

**LEGAL DESCRIPTION (SUBJECT SITE):**

A PORTION OF PARCEL "A-3", AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127, PAGES 85 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A-3, AVENIR, NORTH 66° 54' 02" EAST, A DISTANCE OF 52.25 FEET; THENCE ALONG SAID SOUTH LINE, NORTH 66° 53' 53" EAST, A DISTANCE OF 87.77 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 47° 19' 57" WEST, A DISTANCE OF 118.63 FEET TO THE POINT OF BEGINNING AND BEING; THENCE CONTINUE NORTH 47° 19' 57" WEST, A DISTANCE OF 20.88 FEET TO A LINE BEING 42.00' EAST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF COCONUT BOULEVARD (TRACT R2); THENCE ALONG SAID PARALLEL LINE, NORTH 01° 33' 47" WEST, A DISTANCE OF 466.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18° 57' 30", HAVING A RADIUS OF 1500.00 FEET, HAVING AN ARC DISTANCE OF 496.33 FEET, AND WHOSE LONG CHORD BEARS NORTH 11° 02' 31" WEST FOR A DISTANCE OF 494.06 FEET; THENCE NORTH 20° 31' 15" WEST, A DISTANCE OF 445.28 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 1694.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 64.00 FEET, HAVING AN ARC DISTANCE OF 100.53 FEET, AND WHOSE LONG CHORD BEARS NORTH 45° 00' 00" EAST FOR A DISTANCE OF 90.51 FEET; THENCE, NORTH 00° 00' 00" WEST, A DISTANCE OF 396.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 42' 10", HAVING A RADIUS OF 261.00 FEET, HAVING AN ARC DISTANCE OF 130.75 FEET, AND WHOSE LONG CHORD BEARS NORTH 14° 21' 04" EAST FOR A DISTANCE OF 129.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 34' 34", HAVING A RADIUS OF 400.00 FEET, HAVING AN ARC DISTANCE OF 87.80 FEET, AND WHOSE LONG CHORD BEARS SOUTH 81° 04' 19" EAST FOR A DISTANCE OF 87.62 FEET TO THE WEST LINE OF AVENIR SITE PLAN 1 - P0D 1 PLAT, AS RECORDED IN PLAT BOOK 128, PAGES 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY THE NEXT FIVE COURSES, SOUTH 00° 00' 00" EAST, A DISTANCE OF 129.01 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 32.63 FEET; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 1534.19 FEET; THENCE, SOUTH 86° 59' 54" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00° 04' 36" EAST, A DISTANCE OF 172.79 FEET; THENCE SOUTH 86° 08' 53" WEST, A DISTANCE OF 343.76 FEET; THENCE SOUTH 86° 53' 53" WEST, A DISTANCE OF 125.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.554 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

**GENERAL NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAUFIELD & WHEELER, DATED JUNE 4, 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 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. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

**DEVELOPMENT SUMMARY**

TOWN CENTER - PHASE 1		
BUILDING NUMBER	USE	BUILDING SF
1	GROCERY WITH PHARMACY W/ DRIVE THROUGH	48,848
	MEZZANINE	3,060
2	GENERAL RETAIL/RESTAURANT	5,457
3	GENERAL RETAIL/RESTAURANT	13,400
4	GENERAL RETAIL/RESTAURANT	8,998
5	GENERAL RETAIL/RESTAURANT	7,645
6	GENERAL RETAIL/RESTAURANT	8,219
7	GENERAL RETAIL/RESTAURANT	4,936
<b>TOTAL BUILDING SF (PHASE 1)</b>		<b>106,213</b>
INCLUDES RESTAURANT SF:		22,478
ADDITIONAL OUTDOOR SEATING SF:		5,070

TOWN CENTER - PHASE 2		
BUILDING NUMBER	USE	BUILDING SF
9	GENERAL RETAIL/RESTAURANT	4,936
10A	GENERAL RETAIL/RESTAURANT	3,780
10B	GENERAL RETAIL/RESTAURANT	3,780
11	GENERAL RETAIL/RESTAURANT	20,000
12	GENERAL RETAIL/RESTAURANT	7,700
13	GENERAL RETAIL/RESTAURANT	20,000
14	GENERAL RETAIL/RESTAURANT	7,700
15	GENERAL RETAIL/RESTAURANT	9,500
16	GENERAL RETAIL/RESTAURANT	5,600
17	GENERAL RETAIL/RESTAURANT	7,550
18	GENERAL RETAIL/RESTAURANT	8,400
23	GENERAL RETAIL/RESTAURANT	2,800
24	GENERAL RETAIL/RESTAURANT	2,800
25	GENERAL RETAIL/RESTAURANT	1,500
26	GENERAL RETAIL/RESTAURANT	1,500
27	GENERAL RETAIL/RESTAURANT	1,500
28	GENERAL RETAIL/RESTAURANT	1,500
<b>SUBTOTAL</b>		<b>110,546</b>
INCLUDES RESTAURANT SF:		23,600
ADDITIONAL OUTDOOR SEATING SF:		3,900

TOWN CENTER - PHASE 2 (NOT INCLUDED)		
BUILDING NUMBER	USE	BUILDING SF
19	OFFICE, PROFESSIONAL	36,000
20	OFFICE, PROFESSIONAL	36,000
21	OFFICE, PROFESSIONAL	24,000
22	OFFICE, PROFESSIONAL	24,000
<b>SUBTOTAL</b>		<b>120,000</b>
INCLUDES RESTAURANT SF:		23,600
ADDITIONAL OUTDOOR SEATING SF:		3,900

TOWN CENTER - PHASE 2 (FUTURE COND. USE REVIEW)		
BUILDING NUMBER	USE	BUILDING SF
29	HOTEL - 90 ROOMS	40,000
<b>TOTAL BUILDING SF (PHASE 2)</b>		<b>270,546</b>

TOWN CENTER - PHASE 1 & 2		
OVERALL GENERAL RETAIL GROSS BUILDING	OVERALL PROVIDED OUTDOOR SEATING	
216,759	8,970	

**PARKING DATA**

PHASE 1					
PARKING CATEGORY	INTENSITY (SF)	RATE	REQ'D	PROVIDED	
GENERAL RETAIL	83,735	1 / 200 SF	419		
RESTAURANT (PATRONS)	22,478	1 / 150 SF	150		
RESTAURANT (EMPLOYEES)		1 / 250 SF	90		
OUTDOOR SEATING	5,070	1 / 250 SF	20		
				679	
					606 9x18.5' STD.
					81 9' x 23' Parallel
					12 EV (3)
					24 Golf Cart (2)
					722 TOTAL

PHASE 2					
PARKING CATEGORY	INTENSITY (SF)	RATE	REQ'D	PROVIDED	
OFFICE, PROFESSIONAL	120,000	1 / 300 SF	400		
HOTEL	90 rooms	1.1 / room	90		
GENERAL RETAIL	86,946	1 / 200 SF	435		
RESTAURANT (PATRONS)	23,600	1 / 150 SF	157		
RESTAURANT (EMPLOYEES)		1 / 250 SF	94		
OUTDOOR SEATING	3,900	1 / 250 SF	16		
				1,192	
					1,161 9x18.5' Std.
					30 9' x 23' Parallel
					24 EV (3)
					16 Golf Cart (2)
					1,232 TOTAL

TOTAL SPACES	REQ'D	PROVIDED
1,871	1,954	

(2) Up to 2% of the required parking spaces per site plan application may be converted for alternative modes of transportation (i.e. Golf Carts)

(3) Up to 3% of the required parking spaces for any building may be designated for use by hybrid fuel vehicles (EV)

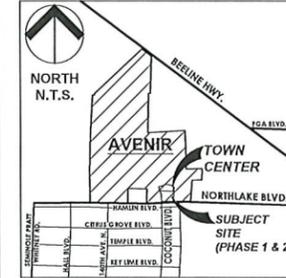
ACCESSIBLE PARKING (ADA)			
Included in total provided above	RATE	REQ'D	PROVIDED
PHASE 1	2% OF PROVIDED	14	25
PHASE 2	2% OF PROVIDED	25	44

ADDITIONAL PARKING			
Not included in total parking above	RATE	REQ'D	PROVIDED
<b>PHASE 1</b>			
Park & Ride ("PR")	5% OF 679 REQ'D SPS.	34	35
Bicycle Parking	5% OF 679 REQ'D SPS.	34	34
<b>PHASE 2</b>			
Park & Ride ("PR")	5% OF 702 REQ'D SPS.	35	35
Bicycle Parking	5% OF 1,192 REQ'D SPS.	60	60

\* BASIS FOR CALCULATION EXCLUDES OFFICE AND HOTEL REQUIRED PARKING

**LOCATION MAP:**



**DEVELOPMENT TEAM:**

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- ARCHITECT:** ZYSCOVICH ARCHITECTS  
100 N. BISCAYNE BLVD., 27TH FL.  
MIAMI, FL 33132  
(305) 372-5222
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, STE. CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** O'ROURKE ENGINEERING & PLANNING  
22 SE SEMINOLE STREET  
STUART, FL 34994  
(772) 781-7918
- PHOTOMETRIC ENGINEER:** MAIN STREET ENGINEERING  
7035 SW 47TH STREET, SUITE A  
MIAMI, FL 33155  
(305) 456-3505

**urban design studio**

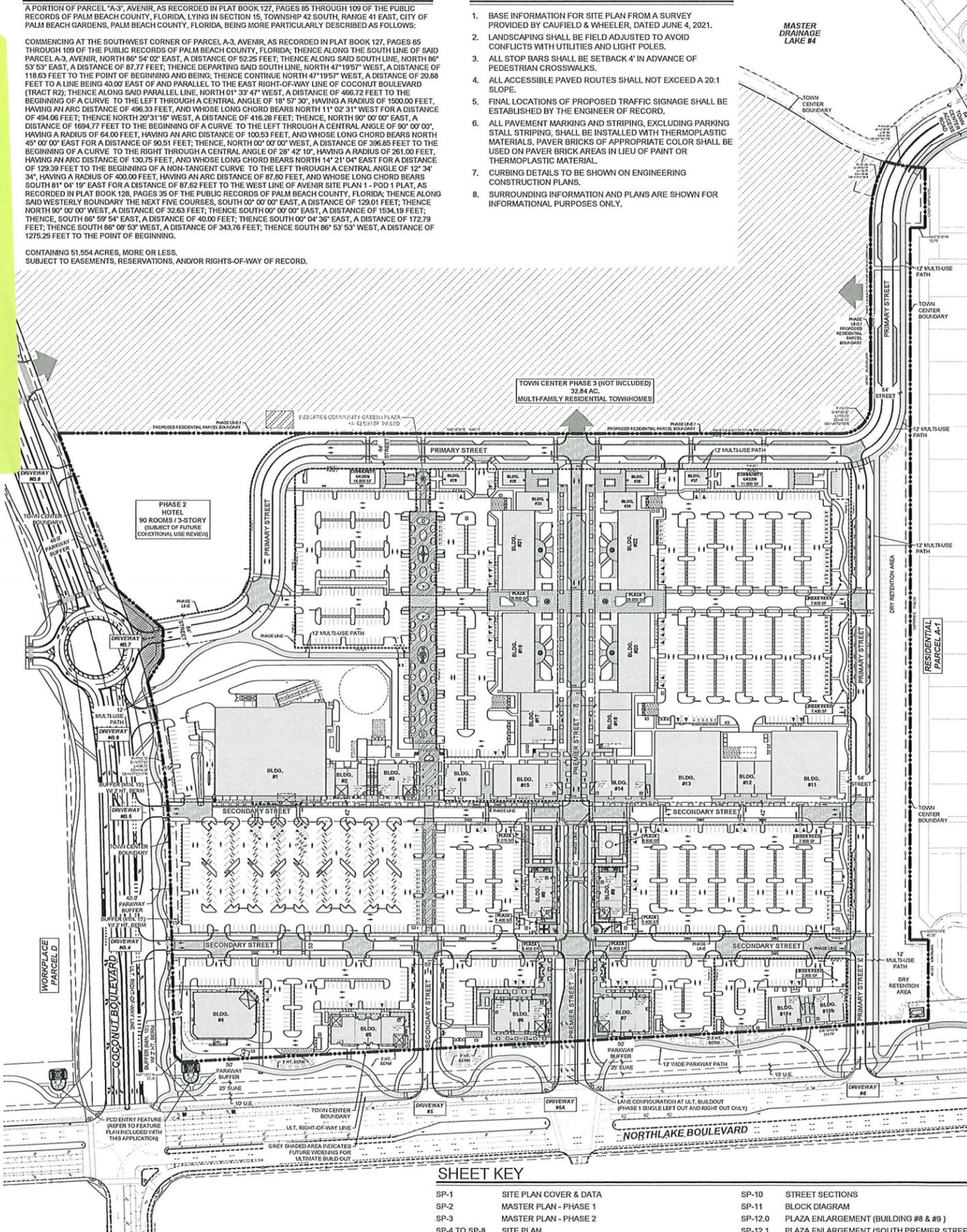
Urban Design  
Land Planning  
Landscape Architecture

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfllorida.com  
#LA0001739

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PREPARED FOR:  
AVENIR DEVELOPMENT LLC

**PROJECT:** AVENIR TOWN CENTER  
**PETITION:** SPLN-18-11-000033  
**DEV ORD:** RESOLUTION 46, 2022  
**DATE:** AUGUST 4, 2022  
**PJT MGR:** BRETT A. LEONE, SENIOR PLANNER



**SHEET KEY**

- |  |  |
|--|--|
| SP-1 SITE PLAN COVER & DATA                      | SP-10 STREET SECTIONS                            |
| SP-2 MASTER PLAN - PHASE 1                       | SP-11 BLOCK DIAGRAM                              |
| SP-3 MASTER PLAN - PHASE 2                       | SP-12.0 PLAZA ENLARGEMENT (BUILDING #8 & #9)     |
| SP-4 TO SP-8 SITE PLAN                           | SP-12.1 PLAZA ENLARGEMENT (SOUTH PREMIER STREET) |
| SP-9.0 SITE DETAILS                              | SP-12.2 PASEO ENLARGEMENT                        |
| SP-9.1 SITE DETAILS                              | SP-12.3 COMMUNITY GREEN ENLARGEMENTS             |
| SP-9.2 SITE DETAILS                              | SP-12.4 FOCAL FEATURE DETAILS                    |
| SP-9.3 SITE DETAILS - OUTDOOR DISPLAY SALES PLAN |  |

**OVERALL SITE REFERENCE PLAN**

SCALE: 1"=120'-0"

**WAIVERS**

WAIVER REQUEST SUMMARY		
No.	Avenir Development Standards REQUIRED	Provided / Waiver Request/ Deviation from Required
1	Minimum Block Length (Town Center) 250'	Block B: 241' (east) Block C: 198' (east) Block D: 194' (west)/239' (north)/181' (east) Block E: 177' (west)/144' (east) Block F: 241' (west/east)
2	Minimum Building Setback (Southern District Boundary) 50' from southern district bndy.	Building 4: 42.7 ft Building 7: 11 ft Building 5: 12 ft Building 10a: 11 ft Building 6: 22.7 ft Building 10b: 11 ft
3	Parking Lot Separation (Secondary Street) Min. 5 ft landscape strip w/ min. 3 ft hedge or garden wall provided b/w parking lots & pedestrian area.	Relief from 5 ft landscape strip and 3 ft hedge or garden wall on a Secondary Street where it abuts a parking lot for a distance of approximately 520 ft.
4	Pedestrian Seating (Secondary St.) Parking lots that extend more than 150' along Street shall provide shaded ped. seating a min. of 90 SF in size.	Relief from the requirement for shaded seating between the parking lot and Secondary Street for a distance of approximately 520 ft.
5	Ground Floor Opening (Secondary Street) Building facades at ground level shall have at least 40% of the length defined by windows, doors or arcade openings.	• Building 1: 30% • Building 4: 35% • Building 1: Relief of 24' (10%) • Building 4: Relief of 6'4" (5%)
6	Wall Signs (LDR Sec. 78-285) 1 per tenant space or bay	To allow 1 add'l wall sign on bldgs. that are rear parked & front a street not considered a major arterial or collector roadway.
7	Building Directory Sign (LDR Sec. 78-285) Located within a 25' radius of main entry to buildings. Shall be placed in landscaped area	To allow ten (10) building directory signs to be located within pedestrian plazas which are located more than 25 feet from a building entrance and not within a landscaped area.
8	Ground Sign (LDR Sec. 78-285, Tblae 24) - 1 sign face	To allow three (3) additional sign faces on the PCD Entry Feature.

