PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 111' MONOPINE WITH (3) 8' ANTENNAS, (3) 4' ANTENNAS, (3) 3' ANTENNAS, (3) RRU'S, (1) 6' MICROWAVE, (4) OVP BOXES, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) EQUIPMENT CANOPY, (1) FIBER BOX, (1) 200A ILC CABINET, (1) MANUAL SERVICE LIGHT SWITCH TIMER, (3) SERVICE LIGHTS, (1) BACK-UP DIESEL GENERATOR, (2) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON CONCRETE PAD WITHIN A 50'x50' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES

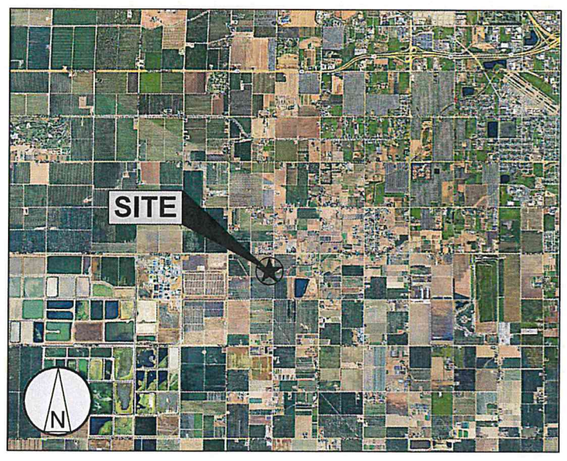
US-CA-6157 WEST JENSEN

SOUTH OF 2137 S BLYTHE AVE, FRESNO, CA 93706

111' MONOPINE

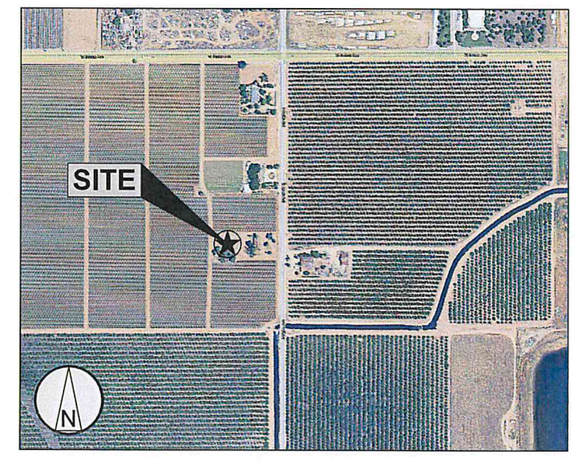
FUZE PROJECT NUMBER: 17563810

MDG LOCATION ID: 5000875175



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	WEST JENSEN
SITE NUMBER:	US-CA-6157
FUZE PROJECT NUMBER:	17563810
SITE ADDRESS:	SOUTH OF 2137 S BLYTHE AVE, FRESNO, CA 93706
PARCEL #:	327-030-57
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	AE-20
ZONING JURISDICTION:	COUNTY OF FRESNO
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	111'
CONSTRUCTION AREA:	2,500 SQ. FT.
GROUND ELEVATION:	257.76' (NAVD88)
LATITUDE (NAD 83):	36.703972° (36° 42' 14.3" N)
LONGITUDE (NAD 83):	-119.872483° (119° 52' 20.94" W)

EMERGENCY:

CALL 911

UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

PROJECT DIRECTORY

PROPERTY OWNER:	TIFFANY ZEPEDA 1452 S BLYTHE AVE. FRESNO, CA 93706
APPLICANT:	VERTICAL BRIDGE 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL | 33444
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/18/25	ISSUED FOR REVIEW	JR
0	09/18/25	ISSUED FOR ZONING	JR

ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

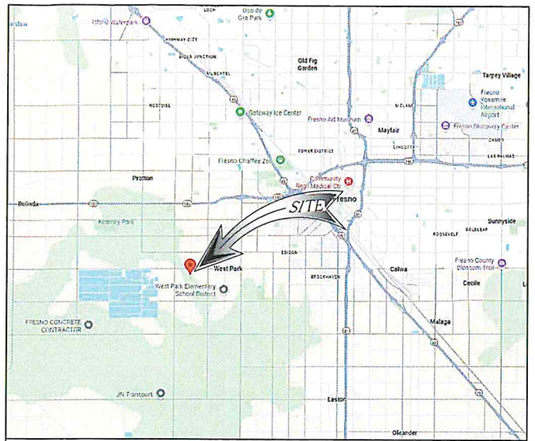
2770 SHADELANDS DRIVE,
BUILDING 11,
WALNUT CREEK, CA 94598

WEST JENSEN
US-CA-6157
FUZE PROJECT ID: 17563810
MDG LOCATION ID: 5000875175
SOUTH OF 2137 S BLYTHE AVE, FRESNO, CA 93706

SHEET TITLE:

TITLE SHEET

T1



VICINITY MAP

APN
327-030-57, FRESNO COUNTY, CALIFORNIA

RECORD OWNER
TIFFANY ZEPEDA, AS TRUSTEE OF THE TIFFANY ZEPEDA LIVING TRUST, CREATED ON MARCH 26, 2019

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-212737-C DATED JUNE 16, 2025.

BASIS OF BEARING
THE CENTERLINE OF SOUTH BLYTHE AVE BEARING S 00°27'59" W WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 4.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06019C2105H EFFECTIVE DATE 2/18/2009

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

LOT 2 IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, OF BANK OF CALIFORNIA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 14 IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

SCHEDULE B, PART II
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

9. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

SURVEYOR CERTIFICATION
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND IRON CREST NATIONAL TITLE COMPANY.

