



Dunkin Donuts/Valvoline

20290 GRANDE OAK SHOPPES BOULEVARD

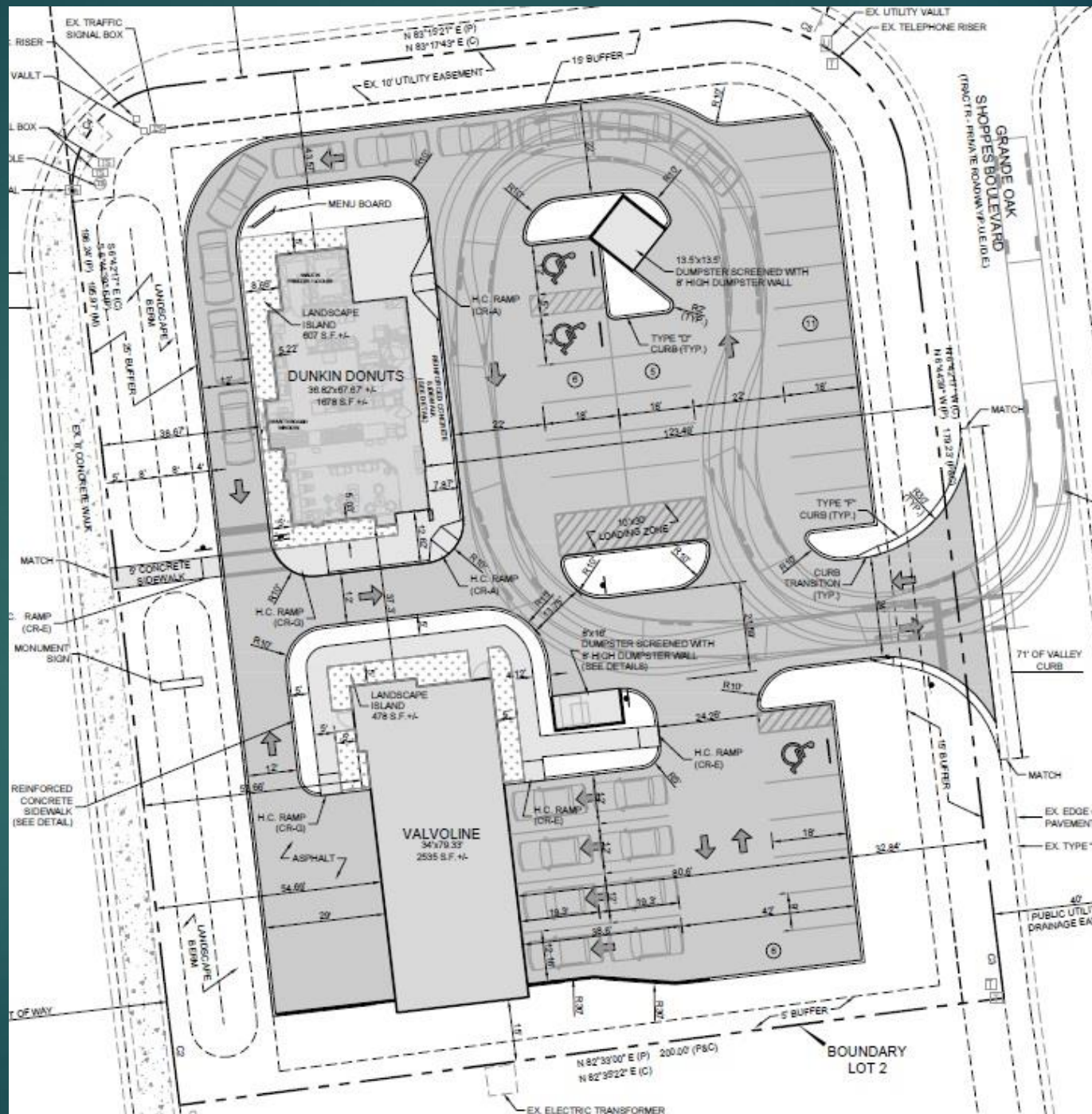
Project Location



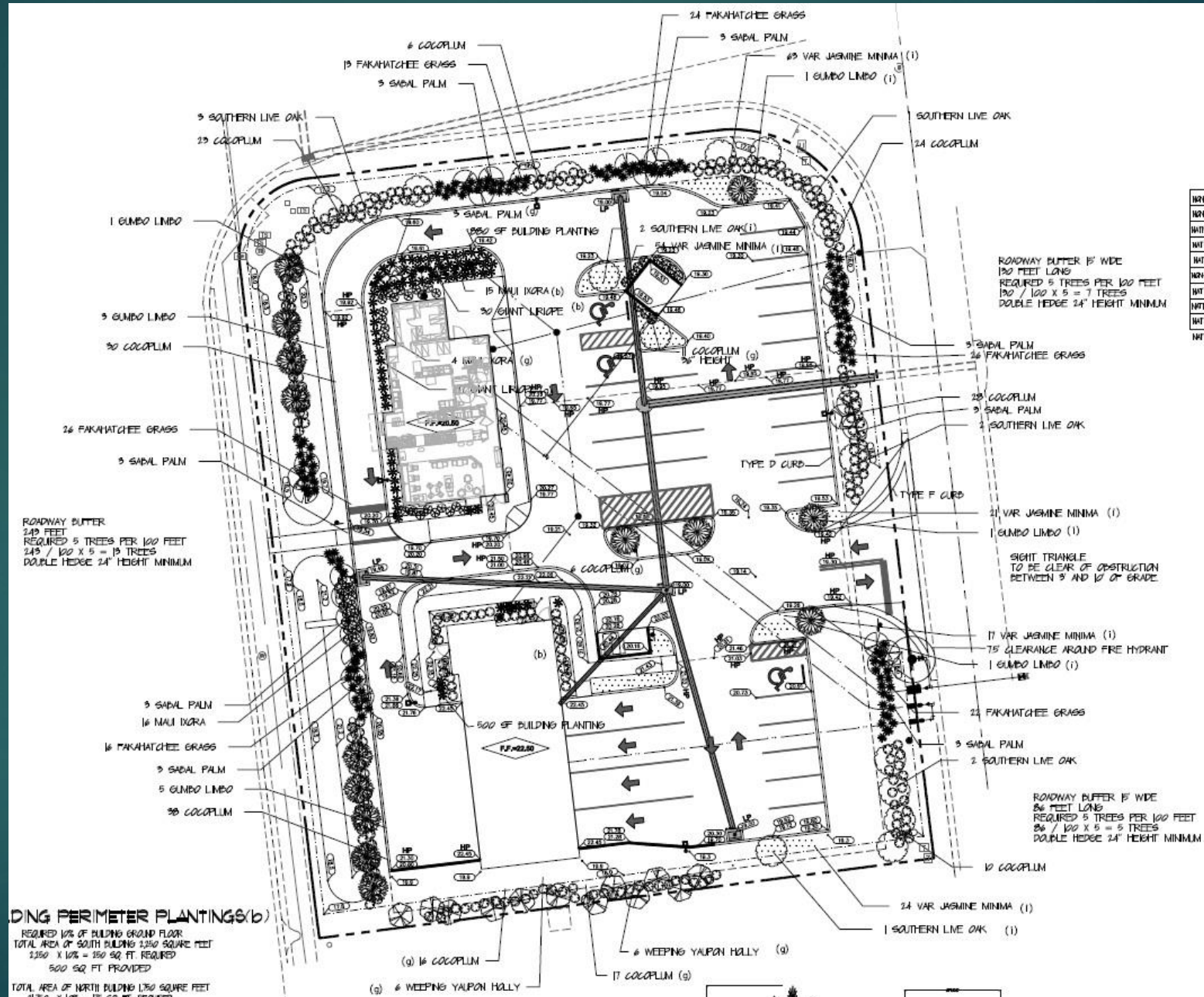
Project Aerial



Site Plan



Landscape Plan



Site Data

EXISTING SITE NOTES:

1. ADDRESS: 20290 GRANDE OAK SHOPPES BLVD., ESTERO, FL. 33928
2. STRAP: 254625E4200000020
3. ZONING: MPD
4. FLOOD ZONE: SUBJECT PROPERTY LIES IN ZONE X PER FEDERAL INSURANCE RATE MAP NUMBER 12071C0584F EFFECTIVE DATE 8/28/2008
5. ALL ELEVATIONS REFER TO N.A.V.D. 1988
6. CLASSIFICATION / DOR CODE: VACANT COMMERCIAL / 10
7. AREA: 48422 S.F OR 1.11 AC.
8. LOT 2 OF THE SHOPPES OF GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPOSED SITE NOTES:

1. CONSTRUCTION SCHEDULE: 2016-2017
2. LAND USE: COMMERCIAL
3. ZONING: MPD
4. SETBACKS: FRONT (R.O.W.)= 25', SIDE= 15', REAR= 15'
5. BUFFERS: FRONT= 25', SIDE= 15' (R.O.W.) 5', REAR= 15' & 25'
6. PARKING REQUIRED:
RESTAURANTS, FAST FOOD. 13 SPACES PER 1000 SQUARE FEET OF TOTAL FLOOR AREA
