



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** The Ray Hotel and the Shops at the Ray

**Project Location:** 233-279 NE 2<sup>nd</sup> Avenue

**Request:** Amendment to the Master Sign Program

**PCN:** 12-43-46-16-01-082-0010

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** April 28, 2020

**Board Action:** 6-0 (Andreka Youngblood absent)

**Board Action:**

Approved (6-0 Andreka Youngblood absent)

**Project Description:**

The property is located on the east side of NE 2nd Avenue in between NE 2nd Street and NE 3rd Street in the Central Business District (CBD). The property consists of 82,762 Square feet and is known as TOWN OF DELRAY LTS 1 TO 12 INC BLK 82.

The current sign program has been amended several times throughout the years.

The current sign program consists of wall signs which were powder coat backlit channel letters, nationally registered logos and trademark, or private business logo approved by owner.

The new proposal consists of:

- ☐ **Monument Signage** – One monument sign is proposed at 4’8” x 2’6” with a sign area of 12 Square feet in powder coated white aluminum. The sign is located at the exit of The Ray Shops.
- ☐ **Wall Sign Type A: (The Ray Shops)** Signs may have up to two lines of copy; all letters to be caps, font is Brandon Grotesque, color is Powder Gold or National registered trademark, or private business logo approved by Owner. (10’4” two lines of text with 4.25” between copy and 11’-51/2” one line of copy)
- ☐ **Wall Sign Type B** – Powder coated aluminum letter with milky white acrylic face that read “The Ray” 8 feet x 5 feet 3 and half inches for a total of 42 SF. One sign is located on the upper corner of the south elevation facing NE 2<sup>nd</sup> Street and at the entrance of the Hotel. The third sign is located on the upper corner (SW) facing NE 2<sup>nd</sup> Avenue and is 19 SF.
- ☐ **Wall Sign type C** -- located on the wall of the west elevation (northside) in front of the proposed tenant space. The sign is to be open back lit black channel letters that are 16 square feet.
- ☐ **Wall Sign Type D**–One wall sign is proposed for the tenant space (west elevation towards the south end of the facade). The signs are 7 square feet and are open back lit channel letters in green and gold.

**Board Comments:**

N/A

## Appealable Item Report

### **Public Comments:**

### **Associated Actions:**

N/A

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



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

## SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 28, 2021

File No.: 2021-118 SPF-SPR-  
CLI

Application Type: Amendment to Master Sign Program

### General Data:

Owner: Grove Rosebud Two, LLC

Location: 233-279 NE 2<sup>nd</sup> Avenue

PCN: 12-43-46-16-01-082-0010

Property Size: 1.89 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

### Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West (CBD)

Existing Land Use: Restaurant, Retail and Office

Proposed Land Use: Restaurant, Retail, Office

### Item before the Board:

The action before the Board is the consideration of an Amendment to the existing sign program for **The Ray Hotel and Shops at The Ray** located at **233-279 NE 2<sup>nd</sup> Avenue** pursuant to LDR Section 4.6.7(F)(2)(b).



### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Amendment to the Master Sign Program (2021-118) for **The Ray Hotel and the Shops at The Ray** located at **233-279 NE 2<sup>nd</sup> Avenue** based upon positive findings to LDR Section 4.6.7(F)(2)(b).
3. Move denial of the Amendment to the Master Sign Program (2021-118) for **The Ray Hotel and The Shops at The Ray** Shops located at **233-279 NE 2<sup>nd</sup> Avenue** based upon failure to make positive findings to LDR Section 4.6.7(F)(2)(b).

### Project Planner:

Jennifer Buce  
buce@mydelraybeach.com  
561-243-7138

### Review Dates:

April 28, 2021

### Attachments:

1. Sign Renderings



### Background:

The property is located on the east side of NE 2nd Avenue in between NE 2nd Street and NE 3rd Street in the Central Business District (CBD). The property consists of 82,762 Square feet and is known as TOWN OF DELRAY LTS 1 TO 12 INC BLK 82.

On February 12, 2003, the Site Plan Review and Appearance Board approved a Master Sign Program which included tenant wall signs and the freestanding plaza identification sign which was on the corner of NE 2nd Avenue and NE 2nd Street. The tenant wall signs were cabinet style centered over each tenant entrance, maximum height for the aluminum cabinets were 4'6" with a foam framing mounted flush to the building face. The maximum sign copy was 2'6" in height, the signs were illuminated white with dark green letters on an ivory-colored translucent plexiglass with letter style Goudy or Palatino. No corporate colors or logos to be allowed.



In March 2004, the Site Plan Review and Appearance Board amended the Master Sign Program to allow a little flexibility to the tenant signs and approved to incorporate the variable typefaces and the use of corporate colors and logos with staff approval.

At its meeting of February 22, 2017 SPRAB approved a Class III Site Plan Modification to update the architectural elevations. On March 8, 2017 the SPRAB approved an amendment to the Master Sign Program that would complement the approved architectural changes to the plaza. The changes consisted of wall signs which were powder coat backlit channel letters, nationally registered logos and trademark, or private business logo approved by owner. The Class III Site Plan Modification expired and was never built. The sign program that was approved in March of 2017 for the channel letters is still in effect today.



On August 26, 2020, the Site Plan Review and Appearance Board approved a Class IV for the Ray Hotel which includes 141 room with retail and restaurant uses in the first story, a two-level parking garage and rooftop amenities. A Class II has been submitted for architectural changes for the Ray shops.

Now before the board is an amendment to the Master Sign Program to accommodate signage to the Ray Hotel and the Shops at the Ray.

### Master Sign Analysis

#### LDR SECTION 4.6.7(F)((2)(b) Master Sign Program

A Master Sign Program is to be used when the development of a project is of such a scale or character that the normal application of the design and/or aesthetic standards of Subsections (D) and (E), respectfully, will not result in an effective sign program and signing more permissive than said standards is necessary. Approval of a Master Sign Program may include the automatic granting of waivers and or adjustments to the provisions of Subsections (D) and (E) provided the intent of the sign code is maintained and the character of the community and neighborhood is not diminished.

The sign proposal consists of the following:

- ☐ **Monument Signage** – One monument sign is proposed at 4'8" x 2'6" with a sign area of 12 Square feet in powder coated white aluminum. The sign is located at the exit of The Ray Shops.
- ☐ **Wall Sign Type A: (The Ray Shops)** Signs may have up to two lines of copy; all letters to be caps, font is Brandon Grotesque, color is Powder Gold or National registered trademark, or private business logo approved by Owner. (10'4" two lines of text with 4.25" between copy and 11'-5 1/2" one line of copy)
- ☐ **Wall Sign Type B** – Powder coated aluminum letter with milky white acrylic face that read "The Ray" 8 feet x 5 feet 3 and half inches for a total of 42 SF. One sign is located on the upper corner of the south elevation facing NE 2nd Street and at the entrance of the Hotel. The third sign is located on the upper corner (SW) facing NE 2nd Avenue and is 19 SF.