ANDREW J. KOLTAVARY, RCE 26571 EXP. 03/31/26 — AUG. 06, 2025 DATE

ENCROACHMENT STATEMENT GUIDELINES
AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

REFERENCE MAPS
BANK OF CALIFORNIA TRACT
BOOK 2 PAGE 14
JULY 7, 1883

RECORD OF SURVEY
BOOK 48 PAGE 41
FILED MAY 26, 2004

LEASE AREA
THE PORTION OF LOT 2 IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH RANGE 19 EAST PER BANK OF CALIFORNIA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 14 IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

BEGINNING AT POINT "A" PER ACCESS AND UTILITY EASEMENT; THENCE NORTH 89°32'01" WEST, 50.00 FEET; THENCE NORTH 00°27'59" EAST, 50.00 FEET; THENCE SOUTH 89°32'01" EAST, 50.00 FEET; THENCE SOUTH 00°27'59" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT
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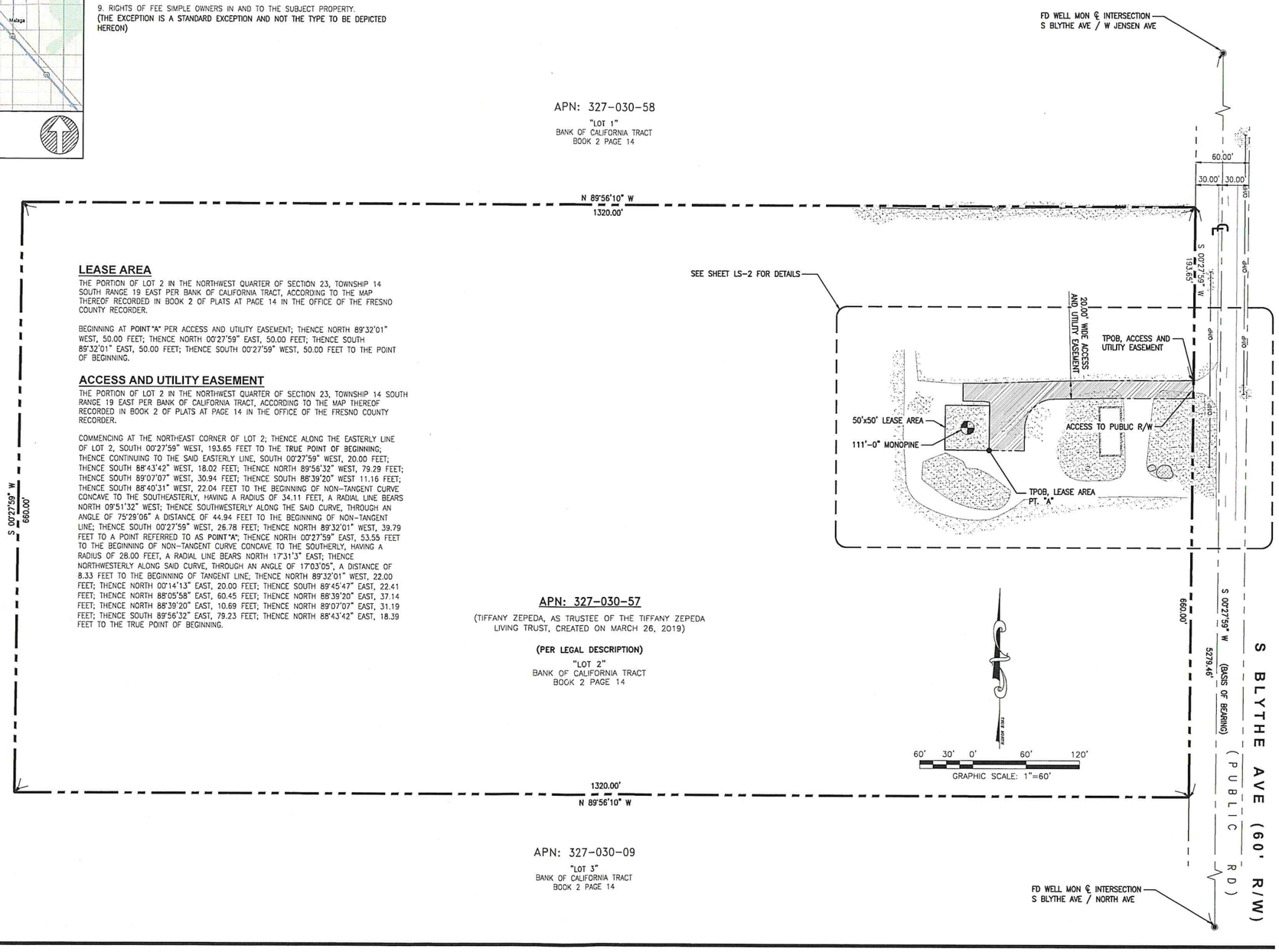

SURVEY PREPARED FOR:

vertical bridge

THE TOWERS, LLC

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
PHONE: 858.336.1599

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

ENGINEER

AJK

24 RECODO, IRVINE, CA 92620
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
4	SURVEY REVIEWED	AB	09/30/25
3	A.U.E. REVISED	AB	09/29/25
2	FINAL SURVEY	AB	08/29/25
1	1A COORDINATES ADDED	AB	08/26/25
0	PRELIMINARY SURVEY	AB	08/06/25

DRAWN: AB
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-6157

PROJECT TITLE:

US-CA-6157
WEST JENSEN

SOUTH OF 2137 S BLYTHE AVE, FRESNO CA 93706

ENGINEER STAMP:

REGISTERED PROFESSIONAL ENGINEER ANDREW J KOLTAVARY No. 26571 EXP. 03/31/26 CIVIL STATE OF CALIFORNIA

DRAWING TITLE:

