

VILLAGE CENTRE

SIGN PROGRAM

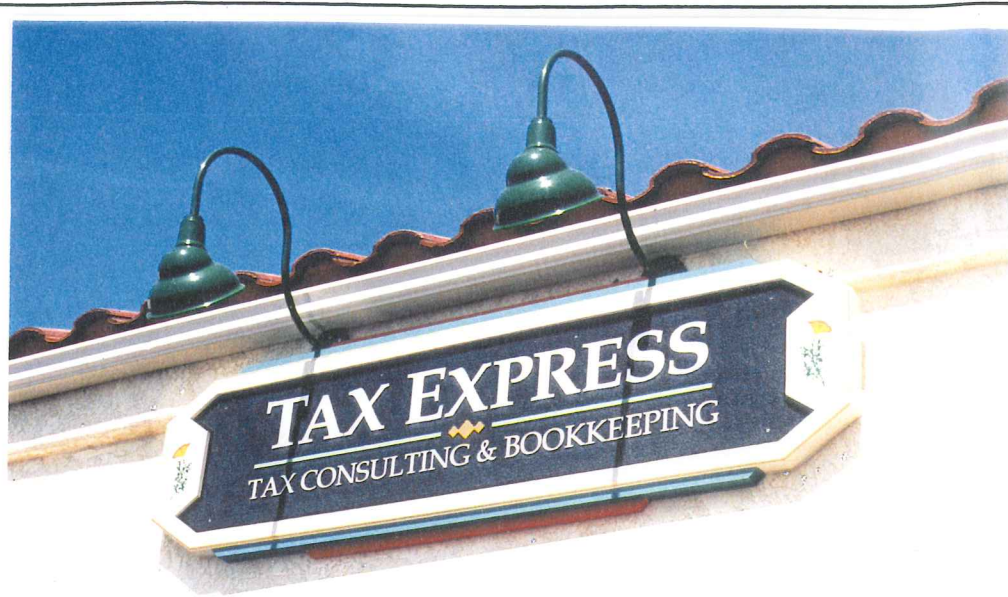
ARROYO GRANDE, CA

John Adams

GRAPHIC ARTIST
5791 SILVERADO PLACE
PASO ROBLES, CA 93446
239-9283

CLIENT:

KIMO PANKEY & JOE DELUCIA
782-9844
P.O. BOX 1286
SANLUIS OBISPO, CA 93406



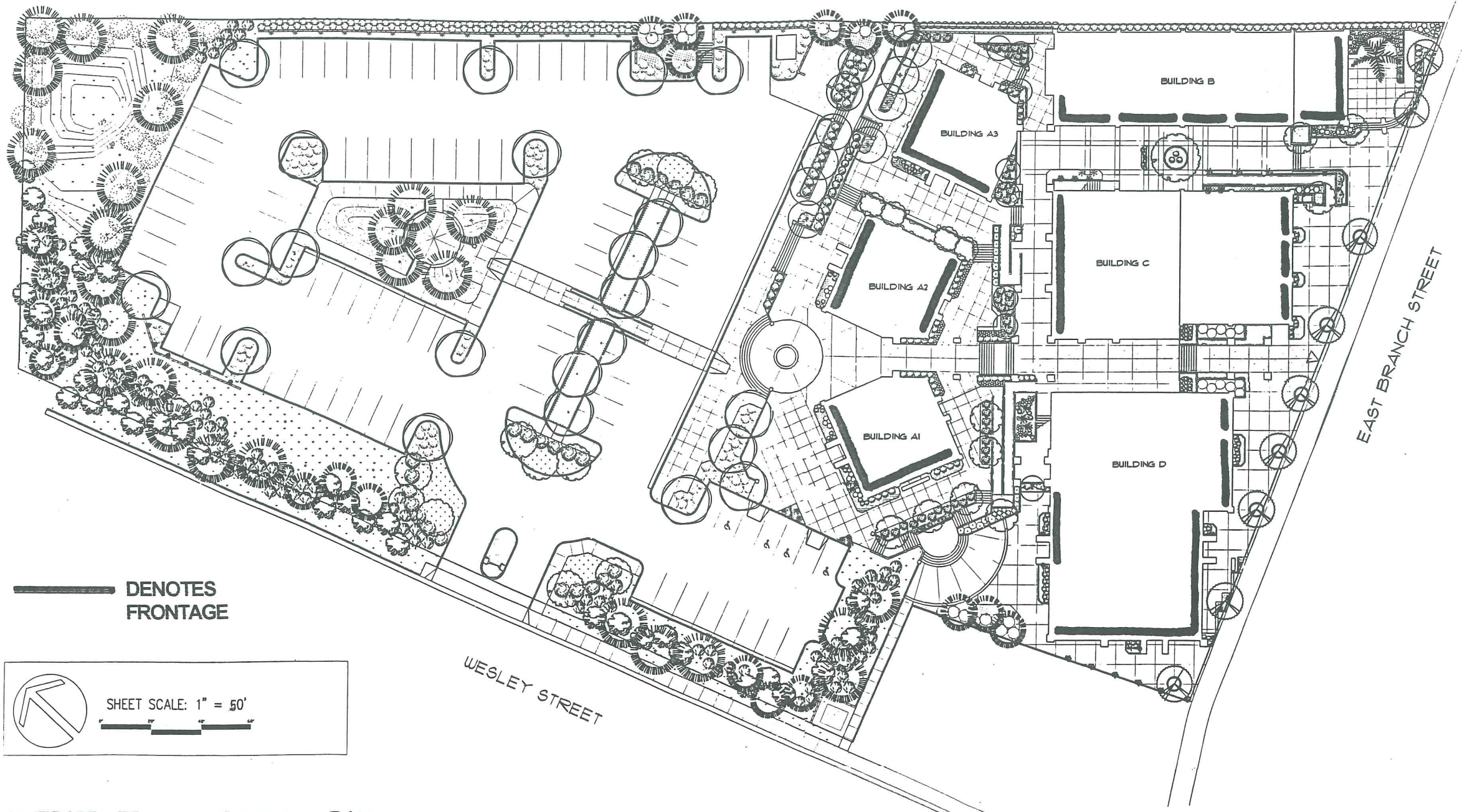
UNIFORM LIGHTING

TO ENSURE FOR UNIFORM LIGHTING, TENANTS WILL ONLY BE ALLOWED TO INSTALL GOOSE NECK LIGHT FIXTURES SIMILAR TO THOSE USED AT THE GROVER BEACH PLAZA ON GRAND AVE. NUMBER OF FIXTURES WILL NOT BE LIMITED. FIXTURE INSTALLATION SHALL COMPLY TO LOCAL ELECTRICAL CODES.

LIGHT FIXTURES FOR ALL OTHER ATMOSPHERE LIGHTING, FOR THE "VILLAGE CENTER" PROPER, SHALL BE PLACED IN INCONSPICUOUS PLACES AND SHALL BE INSTALLED TO COMPLY TO LOCAL ELECTRICAL CODES.

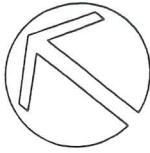
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VILLAGE CENTRE

PLOT PLAN



SHEET SCALE: 1" = 40'



SECOND FLOOR
BLDG.C

SECOND FLOOR
BLDG.D

A2 Tenant

EACH 6 UPPER FUTURE TENANTS TO GET
ONE SIGN FACING BRANCH ST.
AND ANOTHER FACING THE
PARKING LOT.

BLDG.A3

Future Tenant

Future Tenant

BLDG.A2

Future Tenant

Future Tenant

BLDG.A1

Mission
COMMUNITY BANK

BLDG.B

Prudential
Hunter Realty

FUTURE

FUTURE
TENANT

FUTURE tenant

BLDG.C

Prudential
Hunter Realty

Future Tenant

Future Tenant

BRASIL'S Jewellers

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

WAKESIDE WAKESIDE

BLDG.D

Added Touch

Added Touch

MERIDIAN II

MERIDIAN II

MERIDIAN II

EAST BRANCH STREET

WESLEY STREET

SIGN
PLAN



BUILDING A1
 NORTH ELEVATION SCALE: 1/8" = 1'

44 ft. FRONTAGE

COLOR SAMPLE

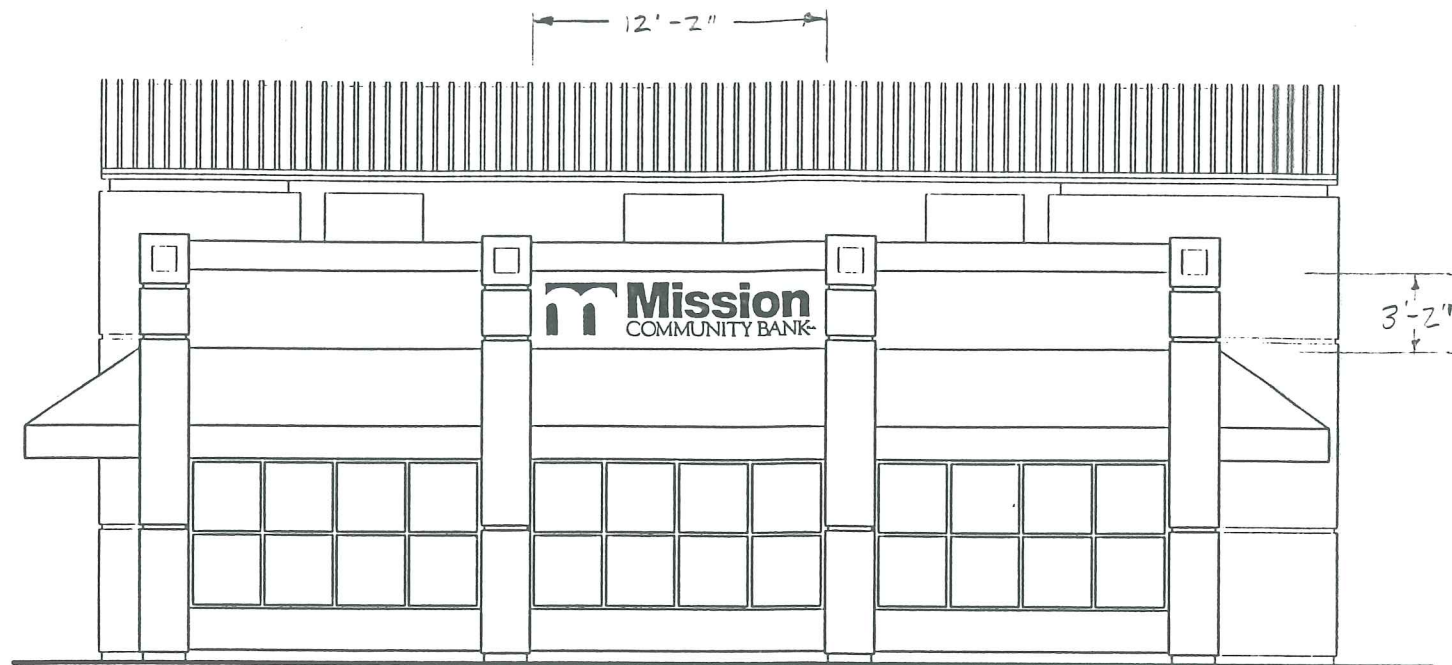


581



PAINTED LETTERS (DIRECTLY ON STUCCO)