- ☐ **Wall Sign type C** -- located on the wall of the west elevation (northside) in front of the proposed tenant space. The sign is to be open back lit black channel letters that are 16 square feet.
- ☐ **Wall Sign Type D**—One wall sign is proposed for the tenant space (west elevation towards the south end of the facade). The signs are 7 square feet and are open back lit channel letters in green and gold.

Master Sign Programs are established when a project is of such a scale or character that the normal application of the design and or aesthetic cannot be achieved. The Ray Hotel and The Shops at the Ray qualify as a project of this caliber. The signs that are proposed in the program do meet the intent of the code with respect to size. Pursuant to 4.6.7(E)(7) only one wall sign is allowed per dedicated street frontage. The Master Sign Program allows for the automatic granting of waivers. The additional wall signs on the west elevation are designed for the entrance of the hotel, identification of the building and for the proposed restaurant tenant spaces located on the ground floor on the west elevation on the north and south side. The signage proposed throughout The Ray and the Shops at The Ray are cohesive and harmonized.





**The Ray Hotel**  
Overall West Elevation (N.E. 2nd Ave, Southern End)



**Shops at The Ray**  
Overall West Elevation (N.E. 2nd Ave, Northern End)

**M E N I N**  
**Shops**  
**at The Ray**

253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

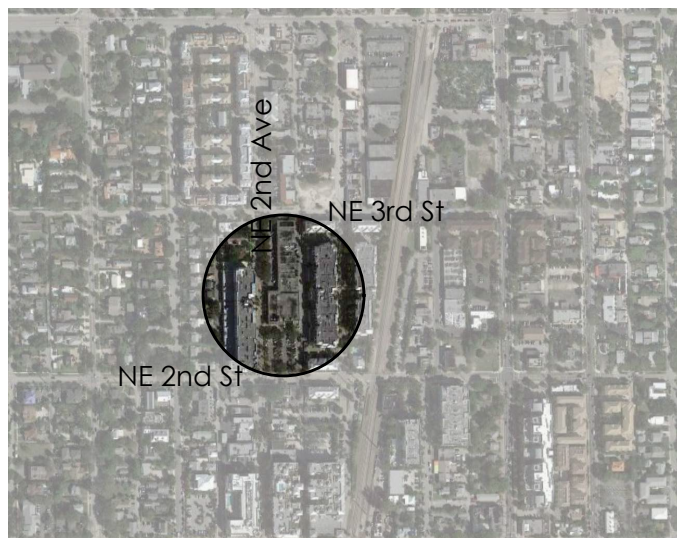
**Master Sign Application**  
Resubmittal (03/30/2021)



14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

|                |                                    |
|----------------|------------------------------------|
| Drawing:       | Cover:                             |
|                | Master Sign Application            |
| Project:       | The Ray Hotel and Shops at The Ray |
| Project No:    | 16015.2                            |
| Drawn By:      | AN, SZ                             |
| Issue Date:    | 03/08/2021                         |
| Revision Date: |                                    |
| Scale:         |                                    |
| Sheet No.:     |                                    |



[illegible]

**M E N I N**  
**Shops**  
at The Ray  
253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)



14 NE 1st Ave. Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Index and Vicinity Map

Project: The Ray Hotel and Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

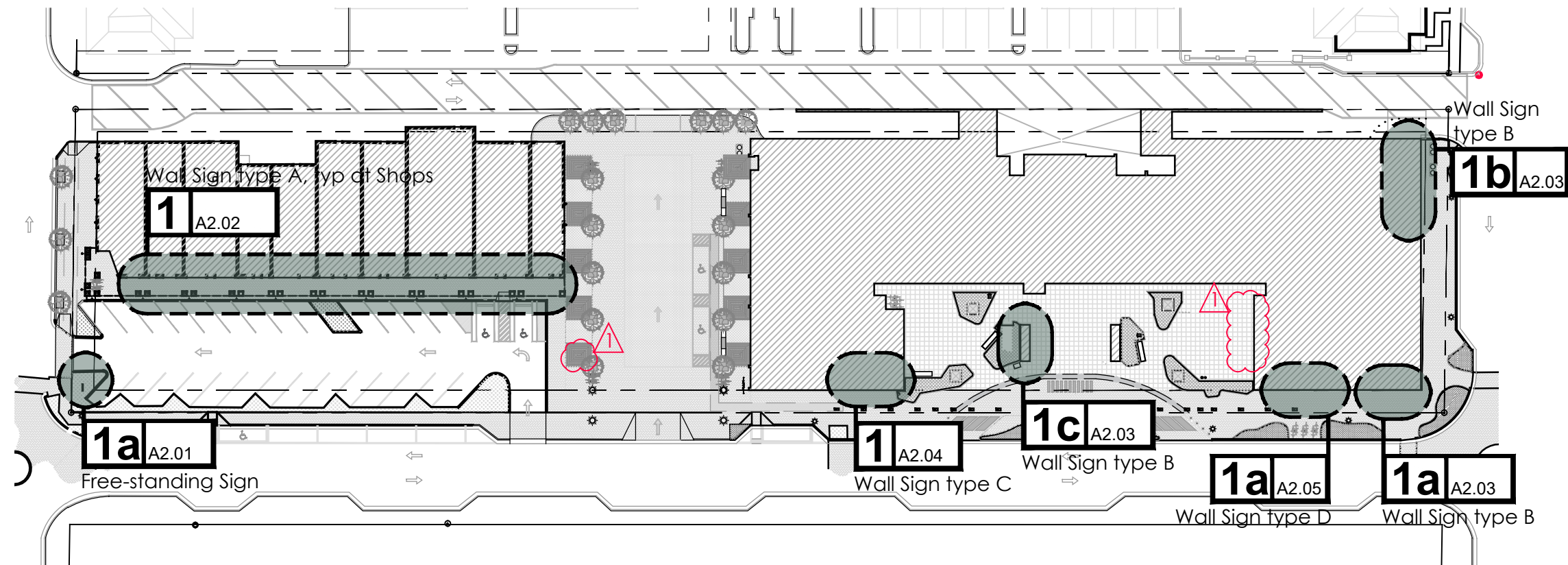
Issue Date: 03/08/2021

Revision Date:

Scale:

Sheet No.:

A1.00



#### Proposed Signage Legend

- Free-standing sign (4'-8" H x 2'-6" W)  
"Shops at The Ray" Powder-coated Aluminum monument signage. Free-standing signage to be fastened to an underground concrete mounting base
- Wall Sign type A (varies)  
Typical signage at Shops tenant spaces must be from a National registered trademark, or private business logo approved by Owner before installation. If not, signage must follow tenant's given standards shown in this application.
- Wall Sign type B (8'-0" H x 5'-3 1/2" W / 5'-4" H x 3'-6" W at South Facade)  
"the RAY" LED Exterior grade custom face-lit powder-coated aluminum lettering with milky white acrylic face
- Wall Sign type C (2'-3" H x 6'-10 3/4" W)  
"Akira Back" LED back-lit channel letters, powder-coated aluminum
- Wall Sign type D (2'-3" H x 6'-10" W)  
"EMBER GRILL" LED back-lit channel letters, powder-coated aluminum to match pantone colors. Refer to color reference in sheet A2.05

## 1 Diagrammatic Site Plan - Signage Locations

Scale: N.T.S.

## MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)



14 NE 1st Ave. Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Site Plan:  
Signage Location Key Plan  
Project: The Ray Hotel and  
Shops at The Ray  
Project No: 16015.2  
Drawn By: AN, SZ  
Issue Date: 03/08/2021  
Revision Date:  
Scale: As Noted  
Sheet No.:

A1.01



| Signing in Central Business District (CBD) |   |              |  |   |  |  |
|--|---|--------------|--|---|--|--|
| Type of Sign                               |   | Quantity     | Area (Max.)  | Location  | Height   | Illumination   |
| Free-stading                               | Monument                                      | 1            | <u>Proposed:</u><br>4'-8" H x 2'-6" W / Area: 12 SqFt<br><br>Monument Sign placed on Existing Landscape planter at Parking's Exit, 3'-6" off the Property Line   | At Shop's Parking's Exit (N.E. 3rd Street)  | 4'-8"<br><br>Sign to be fastened to an underground concrete mounting base                                  | Allowed (submitted separately with Class II Application)   |
| Type A                                     | Wall (individual tenant signs)                | 1 per tenant | <u>Proposed:</u><br>Sign to have up to 2 lines of text, with a space of 4.25" in between. The area varies according to tenant sign/logo.<br><br>Typical signage at Shops tenant spaces must be from a National registered trademark, or private business logo approved by Owner before installation. If not, signage must follow tenant's given standards shown in this application. | Shop's West facade at tenant's arcade facade<br><br>Up to 2 lines of text with 4.25" in between | 1'-10 ¼" approx<br><br>10'-4" to F.F. when two lines of text<br><br>11'-5 ½" to F.F. when one line of text | Allowed  |
| Type B                                     | Wall (at West Elevation and Hotel's Entrance) | 2            | <u>Proposed:</u><br>West Facade: 8'-0" H x 5'-3 ½" W (43 SqFt, 1.2% of facade area)<br><br>Hotel's Entrance: 8'-0" H x 5'-3 ½" W (43 SqFt, 3.8% of facade area)  | West Facade (South end)<br><br>Hotel's Entrance (Cube's North Elevation)                        | 8'-0"<br><br>West Facade: 33'-4" to F.F.<br><br>Hotel's Entrance: centered in column wall                  | Allowed<br><br><u>Proposed:</u> Custom face-lit powder coated aluminum lettering with milky white acrylic face |
|  | Wall (South Elevation)                        | 1            | <u>Proposed:</u><br>South Facade: 5'-4" H x 3'-6" W (19 SqFt, 0.40% of facade area)  | South Facade (Upper right corner)   | 5'-4"<br><br>47'-9 ½" to F.F.  |  |
| Type C                                     | Wall (at West Facade, North end)              | 1            | <u>Proposed:</u><br>1.51% (16 Sq.Ft.), 2'-3"H x 6'-10 ¾" W.  | North end of West Facade, at Tenant's Storefront area   | 2'-3"<br><br>7'-3" to F.F.   | Allowed<br><br><u>Proposed:</u> Signage to be open back-lit channel letters                                    |
| Type D                                     | Wall  | 1            | <u>Proposed:</u><br>West Facade: 0.6% (7 Sq.Ft.), 1'-6 ½"H x 4'-8" W.  | South end of West Facade and Civic Space facade, at Tenant's Storefront area                    | 1'-6 ½"<br><br>11'-7" to F.F.  | Allowed<br><br><u>Proposed:</u> Signage to be open back-lit channel letters                                    |
| 1 Signage Information                      |   |              |  |   |  |  |

M E N I N

Shops  
at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

Master Sign Application  
Resubmittal (03/30/2021)



14 NE 1st Ave. Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Sign Information

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

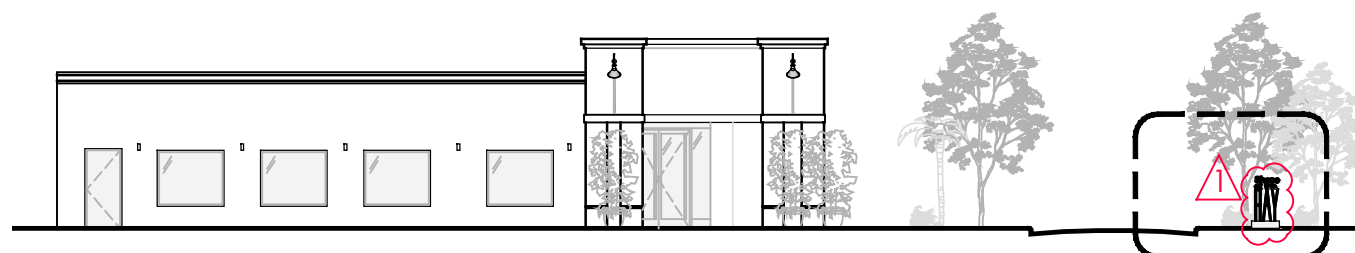
Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

