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Consultant:

A Proposed Winery for
Redmon Ranch Winery
 867 Dowdell Ln., St. Helena, CA 94574
 APN: 009-580-009

Seal

REVISIONS

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Date: January 21, 2016

Project No: 130401

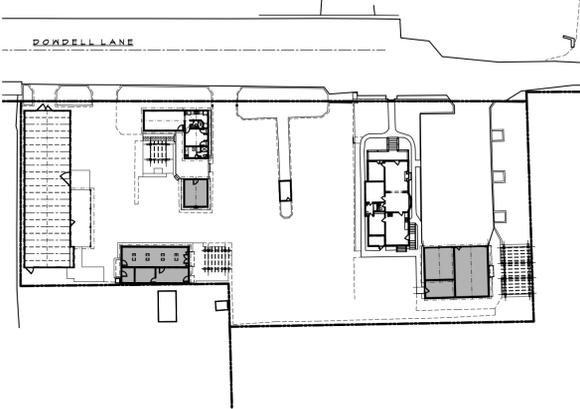
Sheet Title:

BUILDING AREA SUMMARY

Sheet #:

A1.00

USE PERMIT SUBMITTAL



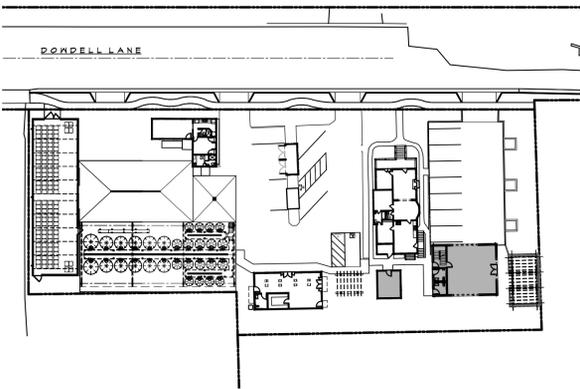
*NOTE: EXISTING RESIDENTIAL USE BUILDINGS SHOWN SHADED - SEE SHEET A1.10 FOR ADDITIONAL INFORMATION AND EXISTING RESIDENTIAL BUILDING LOCATIONS

Redmon - Existing Residential Floor Area Summary

Building/Area	Residential	Bldg. Total
Existing Residential		
Existing:		
Building A - Main Residence		2,171
Main Floor	1,280	
Basement	891	
Building B - Existing Second Residence		685
Second Residence	685	
Building C - Guest Bedroom		231
Guest Bedroom	231	
Existing Building D - Storage Building #2		867
Recreation Room	491	
Storage Room #1	186	
Storage Room #2	115	
Bath #1	75	
Existing Building E - Storage Building #3		2,915
Storage Building #3	2,508	
Covered Work Area	407	
Existing Garage - to be removed		1,140
Garage #1	345	
Garage #2 / Storage	603	
Storage	192	
Existing Well Pump House - to be converted to winery use		84
Pump House	84	
Totals:	8,009	8,009
Existing Site FAR		
Existing Site	36,479	
Total Existing Building Area	8,009	
Existing Site FAR (Existing Building Area / Existing Site Area)	0.219551	

A EXISTING RESIDENTIAL FLOOR / SITE AREA SUMMARY

SCALE: NTS



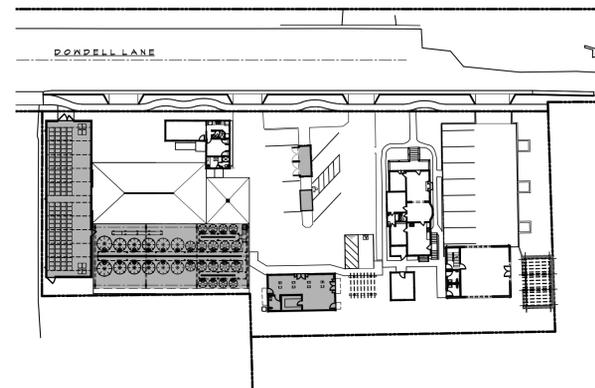
*NOTE: PROPOSED COMMERCIAL USE BUILDINGS SHOWN SHADED - SEE SHEET A1.12 FOR ADDITIONAL INFORMATION AND PROPOSED COMMERCIAL BUILDING LOCATIONS

Redmon - Proposed Commercial Floor Area Summary

Building/Area (sq. ft.)	Commercial	Bldg. Total
Existing / Proposed - Commercial		
Proposed Building C - Adjacent Dry Storage		
Adjacent Dry Storage	231	231
Proposed Building G - 2-story Commercial Kitchen / Dry Storage		
Ground Floor		2,381
Commercial Kitchen	877	
Restrooms	132	
Stairwell	111	
Employee Break Area	425	
Second Floor		
Dry Storage	836	
Total Commercial Area:	2,612	2,612

B PROPOSED COMMERCIAL FLOOR AREA SUMMARY

SCALE: NTS



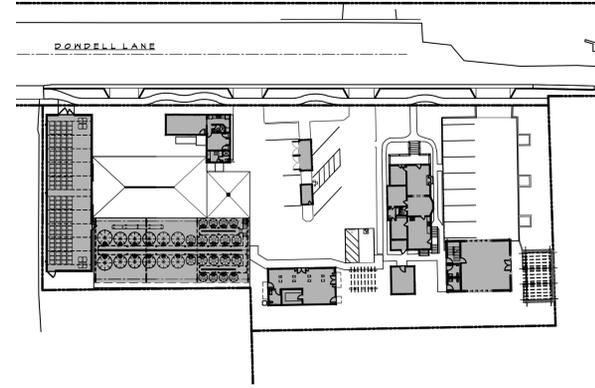
*NOTE: PROPOSED WINERY USE BUILDINGS SHOWN SHADED - SEE SHEET A1.12 FOR ADDITIONAL INFORMATION AND PROPOSED WINERY BUILDING LOCATIONS

Redmon - Proposed Winery Floor Area Summary

Building/Area	Accessory	Production	Totals
Existing / Proposed - Accessory: Production: Residential			
Proposed Winery - Accessory: Production:			
Existing Well Pump House			84
Pump House	-	84	
Proposed Building D - Winery Lab & Office			867
Winery Lab	-	671	
Office	120	-	
Bath #1	76	-	
Proposed Building E - Barrel Storage Building			2,752
Barrel Storage Building	-	2,484	
Mechanical Equipment Pad	-	268	
Proposed Building F - Covered Fermentation			6,619
Covered Fermentation	-	3,496	
Crush Pad	-	2,436	
Work Pad	-	687	
Proposed Building H - Trash Enclosure			126
Trash Enclosure	126	-	
Totals:	322	10,126	10,448
Accessory to Production Ratio = (Not to exceed 0.400)			0.032

C PROPOSED WINERY FLOOR AREA SUMMARY

SCALE: NTS



*NOTE: SEE SHEET A1.12 FOR ADDITIONAL INFORMATION AND EXISTING RESIDENTIAL, PROPOSED COMMERCIAL, PROPOSED WINERY BUILDING LOCATIONS

Redmon Proposed Site - Floor Area Summary

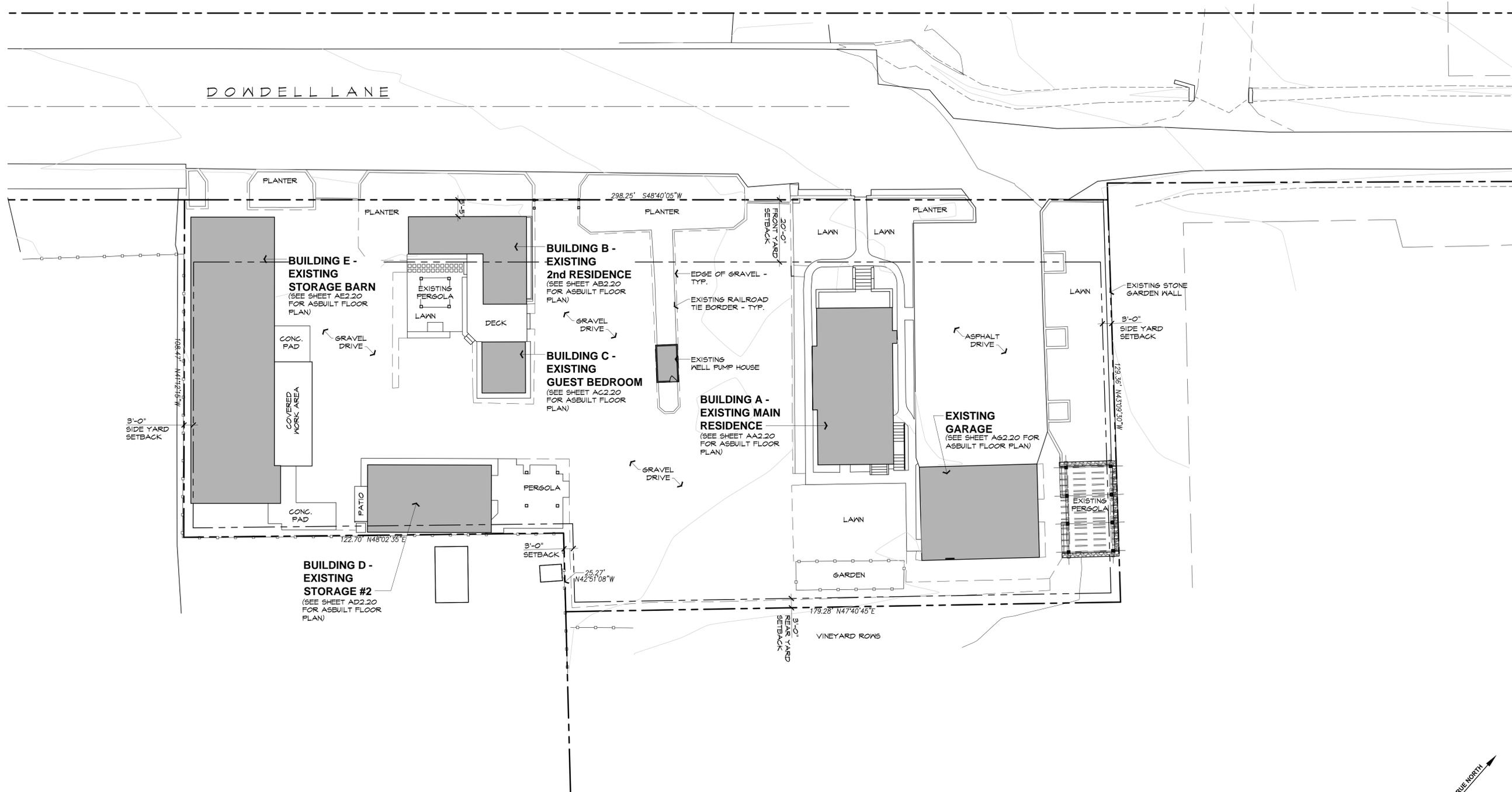
Building/Area	Existing Residential	Proposed Commercial	Winery Accessory	Winery Production	Totals
Proposed Site Areas - Residential: Commercial: Winery Accessory: Winery Production					
EXISTING RESIDENTIAL:					
Existing Building A - Main Residence					2,171
Main Floor	1,280	-	-	-	
Basement	891	-	-	-	
Existing Building B - Second Residence					685
Second Residence	685	-	-	-	
PROPOSED COMMERCIAL:					
Proposed Building C - Adjacent Dry Storage					231
Adjacent Dry Storage	-	231	-	-	
Proposed Building G - 2-story Commercial Kitchen / Dry Storage					2,381
Ground Floor					
Commercial Kitchen	-	877	-	-	
Restrooms	-	132	-	-	
Stairwell	-	111	-	-	
Employee Break Area	-	425	-	-	
Second Floor					
Dry Storage	-	836	-	-	
PROPOSED WINERY:					
Existing Well Pump House					84
Pump House	-	-	-	84	
Proposed Building D - Winery Lab & Office					867
Winery Lab	-	-	-	671	
Office	-	-	120	-	
Bath #1	-	-	76	-	
Proposed Building E - Barrel Storage Building					2,752
Barrel Storage Building	-	-	-	2,484	
Mechanical Equipment Pad	-	-	-	268	
Proposed Building F - Covered Fermentation					6,619
Covered Fermentation	-	-	-	3,496	
Crush Pad	-	-	-	2,436	
Work Pad	-	-	-	687	
Proposed Building H - Trash Enclosure					126
Trash Enclosure	-	-	126	-	
Totals:	2,856	2,612	322	10,126	15,916
Proposed Site FAR					
Existing Site area					36,479
Total Existing & Proposed Building Area					15,916
Proposed Site FAR (Total Building Area / Existing Site Area)					0.4363058