**SITE DATA**

PETITION NUMBER: SPLN-18-11-00033  
PROJECT NAME: AVENIR TOWN CENTER - PHASE 1 & 2  
LAND USE DESIGNATION: MXD  
SECTION DESIGNATION: PCD/MXD  
SECTION/TOWNSHIP/RANGE: 15/41/41  
PCN: 52-41-41-28-01-001-0037

**TOWN CENTER (PARCEL B) SITE AREA ALLOCATION**

PCD MASTER PLAN ACREAGE:	83.61 AC.
GROSS SITE AREA PER SURVEY:	
PHASE 1 & 2:	51.55 AC. (SUBJECT SITE)
PHASE 3:	32.84 AC. (FUTURE MULTI-FAMILY RESIDENTIAL TOWNHOMES)
<b>TOTAL</b>	<b>84.39 AC.</b>

NET SITE AREA (SUBJECT SITE): 51.37 AC. / 2,237,889 SF  
(GROSS AREA LESS 0.18 AC. FOR COCONUT BLVD. ROW DEDICATION)

PROPOSED USE(S): COMMERCIAL OFFICE HOTEL (FUTURE COND. USE APPROVAL)

TOTAL BUILDING AREA: 376,759 S.F.  
PHASE 1: 106,213 S.F.  
PHASE 2: 270,546 S.F.

TOTAL FLOOR AREA RATIO (FAR): 0.17 FAR \*

SITE COVERAGE	ACREAGE	SO. FT.	%
IMPERVIOUS AREA =	38.68 AC	1,684,816	75%
PERVIOUS AREA =	12.69 AC	553,073	25%
<b>TOTAL =</b>	<b>51.37 AC.</b>	<b>2,237,889</b>	<b>100%</b>

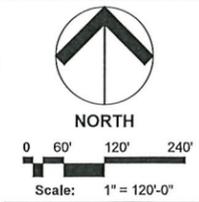
OPEN SPACE \* REQUIRED PROVIDED  
20% MIN. 17.30 AC. / 733% \*\*

\*\* CALCULATED BASED ON NET SITE AREA OF 51.37 AC. / 2,237,889 S.F.  
\*\* REFER TO SHEET OSP-1 FOR OPEN SPACE CALCULATIONS

**DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS	MIXED USE AND NON-RESIDENTIAL BUILDINGS	
	REQUIREMENT	PROPOSED
MIN. LOT AREA	Determined by Development Pattern	51.55 AC.
MIN. LOT WIDTH		1,631'
MAX. LOT COVERAGE	MAX 70%	277,222 SF (12.38%)*
MAX. BUILDING HEIGHT (2)	MAX. 65' / 4-STORY	MAX. 65' / 3-STORY
NET DENSITY	N/A	N/A

**Avenir Town Center  
Phase 1 & 2**  
Palm Beach Gardens, Florida  
SITE PLAN COVER & DATA

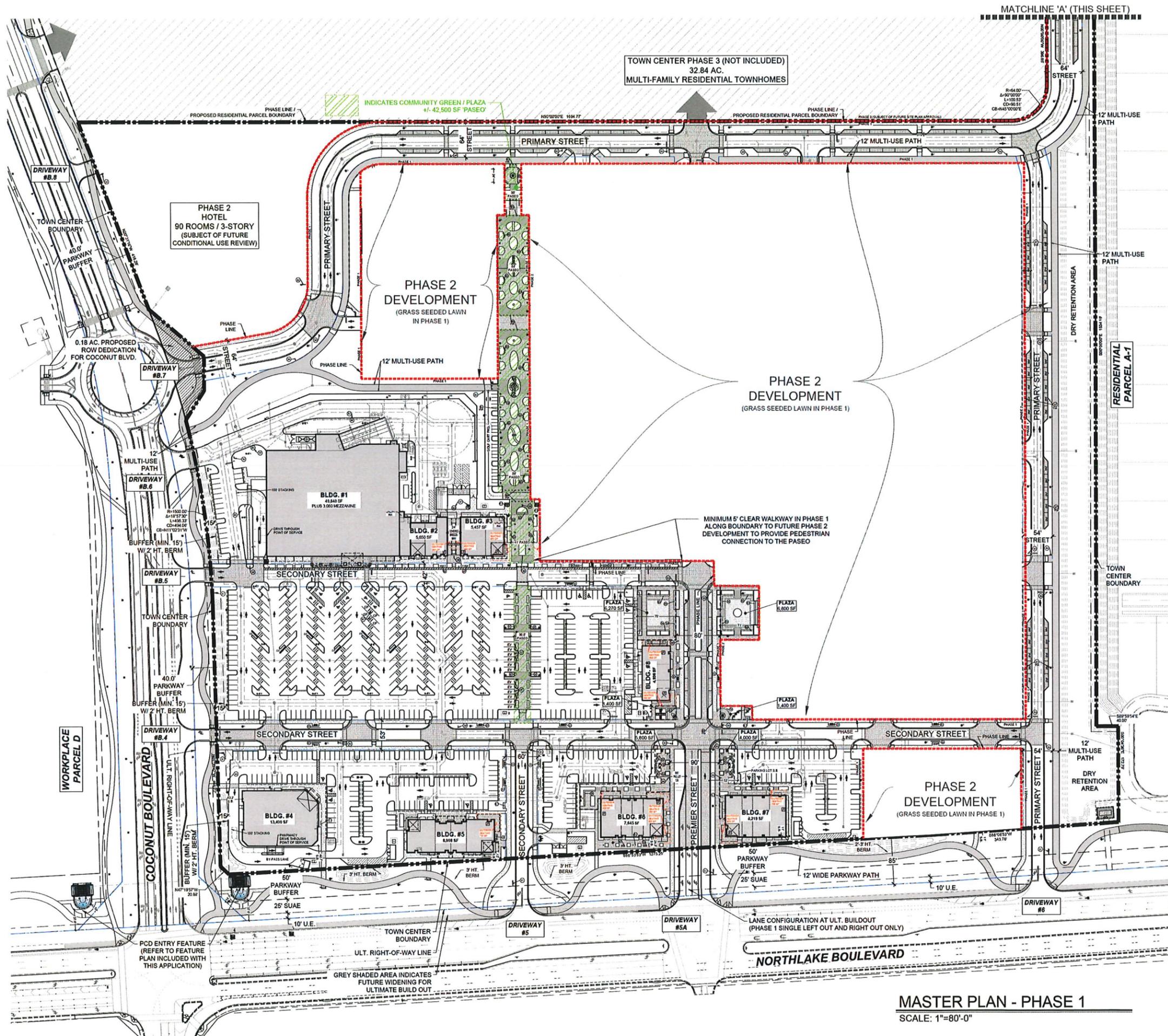


Date: May 2021  
Project No.: 12-065.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

**Revision Dates:**  
(C&D) 05-03-19, 09-25-19, 09-11-20, 11-09-20  
(U&S) 2021.07.28 SPR Resubmittal (Ph. 1 & 2)  
2021.11.24 SPR Resubmittal (Ph. 1 & 2)  
2022.04.01 SPR Resubmittal (Ph. 1 & 2)  
2022.06.10 SPR Resubmittal (Ph. 1 & 2)  
2022.07.05 SPR\_SP-1 only (waiver table)

**SP-1  
of 12**

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### SITE PLAN LEGEND

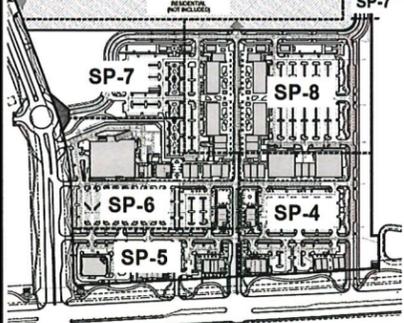
- BLDG. = BUILDING
- CC = CART CORRAL
- ESMT. = EASEMENT
- EV = ELECTRIC VEHICLE PARKING SPACE
- FH = FIRE HYDRANT (REFER TO CIVIL DWG'S)
- PKG. = PARKING
- PR = PARK & RIDE PARKING SPACE
- ROW = RIGHT OF WAY
- S.B. = SETBACK
- SF = SQUARE FEET
- SUA = SEACOAST UTILITY AUTHORITY EASEMENT
- SW = SIDEWALK
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

- ⊗ = INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)
- ⊕ = INDICATES WATER FEATURE AT OFFICE BUILDING PLAZA (DETAILS AND FINAL PLACEMENT SUBJECT TO FUTURE SITE PLAN REVIEW FOR OFFICE BUILDING ARCHITECTURE)
- ⊠ = INDICATES RESTAURANT USE LOCATION
- ⊡ = PRELIMINARY FPL TRANSFORMER LOCATION
- ⊞ = LOADING SPACE (MIN. 12' X 35' APRON)

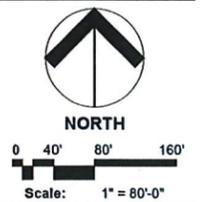
- #### SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)
- ⊙ = BENCH TYPE 1 (6' BACKLESS)
  - ⊙ = BENCH TYPE 2 (6' BACKED)
  - ⊙ = BENCH TYPE 3 (24" SEAT CUBE)
  - ⊙ = BENCH TYPE 4 (SEAT WALL)
  - ⊙ = BENCH TYPE 5 (RAISED PLANTERSEAT)
  - ⊙ = REMOVABLE BOLLARD
  - ⊙ = LITTER RECEPTACLE
  - ⊙ = BIKE RACK(S) / BIKE PARKING AREA

- #### SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)
- S1 = MULTI-TENANT GROUND SIGN - PROJECT SIGN
  - S2 = MULTI-TENANT GROUND SIGN - HOTEL SIGN
  - S3 = BUILDING DIRECTIONAL
  - S4 = GOLF CART PARKING DIRECTIONAL SIGN
  - S5 = DRIVE-THROUGH DIRECTIONAL SIGN
  - S6 = BUILDING DIRECTORY
  - S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN
  - (EV) ELECTRIC VEHICLE ID
  - (CP) CURBSIDE PICKUP PARKING ID
  - (SC) SERVICE COURT
  - (PR) PARK & RIDE ID

### SHEET KEY:



## Avenir Town Center Phase 1 & 2 Palm Beach Gardens, Florida MASTER PLAN - PHASE 1



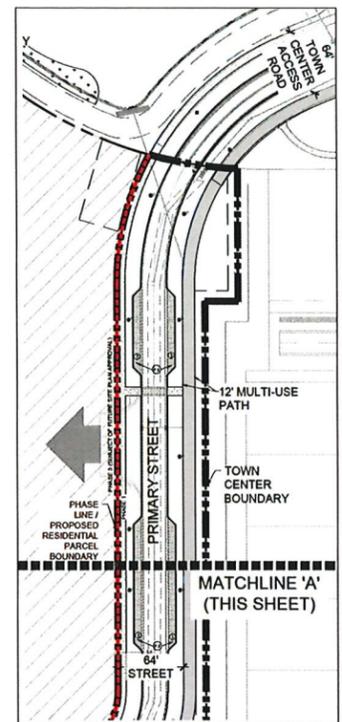
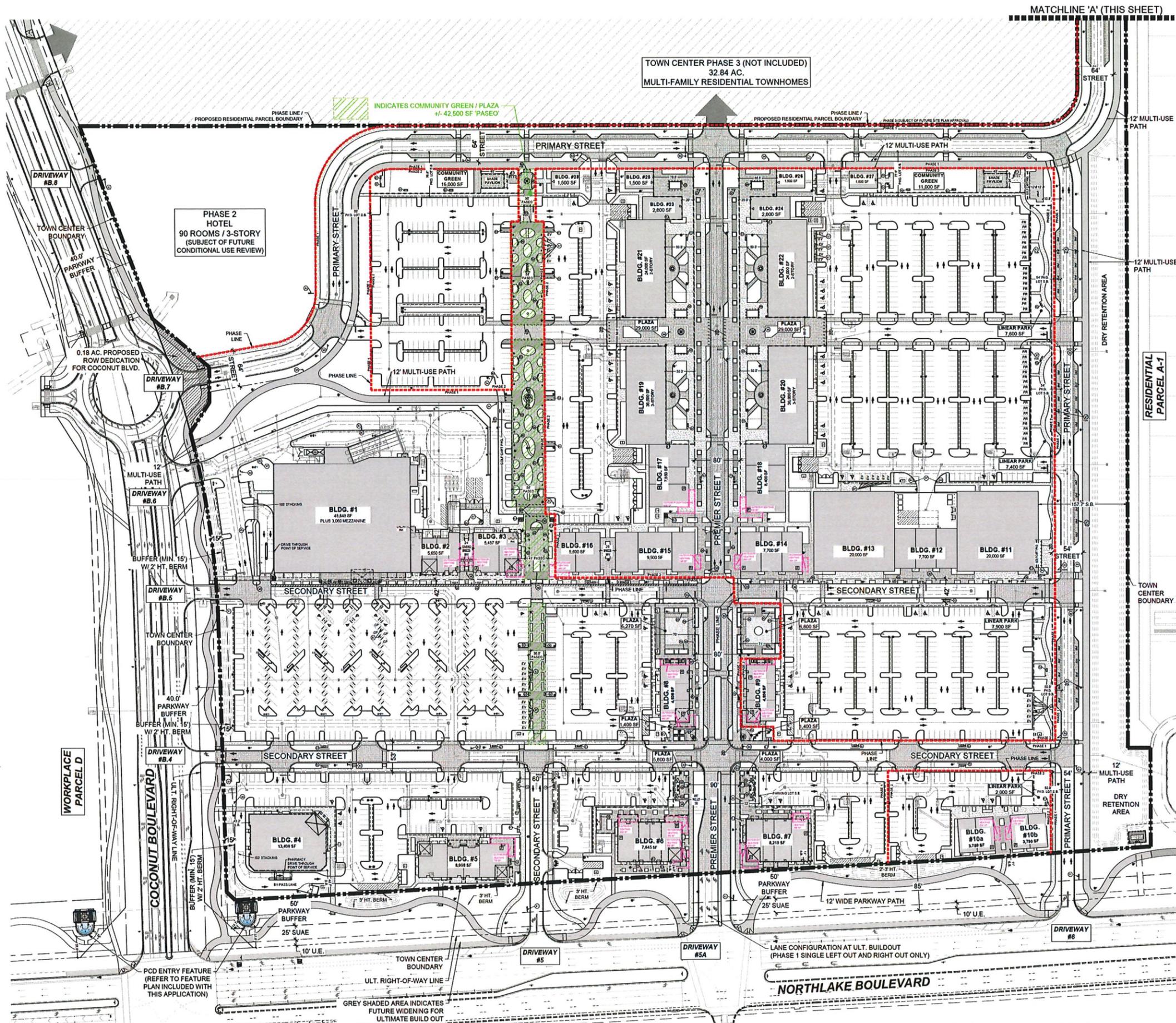
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Revision Dates:  
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2022.06.10 SPR Resubmittal (Ph. 1 & 2)

H:\0815\Avenir Via Varnus Ranch\_12-065\Avenir Holdings\_Town\_Ctr\_LA\_010\Drawings\Site Plan\0222-06-10\_SP\_SPR\_R&S\Summary.dwg, 09/20/22 8:36:13 AM, MCVetters, ARDH (at bleed D (4.00 x 36.00 inches)), 1:1

## Avenir Town Center Phase 1 & 2 Palm Beach Gardens, Florida MASTER PLAN - PHASE 2

Drawing name: \AUDS\Avenir\Avenir Town Center\_Phase 1 & 2\Drawings\Site Plan\022-06-10\_SP\_MASTER PLAN - PHASE 2.dwg



