



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC ARTS ADVISORY BOARD STAFF REPORT

The Maxwell

| Meeting | File No. | Application Type |
|-----------------------------------|-------------------|--------------------------|
| August 26, 2025 | 2024-153-MUR-PAAB | Mural Permit Application |
| Property Owner | Applicant /Agent | |
| 306 NE 2 nd Avenue LLC | Carter Van Voris | |

Request

Consideration of the installation of a mural on the west façade of The Maxwell development located at 306 NE 2nd Street

General Data

Location: 306 NE 2nd Street

PCN: 12-43-46-16-01-090-0250

Property Size: 0.856 acres

Land Use Designation: Commercial Core (CC)

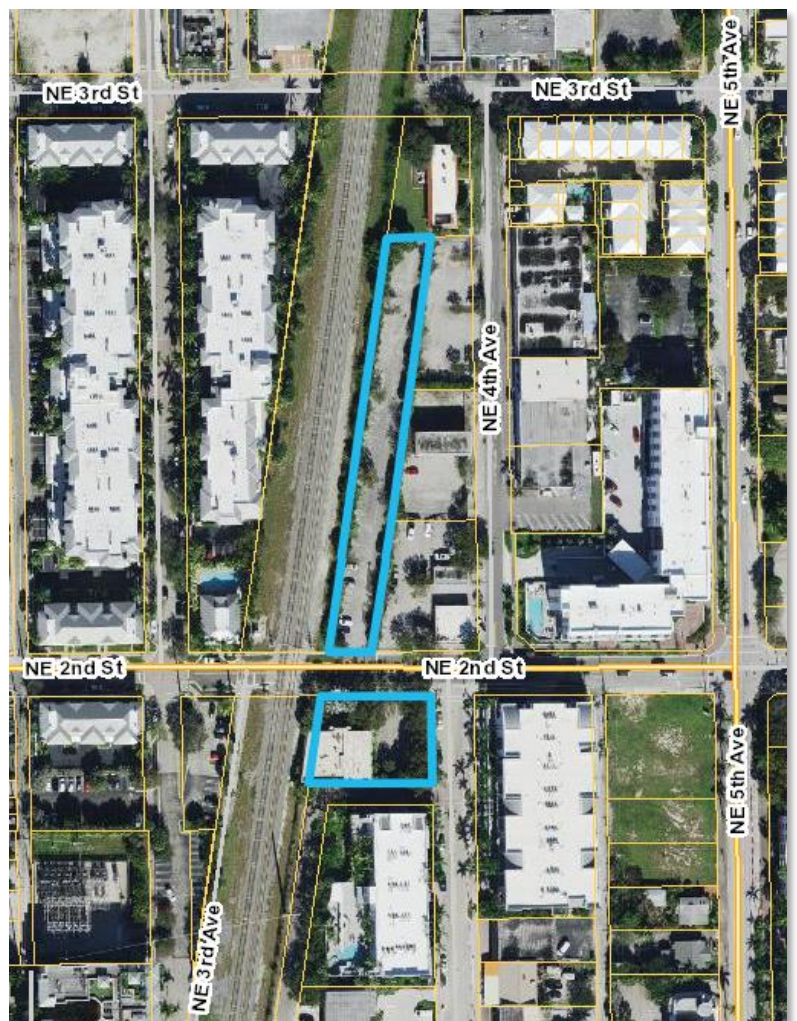
Zoning District: Central Business District (CBD) – Central Core and Railroad Corridor Sub-districts

Adjacent Zoning:

- **North:** CBD – Railroad Corridor and Community Facilities (CF)
- **South:** CBD – Central Core
- **East and West:** CBD – Central Core and Railroad Corridor

Existing Use: Commercial

Approved Use: Mixed-use; Commercial and Multi-family Residential



Background

The development, approved by City Commission on July 8, 2025 (Resolution No. 128-25) is a four-story, mixed-use building that includes 23 multi-family residential units and 2,651 square feet of ground floor retail space, located on an infill site in the CBD. The development totals 45,247 square feet of gross floor area and is surrounded on the three sides (NE 2nd Street, NE 4th Avenue, and Railroad Street) with street frontages and one side abutting the Florida East Coast (FEC) railway.

- **NE 2nd Street:** retail storefronts, a covered arcade, and a residential lobby.
- **Corner of NE 2nd Street and NE 4th Avenue:** public civic open space (forecourt)
- **NE 4th Avenue & Railroad Street:** stoop frontages for residential units
- **FEC Railway:** applicant has requested a mural on this facade



Description of Request

LDR Section 2.1.8(E)(5), Duties, powers, and responsibilities. Board Actions

The following duties, powers, and responsibilities shall be carried out by the Public Art Advisory Board: The Board shall take action on all requests for the installation of murals on property not located within a historic district or on any individually designated site listed on the Local Register of Historic Places.

The applicant proposes a mural on the west façade of the approved four-story mixed-use development.

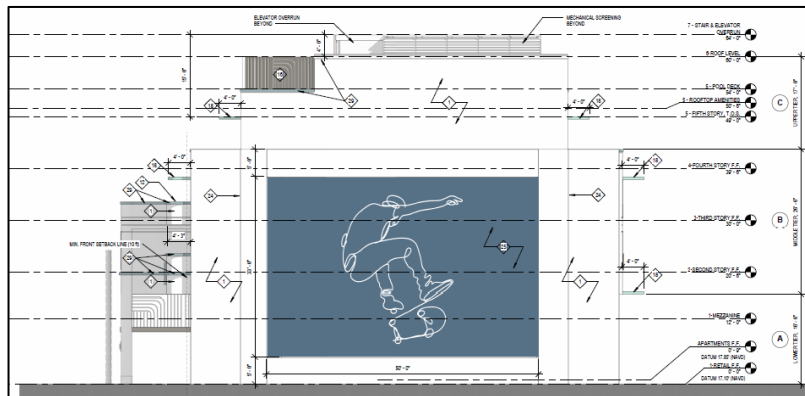
Dimensions: 33 feet high by 50 feet wide (1,650 square feet)

The mural features an abstract line drawing of a skateboarder and is limited to two colors, white for the line drawing and a deep blue for the background.

LDR Section 2.1.8(F), Final Actions.

All decisions may be appealed to the City Commission, pursuant to the procedures of Chapter 2.

The Public Art Advisory Board (PAAB) will take final action on the Mural Permit Application. Final action may be appealed to the City Commission.



Mural Analysis

There are specific criteria for the Board to consider when taking action on mural requests. The following board criteria and technical criteria are listed below.

