



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

Culver CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

www.culvercity.org

July 31, 2024

Hans C. Krake
Gensler
1475 Wellington Ave
Pasadena, California 91103

SUBJECT: NOTICE OF DECISION OF MASTER SIGN PROGRAM MODIFICATION P2024-0167-MSP/M TO MODIFY A PREVIOUSLY APPROVED MASTER SIGN PROGRAM
9336 Washington Boulevard, Studio (S) Zone

Dear Hans C. Krake:

This letter is to inform you that Master Sign Program Modification P2024-0167-MSP/M for modification to a previously approved Master Sign Program located at 9336 Washington Boulevard is **APPROVED** subject to Conditions of Approval.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the Project established there are no potentially significant adverse impacts on the environment and the Project has been determined to be Categorically Exempt pursuant to Section 15311, Class 11 – Accessory Structures Projects for the installation of an on-premise sign accessory to an existing commercial facility.

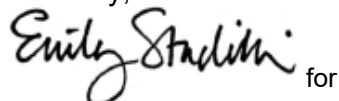
Findings and Conditions of Approval

The findings for the proposed Master Sign Program Modification, P2024-0167-MSP/M were made pursuant to CCMC Section 17.330.050.D.2 as detailed in Attachment No. 1. This approval to allow modification to an existing Master Sign Program is subject to the Conditions of Approval also included herein as Attachment No. 1.

Appeal

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final. If a timely appeal is filed, City staff will notify you. Please feel free to contact William Kavadas, Assistant Planner, at (310) 253-5706 or at William.Kavadas@culvercity.org with any questions.

Sincerely,

 for

Mark E. Muenzer
Planning and Development Director

9336 Washington Boulevard / Culver Studios
Master Sign Program Modification, P2024-0167-MSP/M
Page 2 of 2
July 31, 2024

Enclosures

Attachment No. 1: Project Analysis, Findings, and Conditions of Approval
Master Sign Program Modification Received August 12, 2022

Copy: Decision Letter File
Case File (P2024-0167-MSP/M)

ATTACHMENT NO. 1
Project Analysis, Findings, and Conditions of Approval
Case No. P2024-0167-MSP/M
9336 Washington Boulevard

Request

An application for a Master Sign Program Modification (MSP/M) modification was originally submitted on July 18, 2024 requesting approval to modify the February 2021 Master Sign Program for Culver Studios. The proposed modification consists of adding one additional wall sign on an interior soundstage building.

Requirements

Pursuant to Culver City Municipal Code (CCMC) Section 17.330.050.D, review and approval of an MSP may be required by the Director or requested by the owner or master lessor of a development or initiated by the City in furtherance of a specific plan, revitalization program, overlay zone, or other area-wide planning tool. The purpose of a Master Sign Program is to provide a mechanism by which the sign regulations established by the Zoning Code can be modified to ensure that signs for a uniquely planned or designed development or area are most appropriate for that development or area, subject to compliance with required findings and conditions of approval. Modifications to an already approved and implemented project is subject to the review process per CCMC Section 17.595.035.

Site Description

The subject site is zoned Studio and located at the intersection of Washington and Ince Boulevards, occupying a 12-acre campus with various office and soundstage buildings. The property is bounded by residential properties to the north, east, and south, and commercial properties to the west.

Project Description and Analysis

The applicant, Gensler, proposes to add one additional sign to the Master Sign Program. The proposed wall sign is a historic sign from Metro-Goldwyn-Mayer Studios, now part of Amazon due to a recent acquisition. The applicant team seeks to maintain and display the sign as a way of acknowledging the history of MGM studios and its influence in the film industry.

The sign is approximately 101'-11" long by 6'-6" inches tall and will be placed on the internal facing façade of Soundstages 11-14-15. The sign will not be directly visible from the public right of way, though it will be visible at an angle from the nearest Ince Boulevard driveway. The sign area is larger than what the Code would generally allow for wall signs. However, the impact of the sign on the public right-of-way and towards nearby sensitive uses is reduced due to the limited visibility of the subject structure.

Findings

Based on the proposed project materials and recommended conditions of approval, the following findings are made for this Master Sign Program Modification (MSP/M) pursuant to Title 17 of the Culver City Municipal Code (CCMC), Section 17.330.050.D.2 – Master Sign Programs:

1. CCMC Section 17.330.050.D.2 – Master Sign Programs stipulates that the Planning and Development Director shall approve, conditionally approve, or disapprove any application for

a Master Sign Program. The Planning and Development Director conditionally approves this modification to a previously approved Master Sign Program.

2. One of the primary purposes of a Master Sign Program is to provide signs for uniquely planned or designed developments. The expansive street frontages and layout of the studio property provides the opportunity to create a clear and consistent campus identification program. The proposed sign standards, types, materials, and styles will continue to serve to aid patrons/visitors in navigating the development while maintaining consistency with the campus' design theme.
3. The location, size, and design characteristics of the proposed modifications to the MSP are compatible with the existing studio related land uses in the vicinity of the subject site and will not cause adverse impacts to existing or future surrounding residential uses.

Conditions of Approval

Based upon the above findings and authority found in CCMC Title 17, Section 17.330.050.D.2, the proposed Master Sign Program, P2024-0167-MSP/M, is hereby approved, subject to the following Conditions of Approval:

1. All signs for the subject site shall be submitted to the Current Planning Division for review and approval prior to building permit issuance and installation.
2. All signs at the subject site shall be installed per approved Building and Safety permits; said signs and associated application materials shall be consistent with Master Sign Program Modification plans stamped approved on July 31, 2024, except as otherwise revised per the conditions of approval included herein.
3. There shall be no exposed raceways, conduits, transformer boxes, or flexible conduits. Any raceway or tubing that cannot be directly inserted into a wall shall be encased in a covering that is treated to match in color and material the building or canopy on which it is placed.
4. All other signage not included in this Master Sign Program shall comply with CCMC Chapter 17.330 – Signs.
5. All signs must conform to the requirements of the CCMC, Chapter 17.330 – Signs, except regarding the specific standards outlined herein; no other standards shall be deviated from.
6. Any changes to this Master Sign Program will require a modification to the Sign Program.



Gensler

MGM/Amazon Sign Culver Studios, CA

PROJECT DESCRIPTION:

Amendment To Master Sign Program

ADDRESS:

9336 W. Washington Blvd.
Culver City, CA 90232

ISSUE DATE:

July 18, 2024

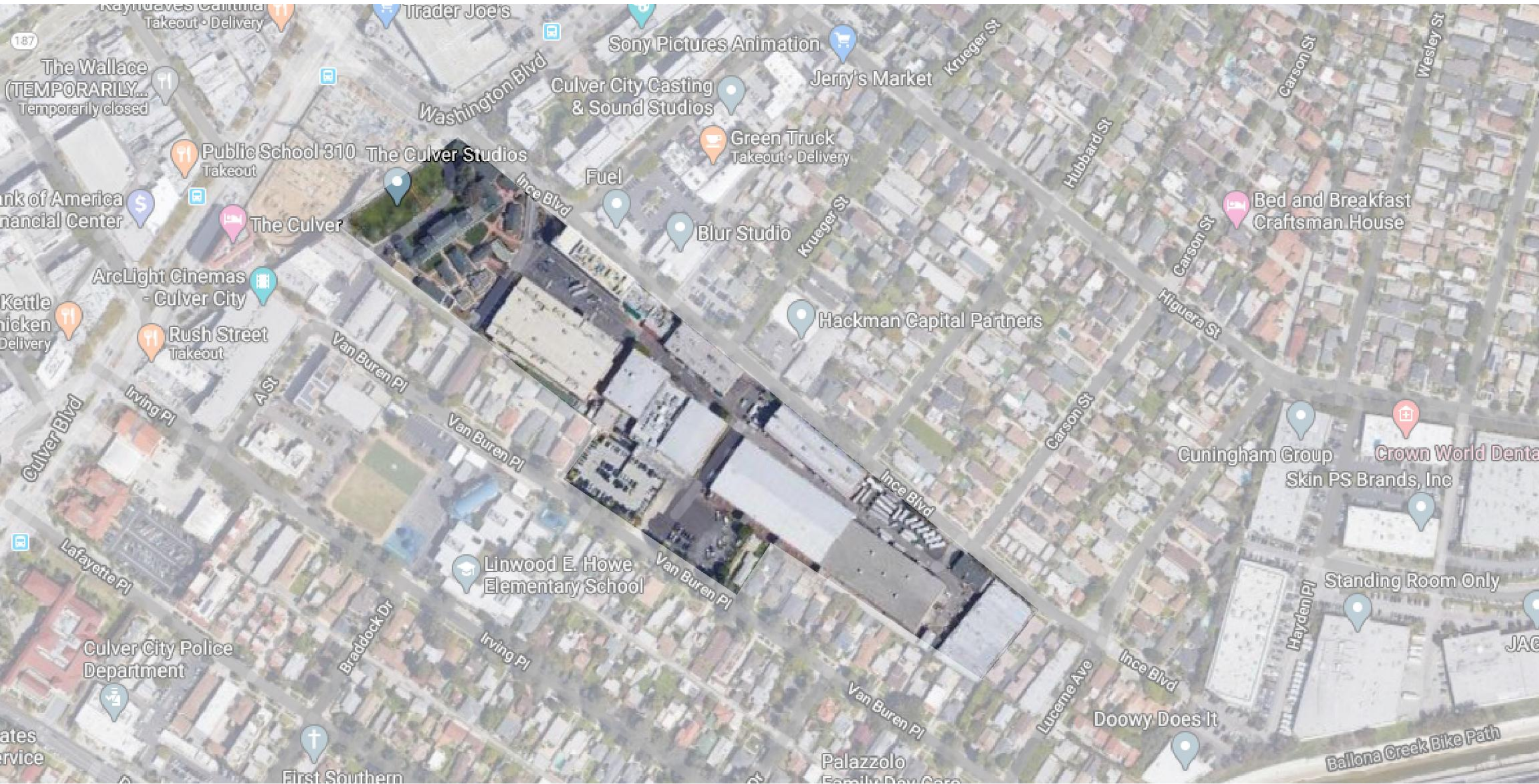
THE CULVER STUDIOS MASTER SIGN PROGRAM

SECTION 1. INTRODUCTION

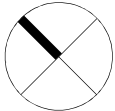
Table of Contents2
Project Site Plan3
Introduction.....4
Approved Sign Location Plan5
Approved Determination letter6
Approved Determination letter7

SECTION 2. MGM SIGN

Project Location9
Project Typography10
Building Elevation11
Building Elevation Detail - MGM Sign12
MGM Sign Detail13
MGM Sign Detail14



Culver City Planning Division
SIGN APPROVED
Date: February 11, 2021
Planner: CJM Permit #: P2020-0150-MSP
This is not a Building Permit
Needs Building Safety Approval



OVERVIEW OF BUILDING SIGNAGE PROGRAM

This Master Sign Plan (The Plan) helps to further define the signage opportunities for both Culver Studios and Amazon Studios within the parameters of the Master Sign Plan (MSP). The intent of the Plan is to encourage creative and appropriate signage in order to create an exciting, engaging environment that contributes to the success of the project for both visitors and studio staff.

AUDIENCE

The audiences of this Supplemental Building Sign Plan are the visitors and Studio staffs of the and the buildings themselves.

INTENT

The intent of this Master Sign Plan is further to define all opportunities for permanent signage for the Culver Studios development. In addition, to specify in greater detail the available sign areas and allowed sign types specific to this particular studios campus. To be approved, the design of all buildings, stags, and campus signage must comply with the Master Sign Plan, which provides specific details regarding sign types, sizes, quantities, locations, materials, illumination and quality.

The campus provides an exciting upscale environment for the studios' success. This calls for sophisticated signs that are in keeping with the high quality standards of materials, finishes and details established in all parts of the architecture, streetscape and landscape.

GENERAL NOTES

This plan applies to all sign standards. In the interest of the success of this project, All locations consider carefully the colors and illumination of their signs to ensure appropriate contrast between the signs and the surface to which the signs are mounted.

EXCLUSION

This document does not regulate interior signs, except window signs as defined by the City of Culver City Zoning Code.

CONTENT

This Master Sign Plan includes:

- Site and Building Signage Location Plans showing available sign location areas
- Building Elevations, showing available sign location zones
- Description and details of allowed sign types

DESCRIPTION OF SIGN TYPES ALLOWED

In order to ensure that the signage contributes to the vitality and interest of the project, this Plan provides latitude in the design of the signs, within the constraints and opportunities provided by the Master Sign Plan.

- Amazon Studios is allowed to use their brand colors for their signage.

New Sign Types

A6 - Building ID Sign - MGM Sign

All signage shall be subject to City of Culver City Planning Division approval.

Review Process

- All exterior signs must be approved by Culver City Planning Division prior to applications for a sign permit. No work may proceed without approval from the city and a valid city permit and building signage permit approval.
- All provisions not included in the Master Sign Plan shall be subject to Culver City Municipal Code (CCMC) 17.330:Signs

Sign Design Treatments

There are many proposed sign treatments with different design elements and lighting techniques for the project. All signage shall consider the architectural style of the buildings, the overall concept of the project, the scale of the sign locations and the viewing angles and sight lines of the signage.