A1.02

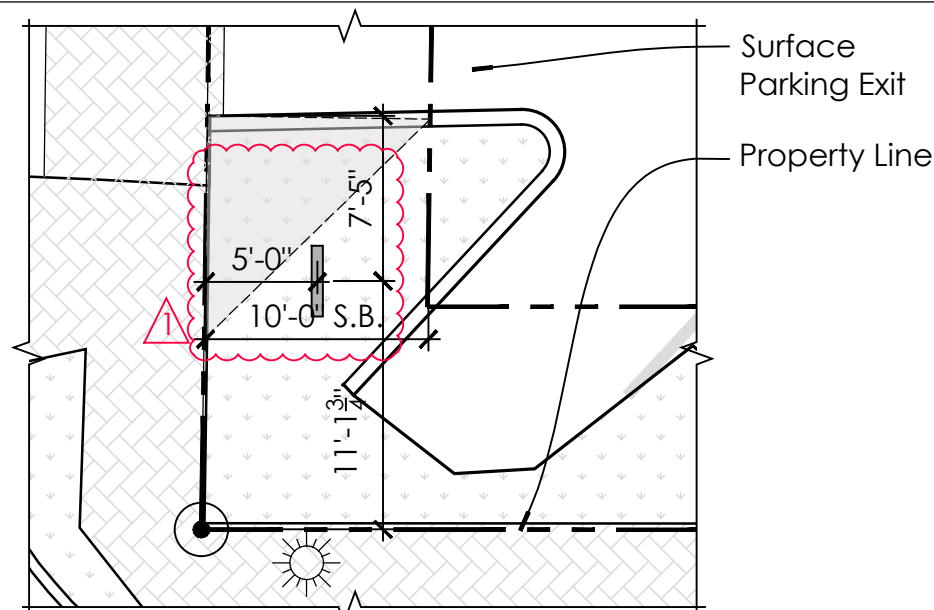
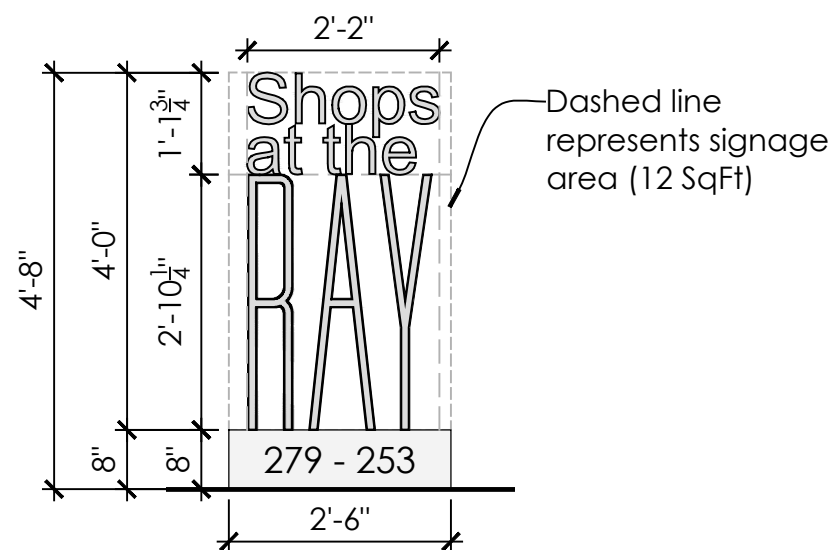


**1a North Elevation**  
Signage area = 12 SqFt

**2 A2.01**  
Free-standing Sign

# 1 Overall West Elevation - Signage Location

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



Free-standing sign at Parking's Exit  
(NE 3rd Street) Scale: 1/8"=1'-0"

## General Notes

- Powder-coated white Aluminum Free-standing monument signage. Free-standing signage to be fastened to an underground concrete mounting base
- "The RAY" Font: Custom Brandon Grotesque / Color: Powder Coat White
- "Shops" Font: Arial / Color: Powder Coat White
- Signage to be placed on existing landscape island towards the surface parking exit. The purpose of this drawing is to indicate the general design intent

# 2 Free-standing (Monument) Sign - Signage Dimensions

Scale: 1/2"=1'-0"

## MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)



14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Details and Elevations:  
Free-standing Sign

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

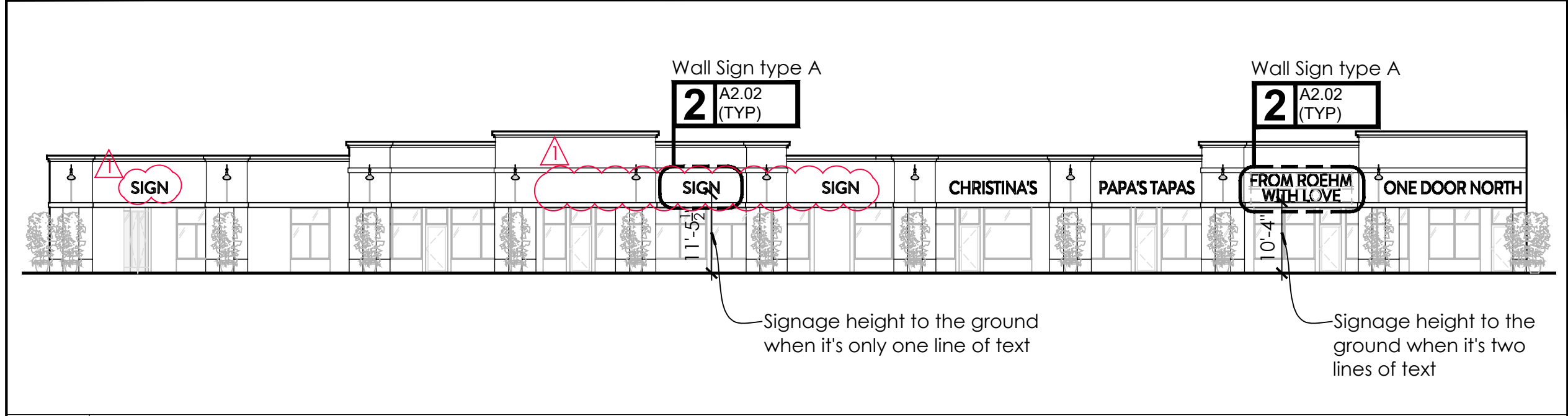
Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

