

Attachment A



595 DESIGN

CHARLOTTE:
508 West Fifth St., 250
Charlotte, NC 28202

T 704.348.7000
F 704.348.7005

WILDLIGHT

PROPOSED SIGNAGE MASTER PLAN

Wildlight Phase 1 - East Nassau, Florida

RAYDIENT
PLACES + PROPERTIES

CLIENT:
Raydient
1901 Island Walkway
Fernandina Beach, FL 32034

T (904) 321-1023
C (904) 568-2359
Greg Jones

ORIGINAL ISSUE: 30 Aug 2017

REVISIONS:

PROJECT ENVIRONMENTAL GRAPHICS PHASE 1 - SCOPE OF WORK		
Sign Type #	Qty	Sign Name/Description
Overall Project Site Sign Items		
10.01	1	Project Entry Tower along A1A - (1 - Phase 1 & 1 - Phase 2 . Total quantity at build out = 2)
10.02 (Temp)	2	Temporary Identification Sign to be in Place During Hywy A1A Construction
10.02 (Perm)	1	Permanent Project Identification Sign with Tenant Listing at Village Entry, Hywy A1A Northside
10.03	1	Large Project ID Sign with Tenant Listing (PHASE 2)
10.04	20	Landscape Sculptural Bird(s) - (20 - Phase 1 & 10 - Phase 2 . Total quantity at build out = 30)
10.05	4	Secondary Project Entry Identification Pier
10.06	TBD	Outparcel Ground Mounted Identification Sign - along Hywy A1A
10.07	1	Wildlight Village Entry Gateway Portal - to hold a temporary banner spanning street
10.09	TBD	Main Site Vehicular Directional Sign
10.11	TBD	Project Street Sign
10.12	TBD	Vehicular Traffic (D.O.T.) Post & Panel Sign(s)
10.13	TBD	Secondary Wayfinding Sign
Temporary Residential Sales Sign Items		
20.01	1	Sales Center Identification
20.03	TBD	Model Home Identity Sign
20.04	TBD	Builder Lot Sign

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508 West Fifth St., 250 telephone 704.348.7000
Charlotte, NC 28202

Proposed Master Signage Plan



WILDLIGHT

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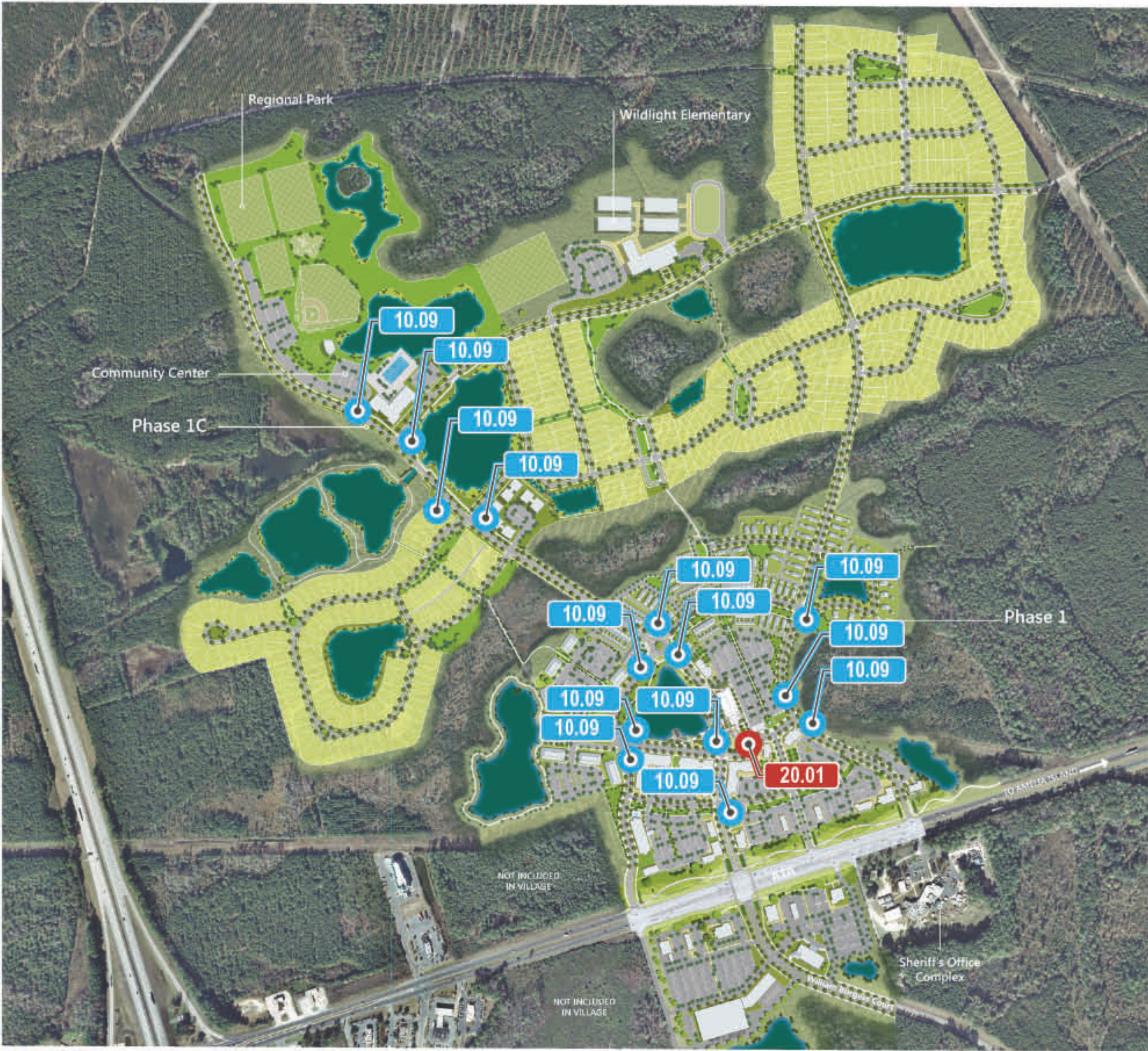
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Package Index

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GR 1



Proposed Master
Signage Plan



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Wildlight Masterplan-
Overall Sign Location
Plan - PHASE 1

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Proposed Master
Signage Plan

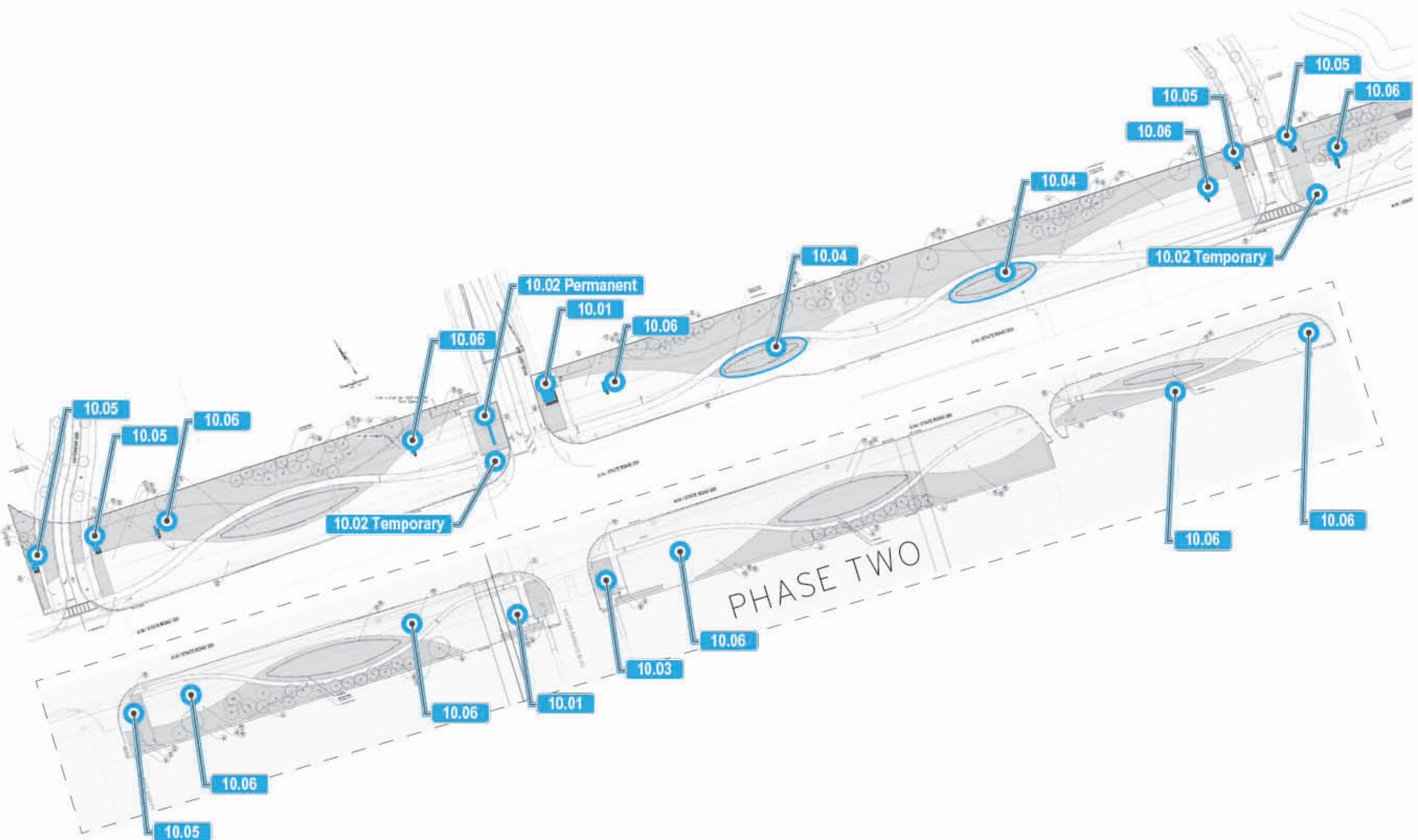


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Wildlight Highway A1A
Entry - Overall Sign
Location Plan -
PHASE 1

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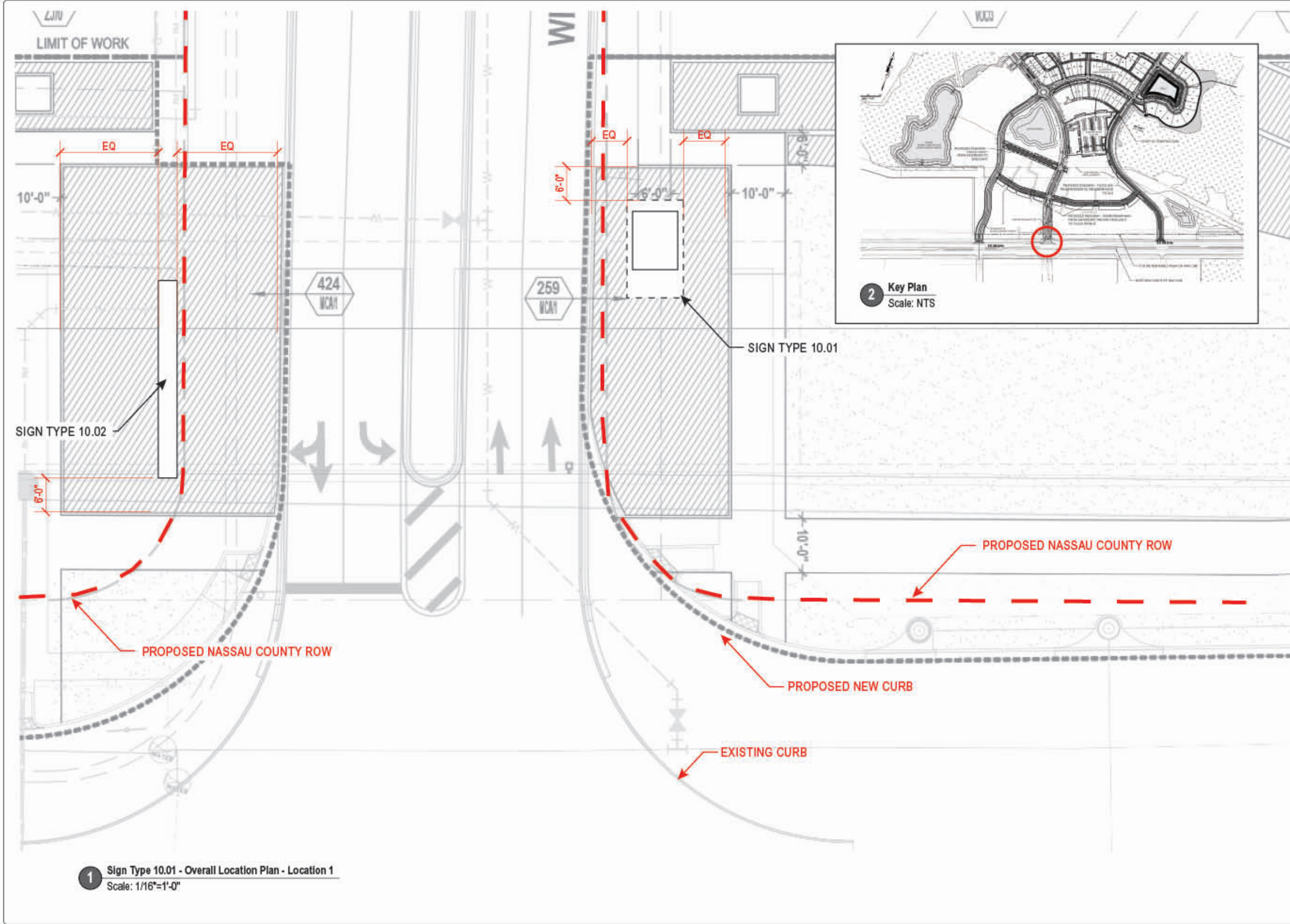
Overall Project Site Sign Items



SIGN TYPE 10.01

Project Entry Tower along A1A

QTY: 2 (1 Phase One, 1 Phase Two)



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Signage Plan



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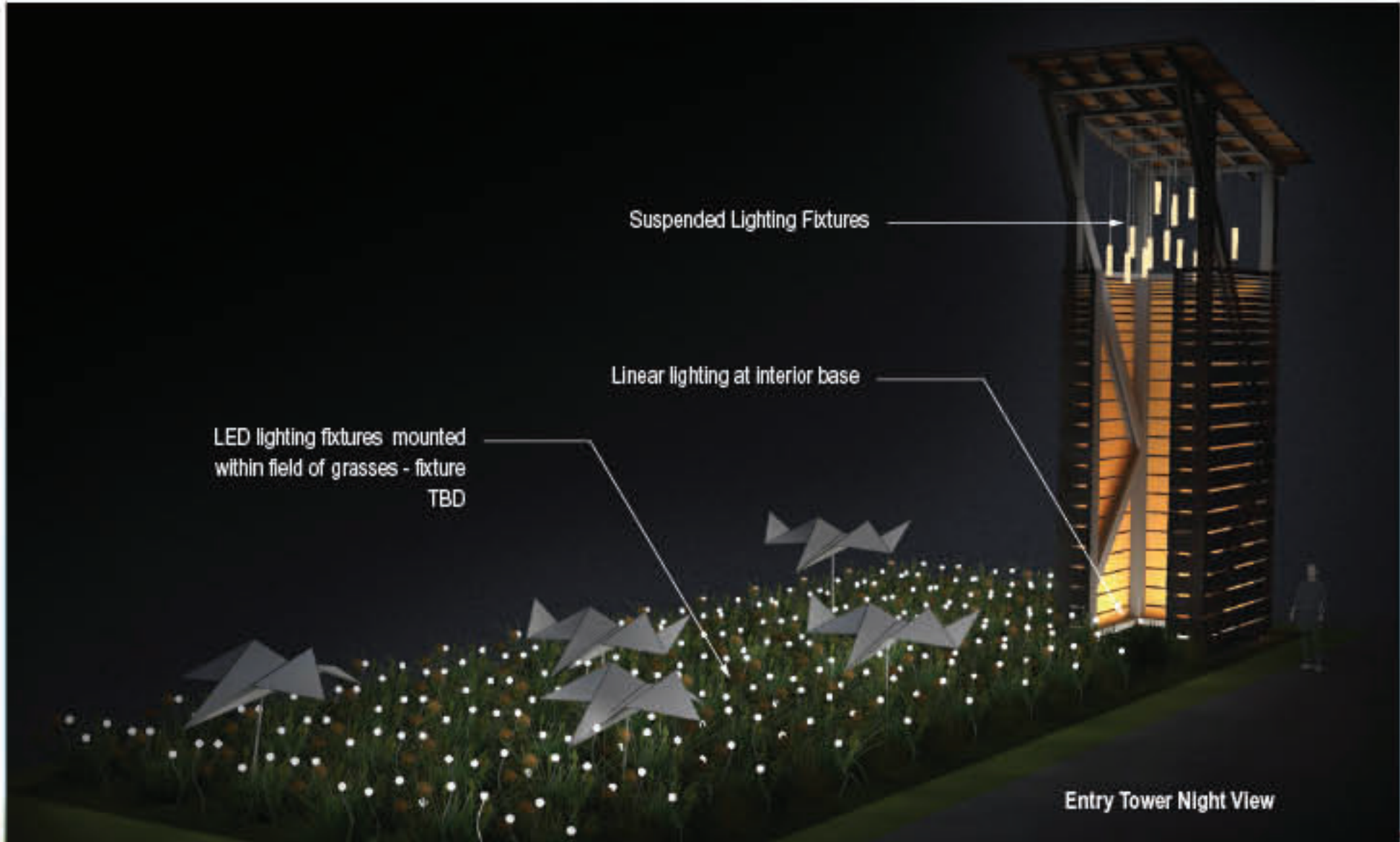
Sign Type 10.01
Project Entry Tower
along A1A

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Main Wildlight Entry along Hwy A1A - facing West

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Sign Type 10.01 -
Project Entry Tower
along A1A

