

**PROPERTY INFORMATION:**  
 ADDRESS: 2151 WILTON DRIVE, WILTON MANORS, FLORIDA 33305  
 PROPERTY ID: 494227040531  
 LEGAL DESCRIPTION: PETITE UNIT 2 19-25 B LOTS 4 & 5 LESS OR 3010/646,  
 6 LESS OR 2701/541 & OR 3010/6467 LESS OR 2701/541 BLK 5

EXISTING BUILDING: 1949  
 EFFECTIVE YEAR: 1960  
  
 OWNER : BONITA E BABCOCK REV TR  
 BABCOCK, MARK THOMAS TRSTEE

**FLOOD DATA:**  
 FLOOD ZONE: X  
 COMMUNITY NUMBER: 125156  
 COMMUNITY NAME: CITY OF WILTON MANORS  
 PANEL NUMBER: 12011C0369H

**SCOPE OF WORK:**  
 INTERIOR REMODEL - NO CHANCES TO EXTERIOR LIGHTING

**DEMOLITION WORK INCLUDES:**  
 THE DEMOLITION INCLUDES OF ALL EXISTING INTERIOR PARTITIONS.  
 DEMOLITION ALSO INCLUDES ALL ELECTRICAL, PLUMBING AND MECHANICAL  
 INSTALLATIONS IN THE TOTAL AREAS.

**TYPE OF CONSTRUCTION, USE AND OCCUPANCY CLASSIFICATION:**

TYPE OF CONSTRUCTION  
 TYPE V-B (CHAPTER 6 - SECTION 602.5) AS PER FBC 2023-BUILDING

USE AND OCCUPANCY CLASSIFICATION  
 M (CHAPTER 3 - SECTION 309) AS PER FBC 2023-BUILDING

(QUALIFIED FLORIDA GENERAL CONTRACTOR AND PROPERTY OWNER SHALL SUBMIT  
 TO THE BUILDING DEPARTMENT A CONSTRUCTION COST AFFIDAVIT IN ORDER TO  
 PROCESS A BUILDING PERMIT)

**APPLICABLE CODES & STANDARDS**  
 FLORIDA BUILDING CODE 2023, 8th EDITION  
 NATIONAL FIRE PROTECTION CODE LATEST EDITION  
 NFPA 101 - LATEST EDITION  
 NATIONAL ELECTRICAL CODE (NEC) - 2014  
 FLORIDA FIRE PREVENTION CODE 2023, 8th EDITION

|                                      |                                 |
|--------------------------------------|---------------------------------|
| ZONING: WDAE<br>LAND USE: COMMERCIAL |                                 |
| TOTAL GROSS ACREAGE                  | 0.36 ACRES                      |
| TOTAL NET ACREAGE                    | 0.57 ACRES                      |
| TOTAL EXISTING AREA BUILDING         | 7,075 SF                        |
| TOTAL PROPOSED AREA BUILDING         | 7,075 SF                        |
| AREA OF TENANT SPACE                 | 1,108 SF                        |
| AREA DEVOTED TO VEHICULAR USE AREAS  | 2,427 SF                        |
| PERVIOUS SURFACE AREA                | 7,243 SF                        |
| IMPERVIOUS SURFACE AREA              | 8,659 SF                        |
| REQUIRED PARKING                     | 6 SPACES + 1 ADA                |
| PROVIDED PARKING                     | 3 SPACES + 1 ADA<br>*PAY IN LUE |

SITE PLAN - (CONDITIONAL USE APPROVAL)

SCALE 1/16"=1'-0"



ATELIER INTERNATIONAL LLC  
 1800 SW 1st Avenue  
 Suite 307  
 Miami, FL 33129  
 C 786-302-5236  
 www.atelierintl.com

