



TOWN OF MAMMOTH LAKES
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
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MASTER SIGN PROGRAM

VONS 481 Old Mammoth Road

Approved by Planning Commission Resolution 2013-01 on January 23, 2013

In accordance with the Municipal Code of the Town of Mammoth Lakes, Chapter 17.40 "Signs", the Master Sign Program for VONS shall be as follows:

I. PURPOSE AND INTENT

Describe purpose and intent of proposed Master Sign Program.

The intent of this Master Sign Program ("MSP") for the Vons is to provide flexible sign standards to achieve an appealing and visually compatible signage environment for Vons located at 481 Old Mammoth Road. The criteria outlined in this MSP will be enforced by the property owner and the Town of Mammoth Lakes.

II. INTRODUCTION

The Master Sign Program ("MSP") for Vons shall be effective from the date of adoption, and shall have no expiration date. Any deviations from this MSP shall be approved in accordance with Municipal Code Section 17.40.060.I, Revisions to Master Sign Programs. After approval of this sign program, Municipal Code Chapter 17.40 "Signs" is incorporated herein by reference.

III. GENERAL REQUIREMENTS

- A. It shall be the landlord's responsibility to apprise all existing and future tenants of the requirements of the approved MSP.
- 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. The sign drawings shall 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 signs and sign letters must be accurately dimensioned and spaced.
 3. Colors, finish, and type of materials.
 4. Lighting specification, if any.

- D. Prior to the manufacture and installation of a sign, the tenant shall obtain a sign permit from the Town of Mammoth Lakes and a building permit from the Town's Building Division, if applicable.
- 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.
- H. Upon vacancy, the tenant shall be required to remove his/her signs and restore the building and/or site to its original condition. If tenant does not repair the areas to the landlord's satisfaction, landlord will perform repairs at the tenant's expense.

IV. SIGN SPECIFICATIONS

A. Sign Type No. 1

- 1. Amount: 1
- 2. Dimensions:
 - a. Maximum – 5'-0" x 13'-4"
 - b. Maximum Area of Sign – 66.67 s.f.
- 3. Location: See Exhibit #1 for identified locations.
- 4. Style: Reversed channel halo letters.
- 5. Materials: Fabricated aluminum reversed channel halo letter with white LED illumination
- 6. Colors: VONS red with white aluminum backer.
- 7. Lighting: White LED – Halo Illumination. See Exhibit #A for lighting specifications.

B. Sign Type No. 2

- 1. Amount: 1
- 2. Dimensions:
 - a. Maximum – 4'-0" x 4'-0"
 - b. Maximum Area of Sign – 12.56 s.f.
- 3. Location: See Exhibit #1 for identified locations.
- 4. Style: Reversed halo logo with routed aluminum push-thru face and opaque graphic background.
- 5. Materials: Fabricated aluminum with routed aluminum face, push-thru plex copy with digital graphic.
- 6. Colors: Bronze return and brown and ivory elements.
- 7. Lighting: White LED – Halo Illumination. See Exhibit #A for lighting specifications.

C. Sign Type No. 6 (*None proposed at this time*)

- 1. Amount: 1

Vons Master Sign Program

2. Dimensions:
 - a. Maximum Area of Sign – 16.0 s.f.
3. Location: See Exhibit #A for identified location.
4. Style: Shall be consistent with style of other approved signs in Master Sign Plan.
5. Materials: Shall be consistent with materials of other approved signs in Master Sign Plan.
6. Colors: As approved by Town and Property Owner.
7. Lighting: Shall be consistent with other approved lighting in Master Sign Plan. Halo lighting is encouraged.

V. CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured in the manner consistent with the Town of Mammoth Lakes Building requirements.
- B. A building permit is required for installation of certain signs and new electrical work, and all building code requirements must be adhered to prior to and during installation.
- C. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance.
- D. 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.