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Signage Plan

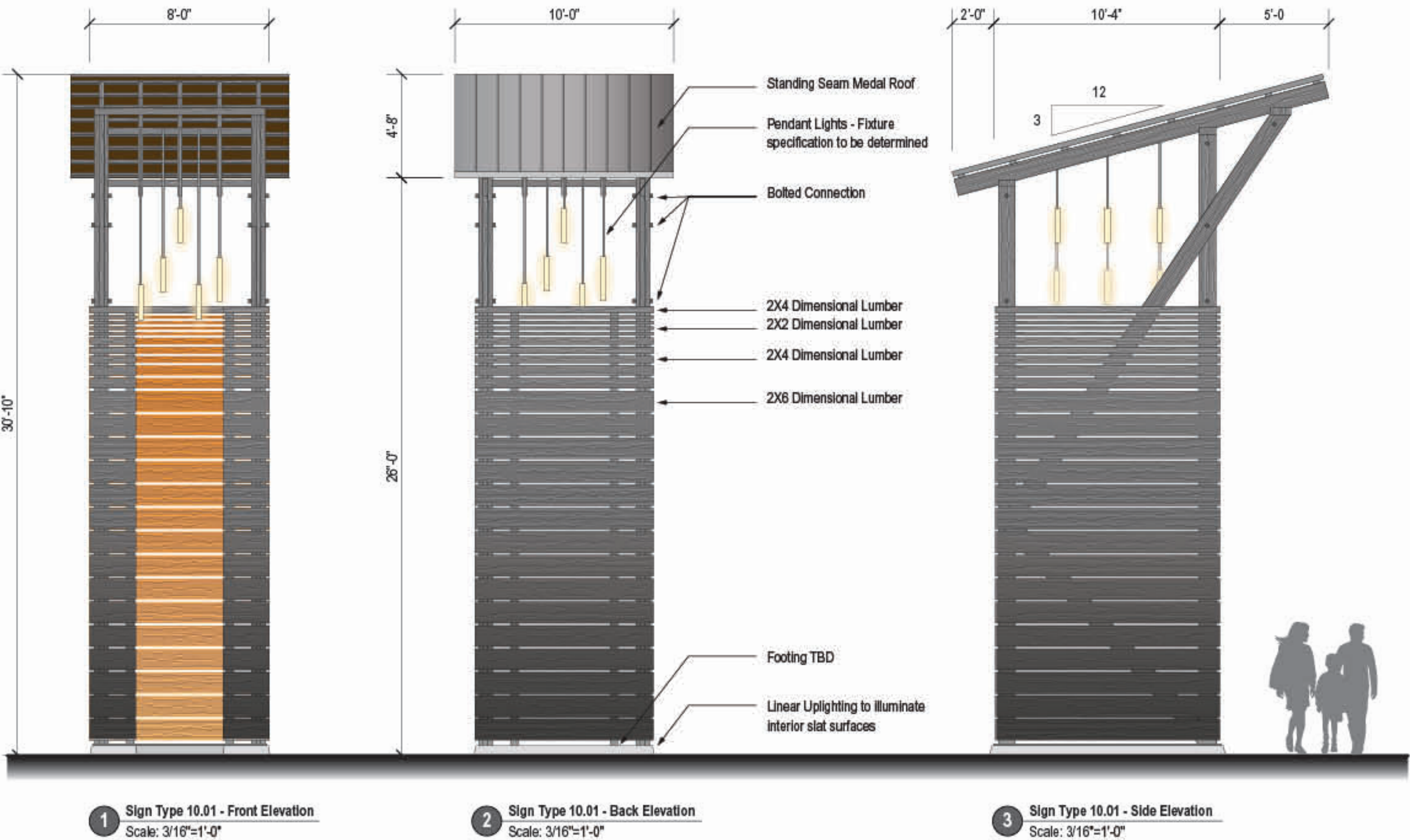


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Sign Type 10.01 -
Project Entry Tower
along A1A

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SIGN TYPE 10.02 (TEMPORARY)

Identification Sign to be in Place During
Hywy A1A Construction

QTY: 2

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Signage Plan



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Sign Type 10.02
(TEMPORARY) -
ID Sign during Hwy
A1A Construction

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Temporary Entry Signage Concept - Perspective View

Proposed Master
Signage Plan

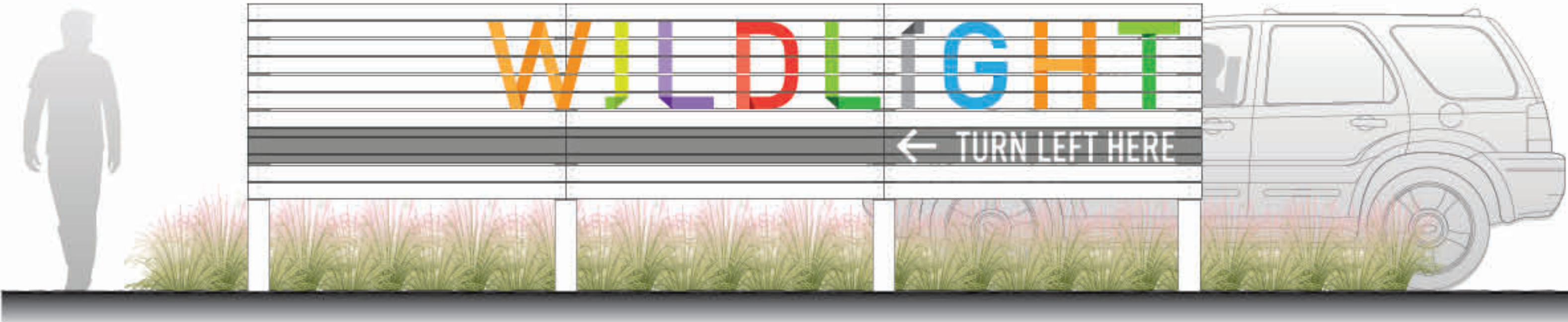


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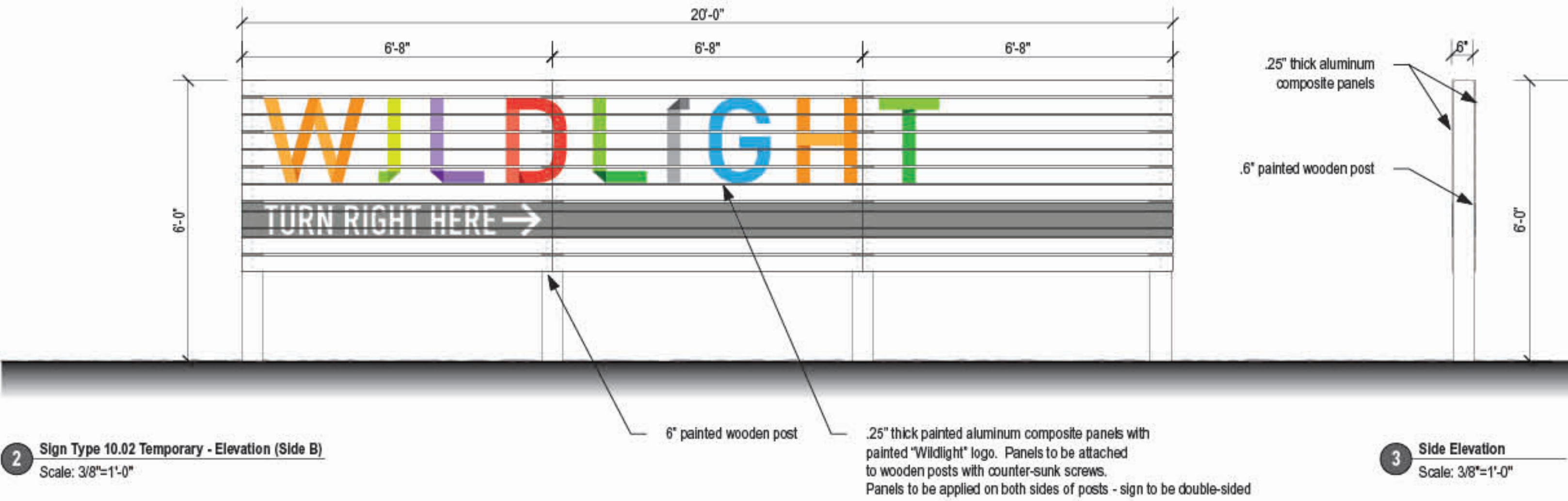
ORIGINAL ISSUE:	03 AUGUST 2017
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Sign Type 10.02
(TEMPORARY) -
ID Sign during Hywy
A1A Construction

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1 Sign Type 10.02 Temporary - Elevation (Side A)
Scale: 3/8"=1'-0"



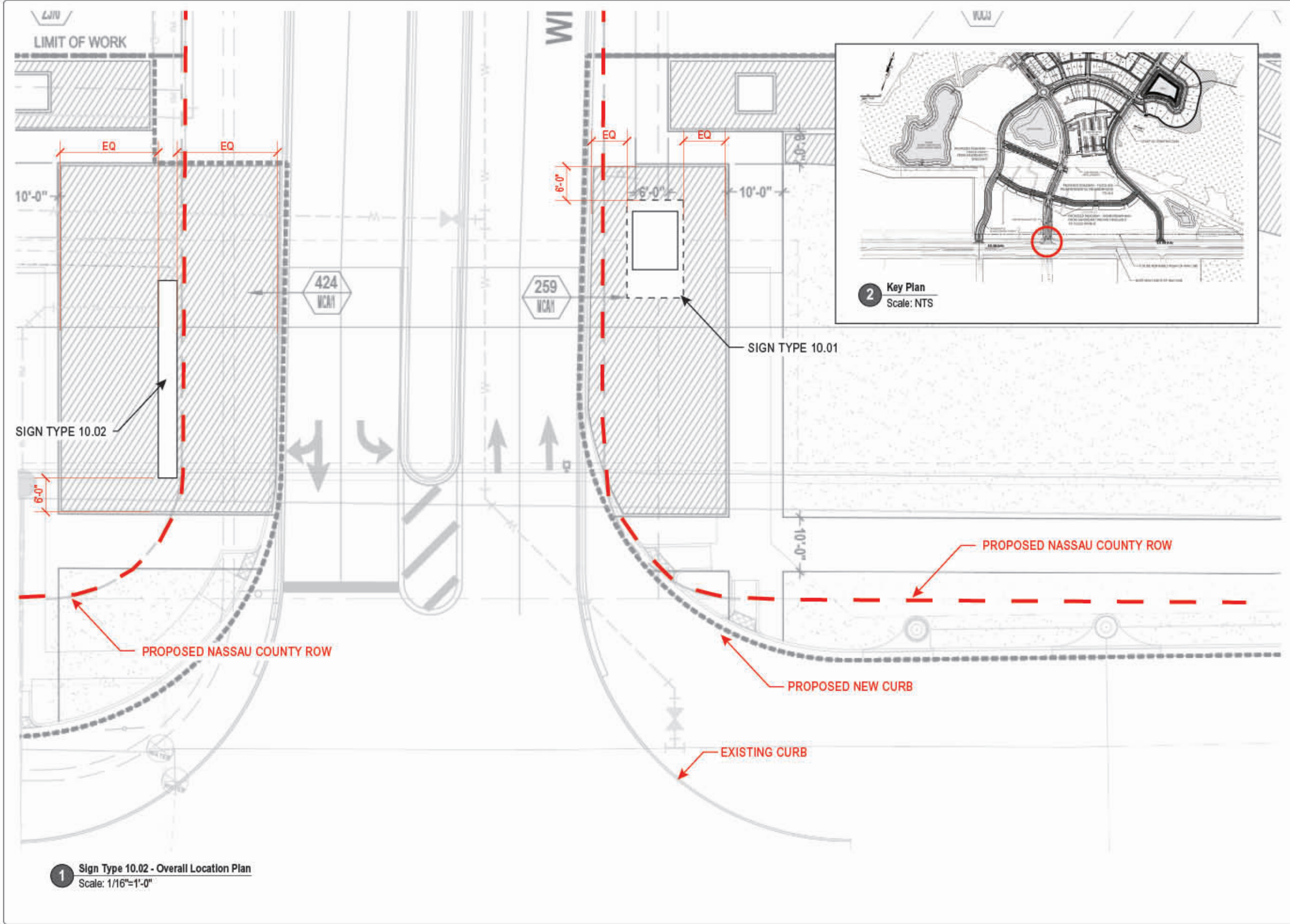
2 Sign Type 10.02 Temporary - Elevation (Side B)
Scale: 3/8"=1'-0"

3 Side Elevation
Scale: 3/8"=1'-0"

SIGN TYPE 10.02 (PERMANENT)

Project Identification Sign w/ Tenant Listing at Village Entry, Hywy A1A Northside

QTY: 1



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Signage Plan



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Sign Type 10.02
Project ID Sign with
Tenant Listing at
Village Entry
(Hwy A1A Northside)

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Large Project Identificalton Sign with Tenant Listing at Village Entry along Hywy A1A

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Signage Plan



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Sign Type 10.02 -
Project ID Sign with
Tenant Listing at
Village Entry
(Hwy A1A Northside)

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ALLOWANCES PER CODE:

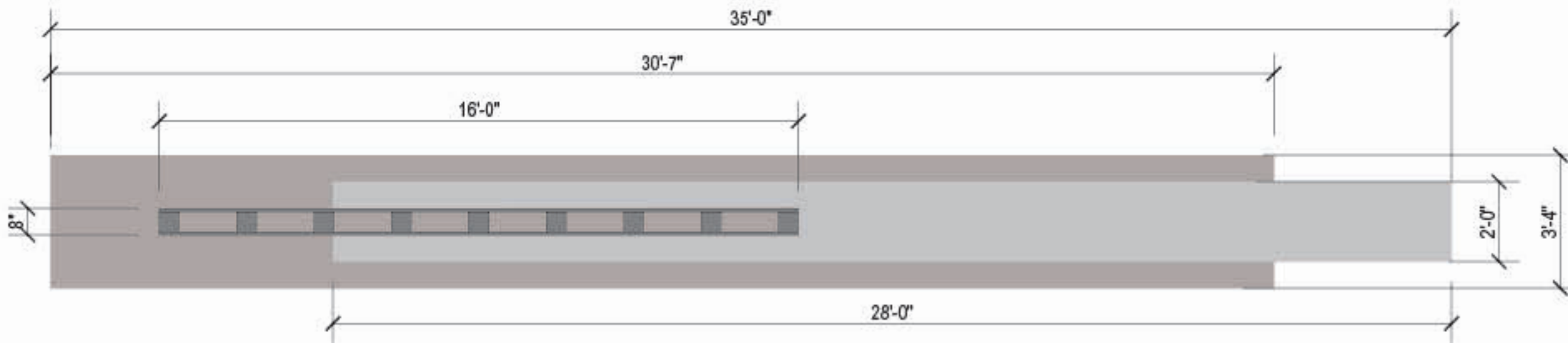
Project Directory Sign

(sign with multiple tenant listing)

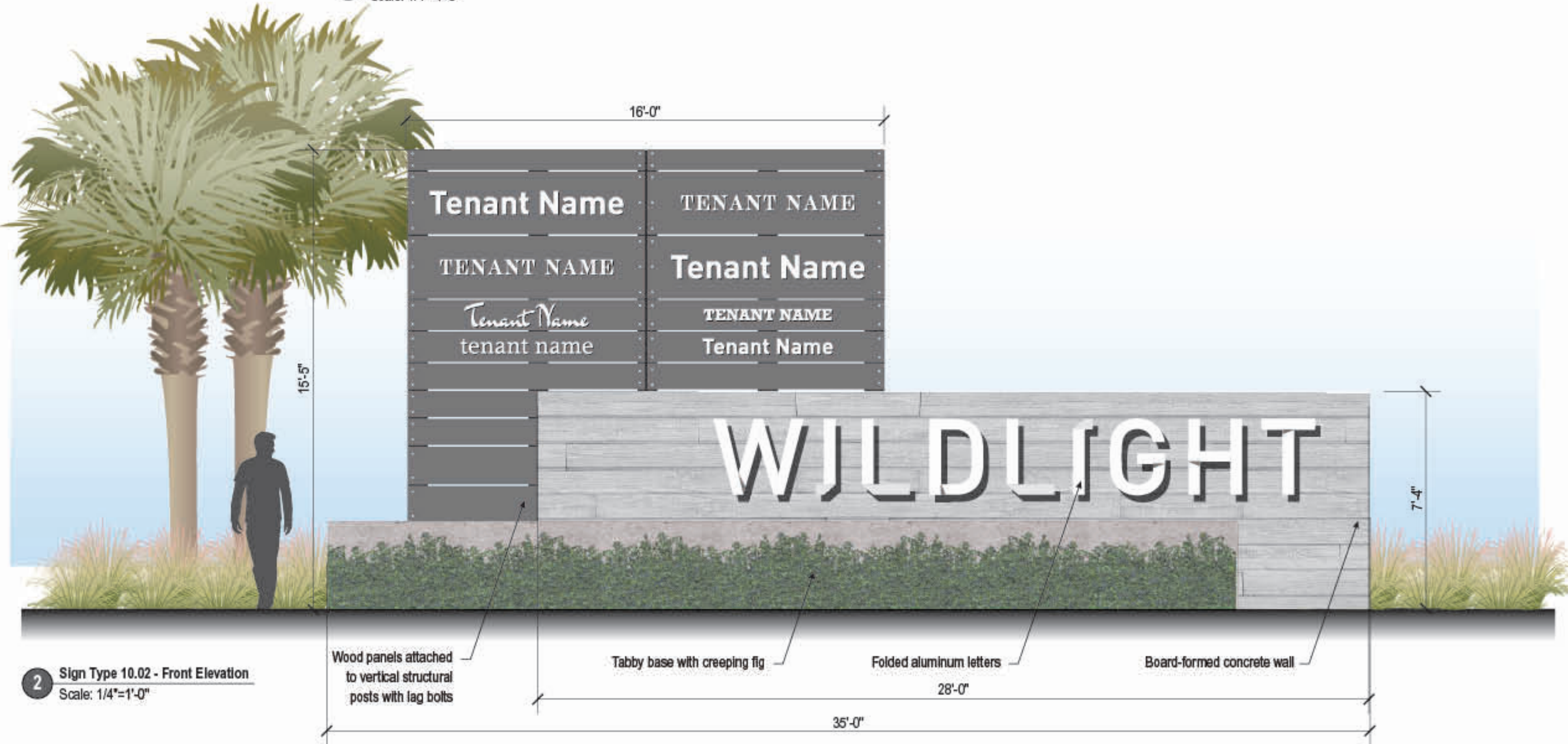
- allowed for every 1,000 feet of frontage or at every entrance
- allow space for at least (3) tenants
- shall not exceed 16' in height
- shall not exceed 10' in width
- may be double-sided

For Community Shopping Centers:

- shall not exceed 24' in height
- shall not exceed 16' in width



1 Sign Type 10.02 - Plan View
Scale: 1/4"=1'-0"



2 Sign Type 10.02 - Front Elevation
Scale: 1/4"=1'-0"

Wood panels attached to vertical structural posts with lag bolts
Tabby base with creeping fig
Folded aluminum letters
Board-formed concrete wall

Proposed Master Signage Plan



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Sign Type 10.02 - Project ID Sign with Tenant Listing at Village Entry (Hwy A1A Northside)

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SIGN TYPE 10.03

Large Project ID Sign with Tenant Listing (**PHASE 2**)

QTY: 1

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Proposed Pylon Sign - Sign Type 10.03
See Details on Following Page



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Sign Type 10.03 -
Large Project ID Sign
with Tenant Listing at
(PHASE 2)

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SIGN TYPE 10.04

Landscape Sculptural Bird(s)

QTY: 30
(20 Phase One - 10 Phase Two)

