



HISTORIC PRESERVATION BOARD STAFF REPORT

Sundy Village – Building A (The Rectory)

Meeting	File No.	Application Type
May 5, 2026	HP-446-2026	Level 1 Site Plan Modification and Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Level 1 Site Plan Modification and Certificate of Appropriateness (HP-446-2026) request for exterior modifications to an existing historic structure known as **Building A (The Rectory)** within the **Block 61 portion of the Sundy Village project, Old School Square Historic District.**

GENERAL DATA

Owner: Sundy Village West, LLC
Agent: MW Land Planning, LLC
Location: 25 SW 1st Avenue (yellow circle on aerial)
PCN: 12-43-46-16-Q6-001-0020
Project Name: Sundy Village
Project Size: 6.902 Acres
Project Zoning: OSSHAD, OSSHAD w/ CBD Overlay
LUM: HMU (Historic Mixed Use)
Historic District: Old School Square Historic District
Adjacent Zoning:

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD, CBD
- South: CF
- West: CF

Existing Land Use: Commercial
Proposed Land Use: Commercial



BACKGROUND AND PROJECT DESCRIPTION

The subject property is known as Sundy Village, which is a unified development project containing ?? acres and spans four city blocks. The site includes all of Block 61, portions of Blocks 69 & 70, and a portion of the Sundy and Cromer block. The site is zoned Old School Square Historic Arts District (OSSHAD) and is located within the locally and nationally designated Old School Square Historic Districts and the Sundy House is also individually listed to the National Register of Historic Places. The portions of the project that front on West Atlantic Avenue and the parcels that front on SE 1st Avenue are subject to the development standards of the Central Business District (CBD). The site has a long and complex development history, which is summarized in the attached document titled “Project History”.

As new tenants begin to occupy the Sundy Village site, additional modifications have been necessary and may be forthcoming in order to accommodate the new businesses. The request before the board

Project Planner: Katherina Paliwoda, Senior Historic Planner, paliwodak@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	Review Dates: HPB: May 5, 2026	Attachments: 1. Plans 2. Photographs 3. Color and Materials
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is a modification to the approved rooftop mechanical equipment locations & screening, and an exterior alteration to change the appearance of approved windows on the northwest elevation of Building A, known as the Rectory. Specifically, the modifications include:

- Addition of two chimneys to screen rooftop mechanical equipment.
- Modification of the existing rooftop terrace on the rear (west) side of the structure to place mechanical equipment on the rooftop terrace, and to include new screening.
- Installation of ground mounted mechanical equipment on the north side of the structure to be screened with existing landscaping.
- Modification of two windows on the northwest side of the structure, by adding blinds and closing the windows from the interior of the structure in order to accommodate back of house areas for restaurant use.

The request is now before the board for review.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(a), formal findings are not required for Level 1 Site Plan applications.

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior’s Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(A)(1) - Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard, the approved uses of office, restaurant, retail, and residential-type inn uses are not proposed to change because of the subject request.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior’s Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered,

or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request includes exterior modifications to Building A, known as The Rectory, located within Block 61. Specifically, the request includes modifications to the approved mechanical equipment screening located on the roof terrace on the rear (west) elevation, addition of two new chimneys on the rear (west) side of the roof for hood vent screening, new ground mounted mechanical equipment, and modification to the first floor windows on the northwest side of the structure.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

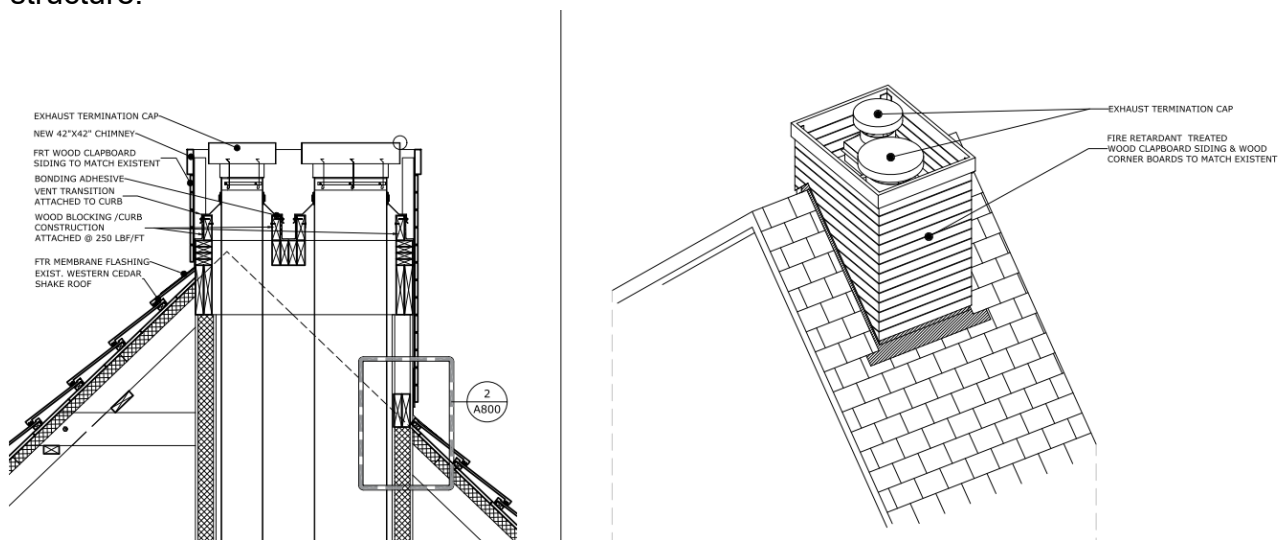
Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

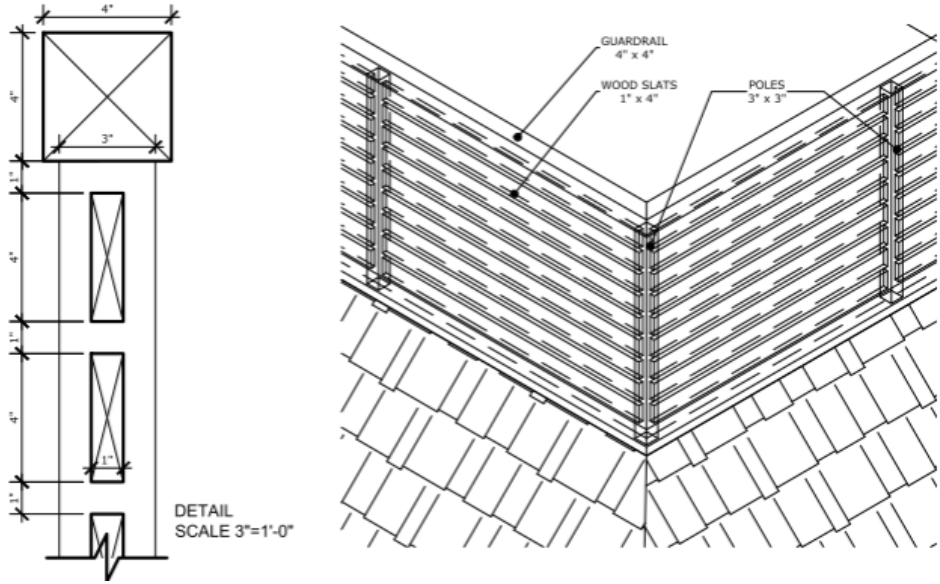
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 1, 2, 3, 5, 9 and 10 are applicable to this request. The subject proposal consists of exterior modifications to an existing historic structure known as Building A (The Rectory), located within the Block 61 portion of the Sundy Village site. With regards to Standards 1 and 2, the structure has been preserved on site and is approved for adaptive reuse as a restaurant. With respect to Standards 3, 5, 9 and 10, all exterior modifications to the structures are minor as they include the construction of two new hood vents to the roof and a new design for the screening around the approved mechanical equipment located on the rear (west) roof terrace for restaurant use. The hood vents will be screened with a wood chimney design and will be located on the northwest and southwest ends of the roof (see below). Use of false chimneys is the simplest approach to screening the roof mounted hood vents but could be seen as adding conjectural elements to the structure (Standard 3). The mechanical equipment on the roof terrace is proposed to be screened with a new wood enclosure, designed to match the existing wood siding of the structure which is expected to be compatible with the architectural detailing of the structure.



Proposed detail of hood vents on the roof of Building A (The Rectory)

HISTORIC PRESERVATION BOARD | May 5, 2026
 Sundry Village – Building A (The Rectory)



Proposed detail of mechanical screening on the roof of Building A (The Rectory)



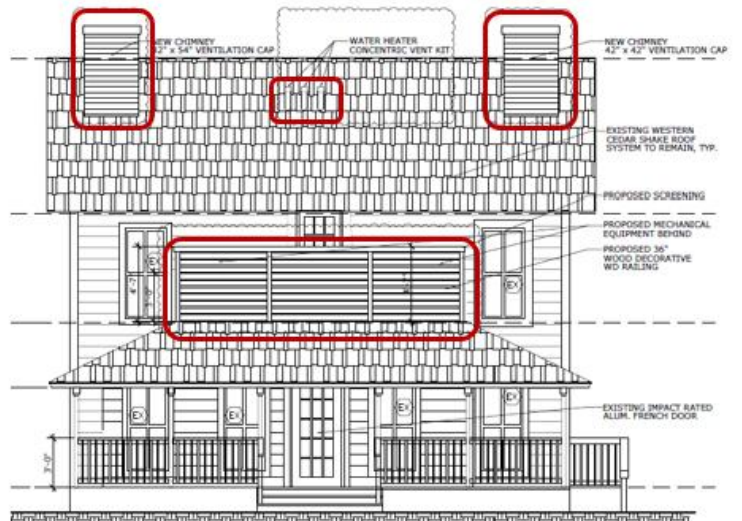
Existing



Proposed



Existing



Proposed

Regarding the exterior changes to the existing windows on the northwest side of the first floor of the structure, the proposal has been designed with decorative blinds inside of the window and a wall to be constructed on the interior side of windows to allow for more kitchen area of the restaurant. The blinds will be visible from the exterior of the structure to provide the windows an appropriate residential appearance. The glass will remain clear to match the existing windows and the windows will be operable on the exterior, to allow for future maintenance or cleaning functions.

It is noted that the modifications to the windows will completely conceal them on the interior, which is not considered an ideal modification to the historic structure. However, there is no concern with regards to any permanent damage to the structure as the interior sheathing can be removed in the future and would not diminish the historic integrity of the structure. The board will need to determine whether the modification is appropriate to the historic structure.

Pursuant to LDR Section 4.5.1(E)(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(2) shall be determined by utilizing criteria contained in LDR Section 4.5.1(E)(7)(a)-(m).

The subject request includes the exterior modifications to install two new hood vents encased in new false chimneys on the roof in the rear (west) side of the structure and a new wood screening design for the approved mechanical equipment on the rear (west) roof terrace. The request also includes modifications to the interior windows located on the northwest elevation of the ground floor.

As for **Roof Shapes**, there are no proposed changes to the roof shapes for the subject structure, however it is noted that two hood vents will be placed on the roof to the rear (west) sides of the building, where they will be the least visible from the public right-of-way and so as to not interfere with the historic integrity of the front façade. Their designs will appear to look like chimneys. Given the constraints of converting a structure that was originally designed for residential use to a restaurant, the proposal represents the least impactful architectural approach. There are no concerns with the proposed roof modifications.



Existing rear (west) elevation of Building A (The Rectory)



Proposed rendering of mechanical screening & new hood vents on the rear (west) Elevation of Building A (The Rectory)

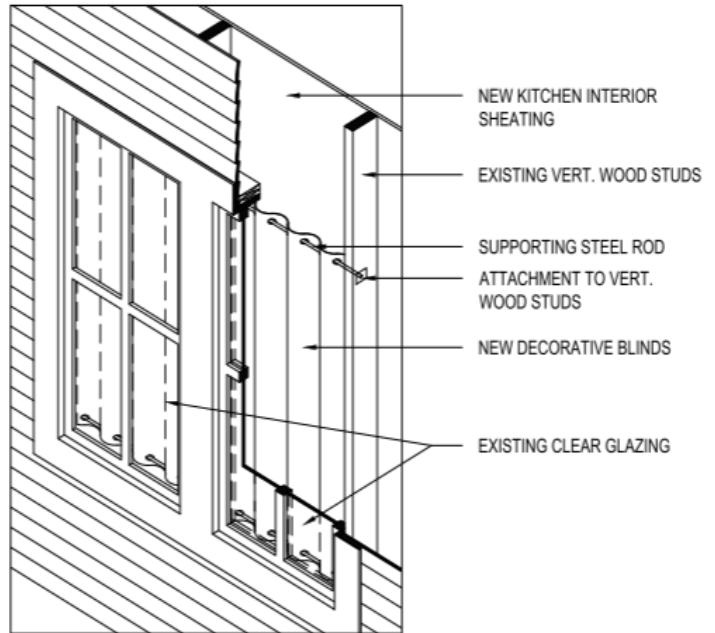
With respect to **Relationship of Materials and Color** the proposal includes two new hood vents on the roof to be designed within false chimneys that will be clad with wood clapboard and siding to match the existing structure. It is noted that the original hood vent approval had Hardiboard material for the proposed hood vent screening for Building A (The Rectory), which is no longer being used for the structure.

The proposed screening for the approved mechanical equipment located on the roof terrace located on the rear (west) side of the structure will also match the existing wood siding in material size and color where a fence railing was approved.

For the interior covering of the **Windows**, the interior wall will be covered with a new interior wall/sheathing to make room for the kitchen area of the restaurant. The glass will remain clear to match the existing windows on the structure, with decorative blinds that are visually compatible with the residential appearance of the structure (see image and details below). There are no concerns with regards to the materials, as the interior sheathing can be removed in the future so as not to diminish the historic integrity of the structure. Therefore, the board must make a determination whether or not the modifications are appropriate for the historic structure.



Proposed rendering of northwest windows of Building A



Proposed detail of the northwest windows on the ground floor of Building A (The Rectory)

ARCHITECTURAL ELEVATIONS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Findings. Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

(1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.

(2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

The proposal for two new hood vents, new architectural screening for the approved mechanical equipment on the roof terrace, and interior coverings on the northwest ground floor windows are intended to accommodate an adaptive reuse modification to the historic structures within the Sundy Village site. The board will need to make a determination that the proposal can be considered to be designed with good taste nor is it expected to cause any harm regarding the nature of the local environment nor its evolving environment to depreciate in value. Further, the board will need to make a determination that the proposal can be considered in harmony with other properties in the general area and within the Old School Square Historic District.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, architectural design guidelines through the following policies:

HPE Objective 1.4 - Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves exterior modifications to an historic structure within the Sundy Village development. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of uses including residential, office, restaurant, church, and retail uses. The proposal can be considered to be consistent with the subject Objective.

HPE Policy 1.4.1 - Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The proposal includes exterior modifications to the existing historic structure of Building A (The Rectory) located within Block 61 of the Sundy Village property. It is important that the alterations made to the property are found consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior’s Standards and the “Delray Beach Historic Preservation Design Guidelines”.

SITE PLAN TECHNICAL ITEMS

1.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-446-2026), for the property located at **Sundy Village – Building A (The Rectory), Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-446-2026), for the property located at **Sundy Village – Building A (The Rectory), Old Schol Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions.
- D. Deny the Level 1 Site Plan Modification and Certificate of Appropriateness (HP-446-2026), for the property located at **Sundy Village – Building A (The Rectory), Old Schol Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

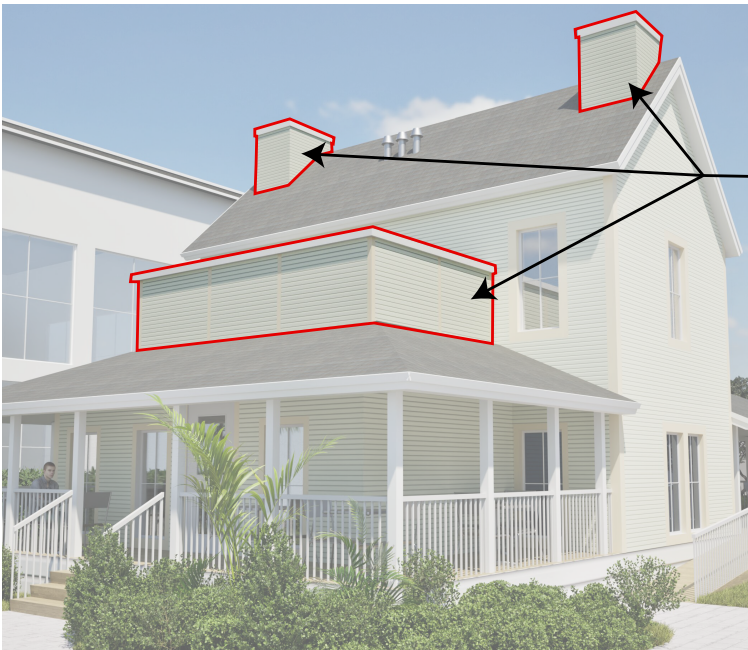
<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public notice mailers were not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (04/29/26), 5 working days prior to the meeting.
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BUILDING MATERIALS AND COLOR SAMPLE FORM	
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER	
ROOF	WALLS
N/A	N/A
FASCIA	TRIM/OTHER
N/A	N/A
WINDOWS	SHUTTERS/AWNINGS
N/A	N/A
RAILINGS	FENCE
N/A	N/A
COLUMNS	OTHER
N/A	PLEASE REFER TO PAGE TWO FOR SCREENSHOTS AND DETAILS

EXISTING



PROPOSED (RENDER)



NEW SCREENING AT BALCONY & PANELING AT CHIMNEYS TO BE COLOR MATCHED TO EXISTING EXTERIOR WALLS.









MADSEN DESIGN

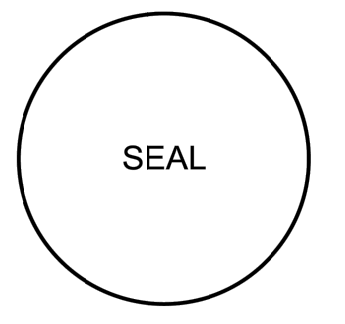
Architects
Planners
Interior Design
220 NE 11th St.
Boca Raton FL 33432
416 SE 5th St.
Delray Beach FL 33483
P: 561 - 749 - 1234

REVISED
02 / 25 / 2026

GENERAL NOTES



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STEVEN W. SIEBERT
FLORIDA AR0017834
NEW JERSEY 21A101517500
TEXAS 26934

COA APPLICATION
SUNDY VILLAGE
BLOCK 61
22-44 W. ATLANTIC AVE.
DELRAY BEACH, FLORIDA 334444

SHEET NOTES

KEY PLAN

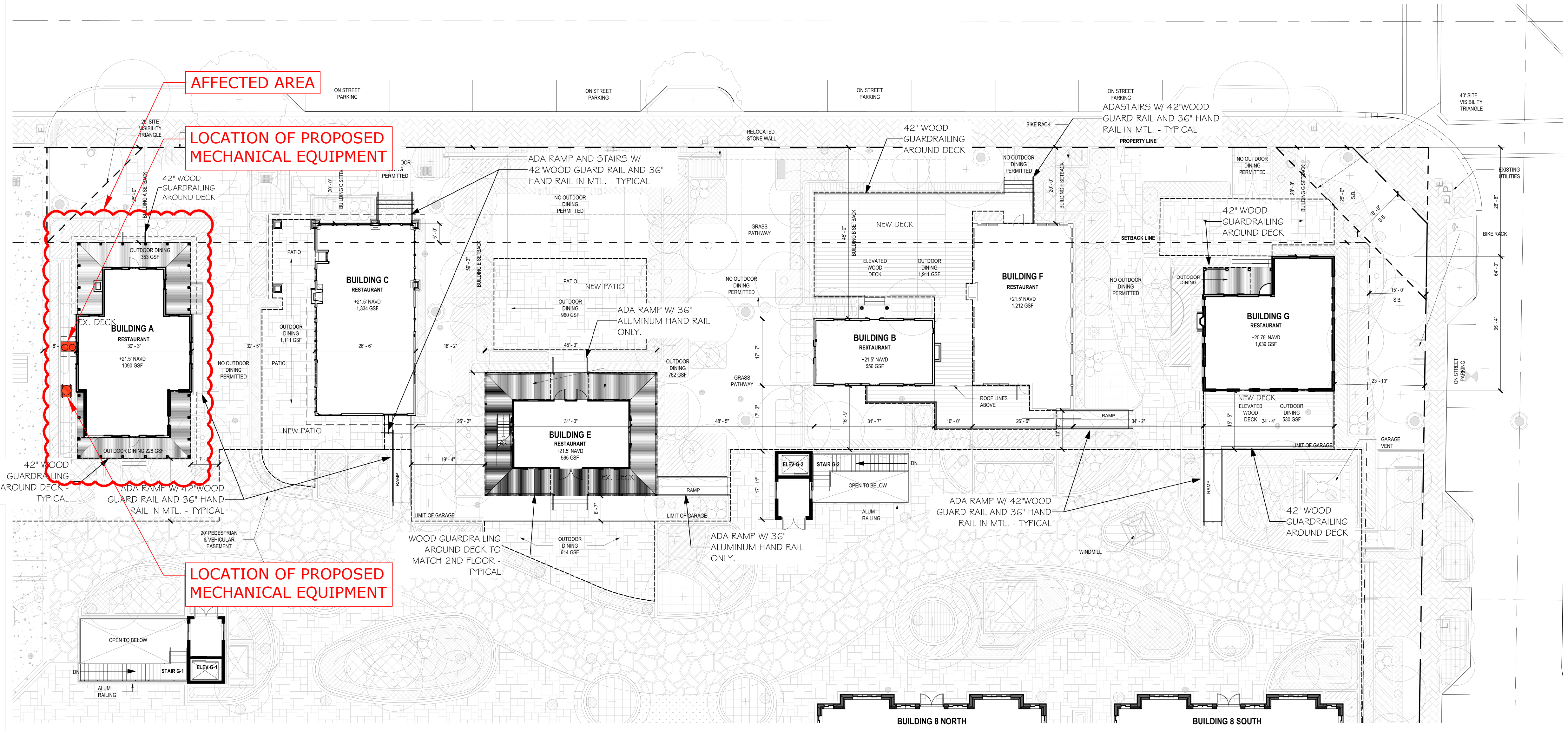
COA APPLICATION

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED REPRODUCTION OR ANY OTHER USE OF THIS DRAWING IS PROHIBITED.

