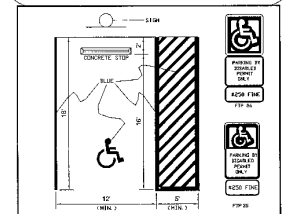
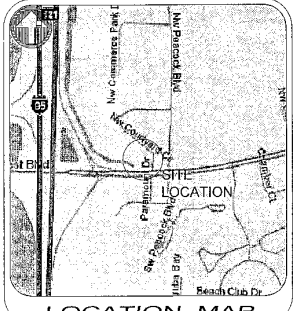
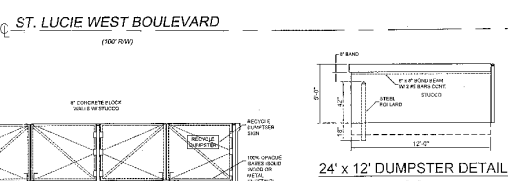
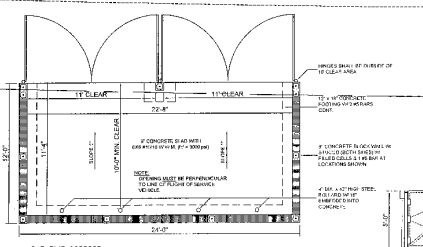
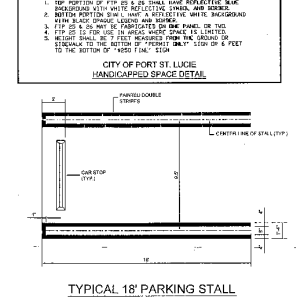


LEGAL DESCRIPTION
 LOT 1, ST. LUCIE WEST PLAT NUMBER 84, PARCEL 24, COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGES 3 AND 3A THROUGH 3C, LESS AND EXCEPTING THAT PART OF LOT 1, MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 87, LOT 10 WEST 37TH AVENUE, A DELAWARE CORPORATION AND BANCORP FINANCIAL, INC. A RECORDED CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1456, PAGE 1034 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
STREET ADDRESSES: 2100 NW Courtyard Circle
PARCEL TO: Lot 1: 33236960010008
 Lot 1-South 50 Feet: 33236960010009
SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CONTAINING 98,777 S.F., 2.268 ACRES
PROJECT NAME: COURTYARD COMMONS
OWNER/DEVELOPER: JIA 1, LLC
 1197 S. Wages Circle
 Boca Raton, FL 33467

SITE DATA
FUTURE LAND USE: CM/CG ZONING
GROSS SITE AREA: 98,777 S.F. (2.268 AC) = 100,000
IMPROVEMENTS AREA: 77,415 S.F. (1.777 AC) = 78,370
PROPOSED BUILDING: 36,098 S.F. (826,827) = 16,238
PROPOSED DRIVEWAY: 41,532 S.F. (948,867) = 42,288
LANDSCAPE AREA (WATER STAYS): 22,262 S.F. (6.493 AC) = 21,534
BUILDING DATA:
PROPOSED BANK AREA: = 4,316 S.F.
PROPOSED RETAIL AREA: = 11,774 S.F.
TOTAL BUILDING AREA: = 16,090 S.F.
BUILDING HEIGHT:
 ONE STORY HEIGHT OF 25 FT. 1"
PROVISION OF UTILITIES:
 WATER: SIMULATED
 WASTEWATER: SIMULATED
PAVING CALCULATIONS:
PARKING REQUIRED:
PARKING PROVIDED:
 1 SPACE / 200 S.F. RETAIL/BANK AREA
 16,946 / 200 = 85 SPACES
PARKING PROVIDED: = 80 SPACES (5 RC)
 = 110 SPACES (5 RC)

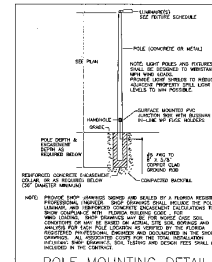
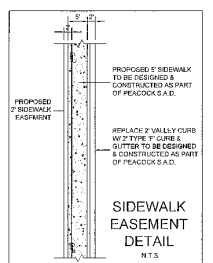


HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED ON AND ABOUT THIS SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
WATER TREATMENT CONSIDERATIONS:
 THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.
TRAFFIC STATEMENTS:
 SUBJECT OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10A EDITION
SPECIALTY RETAIL (S14)
 DRIVE-IN BANK (S12)
AVERAGE RATE **PROJECT S.F.** **TRIPS**
 DRIVE-IN BANK (S12) 44,267,100 S.F. 1,174 = 322
 DRIVE-IN BANK (S12) 246,921,300 S.F. 4,316 = 1,064
TOTAL NUMBER OF TRIPS = 1,586
P.M. PEAK HOUR TRIPS:
 SPECIALTY RETAIL (S14) 5,027,100 S.F. 117.4 = 33
 DRIVE-IN BANK (S12) 53,467,100 S.F. 4,316 = 231
TOTAL NUMBER OF TRIPS = 290
UPLAND PRESERVE REQUIREMENTS:
PROJECT AREA: 98,777 S.F. (2.268 AC.)
EXISTING UPLANDS: 0 S.F. (0 AC.)
MITIGATION REQUIRED: NO MITIGATION REQUIRED. NO UPLANDS ON SITE.



LEGEND

Symbol: Arrow	Symbol: Arrow with T	Symbol: T	Symbol: Circle with T	Symbol: Circle with D	Symbol: Circle with P	Symbol: Circle with W	Symbol: Wheelchair
Symbol: Arrow	Symbol: Arrow with T	Symbol: T	Symbol: Circle with T	Symbol: Circle with D	Symbol: Circle with P	Symbol: Circle with W	Symbol: Wheelchair
Symbol: Arrow	Symbol: Arrow with T	Symbol: T	Symbol: Circle with T	Symbol: Circle with D	Symbol: Circle with P	Symbol: Circle with W	Symbol: Wheelchair
Symbol: Arrow	Symbol: Arrow with T	Symbol: T	Symbol: Circle with T	Symbol: Circle with D	Symbol: Circle with P	Symbol: Circle with W	Symbol: Wheelchair



LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
(Symbol)	1	CC	BACK	SMO ECAL-2-24-200118R-85-S2 2P 4FT
(Symbol)	1	CC	BACK	SMO ECAL-2-24-200118R-85-S2 2P 4FT

NUMERIC SUMMARY

LABEL	CALTYPE	UNITS	AVG	MAX	MIN	AWS/MIN	MAX/MIN
FORMER	ILLUMINANCE	FC	27	62	0.0	4.5	10.31
PROPERTY LINE	ILLUMINANCE	FC	2.1	5.8	0.0	0.6	1.84

SITE PLAN - PART 02
 DATE: 12/10/16
 BY: [Signature]
 (CONDITIONS ATTACHED)
PBL (PROJECT NO.): PBL-055
 [Signature]

REVISIONS

Date	Revised By	No.
02/25/16	PFF/PFF	01
02/25/16	MM	02
02/25/16	MM	03
02/25/16	MM	04
02/25/16	MM	05
02/25/16	MM	06
02/25/16	MM	07
02/25/16	MM	08
02/25/16	MM	09
02/25/16	MM	10
02/25/16	MM	11
02/25/16	MM	12
02/25/16	MM	13
02/25/16	MM	14
02/25/16	MM	15
02/25/16	MM	16
02/25/16	MM	17
02/25/16	MM	18
02/25/16	MM	19
02/25/16	MM	20



**COURTYARD COMMONS
 W/BANK DRIVE-UP WINDOW
 SITE PLAN AMENDMENT**

DRAWN: PFF
CHECKED: PFF
DATE: 12/10/16
SCALE: 1" = 30'
JOB NO.: 16-011
SHEET: 1 OF 3
NO. OF SHEETS: 3