WELCOME TO Olive Garden ITALIAN KITCHEN



About Olive Garden

From day one, Olive Garden has been about more than food—it's about creating a warm, welcoming experience for every guest who walks through the door. These values, paired with craveable Italian classics, have made Olive Garden one of the most successful casual dining brands in America.

Our guests love us because we make it easy to come together. Whether it's a weeknight dinner, a birthday celebration, or just a craving for never-ending breadsticks, Olive Garden is the go-to spot for all generations. When Olive Garden is part of your development, you're adding a destination that draws people in—and keeps them coming back.

Fresh from Our Kitchen, Every Day

At Olive Garden, we believe the heart of Italian cooking starts with quality ingredients. That's why our soups and sauces are made from scratch daily—because doing a little more makes everything taste better.

Indulge in favorites like our creamy Chicken Alfredo, the Tour of Italy featuring three classic dishes on one plate, and our signature Chicken & Shrimp Carbonara. As always, enjoy never-ending homemade soups or salad and breadsticks with every entrée.

When you're here, you're family. It's more than a tagline—it's the promise behind everything we do, from fresh-made favorites to the genuine hospitality that make our guests feel right at home.

OG Fun Facts

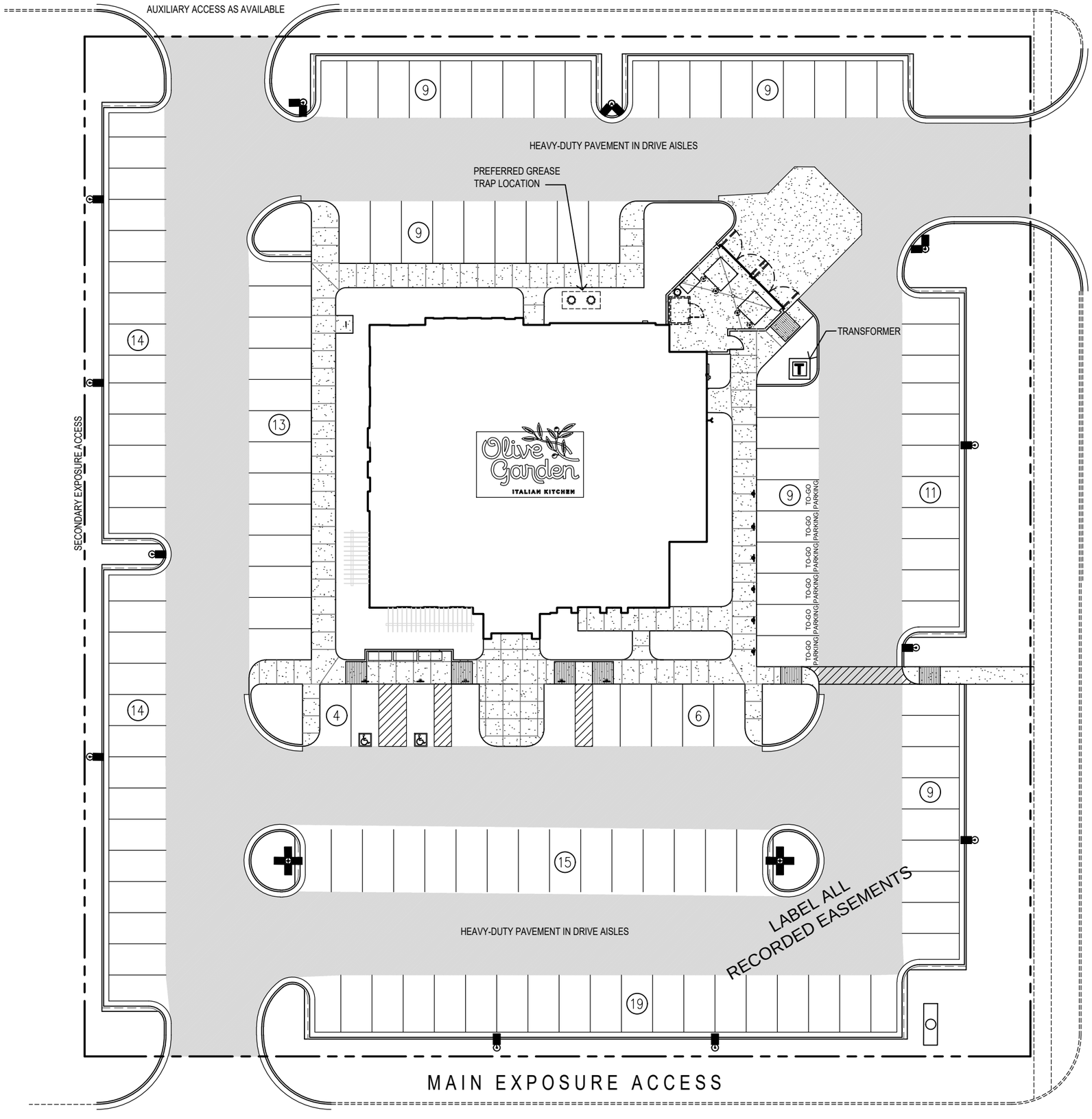
- 940+ Olive Garden Locations
- 100,000+ Team Members
- Since its founding in 1982, Olive Garden has served enough breadsticks to reach the moon and back more than 4 times!
- Our Dipping Sauces are ordered 8.8 million times to accompany our never-ending breadsticks. That's 400,000 gallons!



