

UNCLE CHARLIE'S FIREHOUSE AND BREW

905 Leidesdorff St Suite 100
Folsom, CA 95630

BUILDING INFORMATION
Jurisdiction: City of Folsom
Owner: City of Folsom
Parcel; APN 07000520230000
Zoning; HD Historic District
CBC Construction Type: I-A-S Fire Resistant
Reinforced Concrete Structure
Sprinkler Protected

Total Suite Floor Area: 3422 SF gross
Occupied Floor Area: 3200 SF net

Adjacent Use: Parking Garage

- PROJECT INFORMATION**
Scope of Work:
- 1. Construct Restrooms Inside Suite.
 - 2. Install Brewing Area Drainage Slab and Plumbing.
 - 3. Install brewery tanks and equipment.
 - 4. Install bar counters and cabinets.
 - 5. Install keg cooler with beer taps.
 - 6. Replace Window Panels With Larger Doors
 - 7. Install Signage

Alteration Project Area: 3,200 SF

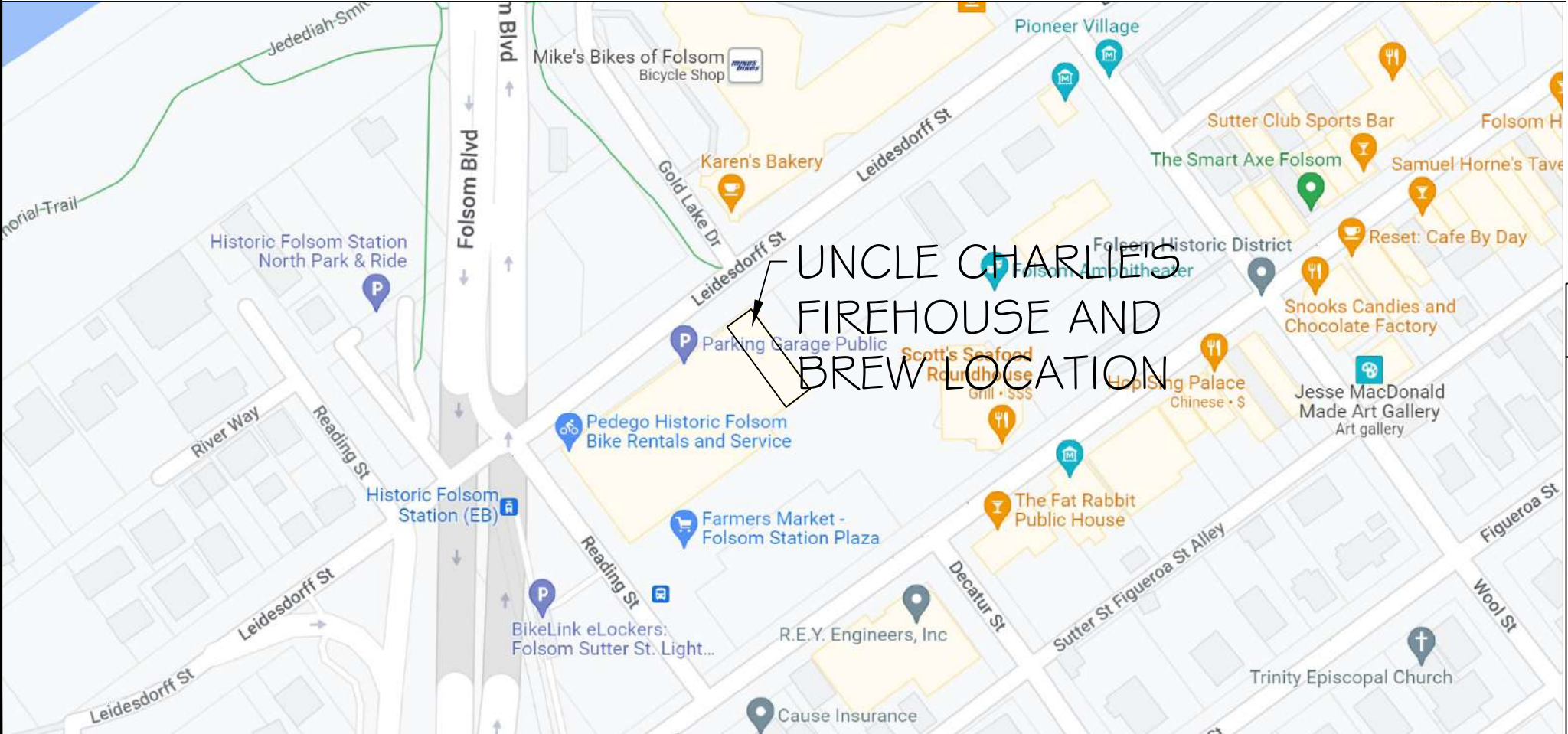
Use and Occupancy
Proposed Occupancy: A - 2 Assembly For Food and Drink Consumption
Proposed Occupancy: F-2 Low Hazard Factory (MicroBrewery)

