

# GENOVA

Coconut Point

## SUPPLEMENTAL PATTERN BOOK



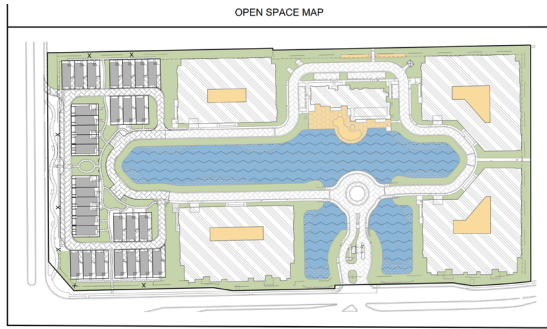
BARRON  
COLLIER

COMPANIES

A LEGACY OF VISION



# Proposed Genova Master Concept Plan



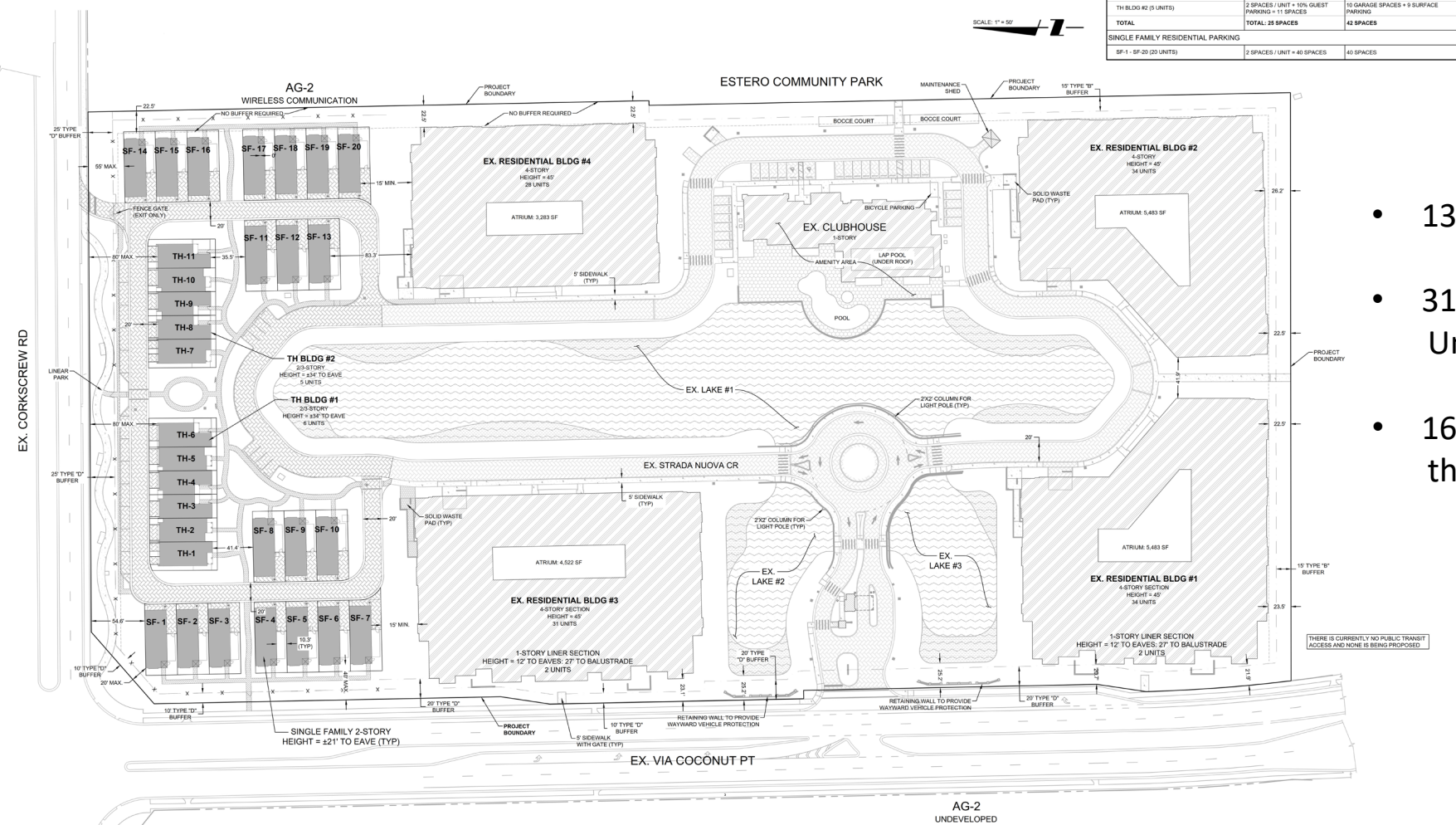
MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TH TOWNHOME
	SF SINGLE-FAMILY		RECREATIONAL AREA
	OPEN SPACE		OPEN SPACE