LDR Section 8.5.2(A) – Criteria for Board Action.

The following guidelines are to be utilized when making a recommendation or acting on a request for the installation of public art, whether located on private or public property: If the following criteria are not met, the application shall be disapproved:

- (1) Whether the proposed public art conforms to the definition of public art;
- (2) Whether the proposed public art is compatible with the neighborhood and not injurious to the neighborhood or otherwise detrimental to the public welfare;
- (3) Whether the proposed public art presents a safety hazard to the public;
- (4) Whether the proposed public art is of exceptional quality and enduring value;
- (5) Whether the proposed public art serves to further the City's goal of promoting cultural diversity;
- (6) Whether the proposed public art is appropriate to the site;
- (7) Whether the proposed public art should be installed at the proposed location on a site or at a different location;
- (8) Whether the proposed public art requires extraordinary maintenance, such as any special servicing due to periodic adjustment, repairing, or repair or replacement of moving parts.
- (9) Whether the proposed public art conforms with all other applicable aspects of the LDRs.

The nine criteria shall be utilized and a positive finding must be made for the Board to approve the requested mural applications, whether located on private or public property.

The following analysis is provided that includes the board criteria listed above, and the technical criteria listed below.

LDR Section 8.5.3(A), Location

Murals may be proposed on a façade, flat top roof, parking deck, perimeter walls or fences, or dumpster enclosures of any building or structure on a property not located in a historic district or individually designated on the Local Register of Historic Places but that:

- (a) **Faces a railroad right-of-way;***
- (b) **Faces Interstate 95;***
- (c) **Is located within the **Central Business District (CBD)**, Community Facilities (CF), Industrial (I), Light Industrial (LI), Mixed Industrial and Commercial (MIC), Mixed Use Residential Office and Commercial (MROC), General Commercial (GC), Planned Commercial (PC), Neighborhood Commercial (NC), Planned Office Commercial (POC), Professional Office District (POD), Open Space and Recreation (OSR), or Special Activities District (SAD) zoning districts.***

The subject property is located within the CBD zoning district and features a single-story building with a warehouse addition towards the rear, fronting the FEC Railway to the west.

LDR Section 8.5.3(B), Design and installation

Each mural shall be designed and installed with techniques and/or materials that do not permanently damage the facade of the building. Murals are also subject to compliance with the applicable requirements of the Florida Building Code any other applicable local, state, or federal regulations.

LDR Section 8.5.3(C), Placement and Design requirements

All murals must meet the following requirements:

- (1) **Coverage, size, and scale.** Murals shall be proportionate in size and scale to the building facade. A mural may cover 100 percent of the wall, provided it does not paint over windows.*
- (2) **Façade features.** Murals shall be positioned on the façade in a manner that respects architectural features. Murals shall not cover windows or mask architectural details in a manner that detracts from the architecture of the building.*
- (3) **Mural limitations.** Each facade or surface of a building or accessory structure shall have only one mural. A consistent image or theme may continue across contiguous walls; however, each facade or surface included in the mural shall require a separate mural permit.*
- (4) **Mural text size.** The mural shall be predominantly pictorial, with text limited to no more than 5 percent of the proposed mural size, **except for text used to create the graphic.***
- (5) **Signage and commercial messaging.** Signage and commercial messaging in murals are regulated in accordance with Section 4.6.7.*
- (6) **Illumination.** Murals may be illuminated only by indirect lighting. Any proposed illumination shall be accompanied by a photometric plan as set forth in Section 2.4.3(B)(17) that demonstrates compliance with Section 4.6.8. Illumination shall not continue after 11:00 pm. Internal illumination, blinking lights, and flashing lights are prohibited.*
- (7) **Preservation and maintenance.** Applicants must provide a preservation and maintenance plan for the proposed mural.*
- (8) **Public safety.** Mural faces may not have any moving or animated parts, or any other electronic movements. Murals may not be illuminated in such a manner so as to cause glare or to impair the vision of motorists or otherwise distract motorists and interfere with their ability to safely operate their vehicles.*
- (9) **Compliance with laws.** Murals must comply with all applicable laws, rules and regulations of the federal, state and county governments. Any proposed amendments to this section must be consistent with applicable federal, state and county laws and ordinances in effect at the time of such amendment.*

Pursuant to **LDR Section 4.4.13(F)(4)(e), Treatment of Blank Walls**, blank walls shall not exceed a length of 50 feet or 20% of the length of the building façade. Walls must receive two or more special design treatments. The development proposed the following design treatments for the façade facing the FEC Railway: small indentations with a minimum depth of eight inches; and a public art mural.

Appendix A of the LDR defines **Public Art** as “a means of artwork or works of art including, but not limited to sculptures, integrated architectural or landscape architectural work, community art, digital media installations, or murals....”

Appendix A of the LDR defines a **Mural** as “an original, one-of-a-kind unique mosaic, painting, or graphic art or combination thereof (including collage effects) that is professionally applied to aesthetically enhance the exterior of a building or accessory structure such as a dumpster enclosure, fence, or site wall, that does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or any logo, trademark, trade name, or other commercial message.”

The proposed mural is an abstract line drawing of a skateboarder, no proposed text or logos. The mural will be comprised of tile, plaster and grout. The wall is setback zero feet, and permission from the FEC will be required to place the necessary equipment to install the mural within the FEC Railway property. The applicant has confirmed a maintenance plan with the artist for the first year after installation, and the artist, Galera Collective, has stated that the maintenance contract must be reworked after the first year. Galera Collective’s comprehensive biography is provided as an attachment for PAAB review.

The **Always Delray Comprehensive Plan**, specifically the objectives and policies in the Neighborhoods, Districts, & Corridors and Healthy Community elements, highlights the importance of allowing public art, preserving and increasing access to cultural resources.

Overall, the proposed mural complies with all applicable regulations of the City of Delray Beach. The Board shall consider whether this proposed public art reflects the exceptional quality and enduring value that further serves the City’s goal of promoting cultural diversity. The Board shall further consider if the site is an appropriate location and compatible with the neighborhood or shall it be at a different location and determinantal to the public welfare.

Objective NDC 2.6 Improve City Corridors

Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.

OBJECTIVE HCE 3.6 Design & Social Interaction

Encourage new developments to promote social interaction through site design.

Policy HCE 3.6.3

Encourage the provision of public art and preserve and increase access to cultural resources.

