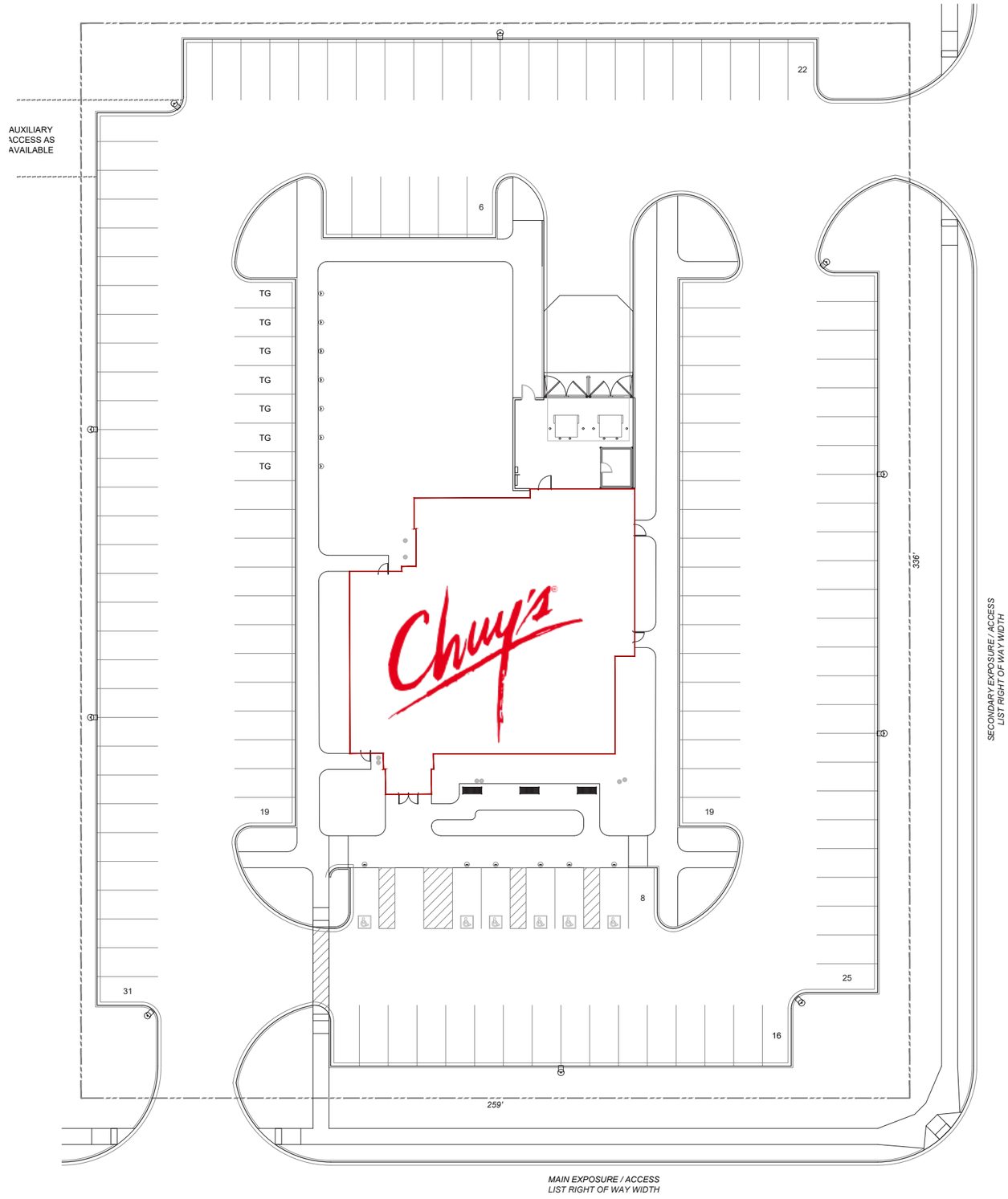


MARKET	
POPULATION	TRADE AREA WITH A MINIMUM OF 100,000 PEOPLE
AREA OF FOCUS	PRIME REGIONAL LOCATIONS THAT MINIMIZE IMPACT TO EXISTING LOCATIONS
TRAFFIC COUNT	20,000 MINIMUM ADT
SITE	
LAND	2.0 ACRES OR ACCESS TO LEGAL CROSS PARKING
PARKING	135 SPACES
LOCATIONS	PRIME REGIONAL FOCAL POINT WITH GOOD ACCESS, VISIBILITY AND PARKING
BUILDING	
AREA (SQUARE FEET)	5,557 INTERIOR SF, WITH 351 SF WIC, WITH 846 SF COVERED PATIO, FOR A TOTAL OF 6,754 SF
SEATING	161 INTERIOR SEATING WITH 48 PATIO SEATING