### SITE PLAN LEGEND

BLDG. = BUILDING  
CC = CART CORRAL  
ESMT = EASEMENT  
EV = ELECTRIC VEHICLE PARKING SPACE  
FH = FIRE HYDRANT (REFER TO CIVIL DWG'S)  
PKG. = PARKING  
PR = PARK & RIDE PARKING SPACE  
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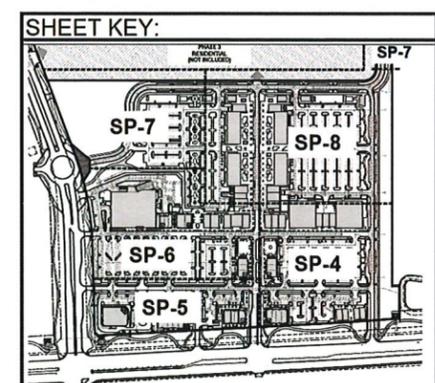
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⊠ = INDICATES RESTAURANT USE LOCATION  
⊡ = PRELIMINARY FPL TRANSFORMER LOCATION

#### SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)

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⊗ = BENCH TYPE 2 (6" BACKED)  
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⊚ = BENCH TYPE 5 (RAISED PLANTER/SEAT)  
⊛ = REMOVABLE BOLLARD  
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⊝ = BIKE RACK(S) / BIKE PARKING AREA

#### SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)

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S5 = DRIVE-THROUGH DIRECTIONAL SIGN  
S6 = BUILDING DIRECTORY  
S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN  
- (EV) ELECTRIC VEHICLE ID  
- (CP) CURBSIDE PICKUP PARKING ID  
- (SC) SERVICE COURT  
- (PR) PARK & RIDE ID



MASTER PLAN - PHASE 2  
SCALE: 1"=80'-0"

H:\025\Avenir\Avenir Town Center\_Phase 1 & 2\Drawings\Site Plan\022-06-10\_SP\_MASTER PLAN - PHASE 2.dwg, 01/20/2022 8:59:37 AM, Muester, ARCH (L) based D (24.00 x 36.00 inches), 1:1



PAVEMENT LEGEND	
	<b>PEDESTRIAN SIDEWALK, TYPE 1 (1)</b> WAUSAU TILE, TIMBER SERIES (2-3/4" THICK) SIZE: 12"x36" RANDOM BOND (OFFSET VARIES) COLOR: TB-40
	<b>PEDESTRIAN SIDEWALK, TYPE 2 (2)</b> WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK) SIZE: 6"x16" RUNNING BOND (6" OFFSET) COLOR: SEA-50
	<b>PEDESTRIAN SIDEWALK, TYPE 3 (3)</b> WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 16"x16" RUNNING BOND (4" OFFSET) COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX
	<b>CONCRETE SIDEWALK AND BANDS</b> FINISH: BRUSHED; COLOR: STANDARD GRAY (REFER TO CIVIL PLAN FOR SPECIFICATIONS)
	<b>ASPHALT SIDEWALK (12' WIDTH MULTI-USE PATH)</b> (REFER TO CIVIL PLAN FOR SPECIFICATIONS)
	<b>ROADWAY PAVERS (1)</b> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" & 12"x12" HERRINGBONE ALTERNATE COLOR: HRT-32 (50%), HRT-60 (50%) MIX
	<b>PEDESTRIAN CROSSWALKS (1)</b> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" HERRINGBONE COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
	<b>PARKING</b> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" RUNNING BOND (6" OFFSET) COLOR: HRT-60
	<b>24" SQUARE ACCENT</b> WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 24" x 24" STACKED BOND COLOR: HRT-60 (P.7)

**NOTES:**

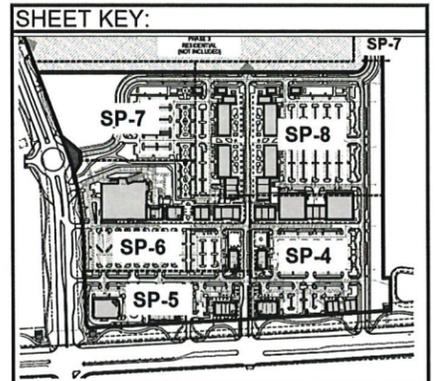
- ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS.
- REFER TO CIVIL PLANS FOR ALL PAVEMENT INSTALLATION DETAILS.
- A 12" WIDTH BAND (PAINTED, CONCRETE OR BRICK PAVERS) SHALL BE INSTALLED TO RESTRAIN PAVERS AT ROADWAY AND CROSSWALK TRANSITIONS, AND ALONG EDGES WITH ALL PLANTING AREAS.
- PAVER SIZES & PATTERN SPECIFICATION TO BE FINALIZED AT TIME OF PERMIT & CONSTRUCTION.

SITE PLAN LEGEND	
BLDG. = BUILDING	CC = CART CORRAL
ES.MT. = EASEMENT	EV = ELECTRIC VEHICLE PARKING SPACE
FH = FIRE HYDRANT (REFER TO CIVIL DWG'S)	PKG. = PARKING
PR = PARK & RIDE PARKING SPACE	ROW = RIGHT OF WAY
S.B. = SETBACK	SF = SQUARE FEET
SUAE = SEACOAST UTILITY AUTHORITY EASEMENT	S/W = SIDEWALK
TYP. = TYPICAL	U.E. = UTILITY EASEMENT
	= INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)
	= INDICATES WATER FEATURE AT OFFICE BUILDING PLAZA (DETAILS AND FINAL PLACEMENT SUBJECT TO FUTURE SITE PLAN REVIEW FOR OFFICE BUILDING ARCHITECTURE)
	= INDICATES RESTAURANT USE LOCATION
	= PRELIMINARY FPL TRANSFORMER LOCATION
	= LOADING SPACE (MIN. 12' X 35' APRON)
	= DUMPSTER/RECYCLING ENCLOSURE (SEE DETAIL SHEET SP-9.2)
	= STOP SIGN / STOP BAR

SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)	
	= BENCH TYPE 1 (6' BACKLESS)
	= BENCH TYPE 2 (6' BACKED)
	= BENCH TYPE 3 (24" SEAT CUBE)
	= BENCH TYPE 4 (SEAT WALL)
	= BENCH TYPE 5 (RAISED PLANTER/SEAT)
	= REMOVABLE BOLLARD
	= LITTER RECEPTACLE
	= BIKE RACK(S) / BIKE PARKING AREA

SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)	
S1	= MULTI-TENANT GROUND SIGN - PROJECT SIGN
S2	= MULTI-TENANT GROUND SIGN - HOTEL SIGN
S3	= BUILDING DIRECTIONAL SIGN
S4	= GOLF CART PARKING DIRECTIONAL SIGN
S5	= DRIVE-THROUGH DIRECTIONAL SIGN
S6	= BUILDING DIRECTORY
S7	= PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN
(EV)	= ELECTRIC VEHICLE ID
(CP)	= CURBSIDE PICKUP PARKING ID
(SC)	= SERVICE COURT
(PR)	= PARK & RIDE ID

LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS	
Symbol	Description
	PARKING LOT FIXTURE
	25' MOUNTING HT.
	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT.
	ROADWAY FIXTURE - 17.25' MOUNTING HT.
	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT. (NORTHLAKE PARKWAY BUFFER)



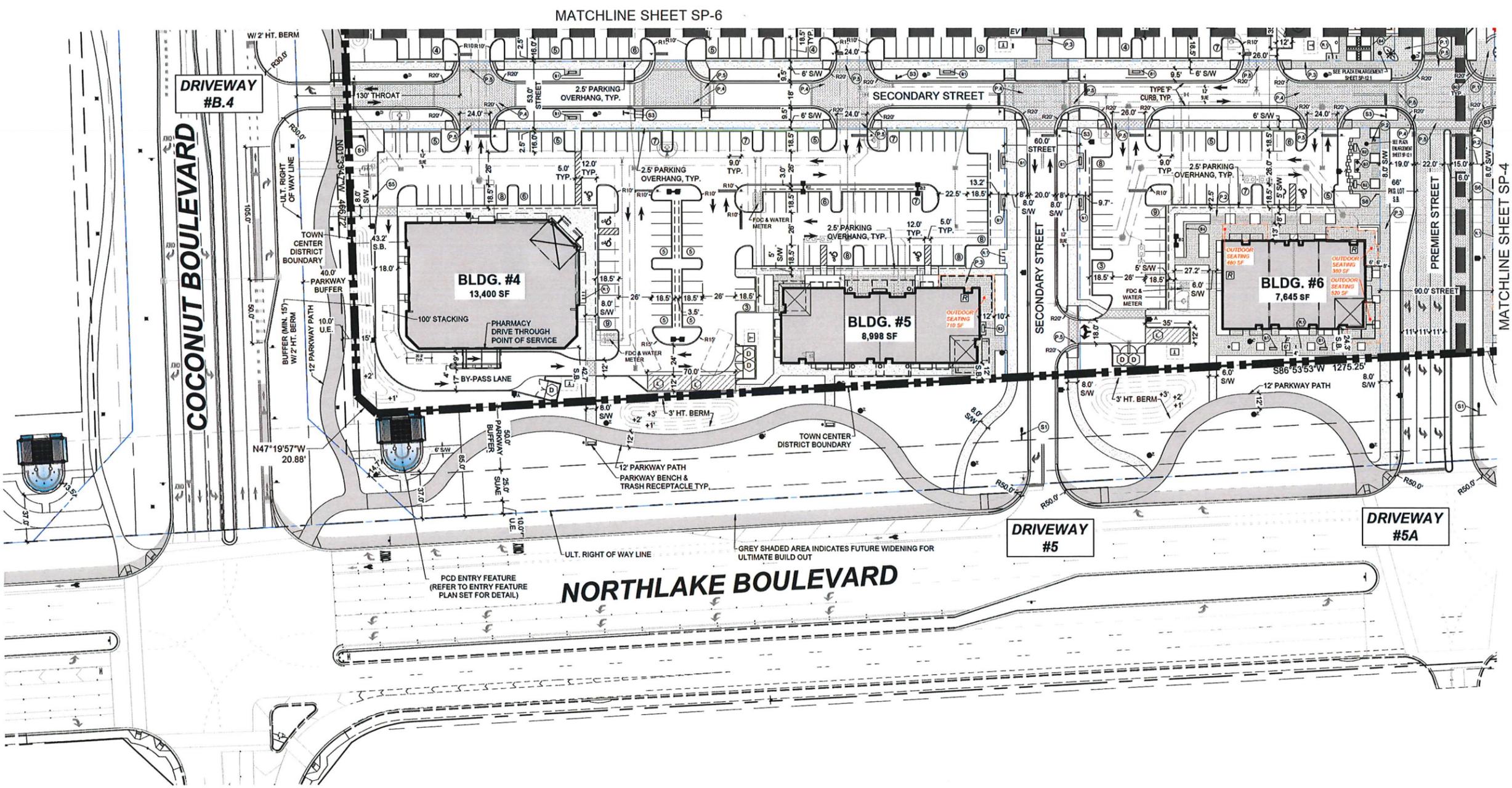
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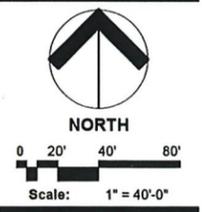
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PREPARED FOR:  
AVENIR DEVELOPMENT LLC



**Avenir Town Center**  
**Phase 1 & 2**  
Palm Beach Gardens, Florida  
Site Plan

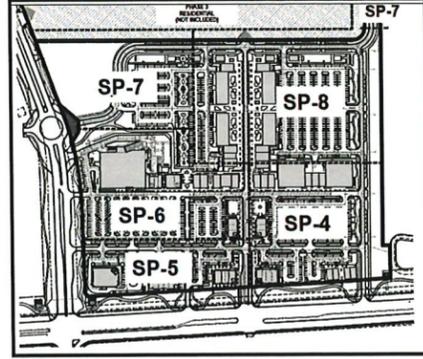


Date:	May 2021
Project No.:	12-085.010
Designed By:	ZY / UDS
Drawn By:	MLC
Checked By:	KT
<b>Revision Dates:</b>	
2021.05.03-19.09.25-19.09.11-20.11.09-20	(UDS) 2021.07.28 SPR Resubmittal (Ph. 1 & 2)
2021.11.24. SPR Resubmittal (Ph. 1 & 2)	
2022.04.01. SPR Resubmittal (Ph. 1 & 2)	
2022.06.10. SPR Resubmittal (Ph. 1 & 2)	

**SP-5**  
of 12

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**SHEET KEY:**



**PAVEMENT LEGEND**

	<b>PEDESTRIAN SIDEWALK, TYPE 1</b> <sup>(1)</sup> WAUSAU TILE, TIMBER SERIES (2-3/4" THICK) SIZE: 12"x36" RANDOM BOND (OFFSET VARIES) COLOR: TB-40		<b>ROADWAY PAVERS</b> <sup>(1)</sup> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" & 12"x12" HERRINGBONE ALTERNATE COLOR: HRT-32 (50%), HRT-60 (50%) MIX
	<b>PEDESTRIAN SIDEWALK, TYPE 2</b> <sup>(1)</sup> WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK) SIZE: 6"x16" RUNNING BOND (8" OFFSET) COLOR: SEA-50		<b>PEDESTRIAN CROSSWALKS</b> <sup>(1)</sup> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" HERRINGBONE COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
	<b>PEDESTRIAN SIDEWALK, TYPE 3</b> <sup>(1)</sup> WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 16"x16" RUNNING BOND (4" OFFSET) COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX		<b>PARKING</b> WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" RUNNING BOND (6" OFFSET) COLOR: HRT-60
	<b>CONCRETE SIDEWALK AND BANDS</b> FINISH: BRUSHED, COLOR: STANDARD GRAY (REFER TO CIVIL PLAN FOR SPECIFICATIONS)		<b>24" SQUARE ACCENT</b> WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 24" x 24" STACKED BOND COLOR: HRT-60 (P.7)

**NOTES:**  
 1. ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS.  
 2. REFER TO CIVIL PLANS FOR ALL PAVEMENT INSTALLATION DETAILS.  
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 4. PAVER SIZES & PATTERN SPECIFICATION TO BE FINALIZED AT TIME OF PERMIT & CONSTRUCTION.

