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Chandler

All-America City

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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division - PZ Memo No. 15-098**

DATE: NOVEMBER 4, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: LUP15-0018 VINUM 55 CHANDLER

Request: Liquor Use Permit approval for liquor sampling under a Series 7 Beer and Wine Bar License and to sell liquor under a Series 10 Beer and Wine Store License in a new wine tasting and wine storage facility

Location: 2577 West Queen Creek Road, the southwest corner of Dobson and Queen Creek roads in Downtown Ocotillo

Applicant: John Finn

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval, subject to conditions.

BACKGROUND

Vinum 55 Chandler is a new wine tasting and wine storage business to be located at 2577 West Queen Creek Road, the southwest corner of Dobson and Queen Creek roads in Downtown Ocotillo. The business will lease approximately 3,000 sq. ft. of tenant space in a new building with an anticipated opening in November, 2015.

The request is for Liquor Use Permit approval for liquor sampling under a Series 7 Beer and Wine Bar License and to sell liquor under a Series 10 Beer and Wine Store License in a new wine tasting and wine storage facility.

The approximately 500 sq. ft. tasting room is located on the ground level with a 2,500 sq. ft. climate-controlled wine storage area in the basement. Hours of operation are proposed from 9 a.m. until 6 p.m., Monday through Saturday, with wine tasting events to occur from 5 p.m. until 7 p.m. Wine storage lockers, located in the basement, will be accessible only during normal

business hours. Two employees, a Cellar Manager and an Assistant Cellar Manager will staff the business.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 7, 2015. No one other than the applicant attended.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP15-0018 VINUM 55 CHANDLER, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.

2. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license and a Series 10 Beer and Wine Store license, and any change of licenses shall require reapplication and new Liquor Use Permit approval.

3. The Liquor Use Permit is non-transferable to any other location.

4. The site shall be maintained in a clean and orderly manner.

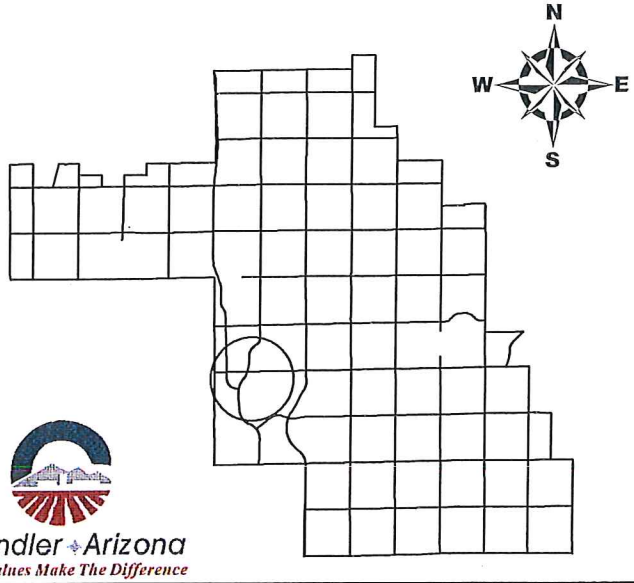
PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit LUP15-0018 VINUM 55 CHANDLER, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Narrative

