

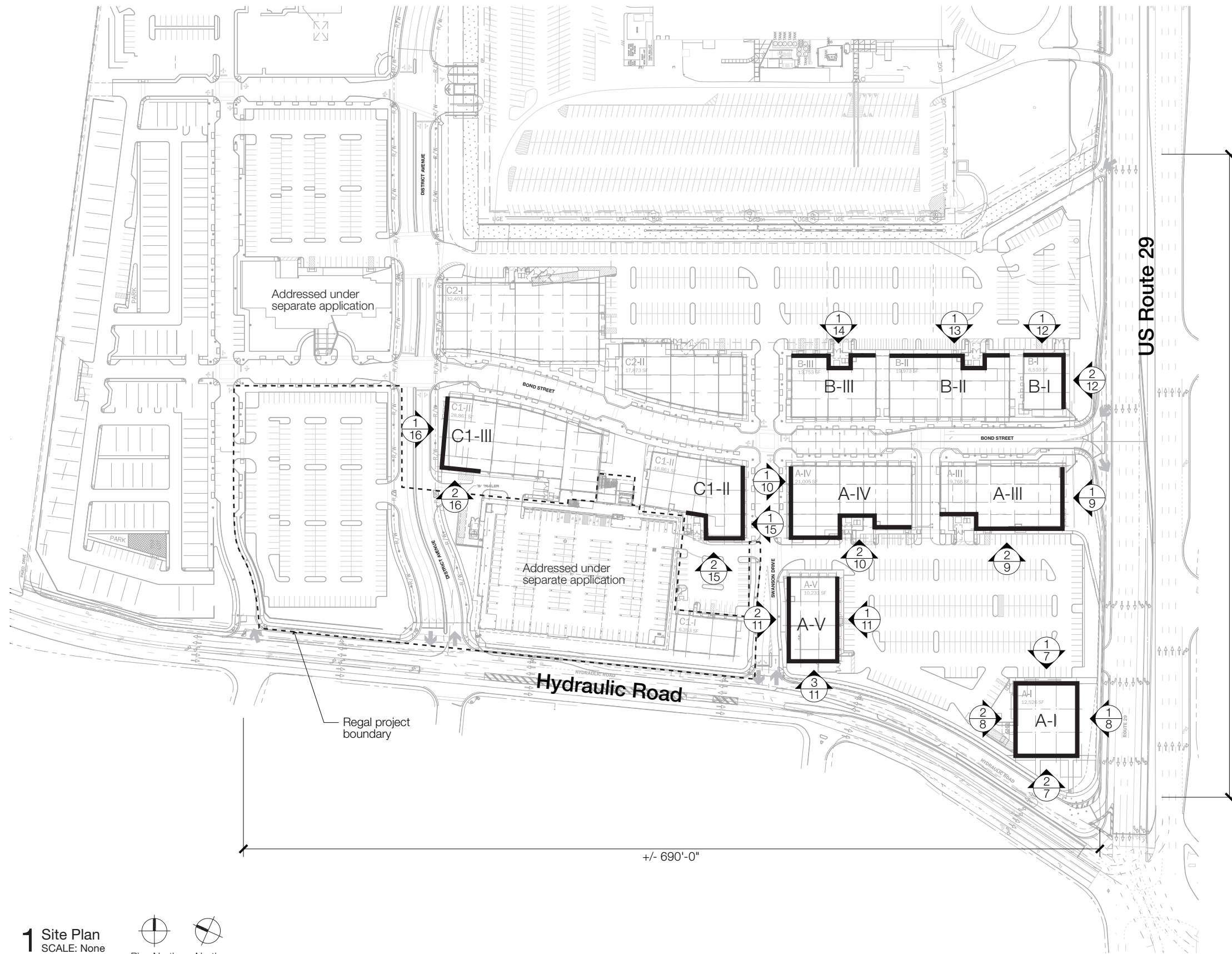
STONEFIELD TOWN CENTER SIGN CRITERIA –This table outlines the approved design criteria for the north elevations of B2 and B3; the south elevations of A3, A4, C1-2 and C1-3; the east elevations of A3 (adjacent to the EC) and C1-2; and the west elevations of A4 and C1-3 in the Stonefield Town Center. **As of 7/28/2021 Building A5 is included in this Comprehensive Sign Plan**

| SIGN TYPE | Façade Signs (<i>*numbers correspond to illumination details</i>) 1. Channel letters 2. Reverse channel letters 3. Panel with push-through letters/graphics | Projecting Signs Panel with push-through letters/graphics | Canopy Signs | Awning Signs | Blade Signs |
|--|--|--|---|---|---|
| SIGN LOCATION <i>As of 7/28/2021 panel signs are not an available option for Building A5.</i> | As noted on elevations. Minimum 8" clearance to architectural features; 10" clearance to top/bottom of mounting area. Panel signs only allowed on Building A1, A5 and B1 facades that do not have frontage on the Entrance Corridors. | As noted on elevations | On any canopy | On valance of type 1 awnings only | In close proximity to storefront entry doors; aligned with architectural features of storefront and façade. May be outside area designated on elevation drawings. |
| SIZE LIMITATIONS | Letter height max 30". Signs must be in proportion with other signs and the overall building. | Signs must be in proportion with other signs and the overall building. | Letter height max 10". Logo and graphic signs max 10". Signs must be in proportion with canopy face, other signs, and the overall building. | Located on valance only | 3' x 1'6" |
| PROJECTION LIMITATIONS | N/A | 36" Max projection from face of wall 9'-0" min clearance from grade level | N/A | N/A | 9' minimum clearance from grade. |
| LETTER COLOR | Black, White, Warm Grays (Pantone Warm Gray 1 – 11) | Black, White, Warm Grays (Pantone Warm Gray 1 – 11) | Black, White, Warm Gray. Match/harmonize with canopy color/material | Unlimited | Black, White, Warm Gray |
| TRIM CAP/RETURN COLOR | Trim cap color to match return color. Return colors are Black, White, Warm Grays. | N/A | N/A | N/A | N/A |
| BACKGROUND/PANEL/BODY COLOR | Black, White, Warm Grays (Pantone Warm Gray 1 – 11) | Black, White, Warm Grays (Pantone Warm Gray 1 – 11) | N/A | Awning colors: Sunbrella Black 08, Natural 04, Charcoal Gray 44, Navy Blue 26, Alpine Green 55, Panorama Taupe 48 | Unlimited |
| MOUNTING DETAILS | Mounted to exterior wall | Mounted to exterior wall | Mounted to canopy face. Sign elements cannot extend above or below canopy edges. | Printed on awning valance | - |
| GRAPHICS | Colors and illumination are subject to review | Colors and illumination are subject to review | Unlimited | Unlimited | Colors and illumination are subject to review. |
| ILLUMINATION DETAILS | <i>*Numbers correspond to sign type</i> 1. External Illumination 2. Halo Illumination 3. Halo-Illuminated push-through | Halo-Illuminated push-through | Non-illuminated | Non-illuminated | Non-illuminated |
| LETTER TYPE/FONT | Unlimited | Unlimited | Unlimited | Unlimited | - |
| MATERIALS | Unlimited | Unlimited | Unlimited | Fabric | - |

NOTES: 1. Logo/graphics colors are subject to EC review. 2. Illumination of logos/graphics is subject to EC review. 3. Sign size is subject to EC review for appropriate scale and proportion. 4. Sign colors are subject to review for compatibility.

Stonefield

Comprehensive Sign Plan for ARB Part 1



Zoning Districts:

PD-MC - Planned Development Mixed Commercial

Owner granted an amendment request to have the PD-MC signage requirements apply to the project (March 01, 2010).

Codes:

Albemarle County Code - 14.15 Signs

Architectural Review Board - Albemarle County, Virginia

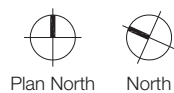
General Notes:
 Sign and awning colors and design for the initial tenant build-out of buildings A-I, A-V, and B-I are excluded from this CSP. Submittals for buildings A-I, A-V, and B-I are supplemental parts 2, 3, and 4 respectively.

Hotel and cinema signs to be covered under separate applications and are excluded from this CSP.

All signs and awnings fronting Bond Street are excluded from this CSP and not subject to ARB review and approval.

As of 7/28/2021 Building A5 is no longer excluded from this CSP.

1 Site Plan
 SCALE: None



Component Sign Types at Stonefield

Facade Signs

Facade signs are signs mounted to the exterior of the storefront and intended to be viewed from the storefront exterior. Individual letterform signs have a maximum letter height of 30". Maximum size for logo and graphic signs is per zoning ordinance.

Projecting Signs

Projecting signs are double faced signs along the same scale as Facade signs and are mounted so that they project out from the storefront. Projecting signs are intended for tenants with a corner or angled storefront. Tenants desiring a projecting sign must have prior landlord approval. Maximum size for projecting signs is per zoning ordinance.

Canopy Signs

Canopy signs are signs mounted on an architectural canopy. Canopy sign colors to be harmonious with canopy color.

Awnings

Awning signs are sign graphics printed on architectural awnings. At Stonefield there are two awning types. Signage is only allowed on Type 1 awnings. Allowable awning colors are Black, Natural, Charcoal Gray, Blue, Green, and Taupe (Sunbrella Black **08, Natural **04, Charcoal Gray **44, Navy Blue **26, Alpine Green **55, and Panorama Taupe **48). Sign graphics to contrast awning color, but must also be harmonious with awning color.

