

## 40 Love, Scottsdale

40 Love has purchased a property, located at 7117 E. 6<sup>th</sup> Ave, Scottsdale, AZ. 85251, formerly known as; Kellys at Southbridge.

40 Love, Scottsdale is looking to make this newest location a brighter, more contemporary look for its restaurant venue as in their current facility 40 Love, located in Los Angeles, CA. 40 Love is a Tennis-Sports themed restaurant by day, Country Club Chic by night.

40 Love, Scottsdale current Zoning will remain: C-2. Tenant use will remain: Restaurant/bar. Type of Construction: Type V-B. Type of Occupancy is to remain: A-2. The building does have a Fire Sprinkler system. The current Occupancy Load will remain the same: 220 people. As per the last Permitted and Approved Plans; Permit #: 1698-13 and Permit #: 3377-13 City of Scottsdale.

### Exterior Improvements

40 Love is requesting that the current exterior ornamental fiberglass colonnade and fiberglass pyramid be completely removed from the exterior of the face brick.

40 Love is requesting that the current front exterior railing and planters, be removed along 6<sup>th</sup> Ave. The owner is requesting that a newly built, structural wall, approximately 8'-0" in height, will be capable of supporting a new Canvas Patio Shade Covering. This new wall will be out in front of the Patio along 6<sup>th</sup> Ave. This new wall will keep the patrons of 40 Love within its own footprint of the Patio. In addition, more of the large oversized couches and seating for relaxation.

### Interior Improvement

40 Love is requesting an elevated DJ Booth, more booth seating, remove back bar for new server station, possibly open up (2) walls to give a more open feeling to the current back rooms. The main Bar will need a more contemporary counter-top. Remove a few of the non-bearing faux wood beams so that the ceiling appears higher and brighter. Clean up the concrete floor cracks by sealing and repairing the broken floor tile as needed. Repair and replace drywall and wall coverings so that the interior has a cleaner visual appearance. Additional TV's will be required for this Tennis – Sports theme interior/exterior during the day.

Property PIN #'s: 40 Love, Scottsdale

173-42-022

173-42-023

173-42-025