

DEVELOPMENT TEAM

PLANNER & LANDSCAPE ARCH.
 Insite Studio, Inc.
 8144 Okeechobee Blvd, Suite A
 West Palm Beach, FL 33411
 561.249.0940

CIVIL ENGINEER
 Civil Design, INC.
 1400 Centrepark Blvd, Suite 905
 West Palm Beach, FL 33401
 561.241.6455

TRAFFIC ENGINEER
 JFO Group, Inc.
 6671 W. Indiantown Road, Suite 50-324
 Jupiter, FL 33458
 561.462.5364

ARCHITECT
 Peacock and Lewis
 1295 US Highway 1 Suite 200
 North Palm Beach, FL 33408
 561.626.9704

SURVEY
 Wallace Surveying
 5553 Village Blvd., West Palm Beach
 Florida 33407
 561.640.4551

SITE DATA

SECTION 30	TOWNSHIP 4	RANGE 43
PETITION#	SPLA-22-03-000063	
FCN:	52-43-1-30-21-001-0000	
MUNICIPALITY:	PALM BEACH GARDENS	
FLOOD ZONE DESIGNATION	B	
EXISTING LAND USE DESIGNATION	G	
EXISTING ZONING DESIGNATION	PCD	
GROSS AREA (FRENCHMAN'S CREEK GOLF COURSE; PER P.B. 67, PG. 101-109)	299.91 AC.	
TOTAL BUILDING AREA	129,610 S.F.	
LOT COVERAGE	01	
MAXIMUM BUILDING HEIGHT	61' (EX. TOWER PREV. APPROVED)	
PROPOSED BUILDING HEIGHT	59'-4"	
TENNIS COURTS	14	
PICKLEBALL COURTS	10	
TOTAL PARKING REQUIRED	577 SP.	
36 GOLF HOLES @ 45P. PER HOLE	144 SP.	
CLUBHOUSE: +/- 93,155 A.C. S.F. @ 1 SP PER 300 S.F.	311 SP.	
OUTDOOR DINING AREA: 12,451 (NON-A/C) S.F. @ 1 SP PER 300 S.F.	42 SP.	
FITNESS CENTER: +/- 23,439 S.F. @ 1 SP PER 300 S.F.	78 SP.	
POOL SERVICE BAR, BATHROOMS, & STORAGE: +/-565 S.F. @ 15P PER 300 S.F.	2 SP.	
TOTAL PARKING PROVIDED	703 SP.	
PAVED VEHICULAR PARKING SPACE	303 SP.	
PAVED CART PARKING SPACES	400 SP.	
ELECTRICAL VEHICLE PARKING SPACES	4 OF 303 SP.	
TOTAL HANDICAPPED PARKING REQUIRED	9 SP.	
TOTAL HANDICAPPED PARKING PROVIDED	10 SP.	
BICYCLE PARKING REQUIRED (CLUBHOUSE) - (311 SP. X 15%)+(144 SP. X 20%)	76 SP.	
BICYCLE PARKING REQUIRED (FITNESS CENTER) - (80 SP. X 15%)	12 SP.	
BICYCLE PARKING PROVIDED	88 SP.	
BICYCLE SPACES REQUIRED FOR MAINTENANCE FACILITY (PER APPROVAL SP-04-02)	4 SP.	
REQUIRED OPEN SPACE (20%) - (299.91 AC. X 20%)	59.98 A.C.	
TOTAL PROPOSED OPEN SPACE (LESS ADDITIONAL OPEN SPACE PER 78-344(1)(2)(a))	289.19 AC. (96.42%)	

