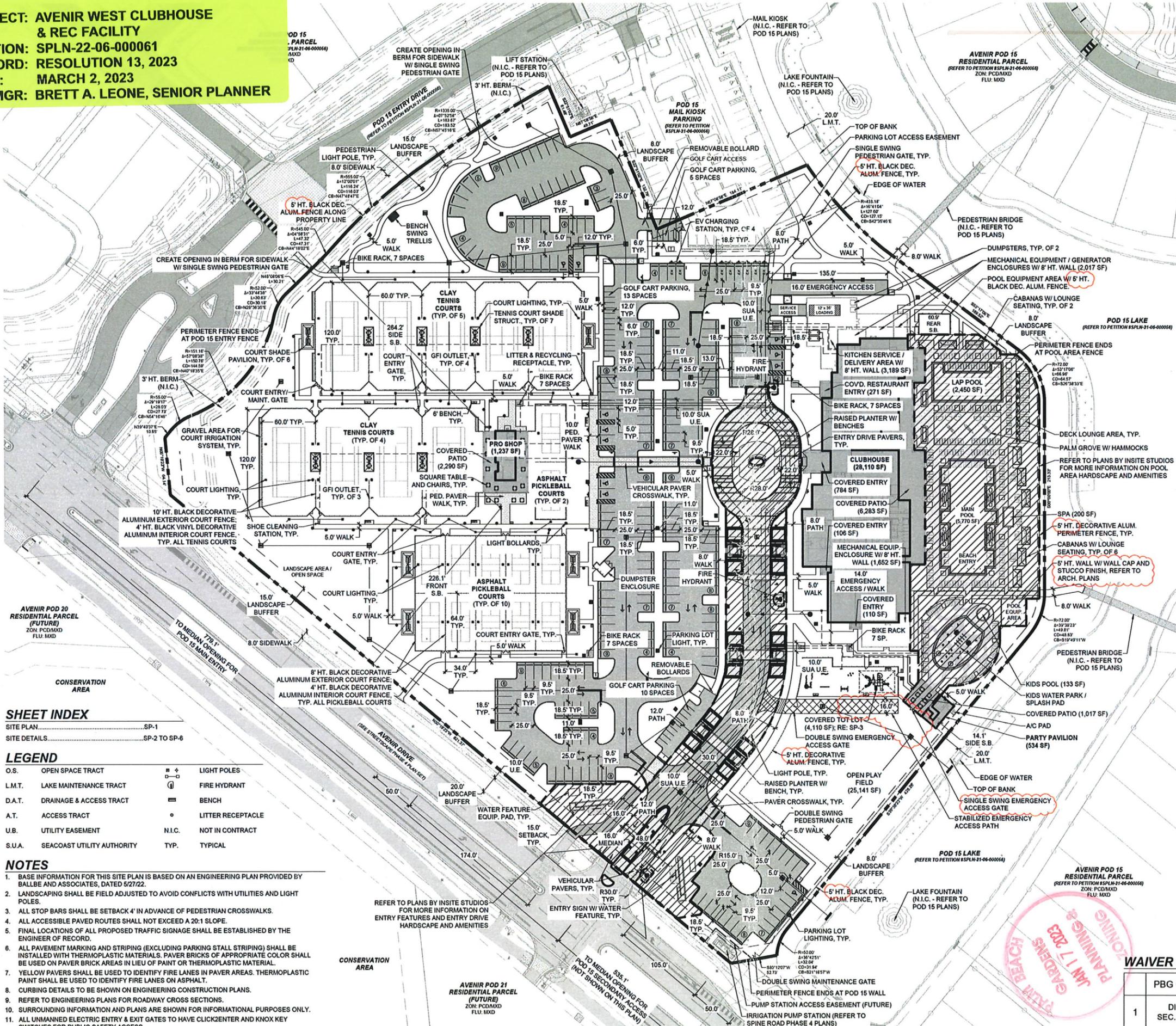


**PROJECT: AVENIR WEST CLUBHOUSE & REC FACILITY**  
**PETITION: SPLN-22-06-000061**  
**DEV ORD: RESOLUTION 13, 2023**  
**DATE: MARCH 2, 2023**  
**PJT MGR: BRETT A. LEONE, SENIOR PLANNER**

OD 15  
 PARCEL  
 PLAN 21-06-000061  
 A.M.X.D.  
 CD



**VICINITY MAP**



**DEVELOPMENT TEAM**

**ARCHITECT:** GL HOMES  
 1600 SAWGRASS CORPORATE PARKWAY  
 SUITE 150  
 SUNRISE, FL 33323  
 (954) 603-0243

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

**POOL AREA / FOUNTAIN DESIGNER:** INSITE STUDIO  
 8144 OKEECHOBEE BLVD., SUITE A  
 WEST PALM BEACH, FL 33411  
 (561) 249-0940

**SITE LIGHTING:** LIGHTWORKS, INC.  
 7035A SW 47TH STREET  
 MIAMI, FL 33155  
 (561) 641-5570

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

**SURVEYOR:** CAULFIELD & WHEELER, INC.  
 7800 GLADES ROAD  
 BOCA RATON, FL 33434  
 (561) 392-1991

**TRAFFIC ENGINEER:** O'ROURKE ENGINEERING & PLANNING  
 22 SE SEMINOLE STREET  
 STUART, FL 34994  
 (772) 781-7918

**SITE DATA**

PARCEL NAME:	WEST RECREATION PARCEL	13.28 AC.
NET AREA:		13.28 AC.
LOT COVERAGE - ALLOWED (MAX. 55%):		MAX. 7.30 AC.
LOT COVERAGE - PROVIDED:		1.09 AC. (8.2%)
TOTAL FLOOR AREA:		47,600 S.F.
CLUBHOUSE:		28,110 S.F.
INDOOR AREA (A/C):		1,271 S.F.
COVERED ENTRIES (NON-A/C):		6,283 S.F.
COVERED OUTDOOR DINING (NON-A/C):		6,858 S.F.
SERVICE YARDS:		6,858 S.F.
PRO SHOP:		1,237 S.F.
INDOOR AREA (A/C):		2,290 S.F.
COVERED PATIO (NON-A/C):		534 S.F.
PARTY PAVILION:		1,017 S.F.
INDOOR AREA (A/C):		534 S.F.
COVERED OUTDOOR DINING (NON-A/C):		1,017 S.F.
BUILDING HEIGHT:	3 STORIES / MAX. 45'	
OPEN SPACE REQUIRED:	ACREAGE	%
	4.65 AC.	MIN. 35%
OPEN SPACE PROVIDED:	ACREAGE	S.F.
LANDSCAPING (TREES AND PLANTING AREAS):	2.73 AC.	118,892,330 S.F.
SOD AREAS:	2.09 AC.	91,063,949 S.F.
RECREATION (Total):	3.84 AC.	177,790,283 S.F.
TOT LOT (PLAYGROUND):	0.09 AC.	4,012,237 S.F.
SIDEWALKS (> 8' WIDTH):	0.46 AC.	20,209,866 S.F.
TENNIS / PICKLEBALL COURTS:	2.20 AC.	95,870,454 S.F.
POOL & TERRACES:	1.06 AC.	46,269,392 S.F.
COVERED ENTRIES:	0.03 AC.	1,428,074 S.F.
TOTAL (65.3%):	8.66 AC.	377,746,308 S.F.
PERVIOUS:	4.82 AC. (209,957,020 S.F.)	36.3%
IMPERVIOUS:	8.46 AC. (368,461,939 S.F.)	63.7%
TOTAL:	13.28 AC. (578,418,959 S.F.)	100.0%

