

CITY OF MANHATTAN BEACH

SIGNAGE AND WAYFINDING MASTER PLAN

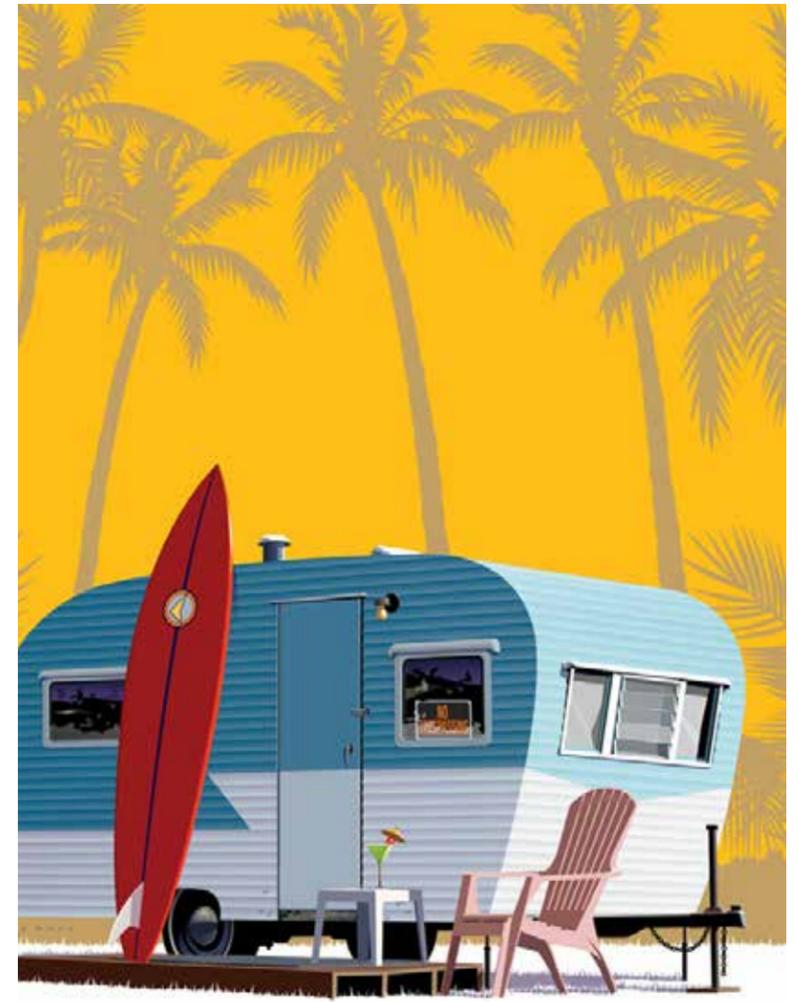
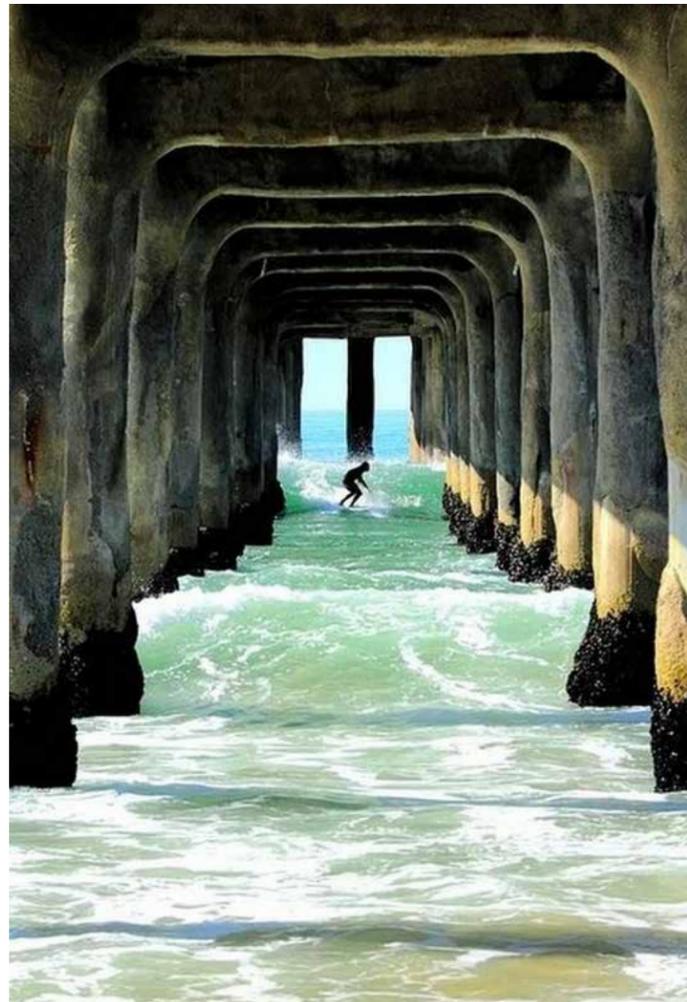
MAY 2018



selbert perkins design collaborative

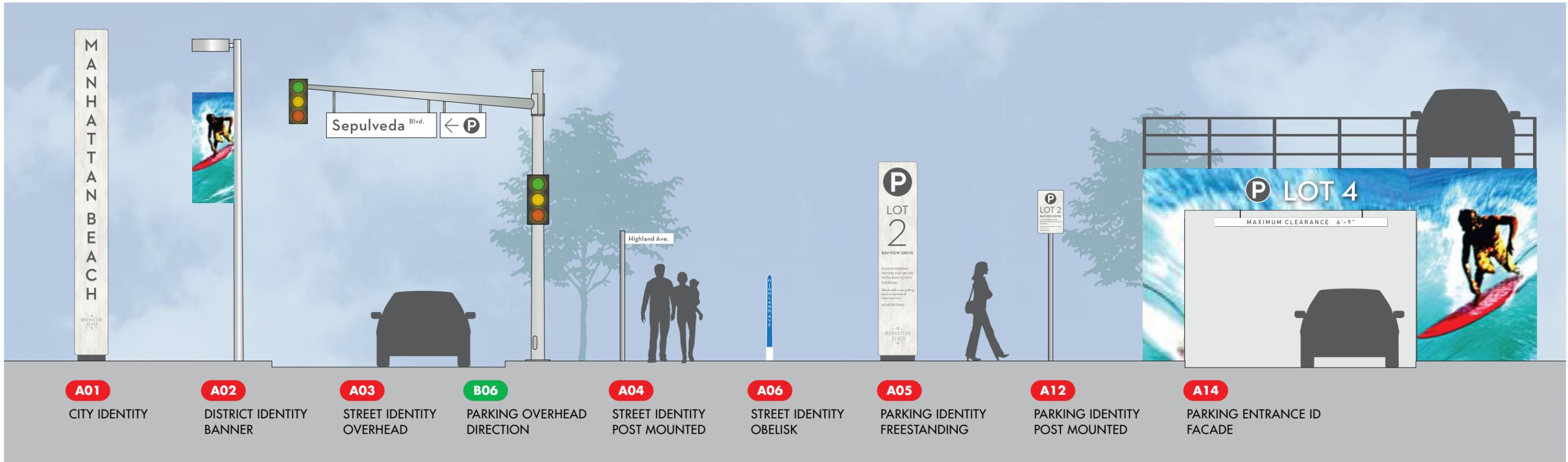
432 Culver Boulevard, Playa Del Rey, CA 90293

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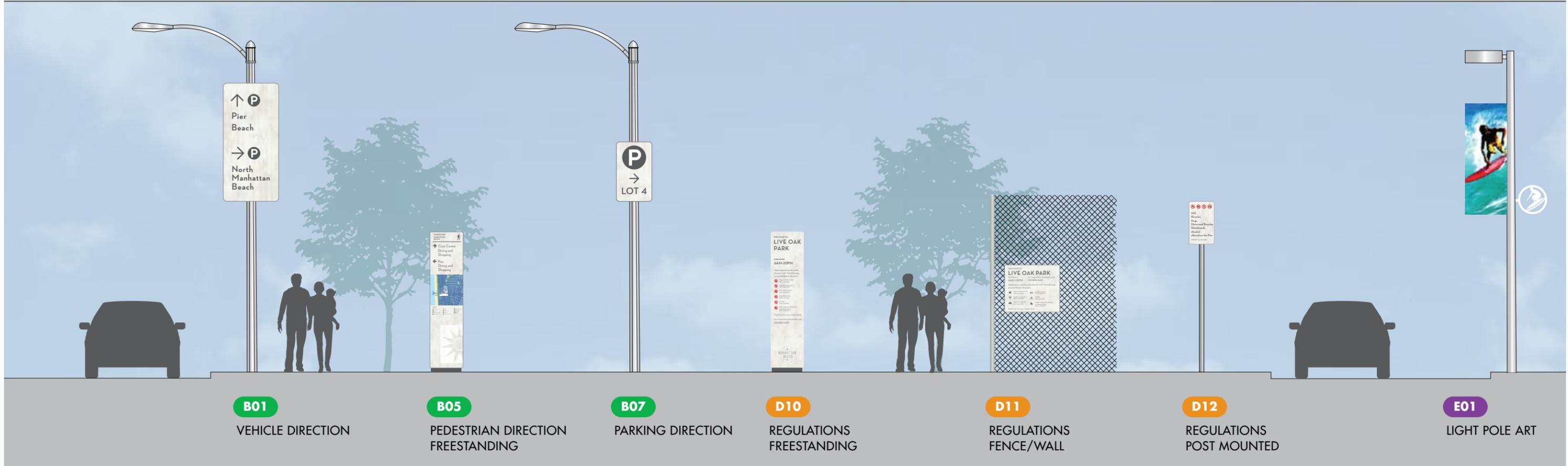


