



PART 5
LIGHTING

I. INTRODUCTION

Lighting sets the tone for all of Coconut Point and serves to enhance the nocturnal atmosphere by creating delightful spaces with soft pools of light and sparkling reflections. Proper lighting not only creates enchanting, inviting spaces and experiences but also functions as an integral element of way finding systems by creating a sense of safety and well being. Outdoor lighting techniques at Coconut Point should accent architecture, entries, hardscape and plant features in the landscape. Just as the architectural design and landscape architecture will reflect a definite style and quality, the outdoor lighting effects will likewise express the distinct Mediterranean Revival character of this community. The outdoor lighting system for the project shall be well designed and coordinated. The thoughtful application of lighting techniques at Coconut Point will add value to property from a safety and security standpoint as well as provide beautiful, luminescent visual and functional effects.

II. GENERAL CHARACTERISTICS OF LIGHTING AT COCONUT POINT

Designers should acknowledge and adhere to the following general lighting principles affecting all outdoor lighting at Coconut Point:

- Accent lighting of building facades, signage and entry drives is encouraged. Accent lighting will be indirect in character.
- Site and accent lighting shall be coordinated with the landscape design.
- Building mounted floodlights will not be permitted except for internally protected service court areas or emergency lighting.
- No lighting design or fixture shall be directed at the public right of way that would be a nuisance to abutting properties.

1. Site Lighting - Overall

Site lighting at Coconut Point sets the ambience for nighttime outdoor activities, accentuates paths and roadways, and creates overall safe conditions. The following items are important components to successful site lighting at Coconut Point:

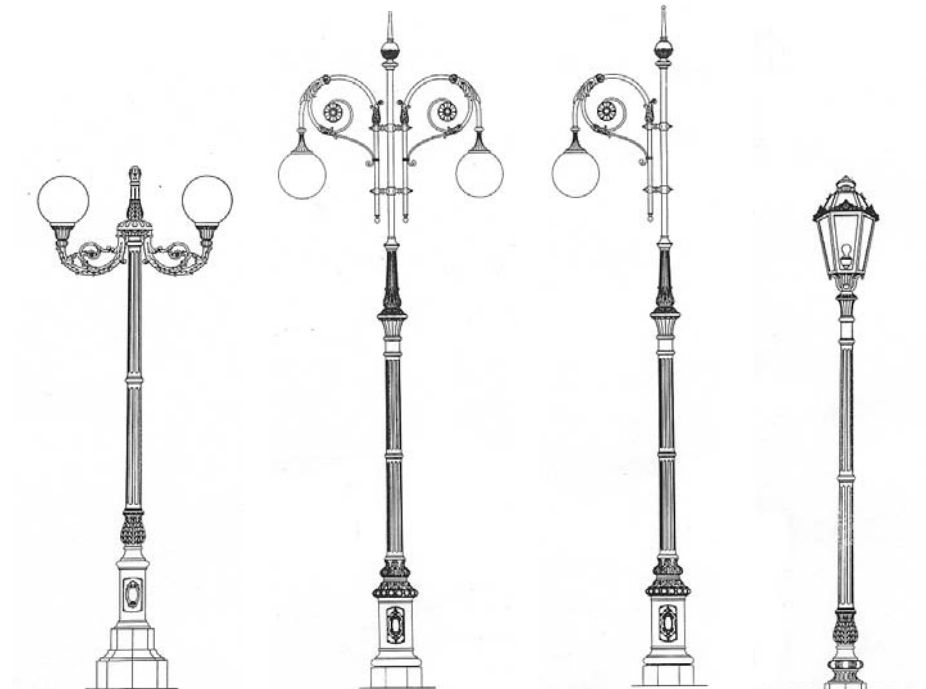
A. Parking Lots

- All parking lots shall be lighted utilizing a shoebox type fixture on a high pole. Fixture shall be metal halide.
- Parking lot fixtures shall be spaced so as to provide light evenly distributed throughout the lot.
- Parking lot light fixture design shall be consistent within each district.

B. Pathways and Pedestrian Lighting

- A street and pedestrian lighting program has been established for all public rights-of-way as an integral part of the Coconut Point streetscape.
- Pedestrian pole lights are to be furnished, installed, maintained and powered by an association and individual property owners.
- Pedestrian lighting shall be mounted at a height of 12 feet to the bottom of the fixture. Fixtures may be mounted on either freestanding poles or brackets on building facades.
- Appropriate lighting shall be provided to ensure that pathways are safe at night.

- Encouraged pathway light fixture types include: step lights, bollard lights, garden lights, and concealed lights at rails.





2. Landscape Lighting

Landscape lighting plays a critical role in enhancing Coconut Point's lush greenery. The following lighting techniques are encouraged at landscaped areas, including plant groupings and special landscape features: bullet lighting on trees, canopy down lights, garden lights, decorative lanterns at tree canopies, concealed up lights, and ambient landscape lighting.

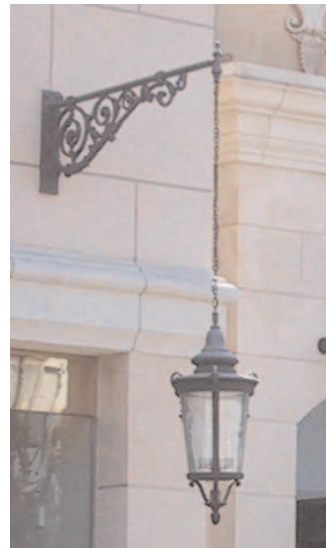
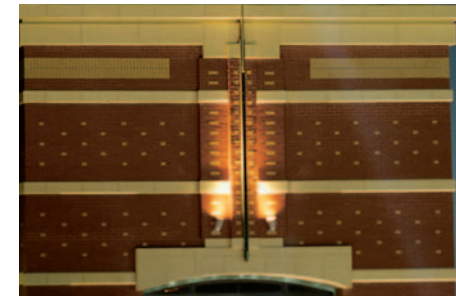


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III. CHARACTERISTICS OF COMMERCIAL RETAIL LIGHTING AT COCONUT POINT

A studied application of lighting in commercial retail areas sets a tone for all of Coconut Point and serves to enliven entire districts and zones. The following items are important components to successful commercial retail lighting at Coconut Point:

- Building lighting in the form of sconces, up lights, cove lights and ornamental fixtures can define and enhance building massing and color.
- A cohesive design language reflecting the Mediterranean Revival architectural identity of Coconut Point shall be reflected in the design of all visible building lighting elements.
- Concealed accent lights at building façades emphasize accent features and focal points such as towers and portals.
- Freestanding pole lights adjacent to building exteriors further reinforce the project design intent.
- Encouraged materials for visible building light fixtures include: wrought iron and glass, painted metal and aged metals.



IV. CHARACTERISTICS OF RESIDENTIAL LIGHTING AT COCONUT POINT

Residential lighting creates safe neighborhoods and homes and can emphasize architectural features. DRA approval is not required for exterior residential lighting if lighting is installed in accordance with the following guidelines:

- Exterior lights shall be conservative in design and as small in size as is reasonable practical.
- Exterior lighting shall be directed toward the house and be of low wattage to minimize glare sources to neighbors and adjacent structures.
- Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive.
- Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages.
- Colored lights are prohibited, except as temporary holiday decor.

