



# COCONUT POINTE RESIDENCES

AT BROOKS TOWN CENTER



LandDesign.



# AERIAL PROJECT AREA



EXIST.  
CONSERVATION  
AREA

PROPERTY LINE

EXIST.  
LAKE

EXIST. THE  
BROOKS  
EXECUTIVE  
SUITES

EXIST.  
RETAIL/  
COMMERCIAL  
BUILDING

EXIST.  
SWEET BAY  
GROCERY

FLUCCS CODE  
1400 - COMMERCIAL

EXIST.  
FINEMARK  
NATIONAL  
BANK

COCONUT ROAD

THREE OAKS PARKWAY



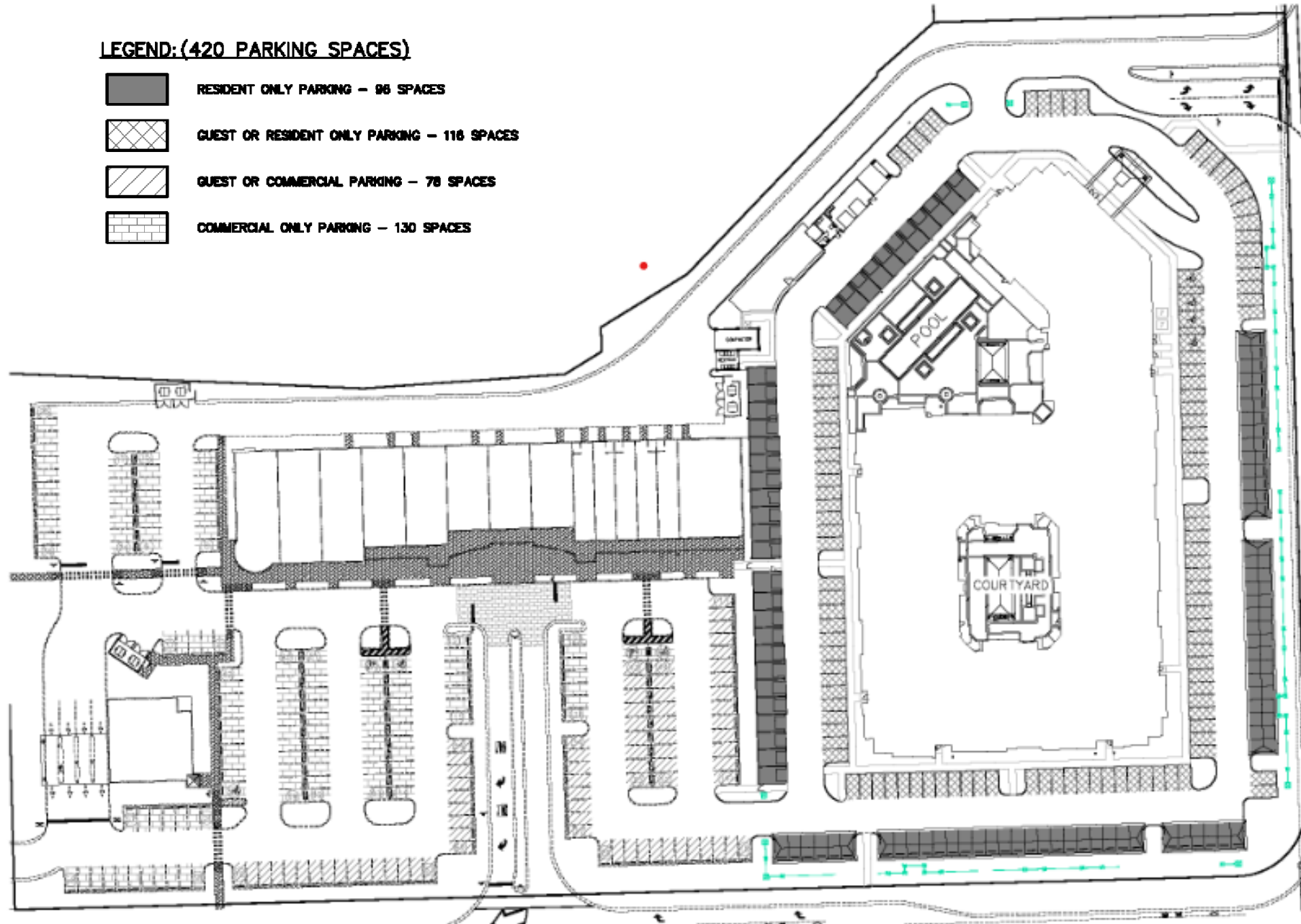




# PARKING EXHIBIT

## LEGEND: (420 PARKING SPACES)

- RESIDENT ONLY PARKING - 96 SPACES
- GUEST OR RESIDENT ONLY PARKING - 116 SPACES
- GUEST OR COMMERCIAL PARKING - 78 SPACES
- COMMERCIAL ONLY PARKING - 130 SPACES