**PARKING:**

TOTAL PARKING REQUIRED:	167 SPACES
CLUBHOUSE @ 1 SP. / 300 S.F.	95 SP.
28,209 SF / 300 SF = 94.03	
PRO SHOP @ 1 SP. / 300 S.F.	5 SP.
1,249 SF / 300 SF = 4.13	
TENNIS/PICKLEBALL COURTS	67 SP.
21 COURTS @ 3.16 SP. / COURT = 66.36	
TOTAL PARKING PROVIDED:	275 SPACES
VEHICLE SPACES	247 SP.
GOLF CART SPACES	28 SP.
ACCESSIBLE PARKING REQUIRED:	7 SP.
ACCESSIBLE PARKING PROVIDED:	11 SP.
BICYCLE PARKING REQUIRED @ 20% OF RECD. PARKING:	34 SP.
BICYCLE PARKING PROVIDED:	35 SP.
LOADING SPACES REQUIRED:	1 SP.
LOADING SPACES PROVIDED:	1 SP.

**SETBACKS:**

REQUIRED	PROVIDED
FRONT (SOUTHWEST - AVENIR DRIVE)	15' / 228.1'
SIDE (NORTHWEST - POD 15)	5' / 284.2'
SIDE (SOUTHEAST - POD 15)	5' / 5'
REAR (NORTHEAST - POD 15)	10' / 60.9'

**WAIVER SUMMARY**

PBG CODE SEC.	REQUIRED	PROPOSED
1	DIVISION 9, SEC. 78-344.L.1.a	MIN. 10' WIDTH PARKING SPACES
		9.5' WIDTH PARKING SPACES

**SHEET INDEX**

SITE PLAN	SP-1
SITE DETAILS	SP-2 TO SP-6

**LEGEND**

O.S.	OPEN SPACE TRACT	□	LIGHT POLES
L.M.T.	LAKE MAINTENANCE TRACT	⊕	FIRE HYDRANT
D.A.T.	DRAINAGE & ACCESS TRACT	—	BENCH
A.T.	ACCESS TRACT	—	LITTER RECEPTACLE
U.B.	UTILITY EASEMENT	N.I.C.	NOT IN CONTRACT
S.U.A.	SEACOAST UTILITY AUTHORITY	TYP.	TYPICAL

- NOTES**
- BASE INFORMATION FOR THIS SITE PLAN IS BASED ON AN ENGINEERING PLAN PROVIDED BY BALLBE AND ASSOCIATES, DATED 5/27/22
  - LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
  - ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
  - ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
  - FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
  - ALL PAVEMENT MARKING AND STRIPING (EXCLUDING PARKING STALL STRIPING) SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
  - YELLOW PAVERS SHALL BE USED TO IDENTIFY FIRE LANES IN PAVER AREAS. THERMOPLASTIC PAINT SHALL BE USED TO IDENTIFY FIRE LANES ON ASPHALT.
  - CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
  - REFER TO ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
  - SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICK2ENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.

**Urban design studio**

Urban Planning & Design  
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610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561.368.1100 FAX 561.368.1111  
 www.urbandesignstudio.com  
 LIC0000035

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**Avenir - West Recreation Area**  
**A Planned Community Development**  
**Palm Beach Gardens, Florida**  
**Site Plan**



Scale: 1" = 50'-0"

Date: September 2021  
 Project No.: 12-065.048  
 Designed By: TSP  
 Drawn By: TSP  
 Checked By: NM

**Revision Dates:**

Pre-App Submittal	12/10/21
Site Plan App. Submittal	05/24/22
Site Plan App. Resubmittal	07/09/22, 12/08/22, 01/11/23

**SP-1**  
 of 6

**PAVER SPECIFICATIONS AND TYPICAL VEHICULAR PAVER INSTALLATION DETAIL**

**VEHICULAR PAVERS**

**PEDESTRIAN PAVERS**

**FIRE LANES ONLY**

**NOTES:**

- PORLAND CEMENT SHALL CONFORM TO ASTM SPEC. C-150
- AGGREGATES SHALL CONFORM TO ASTM SPEC. C-33
- AVERAGE STRENGTH OF PAVER BRICK SHALL NOT BE LESS THAN 8000 PSI WITH NO INDIVIDUAL BLOCK BEING LESS THAN 7200 PSI IN ACCORDANCE WITH TESTING PROCEDURES OF ASTM STANDARDS C-140.
- AVERAGE ABSORPTION SHALL NOT BE GREATER THAN 5% WITH A MAX. TOLERANCE NOT TO EXCEED 7%.
- THE SAND LEVELING COURSE SHALL BE A WELL GRADED CLEAN WASHED SAND WITH 100% PASSING A 30" SIEVE SIZE AND A MAX. OF 3% PASSING A NO. 200 SIEVE SIZE. MASON SAND SHALL NOT BE USED. THICKNESS OF SAND SHALL BE 1" (MAX. 1 1/4").
- THE CONCRETE CURB TO RESTRAIN PAVERS (IF APPLICABLE) SHALL UTILIZE CONCRETE WITH A MIN. COMPRESSIVE STRENGTH OF 2600 P.S.I. AT 28 DAYS.
- ALL UNSUITABLE, UNSTABLE, AND ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO SUBGRADE PREPARATION.
- THE PAVER BLOCKS SHALL BE INSTALLED IN A MANNER AND PATTERN AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.

