

Name: Wineaux
Wineax LLC (Limited Liability Company registered with owner's social security number)
FEIN 93-3932114
TX Sales & Use Tax: 32091762495
100% Individually Owned by Peggy Jones (HUB Certified)
Peggy Jones
Ph 512-757-2950
wineauxwine@gmail.com
txwineaux.com
Current TABC License Q-200110634 for Wine Only Package Store

All wines under 17% and option for Beer and Ale. TABC License will be applied for after the CUP is approved. TABC stated all CUP applications and other City required permits must be approved or denied within 30 days of application per new State law.

Alcohol purchased either through licensed distributors or direct from the winery. Other wines purchased direct from out of State/Country wineries, if not available through a distributor.

Tickets sold to the public on Eventbrite or by private invitation. Events will include a 6-stop Wine Flight with prepackaged crackers or prepackaged charcuterie board for palette cleanser. Unopened bottles may be purchased at the licensed location.

Customers may purchase "Do It Yourself Wine Flight" packages for a home party.

Customers may purchase wine or beer by the glass for on premise consumption including wine flights at one time.

Resale of prepackaged crackers or charcuterie trays may be sold. Limited food may be available such as crackers and cheese opened and presented on a board or disposable tray. Popcorn may be provided or sold. We do not intend to prepare, cook or fry food from scratch. If any fried food would be served, it would come precooked, frozen and heated in an Air Fryer without grease or oil.

Public Area:

Facilities with approved and inspected sprinkler system.

Nine (9') foot ceilings

Seating for 26 on a combination of counter height stools and chairs/sofa

Ceramic Tile Floors -mottled grey and tan

Textured and painted Sheetrock on walls and ceiling. Painted with Sherwin Williams paint color Ligonier Tan; baseboards painted with Sherwin Williams paint Steamed Milk.

Two Ceiling headers covered in cedar. Two wood chandeliers, two lighted ceiling fans 37" wide Entrance in front with ramp (installed by and on City of San Marcos Property) with Exit sign

Secondary entrance with Exit Sign
Background music using Bluetooth speaker

Kitchen facility:

Facilities with approved and inspected sprinkler system.

Nine (9') foot ceilings

Ceramic Tile Floors -mottled grey

Textured and painted Sheetrock on walls and ceiling. Painted with Sherwin Williams paint color Ligonier Tan; baseboards painted with Sherwin Williams paint Steamed Milk.

Refrigerator

2 part sink

Commercial low temp undercounter warewasher will be installed in place of current dishwasher

Range

Microwave

Florescent flush mounted ceiling light

Restroom:

Handicap accessible Unisex restroom

Washer Dryer for cleaning bar towels

Floor drain and mop/bucket section

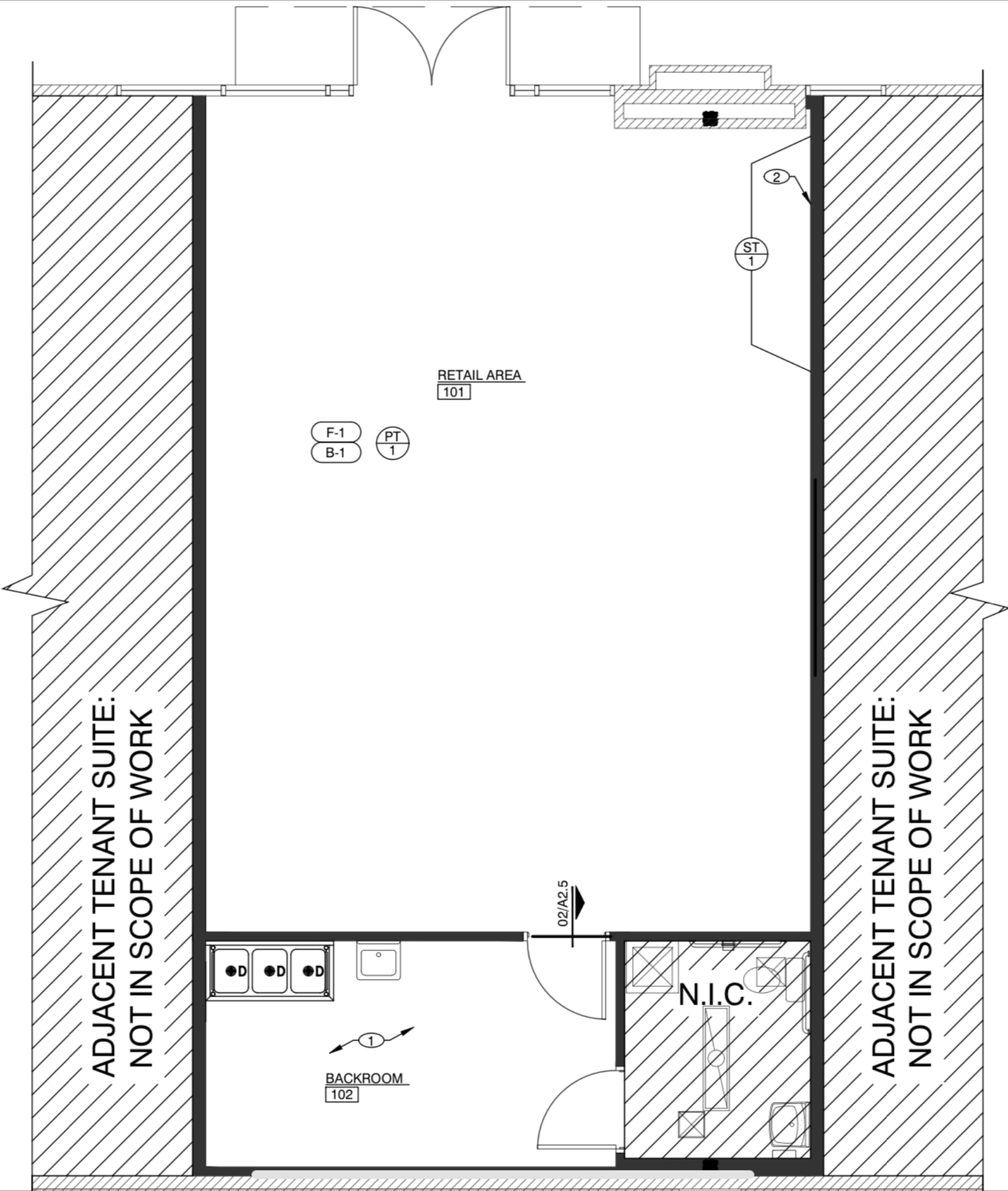
Water heater closet

Vanity light

Ceiling light with vented fan

Property is 100% owned by Peggy Jones. The property was renovated in 2012 and meets all code requirements. The space was approved for commercial/retail space in 2012. The property has a zero lot line which includes the structure and a 13 space parking lot. Ten (10) spaces are reserved for tenants of the building. Three (3) spaces are reserved for Ste A (this unit) with one for handicap parking. There are no load bearing walls in the entire building.

Virtual Tour: https://youriguide.com/a_314_e_hutchison_st_san_marcos_tx



ADJACENT TENANT SUITE:
NOT IN SCOPE OF WORK

ADJACENT TENANT SUITE:
NOT IN SCOPE OF WORK

RETAIL AREA
101

F-1
B-1

PT
1

ST
1

2

02/A2.5

BACKROOM
102

N.I.C.

A-314 E Hutchison St, San Marcos, TX

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Bath: 9'9" x 8'7" | 67 sq ft
Dining: 11'6" x 10'8" | 123 sq ft
Family: 9'6" x 14' | 116 sq ft
Kitchen: 11'6" x 9'1" | 105 sq ft
Living: 21'8" x 13'2" | 260 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: N/C
Unfinished Area: N/C

ANSI Z765-2021, Main Building

Above Grade Finished Area: N/C
Above Grade Unfinished Area: N/C
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

N/C : Not computed due to one or more missing exterior wall thicknesses.

