

July 15, 2016

Mr. Walter J. McCarthy, Development Review Manager
Village of Estero, Florida
Department of Community Development
9401 Corkscrew Palms Circle
Estero, Florida 33928

**Reference: Dunkin Donuts/Valvoline – Estero
DOS2016-E001 – Small DO
Response to DRB Comments**

Dear Walter,

On behalf of our clients SSC354, LLC and Sunshine Lubes, LLC, we are providing the responses below in support of the Development Review Board's comments for the above referenced project. The following documents are included with this submittal:

- Three (3) Copies of Design Revisions Narrative from Land Investment Services, LLC
- Three (3) Copies of Design Revisions Narrative from Wyatt Howard Nelson Architecture, PLLC
- Three (3) Copies of Dunkin Donuts Color Rendering (11"x17")
- Three (3) Copies of Exterior Finish Selections (11"x17")
- Three (3) Copies of Valvoline Color Rendering (11"x17")
- Three (3) Copies of Dunkin Donuts Exterior Elevations & Finish Schedule
- Three (3) Copies of Valvoline Exterior Elevations
- Three (3) Copies of Landscape Plans
- Three (3) Copies of Site Development Plans
- One (1) CD with all submitted documents in pdf format

SITE DEVELOPMENT PLANS – Morris Engineering & Consulting, LLC

1. Added 572 ± sq. ft. landscape island around walk in freezer/cooler.

LANDSCAPE PLAN REVISIONS – Terrescape, Inc.

1. Added vines around freezer.
2. Added mid-size planting in bed adjacent to freezer.
3. Added more of the larger size shrub to the berm planting adjacent to Valvoline. Moved the shrubs toward the Right-of-Way to the top of the berm.

4. Added plantings on the south side of Valvoline.
5. Added screening to the waste oil station by Valvoline.
6. Moved the Sabal Palms on the north side of Valvoline and added mid-size planting in the planting bed.

We trust that the information provided meets the conditions set forth by the Development Review Board in order to issue Development Order approval. However, if you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

MORRIS ENGINEERING & CONSULTING, LLC

A handwritten signature in blue ink that reads "Camden Mills".

Camden Mills, E.I.
Project Engineer

-LIS-

Architecture - Engineering - Interiors

Mary Gibbs
Director, Community Development
9401 Corkscrew Palms Circle
Estero, Florida 33928

RE: Dunkin Donuts / Valvoline Estero

LIS Project No: 2015-150

Dear Ms. Gibbs:

Please accept the following change narrative for the Dunkin Donuts and Valvoline projects proposed for the Grand Oaks Shopping Center in Estero, Florida.

Dunkin Donuts

- Cooler / freezer to have stucco finish and all (3) exposed sides to be painted to match the main building color scheme
- Add more corbels on all current towers showing corbels
- Storefront to be bronze color
- Extend height of awnings on all windows
- Dumpster enclosure to be painted to match the building
- Provide screen wall at the west side of cooler

Landscape Items

- Five (5) sabal palms shown to screen cooler freezer, seven (7) preferred
- Mid-story planting at north side
- Provide vine planting to screen cooler / freezer at west side

Valvoline

- Add more corbels where shown on building
- Storefront to be bronze color
- Additional dormer on south side along with additional planting
- Oil enclosure and dumpster enclosure paint to match and provide screen door

-LIS-

Architecture - Engineering - Interiors

Landscape Items

- 100% screening at oil corral station
- Landscape at existing tower: (5) Sabals to move to corner of tower to break up tower
- Plants at south side and add dormer

Respectfully,



Carlos Sobrin
Vice President

WYATT HOWARD NELSON
ARCHITECTURE, PLLC

Valvoline Instant Oil Change (VIOC)
Grand Oak Shoppes Blvd.
Estero, Florida 33928
6/20/16
Rev. 7/13/16

Design Revision chronology since first "Design Review Board Meeting"

REVISIONS #1

The following represents revisions to the original submitted design. Revisions are in response to comments / recommendations provided by Joe McHarris during conference call with Carlos Sobrin and I prior to 5/6/16:

