



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Le Colonial at Atlantic Crossing

Project Location: 601 East Atlantic Avenue

Request: Class I Site Plan Modification

PCN: 12-43-46-16-P7-001-0010

Board: Site Plan Review and Appearance Board

Meeting Date: May 25, 2022

Board Action: 6 – 0 (Carol Perez stepped down)

Brief Description: Class I Site Plan for minor architectural changes to the façade and landscape modifications.

Board Action:

Approved (6-0 Carol Perez)

Project Description:

The proposed Class I Site Plan Modification for Le Colonial Restaurant at Atlantic Crossing located at the northeast corner of Atlantic Avenue and NE 6th Avenue (Federal Hwy) consists of the following: reduce the overall size of the entry canopy and remove the sidelites to the entry doors facing NE 6th Avenue which will reduce the signage over the canopy; add fixed planters and landscaping along NE 6th Avenue in the patio area by the bar in lieu of the approved portable planters and the addition of an entry gate in rod iron; minor changes to the support post of the pergola by adding white stucco beam, lowering of the Bamboo ceiling underneath the structure and landscaping on the pergola; material change of pavers outside of pergola to Krons Pennsylvania Bluestone Porcelain from encaustic pavers; remove the infill stucco wall along the west elevation and add window system to the kitchen.

Board Comments:

N/A

Public Comments:

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Le Colonial

Meeting	File No.	Application Type
May 25, 2022	2022-147-SPF-SPR-CL1	Class 1 Site Plan Modification
Property Owner	Applicant	Agent
Edwards Atlantic Avenue, LLC	Edwards Atlantic Avenue, LLC	Mark Knauer Incorporated

Request

Consideration of a Class I Site Plan Modification associated with minor changes to the architectural elevations and landscaping for the construction of a restaurant establishment, Le Colonial, located at Atlantic Crossing in Building One, at 601 East Atlantic Avenue.

General Data

Location: 601 East Atlantic Avenue

PCN: 12-43-46-16-P7-001-0010

Property Size: 9.22 acres

Land Use Designation: Commercial Core (CC)

Zoning District: Central Business District (CBD), Central Core Sub-district

Adjacent Zoning:

- North: Medium Density Residential (RM) / CBD
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Mixed Use Development



Background

The Class V site plan for Atlantic Crossing was approved by the City Commission on an appeal of the December 18, 2013, approval granted by the SPRAB. The site plan consists of a mixed-use project that contains 37,642 square feet of retail floor area, 39,434 square feet of restaurant floor area (including 1,443 square feet of outdoor dining area), 83,462 square feet of office floor area and 343 dwelling units.

At its meeting of March 1, 2017, the City Commission approved the following four waivers for the subject property:

1. A waiver to LDR Section 5.3.1(D)(2), which requires a minimum right-of-way width of 60 feet for the new east/west road between NE 6th Avenue and NE 7th Avenue where 30 feet is proposed.
2. A waiver to LDR Section 6.1.3(B)(1)(f), which requires an 8-foot-wide sidewalk, whereas 6 feet is proposed along the north side of the new east/west road between NE 6th Avenue and NE 7th Avenue.
3. A waiver to LDR Section 4.4.13(F)(4), which requires minimum and maximum building setbacks for the buildings and frontages along the new east/west road between NE 6th Avenue and NE 7th Avenue.
4. A waiver to LDR Section 4.6.18(B)(14)(iv)(2), which requires a minimum wall transparency on the ground floor of 75%, whereas 37.5% is proposed, for the building on the south side of the new east/west road between NE 6th Avenue and NE 7th Avenue.

Additional approvals associated with Atlantic Crossing include the following:

- April 12, 2017: The City Commission approved a settlement agreement with the applicant of the project which includes the processing obligations and stipulations that a new two-way east/west surface road will connect NE 6th Avenue to the public access easement (formerly NE 7th Avenue right-of-way).
- May 24, 2017: The SPRAB approved a Class II Site Plan Modification for the two-way surface road identified in the Settlement Agreement.
- October 16, 2019: The SPRAB approved a Class II Site Plan Modification associated with the reconfiguration of the pedestrian plaza area between Buildings I and III at the southwest corner of the development. The modification included a trellis over the surface road between Buildings III and IV.
- August 25, 2021: The SPRAB approved a Class I Site Plan Modification associated with the exterior architectural modifications to Building I and III. On Building I, the modification included the replacement of the previously approved trellis with support columns on the southern elevation with trellis styled awnings above the two storefronts and pedestrian passageway. On Building III, the modification included increasing the green wall area located on the second and third stories of the south and west elevations by eliminating transom windows located below the larger picture windows. Also, the entrance to a commercial space on the easternmost portion of the south elevation was modified from a storefront entry to an arched entry.
- November 17, 2021: The SPRAB approved a Class II Site Plan Modification associated with exterior architectural, landscape and photometric modifications to Building I and III for Le Colonial and Hampton Social. The modifications for Le Colonial included the addition of an entry awning, additional lighting for the previously approved pergola, relocation of water feature, relocation of railings, alterations to storefront, planting enhancements and additional seating. The modifications for Hampton Social included the addition of awnings, a pergola, fireplace, lighting, planting enhancements, new window systems and additional seating.



Description of Proposal

The proposed Class I Site Plan Modification for Le Colonial Restaurant at Atlantic Crossing located at the northeast corner of Atlantic Avenue and NE 6th Avenue (Federal Hwy) consists of the following:

- Reduce the overall size of the entry canopy and remove the sidelites to the entry doors facing NE 6th Avenue which will reduce the signage over the canopy;
- Add fixed planters and landscaping along NE 6th Avenue in the patio area by the bar in lieu of the approved portable planters and the addition of an entry gate in rod iron;



- Minor changes to the support post of the pergola by adding white stucco beam, lowering of the Bamboo ceiling underneath the structure and landscaping on the pergola;
- Material change of pavers outside of pergola to Krons Pennsylvania Bluestone Porcelain from encaustic pavers;
- Remove the infill stucco wall along the west elevation and add window system to the kitchen.

Review and Analysis

Pursuant to **LDR Section 2.4.5(G)(1)(b), Modifications to site plans and Master Development Plans: Class I**, a *Class I Site Plan Modification is classified as the approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.*

The items identified in **LDR Section 2.4.5(I)(1)** are *features and exterior color changes which are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure, fences, walls, sheds, gazebos, flagpoles, screen enclosures, changes of roof material, changes of roof color, public enclosures, site lighting, awnings, canopies, construction trailers, decks, handrails (balcony railings), permanent hurricane shutters, changes in exterior wall openings to accommodate or alter overhead garage doors, doors, windows, dumpster enclosures, and attendant lot landscaping.*

There are components of the request that are “visible from the public street system”, and therefore, Board action is required.

Architectural Elevations and Aesthetics:

Pursuant to LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations Findings. *At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.*

Pursuant to LDR Section 4.6.18 (A)(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), *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.*

- 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 following Objective and Policy from the Neighborhood, Districts, & Corridors Element of the Always Delray Comprehensive Plan are applicable to the subject request.

Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Objective NDC 2.2 Downtown and Surrounding Neighborhoods *Protect and enhance the “Village by the Sea” character of the downtown and neighborhoods located east of I-95.*

The proposed changes are to Building I on the ground level located on the northeast corner of East Atlantic Avenue and NE 6th Avenue. The proposed changes to the main entrance which faces NE 6th Avenue are to remove the sidelites and reduce the overall size of the canopy from 25'8" to 12'10" and change the material of the paving as you enter the restaurant. This is to provide a more intimate entrance as you enter the restaurant and is part of the branding of the Le Colonial restaurants throughout their other locations. The previously approved west elevation of infill wall with stucco finish proposes to add windows to provide a view into the kitchen. The approved bamboo ceiling



will be lowered under the pergola to provide installation for decorative and functioning features such as fans and lighting. There are no proposed changes to the structure of the pergola except for white stucco banding added to the columns and decorative landscaping. The changes to the signage will not affect the Master Sign Program and can be approved administratively as the signage is in the same location and are reduced in size or wording.

Landscape Analysis:

Pursuant to **LDR Section 2.4.5(H)(5), Landscape Plan Findings**, *at the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:*

- (a) Objectives of landscaping regulations Section 4.6.16.
- (b) Site and landscape design standards pursuant to Section 4.6.16.

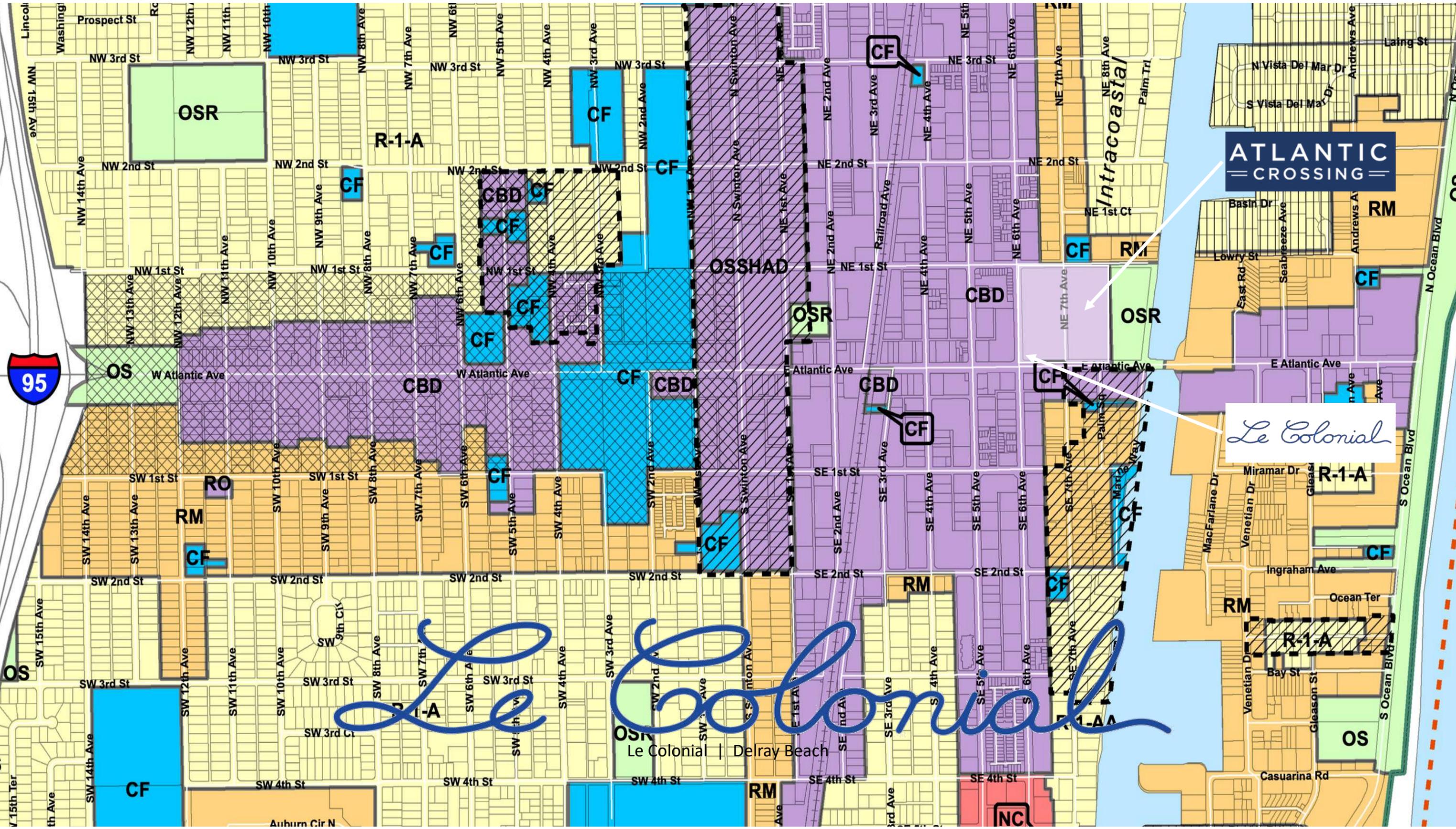
An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Pursuant to **LDR Section 4.6.16(C)(1)(a)**, *prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of LDR Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C).*

The landscape plans have been reviewed for compliance to LDR Section 4.6.16 (H)(3) for new commercial developments. The landscaping has been enhanced along the patio to include new built-in planters to define and separate the entry and exit from Le Colonial and the plaza. There is new proposed landscaping on the previously approved pergola structure. The main entrance to the establishment adds the decorative Aqua pots. The planting materials include Traveler's Palm, Star Jasmine, Montgomery Palms and Asparagus Fern. The Pergola includes the Red Bougainvillea, Podocarpus, Star Jasmine, Rangoon Creeper, and Lobster Claw Helconia.

