCALE WILL PERMIT. EACH BIDDER SHALL INCLUDE ADEQUATE FUNDS IN HIS BID PRICE TO COVER THE INSTALLATION AND CONNECTIONS OF ALL UTILITIES AND THE RELOCATION OF ALL EXISTING ELECTRICAL UTILITIES WHETHER SHOWN ON PLANS OR NOT. TEMPORARY ELECTRICAL SERVICE SHALL BE PROVIDED BY CONTRACTOR. EXACT LOCATION SHALL BE COORDINATED WITH THE LOCAL POWER COMPANY. SHOULD TEMPORARY POWER FROM POWER COMPANY NOT BE AVALABLE, CONTRACTOR SHALL PROVIDE A MIMIMUM 10KW GENERATOR FOR TEMPORARY DEMAND.

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORK, SUCH AS, SERVICE ENTRANCE CONDUCTORS, METER, METER ENCLOSURE, FEEDERS, CONDUITS, DISCONNECTS, PANELBOARD, CIRCUIT BREAKERS, LIGHTING, GUTTER, EMERGENCY GENERATOR RECEPTACLE, CABLE TRAY, TRANSFER SWITCH, TELEPHONE BOX, CONCRETE CORING, WALL PENETRATIONS, TRENCHING AND BACKFILL.

SUBMITTALS:
THE CONTRACTOR SHALL MAINTAIN A SET OF HAND MARKED, CURRENT "AS-BUILT" BLUELINE CONTRACT DRAWING PRINTS ON THE JOB. UPON COMPLETION OF THE WORK, FURNISH THE ARCHITECT/ENGINEER ONE SET OF BLUELINE PRINTS LEGIBLY MARKED IN RED INK OR RED PENCIL. THE CONTRACTOR SHALL INDICATE ON THE BLUELINE PRINTS ALL THE CHANGES, ADDITIONS, AND DELETIONS TO UPDATE THE ORIGINAL CONTRACT DRAWINGS.

GUARANTEE:
THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK COVERED BY THIS SPECIFICATION AND TO BE FREE FROM FAULTY, DEFECTIVE, OR IMPROPER MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE WORK. SHOULD ANY SUCH FAILURE OCCUR DURING SAID GUARANTEE PERIOD, THE ELECTRICAL CONTRACTOR SHALL, AT HIS OWN EXPENSE AMEND AND MAKE GOOD ALL SUCH DEFECTS SETTLEMENTS AND/OR FAULTS.

QUALITY ASSURANCE:
THE CONTRACTOR SHALL PROVIDE ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES THAT ARE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE. COMPLY WITH NFPA 70. PROVIDE WIRES AND CABLES SPECIFIED IN THE DRAWINGS THAT ARE LISTED AND LABELED.

DEMOLITION:
THE CONTRACTOR SHALL PROTECT EXISTING ELECTRICAL EQUIPMENT AND INSTALLATIONS INDICATED TO REMAIN. IF DAMAGED OR DISTURBED IN THE COURSE OF THE WORK, REMOVE DAMAGED PORTIONS AND INSTALL NEW PRODUCTS OF EQUAL CAPACITY, QUALITY, AND FUNCTIONALITY. EXISTING CODE VIOLATIONS SHALL BE IDENTIFIED AND CORRECTED BEFORE INITIATING PROJECT WORK,

ACCESSIBLE WORK: REMOVE EXPOSED ELECTRICAL EQUIPMENT AND INSTALLATIONS, INDICATED TO BE DEMOLISHED, IN THEIR ENTIRETY.

ABANDONED WORK: CUT AND REMOVE BURIED RACEWAY AND WIRING, INDICATED TO BE ABANDONED IN PLACE, 2 INCHES BELOW THE SURFACE OF ADJACENT CONSTRUCTION. CAP RACEWAYS AND PATCH SURFACE TO MATCH EXISTING FINISH. REMOVE DEMOLISHED MATERIAL FROM PROJECT SITE. REMOVE, STORE, CLEAN, REINSTALL, RECONNECT, AND MAKE OPERATIONAL COMPONENTS INDICATED FOR RELOCATION.

ELECTRICAL REQUIREMENTS:
WHERE CONDUIT PASSES THOUGH WALLS, FLOORS, OR OTHER MASONRY SURFACES, STEEL PIPE SLEEVES SHALL BE USED. THE INSIDE DIAMETER OF THESE SLEEVES SHALL BE AT LEAST ONE-HALF INCH GREATER THAT THE OUTSIDE DIAMETER OF THE CONDUIT TO BE INSERTED. AFTER THE PIPES ARE INSTALLED, FILL THE ANNULAR SPACE BETWEEN THE PIPE AND ITS SLEEVES WITH A MASTIC OR WITH SHREDDED LEAD USING PACKING AS REQUIRED.

SLEEVES PASSING THROUGH FLOORS SHALL BE SET TO PROJECT ABOVE FINISHED FLOORS AND BE FLUSH WITH THE UNDERSIDE OF THE SLABS. WHERE CONDUIT PASSES THROUGH INTERIOR WALLS OR FLOORS, RIGID CONDUITS MAY BE USED IN LIEU OF THE STEEL PIPE SLEEVES, PROVIDED THEY HAVE APPROXIMATELY THE SAME INSIDE DIAMETER OF THE SLEEVES SPECIFIED ABOVE.

ALL PANELBOARDS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, TERMINAL BOARDS, JUNCTION BOXES AND OTHER SPECIAL EQUIPMENT, ITEMS FURNISHED AND/OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE IDENTIFIED WITH PERMANENTLY ATTACHED ENGRAVED PLASTIC NAMEPLATES.

UL-LISTED BUILDING AND UNDERGROUND WIRES AND CABLES WITH CONDUCTOR MATERIAL, INSULATION TYPE, CABLE CONSTRUCTION AND RATING AS SPECIFIED IN THE ELECTRICAL DRAWINGS. CONDUCTORS MATERIAL FOR ALL INSTALLATIONS SHALL BE COPPER. SOLID CONDUCTOR FOR NO. 10 AWG AND SMALLER; STRANDED CONDUCTOR FOR LARGER THAN #10AWG.

UL-LISTED, FACTORY-FABRICATED WIRING CONNECTORS OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED. COMPLY WITH PROJECT'S INSTALLATION REQUIREMENTS AND AS SPECIFIED IN THE DRAWINGS AND THIS SPECIFICATION.

FITTINGS AND ACCESSORIES SUCH AS, COUPLINGS, OFFSETS, ELBOWS, EXPANSION JOINTS, ADAPTERS, HOLD-DOWN STRAPS, END CAPS, AND OTHER FITTINGS TO MATCH AND MATE WITH WIREWAYS AS REQUIRED FOR COMPLETE SYSTEM.

SURFACE METAL RACEWAYS SHALL BE OF GALVANIZED STEEL WITH SNAP-ON COVERS. FINISH WITH MANUFACTURER'S STANDARD PRIME COATING. SURFACE NONMETALLIC RACEWAYS SHALL BE OF 2-PIECE CONSTRUCTION, MANUFACTURED OF RIGID PVC COMPOUND WITH MATTE TEXTURE AND MANUFACTURER'S STANDARD COLOR. TYPES, SIZES, AND CHANNELS AS INDICATED AND REQUIRED FOR EACH APPLICATION, WITH FITTINGS THAT MATCH AND MATE WITH RACEWAYS.

GROUNDING AND BONDING SYSTEMS:
IF GOVERNING GROUNDING AND BONDING REQUIREMENTS WHERE TYPES, SIZES, RATINGS, AND QUANTITIES SPECIFIED ARE IN EXCESS OF THE STANDARD NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS AND THE GREATER SIZE, RATING AND QUANTITY TYPES GOVERN.

EQUIPMENT GROUNDING AND BONDING CONDUCTORS: COMPLY WITH 2002 EDITION NEC ARTICLE 250 FOR TYPES, SIZES, AND QUANTITIES OF EQUIPMENT GROUNDING CONDUCTORS, EXCEPT WHERE SPECIFIC TYPES, LARGER SIZES, OR MORE CONDUCTORS THAN REQUIRED BY NEC ARE SPECIFIED.
GROUNDING ELECTRODE: MAIN SWITCH GROUNDING ELECTRODE SHALL BE A 10' COPPER-CLAD ROD AND SHALL BE BONDED TO THE EXTERNAL GROUNDING RING PER NEC. REFER TO GROUNDING PLANS.

THE GROUNDING ELECTRODE CONDUCTOR CONNECTION TO THE GROUNDING COPPER-CLAD ROD SHALL BE LUG CONNECTIONS. BONDING CONDUCTOR TO THE GROUND RING SHALL BE THE SAME SIZE AS GROUNDING ELECTRODE CONDUCTOR OR PER NEC. REFER TO GROUNDING PLANS.

THE GROUND RING SHALL BE CONSTRUCTED AS SPECIFIED ON THE ENGINEERING DRAWINGS. FOR A GROUND SITE, THE GROUND RING CONDUCTOR SHALL BE BURIED NO LESS THAN THIRTY (30) INCHES BELOW SITE GRADE.

