



THE SHOPS @ RIVERSIDE VILLAGE

OWNER

SHOPS AT RIVERSIDE LLC
200 GARRETT STREET, SUITE S
CHARLOTTESVILLE VA, 22902

DEVELOPER

STONY POINT DESIGN/BUILD
200 GARRETT STREET, SUITE O
CHARLOTTESVILLE, VA 22902

PARCEL ID

078G0-00-01-000A0

ZONING

NEIGHBORHOOD MODEL DISTRICT

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.

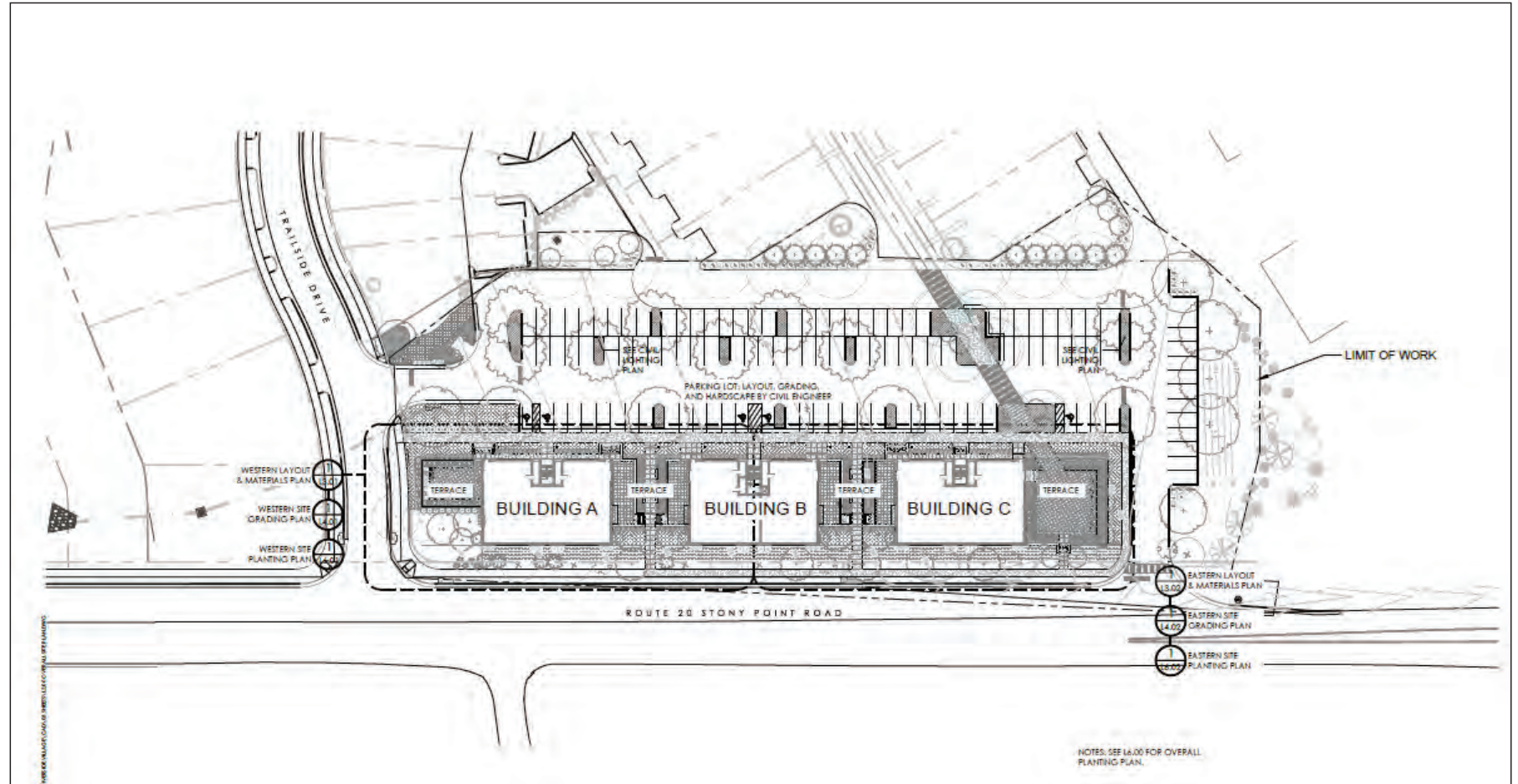
SCOPE OF PLAN

DIRECTORY MONUMENT - TENANT PANELS
SEE PAGE 2 FOR DETAILS

BUILDINGS A, B & C
SEE PAGES 3-9 FOR
PROPOSED SIGN AREA

DEVELOPMENT FINISHES

- NuCedar Vertical Siding; Shiplap Profile
Color: Cedar
- Hardie Panel Siding; Smooth
Color: Rich Espresso