**BENCH SPECIFICATIONS AND PAD DETAIL**

**PRODUCT:** #LEXC6 EXPOSITION 6' CONTOUR BENCH  
**MANUFACTURER:** ANOVA (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)  
**QUANTITY:** 10  
**PRODUCT DETAILS:**

- SOLID STEEL BENCH W/ ARMRESTS AND SEAT DIVIDER (#A1012)
- 6' LENGTH, TEXTURED BLACK POWDER COATED FINISH
- SURFACE MOUNT ON CONCRETE PAD
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

**EXPANSION JOINT BETWEEN PAD AND SIDEWALK**

**EDGE OF SIDEWALK**

**BENCH**

**SLOPE PAD TO DRAIN**

**CONCRETE PAD, FINISH TO MATCH SIDEWALK**

**LIMITS OF CLEAR SPACE FOR WHEELCHAIR**

**EDGE OF CONCRETE PAD**

**PLANTING AREA**

**BIKE RACK SPECIFICATIONS AND PAD DETAIL**

**PRODUCT:** #BRCS-105 BIKE RACK  
**MANUFACTURER:** VICTOR STANLEY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)  
**QUANTITY:** 5  
**PRODUCT DETAILS:**

- SOLID STEEL RIBBON STYLE BIKE RACK
- CAPACITY: 7 BIKES
- FINISH: BLACK POWDER COATED
- SURFACE MOUNT ON CONCRETE PAD
- INSTALL PER MANUFACTURER'S SPECS.

**CONCRETE PAD, FINISH TO MATCH SIDEWALK**

**EDGE OF CONC. PAD**

**BIKE RACK**

**REFER TO LANDSCAPE PLAN FOR SCREENING**

**EXPANSION JOINT BETWEEN PAD AND SIDEWALK**

**EDGE OF SIDEWALK**

**STANDARD PARKING SPACE DETAILS**

**VEHICULAR PARKING SPACES**

**GOLF CART PARKING SPACES**

**NOTES:**

- ALTERNATE: SINGLE 4" WIDTH WHITE LINE/STRIPE
- 4" WIDTH WHITE LINE, TYP.

**BENCH SWING TRELIS SPECIFICATIONS AND DETAILS**

**FRONT ELEVATION**

**SIDE ELEVATION**

**TRELIS STRUCTURE**

- MATERIAL: POWDERCOATED STEEL
- COLOR: 'DARK OAK'

**SWING SEAT**

**PRODUCT:** #967-S6 CONTOUR BENCH SWING  
**MANUFACTURER:** ULTRASITE (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

- SOLID STEEL BENCH W/ ARMRESTS
- 6' LENGTH
- SEAT PATTERN: SLATS
- FINISH: THERMOPLASTIC
- COLOR: BLACK
- INSTALL PER MANUF. SPECS

**NOTE:** DETAILS ARE INTENDED TO COMMUNICATE DESIGN INTENT ONLY. STRUCTURAL DRAWINGS THAT ARE SIGNED AND SEALED BY A LICENSED FLORIDA ARCHITECT OR ENGINEER SHALL BE PROVIDED FOR USE DURING CONSTRUCTION.

**ACCESSIBLE PARKING SPACE AND SIGNAGE DETAILS**

**FTP-26 SIGNAGE**

**5' CLEAR SIDEWALK**

**DETECTABLE WARNING MAT**

**FACE OF CURB**

**WHEEL STOP, TYP.**

**HANDICAPPED PARKING SPACES**

**4" W. DIAG. MARKINGS, TYP.**

**4" W. BORDER (PAINTED BLUE)**

**HANDICAP SYMBOL TO BE CENTERED IN SPACE (SEE DETAIL)**

**PAINTED HANDICAP SYMBOL**

**NOTE: SYMBOL TO BE PAINTED BLUE IN ALL HANDICAPPED SPACES.**

**HANDICAPPED SIGN DETAIL**

**TYPICAL DECORATIVE ALUMINUM FENCE AND GATE DETAILS**

**PRODUCT:** ECHELON PLUS  
**MANUFACTURER:** AMERISTAR (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)  
**PRODUCT DETAILS:**

- MATERIAL: ALUMINUM
- 5' HEIGHT, MONARCH STYLE
- TWO-RAIL PANELS W/ FLUSH BOTTOM RAIL
- BLACK POWDERCOATED FINISH
- INSTALLED PER MANUF. SPECS.

**NOTES:**

- STRUCTURAL DRAWINGS THAT ARE SIGNED AND SEALED BY A LICENSED FLORIDA ARCHITECT OR ENGINEER SHALL BE PROVIDED FOR USE DURING CONSTRUCTION.
- THE GATES USED TO SECURE POD 15 FROM THE WEST CLUBHOUSE SHALL BE EQUIPPED WITH AND OPERATED BY THE SAME RESIDENT ACCESS CARD SYSTEM AS POD 15 IN ORDER TO RESTRICT ACCESS THROUGH THOSE GATES TO POD 15 RESIDENTS ONLY.
- EMERGENCY ACCESS GATES SHALL HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.

**SINGLE SWING GATES**

**DOUBLE SWING GATES**

**Overall Out to Out Varies:**

- 8' Ped. & Maint. Gates, 10' Golf Cart Access Gate, 18' Emergency Access Gate

**Gate Leaf, Typ. Width Varies By Type**

**Post Caps, Typ.**

**1 1/2" Square U-Channel Top Rail, Typ.**

**2 1/2" Min. Square Gate Post, Typ. Size May Vary by Gate Type**

**Lockable Gate Latch**

**1 1/2" Square Gate Upright, Typ.**

**3/4" Square Picket, Typ.**

**Self-Closing Box Hinge, Typ.**

**Concrete Footer, Per Struct. Reqs., Typ.**

**DOUBLE SWING GATES**

**Overall Out to Out Varies:**

- 8' Ped. & Maint. Gates, 10' Golf Cart Access Gate, 18' Emergency Access Gate

**Gate Leaf, Typ. Width Varies By Type**

**Post Caps, Typ.**

**1 1/2" Square U-Channel Top Rail, Typ.**

**2 1/2" Min. Square Gate Post, Typ. Size May Vary by Gate Type**

**Lockable Gate Latch**

**1 1/2" Square Gate Upright, Typ.**

**3/4" Square Picket, Typ.**

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**Avenir - West Recreation Area**

**A Planned Community Development**

**Palm Beach Gardens, Florida**

**Site Details**

141330 Avenue 44 Years Ranch, 12-085-Avenue Development, West Palm Beach, FL 33411  
 141330 Avenue 44 Years Ranch, 12-085-Avenue Development, West Palm Beach, FL 33411