WAIVERS

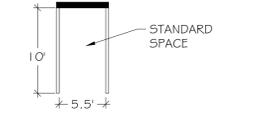
CODE SECTION	L.D.R. REQUIREMENT	PROPOSED	VAR.
#1 PARKING (Reso 119,04) Section 78-345(d)(3)	20% Max. Add. Parking over Required Number (577 SP. x 20% = 116 SP. + 577 SP. = 693 SP.)	21.8% Max. 703 SP.	1.8% 10 SP.
#2 BICYCLE PARKING Section 78-412 (Reso 119,04)	Spaces to be Located Adjacent to Entrance	Spaces Located near Multiple Uses	-

NOTES:

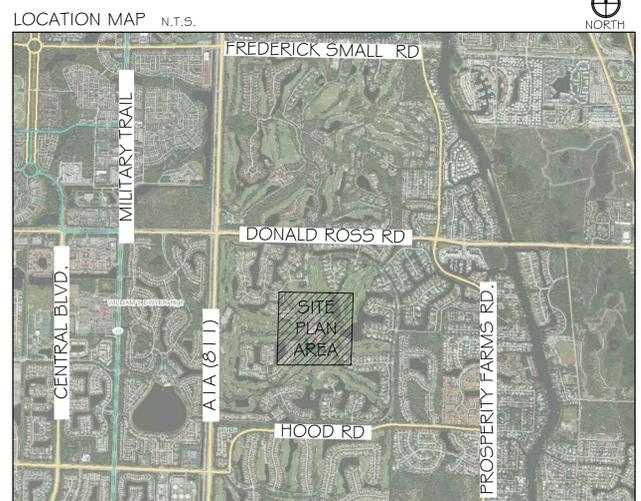
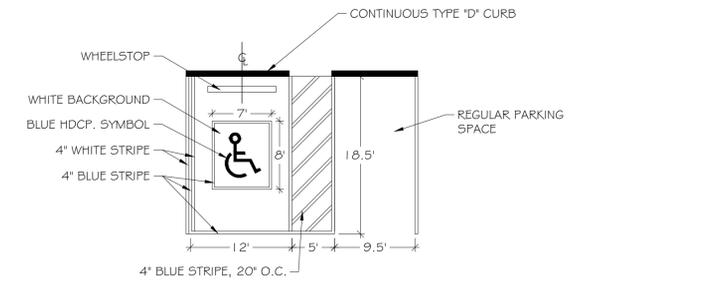
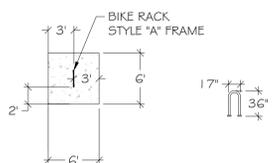
1. ALL STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
2. ACREAGE REFLECTED FOR OPEN SPACE CALCULATION REFERS TO THE LEGAL PLATTED BOUNDARY FOR FRENCHMAN'S CREEK GOLF COURSE.
3. ALL PROPOSED CURB RAMPS TO BE IN ACCORDANCE WITH FDOT INDEX 304.

SETBACKS:

NORTH:	+/- 438'
SOUTH:	+/- 969'
EAST:	+/- 456'
WEST:	+/- 384'



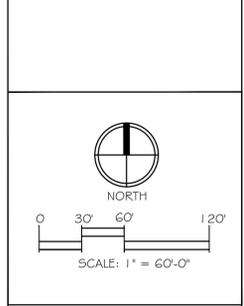
CART PARKING DETAIL
SCALE: 1" = 10'-0"



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Consultants:
 Revisions:
 05/27/22: Per City comments

FRENCHMAN'S CREEK CLUBHOUSE
 Palm Beach Gardens, Florida

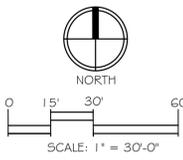


Drawn By: SMT
 Drawing #: 1029
 Date: 3/22/2022

Consultants:

Revisions:
 05/27/22: Per City comments

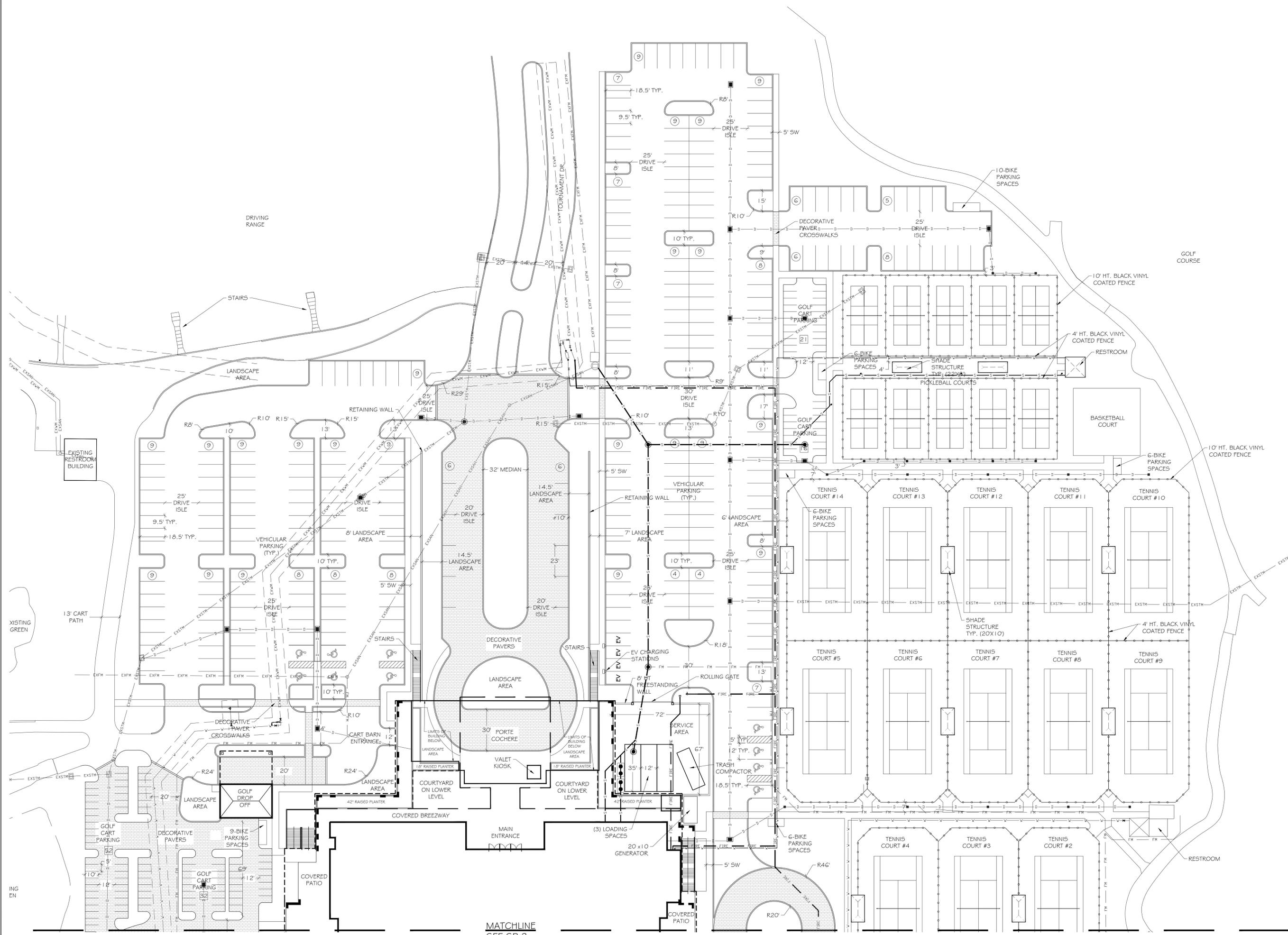
FRENCHMAN'S CREEK CLUBHOUSE
 Palm Beach Gardens, Florida



Drawn By: SMT
 Drawing #: 1029
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SITE PLAN

