



MEMORANDUM Transportation & Development - PZ Memo No. 12-105

DATE: NOVEMBER 14, 2012
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER *DDLT*
SUBJECT: LUP12-0024 ZIPPS SPORTS GRILL

Request: Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio

Location: 4060 S. Arizona Avenue (Southwest Corner of Arizona Ave and Ocotillo Rd)

Applicant: Todd Goldman, Goldman Group XII LLC

RECOMMENDATION

Finding consistency with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval subject to conditions.

BACKGROUND

The application requests liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within a restaurant and outdoor patio area. A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food and non-alcoholic beverages.

Zipps Sports Grill is located within the Fulton Ranch Towne Center in a 6,400 square foot building formerly occupied by Johnny Carinos and subsequently Michael's Pasta and Steakhouse. The restaurant will be open from 11am until 2am every day, will have approximately 37 tables in the main dining area, 15 tables in the bar area, and 12 tables in the

outdoor patio. There will not be any live entertainment, however, the restaurant will have multiple televisions, a pool table, shuffleboard and a children's game room.

The owner intends to build a new outdoor patio on the east side of the building facing Arizona Avenue. The new patio area will have televisions and speakers, however, Staff does not expect them to present any issues to residences because the patio is facing Arizona Avenue and the restaurant is buffered by the surrounding commercial center. The existing outdoor patio on the north side of the building is planned to be enclosed into storage and a walk-in beer/wine cooler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on October 17, 2012. One resident attended the meeting who expressed support of the requested Use Permit.
- The Police Department has been informed of the application and responded with no concerns.
- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP12-0024 ZIPPS SPORTS GRILL, subject to the following conditions:

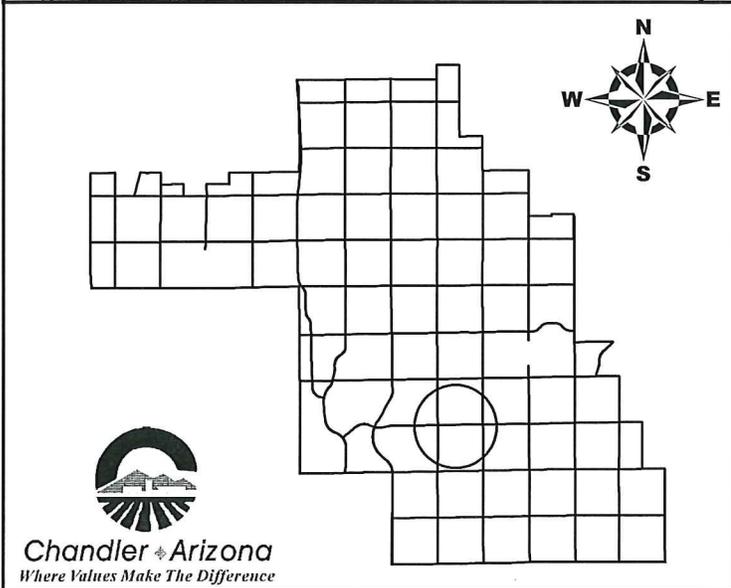
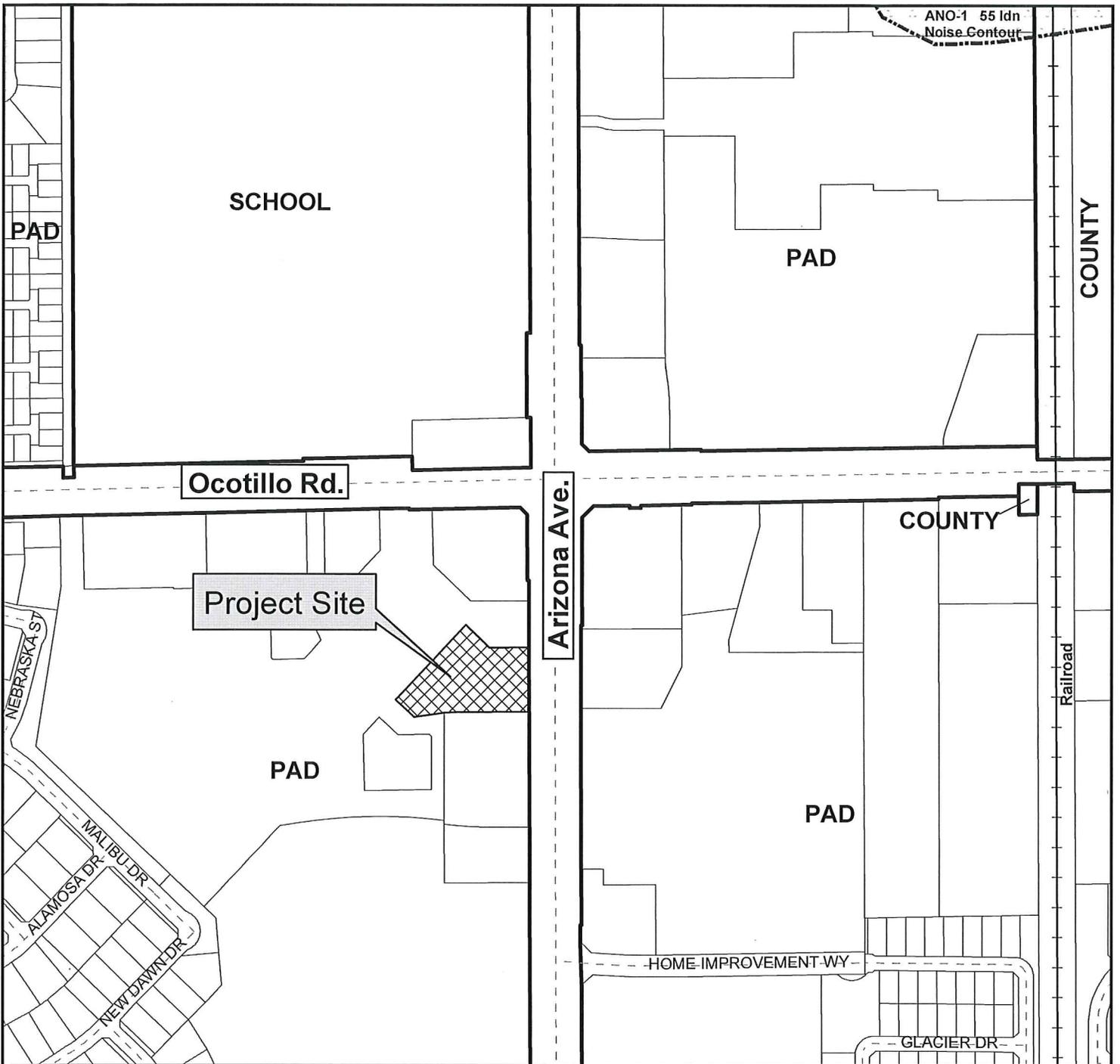
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new liquor Use Permit re-application and approval.
2. The liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses shall require re-application and new liquor Use Permit approval.
3. The liquor Use Permit is non-transferable to other restaurant locations.
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of liquor Use Permit case LUP12-0024 ZIPPS SPORTS GRILL, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



