



Avonlea Parcel 16

DESIGN GUIDELINES

New Urban  Communities



Table of Contents

Purpose & Intent	2
1 Single-Family Elevations	2
1.1 Intent.....	2
1.2 Single-Family Guidelines.....	2
1.2.1 Elevation Repetition	2
1.2.2 Color Repetition	2
1.3 Elevations	2
1.3.1 Option A.....	2
1.3.2 Option B	3
1.3.3 Option C.....	3
1.4 Color Palettes	4
2 Driveways	5
2.1 Intent.....	5
2.2 Driveway Designs.....	5
2.2.1 Ribbon Driveways.....	5
2.2.2 Paver Driveways.....	5
2.3 Driveway Guidelines	6
2.3.1 Width of Driveway.....	6
2.3.2 Depth of Driveway	6
2.3.3 Width of Each Ribbon.....	6
2.3.4 Between Each Ribbon.....	6
2.4 Driveway Materials	6
2.4.1 Concrete.....	6
2.4.2 Pavers	7
3 Fencing	8
3.1 Intent.....	8
3.2 Fence Guidelines	8
3.2.1 Fence Height	8
3.2.2 Fence Materials.....	8
3.2.3 Fence Styles	8

To maintain a high standard of design through a proper balance of consistency and variety within the community. These design guidelines will help ensure the creation and maintenance of a residential community with a distinct character.

1.1 Intent

The single-family homes will use a variety of elevations and color palettes with a level of architectural consistency to unify its character, while being varied enough to make for an interesting streetscape.

1.2.1 Elevation Repetition

No single-family home shall have the same front elevation design as the home(s) next door or directly across the street.

1.2.2 Color Repetition

No single-family home shall have the same color palette as the home(s) next door or directly across the street.

1.3 Elevations

1.3.1 Option A



1.3.2 Option B



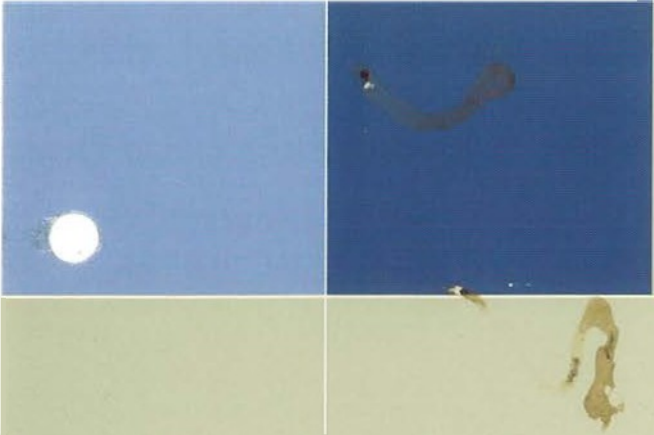
FRONT ELEVATION
(OPTION B)

1.3.3 Option C



FRONT ELEVATION
(OPTION C)

1.4 Color Palettes



HOMESCAPES™

Choose Color With Confidence

Welcome to HomeScapes by Sherwin-Williams. It's an exclusive program designed to take the guesswork out of color selection, so you, the homebuyer, can choose your exterior color scheme with confidence.

We're proud to partner with Sherwin Williams to provide this unique service. Sherwin-Williams is the largest provider of high-quality paints in North America and a color innovator for more than 130 years, with a complete commitment to service, excellence and quality.

Working with Sherwin-Williams color and design experts, we've put together this signature portfolio of distinct color combinations for you to choose from. The color schemes were selected to complement each other, yet give your home a distinct look that reflects your individual tastes.

