

DEVELOPMENT TEAM

CIVIL ENGINEER: BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

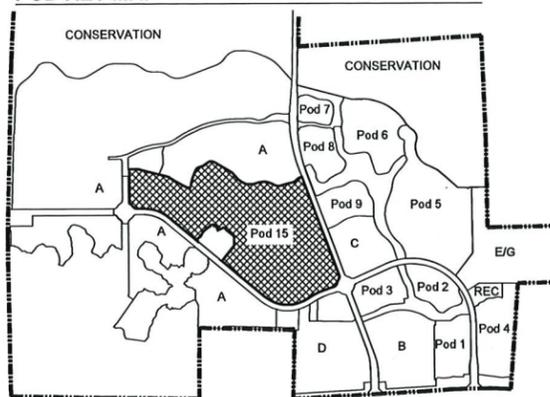
LANDSCAPE ARCHITECT: PARKER VANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

TRAFFIC ENGINEER: SUSAN E. O'Rourke, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

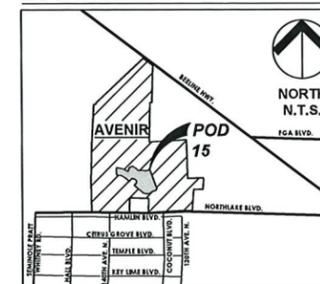
WAIVER SUMMARY TABLE

PBG CODE SECTION	REQUIREMENT	PROPOSED	WAIVER REQUEST
1 SECTION 78-181 (e)(3)(c)	MECHANICAL EQUIPMENT TO PROVIDE 3 FOOT CLEAR AREA	MECHANICAL EQUIPMENT WITH 0.75 FOOT CLEAR AREA AND 5 FOOT CLEAR AREA ON OPPOSITE SIDE OF HOUSE	WAIVER OF 2.25 FEET FOR HOUSE SIDE WITH MECHANICAL EQUIPMENT. FIVE-FOOT CLEAR AREA PROVIDED ON OPPOSITE SIDE OF HOUSE FOR REAR YARD ACCESS.
2 SECTION 78-345 Table 33	1 PARKING SPACE PER BEDROOM	MINIMUM OF FOUR PARKING SPACES PER HOUSE	TWO MODELS PROVIDE FOR UP TO 5 BEDROOMS WITH 4 PARKING SPACES.

POD KEY MAP



LOCATION MAP



SITE DATA

PETITION NUMBER: SPLN-21-06-000025
PROJECT NAME: AVENIR POD 15
PROPERTY CONTROL NUMBERS: 52-41-41-28-01-001-011
SECTION / TOWNSHIP / RANGE: 28/41/41

LAND USE DESIGNATION: MIXED USE (MXD)
ZONING: MXD PCD
LAND USE OVERLAY: WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA

GROSS ACREAGE: 256.72 ACRES
TOTAL DWELLING UNITS: 562 D.U.
PROPOSED NET DENSITY (562 D.U. / 256.72 AC.): 2.16 D.U. / AC.

RESIDENTIAL HOUSING TYPE: SINGLE FAMILY
LOT SIZE = 50' x 130' = 358 UNITS
LOT SIZE = 62' x 130' = 204 UNITS

RESIDENTIAL HOUSING CLASSIFICATION: DETACHED

OPEN SPACE REQUIRED	ACREAGE	%
	89.85 AC.	MIN. 35.0%

OPEN SPACE PROVIDED	ACREAGE	%
LANDSCAPE / SOD AREAS / L.M.T.*	46.95 AC. / 2,045,056.1439 S.F.	18.2%
PRIVATE OPEN SPACE	32.13 AC. / 1,399,713.48 S.F.	12.5%
WATER BODIES SURFACE AREA**	44.93 AC. / 1,957,150.80 S.F.	17.5%
RECREATION FACILITIES (PARKS) @ 50% 1.55 AC. / 72,171,057.0 S.F.	0.5%	
	125.66 AC. / 5,474,091.4809 S.F.	48.8%

* L.M.T. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscape/sod areas.
** Water bodies not to exceed 50% of required Open Space.

WATER BODIES: 62.42 AC.
RECREATION FACILITIES (PARKS): 3.31 AC.
BUILDING COVERAGE (55% OF SF LOT AREA): 59.66 AC.
RIGHT OF WAYS: 36.93 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA): 16.32 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN RM): 46.95 AC.
PRIVATE OPEN SPACE (30% OF SF LOT AREA): 32.13 AC.
TOTAL AREA: 256.72 AC.

REQUIRED RECREATION AREA:
1/4 AC. PARK WITHIN 1/4 MILE OF EACH PARCEL

PROVIDED RECREATION AREA: 3.31 AC.

TOTAL GUEST PARKING PROVIDED: 111 SPACES PLUS 9 GOLF CART SPACES
MAIL KIOSK PARKING: 8 SPACES, 3 GOLF CART SPACES
MAIL KIOSK PARKING #2: 55 SPACES, 6 GOLF CART SPACES
ON-STREET PARKING: 48 SPACES

PROPERTY DEVELOPMENT REGS.

	REQUIRED	PROVIDED
LOT COVERAGE	MAX 55%	MAX 55.00%
BUILDING HEIGHT	3 STORIES/MS*	3 STORIES/36'
LOT WIDTH	50'	MIN. 50'

SETBACKS	REQUIRED	PROVIDED
FRONT (SIDE LOADED GARAGES)	15'	15'
WITH FRONT LOADED GARAGES	20'	20'
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	10'	10'

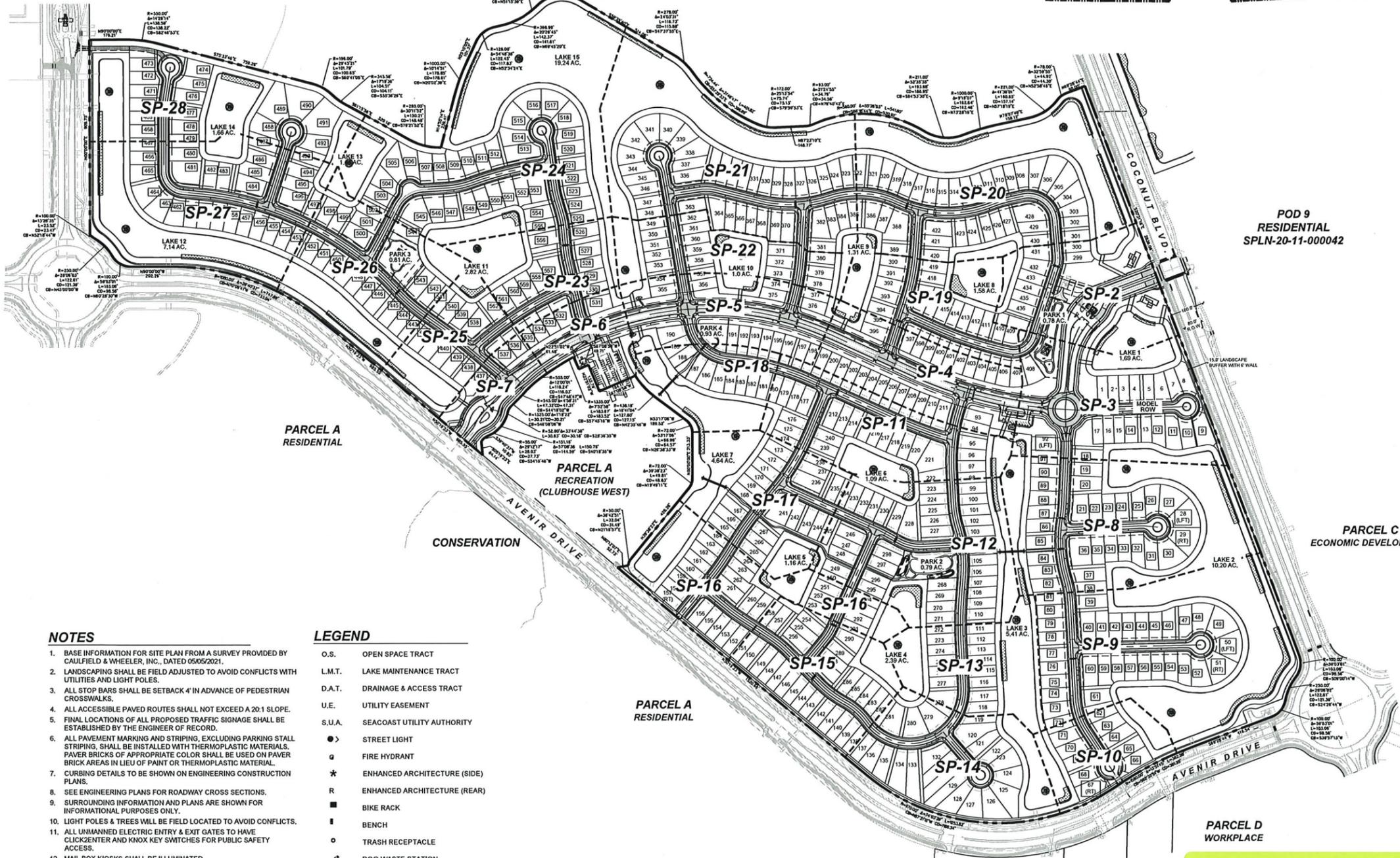
PATIOS	REQUIRED	PROVIDED
SIDE	2'	2'
SIDE STREET (CORNER LOT)	2'	2'
REAR	2'	2'

FENCES	REQUIRED	PROVIDED
FRONT (FRONT & SIDE LOADED)	20'	20'
SIDE	0'	0'
SIDE STREET (CORNER LOT)	10'	*10'
REAR	0'	0'

*AT NO TIME SHALL FENCES ENCRUCH ANY EASEMENTS

MECHANICAL EQUIPMENT	REQUIRED	PROVIDED
FRONT	20'	20'
SIDE	3'	0.75' (WAIVER #1)
SIDE STREET (CORNER LOT)	10'	10'
REAR	3'	3'

*GENERATORS TO BE RESTRICTED TO THE REAR YARD



NOTES

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- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
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- FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
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- ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKZENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
- MAIL BOX KIOSKS SHALL BE ILLUMINATED.
- ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

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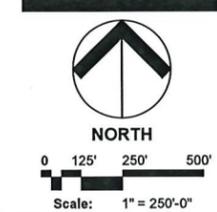
PROJECT: AVENIR POD 15
PETITION: SPLN-21-06-000025
DEV ORD: RESOLUTION 23, 2022
DATE: MAY 5, 2022
PJT MGR: BRETT A. LEONE, SENIOR PLANNER

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Communication Graphics

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561.366.1100 FAX 561.366.1111
www.udstudio.com
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Overall Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By: WJT
Drawn By: KGT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
03-07-2022 PBG RESUBMITTAL

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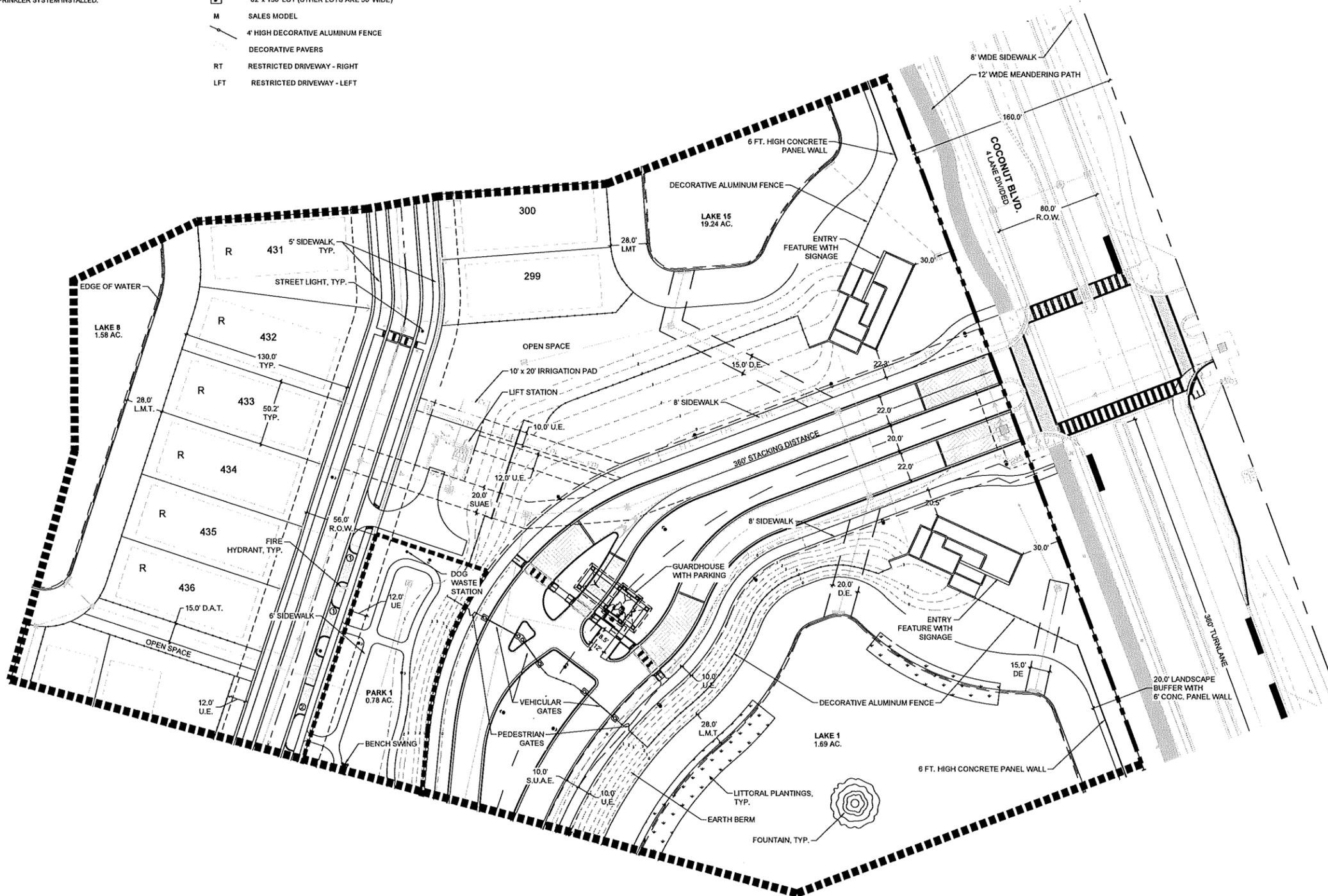
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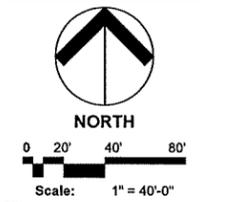
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
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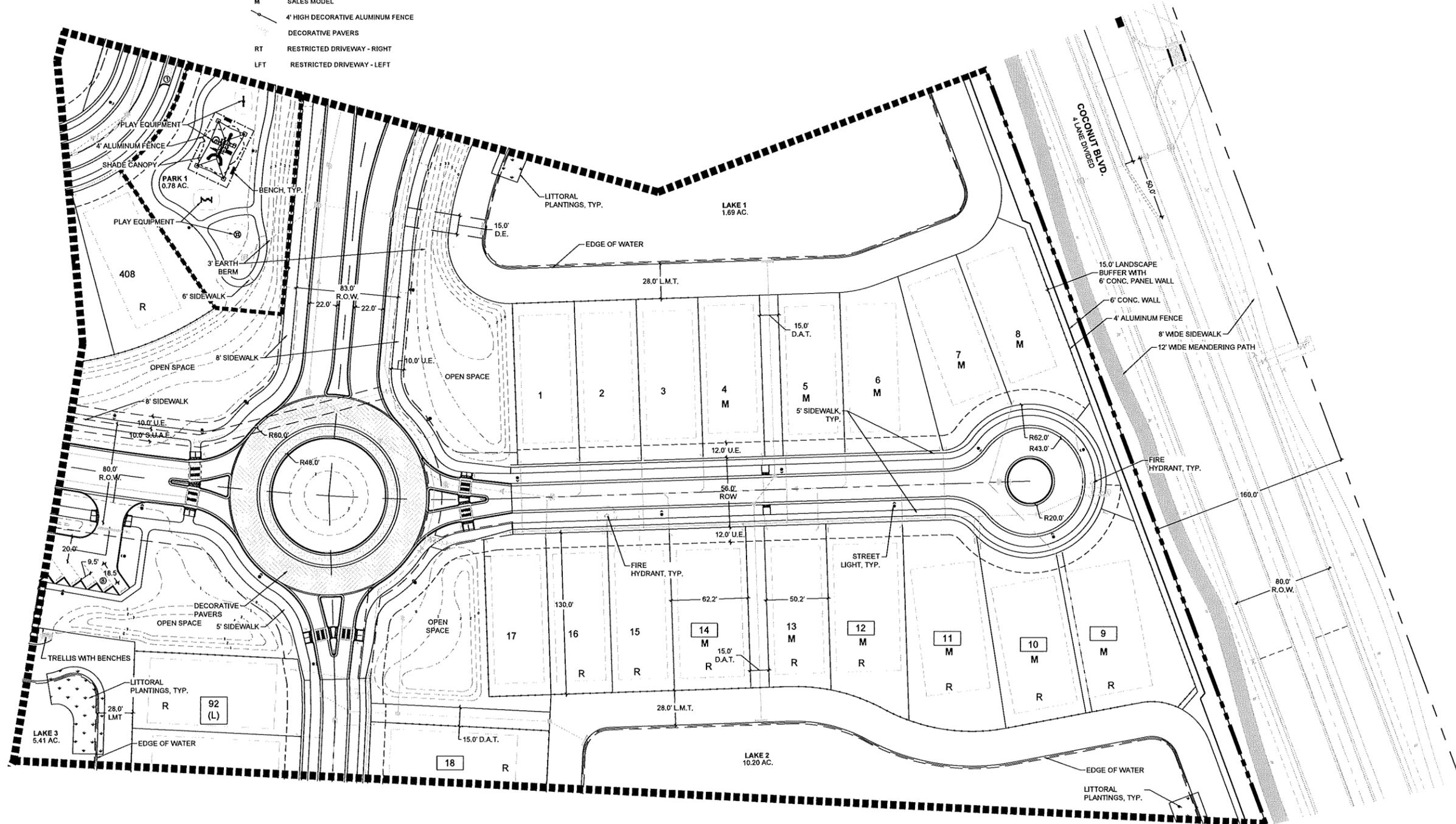
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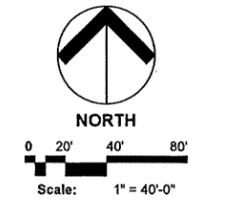
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
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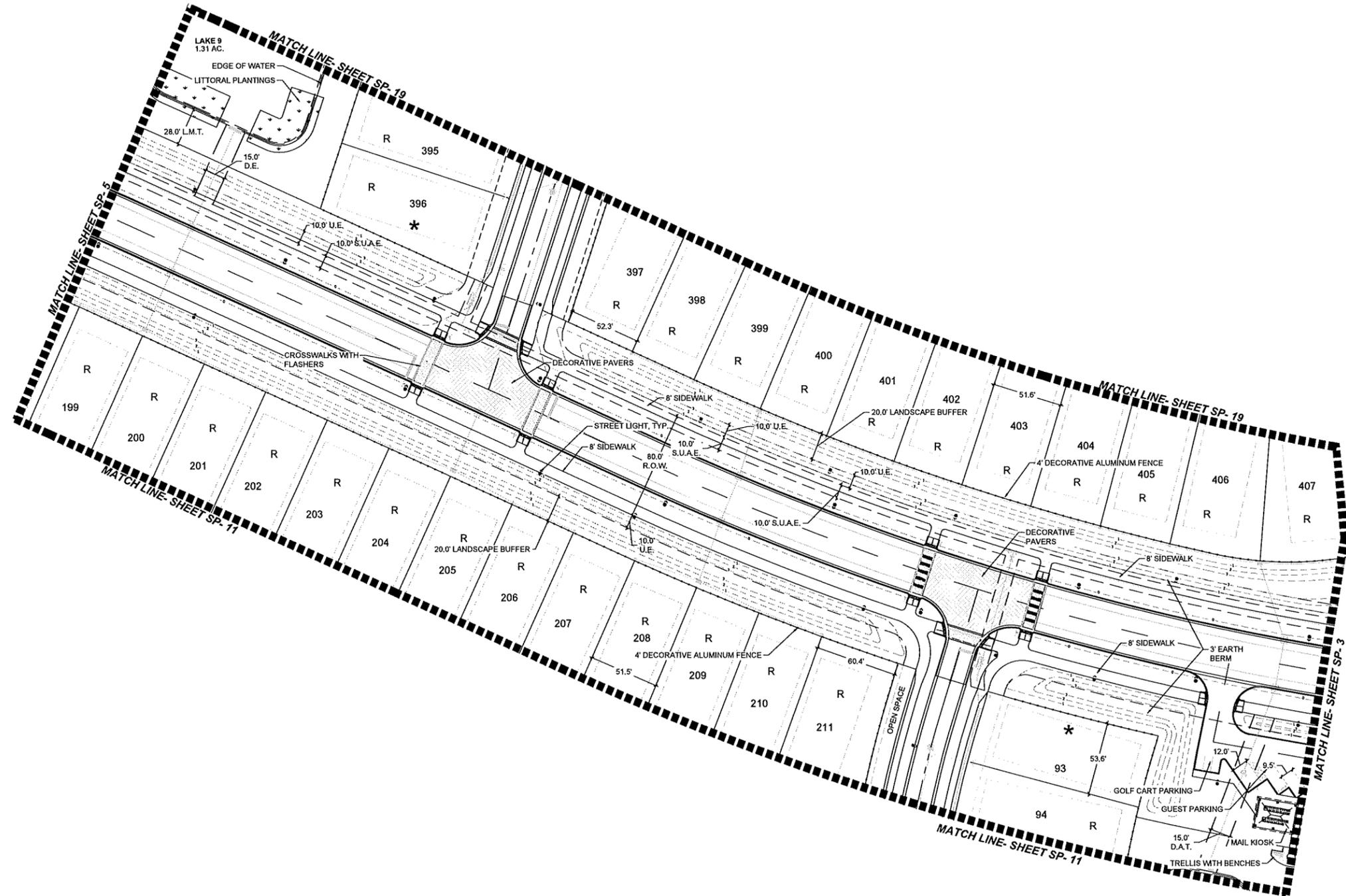
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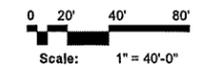
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Palm Beach Gardens, Florida
Site Plan



NORTH



Scale: 1" = 40'-0"

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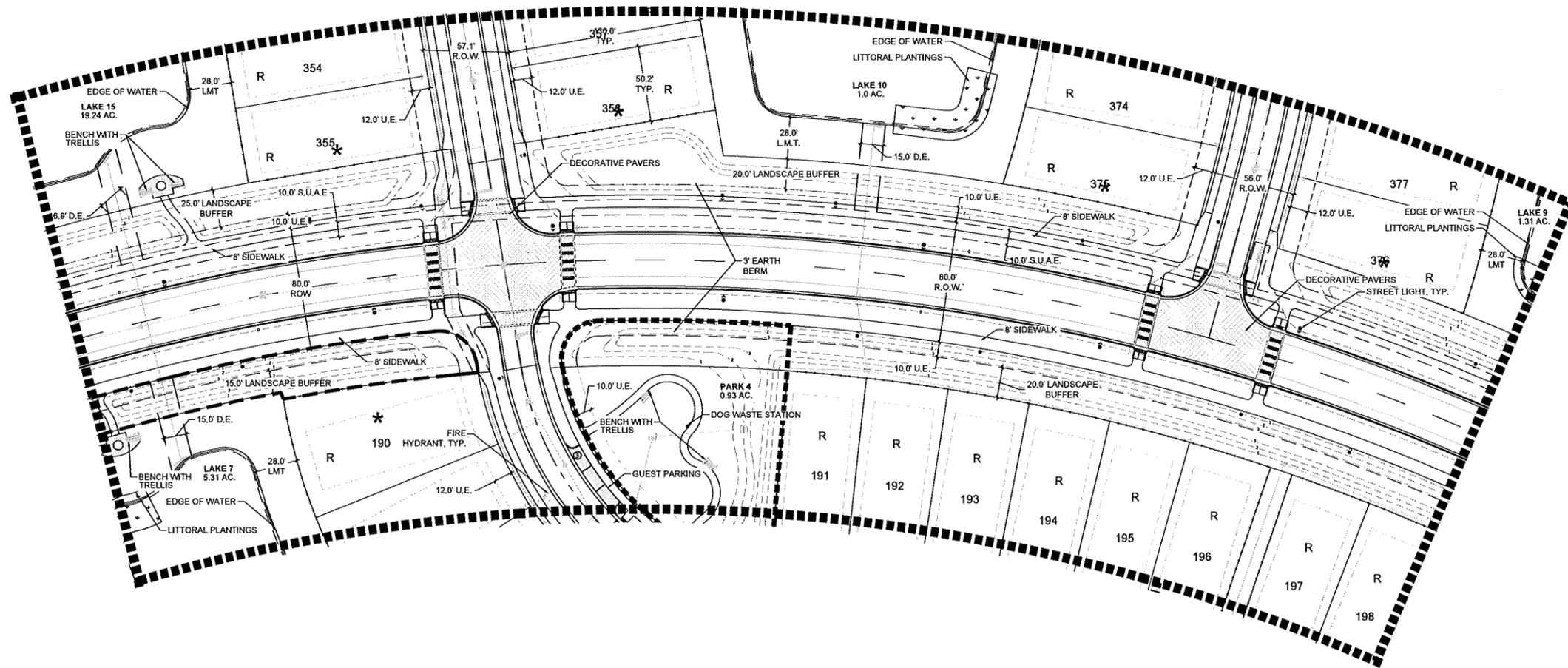
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2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LANDSCAPE ARCHITECT: PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
426 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918



