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

SHOPS @ RIVERSIDE VILLAGE - Site Plan
Scale = Proportional
# DIRECTORY MONUMENT SIGN - PROPOSED CRITERIA

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>Freestanding Monument</th>
</tr>
</thead>
<tbody>
<tr>
<td>MATERIAL</td>
<td>Aluminum, Acrylic, Vinyl or Paint Decoration</td>
</tr>
<tr>
<td>BACKGROUND COLOR</td>
<td>PMS 440C (to match Hardie Panel Siding on Building, Rich Espresso)</td>
</tr>
<tr>
<td>TEXT/GRAPHIC COLOR(S)</td>
<td>Text must be white.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>ILLUMINATION</td>
<td>External Wash Illumination</td>
</tr>
<tr>
<td></td>
<td>Linear Flood Lighting Fixtures (x1 per side) 47”w. Output not to exceed 3,000 lumens.</td>
</tr>
<tr>
<td></td>
<td>Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17.</td>
</tr>
<tr>
<td></td>
<td>All Illumination shall be non-blinking.</td>
</tr>
</tbody>
</table>

**SIGN AREA:** < 32 S/F

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

ALL SIGNS WILL REQUIRE INDIVIDUAL SIGN PERMIT APPLICATIONS.
<table>
<thead>
<tr>
<th>CANOPY/AWNING MOUNTED SIGNS - PROPOSED CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SIGN LOCATIONS</strong></td>
</tr>
<tr>
<td><strong>SIGN TYPE</strong></td>
</tr>
<tr>
<td><strong>SIGN SIZE</strong></td>
</tr>
<tr>
<td><strong>SIGN MATERIALS</strong></td>
</tr>
<tr>
<td><strong>LETTER COLORS</strong></td>
</tr>
<tr>
<td><strong>GRAPHIC COLORS</strong></td>
</tr>
<tr>
<td><strong>TRIM CAP/RETURN COLOR</strong></td>
</tr>
<tr>
<td><strong>RACEWAY COLOR (IF USED)</strong></td>
</tr>
<tr>
<td><strong>ILLUMINATION DETAILS</strong></td>
</tr>
<tr>
<td><strong>LETTER TYPE/FONT</strong></td>
</tr>
</tbody>
</table>

**SHOPS @ RIVERSIDE VILLAGE - CANOPY/AWNING MOUNTED SIGNS**

**SIGN PLACEMENT MAY CHANGE**

**Drawing scale:** Proportional

**Drawing location:** P:\2019\EL - Electrical\R\River Birch - Shops at Riverside

**Revision #:** 10.11.19.REV02

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SHOPS @ RIVERSIDE VILLAGE - CANOPY/AWNING MOUNTED SIGNS

Scale = Proportional

*RED BOXES INDICATE PROPOSED CANOPY SIGN LOCATIONS.

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

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

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.

Charles, VA 22901
2165 Seminole Trail
Phone: (800)462-6803 x105
Fax: (434)974-6898
beths@htsva.com

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### WALL SIGNS - PROPOSED CRITERIA

<table>
<thead>
<tr>
<th>SIGN LOCATIONS</th>
<th>See page 7 for placement details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGN TYPE</td>
<td>Channel letters and FCO letters</td>
</tr>
<tr>
<td>TEXT COLOR(S)</td>
<td>White, Silver or Green</td>
</tr>
<tr>
<td>SIGN MATERIALS</td>
<td>Aluminum, Acrylic, Vinyl or Paint Decoration</td>
</tr>
<tr>
<td>GRAPHIC COLOR(S)</td>
<td>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.</td>
</tr>
<tr>
<td>RACEWAY COLOR (IF USED)</td>
<td>To match the wall to which it is attached.</td>
</tr>
<tr>
<td>ILLUMINATION</td>
<td>Signs may be internally or down-wash illuminated (see diagrams 1&amp;2). Illumination to comply with Albemarle Co. Code CH. 18, Sec. 4.15.17. All illumination shall be non-blinking.</td>
</tr>
<tr>
<td>SIZE LIMITATIONS</td>
<td>Per Albemarle Co. Code CH. 18, Sec. 4.15.10</td>
</tr>
</tbody>
</table>

**EXAMPLE OF TENANT WALL SIGN**
SHOPS @ RIVERSIDE VILLAGE - WALL SIGNS

Scale – Proportional

*RED BOXES INDICATE PROPOSED WALL SIGN LOCATIONS.

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

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

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

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

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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**

Suspended from canopies. See Page 9 for Placement details.

**TEXT COLOR(S)**
White, Silver, or Green.