Blade Signs

Every tenant shall be allowed one (1) blade sign, except tenants of a corner store or angled wall front may have one (1) blade sign on each facade. Blade signs will be located in close proximity to storefront entry doors and align with architectural features of the storefront and building facade. Blade sign size to be of an appropriate scale for placement on facade. Depending on the architecture of the individual tenant storefront, it may be necessary to locate a tenant's blade sign outside of the sign area shown on the various elevations within this document. Blade signs are non illuminated.

Additional Considerations

Sign Colors

Individual letterforms, facade sign panels, and projecting sign bodys to be limited to Black, White, and warm gray colors (including but not limited to Pantone Warm Gray 1 through 11). Logo and graphics may be in tenant's corporate colors provided the sign colors are harmonious with other signage on tenant's storefront, architectural materials and colors of the tenant's storefront, the overall building, and neighboring tenant signs.

Sign color(s) must not clash with architectural materials or neighboring signs.

Use of a tenant's corporate colors are to be tasteful and constrained to a limited color palette. Color palette to respond to and work with the architectural materials and colors of the tenant's storefront, the overall building, and neighboring tenant signs.

General Notes

All signs and awnings fronting Bond Street are excluded from this CSP and not subject to ARB review and approval.

Tenants who feel these guidelines will not allow for their brand and identity to be adequately represented and require alternate sign design will submit signage separately for ARB approval.

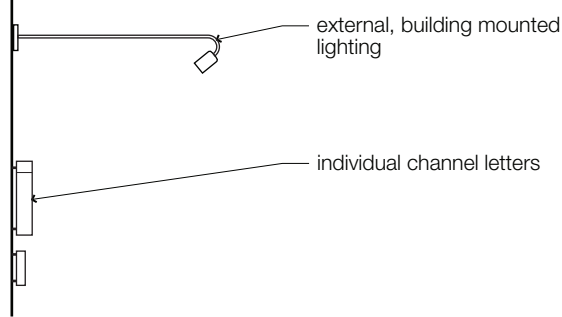
Sign and awning colors and design for the initial tenant build-out of buildings A-I, A-V, and B-I are excluded from this CSP. Submittals for buildings A-I, A-V, and B-I are supplemental parts 2, 3, and 4 respectively.

Hotel and cinema signs to be covered under separate applications and are excluded from this CSP.

All sign areas and sizes will comply with Albemarle County Code Chapter 18, Section 4.15-Signs and Albemarle County Architectural Review Board (ARB) Sign Guidelines.

SEE CSP APPENDIX FOR ADDITIONAL SIGNAGE SPECIFICATIONS AND REQUIREMENTS.

As of 7/28/2021
Building A5 is no
longer excluded from
this CSP.



End View



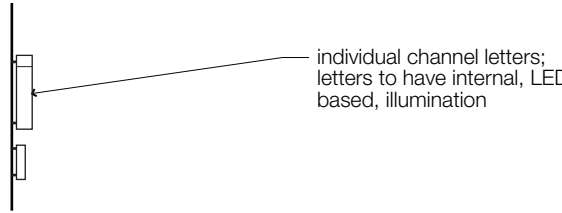
Front View



Front View w/Illumination shown

1 Channel Letters w/ External Illumination
SCALE: None

Individual letterform signs have a maximum letter height of 30".
Maximum size for logo and graphic signs is per zoning ordinance.



End View



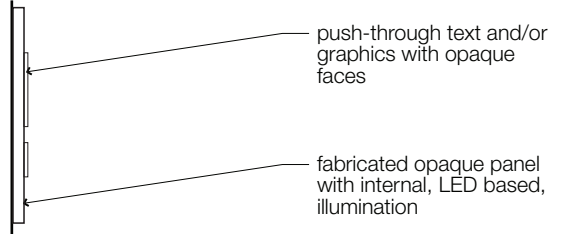
Front View



Front View w/Illumination shown

2 Reverse Channel Letters w/ Halo Illumination
SCALE: None

Individual letterform signs have a maximum letter height of 30".
Maximum size for logo and graphic signs is per zoning ordinance.



End View



Front View



Front View w/Illumination shown

3 Panel Sign w/Push-Through Text and/or Graphics
SCALE: None

Individual letterform signs have a maximum letter height of 30".
Maximum size for logo and graphic signs is per zoning ordinance.

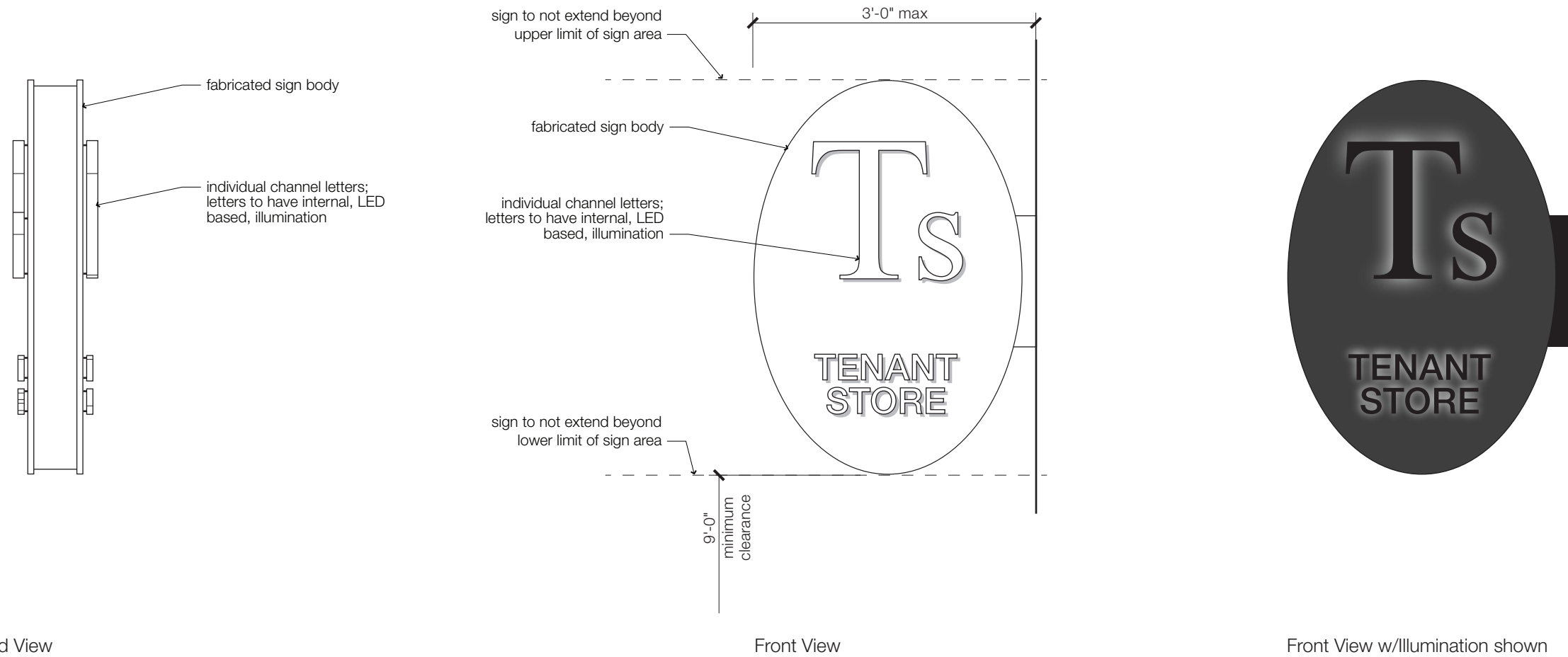
General Notes:

- 1) Diagrams are shown for reference only. Actual tenant sign will reflect individual tenant identity through shape, font, etc.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.

- 3) Refer to Sign Specifications for additional information.
- 4) Refer to Color section under Sign Specifications for color limitations.

- 5) The level of illumination provided by the LED lights will not exceed the illumination produced by a single stroke of 30 milliamp (ma) neon.

- 6) External lighting is assumed to be new and installed as part of the tenant sign. Several facade areas contain existing architectural lighting intended illuminate specific tenant sign areas. Tenant to coordinate external illumination with landlord and utilize existing architectural lighting where appropriate. Lamps used for external illumination shall not emit more than 3000 lumens each.



1 Channel Letters w/ Halo Illumination
SCALE: None

Note: Sign may also have push-through graphics with internal illumination similar to Facade Sign, Illustration 3. Maximum size per zoning ordinance. No sign to project above or below sign area limits as shown on building elevations in this document.

General Notes:

- 1) Diagrams are shown for reference only. Actual tenant sign will reflect individual tenant identity through shape, font, etc.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.

- 3) Refer to Sign Specifications for additional information.
- 4) Refer to Color section under Sign Specifications for color limitations.

