D.

NOV 16 2016

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-086**

DATE: NOVEMBER 16, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, AICP, CITY PLANNER SF

SUBJECT: LUP16-0035 VINUM 55 CHANDLER

Request: Liquor Use Permit approval to continue liquor sampling as permitted under a Series 7 Beer and Wine Bar License and continue to sell liquor as permitted under a Series 10 Beer and Wine Store License and within a new roof-top patio

Location: 2577 W. Queen Creek Road, Suite 112, the southwest corner of Dobson and Queen Creek roads

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 an existing wine tasting and storage business located at 2577 W. Queen Creek Road, Suite 112, at the southwest corner of Dobson and Queen Creek roads, in Downtown Ocotillo. Vinum 55 Chandler currently operates under a Series 7 Beer and Wine Bar license and Series 10 Beer and Wine Store license. The request is for Liquor Use Permit approval to continue operation under the two liquor licenses and within the new roof-top patio. A new roof-top patio was added in June, 2016.

The business is located on several floors of the building. The climate-controlled wine storage area is located in the basement and the tasting room is on the first floor. The approximate 400 sq. ft. new patio is located on the roof deck which is accessible by keycard access only elevator. The roof-top patio is used during private events, from 5:30 to 7:30 pm. Business hours are 9 a.m. to 6

p.m., Monday through Friday, and 9 a.m. to 4 p.m. on Saturday. Tasting events occur from 5:30 p.m. to 7:30 p.m. Staff includes a Cellar Manager and an Assistant Cellar Manager.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 7, 2016. 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 LUP16-0035 VINUM 55 CHANDLER, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, Patio 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.

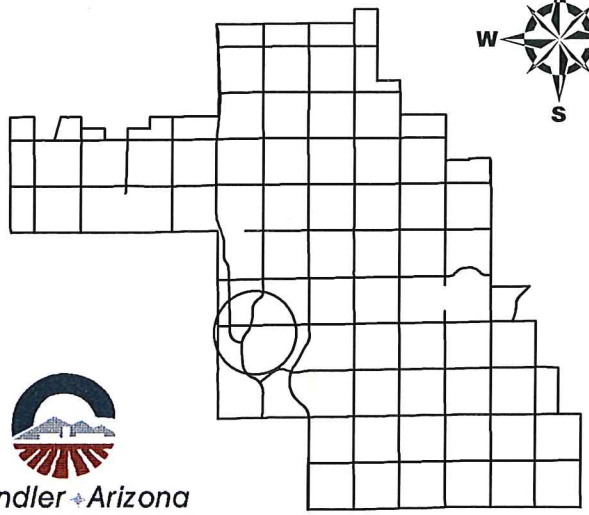
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Liquor Use Permit LUP16-0035 VINUM 55 CHANDLER, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Narrative
5. Photographs of roof-top patio



