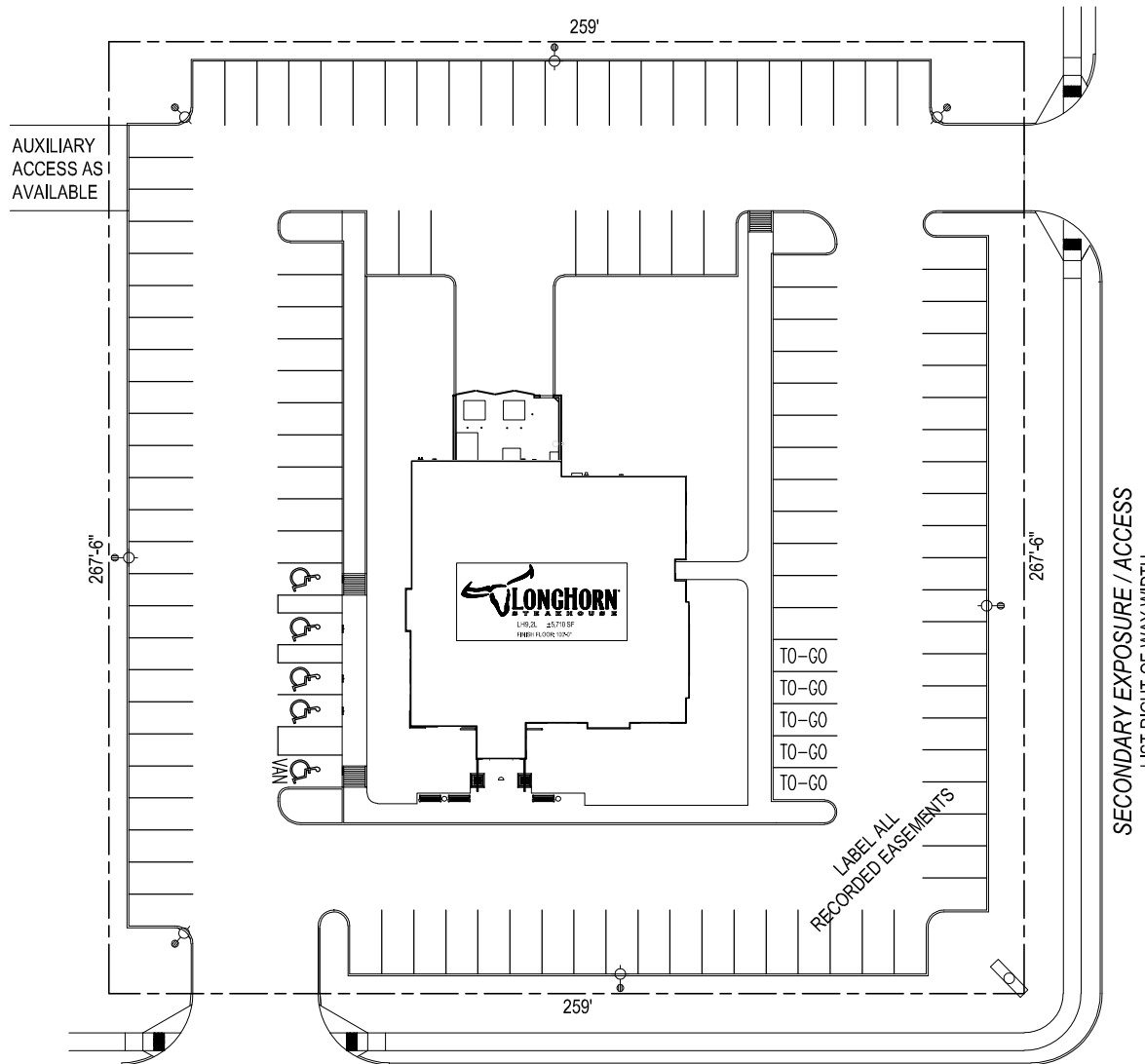




LONGHORN STEAKHOUSE

Site Selection Criteria

<u>MARKET:</u>	
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
<u>SITE:</u>	
Land	1.5 acres or access to legal cross parking
Parking	127
Location	Prime regional focal point with good access, visibility and parking
<u>BUILDING:</u>	
Bldg. Square Footage	5,710 sf
Interior Seating	184
<u>TERMS:</u>	
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
<u>COMMENTS:</u>	Prefer freestanding, but will consider dominant end-cap locations and conversion opportunities



MAIN EXPOSURE / ACCESS
LIST RIGHT-OF-WAY WIDTH

SITE DATA

TOTAL SITE S.F. = 69,282 sq. ft.