- Sioux City Brick; Smooth
Color: Vintage Black



A SHOPS @ RIVERSIDE VILLAGE - Site Plan
Scale = Proportional



Client: RiverBirch Restaurant
Location: The Shops at Riverside
Phone/Email: (434)-989-1510

SIGN PLACEMENT MAY CHANGE
We cannot guarantee exact color matches. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size of exact scale.

Drawing scale: Proportional
Drawing location: P:\2019\EL - Electrical\RV\River Birch - Shops at Riverside
Revision #: 10.11.19.REV02



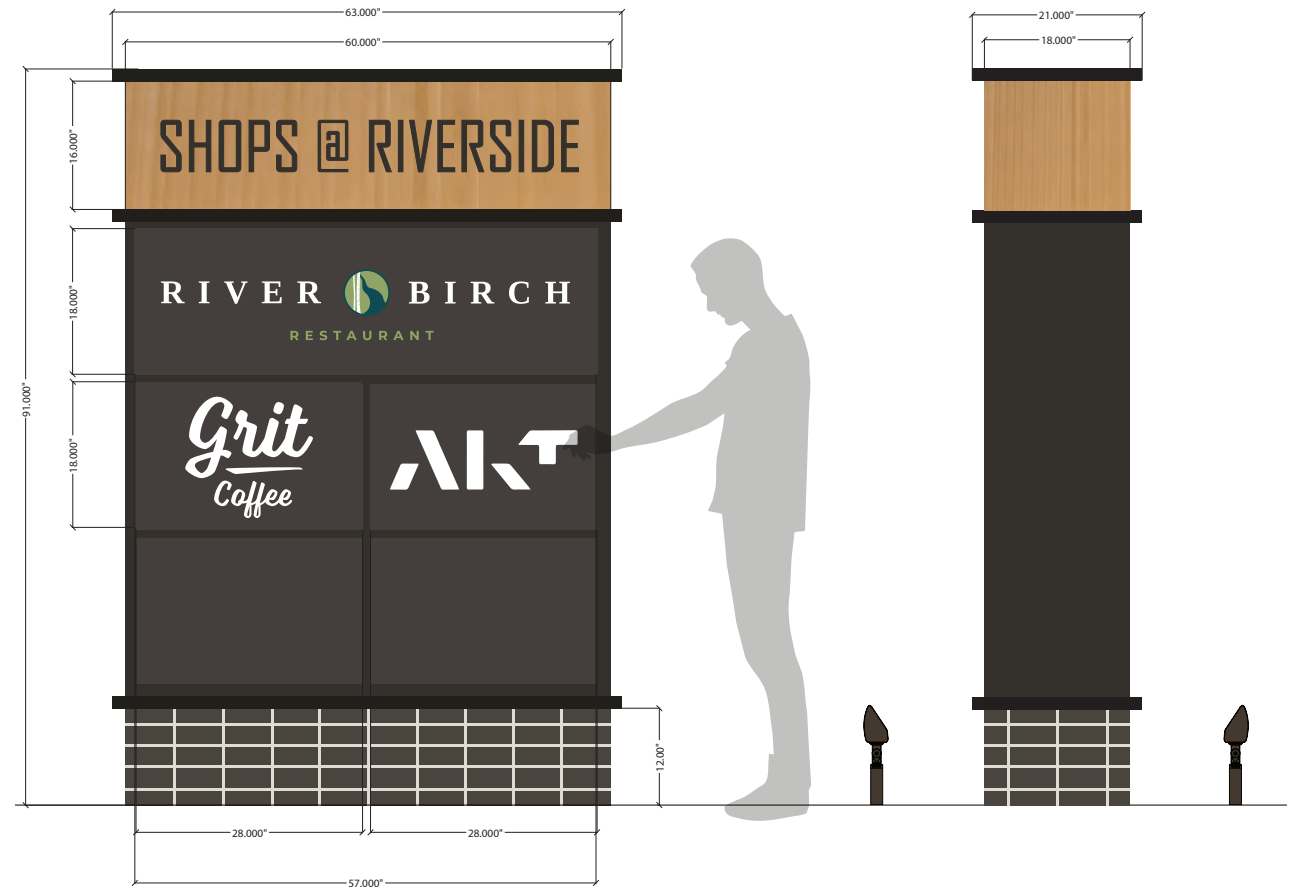
2165 Seminole Trail
Charlottesville, VA 22901
phone: (800)482-6603 x105
fax: (434)974-6898
beth@htsva.com

