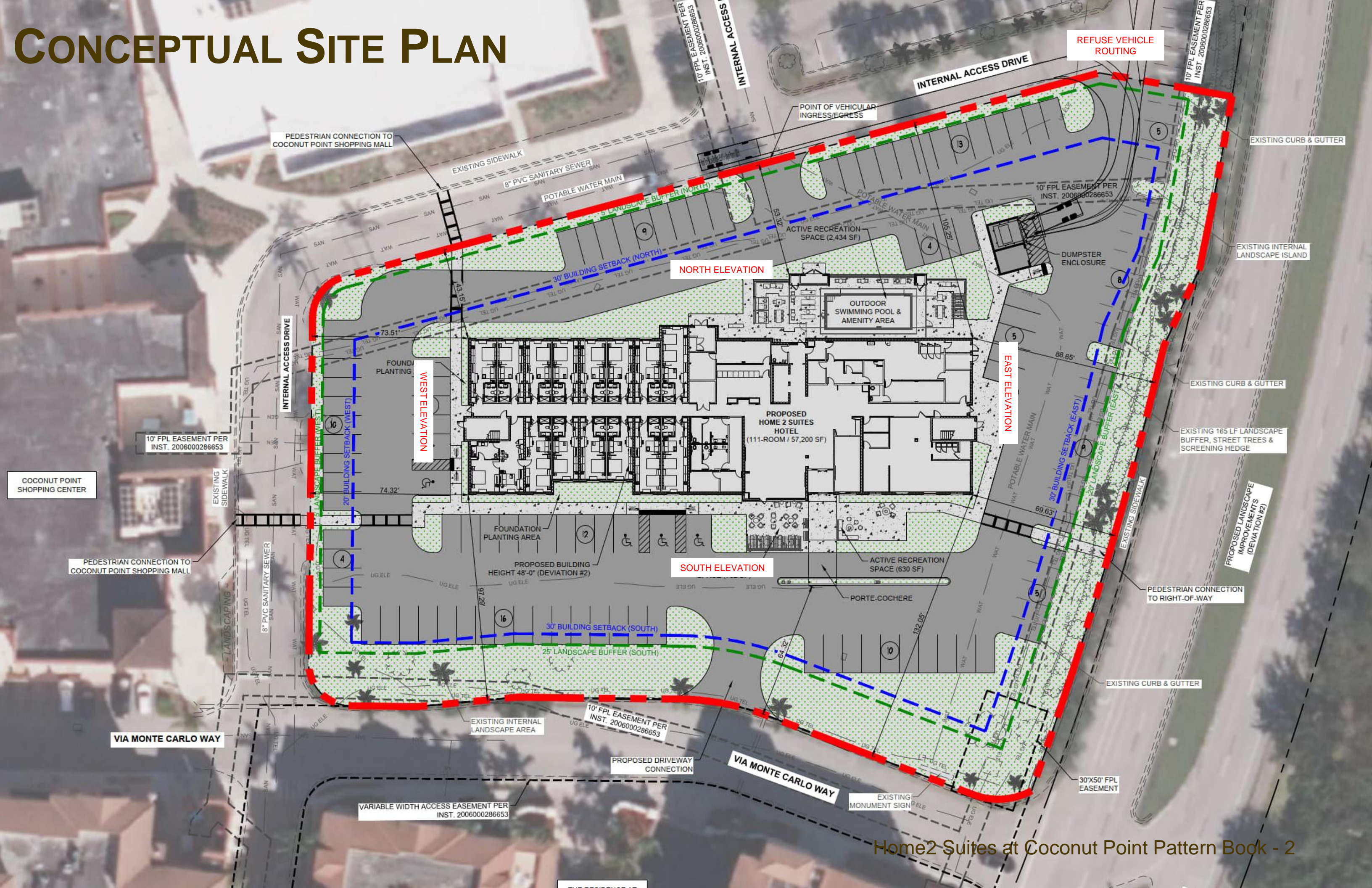


# HOME2 SUITES AT COCONUT POINT SUPPLEMENTAL PATTERN BOOK



**Peachtree  
Group**

# CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

# CONCEPTUAL SITE PLAN

## REQUESTED DEVIATIONS

- 1. DEVIATION 1 - OPEN SPACE CRITERIA (SECTION 5-408.C)**  
 THE APPLICANT IS SEEKING RELIEF FOR THE MINIMUM 30% OPEN SPACE REQUIREMENT. DUE TO THE LOT SIZE AND CONFIGURATION THE MSP WAS DESIGNED TO MAXIMIZE THE OFF-STREET PARKING PROPOSED AND MAINTAIN THE EXISTING LANDSCAPE BUFFER ALONG THE RIGHT-OF-WAY. THE MCP HAS PROPOSED A TOTAL 28% OPEN SPACE AND PROPOSES TO INCREASE THE LANDSCAPE AREA ON-SITE FROM THE EXISTING PARKING LOT CONDITIONS. ADDITIONALLY, THE MCP HAS PROPOSED TO INSTALL LANDSCAPED AREAS AND STREET TREES WITHIN CENTER MEDIAN FOR THE VIA COCONUT POINT RIGHT-OF-WAY.
- 2. DEVIATION 2 - MAX. BUILDING HEIGHT (SECTION 3-706.C)**  
 THE APPLICANT IS SEEKING RELIEF FOR THE MAXIMUM 45'-0" BUILDING HEIGHT REQUIREMENT. THE PROPOSED HOMES2SUITES BUILDING MEASURES 48'-0" IN HEIGHT TO THE MAIN PARAPET AND 58'-6" TO THE TOP OF THE ARCHITECTURAL TOWER ELEMENT PROPOSED. ON THE ADJACENT LOT TO THE SOUTH THERE IS AN EXISTING MULTI-FAMILY RESIDENTIAL COMMUNITY, 'THE RESIDENCE' AT COCONUT POINT WITH 4-STORY BUILDINGS MEASURING 55'-0" IN HEIGHT.