TITLE DETAILS

DRAWING SCALE: AS NOTED

DATE: 08/06/2025

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-1

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/~) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON AUGUST 02, 2025.
4. ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC RIGHT OF WAY.
5. NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
6. THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- TW TOP OF WALL
- TC TOP OF CURB
- BW BACK-OF-WALK
- FS FINISHED SURFACE
- EG EXISTING GRADE
- PED PEDESTAL
- JB JUNCTION BOX
- HH HANDHOLE
- VLT VAULT
- TF TRANSFORMER
- WV WATER VALVE
- GV GAS VALVE
- V VALVE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- FIRE HYDRANT
- TREE
- POWER POLE

MONUMENTS

- MONUMENT FD. (AS NOTED)

COORDINATES

LATITUDE: 36°42'14.30" N (36.703972°)
LONGITUDE: 119°52'20.94" W (-119.872483°)

LINE / CURVE DATA

	DISTANCE	BEARING/DELTA	RADIUS
1	20.00'	S 00°27'59" W	–
2	18.02'	S 88°43'42" W	–
3	79.29'	N 89°56'32" W	–
4	30.94'	S 89°07'07" W	–
5	11.16'	S 88°39'20" W	–
6	22.04'	S 88°40'31" W	–
7	44.94'	75°29'06"	34.11'
8	26.78'	S 00°27'59" W	–
9	39.79'	N 89°32'01" W	–
10	53.55'	N 00°27'59" E	–
11	8.33'	17°03'05"	28.00
12	22.00'	N 89°32'01" W	–
13	20.00'	N 00°14'13" E	–
14	22.41'	S 89°45'47" E	–
15	60.45'	N 88°05'58" E	–
16	37.14'	N 88°39'20" E	–
17	10.69'	N 88°39'20" E	–
18	31.19'	N 89°07'07" E	–
19	79.23'	S 89°56'32" E	–
20	18.39	N 88°43'42" E	–
21	50.00'	N 89°32'01" W	–
22	50.00'	N 00°27'59" E	–
23	50.00'	S 89°32'01" E	–
24	50.00'	S 00°27'59" W	–

LEASE AREA

THE PORTION OF LOT 2 IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH RANGE 19 EAST PER BANK OF CALIFORNIA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 14 IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

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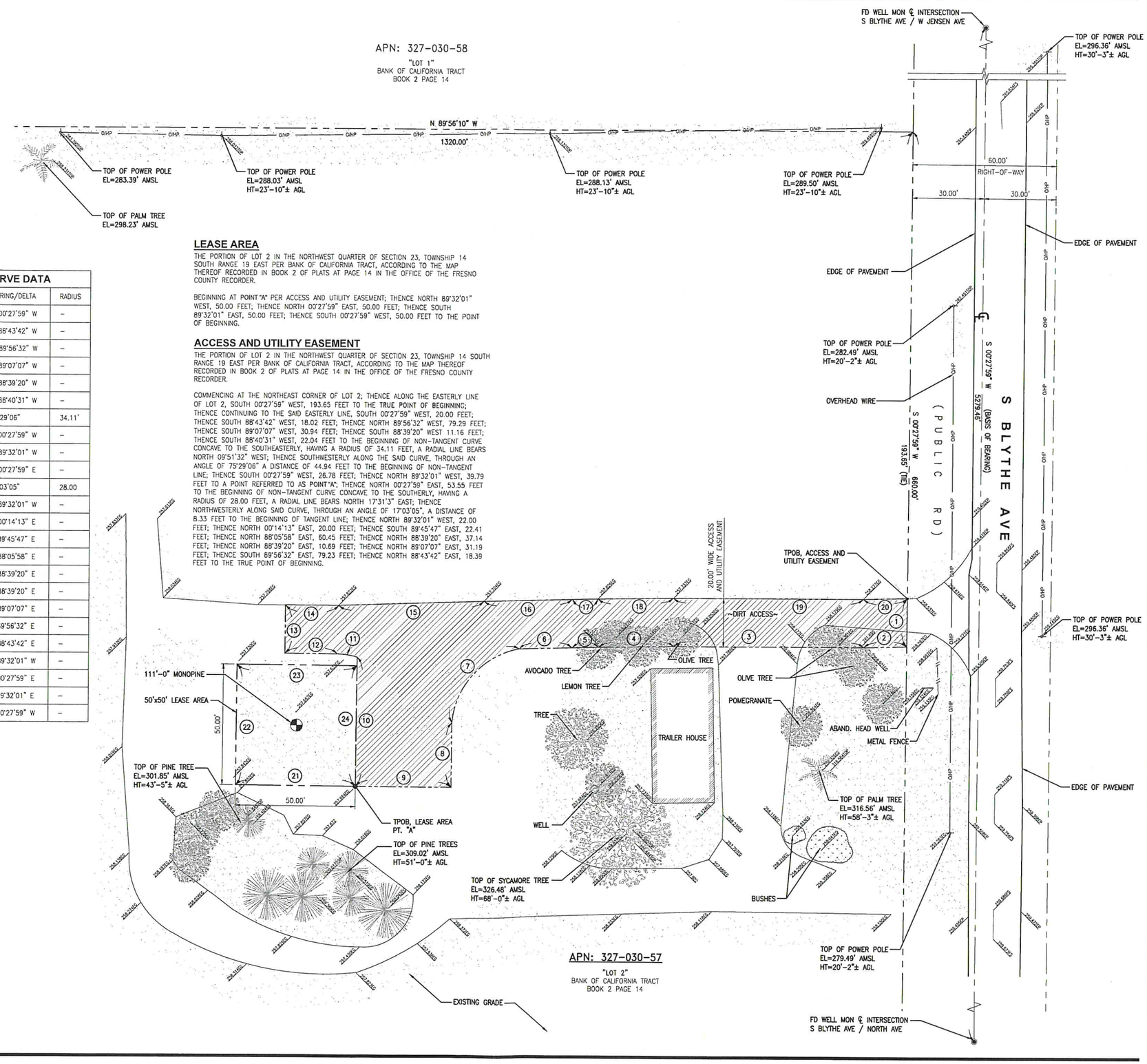

SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC

22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444
PHONE: 858.336.1599

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER

AJK ENGINEERING

24 RECODO, IRVINE, CA 92620
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
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TOPOGRAPHIC SURVEY

DRAWING SCALE: AS NOTED

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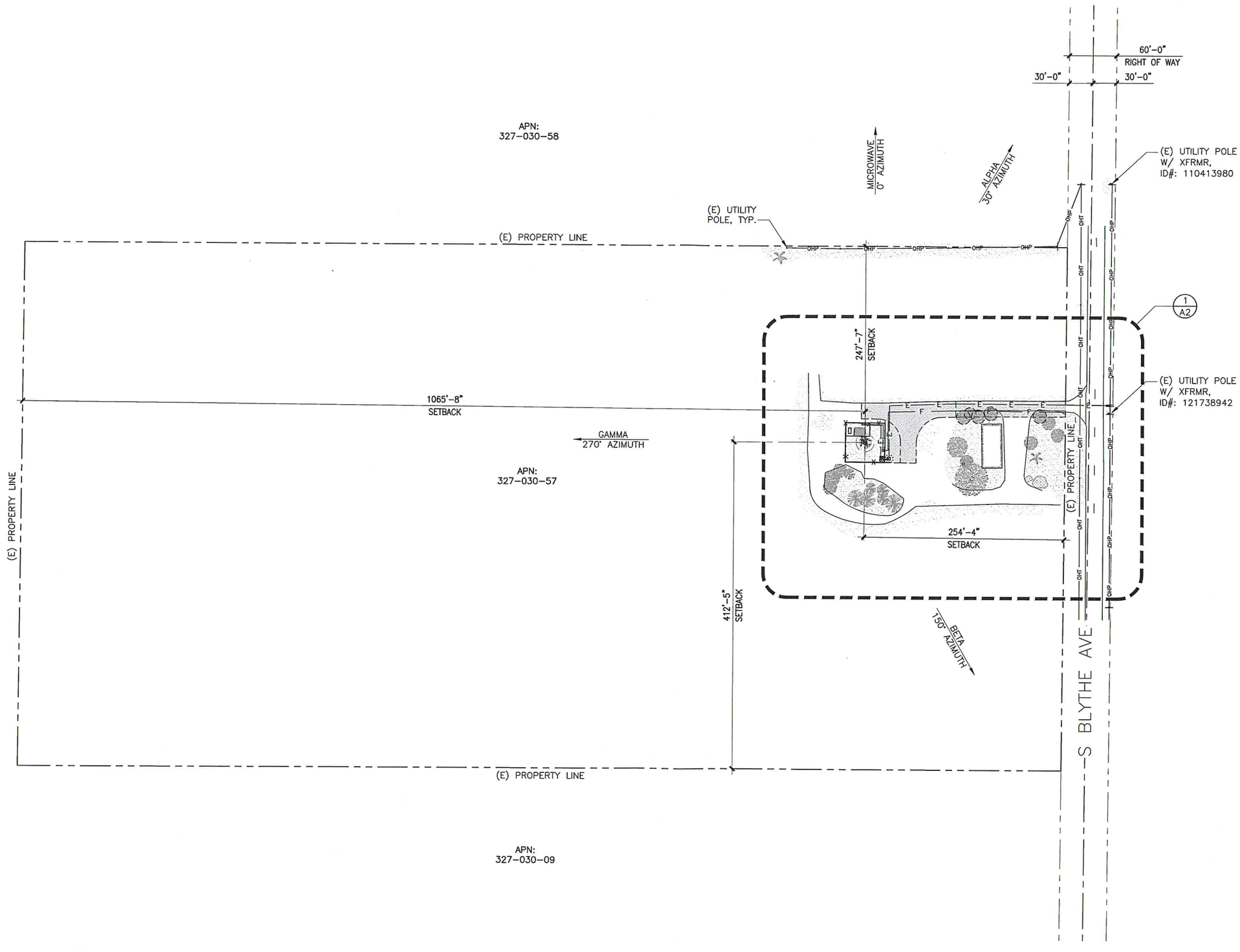
LS-2



SITE PLAN

11"x17" SCALE: 1" = 120'-0"
24"x36" SCALE: 1" = 60'-0"
0 30' 60' 120'
NORTH
1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	09/16/25	ISSUED FOR REVIEW	JR
0	09/18/25	ISSUED FOR ZONING	JR

ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

PROPRIETARY INFORMATION

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DELRAY BEACH, FL | 33444
561.406.4073