D PROPOSED FLOOR / SITE AREA SUMMARY

SCALE: NTS

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A EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"

**A Proposed Winery for
 Redmon Ranch Winery**
 867 Dowdell Ln., St. Helena, CA 94574
 APN: 009-580-009

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Date: August 28, 2015
 Project No: 130401
 Sheet Title:

EXISTING SITE PLAN

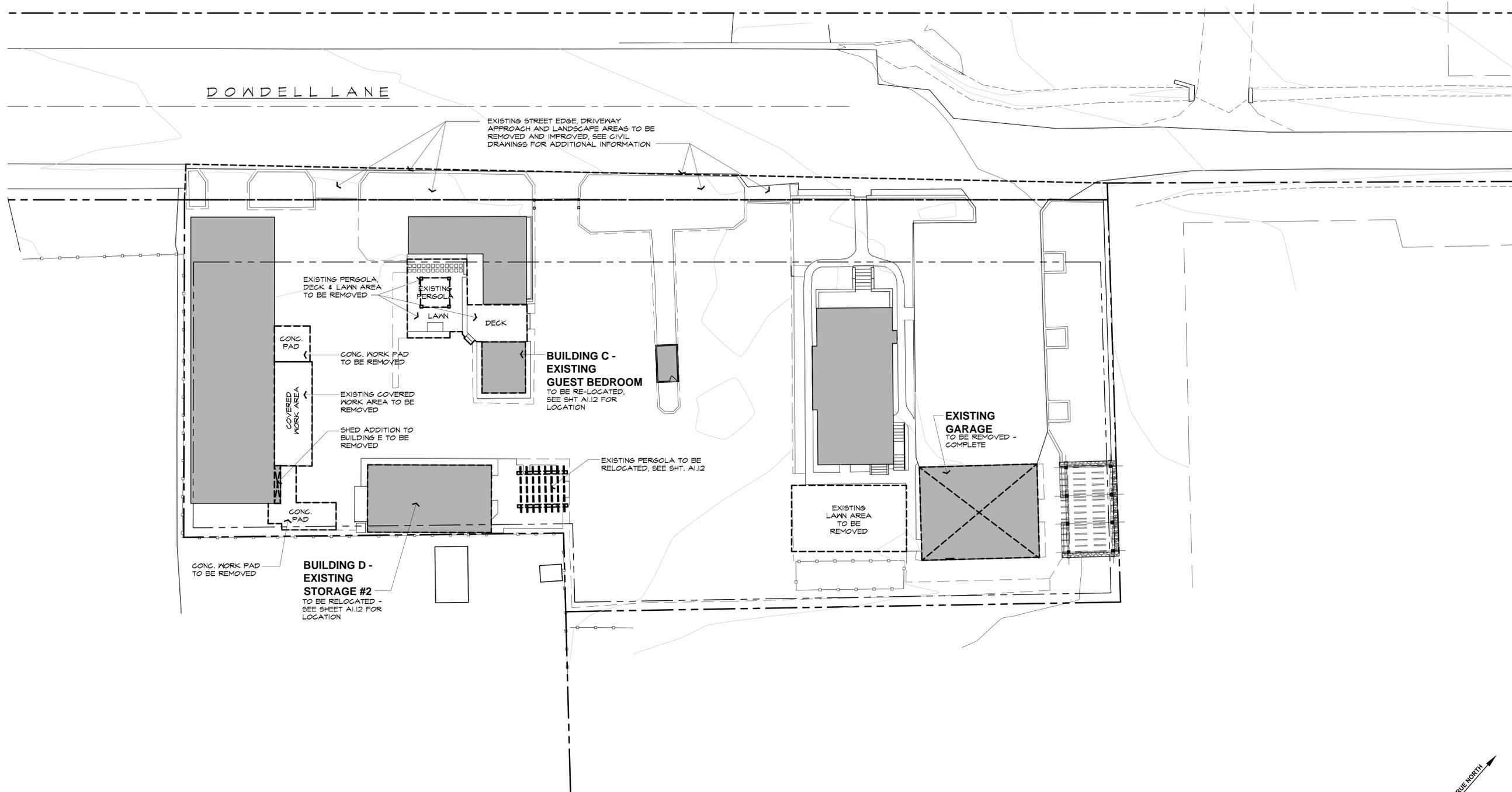
Sheet #:

A1.10

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Sheet Title:

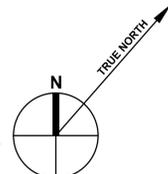
**EXISTING
 SITE DEMOLITION
 PLAN**

Sheet #:

A1.11

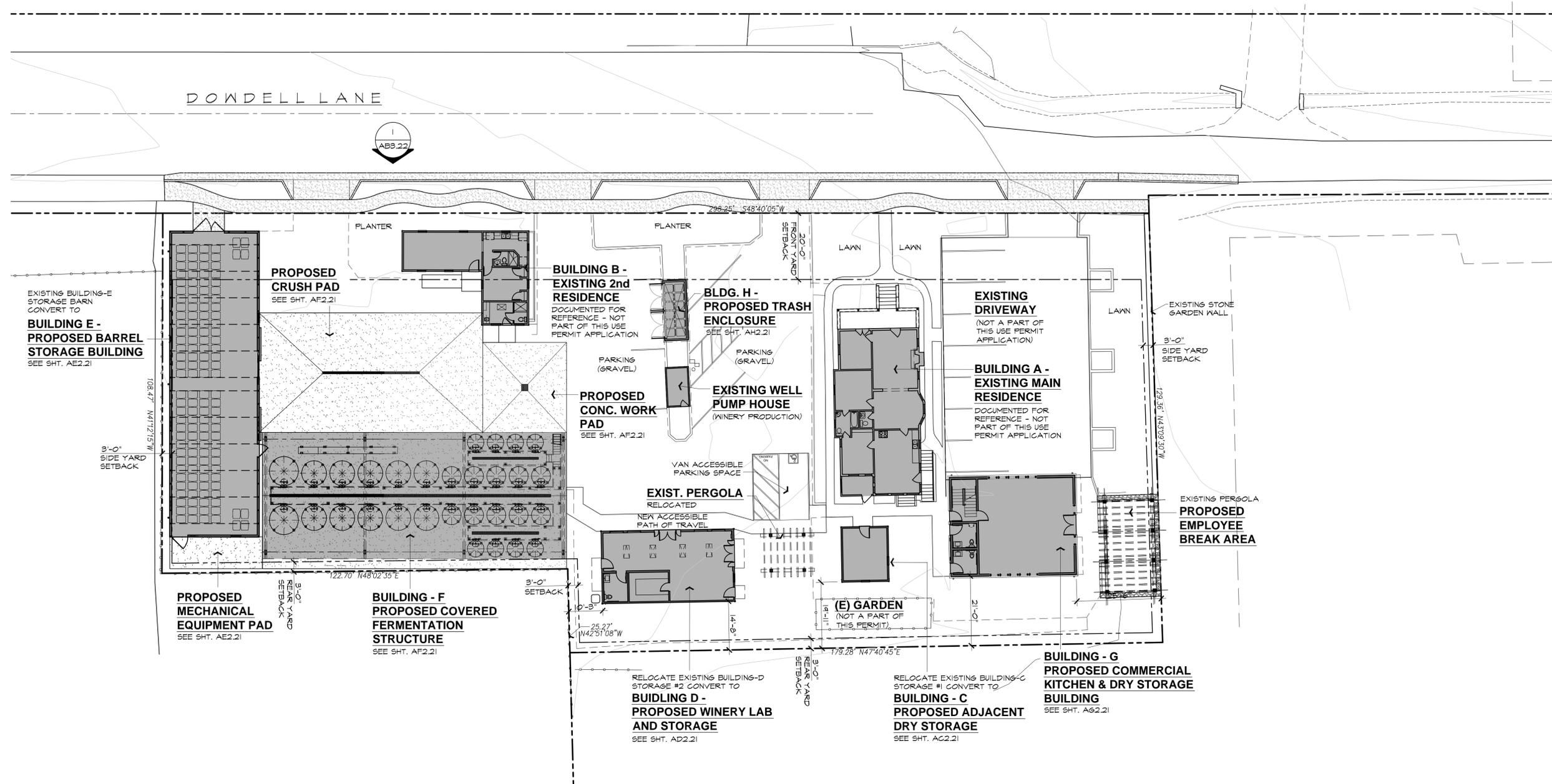
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A EXISTING SITE DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"



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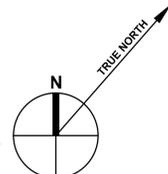
Date: January 21, 2016
 Project No: 130401
 Sheet Title:

PROPOSED SITE PLAN

A1.12

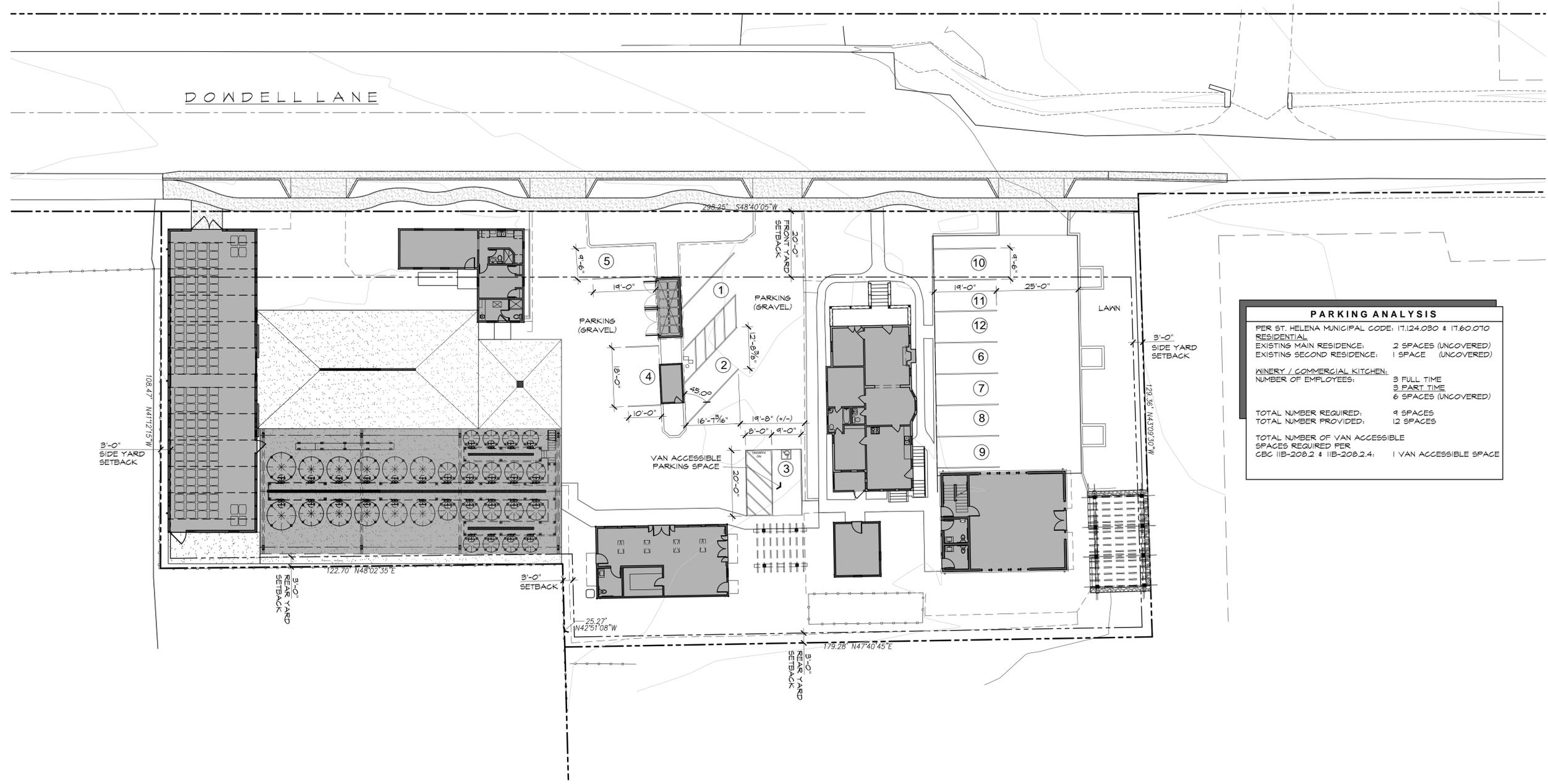
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A PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"



