



# ATLANTIC =CROSSING=

NE 1ST ST.

First two buildings take shape  
above underground parking

Luxury Apartments

NE 6TH AVE -  
FEDERAL HWY

Class A offices above shops and restaurants

ATLANTIC AVE.

Le Colonial

KNAUER

Le Colonial | Delray Beach





*Le Colonial*

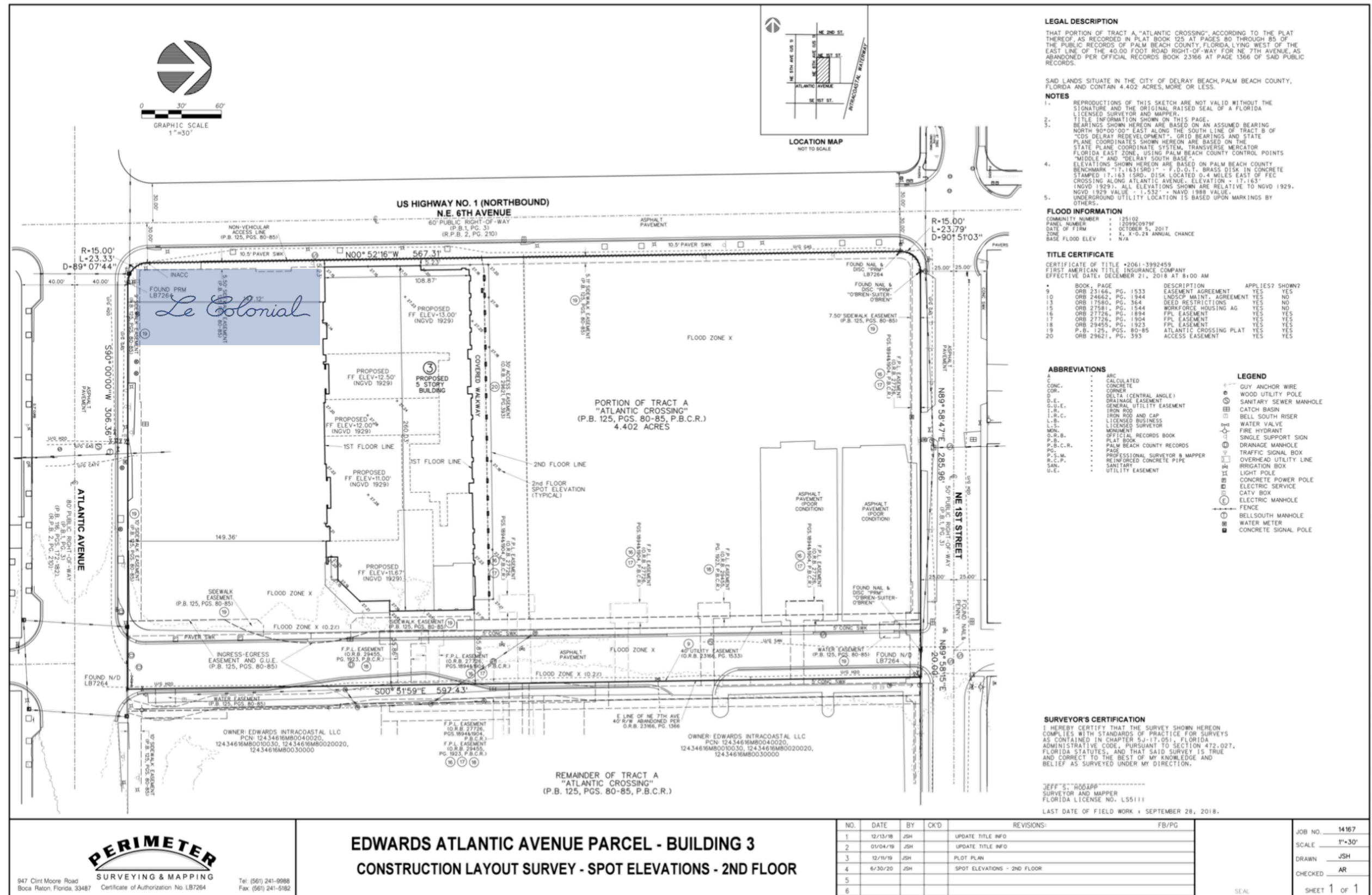
ATLANTIC  
= CROSSING =

Recent Photos

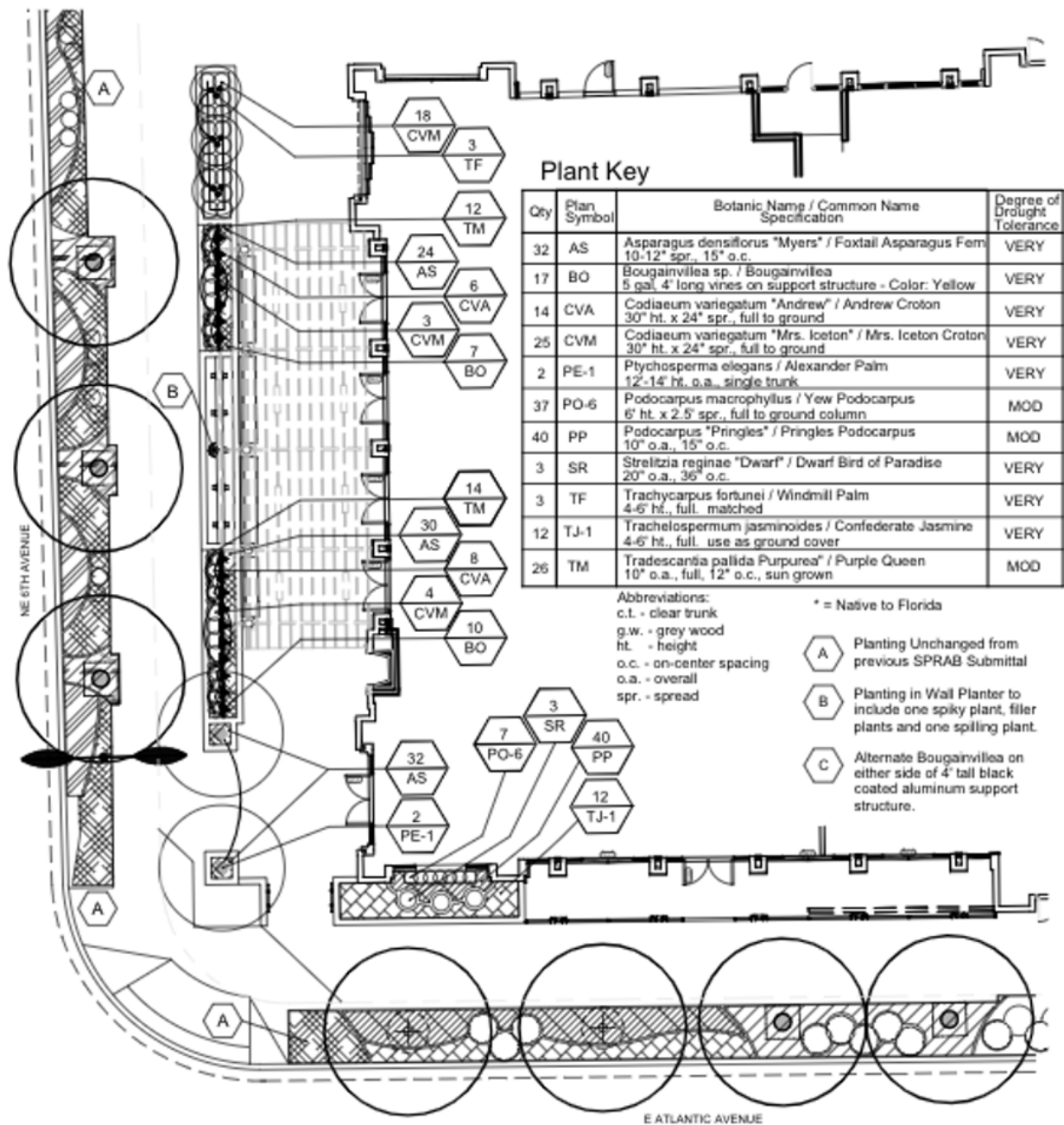
Le Colonial | Delray Beach



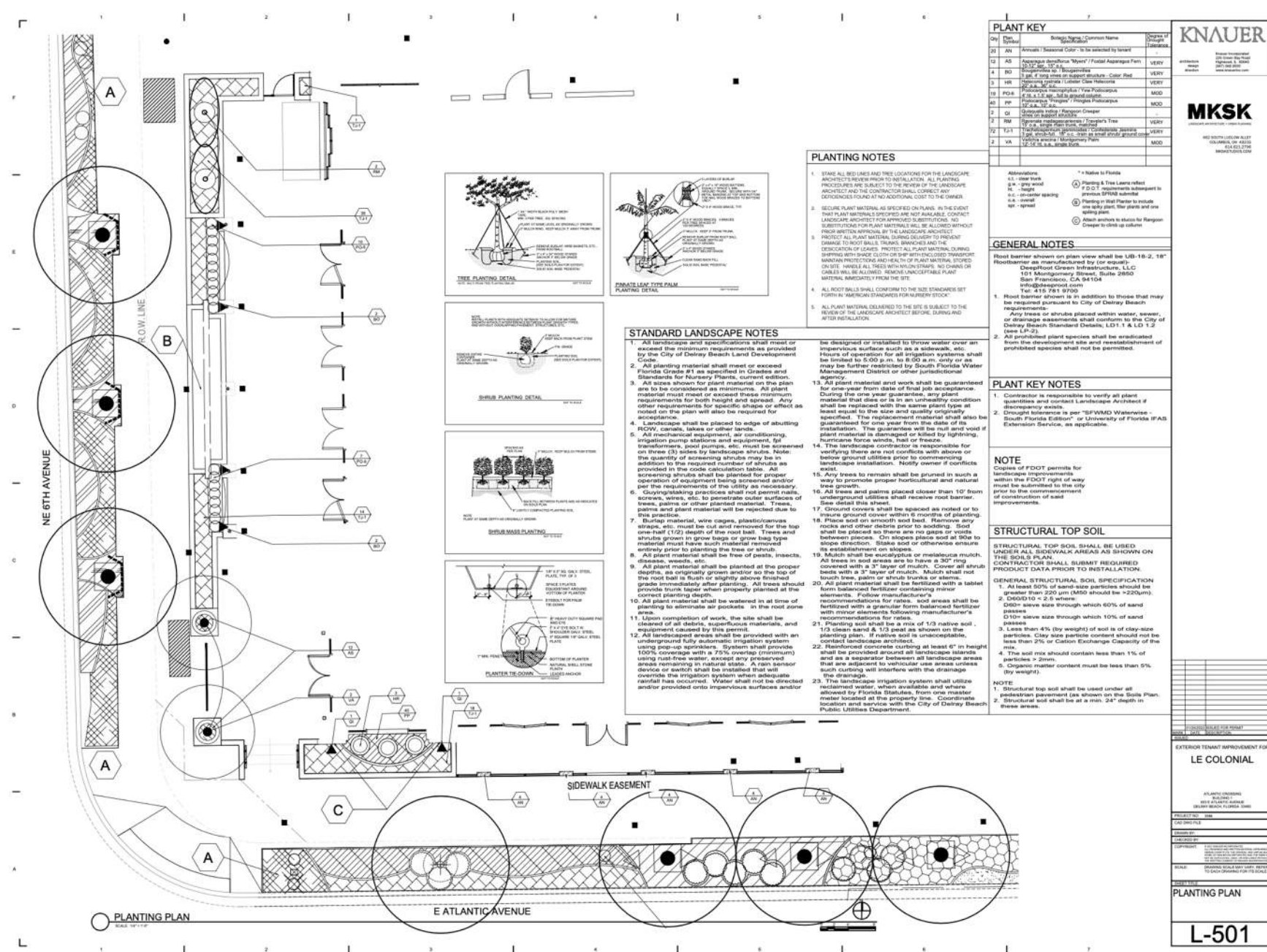








Previously Approved



Proposed

## Planting Plan

Le Colonial | Delray Beach

MKSK



## MKSK



Abbreviations:  
c.t. - clear trunk  
g.w. - grey wood  
ht. - height  
o.c. - on-center spacing  
o.a. - overall  
spr. - spread

\* = Native to Florida

(A) Planting & Tree Laws reflect F.D.O.T. requirements subsequent to previous SPRAB submittal

(B) Planting in Wall Planter to include one spiky plant, filler plants and one spilling plant.

(C) Attach anchors to studs for Rangoon Creeper to climb up column

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