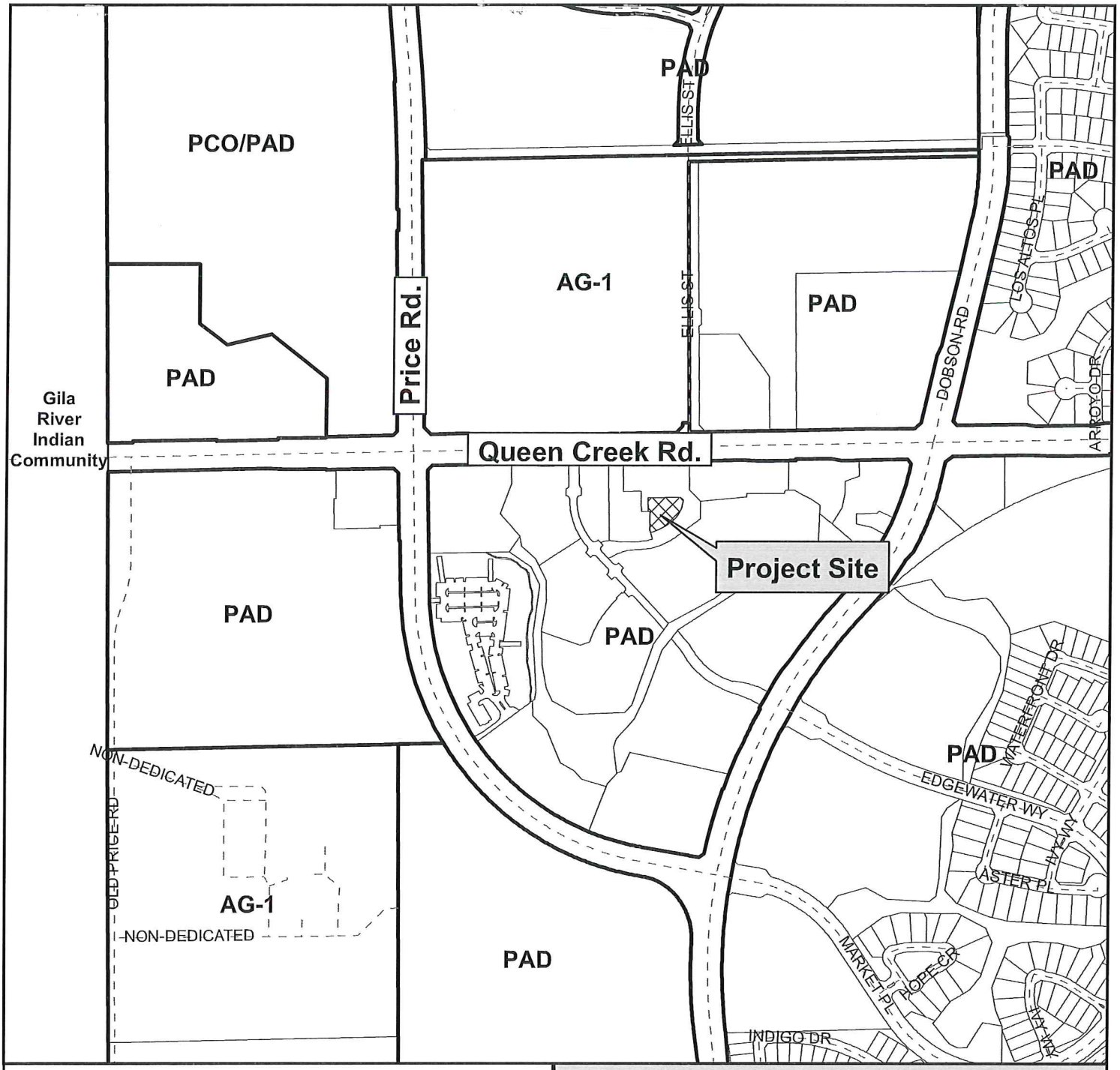
Chandler Arizona
Where Values Make The Difference