LUP12-0024

**Zipps Sports Grill
Liquor Use Permit**



ANO-1 55 Idn
Noise Contour

Ocotillo Rd.

Project Site

Arizona Ave.

HOME IMPROVEMENT WY

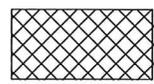
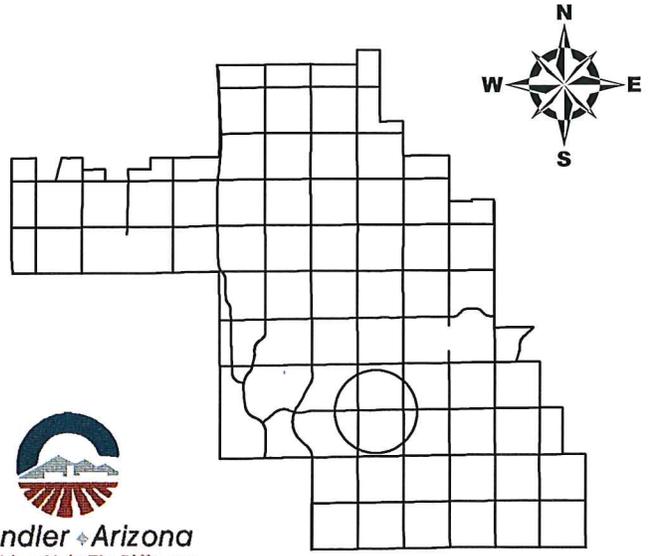
GLACIER DR

Railroad

NEBRASKAS

MALIBU DR
ALAMOSA DR
MIDWAY DR

Vicinity Map



LUP12-0024

**Zipps Sports Grill
Liquor Use Permit**



TIME RECEIVED
Thu, 6 Sep 2012 13:40:43 -0700

REMOTE CSID

DURATION
300

PAGES
13

STATUS
Received

09-06-'12 15:38 FROM-

T-267 P001/013 F-729



September 6, 2012

Zipps Sports Grill is formally requesting the privilege to sell alcohol as well as provide outdoor dining from the city of Chandler for its second Chandler location. The proposed address is 4060 S Arizona Avenue, Chandler AZ 85248- Outparcel #5 in the Fulton Ranch Towne Center.

Our legal entity is Goldman Group XII LLC and we are requesting a series 12 Restaurant license for the premise. We currently operate 9 other restaurants that also operate with clean records a series 12 restaurant license. We currently operate one other Zipps in Chandler which operates under the Series 12 as well. Zipps will sell beer, wine and liquor and will maintain our required ratios of food and liquor sales.

Our hours of operation are from 11am until 2am every night of the week and our kitchen remains open until midnight every day of the week. We employ an average of 45 people at any given time.

Zipps never has live entertainment but will have multiple HD Televisions throughout the restaurant, approximately 28. Zipps will have a pool table, a shuffleboard table, Golden Tee games and a children's game room with approximately 5 games in it. We propose to be able to place TV's and audio speakers on the patio which is not in proximity and well insulated from all residents and other tenants of the center.

Our building size is approximately 6400 square feet and was formally a Johnny Corrinis and subsequently a Michael's Pasta and Steak House. At least 40% of the interior space is utilized as kitchen space and our proposed plans show us seating approximately 220. Our patio will accommodate approximately 60 people. Customers will be directed to enter the patio from the interior of the restaurant, however per code we will have a gate in and out of the patio as well. (See plans). Patio will be fenced in to comply with liquor license requirements. We will obtain the same liquor license that the previous tenants obtained and operated, however we are requesting a new and improved patio.

