

# ENTITLEMENT DOCUMENTS

FOR  
IWATANI  
2714 ARTESIA BLVD  
REDONDO BEACH, CA 90278

## VICINITY MAP



## LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7 IN BLOCK 1 OF THE REDONDO VILLA TRACT, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THE NORTHERLY 20 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 7 AND THE SOUTHERLY LINE OF THE NORTHERLY 20 FEET OF SAID LOTS 4, 5, 6 AND 7; THENCE EASTERLY ALONG SAID SOUTHERLY LINE NORTH 89° 53' 00" EAST 200.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4; SAID POINT BEARING SOUTH 0° 09' 20" EAST 20.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTH 0° 09' 20" EAST 129.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 4, 5, 6 AND 7, SOUTH 89° 53' 00" WEST 200.00 FEET TO THE SOUTHWEST CORNER OS SAID LOT 7; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7, NORTH 0° 09' 20" WEST 129.98 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARINGS

GRID NORTH AS DEFINED CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NAD 83, EPOCH 2020.00

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE ARTESIA BOULEVARD, HAVING A BEARING OF SOUTH 89°53'18" EAST, ALSO BEING NORTH 89°53' EAST AS SHOWN IN BOOK 10, PAGE 82-83 OF MAPS, IN THE OFFICE OF THE RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

## BENCHMARK

LOS ANGELES COUNTY PUBLIC WORKS VERTICAL CONTROL POINT

BM NUMBER - QY12123

ELEVATION - 119.75 (US SURVEY FEET)  
36.500 (METERS)

L&DPW TAG IN S CB 300MM(1FT) E/O OF THE ECR @ SE COR ARTESIA BL & INGELWOOD AV.

## FLOOD STATEMENT

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" DESIGNATION PER FLOOD INSURANCE RATE MAP NO. 06037C1930F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## BUSINESS HOURS

THE BUSINESS OPERATES DURING THE FOLLOWING TIMES:

- CONVENIENCE STORE: 24 HOURS
- SERVICE STATION: 8:00AM-8:00PM
- GASOLINE/HYDROGEN DISPENSERS: 24 HOURS

## EASEMENT NOTES

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2632 OF DEEDS, PAGE 199, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12865 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 38785, PAGE 353 OF OFFICIAL RECORDS.

(AFFECTS LOT 4) (PLOTTED ON MAPSHEET)

A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 38470, PAGE 231 OF OFFICIAL RECORDS.

(AFFECTS - PLOTTED ON MAPSHEET)

A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED AS BOOK 38693, PAGE 172 OF OFFICIAL RECORDS.

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

AN EASEMENT FOR STREET, ALLEY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1969 AS INSTRUMENT NO. 3046 OF OFFICIAL RECORDS.

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

AN OFFER OF DEDICATION FOR PUBLIC STREET, ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1989 AS INSTRUMENT NO. 89-1908378 OF OFFICIAL RECORDS.

(AFFECTS LOT 7) (AFFECTS - PLOTTED ON MAPSHEET)

SURVEY PREPARED BY HAYES & ASSOCIATES, INC., DATED SEPTEMBER 08, 1992, UNDER JOB NO. 11-P&P, SHOWS THE FOLLOWING:

a. AN ENCROACHMENT ONTO SAID LAND OF THE NORTH FACE OF A 3 FOOT HIGH CONCRETE BLOCK WALL ONTO THE SOUTHWEST CORNER OF SITE FROM PROPERTY ADJACENT ON THE SOUTH.

b. AN ENCROACHMENT OF A CONCRETE PLANTER CURB LOCATED ON THE NORTHWEST CORNER OF SITE ONTO PROPERTY LOCATED ADJACENT ON THE NORTH.

c. AN ENCROACHMENT OF PLANTERS, CONCRETE CURB, AND A CONCRETE BLOCK RETAINING WALL LOCATED ON SAID LAND ONTO THE OFFER TO DEDICATE SHOWN AS ITEM NO. 11.