SIGN TYPES





A01 CITY IDENTITY
A02 DISTRICT IDENTITY BANNER
A03 STREET IDENTITY OVERHEAD
B06 PARKING OVERHEAD DIRECTION
A04 STREET IDENTITY POST MOUNTED
A06 STREET IDENTITY OBELISK
A05 PARKING IDENTITY FREESTANDING
A12 PARKING IDENTITY POST MOUNTED
A14 PARKING ENTRANCE ID FACADE



B01 VEHICLE DIRECTION
B05 PEDESTRIAN DIRECTION FREESTANDING
B07 PARKING DIRECTION
D10 REGULATIONS FREESTANDING
D11 REGULATIONS FENCE/WALL
D12 REGULATIONS POST MOUNTED
E01 LIGHT POLE ART

SIGNAGE MASTER PLAN



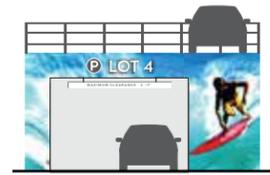
Manhattan Beach Wayfinding

03 May 2018

Sign Types by Phase	Sign Quantity (Estimated)	Price Per Unit	Installation	Extended Total
Phase 1 - Parking				
B01 - VEHICLE DIRECTION	25	\$868.48	\$489.05	\$33,938.25
B05 - PEDESTRIAN DIRECTION FREESTANDING	10	\$2,974.38	\$3,733.65	\$67,080.30
B06 - PARKING OVERHEAD DIRECTION	10	\$676.10	\$489.05	\$11,651.50
B07 - PARKING DIRECTION PANEL	10	\$400.39	\$489.05	\$8,894.40
A14 - PARKING ENTRANCE ID FAÇADE	12	\$2,785.28	\$4,890.47	\$92,109.00
A05 - PARKING ID FREESTANDING	15	\$3,967.90	\$3,733.65	\$115,523.25
A12 - PARKING ID POST MOUNTED	10	\$703.88	\$1,094.76	\$17,986.40
				\$347,183.10
Phase 2 - Identity				
A01 - CITY IDENTITY	10	12,113.63	5,200.79	173,144.20
A03 - STREET ID OVERHEAD	25	\$1,089.70	\$489.05	\$39,468.75
A04 - STREET ID POST MOUNT	50	\$1,092.96	\$1,094.76	\$109,386.00
A02 - DISTRICT IDENTITY BANNERS (optional)	40	\$523.86	\$489.05	\$40,516.40
				\$362,515.35
Phase 3 - Regulation				
D10 - REGULATIONS FREESTANDING	10	\$3,288.75	\$3,733.65	\$70,224.00
D11 - REGULATIONS WALL MOUNTED	10	\$405.55	\$489.05	\$8,946.00
D12 - REGULATIONS POST MOUNTED	20	\$695.91	\$1,094.76	\$35,813.40
				\$114,983.40
Phase 4 - Amenities				
E01 - LIGHT POLE ART	20	\$362.87	\$489.05	\$17,038.40
A06 - STREET ID OBELISK	20	\$603.97	\$1,094.76	\$33,974.60
				\$51,013.00
			TOTAL	\$875,694.85
GENERAL CONDITIONS				\$47,830.72
PERMIT FEES				\$2,500.00
PERMIT OBTAINMENT & INSPECTION				\$1,750.00
INSPECTION FEES				TBD
			GRAND TOTAL	\$927,775.57

* NOTE: Pricing is for reference only.

