

WELCOME TO



OG FACTS:

- **850+ Olive Garden** Locations
- **529+ Million Breadsticks** Served Per Year
- **150,000+ 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, and **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

<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	2.0 acres or access to legal cross parking
Parking	130
Location	Prime regional focal point with good access, visibility and parking
<u>BUILDING:</u>	
Bldg. Square Footage	6,261 or 7,477 sf
Interior Seating	194 or 255
<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

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

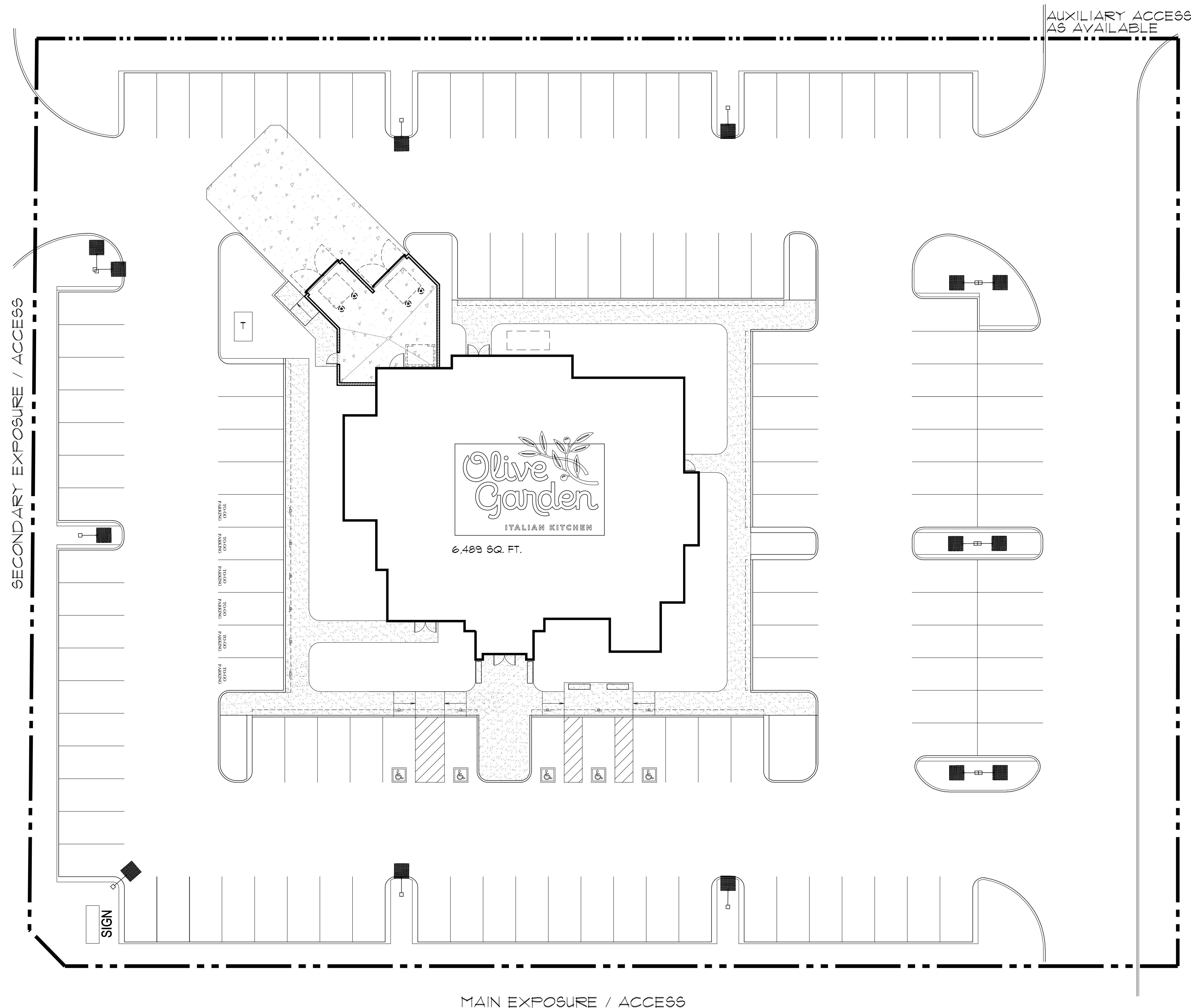
- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

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

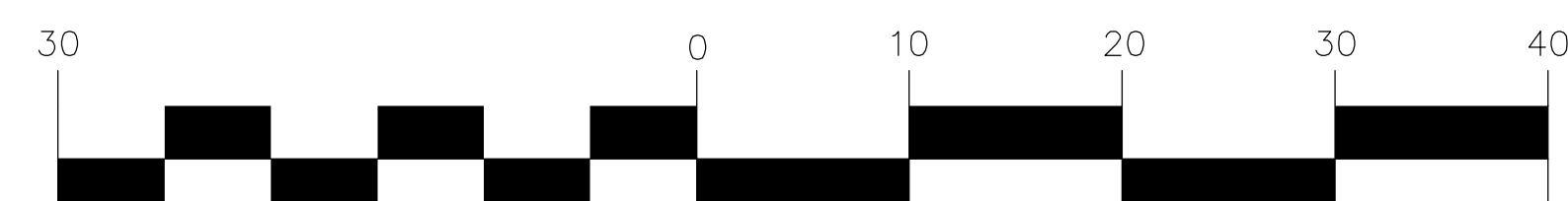
SIGNS

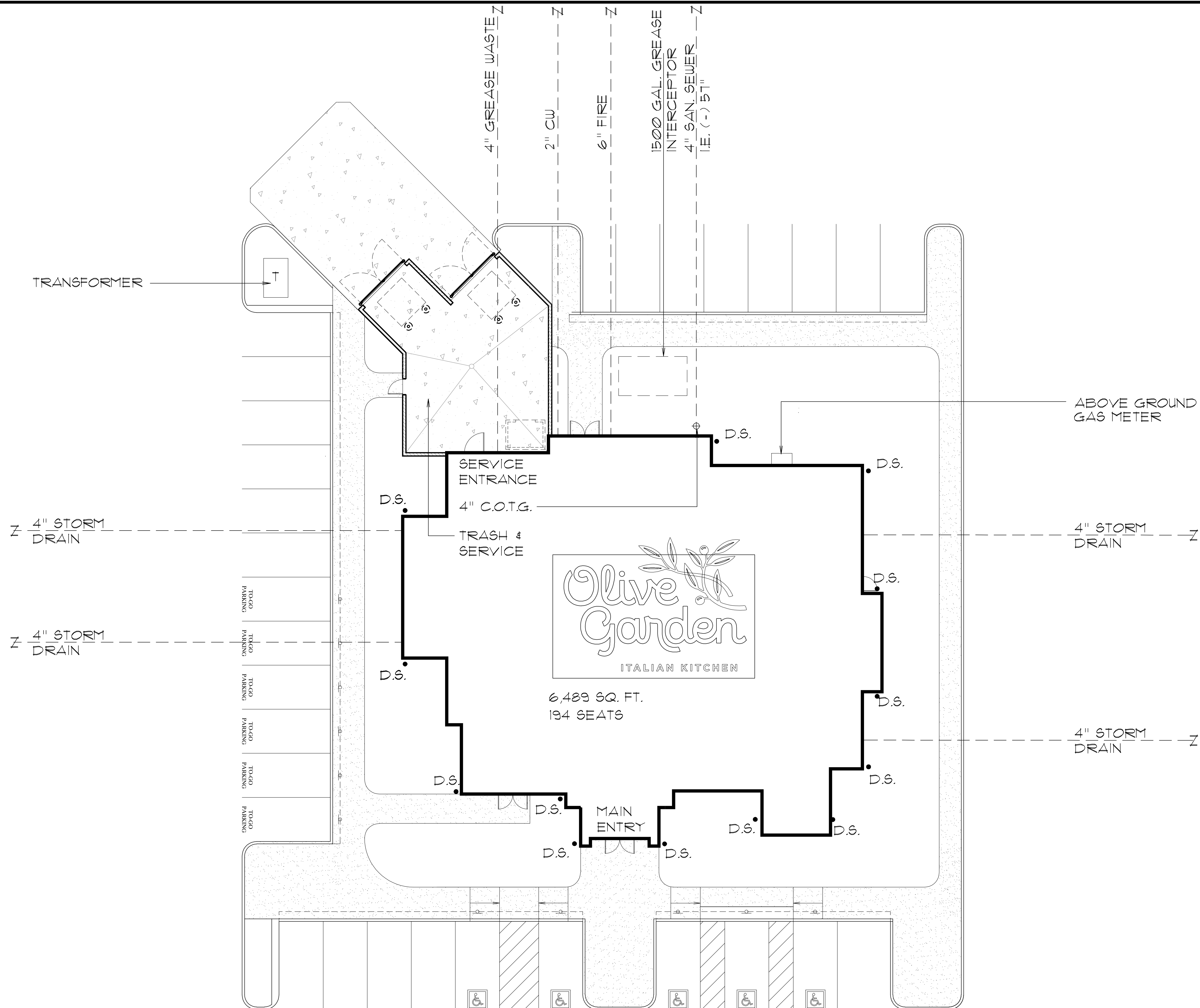
- ACCESSIBLE SIGN = 6" DIAMETER BOLLARD FILL WITH
CONCRETE - 2 FT FROM EDGE OF CURB CENTERED W/
PARKING STALL. (VERIFY LOCAL REQUIREMENTS)
- ACCESSIBLY SYMBOL PAVEMENT MARKING
- TO-GO SIGN = 6" DIAMETER BOLLARD FILL WITH CONC.
2 FT FROM EDGE OF CURB CENTERED W/ PARKING STALL
- TO-GO PARKING PAVEMENT 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 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:

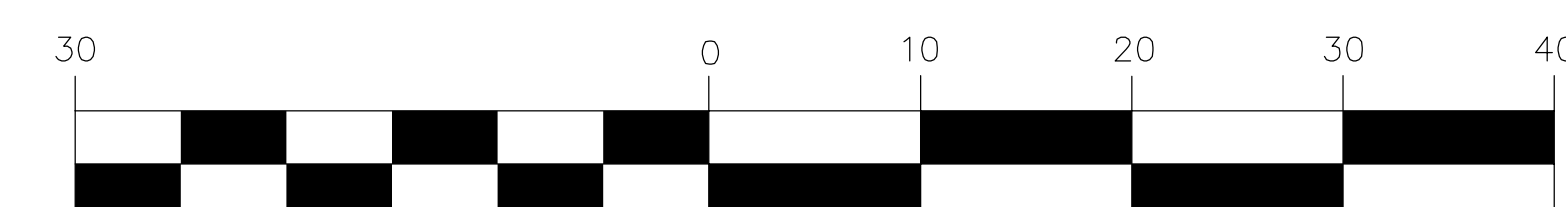
LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

LEGEND

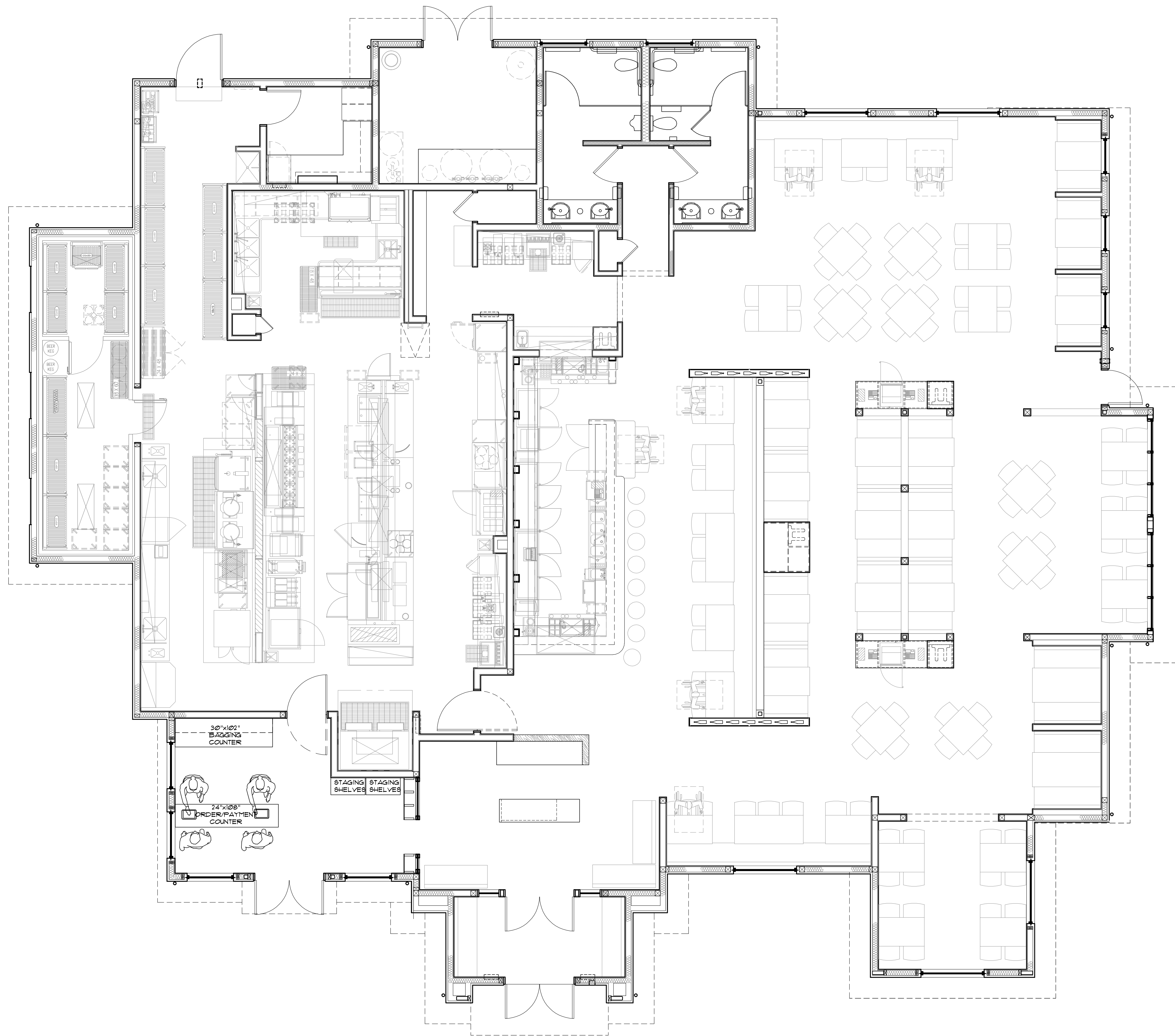
- 2" WATER
- 4" GAS
- 6"-8" SANITARY SEWER
- 4" GREASE WASTE
- 6" FIRE LINE

TYP. SITE PLAN-62DOM-L

GRAPHIC SCALE



(IN FEET) 1 inch = 30 ft.



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



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
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2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





RIGHT ELEVATION



File Name: P62 DOMANI LEFT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

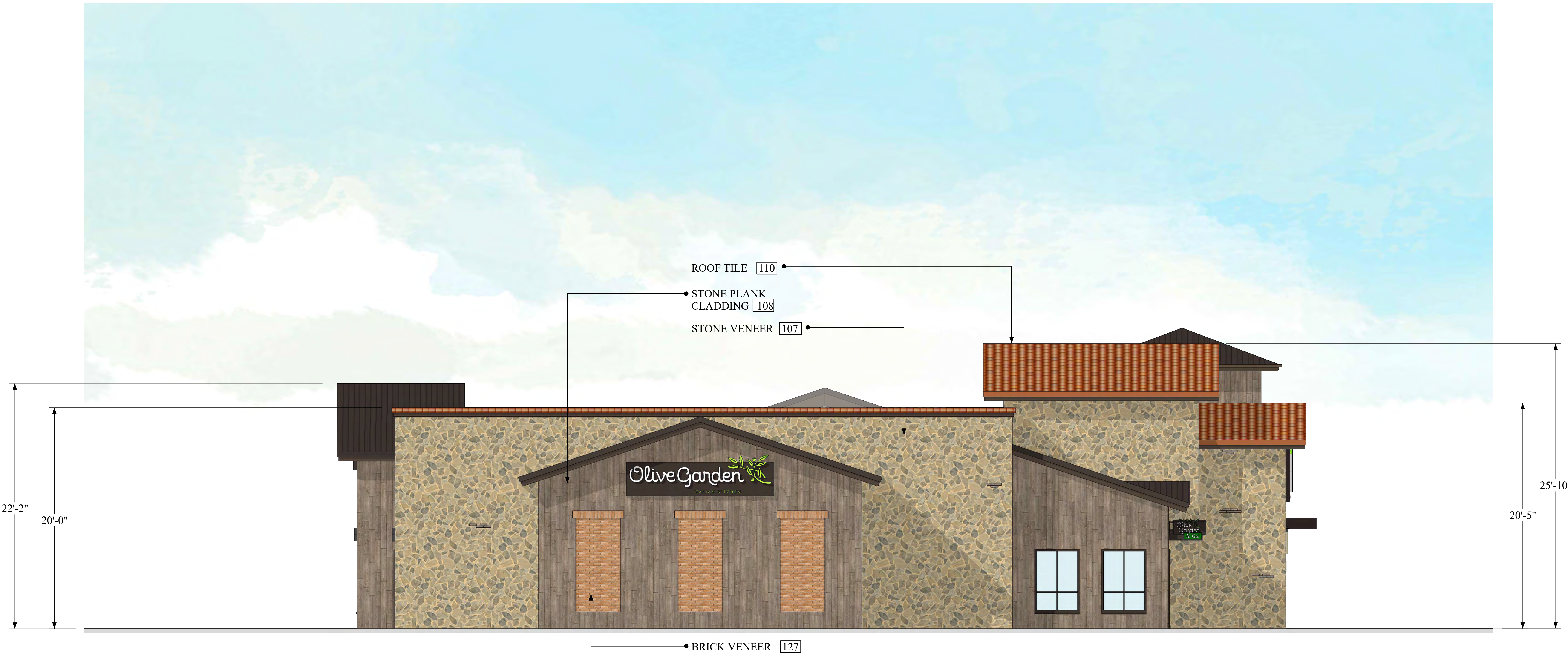
P62 DOMANI LEFT



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
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Coronado Woodstone "Rustic Cedar" 6 X 36
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"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: P62 DOMANI LEFT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

P62 DOMANI LEFT

0 5 10 20

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

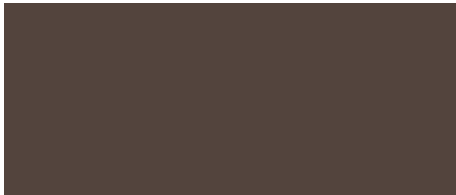




107 - STONE VENEER (w/ #139)
 Coronado Stone
 Appalachian Fieldstone w/
 matching chiseled corner stones
 Color: "Mountain Sunset"
 Grout: Natural Gray



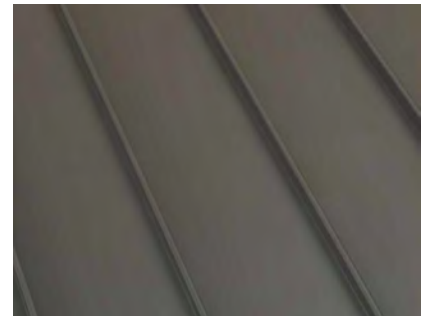
110 - CONCRETE ROOF TILE
 Eagle Roof Tile
 Capistrano
 Color: "Olive Garden Blend"