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

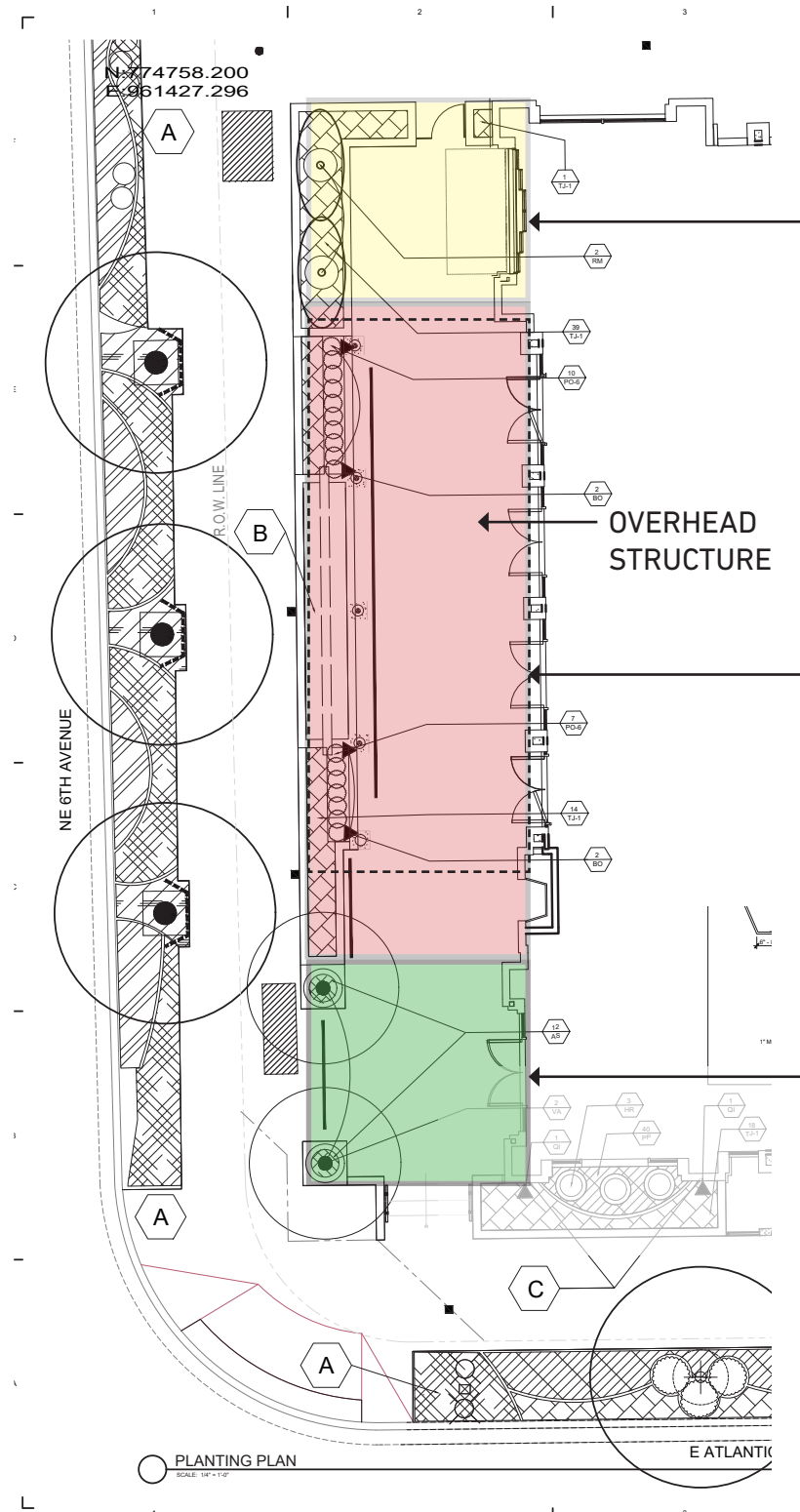
Copies of FDOT permits for landscape improvements within the FDOT right of way must be submitted to the city prior to the commencement of construction of said improvements.

STRUCTURAL TOP SOIL SHALL BE USED UNDER ALL SIDEWALK AREAS AS SHOWN ON THE SOILS PLAN.  
CONTRACTOR SHALL SUBMIT REQUIRED PRODUCT DATA PRIOR TO INSTALLATION.

1. greater than 2.5  $\mu\text{m}$  (M50 should be  $>200\mu\text{m}$ ).
2.  $D_{60}/D_{10} < 2.5$  where:  
D<sub>60</sub>= sieve size through which 60% of sand passes  
D<sub>10</sub>= sieve size through which 10% of sand passes
3. 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.
4. The soil mix should contain less than 1% of particles  $> 2\text{mm}$ .
5. Organic matter content must be less than 5% (by weight).

1. Structural top soil shall be used under all pedestrian pavement (as shown on the Soils Plan.
2. Structural soil shall be at a min. 24" depth in these areas.