Olive Garden ITALIAN KITCHEN



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	
BUILDING AREA	7,828 SF
INTERIOR SEATING	237
TERMS	
OWNERSHIP	PREFER TO LEASE, BUT WILL CONSIDER PURCHASE
CAM	NEGOTIABLE WITH CAM AND AUDIT RIGHTS
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. = 87,120 S.F.

LAYOUT PREFERNCES

- PARKING TARGET >= 135 TOTAL SPACES
- TOTAL SITE AREA ± 2.0 ACRES
- 5 ACCESSIBLE SPACES (VERIFY CODE)
- 6 TO GO STALLS ON SIDE OF TO GO DOOR
- 9x18 STANDARD STALL SIZE (VERIFY CODE)
- DELIVERY ACCESS
- STANDARD REFUSE TRUCK
- DUMPSTER APPROACH 35' MIN.
- 62' DELIVERY TRUCK TYPICAL

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 MAX. 10%

SIDEWALKS

- 7' ADJACENT TO PARKING STALLS
- 5' GENERAL CIRCULATIONS
- OLIVE GARDEN DETAIL - CURB AND GUTTER
- TURNDOWN SIDEWALK WITH INTEGRAL CURB AROUND BUILDING PAD
- WALK-OFF CURB ADJACENT TO ALL LANDSCAPING

SITE LIGHTING PREFERENCES

- 2.0 FOOTCANDLE TARGET AVERAGE
- ENERGY LITE GL SERIES 320W PULSE START 3000K LED FIXTURE MOUNTING HEIGHT 28' ABOVE FINISH GRADE
- 25' SSP SERIES POLE, 3'-0" BASE DARK BRONZE COLOR

BUILDING LIGHT

- LANDSCAPE-KICHLER LIGHTING #16212BKT30-1527BKT LOW VOLTAGE L.E.D.
- BOLLARD-WAVE LIGHTING C205B-C-L24-S-BZ LOW VOLTAGE L.E.D.

FREESTANDING SIGN

- MONUMENT SIGN AVERAGE 50 SQ. FT.
- PYLON SIGN AVERAGE 100 SQ. FT.