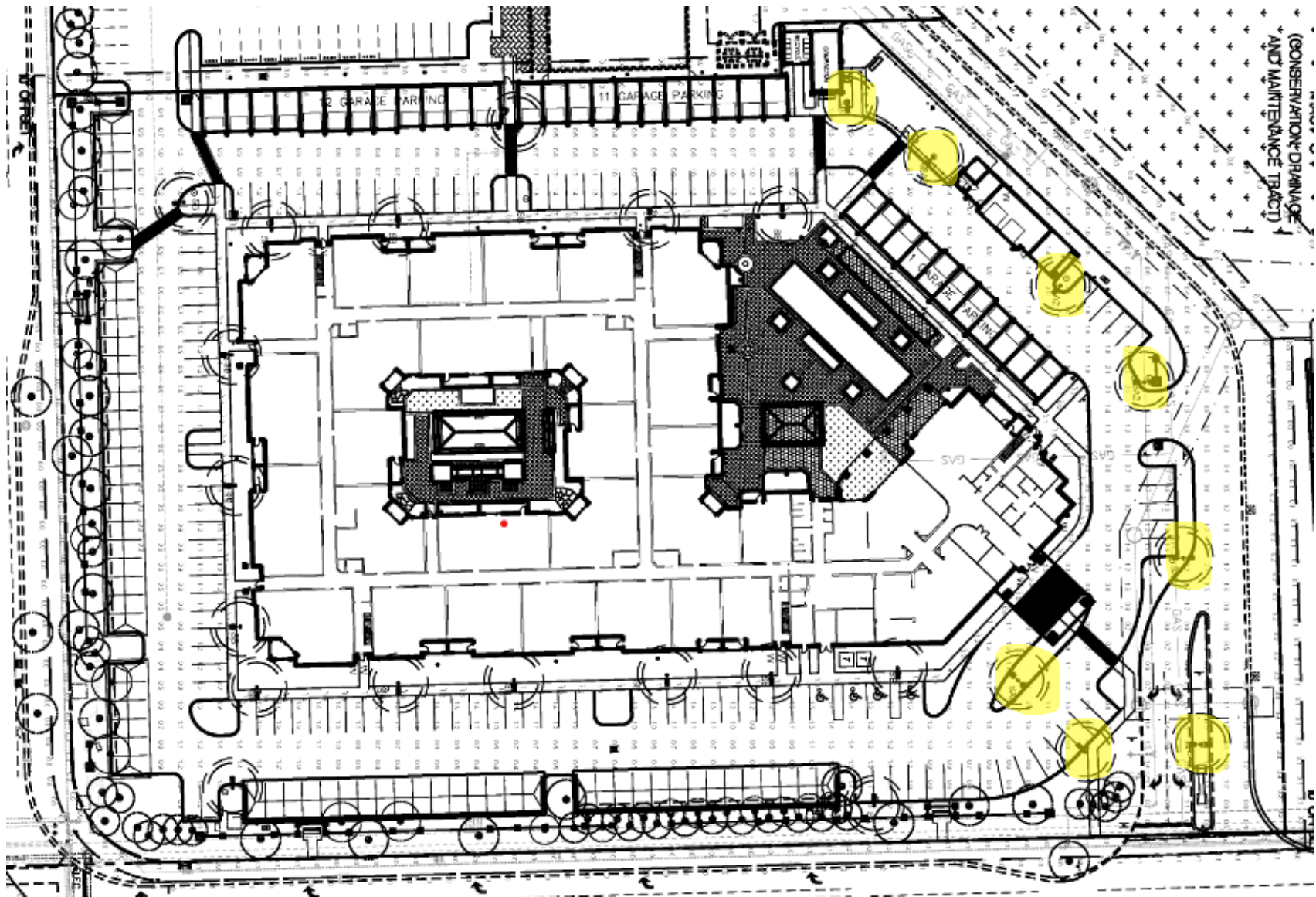


PARKING EXHIBIT

N.T.S.

# LIGHTING PLAN

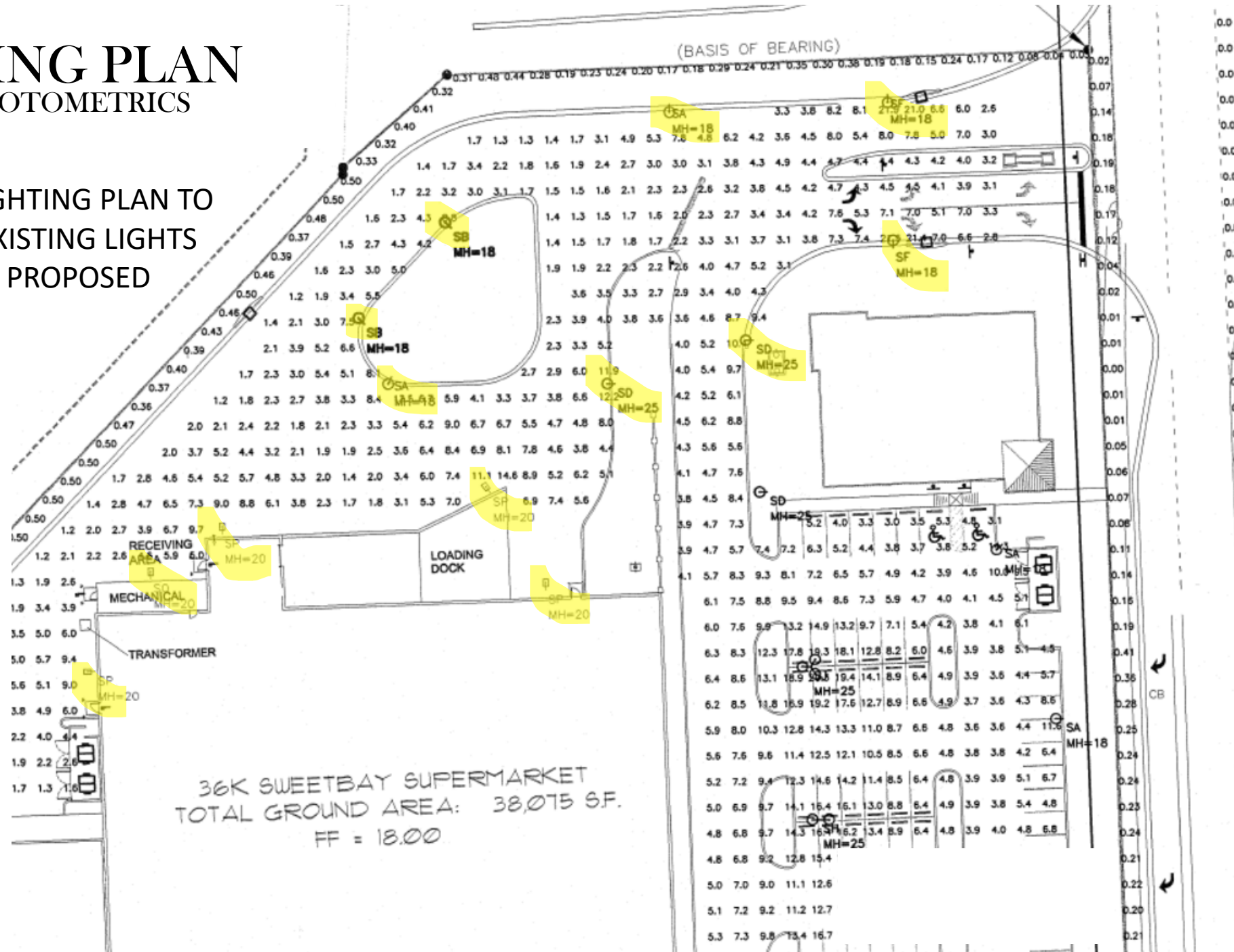
## PROPOSED PHOTOMETRICS



# LIGHTING PLAN

## EXISTING PHOTOMETRICS

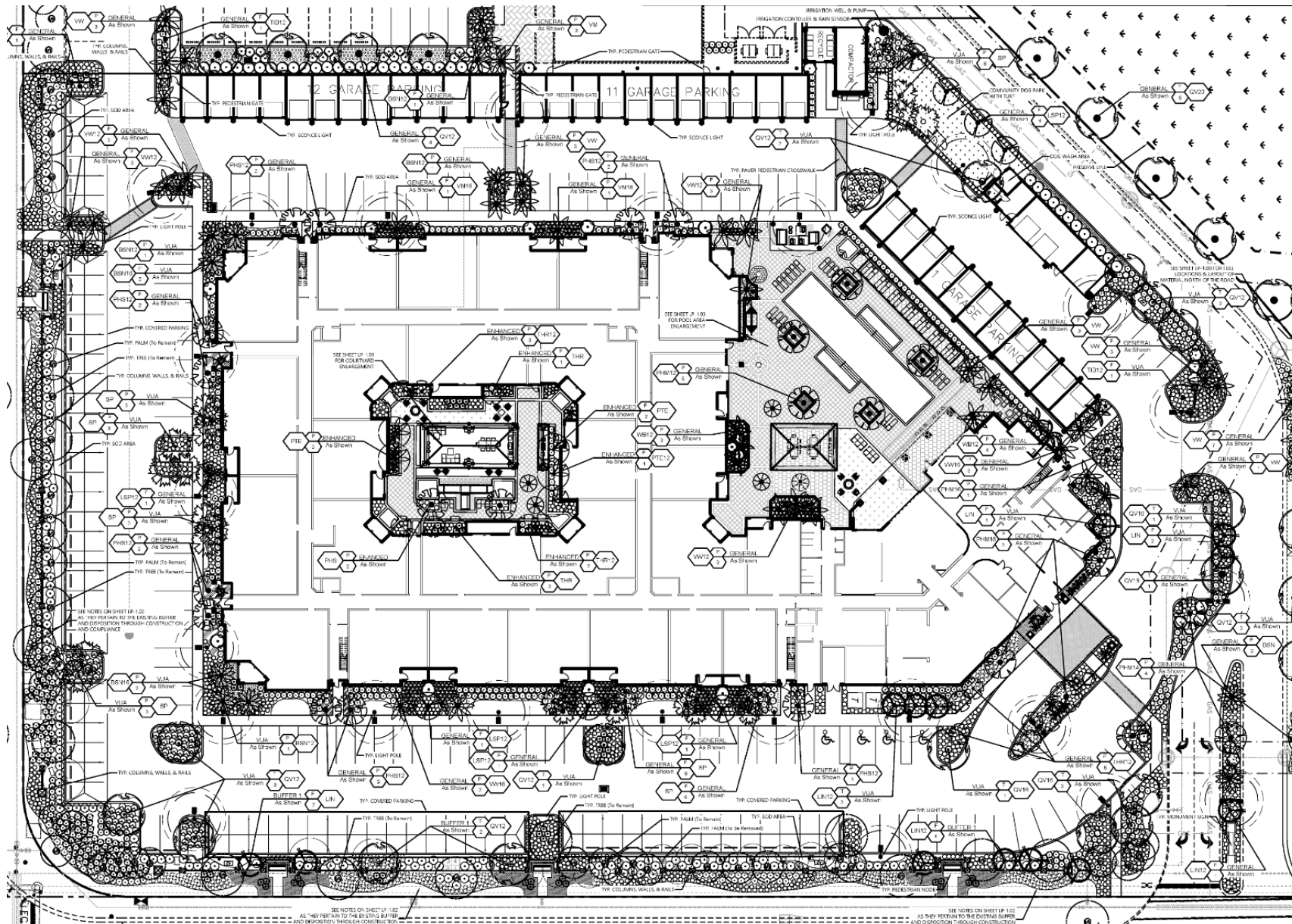
PROPOSED LIGHTING PLAN TO  
REPLACE 13 EXISTING LIGHTS  
POLES WITH 8 PROPOSED  
POLES