RM - TRAVELER'S PALM



TJ-1- STAR JASMINE



BO - RED BOUGAINVILLEA



PO-6 - PODOCARPUS TJ-1- STAR JASMINE



VA: MONTGOMERY PALM



AS: ASPARAGUS FERN



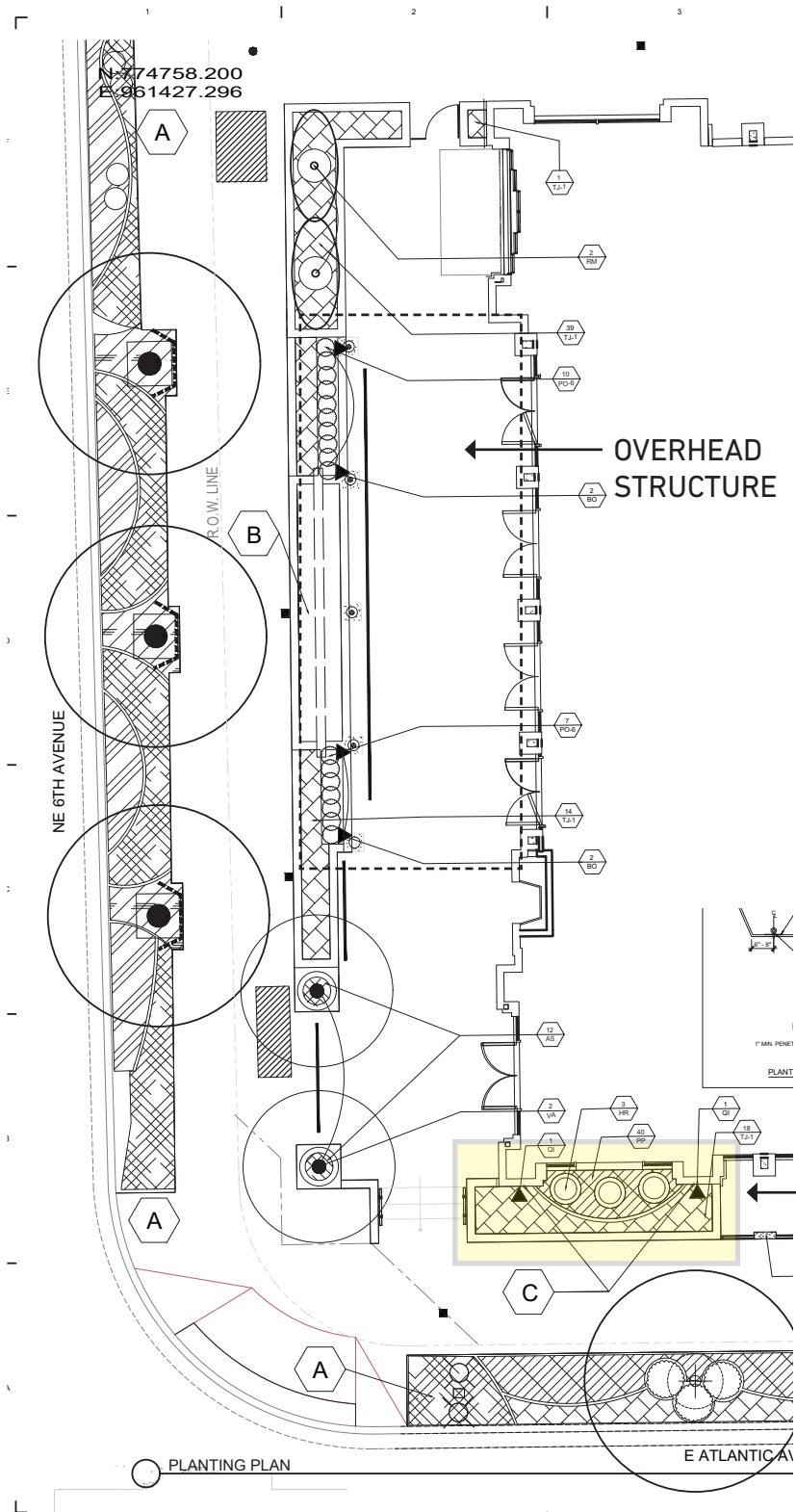
Aqua Pots



## Planting Materials & Pots

Le Colonial | Delray Beach





QI- RANGOON CREEPER



SR- LOBSTER CLAW  
HELECONIA



PP- PRINGLES PODOCARPUS

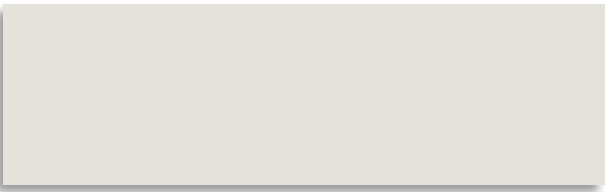
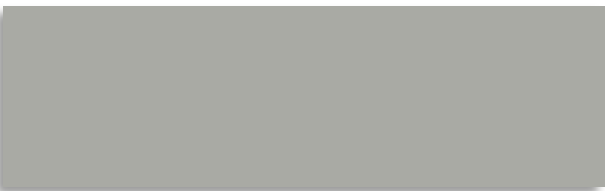

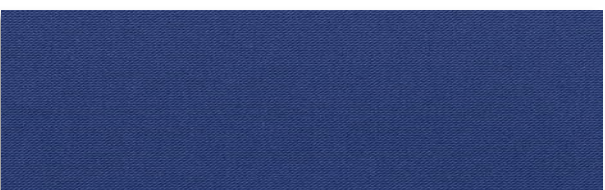
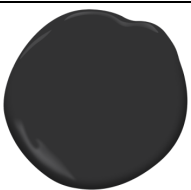
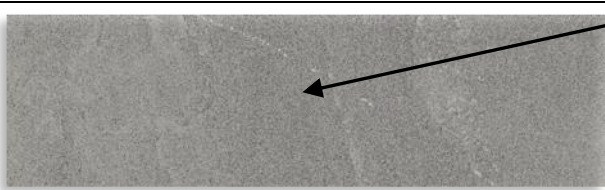




TJ-1- STAR JASMINE

## Planting Materials

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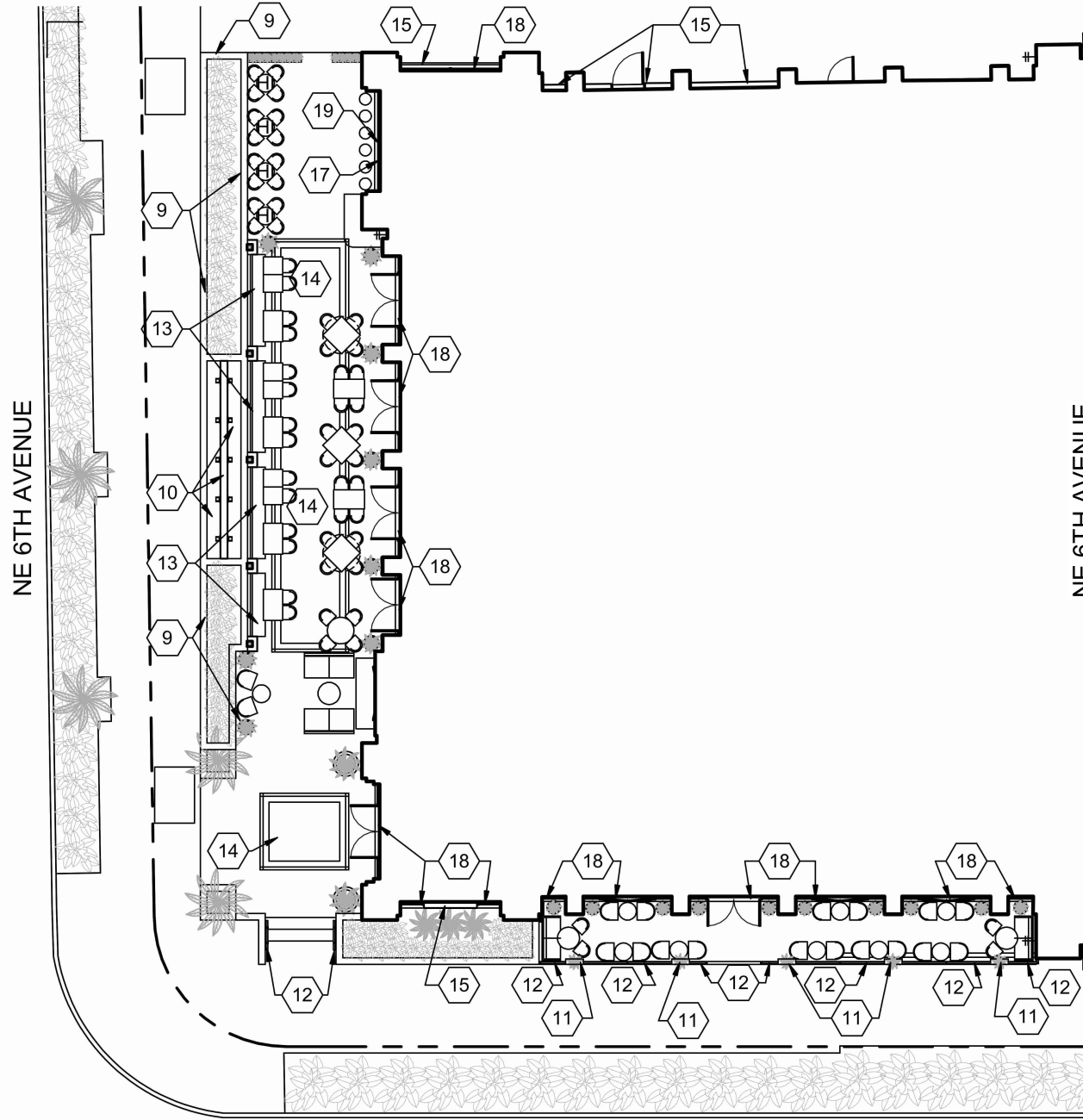


