

# WELCOME TO



## OG FACTS:

- **850+ Olive Garden** Locations
- **529+ Million Breadsticks** Served Per Year
- **88,000+ Team Members**
- The first Olive Garden was **opened in Orlando, FL in 1982**
- Our Dipping Sauces are ordered approximately **8.8 million times a year**, which equates to about **400,000 gallons** of sauce annually

## ABOUT OLIVE GARDEN

From its beginning, Olive Garden has been dedicated to providing a warm and welcoming dining experience to everyone who walks in the door. These principles, combined with delicious food, have enabled Olive Garden to become the largest, most successful chain of Italian-inspired restaurants in the United States.

We know that life is better together and everyone is happiest when they're with family, whether it's immediate family, extended family or family of friends. That's why we treat everyone who walks through our doors like part of our family, sharing the food we love with the people we love and spending the time we have, together.

## MADE BY HAND AND WITH HEART EVERY DAY

Our team members create dishes by hand and from scratch, every day with fresh, whole ingredients. Because they know cooking that way - the Italian way - makes everything taste better.

Popular dishes include our creamy **Chicken Alfredo**, **Tour of Italy** with three OG classics on one plate, **Lasagna Classico** prepared fresh daily with layers of pasta, parmesan, mozzarella and homemade meat sauce. Guests can enjoy everyday specials like **\$5 Take Homes**, **Lunch-Sized Favorites** and **Italian-Inspired Cocktails**.

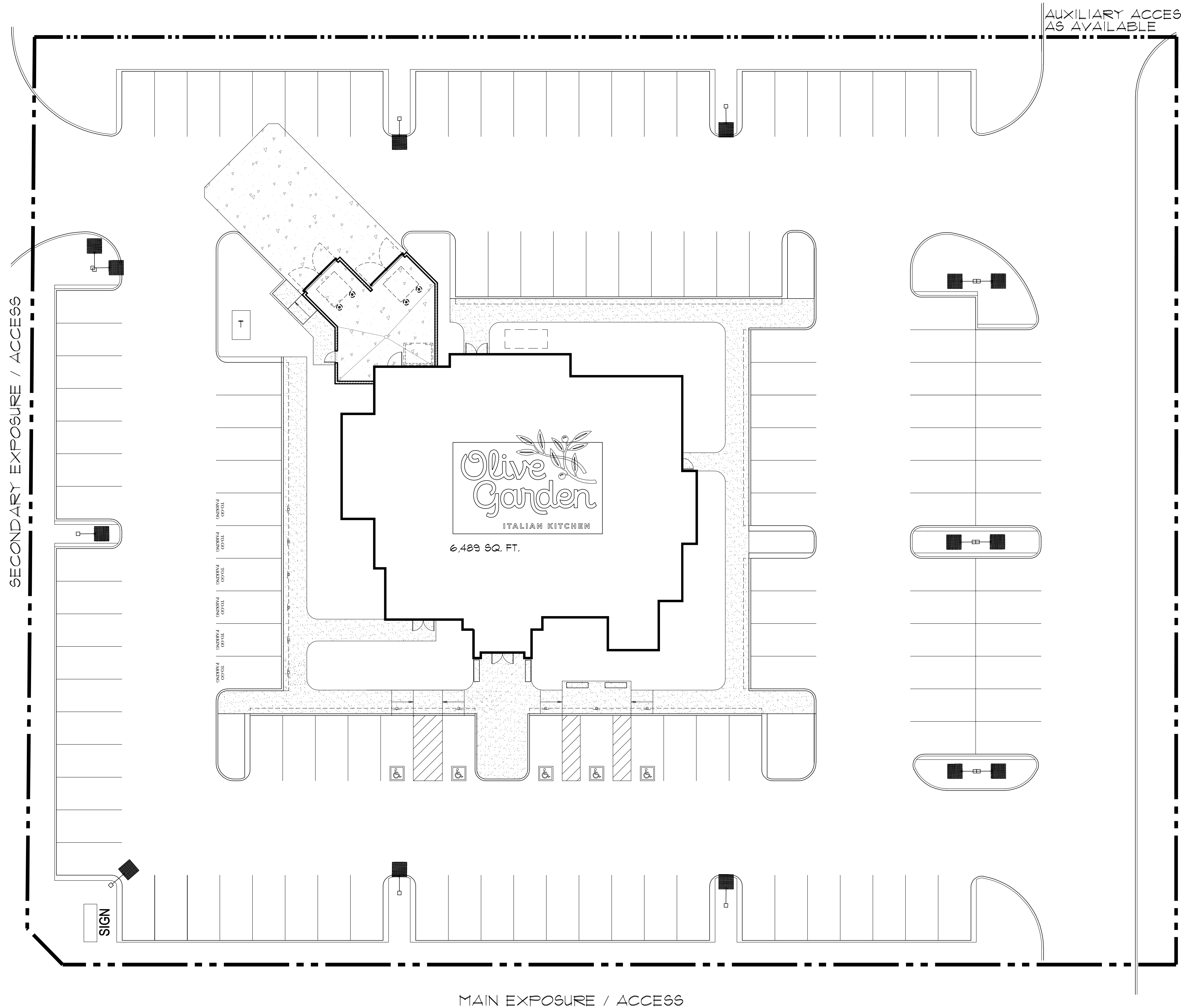




# OLIVE GARDEN

## Site Selection Criteria

<b>MARKET:</b>	
Population	Trade area with a minimum of 100,000 people
Area of Focus	Prime regional locations that minimize impact to existing locations
Traffic Count	20,000 minimum ADT
<b>SITE:</b>	
Land	2.0 acres or access to legal cross parking
Parking	130
Location	Prime regional focal point with good access, visibility and parking
<b>BUILDING:</b>	
Bldg. Square Footage	6,261 or 7,477 sf
Interior Seating	194 or 255
<b>TERMS:</b>	
Ownership	Prefer to own but will consider ground leases.
CAM	Negotiable with cap and audit rights
Tax	Pro-Rata
Insurance	Pro-rata
% Rent	None
Lease Initial Terms	10 years
Lease Renewal Options	Four 5-year options
<b>COMMENTS:</b>	Prefer freestanding, but will consider dominant end-cap locations



## SITE DATA

### LAYOUT PREFERENCES

- PARKING TARGET = 130 TOTAL SPACES +/-
- TOTAL SITE AREA = VARIES
- ACCESSIBLE PARKING SPACES = 5 MINIMUM (VERIFY LOCAL CODE)
- STANDARD STALL SIZE = 9' X 18' (VERIFY LOCAL CODE)
- DUMPSTER APPROACH = 28'-10" WIDE MINIMUM
- HEAVY DUTY CONCRETE APRON = 40 FT IN FRONT OF TRASH ENCL.
- DELIVERY TRUCK SIZE = 12 FT.
- STANDARD REFUSE TRUCK = 40 FT.
- SERVICE RAMP FOR DELIVERIES = 6'-0" WIDE
- 5 FT. RADIUS ON CURB PREFERRED
- INTERNAL SIDEWALK RADIUS = 3'-0"
- STEP-OUT CURBS = 1'-6"
- CONCRETE CURB ISLAND IN FRONT OF MAIN ENTRY
- CURB AND GUTTER PREFERRED

### GRADING PREFERENCES

- ACCESSIBLE SLOPE = 2% MAXIMUM
- MINIMUM SLOPE = 1%
- DESIGN SLOPE = 2%
- GRADE DIFFERENTIAL = 8% MAXIMUM
- APPROACH DRIVE SLOPE = 10% MAXIMUM

### SIDEWALKS

- ADJACENT TO PARKING STALLS = 7'-0"
- GENERAL CIRCULATION = 5'-0"
- DELIVERY SERVICE SIDEWALK = 6'-0" MINIMUM

### SITE AMENITIES

- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

### SITE LIGHTING

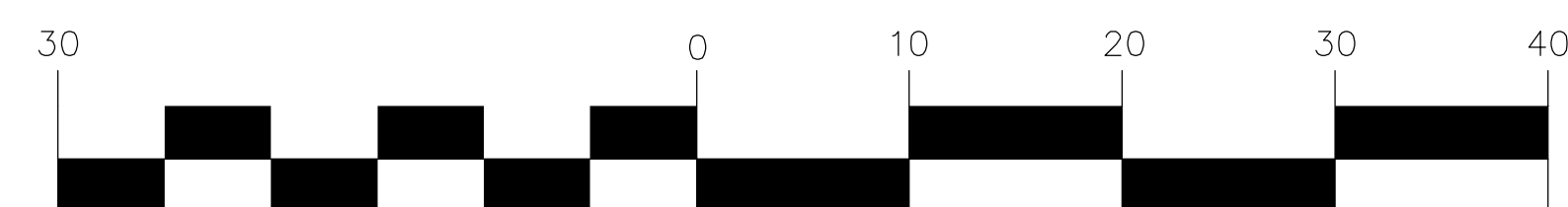
- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE)  
 + 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY  
 (IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
- LANDSCAPE LIGHTING - CREE LIGHTING OUTDOOR  
 LANDSCAPE LED MICRO-FLOOD LIGHT

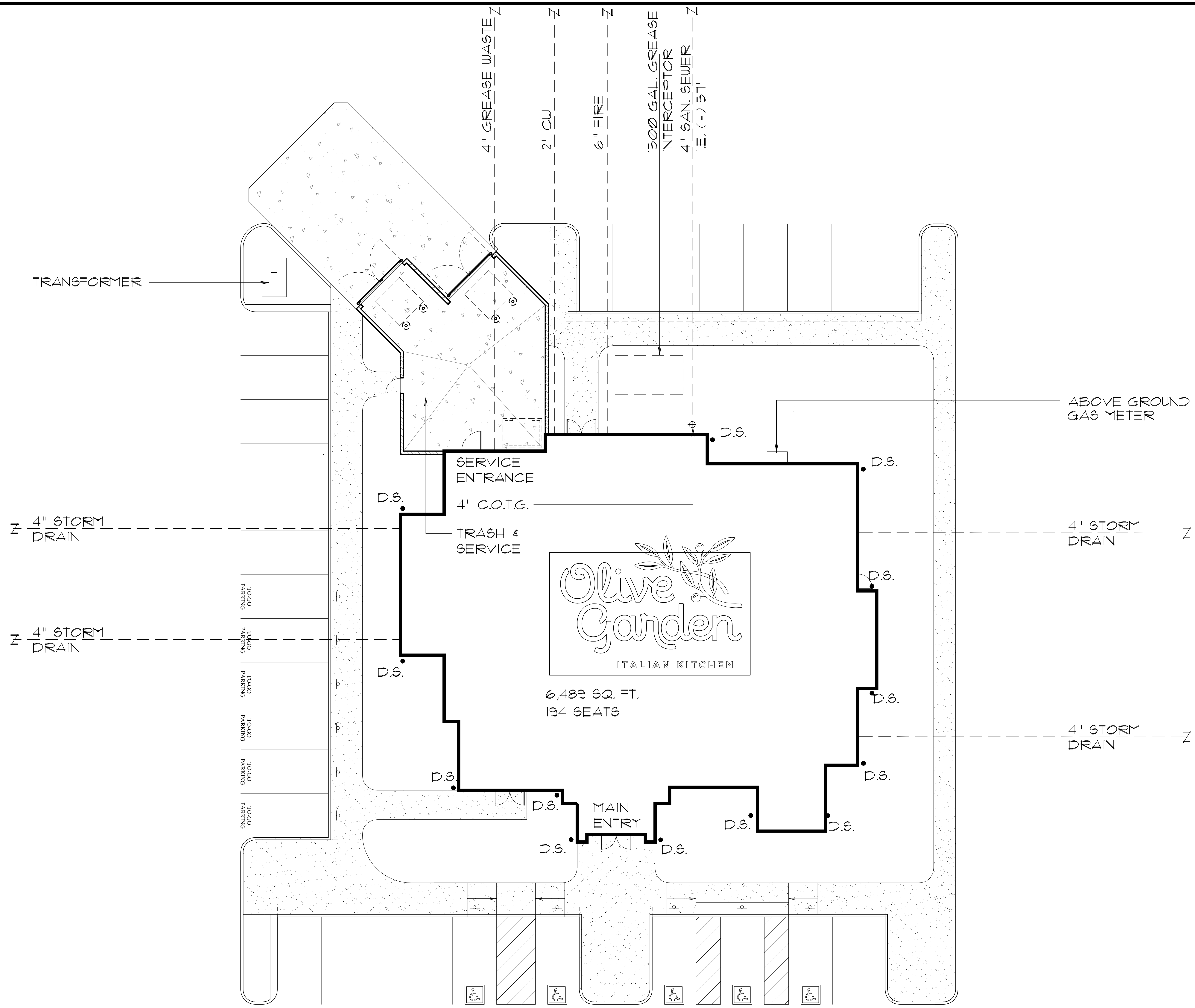
### SIGNS

- ACCESSIBLE SIGN = 6" DIAMETER BOLLARD FILL WITH CONCRETE - 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL. (VERIFY LOCAL REQUIREMENTS)
- ACCESSIBLY SYMBOL PAVEMENT MARKING
- TO-GO SIGN = 6" DIAMETER BOLLARD FILL WITH CONC.  
 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL
- TO-GO PARKING PAVEMENT MARKING
- REFER TO SIGN PACKAGE FOR MONUMENT SIGN / PYLON SIGN LOCATION WHERE APPLICABLE

## TYP. SITE PLAN-P62DOM-L

### GRAPHIC SCALE





**UTILITY REQUIREMENTS:**

**Sanitary:**  
 Prefer 6 inch tap and main at 1/8" per foot fall minimum. If the sanitary sewer point of connection is deep enough to lay 1/4" per foot fall, then 4 inch will work. 9,000 - 10,000 gallons per day. Usage base upon experience.