d. ANY EASEMENT OR LESSOR RIGHTS FOR THE PHONE STAND LOCATED ON SAID LAND, AS DISCLOSED BY PRIOR TITLE EVIDENCE. (NO OPINION TO OFFER, NO DOCUMENTS WERE PROVIDED)

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. R3496" RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NO. 01-1806298 OF OFFICIAL RECORDS. (UNABLE TO DETERMINE WITH PROVIDED DOCUMENTS)

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

## PROJECT TEAM

PROJECT OWNER/DEVELOPER:  
MICHAEL HOBAN, P.E.  
IWATANI CORPORATION OF AMERICA  
(669) 236-4450  
3945 FREEDOM CIRCLE, STE. 770  
SANTA CLARA, CA 95054

AGENT:  
PATRICK O. FIEDLER, P.E.  
FIEDLER GROUP  
(213) 381-7891  
299 N. EUCLID AVE., STE. 550  
PASADENA, CA 91101

CIVIL ENGINEER:  
PATRICK O. FIEDLER, P.E.  
FIEDLER GROUP  
(213) 381-7891  
299 N. EUCLID AVE., STE. 550  
PASADENA, CA 91101

LAND SURVEYOR:  
TRENT J. KEENAN, P.L.S.  
SALEM ENGINEERING GROUP, INC.  
(909) 980-6455  
8711 MONROE CT, STE. A  
RANCHO CUCAMONGA, CA 91730

## SITE INFORMATION

SITE:  
LOT SIZE: 25,952 SQ. FT. 0.60 ACRE  
APPROXIMATE AREA OF DISTURBANCE: 4,963 SQ. FT. ± 0.11 ACRE

ASSESSORS PARCEL #: 4082-011-028  
PROPERTY ADDRESS: 2714 ARTESIA BLVD., REDONDO BEACH, CA 90278  
ZONING: C-2 - COMMERCIAL

STRUCTURES:  
(E) C-STORE 853 SQ. FT. ± 3.3 %  
(E) 4 LUBE BAYS 1,563 SQ. FT. ± 6.0 %  
(E) CANOPY 3,971 SQ. FT. ± 15.3 %  
(N) EQUIPMENT ENCLOSURE 1,388 SQ. FT. 5.3 %

PARKING DATA:  
USE: AUTOMOBILE REPAIR GARAGES AND SERVICE STATIONS

REQUIRED (1 SPACE PER 250 SQ. FT. OF G.F.A.): 10 SPACES OR  
REQUIRED (3 SPACES PER SERVICE BAY): 12 SPACES  
TOTAL REQUIRED: 12 SPACES  
PROVIDED STRIPED: 7 SPACES  
PROVIDED UNDER FUELING CANOPY/AWNING: 14 SPACES

## SCOPE OF WORK

PROJECT SCOPE IS TO INSTALL HYDROGEN FUELING EQUIPMENT AT THE EXISTING GAS STATION LOCATED AT:

2714 ARTESIA BLVD, REDONDO BEACH, CA 90278

INSTALLATION OF HYDROGEN FUELING EQUIPMENT CONSISTS OF, BUT IS NOT LIMITED TO:

1. NEW 1,388 SQUARE FOOT ENCLOSED EQUIPMENT ENCLOSURE THAT HOLDS STORAGE AND COMPRESSION EQUIPMENT.
2. NEW 21'-2" HIGH HYDROGEN FUELING CANOPY OVER (2) HYDROGEN DISPENSERS.
3. NEW INTERCONNECTING MECHANICAL PIPING & ELECTRICAL CONDUITS
4. NEW SAFETY SYSTEMS, SIGNAGE, AND OTHER MINOR SITE IMPROVEMENT