(DUNKIN DONUTS) 1678 S.F. / 1000= 1.67 X 13= 22 SPACES
AUTOMOTIVE DRIVE-IN OIL CHANGE ESTABLISHMENTS: 1.5 SPACES PER SERVICE BAY
(VALVOLINE) 1.5 X 4 BAYS= 6 SPACES
28 SPACES TOTAL
*DRIVE-IN AUTOMOTIVE OIL CHANGE ESTABLISHMENTS: STACKING LANES TO ACCOMMODATE TWO CARS PER SERVICE BAY OR FIVE STACKING SPACES PER SITE, WHICHEVER IS GREATER. EACH SERVICE BAY MAY COUNT AS ONE STACKING SPACE.
7. PARKING PROVIDED: 28 SPACES W/ 3 H.C. PARKING SPACES

DUNKIN DONUTS BUILDING NOTES:

1. NUMBER OF FLOORS: 1
2. USE OF STRUCTURES: RESTAURANT, FAST FOOD
3. TOTAL SQUARE FOOTAGE: 1678 S.F.
4. BUILDING COVERAGE: 3.4%

VALVOLINE BUILDING NOTES:

1. NUMBER OF FLOORS: 1
2. USE OF STRUCTURES: RETAIL ESTABLISHMENT
3. TOTAL SQUARE FOOTAGE: 2535 S.F.
4. BUILDING COVERAGE: 5.2%

SITE AREAS (WITHIN CONSTRUCTION LIMITS):

EXISTING SITE AREAS: IMPERVIOUS: _____ 0 S.F. (0%)
PERVIOUS (OPEN SPACE): _____ 48422 S.F. (100%)
PROPOSED SITE AREAS: IMPERVIOUS: _____ 29947 S.F. (61.9%)
PERVIOUS (OPEN SPACE): _____ 18475 S.F. (38.1%)