**Water:**  
 Domestic 2 inch line, 1-1/2 inch meter (90 GPM)  
 Irrigation 1 inch line, 1 inch meter (90 GPM)  
 Sprinkler 6 inch line  
 \*Usage based on minimum pressure of 65-70 PSI at building  
 \*(Water demand can vary on length of pipe)

**Gas:**  
 Total requirement - 2 P.S.I, 4.3 M.B.H. (million BTU per hour) this supports: water heater, kitchen equipment, make-up air, heat and cool, building heat, future expansion factor

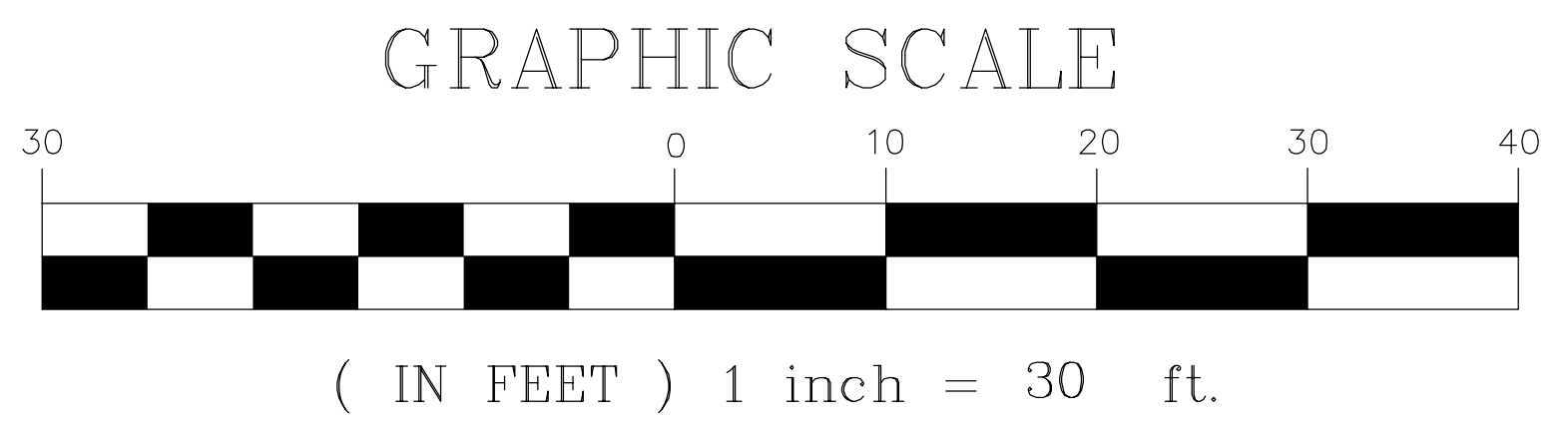
**Electric:**  
 315 KW connected with estimated demand of 250 KW  
 Service voltage - 120/208, 3 phase, 4 wire, 60 cycle  
 Service size - 1,200 amps  
 Pad mounted transformer, serving only the Premises, with underground primary

**Grease Trap:**  
 Minimum 1,500 gallon capacity or greater if required by code

**Stormwater:**  
 Sufficient capacity to accept our on site storm water  
 All roof drainage to be connected directly to underground storm system

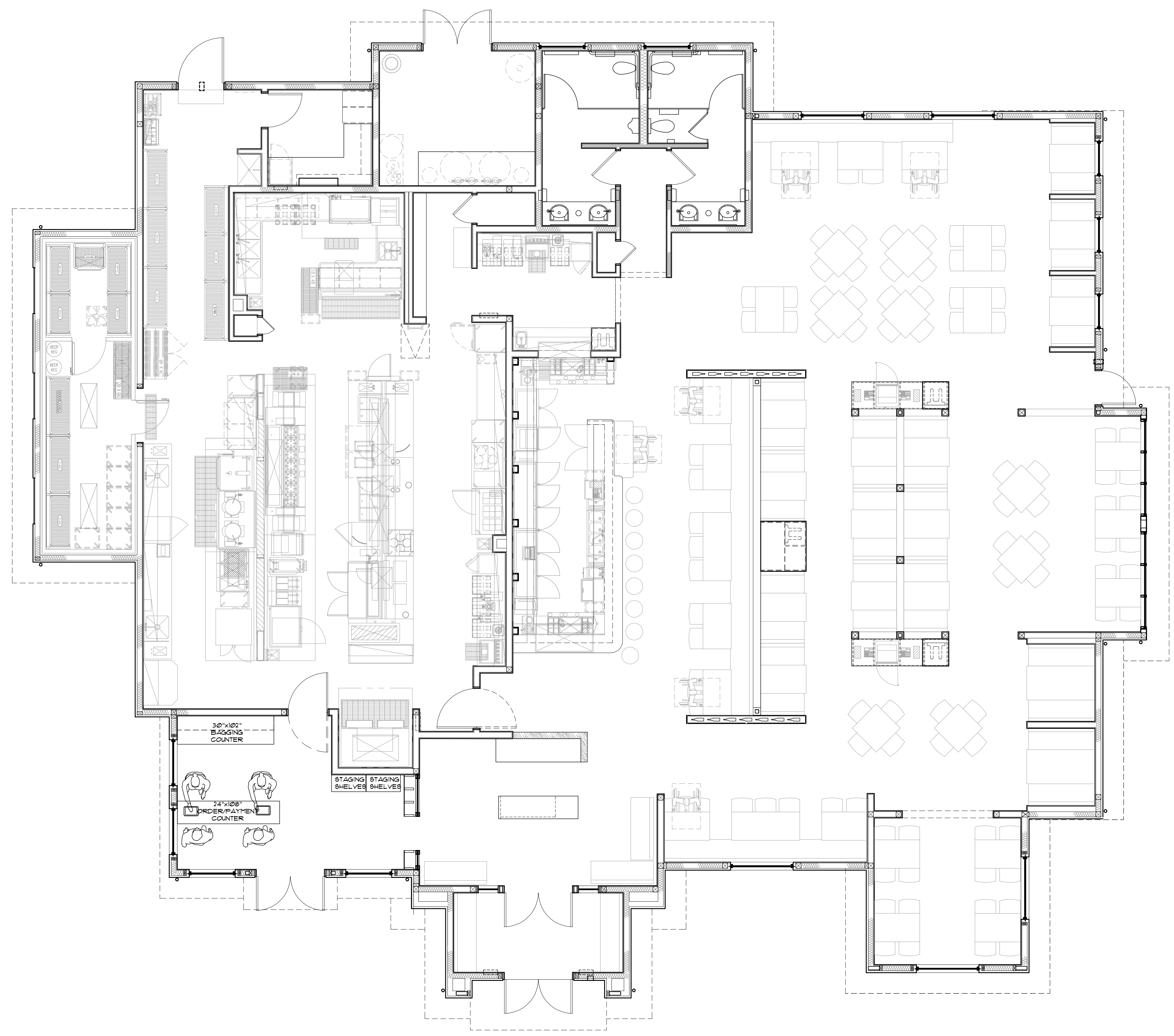
**Site Lighting:**  
 LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

**TYP. SITE PLAN-62DOM-L**



**LEGEND**

- 2" WATER
- 4" GAS
- 6"-8" SANITARY SEWER
- 4" GREASE WASTE
- 6" FIRE LINE



**TABULATION - P62 DOM L**

BUILDING =	6,261 SQ.FT.
COOLER / FREEZER =	228 SQ.FT.
BUILDING AREA =	6,489 SQ.FT.

**SEATING AREA BREAKDOWN**

DINING SEATS =	162
LOUNGE SEATS =	22
BAR SEATS =	10
TOTAL SEATS =	194
WAITING =	16

**TABLE/SEATING COUNT**

4 TOPS	40 (91%)	160 SEATS
6 TOPS	4 (9%)	24 SEATS
TOTAL TOPS	44 (100%)	184 SEATS
BAR SEATS		10 SEATS
TOTAL SEATS:		194 SEATS
TABLE COUNT:	44/3	14.6 (15)

**SEATING PLAN**

1/4"=1'-0"



File Name: P62 DOMANI LEFT\_COLOR ELEVATIONS

04-09-21

# ITALIAN RESTAURANT

## P62 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





**REAR ELEVATION**



**ITALIAN RESTAURANT**  
**P62 DOMANI LEFT**



**MATERIAL LEGEND**

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
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- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





## RIGHT ELEVATION

# ITALIAN RESTAURANT

## P62 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
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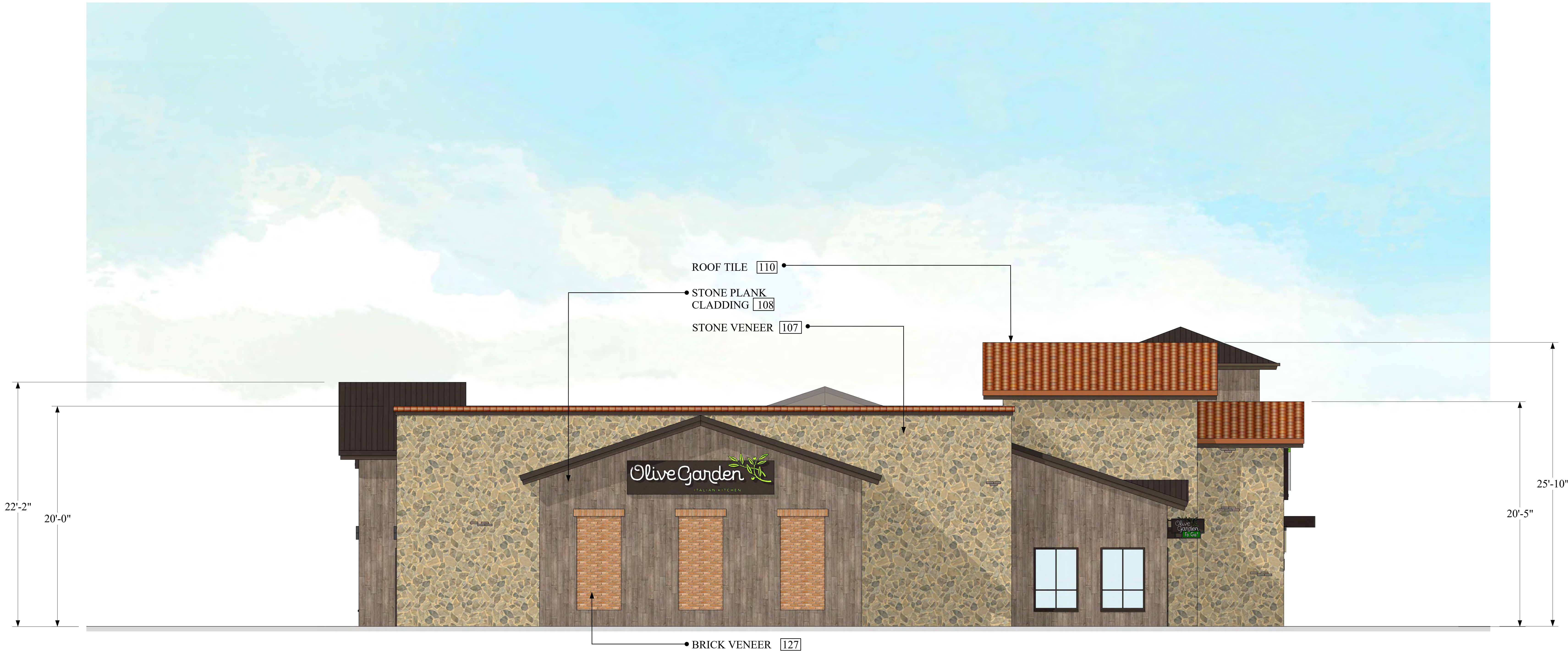
File Name: P62 DOMANI LEFT\_COLOR ELEVATIONS

