

MASTER SIGN PLAN

I. GENERAL NOTES AND SPECIFICATIONS:

- A: Per the units permitted on the property, lower level, facing the road (Church Street), each tenant, per the landlord approval, will be permitted to have:
 - (2) 3mm ACM Board Sign Inserts (1 per side) located on the freestanding entrance unit.
 - (1) VINYL sign, directly above the storefront, on the awning.
- B: All characters, design(s) and color(s) will be subject to the landlord's prior approval and the guidelines provided within this document.
- C: The content on the awnings or the entrance sign shall be limited to the sole name of business and shall not, in any way whatsoever, include logos, multi-color letterings, phone numbers or anything besides the legal name of the business and will require approval from the landlord before tenant can submit to Town of Vienna for the Sign Permit approval.
- D: Unless otherwise advised, each tenant will be required to submit to the landlord (3) copies of the shop drawings per awning or entrance sign inserts, to scale, noting the material of the sign, the overall size, the colors and provide a drawing that shows placement of said sign(s) superimposed onto the correct location and elevation of proposed new sign(s).

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- E: Unless otherwise advised, each tenant will submit all plans to the landlord prior to submitting to the Town of Vienna for said Sign Permit. It is the Tenant's or their contractor's responsibility to obtain any and all required permits needed for signage, per the Master Sign Plan.
All signs must be in compliance with applicable laws per the Town of Vienna.
- F: Tenant's contractor is required to provide a COI (Certificate of Insurance) to the landlord, with the landlord's insurance requirements, prior to beginning work on the property.
Landlord recommended contractor:
FASTSIGNS FAIRFAX
10341-A Democracy Lane
Fairfax VA 22030
703-352-6200

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II. AWNING VINYL

A: MATERIAL: Vinyl

B: COLOR: Beige or White (Per landlord approval).

C: LOCATION: Above Storefront, on the awning.

D: AVAILABLE SPACE ON AWNING:

Per Unit: 14" tall by 108" wide

Text: Maximum Height per letter will be 10" tall

Minimum Height per letter will be 5" tall

Maximum width: 102" (regardless of letter height)

Can be presented on 1 or 2 lines only (Uppercase or Sentence Case)

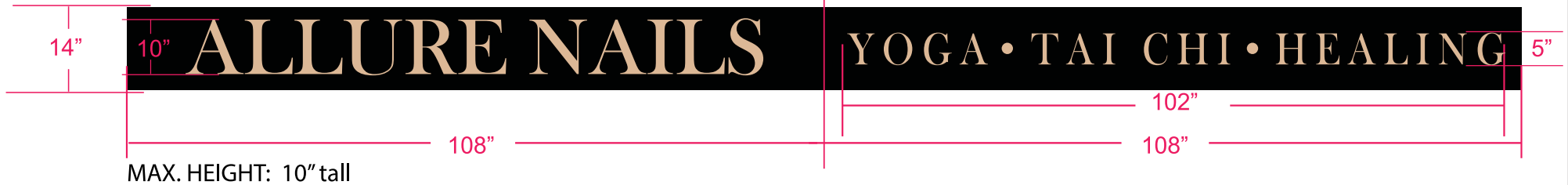
E: FONT: Baskerville Old Face or Times New Roman. Lettering can be presented in upper or lowercase, per the landlord approval. With respect to national or regional chain stores or franchises, "trade name" fonts will be allowed if approved by landlord.

SEE EXHIBIT 1 FOR DRAWINGS

MASTER SIGN PLAN**EXHIBIT 1: AWNING GRAPHICS**

EXAMPLE A: Showing MAXIMUM Letter Height
1 Line of Copy (Can be Uppercase or Sentence Case)

EXAMPLE B: Showing MINIMUM Letter Height
1 Line of Copy (Uppercase or Sentence Case)
ALSO SHOWS: Maximum overall lettering WIDTH allowed



EXAMPLE C:
2 Lines of Copy (Uppercase or Sentence Case)
OVERALL WIDTH NOT TO EXCEED 102"

EXAMPLE D:
2 Lines of Copy (Uppercase or Sentence Case)



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III. ENTRANCE SIGN INSERTS:

- A: MATERIAL: 3mm ACM board
- B: COLORS: Black bkgd w/Beige or White Copy/Text
- C: LOCATION: Freestanding Sign (2 sided) located at entrance of property.
- D: AVAILABLE SPACE SIGN:
 - Per Unit: (2) 11.25" tall by 48" wide
 - Text: Maximum Height per letter will be 5" tall
 - Minimum Height per letter will be 2.5" tall
 - Maximum width: 45" (regardless of letter height)
 - Can be presented on 1 or 2 lines only (Uppercase or Sentence case)
- E: FONT: Baskerville Old Face or Times New Roman. Lettering can be presented in uppercase or sentencecase, per the landlord approval. With respect to National or regional chain stores or franchises, "trade name" fonts will be allowed if approved by landlord.