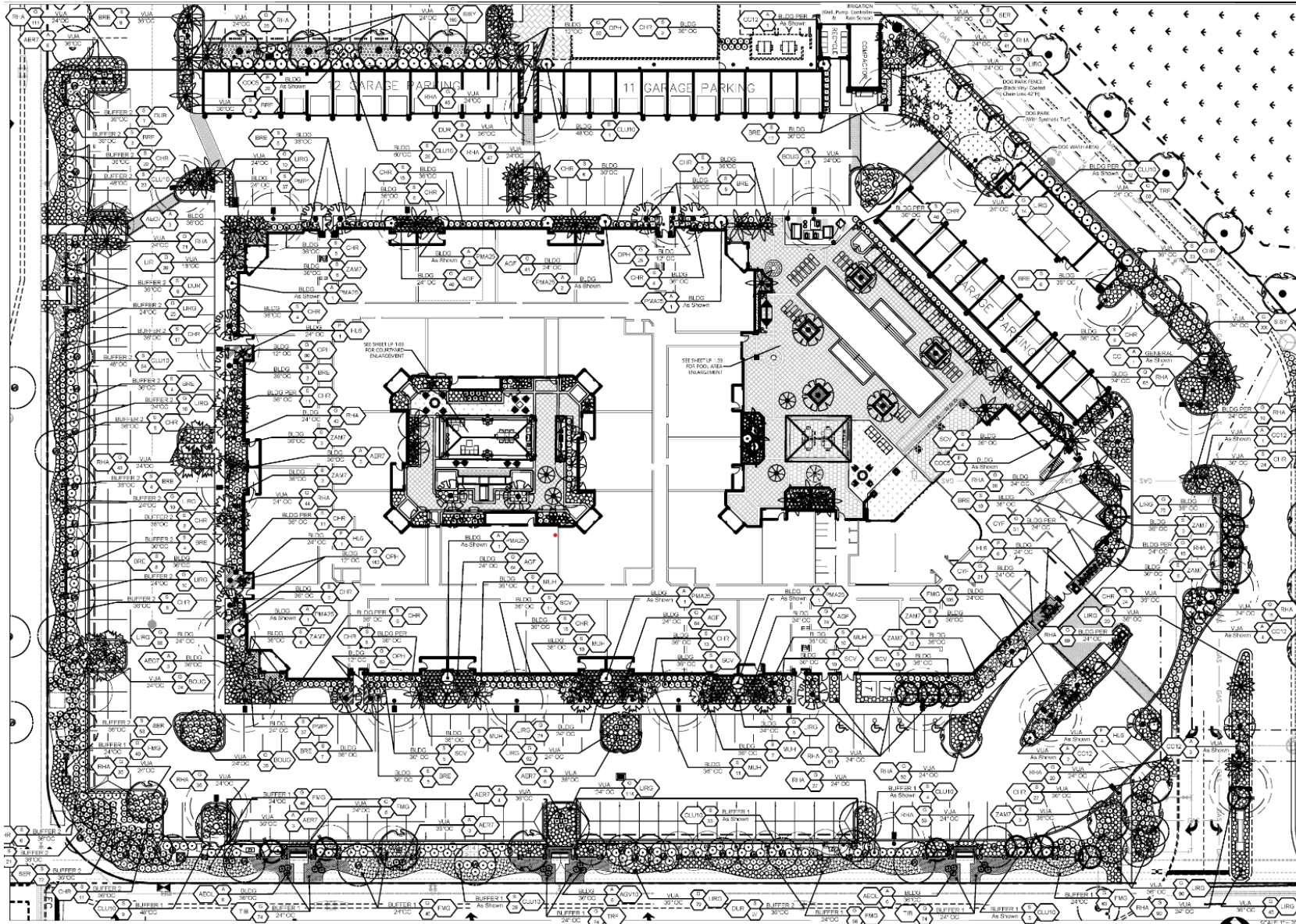
# LANDSCAPE PLAN

## TREE AND PALM LOCATIONS

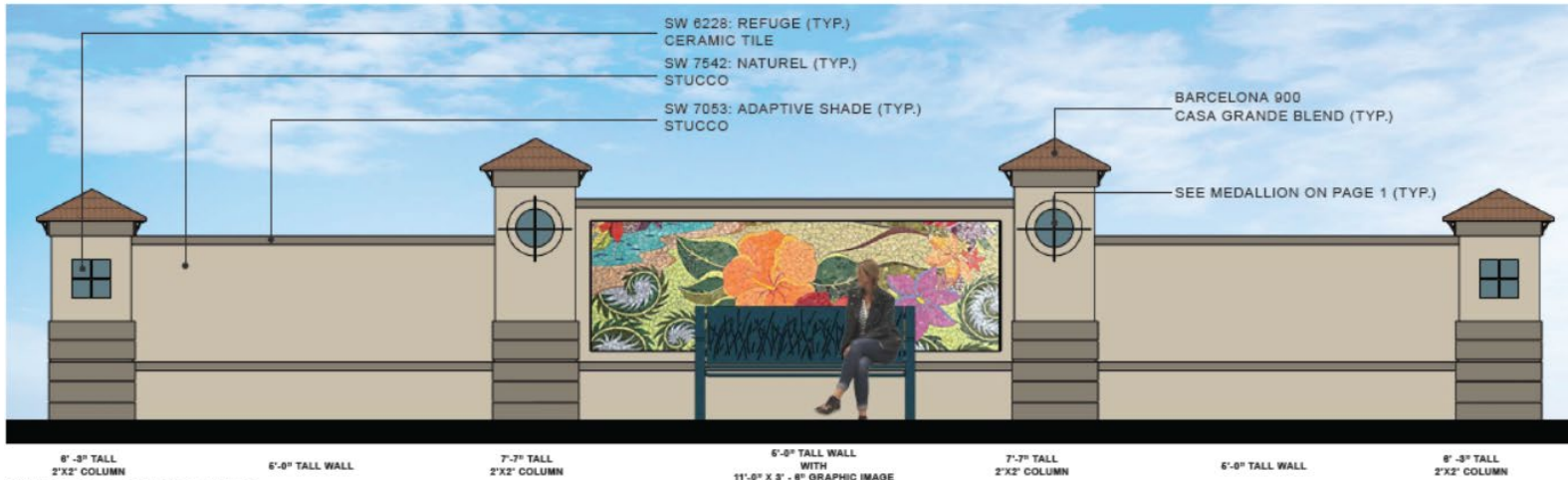


# LANDSCAPE PLAN

## UNDERSTORY PLANTINGS



# PROPOSED LANDSCAPE WALL ELEVATIONS



TYPICAL SEATING AREA

## COLOR LEGEND

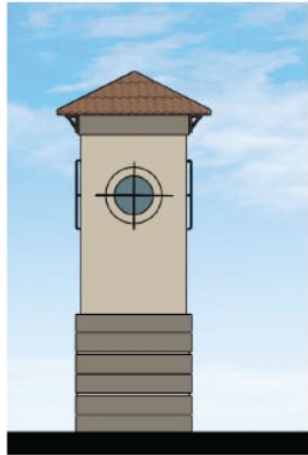
- SW 7012: CREAMY
- SW 7542: NATUREL
- SW 7053: ADAPTIVE SHADE
- SW 7041: VAN DYKE BROWN
- SW 6228: REFUGE
- SW 6230: RAINSTORM
- BARCELONA 900 CASA GRANDE BLEND