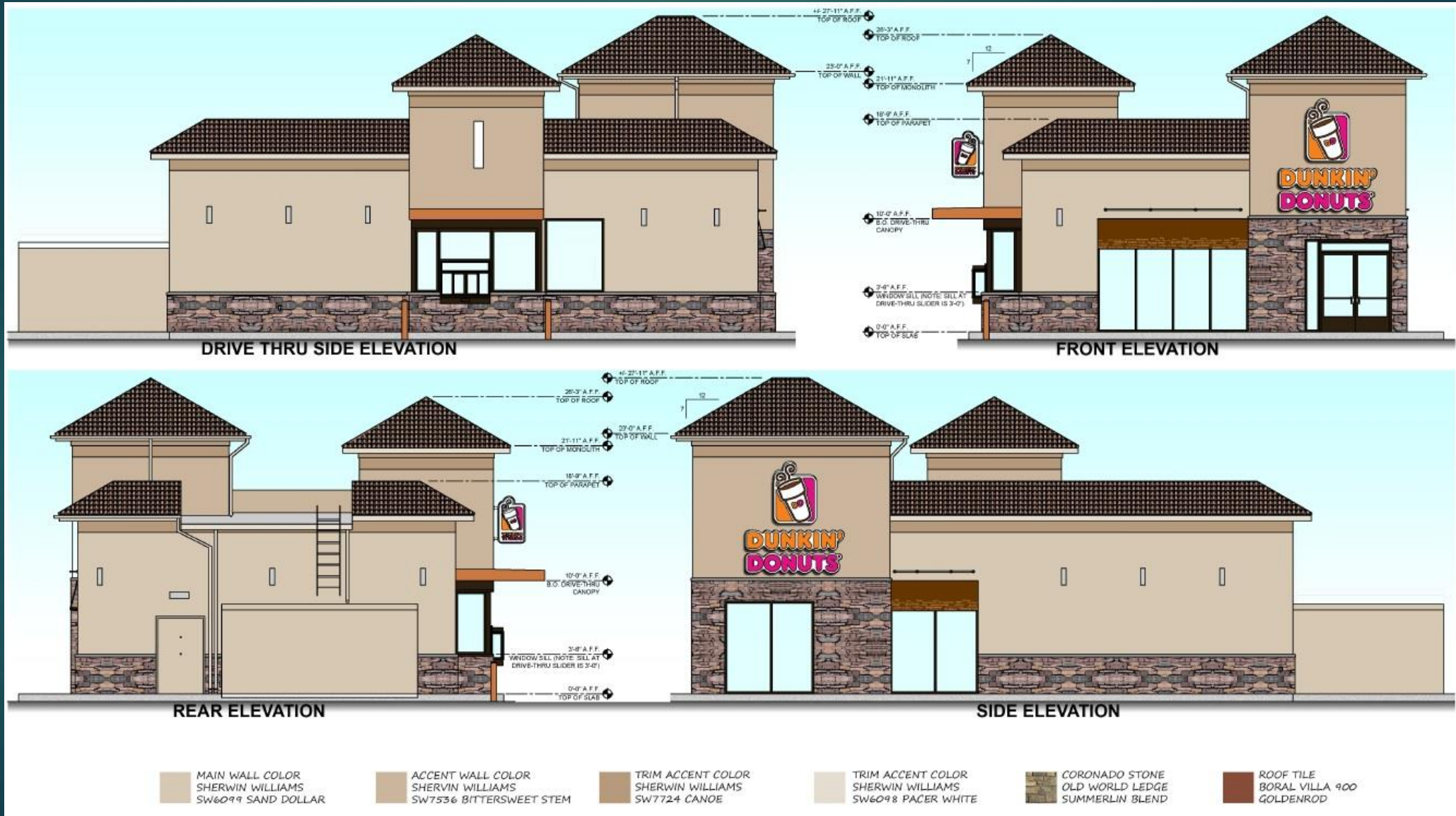
Surrounding Shopping Center



Surrounding Shopping Center



Dunkin Donuts Elevations



