

About Cheddar's Scratch Kitchen

Cheddar's Scratch Kitchen is the homestyle casual dining restaurant where guests always *Get a lot. For not a lot.*™ The restaurant offers a variety of scratch-made meals and generous portions served up in a warm, welcoming atmosphere – all at an unbelievable price.

After being welcomed with a signature Honey Butter Croissant on the house, Guests can enjoy signature entrées like hand-breaded Chicken Tenders, Homemade Chicken Pot Pie and Fall-off-the-Plate Baby Back Ribs. Cheddar's operates more than 170 restaurants in 28 states.

More Information

- Cheddar's Scratch Kitchen has been serving homemade Great American Classics for an incredible price since 1979
- Cheddar's iconic Honey Butter Croissants are beloved by guests – and the most buzzed about on social media
- Cheddar's Scratch Kitchen's other signature entrées include Grilled Salmon, Monte Cristo, and New Orleans Pasta
- To order online for curbside pickup, visit Cheddars.com or download the Mobile App.

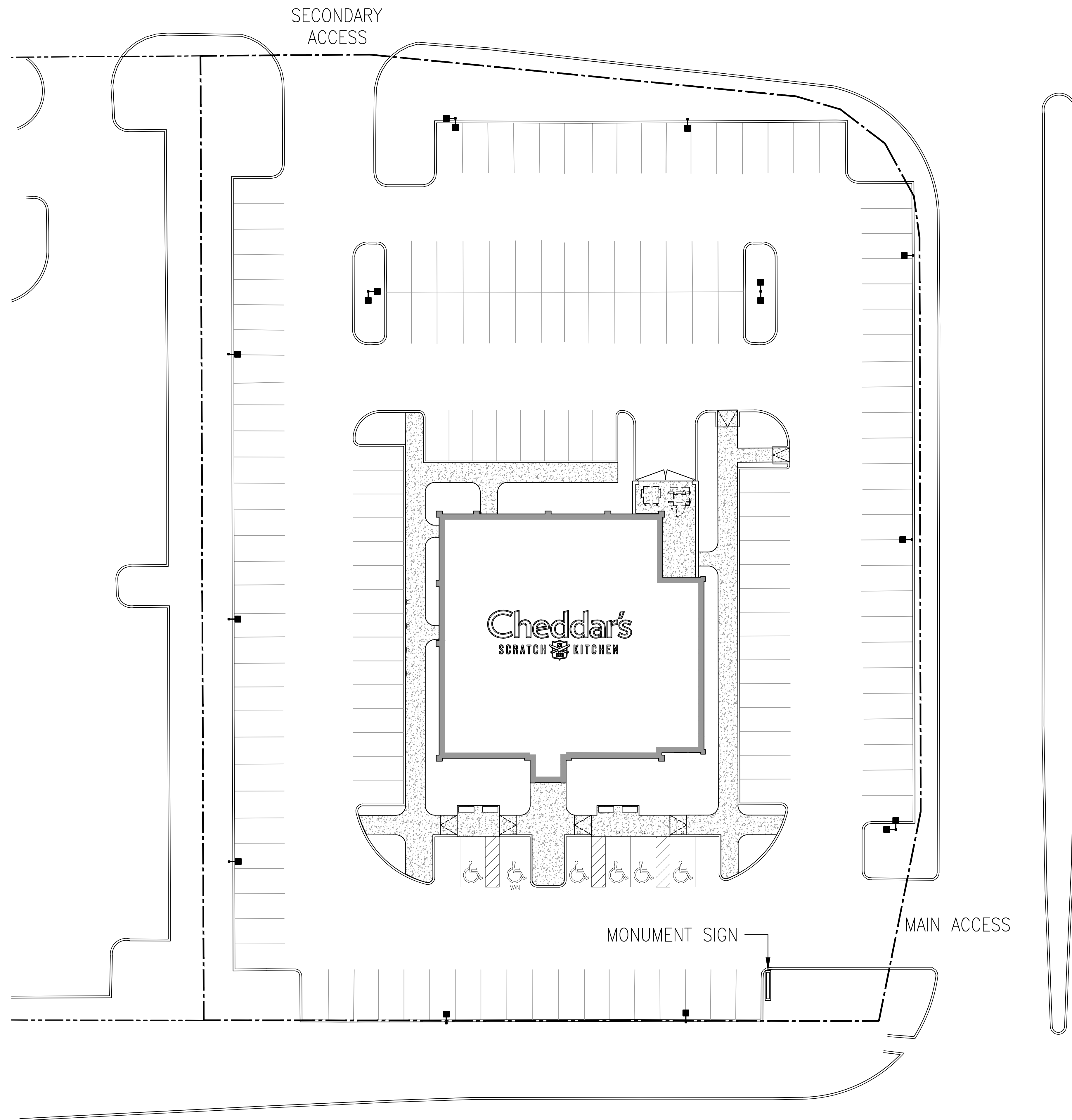




CHEDDAR'S SCRATCH KITCHEN

Site Selection Criteria

MARKET:	
Population	Trade area with a minimum of 150,000 people
Area of Focus	Retail / Restaurant hub with key competitors at or above company average
