

# EXHIBIT C - RENDERINGS & FLOOR PLANS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

## L.D.R. LANDSCAPE REQUIREMENTS CHART

ITEM	DESCRIPTION	CALCULATION	VALUE
A	TOTAL LOT AREA	N/A	10,301 SF.
B	STRUCTURAL PARKING, WALKWAYS, DRIVE, ETC.	N/A	5,041 SF.
C	TOTAL PREVIOUS LOT AREA	C=(A-B)	5,260 SF.
D	AREA OF SHRUBS AND GRASSLAND COVERS REQUIRED	D=(C x .30)	1,578 SF.
E	AREA OF SHRUBS AND GRASSLAND COVERS PROVIDED	N/A	1,578 SF.
F	NATIVE VEGETATION REQUIRED	F=(D x .25)	400 SF.
G	NATIVE VEGETATION PROVIDED	N/A	789 SF.
H	TOTAL PAVED VEHICULAR USE AREA	N/A	3,704 SF.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I=(H x .85)	3,148 SF.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	N/A	789 SF.
K	TOTAL INTERIOR SHADE TREES REQUIRED	K=(I / 25 SF.)	3 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	N/A	3 TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	N/A	426 L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	N=(M / 30)	14 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	N/A	14 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	N/A	3 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	Q=(K+N x .30)	9 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	N/A	16 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	N/A	16 TREES & 3 SINGLE PALM 3 TRIPLE PALM

## GENERAL NOTES

- ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
- NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM PROVIDING 100% COVERAGE, AUTOMATICALLY OPERATED.
- QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES. SOD QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
- LANDSCAPING MEETS FPL'S LANDSCAPE PLANNING MANUAL "PLANT THE RIGHT TREE IN THE RIGHT PLACE" REQUIREMENT. THERE ARE NO TREES TO BE PLANTED NEAR OVERHEAD UTILITIES.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT OF WAY ADJACENT TO THE PROPERTY LINE.
- ALL TREES AND TO BE STAKED AND GUYYED.
- ALL PLANTED AREAS ARE TO BE MULCHED WITH EUCALYPTUS MULCH, GRADE B OR BETTER, TO A DEPTH OF 3".
- ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE AND FRAGILE.
- GROUND COVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
- THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
- TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR. SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.
- LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 6' ABOVE FINISHED GRADE.
- ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ELIMINATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE.
- ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.
- FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.

## EXISTING TREE LIST

SYM	TREE TYPE	DESCRIPTION	STATUS
1	Mahogany	26' H x 25" DBH	remain
2	Mahogany	26' H x 25" DBH	remain
3	Mahogany	26' H x 25" DBH	remain
4	Mango	26' H x 25" DBH	remove
5	Fig	26' H x 25" DBH	remove

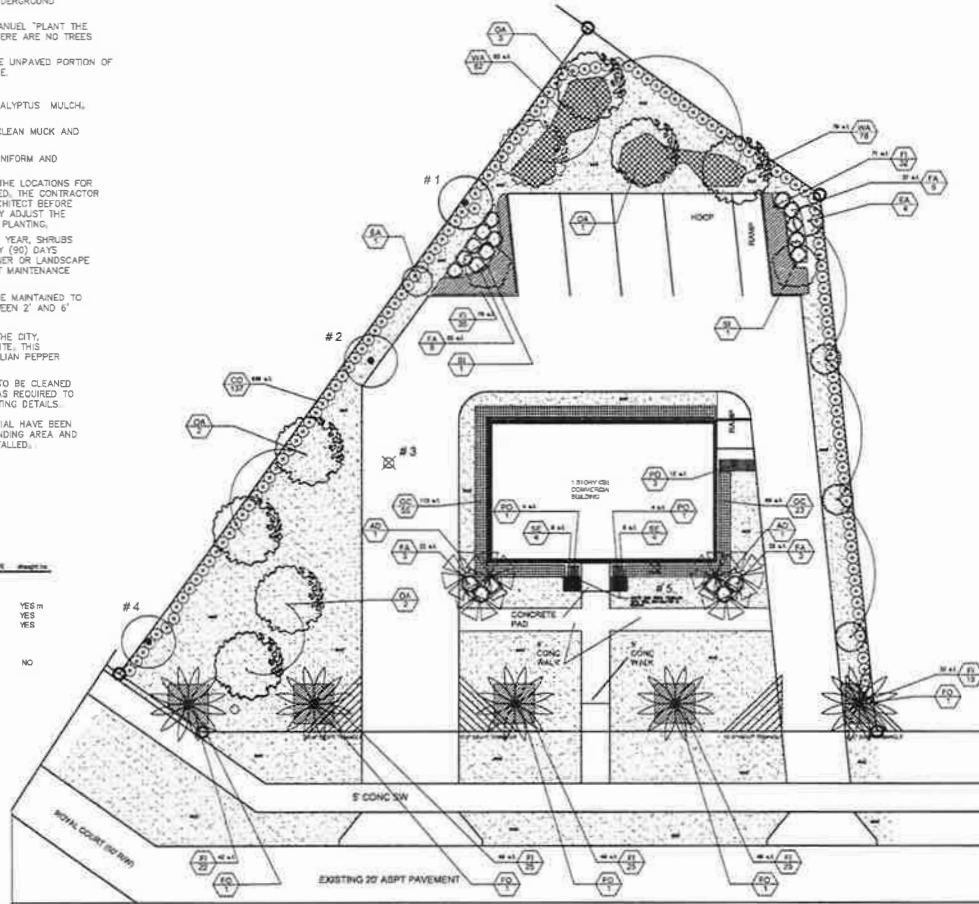
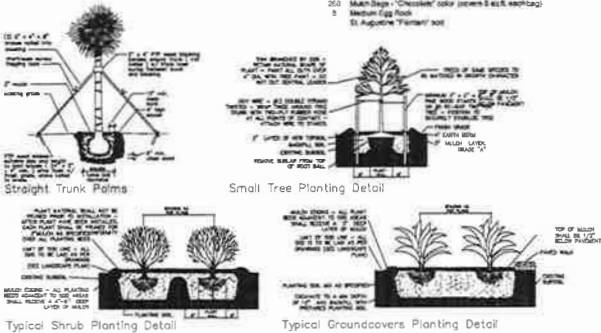
## PLANT LIST