Board Action Options

- A. Move to continue with direction.
- B. Move approval of the request for the Class I (2022-147) Site Plan and Architectural Elevations for **Le Colonial** located at **601 East Atlantic Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move denial of the request for the Class I (2022-147) Site Plan and Architectural Elevations for **Le Colonial** located at **601 East Atlantic Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.



ATLANTIC
CROSSING

Le Colonial

Le Colonial

Le Colonial | Delray Beach

ATLANTIC = CROSSING =

NE 1ST ST.

First two buildings take shape above underground parking

Luxury Apartments

ATLANTIC AVE.

**NE 6TH AVE -
FEDERAL HWY**

Class A offices above shops and restaurants

Le Colonial

KNAUER

Le Colonial | Delray Beach



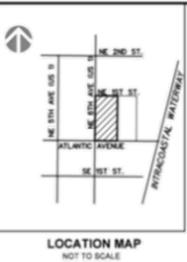
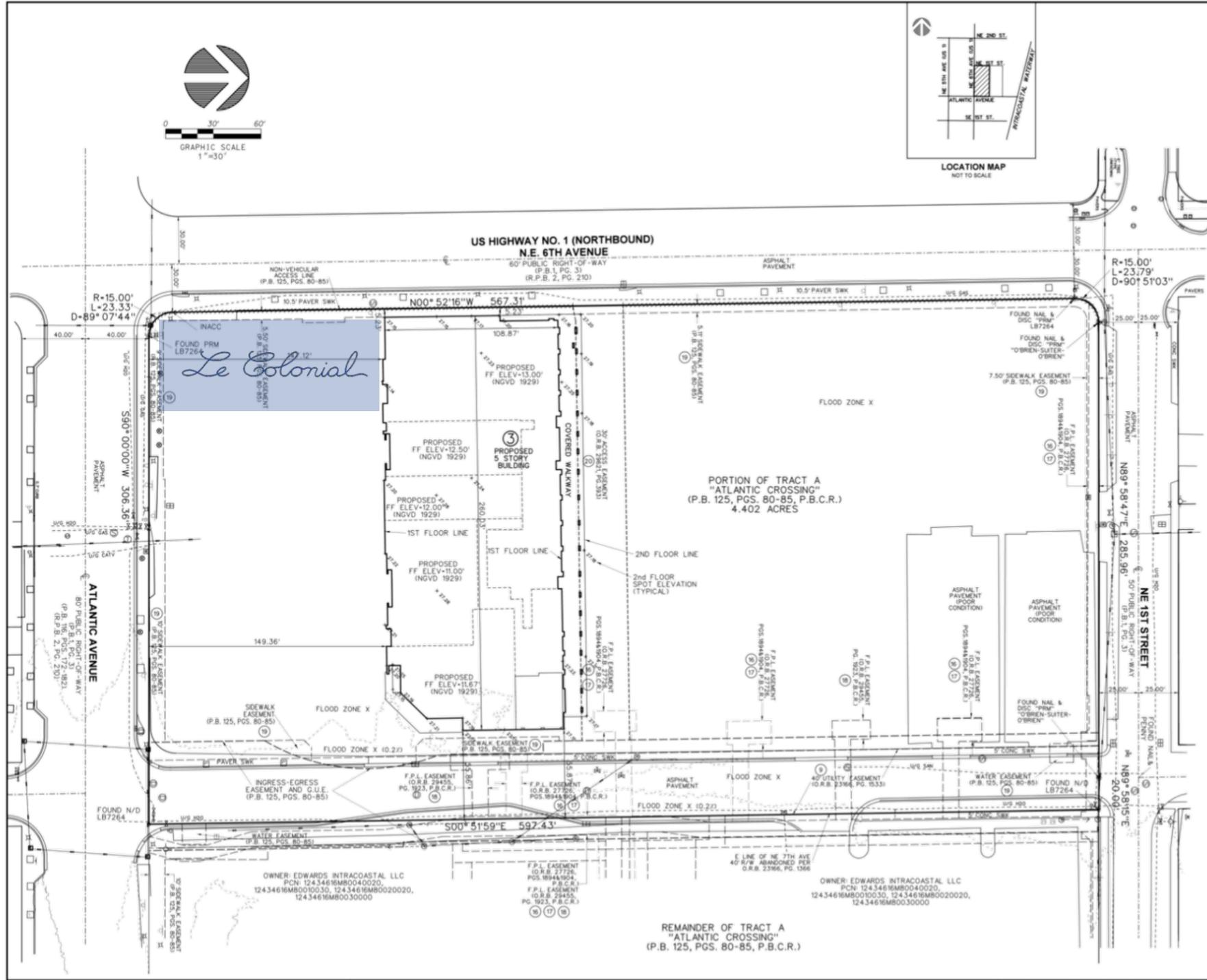
Le Colonial

**ATLANTIC
= CROSSING =**

Recent Photos

Le Colonial | Delray Beach





LEGAL DESCRIPTION
 THAT PORTION OF TRACT A "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125 AT PAGES 80 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE EAST LINE OF THE 40.00 FOOT ROAD RIGHT-OF-WAY FOR NE 7TH AVENUE, AS ABANDONED PER OFFICIAL RECORDS BOOK 23166 AT PAGE 1366 OF SAID PUBLIC RECORDS.

- 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 SHOWN ON THIS PAGE.
 3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT B OF "CDS DELRAY REDEVELOPMENT", GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "MIDDLE" AND "DELRAY SOUTH BASE".
 4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "7.163150" - F.D.O.T. BRASS DISK IN CONCRETE STAMPED 17.163 (SRD, DISK LOCATED 0.4 MILES EAST OF FEC CROSSING ALONG ATLANTIC AVENUE, ELEVATION = 17.163' (NGVD 1929). ALL ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929. NAVD 1989 VALUE = 1.532' - NAVD 1988 VALUE. UNDERGROUND UTILITY LOCATION IS BASED UPON MARKINGS BY OTHERS.

FLOOD INFORMATION
 COMMUNITY NUMBER : 125102
 PANEL NUMBER : 125920979F
 DATE OF FIRM : OCTOBER 5, 2017
 FIRM : X, 1% 0.2% ANNUAL CHANCE
 BASE FLOOD ELEV : N/A

TITLE CERTIFICATE

CERTIFICATE OF TITLE #2061-3992459
 FIRST AMERICAN TITLE INSURANCE COMPANY
 EFFECTIVE DATE: DECEMBER 21, 2018 AT 8:00 AM

BOOK, PAGE	DESCRIPTION	APPLIES?	SHOWN?
9 ORB 23166, PG. 1533	EASEMENT AGREEMENT	YES	YES
10 ORB 24662, PG. 1944	LINDSCP MAINT. AGREEMENT	YES	NO
13 ORB 17580, PG. 364	DEED RESTRICTIONS	YES	NO
15 ORB 27581, PG. 1544	WORKFORCE HOUSING AG	YES	NO
16 ORB 27726, PG. 1894	FPL EASEMENT	YES	YES
17 ORB 27726, PG. 1904	FPL EASEMENT	YES	YES
18 ORB 28459, PG. 1923	FPL EASEMENT	YES	YES
19 P.B. 125, PGS. 80-85	ATLANTIC CROSSING PLAT	YES	YES
20 ORB 29621, PG. 393	ACCESS EASEMENT	YES	YES

- ABBREVIATIONS**
- A - ARC
 - C - CALCULATED
 - CONC. - CONCRETE
 - COR. - CORNER
 - DELTA - DELTA (CENTRAL ANGLE)
 - D.E. - DRAINAGE EASEMENT
 - G.U.E. - GENERAL UTILITY EASEMENT
 - I.R.C. - IRON ROD AND CAP
 - L.B. - LICENSED BUSINESS
 - L.S. - LICENSED SURVEYOR
 - MON. - MONUMENT
 - S.F.B. - SURVEYED RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORDS
 - PAGE - PAGE
 - P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SAN. - SANITARY
 - U.E. - UTILITY EASEMENT

- LEGEND**
- GUY ANCHOR WIRE
 - ⊙ WOOD UTILITY POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ BELL SOUTH RISER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SINGLE SUPPORT SIGN
 - ⊙ DRAINAGE MANHOLE
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ IRRIGATION BOX
 - ⊙ LIGHT POLE
 - ⊙ CONCRETE POWER POLE
 - ⊙ ELECTRIC SERVICE
 - ⊙ CATV BOX
 - ⊙ ELECTRIC MANHOLE
 - ⊙ FENCE
 - ⊙ BELLSOUTH MANHOLE
 - ⊙ WATER METER
 - ⊙ CONCRETE SIGNAL POLE

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLETES 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. RODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. L55111
 LAST DATE OF FIELD WORK : SEPTEMBER 28, 2018.

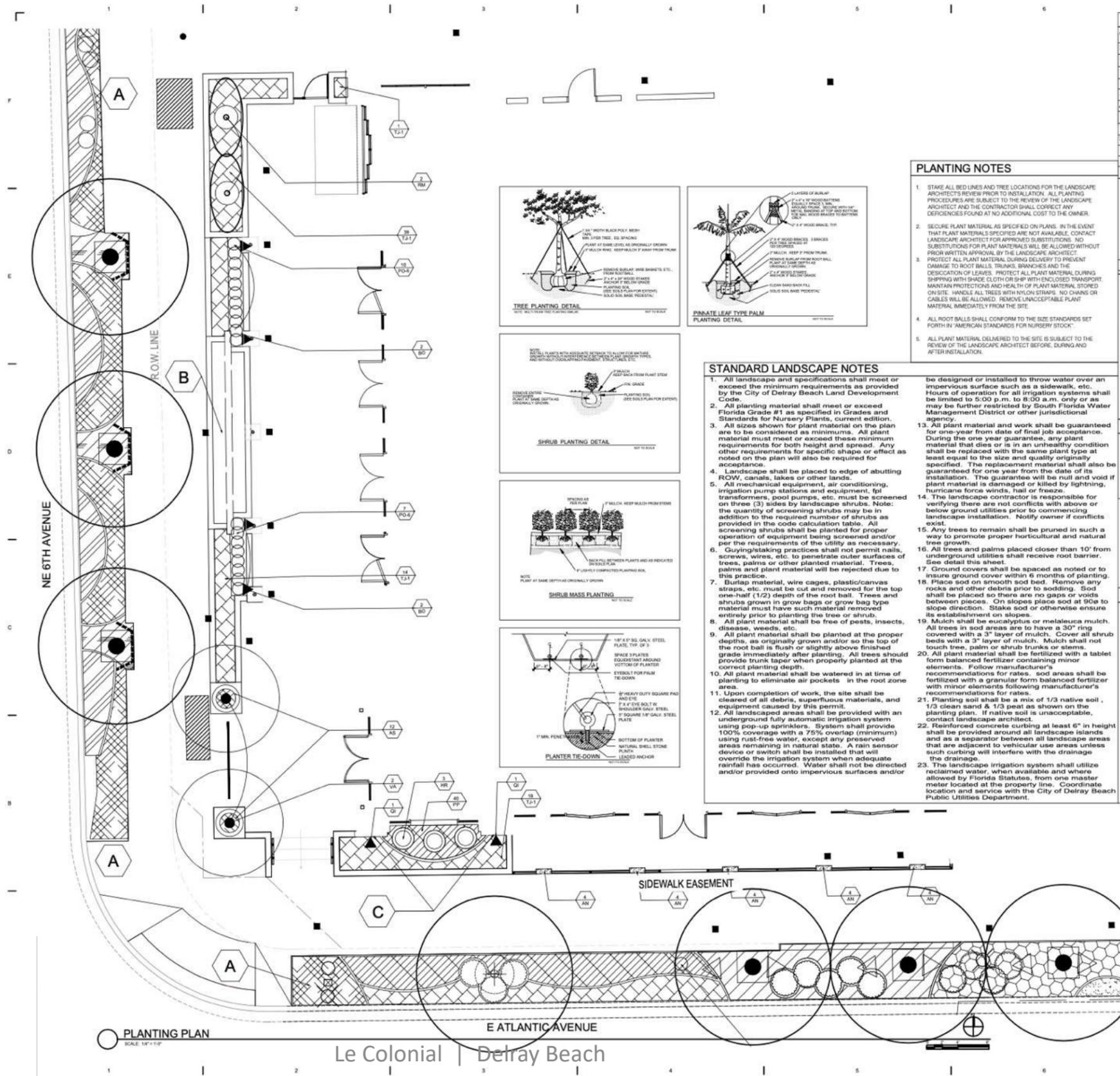
PERIMETER SURVEYING & MAPPING
 947 Clint Moore Road
 Boca Raton Florida, 33487
 Certificate of Authorization No. LB7264
 Tel: (561) 241-0988
 Fax: (561) 241-5182