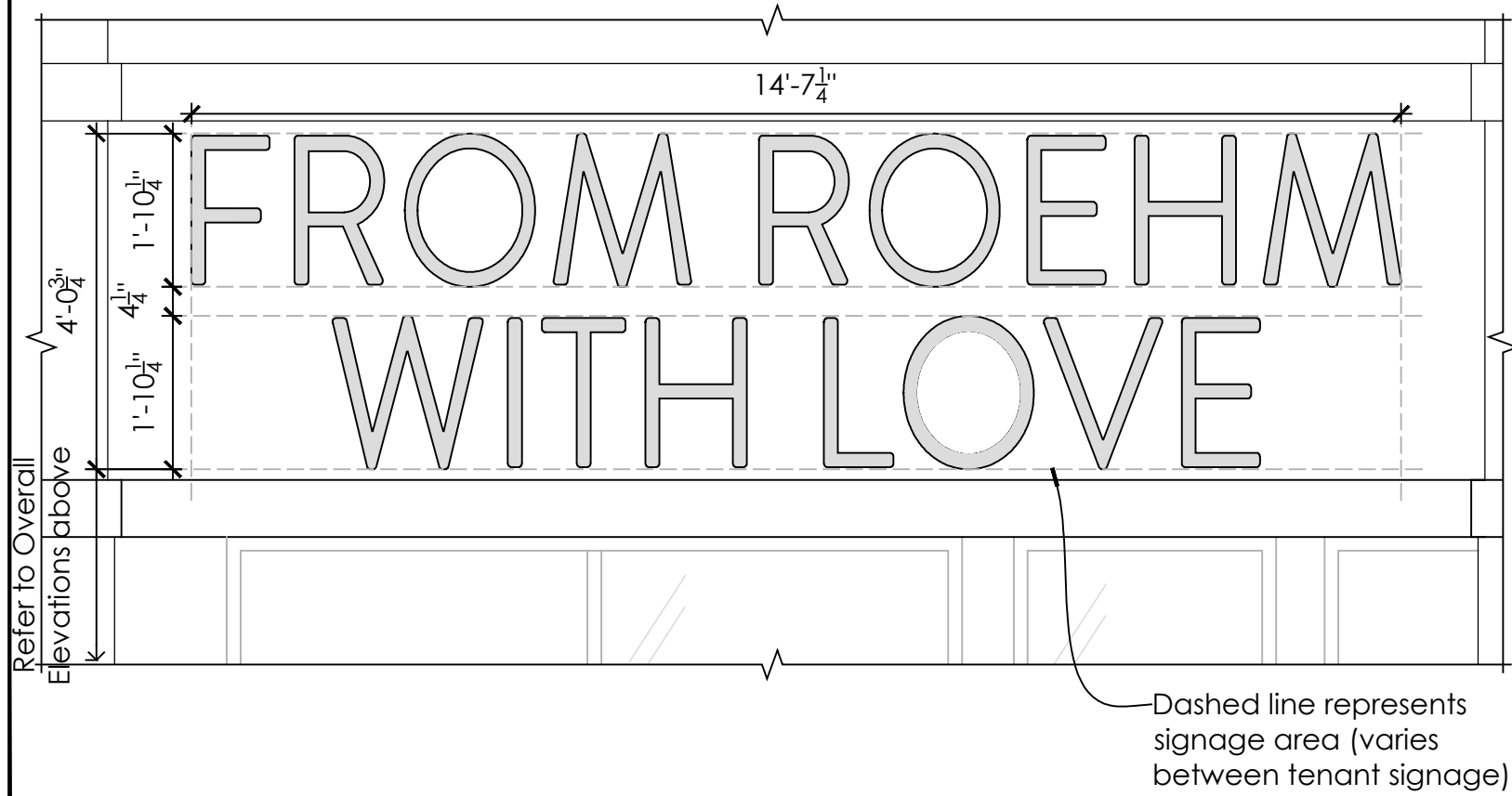
Sheet No.:

**A2.01**



**1 Overall Elevations - Signage Location**  
Scale: 1/16"=1'-0"

**Note:** Signage area calculated in relation to building face (max of 15%)



**General Notes**

- Sign to have up to 2 lines of text, with a space of 4.25" inches in between lines.
- All letters to be Cap Letters.
- Letters size: 1'-10 1/4" high. Spacing in between letters to be adjusted as needed to achieve similar spacing look.
- Font: Brandon Grotesque / Color: Powder Coat Gold
- Typical signage at Shops tenant spaces must be from a National registered trademark, or private business logo approved by Owner before installation. If not, signage must follow tenant's given standards shown in this application.
- The purpose of this drawing is to indicate the general design intent

**2 Wall Sign type A - Signage Dimensions**  
Scale: 1/2"=1'-0"

**MENIN**  
**Shops**  
**at The Ray**  
253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)



14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Details and Elevations:  
Wall Sign type A

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

**A2.02**



M E N I N

# Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

## Master Sign Application



14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Details and Elevations:  
Wall Sign type B

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

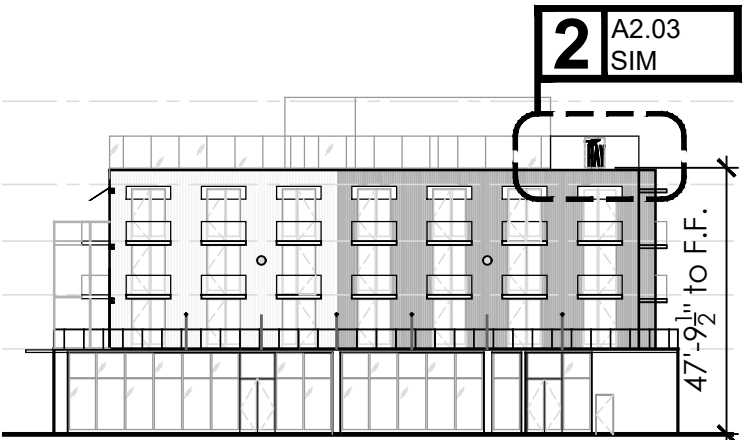
Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

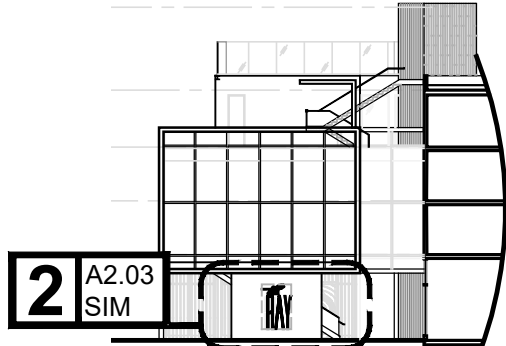
A2.03



1a **South Elevation**  
Signage area = 0.40% (19 SqFt)



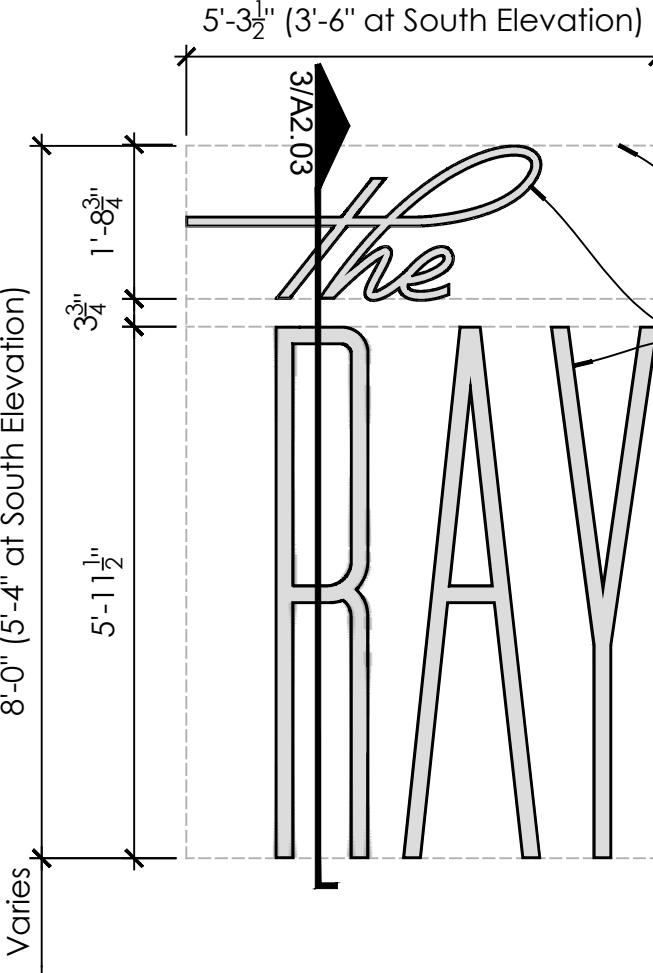
1b **Partial West Elevation**  
Signage area = 1.20% (43 SqFt)



