



RIO HILL SHOPPING CENTER

OWNER HART REALTY ADVISERS, LLC
92 HOPMEADOW STREET
WEATOGUE, CT 06089

ARCHITECT BRW ARCHITECTS
112 4TH STREET, NE
CHARLOTTESVILLE, VA 22902

PARCEL ID 04500-00-00-094A0

ZONING PLANNED DEVELOPMENT
SHOPPING CENTER

**HIGHTECH
SIGNS**
for any visual solution

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

FACADE RENOVATION FOR ENTIRE CENTER



2 OVERALL SITE PLAN - NEW FOOTPRINT
A1.B 1" = 100'-0"

Client: Rio Hill Shopping Center
Location: 1750 Rio Hill Center
Charlottesville, VA 22901
Phone/Email:

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:\2020\EL - Electrical\Rio Hill Shopping Center\
Revision #: 2.2.21.rev02



2165 Seminole Trail
Charlottesville, VA 22901

Layout by: Beth Robinson
phone: (800)482-6603 x107
fax: (434)974-6898
beth@htsva.com

Preliminary Drawing
 Final Drawing

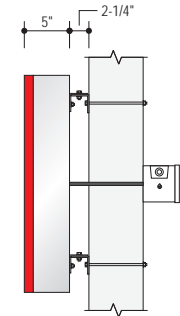
RIO HILL SHOPPING CENTER - WALL SIGNS

Scale = Proportional

WALL SIGNS - PROPOSED CRITERIA	
SIGN LOCATIONS	See pages 4-7 for placement details
SIGN TYPE	Channel letters & Channel Logos
TEXT COLOR(S)	Individual letters may incorporate only one color. Appropriate colors include blue, white, red, green, orange, black, and yellow.
GRAPHICS COLORS	No limit to graphics colors as long as the total is limited to three, plus black and white.
SIGN MATERIALS	Aluminum, Acrylic, Vinyl or Paint Decoration
RACEWAY COLOR	To match the wall to which it is attached. All raceways must be painted or replaced so that the raceway color matches the color of the wall to which it is attached.
ILLUMINATION	Internal illumination, face lit. Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All illumination shall be non-blinking. All logo backgrounds will be opaque.
SIZE LIMITATIONS	Per Albemarle Co. Code CH. 18, Sec. 4.15.10. Sign sizes are also subject to EC sign guidelines requirements, which could result in signs smaller than ordinance maximums.

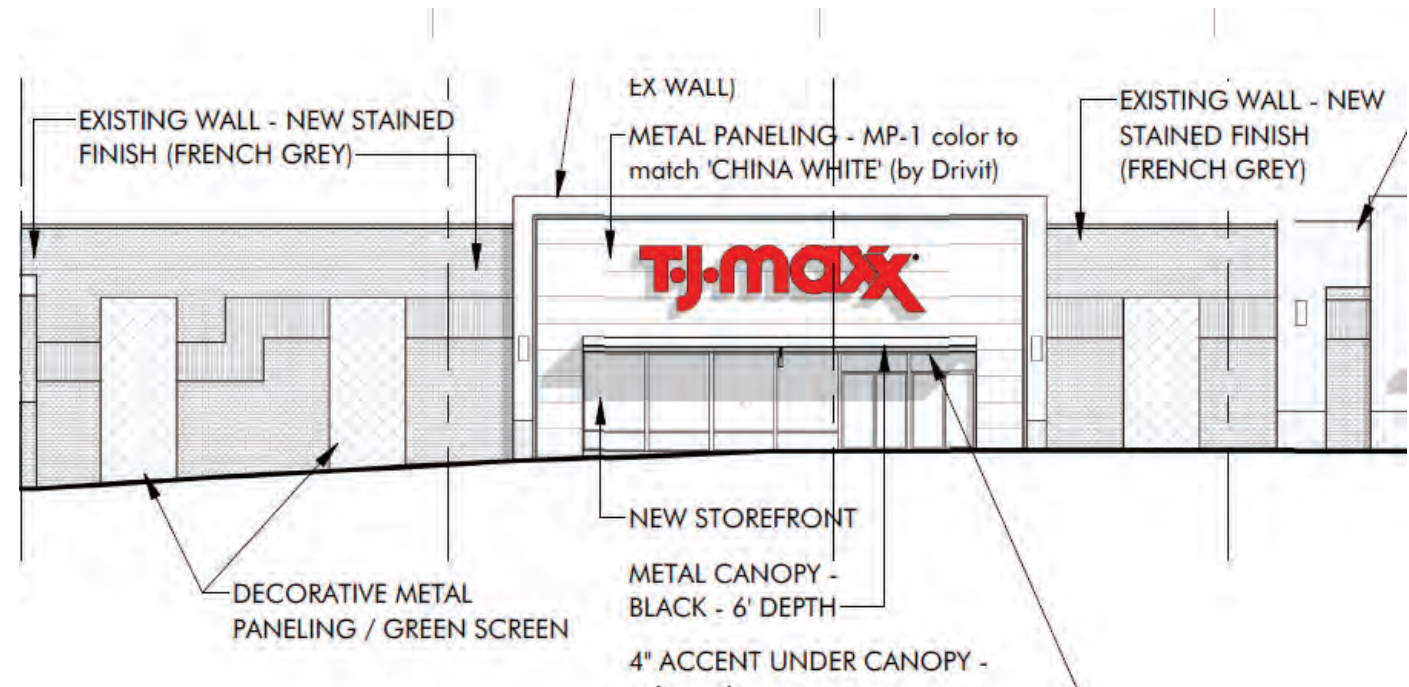
NOTES: DIAGRAMS ARE SHOWN FOR REFERENCE ONLY. ACTUAL TENANT SIGNS WILL REFLECT INDIVIDUAL TENANT IDENTITY THROUGH SHAPE, FONT, ETC., SUBJECT TO EC GUIDELINES REGARDING SIZE, COLOR, PROPORTION, ETC. ALL SIGNS WILL REQUIRE INDIVIDUAL SIGN PERMIT APPLICATIONS