Vicinity Map

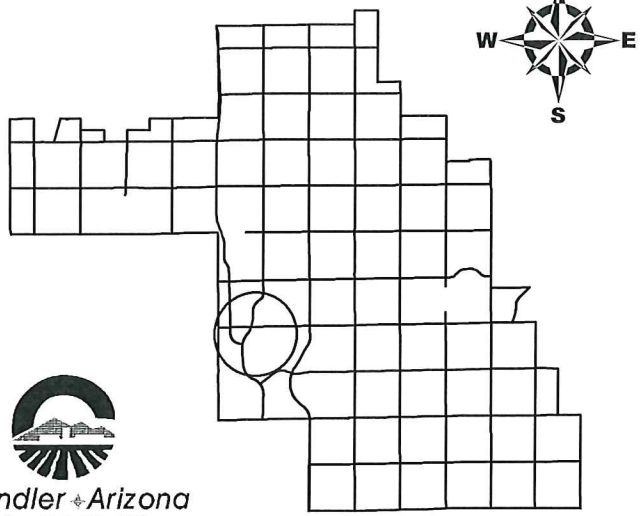
LUP16-0035

Vinum 55 Chandler
Liquor Use Permit

CITY OF CHANDLER 9/28/2016



Vicinity Map

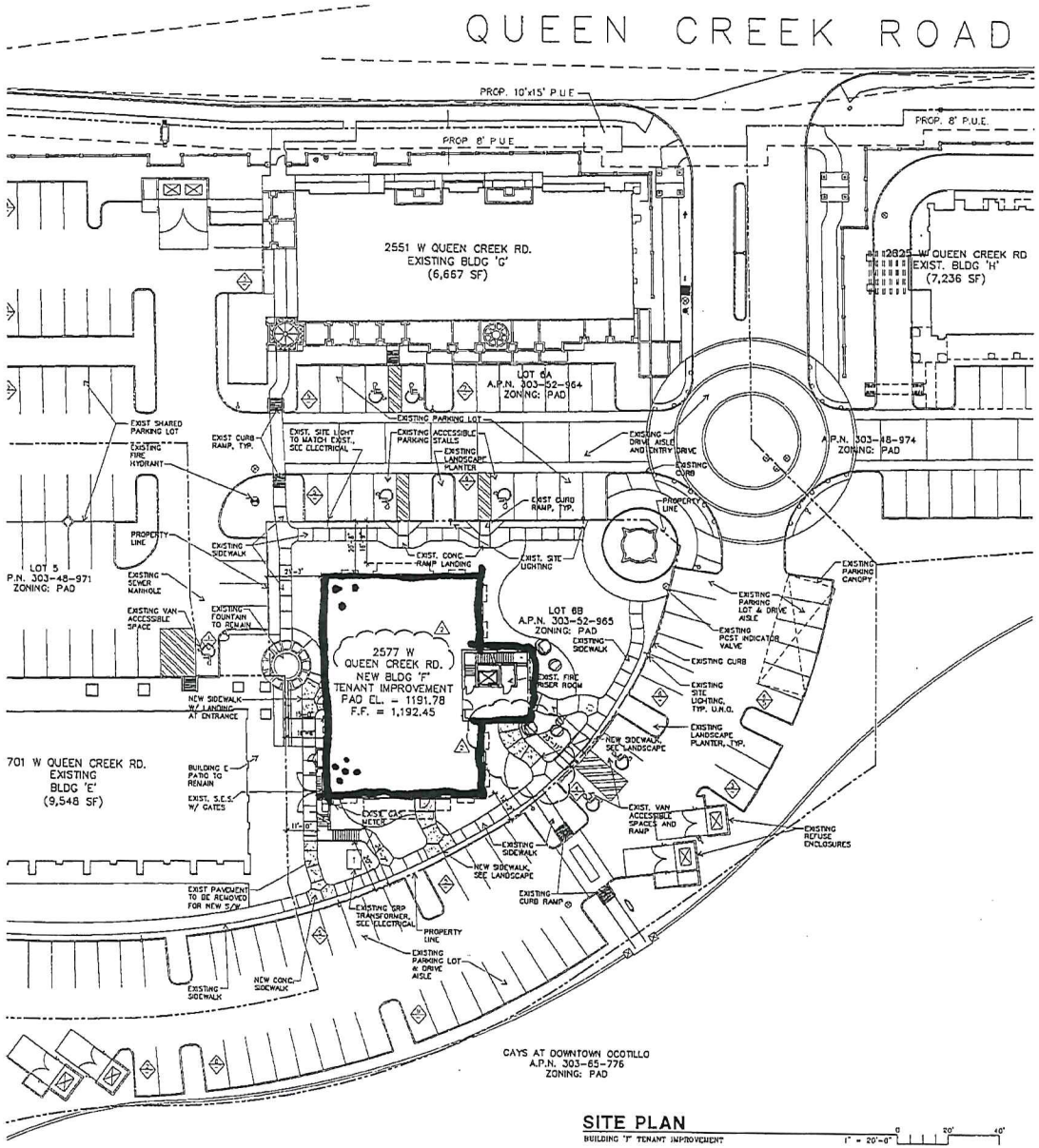


LUP16-0035

Vinum 55 Chandler
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/28/2016



SITE PLAN

Contractor must verify all dimensions of project before proceeding with this work.
Do not reproduce these drawings, nor specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

© Copyright Whitneybell Perry Inc 2014

02 SEPT 15 - OWNER CHANGES

Revision to Permit
TNT15-0292

BUILDING F

2577 W QUEEN CREEK RD
CHANDLER, ARIZONA

DOWNTOWN
OCOTILLO
CHANDLER, ARIZONA

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

ARCHITECTURE AND PLANNING

1.10

1248.1

COPYRIGHT WHITNEYBELL PERRY INC
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 4.22.4. (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.

