

Dave & Buster's

THERE WAS A GUY NAMED DAVE WHO LOVED ALL THINGS FUN AND GAMES AND A GUY NAMED BUSTER WHO LOVED FINE FOOD AND DRINK

... AND THAT S HOW IT ALL BEGAN...

Brand Information

Founded 1982 in Dallas, Texas Over 10,000 employees 140 - 160 employees/location

Community Relations

National Partnership with Make-A-Wish Foundation Portion of proceeds Opening events to local charity The Heart Fund - employee assistance

Locations

71 locations in 25 states and Canada Average unit sales volume of \$10,000,000 Flexible footprint ranging from 25,000 sf - 40,000 sf Fee or Lease w/ LL Contribution

Operating Guidelines

Hours of Operation: 11:00 a.m. - 2:00 a.m. (may vary)

Reservations accepted for Special Events and Parties over 15

Site Criteria

Super regional draw - 25 mile trade area 1,000,000+ sf retail 100,000 daytime pop 500,000 - 1,000,000 residential in 10 mi Income \$70,000+

Standard Building Footprints

30,000 - 40,000 sf w/ 170-200 games, full F&B offiering, Sports viewing, & Billiards play

CAD documents available

Site Requirements

Parking - 400 spaces, dedicated for building approx 40,000 sf Parking - 350 spaces, dedicated for buildings approx 25,000 - 30,000 sf Signage max allowed per City code

Tractor trailer accessible

2500 sf Heavy Load concrete pad adjacent to Service Area

Building Requirements

Shell Ext. Structure - load bearing tilt-up, precast, block or steel frame

Shell Int. Frame - Tube columns, I-beams, trussees

Building Heights - parapet 28', fins at 32', bottom of trusses at 18'

Roof - TPO on insulated sloped metal deck (R-19) Service Access - 8'x8' insulated double steel doors

Floor - reinforced concrete slab Trash - compactors and recycle

2 Level Locations - service and guest elevators, guest escalator

Typical construction duration 6-9 months

Utilities

Electrical (from Power Company)

5-3" conduits w/ 4-500 KCM

480/227v 3 phase, 4 wire transformer by Landlord

Electrical (Sub-Distribution from transformer)

5-3" conduits w/ 4-500 KCM

1 #4/O Gnd.

480/227v 3 phase, 4 wire pulled to Tenant's panel

1600 amps M.L.O.

Natural Gas

6170 CFH at commerical pressure of 2-5 psi w/ usage as follows:

Water Heating 1650 CFH Cooking 3755 CFH **Building Heating** Misc 165 CFH 6170 CFH

Add for cold climate 2300 CFH

Water

Domestic: 95 - 135 gpm depending on layout and jurisdiction, (225 - 450 fixture $\ensuremath{\iota}$

3" line at 8 FPS Max. Min. pressure at 65 PSI

Sprinkler coverage meeting FM Global and NFPA 13 requirements Fire:

0.10 - 0.20 GPM / SF over most hydraulic remote area based on type o

served and local AHJ requirements 8" line or 6" line with appropriate pressure

Sewer

Sanitary 160 - 337 fixture units depending on layout and jurisdiction

Typically a dedicated 4" line at 60" BFF invert (6" may be required with

Grease Dedicated 4" line: Grease Waste @ 60" BFF invert

5,000 min. grease interceptor

78,000 -88,000 CFM supply HVAC Supply Air

Air based upon 400 CFM / ton

Average of 180-220 tons (gas heat package) rooftop units depending c Cooling

Outside Air

Typically 14,000 - 18,000 CFM conditioned (heating and cooling).

Outside air for economizer cooling not included.

Ducted Air From Roof (Freestanding building)

Above Kitchen

5-6 grease exhaust (11,200 - 13,500 cfm total)

1 dishwasher exhaust (600 cfm)

Above Public Toilets

1 Exhaust (1500 - 1800 cfm)

Above Employee Toilets

1 Exhaust (300 cfm)

Above Mechanical Room

2 WH Concentric Flues

Refrigeration at Roof

Cold Zone Compressor Rack Ice Machine Condensing units (2 - 3)



DAVE & BUSTER'S SHELL REQUIREMENTS Ground Floor Construction

Size: 40,000+ square foot building

GENERAL CONSTRUCTION

<u>Shell Structure:</u> Steel frame with bottom of joist structure at 18 feet minimum above proposed finished slab elevation

<u>Roof Structural Strength:</u> In addition to normal roof loading (i.e. – HVAC units, roof compressor rack, etc.), roof to support items to be suspended below structure as typically found in a Dave & Buster's (i.e. – kitchen hoods, domes over bars, etc.)

