

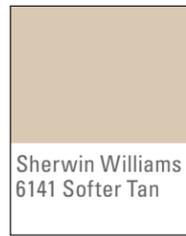
JPA TOWER INVESTORS

2415 IVY ROAD | COMPREHENSIVE SIGN PLAN

CHARLOTTESVILLE, VA | 05.19.22



DEVELOPMENT COLORS/FINISHES



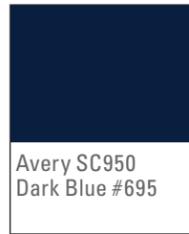
CC Colorant	OZ	32	64	128
B1 - Black	2	8	-	1
R2 - Maroon	-	8	-	-
Y3 - Deep Gold	-	15	1	-

PAINT COLORS



CC Colorant	OZ	32	64	128
B1 - Black	2	8	-	1
R2 - Maroon	-	8	-	-
Y3 - Deep Gold	-	15	1	-

VINYL COLORS



TYPOGRAPHY

Helvetica Neue LT Std 57 Condensed

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o p q r s t u v w x y z

0 1 2 3 4 5 6 7 8 9 ! @ # \$ % ^ & * () - + = , . ?

SPECIFICATIONS

GENERAL NOTES:

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 and will require individual sign permit applications.

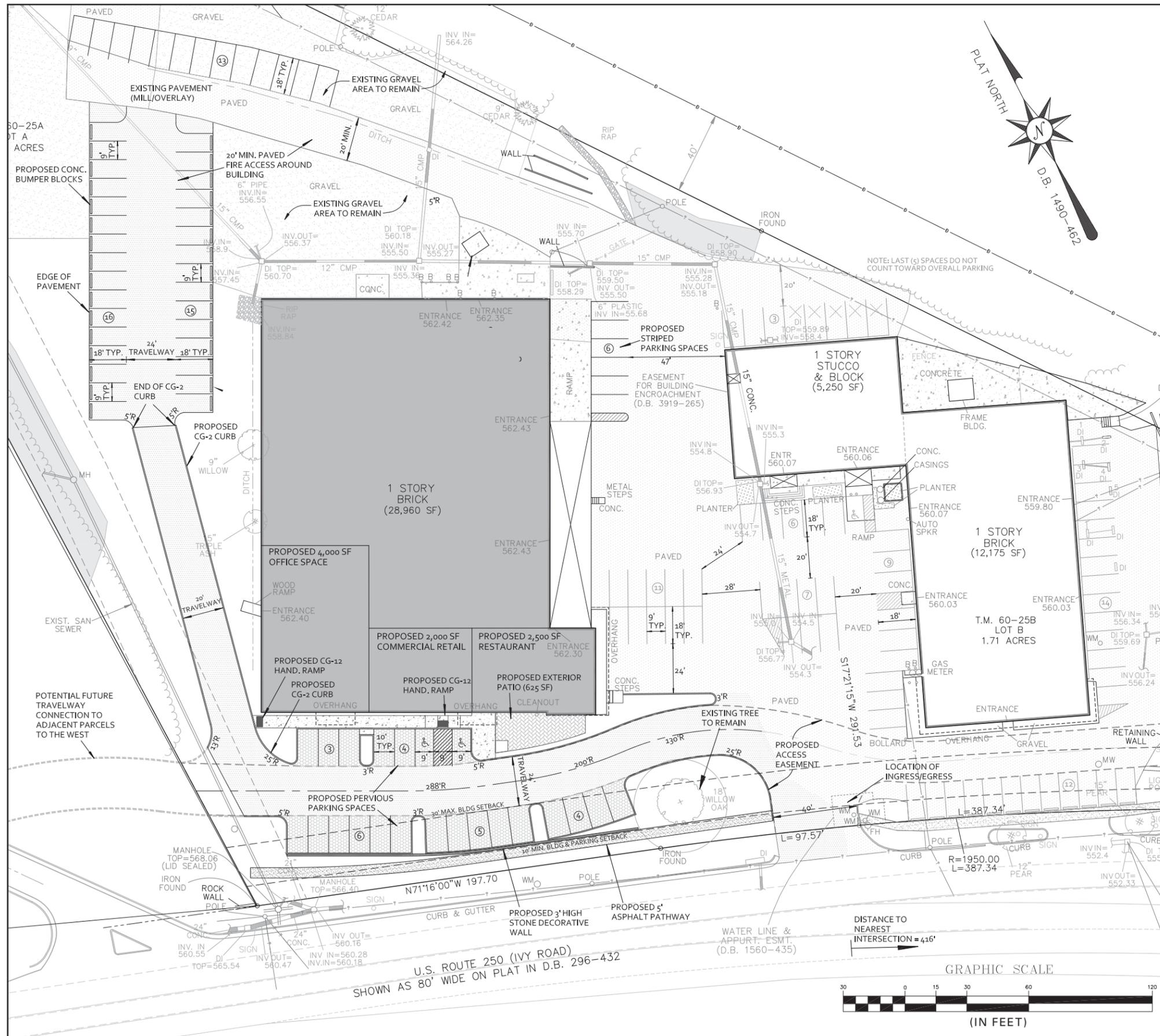
Tenants who feel these guidelines will not allow for their brand and identity to be adequately represented and require alternate sign design will submit signage separately for ARB approval.