Proposed Master
Signage Plan

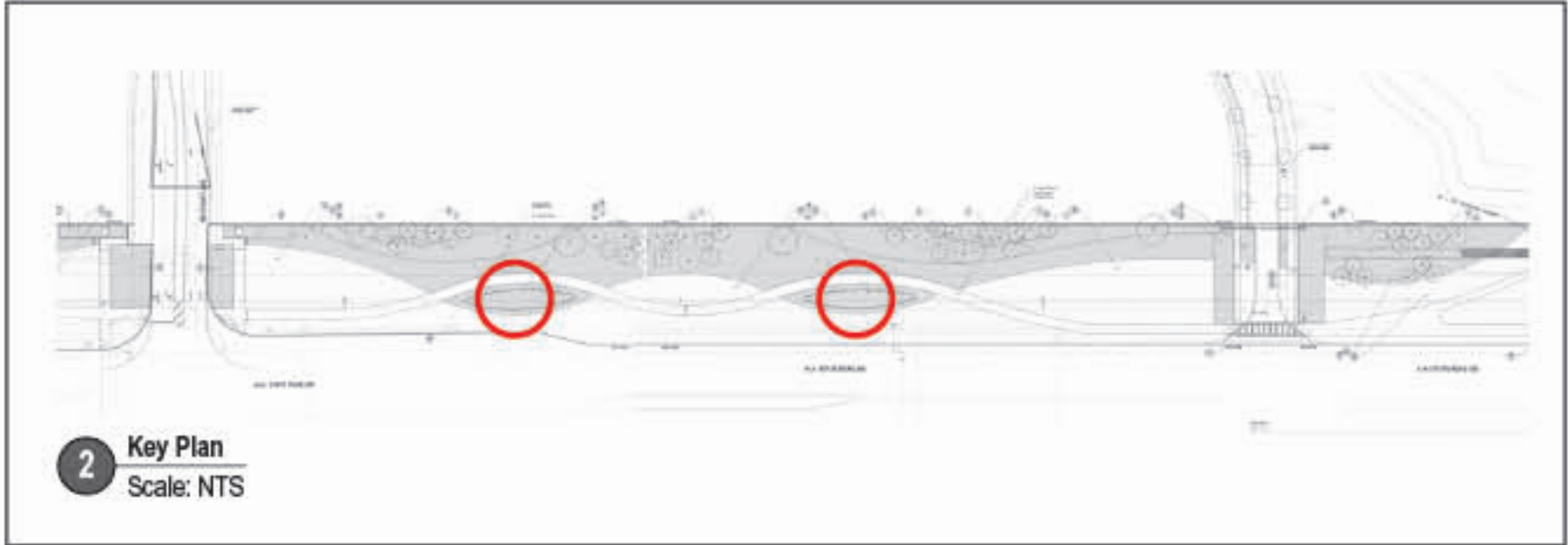


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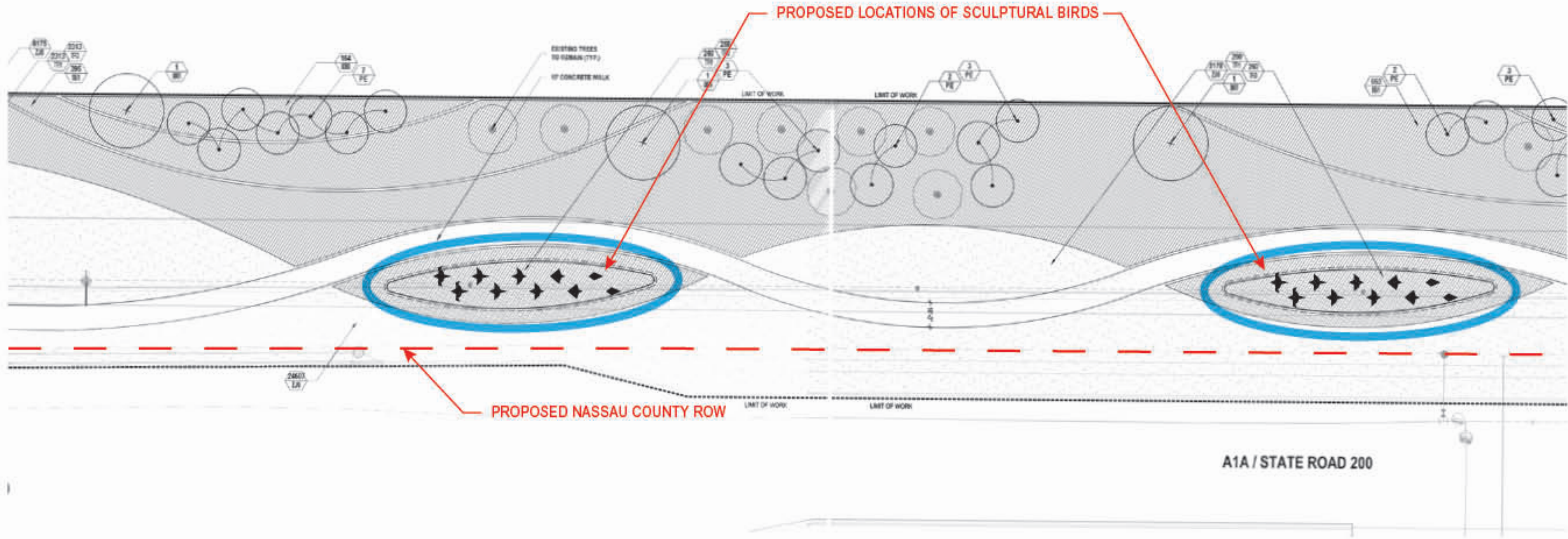
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Sign Type 10.04 -
Landscape Sculptural
Bird(s)

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2 Key Plan
Scale: NTS

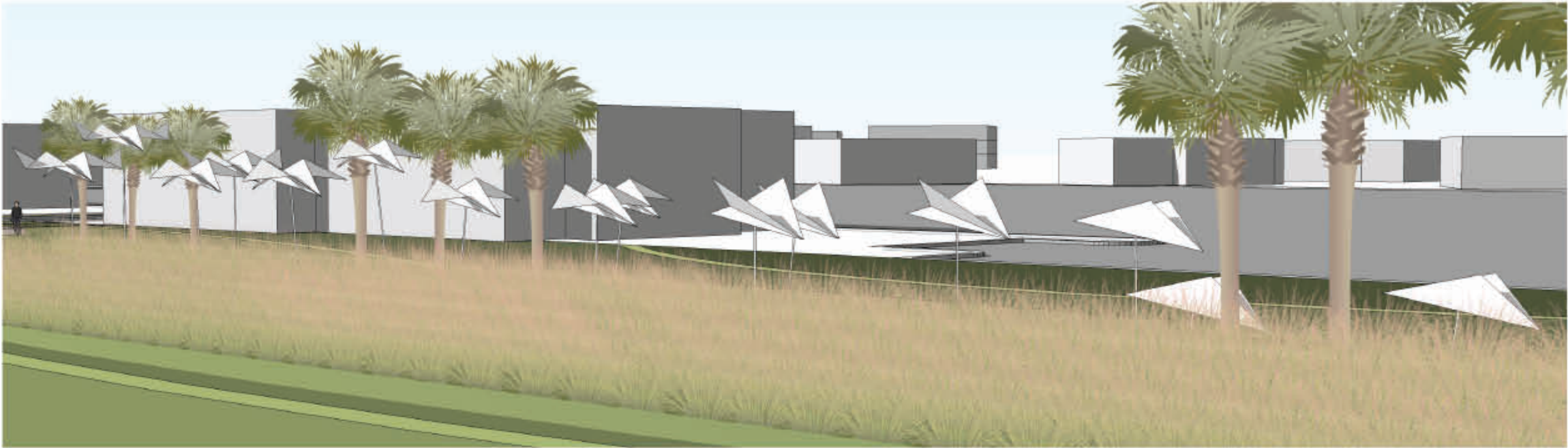


1 Sign Type 10.04 - Overall Location Plan
Scale: 1 = 500

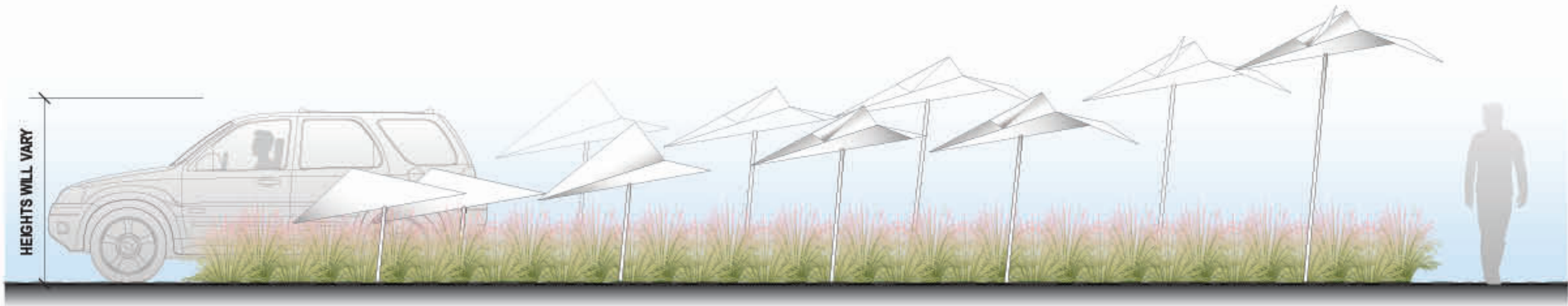
Proposed Master
Signage Plan



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Perspective View Along HWY A1A



1 Sign Type 10.04 - Front Elevation
Scale: 3/16"=1'-0"

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Sign Type 10.04 -
Landscape Sculptural
Bird(s)

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Signage Plan



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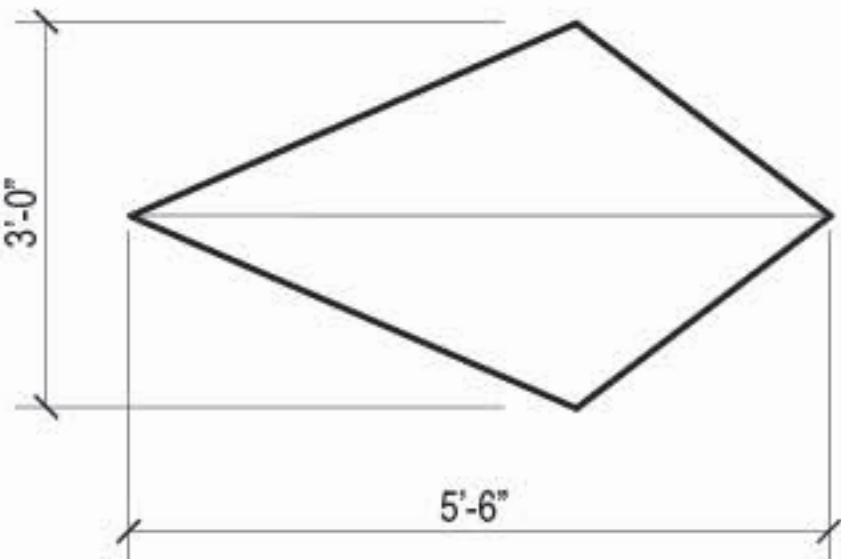
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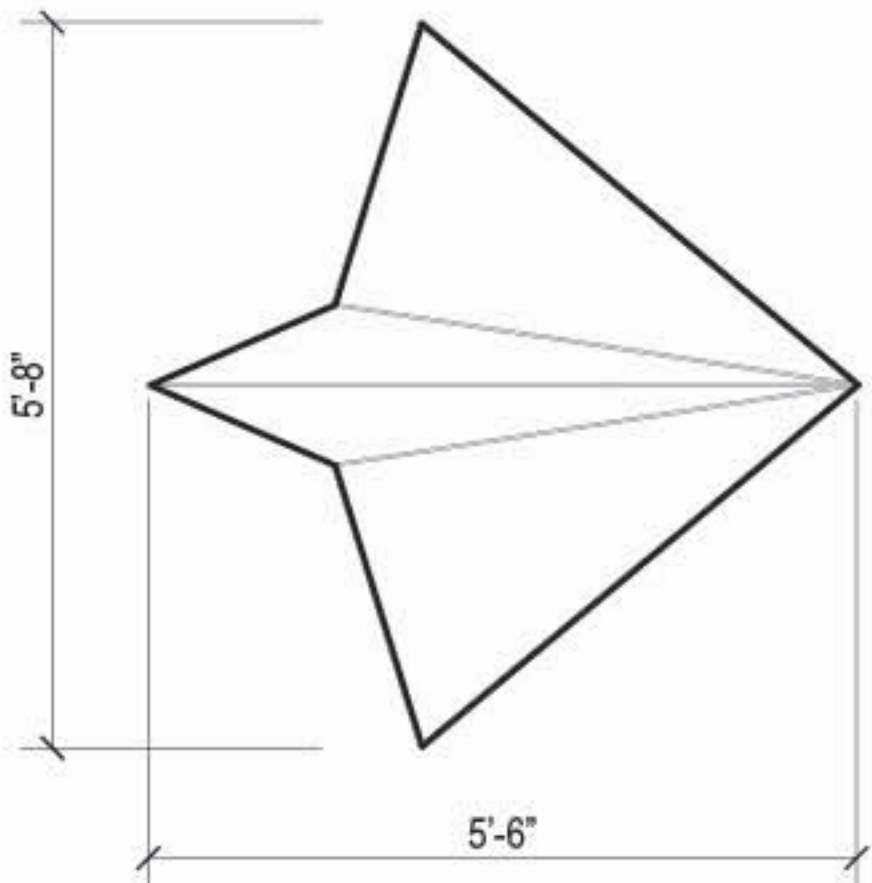
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Sign Type 10.04 -
Landscape Sculptural
Bird(s)

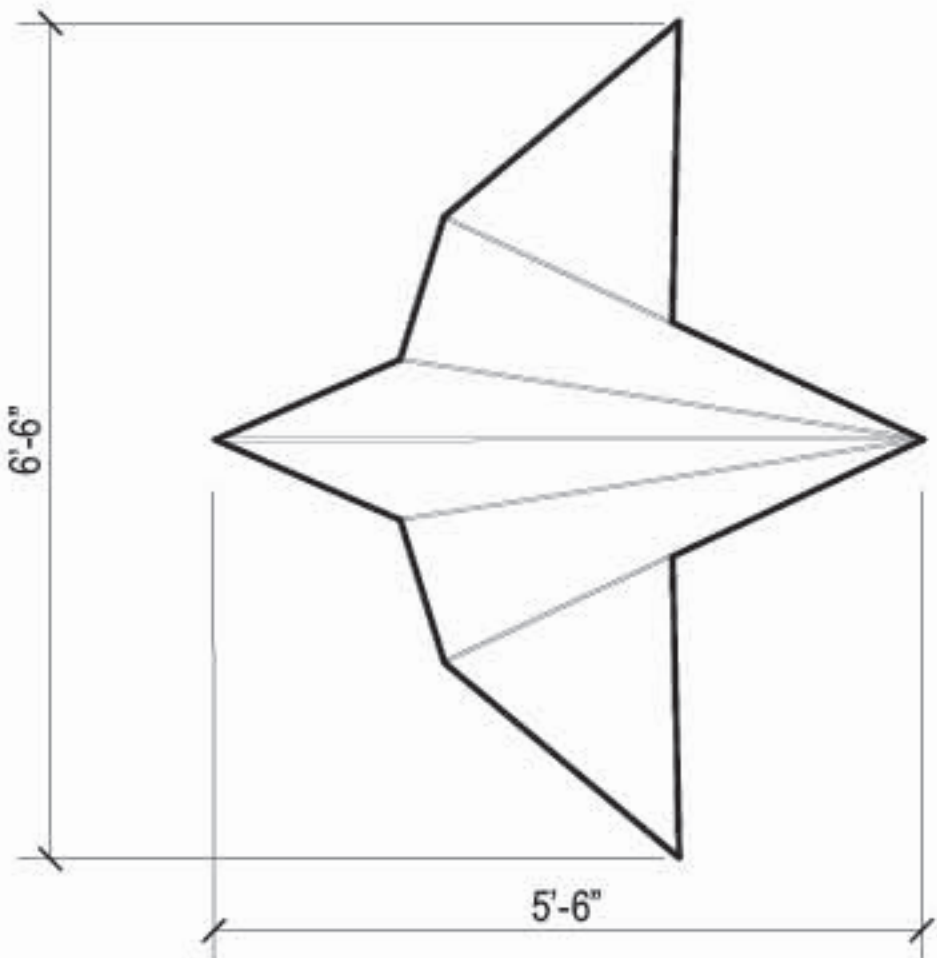
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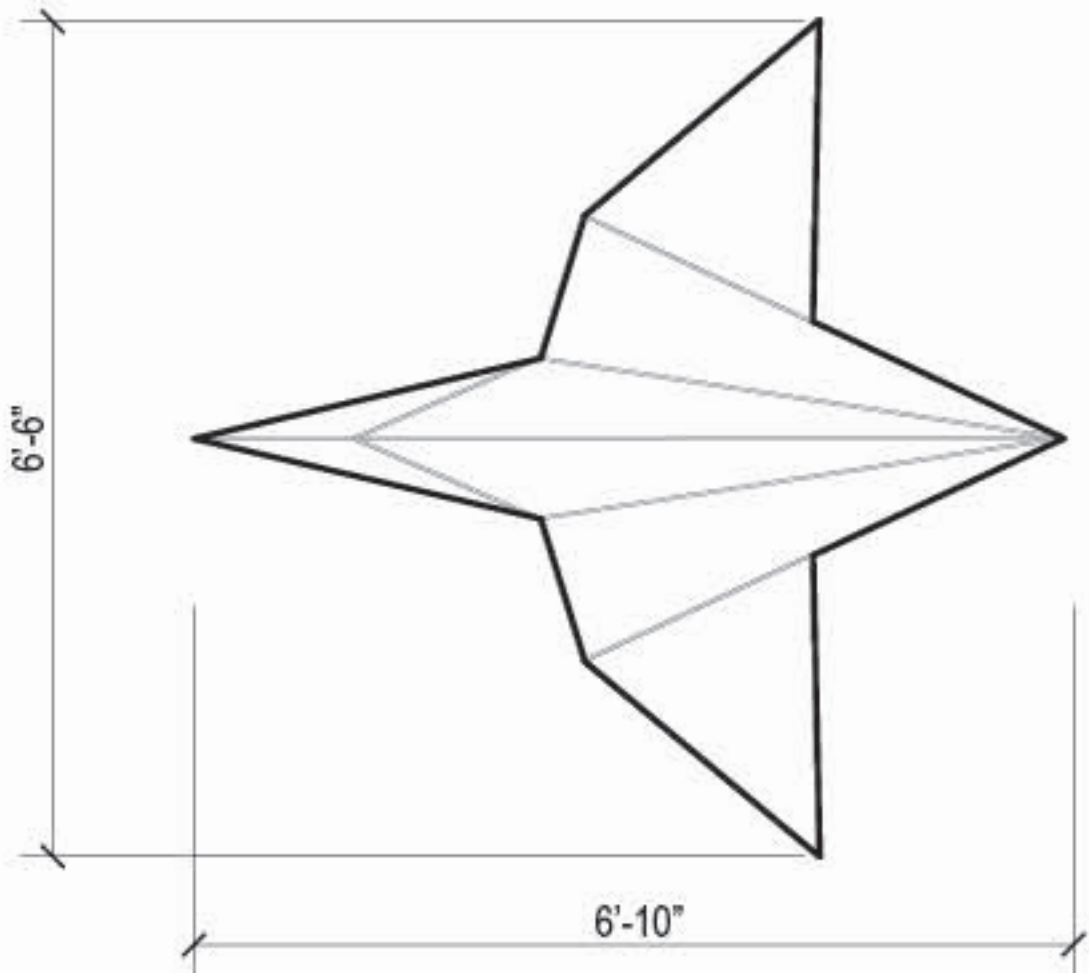
1 Sign Type 10.04 - Plan View - Stage 1
Scale: 1/2"=1'-0"