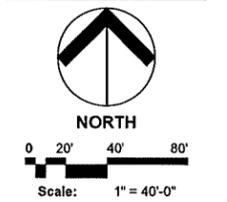
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

NOTES

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LEGEND

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- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
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- ⊕ FIRE HYDRANT
- * ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
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- BENCH
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- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

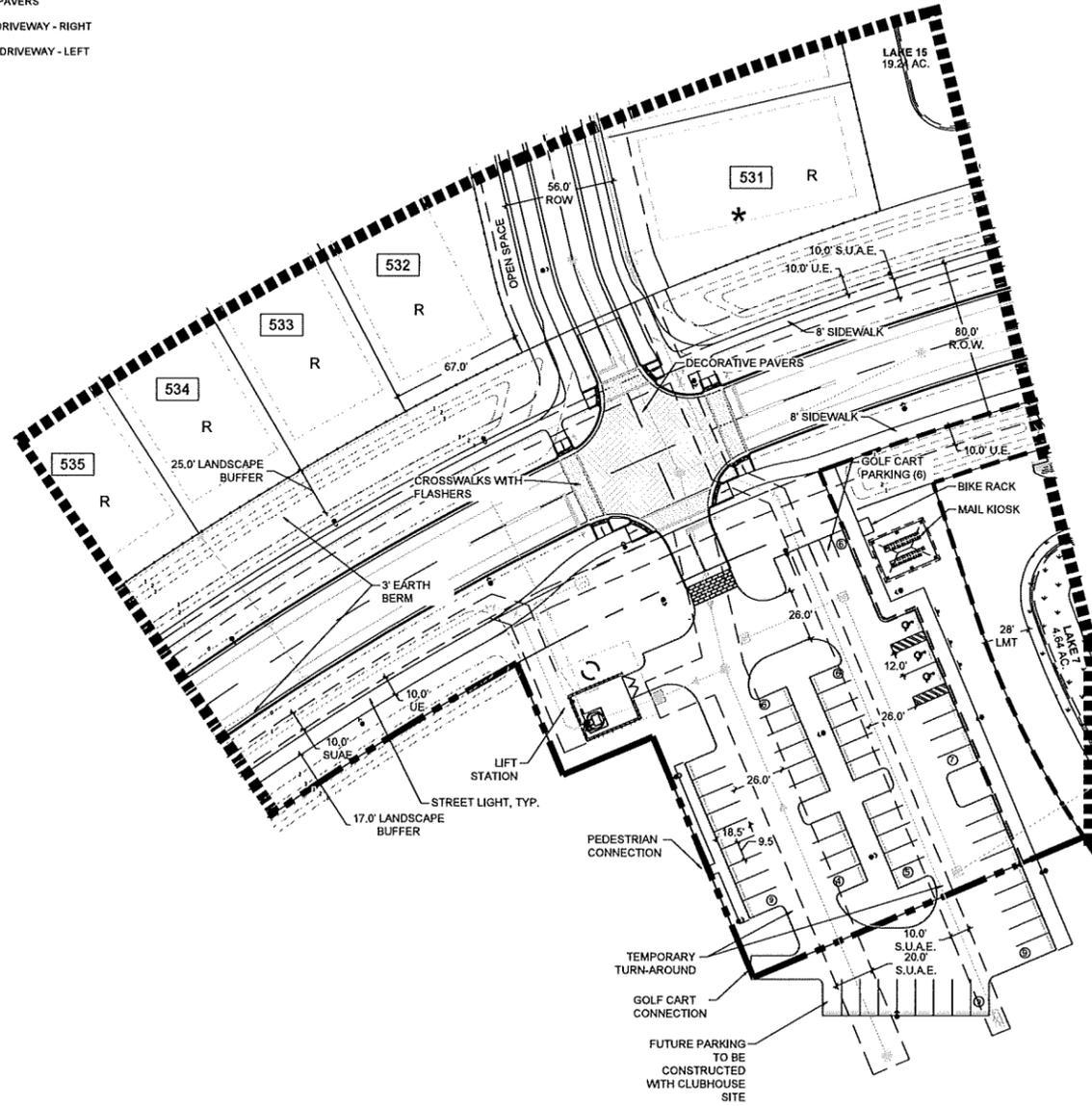
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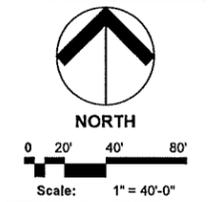
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan

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Date: 05/05/2021 10:00:00 AM
User: jk



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RE SUBMITTAL
03-07-2022	PBG RE SUBMITTAL
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D.A.T.	DRAINAGE & ACCESS TRACT
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S.U.A.	SEACOAST UTILITY AUTHORITY
●	STREET LIGHT
⊙	FIRE HYDRANT
★	ENHANCED ARCHITECTURE (SIDE)
R	ENHANCED ARCHITECTURE (REAR)
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■	BENCH
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—	4' HIGH DECORATIVE ALUMINUM FENCE
—	DECORATIVE PAVERS
RT	RESTRICTED DRIVEWAY - RIGHT
LFT	RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

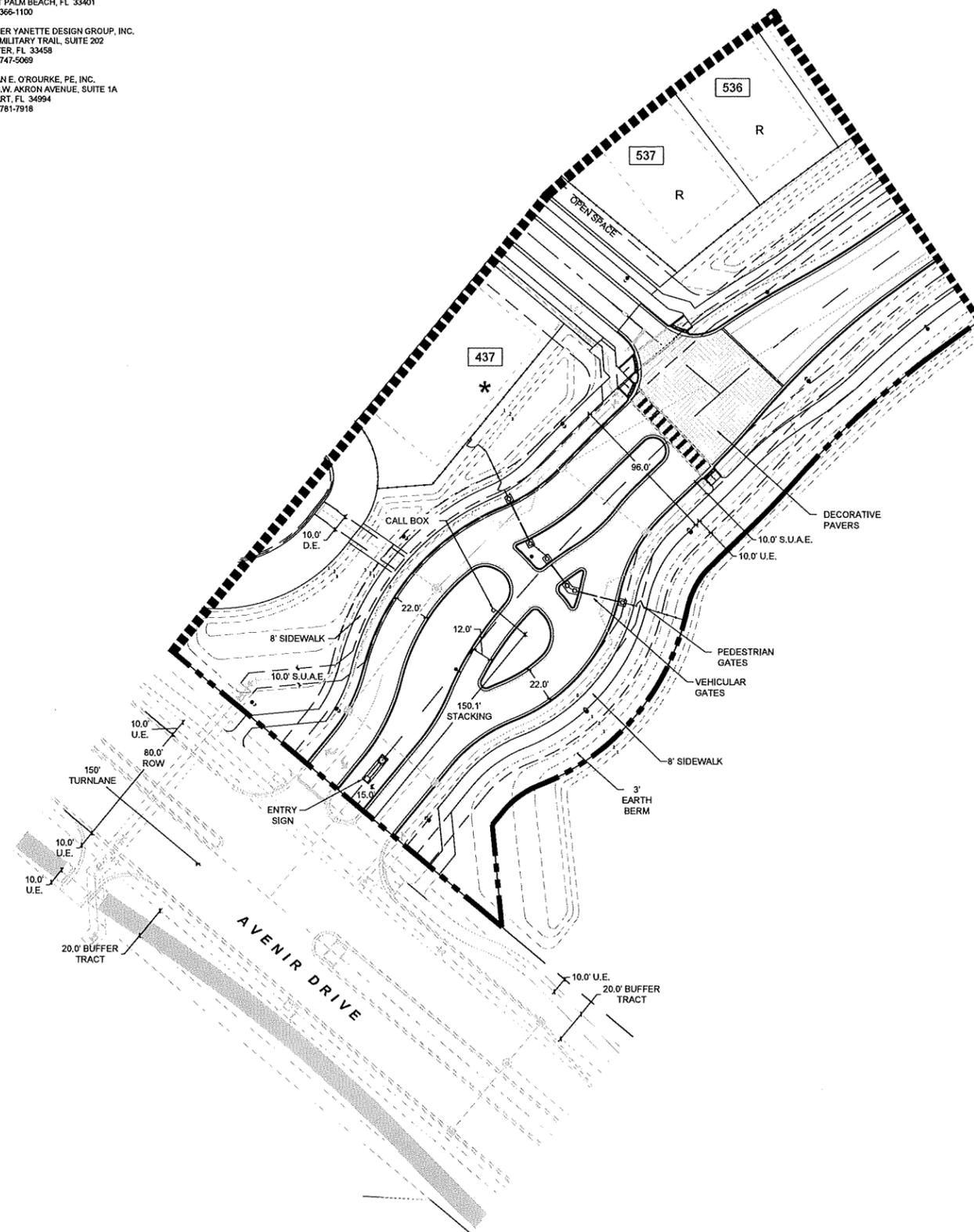
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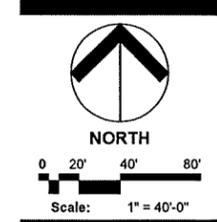


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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

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2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
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TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

LEGEND

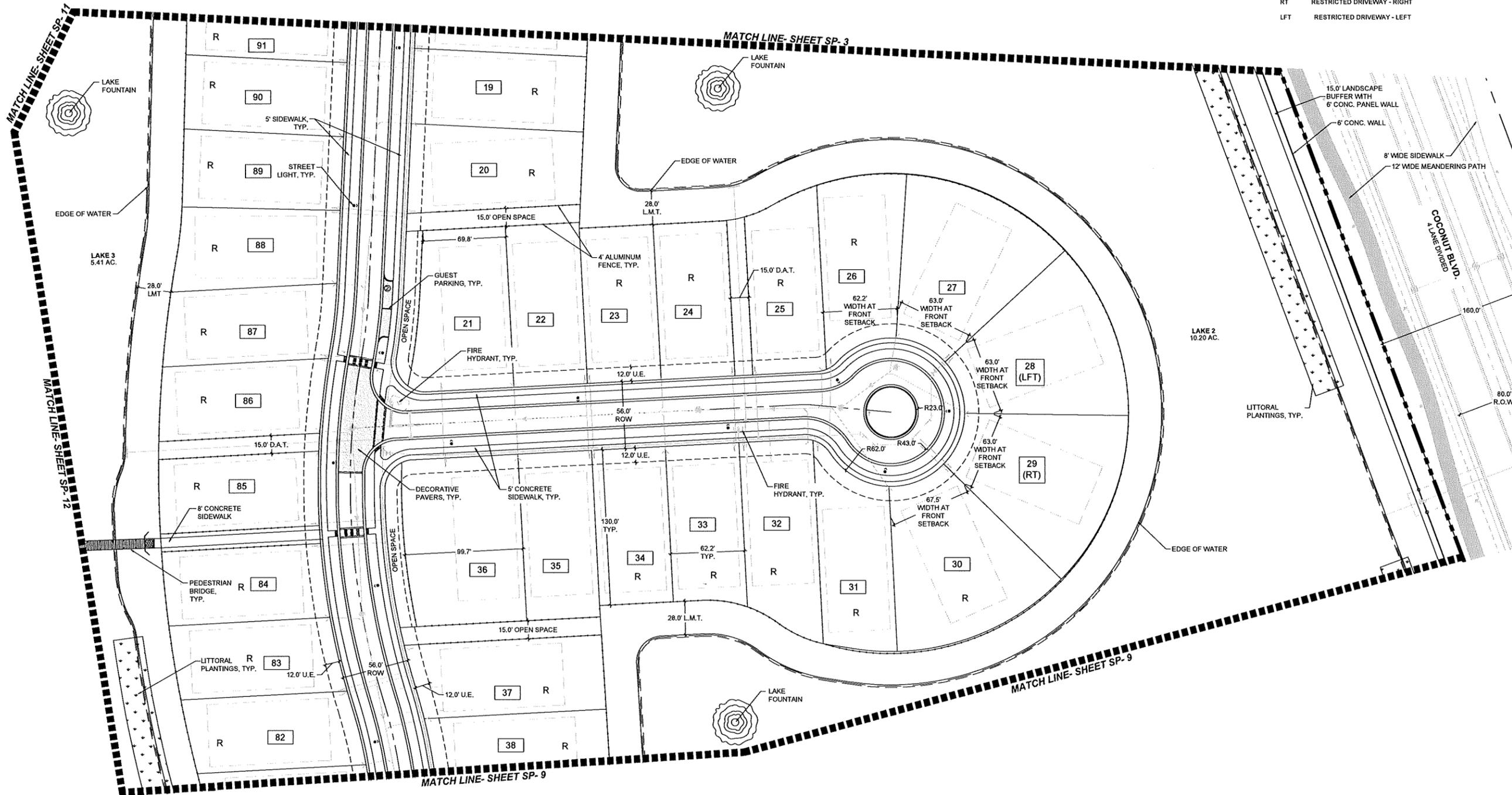
- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
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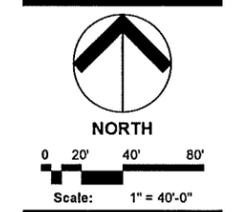
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

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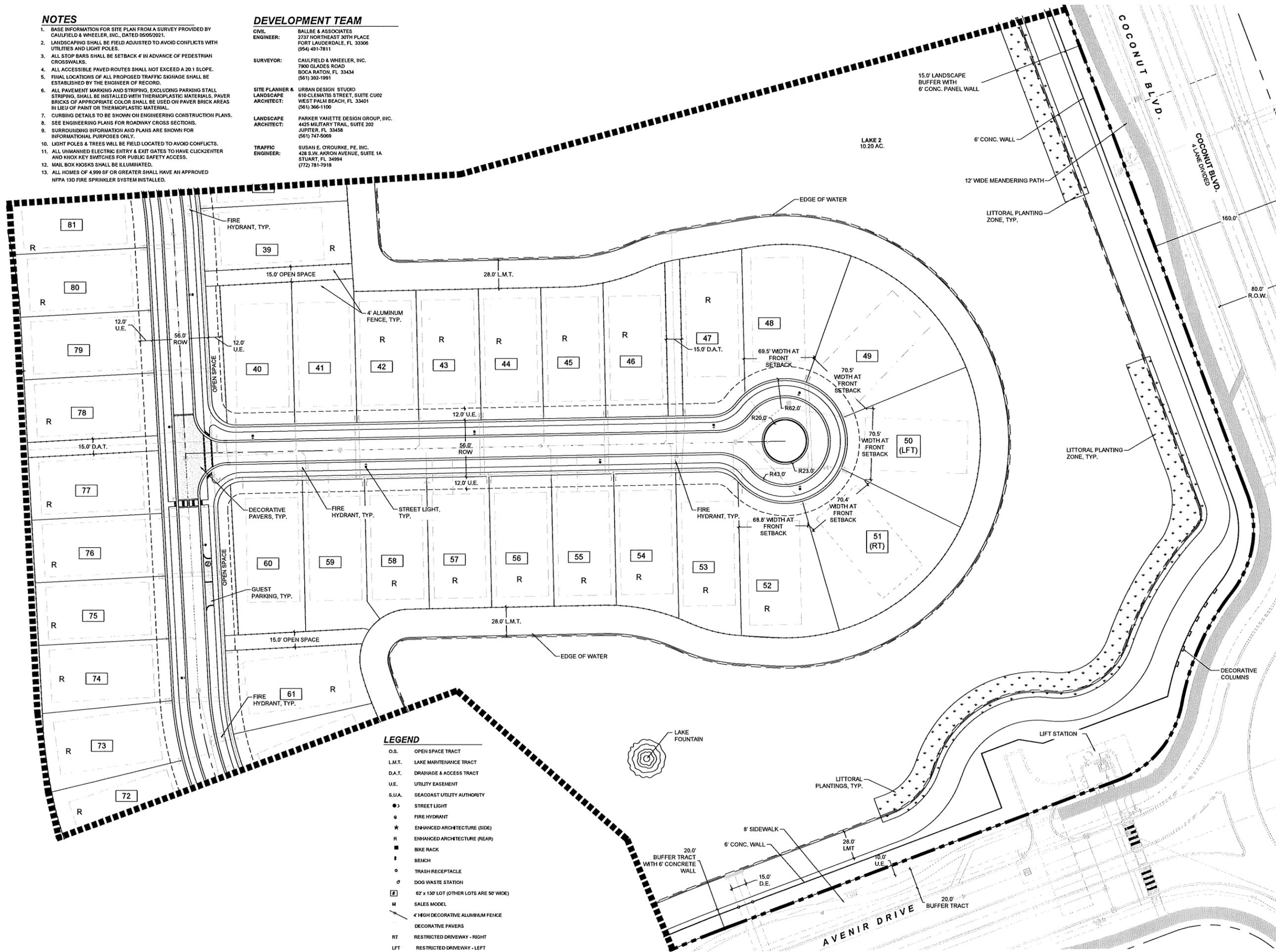
CIVIL ENGINEER: BALLBE & ASSOCIATES
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LEGEND

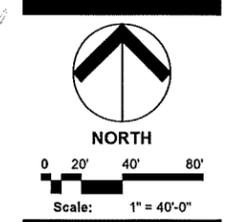
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A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
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03-24-2022 PBG RESUBMITTAL

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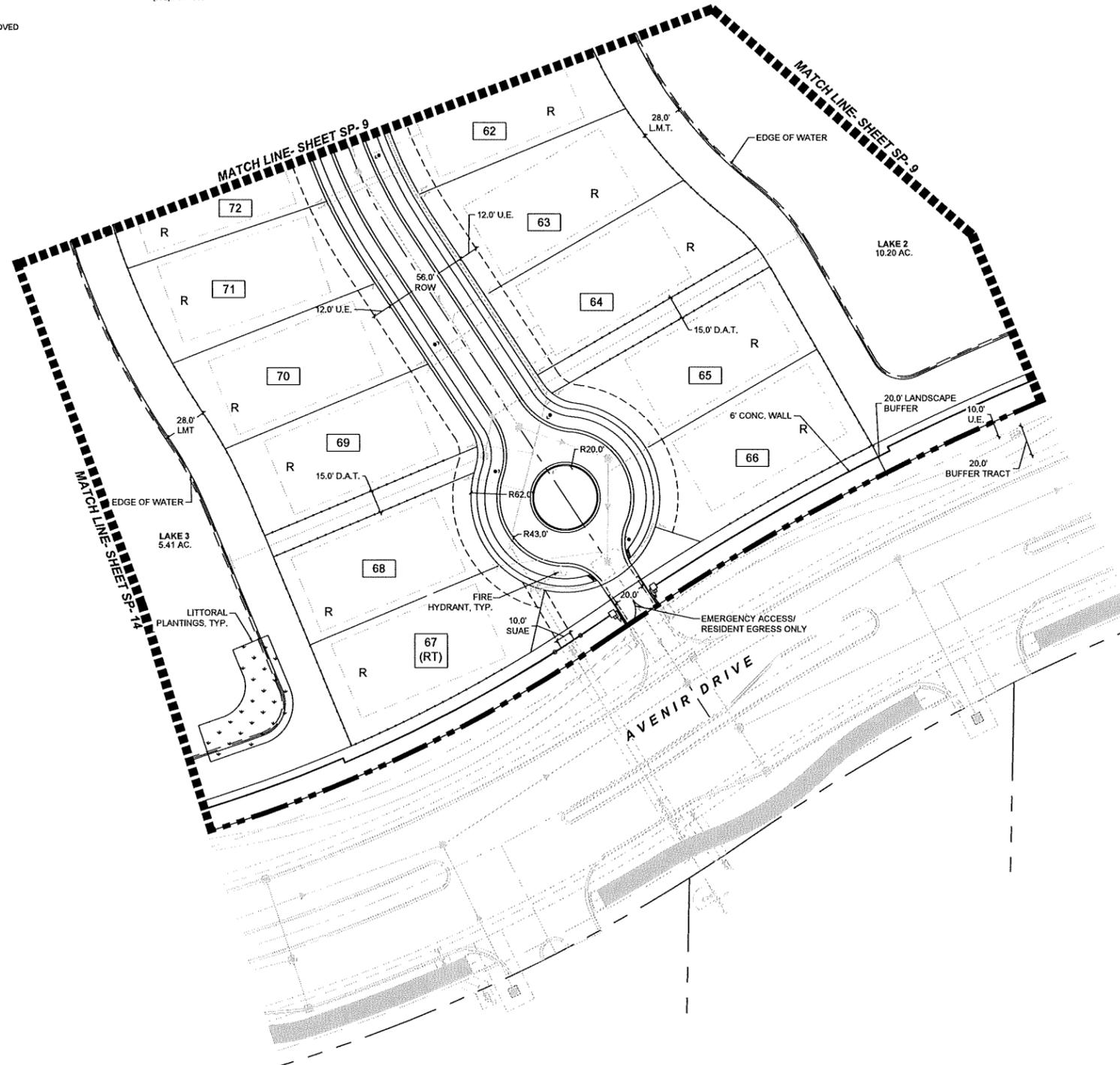
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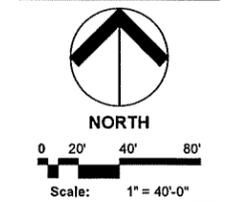


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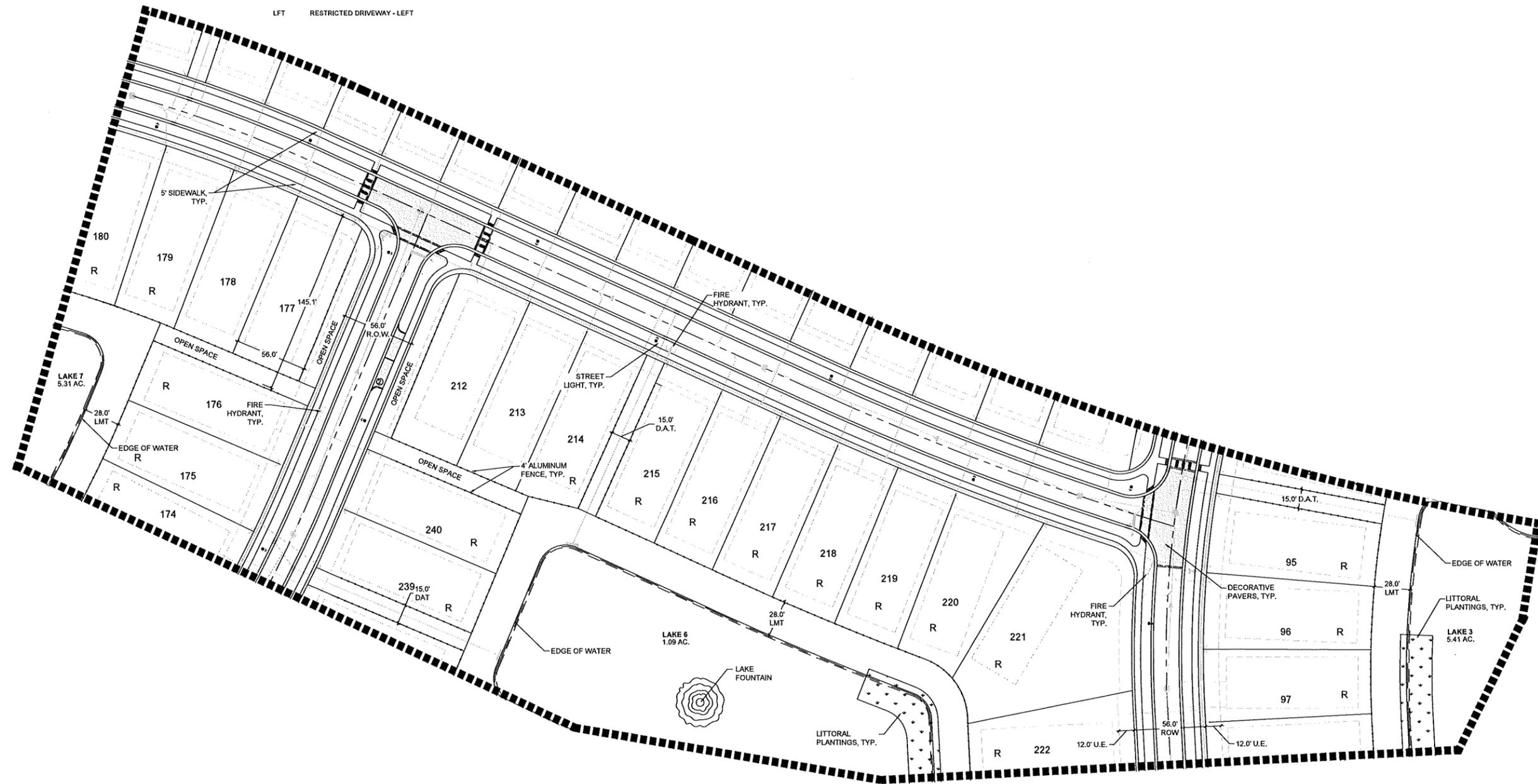
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8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
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- S.U.A. SEACOAST UTILITY AUTHORITY
- > STREET LIGHT
- g FIRE HYDRANT
- * ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- o TRASH RECEPTACLE
- ♻️ DOG WASTE STATION
- ▣ 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO
510 CLEMATIS STREET, SUITE C102
WEST PALM BEACH, FL 33401
(561) 366-1100
- LANDSCAPE ARCHITECT:** PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
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(772) 781-7918