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PARKING ANALYSIS	
PER ST. HELENA MUNICIPAL CODE: 17.124.030 & 17.60.070	
RESIDENTIAL	
EXISTING MAIN RESIDENCE:	2 SPACES (UNCOVERED)
EXISTING SECOND RESIDENCE:	1 SPACE (UNCOVERED)
WINERY / COMMERCIAL KITCHEN:	
NUMBER OF EMPLOYEES:	3 FULL TIME
	3 PART TIME
	6 SPACES (UNCOVERED)
TOTAL NUMBER REQUIRED:	4 SPACES
TOTAL NUMBER PROVIDED:	12 SPACES
TOTAL NUMBER OF VAN ACCESSIBLE SPACES REQUIRED PER CBC 11B-208.2 & 11B-208.2.4:	
	1 VAN ACCESSIBLE SPACE

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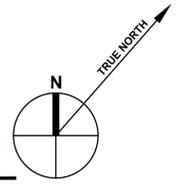
Sheet Title: **PROPOSED SITE PARKING ANALYSIS**

Sheet #:

A1.13

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A PROPOSED SITE PARKING ANALYSIS
 SCALE: 1/16" = 1'-0"



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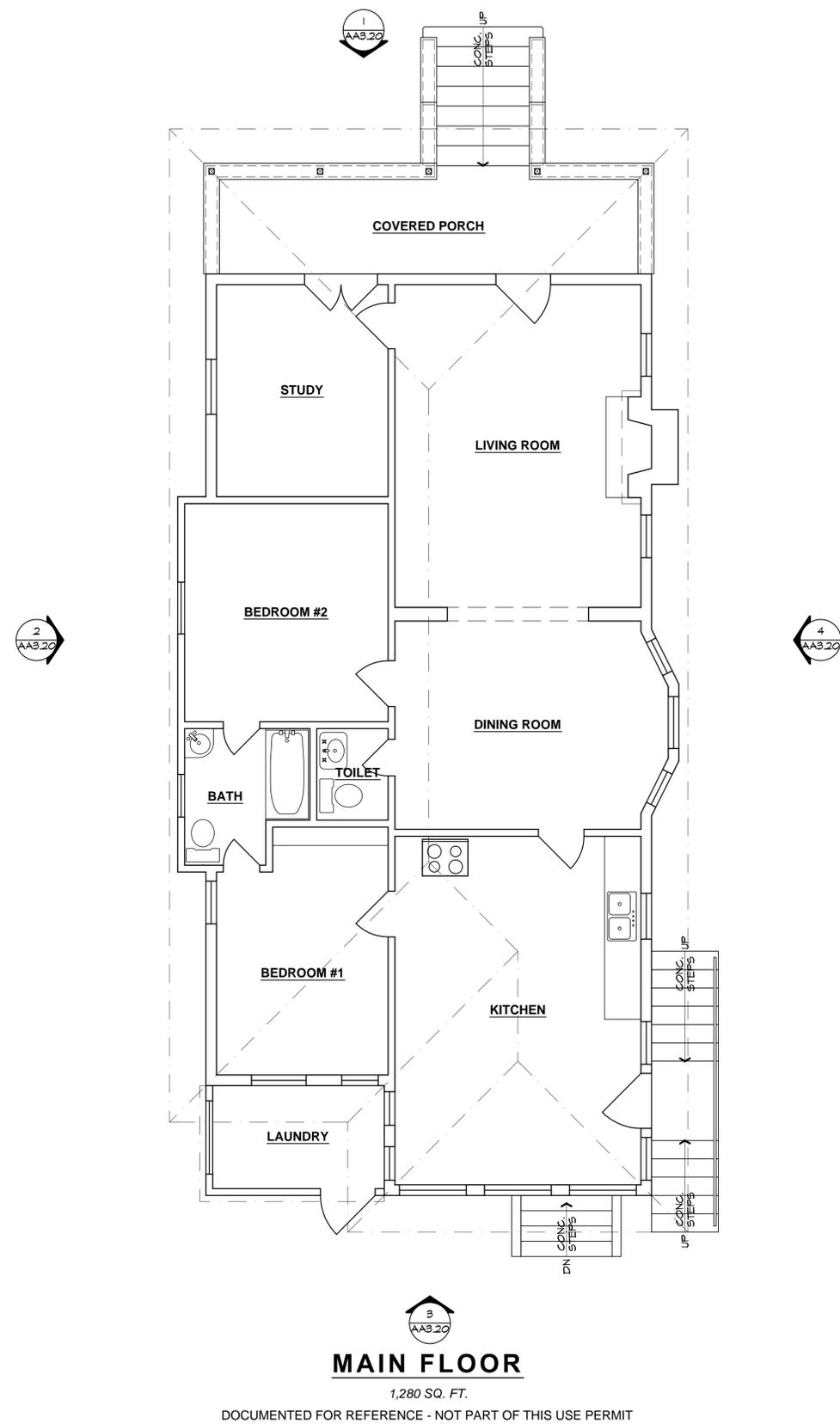
Project No: 130401

Sheet Title:
**EXISTING BLDG. A
 MAIN RESIDENCE
 FLOOR PLAN**

Sheet #:

AA2.20

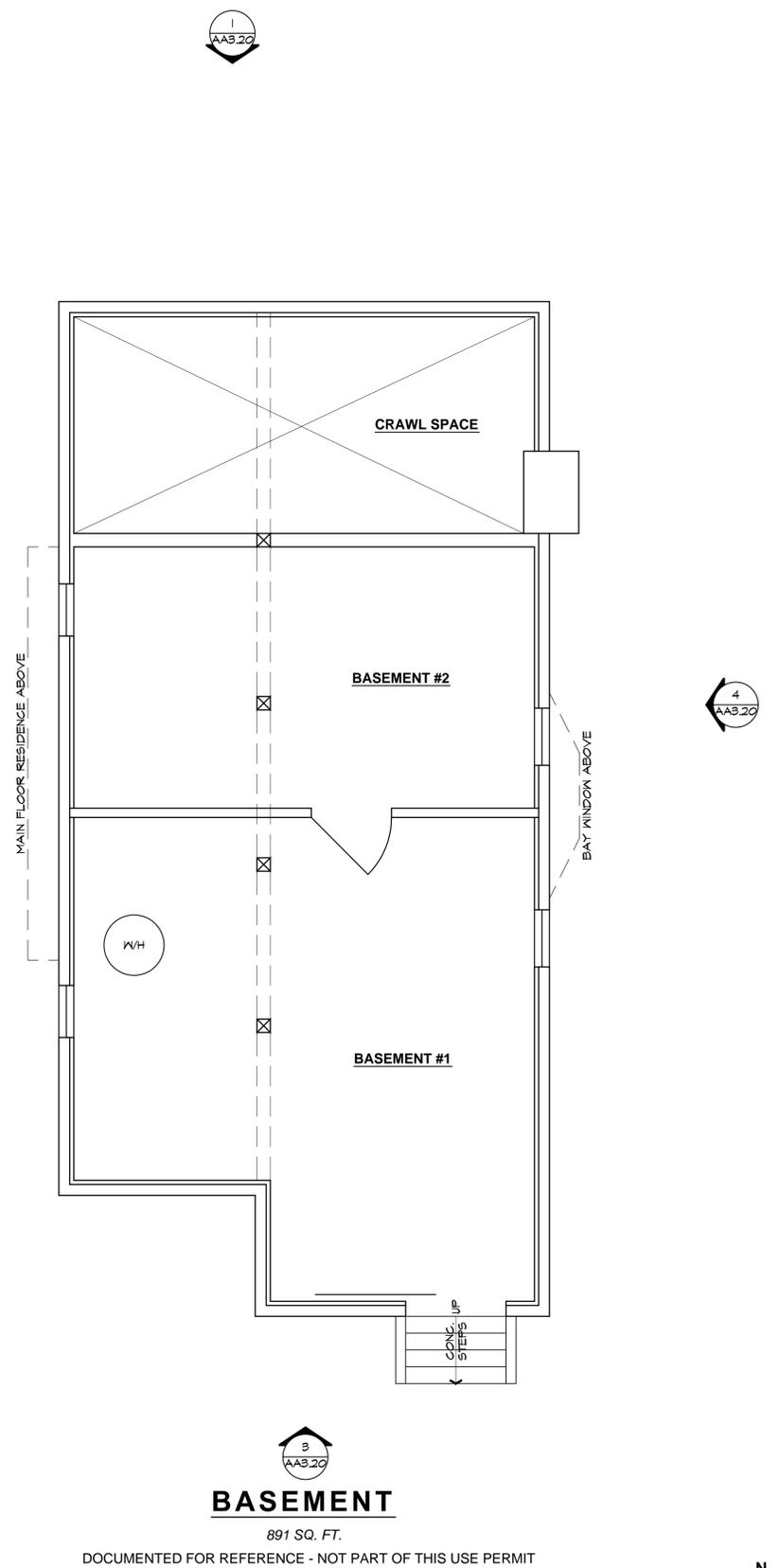
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MAIN FLOOR

1,280 SQ. FT.

