



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

2165 SEMINOLE TRAIL, CHARLOTTESVILLE, VA

(434) 974-7900

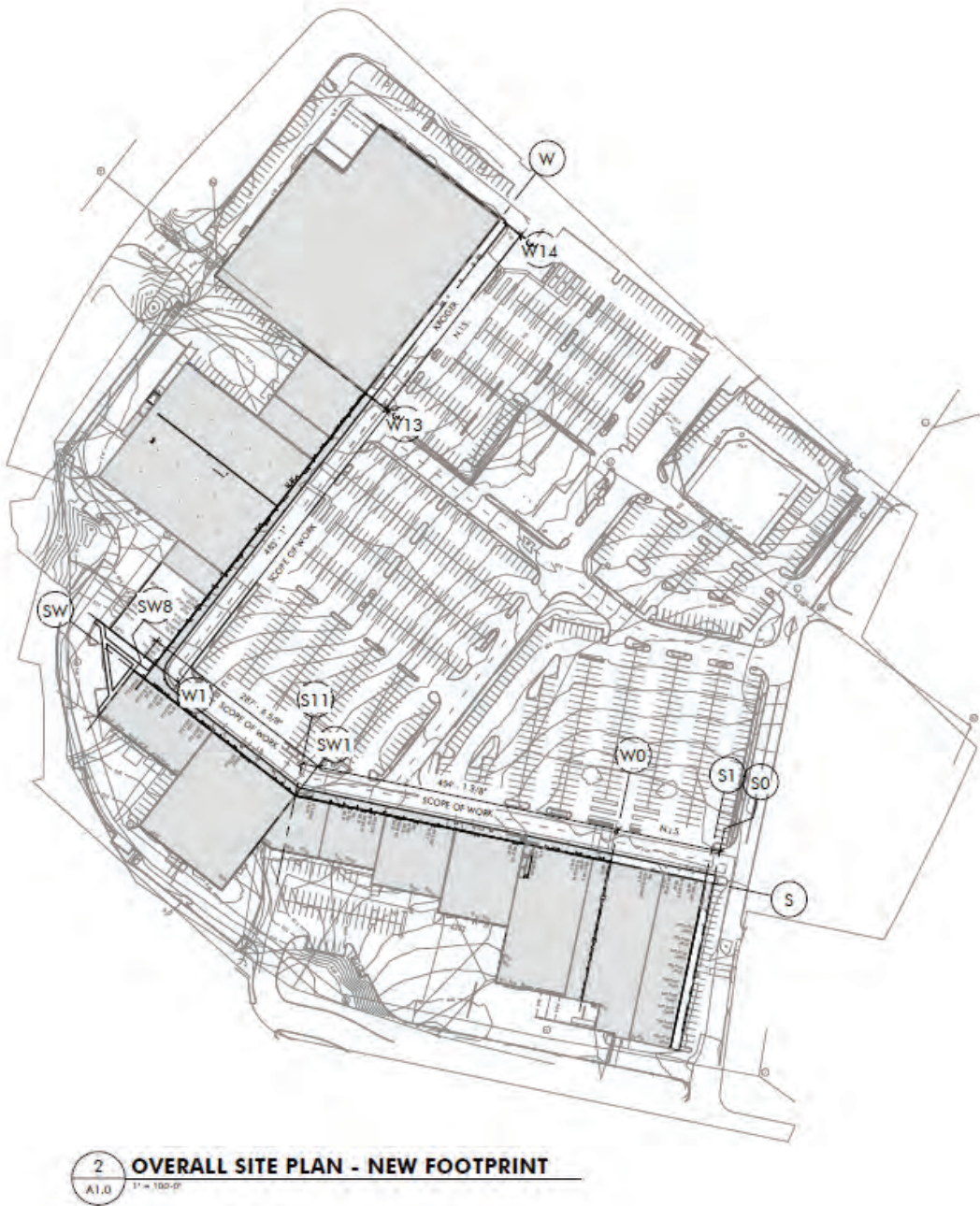
WWW.HTSVA.COM

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



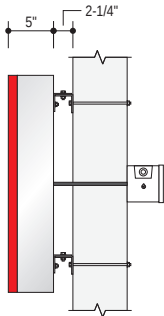
RIO HILL SHOPPING CENTER - WALL SIGNS

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.
SIGN MATERIALS	Aluminum, Acrylic, Vinyl or Paint Decoration
RACEWAY COLOR	To match 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