PHASE 1 SIGN LOCATIONS



A14 PARKING ENTRANCE ID



A05 PARKING IDENTITY



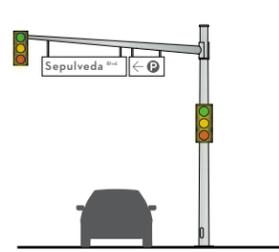
B01 VEHICLE DIRECTION



B05 PEDESTRIAN DIRECTION



A12 PARKING IDENTITY

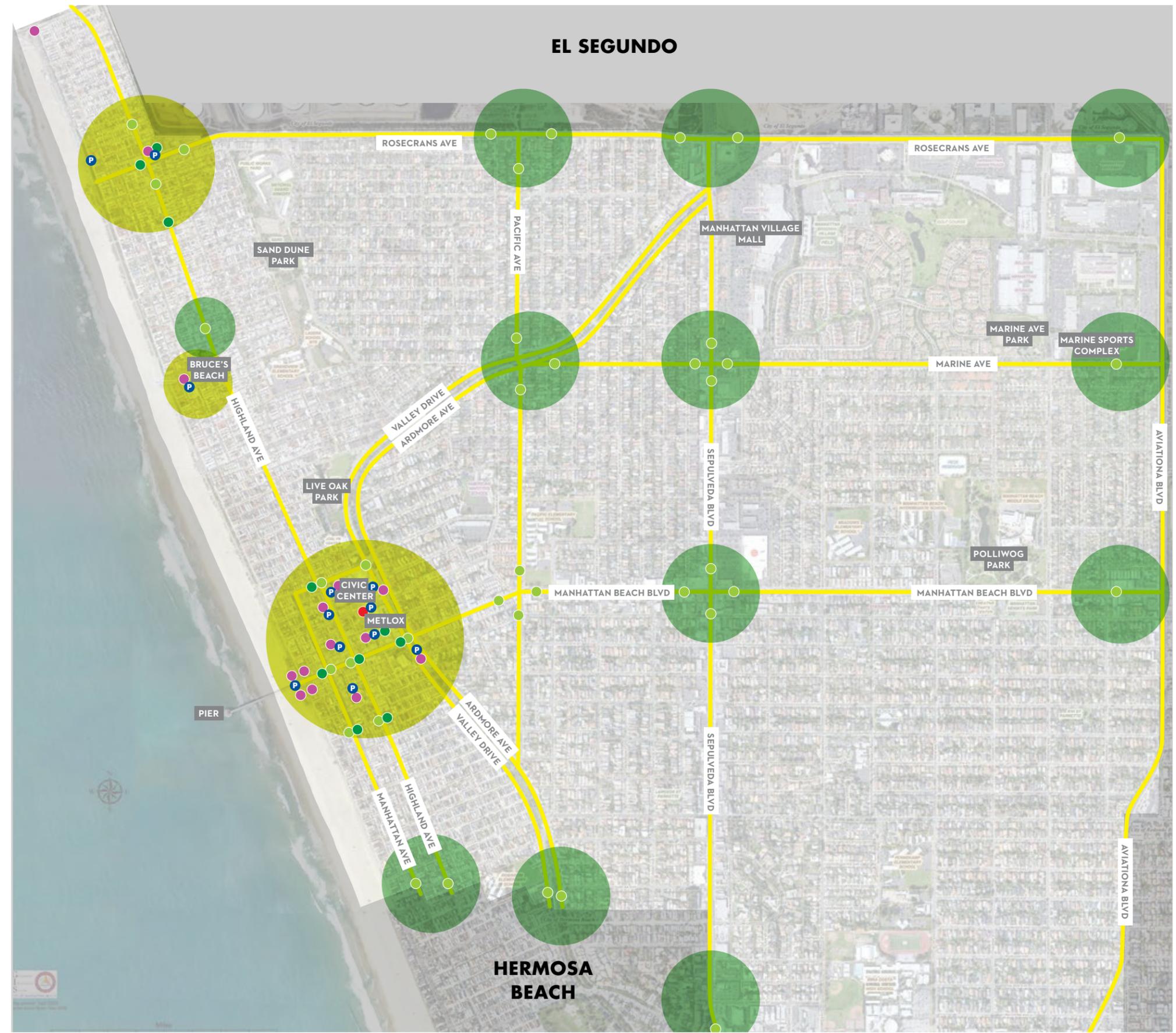


B05 PARKING OVERHEAD DIRECTION



B07 PARKING DIRECTION

- MAJOR INTERSECTIONS/ENTRY SIGNAGE (B01)
- PARKING DIRECTION/IDENTITY ZONES (A12, B05, B07)
- MAJOR STREETS



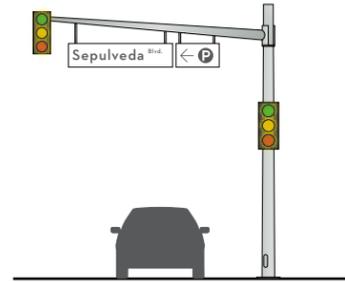
PHASE 2 SIGN LOCATIONS



A01 CITY IDENTITY



A02 DISTRICT IDENTITY BANNER CORRIDORS

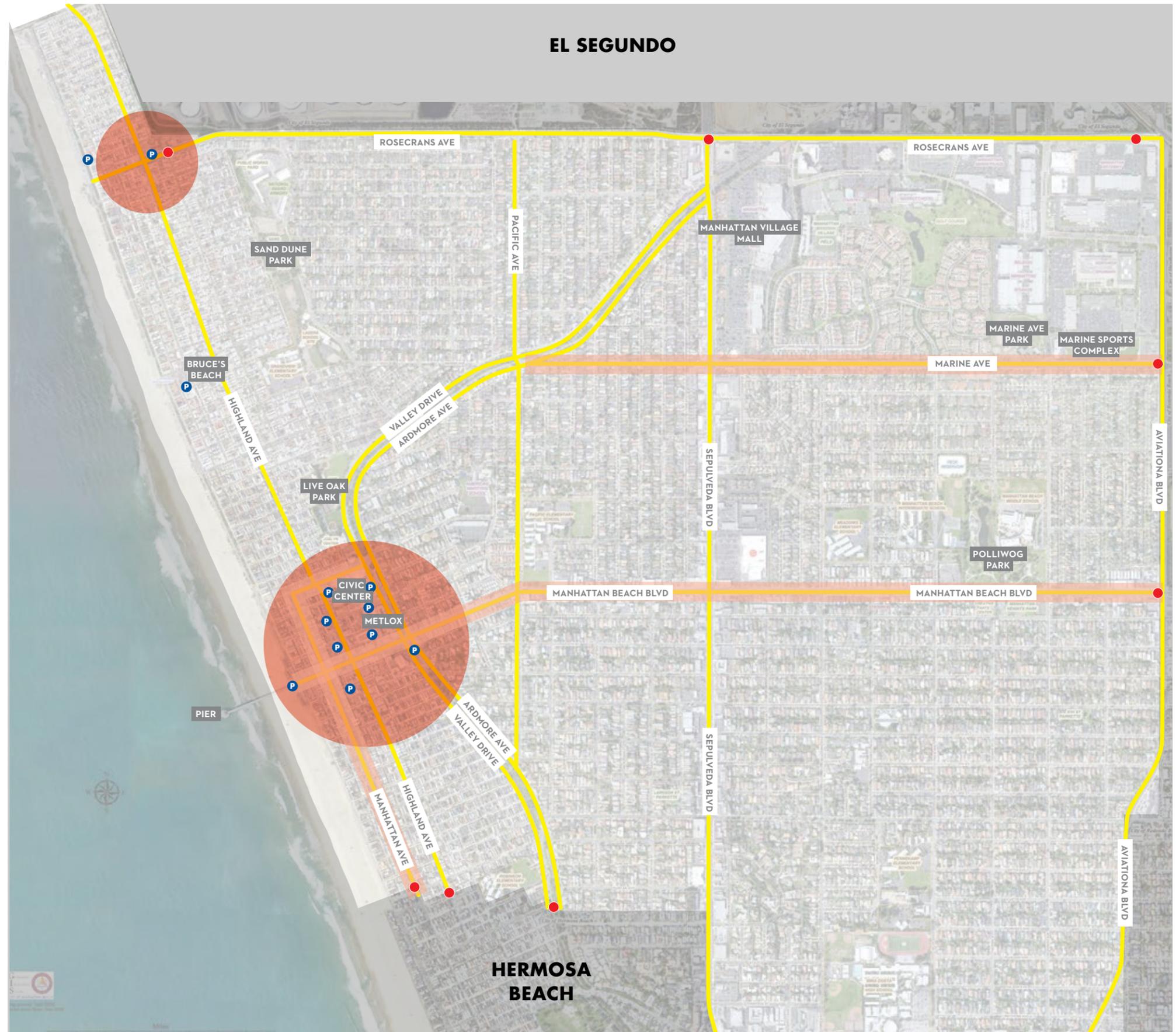


A03 STREET IDENTITY OVERHEAD



A04 STREET IDENTITY POST MOUNTED

- BANNER ZONES (A02)
- STREET IDENTITY ZONES (A03 & A04)
- MAJOR STREETS



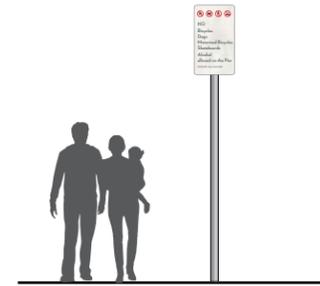
PHASE 3 SIGN LOCATIONS



D10 REGULATIONS
FREESTANDING



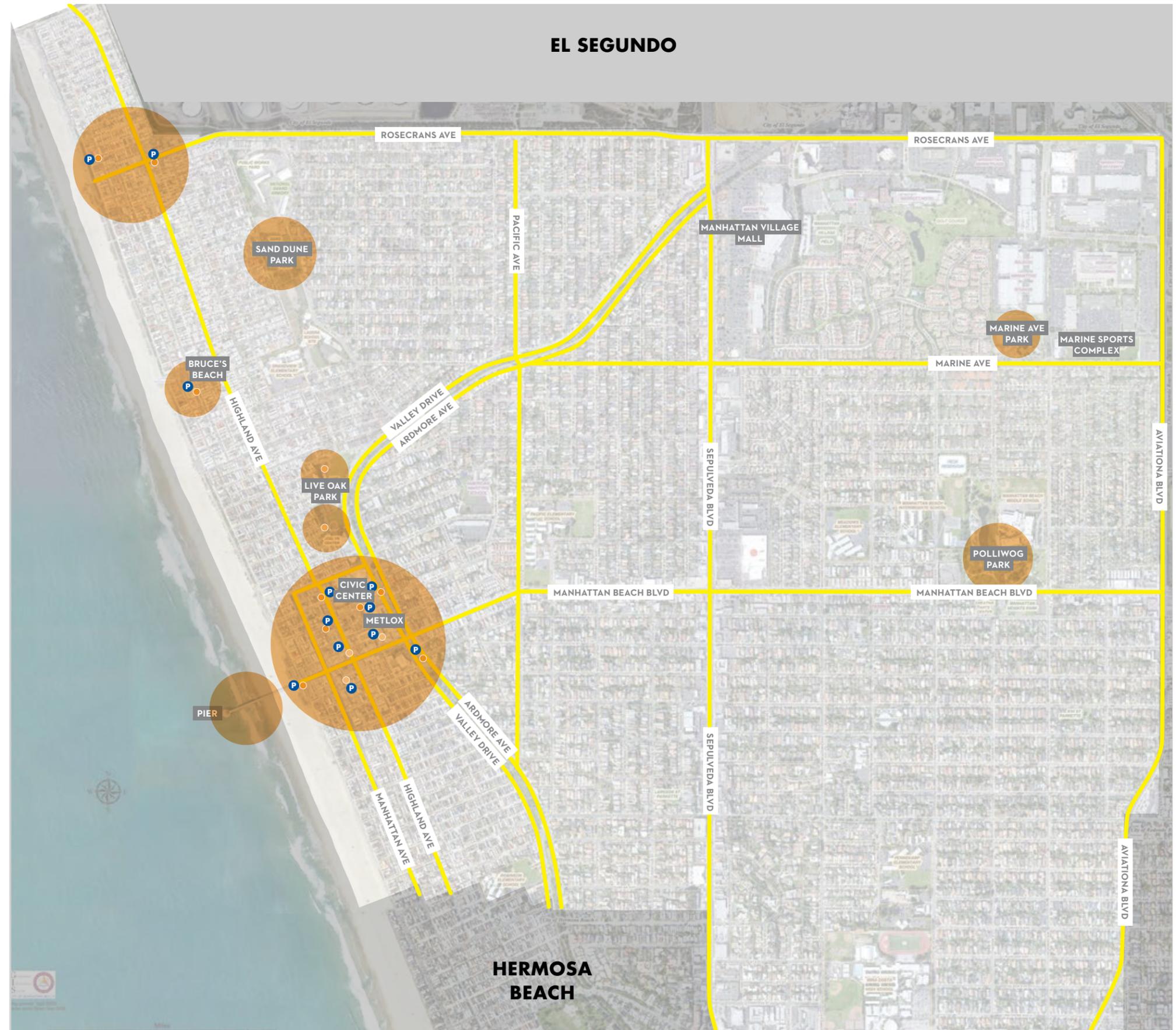
D11 REGULATIONS
WALL/FENCE



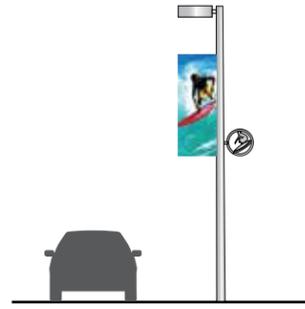
D12 STREET ID
POST MOUNT

REGULATION SIGN ZONES
(D10, D11, D12)