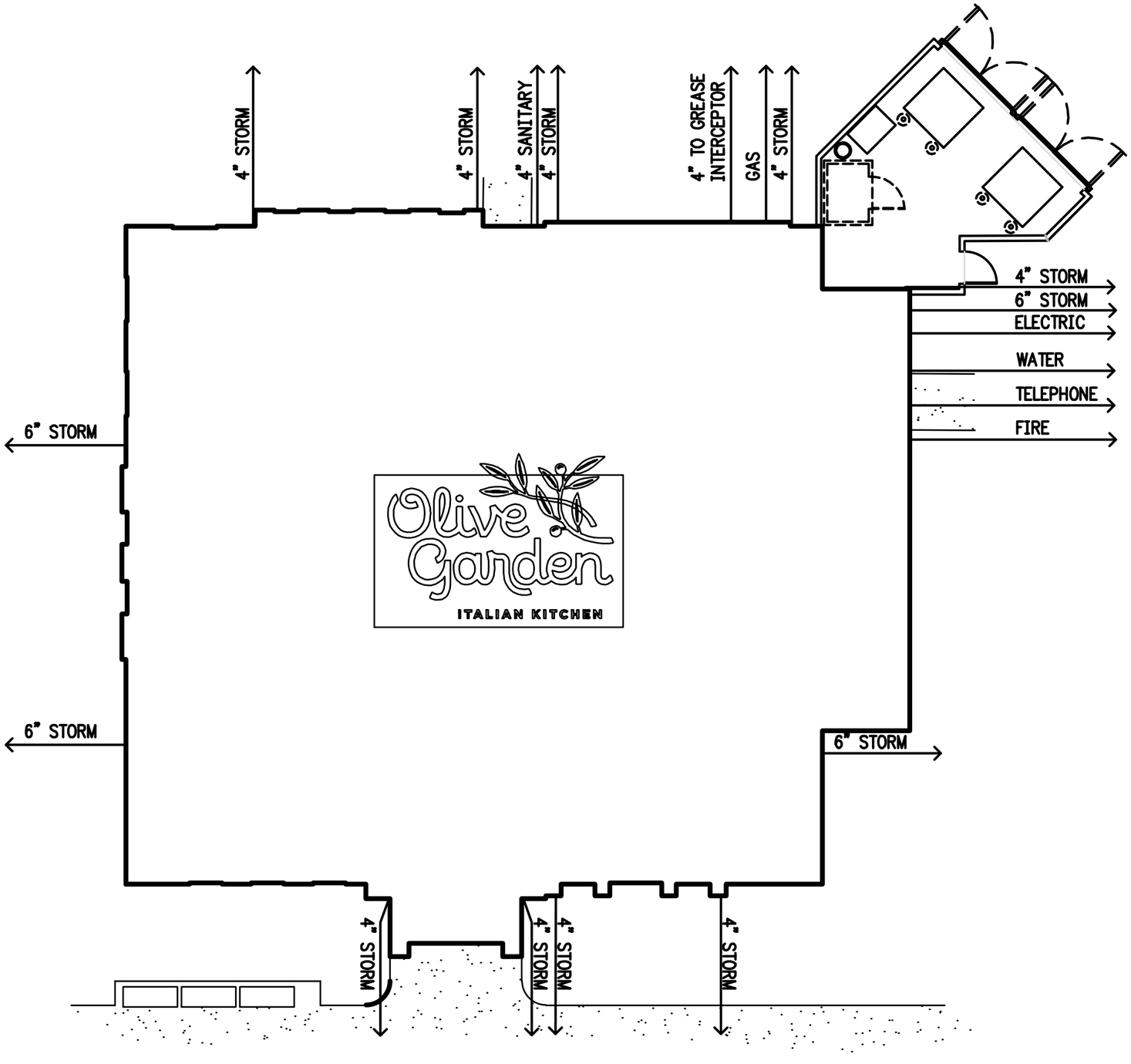
TYPICAL SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE:

15 0 15 30 60

Olive Garden ITALIAN KITCHEN



UTILITY REQUIREMENTS

ELECTRIC:

- SERVICE SIZE 1200 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

TELEPHONE & DATA:

- (2) 4" CONDUIT WITH PULL STRINGS

GAS:

- 2 PSI HIGH PRESSURE GAS SERVICE (14" MINIMUM WC) FROM MAIN TO METER

SANITARY SEWER:

- 6" MIN. CONNECTION TO SERVICE MAIN, SIZE MAY VARY WITH LOCAL REQUIREMENTS

STORM SEWER

- (2) 6" STORM PIPES FROM ROOF DRAINS

GREASE TRAP REQUIREMENTS

- • APPROX. 2000 GALLON GREASE TRAP. SIZE MAY VARY WITH LOCAL REQUIREMENTS

WATER:

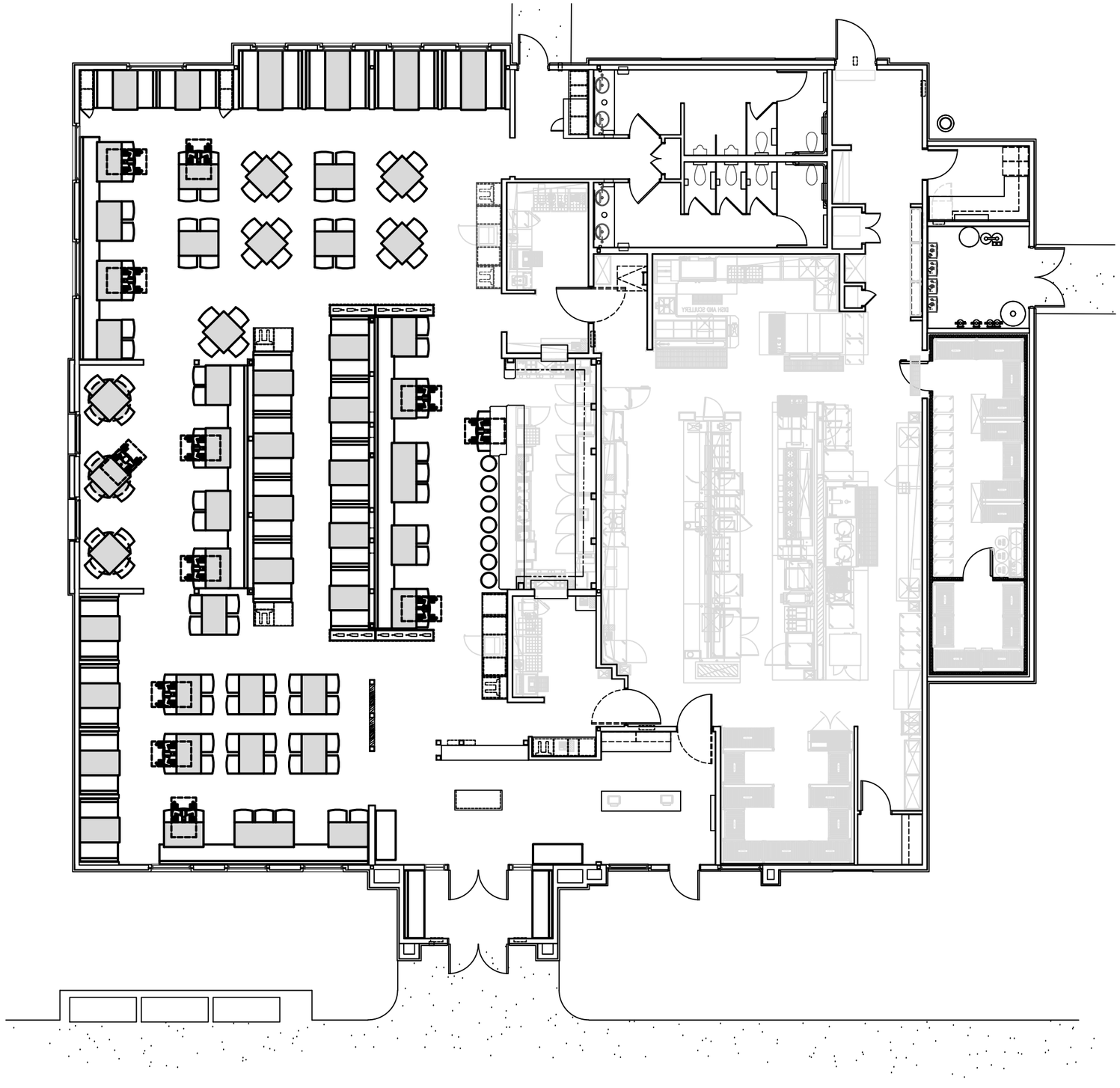
- DOMESTIC - PROVIDE A 2" LINE, 1-1/2" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- IRRIGATION - PROVIDE A 1-1/2" LINE , 1" METER (90 GPM), WITH A MINIMUM PRESSURE OF 65-70 PSI AT THE BUILDING
- FIRE - PROVIDE A FULLY-VALVED (QUARTER-TURN, BALL TYPE) 6" LINE (OR AS OTHERWISE SIZED BY LOCAL ENFORCING AGENCY), 4" METER (COMPLETE WITH CODE-COMPLIANT DETECTOR/CHECK VALVE ASSEMBLY), WITH A MINIMUM PRESSURE OF 50 PSI AT THE TAP

POINT OF CONNECTION PLAN

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE:

8' 0 8' 16' 32'



BUILDING TABULATION

BUILDING HEIGHT: 25'-9 1/2"
BUILDING AREA (WOOD): 7,828 SF
TRASH ENCLOSURE: 585 SF

TYPES	TABLES	SEATS
BAR		
BAR STOOLS	9	9
4 TOP TABLE	4	16
6 TOP TABLE	1	6
LOUNGE/BAR TOTAL	14	31
DINING		
4 TOP	44	176
6 TOP	5	30
DINING TOTAL	49	206
BUILDING TOTAL	63	237