Optional Board Actions

- A. Move approval, of the **Mural Permit** (2024-153) for the mural on the west façade of **The Maxwell** development located at **306 NE 2nd Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- B. Move approval, as amended, of the **Mural Permit** (2024-153) for the mural on the west façade of **The Maxwell** development located at **306 NE 2nd Street**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations.
- C. Move denial, of the of the **Mural Permit** (2024-153) for the mural on the west façade of **The Maxwell** development located at **306 NE 2nd Street**, by finding that the request is inconsistent with the Comprehensive Plan and meets criteria set forth in Chapter 8 of the Land Development Regulations
- D. Postpone



From: Glayson Leroy <gleroy@thegalera.com>
Sent: Monday, May 6, 2024 3:04 PM
To: carter vapgroup.com
Subject: Re: I must get the mural info from you!

Hi Carter,

My apologies. We've been slammed with the trip and on the job. But below should cover what you'll need.

Materials:

Tile, plaster and grout

Equipment:

Swing Stage to (be supplied by client)

Maintenance:

Galera Collective will maintain any part of the mural should it be destroyed by weather within the first year after install. Maintenance contract will be reworked after year 1.

Regards,

Glayson LeRoy
www.TheGalera.com

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On Apr 30, 2024, at 1:29 PM, Galera Collective <gleroy@thegalera.com> wrote:

Will do.

On Tue, Apr 30, 2024 at 1:29 PM carter [vapgroup.com](mailto:carter@vapgroup.com) <carter@vapgroup.com> wrote:
Thursday is the latest. I also need the description of materials.

Thanks

Regards,
Glayson LeRoy
www.GaleraCollective.com
www.TheGalera.com

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COLLECTIVE
WWW.GALERACOLLECTIVE.COM



WHO ARE WE

Galera Collective was founded in 2016 by South Florida creative designers. 15+ years of industry experience revealed that many creatives, as freelancing solopreneurs focused on their art, were missing opportunities essential to profitably selling their work and scaling their businesses.

Our focus is twofold: supporting creatives in getting their work advantageously displayed and sold by marketing them across multiple platforms; and offering businesses and brands access to a stable of creatives across multiple disciplines including, but not limited to, artists, photographers, videographers, and graphic designers for services and special events.

Please feel free to visit Galera's websites: www.galeracollective.com and www.thegalera.com for more information, and we would be happy to help you, or your company, to realize it's creative vision!



OUR CREATIONS

Our creative team thrives on challenges, and offer a wide variety of styles and specialties, for both interior and exterior spaces. From smaller hand-painted signage and custom commission projects, to large scale creative pieces, and even commercial murals, we pride ourselves on our elasticity. Professionalism and punctuality are well balanced with our passion for creating.

Our artists use only the highest grade paints, so that your mural will stand the test of time, as well as weather conditions. We do love the jobs that allow creative freedom, but are happy to help install a mural based on a client's specific vision. And of course we always ensure safety, artists wear respirators on all jobs.

Check our websites or Instagram page for updates on our recent works, and reach out to us with your idea today!



Artist: Hiero Veiga



"I am obsessed with the practice of my craft." - Hiero Veiga, or Hiero, grew up in the small boxing town of Brockton, MA and has been spray painting since he was 12 years old. With over 21 years of experience, Hiero has evolved from writing graffiti to curating hyper-realistic pieces ranging from portraits, natural scenery, and psychedelic art.

Hiero's unique perspective and experience of light and color is reflected in his distinctive compositions. His current personal work style involves abstract backgrounds and kaleidoscopic designs with Groucho glasses, chattering teeth, and rubber ducks.

Hiero has participated in countless mural festivals and collaborated with numerous artists in his community. His most prominent works were done in participation with Pow Wow! Mural Festivals, including a mural displayed in the Bishop Museum in Honolulu, Hawaii.

Hiero is based in Florida, but you can find his work in the streets, businesses, and galleries across the United States, Jamaica, and Canada.



