



TOWN OF MAMMOTH LAKES
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MASTER SIGN PLAN

THE CAST OFF 3059 CHATEAU ROAD, APN #35-170-04

In accordance with the Zoning Ordinance of the Town of Mammoth Lakes, Chapter 17.40 "Signs", The Master Sign Plan for the Cast Off Building, Assessors Parcel Number 35-170-04, shall be as follows:

I. TERM

The Master Sign Plan for The Cast Off Building shall be valid for a period of ten years from the date of adoption, March 12, 2008 and shall be required to be renewed in its entirety by March 12, 2018 in accordance with the legal sign requirements in affect at that time. Any deviations from this sign plan shall be approved by the Planning Commission and such deviations shall be valid only for the period of the originally approved Master Sign Plan. On March 12, 2010, all signs at the Cast Off Building shall be required to come into conformance with the Master Sign Plan, regardless of when any particular wording or copy of an approved sign was installed. Chapter 17.40 of the Town of Mammoth Lakes Zoning Ordinance shall become an attachment to this approved Master Sign Plan.

II. GENERAL REQUIREMENTS

- A. It shall be the Landlord's responsibility to apprise all existing and future tenants of the requirements of the approved master sign plan.
- B. Each Tenant shall submit a copy of detailed drawings indicating the location, size, layout, design, color, materials, and method of attachment as per the attached exhibits, to the landlord for approval prior to submittal to the Town.
- C. Each Tenant shall submit a copy of detailed drawings indicating the location, size, layout, design, color, materials, and method of attachment as per the attached exhibits, to the Town of Mammoth Lakes for conformance review and approval prior to fabrication and installation of signage.
- D. The sign drawings are to be prepared by a reputable state licensed sign contractor and should indicate the following information:
 - 1. A scaled storefront drawing reflecting the proposed sign design and all dimensions as it relates to the storefront elevation.
 - 2. Sizes of sign letters must be accurately dimensioned and spaced.
 - 3. Colors, finish, and type of materials.
- E. All signs shall be constructed, installed and maintained at the Tenant's expense.
- F. Tenant shall be responsible for the fulfillment of all requirements and specifications.

- G. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and the Town of Mammoth Lakes.

III. SIGN SPECIFICATIONS

A. First Floor Storefront Signs (signs A-C)

1. Dimensions: Minimum – 2” x 40” x 25”; Maximum – 2” x 40” x 25”; Maximum square feet of each sign: 7
2. Location: Fascia directly above or adjacent to the business. Signs A & B shall be designated for the two businesses with an entrance on the east side of the building and sign C shall be designated for the business with an entrance on the north side of the building. See Sheet B-1 and site plan.
3. Amount: One storefront sign per business is permitted.
4. Color:
 - a. Background: At least 75% of sign must be Pittsburg 517-4 gray. See attached color sample for this shade of gray. The remaining colors must be compatible with the building. “Day-Glo” and other colors which provide a harsh contrast shall not be permitted.
 - b. Lettering: Black or Dark Gray.
 - c. Border: Dark Gray.
5. Style:
 - a. Rectangular with a rounded top.
 - b. Edge detail: 2” border and a ½” inline separated from the border by a ½” sandblasted outline.
 - c. Raised letters.
 - d. See Sheet A-1 and A-2 for illustration.
6. Materials:
 - a. 2” thick cedar or sign foam made to resemble wood.
 - b. See Sheet A-2 for illustration

B. Monument Sign

1. Dimensions: 2” x 38” x 60” x 8”; Maximum square feet of sign: 18
2. Location: One located at the main entrance sidewalk on Chateau Rd.
3. Amount: One.
4. Color:
 - a. Background: At least 75% of sign must be Pittsburg 517-4 gray. See attached color sample for this shade of gray. The remaining colors must be compatible with the building. “Day-Glo” and other colors which provide a harsh contrast shall not be permitted.
 - b. Lettering: Black or Dark Gray. Accent colors for logos and lettering are permitted.
 - c. Border: Dark Gray.
5. Style:
 - a. Rectangular with rounded a top.
 - b. Double-sided.
 - c. Free-standing
 - d. Edge detail: 2” border and a ½” inline separated from the border by a ½” sandblasted outline.
 - e. Raised letters.
 - f. See Sheet A-1 and A-2 for illustration.

6. Materials:
 - a. Sign: 4" thick cedar or sign foam made to resemble wood.
 - b. Base: The base shall be a planter built to match the current slate rock of the building with dimensions of 8' x 4'
- C. Projecting Signs (D & E)
 1. Dimensions: Minimum – 2" x 25" x 40"; Maximum – 2" x 25" x 40"; Maximum square feet of each sign: 7
 2. Location: Above main entrance door and side entrance door. Sign E shall be designated for the two businesses with an entrance on the east side of the building, and sign D shall be designated for the business with an entrance on the north side of the building. See sheet B-1 and site plan.
 3. Amount: Two.
 4. Color:
 - a. Background: At least 75% of sign must be Pittsburgh 517-4 gray. See attached color sample for this shade of gray. The remaining colors must be compatible with the building. "Day-Glo" and other colors which provide a harsh contrast shall not be permitted.
 - b. Lettering: Black or Dark Gray.
 - c. Border: Dark Gray.
 5. Style:
 - a. Rectangular with a rounded top.
 - b. Edge detail: 2" border and a ½" inline separated from the border by a ½" sandblasted outline.
 - c. Raised letters.
 - d. See Sheet A-1 and A-2 for illustration.
 6. Materials:
 - a. 2" thick cedar or sign foam made to resemble wood.
 - b. See sheet A-2

IV. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured in the manner specified on Sheet B-3 and B-4
- B. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance.
- C. Sign contractor shall repair any damage caused by his/her work. Damage done to the building structure that is not repaired by the sign contractor shall become the Tenant's responsibility.
- D. A building permit is required for installation of signs and all building code requirements must be adhered to prior to installation.

V. MISCELLANEOUS REQUIREMENTS

- A. At the expiration of the Tenant's lease term, or sooner, the Tenant shall be required to remove his/her signs and patch the fascia and canopy and paint the patched area to match the surrounding area. If Tenant does not repair the areas to the Landlord's satisfaction, Landlord will perform repairs at the Tenant's expense.

VI. APPROVED SIGNS

The following signs are considered approved signs. Those that do not conform to the above guidelines are considered nonconforming signs (see Section VII., Nonconforming Signs).

- A. No existing approved signs.

VII. NONCONFORMING SIGNS

The following signs are considered nonconforming signs and shall be brought into conformance when any changes are made to the sign or by March 12, 2010, whichever occurs first.

- A. "Profiles" Salon signs: One on the east side of the building. Sign does not comply with the color choices for the Master Sign Plan.
- B. The Castoff sign: One on the north frontage. Sign does not comply with the color choices for the Master Sign Plan.
- C. Temporary signage currently installed is permitted until permanent replacement signs are installed.