VIII. EXHIBITS

Exhibit A: Vons Signage Program

VONS
NOM2

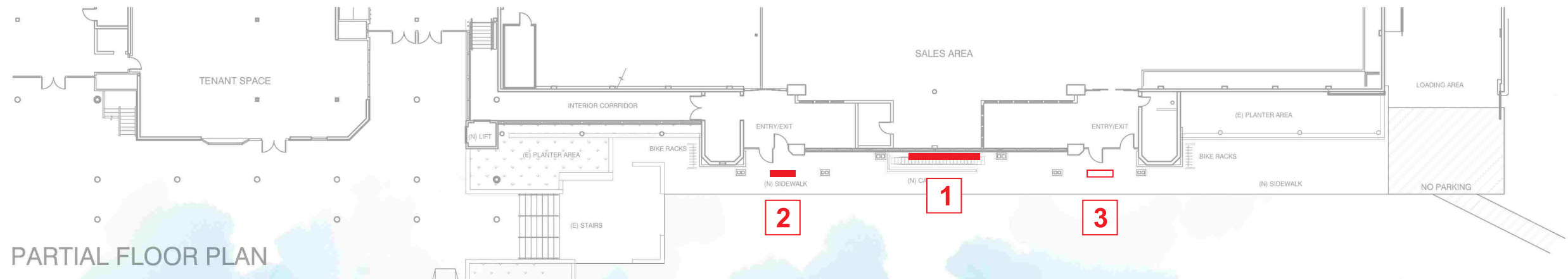
VONS #2400 - MAMMOTH LAKES

481 OLD MAMMOTH ROAD

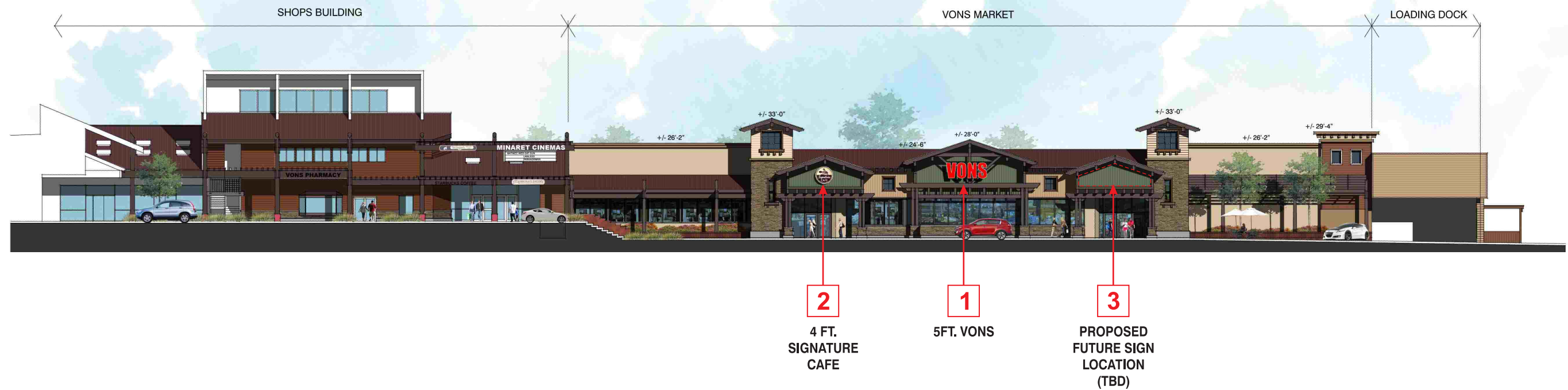
MAMMOTH LAKES, CA

S I G N P R O G R A M

NORTH ELEVATION



PARTIAL FLOOR PLAN



DISTANCE APART OF THE SIGNS IN THIS PACKAGE ONLY



SIGN TYPE



“VONS” LED ILLUMINATED REVERSE CHANNEL LETTERS

SCALE: 3/8”=1’-0”

COLOR & MATERIAL SCHEDULE
LETTERS

4-1/2” DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTERS PAINTED *CARDINAL RED*.