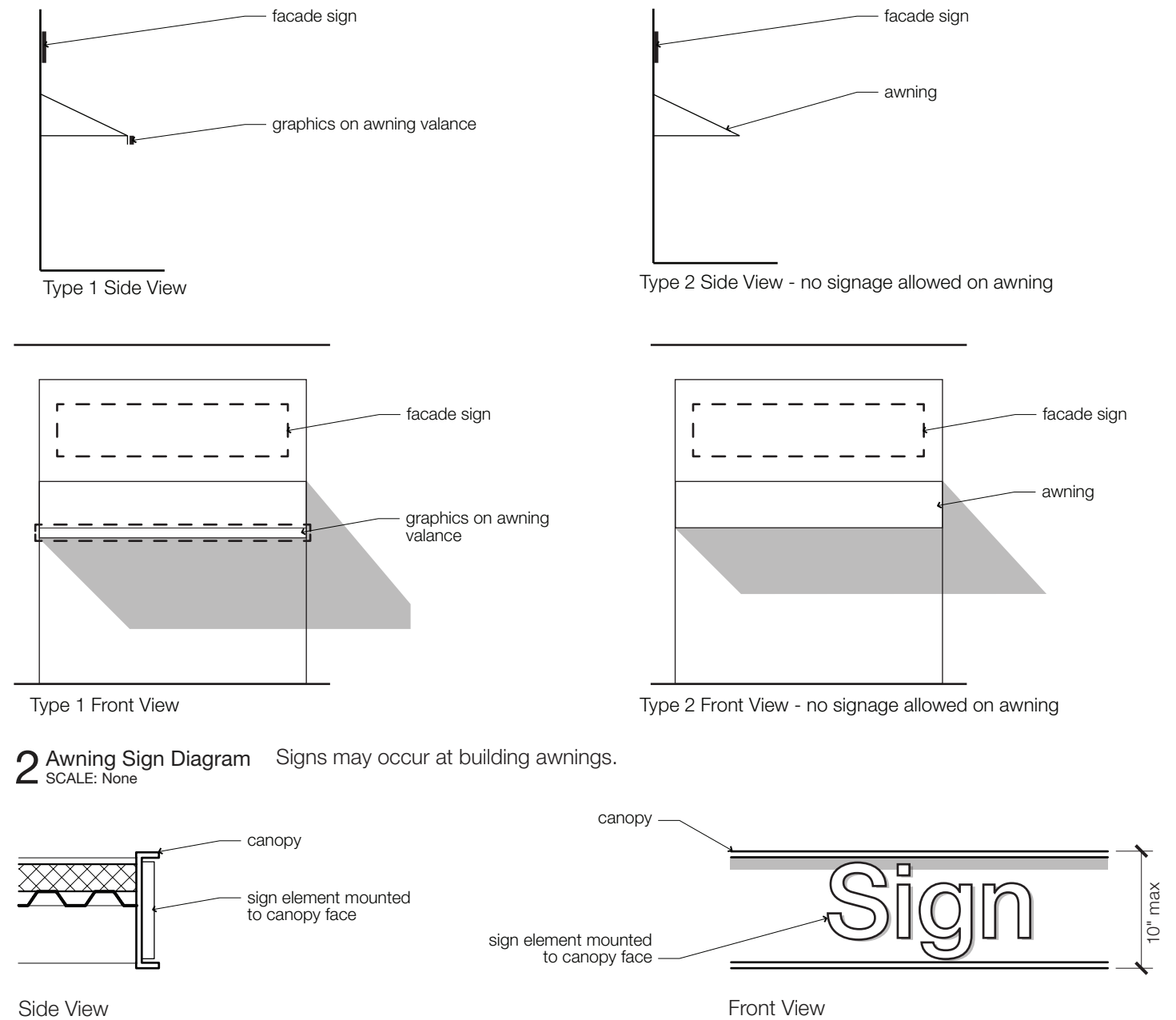
- 5) The level of illumination provided by the LED lights will not exceed the illumination produced by a single stroke of 30 milliamp (ma) neon.

Blade Sign Diagrams



1 Blade Sign Diagram
SCALE: None

Awning and Canopy Sign Diagrams



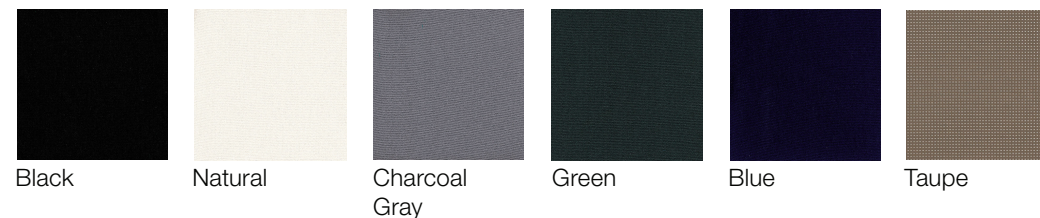
2 Awning Sign Diagram Signs may occur at building awnings.
SCALE: None

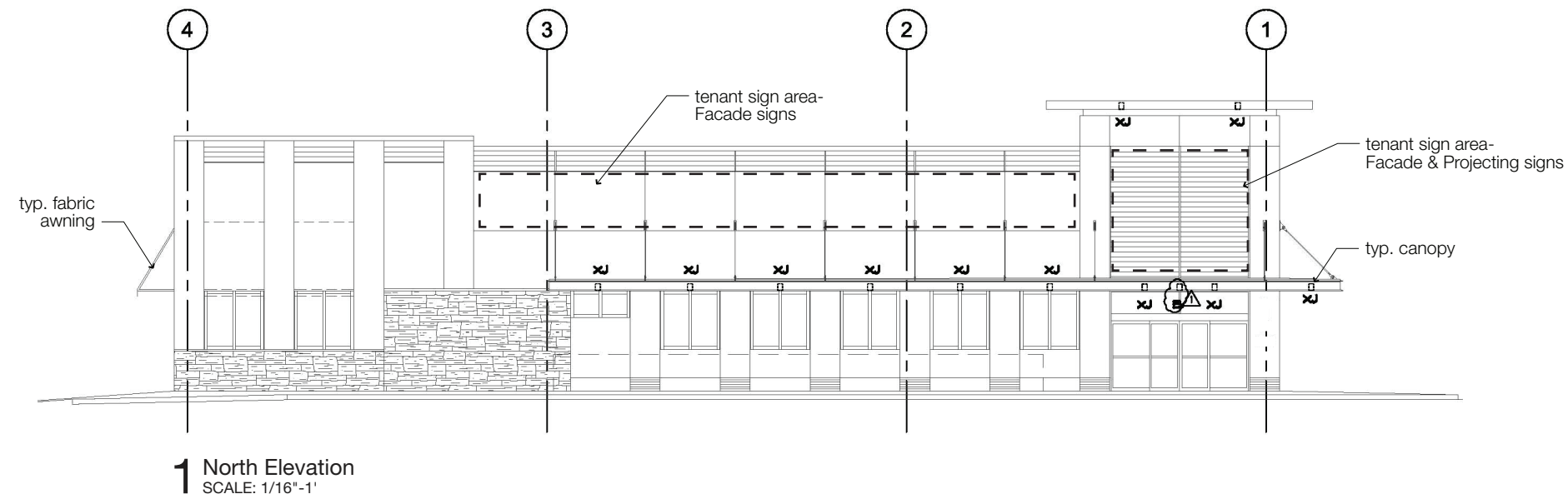
3 Canopy Sign Diagram Signs may occur at building canopies.
SCALE: None

General Notes:

- Diagrams are shown for reference only. Actual tenant sign will reflect individual tenant identity through shape, font, etc.
- Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- Refer to Sign Specifications for additional information.
- Refer to Color section under Sign Specifications for color limitations.
- Blade Signs are non-illuminated.