1. Signs – all signs have been removed from elevations with exception to the 'Brand Sign'. Added note "ALL SIGNS WILL REQUIRE PERMITTING"
2. Window – We have added a 'faux window' on the north elevation to break up the blank tower surface and provide scale.
3. Entry Canopy – on main tower, customer entry. We created a more 'celebrated' entry by adding a hard canopy utilizing the same building materials (barrel tile, stucco). This will bring more vibrant colors and 'celebrate' entry as well as providing protection from weather.
4. Roof Tile – We have revised the roof barrel tile to the 'S' type as specified. The color remains the same.
5. Cornice / soffit treatment – we investigated the options of "flat trim and faux beams (trabeation)" vs "profiled cornice" and felt the profiled cornice would be the correct strategy in consideration of compatibility with Dunkin Donuts and VIOC.
6. Roof Configuration – Recommendation / goal was to break up and give some scale to the main large hip roof mass – in doing so not compete with the main tower (primary vertical element) or reduce the whole to a 'cartoon'. Our first thought was to do multiple dormers in a 'formal relationship' to the overall roof our second attempt was to try 'chimneys' which could be used functionally for venting and vent terminations. We were not at all comfortable with either of these two for a number of reasons – roof became too busy, scale was off, and it also pointed out what a strong effect the overhead doors played into the overall aesthetics. We then decided to provide one larger 'dormer' which has been placed in a 'formal relationship' to the overhead doors. This dormer will not compete with the main tower and breaks up the main roof mass and is centered on the overhead doors drawing a vertical relationship helping to 'tie' the roof to the walls below.

REVISIONS #2

The following represents refinement revisions to the revision #1 version as described above and in response to comments / recommendations provided by Joe McHarris 6/1/16 attached:

1. Dormers on rear elevation removed
2. Added dormer to front and relocated existing dormer
3. Reconfigured dormers to hip roof (from previous gabled dormer) and added proportional profiled edge
4. Provided 2 louvers at dormers instead of one
5. Added support brackets at entry and widened the entry canopy to create more interest.



WYATT HOWARD NELSON
ARCHITECTURE, PLLC

6. Replaced faux window with appearance of 2 shutters – purpose to provide better scale and detail.
7. Reconfigured tower roof edge detail from “profiled trim” as on main lower portion of building to a “flat trim with formally located faux beams” (trabeation).

REVISIONS #3

The following represents revisions made to address “Conditions” of Approval given in second DRB meeting.

1. Additional dormer added to the South Elevation (end of shop area – away from tower)
2. All “VIOC brand signs” removed with exception of 2 faces of Tower. A note added to drawing A2.1 Elevations regarding signage on b/w elevations requiring separate sign application and approval.
3. More “faux beams” (corbels) added at all 4 sides of tower.
4. Material color change – all aluminum / glass entries, storefront, and overhead doors shall be anodized bronze as opposed to mill finish aluminum (silver). Note added to drawing A2.1 Elevations.
5. VIOC Dumpster door shall match the Dunkin Donuts as nearly as possible.

It is our belief we have addressed all “Conditions” of the Approval.