WIRE AND CABLE GROUNDING CONDUCTORS:
ALL CONDUCTORS SHALL BE TYPE THWN COPPER. MINIMUM SIZE SHALL BE #12AWG, EXCEPT CONTROL WIRING.

COMPLY WITH NATIONAL ELECTRICAL CODE, TABLE 8, EXCEPT AS OTHERWISE INDICATED, FOR CONDUCTOR PROPERTIES, INCLUDING STRANDING. MATERIAL OF GROUNDING CONDUCTORS TO BE COPPER. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN COLOR INSULATION AND GROUNDING-ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE. UNDERGROUND CONDUCTORS SHALL BE BARE, TINNED, STRANDED, EXCEPT AS OTHERWISE INDICATED. BARE COPPER CONDUCTORS SHALL CONFORM TO THE FOLLOWING:

1. SOLID CONDUCTORS: ASTM B 3.
2. ASSEMBLY OF STRANDED CONDUCTORS: ASTM B 8.
3. TINNED CONDUCTORS: ASTM B 33.

DISTRIBUTION PANELBOARDS:
ENCLOSURES SHALL BE FLUSH OR SURFACE-MOUNTED CABINETS AS INDICATED. NEMA PB 1, TYPE 1, UNLESS OTHERWISE INDICATED TO MEET ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATION.

1. OUTDOOR LOCATIONS: NEMA250, TYPE 3R.
2. WET OR DAMP INDOOR LOCATIONS: NEMA250, TYPE4.
3. HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA250, TYPE 7C.

THE BUS SHALL BE HARD DRAWN COPPER OF 98 PERCENT CONDUCTIVITY, THE MAIN AND NEUTRAL LUGS SHALL BE OF THE COMPRESSION COPPER TYPE, AND THE EQUIPMENT GROUND BUS SHALL BE ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUND, COPPER CONDUCTORS AND BONDED TO BOX.

PROVIDE OVERCURRENT PROTECTIVE DEVICES AS INDICATED TYPES, AS INTEGRAL COMPONENTS OF PANELBOARDS, SWITCHBOARDS, AND ALSO AS INDIVIDUALLY ENCLOSED AND MOUNTED SINGLE UNITS.

BRANCH-CIRCUIT BREAKERS: WHERE OVERCURRENT PROTECTIVE DEVICES ARE INDICATED TO BE CIRCUIT BREAKERS, USE BOLT-ON CIRCUIT BREAKERS, EXCEPT CIRCUIT BREAKERS 225-A FRAME SIZE AND GREATER MAY BE PLUG-IN TYPE WHERE INDIVIDUAL POSITIVE-LOCKING DEVICE REQUIRES MECHANICAL RELEASE FOR REMOVAL. OVERCURRENT PROTECTIVE DEVICES SHALL BE MOLDED-CASE CIRCUIT BREAKER, NEMA AB 1, HANDLE LOCKABLE, AND CHARACTERISTICS SHALL INCLUDE FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED AND INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT.

DISCONNECT SWITCHES:
ENCLOSED, NONFUSIBLE SWITCH: NEMA KS 1, TYPE HD, WITH LOCKABLE HANDLE. ENCLOSED, FUSIBLE SWITCH, 800A AND SMALLER: NEMA KS 1, TYPE HD, CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.

ENCLOSURE: NEMA KS 1, TYPE 1, UNLESS OTHERWISE SPECIFIED OR REQUIRED TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.

1. OUTDOOR LOCATIONS: TYPE 3R.
2. WET OR DAMP INDOOR LOCATIONS: TYPE 4.
3. HAZARDOUS AREAS INDICATED ON DRAWINGS: TYPE 7C.

CONNECT DISCONNECT SWITCHES AND CIRCUIT BREAKERS AND COMPONENTS TO WIRING SYSTEM AND TO GROUND AS INDICATED AND INSTRUCTED BY MANUFACTURER. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS ACCORDING TO MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. WHERE MANUFACTURER'S TORQUE VALUES ARE NOT INDICATED, USE THOSE SPECIFIED IN UL 486A AND UL 486B.

TESTING: AFTER INSTALLING DISCONNECT SWITCHES AND CIRCUIT BREAKERS AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, DEMONSTRATE PRODUCT CAPABILITY AND COMPLIANCE WITH REQUIREMENTS.

METER INSTALLATION:
ELECTRICAL CONTRACTOR SHALL MOUNT METER SOCKET AND METER ENCLOSURE IN AN APPROVED MANNER USING GOOD WORKMANSHIP. METER SOCKET AND ENCLOSURE SHALL BE MOUNTED PLUMB, LEVEL AND BE FASTENED DIRECTLY TO THE BUILDING OR STRUCTURE USING REMOVABLE STEEL FASTENERS THAT DO NOT RELY ON PLASTIC OR SIMILAR NON-METALLIC EXPANSION COMPONENTS. WOODEN BACKERS MAY BE USED WHEN THEY ARE A PERMANENT PART OF A BUILDING OR STRUCTURE, AND WHERE THEY ARE NOT EXPOSED TO THE WEATHER. PENETRATIONS TO METER ENCLOSURE SHALL BE NEATLY DRILLED OR PUNCHED AND DRESSED SMOOTHLY.

METER SOCKET SHALL BE OF A SINGLE POSITION, SINGLE PHASE, AS FURNISHED BY THE LOCAL ELECTRIC UTILITY. THE ELECTRICAL CONTRACTOR SHALL SELECT A METER SOCKET TO COORDINATE WITH AN ESTIMATED DEMAND LOAD OF 200 AMPERES AND A SINGLE PHASE SERVICE ENTRANCE VOLTAGE FOR AN OVERHEAD OR UNDERGROUND SERVICE.

TRANSFER SWITCH:
TRANSFER SWITCH SHALL BE RATED FOR ELECTRICAL SERVICE. VOLTAGE, AMPERE AND ENCLOSURE AS INDICATED.

SPECIAL SYSTEMS:
SPECIAL SYSTEMS CONDUIT CONSISTS OF TELEPHONE, CONTROLS OR ALARMS AND SHALL BE PROVIDED WITH PULLWIRE AND SIZED AS INDICATED ON DRAWINGS AND SHALL BE SCHEDULE 80 PVC UNLESS NOTED OTHERWISE. ALL ROUTING AND STUB-UPS SHALL BE COORDINATED WITH LESSEE.

TRENCHING:
CONTRACTOR SHALL DO ALL EXCAVATING REQUIRED FOR BURIED LINES AND AFTER THE WORK IS IN PLACE SHALL BACKFILL AND THOROUGHLY TAMP THE EARTH AROUND LINES AND SHALL BRING THE EARTH TO THE REQUIRED LEVEL TO PREVENT FUTURE SETTLEMENT.

ALL BACKFILLING OF TRENCHES WHERE UNDER CONCRETE FLOORS, DRIVE OR WALKS SHALL BE DONE WITH SAND, CRUSHED ROCK OR GRAVEL AND IN A MANNER THAT WILL PREVENT ANY FUTURE SETTLEMENT. ANY STREET OR SIDEWALK SURFACE DAMAGED MUST BE REPAIRED TO THE SATISFACTION OF THE LOCAL AUTHORITIES.

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SAN ANTONIO
AIRPORT TOWER

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

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APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

FIRM REGISTRATION NO. F-6224

DATE: [illegible]