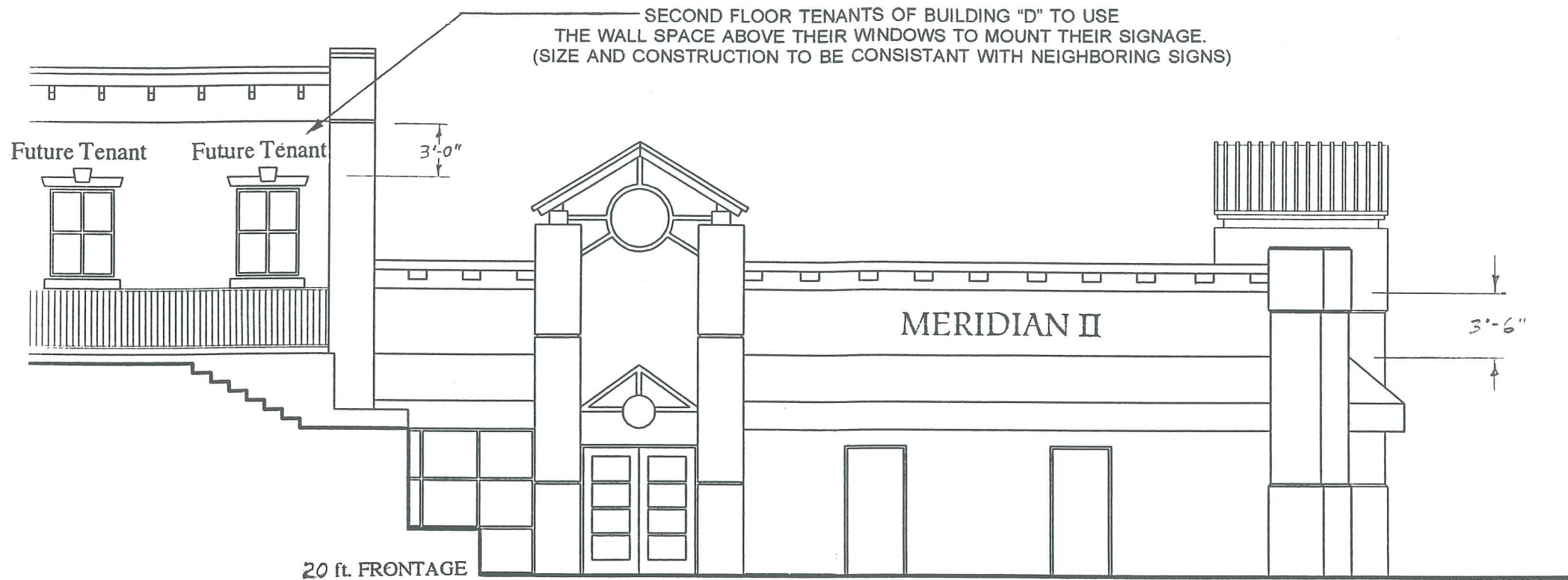
BUILDING A1
WEST ELEVATION SCALE: 1/8" = 1'



44 ft. FRONTAGE



PAINTED LETTERS
 DIRECTLY ON STUCCO



BUILDING D
NORTH ELEVATION SCALE: 1/8" = 1'

CONTRACTOR NOTE: DO NOT CONSTRUCT SIGN REVEALS
 ABOVE AWNINGS ON BUILDING "D" ONLY

1'-2" **MERIDIAN II**
 11'-0"

1" THICK PLASMA CUT STEEL (RUSTIC FINISH)

12.8 SQ. FT.
 SIGN 1



BUILDING D
WEST ELEVATION SCALE: 1/8" = 1'

42 ft. FRONTAGE

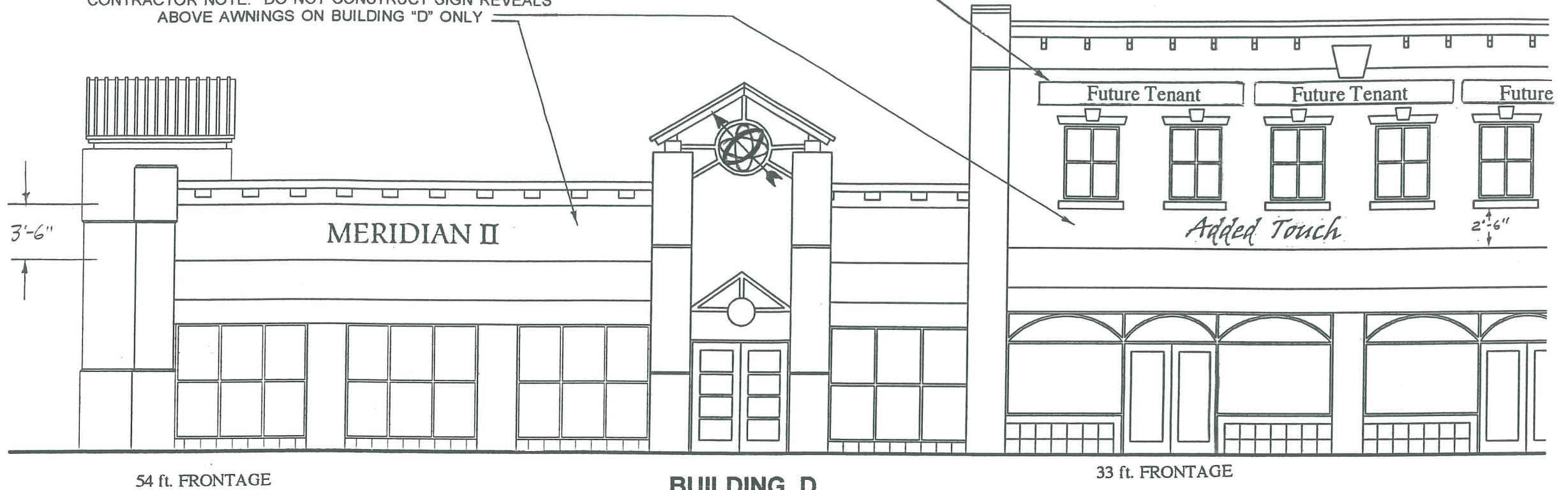
CONTRACTOR NOTE: DO NOT CONSTRUCT SIGN REVEALS
ABOVE AWNINGS ON BUILDING "D" ONLY



1" THICK PLASMA CUT STEEL (RUSTIC FINISH)

12.8 SQ. FT.
SIGN 2

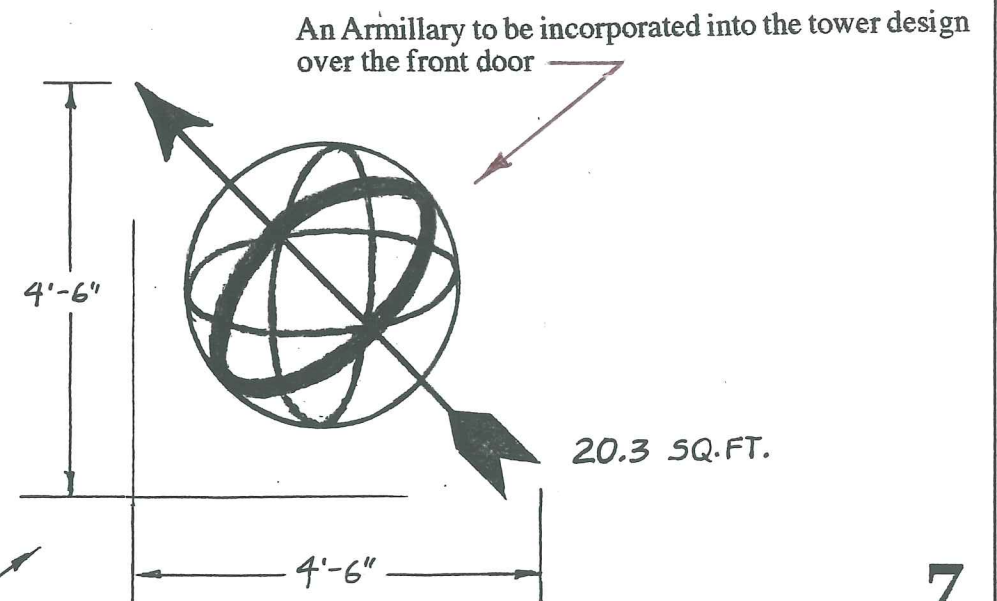
DO CONSTRUCT SIGN REVEALS ABOVE UPPER WINDOWS (3@1'-4" X 13")
 CONTRACTOR NOTE: DO NOT CONSTRUCT SIGN REVEALS
 ABOVE AWNINGS ON BUILDING "D" ONLY

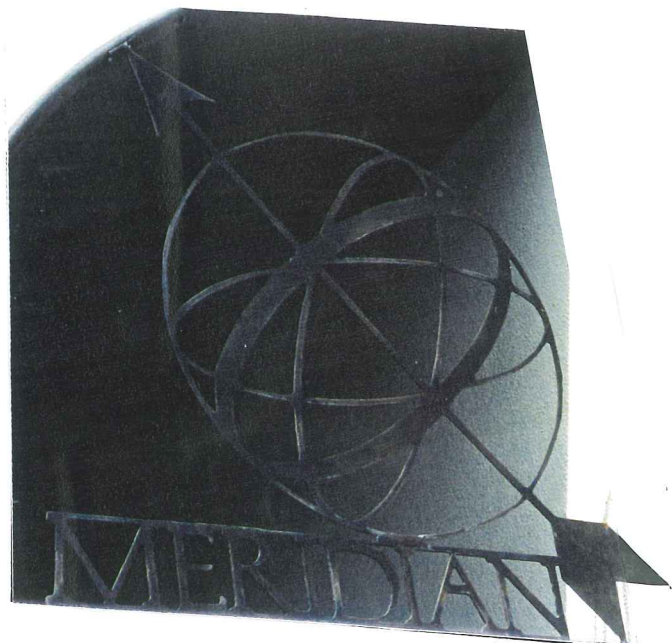


1'-2"
MERIDIAN II
 11'-0"