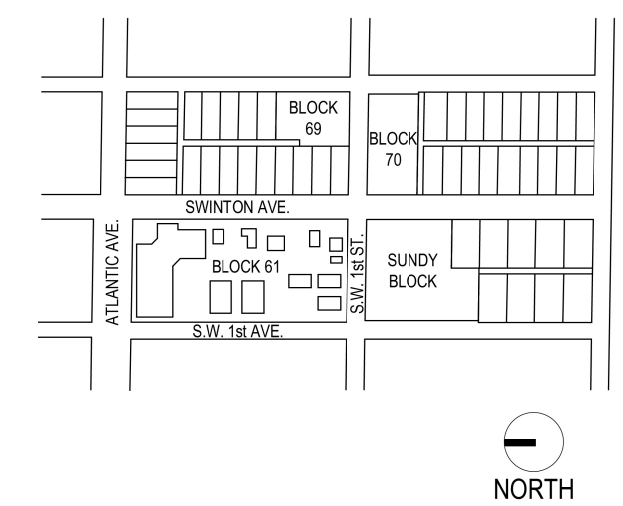
PROJECT NO: 23-534
DATE: 7.1.2024
DRAWN BY: SK/BT
CHECKED BY: S.S.
REVISIONS:
1 TAC COMMENTS (9.23.24)
2 TAC COMMENTS (10.14.24)

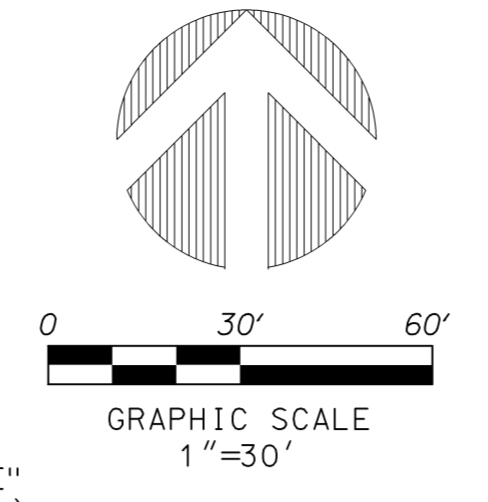
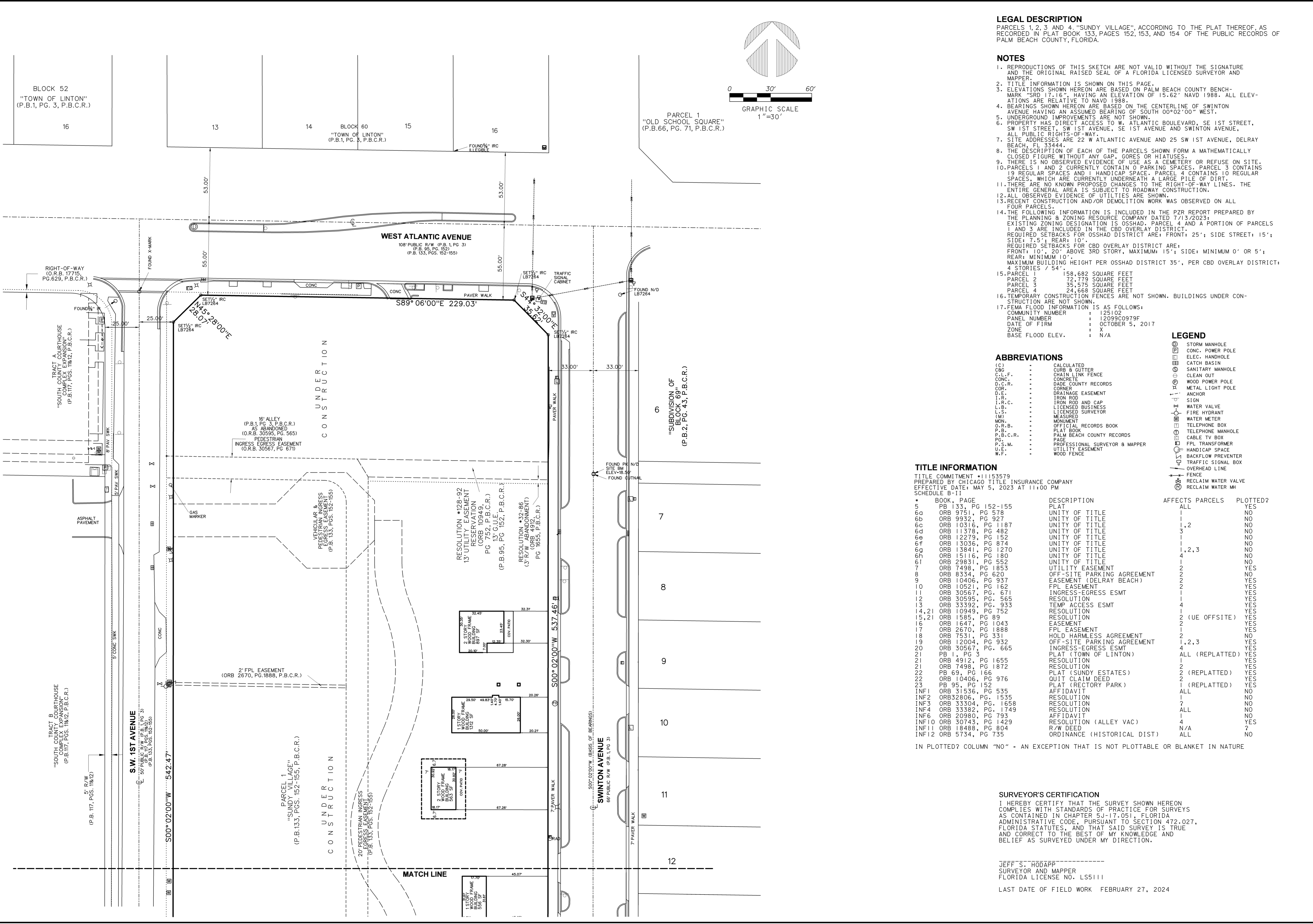
SITE PLAN

A1.11



1 BLOCK 61 - LEVEL 1 ENLARGED PLAN - HISTORIC STRUCTURES
SCALE: 1/16" = 1'-0"





LEGAL DESCRIPTION
 PARCELS 1, 2, 3 AND 4, "SUNDY VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGES 152, 153, AND 154 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- NOTES**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
 3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "SRD 17.16", HAVING AN ELEVATION OF 15.62' NAVD 1988. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
 4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SWINTON AVENUE HAVING AN ASSUMED BEARING OF SOUTH 00°02'00" WEST.
 5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
 6. PROPERTY HAS DIRECT ACCESS TO W. ATLANTIC BOULEVARD, SE 1ST STREET, SW 1ST STREET, SW 1ST AVENUE, SE 1ST AVENUE AND SWINTON AVENUE.
 7. ALL PUBLIC RIGHTS-OF-WAY.
 8. THE DESCRIPTION OF EACH OF THE PARCELS SHOWN FORM A MATHEMATICALLY CLOSED FIGURE WITHOUT ANY GAP, GORES OR HIATUSSES.
 9. THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.
 10. PARCELS 1 AND 2 CURRENTLY CONTAIN 0 PARKING SPACES. PARCEL 3 CONTAINS 19 REGULAR SPACES AND 1 HANDICAP SPACE. PARCEL 4 CONTAINS 10 REGULAR SPACES WHICH ARE CURRENTLY UNDERNEATH A LARGE PILE OF DIRT.
 11. THERE ARE NO KNOWN PROPOSED CHANGES TO THE RIGHT-OF-WAY LINES. THE ENTIRE GENERAL AREA IS SUBJECT TO ROADWAY CONSTRUCTION.
 12. ALL OBSERVED EVIDENCE OF UTILITIES ARE SHOWN.
 13. RECENT CONSTRUCTION AND/OR DEMOLITION WORK WAS OBSERVED ON ALL FOUR PARCELS.
 14. THE FOLLOWING INFORMATION IS INCLUDED IN THE PZR REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY DATED 7/13/2023:
 EXISTING ZONING DESIGNATION IS OSSHAD. PARCEL 4 AND A PORTION OF PARCELS 1 AND 3 ARE INCLUDED IN THE CBD OVERLAY DISTRICT.
 REQUIRED SETBACKS FOR CBD OVERLAY DISTRICT ARE: FRONT: 25'; SIDE STREET: 15'; SIDE: 7.5'; REAR: 10'.
 REQUIRED SETBACKS FOR OSSHAD DISTRICT ARE:
 FRONT: 10', 20' ABOVE 3RD STORY, MAXIMUM: 15'; SIDE: MINIMUM 0' OR 5'; REAR: MINIMUM 10'.
 MAXIMUM BUILDING HEIGHT PER OSSHAD DISTRICT 35', PER CBD OVERLAY DISTRICT: 4 STORIES / 54'.
 PARCEL 1 158,682 SQUARE FEET
 PARCEL 2 72,779 SQUARE FEET
 PARCEL 3 35,575 SQUARE FEET
 PARCEL 4 24,668 SQUARE FEET
 15. TEMPORARY CONSTRUCTION FENCES ARE NOT SHOWN. BUILDINGS UNDER CONSTRUCTION ARE NOT SHOWN.
 16. FEMA FLOOD INFORMATION IS AS FOLLOWS:
 COMMUNITY NUMBER : 125102
 PANEL NUMBER : 2099C0979F
 DATE OF FIRM : OCTOBER 5, 2017
 ZONE : X
 BASE FLOOD ELEV. : N/A

- ABBREVIATIONS**
- CALCULATED
 - CURB & GUTTER
 - CHAIN LINK FENCE
 - CONCRETE
 - DADE COUNTY RECORDS
 - CORNER
 - DRAINAGE EASEMENT
 - IRON ROD
 - IRON ROD AND CAP
 - LICENSED BUSINESS
 - LICENSED SURVEYOR
 - MEASURED
 - MONUMENT
 - PLAT BOOK
 - PLAT BOOK
 - PALM BEACH COUNTY RECORDS
 - PAGE
 - PROFESSIONAL SURVEYOR & MAPPER
 - UTILITY EASEMENT
 - WOOD FENCE

- LEGEND**
- STORM MANHOLE
 - CONC. POWER POLE
 - ELEC. HANDHOLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - CLEAN OUT
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - ANCHOR
 - SIGN
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - CABLE TV BOX
 - FPL TRANSFORMER
 - HANDICAP SPACE
 - BACKFLOW PREVENTER
 - TRAFFIC SIGNAL BOX
 - OVERHEAD LINE
 - RECLAIM WATER VALVE
 - RECLAIM WATER MH

TITLE INFORMATION
 TITLE COMMITMENT #11153579
 PREPARED BY CHICAGO TITLE INSURANCE COMPANY
 EFFECTIVE DATE: MAY 5, 2023 AT 11:00 PM
 SCHEDULE B-11

BOOK, PAGE	DESCRIPTION	AFFECTS PARCELS	PLOTTED?
5 PB 133, PG 152-155	PLAT	ALL	YES
6d ORB 9751, PG 578	UNITY OF TITLE	1	NO
6d ORB 9932, PG 927	UNITY OF TITLE	1	NO
6d ORB 10318, PG 1187	UNITY OF TITLE	1, 2	NO
6d ORB 1378, PG 482	UNITY OF TITLE	3	NO
6e ORB 12279, PG 152	UNITY OF TITLE	1	NO
6f ORB 13036, PG 874	UNITY OF TITLE	1	NO
6g ORB 13841, PG 1270	UNITY OF TITLE	1, 2, 3	NO
6g ORB 15116, PG 180	UNITY OF TITLE	1, 2, 3	NO
6i ORB 29831, PG 552	UNITY OF TITLE	1	NO
7 ORB 7498, PG 1853	UTILITY EASEMENT	2	YES
8 ORB 8334, PG 620	OFF-SITE PARKING AGREEMENT	2	NO
9 ORB 10406, PG 937	EASEMENT (DELRAY BEACH)	2	YES
10 ORB 10521, PG 162	FPL EASEMENT	2	YES
11 ORB 30567, PG. 671	INGRESS-EGRESS ESMT	1	YES
12 ORB 30595, PG. 565	RESOLUTION	1	YES
13 ORB 33392, PG. 933	TEMP ACCESS ESMT	4	YES
14, 21 ORB 10949, PG 752	RESOLUTION	1	YES
15, 21 ORB 1585, PG 89	RESOLUTION	2 (UE OFFSITE)	YES
16 ORB 1647, PG 1043	EASEMENT	2	YES
17 ORB 2670, PG 1888	FPL EASEMENT	1	YES
18 ORB 7531, PG 331	HOLD HARMLESS AGREEMENT	2	NO
19 ORB 12004, PG 932	OFF-SITE PARKING AGREEMENT	1, 2, 3	YES
20 ORB 30567, PG. 665	INGRESS-EGRESS ESMT	4	YES
21 PB 1, PG 3	PLAT (TOWN OF LINTON)	ALL (REPLATTED)	YES
21 ORB 4912, PG 1655	RESOLUTION	1	YES
21 ORB 7498, PG 1872	RESOLUTION	2 (REPLATTED)	YES
22 PB 69, PG 166	PLAT (SUNDY ESTATES)	2	YES
22 ORB 10406, PG 976	QUIT CLAIM DEED	2	YES
23 PB 95, PG 152	PLAT (RECTORY PARK)	1 (REPLATTED)	YES
INF1 ORB 31536, PG 535	AFFIDAVIT	ALL	NO
INF2 ORB 32806, PG. 1535	RESOLUTION	1	NO
INF3 ORB 33304, PG. 1658	RESOLUTION	2	NO
INF4 ORB 33382, PG. 1749	RESOLUTION	ALL	NO
INF6 ORB 20980, PG 793	AFFIDAVIT	1	NO
INF10 ORB 30743, PG 1429	RESOLUTION (ALLEY VAC)	4	YES
INF11 ORB 18488, PG 804	R/W DEED	N/A	?
INF12 ORB 5734, PG 735	ORDINANCE (HISTORICAL DIST)	ALL	?

IN PLOTTED? COLUMN "NO" = AN EXCEPTION THAT IS NOT PLOTTABLE OR BLANKET IN NATURE

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

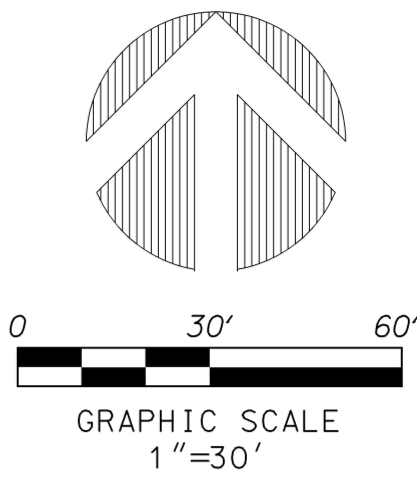
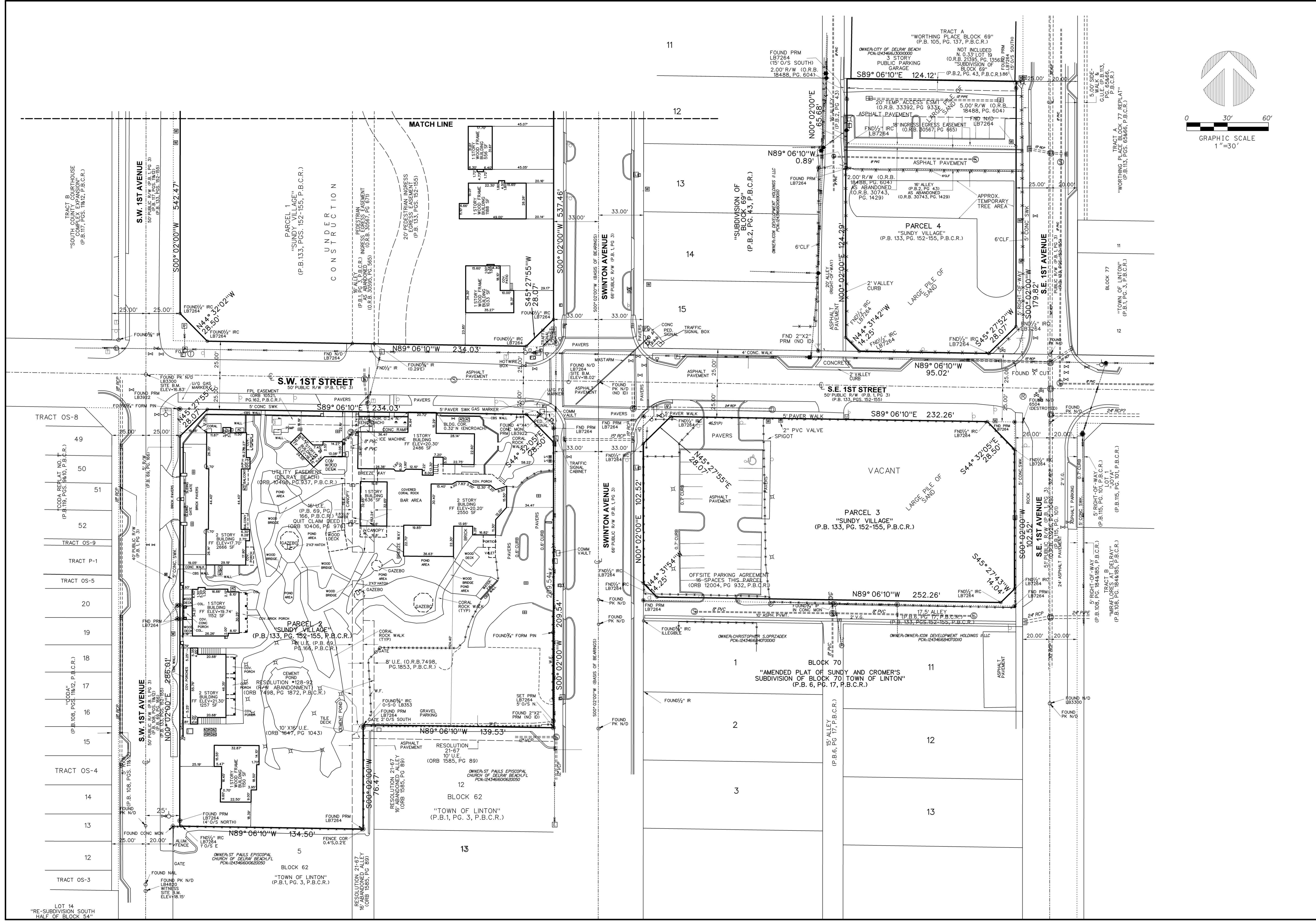
LAST DATE OF FIELD WORK FEBRUARY 27, 2024