P78R SEATING PLAN

Olive Garden
ITALIAN KITCHEN



FRONT ELEVATION

STONE VENEER
CORONADO STONE
APPALACHIAN FIELDSTONE
"MOUNTAIN SUNSET"
GROUT COLOR:
LATICRETE #24 "NATURAL GRAY"

STONE VENEER
CORONADO STONE
ROUGH CUT WOODSTONE
"RUSTIC CEDAR"
GROUT COLOR:
LATICRETE #95 "MINK"

CONCRETE ROOF TILE
EAGLE ROOF TILE
CAPISTRANO
"OLIVE GARDEN BLEND"

STANDING SEAM METAL ROOF
EXCEPTIONAL METALS
COLOR: "MEDIUM BRONZE"

PAINT (WOOD TRIM & FASCIA)
BENJAMIN MOORE
2112-10 "MINK"

BRICK VENEER
CORONADO STONE
SICILIAN BRICK 2 1/2" X 8"
90% "SALTILLO", 10% "FERRARA BLEND"

PRE-FINISH PAINT
(DOORS & WINDOWS)
"DARK BRONZE"

BRICK CLINKERS
CORONADO STONE
THIN TUMBLED BRICK 2 1/8" X 8"

CMU
BENJAMIN MOORE
2112-10 "MINK"

ITALIAN RESTAURANT

P78 Domani Box Right

0 5 10 20

Olive Garden
ITALIAN KITCHEN



REAR ELEVATION

STONE VENEER
CORONADO STONE
APPALACHIAN FIELDSTONE
"MOUNTAIN SUNSET"
GROUT COLOR:
LATICRETE #24 "NATURAL GRAY"

STONE VENEER
CORONADO STONE
ROUGH CUT WOODSTONE
"RUSTIC CEDAR"
GROUT COLOR:
LATICRETE #95 "MINK"

CONCRETE ROOF TILE
EAGLE ROOF TILE
CAPISTRANO
"OLIVE GARDEN BLEND"

STANDING SEAM METAL ROOF
EXCEPTIONAL METALS
COLOR: "MEDIUM BRONZE"

PAINT (WOOD TRIM & FASCIA)
BENJAMIN MOORE
2112-10 "MINK"

BRICK VENEER
CORONADO STONE
SICILIAN BRICK 2 1/2" X 8"
90% "SALTILLO", 10% "FERRARA BLEND"

PRE-FINISH PAINT
(DOORS & WINDOWS)
"DARK BRONZE"

BRICK CLINKERS
CORONADO STONE
THIN TUMBLED BRICK 2 1/8" X 8"

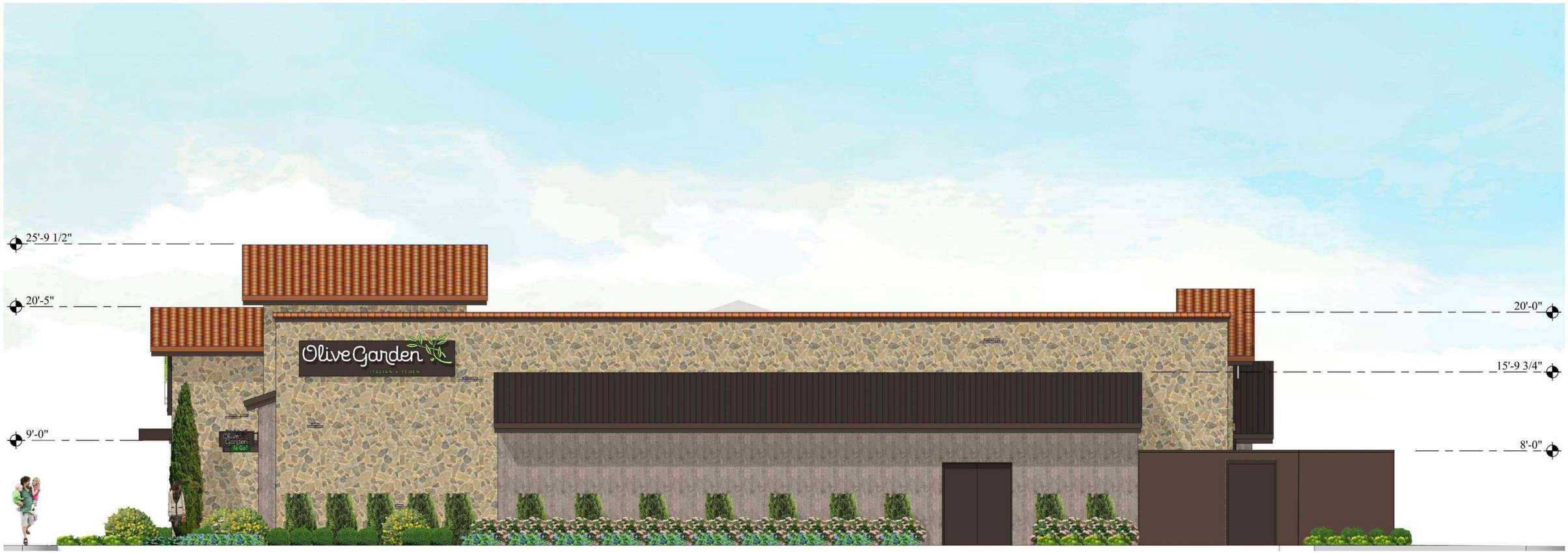
CMU
BENJAMIN MOORE
2112-10 "MINK"