LAYOUT PREFERENCES

- PARKING TARGET $\geq$ 127 TOTAL SPACES
- TOTAL SITE AREA $\pm$ 1.54 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 9'X18' STANDARD STALL SIZE (VERIFY CODE)
- DUMPSTER APPROACH 25' MINIMUM
- 62' TRUCK
- STANDARD REFUSE TRUCK
- CURB AND GUTTER PREFERRED
- 5' RADIUS ON CURB PREFERRED

GRADING PREFERENCES

- 5% MAXIMUM SLOPE
- 1% MINIMUM SLOPE
- 2% DESIGN SLOPE
- 1.5% MAXIMUM IN ACCESSIBLE AREA
- DO NOT EXCEED 8% GRADE DIFFERENTIAL
- APPROACH DRIVE MAXIMUM 10%

SIDEWALKS

- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- LONGHORN DETAIL - CURB AND GUTTER
- DOWELED INTO WALK AT PAD PERIMETER

SITE LIGHTING PREFERENCES

- 2.0 FOOTCANDLE TARGET AVERAGE
- EXCELINE VERTILYTE
- POLE = SECURITY LIGHTING RST-2570-EG-AB
- ROUND TAPER STEEL POLE
- RSB/RCS-320MH (DARK BRONZE) W/ 320W PULSE START METAL HALIDE OR 3,000K LED
- MOUNTING HEIGHT - 27'6" ABOVE FINISH GRADE
- 25' POLE (DARK BRONZE, 2'-6" BASE, SQUARE STRAIGHT STEEL

GROUND LIGHT

- PAD PERIMETER = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.
- FRONT WALL = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.

SITE AMENITIES

- BOLTED DOWN EXTERIOR PATIO FURNITURE
- FLAGPOLE 25' HIGH, LIGHTED (IF PROVIDED)

SITE SIGN

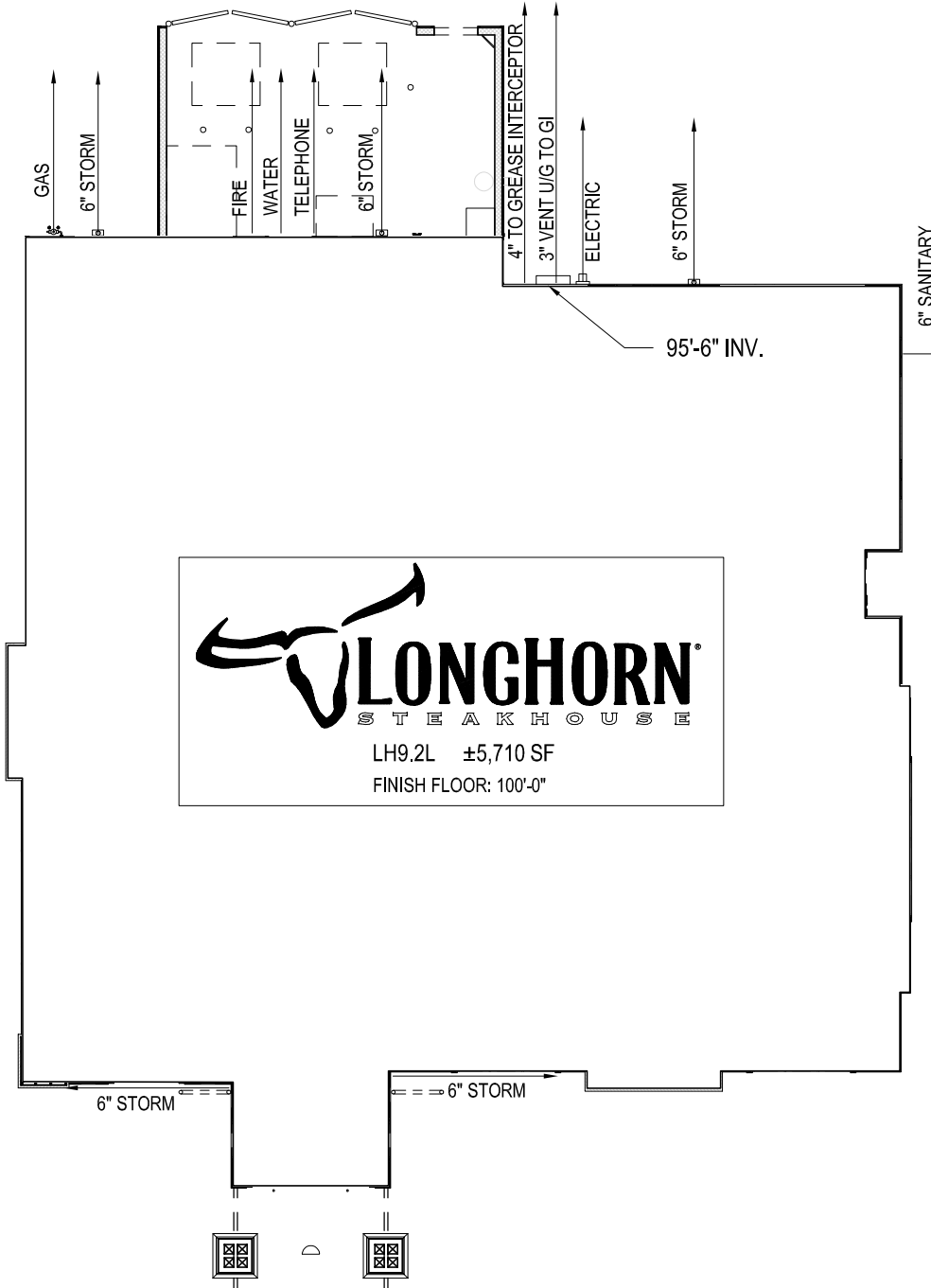
- SHOW BASE SIZE ON SITE PLAN TYPICAL 9'X5'
- NOTE GENERAL CONTRACTOR TO INSTALL FOUNDATION

