

CHANGE OF USE: Fantasy Elixirs - Cannabis Beverage Manufacturing SAN LEANDRO, CA

EXHIBIT A

REV. DATE NO.

SITE PLAN (EXISTING BUILDING & PARKING) SCALE 1" = 24'

PROJECT DATA DESCRIPTION

Building - Project Area: Fantasy Elixirs and Medicinals - 935 SQ FT NET FLOOR AREA*
 HOUSE KOMBUCHA BREWERY - 3,560 SQ FT NET FLOOR AREA*
 COMBINED - 4,495 SQ FT NET FLOOR AREA*
 4,650 SQ FT GROSS FLOOR AREA*
*GROSS & NET AREAS PER CBC 200 DEFINITIONS

Construction Type: TYPE III B

Existing Use: KOMBUCHA BEVERAGE PRODUCTION & BOTTLING

Proposed Use: Addition of Cannabis Beverage Manufacturing in a Separate Secure Area

Sprinkler System: NONE

Title 24: LIGHTING TO REMAIN THE SAME

Occupancy Load: OCCUPANCY CLASSIFICATION GROUPS F-2, S-2 & B**
 OCCUPANT LOAD CANNABIS BEVERAGE CO-PACKING AREA = 8.5
 OCCUPANT LOAD HOUSE KOMBUCHA PRODUCTION AREAS = 14.1
 TOTAL COMBINED OCCUPANT LOAD = 22.6
 ALL FOOD PROCESSING AREAS HAVE < 50 OCC. LOAD.; ONE EXIT PER CBC TABLE 1015.5
 OFFICE AREAS HAVE < 50 OCC. LOAD.; ONE EXIT PER CBC TABLE 1015.5

OCCUPANCY LOAD FACTOR CHART (PER CBC TABLE 1004.1.2)

| ROOM(S) | FUNCTION OF SPACE | OCCUPANCY GROUP | OCCUPANT LOAD FACTOR (OLF) | SQUARE FOOTAGE (SQ. FT.) | OCCUPANT LOAD (OL=(SQ.FT.)/(OLF)) |
|--|------------------------|-----------------|----------------------------|--------------------------|-----------------------------------|
| CANNABIS BEVERAGE CO-PACKING AREAS: | | | | | |
| SECURE STORAGE | STORAGE STOCK | B** | 300 | 120 | TOTAL = 8.6 |
| CANNABIS BEVERAGE CO-PACKING | INDUSTRIAL | F-2 | 100 | 565 | 0.4 |
| CANNABIS CO-PACKING HALL | INDUSTRIAL | F-2 | 100 | 140 | 5.7 |
| OFFICE/RECEPTION (SHARED SPACE) | BUSINESS AREA | B** | 100 | 220 x 50% = 110 | 1.4 |
| HOUSE KOMBUCHA BEVERAGE PRODUCTION AREAS: | | | | | |
| OFFICE/RECEPTION (SHARED SPACE) | BUSINESS AREA | B** | 100 | 220 x 50% = 110 | TOTAL = 1.1 |
| EMPLOYEE RM | BUSINESS AREA | B** | 100 | 100 | 1.0 |
| SMALL STORAGE | WAREHOUSE | S-2 | 500 | 50 | 0.1 |
| FOOD PROCESSING ZONE | INDUSTRIAL | F-2 | 100 | 300 | 3.0 |
| PACKAGING AREA | INDUSTRIAL | F-2 | 100 | 490 | 4.9 |
| (N) FERMENTATION ROOM | WAREHOUSE | S-2 | 500 | 400 | 0.8 |
| SHIPPING & STORAGE AREA | WAREHOUSE | S-2 | 500 | 1220 | 2.4 |
| WALK-IN COOLER | WAREHOUSE | S-2 | 500 | 890 | 1.8 |
| CORRIDORS AND RESTROOM* | (UNOCCUPIED ACCESSORY) | - | - | 155* | - |
| | | | | 4,495 NET | COMBINED=23.7 |