BUILDING MATERIALS AND COLOR SAMPLE FORM		
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. <b>ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER</b>		
ROOF	WALLS	
Existing No Change		Walls & Pergola Columns Sherwin Williams Origami White – SW 7636
FASCIA	TRIM/OTHER	
Existing No Change		Wainscoting Benjamin Moore Platinum Gray – HC 179
WINDOWS	SHUTTERS/AWNINGS	
Windows Benjamin Moore Black – 2132-10 		Navy Blue Awning Sunbrella Navy 5439-137
RAILINGS	PAVER SYSTEM	
Railings Benjamin Moore Black – 2132-10 		Enhanced Paving Porcelain Tile Floor Kronos Pennsylvania Bluestone True Blue
Pergola Framing	PAVER SYSTEM	
Pergola Framing Benjamin Moore Black – 2132-10 		Encaustic Tile Floor Carocim Custom Le Colonial Pattern

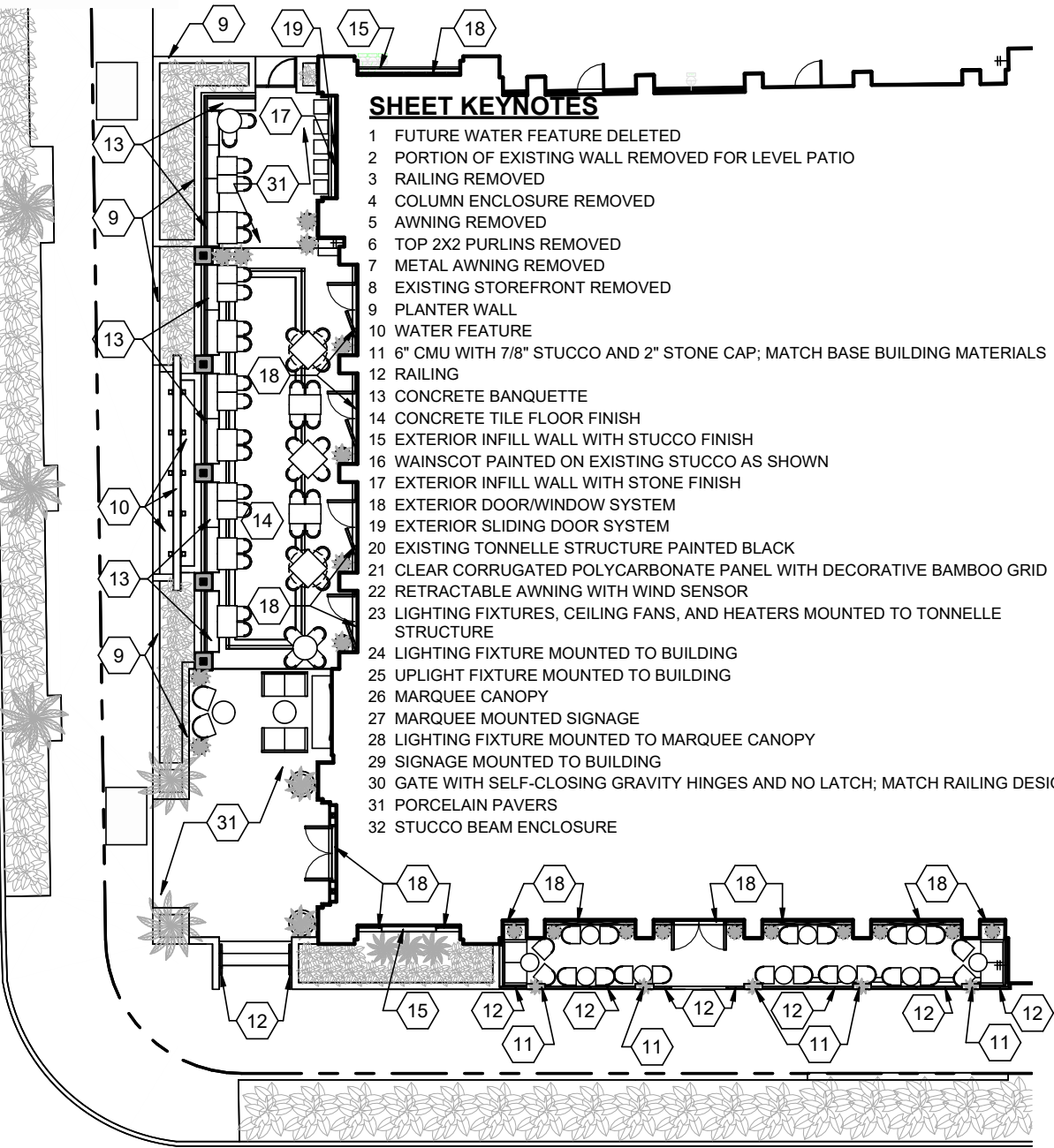


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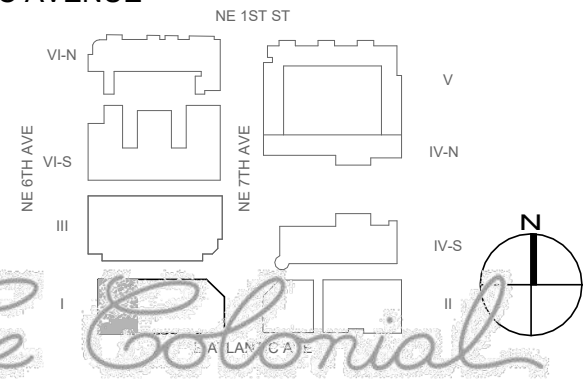
E ATLANTIC AVENUE  
**PREVIOUSLY APPROVED**  
SCALE: 1/16" = 1'-0"



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
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**Floor Plan**  
Le Colonial | Delray Beach

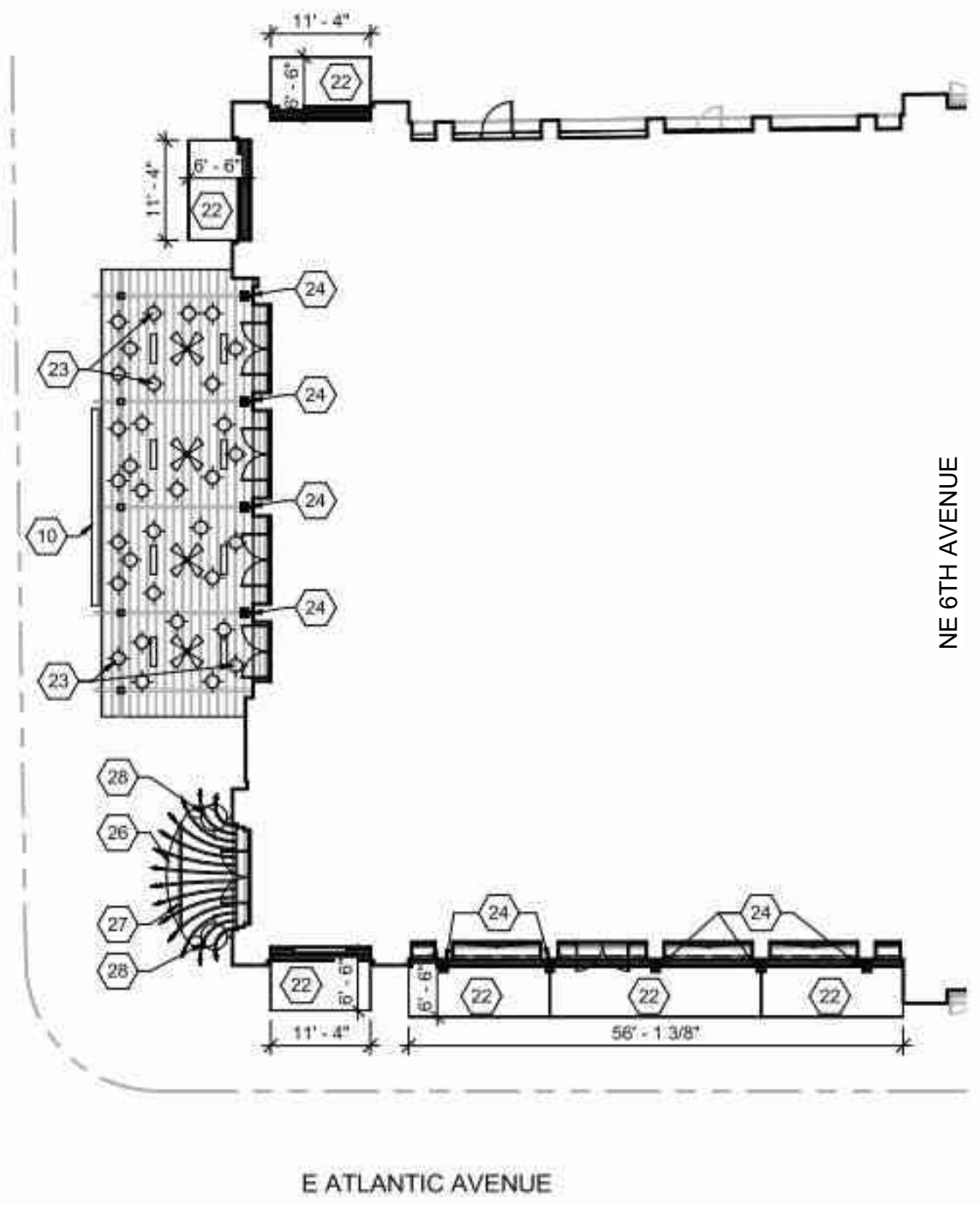
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SPRAB SUBMITTAL <b>LE COLONIAL</b> ATLANTIC CROSSING BUILDING 1 603 E ATLANTIC AVENUE DELRAY BEACH, FLORIDA 33483		DATE		DESCRIPTION	
PROJECT NO: 3588		DRAWN BY: JK		CHECKED BY: SO	
FLOOR PLANS		© 2022 KNAUER INCORPORATED		1.1	