EDWARDS ATLANTIC AVENUE PARCEL - BUILDING 3
CONSTRUCTION LAYOUT SURVEY - SPOT ELEVATIONS - 2ND FLOOR

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
1	12/13/18	JSH		UPDATE TITLE INFO	
2	01/04/19	JSH		UPDATE TITLE INFO	
3	12/11/19	JSH		PLOT PLAN	
4	6/30/20	JSH		SPOT ELEVATIONS - 2ND FLOOR	
5					
6					

JOB NO. 14167
 SCALE 1"=30'
 DRAWN JSH
 CHECKED AR
 SHEET 1 OF 1

Enlarged Proposed Planting Plan

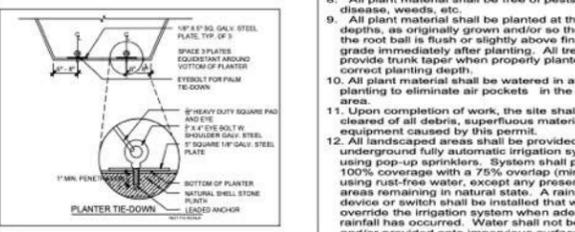
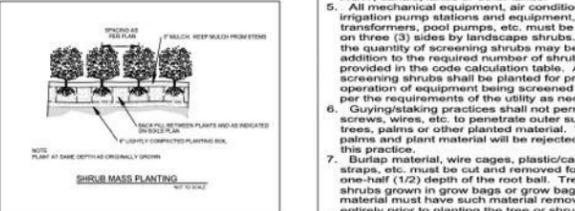


Qty	Plant Symbol	Botanic Name / Common Name	Degree of Growth
20	AN	Asparagus densiflorus 'Meyer' / Foxtail Asparagus Fern	VERY
4	BO	Bougainvillea sp. / Bougainvillea	VERY
3	HR	Halepalmia parviflora / Lobster Claw Heliconia	VERY
19	PO-6	Podocarpus macrophylla / Vine Podocarpus	MOD
40	PP	Podocarpus 'Pringlei' / Pringle's Podocarpus	MOD
2	QI	Quercus indica / Rangoon Creeper	VERY
2	RM	Reyeria madagascariensis / Traveller's Tree	VERY
72	T1	Trachycarpus fortunei / Fortune's Palm	VERY
2	VA	Varzea racemosa / Montgomery Palm	MOD

KNAUER
Knauer Incorporated
200 Green Bay Road
Naples, FL 34104
(813) 461-8000
www.knauser.com

MKSK
Landscape Architecture & Construction
462 SOUTH USLOW ALLEY
COLLIERVILLE, FL 33926
354.621.2700
MKSGSTUDIOS.COM

- ### PLANTING NOTES
- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
 - SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
 - PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DECIDUATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS, NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
 - ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK.
 - ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.



- ### STANDARD LANDSCAPE NOTES
- All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
 - All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
 - All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
 - Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
 - All mechanical equipment, air conditioning, irrigation pumps and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
 - Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
 - Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
 - All plant material shall be free of pests, insects, disease, weeds, etc.
 - All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
 - All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
 - Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
 - All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk.
 - Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
 - All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one-year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
 - The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
 - Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
 - All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
 - Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
 - Place sod on smooth soil bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90° to slope direction. Stake sod or otherwise ensure its establishment on slopes.
 - Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
 - All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. Sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
 - Planting soil shall be a mix of 1/3 native soil, 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
 - Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage of the drainage.
 - The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statute, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

- ### PLANT KEY
- Abbreviations:
C.L. - clear trunk
G.W. - grey wood
H. - height
D.C. - 50-center spacing
O.A. - overall
SPR. - spread
- * = Native to Florida
- A) Planting & Tree Layout reflect F.D.O.T. requirements subsequent to previous SP/AS submittal
B) Planting in Wall Planter to include one apply plant, five plants and one spilling plant.
C) Attach anchors to stakes for Rangoon Creeper to climb up column

- ### GENERAL NOTES
- Root barrier shown on plan view shall be UB-18-2, 18" Rootbarrier as manufactured by (or equal), DeepRoot Green Infrastructure, LLC 101 Montgomery Street, Suite 2850 San Francisco, CA 94104 info@deeproot.com Tel: 415 781 9700
- Root barrier shown is in addition to those that may be required pursuant to City of Delray Beach requirements. Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2 (see LP-2).
 - All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.

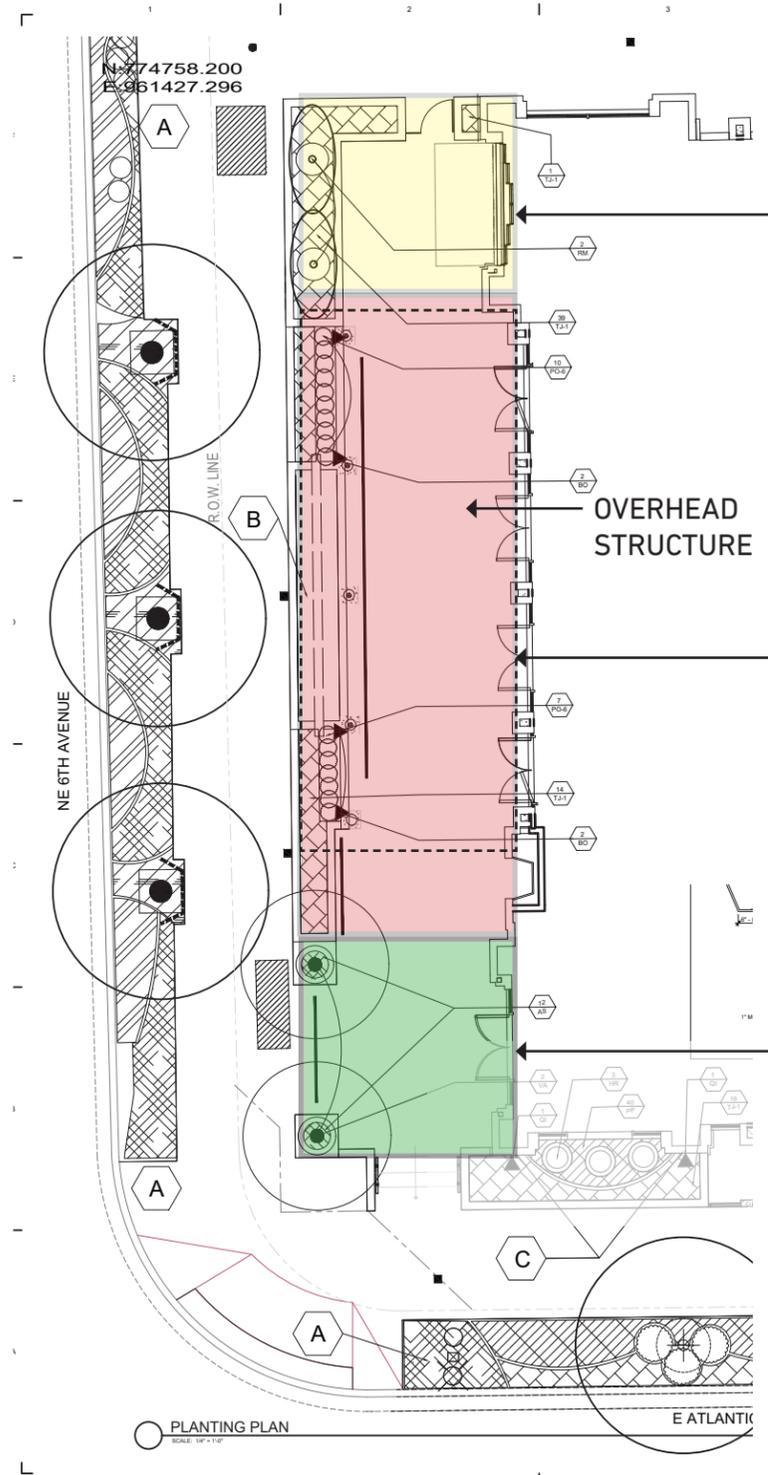
- ### PLANT KEY NOTES
- Contractor is responsible to verify all plant quantities and contact Landscape Architect if discrepancy exists.
 - Drought tolerance is per "SFWMD Waterwise - South Florida Edition" or University of Florida IFAS Extension Service, as applicable.

- ### NOTE
- Copies of FDOT permits for landscape improvements within the FDOT right of way must be submitted to the city prior to the commencement of construction of said improvements.

- ### STRUCTURAL TOP SOIL
- STRUCTURAL TOP SOIL SHALL BE USED UNDER ALL SIDEWALK AREAS AS SHOWN ON THE SOILS PLAN. CONTRACTOR SHALL SUBMIT REQUIRED PRODUCT DATA PRIOR TO INSTALLATION.
- #### GENERAL STRUCTURAL SOIL SPECIFICATION
- At least 50% of sand-size particles should be greater than 220 µm (MSD should be >220µm).
 - D60/D10 < 2.5 where:
D60= sieve size through which 60% of sand passes
D10= sieve size through which 10% of sand passes
 - Less than 4% (by weight) of soil is of clay-size particles. Clay size particle content should not be less than 2% or Cation Exchange Capacity of the mix.
 - The soil mix should contain less than 1% of particles > 2mm.
 - Organic matter content must be less than 5% (by weight).
- ### NOTE
- Structural top soil shall be used under all pedestrian pavement (as shown on the Soils Plan).
 - Structural soil shall be at a min. 24" depth in these areas.