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA	LAKE*	2.68 AC.
16.92 AC. X 40% = 6.77 AC.	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.11 AC.
<b>TOTAL REQUIRED = 6.77 AC. (40%)</b>	<b>TOTAL</b>	<b>7.48 AC. (44%)</b>

\* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (40.8% AS SHOWN)  
 MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'  
 MINIMUM AREA OF OPEN SPACE = 180 SF

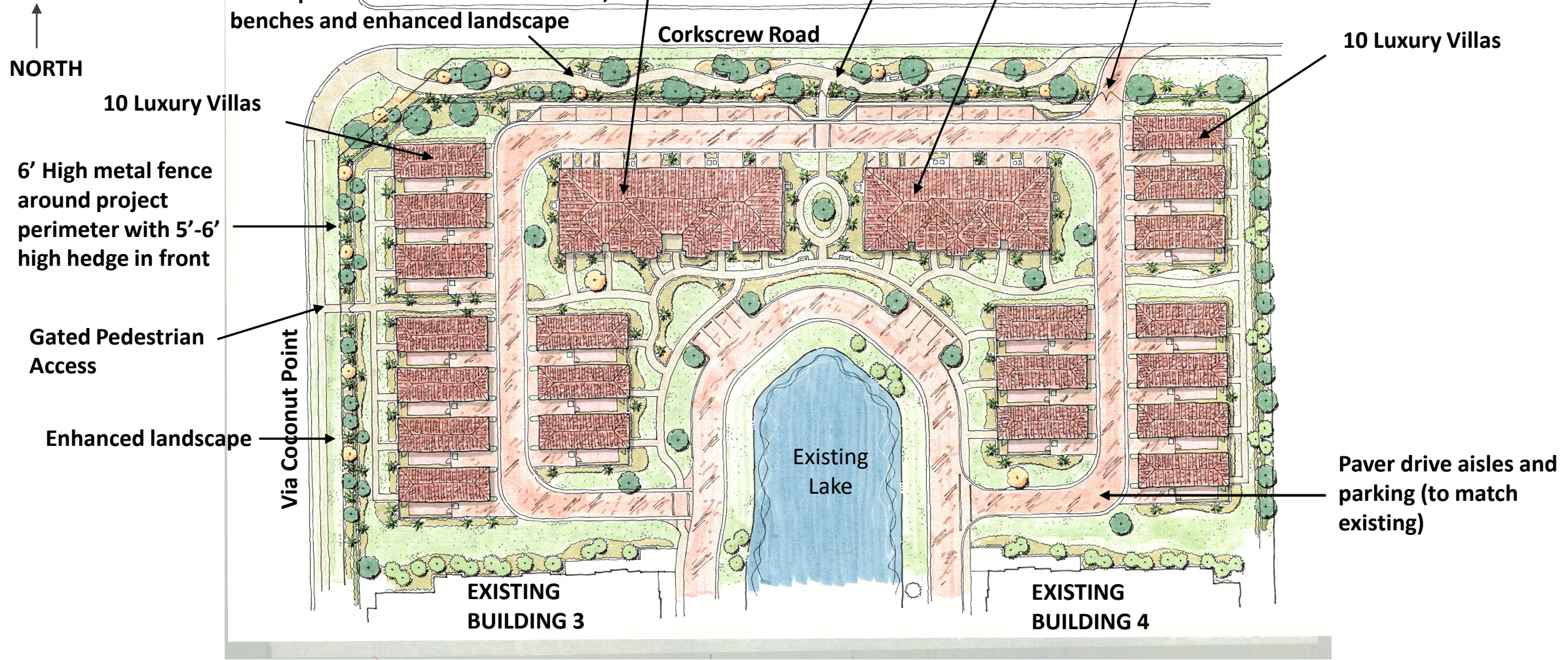
EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (26 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	57 SPACES
EX. RESIDENTIAL BLDG #2 (24 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 59 SPACES	57 SPACES
EX. RESIDENTIAL BLDG #3 (23 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 57 SPACES	51 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
<b>TOTAL</b>	<b>TOTAL 230 SPACES</b>	<b>323 SPACES</b>
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
<b>TOTAL</b>	<b>TOTAL 36</b>	<b>26 PER DEVIATION</b>
EX. BICYCLE PARKING		
(5% OF AMENITY VEHICULAR PARKING) 2 SPACES	TOTAL 2 SPACES	TOTAL 2 SPACES

PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (8 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 11 SURFACE PARKING
TH BLDG #2 (8 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 9 SURFACE PARKING
<b>TOTAL</b>	<b>TOTAL 25 SPACES</b>	<b>42 SPACES</b>
SINGLE FAMILY RESIDENTIAL PARKING		
SF 1 - SF 20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES



- 131 Current Genova Units
- 31 Townhomes / Luxury Villa Units Proposed (11 TH, 20 LV)
- 162 Total Units Proposed for the Project versus 205 units approved

# Illustrative Plan View



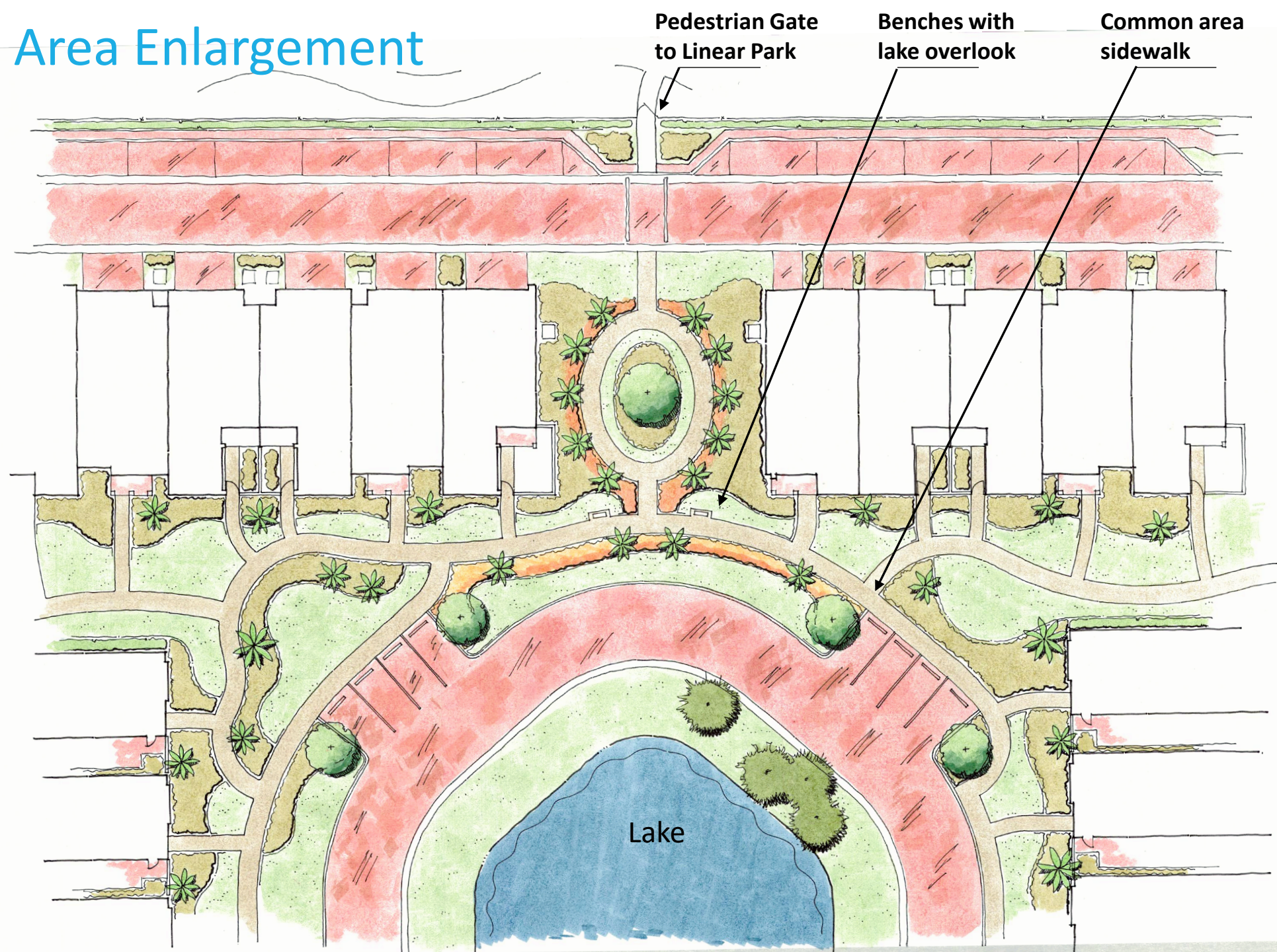
## Corkscrew Road Landscape

- 30 Trees and 400 shrubs required per approved D.O. landscape plan
- Proposed is 35 trees minimum plus accent palms and ornamental shrubs
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm

