GreenspoonMarder LLP

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Caroline at Sunrise

Uniform Signage Plan

Statement of Intent:

The intent of this uniform signage plan is to create a cohesive look and feel throughout the property, enhancing the appearance and functionality of this project where residents will feel a greater sense of community, and visitors will be able to quickly and easily find their way around.

The proposed uniform signage plan will include a comprehensive analysis of the property's layout and the specific needs of the community. The proposed plan will feature clear and concise messaging, with easy-to-read fonts, and high quality materials that are designed to withstand the Florida climate. It will also include a range of signage types, including wayfinding signs, directional signs, parking signs, and building identification signs. In addition, the proposed plan will comply with all local and state regulations, including ADA compliance, to ensure that all residents and visitors have equal access to the community's amenities.

Below are the main concepts proposed in the plan:

1. Entrance Signage: The main entrance of the community will have a large monument sign featuring the name of the community in a clear and concise font. This sign will be well-lit and visible from the main road. Gates will indicate whether visitors or residents will have access.

2. Wayfinding Signage: To assist residents and visitors alike in navigating the community, wayfinding signage will be placed at the entrance of each building. This signage will include directional arrows and clear messaging indicating the direction of the desired destination.

3. Building Identification Signage: Each building within the community will have a unique identification sign that features the building name, number, and a clear and concise directional arrow. The sign should be visible from the street and placed on the front of the building. Units will feature well-lit signage indicating the unit number in clear font.

4. Parking Signage: Parking signs should be placed throughout the community to indicate where parking is allowed and where it is not allowed. The signs should be clear and concise and include any pertinent information such as reserved parking spaces for prospects, ADA accessible parking, and electric vehicle parking.

5. Amenities Signage: The clubhouse and community amenities located throughout the site should have clear and concise signage indicating the intent of each amenity. This signage should be placed at the entrance to each amenity.

6. Fire Department Signage: Signage in red background and white font will indicate location of Fire Department connection points and fire risers.

7. Stand-Alone Garage Signage: Garages that are not attached to buildings should have identification signs that clearly indicate the garage number. The signs should be placed on the front of the garage and be clearly visible from the street.

8. ADA Compliance: All signage within the community should be compliant with ADA regulations. This includes the use of raised lettering, Braille, and contrasting colors.

The proposed signage plan is designed to create a cohesive look and feel throughout the community while providing clear and concise messaging to assist residents and visitors in navigating the property. The plan is tailored to meet the unique requirements of this community and will comply with all local and state regulations.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch, AICP