MKSK

Le Colonial | Delray Beach



RM - TRAVELER'S PALM



TJ-1- STAR JASMINE



BO - RED BOUGAINVILLEA



PO-6 - PODOCARPUS TJ-1- STAR JASMINE



VA: MONTGOMERY PALM



AS: ASPARAGUS FERN

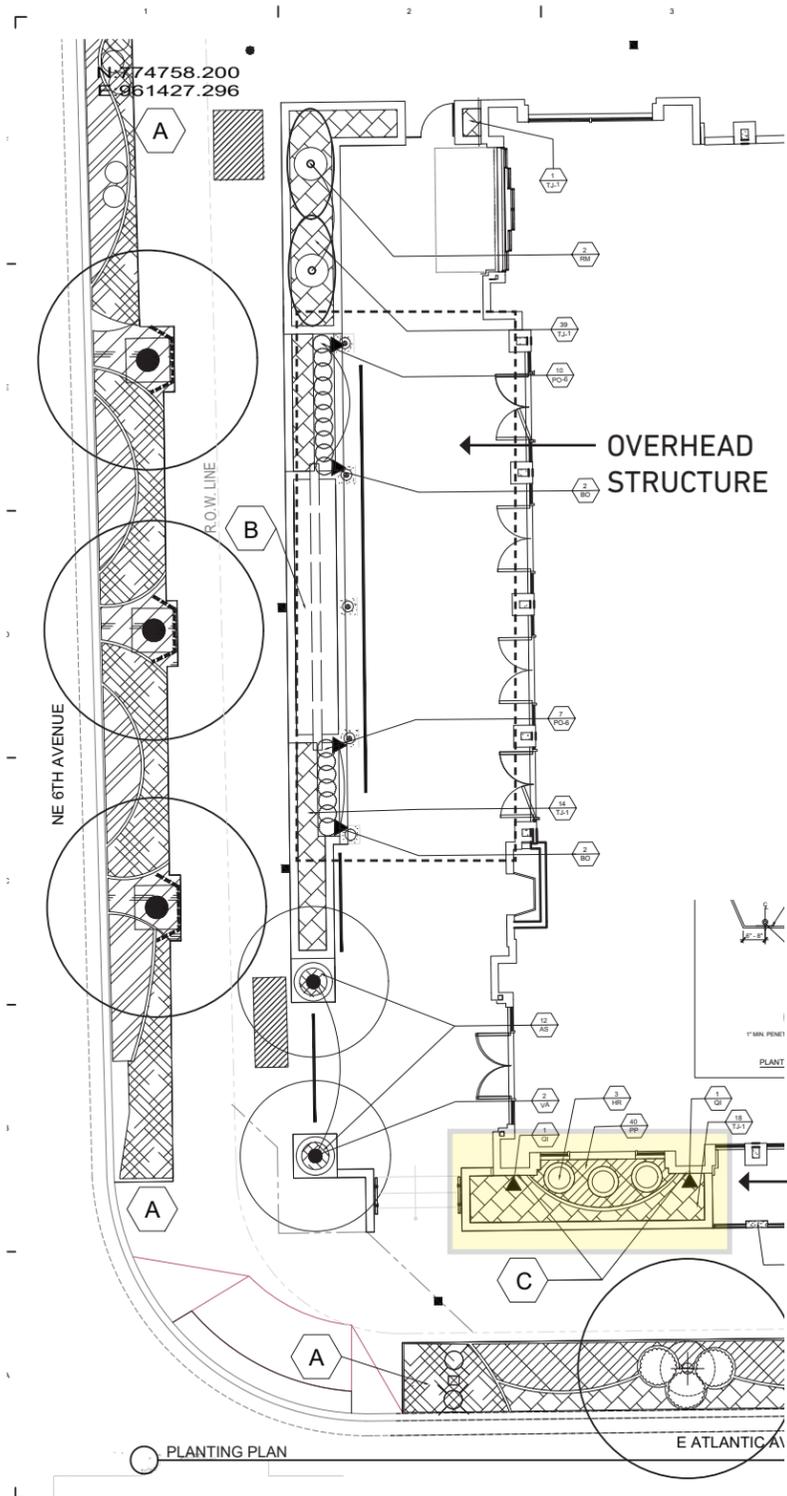


Aqua Pots



Planting Materials & Pots

Le Colonial | Delray Beach



QI- RANGOON CREEPER



SR- LOBSTER CLAW
HELECONIA



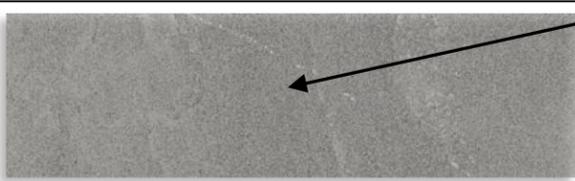
PP- PRINGLES PODOCARPUS



TJ-1- STAR JASMINE

Planting Materials

Le Colonial | Delray Beach

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 ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER	
ROOF	WALLS
Existing No Change	
FASCIA	TRIM/OTHER
Existing No Change	
WINDOWS	SHUTTERS/AWNINGS
	
RAILINGS	PAVER SYSTEM
	
Pergola Framing	PAVER SYSTEM
	

Windows
Benjamin Moore
Black – 2132-10

Railings
Benjamin Moore
Black – 2132-10

Pergola Framing
Benjamin Moore
Black – 2132-10

Walls & Pergola Columns
Sherwin Williams
Origami White – SW 7636

Wainscoting
Benjamin Moore
Platinum Gray – HC 179

Navy Blue Awning
Sunbrella Navy
5439-137

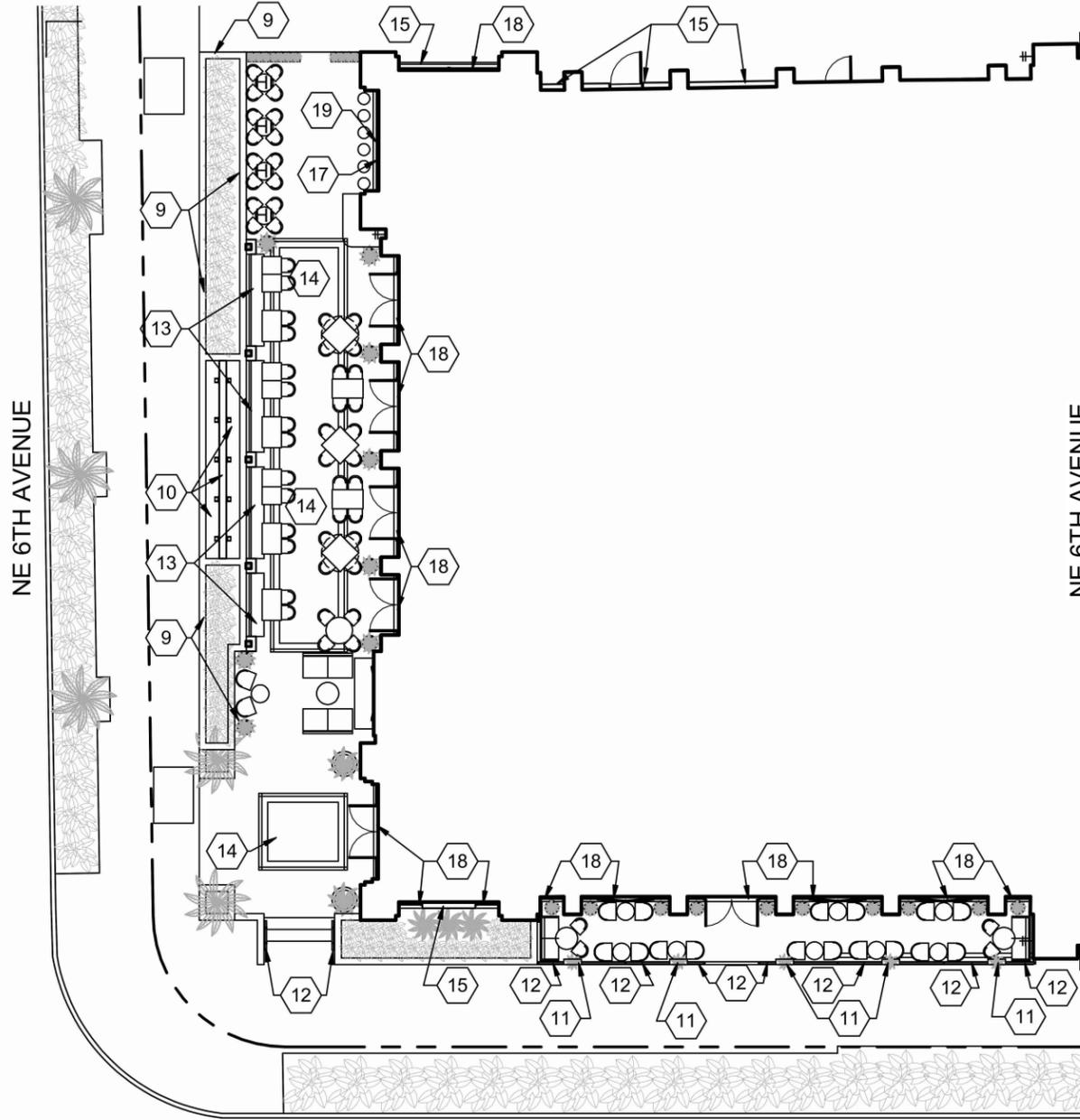
Enhanced Paving

Porcelain Tile Floor
Kronos Pennsylvania Bluestone
True Blue

Encaustic Tile Floor
Carocim
Custom Le Colonial Pattern

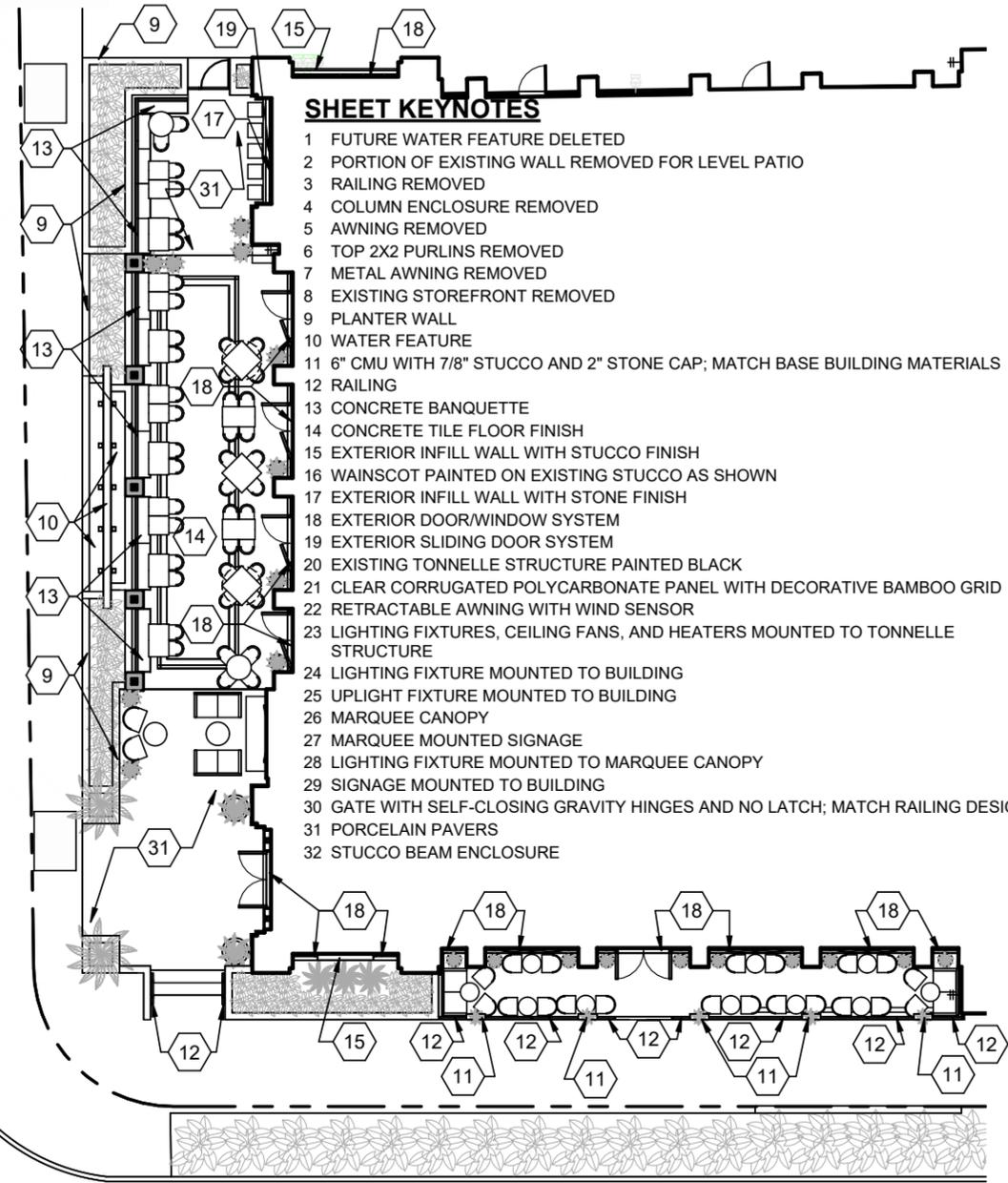
C:\p\win\35888 Le Colonial Delray Beach_R22_jk\tridg@knauerinc.com.rvt
3/21/22 11:54:53 PM

KNAUER



PREVIOUSLY APPROVED

SCALE: 1/16" = 1'-0"

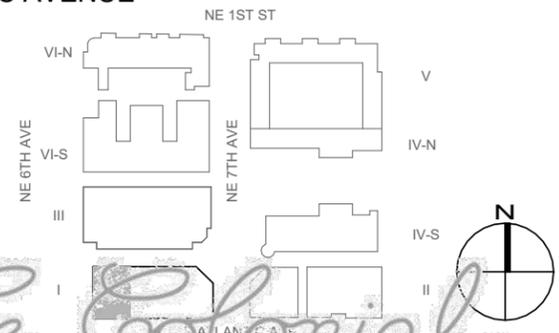


PROPOSED

SCALE: 1/16" = 1'-0"

SHEET KEYNOTES

- 1 FUTURE WATER FEATURE DELETED
- 2 PORTION OF EXISTING WALL REMOVED FOR LEVEL PATIO
- 3 RAILING REMOVED
- 4 COLUMN ENCLOSURE REMOVED
- 5 AWNING REMOVED
- 6 TOP 2X2 PURLINS REMOVED
- 7 METAL AWNING REMOVED
- 8 EXISTING STOREFRONT REMOVED
- 9 PLANTER WALL
- 10 WATER FEATURE
- 11 6" CMU WITH 7/8" STUCCO AND 2" STONE CAP; MATCH BASE BUILDING MATERIALS
- 12 RAILING
- 13 CONCRETE BANQUETTE
- 14 CONCRETE TILE FLOOR FINISH
- 15 EXTERIOR INFILL WALL WITH STUCCO FINISH
- 16 WAINSCOT PAINTED ON EXISTING STUCCO AS SHOWN
- 17 EXTERIOR INFILL WALL WITH STONE FINISH
- 18 EXTERIOR DOOR/WINDOW SYSTEM
- 19 EXTERIOR SLIDING DOOR SYSTEM
- 20 EXISTING TONNELLE STRUCTURE PAINTED BLACK
- 21 CLEAR CORRUGATED POLYCARBONATE PANEL WITH DECORATIVE BAMBOO GRID
- 22 RETRACTABLE AWNING WITH WIND SENSOR
- 23 LIGHTING FIXTURES, CEILING FANS, AND HEATERS MOUNTED TO TONNELLE STRUCTURE
- 24 LIGHTING FIXTURE MOUNTED TO BUILDING
- 25 UPLIGHT FIXTURE MOUNTED TO BUILDING
- 26 MARQUEE CANOPY
- 27 MARQUEE MOUNTED SIGNAGE
- 28 LIGHTING FIXTURE MOUNTED TO MARQUEE CANOPY
- 29 SIGNAGE MOUNTED TO BUILDING
- 30 GATE WITH SELF-CLOSING GRAVITY HINGES AND NO LATCH; MATCH RAILING DESIGN
- 31 PORCELAIN PAVERS
- 32 STUCCO BEAM ENCLOSURE