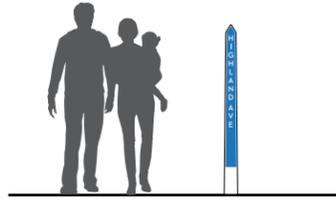
MAJOR STREETS



PHASE 4 SIGN LOCATIONS



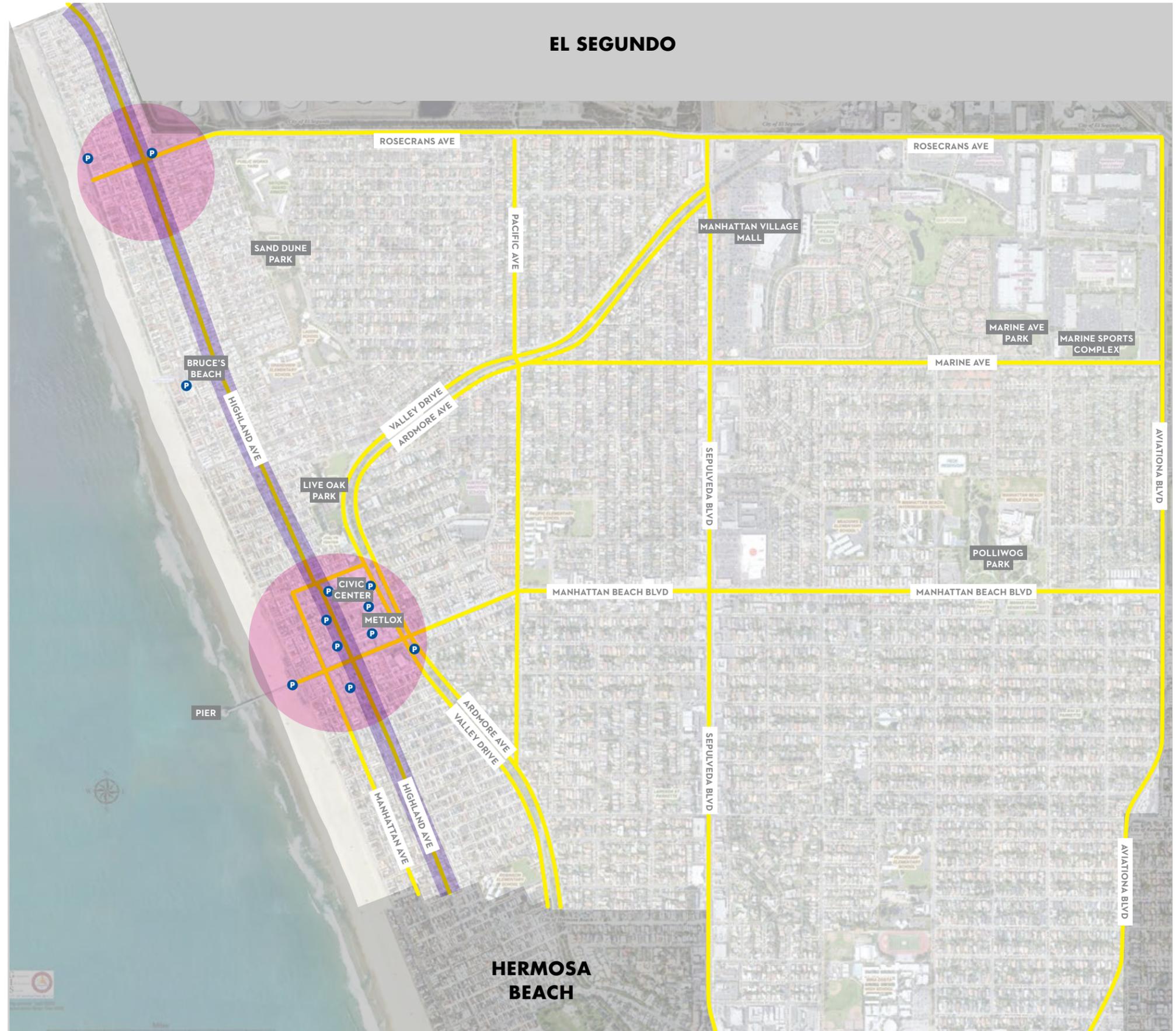
E01 LIGHT POLE ART



A06 STREET IDENTITY OBELISK

- STREET IDENTITY OBELISK ZONES (A06)
- MAJOR STREETS

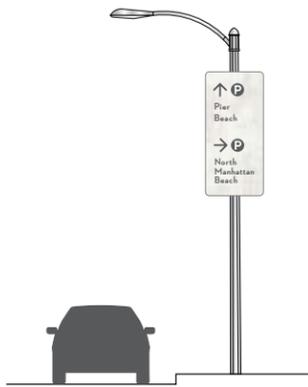
EL SEGUNDO



DOWNTOWN SIGN LOCATIONS



A02 IDENTITY BANNERS



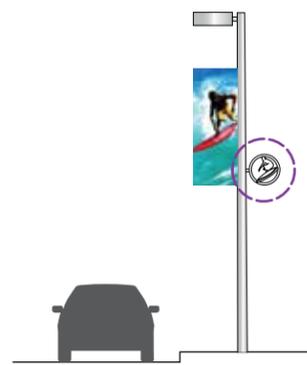
B01 VEHICLE DIRECTION



A05 PARKING IDENTITY



B05 PEDESTRIAN DIRECTION



E01 LIGHT POLE ART



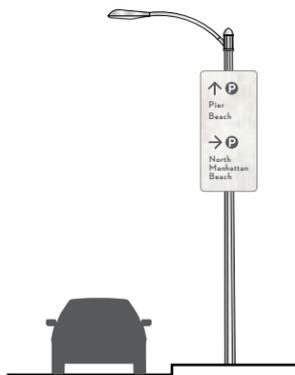
NORTH MANHATTAN BEACH SIGN LOCATIONS



A01 CITY IDENTITY



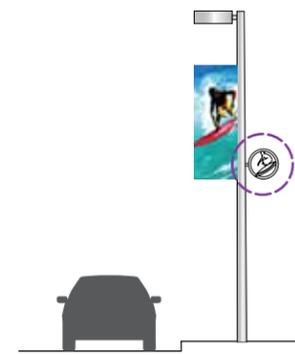
A05 PARKING IDENTITY



B01 VEHICLE DIRECTION



B05 PEDESTRIAN DIRECTION



E01 LIGHT POLE ART



SIGNAGE DRAWINGS

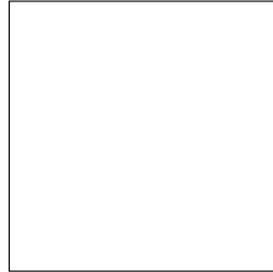


COLORS AND MATERIALS



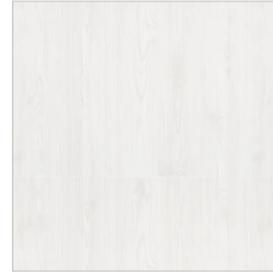
P1

DARK GRAY
Exterior grade satin acrylic polyurethane paint



P2

WHITE
Exterior grade satin acrylic polyurethane paint



M1

CUSTOM WOOD PRINT
Highly durable embedded graphic onto powder coated surface.