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LH9.2 PROTOTYPE - LEFT
04.09.21
SITE PLAN



UTILITY REQUIREMENTS:

ELECTRIC:

SERVICE SIZE 1000 AMP.

120/208 VOLT

3 PHASE, (2) PARALLEL RUNS OF (4) #600 KCMIL,

(1)#3/0 GROUND EACH IN 4" CONDUIT

PAD TRANSFORMER WITH UNDERGROUND PRIMARY AND SECONDARY

GAS:

2 PSI HIGH PRESSURE GAS SERVICE

(14" MINIMUM WC)

FROM MAIN TO METER

WATER:

2" CW SERVICE TO BUILDING

WITH 1-1/2" METER AT MINIMUM 90 PSI

6" FIRE LINE

1-1/2" IRRIGATION LINE

WITH 1" METER AT MINIMUM 90 PSI

SANITARY SEWER:

6" MIN. CONNECTION TO SERVICE MAIN,

SIZE MAY VARY WITH LOCAL REQUIREMENTS

STORM SEWER

(4) 6" STORM PIPES FROM ROOF DRAINS

GREASE TRAP REQUIREMENTS

APPROX. 1500 GALLON GREASE TRAP. SIZE MAY

VARY WITH LOCAL REQUIREMENTS

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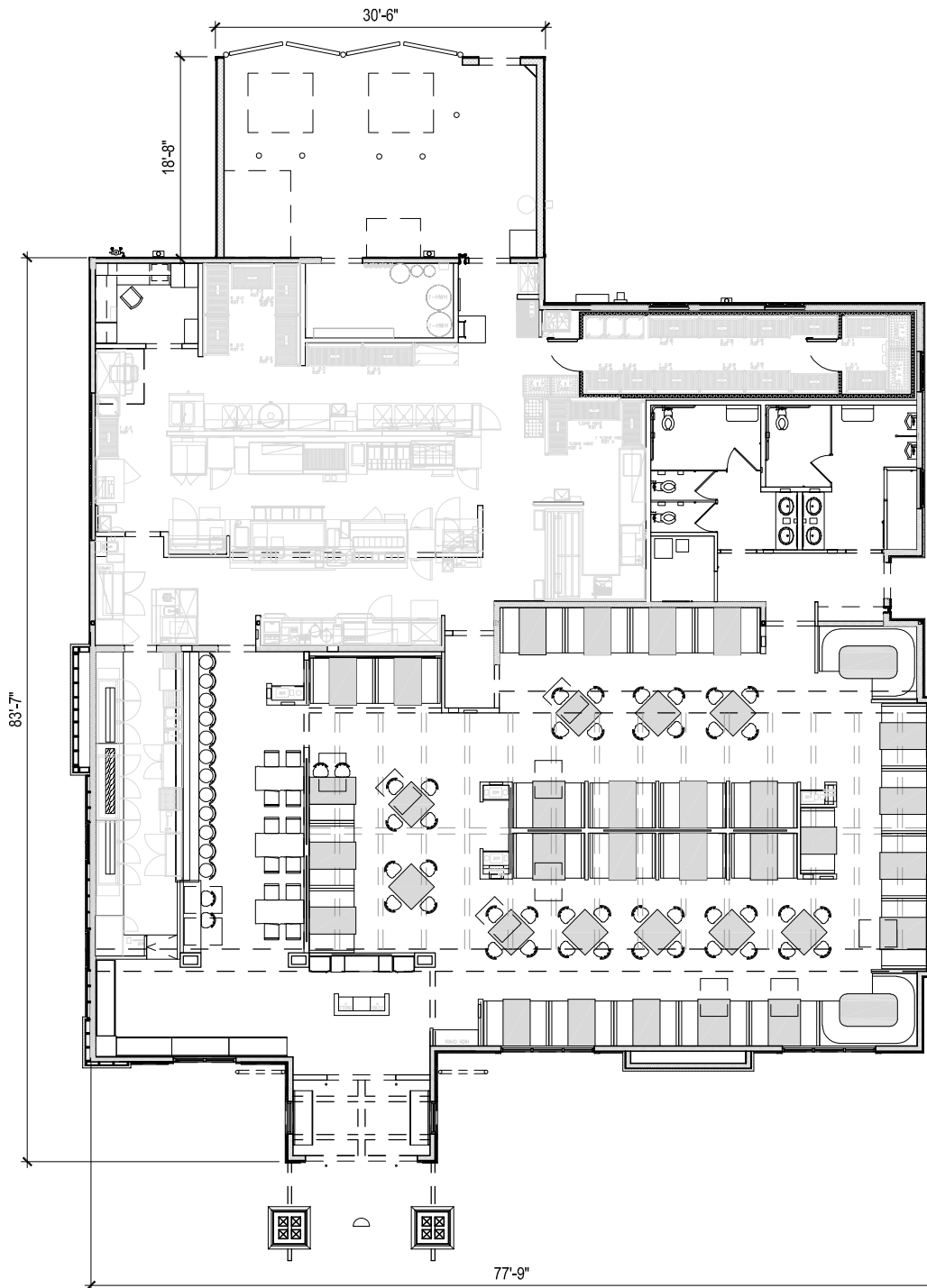
LONGHORN

STEAKHOUSE

LH9.2 PROTOTYPE - LEFT

04.09.21

UTILITY PLAN



BUILDING TABULATION

BUILDING HEIGHT: 28'-0"
 BUILDING AREA: ±5,710 SF

TRASH ENCLOSURE: 570 SF

TYPES	TABLES	SEATS
BAR		
BARSTOOLS	-	12
BARCHAIRS	-	2
4 TOPS	3	12
BAR TOTAL	3	26
DINING		
2 TOPS	1	2
4 TOPS	36	144
6 TOPS	2	12
DINING TOTAL	39	158
BUILDING TOTAL	42	184

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LH9.2 PROTOTYPE - LEFT
 04.09.21
 SEATING PLAN



FRONT ELEVATION



RIGHT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



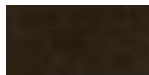
EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"2164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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LH9.2 PROTOTYPE - LEFT
04.09.21
ELEVATIONS



REAR ELEVATION



LEFT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



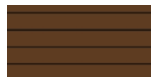
JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"2164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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LH9.2 PROTOTYPE - LEFT
04.09.21
ELEVATIONS



FRONT ELEVATION



RIGHT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



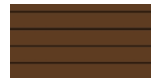
JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"Z164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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LH9.2 PROTOTYPE - LEFT
04.09.21
TEXAS ELEVATIONS



REAR ELEVATION



LEFT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



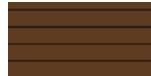
JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"2164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"