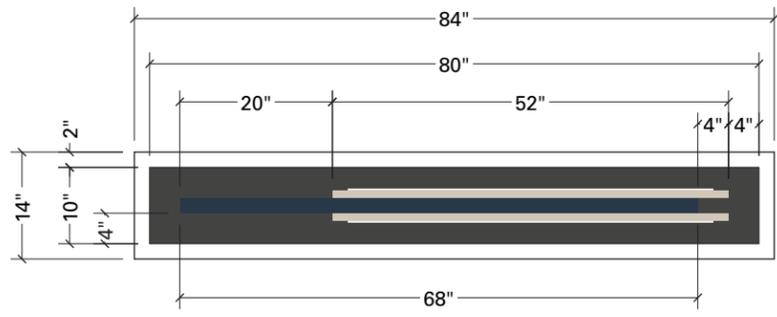
SCOPE OF PLAN

1. Entrance Free Standing Sign- See page 4
2. Wall Signs - See page 7

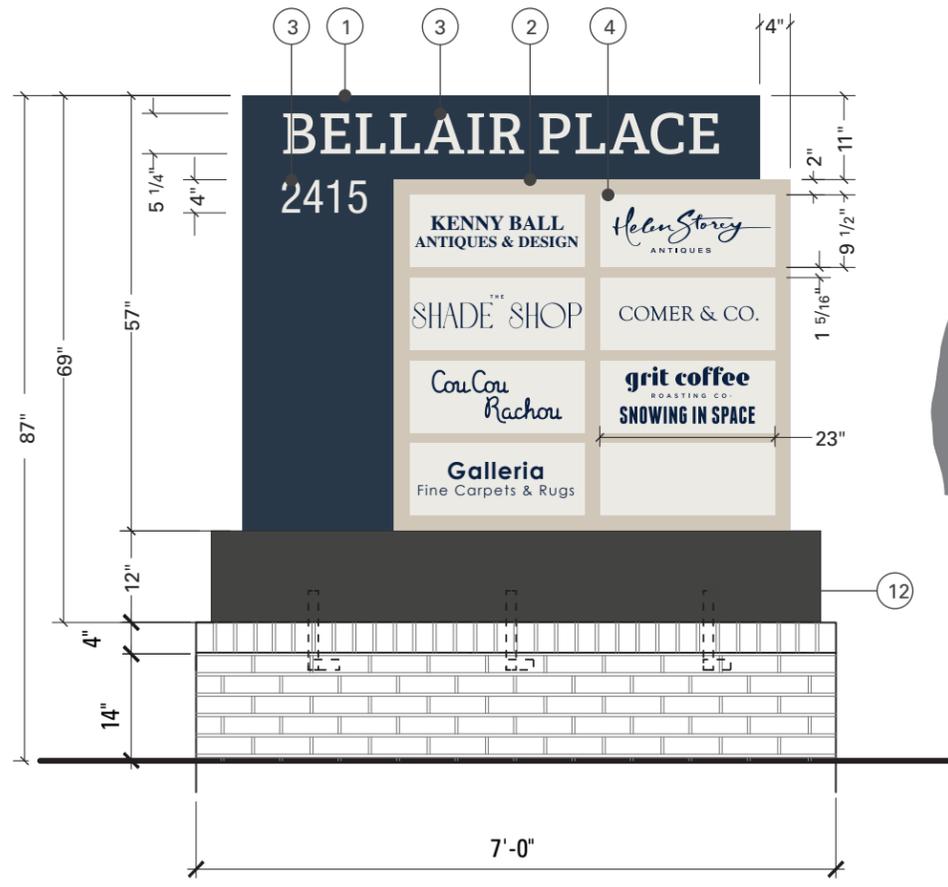
DEVELOPMENT FINISHES

1. Sherwin Williams Dark Bronze Custom Mix
2. Sherwin Williams 6141 Softer Tan
3. Sherwin Williams 9178 In the Navy

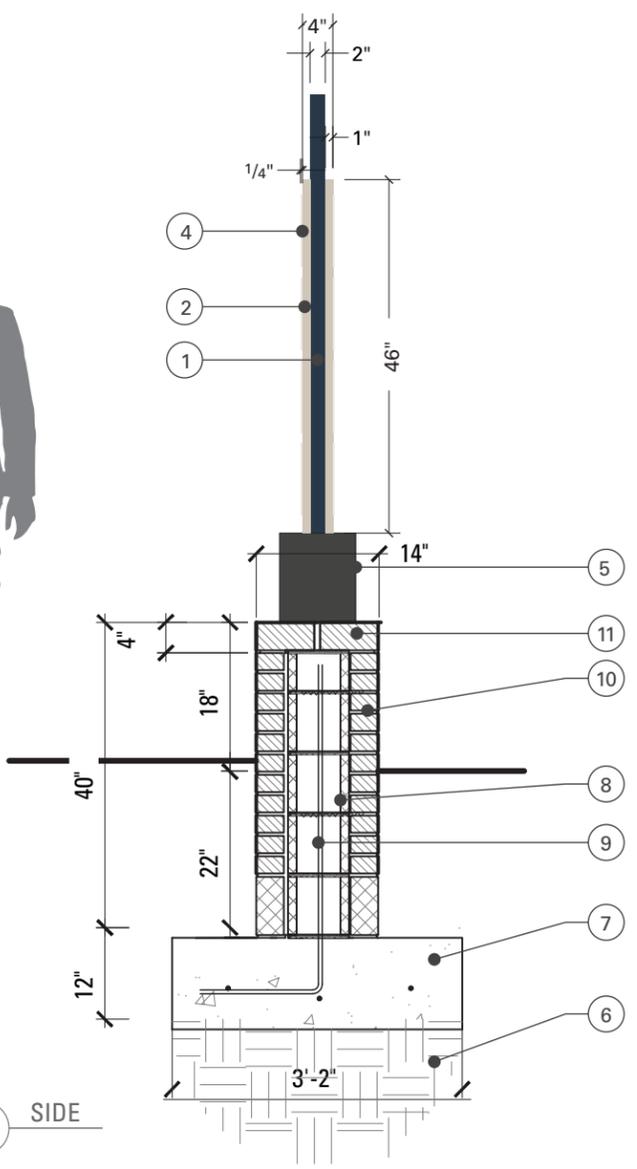
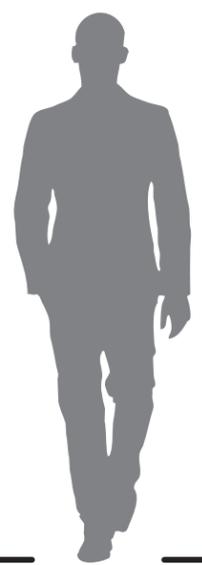




2 PLAN



1 FRONT ELEVATION - ENTRANCE SIGN
QTY: 1 | TWO SIDED



3 SIDE

SIGN TYPE: FREESTANDING SIGN

SIGN FEATURE	PROPOSED CRITERIA
SIGN TYPE	FREESTANDING MONUMENT
MATERIAL	ALUMINUM, ACRYLIC, VINYL, AND PAINT
BACKGROUND COLOR	SHERWIN WILLIAMS 7105 PAPERWHITE
TEXT / GRAPHIC COLOR(S)	TEXT MUST BE DARK BLUE VINYL/SW 9178 IN THE NAVY FONT UNLIMITED, ART TBD BY TENANT
ILLUMINATION	(2) 20W KNUCKLE MOUNT LED FLOOD LIGHT (70W EQUIVALENT) 2200 LUMENS EACH DETAILS PAGE 6