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE
ELECTRICAL SPECIFICATIONS

SHEET HISTORY
10.25.12 ISSUE FOR REVIEW

E6

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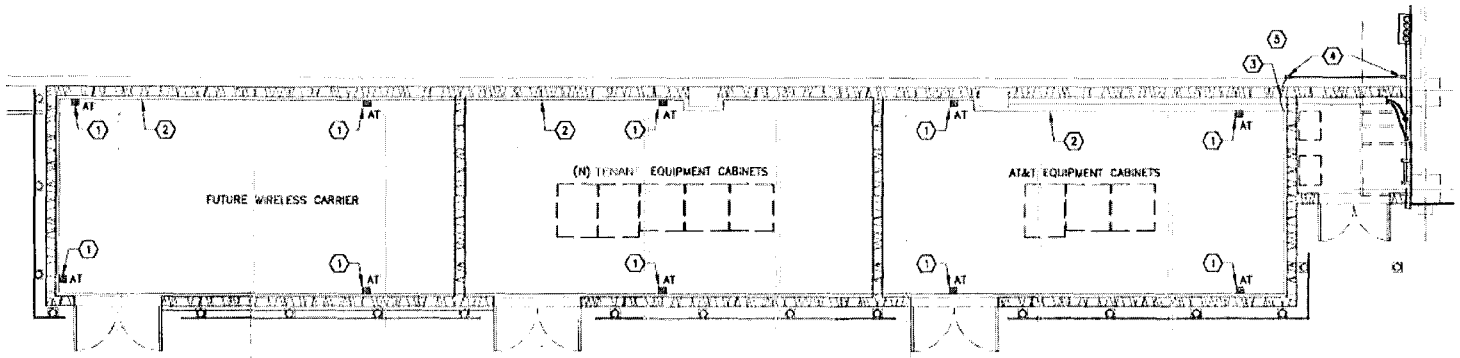
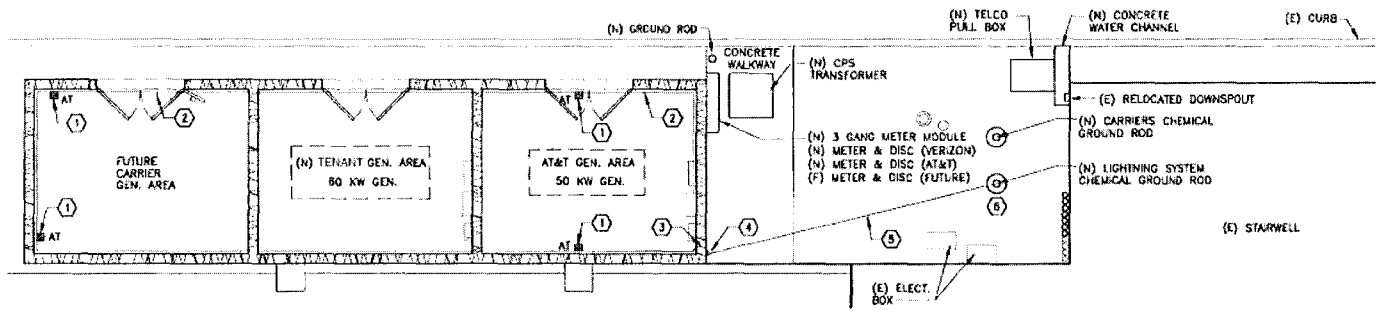
Site Name: Airport San Antonio Intl Repl



1 ELECTRICAL LIGHTNING PROTECTION ENLARGED EQUIPMENT LEASE AREA PLAN

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

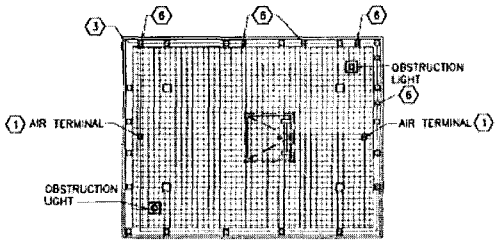
NORTH



2 ELECTRICAL LIGHTNING PROTECTION ENLARGED GENERATION AREA PLAN

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

NORTH



3 ELECTRICAL LIGHTNING PROTECTION ENLARGED TOWER AREA PLAN

SCALE: 1/16" = 1'-0"

LIGHTNING SYSTEM KEYED NOTES

1. 1/2" x 12" SOLID ALUMINUM AIR TERMINAL WITH PARAPET AND ADHESIVE BASE.
2. ALUMINUM LIGHTNING PROTECTION CABLE FASTEN TO METAL PARAPET COVER.
3. DOWN CONDUCTOR, WITH DRIP LOOP (#CCHB-29-17) AND BIMETAL CONNECTION.
4. DOWN CONDUCTOR IN 1" PVC CONDUIT, SEAL PVC CONDUIT WITH SILICONE SEALANT TO PREVENT INGRESS OF WATER.
5. COPPER LIGHTNING PROTECTION CONDUCTOR #CCHB-32-17 12' (MIN.) BELOW FINISHED GRADE.
6. SEE OVERALL GROUNDING RISER, SHEET G-1, FOR CONTINUATION OF LIGHTNING PROTECTION CONDUCTORS ROUTING AND CONNECTIONS TO CHEMICAL GROUND.

LIGHTNING SYSTEM GENERAL NOTES

1. RECOMMENDED MATERIAL ARE MANUFACTURED BY HEARY BROS. LIGHTNING PROTECTION CO., INC.
2. THE LIGHTNING PROTECTION SYSTEM DESIGN MEETS THE LIGHTNING PROTECTION SYSTEM STANDARDS.
3. THE INSTALLATION SHALL MEET THE REQUIREMENTS OF NFPA-780 STANDARD.
4. CONNECTIONS TO CHEMICAL GROUND SHALL BE MADE AT A POINT NOT LESS THAN 1'-0" BELOW FINISHED GRADE AND 2'-0" AWAY FROM FOUNDATION WALL.
5. ALL CONNECTIONS MUST BE USED WITH U.L. LISTED CLASS I OR CLASS II CABLE OF SAME METAL TYPES.
6. ALL BOLTS ON BOLT-PRESSURE CONNECTORS SHALL BE TORQUE AT 1500 POUND PER INCH.

verizonwireless

SAN ANTONIO AIRPORT TOWER

9800 AIRPORT BLVD.
SAN ANTONIO, TEXAS 78216

(-)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

FIRM REGISTRATION NO. F-2651

DATE: 01/03/13

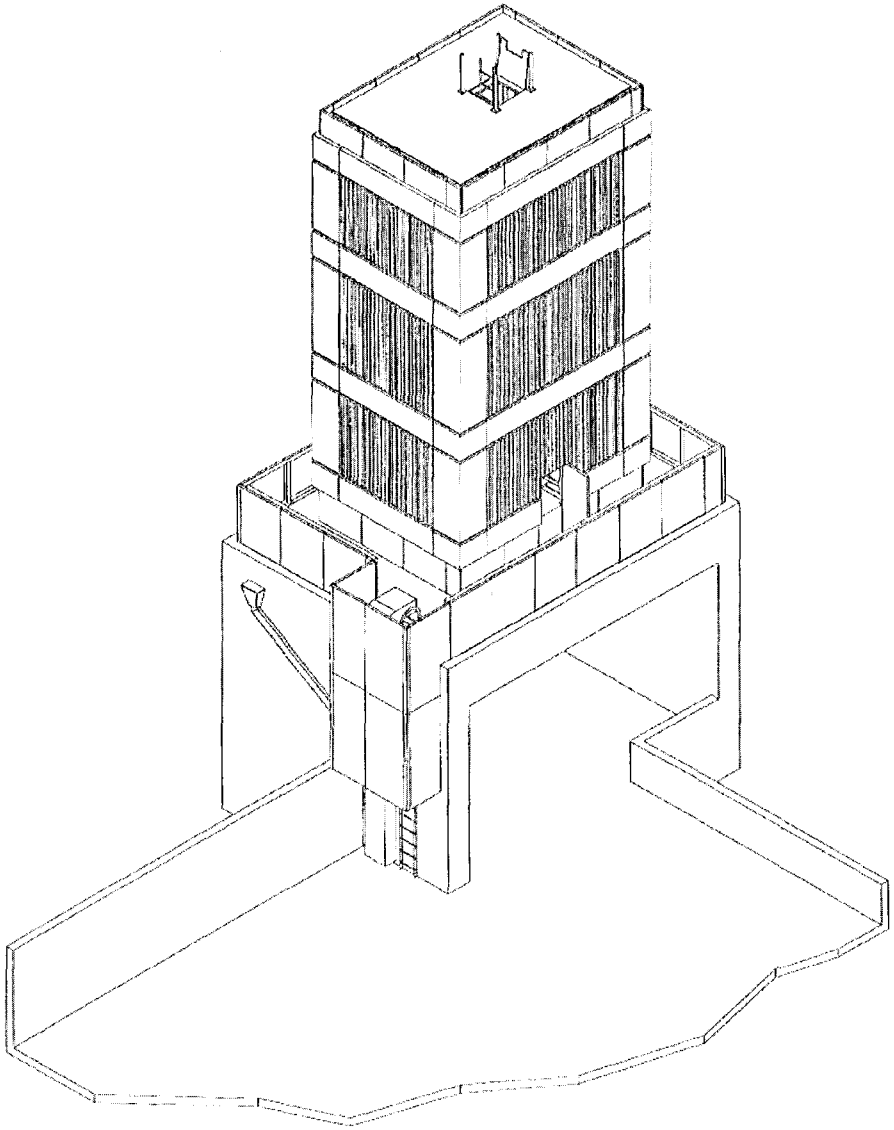
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210)308-9905

SHEET TITLE
ELECTRICAL LIGHTNING PROTECTION

SHEET HISTORY
10.25.12 ISSUE FOR REVIEW

E7

Site Name: Airport San Antonio Intl Rep



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San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

STEALTH® JOB#: AC12-00718H-00R1

DRAWING INDEX

ST1	TITLE SHEET
ST2-ST3	NOTES & SPECIFICATIONS
ST4-ST7	ASSEMBLY - ELEVATIONS

STATE OF TEXAS
ROGER T. ALMORTH
99614
LICENSED
PROFESSIONAL ENGINEER

NOV 14 2012

VECTOR
ENGINEERING
9725 S. STATE STREET, Suite 101 (801) 569-1775
SANDY, UTAH 84070 (801) 569-1779 FAX
ROGER T. ALMORTH, P.E.
TEXAS LICENSE: 99614
TEXAS FIRM AUTHORIZATION: F11411

6541.693-01 DESIGNED: CRP DRAWN: MGH 11-14-12

ST1

REVISION 0

Site Name: Airport San Antonio Intl Repl

GENERAL

1. THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAILED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN PART OR IN WHOLE FOR EVERY PROJECT.
2. ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.
3. DIMENSIONS CONTAINED WITHIN MUST BE FIELD VERIFIED AND CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.
4. THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE ANTENNA SCREENING SYSTEMS OUTLINED WITHIN. THE EXISTING STRUCTURE OR BUILDING SHALL BE ANALYZED AND REINFORCED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW STEALTH® ENCLOSURE SHOWN ON THE DRAWINGS.
5. ANTENNA CONCEALMENT PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. STEALTH® IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
6. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.
7. PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.