Thank you,

Wyatt H. Nelson, AIA, NCARB
Architect



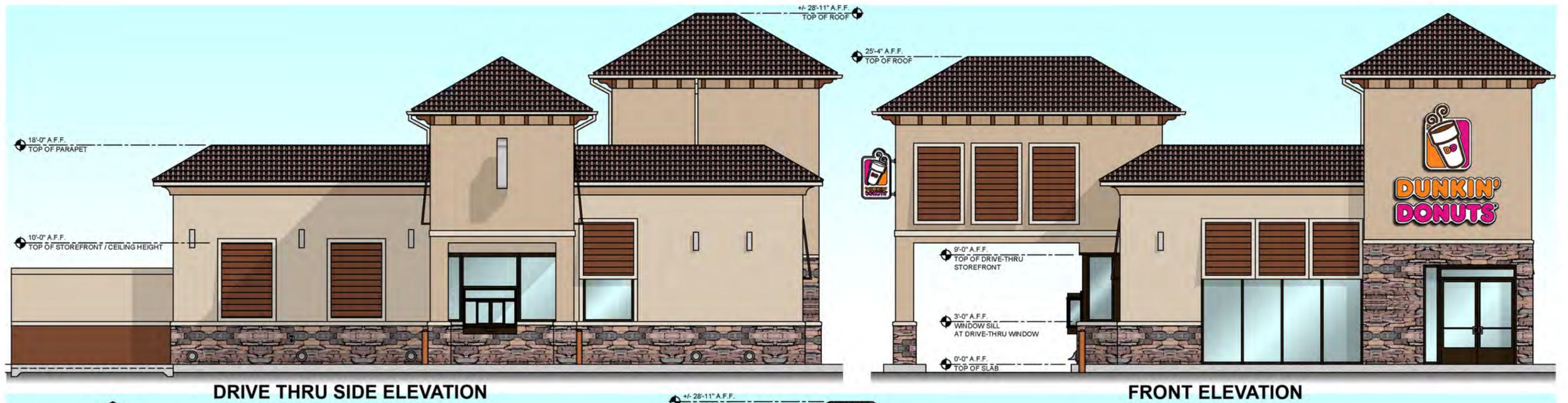
Dunkin Donuts / Valvoline Exterior Finish Selections for Village of Estero



Spanish Tile Roof Specification

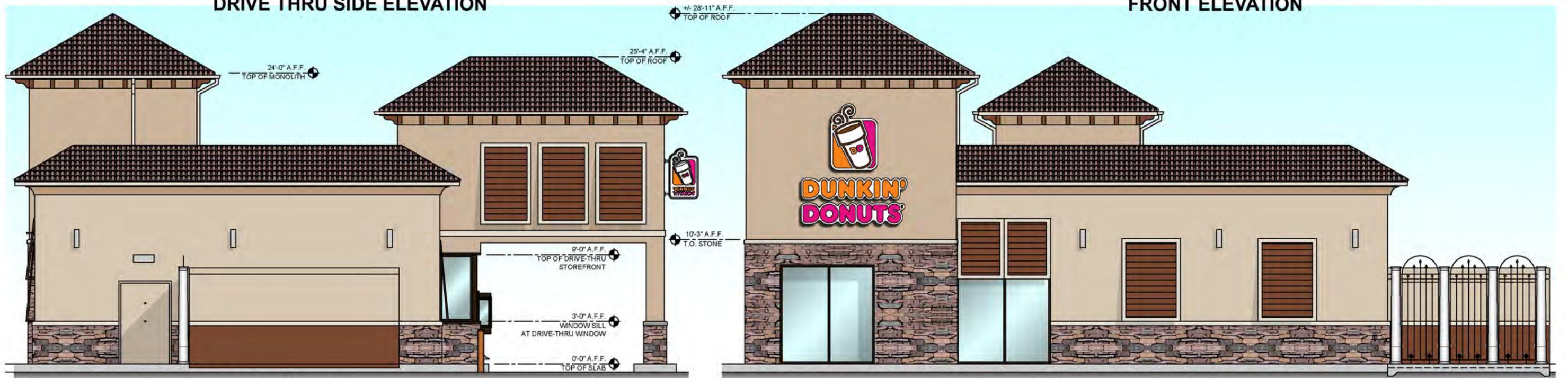


Stone Base Specification



DRIVE THRU SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION

MAIN WALL COLOR
SHERWIN WILLIAMS
SW6099 SAND DOLLAR

ACCENT WALL COLOR
SHERVIN WILLIAMS
SW7536 BITTERSWEET STEM

TRIM ACCENT COLOR
SHERWIN WILLIAMS
SW7724 CANOE

TRIM ACCENT COLOR
SHERWIN WILLIAMS
SW6098 PACER WHITE

CORONADO STONE
OLD WORLD LEDGE
SUMMERLIN BLEND

ROOF TILE
BORAL VILLA 900
GOLDENROD

SHUTTERS
SHERWIN WILLIAMS
SW 2726 NUTMEG



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Shoppes of Grande Oak
Estero, Florida 33928

