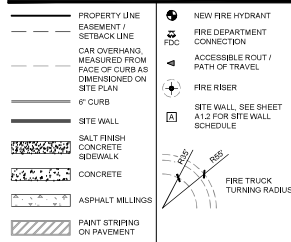


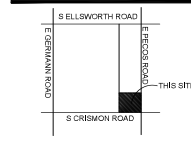
**SHEET KEYNOTES**

- 1 6" x 6" CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
- 2 ASPHALT MILLINGS WITH TOPICALLY APPLIED DUST SUPPRESSION COATING - SEE SITE DETAILS
- 3 EXISTING IRRIGATION WELLHEAD TO REMAIN
- 4 TRENCH DRAIN AT TRUCK WELL, TYP. - SEE CIVIL DRAWINGS
- 5 4" HIGH GUARDRAIL MOUNTED ON 6" CONCRETE CURBING AT EACH TRUCK DOCK
- 6 CONCRETE PAVING THROUGHOUT TRUCK MANEUVERING AREAS - SEE CIVIL DRAWINGS
- 7 FIRE ACCESS CLEARANCE STRIPING
- 8 NEW DECELERATION LANE
- 9 FIRE LANE WITH RED PAINTED CURB AND WHITE LETTERING
- 10 DECORATIVE SCREEN FENCE AT WELLHEAD
- 11 EXISTING POWER POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- 12 BOLLARD STYLE TRASH ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 13 EMPLOYEE AMENITY AREA - SEE SITE DETAILS
- 14 SCREENED MECHANICAL UNIT ON CONCRETE PAD - SEE MECHANICAL DRAWINGS
- 15 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 16 YARD ACCESS GATE
- 17 TRUCK WALL WITH LOADING/UNLOADING ZONE
- 18 FIRE RISER - SEE CIVIL DRAWINGS
- 19 MEGADOCK FOR BRIDGE CRANE AND SHOP ACCESS
- 20 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 21 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 22 ENGINEERED WATERLINE TERMINATION BY PROPERTY OWNER
- 23 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 24 PRIVATE IRRIGATION WELLHEAD EASEMENT
- 25 RETENTION BASIN, TYP. - SEE CIVIL DRAWINGS
- 26 BK6 RACK - SEE SITE DETAILS
- 27 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 28 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 29 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 30 UNDER GROUND STORM WATER RETENTION - SEE CIVIL DRAWINGS
- 31 SITE VISIBILITY TRIANGLE (S.V.T.), TYP. FOR 50 mph DESIGN SPEED
- 32 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 33 PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOCK DOWN LOCK GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- 34 WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- 35 CONCRETE SIDEWALK, TYP.
- 36 INTEGRAL COLOR CONCRETE 5x5 CROSS PATTERN - DRIVE COURSE "OLYMPIANSTONE"
- 37 EXISTING OVERHEAD POWER LINES FOR WELLHEAD TO BE RELOCATED

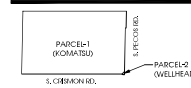
**LEGEND**



**VICINITY MAP**



**PARCEL KEY MAP**



- F.A.A. APPROVALS:**
1. DETERMINATION OF NO HAZARD TO AIR NAVIGATION RECEIVED FROM F.A.A.
  2. F.A.A. WILL BE NOTIFIED WITHIN 5 DAYS AFTER CONSTRUCTION REACHES ITS GREATEST HEIGHT (100'-2' PARTY 2)
  3. A SEPARATE 7400 AIRSPACE STUDY FOR CONSTRUCTION CRANE WILL BE APPLIED FOR BY G.C. PRIOR TO THE CRANE BEING ON SITE.

**SITE DATA**

PROJECT:	KOMATSU SALES AND SERVICE FACILITY	
ADDRESS:	2917 E PECOS ROAD MESA, AZ 85212	
OWNER:	KOMATSU 1405 S DISTRIBUTION DR SALT LAKE CITY, UT 84104	
SCOPE:	A NEW LIGHT INDUSTRIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	35422001A	
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	1,116,554 S.F., 25.83 ACRES	
GROSS AREA:	973,459 S.F., 22.35 ACRES	
NET AREA:	26,600 S.F., 0.61 ACRES	
BUILDING AREA:	ADMIN BLOCK 26,600 S.F. MECH SHOP 50,050 S.F. WAREHOUSE 50,050 S.F. EMPLOYEE BLOCK 11,000 S.F. MAIN SHOP 100,100 S.F. TOTAL (GROSS) 237,800 S.F.	
STORIES:	ADMIN BLOCK 3-STORIES MECH SHOP 1-STORY WAREHOUSE 1-STORY EMPLOYEE BLOCK 2-STORIES HISTORY 1-STORY	
LOT COVERAGE:	75.17%	
LANDSCAPE AREA:	MINIMUM SURFACE PER CHAPTER 15 SECTION 15.03.01 OF MGS: 236,058 S.F.	
LANDSCAPE COVERAGE:	21.53%	
OCCUPANCY:	B, F-1, S-1, M, A-3	
CONSTRUCTION TYPE:	I-B-B w/ A, F.E.S.	
ALLOWABLE AREA:	UNLIMITED	
CLEAR HEIGHT:	VARIABLE	
<b>DEVELOPMENT STANDARD MODIFICATIONS</b>		
STANDARD	LI	PROPOSED LPAD
BUILDING HEIGHT:	40'	65'
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	42,755 S.F., ± 0.92 ACRES	
FENCED AREA:	158 S.F.	
LOT COVERAGE:	47.41%	
LANDSCAPE AREA:	397 S.F.	
LANDSCAPE COVERAGE:	53%	
FENCE HEIGHT:	6"	
<b>DEVELOPMENT STANDARD MODIFICATIONS</b>		
STANDARD	LI	PROPOSED LPAD
MINIMUM SITE AREA (ACRES):	1.0	0.02
MINIMUM LOT WIDTH (FT.):	100	3.5 MINIMUM (MAXIMUM 100)
MINIMUM LOT DEPTH (FT.):	100	1.5 MINIMUM (27.5 MAXIMUM)
MINIMUM SETBACK ALONG PROPERTY LINES FROM MAIN STREET/PARKING SIDE:	15'	0' (NONE)
PERMETER LANDSCAPING REQUIREMENTS:	1 TREE AND 6 SHRUBS PER 25' OF STREET	NONE (NO LANDSCAPING CAN BE PROVIDED AS PROPERTY LINE IS 0')
PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK:	CONNECTION TO PUBLIC SIDEWALK	NONE (WELLHEAD AREA IS PRIVATE PROPERTY WITH LIMITED ACCESS FOR MAINTENANCE PURPOSES ONLY. ENTRY TO PARCEL 2 WILL BE FROM PARCEL 1 ONLY DUE TO RESTRICTED PUBLIC ACCESS.)
SETBACKS AT INTERSECTIONS (100' MIN. WITH INTERSECTIONS):	MINIMUM 50' RADIUS	0' RADIUS