Acceptable Sign Treatments

- front and halo illuminated channel letters
- screens, grids, or mesh
- painted, silkscreened, or enameled signs on sheet metal or other appropriate rigid substrate
- etched, polished, patina or abraded metals
- cut steel or fabricated steel and aluminum
- dimensional letters, pin mounted from facade
- super graphics (painted or digitally printed) on exterior walls/ structures

Colors

The following guidelines are to in the selected colors for signage:

- sign colors are selected to provide sufficient contrast against, yet be compatible with, building background colors
- color of letter returns may contrast with face colors for good daytime readability

SIGN DESIGN PROCESS

1. Working with your landlord and using the attached Site Plan, identify the boundaries of your tenant space in the building. This will show you where your building frontage is.
2. Next, refer to the attached Sign Location Elevations. These drawings will show you where your signs may be located on the building. Coordinate with your Landlord to avoid interference with other tenant signage. Once you have determined how

SECTION 1 APPROVED CAMPUS SIGN LOCATION PLAN



*Existing Gateway to Remain with Replacement of New Culver Studios Logo

Tenant Signs

- A1** Pediment Wall Sign
- A2** Tenant Canopy Sign
- A3** Blade Sign
- A4** Tenant Logo Glass Vinyl
- A5** Building J Entry Sign
- A6** Building ID MGM **New Sign**

Project Site & Wayfinding Signs

- B1** Overhead Gateway Wall Sign
- B2** Gate Wall Sign
- B3** Building Y Wall Sign
- B4** Gate Plaque Wall Sign
- C1** Stage Number Glass Supergraphic
- C2** Elephant Door Stage Number
- C3** Van Buren Garage Supergraphic
- C4** Building Y Glass Supergraphic
- C5** Building Y Dimensional Letters
- C6** Window Graphics
- C7** Temporary Event Signage
- D1** Vehicular Wayfinding Freestanding Sign
- D2** Pedestrian Wayfinding Freestanding Sign
- D3** Vehicle Wayfinding Wall Sign
- D4** Pedestrian Wayfinding Wall Sign
- E1** Parking Garage Entry Sign
- E2** Fire Lane ID Wall Sign
- E3** Regulatory Utility Access Wall Sign
- E4** Parking Garage Wayfinding Wall Sign
- E5** Parking Garage Clearance Bar

Culver City Planning Division
SIGN APPROVED
 Date: February 11, 2021
 Planner: CJM Permit #: P2020-0150-MSP
 This is not a Building Permit
 Needs Building Safety Approval



SECTION 1 DETERMINATION LETTER OF APPROVAL



(310) 253-5710
FAX (310) 253-5721

CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

MICHAEL ALLEN, AICP
Current Planning Manager

February 11, 2021

Gensler
Attn: Hans Krake
500 S. Figueroa Street
Los Angeles, CA 90071

NOTICE OF DECISION: MASTER SIGN PROGRAM, P2020-0150-MSP – THE CULVER STUDIOS

Dear Mr. Krake,

The request for a Master Sign Program, P2020-0150-MSP, for specific sign standards and requirements for the Culver Studios Campus located at 9336 Washington Boulevard (the "Project Site"), is approved subject to the conditions of approval herein.

Request

Mr. Krake (the "Applicant") submitted an application for a Master Sign Program on July 15, 2020, requesting approval for a variety of site-specific sign types, standards, and requirements that complement the aesthetic quality and character of the campus environment at the Project Site. Consistent with intent of a Master Sign Program, some proposed signage does not strictly conform to the Zoning Code requirements as further detailed in the project description below.

Requirements

Review and approval of a Master Sign Program (MSP) may be required by the Director or requested by the owner or master lessor of a development pursuant to Culver City Municipal Code (CCMC) Section 17.330.050.D – Master Sign Programs. MSPs provide a mechanism where sign regulations established in the Zoning Code can be modified to allow signs for a uniquely planned or designed development.

Master Sign Program, P2020-0150-MSP
9336 Washington Boulevard
Page 2 of 6

Background

Site Description

The Project Site, The Culver Studios, is a 14-acre digital media campus located at 9336 Washington Boulevard in the Studio (S) Zoning District, and is generally bounded by Van Buren Place to the west, the Culver Steps mixed-use development to the north, Ince Boulevard to the east and Lucerne Avenue to the south. Surrounding areas include a mix of two-family and multi-family uses with commercial uses to the north. The Project Site was developed pursuant to a Comprehensive Plan (CP No. 87-01), originally adopted in January 1988 by City Council Resolution No. 88-R013 and subsequently amended several times. City Council approved the most recent amendment, Comprehensive Plan Amendment No. 7 (CPA 7), in January 2018 per Resolution No. 2018-R003. Expansion components under CPA 7 are currently under construction with an anticipated December 2021 completion date. The expansion includes the addition of five (5) new digital media buildings, new above and below grade parking facilities, renovation of several existing buildings, and various landscape improvements. CPA 7 calls for the adoption of separate signage guidelines to supplement the development standards for The Culver Studios campus.

Project Description

The Applicant prepared the MSP to regulate permanent and temporary signage appropriate for the unique site characteristics. The MSP contains standards, specifications, and restrictions for Tenant Signs and for Project Site and Wayfinding Signs. The MSP includes eight (8) sections that define the parameters of permissible sign types. Table 1 and 2 summarize the total inventory of signs provided by the MSP. The MSP proposes flexibility from the Zoning Code provisions to create visual compatibility and site cohesion within the Project Site.

PROPOSED SIGNS		DIMENSIONS (FACE)			
ID	TYPE	HEIGHT	WIDTH	QTY	TOTAL AREA
A1	Pediment Wall Sign	4'-9"	23'-8"	1	112.42
A2	Tenant Canopy Sign	1'-7.5"	29'-0"	2	84.26
A3	Blade Sign	11'-0"	3'-9.5"	2	82.50
A4	Tenant Logo Glass Vinyl	0'-2"	3'-11'	4	2.08
A5	Building J Entry Sign	2'-8.5"	13'-2.25"	1	35.11

PROPOSED SIGNS		DIMENSIONS (FACE)			
ID	TYPE	HEIGHT	WIDTH	QTY	TOTAL AREA
B1	Overhead Gateway Wall Sign	1'-6"	24'-8"	2	74.52
B2	Gate Wall Sign	2'-4"	10'-0"	2	43.66
B3	Building Y Wall Sign	7'-1.5"	6'-8"	1	47.50

Master Sign Program, P2020-0150-MSP
9336 Washington Boulevard
Page 3 of 6

B4	Gate Plaque Wall Sign	3'-0"	1'-9"	4	21.00
C1	Stage Number Glass Supergraphic	22'-4"	~14'-0"	3	936.60
C2	Elephant Door Stage Number	~21'-6"	~18'-0"	10	3,901.12
C3	Van Buren Garage Supergraphic	47'-4"	83'-3"	1	1,139.95
C4	Building Y Glass Supergraphic	9'-3"	~100'-3"	2	1,846.27
C5	Building Y Dimensional Letters	0'-10"	2'-0"	1	1.67
C6	Window Graphics	30'-0"	~150'-8"	3	13,566.25
C7	Temporary Event Sign	30'-0"	~175'-8"	3	15,815.00
D1	Vehicular Wayfinding Freestanding Sign	4'-7"	6'-9"	1	30.91
D2	Pedestrian Wayfinding Freestanding Sign	5'-1.5"	1'-11"	2	11.10
D3	Vehicle Wayfinding Wall Sign	4'-6"	4'-6"	2	40.50
D4	Pedestrian Wayfinding Wall Sign	2'-6"	3'-6"	1	8.75
E1	Parking Garage Entry Sign	0'-9"	40'-3"	2	60.38
E2	Fire Lane Id Wall Sign	1'-0"	1'-6"	4	6.00
E3	Regulatory Utility Access Wall Sign	~0'-10"	~2'-4"	4	7.37
E4	Parking Garage Wayfinding Wall Sign	1'-0"	26'-0"	1	26.00
E5	Parking Garage Clearance Bar	0'-	16'-0"	4	82.67

Note: The dimensions preceded by '~' indicate an average dimension among individual signs that vary in size slightly but belong to the same sign type category.