04-09-21



Sheet 3 of 4





## LEFT ELEVATION

# ITALIAN RESTAURANT

## P62 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
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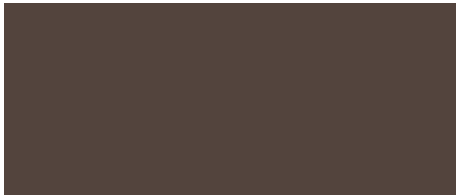




**107 - STONE VENEER (w/ #139)**  
 Coronado Stone  
 Appalachian Fieldstone w/  
 matching chiseled corner stones  
 Color: "Mountain Sunset"  
 Grout: Natural Gray



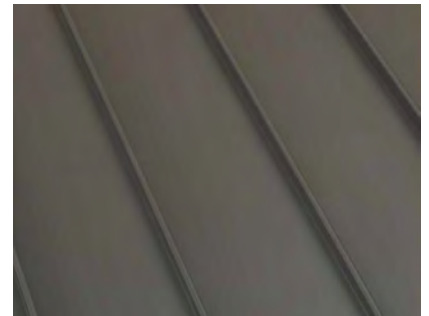
**110 - CONCRETE ROOF TILE**  
 Eagle Roof Tile  
 Capistrano  
 Color: "Olive Garden Blend"



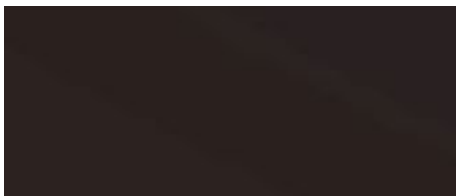
**106 - PAINT @ WOOD TRIM,  
 WINDOWS & DOORS**  
 Benjamin Moore - 2112-10  
 Color: "Mink"



**127 - BRICK VENEER**  
 Coronado Stone - Sicilian Brick  
 2-1/8"x8"  
 Color: "Tumbled Saltillo" 90 %  
 "Ferrara Blend" 10%



**113 - STANDING SEAM  
 ROOF SYSTEM**  
 Duro-Last Standing Seam  
 Roof  
 Color: "Dark Bronze"



**112 - PRE-FINISH PAINT @  
 STOREFRONT & METAL  
 CLADDING**  
 Color: "Dark Bronze"



**108 - STONE PLANK CLADDING**  
 Coronado Stone - Roughcut  
 Woodstone  
 Color: "Rustic Cedar" 6" x 36"

# Colors & Materials

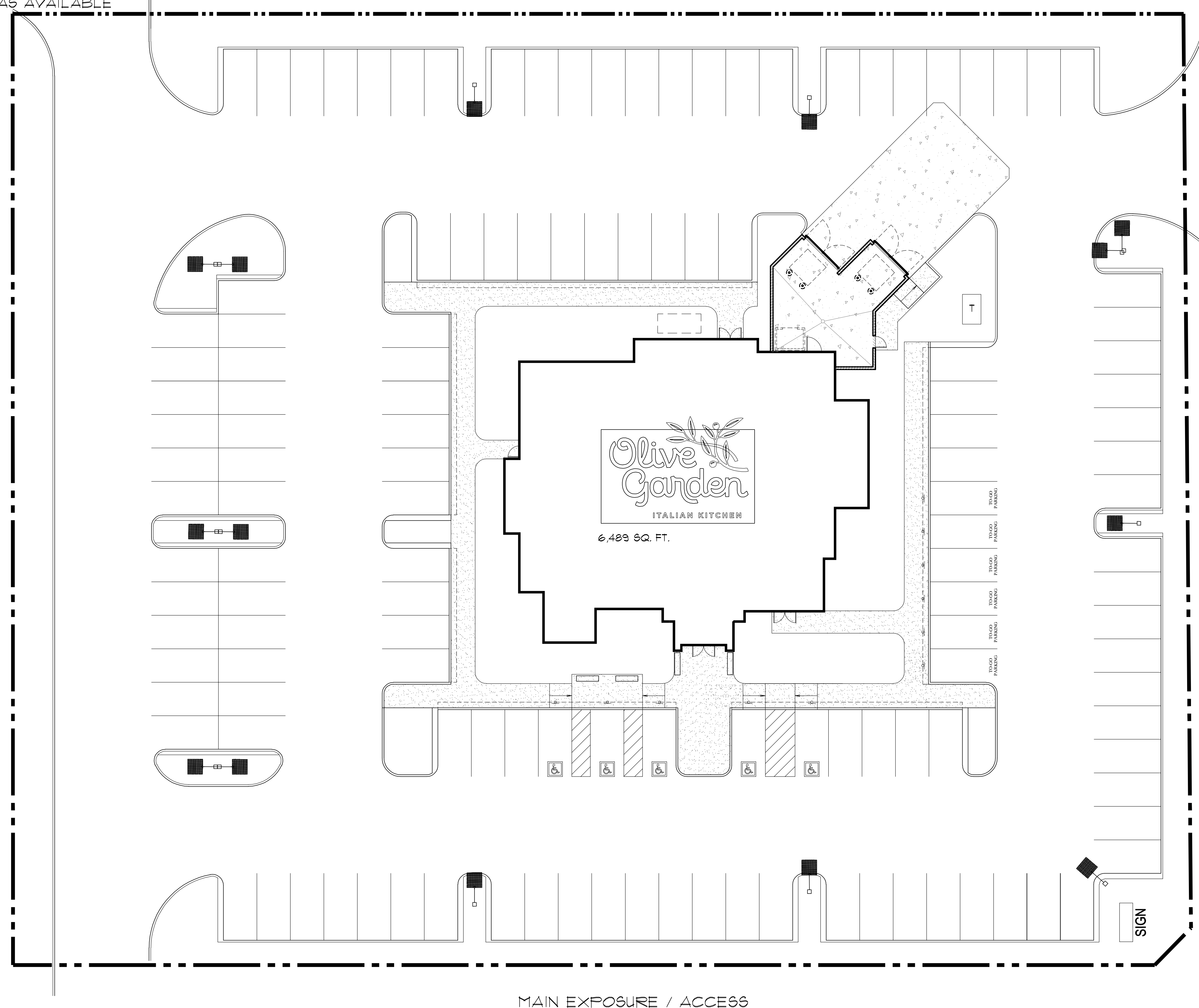
## P62 DOMANI

04-09-21



File Name: P62DOMANI\_COLOR BOARD

AUXILIARY ACCESS  
 AS AVAILABLE



MAIN EXPOSURE / ACCESS

SECONDARY EXPOSURE / ACCESS

## SITE DATA

### LAYOUT PREFERENCES

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- TOTAL SITE AREA = VARIES
- ACCESSIBLE PARKING SPACES = 5 MINIMUM (VERIFY LOCAL CODE)
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- STEP-OUT CURBS = 1'-6"
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- CURB AND GUTTER PREFERRED

### GRADING PREFERENCES

- ACCESSIBLE SLOPE = 2% MAXIMUM
- MINIMUM SLOPE = 1%
- DESIGN SLOPE = 2%
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### SIDEWALKS

- ADJACENT TO PARKING STALLS = 7'-0"
- GENERAL CIRCULATION = 5'-0"
- DELIVERY SERVICE SIDEWALK = 6'-0" MINIMUM

### SITE AMENITIES

- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

### SITE LIGHTING

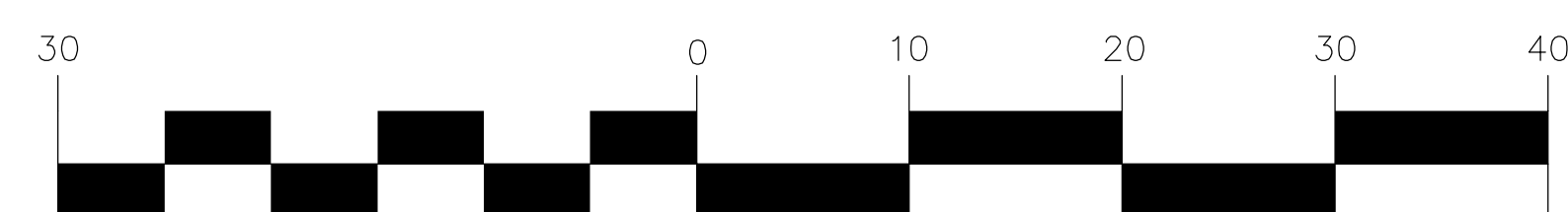
- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE)  
 + 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY  
 (IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
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 LANDSCAPE LED MICRO-FLOOD LIGHT

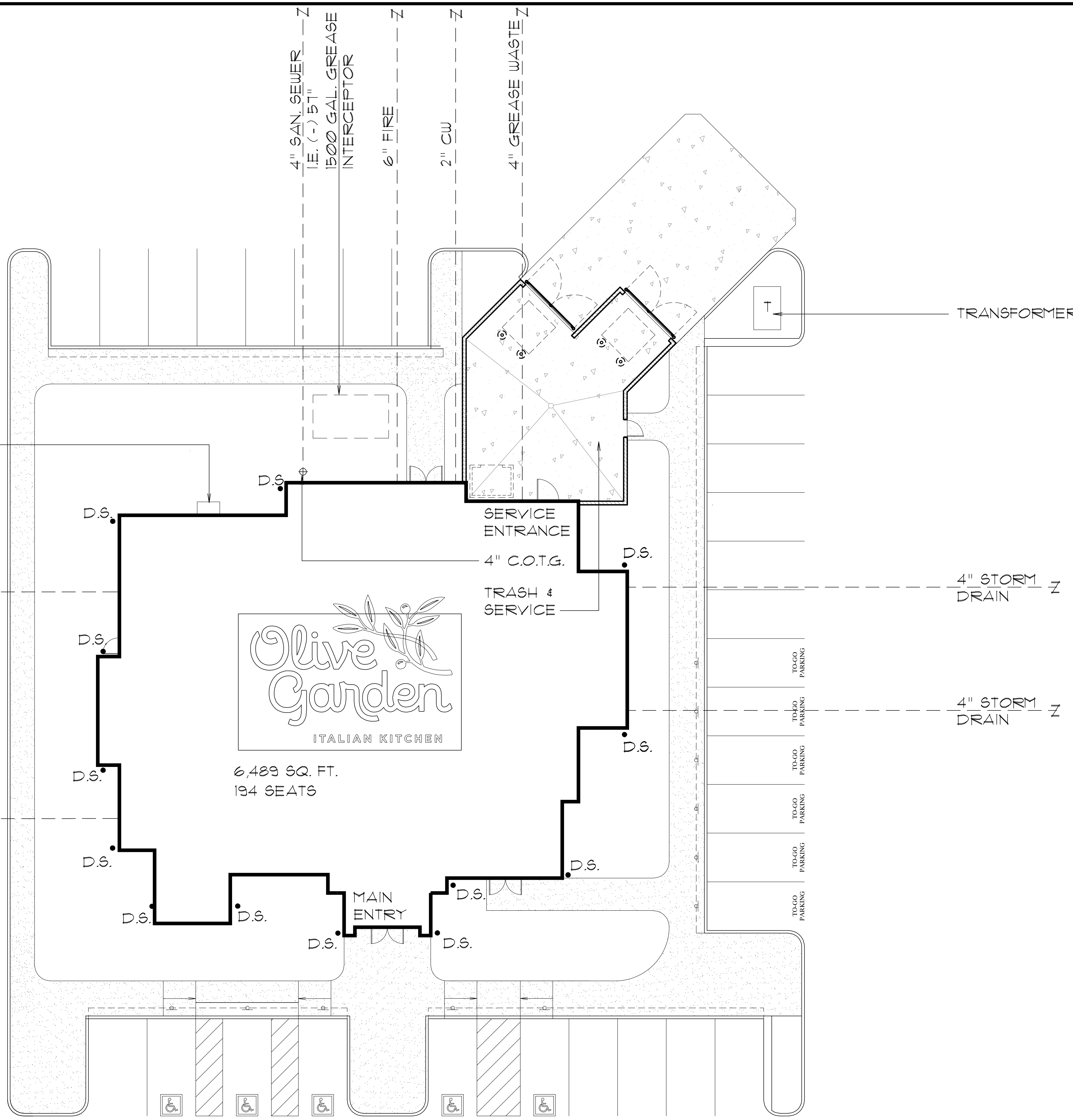
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 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL
- TO-GO PARKING PAVEMENT MARKING
- REFER TO SIGN PACKAGE FOR MONUMENT SIGN / PYLON SIGN  
 LOCATION WHERE APPLICABLE