**SITE PLAN LEGEND**

	<b>BLDG.</b> = BUILDING		<b>⊙</b> = REMOVABLE BOLLARD
	<b>CC</b> = CART CORRAL		<b>⊖</b> = LITTER RECEPTACLE
	<b>ESMT.</b> = EASEMENT		<b>⊕</b> = BIKE RACK(S) /
	<b>EV</b> = ELECTRIC VEHICLE PARKING SPACE		<b>⊗</b> = BIKE PARKING AREA
	<b>FH</b> = FIRE HYDRANT (REFER TO CIVIL DWGS)		
	<b>PKG.</b> = PARKING		
	<b>PR</b> = PARK & RIDE PARKING SPACE		
	<b>ROW</b> = RIGHT OF WAY		
	<b>S.B.</b> = SETBACK		
	<b>SF</b> = SQUARE FEET		
	<b>SUAE</b> = SEACOAST UTILITY AUTHORITY EASEMENT		
	<b>SW</b> = SIDEWALK		
	<b>TYP.</b> = TYPICAL		
	<b>U.E.</b> = UTILITY EASEMENT		

**⊛** = INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)  
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**⊕** = INDICATES RESTAURANT USE LOCATION  
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**—** = STOP SIGN / STOP BAR

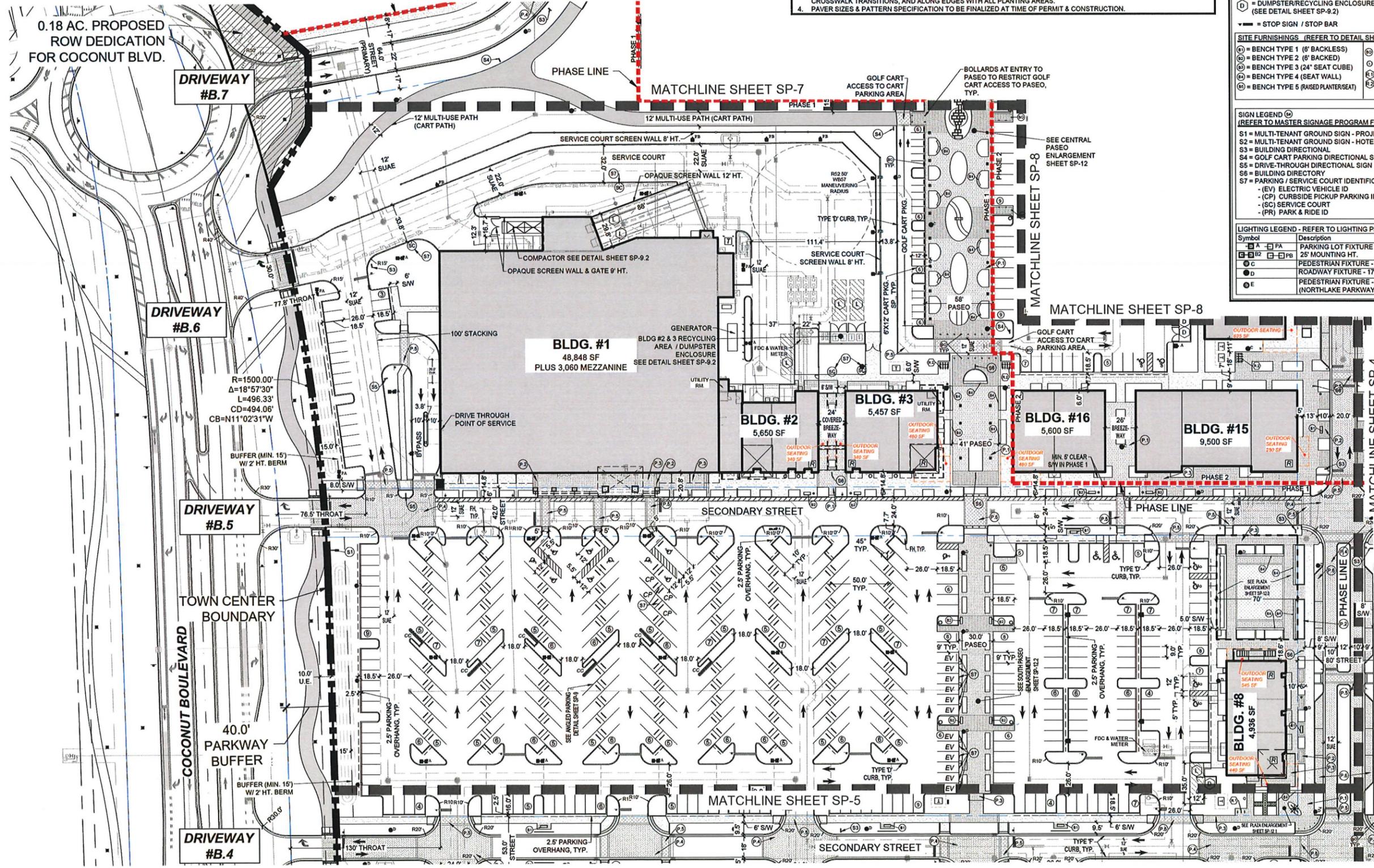
**SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)**

**SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)**

S1 = MULTI-TENANT GROUND SIGN - PROJECT SIGN  
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 S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN  
 (EV) ELECTRIC VEHICLE ID  
 (CP) CURBSIDE PICKUP PARKING ID  
 (SC) SERVICE COURT  
 (PR) PARK & RIDE ID

**LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS**

Symbol	Description
	PARKING LOT FIXTURE
	25' MOUNTING HT.
	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT.
	ROADWAY FIXTURE - 17.25' MOUNTING HT.
	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT. (NORTHLAKE PARKWAY BUFFER)



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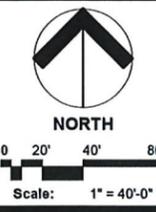
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PREPARED FOR:  
AVENIR DEVELOPMENT LLC

**Avenir Town Center**  
**Phase 1 & 2**  
Palm Beach Gardens, Florida  
Site Plan

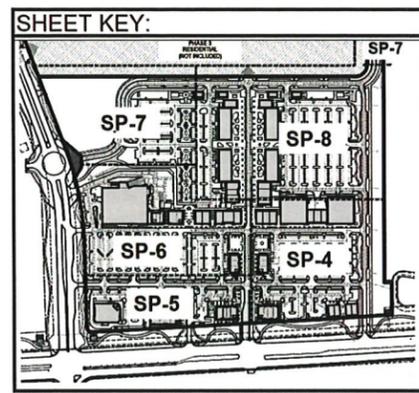
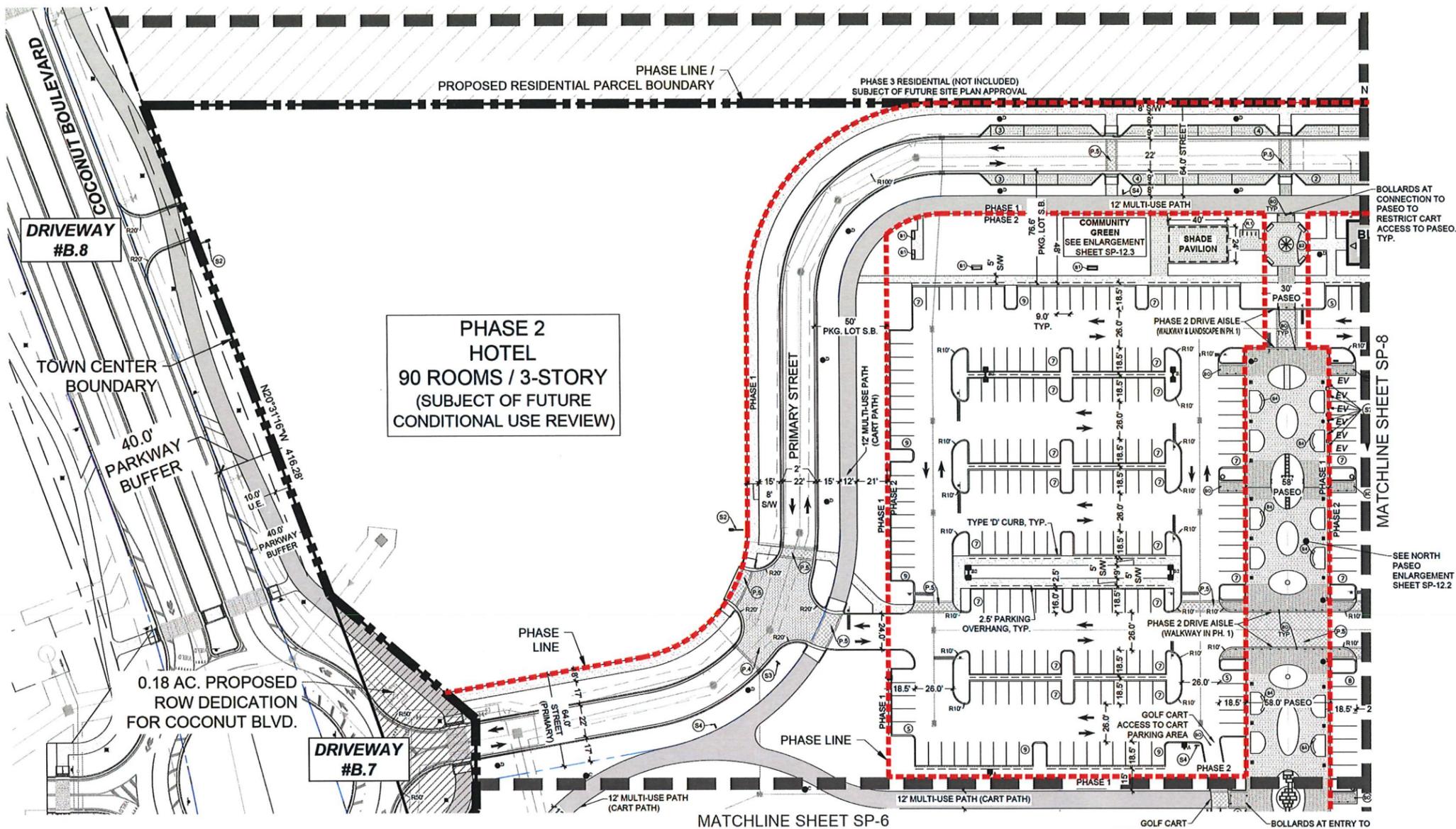


Date: May 2021  
Project No.: 12-065.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

**Revision Dates:**  
 [C]H10 05-03-19 09:25:19 09-11-20 11-09-20 (UDS)  
 [UDS] 2021 07 28 SPR Resubmittal (Ph. 1 & 2)  
 2021 11 24 SPR Resubmittal (Ph. 1 & 2)  
 2022 04 01 SPR Resubmittal (Ph. 1 & 2)  
 2022 06 10 SPR Resubmittal (Ph. 1 & 2)

**SP-6**  
of 12

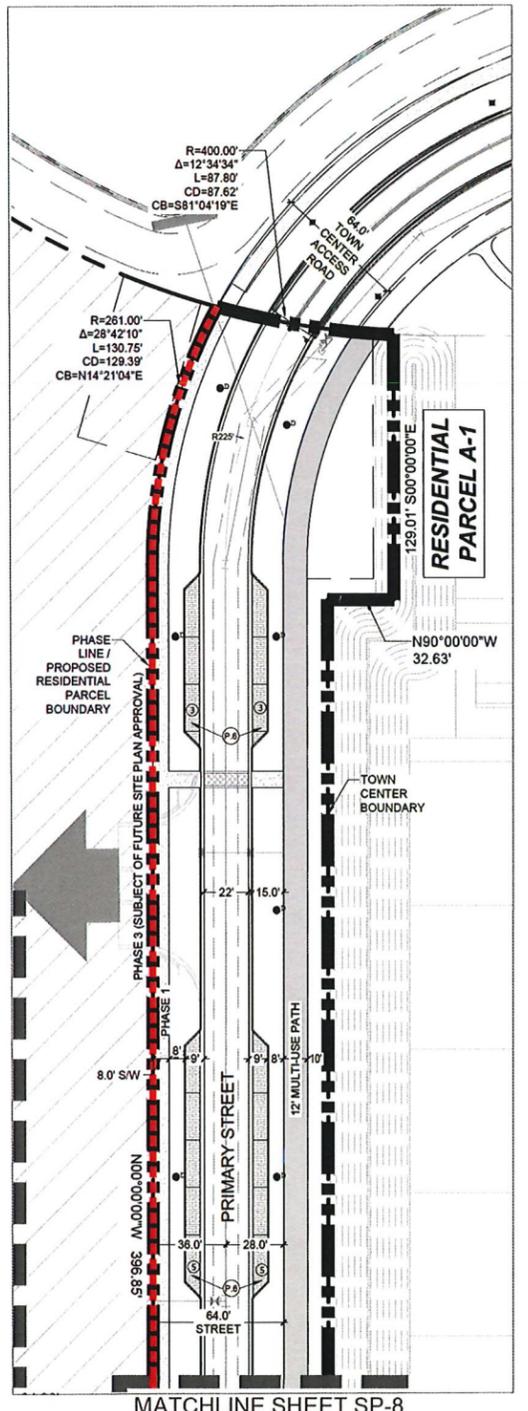
H:\UDS\Avenir Ave\Avenir Bunch\_12-065\Avenir Holdings\_Town\_Ctr\_LA\_010\Drawings\Site Plan\2022-06-10\_SP\_SPR\_Resubmittal.dwg, 09/2022 8:56:15 AM, Macarena, ARCHT full bleed D (24.00 x 36.00 inches), 1:1



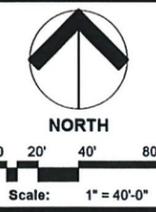
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 AVENIR DEVELOPMENT LLC



**Avenir Town Center  
 Phase 1 & 2  
 Palm Beach Gardens, Florida  
 Site Plan**



Date: May 2021  
 Project No.: 12-065.010  
 Designed By: ZY / UDS  
 Drawn By: MLC  
 Checked By: KT

**Revision Dates:**  
 [CA] 05-03-19 09:25:15 09-11-20 11-09-20 (UDS) 2021.07.28 SPR Resubmission (Ph. 1 & 2)  
 2021.11.24 SPR Resubmission (Ph. 1 & 2)  
 2022.04.01 SPR Resubmission (Ph. 1 & 2)  
 2022.06.10 SPR Resubmission (Ph. 1 & 2)

**SP-7  
 of 12**

SITE PLAN LEGEND	
BLDG. = BUILDING	CC = CART CORRAL
ESMT. = EASEMENT	EV = ELECTRIC VEHICLE PARKING SPACE
FH = FIRE HYDRANT (REFER TO CIVIL DWG'S)	PKG. = PARKING
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S.B. = SETBACK	SF = SQUARE FEET
SUAE = SEACOAST UTILITY AUTHORITY EASEMENT	S/W = SIDEWALK
TYP. = TYPICAL	U.E. = UTILITY EASEMENT
⊙ = INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)	⊙ = INDICATES WATER FEATURE AT OFFICE BUILDING PLAZA (DETAILS AND FINAL PLACEMENT SUBJECT TO FUTURE SITE PLAN REVIEW FOR OFFICE BUILDING ARCHITECTURE)
⊠ = INDICATES RESTAURANT USE LOCATION	⊠ = PRELIMINARY FPL TRANSFORMER LOCATION
⊠ = LOADING SPACE (MIN. 12' X 35' APRON)	⊠ = DUMPSTER/RECYCLING ENCLOSURE (SEE DETAIL SHEET SP-9.2)
⊠ = STOP SIGN / STOP BAR	
SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)	
① = BENCH TYPE 1 (6' BACKLESS)	⊙ = REMOVABLE BOLLARD
② = BENCH TYPE 2 (6' BACKED)	⊙ = LITTER RECEPTACLE
③ = BENCH TYPE 3 (24" SEAT CUBE)	⊙ = BIKE RACK(S) / BIKE PARKING AREA
④ = BENCH TYPE 4 (SEAT WALL)	⊙ = BIKE PARKING AREA
⑤ = BENCH TYPE 5 (RAISED PLANTER/SEAT)	
SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)	
S1 = MULTI-TENANT GROUND SIGN - PROJECT SIGN	S2 = MULTI-TENANT GROUND SIGN - HOTEL SIGN
S3 = BUILDING DIRECTIONAL	S4 = GOLF CART PARKING DIRECTIONAL SIGN
S5 = DRIVE-THROUGH DIRECTIONAL SIGN	S6 = BUILDING DIRECTORY
S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN	(EV) ELECTRIC VEHICLE ID
(CP) CURBSIDE PICKUP PARKING ID	(SC) SERVICE COURT
(PR) PARK & RIDE ID	
LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS	
Symbol	Description
⊠	PARKING LOT FIXTURE 25' MOUNTING HT.
⊠	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT.
⊠	ROADWAY FIXTURE - 17.25' MOUNTING HT.
⊠	PEDESTRIAN FIXTURE - 11.75' MOUNTING HT. (NORTHLAKE PARKWAY BUFFER)

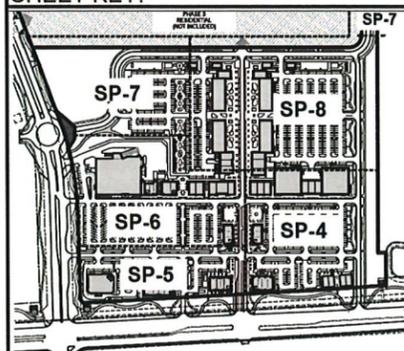
PAVEMENT LEGEND	
① PEDESTRIAN SIDEWALK, TYPE 1 (1") WAUSAU TILE, TIMBER SERIES (2-3/4" THICK) SIZE: 12"x36" RANDOM BOND (OFFSET VARIES) COLOR: TB-40	② ROADWAY PAVERS (1") WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" & 12"x12" HERRINGBONE ALTERNATE COLOR: HRT-32 (50%), HRT-60 (50%) MIX
② PEDESTRIAN SIDEWALK, TYPE 2 (1") WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK) SIZE: 6"x16" RUNNING BOND (8" OFFSET) COLOR: SEA-50	③ PEDESTRIAN CROSSWALKS (1") WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" HERRINGBONE COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
③ PEDESTRIAN SIDEWALK, TYPE 3 (1") WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 16"x16" RUNNING BOND (4" OFFSET) COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX	④ PARKING WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" RUNNING BOND (6" OFFSET) COLOR: HRT-60
④ CONCRETE SIDEWALK AND BANDS FINISH: BRUSHED, COLOR: STANDARD GRAY (REFER TO CIVIL PLAN FOR SPECIFICATIONS)	⑤ 24" SQUARE ACCENT WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 24" x 24" STACKED BOND COLOR: HRT-60 (P.7)
⑤ ASPHALT SIDEWALK (12" WIDTH MULTI-USE PATH) (REFER TO CIVIL PLAN FOR SPECIFICATIONS)	
NOTES: 1. ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS. 2. REFER TO CIVIL PLANS FOR ALL PAVEMENT INSTALLATION DETAILS. 3. A 12" WIDTH BAND (PAINTED, CONCRETE OR BRICK PAVERS) SHALL BE INSTALLED TO RESTRAIN PAVERS AT ROADWAY AND CROSSWALK TRANSITIONS, AND ALONG EDGES WITH ALL PLANTING AREAS. 4. PAVER SIZES & PATTERN SPECIFICATION TO BE FINALIZED AT TIME OF PERMIT & CONSTRUCTION.	