Traffic Count	50,000 minimum ADT
SITE:	
Land	1.5 acres or access to legal cross parking
Parking	170
Location	Prime regional focal point with good access, visibility and parking
BUILDING:	
Bldg. Square Footage	7,992sf conditional plus covered service yard 675sf
Interior Seating	275
TERMS:	
Ownership	Prefer to lease but will consider purchases
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
COMMENTS:	



SITE STATISTICS:

BUILDING SIZE: 7,900 SQ FT
 BUILDING HEIGHT: 23'-0"
 TOTAL SEATING: 277 SEATS
 USAGE: RESTAURANT WITH ALCOHOL SERVICE

LAYOUT PREFERENCES

- PARKING TARGET: 160 TOTAL SPACES
- ACCESSIBLE PARKING SPACES: 6 MINIMUM (VERIFY LOCAL CODE)
- STANDARD STALL SIZE: 9' X 18' (VERIFY LOCAL CODE)
- DUMPSTER APPROACH: 28'-10" WIDE MINIMUM
- HEAVY DUTY CONCRETE APRON: 40' IN FRONT OF TRASH ENCLOSURE
- DELIVERY TRUCK SIZE: 72'
- STANDARD REFUSE TRUCK: 40'
- SERVICE RAMP FOR DELIVERIES: 6' WIDE
- CURB RADIUS: 5' RADIUS PREFERRED
- INTERNAL SIDEWALK RADIUS: 3'
- 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

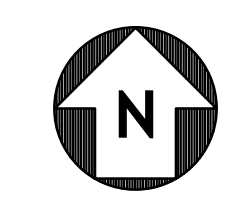
- ADJACENT TO PARKING STALLS: 7'-0"
- GENERAL CIRCULATION: 5'-0"
- DELIVERY SERVICE SIDEWALK: 6'-0" MINIMUM