Vicinity Map

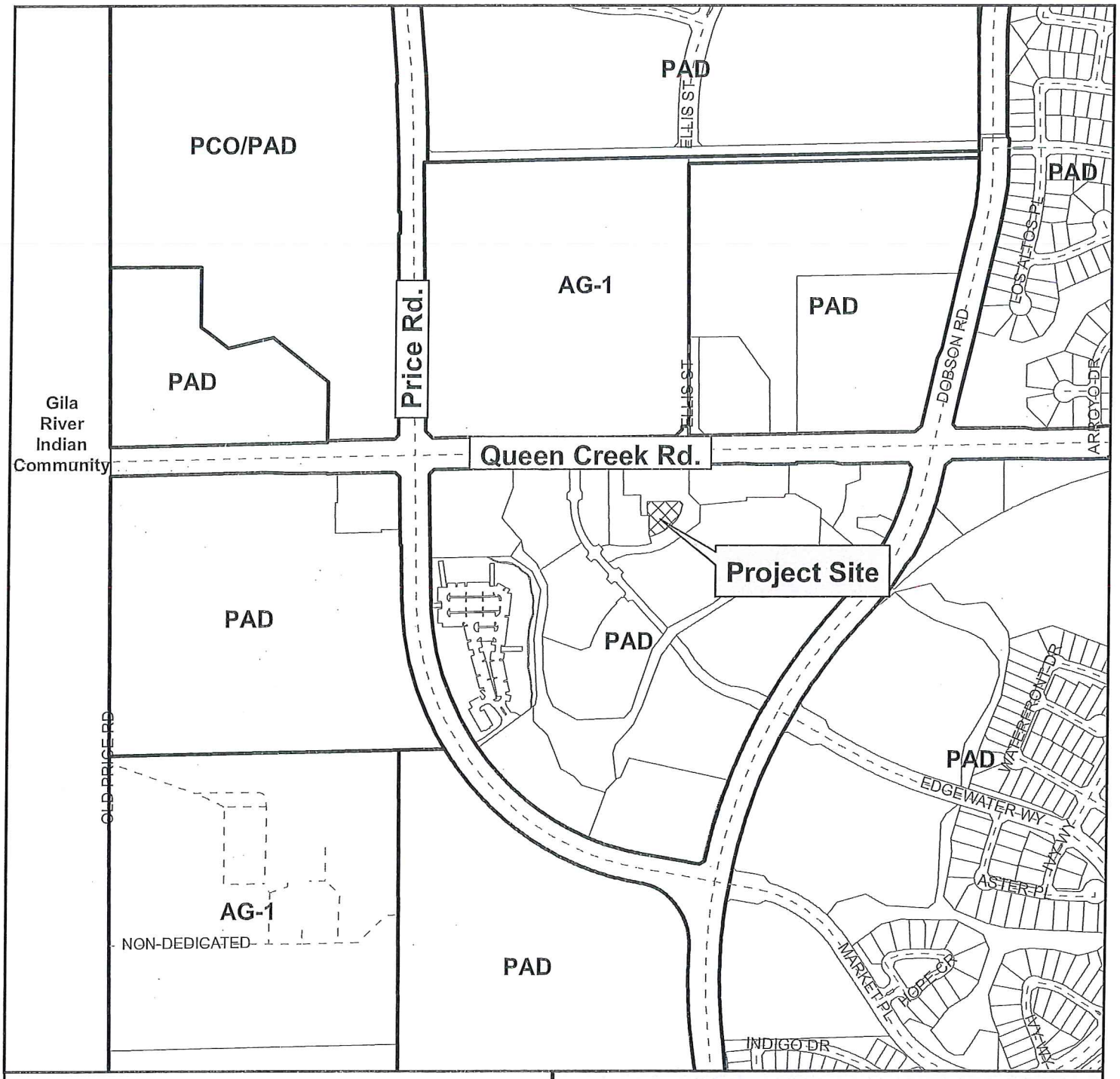


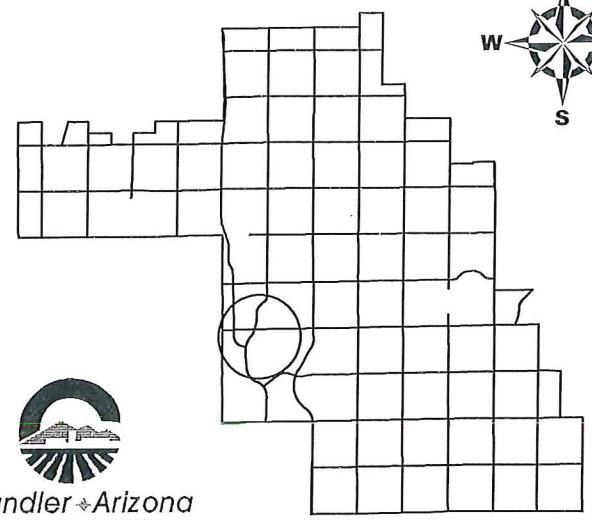
LUP15-0018

Vinum 55 Chandler
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/16/2015





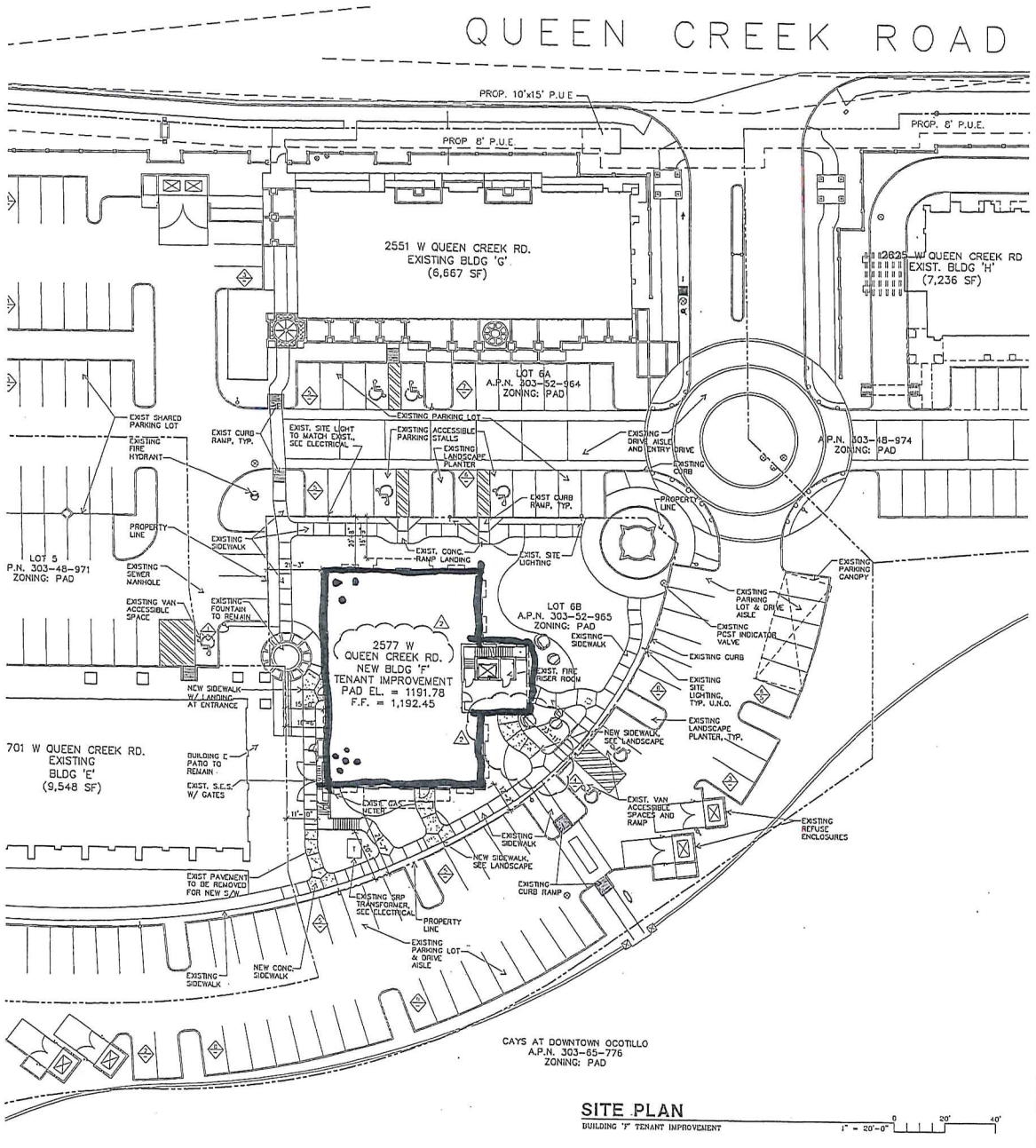
Chandler Arizona
Where Values Make The Difference

Vicinity Map

LUP15-0018

Vinum 55 Chandler
Liquor Use Permit

CITY OF CHANDLER 9/16/2015



SITE PLAN
BUILDING 'F' TENANT IMPROVEMENT
1" = 20'-0"

N

SITE PLAN

Contractor must verify all dimensions at project before proceeding with this work.
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△2 02 SEPT 15 – OWNER CHANGES

Revision to Permit
TNT15-0292

BUILDING F

2577 W QUEEN CREEK RD
CHANDLER, ARIZONA

DOWNTOWN
OCOTILLO
CHANDLER, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 33609
MICHAEL ROBIN BENNING
02 SEPT 2015
ARIZONA U.S.A.
EXPIRES: 3/31/17

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891

ARCHITECTURE AND PLANNING

1.10
1248.1

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3 Sep 2015

BASEMENT
FLOOR PLAN

DOOR GENERAL NOTES

(THE FOLLOWING ITEMS APPLY TO ALL NEW AND EXISTING DOORS THE CONTRACTOR IS RESPONSIBLE FOR VERIFING ALL DOORS MEET THESE GENERAL STANDARDS)

1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 5-POUND FORCE, AND THE DOOR SHALL BE SET IN MOTION WHEN SUBJECT TO A 30- POUND FORCE. THE DOOR SHALL SWING TO FULL OPEN POSITION WHEN SUBJECTED TO 5-POUND FORCE.

2. PROVIDE ASTRAGALS AT ACTIVE EXTERIOR DOOR LEAFS.