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NE 6TH AVENUE

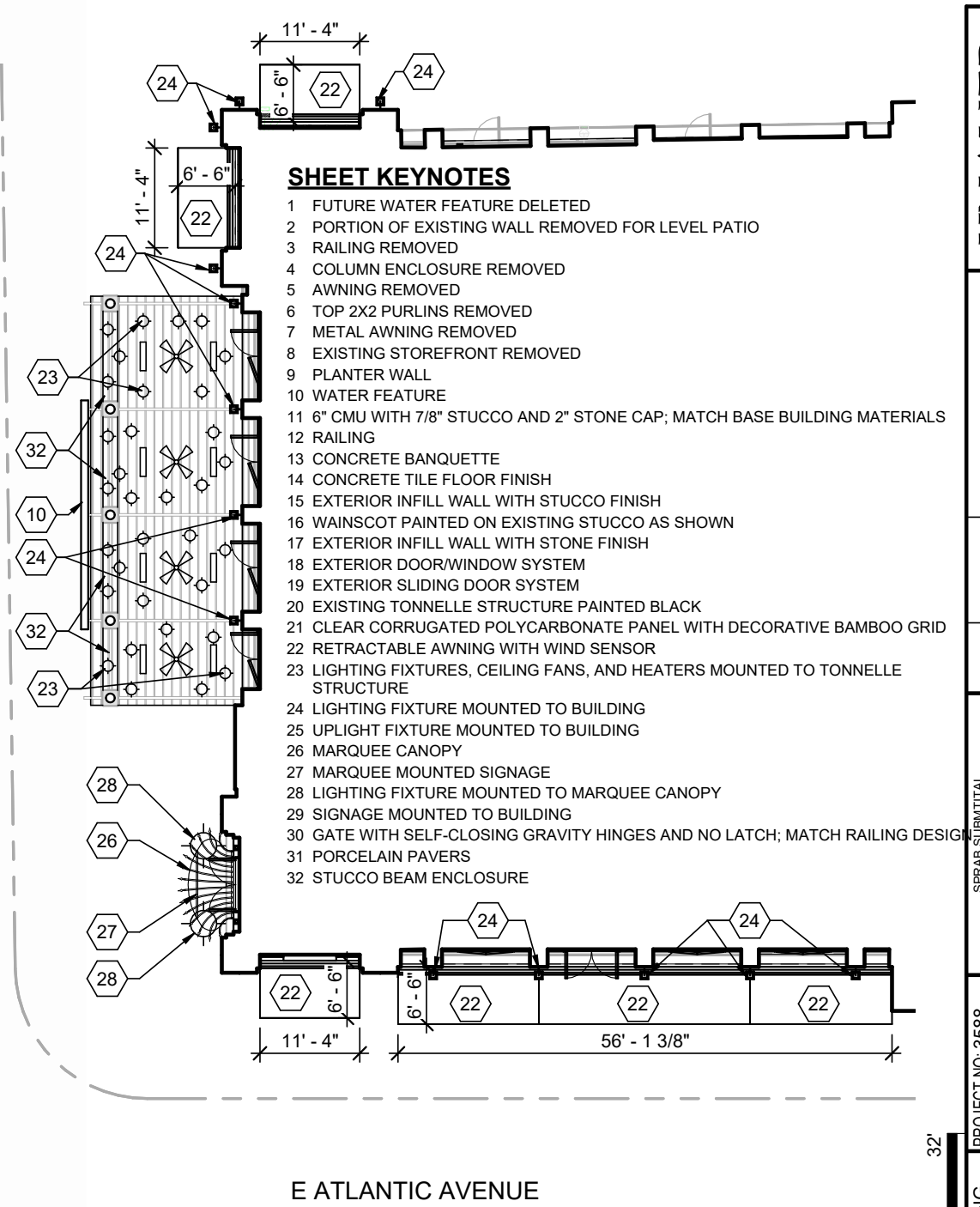


PREVIOUSLY APPROVED

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

Reflected Ceiling Plan

Le Colonial | Delray Beach



PROPOSED

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

Le Colonial

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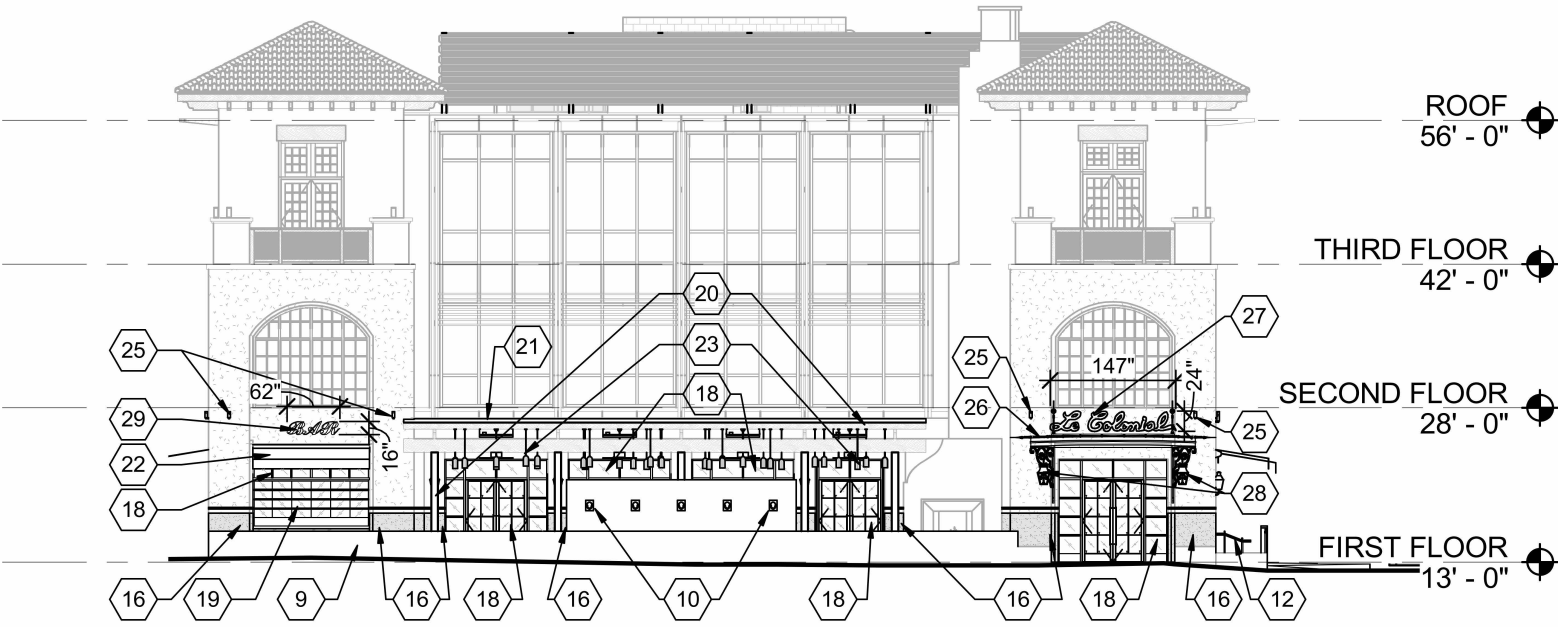
REFLECTED CEILING  
PLANS  
1.2

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BUILDING 1		603 E ATLANTIC AVENUE		DELRAY BEACH, FLORIDA 33483	
03/22/2022		DATE		DESCRIPTION	
MARK		DATE		DESCRIPTION	
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				www.knauerinc.com	