FONT

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

NEUTRAFACE 2 DISPLAY – MEDIUM

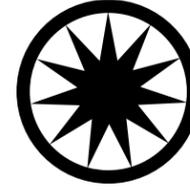
ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

NEUTRAFACE 2 DISPLAY – BOLD

SYMBOLS



SUN



SEA GULLS



BEACH UMBRELLA



PALM TREE



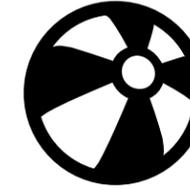
FLIP FLOPS



FEMALE SURFER



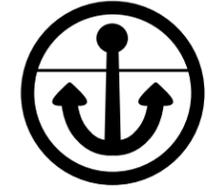
MALE SURFER



BEACH BALL



FISH



ANCHOR



VOLLEYBALL



PIER



WAVES 1



WAVES 2



SAIL BOAT



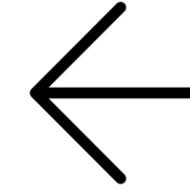
PARKING



CITY LOGO

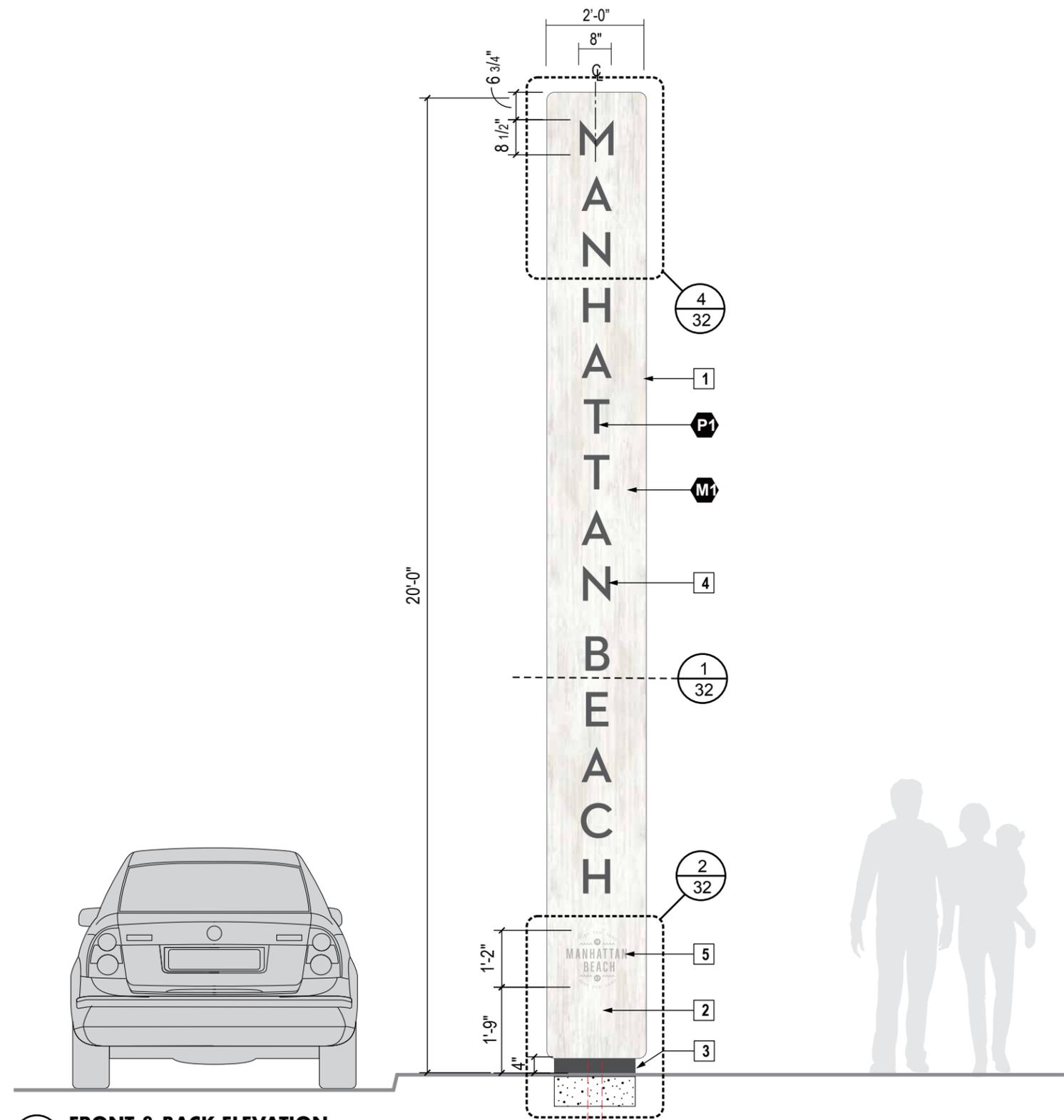


PEDESTRIAN

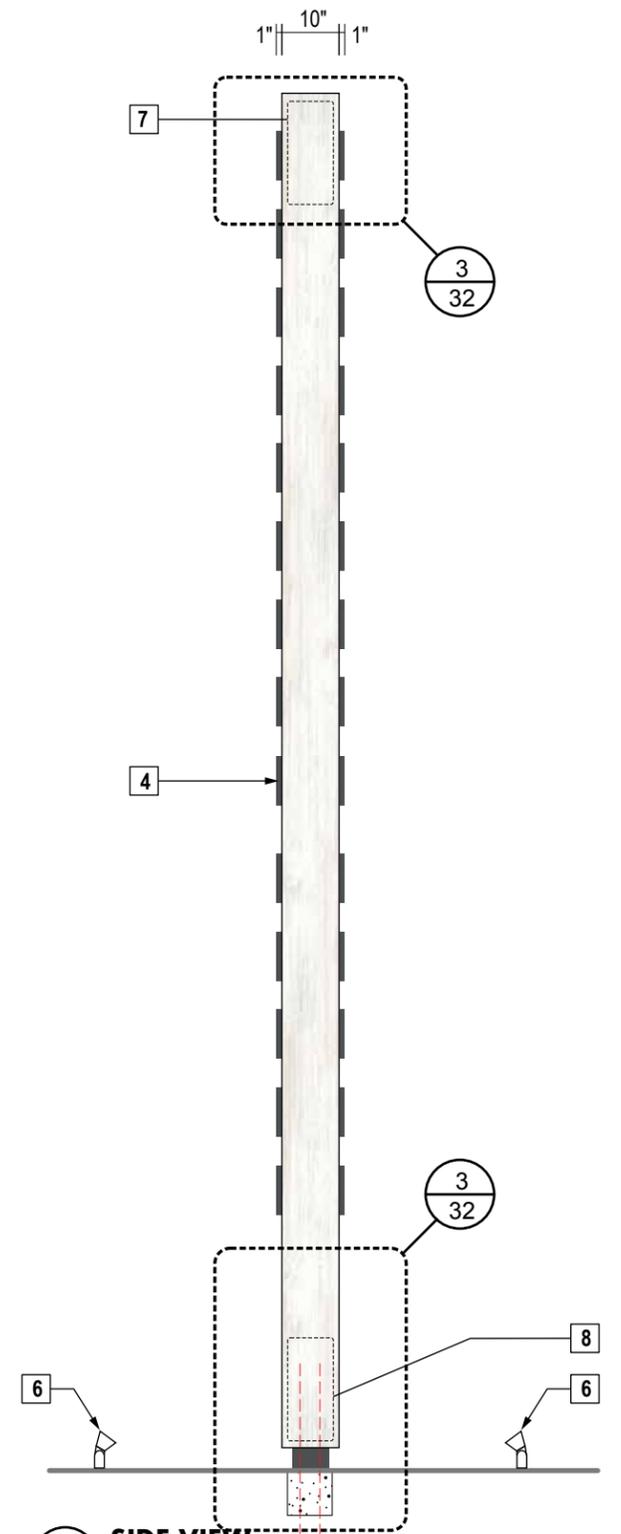


ARROW





1 FRONT & BACK ELEVATION
scale: 3/8" = 1' -0"



2 SIDE VIEW
scale: 3/8" = 1' -0"

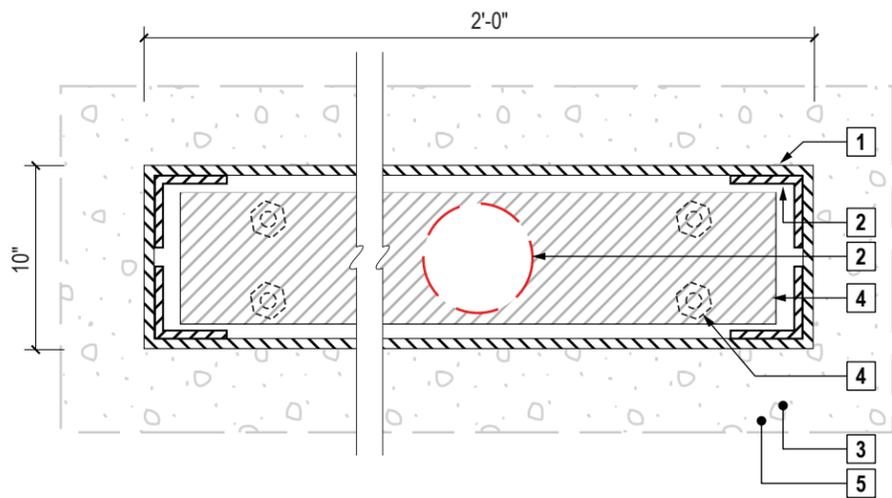
NOTES

1. SIGN CABINET: New fabricated aluminum sign cabinet with custom wood print to be highly durable embedded graphic onto powder coated surface. High pressure laminate is not an acceptable substitute.
2. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. For vertical pylons of certain height, main support is schedule 40 steel pipe embedded into concrete foundation.
Coordinate with City for final location and foundation.
3. BASE: Concrete (raised) pad at the base with primed and painted finish; provide sub-grade concrete foundation designed by the fabricator's structural engineer.
4. FABRICATED LETTERS / FLUSH MOUNT: 1/8" thick aluminum fabricated letter; internal supports as req'd for structural integrity; primed and painted finish; stud-mount to cabinet with minimal stand-off with acrylic washer.
5. LOGO: Logo is part of custom wood print.
6. EXTERNAL ILLUMINATION: Fabricator to include and install wash-type up-lighting on sign face by in-ground LED array; optimum position to be determined through mock-up review process. Hydrel Paradox PDX4 LED up-lighting or approved equal.
7. ACCESS PANEL: Provide (2) two 8" x 20" min. access panel w/ tamper proof SS countersink fasteners. One at sign base & one at sign top along the same side face. Panel to be fabricated from aluminum panel with identical embedded custom wood print.