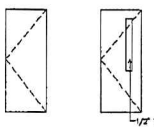
4. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL MATTE OR OTHER NON GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WHITE CHARACTERS ON A BLACK BACKGROUND.

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	WAC STORAGE	A	WD SOLID CORE	1	A	-
104	3'-0" X 7'-0" X 1-3/4"	HALLWAY	W T&T RM	A	WD SOLID CORE	1	c	-
104A	3'-6" X 7'-0" X 1-3/4"	W T&T RM	STALL	A	WD SOLID CORE	1	b	-
104B	3'-6" X 7'-0" X 1-3/4"	W T&T RM	STALL	A	WD SOLID CORE	1	b	-
104C	3'-6" X 7'-0" X 1-3/4"	W T&T RM	ADA STALL	A	WD SOLID CORE	1	b	-
105	3'-0" X 7'-0" X 1-3/4"	HALLWAY	M T&T RM	A	WD SOLID CORE	1	c	-
105A	3'-6" X 7'-0" X 1-3/4"	M T&T 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	e	1/4" TEMP GLASS SIDE LITE
140	3'-0" X 8'-0" X 1-3/4"	HALLWAY	BREAK RM	B	WD SOLID CORE	2	e	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 T&T RM	A	WD SOLID CORE	1	c	-
204A	3'-6" X 7'-0" X 1-3/4"	W T&T RM	STALL	A	WD SOLID CORE	1	b	-
204B	3'-6" X 7'-0" X 1-3/4"	W T&T RM	STALL	A	WD SOLID CORE	1	b	-
204C	3'-6" X 7'-0" X 1-3/4"	W T&T RM	ADA STALL	A	WD SOLID CORE	1	b	-
205	3'-0" X 7'-0" X 1-3/4"	HALLWAY	M T&T RM	A	WD SOLID CORE	1	c	-
205A	3'-6" X 7'-0" X 1-3/4"	M T&T 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

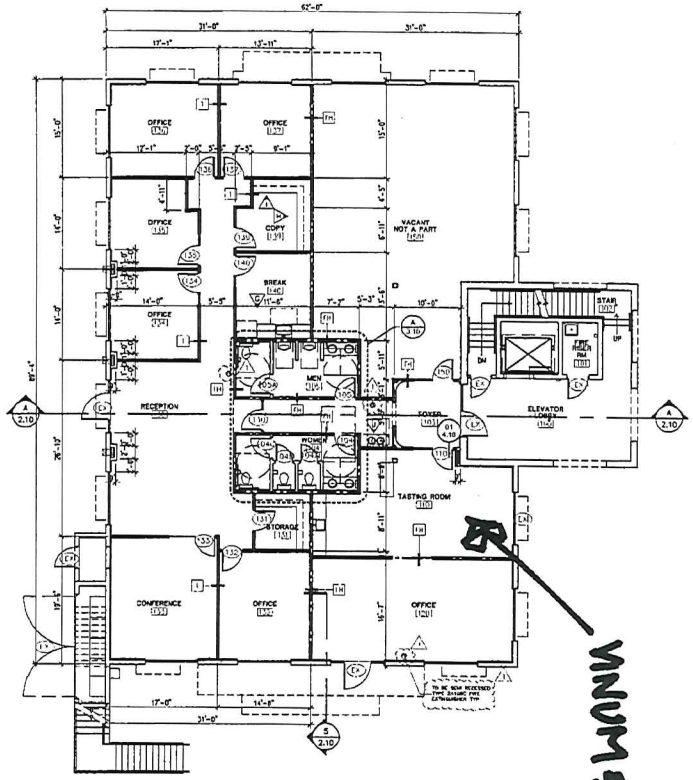


A FLUSH PANEL

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;