REACTIONS & DESIGN CRITERIA

ROOF:
- 15 PSF DEAD
- 40 PSF LIVE (REDUCIBLE)

FLOOR:
- 15 PSF DEAD
- 40 PSF LIVE (REDUCIBLE)

WIND:
- VELOCITY 90 MPH (3 SEC. GUST)
- EXPOSURE "D"
- IMPORTANCE: 1.0

SEISMIC:
- IMPORTANCE FACTOR 1.0
- S_S = .10 S_1 = .05
- SITE CLASS "B"

S_{DS} = .6 S_{D1} = .02
SEISMIC FORCE RESISTING SYSTEM: ORDINARY BRACE FRAME
SEISMIC DESIGN CATEGORY "A"
BASE SHEAR: V = 1.3K
C_S = .024
R = 3.0
ANALYSIS PROCEDURE: EQUIVALENT STATIC FORCE METHOD.

DESIGN REACTIONS: SEE S2.1 FOR LOCATIONS OF 1,2,3,4.

LOCATION	DEAD (KIP)	INF (KIP)	WIND UP (KIP)	WIND DOWN (KIP)
1	13.37	17.87	9.59	1.45
2	13.27	17.85	17.91	3.25
3	13.34	17.83	20.15	3.27
4	13.27	17.83	19.97	1.3

STEALTHSKIN PANELS

1. FASTENER HOLES IN STEALTHSKIN FRAV COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.
2. PANEL FASTENERS TO BE SPACED 16" O.C. MAX. AND LOCATED 8" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL. MAINTAIN 1 ½" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (3) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. CORNER PANELS REQUIRE (2) FASTENERS TOP AND BOTTOM PER SIDE.
3. WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY ⅓ TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT OR FASTENER WITH LARGE BEARING SURFACE.
4. PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.
5. ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.
6. ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.
7. RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.
8. SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE" I OR PRE APPROVED EQUIVALENT.
9. EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH® WILL PROVIDE PANEL EDGE CAPS TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. PANEL EDGE CAPS TO BE SECURED WITH TEK SCREW INSTALLED @ 12" MINIMUM SPACING.

STRUCTURAL STEEL

1. STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS.
2. STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
3. STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.
4. STEEL TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.
5. STEEL PIPE MEMBERS SHALL CONFORM TO ASTM A53, A615, OR A519 AS NOTED ON THESE DRAWINGS, U.N.O.
6. BOLTS SHALL BE DOMESTIC, NEW HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE "X" (THREADS EXCLUDED), UNLESS NOTED OTHERWISE, AND SHALL CONFORM TO ASTM A325 SPECIFICATIONS, U.N.O.
7. STRUCTURAL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.
8. BOLT HOLE EDGE DISTANCES SHALL BE A MINIMUM 1", U.N.O.
9. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL AND AWS D1.2 FOR ALUMINUM.
10. STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.
11. STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A153 U.N.O.
12. AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, TOUCH UP ALL BARE MATERIAL AND WELDED AREAS WITH TWO COATS OF GALVICON OR SIMILAR MATERIAL TO RESTORE THE GALVANIZED PROTECTION ON THE MEMBERS.
13. ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED ONTO THE PART OR ASSEMBLY. THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.

FRP STRUCTURAL MEMBERS

1. FRP STRUCTURAL SHAPES SHALL BE STEALTH FRP SERIES 1525, MANUFACTURED USING THE PULTRUSION PROCESS.
2. PREFABRICATED MEMBERS DO NOT ASSEMBLE PER PLAN, CONTACT STEALTH® CONCEALMENT SOLUTIONS, INC. BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
3. FRP STRUCTURAL MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
5. FRP BOLTS SHOULD BE TIGHTENED ⅓ TURN PAST SNUG AND LOCKED WITH EPOXY.

VECTOR ENGINEERS
6130 S. Park Blvd., Suite 101 (801) 993-1729
Sandy, Utah 84070 (801) 993-1976 FAX
Robert Alworth, P.E.
Texas License: 99911
Texas Firm Authorization: F-11411

(844) 483-24 PROJECT: CHP DRAWN: NGP

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STATE OF TEXAS
ROBERT ALWORTH
99911
LICENSED
PROFESSIONAL ENGINEER

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
TOLERANCES
DECIMALS X ± .1 XX ± .01 XXX ± .005
ANGULAR X ± 0.5°
DO NOT SCALE DRAWING

NOTES & SPECIFICATIONS

Archcomm Design, LLC
San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

JOB # AC12-0071SH-CORT
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DRAWN BY: RA
DESIGNED BY: RA
REVISED:

ST2

REVISION 0

11-14-12

Site Name: Airport San Antonio Intl Repl

REVISION TABLE

REVISION	DESIGNER	DATE	SCOPE OF REVISION
A	BA	08-08-12	PRELIMINARY DRAWINGS ISSUED
B	BA	09-18-12	REVISED PER CUSTOMER COMMENTS – ADDED TOP PLATFORM WITH HATCH AND SAFETY BARRIER, MOVED ACCESS LOCATION AT BOTTOM, CHANGED X-BRACING AT ACCESS LOCATION TO CHEVRON BRACING, MOVED ACCESS LADDER FROM PARKING DECK, ADDED CABLE CHASE AND REVISED GRATING AT BOTTOM LEVEL.
C	BA	10-12-12	REVISED PER CUSTOMER COMMENTS – REVISED BOTTOM GRATING TO COVER ENTIRE DUNNAGE FRAME EXCEPT IN MIDDLE, ADDED PANELS TO BOTTOM TO ENCLOSE TOWER, REVISED DUNNAGE LAYOUT PER CUSTOMER DIMS, EXTENDED ALL GRATING ON PLATFORMS TO INSIDE OF PANELS, ADDED COAX CHANSE AND LADDER CONCEALMENT PANELS
D	BA	10-28-12	REVISED PER CUSTOMER COMMENTS – REVISED BOTTOM OF PANELS BEHIND LOWER WALL TO BE PANELS ONLY (NO FOAM TEXTURE), LADDER/COAX CONCEALMENT TO STOP AT TOP OF EXISTING WALL, LOWER WALL HEIGHT REVISED AND MUST BE ENGINEERED AS A "GUARDRAIL", HATCHES & SAFETY CHAINS REQUIRED AT ALL PLATFORM ELEVATIONS, ADDED OPENING IN BOTTOM PLATFORM FOR COAX TO ENTER FROM BENEATH PLATFORM
0	CMP-VSE	11-14-12	FINAL ENGINEERING – REVISE DUNNAGE BEAM SIZE, ADD BEAM CONNECTION DETAIL, ADD COLUMN TO BEAM CONNECTION DETAIL.

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TOLERANCES

DECIMALS: X ± .1(1/8") XX ± .03(1/32")

ANGULAR: X ± 1/2°

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NOTES & SPECIFICATIONS

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9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

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9138 S. STATE STREET, SUITE 101 (801) 565-1775
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RODGER F. ALBERTIN, P.E.
TEXAS LICENSED 90011
TEXAS CHAI AUTHORIZATION F-11411