SYM	QTY	DESCRIPTION	SIZE	NOTES	PLANTED
12	2	Adiantum palm "Tropic"	12" o.a. triple	YES	
137	1	Coccoloba "Red Top" / Chrysobalanus icaco	3 gal. 24" o.e. 2" wd. Bed	YES	YES
CA	5	East palmetto / Nypa fruticans	18" H x 18" o.e. 8" c	YES	YES
FA	18	Festuca grass / Ficus microcarpa	3 gal. 36" o.c	YES	YES
FI	178	Ficus Green Island / Ficus microcarpa	3 gal. 18" o.c	YES	YES
FO	5	Forstia palm / Vochysia puberula	14" o.a. single, m/w/1" c	YES	NO
OS	78	Gold Capella / Schwellen Gold Capella	3 gal. 18" o.c	YES	NO
OA	8	Live Oak / Quercus virginiana	18" H x 18" o.e. 8" c	YES	NO
PO	5	Podocarpus column / Podocarpus macrophylla	7 gal. 18" o.c	YES	NO
SE	5	Sarcococca "Laurel"	3 gal. Green with yellow edging	YES	NO
SI	2	Silver Balmwood / Conocarpus Erectus Sentinel Standard	18" H x 18" o.e. 8" c	YES	NO
WA	100	Wax Palm / Phragmites australis	6" pot. 12" o.c	YES	NO
SOD	As req.	St. Augustine "Flamingo" sod	solid weed free sod, laid light	YES	NO
			2 cu 1 bag	YES	NO
			1 bag	YES	NO
			as noted	YES	NO

## EXISTING TREE LEGEND

- ⊗ EXISTING TREE OR PALM TO BE REMOVED
- EXISTING TREE TO REMAIN

## PLANTING DETAILS



NE 3RD AVENUE (60' RW)

**DISPOSITION & LANDSCAPE PLAN**  
SCALE - 1"=10'



MAUREN SMITH,  
LANDSCAPE ARCHITECT  
988 HOOWOOD DRIVE  
DELRAY BEACH, FLORIDA 33483  
OFFICE: 561.279.4114  
CELL: 561.271.8933  
Florida registration #6667056  
www.maureen-smith.com

OFFICE FOR QC EAST HOLDINGS LLC  
702 N.E. 3RD AVENUE  
DELRAY BEACH, FLORIDA

Revised:

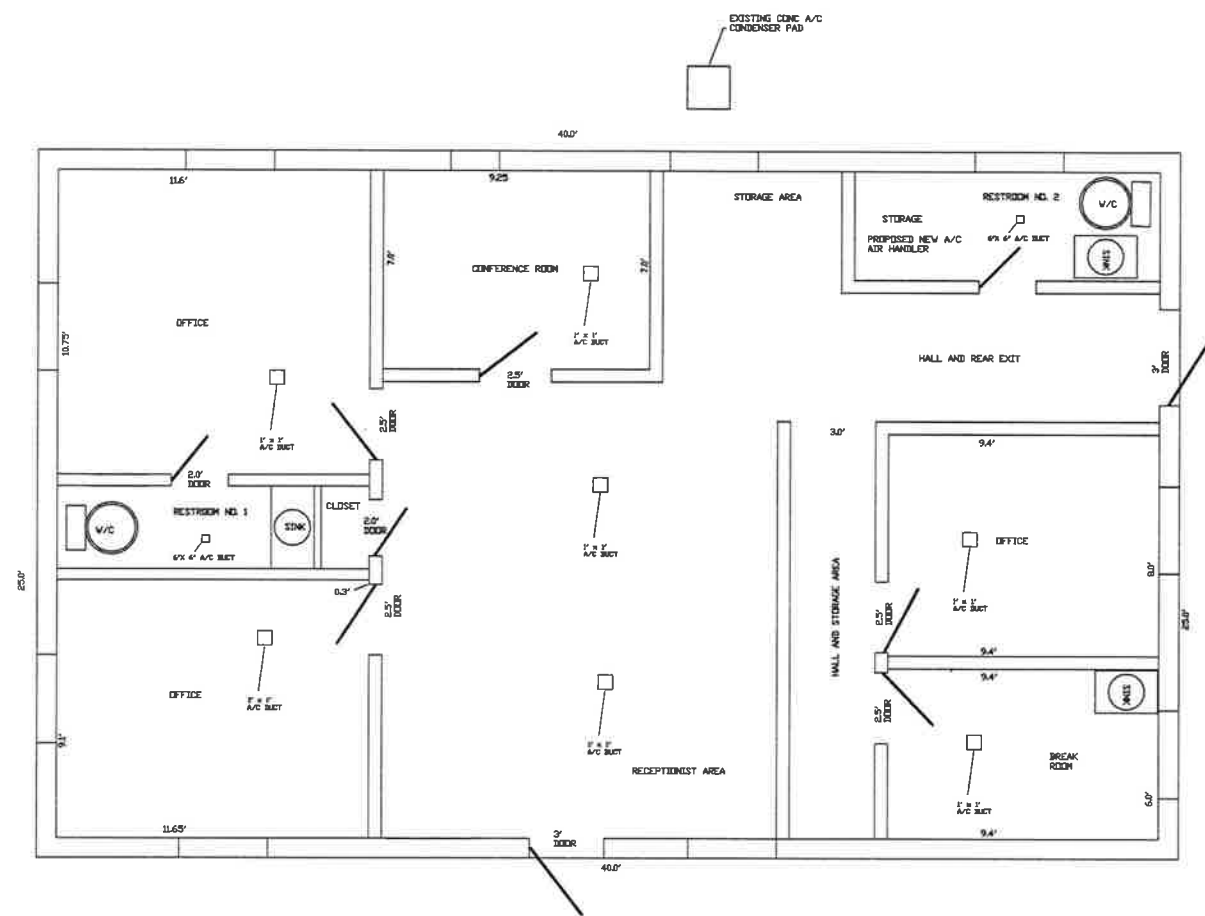
LIC. # 1A8667056  
Member S.C.A.A.  
DRAWING: LANDSCAPE PLANT LIST, GENERAL NOTES, PLANTING DETAILS, EXISTING TREE LIST & LEGEND & L.D.R. LANDSCAPE REQUIREMENTS CHART  
PROJECT NAME: QC EAST HOLDINGS  
Scale: 1"=10'  
Drawn by: M.S.A.  
Sheet No. L-1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NOTES  
 1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE.  
 2. MECHANICAL A/C CONTRACTOR SHALL INSTALL NEW 2 TON A/C CONDENSER ON EXISTING CONC PAD AND INSTALL NEW 2 TON A/C AIR HANDLER IN RESTROOM NO 2 AND INSTALL NEW A/C CEILING DUCTS AS REQUIRED.



PROPOSED NEW FLOOR PLAN  
 FOR EXISTING BUILDING  
 SCALE 1" = 2"

NO	DATE	REVISION
SHEET TITLE		
PROPOSED NEW FLOOR PLAN FOR EXISTING BUILDING FOR NEW A/C MECHANICAL LAYOUT		
PROJECT		
PAUL JACQUES 700 NW 3RD AVE. DELRAY BEACH, FLA. TEXT		
GENTRY ENGINEERING & LAND SURVEYING, INC.		
PG. BOX 89-2101 DELRAY BEACH, FLORIDA 33483		
DATE	.PE 53844 EB 2322	CS617 302 9963 SHEET 7 OF 7

**CITY OF DELRAY BEACH  
HISTORIC PRESERVATION BOARD  
BOARD ORDER**

**Project Name:** 702 NE 3<sup>rd</sup> Avenue  
**Address:** 702 NE 3<sup>rd</sup> Avenue, Del-Ida Park Historic District  
**File Numbers:** 2020-023

**ORDER**

Following consideration of all the evidence and testimony presented at the **January 15, 2020** meeting before the Historic Preservation Board for the City of Delray Beach and pursuant to the respective Section(s) of the Land Development Regulations of the City of Delray Beach, the Historic Preservation Board finds that there is ample and competent substantial evidence to support the findings, as applicable, for the referenced projects.