1c **Cube's North Elevation**  
Signage area = 3.8% (43 SqFt)

## 1 Overall Elevation - Signage Location

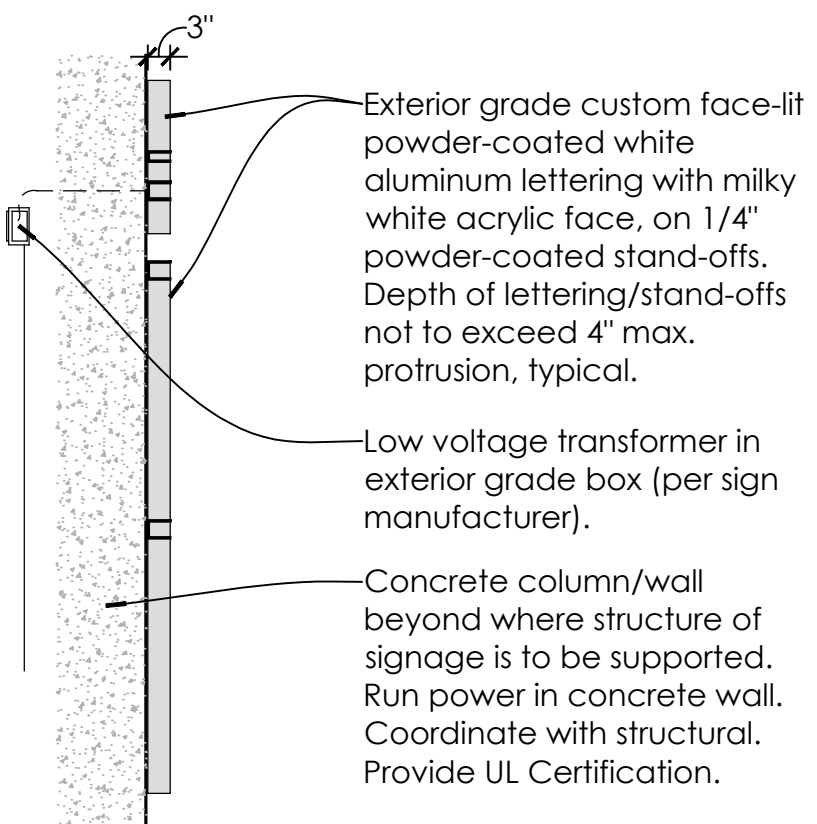
Scale: 1/32"=1'-0"



Dashed line represents  
signage area (refer to overall  
elevations above)

Exterior grade custom face-lit  
powder-coated white  
aluminum lettering with milky  
white acrylic face, on 1/4"  
powder-coated stand-offs.  
Depth of lettering/stand-offs  
not to exceed 4" max.  
protrusion, typical.

**Note:** Signage at West  
Facade and Hotel's entrance  
to have same dimensions  
(8'-0" x 5'-3 1/2"). South Facade  
signage to be 5'-4" x 3'-6"



Exterior grade custom face-lit  
powder-coated white  
aluminum lettering with milky  
white acrylic face, on 1/4"  
powder-coated stand-offs.  
Depth of lettering/stand-offs  
not to exceed 4" max.  
protrusion, typical.

Low voltage transformer in  
exterior grade box (per sign  
manufacturer).

Concrete column/wall  
beyond where structure of  
signage is to be supported.  
Run power in concrete wall.  
Coordinate with structural.  
Provide UL Certification.

## 2 Wall Sign type B - Signage Dimensions

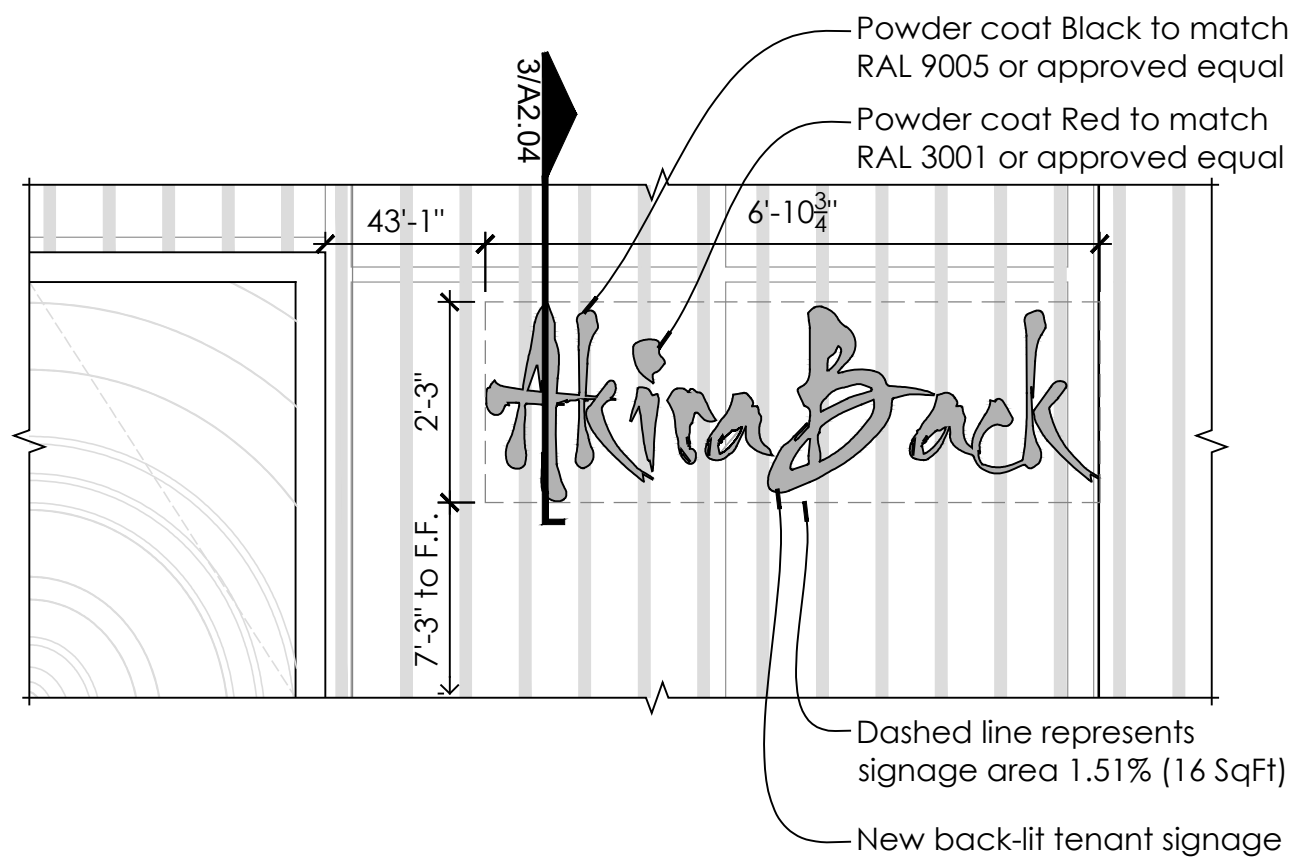
Scale: 1/2"=1'-0"