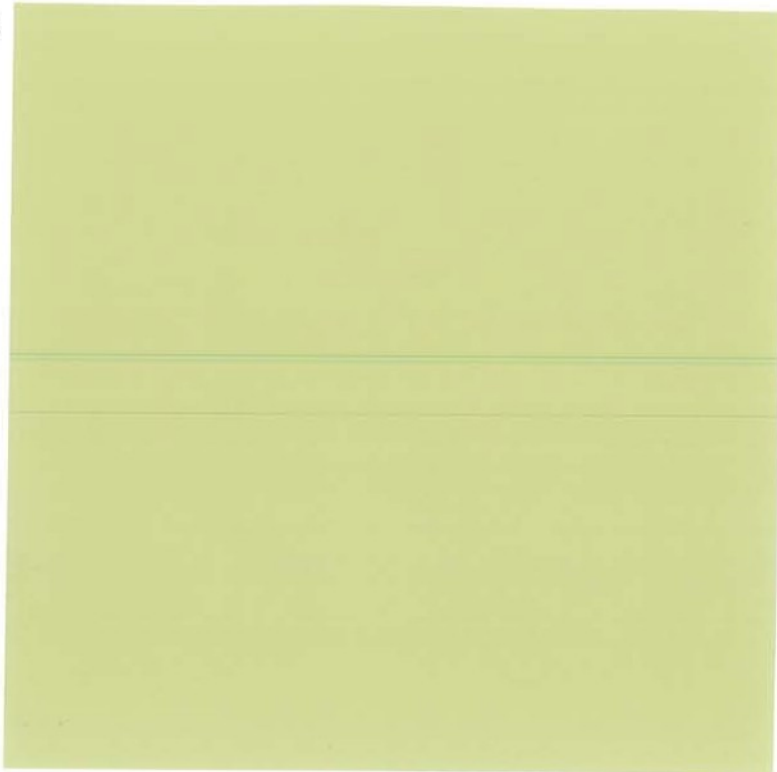
We're delighted to help you put the finishing touch on your new home



THE
**FINISHING
TOUCH**

SCHEME#!

2



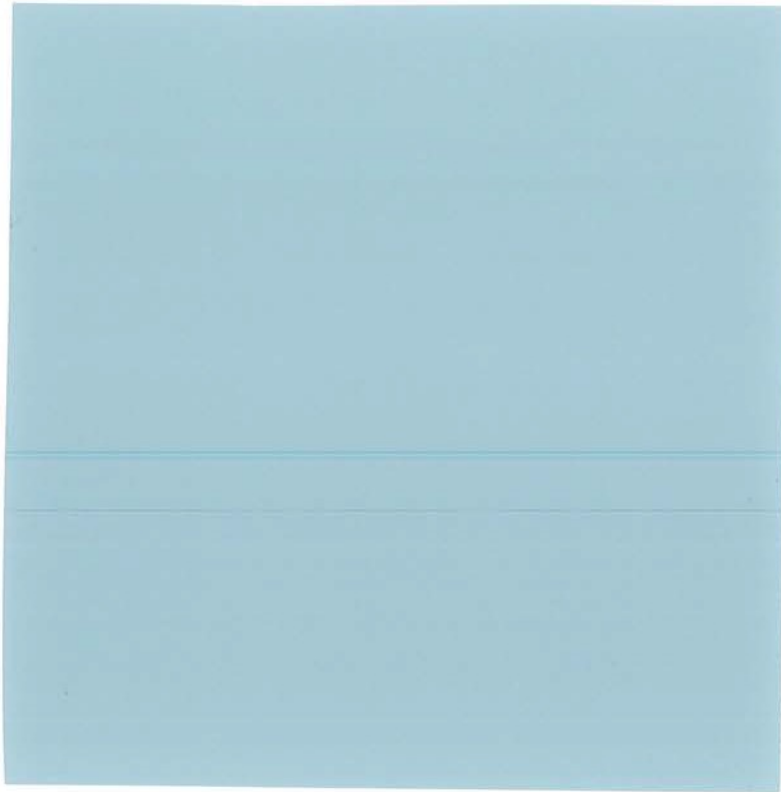
3

SCHEME 1)
I Lap Siding: Acadia White AC-41
;. Body:Henderson Buff HC-15
1
Y Shutter•:Black