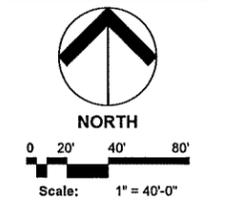
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-27-2022	PBG RESUBMITTAL
03-26-2022	PBG RESUBMITTAL

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DEVELOPMENT TEAM

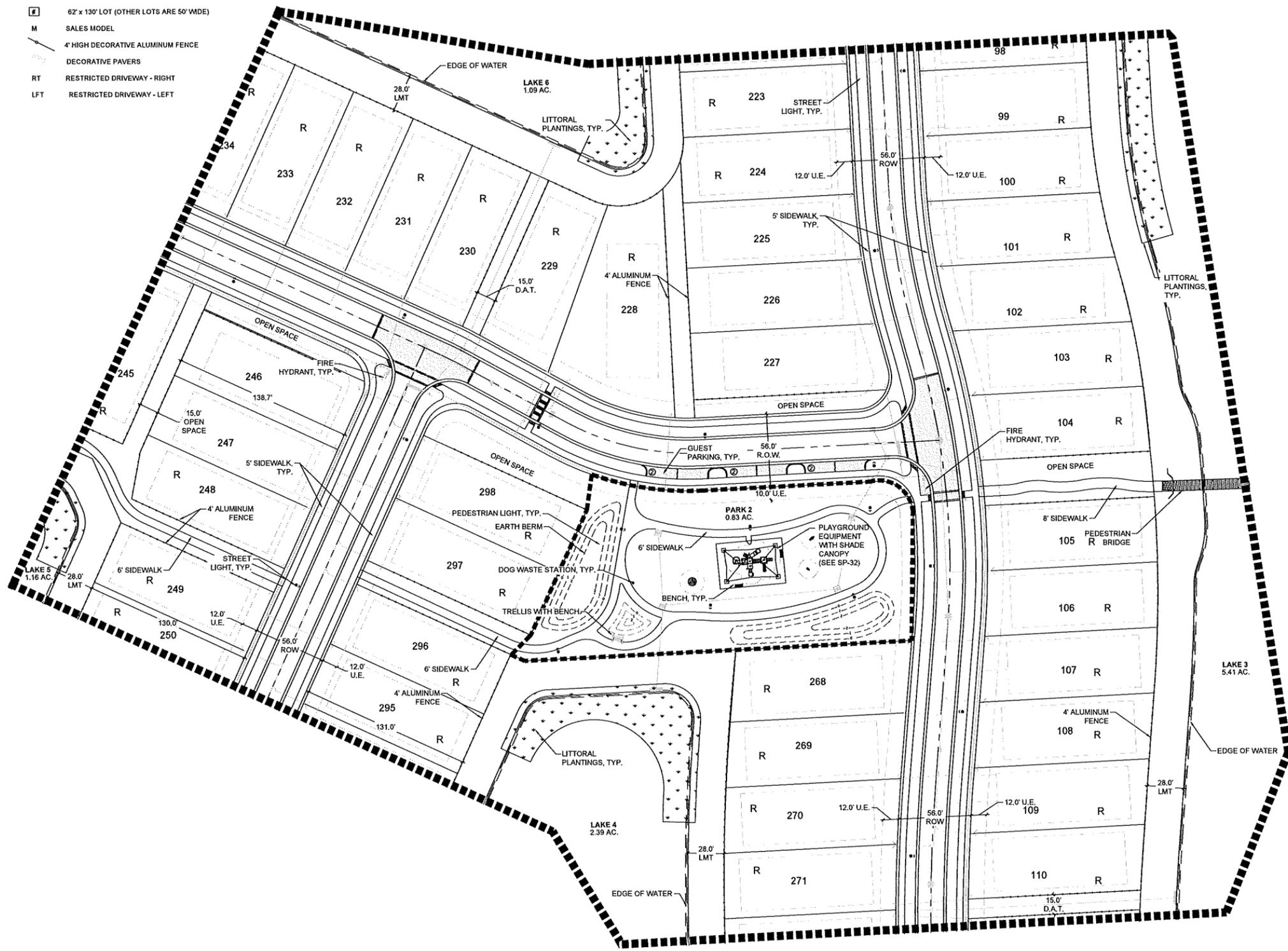
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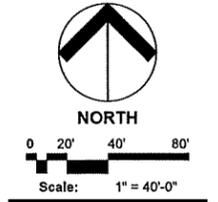
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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By: WJT
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
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DEVELOPMENT TEAM

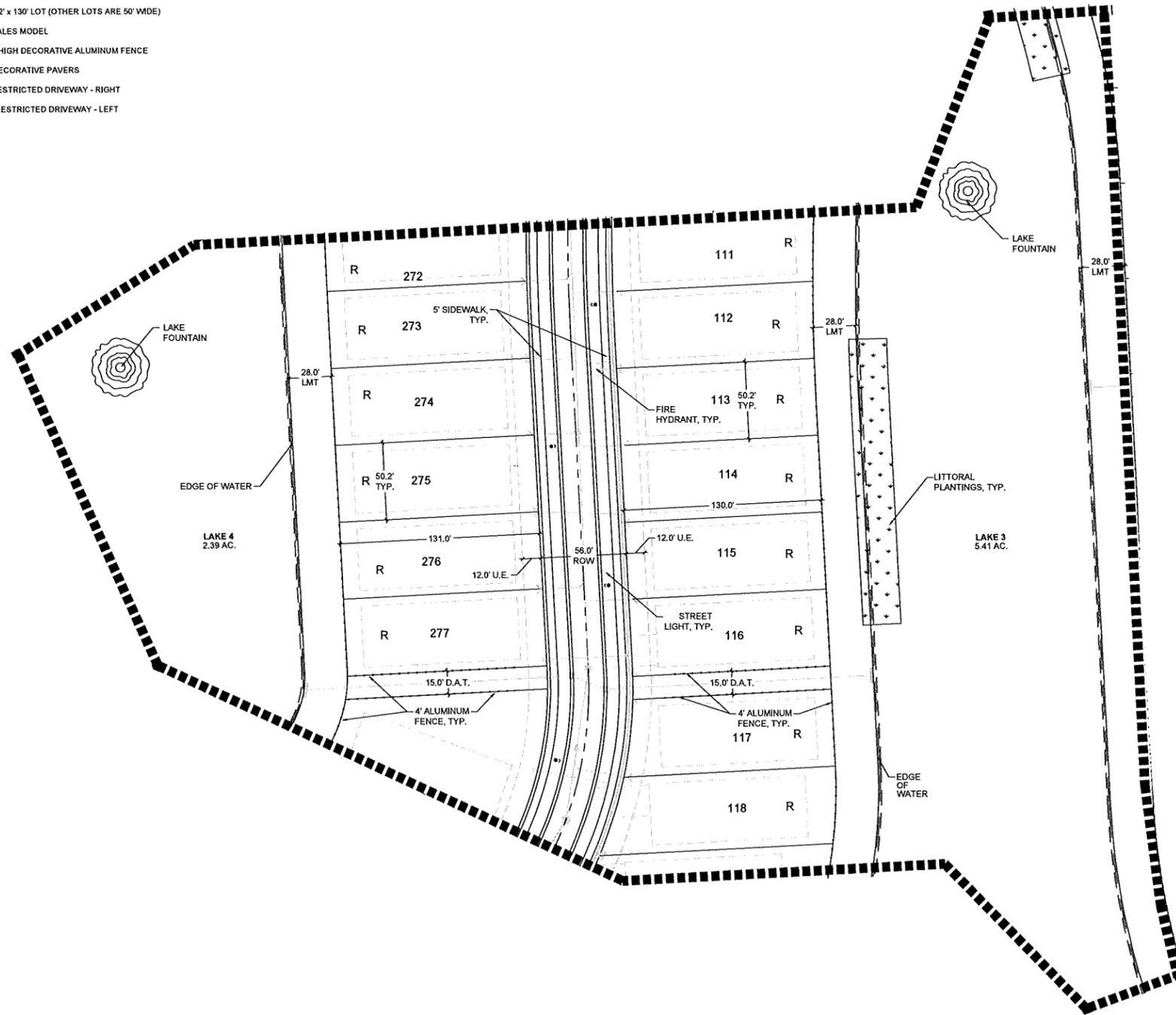
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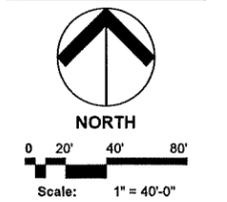


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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-16-2022	PBG RESUBMITTAL

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2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
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SURVEYOR: CAULFIELD & WHEELER, INC.
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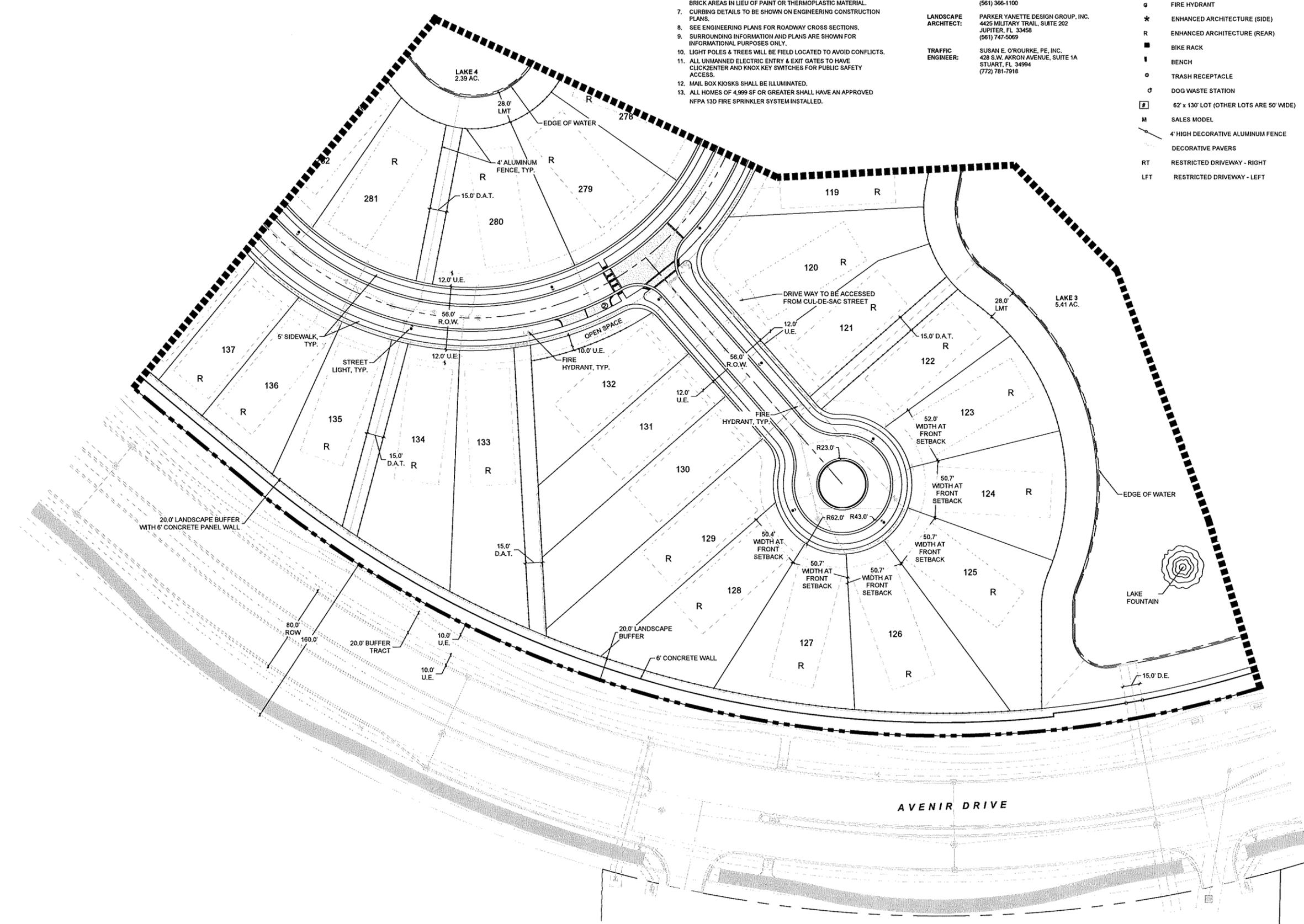
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(772) 781-7918

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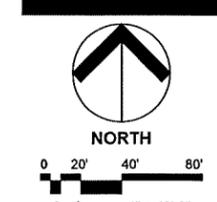


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**Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan**



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
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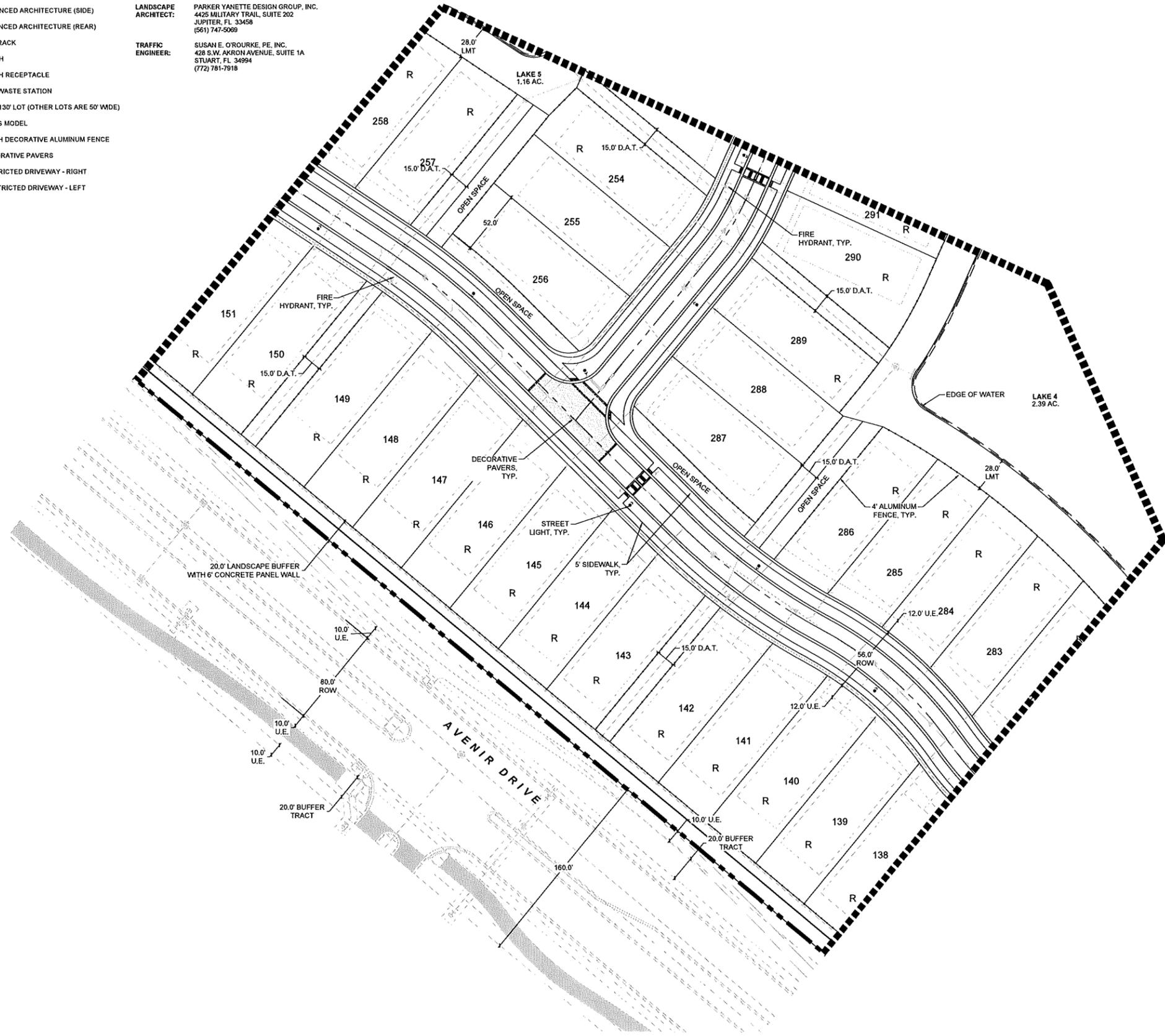
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Palm Beach Gardens, Florida
Site Plan



NORTH



Scale: 1" = 40'-0"

Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

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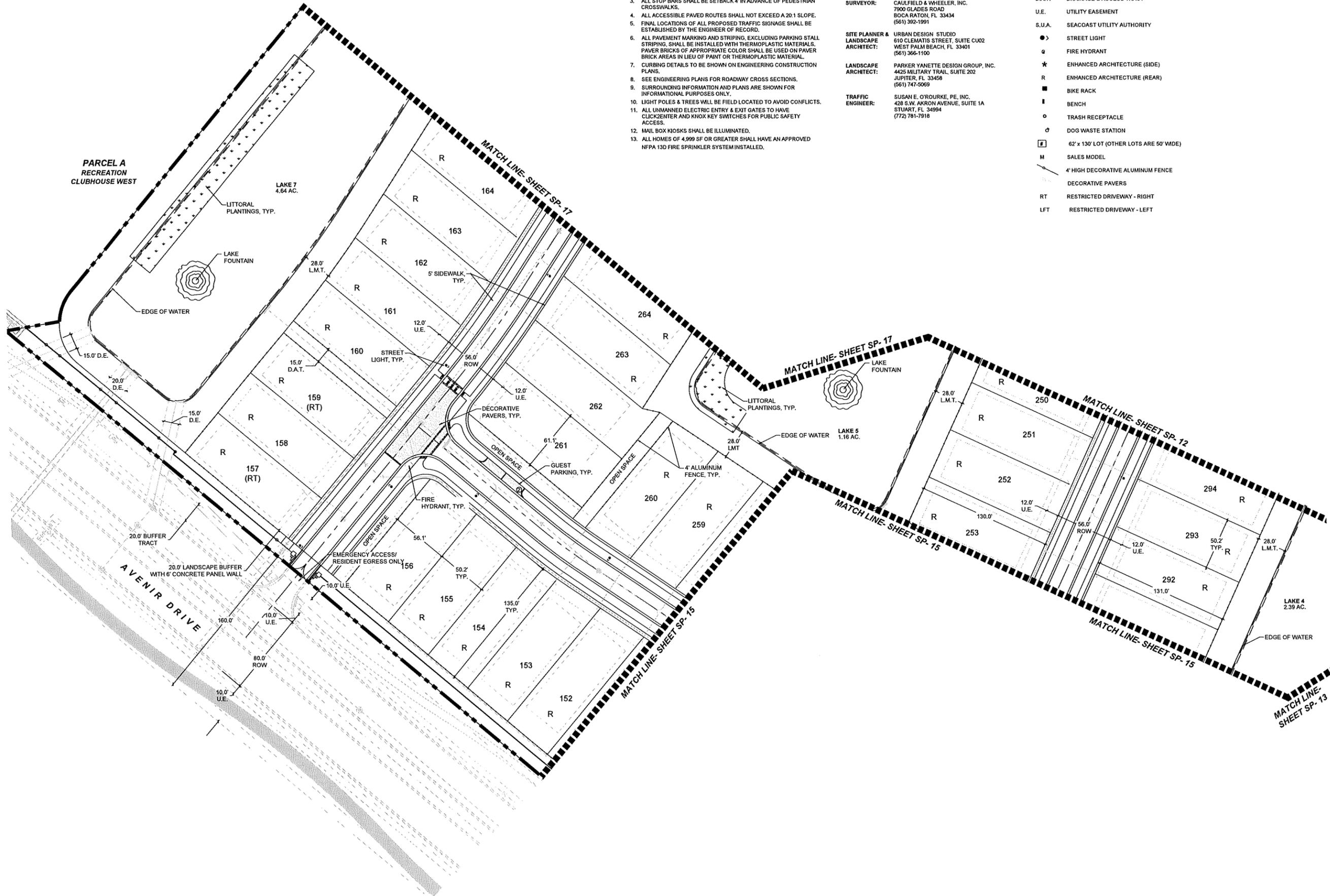
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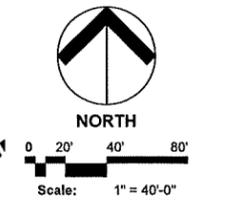
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- LFT RESTRICTED DRIVEWAY - LEFT



Avenir - Pod 15 A Planned Community Development Palm Beach Gardens, Florida Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD & WHEELER, INC., DATED 05/09/2021.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVEMENT MARKING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES. PAPER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
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11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ENHANCED ARCHITECTURE (SIDE)
- ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RESTRICTED DRIVEWAY - RIGHT
- RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

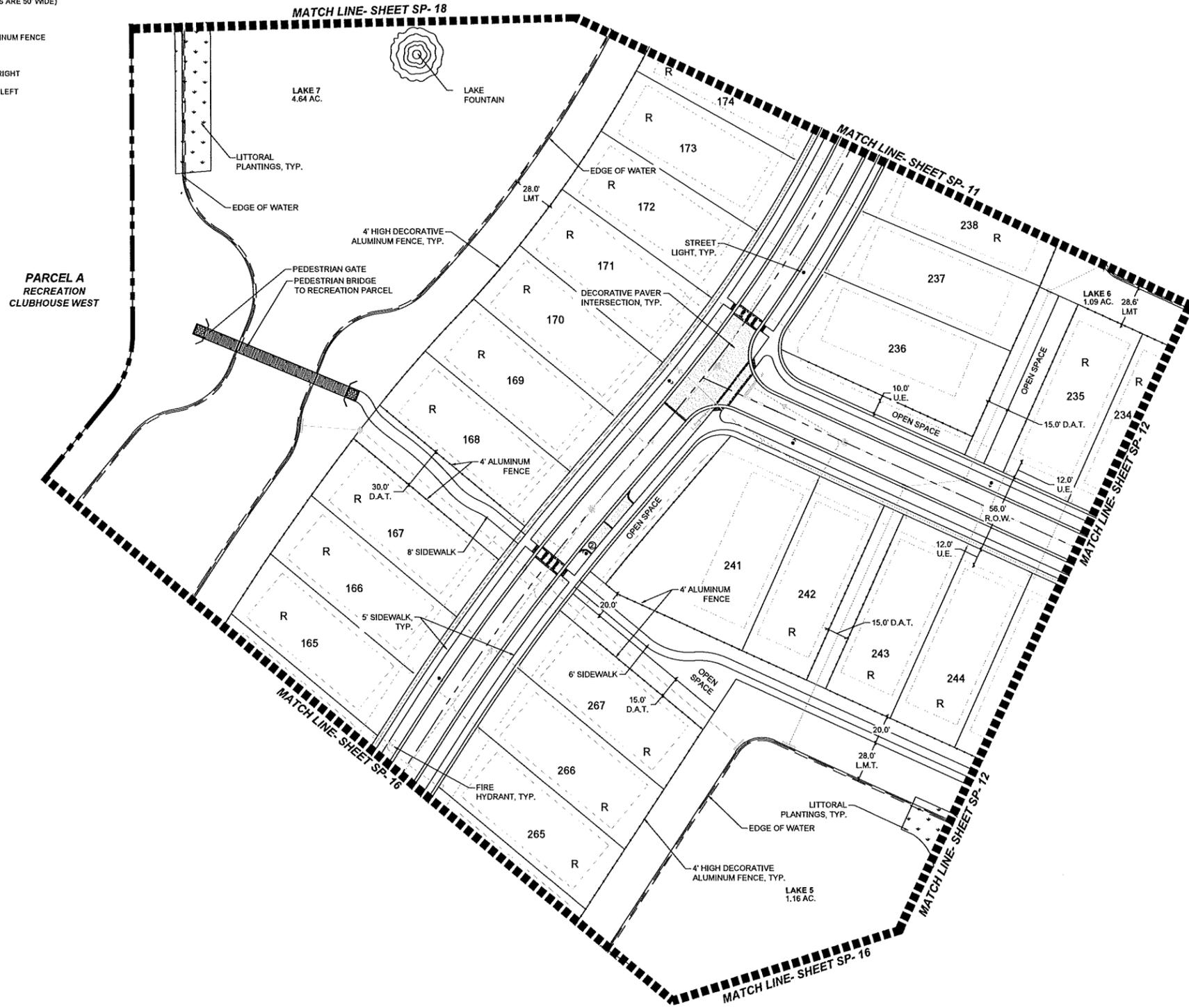
CIVIL ENGINEER: BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LANDSCAPE ARCHITECT: PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
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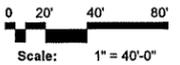
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Site Plan