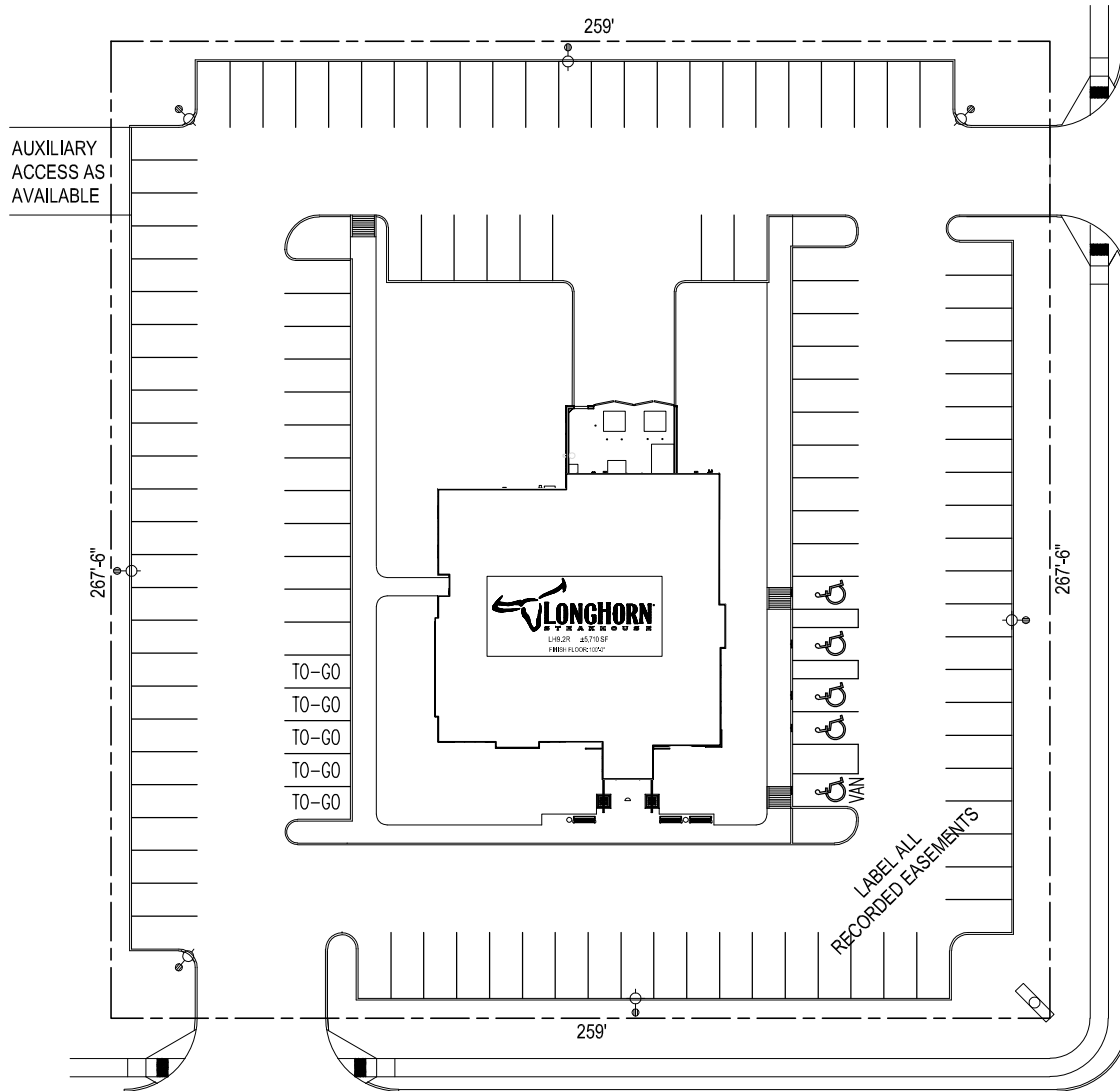


JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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 **LONGHORN**
STEAKHOUSE
LH9.2 PROTOTYPE - LEFT
04.09.21
TEXAS ELEVATIONS



MAIN EXPOSURE / ACCESS
LIST RIGHT-OF-WAY WIDTH

SITE DATA

TOTAL SITE S.F. = 69,282 sq. ft.

LAYOUT PREFERENCES

- PARKING TARGET $\geq$ 127 TOTAL SPACES
- TOTAL SITE AREA $\pm$ 1.54 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 9'X18' STANDARD STALL SIZE (VERIFY CODE)
- DUMPSTER APPROACH 25' MINIMUM
- 62' TRUCK
- STANDARD REFUSE TRUCK
- CURB AND GUTTER PREFERRED
- 5' RADIUS ON CURB PREFERRED

GRADING PREFERENCES

- 5% MAXIMUM SLOPE
- 1% MINIMUM SLOPE
- 2% DESIGN SLOPE
- 1.5% MAXIMUM IN ACCESSIBLE AREA
- DO NOT EXCEED 8% GRADE DIFFERENTIAL
- APPROACH DRIVE MAXIMUM 10%

