



VIA COCONUT

Mixed Use Development



PATTERN BOOK

PROJECT TEAM



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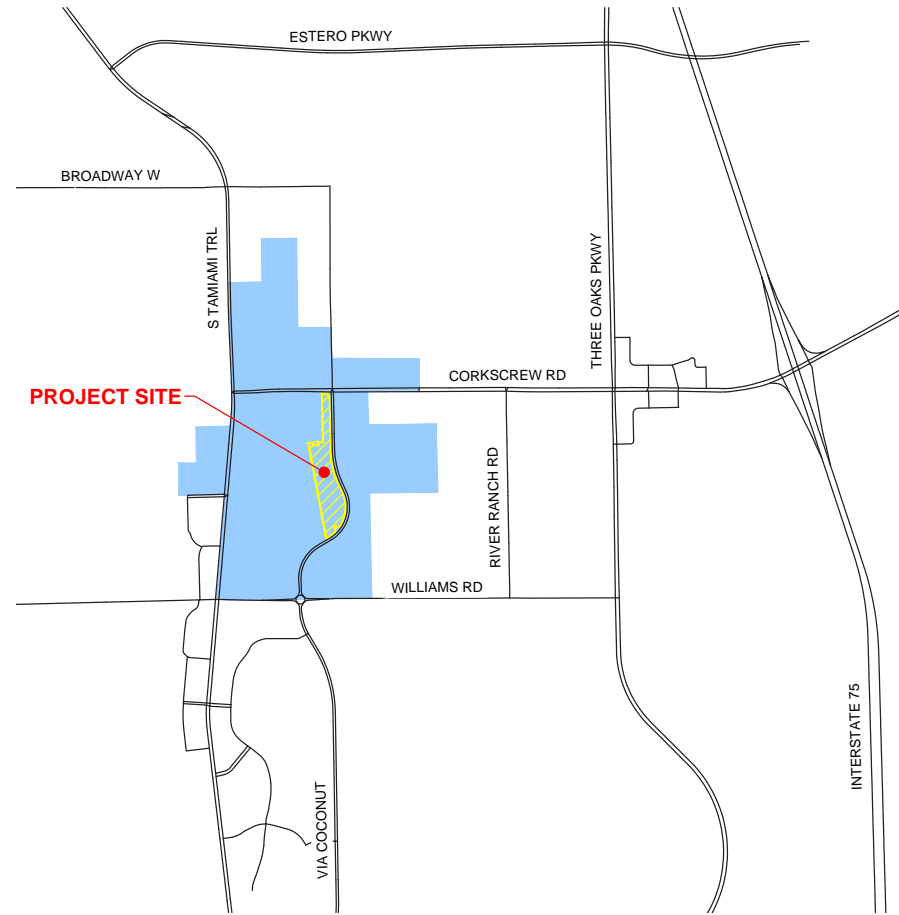
04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS



01. SITE PLAN

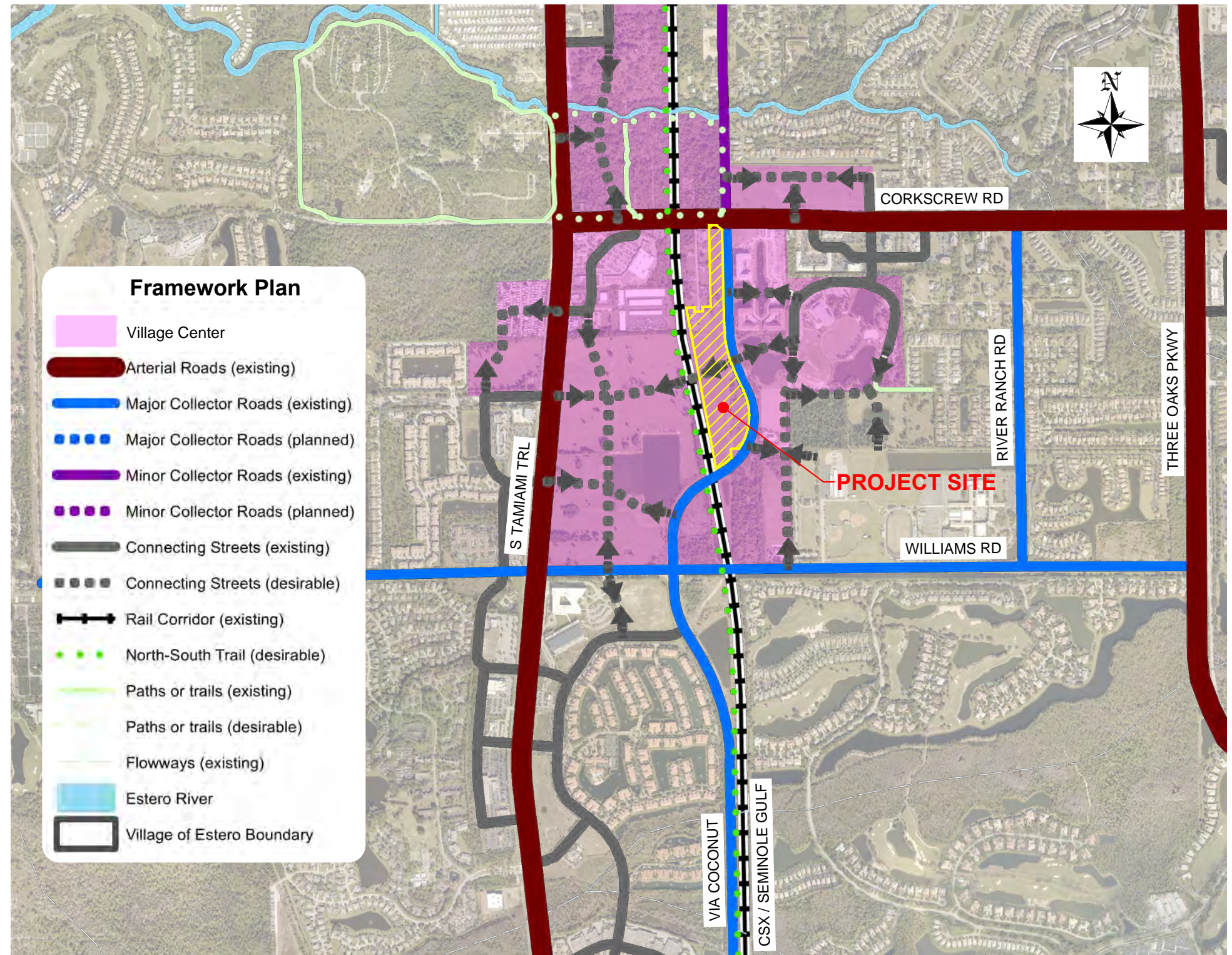


01.1 | SITE LOCATION AND CONNECTIVITY



LEGEND:
 "VILLAGE CENTER"