Contact: Glayson LeRoy

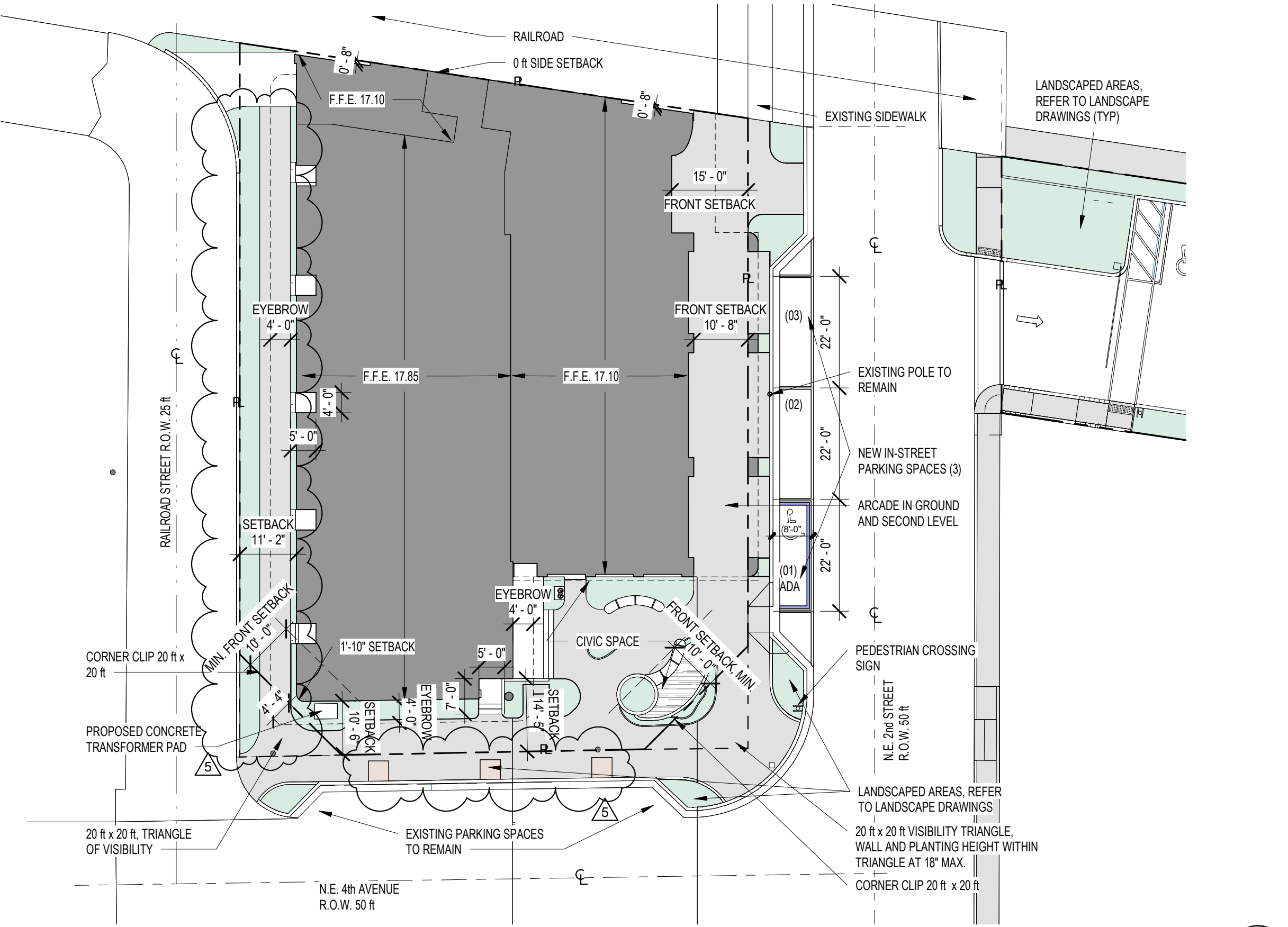
561-212-4416 - Mobile

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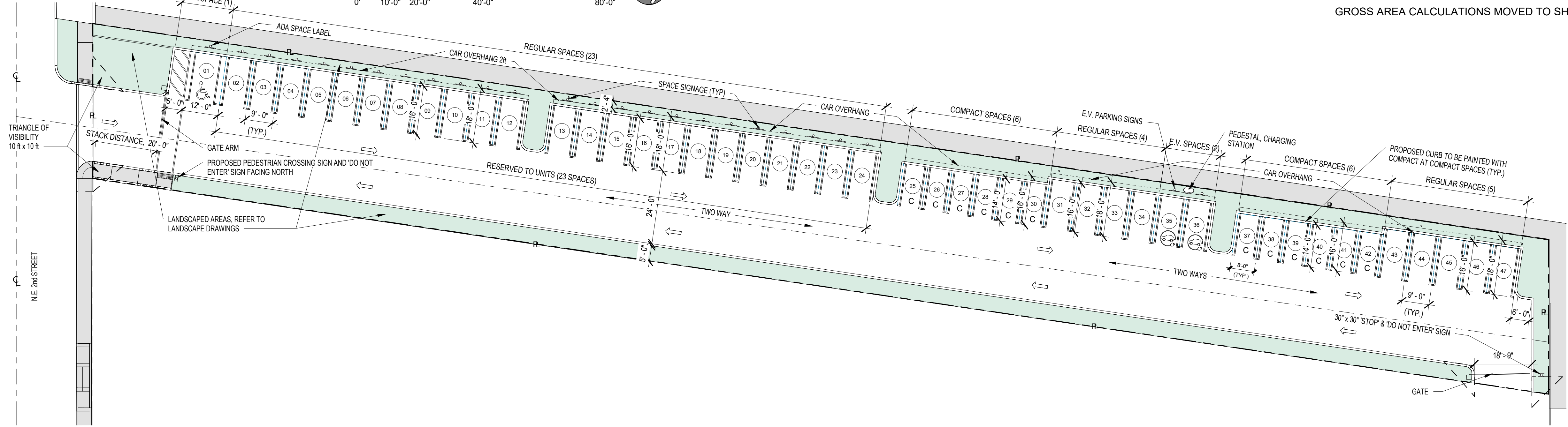
gleroy@thegalera.com

Instagram: @GaleraCollective

| GROSS AREA CALCULATIONS | | | | | | |
|--|------------------------------|--|---------------------|---|---|------------------------------------|
| <div><div>ZONING DATA: ZONING DISTRICT: CBD - CENTRAL BUSINESS DISTRICT, SUBDISTRICT: CC - CENTRAL CORE (BUILDING) PROPERTY USE: RAILROAD, RAILROAD CORN. MIXED USE, 4 STORY</div><div>LOT 1 AREA: 24,010 S.F. LOT 2 AREA: 13,210 S.F. GROSS LOT AREA: 37,220 S.F. CORNER CLIPS: 400 S.F. NET LOT AREA: 36,820 S.F. BUILDING FOOTPRINT: 8,447 S.F. PAVED AREA, INC. PARKING: 21,536 S.F. LANDSCAPED AREA: 6,837 S.F.</div><div>22.94 % OF SITE 58.49 % OF SITE 18.57 % OF SITE</div></div> | | | | | | |
| GROSS BUILDING AREA CALCULATIONS | | | | | | |
| | RETAIL | APARTMENTS INC. TERRACE UNDER ROOF | OPEN-SKY TERRACE | ROOFTOP AMENITIES (GYM, MEETING R.) | CIRCULATIONS + GROUND STORY LOBBY | POOL AREA + LANDSCAPED AREAS |
| GROUND STORY | 2,139 S.F. | 3,883 S.F. | | | 2,425 S.F. | 8,447 S.F. |
| MEZZANINE | 512 S.F. | 1,283 S.F. | | | 367 S.F. | 2,162 S.F. |
| SECOND STORY | | 8,693 S.F. | | | 1,087 S.F. | 9,780 S.F. |
| THIRD STORY | | 7,842 S.F. | 831 S.F. | | 1,107 S.F. | 9,780 S.F. |
| FOURTH STORY | | 5,291 S.F. | 2,476 S.F. | | 1,042 S.F. | 8,809 S.F. |
| ROOFTOP | | | | 1,440 S.F. | 393 S.F. | 4,436 S.F. |
| TOTAL | 2,651 S.F. | 26,992 S.F. | 3,307 S.F. | 1,440 S.F. | 6,421 S.F. | 44,365 S.F. |
| TOTAL AREA UNDER ROOF | | | | | | 37,504 S.F. |
| TOTAL OPEN-SKY AREA | | | | | | 7,743 S.F. |
| TOTAL AREA | | | | | | 45,247 S.F. |
| UNIT BREAKDOWN | | | | | | |
| GROUND STORY + MEZZANINE | 1 BEDROOM 5 UNITS (LOFTS) | 2 BEDROOMS | 3 BEDROOMS | | | |
| SECOND STORY | | 4 UNITS | 2 UNITS | | | |
| THIRD STORY | 1 UNIT | 6 UNITS | | | | |
| FOURTH STORY | | 5 UNITS | | | | |
| TOTAL (23 UNITS) | 6 UNITS | 15 UNITS | 2 UNITS | | | |