Date: September 2021  
 Project No.: 12-085.048  
 Designed By: TSP  
 Drawn By: TSP  
 Checked By: MM

**Revision Dates:**

Pre-App. Submittal	12/10/21
Site Plan App. Submittal	06/24/22
Site Plan App. Resubmittal	07/09/22, 12/08/22, 01/17/23

**SP-2**  
 of 6

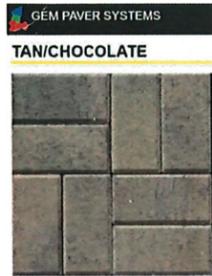


**COURT PERIMETER PAVER BAND DETAIL**

MANUFACTURER: GEM PAVER SYSTEMS (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- SIZE: 4" x 8" x 2 3/8"
- COLOR: TAN / CHOCOLATE
- PATTERN: RUNNING BOND
- PAVERS SHALL BE SEALED

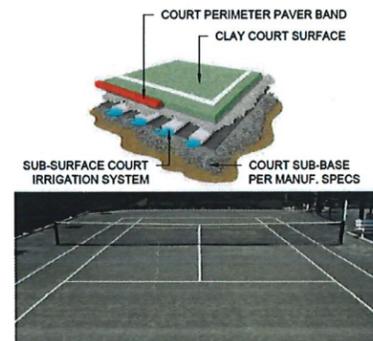


**TENNIS COURT SURFACE DETAIL**

MANUFACTURER: HAR-TRU (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

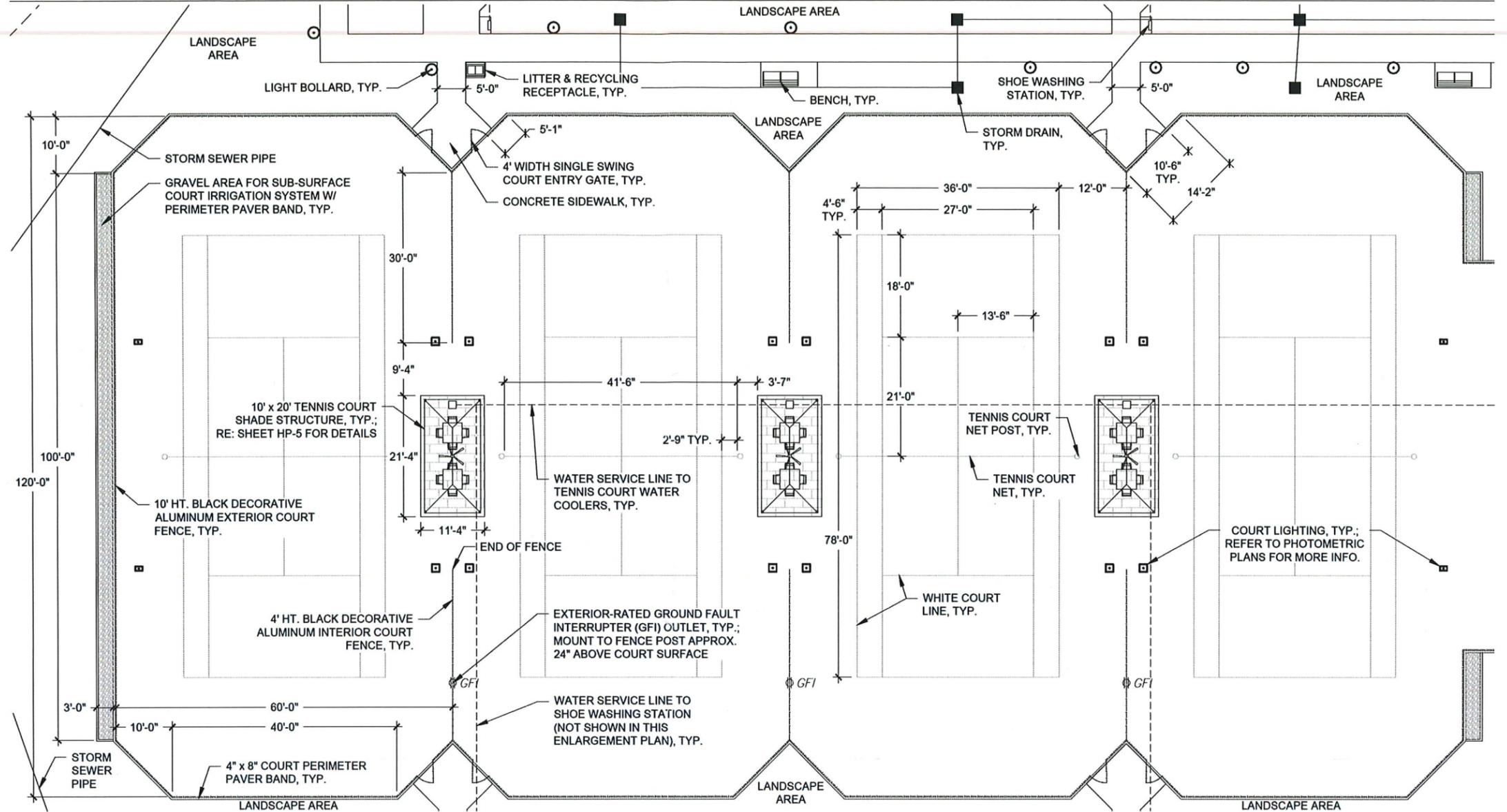
PRODUCT DETAILS:

- SURFACE COLOR: GREEN
- LINE COLOR: WHITE



**TYPICAL TENNIS COURT LAYOUT ENLARGEMENT PLAN**

SCALE: 1" = 10'-0"