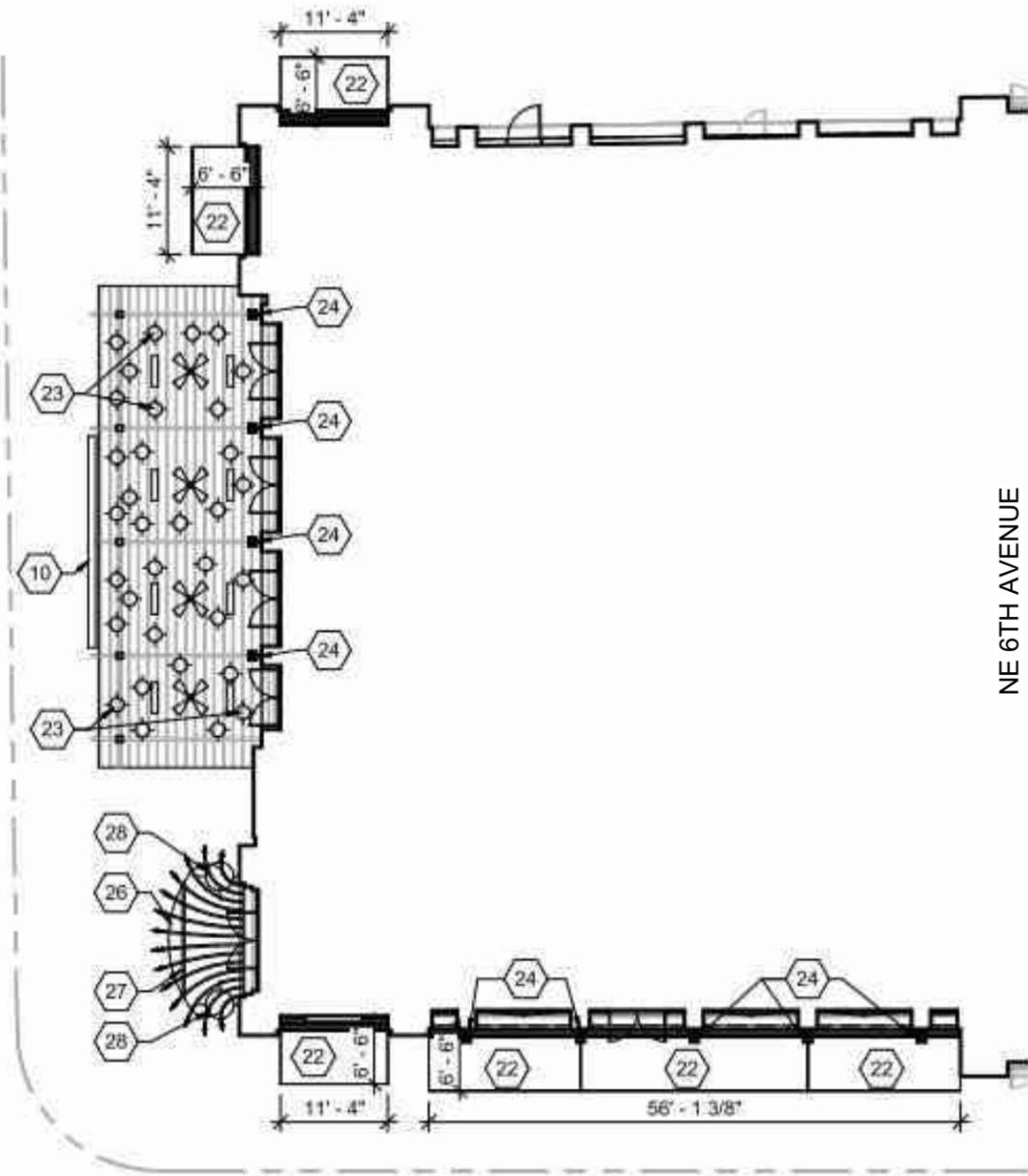


KNAUER <small>Knaauer Incorporated 226 Green Bay Road Ft. Lauderdale, FL 33304 (847) 948-9500 www.knaauer.com</small>	
PROJECT NO: 3588	DATE: 03/22/2022
DRAWN BY: JK	MARK
CHECKED BY: SO	DESCRIPTION
SPRAB SUBMITTAL LE COLONIAL ATLANTIC CROSSING BUILDING 1 603 E ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483	
PROJECT NO: 3588	DATE: 03/22/2022
DRAWN BY: JK	MARK
CHECKED BY: SO	DESCRIPTION
© 2022 KNAUER INCORPORATED	
FLOOR PLANS	1.1

Floor Plan
Le Colonial | Delray Beach

Le Colonial

NE 6TH AVENUE

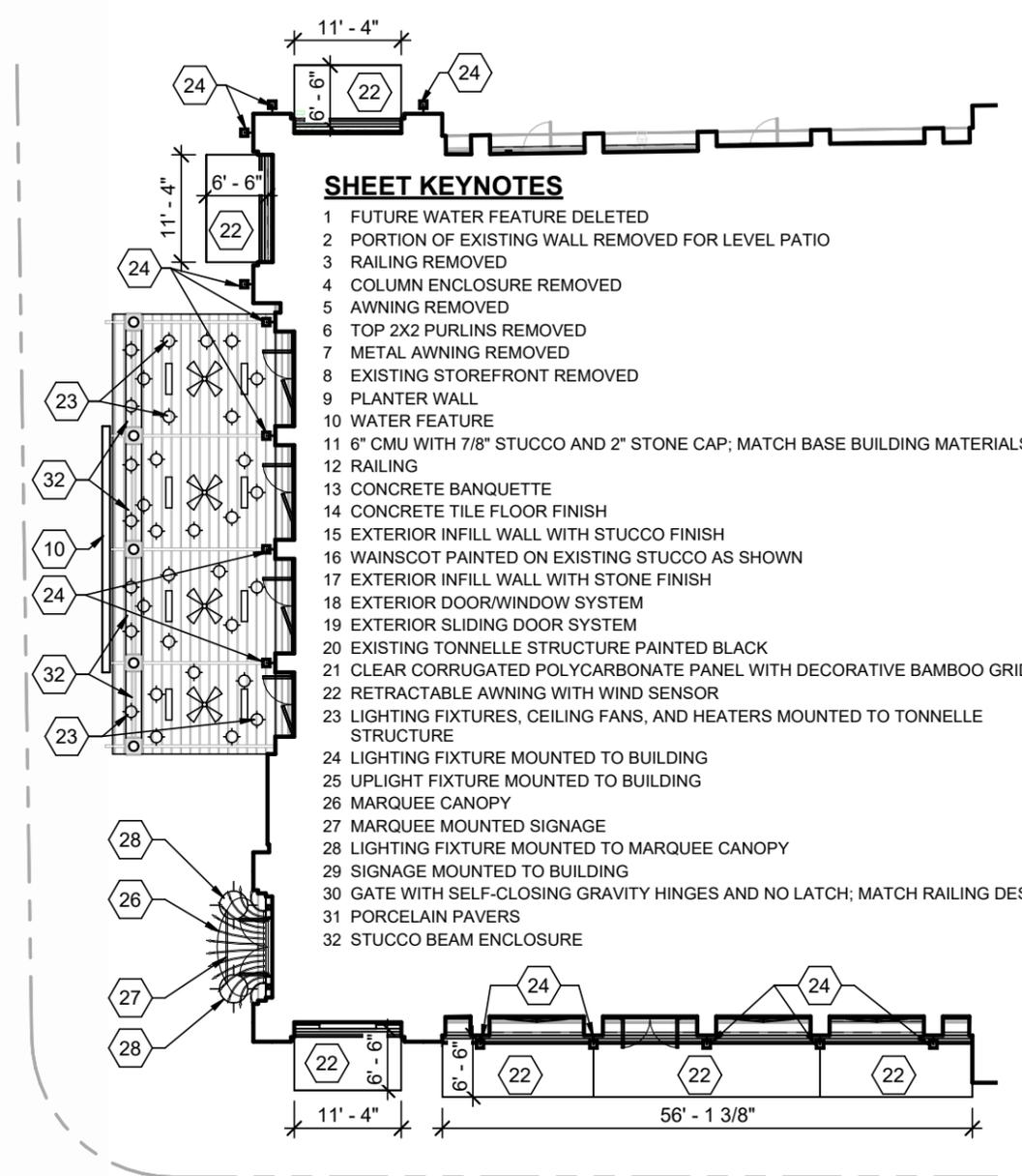


E ATLANTIC AVENUE

PREVIOUSLY APPROVED

SCALE: 1/16" = 1'-0"

NE 6TH AVENUE



E ATLANTIC AVENUE

PROPOSED

SCALE: 1/16" = 1'-0"

SHEET KEYNOTES

- 1 FUTURE WATER FEATURE DELETED
- 2 PORTION OF EXISTING WALL REMOVED FOR LEVEL PATIO
- 3 RAILING REMOVED
- 4 COLUMN ENCLOSURE REMOVED
- 5 AWNING REMOVED
- 6 TOP 2X2 PURLINS REMOVED
- 7 METAL AWNING REMOVED
- 8 EXISTING STOREFRONT REMOVED
- 9 PLANTER WALL
- 10 WATER FEATURE
- 11 6" CMU WITH 7/8" STUCCO AND 2" STONE CAP; MATCH BASE BUILDING MATERIALS
- 12 RAILING
- 13 CONCRETE BANQUETTE
- 14 CONCRETE TILE FLOOR FINISH
- 15 EXTERIOR INFILL WALL WITH STUCCO FINISH
- 16 WAINSCOT PAINTED ON EXISTING STUCCO AS SHOWN
- 17 EXTERIOR INFILL WALL WITH STONE FINISH
- 18 EXTERIOR DOOR/WINDOW SYSTEM
- 19 EXTERIOR SLIDING DOOR SYSTEM
- 20 EXISTING TONNELLE STRUCTURE PAINTED BLACK
- 21 CLEAR CORRUGATED POLYCARBONATE PANEL WITH DECORATIVE BAMBOO GRID
- 22 RETRACTABLE AWNING WITH WIND SENSOR
- 23 LIGHTING FIXTURES, CEILING FANS, AND HEATERS MOUNTED TO TONNELLE STRUCTURE
- 24 LIGHTING FIXTURE MOUNTED TO BUILDING
- 25 UPLIGHT FIXTURE MOUNTED TO BUILDING
- 26 MARQUEE CANOPY
- 27 MARQUEE MOUNTED SIGNAGE
- 28 LIGHTING FIXTURE MOUNTED TO MARQUEE CANOPY
- 29 SIGNAGE MOUNTED TO BUILDING
- 30 GATE WITH SELF-CLOSING GRAVITY HINGES AND NO LATCH; MATCH RAILING DESIGN
- 31 PORCELAIN PAVERS
- 32 STUCCO BEAM ENCLOSURE

KNAUER

c:\r\w\13588 Le Colonial Delray Beach_R22_jkttrdgc@knauerinc.com.rvt
3/21/2022 11:54:59 PM