**PARKING CALCULATIONS**

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	13,330 S.F.	13,330 S.F.	26,660 S.F.
WAREHOUSE	50,050 S.F.	-	50,050 S.F.
SHOP	50,050 S.F.	-	50,050 S.F.
EMPLOYEE AREA	5,500 S.F.	5,500 S.F.	11,000 S.F.
LIGHT INDUSTRIAL	100,100 S.F.	-	100,100 S.F.
TOTAL	219,030 S.F.	18,830 S.F.	237,860 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	26,660 S.F.	1/375	71.1
WAREHOUSE	50,050 S.F.	1/600	56.61
SHOP	50,050 S.F.	1/600	83.42
EMPLOYEE AREA	11,000 S.F.	1/375	29.33
LIGHT INDUSTRIAL	100,100 S.F.	1/600	166.83
TOTAL			406.29 + 407

PARKING PROVIDED			
TOTAL REGULAR SPACES	TOTAL ACCESSIBLE SPACES	TOTAL SPACES ON SITE	
338	9	407	

BIKE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/(150 SF) (MINIMUM)	22	22	

AMENITY AREA INFORMATION / CALCS			
PROVIDED:	REQUIRED:	TOTAL:	
AMENITY 1 = 1,510 SF	1% OF 237,860 SF = 2,379 SF	2,379 SF	
AMENITY 2 = 1,125 SF		1,125 SF	
TOTAL = 2,635 SF		2,635 SF	



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CawleyArchitects.com



**KOMATSU SALES AND SERVICE FACILITY**

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

**DATE**

PRE-SUBMITTAL 03-04-2024  
DR SUBMITTAL 05-27-2024  
SUP SUBMITTAL 05-27-2024  
DR/SUP 2nd SUBMITTAL 07-15-2024  
DR/SUP 3rd SUBMITTAL 08-12-2024  
DR/REZONING UPDATE SUBMITTAL 09-03-2024

DRAWN BY: JD & JS

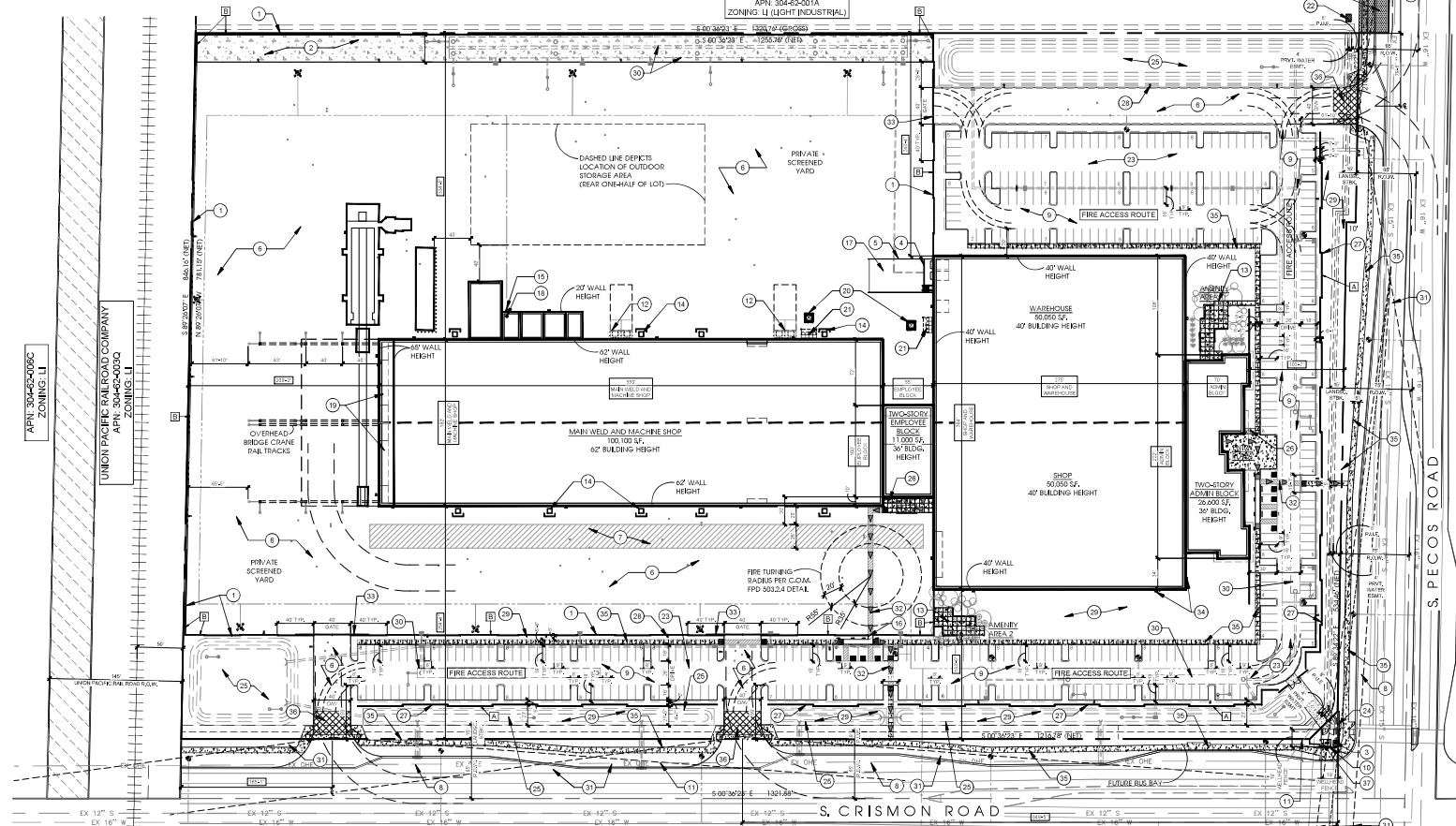
**OWNERSHIP OF DOCUMENTS:**  
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**DISCREPANCIES AND CONFLICTS:**  
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SEE PLAN