12.8 SQ. FT.
 SIGN 3

1" THICK PLASMA CUT STEEL (RUSTIC FINISH)





MATERIAL SAMPLES (1" PLASMA CUT STEEL) RUSTIC FINISH



PROMINANT UPPER BUILDING CORNER
SIGN AREA RESERVED FOR "A2" OR "A3" TENANTS

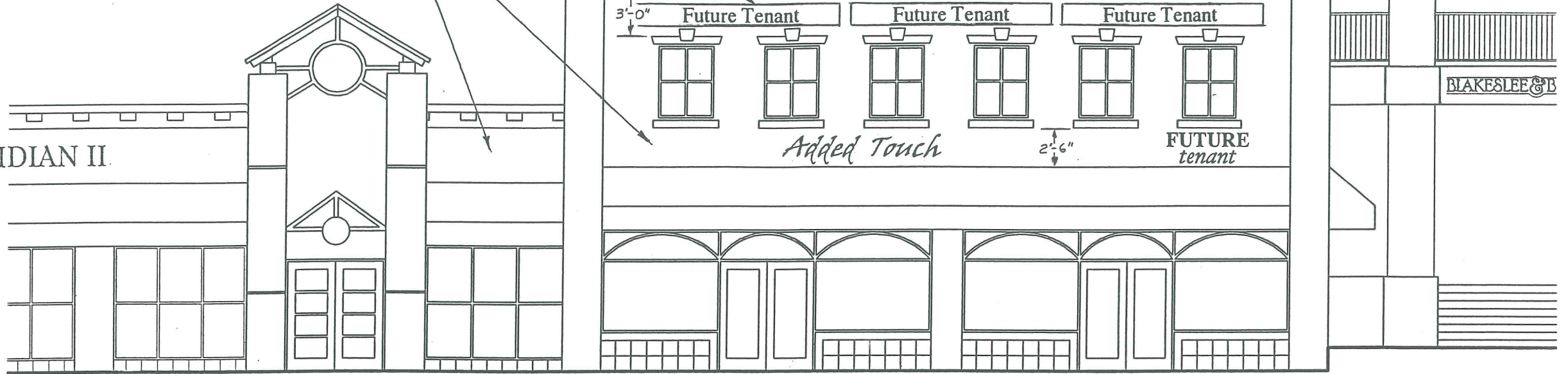


ELEVATION @ WEST BRANCH STREET

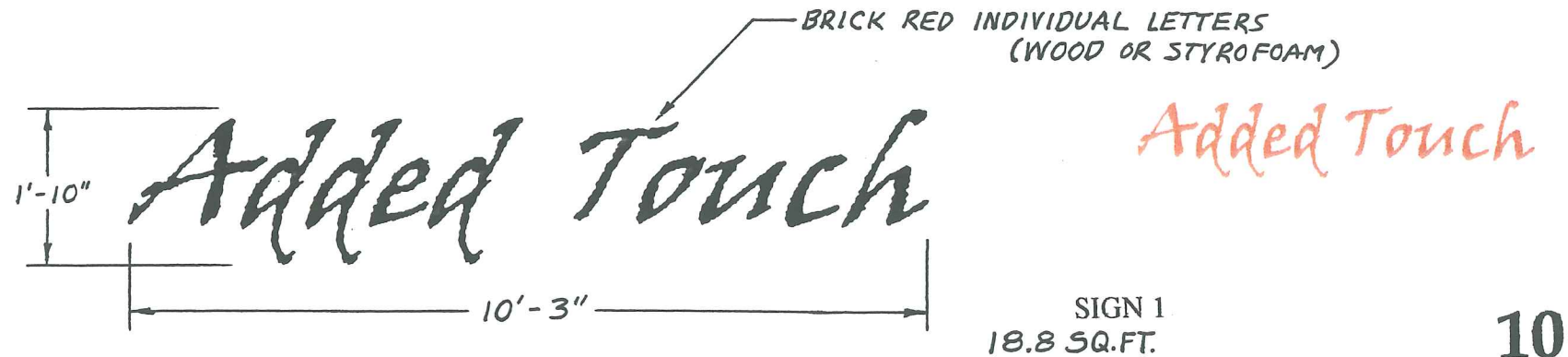
SECOND FLOOR TENANTS OF BUILDING "D" TO USE
THE WALL SPACE ABOVE THEIR WINDOWS TO MOUNT THEIR SIGNAGE.
(SIZE AND CONSTRUCTION TO BE CONSISTANT WITH NEIGHBORING SIGNS)
(1'X8' LETTER BOUNDARIES RECOMMENDED) 8 SQ.FT. EACH
(INTERIOR BUSINESS IDENTIFICATION) - 6 SQ.FT. MAX. EA.

• DO CONSTRUCT SIGN REVEALS ABOVE UPPER WINDOWS
CONTRACTOR NOTE: DO NOT CONSTRUCT SIGN REVEALS
ABOVE AWNINGS ON BUILDING "D" ONLY

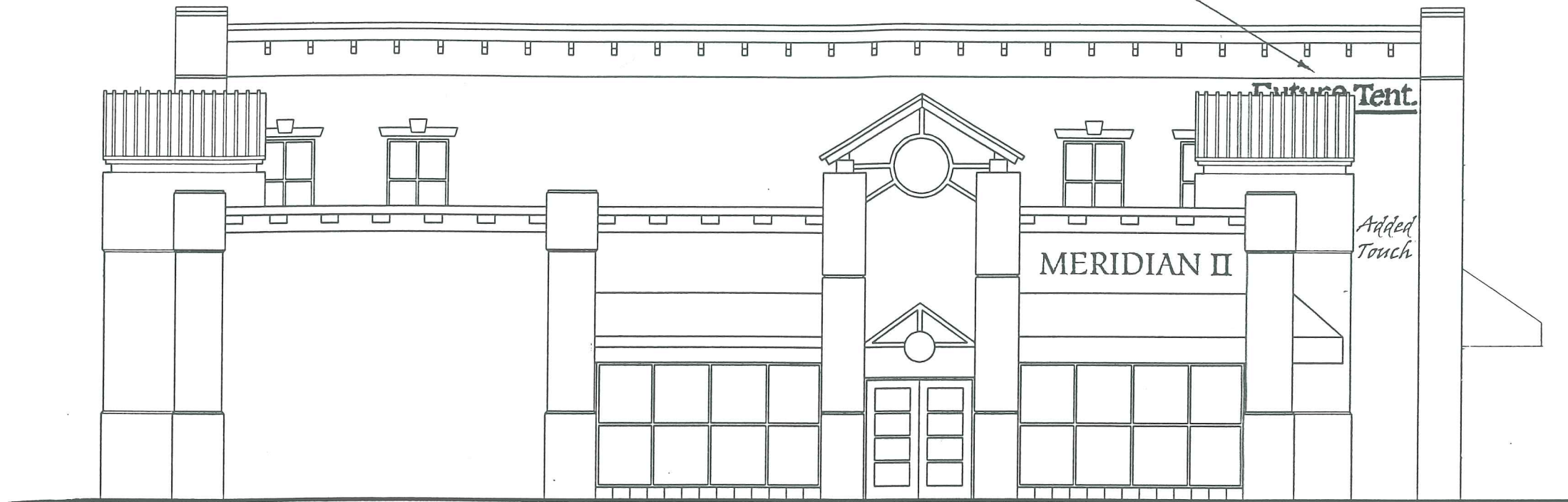
RIDIAN II.



BUILDING D
SOUTH ELEVATION SCALE: 1/8" = 1'

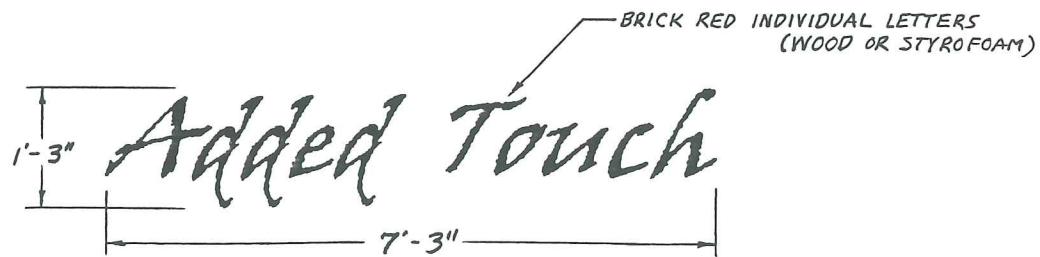


PROMINANT UPPER BUILDING CORNER
SIGN AREA RESERVED FOR "A2" OR "A3" TENANTS
(2' x 10' SIGN AREA LIMITS) 20 S.F.



