



TOWN OF MAMMOTH
LAKES
P.O. Box 1609
Mammoth Lakes, CA
93546 Phone:
760.934.8989
Fax: 760.934.8608

MASTER SIGN PLAN

SHERWIN PLAZA I AND II 625 & 645 OLD MAMMOTH ROAD, APN #35-170-02 & #35-170-03

In accordance with the Zoning Ordinance of the Town of Mammoth Lakes, Chapter 17.40 "Signs", The Sign Plan for Sherwin Plaza I & II, Assessor's Parcel Numbers 35-170-02 & 35-170-03, shall be as follows:

I. TERM

The Sign Plan for Sherwin Plaza I & II shall be valid for a period of ten years from the date of adoption, March 28, 2007, and shall be required to be renewed in its entirety by March 28, 2017, 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 28, 2010, all signs at Sherwin Plaza I & II 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. All information as required to be submitted with a sign permit application.
 2. A scaled storefront drawing reflecting the proposed sign design and all dimensions as it relates to the storefront elevation.
 3. Sizes of sign letters must be accurately dimensioned and spaced.
 4. 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 denial of sign submittals shall remain the sole right of the landlord and the Town of Mammoth Lakes.

III. SIGN SPECIFICATIONS

See Attachments 1 and 2 for sign locations.

A. Fascia Signs

I. Sign 1 (State Farm)

- a. Dimensions: 1 '10" x 8'.
- b. Location: West elevation
- c. Color: Red & White
- d. Materials: Painted Wood

1. Sign 2 (State Farm)

- a. Dimensions: 1 ' x 4'.
- b. Location: South Elevation (above their door)
- c. Color: Red & White
- d. Materials: Painted Wood

2. Sign 3 (Van Tassell & Paegel Financial Services)

- a. Dimensions: 2'6" x 4'6"
- b. Location: West elevation
- c. Color: White lettering
- d. Materials: Sandblasted redwood

3. Sign 4 (Sierra Kitchen and Bath)

- a. Dimensions: 1' x r
- b. Location: North elevation
- c. Color: White Lettering
- d. Materials: Sandblasted redwood

4. Sign 5 (Healing Arts Centre)

- a. Dimensions: 2'6" by 4'6"
- b. Location: North elevation
- c. Color: White lettering
- d. Materials: Sandblasted redwood

5. Sign 6 (Anything Goes Catering)

- a. Dimensions: 2' x 5'
- b. Location: North elevation
- c. Color: White lettering
- d. Materials: Sandblasted redwood

6. Sign 7 (Used Books) *proposed*

- a. Dimensions: 11 " x 8'
- b. Location: West elevation
- c. Color: White lettering
- d. Materials: Sandblasted redwood

7. Sign 8 (Tadasan Yoga) *proposed*

- a. Dimensions: 1' x 8'
- b. Location: North elevation
- c. Color: White lettering
- d. Materials: Sandblasted redwood

B. Window Signs

1. Maximum area of window lettering is 8.5 square feet, or 27.5% of the area of the window to which it is attached, whichever is less.

2. Only one business identification is permitted per window.
 3. Window lettering is only permitted on the second-floor west face of the building in lieu of a wall-mounted sign.
- C. Monument Sign
1. Overall Dimensions: 7'9" x 10'2.
 1. Sign Dimensions: 3'9" x 7'6".
 2. Location: Northwest corner of the property.
 3. Color:
 - a. None specified. Must meet Town Code.
 4. Materials:
 - a. Sign: 8" reinforced concrete with ¾" medex.
 - b. Base: River rock.
- D. Lighting
1. All lighting shall conform to Town standards as outlined in the Municipal Code Chapter 17.40.

IV. CONSTRUCTION REQUIREMENTS

- A. No labels or other identification will be permitted on the exposed surface of signs except those required by local ordinance.
- B. 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.
- C. 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 signs called out in Section III A are considered approved signs (signs listed as *proposed* require a sign permit). Those that do not conform to the above guidelines are considered nonconforming signs (see Section VII., Nonconforming 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 28, 2010, whichever occurs first.

- A. "Acupuncture Herbal Medicine" window sign at Healing Arts Centre. Second story window signs are only allowed on the west elevation of the buildings in-lieu of a wall-mounted sign.