Project: 23071

**A1.1**



APN: 304-63-8778 ZONING: GI | APN: 304-63-8774 ZONING: GI | APN: 304-63-8776 ZONING: GI | APN: 304-63-8775 ZONING: GI





DATE	
PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024

DRAWN BY: JD & JS

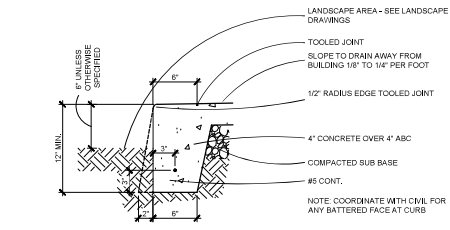
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SEE DETAILS

Project: 23071

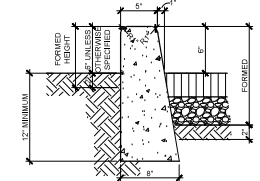
A1.2



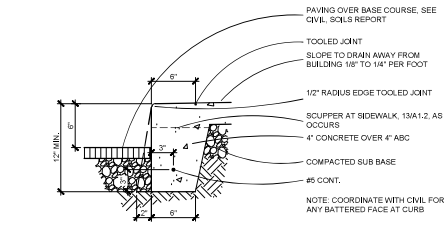
**1 SIDEWALK AT LANDSCAPE**  
SCALE: 1 1/2" = 1'-0"

**NOTES:**

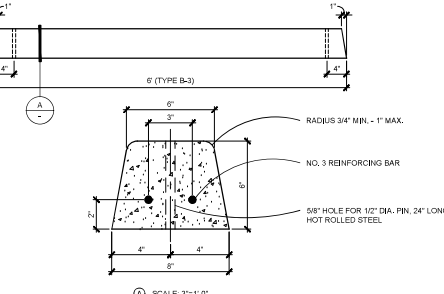
1. ALL VERTICAL SURFACES TO BE FORMED
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT "B" APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE.



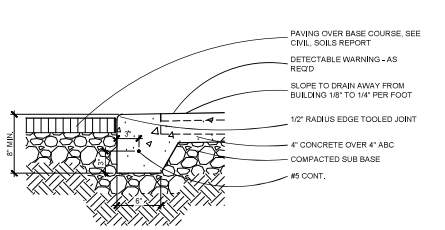
**2 CURB TERMINATION M.A.G. STD. DET. #222**  
SCALE: 1 1/2" = 1'-0"



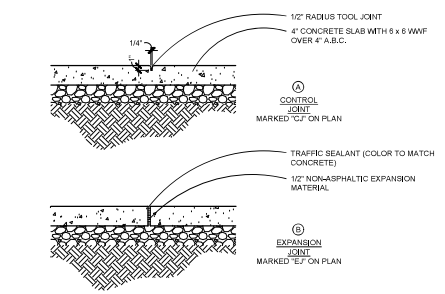
**3 SIDEWALK / CURB AT ASPHALT**  
SCALE: 1 1/2" = 1'-0"



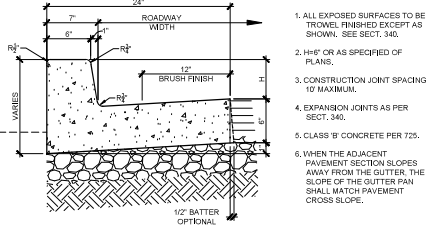
**4 VERTICAL CURB M.A.G. STD. DET. #220**  
SCALE: 1 1/2" = 1'-0"



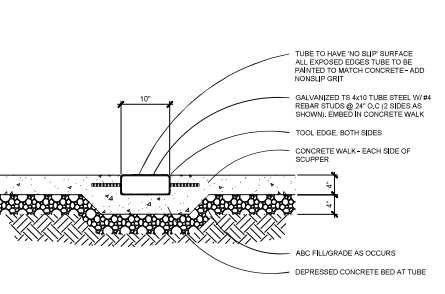
**5 SIDEWALK / CROSSWALK CURB CUT AT ASPHALT**  
SCALE: 1 1/2" = 1'-0"