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JOB # AC12-00718.1 00R1

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DESIGNED: BA

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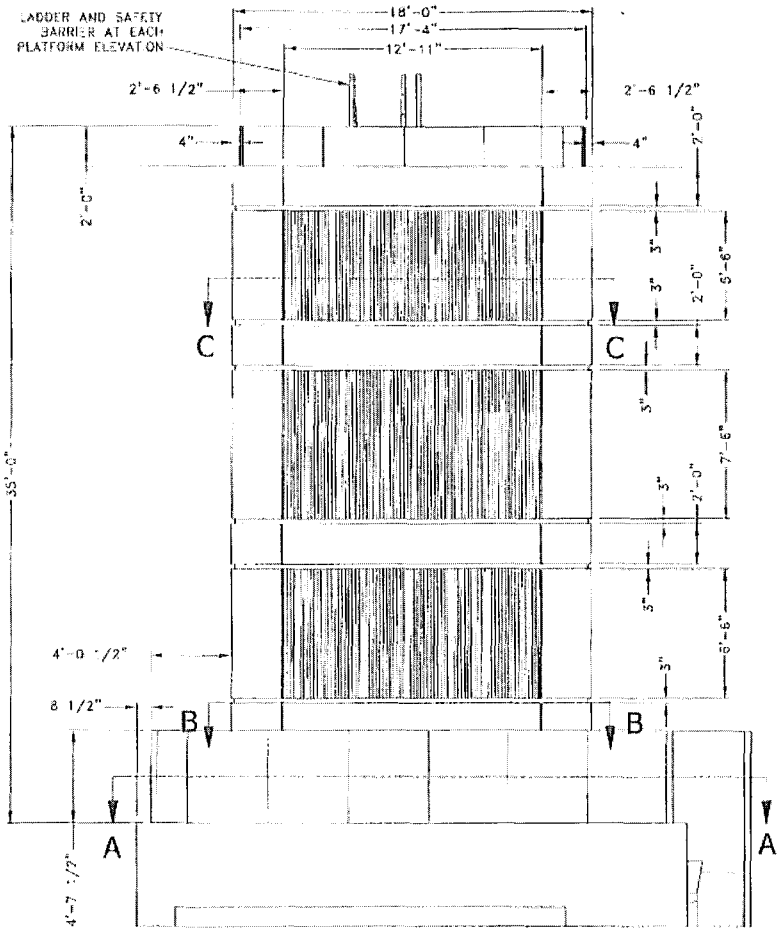
ST3

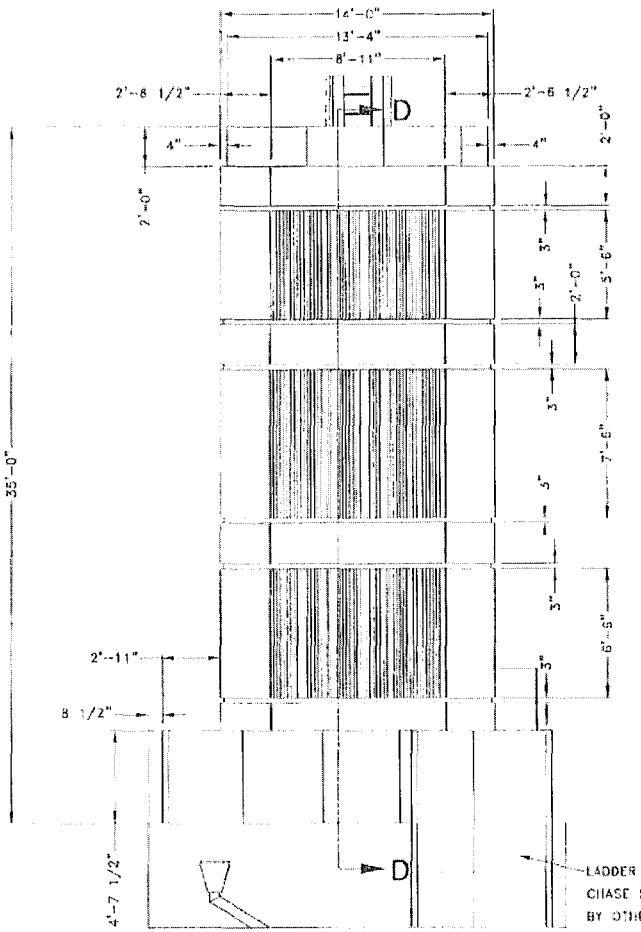
11-14-12

REVISION 0

Site Name: Airport San Antonio Intl Repl



WEST ELEVATION



SOUTH ELEVATION

NOTES:

1.) THE INTEGRITY OF THE EXISTING STRUCTURE MUST BE VERIFIED BY OTHERS.
2.) DIMENSIONS OF THE EXISTING STRUCTURE ARE BASED UPON DRAWINGS BY ARCHCOMM LLC, DATED 07-23-12 AND HAVE NOT BEEN PHYSICALLY VERIFIED BY STEALTH®. VERIFICATION OF THESE DIMENSIONS IS THE RESPONSIBILITY OF THE CUSTOMER.
3.) THE ATTACHMENT TO EXISTING (DESIGN AND FASTENERS) MUST BE PROVIDED BY OTHERS. STEALTH® WILL ONLY SUPPLY FASTENER SIZE AND QUANTITY REQUIRED FOR ATTACHMENT TO EXISTING.
4.) THE PANELS ARE TO BE PAINTED / TEXTURED ACCORDING TO THE CUSTOMER APPROVED SAMPLE(S).
5.) SINCE ANTENNA SPECIFICATIONS HAVE NOT BEEN PROVIDED, IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY ANTENNA FIT AND COAX CLEARANCE.
6.) IT IS STRONGLY RECOMMENDED THAT THE CUSTOMER REVIEWS THE RF CONSIDERATIONS IN THIS DESIGN.
7.) WATERPROOFING AND FLASHING TO THE EXISTING STRUCTURE IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR.

VECTOR
9120 S. State Street, Suite 101 (801) 980-1773
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Hobart, Alberta, U.K.
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Texas Firm Authorization F11411

92641-683-21 DESIGN'D: GHP DRAWN: MGP

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ROBERT ALLWORTH
99911
LICENSED
PROFESSIONAL ENGINEER
NOV 14 2012

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
TOLERANCES
DECIMALS X ±1/16" .XX ±0.01" .XXX ±0.005"
ANGULAR X ±0.5°
DO NOT SCALE DRAWING

ASSEMBLY - ELEVATIONS

Archcomm Design, LLC
San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

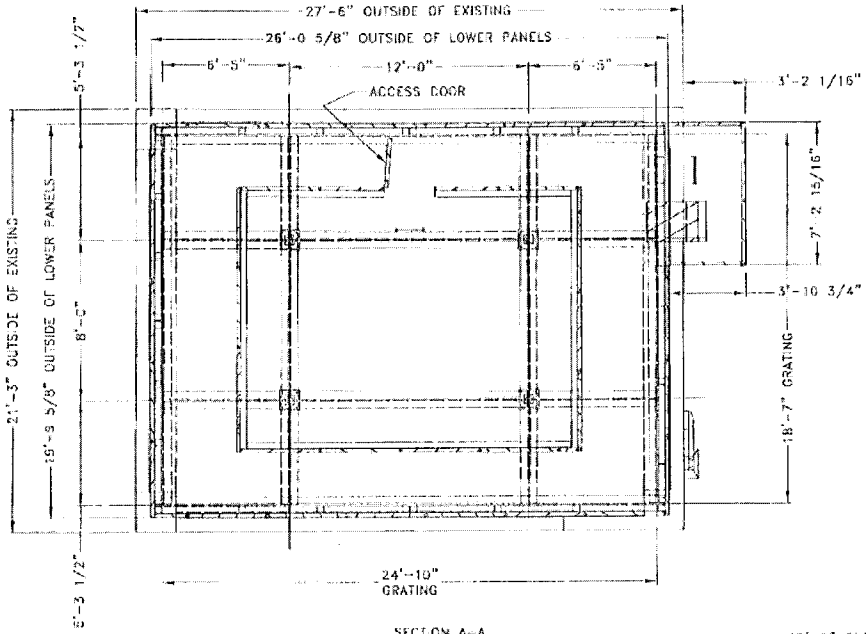
JOB # AC12-0071(E-00R1)
DO NOT SCALE DRAWING
DRAWN: BA
DESIGN'D: BA
REVISED:

ST4

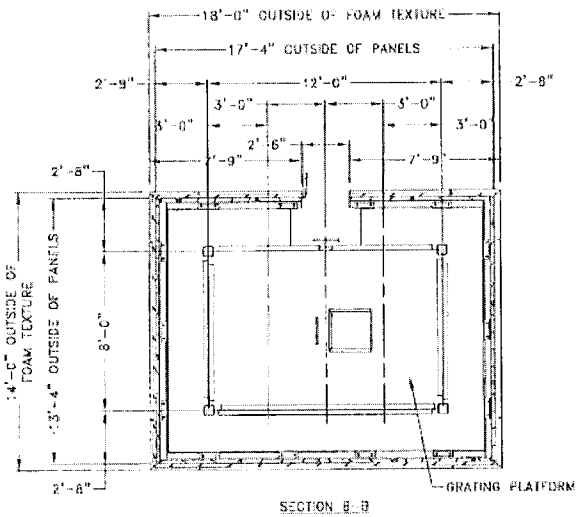
11-14-12

REVISION 0

Site Name: Airport San Antonio Intl Repl



SECTION A-A



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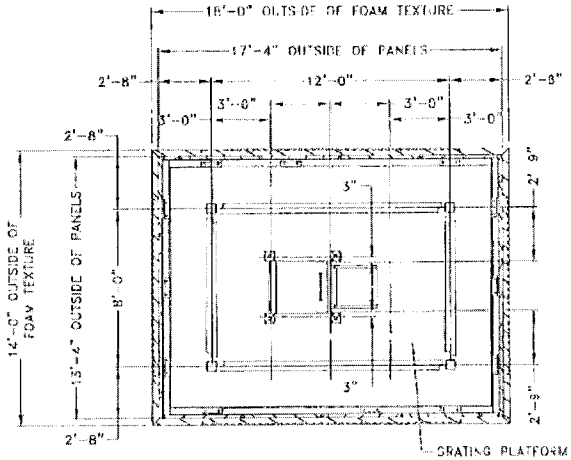