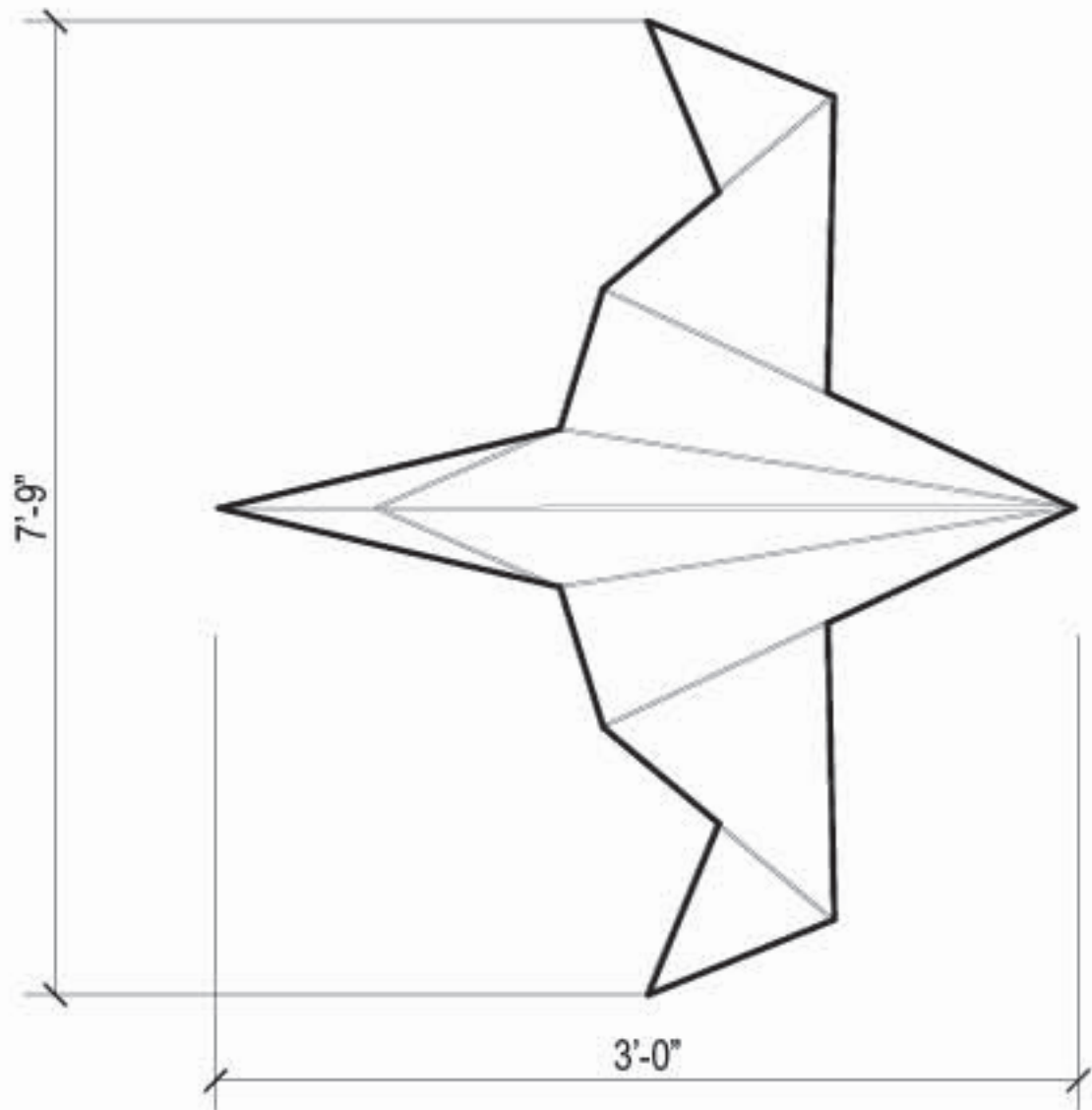
2 Sign Type 10.04 - Plan View - Stage 2
Scale: 1/2"=1'-0"



3 Sign Type 10.04 - Plan View - Stage 3
Scale: 1/2"=1'-0"



4 Sign Type 10.04 - Plan View - Stage 4
Scale: 1/2"=1'-0"



5 Sign Type 10.04 - Plan View - Stage 5
Scale: 1/2"=1'-0"

SIGN TYPE 10.05

Secondary Project Entry Identification Pier

QTY: 4 (2 at each location)

Proposed Master
Signage Plan



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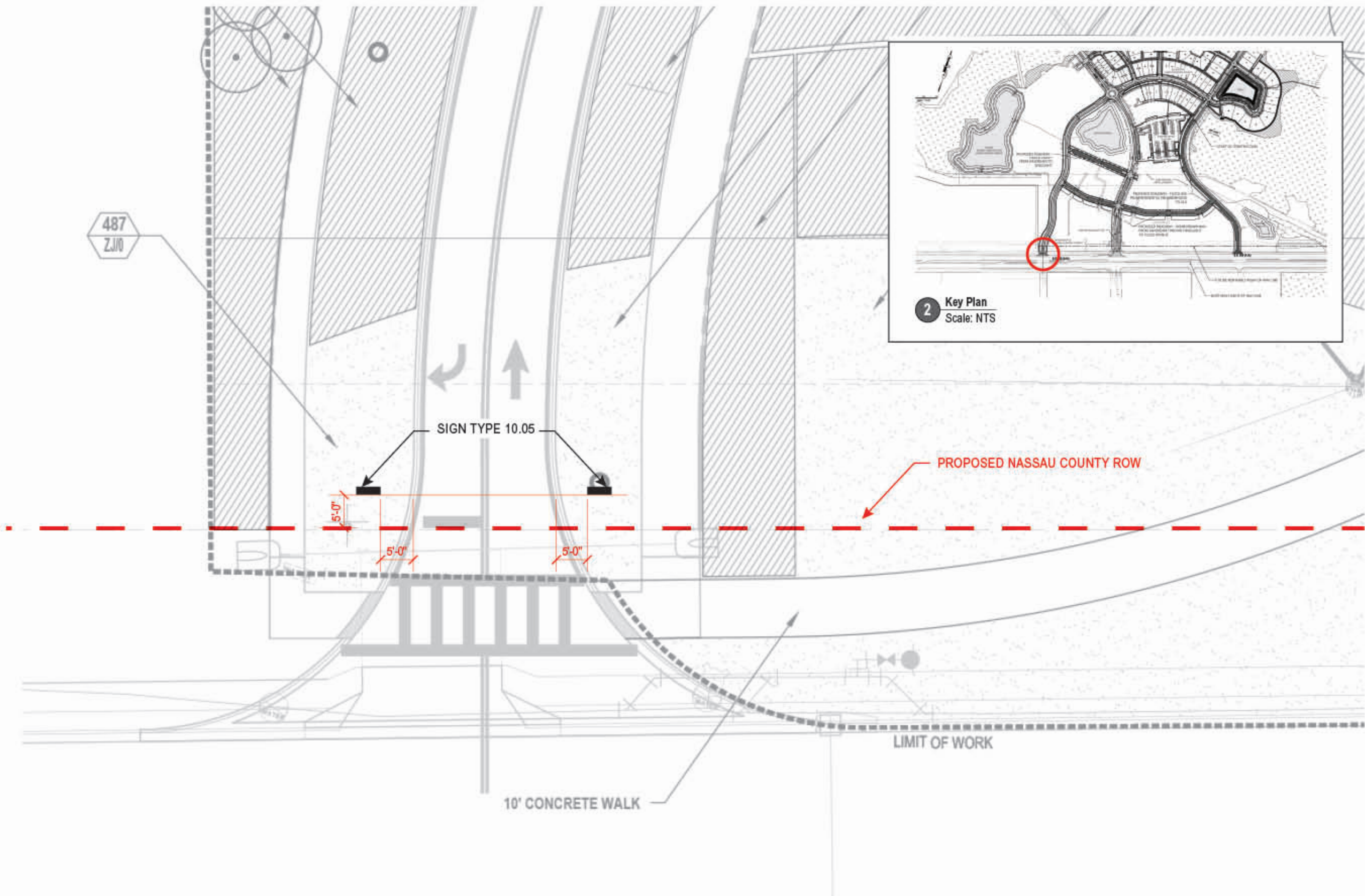
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Sign Type 10.05 -
Secondary Project
Entry ID Pier

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1 Sign Type 10.05 - Overall Location Plan - Location 1
Scale: 1/16"=1'-0"

Proposed Master
Signage Plan



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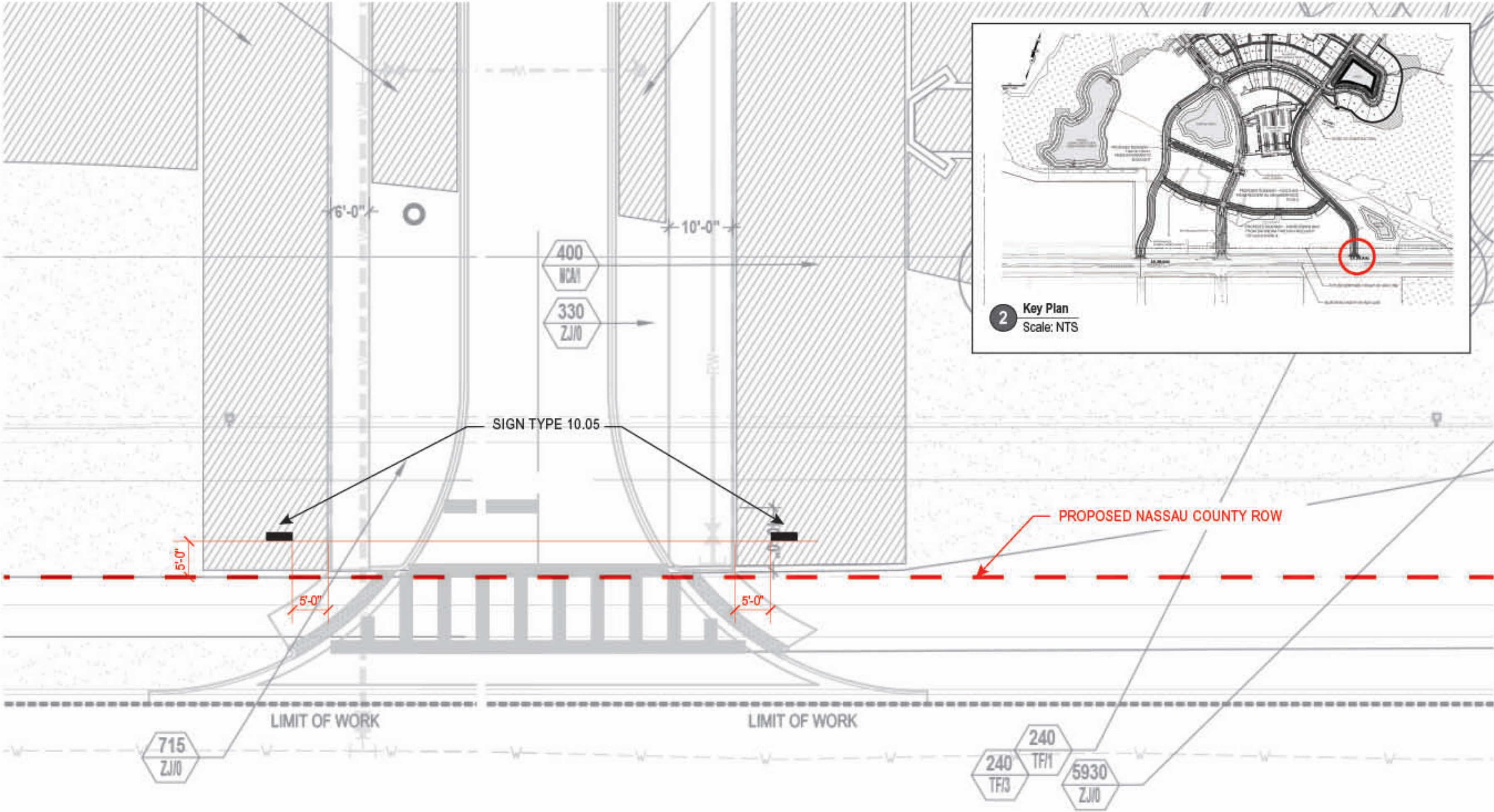
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Sign Type 10.05 -
Secondary Project
Entry ID Pier

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1 Sign Type 10.05 - Overall Location Plan - Location 2
Scale: 1/16"=1'-0"

Proposed Master
Signage Plan



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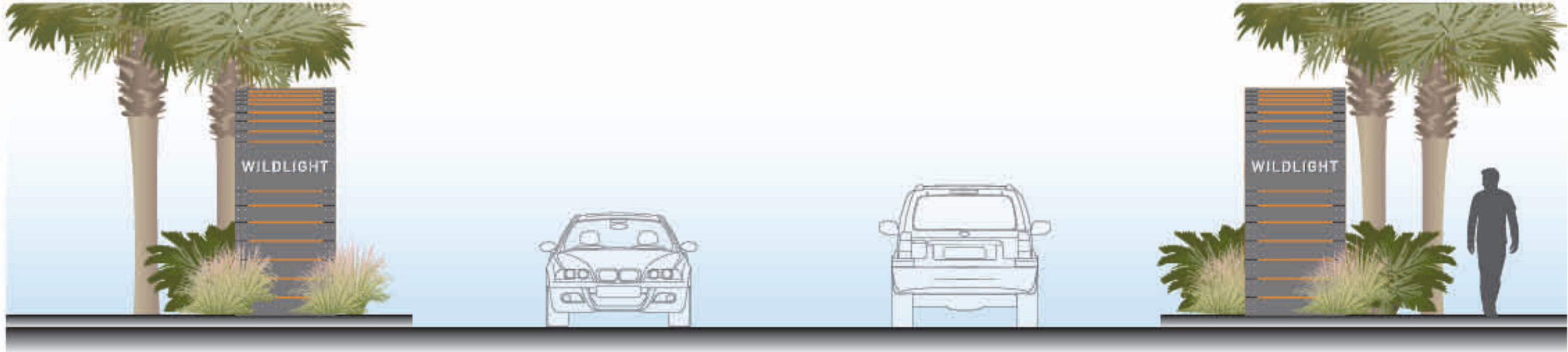
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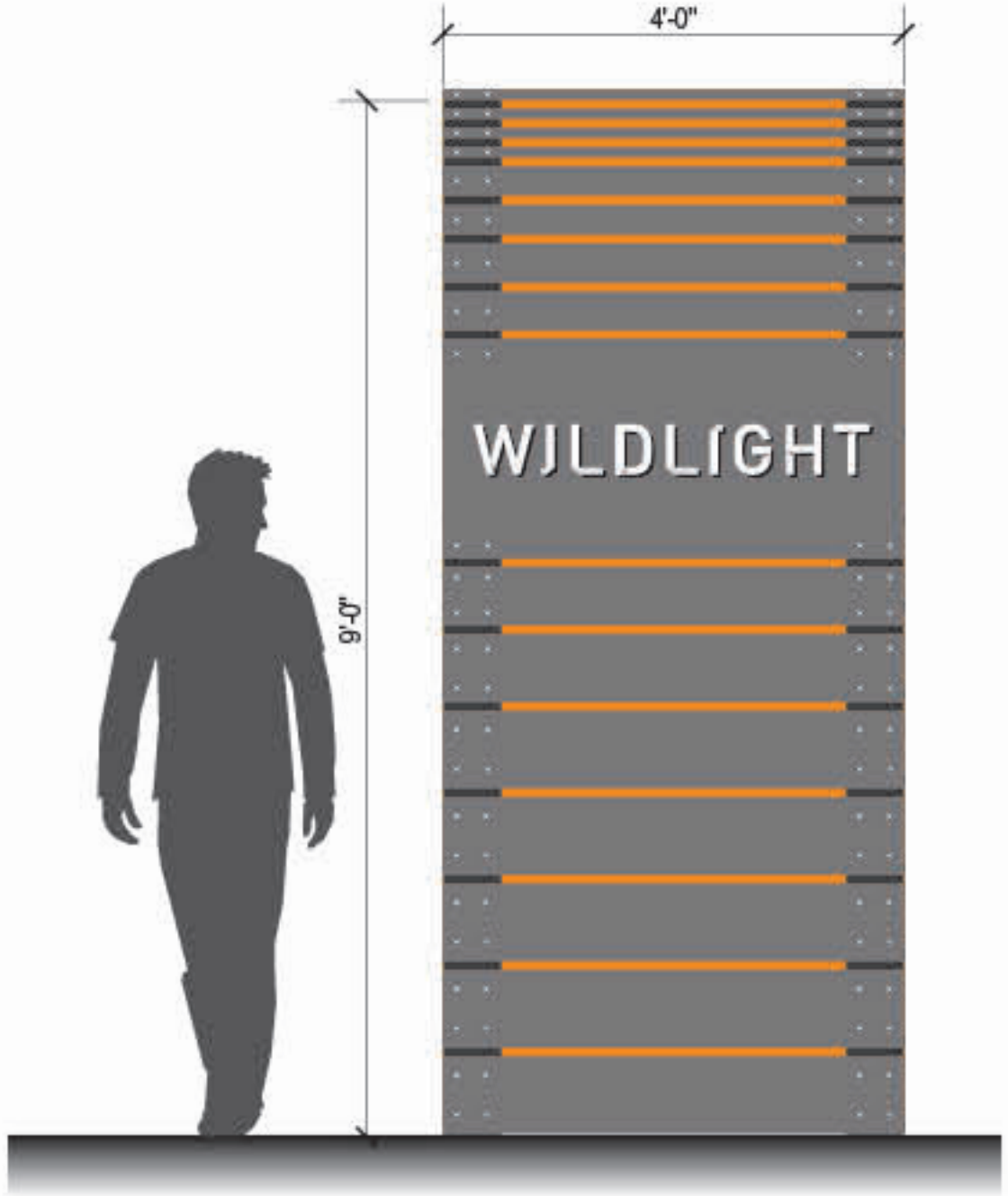
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Sign Type 10.05 -
Secondary Project
Entry ID Pier