SIDEWALKS

- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- LONGHORN DETAIL - CURB AND GUTTER
- DOWELED INTO WALK AT PAD PERIMETER

SITE LIGHTING PREFERENCES

- 2.0 FOOTCANDLE TARGET AVERAGE
- EXCELINE VERTILYTE
- POLE = SECURITY LIGHTING RST-2570-EG-AB
- ROUND TAPER STEEL POLE
- RSB/RCS-320MH (DARK BRONZE) W/ 320W PULSE START METAL HALIDE OR 3,000K LED
- MOUNTING HEIGHT - 27'6" ABOVE FINISH GRADE
- 25' POLE (DARK BRONZE, 2'-6" BASE, SQUARE STRAIGHT STEEL

GROUND LIGHT

- PAD PERIMETER = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.
- FRONT WALL = KICHLER LIGHTING S15752AZT LOW VOLTAGE L.E.D.

SITE AMENITIES

- BOLTED DOWN EXTERIOR PATIO FURNITURE
- FLAGPOLE 25' HIGH, LIGHTED (IF PROVIDED)

SITE SIGN

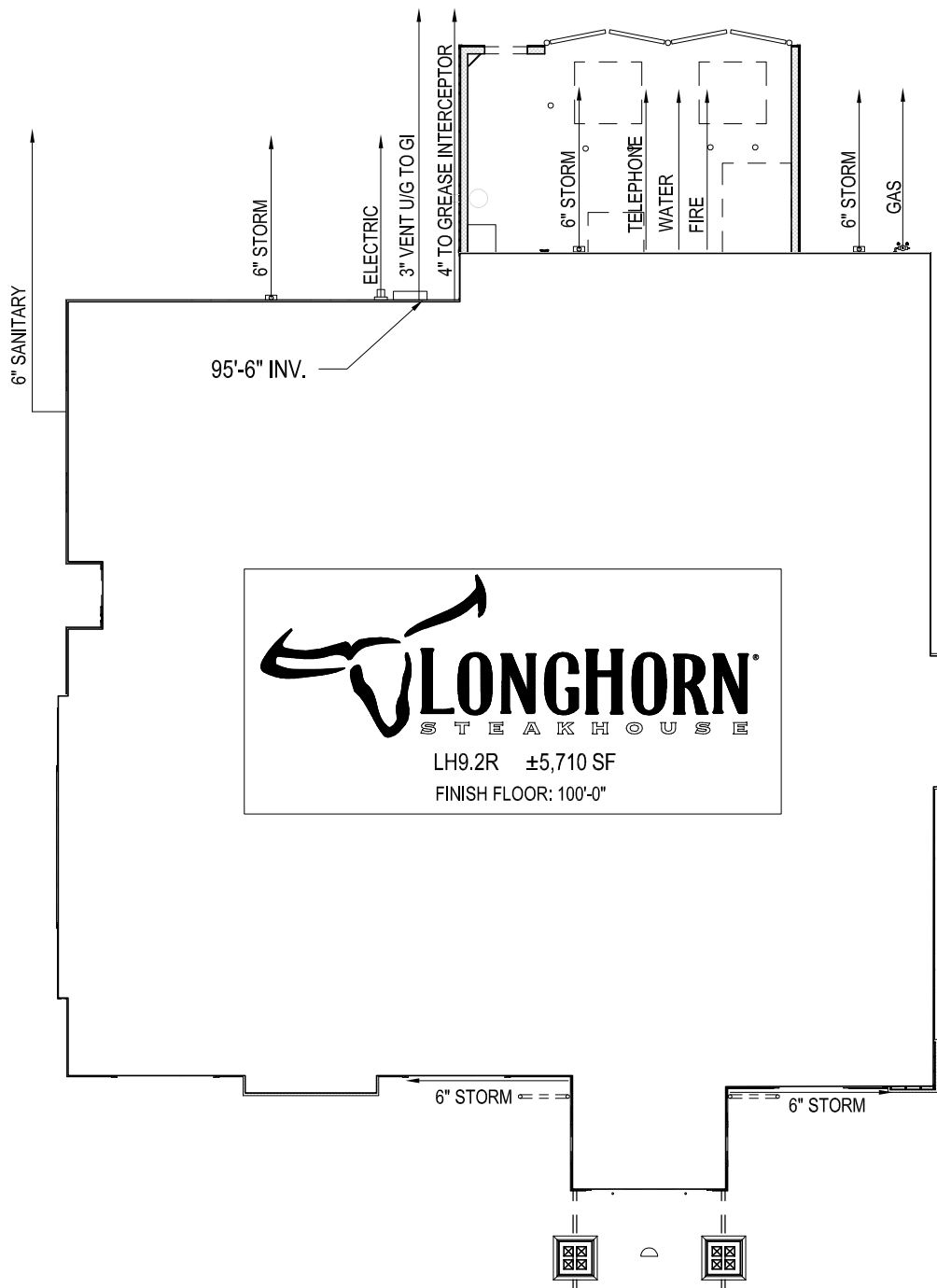
- SHOW BASE SIZE ON SITE PLAN TYPICAL 9'X5'
- NOTE GENERAL CONTRACTOR TO INSTALL FOUNDATION