## SHEET INDEX

SHEET NO.	SHEET TITLE
	GENERAL / CIVIL
C0.0	TITLE SHEET
C0.1	A.L.T.A./A.C.S.M. LAND TITLE SURVEY
C1.0	SITE PLAN
C2.0	EQUIPMENT ENCLOSURE PLAN
C2.1	EQUIPMENT ENCLOSURE ELEVATIONS
C2.2	EQUIPMENT ENCLOSURE ELEVATIONS
C3.0	PRELIMINARY GRADING PLAN
	AWNING
A1.0	AWNING PLAN & ELEVATIONS
A1.1	PERSPECTIVES

**Iwatani Group**  
Iwatani Corporation of America

**fiedlergroup**  
Design & Engineering

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Pasadena, CA 91101

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NO.	DATE	REVISION DESCRIPTION
1	01/12/2021	GENERAL REVISIONS
2	03/19/2021	CITY COMMENTS

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DEVELOPMENT INFORMATION:

**IWATANI**  
**HYDROGEN**  
**FUELING STATION**

SITE ADDRESS:

**2714 ARTESIA BLVD**  
**@ INGLEWOOD AVE**  
**REDONDO BEACH, CA 90278**

DESIGNED BY: DJK	FG PM: POF
CHECKED BY: JED	MEP PM: -
DRAWN BY: DJK	CONSULTANT PM: -
DATE: 07/15/2020	PROJECT NO.: 16425

DRAWING TITLE:

**TITLE SHEET**

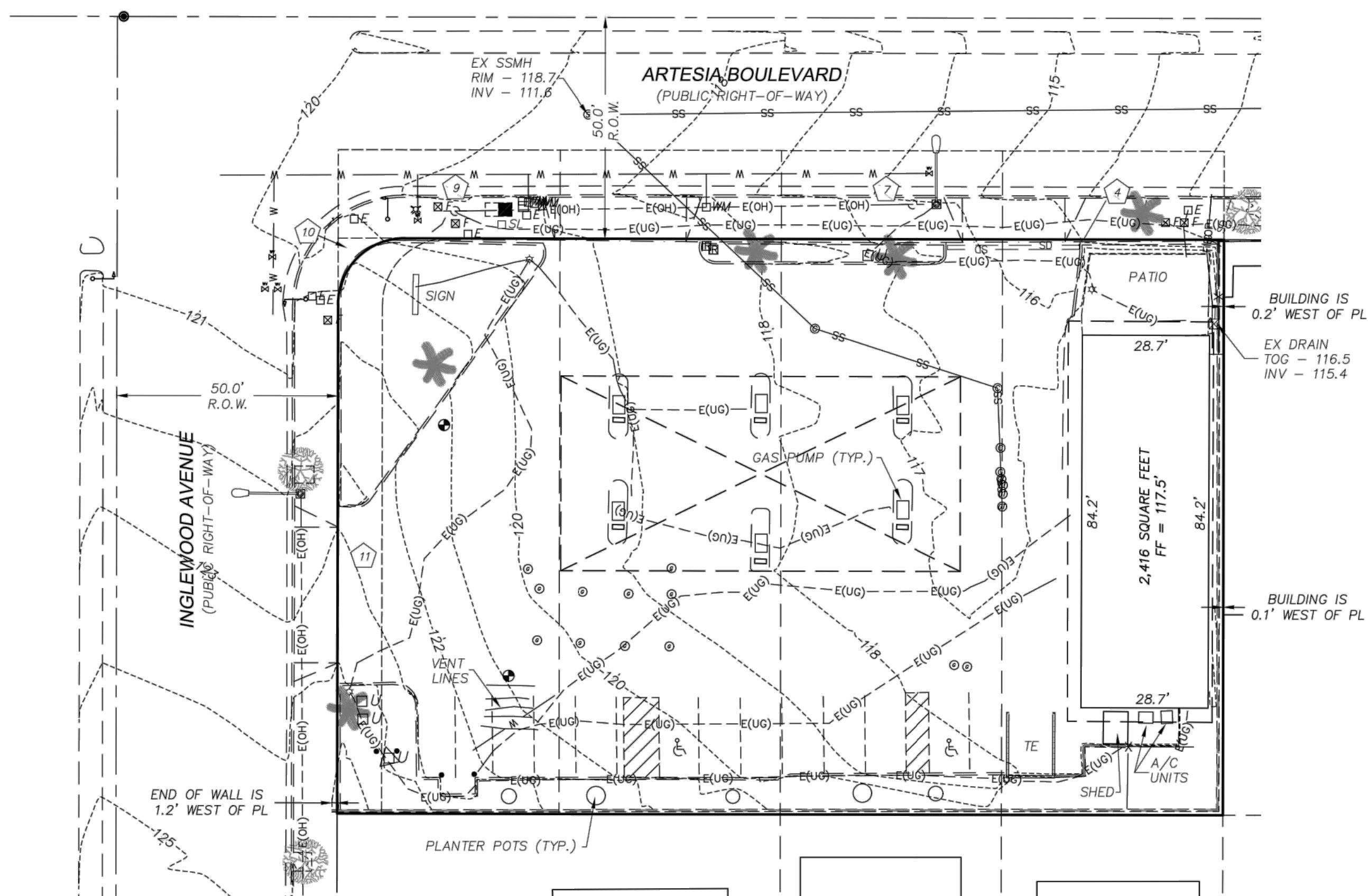
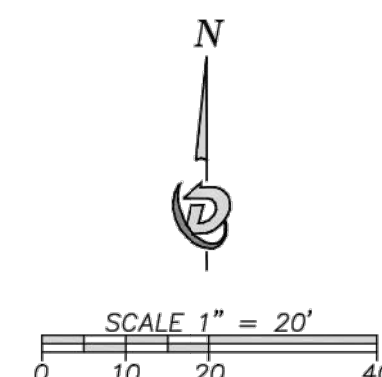
SHEET NO.:

**C0.0**



LOTS 4 THROUGH 7 IN BLOCK 1 OF THE REDONDO VILLA TRACT AS SHOWN IN BOOK 10, PAGES 82 AND 83 OF MAPS  
OFFICIAL RECORDS LOS ANGELES COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF  
NORTHWEST QUARTER (NW 1/4) SECTION 33, TOWNSHIP 3 SOUTH, RANGE 14 WEST, S.B.M., CITY OF REDONDO BEACH,  
LOS ANGELES COUNTY, CALIFORNIA

JUNE 2020



**LINE LOCATE NOTE**

SUB SURFACE INFORMATION PROVIDED, IF ANY, HAS BEEN SHOWN ON THIS SURVEY.  
NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID  
INFORMATION. VISIBLE AT GRADE UTILITIES HAVE BEEN LOCATED HEREON.  
LINE LOCATE SERVICES PROVIDED BY DIAMONDBACK LINE LOCATING SERVICES, LLC AND QUEST  
UTILITIES.

**LEGEND**

	CENTERLINE
	SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY
	EASEMENT LINE
	CONCRETE HATCH
	CONCRETE SIDEWALK
	CONCRETE CURB & GUTTER
	PARKING STRIPING
	CHAIN LINK FENCE
	SCREEN WALL
	CMU RETAINING WALL
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	GAS LINE
	FIBER OPTIC LINE
	CABLE TV LINE
	WATER LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	CANOPY/OVERHANG
	BUILDING
	UTILITY POLE
	GUY WIRE ANCHOR
	ELECTRICAL METER
	ELECTRICAL VAULT
	ELECTRICAL MANHOLE
	ELECTRICAL PULLBOX
	ELECTRICAL BOX
	ELECTRICAL TRANSFORMER
	CABLE TELEVISION PULLBOX
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGNAL PULLBOX
	STREET LIGHT PULLBOX
	STREET LIGHT
	AREA LIGHT
	NATURAL GAS VALVE
	GAS MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC PULLBOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	GREASE TRAP/INTERCEPTOR MANHOLE
	WATER METER
	WATER BOX
	IRRIGATION CONTROL BOX
	FIRE HYDRANT
	WATER VALVE
	STORM DRAIN MANHOLE
	STORM DRAIN DROP INLET
	CATCH BASIN
	SIGN
	BOLLARD POST
	TREES
	TITLE REPORT EXCEPTION NUMBER
	PROPOSED SOIL BORING LOCATION
	FOUND MONUMENT AS NOTED
	TRASH ENCLOSURE