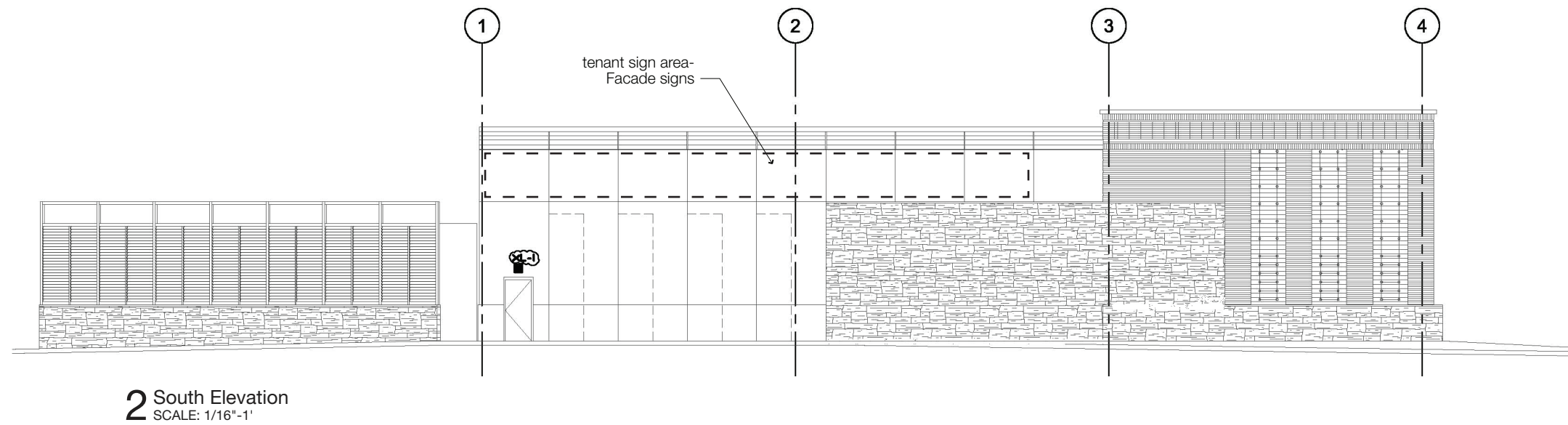
Awning Colors

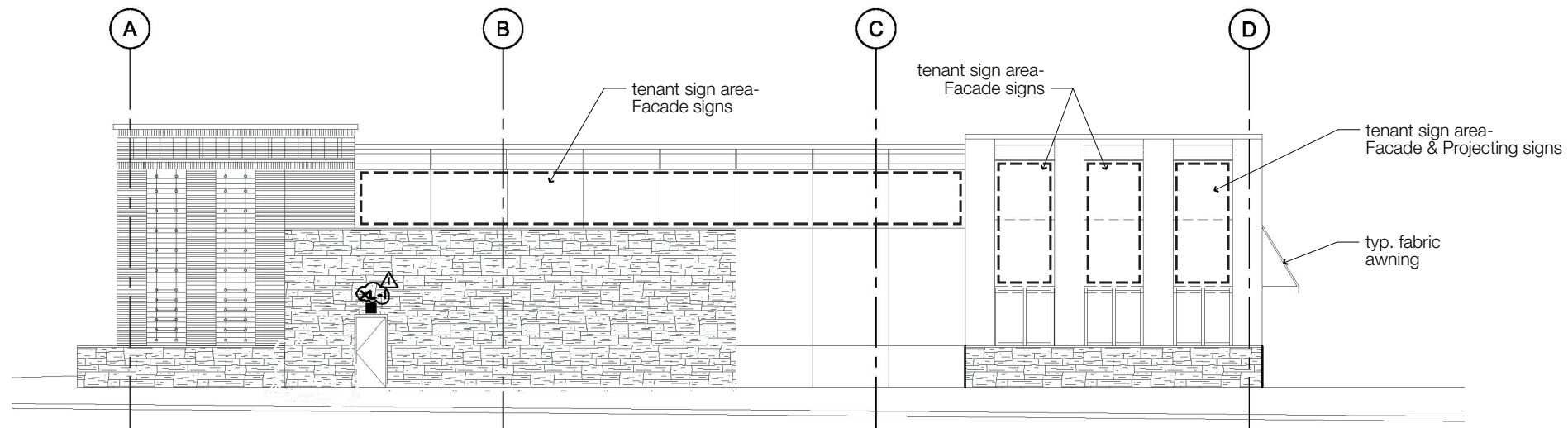




Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.
- 4) Sign and awning colors and design the initial tenant build-out of A-I are excluded from this CSP. See Part 2 for the initial tenant build-out specifications.

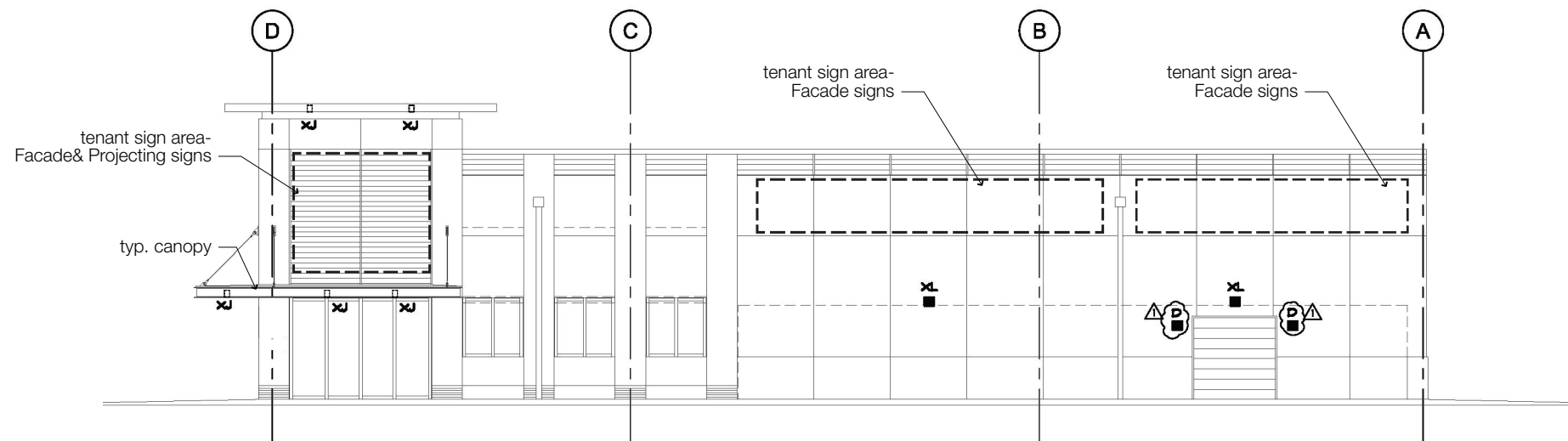




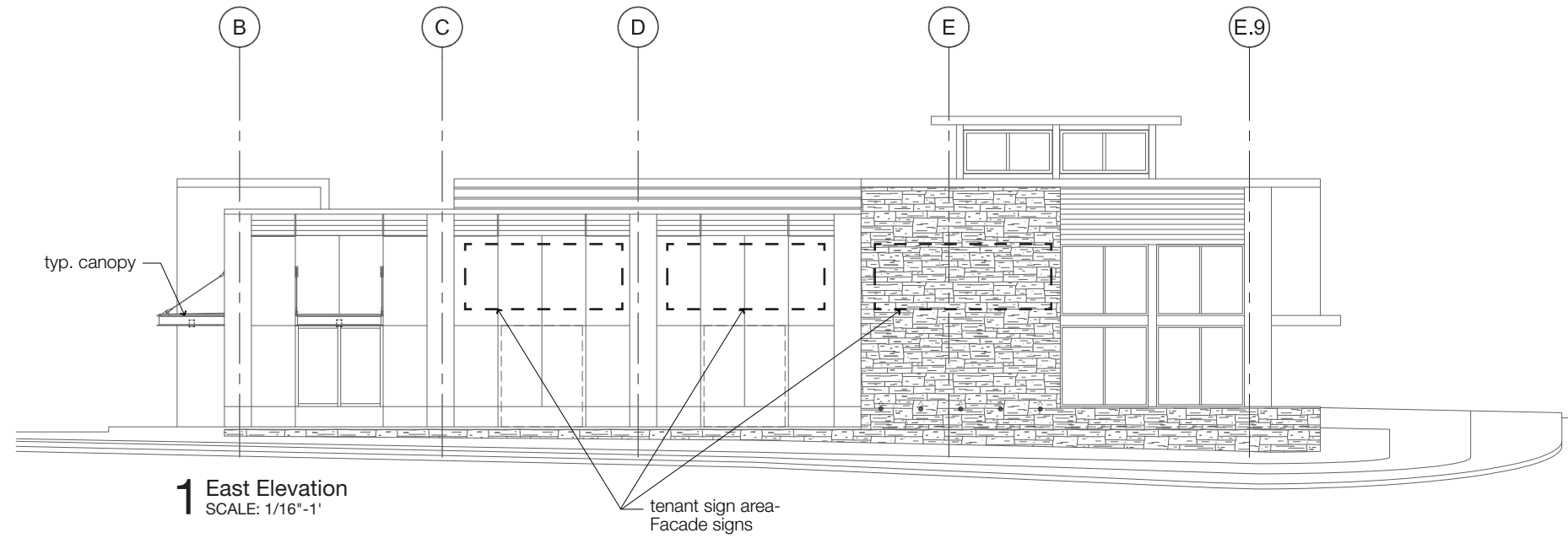
1 East Elevation
SCALE: 1/16"-1'

Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.
- 4) Sign and awning colors and design the initial tenant build-out of A-I are excluded from this CSP. See Part 2 for the initial tenant build-out specifications.