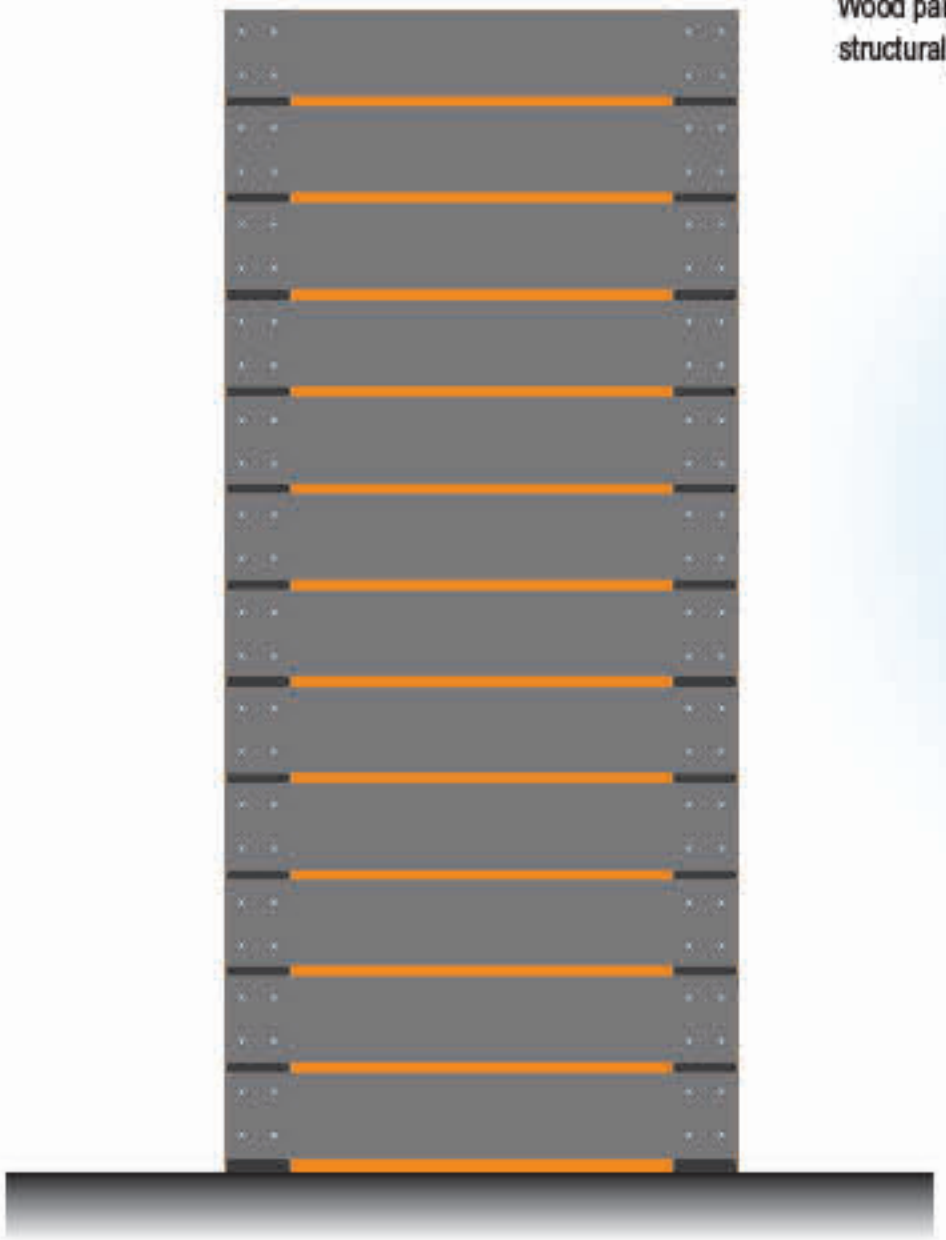
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1 Sign Type 10.05 - Proposed Location
Scale: 3/16"=1'-0"



2 Sign Type 10.05 - Front Elevation
Scale: 1/2"=1'-0"



3 Sign Type 10.05 - Back Elevation
Scale: 1/2"=1'-0"

Wood panels attached to vertical
structural posts with lag bolts



4 Sign Type 10.05 - Perspective
Scale: NTS

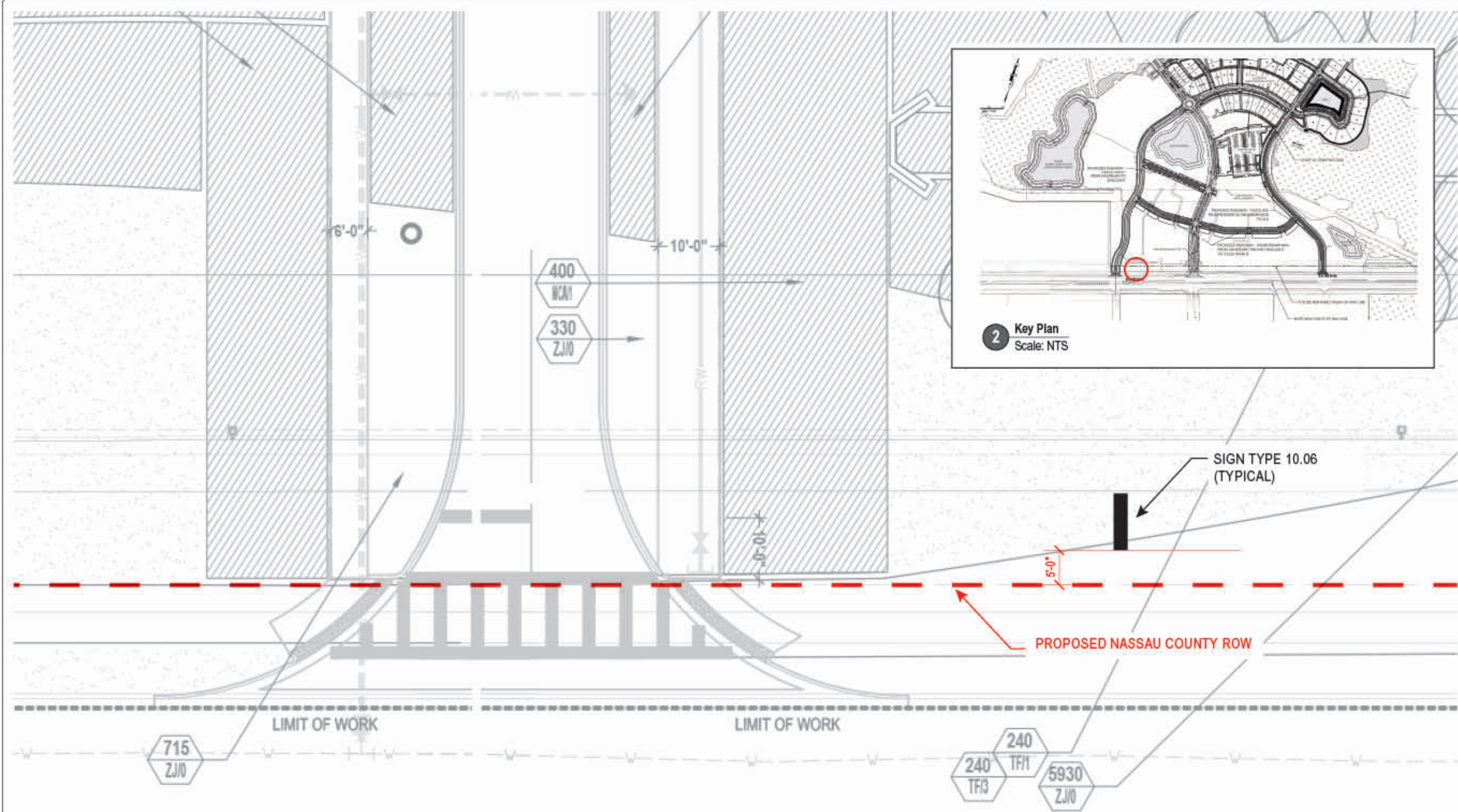
ALLOWANCES PER CODE:

- Monument Sign
- shall not exceed 9' in height
 - maximum of (4) signs for property

SIGN TYPE 10.06

Outparcel Ground Mounted Identification Sign -
along Hywy A1A

QTY: TBD



1 Sign Type 10.06 - Overall Location Plan - Typical
Scale: 1/16"=1'-0"

**Proposed Master
Signage Plan**



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**Sign Type 10.06 -
Outparcel Ground
Mounted ID Sign -
Along Hwy A1A**

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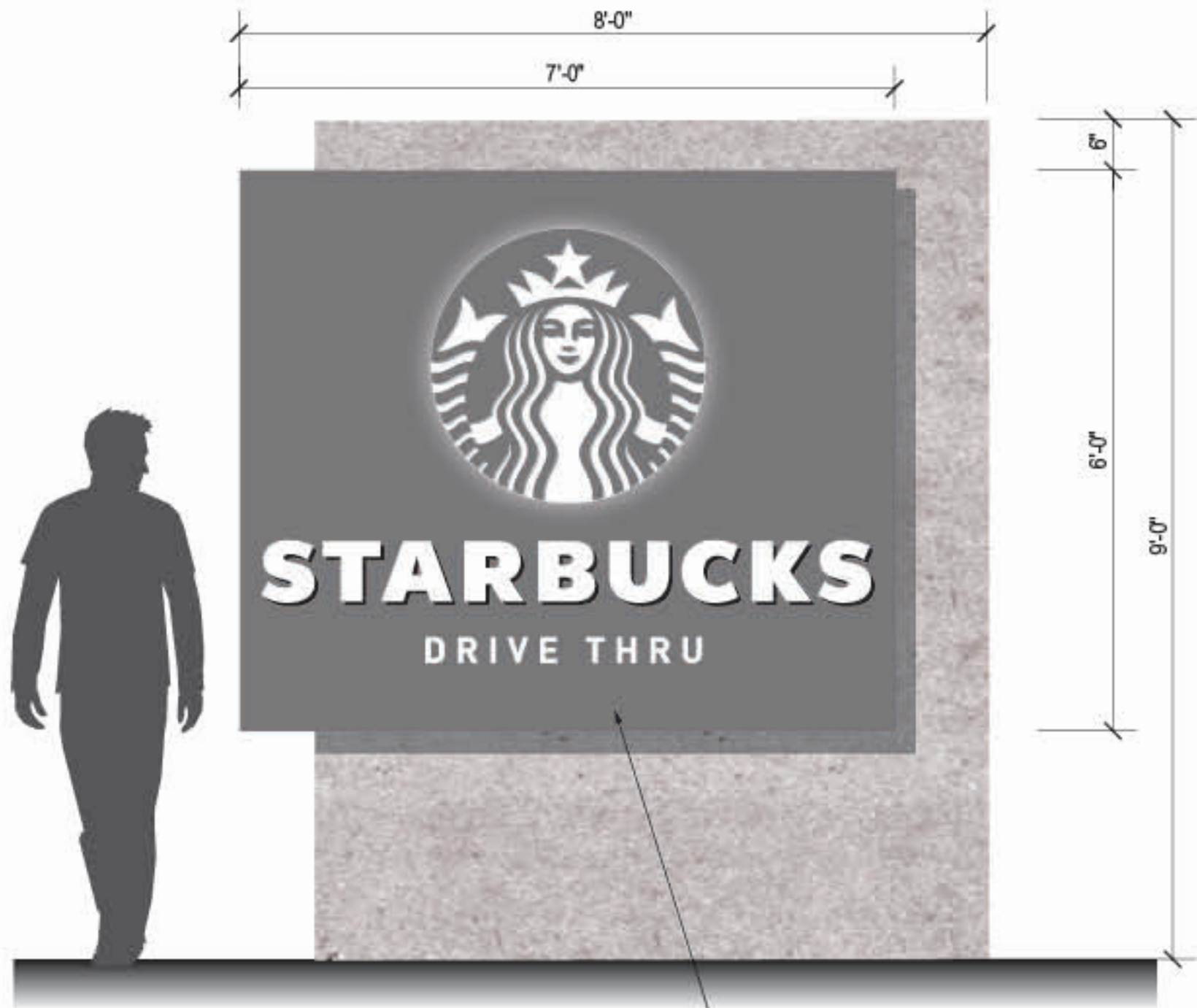
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1 Sign Type 10.06 - Front Elevation
Scale: 1/2"=1'-0"



2 Sign Type 10.06 - Side Elevation
Scale: 1/2"=1'-0"

ALLOWANCES PER CODE:

Monument Sign

- maximum dimensions shall be 8 feet horizontal & 6 feet vertical
- to increase height, monument signs may have base concealed by shrubbery - 18" tall. No monument sign shall exceed 9 feet total height above natural grade



3 Sign Type 10.06 - Context Elevation
Scale: 1/4"=1'-0"

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Sign Type 10.06 -
Outparcel Ground
Mounted ID Sign -
Along Hwy A1A

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SIGN TYPE 10.07

Wildlight Village Entry Gateway Portal - to hold a temporary banner spanning street

QTY: 1

Proposed Master
Signage Plan



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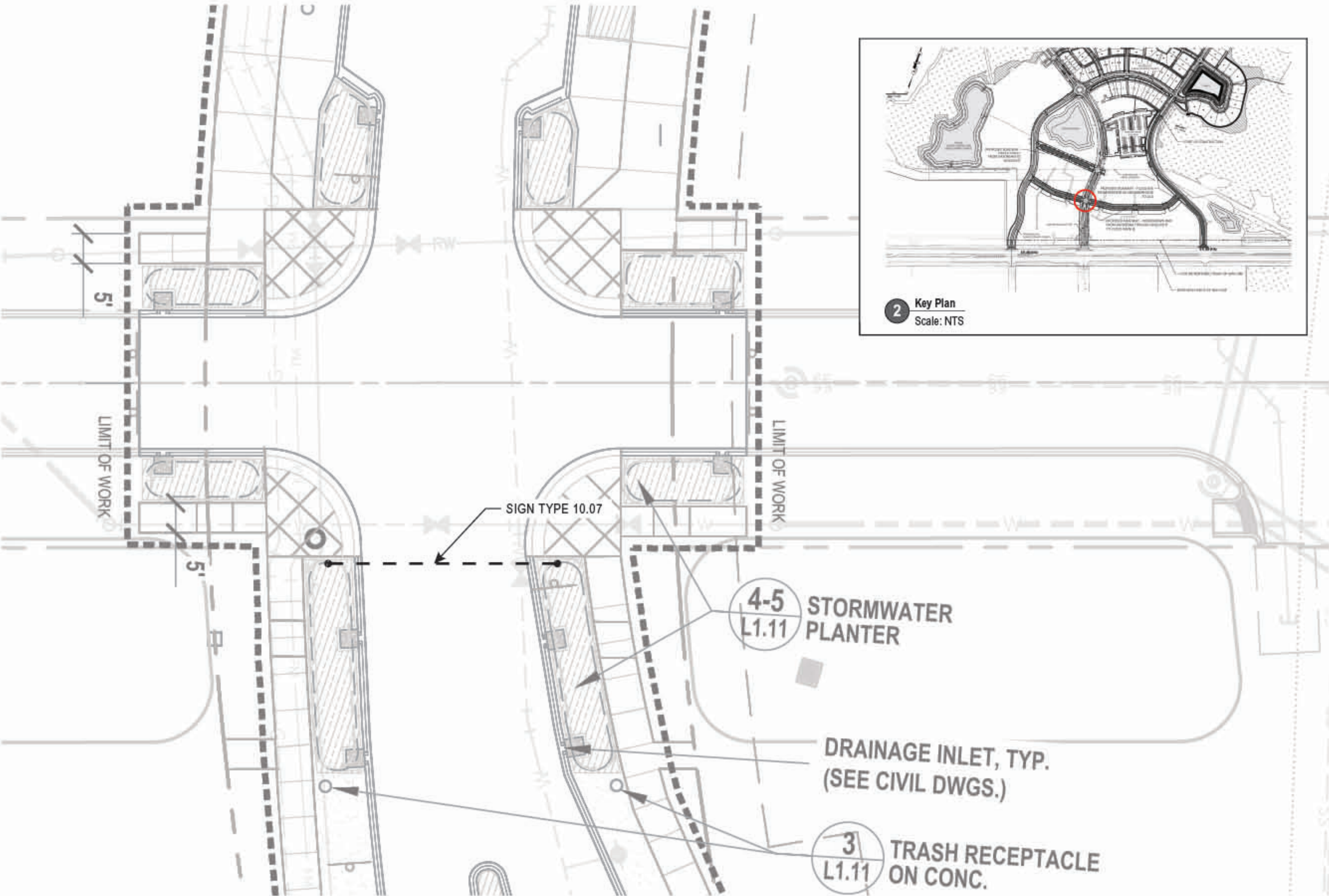
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Sign Type 10.07 -
Wildlight Village Entry
Gateway Portal

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1 Sign Type 10.07 - Overall Location Plan
Scale: 1/16"=1'-0"

2 Key Plan
Scale: NTS

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Sign Type 10.07 -
Wildlight Village Entry
Gateway Portal

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1 Sign Type 10.07 - Front Elevation
Scale: 3/16"=1'-0"

ALLOWANCES PER CODE:

Special Event Sign

- No special event sign permit shall be issued for more than sixty (60) consecutive days
- An extension of up to ninety (90) consecutive days is requested.