APPLICABLE CODES:
2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Fire Code

Beer Waste Disposal;
Spent grains will be disposed as green waste compost.
Equipment wastewater will be drained into the sanitary sewer system.

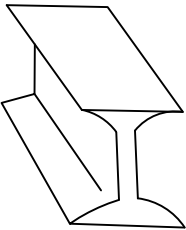
OCCUPANT LOAD					
ROOM	AREA (SF)	Occupancy	FUNCTION	SF / Person	Persons
Tavern	2234	A-2 Assembly	Tables & Chairs	15	149
Walk -In Cooler	130	S-2 Low Hazard Storage	Storage	300	1
Brewery	590	F-2 Low Hazard Factory	Brewery	30	19
Bathrooms & Office	270	B - Business	Bath/ Office	100	3
Total (Occupied Area)	3200				172

VICINITY MAP



SHEET INDEX

T-1	Title Sheet
C-1	Site Plan
A-1	Garage Plan
A-2	Patio Plan
A-3	Floor Plan
A-4	Elevation Front
A-5	Elevation Side



INFRASTRUCTURE IMPROVEMENT INC

P.O. BOX 746
FOLSOM, CA 95763
1-916-747-6694
Curt.Taras@Gmail.com
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CLIENT:
UNCLE CHARLIES FIREHOUSE
AND BREW
Taryn Grows
UcibBeer@gmail.com
1-916-835-8188



Revisions

No.	Date	By	Description

Plans Approved By:

Title:

Project
UNCLE CHARLIE'S
FIREHOUSE
AND BREW

Location
905 Liedersdorf St
Suite 100
Folsom, CA 95630

Designed C.Taras	Drawn C. Taras
Checked	Check Date

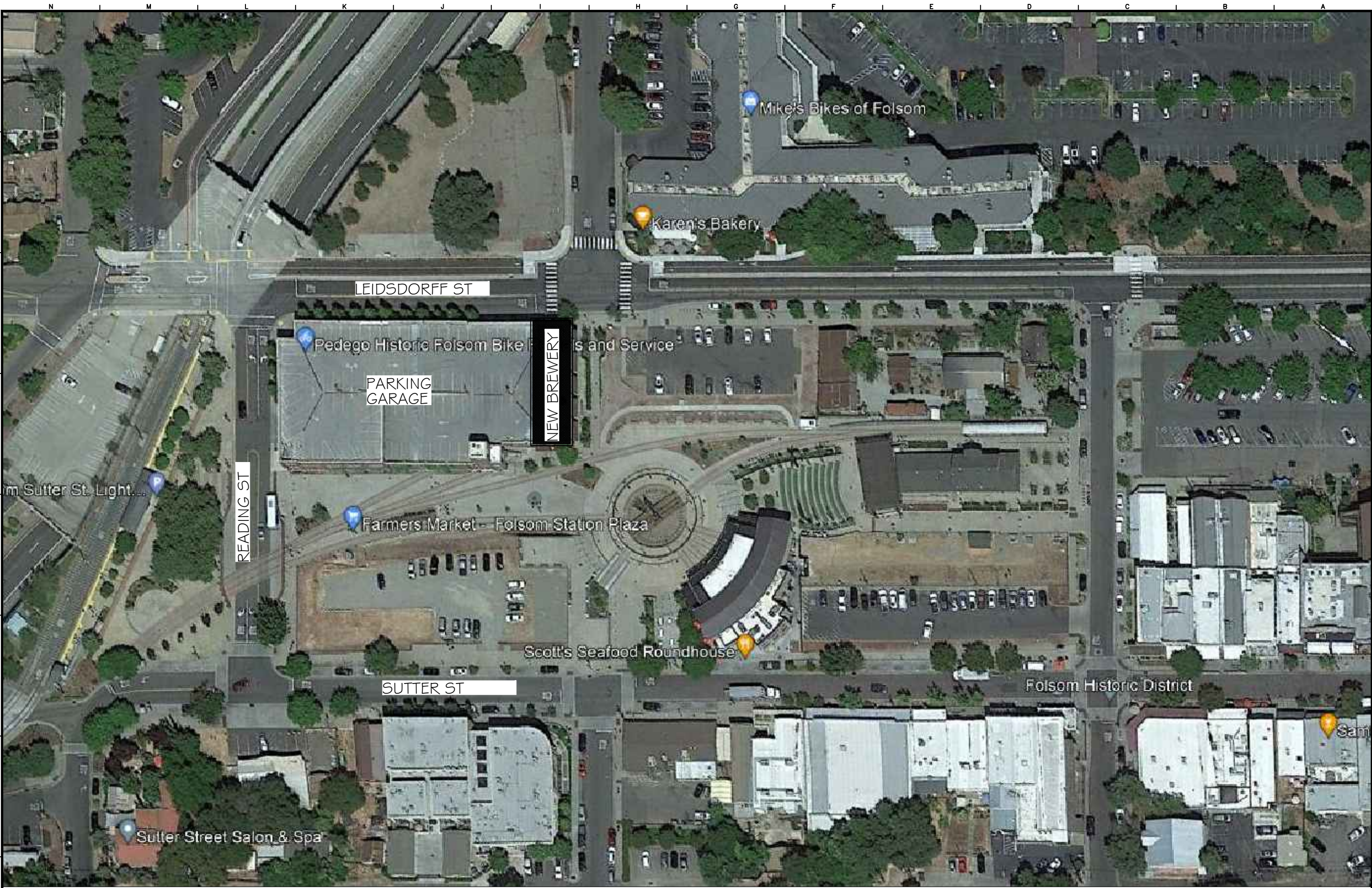
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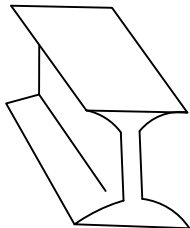
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T-1	Sheet Number
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of