**PAVEMENT LEGEND**

- PEDESTRIAN SIDEWALK, TYPE 1 (1) WAUSAU TILE, TIMBER SERIES (2-3/4" THICK) SIZE: 12"x36" RANDOM BOND (OFFSET VARIES) COLOR: TB-40
- PEDESTRIAN SIDEWALK, TYPE 2 (2) WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK) SIZE: 6"x16" RUNNING BOND (8" OFFSET) COLOR: SEA-50
- PEDESTRIAN SIDEWALK, TYPE 3 (3) WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 16"x16" RUNNING BOND (4" OFFSET) COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX
- CONCRETE SIDEWALK AND BANDS FINISH: BRUSHED; COLOR: STANDARD GRAY (REFER TO CIVIL PLAN FOR SPECIFICATIONS)
- ASPHALT SIDEWALK (12" WIDTH MULTI-USE PATH) (REFER TO CIVIL PLAN FOR SPECIFICATIONS)
- ROADWAY PAVERS (1) WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" & 12"x12" HERRINGBONE ALTERNATE COLOR: HRT-32 (50%), HRT-60 (50%) MIX
- PEDESTRIAN CROSSWALKS (1) WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" HERRINGBONE COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
- PARKING WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" RUNNING BOND (6" OFFSET) COLOR: HRT-60
- 24" SQUARE ACCENT WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 24" x 24" STACKED BOND COLOR: HRT-60 (P.7)

- NOTES:**
- ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS.
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**SHEET KEY:**



**Urban design studio**

Urban Design Land Planning Landscape Architecture

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West Palm Beach, FL 33401  
561.368.1100 FAX 561.368.1111  
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PREPARED FOR:  
AVENIR DEVELOPMENT LLC

**SITE PLAN LEGEND**

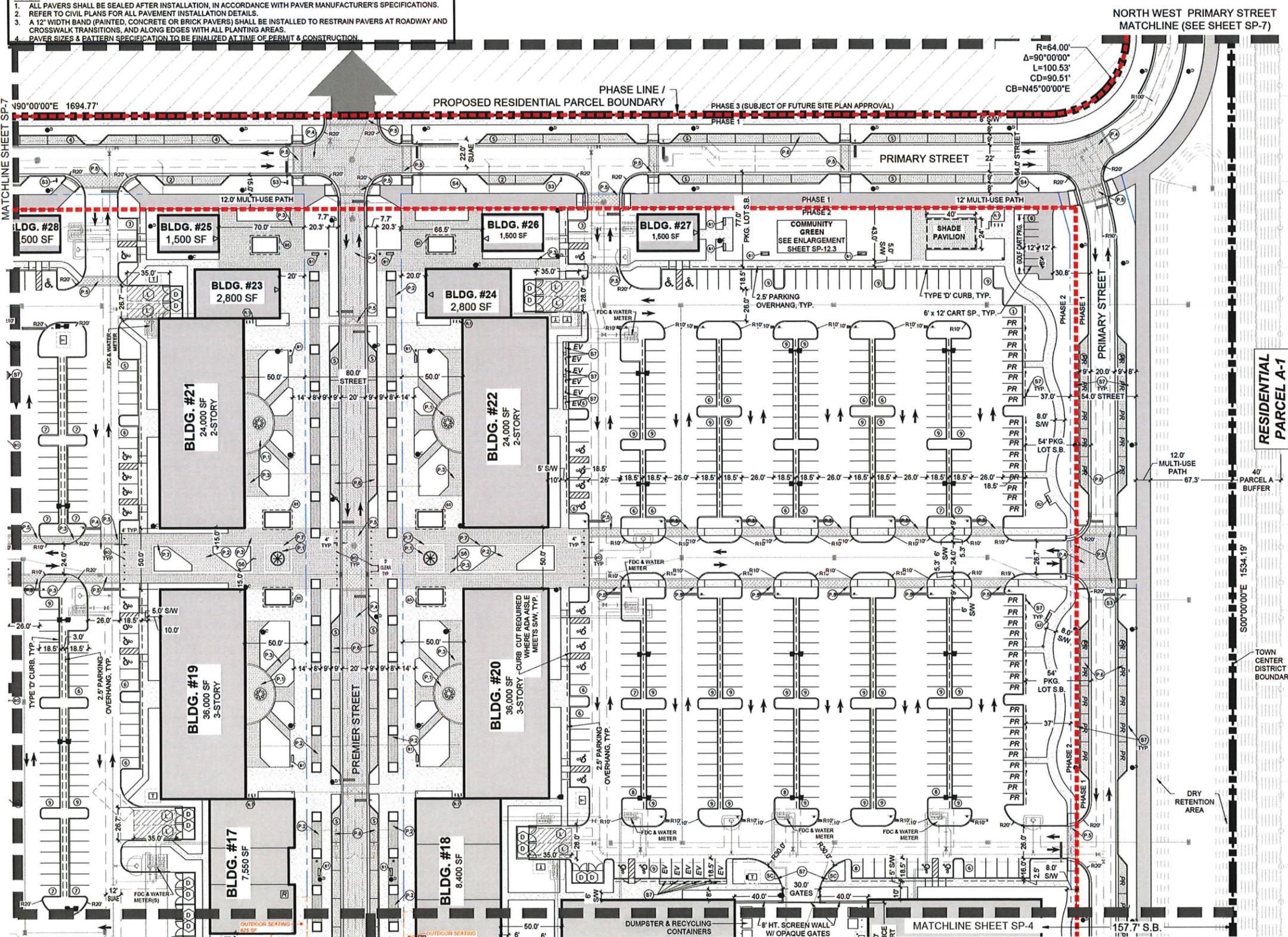
- BLDG. = BUILDING
- CC = CART CORRAL
- ESMT. = EASEMENT
- EV = ELECTRIC VEHICLE PARKING SPACE
- FH = FIRE HYDRANT (REFER TO CIVIL DWGS)
- PKG. = PARKING
- PR = PARK & RIDE PARKING SPACE
- ROW = RIGHT OF WAY
- S.B. = SETBACK
- SF = SQUARE FEET
- SJAE = SEACOAST UTILITY AUTHORITY EASEMENT
- SW = SIDEWALK
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

- INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)
- INDICATES WATER FEATURE AT OFFICE BUILDING PLAZA (DETAILS AND FINAL BUILDING SUBJECT TO FUTURE SITE PLAN REVIEW FOR OFFICE BUILDING ARCHITECTURE)
- INDICATES RESTAURANT USE LOCATION
- PRELIMINARY FPL TRANSFORMER LOCATION
- LOADING SPACE (MIN. 12' X 35' APRON)
- DUMPS/RECYCLING ENCLOSURE (SEE DETAIL SHEET SP-9.2)
- STOP SIGN / STOP BAR

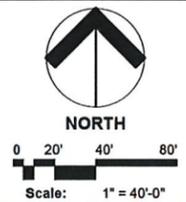
- SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)**
- BENCH TYPE 1 (6' BACKLESS)
  - BENCH TYPE 2 (6' BACKED)
  - BENCH TYPE 3 (24" SEAT CUBE)
  - BENCH TYPE 4 (SEAT WALL)
  - BENCH TYPE 5 (RAISED PLANTER SEAT)
  - REMOVABLE BOLLARD
  - LITTER RECEPTACLE
  - BIKE RACK(S) / BIKE PARKING AREA

- SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)**
- S1 = MULTI-TENANT GROUND SIGN - PROJECT SIGN
  - S2 = MULTI-TENANT GROUND SIGN - HOTEL SIGN
  - S3 = BUILDING DIRECTIONAL
  - S4 = GOLF CART PARKING DIRECTIONAL SIGN
  - S5 = DRIVE-THROUGH DIRECTIONAL SIGN
  - S6 = BUILDING DIRECTORY
  - S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN
    - (EV) ELECTRIC VEHICLE ID
    - (CP) CURBSIDE PICKUP PARKING ID
    - (SC) SERVICE COURT
    - (PR) PARK & RIDE ID

- LIGHTING LEGEND - REFER TO LIGHTING PLAN FOR DETAILS**
- | Symbol | Description   |
|--------|---|
|        | PARKING LOT FIXTURE   |
|        | 25' MOUNTING HT.  |
|        | PEDESTRIAN FIXTURE - 11.75' MOUNTING HT.                            |
|        | ROADWAY FIXTURE - 17.25' MOUNTING HT.                               |
|        | PEDESTRIAN FIXTURE - 11.75' MOUNTING HT. (NORTHLAKE PARKWAY BUFFER) |



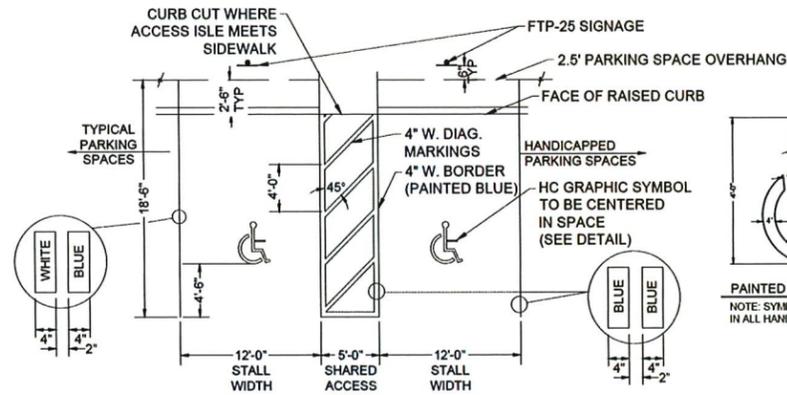
**Avenir Town Center  
Phase 1 & 2  
Palm Beach Gardens, Florida  
Site Plan**



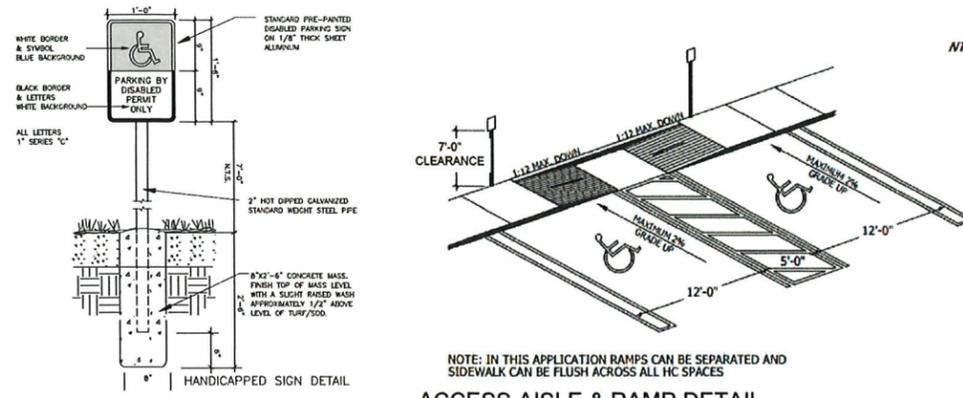
Date: May 2021  
Project No.: 12-065.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

**Revision Dates:**

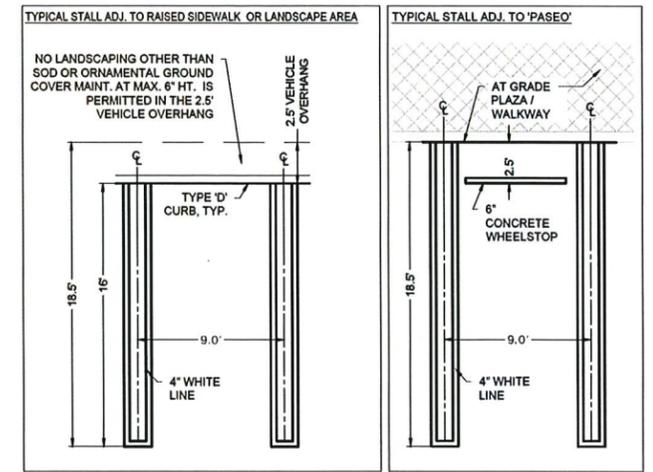
- [CAH] 05-03-19, 09-25-19, 09-11-20, 11-09-20 (UDS)
- [UDS] 2021.07.28 SPR Resubmittal (Ph. 1 & 2)
- 2021.11.24 SPR Resubmittal (Ph. 1 & 2)
- 2022.04.01 SPR Resubmittal (Ph. 1 & 2)
- 2022.06.10 SPR Resubmittal (Ph. 1 & 2)



**ACCESSIBLE (ADA) PARKING STALL DETAIL**  
NOT TO SCALE



**ACCESS AISLE & RAMP DETAIL**

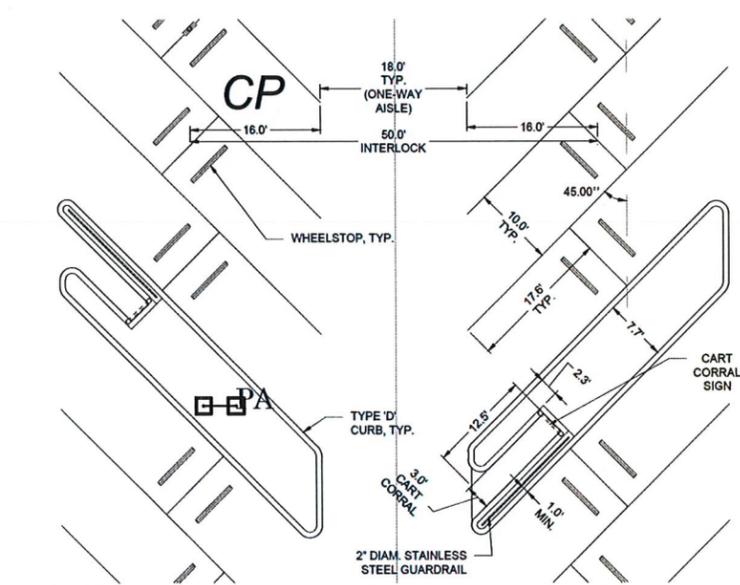


**STANDARD PARKING STALL DETAIL**  
NOT TO SCALE

**Urban design studio**  
Urban Design  
Land Planning  
Landscape Architecture  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.368.1100 FAX 561.368.1111  
www.udsfirma.com  
#LA0001739

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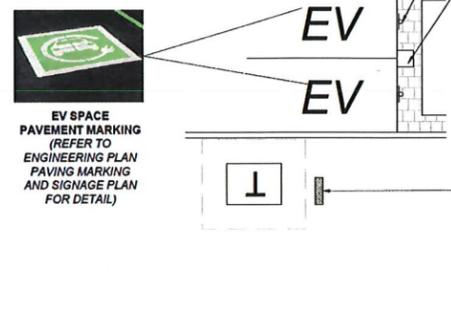
PREPARED FOR:  
AVENIR DEVELOPMENT LLC