SECTION C-C

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STATE OF TEXAS
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99911
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NOV 14 2012

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

TOLERANCES

DECIMALS	ANGULAR
X ± 1/16"	X ± 0.5°
.XX ± .010"	

DO NOT SCALE DRAWING

ASSEMBLY - ELEVATIONS

Archcomm Design, LLC
San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

JOB # AS-12-0078-0051
DO NOT SCALE DRAWING
DRAWN: BA
DESIGNED: BA
REVISED:

ST5

11-14-12

REVISION 0

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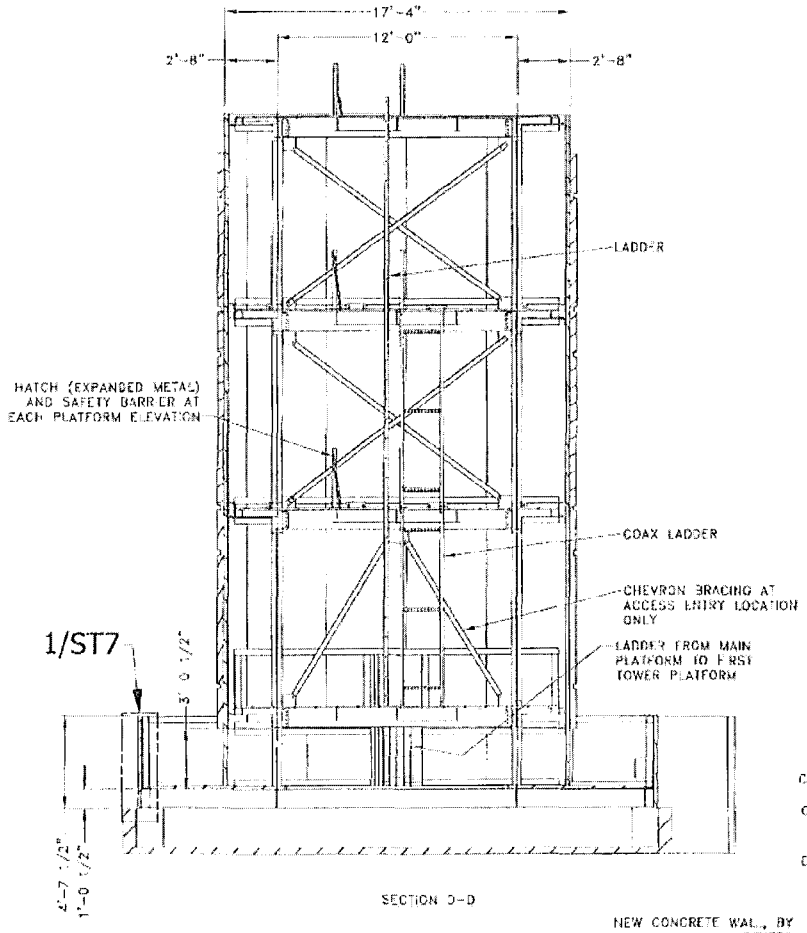
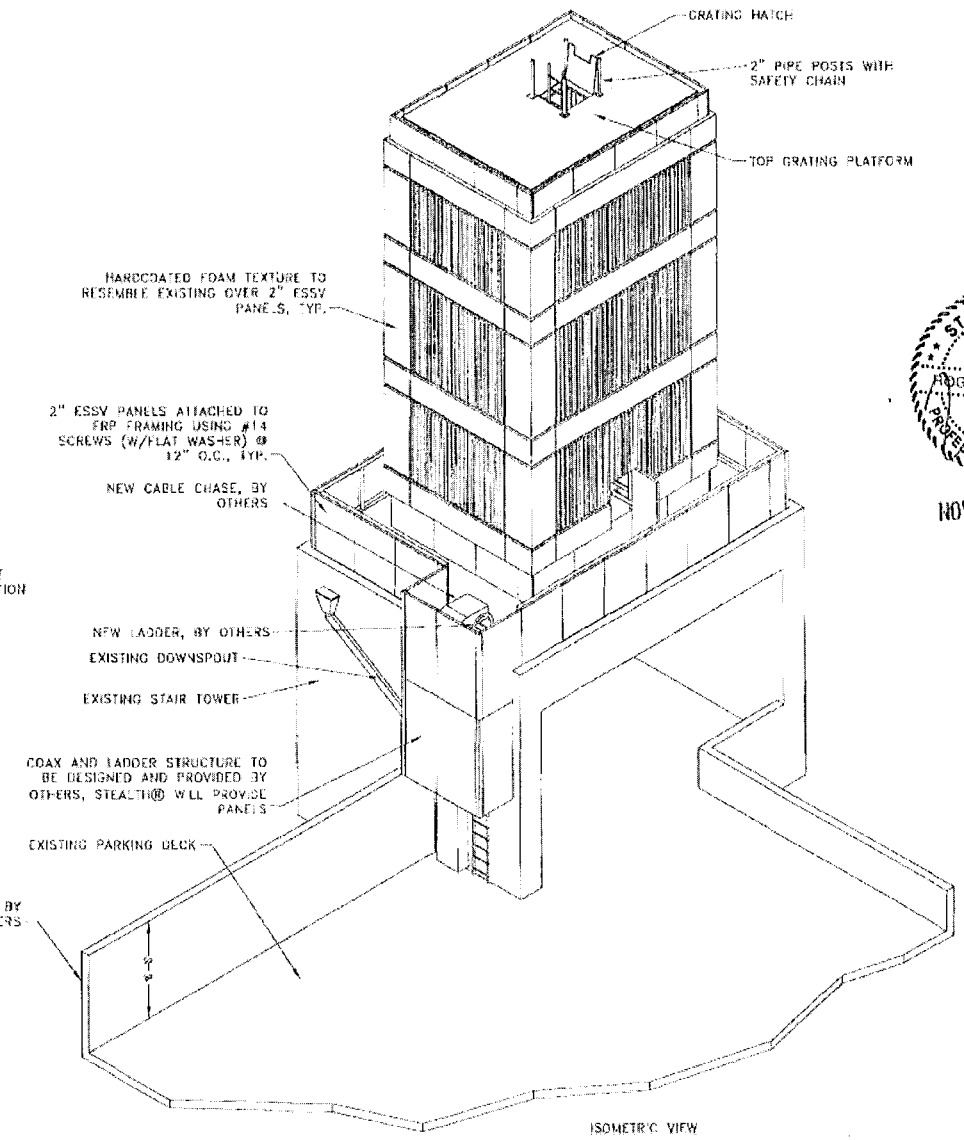
ROGER T. ALWORTH, P.E.
TEXAS LICENSE 99911
TEXAS FIRM AUTHORIZATION F11411

NOTE: DESIGNED CAPP DRAWN BAP

Site Name: Airport San Antonio Intl Repl



SECTION D-D



ISOMETRIC VIEW

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WWW.STEALTHSTH.COM

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED WITHIN THIS DRAWING SET IS PROPRIETARY AND CONFIDENTIAL BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO STEALTH® CONCEALMENT SOLUTIONS, INC. IS STRICTLY PROHIBITED.