EXAMPLE OF TENANT WALL SIGN



Side View
Scale: Not to scale
Raceway option not shown

1 CHANNEL LETTERS
Scale = Not to scale



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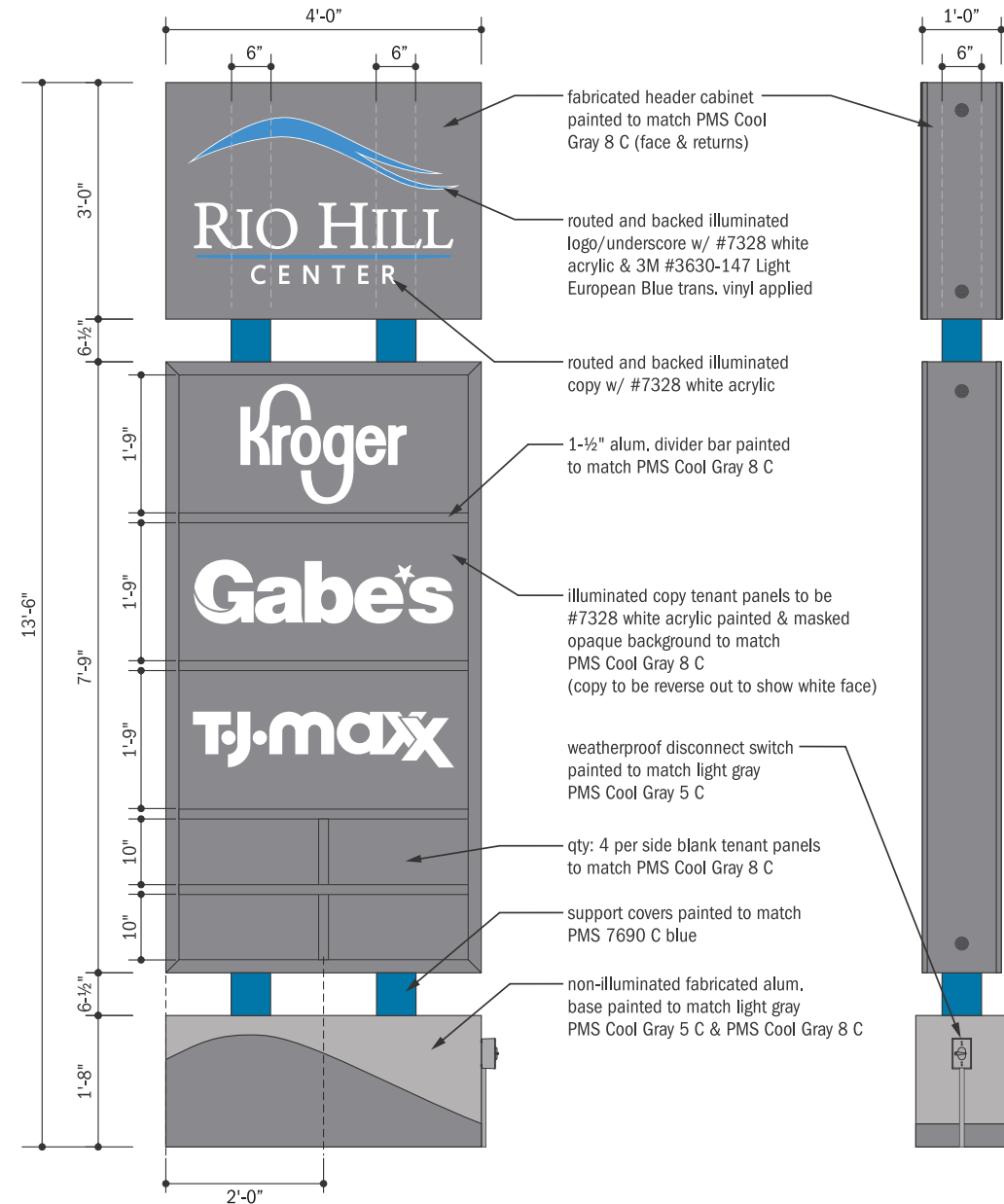
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RIO HILL SHOPPING CENTER - MULTI-TENANT MONUMENT SIGN