Valvoline Elevation



WEST ELEVATION



SOUTH ELEVATION



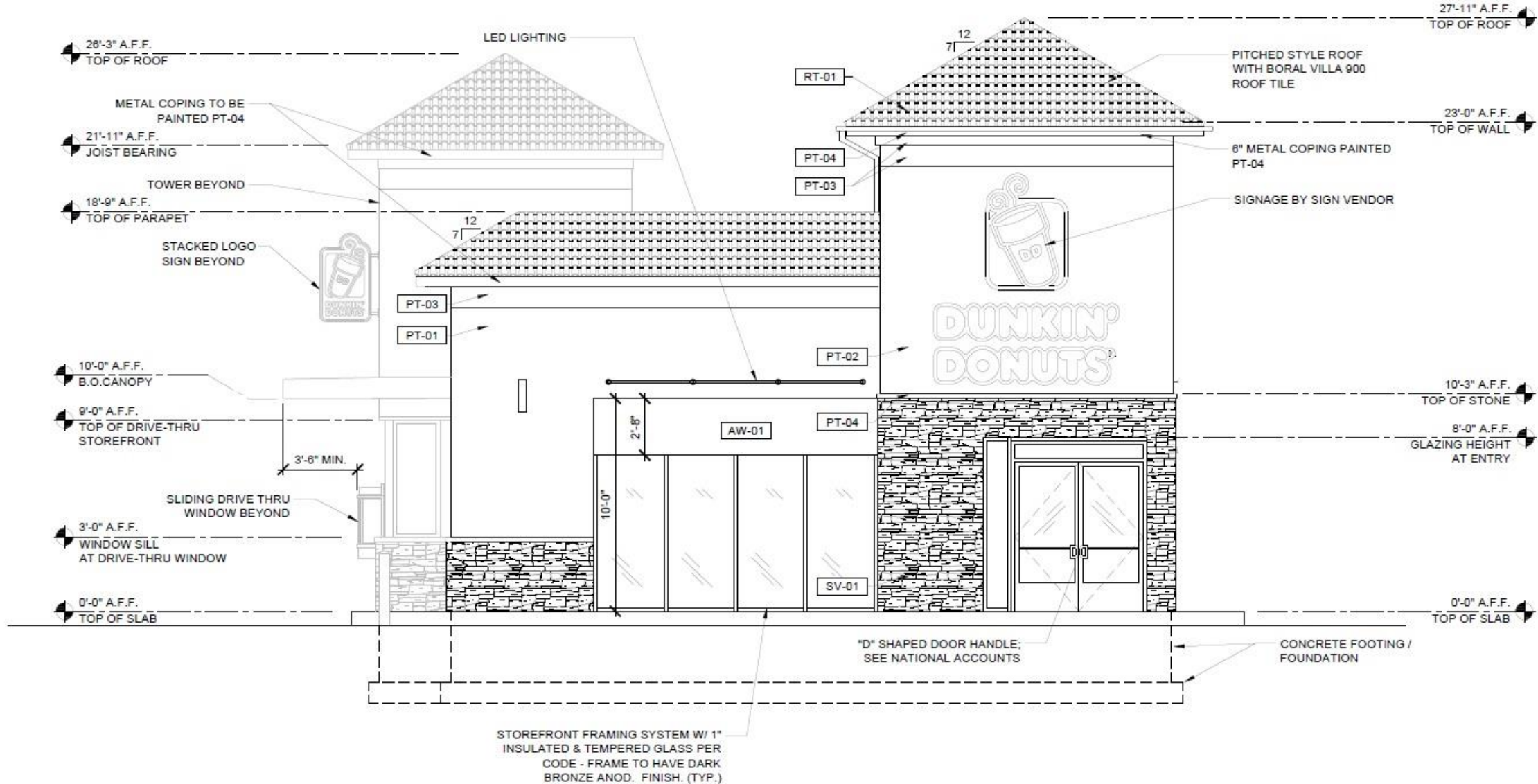
NORTH ELEVATION