**PICKLEBALL COURT SURFACE DETAIL**

MANUFACTURER: HAR-TRU (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

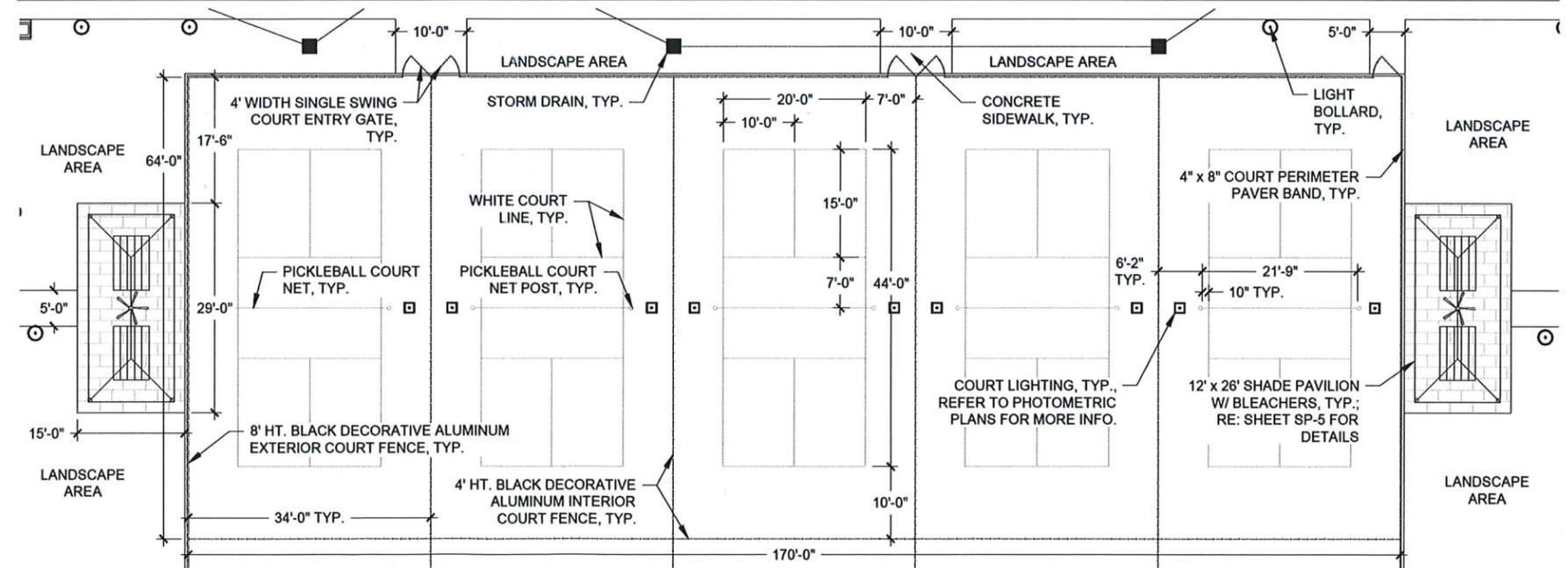
PRODUCT DETAILS:

- SURFACE COLORS: SEE IMAGE BELOW
- LINE COLOR: WHITE



**TYPICAL PICKLEBALL COURT LAYOUT ENLARGEMENT PLAN**

SCALE: 1" = 10'-0"



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**Avenir - West Recreation Area**  
**A Planned Community Development**  
**Palm Beach Gardens, Florida**  
**Site Details**

Date: September 2021  
Project No.: 12-065-048  
Designed By: TSP  
Drawn By: TSP  
Checked By: MM

Revision Dates:  
Rev. App. Submittal: 12/10/21  
Site Plan App. Submittal: 06/24/22  
Site Plan App. Resubmittal: 07/09/22, 12/09/22, 01/17/23

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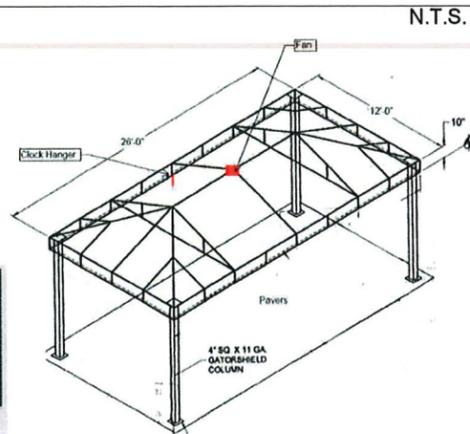
**COURT SHADE PAVILION FRAME DETAIL**

MANUFACTURER: TBD (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 6

PRODUCT DETAILS:

- SIZE: 12' W x 26' L x 9'-6" H
- 4" SQUARE COLUMNS
- INCLUDES PROVISIONS TO HANG CLOCK AND FAN
- FRAME FINISH: POWDERCOATED
- FRAME COLOR: WHITE
- AWNING FABRIC COLOR: ADMIRAL NAVY



N.T.S.

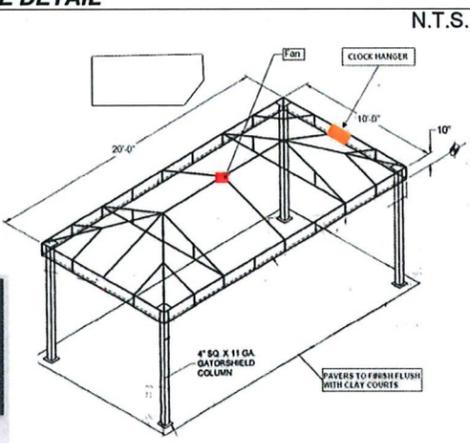
**TENNIS COURT SHADE STRUCTURE FRAME DETAIL**

MANUFACTURER: TBD (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 7

PRODUCT DETAILS:

- SIZE: 10' W x 20' L x 7'-6" H
- 4" SQUARE COLUMNS
- INCLUDES PROVISIONS TO HANG CLOCK AND FAN
- FRAME FINISH: POWDERCOATED
- FRAME COLOR: WHITE
- AWNING FABRIC COLOR: ADMIRAL NAVY



N.T.S.

**WATER COOLER DETAIL**

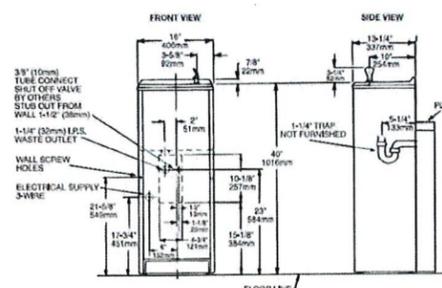
PRODUCT: #HOF14A-Q OUTDOOR WATER COOLER

MANUFACTURER: HALSEY TAYLOR (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 7 (1 PER TENNIS COURT SHADE STRUCTURE)

PRODUCT DETAILS:

- ELECTRIC REFRIGERATED
- STAINLESS STEEL W/ SATIN FINISH
- INCLUDES OPTIONAL WATER FILTER
- FREESTANDING



N.T.S.