**ACCESSORY OCCUPANCIES (AT LESS THEN 10% OF TOTAL AREA) *NOT INCLUDED IN NET AREA PER CBC SEC. 200

PROJECT DIRECTORY

OWNER:
 RANA CHANG
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 San Leandro, CA 94577
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DESIGN/DRAFTING:
 GLENN CUNNINGHAM
 434 45th AVENUE
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glenn3cc@att.net

SCOPE OF WORK

CHANGE OF USE TO CONVERT PART OF EXISTING HOUSE KOMBUCHA BEVERAGE PRODUCTION AND BOTTLING BUSINESS TO A CANNABIS BEVERAGE CO-PACKING BUSINESS. THIS WILL INVOLVE THE FOLLOWING WORK

1. SECURE DOORS AND GATES AROUND PROPOSED CANNABIS PRODUCTION AND STORAGE AREAS.
2. NEW MOP SINK AND HAND SINK IN CANNABIS PRODUCTION AREA.

APPLICABLE CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS AS PRESCRIBED BY THE LOCAL CITY & COUNTY. CODES SHALL INCLUDE BUT ARE NOT NECESSARILY LIMITED TO:

2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE,

2016 CA GREEN BUILDING STANDARDS CODE

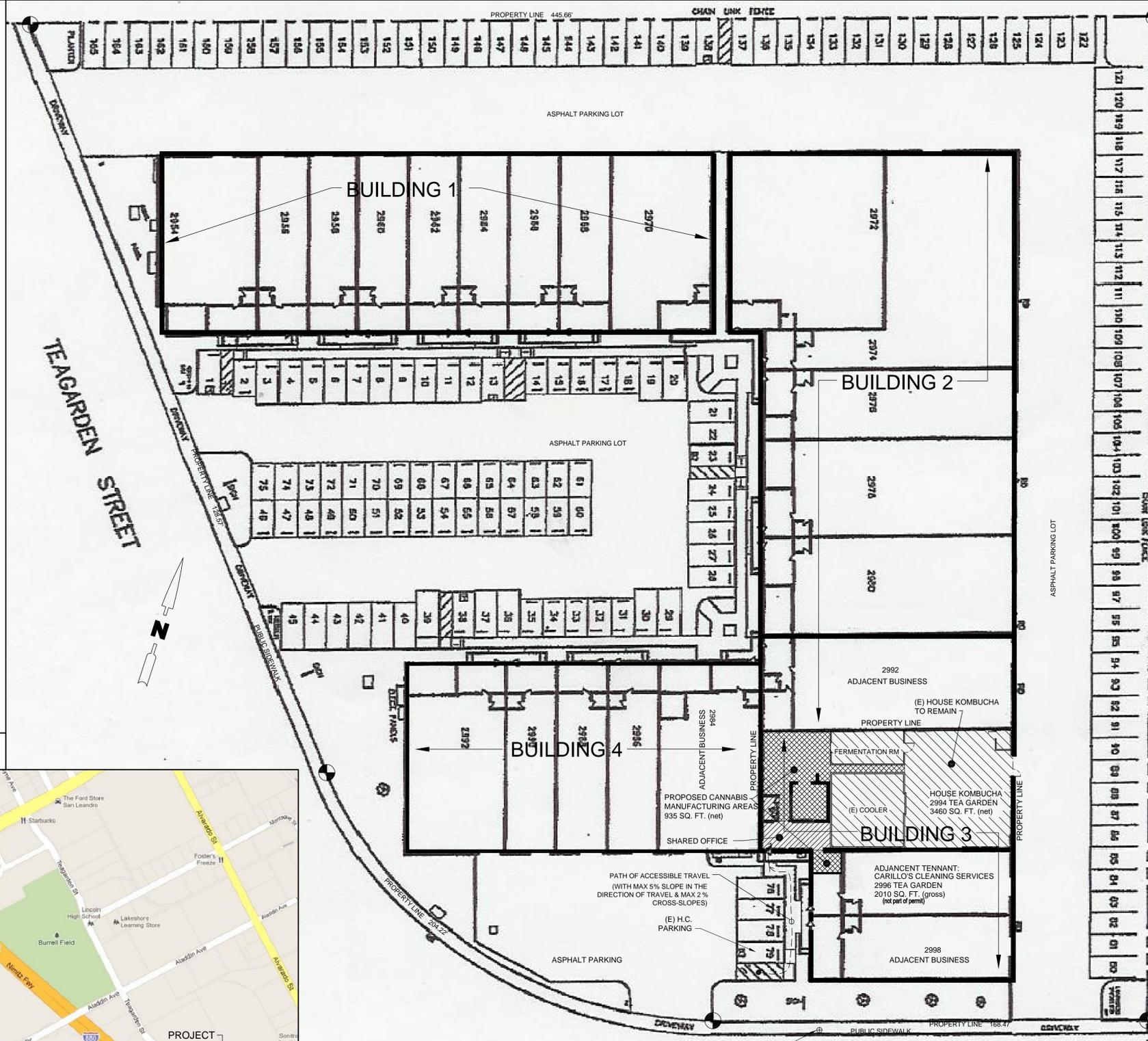
FEDERAL AND STATE DISABILITY GUIDELINES AND REGULATIONS AND ANY OTHER STATE REGULATIONS, CODES, & ORDINANCES AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL CITY & COUNTY THAT ARE APPLICABLE TO THIS PROJECT.