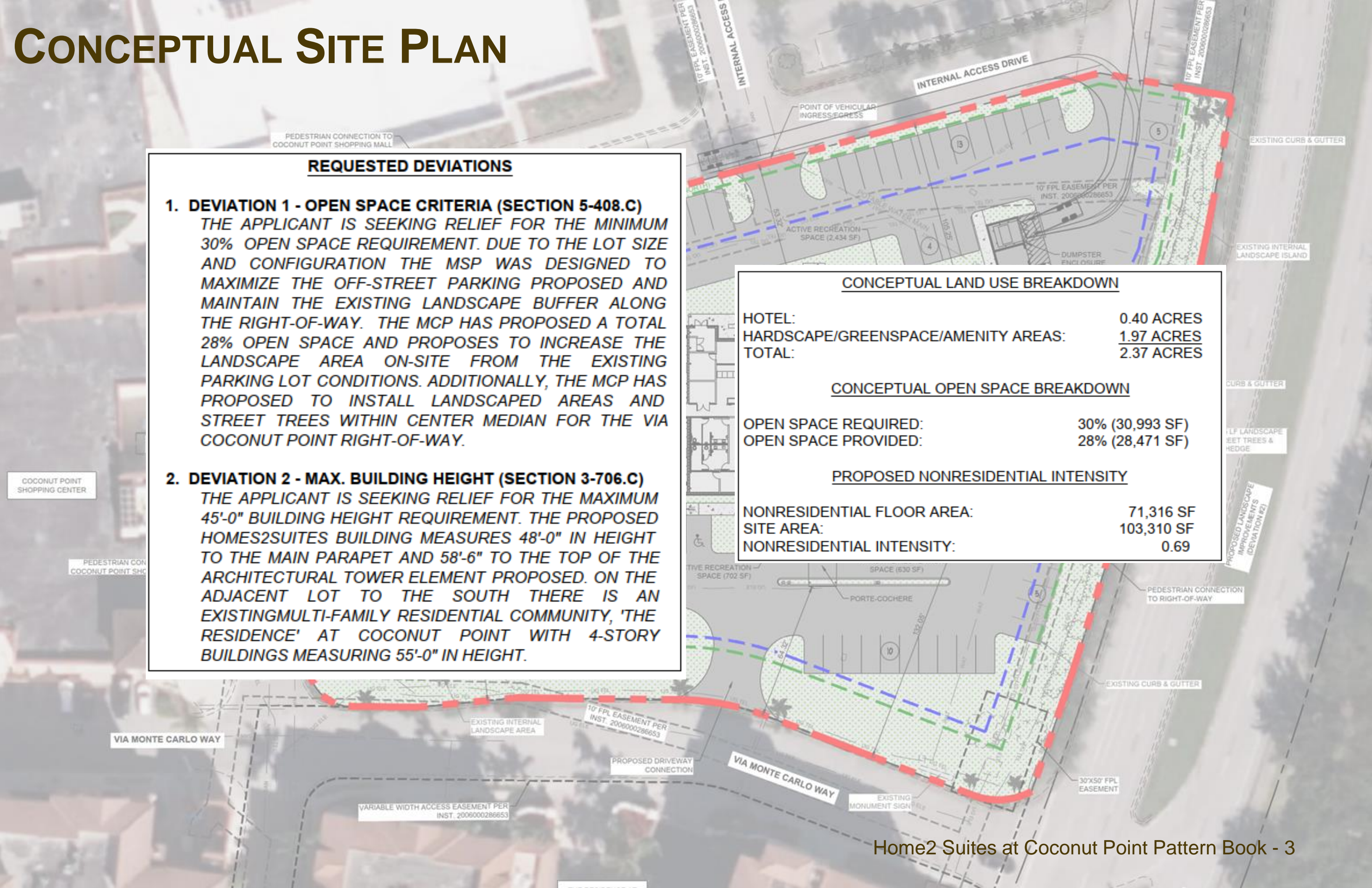
CONCEPTUAL LAND USE BREAKDOWN	
HOTEL:	0.40 ACRES
HARDSCAPE/GREENSPACE/AMENITY AREAS:	1.97 ACRES
TOTAL:	2.37 ACRES

CONCEPTUAL OPEN SPACE BREAKDOWN	
OPEN SPACE REQUIRED:	30% (30,993 SF)
OPEN SPACE PROVIDED:	28% (28,471 SF)

PROPOSED NONRESIDENTIAL INTENSITY	
NONRESIDENTIAL FLOOR AREA:	71,316 SF
SITE AREA:	103,310 SF
NONRESIDENTIAL INTENSITY:	0.69