## Via Coconut Point Landscape

- Trees required are 20' on center
- Proposed is a minimum of trees at 20' on center plus accent palms and ornamental shrubs
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

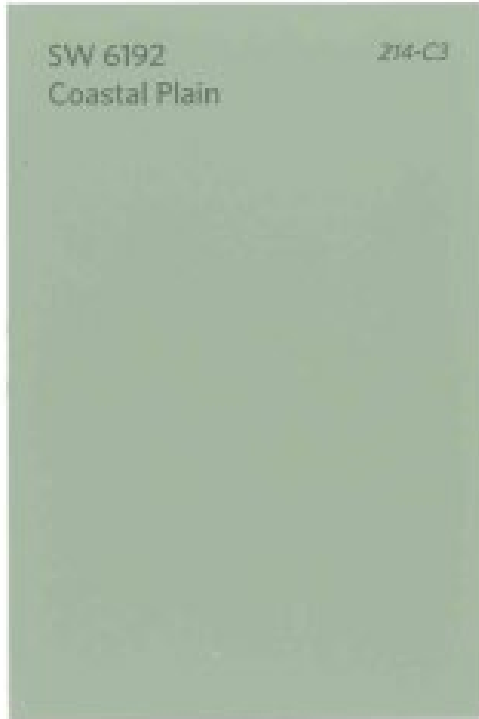
# Park Area Enlargement



View looking north between townhomes with central park area



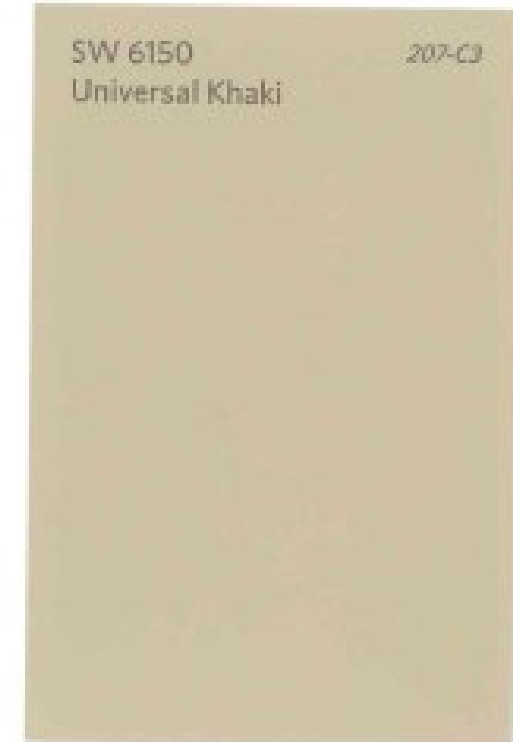
# Complimentary building colors



Shutter Color



Base Body Color



Trim Color

- Base colors as existing and complimentary colors on the current Genova buildings
- Options of decorative stone/tile available

# Luxury Villas

- Product of CC Homes, a luxury home top builder in the US
- 2 Stories, +/- 2,500 SF total
- Minimum 2 parking spaces per unit

- Shallow roof pitches with barrel tile as material and little overhang
- Square openings with occasional archway
- Architectural features with shutters, trim, clay tile vents
- Decorative common wall for massing effect
- Neutral warm earth tones for exterior building colors



# Townhomes

- Product of CC Homes, , a luxury home top builder in the US
- 2 Stories, +/- 2,500 SF total
- 2 garage spaces per unit

- Mediterranean Revival style
- Varied massing, multiple building volumes and varied building heights
- Shallow roof pitches with barrel tile as material and wide overhangs
- Attached balconies with decorative metal railings
- Square openings with an occasional archway
- Architectural features with roof cupolas, corbels and clay tile vents
- Neutral, warm earth tones for exterior building colors







