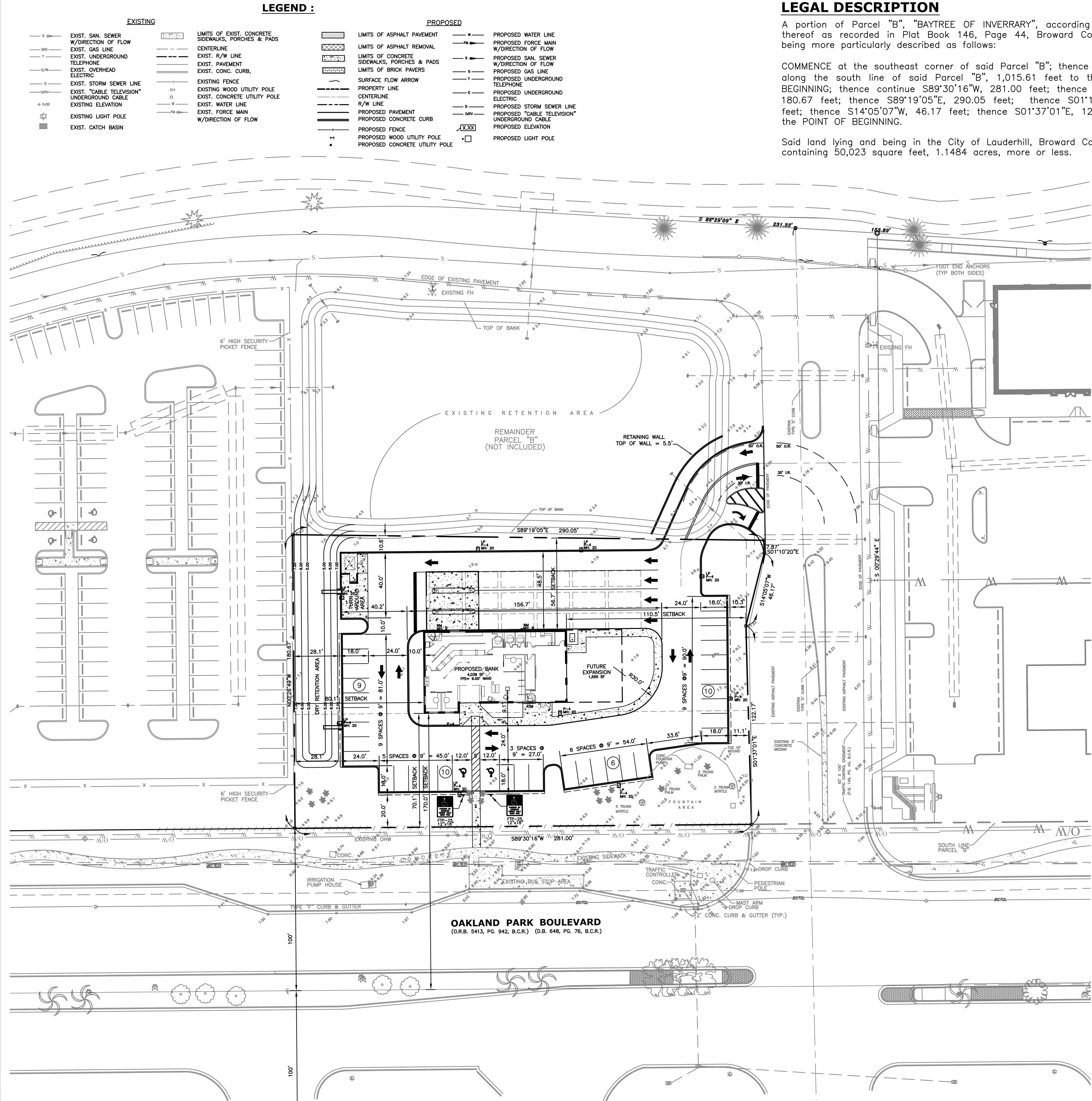


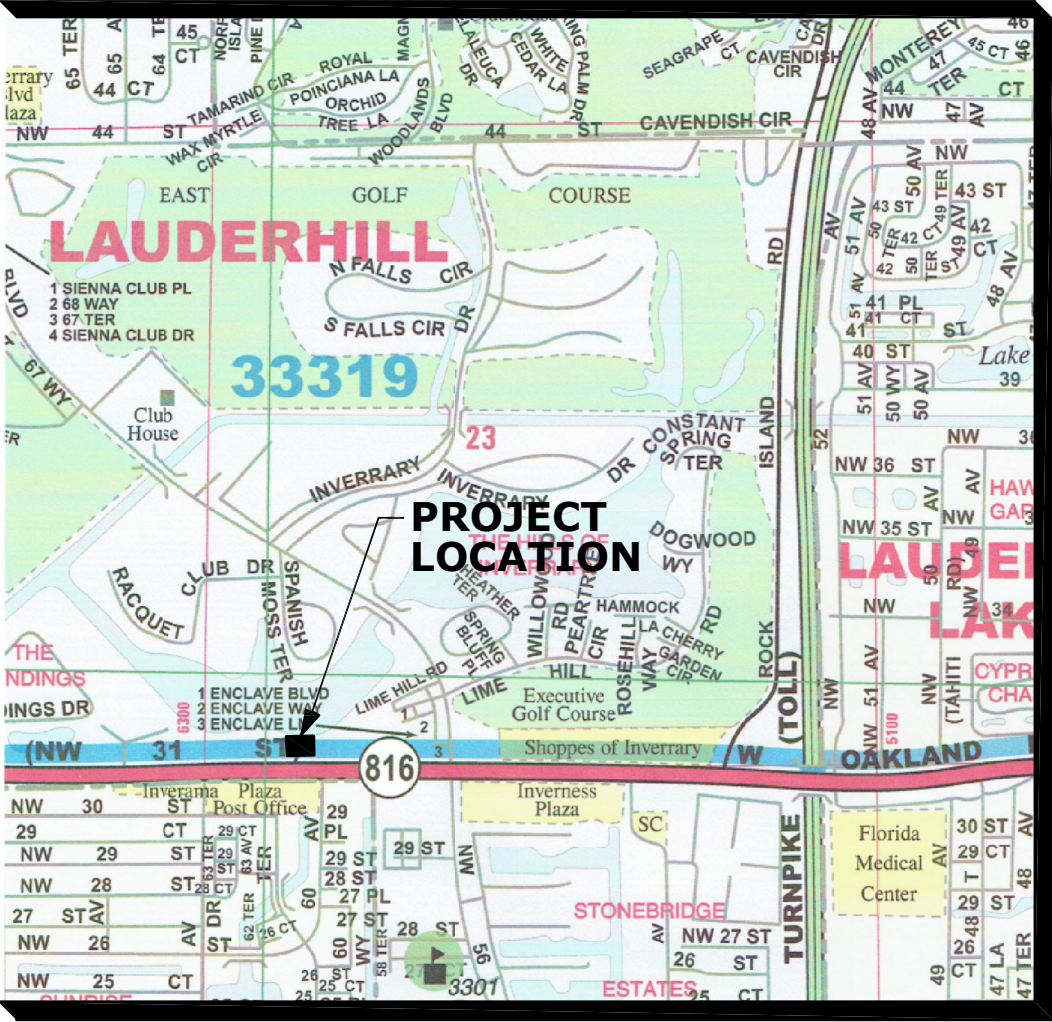


LEGAL DESCRIPTION

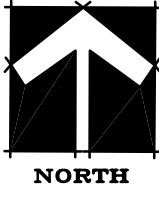
A portion of Parcel "B", "BAYTREE OF INVERRARY", according to the Plat thereof as recorded in Plat Book 146, Page 44, Broward County, Florida, being more particularly described as follows:

COMMENCE at the southeast corner of said Parcel "B"; thence S89°30'16"W, along the south line of said Parcel "B", 1,015.61 feet to the POINT OF BEGINNING; thence continue S89°30'16"W, 281.00 feet; thence N00°26'49"W, 180.67 feet; thence S89°19'05"E, 290.05 feet; thence S01°10'20"E, 7.87 feet; thence S14°05'07"W, 46.17 feet; thence S01°37'01"E, 122.17 feet to the POINT OF BEGINNING.

Said land lying and being in the City of Lauderdale, Broward County, Florida, containing 50,023 square feet, 1.1484 acres, more or less.



LOCATION MAP
N.T.S.