# COCONUT POINT DESIGN GUIDELINES



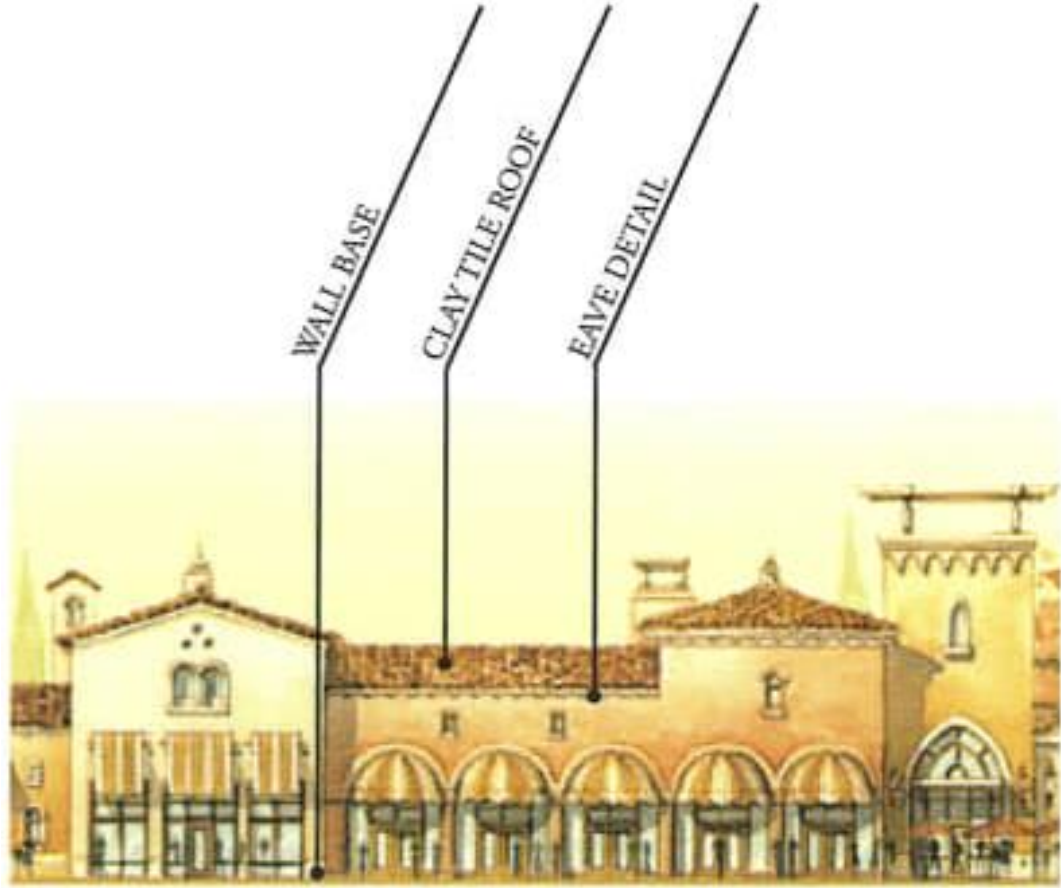
RECEIVED

JUN 30 2004

PERMIT COUNTER

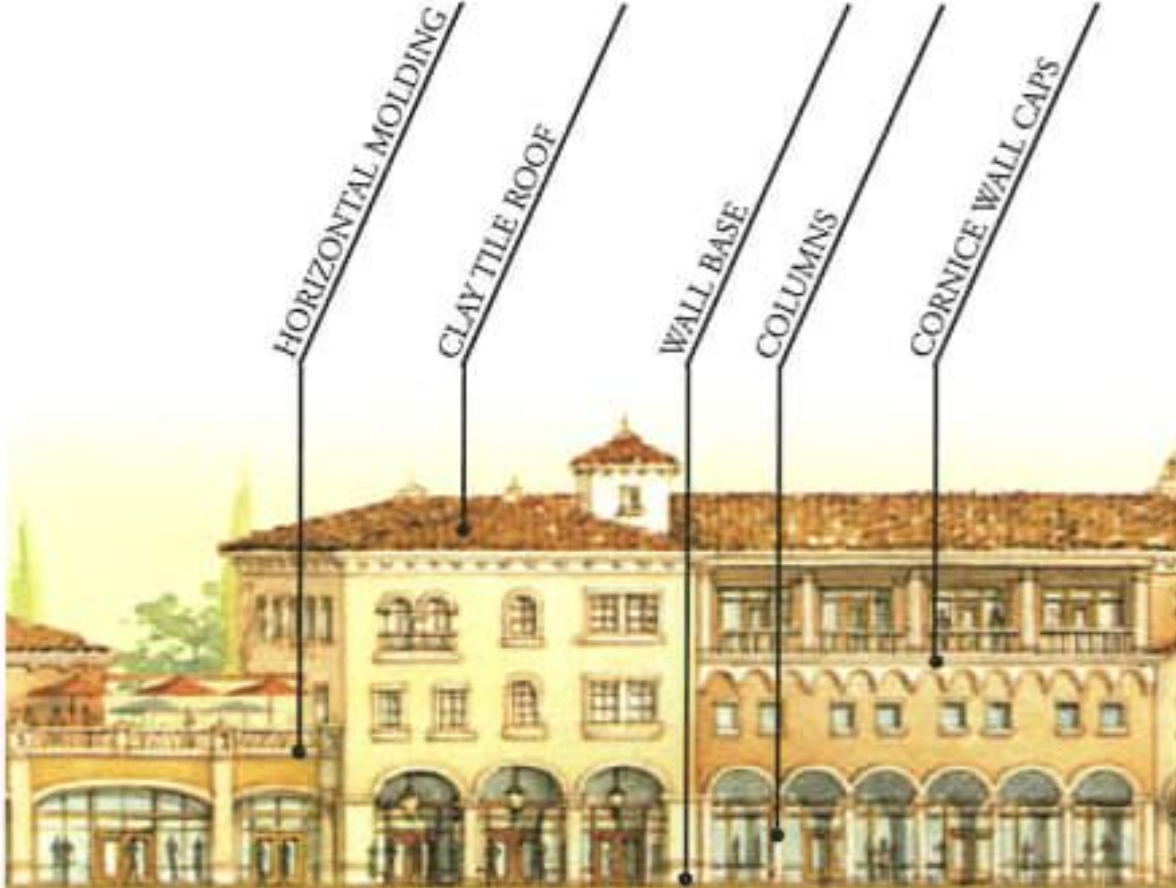
COLUMN  
HORIZONTAL MOLDING  
EAVE DETAIL  
CLAY TILE ROOF  
WALL BASE

Elevation - Type A2



WALL BASE  
CLAY TILE ROOF  
EAVE DETAIL

Elevation - Type A3



HORIZONTAL MOLDING  
CLAY TILE ROOF  
WALL BASE  
COLUMNS  
CORNICE WALL CAPS

Elevation - Type A4

ADD 2004-00060

35

PART 2

ARCHITECTURE

# EXISTING SITE PHOTOGRAPHS



FRONT



FRONT



# FRONT ENTRY









# REAR ENTRY



# NORTH AND SOUTH ELEVATIONS



NORTH BUILDING ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"

# EAST AND WEST ELEVATIONS



**EAST BUILDING ELEVATION (RIGHT)**  
SCALE: 1/8" = 1'-0"