## 3 Wall Sign type B - Signage Detail

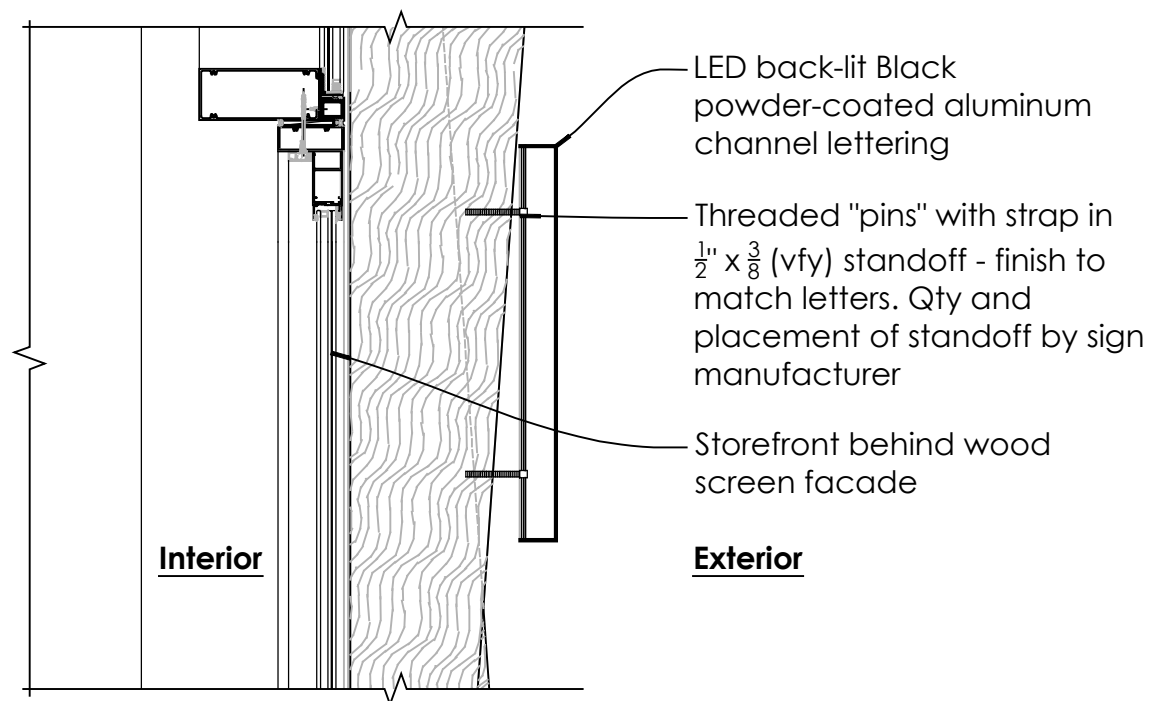
Scale: 1/2"=1'-0"



**1** Overall (partial) West Elevation - Signage Location  
Scale: 1/16"=1'-0"



**2** Wall Sign type C - Signage Dimensions  
Scale: 1/2"=1'-0"



**3** Wall Sign type C - Signage Detail  
Scale: 1"=1'-0"

# MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

## Master Sign Application



14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Details and Elevations:  
Wall Sign type C

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

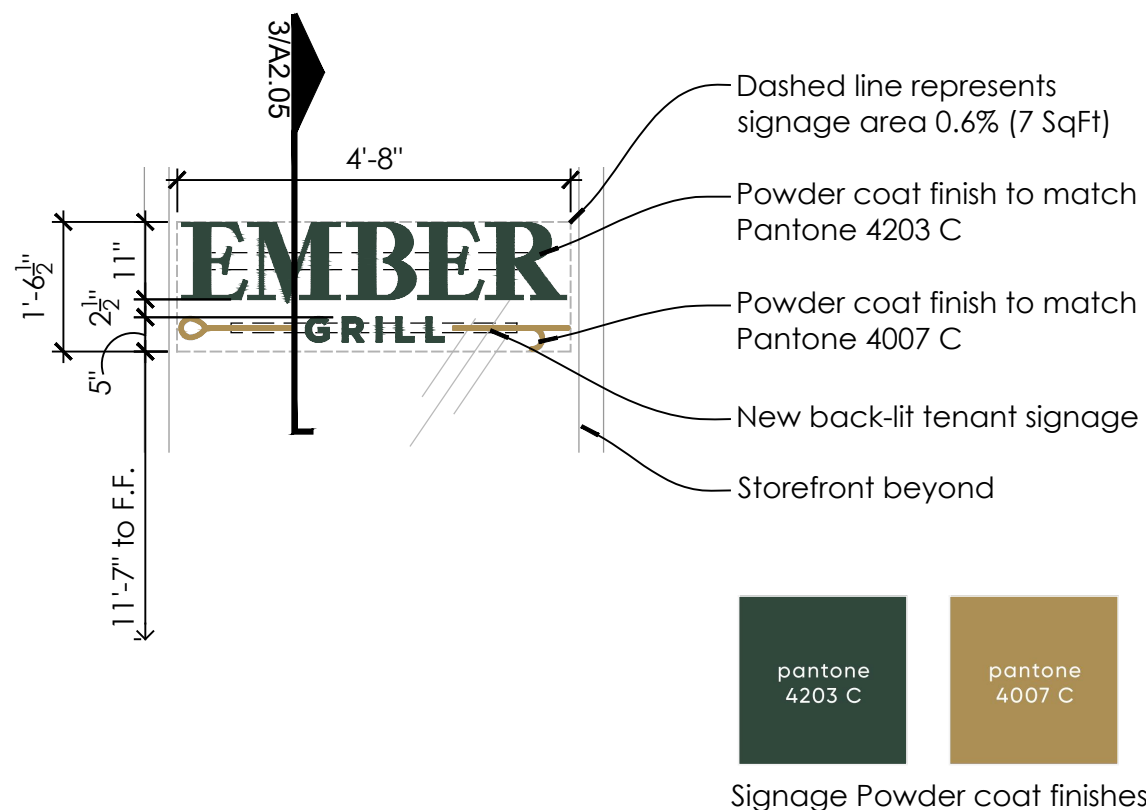
**A2.04**



1a Partial West Elevation  
Signage area = 0.6% (7 SqFt)