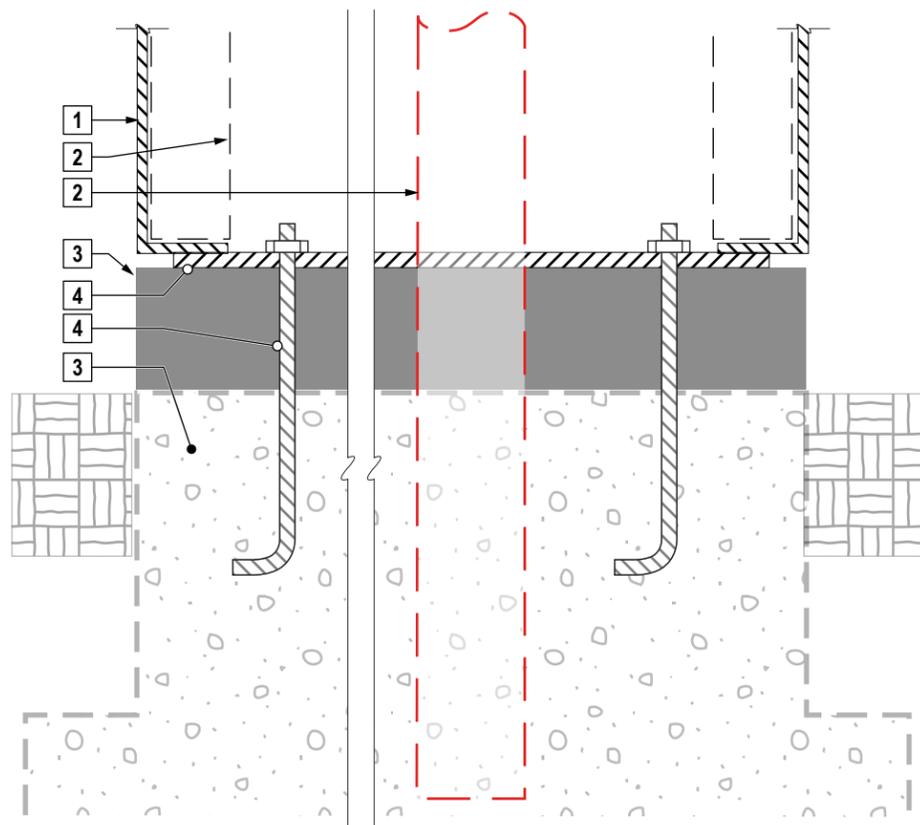
GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

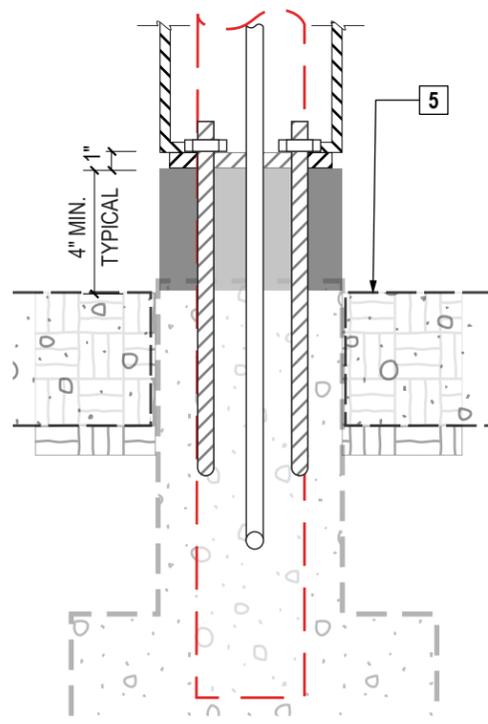
See Appendix page 32 for additional sign details.



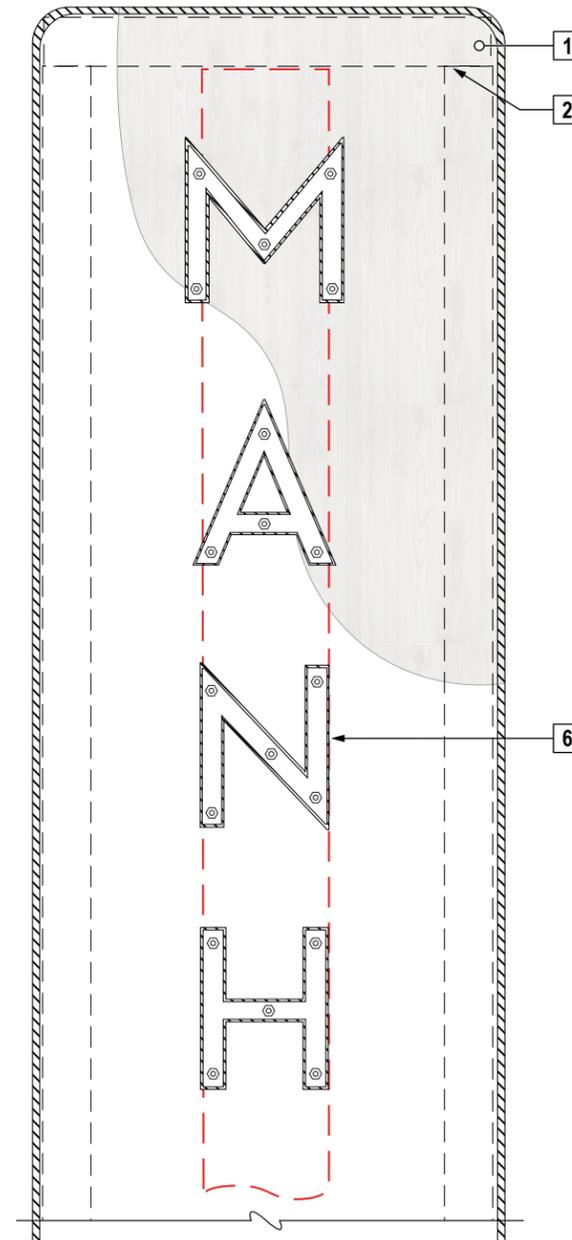
4 TYPICAL PLAN VIEW DETAIL - VERTICAL SIGNS
scale: 1" = 1'-0"



1 TYPICAL FRONT ELEVATION DETAIL - VERTICAL SIGNS
scale: NTS



2 SIDE ELEVATION DETAIL
scale: NTS



3 LETTER DETAIL
scale: NTS

NOTES

1. SIGN CABINET: New fabricated aluminum sign cabinet with custom wood print to be highly durable embedded graphic onto powder coated surface. High pressure laminate is not an acceptable substitute.
2. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. For vertical pylons of certain height, main support is schedule 40 steel pipe embedded into concrete foundation.
Coordinate with City for final location and foundation.
3. BASE: Concrete (raised) pad at the base with primed and painted finish; provide sub-grade concrete foundation designed by the fabricator's structural engineer.
4. ANCHOR PLATE & FASTENERS: connect sign frame / steel anchor plate to pre-set S/S or hot-dipped Galvanized structural anchor bolts with matching nuts. All fasteners to be S/S or hot-dipped galvanized.
5. EXPOSED CONCRETE OR SIDEWALK: Certain conditions may include exposed concrete or sidewalk surrounding sign pad / base (verify).
6. FABRICATED LETTERS / FLUSH MOUNT: 1/8" thick aluminum fabricated letter; internal supports as req'd for structural integrity; primed and painted finish; stud-mount to cabinet with minimal stand-off with acrylic washer.

GENERAL NOTES

See Appendix page 32 for additional sign details.





1 FRONT ELEVATION - TYPICAL
scale: 1/4" = 1' -0"

NOTE: Banner layouts for stylistic reference only, not for production.



IMAGE TYPE 1: ILLUSTRATION



IMAGE TYPE 2: DISTRICT OR CITY ICONS AND AMENITIES



2 ALTERNATE BANNER STYLES
scale: NTS

NOTES

1. BANNER: Fabricated vinyl banners with direct print full color images by others; removable, changeable.
2. STRUCTURE: Support structure of engineered aluminum frame as required for minimum wind force of 100 m.p.h.; armature as required to secure to existing light poles.