STATE OF TEXAS
ROGER A. NEWORTH
99011
LICENSED
PROFESSIONAL ENGINEER

NOV 14 2012

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

TOLERANCES

DECIMALS	ANGULAR
X ±0.1	X ±0.5°
.XX ±0.05	

DO NOT SCALE DRAWING

ASSEMBLY - ELEVATIONS

Archcomm Design, LLC
San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

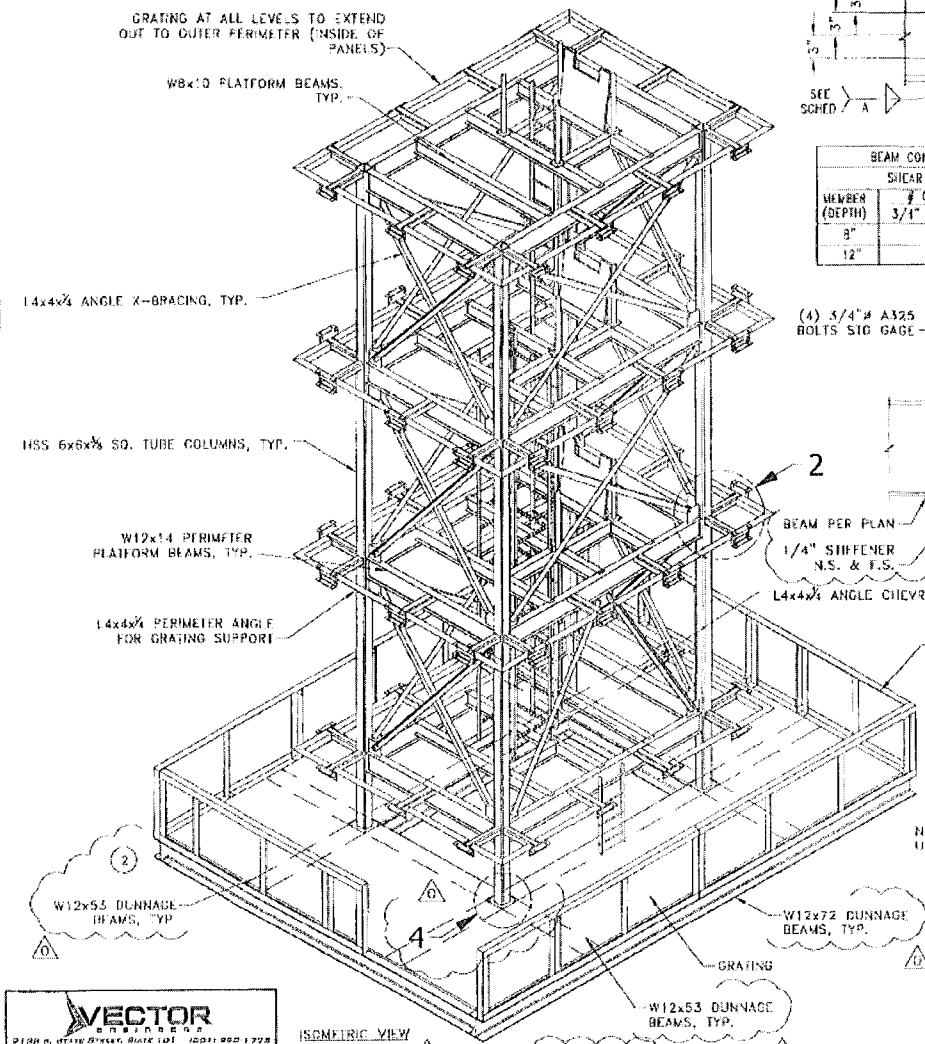
JOB # AG12-007TBN-OCR1
DO NOT SCALE DRAWING
DRAWN BA
DESIGNED BA
REVISED

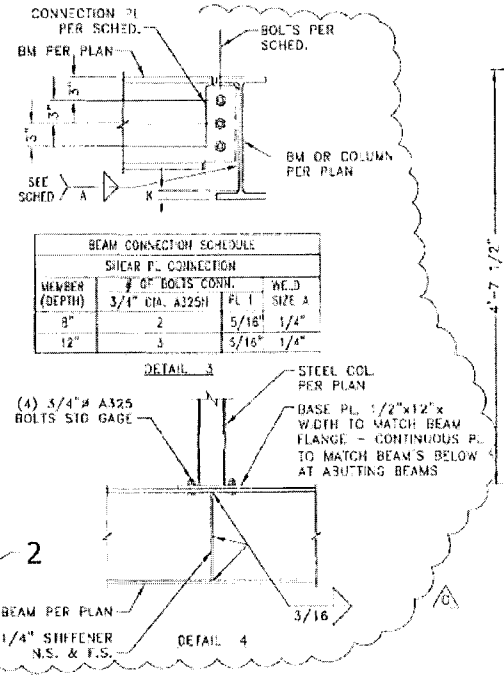
ST6

11-13-12

REVISION 0

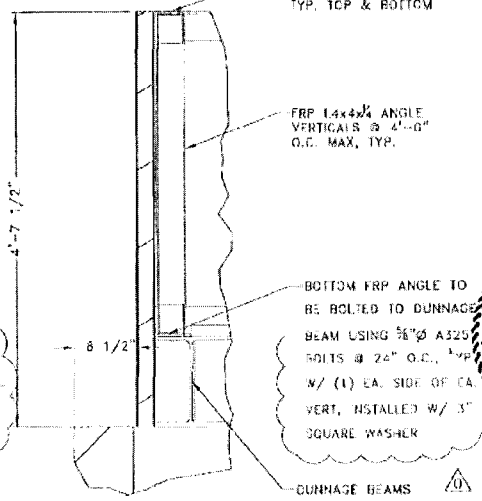
Site Name: Airport San Antonio Intl Rep



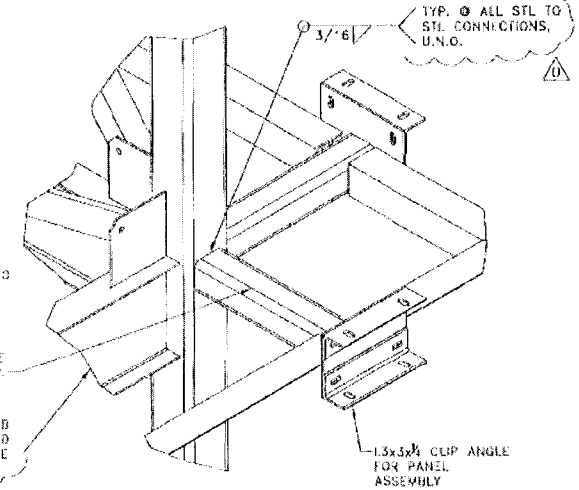


BEAM CONNECTION SCHEDULE			
SHEAR PL CONNECTION			
MEMBER (DEPTH)	# OF BOLTS CONN. 3/4" DIA. A325N	PL T	WELD SIZE A
8"	2	5/16"	1/4"
12"	3	5/16"	1/4"

DETAIL 3



DETAIL 1



DETAIL 2

STEALTH®
FIRST IN CONCEALMENT
6549 PATN BLVD
N. CHARLESTON, SC 29420
PHONE (843) 555-3189
FAX (843) 209-0267
WWW.STEALTHSITE.COM

PROPRIETARY INFORMATION
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STATE OF TEXAS
ROBERT ALWORTH
99971
LICENSED
PROFESSIONAL ENGINEER
NOV 14 2012

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
TOLERANCES
DECIMALS ANGULAR
X ± 0.010" X ± 0.5°
.XX ± 0.010"
DO NOT SCALE DRAWING

ASSEMBLY - ELEVATIONS

Archcomm Design, LLC
San Antonio Airport Tower
9800 Airport Blvd.
San Antonio, TX 78216 (Bexar County)

JOB # AC12-0071BH-00R1
DO NOT SCALE DRAWING
DRAWN: BA
DESIGNED: BA
REVISED:

ST7
11-14-12
DESIGN 0

VECTOR DESIGNS
9188 N. STATE STREET, SUITE 101 (801) 955-1728
HANOI, UTAH 84001 (801) 501-1978 FAX
ROBERT T. ALWORTH, P.E.
TEXAS LICENSE: 99971
ZENAI FIRM AUTHORIZATION F11411

JOB #: 46-65-01 DESIGNED: CMP DRAWN: MGP

EXHIBIT B

APPLICATION TO USE CITY PROPERTY FOR:

___ Tower Lease for Installation of New Tower on City Property
___ Tower Lease for Installation of New Tower on City Building
___ Collocation License for Installation of Antenna Facilities on Existing Tower
___ Collocation License for Installation of Antenna Facilities on Building Tower
___ Antenna License for Installation of Small Cell Devices on City Structure

---

Applicant: _____ Date: _____

Business Classification: _____ Site ID No.: _____

Site: _____ Date Needed: _____

Communications Tower Preferred Attachment Height (ft): _____

Alternate Heights: Maximum height above ground (ft): _____
Minimum height above ground (ft): _____

Number of Antennas: _____ Antenna Dimensions: _____

Number of Coaxial/Fiber Cables: _____ Size(s) of Coaxial/Fiber Cable: _____

Equipment Shelter Space Requested:
Inside Shelter:_____ Outside Shelter: _____

FCC License No. /Permit No.: _____

Collocators at this Site:

_____

APPLICANT SHALL PROVIDE THE FOLLOWING IF APPLICABLE:

- Site plan and engineering design and specifications for installation of tower, equipment shelter and antenna facilities, including any photo simulations of installed facilities.
- Copy of the manufacturer's detailed specifications for each proposed antenna, including a photograph or similar illustration and a complete description of all pertinent physical and electrical characteristics.
- Description of the environmental operating requirements (ambient temperature, humidity, etc.) of all facilities to be installed.
- Total electrical loading requirements, including peak and average real and reactive power required, of all facilities to be installed.
- The total heat (BTUs) generated by all facilities to be installed during normal and maximum load conditions.
- The number, size, type and proximity to the facilities of all communications conduit(s) and coaxial cables to be installed, if any required;
- Description of the utility services, if any, required to support the facilities to be installed.

- Description of any known interference restrictions associated with existing or potential collocators.
- All permits and letters of authorization from all affected parties.
- Valid FCC license or other appropriate certificates or permits as required.
- General description of the services to be provided.
- List of the company names(s), contact person(s), and telephone numbers of all subcontractors, if any, Applicant intends to use for installing, maintaining, or operating equipment facilities associated with the Agreement;
- Completed Employee Authorization List (Exhibit F); and
- Description of any security requirements for Applicant's facilities to be installed.