NORTH



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

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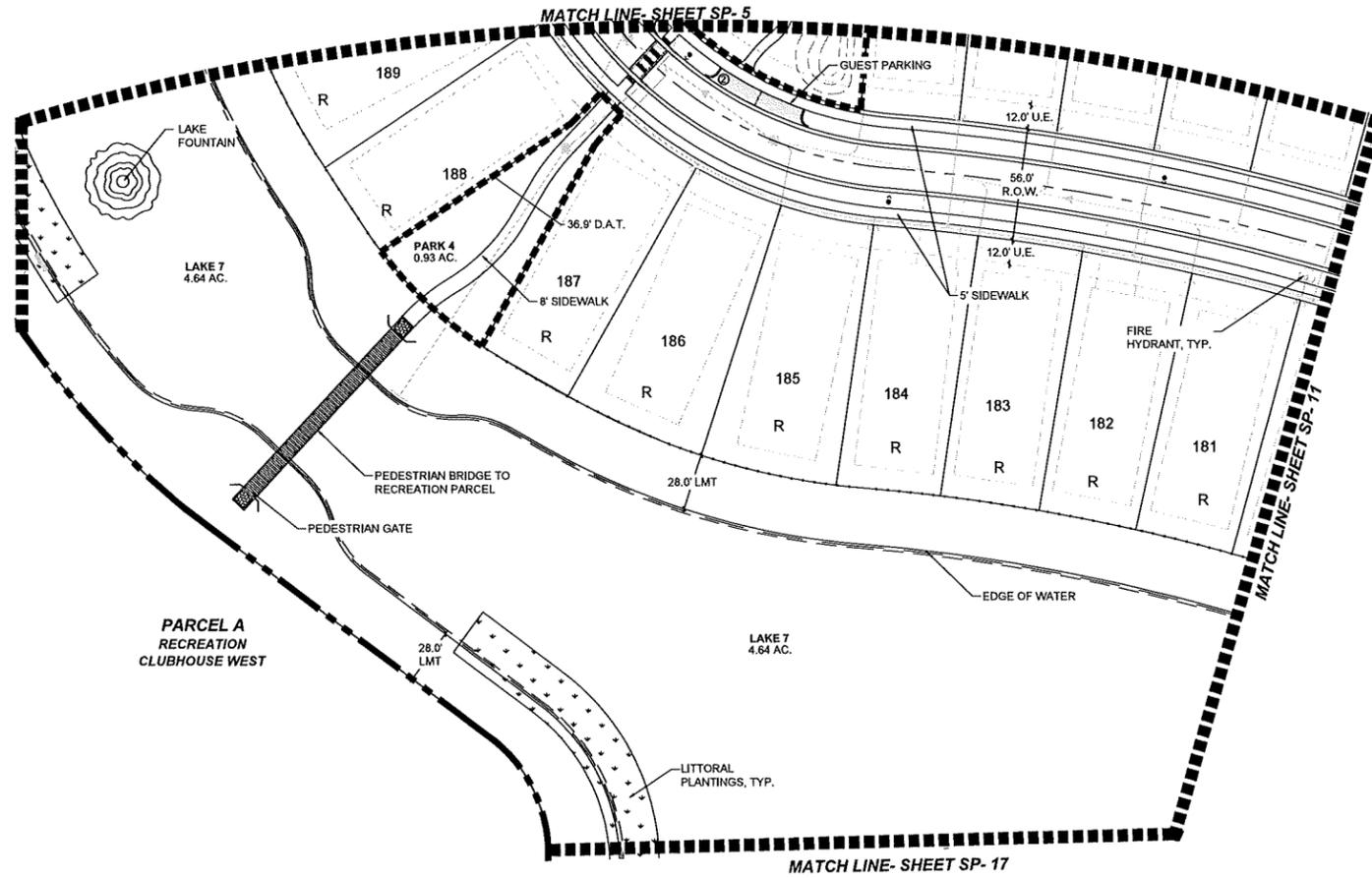
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- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.
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(561) 392-1991
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- LANDSCAPE ARCHITECT:** PARKER YANETTE DESIGN GROUP, INC.
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- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
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(772) 701-7918



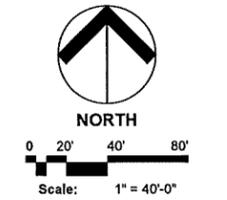
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A Planned Community Development
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Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

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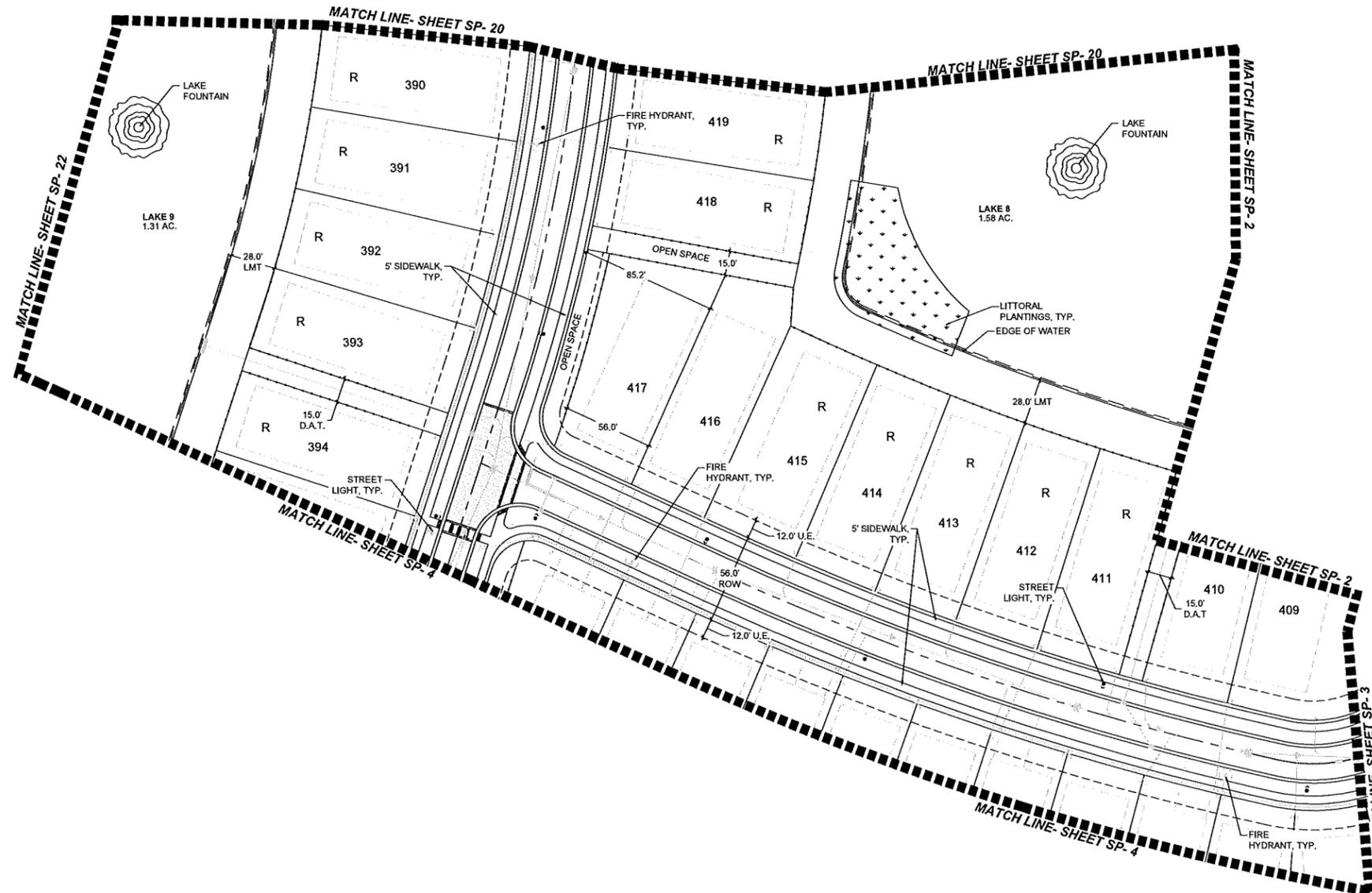
CIVIL ENGINEER: BALLBE & ASSOCIATES
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610 CLEMATIS STREET, SUITE CU02
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(561) 366-1100

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428 S.W. AKRON AVENUE, SUITE 1A
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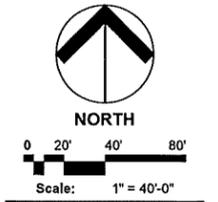


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A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

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DEVELOPMENT TEAM

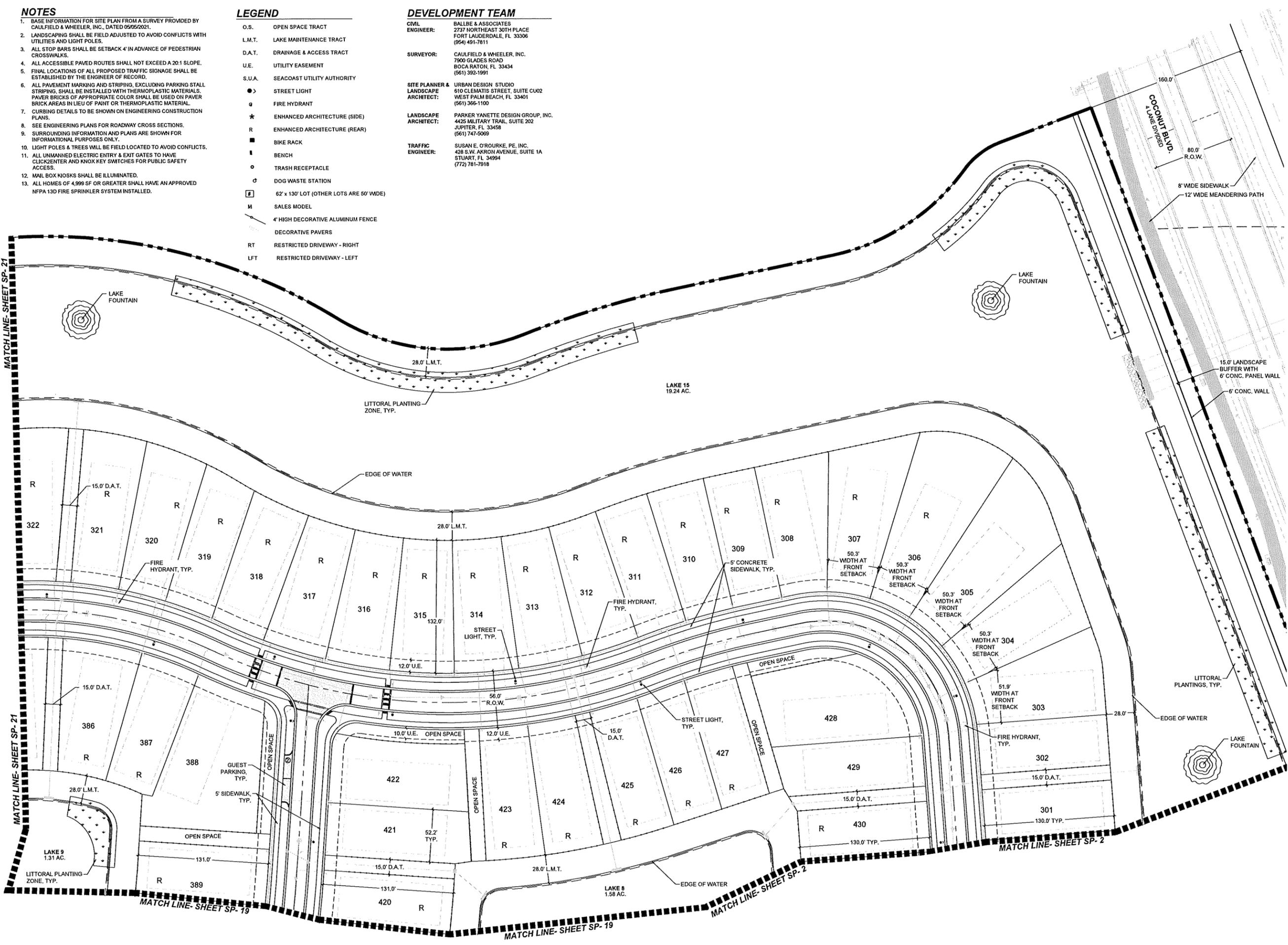
CIVIL ENGINEER: BALLBE & ASSOCIATES
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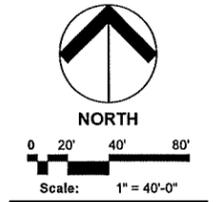
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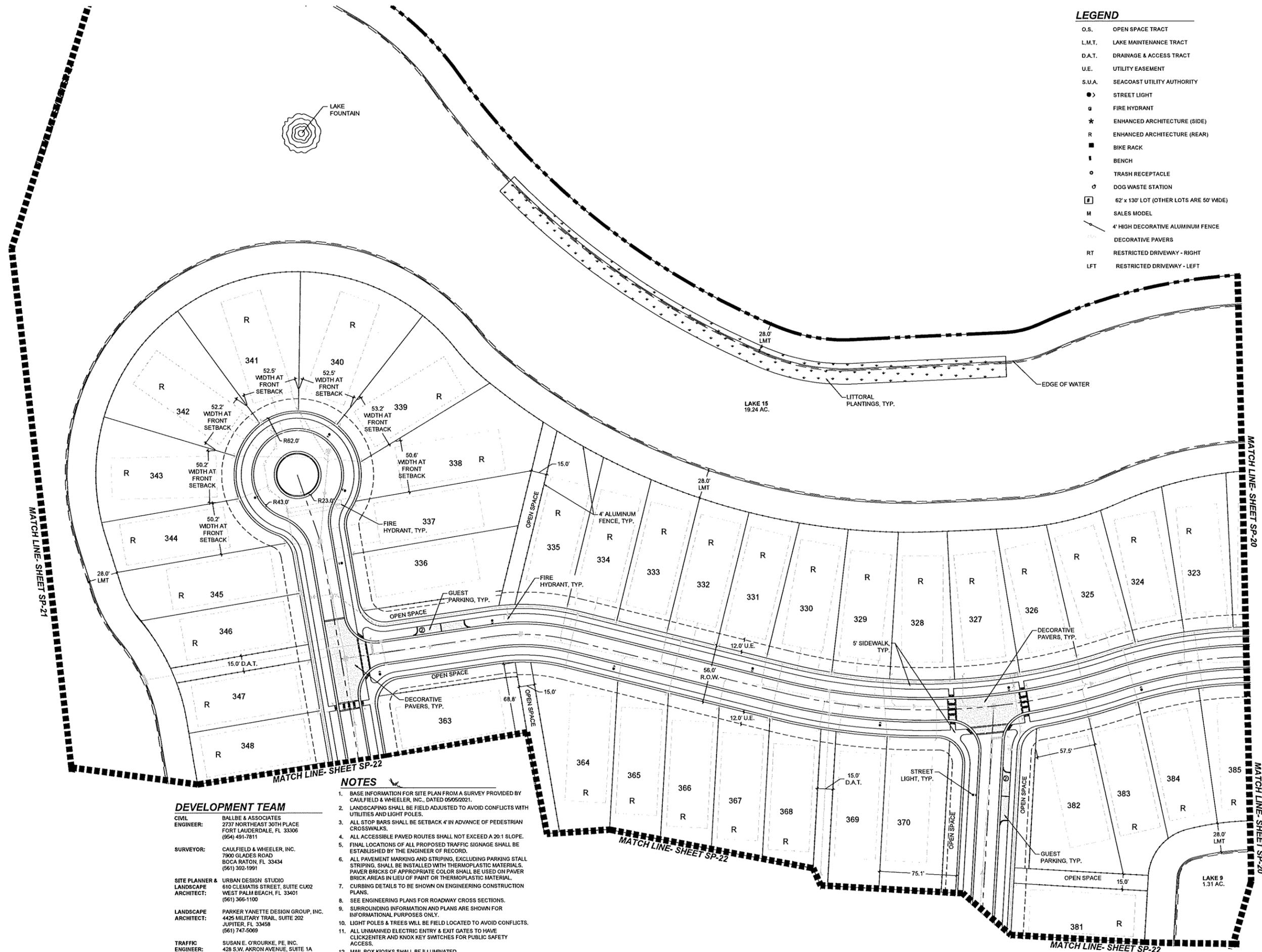
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SP-20
of 39

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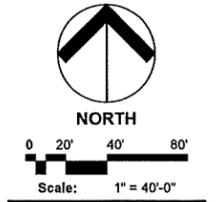
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428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

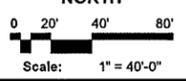
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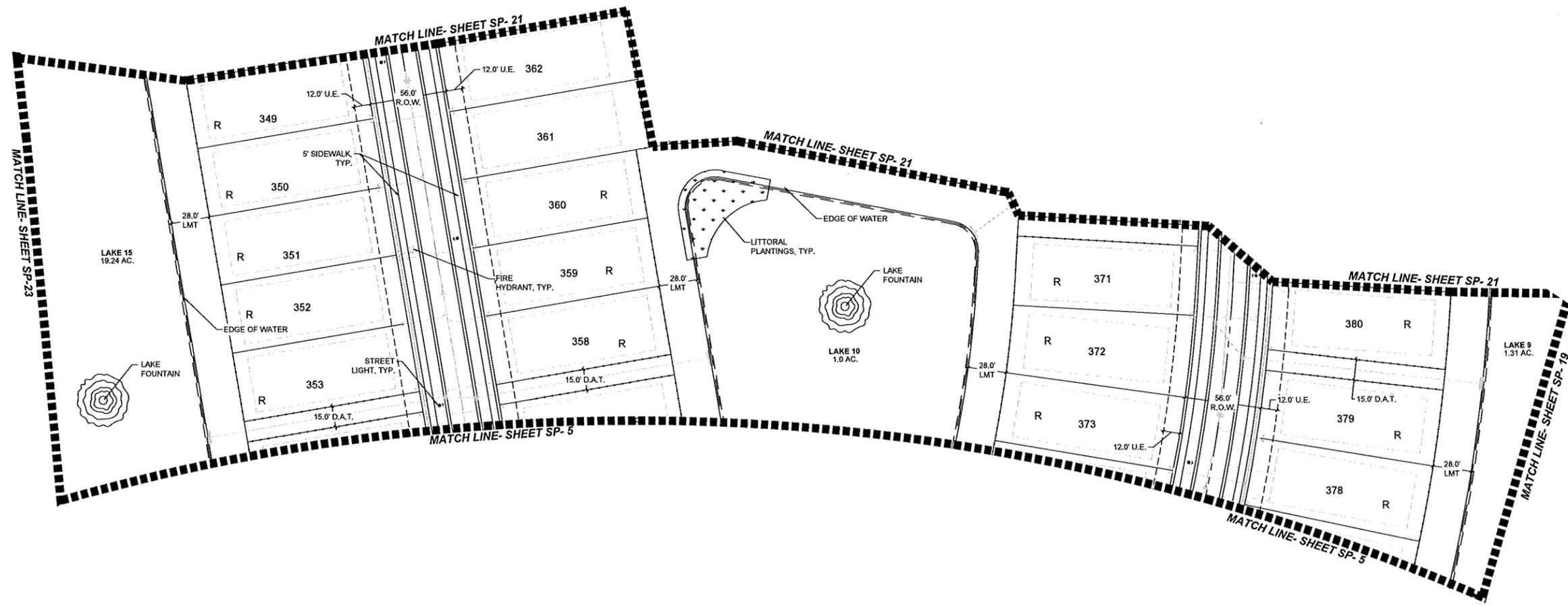
Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL



NOTES

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LEGEND

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- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- > STREET LIGHT
- g FIRE HYDRANT
- * ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- o TRASH RECEPTACLE
- o DOG WASTE STATION
- 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

DEVELOPMENT TEAM

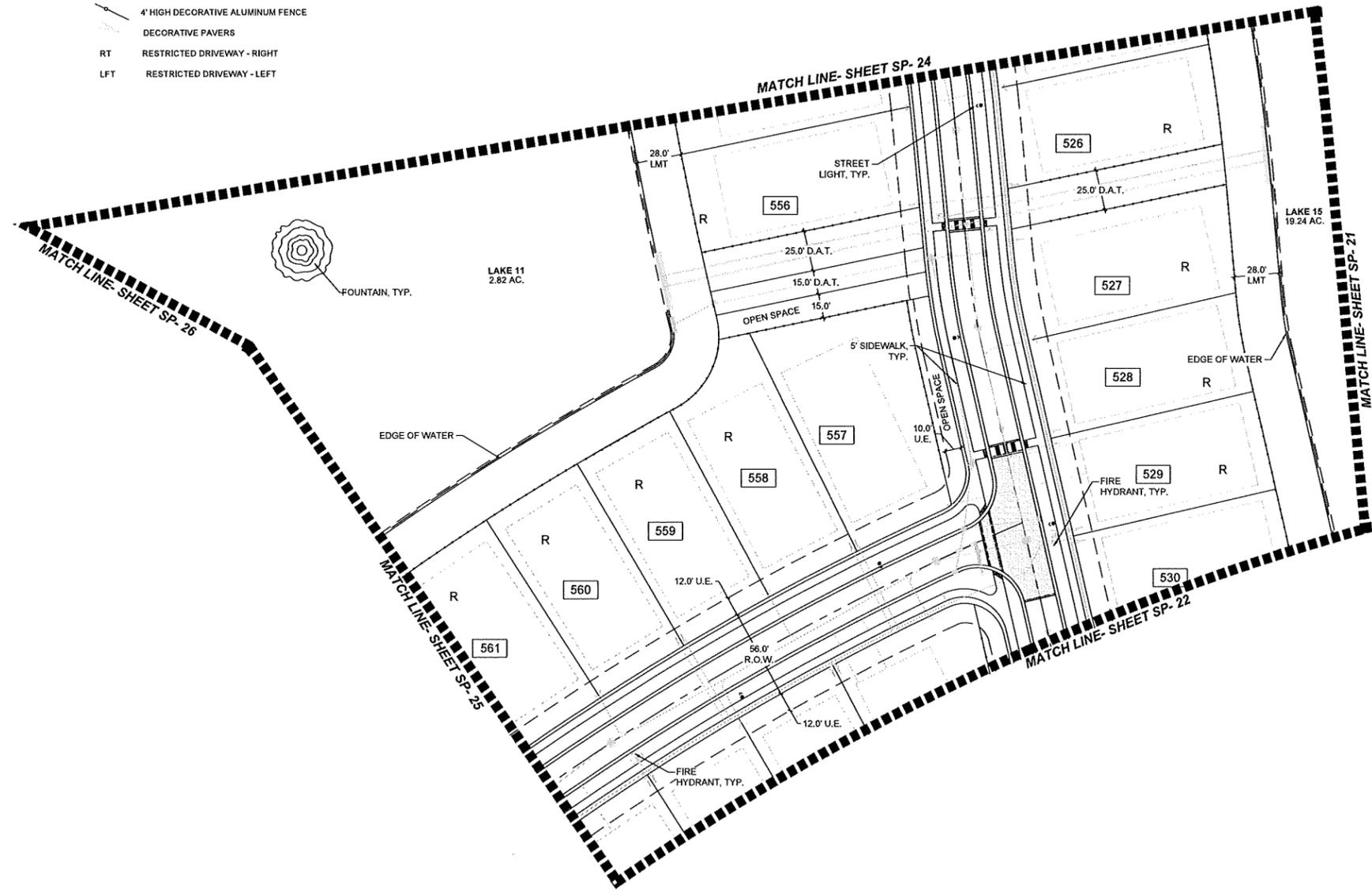
CIVIL ENGINEER: BALBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 368-1100

LANDSCAPE ARCHITECT: PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

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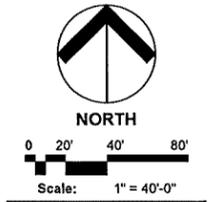