SHEET # SP.2



MATCHLINE
 SEE SP.3

Plainwell

Product Data Sheet



Bench
The Plainwell bench is available with seats constructed of aluminum, steel, or recycled plastic. The aluminum bench may be finished with a powder coat or anodized. The steel bench is finished with a powder coat. The recycled plastic bench is finished with a powder coat. The Plainwell bench is available in 6' and 8' lengths. The 6' bench is available in 12" and 18" seat heights. The 8' bench is available in 12" and 18" seat heights. The Plainwell bench is available with a backrest. The backrest is available in 12" and 18" heights. The Plainwell bench is available with a trash can. The trash can is available in 12" and 18" heights. The Plainwell bench is available with a canopy. The canopy is available in 6' and 8' lengths. The Plainwell bench is available with a table. The table is available in 12" and 18" heights. The Plainwell bench is available with a storage compartment. The storage compartment is available in 12" and 18" heights. The Plainwell bench is available with a lock. The lock is available in 12" and 18" heights. The Plainwell bench is available with a sign. The sign is available in 12" and 18" heights. The Plainwell bench is available with a light. The light is available in 12" and 18" heights. The Plainwell bench is available with a fan. The fan is available in 12" and 18" heights. The Plainwell bench is available with a heater. The heater is available in 12" and 18" heights. The Plainwell bench is available with a cooler. The cooler is available in 12" and 18" heights. The Plainwell bench is available with a trash can. The trash can is available in 12" and 18" heights. The Plainwell bench is available with a canopy. The canopy is available in 6' and 8' lengths. The Plainwell bench is available with a table. The table is available in 12" and 18" heights. The Plainwell bench is available with a storage compartment. The storage compartment is available in 12" and 18" heights. The Plainwell bench is available with a lock. The lock is available in 12" and 18" heights. The Plainwell bench is available with a sign. The sign is available in 12" and 18" heights. The Plainwell bench is available with a light. The light is available in 12" and 18" heights. The Plainwell bench is available with a fan. The fan is available in 12" and 18" heights. The Plainwell bench is available with a heater. The heater is available in 12" and 18" heights. The Plainwell bench is available with a cooler. The cooler is available in 12" and 18" heights.

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Product Number: 05-001 | LandscapeForms.com | 800-527-0266 | 7-2610-001-001 | 19000 Morgan Ave., Jacksonville, FL 32218

FLO

Product Data Sheet



Flo
The Flo bike rack is made of heavy gauge steel. It is available in 6' and 8' lengths. The Flo bike rack is available with a canopy. The canopy is available in 6' and 8' lengths. The Flo bike rack is available with a table. The table is available in 12" and 18" heights. The Flo bike rack is available with a storage compartment. The storage compartment is available in 12" and 18" heights. The Flo bike rack is available with a lock. The lock is available in 12" and 18" heights. The Flo bike rack is available with a sign. The sign is available in 12" and 18" heights. The Flo bike rack is available with a light. The light is available in 12" and 18" heights. The Flo bike rack is available with a fan. The fan is available in 12" and 18" heights. The Flo bike rack is available with a heater. The heater is available in 12" and 18" heights. The Flo bike rack is available with a cooler. The cooler is available in 12" and 18" heights.

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Material	6' x 12" H	6' x 18" H	8' x 12" H	8' x 18" H
Aluminum	1200	1300	1400	1500
Steel	1100	1200	1300	1400
Recycled Plastic	1000	1100	1200	1300

Product Number: 05-002 | LandscapeForms.com | 800-527-0266 | 7-2610-002-001 | 19000 Morgan Ave., Jacksonville, FL 32218



Cabana Bench with Canopy by Active Sports

Black powder-coated frame of heavy gauge steel (3" x 3" posts)
Available with a flat bench OR bench with backrest constructed of durawood for superior durability
Surface mount OR direct burial installation options
Available with light pole knockout
Canopy available in the following colors: Burgundy, Pacific Blue, Black, or Forest Green, and Forest Green with White Stripes
Available in 6', 8' or 10' canopy lengths (all 6' wide and 8'-10" high)