LIS, LLC AA26002040
07-13-16
PROJECT NO. 2015-150



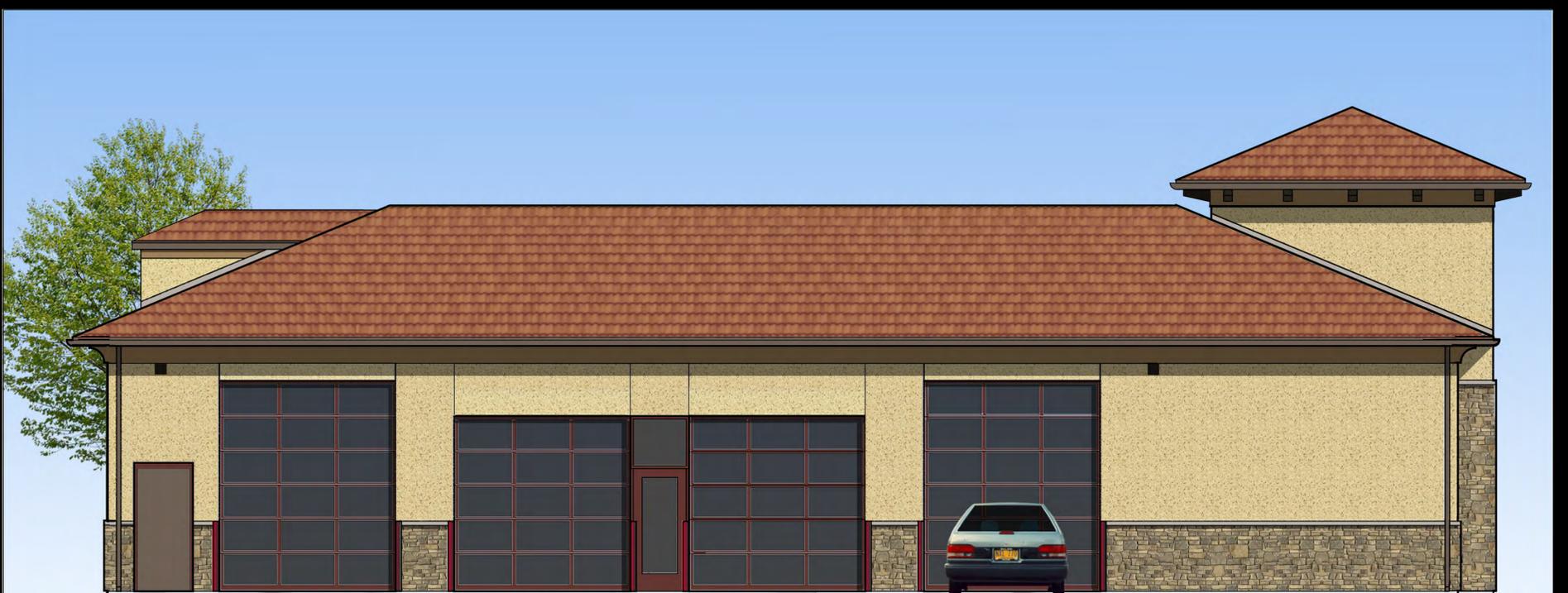
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