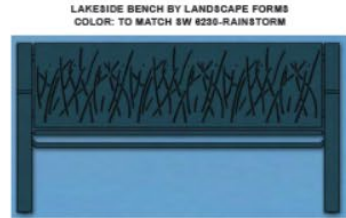
TYPICAL WALL SECTION



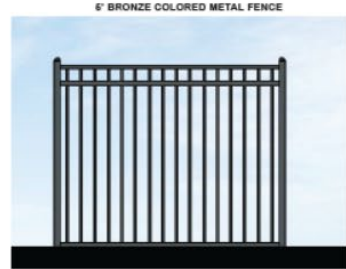
TYPICAL END WALLS



TYPICAL LARGE SINGLE COLUMN



TYPICAL BENCH



TYPICAL FENCE

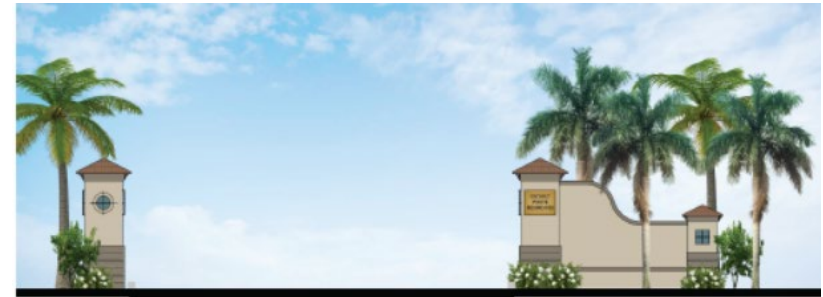
# PROPOSED LANDSCAPING ELEVATIONS



**12-CAR GARAGE 1 REAR ELEVATION**



**MAINTENANCE SHED REAR ELEVATION**



**COCONUT POINTE RESIDENCES ENTRY AT CLUBHOUSE**



**COCONUT POINTE RESIDENCES ENTRY FROM TOWN CENTER RETAIL**

# PROPOSED LANDSCAPING ALONG ROADWAY

## ELEVATIONS



WALL ELEVATION ALONG COCONUT ROAD

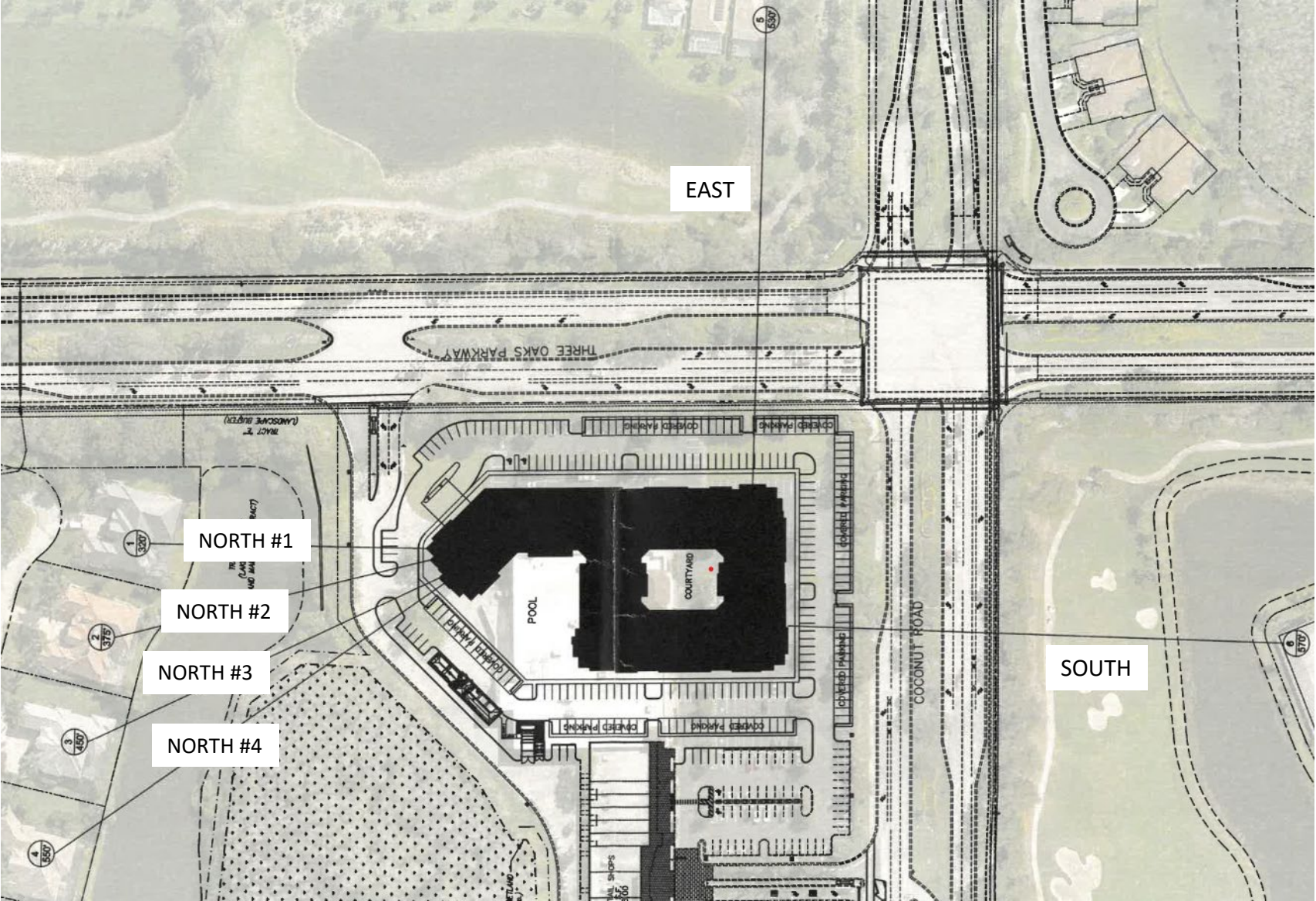


WALL ELEVATION ALONG THREE OAKS PARKWAY

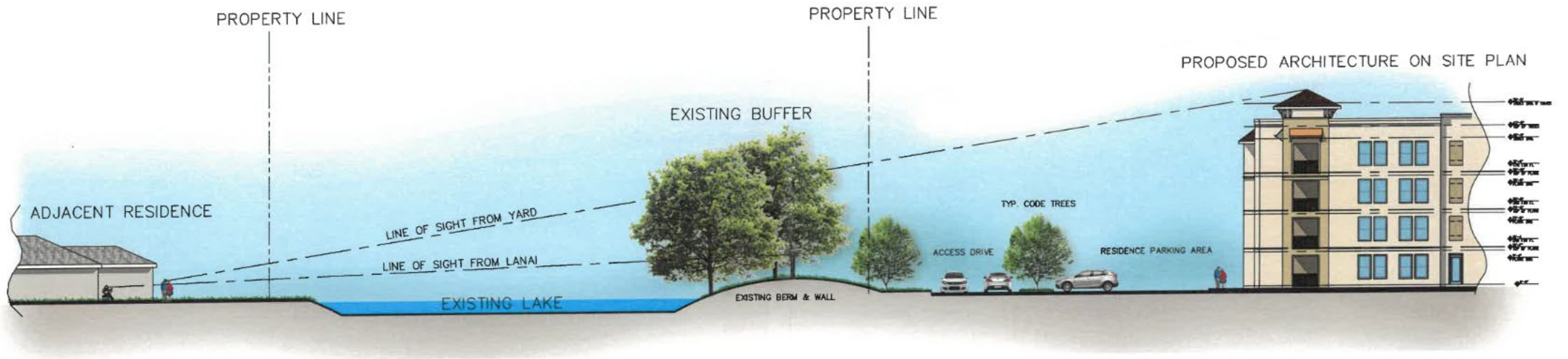


CARPORT ELEVATION

# LINE OF SIGHT EXHIBIT

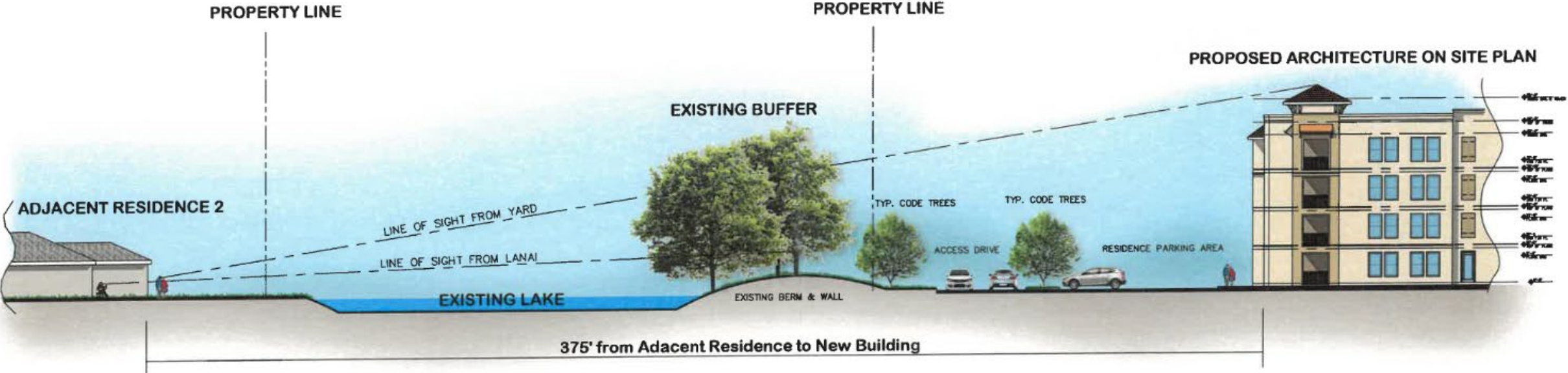