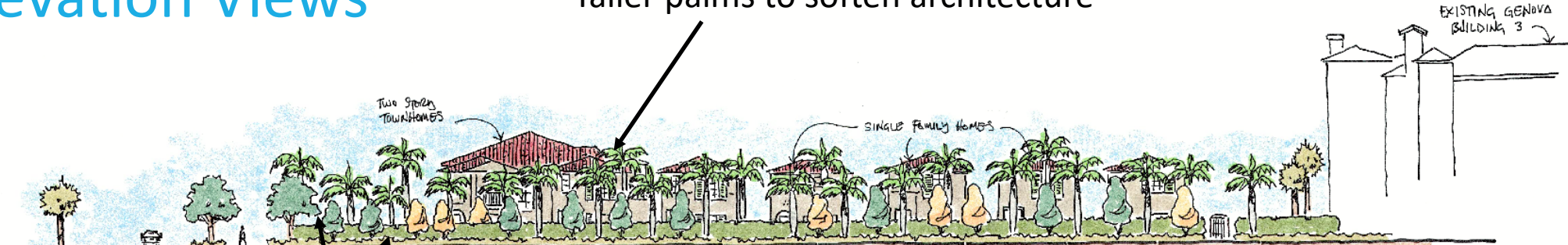
View looking northeast



View looking east

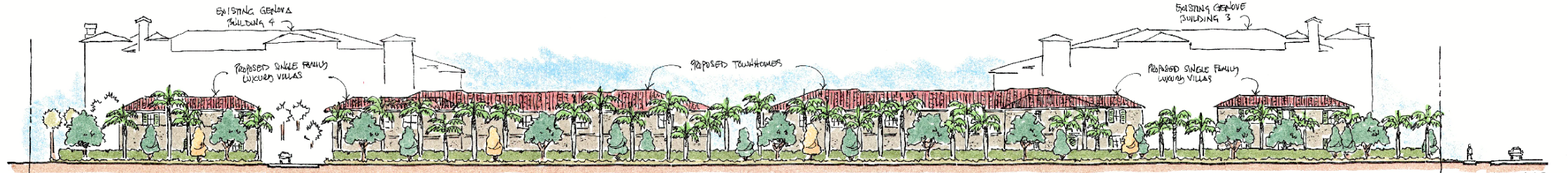
# Elevation Views

Taller palms to soften architecture



Elevation view from Via Coconut Point

Canopy and ornamental trees



Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but enhanced further to soften the architecture and provide separation from the roadway.

# Tangible Benefits

## Architecture

- Precedent Setting Design – Mediterranean / Spanish Revival Styles provided
- 360 Degree Urban Look – provided
- Stealth Parking – all resident parking is indoors or hidden, guest parking exceeds code and will be buffered where possible
- Sustainable Design – provided through existing buildings

## Social Vitality

- Public Pedestrian Greenway – provided through existing and proposed greenway
- Public Linear Park along Corkscrew Road – to be provided as proposed
- Public Lakeside Sitting Areas – previously provided and proposed
- No Age Restriction – provided

## Landscaping'

- Canopy Trees/Picnic Areas in Estero Community Park – previously provided
- Larger Trees in Streetscapes – provided through existing and proposed greenways
- Via Coconut Point Road Median Landscape – previously provided
- Via Coconut Point Median Jack and Bore – previously provided
- Interweaving Public ROW and Genova Setbacks – previously provided

# Tangible Benefits

## Connectivity

- Pedestrian Gates/Walkability – provided through existing and proposed
- Transit Ready – previously provided
- Front Doors on Via Coconut Point Road – previously provided
- Interconnected Sidewalks – provided through existing and proposed
- Within Vibrant Mixed-Use Pedestrian Shed – previously provided
- Non-resident Main Gate Access – previously provided
- \$100,000 Contribution to Future Estero Community Park Entry – previously provided

## Economic

- Increased Employment – provided
- Impact Fees – provided
- Tax Revenue – provided
- Local Spending – provided

# CONCLUSIONS

- Provide a variety of housing products
- Tried and proven architecture
- Mediterranean/Spanish Revival Architecture Styles
- Enhanced landscape above code adjacent to ROW's
- Open space will meet or exceed L.D.C./existing P.D. minimum requirement of 40%