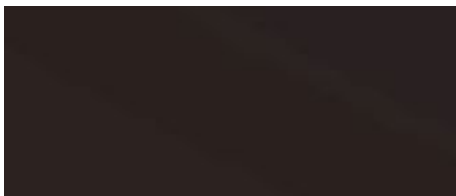
**106 - PAINT @ WOOD TRIM,
 WINDOWS & DOORS**
 Benjamin Moore - 2112-10
 Color: "Mink"



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

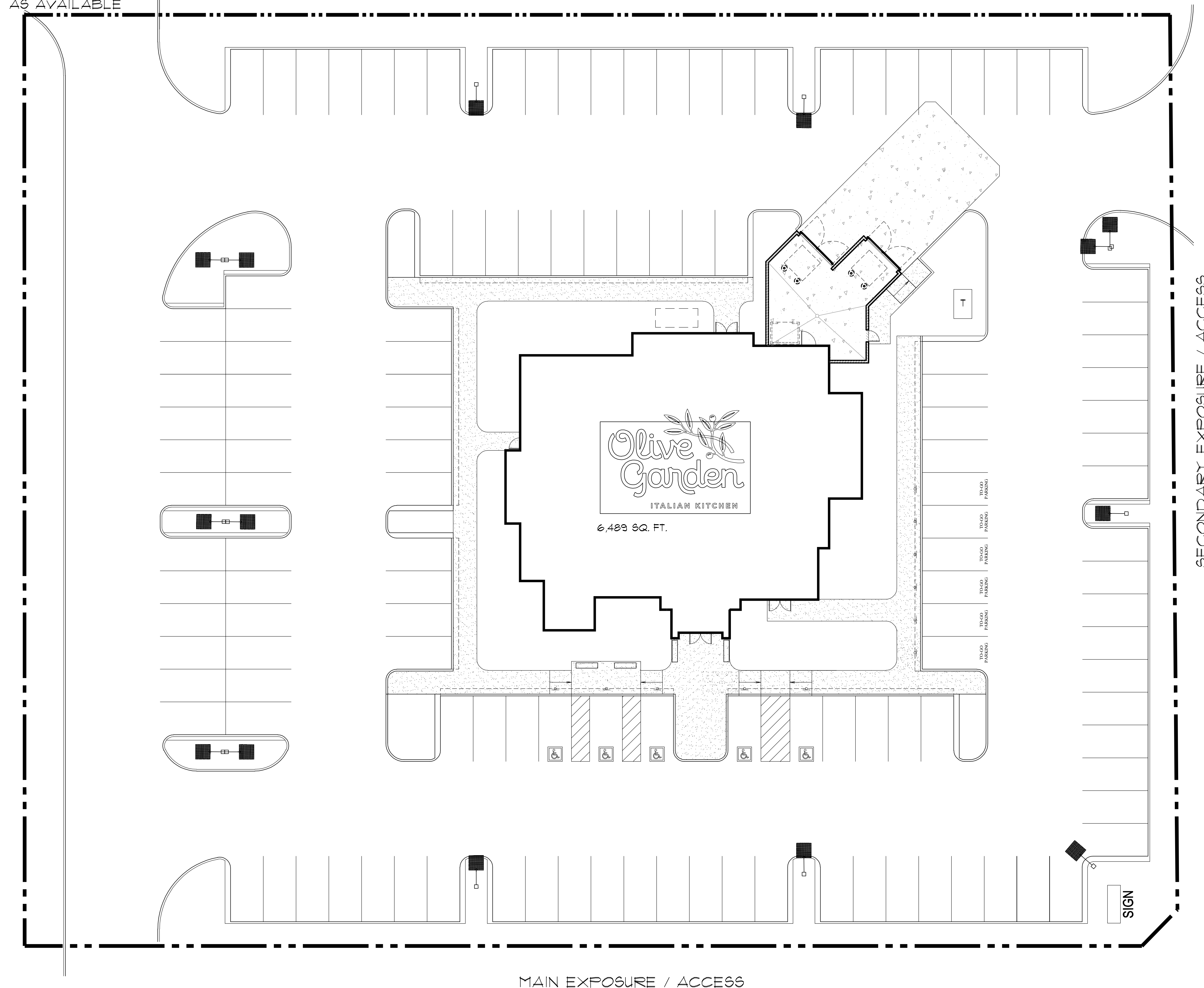
P62 DOMANI

04-09-21



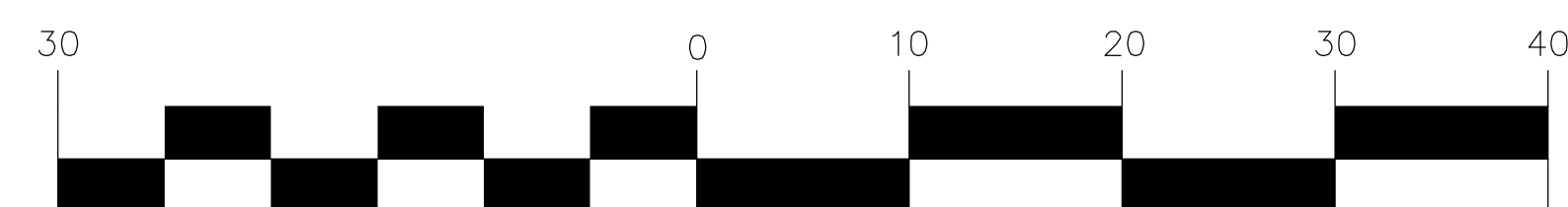
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AUXILIARY ACCESS
AS AVAILABLE



TYP. SITE PLAN-P62DOM-R

GRAPHIC SCALE



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

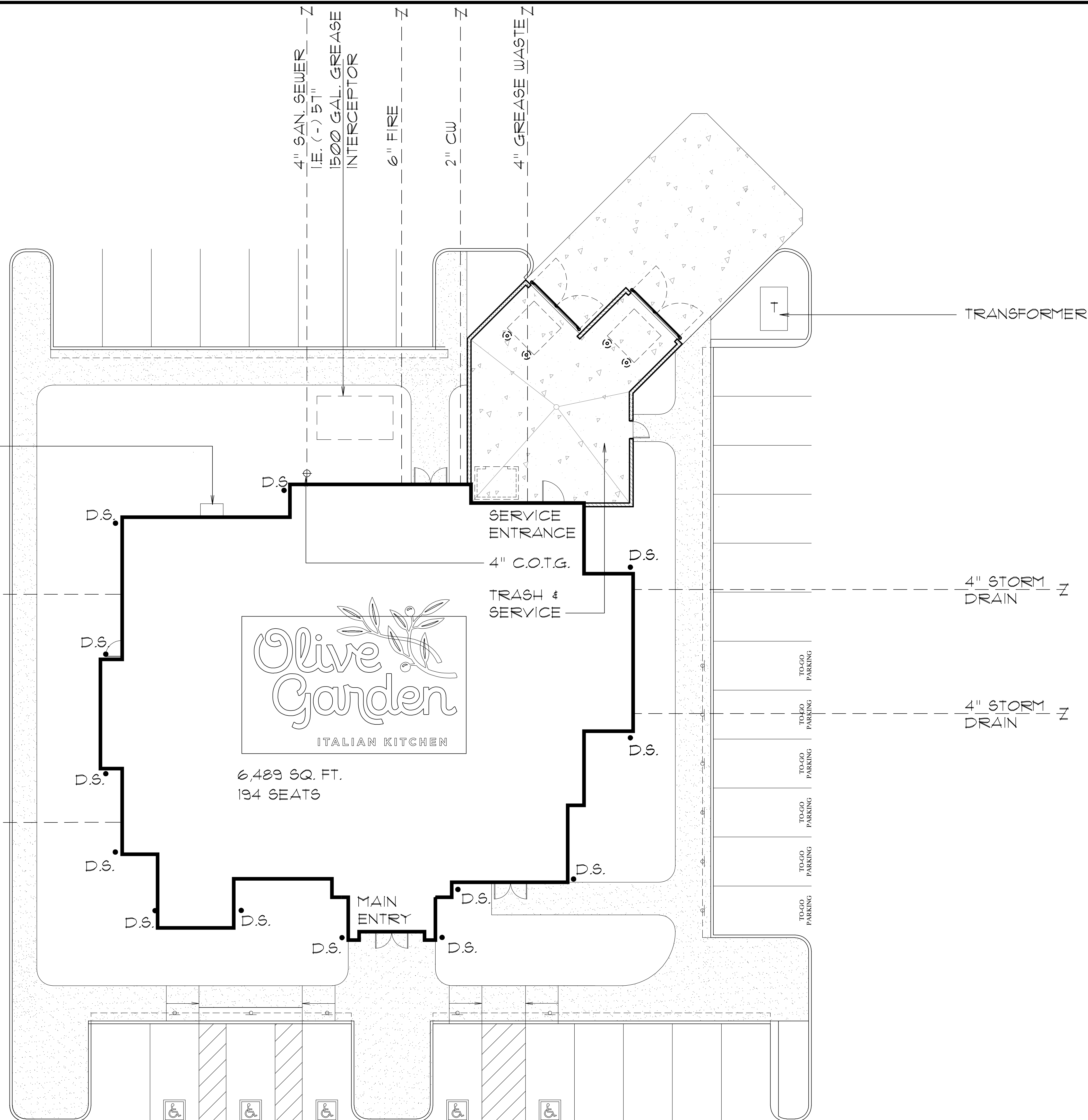
- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