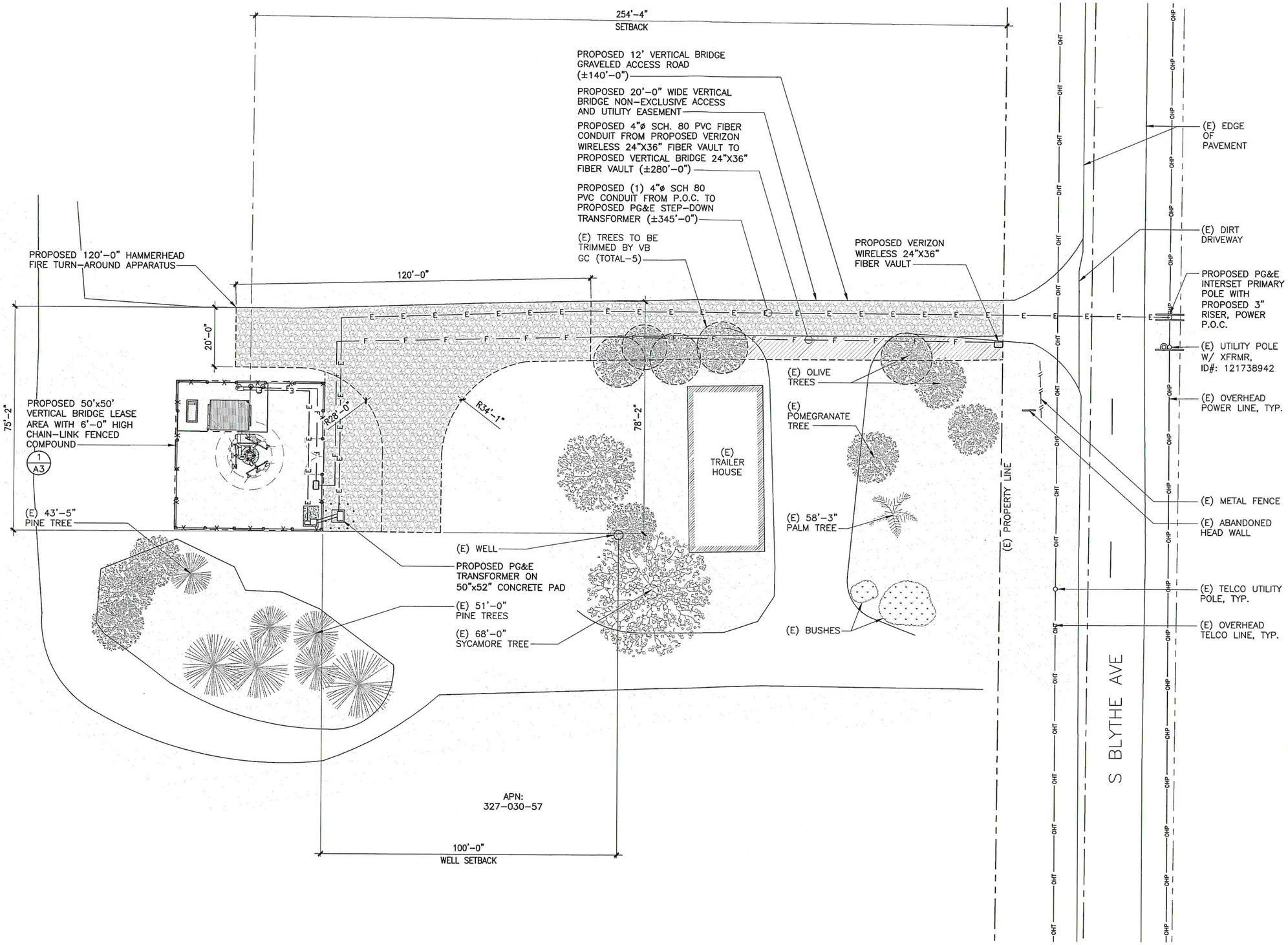
verizon
2770 SHADELANDS DRIVE,
BUILDING 11,
WALNUT CREEK, CA 94598

WEST JENSEN
US-CA-6157
FUZE PROJECT ID: 17563810
MDG LOCATION ID: 5000875175
SOUTH OF 2137 S BLYTHE AVE,
FRESNO, CA 93706

SHEET TITLE:

SITE PLAN

A1



ENLARGED SITE PLAN

11"x17" SCALE: 1/32" = 1'-0"
24"x36" SCALE: 1/16" = 1'-0"
0 4' 8' 16' 32'
NORTH
1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	08/18/25	ISSUED FOR REVIEW	JR
0	09/18/25	ISSUED FOR ZONING	JR

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1499 HUNTINGTON DR. | SUITE 305
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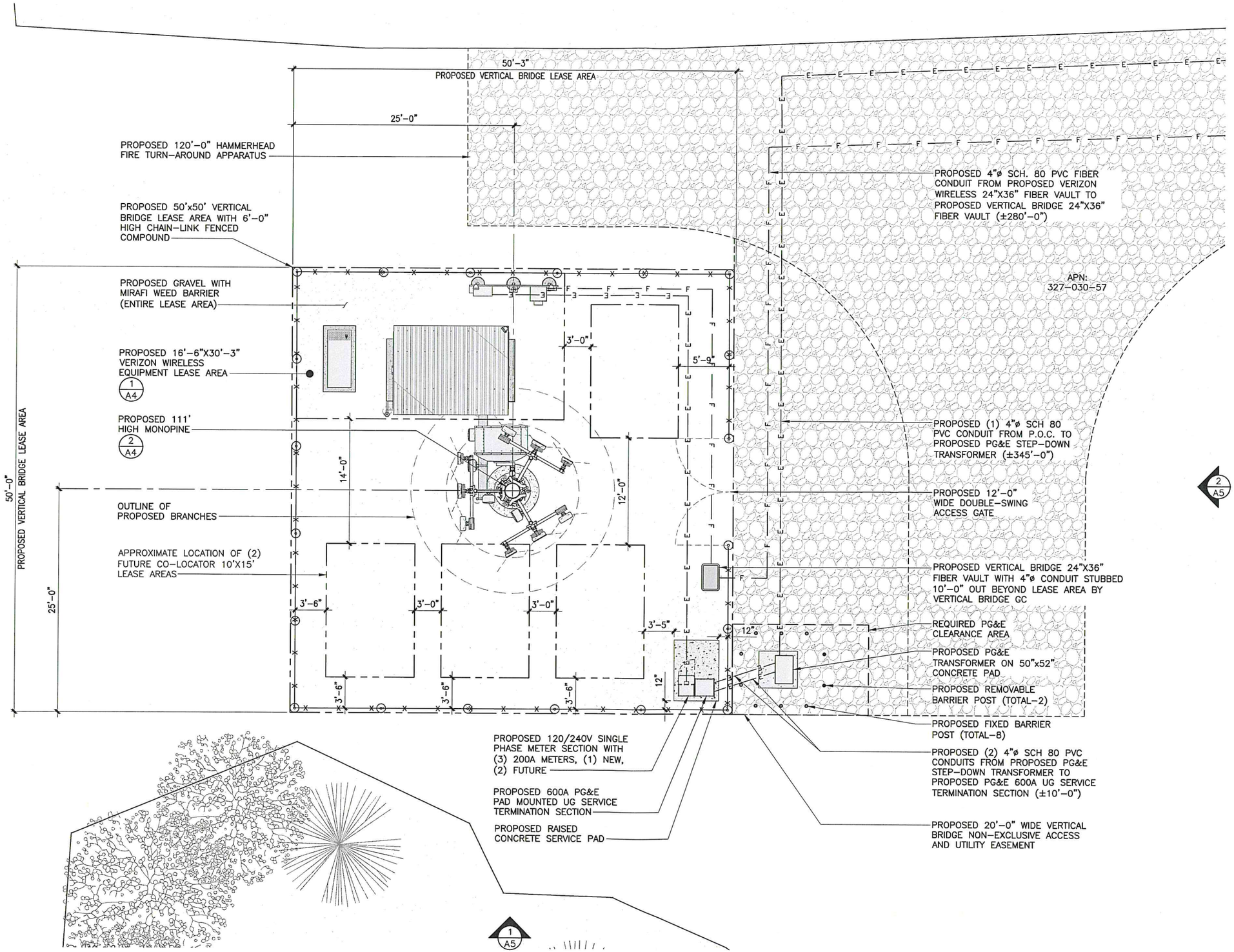
SHEET TITLE:
ENLARGED SITE PLAN