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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
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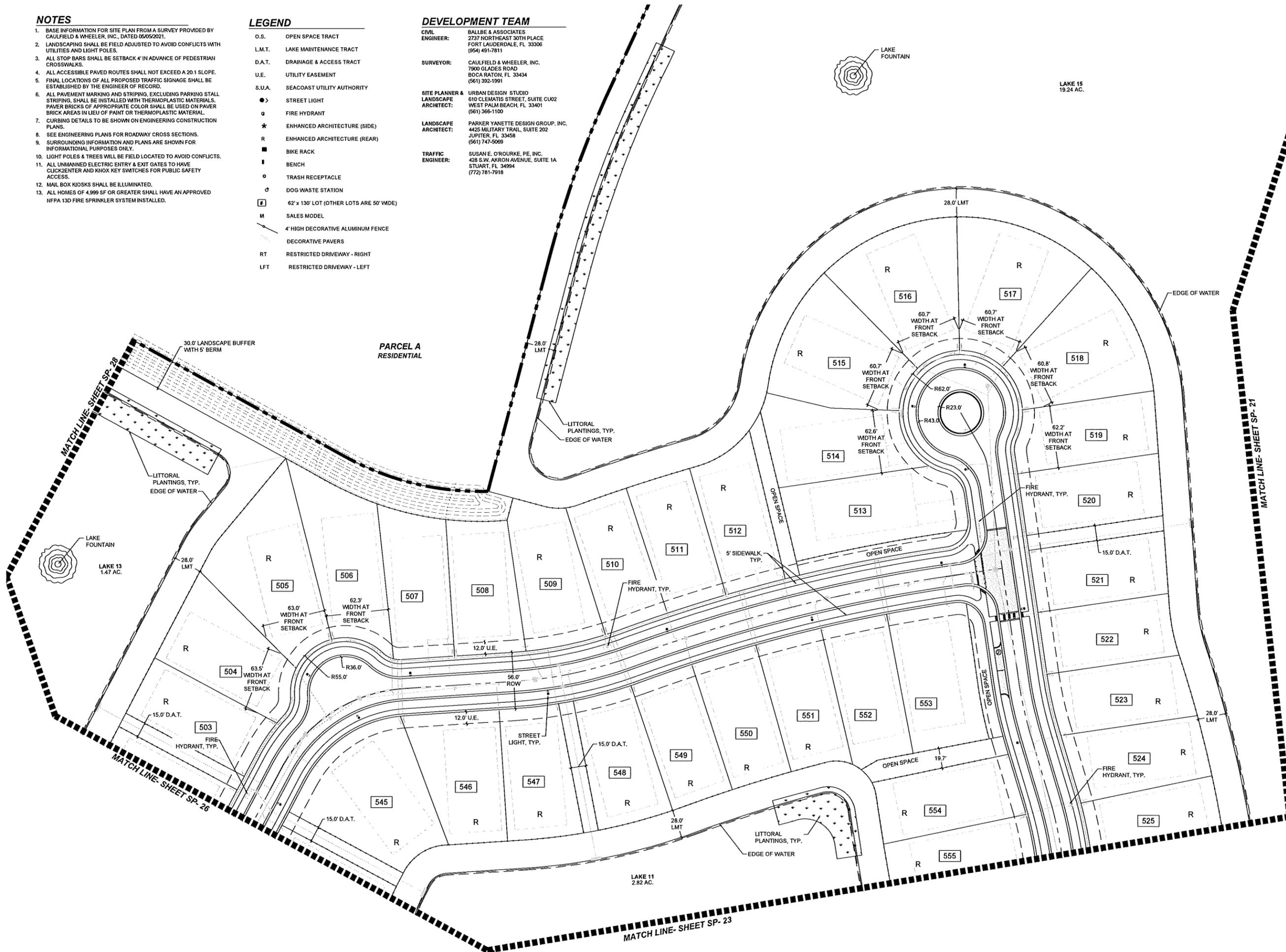
CIVIL ENGINEER: BALLBE & ASSOCIATES
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A Planned Community Development
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Site Plan



NORTH
0 20' 40' 80'
Scale: 1" = 40'-0"

Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
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03-07-2022 PBG RESUBMITTAL
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SP-24
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DEVELOPMENT TEAM

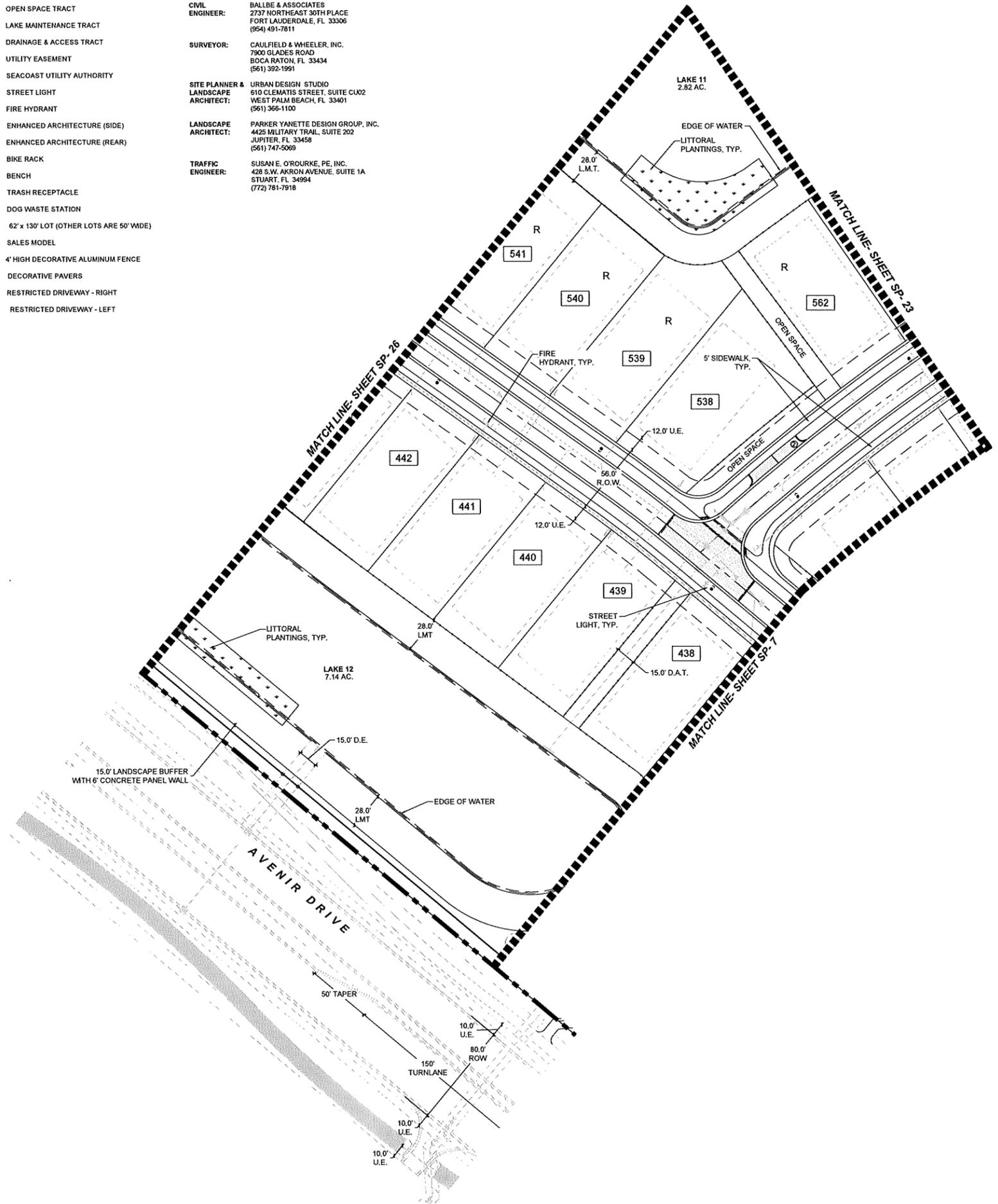
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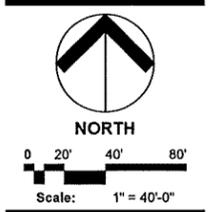
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A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
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DEVELOPMENT TEAM

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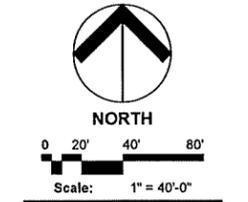
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Site Plan



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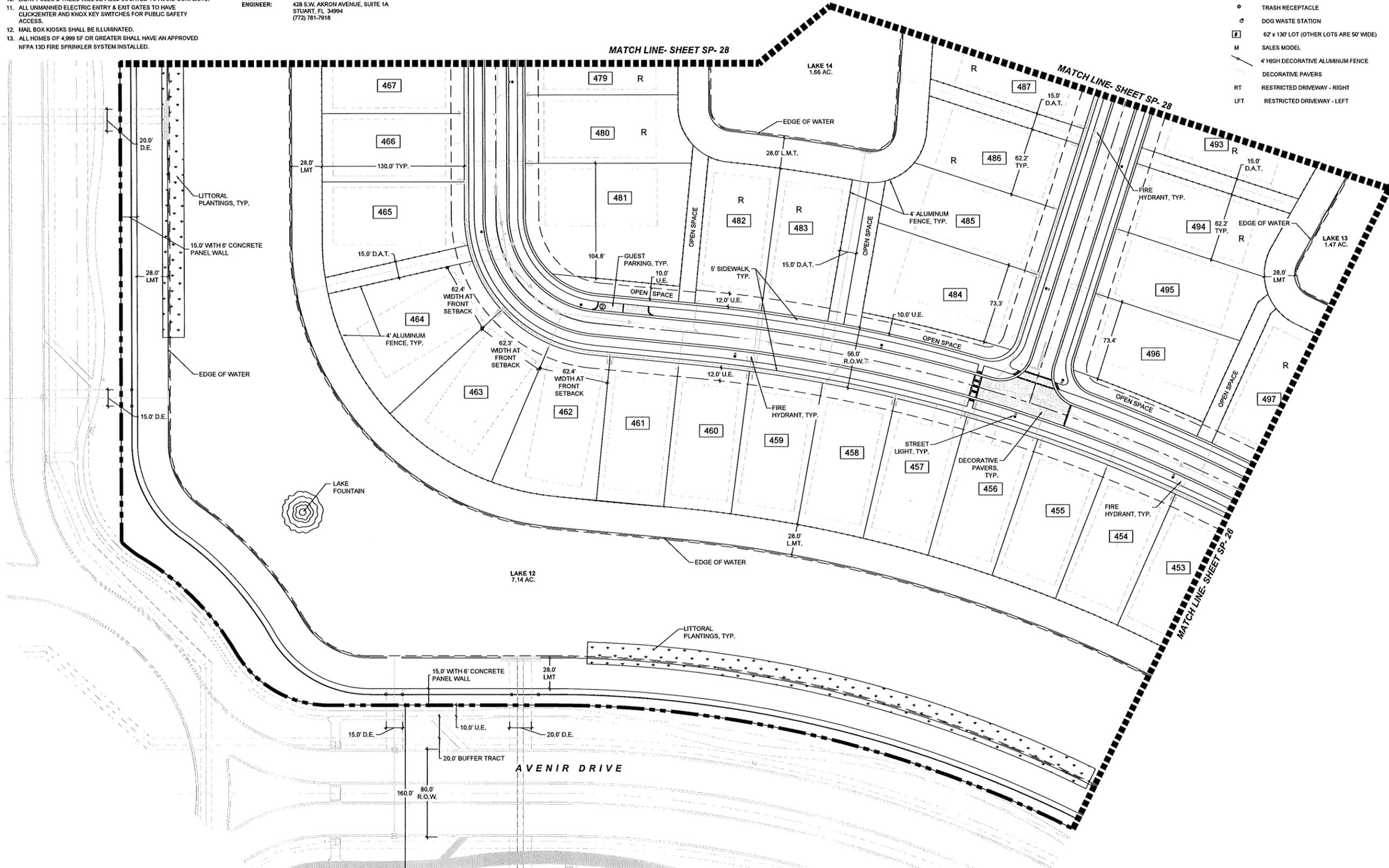
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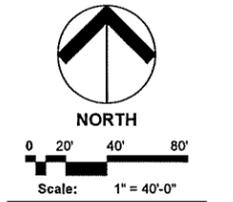
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WEST PALM BEACH, FL 33401
(561) 366-1100

LANDSCAPE ARCHITECT: PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

LEGEND

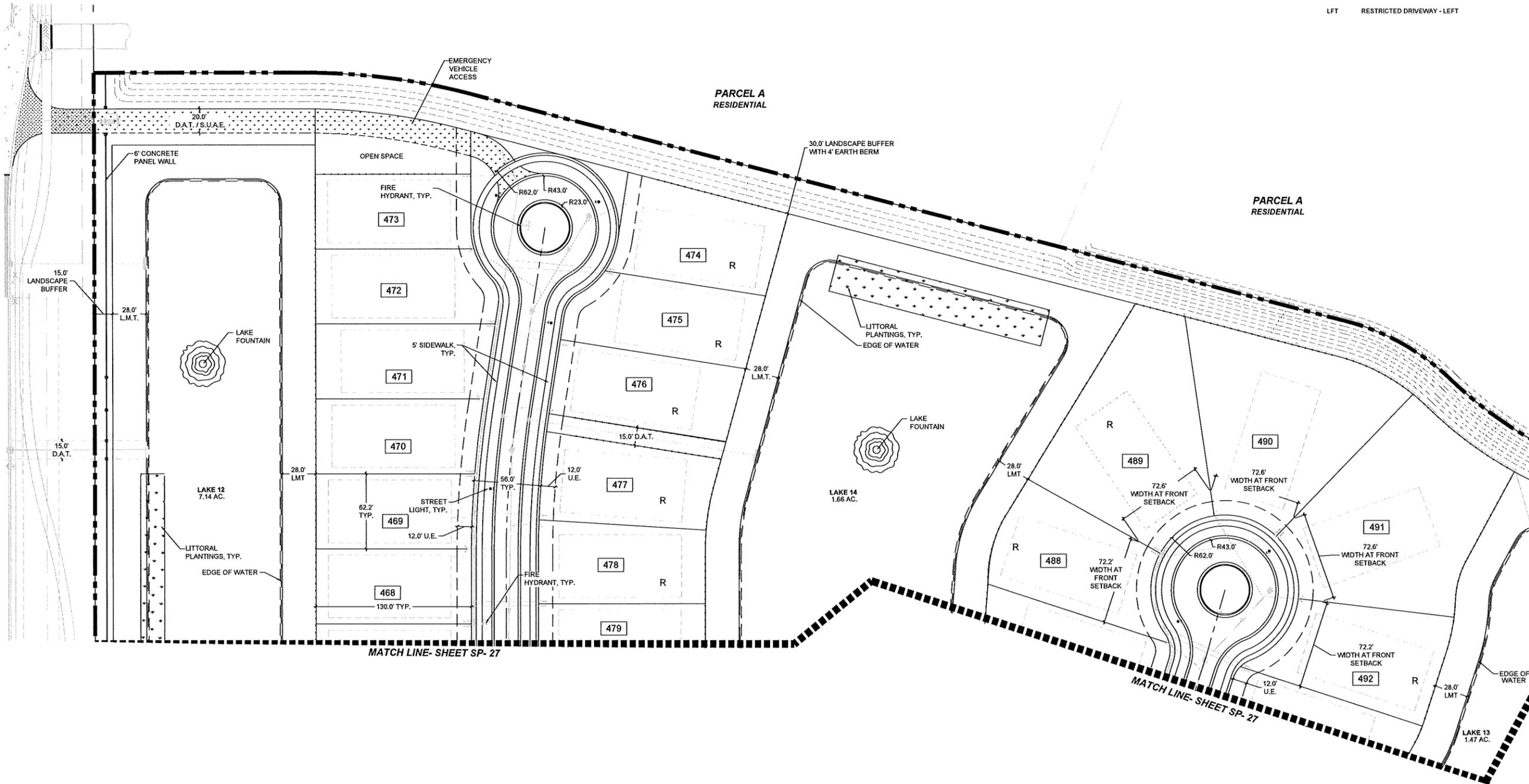
- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- > STREET LIGHT
- g FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- ♻️ DOG WASTE STATION
- ⊠ 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

Urban design studio

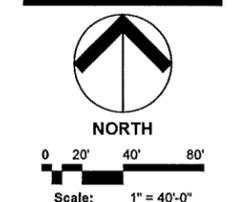
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfloida.com
#LCC000035

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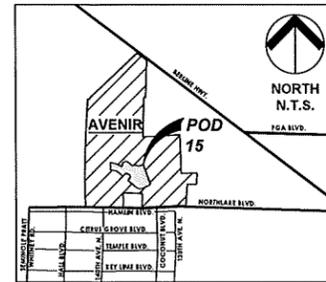
Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

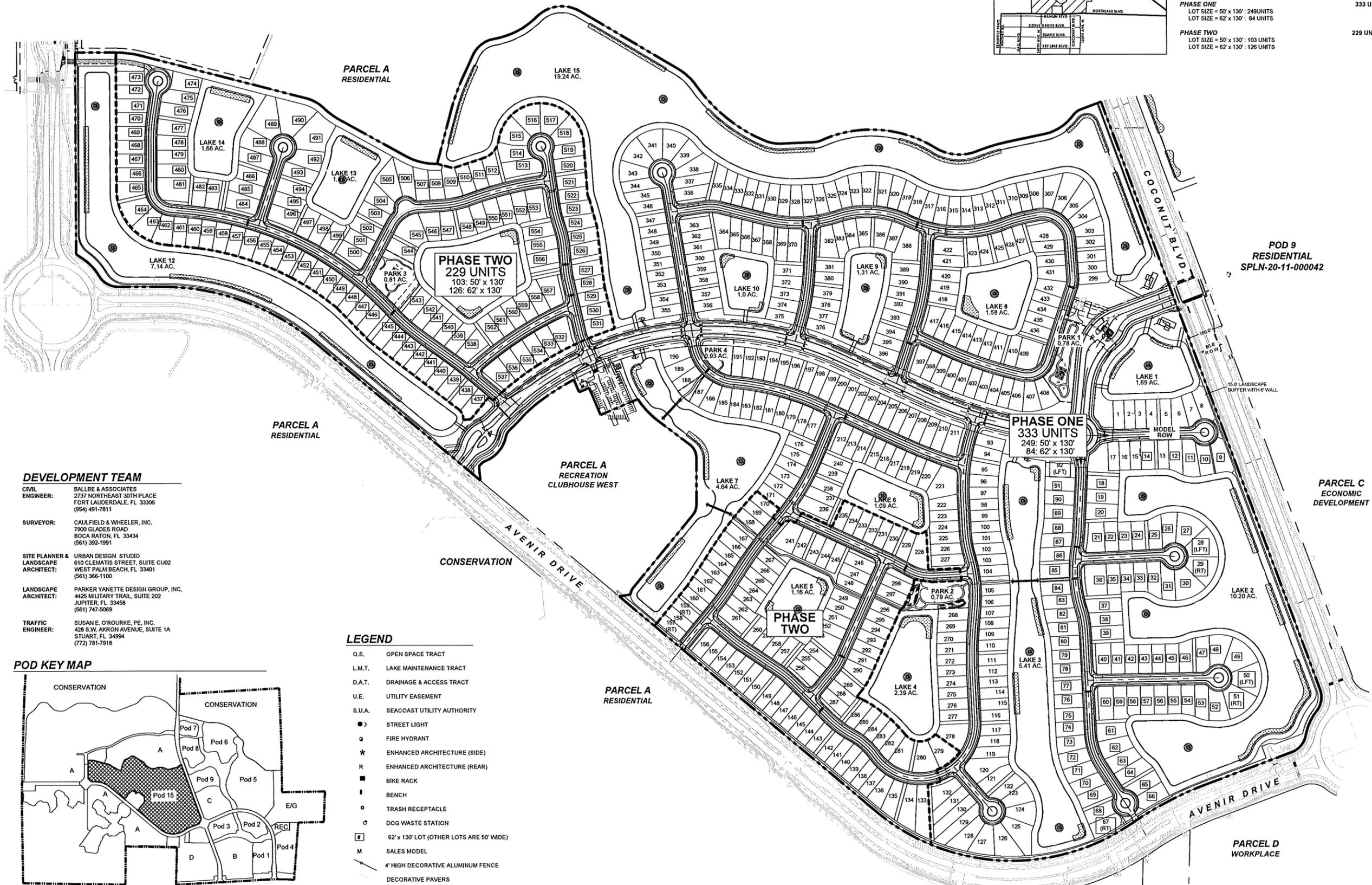
Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
03-07-2022 PBG RESUBMITTAL
03-26-2022 PBG RESUBMITTAL

LOCATION MAP



SITE DATA

PETITION NUMBER: SPLN-21-06-000065
PROJECT NAME: AVENIR POD 15
PROPERTY CONTROL NUMBERS: 52-41-41-28-01-001-0011 28/41/41
LAND USE DESIGNATION: MIXED USE (MXD)
ZONING: MXD PCD
LAND USE OVERLAY: WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
GROSS ACREAGE: 256.72 ACRES
TOTAL DWELLING UNITS: 562 D.U.
333 UNITS
229 UNITS
PHASE ONE
LOT SIZE = 50' x 130': 249 UNITS
LOT SIZE = 62' x 130': 84 UNITS
PHASE TWO
LOT SIZE = 50' x 130': 103 UNITS
LOT SIZE = 62' x 130': 126 UNITS



DEVELOPMENT TEAM

CIVIL ENGINEER: BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

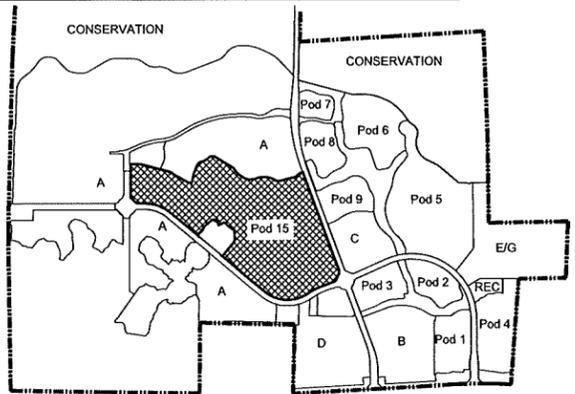
SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LANDSCAPE ARCHITECT: PARKER YANETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
(561) 747-5069

TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

POD KEY MAP



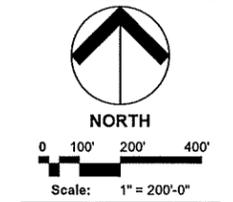
LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- g FIRE HYDRANT
- * ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- I BENCH
- o TRASH RECEPTACLE
- o DOG WASTE STATION
- 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- RT RESTRICTED DRIVEWAY - RIGHT
- LFT RESTRICTED DRIVEWAY - LEFT

Avenir - Pod 15

A Planned Community Development

Palm Beach Gardens, Florida
Site Plan - Phasing Plan



Date: May 2021
Project No.: 12-065.033
Designed By: WJT
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
03-07-2022 PBG RESUBMITTAL