VILLAGE CENTER CONNECTIVITY MAP

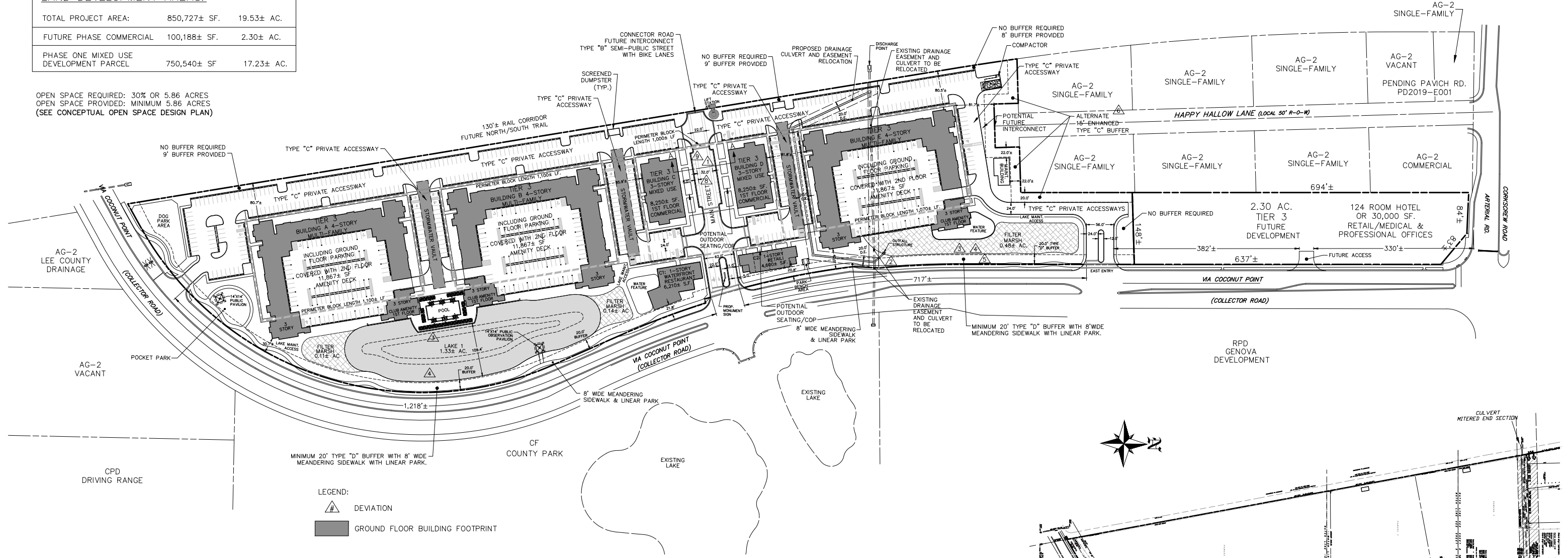


01.2 | MASTER CONCEPT PLAN



LAND DEVELOPMENT AREAS:		
TOTAL PROJECT AREA:	850,727± SF.	19.53± AC.
FUTURE PHASE COMMERCIAL DEVELOPMENT PARCEL:	100,188± SF.	2.30± AC.
PHASE ONE MIXED USE DEVELOPMENT PARCEL:	750,540± SF.	17.23± AC.

OPEN SPACE REQUIRED: 30% OR 5.86 ACRES
 OPEN SPACE PROVIDED: MINIMUM 5.86 ACRES
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



LEGEND:
 ▲ DEVIATION
 ■ GROUND FLOOR BUILDING FOOTPRINT

COMMERCIAL BUILDING MATRIX		REQUIRED PARKING	
BUILDING C1: 1-STORY RESTAURANT.....	6,210 S.F. @ 12.5 PER 1,000	77.63 SPACES *	
BUILDING C2: COMMERCIAL.....	4,600 S.F. @ 1 PER 350	13.14 SPACES *	
BUILDING C: MIXED-USE.....	8,250 S.F. @ 1 PER 350	23.57 SPACES *	
BUILDING D: MIXED-USE.....	8,250 S.F. @ 1 PER 350	23.57 SPACES *	
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN	2,290 S.F. @ 12.5 PER 1,000	28.63 SPACES *	
TOTAL.....	29,600 S.F.	166.54 SPACES *	

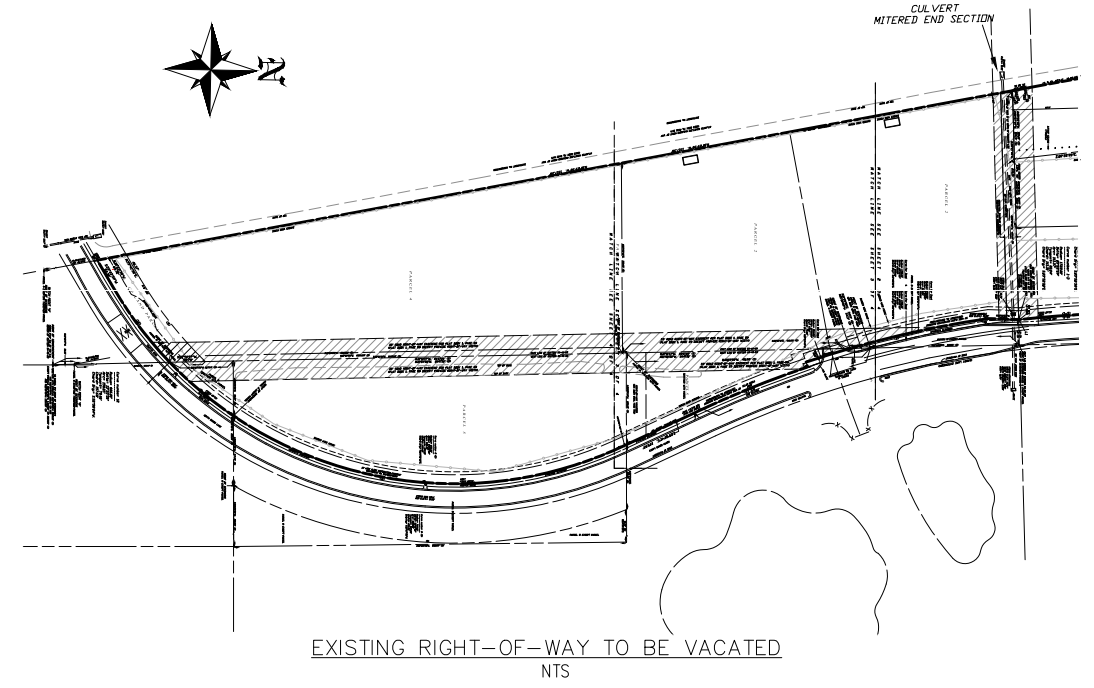
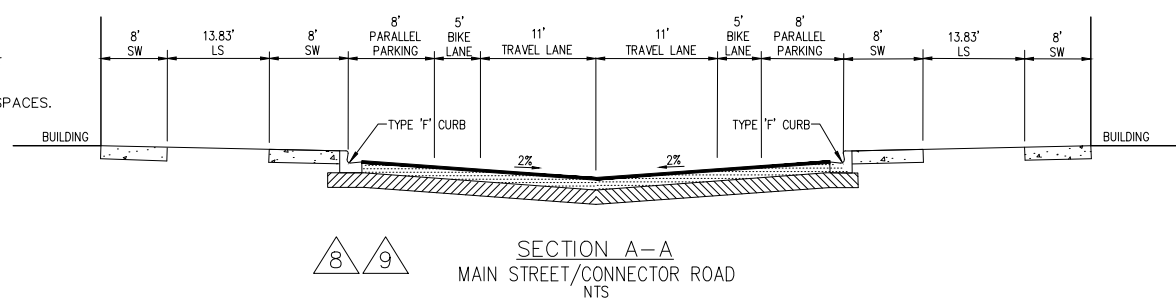
▲ * DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 690 SF. (43 SPACES) & 8 AMENITY SPACES.