**SQUARE TABLE AND CHAIRS DETAIL**

PRODUCT: MIX2920R MIXX 42" SQUARE RECYCLED PLASTIC TABLE

MANUFACTURER: ANOVA FURNISHINGS (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

QUANTITY = 28 (14 AT PRO SHOP COVERED PATIO; 2 PER TENNIS COURT SHADE STRUCTURE)

PRODUCT DETAILS:

- RECYCLED PLASTIC TABLE TOP PLANKS
- NO UMBRELLA HOLE
- FINISH: POWDERCOATED STEEL FRAME
- COLORS
  - FRAME: TEXTURED BLACK
  - PLANKS: CEDAR



PRODUCT: T2235R TUSCANY RECYCLED PLASTIC CHAIRS

MANUFACTURER: ANOVA FURNISHINGS (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

QUANTITY = 112 (4 PER PRO SHOP COVERED PATIO TABLE; 8 PER TENNIS COURT SHADE STRUCTURE)

PRODUCT DETAILS:

- RECYCLED PLASTIC SEAT AND BACK PLANKS
- FINISH: POWDERCOATED STEEL FRAME
- COLORS
  - FRAME: TEXTURED BLACK
  - PLANKS: CEDAR



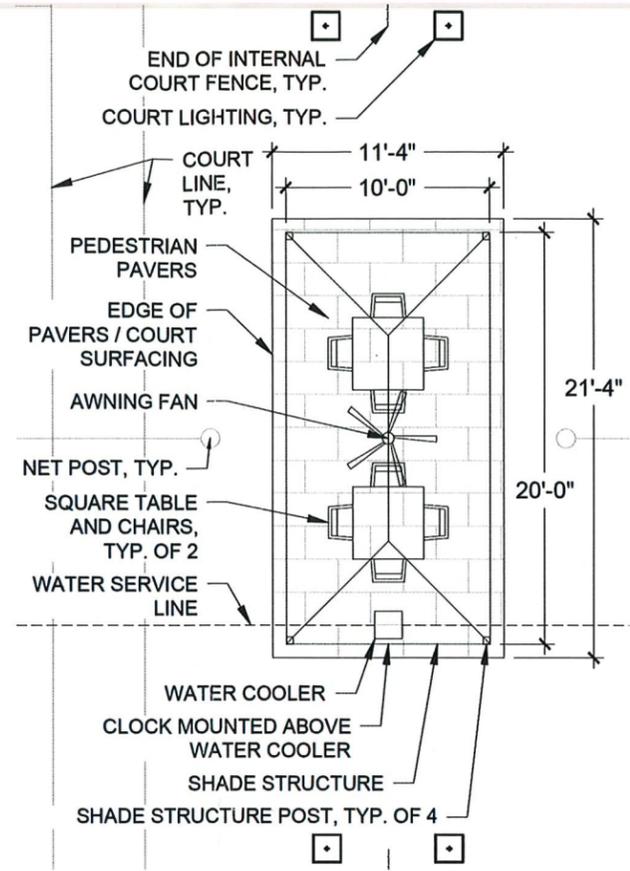
Plastic Slat Color: Cedar  
Frame Color: Textured Black



N.T.S.

**TENNIS COURT SHADE STRUCTURE LAYOUT ENLARGEMENT PLAN**

N.T.S.



**BLEACHER DETAIL**

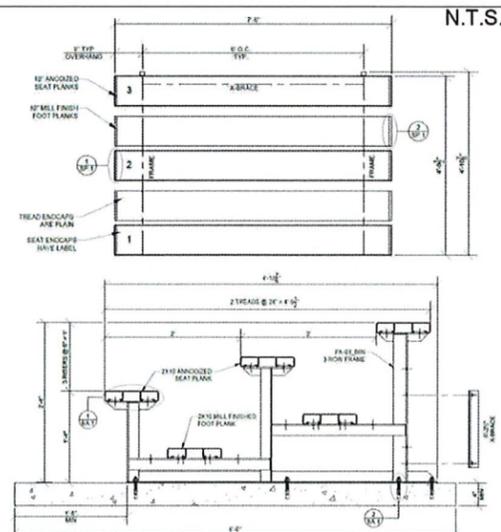
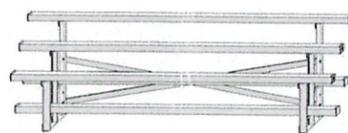
MODEL #: NR-037.5AS (NATIONAL REP SERIES)

MANUFACTURER: GT GRANDSTANDS, INC. (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 12 (2 PER EACH COURT SHADE PAVILION)

PRODUCT DETAILS:

- SIZE: 3 ROWS, 7'-6" LENGTH
- FINISH / COLOR: ANODIZED ALUMINUM
- SURFACE MOUNTED PER MANUF. SPECS.



N.T.S.

**TENNIS AND PICKLEBALL COURT NET AND POSTS DETAIL**

N.T.S.

TENNIS COURTS  
PRODUCT: COURTMASTER NET AND ROUND EXTERNAL WIND POSTS

MANUFACTURER: HAR-TRU (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

QUANTITY: 9

PRODUCT DETAILS:

- SIZE: 41'-6" LENGTH x 42" HEIGHT
- POST COLOR: BLACK
- INCLUDE WOVEN POLYESTER CENTER STRAP
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

PICKLEBALL COURTS  
PRODUCT: COURTMASTER PICKLEBALL NET AND PICKLEBALL/PADDLE POSTS

MANUFACTURER: HAR-TRU (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

QUANTITY: 12

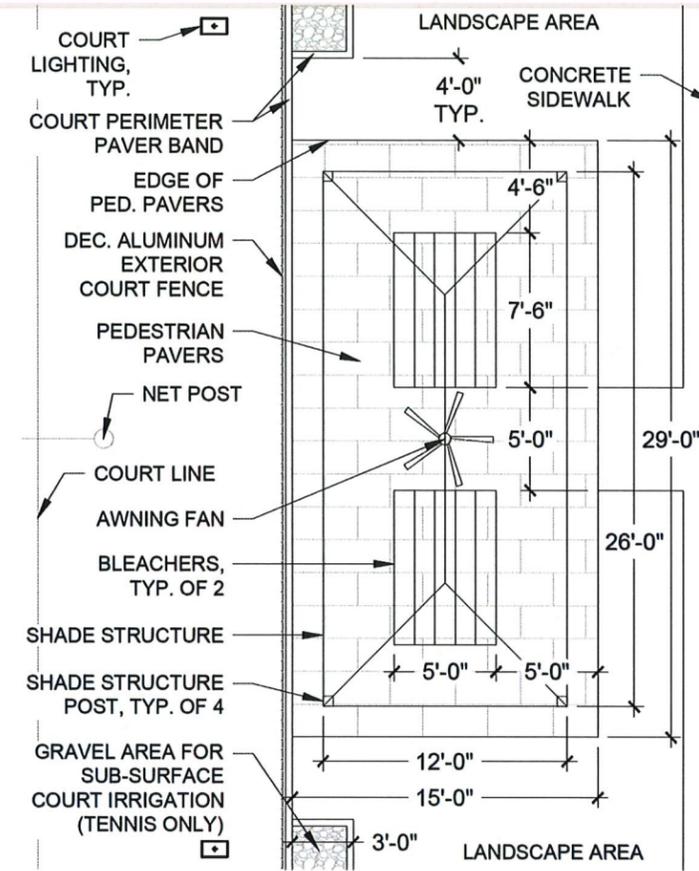
PRODUCT DETAILS:

- SIZE: 21'-9" LENGTH x 36" HEIGHT
- POST COLOR: BLACK
- INSTALL PER MANUFACTURER'S SPECIFICATIONS



**COURT SHADE PAVILION LAYOUT ENLARGEMENT PLAN**

N.T.S.



**AWNING FAN DETAIL**

PRODUCT: #F787-BNW EXTERIOR CEILING FAN

MANUFACTURER: LA CROSSE TECHNOLOGY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 13 (1 PER EACH COURT SHADE PAVILION)

PRODUCT DETAILS:

- FINISH: BRUSHED NICKEL WET



N.T.S.

**CLOCK DETAIL**

MODEL #: WT-D1B1PL-Q

MANUFACTURER: LA CROSSE TECHNOLOGY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

QUANTITY = 7 (1 PER TENNIS COURT SHADE STRUCTURE)

PRODUCT DETAILS:

- INDOOR/OUTDOOR WALL CLOCK
- 18" DIAMETER
- BATTERY POWERED
- MOUNTED PER MANUF. SPECS.



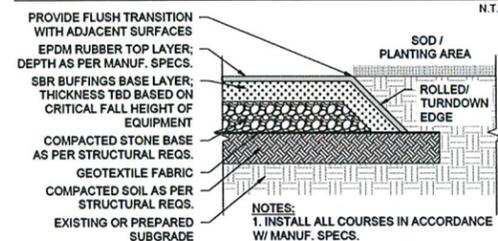
EXAMPLE OF CLOCK MOUNTED ABOVE WATER COOLER

**PLAYGROUND SAFETY SURFACE DETAIL**

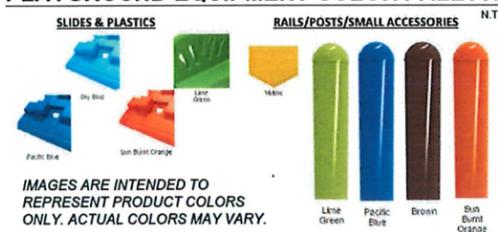
PRODUCT: POURED-IN-PLACE RUBBER SURFACING N.T.S.  
 MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)  
 PRODUCT DETAILS:  
 • COLOR: 50% STANDARD GREEN (RH10) / 50% BLACK  
 • INSTALL PER MANUFACTURER'S SPECS. AS REQUIRED TO MEET FALL HEIGHT RATING FOR ALL PLAYGROUND EQUIPMENT

IMAGE IS INTENDED TO REPRESENT PRODUCT COLOR AND TEXTURE ONLY. ACTUAL PRODUCT MAY VARY.

**SAFETY SURFACE ROLLED EDGE DETAIL**



**PLAYGROUND EQUIPMENT COLOR PALETTE**



**PLAY EQUIPMENT DETAIL - SWINGS**

PRODUCT:  
 • T-POST SWING / SKU: PSW019WSPB  
 • USE ZONE: 20'-0" x 22'-7"

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 9 MONTHS - 2 YEARS  
 • HEIGHT: 7"  
 • POST DIAMETER: 5"  
 • (2) BUCKET SEATS  
 • COLORS (TO BE FINALIZED AT PERMITTING)  
 - POSTS: PACIFIC BLUE - SEATS: BLACK  
 • INSTALL PER MANUFACTURER'S SPECS.

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

**PLAY EQUIPMENT DETAIL - MIKROS POD CLIMBER**

PRODUCT:  
 • MIKROS POD CLIMBER / SKU: PFS029  
 • USE ZONE: 17' x 15'-4"

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 2-5 YEARS  
 • COLORS (TO BE FINALIZED AT TIME OF PERMITTING)  
 - POSTS: LIME GREEN  
 - STEPS: SKY BLUE / SUN BURNT ORANGE  
 • INSTALL PER MANUFACTURER'S SPECIFICATIONS