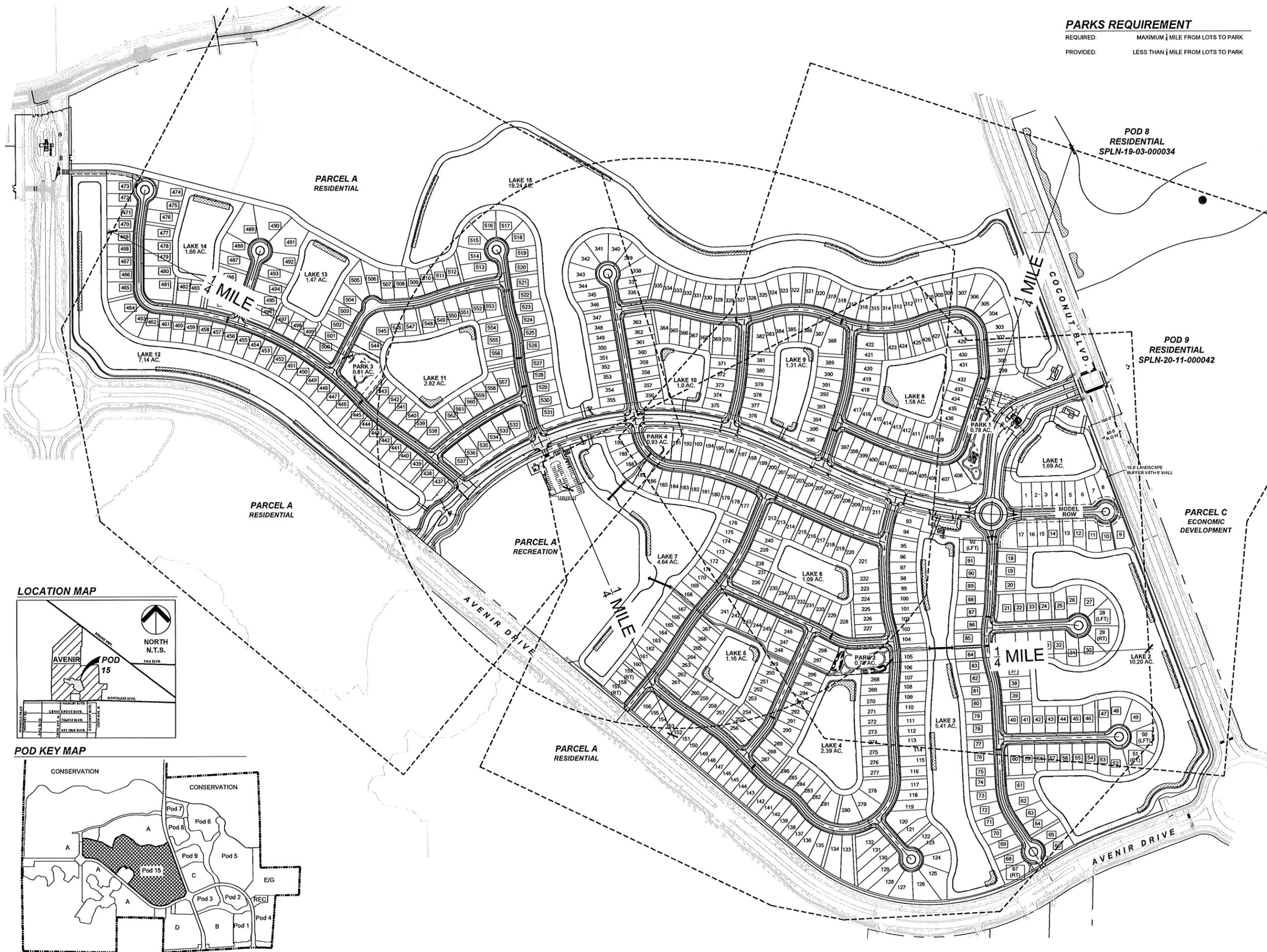
PARKS REQUIREMENT
 REQUIRED: MAXIMUM ¼ MILE FROM LOTS TO PARK
 PROVIDED: LESS THAN ¼ MILE FROM LOTS TO PARK

urban design studio

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 Landscape Architecture
 Communication Graphics

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udsfloida.com
 #LCC000035

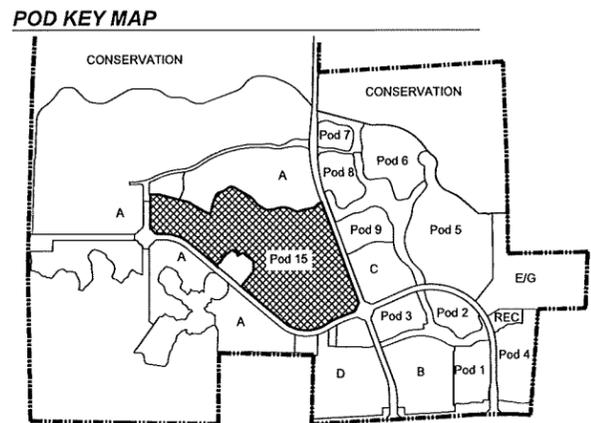
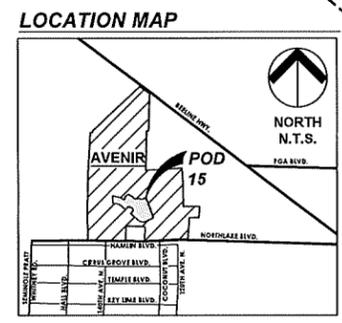
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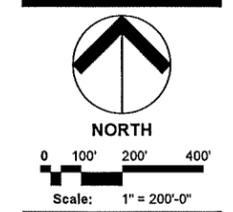
POD 8
 RESIDENTIAL
 SPLN-19-03-000034

POD 9
 RESIDENTIAL
 SPLN-20-11-000042

PARCEL C
 ECONOMIC
 DEVELOPMENT



Avenir - Pod 15
 A Planned Community Development
 Palm Beach Gardens, Florida
 Park Area Compliance Map

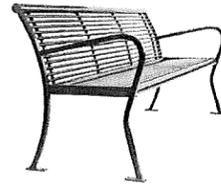


Date: May 2021
 Project No.: 12-065.033
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 Drawn By: WJT
 Checked By: KGT

Revision Dates:
 06-11-2021 PBG SUBMITTAL
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 03-07-2022 PBG RESUBMITTAL

TYPICAL BENCH N.T.S.

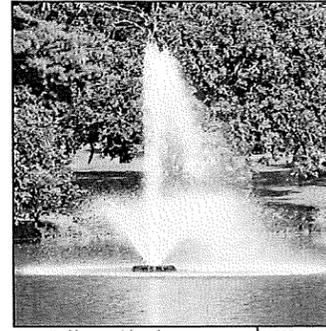
VICTOR STANLEY PRSS-124 BENCH OR EQUIVALENT
SOLID STEEL BENCH WITH BLACK POWDER COATED FINISH
6' LENGTH BENCH



NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF BENCHES TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

TYPICAL LAKE FOUNTAIN N.T.S.

OTTERBINE PHOENIX FOUNTAIN OR EQUIVALENT
18" HEIGHT SPRAY, 34" DIAMETER



www.otterbine.com/phoenix ECADdetails

TYPICAL TRASH RECEPTACLE

PARKVIEW DOUBLE STREAM RECYCLING STATION WITH TRASH & RECYCLING DECALS, OR SIMILAR
MANUFACTURER: WASTE WISE PRODUCTS INC. OR SIMILAR
COLOR: BLACK



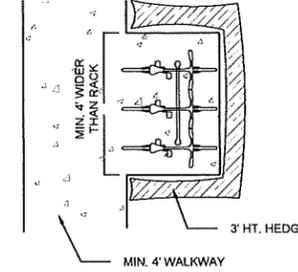
TYPICAL BIKE RACK N.T.S.

RIBBON STYLE BIKE RACK
WITH BLACK POWDER COATED FINISH



MIN. 5 BICYCLE SPACES PER RACK

NOTE: THIS CONCEPTUAL DETAIL IS PROVIDED FOR INFORMATION ONLY TO SATISFY TECHNICAL REQUIREMENTS BY INDICATING THE INTENT TO PROVIDE REQUIRED AMENITIES. THE DEVELOPER WILL MAKE FINAL PRODUCT SELECTION AT TIME OF BUILDING PERMIT APPLICATION.

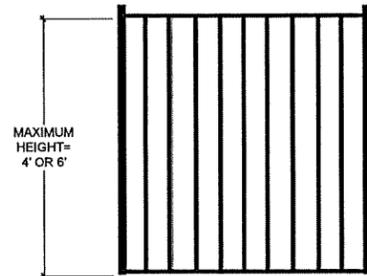


TYPICAL DOG WASTE STATION N.T.S.

INCLUDES BAG DISPENSER, WASTE RECEPTACLE, AND REFLECTIVE PET SIGN.
COLOR: BLACK

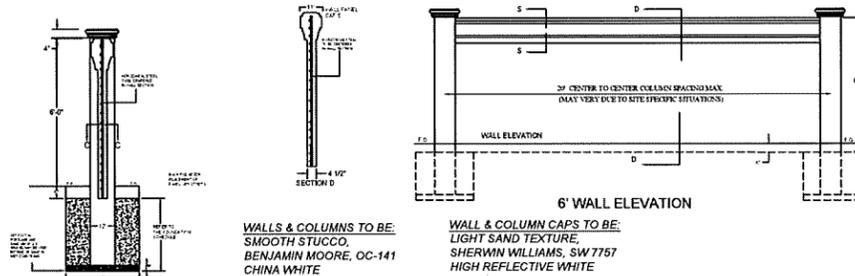


4 FT & 6 FT. DECORATIVE ALUMINUM FENCE N.T.S.



NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF FENCE TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

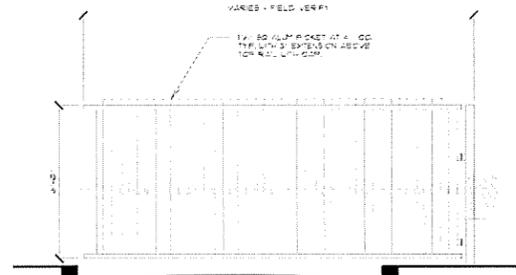
TYPICAL 6 FT. HIGH POST & PANEL WALL N.T.S.



WALLS & COLUMNS TO BE: SMOOTH STUCCO, BENJAMIN MOORE, OC-141 CHINA WHITE

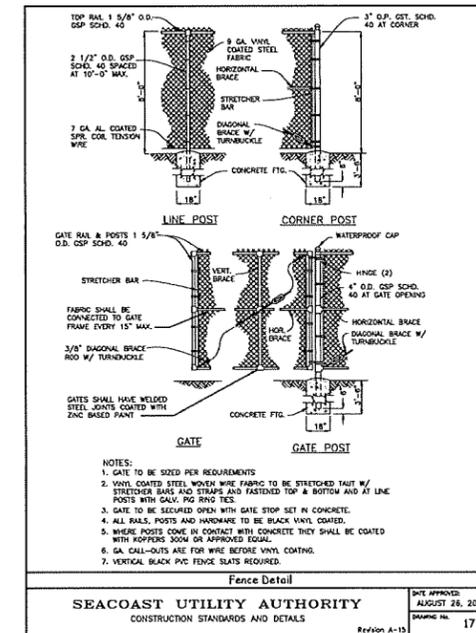
WALL & COLUMN CAPS TO BE: LIGHT SAND TEXTURE, SHERWIN WILLIAMS, SW 7157 HIGH REFLECTIVE WHITE

VEHICULAR GATE N.T.S.



NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF GATE TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

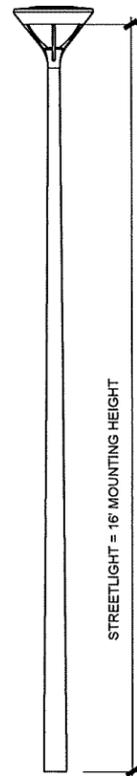
S.U.A. FENCE DETAIL - LIFT STATION N.T.S.



SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-15

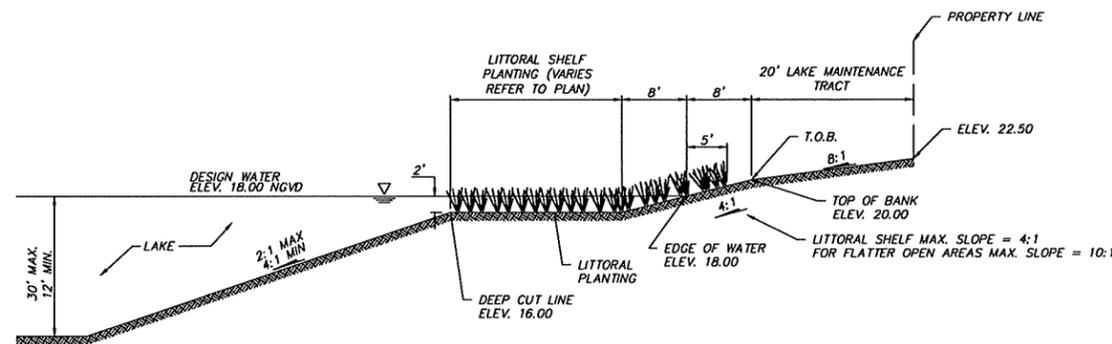
DATE APPROVED: AUGUST 28, 2020
DRAWING NO. 17

TYPICAL STREET LIGHT & PEDESTRIAN LIGHT N.T.S.

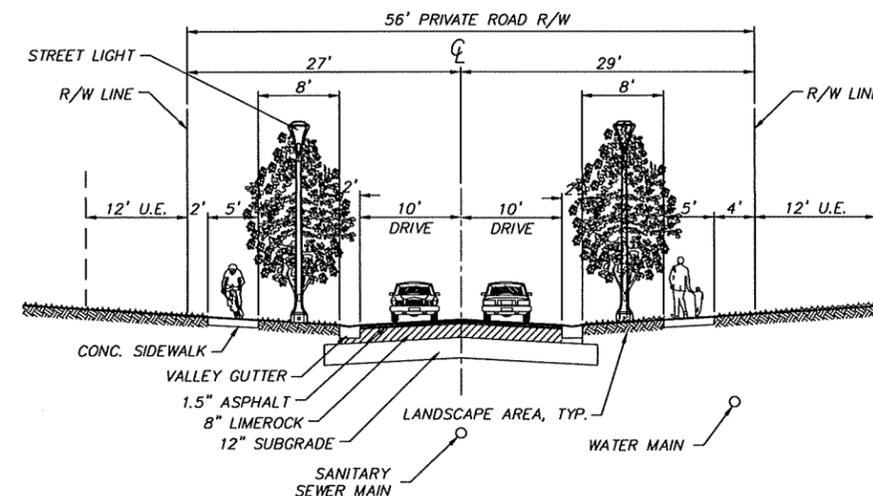


- STREETLIGHT LOCATIONS AS SHOWN ON SITE PLANS.
- POLE: FPL STANDARD CONCRETE OR EQUIVALENT
- FIXTURE: 'MESA' LED LUMINAIRE BY COOPER OR EQUIVALENT
COLOR/FINISH: BLACK METAL
- ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

TYPICAL LAKE SECTION WITH LITTORAL PLANTINGS SCALE: 1" = 10' - 0"



TYPICAL 56' RESIDENTIAL STREET R/W SECTION N.T.S.



Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details

Date:	May 2021
Project No.:	12-065.033
Designed By:	
Drawn By:	WJT
Checked By:	KGT
Revision Dates:	
06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

PARK #1 PLAYGROUND EQUIPMENT



Typhoon Pass Play Structure

Brand: QPC SKU: PHS147
Age Group: 2 to 12 years Post Diameter: 3.5"
Size: 20' x 28' Use Zone: 32' x 40'
Timbers Required: 36

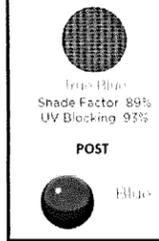


Curved Post Pebble Bridge

SKU: PFS031
Age Group: 5 to 12 years Post Diameter: 4.5"
Type: Get Physical Use Zone: 16' 3" x 20' 10"



**SHADE STRUCTURE
FABRIC**



Color: Blue
Shade Factor: 89%
UV Blocking: 93%

POST



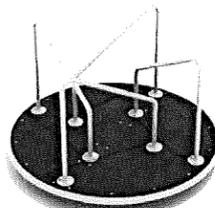
Flip Flopper Spring See Saw

Brand: QPC SKU: PFS023
Age Group: 5 to 12 years Use Zone: 13' 10" x 13' 10"



Radical Rotator Merry Go Round

Brand: QPC SKU: PFS022
Age Group: 2 to 12 years Use Zone: 17' 8" x 17' 8"



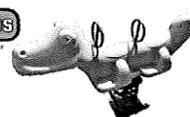
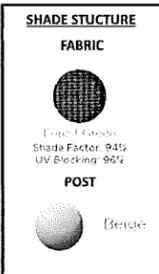
PARK #2 PLAYGROUND EQUIPMENT

Ellie Elephant Play Structure

Brand: QPC SKU: PHS055
Age Group: 2 to 12 years Material Type: Metal
Post Diameter: 5" Use Zone: 32' 4" x 44' 7"
Timbers Required: 59 Type: Themed
Weight: 6175 LBS



PARK #3 PLAYGROUND EQUIPMENT

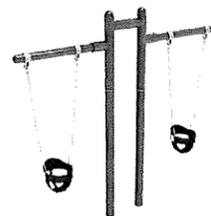


Croc Spring Rider

Brand: QPC SKU: PFS027
Size: 5' 2" long x 10' wide x 3' 3" high Use Zone: 12' 10" x 17' 2"
Age Group: 2 to 5 years Type: Spring Rider
Material Type: Metal Weight: 100 LBS

Grass Hopper Spring Rider

Brand: QPC SKU: PFS026
Size: 4' 8" long x 1' 1" wide x 3' 1" high Use Zone: 11' 5" x 10' 1"
Age Group: 2 to 5 years Material Type: Metal
Weight: 70 LBS



Barrington Ridge Play System

Brand: QPC SKU: PMS035



Age Group: 2 to 12 years Material Type: Metal
Post Diameter: 4.5" Timbers Required: 40
Use Zone: 42' 6" x 32' 10"



Color: Blue
Shade Factor: 91%
UV Blocking: 94%

POST



Bee Spring Rider

Brand: QPC SKU: PFS005
Size: 4' 4" long x 2' wide x 2' 8" high Use Zone: 14' x 16' 4"
Age Group: 2 to 5 years Type: Spring Rider
Material Type: Metal Weight: 70 LBS



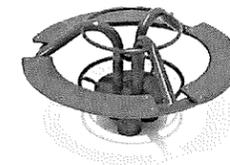
Pony Spring Rider

Brand: QPC SKU: PFS002
Size: 7' 10" long x 2' 9" wide x 2' 8" high Use Zone: 13' 10" x 14' 9"
Age Group: 2 to 5 years Type: Spring Rider
Material Type: Metal Weight: 65 LBS



Orbital Spring See Saw

Brand: QPC SKU: PFS029
Age Group: 2 to 12 years Use Zone: 18' 6" x 18' 6"



Pebble Path

Brand: QPC SKU: PFS016
Size: 18' diameter Use zone depends on Pebble Path layout Use Zone: 12', 19', or 24'
Age Group: 2 to 12 years Type: Quick Ship
Material Type: Metal Weight: 144 LBS



7 Feet High Elite Early Childhood T Swing - 2 Cantilevers Swing

Brand: QPC SKU: PFS024
Age Group: 2 to 12 years Material Type: Metal
Post Diameter: 5" Timbers Required: 24
Use Zone: 20' x 22' 7"

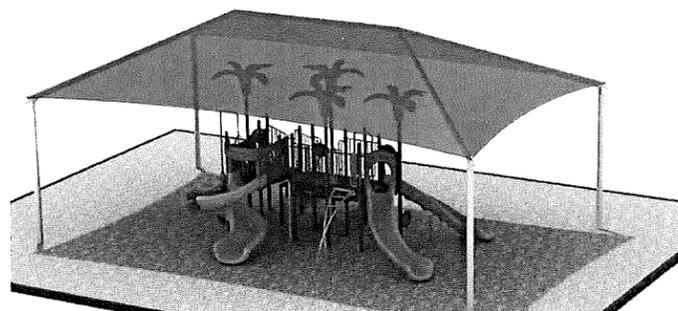
Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
03-07-2022 PBG RESUBMITTAL
03-28-2022 PBG RESUBMITTAL

SHADE CANOPY - PARK 2 N.T.S.

PLAYGROUND EQUIPMENT (continued)

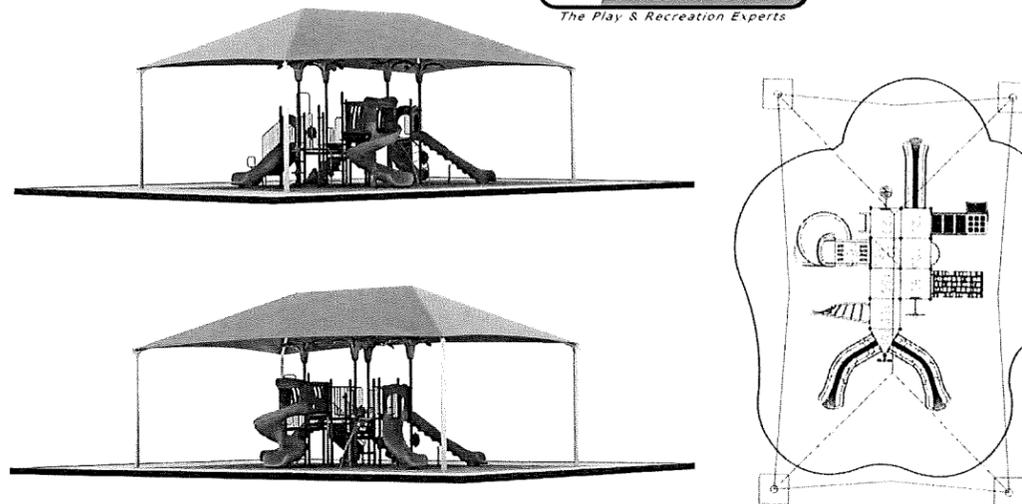
PARK #1
PARK #2
PARK #3



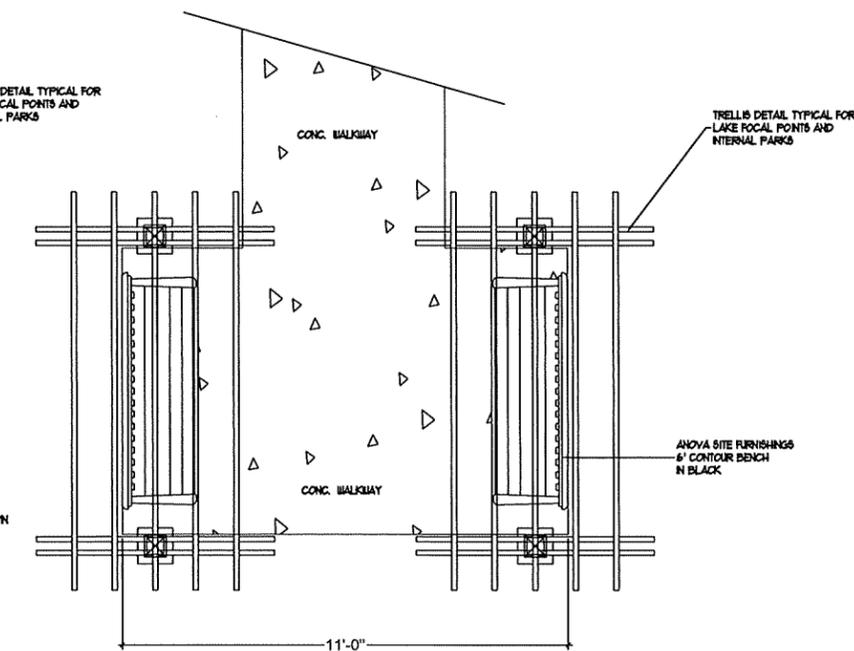
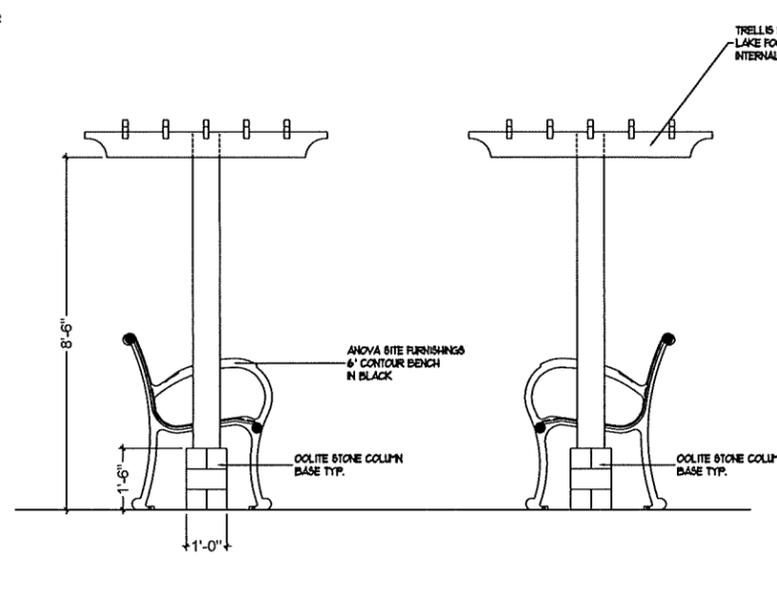
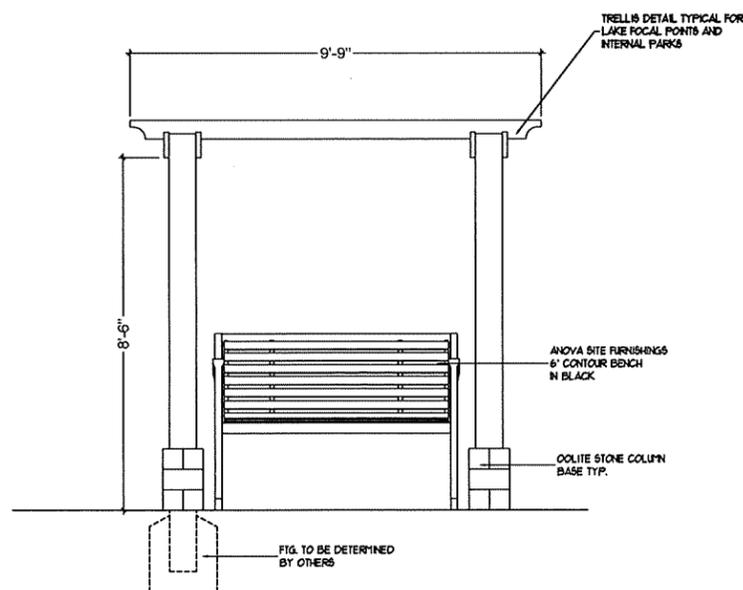
PRO PLAYGROUNDS SHADE STRUCTURE, 35' x 50', OR EQUIVALENT
FINAL COLOR SELECTIONS TO BE DETERMINED
AT PERMITTING

PLAYGROUND EQUIPMENT (continued)

PARK #1
PARK #2
PARK #3



Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details



TRELLIS WITH BENCH DETAILS

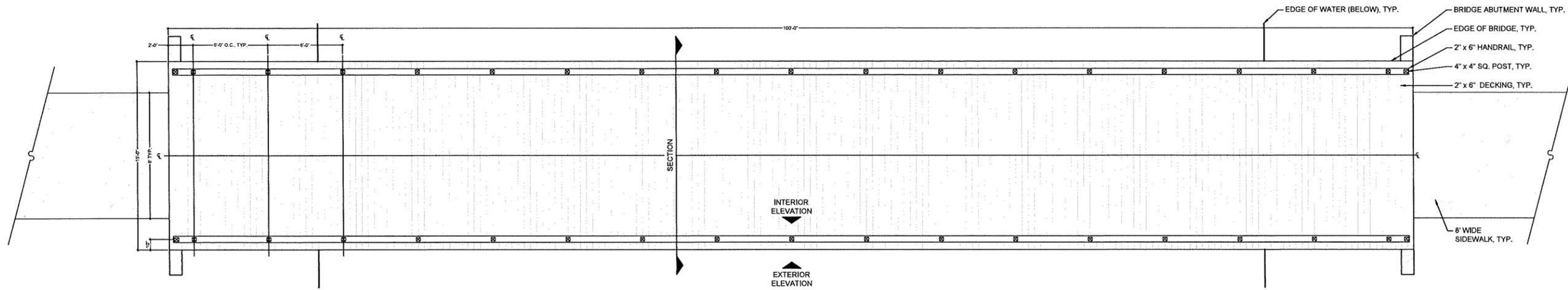
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USE IN EXTERIOR APPLICATIONS. WOOD SPECIES, COLOR, AND FINISH TO BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.
3. ALL TRELLIS AND BENCH ASSEMBLY HARDWARE TO BE GALVANIZED STEEL.
4. FINAL SELECTION OF BENCH TO BE COMPLETED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.