Analysis

A MSP may include provisions that are more or less restrictive than the regulations established by the current Zoning Code related to size, location, color, construction materials, and design of the sign. The proposed modified standards, summarized by Table 3 below, are less restrictive provisions with regard to meeting the objectives of the City's MSP regulations.

Sign Type	Applicable Code Requirement(s)	Proposed Deviation Requested
Wall Signs	Maximum Sign Area: 1.5 sq. ft. per linear foot of business frontage up to 200 sq. ft. maximum, not to exceed 40% background wall area	Strike Provision, and base allowed sign face area per MSP.
Freestanding Signs (B1)	Maximum Sign Height: 20'-0"	Maximum Sign Height: 21'-6" (x2)
Directional Signs	Maximum Sign Area: 4 sq. ft. per sign face	Strike Provision, and base allowed sign face area per MSP.
Window Signs (C6 & C7)	Up to 25% of window area	50% max coverage of total cumulative window area

SECTION 1 DETERMINATION LETTER OF APPROVAL

Master Sign Program, P2020-0150-MSP
9336 Washington Boulevard
Page 4 of 6

Wall Signs (Area)

The Municipal Code allows a maximum wall sign area of either 25 square feet or 1½ square feet per linear foot of business frontage, whichever is greater, up to a maximum of 200 square feet per business frontage. The proposed MSP includes eight (8) sign types (A1, A2, A3, A5, B2, B3, C2, and C3) that are considered wall signs by the code, and includes nineteen (19) signs that cumulatively account for over 8,000 square feet of sign area. The total amount of signage exceeds Code standard, however overall size of the Project Site combined with the orientation with both vertical and horizontal separation reduces instances of sign clutter. Additionally, many wall signs are internally facing and will not be visible from the public right-of-way.

Freestanding Signs (Height)

The Municipal Code allows one (1) freestanding sign per site with at least 100 linear feet of business frontage on one street, and one (1) additional freestanding sign for each additional 200 linear feet of street frontage for a site, up to a maximum of five (5) freestanding signs. The maximum height for the first freestanding sign is not to exceed 20'-0", and a maximum height for additional freestanding signs is not to exceed 6'-0". Two (2) of the three (3) total freestanding signs exceeds the maximum permissible sign height at 21'-6". Both signs would read "The Culver Studios" and be suspended above vehicular access points along Ince and Washington Boulevards. Each sign contributes to branding for the Project Site, functions as a portal to the campus environment, and scales appropriately to the overall size of the Project Site.

Directional (Area)

The Municipal Code allows four (4) square feet of area per directional sign face. The applicant proposes six (6) sign types that are considered directional signs (B4, D2, D3, D4, E1, and E4), each of which exceeds the maximum allowable sign face area. The signs will help guide employees and visitors through the large campus environment. Directional signs are distanced from one another to reduce sign clutter and complement other signage on the property.

Window Signs/Temporary Signs (Area)

The Municipal Code allows for window signs to occupy up to 25% of the total window area on first and second floor windows. The applicant proposes two types of vinyl window signs: Window Graphics and Temporary Event Signage. Each sign type may occupy up to 25% of the cumulative window area on first and second floor windows of Buildings K/L and J/O within the areas identified in the MSP. The aggregate window coverage for both sign types cannot exceed 50% of the total cumulative window area. This is consistent with Municipal Code standards because Window Graphics and Temporary Event Signage are located on different sides of Buildings K/L and J/O, and Temporary Event Signage would be limited to no more than 90 days. Therefore, total window coverage would never exceed 25% in any one location.

Master Sign Program, P2020-0150-MSP
9336 Washington Boulevard
Page 5 of 6

Findings

Based on the proposed project materials and recommended conditions of approval, the following findings have been made for this MSP pursuant to Title 17 of the Culver City Municipal Code (CCMC), Section 17.330.050.D.2 – Master Sign Programs:

1. CCMC Section 17.330.050.D.2 – Master Sign Programs, stipulates that the Current Planning Manager shall approve, conditionally approve, or disapprove any application for a master sign program. The MSP is conditionally approved, as outlined below.
2. A MSP is intended to provide signs for uniquely planned or designed developments. The Project Site presents a unique opportunity to create visual cohesion for a large digital media campus that requires clear and consistent site and tenant identification. The proposed sign standards, types, materials, and styles will serve to aid patrons and visitors in navigating the large campus, while also providing a cohesive aesthetic at the Project Site.
3. The MSP is aesthetically compatible with the approved Comprehensive Plan and the surrounding neighborhood. A MSP may include provisions that are more or less restrictive than the regulations established in the Zoning Code. Accordingly, the proposed MSP calls for deviations from height of freestanding signs, size of wall signs and directional signs, and maximum coverage area for window signs in order to provide effective and organized identification and presence of specific tenants. The proposed signage types will aid both vehicular and pedestrian navigation of the 14-acre digital media campus. Further, the location, size, and design characteristics of the proposed MSP are compatible with the existing and future land uses in the vicinity of the Project Site.

Conditions of Approval

Based upon the above findings and authority found in CCMC Title 17, Section 17.330.050.D.2, the proposed Master Sign Program, P2020-0150-MSP, is hereby approved, subject to the following Conditions of Approval:

1. All signs for the Project Site shall be submitted to the Current Planning Division for review and approval prior to building permit issuance and installation.
2. All signs at the Project Site shall be installed per approved Building and Safety permits; said signs and associated application materials shall be consistent with MSP plans received January 25, 2021, except as otherwise revised per the conditions of approval included herein.
3. There shall be no exposed raceways, conduits, transformer boxes, or flexible conduits. Any raceway or tubing that cannot be directly inserted into a wall shall be encased in a covering that is treated to match in color and material the building or canopy on which it is placed.

Master Sign Program, P2020-0150-MSP
9336 Washington Boulevard
Page 6 of 6

4. All other signage not included in this MSP shall comply with CCMC Chapter 17.330 – Signs.
5. All signs must conform to the requirements of the CCMC, Chapter 17.330 – Signs, except with regard to the specific standards outlined herein; no other standards shall be deviated from.
6. Any changes to this MSP will require a modification to the Sign Program.

Appeal

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of approval, or by 5:30PM, on Monday, February 22, 2021. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Christopher Minniti, at (310) 253-5710.