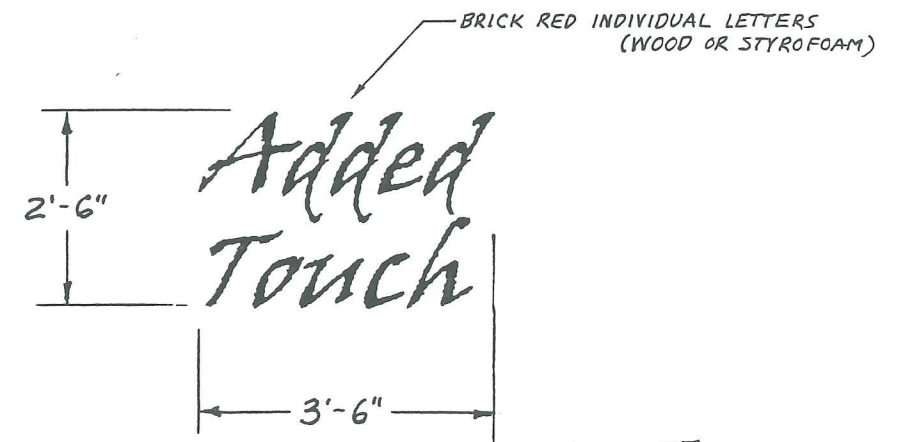
42 ft. FRONTAGE

BUILDING D
WEST ELEVATION SCALE: 1/8" = 1'



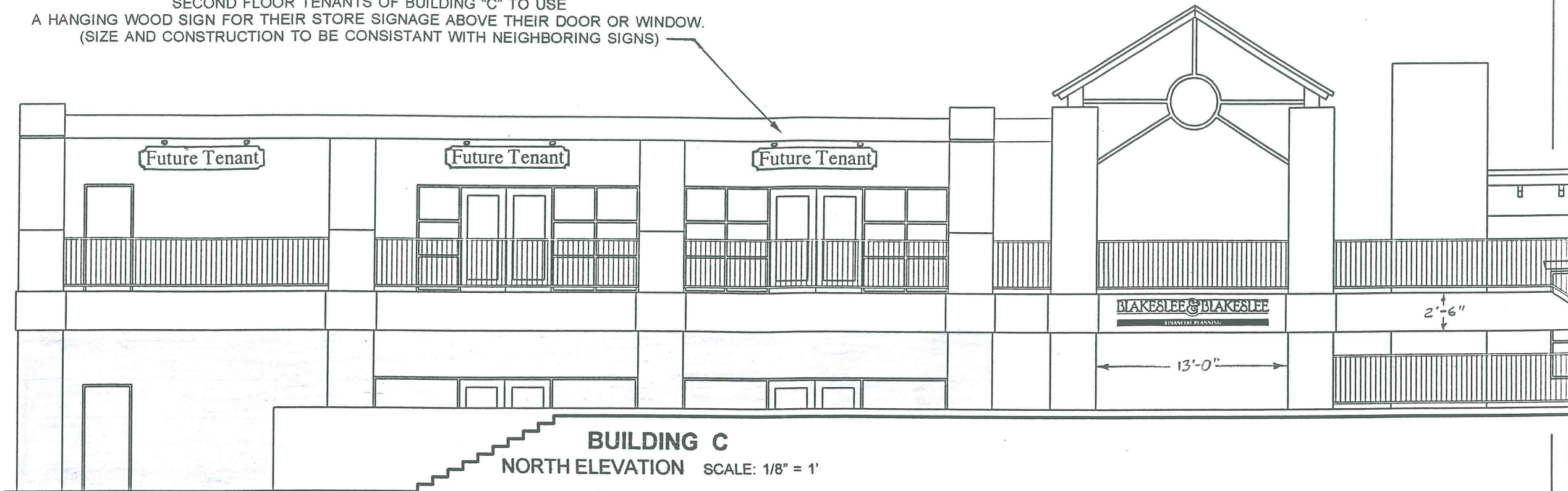
OPTIONAL LAYOUT

9.1 SQ. FT.
SIGN 2



8.7 SQ. FT.
SIGN 2

SECOND FLOOR TENANTS OF BUILDING "C" TO USE
A HANGING WOOD SIGN FOR THEIR STORE SIGNAGE ABOVE THEIR DOOR OR WINDOW.
(SIZE AND CONSTRUCTION TO BE CONSISTANT WITH NEIGHBORING SIGNS)

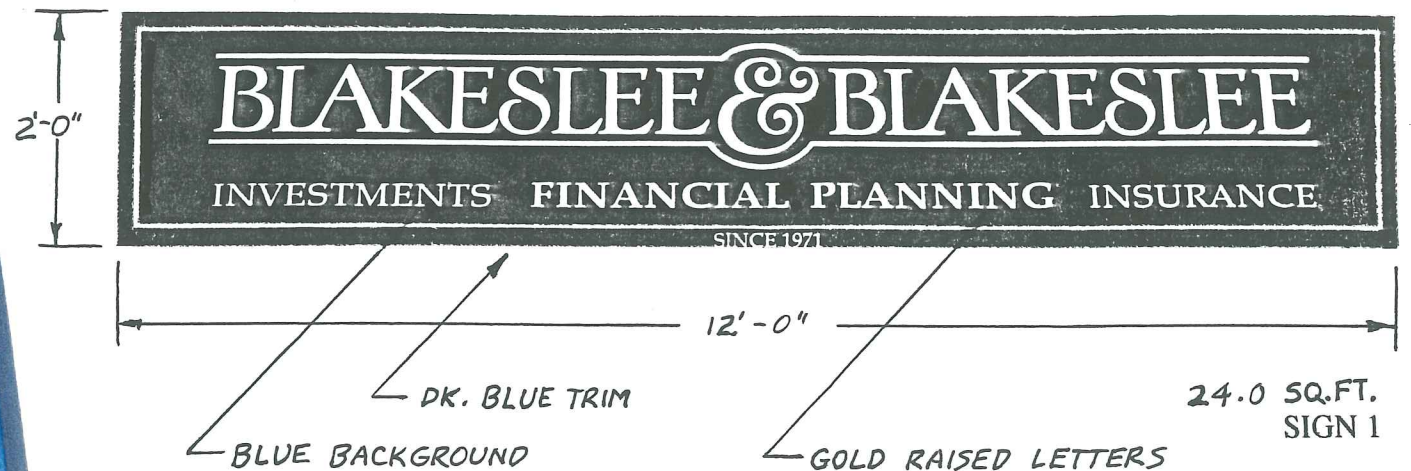


62 ft. FRONTAGE



COLOR SAMPLE

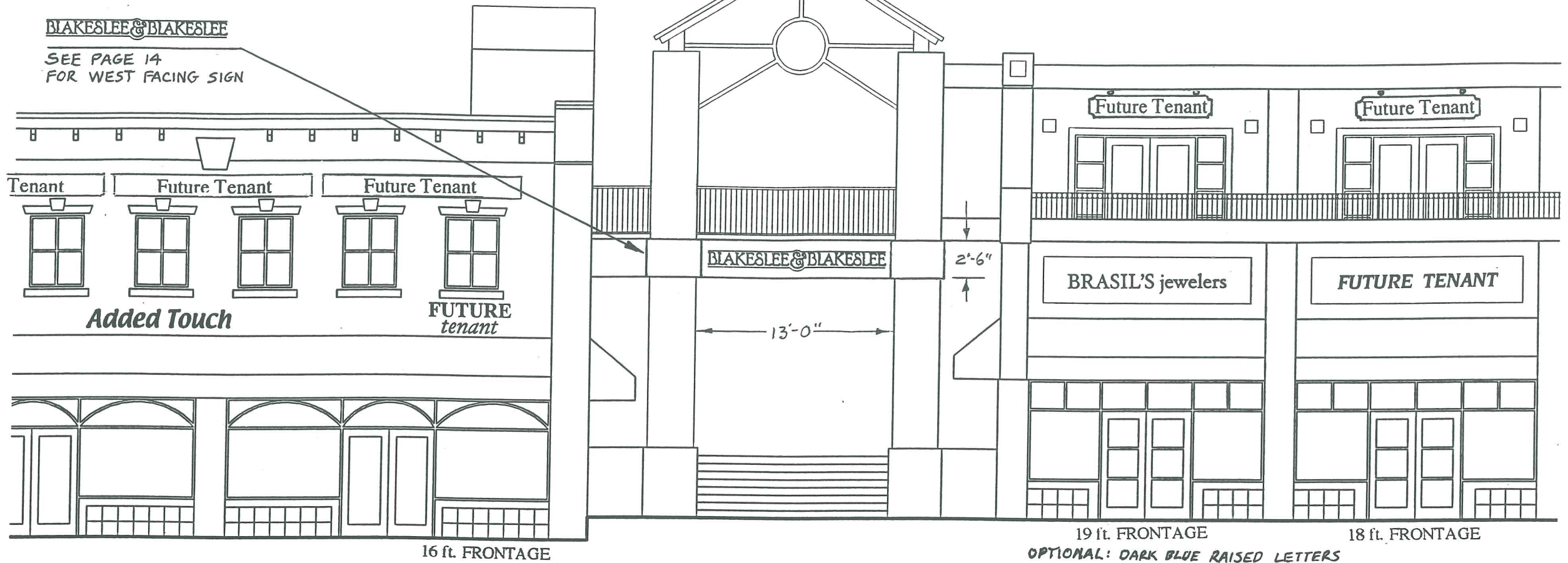
299



(WOOD)

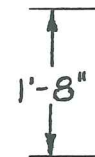
12

BUILDING C
SOUTH ELEVATION SCALE: 1/8" = 1'

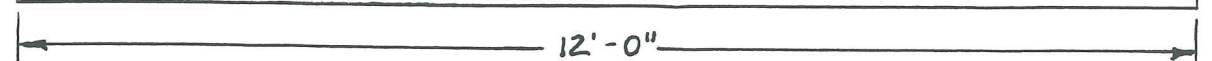


COLOR SAMPLE

(WOOD)