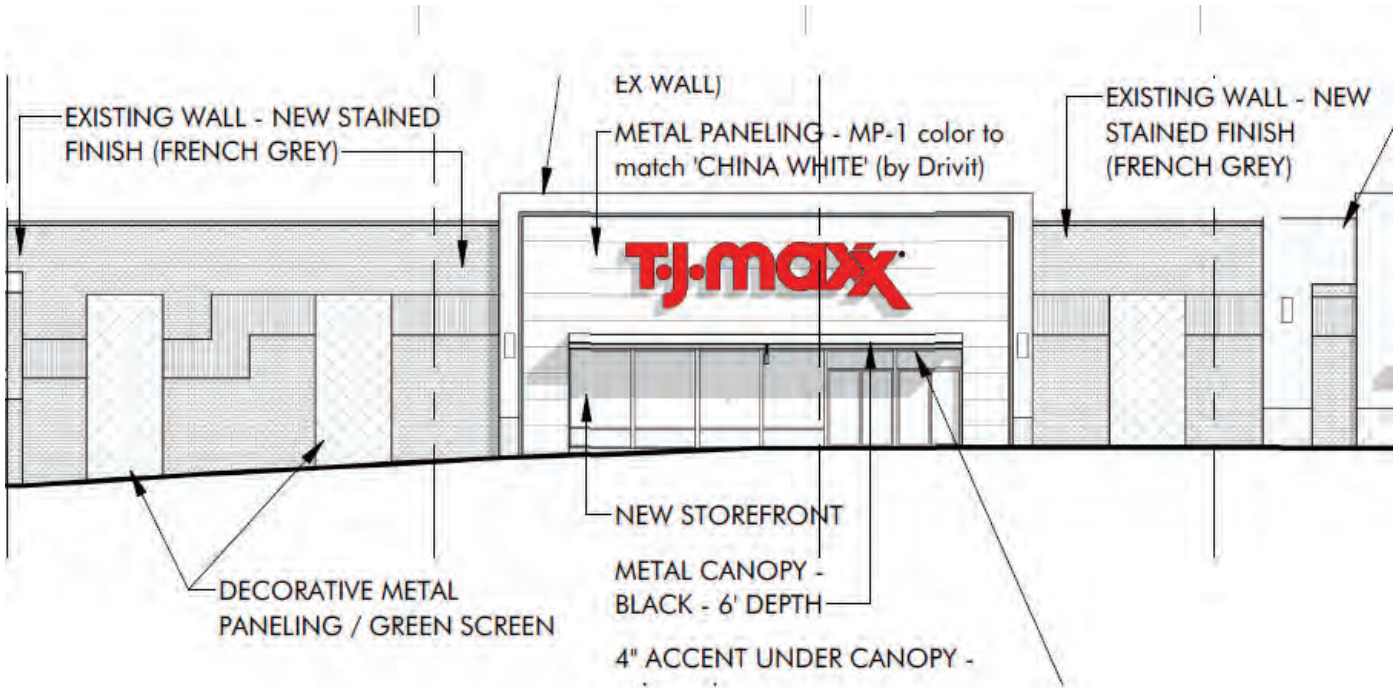
EXAMPLE OF TENANT WALL SIGN



Side View
Scale: Not to scale
Raceway option not shown

1 CHANNEL LETTERS

Scale = Not to scale