**WEST BUILDING ELEVATION (LEFT)**  
SCALE: 1/8" = 1'-0"

- 

**s1**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LIGHT SAND FINISH  
COLOR TO MATCH:  
SW 6178 - CLARY SAGE
- 

**s2**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LIMESTONE FINISH  
COLOR TO MATCH:  
SW 7035 - AESTHETIC WHITE
- 

**s3**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LIGHT SAND FINISH  
COLOR TO MATCH:  
SW 9025 - CORIANDER POWDER
- 

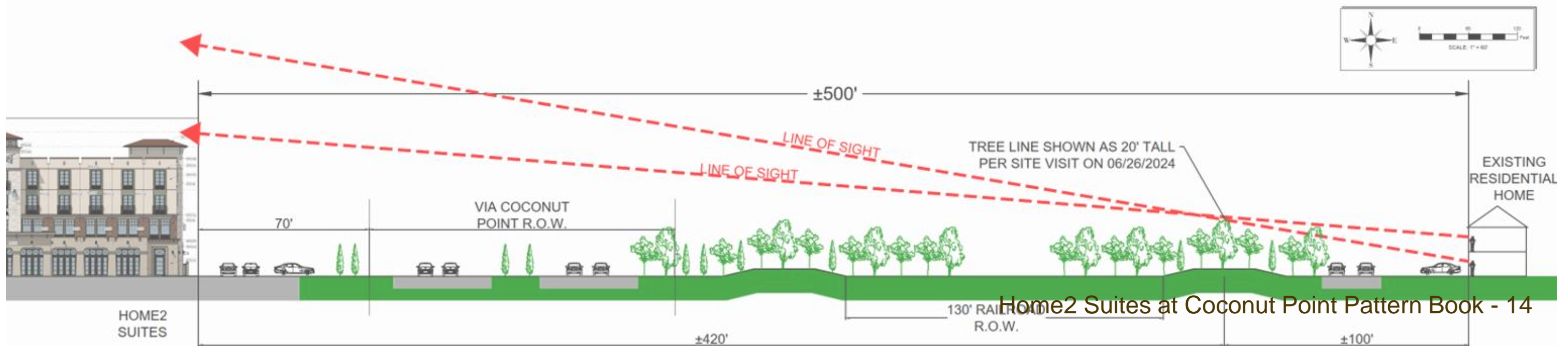
**s4**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LIGHT SAND FINISH  
COLOR TO MATCH:  
SW 7534 - OUTERBANKS
- 

**s5**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LARGE FORMAT STONE  
COLOR TO MATCH:  
VARIED COLOR TO MATCH  
SW 7534 & SW7035
- 