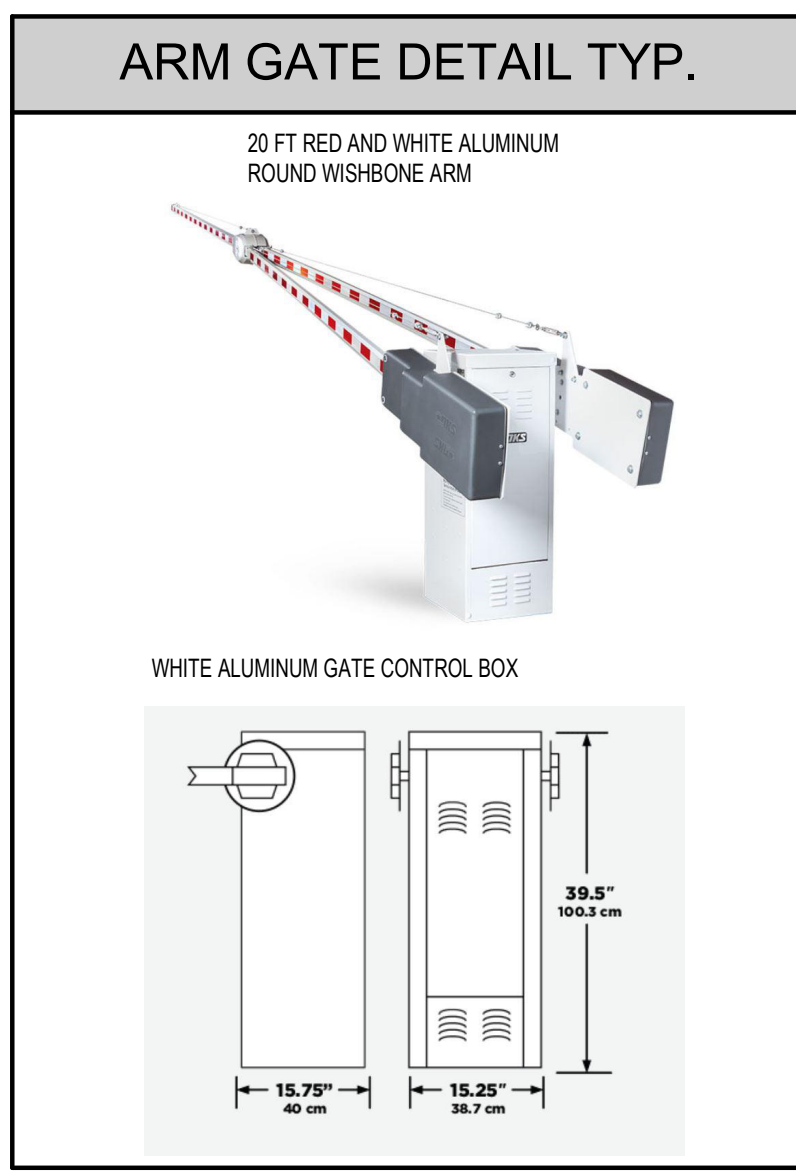


1 SITE PLAN - APARTMENT BUILDING
AR-050 SCALE: 1" = 20'-0"



2 SITE PLAN - PARKING
AR-050 SCALE: 1" = 20'-0"

| ZONING CODE COMPLIANCE | | | |
|---|---|--|----------------------------------|
| | REQUIRED | PROVIDED | WAIVER |
| MAXIMUM NUMBER OF STORIES-TABLE 4.4.13(B) | 4 STORIES | 4 STORIES | N/A |
| MAXIMUM HEIGHT - TABLE 4.4.13.(B) | 54 FT | 54 FT | N/A |
| FRONT SETBACK - FIRST STORY | MIN. 10 FT MAX. 15 FT | RAILROAD ST. GROUND, CORNER RR-4th NE 4th AVE. CORNER 2nd-4th NE 2nd ST. | APPROVED BY RESOLUTION 178-24 |
| FRONT SETBACK - STORIES 2, 3 | MIN. 10 FT MAX. 15 FT | RAILROAD ST. GROUND, 11'-2" RAILROAD ST. LEVELS 2 & 3 CORNER RR-4th NE 4th AVE. CORNER 2nd-4th NE 2nd ST. | APPROVED BY RESOLUTION 178-24 |
| FRONT SETBACK - STORIES 4, 5 | 20 FT | RAILROAD ST. NE 4th AVE. NE 2nd ST. CORNER RAILROAD ST & 4th CORNER 4th AND 2nd | N/A |
| SIDE SETBACK, ALL STORIES | 0 FT | WEST PROPERTY LINE | N/A |
| DENSITY | MAX. 30 D.U. / ACRE (25 UNITS) | 26.91 D.U. / ACRE 23 UNITS | N/A |
| FLOOR AREA RATIO | 3.0 MAXIMUM | 37,504 SF / 36,820 SF F.A.R. = 1.019 | N/A |
| 1 BR UNITS | MAX. 55 % (13 UNITS) | 6 UNITS | N/A |
| 2 BR OR MORE UNITS | NO LIMIT | 17 UNITS | N/A |
| PARKING SPACES | MIN. 50 SPACES (SEE PARK. CALCS.) | 50 SPACES (47 OFF-STREET, 3 IN-STREET) | N/A |
| BICYCLE PARKING SPACES | MULTIFAMILY TYPE I - 1/10 UNITS = 3 TYPE II - 1/6 UNITS = 4 RETAIL TYPE I - 1/2500 SF = 1 TYPE II - NOT REQUIRED | TOTAL PROVIDED TYPE I - 4 SPACES TYPE II - 4 SPACES | N/A |
| LOADING SPACE | MIN. 2 BERTH | 0 BERTHS | APPLIED FOR |
| CIVIC SPACE - AREA 0% 0 TO 20,000 SF, 5% 20,000 TO 36,820 SF | MIN. 841 S.F. | 778 S.F. FORECOURT. | APPROVED BY RESOLUTION 178-24 |



| SYMBOL LEGEND | |
|---------------|---|
| | EXISTING STREET LAMPS |
| | LANDSCAPING |
| (S.B.) | BUILDING SETBACK |
| (R.O.W.) | RIGHT OF WAY DEDICATION |
| | NEW LIGHT POLE FIXTURE |
| | INDICATES ADA ACCESSIBLE PARKING SPACE |
| | INDICATES ELECTRIC VEHICLE PARKING SPACE |
| | EXISTING INLET |
| | NEW SANITARY MANHOLE |
| | ELECTRIC VEHICLE CHARGER STATIONS PEDESTAL MOUNTED - SEE DETAIL 3 / AR-800 |