Zipps is an Arizona owned neighborhood grill where everyone will feel comfortable. We have experienced success over the past 25 years because we appeal to families with children as well as adults that would like to eat and have a drink in a clean and friendly environment. We maintain a large Children's menu and incorporate an area in the restaurant for children's games. We have been supporting local communities for years and work hard at being a great neighbor, (see letters included) and look forward to doing the same in such a great community as Chandler's Fulton Ranch area. These attached letters were all obtained for our recently permitted location in Ahwatukee but remain completely relevant for this use.

Respectfully,

Todd Goldman



Arcadia baseball boosters

Good morning Ms. Rogers and Sal DiCiccio:

My name is Ray McLain and I am the Arcadia High school Baseball Treasurer.

Among my responsibilities as treasurer is I also raise money to assist baseball with the many fundraisers that are necessary to run a program that is the caliber of the one here are Arcadia High School in Phoenix. The costs of maintaining our field are year round as growing grass and maintaining the complex is expensive and there is always something going on.

The only way that this burdensome task is possible is thru reaching out to our local business for donations and contributions. Mr. Mark Goldman and Zipp's is the only local business that reached out to me. Zipp's not only contacted me and asked how they could help out the baseball program they are the first business to put their check in the mail and like clockwork it arrives every January and I can always count on them to step up. They feed our entire program several times a year and I am talking Varsity, J.V., and freshman baseball.

Thru Mr. Goldman's and Zipp's generous contributions and other businesses like them the Arcadia Baseball complex won "field of dreams" two years in a row as we rebuilt the entire complex and made Arcadia the place to play baseball. We no longer lose athletes to Brophy, St. Mary's and Chaparral High school.

(continues)

p. 602- 956-5312
f . 602- 912- 5616
rayglasses2 @aol.com

3633. E. Indian school rd.
phoenix, az 85018



Arcadia baseball boosters

Zipp's has a restaurant located at 36th Street and Indian School Road in the Gaslight Square. I own and operate several businesses in the same center. Ray glasses Inc. Eyeglass Company that is located right next door. In addition, I also own Las dos Damas import company and Botanica plants and succulents and these businesses are also located in the same center at 36th street and Indian School road.

Zipp's is very responsible and a wonderful neighbor that supports community and gives back to the community. They run a first class operation and are a pleasure to be next to. Parking is never an issue and they have brought nothing but good people to my center.

Every year we do a block party and dare allowed to "block" off Indian school Road from 36th street to 40th street. Zipp's goes an extra mile and does a event in the parking lot. The energy is amazing and everyone has a ton of fun.

Zipp's is a family friendly atmosphere restaurant that has a staff that is amazing and friendly. Not to mention the bacon Cheeseburgers are the best on the planet.

Zipp's always wants to be the part of the solution and never a part of the problem. I can say that they always continually make me proud to be a part of their success.

Take Care.

Ray McLain.

p. 602- 956-5312
f. 602- 912- 5616
rayglasses2@aol.com

3633. E. Indian school rd.
phoenix, az 85018

Sal DiCiccio, Councilman
Diane Rogers, Zone Administrator

June 24, 2012

Dear Mr. DiCiccio and Mrs. Rogers,

I am writing this letter on behalf of Zipps Sports Grill, who I have become very familiar with over the past seven years. They have become an established contributing member of the East Valley community since opening in northwest Chandler. Zipps is truly a neighborhood restaurant.

Zipps has become an important part of our local community in south Tempe and Northwestern Chandler. As a High School teacher, Coach, and extra-curricular activity sponsor, Zipps has provided our school with countless avenues of support. They have provided financial support to 10 of our athletic sports teams for the past 4 years. They have provided a warm and friendly environment for our staff where we can meet comfortably for meetings or to unwind after sporting events or after a week of work. Zipps may serve alcohol but it is more of a restaurant where adults and kids can interact comfortably. I have taken our athletes for team meals at Zipps and if the impression was that of a bar, that would not take place. It has become an important part of our school community where after Volleyball games, Track Meets, Football and Baseball games or after a Basketball game you will find our athletes and their parents building relationships within the community. I cannot emphasize how much Zipps has put back into our school community in terms of not only financial support but communal support as well. The restaurant has sports jerseys from the local high school, memorabilia from the Insight Bowl teams that practice at the high school and have visited the establishment upon local recommendation. The staff and management takes an active role in inquiring about the local community including the local schools each time we are there. A large number of its employees attended the local schools in the area. The management is always asking what and if there is anything they can do to help out. Zipps' motto is to support the local community and I can tell you first hand that happens as much as the community seeks its help and support. As the Head Track and Field Coach, they have contributed a great deal of support over the past four years and financial support that has allowed us to continue to fulfill our goals within the track program to develop young adults into contributing members of society.

As an establishment which serves alcohol within neighborhoods, I understand the concerns that a liquor license would pose to a new community. However, if you are able to enjoy the Zipps experience, alcohol is such a small part of what Zipps represents. I do not consider Zipps a bar. As far as alcohol is concerned, they have very up front policies about serving. I have seen countless times the staff working to get cab service to the rare patron who has had too much to drink. Patrons have been "cut off" when they appear inebriated and provided transportation home. I have seen the entire Zipps staff consult a manager when they are concerned about the

consumption levels of its patrons. I know and am well aware of the limits the establishment places on patrons regarding acceptable limits of alcohol, and these policies are well documented on their table ware and communicated by the wait staff. The staff requires I.D.'s from its patrons, the restrictions placed on when and where minors are allowed to be in the restaurant are very noticeable as well. The staff always has the patron's safety and well being in mind. The staff is superbly trained to identify situations and handle them before they become a problem. I will say that the most obvious sign of "no problems" with the business is that they do not have bouncers or doormen. A large number staff members are female, including bar tenders. If there were such problems with excessive drinking and drunk patrons occurring at this type of establishment, that would not be the case. The certainty about Zipps being a community restaurant is the large number of "regulars" that have established it as their favorite place for dinner and to watch sporting events and bring their young children. If there was a "bar mentality" you would not see the countless majorities of families that frequent the establishments.