RESIDENTIAL BUILDING MATRIX		REQUIRED PARKING	
BUILDING A: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING B: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING C: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING D: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING E: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
TOTAL.....	330 UNITS	660 SPACES	
PLUS 10% GUEST PARKING (66 SPACES)		726 SPACES	
CLUB AMENITIES.....	8,000 SF. @ 3.5 PER 1,000	28 SPACES *	

PARKING PROVIDED SUMMARY	
BUILDING A	106 SPACES
BUILDING B	106 SPACES
BUILDING E	106 SPACES
ON-STREET PARKING SPACES.....	461 SPACES
TOTAL.....	777 SPACES

TOTAL PARKING REQUIRED.....777 SPACES
 TOTAL PARKING PROVIDED.....777 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS



02. ARCHITECTURE



NAPLES SQUARE | NAPLES, FLORIDA



02.1 | ARCHITECTURAL STYLE

The architecture of Via Coconut will be a refreshing Caribbean inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to it's neighboring Mediterranean designed properties.

The design and massing of the structures are inspired by a successful Naples multi-family project called Naples Square, of which, the design was derived by MHK ARCHITECTURE & PLANNING. Though this is a luxury rental community with smaller units than Naples Square, the design and massing take a similar approach to the Florida environment.

The massing of the buildings is well articulated while respecting the human scale and character of the community. Varying rooflines, depictions of materials and the creation of light, mass and shadow are key components to this design.

The material pallet consists of subtle flavors of the British West Indies coastline including brown flat concrete roof tiles, contrasting simple white and off-white stucco walls, brown Bermuda shutters and awnings, painted aluminum eave brackets, sections of delicately horizontal scored stucco for texture as well as some contrasting shell stone / limestone detailing on prominent massing elements. The mixture of these colors textures and details will create a cinematic experience throughout the neighborhood.

The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and greenway creating a delicate footprint along the street frontage on Via Coconut. Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as a amenity to the users.

02.1 | ARCHITECTURAL STYLE

Design Features

- **EXCEPTIONAL DESIGN**
respecting the human scale and character of the community with varying rooflines, depictions of materials and the creating of light, mass and shadow
- **SCREENED PARKING**
bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter
- **VARYING BUILDING HEIGHTS**
provided throughout the development
- **360-DEGREE URBAN LOOK**
building elevations will incorporate architectural design elements typical of front elevations so it will appear that there are no rear elevations
- **SUSTAINABLE DESIGN FOR FUTURE USE**
site design incorporates future commercial development outparcel which anticipates development of either 30,000 square feet of commercial uses or 124 hotel rooms
- **ENTRY PAVERS AND LANDSCAPED SIGNAGE**
at each entry point to calm traffic and emphasize safety
- **ON-STREET PARKING**
on Main Street (connecting street) and internal accessways to encourage traffic calming



02.2 DESIGN PRECEDENT



02.2 | DESIGN PRECEDENT

- NAPLES SQUARE - Naples, FL
 - Contrasting white and off-white stucco
 - Flat concrete roof tiles
 - Bermuda shutters and awnings
 - Contrasting shell stone / limestone detailing
 - Elevated amenity deck
 - Concealed parking



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02.3 BUILDING DESIGN DETAILS





















VIA COCONUT
Mixed Use Development

BANKS
ENGINEERING

MHK
ARCHITECTURE
& PLANNING









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Mixed Use Development

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02.3 | BUILDING DESIGN DETAILS

Building Height Determination

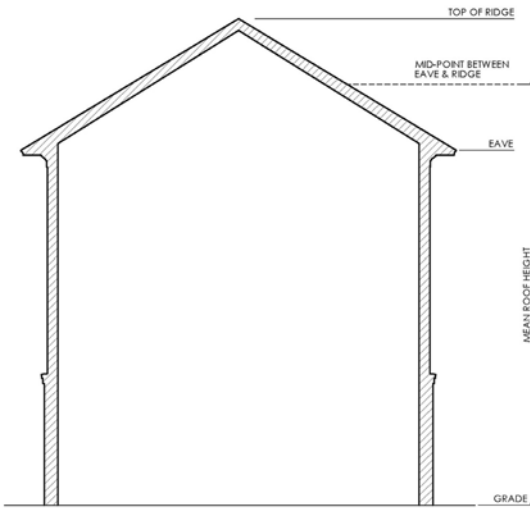
Land Development Code

SEC. 33-229. MAXIMUM HEIGHT.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

Sec. 34-2171. Measurement.

(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage.



(1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



west elevation



east elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



south elevation



north elevation



02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



west elevation



east elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



south elevation



north elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



west elevation



east elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



south elevation



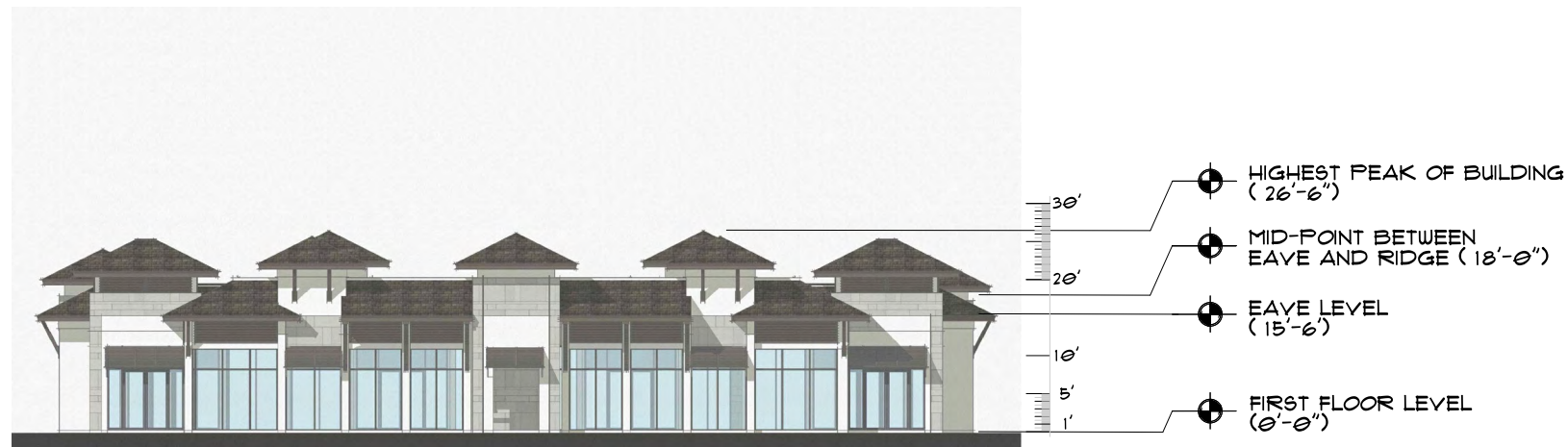
north elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2