JOB NO.	14104
SCALE	1"=30'
DRAWN	JSH
CHECKED	GY
SHEET	1 OF 2

NO.	DATE	BY	CK/D	REVISIONS:	FB/PG
1	6/21/23	JSH		ALTA SURVEY	
2	7/19/23	JSH		REVISE PER COMMENTS	
3	2/27/24	JSH		UPDATE SURVEY	
4					
5					
6					

**SUNDY VILLAGE
 BOUNDARY SURVEY**

PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 947 Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182



JOB NO. 14104		SCALE 1"=30'		DRAWN JSH		CHECKED GY		SHEET 2 OF 2	
NO.		DATE		BY		CK'D		REVISIONS:	
1									
2									
3									
4									
5									
6									

**SUNDY VILLAGE
BOUNDARY SURVEY**

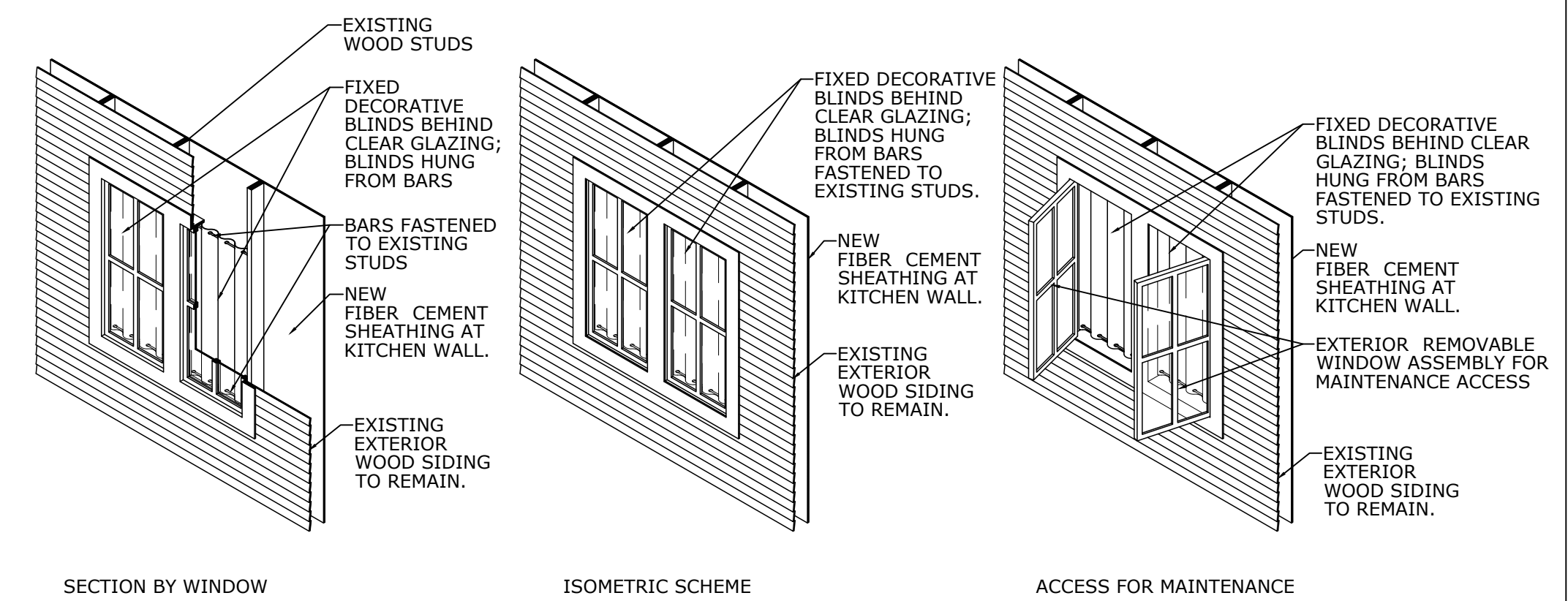
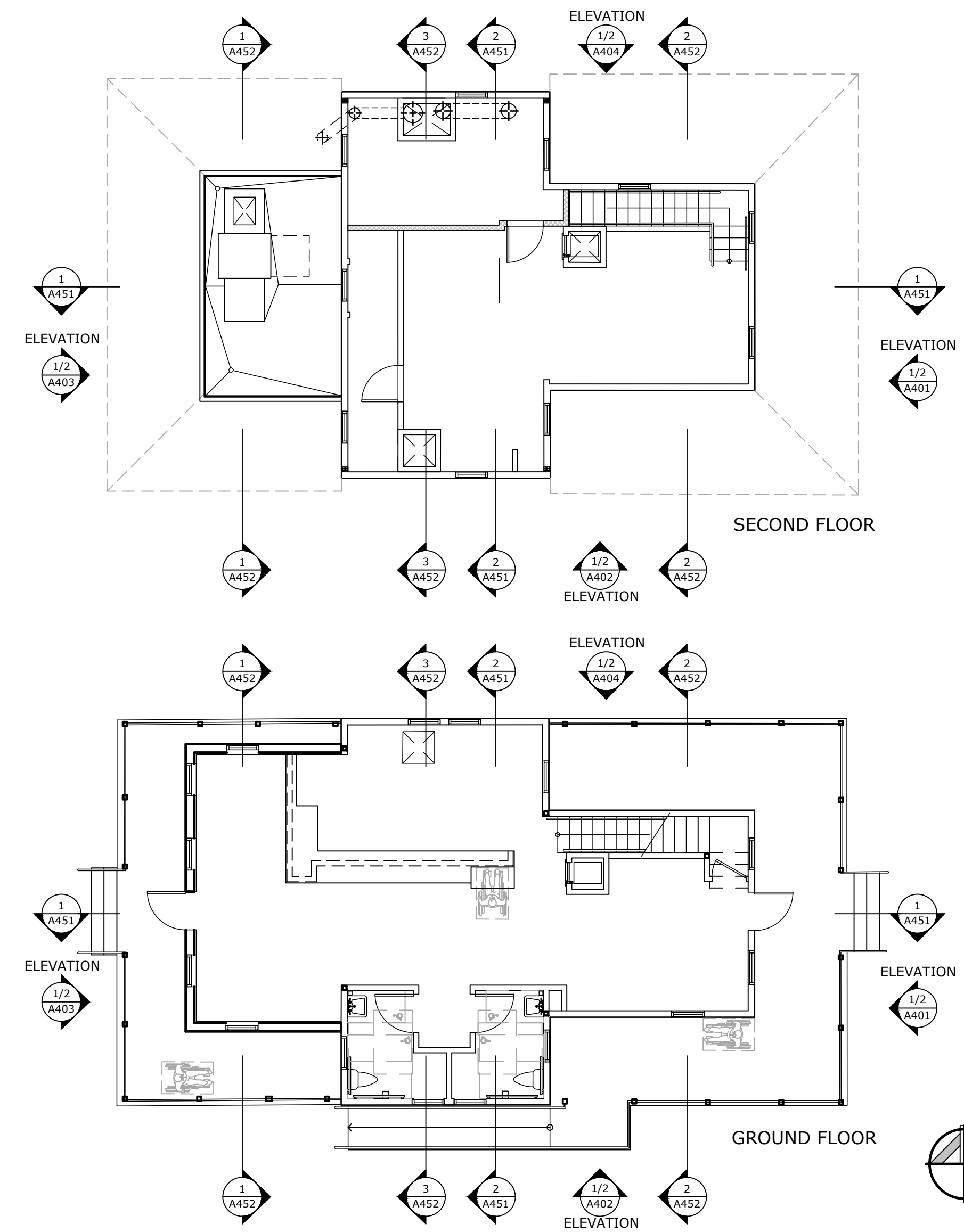
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EXISTING ELEVATION - NORTH
SCALE: 1/4"=1' 1



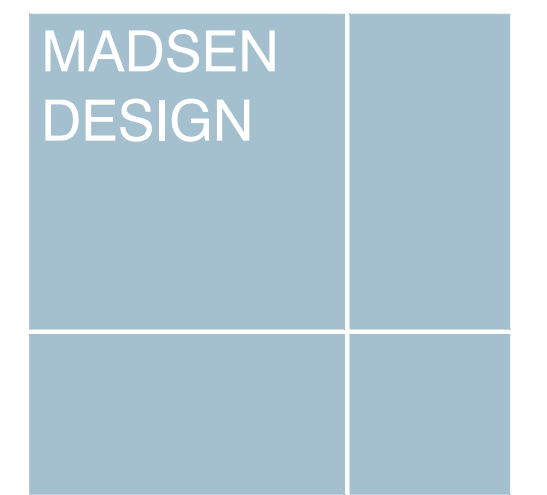
PROPOSED ELEVATION - NORTH
SCALE: 1/4"=1' 2



ARTISTIC RENDERING
NORTH WINDOW WITH DECORATIVE BLINDS

NOTE:
THIS DETAIL ILLUSTRATES THE PROPOSED WINDOW CONDITION AT THE KITCHEN WALL. A NEW LAYER OF FIBER CEMENT SHEATHING IS INSTALLED BEHIND THE EXISTING OPENING TO MEET INTERIOR REQUIREMENTS, WHILE THE EXTERIOR MAINTAINS CLEAR, TRANSPARENT GLAZING AS REQUIRED BY THE CITY. DECORATIVE BLINDS ARE PLACED BETWEEN THE GLAZING AND THE NEW SHEATHING, SUPPORTED BY BARS FASTENED TO THE EXISTING WALL STUDS. THE WINDOW ASSEMBLY IS DESIGNED TO BE REMOVABLE FROM THE EXTERIOR TO ALLOW MAINTENANCE AND CLEANING ACCESS AND FUTURE REPLACEMENT OF THE DECORATIVE BLINDS.

KITCHEN WINDOW - ISOMETRIC SCHEME
N.T.S. 3



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GREG MADSEN - AR92411

THE TACO STAND

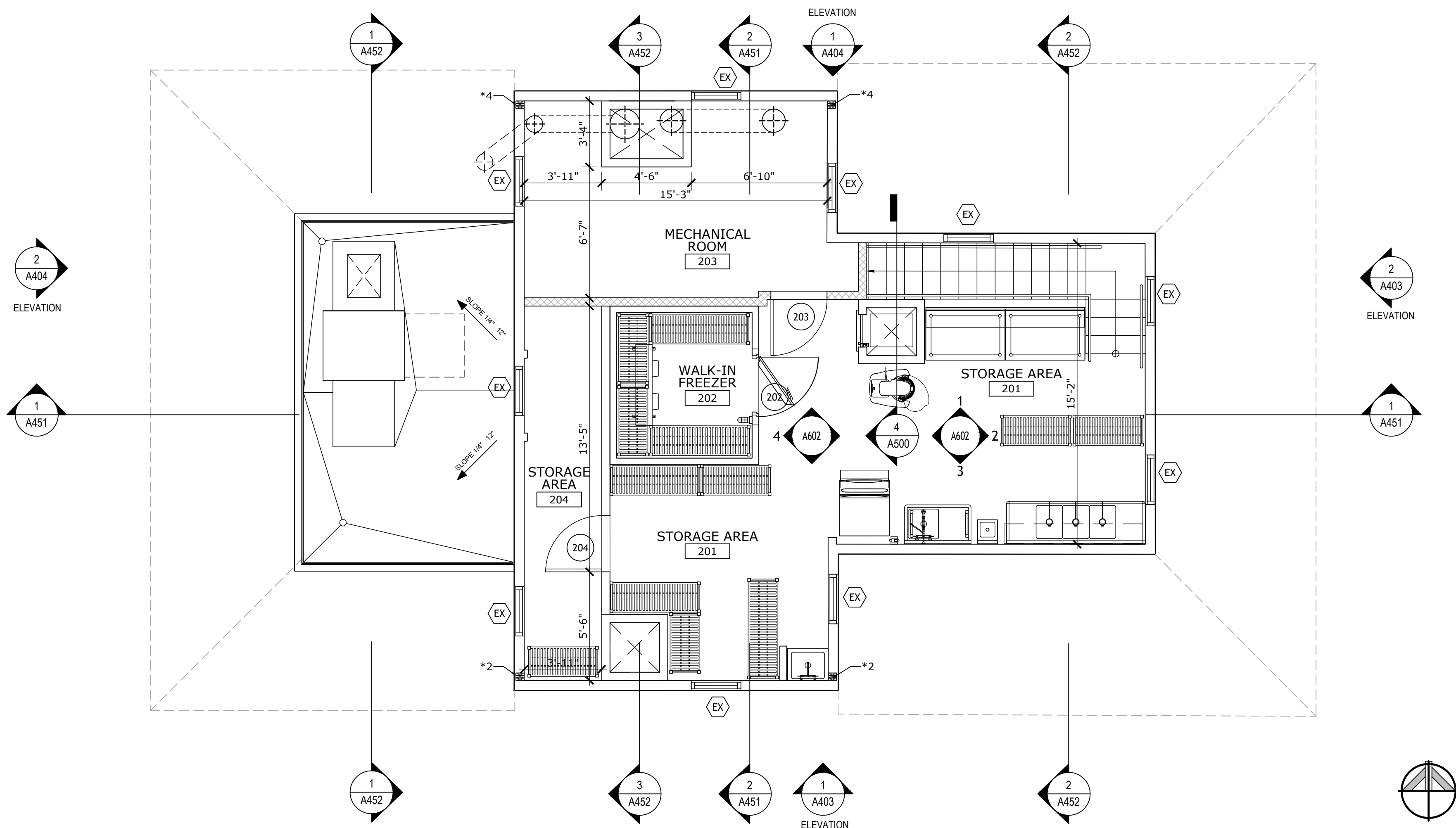
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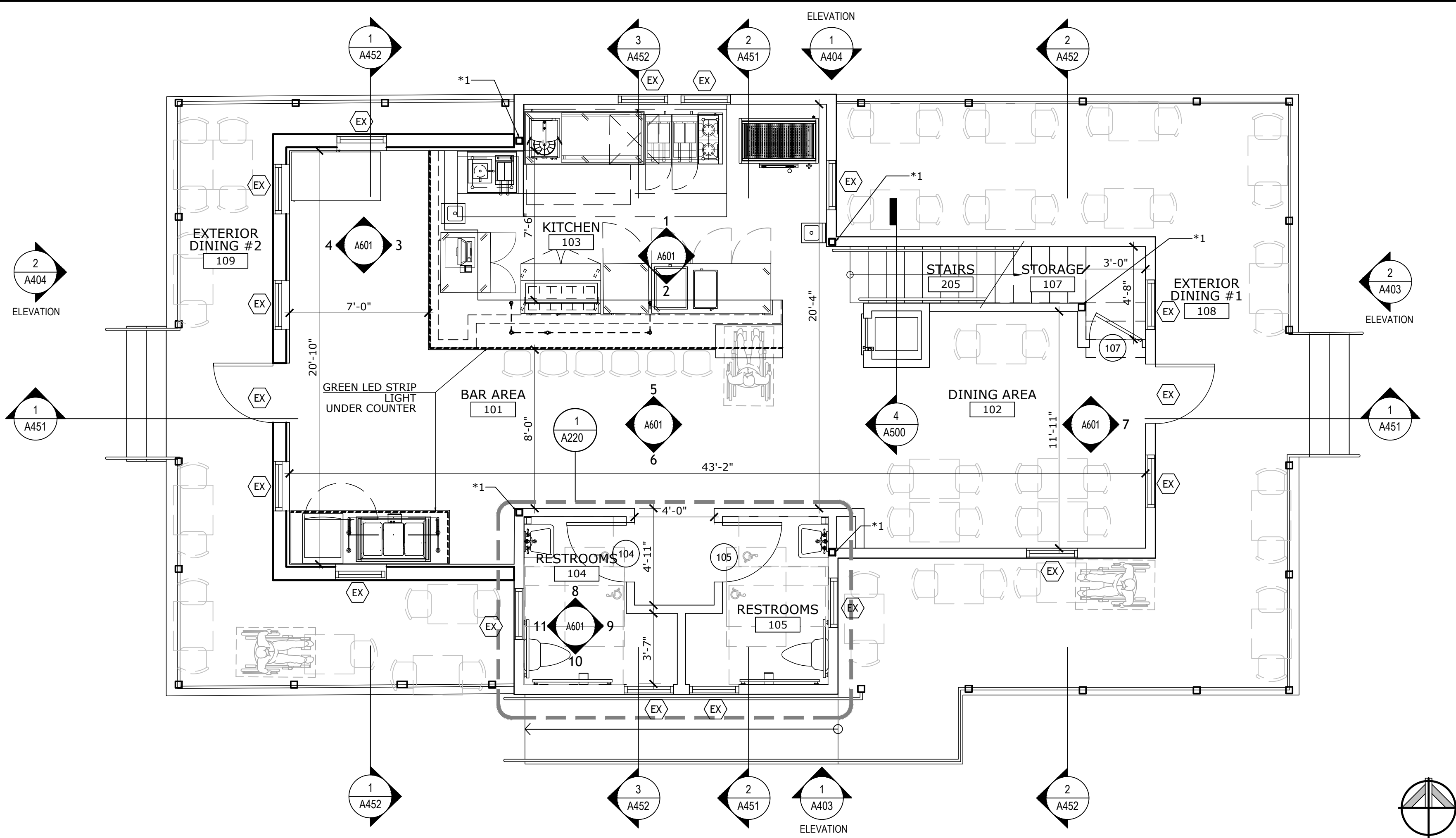
BUILDING ELEVATIONS
A404

PROJECT NUMBER: 25-022



SECOND FLOOR PLAN
SCALE: 1/4"=1'
2

AREA CALCULATION		
#	ROOM	GROSS AREA
101	BAR AREA STOOLS	428 SF
	BAR AREA	
102	DINING AREA	182 SF
103	KITCHEN	224 SF
104	RESTROOMS	53 SF
105	RESTROOMS	55 SF
106	JANITOR	12 SF
107	STORAGE	71 SF
108	EXTERIOR DINING #1	470 SF
109	EXTERIOR DINING #2	257 SF
201	STORAGE AREA	356 SF
202	WALK-IN FREEZER	61 SF
203	MECHANICAL ROOM	176 SF
204	STORAGE	91 SF
205	STAIRS	69 SF
	TOTAL INTERIOR	1,778 SF
	TOTAL EXTERIOR	727 SF
	TOTAL	2,505 SF



GROUND FLOOR PLAN
SCALE: 1/4"=1'
1

SEATING CALCULATION				
1 - SEAT				
101	BAR STOOLS	6 UNITS	x 1	6 SEATS
101	ADA STOOLS	1 UNITS	x 1	1 SEAT
2 - SEAT				
102	DINING AREA	5 UNITS	x 2	10 SEATS
108	EXTERIOR DINING #1	13 UNITS	x 2	26 SEATS
109	EXTERIOR DINING #2	8 UNITS	x 2	16 SEATS
	TOTAL			59 SEATS

NOTES:
*1 NEW STEEL COLUMN, REFER TO STRUCTURAL DRAWINGS
*2 NEW WOOD COLUMN, REFER TO STRUCTURAL DRAWINGS

EXISTING CONDITIONS
THESE DRAWINGS HAVE BEEN MADE BASED ON A VISUAL INSPECTION OF THE EXISTING SURFACES. SOME ASSUMPTIONS HAVE BEEN MADE AS TO ACTUAL CONSTRUCTION, MATERIALS, AND METHODS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ACTUAL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, AND UNFORESEEN CONDITIONS. IN ADDITION, THESE DRAWINGS ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL SHAPE, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSPECT ALL THE EXISTING ELEMENTS OF THE STRUCTURE AND REPORT TO THE CLIENT AND TO THE ARCHITECT OF ANY SIGNS OF POTENTIAL PROBLEMS WITH THE STRUCTURE INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, BRICK AND MASONRY WEAKENING AND WEAK STRUCTURAL CONNECTIONS.