Reflected Ceiling Plan

Le Colonial | Delray Beach

Le Colonial

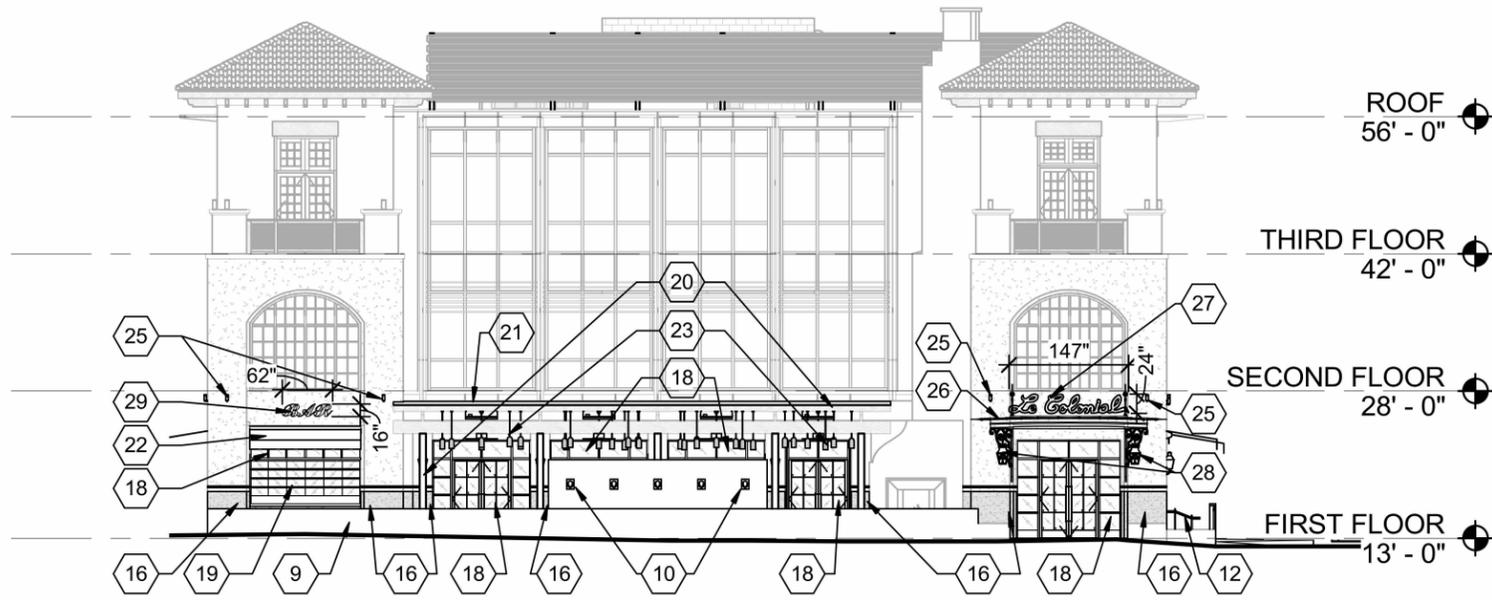


PROJECT NO: 3588		SPRAB SUBMITTAL	
DRAWN BY: JK		LE COLONIAL	
CHECKED BY: SO		ATLANTIC CROSSING	
© 2022 KNAUER INCORPORATED		BUILDING 1	
		603 E ATLANTIC AVENUE	
		DELRAY BEACH, FLORIDA 33483	
MARK	DATE	DESCRIPTION	
	03/22/2022		

KNAUER
 Knauer Incorporated
 1687 Oak Street
 Highwood, IL 60040
 www.knaufinc.com

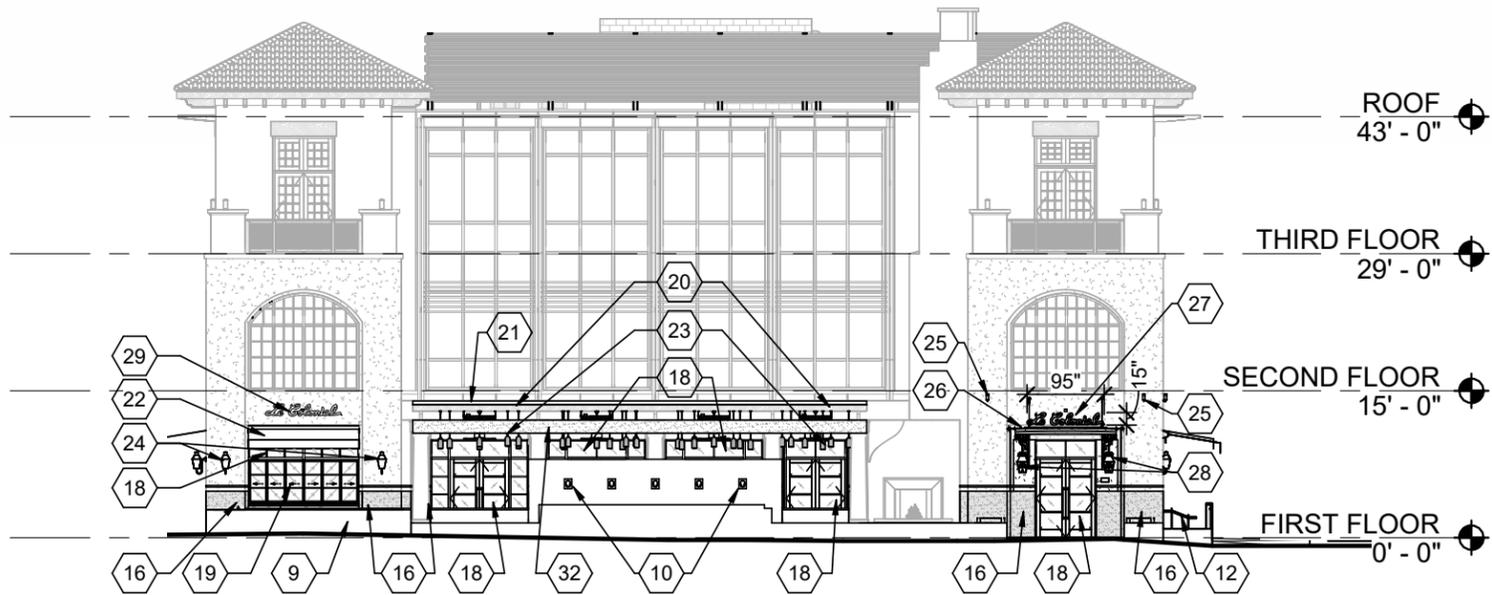
SHEET KEYNOTES

- 1 FUTURE WATER FEATURE DELETED
- 2 PORTION OF EXISTING WALL REMOVED FOR LEVEL PATIO
- 3 RAILING REMOVED
- 4 COLUMN ENCLOSURE REMOVED
- 5 AWNING REMOVED
- 6 TOP 2X2 PURLINS REMOVED
- 7 METAL AWNING REMOVED
- 8 EXISTING STOREFRONT REMOVED
- 9 PLANTER WALL
- 10 WATER FEATURE
- 11 6" CMU WITH 7/8" STUCCO AND 2" STONE CAP; MATCH BASE BUILDING MATERIALS
- 12 RAILING
- 13 CONCRETE BANQUETTE
- 14 CONCRETE TILE FLOOR FINISH
- 15 EXTERIOR INFILL WALL WITH STUCCO FINISH
- 16 WAINSCOT PAINTED ON EXISTING STUCCO AS SHOWN
- 17 EXTERIOR INFILL WALL WITH STONE FINISH
- 18 EXTERIOR DOOR/WINDOW SYSTEM
- 19 EXTERIOR SLIDING DOOR SYSTEM
- 20 EXISTING TONNELLE STRUCTURE PAINTED BLACK
- 21 CLEAR CORRUGATED POLYCARBONATE PANEL WITH DECORATIVE BAMBOO GRID
- 22 RETRACTABLE AWNING WITH WIND SENSOR
- 23 LIGHTING FIXTURES, CEILING FANS, AND HEATERS MOUNTED TO TONNELLE STRUCTURE
- 24 LIGHTING FIXTURE MOUNTED TO BUILDING
- 25 UPLIGHT FIXTURE MOUNTED TO BUILDING
- 26 MARQUEE CANOPY
- 27 MARQUEE MOUNTED SIGNAGE
- 28 LIGHTING FIXTURE MOUNTED TO MARQUEE CANOPY
- 29 SIGNAGE MOUNTED TO BUILDING
- 30 GATE WITH SELF-CLOSING GRAVITY HINGES AND NO LATCH; MATCH RAILING DESIGN
- 31 PORCELAIN PAVERS
- 32 STUCCO BEAM ENCLOSURE



PREVIOUSLY APPROVED

SCALE: 1/16" = 1'-0"



PROPOSED

SCALE: 1/16" = 1'-0"

West Elevations

Le Colonial | Delray Beach

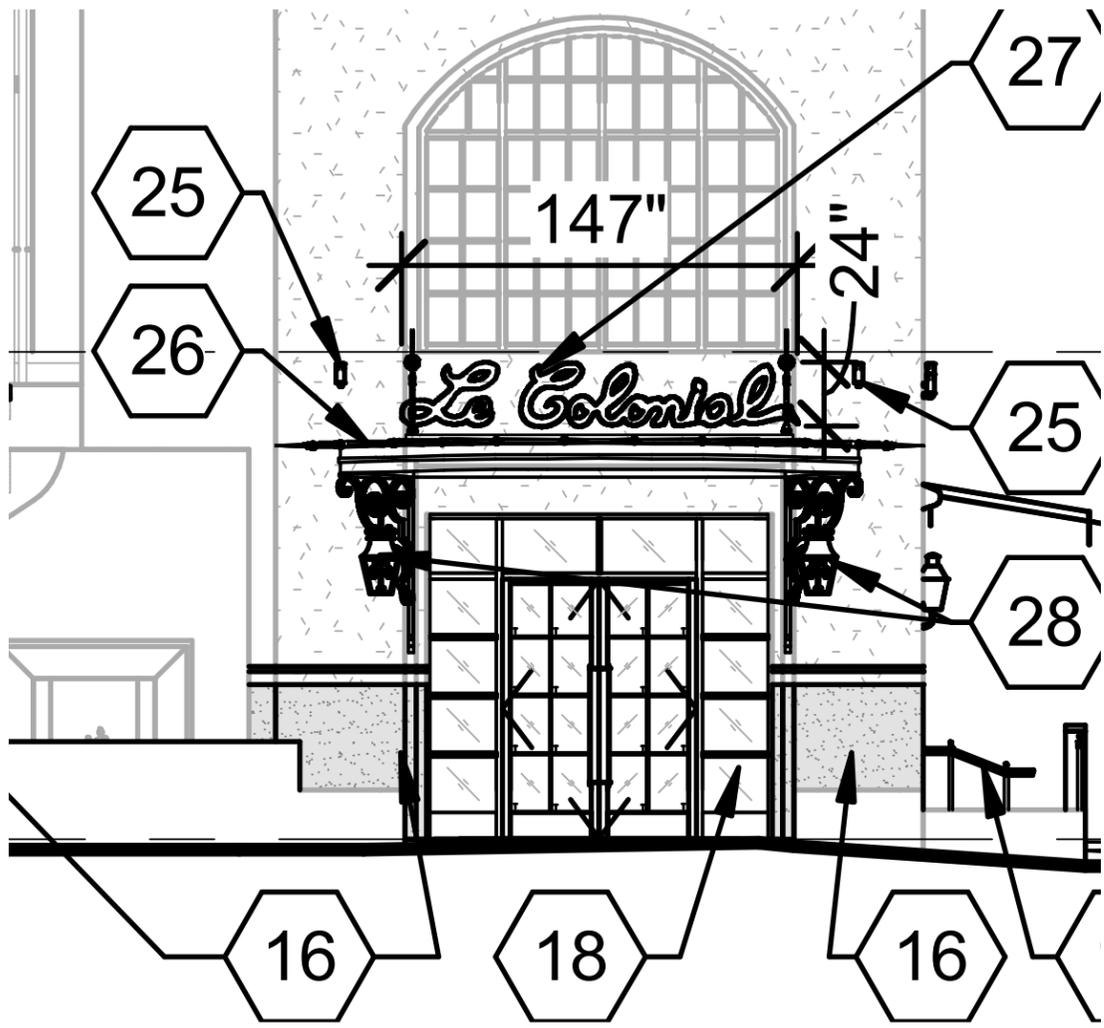
Le Colonial



KNAUER <small>Knaue Incorporated 226 Green Bay Road Highwood, IL 60040 (847) 948-8900 www.knaueinc.com</small>	
SPRAB SUBMITTAL LE COLONIAL ATLANTIC CROSSING BUILDING 1 603 E ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483	DATE: 03/22/2022 DESCRIPTION
PROJECT NO: 3588 DRAWN BY: JK CHECKED BY: SO © 2022 KNAUER INCORPORATED	MARK
WEST ELEVATIONS	21 55

C:\Rev\13588 Le Colonial Delray Beach_R22_jk\tridg@knaueinc.com.rvt
3/22/2022 11:55:15 PM

