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
Sprinkler Protected

Total Suite Floor Area: 3422 SF gross
Occupied Floor Area: 3200 SF net
Adjacent Use: Parking Garage

PROJECT INFORMATION
Scope of Work:
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.

VOCATION MAP

UNCLE CHARLIE'S FIREHOUSE AND BREW LOCATION

OCCUPANT LOAD

<table>
<thead>
<tr>
<th>ROOM</th>
<th>AREA [SF]</th>
<th>Occupancy</th>
<th>FUNCTION</th>
<th>SF / Person</th>
<th>Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tavern</td>
<td>2234</td>
<td>A-2</td>
<td>Assembly</td>
<td>15</td>
<td>149</td>
</tr>
<tr>
<td>Walk-In Cooler</td>
<td>330</td>
<td>S-2 Low Hazard Storage</td>
<td>Storage</td>
<td>300</td>
<td>1</td>
</tr>
<tr>
<td>Brewery</td>
<td>590</td>
<td>F-2 Low Hazard Factory</td>
<td>Brewery</td>
<td>30</td>
<td>19</td>
</tr>
<tr>
<td>Bathrooms &amp; Office</td>
<td>270</td>
<td>B - Business</td>
<td>Bath Office</td>
<td>100</td>
<td>3</td>
</tr>
<tr>
<td>Total (Occupied Area)</td>
<td>3200</td>
<td></td>
<td></td>
<td></td>
<td>172</td>
</tr>
</tbody>
</table>

INFRAREDUTRE IMPROVEMENT INC
P.O. BOX 746
FOLSOM, CA 95633
1-916-747-6694
Curt.Taras@Gmail.com
Copyright 2023
www.InfrastructureImprovement.com

CLIENT:
UNCLE CHARLIES FIREHOUSE AND BREW
Taryn Grows
tcfbeer@gmail.com
1-916-835-8188

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
Sprinkler Protected

Total Suite Floor Area: 3422 SF gross
Occupied Floor Area: 3200 SF net
Adjacent Use: Parking Garage
PROPOSED BREWERY
NEW ADA RAMP
10 FT W x 6 INCH H

THIS ADA RAMP WAS NOT BUILT. STEP IS HERE INSTEAD.

BUILDING PLAN
SCALE: 1/32" = 1'

CLIENT:
UNCLE CHARLIE'S FIREHOUSE AND BREW
UcfbBeer@gmail.com
1-916-835-8188

INFRASTRUCTURE IMPROVEMENT INC
P.O. BOX 746
FOLSOM, CA 95633
916-747-6694
Curt.Taras@gmail.com
Copyright 2023
www.InfrastructureImprovement.com

CLIENT
UNCLE CHARLIE'S FIREHOUSE AND BREW
Taryn Grows
UcfbBeer@gmail.com
1-916-835-8188

INFRASTRUCTURE IMPROVEMENT INC
P.O. BOX 746
FOLSOM, CA 95633
916-747-6694
Curt.Taras@gmail.com
Copyright 2023
www.InfrastructureImprovement.com

GARAGE PLAN

BUILDING PLAN
SCALE: 1/32" = 1'

CLIENT:
UNCLE CHARLIE'S FIREHOUSE AND BREW
UcfbBeer@gmail.com
1-916-835-8188

INFRASTRUCTURE IMPROVEMENT INC
P.O. BOX 746
FOLSOM, CA 95633
916-747-6694
Curt.Taras@gmail.com
Copyright 2023
www.InfrastructureImprovement.com
ELEVATION FRONT

REPLACEMENT GLASS DOORS
FOLDING LOADING DOORS
HINGED ENTRY DOORS
BLACK METAL TRIM

NEW FRONT SIGN ILLUMINATED
1.5 FT x 6 FT = 9 SF

SIGN TABLE
FRONT SIGN  1.5 FT x 6 FT = 9 SF
SIDE SIGN  1.5 FT x 20 FT = 30 SF
NEW FRONT SIGN  1.5 FT x 6 FT = 9 SF
TOTAL SIGN AREA  48 SF

NEW ADA RAMP
10 FT W x 6 INCH H

BREWERY

BLACK METAL TRIM

Fabric canopy

Precast conc. coping, typ.
Cement plaster finish

Canopy - MTL grating over stl channel
Drinking fountain
Exposed concrete

ELEVATION FRONT
SCALE 1/128