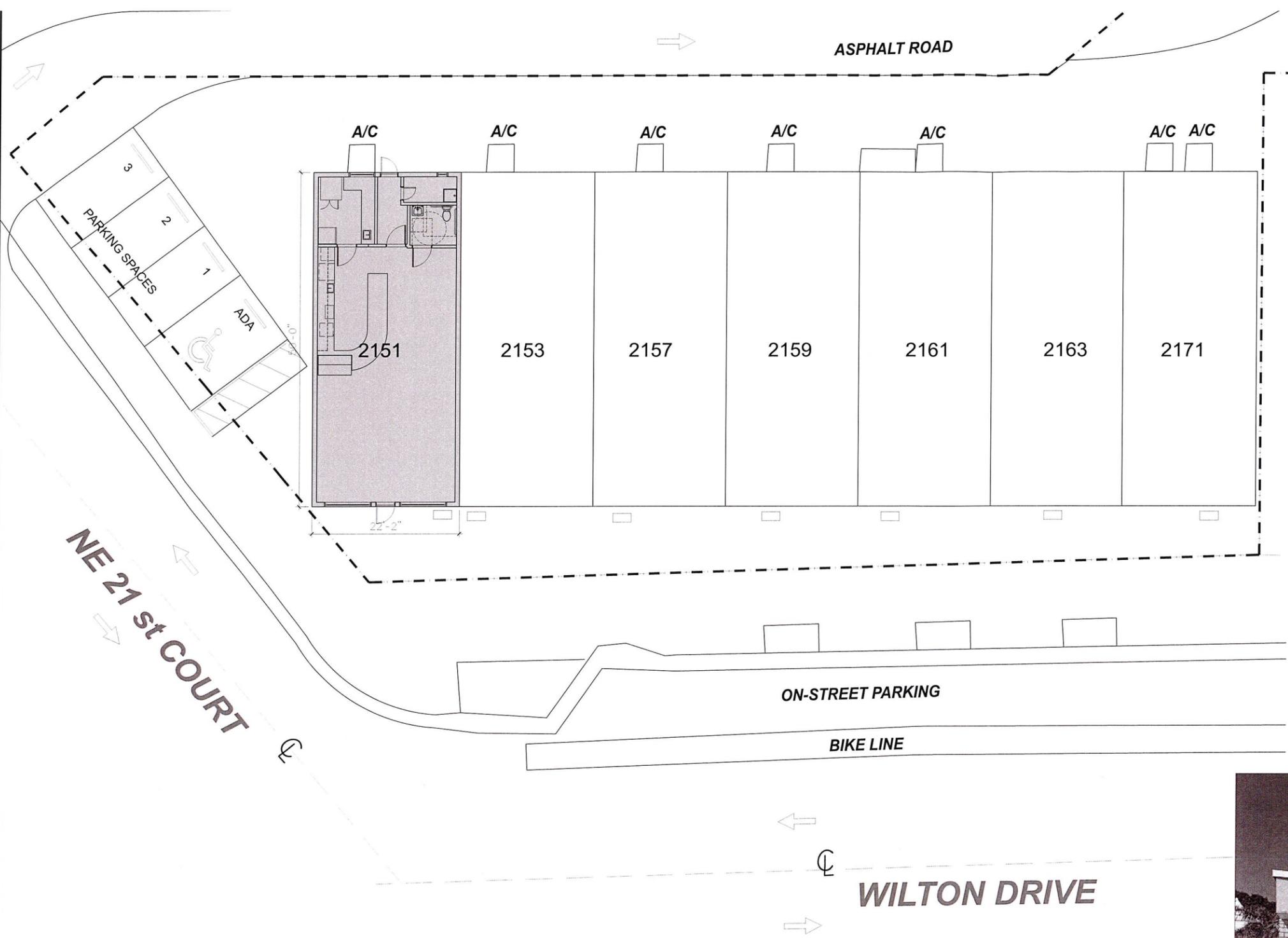
Homan Santarangelo, Architect  
 NCARB AR# 96867

THE BEAN ESPRESSO BAR - WILTON MANORS - FL - 33305  
 2151 WILTON DR. - WILTON MANORS - FL - 33305

24-350  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ATELIER INTERNATIONAL LLC, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ATELIER INTERNATIONAL LLC IN 2024.