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



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

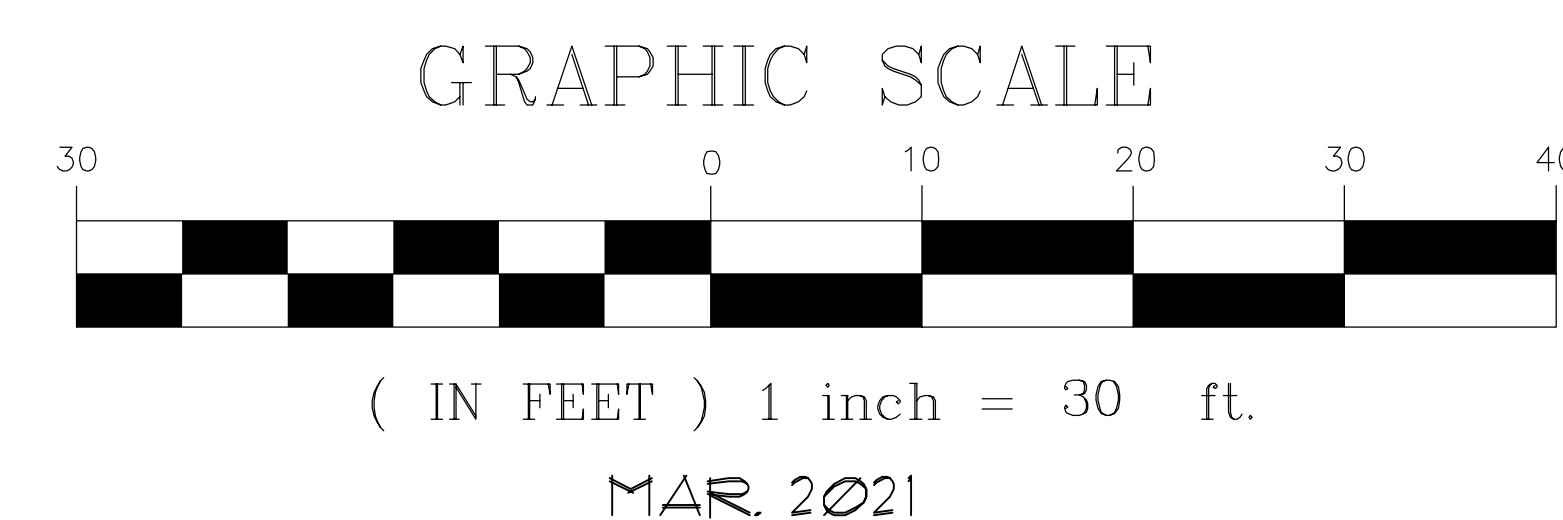
Site Lighting:

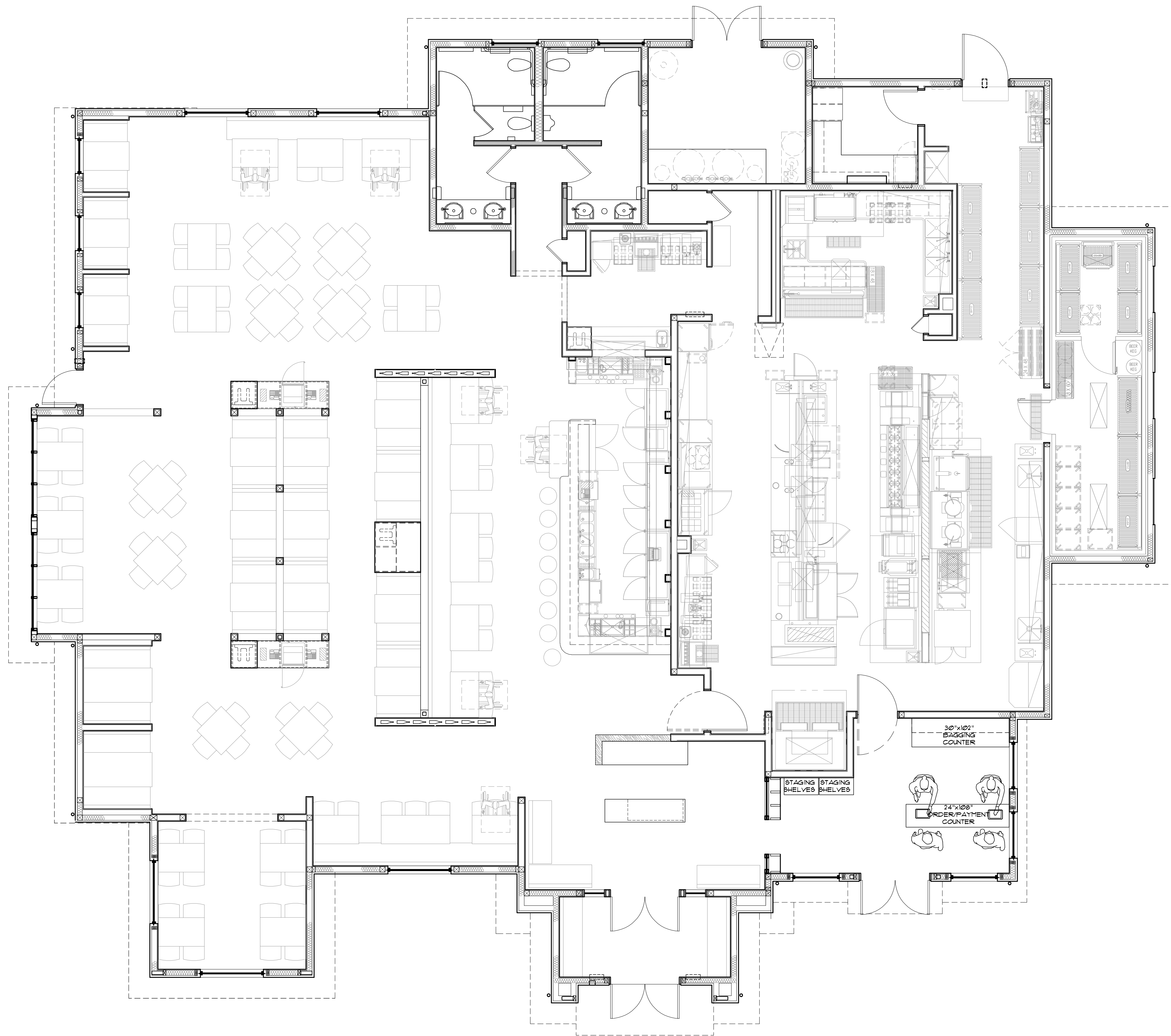
LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

LEGEND

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

TYP. SITE PLAN-62DOM-R





TABULATION - P62 DOM R

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"

Issue Date: 04-09-21

P62 DOMANI RIGHT

Drawing:
SEATING PLAN



FRONT ELEVATION



File Name: P62 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

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
- 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



File Name: P62 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

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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2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





RIGHT ELEVATION



File Name: P62 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

P62 DOMANI RIGHT

0 5 10 20

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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2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





LEFT ELEVATION



File Name: P62 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

P62 DOMANI RIGHT



MATERIAL LEGEND

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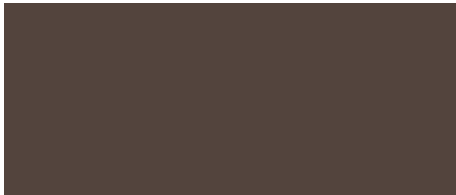




107 - STONE VENEER (w/ #139)
 Coronado Stone
 Appalachian Fieldstone w/
 matching chiseled corner stones
 Color: "Mountain Sunset"
 Grout: Natural Gray



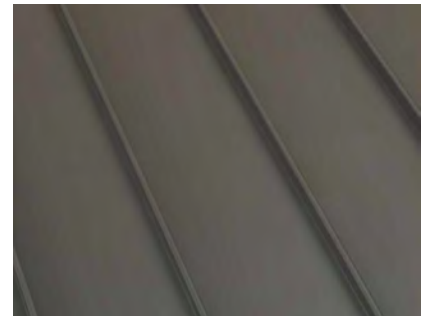
110 - CONCRETE ROOF TILE
 Eagle Roof Tile
 Capistrano
 Color: "Olive Garden Blend"



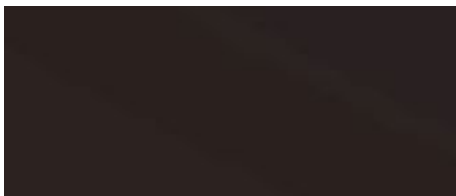
**106 - PAINT @ WOOD TRIM,
 WINDOWS & DOORS**
 Benjamin Moore - 2112-10
 Color: "Mink"



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

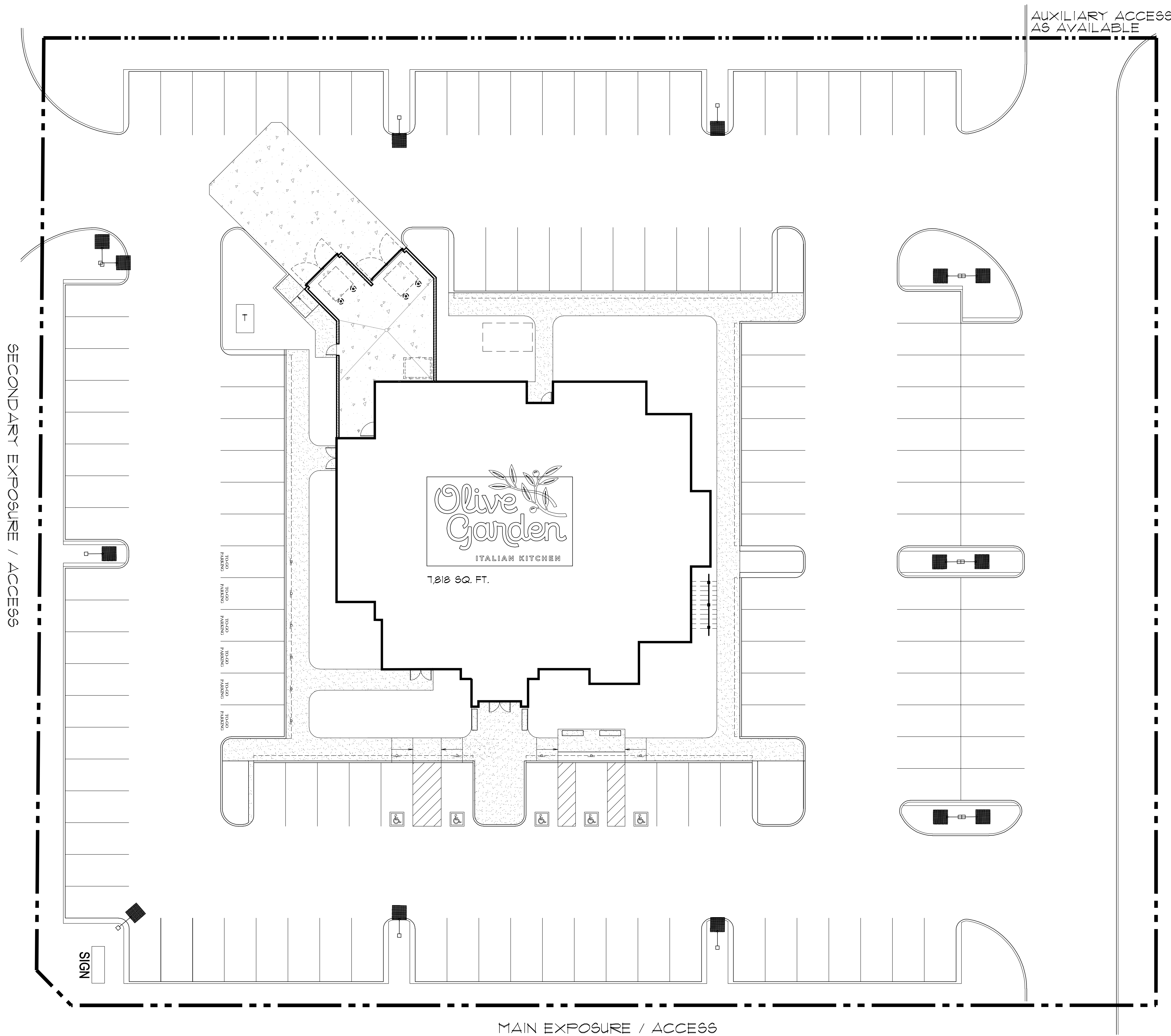
- EXTERIOR PATIO FURNITURE = 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK = VERIFY LOCAL REQUIREMENTS
- SHED STORAGE