SPECIFICATIONS

- MATERIALS/METHOD:**
- 2" Aluminum cabinet with 1/8" face, painted
 - 1" Aluminum cabinet with 1/8" face, painted
 - 1/8" Acrylic Dimensional Letters, painted, mounted with Norton D/S tape
 - (8) 23"x 9 1/2"x 1/4" Aluminum painted panel, Tenant name/logo vinyl size varies per logo
Panel mounted to face of cabinet with D/S tape and silicone
 - 12" Aluminum footer, painted
 - Undisturbed soil or compacted fill
 - Concrete slab
 - 8" CMU, fully grout cores
 - No. 4 rebar 16" O.C. through cores
 - Brick veneer to match building - TBD
 - Brick row lock cap
 - J-Bolts inset into concrete for cabinet attachment, threads 8" above cap

FONTS

- Helvetica Neue LT STD 57 Condensed
- Client provided logos

COLORS

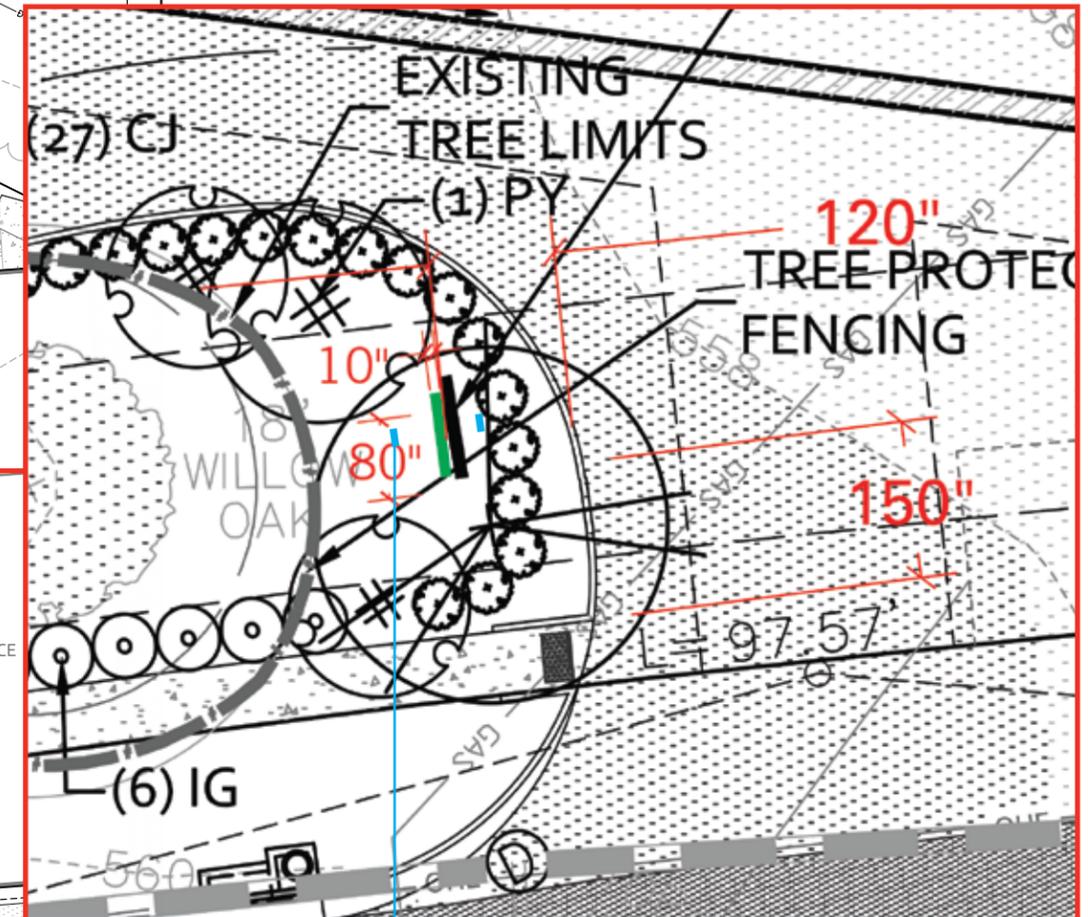
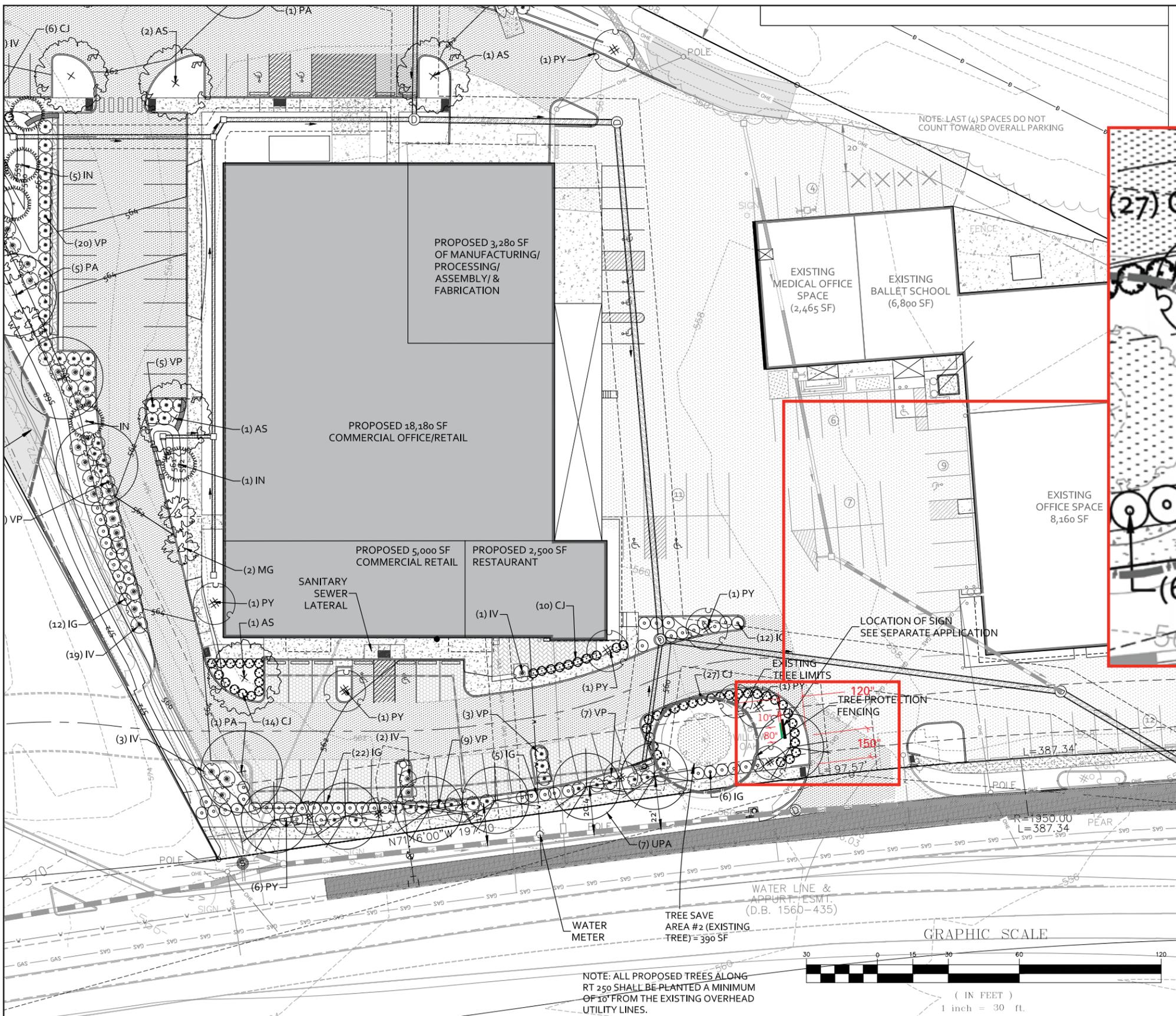
- Sherwin Williams 9178 In the Navy
- Sherwin Williams 6141 Softer Tan
- Sherwin Williams 7105 Paperwhite
- Sherwin Williams 7105 Paperwhite
- Avery Dark Blue Vinyl Copy
- Sherwin Williams Custom Dark Bronze Mix
Color match MP 13338 Anodized Black