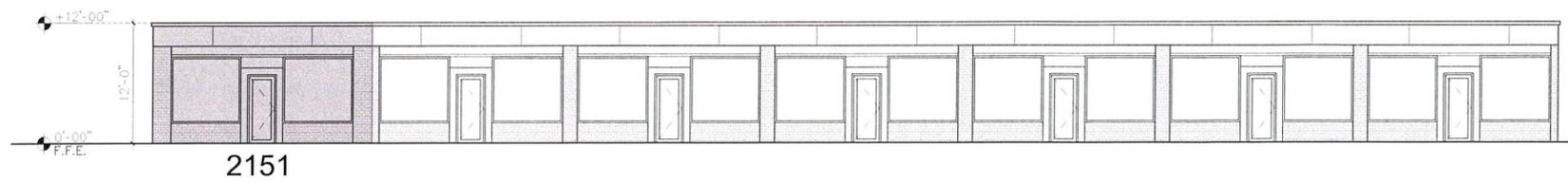
| #  | DATE    | DESCRIPTION    |
|----|---------|----------------|
| 0  | 16/5/24 | ORIGINAL ISSUE |
| 1  |         |                |
| 2  |         |                |
| 3  |         |                |
| 4  |         |                |
| 7  |         |                |
| 8  |         |                |
| 9  |         |                |
| 10 |         |                |

Date: 16-MAY-24  
 Drawn: B.L.  
 Designed by: H.S.  
 Checked by: H.S.  
 SCALE: NOTED



EXISTING FLOOR PLAN

SCALE 1/8"=1'-0"



EXISTING FRONT ELEVATION

SCALE 1/8"=1'-0"



THE BEAN ESPRESSO BAR  
 2151 WILTON DR. - WILTON MANORS - FL - 33305

24-350

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ATELIER INTERNATIONAL, LLC AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ATELIER INTERNATIONAL, LLC IN BOOK

| #  | DATE    | DESCRIPTION    |
|----|---------|----------------|
| 0  | 16/5/24 | ORIGINAL ISSUE |
| 1  |         |                |
| 2  |         |                |
| 3  |         |                |
| 4  |         |                |
| 5  |         |                |
| 6  |         |                |
| 7  |         |                |
| 8  |         |                |
| 9  |         |                |
| 10 |         |                |

Date: 16-MAY-24  
 Drawn: B.L.  
 Designed by: H.S.  
 Checked by: H.S.  
 SCALE: NOTED