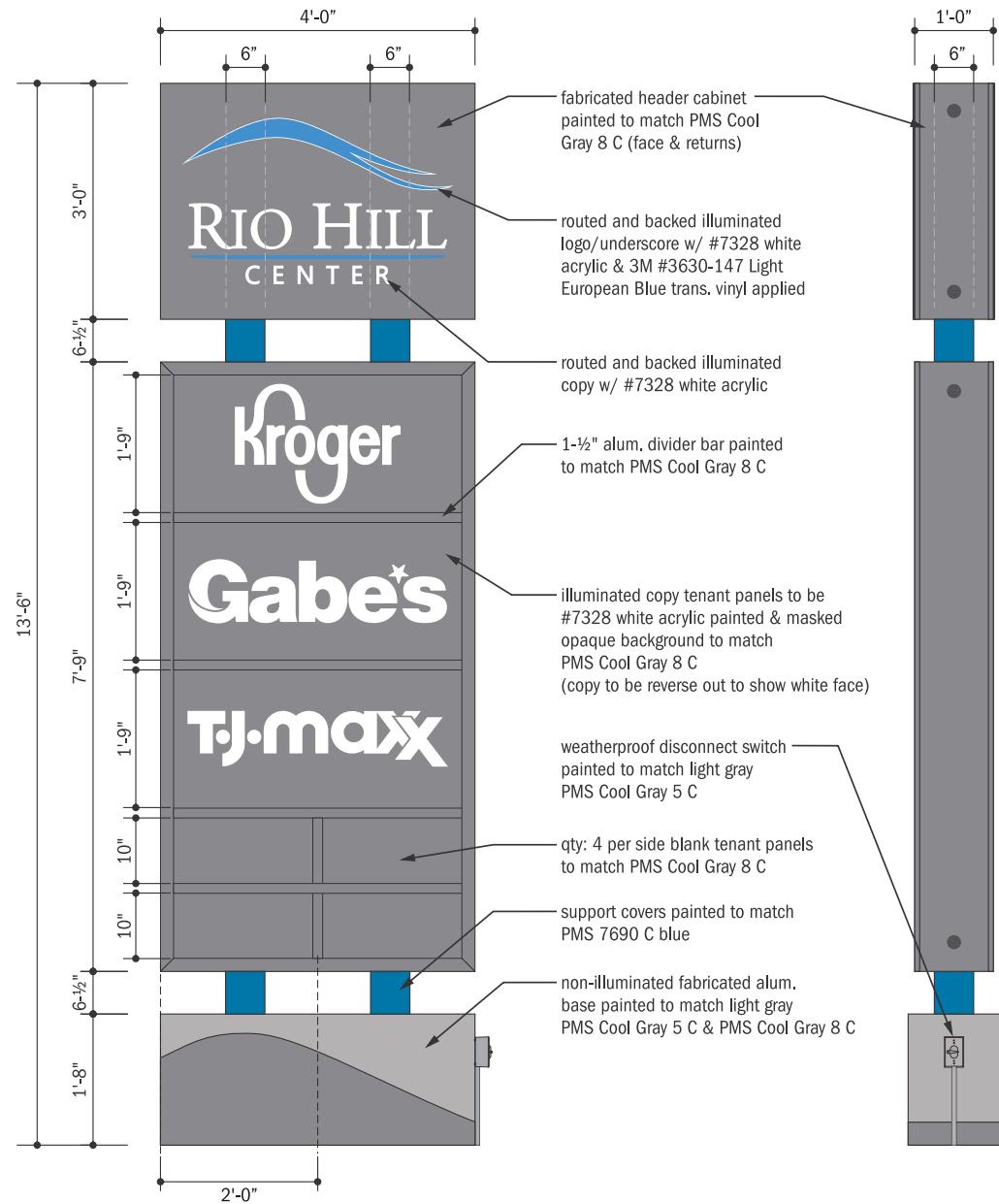


RIO HILL SHOPPING CENTER - MULTI-TENANT MONUMENT SIGN

Scale = Proportional

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.