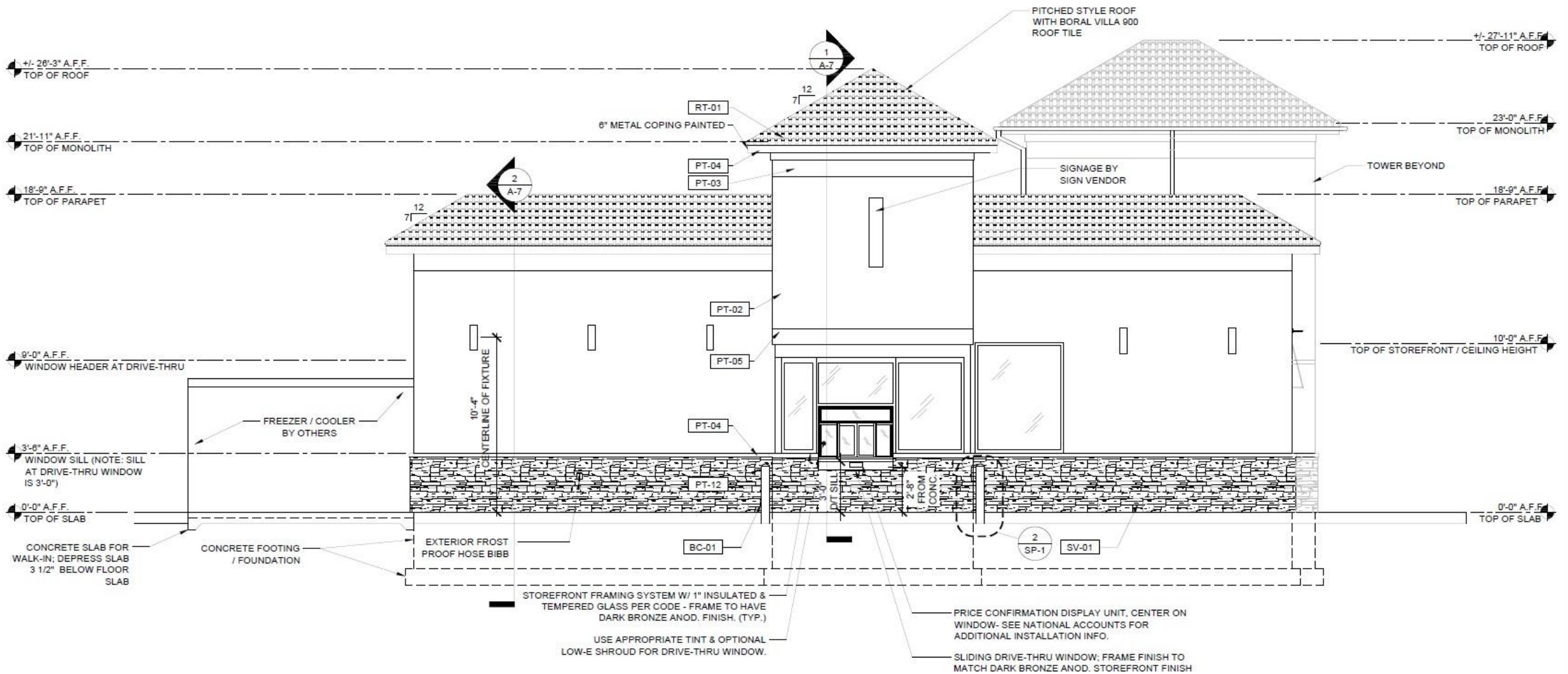


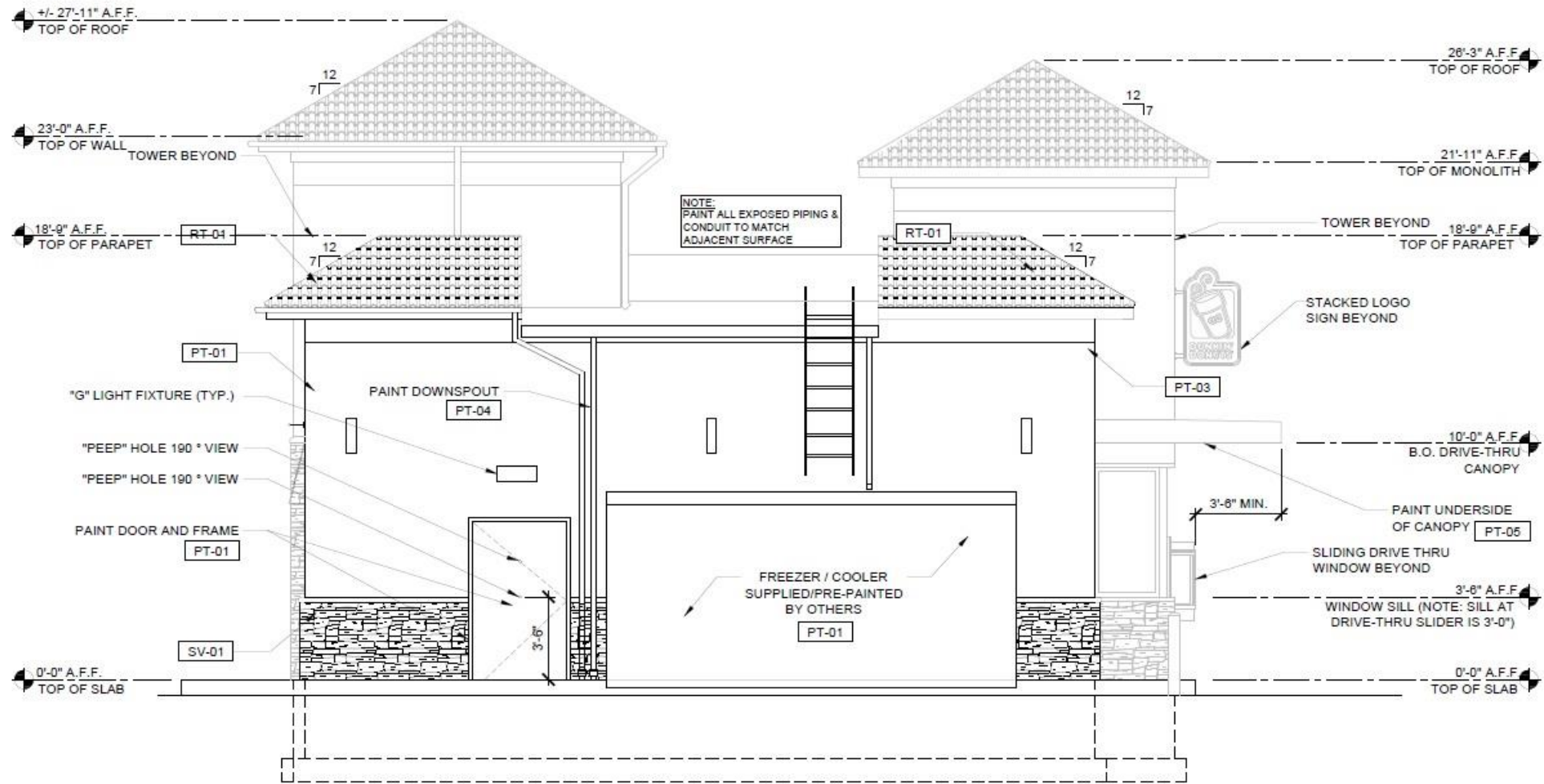
EAST ELEVATION