At this time I understand Zipps is establishing a restaurant in Ahwatukee near 48th Street and Warner. In full disclosure, for three years, I lived not more than four blocks from the proposed location of the Ahwatukee location. I am very familiar with the community that would be patrons to the establishment. While residing in that area I would frequently travel to the Chandler location of Zipps because of all of the things mentioned before. I am familiar with the proposed location and the current Chandler location has a limited parking lot compared to the large parking lot in Ahwatukee. The Chandler location does not have a parking problem and is always clean. There is never trash in the landscape or the parking lots and the management staff can always be seen walking the grounds and picking up small pieces of paper that may be on the sidewalk. I am also familiar with another restaurant in that shopping center that has an outdoor patio and I believe a patio at the Zipps location would provide no problems in regard to safety, trash or disruptions to the community. I am very confident Zipps would be a positive experience for the entire community. The community would embrace the responsible behaviors of the established policies and procedures of the business. I am very familiar with the types of establishments in the area and there are no restaurants that exemplify the professionalism, responsibility, and commitment to help the local schools; the concern for its patrons, its high standards for how its business is conducted, the behavior expectations of its patrons and its willingness to care about and be a part of the community like Zipps has shown in the entire East Valley over the past decade. Within a very short amount of time of Zipps opening in Ahwatukee, the community will benefit from the commitment they make to the local community. It will be a great benefit to the youth programs in the area similar to those already benefiting here in Tempe and Chandler. The Kyrene School system and the two high schools of Mountain Pointe and Desert Vista will also benefit as Corona del Sol, Mesquite, Chandler, Marcos de Niza, Desert Mountain High Schools, Apprende Middle School and Kyrene Jr High have benefited from the Zipps Neighborhood restaurant. The introduction of a Zipps sports Grill in Ahwatukee will be energizing to the community as well as an economic asset.

As an educator and resident of this community for over twenty-five years, I could not be more honored and humbled to write this letter in support of a great local organization that is continuing to provide local jobs and to build upon the community involvement they have established in the Valley for over a decade. If there are further questions you may have or if there are specific details I can include in support of Zipps, please do not hesitate to contact me.

Sincerely,

Tim Kelly
Instructor, Corona del Sol High School
3865 W. Ivanhoe Street
Chandler AZ 85226
602-750-0976
tkelly54@cox.net

CC: Nicole Momont, Zipps Neighborhood Restaurants

To Whom It May Concern:

Re: Zipps Restaturants in Awhatukee

June 18, 2012

Hello all,

Please accept this letter of recommendation that you accept a Zipps Family restaurant in the Awahtukee area. As someone who has been involved in youth sports, former Vice-Chair of the Boys and Girls Club of Greater Scottsdale, Pop Warner coach, and now VP of Chaparral Football Boosters, you will not find a better family restaurant and community partner than Zipps.

We have been customers and beneficiaries of their support for over 10 years.

While I understand some citizens concerns for operations that allow their patrons to consume more alcohol than is necessary merely for the sake of profit, I have never seen that at Zipps.

I also get the concern of cleanliness of an establishment and Zipps is always very clean.

They are first class operation that truly is the "neighborhood restaurant" that everyone wants to go too. My Son bugs me on a weekly basis to go to Zipps and order some food for he and his other teenage buddies. After every practice or game the one place all the kids want to go is Zipps.

When we had a big rivalry football game between Saguaro and Chaparral we had both sides meet at Zipps and they were kind enough to offer their Zipps Bus to take the fans to and from the game. I have never seen that from any restaurant or sports Grill in town.

When we needed an advertiser for our Football program Zipps stepped up and helped us out just like they have always done in past.

You see Zipps is a Sports Grill restaurant but to me it is really more like a part of the community. They would be nothing short of an asset for any community.

Should you have any questions of my recommendation, please feel free to call me at 602-769-3807 or email me at mikebnelson@cox.net

Sincerely,



Mike Nelson

June 19th, 2012

To whom it may concern:

I am writing this email to show community support for the proposed new location of the Zipps Sports Grill in Ahwatukee. I am a south Tempe resident who lives within a 1/4 mile of their Tempe location and would like to share my experiences with you.

My family and I have been Zipps customers for years and my "sports loving" two sons have dragged my wife and I to Zipps many times for lunch, dinner, and various sports on TV. Zipps is very much a family establishment, with families and youth sports teams making up the majority of the clientele. The food is good and the service is wonderful. It is a great place for a family to watch the big game. I have never experienced any issues at Zipps-no over the top rowdy crowds, no cops, no excessive noise or problems outside the establishment that I am aware of. Zipps has always been a good neighbor.

In addition, Zipps has also been a terrific community supporter. As a member of the Marcos de Niza High basketball booster club, Zipps has been one of our primary sponsors over the past several years and without their continued support, our school would have a difficult time with the finances necessary to put our teams on the court. Businesses like Zipps are the reason why we can continue successful youth sports programs during these difficult budget restricted times.