| PARKING CALCULATION | | | |
|-----------------------|------------|----------------|--------------|
| 1 BR UNITS | 6 UT | 1.25 SP PER UT | 7.50 SPACES |
| 2 BR UNITS | 17 UT | 1.75 SP PER UT | 29.75 SPACES |
| GUEST PARKING (1-20) | 20 UT | 0.50 SP PER UT | 10.00 SPACES |
| GUEST PARKING (21-25) | 3 UT | 0.30 SP PER UT | 0.90 SPACES |
| COMMERCIAL | 2,651 S.F. | 1/500 SF | 5.31 SPACES |
| TOTAL PARKING SPACES | | | 53 SPACES |

| SHARED PARKING CALCULATION | | | | | | |
|----------------------------------|-------|-----------------------------------|------------------------------|----------------------------------|------------------------------|----------------------------------|
| USE | TOTAL | WEEKDAYS | | | WEEKEND | |
| | | NIGHT (midnight to 6:00 AM) | DAY (9:00am to 4:00pm) | EVENING (6:00 to midnight) | DAY (9:00am to 4:00pm) | EVENING (6:00 to midnight) |
| RESIDENTIAL Reserved to Units | 23 | 23 | 23 | 23 | 23 | 23 |
| RESIDENTIAL Guest | 25.15 | 25.15 | 15.09 | 22.64 | 20.12 | 22.64 |
| COMMERCIAL / RETAIL | 5.31 | 0.27 | 3.72 | 4.78 | 5.31 | 3.72 |
| TOTAL | 53 | 48 | 42 | 50 | 48 | 49 |

| DELRAY BEACH CENTRAL BUSINESS DISTRICT (CBD) | | | | |
|--|---------|---------|-------------------|---|
| BUILDING FRONTAGE AS PER LDR SECTION 4.4.13 | | | | |
| STREET | PRIMARY | FACADE | REQUIRED FRONTAGE | PROVIDED FRONTAGE |
| N.E. 2nd STREET | YES | 114'-0" | (75% - 100%) | "LOBBY ENTRY" "ARCADE" TOTAL 22'-4" 67'-9" 91'-1" (79.9 %) |
| N.E. 4th AVENUE | YES | 80'-0" | (75% - 100%) | "FORECOURT" "STOOP" TOTAL 36'-7" 42'-9" 79'-4" (99.2 %) |
| RAILROAD STREET | NO | 120'-3" | (NO REQUIREMENT) | "STOOP" 120'-3" (100 %) |

| PARKING PROVIDED | |
|--|-------------------------|
| OFF-STREET PARKING SPACES, BREAKDOWN BY TYPE | |
| REGULAR SPACES | 32 SPACES |
| COMPACT SPACES | 12 SPACES |
| ADA SPACES | 1 SPACE |
| E.V. SPACES | 2 SPACES |
| TOTAL | 47 SPACES |
| OFF-STREET PARKING SPACES, BREAKDOWN BY ASSIGNMENT | |
| SPACES RESERVED FOR APARTMENT UNITS | 23 SPACES |
| SPACES AVAILABLE FOR GUESTS | 24 SPACES |
| TOTAL | 47 SPACES |
| ON-STREET PARKING SPACES | |
| EXISTING PARKING SPACES | 3 SPACES |
| NEW PARKING SPACES - REGULAR | 2 SPACES |
| NEW PARKING SPACES - ADA | 1 SPACE |
| TOTAL | 6 SPACES |
| TOTAL ADA SPACES | 2 SPACES (2 REQUIRED) |
| TOTAL E.V. SPACES | 2 SPACES (1.5 REQUIRED) |

ALL CONSTRUCTION STAGING AND PARKING WILL BE ACCOMMODATED ON THE PARKING LOT PARCEL

GROSS AREA CALCULATIONS MOVED TO SHEET AR-105 "ROOFTOP AMENITIES"

NETTA ARCHITECTS
621 NW 53rd Street, Suite 270
Boca Raton, Florida 33487
(561) 295-4500
www.nettaarchitects.com
CERTIFICATE OF AUTHENTICATION M1800001650

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR88615
FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881

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NICHOLAS J. NETTA, ARCHITECT,
FRANCISCO J. MELENDEZ, SR., ARCHITECT

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

THE MAXWELL

306 NE 2nd STREET, DELRAY
BEACH, FL

SITE PLAN REVIEW SET

Submissions

| Revisions | | |
|-----------|------------|----------------|
| No. | DATE: | DESCRIPTION: |
| 1 | 11-21-2023 | TAC REVISION |
| 2 | 05-18-2024 | TAC 2 REVISION |
| 3 | 06-24-2024 | TAC 3 REVISION |
| 4 | 01-08-2025 | TAC 4 REVISION |
| 5 | 03-19-2025 | TAC 5 REVISION |

| | |
|------------------|---------------|
| DATE: | 02-18-2024 |
| DESIGNER: | M.A. |
| MODELER: | C.C. |
| CHECKED: | M.F. / F.J.M. |
| NETTA PROJECT #: | 2211652_FL |

Drawing title

PROPOSED SITE
PLAN

Drawing no.

AR-050

ART DECO STYLE

DESIGN ELEMENTS LEGEND:

TRIPARTITE COMPOSITION - UPPER TIER:

C

FLAT ROOF

ORNAMENTAL PARAPETS

CANTILEVERED MASONRY EYEBROWS

SMOOTH STUCCO FINISH

TRIPARTITE COMPOSITION - MIDDLE TIER:

B

METAL FRAMED WINDOWS

CANTILEVERED MASONRY EYEBROWS

SIMPLE GEOMETRIC STUCCO RELIEFS

ORNAMENTAL ACCENTS AT FACADE

INTEGRATED SIGNAGE WITH MODERN FONT TYPE

TRIPARTITE COMPOSITION - LOWER TIER:

A

METAL DOORS WITH LARGE GLASS OPENINGS

MASONRY STOOP LEADING TO ENTRANCE

GEOMETRIC STREAMLINED ORNAMENTS

| ELEVATION FINISH TAG | DESCRIPTION |
|----------------------|--|
| 1 | STUCCO, WHITE PAINT FINISH, PAINT-1, SHERWIN WILLIAMS SW-9541, "WHITE SNOW" COLOR, WITH SMOOTH STUCCO TEXTURE |
| 2 | STUCCO, GREY PAINT FINISH, PAINT-6, SHERWIN WILLIAMS SW-7017, "DORIAN GRAY" |
| 3 | STUCCO, PAINT FINISH, PAINT-3, SHERWIN WILLIAMS SW-6750, "WATERFALL" |
| 4 | ALUMINUM, BRUSHED ALUMINUM FINISH |
| 5 | BIKE RACK, REFER TO DETAIL 7/AR-800 |
| 6 | STEEL PIPE - GLASS IMPACT-RESISTANT RAILING SYSTEM, PAINT-4 FINISH |
| 7 | ALUMINUM-GLASS, YKK STYLEGUARD IMPACT RESSISTANT WINDOWS, BRUSHED ALUMINUM FINISH |
| 8 | ALUMINUM-GLASS, YKK IMPACT-RESISTANT DOUBLE DOORS INTEGRATED IN YKK STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH |
| 9 | ALUMINUM STOREFRONT, YKK 50 FI, IMPACT RESSITANT STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH |
| 10 | ALUMINUM FIXED GLASS WINDOWS, YKK STYLEGUARD IMPACT WINDOWS, BRUSHED ALUMINUM FINISH |
| 11 | METAL DOOR, ASSA ABLOY CECO "REGENT", PAINT-2 FINISH |
| 12 | T.O. PARAPET |
| 13 | EXISTING POLE TO REMAIN |
| 14 | WATER FEATURE, REFER TO LANDSCAPE ARCHITECTURE DRAWINGS |
| 15 | WALL SCONCE |
| 16 | DECORATIVE ALUMINUM SCREEN, BRUSHED ALUMINUM FINISH |
| 17 | 24" x 24", ALUMINUM VENTILATION GRILLE, PAINT-4 FINISH, PAINT-2 FINISH |
| 18 | CONCRETE EYEBROW, STUCCO, PAINT FINISH - 3 |
| 19 | ALUMINUM SLIDING DOORS, YKK STYLEGUARD SLIDING DOOR IN BALCONY, BRUSHED ALUMINUM FINISH |
| 20 | 1" WIDE REVEAL |
| 21 | ALUMINUM LETTERS, BRUSHED ALUMINUM FINISH |
| 23 | DECORATIVE MESH IN GROUND FLOOR |
| 24 | 1 1/2" WIDE REVEAL |
| 25 | ARTISTIC MURAL, STUCCO, CUSTOM COLOR (PAINT 5) WITH ARTWORK IN WHITE (PAINT-1) |
| 26 | EXTERIOR METAL DOOR, WHITE PAINT |
| 27 | SCULPTURAL WALL RELIEF, COMBINING PAINT - 2 AND PAINT - 3 FINISH |
| 28 | DECORATIVE STUCCO WALL MEDALLION, PAINT - 2 FINISH |
| 29 | WALL DECORATIVE MOLDING, PAINT -2 FINISH |

PAINT FINISH

PAINT - 1

SHERWIN WILLIAMS, "WHITE SNOW" SW-9541 WITH SMOOTH STUCCO TEXTURE

PAINT - 2

SHERWIN WILLIAMS "INTERESTING AQUA" SW 6220

PAINT - 3

SHERWIN WILLIAMS "WATERFALL" SW 6750

PAINT - 4

SHERWIN WILLIAMS "IRON ORE" SW 7069

PAINT - 5

CUSTOM CMYB: 70-48-33-7 RGB: 88-115-138 HEX: #58738A

PAINT - 6

SHERWIN WILLIAMS "DORIAN GRAY" RGB: 172-167-158 HEX: #ACA79E

1 NORTH ELEVATION
AR-200 SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
AR-200 SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA
REGISTERED ARCHITECT
NICHOLAS J. NETTA
AR98615

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615
FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881

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THE MAXWELL

306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

| Revisions | | |
|-----------|------------|----------------|
| No. | DATE | DESCRIPTION |
| 1 | 11-21-2023 | TAC REVISION |
| 2 | 05-18-2024 | TAC 2 REVISION |
| 3 | 06-24-2024 | TAC 3 REVISION |
| 4 | 01-08-2025 | TAC 4 REVISION |

| | |
|------------------|--------------|
| DATE: | 02-18-2024 |
| DESIGNER: | M.A. |
| MODELED: | C.C. |
| CHECKED: | M.F / F.J.M. |
| NETTA PROJECT #: | 2211652_FL |

Drawing title

BUILDING ELEVATIONS

Drawing no.

AR-200

ART DECO STYLE

DESIGN ELEMENTS LEGEND:

TRIPARTITE COMPOSITION - UPPER TIER:

- FLAT ROOF
- ORNAMENTAL PARAPETS
- CANTILEVERED MASONRY EYEBROWS
- SMOOTH STUCCO FINISH

TRIPARTITE COMPOSITION - MIDDLE TIER:

- METAL FRAMED WINDOWS
- CANTILEVERED MASONRY EYEBROWS
- SIMPLE GEOMETRIC STUCCO RELIEFS
- ORNAMENTAL ACCENTS AT FACADE
- INTEGRATED SIGNAGE WITH MODERN FONT TYPE

TRIPARTITE COMPOSITION - LOWER TIER:

- METAL DOORS WITH LARGE GLASS OPENINGS
- MASONRY STOOP LEADING TO ENTRANCE
- GEOMETRIC STREAMLINED ORNAMENTS

EXTERIOR FINISH MATERIAL LEGEND

| ELEVATION FINISH TAG | DESCRIPTION |
|----------------------|--|
| 1 | STUCCO, WHITE PAINT FINISH, PAINT-1, SHERWIN WILLIAMS SW-9541, "WHITE SNOW" COLOR, WITH SMOOTH STUCCO TEXTURE |
| 2 | STUCCO, GREY PAINT FINISH, PAINT-6, SHERWIN WILLIAMS SW-7017, "DORIAN GRAY" |
| 3 | STUCCO, PAINT FINISH, PAINT-3, SHERWIN WILLIAMS SW-6750, "WATERFALL" |
| 4 | ALUMINUM, BRUSHED ALUMINUM FINISH |
| 5 | BIKE RACK, REFER TO DETAIL 7/AR-800 |
| 6 | STEEL PIPE - GLASS IMPACT-RESISTANT RAILING SYSTEM, PAINT-4 FINISH |
| 7 | ALUMINUM-GLASS, YKK STYLEGUARD IMPACT RESSISTANT WINDOWS, BRUSHED ALUMINUM FINISH |
| 8 | ALUMINUM-GLASS, YKK IMPACT-RESISTANT DOUBLE DOORS INTEGRATED IN YKK STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH |
| 9 | ALUMINUM STOREFRONT, YKK 50 FI, IMPACT RESSITANT STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH |
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| 29 | WALL DECORATIVE MOLDING, PAINT -2 FINISH |