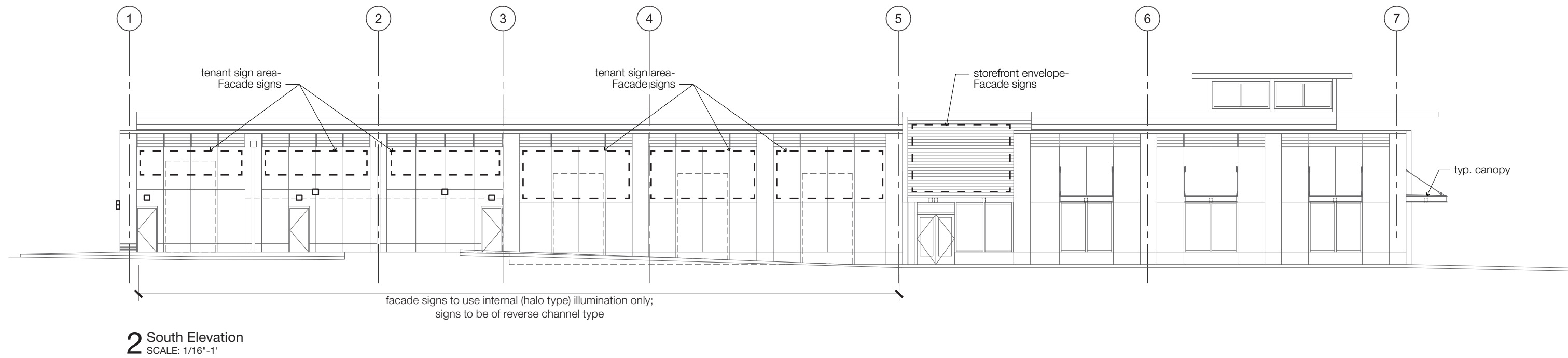


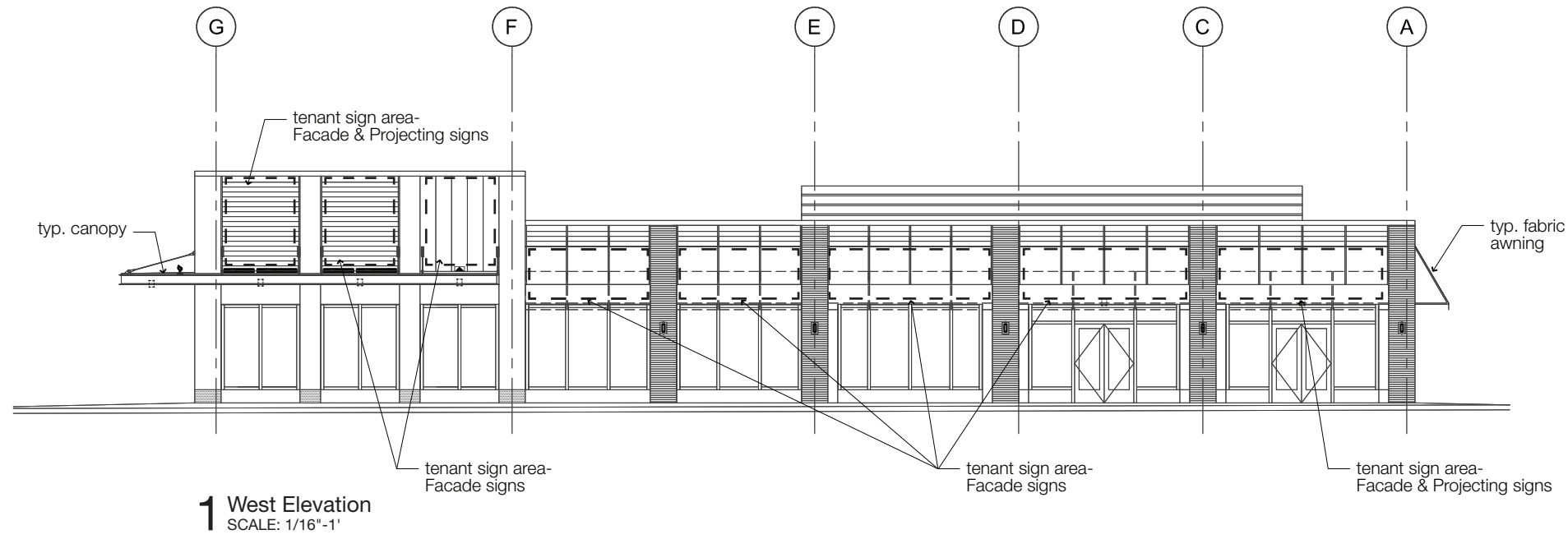
2 West Elevation
SCALE: 1/16"-1'



Exterior Signage Notes:

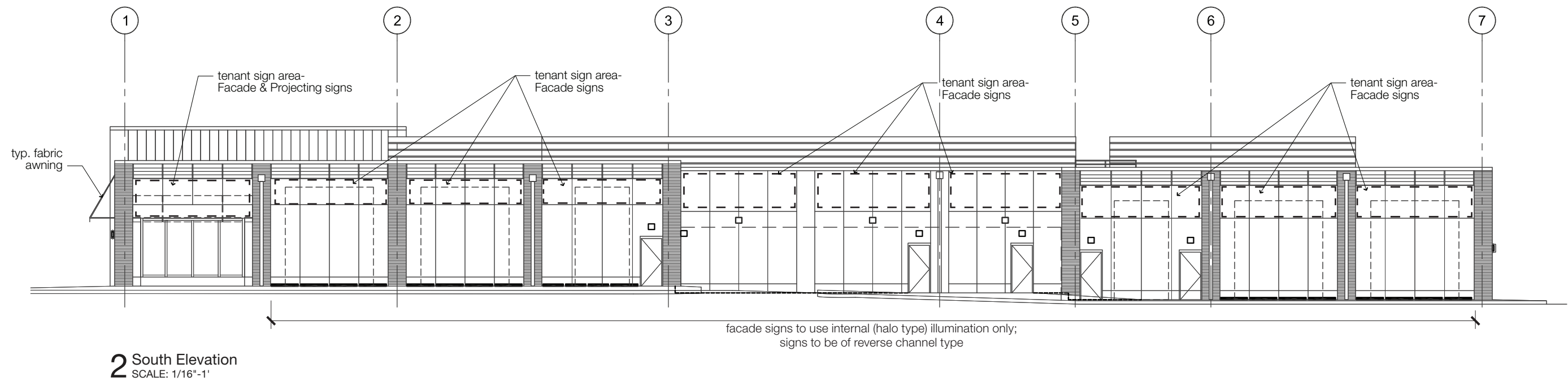
- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.

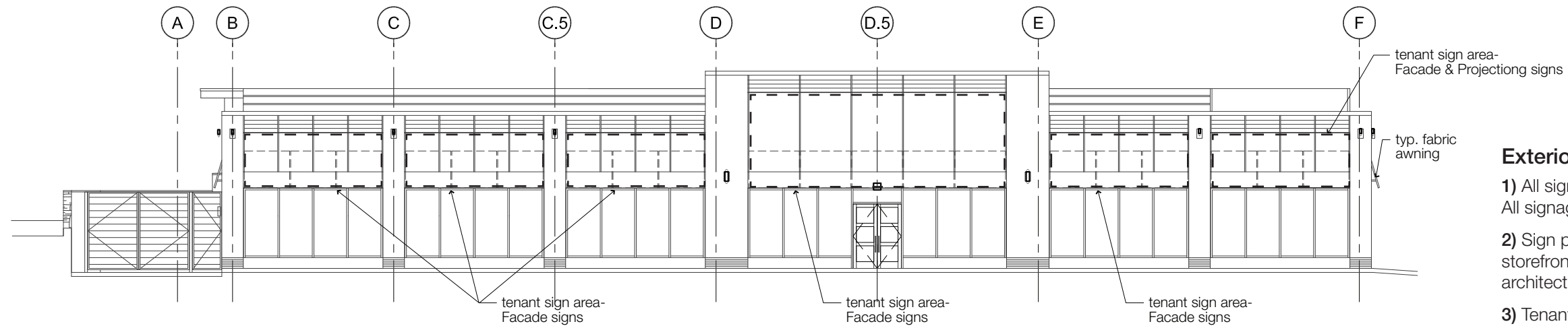




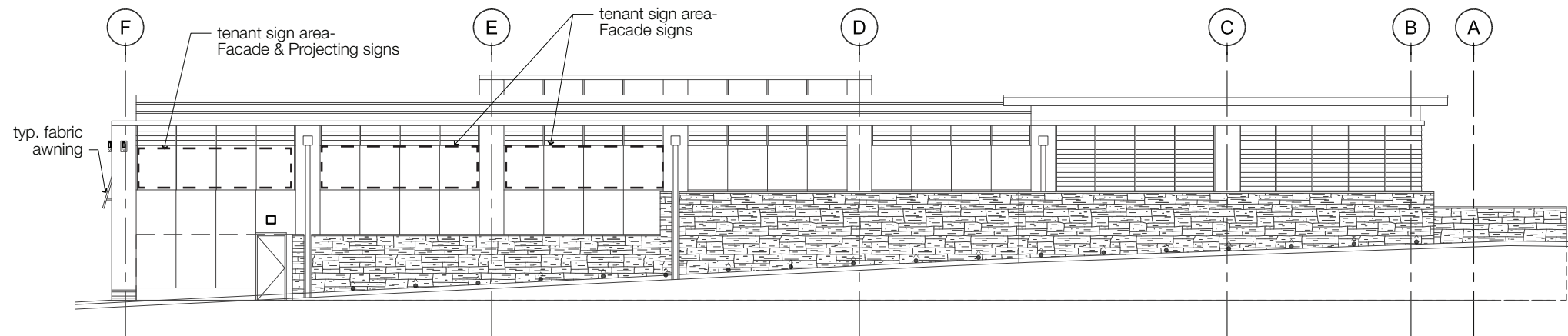
Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.