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LH9.2 PROTOTYPE - RIGHT
04.09.21
SITE PLAN



UTILITY REQUIREMENTS:

ELECTRIC:

SERVICE SIZE 1000 AMP.

120/208 VOLT

3 PHASE, (2) PARALLEL RUNS OF (4) #600 KCMIL,

(1) #3/0 GROUND EACH IN IN 4" CONDUIT

PAD TRANSFORMER WITH UNDERGROUND PRIMARY

AND SECONDARY

GAS:

2 PSI HIGH PRESSURE GAS SERVICE

(14" MINIMUM WC)

FROM MAIN TO METER

WATER:

2" CW SERVICE TO BUILDING

WITH 1-1/2" METER AT MINIMUM 90 PSI

6" FIRE LINE

1-1/2" IRRIGATION LINE

WITH 1" METER AT MINIMUM 90 PSI

SANITARY SEWER:

6" MIN. CONNECTION TO SERVICE MAIN,

SIZE MAY VARY WITH LOCAL REQUIREMENTS

STORM SEWER

(4) 6" STORM PIPES FROM ROOF DRAINS

GREASE TRAP REQUIREMENTS

APPROX. 1500 GALLON GREASE TRAP. SIZE MAY

VARY WITH LOCAL REQUIREMENTS

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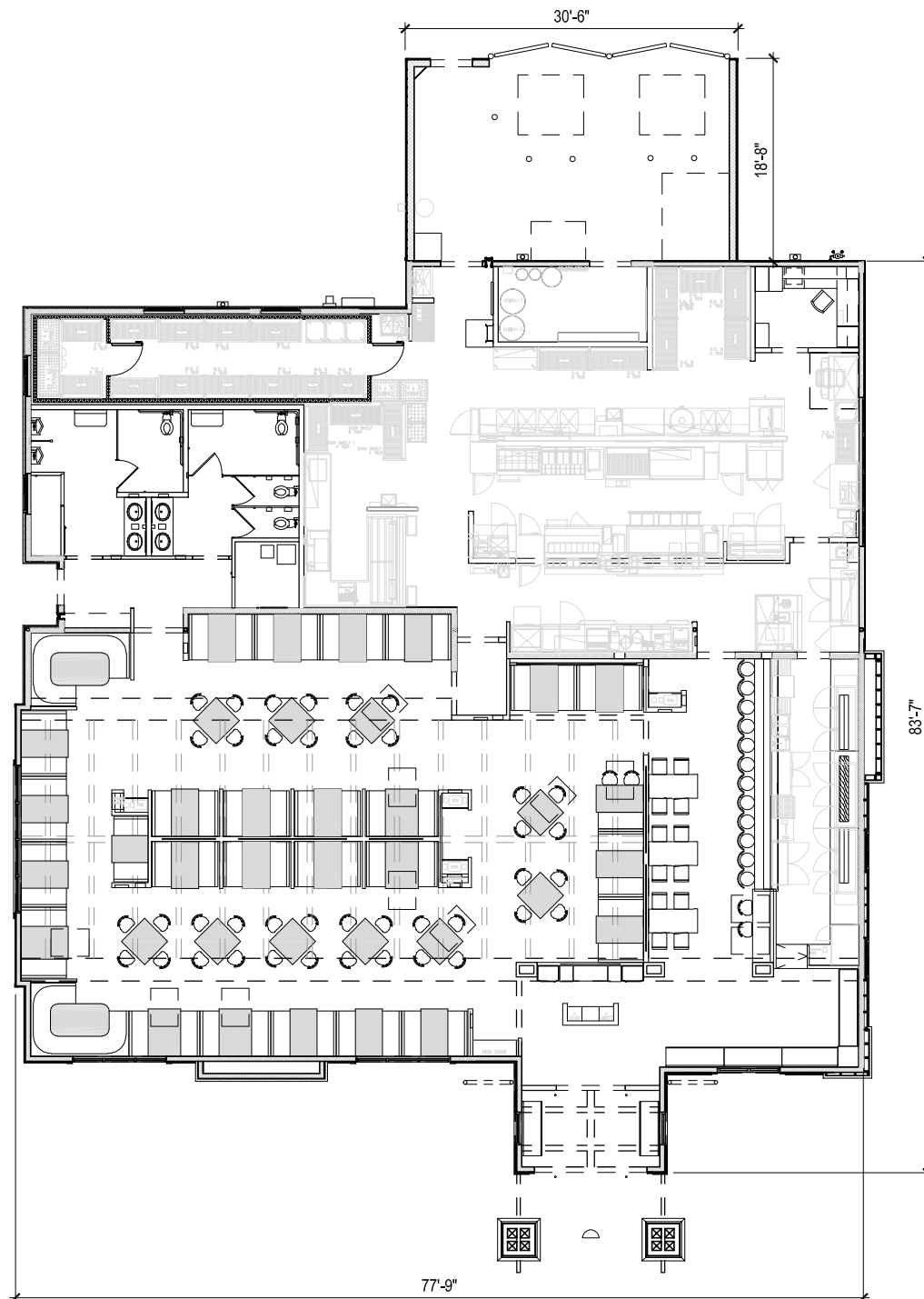
LONGHORN