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MULTI TENANT MONUMENT SIGN - PROPOSED CRITERIA	
SIGN TYPE	Freestanding Monument
MATERIAL	Aluminum, acrylic, vinyl, and paint decoration.
BACKGROUND COLOR	PMS Cool Gray 5C
TEXT/GRAPHIC COLORS	Text must be white. Rio Hill decoration in upper cabinet includes 3M translucent 3630-147 European Blue vinyl decoration.
ILLUMINATION	Internal illumination. Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All Illumination shall be non-blinking. All logo backgrounds will be opaque.

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1 ELEVATION DETAIL (SIDE A) - TOTAL SF = 54
SCALE: 1/2" = 1'

2 SIDE DETAIL
SCALE: 1/2" = 1'

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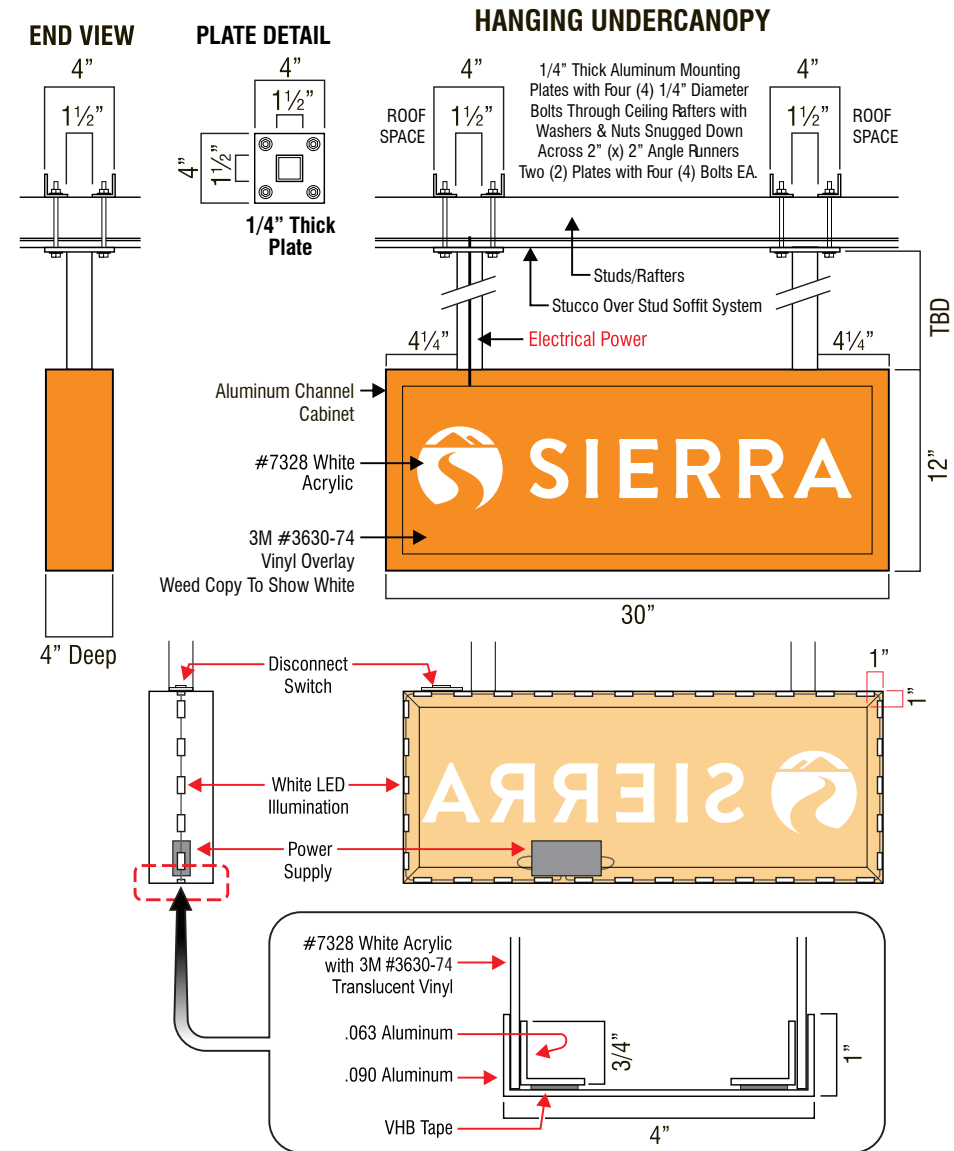
RIO HILL SHOPPING CENTER - UNDER CANOPY SIGN

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UNDERCANOOPY SIGNS - PROPOSED CRITERIA	