3. PROVIDED WEATHERSTRIPPING AT EXTERIOR DOOR HEADS, JAMBS AND SILLS.

4. ILLUMINATED EXIT SIGNS TO HAVE A MINIMUM OF 6" HIGH LETTERS.

5. PROVIDE POSITIVE KEY-LOCKING CYLINDER FACE OF DOOR OR AS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

6. PROVIDED CYLINDER GUARDS ON ALL MORTISE OR RIM TYPE CYLINDER FACE OF DOOR OR AS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

7. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM OF 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

8. PROVIDE LEVER TYPE HARDWARE PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE IN COMPLIANCE WITH ADAAG 4.32.4 (30" TO 44" A.F.F.)

9. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

10. PROVIDE AT ALL MAIN ENTRY DOORS A READILY VISIBLE AND DURABLE SIGN ADJACENT TO OR ON THE DOOR STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED", LETTERS SHOULD BE AT LEAST 1" HIGH ON A CONTRASTING BACKGROUND.

11. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.

12. ANY SELF-CLOSING DOORS SHALL REMAIN OPEN FOR MIN. OF 10 SECONDS.

DOOR SIGNAGE NOTES

1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10

2. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED (3"MIN)

3. LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE. SANS SERIF OR SIMPLE TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16MM) HIGH, BUT NO HIGHER THAN 2" (50MM) PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTIONS PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" (152MM) MINIMUM IN HEIGHT.