4



scheme 2



- 1 **Body**
- 2 **lap Siding**
- 3 **Trim**
- 4 **Shutter**

Botanica

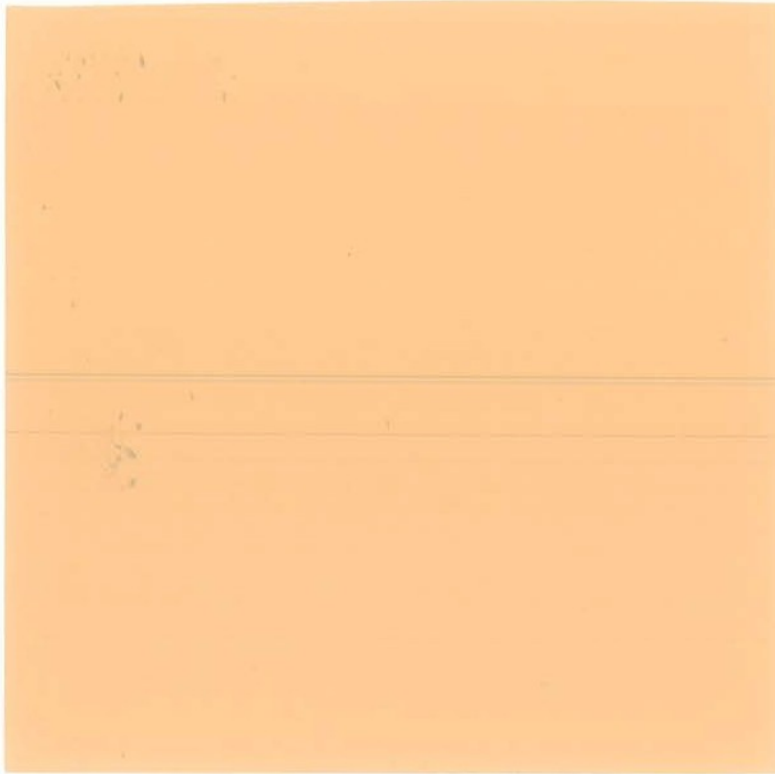
AC-22

AC-4 ■

Brilliant White

Block

scheme 3



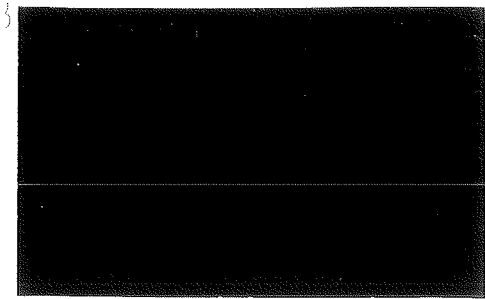
3

- 1 Body
- 2 Lap Siding
- 3 Trim
- 4 Shutter

Botanica

2157-40
 AC-41
 Brilliant White
 Block

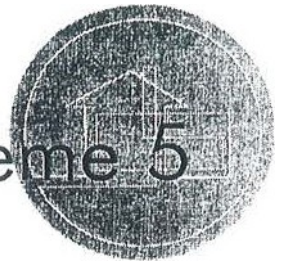
scheme 4



- 1 Body
- 2 Trim
- 3 Shutters

Botanica
2034-70
Brilliant White
Black

scheme 5



3



- 1 Body
- 2 Lap Siding
- 3 Trim
- 4 ShuHer

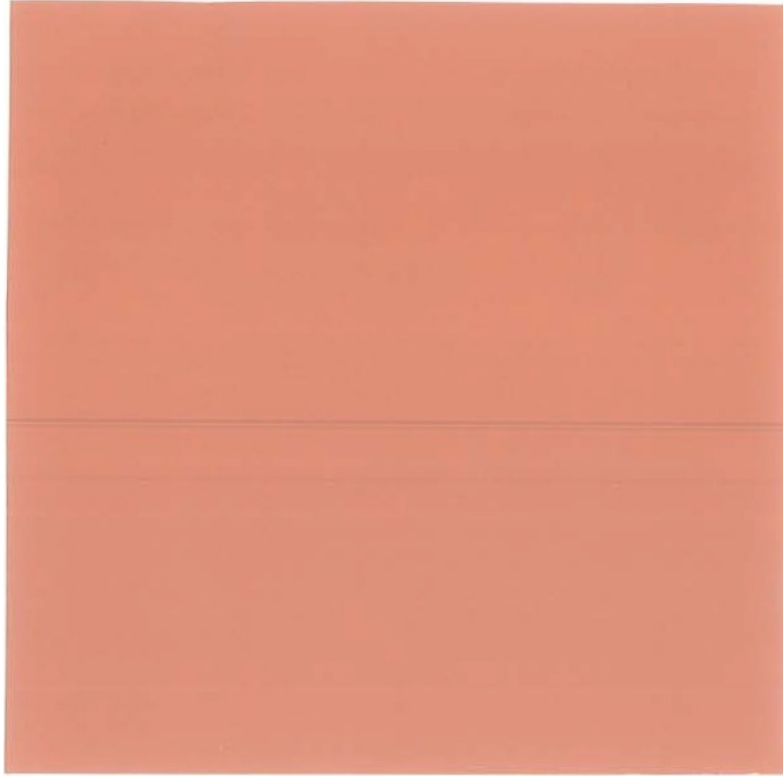
Botanica

- HC-90
- AC-41
- Brilliant White
- HC-159

4



scheme 6



3

4



THE
FINISHING
TOUCH™
04-03-025

Botanica

1 Body	2175-40
2 Lap Siding	AC-41
3 Trim	Brilliant White