TERMS	
OWNERSHIP	PREFER TO LEASE, BUT WILL CONSIDER PURCHASE
CAM	TENANT TO SELF MAINTAIN OR FIXED CAM
TAX	PRO-RATA
INSURANCE	PRO-RATA
% RENT	NONE
LEASE INITIAL TERM	10 YEARS
LEASE RENEWAL OPTIONS	FOUR (4) FIVE YEAR OPTIONS



SITE DATA

TOTAL SITE S.F. = 87,024 Sq. Ft.; 1.99 (2) acres

LAYOUT PREFERENCES
- PARKING TARGET >= 135 TOTAL SPACES
- TOTAL SITE AREA ± 2.0 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 9'X18' STANDARD STALL SIZE (VERIFY CODE)
- DUMPSTER APPROACH 35' MINIMUM
- WB-62 TRUCK
- STANDARD REFUSE TRUCK
- CURB AND GUTTER PREFERRED
- 5' RADIUS ON CURB PREFERRED

LAYOUT 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%

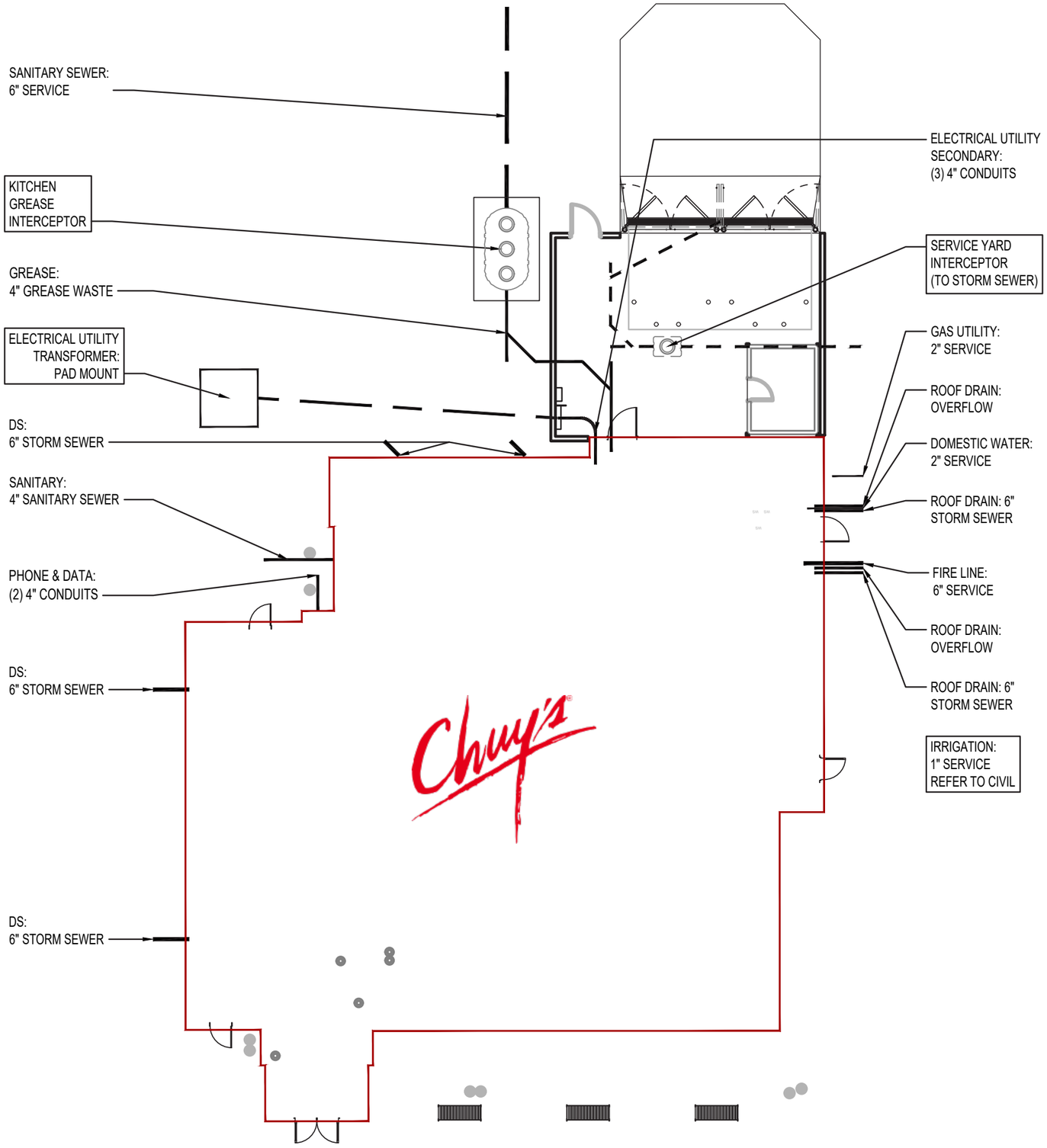
SIDEWALKS
- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- CHUY'S DETAIL - CURB AND GUTTER
- DOWELED INTO WALK AT PAD PERIMETER