Roof: Inherently grease-resistant roof with R-19 insulation value

<u>Perimeter Walls:</u> Exterior walls with R-19 insulation value with openings & doors in appropriate locations and Exterior finishes as mutually agreeable

<u>Floor Structure:</u> Reinforced concrete slab on grade with various minor elevation changes, recesses and leave-outs of sufficient strength to support tenants anticipated loads

<u>Delivery Area:</u> A secure area of approximately 2500 sf to be used for delivery, staging, trash compaction and similar uses, to be located immediately adjacent to the kitchen

Basic Fire Protection: One head for each 100 square feet of building area

<u>MEP Services:</u> All utilities brought to demised premise to a mutually agreeable location at the rear of the Premises

ELECTRICAL SERVICE OPTIONS:

Power Supplied by Power Company:

5 – 3" conduits each with 4 – 500 KCM

480/277v, 3 phase 4 wire

Transformer by landlord

Power Supplied by Sub-Distribution:

5 - 3" conduits each with 4 - 500 KCM

1 - #4/0 Gnd.

480/227v, 3 phase 4 wire; pulled from transformer to tenant's electric panel 1600 amps M.L.O.

NATURAL GAS:

6170 CFH at commercial pressure of 2 – 5 psi with usage as follows:

Water heating	-	600	CFH
Cooking	-	1650	CFH
Building Heating	-	3755	CFH
Miscellaneous	-	165	<u>CFH</u>
TOTAL (Dallas Climate)		6170	CFH
(Added for cold climates)	8	2300	CFH

WATER

Domestic:

95 - 135 GPM

3" line at 8 FPS Max.

Minimum pressure at 65 PSI

Fire:

Sprinker coverage meeting FM Global standards and NVPA 13 requirements

0.10-0.20 GPM / S.F.

1500 s.f. w/o Hose Demand

8" line (6" with adequate pressure)

SEWER:

Sanitary:

160-337 Fixture Units depending on layout and jurisdiction

4" dedicated line at 60" BFF invert (6" line may be required)

Grease:

Dedicated 4" Line: Grease Waste at 60" BFF invert

5,000 gallon minimum grease interceptor

HVAC:

Supply Air:

78,000 - 88,000 CFM supply

Air based upon 400 CFM / ton

Cooling Tons:

180 – 220 tons based upon gas heat package rooftop units

OUTSIDE AIR:

14,000 – 18,000 cfm

DUCTED AIR FROM ROOF

Above Kitchen:

5-6 Grease Exh. (11,200 – 13,500 cfm total)

One Dishwasher Exh. (600 cfm)

Above Public Toilets:

1 Exh. (1500 – 1800 cfm)

Above Employee Toilets:

1 Exh. (300 cfm)

Above Mechanical Room:

Two WH Concentric Flues

One Combustion Intake 12" x 12"

REFRIGERATION SYSTEMS TO ROOF

Cold Zone Compressor Rack:

One 9-12" x 33-1/2"

Ice Machine Condenser:

2-3 units



SITE / PAD PREPARATION RESPONSIBILITIES (DEVELOPER)

SCOPE OF WORK

Landlord / Owner / Seller (Developer) will furnish all labor, materials, services, and equipment necessary throughout new development areas to perform and/or provide the required (1) environmental cleanup, (2) demolition and complete removal of inhibiting construction below the proposed building pad, (3) clearing, (4) grubbing and complete removal of all interfering debris (stumps, roots, etc.) below proposed pad, (5) rock removal below pad and peripheral areas, (6) removal of all soils with unsuitable allowable bearing capacity and/or movement below pad, (7) professionally designed temporary and permanent dewatering before pad acceptance (and after, if necessary), (8) stable slopes, (9) full cut / fill / compaction requirements (10) erosion control & detrimental water removal measures until pad acceptance, (11) inspections / testing, (12) final pad cleanup (with no debris burial, burning, or abandonment), and (13) Dave and Buster's (D&B) 'Pad / Site Certification Form' in order to (a) deliver building pad, finished grades, and general site as defined below, (b) accommodate the D&B proto-typical Foundation / Floor Slab, (c) comply with the D&B Geotechnical Report, (d) abide by all governing agency regulations, and (e) secure all necessary approvals and permits.