**INVOICE NO.: 72023**

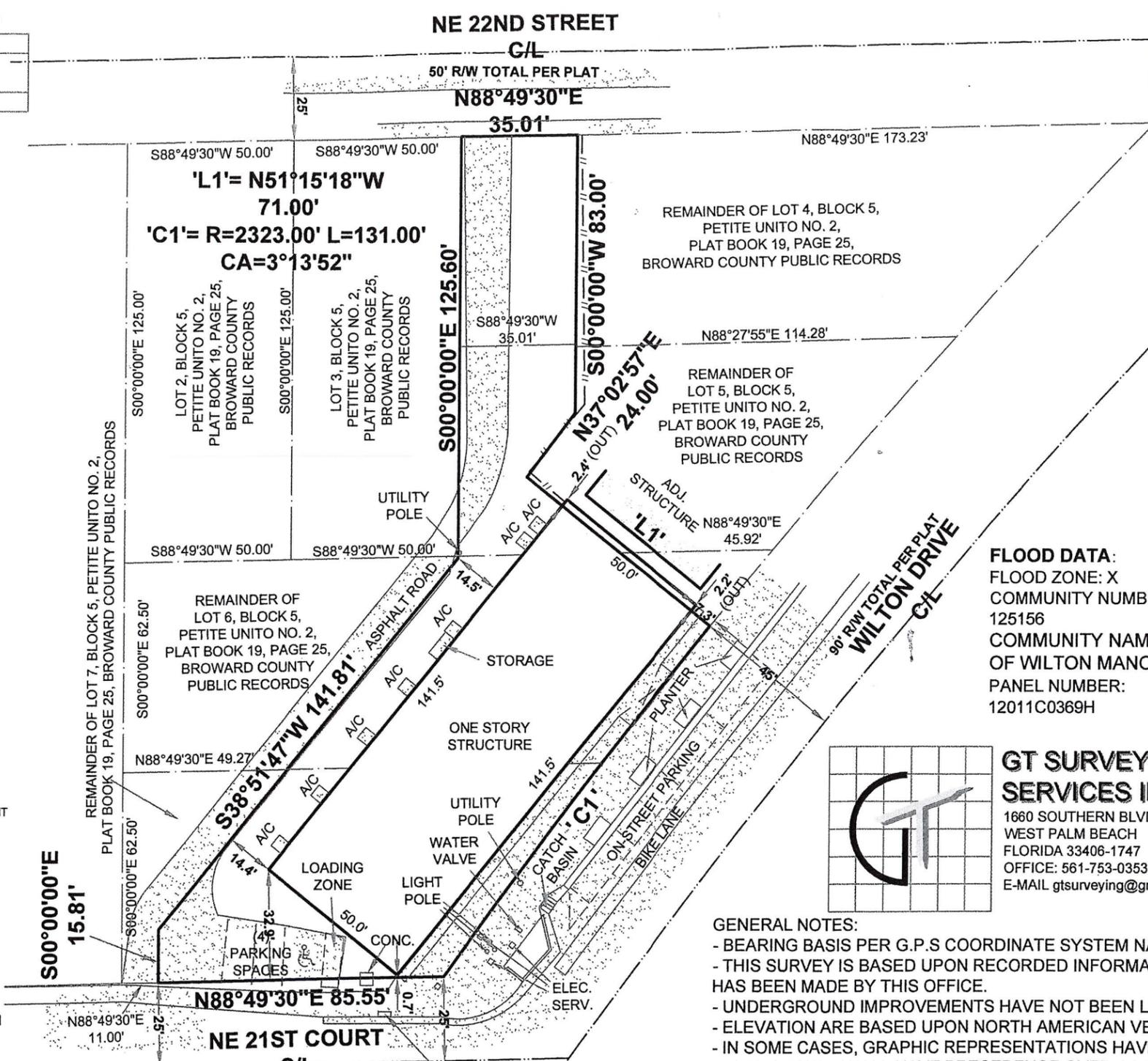
|                            |  |
|----------------------------|--|
| <b>DATE:</b><br>02-02-2024 | <b>DESCRIPTION:</b><br>BOUNDARY SURVEY |
|----------------------------|--|

**ABBREVIATIONS / SYMBOLS:**

- A/C = AIR CONDITIONING UNIT
- ADJ = ADJACENT
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CALC = CALCULATED
- CA = CENTRAL ANGLE
- C/L = CENTERLINE
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK WALL
- CHATT = CHATTAHOOCHEE
- CONC = CONCRETE
- CM = CONCRETE MONUMENT
- COL = COLUMN
- D = DEED
- DE = DRAINAGE EASEMENT
- DS = DRAINAGE STRUCTURE
- ELEV. = ELEVATION
- EOW = EDGE OF WATER
- FD = FOUND
- FF = FINISHED FLOOR
- ID = IDENTIFICATION
- INV = INVERT
- IP = IRON PIPE
- IR = IRON ROD
- L = LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- LP = LIGHT POLE
- M = MEASURED
- N/D = NAIL AND DISC
- N/G = NATURAL GROUND
- NR = NON RADIAL
- NTS = NOT TO SCALE
- OHC = OVERHEAD CABLES
- ORB = OFFICIAL RECORD BOOK
- P = PLAT
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS
- RGE = RANGE
- ROE = ROOF OVERHANG EASEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- S/W = SIDEWALK
- TOB = TOP OF BANK
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WF = WOOD FENCE
- WPP = WOOD POWER POLE (UTILITY POLE)