## TYP. SITE PLAN-P62DOM-R

GRAPHIC SCALE





**UTILITY REQUIREMENTS:**

Sanitary:

Prefer 6 inch tap and main at 1/8" per foot fall minimum. If the sanitary sewer point of connection is deep enough to lay 1/4" per foot fall, then 4 inch will work. 9,000 - 10,000 gallons per day. Usage base upon experience.

Water:

Domestic 2 inch line, 1-1/2 inch meter (90 GPM)  
 Irrigation 1 inch line, 1 inch meter (90 GPM)  
 Sprinkler 6 inch line  
 \*Usage based on minimum pressure of 65-70 PSI at building  
 \*(Water demand can vary on length of pipe)

Gas:

Total requirement - 2 P.S.I, 4.3 M.B.H. (million BTU per hour) this supports: water heater, kitchen equipment, make-up air, heat and cool, building heat, future expansion factor

Electric:

315 KW connected with estimated demand of 250 KW  
 Service voltage - 120/208, 3 phase, 4 wire, 60 cycle  
 Service size - 1,200 amps  
 Pad mounted transformer, serving only the Premises, with underground primary

Grease Trap:

Minimum 1,500 gallon capacity or greater if required by code

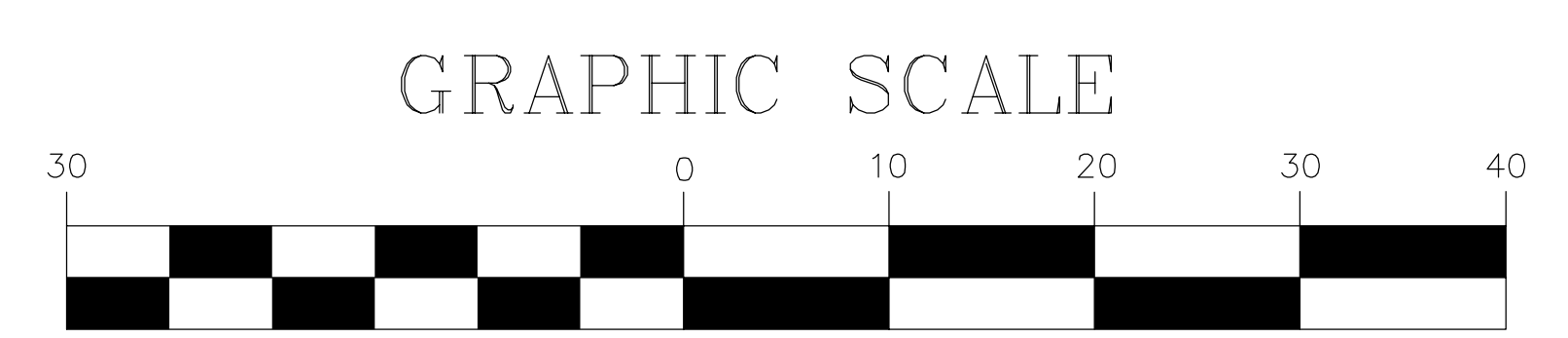
Stormwater:

Sufficient capacity to accept our on site storm water  
 All roof drainage to be connected directly to underground storm system

Site Lighting:

LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

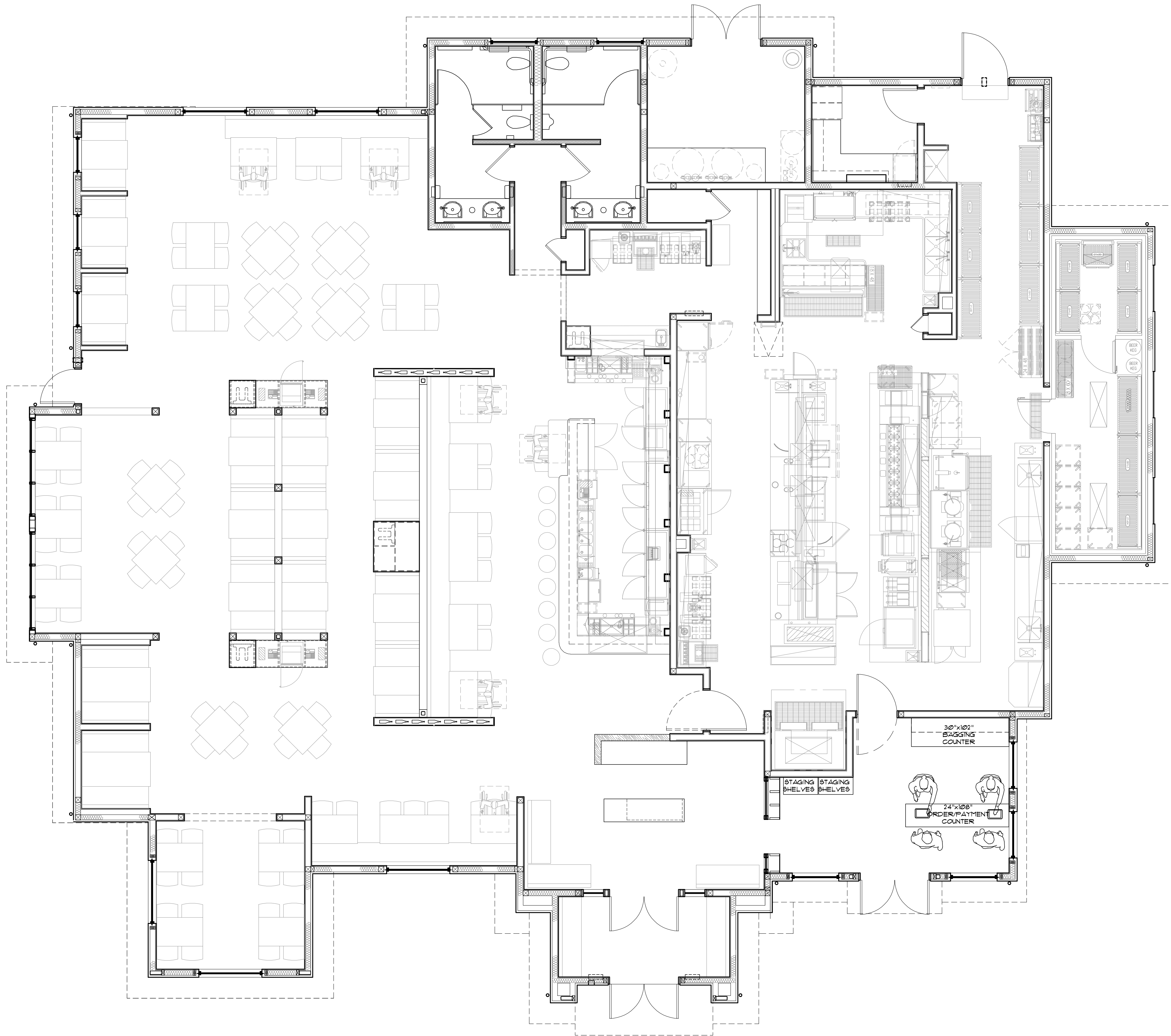
**TYP. SITE PLAN-62DOM-R**



MAR. 2021

**LEGEND**

- 2" WATER
- 4" GAS
- 6"-8" SANITARY SEWER
- 4" GREASE WASTE
- 6" FIRE LINE



**TABULATION - P62 DOM R**

BUILDING =	6,261 SQ.FT.
COOLER / FREEZER =	228 SQ.FT.
BUILDING AREA =	6,489 SQ.FT.

**SEATING AREA BREAKDOWN**

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BAR SEATS =	10
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**TABLE/SEATING COUNT**

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TOTAL TOPS	44 (100%)	184 SEATS
BAR SEATS		10 SEATS
TOTAL SEATS:		194 SEATS
TABLE COUNT:	44/3	14.6 (15)

**SEATING PLAN**

1/4"=1'-0"



## FRONT ELEVATION

# ITALIAN RESTAURANT

## P62 DOMANI RIGHT



File Name: P62 DOMANI RIGHT\_COLOR ELEVATIONS

04-09-21

### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
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- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2" x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





**REAR ELEVATION**



**ITALIAN RESTAURANT  
P62 DOMANI RIGHT**



**MATERIAL LEGEND**

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
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## RIGHT ELEVATION

# ITALIAN RESTAURANT

## P62 DOMANI RIGHT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
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2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint







## LEFT ELEVATION

# ITALIAN RESTAURANT

## P62 DOMANI RIGHT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
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Color: "Mountain Sunset" Grout: Natural Gray
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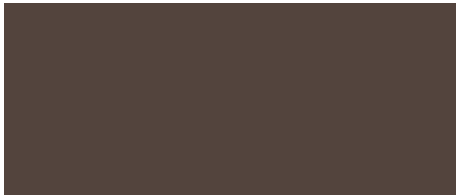




**107 - STONE VENEER (w/ #139)**  
 Coronado Stone  
 Appalachian Fieldstone w/  
 matching chiseled corner stones  
 Color: "Mountain Sunset"  
 Grout: Natural Gray



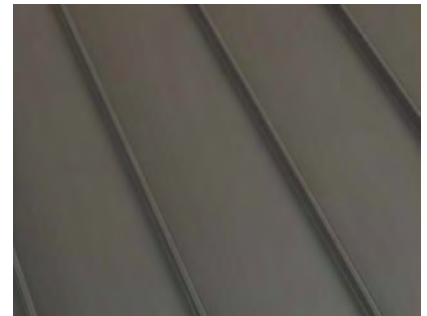
**110 - CONCRETE ROOF TILE**  
 Eagle Roof Tile  
 Capistrano  
 Color: "Olive Garden Blend"



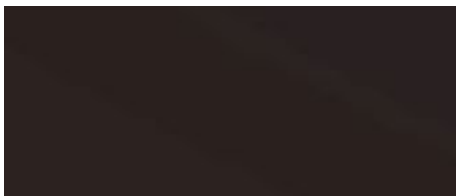
**106 - PAINT @ WOOD TRIM,  
 WINDOWS & DOORS**  
 Benjamin Moore - 2112-10  
 Color: "Mink"



**127 - BRICK VENEER**  
 Coronado Stone - Sicilian Brick  
 2-1/8"x8"  
 Color: "Tumbled Saltillo" 90 %  
 "Ferrara Blend" 10%