# LINE OF SIGHT EXHIBIT TO THE NORTH #1



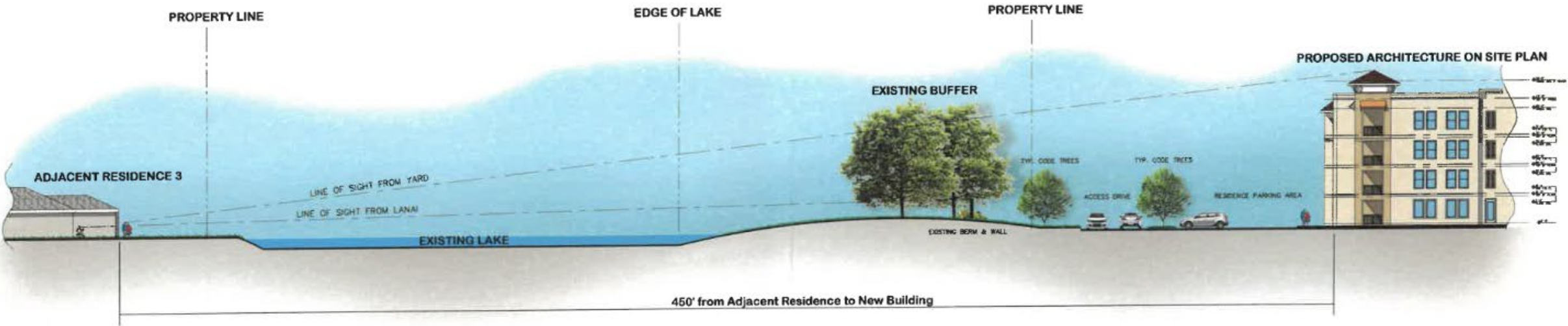
# LINE OF SIGHT EXHIBIT

TO THE NORTH #2

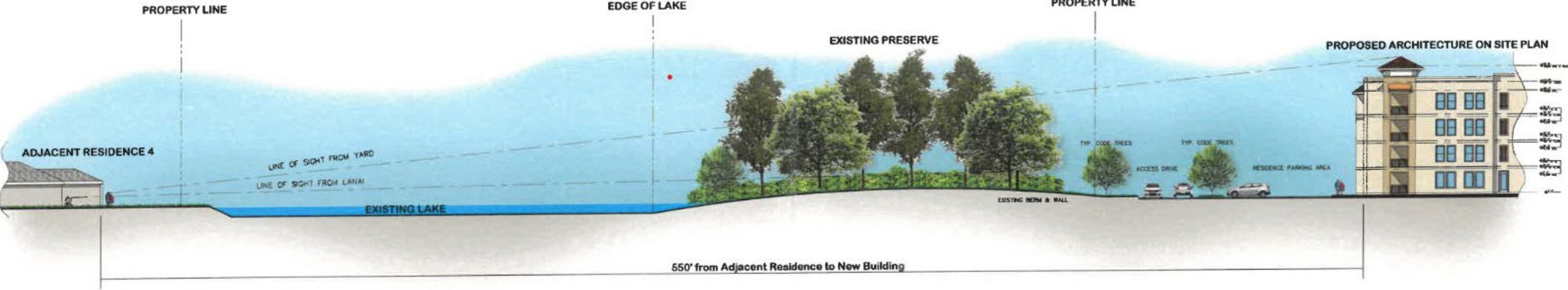




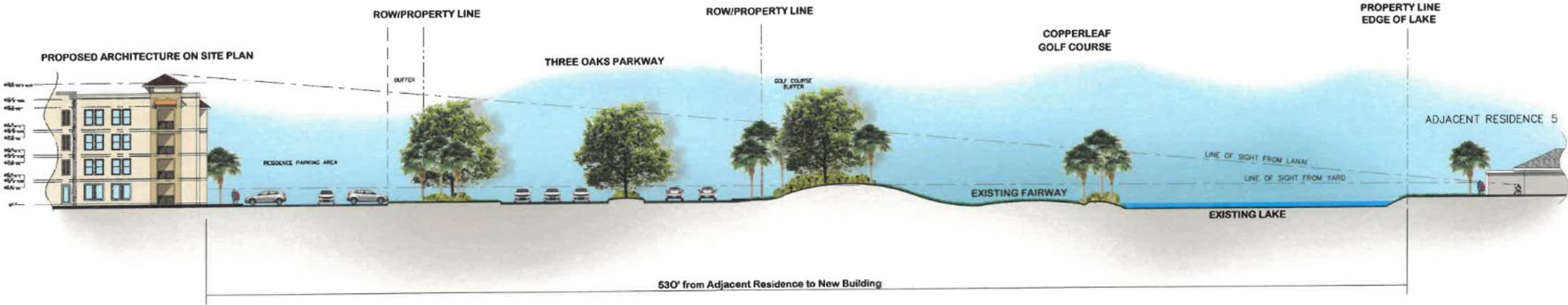
# LINE OF SIGHT EXHIBIT TO THE NORTH #3



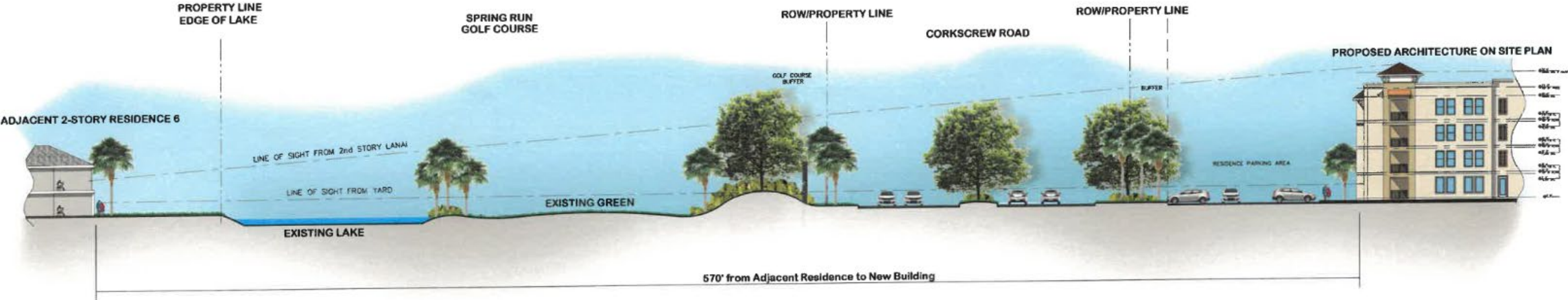
# LINE OF SIGHT EXHIBIT TO THE NORTH #4



# LINE OF SIGHT EXHIBIT TO THE EAST

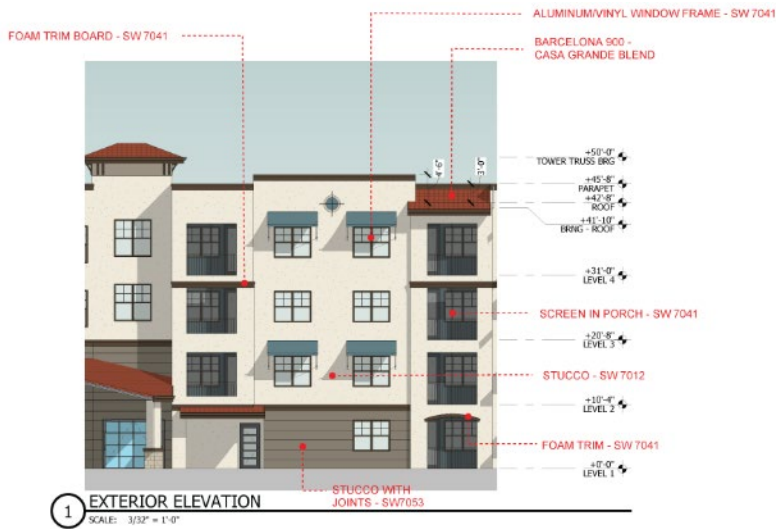
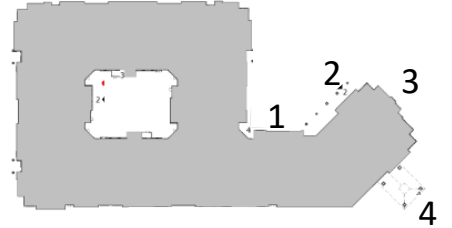


# LINE OF SIGHT EXHIBIT TO THE SOUTH



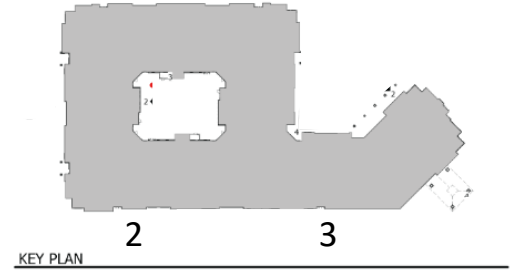
# BUILDING ELEVATIONS

## MAIN BUILDING ELEVATIONS



# BUILDING ELEVATIONS

## MAIN BUILDING ELEVATIONS



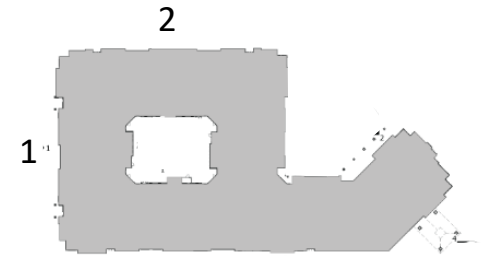