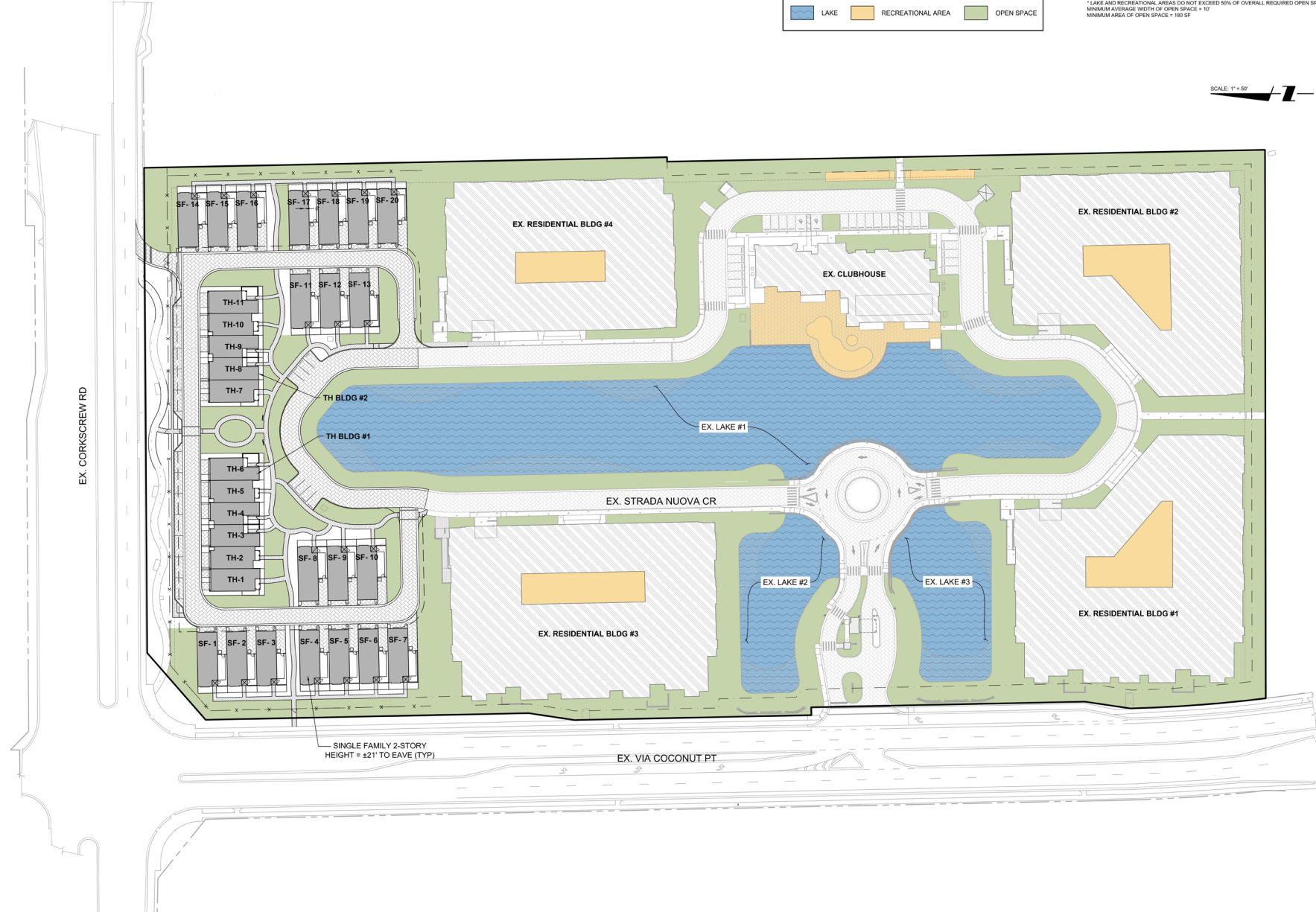
# Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TH TOWNHOME
			SF SINGLE-FAMILY
OPEN SPACE LEGEND			
	LAKE		RECREATIONAL AREA
			OPEN SPACE