**113 - STANDING SEAM  
 ROOF SYSTEM**  
 Duro-Last Standing Seam  
 Roof  
 Color: "Dark Bronze"



**112 - PRE-FINISH PAINT @  
 STOREFRONT & METAL  
 CLADDING**  
 Color: "Dark Bronze"



**108 - STONE PLANK CLADDING**  
 Coronado Stone - Roughcut  
 Woodstone  
 Color: "Rustic Cedar" 6" x 36"

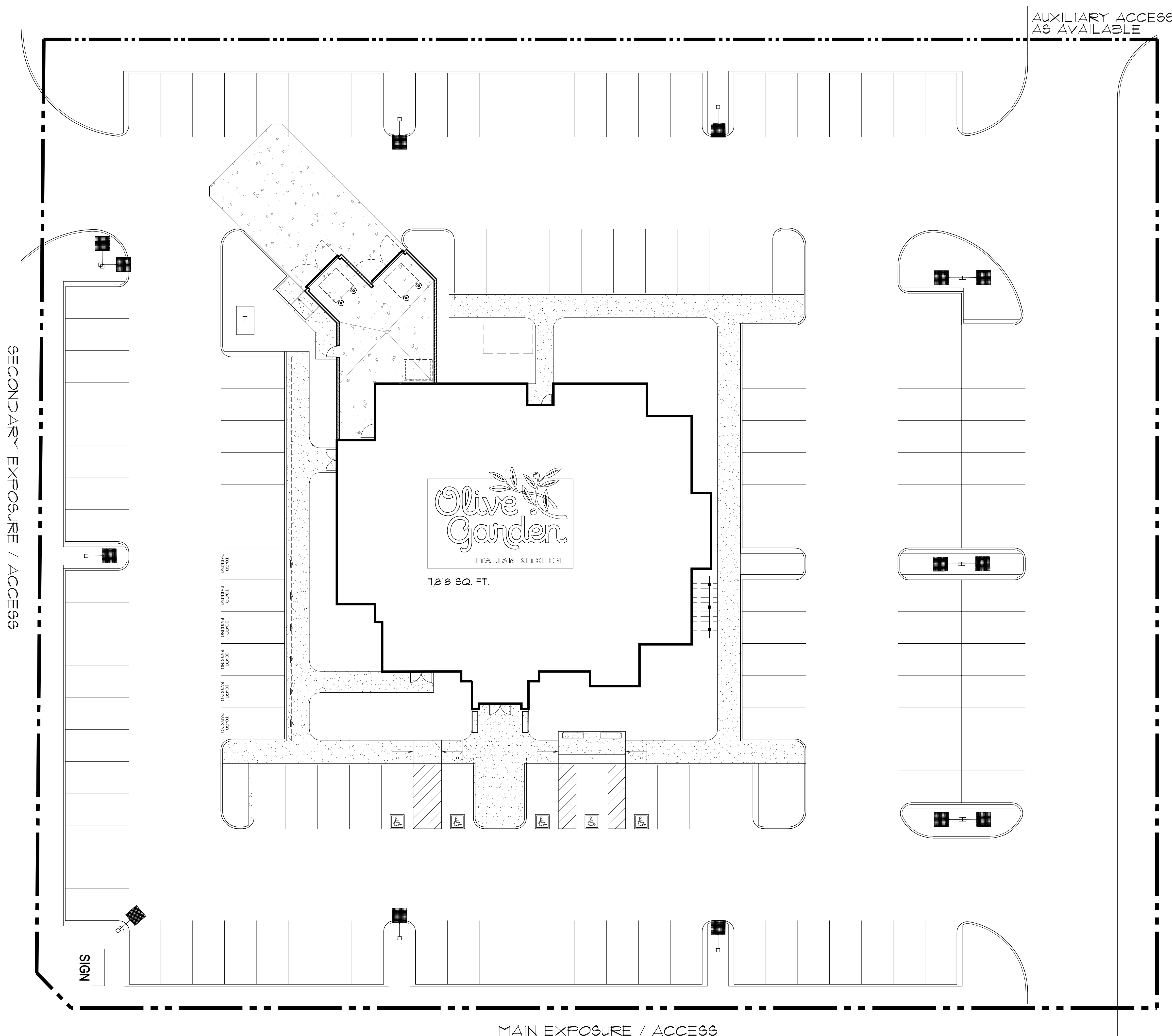
# Colors & Materials

## P62 DOMANI

04-09-21



File Name: P62DOMANI\_COLOR BOARD



## SITE DATA

### LAYOUT PREFERENCES

- PARKING TARGET = 130 TOTAL SPACES +/-
- TOTAL SITE AREA = VARIES
- ACCESSIBLE PARKING SPACES = 5 MINIMUM (VERIFY LOCAL CODE)
- STANDARD STALL SIZE = 9' X 18' (VERIFY LOCAL CODE)
- DUMPSTER APPROACH = 28'-10" WIDE MINIMUM
- HEAVY DUTY CONCRETE APRON = 40 FT IN FRONT OF TRASH ENCL.
- DELIVERY TRUCK SIZE = 12 FT.
- STANDARD REFUSE TRUCK = 40 FT.
- SERVICE RAMP FOR DELIVERIES = 6'-0" WIDE
- 5 FT. RADIUS ON CURB PREFERRED
- INTERNAL SIDEWALK RADIUS = 3'-0"
- STEP-OUT CURBS = 1'-6"
- CONCRETE CURB ISLAND IN FRONT OF MAIN ENTRY
- CURB AND GUTTER PREFERRED

### GRADING PREFERENCES

- ACCESSIBLE SLOPE = 2% MAXIMUM
- MINIMUM SLOPE = 1%
- DESIGN SLOPE = 2%
- GRADE DIFFERENTIAL = 8% MAXIMUM
- APPROACH DRIVE SLOPE = 10% MAXIMUM

### SIDEWALKS

- ADJACENT TO PARKING STALLS = 7'-0"
- GENERAL CIRCULATION = 5'-0"
- DELIVERY SERVICE SIDEWALK = 6'-0" MINIMUM

### SITE AMENITIES

- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

### SITE LIGHTING

- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE) + 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY (IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
- LANDSCAPE LIGHTING - CREE LIGHTING OUTDOOR LANDSCAPE LED MICRO-FLOOD LIGHT

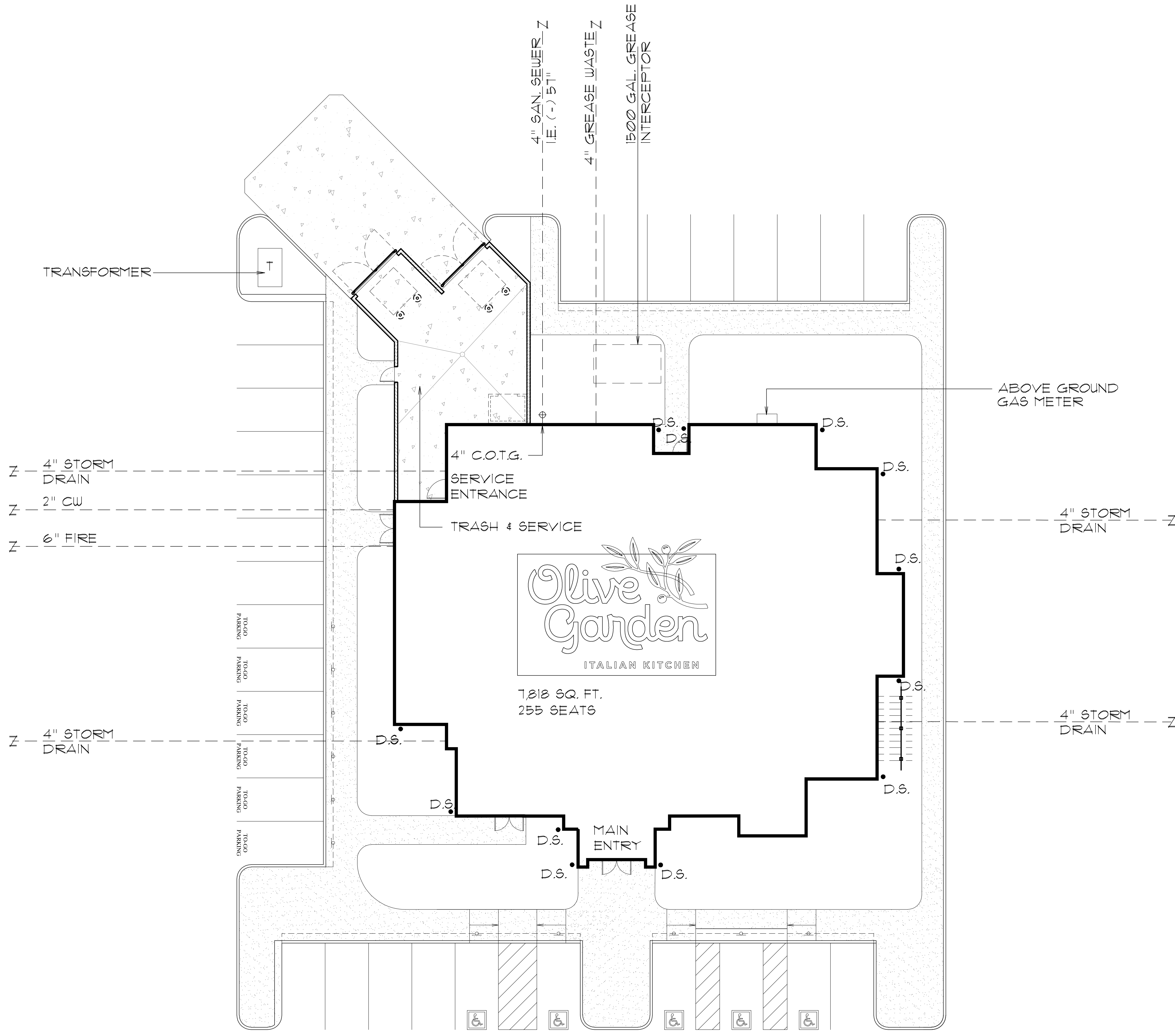
### SIGNS

- ACCESSIBLE SIGN = 6" DIAMETER BOLLARD FILL WITH CONCRETE - 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL. (VERIFY LOCAL REQUIREMENTS)
- ACCESSIBLY SYMBOL PAVEMENT MARKING
- TO-GO SIGN = 6" DIAMETER BOLLARD FILL WITH CONC. 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL
- TO-GO PARKING PAVEMENT MARKING
- REFER TO SIGN PACKAGE FOR MONUMENT SIGN / PYLON SIGN LOCATION WHERE APPLICABLE

## TYP. SITE PLAN-P78DOM-L

### GRAPHIC SCALE





**UTILITY REQUIREMENTS:**

**Sanitary:**  
 Prefer 6 inch tap and main at 1/8" per foot fall minimum. If the sanitary sewer point of connection is deep enough to lay 1/4" per foot fall, then 4 inch will work. 9,000 - 10,000 gallons per day. Usage base upon experience.