4 Shutter	HC-159

scheme 7



Botanica	
1 Body	2159-40
2 Lap Siding	AC-41
3 Trim	Brillion!White
4 Shutter	HC 159

scheme 8



3





1 **Body**

2 **Trim**

3 **ShuHers**

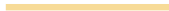
Botonico

2167-40

Brilliant White

HC-159

scheme 9



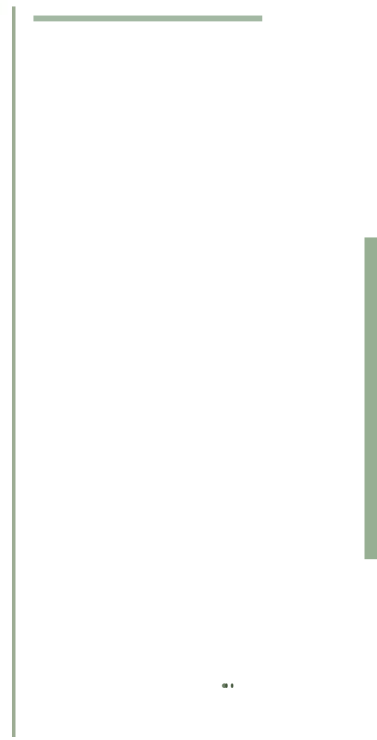
Botanica

1 Body	2154-40
2 Lap Siding	AC-41
3 Trim	Brilliant White
4 Shutter	HC-113

SCHEME #10



- SCHEME1Q)**
/ **Lap Siding:** Acadia White AC-41
- **Body:** Soft Pumpkin 2166-40
3 **Trim:** Brilliant White
i **Shutter:** Louisburg Green HC-113



SCHEME#11



3

4



"SCHEME 11)

- 1 Lap Siding: Acadia White AC-41
- 2 Body: Crown Point Sand HC-90
- 3 Trim: Brilliant White
- 4 Shutter: Louisburg Green HC-113