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA	LAKE*	2.88 AC.
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	OPEN SPACE	4.11 AC.
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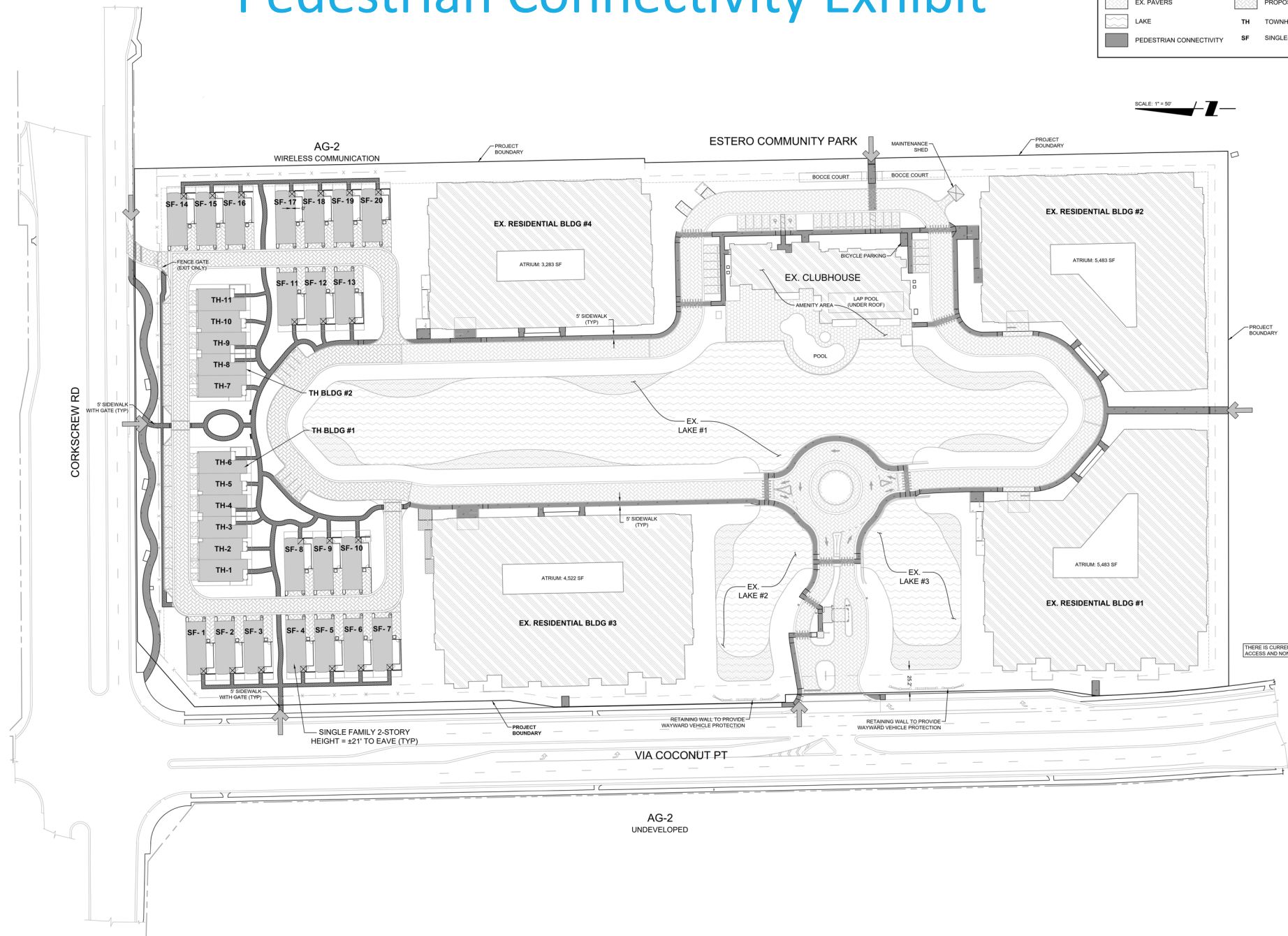
SCALE: 1" = 50'



- 6.77 Acres (40%) of open space required
- 7.48 Acres (44%) of open space provided

# Pedestrian Connectivity Exhibit

MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TH TOWNHOME
	PEDESTRIAN CONNECTIVITY		SF SINGLE-FAMILY



SCALE: 1" = 50'