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



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

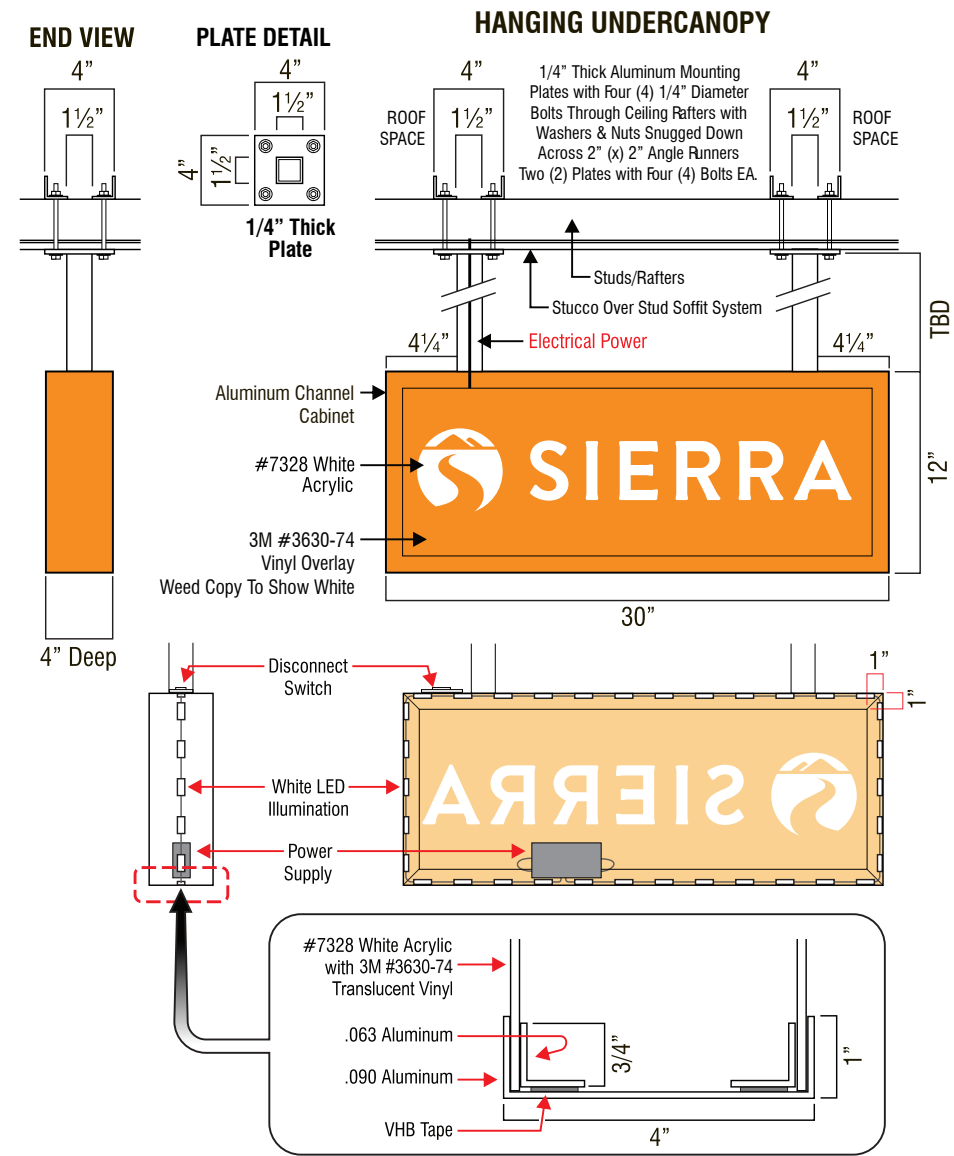
2 SIDE DETAIL
SCALE: 1/2" = 1'

Scale = Proportional

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.
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.

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 UNDERCANOPY SIGNS



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\R\Rio Hill Shopping Center\...
Revision #: 12.22.20.rev01

**HIGHTECH
SIGNS**

2165 Seminole Trail
Charlottesville, VA 22901
Layout by: Beth Robinson
phone: (800)482-6603 x107
fax: (434)974-6898
beth@htsva.com