FACES & RETURNS: .090 ALUMINUM

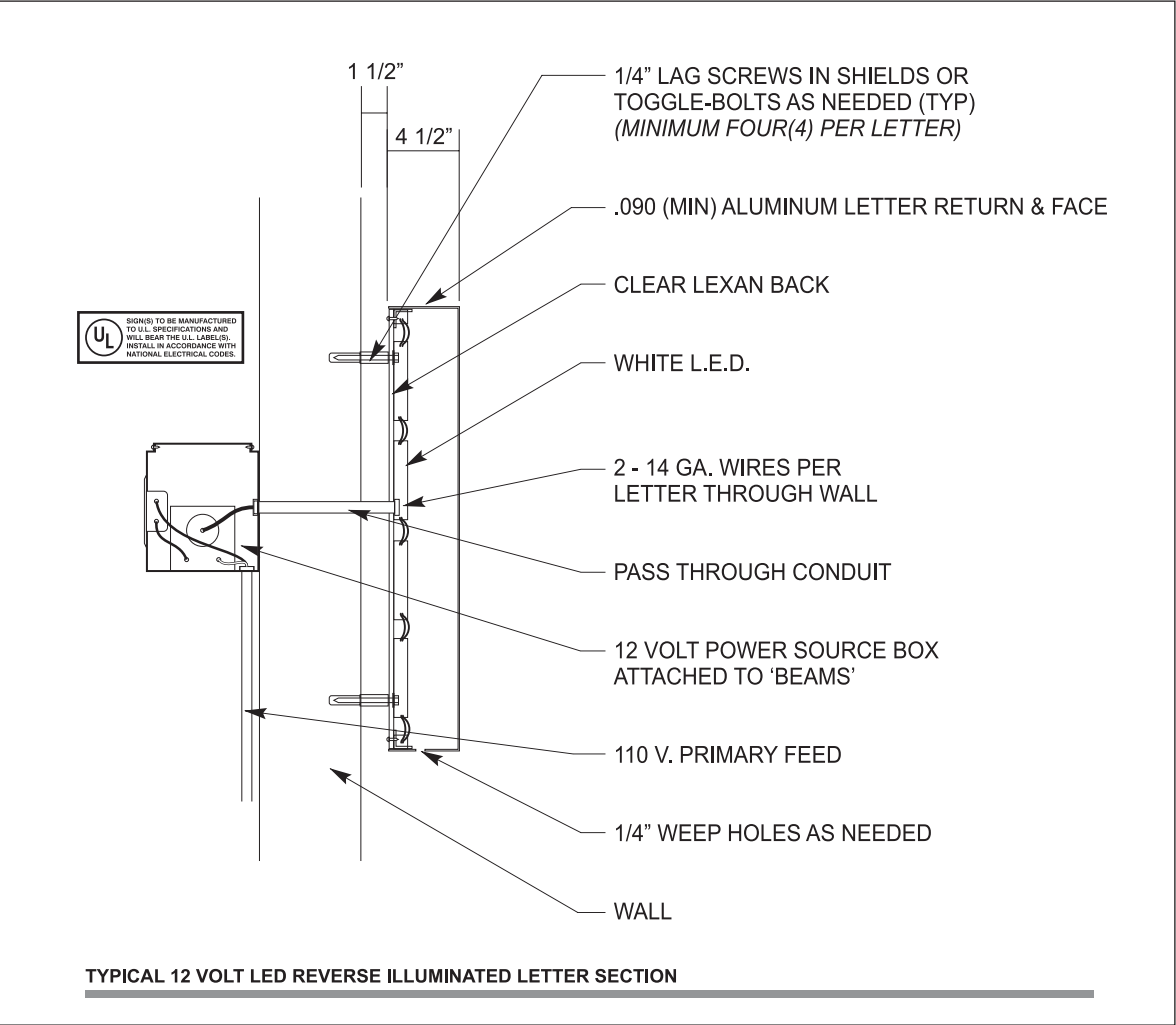
BACKS: CLEAR LEXAN

ILLUMINATION: WHITE L.E.D. HALO ILLUMINATION.

WHITE BACKGROUND: FLAT CUT OUT ALUMINUM PAINTED WHITE.

ATTACHMENT: LETTERS MOUNTED TO BACKGROUND USING 1 1/2” STAND-OFFS
COMPLETE LETTERS & BACKGROUND TO BE ATTACHED TO STORE FASCIA.