DOCUMENTED FOR REFERENCE - NOT PART OF THIS USE PERMIT

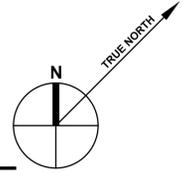


BASEMENT

891 SQ. FT.

DOCUMENTED FOR REFERENCE - NOT PART OF THIS USE PERMIT

A EXISTING BUILDING A - MAIN RESIDENCE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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1 EXISTING BUILDING A - MAIN RESIDENCE
NORTH ELEVATION VIEW



2 EXISTING BUILDING A - MAIN RESIDENCE
WEST ELEVATION VIEW



3 EXISTING BUILDING A - MAIN RESIDENCE
SOUTH ELEVATION VIEW



4 EXISTING BUILDING A - MAIN RESIDENCE
EAST ELEVATION VIEW

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Sheet Title:
**EXISTING BLDG. A
MAIN RESIDENCE
PHOTO ELEVATIONS**

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AA3.20

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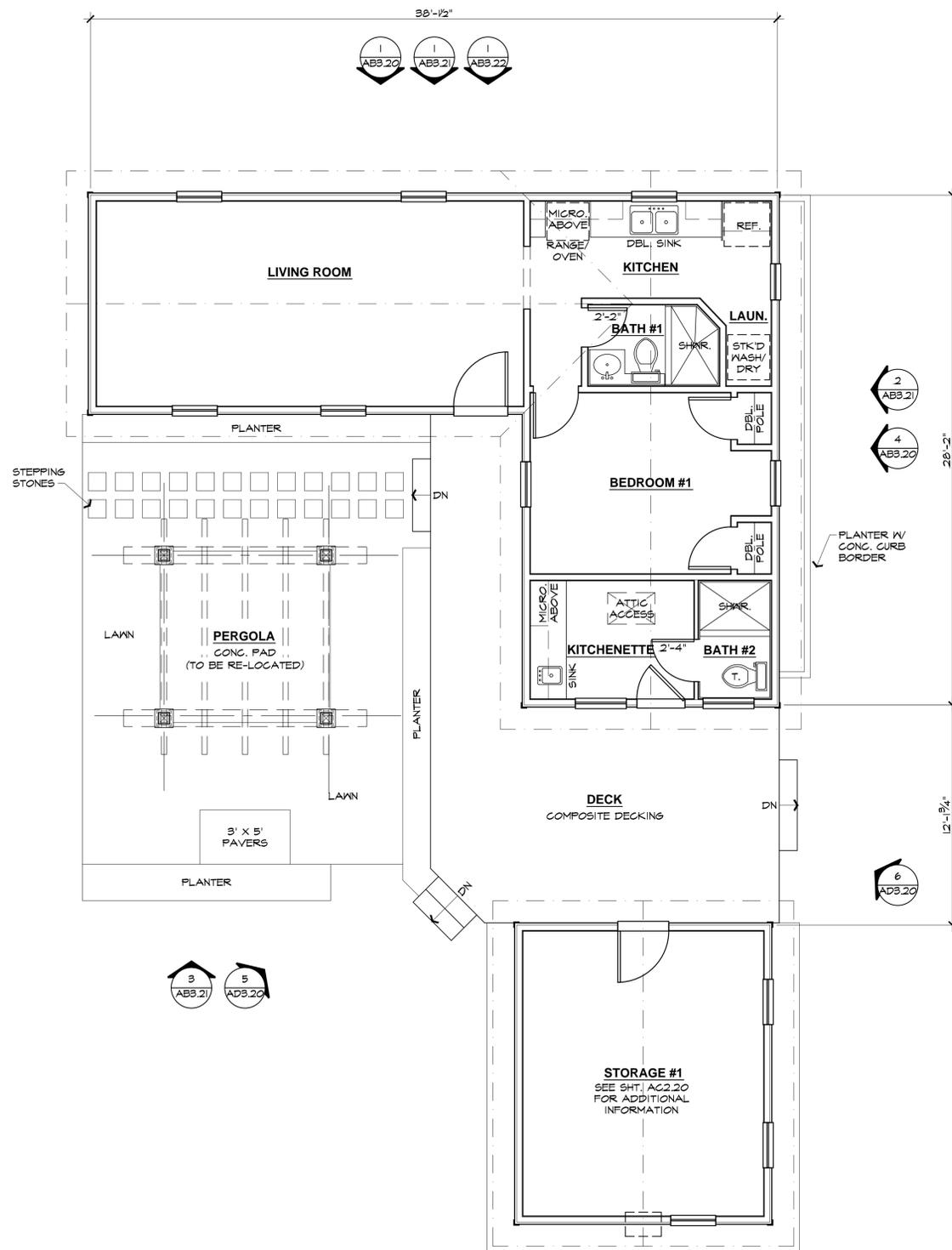
Project No: 130401

Sheet Title:
**EXISTING BLDG. B
 2nd RESIDENCE
 FLOOR PLAN**

Sheet #:

AB2.20

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EXISTING SECOND RESIDENCE

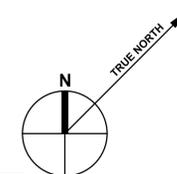
685 SQ. FT.
 DOCUMENTED FOR REFERENCE - NOT PART OF THIS USE PERMIT

EXISTING BUILDING C - STORAGE #1

231 SQ. FT.
 TO BE RELOCATED AND CONVERTED TO PROPOSED BUILDING C -
 ADJACENT DRY STORAGE, SEE SHEET AC2.21 FOR ADDITIONAL
 INFORMATION

A EXISTING BUILDING B - SECOND RESIDENCE FLOOR PLAN

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



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Date: August 28, 2015

Project No: 130401

Sheet Title:
 EXISTING BLDG. B
 SECOND RESIDENCE
 PHOTO ELEVATIONS

Sheet #:

AB3.20

USE PERMIT SUBMITTAL



**EXISTING BUILDING B -
 SECOND RESIDENCE
 NORTH ELEVATION VIEW**

1



**EXISTING BUILDING B -
 SECOND RESIDENCE
 WEST ELEVATION VIEW**

2



**EXISTING BUILDING B -
 SECOND RESIDENCE & PERGOLA
 WEST ELEVATION VIEW**

3



**EXISTING BUILDING B -
 SECOND RESIDENCE
 EAST ELEVATION VIEW**

4



**EXISTING BUILDING B -
 SECOND RESIDENCE
 SOUTHWEST ELEVATION VIEW**

5



**EXISTING BUILDING B -
 SECOND RESIDENCE
 SOUTHEAST ELEVATION VIEW**

6

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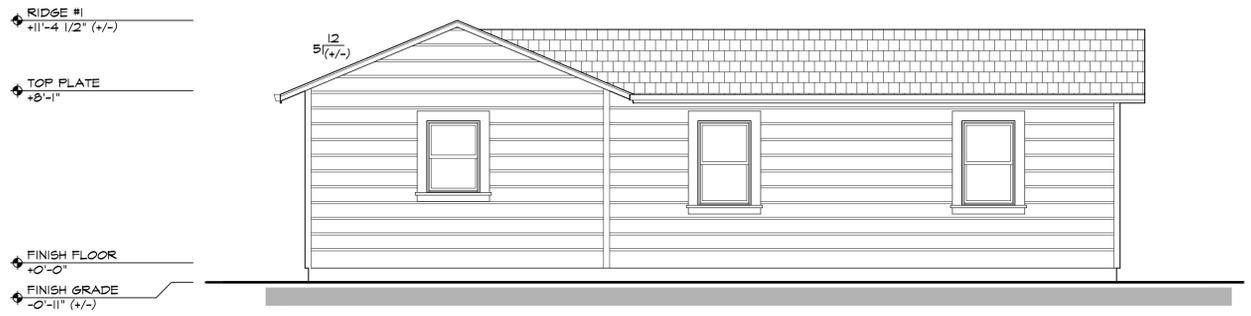
Project No: 130401

Sheet Title:
 EXISTING BLDG. B
 SECOND RESIDENCE
 EXTERIOR ELEVATION

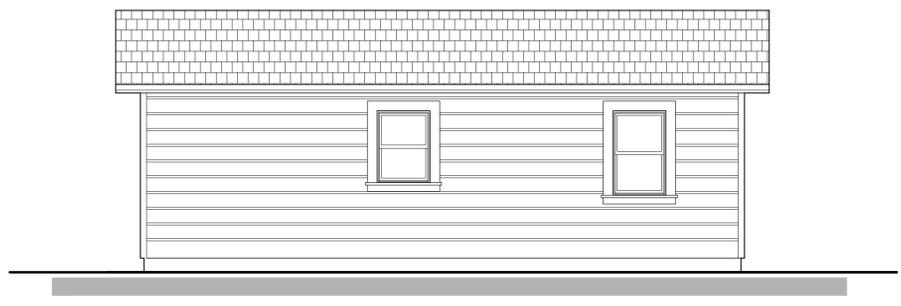
Sheet #:

AB3.21

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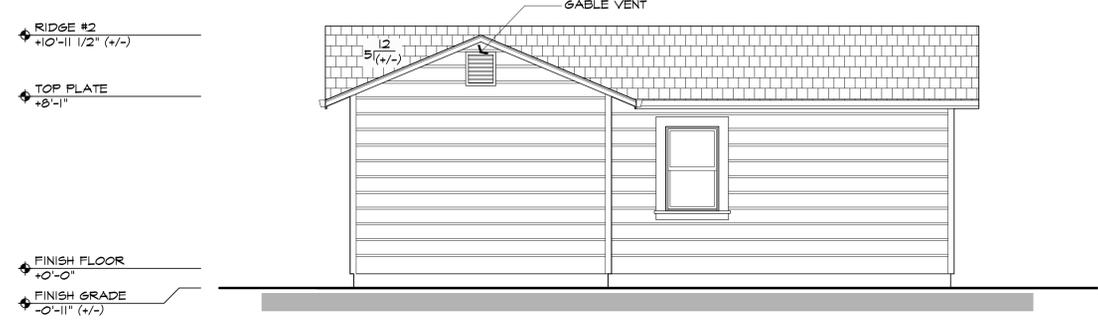
1 PROPOSED BUILDING B - SECOND RESIDENCE NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'



2 EXISTING BUILDING B - SECOND RESIDENCE EAST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'



3 EXISTING BUILDING B - SECOND RESIDENCE SOUTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'

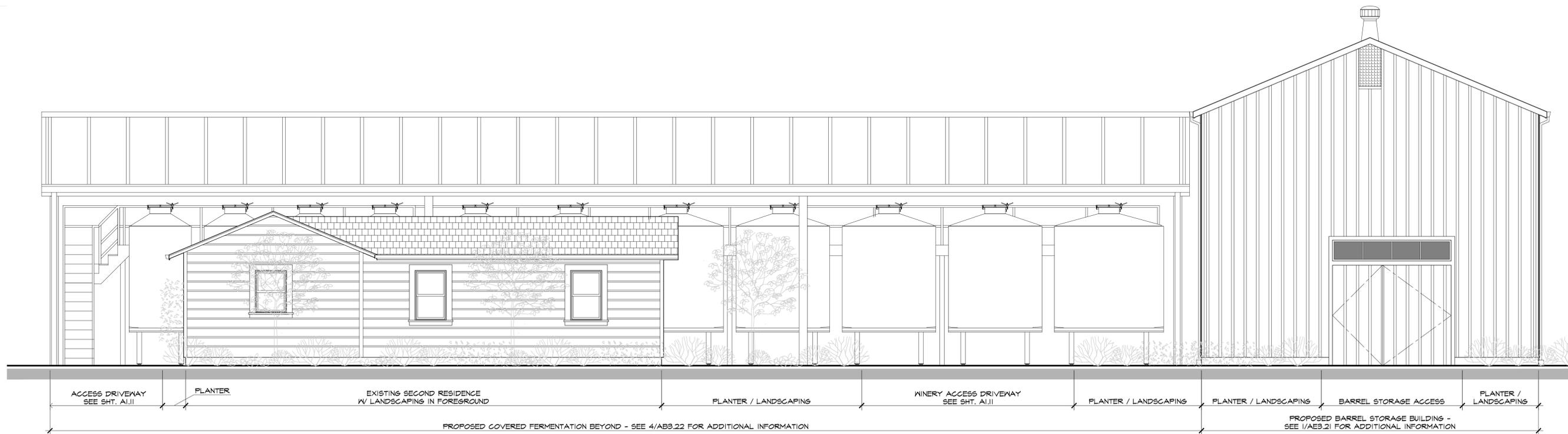


4 EXISTING BUILDING B - SECOND RESIDENCE WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING RESIDENTIAL - Not Part of the Permit Application