Preliminary Drawing
 Final Drawing
PAGE 2 OF 9

B SHOPS @ RIVERSIDE VILLAGE - DIRECTORY MONUMENT

Scale = Proportional, Quantity: (1) Double-sided.

DIRECTORY MONUMENT SIGN - PROPOSED CRITERIA	
SIGN TYPE	Freestanding Monument
MATERIAL	Aluminum, Acrylic, Vinyl or Paint Decoration
BACKGROUND COLOR	PMS 440C (to match Hardie Panel Siding on Building, Rich Espresso)
TEXT/GRAPHIC COLOR(S)	Text must be white. No limit to the overall graphic colors as long as individual tenant graphics total number is limited to three and all colors have a coordinated appearance.
ILLUMINATION	External Wash Illumination Linear Flood Lighting Fixtures (x1 per side) 47" w. Output not to exceed 3,000 lumens. Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All illumination shall be non-blinking.



SIGN AREA: < 32 S/F

SAMPLE ARTWORK SHOWN. ACTUAL TENANT PANELS WILL REFLECT INDIVIDUAL TENANT IDENTITY THROUGH SHAPE, FONT, ETC.

ALL SIGNS WILL REQUIRE INDIVIDUAL SIGN PERMIT APPLICATIONS.



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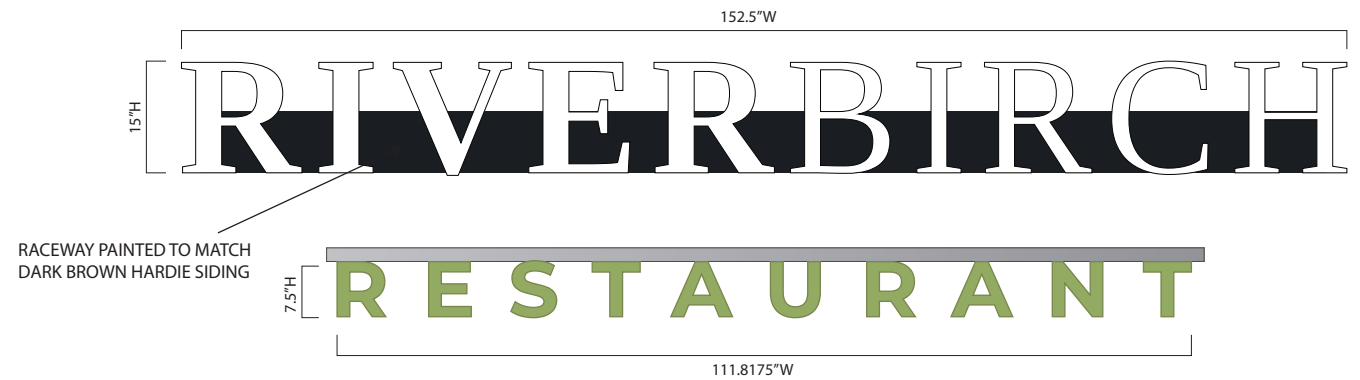
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CANOPY/AWNING MOUNTED SIGNS - PROPOSED CRITERIA	
SIGN LOCATIONS	See Page 5 for Placement details. Commercial signage shall not be placed on or at the level of the wood siding and shall not extend into that zone.
SIGN TYPE	Channel letters OR FCO Aluminum/Acrylic Letters, Non-Illuminated or Internally Illuminated. Suspended below canopy or mounted to face of canopy. Channel letters may be mounted to top of canopies on South elevation only, and may not extend above the cedar facade. Thin cabinet signs with push-thru letters mounted to face of canopies on East and North Elevations.
SIGN SIZE	Max letter size for letters mounted to the face of 9.5" canopies will be 5.5"h, and on the 37" canopies the max will be 24"h.
SIGN MATERIALS	Aluminum, Acrylic, Vinyl or Paint Decoration
LETTER COLORS	White, Black, Silver or Green.
GRAPHIC COLORS	No limit to the overall colors as long as individual tenant graphics total number is limited to three and all colors have a coordinated appearance.
TRIM CAP/RETURN COLOR	Black/Black, or matched to face color
RACEWAY COLOR (IF USED)	To match the canopy to which it is attached.
ILLUMINATION DETAILS	Signs may be internally or down-wash illuminated. Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All Illumination shall be non-blinking. All cabinet backgrounds to be opaque
LETTER TYPE/FONT	Unlimited