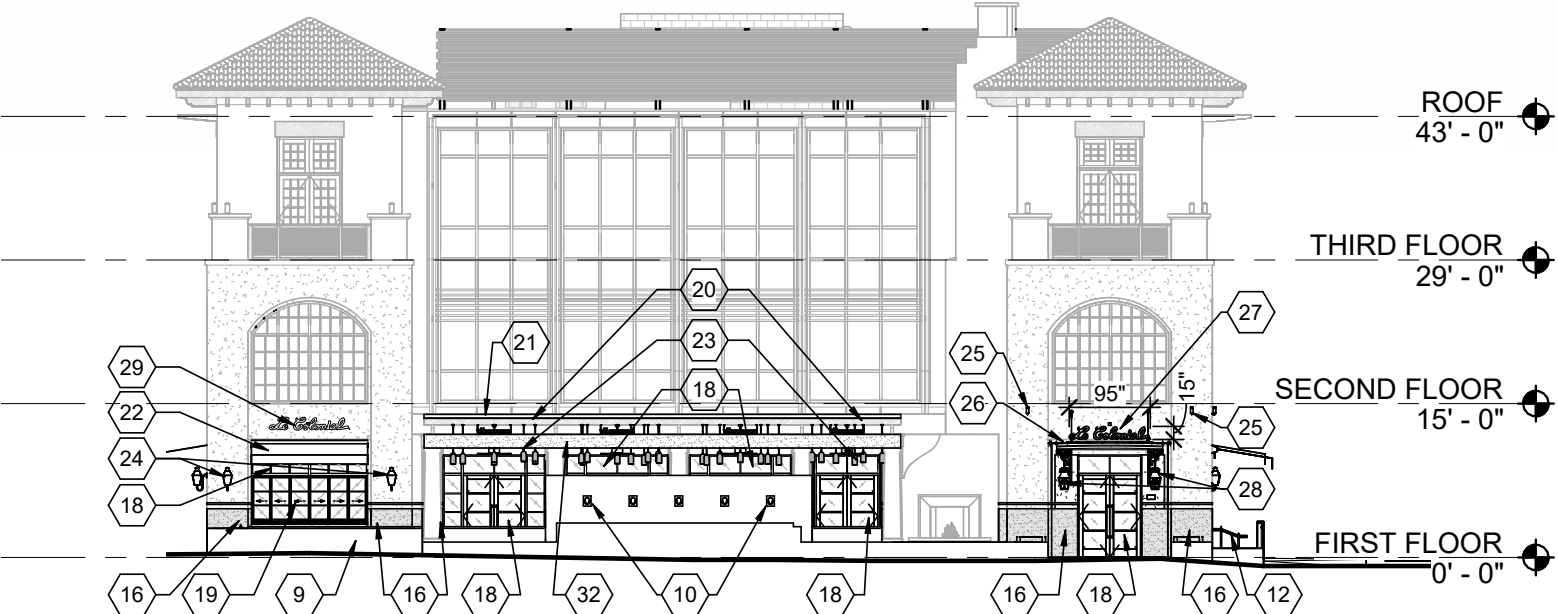
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PREVIOUSLY APPROVED