FOR INFORMATION ONLY  
& NOT TO SCALE

8711 MONROE CT, SUITE A  
RANCHO CUCAMONGA, CA 91730  
TEL 909.980.6455

6140 BRENT THURMAN WAY,  
SUITE 230  
LAS VEGAS, NEVADA 89148  
o 702.823.DBLS (f) 702.933.9030  
www.diamondbacklandsurveying.com

**Diamondback**  
*Land Surveying*

REV	DATE	
1.	7/1/2020	ADDRESSED COMMENT IN EMAIL REC'D 6/29/2020

LOTS 4 THROUGH 7 IN BLOCK 1 OF THE REDONDO VILLA TRACT AS SHOWN IN BOOK 10, PAGES 82 AND 83 OF MAPS OFFICIAL RECORDS LOS ANGELES COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF NORTHWEST QUARTER (NW 1/4) SECTION 33, TOWNSHIP 3 SOUTH, RANGE 14 WEST, S.B.M., CITY OF REDONDO BEACH, LOS ANGELES COUNTY, CALIFORNIA

ALTA/NSPS LAND TITLE SURVEY FOR
FIEDLER GROUP
2714 ARTESIA BOULEVARD, REDONDO BEACH, CA

DATE: 6/20/2020  
DRAWN BY: NRR  
CHECKED BY: TK  
JOB NO. 200449

**3**  
SHEET  
OF 3 SHEETS



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DEVELOPMENT INFORMATION
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IWATANI  
HYDROGEN  
FUELING STATION

	SITE ADDRESS
--	--------------

2714 ARTESIA BLVD  
@ INGLEWOOD AVE  
REDONDO BEACH, CA 90278

DESIGNED BY: RY	FG PM: KB
CHECKED BY: POF	MEP PM: -
DRAWN BY: RY	CONSULTANT PM: -
DATE: <b>07/15/2020</b>	PROJECT NO.: <b>16425</b>

**ALTA / NSPS  
LAND TITLE  
SURVEY**

SHEET NO.:

# CO.1







<div>Iwatani Group Iwatani Corporation of America</div>	
<div><div>fiedlergroup</div><div>Design &amp; Engineering</div></div>	
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DEVELOPMENT INFORMATION  <div>IWATANI HYDROGEN FUELING STATION</div>	
SITE ADDRESS:  2714 ARTESIA BLVD @ INGLEWOOD AVE REDONDO BEACH, CA 90278	
DESIGNED BY: TH	PQ PM: POF
CHECKED BY: POF	MEP PM:
DRAWN BY: TH	CONSULTANT PM:
DATE: 07/15/2020	PROJECT NO.: 16425
DRAWING TITLE:  EQUIPMENT ENCLOSURE PLAN	
SHEET NO.:  C2.0	







### PERSPECTIVE VIEW

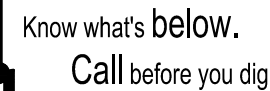
SCALE: NOT TO SCALE

# EQUIPMENT

1	SUPPLY & FUELING STORAGE
2A/2B	STATION MODULE
3A/3B	HYDROGEN DISPENSER
4	SUPPLY CABINET - VALVE PANEL
5	SUPPLY CABINET - HMI
6	VALVE PANEL
7	PAYMENT OPERATING SYSTEM (POS)
8	SWITCHGEAR (NEMA 3R; 480 VAC)
9	NETWORK EQUIPMENT ENCLOSURE
10	LOW VOLTAGE (240/120 VAC) PANEL-LV
11	AP TELEMETRY
12	REMOTE VENT STACKS (26' TALL)