SITE LIGHTING PREFERENCES
- 2.0 FOOTCANDLE TARGET AVERAGE
- ENERGYLITE
- POLE = SOLAIS GL3
- SQUARE TAPER STEEL POLE
- SSP SERIES (DARK BROZE) W/ 320W PULSE START 3,000K LED
- MOUNTING HEIGHT - 25' ABOVE FINISH GRADE
- 25' POLE (DARK BRONZE), 3'-0" BASE

LIGHT BOLLARD
- SECONDARY WALLS = KICHLER LIGHTING 16161AZT-27 LOW VOLTAGE L.E.D.
- PRIMARY WALL = KICHLER LIGHTING 1161AZ6-27 LOW VOLTAGE L.E.D.

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

2025 SMALL PROTO (LEFT) - CONCEPTUAL SITE PLAN



UTILITY REQUIREMENTS

ELECTRICAL:
- SERVICE SIZE: 1,200 AMP
- 120 / 208 VOLT
- PAD MOUNTED TRANSFORMER, WITH UNDERGROUND PRIMARY AND SECONDARY
- PRIMARY, UNDERGROUND: (2) 4” PVC CONDUITS
- SECONDARY: 3 PHASE (3 SETS, PARALLEL RUNS OF (4) #600 KCMIL, WITH (1) #3/0 GROUND IN EACH 4” CONDUIT

TELEPHONE & DATA:
- (2) 4” CONDUIT WITH PULL STRINGS

GAS:
- MEDIUM PRESSURE, 2.0 PSI AND 1.0 PSI PRESSURE DROP FROM MAIN TO METER
- 4,500 TOTAL MBH

WATER:
- DOMESTIC: PROVIDE A 2” LINE, 2” METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- IRRIGATION: PROVIDE A 1” LINE, 1” METER (50 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- FIRE: PROVIDE A 6” LINE, WITH A MINIMUM OF 50 PSI AT THE TAP, WITH A FULLY-VALVED, QUATER-TURN, BALL TYPE VALVE. PROVIDE 6” METER, COMPLETE WITH CODE COMPLIANT DETECTOR / CHECK VALVE.

SANITARY SEWER:
- 6” LINE CONNECTION, MINIMUM, TO SERVICE MAIN. (SIZE MAY VARY WITH LOCAL REQUIREMENTS.)

STORM SEWER:
- ROOF DRAIN CONNECTIONS: REFER TO PLAN, 6” LINE CONNECTION MINIMUM.

GREASE INTERCEPTORS:
- SERVICE YARD: SCHIER GB-75
- KITCHEN: SCHIER GB-1500
- (GREASE INTERCEPTOR SIZES MAY VARY WITH LOCAL REQUIREMENTS)