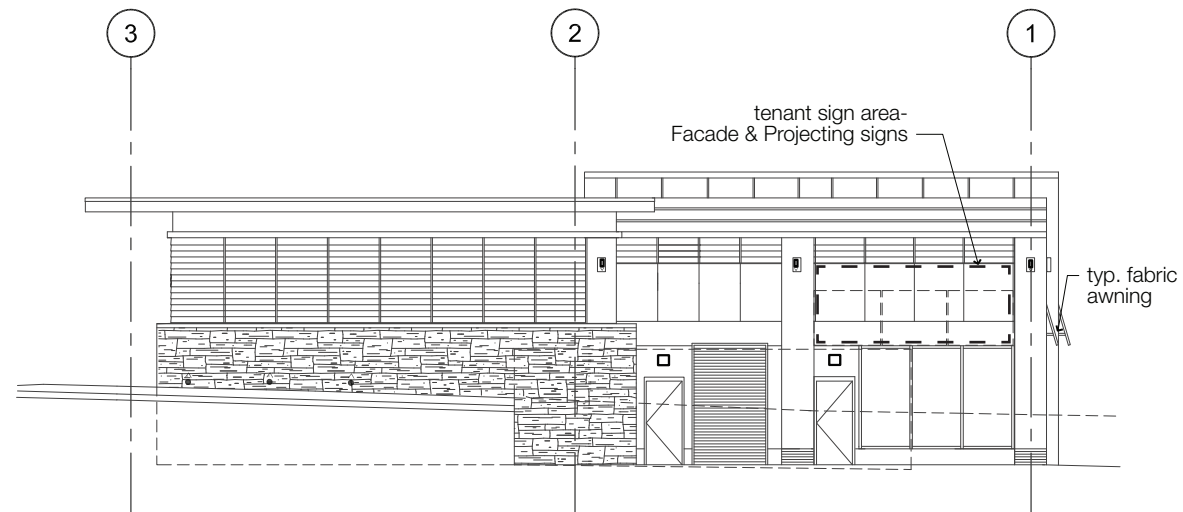




1 East Elevation
SCALE: 1/16"=1'



2 West Elevation
SCALE: 1/16"=1'

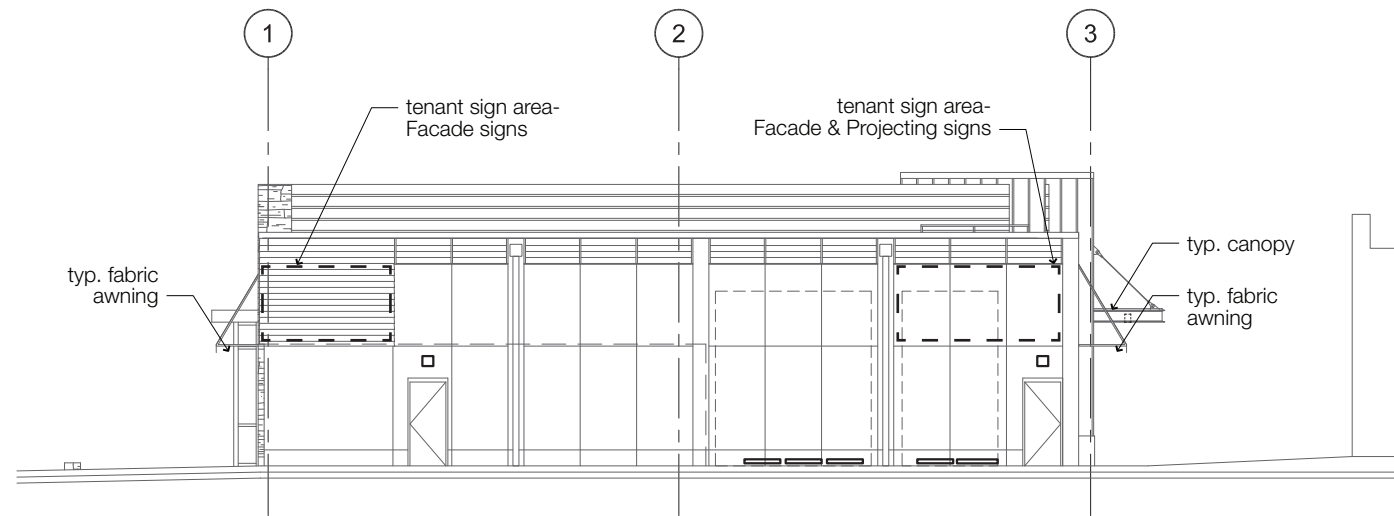


3 South Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.
- 4) Sign and awning colors and design the initial tenant build-out of A-V are excluded from this CSP. See Part 3 for the initial tenant build-out specifications.

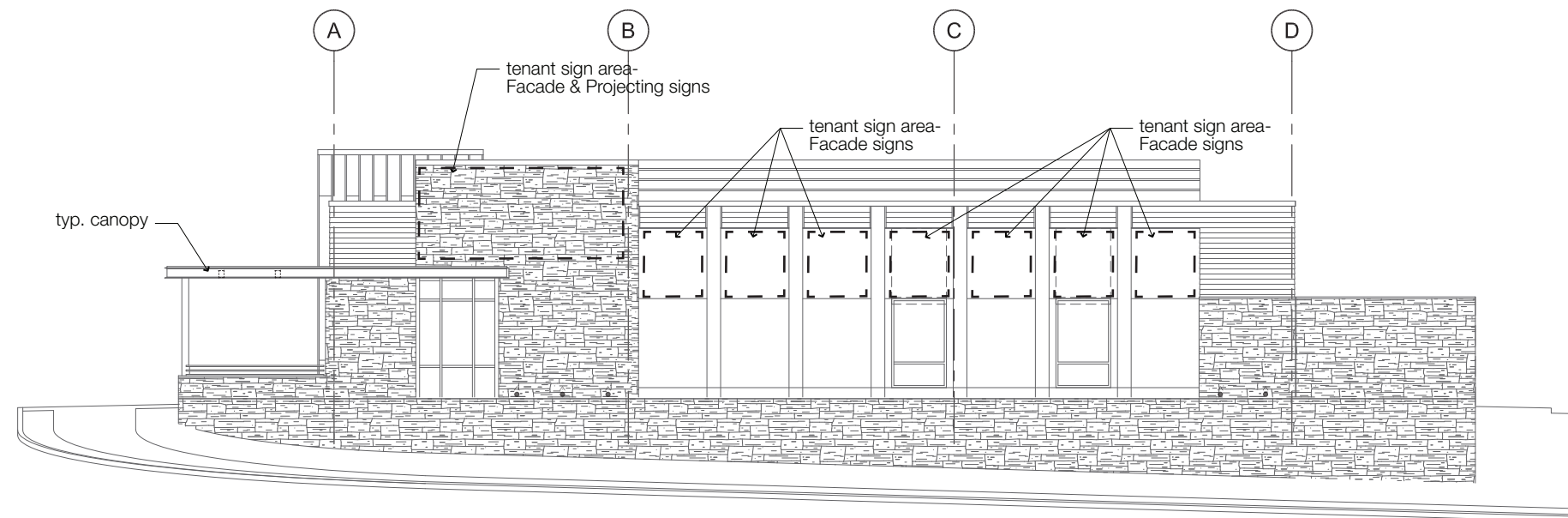
As of 7/28/2021
Building A5 is no
longer excluded from
this CSP.



1 North Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

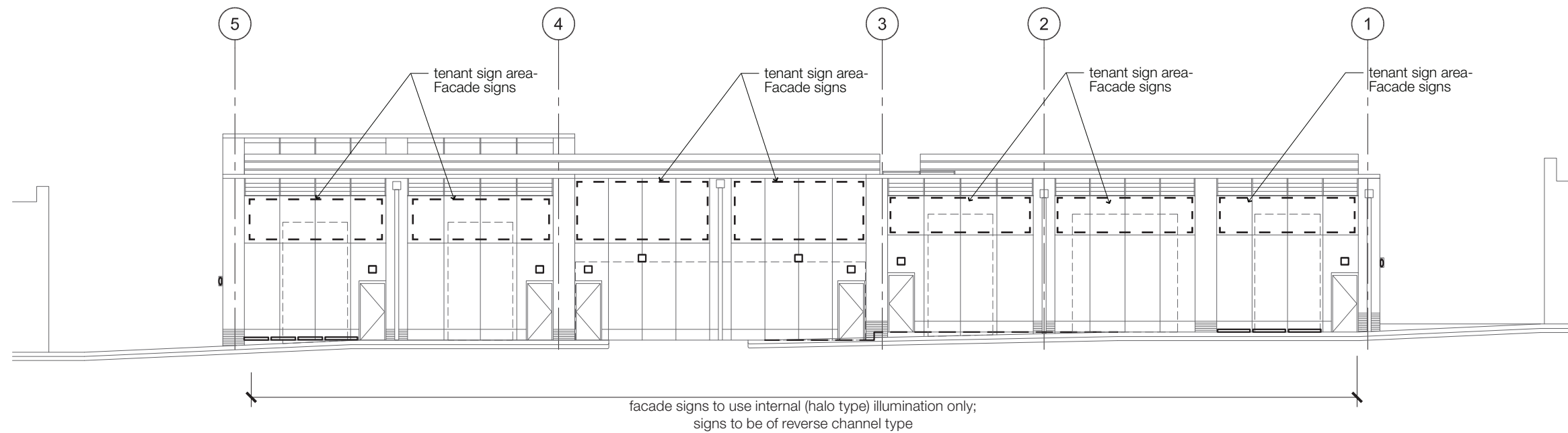
- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.
- 4) Sign and awning colors and design the initial tenant build-out of B-I are excluded from this CSP. See Part 4 for the initial tenant build-out specifications.