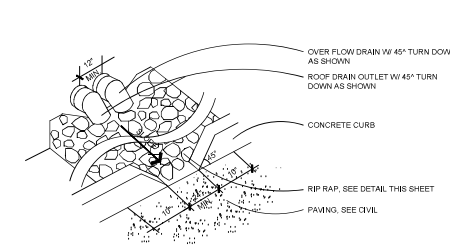
**6 CONCRETE PARKING CURB**  
SCALE: 1" = 1'-0"



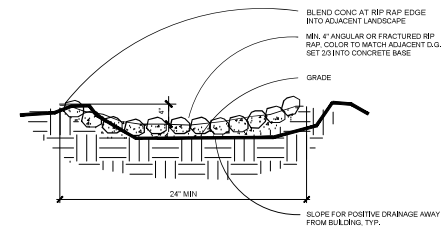
**7 SIDEWALK CONTROL JOINTS**  
SCALE: 1" = 1'-0"



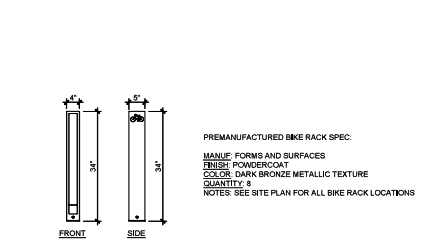
**8 SCUPPER THRU SIDEWALK**  
SCALE: 1" = 1'-0"



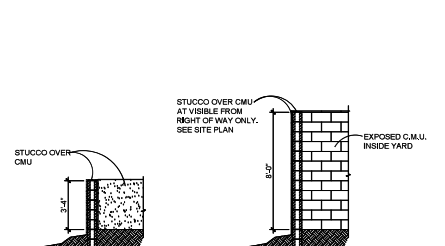
**9 CONCRETE TROUGH**  
SCALE: 1 1/2" = 1'-0"



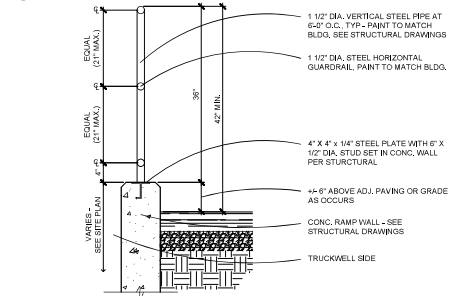
**10 RIP RAP**  
SCALE: 1" = 1'-0"



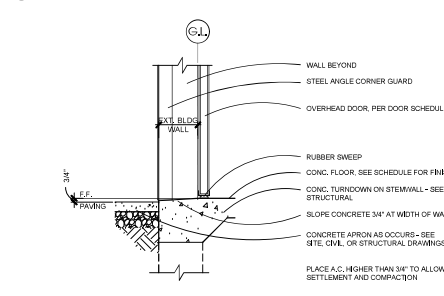
**11 BIKE RACKS, TYP.**  
SCALE: 1/4" = 1'-0"



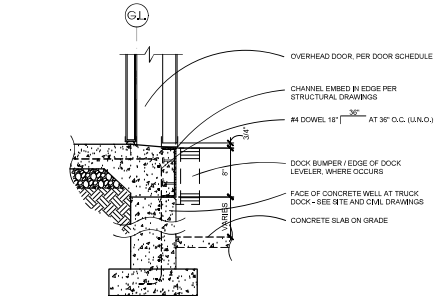
**12 PARKING SCREEN WALL**  
SCALE: 1/4" = 1'-0"



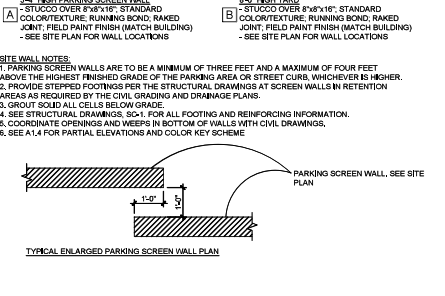
**13 GUARDRAIL AT LOADING DOCK**  
SCALE: 1" = 1'-0"



**14 THRESHOLD AT OVERHEAD DOOR**  
SCALE: 1" = 1'-0"



**15 O.H. DOOR SILL AT TRUCKWELL**  
SCALE: 1" = 1'-0"



**16 SITE WALL DETAILS**  
SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
  2. H/F OR AS SPECIFIED OF PLANS.
  3. CONSTRUCTION JOINT SPACING 10' MAXIMUM.
  4. EXPANSION JOINTS AS PER SECT. 340.
  5. CLASS 'B' CONCRETE PER 725.
  6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.

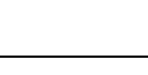
- NOTES:**
1. TUBE TO HAVE NO SUMP SURFACE ALL EXPOSED EDGES TUBE TO BE PAINTED TO MATCH CONCRETE-ADD NONSLIP GRIP
  2. GALVANIZED #5 410 TUBE STEEL W/ #4 REBAR STUDS @ 2' O.C. @ SIZES AS SHOWN, EMBED IN CONCRETE WALK
  3. TOOL EDGE, BOTH SIDES
  4. CONCRETE WALK - EACH SIDE OF SCUPPER
  5. ABC FILL/GRADE AS OCCURS
  6. DEPRESSED CONCRETE BED AT TUBE

- PREMANUFACTURED BIKE RACK SPEC:**
- MANUF. FORMS AND SURFACES FINISH: POWDERCOAT
  - COLOR: DARK BRONZE METALLIC TEXTURE
  - QUANTITY: 8
  - NOTES: SEE SITE PLAN FOR ALL BIKE RACK LOCATIONS