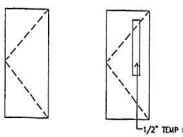
4. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL MATTE OR OTHER NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WHITE CHARACTERS ON A BLACK BACKGROUND.

5. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 IN (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" (76MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

DOOR SCHEDULE

NO.	SIZE	FROM	TO	TYPE	MATERIAL	FRAME	HARDWARE	REMARKS
310	3'-0" X 7'-0" X 1-3/4"	LOBBY	WINE STORAGE	A	WD SOLID CORE	1	A	-
104	3'-0" X 7'-0" X 1-3/4"	HALLWAY	W TLT RM	A	WD SOLID CORE	1	c	-
104A	2'-6" X 7'-0" X 1-3/4"	W TLT RM	STALL	A	WD SOLID CORE	1	b	-
104B	2'-6" X 7'-0" X 1-3/4"	W TLT RM	STALL	A	WD SOLID CORE	1	b	-
104C	2'-6" X 7'-0" X 1-3/4"	W TLT RM	ADA STALL	A	WD SOLID CORE	1	b	-
103	3'-0" X 7'-0" X 1-3/4"	HALLWAY	M TLT RM	A	WD SOLID CORE	1	c	-
103A	2'-6" X 7'-0" X 1-3/4"	M TLT RM	STALL	A	WD SOLID CORE	1	b	-
110	3'-0" X 8'-0" X 1-3/4"	FOYER	SUITE 110 - TASTING ROOM	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
130	3'-0" X 8'-0" X 1-3/4"	HALLWAY	RECEPTION - FIRST AZ TITLE	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
131	3'-0" X 8'-0" X 1-3/4"	RECEPTION	STORAGE RM	A	WD SOLID CORE	1	e	-
132	3'-0" X 8'-0" X 1-3/4"	RECEPTION	OFFICE 132	B	WD SOLID CORE	1	a	1/4" TEMP GLASS SIDE LITE
133	3'-0" X 8'-0" X 1-3/4"	RECEPTION	CONFERENCE	B	GLASS	3	f	1/2" FRAMELESS GLASS
134	3'-0" X 8'-0" X 1-3/4"	HALLWAY	OFFICE 134	B	WD SOLID CORE	2	a	1/4" TEMP GLASS SIDE LITE
135	3'-0" X 8'-0" X 1-3/4"	HALLWAY	OFFICE 135	B	WD SOLID CORE	2	a	1/4" TEMP GLASS SIDE LITE
136	3'-0" X 8'-0" X 1-3/4"	HALLWAY	OFFICE 136	B	WD SOLID CORE	1	a	1/4" TEMP GLASS SIDE LITE
137	3'-0" X 8'-0" X 1-3/4"	HALLWAY	OFFICE 137	B	WD SOLID CORE	1	a	1/4" TEMP GLASS SIDE LITE
139	3'-0" X 8'-0" X 1-3/4"	HALLWAY	COPY RM	B	WD SOLID CORE	1	c	1/4" TEMP GLASS SIDE LITE
140	3'-0" X 8'-0" X 1-3/4"	HALLWAY	BREAK RM	B	WD SOLID CORE	2	c	1/4" TEMP GLASS SIDE LITE
150	3'-0" X 8'-0" X 1-3/4"	FOYER	SUITE 150 - VACANT	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
204	3'-0" X 7'-0" X 1-3/4"	HALLWAY	W TLT RM	A	WD SOLID CORE	1	c	-
204A	2'-6" X 7'-0" X 1-3/4"	W TLT RM	STALL	A	WD SOLID CORE	1	b	-
204B	2'-6" X 7'-0" X 1-3/4"	W TLT RM	STALL	A	WD SOLID CORE	1	b	-
204C	2'-6" X 7'-0" X 1-3/4"	W TLT RM	ADA STALL	A	WD SOLID CORE	1	b	-
205	3'-0" X 7'-0" X 1-3/4"	HALLWAY	M TLT RM	A	WD SOLID CORE	1	c	-
205A	2'-6" X 7'-0" X 1-3/4"	M TLT RM	STALL	A	WD SOLID CORE	1	b	-
210	3'-0" X 8'-0" X 1-3/4"	FOYER	SUITE 210 - VACANT	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
220	3'-0" X 8'-0" X 1-3/4"	FOYER	SUITE 220 - VACANT	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
230	3'-0" X 8'-0" X 1-3/4"	FOYER	SUITE 230 - VACANT	B	WD SOLID CORE	2	d	1/4" TEMP GLASS SIDE LITE
301	3'-0" X 7'-10" X 1-3/4"	LOBBY	STOR.	A	MM	1	A	-