$3,500.00 CHECK OR MONEY ORDER MUST ACCOMPANY THE APPLICATION. THIS PROCESSING FEE IS NON-REFUNDABLE AND NON-TRANSFERABLE.

CITY WILL APPROVE/DENY THIS APPLICATION WITHIN 90 DAYS OF RECEIPT DATE. THIS APPLICATION WILL EXPIRE, 120 DAYS FROM APPLICATION APPROVAL DATE, UNLESS AN AGREEMENT IS EXECUTED BY APPLICANT AND CITY FOR THIS SITE.

Information submitted is subject to the Texas Public Information Act and may be use the City to negotiate an appropriate agreement with Applicant for access to the site for facilities installation.

APPLICANT REPRESENTATIVE: _____

PRINT NAME: _____
TITLE: _____

----------FOR CITY USE ONLY----------

RECEIPT DATE: _____ APPLICATION NO.: _____

APPROVED BY: _____

PRINT NAME: _____

TITLE: _____

APPROVAL DATE: _____

EXHIBIT C

ADMINISTRATIVE FEES

Administrative Fees: The following rates may apply:

Application Fee: $3,500
This fee applies to any request for a new application or request to amend an existing contract.

Review of Tenant Requested Changes to Premises: $1,500
City review of any changes, alterations, addition or deletions to the Premises as depicted in Exhibit A.

Structural Analysis: Actual Cost plus $500
City will hire and manage an outside firm to conduct the structural analysis and will bill the customer the actual costs plus a $500 fee.

RF Interference Analysis: Actual Cost plus $500
City will hire and manage an outside firm to conduct radio frequency interference analysis and will bill the customer the actual costs plus a $500 fee.

Security Background Check $75 (or Going Rate)
Tenant will be required to conduct security background checks on authorized employees and contractors that will be providing construction and oversight services throughout the contract term.

Electronic Security Cards $250 (or Going Rate)
This fee applies to the issuance of one electronic security card per authorized personnel necessary to enter certain facilities.

Key Deposits: Rate at Time of Request
Tenant will be required to post a deposit for City keys issued to them. Tenant and its contractors are not allowed to give their keys to anyone else or allow their keys to be used by anyone else at anytime. Tenant must inform City within 24 hours if keys are lost or stolen.

Identification Badge: $35 (or Going Rate)
This fee applies to the issuance of one identification card per authorized personnel necessary to work at certain facilities. To receive an identification badge, Tenant must complete the fingerprint-based Criminal History Records Check (CHRC), Security Threat Assessment (STA) background check, SIDA training, Authorizing Signatory training. There are additional charges for replacement badges and failing to return a badge.

Fingerprint-Based Criminal History Records Check: $65 (or Going Rate)

EXHIBIT D
Rent Schedule

Note: This rent schedule is for informational purposes only. The contractual language in Section 3 of the Lease is controlling concerning the payment of rent.

Year	Annual Increase	Tenant Annual Rent	Year	Annual Increase	Tenant Monthly Rent
1		$50,000.00	1		$4,166.67
2	3%	$51,500.00	2	3%	$4,291.67
3	3%	$53,045.00	3	3%	$4,420.42
4	3%	$54,636.35	4	3%	$4,553.03
5	3%	$56,275.44	5	3%	$4,689.62
6	3%	$57,963.70	6	3%	$4,830.31
7	3%	$59,702.61	7	3%	$4,975.22
8	3%	$61,493.69	8	3%	$5,124.47
9	3%	$63,338.50	9	3%	$5,278.21
10	3%	$65,238.66	10	3%	$5,436.56
11	3%	$67,195.82	11	3%	$5,599.65
12	3%	$69,211.69	12	3%	$5,767.64
13	3%	$71,288.04	13	3%	$5,940.67
14	3%	$73,426.68	14	3%	$6,118.89
15	3%	$75,629.48	15	3%	$6,302.46
16	3%	$77,898.36	16	3%	$6,491.53
17	3%	$80,235.31	17	3%	$6,686.28
18	3%	$82,642.37	18	3%	$6,886.86
19	3%	$85,121.64	19	3%	$7,093.47
20	3%	$87,675.29	20	3%	$7,306.27
21	3%	$90,305.55	21	3%	$7,525.46
22	3%	$93,014.72	22	3%	$7,751.23
23	3%	$95,805.16	23	3%	$7,983.76
24	3%	$98,679.31	24	3%	$8,223.28
25	3%	$101,639.69	25	3%	$8,469.97
		$1,822,963.06			$151,913.60

EXHIBIT E

AUTHORIZED EMPLOYEES AND CONTRACTORS

Company Name: _____ Date Updated: _____

Please provide the name and contact information for employees and contractors who are authorized to work on behalf of your company.

Employee or Contractor Name	*Name of Company*	*Telephone Number*	*Email Address*	*Work Type*

Authorized Company Agent: _____

Printed Name: _____

EXHIBIT F

AGENT WORK AUTHORIZATION

As the authorized representative for _____ (hereinafter "Company"), I grant City permission to work directly with the employees and contractors below that are authorized agents of Company within the associated scope of work on behalf of Company (hereinafter "Agents"). These Agents and all work conducted by these Agents are subject to all terms and conditions of the Lease between City and Company.

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Office Phone: _____ Cell Phone: _____

Type of work: _____

Authorization end date: _____

(Enter "Until written notice is given" if you would like this authorization to be ongoing)

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Office Phone: _____ Cell Phone: _____

Type of work: _____

Authorization end date: _____

(Enter "Until written notice is given" if you would like this authorization to be ongoing)

EXHIBIT G

DISCRETIONARY CONTRACTS DISCLOSURE STATEMENT

Site Name: Airport San Antonio Intl Repl

* = Required Fields

Exhibit G

City of San Antonio
Discretionary Contracts Disclosure

Office of the City Clerk

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

This is a (●) New Submission or ( ) Correction or ( ) Update to previous submission.

***1. Name of person submitting this disclosure form.**

First: Lee M.I. Last: Wasinger Suffix:

***2. Contract information.**

a. Contract or project name: Airport San Antonio Intl Repl

b. Originating department: Aviation

***3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).**

San Antonio SH, LP d/b/a Verizon Wireless

***4. List any business entity(ies) that is a partner, parent, or subsidiary business entity(ies) of the individual or entity listed in Question 3.**

( ) Not applicable. Contracting parties does not have partner, parent, or subsidiary business entities.

(✓) Names of partner, parent, or subsidiary business entities:

Partner: Verizon Wireless Texas, LLC
Partner: TLI Acquisition Co., LLC d/b/a Verizon Wireless Personal Communications, LP

***5. List any individuals or entities that will be subcontractors on this contract.**

( ) Not applicable. No subcontractors will be retained for this contract.

(✓) Subcontractors may be retained, but have not been selected at the time of this submission.

( ) List of subcontractors:

***6. List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

( ) Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

(✓) List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

Site Name: Airport San Antonio Intl Repl

(*) Required field.

City of San Antonio
Discretionary Contracts Disclosure

Office of the City Clerk

Tracy C. Wooden, Wooden Law Firm, P.C.

7. Disclosure of political contributions.

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than $100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

a) any individual seeking contract with the city (Question 3)
b) any owner or officer of entity seeking contract with the city (Question 3)
c) any individual or owner or officer of an entity listed above as a partner, parent or subsidiary business (Question 4)
d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
e) the spouse of any individual listed in response to a) through d) above
f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

☒ Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

☐ List of contributions.

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

a) Legal signatory of a high-profile contract
b) Any individual seeking a high-profile contract
c) Any owner or officer of an entity seeking a high-profile contract
d) The spouse of any of individuals listed in response to a) through c) above
e) Any attorney, lobbyist, or consultant retained to assist in seeking a high-profile contract

Penalty: A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

8. Disclosure of conflict of interest.

Are you aware of any facts, with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board commission member that has not or will not be raised at these city offices?

☒ I am not aware of any conflict of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

☐ I am aware of the following conflict of interest:

Site Name: Airport San Antonio Intl Repl

* = Required field

City of San Antonio
Discretionary Contracts Disclosure

Office of the City Clerk

*Acknowledgements

☑ **Updates Required**

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

☑ **No Contact with City Officials or Staff during Contract Evaluation**

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

*Contribution Prohibitions for "High-Profile" Contracts

◉ This is not a high-profile contract

○ This is a high-profile contract

*Conflict of Interest Questionnaire (CIQ)

Chapter 176 of the Local Government Code requires contractors and vendors to submit a Conflict of Interest Form (CIQ) to the Office of the City Clerk.

☑ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

*Oath

☑ I swear or affirm that the statements contained in this Discretionary Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

*Your Name: H. Lee Maschmann Title: Executive Director - Network Central TX Region

Company Name or DBA: San Antonio MTA, L.P. d/b/a/ Verizon Wireless Date: 12/9/13 12/09/2013

Please fill this form out online, print completed form and submit with proposal to originating department. All questions must be answered. If necessary to mail, send to:

Purchasing
P.O. Box 839966
San Antonio, Texas 78283-3966