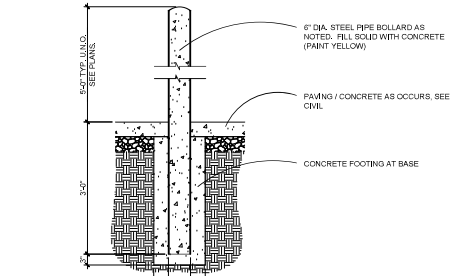
- STUCCO OVER CMU AT VESIBES FROM RIGHT OF WAY ONLY. SEE SITE PLAN.**
- EXPOSED CMU, INSIDE YARD.**

- 3'-4" HIGH PARKING SCREEN WALL**  
A - STUCCO OVER 8"X8"X16" STANDARD COLOR/TEXTURE, RUNNING BOND, RAKED JOINT, FIELD PAINT FINISH (MATCH BUILDING) - SEE SITE PLAN FOR WALL LOCATIONS
- 8'-0" HIGH YARD**  
B - STUCCO OVER 8"X8"X16" STANDARD COLOR/TEXTURE, RUNNING BOND, RAKED JOINT, FIELD PAINT FINISH (MATCH BUILDING) - SEE SITE PLAN FOR WALL LOCATIONS

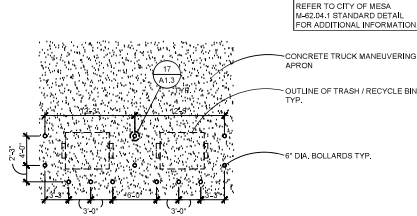
- SITE WALL NOTES:**
1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
  2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
  3. GROUT SCAB ALL CELLS BELOW GRADE.
  4. SEE STRUCTURAL DRAWINGS, SCH. 1, FOR ALL FOOTING AND REINFORCING INFORMATION.
  5. COORDINATE OPENINGS AND WEIRS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.
  6. SEE A1.4 FOR PARTIAL ELEVATIONS AND COLOR KEY SCHEME



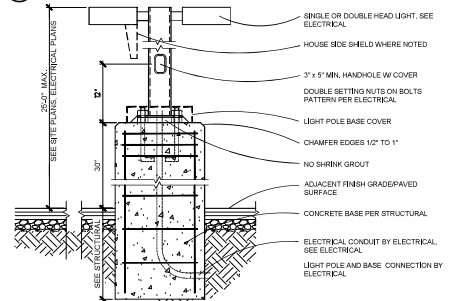
**TYPICAL ENLARGED PARKING SCREEN WALL PLAN**



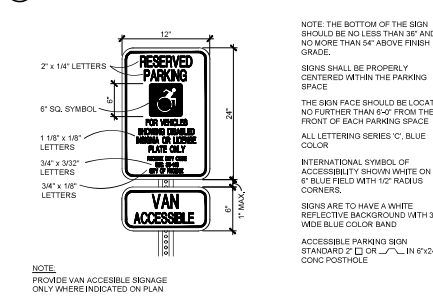
17 PIPE BOLLARD



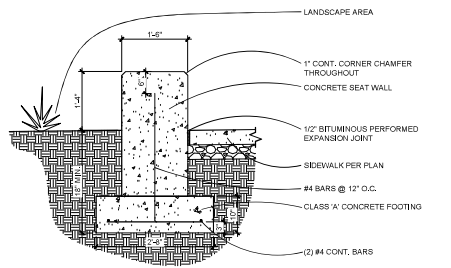
18 DOUBLE BOLLARD TYPE TRASH ENCLOSURE, TYP.