2 East Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

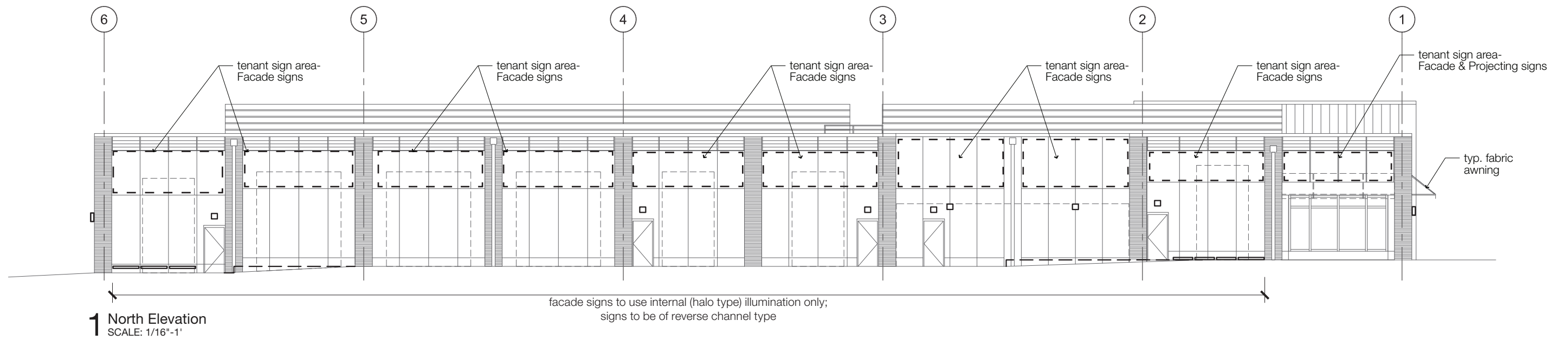
- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.

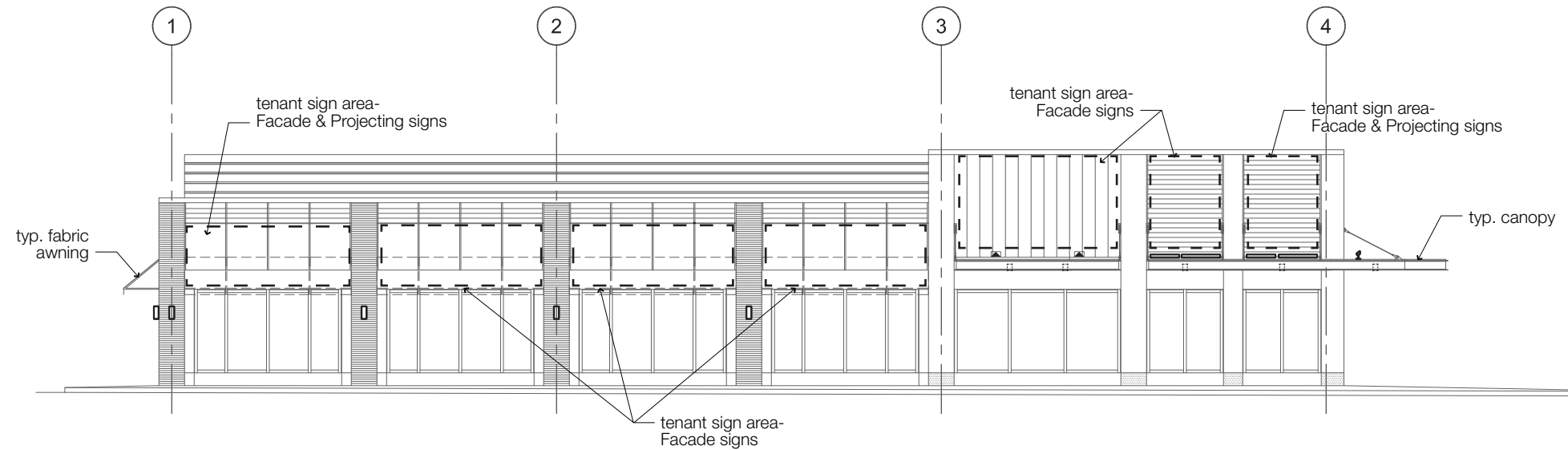


1 North Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.

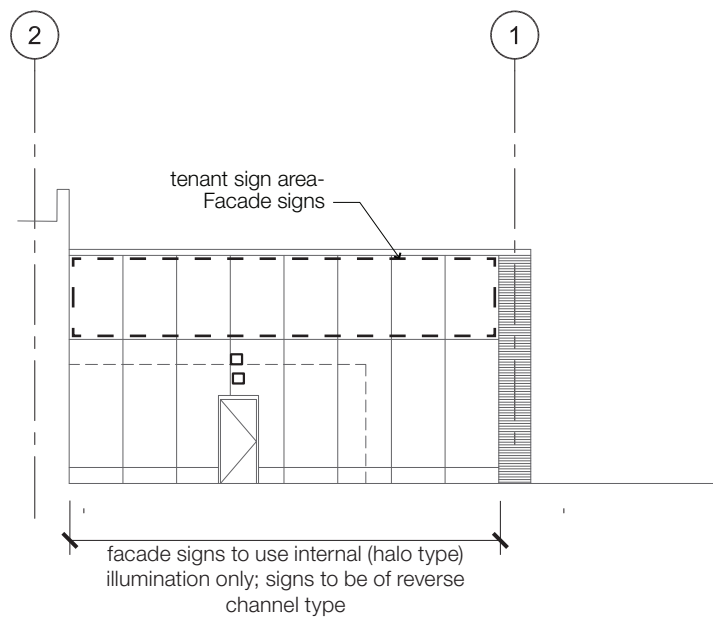




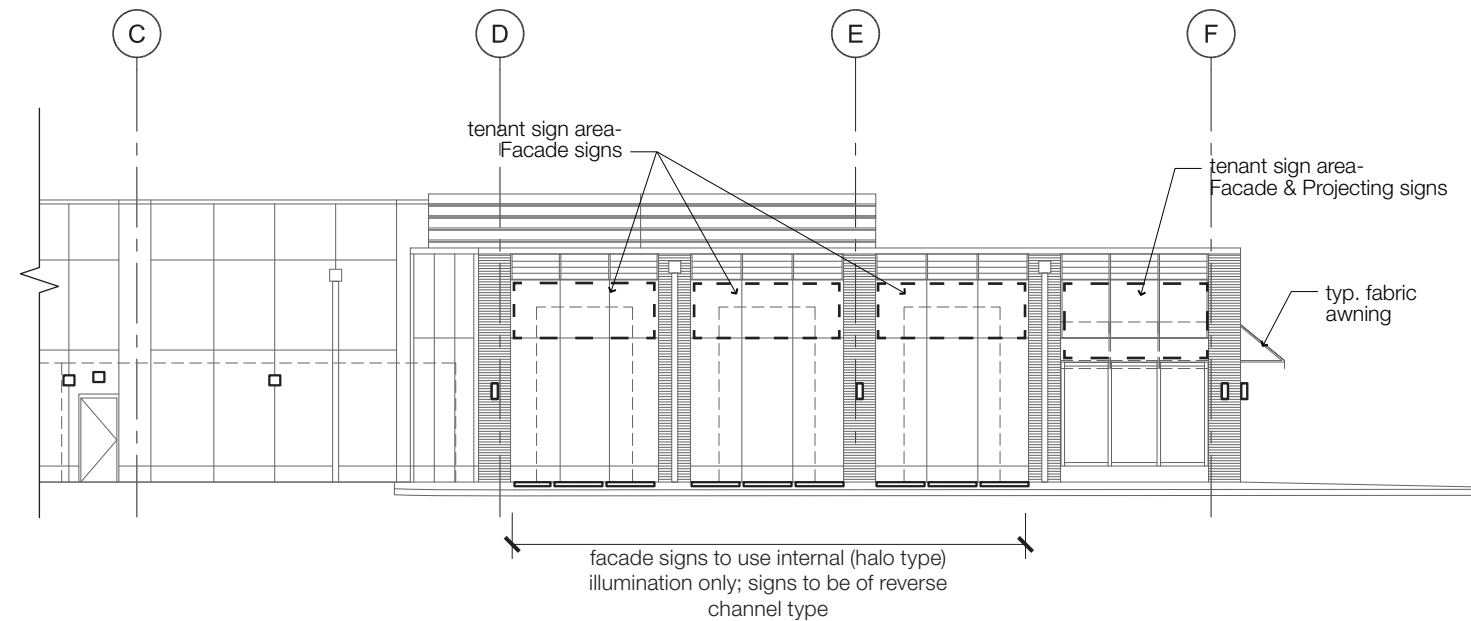
1 East Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.