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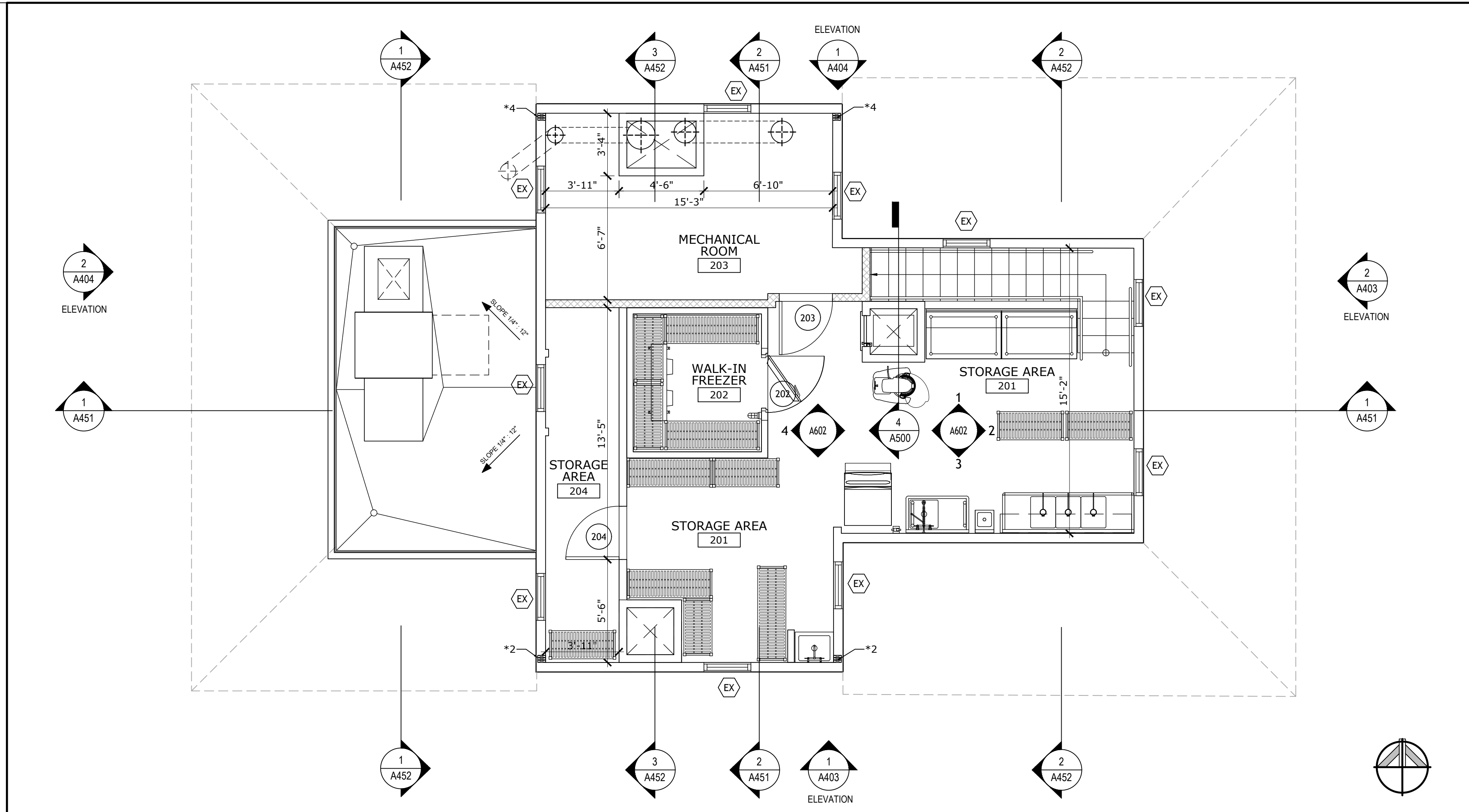
GREG MADSEN - AR92411

THE TACO STAND

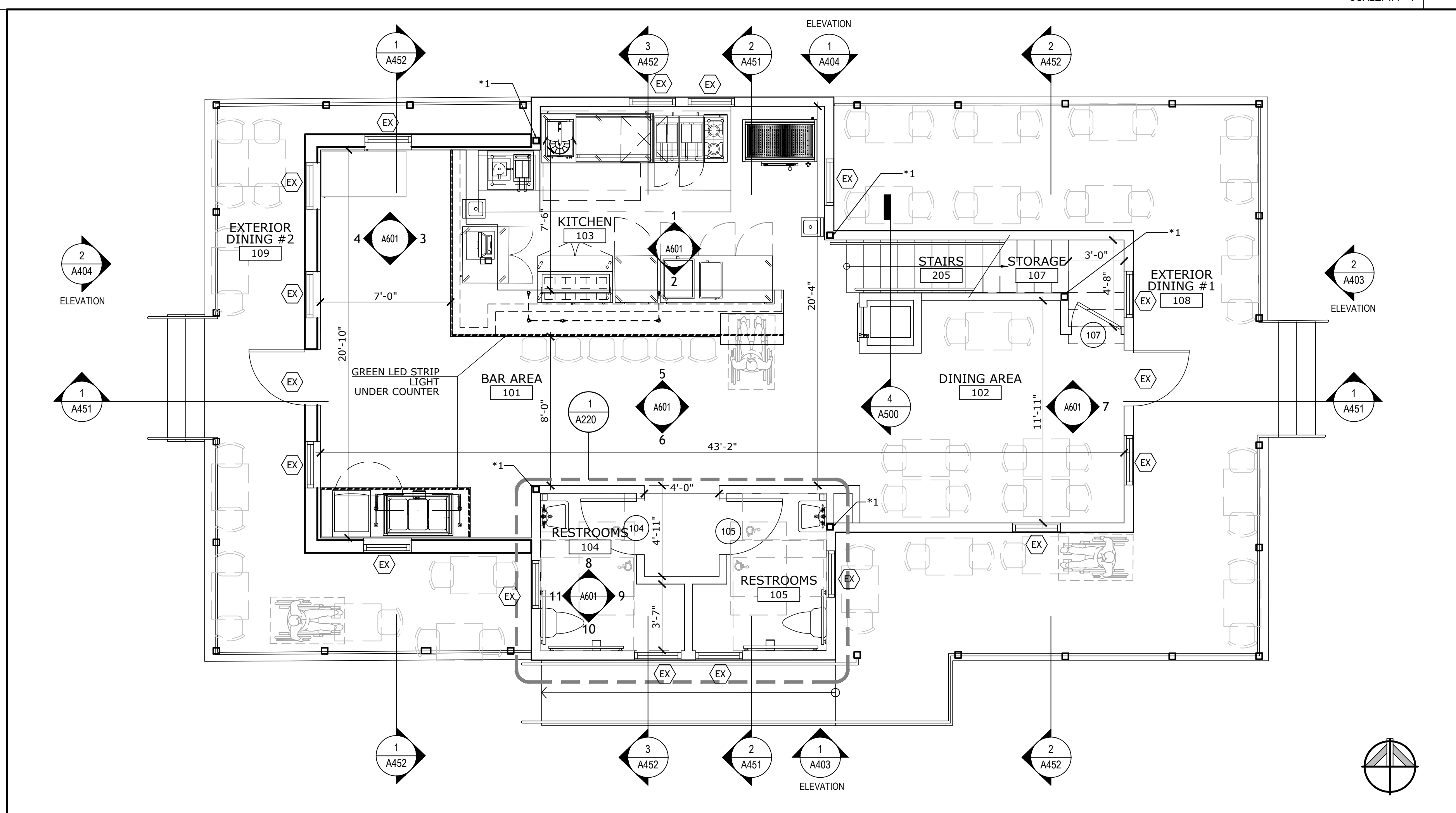
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DIMENSIONED FLOOR PLANS
A201

PROJECT NUMBER: 25-022



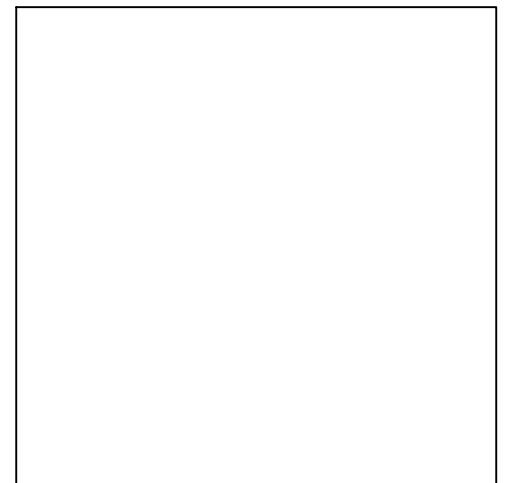
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SEATING CALCULATION				
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SUBMITTALS:

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DIMENSIONED FLOOR PLANS
A201

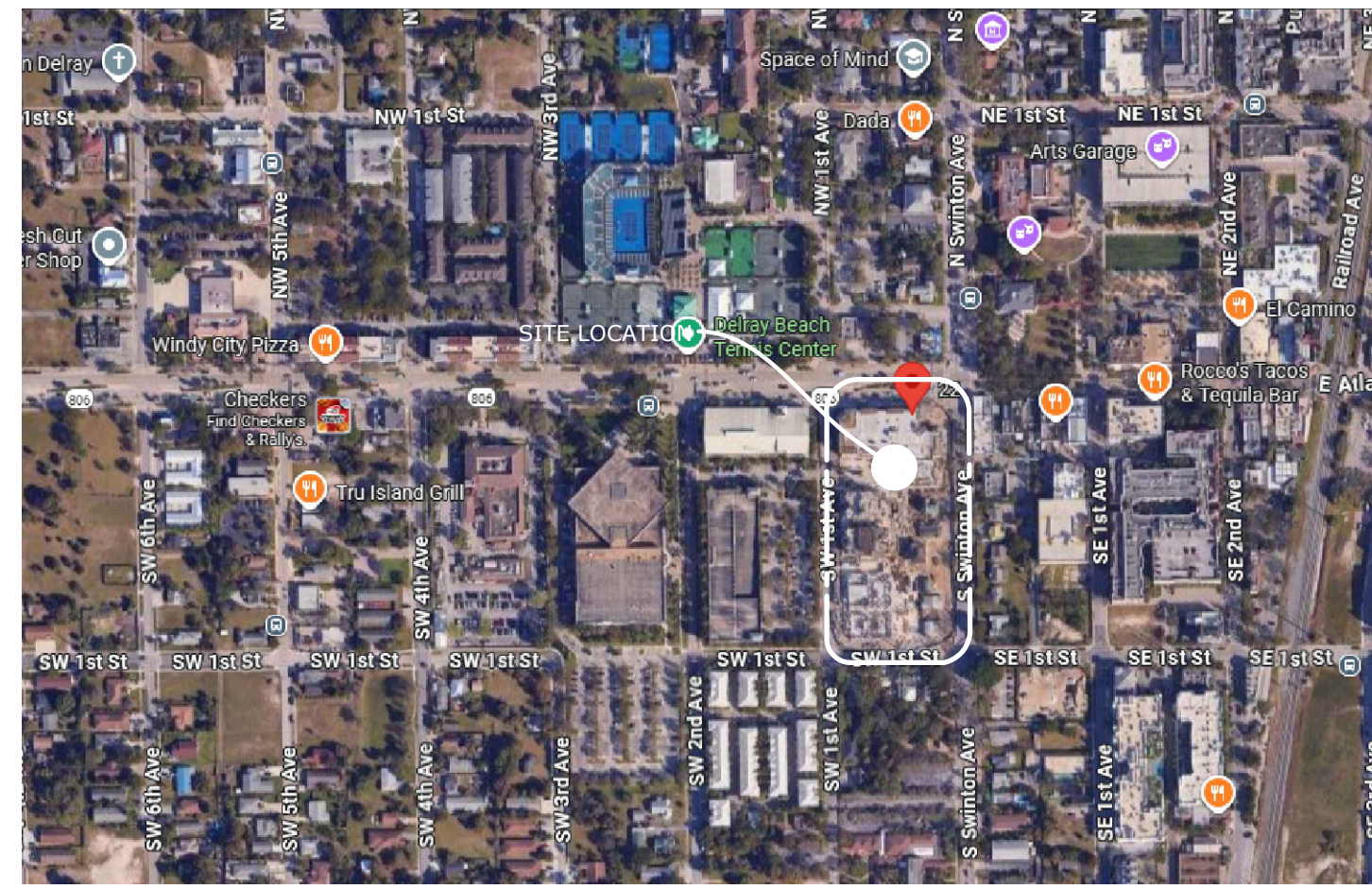
PROJECT NUMBER: 25-022

ARCHITECTURAL ABBREVIATIONS

ABV ABOVE	FA FIRE ALARM	P.LAM. PLASTIC LAMINATE
A/C AIR CONDITIONING	FAP FIRE ALARM PULL	PNL PANEL
ACOUS ACOUSTICAL	FFDD FIRE DEPARTMENT	PNT PAINT(ED)
ACT ACOUSTICAL TILE	FD FLOOR DRAIN	PR PAIR
ADD ADDENDUM	FE FIRE EXTINGUISHER	PSF POUNDS PER SQUARE FOOT
ADH ADHESIVE	FEC FIRE EXTINGUISHER CABINET	PSI POUNDS PER SQUARE INCH
AD AREA DRAIN	FF FINISHED FLOOR	PT PRESSURE TREATED
ADJ ADJACENT	FHC FIRE HOSE CABINET	PTN PARTITION
ADJT ADJUSTABLE	FND FOUNDATION	PVC POLYVINYL CHLORIDE
AFF ABOVE FINISH FLOOR	FIN FINISH(ED)	PLYWDPLYWOOD
ALT ALTERNATE	FIXT FIXTURE	
ALUM ALUMINUM	FLR FLOOR(ING)	QTY QUANTITY
ANOD ANODIZED	FOF FACE OF FINISH	R RISER(S)
AP ACCESS PANEL	FLUOR FLUORESCENT	RAD RADIUS
APPROX APPROXIMATE	FP FIREPLACE	RA REGRETURN AIR RECESSED
ARCH ARCHITECTURAL	FR FIRE RATED	REFR REFRIGERATOR
AVG AVERAGE	FS FIRE STROBE	REQ'D REQUIRED
BD BOARD	FT FOOT, FEET	REV REVISION(S), REVISED
BLDG BUILDING	FUR FURRED(ING)	RH RIGHT HAND
BLKG BLOCKING	FWC FABRIC WALLCOVERING	RM ROOM
BOT BOTTOM	GA GAUGE	SC SOLID CORE
BYND BEYOND	GALV GALVANIZED	SCH SCHEDULE
CAB CABINET	GC GENERAL CONTRACTOR	SD SMOKE DETECTOR
CG CORNER GUARD	GL GLASS, GLAZING	SHGC SOLAR HEAT GAIN COEFFICIENT
CIP CAST IN PLACE	GWB GYPSUM WALLBOARD	SHT SHEET
CJ CONTROL JOINT	GYP.BD. GYPSUM BOARD	SIM SIMILAR
CLG CEILING	HC HOLLOW CORE	SPC SPECIFICATION(S)
CLR CLEAR/CLEARANCE	HM HOLLOW METAL	SPK SPRINKLER
CL CENTER LINE	HR HOUR	SPR SPEAKER
CLO CLOSET	HT HEIGHT	SQ SQUARE
CMU CONCRETE MASONRY UNIT	HVAC HEATING/VENTILATING/AIR CONDITIONING	STL STAINLESS STEEL
COL COLUMN	IN INCH	STC SOUND TRANSMISSION COEFFICIENT
COMP COMPRESSIBLE	INS INSULATED OR INSULATION	STD STANDARD
CONC CONCRETE	INT INTERIOR	STL STEEL
CONF CONFERENCE	JAN JANITOR	STO STORAGE
CONST CONSTRUCTION	JAN JANITOR'S CLOSET	STR STRUCTURE
CONT CONTINUOUS, CONTINUOUS	LAB LABORATORY	SUSP SUSPENDED
CORR CORRIDOR	LAM LAMINATED	SYM SYMMETRY(ICAL)
CTR COUNTER	LAV LAVATORY	TEL TELEPHONE
CPT CARPET	LBL LABEL	TEMP TEMPERED
CT CTR CERAMIC TILE CENTER	LG LEDGER	T&G TONGUE AND GROOVE
CTYD COURTYARD	LH LEFT HAND	THK THICK OR THICKNESS
DBL DOUBLE	LO LOW	TME TO MATCH EXISTING
DEMO DEMOLISH, DEMOLITION	LT LIGHT	T.O.B TOP OF BEAM
DEPT DEPARTMENT	MAX MAXIMUM	T.O.P TOP OF PLATE
DTL DETAIL	MECH MECHANICAL(AL)	TV TELEVISION
DF DRINKING FOUNTAIN	MEMBR MEMBRANE	TYP TYPICAL
DIA DIAMETER	MFR MANUFACTURE(ER)	TZ TERRAZO
DIM DIMENSION	MIN MINIMUM	U U VALVE
DISP DISPOSAL	MISC MISCELLANEOUS	UL UNDERWRITER'S LABORATORY
DN DOWN	MO MASONRY OPENING	UNO UNLESS NOTED OTHERWISE
DR DOOR	MR MOISTURE RESISTANT	U/S UNDER SIDE
DW DISHWASHER	MTD MOUNTED	VB VINYL BASE
DWG DRAWING	MTL METAL	VCT VINYL COMPOSITION TILE
DWR DRAWER	NA NOT APPLICABLE	VERT VERTICAL
EA EACH	NGVD NATIONAL GEODETIC	VEST VESTIBULE
EJ EXPANSION JOINT	NIC NOT IN CONTRACT	VIF VERIFY IN FIELD
EL ELEVATION	NO NUMBER	VP VISION PANEL
ELEC ELECTRICAL	NOM NOMINAL	W/ WITH
ELEV ELEVATOR/ELEVATION	NTS NOT TO SCALE	VWC VINYL WALLCOVERING
EQ EQUAL	ON CENTER	WC WATER CLOSET / TOILETS
EQUIP EQUIPMENT	OPNG OPENING	WD WOOD
EWK ELECTRIC WATER COOLER	OPP OPPOSITE	W/O WITHOUT
EWH ELECTRIC WATER HEATER		
EXIST EXISTING		
EXT EXTERIOR		

ARCHITECTURAL SYMBOLS

201 ROOM NUMBER	ELEVATION SHEET NUMBER	ALIGN W/ ESTABLISHED SURFACE
2 DOOR NUMBER	ELEVATION SHEET NUMBER	DETAIL NUMBER SHEET NUMBER
A WINDOW TYPE	SHEET NUMBER	DETAILED AREA
A WALL TYPE	SHEET NUMBER	OCCUPANT LOAD
DETAIL NUMBER SHEET NUMBER	HEIGHT ABOVE FINISHED FLOOR	
DEMOLITION TAG	SECTION NUMBER SHEET NUMBER	



LOCATION MAP

SCALE: 1" = 1600'

APPLICABLE CODES SUMMARY INFORMATION

2023 FLORIDA BUILDING CODE (BUILDING)	8TH EDITION
2023 FLORIDA BUILDING CODE (ACCESSIBILITY)	8TH EDITION
2023 FLORIDA BUILDING CODE (EXISTING)-LEVEL OF ALTERATION - 1	8TH EDITION
2023 FLORIDA FIRE PREVENTION CODE	8TH EDITION BASED ON : NFPA-1 FIRE CODE 2021 EDITION NFPA 101 LIFE SAFETY CODE 2021 EDITION
CITY OF DELRAY LAND DEVELOPMENT CODE	CURRENT EDITION

AUTHORITY HAVING JURISDICTION :

CITY OF DELRAY

SCOPE OF WORK

INTERIOR ALTERATION....