A2



ENLARGED COMPOUND PLAN

11"x17" SCALE: 3/32" = 1'-0"
24"x36" SCALE: 3/16" = 1'-0"
0 2' 4' 8'
NORTH

1

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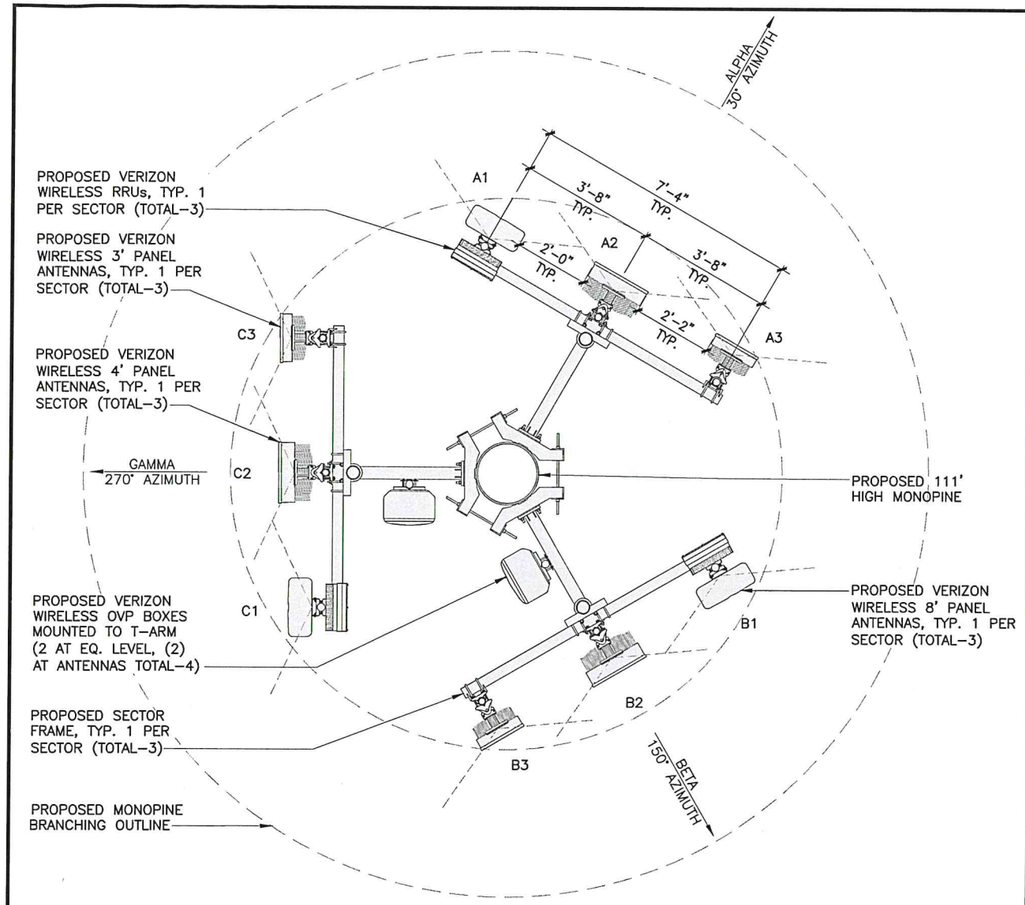
SHEET TITLE:
ENLARGED COMPOUND PLAN