**Water:**  
 Domestic 2 inch line, 1-1/2 inch meter (90 GPM)  
 Irrigation 1 inch line, 1 inch meter (90 GPM)  
 Sprinkler 6 inch line  
 \*Usage based on minimum pressure of 65-70 PSI at building  
 \*(Water demand can vary on length of pipe)

**Gas:**  
 Total requirement - 2 P.S.I, 4.3 M.B.H. (million BTU per hour) this supports: water heater, kitchen equipment, make-up air, heat and cool, building heat, future expansion factor

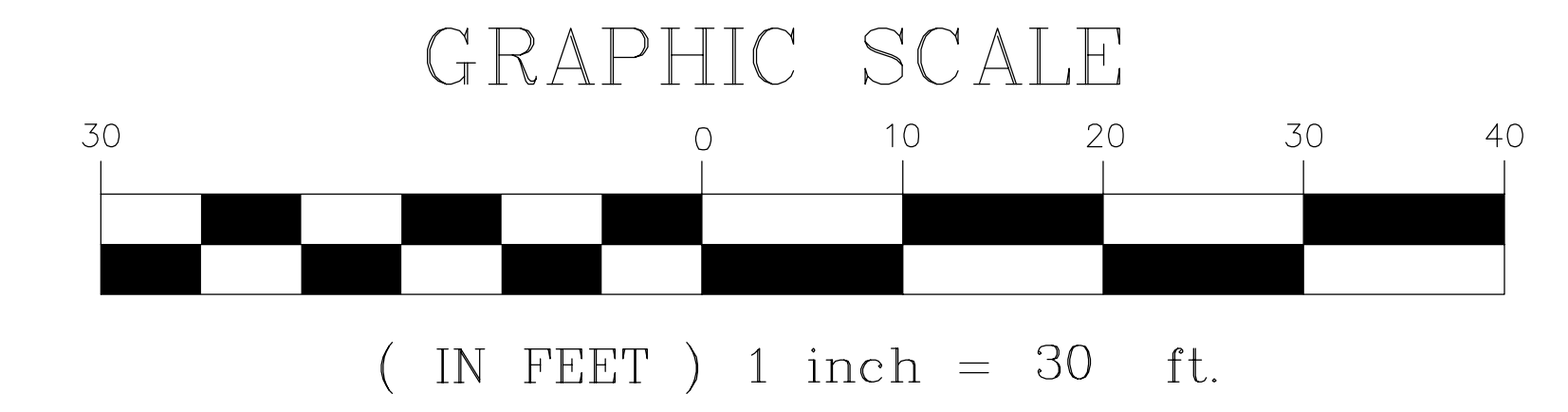
**Electric:**  
 315 KW connected with estimated demand of 250 KW  
 Service voltage - 120/208, 3 phase, 4 wire, 60 cycle  
 Service size - 1,200 amps  
 Pad mounted transformer, serving only the Premises, with underground primary

**Grease Trap:**  
 Minimum 1,500 gallon capacity or greater if required by code

**Stormwater:**  
 Sufficient capacity to accept our on site storm water  
 All roof drainage to be connected directly to underground storm system

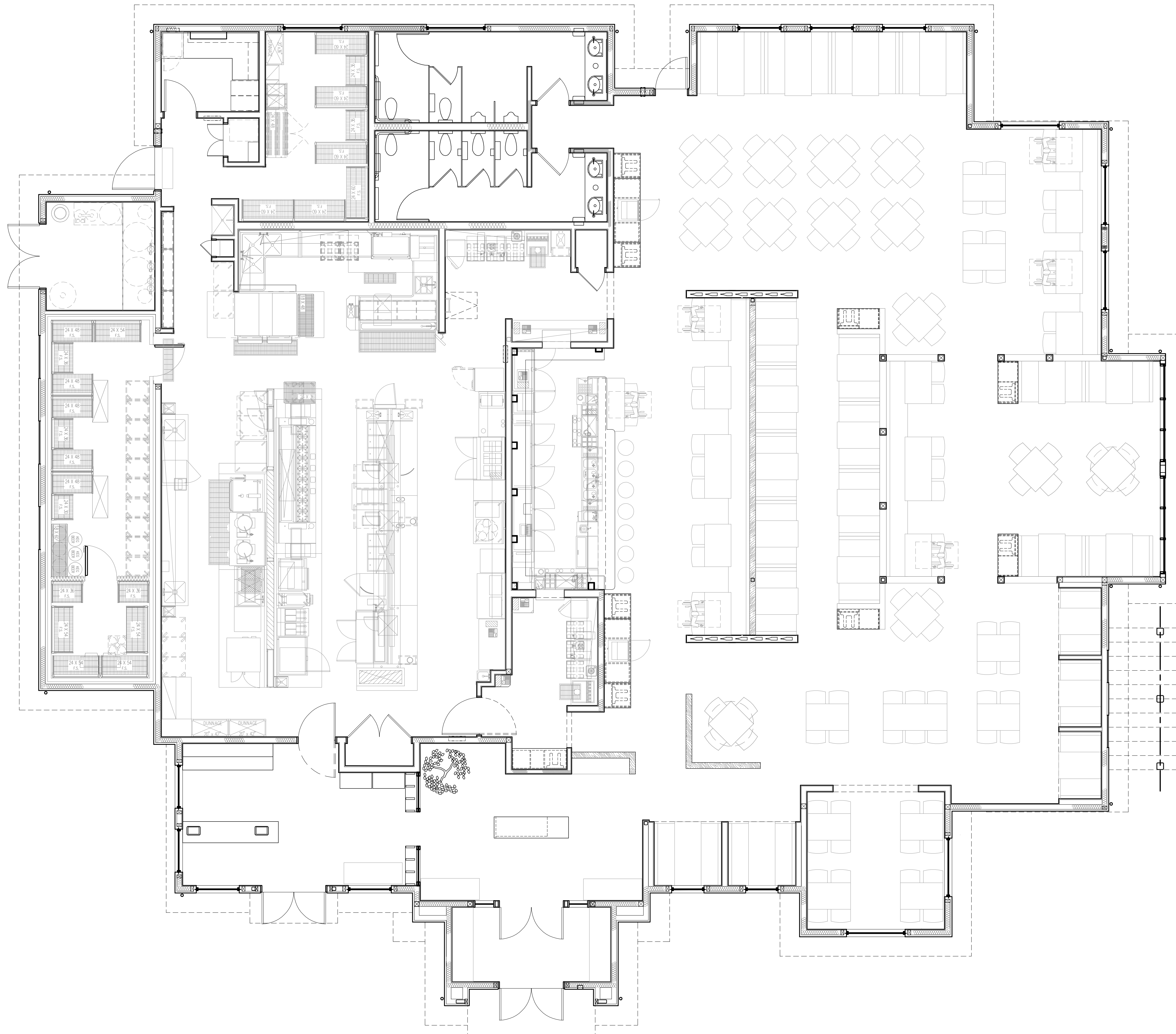
**Site Lighting:**  
 LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

**TYP. SITE PLAN-P78DOM-L**



**LEGEND**

- 2" WATER
- 4" GAS
- 6"-8" SANITARY SEWER
- 4" GREASE WASTE
- 6" FIRE LINE



**TABULATION - P78 DOMANI**

BUILDING =	7,411 SQ.FT.
COOLER / FREEZER =	341 SQ.FT.
BUILDING AREA =	7,818 SQ.FT.

**SEATING AREA BREAKDOWN**

DINING SEATS =	234
LOUNGE SEATS =	22
BAR SEATS =	9
TOTAL SEATS =	255
WAITING =	16

**TABLE/SEATING COUNT**

4 TOPS	48 (84%)	192 SEATS
6 TOPS	9 (16%)	54 SEATS
TOTAL TOPS	57 (100%)	246 SEATS
BAR SEATS		9 SEATS
TOTAL SEATS:		255 SEATS
TABLE COUNT:	57/3	19

**SEATING PLAN**

1/4"=1'-0"



## FRONT ELEVATION

# ITALIAN RESTAURANT

## P78 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2" x 8" Color: "Salttilo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint



File Name: P78 DOMANI LEFT\_COLOR ELEVATIONS

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Sheet 1 of 4



## REAR ELEVATION



# ITALIAN RESTAURANT

## P78 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Salttilo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





## RIGHT ELEVATION

# ITALIAN RESTAURANT

## P78 DOMANI LEFT

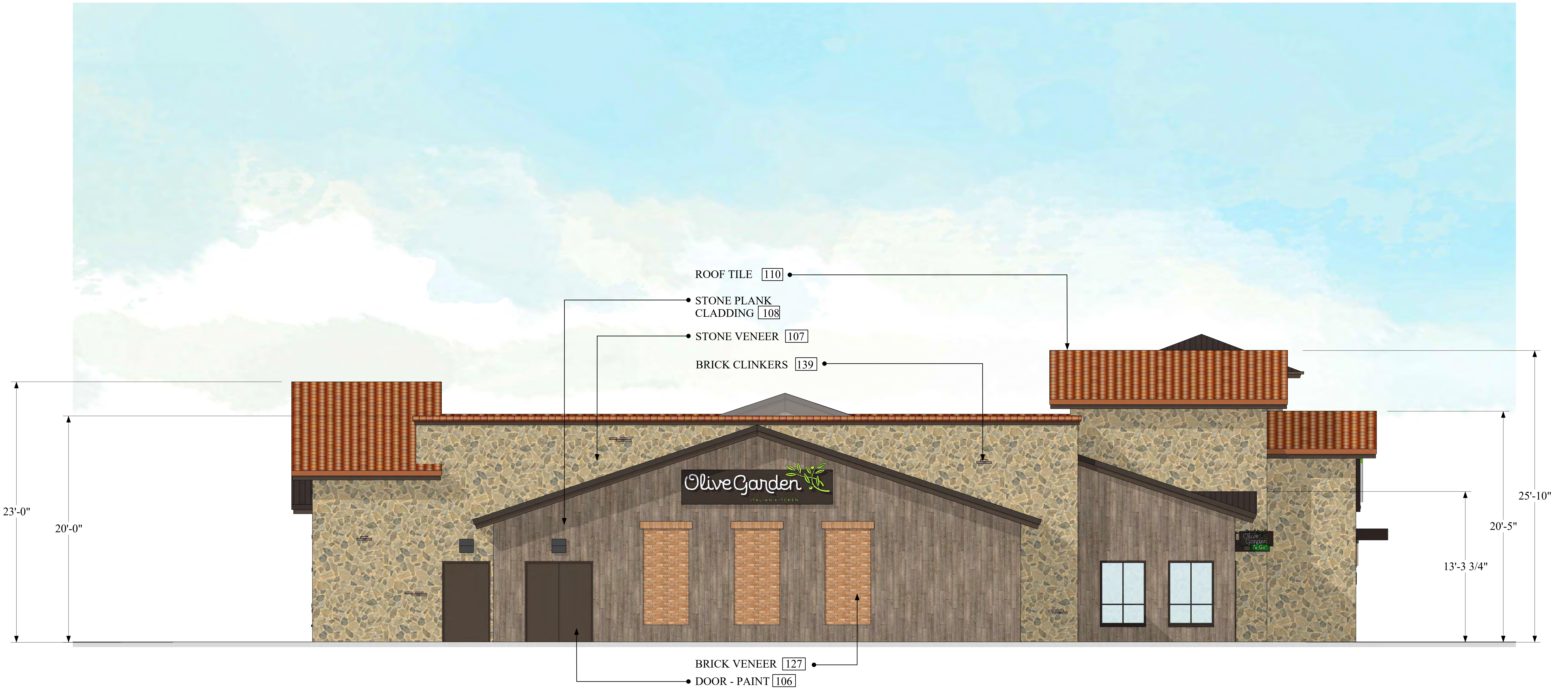


### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint







## LEFT ELEVATION

# ITALIAN RESTAURANT

## P78 DOMANI LEFT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Salttillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint

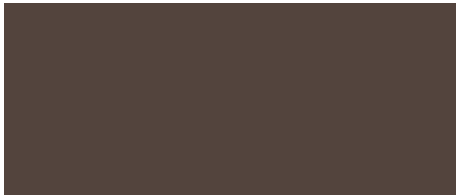




**107 - STONE VENEER (w/ #139)**  
 Coronado Stone  
 Appalachian Fieldstone w/  
 matching chiseled corner stones  
 Color: "Mountain Sunset"  
 Grout: Natural Gray



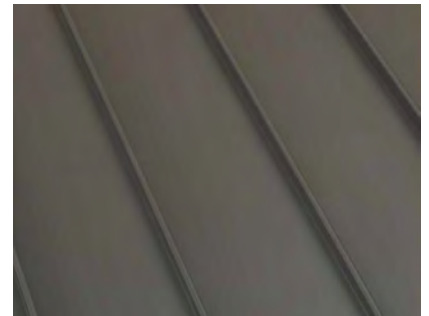
**110 - CONCRETE ROOF TILE**  
 Eagle Roof Tile  
 Capistrano  
 Color: "Olive Garden Blend"



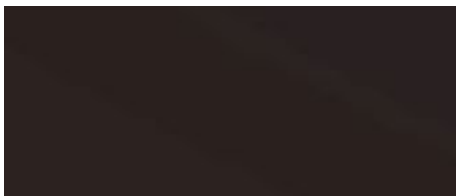
**106 - PAINT @ TRELIS, WOOD TRIM, WINDOWS & DOORS**  
 Benjamin Moore - 2112-10  
 Color: "Mink"



**127 - BRICK VENEER**  
 Coronado Stone - Sicilian Brick  
 2-1/8"x8"  
 Color: "Tumbled Saltillo" 90 %  
 "Ferrara Blend" 10%