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PROPOSED

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

West Elevations

Le Colonial | Delray Beach

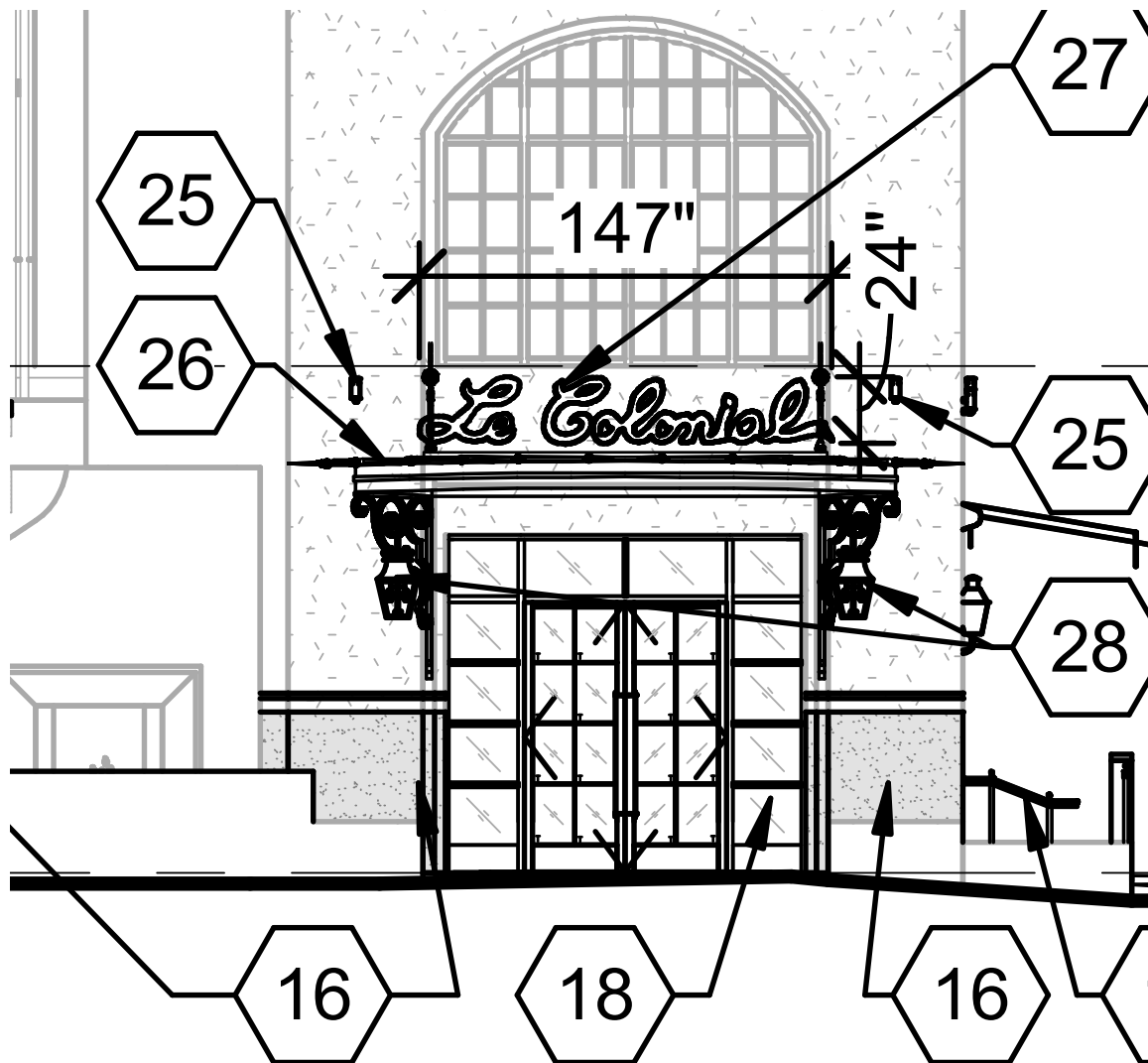
Le Colonial

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WEST ELEVATIONS		21 55	

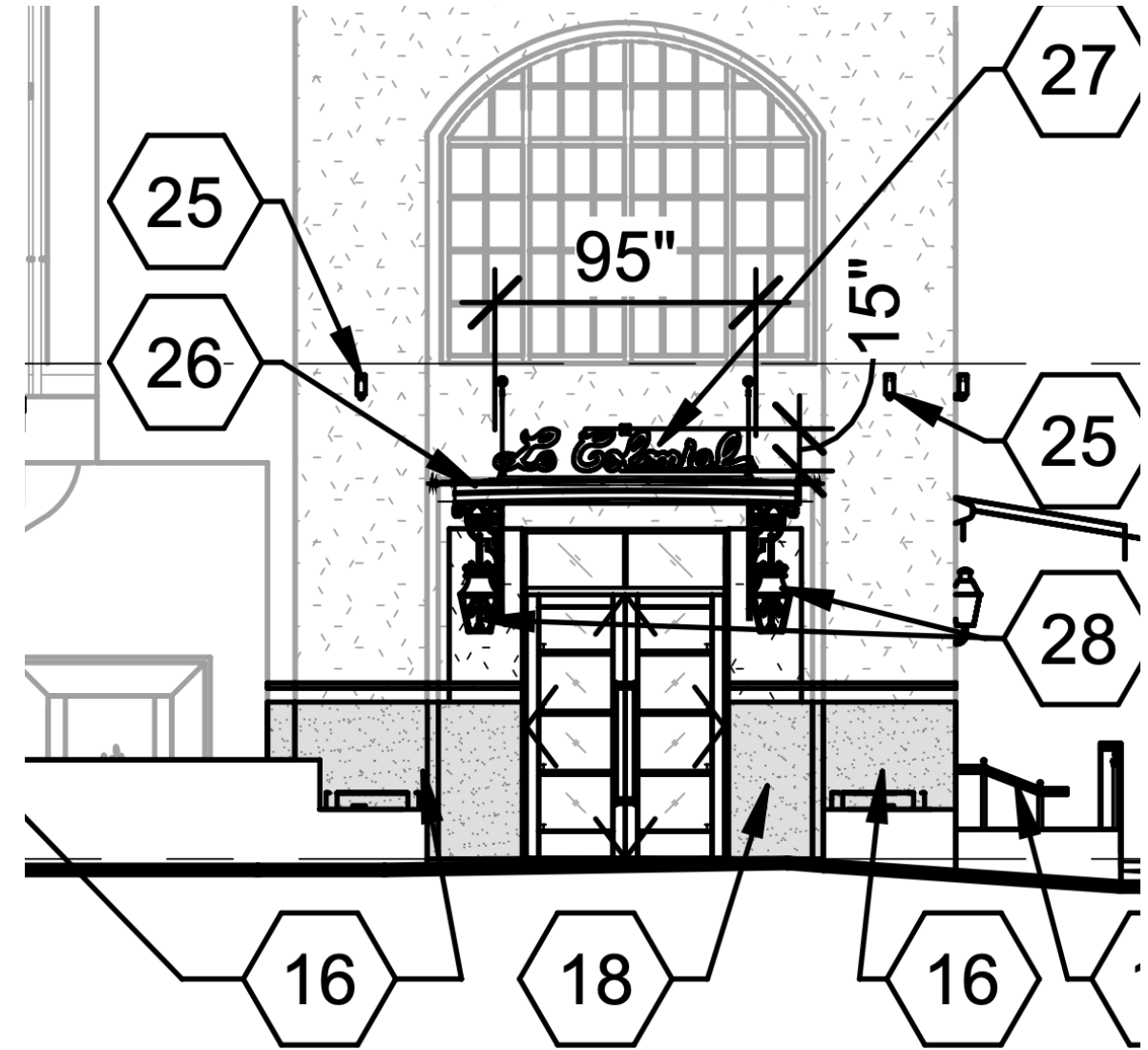




Previously Approved



Brand Entrance



Proposed Smaller Marquee & Signage  
No Sidelites

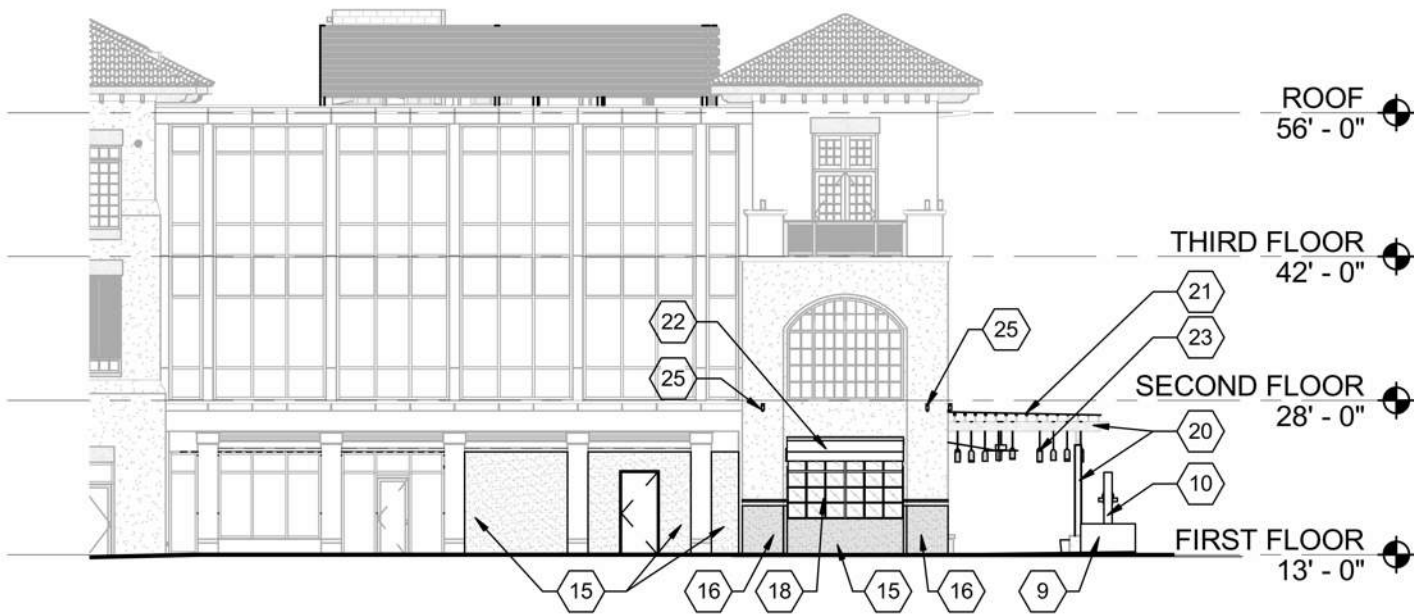


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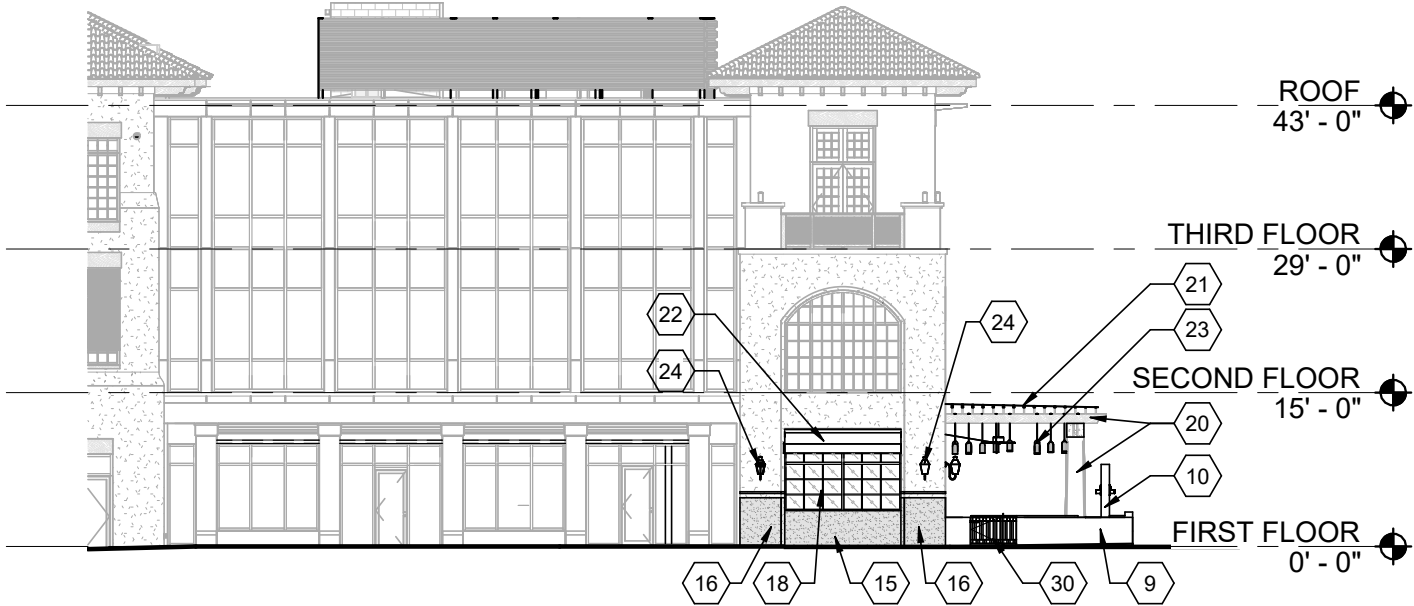
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West Elevations

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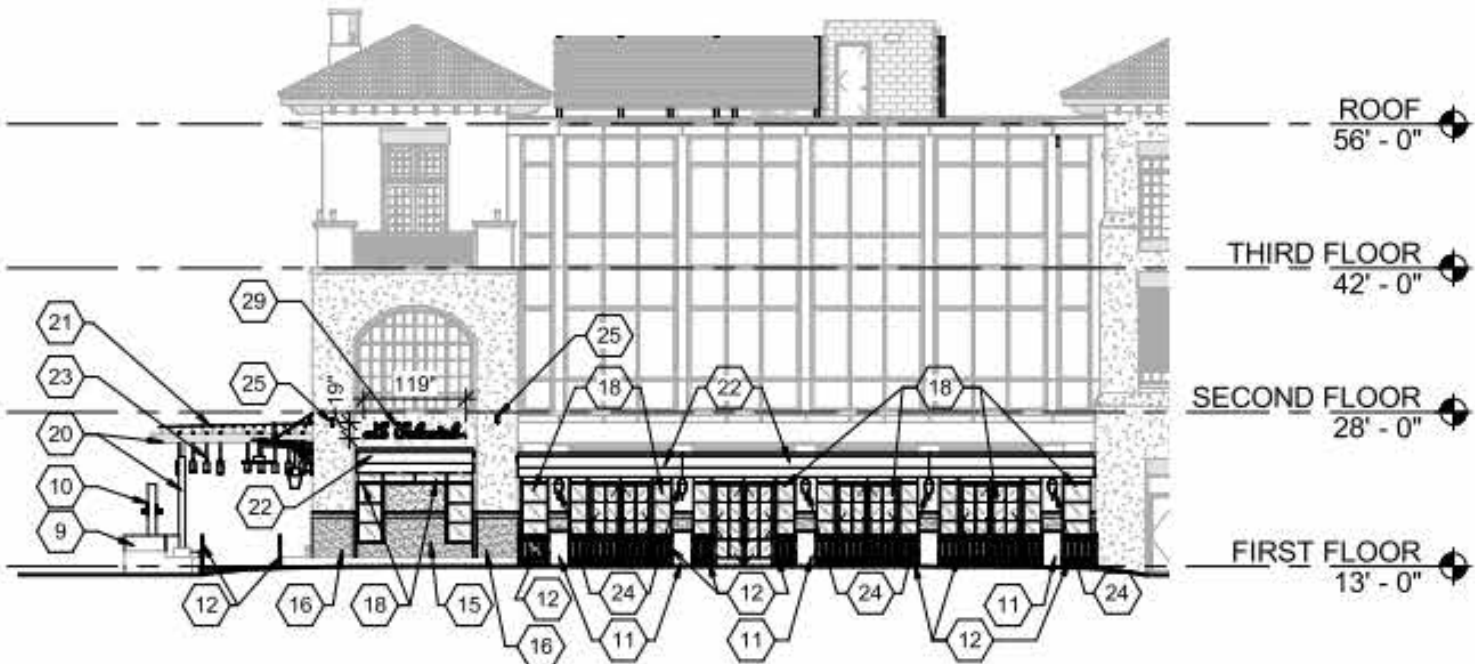
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KNAUER		Knauer Incorporated 2205 Green Bay Road Ft. Lauderdale, FL 33304 (847) 948-9500 www.knauerinc.com	
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		MARK	
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		DELRAY BEACH, FLORIDA 33483	
PROJECT NO: 3588		DRAWN BY: JK	
		CHECKED BY: SO	
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NORTH ELEVATIONS			
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		57	