SHEET INDEX

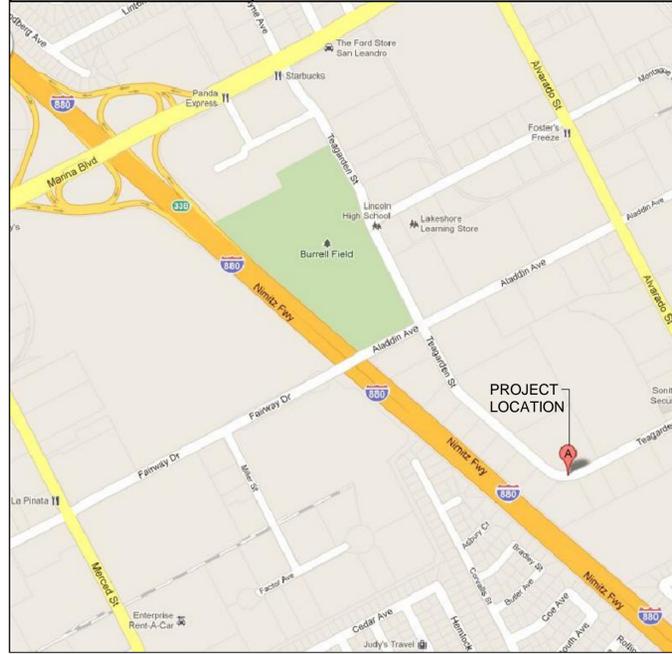
A-0 COVER SHEET, VICINITY MAP, SITE PLAN, PROJECT DATA

A-1 EXISTING FLOOR PLAN FOR HOUSE KOMBUCHA

A-2 PROPOSED FLOOR PLAN W/ CANNABIS BEVERAGE PRODUCTION/BOTTLING.