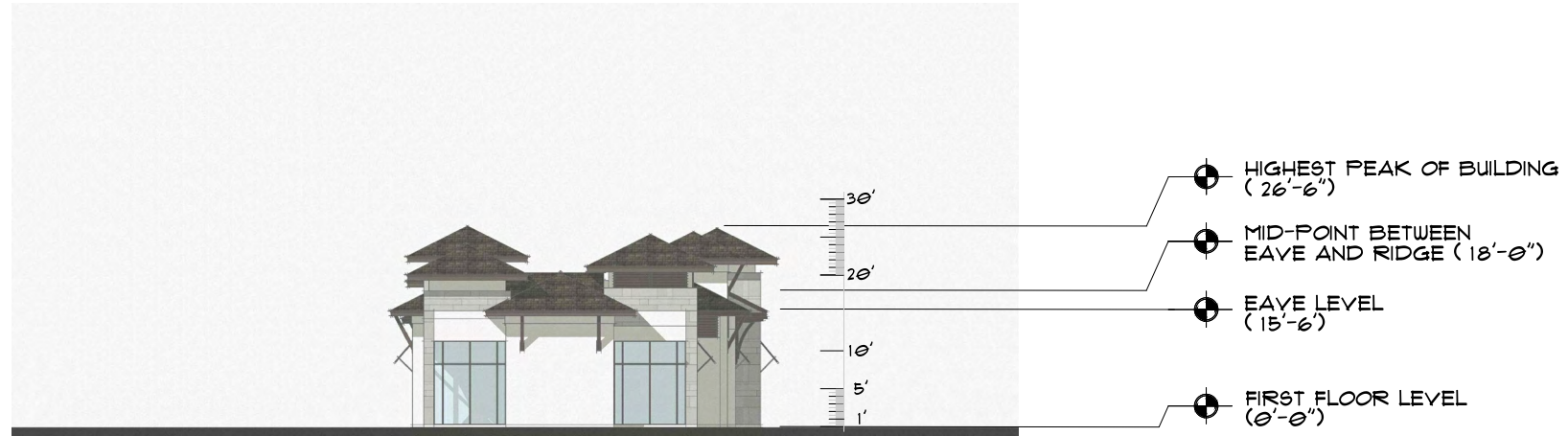
west elevation



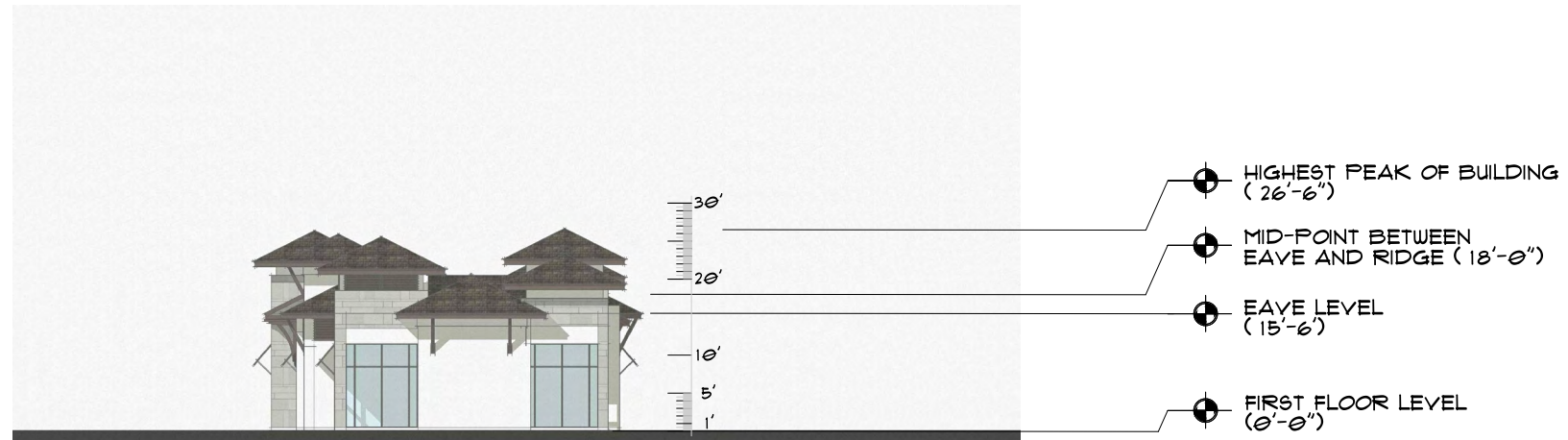
east elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2