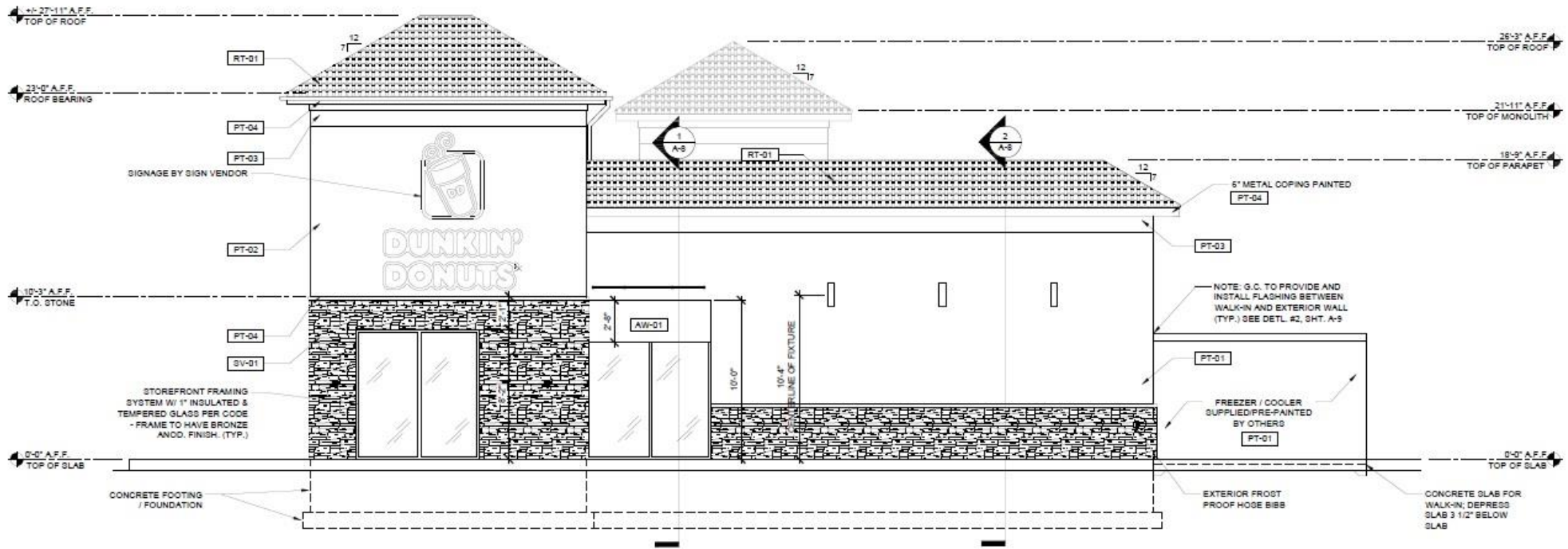
Common Design Elements



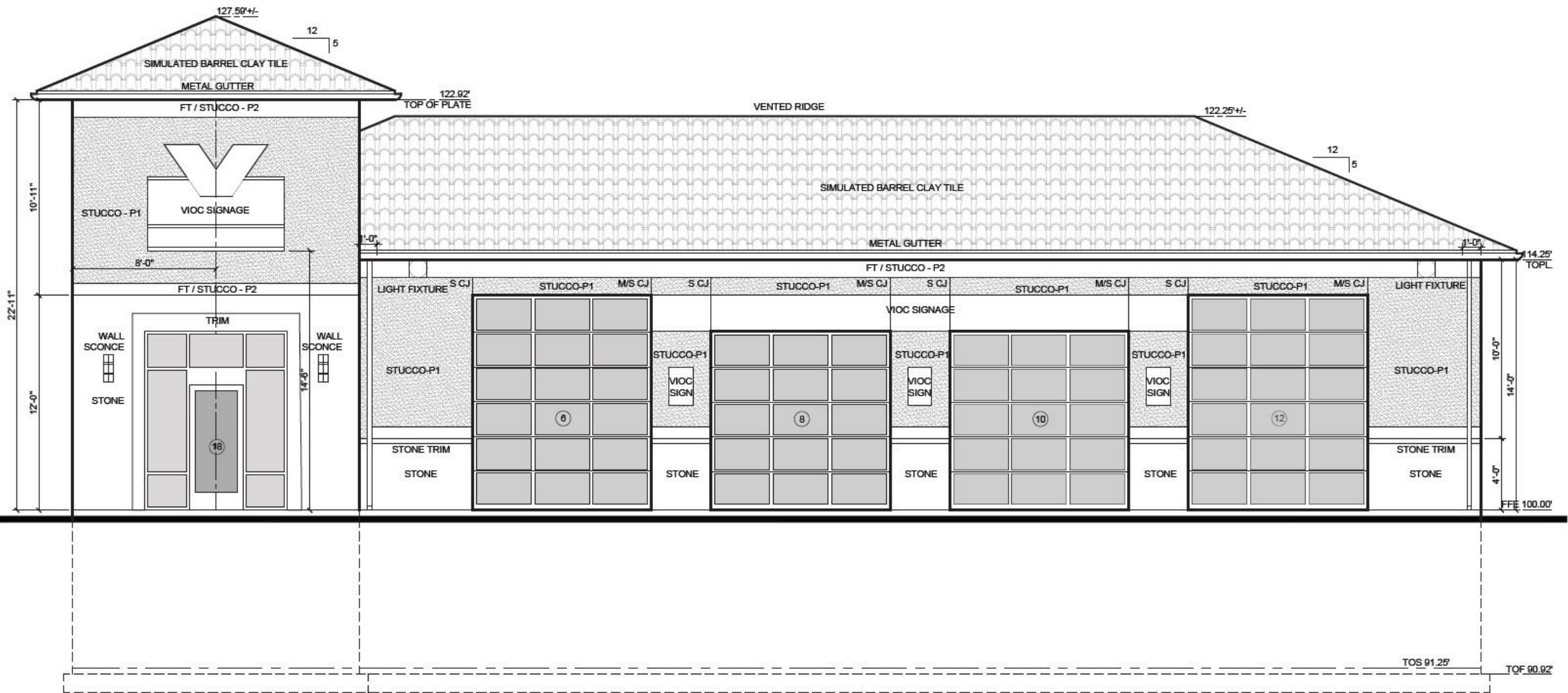




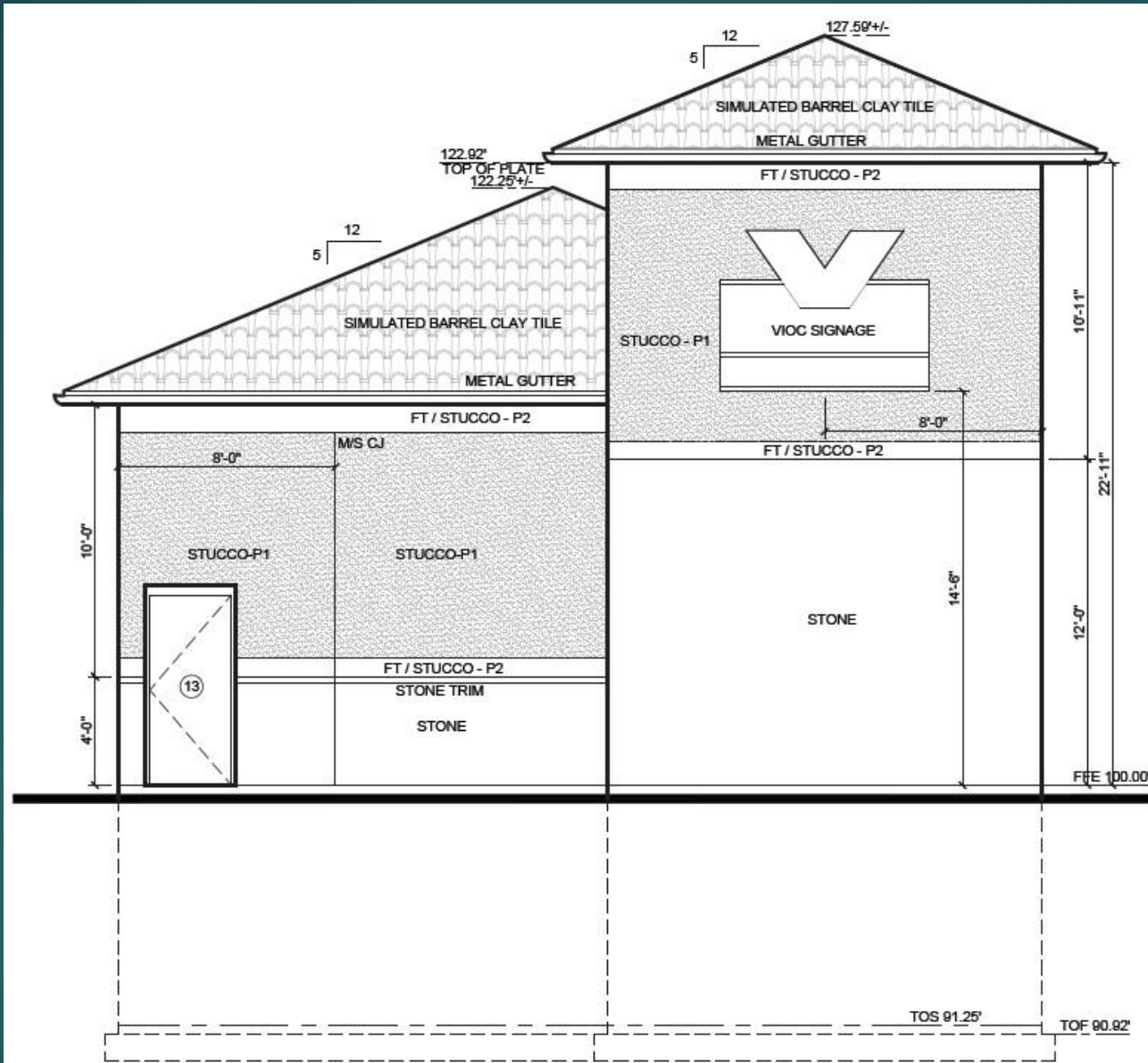