A-314 E Hutchison St, San Marcos, TX

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

- A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.
- B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

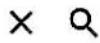
More Information About the Standards

- A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>
- B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



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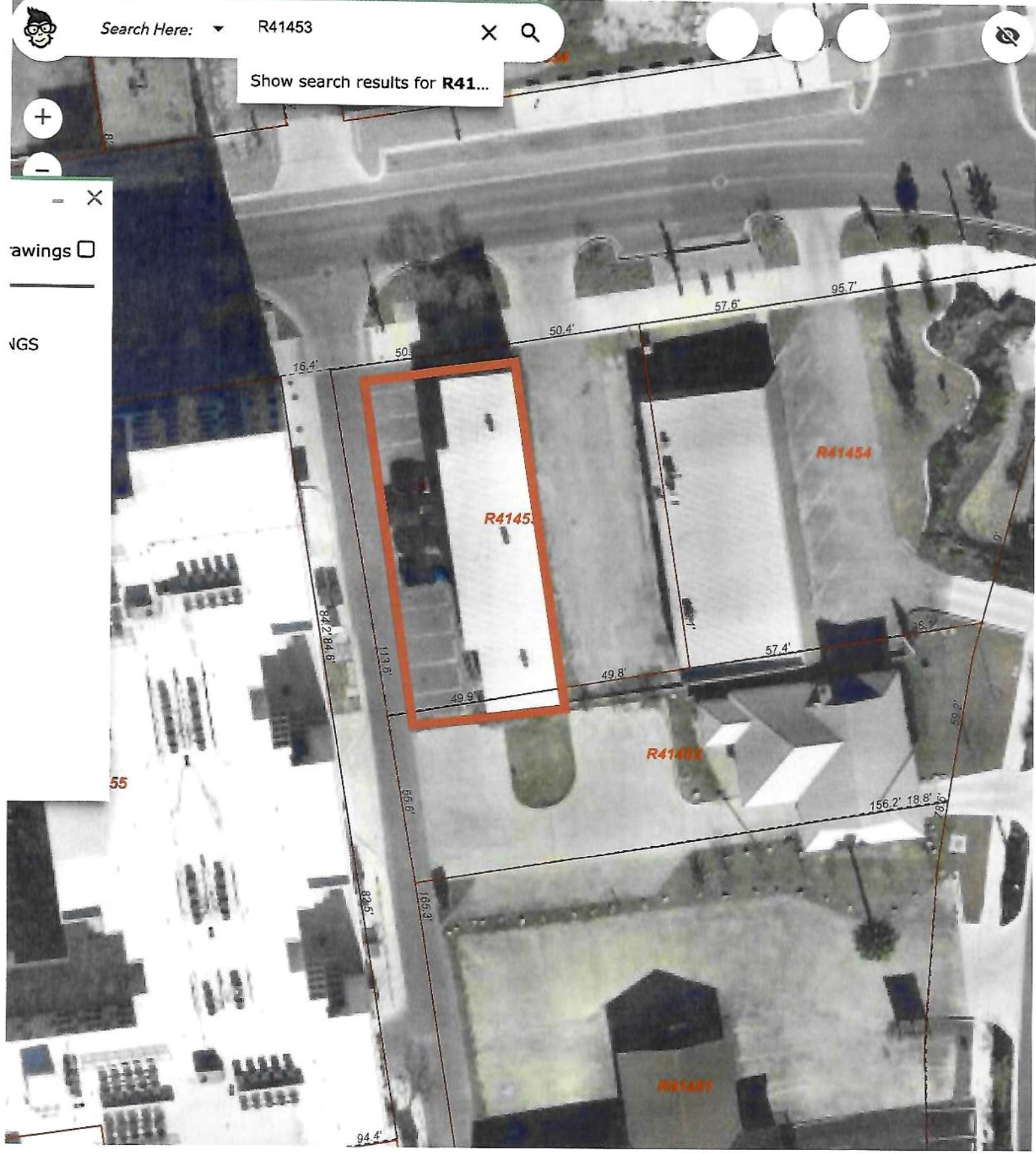


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Drawings

NGS



29°53'03"N 97°56'17"W

0 20 40ft