SITE LIGHTING

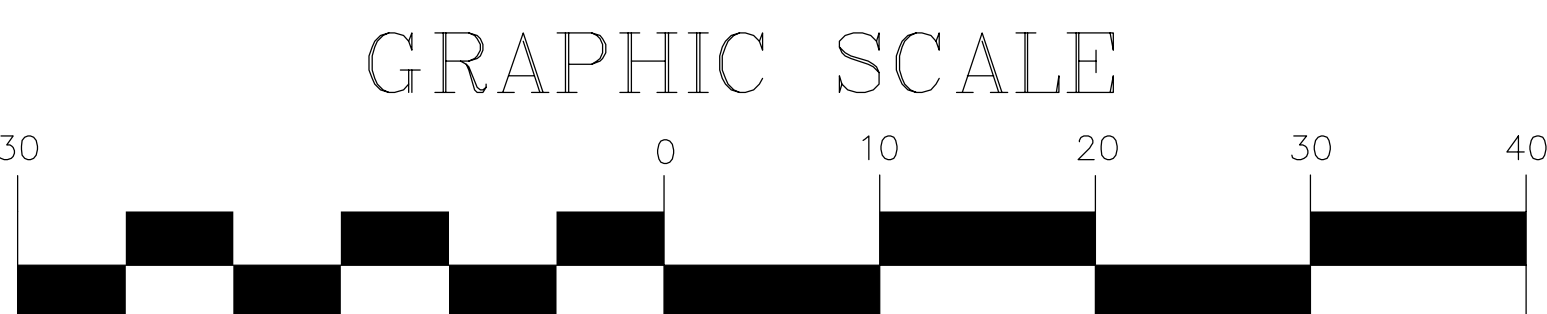
- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE)
+ 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY
(IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
- LANDSCAPE LIGHTING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

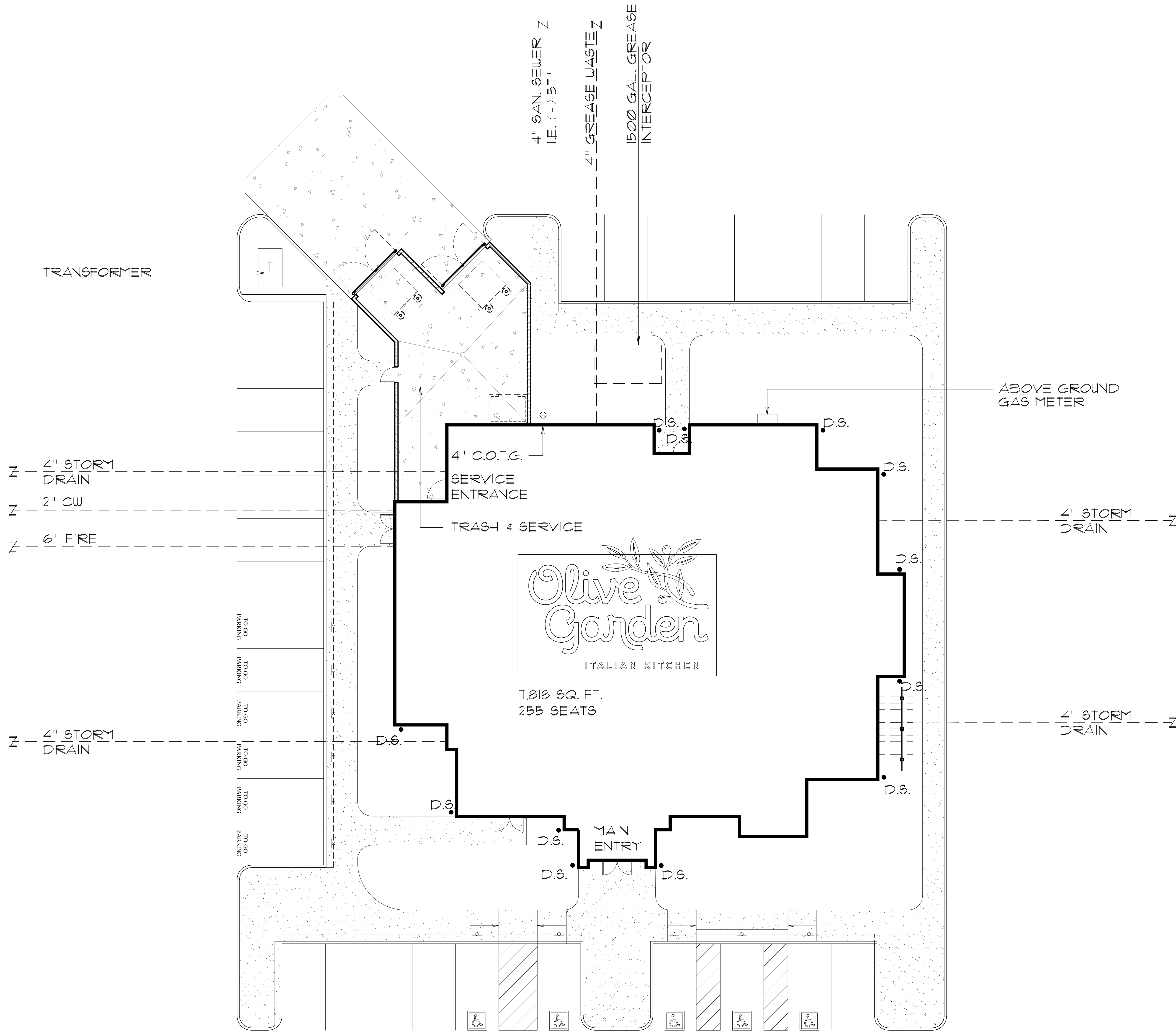
SIGNS

- 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





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

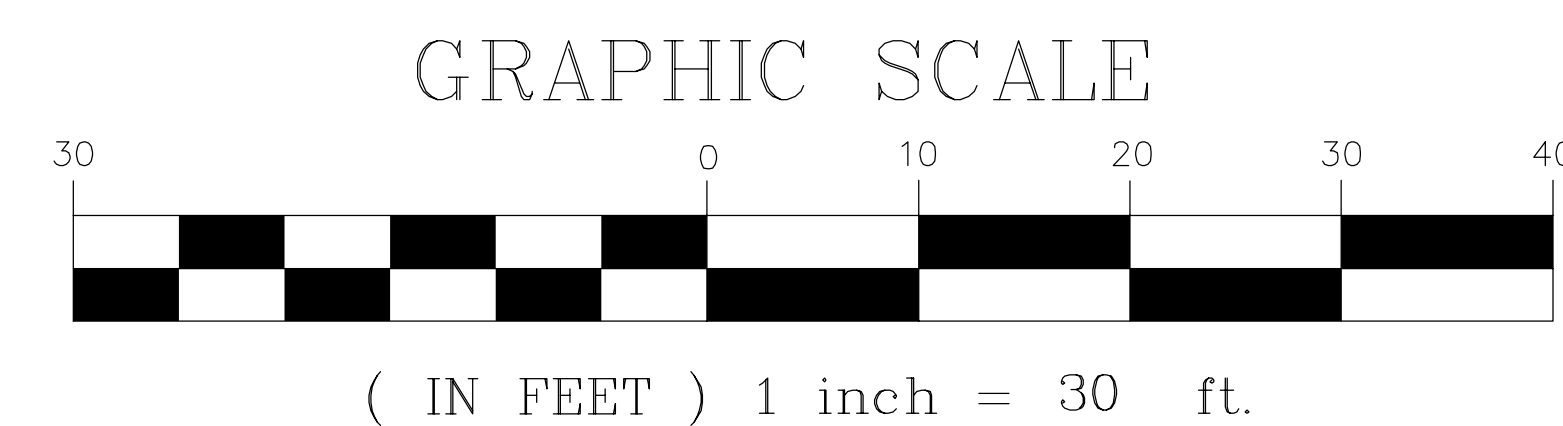
Site Lighting:

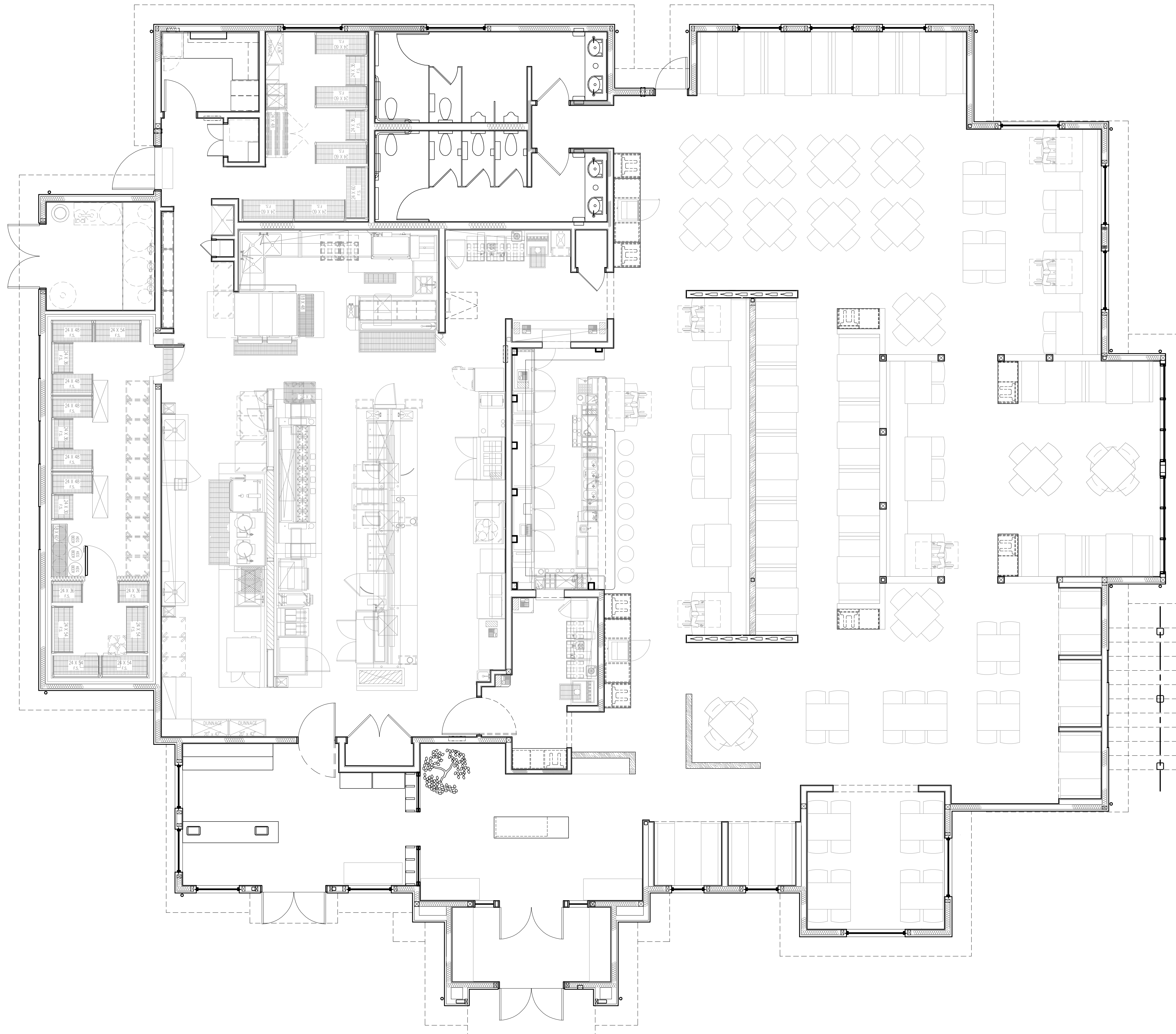
LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

LEGEND

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

TYP. SITE PLAN-P78DOM-L





TABULATION - P78 DOM L

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: "Salttillo" 90%, "Ferrara Blend" 10%
 - 139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





REAR ELEVATION



File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT P78 DOMANI LEFT

0 5 10 20

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





RIGHT ELEVATION

ITALIAN RESTAURANT
P78 DOMANI LEFT

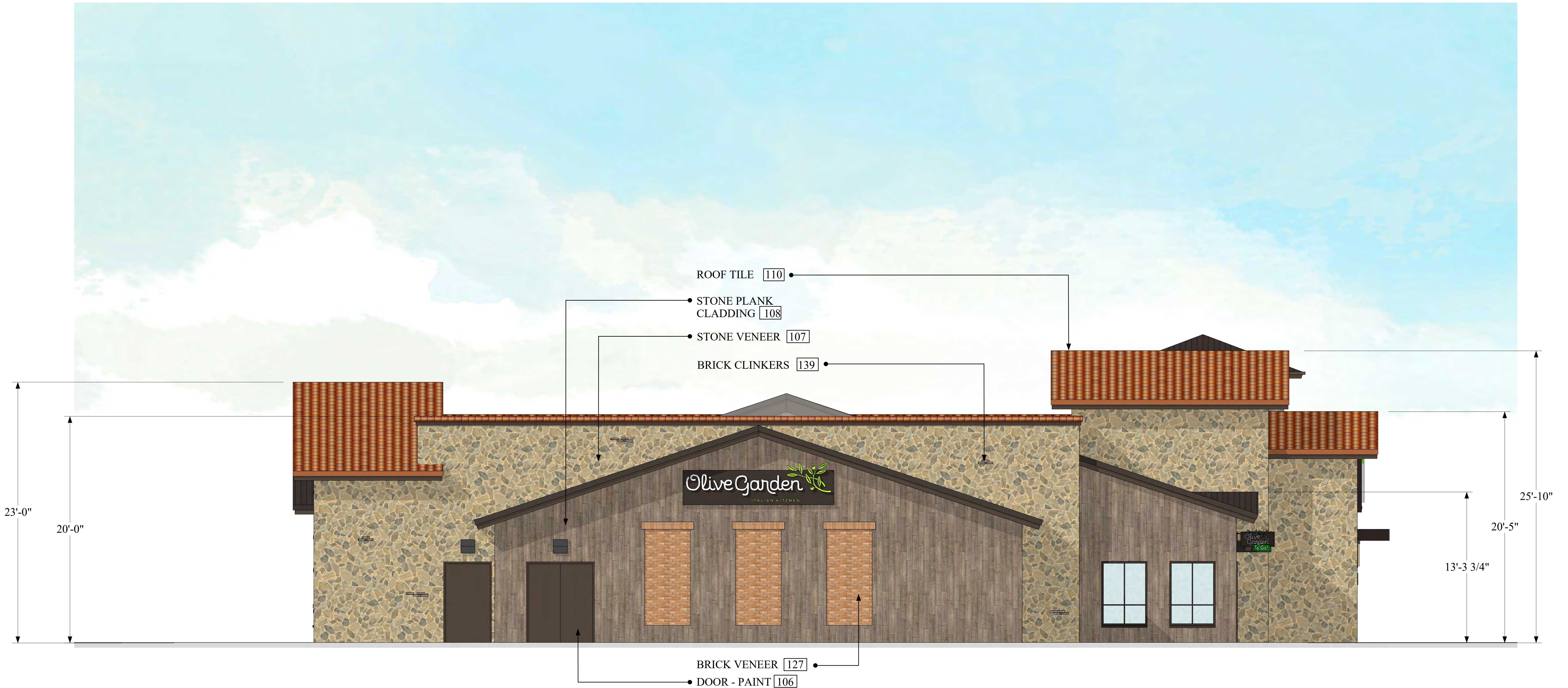


File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

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 "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





LEFT ELEVATION



File Name: P78 DOMANI LEFT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

P78 DOMANI LEFT

0 5 10 20

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

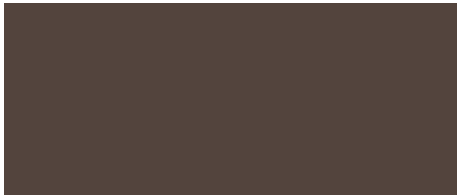




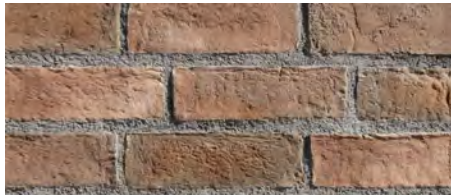
107 - STONE VENEER (w/ #139)
 Coronado Stone
 Appalachian Fieldstone w/
 matching chiseled corner stones
 Color: "Mountain Sunset"
 Grout: Natural Gray



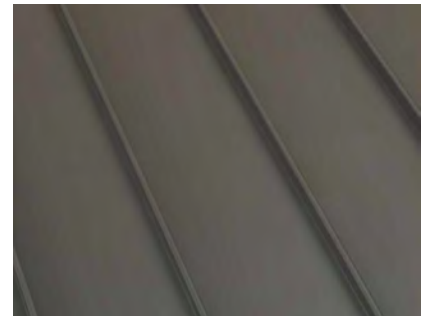
110 - CONCRETE ROOF TILE
 Eagle Roof Tile
 Capistrano
 Color: "Olive Garden Blend"



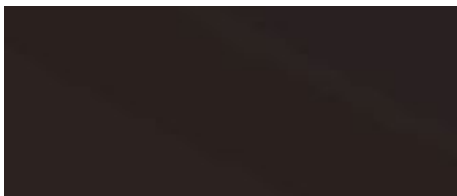
106 - PAINT @ TRELLIS, WOOD TRIM, WINDOWS & DOORS
 Benjamin Moore - 2112-10
 Color: "Mink"