DOOR TYPES



A
FLUSH PANEL

B
FLUSH PANEL
W/ VIEW PANEL

NOTE:
ALL WD DOORS TO BE STAIN GRADE. COORD SPECIES AND STAIN W/ TENANT. CLEAR SEAL ALL WD DOORS

HARDWARE SCHEDULE:

a LEVER HARDWARE, 2 PAIR HINGES; OFFICE LOCK SET

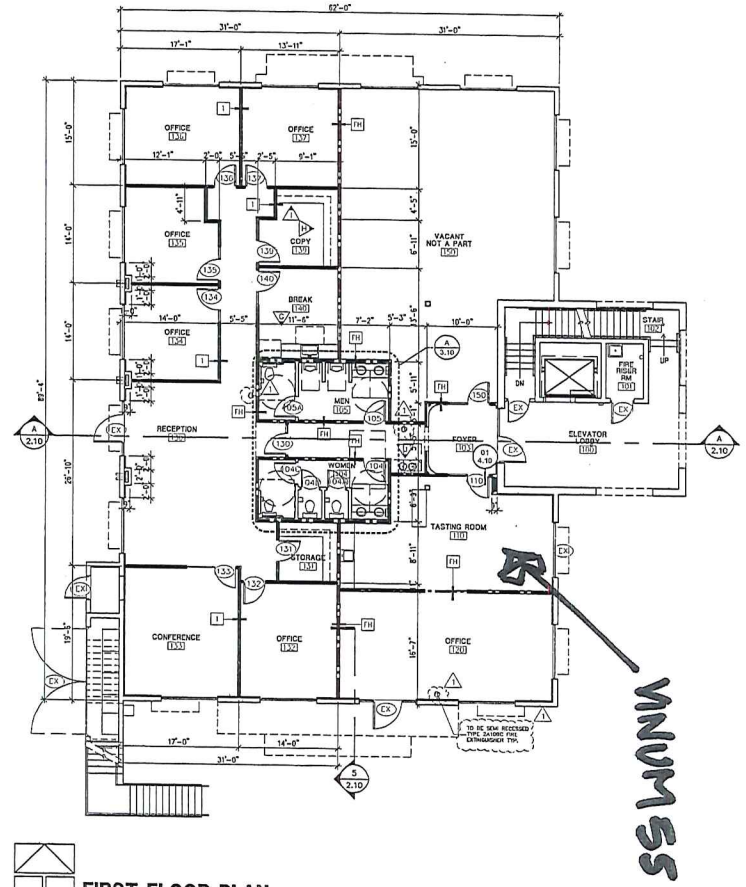
b LEVER HARDWARE, 1.5 PAIR HINGES, PRIVACY LOCK SET, SILENCERS;

c PUSH/PULL, 1.5 PAIR HINGES, KICK PLATE, AUTOMATIC CLOSER

d LEVER HARDWARE, 2 PAIR HINGES, ENTRANCE LOCK SET, AUTOMATIC CLOSER,

e LEVER HARDWARE, 1.5 PAIR HINGES,

f PUSH/PULL, PIVOT HINGES;

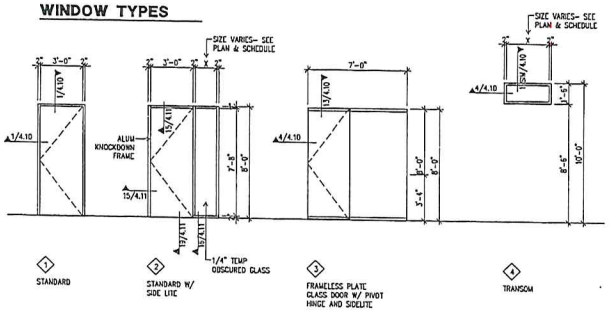


FIRST FLOOR PLAN

TENANT AREA: 2,310 S.F.

SCALE: 1/8" = 1'-0"

WINDOW TYPES



WALL LEGEND

EXISTING WALL

3⅝" M.S @ 16" O.C. W/ 5/8" TYPE X GYP BD BOTH SIDES TO UNDERSIDE OF DECK, T&P. PROVIDE SOUND ATTENUATION INSULATION.

3⅝" M.S @ 16" O.C. W/ 5/8" TYPE X GYP BD BOTH SIDES TO 6" ABOVE CEILING, T&P. PROVIDE SOUND ATTENUATION INSULATION.

NOTE:
PROVIDE MOISTURE RESISTANT GYP BD ON ALL WET WALLS

LEGEND

100 DOOR SYMBOL - SEE DOOR SCHEDULE SEE SHEET 1.12

1 WALL DESIGNATION. SEE WALL LEGEND

INTERIOR ELEVATION SYMBOL - SEE SHEET 3.10

NAME 100 ROOM NAME AND NUMBER - SEE ROOM FINISH SCHEDULE THIS SHEET

DASHED CIRCLE INDICATES 60" DIA TURN AROUND SPACE.