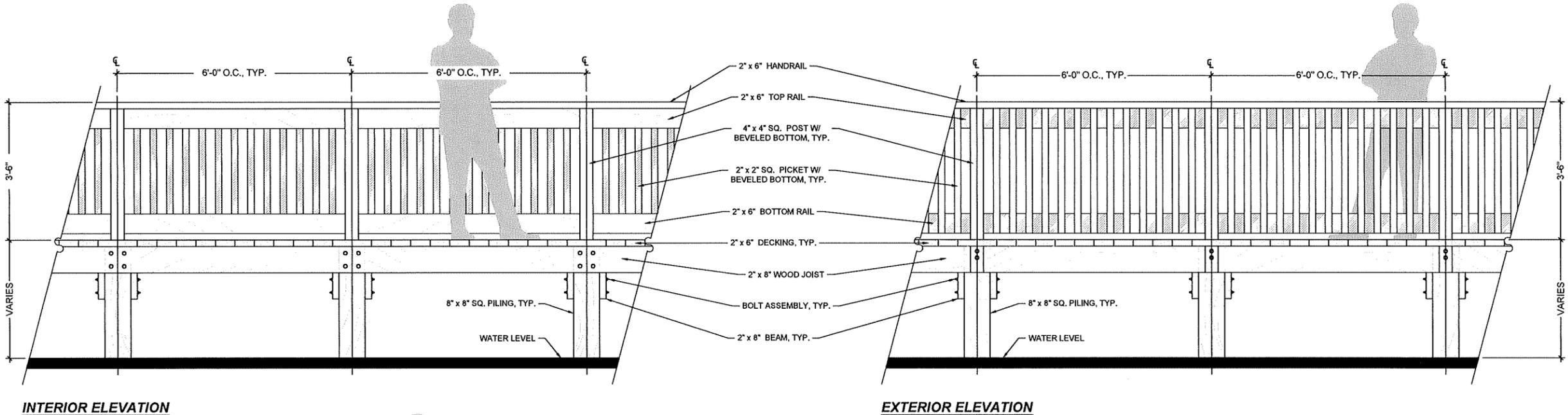
Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
01-06-2022 PBG RESUBMITTAL
03-07-2022 PBG RESUBMITTAL
03-28-2022 PBG RESUBMITTAL



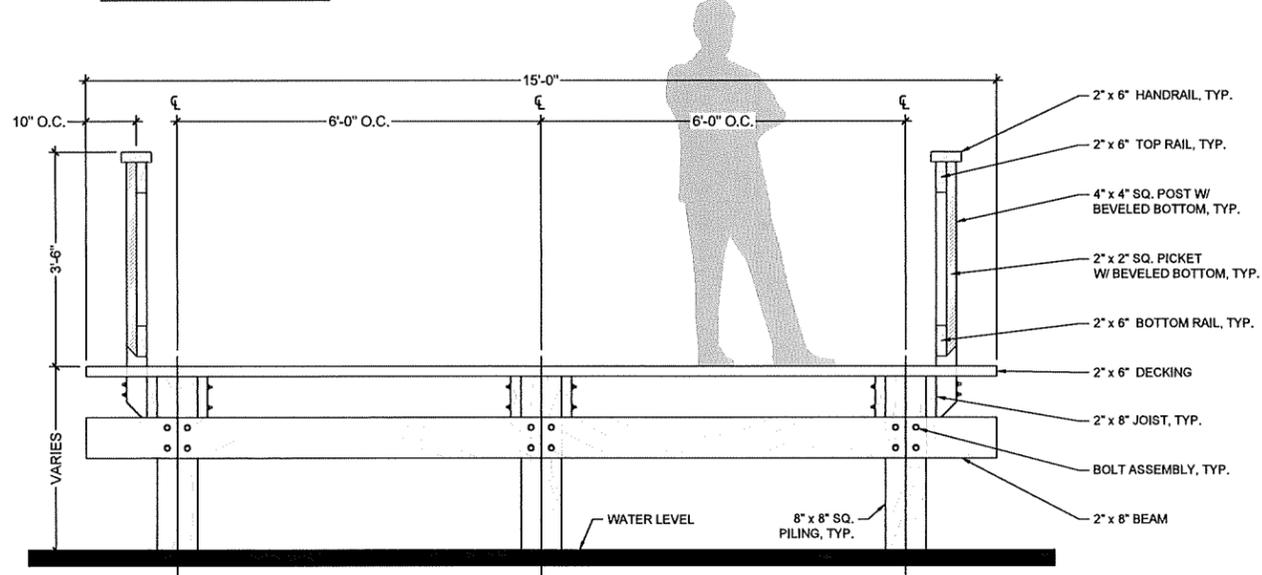
PEDESTRIAN BRIDGE DECKING PLAN

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION

EXTERIOR ELEVATION



SECTION
PEDESTRIAN BRIDGE TYPICAL DETAILS

SCALE: 3/8" = 1'-0"

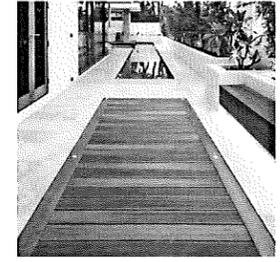
GENERAL NOTES

1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. WOOD DECKING TO BE COOL TRAC COMPOSITE DECKING OR EQUAL.
3. BRIDGE TO CONTAIN SOLAR DECK LIGHTING.

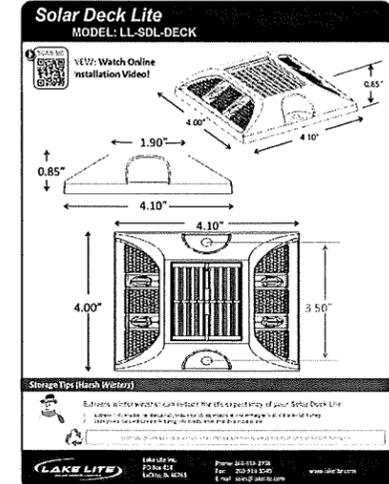
COMPOSITE WOOD DETAIL

PEDESTRIAN BRIDGES - DECK BOARDS

Color(s)	Brazilian Cherry, Garuda Gray, Golden Teak, Tropical Walnut
Size(s)	12', 16', 20'
Decking Profile	1x6" Profile, Square Edge™, Stair™
Dimensions	9" H x 6" x 5.5" wide
Fasteners	Step-Clip™, Fastenax™, Fasten Pro Plus System™, Stainless Steel Matched Corners
Joist Spacing	MGP 110' on center @ 90°, 12' on center @ 45°, Slotted 120' on center @ 90°, 16' on center @ 45°, Square Edge 120' on center @ 90°, 16' on center @ 45°



SOLAR DECK LIGHTING DETAIL



Urban design studio

Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
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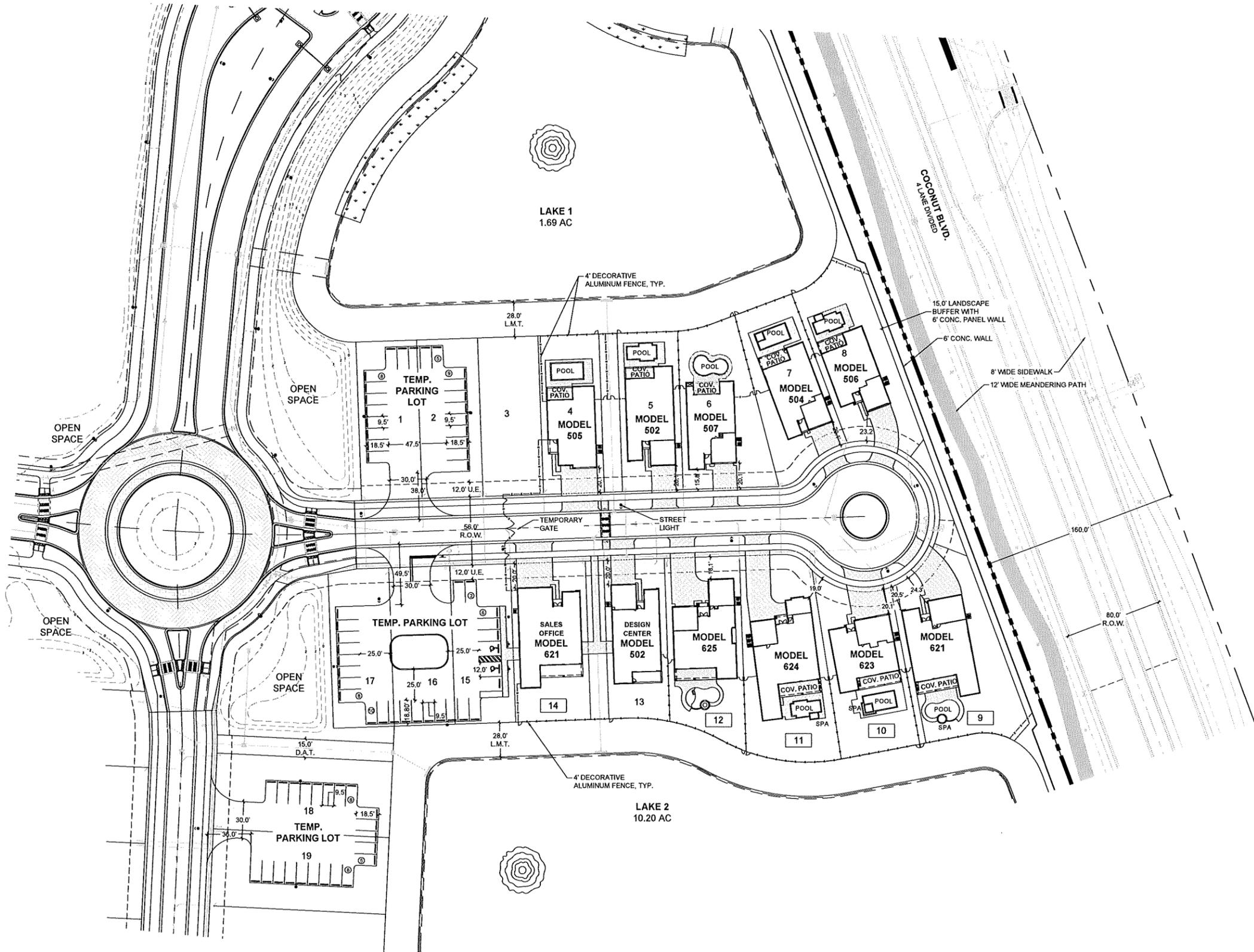
Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details

Date: May 2021
Project No.: 12-065.033
Designed By: WJT
Drawn By: KGT
Checked By: KGT

Revision Dates:

06-11-2021	PBG SUBMITTAL
01-06-2022	PBG RESUBMITTAL
03-07-2022	PBG RESUBMITTAL
03-28-2022	PBG RESUBMITTAL

SP-34
of 39



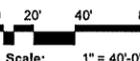
Avenir - Pod 15 A Planned Community Development Palm Beach Gardens, Florida Site Plan - Model Center

LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- g FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- I BENCH
- o TRASH RECEPTACLE
- o DOG WASTE STATION
- ⊠ 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS



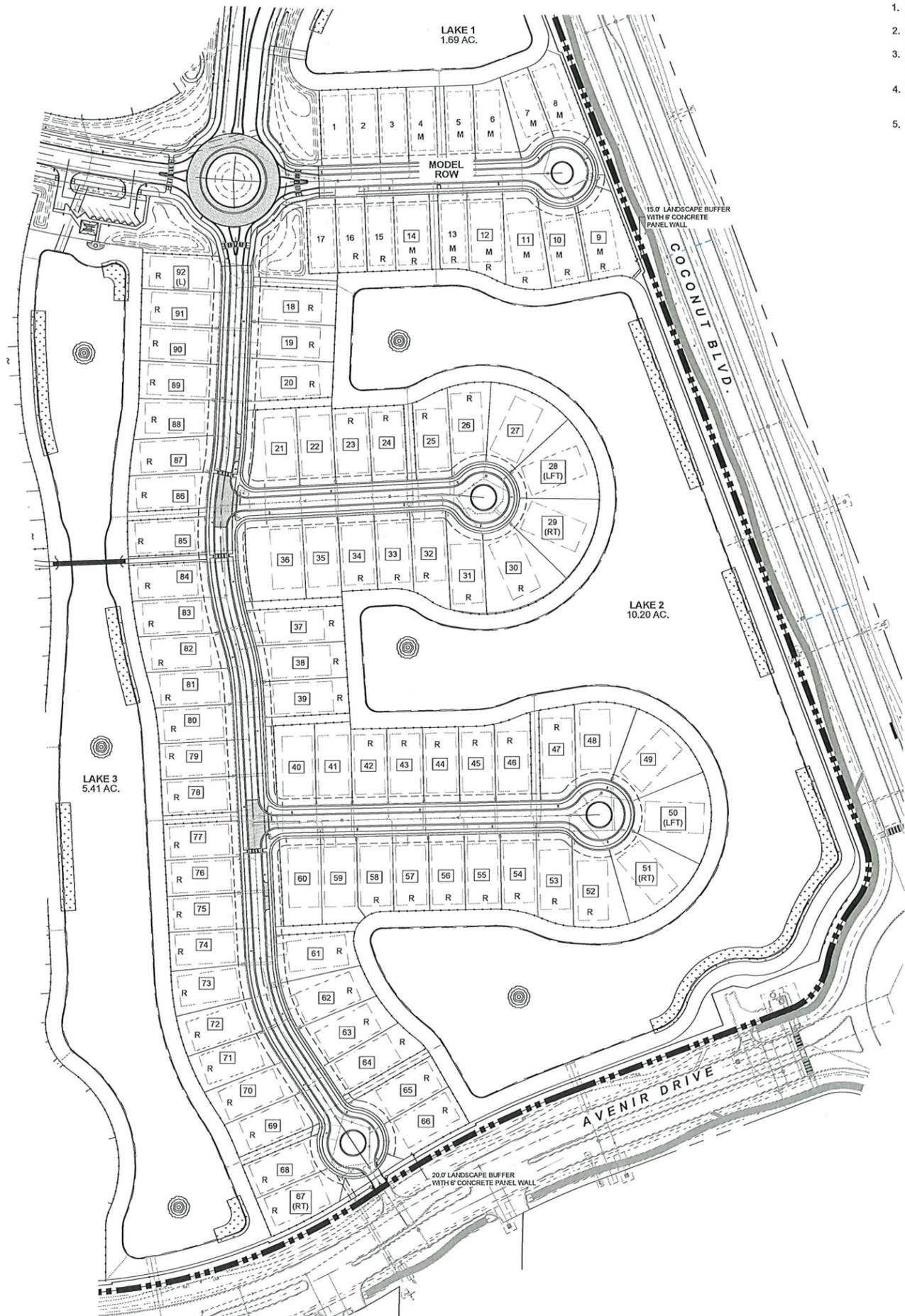
NORTH



Scale: 1" = 40'-0"

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ANTI-MONOTONY STANDARDS:

1. NO MORE THAN THREE (3) DWELLING UNITS OF THE SAME FLOOR PLAN MODEL SHALL BE BUILT ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET.
2. NO DWELLING UNITS WITH THE SAME FLOOR PLAN MODEL AND EXTERIOR COLOR PACKAGE SHALL BE LOCATED ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET NOR ACROSS THE STREET FROM EACH OTHER.
3. NO MORE THAN TWO (2) DWELLING UNITS WITH DIFFERING FLOOR PLAN MODELS BUT HAVING THE SAME EXTERIOR COLOR PACKAGE SHALL BE BUILT ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET NOR ACROSS THE STREET FROM EACH OTHER.
4. UPON SUBMITTAL OF BUILDING PERMITS FOR EACH RESIDENTIAL LOT, THE APPLICANT SHALL PROVIDE A PLAN DESIGNATING THE FLOOR PLAN MODEL AND COLOR PACKAGE ON ALL LOTS IMMEDIATELY ADJACENT ON THE SAME SIDE OF THE STREET TO CONFIRM COMPLIANCE WITH THE ABOVE STANDARDS.
5. IF A SCREEN ENCLOSURE IS PROPOSED, IT SHALL BE A BRONZE METAL FRAME WITH BRONZE SCREENING.

EXTERIOR COLOR PACKAGES:

MEDITERRANEAN ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	LEVIN EGGO / SPAZZOCOTTA / FASH 12X24					
STONE VENEER BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA	BLACK MARBLE / LIGHT STAINED FASCIA
BODY SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
TRIM SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
DOORS SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
FASCIA SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN

COASTAL ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE
STONE VENEER NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE
BODY SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
TRIM & CORBELS SW 7031 CANTON TAN	SW 7031 CANTON TAN						
STUCCO SIDING & SHUTTERS SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
DOORS SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
FASCIA SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN

MODERN ELEVATIONS						
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7
ROOF TILE NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE
STONE VENEER NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE					
BODY SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
TRIM SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
DOORS SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
FASCIA SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN

CONTEMPORARY ELEVATIONS					
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6
ROOF TILE NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE
STONE VENEER NATURAL GRAY / BLACK ANTIQUE	NATURAL GRAY / BLACK ANTIQUE				
BODY SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
TRIM SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
DOORS SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN
FASCIA SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN	SW 7031 CANTON TAN

MODELS:

- 50' WIDE LOT: 1. PLAN 501, 2. PLAN 502, 3. PLAN 503, 4. PLAN 504, 5. PLAN 505, 6. PLAN 506, 7. PLAN 507
- 62' WIDE LOT: 1. PLAN 621, 2. PLAN 622, 3. PLAN 623, 4. PLAN 624, 5. PLAN 625

LEGEND

- ★ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL



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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Designation Plan



NORTH
0 50' 100' 200'
Scale: 1" = 100'-0"

Date: May 2021
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Designed By:
Drawn By: WJT
Checked By: KGT

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- IF A SCREEN ENCLOSURE IS PROPOSED, IT SHALL BE A BRONZE METAL FRAME WITH BRONZE SCREENING.

MODELS:

- 50' WIDE LOT: 62' WIDE LOT:
- PLAN 501
 - PLAN 502
 - PLAN 503
 - PLAN 504
 - PLAN 505
 - PLAN 506
 - PLAN 507
 - PLAN 621
 - PLAN 622
 - PLAN 623
 - PLAN 624
 - PLAN 625

EXTERIOR COLOR PACKAGES:

MEDITERRANEAN ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE TERRAZZO GRAY WITH BLACK ANTIQUE							
STONE VENEER BLACK HAZEL MARBLE LIGHT TEXTURED FINISH							
BODY SW702 OCEAN WHITE							
TRIM SW702 OCEAN WHITE							
DOORS SW702 OCEAN WHITE							
FASCIA SW702 OCEAN WHITE							
COASTAL ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE TERRAZZO GRAY WITH BLACK ANTIQUE							
BODY SW702 OCEAN WHITE							
TRIM & CORBELS SW702 OCEAN WHITE							
STUCCO & SIDING & SHUTTERS SW702 OCEAN WHITE							
DOORS SW702 OCEAN WHITE							
FASCIA SW702 OCEAN WHITE							
MODERN ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE TERRAZZO GRAY WITH BLACK ANTIQUE							
STONE VENEER BLACK HAZEL MARBLE LIGHT TEXTURED FINISH							
BODY SW702 OCEAN WHITE							
TRIM SW702 OCEAN WHITE							
DOORS SW702 OCEAN WHITE							
FASCIA SW702 OCEAN WHITE							
CONTEMPORARY ELEVATIONS							
PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE TERRAZZO GRAY WITH BLACK ANTIQUE							
STONE VENEER BLACK HAZEL MARBLE LIGHT TEXTURED FINISH							
BODY SW702 OCEAN WHITE							
TRIM SW702 OCEAN WHITE							
DOORS SW702 OCEAN WHITE							
FASCIA SW702 OCEAN WHITE							

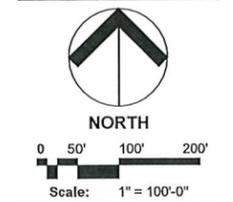


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Palm Beach Gardens, Florida
Site Plan - Designation Plan



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
06-11-2021 PBG SUBMITTAL
03-28-2022 PBG RESUBMITTAL

EXTERIOR COLOR PACKAGES:

	COASTAL ELEVATIONS							
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE	SW 1001 BLACK ANTIQUE	SW 1002 BLACK ANTIQUE	SW 1003 BLACK ANTIQUE	SW 1004 BLACK ANTIQUE	SW 1005 BLACK ANTIQUE	SW 1006 BLACK ANTIQUE	SW 1007 BLACK ANTIQUE	SW 1008 BLACK ANTIQUE
STONE VENEER	SW 1009 BLACK ANTIQUE	SW 1010 BLACK ANTIQUE	SW 1011 BLACK ANTIQUE	SW 1012 BLACK ANTIQUE	SW 1013 BLACK ANTIQUE	SW 1014 BLACK ANTIQUE	SW 1015 BLACK ANTIQUE	SW 1016 BLACK ANTIQUE
BODY	SW 1017 BLACK ANTIQUE	SW 1018 BLACK ANTIQUE	SW 1019 BLACK ANTIQUE	SW 1020 BLACK ANTIQUE	SW 1021 BLACK ANTIQUE	SW 1022 BLACK ANTIQUE	SW 1023 BLACK ANTIQUE	SW 1024 BLACK ANTIQUE
TRIM & CORNICES	SW 1025 BLACK ANTIQUE	SW 1026 BLACK ANTIQUE	SW 1027 BLACK ANTIQUE	SW 1028 BLACK ANTIQUE	SW 1029 BLACK ANTIQUE	SW 1030 BLACK ANTIQUE	SW 1031 BLACK ANTIQUE	SW 1032 BLACK ANTIQUE
SHUTTERS & SHUTTERS	SW 1033 BLACK ANTIQUE	SW 1034 BLACK ANTIQUE	SW 1035 BLACK ANTIQUE	SW 1036 BLACK ANTIQUE	SW 1037 BLACK ANTIQUE	SW 1038 BLACK ANTIQUE	SW 1039 BLACK ANTIQUE	SW 1040 BLACK ANTIQUE
DOORS	SW 1041 BLACK ANTIQUE	SW 1042 BLACK ANTIQUE	SW 1043 BLACK ANTIQUE	SW 1044 BLACK ANTIQUE	SW 1045 BLACK ANTIQUE	SW 1046 BLACK ANTIQUE	SW 1047 BLACK ANTIQUE	SW 1048 BLACK ANTIQUE
FASCIA	SW 1049 BLACK ANTIQUE	SW 1050 BLACK ANTIQUE	SW 1051 BLACK ANTIQUE	SW 1052 BLACK ANTIQUE	SW 1053 BLACK ANTIQUE	SW 1054 BLACK ANTIQUE	SW 1055 BLACK ANTIQUE	SW 1056 BLACK ANTIQUE