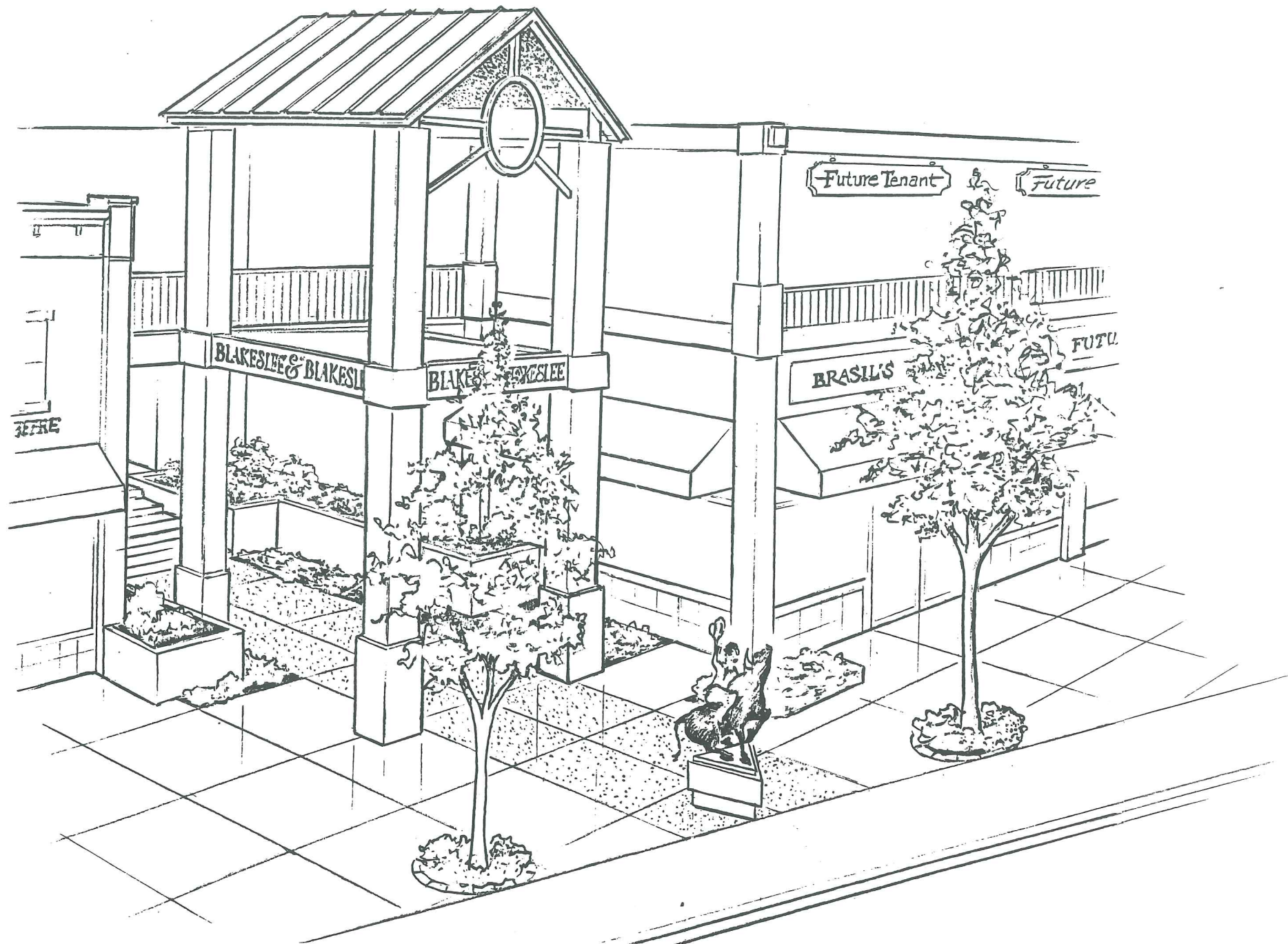


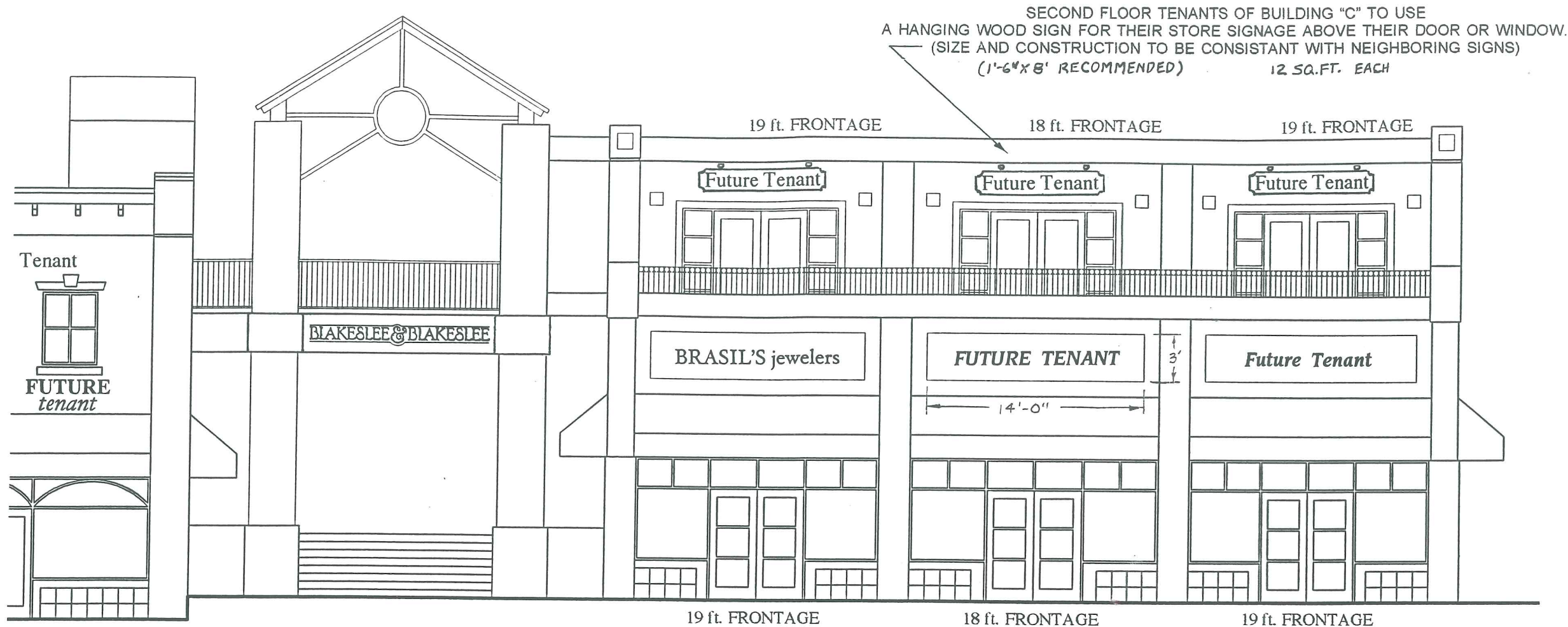
20.0 SQ.FT.
SIGN 2
SIGN 3



BLUE BACKGROUND

GOLD RAISED LETTERS & TRIM





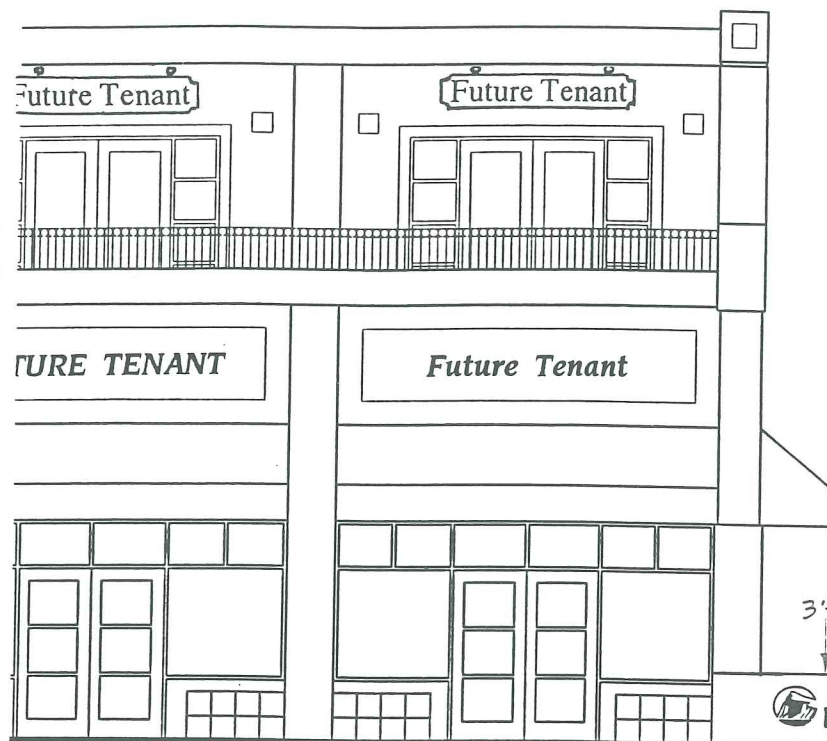
BUILDING C
SOUTH ELEVATION SCALE: 1/8" = 1'

1'-3"
BRASIL'S jewelers
11'-0"

DARK BLUE
INDIVIDUALLY CUT LETTERS
(WOOD OR STYROFOAM)

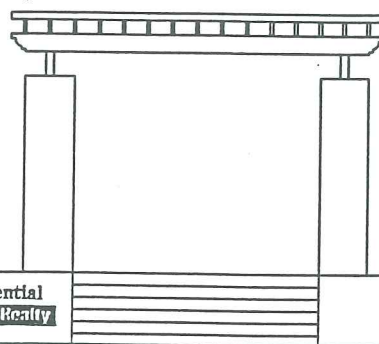


13.8 SQ.FT.
SIGN 1

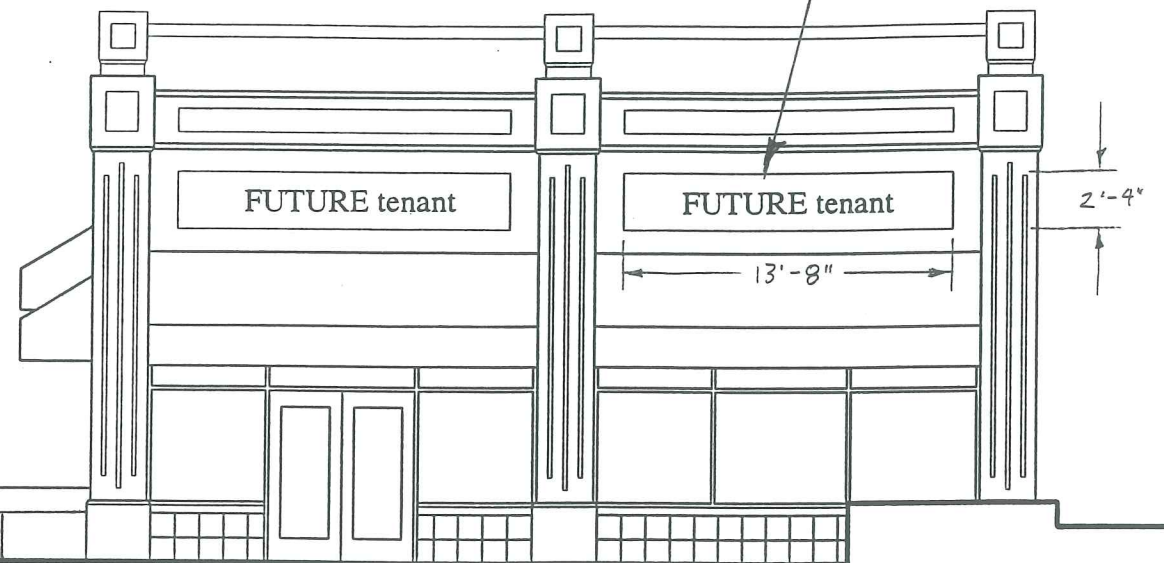


19 ft. FRONTAGE

BUILDING C
SOUTH ELEVATION SCALE: 1/8" = 1'