In conclusion, I would highly recommend all necessary zoning and license approvals for the Ahwatukee Zipps. Our family looks forward to visiting another location and Zipps will be a welcome addition to Ahwatukee.

Rich Dubek
Vice President, Marcos de Niza Cager Club

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Dan Bitcon
12234 E. Paradise Drive
Scottsdale AZ 85259

City of Phoenix
Zoning Department
Phoenix AZ

To whom it may concern,

I am writing today to provide a little information of the relationship we have had with Zipps Restaurant for the past years. I am a board member of a non-profit little league in the North Scottsdale area. We provide an atmosphere for kids, 5-12 years old, to participate in baseball. This is a community effort requiring assistance from parents and businesses.

Zipps has been a sponsor partner with our little league for years. It is a place which is used by parents, coaches and kids for team parties or casual dinner after a fun night of baseball. It is an environment that is definitely kid friendly. More often than not, we run into other many other parents and kids at Zipps who are eating and laughing at the recent game activities. It is the location of choice for most of our baseball families.

Zipps has always been a clean and safe environment that I am comfortable in going and referring people to visit. I have not seen any safety concerns which would cause me to go somewhere else or be concerned for the safety of our group. I would categorize this facility as a family sports restaurant. I would not say it is sports bar. It seems that more than 50-60% of the customer space is restaurant space.

In closing, I am grateful to have support from Zipps for our little league and I believe Zipps would be a great addition to any community. They support many youth sports organizations which help build our community along with providing a safe and enjoyable atmosphere to enjoy post-game dinner. Should you have any questions, please feel free to call me at 602-757-9274 or e-mail at dib225@gmail.com.

Respectfully,

Dan Bitcon
Little League Board Member

June 20th, 2012

In regard to the current application for a Use Permit for Zipps Restaurant in the Ahwatukee area;

My name is John O'Brien. I am the Managing Partner of Technology Staffing Solutions and have been a local business owner for the past 15 years and have lived here since 1994. Further, I have been a patron of the Zipps / Goldies establishments for about 18 years, hosting well over 100 team / business functions at the same establishments during that time – and that's not counting family meals, meeting friends to watch a game etc.

I have served on the Cal Ripken Board of Directors and/or been a League Official for five years, a Youth Sports Coach 12 years (football, baseball, basketball, softball) to include organizations such as Cal Ripken, Pop Warner, YMCA, Boys & Girls Clubs AZ, NYS, AYFL, CYFL, USSSA / Top Choice / Triple Crown and more. I am the proud father of three wonderful children and we regularly dine at these establishments on a weekly basis. I currently manage two baseball teams and proud to say that after a long day of playing baseball, all the families convene at either Goldies or Zipps on Saturday & Sunday evenings for cold beverages, food and time for the families to just hang out and be friends – it is by far the best place for youth sports teams and families to get together. In fact, we regularly meet up with other teams from the area and their families whom we have grown to know thru the same social gatherings at Zipps / Goldies; including, Saints, Dirtbags, Silverhawks, Dragons all getting along as friendly rivals with never an issue, let alone arguments or fighting. It's a neighborhood concept so the place is always filled with friends and classmates from the area.

We regularly play at sport venues all over the valley such as Big League Dreams in Gilbert, Rio Vista in Glendale, Victory Lanes in Peoria and Snedigar in Chandler, can't recall the name of the place in Ahwatukee foothills but have played baseball/football there. The way tournaments are structured, we may be at a site all day with many hours in between, I can't tell you how many times the team would have gone to Zipps if located by the ball park – it will be a Home Run for all!

The establishments we dine at are both located directly next to schools, Little League parks and community centers all with small children present and have never experienced any issues with drunk drivers, inebriated pedestrians, lack of parking or trash from outdoor dining which is a credit to Zipp's management as well as the "types" of families they attract. This is why we go there and not other places – we are treated like family and in return we treat them and the facility the same. This is a place for families to gather and not a drunken sports bar and I think your community would be well served to have them in the neighborhood!

If you have any questions – please feel free to write directly back to me!

Regards,

John M. O'Brien | Managing Partner
☎ 480-948-9322 | 📠 480-948-9329 - fax | ✉ <mailto:jobrien@tssccorp.com>
9380 E. Bahia Drive, Suite A-202, Scottsdale, AZ 85260
www.tssccorp.com

Dear Ms. Rogers and Councilman DiCiccio,

My name is Louis Finocchiaro and I am with Cassidy Turley BRE Commercial here in Phoenix, AZ. I would like to take a moment to input on behalf of Zipp's family Sports Bar.

My family has frequented Zipp's for many years whether the original Goldie's store, the Indian School location or the new facility located at 16th and Bethany Home. Zipp's provides a clean, family friendly and professional environment for eating, visiting and gathering and I believe any Zipp's location is a benefit to any neighborhood. To me Zipp's is neighborhood and all that it implies. My family and I frequent Zipp's on Saturday's after our Pop Warner games or on evenings after our little league games. I believe you will find that parents in any neighborhood would welcome the clean and friendly environment a Zipp's would bring to the area.