DASHED LINE INDICATES CLEAR FLOOR SPACE REQUIRED

GENERAL NOTES:

1. PROVIDE 1/2" WATER RESISTANT GYP BD ON ALL WET WALLS.
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR ADDITIONAL INFORMATION ON WALL CONSTRUCTION AND BRACING
3. SEE SHEET 4.10 FOR DOOR CLEARANCE REQUIREMENTS
4. ALL DIMENSIONS ARE TAKEN TO CENTER LINE OF WALL UNLESS NOTED OTHERWISE.
4. PROVIDE TRANSITION STRIPS OR REDUCERS AT ALL DISSIMILAR FLOOR MATERIALS.
5. ALL EXTERIOR SIGNAGE REQUIRES SEPARATE PERMIT
6. DIRECTIONAL SIGNAGE INDICATING ROUTE TO NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS AND MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILTY: a)INACCESSIBLE PUBLIC TOILET FACILITIES AND b)ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE.
7. SIGNS STATING EXIT IN RAISED CHARACTERS AND BRAILLE, THAT COMPLY WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR THAT LEADS TO AN AREA OF REFUGE; AN EXTERIOR AREA FOR ASSISTED RESCUE; AN EXIT STAIRWAY; AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

PLUMBING FIXTURE CALCULATIONS:

REQUIRED FOR BUSINESS B OCCUPANCY:
WATER CLOSETS - (F OR M) 1:25 1ST 50, THEN 1:50
LAVATORIES - 1:40 1ST 80, THEN 1:80
DRINKING FOUNTAINS HIGH/LOW - 1:100
OTHER - 1 SERVICE SINK PER FLOOR

OCCUPANT LOAD FOR BSMT & 1ST FLOOR:
BSMT (2385 S.F. / 300) = 8 OCC.
1ST FLOOR (4812 S.F. / 100) = 48 OCC.
THEREFORE: 56 OCC. COMBINED

WATER CLOSETS	- 2(F)	1(M)
URINAL	- 2(M)	
LAVATORIES	- 2(F)	2(M)
DRINKING FOUNTAINS	- 1 HIGH/LOW	
OTHER	- 1 SERVICE SINK	

OCCUPANT LOAD FOR 2ND FLOOR & ROOF DECK:
2ND FLOOR (4812 S.F. / 100) = 48 OCC.
ROOF DECK (749 S.F. / 15) = 49 OCC.
THEREFORE: 97 OCC. COMBINED

WATER CLOSETS	- 3(F)	1(M)
URINAL	- 2(M)	
LAVATORIES	- 2(F)	2(M)
DRINKING FOUNTAINS	- 1 HIGH/LOW	
OTHER	- 1 SERVICE SINK	

ENERGY EFFICIENCY NOTES:

DOORS AND WINDOWS IN THIS PROJECT SHALL MEET OR EXCEED MINIMUM 2012 IECC REQUIREMENTS FOR FENESTRATION.

FIXED FENESTRATION: 0.50 MAX U FACTOR, 0.25 MAX SHGC

OPERABLE FENESTRATION: 0.65 MAX U FACTOR, .025 MAX SHGC

ENTRANCE DOORS: 0.83 MAX U FACTOR, 0.25 MAX SHGC

SEE SHEETS A8.01 & A8.02 FOR OTHER COMCHECK INFORMATION.

CONFIRM THAT BUILDING ENVELOPE PASSES A COMCHECK AND/OR OTHERWISE COMPLIES WITH REQUIRMENTS OF LATEST C.O.C. ADOPTED VERSION AND AMENDMENTS TO IECC AT THE TIME OF SEPERATE FUTURE T.I. SUBMITTAL.

FIRE SPRINKLER & ALARM NOTES:

FIRE SPRINKLER & ALARM PLANS SHALL BE A DEFERRED SUBMITTAL.

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1 23 JUL 15 - CITY COMMENTS

2 02 SEPT 15 - OWNER CHANGES

Revision to Permit
TNT15-0292

BUILDING F

2577 W QUEEN CREEK RD
CHANDLER, ARIZONA

DOWNTOWN
OCOTILLO
CHANDLER, ARIZONA

REGISTERED PROFESSIONAL ENGINEER
25005
MICHAEL ROBIN BENNING
02 SEPT 2015
ARIZONA U.S.A.