VICINITY MAP

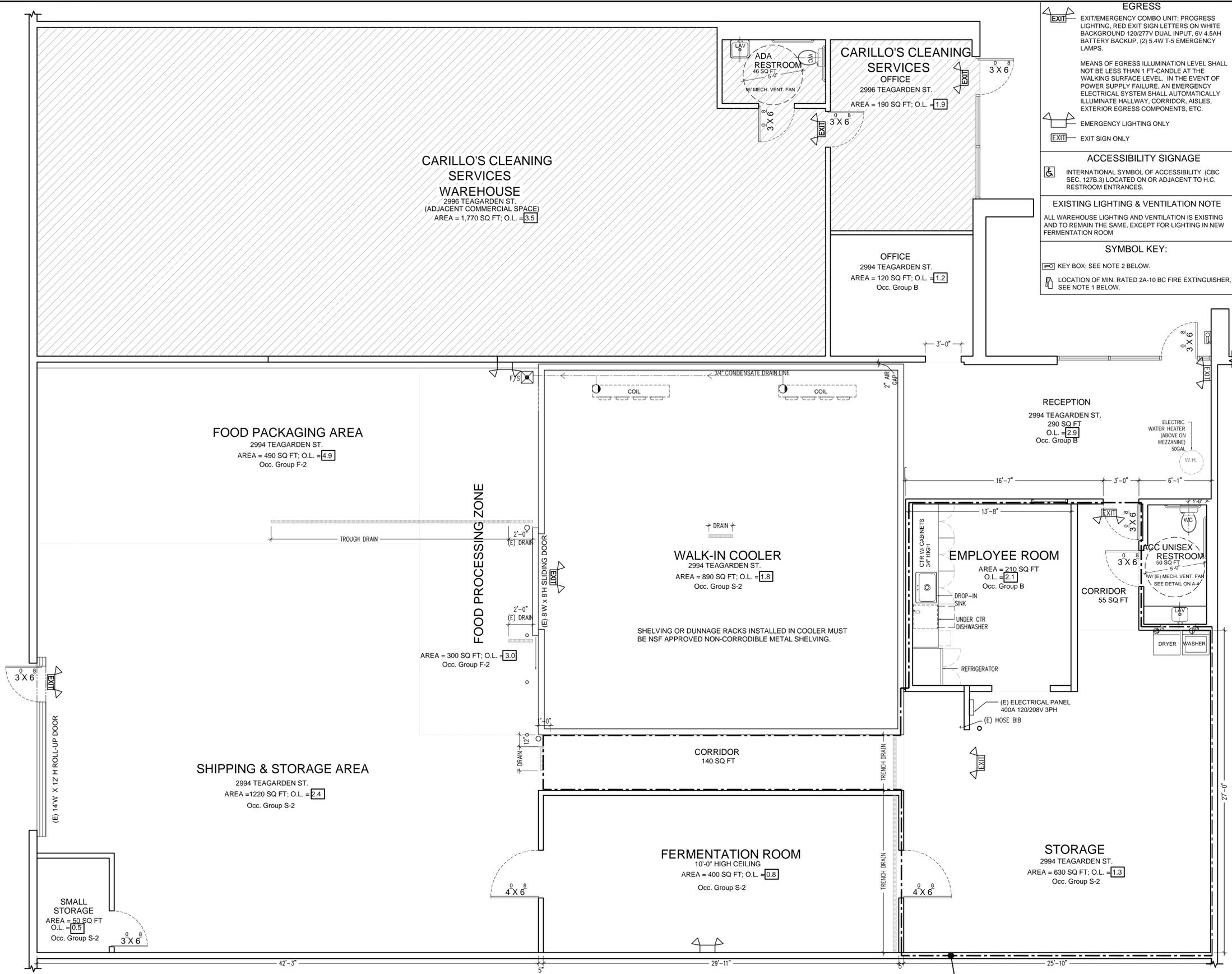


DESIGN & DRAFTING:
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 E-MAIL: glenn3cc@att.net

CHANGE OF USE: Fantasy Elixirs
 Cannabis Beverage Manufacturing
 2994 TEAGARDEN ST.
 SAN LEANDRO, CA

Date: 8/29/19
 Drawn: GCC
 Sheet: A-0

| REV. | DATE | NO. |
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EGRESS
 EXIT/EMERGENCY COMBO UNIT; PROGRESS LIGHTING, RED EXIT SIGN LETTERS ON WHITE BACKGROUND 120/277V DUAL INPUT, 6V 4.5AH BATTERY BACKUP, (2) 5.4W T-5 EMERGENCY LAMPS.
 MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FT-CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE HALLWAY, CORRIDOR, AISLES, EXTERIOR EGRESS COMPONENTS, ETC.
 EMERGENCY LIGHTING ONLY
 EXIT SIGN ONLY

ACCESSIBILITY SIGNAGE
 INTERNATIONAL SYMBOL OF ACCESSIBILITY (CBC SEC. 127B.3) LOCATED ON OR ADJACENT TO H.C. RESTROOM ENTRANCES.