Coordinate with City for final location and hardware; some existing hardware may be re-used pending feasibility review.

GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

BANNER GUIDELINES: Banner designs should showcase what the City has to offer and should not remain in place for longer than 3 months. Examples of potential content:

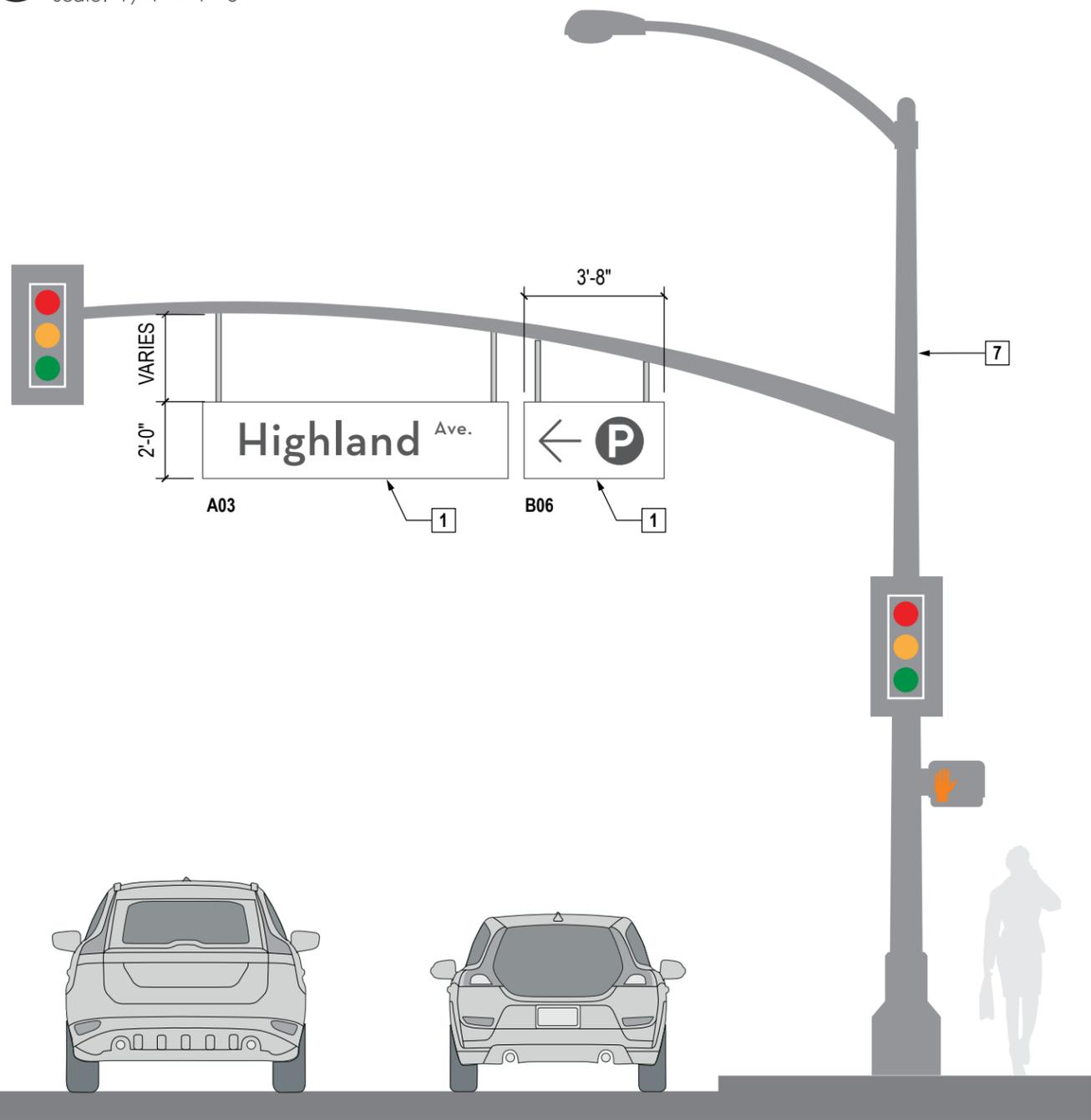
- City events
- Concert series
- Neighborhood/District Identity
- Seasonal themes

See Appendix page 33 for additional sign details.



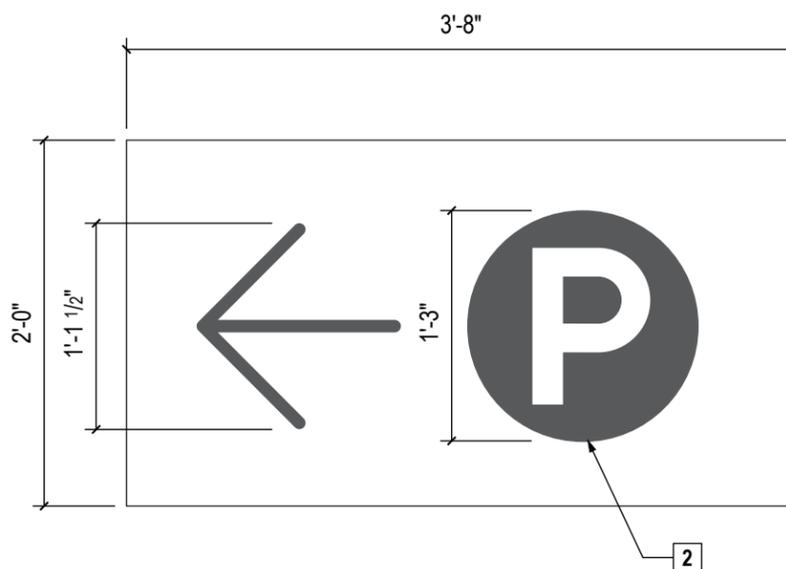
2 PLAN VIEW

scale: 1/4" = 1'-0"



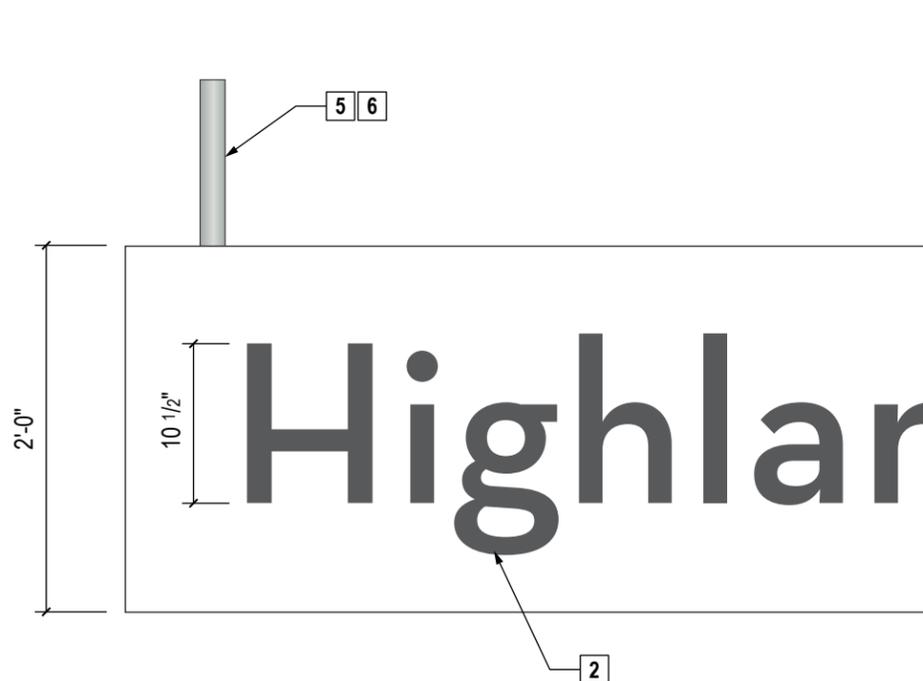
1 CONTEXT ELEVATION

Scale: 1/4" = 1'-0"



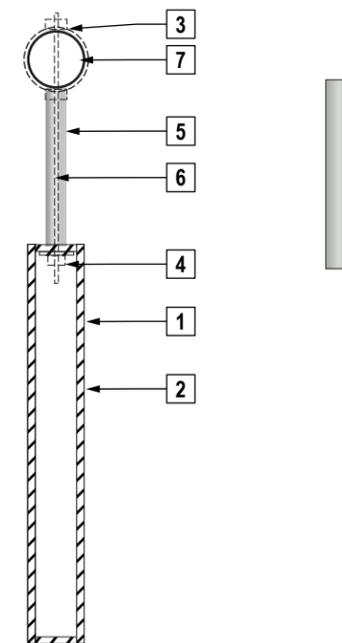
4 FRONT ELEVATION

scale: 1" = 1'-0"



3 FRONT ELEVATION

scale: 1" = 1'-0"