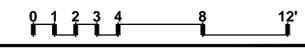
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**EXISTING BUILDING B - SECOND RESIDENCE STREET ELEVATION
 (AS VIEWED FROM DOWDELL LANE)**

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



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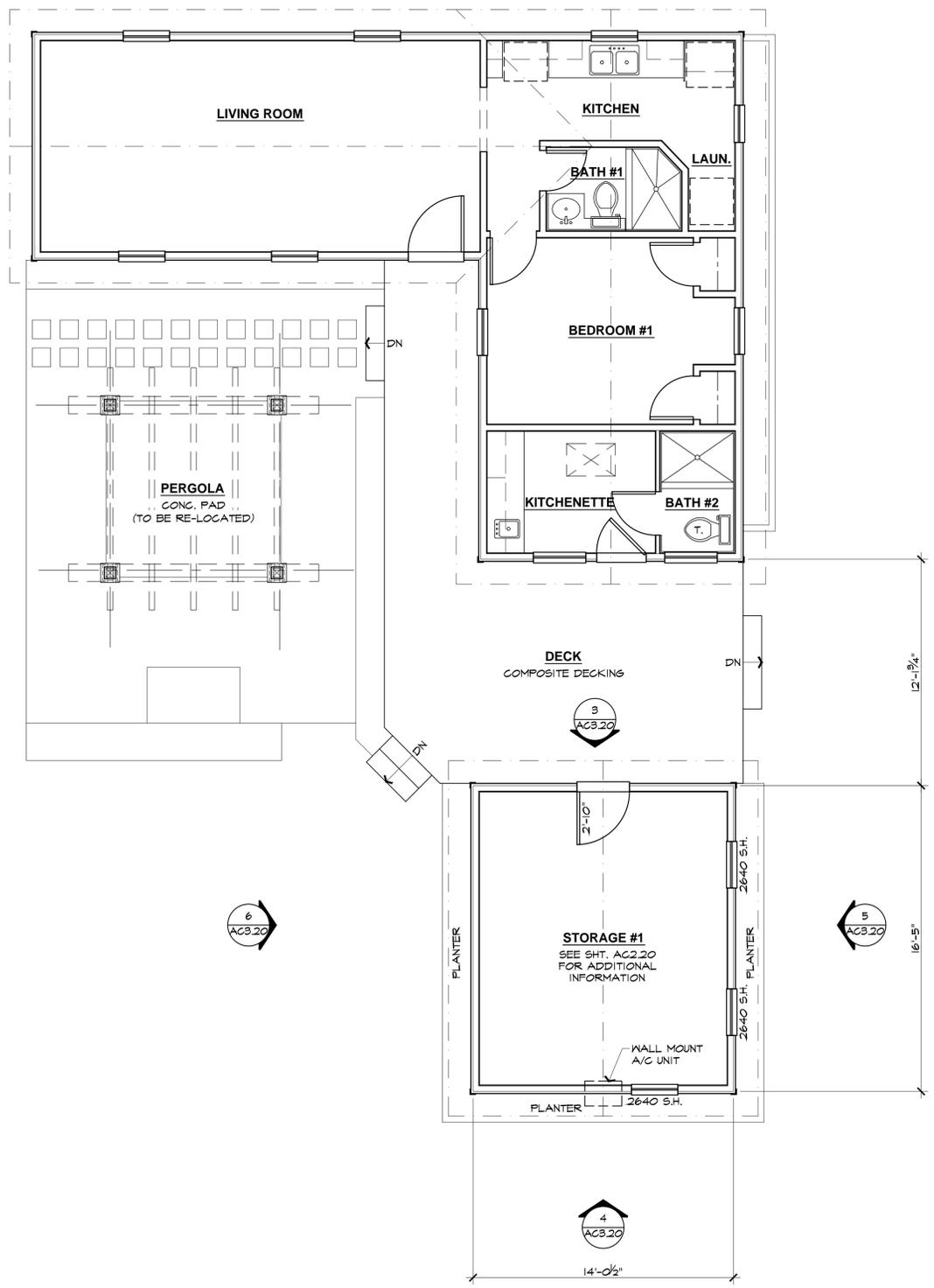
Sheet Title:
**EXISTING BLDG. B
 SECOND RESIDENCE
 EXTERIOR ELEVATION**

Sheet #:
AB3.22

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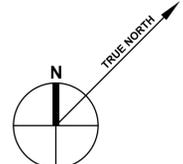
**EXISTING BUILDING - B
 SECOND RESIDENCE**

685 SQ. FT.
 DOCUMENTED FOR REFERENCE - NOT PART OF THIS USE PERMIT
 SEE SHEET AB2.20 FOR ADDITIONAL INFORMATION

**EXISTING BUILDING - C
 GUEST BEDROOM**

231 SQ. FT.
 TO BE RELOCATED AND CONVERTED PROPOSED ADJACENT DRY
 STORAGE, SEE SHEET AC2.21 FOR ADDITIONAL INFORMATION

A EXISTING BUILDING C - GUEST BEDROOM FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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 Sheet Title: EXISTING BLDG. C
 GUEST BEDROOM
 FLOOR PLAN

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Sheet Title:
**PROPOSED BLDG. C
 ADJACENT DRY STOR.
 FLOOR / ROOF PLAN**

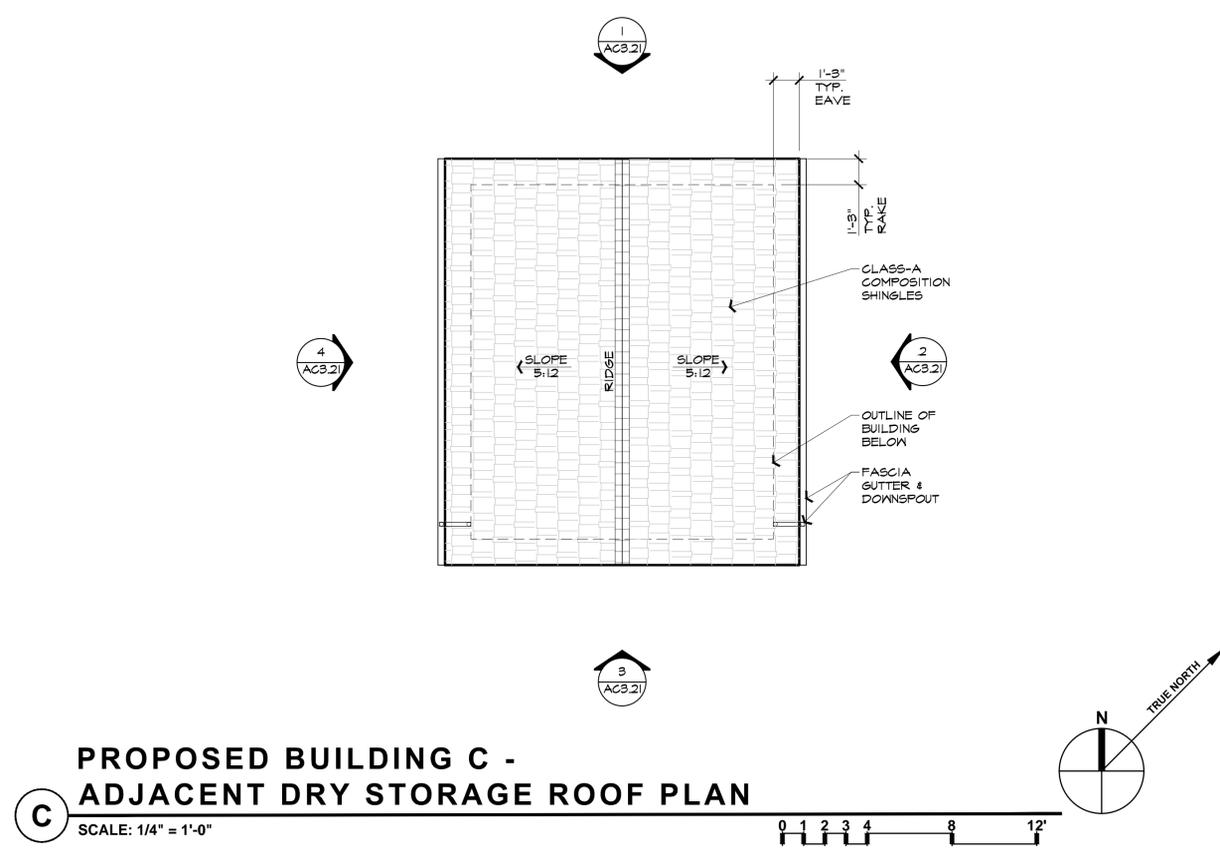
Sheet #:

AC2.21

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**PROPOSED BUILDING C -
 ADJACENT DRY STORAGE FLOOR PLAN**
 SCALE: 1/4" = 1'-0"



**PROPOSED BUILDING C -
 ADJACENT DRY STORAGE ROOF PLAN**
 SCALE: 1/4" = 1'-0"

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Sheet Title:
**EXISTING BLDG. C
 GUEST BEDROOM
 PHOTO ELEVATIONS**

Sheet #:

AC3.20

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**EXISTING BUILDING B - SECOND
 RESIDENCE & BUILDING C - GUEST
 BEDROOM EAST ELEVATION VIEW**

1



**EXISTING PERGOLA
 SOUTH ELEVATION VIEW**

2



**EXISTING BUILDING C - GUEST BEDROOM
 NORTH ELEVATION VIEW**

3



**EXISTING BUILDING C - GUEST BEDROOM
 SOUTH ELEVATION VIEW**

4



**EXISTING BUILDING C - GUEST BEDROOM
 EAST ELEVATION VIEW**

5

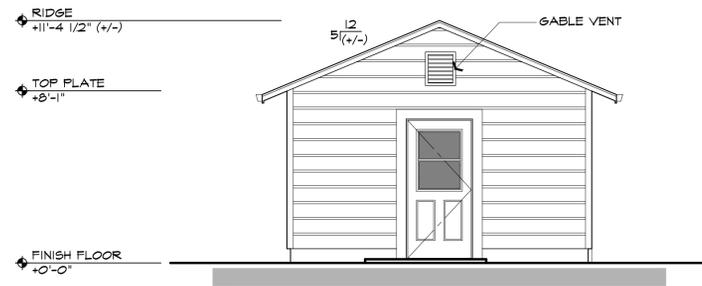


**EXISTING BUILDING C - GUEST BEDROOM
 WEST ELEVATION VIEW**

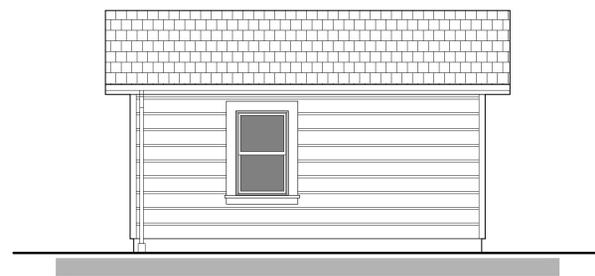
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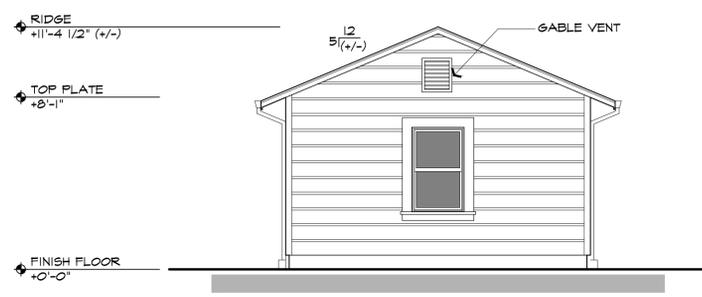
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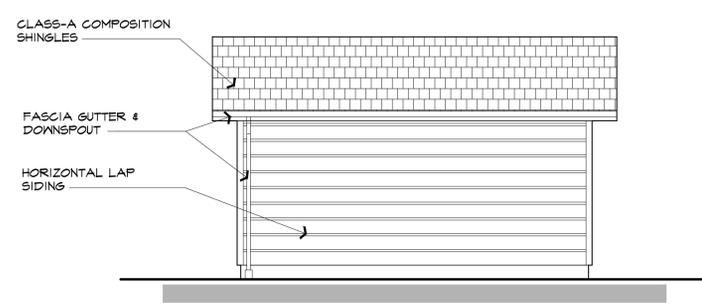
1 PROPOSED BUILDING C - ADJACENT DRY STORAGE NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'