SCHEME#12



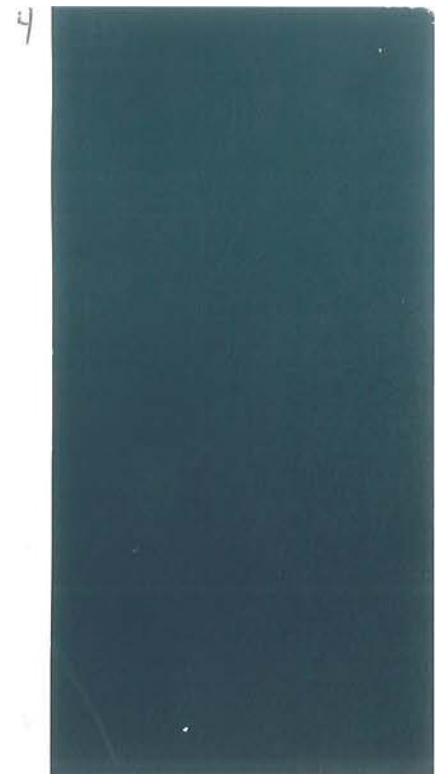
tCHEME 12)

1 Body: Straw 2154-50

J Trim: Brilliant White

3 Shuttera: Louisburg Green HC-113

scheme 13



Body
2 lap Siding
3 Trim
4 Shutter

Botanica

AC-16
AC-41
Brilliant White
HC-154

scheme 14

1

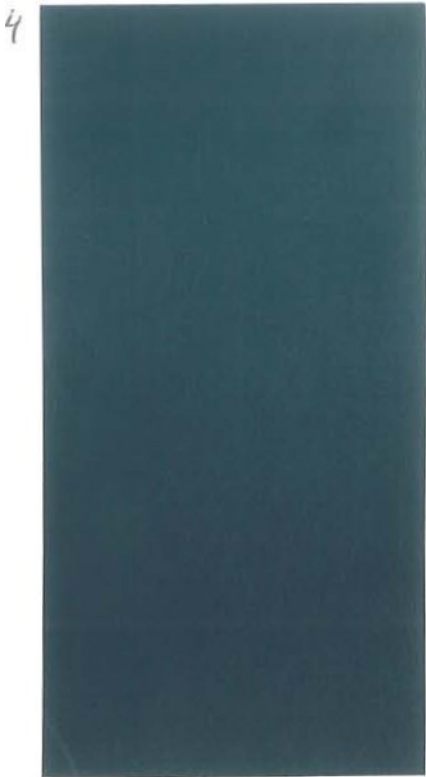
3



- Body
- 2 Lap Siding
- 3 Trim
- 4 ShuHer

Botanica

- HC-29
- AC-41
- Brilliant White
- HC-154

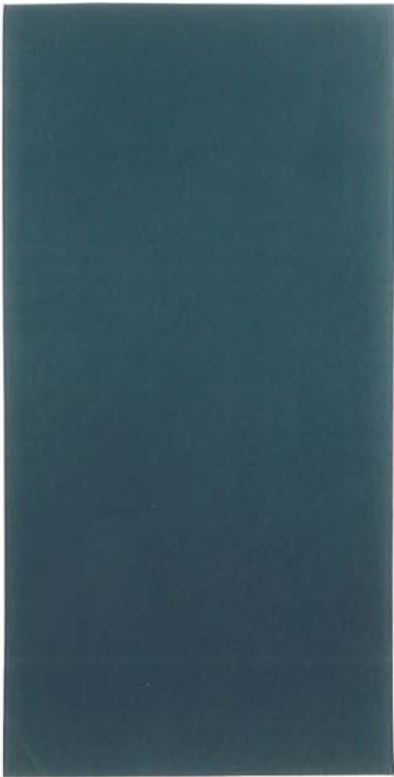


scheme 15



3

4



- 1 Body
- 2 lap Siding
- 3 Trim
- 4 Shutter

Botanica

- 2158-40
- AC-41
- Brillion!White
- HC-154

scheme 16

3



- 1 Body
- 2 Trim
- 3 Shutters

Botanica

2146-50
Brilliant White
HC-154

scheme 17



- 1 **Body**
- 2 **Lap Siding**
- 3 **Trim**
- 4 **Shutter**

Botonico

2170-40

AC-41

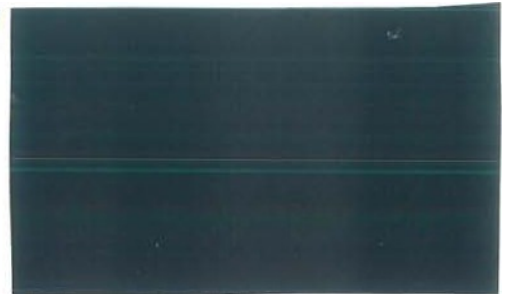
Brilliant White

Bbck

SCHEME#18

/

4



J

SCHEME 18)
/ Lap Siding:Acadia White AC-41
J Body:Castleton Mist HC-1
J Trim:Brilliant Whit
1 Shutters:Black

scheme 1 9



m)

4



- 1 Body
- 2 Lap Siding
- 3 Trim