DEFINITIONS

GRADE LIMITS / REQUIREMENTS – <u>Building Pad</u> limits include areas w/in (and including) building perimeter curb, inclusive of service yard and dumpster pad (but no less than 10 feet beyond bldg, perimeter). Finished fine grade at pad will be the top of slab elev, less slab and granular base (where present) thickness. <u>Paved Area</u> limits are those areas outside the Building Pad zone and 5' beyond the areas to be paved. Finished grade for these paved areas will be the finish pavement elev. less pavement and sub-base thickness. The existing soil subgrade and all newly placed fill soil (at specified grade elev.) will be compacted to an in-place density ≥ 95% max. dry density determined by ASTM D-698 (Standard Procter), or as an equivalent, ≥ 90% ASTM D-1557 (Modified Proctor), at a moisture content of -1 to +3% of opt, moisture for cohesive soils, and as noted below. D&B may approve less restrictive performance (5% less dry density) for areas with no hardscape, Where pavement and pad areas overlap, pad requirements govern.

PROTO-TYPICAL FOUNDATION / FLOOR SLAB / PAVING REQUIREMENTS – Proto-typical Foundation consists of conventionally reinforced continuous spread footings for perimeter load bearing walls, with isolated spread footings incorporated for individual column loads. A min. 2500 psf soil bearing capacity is required. Settlement and/or heave (including PVR) will be less than 1.0" total and 0.5" differential, respectively, across a 15' or greater span. Floor Slab is conventionally reinforced concrete "slab-on-grade" capable of supporting a 100 psf live load. Settlement and/or heave (including PVR) will be less than 1.0" total and 0.5" differential, respectively, across a 15' or greater span. Both footing and floor slab subgrade should have a minimum Modulus of Subgrade Reaction of 150 pci. Subgrade movement tolerances must be within acceptable limits for both settlement and/or heave (swell) or remedial grading by Developer will be required. Existing soils and/or fill must be capable of supporting conventional asphaltic concrete Paving (and related traffic), site flatwork, and underground utilities (ea. w/ approved granular base) per D&B approved regional construction techniques. Developer must render the areas below pad and peripheral areas suitable for D&B Prototypical Designs, or the cost for Foundation / Floor Slab / Paving Requirements that exceed the D&B Proto-typical Design will be the Developer's.

SITE FILL MATERIALS — All Fill Materials will have no deleterious, organic, ice, snow, or frozen matter, shall contain no regulated hazardous / toxic substances / materials, and shall be non-expansive (Atterberg Limits, ASTM D-4318, and Plasticity Index between 4 and 15), unless 'swell' tested to have low expansive properties and/or approved by D&B. Compacted fill to have a max. 3" dia. particle unless approved by D&B. Fill material must be tested and approved by D&B geotechnical engineer prior to placement. Horizontal loose lifts will not exceed 8", and will have compaction tests (1 / 2500 sf) and moisture content tests (1 / 5000 sf) for pad and parking areas. Existing Topsoil Material to be reused in final grading must be fertile, friable, natural surface soils capable of producing satisfactory agricultural crops, free of roots, rocks, gravel, peat and other debris. If topsoil is to be stripped from site prior to grading processes, it shall be stockpiled in a manner not to impede construction and protected to avoid erosion (developer's complete responsibility). In addition, only material in quantities sufficient to complete final grading shall be stockpiled on site. All excess material is the property of Developer (unless otherwise specified by D&B) and shall be properly disposed.

ADDITIONAL CUT / FILL / GRADE REQUIREMENTS - Excavation, filling, subgrade and grade preparation shall provide positive drainage away from building pad site, and properly control erosion (developer's complete responsibility). The pad site shall be graded (cut and filled) pursuant to the D&B site specific geotechnical report to accommodate suitable soil bearing capabilities and estimated settlements and/or heave. The depth of required work below building pad as identified in item 2, 4-7 above will be 4', 12" below bottom of grade beam, or per D&B site specific geotechnical report (whichever is greater). That depth in peripheral areas will be 1'. The pad site shall pass a proofroll observation by D&B selected geotechnical engineer prior to site filling, or after site cutting if required. If unsuitable / unstable soil conditions exist and would result in intolerable bearing capacity and/or subgrade movements after proposed fill placement, or at the cut subgrade (either from excessive settlement due to compressible or collapsible soils, or heave due to expansive soils), the proposed soil subgrade shall be remediated by Developer prior to pad site filling or pad acceptance. Such remediation may include removal of expansive, compressible, collapsible, organic, or low strength, unstable soils to a suitable soil subgrade as approved by D&B. All subgrades, grades, and elevations shall be w/in + 0.1' or as otherwise required by D&B.