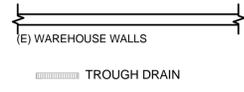
EXISTING LIGHTING & VENTILATION NOTE
 ALL WAREHOUSE LIGHTING AND VENTILATION IS EXISTING AND TO REMAIN THE SAME, EXCEPT FOR LIGHTING IN NEW FERMENTATION ROOM

SYMBOL KEY:
 KEY BOX; SEE NOTE 2 BELOW.
 LOCATION OF MIN. RATED 2A-10 BC FIRE EXTINGUISHER, SEE NOTE 1 BELOW.

EXISTING FLOOR PLAN

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

WALL SYMBOLS



PROJECT AREA

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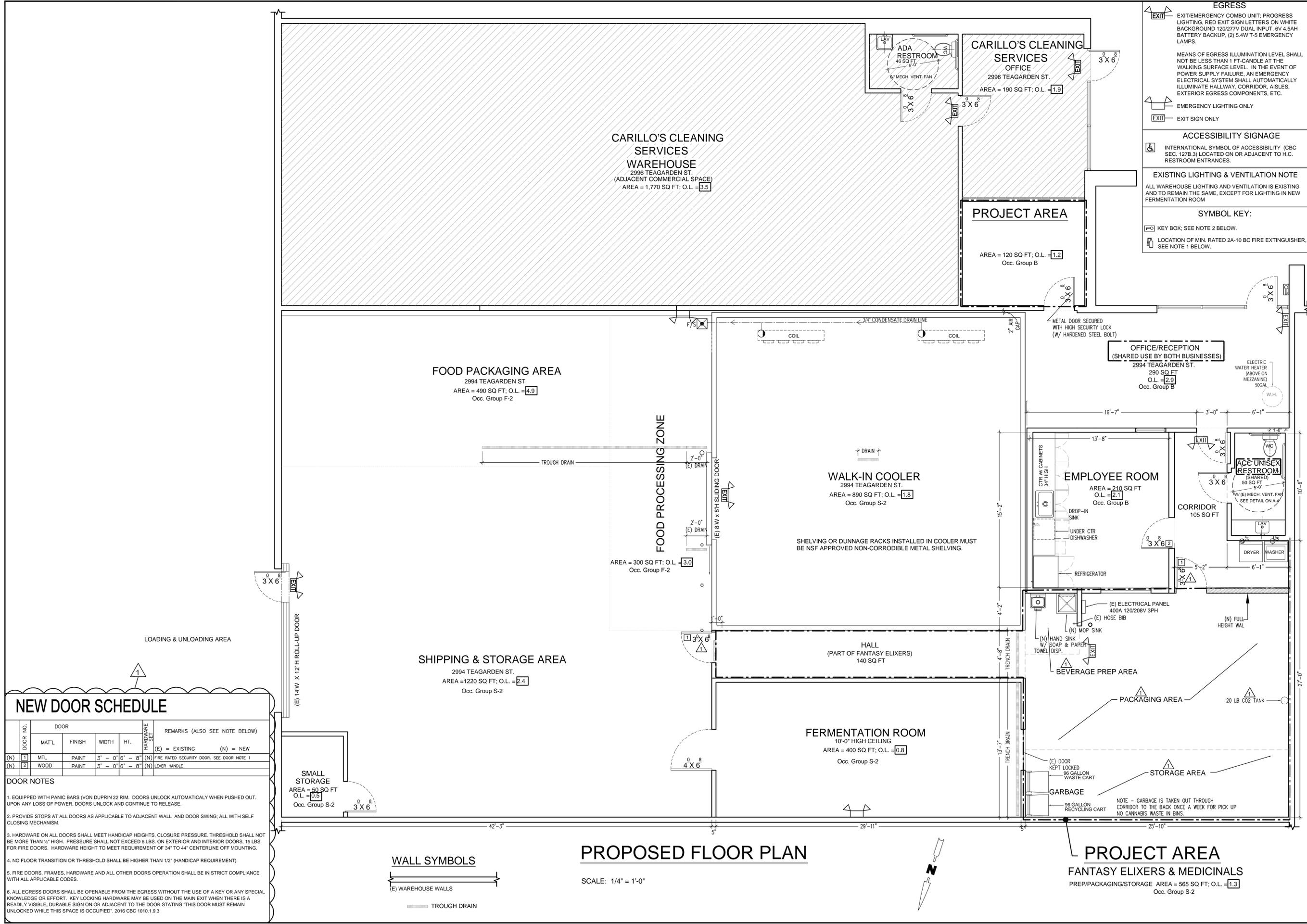
**CHANGE OF USE: Fantasy Elixirs
 Cannabis Beverage Manufacturing**
 2994 TEAGARDEN ST.
 SAN LEANDRO, CA