SIGN TYPE 10.09

Main Site Vehicular Directional Sign

QTY: TBD

Proposed Master
Signage Plan



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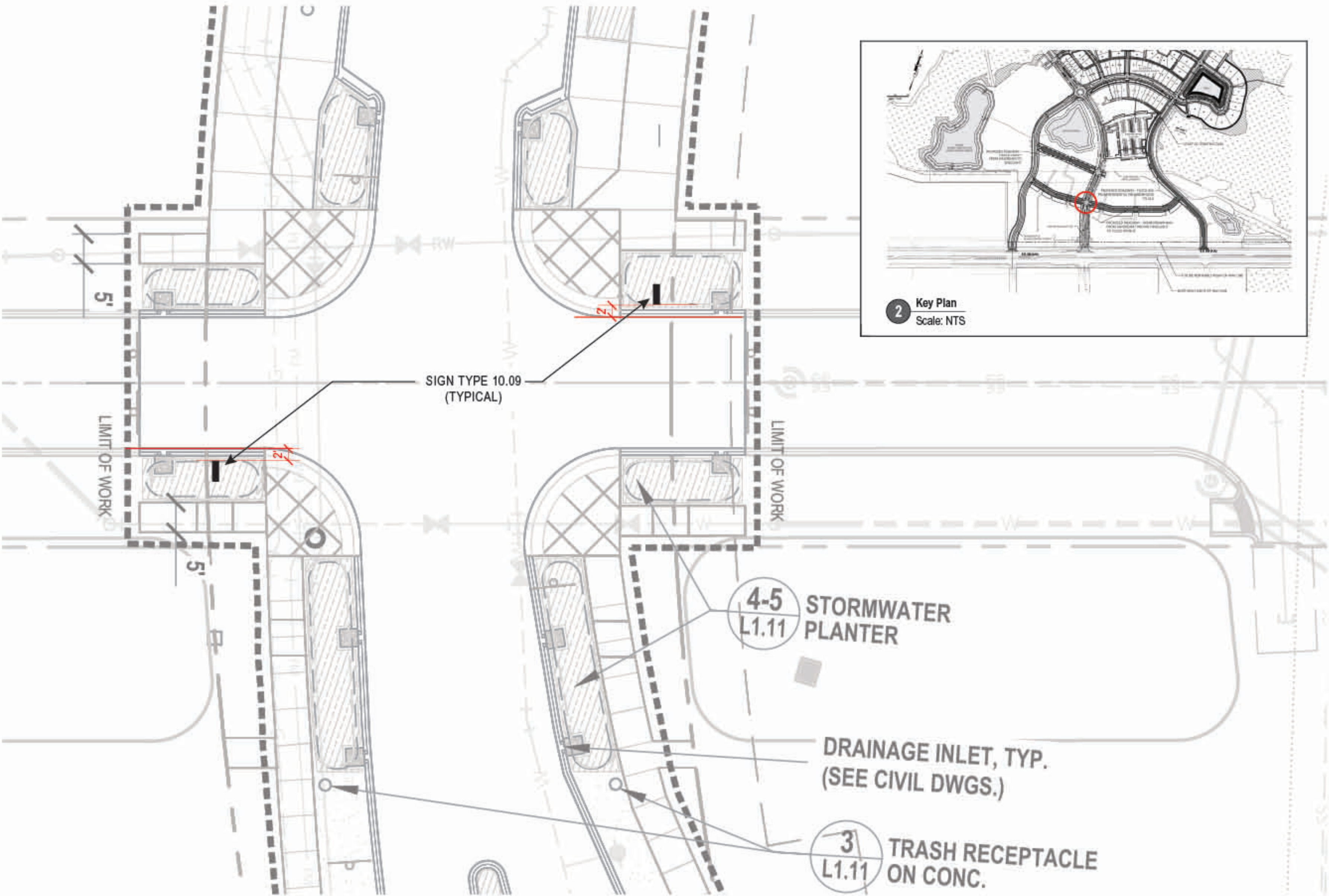
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Sign Type 10.09 -
Main Site Vehicular
Directional Sign

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1 Sign Type 10.09 - Overall Location Plan
Scale: 1/16"=1'-0"

2 Key Plan
Scale: NTS

Proposed Master
Signage Plan



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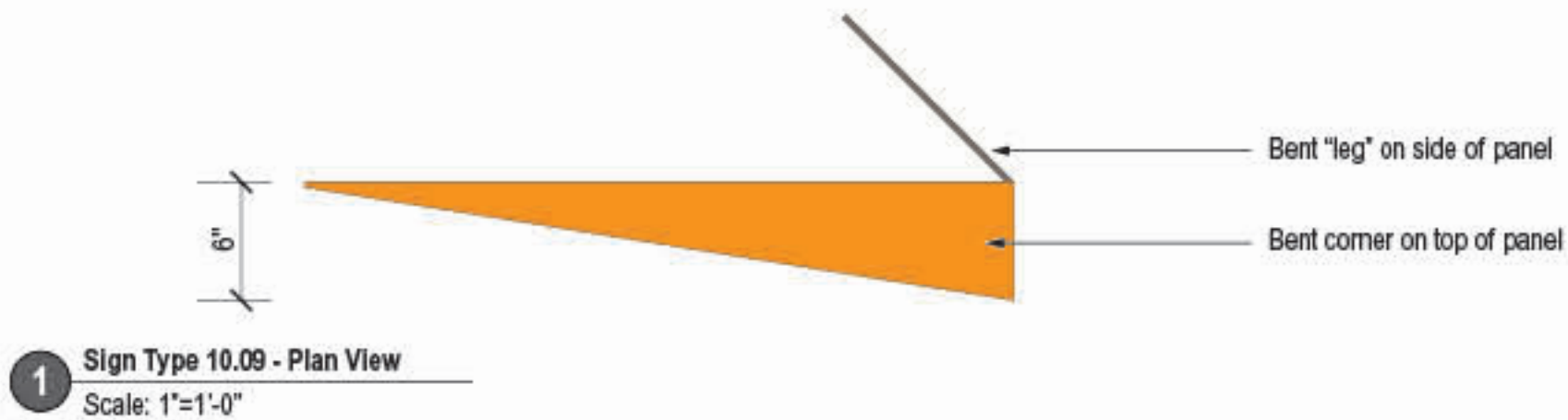
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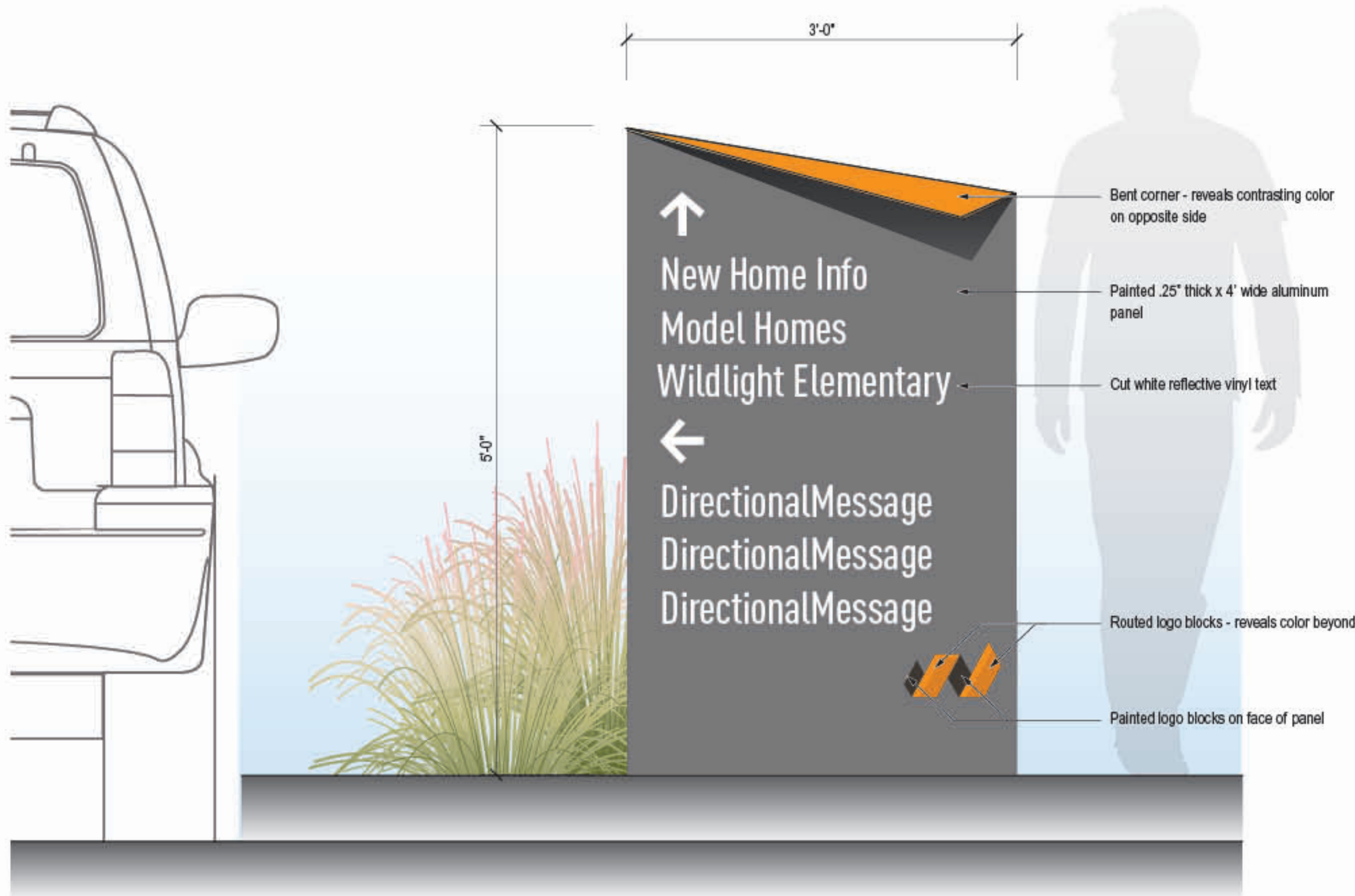
ORIGINAL ISSUE:	30 AUG 2017
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Sign Type 10.09 -
Main Site Vehicular
Directional Sign

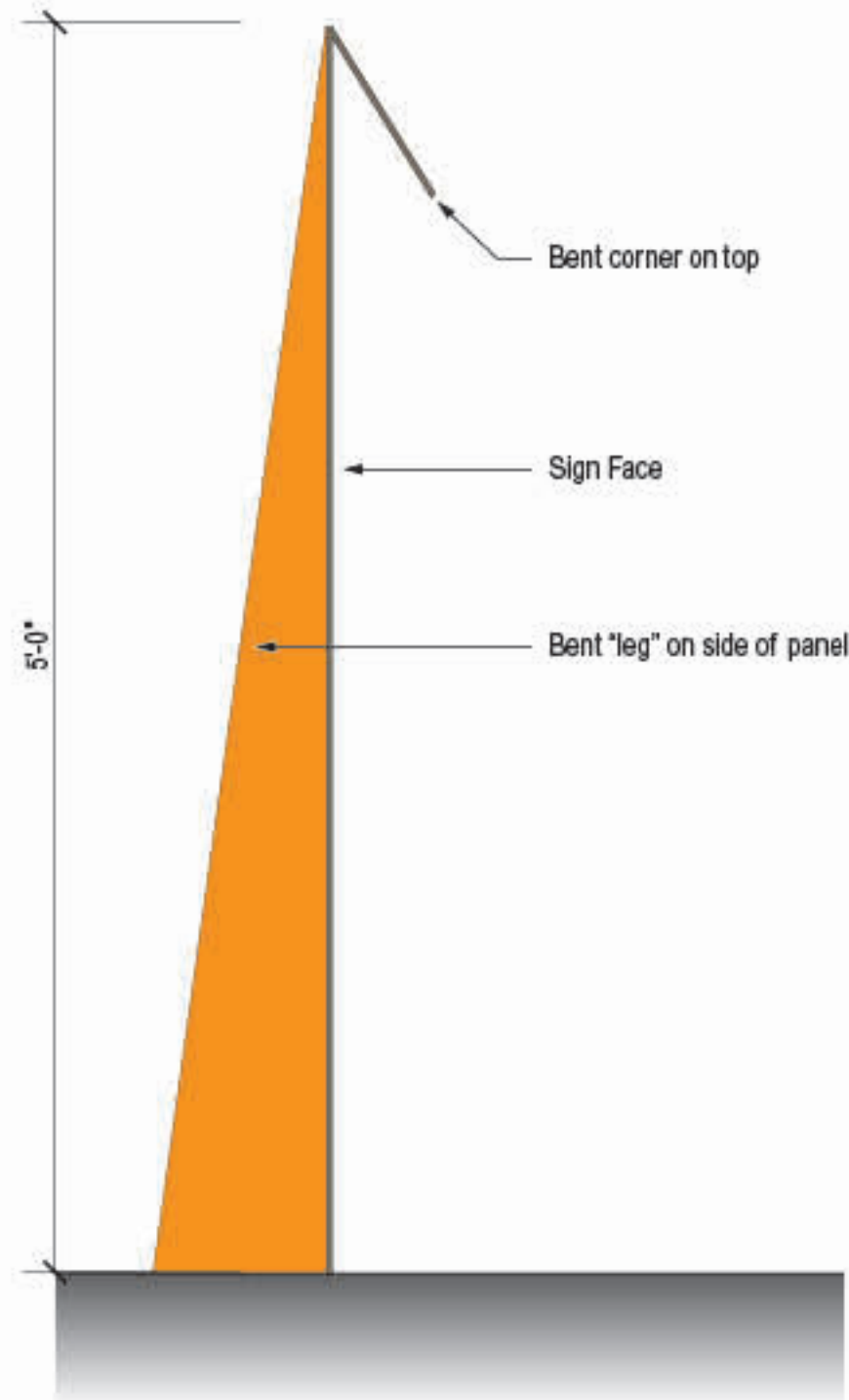
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1 Sign Type 10.09 - Plan View
Scale: 1"=1'-0"



2 Sign Type 10.09 - Front Elevation
Scale: 1"=1'-0"



3 Sign Type 10.09 - Side View
Scale: 1"=1'-0"

SIGN TYPE 10.11

Project Street Sign

QTY: TBD

Proposed Master
Signage Plan

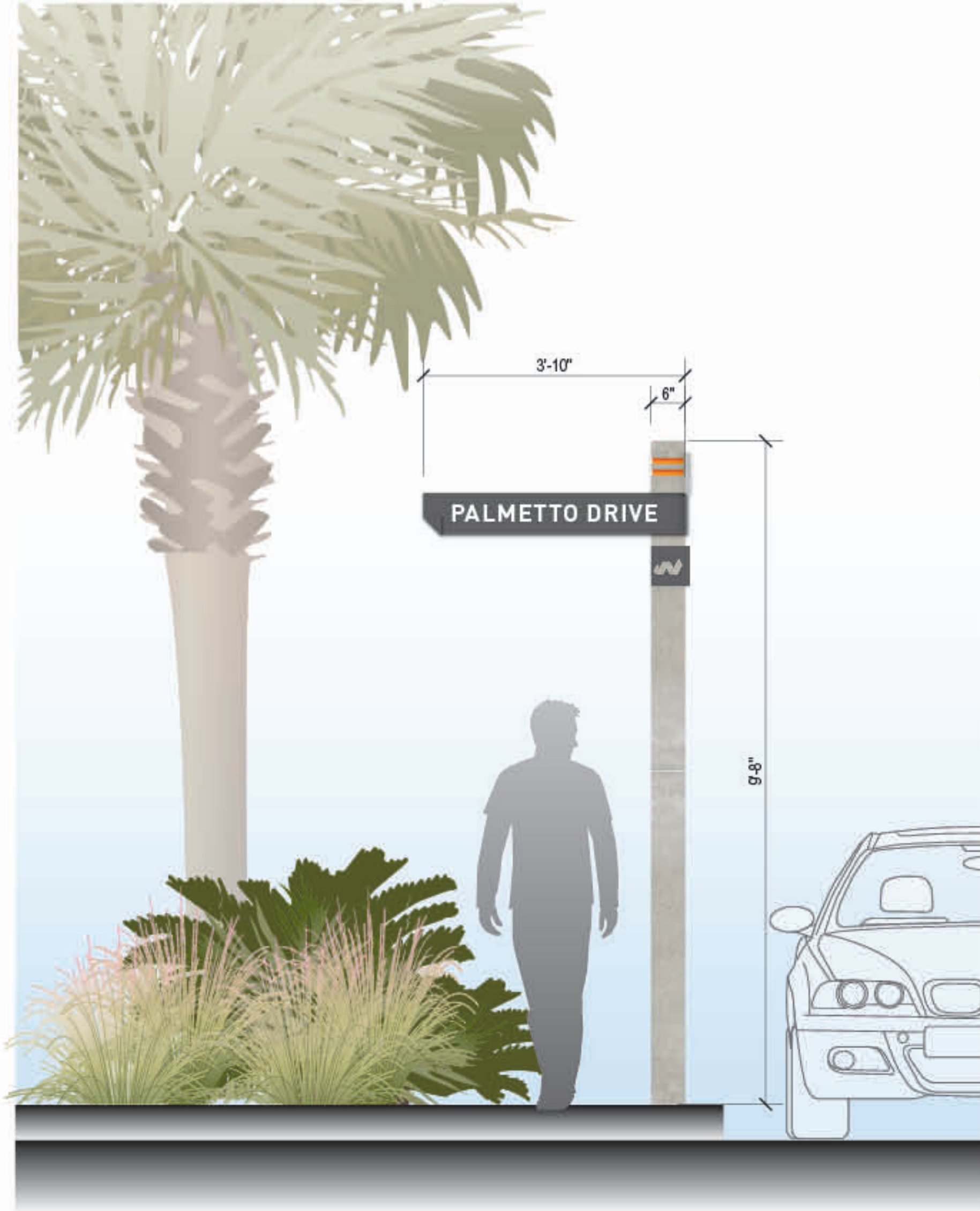


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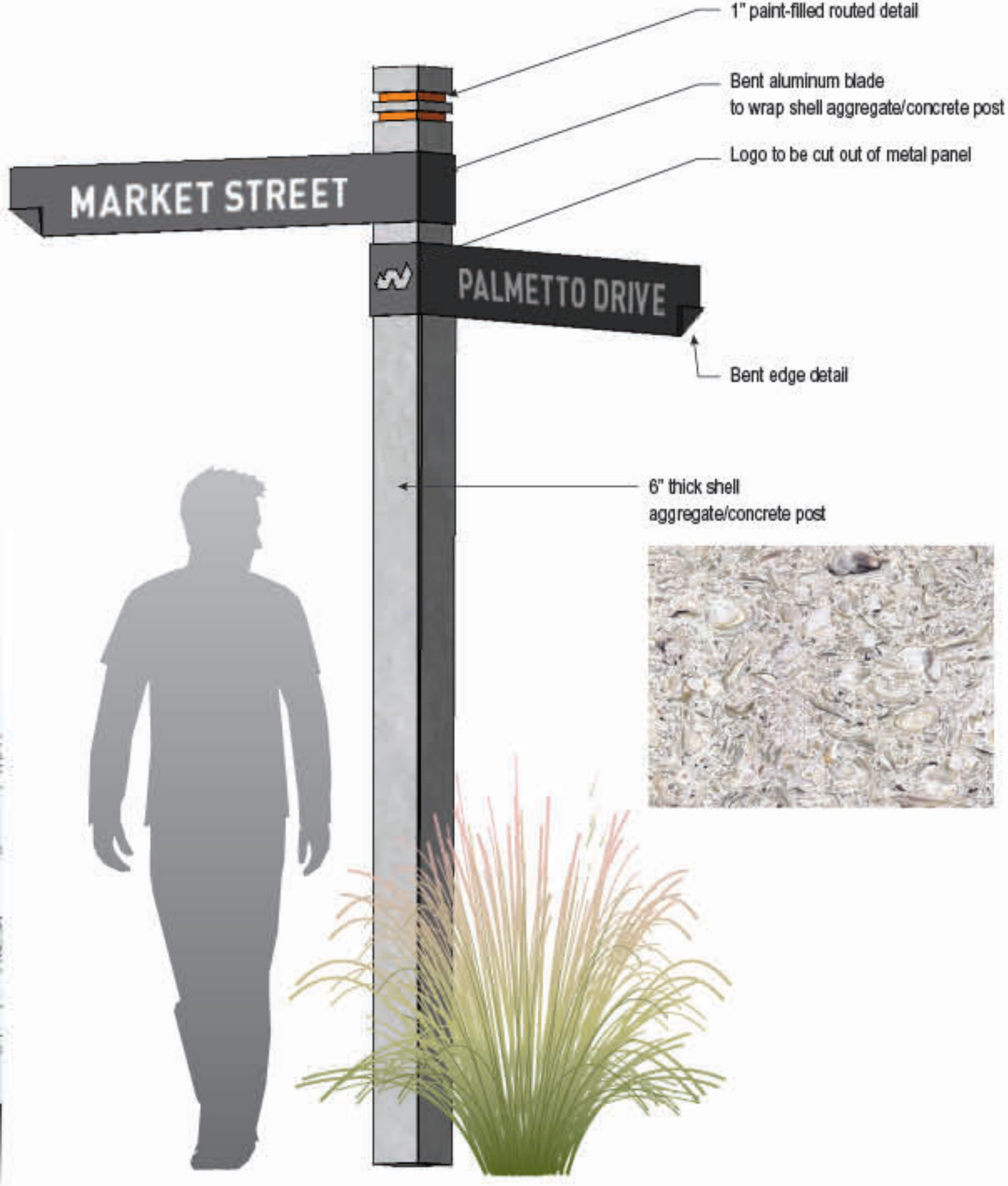
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Sign Type 10.11 -
Project Street Sign