ENVIRONMENTAL CLEANUP – In addition to Developer's overall site environmental cleanup responsibility (in compliance with all governing agency regulations), and prior to commencing any demolition of any existing structure (old foundations, floor slabs, utilities), the Developer will test, identify, and remove all necessary contamination or deleterious material such as, but not limited to, asbestos. Appropriate remediation will be performed per State and Federal EPA laws and regulations and all necessary clearance letters will be obtained.

PAD ACCEPTANCE – To confirm compliance with the site specific D&B geotechnical requirements, Developer shall provide written, sealed verification of conditions and certification of pad horizontal dimensions and vertical elevation controls by a registered professional surveyor / engineer using the D&B 'Pad / Site Certification Form' within 30 days prior to Developer pad delivery date. This form will also certify that site meets above requirements and will present substantiating field and laboratory test results by a registered professional engineer (that have been reviewed at time of tests by D&B Geotechnical Engineer). SWPPP NOT filling will be included if applicable. If certification results are questionable, D&B will authorize additional testing and verifications. If testing shows the site does not meet D&B requirements, the Developer shall correct such aspects at their cost and reimburse D&B for supplementary testing and evaluation.

End (050312)



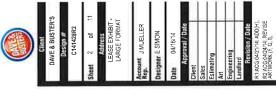




GENERAL NOTES REGARDING INSTALLATION;

- Unless otherwise specified, installers to supply all appropriate mounting hardware included within approved scope of work, Exposed steel potes requiring paint to be completed by Installer at time of installation including provision of required paint/materials. Installers procuring permits must include all fees in their original estimate, provide copies of application and receive final inspection.









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South Texas Posted (CHS22)

Chandler Sign

GENERAL NOTES REGARDING INSTALLATION:

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Chandler Signs

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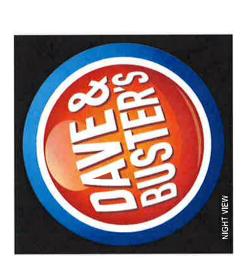






ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

WHITE FLEX FACE W/1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).
ILLUMINATE W/HO COOL WHITE FLUORESCENT LAMPS



15' EXTERIOR S/F LOGO



END VIEW

11.-11" - GRADIENT SPHERE 15' - 0" DIA.



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Account J MUELLER Designer E SIMON

ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

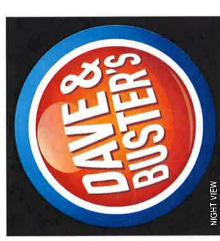
WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).

ILLUMINATE W/ HO COOL WHITE FLUORESCENT LAMPS

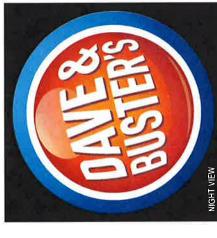


78.5 SQ. FT. 3/8" = 1' - 0"

B C D 10' EXTERIOR S/F LOGO



Chandler Sign



96-1/4" - GRADIENT SPHERE 10' - 0" DIA,

21 - 2-58"

38 = 1.0

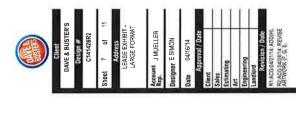
CHANNEL LETTERS ON CANOPY SCALE

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SIDE VIEW

GC TO STUB OUT FLEX CONDUIT IN CENTER PG SIGN RACKERWAY SIGN DRAWS 1.7 @ TAVOR. GC PROVIDED BOUBLE LAYER SIGN PACEWAY LOCATION 4-1/2" x 4-1/2" EXTRUDED ALUM RACEWAY PAINTED TO MATCH MAP BRUSHED ALUMINUM 4.10 ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES. WHITE ACRYLIC FACES
W/ 1ST SURFACE PERFORATED
DUAL COLOR 3630-167 BLUE VINYL
(BLUE DAY / WHITE NIGHT) 1' SILVER MET. TRIMCAP. BRUSHED ALUMINUM RETURNS (PTM TRIMCAP) LED'S INTERIOR SIGN, NO WEEP HOLES ALUM BACK PAINTED MAP BRUSHED ALUMINUM. LETTER MOUNTING HARDWARE NOTE

PRELIMINARY LETTER DETAIL



Chandler Signs Declarate printing will be and Surfaced US confer or Name of Street, Name of National Strategies of the Control o West Cases to contract the Contract to Con





GENERAL SPECIFICATIONS

DIGITALLY PRINTED WALL GRAPHICS

FINAL GRAPHICS TO BE PROVIDED BY CUSTOMER

DAVE & BUSTER'S
Design #
C141428R2
Sheel 8 of 11
Address
LEAGE FORMAT Account J MUELLER Rep. 04/16/14 Approval / Date Designer E SIMON

Landford Revision / Date REVISION / ADDIN. REVISION REVISE ARTWORK (F. G. I).