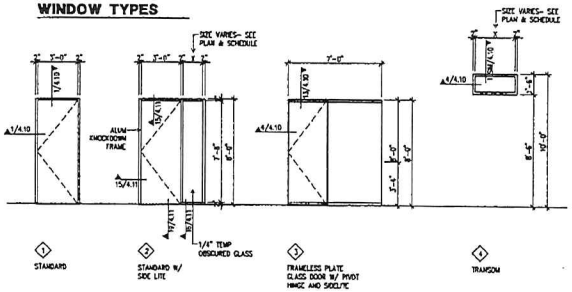


FIRST FLOOR PLAN

TENANT AREA: 2,310 S.F.

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

WINDOW TYPES



1 STANDARD
2 STANDARD W/ SIDE LITE
3 FRAMELESS PLATE GLASS DOOR W/ PIVOT HINGE AND SIDELITE
4 TRANSOM

WALL LEGEND

- EXISTING WALL
- 3 5/8" M.S @ 16" O.C. W/ 5/8" TYPE X GYP BD BOTH SIDES TO UNDERSIDE OF DECK, T&P. PROVIDE SOUND ATTENUATION INSULATION.
- 3 5/8" 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 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 ACCESSIBILITY: a)INNACCESSIBLE 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 - (1 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. / 100) = 8 OCC.
1ST FLOOR (4812 S.F. / 100) = 48 OCC.
THEREFORE: 56 OCC. COMBINED

WATER CLOSETS	- 3(F)	1(M)
URINAL	- 2(M)	
LAVATORIES	- 3(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 REQUIREMENTS 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

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. These drawings and specifications are not to be used on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© Copyright Whitneybell Perry Inc 2015

△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

EXPIRES: 3/31/17

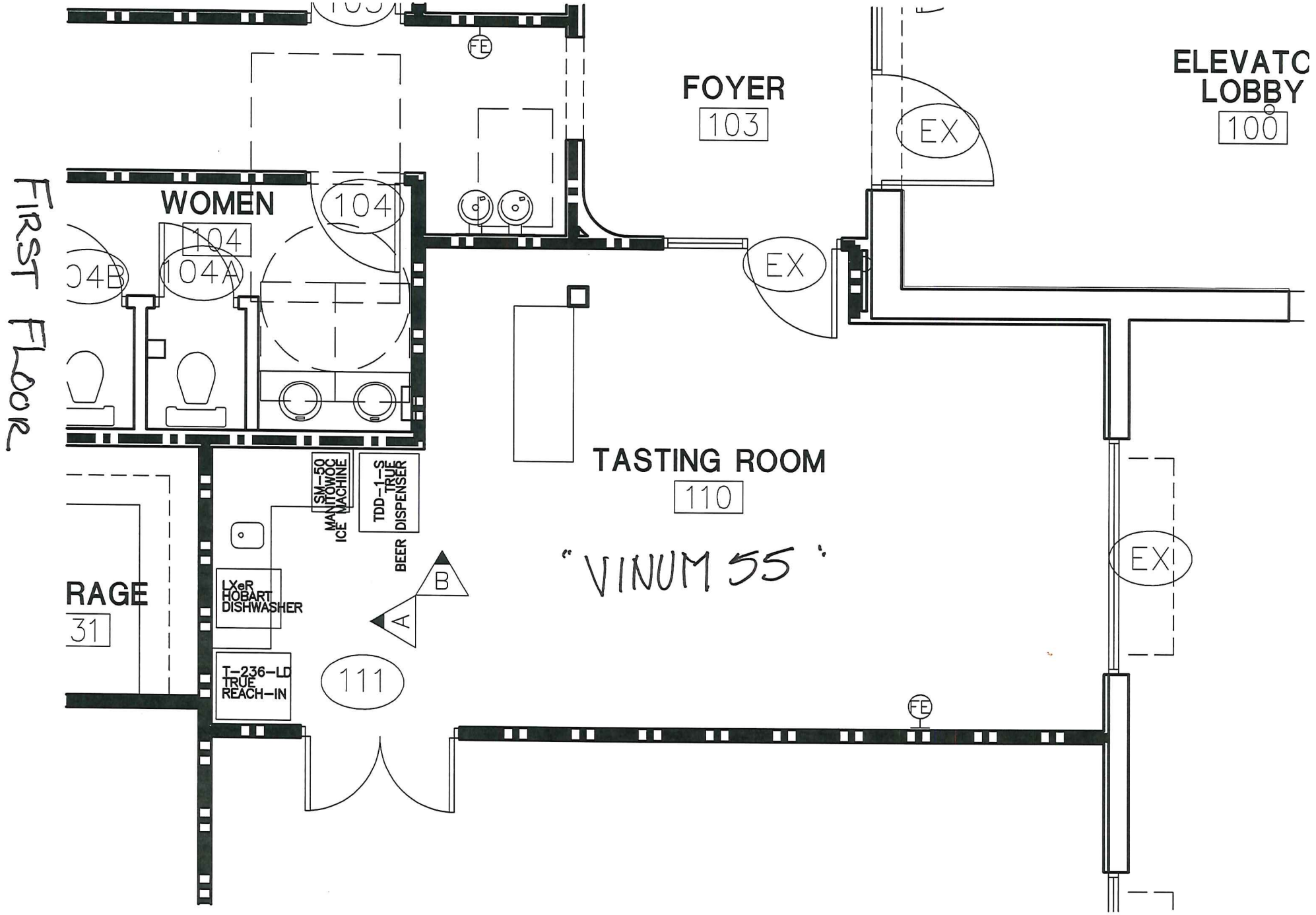
WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891