Prepared by,

Michael Allen, AICP
Current Planning Manager

Approved by,

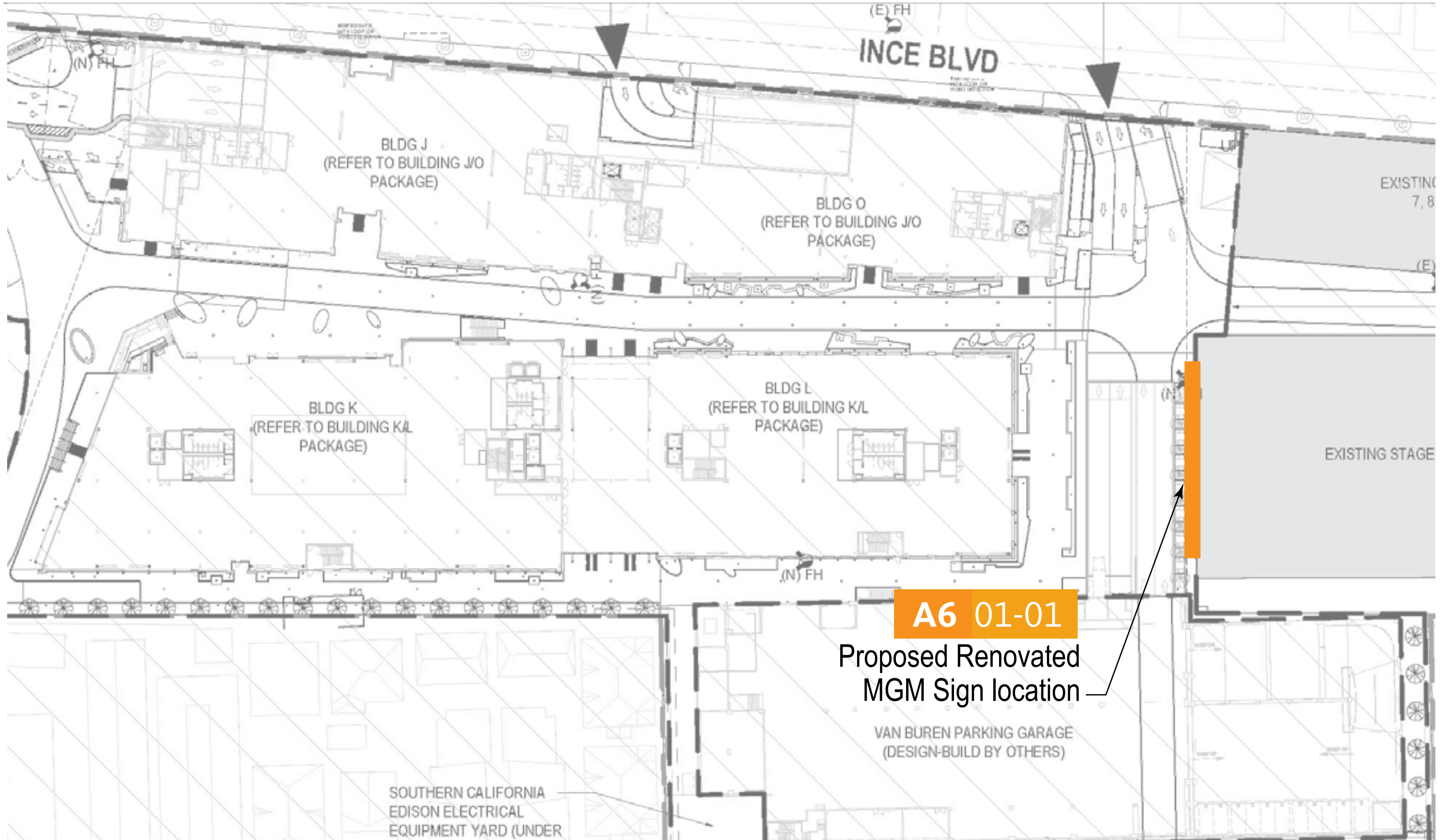
Sol Blumenfeld
Sol Blumenfeld
Community Development Director

Copy: Decision Letter Binder
Case File

Attachment: 2021-02-05_ATT – Master Sign Program-P2020-0150-MSP

SECTION 2 - MGM PROJECT SIGN

SECTION 2 MGM SIGN LOCATION PLAN



101'-11"

METRO-GOLDWYN-MAYER

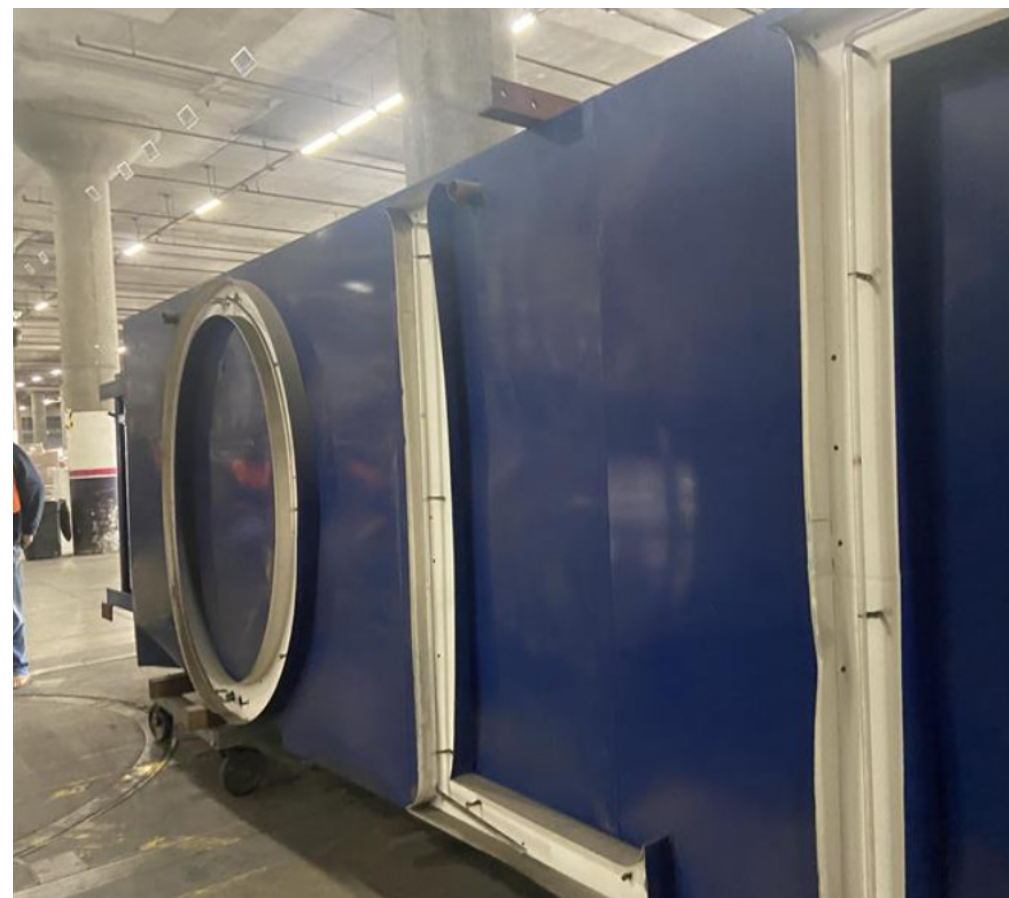
6'-6"

"M" AND "R" APPROX. 12" FROM END OF SIGN



Signage Dimensions - 101'-11" W x 6'-6" D x 15" D.
662.4 Square Feet Area

Existing Sign - Prior to Renovation



NOTES
The back panel will be changed to aluminum, making it much lighter than the current design.
The blue backer color and white inside the letters will be maintained for historic context.
The panels will likely be 78 inches tall and 10-12 feet wide, with a total width of about 100 feet.

We will keep the old letters but replace the neon lighting with LED.
The LEDs will be either single line or double line and will change color.
A faceplate will be added to the front edge of the signage.
The fabrication team in Vegas will provide the framing.