Request & LDR Section	Approved	Approved with Conditions*	Denied**
<b>CERTIFICATE OF APPROPRIATENESS, CLASS V SITE PLAN, ELEVATIONS, &amp; LANDSCAPE MODIFICATIONS</b>			
		6-0	

\*Conditions of Approval are attached as Exhibit A.

\*\*For a denial, the list of findings not supported by the Board are attached as Exhibit B.

  
 \_\_\_\_\_  
 Chair  
 Historic Preservation Board

**EXHIBIT "A"**

**Property Description**

Lot 25, Block 10, Del-Ida Park, according to the map or plat thereof as recorded in Plat Book 9, Page 52, Public Records of Palm Beach County, Florida.

More commonly known as: 702 NE 3rd Avenue  
Delray Beach, Florida 33444



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

---

November 8, 2019

Paul Jacques  
702 NE 3<sup>rd</sup> Avenue  
Delray Beach, FL 33444  
[info@fortheinsured.com](mailto:info@fortheinsured.com)

**RE: 702 NE 3rd Avenue  
Certificate of Appropriateness (2020-023)  
Technical Advisory Committee (TAC) Comments**

Dear Mr. Jacques:

This letter is being provided to you as the designated agent for the above referenced project. Your submittal has been reviewed for technical compliance and the submittal has been deemed adequate to complete the review process; however, we have identified items which will require revision of the plans. Attached are the review comments from each appropriate Department.

### Next Steps

Compliance with these comments is required and must be addressed prior to scheduling of the application(s) for review by the Historic Preservation Board (HPB). Resubmittals shall include:

- A written response to the included TAC comments;
- Eight (8) sets of documents and/or full sized, signed and sealed sets of revised plans (collated and folded);
- One (1) set of 11"x17" plans; and,
- A digital copy (CD or Flash Drive) of all revised plans and/or documents.

The resubmittal will need to be provided to staff no later than **November 20, 2019** in order for the request to be scheduled for the **December 4, 2019** HPB meeting. An appointment with the Historic Preservation Division is **required** for the resubmittal of plans. If you would like to schedule an appointment or have any questions, please contact me via email at [hoylandm@mydelraybeach.com](mailto:hoylandm@mydelraybeach.com) or Katherina Paliwoda via email at [paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com).

Sincerely,

A handwritten signature in cursive script that reads "Michelle Hoyland".

Michelle Hoyland  
Principal Planner  
Historic Preservation



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

January 15, 2020

Paul Jacques  
QC East Holdings  
702 NE 3rd Avenue  
Delray Beach, FL. 33444  
[paul@fortheinsured.com](mailto:paul@fortheinsured.com)

**RE: Approval Letter for 702 NE 3rd Avenue  
Certification of Appropriateness (COA) (2020-023)**

Dear Mr. Jacques:

At its meeting of January 15, 2020 the Historic Preservation Board approved Certificate of Appropriateness (2020-023) request for the property located at **702 NE 3rd Avenue, Del-Ida Historic District** by adopting the findings of fact and law contained in the staff report, and 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 the following:

### **Site Plan Technical Items:**

Site Plan Technical Items are not subject to board approval. Applicant must comply with any listed items (if any) in order to receive plan certification after HPB approval.

- That the existing and proposed open space and lot coverage calculations (square footage and percentages) are provided on the site plan;
- Provide existing and proposed elevations for all sides of the building including details of all proposed window openings (south elevation currently needs to show new proposed window #8);
- Include measurements of all existing windows on existing elevations; and,
- Revise window schedule to ensure measurements match elevations.

### **Next Steps**

Please be advised that the COA and site plan approval are valid for 24 months; thus, expiring on **January 15, 2022**. Prior to the expiration date of the COA and site plan, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. Any request for an approval extension shall be filed 45 days prior to the previously noted expiration date.

### **Applicant Appeal**

Pursuant to the City of Delray Beach Land Development Regulation Section 2.4.7(E), you have the right to appeal the decision by the Board to the City Commission. Such an appeal must be filed within ten (10) working days of the Board action.

Additionally, at the City Commission's discretion, this Board action can be appealed by the City Commission at its meeting of **February 4, 2020**, as it will be listed within the "Report of Appealable Land Use Items" on the consent agenda. In such case, the HPB decision is NOT final until **February 4, 2020**. Decisions appealed by the City Commission or the applicant are scheduled for a new action. Plans pending certification or permit issuance could be held until the appeal period has lapsed.

Should you have any questions regarding this project approval, please do not hesitate to contact me via email at [hoylandm@mydelraybeach.com](mailto:hoylandm@mydelraybeach.com) or by phone at 561.243.7039.

Sincerely,

Michelle Hoyland  
Principal Planner, Historic Preservation