Chandler Sign:

San Actions (Citizens of Citizens San States)

Method III to response





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R1:ACG:04/21/14:ADD(H) R2 ACG:04/24/14 REVISE ARTHORIK IF G. II.

Client DAVE & BUSTER'S Design # C141428R2

LEASE EXHIBIT -LARGE FORMAT

Account JMUELLER

04/16/14 Designer E SIMON

Chandler Sign

West Const 1235 Part Certs Drive, Unit C Wast, CA 82591 750 P67 7023 Fax 750 567 7 Lational 3201 Mars Way thadquarters 216-902-2005 for

12" DEEP ALUM, CABINET 8, TRIM CAPS PTM BRUSHED ALUMINUM, NEW WHITE FLEX FACES W/ 1ST SURFACE DIGITALLY PRINTED VINYL GRAPHICS.

GENERAL SPECIFICATIONS

ILLUMINATE W/ HO FLUORESCENT LAMPS, SELF CONTAINED POWER SUPPLY

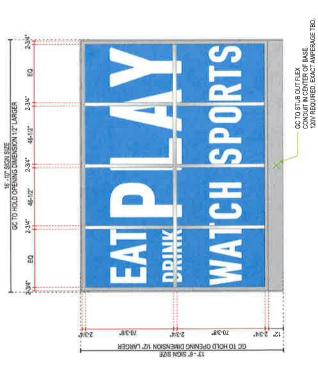
SIGN MOUNTS FLUSH TO INTERIOR WALL.

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LIGHT BOXES HAVE SELF CONTAINED POWER SUPPLIES; MUST HAVE SWITCH.

H.O. FLUORESCENT LAMPS FLEXIBLE SUBSRATE, HORIZ FRAMING TO PICK UP STUDS PREPAINT WHITE ALUM, BACK.



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BRANDING GRAPHICS

1/4"=1"-0"

GENERAL SPECIFICATIONS

STOREFRONT STYLE FRAME PAINTED MAP BRUSHED ALUMINUM.

CLEAR POLYCARONATE INFILL PANELS.

APPLY SECOND SURFACE DIGITAL PRINT: ARTWORK FOR PRODUCTION: TO BE PROVIDED PRIOR TO MANUFACTURE

APPLY 2ND SURFACE WHITE DIFFUSER BEHIND ENTIRE PANEL

ILLUMINATE W/ WHITE LED MODULES, POWER SUPPLY INSIDE CABINET.

DAVE BUSTER'S

DESIGN #

C141428R2

Sheet 10 at 11

Address

LEASE EVARIBIT
LARGE FORMAT Account J MUELLER Rep. D4/16/14 Approval / Bate Designer E SIMON

Art
Engineering
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Revision/Date
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Chandler Signs

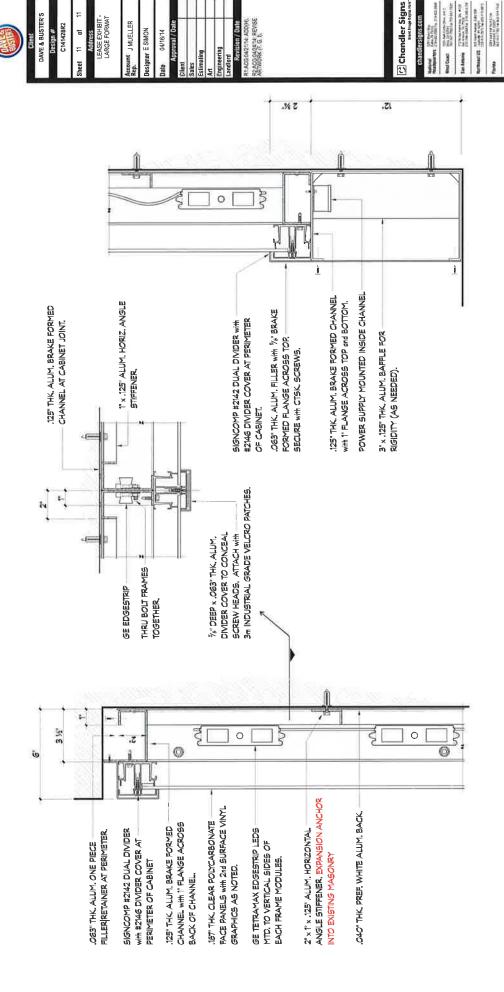
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TYPICAL LIGHT BOX DETAILS RICK BASE SECTION

TYPICAL LIGHT BOX DETAILS

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