2 PROPOSED BUILDING C - ADJACENT DRY STORAGE EAST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'



3 PROPOSED BUILDING C - ADJACENT DRY STORAGE SOUTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'



4 PROPOSED BUILDING C - ADJACENT DRY STORAGE WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 8 12'

A Proposed Winery for
Redmon Ranch Winery
 867 Dowdell Ln., St. Helena, CA 94574
 APN: 009-580-009

Seal

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Date: August 28, 2015

Project No: 130401

Sheet Title:
**PROPOSED BLDG. C
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 EXT. ELEVATIONS**

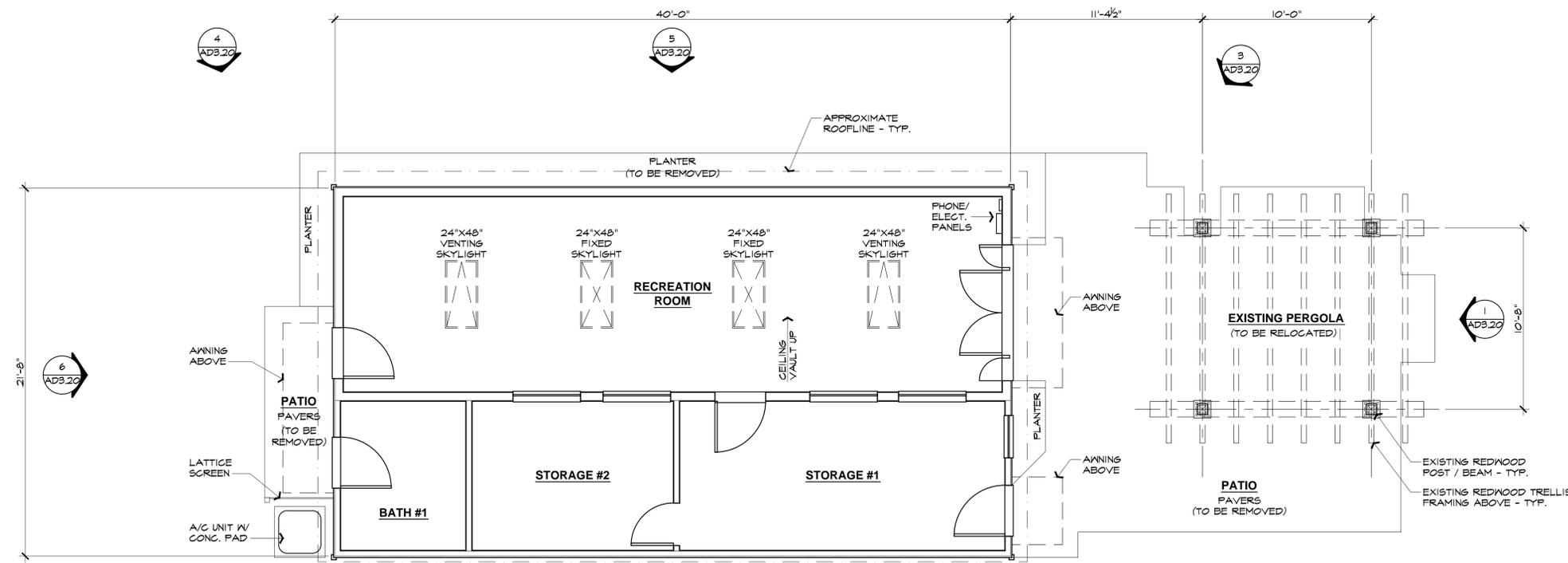
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STORAGE #2

867 SQ. FT.
 TO BE RELOCATED AND CONVERTED TO WINERY LAB & OFFICE

**A Proposed Winery for
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 867 Dowdell Ln., St. Helena, CA 94574
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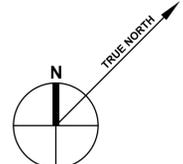
Sheet Title:
**EXISTING BLDG. D
 STORAGE #2
 FLOOR PLAN**

Sheet #:

AD2.20

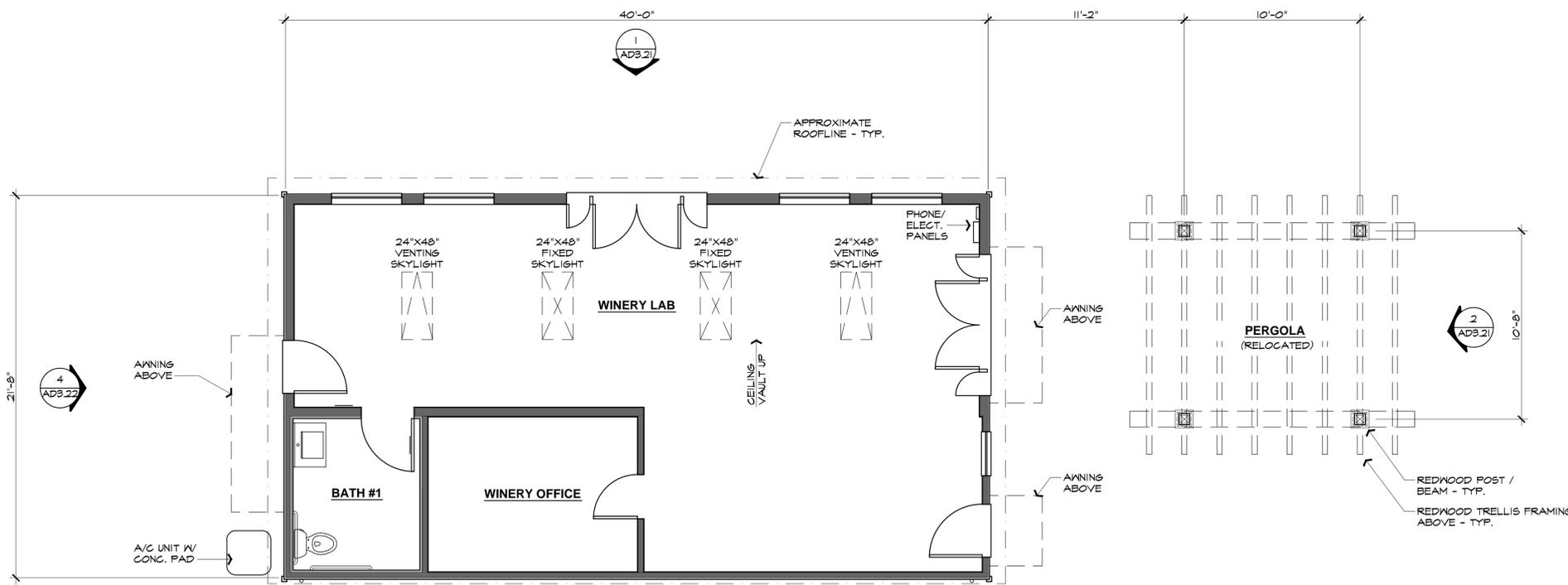
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A EXISTING BUILDING D - STORAGE #2 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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RE-LOCATED STORAGE #2
 867 SQ. FT.

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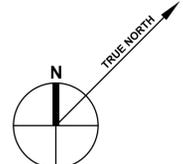
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Date: August 28, 2015
 Project No: 130401
 Sheet Title: PROPOSED BLDG. D
 WINERY LAB & OFFICE
 FLOOR PLAN

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B PROPOSED BUILDING D - WINERY LAB & OFFICE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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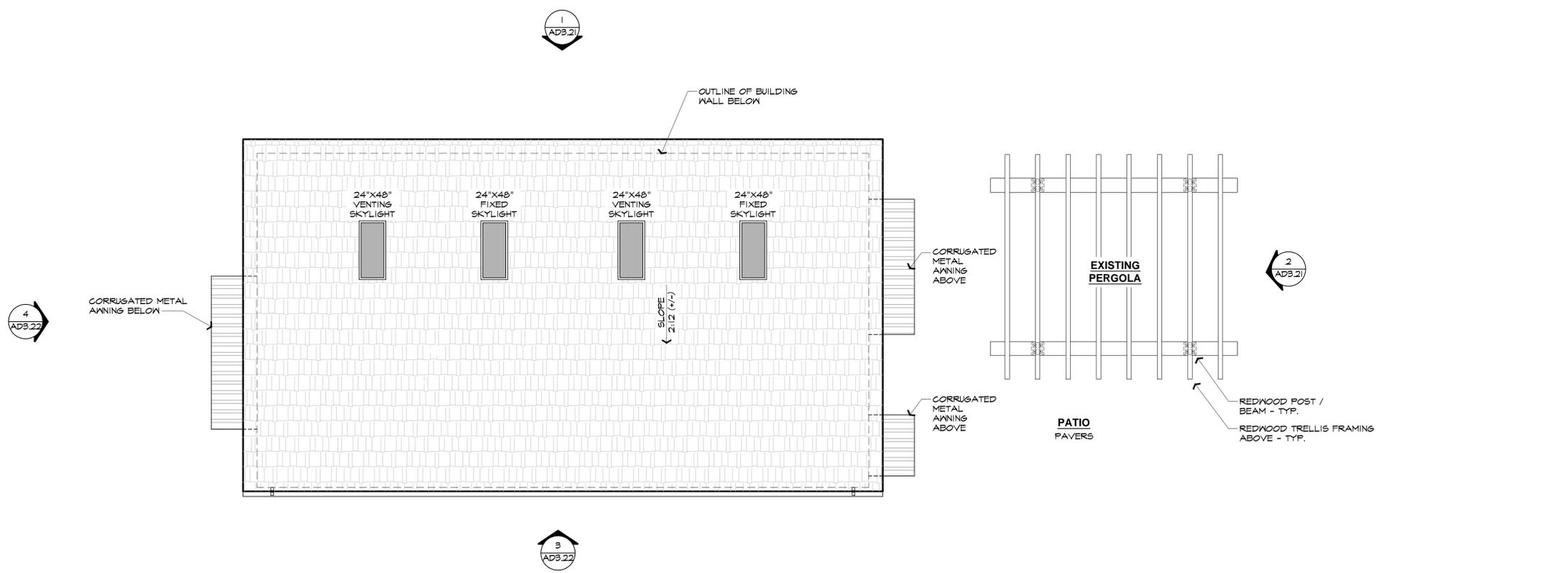
Project No: 130401

Sheet Title: **PROPOSED BLDG. D WINERY LAB & OFFICE ROOF PLAN**

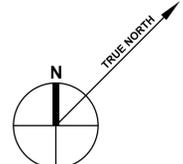
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C PROPOSED BUILDING D - WINERY LAB & OFFICE ROOF PLAN
 SCALE: 1/4" = 1'-0"