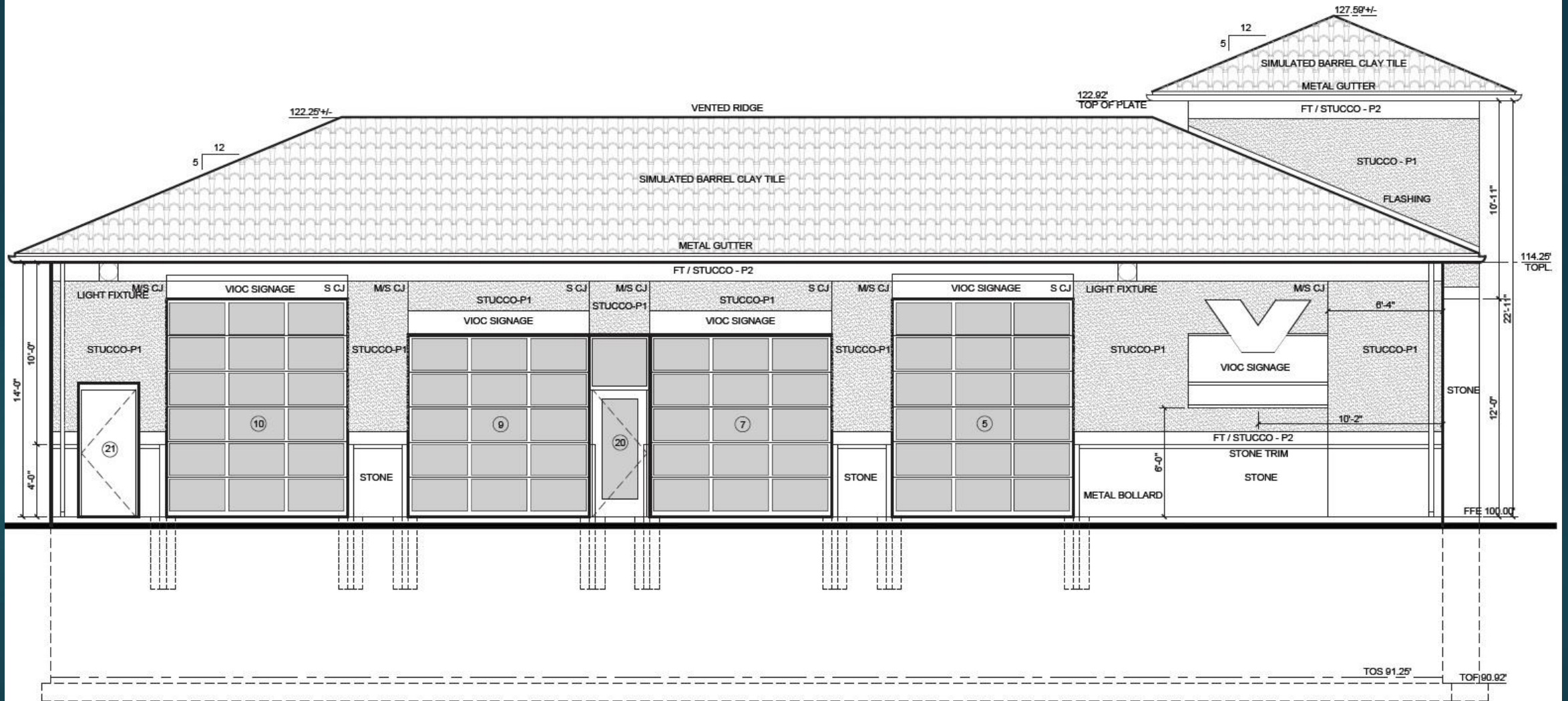


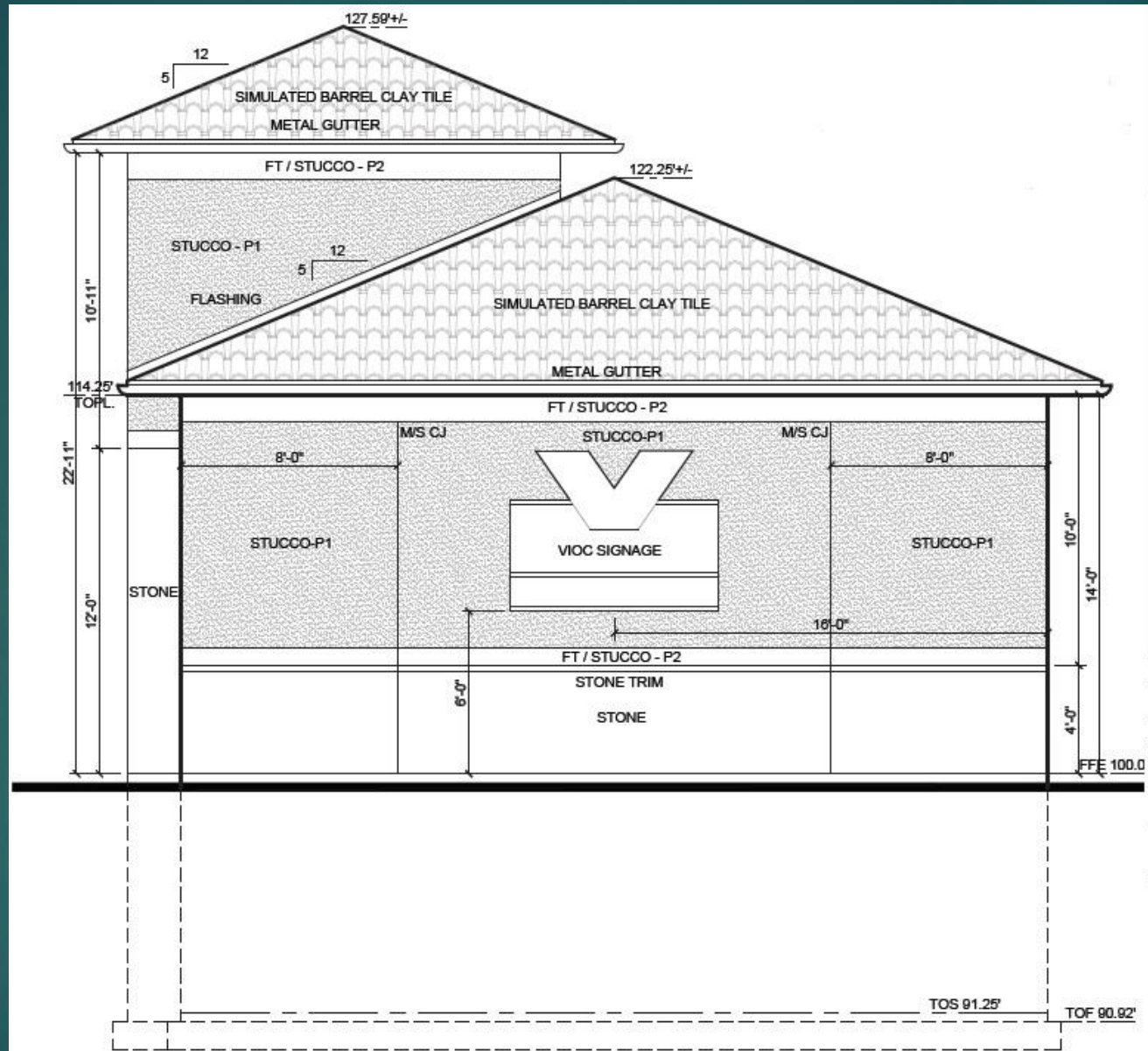
2 RIGHT SIDE ELEVATION



1 WEST ELEVATION - FRONT







NOTE:
 REFER TO DRAWING A1.3 FOR EXTERIOR MATERIAL
 AND COLOR LEGEND AND MATERIAL NOTES.