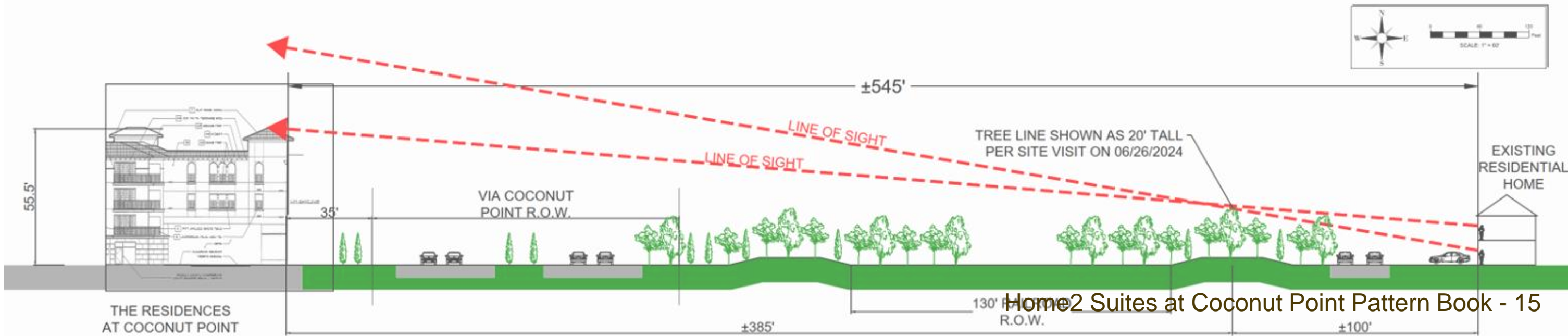
**s6**  
EXTERIOR STUCCO SYSTEM  
TEXTURE:  
LARGE FORMAT CORAL STONE  
COLOR TO MATCH:  
COLOR TO MATCH  
SW 7534
- 

**s7**  
CEMETITIOUS BARREL TILE ROOFING  
COLOR TO MATCH:  
ADOBE

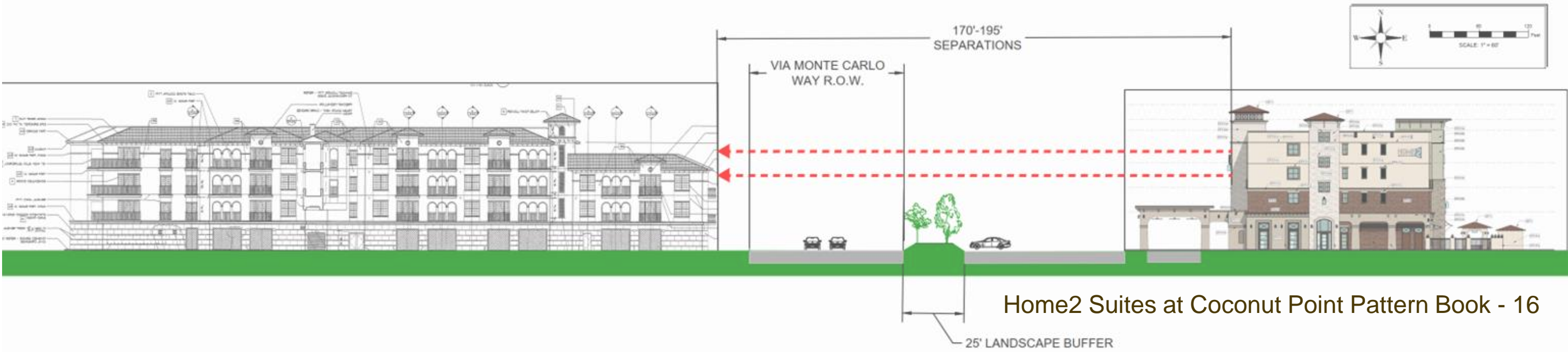
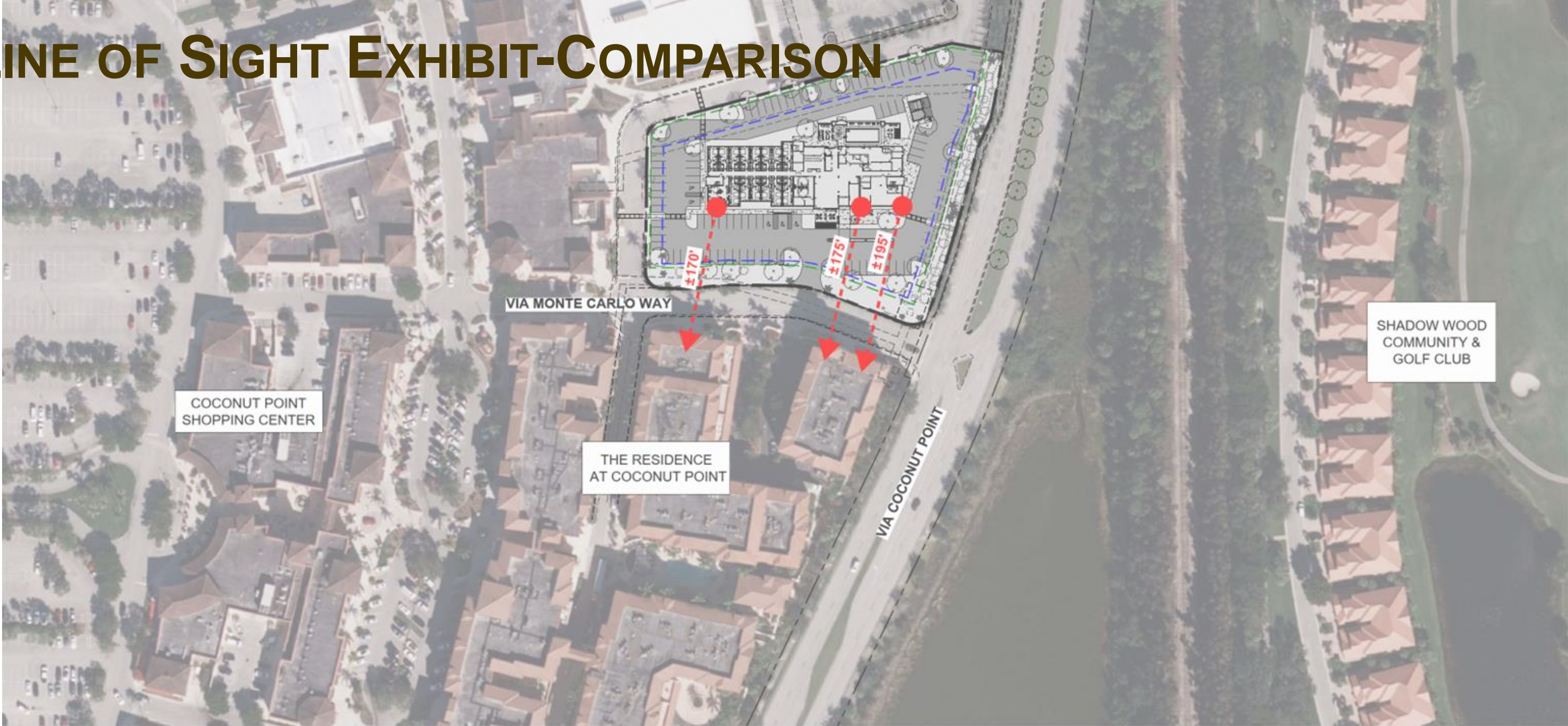
# LINE OF SIGHT EXHIBIT-HOME2 SUITES