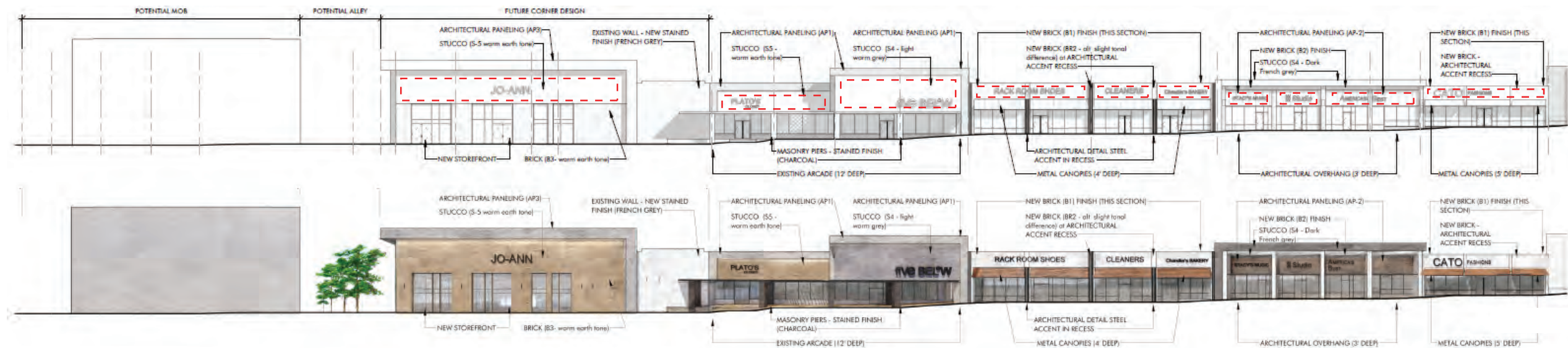
☒ Preliminary Drawing
☐ Final Drawing

A

NEW SOUTH ELEVATION

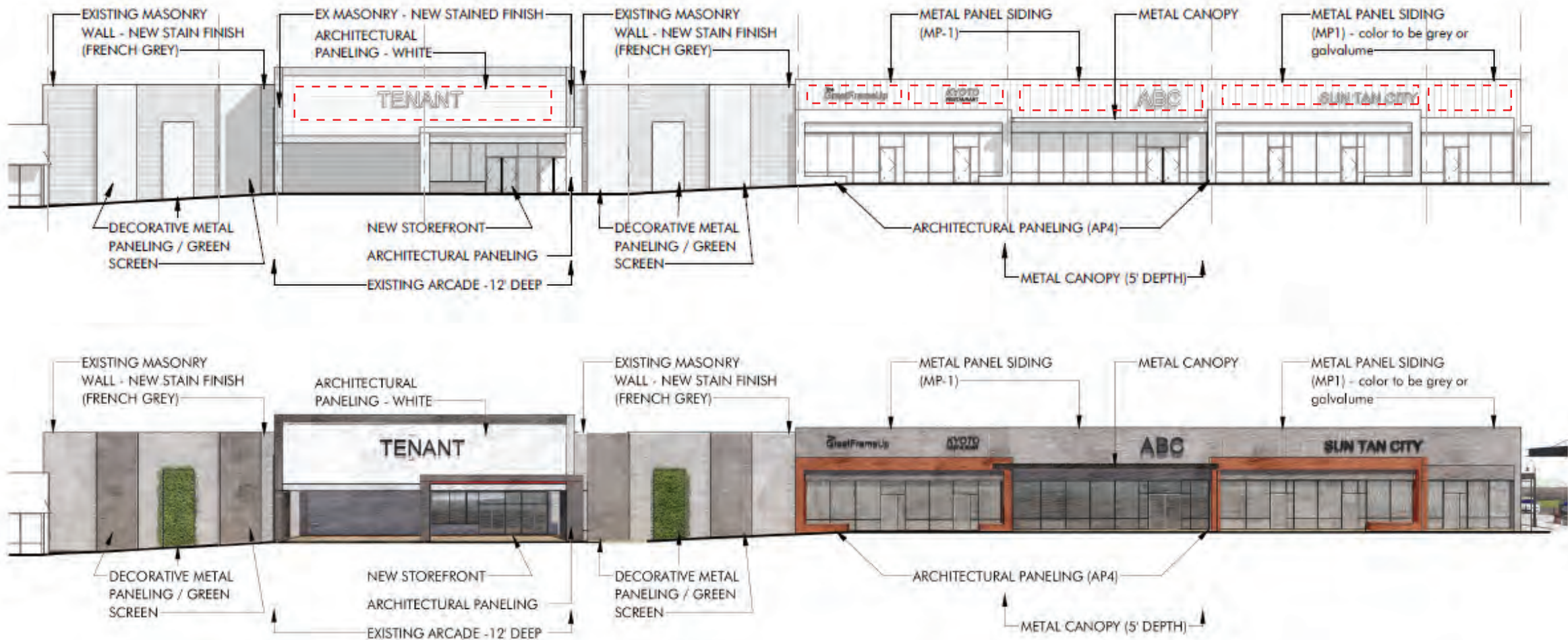
Scale = Proportional

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



B

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



PAGE 7 OF 8

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