INSTALL NOTES

- Sign attached to masonry base via J-Bolts - See page 5 for placement

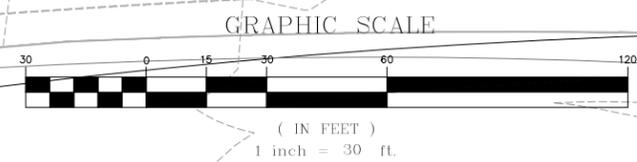
APPROVED

CLIENT APPROVED: 03.04.22



LIGHT FIXTURES DISTANCE FROM SIGN TBD
WILL DETERMIN DURING INSTALL

1 FREE STANDING SIGN LOCATION



NOTE: ALL PROPOSED TREES ALONG RT 250 SHALL BE PLANTED A MINIMUM OF 10' FROM THE EXISTING OVERHEAD UTILITY LINES.

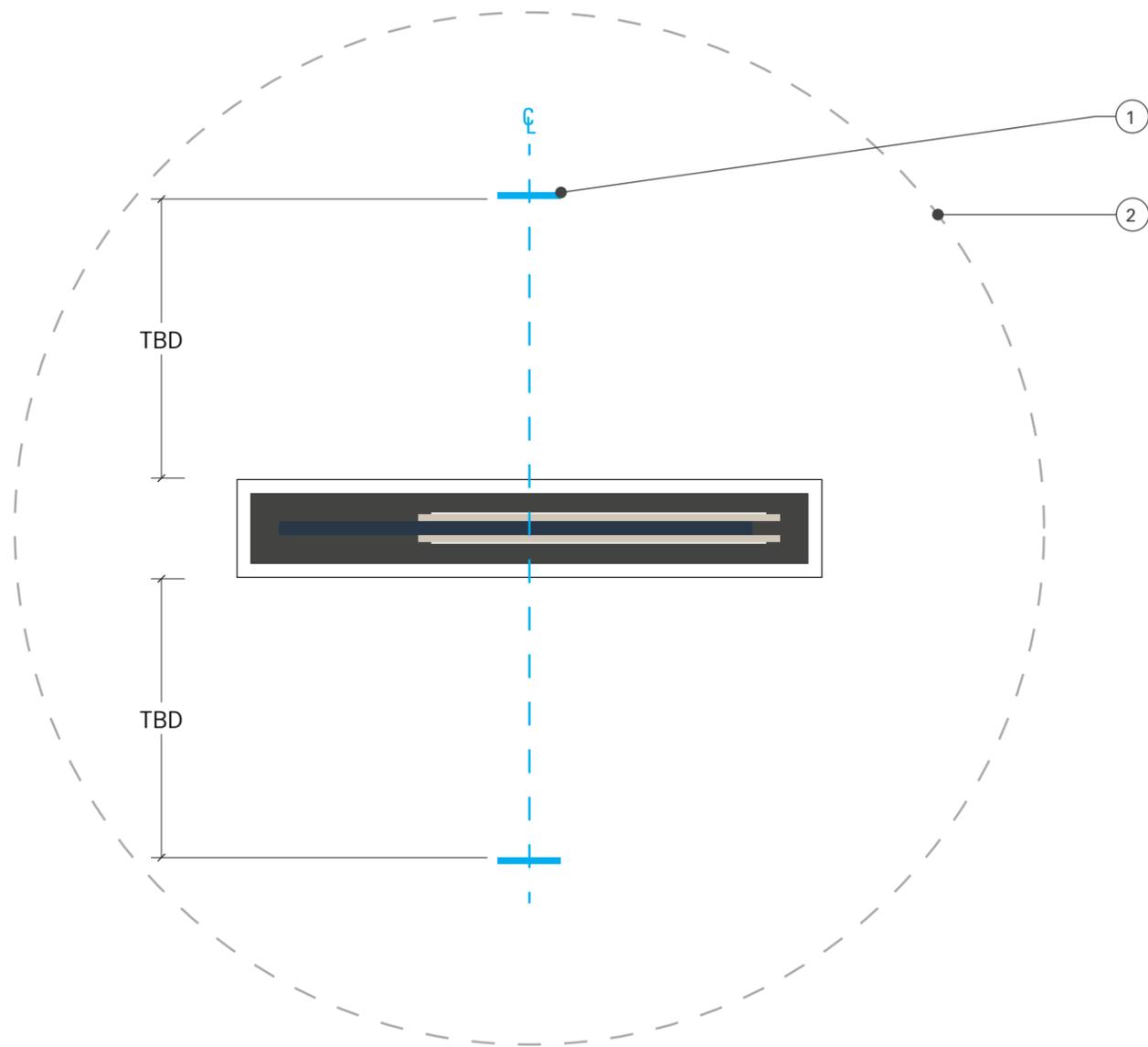
APPROVED

CLIENT APPROVED: 03.04.22

SPECIFICATIONS

MATERIALS/METHOD:

- 1. (2) Solar powered lights, Warm white color temperature 2000k - 3000k, Installed by Gropen
- 2. Mulch bed - TBD



1 PLAN - LIGHTING

INSTALL NOTES

- Install distance from sign TBD on site, centered on sign

APPROVED

CLIENT APPROVED: 03.04.22

SIGN FEATURE		PROPOSED CRITERIA
LOCATIONS		SEE ACCOMPANYING BUILDING ELEVATIONS FOR THE LOCATION OF THE SIGN BANDS AND PLACEMENTS SIGNS SHALL BE CENTERED HORIZONTALLY WITH IN FIRST FLOOR STORE FRONT WINDOWS AND CENTERED VERTICALLY WITHIN DESIGNATED SIGN BAND IN DESIGNATED SIGN BAND.
SIZE LIMITATIONS		STANDARD ARB GUIDELINES REGARDING SIZE AND PROPORTIONS APPLY.
LETTER TYPE / FONT		UNLIMITED
RACEWAY COLOR (IF USED)		TO MATCH THE COLOR OF THE WALL SW 6141 SOFTER TAN