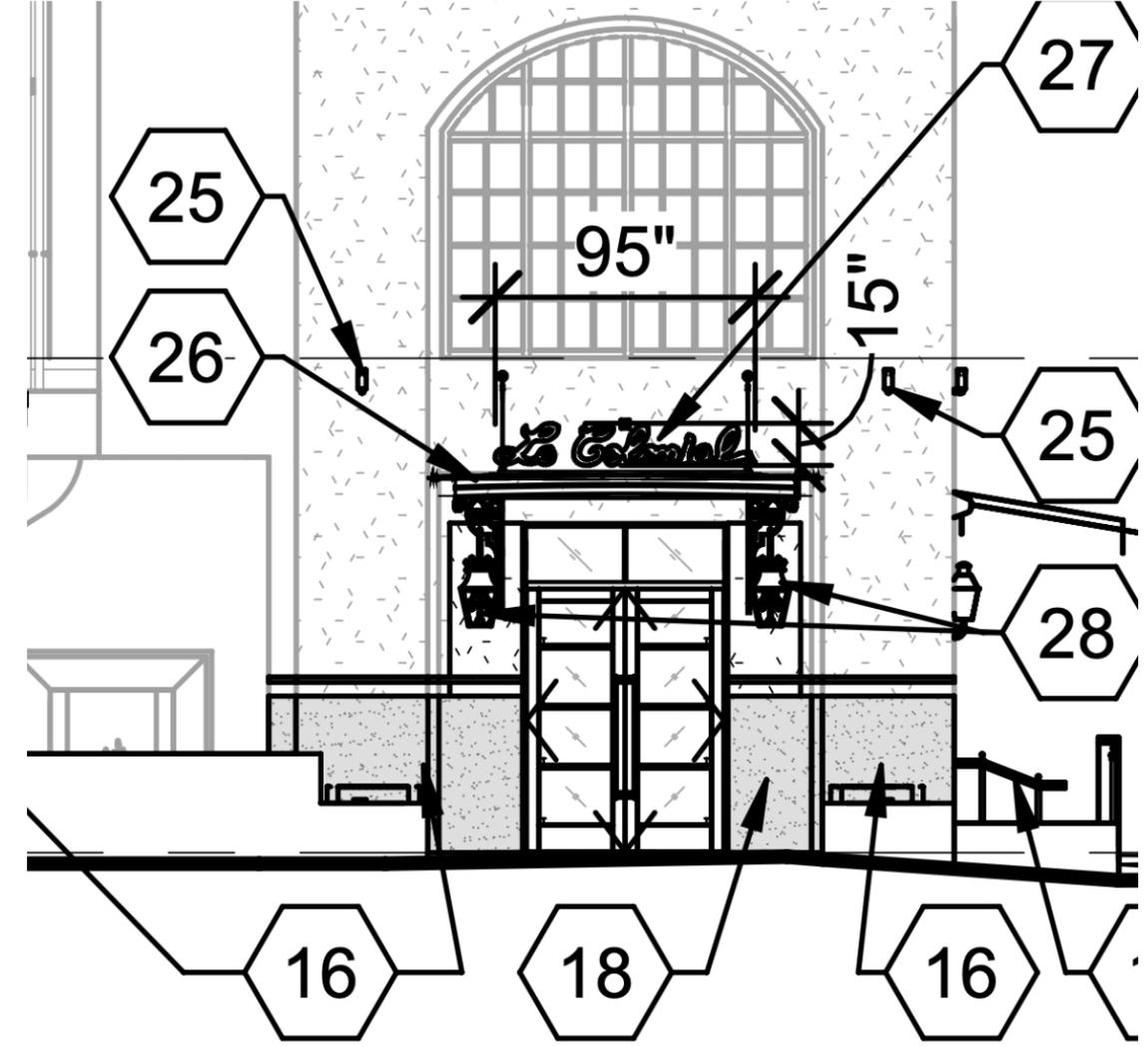
KNAUER



Previously Approved



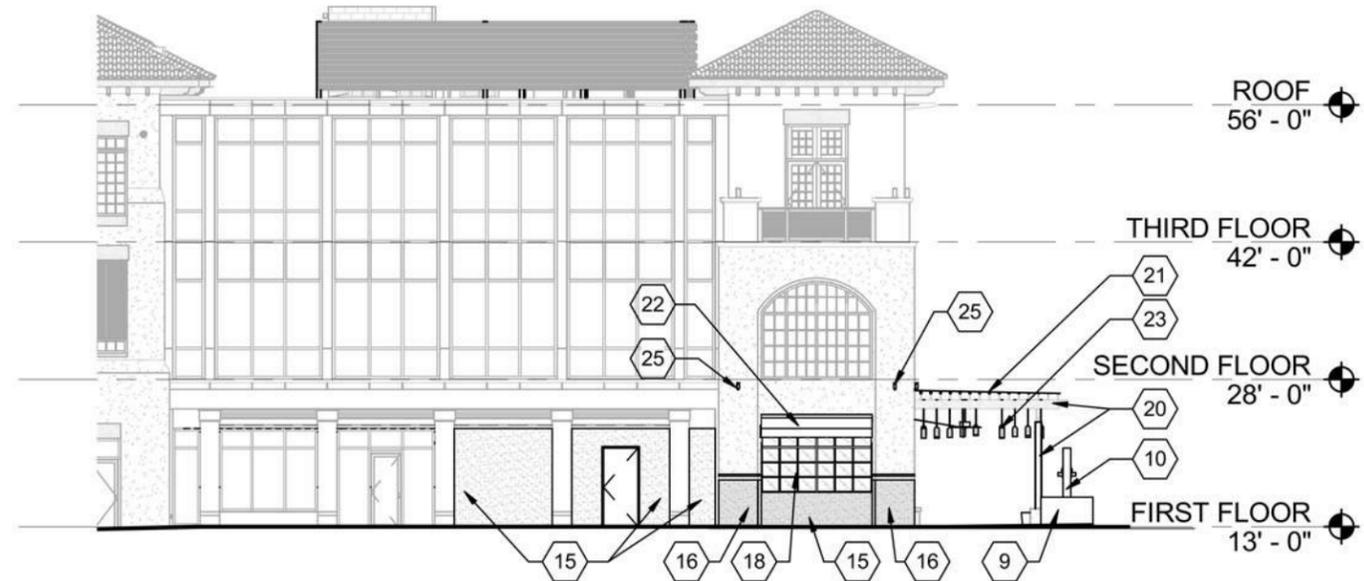
Brand Entrance



Proposed Smaller Marquee & Signage
No Sidelites

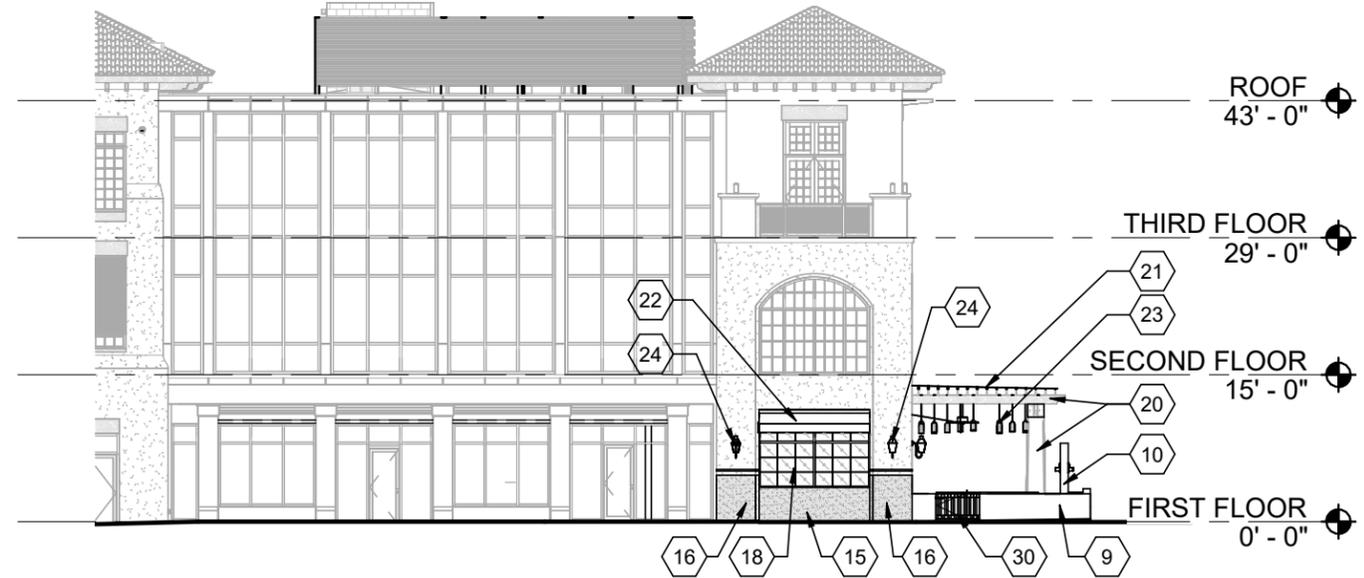
SHEET KEYNOTES

- 1 FUTURE WATER FEATURE DELETED
- 2 PORTION OF EXISTING WALL REMOVED FOR LEVEL PATIO
- 3 RAILING REMOVED
- 4 COLUMN ENCLOSURE REMOVED
- 5 AWNING REMOVED
- 6 TOP 2X2 PURLINS REMOVED
- 7 METAL AWNING REMOVED
- 8 EXISTING STOREFRONT REMOVED
- 9 PLANTER WALL
- 10 WATER FEATURE
- 11 6" CMU WITH 7/8" STUCCO AND 2" STONE CAP; MATCH BASE BUILDING MATERIALS
- 12 RAILING
- 13 CONCRETE BANQUETTE
- 14 CONCRETE TILE FLOOR FINISH
- 15 EXTERIOR INFILL WALL WITH STUCCO FINISH
- 16 WAINSCOT PAINTED ON EXISTING STUCCO AS SHOWN
- 17 EXTERIOR INFILL WALL WITH STONE FINISH
- 18 EXTERIOR DOOR/WINDOW SYSTEM
- 19 EXTERIOR SLIDING DOOR SYSTEM
- 20 EXISTING TONNELLE STRUCTURE PAINTED BLACK
- 21 CLEAR CORRUGATED POLYCARBONATE PANEL WITH DECORATIVE BAMBOO GRID
- 22 RETRACTABLE AWNING WITH WIND SENSOR
- 23 LIGHTING FIXTURES, CEILING FANS, AND HEATERS MOUNTED TO TONNELLE STRUCTURE
- 24 LIGHTING FIXTURE MOUNTED TO BUILDING
- 25 UPLIGHT FIXTURE MOUNTED TO BUILDING
- 26 MARQUEE CANOPY
- 27 MARQUEE MOUNTED SIGNAGE
- 28 LIGHTING FIXTURE MOUNTED TO MARQUEE CANOPY
- 29 SIGNAGE MOUNTED TO BUILDING
- 30 GATE WITH SELF-CLOSING GRAVITY HINGES AND NO LATCH; MATCH RAILING DESIGN
- 31 PORCELAIN PAVERS
- 32 STUCCO BEAM ENCLOSURE



PREVIOUSLY APPROVED

SCALE: 1/16" = 1'-0"



PROPOSED

SCALE: 1/16" = 1'-0"

West Elevations

Le Colonial | Delray Beach

Le Colonial

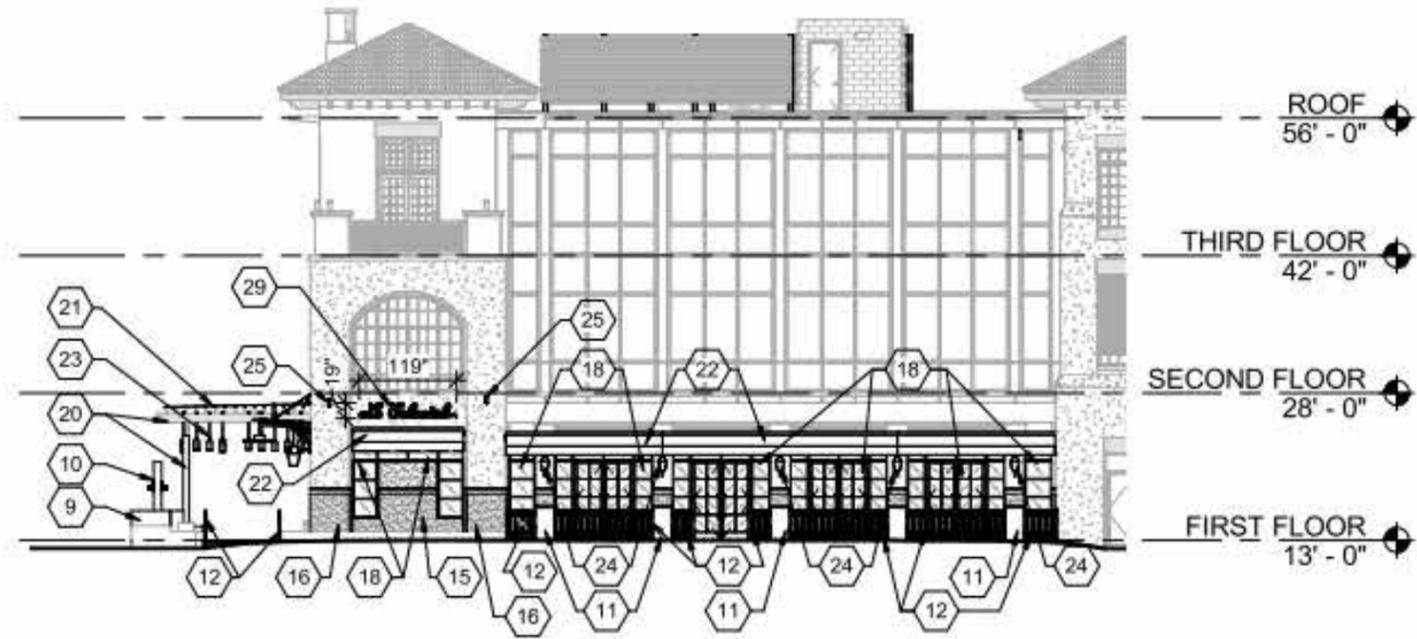
PROJECT: 35888 Le Colonial Delray Beach_R22_jkittidge@knaufinc.com.vt
 2/21/2022 11:55:36 PM