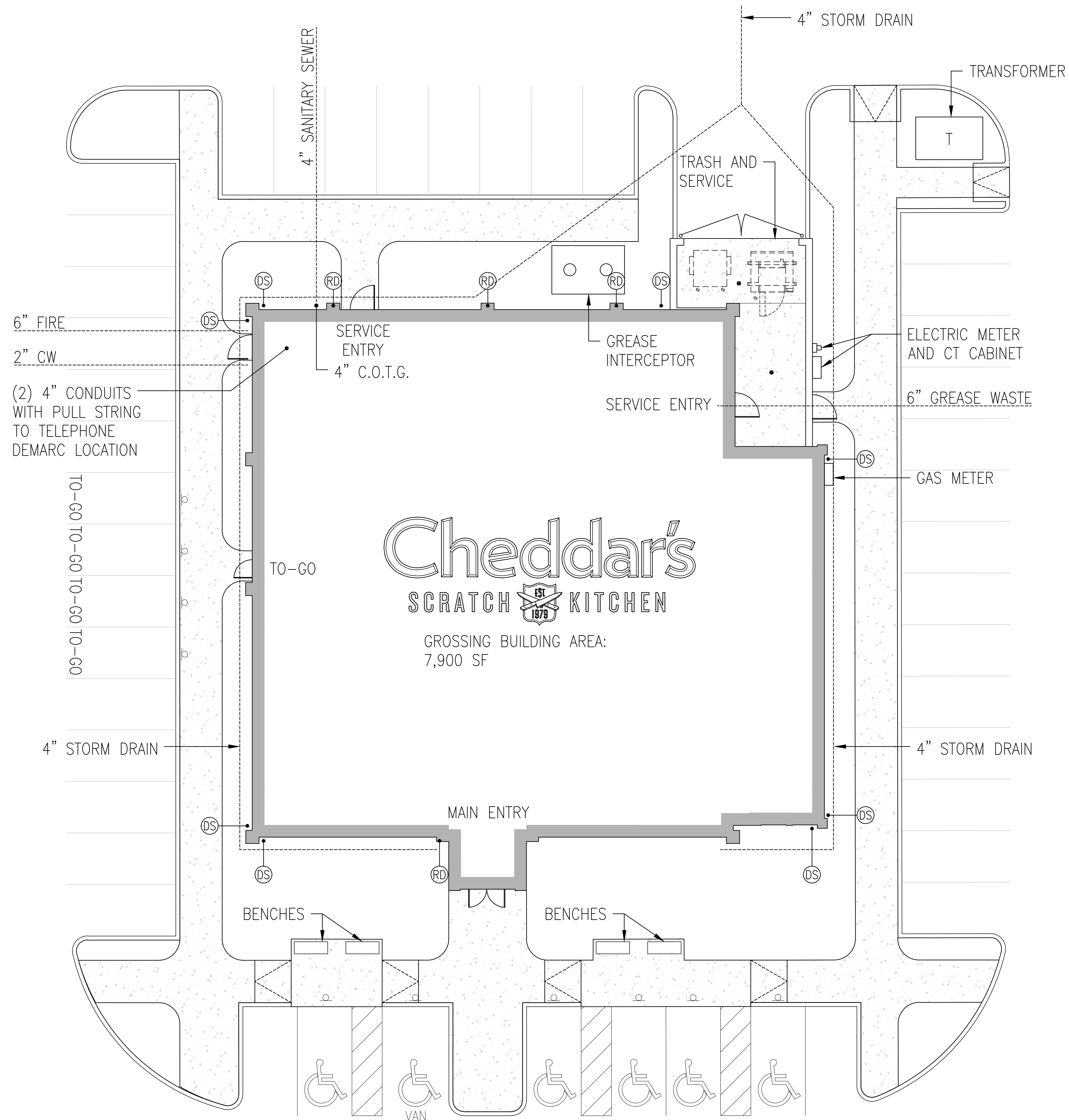
SITE AMENITIES

- EXTERIOR PATIO FURNITURE: 4 OUTDOOR WAITING BENCHES
- BICYCLE RACK: VERIFY LOCAL REQUIREMENTS

SITE LIGHTING

- LED FIXTURES BY CREE LIGHTING: 3,000 K
- FOOTCANDLE AVERAGE: 2.0 ENTIRE SITE
- LIGHT POLE AND BASE: 25' HIGH SQUARE POLE (DARK BRONZE) + 3' HIGH BASE (VERIFY LOCAL REQUIREMENTS)
- LANDSCAPE LIGHTING: OUTDOOR LANDSCAPE LED FLOOD LIGHT





UTILITY REQUIREMENTS:

SANITARY

- PREFER 6" 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" WILL WORK.
- 10,000± GALLONS PER DAY

WATER

- DOMESTIC 2" LINE, 1 1/2" METER (90 GPM)
- IRRIGATION 1" LINE, 1" METER (90 GPM)
- SPRINKLER 6" 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, 3,500 MBH (MILLION BTU PER HOUR). THIS SUPPORTS: WATER HEATER, KITCHEN EQUIPMENT, MAKE-UP AIR, HEAT AND COOL, BUILDING HEAT, FUTURE EXPANSION FACTOR

ELECTRIC

- 472 KW CONNECTED WITH ESTIMATED DEMAND OF 38.9 KW
- SERVICE VOLTAGE: 120/208, 3 PHASE, 4 WIRE, 60 CYCLES
- SERVICE SIZE: 1,200 AMPS
- PAD MOUNTED TRANSFORMER, SERVING ONLY THE PREMISES, WITH UNDERGROUND PRIMARY

GREASE INTERCEPTOR

- MINIMUM 1,500 GALLON CAPACITY OR GREATER

STORM WATER:

- SUFFICIENT CAPACITY TO ACCEPT OUR OWN STORM WATER
- ALL ROOF DRAINAGE TO BE CONNECTED DIRECTLY TO UNDERGROUND STORM SYSTEM

SITE LIGHTING:

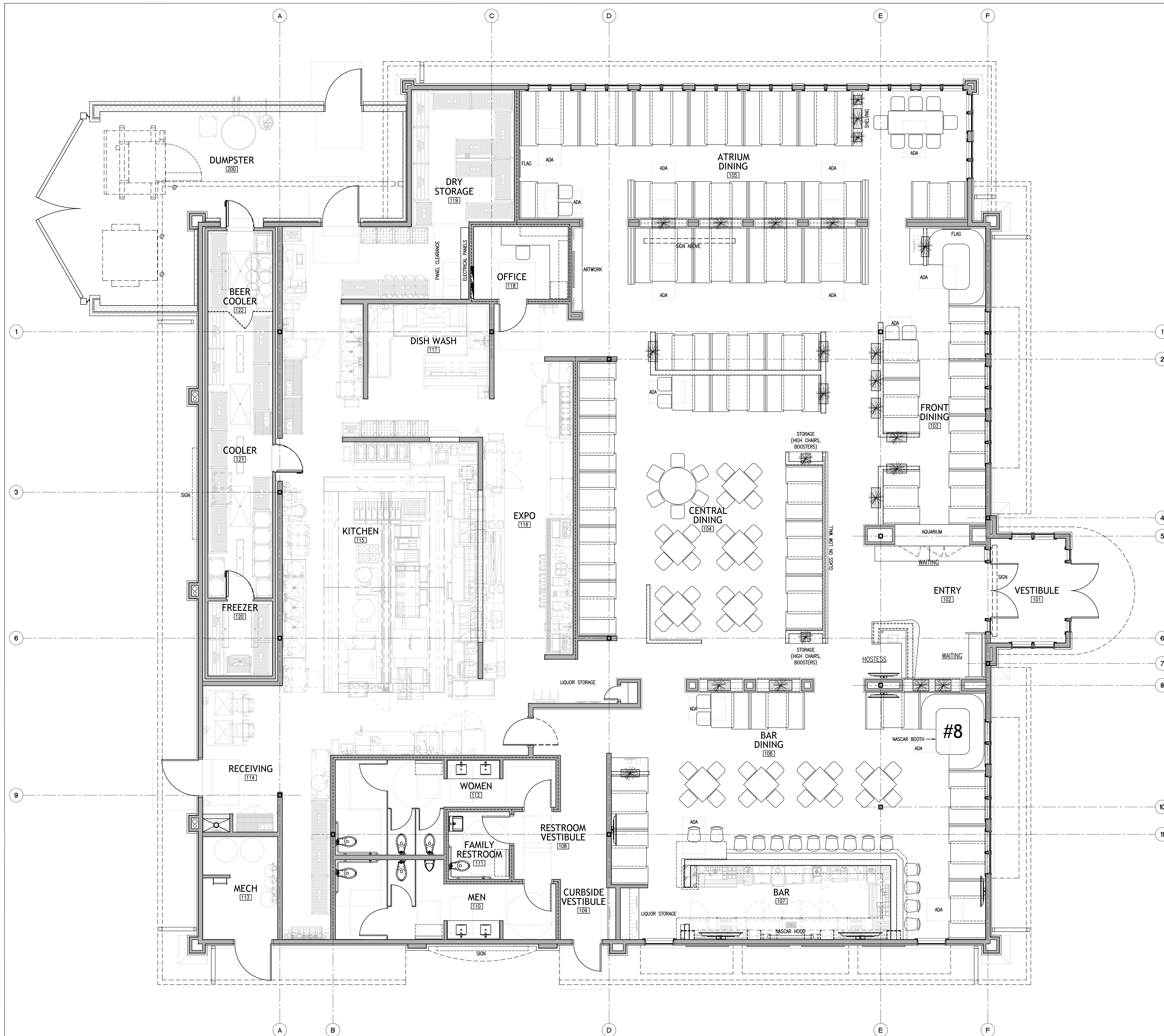
- LED FIXTURES (3,000 KELVIN MAX.), 2 FC MINIMUM OVER THE ENTIRE SITE AREA

MISC:

- TELEPHONE: (2) 4" CONDUIT WITH PULL STRING TO THE TELEPHONE COMPANY DEMARC

#	LEGEND
TAG	DESCRIPTION
DS	DOWNSPOUT, RE: PLUMBING AND CIVIL
RD	ROOF DRAIN, RE: PLUMBING AND CIVIL





BUILDING DATA		
GROSS BUILDING AREA	7,900 SQ. FT.	
DUMPSTER ENCLOSURE	551 SQ. FT.	
TOTAL:	8,451 SQ. FT.	
SEATING COUNT		
4 TOP TABLE x	9	= 36
6 TOP TABLE x	1	= 6
8 TOP TABLE x	1	= 8
4 TOP BOOTH x	35	= 140
6 TOP BOOTH x	12	= 72
BARSTOOL CHAIRS x	15	= 15
TOTAL DINING:		277
ADA SEATING	277 * 5% = 14 PROVIDED	

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6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

PROJECT NUMBER:
DCH21001

CLIENT:
DARDEN RESTAURANTS, INC.
1000 DARDEN CENTER DR.
ORLANDO, FL 32837
PHONE: 407.245.4564
www.darden.com

Cheddar's

SCRATCH KITCHEN

Issue Date: 7.15.2021

REVISION INFORMATION

Restaurant #:

CHEDDAR'S SCRATCH KITCHEN
PROTO 16

Drawing
FLOOR PLAN

A1.2



Front Elevation



Left Elevation



Rear Elevation



Right Elevation