SIGN TYPE	Under Canopy Sign
MATERIAL	Aluminum, acrylic, vinyl, and paint decoration.
BACKGROUND COLOR	Appropriate colors include blue, white, red, green, orange, black, and yellow.
TEXT/GRAPHIC COLORS	Appropriate colors include blue, white, red, green, orange, black, and yellow. No limit to graphics colors as long as the total is limited to three, plus black and white.
ILLUMINATION	Internal illumination. Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All illumination shall be non-blinking. All logo backgrounds will be opaque.

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EXAMPLE OF UNDERCANOPY SIGNS



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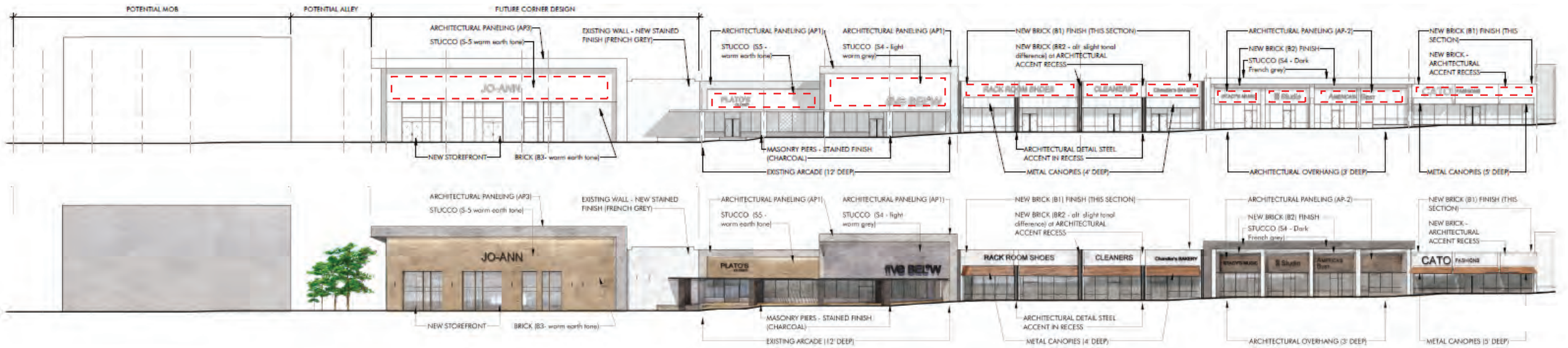
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A NEW SOUTH ELEVATION
Scale = Proportional

--- *RED DASHED LINES INDICATE PROPOSED WALL SIGN LOCATIONS.