3 EXTERIOR ELEVATION 1A



2 EXTERIOR ELEVATION 1B

# BUILDING ELEVATIONS

## MAIN BUILDING ELEVATIONS



KEY PLAN



1 EXTERIOR ELEVATION 2 - OVERALL

SCALE: 3/32" = 1'-0"

- FOAM TRIM BOARD - SW 7012
- FABRIC AWNING - SW 6228
- BARCELONA 900 - CASA GRANDE BLEND
- WOOD SHUTTERS - SW 7041
- FOAM - SW 6228
- FOAM - SW 7041
- WOOD SHUTTERS - SW 7041
- DECORATIVE METAL WINDOW BARS - SW 7041
- FOAM TRIM BOARD - SW 7012
- +50'-0" TOWER TRUSS BRG
- +45'-8" PARAPET
- +42'-8" ROOF
- +31'-0" BRNG - ROOF
- +31'-0" LEVEL 4
- +20'-8" LEVEL 3
- +10'-4" LEVEL 2
- +0'-0" LEVEL 1
- STUCCO - SW 7012
- ALUMINUM/METAL JULIET RAILING - SW 7041
- SCREEN IN PORCH - SW 7041
- SCORED STUCCO BRICK PATTERN - SW 7542
- STUCCO WITH JOINTS - SW 7053