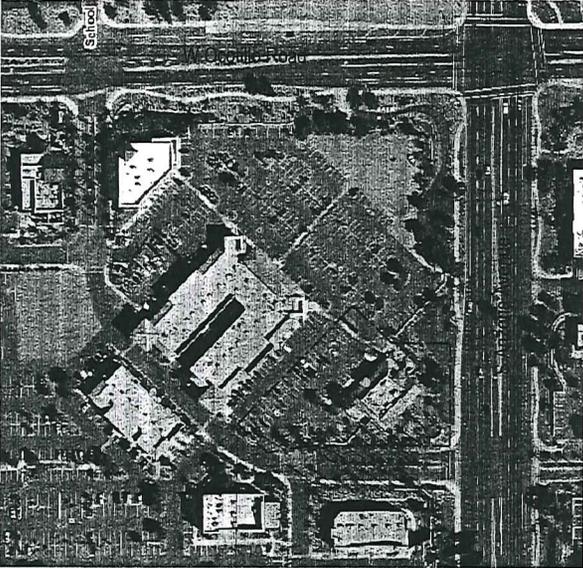
I would offer that immediately any municipality would embrace Zipp's as their local eating establishment once they find out how professionally they are run and managed as well how they strive to become part of the community not to mention their product is outstanding.

I personally approached Zipp's on behalf of Brophy Dad's Club for some fundraising and support as so many our families attend the 16th street and Indian School stores. Zipp's was warm and welcoming in their support of Brophy which is why we regard them as part of our community. I believe any neighborhood that allows a Zipp's to become part of the community will be happy they did.

I hope this letter helps you realize that Zipp's is a family and gathering place run impeccably and with a regard for the community and their reputation. Ahwatukee would be well served by teaming with Zipp's to provide a tremendous service and product to the families living in that community.