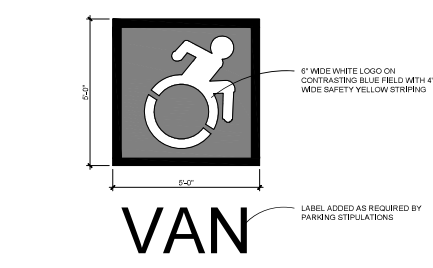
21 LIGHT POLE



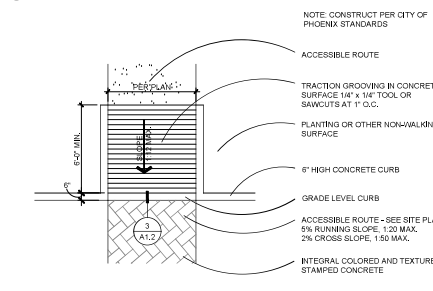
22 ACCESSIBLE PARKING SIGN



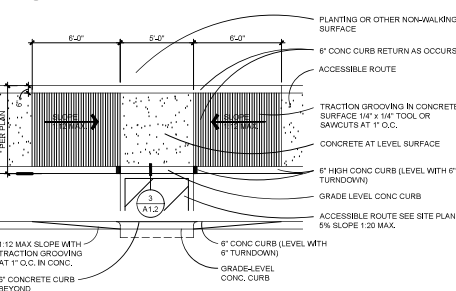
25 SITE AMENITY SEAT SECTION DETAIL



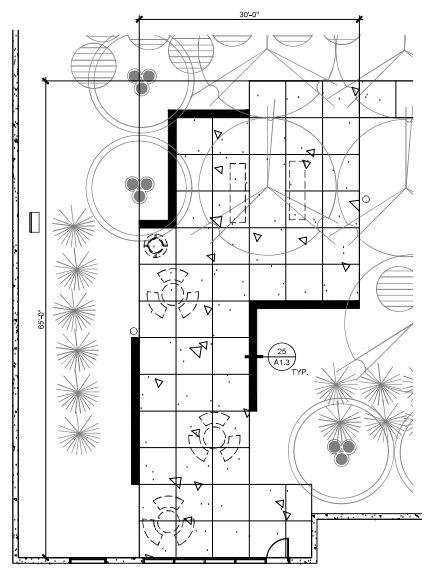
26 PAINTED ACCESSIBLE PAVEMENT SYMBOL



13 CURB RAMP

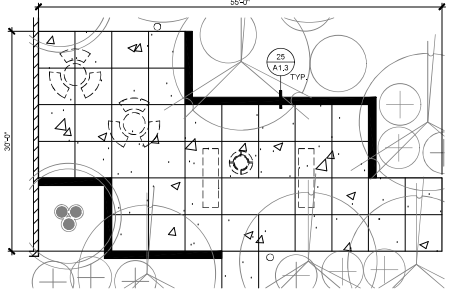
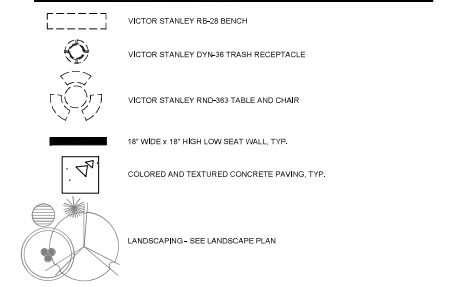


15 CURB RAMP

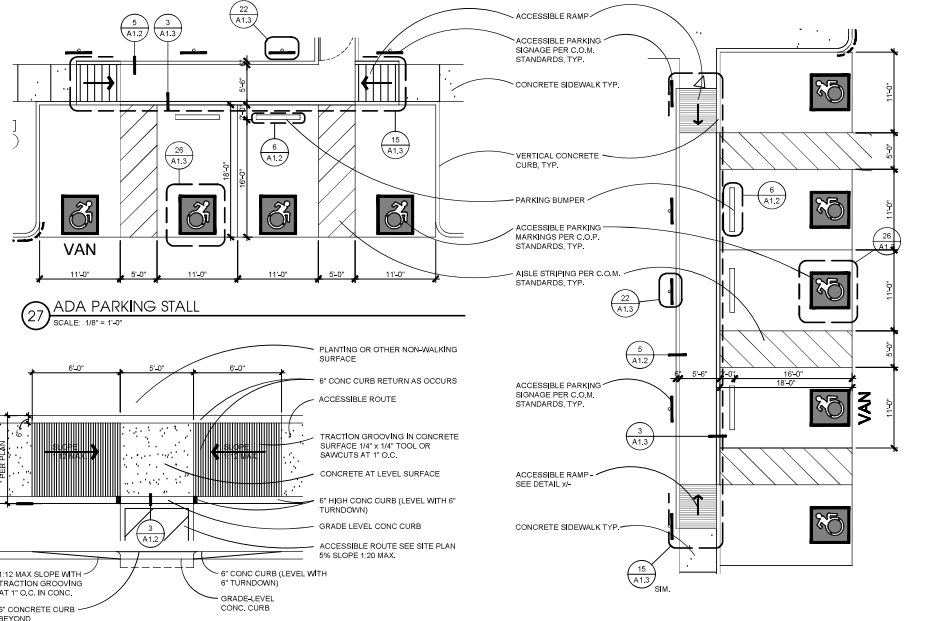


23 1,510 S.F. AMENITY AREA 1

AMENITY AREA LEGEND



24 1,125 S.F. AMENITY AREA 2



27 ADA PARKING STALL

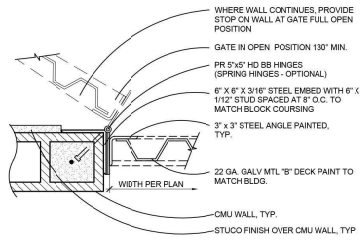
32 ADA PARKING STALL





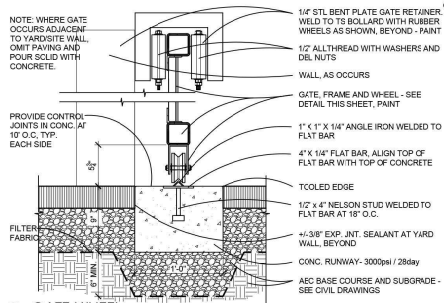
**33 YARD ACCESS GATE HINGE**

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



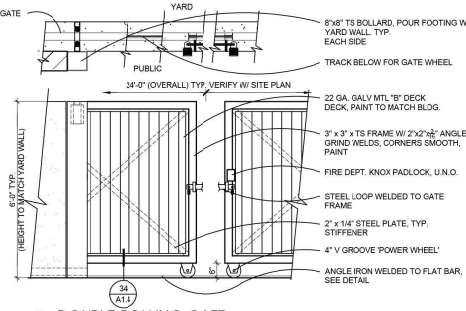
**34 GATE WHEEL**

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



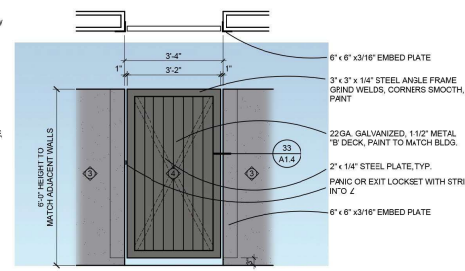
**35 DOUBLE ROLLING GATE**

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



**36 YARD ACCESS GATE**

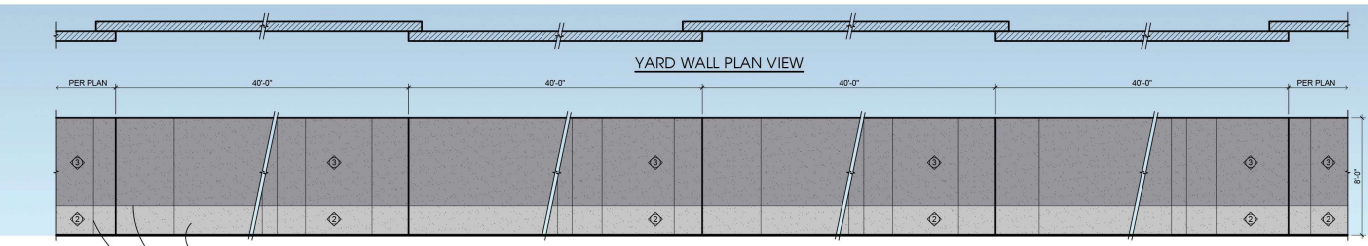
SCALE: 1/2" = 1'-0"