EXPIRES: 3/31/17

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1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
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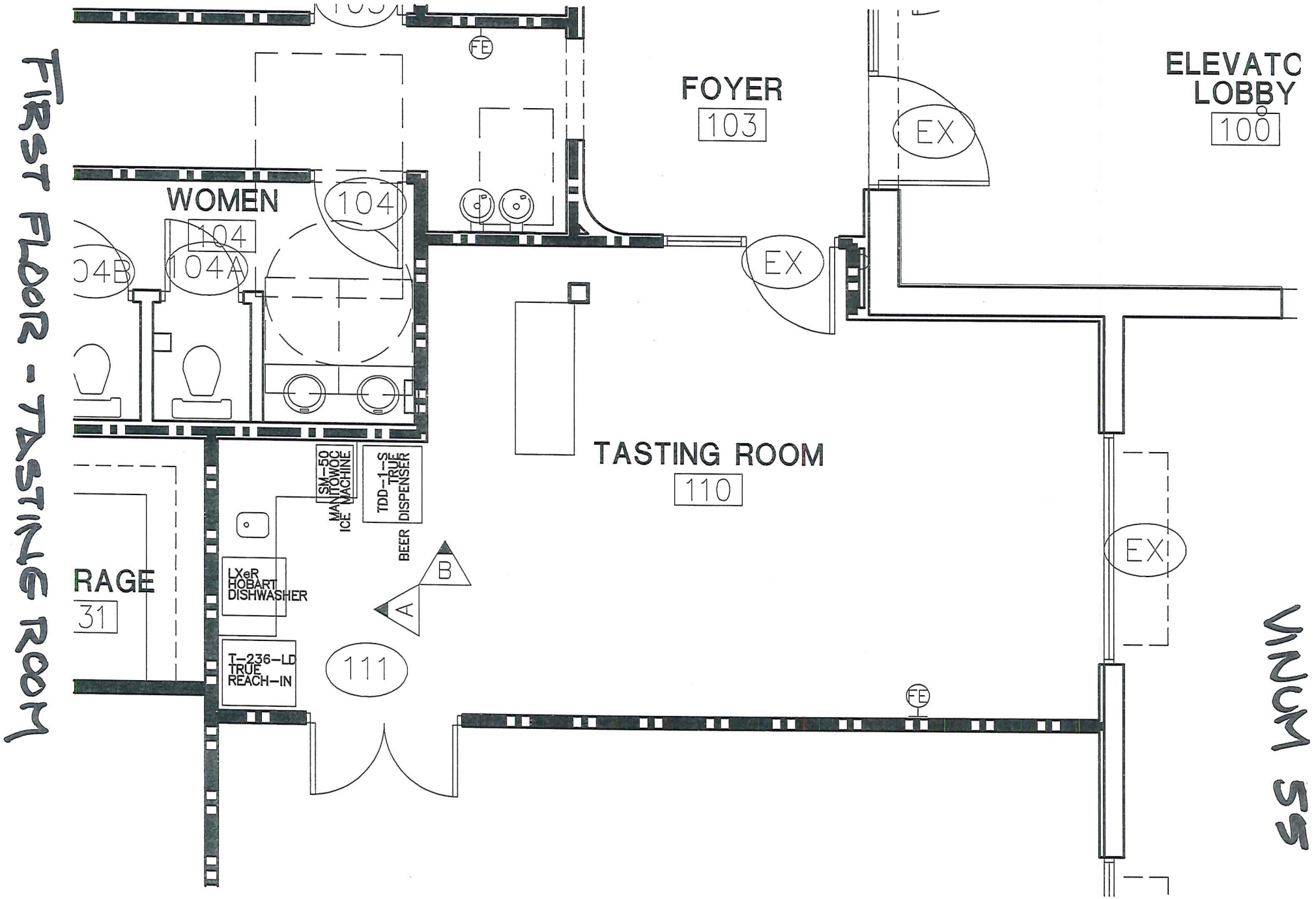
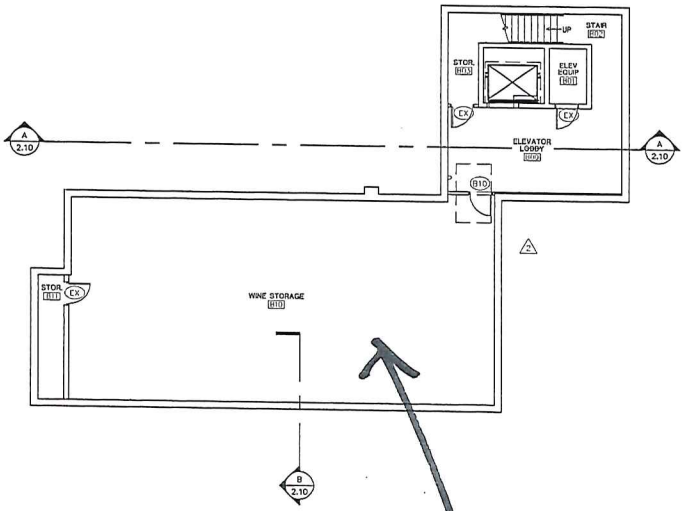
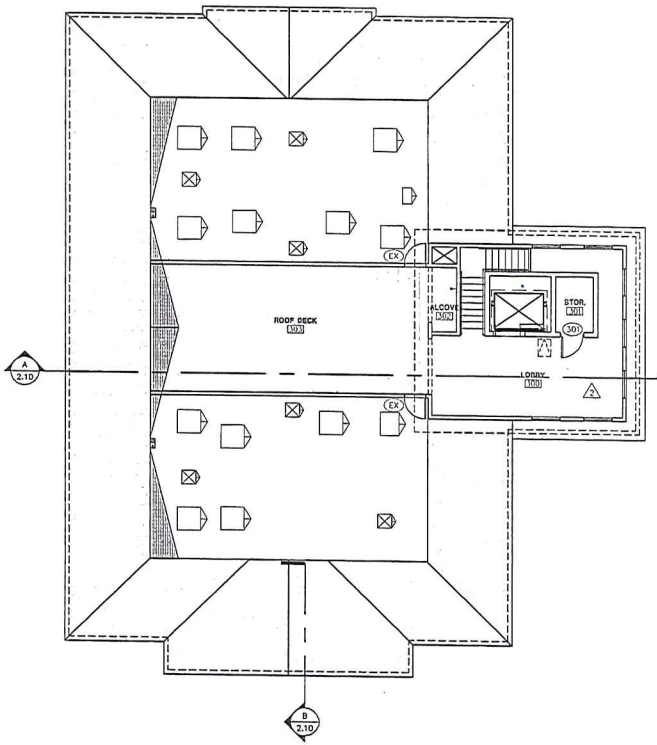
FIRST
FLOOR PLAN