SHOPS @ RIVERSIDE VILLAGE - CANOPY/AWNING MOUNTED SIGNS

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SOUTH ELEVATION CANOPIES



EAST AND NORTH ELEVATION CANOPIES



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SHOPS @ RIVERSIDE VILLAGE - CANOPY/AWNING MOUNTED SIGNS

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***RED BOXES INDICATE PROPOSED CANOPY SIGN LOCATIONS.**



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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D SHOPS @ RIVERSIDE VILLAGE - WALL SIGNS

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WALL SIGNS - PROPOSED CRITERIA	
SIGN LOCATIONS	See page 7 for placement details
SIGN TYPE	Channel letters and FCO letters
TEXT COLOR(S)	White, Silver or Green
SIGN MATERIALS	Aluminum, Acrylic, Vinyl or Paint Decoration
GRAPHIC COLOR(S)	No limit to the overall graphic colors as long as individual tenant graphics total number is limited to three and all colors have a coordinated appearance.
RACEWAY COLOR (IF USED)	To match the wall to which it is attached.
ILLUMINATION	Signs may be internally or down-wash illuminated (see diagrams 1&2) Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All Illumination shall be non-blinking.
SIZE LIMITATIONS	Per Albemarle Co. Code CH. 18, Sec. 4.15.10



EXAMPLE OF TENANT WALL SIGN



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SHOPS @ RIVERSIDE VILLAGE - WALL SIGNS