**HARDWARE GROUP NO. G-01 KEYS**

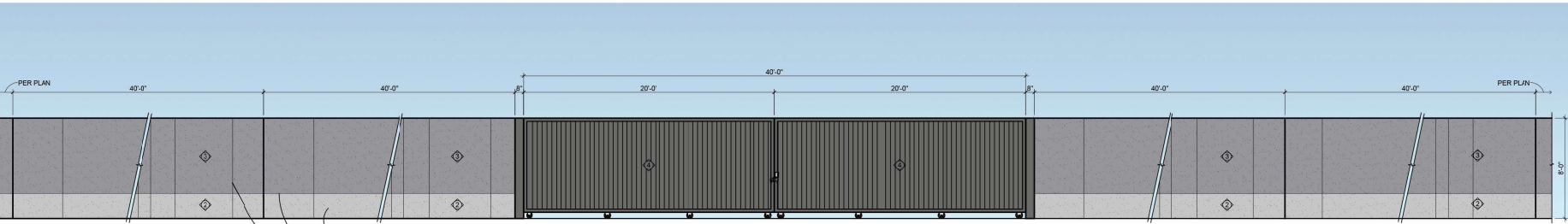
DESCRIPTION	CATALOG NUMBER	FINISH	MS
PANIC HARDWARE	LD 22 RL C/F 15843	600	3008
RIM CYLINDER	20-057 K/C	643E	324
PANIC CORE	23-030 C/D BK	606	324
SURECLOSE	100 X 5M AS REQ'D BY GATE VENDOR	600	307
SILENCER	SR64	GRY	3VE

GATE VENDOR TO PROVIDE ANGLE STOP AT CLOSED AND 90 DEGREE OPEN POSITION  
GATE VENDOR TO PROVIDE MOUNTING PLATES, LOCK STRIKE PROTECTION AND ANGLE TO PREVENT TAMPERING WITH DEVICE



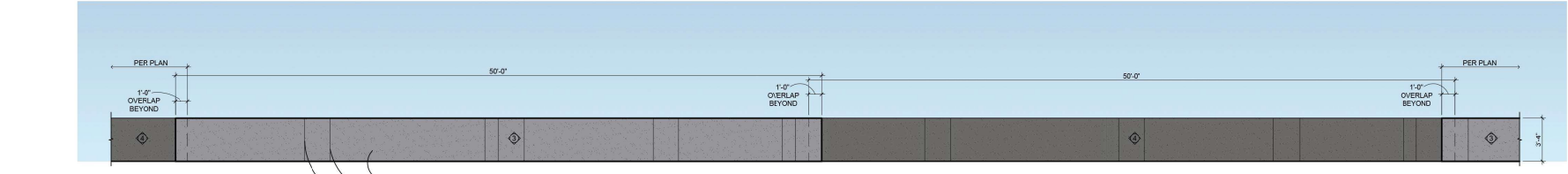
**38 8'-0" HIGH YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)**

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



**42 8'-0" HIGH ROLLING GATE & YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)**

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



**46 3'-4" HIGH PARKING SCREEN WALL PAINT SCHEME, TYP.**

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

**COLOR KEY**

KEY	MANUF. - DUAN EDWARDS	COLOR NAME
①	LACE VEIL DE 6372	
②	SILVER POLISH DE 6374	
③	FORMAL GRAY DE 6382	
④	BCAT ANCHOR DE 6377	
⑤	COOL DECEMBER DE 6383	
⑥	DOVER STRAITS DE 6886	



**KOMATSU SALES AND SERVICE FACILITY**

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

DATE	
PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024
DR/RECONING UPDATE SUBMITTAL	09-03-2024

DRAWN BY: JD & JS

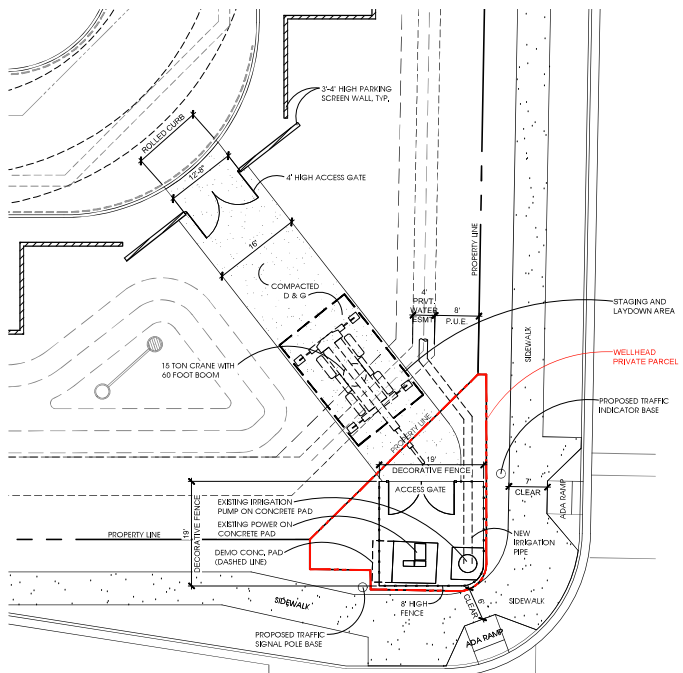
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All discrepancies found on these documents shall be resolved by the architect and the engineer. All decisions shall be subject to the final decision of the architect and the engineer.