SITE PLAN
SCALE: NTS



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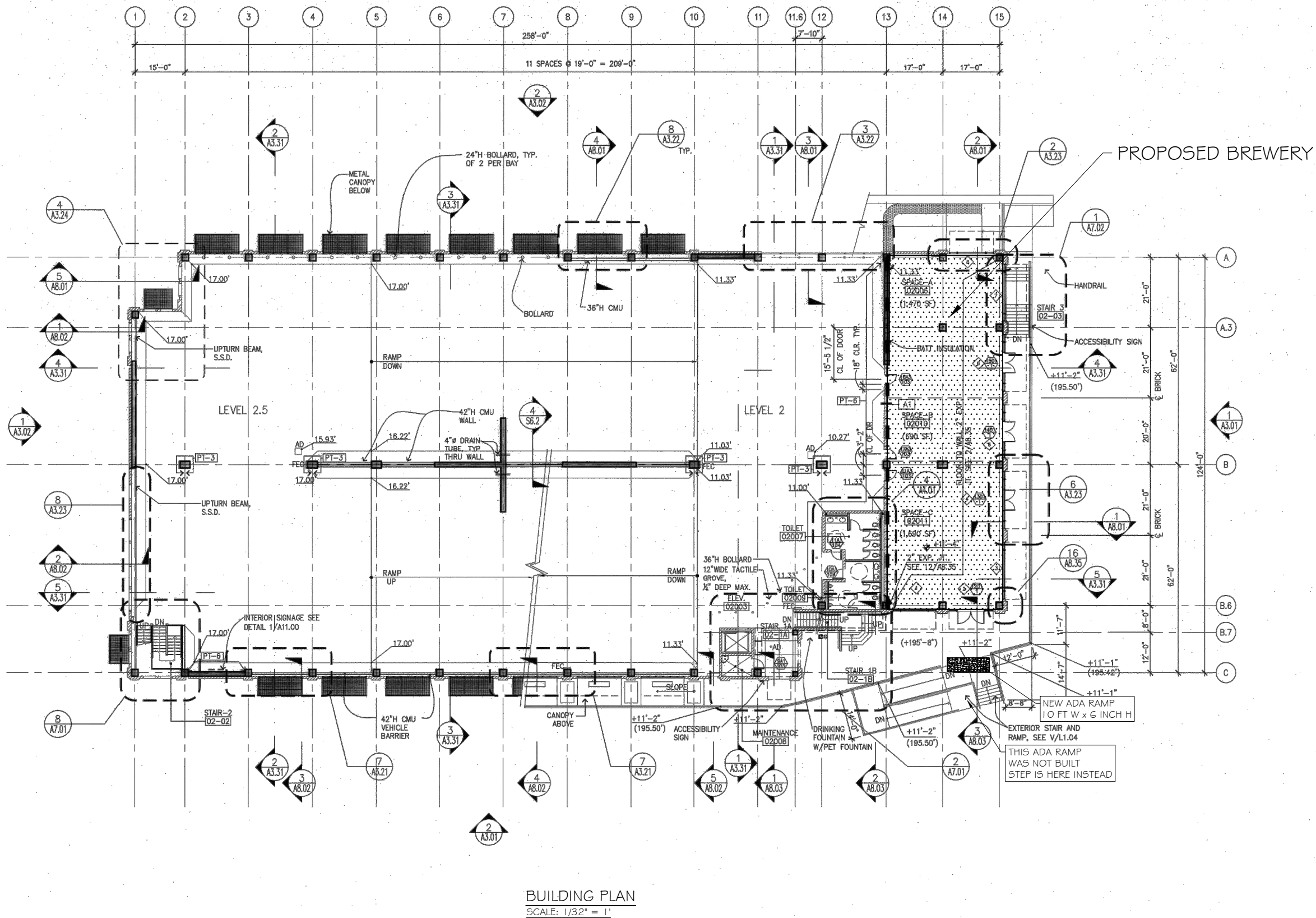
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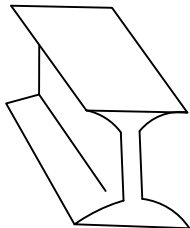
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SITE PLAN

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BUILDING PLAN
SCALE: 1/32" = 1'