FIRST FLOOR - TASTING ROOM
FOYER
103
ELEVATC
LOBBY
100
EX
WOMEN
104
104
104A
04B
EX
TASTING ROOM
110
SM-50
MANITOWOC
ICE MACHINE
TDD-1-S
TRUE
BEER DISPENSER
RAGE
31
LXeR
HOBART
DISHWASHER
T-236-LD
TRUE
REACH-IN
B
A
111
EX
FE
FE
VINUM 55





NORTH

BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

ROOF DECK FLOOR PLAN

SCALE 1/8" = 1'-0"

WINE LOCKERS

VINUM 55

WALL LEGEND

EXISTING WALL

3⅝" M.S @ 16" O.C. W/ ½" GYP BD BOTH SIDES 6" ABOVE CEILING, T&P. PROVIDE SOUND ATTENUATION INSULATION.

3⅝" M.S @ 16" O.C. W/ ½" GYP BD BOTH SIDES 6" ABOVE CEILING, T&P. PROVIDE SOUND ATTENUATION INSULATION.

NOTE:
PROVIDE MOISTURE RESISTANT GYP BD ON ALL WET WALLS

LEGEND

DOOR SYMBOL – SEE DOOR SCHEDULE SEE SHEET 1.12

WALL DESIGNATION. SEE WALL LEGEND

INTERIOR ELEVATION SYMBOL – SEE SHEET 3.10

NAME 310 ROOM NAME AND NUMBER – SEE ROOM FINISH SCHEDULE THIS SHEET

DASHED CIRCLE INDICATES 60" DIA TURN AROUND SPACE.

DASHED LINE INDICATES CLEAR FLOOR SPACE REQUIRED

GENERAL NOTES:

1. PROVIDE 1/2" WATER RESISTANT GYP BD ON ALL WET WALLS.
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BUILDING F

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OCOTILLO
CHANDLER, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 33009
MICHAEL ROBIN BENNING
Date 02 SEPT 2015
ARIZONA U.S.A.

EXPIRES: 3/31/17

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ARCHITECTURE AND PLANNING

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BSMT & ROOF FLOOR PLANS

Vinum 55 Chandler, LLC

Chandler Liquor Use Permit

Application #: LUP15-0018

Business: State-of-the-art, secured, climate controlled wine storage facility offering a unique wine experience and exclusive services to its customers. Vinum 55 Chandler will be the first and ONLY location in Chandler delivering individual, customized, secure lockers that allow the discerning wine collector to store or showcase their collection at the optimal temperature and humidity needed for long-term storage. a. The lockers have standard Master key locks on them accessible by the customer and Vinum 55 staff. Lockers are accessible only during business hours. Vinum 55 Chandler will also provide its customers the opportunity to purchase hard to find wine and tasting events on a weekly basis. Tasting events are typically held from 5-7 pm. Light hors d'oeuvres are served and are catered in. The tasting room will be equipped with refrigerator, dishwasher and glass storage. Hours of operation will be Monday-Saturday from 9:00 am to 6:00 pm. There will be 2 employees on site during business hours. The Cellar Manager will typically work from the tasting area. The Assistant Cellar Manager will spend most of his time in the storage area working on customer's inventories. There will be no entertainment other than a television in the tasting room (described below).

Property: 2577 West Queen Creek Road, Chandler located in the Downtown Ocotillo shopping center. The building is currently under construction and estimated to be complete in late October 2015. Vinum 55 Chandler will be a tenant leasing a total of 3000 square feet comprised of 2 separate spaces. One space will be on ground level consisting of 500 square feet and will be used as a tasting room and socialization space. The wine storage space is 2500 square feet located in the basement of the building and will contain approximately 125 individual lockers for customers to store wine. Vinum 55 Chandler will be one of several tenants in the building, consisting mostly of office/retail space. Vinum 55 Chandler customers will use existing parking spaces and common area restrooms.

Liquor Use: Vinum 55 Chandler will be purchasing a Series 7 and Series 10 liquor license. The tasting room will be the licensed premise. The Series 7 is utilized to conduct wine tasting events on a weekly basis, to be held in the tasting room. Customers will have the opportunity to purchase wines from the tastings. Vinum 55 Chandler will purchase the wine from state approved distributors and will be delivered to the facility approximately 1 week after ordering. The wine will then be placed into a customer's storage locker or be taken off-premise by the customer upon receipt. The Series 10 license will be utilized to allow customers to purchase wine offerings and take the wine off-premise to their homes. No wine will be sold by the glass. No food will be sold at the facility.

Point of Contact: John Finn 602-321-9272