Date: 7/26/19

Drawn: GCC

Sheet: A-1

| REV. | DATE | NO. |
|----------|------|-----|
| 10/12/19 | | 1 |



EGRESS
 EXIT/EMERGENCY COMBO UNIT; PROGRESS LIGHTING, RED EXIT SIGN LETTERS ON WHITE BACKGROUND 120/27V DUAL INPUT, 6V 4.5AH BATTERY BACKUP, (2) 5.4W T-6 EMERGENCY LAMPS.
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NEW DOOR SCHEDULE

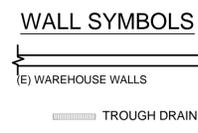
| DOOR NO. | MAT'L | FINISH | WIDTH | HT. | HARDWARE SET | REMARKS (ALSO SEE NOTE BELOW) |
|----------|-------|--------|---------|---------|--------------|---|
| (N) [1] | MTL | PAINT | 3' - 0" | 6' - 8" | (N) | FIRE RATED SECURITY DOOR. SEE DOOR NOTE 1 |
| (N) [2] | WOOD | PAINT | 3' - 0" | 6' - 8" | (N) | LEVER HANDLE |

DOOR NOTES

- EQUIPPED WITH PANIC BARS (VON DUPRIN 22 RIM). DOORS UNLOCK AUTOMATICALLY WHEN PUSHED OUT. UPON ANY LOSS OF POWER, DOORS UNLOCK AND CONTINUE TO RELEASE.
- PROVIDE STOPS AT ALL DOORS AS APPLICABLE TO ADJACENT WALL AND DOOR SWING; ALL WITH SELF CLOSING MECHANISM.
- HARDWARE ON ALL DOORS SHALL MEET HANDICAP HEIGHTS. CLOSURE PRESSURE THRESHOLD SHALL NOT BE MORE THAN 1/2" HIGH. PRESSURE SHALL NOT EXCEED 5 LBS. ON EXTERIOR AND INTERIOR DOORS, 15 LBS. FOR FIRE DOORS. HARDWARE HEIGHT TO MEET REQUIREMENT OF 34" TO 44" CENTERLINE OFF MOUNTING.
- NO FLOOR TRANSITION OR THRESHOLD SHALL BE HIGHER THAN 1/2" (HANDICAP REQUIREMENT).
- FIRE DOORS, FRAMES, HARDWARE AND ALL OTHER DOORS OPERATION SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES.
- ALL EGRESS DOORS SHALL BE OPENABLE FROM THE EGRESS WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHILE THIS SPACE IS OCCUPIED". 2016 CBC 1010.1.9.3

PROPOSED FLOOR PLAN

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



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