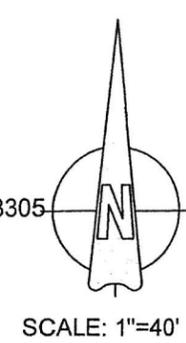
|                        |                   |
|------------------------|-------------------|
| <b>OVERHEAD CABLES</b> | <b>CONVERSION</b> |
|                        | <b>INCHES TO</b>  |
|                        | <b>DECIMAL</b>    |
| — X — X — X —          | 1" = 0.08'        |
| — // — // — // —       | 2" = 0.17'        |
| — — — — —              | 3" = 0.25'        |
| — □ — □ — □ —          | 4" = 0.33'        |
| — — — — —              | 5" = 0.42'        |
| — — — — —              | 6" = 0.50'        |
| — — — — —              | 7" = 0.58'        |
| — — — — —              | 8" = 0.67'        |
| — — — — —              | 9" = 0.75'        |
| — — — — —              | 10" = 0.83'       |
| — — — — —              | 11" = 0.92'       |
| — — — — —              | 12" = 1.0'        |

INDICATE N.A.V.D. 88 ELEVATION



**PROPERTY ADDRESS:**  
2151 WILTON DRIVE,  
WILTON MANORS, FLORIDA 33305

**CERTIFICATIONS:**  
- MARK BABCOCK



**LEGAL DESCRIPTION:**  
PORTIONS OF LOTS 4, 5, 6, AND 7, BLOCK 5, PETITE, UNIT NO. 2, AS RECORDED IN PLAT BOOK 19, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTHERLY ALONG THE WEST LINES OF SAID LOTS 4 AND 5, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 125.60 FEET; THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 218° 51' 47", A DISTANCE OF 141.81 FEET; THENCE SOUTHERLY ALONG A LINE, 11 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 7, A DISTANCE OF 15.80 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 85.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOTS 7 AND 6 (WESTERLY RIGHT-OF-WAY LINE OF WILTON DRIVE) AND ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 2323 FEET AN ARC DISTANCE OF 131 FEET MORE OR LESS; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY PROJECTION OF THE NORTHERLY FACE OF A WALL AND ALONG THE SAID NORTHERLY FACE AND ITS NORTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 71 FEET MORE OR LESS TO THE SOUTHEASTERLY EDGE OF ASPHALTIC PAVING; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY EDGE OF ASPHALTIC PAVING, A DISTANCE OF 24 FEET MORE OR LESS; THENCE NORTHERLY ALONG A LINE, PARALLEL TO AND 35 FEET EAST OF THE WEST LINES OF SAID LOTS 5 AND 4, A DISTANCE OF 83 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID NORTH LINE, MAKING AN INCLUDED ANGLE OF 88° 49' 30", A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING

**FLOOD DATA:**  
FLOOD ZONE: X  
COMMUNITY NUMBER:  
125156  
COMMUNITY NAME: CITY  
OF WILTON MANORS  
PANEL NUMBER:  
12011C0369H

**GT SURVEYOR SERVICES INC.**  
1660 SOUTHERN BLVD. UNIT K  
WEST PALM BEACH  
FLORIDA 33406-1747  
OFFICE: 561-753-0353  
E-MAIL: gtsurveying@gmail.com

- GENERAL NOTES:**
- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 83, 1990 ADJUSTMENT (UNLESS OTHERWISE NOTED)
  - THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
  - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
  - ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
  - IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
  - ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
  - WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
  - "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS **MAP OF BOUNDARY SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: *GINO BURLANO*  
GINO BURLANO SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 5044  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

\*\* 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.  
(b) BOUNDARY MONUMENTS:  
f. **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE.** (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)