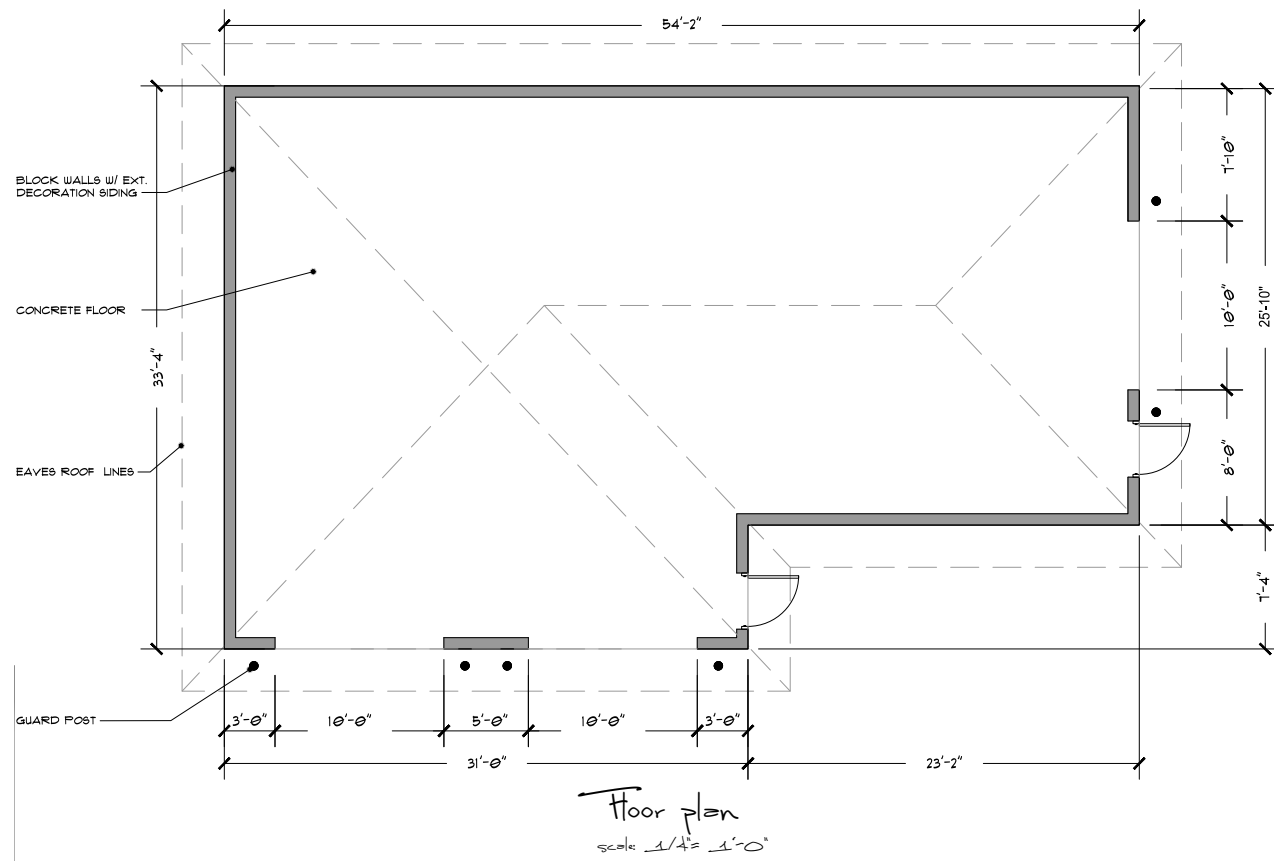
south elevation



north elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



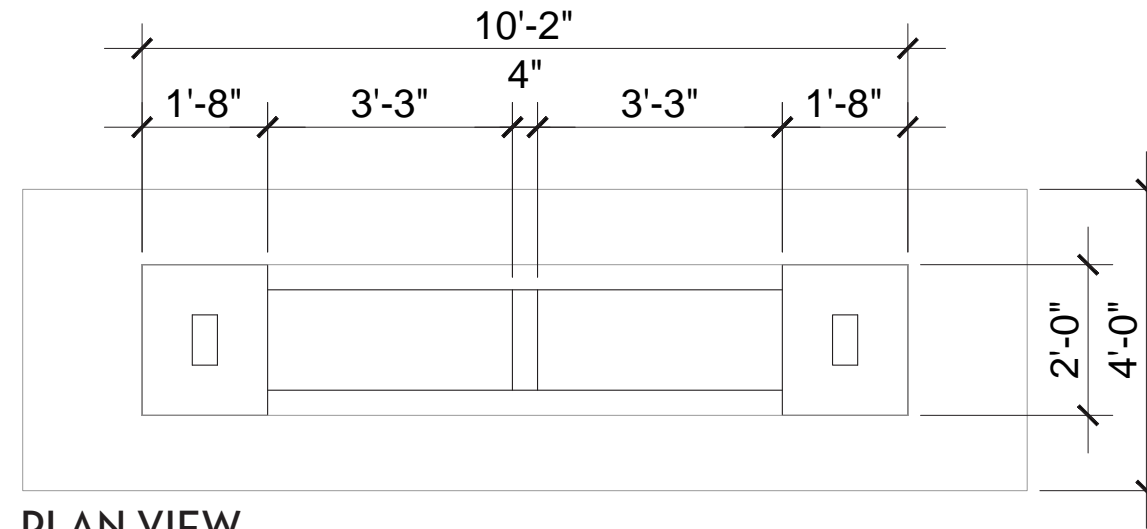
02.3 | BUILDING DESIGN DETAILS

Monument Sign

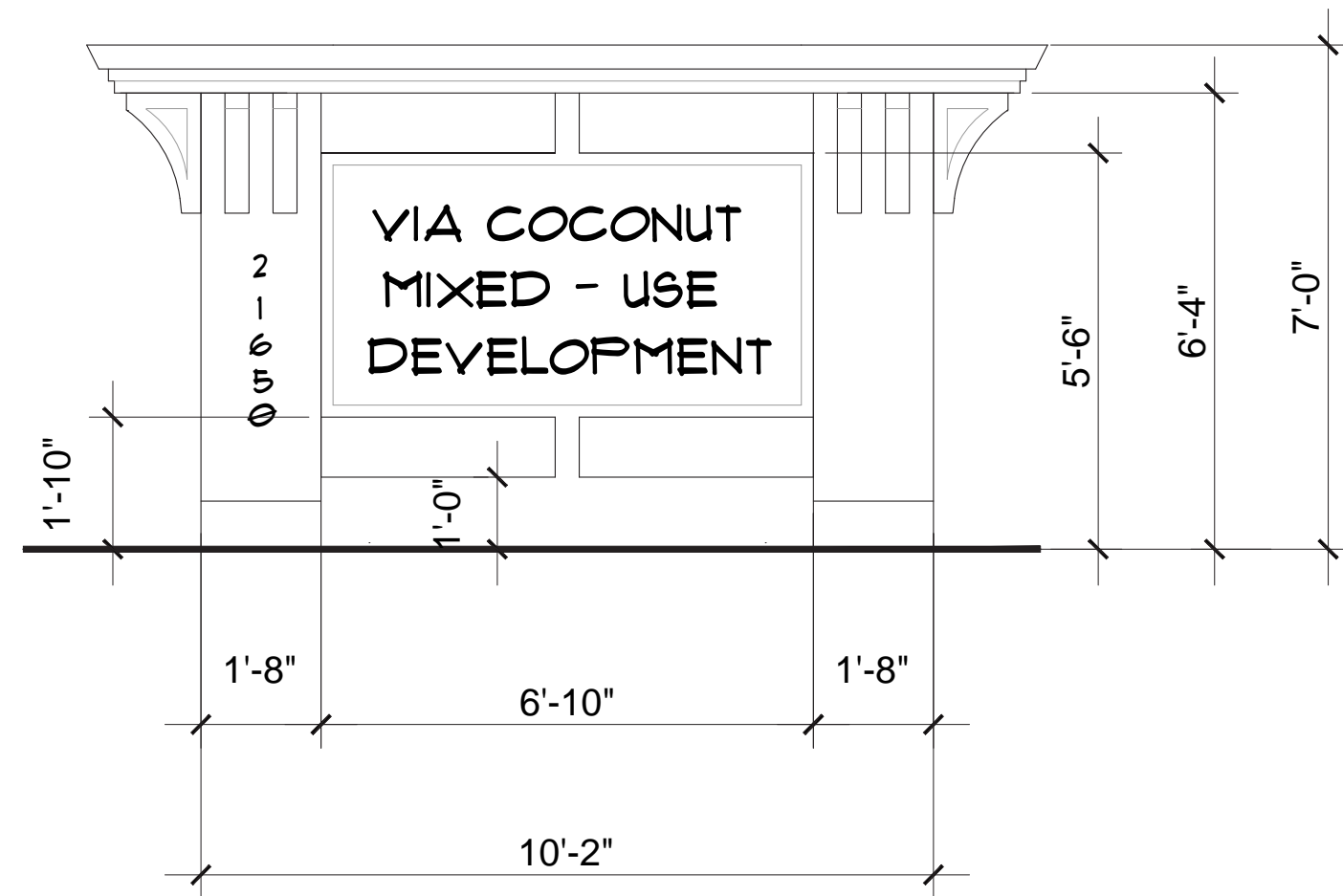
DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

Monument to be constructed of C.M.U. with a stucco finish.