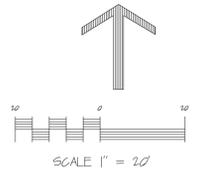


EAST ELEVATION

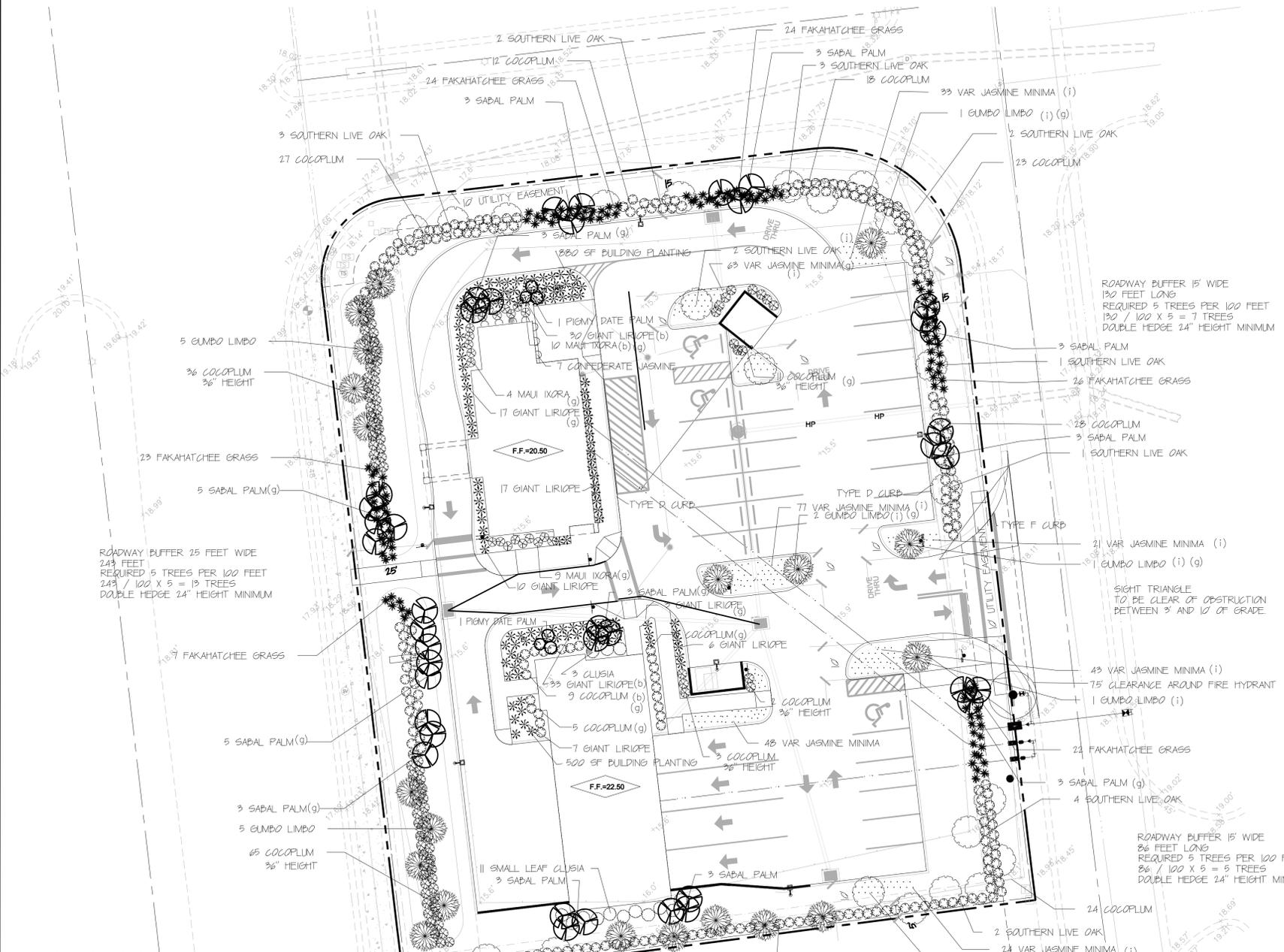


Valvoline Instant Oil Change
 Shoppes of Grande Oak
 Estero, Florida 33928

Henley Enterprises, Inc.
 54 Jaconnet Street
 Newton Highlands, MA 02461
 Wyatt Howard Nelson
 Architecture, PLLC
 522 Elm Street
 Syracuse, NY 13203



ROADWAY BUFFER 15' WIDE
 100 FEET LONG
 REQUIRED 5 TREES PER 100 FEET
 200 / 100 X 5 = 10 TREES
 DOUBLE HEDGE 24" HEIGHT MINIMUM