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Sheet Title:
 EXISTING BLDG. D
 STORAGE #2
 PHOTO ELEVATIONS

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EXISTING BUILDING D - STORAGE #2 & PERGOLA EAST ELEVATION VIEW

1



EXISTING BUILDING D - STORAGE #2 & PERGOLA NORTHEAST ELEVATION VIEW

2



EXISTING BUILDING D - STORAGE #2 NORTHEAST ELEVATION VIEW

3



EXISTING BUILDING D - STORAGE #2 NORTHWEST ELEVATION VIEW

4



EXISTING BUILDING D - STORAGE #2 NORTH ELEVATION VIEW

5

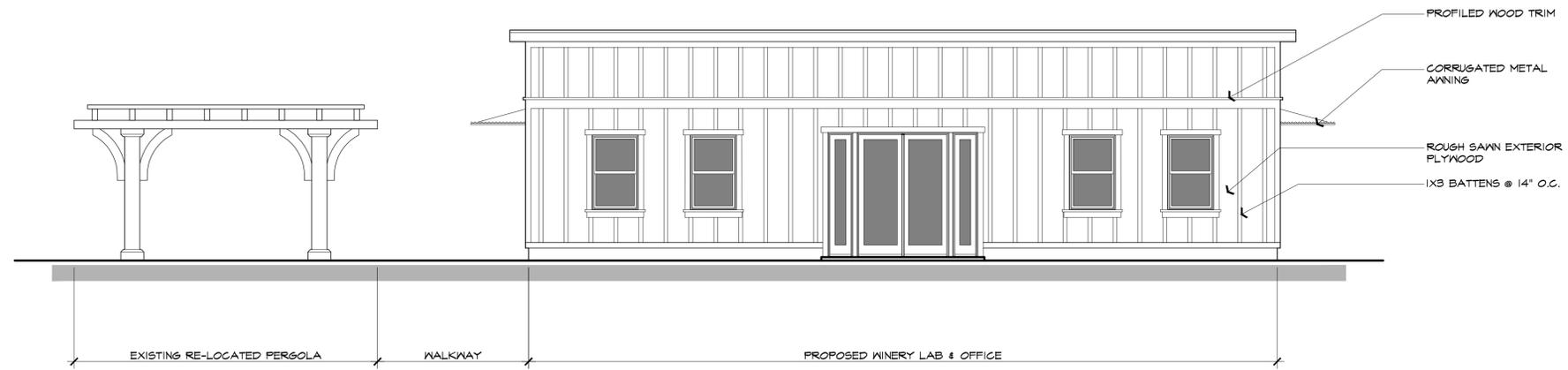


EXISTING BUILDING D - STORAGE #2 WEST ELEVATION VIEW

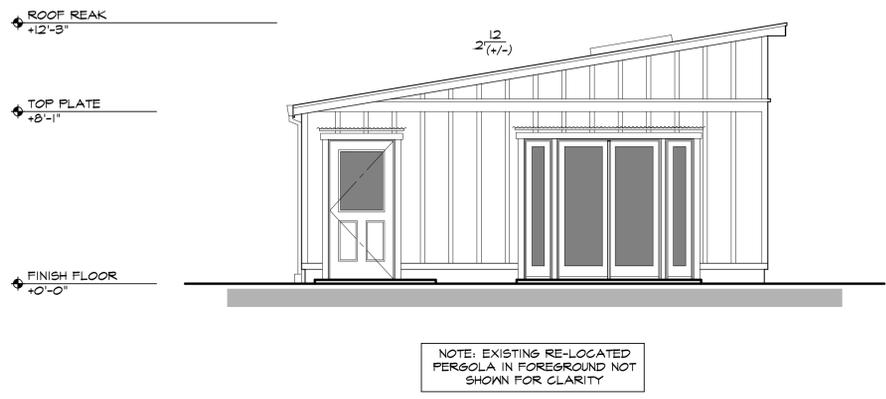
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1 PROPOSED BUILDING D - WINERY LAB & OFFICE NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



NOTE: EXISTING RE-LOCATED PERGOLA IN FOREGROUND NOT SHOWN FOR CLARITY

2 PROPOSED BUILDING D - WINERY LAB & OFFICE EAST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



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Date: August 28, 2015

Project No: 130401

Sheet Title:
**PROPOSED BLDG. D
 WINERY LAB & OFFICE
 EXT. ELEVATIONS**

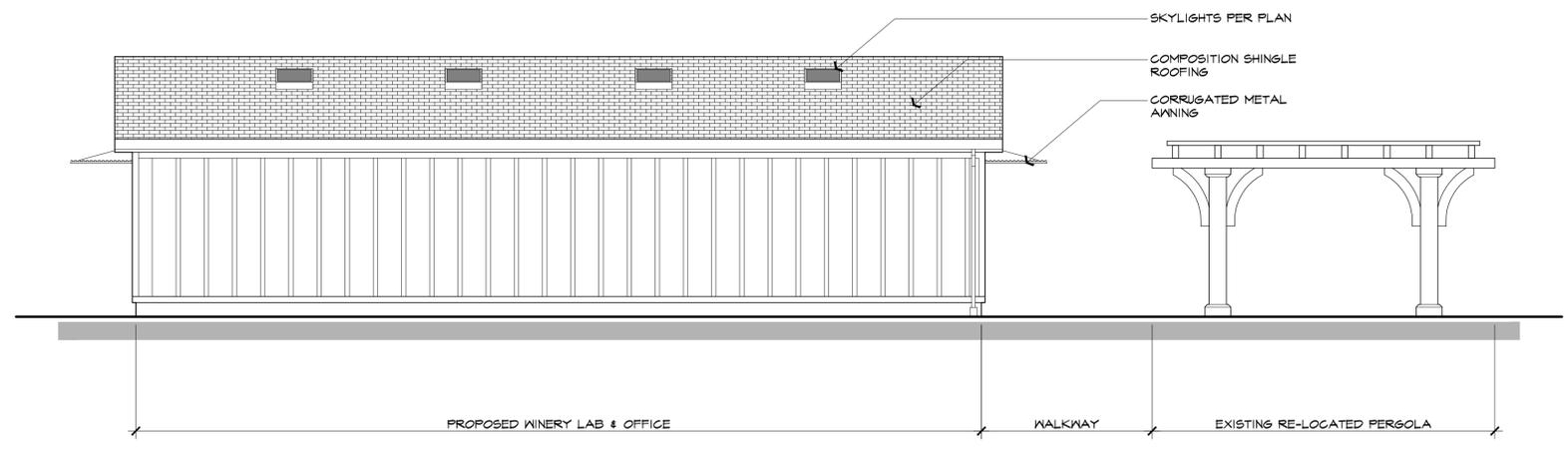
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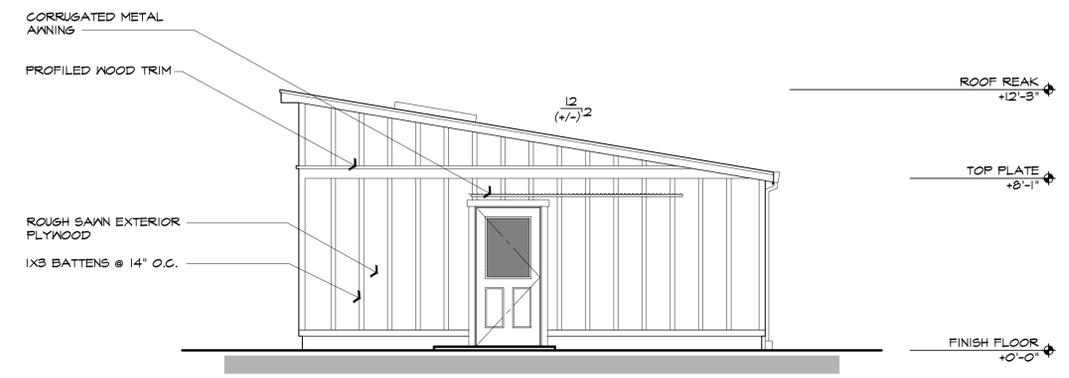
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3 PROPOSED BUILDING D - WINERY LAB & OFFICE SOUTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



4 PROPOSED BUILDING D - WINERY LAB & OFFICE WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



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Project No: 130401

Sheet Title:
**PROPOSED BLDG. D
 WINERY LAB & OFFICE
 EXT. ELEVATIONS**

Sheet #:

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**A Proposed Winery for
 Redmon Ranch Winery**
 867 Dowdell Ln., St. Helena, CA 94574
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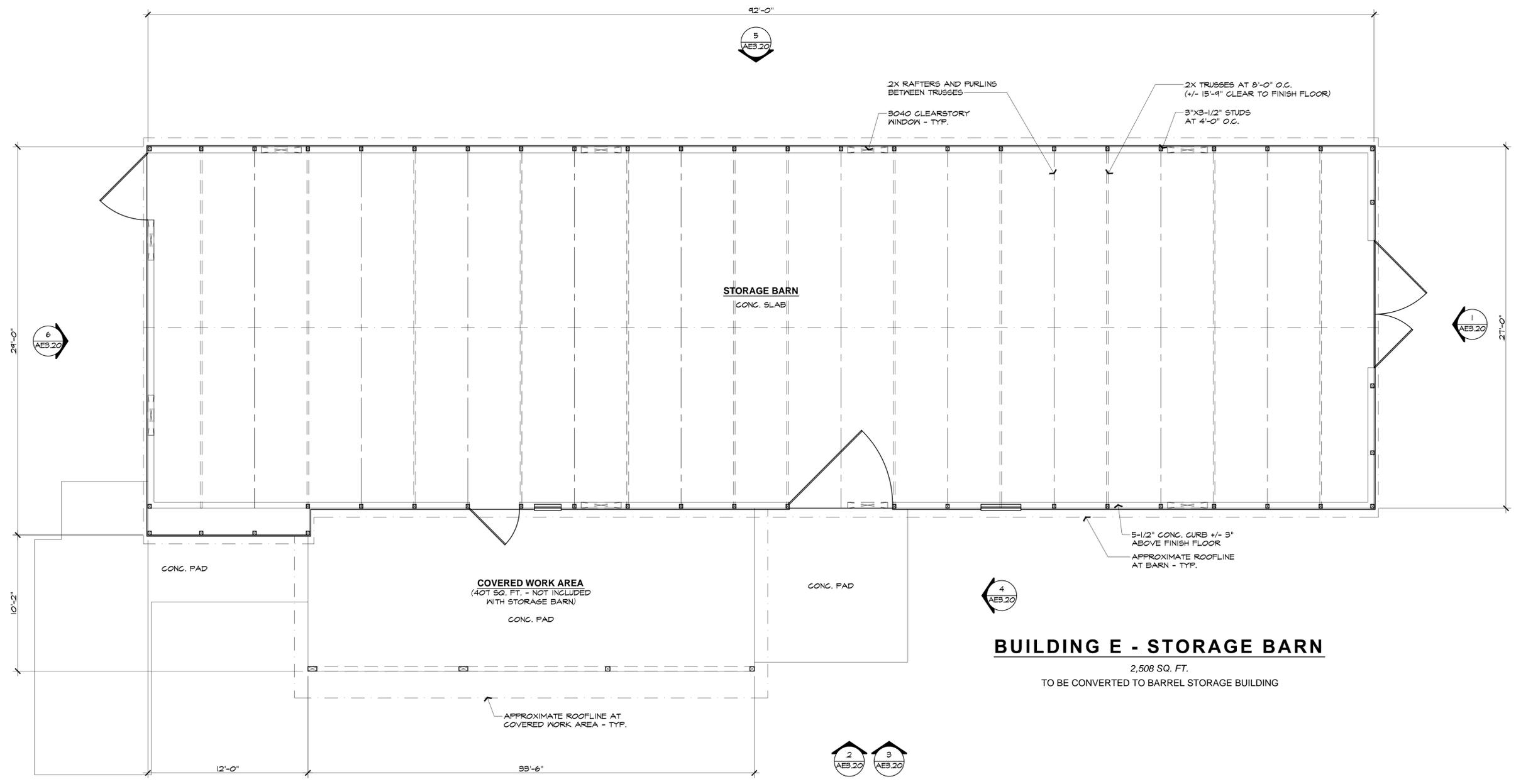
Project No: 130401