PRUDENTIAL BLUE



31 ft. FRONTAGE

BUILDING B
SOUTH ELEVATION SCALE: 1/8" = 1'



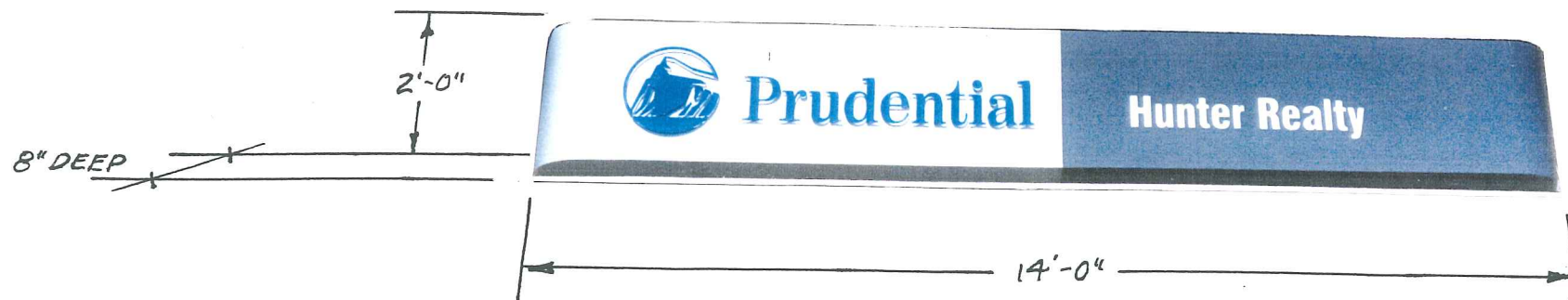
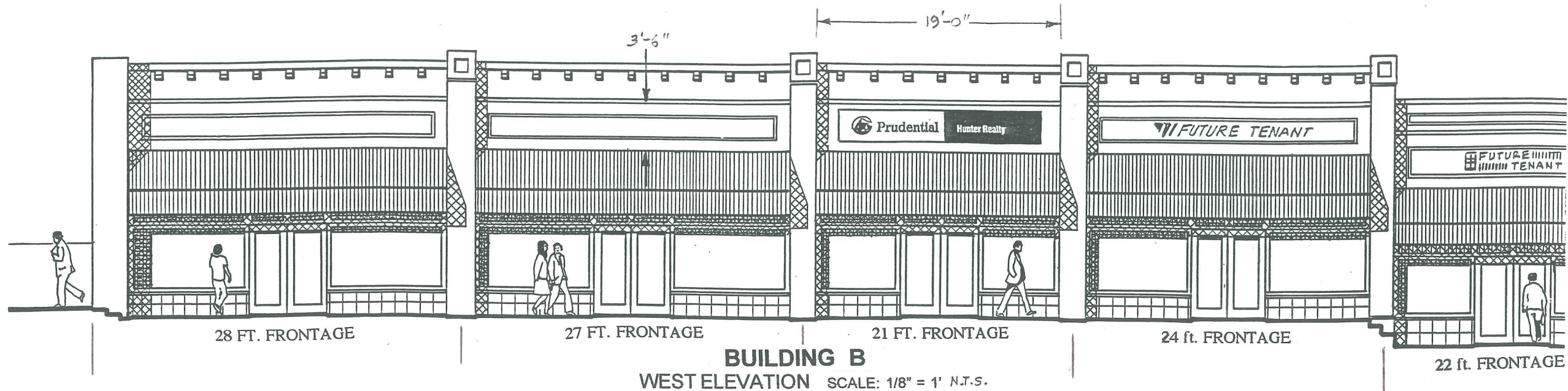
**Prudential
Hunter Realty**

WOOD OR METAL SIGN
ON FACE OF FLOWER BED

2'-2"

7'-0"

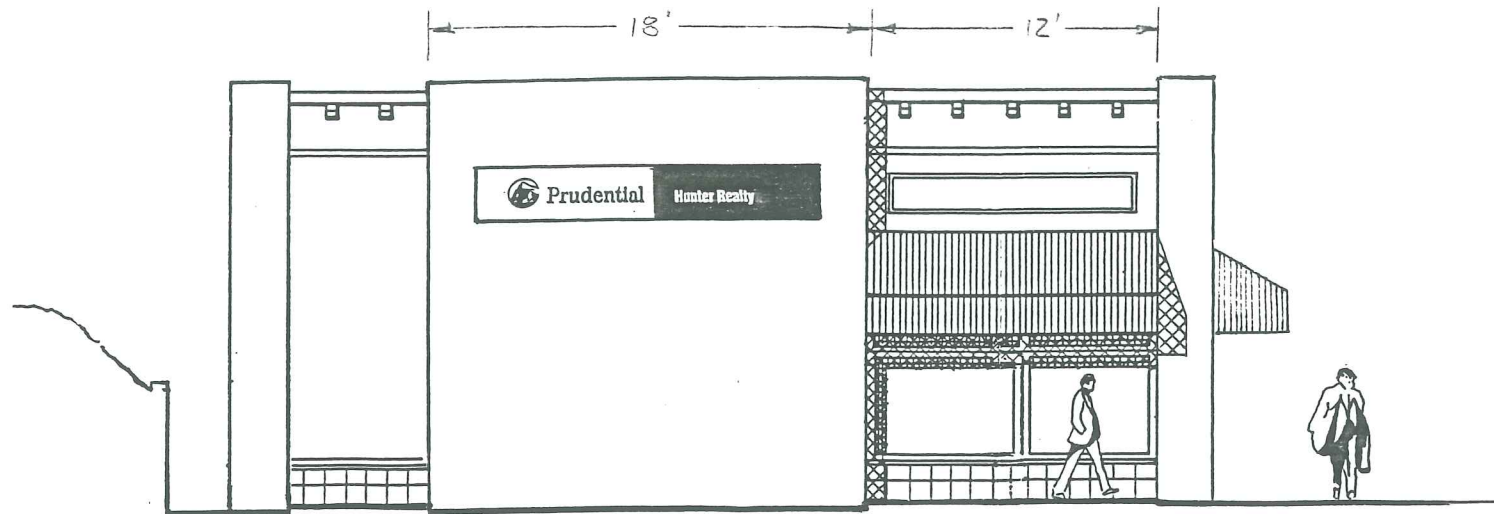
15.4 SQ. FT.
SIGN 1



- METAL SIGN TO BE RELOCATED FROM 822 GRAND AVE. ARROYO GRANDE
- COLORS:
LIGHT & DARK GRAY
BLUE LETTERS &
WHITE LETTERS

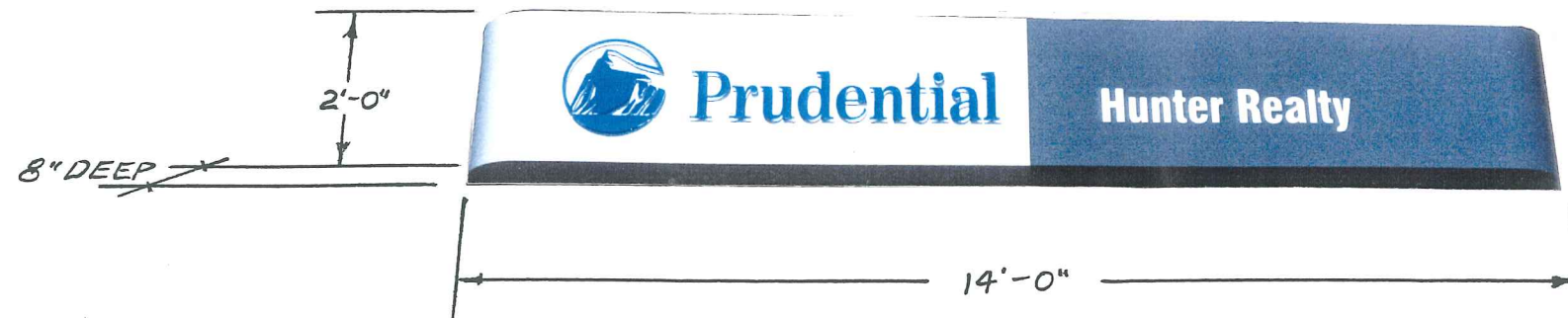
28.0 SQ. FT.
SIGN 2

* NOT TO BE BACK LIT



14 ft. FRONTAGE

BUILDING B
NORTH ELEVATION SCALE: 1/8" = 1'