PLAN VIEW



ELEVATION VIEW

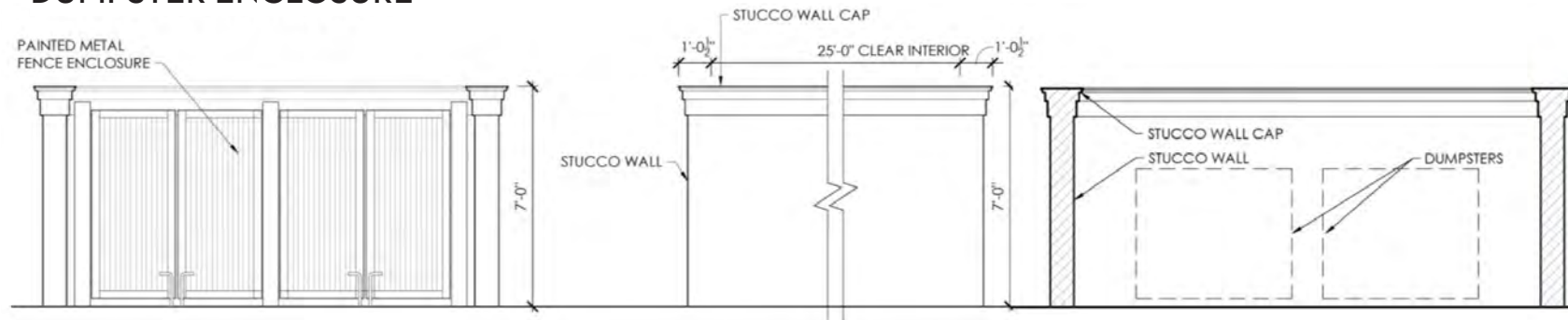
02.3 | BUILDING DESIGN DETAILS

Equipment Screening and Enclosures

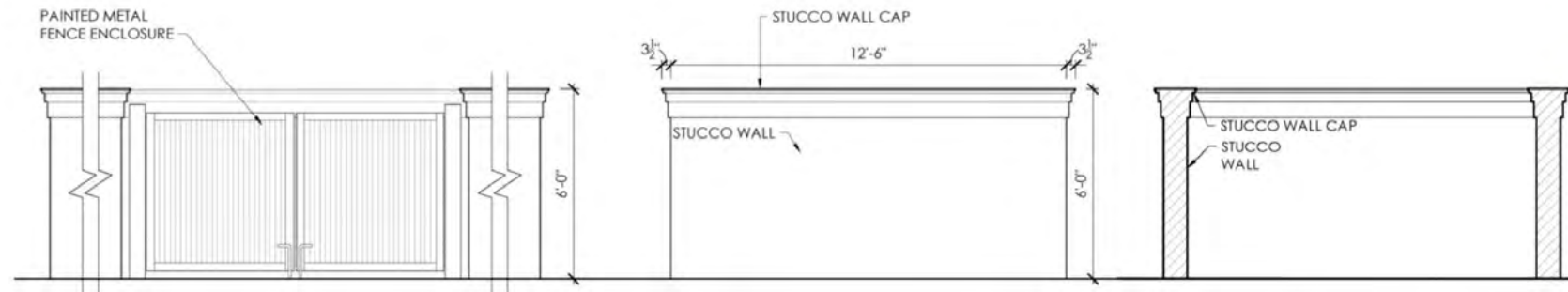
DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

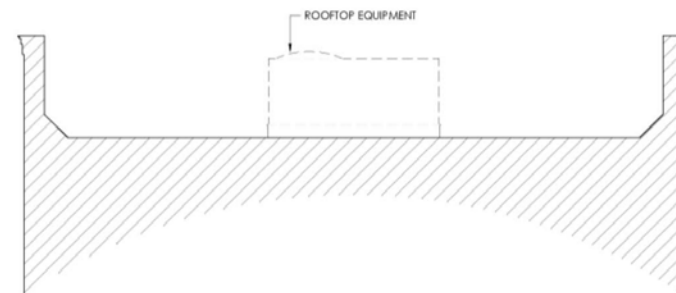
DUMPSTER ENCLOSURE



COMPACTOR ENCLOSURE/SCREEN



ROOFTOP EQUIPMENT SCREENING



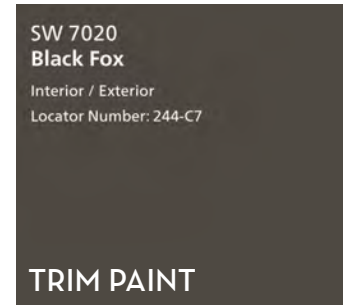
02.3 | BUILDING DESIGN DETAILS

Materials and Color Palette

SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.



03.1 LANDSCAPE PLAN



03.1 | LANDSCAPE PLAN

Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
for educational purposes
- **CANTILEVERED PLANTERS**
along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
for the buildings for key areas
- **MEDIAN PLANTINGS**
to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
per plan to blend with proposed plantings for adjacent Genova development



03.1 | OVERALL LANDSCAPE PLAN



LEGEND

- | | | |
|---|---|---|
| <p>(A) ENTRY
A1. Pavers
A2. Signage</p> <p>(B) POND
B1. Fountain
B2. Littoral Plantings</p> <p>(C) MARSH / FILTER POND
C1. Littoral plantings/ Grasses
C2. Cypress Maple Trees</p> <p>(D) FISHING PIER
D1. Stocked lake for Fishing
D2. Educational Informational Placques</p> <p>(E) MEDIAN LANDSCAPE</p> <p>(F) FLOWERING TREES</p> | <p>(G) MEANDERING PATHWAY
G1. Benches
G2. 8' Wide Concrete Path</p> <p>(H) AMENITY DECK
H1. Fire pit
H2. Trellis
H3. Speciman Planting</p> <p>(I) ENHANCED LANDSCAPE BUFFER
I1. Mature Plantings
I2. Variety of Species
I3. Label Plantings for education purposes</p> <p>(J) DOG PARK
J1. Perimeter Fence</p> <p>(K) POCKET PARK (with shade structure)</p> | <p>(L) RESORT STYLE POOL DECK</p> <p>(M) VIA COCONUT BUFFER PLANTINGS
Enhanced Plantings 14'-18' Trees
Hedge Shrub 36" at Installation
Additional Groundcovers and shrub layers</p> <p>(N) ENHANCED PERIMETER BUFFER PLANTINGS
Additional tree and shrub plantings exceeding code</p> <p>(O) CANOPY TREES
Oversized Canopy trees in Islands 14' tall</p> <p>(P) SPECIMAN PALM TREES
P1. Royal Palms/ Date Palms 12'-14' ct</p> |
|---|---|---|

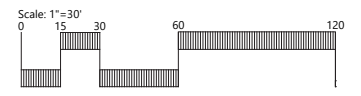
03.1 | LANDSCAPE PLAN



KEY MAP



LEGEND	
A	ENTRY
A1	Pavers
A2	Signage
B	POND
B1	Fountain
B2	Littoral Plantings
C	MARSH / FILTER POND
C1	Littoral plantings/ Grasses
C2	Cypress Maple Trees
D	FISHING PIER
D1	Stocked lake for Fishing
D2	Educational Informational Placques
E	MEDIAN LANDSCAPE
F	FLOWERING TREES
G	MEANDERING PATHWAY
G1	Benches
G2	8' Wide Concrete Path
H	AMENITY DECK
H1	Fire pit
H2	Trellis
H3	Speciman Planting
I	ENHANCED LANDSCAPE BUFFER
I1	Mature Plantings
I2	Variety of Species
I3	Label Plantings for education purposes
J	DOG PARK
J1	Perimeter Fence
K	POCKET PARK (with shade structure)
L	RESORT STYLE POOL DECK
M	VIA COCONUT BUFFER PLANTINGS
	Enhanced Plantings 14'-18' Trees
	Hedge Shrub 36" at Installation
	Additional Groundcovers and shrub layers
N	ENHANCED PERIMETER BUFFER PLANTINGS
	Additional tree and shrub plantings exceeding code
O	CANOPY TREES
	Oversized Canopy trees in Islands 14' tall
P	SPECIMAN PALM TREES
P1	Royal Palms/ Date Palms 12'-14' ct
Q	BENCHES/ BIKE RACKS
Q1	Bike Racks
Q2	Benches
R	ART
	Art/Sculpture
S	WATER FEATURE (Optional) or LANDSCAPE FEATURE