MATERIAL LIST

Quantity	Symbol	Scientific Name	Common Name	Planting Size
134	✱	Liriope EVERGREEN GIANT	GIANT LIRIOPE	1 GAL
320	○	Trachelospermum VARIEGATA	VAR JASMINE MINIMA	1 GAL
20	⊗	Bursera simaruba	GUMBO LIMBO	12" X 5" 3" CAL MIN SPECS
23	⊗	Quercus virginiana	LIVE OAK	12" X 5" 3" CAL MIN SPECS
23	⊗	Ixora MAUI	MAUI IXORA	3 GAL 18"
246	⊗	Chrysobalanus icaco	COCOPLUM	3 GAL 24" MIN HGT
126	✱	Tripsacum dactyloides	FAKAHATCHEE GRASS	3 GAL 24" MIN HGT
40	⊗	Sabal palmetto	SABAL PALM	10" / 14" 16" CT.
92	⊗	Chrysobalanus icaco	COCOPLUM	7 GAL 3/8" MIN HGT
7	⊗	Trachelospermum jasminoides	CONFEDERATE JASMINE	3 GAL
2	⊗	Phoenix roebelenii	Pigmy date palm	6" triple
14	⊗	Clusia guttifera	SMALL LEAF CLUSIA	7 gal
67	⊗		COCO BROWN MULCH	CU YD
27000			ST AUGUSTINE FLORITAM	SQ FT

SOD QUANTITY MEASURED TO PROPERTY LINE. IF VEGETATION IS DISTURBED WITH IN THE RIGHT OF WAY, ADDITIONAL SOD WILL BE REQUIRED. SOD TO BE ST AUGUSTINE FLORITAM

DESIGN HAS INCORPORATED
 Curbing is used to define the appropriate location for pedestrian and vehicular traffic.

(2) Plantings such as street trees, hedges and screening have been used.
 (3) Landscaping patterns and materials are replicated to visually unify the development and create focal points through design diversification where possible.

(4) Plant materials are suited to the climate and, at their mature, natural size, are suitable for their planting location.

(5) Trees for parking lots and sidewalk areas are selected so that they do not interfere with the visibility and movement of vehicles or pedestrians, or cause pavement or other hard surfaces to heave. Material selection has been designed to survive the effects of building or large paved areas (in terms of heat, shade, wind, etc)