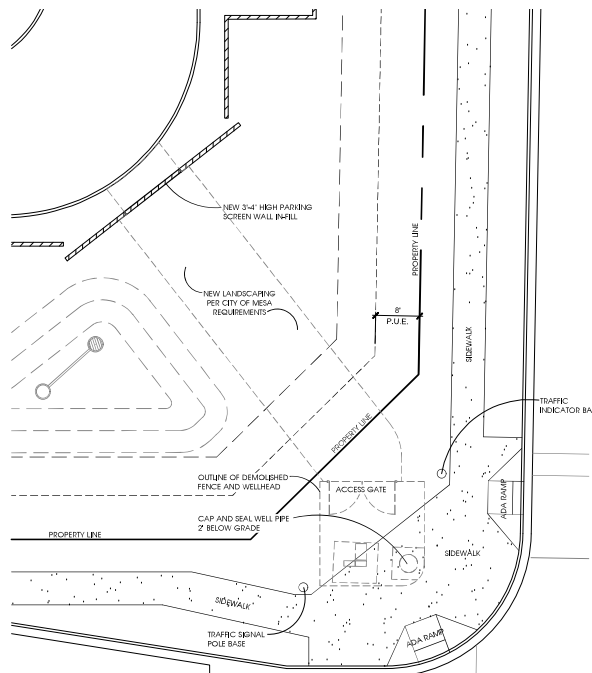
WELLHEAD SITE PLAN

Project: 23071

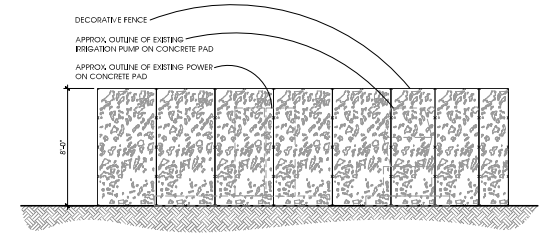
**A1.5**



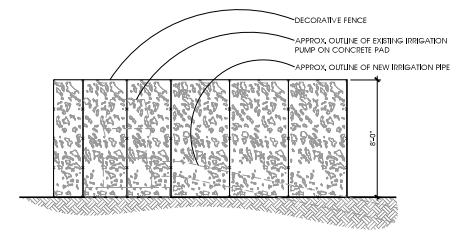
ENLARGED WELLHEAD PLAN (ACTIVE WELLHEAD)  
SCALE: 3/32" = 1'-0"



ENLARGED WELLHEAD PLAN (DECOMMISSIONED WELLHEAD)  
SCALE: 3/32" = 1'-0"

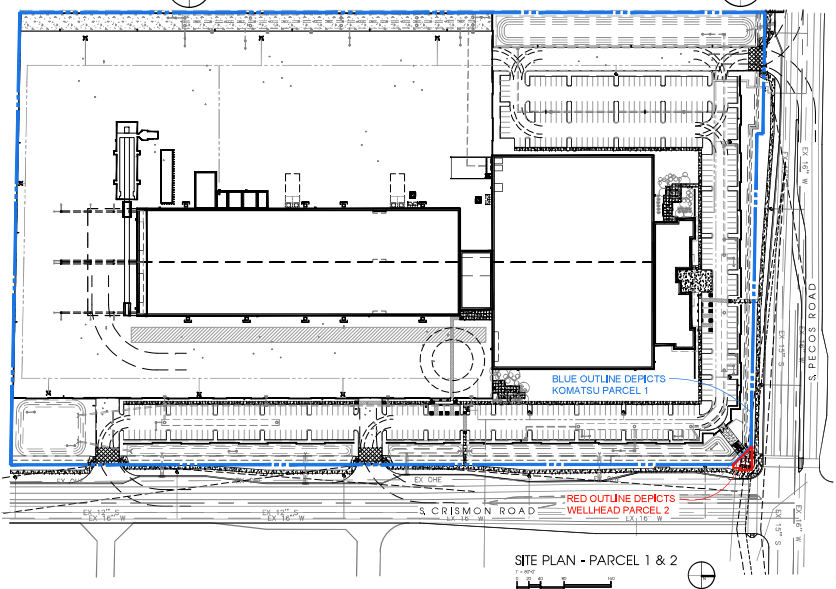


WELLHEAD FENCE EAST ELEVATION  
SCALE: 1/4" = 1'-0"



WELLHEAD FENCE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

WELLHEAD FENCE IS PAINTED [Color swatch] / FORMAL GRAY DE6382 TO MATCH THE BUILDING



SITE PLAN - PARCEL 1 & 2

**ACTIVE & DECOMMISSIONED WELLHEAD SUMMARY**

**ACTIVE WELLHEAD ACTION SCOPE**

- DEDICATED PRIVATE PARCEL FOR WELLHEAD WITH ACCESS AGREEMENT
- TRUCK ACCESS FOR WELLHEAD MAINTENANCE AND FOR EVENTUAL ABANDONMENT
- DECORATIVE FENCE SCREEN

**POST DECOMMISSIONED WELLHEAD ACTION SCOPE**

- PRIVATE PARCEL TO BE REDEDICATED TO CITY OF MESA
- NEW SIDEWALK AND NEW LANDSCAPING PER CITY OF MESA STANDARD REQUIREMENTS



WELLHEAD FENCE CONCEPT PERSPECTIVE  
SCALE: N.T.S.