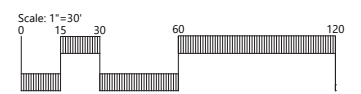
03.1 | LANDSCAPE PLAN



KEY MAP



- A** ENTRY
 - A1. Pavers
 - A2. Signage
- B** POND
 - B1. Fountain
 - B2. Littoral Plantings
- C** MARSH / FILTER POND
 - C1. Littoral plantings/ Grasses
 - C2. Cypress Maple Trees
- D** FISHING PIER
 - D1. Stocked lake for Fishing
 - D2. Educational Informational Placques
- E** MEDIAN LANDSCAPE
- F** FLOWERING TREES
- G** MEANDERING PATHWAY
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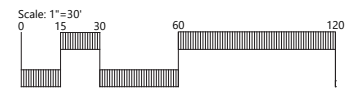
03.1 | LANDSCAPE PLAN



KEY MAP



- LEGEND**
- (A) ENTRY
 - A1. Pavers
 - A2. Signage
 - (B) POND
 - B1. Fountain
 - B2. Littoral Plantings
 - (C) MARSH / FILTER POND
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 - (D) FISHING PIER
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 - (Q) BENCHES/ BIKE RACKS
 - Q1. Bike Racks
 - Q2. Benches
 - (R) ART
 - Art/Sculpture
 - (S) WATER FEATURE (Optional) or LANDSCAPE FEATURE



McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall

mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

Catalog #	Type
Project	
Comments	
Prepared by	
	Date



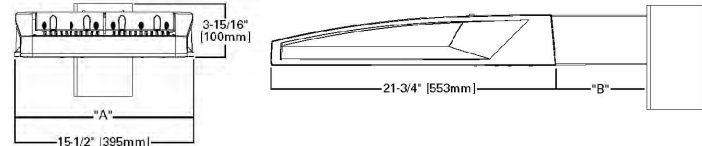
GLNA GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



DIMENSIONS

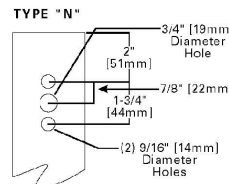


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	28 (12.7 kgs)	0.72
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	38 (18.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.95
9-10	33-3/4" (857mm)	7" (178mm)	16" (408mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
IP66 Rated
ISC 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

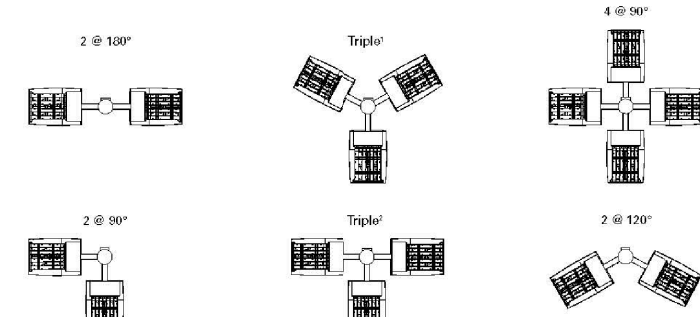
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature



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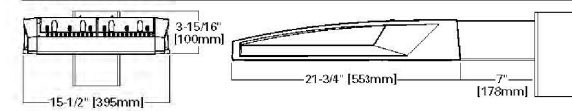
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLNA-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLNA-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

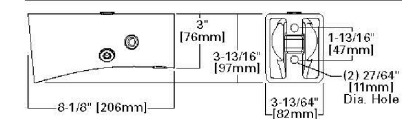


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

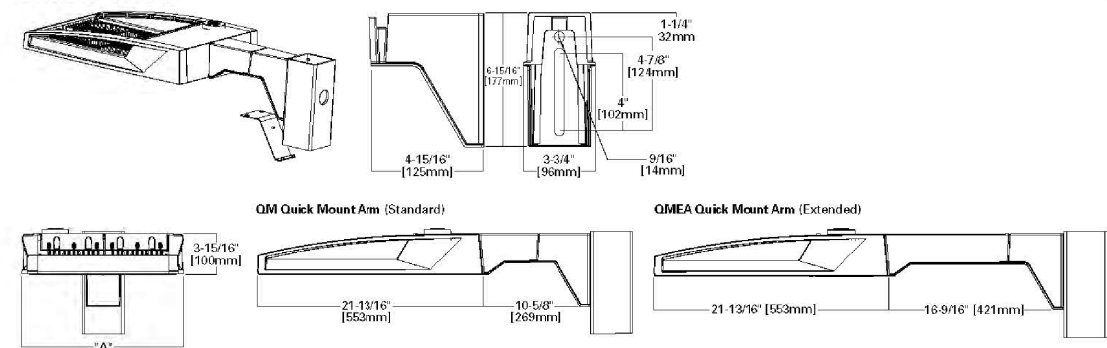
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QUICK MOUNT ARM DATA

Number of Light Squares 1,2	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-6 2	21-5/8" (549mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8 4	27-5/8" (702mm)	45 (20.4 kgs)	---	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard arm length. 3. QMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. QM options not available for 90° or 120° configuration on a single pole.

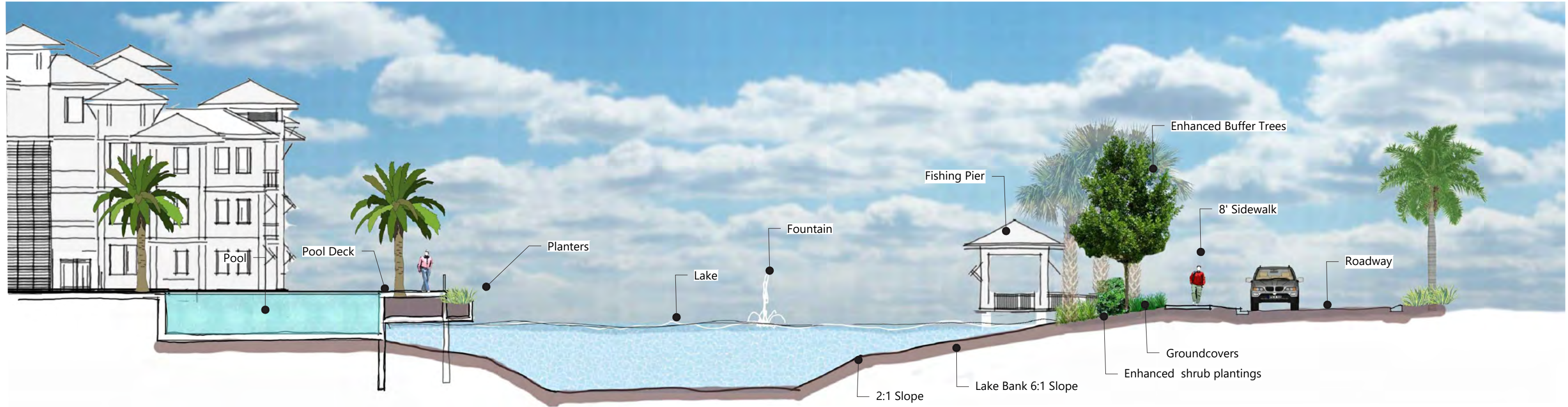


Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4200
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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03.3 | FEATURE LAKE AND POOL DECK SECTION