DRAWING INDEX-SUBMITTALS

SHEET#	SHEET NAME	BUILD. PERMIT APP. 11/03/2023							
ARCHITECTURAL									
CS	COVER SHEET	●							
A001	GENERAL INFORMATION	●							
A002	ADA INFORMATION	●							
A010	RESPONSIBILITY MATRIX	●							
A100	SITE PLAN	●							
	SITE PLAN - ANNOTATIONS	●							
A150	DEMOLITION PLANS	●							
A201	FLOOR PLANS	●							
A202	FLOOR EQUIPMENT PLANS	●							
A210	ROOF PLAN	●							
A211	ROOF DETAILS	●							
A250	LIFE SAFETY NOTES AND PLANS	●							
A300	RENDERED VIEWS	●							
A301	RENDERED VIEWS	●							
A350	REFLECTED CEILING PLANS	●							
A401	EXISTING BUILDING ELEVATION	●							
A402	EXISTING BUILDING ELEVATIONS	●							
A403	PROPOSED BUILDING ELEVATIONS	●							
A404	PROPOSED BUILDING ELEVATIONS	●							
A451	BUILDING SECTIONS	●							
A452	BUILDING SECTIONS	●							
A500	WALL SECTIONS	●							
A501	WALL SECTIONS	●							
A601	INTERIOR ELEVATIONS	●							
A602	INTERIOR ELEVATIONS	●							
A800	DOOR AND HARDWARE SCHEDULES, DETAILS	●							
A900	WALL TYPES	●							
STRUCTURAL									
S1.0	FOUNDATION PLAN DETAILS	●							
S2.0	SECOND FLOOR - COLUMN PLAN	●							
S3.0	SECOND FLOOR - FRAMING PLAN	●							
S4.0	ROOF FRAMING PLAN	●							
MECHANICAL									
M0.1	MECHANICAL NOTES, LEGENDS & SHEET INDEX	●							
M1.1	FIRST FLOOR - MECHANICAL PLAN	●							
M1.2	SECOND FLOOR - MECHANICAL PLAN	●							
M1.3	MECHANICAL ROOF PLAN	●							
M2.1	MECHANICAL SCHEDULES	●							
M2.2	MECHANICAL SCHEDULES	●							
M2.3	MECHANICAL SCHEDULES	●							
M2.4	MECHANICAL SCHEDULES	●							
M2.5	PIPING AND WIRING DIAGRAMS	●							
M3.1	MECHANICAL DETAILS	●							
M3.2	MECHANICAL DETAILS AND CONTROL DIAGRAM	●							
M4.1	MECHANICAL SPECIFICATIONS	●							
M4.2	MECHANICAL SPECIFICATIONS	●							
ELECTRICAL									
E0.1	ELECTRICAL NOTES, LEGENDS AND SHEET INDEX	●							
E1.1	FIRST FLOOR - POWER PLAN	●							
E1.2	SECOND FLOOR - POWER PLAN	●							
E2.1	FIRST AND SECOND FLOOR, LIGHTING PLANS	●							
E3.1	EQUIPMENT SCHEDULE	●							
E3.2	PANEL SCHEDULES AND POWER RISERS	●							
E5.1	ELECTRICAL DETAILS	●							
E5.2	HOOD WIRING DIAGRAMS	●							
E5.3	HOOD WIRING DIAGRAMS	●							
E5.4	HOOD WIRING DIAGRAMS	●							
E5.5	HOOD WIRING DIAGRAMS	●							
E5.6	HOOD WIRING DIAGRAMS	●							
E5.7	HOOD WIRING DIAGRAMS	●							
E5.8	HOOD WIRING DIAGRAMS	●							
FIRE ALARM									
FA1.1	FIRST AND SECOND FLOORS - FIRE ALARM PLANS	●							
FA5.1	FIRE ALARM DETAILS	●							
PLUMBING									
P0.1	PLUMBING NOTES, LEGENDS, AND SHEET INDEX	●							
P0.2	PLUMBING SCHEDULES	●							
P0.3	KITCHEN EQUIPMENT, PLUMBING SCHEDULE	●							
P1.1	FIRST FLOOR - SANITARY AND CONDENSATE PLAN	●							
P1.2	SECOND FLOOR - SANITARY AND CONDENSATE PLAN	●							
P2.1	FIRST FLOOR - DOMESTIC WATER PLAN	●							
P2.2	SECOND FLOOR - DOMESTIC WATER PLAN	●							
P3.1	FIRST FLOOR NATURAL GAS PLAN	●							
P3.2	SECOND FLOOR NATURAL GAS PLAN	●							
P4.1	PLUMBING ROOF PLAN	●							
P5.1	PLUMBING RISER DIAGRAMS	●							
P6.1	PLUMBING DETAILS	●							

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TACO STAND SUNDY VILLAGE
22 W. ATLANTIC AVE. DELRAY BEACH, FL 33444

SUBMITTALS:

GENERAL INFORMATION
A001

PROJECT NUMBER: 25007



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DESIGN





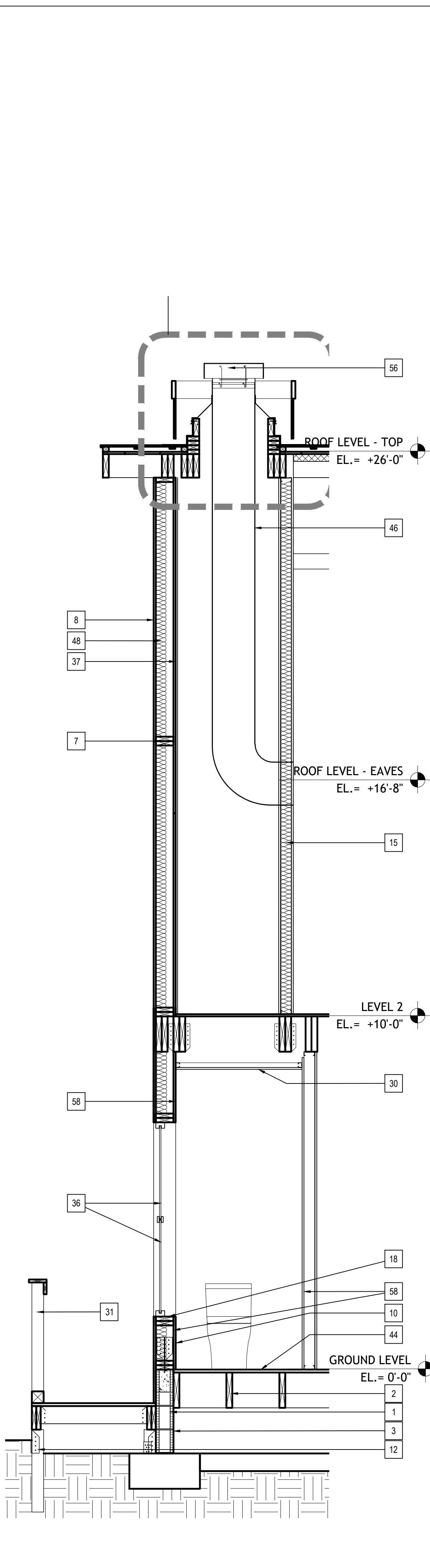
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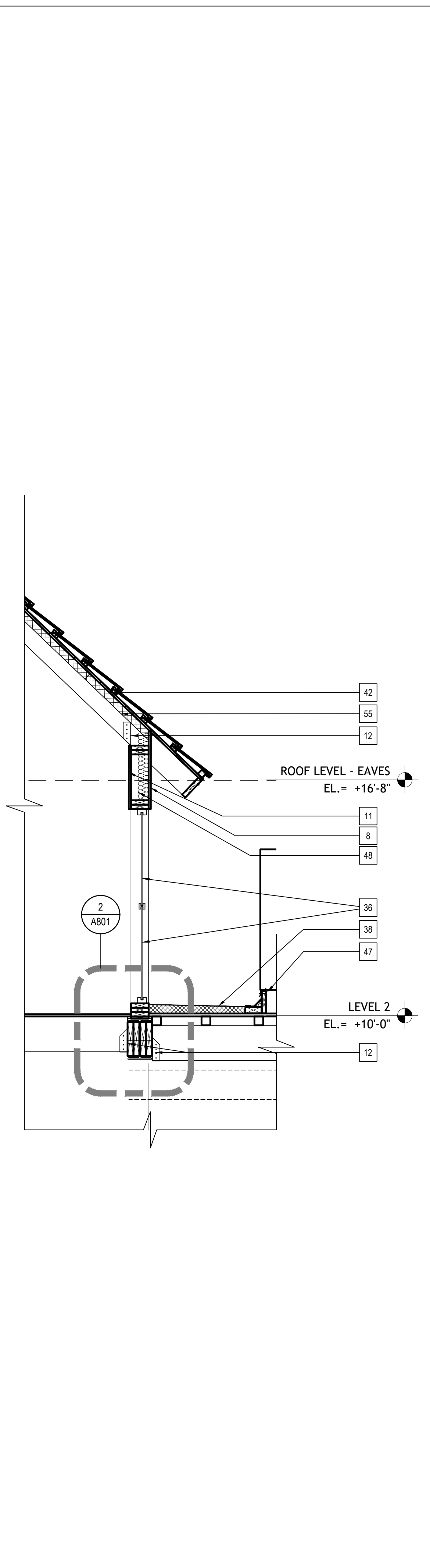
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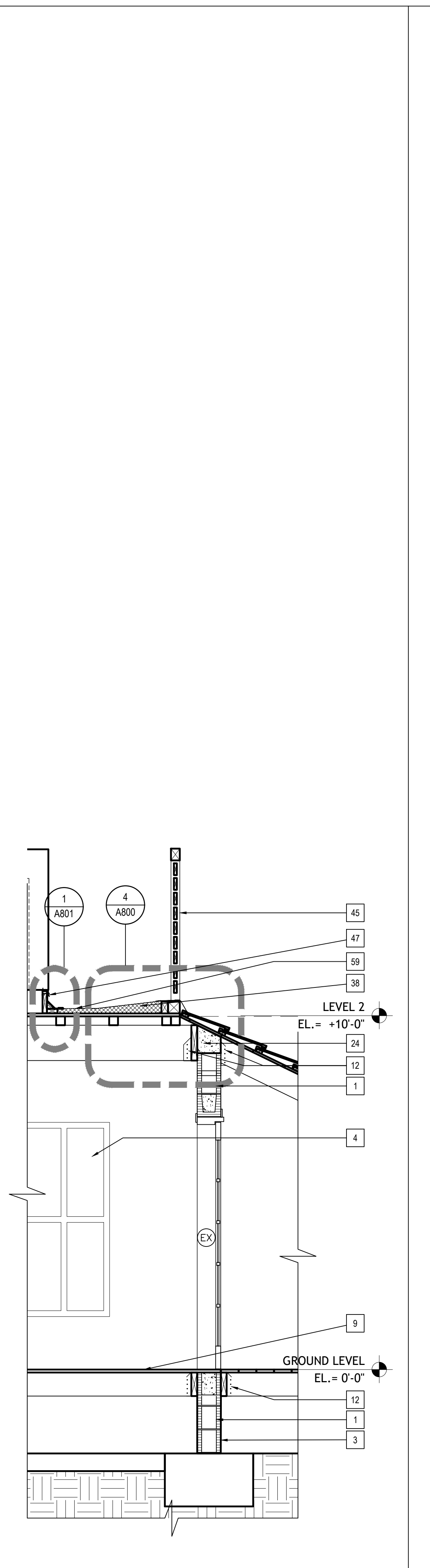
MADSEN
DESIGN



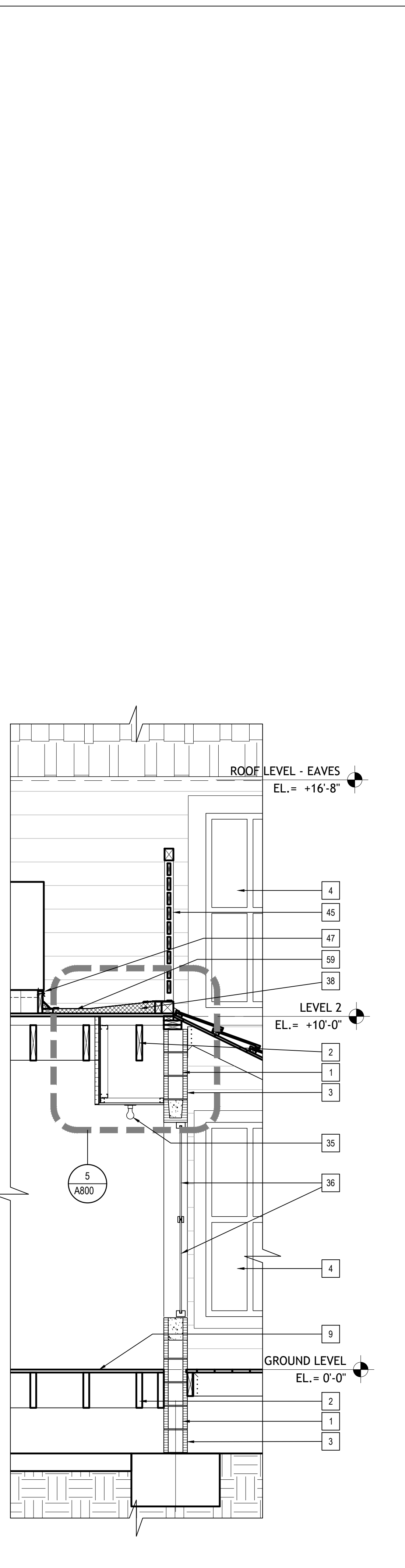
WALL SECTION 4
1/2" = 1'-0"



WALL SECTION 3
1/2" = 1'-0"



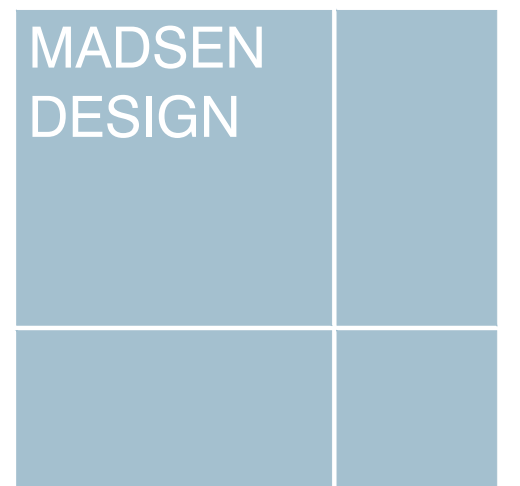
WALL SECTION 2
1/2" = 1'-0"



WALL SECTION 1
1/2" = 1'-0"