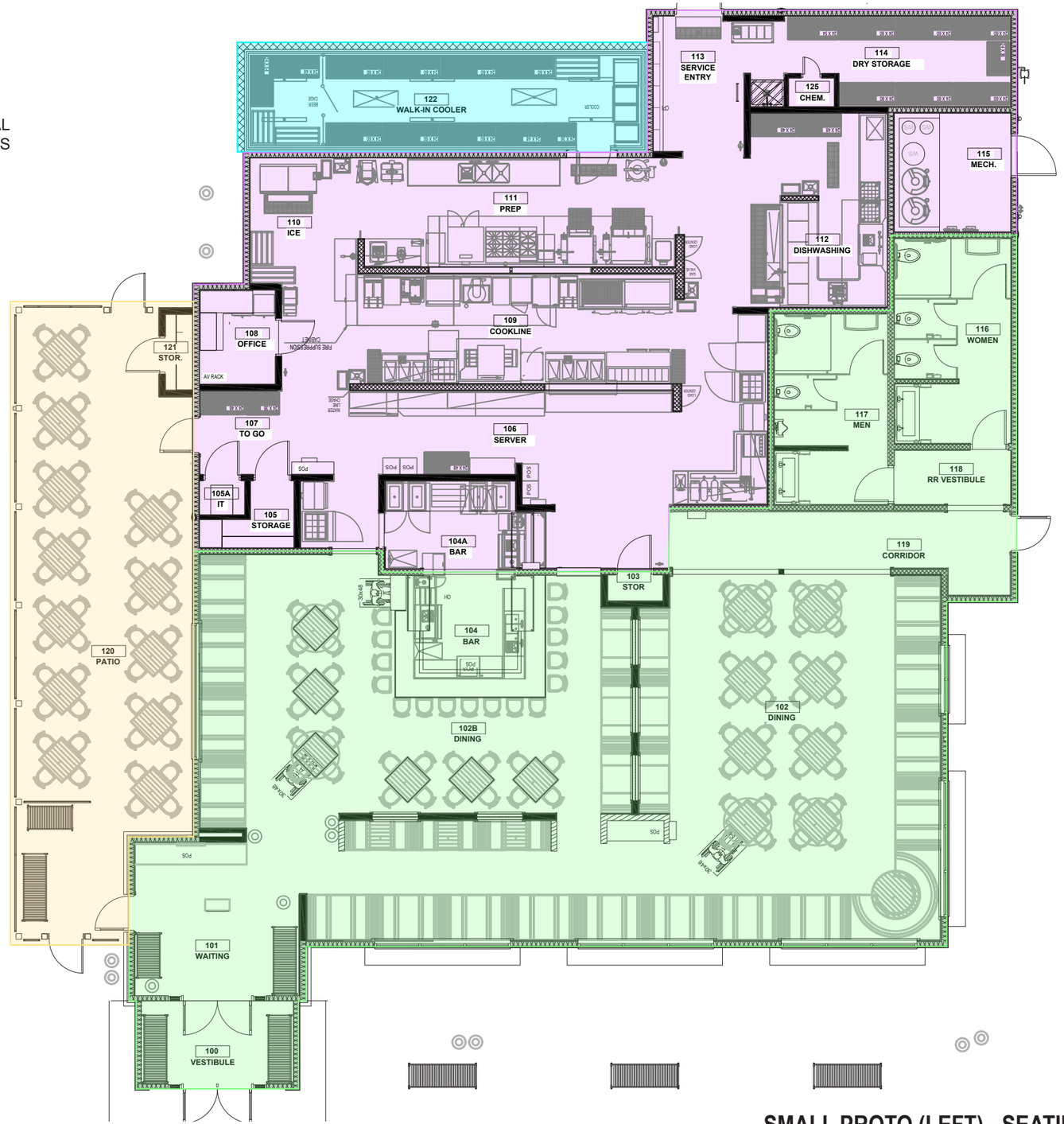
2025 SMALL PROTO (LEFT) - UTILITY PLAN

SEATING SUMMARY:

DESCRIPTION	UNITS	SEATING SEATS PER UNIT	TOTAL SEATS
BAR SEATING			
BAR STOOLS	16	1	16
BAR ACCESSIBLE	1	1	1
4 TOP TABLE	6	4	24
2 TOP BOOTH	3	2	6
4 TOP BOOTH	4	4	16
	30		**63**
MAIN DINING			
4 TOP TABLE	8	4	32
2 TOP BOOTH	6	2	12
4 TOP BOOTH	12	4	48
6 TOP CORNER BOOTH	1	6	6
	27		**98**
INTERIOR TOTAL	**57**		**161**
PATIO			
4 TOP TABLE	12	4	48
	12		**48**
TOTAL	**69**		**209**

TABLE SEATING MATRIX:

TYPE	TABLES	% OF TABLES
2 TOP BOOTH	9	13%
4 TOP TABLE	26	38%
4 TOP BOOTH	16	24%
6 TOP CORNER BOOTH	1	.5%
BAR STOOLS	16	24%
BAR ACCESSIBLE	1	.5%
TOTAL	**69**	**100%**



AREA LEGEND:

- FRONT OF HOUSE
- BACK OF HOUSE
- WALK-IN COOLER
- PATIO

BUILDING AREA SUMMARY:

INTERIOR AREA	5,557 SF
WALK-IN COOLER	351 SF
TOTAL:	**5,908 SF**
PATIO	846 SF
TOTAL:	6,754 SF

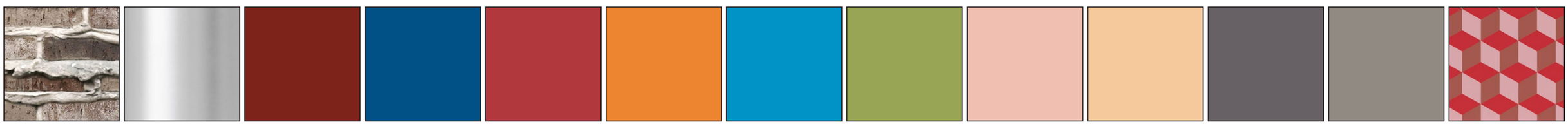
FLOOR AREA TYPE	*AREA*
FRONT OF HOUSE	3,130 SF
BACK OF HOUSE	2,427 SF
WALK-IN COOLER	351 SF
TOTAL:	**5,720 SF**
PATIO	846 SF
TOTAL:	6,754 SF

SMALL PROTO (LEFT) - SEATING PLAN

0 16’ 32’

SCALE: 3/32” = 1’-0”





BRICK:
ACME
"Allendale"

METAL:
Aluminum
"Clear Anodized"

METAL:
Aluminum
"Brick Red"

PAINT PT01:
Sherwin Williams
6966 Blueblood

PAINT PT02:
Sherwin Williams
6863 Lusty Red

PAINT PT04:
Sherwin Williams
887 Navel

PAINT PT05:
Sherwin Williams
6958 Dynamic Blue

PAINT PT06:
Sherwin Williams
6718 Dynamic Blue

PAINT PT09:
Sherwin Williams
0058 Jazz Age Coral

PAINT PT11:
Sherwin Williams
6646 Orange Blast

PAINT PT-26:
Sherin Williams
7082 Stunning Shade

PAINT PT-276:
Sherin Williams
7018 Dovetail

TILE:
Cement Paver Tile

FRONT ELEVATION

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A Spirit Led Company
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BRICK:
ACME
“Allendale”



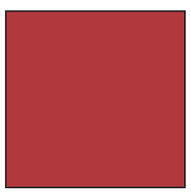
METAL:
Aluminum
“Clear Anodized”



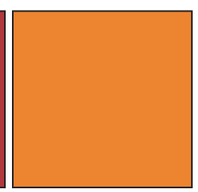
METAL:
Aluminum
“Brick Red”



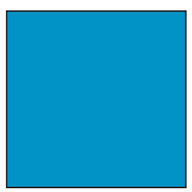
PAINT PT01:
Sherwin Williams
6966 Blueblood



PAINT PT02:
Sherwin Williams
6863 Lusty Red



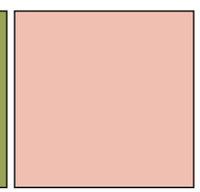
PAINT PT04:
Sherwin Williams
887 Navel



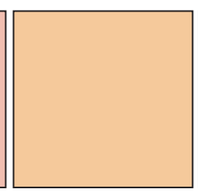
PAINT PT05:
Sherwin Williams
6958 Dynamic Blue



PAINT PT06:
Sherwin Williams
6718 Dynamic Blue



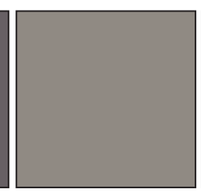
PAINT PT09:
Sherwin Williams
0058 Jazz Age Coral



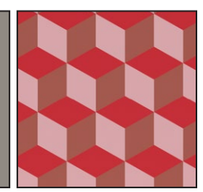
PAINT PT11:
Sherwin Williams
6646 Orange Blast



PAINT PT-26:
Sherin Williams
7082 Stunning Shade



PAINT PT-276:
Sherin Williams
7018 Dovetail



TILE:
Cement Paver Tile

RIGHT ELEVATION

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A Spirit Led Company
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BRICK:
ACME
“Allendale”