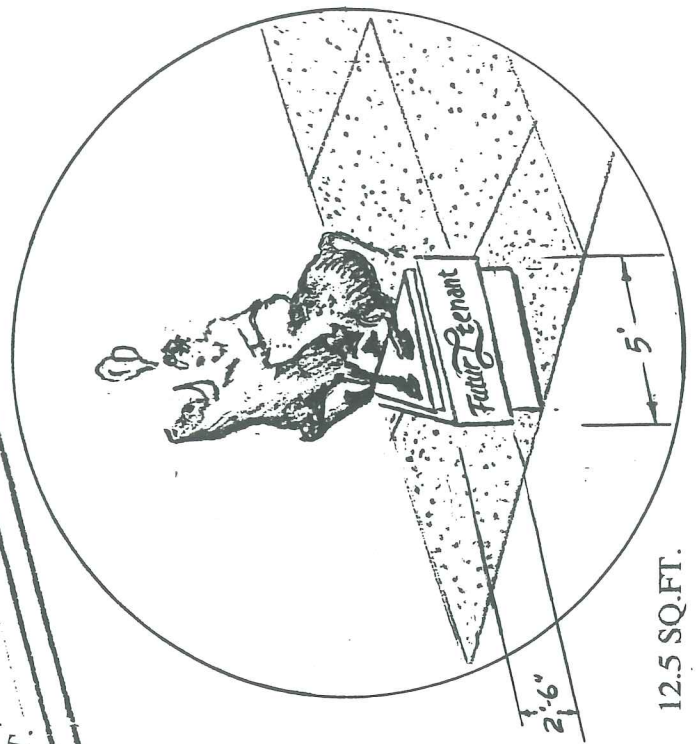
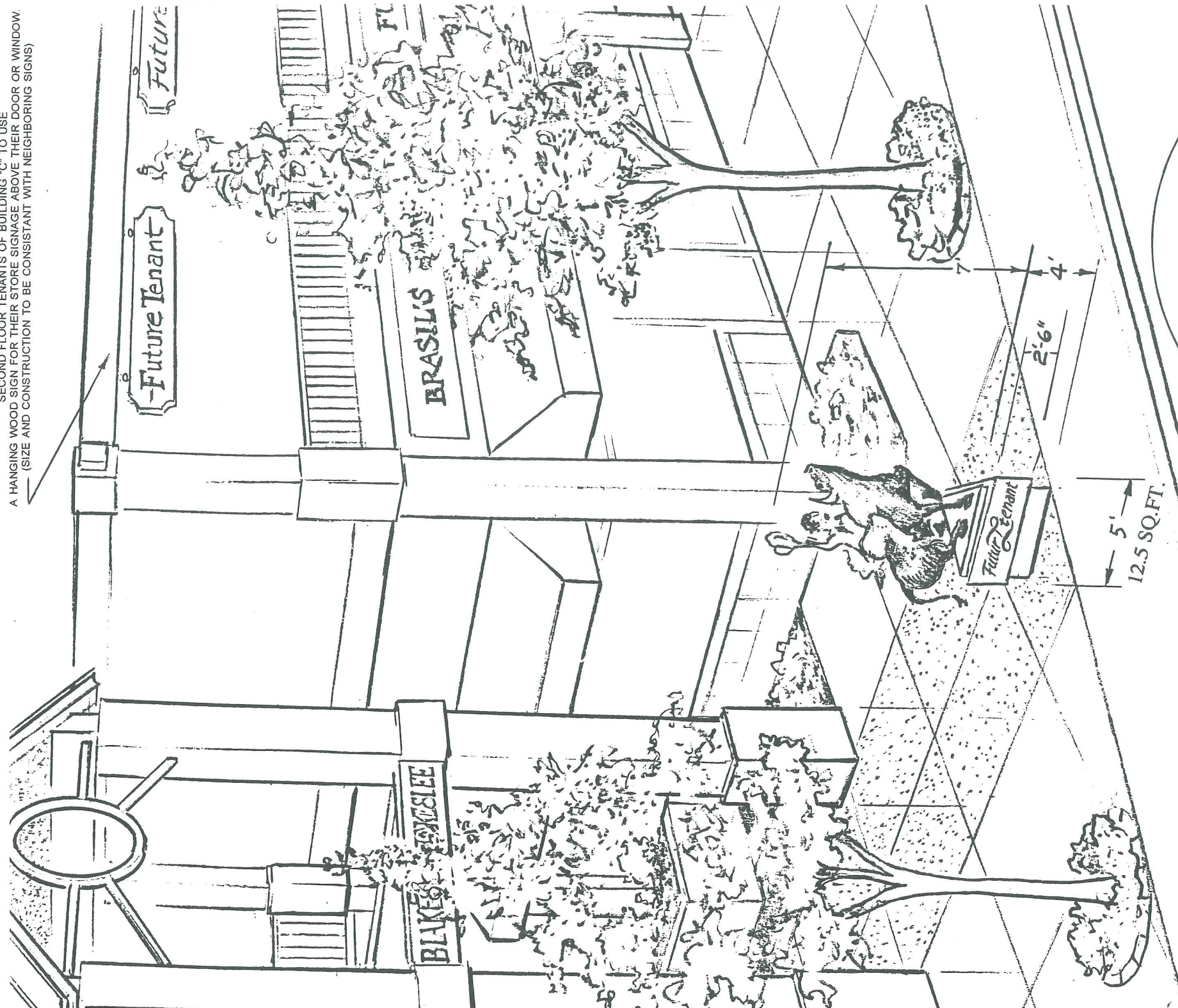
- METAL SIGN TO BE
RELOCATED FROM
822 GRAND AVE. ARROYO
GRANDE

- COLORS:
LIGHT & DARK GRAY
BLUE LETTERS &
WHITE LETTERS

28.0 SQ. FT.
SIGN 3

* NOT TO BE BACK LIT

SECOND FLOOR TENANTS OF BUILDING "C" TO USE
A HANGING WOOD SIGN FOR THEIR STORE SIGNAGE ABOVE THEIR DOOR OR WINDOW.
— (SIZE AND CONSTRUCTION TO BE CONSISTANT WITH NEIGHBORING SIGNS)



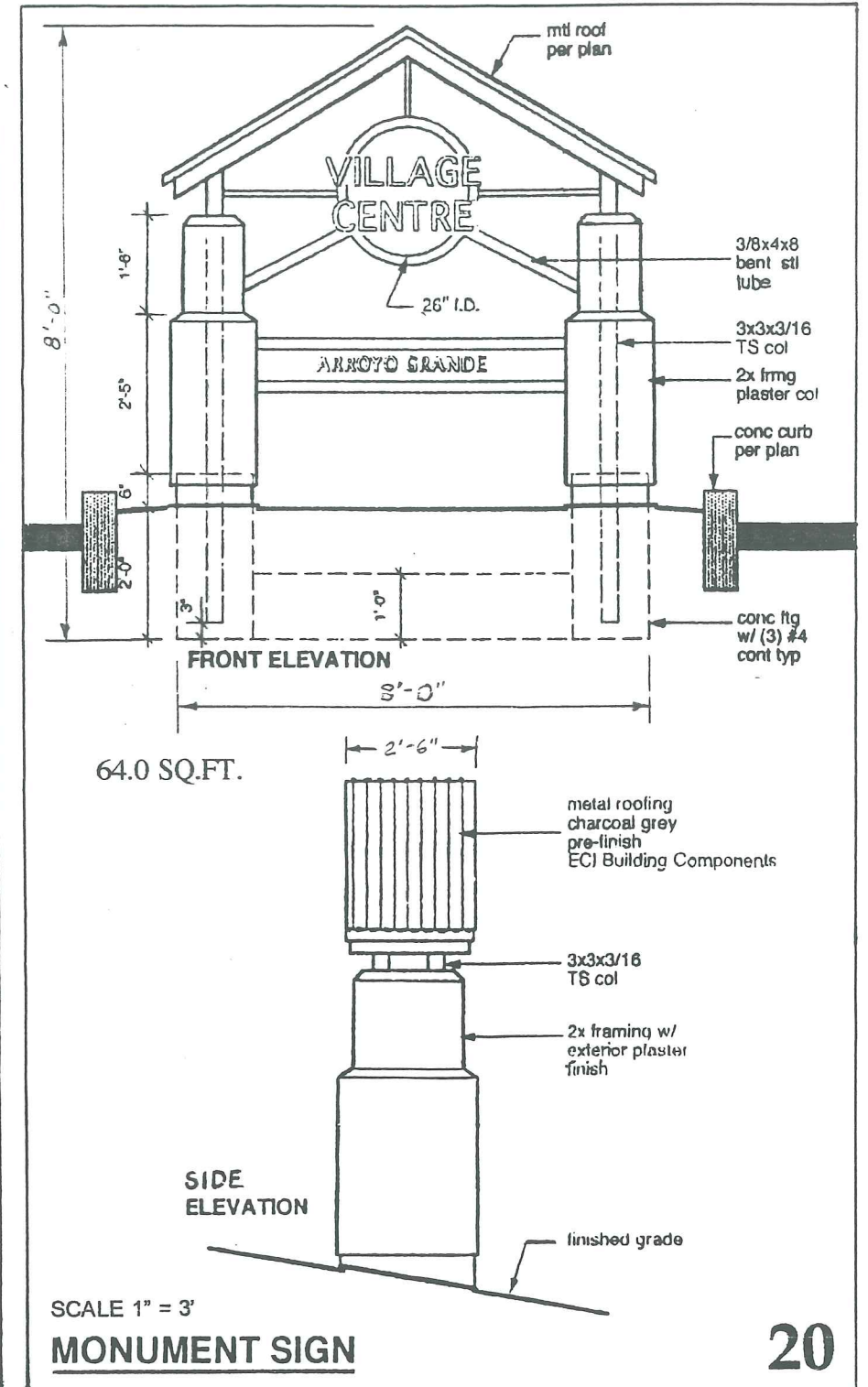
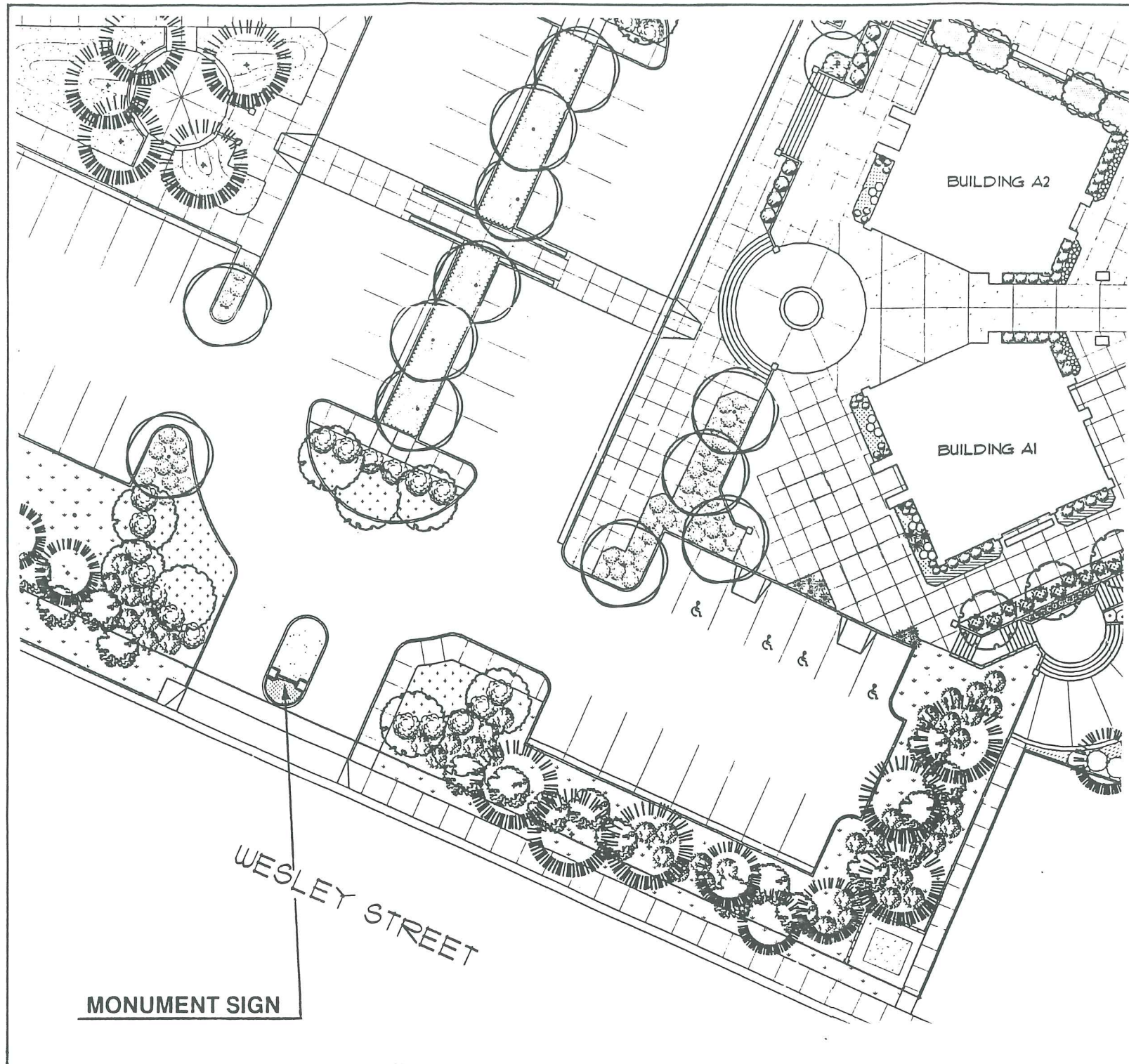
ART MONUMENT PEDESTAL SIGN AREA