- 4 Shutter

Botanica

2167-30
AC-41
Brillion! White
Block

scheme 20



- 1 Body
- 2 Trim
- 3 Shutters

Botanica

2027-60

Brilliant White

Black

scheme 21

3

'--I

- 1 Body
- 2 Lap Siding
- 3 Trim
- 4 ShuHer

Botanica

- 2154 -50
- AC-41
- Brilliant White
- HC-117

scheme 22



- 1 Body
- 2 Lap Siding
- 3 Trim
- 4 Shutter

Botanica

- HC-24
- AC-41
- Brilliant White
- HC-117

scheme 23



- 1 **Body**
- 2 **Lap Siding**
- 3 **Trim**
- 4 **ShuHer**

Botanica

HC-146
AC-41
Brilliant White
HC-117

scheme 24



Botanica

- | | |
|------------------|-----------------|
| 1 Body | HC-12 |
| 2 Trim | Brilliant White |
| 3 ShuHers | HC-117 |

SCHEME#25

J

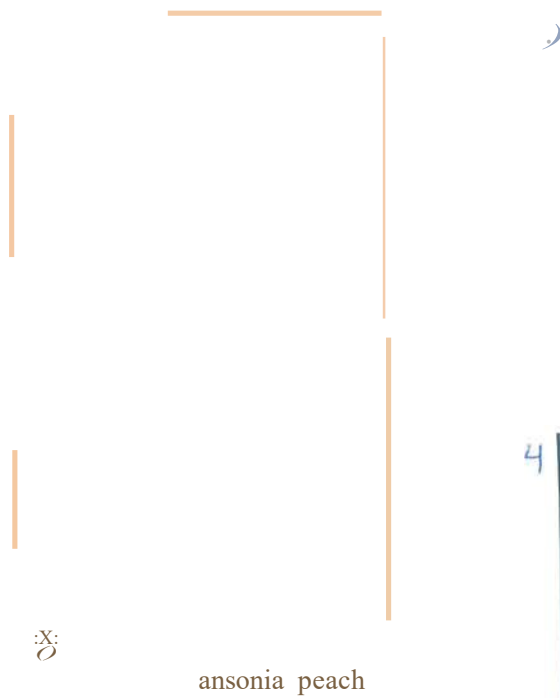
SCHEME25)

- | Lap Siding: Acadia White AC-41
- Body: Hawthorn Yellow HC-4
-) Trim: Brilliant White ✓
- 1 Shutter: Van Deusen Blue HC-156

4



scheme 26



3

4



Botanica

- | | |
|--------------|-----------------|
| 1 Body | HC-52 |
| 2 Lap Siding | AC-41 |
| 3 Trim | Brilliant White |
| 4 ShuHer | HC-156 |