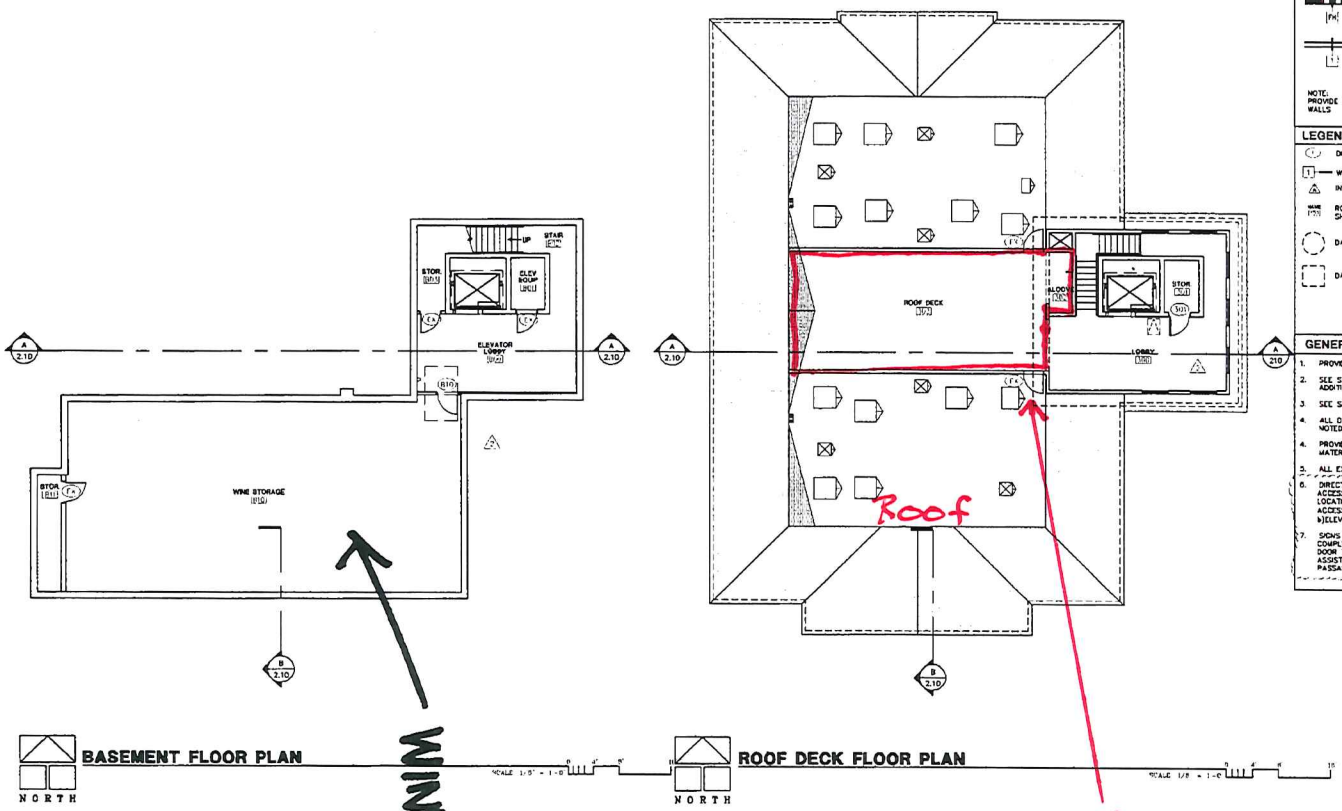
ARCHITECTURE AND PLANNING

1.11
1248.1

COPYRIGHT WHITNEYBELL PERRY INC
3 Sep 2015

FIRST
FLOOR PLAN


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



BASEMENT FLOOR PLAN

NORTH

ROOF DECK FLOOR PLAN

NORTH

WINE LOCKERS

VINUM 55

WALL LEGEND

EXISTING WALL

3⅝" M.S @ 16" O.C. W/ ⅝" GYP BD BOTH SIDES 6" ABOVE CEILING, T&P PROVIDE SOUND ATTENUATION INSULATION.

3⅝" M.S @ 16" O.C. W/ ⅝" 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

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 ACCESSIBILITY: 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.

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© Copyright Whitneybell Perry Inc 2015