KNAUER

KNAUER <small>Knauf Incorporated 1671 Oak Ridge Highwood, IL 60040 www.knaufinc.com</small>	
	DATE 03/22/2022
	DESCRIPTION
SPRAB SUBMITTAL LE COLONIAL ATLANTIC CROSSING BUILDING 1 603 E ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483	
PROJECT NO: 35888	DRAWN BY: JK
	CHECKED BY: SO
<small>© 2022 KNAUF INCORPORATED</small>	
NORTH ELEVATIONS	2.2

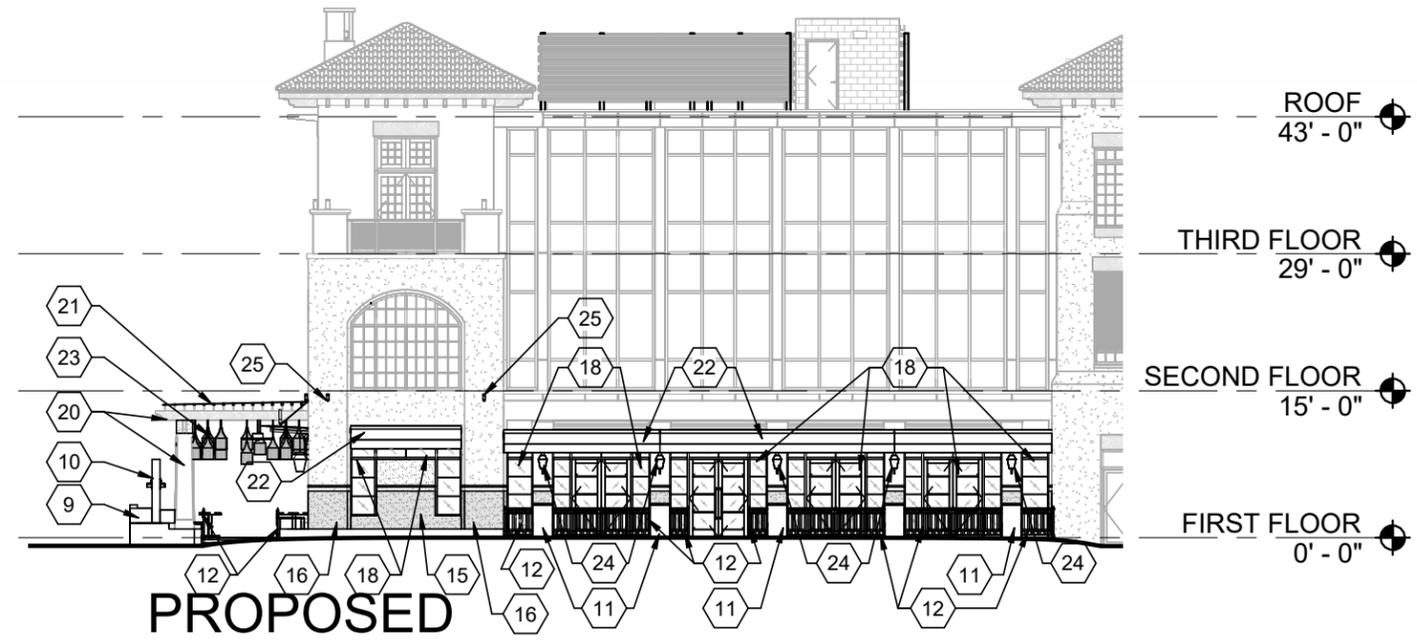
SHEET KEYNOTES

- 1 FUTURE WATER FEATURE DELETED
- 2 PORTION OF EXISTING WALL REMOVED FOR LEVEL PATIO
- 3 RAILING REMOVED
- 4 COLUMN ENCLOSURE REMOVED
- 5 AWNING REMOVED
- 6 TOP 2X2 PURLINS REMOVED
- 7 METAL AWNING REMOVED
- 8 EXISTING STOREFRONT REMOVED
- 9 PLANTER WALL
- 10 WATER FEATURE
- 11 6" CMU WITH 7/8" STUCCO AND 2" STONE CAP; MATCH BASE BUILDING MATERIALS
- 12 RAILING
- 13 CONCRETE BANQUETTE
- 14 CONCRETE TILE FLOOR FINISH
- 15 EXTERIOR INFILL WALL WITH STUCCO FINISH
- 16 WAINSCOT PAINTED ON EXISTING STUCCO AS SHOWN
- 17 EXTERIOR INFILL WALL WITH STONE FINISH
- 18 EXTERIOR DOOR/WINDOW SYSTEM
- 19 EXTERIOR SLIDING DOOR SYSTEM
- 20 EXISTING TONNELLE STRUCTURE PAINTED BLACK
- 21 CLEAR CORRUGATED POLYCARBONATE PANEL WITH DECORATIVE BAMBOO GRID
- 22 RETRACTABLE AWNING WITH WIND SENSOR
- 23 LIGHTING FIXTURES, CEILING FANS, AND HEATERS MOUNTED TO TONNELLE STRUCTURE
- 24 LIGHTING FIXTURE MOUNTED TO BUILDING
- 25 UPLIGHT FIXTURE MOUNTED TO BUILDING
- 26 MARQUEE CANOPY
- 27 MARQUEE MOUNTED SIGNAGE
- 28 LIGHTING FIXTURE MOUNTED TO MARQUEE CANOPY
- 29 SIGNAGE MOUNTED TO BUILDING
- 30 GATE WITH SELF-CLOSING GRAVITY HINGES AND NO LATCH; MATCH RAILING DESIGN
- 31 PORCELAIN PAVERS
- 32 STUCCO BEAM ENCLOSURE



PREVIOUSLY APPROVED

SCALE: 1/16" = 1'-0"



PROPOSED

SCALE: 1/16" = 1'-0"

South Elevation

Le Colonial | Delray Beach

Le Colonial



KNAUER <small>www.knaufinc.com 218 Corporate Road Highwood, IL 60040 (847) 948-9500</small>	
DATE 03/22/2022	DESCRIPTION
MARK	DATE
SPRAB SUBMITTAL LE COLONIAL ATLANTIC CROSSING BUILDING 1 603 E ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483	
PROJECT NO: 3588	DRAWN BY: JK
CHECKED BY: SO	© 2022 KNAUER INCORPORATED
SOUTH ELEVATIONS	23

C:\Revit\3588 Le Colonial Delray Beach_R22_kittridge@knaufinc.com.rvt
3/21/2022 11:55:47 PM

KNAUER

Signage Change

Smaller Marquee + Signage



Enhanced Landscaping

Pergola – Existing Columns + Add White Stucco Beam

Enhanced Landscaping

KNAUER

Le Colonial | Delray Beach

Le Colonial 59

Lower Bamboo Ceiling

Smaller Marquee + Signage

No Sidelites



Pergola - Add White Stucco Beam

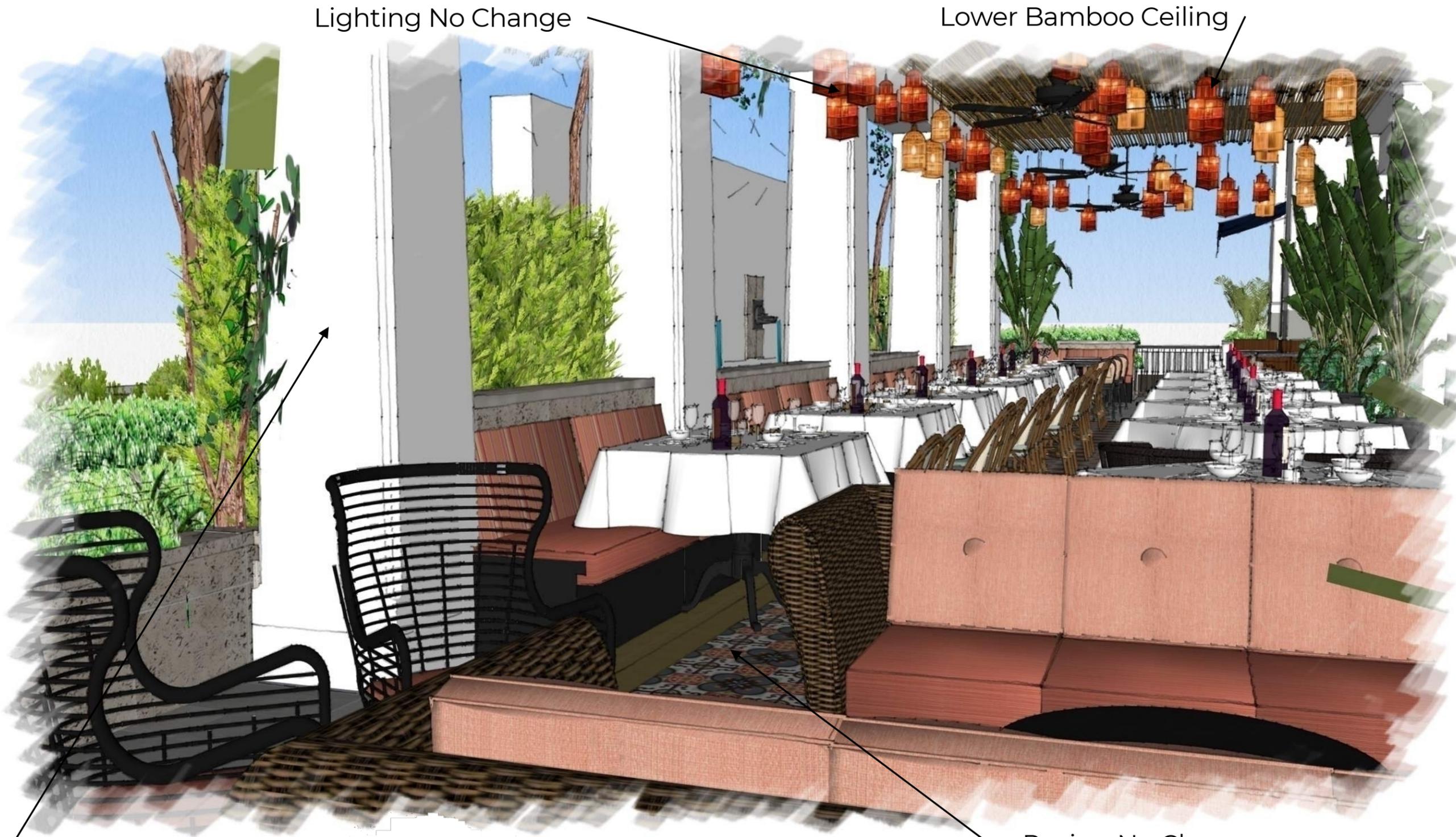
Enhanced Paving

Enhanced Landscaping

KNAUER

Le Colonial | Delray Beach

Le Colonial 60



Lighting No Change

Lower Bamboo Ceiling

Keep Existing Columns

Paving No Change

KNAUER

Le Colonial | Delray Beach

Le Colonial

Signage Change

Lower Bamboo Ceiling



Built-In Planters

Proposed

Previously Approved

KNAUER

Patio Bar Details

Le Colonial | Delray Beach

Le Colonial