STEAKHOUSE

LH9.2 PROTOTYPE - RIGHT

04.09.21

UTILITY PLAN



BUILDING TABULATION

BUILDING HEIGHT: 28'-0"
 BUILDING AREA: ±5,710 SF

TRASH ENCLOSURE: 570 SF

TYPES	TABLES	SEATS
BAR		
BARSTOOLS	-	12
BARCHAIRS	-	2
4 TOPS	3	12
BAR TOTAL	3	26
DINING		
2 TOPS	1	2
4 TOPS	36	144
6 TOPS	2	12
DINING TOTAL	39	158
BUILDING TOTAL	42	184

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LH9.2 PROTOTYPE - RIGHT
 04.09.21
 SEATING PLAN



FRONT ELEVATION



RIGHT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



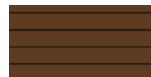
JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"2164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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LH9.2 PROTOTYPE - RIGHT
04.09.21
ELEVATIONS



REAR ELEVATION



LEFT ELEVATION



EIFS
BENJAMIN MOORE PAINT
"063 - PENNIES FROM HEAVEN"



EIFS
BENJAMIN MOORE PAINT
"HC-71 - HASBROUCK BROWN"



STANDING SEAM
METAL ROOF
GALVALUME FINISH



EIFS
BENJAMIN MOORE PAINT
"HC-47 - BROOKLINE BEIGE"



EXTERIOR STAIN
OLYMPIC STAIN
"708 - WALNUT"



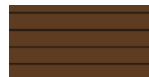
JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-13



EIFS
BENJAMIN MOORE PAINT
"2164-20 MARSH BROWN"



EXTERIOR STONE
CORONADO STONE
"OLD COUNTRY LEDGE"



JAMES HARDIE
HARDIEPLANK HZ5 LAP SIDING
PRIMED, P-16

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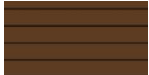
LH9.2 PROTOTYPE - RIGHT
04.09.21
ELEVATIONS



FRONT ELEVATION



RIGHT ELEVATION

	EIFS BENJAMIN MOORE PAINT "063 - PENNIES FROM HEAVEN"		EIFS BENJAMIN MOORE PAINT "HC-71 - HASBROUCK BROWN"		STANDING SEAM METAL ROOF GALVALUME FINISH
	EIFS BENJAMIN MOORE PAINT "HC-47 - BROOKLINE BEIGE"		EXTERIOR STAIN OLYMPIC STAIN "708 - WALNUT"		JAMES HARDIE HARDIEPLANK H25 LAP SIDING PRIMED, P-13
	EIFS BENJAMIN MOORE PAINT "2164-20 MARSH BROWN"		EXTERIOR STONE CORONADO STONE "OLD COUNTRY LEDGE"		JAMES HARDIE HARDIEPLANK H25 LAP SIDING PRIMED, P-16

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LH9.2 PROTOTYPE - RIGHT
04.09.21
TEXAS ELEVATIONS