23 JUL 15 – CITY COMMENTS

02 SEPT 15 – OWNER CHANGES

Revision to Permit
TNT15-0292

BUILDING F

2577 W QUEEN CREEK RD
CHANDLER, ARIZONA

DOWNTOWN
OCOTILLO
CHANDLER, ARIZONA

EXPIRES: 3/31/17

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

ARCHITECTURE AND PLANNING

1.13
1248.1

COPYRIGHT WHITNEYBELL PERRY INC
3 Sep 2015

BSMT & ROOF FLOOR PLANS

Vinum 55 Chandler Patio Liquor Use Permit Project Narrative
Case # LUP16-0035

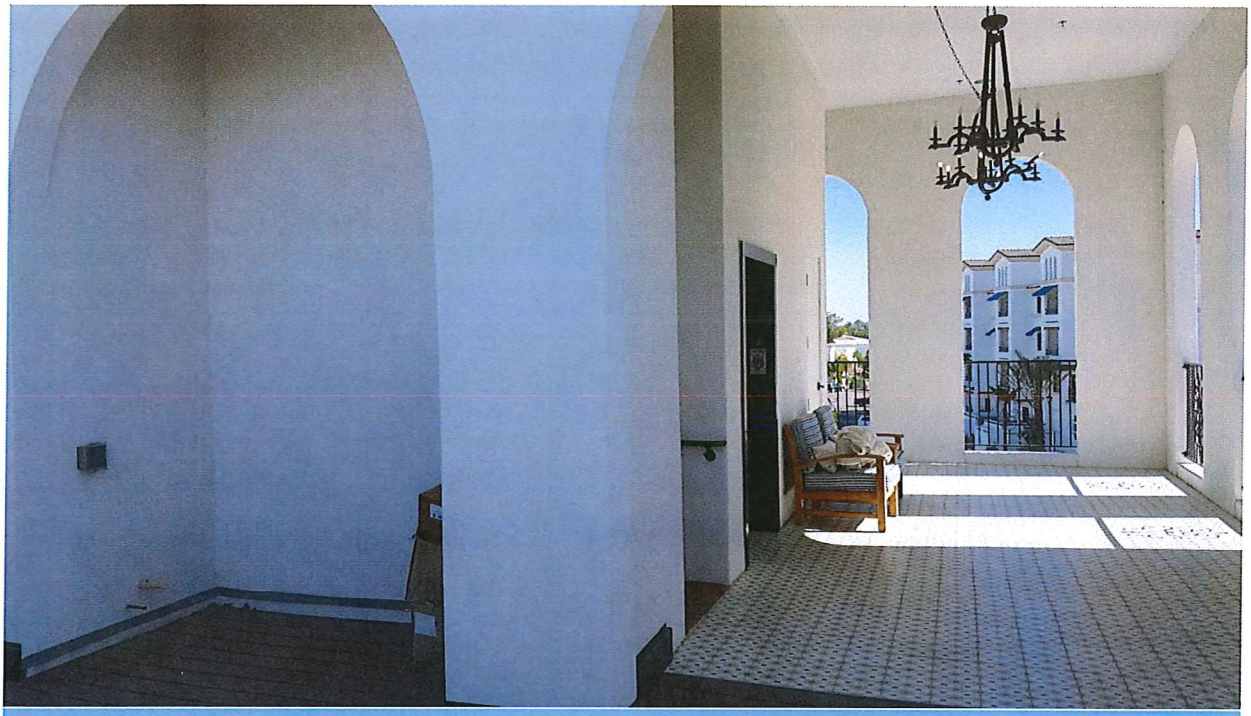
Current Request: Vinum 55 Chandler is seeking to expand its current business operations under its Series 7 and Series 10 Liquor Use Permits by adding the facility's rooftop patio to its licensed space. Currently, Vinum 55 Chandler conducts wine tasting events on a monthly basis in its five hundred square foot tasting room but would like to allow its customers to enjoy the experience on its rooftop patio.

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 is 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. The lockers are equipped with standard Master key locks, which are only accessible to the customer and Vinum 55 staff. Lockers are accessible only during business hours. Vinum 55 Chandler provides its customers the opportunity to purchase hard to find wine and offers tasting events on a monthly basis. Tasting events are typically held from 5:30-7:30 P.M. Light hors d'oeuvres are served and catered in. The tasting room is equipped with refrigerator, dishwasher and glass storage. Hours of operation are Monday through Friday from 9:00 A.M. to 6:00 P.M and Saturdays from 9:00 A.M. to 4:00 P.M.. There are two employees on site during business hours. The Cellar Manager typically works from the tasting area. The Assistant Cellar Manager will spend most of his time in the storage area working on customer inventories. There is no entertainment other than a television in the tasting room.