BOTH STREET FACING SIDES
RESERVED FOR "A2" OR "A3" TENANTS

SIGNS SHALL CONSIST OF INDIVIDUAL LETTERS
APPLIED DIRECTLY TO THE PEDESTAL'S STUCCO
FINISH. LETTERS AND LOGOS MAY BE PAINTED
OR CUT FROM WOOD OR METAL.

PEDESTAL CONSTRUCTION SHALL BE 2x FRAMED
STRONG ENOUGH TO SUPPORT A FULL SIZE
BRONZE SCULPTURE WITH MOUNTINGS AND
FOUNDATION COMPLYING TO CITY BUILDING CODE.

SUBJECT OF SCULPTURE PIECE TO BE DETERMINED
AT A LATER DATE.



SIGN PROGRAM CRITERIA

The Arroyo Grande Development Code, chapters 9-13 shall be followed for requirements not covered in this Sign Program except as specifically approved in this planned Sign Program. All signs and their installation shall comply with local building and electric codes, and the specific criteria outlined in this planned Sign Program. All signs must conform in color (i.e. not conflicting) to the finished colors of each respective building. To be taken into consideration will be the stucco color, granite tile color and matching window trim of each building; as well as the slate gray awnings that will be consistent around the entire building complex. All signs must also conform to neighboring signs in style and construction and size, on each separate building and floor, unless otherwise spelled out in this Sign Program. For instance, second story signage on building "C" will be grouped together in being restricted to hanging wood signs only; while first floor signage on building "D" will be restricted to 3D individually cut letters mounted directly onto the stucco wall surface. Much latitude shall be given for creativity in designs within these material and style restrictions. On a particular building where a tenant is the first to install signage, the tenant may set the precedence in style and sign construction for that building. Tenants with business logos shall also be permitted to incorporate these logos consistent with the requirements of the planned Sign Program.

Placement of all signs shall only be in approved locations on building frontage or wall plane as spelled out in the Sign Program. No signs will be allowed on the awnings, except address markers. No signage will be allowed on window panes except for store hours and "Ribbon Signs". A Ribbon Sign is vinyl letters consisting of a business name and its type of business or wares and shall be limited to one per tenant, no larger than 3" high by 24" long (one line) or 7" by 24" (two lines max) [see pg.22 for diagram]. Street addresses markers will be provided by the "Village Centre" above each shop's main

entrance door, as defined in this Sign Program.

Signs shall be compatible with the overall design theme of a Classic Village with rustic overtones. Therefore, backlit signs will not be allowed in the Centre, and approved lighting fixtures for front lighting will be required over business signs (see page TC). Sign construction materials may include wood or metal, or styrofoam finished to look like wood or metal. No plastic signs or pre-made plastic letters may be used in any business identification signs.

Every sign and all parts, portions, components, and materials thereof, shall be maintained and kept in good condition and proper repair. The display surface of all signs shall be kept clean, neatly painted and free from corrosion.

Prohibited Signs:

Signs constituting a traffic hazard.

Animated or moving Signs.

Banners, flags, pennants, and balloons used for advertising purposes.

Signs displayed on vehicles.

Portable or temporary signs.

Billboards

Roof Signs

Neon

See city sign ordinance for other prohibited signs

See sign ordinance Sec. 9-13-080 for Abandoned Signs

Except for those signs which require specific variances all signs shall comply with this Planned Sign Program.

SIGN PROGRAM CRITERIA (CONTINUED)

FUTURE TENANTS shall fill out applications for all sign permits to be made in writing on forms provided by the Community Development Department of the City of Arroyo Grande. If the sign is within the parameters of the approved Sign Program for the size, height, width, placement, color and materials, it may be deemed compliant and the Community Development Director may make a determination of approval. For signage that is deemed non-compliant a special review will be made by the Architectural Review Committee and then the Planning Commission, with appeal possible to the Planning Commission and the City Council.

This program encompasses all approvals, entitlements and authorizations for this program, which includes all six present tenants and their proposed signs, and provisions for all future tenants and their signs, including the "art monument," the entrance "monument sign" and all address markers. This program specifically supercedes, replaces and amends all prior approvals.

SAMPLE "RIBBON SIGNS"



SIGN ALLOTMENT

The Arroyo Grande Development Code, chapters 9-13 SIGN REGULATIONS provides for the square footage allotment for each business based on the store's linear frontage times(X) 1 1/2 sq. ft. of signage. Frontage is defined as front or side windowed walls accessible to the public, not to include rear walls.

Each tenant will be allotted:

- One sign per frontage above the awning line over or near their store's main entry door.
- one extra sign along West Branch Street if their shop or business is out of view of passing vehicles. (refer to pg.9 and pg.19)
- another extra sign if shop or business is over 1600 sq.ft.

156
WEST BRANCH ST.

Typical address marker to be provided above the main door of each tenant, on either a wall plaque or applied directly onto the awning. The area to be equal to or less than one sq.ft..

NOTE: This summary does not include the following signage: Directional signs, Handicapped, Security, or Traffic Signs.

SIGN TABLE

BUSINESS NAME	SIGN 1 sq. ft.	SIGN 2 sq. ft.	SIGN 3 sq. ft.	TOTAL sq. ft.	FRONTAGE (X) 1 1/2 sq.ft.
MISSION Community Bank ^(A1) Painted sign directly on stucco wall	17.7 s.f.	23.8 s.f.		41.5sf.	88 ft. 132.0 s.f.
MERIDIAN II (D) Plasma cut steel sign	12.8 s.f.	12.8 s.f.	12.8 s.f. *20.3 s.f.	58.7sf.	96 ft. 144.0 s.f.
ADDED TOUCH (D) 3D individual letter sign	18.8 s.f.	8.7 s.f. or 9.1 s.f.		27.9sf.	33 ft. 49.5 s.f.
BLAKESLEE & BLAKESLEE ^(C) Hanging wood sign	24.0 s.f.	20.0 s.f.	20.0 s.f.	64.0sf.	62 ft. 93.0 s.f.
BRASIL'S jewelers (C) 3D individual letter sign	13.8 s.f.			13.8sf.	19 ft. 28.5 s.f.
Prudential HUNTER REALTY ^(B) 3D letter or metal box sign	15.4 s.f.	28.0 s.f.	28.0 s.f.	71.4sf.	90 ft. 135.0 s.f.
Future Tenant (A2) Painted or "3D letter " sign	18 sf.	24 sf.	20.0 sf.	62 sf.	55 ft. 82.5 s.f.
Future Tenant (A3) Painted or "3D letter " sign	18sf.	24sf.	12.5 s.f. 12.5 s.f.	67sf.	68 ft. 102.0 s.f.
FUTURE tenant (D) 3D individual letter sign	12 sf.			12 sf.	16 ft. 24.0 s.f.
FUTURE TENANT (C) 3D individual letter sign	12 sf.			12 sf.	18 ft. 27.0 s.f.
Future Tenant (C) 3D individual letter sign	12 sf.			12 sf.	19 ft. 28.5 s.f.
FUTURE tenant (B) 3D individual letter sign	12sf.	12 sf.		24sf.	53 ft. 79.5 s.f.

BUSINESS NAME	SIGN 1 sq. ft.	SIGN 2 sq. ft.	SIGN 3 sq. ft.	TOTAL sq. ft.	FRONTAGE (X) 1 1/2 sq.ft.
FUTURE (B) 3D individual letter sign	18sf.			18sf.	24 ft. 36.0 s.f.
Future Tenant (up stairs "C") Hanging wood sign	12 sf.	12sf.		24sf.	19 ft. 28.5 s.f.
Future Tenant (up stairs "C") Hanging wood sign	12sf.	12sf.		24sf.	18 ft. 27.0 s.f.
Future Tenant (up stairs "C") Hanging wood sign	12sf.	12sf.		24sf.	19 ft. 28.5 s.f.
Future Tenant (up stairs "D") Painted or "3D letter " sign	8 sf.	INTERIOR 6sf.	8 sf.	22sf.	16 ft. 24.0 s.f.
Future Tenant (up stairs "D") Painted or "3D letter " sign	8 sf.	INTERIOR 6sf.	8 sf.	22sf.	16 ft. 24.0 s.f.
Future Tenant (up stairs "D") Painted or "3D letter " sign	8 sf.	INTERIOR 6sf.	8 sf.	22sf.	16 ft. 24.0 s.f.
TOTAL Business Identification Signs				622.3 sq.ft.	TOTAL 1117.5 s.f.

TOTAL Address Markers (19 BUSINESSES @ 1 sf. EACH) 19.0 s.f.

TOTAL Window Ribbon Signs (19 BUSINESSES @ 1.17 sf. EACH) .. 22.2 s.f.

Entrance MONUMENT SIGN 8' X 8' 64.0 s.f.

ART MONUMENT & Pedestal (SCULPTURE 5'X 5'X 7') 175 cu.ft.
(PEDISTAL - 3 SIDES 5'x 4') .. 50 cu.ft.

* an Armillary