SEE EXHIBIT 2 FOR DRAWINGS

MASTER SIGN PLAN

EXAMPLE A: 1 Line of Copy



BOARD: 11.25" tall by 48" wide (Black)

LETTERS: Max. Height: 5" tall (Beige OR White Letters)

MATERIAL: Board is 3mm ACM Panel and Letters are either direct print or applied vinyl

EXAMPLE B: 1 Line of Copy



BOARD: 11.25" tall by 48" wide (Black)

LETTERS: Minimum Height: 2.5" tall (Beige OR White Letters)

MATERIAL: Board is 3mm ACM Panel and Letters are either direct print or applied vinyl

EXAMPLE C: 2 Lines of Copy

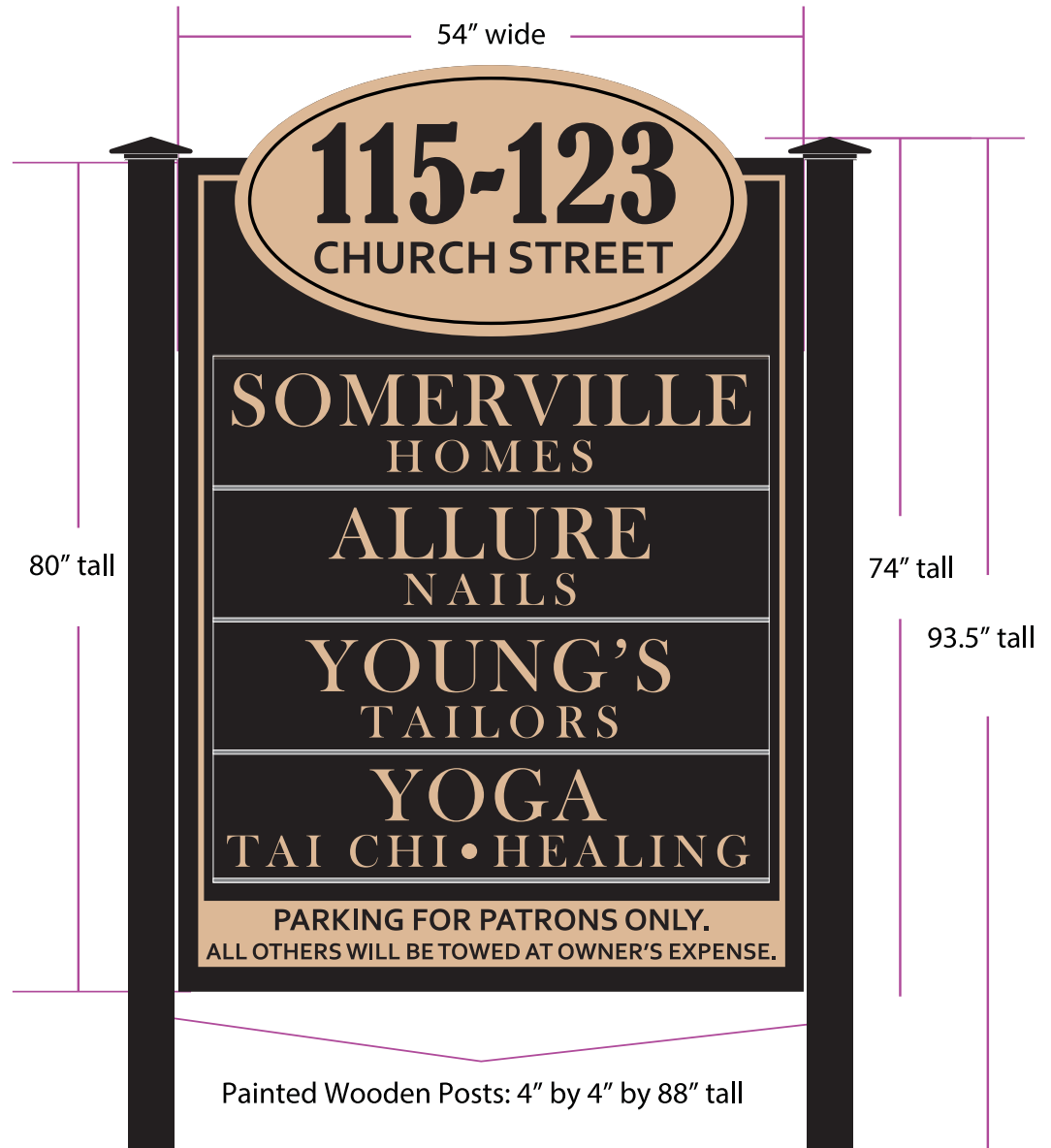


BOARD: 11.25" tall by 48" wide (Black)

LETTERS: See Above for Sizes (Beige OR White Letters)

MATERIAL: Board is 3mm ACM Panel and Letters are either direct print or applied vinyl

EXHIBIT 2: PANEL INSERT(S)



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IV. PROHIBITED SIGNS

- A: Paper signs or stickers adhere to interior or exterior of glass, unless approved by landlord and Town of Vienna, for hours of operation, phone number, etc.
- B: Signs of a temporary character or purpose, irrespective of the composition of the sign or material used thereof;
- C: Painted or printed signs, moving signs, rooftop signs, parapet or pylon signs, outrigger signs
- D: Any and all other type of signage not mentioned in this document must be approved by landlord and Town of Vienna or it will be considered a violation of this Master Sign plan, and not in compliance with the rules and regulations of The Town of Vienna .