SITE DATA TABLE:

PROJECT CONTACT DATA:	
OWNER:	WE FLORIDA FINANCIAL 1982 N STATE ROAD 7 MARGATE, FLORIDA 33063 (954) XXX-XXXX
ENGINEER:	CDI ENGINEERING AND PLANNING 8461 LAKE WORTH ROAD, #440 LAKE WORTH, FLORIDA 33467 (954) 524-9800 (BROWARD) (561) 557-5950 (PALM BEACH)
ARCHITECT:	CES DESIGN GROUP, INC. 210 B SOUTHWEST NATURA AVE DEERFIELD BEACH, FLORIDA 33441 (954) 564-3044
LANDSCAPE:	ARCHITECTURAL ALLIANCE 612 SW 4TH AVENUE FORT LAUDERDALE, FLORIDA 33315 (954) 764-8858
GENERAL DATA:	
LAND USE:	COMMERCIAL
EXISTING ZONING:	CG
CURRENT USE:	VACANT
WATER PROVIDED:	CITY OF LAUDERHILL
WASTEWATER PROVIDED:	CITY OF LAUDERHILL
FEMA FLOOD ZONE:	ZONE X

SITE COMPUTATIONS:	
GROSS SITE AREA	= 50,022 S.F. (1.15 AC)
GROSS FLOOR AREA	= 4,039 S.F.
F.A.R.	= 0.081
BUILDING HEIGHT	= 27'-4" (MAX)

PERVIOUS/IMPERVIOUS CALCULATIONS:	
TOTAL BUILDING COVERAGE	= 4,039 S.F. (08.07%)
PAVING AREA (VUA)	= 22,934 S.F. (45.85%)
SIDEWALK/CONCRETE	= 2,201 S.F. (04.40%)
TOTAL IMPERVIOUS AREA	= 29,174 S.F. (58.32%)

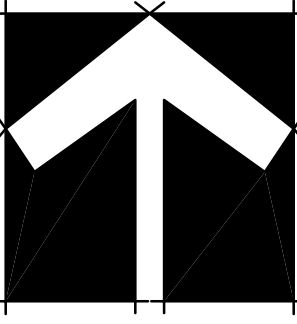
LANDSCAPE AREA	= 20,415 S.F. (40.81%)
BUMPER OVERHANG	= 433 S.F. (0.87%)
TOTAL PERVIOUS AREA	= 20,848 S.F. (41.68%)
TOTAL NET SITE AREA	= 50,022 S.F. (100.0%)

LANDSCAPE CALCULATIONS:	
MINIMUM LANDSCAPE AREA (15%)	= 7,503 S.F.
PROVIDED LANDSCAPE AREA	= 20,415 S.F.

PARKING CALCULATIONS:	
REQUIRED:	
BANK(1.0 SPACE/200 SF) (4,039 SF)	= 20.2
FUTURE EXPANSION (1,555 SF)	= 7.8
COMMUNITY ROOM(1.0 SPACE/75 SF)(525 SF)	= 7.0
TOTAL REQUIRED	= 35.0

PROVIDED:	
STANDARD (9' x 18')	= 33.0 SPACES
HANDICAP (12' x 18')	= 2.0 SPACES
TOTAL PROVIDED	= 35.0 SPACES

SETBACKS:	
DIRECTION:	REQD: PROVIDED:
FRONT (SOUTH)	170' 170.0'
REAR (NORTH)	25' 56.7'
SIDE (EAST)	27.33' 110.5'
SIDE (WEST)	27.33' 80.1'



NORTH

SCALE: 1"= 30'-0"



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PALM BEACH: (561) 557-5950 FAX: (561) 557-5044
cddi_team@cdi.com Certificate of Auto. #BB-000 6081

CDI

SITE PLAN
WE FINANCIAL CREDIT UNION
WE FLORIDA FINANCIAL

DRWG. TITLE : SITE PLAN

PROJECT :

CLIENT :

SEAL

PROJECT NO. 311.01

DRAWN BY D.A.F.

DESIGNED BY D.A.F.

CHECKED BY D.A.F.

DATE : 11-28-16

DWG. NO. SP-1

SHT. NO. 3 of 18

REVISIONS :

DANIEL A. FEE, P.E.
LICENSE #38821