

MAPLE HOUSE NARRATIVE

Our goal at the Maple House is to revitalize the 1920's cottage, located at 198 West Boston St, as. Chandler, AZ 85225, Parcel #303-08-072 as an expansion of another unique property in downtown Chandler

As the Maple House is restored to its former glory consistent with its 1920's origin our goal is turning the structure into a destination hangout location for both local residents and out-of-town guests. The structure will be surrounded by a 3-foot fence on the south of the property where the entrance is located and a 5-foot fence around the remainder which will all be covered in vines. Upon entering the Maple House courtyard, two steel double door gates open up into a charming setting greeted by a lush seating patio surrounded by beautiful trees, firepits, natural rocks and stone, and concrete paths lined with greenery.

An exposed open-air 1,000 square foot cottage with bi-fold doors ushers the guests to the south of the property. The south side of the cottage will feature a covered patio across the entire front of the building. Exterior walls will have white board and batten with a walnut-black shingled roof, which will embrace the historic feel of the downtown community. When entering the cottage, you will be greeted by a barista or bartender behind the white marble bar top. Patrons will be able to enjoy drinks and pastries and look for a comfortable spot to sit and relax.

The liquor at Maple House requires will be beer and wine. The beer, and wine will be stored behind the bar on the east side of the building. There will be an additional dry storage in the office approximately 10 feet North of the bar where we will be storing additional beer and wine

As you make your way to the back of the cottage, bi-fold doors will open up to an exquisite back patio with 2 restrooms as well as a small 20' x 20' covered patio. This area will have a cozy and comfortable feel throughout with 2 firepits which will allow patrons to gather around and engage in conversation. There will be multiple adult activity games.

The Maple House will have live acoustic bands outdoors on our patios on Weekends and select Weekdays during the evening hours. Additionally, The Maple House will have a standard sound system - the sound system will be utilizing speakers indoors and outdoors on the patios.

The Maple House brand is a historic conservation initiative that not only protects the Historic Heritage but highlights its landmarks from its name "Maple House" through its architecture and service to the community

Safety is our number one priority at The Maple House. Our patios are well defined and separated from all public walkways. The patios are clearly marked as the gates are easily accessible on patio from the interior and exterior of the house.

The Maple House will have approximately 28 seats inside and approximately 75 seats on the south, west and north sides of the property.

IDENTITY

As part of the Downtown Chandler Historic District Maple House will be focused on upscale coffee all day as well as beer and wine. We will offer some small food items to snack on while relaxing in the cottage or the outside patios.

Hours of Operation & Entertainment:

Our hours of operation will be as follows:

Sunday thru Thursday – 7:30am – 9:00pm

Friday & Saturday – 7:30am – 12:00am

Our hours of entertainment will be as follows:

Sunday thru Thursday – 4:00 pm to 9:00 pm

Friday & Saturday – 4:00 pm to 11:00 pm

Number of Employees:

General Manager -1

Manager - 1

Baristas/Bartenders – 10

Barbacks – 2

Total – 14 employees

Maple House agrees to follow City of Chandler's signage requirement which is set forth in section 39-9.18 of the Chandler City Code.

Smoking will not be tolerated inside our establishment. These are the rules and regulations Maple House will follow:

- Remove all indoor ashtrays and smoking receptacles
- Move all outdoor ashtrays and smoking receptacles at least 20 feet away from entrances
- Post the required "No Smoking" signs at every entrance into your establishment, available free of charge
- Inform your employees about the Law
- Prohibit anyone such as employees, vendors, and customers from smoking within 20 feet of all entrances and inside your place of business

We at The Maple House would like our restaurant to be a city destination in Chandler rather than just another restaurant or bar. We are going to create a great local neighborhood experience for all families, students, teachers, professors, city workers, retirees as well as other adjacent city commuters. The Maple House wants to provide the community with a place to enjoy this old historic setting while being able to sit back, relax, and enjoy incredible food and drinks.

We at The Maple House will always be respectful to our neighbors and the community. We will always keep our ambient noise as low as possible and always pay our due diligence to the city's rules and regulations and therefore we will not cause any odor, dust, gas, noise, vibration, smoke, heat, glare, etc. exceeding that of ambient conditions to our surrounding area as well as to our community.

We are very excited to be given this opportunity to help enhance the community as well as being a part in helping it grow and develop. We will always obey the city's rules and regulations as well as help enforce any new rules through Chandler city guidelines if asked to do so.