**113 - STANDING SEAM ROOF SYSTEM**  
 Duro-Last Standing Seam Roof  
 Color: "Dark Bronze"



**112 - PRE-FINISH PAINT @ STOREFRONT & METAL CLADDING**  
 Color: "Dark Bronze"



**108 - STONE PLANK CLADDING**  
 Coronado Stone - Roughcut Woodstone  
 Color: "Rustic Cedar" 6" x 36"

# Colors & Materials

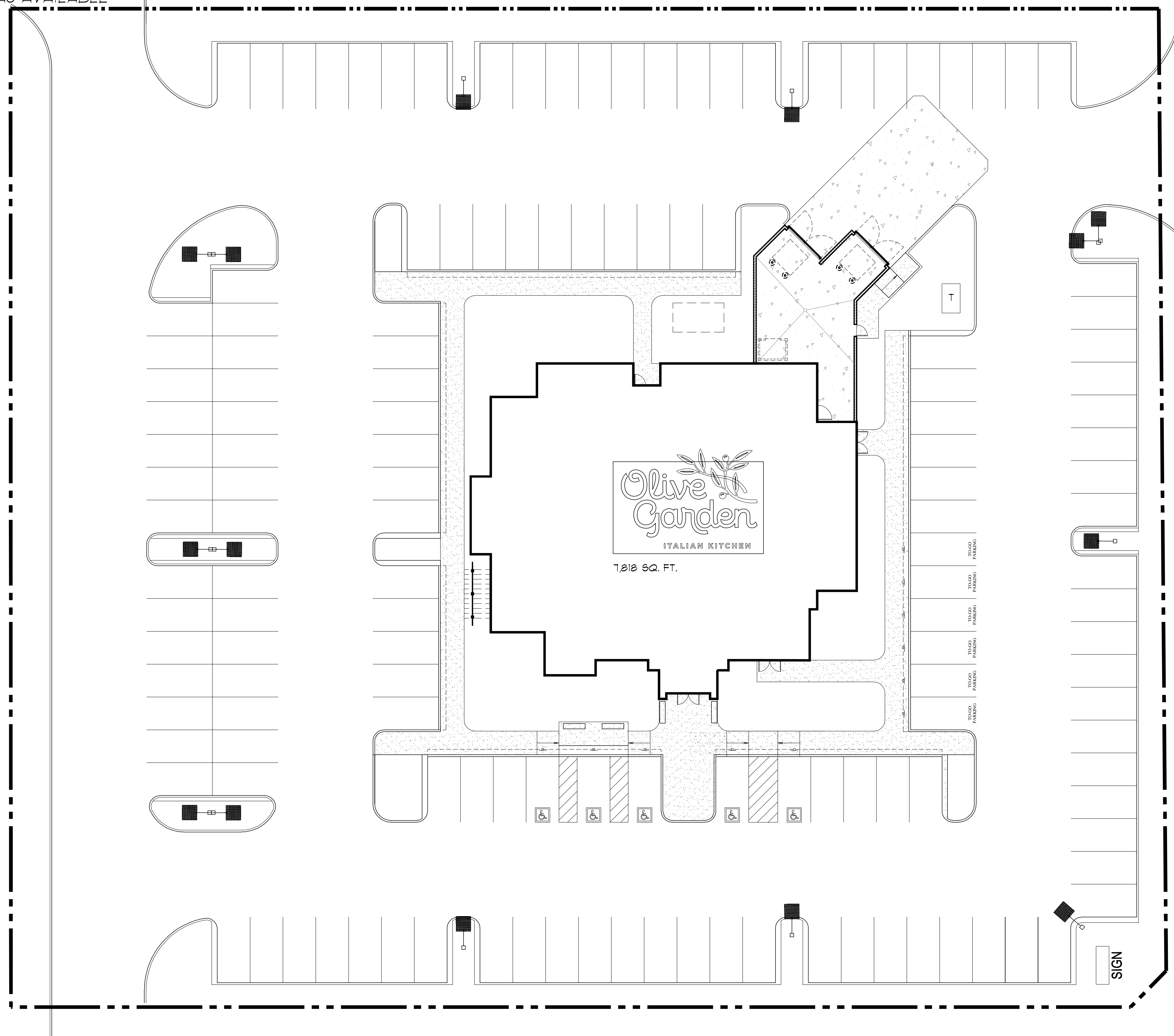
## P78 DOMANI

04-09-21



File Name: P78DOMANI\_COLOR BOARD

AUXILIARY ACCESS  
 AS AVAILABLE



MAIN EXPOSURE / ACCESS

SECONDARY EXPOSURE / ACCESS

## SITE DATA

### LAYOUT PREFERENCES

- PARKING TARGET = 130 TOTAL SPACES +/-
- TOTAL SITE AREA = VARIES
- ACCESSIBLE PARKING SPACES = 5 MINIMUM (VERIFY LOCAL CODE)
- STANDARD STALL SIZE = 9' X 18' (VERIFY LOCAL CODE)
- DUMPSTER APPROACH = 28'-10" WIDE MINIMUM
- HEAVY DUTY CONCRETE APRON = 40 FT IN FRONT OF TRASH ENCL.
- DELIVERY TRUCK SIZE = 12 FT.
- STANDARD REFUSE TRUCK = 40 FT.
- SERVICE RAMP FOR DELIVERIES = 6'-0" WIDE
- 5 FT. RADIUS ON CURB PREFERRED
- INTERNAL SIDEWALK RADIUS = 3'-0"
- STEP-OUT CURBS = 1'-6"
- CONCRETE CURB ISLAND IN FRONT OF MAIN ENTRY
- CURB AND GUTTER PREFERRED

### GRADING PREFERENCES

- ACCESSIBLE SLOPE = 2% MAXIMUM
- MINIMUM SLOPE = 1%
- DESIGN SLOPE = 2%
- GRADE DIFFERENTIAL = 8% MAXIMUM
- APPROACH DRIVE SLOPE = 10% MAXIMUM

### SIDEWALKS

- ADJACENT TO PARKING STALLS = 7'-0"
- GENERAL CIRCULATION = 5'-0"
- DELIVERY SERVICE SIDEWALK = 6'-0" MINIMUM

### SITE AMENITIES

- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

### SITE LIGHTING

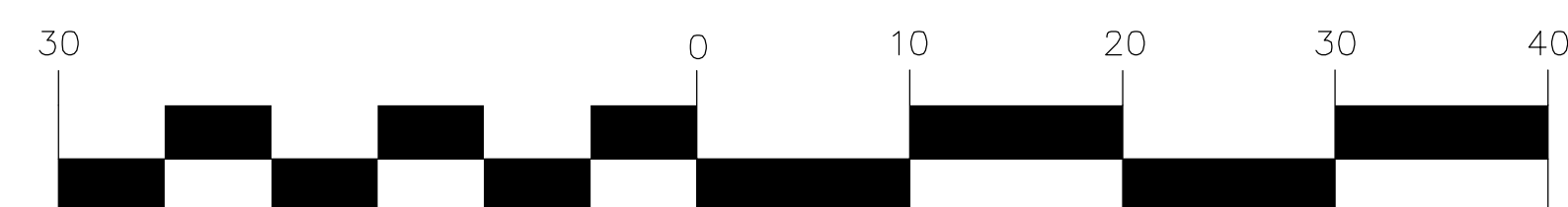
- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE)  
 + 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY  
 (IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
- LANDSCAPE LIGHTING - CREE LIGHTING OUTDOOR  
 LANDSCAPE LED MICRO-FLOOD LIGHT

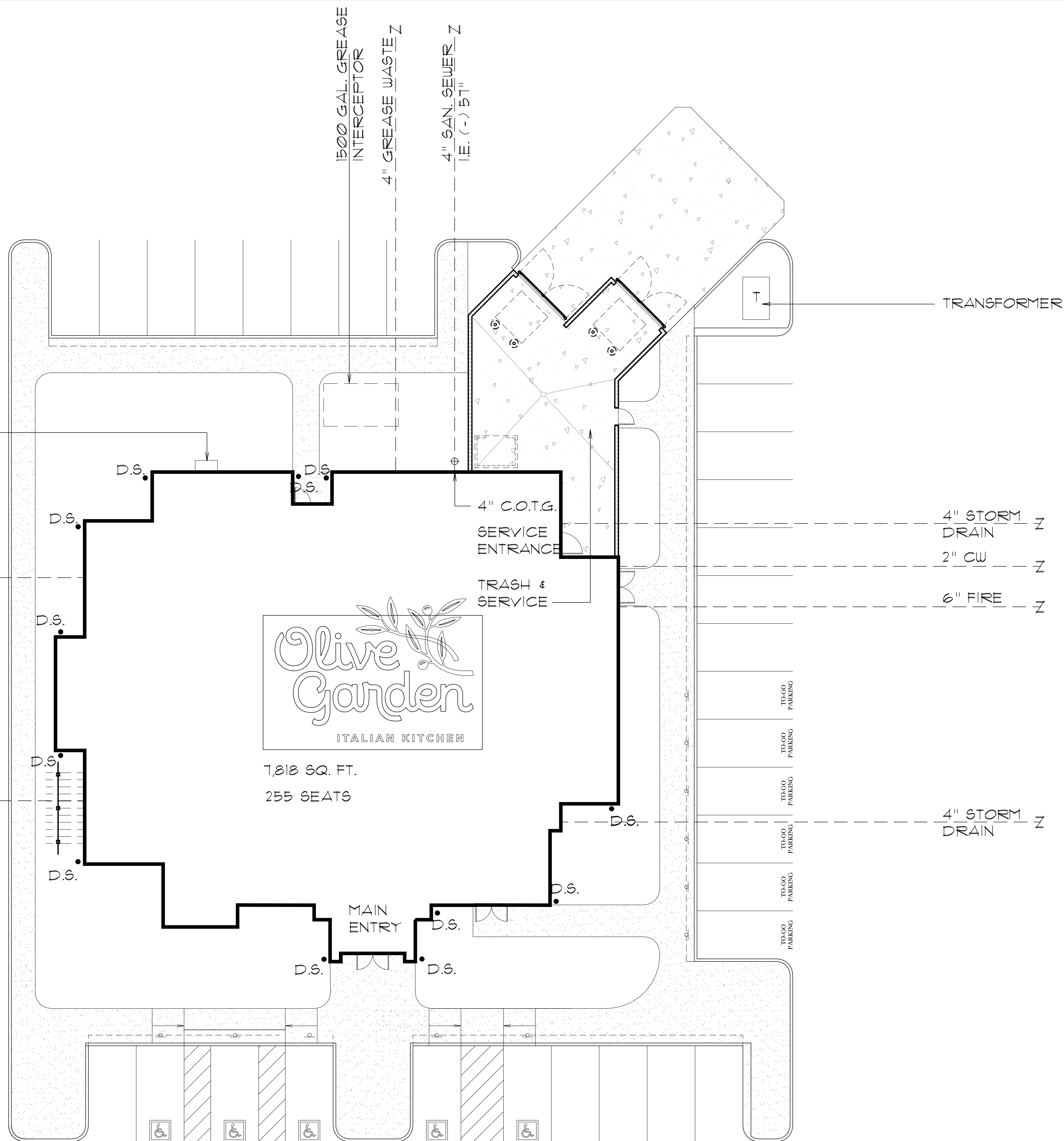
### SIGNS

- ACCESSIBLE SIGN = 6" DIAMETER BOLLARD FILL WITH CONCRETE - 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL. (VERIFY LOCAL REQUIREMENTS)
- ACCESSIBLY SYMBOL PAVEMENT MARKING
- TO-GO SIGN = 6" DIAMETER BOLLARD FILL WITH CONC.  
 2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL
- TO-GO PARKING PAVEMENT MARKING
- REFER TO SIGN PACKAGE FOR MONUMENT SIGN / PYLON SIGN LOCATION WHERE APPLICABLE

## TYP. SITE PLAN-P78DOM-R

GRAPHIC SCALE





**UTILITY REQUIREMENTS:**

**Sanitary:**

Prefer 6 inch tap and main at 1/8" per foot fall minimum. If the sanitary sewer point of connection is deep enough to lay 1/4" per foot fall, then 4 inch will work. 9,000 - 10,000 gallons per day. Usage base upon experience.