#

#	NOTE	MATERIAL	COLOR	FINISH
A	EQUIPMENT ENCLOSURE WALL	STUCCO	DUSTY GREY	STUCCO
B	EQUIPMENT ENCLOSURE FENCE, POST & GATE	STEEL W/ ZINC COATING	DUSTY GREY	N/A
C	GUARD POST	CONC.	NATURAL GRAY	SEMI-GLOSS PAINT



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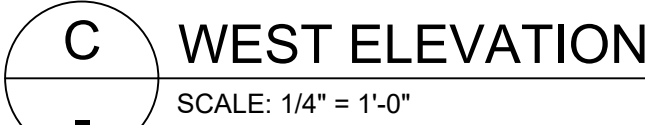
DESIGNED BY: TH	FG PM: AM
CHECKED BY: AM	MEP PM:
DRAWN BY: TH	CONSULTANT PM:
DATE:	PROJECT NO.:

07/15/2020	16425
DRAWING TITLE:	

## EQUIPMENT ENCLOSURE ELEVATIONS

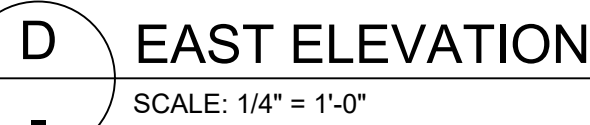
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## C2.2



C WEST ELEVATION

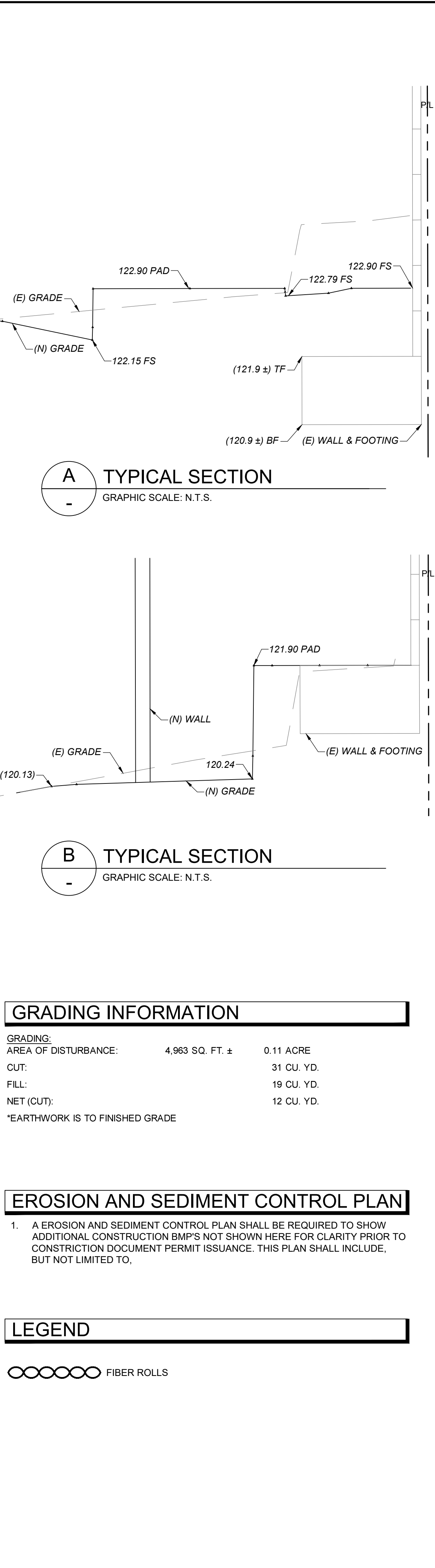
SCALE: 1/4" = 1'-0



D EAST ELEVATION

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





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