Sheet Title:
**EXISTING BLDG. E
 STORAGE BARN
 FLOOR PLAN**

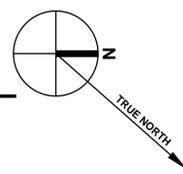
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A EXISTING BUILDING E - STORAGE BARN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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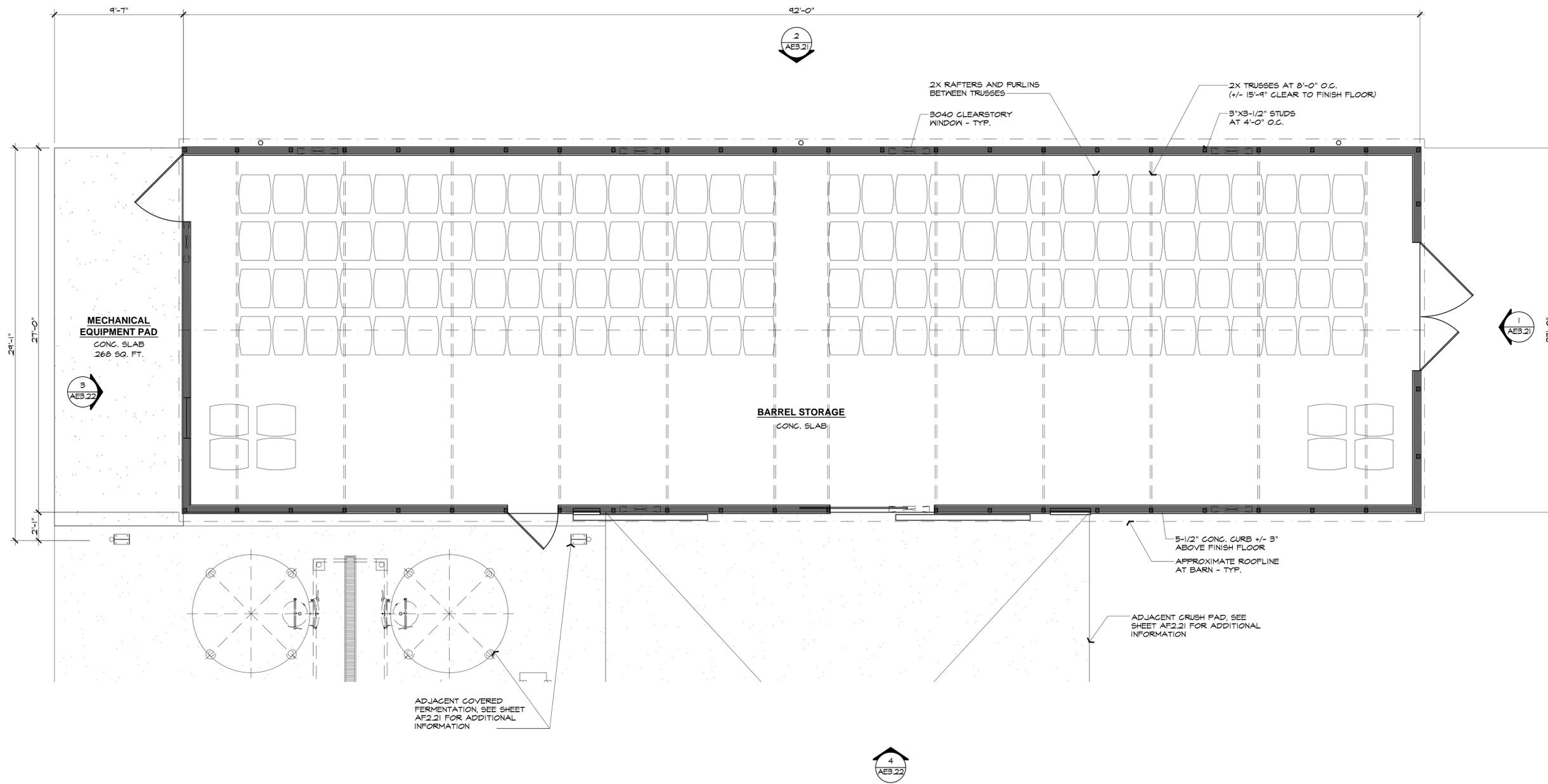
Project No: 130401

Sheet Title:
**PROPOSED BLDG. E
 BARREL STORAGE
 BUILDING FLOOR PLAN**

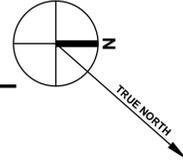
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B PROPOSED BUILDING E - BARREL STORAGE BUILDING FLOOR PLAN
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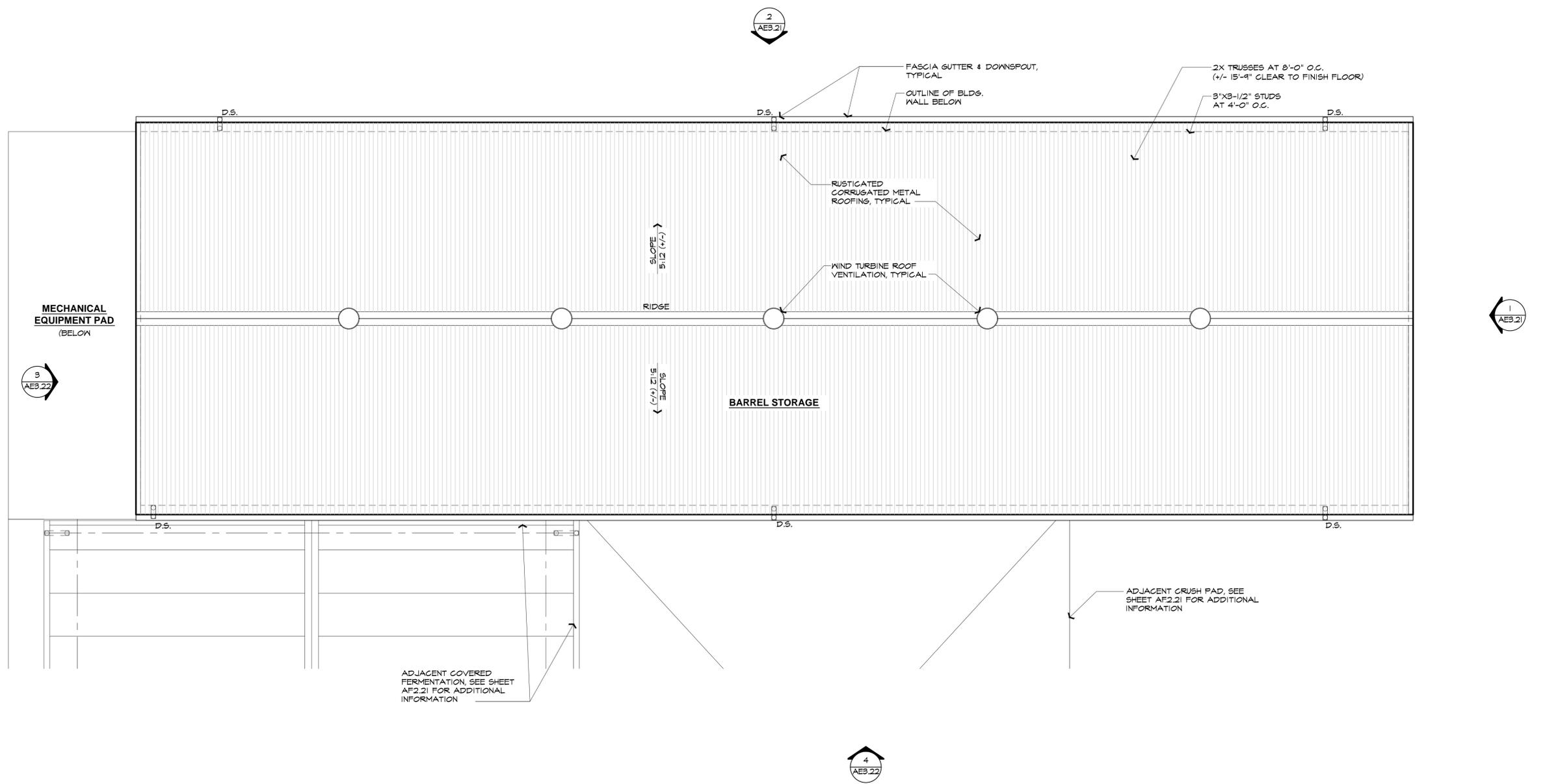
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Sheet Title:
**PROPOSED BLDG. E
 BARREL STORAGE
 BUILDING ROOF PLAN**

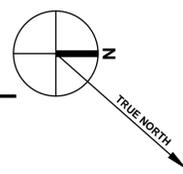
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C PROPOSED BUILDING E - BARREL STORAGE BUILDING ROOF PLAN
 SCALE: 1/4" = 1'-0"



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 EXISTING BLDG. E
 STORAGE BARN
 PHOTO ELEVATIONS

Sheet #:

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**EXISTING BUILDING E -
 STORAGE BARN
 NORTH ELEVATION VIEW**

1



**EXISTING BUILDING E -
 STORAGE BARN & COVERED WORK AREA
 EAST ELEVATION VIEW**

2



**EXISTING BUILDING E -
 STORAGE BARN & COVERED WORK AREA
 EAST ELEVATION VIEW**

3



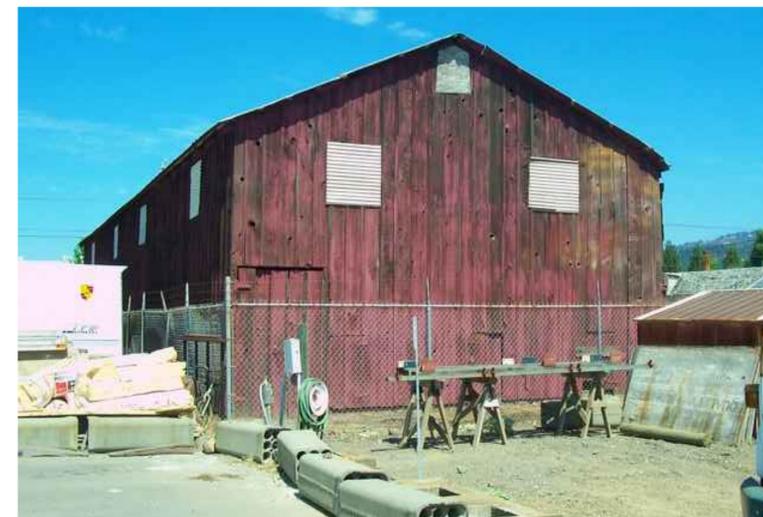
**EXISTING BUILDING E -
 COVERED WORK AREA
 NORTH ELEVATION VIEW**

4



**EXISTING BUILDING E - STORAGE BARN
 WEST ELEVATION VIEW**

5



**EXISTING BUILDING E - STORAGE BARN
 SOUTH ELEVATION VIEW**

6