LIGHTING & ATTACHMENT



SIGN TYPE

2

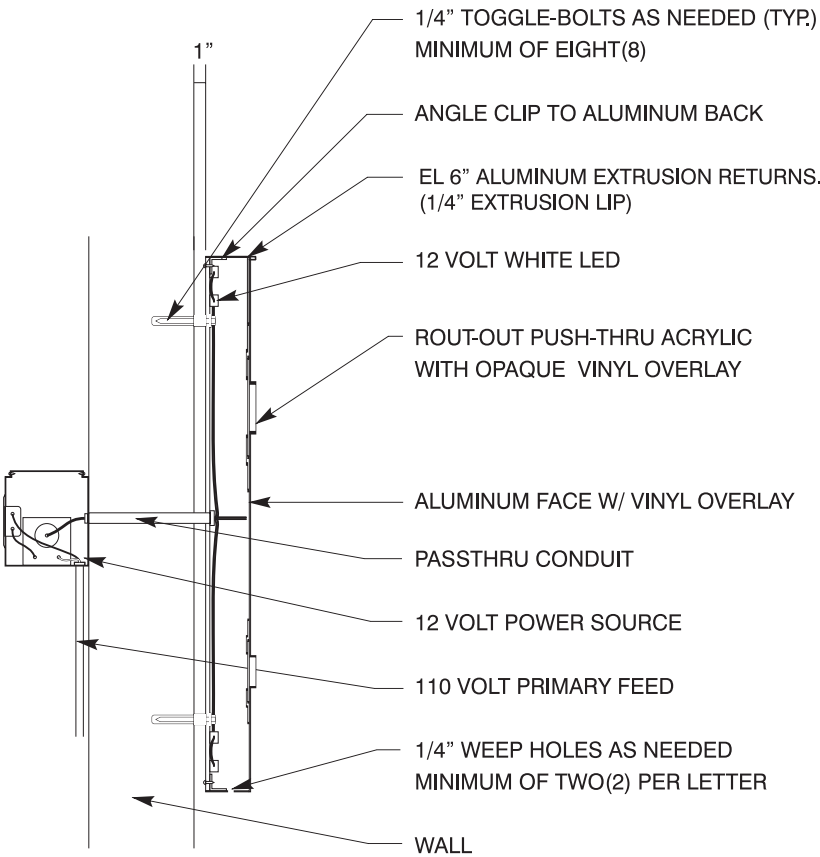
4'- 0"



DAYTIME

12.56 SQ. FT.

ONE(1) REQUIRED



“SIGNATURE CAFÉ” INDIRECTLY ILLUMINATED, ROUTE-OUT PUSH-THRU LOGO

SCALE: 3/4” = 1’-0”

CABINET: FABRICATED ALUMINUM CABINET PAINTED TO MATCH *PANTONE BLACK 5C*.
FACE: ALUMINUM WITH DIGITAL VINYL OVERLAY, ROUTED-OUT FOR “MAN” & “SIGNATURE CAFÉ”BE TO 3/4” PUSH THRU
BACK: CLEAR ACRYLIC
ILLUMINATION: WHITE L.E.D. INDIRECT ILLUMINATION.
ATTACHMENT: PEGGED OFF 1” FROM FASCIA.

NIGHTTIME



CONCEPTUAL NIGHT RENDERING

SIGN TYPE

3 FUTURE SIGN TYPE LOCATION - SEE ELEVATIONS SHEETS 1 & 2

- 1. Amount: ONE(1) Sign allowed for this sign location
- 2. Dimensions: Minimum - 18” tall
Maximum - 48” tall
- 3. Location #6 as shown on Elevations Sheets 1 & 2
- 4. Style: As approved by Tenant, Landlord and/or City.
- 5. Materials: Approved sign manufacturing materials durable for exterior use and weather conditions.
- 6. Colors: As approved by Tenant, Landlord and/or City.
- 7. Lighting: Internal low voltage LED lighting is encouraged.

CENTER SITE PLAN