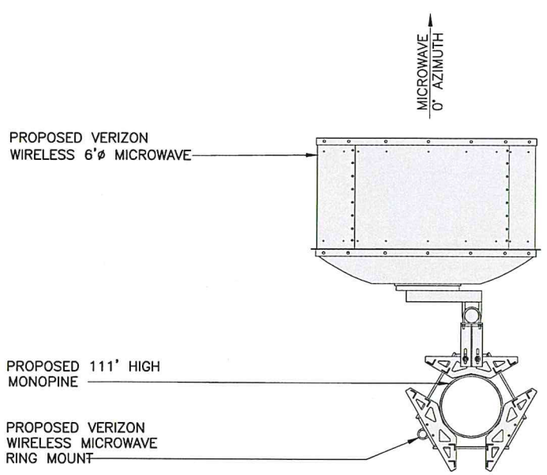
A3



ANTENNA PLAN

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

2



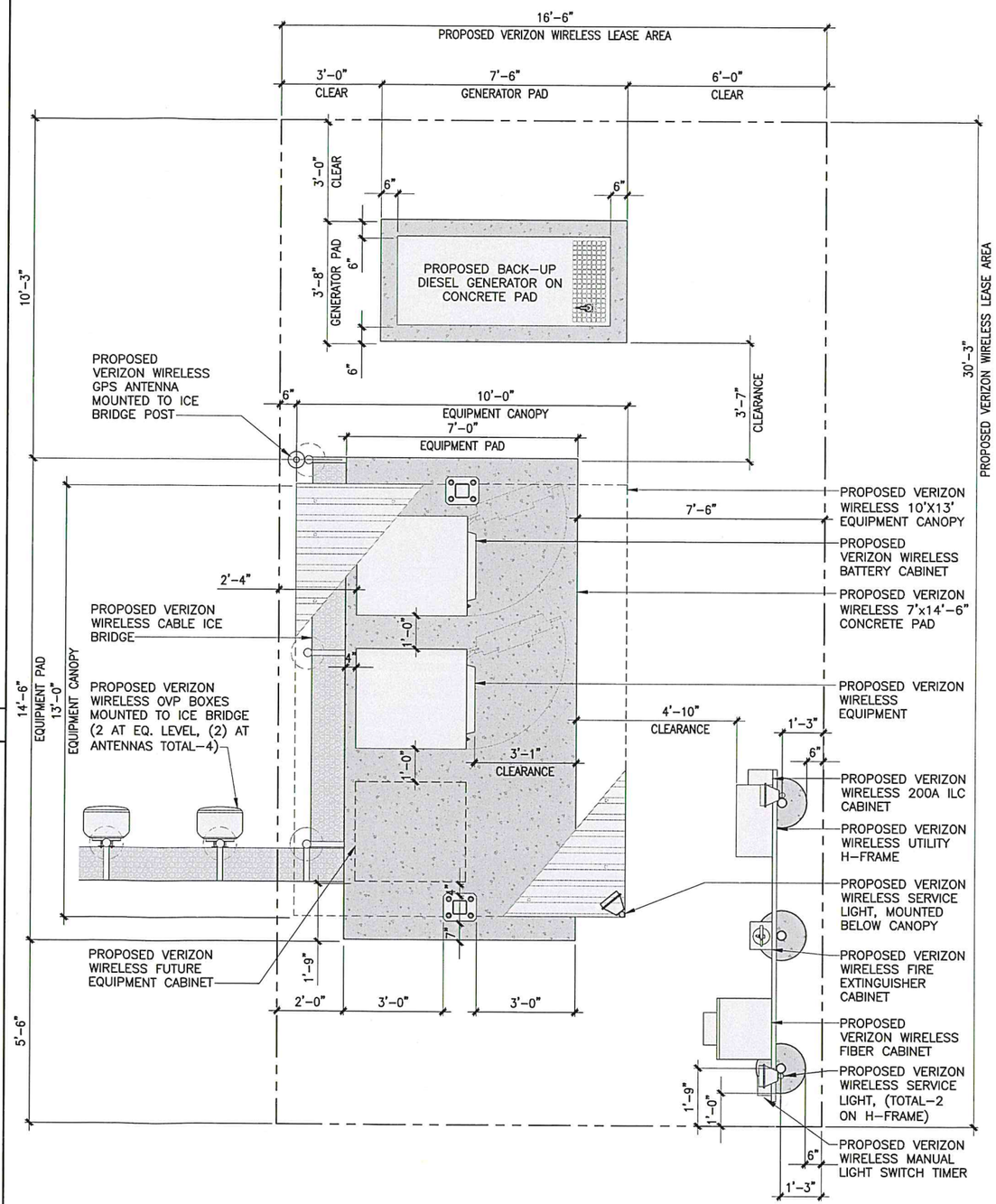
MICROWAVE PLAN

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

3

SERVICE LIGHTING NOTES:

1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.



EQUIPMENT PLAN

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

1

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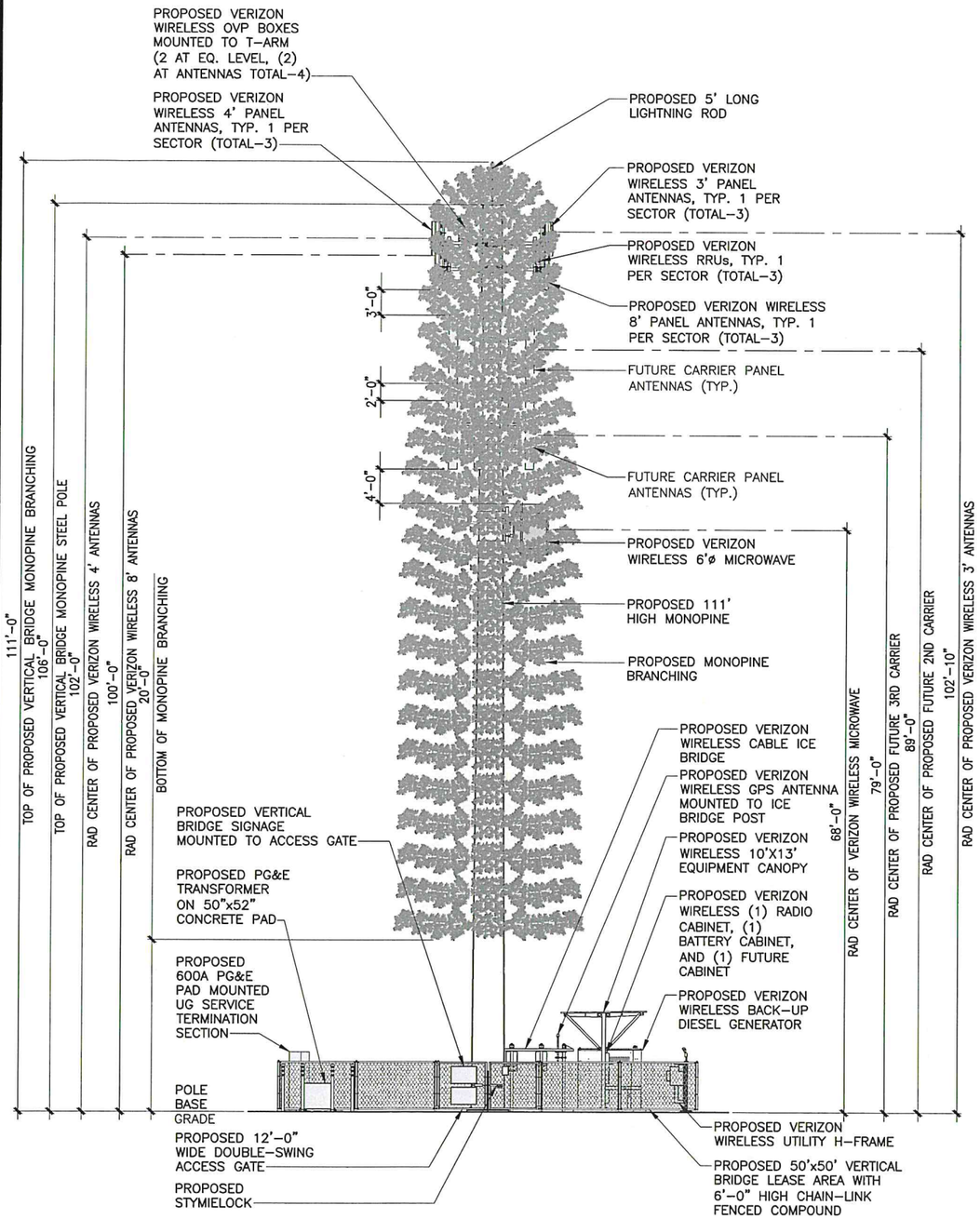
SHEET TITLE:

EQUIPMENT AND ANTENNA PLAN

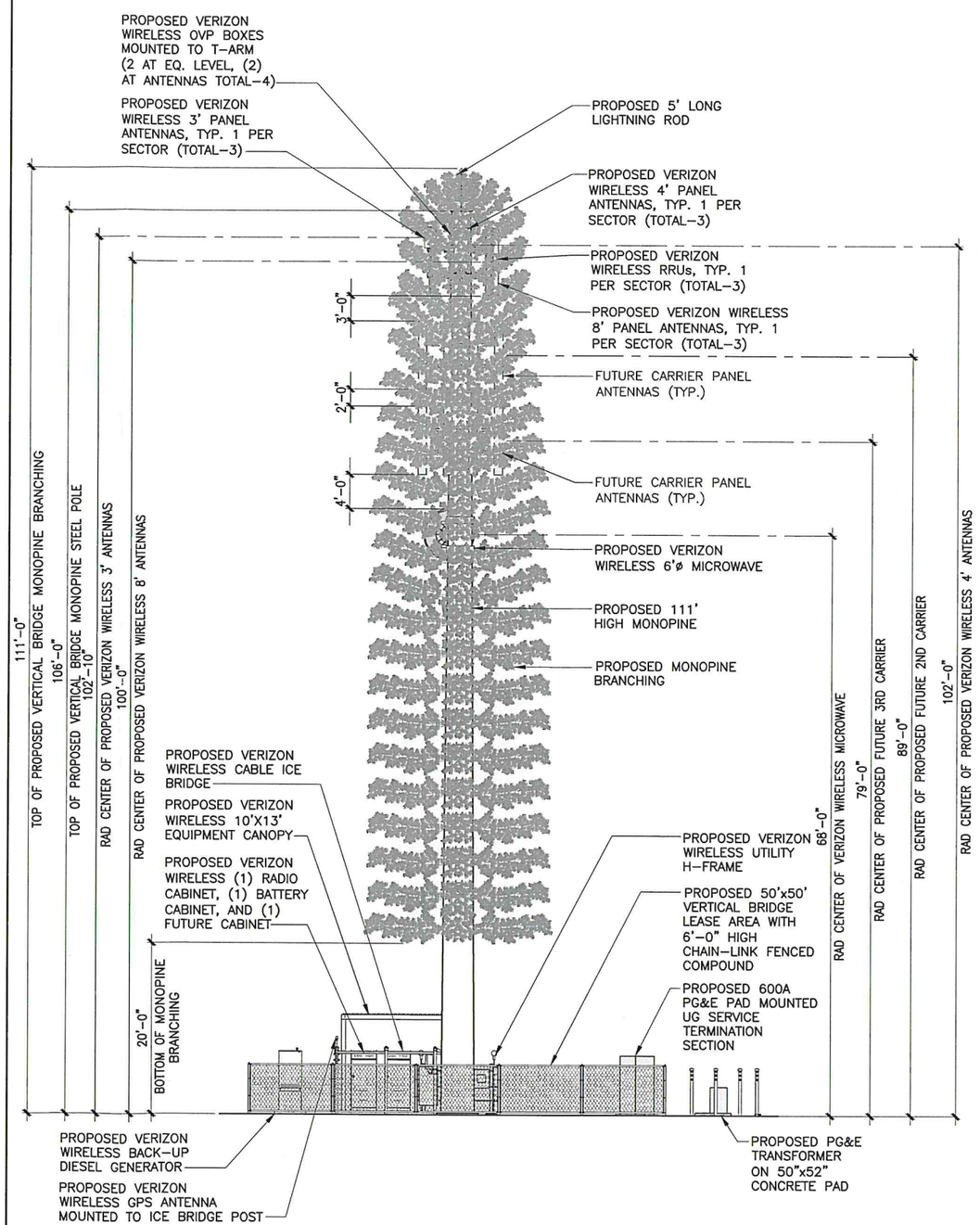
A4



EAST ELEVATION

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

2



SOUTH ELEVATION

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

1

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SHEET TITLE:

ELEVATIONS

A5