**Water:**

Domestic 2 inch line, 1-1/2 inch meter (90 GPM)  
 Irrigation 1 inch line, 1 inch meter (90 GPM)  
 Sprinkler 6 inch line  
 \*Usage based on minimum pressure of 65-70 PSI at building  
 \*(Water demand can vary on length of pipe)

**Gas:**

Total requirement - 2 PSI, 4.3 M.B.H. (million BTU per hour) this supports: water heater, kitchen equipment, make-up air, heat and cool, building heat, future expansion factor

**Electric:**

315 KW connected with estimated demand of 250 KW  
 Service voltage - 120/208, 3 phase, 4 wire, 60 cycle  
 Service size - 1,200 amps  
 Pad mounted transformer, serving only the Premises, with underground primary

**Grease Trap:**

Minimum 1,500 gallon capacity or greater if required by code

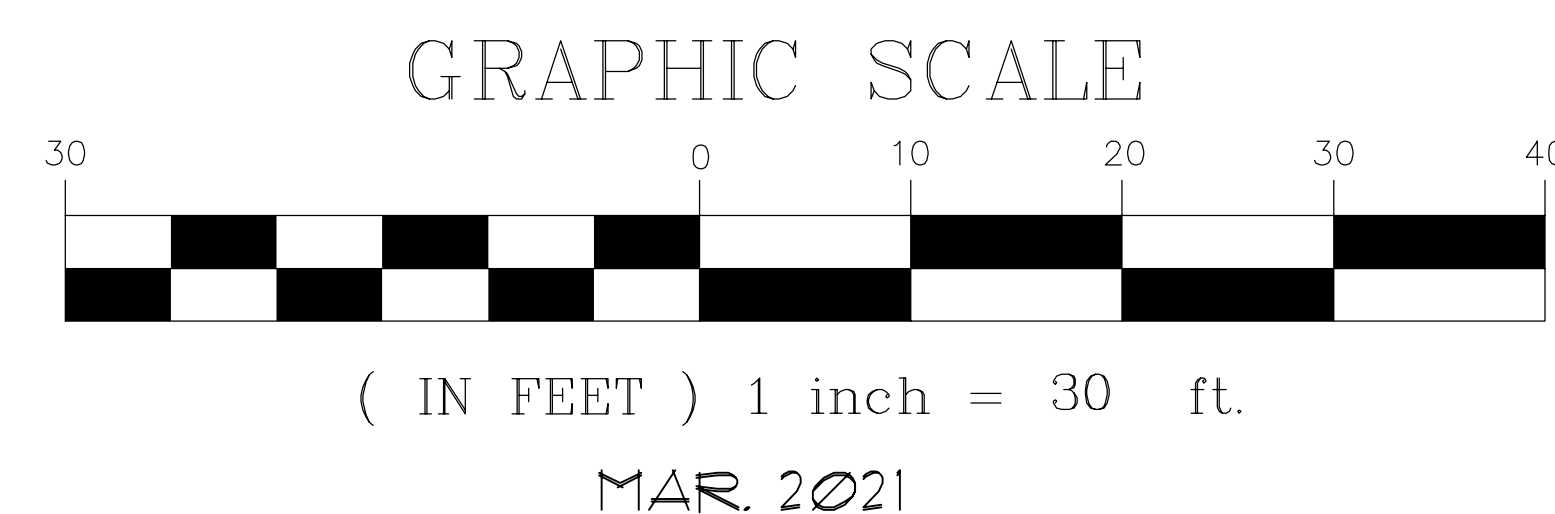
**Stormwater:**

Sufficient capacity to accept our on site storm water  
 All roof drainage to be connected directly to underground storm system

**Site Lighting:**

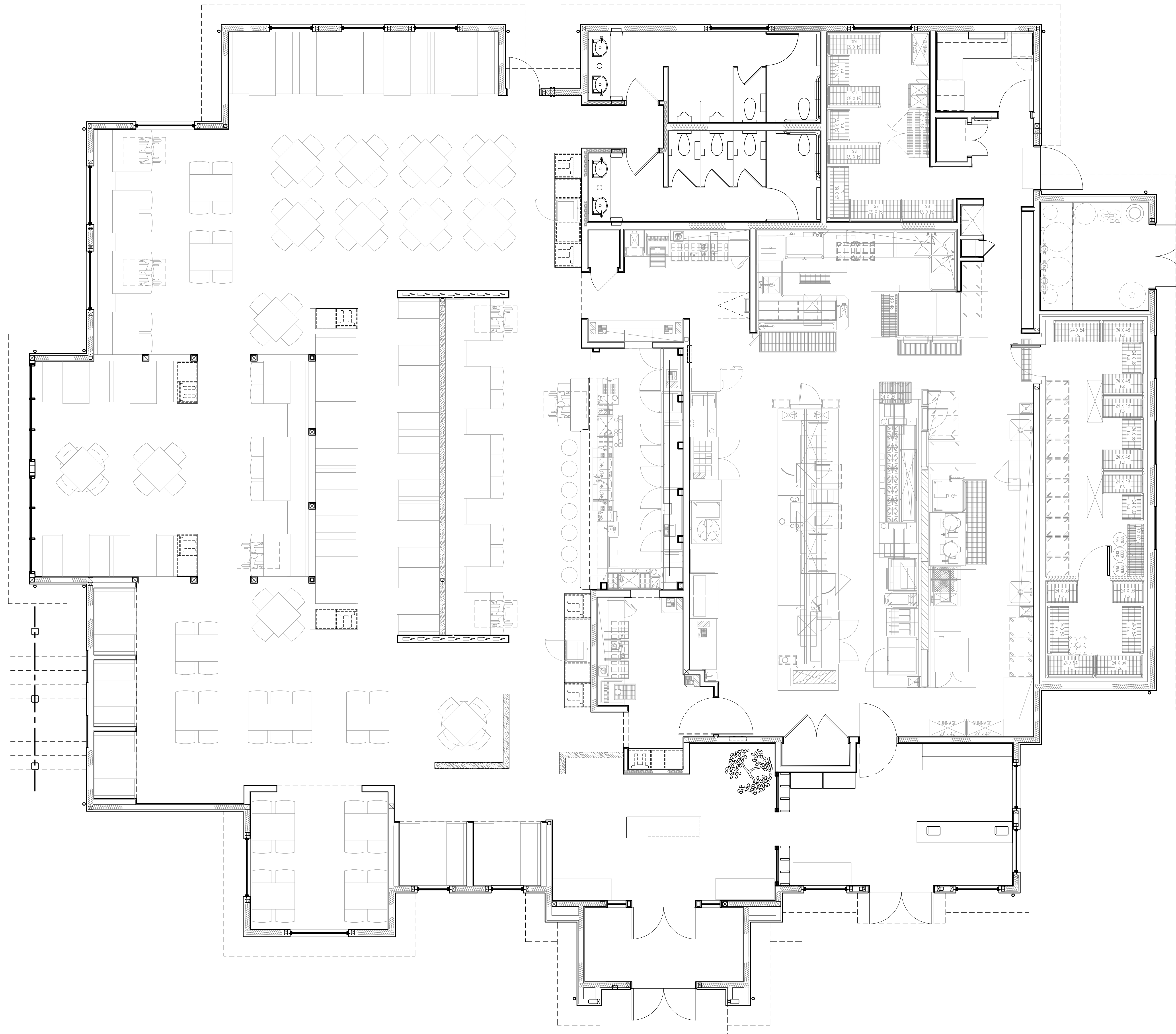
LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

**TYP. SITE PLAN-P78DOM-R**



**LEGEND**

- 2" WATER
- 4" GAS
- 6"-8" SANITARY SEWER
- 4" GREASE WASTE
- 6" FIRE LINE



**TABULATION - P78 DOM R**

BUILDING =	7,411 SQ.FT.
COOLER / FREEZER =	341 SQ.FT.
BUILDING AREA =	7,818 SQ.FT.

**SEATING AREA BREAKDOWN**

DINING SEATS =	234
LOUNGE SEATS =	22
BAR SEATS =	9
TOTAL SEATS =	255
WAITING =	16

**TABLE/SEATING COUNT**

4 TOPS	48 (84%)	192 SEATS
6 TOPS	9 (16%)	54 SEATS
TOTAL TOPS	57 (100%)	246 SEATS
BAR SEATS		9 SEATS
TOTAL SEATS:		255 SEATS
TABLE COUNT:	57/3	19

**SEATING PLAN**

1/4"=1'-0"



**FRONT ELEVATION**



File Name: P78 DOMANI RIGHT\_COLOR ELEVATIONS

04-09-21

**ITALIAN RESTAURANT**  
**P78 DOMANI RIGHT**



**MATERIAL LEGEND**

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone "Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





**REAR ELEVATION**



**ITALIAN RESTAURANT  
P78 DOMANI RIGHT**



**MATERIAL LEGEND**

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone "Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Salttilo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





File Name: P78 DOMANI RIGHT\_COLOR ELEVATIONS

04-09-21

# ITALIAN RESTAURANT

## P78 DOMANI RIGHT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Saltillo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint







## LEFT ELEVATION



File Name: P78 DOMANI RIGHT\_COLOR ELEVATIONS

04-09-21

# ITALIAN RESTAURANT

## P78 DOMANI RIGHT



### MATERIAL LEGEND

- 106 PAINT @ WOOD TRELLIS, WOOD TRIM, WOOD FACIA, AND DOORS  
Benjamin Moore 2112-10 "Mink"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone  
"Appalachian Fieldstone" w/ matching chiseled corner stones  
Color: "Mountain Sunset" Grout: Natural Gray
- 108 STONE PLANK CLADDING  
Coronado Woodstone "Rustic Cedar" 6 X 36
- 110 CONCRETE ROOF TILE  
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 112 PRE-FINISH PAINT @ STOREFRONT AND WINDOWS  
"Dark Bronze Finish"
- 113 STANDING SEAM METAL ROOF  
"Dark Bronze Finish"
- 127 BRICK VENEER - Coronado Stone  
Sicilian Brick - 2 1/2"x 8" Color: "Salttilo" 90%, "Ferrara Blend" 10%
- 139 BRICK CLINKERS - Coronado Stone  
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint

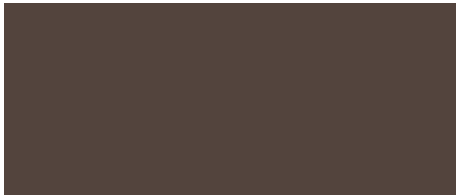




**107 - STONE VENEER (w/ #139)**  
 Coronado Stone  
 Appalachian Fieldstone w/  
 matching chiseled corner stones  
 Color: "Mountain Sunset"  
 Grout: Natural Gray



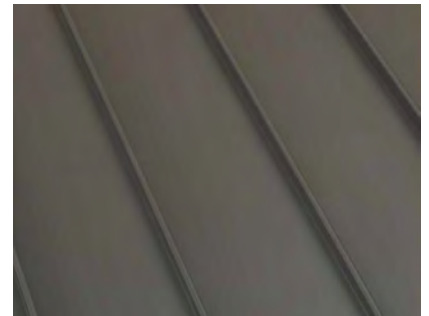
**110 - CONCRETE ROOF TILE**  
 Eagle Roof Tile  
 Capistrano  
 Color: "Olive Garden Blend"



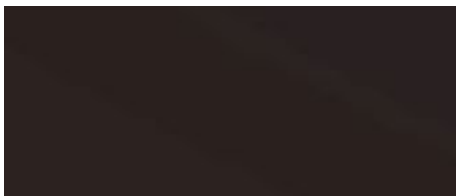
**106 - PAINT @ TRELIS, WOOD TRIM, WINDOWS & DOORS**  
 Benjamin Moore - 2112-10  
 Color: "Mink"



**127 - BRICK VENEER**  
 Coronado Stone - Sicilian Brick  
 2-1/8"x8"  
 Color: "Tumbled Saltillo" 90 %  
 "Ferrara Blend" 10%



**113 - STANDING SEAM ROOF SYSTEM**  
 Duro-Last Standing Seam Roof  
 Color: "Dark Bronze"



**112 - PRE-FINISH PAINT @ STOREFRONT & METAL CLADDING**  
 Color: "Dark Bronze"



**108 - STONE PLANK CLADDING**  
 Coronado Stone - Roughcut Woodstone  
 Color: "Rustic Cedar" 6" x 36"

# Colors & Materials

P78 DOMANI

04-09-21



File Name: P78DOMANI\_COLOR BOARD