SECTION KEYNOTES	
1	8" MASONRY WALL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND SPECIFICATIONS
2	EXISTING WOOD FRAMING TO REMAIN, REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENTS
3	PAINTED, STUCCO SYSTEM (MIN. 5/8" THICK) WITH SMOOTH FINISH OVER MASONRY SUBSTRATE
4	EXISTING WINDOW SYSTEM TO REMAIN
5	WOOD STUD WALL FRAMING, 2X8 @ 16" O.C.
6	EXISTING PRE-FAB WOOD TRUSS SYSTEM
7	DIAGONAL BRACING, CONCEALED WITHIN STUD BAYS FOR HURRICANE WIND RESISTANCE
8	EXISTING EXTERIOR ENCLOSURE, CONTINUOUS VAPOR BARRIER AND RIGID INSULATION, BEHIND EXTERIOR FINISH, VENTILATED CAVITY WALL DETAIL.
9	WOOD FINISH FLOORING, ENGINEERED WOOD PLANK HIGH TRAFFIC, ELEVATED ON VAPOR BARRIER. REFER TO FINISH SCHEDULE. PROVIDE UNDERLAYMENT AT ALL UPPER FLOOR HARD SURFACE AREAS TO MAINTAIN IMPACT INSUL. RATINGS OF 50 (MIN.) PER IRC 2023 (8th E.D.)
10	CERAMIC TILE BASE COURSE, MOISTURE-RESISTANT, KITCHEN AND BATHROOMS, CEMENT BOARD TILE UNDERLAYMENT.
11	INTERIOR WALL SHEATING, GYPSUM BOARD WITH LIMEWASH OR PAINT
12	HURRICANE TIE-DOWNS + ANCHOR BOLTS
13	SOLID WOOD STRINGERS, PRESSURE-TREATED, RESISTANT TO HUMIDITY AND TERMITES
14	INTERIOR WOOD FRAMED STAIR AND LANDINGS, PROVIDE COMPLETE WOODFRAMED STAIR AND ASSEMBLIES, IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS, PROVIDE SLIP RESISTANT WATERPROOF FINISH SUITABLE FOR INTERIOR USE, ENSURE COORDINATE WITH STRUCTURAL DRAWINGS FOR DETAILS, SUPPORTS AND ANCHORAGE REQUIREMENTS, VERIFY DIMENSIONS ON SITE PRIOR TO INSTALLATION.
15	INTERIOR PARTITION, WOOD STUDS, 1 HOUR FIRE RATING, ASSEMBLY # UL-U305, REFER TO FIRE RATING ASSEMBLIES IN SHEET A900
16	FLOOR CEILING ASSEMBLY, WOOD JOISTS, 1 1/2 HOUR FIRE RATING, ASSEMBLY # UL-L510, REFER TO FIRE RATING ASSEMBLIES IN SHEET A900
17	1 1/2" HANDRAIL MOUNTED AT 2'-10"
18	INTERIOR WOOD WINDOW SILL: SOLID MDF, CUSTOM PROFILED, FINISH TO MATCH INTERIOR TRIM. INSTALL PER SECTION 06 2000 - CAULKED AND PAINTED AT WALL INTERSECTIONS.
19	PERLICK STAINLESS STEEL STUDS - MODULAR BAR SUPPORT SYSTEM, CORROSION-RESISTANT FOR HUMID/TROPICAL ENVIRONMENTS
20	STUD ANCHORAGE TO FLOOR SLAB - STAINLESS STEEL BASE PLATES WITH MECHANICAL FASTENERS, SEALED AGAINST MOISTURE
21	
22	PLYWOOD SUBBASE, 3/4" EXTERIOR GRADE, MOISTURE-RESISTANT, SCREWED TO STUD FRAME
23	SERVICE CHASE INTEGRATION, CONCEALED CONDUIT FOR BAR / KITCHEN UTILITIES (ELECTRICAL, PLUMBING, REFRIGERATION LINES)
24	GLASS-FIBER REINFORCED CONCRETE (GRFC) COUNTERTOP, FINISH THICKNESS: 3/4" OVER PLYWOOD, APPLIED WITH BONDING AGENT FOR ADHESION, CHAMFERED EDGES.
25	STAINLESS STEEL PEANUT RAIL
26	NEW WALK-IN COOLER / FREEZER, CEILING, FLOOR AND WALLS, PROVIDE SHOP DRAWINGS.
27	LIGHTING RECESS UNDER COUNTER EDGE - AMBIENT GLOW, GREEN LED STRIP.
28	SUSPENDED ACOUSTIC CEILING GRID, 2X2 PANELS, CORROSION-RESISTANT SUSPENSION SYSTEM - GALVANIZED STEEL, ACCESS PANELS INTEGRATED FOR MEP MAINTENANCE IN BAR/KITCHEN AREAS
29	EDGE TRIM DETAIL, ALUMINUM ANGLE.
30	NEW TONGUE AND GROOVE STAINED WOOD CEILING, REFER TO REFLECTED CEILING PLAN
31	EXTERIOR WOOD RAILING, 4X4 WOOD POSTS PRESSURE-TREATED HARDWOOD ANCHORED TO DECK FRAMING, RESISTANT TO HUMIDITY AND TERMITES, TOP RAIL: 2X6 TROPICAL HARDWOOD PLANK, BALUSTER SPACING ≤ 4" O.C. - CODE-COMPLIANT FOR SAFETY
32	PLANTER BOX FRAMING: PRESSURE-TREATED WOOD STUDS/PANELS, RAISED BASE WITH DRAINAGE LAYER - GRAVEL TO PREVENT WATERLOGGING. INTEGRATED WATERPROOF LINER ANCHORAGE TO TERRACE SLAB/DECK FRAMING - CONCEALED BRACKETS FOR STABILITY IN WIND LOADS, EXTERIOR WOOD CLADDING, TROPICAL HARDWOOD SLATS - CONTINUOUS WITH TERRACE RAILING AND ENCLOSURE AESTHETIC, DRAINAGE OUTLET AT PLANTER BASE.
33	UNDER COUNTER KITCHEN EQUIPMENT, REFER TO KITCHEN EQUIPMENT PLANS FOR SPECIFICATIONS DECORATIVE CORRUGATED METAL SHEET CLADDING INSTALLED AS FINISH UNDER BAR COUNTER, GALVANIZED STEEL, PRIMED AND PAINTED, WHITE BASE COAT WITH DECORATIVE PAINT TREATMENT BY OWNER, CONCEALED BRACKETS OR CLIPS TO COUNTER SUBFRAME, INSTALLATION COORDINATED WITH BAR COUNTER PLYWOOD SUBBASE + CONCRETE LIKE FINISH ABOVE.
34	
35	NEW LIGHT FIXTURE, REFER TO MEP DRAWINGS
36	EXISTING GLAZING
37	NEW 5/8" GYPSUM BOARD FASTENED TO WOOD FRAMING. REFER TO FLOOR PLANS, ENLARGED UNIT PLANS AND WALL TYPES ON SHEET A-900.
38	TAPERED INSULATION, ENSURING A MINIMUM 1/4" PER FOOT SLOPE.
39	NEW 5/8" GYPSUM BOARD SOFFIT ABOVE FASTENED TO WOOD STUD FRAMING, PRIMED AND PAINTED, REFER TO WALL TYPES IN SHEET A900.
40	WOOD STUD PARTITION WALL, NON-LOAD-BEARING INTERIOR WALL CONSTRUCTED OF NOMINAL 2X4 (ACTUAL 1.5"X3.5") STUDS, SPACED AT 16" O.C., WITH CONTINUOUS TOP AND SOLE PLATES, SHEATHED BOTH SIDES WITH 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE, PROVIDES SPATIAL DIVISION ONLY; NOT INTENDED FOR STRUCTURAL LOAD-BEARING.
41	NEW INTERIOR DOOR AND FRAME, REFER TO DOOR SCHEDULE
42	RIGID BOARD SHEATING
43	WALL BASE, REFER TO FINISH FLOOR PLANS AND INTERIOR ELEVATIONS
44	INTERIOR FLOOR FINISH, REFER TO FINISH FLOOR PLANS
45	PROPOSED SCREENING
46	EXHAUST PIPE FROM KITCHEN HOOD, REFER TO MEP DRAWINGS FOR DETAILS.
47	PARAPET DETAIL REFER TO SHEET 800 FOR CLARIFICATION
48	NEW 3" THICK MINERAL FIBER SOUND BATT. INSULATION IN STUD CAVITIES, TYP. (SEE WALL TYPES)
49	HILTI CFS-CID M CAST-IN FIRESTOP SLEEVE, FOR Ø18" AND Ø12" STEEL KITCHEN EXHAUST PIPES THROUGH WOOD DECK, INSTALLED PER UL SYSTEM AND MANUFACTURER'S INSTRUCTIONS.
50	NEW WOOD FRAMING, REFER TO STRUCTURAL DRAWINGS FOR DETAILS
51	MODIFY EXISTING ALUMINUM WINDOW ASSEMBLY TO BE FULLY DISMOUNTABLE FROM THE EXTERIOR FOR CLEANING, MAINTENANCE, AND REPLACEMENT OF DECORATIVE BLINDS, PROVIDE 1 1/2" x 1 1/2" STRUCTURAL STEEL ANGLE AT INTERIOR FACE, SECURED WITH EXTERIOR ACCESSIBLE BOLTS TO RESIST REQUIRED WIND LOADS, ENSURE ASSEMBLY MAINTAINS CLEAR EXTERIOR GLAZING AS REQUIRED BY CITY. COORDINATE ALL FASTENERS, WEATHER SEALS, AND INSTALLATION DETAILS WITH STRUCTURAL AND WINDOW MANUFACTURER REQUIREMENTS. REFER TO ISOMETRIX SCHEME (3 / A404), AND NEW WALL DETAIL (2 / A900).
52	DUMB WAITER, REFER TO KITCHEN EQUIPMENT DRAWINGS
53	HOOD, REFER TO KITCHEN EQUIPMENT DRAWINGS
54	BACKING BOARD SHEATING
55	HUNTER XCI PLY INSULATED PANEL, POLYISOCYANURATE RIGID INSULATION LAMINATED TO 5/8" APA-RATED PLYWOOD, INSTALLED TO THE INTERIOR FACE OF EXISTING ROOF SHEATHING, 3.5" THICK, COMPLIES WITH FLORIDA BUILDING CODE FOR INTERIOR RETROFIT APPLICATIONS.
56	EXHAUST TERMINATION CAP INSTALL CONTINUOUS STEEL ROD TO SUPPORT DECORATIVE BLINDS, ROD TO BE MOUNTED TO EXISTING VERTICAL WOOD STUDS USING BOLTED STEEL PLATES OR BRACKETS, PROVIDING ADEQUATE CAPACITY FOR BLIND WEIGHT AND MAINTENANCE ACCESS, ALIGN ROD PARALLEL TO GLAZING AND COORDINATE LOCATION WITH INTERIOR SHEATHING AND WINDOW ASSEMBLY, REFER TO ISOMETRIX SCHEME (3 / A404), AND NEW WALL DETAIL (2 / A900).
57	
58	MOISTURE-RESISTANT GYPSUM WALL BOARD SHEATING IN BATHROOMS, TILE FINISH TO 7'-0", PAINT ABOVE
59	RIGID INSULATION, 2.5" THICK, MECHANICALLY FASTENED TO PLYWOOD SUBBASE; CONTINUOUS THERMAL BARRIER
60	CONCENTRIC VENTS
61	PROVIDE FIXED DECORATIVE WHITE BLINDS INSTALLED BETWEEN EXISTING CLEAR GLAZING AND NEW INTERIOR FIBER CEMENT SHEATHING, BLINDS TO BE NON OPERABLE AND MOUNTED TO STEEL ROD SUPPORT SYSTEM, ENSURE BLINDS PROVIDE FULL VISUAL SCREENING OF KITCHEN WALL WHILE MAINTAINING REQUIRED EXTERIOR TRANSPARENCY. REFER TO ISOMETRIX SCHEME (3 / A404), AND NEW WALL DETAIL (2 / A900).

WALL KEYNOTES
N.T.S.



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GREG MADSEN - AR92411

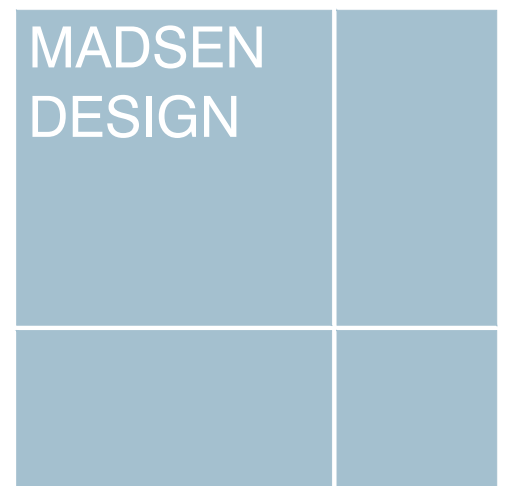
THE TACO STAND
22 W. ATLANTIC AVE.
DELRAY BEACH, FL 33444

SUBMITTALS:

PERMIT APP SET	MM/DD/20YY

WALL SECTIONS
A501

PROJECT NUMBER: 25-022



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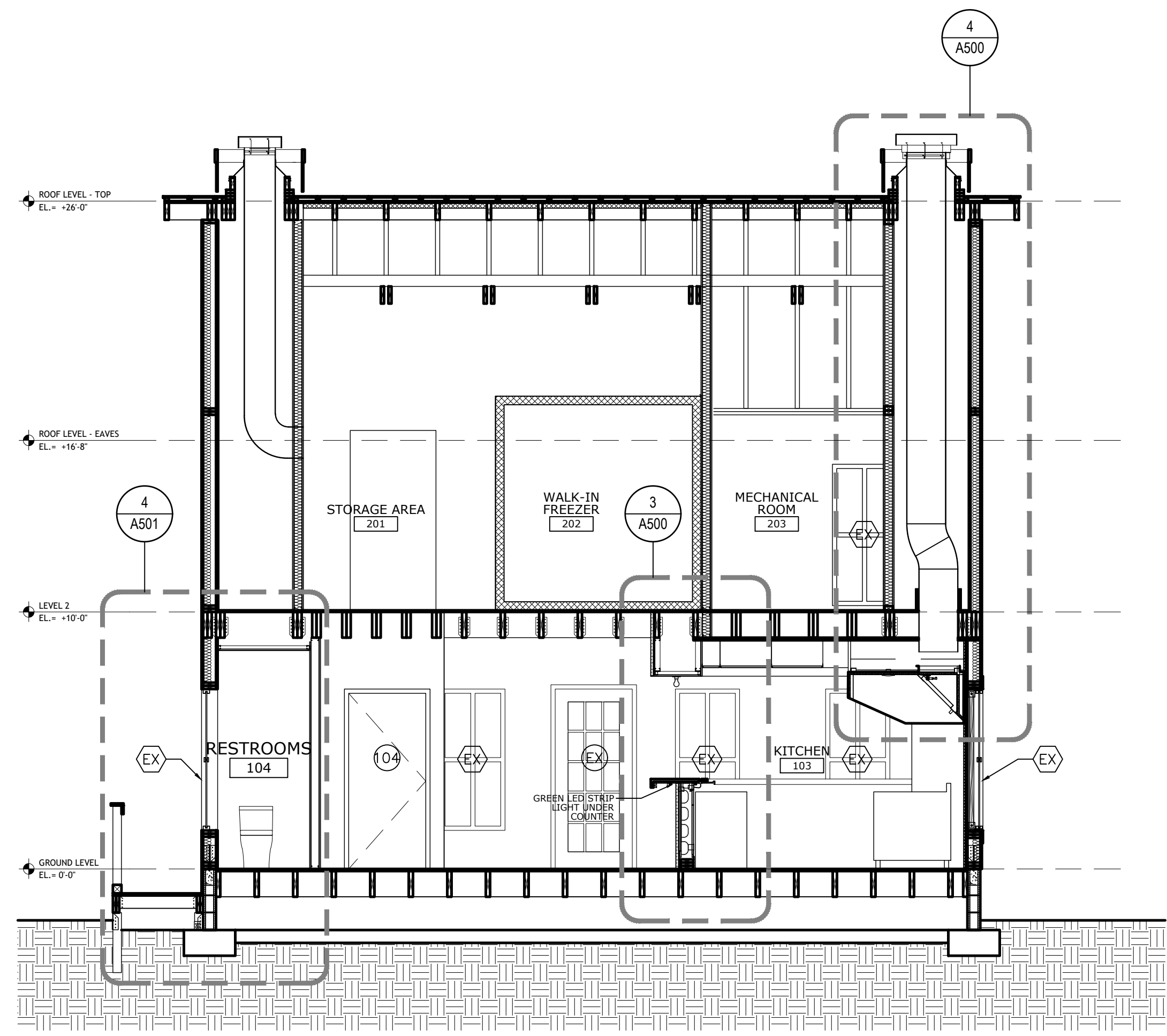
THE TACO STAND
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SUBMITTALS:

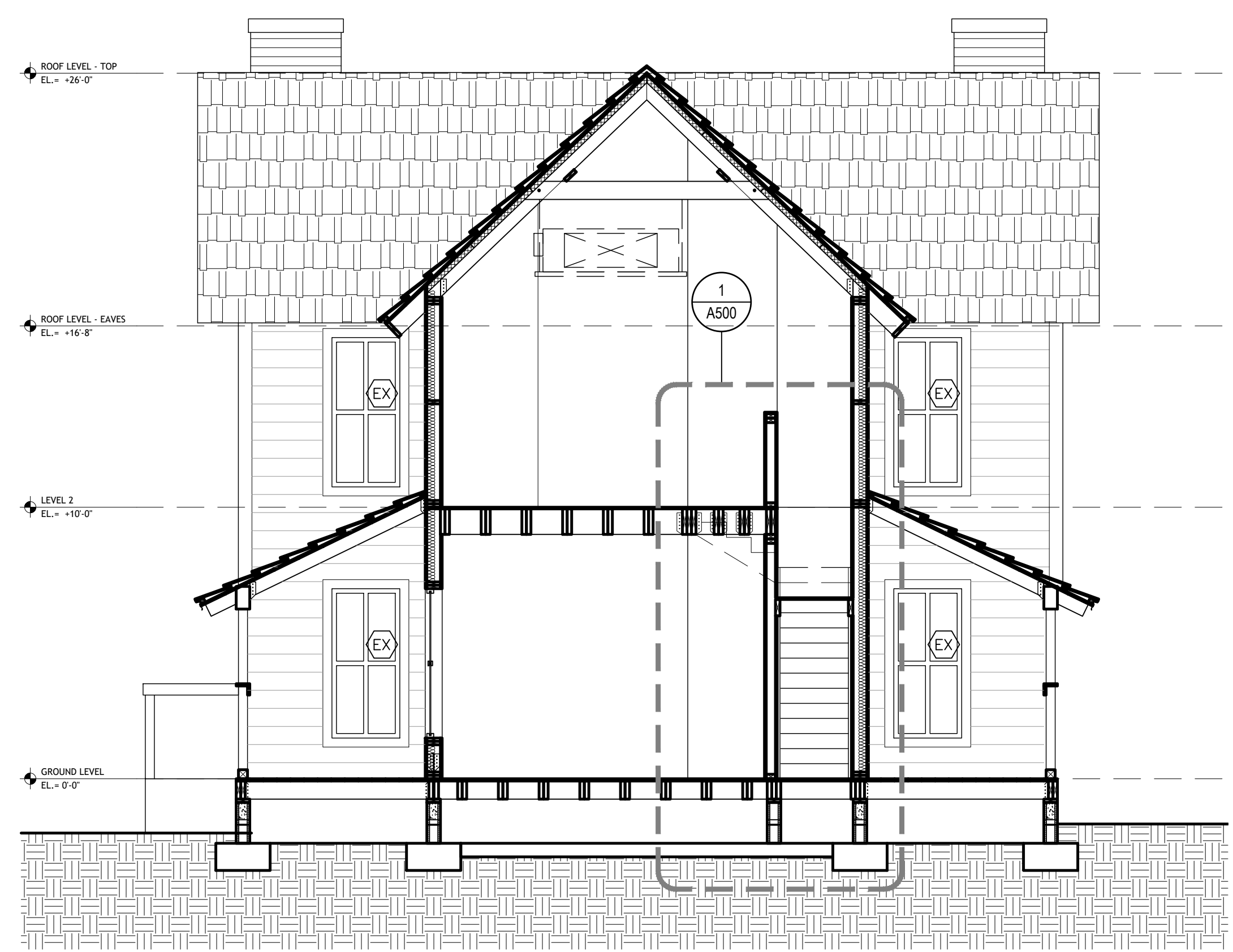
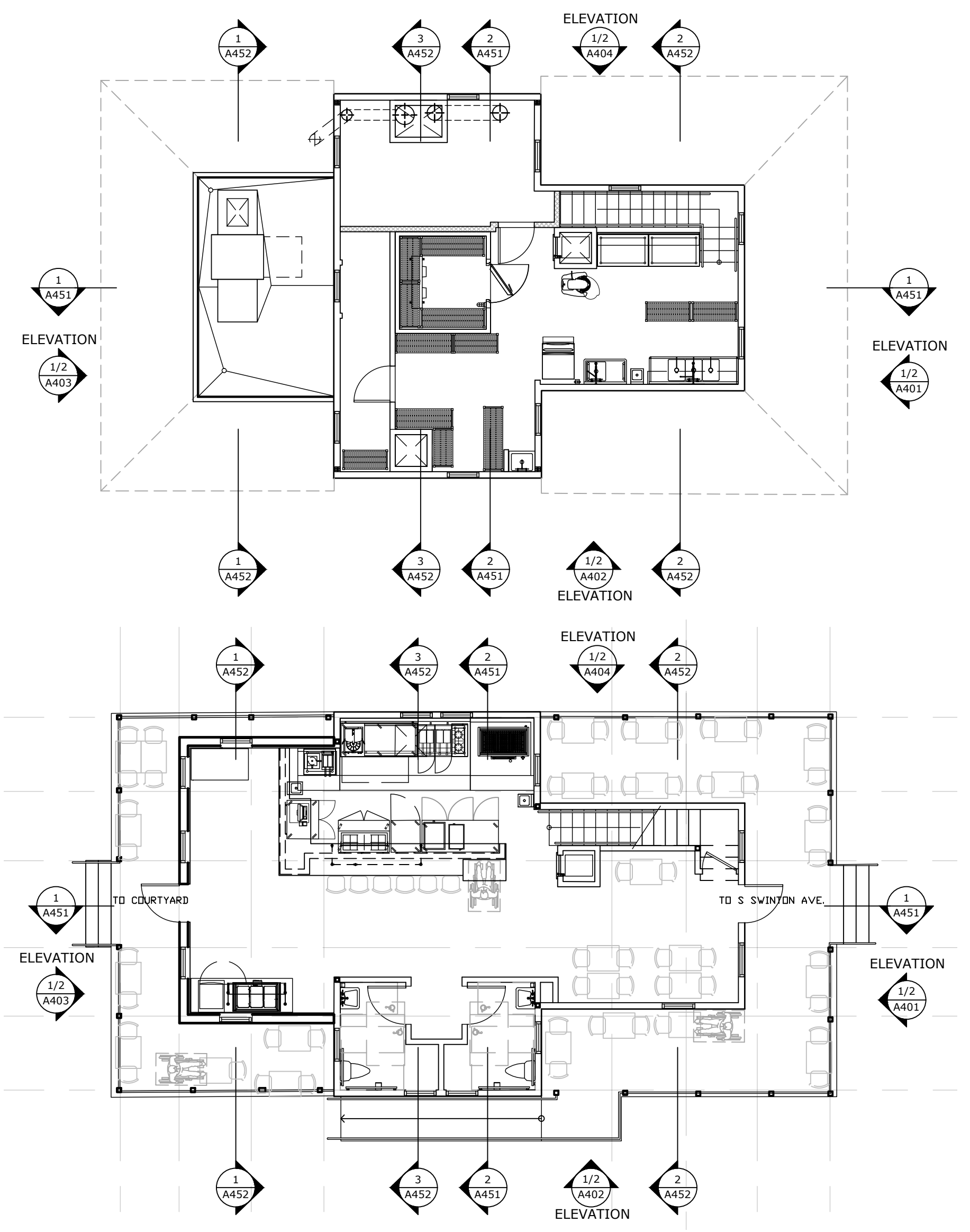
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BUILDING SECTIONS
A452