1 BENCH & TRASH DETAIL

2 BIKE RACK DETAIL

3 TENNIS CABANA DETAIL



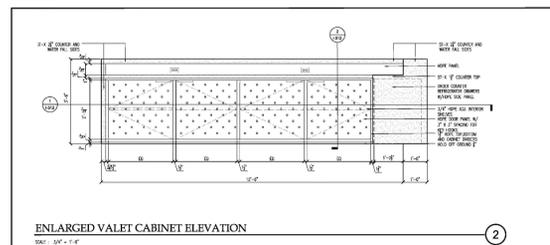
4 EXISTING & PROPOSED SIGNAGE DETAIL



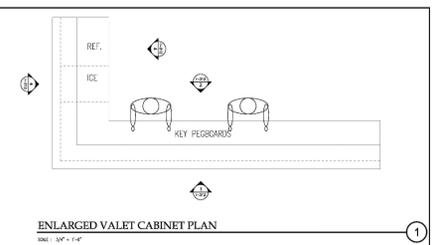
5 DECORATIVE PAVER DETAIL
Manufacturer: Tremron / Style: Stonehurst / Color: Glacier



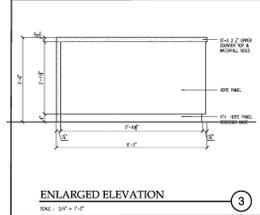
6 FENCING DETAIL
Black vinyl coated chain link (see site plan for heights)



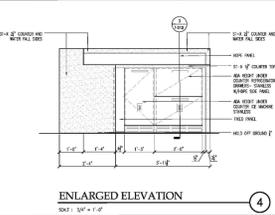
ENLARGED VALET CABINET ELEVATION
SCALE: 1/4" = 1'-0"



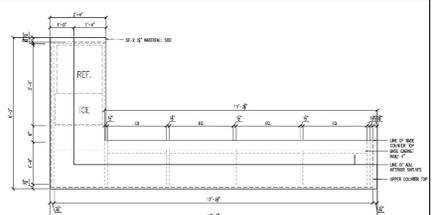
ENLARGED VALET CABINET PLAN
SCALE: 1/4" = 1'-0"



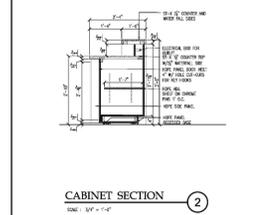
ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



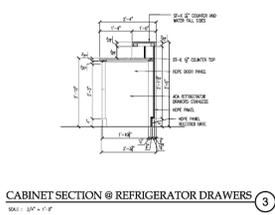
ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



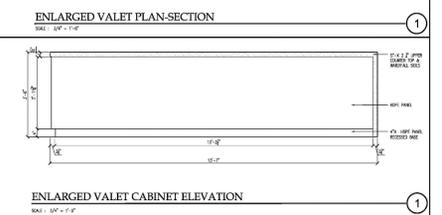
ENLARGED VALET PLAN-SECTION
SCALE: 1/4" = 1'-0"



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



CABINET SECTION @ REFRIGERATOR DRAWERS
SCALE: 1/4" = 1'-0"



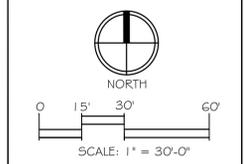
ENLARGED VALET CABINET ELEVATION
SCALE: 1/4" = 1'-0"

7 VALET KIOSK DETAIL

Consultants:

Revisions:
05/27/22: Per City comments

FRENCHMAN'S CREEK CLUBHOUSE
Palm Beach Gardens, Florida



Drawn By: SMT
Drawing #: 1029
Date: 3/22/2022

SITE PLAN DETAILS

SHEET # SP.4