	MODERN ELEVATIONS						
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7
ROOF TILE	SW 1001 BLACK ANTIQUE	SW 1002 BLACK ANTIQUE	SW 1003 BLACK ANTIQUE	SW 1004 BLACK ANTIQUE	SW 1005 BLACK ANTIQUE	SW 1006 BLACK ANTIQUE	SW 1007 BLACK ANTIQUE
STONE VENEER	SW 1009 BLACK ANTIQUE	SW 1010 BLACK ANTIQUE	SW 1011 BLACK ANTIQUE	SW 1012 BLACK ANTIQUE	SW 1013 BLACK ANTIQUE	SW 1014 BLACK ANTIQUE	SW 1015 BLACK ANTIQUE
BODY	SW 1017 BLACK ANTIQUE	SW 1018 BLACK ANTIQUE	SW 1019 BLACK ANTIQUE	SW 1020 BLACK ANTIQUE	SW 1021 BLACK ANTIQUE	SW 1022 BLACK ANTIQUE	SW 1023 BLACK ANTIQUE
TRIM	SW 1025 BLACK ANTIQUE	SW 1026 BLACK ANTIQUE	SW 1027 BLACK ANTIQUE	SW 1028 BLACK ANTIQUE	SW 1029 BLACK ANTIQUE	SW 1030 BLACK ANTIQUE	SW 1031 BLACK ANTIQUE
DOORS	SW 1041 BLACK ANTIQUE	SW 1042 BLACK ANTIQUE	SW 1043 BLACK ANTIQUE	SW 1044 BLACK ANTIQUE	SW 1045 BLACK ANTIQUE	SW 1046 BLACK ANTIQUE	SW 1047 BLACK ANTIQUE
FASCIA	SW 1049 BLACK ANTIQUE	SW 1050 BLACK ANTIQUE	SW 1051 BLACK ANTIQUE	SW 1052 BLACK ANTIQUE	SW 1053 BLACK ANTIQUE	SW 1054 BLACK ANTIQUE	SW 1055 BLACK ANTIQUE

	CONTEMPORARY ELEVATIONS					
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6
ROOF TILE	SW 1001 BLACK ANTIQUE	SW 1002 BLACK ANTIQUE	SW 1003 BLACK ANTIQUE	SW 1004 BLACK ANTIQUE	SW 1005 BLACK ANTIQUE	SW 1006 BLACK ANTIQUE
STONE VENEER	SW 1009 BLACK ANTIQUE	SW 1010 BLACK ANTIQUE	SW 1011 BLACK ANTIQUE	SW 1012 BLACK ANTIQUE	SW 1013 BLACK ANTIQUE	SW 1014 BLACK ANTIQUE
BODY	SW 1017 BLACK ANTIQUE	SW 1018 BLACK ANTIQUE	SW 1019 BLACK ANTIQUE	SW 1020 BLACK ANTIQUE	SW 1021 BLACK ANTIQUE	SW 1022 BLACK ANTIQUE
TRIM	SW 1025 BLACK ANTIQUE	SW 1026 BLACK ANTIQUE	SW 1027 BLACK ANTIQUE	SW 1028 BLACK ANTIQUE	SW 1029 BLACK ANTIQUE	SW 1030 BLACK ANTIQUE
DOORS	SW 1041 BLACK ANTIQUE	SW 1042 BLACK ANTIQUE	SW 1043 BLACK ANTIQUE	SW 1044 BLACK ANTIQUE	SW 1045 BLACK ANTIQUE	SW 1046 BLACK ANTIQUE
FASCIA	SW 1049 BLACK ANTIQUE	SW 1050 BLACK ANTIQUE	SW 1051 BLACK ANTIQUE	SW 1052 BLACK ANTIQUE	SW 1053 BLACK ANTIQUE	SW 1054 BLACK ANTIQUE



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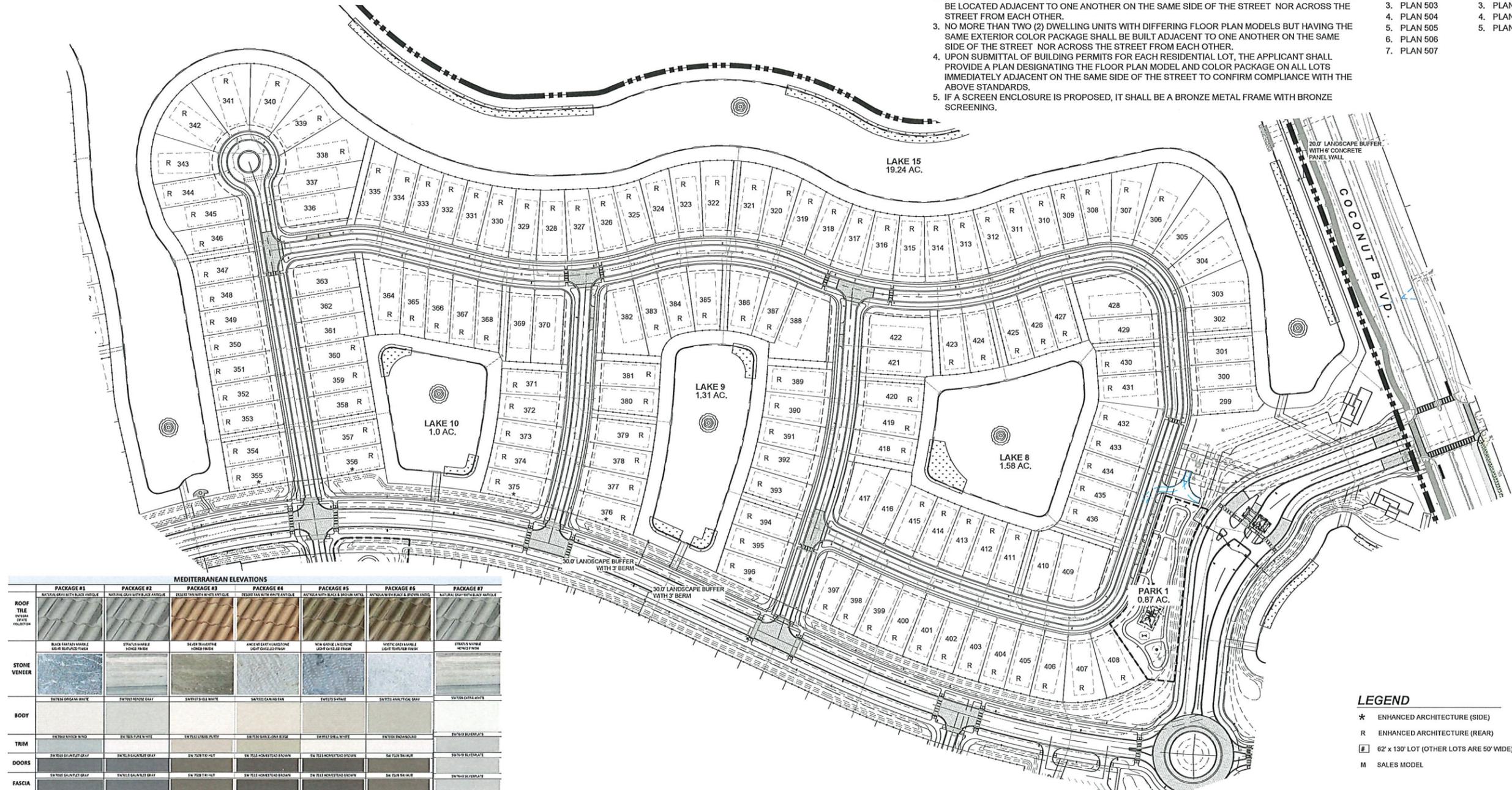
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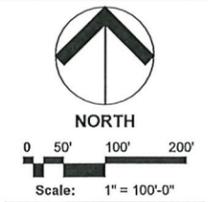
MODELS:

- 50' WIDE LOT:
- PLAN 501
 - PLAN 502
 - PLAN 503
 - PLAN 504
 - PLAN 505
 - PLAN 506
 - PLAN 507
- 62' WIDE LOT:
- PLAN 621
 - PLAN 622
 - PLAN 623
 - PLAN 624
 - PLAN 625



	MEDITERRANEAN ELEVATIONS						
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7
ROOF TILE	SW 1001 BLACK ANTIQUE	SW 1002 BLACK ANTIQUE	SW 1003 BLACK ANTIQUE	SW 1004 BLACK ANTIQUE	SW 1005 BLACK ANTIQUE	SW 1006 BLACK ANTIQUE	SW 1007 BLACK ANTIQUE
STONE VENEER	SW 1009 BLACK ANTIQUE	SW 1010 BLACK ANTIQUE	SW 1011 BLACK ANTIQUE	SW 1012 BLACK ANTIQUE	SW 1013 BLACK ANTIQUE	SW 1014 BLACK ANTIQUE	SW 1015 BLACK ANTIQUE
BODY	SW 1017 BLACK ANTIQUE	SW 1018 BLACK ANTIQUE	SW 1019 BLACK ANTIQUE	SW 1020 BLACK ANTIQUE	SW 1021 BLACK ANTIQUE	SW 1022 BLACK ANTIQUE	SW 1023 BLACK ANTIQUE
TRIM	SW 1025 BLACK ANTIQUE	SW 1026 BLACK ANTIQUE	SW 1027 BLACK ANTIQUE	SW 1028 BLACK ANTIQUE	SW 1029 BLACK ANTIQUE	SW 1030 BLACK ANTIQUE	SW 1031 BLACK ANTIQUE
DOORS	SW 1041 BLACK ANTIQUE	SW 1042 BLACK ANTIQUE	SW 1043 BLACK ANTIQUE	SW 1044 BLACK ANTIQUE	SW 1045 BLACK ANTIQUE	SW 1046 BLACK ANTIQUE	SW 1047 BLACK ANTIQUE
FASCIA	SW 1049 BLACK ANTIQUE	SW 1050 BLACK ANTIQUE	SW 1051 BLACK ANTIQUE	SW 1052 BLACK ANTIQUE	SW 1053 BLACK ANTIQUE	SW 1054 BLACK ANTIQUE	SW 1055 BLACK ANTIQUE

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LEGEND

* ENHANCED ARCHITECTURE (SIDE)
R ENHANCED ARCHITECTURE (REAR)
[] 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
M SALES MODEL

SP-38
of 39

EXTERIOR COLOR PACKAGES:

	COASTAL ELEVATIONS							
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE	SW 1014 BROWN BLACK ANTIQUE	SW 1015 BROWN BLACK ANTIQUE	SW 1016 BROWN BLACK ANTIQUE	SW 1017 BROWN BLACK ANTIQUE	SW 1018 BROWN BLACK ANTIQUE	SW 1019 BROWN BLACK ANTIQUE	SW 1020 BROWN BLACK ANTIQUE	SW 1021 BROWN BLACK ANTIQUE
STONE VENEER	SW 1022 BROWN BLACK ANTIQUE	SW 1023 BROWN BLACK ANTIQUE	SW 1024 BROWN BLACK ANTIQUE	SW 1025 BROWN BLACK ANTIQUE	SW 1026 BROWN BLACK ANTIQUE	SW 1027 BROWN BLACK ANTIQUE	SW 1028 BROWN BLACK ANTIQUE	SW 1029 BROWN BLACK ANTIQUE
TRIM & DOORS	SW 1030 BROWN BLACK ANTIQUE	SW 1031 BROWN BLACK ANTIQUE	SW 1032 BROWN BLACK ANTIQUE	SW 1033 BROWN BLACK ANTIQUE	SW 1034 BROWN BLACK ANTIQUE	SW 1035 BROWN BLACK ANTIQUE	SW 1036 BROWN BLACK ANTIQUE	SW 1037 BROWN BLACK ANTIQUE
DOORS	SW 1038 BROWN BLACK ANTIQUE	SW 1039 BROWN BLACK ANTIQUE	SW 1040 BROWN BLACK ANTIQUE	SW 1041 BROWN BLACK ANTIQUE	SW 1042 BROWN BLACK ANTIQUE	SW 1043 BROWN BLACK ANTIQUE	SW 1044 BROWN BLACK ANTIQUE	SW 1045 BROWN BLACK ANTIQUE
FASCIA	SW 1046 BROWN BLACK ANTIQUE	SW 1047 BROWN BLACK ANTIQUE	SW 1048 BROWN BLACK ANTIQUE	SW 1049 BROWN BLACK ANTIQUE	SW 1050 BROWN BLACK ANTIQUE	SW 1051 BROWN BLACK ANTIQUE	SW 1052 BROWN BLACK ANTIQUE	SW 1053 BROWN BLACK ANTIQUE

	MODERN ELEVATIONS						
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7
ROOF TILE	SW 1054 BROWN BLACK ANTIQUE	SW 1055 BROWN BLACK ANTIQUE	SW 1056 BROWN BLACK ANTIQUE	SW 1057 BROWN BLACK ANTIQUE	SW 1058 BROWN BLACK ANTIQUE	SW 1059 BROWN BLACK ANTIQUE	SW 1060 BROWN BLACK ANTIQUE
STONE VENEER	SW 1061 BROWN BLACK ANTIQUE	SW 1062 BROWN BLACK ANTIQUE	SW 1063 BROWN BLACK ANTIQUE	SW 1064 BROWN BLACK ANTIQUE	SW 1065 BROWN BLACK ANTIQUE	SW 1066 BROWN BLACK ANTIQUE	SW 1067 BROWN BLACK ANTIQUE
TRIM & DOORS	SW 1068 BROWN BLACK ANTIQUE	SW 1069 BROWN BLACK ANTIQUE	SW 1070 BROWN BLACK ANTIQUE	SW 1071 BROWN BLACK ANTIQUE	SW 1072 BROWN BLACK ANTIQUE	SW 1073 BROWN BLACK ANTIQUE	SW 1074 BROWN BLACK ANTIQUE
DOORS	SW 1075 BROWN BLACK ANTIQUE	SW 1076 BROWN BLACK ANTIQUE	SW 1077 BROWN BLACK ANTIQUE	SW 1078 BROWN BLACK ANTIQUE	SW 1079 BROWN BLACK ANTIQUE	SW 1080 BROWN BLACK ANTIQUE	SW 1081 BROWN BLACK ANTIQUE
FASCIA	SW 1082 BROWN BLACK ANTIQUE	SW 1083 BROWN BLACK ANTIQUE	SW 1084 BROWN BLACK ANTIQUE	SW 1085 BROWN BLACK ANTIQUE	SW 1086 BROWN BLACK ANTIQUE	SW 1087 BROWN BLACK ANTIQUE	SW 1088 BROWN BLACK ANTIQUE

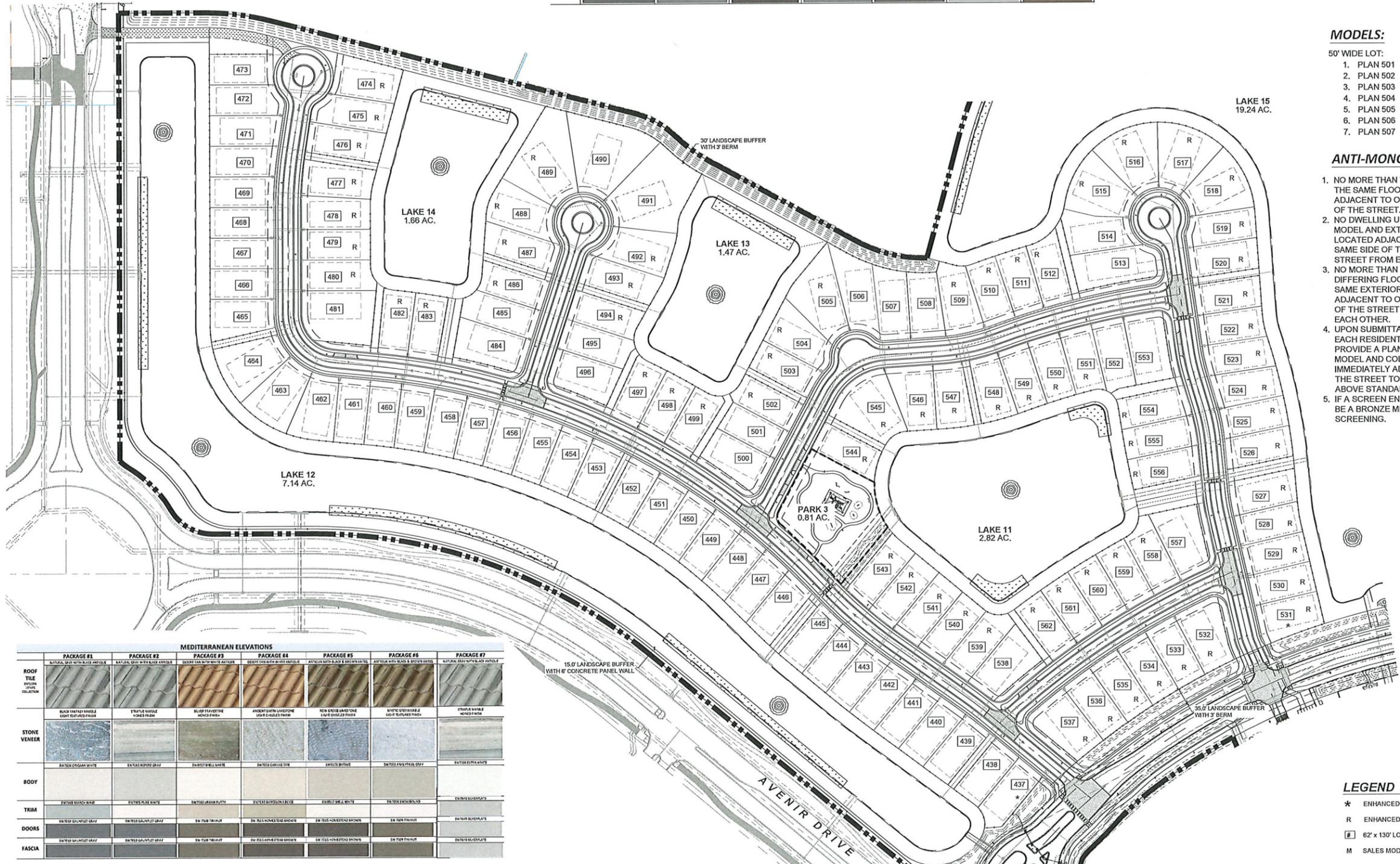
	CONTEMPORARY ELEVATIONS					
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6
ROOF TILE	SW 1089 BROWN BLACK ANTIQUE	SW 1090 BROWN BLACK ANTIQUE	SW 1091 BROWN BLACK ANTIQUE	SW 1092 BROWN BLACK ANTIQUE	SW 1093 BROWN BLACK ANTIQUE	SW 1094 BROWN BLACK ANTIQUE
STONE VENEER	SW 1095 BROWN BLACK ANTIQUE	SW 1096 BROWN BLACK ANTIQUE	SW 1097 BROWN BLACK ANTIQUE	SW 1098 BROWN BLACK ANTIQUE	SW 1099 BROWN BLACK ANTIQUE	SW 1100 BROWN BLACK ANTIQUE
TRIM & DOORS	SW 1101 BROWN BLACK ANTIQUE	SW 1102 BROWN BLACK ANTIQUE	SW 1103 BROWN BLACK ANTIQUE	SW 1104 BROWN BLACK ANTIQUE	SW 1105 BROWN BLACK ANTIQUE	SW 1106 BROWN BLACK ANTIQUE
DOORS	SW 1107 BROWN BLACK ANTIQUE	SW 1108 BROWN BLACK ANTIQUE	SW 1109 BROWN BLACK ANTIQUE	SW 1110 BROWN BLACK ANTIQUE	SW 1111 BROWN BLACK ANTIQUE	SW 1112 BROWN BLACK ANTIQUE
FASCIA	SW 1113 BROWN BLACK ANTIQUE	SW 1114 BROWN BLACK ANTIQUE	SW 1115 BROWN BLACK ANTIQUE	SW 1116 BROWN BLACK ANTIQUE	SW 1117 BROWN BLACK ANTIQUE	SW 1118 BROWN BLACK ANTIQUE



Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflo.com
#LCC000035

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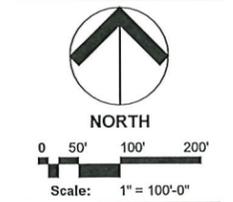
MODELS:

- 50' WIDE LOT: 62' WIDE LOT:
- PLAN 501
 - PLAN 502
 - PLAN 503
 - PLAN 504
 - PLAN 505
 - PLAN 506
 - PLAN 507
- PLAN 621
 - PLAN 622
 - PLAN 623
 - PLAN 624
 - PLAN 625

ANTI-MONOTONY STANDARDS:

- NO MORE THAN THREE (3) DWELLING UNITS OF THE SAME FLOOR PLAN MODEL SHALL BE BUILT ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET.
- NO DWELLING UNITS WITH THE SAME FLOOR PLAN MODEL AND EXTERIOR COLOR PACKAGE SHALL BE LOCATED ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET NOR ACROSS THE STREET FROM EACH OTHER.
- NO MORE THAN TWO (2) DWELLING UNITS WITH DIFFERING FLOOR PLAN MODELS BUT HAVING THE SAME EXTERIOR COLOR PACKAGE SHALL BE BUILT ADJACENT TO ONE ANOTHER ON THE SAME SIDE OF THE STREET NOR ACROSS THE STREET FROM EACH OTHER.
- UPON SUBMITTAL OF BUILDING PERMITS FOR EACH RESIDENTIAL LOT, THE APPLICANT SHALL PROVIDE A PLAN DESIGNATING THE FLOOR PLAN MODEL AND COLOR PACKAGE ON ALL LOTS IMMEDIATELY ADJACENT ON THE SAME SIDE OF THE STREET TO CONFIRM COMPLIANCE WITH THE ABOVE STANDARDS.
- IF A SCREEN ENCLOSURE IS PROPOSED, IT SHALL BE A BRONZE METAL FRAME WITH BRONZE SCREENING.

	MEDITERRANEAN ELEVATIONS							
	PACKAGE #1	PACKAGE #2	PACKAGE #3	PACKAGE #4	PACKAGE #5	PACKAGE #6	PACKAGE #7	PACKAGE #8
ROOF TILE	SW 1119 BROWN BLACK ANTIQUE	SW 1120 BROWN BLACK ANTIQUE	SW 1121 BROWN BLACK ANTIQUE	SW 1122 BROWN BLACK ANTIQUE	SW 1123 BROWN BLACK ANTIQUE	SW 1124 BROWN BLACK ANTIQUE	SW 1125 BROWN BLACK ANTIQUE	SW 1126 BROWN BLACK ANTIQUE
STONE VENEER	SW 1127 BROWN BLACK ANTIQUE	SW 1128 BROWN BLACK ANTIQUE	SW 1129 BROWN BLACK ANTIQUE	SW 1130 BROWN BLACK ANTIQUE	SW 1131 BROWN BLACK ANTIQUE	SW 1132 BROWN BLACK ANTIQUE	SW 1133 BROWN BLACK ANTIQUE	SW 1134 BROWN BLACK ANTIQUE
TRIM & DOORS	SW 1135 BROWN BLACK ANTIQUE	SW 1136 BROWN BLACK ANTIQUE	SW 1137 BROWN BLACK ANTIQUE	SW 1138 BROWN BLACK ANTIQUE	SW 1139 BROWN BLACK ANTIQUE	SW 1140 BROWN BLACK ANTIQUE	SW 1141 BROWN BLACK ANTIQUE	SW 1142 BROWN BLACK ANTIQUE
DOORS	SW 1143 BROWN BLACK ANTIQUE	SW 1144 BROWN BLACK ANTIQUE	SW 1145 BROWN BLACK ANTIQUE	SW 1146 BROWN BLACK ANTIQUE	SW 1147 BROWN BLACK ANTIQUE	SW 1148 BROWN BLACK ANTIQUE	SW 1149 BROWN BLACK ANTIQUE	SW 1150 BROWN BLACK ANTIQUE
FASCIA	SW 1151 BROWN BLACK ANTIQUE	SW 1152 BROWN BLACK ANTIQUE	SW 1153 BROWN BLACK ANTIQUE	SW 1154 BROWN BLACK ANTIQUE	SW 1155 BROWN BLACK ANTIQUE	SW 1156 BROWN BLACK ANTIQUE	SW 1157 BROWN BLACK ANTIQUE	SW 1158 BROWN BLACK ANTIQUE



Date: May 2021
Project No.: 12-065.033
Designed By:
Drawn By: WJT
Checked By: KGT

Revision Dates:
05-11-2021 PEG SUBMITTAL
01-06-2022 PEG RESUBMITTAL
03-07-2022 PEG RESUBMITTAL
03-28-2022 PEG RESUBMITTAL

LEGEND

- * ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- 62' x 130' LOT (OTHER LOTS ARE 50' WIDE)
- M SALES MODEL

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Avenir - Pod 15
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Designation Plan