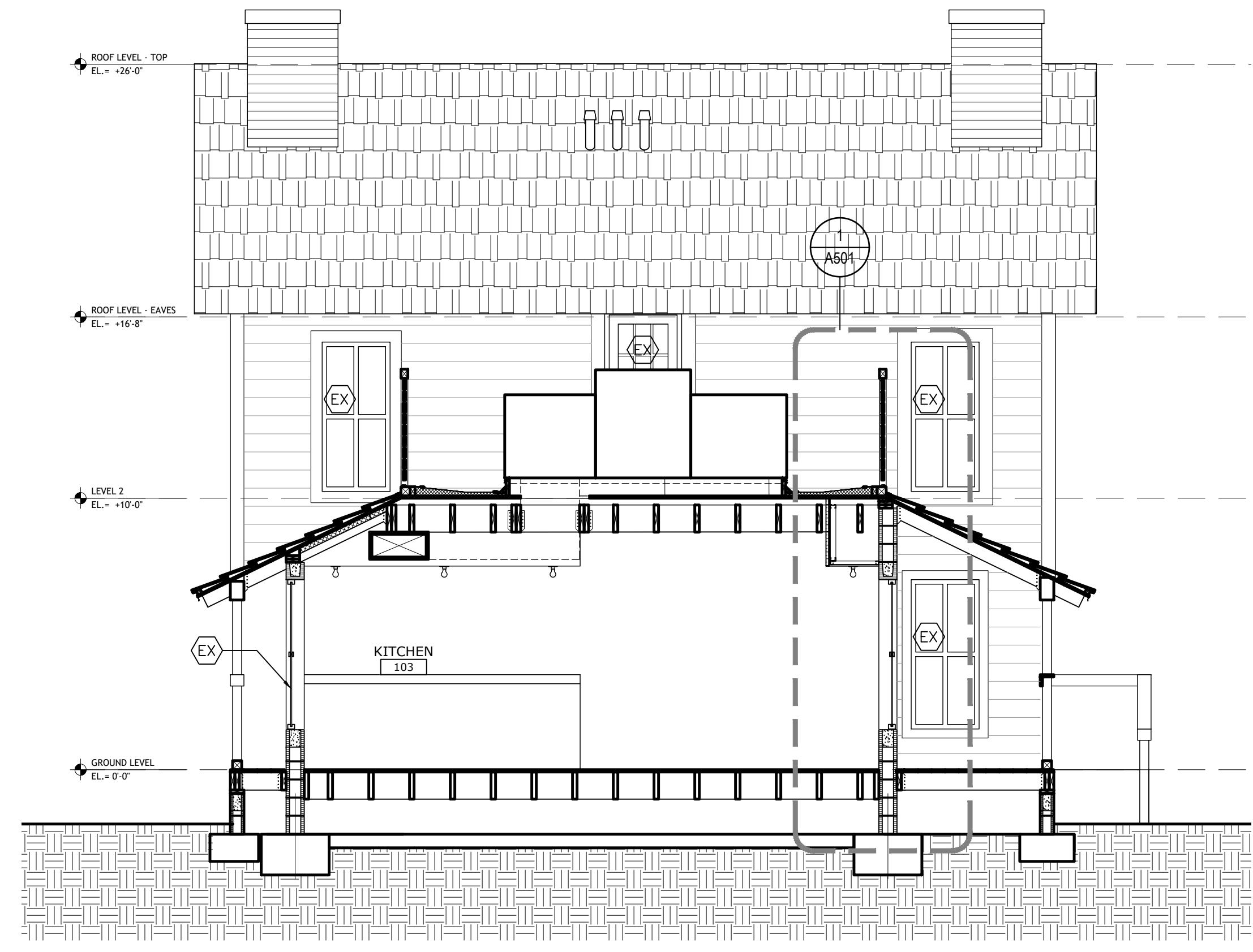
PROJECT NUMBER: 25-022



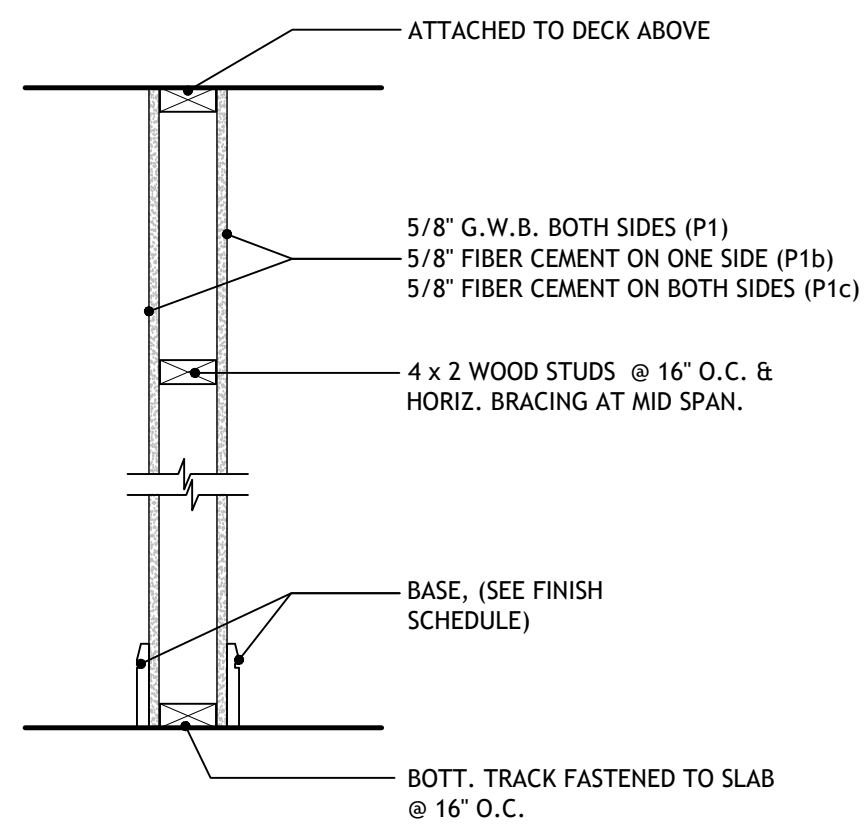
SECTION 3
SCALE: 1/4"=1'



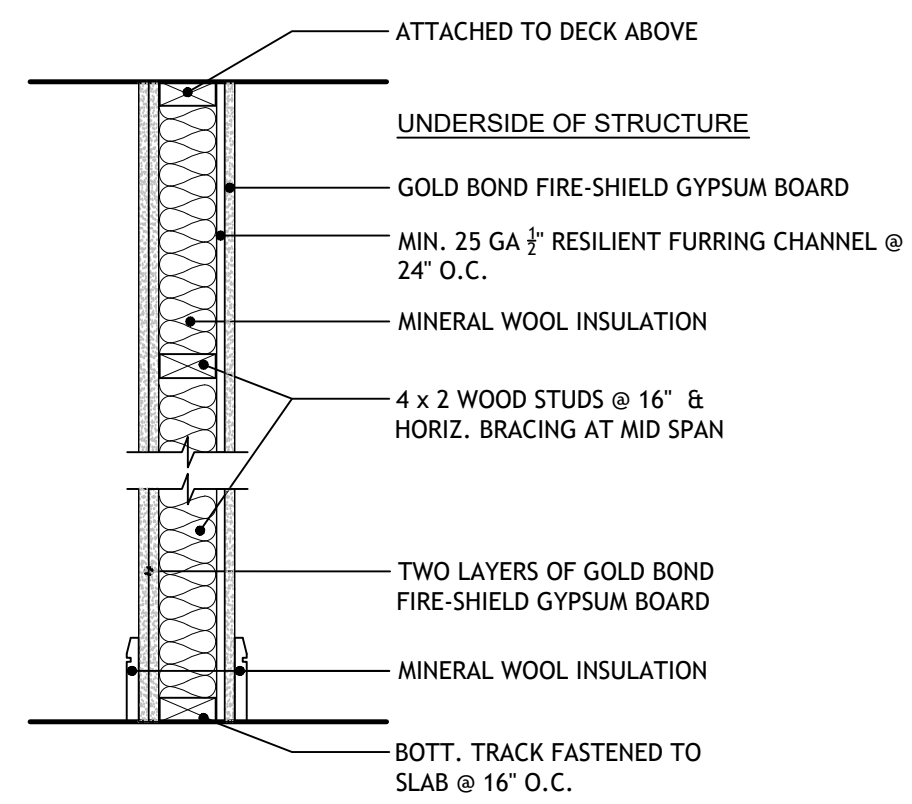
SECTION 2
SCALE: 1/4"=1'



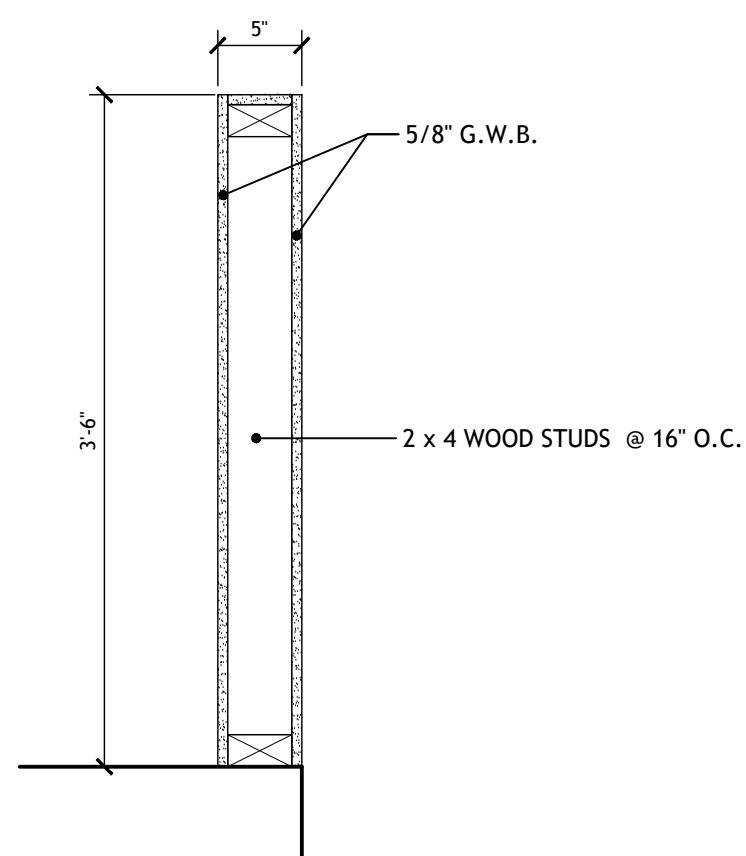
SECTION 1
SCALE: 1/4"=1'



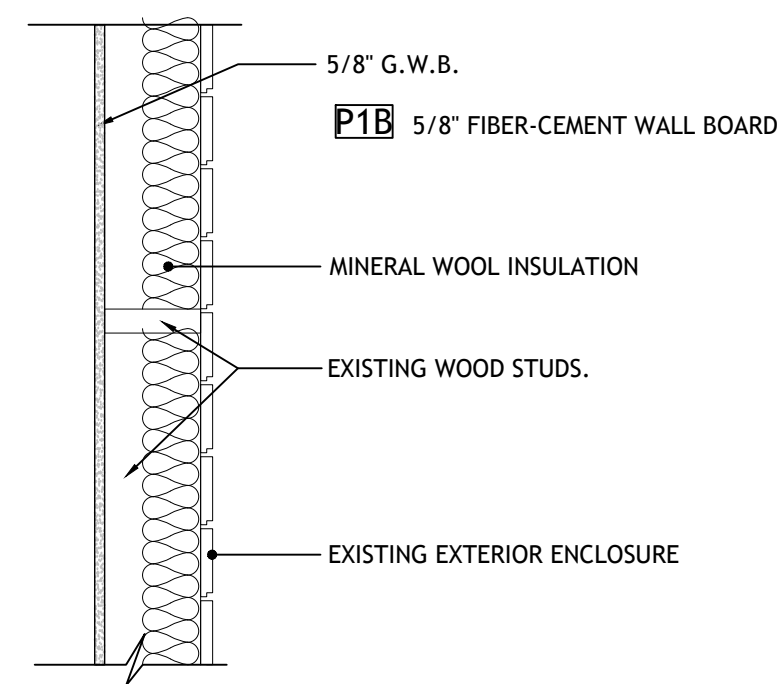
P1(BC) PARTITION
INTERIOR WALL



P2 PARTITION (1HR RATED)
INTERIOR WALL (UL DESIGN U305)



P4 LOW WALL
INTERIOR WALL



P3(B) INTERIOR FURRING
INTERIOR WALL

ALL FIRE-RATED WALLS EXTEND UP CONT. FROM FLOOR SLAB TO UNDERSIDE OF ROOF DECK. FILL ALL CAVITIES W/ APPROVED FIRE-SAFETY INSULATION & SEALANT. AT ALL NON-FIRE-RATED WALLS, EXTEND G.W.B. TO (6") ABOVE LEVEL OF THE ADJACENT CEILING FINISH. TYP. U.N.O.

G.C. TO FOLLOW MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR THE INSTALLATION OF : METAL FRAMING & FURRING, INSULATION, CERAMIC OR PORCELAIN TILE, GYPSUM WALL BOARD, CEMENTITIOUS BACKER BOARD, VAPOR BARRIER, TEMPERED GLASS WINDOW, WALL AND/OR OTHER SYSTEMS ASSOCIATED WITH THE CONSTRUCTION OF ALL WALLS.

G.C. TO COMPLETELY COORDINATE THE INSTALLATION OF ALL SYSTEMS (INCLUDING BUT NOT LIMITED TO WIRING, CONDUIT, PIPES, CONNECTIONS AND/OR EQUIPMENT) WHICH ARE TO BE INTEGRATED INTO THE CONSTRUCTION OF ALL WALLS. DO NOT INTERRUPT THE STRUCTURAL CONTINUITY OF ANY WALL AND NOTIFY THE ARCHITECT AND ENGINEERS OF ANY CONFLICTS BEFORE PROCEEDING.

SUB-CONTRACTOR SHALL INSTALL ALL REQUIRED BLOCKING WITH IN WALLS WHETHER SPECIFICALLY NOTED IN THIS SET OR IMPLIED DUE TO THE EQPT SPECED. IT IS THE SUB-CONTRACTORS RESPONSIBILITY TO REVIEW ALL DISCIPLINES AND IDENTIFY ALL AREAS THAT SHALL REQUIRE 2X6 FIRE TREATED WOOD BLOCKING.

G.C. AND FRAMING SUB-CONTRACTOR TO INSTALL ADDITIONAL FRAME BRACING BEHIND OR SURROUNDING ALL WALL SURFACE OR RECESS- MOUNTED EQUIPMENT OR TRIM, AND ALL GENERAL FRAME BRACING, TOP AND BOTTOM TRACKS, INTERMEDIATE BRACING, ATTACHMENTS, CONNECTORS AND ANCHORS PER MFR'S INSTRUCTIONS AND AS REQUIRED BY THE STRUCTURAL DWGS.

G.C. TO VERIFY (PRIOR TO ANY ORDERING OR INSTALLATION) THE EXACT TYPE AND COLOR OR PATTERNS OF ALL FINISHES, TRIM AND FIXTURES WITH THE ARCHITECT AS APPROVED BY OWNER.

ANY "STUCCO" (LABELED ABOVE) MAY VARY IN COMPOSITION AND PROFILE DUE TO E.I.F.S. DESIGNED FOR CERTAIN AREAS. SEE ELEVATIONS FOR LOCATIONS. G.C. TO COORDINATE.

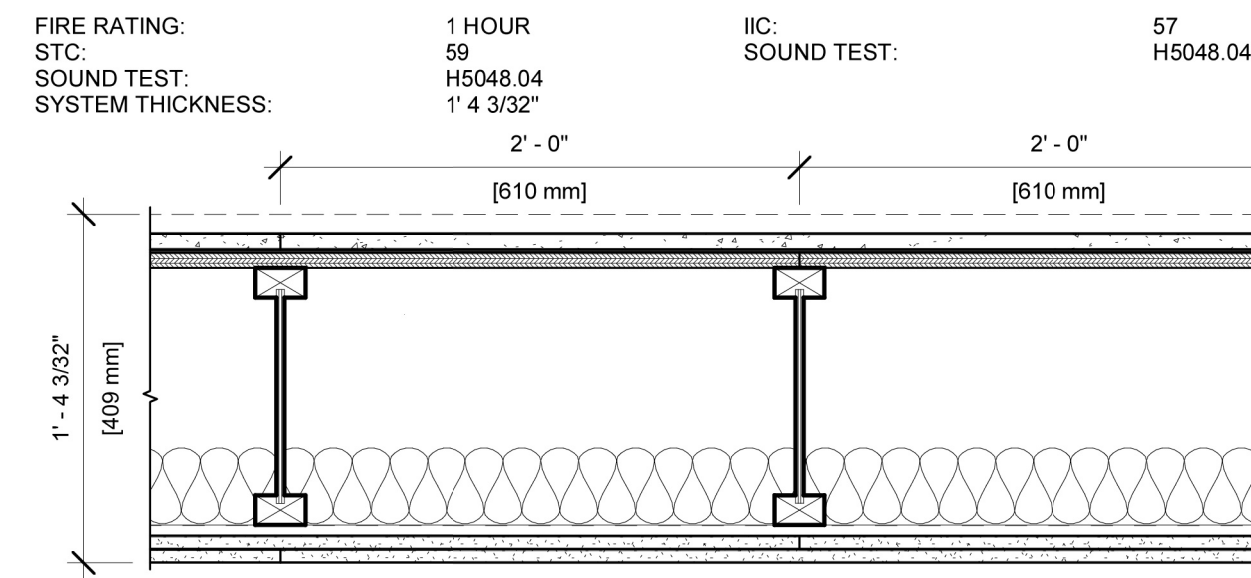
INSTALL MOISTURE-RESISTANT (M.R.) GYPSUM WALL BD. @ SIDE OF PARTITION FACING ANY "WET" OR "DAMP" AREAS. "WET" AREAS INCLUDE: SHOWER STALLS, SHOWER AREAS, SPA ROOMS, HYDRO-THERAPY ROOM. "DAMP" AREAS INCLUDE: TOILET STALLS, TOILET ROOMS, SINK ROOMS, SINK/ VANITY ALCOVE SURROUNDING WALLS AND THE LAUNDRY ROOM.

WHEN STUCCO IS APPLIED TO A VERTICAL SURFACE, THE CONTRACTOR SHALL INSTALL STUCCO CONTROL JOINTS AS INDICATED IN THE CONTRACT DOCUMENTS AND AS OTHERWISE NECESSARY ON A REGULAR GRID NOT EXCEEDING 140 SF, AS APPROVED BY THE ARCHITECT. WHEN STUCCO IS APPLIED TO A HORIZONTAL SURFACE, THE CONTRACTOR SHALL INSTALL STUCCO CONTROL JOINTS AS INDICATED IN THE CONTRACT DOCUMENTS AND AS OTHERWISE NECESSARY ON A REGULAR GRID NOT EXCEEDING 100 SF, AS APPROVED BY THE ARCHITECT.

WHERE INTERIOR GYP BRD SHALL RECEIVE WALL COVERING, A LEVEL 4 FINISH SHALL BE APPLIED.

WALL TYPE NOTES

UL DESIGN NO. L570 2



ASSEMBLY OPTIONS:

FINISH FLOORING: ENGINEERED HARDWOOD (BY OTHERS)

FLOOR TOPPING MIXTURE: 3/4\"/>

FLOOR MAT: 1/8\"/>

SUBFLOORING: 23/32\"/>

STRUCTURAL WOOD MEMBERS: 11-7/8\"/>

INSULATION: 3-1/2\"/>

RESILIENT CHANNELS: 25 GA. RESILIENT CHANNELS SPACED 16\"/>

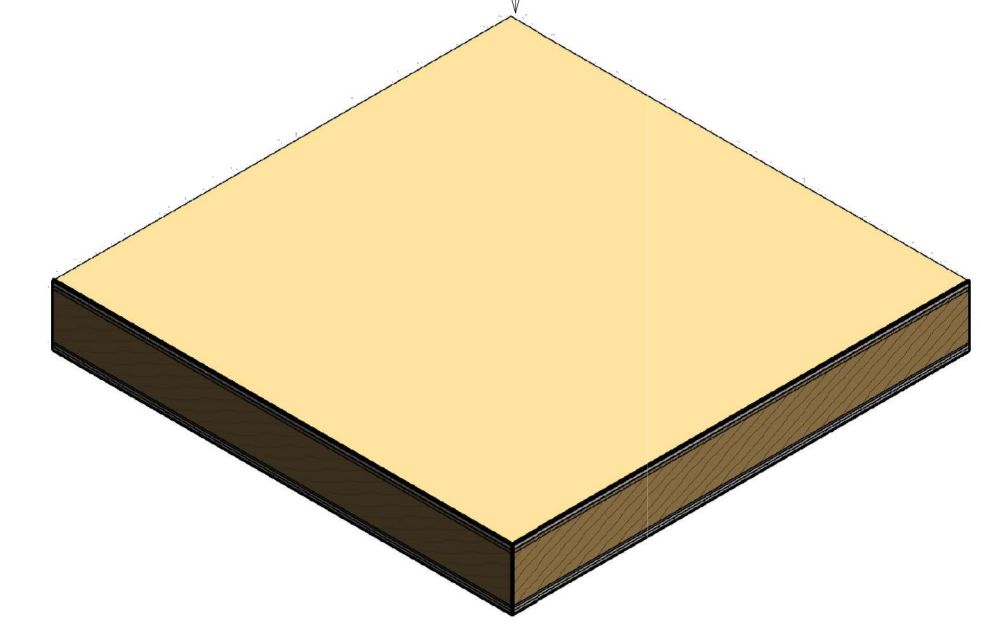
GYPSUM BOARD: TWO LAYERS 5/8\"/>



DISCLAIMER: THE UL PRODUCT INFORMATION CONTAINED HEREIN ARE INTENDED FOR USE AS PRODUCT REFERENCE MATERIAL BY ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS IN CONNECTION WITH THE DESIGN OF BUILDINGS. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES. THE USER SHALL BE RESPONSIBLE FOR THE PROPER SELECTION, INSTALLATION, AND MAINTENANCE OF ANY SYSTEMS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER SELECTION, INSTALLATION, AND MAINTENANCE OF ANY SYSTEMS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER SELECTION, INSTALLATION, AND MAINTENANCE OF ANY SYSTEMS.