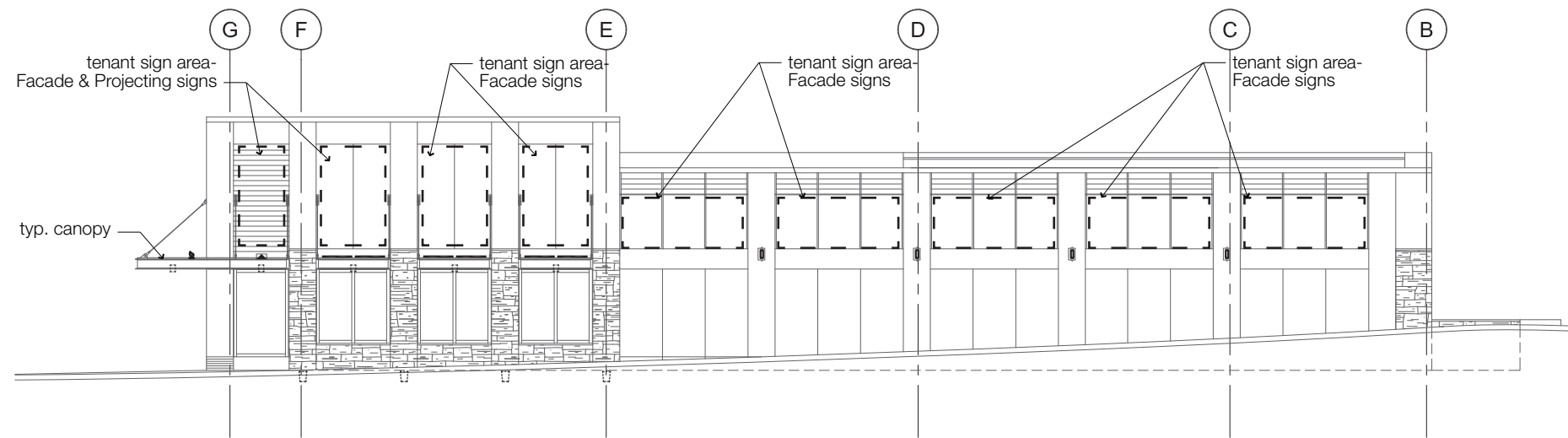


Partial West Elevation



Partial South Elevation

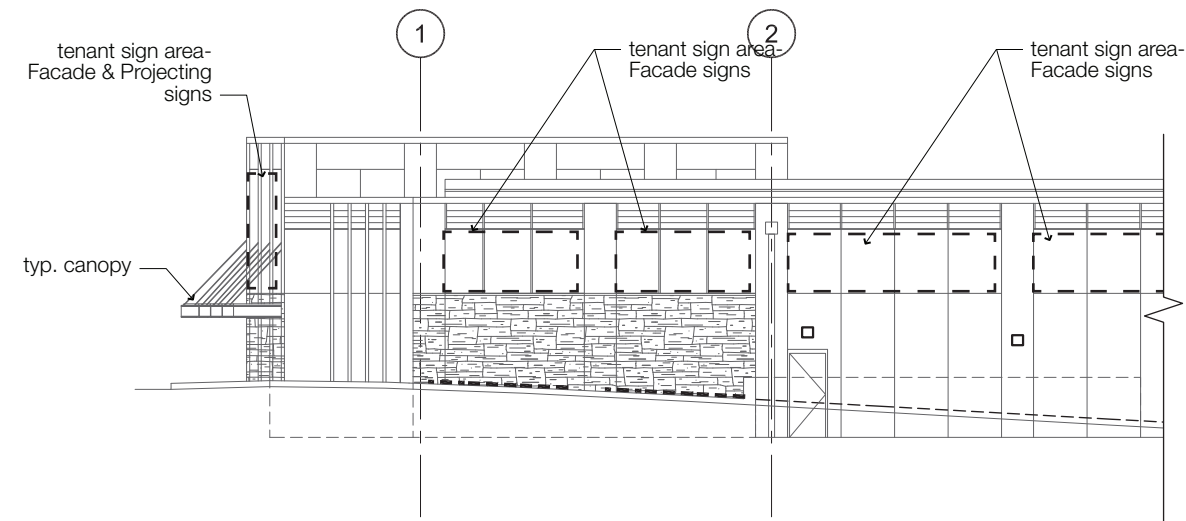
2 Partial South and West Elevations
SCALE: 1/16"=1'



1 West Elevation
SCALE: 1/16"=1'

Exterior Signage Notes:

- 1) All sign areas are shown for location reference only. All signage will conform to the approved sign criteria.
- 2) Sign placement to be considered part of the overall storefront design. Sign placement to align with or center on architectural features where possible.
- 3) Tenants who wish to alter the existing building storefront and require alternate sign placement will submit signage separately for ARB approval.



2 Partial South Elevation
SCALE: 1/16"=1'

General Sign Notes

- 1) Signs may have internal (halo) or external illumination. External illumination shall be well integrated into storefront design. A projecting facade sign is an option for tenants with corner locations.
- 2) Signs to maintain a minimum clearance of 10" from top and bottom edges of sign mounting area and 1'-0" from demising wall center line.
- 3) Signs to not overlap architectural features like columns, pilasters, window lintels, canopy support anchor plates and cables, coping, etc. Signs will maintain a minimum clearance of 8" around architectural features.
- 4) Where possible, sign placement to visually align with neighboring tenant signs to ensure visual consistency.
- 5) Channel letter returns are to be painted black or other appropriate color (white or warm gray) that reinforces tenant identity..
- 6) Tenants who feel these guidelines will not allow for their brand and identity to be adequately represented and require alternate sign design will submit signage separately for ARB review and approval.
- 7) All signs and awnings fronting Bond Street are excluded from this CSP and not subject to ARB review and approval.
- 8) Sign and awning colors and design for the initial buildout of buildings A-I, A-V, B-I are excluded from this CSP. Submittals for buildings A-I, A-V, and B-I are supplemental parts 2, 3, and 4 respectively.
- 9) Hotel and cinema signs to be covered under separate applications and are excluded from this CSP.
- 10) All sign areas and sizes will comply with Albemarle County Code Chapter 18, Section 4.15-Signs and Albemarle County Architectural Review Board (ARB) Sign Guidelines.
- 11) Logo/graphics colors and illumination are subject to review by the ARB.
- 12) Sign size is subject to ARB review for appropriate scale and proportion for each building prior to final approval.
- 13) Sign colors are subject to ARB review for compatibility.

As of 7/28/2021 Building A5 is no longer excluded from this CSP.

Facade Signs

- 1) Facade signs are signs mounted to the exterior of the storefront and intended to be viewed from the storefront exterior. Individual letterform signs have a maximum letter height of 30". Maximum size for logo and graphic signs is per zoning ordinance.
- 2) Facade signs with sign panel (see illustration 3, page 4) are only allowed on Building A-I, A-V and B-I facades that do not have frontage on the Entrance Corridor.

Projecting Signs

- 1) Projecting signs shall not obstruct any pedestrian way. Signs shall maintain a minimum clearance of 9'-0" AFF. Maximum size for projecting signs is per zoning ordinance.
- 2) Projecting signs shall not obstruct view of neighboring tenant signage.

Canopy Signs

- 1) Canopy sign elements cannot extend above or below canopy edges. Sign size to be appropriate to canopy size.
- 2) Canopy signage color(s) to be harmonious with canopy color. Color(s) must not clash with architectural materials or neighboring signs. See Color section for color limitations.

Awnings

- 1) There are two types of awnings specified in this project. Awning type 1 has a vertical valance in addition to its angled face. Awning type 2 has only a single angled face. Signage is only permitted on Type 1 awnings. A non-standard awning type may be used with Landlord approval. Non-standard awning types must not clash with architectural design or materials. Awning signs can be placed on any and all awnings placed on tenant's exterior walls provided the total sign area and arraignment is compliant with the local sign code.
- 2) For type 1 awnings, secondary signage may be applied to awning valance only and may cover 100% of awning valance area. Signage is not permitted on both awning face and valance.
- 3) For type 2 awnings, no signage is permitted.
- 4) Allowable awning colors are Black, Natural, Charcoal Gray, Blue, Green, and Taupe (Sunbrella Black **08, Natural **04, Charcoal Gray **44, Navy Blue **26, Alpine Green **55, and Panorama Taupe **48).
- 5) Awning signage color(s) to contrast awning color. Signage color(s) to be harmonious with awning color. Color(s) must not clash with architectural materials or neighboring signs. See Color section for color limitations.

Blade Signs

- 1) Every tenant shall be allowed one (1) blade sign except, tenants of a corner store or angled wall front may have one (1) blade sign on each facade provided the arrangement is within the restrictions of the local sign code.
- 2) Blade signs will be located in close proximity to storefront entry doors and align with architectural features of the storefront and building facade.
- 3) Blade signs may be either suspended (from canopy) or projecting from facade. Suspended signs are preferred.
- 4) Blade signs shall not obstruct any pedestrian way. Signs shall maintain a minimum clearance of 9'-0" AFF.
- 5) Blade sign size to be of an appropriate scale for placement on facade. Over-scale signs are not permitted.
- 6) Blade signs are non-illuminated.

Colors

- 1) Individual letterforms, facade sign panels, and projecting sign bodys to be limited to Black, White, and warm gray colors (including but not limited to Pantone Warm Gray 1 through 11). Letterform color to contrast background.
- 2) Logo and graphics may be in tenant's corporate colors provided the sign colors are harmonious with other signage on tenant's storefront, architectural materials and colors of the tenant's storefront, the overall building, and neighboring tenant signs.
- 3) Sign color(s) must not clash with architectural materials or neighboring tenant signs.
- 4) Use of a tenant's corporate colors are to be tasteful and constrained to a limited color palette. Color palette to respond to and work with the architectural materials and colors of the tenant's storefront, the overall building, and neighboring tenant signs.

Prohibited Signs:

- 1) Signs of a garish nature.
- 2) Signs of an inappropriate scale to sign area, storefront, building, and neighboring signs.
- 3) Flashing lights.
- 4) Trim caps that are over scale to letterform and/or in a color other than the color of the letterform return.
- 5) Cabinet signs with illuminated, translucent background and silhouette letters.
- 6) Vacuum-formed plastic letters.
- 7) Paper, cardboard, stickers, or decals applied to or located behind the storefront glazing.
- 8) Sandblasted wood signs in natural wood finish with painted, raised letters and/or logos.
- 9) Cabinet/box signs with flat, plastic faces.
- 10) Exposed raceways. Electrical components to be hidden within sign, canopy and/or behind storefront. No exposed raceways are permitted.