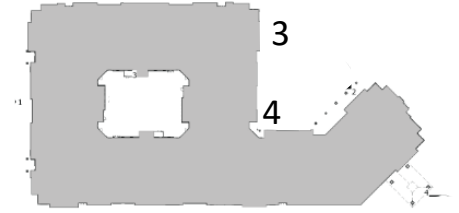
2 EXTERIOR ELEVATION 3 - OVERALL

SCALE: 3/32" = 1'-0"

- STUCCO - SW 7012
- ALUMINUM/VINYL WINDOW FRAME - SW 7041
- CERAMIC TILE
- FOAM TRIM BOARD - SW 7012
- FOAM TRIM BOARD - SW 7041
- BARCELONA 900 - CASA GRANDE BLEND
- DECORATIVE METAL WINDOW BARS - SW 7041
- FOAM TRIM BOARD - SW 7012
- +50'-0" TOWER TRUSS BRG
- +45'-8" PARAPET
- +42'-8" ROOF
- +31'-0" BRNG - ROOF
- +31'-0" LEVEL 4
- +20'-8" LEVEL 3
- +10'-4" LEVEL 2
- +0'-0" LEVEL 1
- WOOD SHUTTERS - SW 7041
- SCREEN IN PORCH - SW 7041
- SCORED STUCCO BRICK PATTERN - SW 7542
- FOAM TRIM - SW 7041
- FABRIC AWNING - SW 6228
- STUCCO WITH JOINTS - SW 7053

# BUILDING ELEVATIONS

## MAIN BUILDING ELEVATIONS



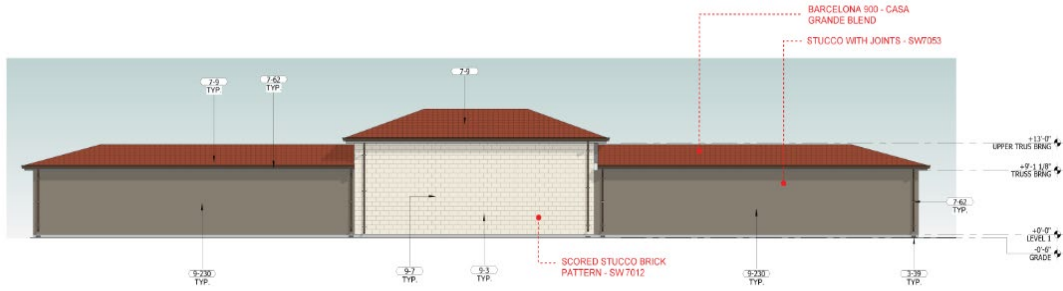
KEY PLAN





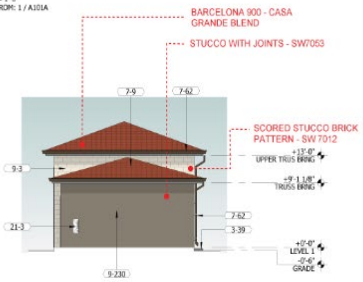
# BUILDING ELEVATIONS

## GARAGE & MAINTENANCE BUILDING



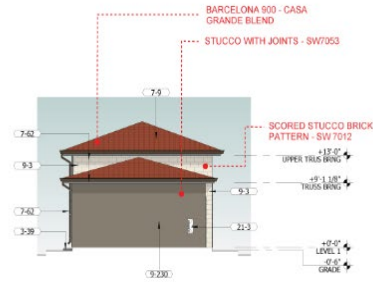
4 ELEVATION - GARAGES #2 & #3 - 11-CAR GARAGE - REAR

SCALE: 1/8" = 1'-0"  
REFERENCED FROM: 1 / A101A



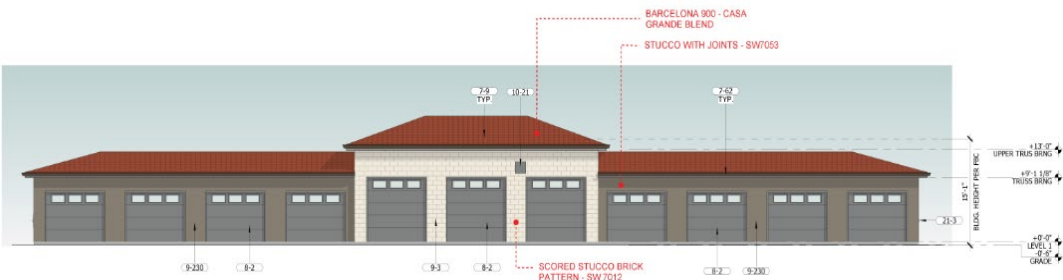
3 ELEVATION - GARAGES #2 & #3 - 11-CAR GARAGE - RIGHT

SCALE: 1/8" = 1'-0"  
REFERENCED FROM: 1 / A101A



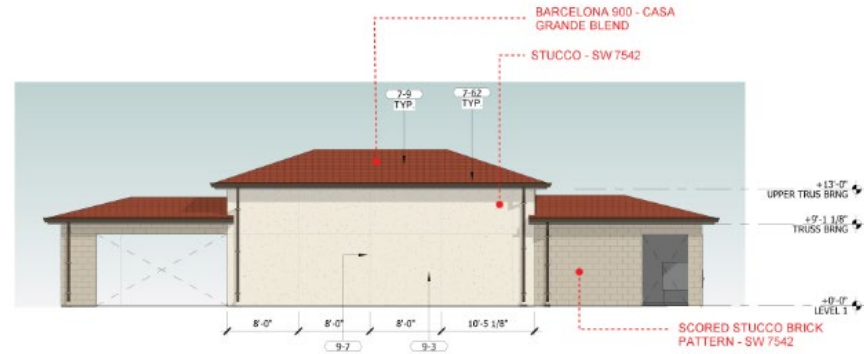
2 ELEVATION - GARAGES #2 & #3 - 11-CAR GARAGE - LEFT

SCALE: 1/8" = 1'-0"  
REFERENCED FROM: 1 / A101A



1 ELEVATION - GARAGES #2 & #3 - 11-CAR GARAGE - FRONT

SCALE: 1/8" = 1'-0"  
REFERENCED FROM: 1 / A101A



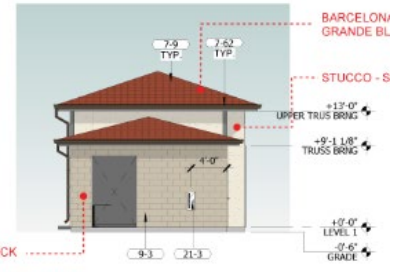
7 ELEVATION - MAINTENANCE - REAR

SCALE: 1/8" = 1'-0"