Property: Vinum 55 is located in the Downtown Ocotillo shopping center at 2577 West Queen Creek Road in Chandler. Vinum 55 Chandler is a tenant leasing a total of 3,000 square feet and comprised of two separate spaces. One space is at ground level and consists of five hundred square feet. This space is used as a tasting room and for socialization. The wine storage space is 2,500 square feet and is located in the basement of the building and holds approximately 125 individual lockers. Vinum 55 Chandler is one of several tenants in the building, consisting mostly of office/retail space. Vinum 55 Chandler customers make use of the existing parking spaces and common area restrooms.

Liquor Use: Vinum 55 Chandler holds both Series 7 and Series 10 liquor licenses. The tasting room is the licensed premise. The Series 7 is utilized to conduct wine tasting events on a monthly basis in the tasting room. Customers have the opportunity to purchase wines form the tastings. Vinum 55 Chandler purchases the wine from state approved distributors who deliver to the facility within approximately one week of ordering. The wine is placed into customer storage lockers or is taken off-premise by the customer upon receipt. The Series 10 license is utilized to allow customers to purchase wine offerings and take the wine off-premise to their homes. No wine is sold by the glass and no food is sold at the facility.

Patio: The approximately 400 square foot patio, protected by four feet tall permanent walls, is located on the roof of the building, approximately 24 feet from existing permits.

The roof is accessible by a keycard access only elevator and the patio is further secured by a locked entry gate. The patio is used only during private events, generally occurring once a month from 5:30 to 7:30 P.M., and is otherwise closed to the public during non-events.

Point of Contact: John Finn 602-321-9722