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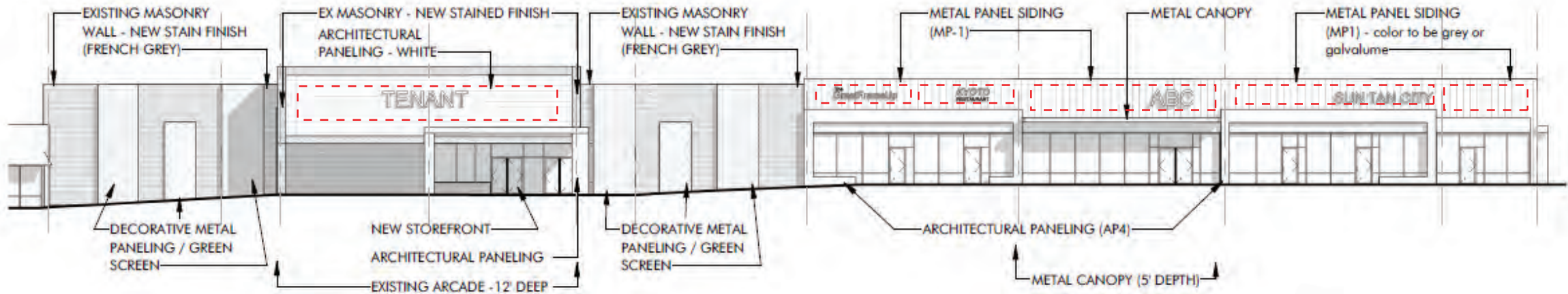
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B NEW SOUTH WEST ELEVATION

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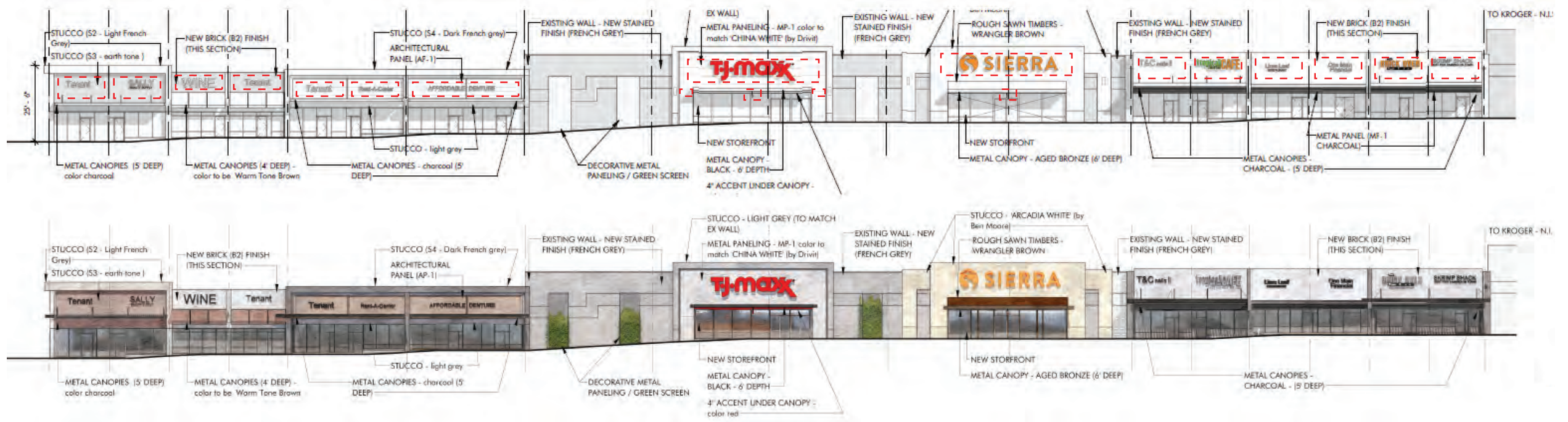
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C NEW WEST ELEVATION

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