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/locaton

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 offering, 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, trusses
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 #4/0 Gnd.
480/227v 3 phase, 4 wire pulled to Tenant's panel
1600 amps M.I.O.

Natural Gas
6170 CFH at commerical pressure of 2.5 psi w/ usage as follows:
Water Heating 600 CFH
Cooking 1650 CFH
Building Heating 3755 CFH
Misc 165 CFH
6170 CFH
Add for cold climate 2300 CFH

Water
Domestic: 95 - 135 gpm depending on layout and jurisdiction, [225 - 450 fixture l 3" line at 8 FPS Max.
Min. pressure at 65 PSI

Fire:
Sprinkler coverage meeting FM Global and NFPA 13 requirements
0.10 - 0.20 GPM / SF over most hydraulic remote area based on type of 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" BIF invert (6") may be required with
Grease: Dedicated 4" line: Grease Waste @ 60" BIF invert
5,000 min. grease interceptor

HVAC
Supply Air 78,000 -88,000 CFM supply
Air based upon 400 CFM / ton

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

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

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

Roof Structural Strength: 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

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

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

Delivery Area: 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

MEP Services: 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 CFH
TOTAL (Dallas Climate) 6170 CFH
(Added for cold climates) - 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
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 – Building Pad limits include areas within (including) building perimeter curb, inclusive of service yard and dumpster pad (but no less than 10 feet beyond building perimeter). Finished line grade at pad will be the top of slab elev., less slab and granular base (where present) thickness. Paved Area limits are those areas outside the building Pad zone and 6' 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-4989 (Standard Proctor), 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 +/-3% of opt. moisture content for non-cohesive soils, and as noted below. D&B may approve less restrictive performance (5% less dry density) for areas with no hardcover. 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 psi. 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 asphalt concrete Paving (and related traffic), site flatwork, and underground utilities (as 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 Proto-typical 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 (Alterberry 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 4", and will have compaction tests (1 / 2500 sf) and moisture content tests (1 / 5000 sf) for pad and parking areas. Existing Trench 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 proof of observation by D&B selected geotechnical engineer prior to pad 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 pad 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/ 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 (060312)
Aluminum cabinet w/bleed retainer, return painted dark blue to match FMS 642C satin finish.

White flex face w/1st surface digital print to match D&B control sample (matte).

Illuminate w/ho cool white fluorescent lamps.

15' exterior S/F logo
174.6 sq. ft.
1/2" = 1'-0"

Night view
ALUMINUM CABINET W/BLEED RETAINER. RETURN PAINTED DARK GLUE TO MATCH PbS GC SATIN FINISH.

WHITE FLEX FACE W/1ST SURFACE DIGITAL PRINT TO MATCH US CONTROL SAMPLE. (MRATOC).
ILLUMINATE W/HO COOL WHITE FLUORESCENT LAMPS

10' EXTERIOR S/F LOGO

BCD

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

DAVE & BUSTER'S

NIGHT VIEW
EAT DRINK PLAY

CHANNEL LETTERS ON CANOPY

SCALE

PRELIMINARY LETTER DETAIL

NOTE:
ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES.

BRUSHED ALUMINUM RETURNS (PTM TRIMCAP)

1" SILVER MET. TRIMCAP

WHITE ACRYLIC FRAMES
W/ INT SURFACE PERFORATED
DUAL COLOR 3300-18F BLUE VINYL
(BLUE DAY / WHITE NIGHT)

LEDS

ALUM BACKPAINTED MAP BRUSHED ALUMINUM

LETTER MOUNTING HARDWARE

INTERIOR SIGN, NO WEEP HOLES

6-1/2" x 6-1/2" EXTRUDED ALUM RACINGPAINTED TO MATCH MAP BRUSHED ALUMINUM

GC TO STIPULATE FLEX CONSULT IN CENTER OF SIGN RACINGPAINTED
SIGN DRILLED 1/4" @ 12TRAC

GC PROVIDED DOUBLE LAYER 2X12" WOOD BLOCKING ABOVE SIGN MOUNTING LOCATION