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

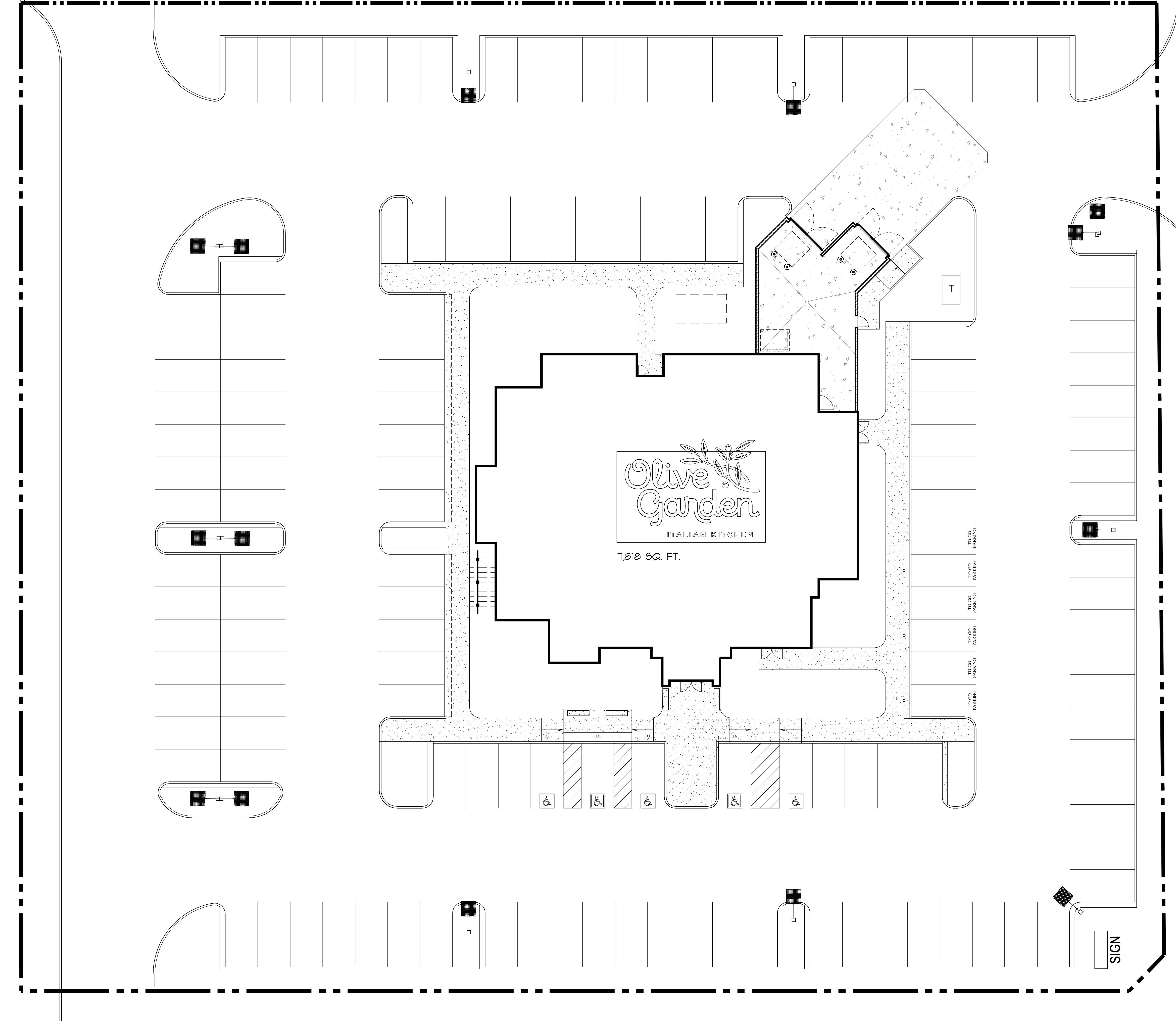
P78 DOMANI

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

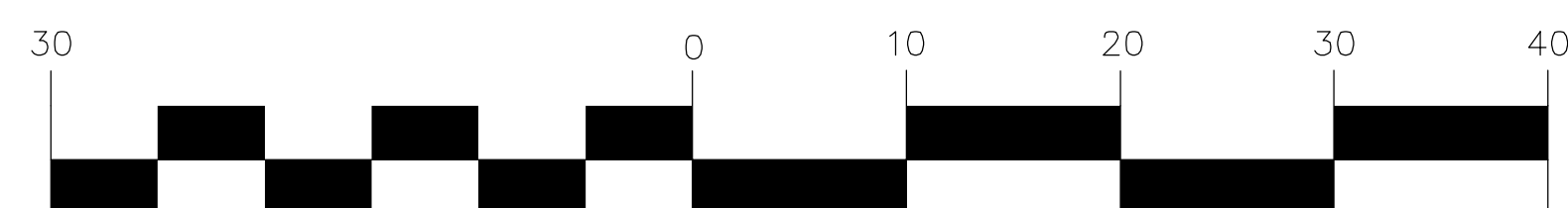
- LED FIXTURES BY CREE LIGHTING - 3,000 K
- FOOTCANDLE AVERAGE = 2.0 ENTIRE SITE
- LIGHT POLE & BASE = 25 FT. H. SQUARE POLE (DARK BRONZE)
+ 3 FT. H. BASE - VERIFY HEIGHT WITH LOCAL JURISDICTION
- LIGHT BOLLARD = CRE EDGE SERIES - 36" PATHWAY
(IF NEEDED TO MEET LIGHT LEVEL REQUIREMENTS)
- LANDSCAPE LIGHTING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

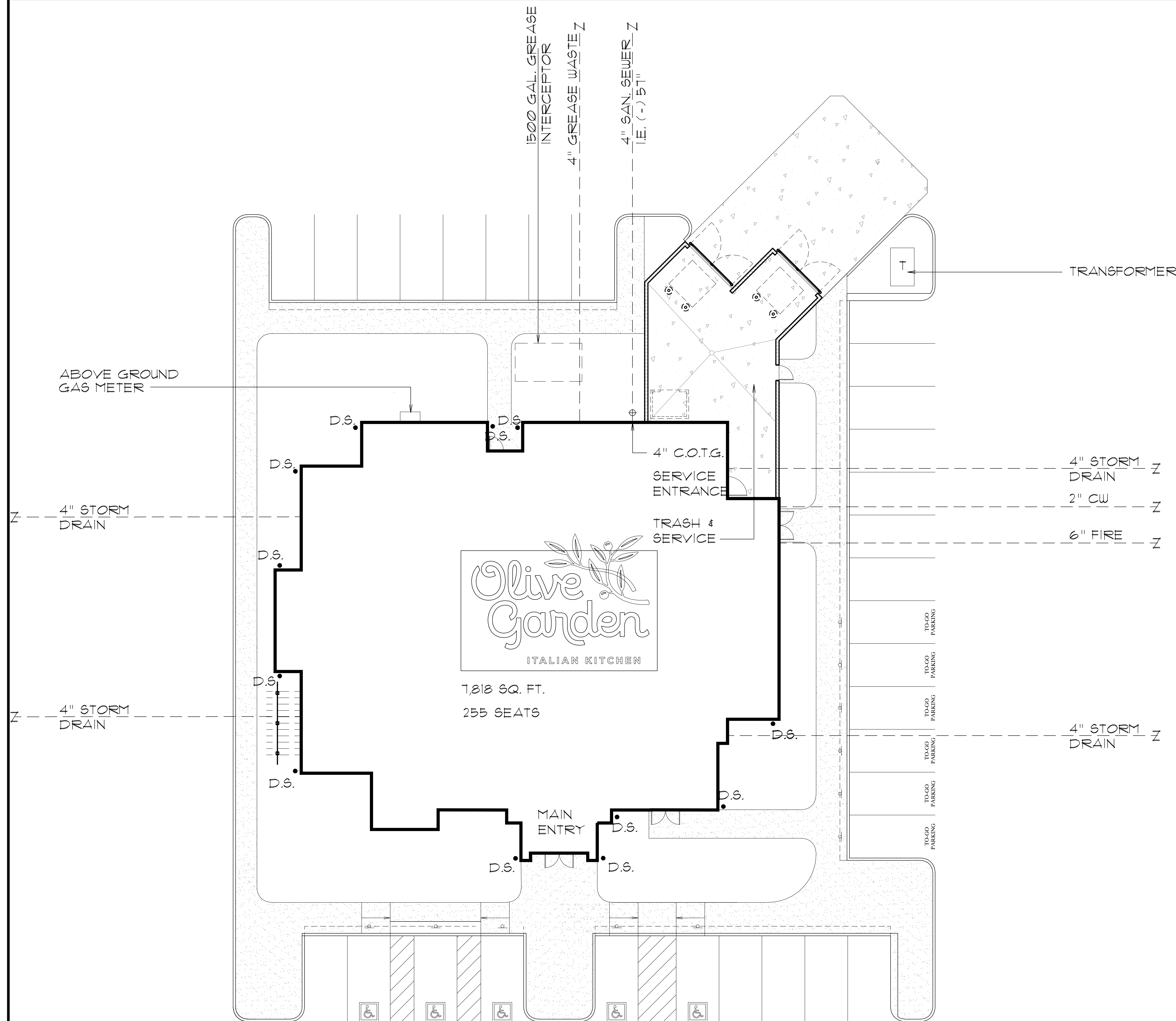
SIGNS

- 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:

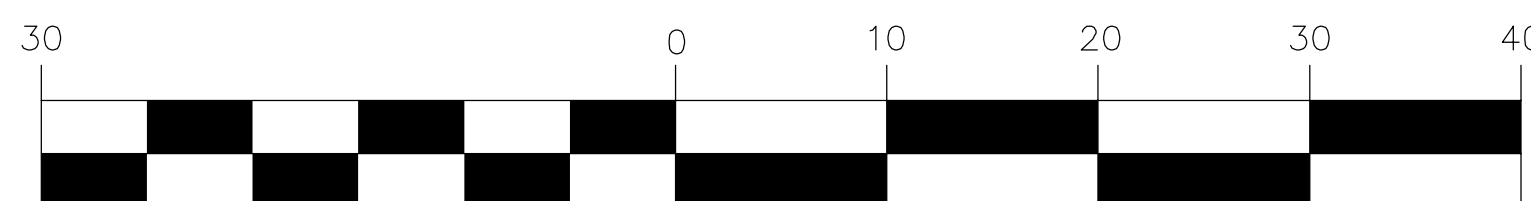
LED fixtures (3000 Kelvin max.), 2 FC minimum over the entire site area.