**45 DEGREE ANGLED PARKING STALL & CART CORRAL DETAIL**  
SCALE: 1"=10'



PHOTO REPRESENTATION OF CART CORRAL SIGN



**ELECTRIC VEHICLE (EV) CHARGING STATION DETAIL**  
NOT TO SCALE

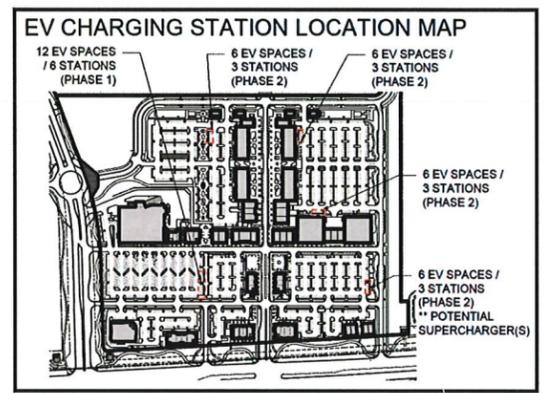
**CHARGING STATION**  
CHARGEPOINT MODEL CT4021 (6' TALL)\*  
<https://www.chargepoint.com/products/guides/ct4000>

\*OR APPROVED EQUAL SELECTED BY OWNER

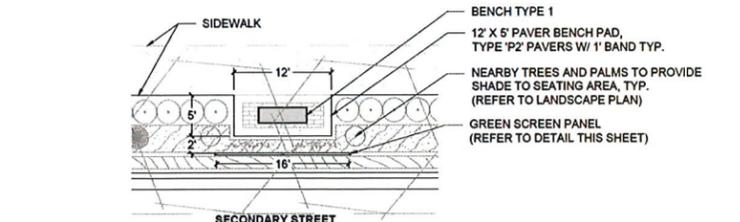


**ELECTRIC VEHICLE PARKING ONLY SIGN**  
(REFER TO SIGN PROGRAM FOR SIGN DETAIL)  
**CHARGING STATION (1 PER EA. 2 EV PARKING SPACES):**  
LEVEL 2 CHARGER\*\*,  
DUAL PORT PEDESTAL MOUNT  
MIN. 2' X 2' CONCRETE BASE  
**STATIONS MAY DISPLAY OPTIONAL CUSTOM BRANDING**  
\*\* SUPERCHARGER MAY BE PROVIDED IN LIEU OF LEVEL 2 CHARGER IN PHASE 2. SEE LOCATION ON MAP  
**ELECTRIC EQUIPMENT FOR CHARGING STATION POWER, FINAL LOCATIONS TO BE DETERMINED BY POWER COMPANY AND PROJECT ENGINEER. REFER TO LANDSCAPE PLAN FOR SCREENING OF ELEC. EQUIPMENT**

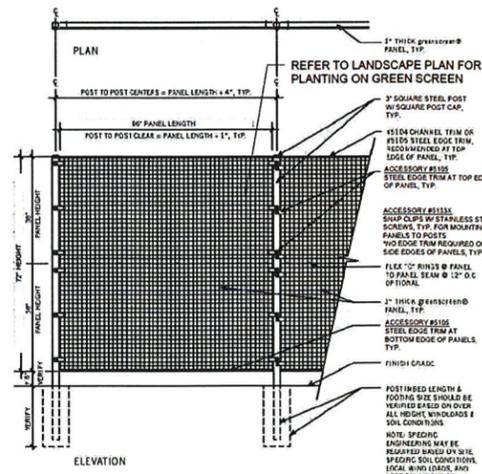
Ultra reliable second generation gravity operated mechanism.  
18' and 23' cords to reach all car models and serve more parking spaces.  
World class 24/7 driver phone support  
Instructional video shows how to use the station.  
Multi language charging instructions, guiding drivers the choice of English, French or Spanish.  
Driver interaction is supported in any weather by five rugged, back lit buttons with audio feedback.  
Strong and rugged design materials built to withstand the elements.  
CT4000 stations come with 18' or 23' cords to increase the usability of your charging spots, on 6' and 8' tall models respectively.  
CT4021  
Dual port bollard charging station with 18' charging cables. Standard EV Charging Only sign without optional custom branding.



**EV CHARGING STATION LOCATION MAP**



**SECONDARY STREET SEATING AREA - PROTOTYPICAL DETAIL**  
SCALE: 1"=10'



**GREEN SCREEN PANEL DETAIL**  
SCALE: N.T.S.

**MANUFACTURER: GREENSCREEN\***  
<https://greenscreen.com/product/fencing>

**SPECIFICATIONS:**  
PANEL HEIGHT: 72"  
PANEL LENGTH: 96"  
OVERALL LENGTH: APPROX. 16' (2 PANELS)  
MATERIAL: STEEL  
FINISH: POWDERCOATED  
COLOR: MATTI TEXTURE BLACK  
PANEL EDGE TRIM: STEEL EDGE (#5105)  
PANEL MOUNTING: SNAP CLIPS (#5133X)

\*OR APPROVED EQUAL  
Steel Posts: Used for freestanding, not for screens and fences. Available in 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

**ACCESSORIES:**  
Size: 1/2" x 1/2" x 1/2"  
Material: 20 ga galvanized steel  
Color: -green  
-blue  
-silver  
-black  
Use as closure strip at edges of greenscreen panels. Recommended on panel edges adjacent to location traffic or where edge reinforcement to prevent maintenance is desired.  
**5105 Steel Edge Trim**  
#5133X SNAP CLIP  
The greenscreen's 5133X Snap Clip can be used to secure or separate panels and is used without edge trim.  
Access for only one side of the panels is necessary for a right side-by-side application. The 5133X Snap Clip is designed to be used for 1/2" diameter self-stopping screws.  
Steel Posts: Used for freestanding, not for screens and fences. Available in 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.



Date: May 2021  
Project No.: 12-055.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

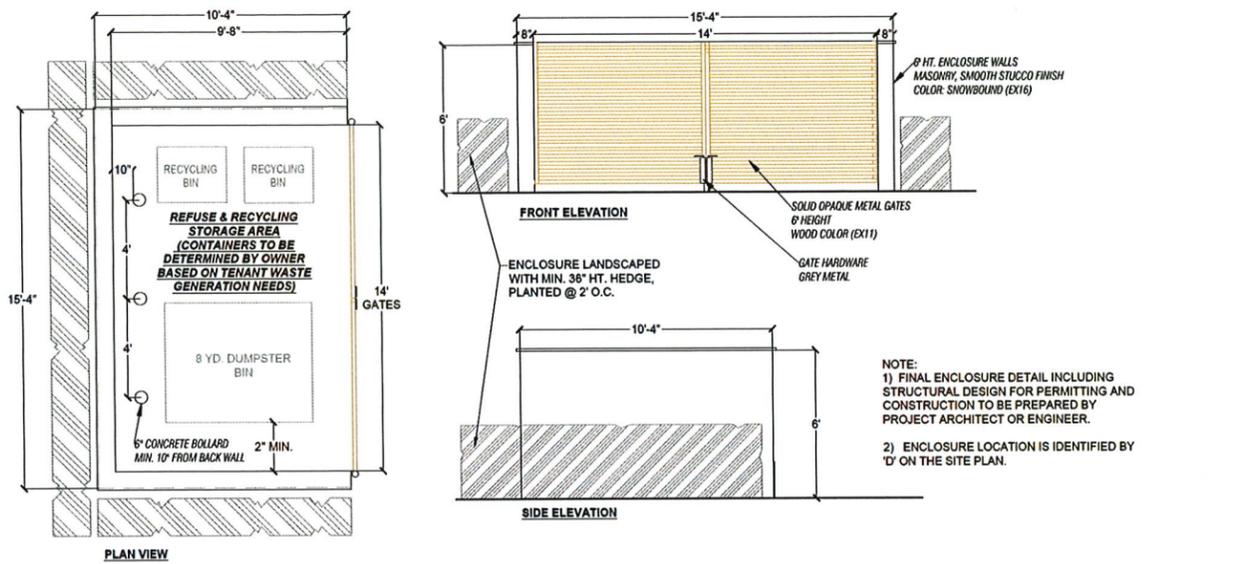
**Revision Dates:**  
[CAH] 05-03-19: 09-25-19: 09-11-20: 11-09-20 (UDS) 2021.07.28 SPR Resubmital (Ph. 1 & 2) 2021.11.24 SPR Resubmital (Ph. 1 & 2) 2022.04.01 SPR Resubmital (Ph. 1 & 2) 2022.06.10 SPR Resubmital (Ph. 1 & 2)

**SP-9.0**  
of 12

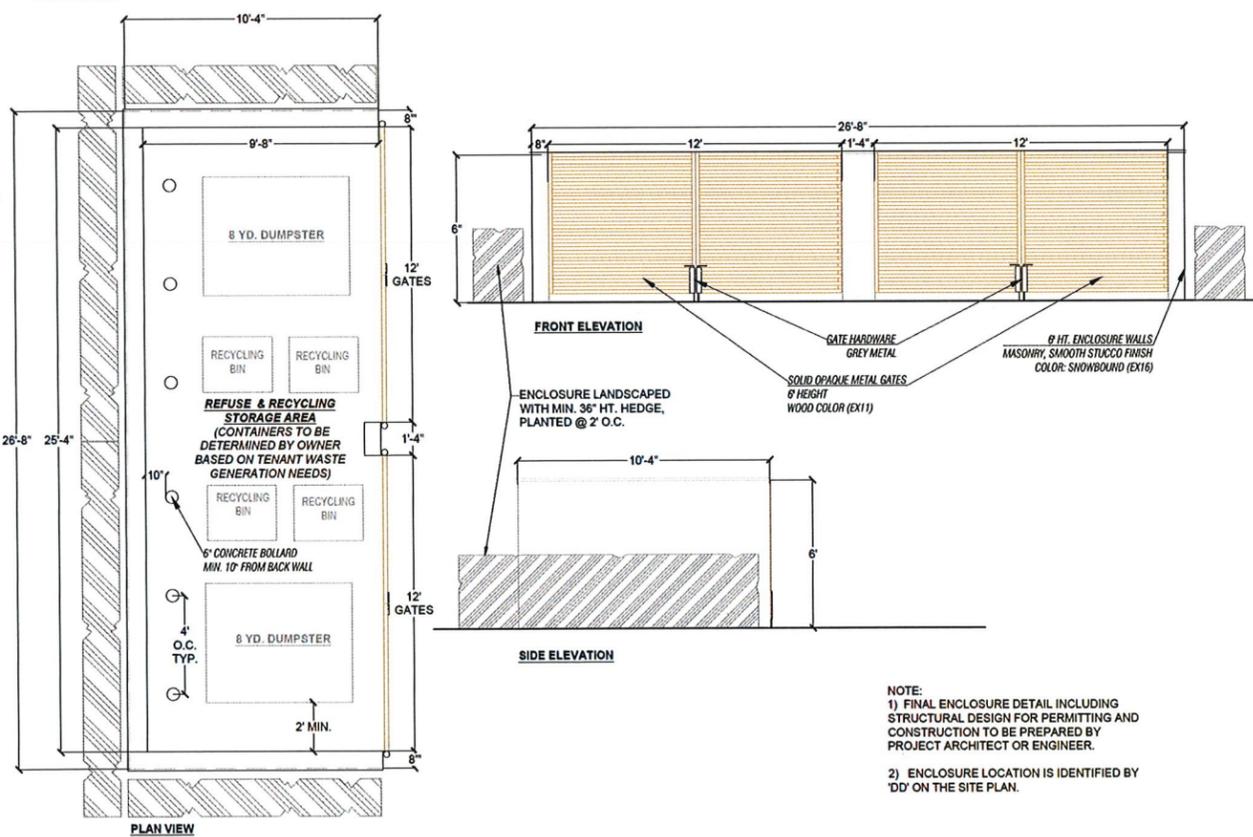
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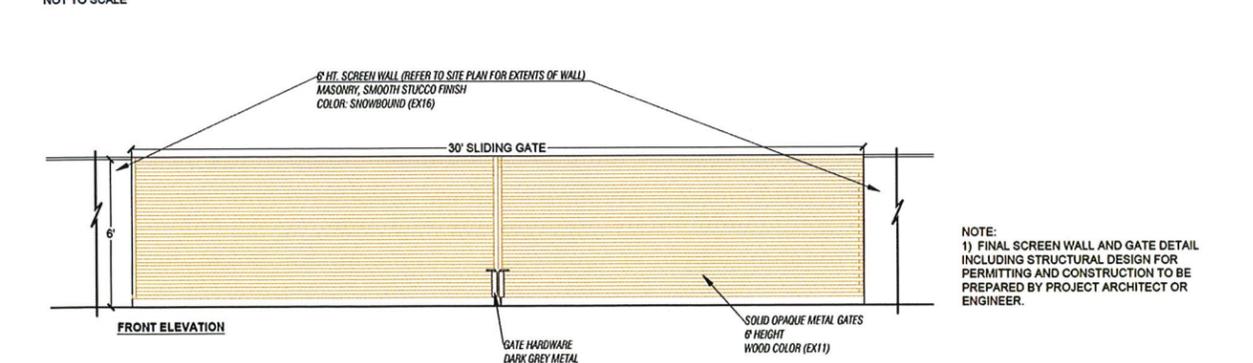




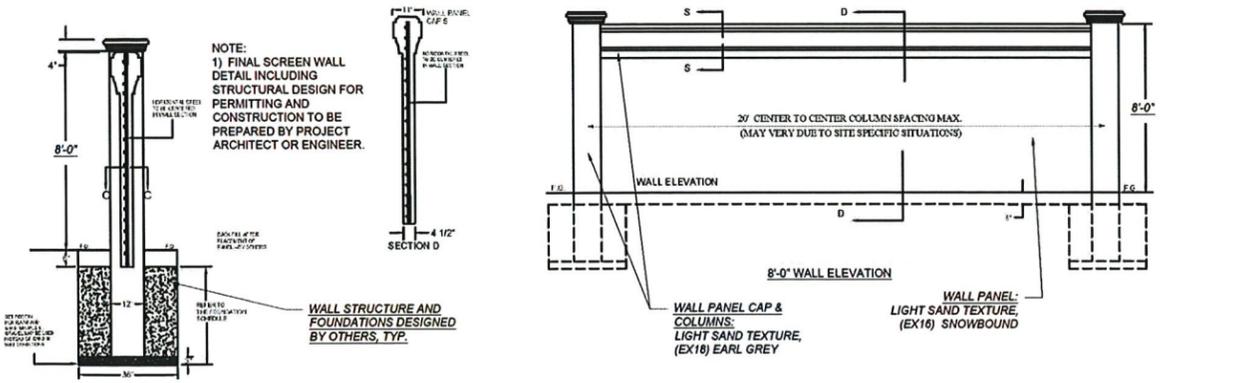
TYPICAL SINGLE DUMPSTER ENCLOSURE DETAIL



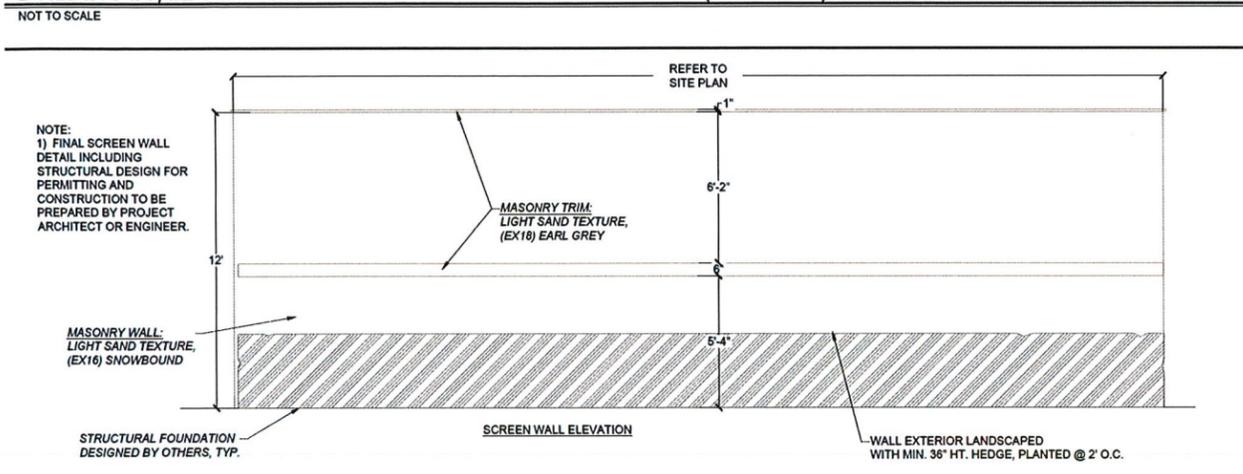
TYPICAL DOUBLE DUMPSTER ENCLOSURE DETAIL