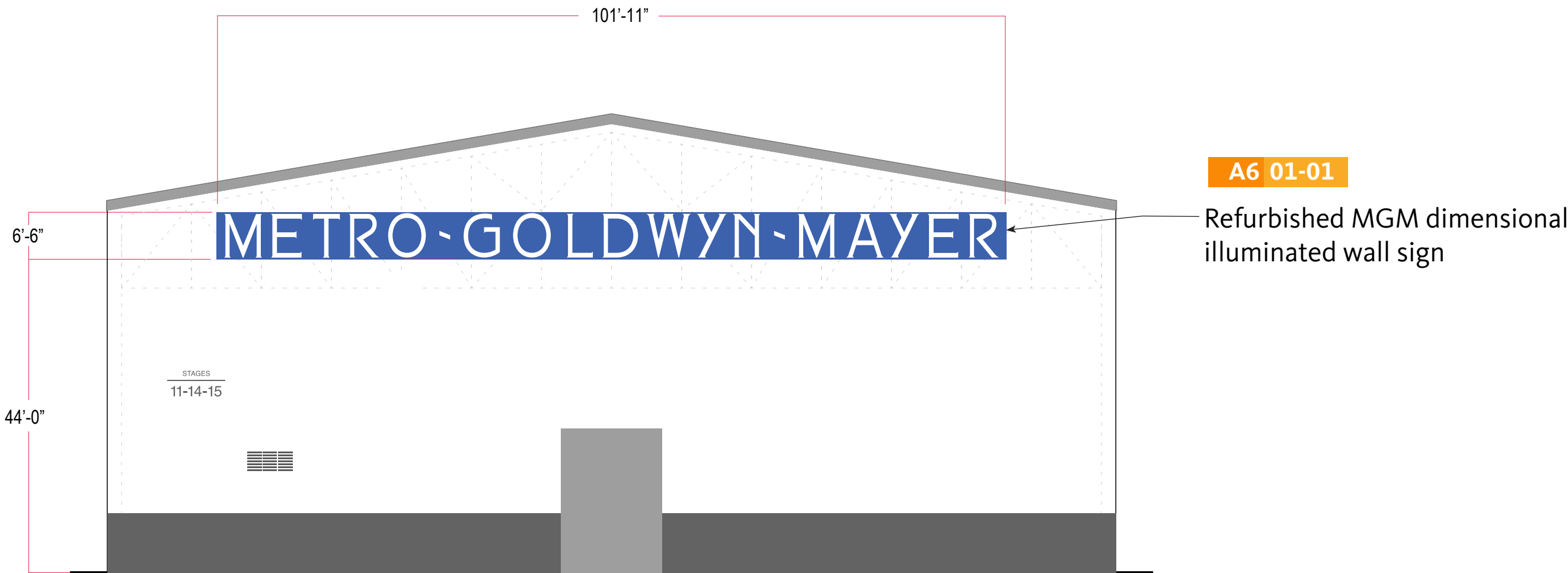
MGM

MGM (Refurbished Dimensional Sign)

Reburbished MGM sign to be located on existing sound stage building. Sign to be mounted to existing truss structure behind exterior wall.

See pages 13 and 14 for detail.

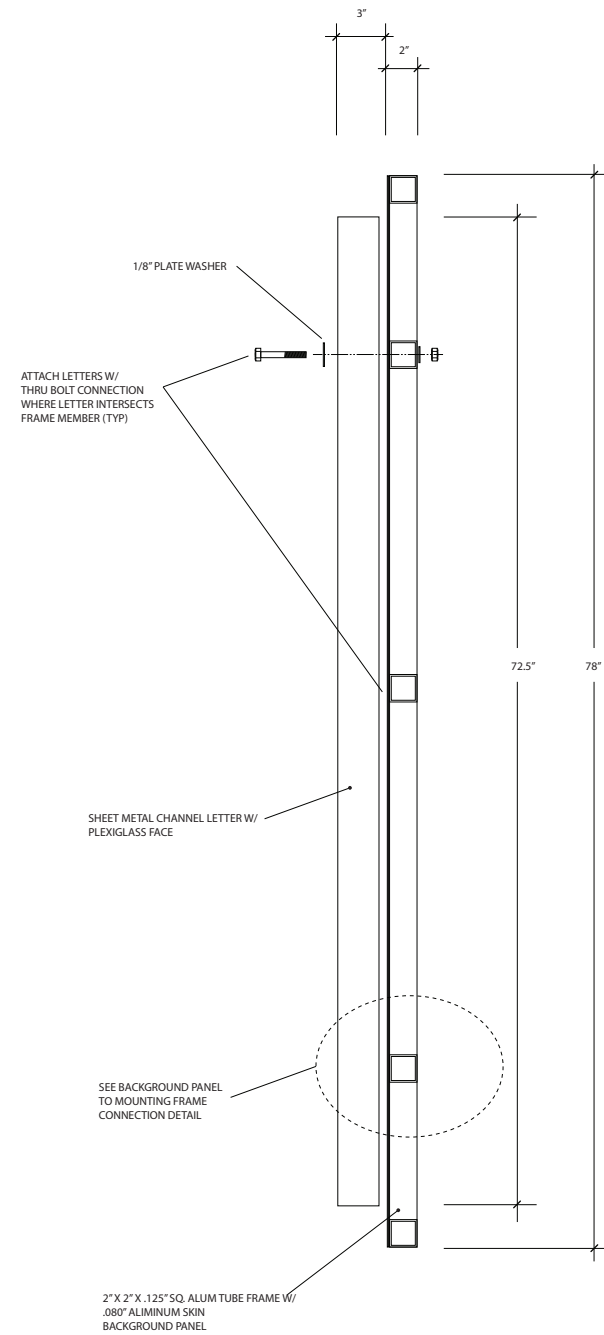




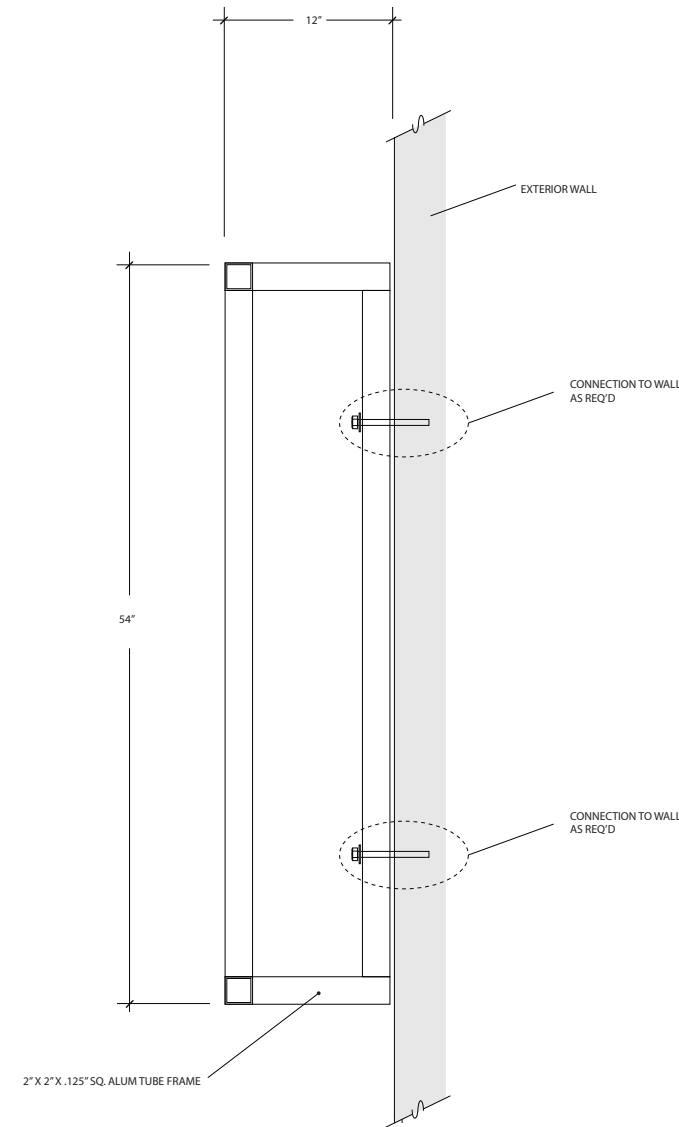
SOUND STAGE ELEVATION

Scale: 1/8"-1'-0"