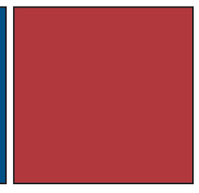
METAL:
Aluminum
“Clear Anodized”



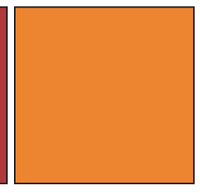
METAL:
Aluminum
“Brick Red”



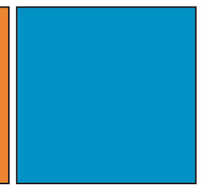
PAINT PT01:
Sherwin Williams
6966 Blueblood



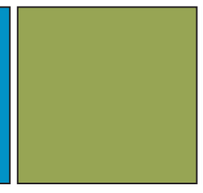
PAINT PT02:
Sherwin Williams
6863 Lusty Red



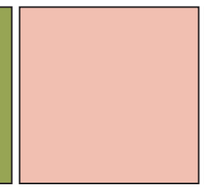
PAINT PT04:
Sherwin Williams
887 Navel



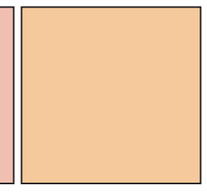
PAINT PT05:
Sherwin Williams
6958 Dynamic Blue



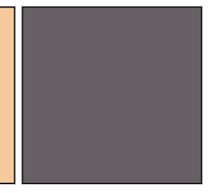
PAINT PT06:
Sherwin Williams
6718 Dynamic Blue



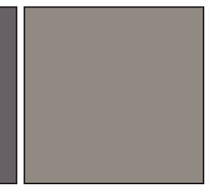
PAINT PT09:
Sherwin Williams
0058 Jazz Age Coral



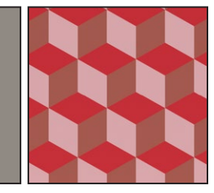
PAINT PT11:
Sherwin Williams
6646 Orange Blast



PAINT PT-26:
Sherin Williams
7082 Stunning Shade



PAINT PT-276:
Sherin Williams
7018 Dovetail



TILE:
Cement Paver Tile

REAR ELEVATION

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BRICK:
ACME
"Allendale"



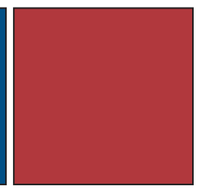
METAL:
Aluminum
"Clear Anodized"



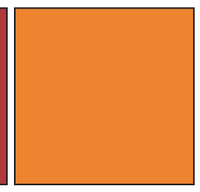
METAL:
Aluminum
"Brick Red"



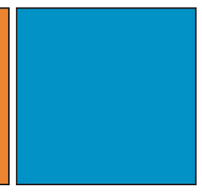
PAINT PT01:
Sherwin Williams
6966 Blueblood



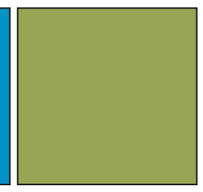
PAINT PT02:
Sherwin Williams
6863 Lusty Red



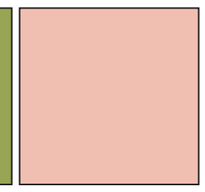
PAINT PT04:
Sherwin Williams
887 Navel



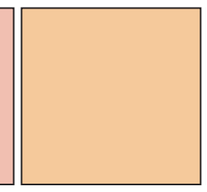
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Sherwin Williams
6958 Dynamic Blue



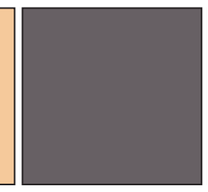
PAINT PT06:
Sherwin Williams
6718 Dynamic Blue



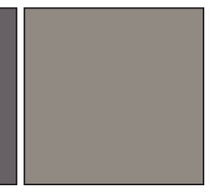
PAINT PT09:
Sherwin Williams
0058 Jazz Age Coral



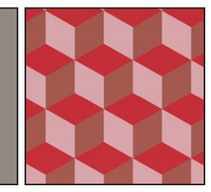
PAINT PT11:
Sherwin Williams
6646 Orange Blast



PAINT PT-26:
Sherin Williams
7082 Stunning Shade



PAINT PT-276:
Sherin Williams
7018 Dovetail



TILE:
Cement Paver Tile

LEFT ELEVATION

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