Louis G. Finocchiaro

Aerial Location Map

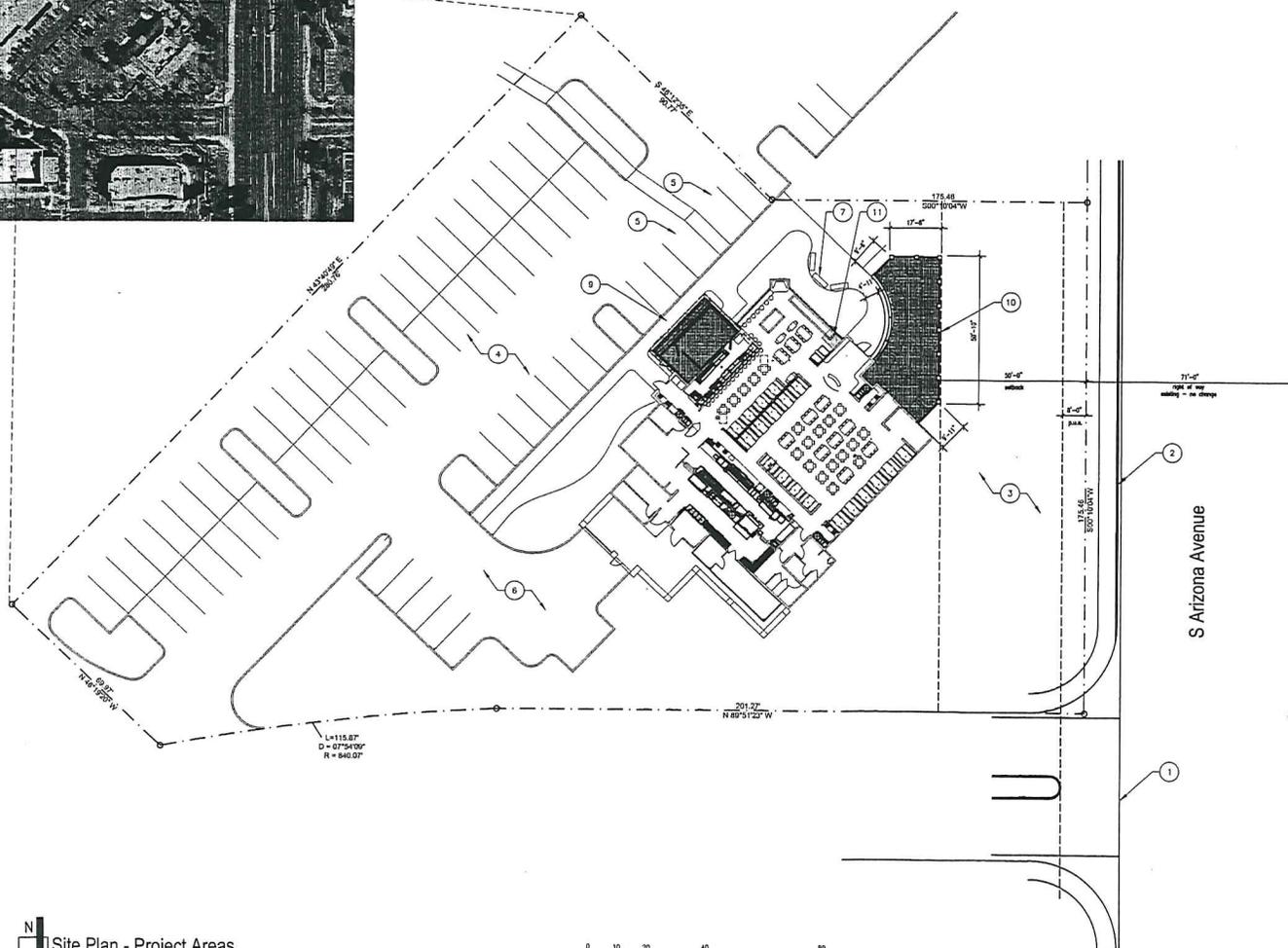


Site Plan Keynotes

1. EXISTING CURB CUT AND DRIVEWAY FOR CENTER ENTRANCE/ EXIT - NO CHANGE THIS PROJECT
2. EXISTING SIDE WALK - NO CHANGE THIS PROJECT.
3. EXISTING 50' SETBACK WITH RETENTION - NO CHANGE THIS PROJECT
4. EXISTING PARKING/VEHICULAR MANEUVERING AREA - NO CHANGE THIS PROJECT.
5. EXISTING ACCESSIBLE PARKING AREA - NO CHANGE THIS PROJECT.
6. EXISTING SERVICE /DELIVERY AREA FOR EXISTING RESTAURANT - NO CHANGE THIS PROJECT
7. EXISTING ENTRY WALKWAY WITH EXISTING SEATING - NO CHANGE THIS PROJECT
8. EXISTING RESTAURANT BUILDING - ONLY REVISIONS ARE AS PER SCOPE OF WORK PER THESE DRAWINGS.
9. EXISTING COVERED PATIO, REVISE THIS PROJECT FOR ENCLOSED COMMERCIAL COOLER AND STORAGE AREA, SEE PLANS AND ELEVATIONS. FINISHES ARE TO MATCH CENTER STAIRWELL.
10. PROPOSED EXTERIOR PATIO WITH SHADE STRUCTURE. PATIO IS NOT TO ENCROACH ON THE 50' SETBACK SHOWN.
11. INFILL EXISTING CORNER OF BUILDING, EXTEND EXISTING ROOF AND TILE OVER ADDITION.

General Notes - Site

- A. LOCATION OF PATIO IS NOT IN ANY RETENTION BASIN.



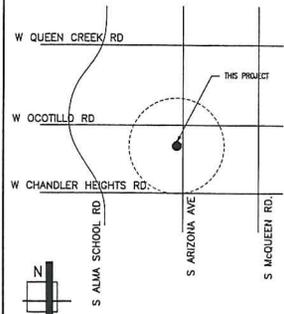
Project Information

ADDRESS: 4060 SOUTH ARIZONA AVE, CHANDLER AZ
 APNR: 303-47-302
 ZONING: PAD
 SITE AREA: 71,406 S.F. (1.6413 ACRES) GROSS
 56,997 S.F. (1.2944 ACRES) NET
 SITE COVERAGE: 10.17% EXISTING
 12.9% PROPOSED
 BUILDING AREA: 6,332 s.f. EXISTING
 36 s.f. ADDED
 1,000 s.f. PATIO
 7,368 s.f. TOTAL
 CONSTRUCTION TYPE: V-B / SPRINKLERED (EXISTING)
 BUILDING AREA ALLOW: 6,000 s.f. (BASED ON A3 GROUP)
 W.A.F.E.C. INCREASE:
 6,000 + (3)(X)8,000 = 24,000 S.F.
 PER TABLE 503, GROUP A3
 BUILDING HEIGHT: 1 STORY,
 BUILDING HEIGHT ALLOW: 2 STORY, TABLE 503
 OCCUPANCY: A2

Parking Calculations

FOR THIS PROJECT:
 PARKING REQUIRED:
 DINING AREA: 2630 / 50 = 53
 PATIO AREA: 1000 / 50 = 20
 TOTAL: 73
 PARKING PROVIDED: 65 ON SITE
 CROSS PARKING AGREEMENTS WITH CENTER

Vicinity Map



Scott Wunderlich
 14324 West Amelia Ave
 Goodyear, Arizona 85395
 602-558-1200 Phone
 swunderlich@lineworks.co