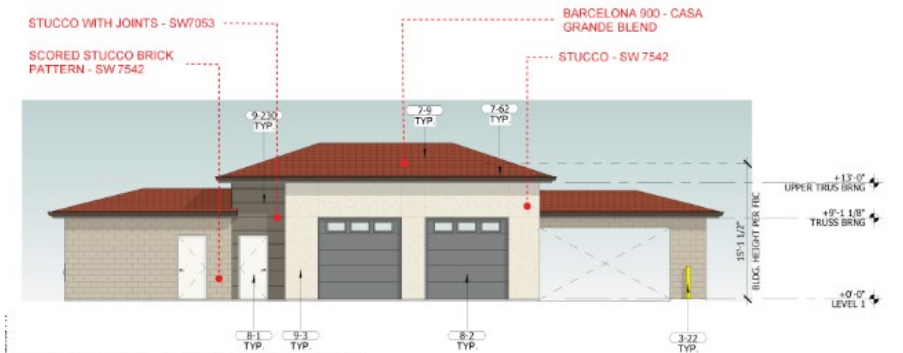
6 ELEVATION - MAINTENANCE - RIGHT

SCALE: 1/8" = 1'-0"



5 ELEVATION - MAINTENANCE - LEFT

SCALE: 1/8" = 1'-0"



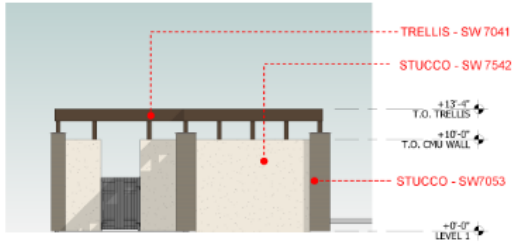
4 ELEVATION - MAINTENANCE - FRONT

SCALE: 1/8" = 1'-0"  
REFERENCED FROM: 1 / A107A

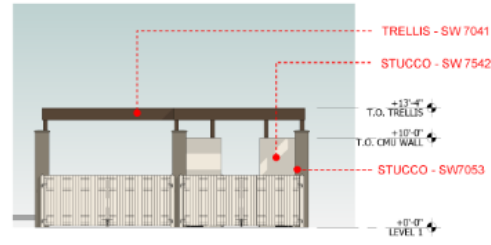
# BUILDING ELEVATIONS

## RECYCLING AND COMPACTOR ENCLOSURE

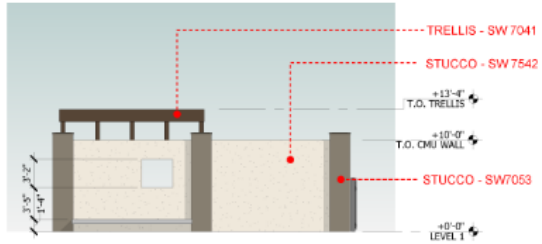
### EXISTING BUILDING INTERFACE



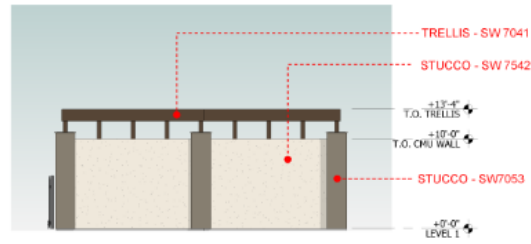
6 ELEVATION, TRASH - RIGHT  
SCALE: 1/8" = 1'-0"



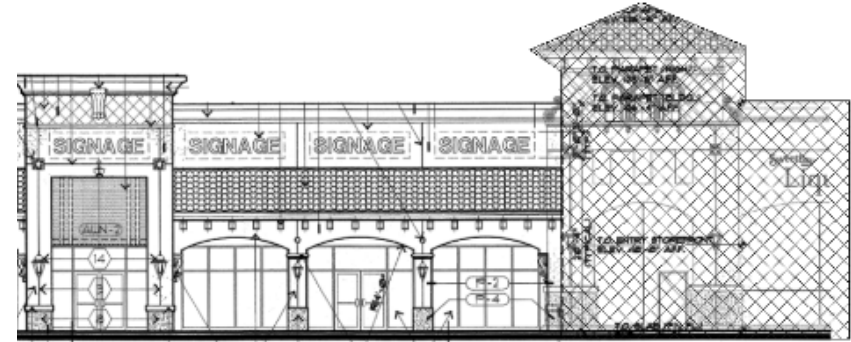
4 ELEVATION, TRASH - LEFT  
SCALE: 1/8" = 1'-0"



5 ELEVATION, TRASH - REAR  
SCALE: 1/8" = 1'-0"

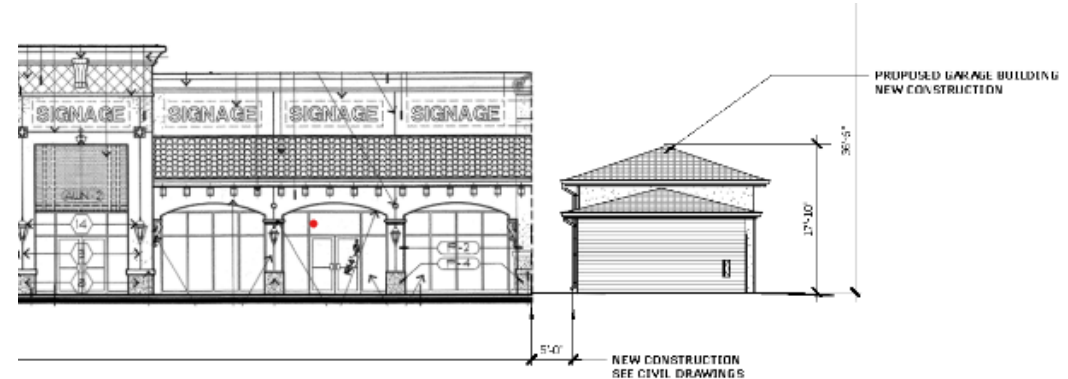


3 ELEVATION, TRASH - FRONT  
SCALE: 1/8" = 1'-0"



EXISTING BUILDING TO BE DEMOLISHED  
SEE CIVIL DRAWINGS

### EXISTING RETAIL/SWEETBAY INTERFACE



### PROPOSED RETAIL/GARAGE INTERFACE

# SIGN ELEVATIONS



RESIDENTIAL SIGN AT THREE OAKS PARKWAY

SW 7012: CREAMY STUCCO

SW 7542: NATUREL SCORED STUCCO BRICK PATTERN

SW 6228: REFUGE CERAMIC TILE

SW 7041: VAN DYKE BROWN FOAM TRIM BOARD

SW 7053: ADAPTIVE SHADE STUCCO

COLOR OF SIGN LETTERS TO MATCH COLOR OF ROOF SHINGLES (BARCELONA 900 - CASA GRANDE BLEND)

## COLOR LEGEND



SW 7012: CREAMY



SW 7542: NATUREL



SW 7053: ADAPTIVE SHADE



SW 7041: VAN DYKE BROWN



SW 6228: REFUGE



COLOR OF SIGN LETTERS TO MATCH COLOR OF ROOF SHINGLES (BARCELONA 900 - CASA GRANDE BLEND)



COMMERCIAL SIGN AT COCONUT ROAD

SW 7012: CREAMY STUCCO

SW 7542: NATUREL SCORED STUCCO BRICK PATTERN

SW 6228: REFUGE CERAMIC TILE

SW 7041: VAN DYKE BROWN FOAM TRIM BOARD

SW 7053: ADAPTIVE SHADE STUCCO

# BUILDING RENDERING

North and East Face



# BUILDING RENDERING

East and South Face



# BUILDING RENDERING

West and Northwest Face



# BUILDING RENDERING

East and South Face



THANK YOU