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

**PLAY EQUIPMENT DETAIL - 3-WHEEL SWING LADDER**

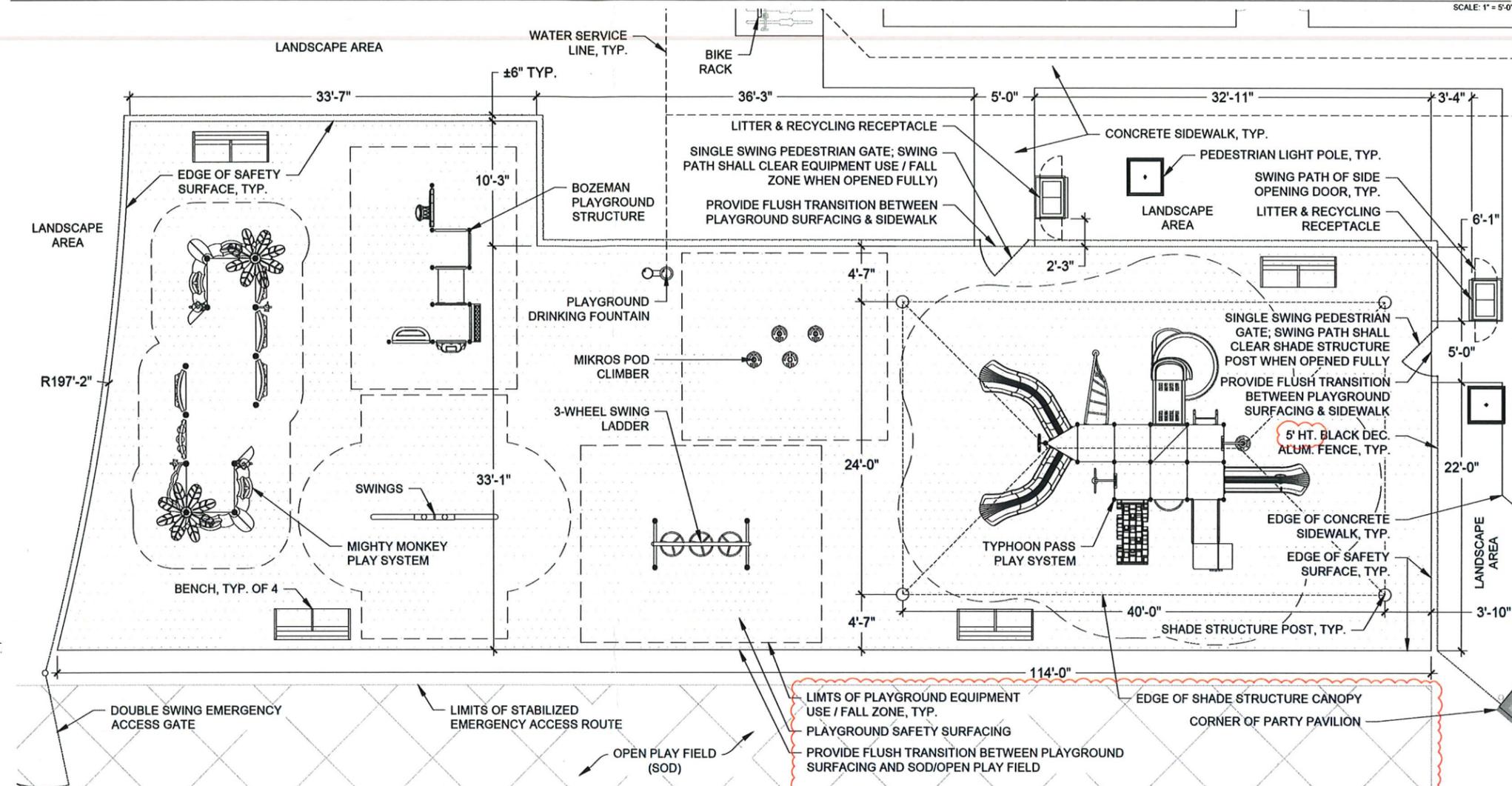
PRODUCT:  
 • 3-WHEEL SWING LADDER / SKU: PTC016  
 • USE ZONE: 16'-2" x 20"

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 5-12 YEARS  
 • POST DIAMETER: 3.5"  
 • COLORS (TO BE FINALIZED AT PERMITTING)  
 - POSTS: LIME GREEN  
 - WHEELS / STEPS: SUN BURNT ORANGE  
 • INSTALL PER MANUFACTURER'S SPECS.

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

**TOT LOT ENLARGEMENT PLAN**



**PLAY EQUIPMENT DETAIL - MIGHTY MONKEY PLAY SYSTEM**

PRODUCT:  
 • MIGHTY MONKEY PLAY SYSTEM / SKU: PTH046  
 • USE ZONE: 14'-8" x 30'-1"

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 6-23 MONTHS  
 • POST DIAMETER: 5"  
 • COLORS (TO BE FINALIZED AT PERMITTING)  
 - POSTS: BROWN  
 - PANELS: SKY BLUE / PACIFIC BLUE  
 - PANEL ACCESSORIES: LIME GREEN  
 - PARROT / MONKEY TOPPERS: SUN BURNT ORANGE  
 - TREE TOPPERS: LIME GREEN  
 • INSTALL PER MANUFACTURER'S SPECS.

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

**PLAY EQUIPMENT DETAIL - BOZEMAN PLAYGROUND STRUCTURE**

PRODUCT:  
 • BOZEMAN PLAYGROUND STRUCTURE / SKU: PKP110  
 • USE ZONE: 13'-9" x 19'-10"

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 6-23 MONTHS  
 • POST DIAMETER: 3.5"  
 • COLORS (TO BE FINALIZED AT PERMITTING)  
 - POSTS: BROWN  
 - CANOPIES: SKY BLUE  
 - PANELS: PACIFIC BLUE / LIME GREEN / SUN BURNT ORANGE  
 - PANEL ACCESSORIES: YELLOW / SUN BURNT ORANGE / PACIFIC BLUE  
 - BENCH SEAT / TUNNEL: LIME GREEN  
 • INSTALL PER MANUFACTURER'S SPECS.

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

**TOT LOT SHADE STRUCTURE DETAIL**

PRODUCT:  
 • RECTANGLE HIP SHADE STRUCTURE W/ "GLIDE ELBOWS" RELEASE SYSTEM  
 • SIZE: 24' x 40' W/ 12' ENTRY HEIGHT

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • COLORS (TO BE FINALIZED AT PERMITTING):  
 - FABRIC: TRUE BLUE  
 - POSTS: BLUE  
 • INSTALL PER MANUFACTURER'S SPECS.

THESE IMAGES ARE INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLOR(S) MAY VARY.

**PLAY EQUIPMENT DETAIL - TYPHOON PASS PLAY SYSTEM**

PRODUCT:  
 • TYPHOON PASS PLAY SYSTEM / SKU: KS147  
 • SIZE: 20' x 28'; USE ZONE: 32' x 40'

MANUFACTURER: PRO PLAYGROUNDS (OR EQUAL AS APPROVED BY OWNER OR OWNER'S REP.)

PRODUCT DETAILS:  
 • AGE GROUP: 2-12 YEARS  
 • POST DIAMETER: 3.5"  
 • COLORS (TO BE FINALIZED AT PERMITTING)  
 - POSTS: PACIFIC BLUE / BROWN  
 - SLIDES / CLIMBERS: SKY BLUE / PACIFIC BLUE  
 - SIDE PANELS: PACIFIC BLUE  
 - FLOOR PANELS: BROWN  
 - RAILS: LIME GREEN  
 - TREE TOPPERS: LIME GREEN  
 • INSTALL PER MANUFACTURER'S SPECS.

IMAGE IS INTENDED TO REPRESENT PRODUCT COLORS ONLY. ACTUAL COLORS MAY VARY.

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 www.udsfllorida.com  
 #LCC00035

**Avenir - West Recreation Area**  
 A Planned Community Development  
 Palm Beach Gardens, Florida  
 Site Details

Date: September 2021  
 Project No.: 12-065.048  
 Designed By: TSP  
 Drawn By: TSP  
 Checked By: MM  
 Revision Dates:  
 Pre-App Submittal: 12/10/21  
 Site Plan App. Submittal: 01/24/22  
 Site Plan App. Resubmittal: 07/09/22, 12/08/22, 01/11/23

**SP-6**  
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