**ZIPPS
 SPORTS GRILLE**



Revisions

**Zipps Sports
 Grille**

4060 South Arizona Ave
 Chandler, Arizona

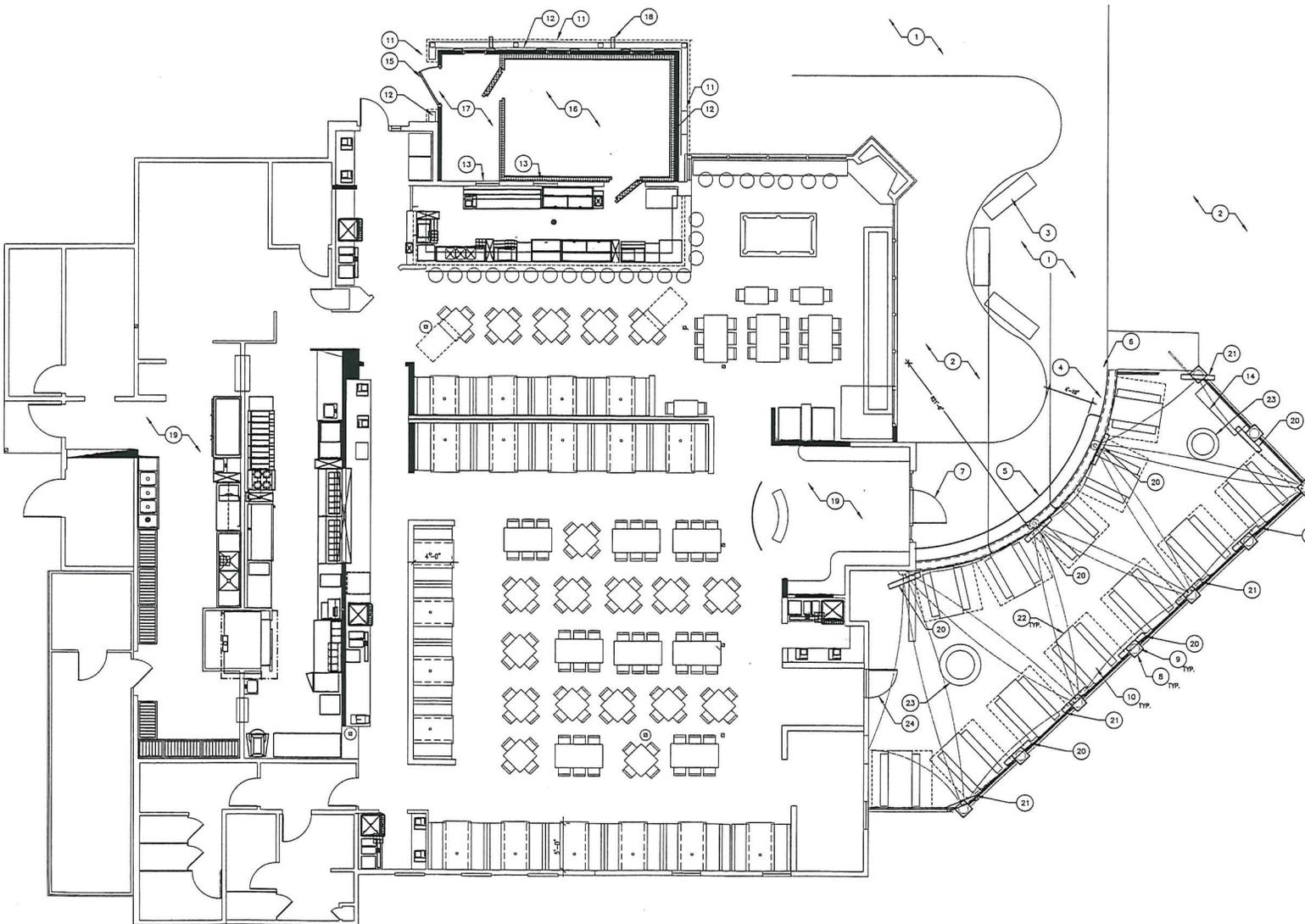
08.31.12

1219

A1.0

Site Plan - Project Areas
 SCALE: 1" = 20'

SCALE: 1" = 20'



Floor Plan Keynotes

1. EXISTING CONCRETE WALK TO REMAIN
2. EXISTING LANDSCAPING TO REMAIN
3. EXISTING SEATING TO REMAIN
4. 8" CMU MASONRY WALL WITH 2" STONE VENEER TO MATCH BUILDING ON BOTH SIDES PROVIDE OPENINGS IN WALL, SEE ELEVATIONS.
5. PROVIDE 18" TALL X 18" DEEP SEATING BENCH TO FOLLOW CURVE
6. PROVIDE 2" WIDE GATE IN FENCE WITH PANIC HARDWARE TO 4" WIDE CONCRETE WALK FLUSH WITH EXISTING.
7. EXISTING ENTRY/EXIT - NO CHANGE
8. 1/2" X 1" MASONRY PIER WITH 2" STONE VENEER TO MATCH BUILDING STANDARD, 4 SIDES, PROVIDE 2" CONCRETE CAP, SLOPE TO DRAIN.
9. 4" TUBE STEEL POST FROM TOP OF PIER, INSET IN CAP WITH CIRCULAR RECEIVER FOR SHADE SALS
10. TRIANGULAR SHADE SALS FROM TOP OF TUBE STEEL COLLING TO MASONRY WALL
11. EXISTING LOW WALL WITH IRON FENCE AND WOOD FRAMED TRELLIS
12. PROPOSED WALL TO ANCHOR TRELLIS, REMOVE TRELLIS ON INTERIOR SIDE OF WALL, TRELLIS TO REMAIN ON EXTERIOR SIDE AND TERMINATE AT NEW WALL. WALL TO MATCH EXISTING STUCCO FINISHES AT EXTERIOR.
13. EXISTING WINDOWS TO BE REMOVED AND FRAMED IN. RELOCATE TO OUTSIDE WALL, SEE ELEVATIONS.
14. RELOCATE EXISTING CONCRETE BENCH TO PATIO
15. PROVIDE 2" FRAME GATE IN WALL, VIEW OBSTRUCTING MATERIALS
16. PROPOSED BEERWINE COOLER IN NEW SPACE.
17. PROPOSED STORAGE, OPEN ABOVE.
18. PROPOSED ROOF DRAINAGE TO RUN DOWN IN WALL TO EXISTING 4X4 OPENING IN EXISTING MASONRY LOW WALL.
19. INTERIOR OF SPACE SHOWN FOR REFERENCE ONLY, TENANT IMPROVEMENT UNDER SEPARATE PERMIT.
20. POST MOUNTED TV IN WEATHERPROOF CABINET, PAINT CABINET TO MATCH METAL, AUDIO SPEAKERS ON TV'S
21. POST MOUNTED GAS PATIO HEATER, RUN LINES ON PATIO SIDE OF COLUMN/BREAMS, PAINT OUT TO MATCH COLLING.
22. OUTDOOR TABLE BY TENANT
23. GAS FIRE PIT.
24. NEW DOOR IN EXISTING OPENING. DOOR TO MATCH EXISTING STYLE OF BUILDING EXTERIOR DOOR.



Revisions

**Zipps Sports
Grille**

4060 South Arizona Ave
Chandler, Arizona

08.31.12
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Floor Plan