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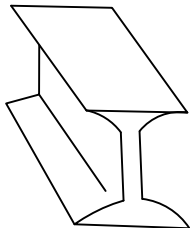
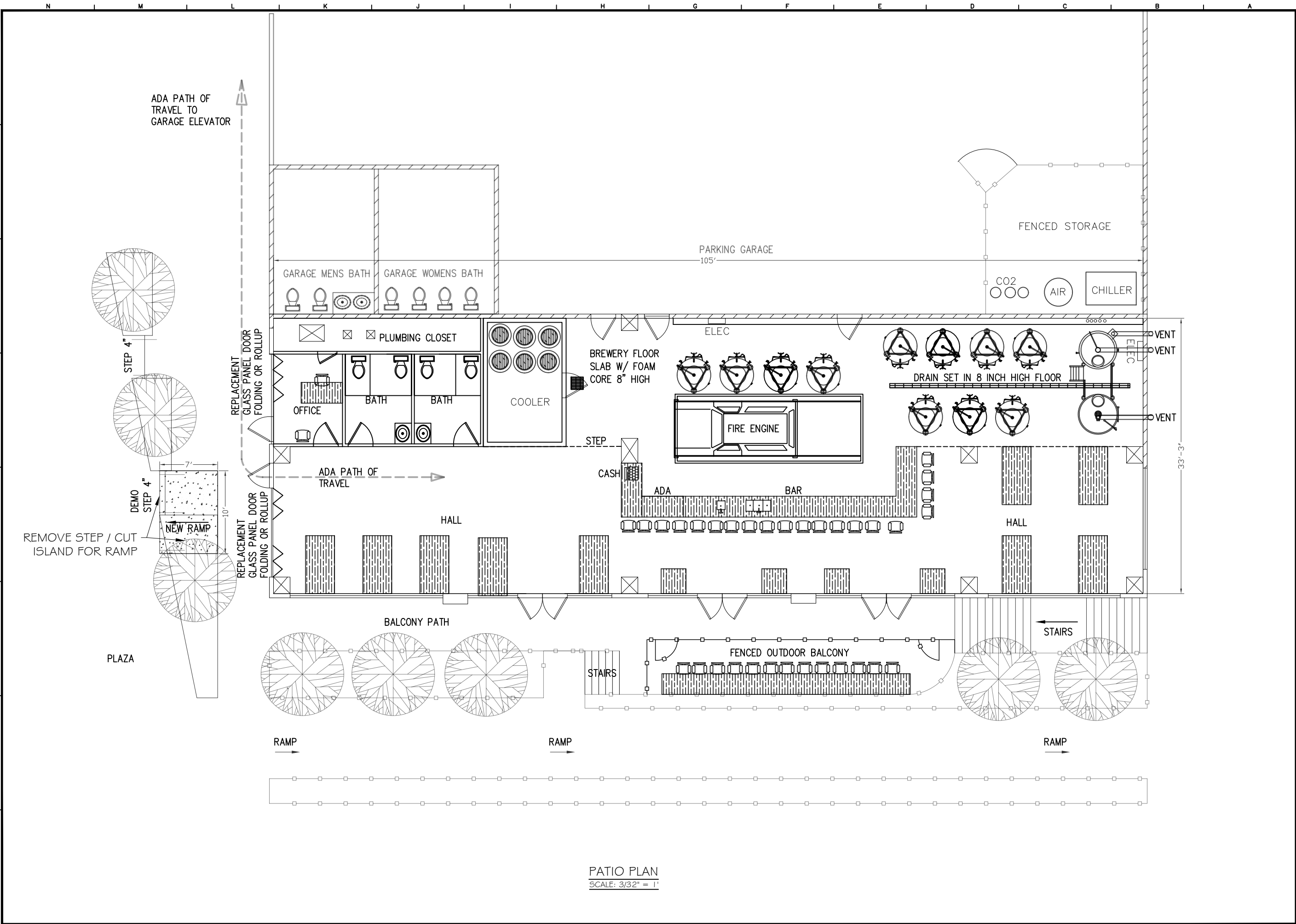
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GARAGE PLAN