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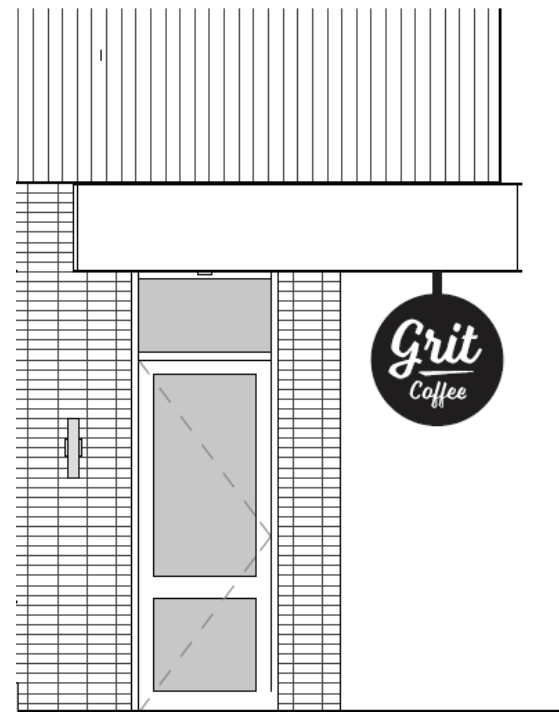
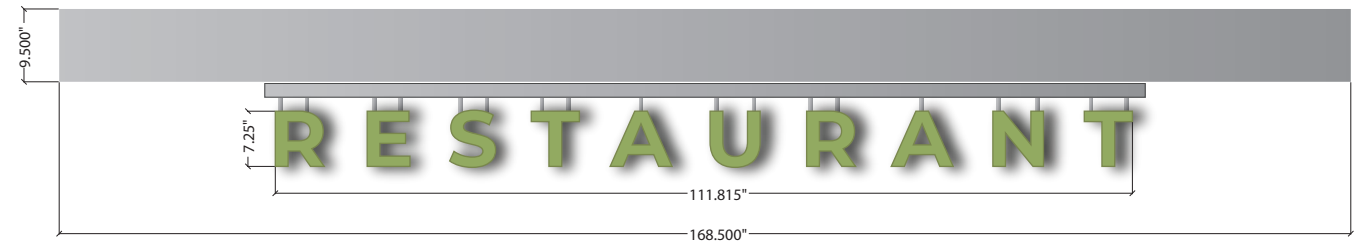


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SUSPENDED SIGNS - PROPOSED CRITERIA	
SIGN LOCATIONS	Suspended from canopies. See Page 9 for Placement details.
SIGN TYPE	Channel Letters, Cabinet Signs, FCO Letters
SIGN MATERIALS	Aluminum, Acrylic, Vinyl or Paint Decoration.
BACKGROUND COLOR (IF USED)	Green, Black or Brown/Bronze.
TEXT COLOR(S)	White, Silver, or Green.
GRAPHIC COLOR(S)	No limit to the overall graphic colors as long as individual tenant graphics total number is limited to three and all colors have a coordinated appearance.
ILLUMINATION	Signs may be internally or down-wash illuminated (see diagrams 1&2) Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All illumination shall be non-blinking. Cabinets shall have opaque backgrounds.
SIZE LIMITATIONS	Per Albemarle Co. Code CH. 18, Sec. 4.15.10
HEIGHT ABOVE GRADE	Per Albemarle Co. Building Code

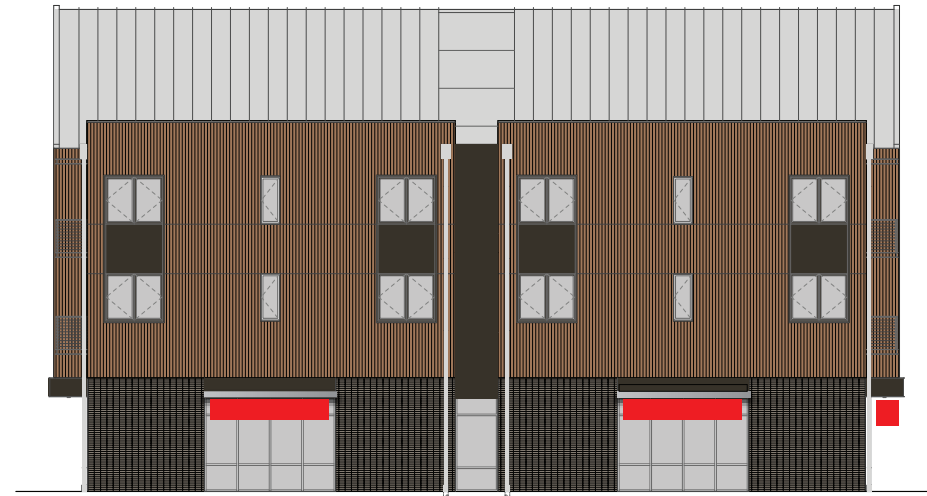


EXAMPLE OF TENANT SUSPENDED SIGNS

E SHOPS @ RIVERSIDE VILLAGE - SUSPENDED SIGNS

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