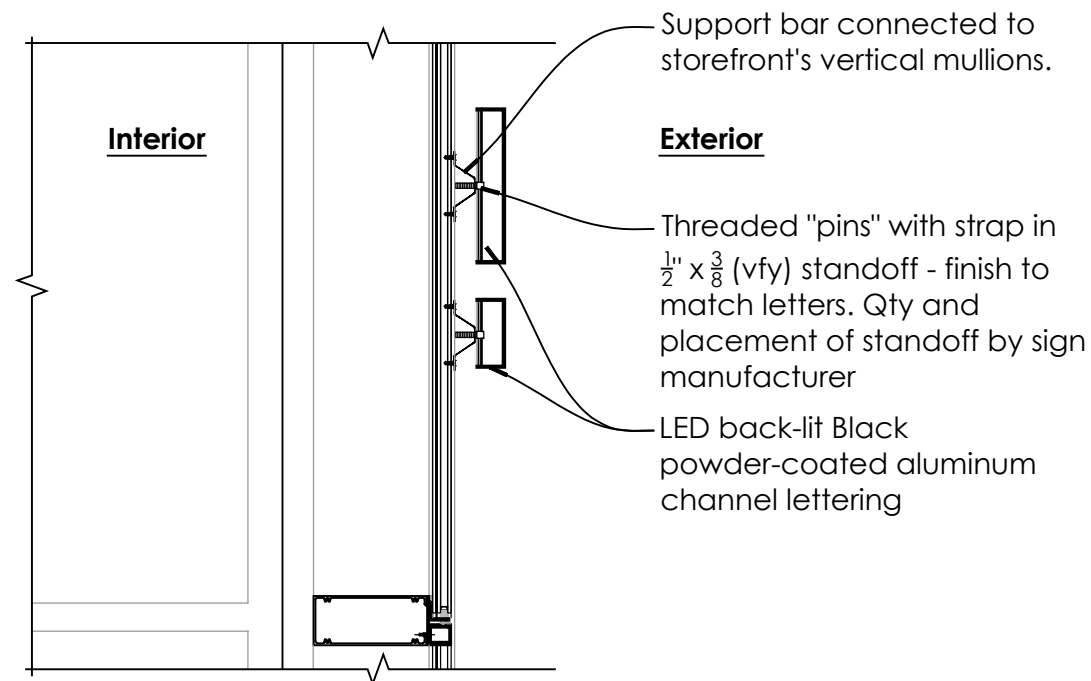
## 1 Overall West Elevation - Signage Location

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



## 2 Wall Sign type D - Signage Dimensions

Scale: 1/2"=1'-0"



## 3 Wall Sign type D - Signage Detail

Scale: 1"=1'-0"

**MENIN**  
**Shops**  
at The Ray  
253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

Master Sign Application

**González Architects**  
**Hospitality**

14 NE 1st Ave. Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing:  
Details and Elevations:  
Wall Sign type D

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

**A2.05**





**1.1 Free-standing Sign**  
Overall North Elevation (N.E. 3rd street)



**1.2 Free-standing Sign**  
Surface Parking Exit only view (N.E. 3rd street, Looking into the Shops)

# 1 Renderings - Freestanding Sign

## MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)

**González Architects**  
Hospitality

14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Renderings  
Freestanding Sign

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

A3.01a





**1.1 Wall Sign Type A**  
Overall West Elevation (N.E. 2nd Ave)



**1.2 Wall Sign Type A**  
Enlarged West Elevation (Looking into Southern end of the Shops)

# MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**  
Resubmittal (03/30/2021)

**González Architects**  
**Hospitality**

14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Renderings  
Wall Sign Type A

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

**A3.02**





**1.1 Wall Sign Type B**  
Overall West Elevation (N.E. 2nd Ave)



**1.1 Wall Sign Type B**  
Overall South Elevation (N.E. 2nd Street)



**1.2 Wall Sign Type B**  
Enlarged Partial West Elevation (N.E. 2nd Ave)



**1.2 Wall Sign Type B**  
Enlarged Partial SW Elevation (N.E. 2nd Ave)



**1.2 Wall Sign Type B**  
Enlarged South Elevation (N.E. 2nd Street)

# MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**

**González Architects**  
**Hospitality**

14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Renderings:  
Wall Sign Type B

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

**A3.03**





**1.1 Wall Sign Type C**  
Overall West Elevation (N.E. 2nd Ave)



**1.2 Wall Sign Type C**  
Enlarged West Elevation (Akira Back Restaurant)

# MENIN Shops at The Ray

253-279 NE 2nd Avenue  
Delray Beach, FL 33444

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**

**González Architects**  
**Hospitality**

14 NE 1st Ave, Ste 507  
Miami, FL 33132  
(305) 455 4216

Drawing: Renderings  
Wall Sign Type C

Project: The Ray Hotel and  
Shops at The Ray

Project No: 16015.2

Drawn By: AN, SZ

Issue Date: 03/08/2021

Revision Date:

Scale: As Noted

Sheet No.:

**A3.04**





**1.1 Wall Sign Type D**  
Overall West Elevation (N.E. 2nd Ave)  
Refer to render below for enlarged view



**1.3 Wall Sign Type D**  
Zoom-in West Elevation (Looking into Tenant Space)

**M E N I N**  
**Shops**  
at The Ray  
253-279 NE 2nd Avenue  
Delray Beach, FL 33444



233 NE 2nd Avenue  
Delray Beach, FL 33444

**Master Sign Application**



14 NE 1st Ave. Ste 507  
Miami, FL 33132  
(305) 455 4216

|                |                                       |
|----------------|---------------------------------------|
| Drawing:       | Renderings<br>Wall Sign Type D        |
| Project:       | The Ray Hotel and<br>Shops at The Ray |
| Project No:    | 16015.2                               |
| Drawn By:      | AN, SZ                                |
| Issue Date:    | 03/08/2021                            |
| Revision Date: |                                       |
| Scale:         | As Noted                              |
| Sheet No.:     |                                       |

**A3.05**