ITALIAN RESTAURANT

P78 Domani Box Right

0 5 10 20

Olive Garden
ITALIAN KITCHEN



RIGHT ELEVATION

STONE VENEER
CORONADO STONE
APPALACHIAN FIELDSTONE
"MOUNTAIN SUNSET"
GROUT COLOR:
LATICRETE #24 "NATURAL GRAY"

STONE VENEER
CORONADO STONE
ROUGH CUT WOODSTONE
"RUSTIC CEDAR"
GROUT COLOR:
LATICRETE #95 "MINK"

CONCRETE ROOF TILE
EAGLE ROOF TILE
CAPISTRANO
"OLIVE GARDEN BLEND"

STANDING SEAM METAL ROOF
EXCEPTIONAL METALS
COLOR: "MEDIUM BRONZE"

PAINT (WOOD TRIM & FASCIA)
BENJAMIN MOORE
2112-10 "MINK"

BRICK VENEER
CORONADO STONE
SICILIAN BRICK 2 1/2" X 8"
90% "SALTILLO", 10% "FERRARA BLEND"

PRE-FINISH PAINT
(DOORS & WINDOWS)
"DARK BRONZE"

BRICK CLINKERS
CORONADO STONE
THIN TUMBLED BRICK 2 1/8" X 8"

CMU
BENJAMIN MOORE
2112-10 "MINK"

ITALIAN RESTAURANT

P78 Domani Box Right

0 5 10 20

Olive Garden
ITALIAN KITCHEN



LEFT ELEVATION

STONE VENEER
CORONADO STONE
APPALACHIAN FIELDSTONE
"MOUNTAIN SUNSET"
GROUT COLOR:
LATICRETE #24 "NATURAL GRAY"

STONE VENEER
CORONADO STONE
ROUGH CUT WOODSTONE
"RUSTIC CEDAR"
GROUT COLOR:
LATICRETE #95 "MINK"

CONCRETE ROOF TILE
EAGLE ROOF TILE
CAPISTRANO
"OLIVE GARDEN BLEND"

STANDING SEAM METAL ROOF
EXCEPTIONAL METALS
COLOR: "MEDIUM BRONZE"

PAINT (WOOD TRIM & FASCIA)
BENJAMIN MOORE
2112-10 "MINK"

BRICK VENEER
CORONADO STONE
SICILIAN BRICK 2 1/2" X 8"
90% "SALTILLO", 10% "FERRARA BLEND"

PRE-FINISH PAINT
(DOORS & WINDOWS)
"DARK BRONZE"

BRICK CLINKERS
CORONADO STONE
THIN TUMBLED BRICK 2 1/8" X 8"

CMU
BENJAMIN MOORE
2112-10 "MINK"

ITALIAN RESTAURANT

P78 Domani Box Right

0 5 10 20

Olive Garden
ITALIAN KITCHEN


Olive Garden
ITALIAN KITCHEN
4995
Olive Garden


Olive Garden
4995


Olive Garden