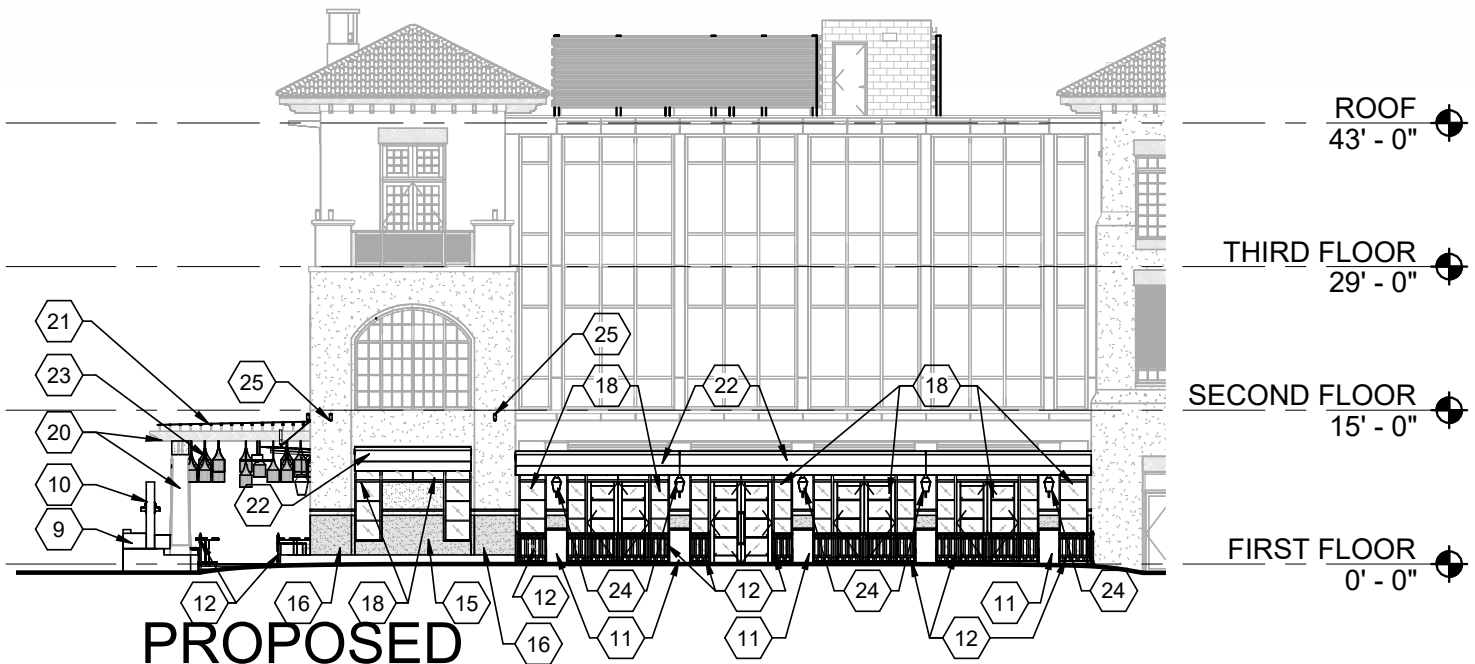
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South Elevation

Le Colonial | Delray Beach

Le Colonial

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SPRAB SUBMITTAL		03/22/2022	DESCRIPTION
LE COLONIAL		DATE	MARK
ATLANTIC CROSSING			
BUILDING			
603 E ATLANTIC AVENUE			
DELRAY BEACH, FLORIDA 33483			
PROJECT NO: 3588		© 2022 KNAUF INCORPORATED	
DRAWN BY: JK		CHECKED BY: SO	
SOUTH ELEVATIONS		23	





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Lower Bamboo Ceiling

Smaller Marquee + Signage

No Sidelites

Pergola - Add White Stucco Beam

Enhanced Paving

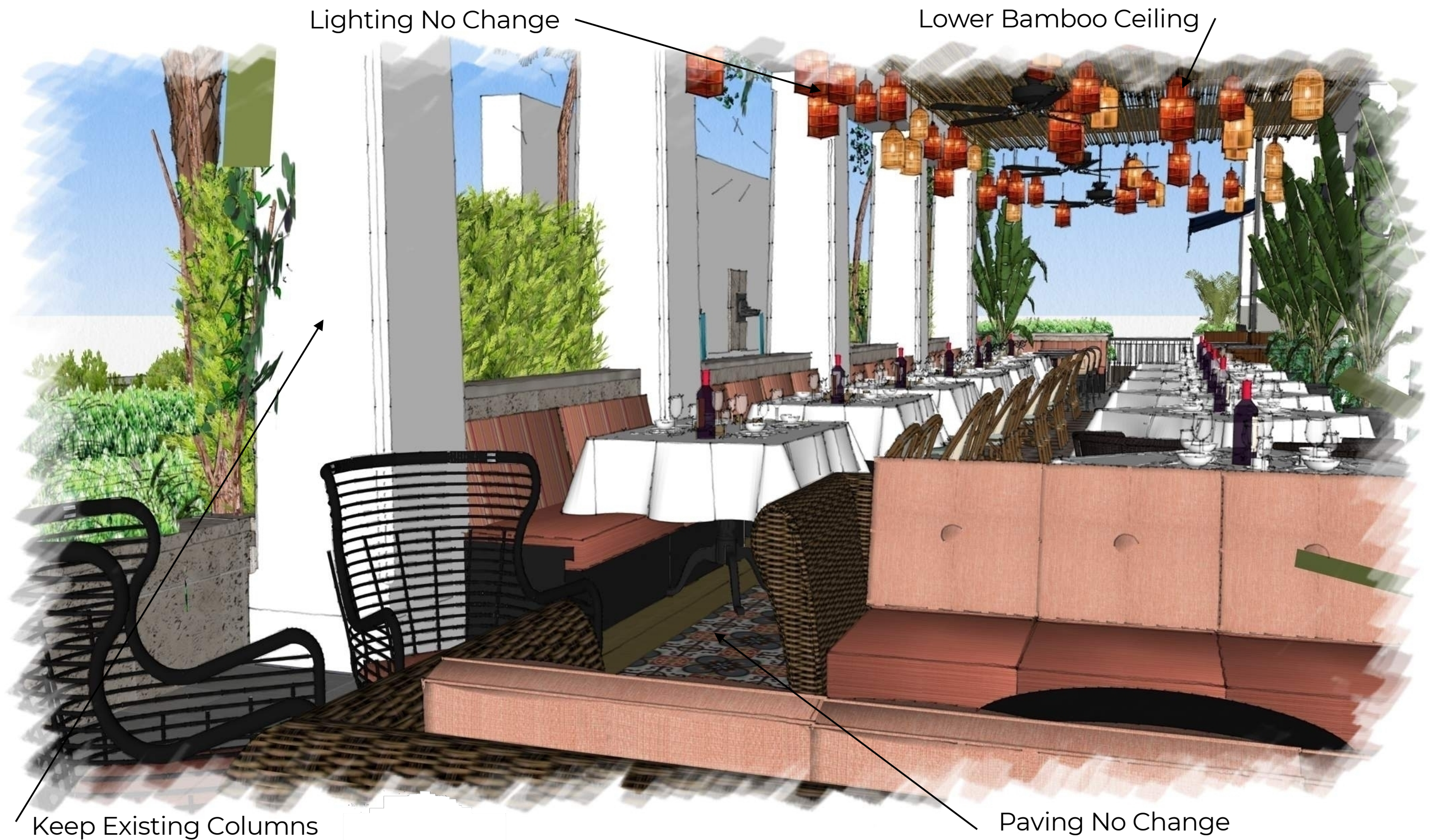
Enhanced Landscaping

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Le Colonial





Keep Existing Columns

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Paving No Change

*Le Colonial* 61





Previously Approved



Built-In Planters

Proposed