GRAPHICS DETAILS		NO LIMIT TO OVERALL GRAPHIC COLORS AS LONG AS INDIVIDUAL TENANT GRAPHICS TOTAL NUMBER IS LIMITED TO THREE (3) AND ALL COLORS HAVE A COORDINATED APPEARANCE BACKGROUNDS OF GRAPHICS MAY BE REQUIRED TO BE OPAQUE TO MEET THE SIGN GUIDELINES.
CHANNEL LETTERS	LETTER FACE	SW 9178 IN THE NAVY
	RETURN / TRIM COLOR	SW 9178 IN THE NAVY OR SW DARK BRONZE CUSTOM MIX
	ILLUMINATION	DOWN-WASH ILLUMINATED (SEE DIAGRAM 2). ILLUMINATION TO COMPLY WITH ALBEMARLE CO. CODE CH. 18, SEC. 4.15.17



Side Elevation

Front Elevation

CHANNEL LETTERS WITH SW 9178 IN THE NAVY FACE INDIVIDUALLY MOUNTED OR WITH RACEWAY PAINT RETURNS AND TRIM SW 9178 IN THE NAVY OR SW DARK BRONZE CUSTOM MIX



Front Elevation
w/ Illumination shown

2 CHANNEL LETTERS - DOWN WASH ILLUMINATION

NOTE(S): DIAGRAMS ARE SHOWN FOR REFERENCE ONLY. ACTUAL TENANT SIGNS WILL REFLECT INDIVIDUAL TENANT IDENTITY THROUGH SHAPE, FONT, ETC.

ALL SIGNS WILL REQUIRE INDIVIDUAL SIGN PERMIT APPLICATIONS.



1 SOUTH ELEVATION - BUILDING SIGN AREA



2 EAST ELEVATION - BUILDING SIGN AREA



SIGN BAND, SIGNS MUST BE CENTERED AND FIT WITHIN THIS AREA
 SIGNS MUST ALSO COMPLY WITH ALL APPLICABLE SIGN REGULATIONS
 AS DESCRIBED IN ALBEMARE COUNTY CODE 4.15

* AREAS FOR AWNING SIGNS NOT SHOWN, SEE PAGE 7 FOR AWNING CRITERIA

3 BUILDING SIGN BANDS