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1 Sign Type 10.11 - Elevation
Scale: 1/2"=1'-0"



2 Sign Type 10.11 - Perspective
Scale: NTS

SIGN TYPE 10.12

Vehicular Traffic (D.O.T) Post & Panel Sign(s)

QTY: TBD

Proposed Master
Signage Plan



Wildlight
PROJECT

Raydient
OWNER

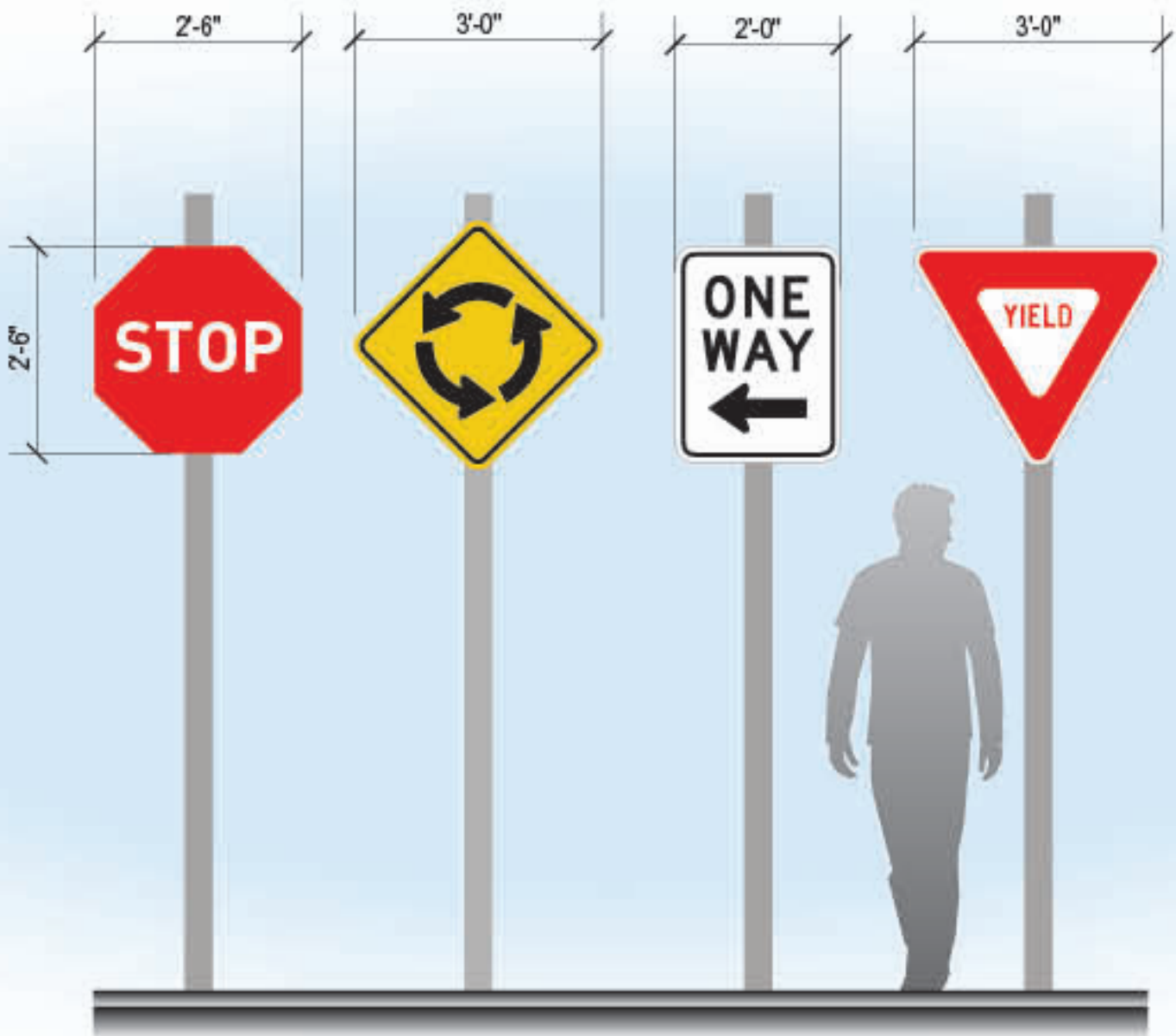
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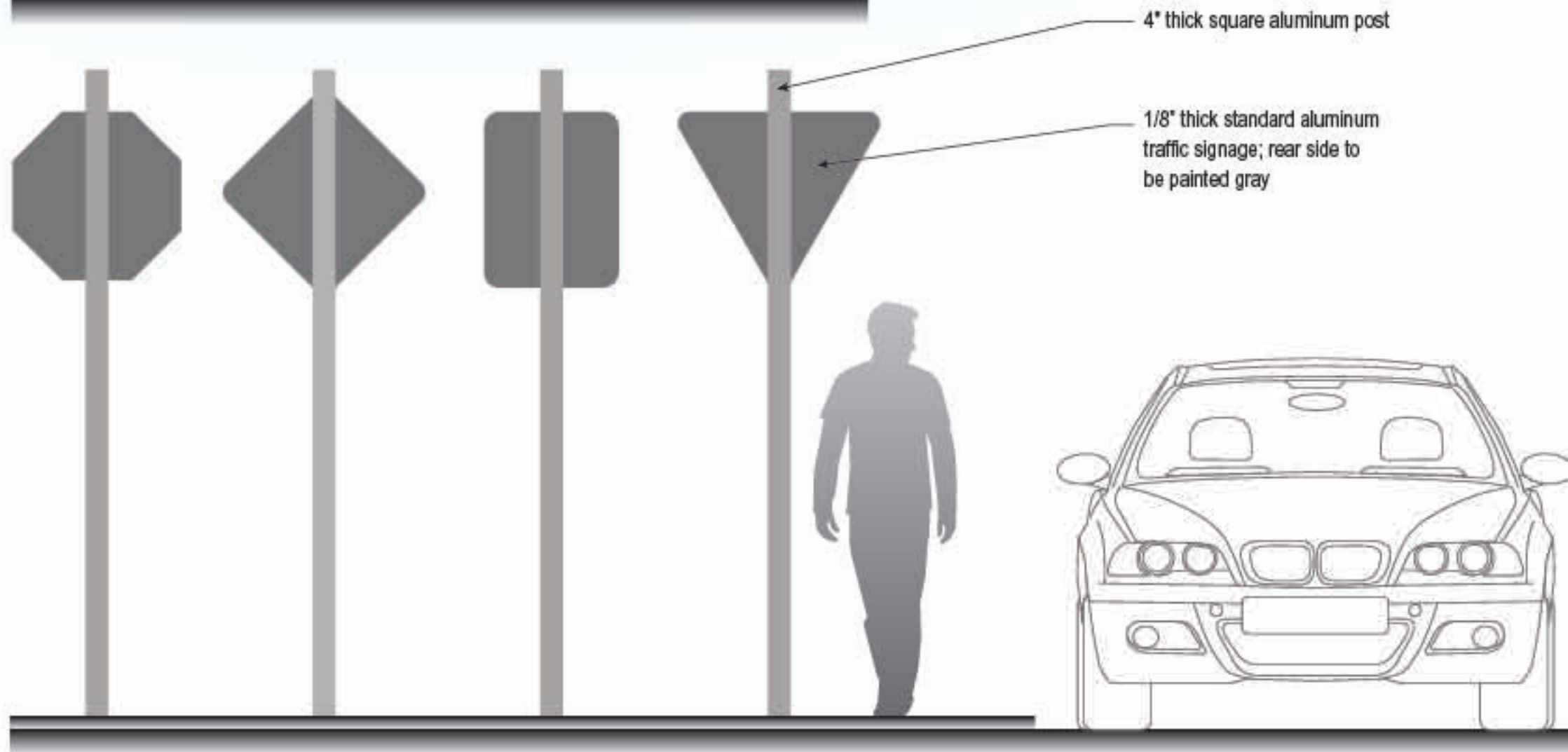
Sign Type 10.12 -
Vehicular Traffic
(D.O.T.) Post and Panel
Signs

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1 Sign Type 10.12 - Front Elevation
Scale: 3/8"=1'-0"



2 Sign Type 10.12 - Rear Elevation
Scale: 3/8"=1'-0"



ALL SIGN ITEMS SHALL MEET MUTCD STANDARDS

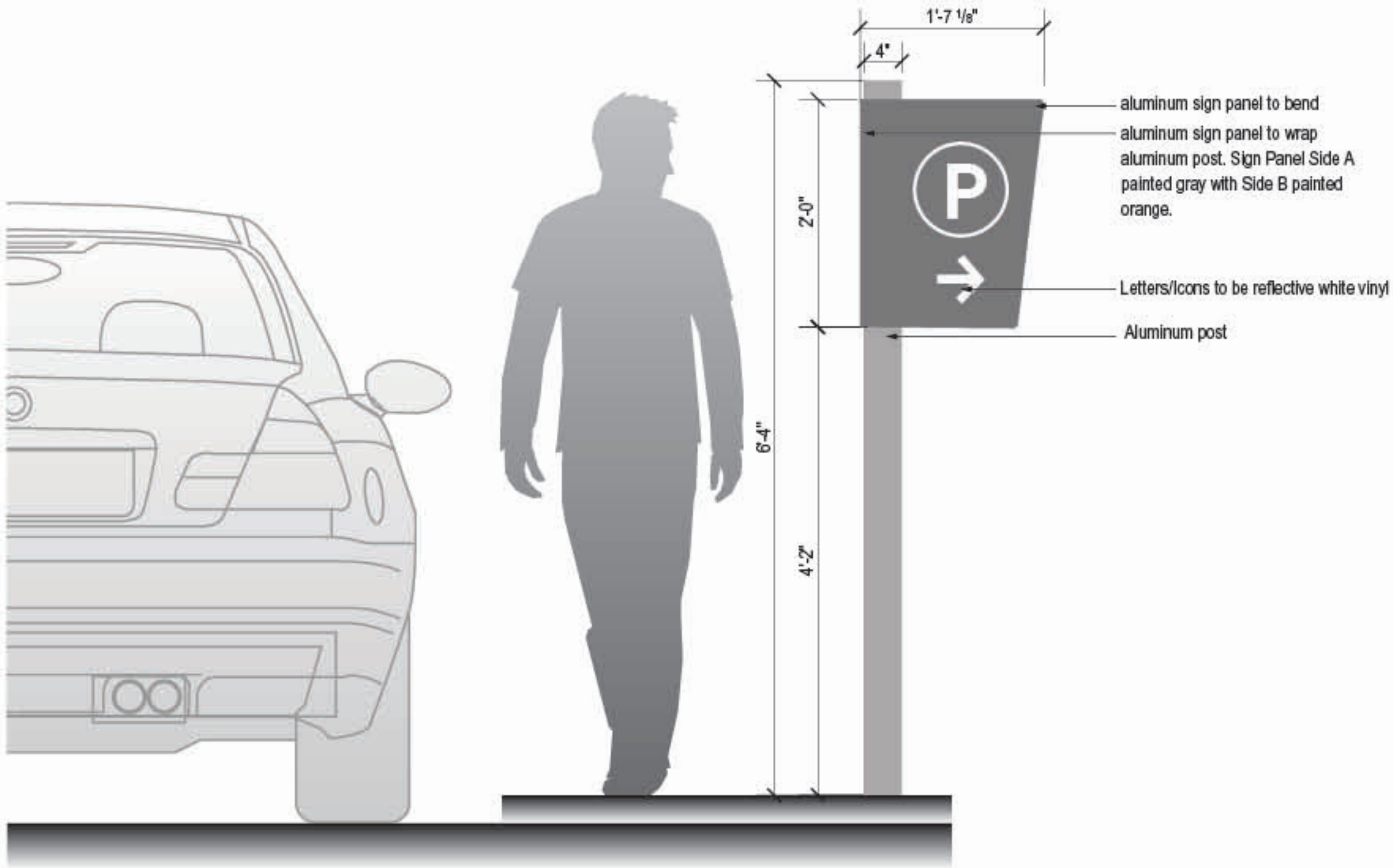
Proposed Master
Signage Plan



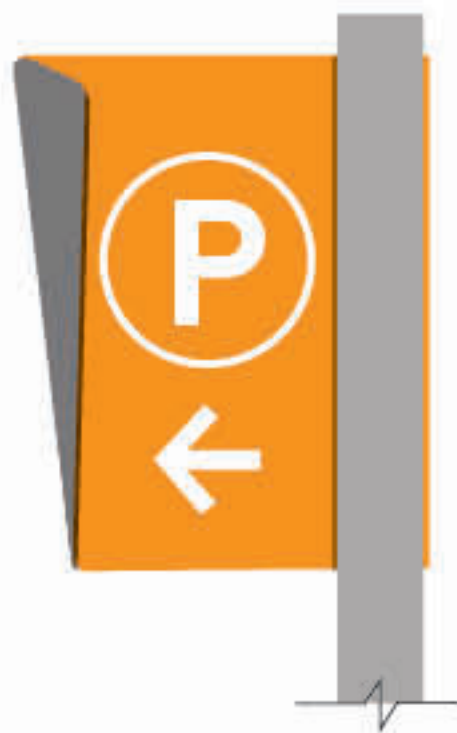
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1 Sign Type 10.13 - Front Elevation
Scale: 3/4"=1'-0"



2 Sign Type 10.13 - Rear Elevation
Scale: 1"=1'-0"



3 Sign Type 10.13 - Additional Messaging
Scale: 1"=1'-0"



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10.13 Secondary
Wayfinding Sign

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Temporary Residential Sales Signs



SIGN TYPE 20.01

Sales Center ID -
Building Mounted

QTY: 1

Proposed Master
Signage Plan



Wildlight
PROJECT

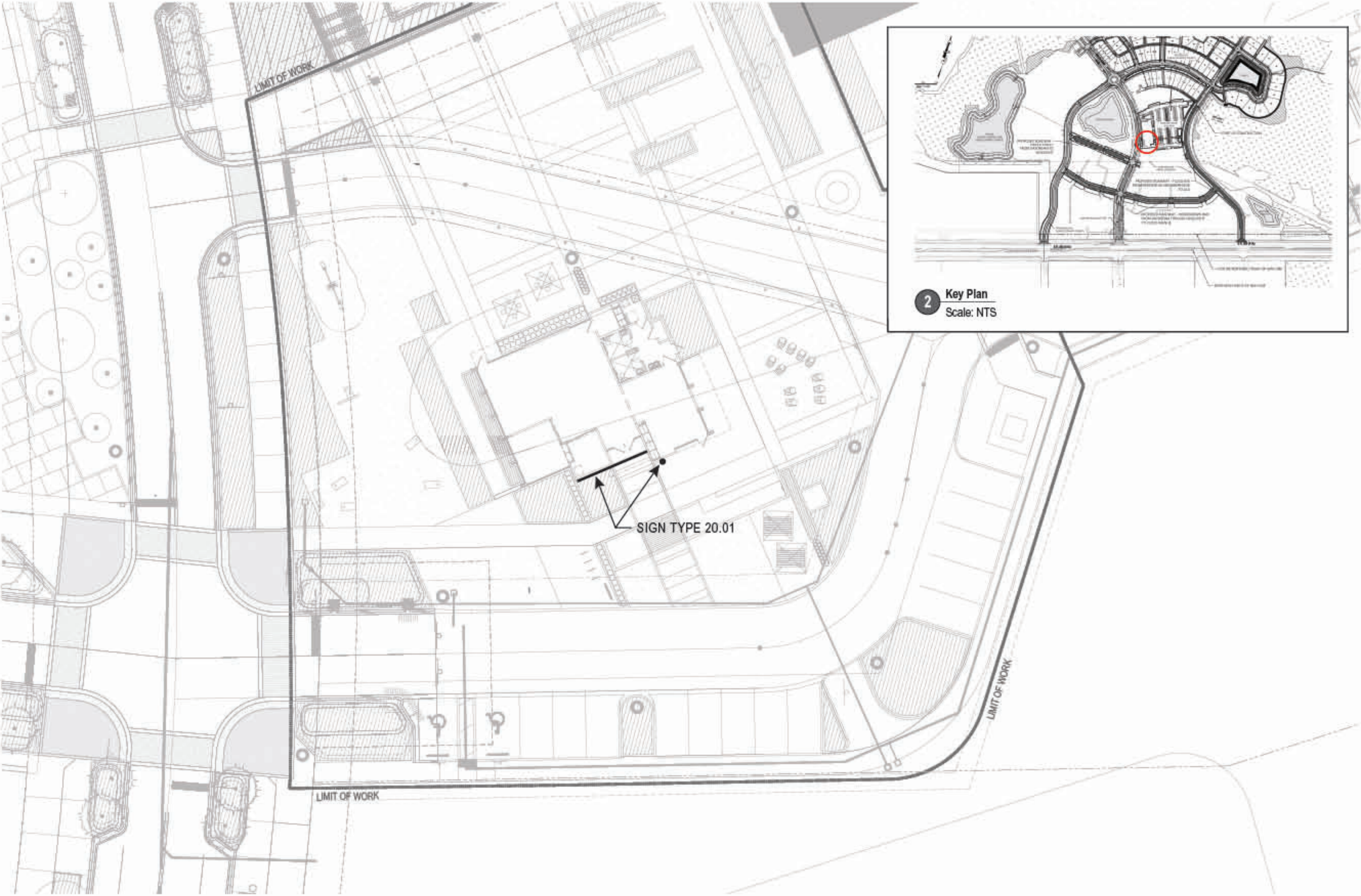
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Sign Type 20.01 -
Sales Center ID -
Building Mounted