# LINE OF SIGHT EXHIBIT-EXISTING

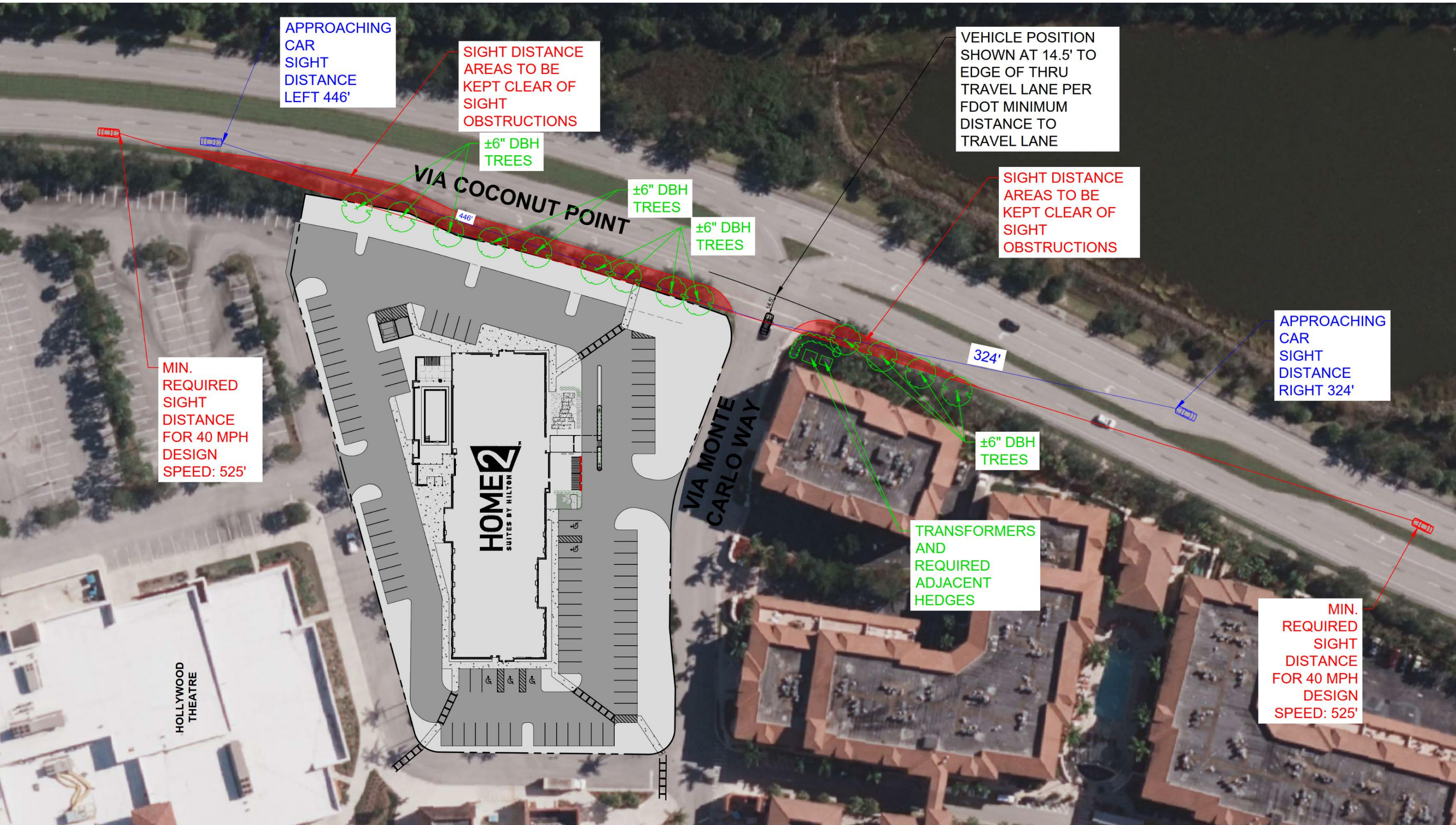


# LINE OF SIGHT EXHIBIT-COMPARISON

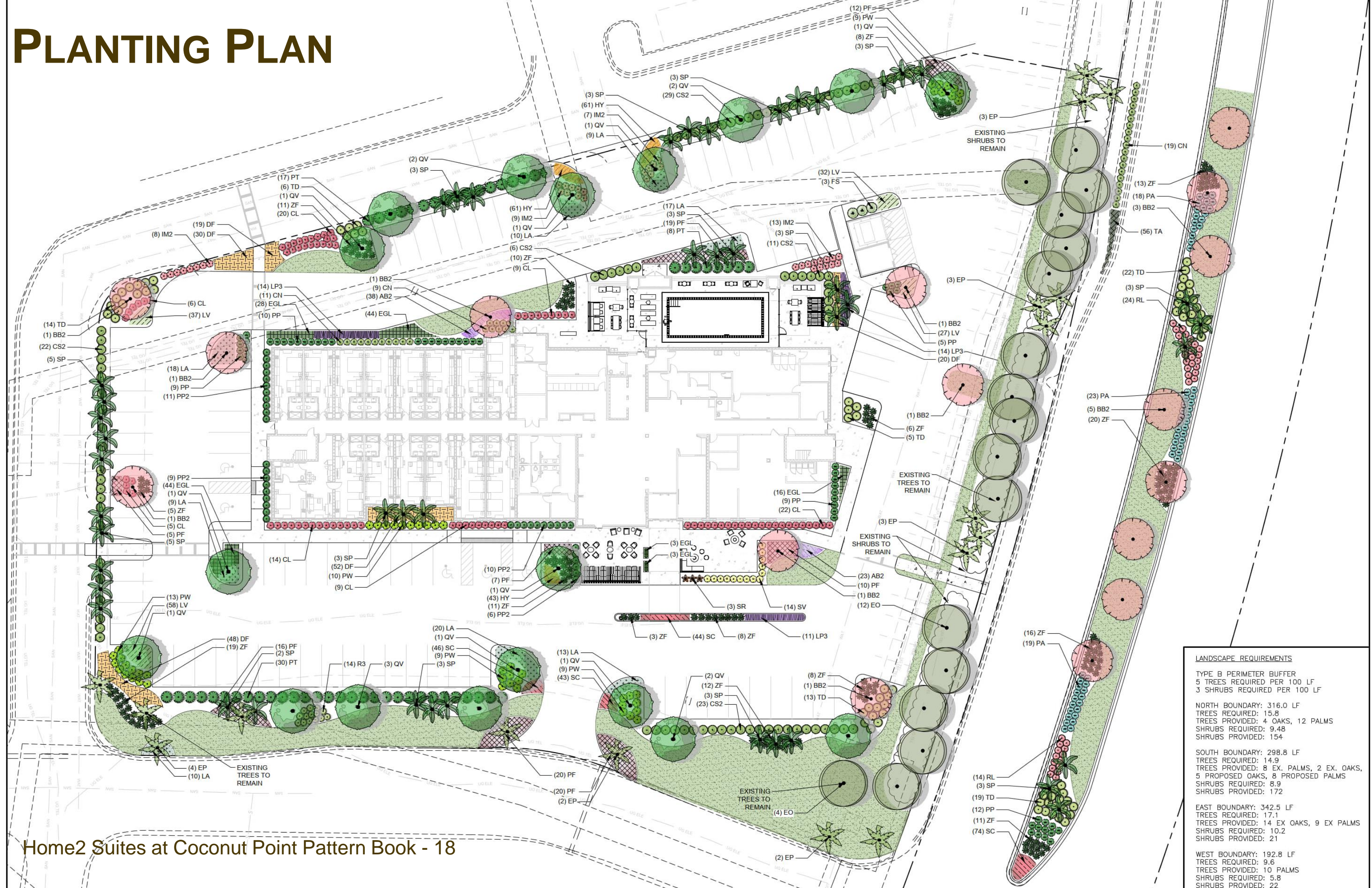




# EXISTING SIGHT DISTANCE EXHIBIT





# PLANTING PLAN



LANDSCAPE REQUIREMENTS	
TYPE B PERIMETER BUFFER	
5 TREES REQUIRED PER 100 LF	
3 SHRUBS REQUIRED PER 100 LF	
NORTH BOUNDARY: 316.0 LF	
TREES REQUIRED: 15.8	
TREES PROVIDED: 4 OAKS, 12 PALMS	
SHRUBS REQUIRED: 9.48	
SHRUBS PROVIDED: 154	
SOUTH BOUNDARY: 298.8 LF	
TREES REQUIRED: 14.9	
TREES PROVIDED: 8 EX. PALMS, 2 EX. OAKS,	
5 PROPOSED OAKS, 8 PROPOSED PALMS	
SHRUBS REQUIRED: 8.9	
SHRUBS PROVIDED: 172	
EAST BOUNDARY: 342.5 LF	
TREES REQUIRED: 17.1	
TREES PROVIDED: 14 EX OAKS, 9 EX PALMS	
SHRUBS REQUIRED: 10.2	
SHRUBS PROVIDED: 21	
WEST BOUNDARY: 192.8 LF	
TREES REQUIRED: 9.6	
TREES PROVIDED: 10 PALMS	
SHRUBS REQUIRED: 5.8	
SHRUBS PROVIDED: 22	