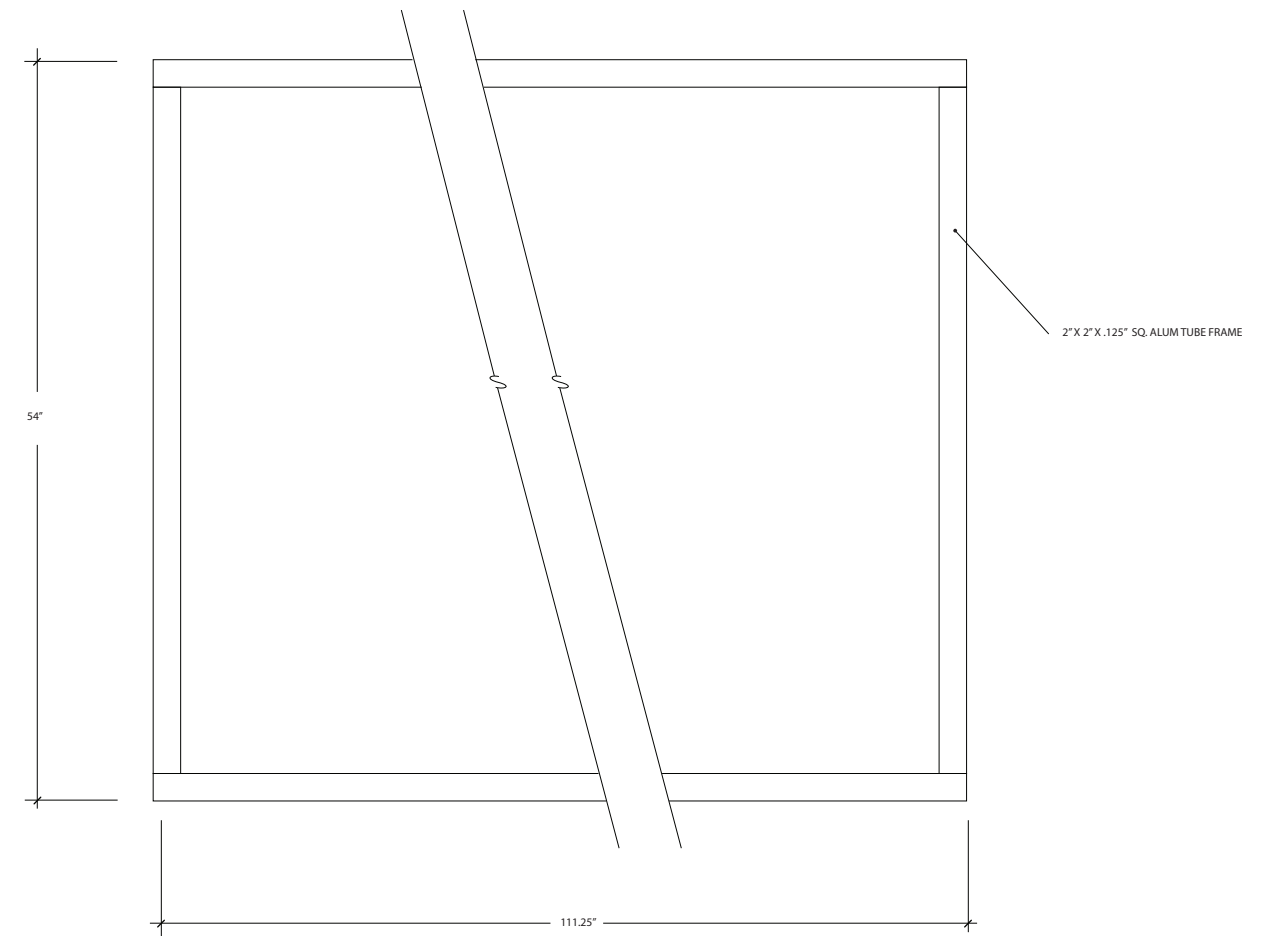
REFURBISHED SIGN DETAIL



END VIEW NTS
LETTER AND BACKGROUND PANEL



END VIEW NTS
MOUNTING FRAME

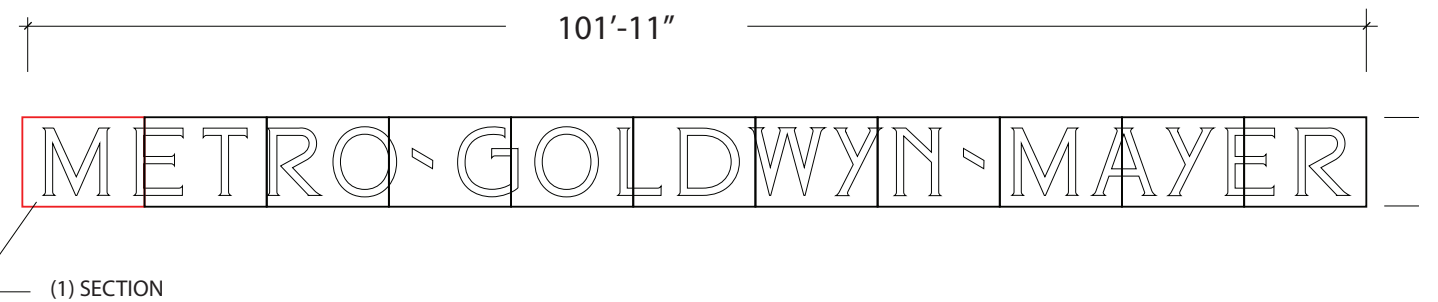
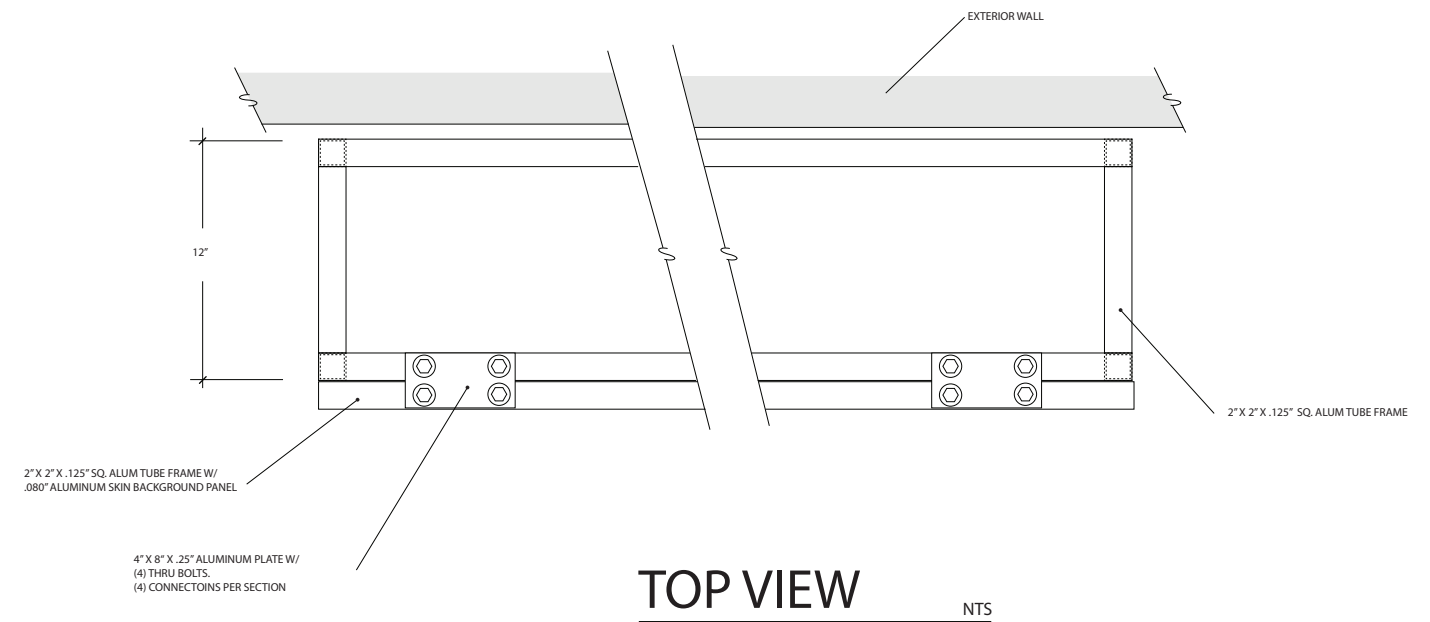
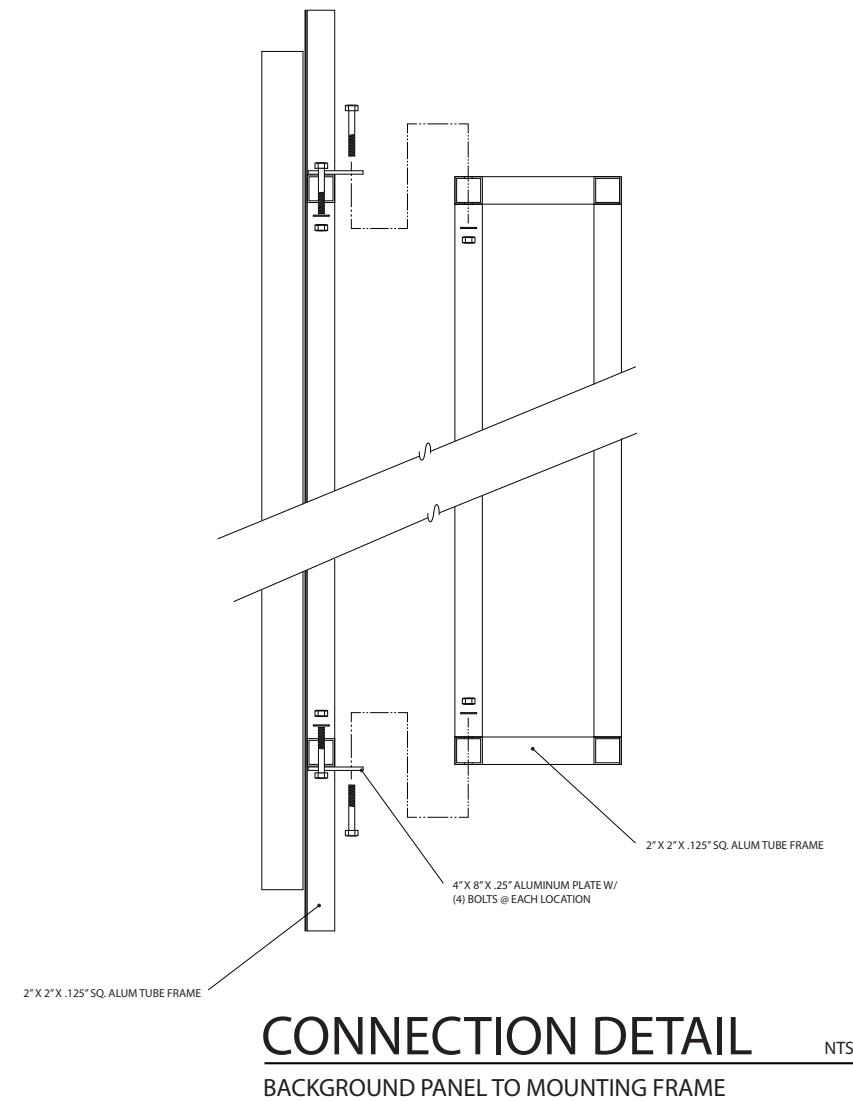


FRONT VIEW NTS
MOUNTING FRAME

NOTES!

- SIGN MOUNTING STRUCTURE IS COMPOSED OF (11) MOUNTING FRAME SECTIONS, EACH SECTION IS 54" HIGH X 12" DEEP X 111.25" LONG TOTALING 101'-11 15/16" LONG.
- SIGN MOUNTING FRAME IS ATTACHED TO EXISTING EXTERIOR WALL AS REQ'D BY ENGINEERING DESIGN
- SIGN BACKGROUND PANEL IS COMPOSED OF (11) SECTIONS, EACH SECTION IS 78" HIGH X 2" DEEP X 111.25" WIDE
- BACKGROUND PANELS ARE FASTENED TO MOUNTING FRAME W/ (4) THRU BOLT AND PLATE CONNECTIONS PER SECTION (SEE DETAIL)

REFURBISHED SIGN DETAIL



- NOTES!
- CHANNEL LETTERS ARE ATTACHED TO BACKGROUND PANEL WITH A THRU BOLT AND PLATE WASHER CONNECTION AT EACH INTERSECTION OF LETTER AND FRAME MEMBER
 - EACH SECTION WEIGHS APPROXIMATELY 250 LBS X 11 SECTIONS = 2,750 LBS TOTAL
 - 2" X 2" X .125" 6063 T52 ALUMINUM TUBE = 1.1 LBS/FT
 - .080" 5052 ALUMINUM SHEET = .90 LBS SQ/FT
 - THERE ARE (17) LETTERS TOTAL
 - LETTERS WEIGH APPROXIMATELY 50 LBS EACH WITH APPROXIMATELY 78 LBS OF LETTERS PER SECTION
 - EACH MOUNTING FRAME SECTION USES 41 LINEAR FEET OF 2" TUBING
 - EACH BACKGROUND PANEL SECTION USES 59 LINEAR FEET OF 2" TUBING
 - EACH BACKGROUND PANEL SECTION USES 60.25 SQ FT OF .080" ALUMINUM SHEET