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1 Sign Type 20.01 - Overall Location Plan
Scale: 1/16"=1'-0"

2 Key Plan
Scale: NTS

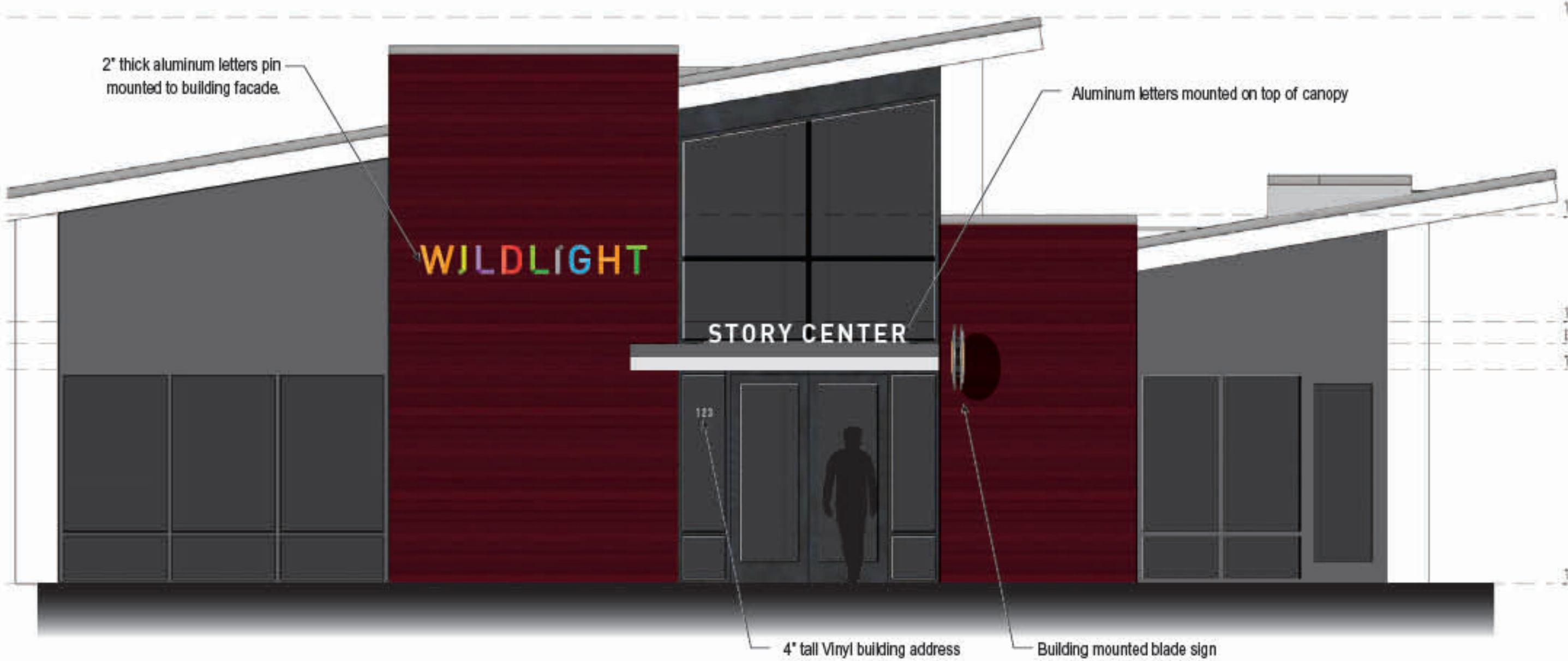
Proposed Master
Signage Plan



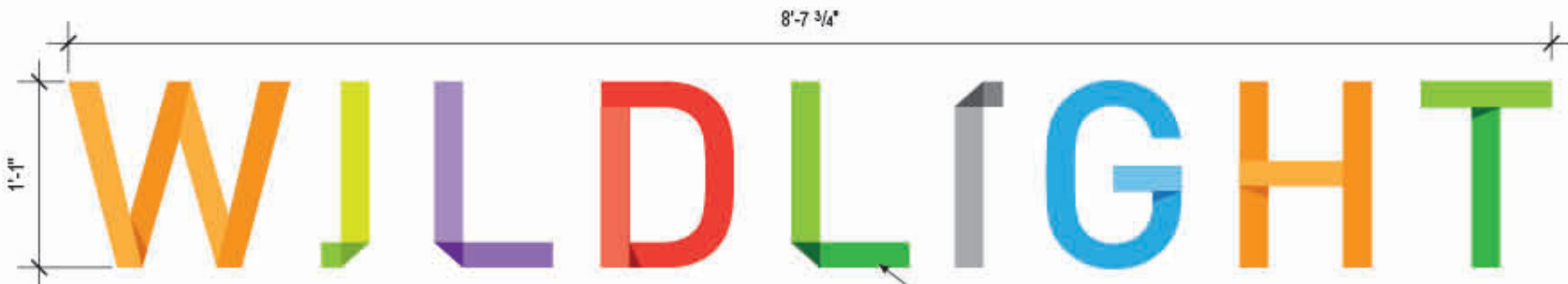
Wildlight
PROJECT

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OWNER

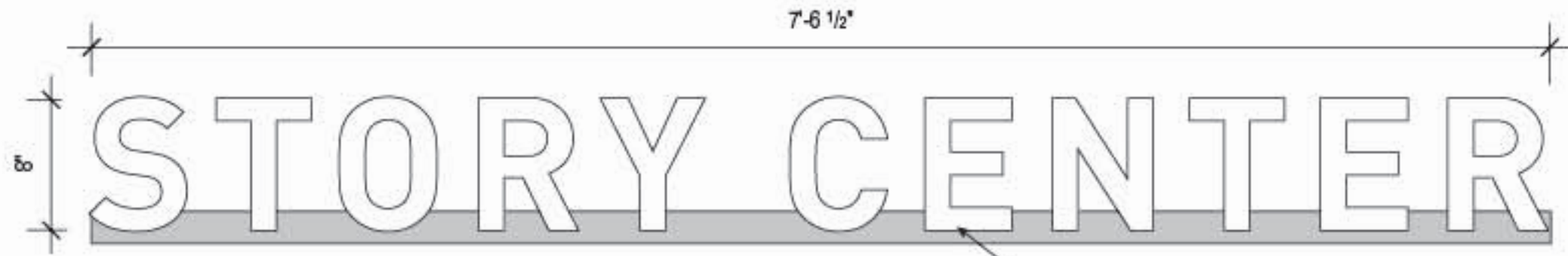
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1 Wildlight Story Center - South Elevation
Scale: 3/16"=1'-0"



2 Sign Type 20.01 - 'Wildlight' Letter Details
Scale: 1"=1'-0"



3 Sign Type 20.01 - 'Story Center' Letter Details
Scale: 1"=1'-0"



4 Sign Type 20.01 - Blade Sign Details
Scale: 3/4"=1'-0"

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Sign Type 20.01 -
Sales Center ID -
Building Mounted
Signage

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SIGN TYPE 20.03

Model Home Identity Sign

QTY: TBD

Proposed Master
Signage Plan



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1 Sign Type 20.03 - Overall Elevation
Scale: 3/4"=1'-0"

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Sign Type 20.03 -
Model Home Identity
Sign

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Proposed Master
Signage Plan

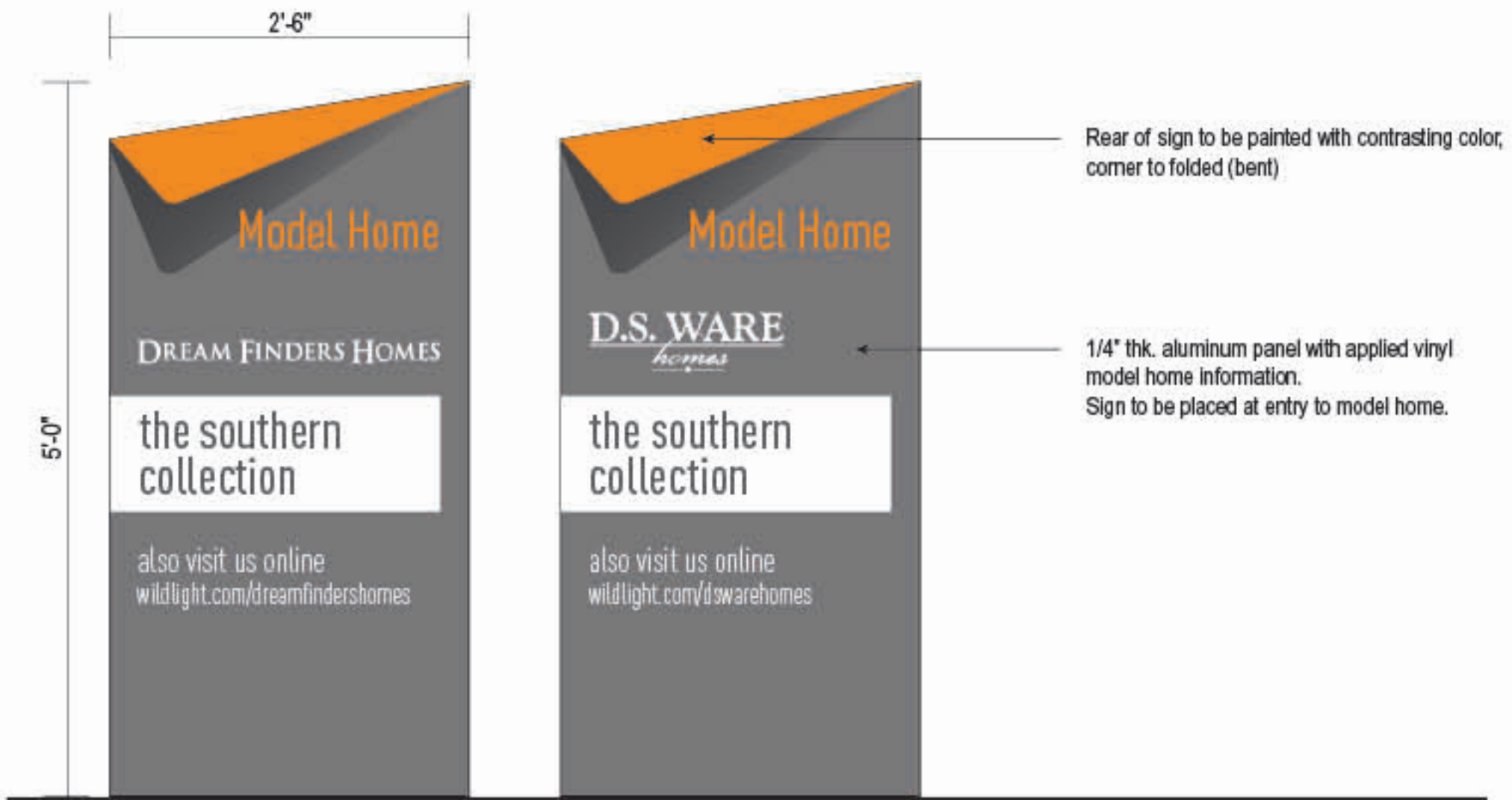


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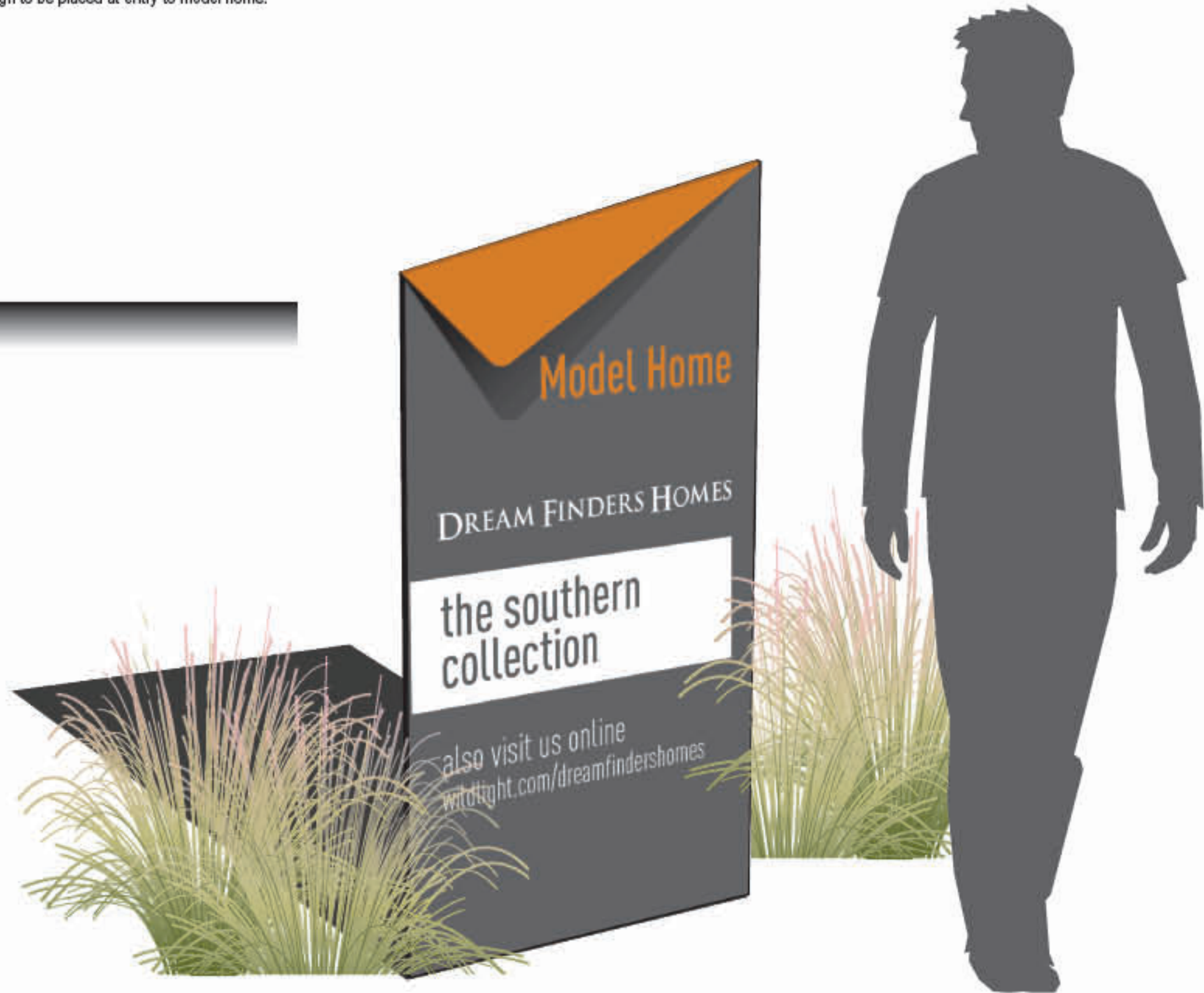
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Sign Type 20.03 -
Model Home Identity
Sign

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1 Sign Type 20.03 - Elevation
Scale: 3/4"=1'-0"



2 Sign Type 20.03 - Perspective
Scale: NTS

SIGN TYPE 20.04

Builder Lot Sign

QTY: TBD

Proposed Master
Signage Plan

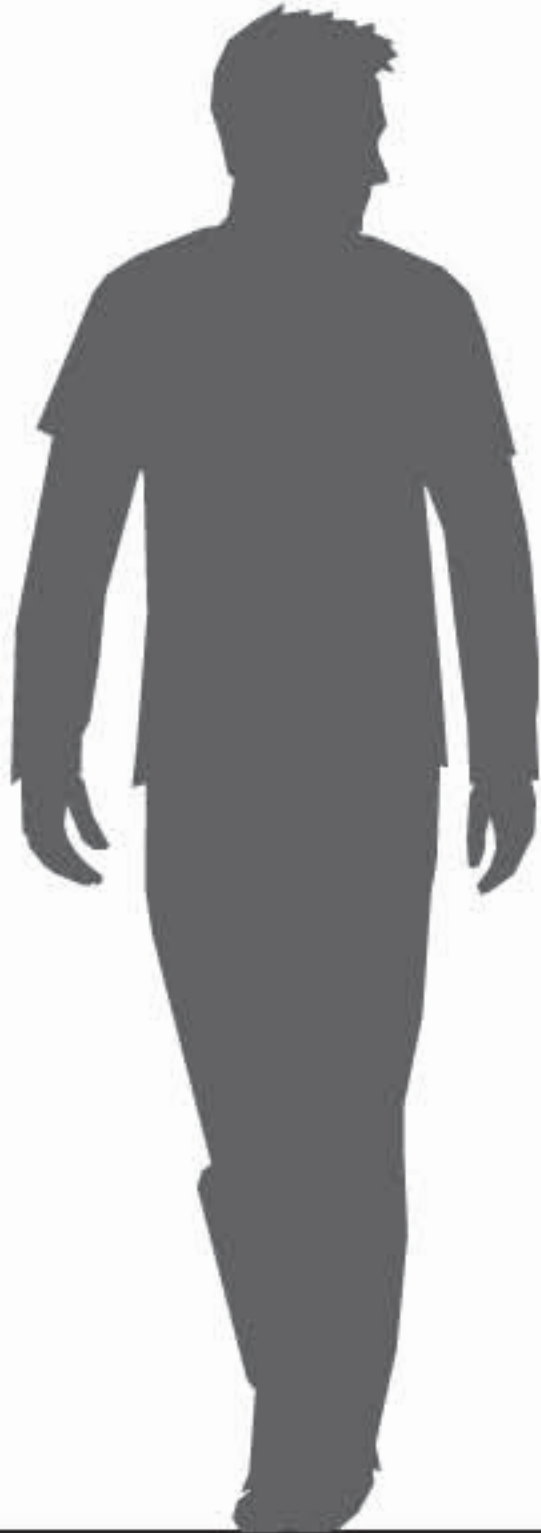


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Sign Type 20.04 -
Builder Lot Sign

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Dream Finder Homes



D.S. Ware Homes

- 1/8" thk painted aluminum panel with applied white vinyl lettering - bent to wrap post.
- 4" thk. square wood post
- 1/8" thk painted aluminum panel to be mounted to post
- Printed vinyl decal applied to sign panel face
- Graphics to be directly printed to 1/8" thk aluminum panel
- Back of panel back and fold to be painted orange

1 Sign Type 20.04 (A) - Front Elevation
Scale: 1"=1'-0"