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C. Taras

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Sheet Title

PATIO PLAN

Date

2-17-2023

File Number

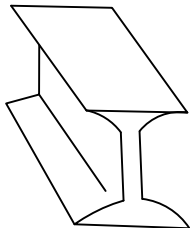
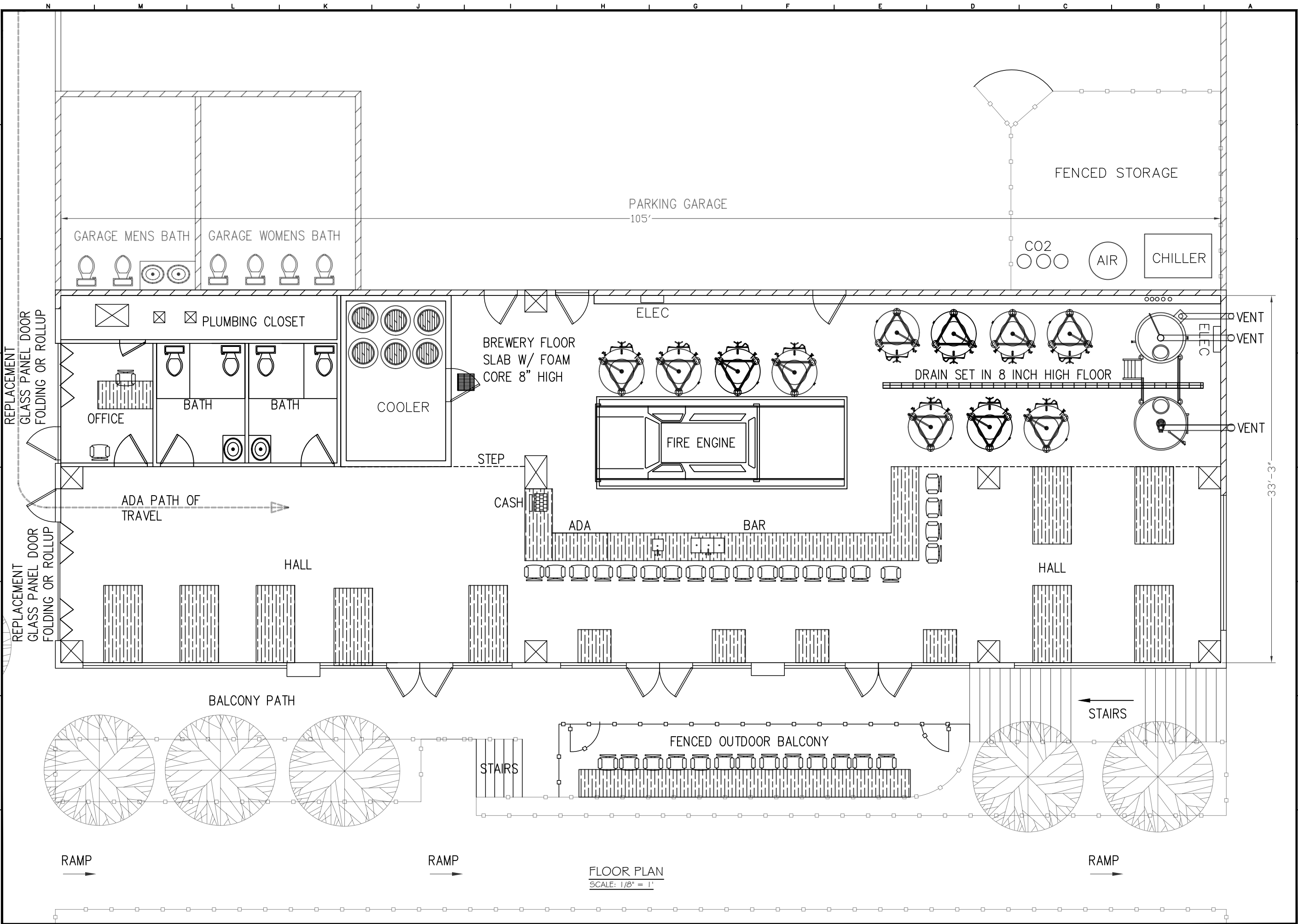
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Drawn