LANDSCAPE NOTES

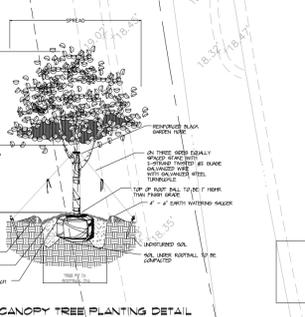
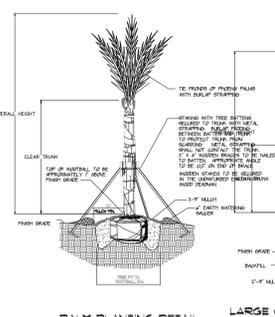
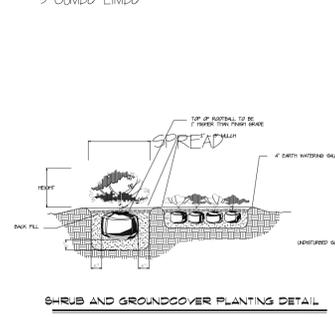
- ALL PLANT MATERIALS SHALL BE FLORIDA NO 1 OR BETTER PER FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS PER FLORIDA DEPARTMENT OF CONSUMER SERVICES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, DEFECTS, AND/OR INJURIES. FLORIDA FRIENDLY LANDSCAPE AND DESIGN STANDARD SHALL BE UTILIZED.
- ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF SHREDDED ORGANIC MULCH FREE OF ARDING. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. TREES SHALL HAVE RING OF MULCH MINIMUM 24" IN ALL DIRECTIONS. MULCH SHALL BE KEPT 3" FROM TRUNK OF TREES.
- WORK SHALL PROGRESS IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS OF THE INDUSTRY.
- ALL LANDSCAPE SHALL MEET OR EXCEED VILLAGE OF ESTERO CODE SPECIFICATION REQUIREMENTS.
- ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE SODED WITH ST AUGUSTINE FLORITAM SOD. SOD SHALL BE OF GOOD QUALITY FREE OF WEEDS AND DISEASE AND INSTALLED WITH PIECES FIRMLY TOGETHER SO AS TO FORM A CONTINUOUS SURFACE WITH ALTERNATING JOINTS THAT CONFORM TO CURBS AND PLANTERS.
- ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOPE OF DRAINAGE SWALES OR DITCHES. TREES SHALL NOT BE PLANTED ON THE SIDES SLOPES OR THE BOTTOM OF SWALES, DITCHES, OR RETENTION AREAS. ROOT BALL OF PLANTS SHALL BE 10% ABOVE GRADE. ALL WIRE BASKET, BURLAP STRIPS AND ROPE ARE TO BE REMOVED. ALL PALMS AND TREES TO BE BRACED OR HUXED AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
- ALL NOXIOUS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT TIME OF DEVELOPMENT. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO BRAZILIAN PEPPER, DOWNY ROSEMYRTLE, AUSTRALIAN PINE, MELALEUCA, WOMEN TONGUE, BISHOPWOOD, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CHINESE TALLOW, CLEAN LAUREL, FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, JAVA PLUM, ROSE APPLE, CORK TREE, WEDELIA, EARLEAF, ACACIA, TROPICAL SODA APPLE. SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. EXOTIC AND NUISANCE PLANTS WITHIN THE INDIGENOUS OPEN SPACE SHALL BE REMOVED BY HAND WITHOUT MACHINERY.
- LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A MANNER TO MEET VILLAGE CODES AND IN A NEAT (FREE OF LITTER AND DEBRIS) AND HEALTHY CONDITION BY OWNER OF THE LAND OR THEIR AGENT.
- ANY TREE REMOVAL OR RELOCATION WILL REQUIRE A TREE PERMIT FROM THE VILLAGE OF ESTERO PRIOR TO COMMENCEMENT OF WORK.
- ALL LANDSCAPE ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 30" AND BACKFILLED WITH PLANTING MIX CONSISTING OF 20% MUCK AND 80% SAND FREE FROM CONSTRUCTION DEBRIS, WEED ROCKS WITH A PH OF 6.5 TO 7.0.
- ALL PLANTINGS TO BE FERTILIZED WITH NPK FERTILIZER WITH MINOR TRACE ELEMENTS AND AT MINIMUM 50% OF NITROGEN TO BE DERIVED ORGANICALLY.
- ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING AND CURB DESTROYED DURING CONSTRUCTION SHALL BE RESTORED/ REPLACED PRIOR TO FINAL INSPECTION.
- SCHEDULE A PRECONSTRUCTION LANDSCAPE MEETING WITH THE VILLAGE OF ESTERO LANDSCAPE INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ANY PROPOSED TREES ARE NO CLOSER THAN 10' FROM THE BUILDING AND NO LESS THAN 4' FROM ANY CURB. ALSO CLARIFY THAT NO PALMS ARE CLOSER THAN 8' FROM ANY BUILDING.

BUILDING PERIMETER PLANTINGS (b)
 REQUIRED 10% OF BUILDING GROUND FLOOR
 TOTAL AREA OF SOUTH BUILDING 2250 SQUARE FEET
 2250 X 10% = 225 SQ. FT. REQUIRED
 500 SQ. FT. PROVIDED

TOTAL AREA OF NORTH BUILDING 1750 SQUARE FEET
 1750 X 10% = 175 SQ. FT. REQUIRED
 860 SQ. FT. PROVIDED

GENERAL PLANT REQUIREMENT (g)
 1 TREE AND 5 SHRUB REQUIRED PER 3500 SQ. FT. OF DEVELOPMENT AREA
 TOTAL AREA OF DEVELOPMENT 48,422 SQUARE FEET
 48,422 / 3500 = 14 TREES REQUIRED, 66 SHRUBS REQUIRED