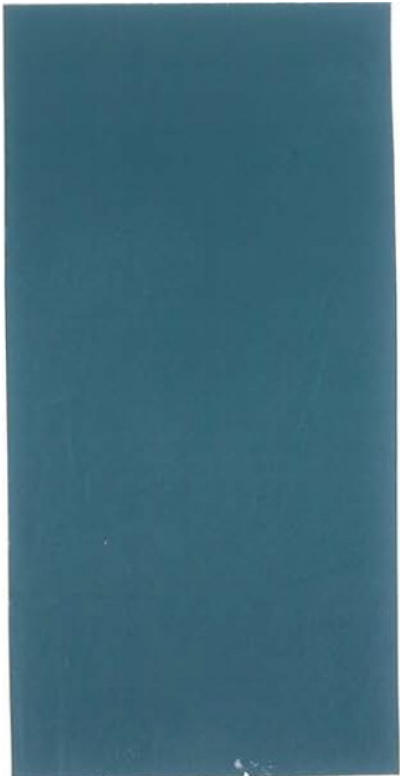
SCHEME#27

2



3

1.f



- 8SCHEME27)

l Llp Siding: Acadia White AC-41

1 !!ody:Henderson Buff HC-15

J Trim:Brilliant White

tf Shuttera: Van Deusen Blue HC-156"

scheme 28

3

jumel peachtone

3

jumel peachtone



Botanica

- 1 Body
- 2 Trim
- 3 ShuHers

HC-54
Brilliant White
HC-156

scheme29

i



- 1 Body
- 2 lap Siding
- 3 Trim
- 4 Shutter

Botanica

HC-90

AC-41

Brilliant White

Block



scheme 30

3



- 1 Body
- 2 Trim
- 3 Shutters

Botanica

2154-50

Brilliant White

11c-1S

2 Driveways

2.1 Intent

Tandem driveways for the single-family homes provide each home with its own parking spaces. The design was inspired by driveways for cottage homes in historic neighborhoods in and around West Palm Beach, as well as some more recent New Urbanist cottage projects around the country. By parking in driveways between each house, the elevations of each home will not be broken up by parked cars.



Figure 1: Driveways between Single-Family Homes in Fayetteville, AR

2.2 Driveway Designs

2.2.1 Ribbon Driveways

The use of ribbon driveways is preferred so as to lessen the amount of asphalt or other hardscape material.

2.2.2 Paver Driveways

The use of pavers is allowed as either a ribbon driveway or a single-slab driveway.



Figure 2: Ribbon Driveway with Pavers

2.3 Driveway Guidelines

2.3.1 Width of Driveway

Each driveway shall have a width of no less than 7 feet and no more than 9 feet measured from the outside edge of one ribbon to the outside edge of the other ribbon.

2.3.2 Depth of Driveway

Each driveway shall have a depth of no less than 36 feet and no more than 38 feet, so as to accommodate two automobiles parked in tandem.

2.3.3 Width of Each Ribbon

The strips in each ribbon driveway shall be no less than 2 feet and no more than 3 feet in width and located so they are spaced 5 feet apart on center.

2.3.4 Between Each Ribbon

The space between each paved ribbon shall be sod, turf, or some other permeable landscape or hardscape material.

2.4 Driveway Materials

2.4.1 Concrete

Concrete may be used in ribbon driveways, but single-slab concrete driveways are prohibited.



Figure 3: Ribbon Driveway with Concrete, Grandview Heights, West Palm Beach, FL

2.4.2 Pavers

Pavers may be used for either ribbon driveways or single-slab driveways.

3 Fencing

3.1 Intent

Fences will be used in the rear and side yards of the single-family homes to separate backyards. Every fence shall comply with the design guidelines of this section.

3.2 Fence Guidelines

3.2.1 Fence Height

Fences shall be no less than 36 inches and no more than 72 inches in height as measured from grade.

3.2.2 Fence Materials

Materials shall be PVC, Composite (Trex or approved equivalent) or Aluminum.

3.2.3 Fence Styles

Styles shall be consistent with the designs illustrated below.