C. Taras

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Sheet Title

FLOOR PLAN

Date

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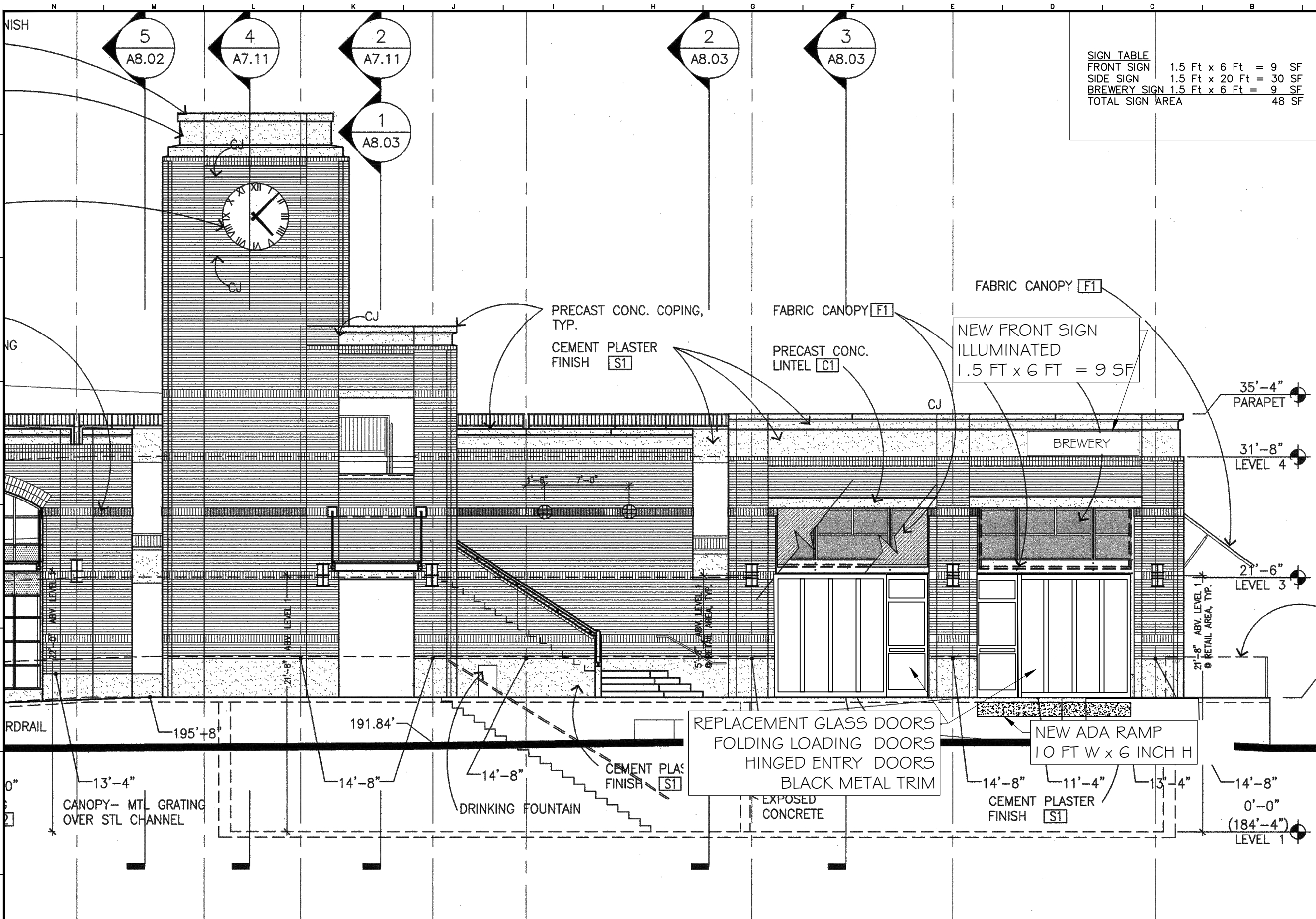
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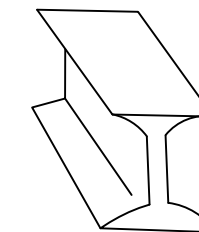
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ELEVATION FRONT
SCALE: NTS