L570 System 2

Revit System Family
(Copy & Paste into your Revit Project)



NOTES:

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

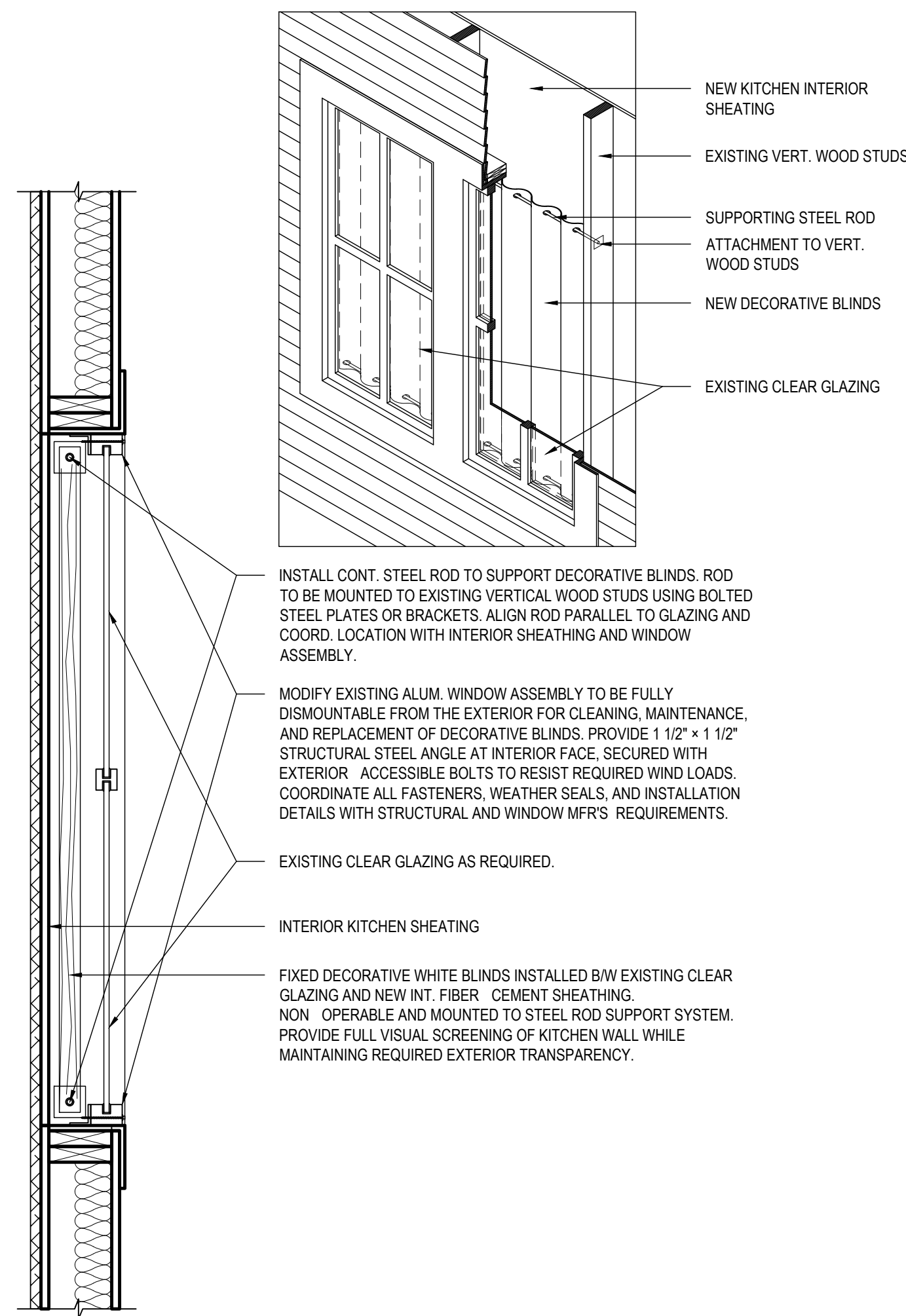
REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

ISSUE RECORD:	
Revision Date	5.24.20
0	

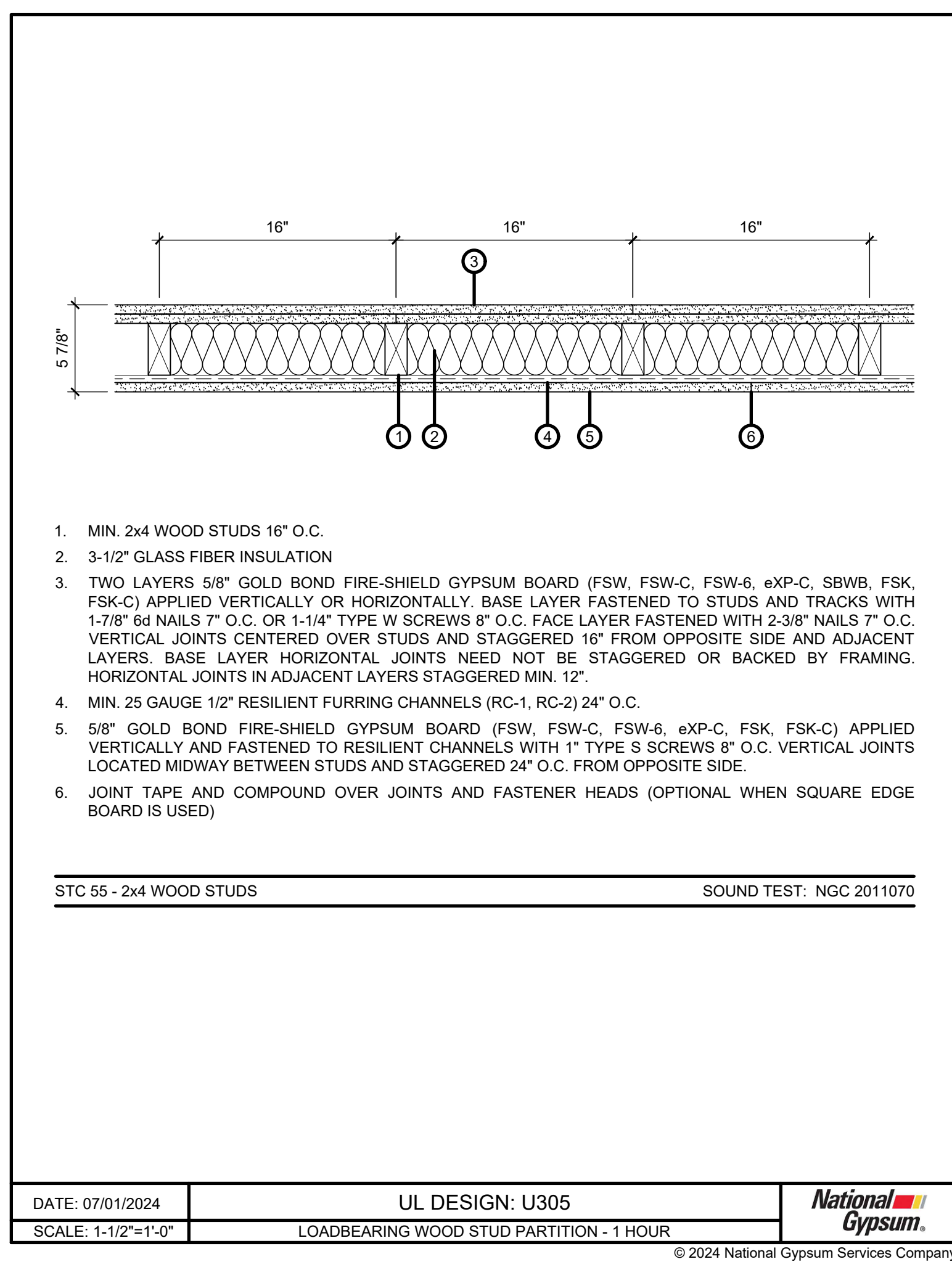
SHEET INFORMATION

FC-WJ-1-06

EQUIPMENT PLAN
SCALE: 3/8"=1' **1**



DECORATIVE BLINDS AT KITCHEN WINDOW DETAIL
SCALE: 1" = 1' **2**

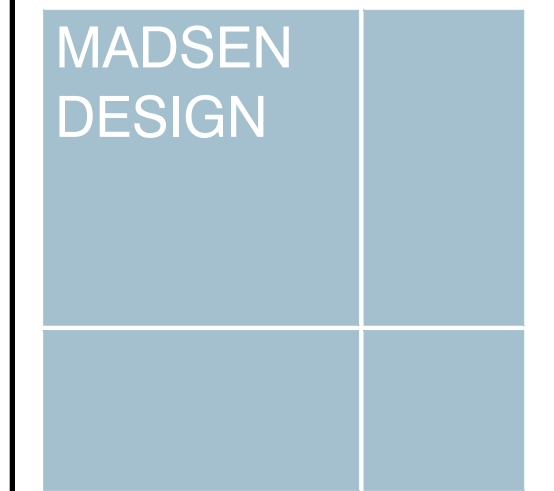


1. MIN. 2x4 WOOD STUDS 16" O.C.
2. 3-1/2" GLASS FIBER INSULATION
3. TWO LAYERS 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-6, eXP-C, SBWB, FSK, FSK-C) APPLIED VERTICALLY OR HORIZONTALLY. BASE LAYER FASTENED TO STUDS AND TRACKS WITH 1-7/8" 6d NAILS 7" O.C. OR 1-1/4" TYPE W SCREWS 8" O.C. FACE LAYER FASTENED WITH 2-3/8" NAILS 7" O.C. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED 16" FROM OPPOSITE SIDE AND ADJACENT LAYERS. BASE LAYER HORIZONTAL JOINTS NEED NOT BE STAGGERED OR BACKED BY FRAMING. HORIZONTAL JOINTS IN ADJACENT LAYERS STAGGERED MIN. 12".
4. MIN. 25 GAUGE 1/2" RESILIENT FURRING CHANNELS (RC-1, RC-2) 24" O.C.
5. 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-6, eXP-C, FSK, FSK-C) APPLIED VERTICALLY AND FASTENED TO RESILIENT CHANNELS WITH 1" TYPE S SCREWS 8" O.C. VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS AND STAGGERED 24" O.C. FROM OPPOSITE SIDE.
6. JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS (OPTIONAL WHEN SQUARE EDGE BOARD IS USED)

STC 55 - 2x4 WOOD STUDS SOUND TEST: NGC 2011070

DATE: 07/01/2024	UL DESIGN: U305	
SCALE: 1-1/2"=1'-0"	LOADBEARING WOOD STUD PARTITION - 1 HOUR	

1-HR LOAD BEARING WOOD STUD PARTITION - UL DESIGN U305
SCALE: 1 1/2" = 1' **1**



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THE TACO STAND

22 W. ATLANTIC AVE.
DELRAY BEACH, FL 33444

SUBMITTALS:

PERMIT APP SET	MM/DD/20YY

WALL TYPES
UL ASSEMBLIES
A900

PROJECT NUMBER: 25-022



PROJECT NARRATIVE & JUSTIFICATION STATEMENT Level 1 Site Plan and Certificate of Appropriateness

The Taco Stand at Sundry Village

Date: January 22, 2026

Introduction

This justification statement is submitted on behalf of The Taco Stand, as tenant, and Sundry Village West LLC, as property owner, in support of a Level 1 Site Plan and Certificate of Appropriateness (COA) application for minor exterior modifications to a historic structure located within the City of Delray Beach. The subject property is identified by Parcel Control Number 12434616Q60010020 and is located within the Old School Square Historic Arts District (OSSHAD) with a Historic Mixed Use (HMU) future land use designation.

The request relates to the previously approved and rehabilitated Rectory Building (Building A) within the Sundry Village development. The building was relocated and restored as part of the approved master plan and is now being prepared for tenant occupancy by The Taco Stand. The purpose of this application is to modify certain approved elevations to accommodate tenant operational requirements while maintaining the historic character, architectural integrity, and visual compatibility of the structure. All proposed improvements have been designed to comply with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

Project Description

The subject building is a historic structure that was relocated and rehabilitated as part of the approved Sundry Village development. As part of the tenant build-out for The Taco Stand, limited exterior modifications are required to support modern building systems while preserving the character-defining features of the structure.

The proposed improvements include the addition of two chimneys to screen rooftop mechanical equipment, architectural screening for mechanical equipment located on an existing terrace, and the placement of ground-mounted mechanical equipment on the north side of the building. Ground-mounted equipment will be screened by existing landscaping, and no modifications to the existing landscape design are proposed. No changes to the building footprint, massing, or overall height are requested.

At the direction of City staff, all proposed screening materials are designed to be architecturally compatible with the existing building in material, color, and texture. The application is accompanied by modified elevations and a site drawing identifying the location of the proposed ground-mounted mechanical equipment.

Standards and Evaluation Criteria

The proposed improvements have been evaluated against the applicable local and national historic preservation standards to ensure that the modifications remain visually compatible with the historic Rectory Building, preserve character-defining features, and support the continued use of the structure. The following sections address consistency with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

Delray Beach Land Development Regulations – Section 4.5.1(E)(7)

(7) Visual compatibility standards. New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a) through (m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site. [Amd. Ord. 30-08 09/16/08]; [Amd. Ord. 38-07 2/5/08]

Response: Acknowledged. The proposed improvements are limited to minor exterior modifications to a previously approved and rehabilitated historic structure to accommodate tenant needs and are visually compatible with the existing building and surrounding development.

(a)Height. The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the following: [Amd. Ord. 38-07 2/5/08]

Response: The proposed modifications do not increase the height of the existing structure and remain visually subordinate to the historic building.

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]

Response: No expansion of the building envelope or modification to the building height plane is proposed.

a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below. [Amd. Ord. 38-07 2/5/08]

Response: The proposed improvements do not affect the building's relationship to the front property line or street grade.

b.A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

Response: The structure was previously relocated and approved as part of the Sundry Village development.

2.First floor maximum height. Single-story or first floor limits shall be established by: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

Response: No changes to first floor height are proposed.

a.Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet. [Amd. Ord. 38-07 2/5/08]

Response: Existing floor-to-beam heights remain unchanged.

b.Mean Roof Height shall not exceed 18 feet. [Amd. Ord. 38-07 2/5/08]

Response: The proposed improvements do not increase the mean roof height.

c.If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

Response: The building's existing classification is unchanged.

d.See illustration below: [Amd. Ord. 38-07 2/5/08]

Response: Not applicable; no dimensional changes are proposed.

e.Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

Response: No waiver is requested.

3.Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

Response: No modifications to upper story heights are proposed.

(b)Front facade proportion. The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district. [Amd. Ord. 38-07 2/5/08]

Response: The front façade is not modified and existing proportions are maintained.

(c)Proportion of openings (windows and doors). The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district. [Amd. Ord. 38-07 2/5/08]

Response: No changes to windows or doors are proposed.

(d)Rhythm of solids to voids. The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades. [Amd. Ord. 38-07 2/5/08]

Response: The existing façade composition is preserved.

(e)Rhythm of buildings on streets. The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

Response: No changes to building placement or spacing are proposed.

(f)Rhythm of entrance and/or porch projections. The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development. [Amd. Ord. 38-07 2/5/08]

Response: Entrances and porch projections are not modified.

(g)Relationship of materials, texture, and color. The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

Response: Screening materials are designed to match the existing building in material, texture, and color.

(h)Roof shapes. The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building. [Amd. Ord. 38-07 2/5/08]

Response: The proposed chimneys are compatible with the existing roof shape and architectural style.

(i) Walls of continuity. Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related. [Amd. Ord. 38-07 2/5/08]

Response: Ground-mounted mechanical equipment is screened by existing landscaping. All other facades are not proposed to be modified.

(j) Scale of a building. The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only: [Amd. Ord. 38-07 2/5/08]

Response: The proposed improvements do not alter the scale or mass of the existing building.

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line: [Amd. Ord. 38-07 2/5/08]

Response: Not applicable; no building expansion is proposed.

a. Lots 65 feet or less in width are exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

b. To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

c. Any part or parts of the front façade may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

d. See illustration below: [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

e. If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line: [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

a.To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

b.Any part or parts of the side façades may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

c.See illustration below: [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

d.If the entire building is set back an additional five feet from the side, no offsets are required on that side. [Amd. Ord. 38-07 2/5/08]

Response: Not applicable.

3.Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings. [Amd. Ord. 38-07 2/5/08]

Response: No new porches are proposed.

(k)Directional expression of front elevation. A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal. [Amd. Ord. 38-07 2/5/08]

Response: The character of the front elevation is compatible with the district.

(l)Architectural style. All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]

Response: The proposed improvements do not introduce a new architectural style.

(m)Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

1.Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08]

Response: No building addition is proposed, but improvements are located on the roof or least public-facing sides.

2.Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08]

Response: No additions or accessory structures are proposed.

3.Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08]

Response: No character-defining features are removed or obscured.

4.Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed. [Amd. Ord. 38-07 2/5/08]

Response: All improvements are designed as such.

5.Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building. [Amd. Ord. 38-07 2/5/08]

Response: The design is coherent and compatible without replication.

6.Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08]

Response: All improvements are secondary and subordinate.

Secretary of the Interior's Standards for Rehabilitation

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Response: The proposed improvements support continued use of the historic Rectory Building by accommodating tenant operational needs while requiring minimal changes to historic materials, features, and spatial relationships.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Response: No character-defining features are removed or altered. All proposed improvements are limited in scope and designed to preserve the historic character of the structure.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Response: The proposed chimneys and screening elements are functional and contemporary in purpose, do not introduce conjectural historic elements, and do not create a false sense of historical development.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Response: No historically significant alterations or later features are removed or modified as part of this request.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Response: The proposed work does not impact distinctive materials or construction techniques. Screening elements are designed to be compatible with existing materials.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Response: No repair or replacement of historic features is proposed as part of this application.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Response: No chemical or physical treatments to historic materials are proposed.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Response: The proposed improvements do not involve disturbance beyond recently developed areas and do not impact known archeological resources.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Response: The proposed chimneys and screening elements are compatible in scale, proportion, and material, are clearly secondary to the historic structure, and do not destroy historic materials or spatial relationships.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Response: All proposed improvements are designed as such, ensuring that removal in the future would not impair the essential form or integrity of the historic structure.

Proposed Signage

The applicant proposes signage consisting of two freestanding signs affixed to existing monument sign structures and one under-canopy sign serving The Taco Stand tenant space within Sundry Village. The existing monument signs currently contain historic landmark plaques and are not being altered or replaced; the proposed signage will be mounted to these existing structures.

The proposed signage complies with the approved signage criteria for Sundry Village. Signage dimensions, materials, mounting details, and locations are provided in the application package for reference.

Conclusion

The proposed modifications are limited in scope and necessary to support the continued use of the historic Rectory Building while preserving its architectural character and integrity. The improvements maintain visual compatibility with the surrounding historic context and are consistent with the City of Delray Beach Land Development Regulations and the Secretary of the Interior's Standards for Rehabilitation.

Approval of the requested Level 1 Site Plan and Certificate of Appropriateness will allow the historic structure to remain active and functional while ensuring its long-term preservation within the Sundry Village development.

Sincerely,

A handwritten signature in black ink, appearing to read "M. West". The signature is fluid and cursive, with the first letter being a large, stylized "M".

McKenna West, AICP
Principal