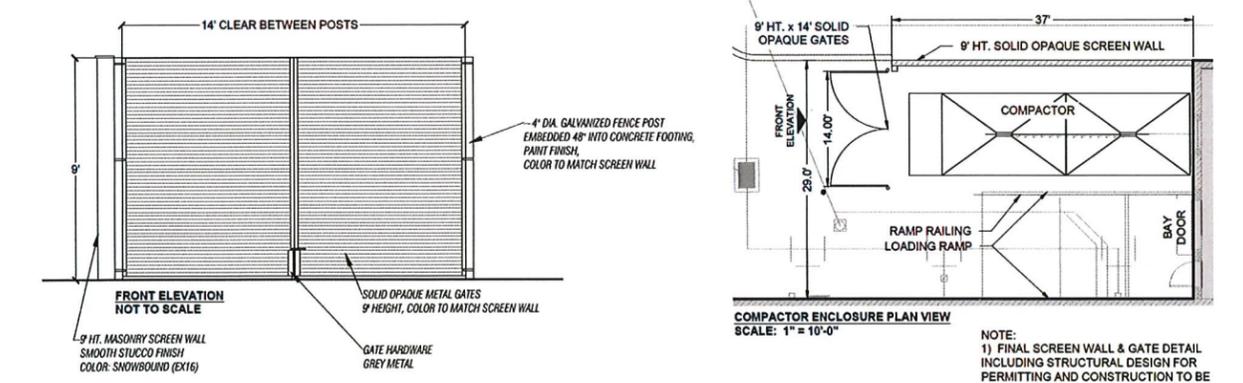
BUILDING #11, #12, #13 SERVICE COURT ENCLOSURE DETAIL



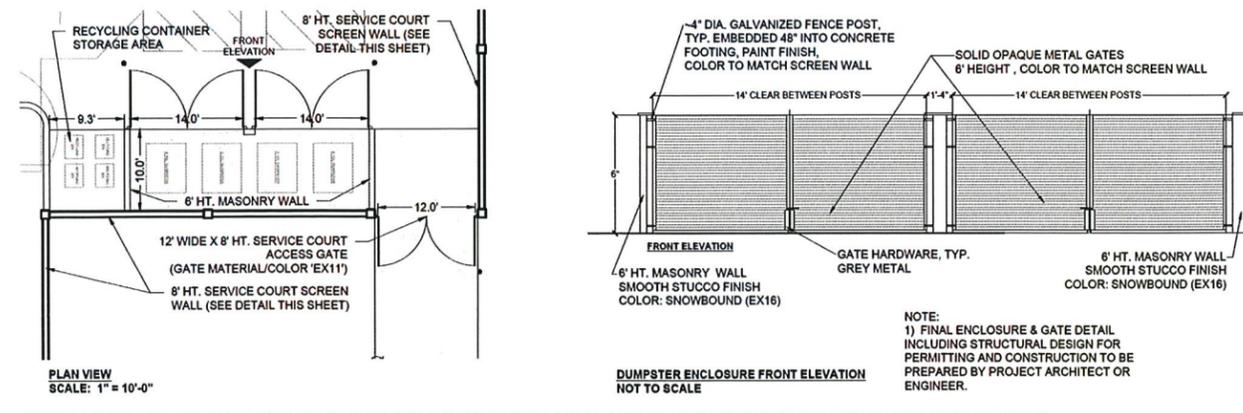
BUILDING #1, #2 & #3 SERVICE COURT SCREEN WALL DETAIL (8' HEIGHT)



BUILDING #1 LOADING SCREEN WALL (12' HEIGHT) - NORTH SIDE ELEVATION DETAIL

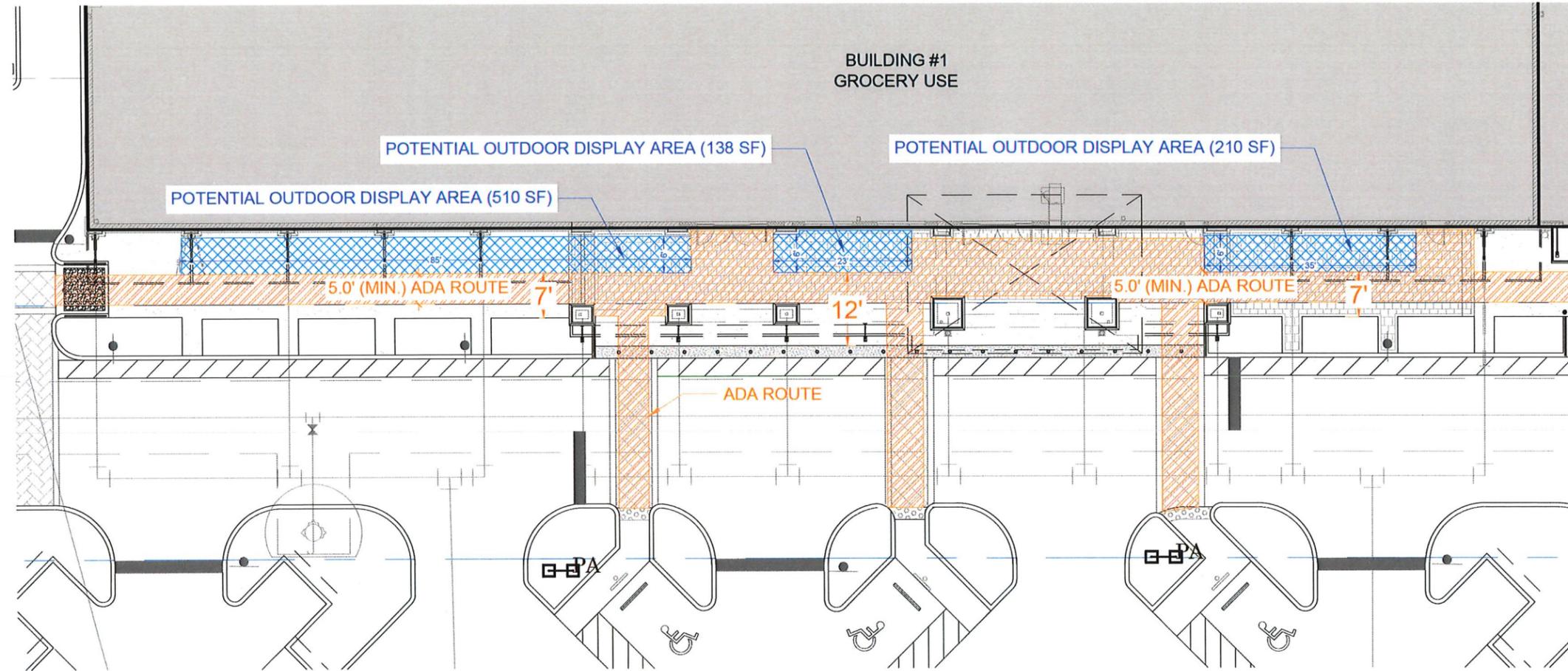
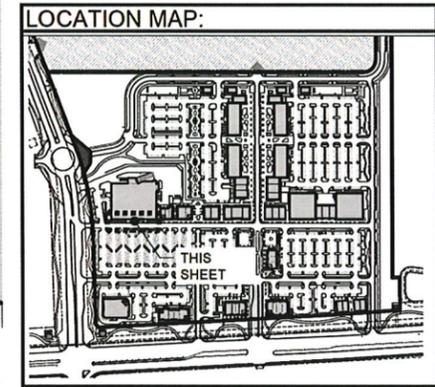


BUILDING #1 COMPACTOR ENCLOSURE DETAIL



BUILDING #2, #3 RECYCLING CONTAINER STORAGE AREA & DUMPSTER ENCLOSURE DETAIL

H:\UDS\Avenir\12-065\Avenir\Holdings\Town\_Ctr\_LA\_010\Drawings\Site\_Phase1\2022-06-10\_SPR\_Resubmittal.dwg, 06/02/2022 8:26:01 AM, M:\Users\ARCH1\Full\Bleed D (24.00 x 36.00 Inches).1.rvt



**OUTDOOR DISPLAY NOTES:**

**SEASONAL ITEMS:**

- CHRISTMAS TREES
- BUNDLED FIREWOOD OR "DURAFLEME" TYPE FIRELOGS
- SEASONAL ANNUAL PLANTS
- PUMPKINS
- MULCH
- PROPANE CYLINDERS (TO MEET ALL FIRE DEPARTMENT STANDARDS)

**EMERGENCY ITEMS:**

- GENERATORS
- CHAINSAWS
- WATER

\*STORM RELATED ITEMS ARE ONLY PERMITTED TO BE DISPLAYED OUTDOORS WHEN THE CITY IS PLACED WITHIN THE 5-DAY CONE OF PROBABILITY BY THE NATIONAL HURRICANE CENTER FOR A STORM-RELATED EVENT.

**BUILDING #1 OUTDOOR DISPLAY SALES PLAN**

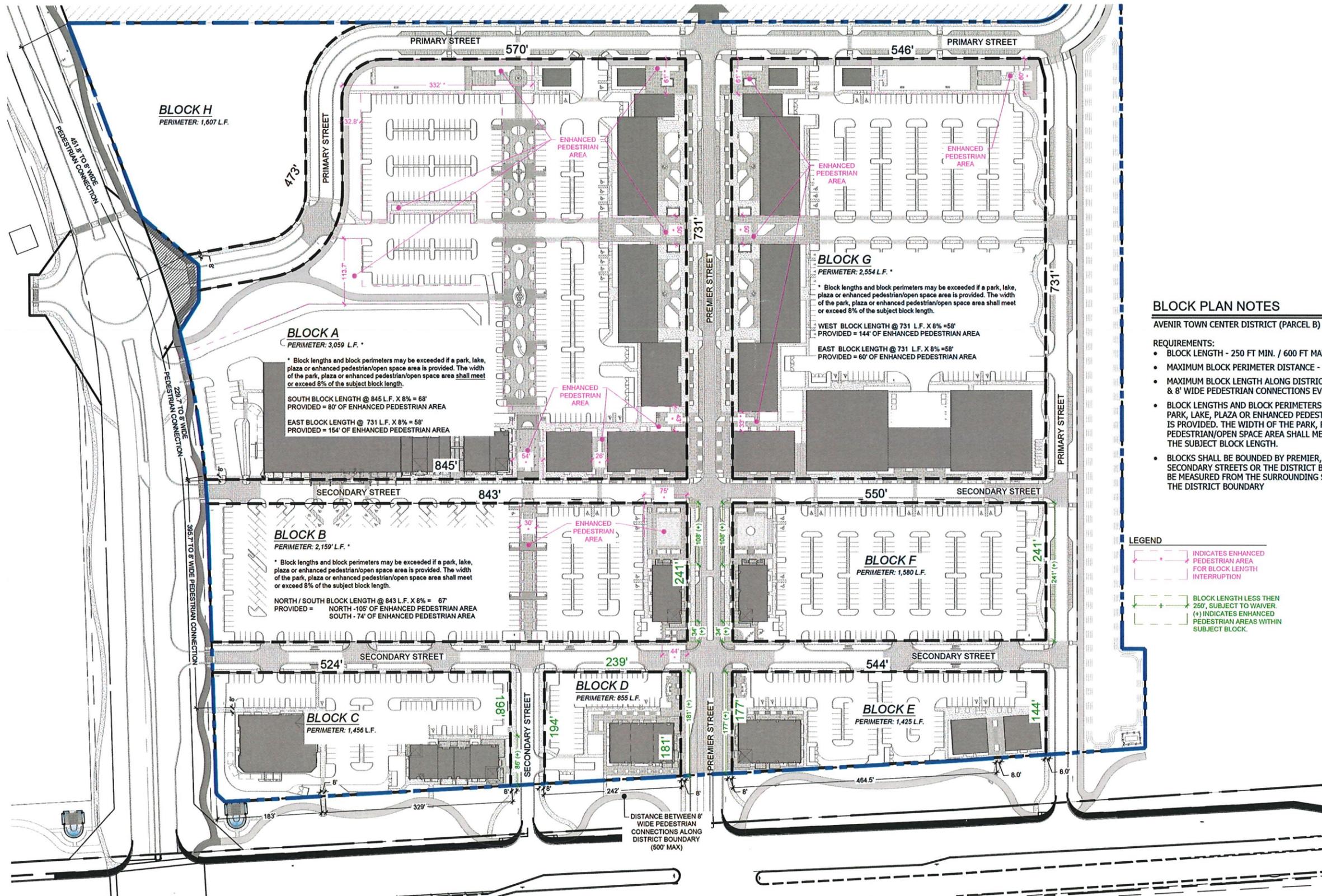
SCALE: 1"=10'-0"

**Avenir Town Center  
Phase 1 & 2  
Palm Beach Gardens, Florida  
SITE DETAILS - OUTDOOR DISPLAY SALES PLAN**

Date: May 2021  
Project No.: 12-065.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

**Revision Dates:**  
[CAH] 05-03-19, 09-25-19, 09-11-20, 11-09-20  
[UDS] 2021.07.28 SPR Resubmittal (Ph. 1 & 2)  
2021.11.24 SPR Resubmittal (Ph. 1 & 2)  
2022.04.01 SPR Resubmittal (Ph. 1 & 2)  
2022.06.10 SPR Resubmittal (Ph. 1 & 2)





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## Avenir Town Center Phase 1 & 2 Palm Beach Gardens, Florida Site Plan - BLOCK DIAGRAM



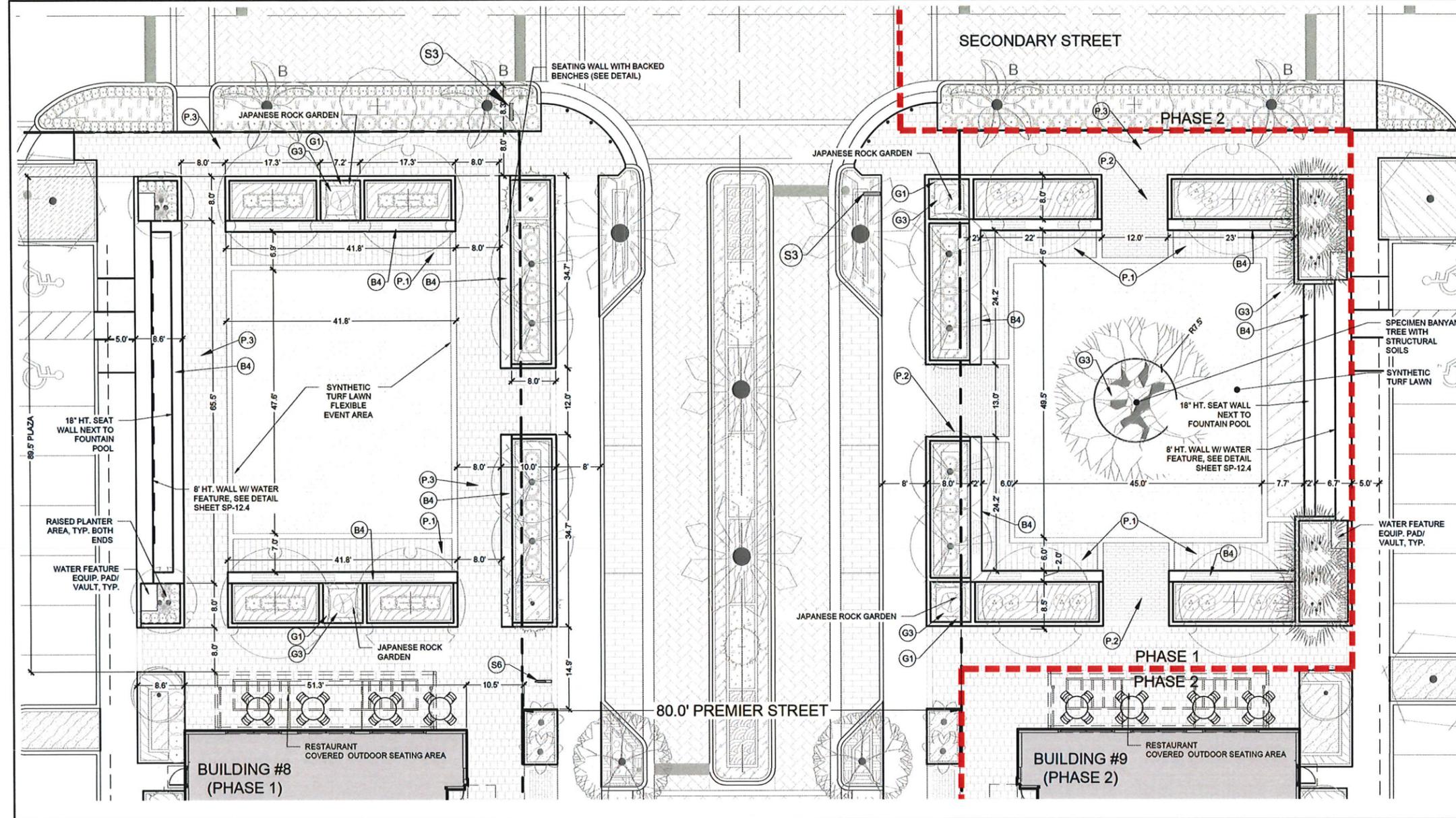
NORTH  
0 40' 80' 160'  
Scale: 1" = 80'-0"