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ELEVATION FRONT

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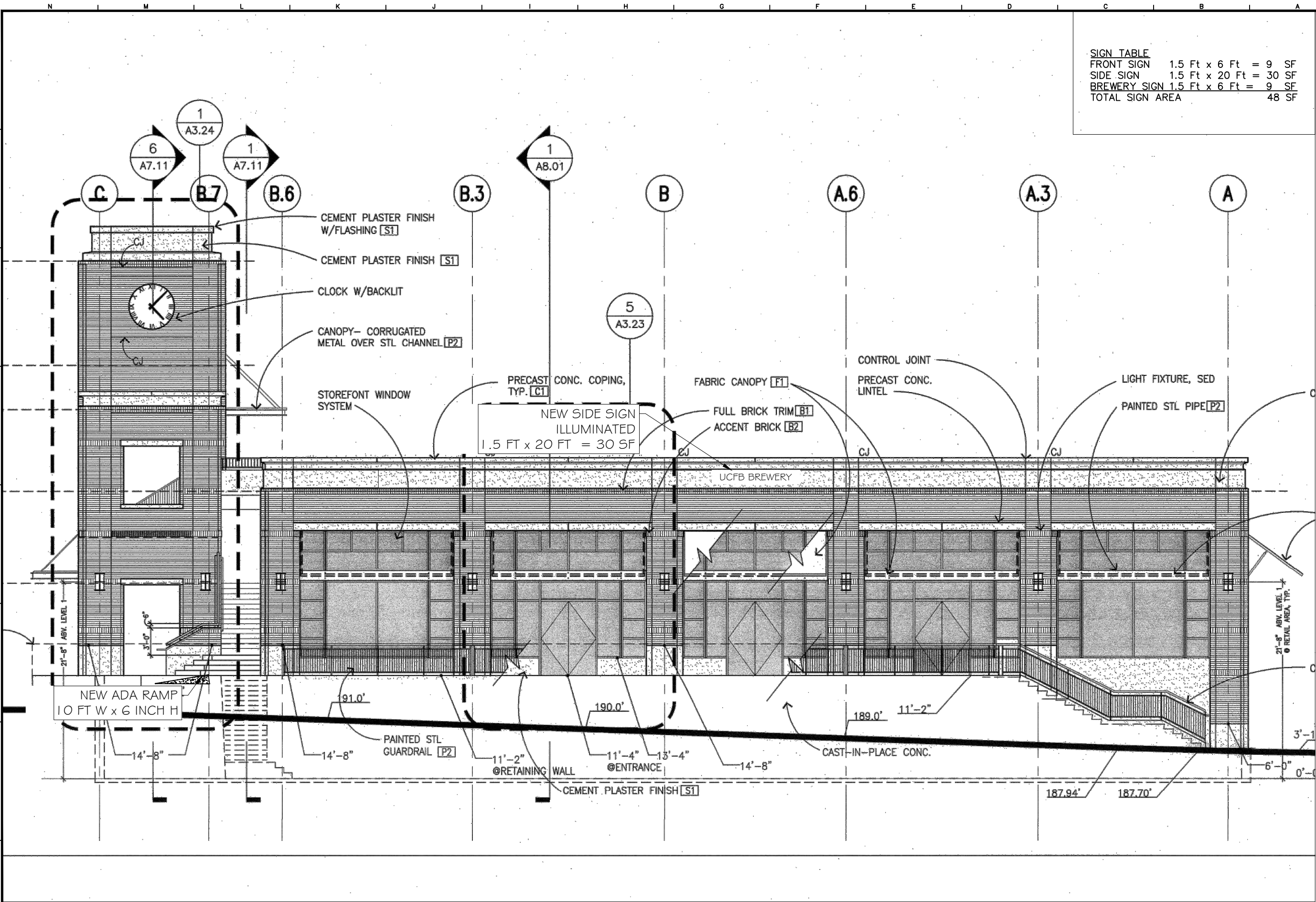
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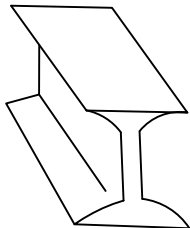
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SIGN TABLE		
FRONT SIGN	1.5 Ft x 6 Ft =	9 SF
SIDE SIGN	1.5 Ft x 20 Ft =	30 SF
BREWERY SIGN	1.5 Ft x 6 Ft =	9 SF
TOTAL SIGN AREA		48 SF

ELEVATION SIDE
SCALE: NTS



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ELEVATION
SIDE

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Sheet Scale	Sheet Number
A-5	

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