LEGEND

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

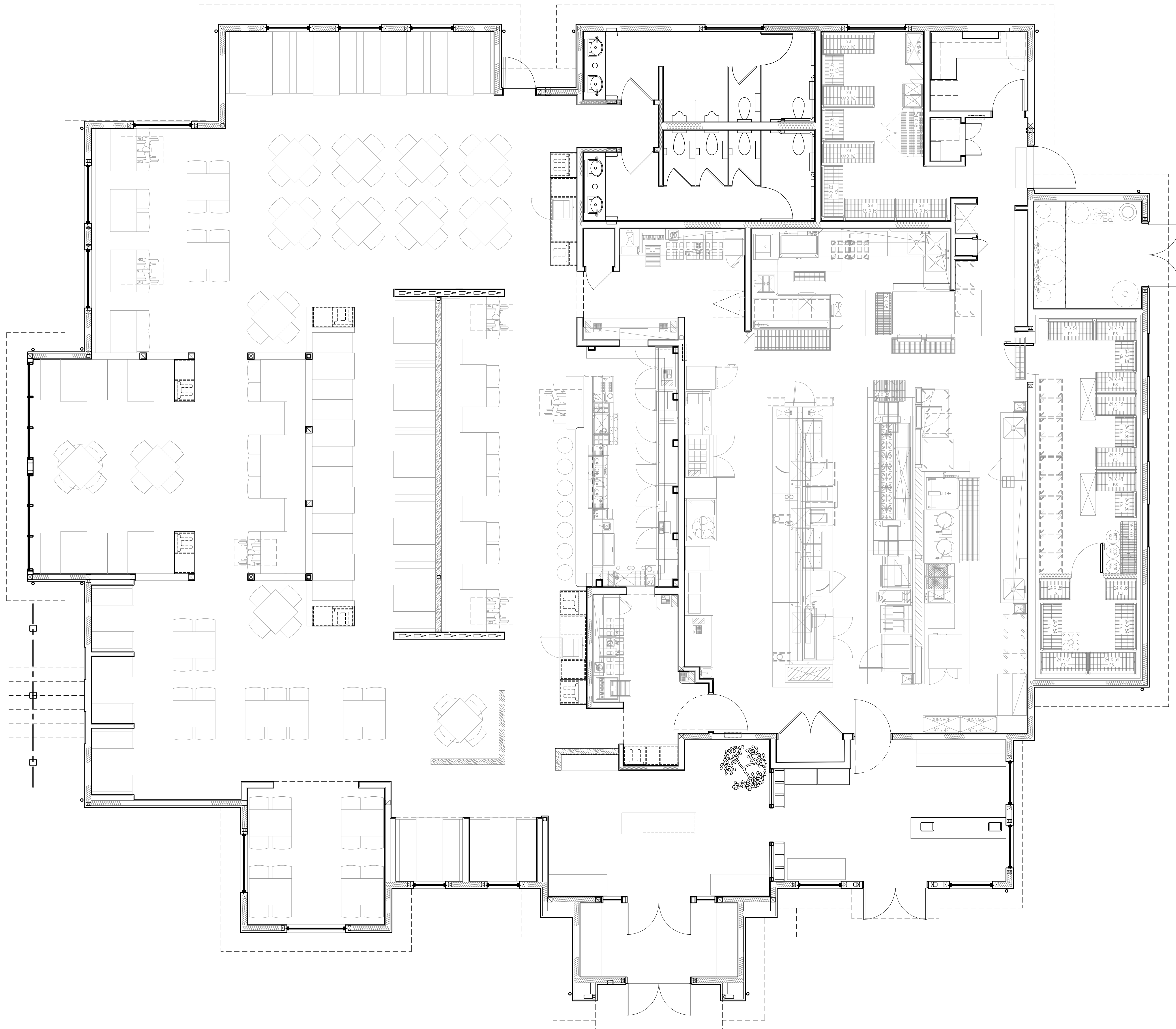
TYP. SITE PLAN-P78DOM-R

GRAPHIC SCALE



(IN FEET) 1 inch = 30 ft.

MAR. 2021



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: "Salttilo" 90%, "Ferrara Blend" 10%
 - 139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint





REAR ELEVATION



File Name: P78 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

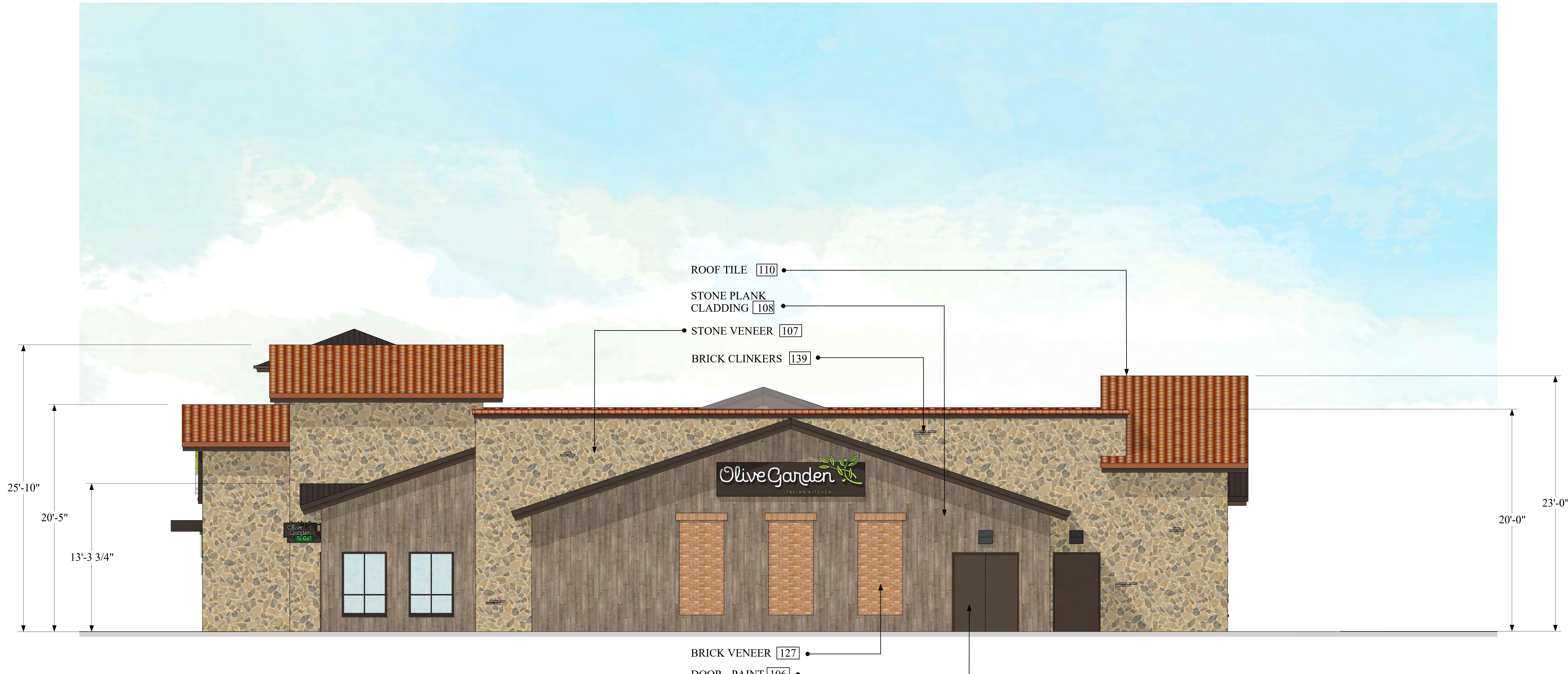
ITALIAN RESTAURANT
P78 DOMANI RIGHT



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





RIGHT ELEVATION



File Name: P78 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT

P78 DOMANI RIGHT

0 5 10 20

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





LEFT ELEVATION



File Name: P78 DOMANI RIGHT_COLOR ELEVATIONS

04-09-21

ITALIAN RESTAURANT P78 DOMANI RIGHT

0 5 10 20

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

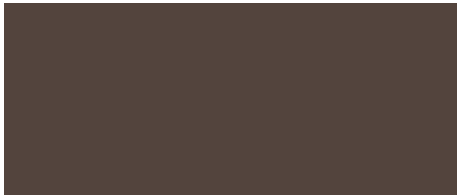




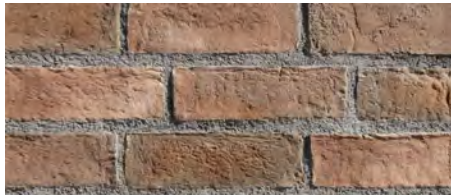
107 - STONE VENEER (w/ #139)
 Coronado Stone
 Appalachian Fieldstone w/
 matching chiseled corner stones
 Color: "Mountain Sunset"
 Grout: Natural Gray



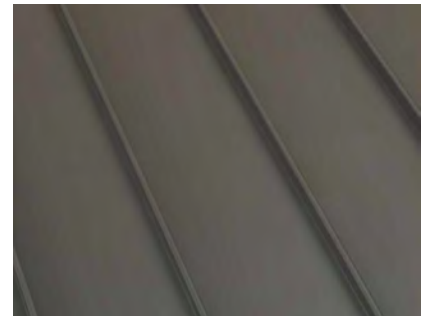
110 - CONCRETE ROOF TILE
 Eagle Roof Tile
 Capistrano
 Color: "Olive Garden Blend"



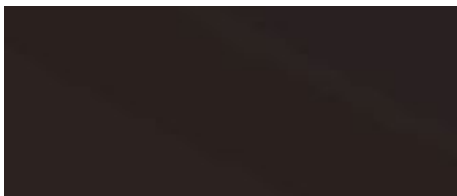
**106 - PAINT @ TRELLIS, WOOD
 TRIM, WINDOWS & DOORS**
 Benjamin Moore - 2112-10
 Color: "Mink"



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