Date: May 2021  
Project No.: 12-065.010  
Designed By: ZY / UDS  
Drawn By: MLC  
Checked By: KT

**Revision Dates:**  
[CAH] 05-03-19 09:25:19 09-11-20 11-09-20  
[UDS] 2021.07.28 SPR Resubmital (Ph. 1 & 2)  
2021.11.24 SPR Resubmital (Ph. 1 & 2)  
2022.04.01 SPR Resubmital (Ph. 1 & 2)  
2022.06.10 SPR Resubmital (Ph. 1 & 2)

**BUILDING #8 & #9 PLAZA ENLARGEMENT**

SCALE: 1"=10'-0"



TURF LAWN CONCEPT IMAGE



**BLDG. 8 WATER FEATURE INSPIRATION**  
8' HT. STONE WALL W/ WATER CASCADING FROM WALL SCUPPERS AT DIFFERENT HEIGHTS (PHOTO IS PROVIDED AS EXAMPLE, SEE DETAIL SHEET SP-12.4)



**BLDG. 9 WATER FEATURE INSPIRATION**  
8' HT. STONE WALL W/ WATER FALLING DOWN OVER BLOCKS THAT PROJECT FROM WALL AT DIFFERENT DISTANCES (PHOTO IS PROVIDED AS EXAMPLE, SEE DETAIL SHEET SP-12.4)

**Urban design studio**  
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West Palm Beach, FL 33401  
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#LA0001739

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PREPARED FOR:  
AVENIR DEVELOPMENT LLC

**Avenir Town Center**  
**Phase 1 & 2**  
Palm Beach Gardens, Florida  
Site Plan - PLAZA ENLARGEMENTS

PAVEMENT LEGEND	
	PEDESTRIAN SIDEWALK, TYPE 1 (1) WAUSAU TILE, TIMBER SERIES (2-3/4" THICK) SIZE: 12"x36" RANDOM BOND (OFFSET VARIES) COLOR: TB-40
	PEDESTRIAN SIDEWALK, TYPE 2 (2) WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK) SIZE: 6"x16" RUNNING BOND (8" OFFSET) COLOR: SEA-50
	PEDESTRIAN SIDEWALK, TYPE 3 (3) WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 16"x16" RUNNING BOND (4" OFFSET) COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX
	ROADWAY PAVERS (4) WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 8"x12" & 12"x12" HERRINGBONE ALTERNATE COLOR: HRT-32 (50%), HRT-60 (50%) MIX
	PEDESTRIAN CROSSWALKS (5) WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" HERRINGBONE COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
	PARKING WAUSAU TILE, ESTATE SERIES (4" THICK) SIZE: 6"x12" RUNNING BOND (6" OFFSET) COLOR: HRT-60
	24" SQUARE ACCENT WAUSAU TILE, ESTATE SERIES (2-3/4" THICK) SIZE: 24" x 24" STACKED BOND COLOR: HRT-60 (P.7)
	CONCRETE SIDEWALK AND BANDS FINISH: BRUSHED; COLOR: STANDARD GRAY (REFER TO CIVIL PLAN FOR SPECIFICATIONS)
	ASPHALT SIDEWALK (12' WIDTH MULTI-USE PATH) (REFER TO CIVIL PLAN FOR SPECIFICATIONS)

**NOTES:**  
1. ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS.  
2. REFER TO CIVIL PLANS FOR ALL PAVEMENT INSTALLATION DETAILS.  
3. A 12" WIDTH BAND (PAINTED, CONCRETE OR BRICK PAVERS) SHALL BE INSTALLED TO RESTRAIN PAVERS AT ROADWAY AND CROSSWALK TRANSITIONS, AND ALONG EDGES WITH ALL PLANTING AREAS.  
4. PAVER SIZES & PATTERN SPECIFICATION TO BE FINALIZED AT TIME OF PERMIT & CONSTRUCTION.

PLAN LEGEND	
SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)	
	BENCH TYPE 1 (6" BACKLESS)
	BENCH TYPE 2 (6" BACKED)
	BENCH TYPE 3 (24" SEAT CUBE)
	BENCH TYPE 4 (SEAT WALL)
	BENCH TYPE 5 (RAISED PLANTER/SEAT)
	REMOVABLE BOLLARD
	LITTER RECEPTACLE
	BIKE RACK(S) / BIKE PARKING AREA
	FOCAL FEATURE (REFER TO SHEET SP-12.4 FOR DETAIL)
	SPECIALTY GROUND TREATMENT (REFER TO SHEET SP-12.4 FOR DETAIL)
	GROUND MOUNTED SIGN (REFER TO SIGN PROGRAM & SITE PLAN)

NOTE: LANDSCAPE IS SHOWN FOR CONTEXTUAL PURPOSES. REFER TO LANDSCAPE PLAN FOR PLANTING DESIGN & SPECIFICATIONS

H:\JCS\Avenir\_Ana\_Varnus\_Bachor\_2-26-25\Avenir\_Holdings\_Town\_Ctr\_LA\_11010\Drawings\SitePlan\2022-06-10\_SP\_PLAZA\_DETAILS\_SFR\_Rev02.dwg, 06/22/2022 2:23:17 AM, Mccartney\_ARCH full bleed D (4,00 x 36,00) Inches, 1:1

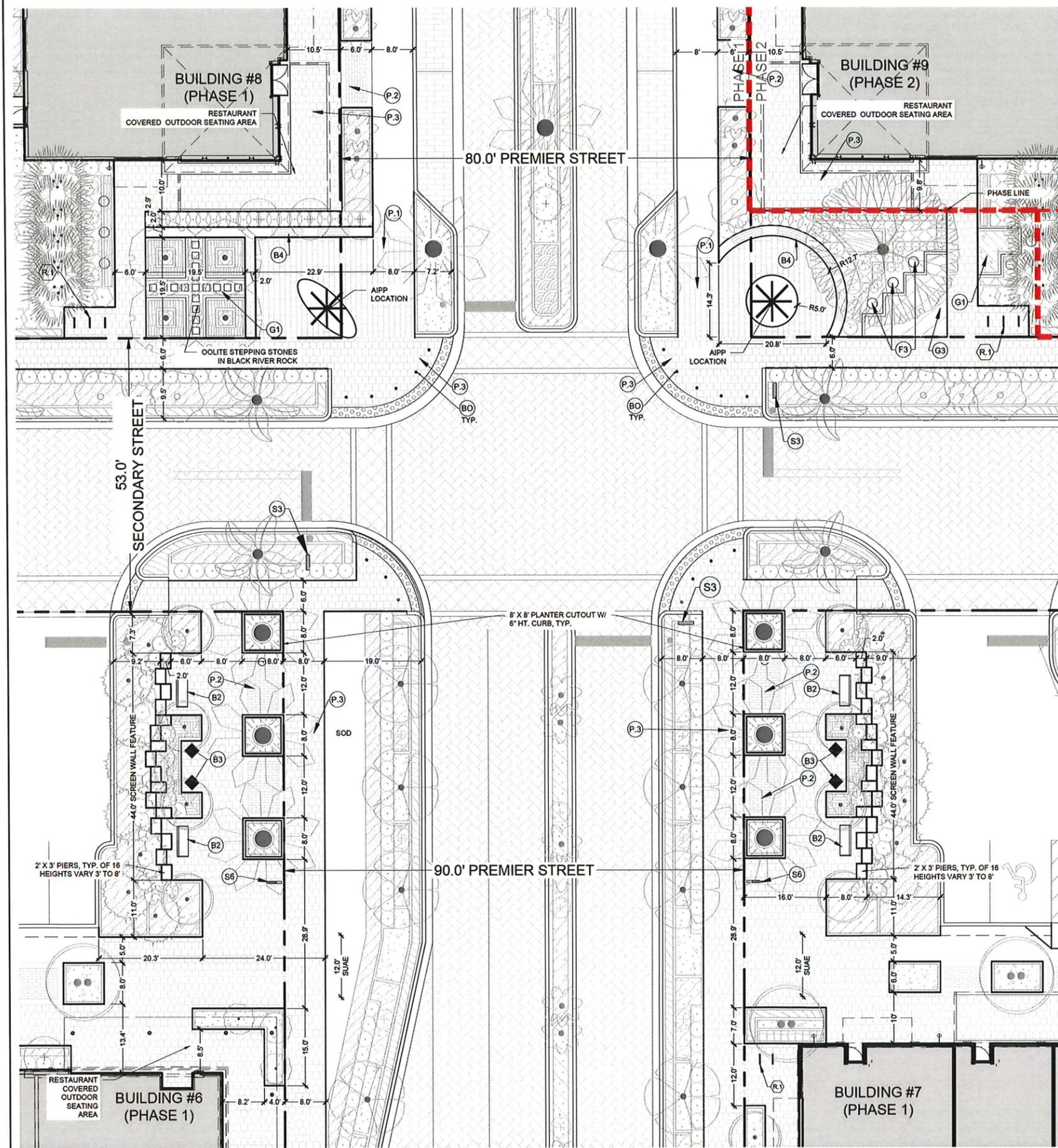
Date: May 2021  
Project No.: 12-065.010  
Designed By: TP / NM  
Drawn By: TP / MLC  
Checked By: MLC

**Revision Dates:**  
[CAH] 05-03-19, 09-25-19, 09-11-20, 11-09-20 (JDS)  
2021.07.28 SFR Resubmittal (Ph. 1 & 2)  
2021.11.24 SFR Resubmittal (Ph. 1 & 2)  
2022.04.01 SFR Resubmittal (Ph. 1 & 2)  
2022.06.10 SFR Resubmittal (Ph. 1 & 2)

**SP-12.0**  
of 12

**SOUTH PREMIER STREET PLAZA ENLARGEMENT**

SCALE: 1"=10'-0"



**PAVEMENT LEGEND**

- P.1** PEDESTRIAN SIDEWALK, TYPE 1<sup>(1)</sup>  
WAUSAU TILE, TIMBER SERIES (2-3/4" THICK)  
SIZE: 12"x36" RANDOM BOND (OFFSET VARIES)  
COLOR: TB-40
- P.2** PEDESTRIAN SIDEWALK, TYPE 2<sup>(1)</sup>  
WAUSAU TILE, OCEAN VIEW SERIES (2-3/4" THICK)  
SIZE: 6"x16" RUNNING BOND (6" OFFSET)  
COLOR: SEA-50
- P.3** PEDESTRIAN SIDEWALK, TYPE 3<sup>(1)</sup>  
WAUSAU TILE, ESTATE SERIES (2-3/4" THICK)  
SIZE: 16"x16" RUNNING BOND (4" OFFSET)  
COLOR: HRT-15 (33%), HRT-32 (33%), HRT-60 (33%) MIX
- P.4** ROADWAY PAVERS<sup>(1)</sup>  
WAUSAU TILE, ESTATE SERIES (4" THICK)  
SIZE: 6"x12" & 12"x12" HERRINGBONE ALTERNATE  
COLOR: HRT-32 (50%), HRT-60 (50%) MIX
- P.5** PEDESTRIAN CROSSWALKS<sup>(1)</sup>  
WAUSAU TILE, ESTATE SERIES (4" THICK)  
SIZE: 6"x12" HERRINGBONE  
COLOR: HRT-15 (25%), HRT-32 (25%), HRT-60 (50%) MIX
- P.6** PARKING  
WAUSAU TILE, ESTATE SERIES (4" THICK)  
SIZE: 6"x12" RUNNING BOND (6" OFFSET)  
COLOR: HRT-60
- CONCRETE SIDEWALK AND BANDS**  
FINISH: BRUSHED; COLOR: STANDARD GRAY  
(REFER TO CIVIL PLAN FOR SPECIFICATIONS)
- ASPHALT SIDEWALK (12' WIDTH MULTI-USE PATH)**  
(REFER TO CIVIL PLAN FOR SPECIFICATIONS)

- NOTES:**
- ALL PAVERS SHALL BE SEALED AFTER INSTALLATION, IN ACCORDANCE WITH PAVER MANUFACTURER'S SPECIFICATIONS.
  - REFER TO CIVIL PLANS FOR ALL PAVEMENT INSTALLATION DETAILS.
  - A 12" WIDTH BAND (PAINTED, CONCRETE OR BRICK PAVERS) SHALL BE INSTALLED TO RESTRAIN PAVERS AT ROADWAY AND CROSSWALK TRANSITIONS, AND ALONG EDGES WITH ALL PLANTING AREAS.
  - PAVER SIZES & PATTERN SPECIFICATION TO BE FINALIZED AT TIME OF PERMIT & CONSTRUCTION.

**PLAN LEGEND**

- SITE FURNISHINGS (REFER TO DETAIL SHEET SP-9.1)**
- (B1) = BENCH TYPE 1 (6' BACKLESS)
  - (B2) = BENCH TYPE 2 (6' BACKED)
  - (B3) = BENCH TYPE 3 (24" SEAT CUBE)
  - (B4) = BENCH TYPE 4 (SEAT WALL)
  - (B5) = BENCH TYPE 5 (RAISED PLANTER/SEAT)
  - (B6) = REMOVABLE BOLLARD
  - (L) = LITTER RECEPTACLE
  - (R1) = BIKE RACK(S) / BIKE PARKING AREA
  - (F) = FOCAL FEATURE (REFER TO SHEET SP-12.4 FOR DETAIL)
  - (G) = SPECIALTY GROUND TREATMENT (REFER TO SHEET SP-12.4 FOR DETAIL)
  - (S) = GROUND MOUNTED SIGN (REFER TO SIGN PROGRAM & SITE PLAN)

NOTE: LANDSCAPE IS SHOWN FOR CONTEXTUAL PURPOSES. REFER TO LANDSCAPE PLAN FOR PLANTING DESIGN & SPECIFICATIONS

**SCREEN WALL FEATURE DESIGN INTENT IMAGE**



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PREPARED FOR:  
AVENIR DEVELOPMENT LLC

**Avenir Town Center  
Phase 1 & 2  
Palm Beach Gardens, Florida  
Site Plan - PLAZA ENLARGEMENTS**

Date: May 2021  
Project No.: 12-065.010  
Designed By: TP  
Drawn By: TP / MLC  
Checked By: MLC

**Revision Dates:**  
[CAH] 05-03-19, 09-25-19, 09-11-20, 11-09-20 (UDS)  
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