INTERNAL LANDSCAPING (i)
 REQUIRED 10% TOTAL PAVED AREA
 TOTAL PAVED AREA 11516 SQUARE FEET
 11516 X 10% = 1152 SQ. FT.
 1 CANOPY TREE FOR EVERY 250 SQ. FT. OF REQUIRED INTERNAL PLANTING AREA
 TOTAL INTERNAL LANDSCAPE AREA 3143 SQ. FT.
 1152 / 250 = 5 CANOPY TREE



REVISIONS
 12/21/06
 05/28/08
 06/24/08
 07/08/08

TERRESCAPE INC.
 YVONNE R. HALL
 Landscape Architect
 FL REG NO LC2600420
 FL REG NO LA0001573
 2236 Grove Street Sarasota, Florida 34239
 PH 941-952-9123
 FX 941-954-7485

DUNKIN DONUTS/VALVOLINE
 20290 GRAND OAK SHOPPES BLVD
 LEE COUNTY
 ESTERO FLORIDA

SCALE
 1" = 20'
 DATE
 OCT 31, 2015
 JOB NUMBER
 SHEET

LA-1

IRRIGATION NOTES

1. FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED WITH 100% OVERLAP COVERAGE INCLUDING AN AUTOMATIC CONTROLLER WITH A MOISTURE (RAIN) SENSOR LOCATED ON THE SITE SO THAT RAINFALL IS NOT IMPEDED BY OTHER OBJECTS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO ELIMINATE APPLICATION OF WATER TO IMPERVIOUS AREAS INCLUDING WALKWAYS, DRIVES, ROADS AND OTHER VEHICLE USE AREAS.
3. IRRIGATION SHALL BE DESIGNED IN A MANNER TO AVOID IMPACT ON EXISTING NATIVE VEGETATION RETAINED ON THE SITE.
4. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER WITH PROFESSIONAL COOPERATION WITH ANY OTHER TRADES THAT MAY BE PRESENT AT TIME OF CONSTRUCTION.
5. TRENCHES SHALL BE BACKFILLED AND FULLY COMPACTED TO AVOID DITCHING AT A LATER TIME DUE TO SETTLING.
6. PIPE SIZES ON EITHER SIDE OF AN ELECTRONIC VALVE SHALL BE ONE SIZE LARGER THAN THE VALVE SIZE.
7. PIPE SHALL BE SCHEDULE 160 OR BETTER THROUGHOUT THE INSTALLATION. ANY EQUIPMENT INSTALLED SHALL BE OF EQUIVALENT QUALITY TO THOSE SPECIFIED.
8. ALL WATERING SHALL BE PER REGULATION OF LOCAL WATER MANAGEMENT DISTRICT.
9. ALL PRESSURIZED MAIN LINES UNDER DRIVEWAYS OR ASPHALT SHALL BE WITHIN SLEEVES AS NOTED.
10. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SYSTEMS OF ALL UNDERGROUND UTILITIES PRIOR TO

IRRIGATION PLAN

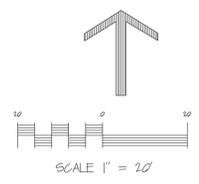
Irrigation Equipment Table

Quantity	Symbol	Equipment
1	☐	Control Box

TO BE INSTALLED WITH RAIN AND MOISTURE SENSORS.

Irrigation Heads Table

Quantity	Symbol	Sprinkler Heads
27	○	RAINBIRD T-BIRD SERIES T22-65 Performance ADJ
74	○	RAINBIRD VAN SERIES 15 VAN Series trajectory 30 deg ADJ
5000 SQ FT APPROX	▨	LOW VOLUME IRRIGATION - MICRO SPRAY



OPEN SPACE PLAN

SCALE 1" = 30'

REVISIONS
05/28/2016

TERRESCAPE INC.
YVONNE R. HALL
Landscape Architect
FL REG NO LC26000420 PH 941-952-9123
FL REG NO LA0001573 FAX 941-954-7483
2256 Grove Street Sarasota, Florida 34239

DUNKIN DONUTS/MALVOLINE
20290 GRAND OAK SHOPPES BLVD
LEE COUNTY
ESTERO FLORIDA

SCALE
1" = 20'

DATE
OCT 31, 2015

JOB NUMBER

SHEET

LA-2