THERE IS CURRENTLY NO PUBLIC TRANSIT ACCESS AND NONE IS BEING PROPOSED

AG-2 UNDEVELOPED



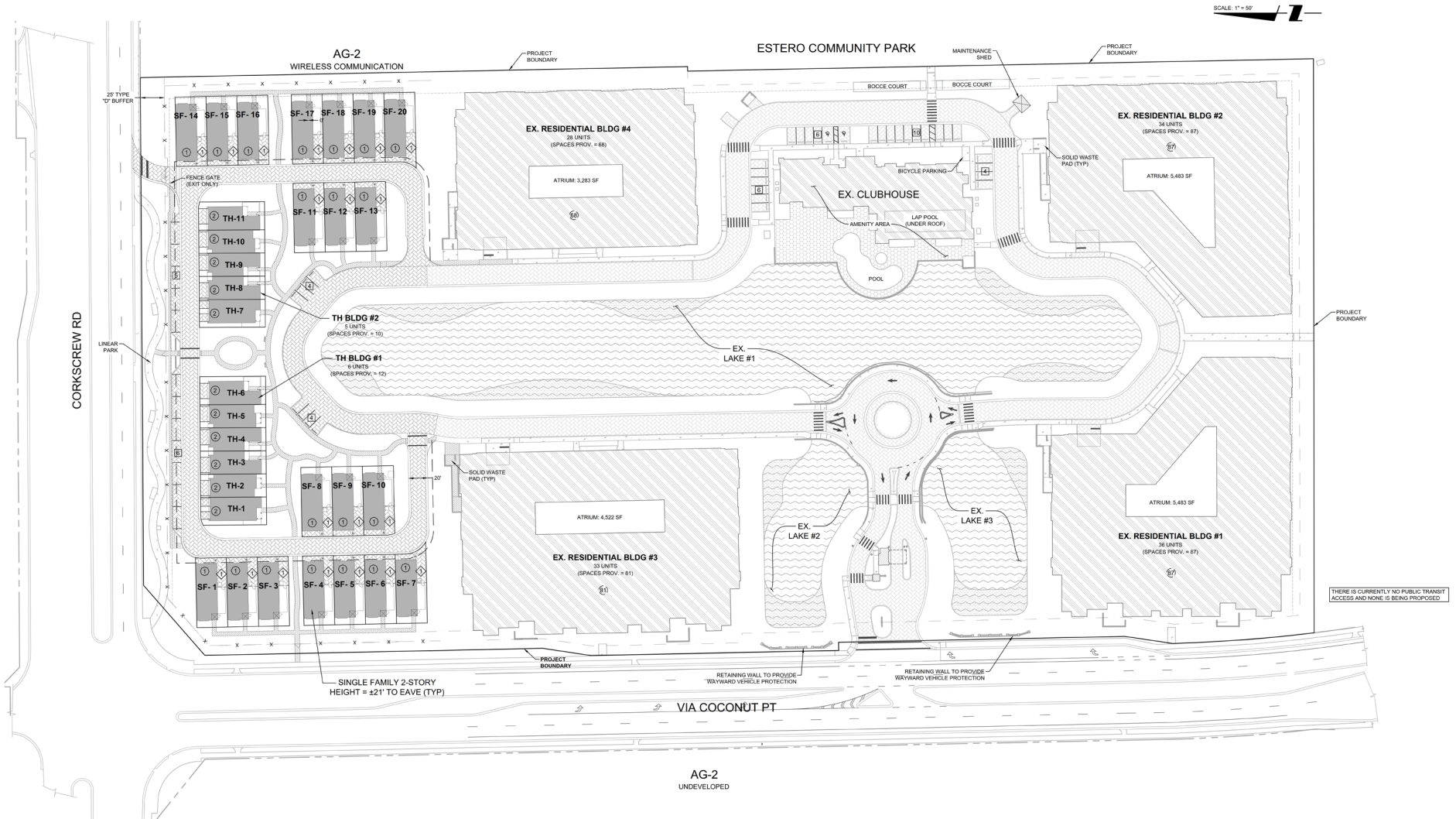
# Parking Exhibit

MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TOWNHOME
			SINGLE-FAMILY

PARKING LEGEND	
	TH GARAGE PARKING
	EXISTING GARAGE PARKING
	SF GARAGE PARKING (MIN 1 SPACE)
	SF EXTERIOR PARKING
	EXISTING SURFACE PARKING

PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (8 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 11 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 9 SURFACE PARKING
<b>TOTAL</b>	<b>TOTAL: 25 SPACES</b>	<b>42 SPACES</b>
SINGLE FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
SF-1 - SF-20 (20 UNITS)	2 SPACES / UNIT + 40 SPACES	40 SPACES

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
<b>TOTAL</b>	<b>TOTAL: 290 SPACES</b>	<b>323 SPACES</b>
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
<b>TOTAL</b>	<b>TOTAL: 36</b>	<b>28 PER DEVATION</b>
EX. BICYCLE PARKING		
(% OF AMENITY VEHICULAR PARKING) 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES



SCALE: 1" = 50'

AG-2 UNDEVELOPED