PAINT FINISH



PAINT - 1
SHERWIN WILLIAMS, "WHITE SNOW"
SW-9541
WITH SMOOTH STUCCO TEXTURE



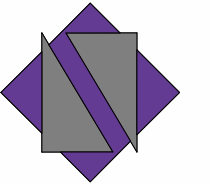
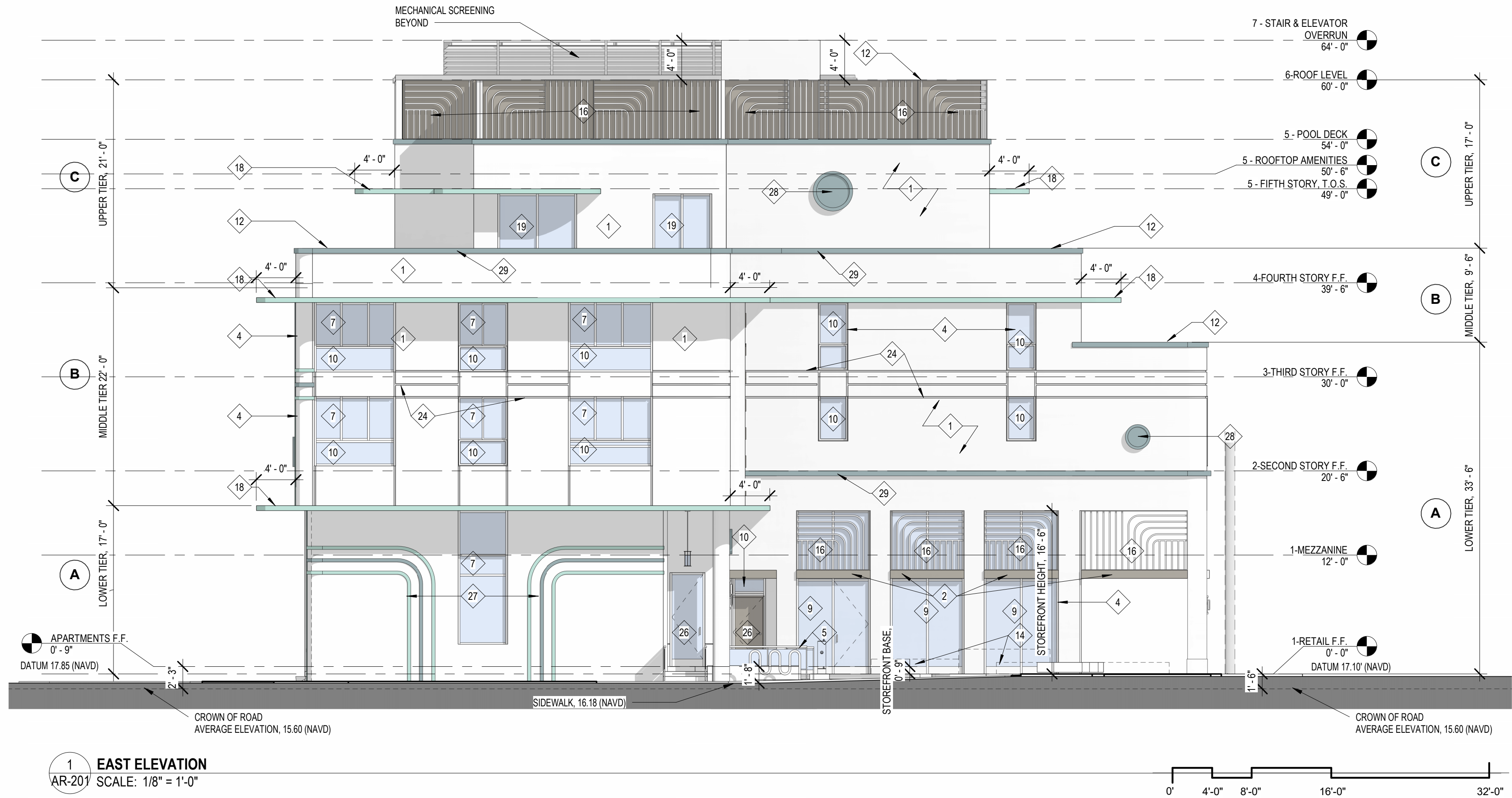
PAINT - 6
SHERWIN WILLIAMS
"DORIAN GRAY"
RGB: 172-167-158
HEX: #ACA79E

PAINT - 2
SHERWIN WILLIAMS
"INTERESTING AQUA"
SW 6220

PAINT - 3
SHERWIN WILLIAMS
"WATERFALL"
SW 6750

PAINT - 4
SHERWIN WILLIAMS
"IRON ORE"
SW 7069

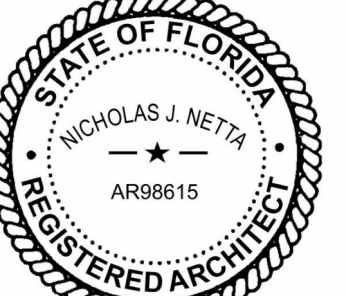
PAINT - 5
CUSTOM
CMYB: 70-48-33-7
RGB: 88-115-138
HEX: #58736A



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THE MAXWELL

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DESIGNER: M.A.
MODELED: C.C.
CHECKED: M.F. / F.J.M.
NETTA PROJECT #: 2211652_FL

Drawing title

BUILDING
ELEVATIONS

Drawing no.

AR-201



NORTH-EAST CORNER, NIGHT VIEW



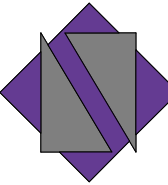
NORTH-EAST CORNER, DAYLIGHT



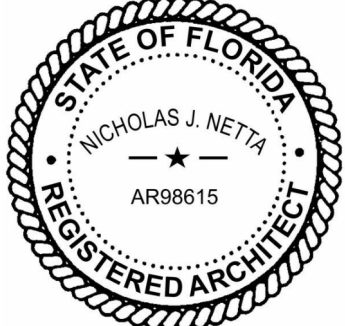
SOUTH-EAST CORNER, NIGHT VIEW



SOUTH-EAST CORNER, DAYLIGHT



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Drawing title

RENDERS

Drawing no.

AR-900