PLANT SCHEDULE COCONUT POINT HOTEL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
<b>TREES</b>								
	BB2	8	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3" CAL	12-14' HT	FULL HEAD, SPECIMEN QUALITY, MIN. 12' CLEAR TRUNK
	EO	17	EXISTING OAK	EXISTING OAK	N/A			EXISTING OAK TO REMAIN
	EP	17	EXISTING PALM	EXISTING PALM	N/A			EXISTING PALM TO REMAIN
	QV	18	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3" CAL	12'-14'	FULL HEAD, SPECIMEN QUALITY, MIN. 6" CLEAR TRUNK
	SP	39	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
<b>SHRUBS</b>								
	CL	85	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	N/A	24" MIN.	36" o.c.	FULL FORM
	CN	20	CLUSIA GLUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL		36" o.c.	FULL FORM
	CS2	91	CLUSIA GUTTIFERA	CLUSIA	N/A	36" MIN.	48" o.c.	FULL FORM
	FS	3	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	N/A	24" MIN.	54" o.c.	FULL FORM
	IM2	37	IXORA COCCINEA 'NORA GRANT'	NORA GRANT IXORA	N/A	24" MIN.	36" o.c.	FULL FORM
	PT	55	PITTOSPORUM TOBIRA	PITTOSPORUM	N/A	36" MIN.	60" o.c.	FULL FORM
	PW	50	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF PITTOSPORUM	N/A	18"	42" o.c.	FULL FORM
	PP	43	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF PODOCARPUS	N/A	24" MIN.	36" o.c.	FULL FORM
	PP2	36	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW PODOCARPUS	15 GAL	48"	36" o.c.	FULL FORM
	R3	14	ROSA HYBRID 'MEIZORLAND'	WHITE DRIFT ROSE	N/A	24" MIN.	36" o.c.	FULL FORM
	SV	14	SCHEFFLERA ARBORICOLA 'VARIEGATA'	DWARF VARIEGATED SCHEFFLERA	N/A	24" MIN.	36" o.c.	FULL FORM
	SR	3	STRELITZIA REGINAE	BIRD OF PARADISE	N/A	24" MIN.	36" o.c.	FULL FORM
	TD	38	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A	24" MIN.	48" o.c.	FULL FORM
	ZF	101	ZAMIA FLORIDANA	COONTIE PALM	N/A	12" MIN.	36" o.c.	FULL FORM

<b>SHRUB AREAS</b>								
	DF	169	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	N/A	24" MIN.	24" o.c.	FULL FORM
	PF	109	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	N/A	24" MIN.	36" o.c.	FULL FORM

<b>GROUND COVERS</b>								
	AB2	61	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL		18" o.c.	FULL FORM
	HY	165	HEMEROCALLIS 'WF-479'	EVERGREEN STELLA DAYLILY	1 GAL		12" o.c.	FULL FORM
	LP3	39	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	LA	106	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	LV	154	LIRIOPE MUSCARI	LIRIOPE	1 GAL		15" o.c.	FULL FORM
	EGL	138	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1 GAL		18" o.c.	FULL FORM
	SC	133	SEASONAL COLOR		4"POT		12" o.c.	

<b>SOD/SEED</b>								
	SOD	9,524 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD			

# PLANTING SCHEDULES

PLANT SCHEDULE MEDIAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	SPACING	REMARKS
<b>TREES</b>									
	BB2	8	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3" CAL	12-14' HT		FULL HEAD, SPECIMEN QUALITY, MIN. 12' CLEAR TRUNK
	SP	6	SABAL PALMETTO	SABAL PALM	FG		14-16' H		CLEAR-TRUNK HEIGHT NOTED
<b>SHRUBS</b>									
	CN	19	CLUSIA GLUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL			36" o.c.	FULL FORM
	PA	60	PLUMBAGO AURICULATA	BLUE PLUMBAGO	N/A		24" MIN.	36" o.c.	FULL FORM
	PP	12	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF PODOCARPUS	N/A		24" MIN.	36" o.c.	FULL FORM
	RL	38	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL			36" o.c.	FULL FORM
	TD	41	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A		24" MIN.	48" o.c.	FULL FORM
	ZF	60	ZAMIA FLORIDANA	COONTIE PALM	N/A		12" MIN.	36" o.c.	FULL FORM
<b>GROUND COVERS</b>									
	SC	74	SEASONAL COLOR		4"POT			12" o.c.	
	TA	56	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4"POT@			12" o.c.	
<b>SOD/SEED</b>									
	SOD	3,727 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD				

# PLANTINGS IMAGES

## TREES



Sabal Palm



Southern Live Oak



Royal Poinciana

## GRASSES



Fakahatchee Grass



Hamein Dwarf Fountain Grass



Purple Fountain Grass



Evergreen Giant Liriope

## GROUNDCOVER



Agapanthus



Evergreen Daylily



Purple Trailing Lantana



White Trailing Lantana



Variegated Liriope

# PLANTINGS IMAGES



Shrubby Yew Podocarpus



Pittosporum tobira



Clusia



Pineapple Guava



Bird of Paradise



Dwarf Variegated Schefflera



Dwarf Palmetto



Pringles Dwarf Podocarpus



Nora Grant Ixora



White Drift Rose



Little John Dwarf Bottlebrush



Wheeler's Dwarf Pittosporum



Coontie

**SHRUBS**

# MEDIAN PLANTING RENDERING