03.4 | PLANTING PALETTE

<u>Quercus virginiana</u> Live Oak	<u>Ilex cassine</u> Dahoon Holly	<u>Conocarpus erectus</u> Green Buttonwood	<u>Swietenia mahogany</u> Mahogany	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Coccoloba diversiflora</u> Pigeon Plum	<u>Phoenix sylvestris</u> Sylvestre Palm	<u>Ptychosperma elegans</u> Alexander Palm	<u>Adonidia merrillii</u> Christmas Palm	<u>Roystonea elata</u> Florida Royal Palm	<u>Sabal palmetto</u> Sabal Palm	
<u>Veitchia montgomeryana</u> Montgomery Palm	<u>Bismarckia nobilis</u> Bismarck Palm	<u>Phoenix canariensis</u> Canary Is. Date Palm	<u>Cassia surattensis</u> Glaucous Cassia	<u>Bursera simaruba</u> Gumbo Limbo	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Ligustrum lucidum</u> Glossy Privet Tree	<u>Elaeocarpus Decipiens</u> Japanese Blueberry	<u>Mussaenda</u> Pink/Peach Mussaenda	<u>Phoenix roebelenii</u> Pygmy Date Palm	<u>Livistona Chinese</u> Chinese Fan Palm	
<u>Chrysobalanus icaco</u> Cocoplum	<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Dianella ensifolia variegatum</u> White Variegated Flax Lily	<u>Clusea guttifera</u> Small Leaf Clusea	<u>Zamia floridana</u> Coontie	<u>Ixora spp. 'NG'</u> Nora Grant Ixora	<u>Viburnum awabuki</u> Awabuki	<u>Schefflera arboricola</u> Dwarf Schefflera	<u>Schefflera arboricola</u> Variegated Schefflera	<u>Carissa</u> Emerald Blanket
<u>Asparagus densiflorus 'Myers'</u> Foxtail Fern	<u>Jasminum simplicifolium</u> Wax Jasmine	<u>Liriodendron 'EG'</u> Liriodendron Evergreen Giant	<u>Arachis glabrata</u> Perennial Peanut	<u>Ficus microcarpa</u> Green Gem Ficus	<u>Ruellia brittoniana</u> Mexican Bluebell	<u>Plumbago capensis</u> Plumbago	<u>Bougainvillea spp.</u> Dwarf Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Bougainvillea spp.</u> Silhouette Bougainvillea	<u>Philodendron 'xanadu'</u> Xanadu Philodendron	<u>Bromeliad mcwilliamsii</u> McWilliams Bromeliad
<u>Philodendron spp. 'BM'</u> Burlie Marx Philodendron	<u>Philodendron 'RC'</u> Rojo Congo Philodendron	<u>Alpinia zerumbet</u> Green Ginger	<u>Alpinia zerumbet 'var'</u> Variegated Ginger	<u>Codiaeum variegatum</u> Croton	<u>Codiaeum variegatum 'GD'</u> Gold Dust Croton	<u>Conocarpus erectus ser.</u> Silver Buttonwood	<u>Tripsacum dactyloides x floridana</u> Half-a-Hatchee Grass	<u>Allamanda</u> Dwarf shrub Allamanda	<u>Alcantarea imperialis</u> Imperial Bromeliad	<u>Aechmea blanchetiana</u> Orange Bromeliad	<u>Bromeliad neoregelia 'sf'</u> Bromeliad Super Fireball

PROPOSED FILTER MARSH PLANT PALLETTE

<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Pontaderia cordata</u> Pickerell Weed	<u>Spartina bakeri</u> Spartina	<u>Tripsacum dactylifera</u> Fakahatchee Grass	<u>Taxodium distichum</u> Bald Cypress	<u>Acer rubrum</u> Red Maple (green)

04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS

Social Vitality

- **MAIN STREET (CONNECTING STREET)**
The ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios
- **+/- 0.43-MILE LINEAR PARK**
With lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces
- **14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER**
Interconnected by the 8' sidewalk within the linear park and will include educational informational plaques
- **PUBLIC PARK BENCH AREA**
Interconnected by the 8' sidewalk within the linear park
- **PUBLIC PAVILION AND LAWN AREA**
Interconnected by the 8' sidewalk within the linear park
- **PUBLIC DOG PARK**
Interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge
- **VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT**
Integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios
- **STREET FRONT SHOPS**
Located along Main Street (connecting street) and 8' sidewalk within the linear park
- **UPSCALE WATERFRONT RESTAURANT**
Located along Main Street (connecting street) and 8' sidewalk within the linear park
- **NOT AGE-RESTRICTED. DIVERSE HOUSING**
Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero.
The community will not be age restricted.



04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS

Connectivity

- **DESIRABLE CONNECTOR STREET**
Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path.
- **+/- 0.45-MILE 8' PUBLIC MEANDERING SIDEWALK**
Along Via Coconut Point within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
- **BIKE LANES ON MAIN STREET (CONNECTING STREET)**
Will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road
- **PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS**
Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
- **MIXED-USE PEDESTRIAN SHED**
All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
- **NON-GATED COMMUNITY**
The proposed development does not include entry gates.



04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS

Architecture

- **EXCEPTIONAL DESIGN**
The architecture sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
- **SCREENED PARKING**
The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
- **VARYING BUILDING HEIGHTS**
Are provided throughout the development.
- **360-DEGREE URBAN LOOK**
All the building elevations have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
- **SUSTAINABLE DESIGN FOR FUTURE USE**
The site design incorporates the future commercial development outparcel which anticipates development of either 30,000 square feet of commercial uses or 124 hotel rooms.
- **ENTRY PAVERS AND LANDSCAPED SIGNAGE**
At each entry point to calm traffic and emphasize safety.
- **SCULPTURE FEATURES**
On Main Street (connecting street) near mixed use buildings.
- **ON-STREET PARKING ON MAIN STREET (CONNECTING STREET)**
And internal accessways as encouraged to calm traffic.
- **STREET FURNITURE**
Is proposed.
- **BEST PRACTICES**
For compact surface water management design and block lengths are proposed.
- **LAKE AND WATER FEATURES**
Along the 8' sidewalk within the linear park.
- **FOUNTAINS**
Included in lake and water features.



04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS

Landscaping

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
With enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers.
- **FILTER MARSHES**
Along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
- **LABEL PLANTINGS**
For educational purposes
- **CANTILEVERED PLANTERS**
Along part of the deck and building to help conceal seasonal fluctuation of lake.
- **ENHANCED PERIMETER BUFFER PLANTINGS**
With additional tree and shrub plantings exceeding code.
- **ENHANCED INTERNAL LANDSCAPING**
With oversized 14' tall canopy trees in islands.
- **INCREASED PLANT SIZES**
For the buildings for key areas.
- **MEDIAN PLANTING**
To emulate median plantings to the north.
- **FLOWERING TREES**
And seasonal plantings.
- **LARGE SPECIMEN PALMS**
At entry and in select areas; Date palms or Royal Palms.
- **ENHANCEMENTS TO LANDSCAPE**
Trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
- **STREET TREES**
As shown on landscape plans to blend with proposed plantings for adjacent Genova development.