5 TYPICAL SIDE SECTION

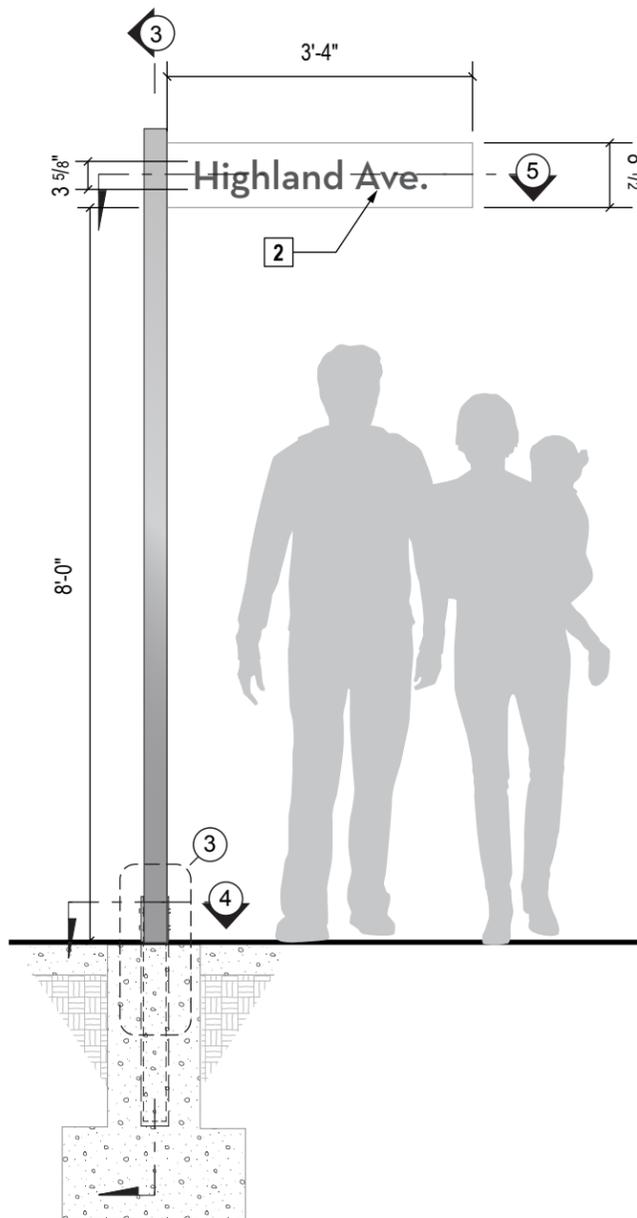
scale: 1" = 1'-0"

NOTES

1. SIGN PANEL: Fabricated 1/8" thick aluminum box; closed all sides; primed and painted; ease all exposed edges.
2. GRAPHICS: Surface applied electrocut reflective graphics or print with 3M outdoor digital inks.
3. BRACKETS: Provide fabricated aluminum adjustable bracket or attachment. Secure sign support bracket to existing lamp post per structural engineering.
4. BOLTS: Secure with mechanical fasteners.
5. TUBE: Stainless steel tube cover.
6. SUPPORT: Provide s.s. cable attachment or approved equal.
7. LIGHT POST: Existing city light post by others.

GENERAL NOTES

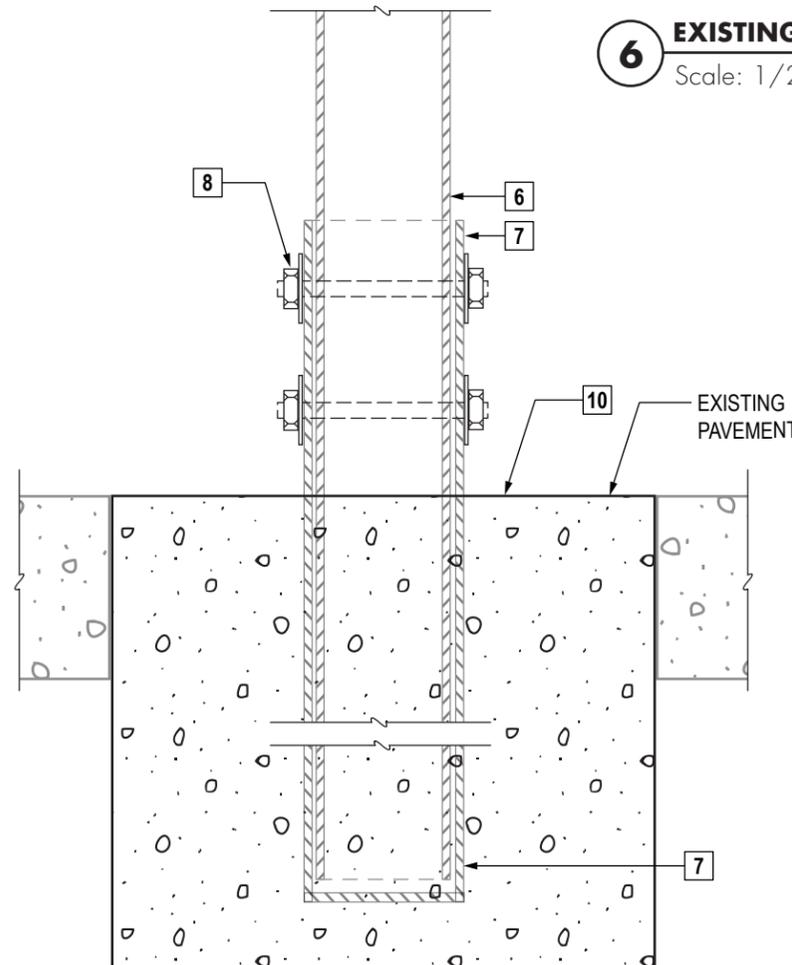
MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.
See Appendix page 33 for additional sign details.



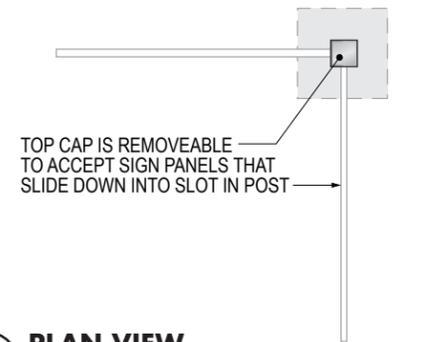
1 FRONT ELEVATION
Scale: 1/2" = 1'-0"



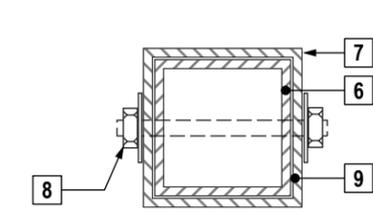
6 EXISTING CONDITIONS
Scale: 1/2" = 1'-0"



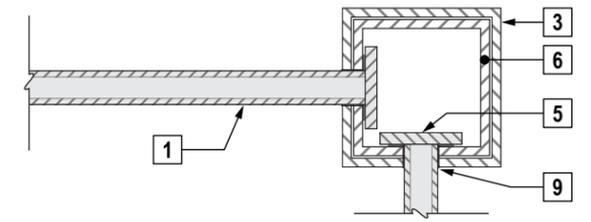
2 SECTION DETAIL AT FOOTING
Scale: 3" = 1'-0"



5 PLAN VIEW
Scale: 1/2" = 1'-0"



3 PLAN SECTION DETAIL AT BASE
Scale: 3" = 1'-0"



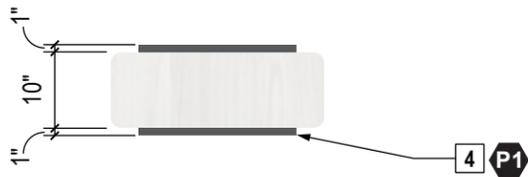
4 PLAN SECTION DETAIL AT TOP
Scale: 3" = 1'-0"

- NOTES**
- SIGN PANEL:** Fabricated (3/4" thick overall/verify) aluminum box panel; primed and painted finish. Apply graffiti-resistant coating to all exposed surfaces; ease all exposed edges.
 - GRAPHICS:** Surface applied electrocut reflective graphics or print with 3M outdoor digital inks.
 - BRACKET & CAP:** Fabricated aluminum square bracket with slots to accept sign panels / to cover post. Secure sign support bracket to post / bolt as required per structural engineering.
 - CAP:** Cap is removable to change sign panels. Provide vandal-resistant attachment.
 - PANEL TABS:** To secure panel within bracket slots.
 - POST:** 3" square aluminum post; primed and painted finish. Apply graffiti-resistant coating to all exposed surfaces; ease all exposed edges.
 - POST SLEEVE:** Stainless steel sleeve embedded into concrete to accept sign post. Isolate dissimilar metals.
 - BOLTS:** Secure with mechanical fasteners / s.s. bolts.
 - GASKET:** Provide seal to protect post as required.
 - FOUNDATION:** Provide below-grade reinforced concrete footing and structural attachment per engineering.

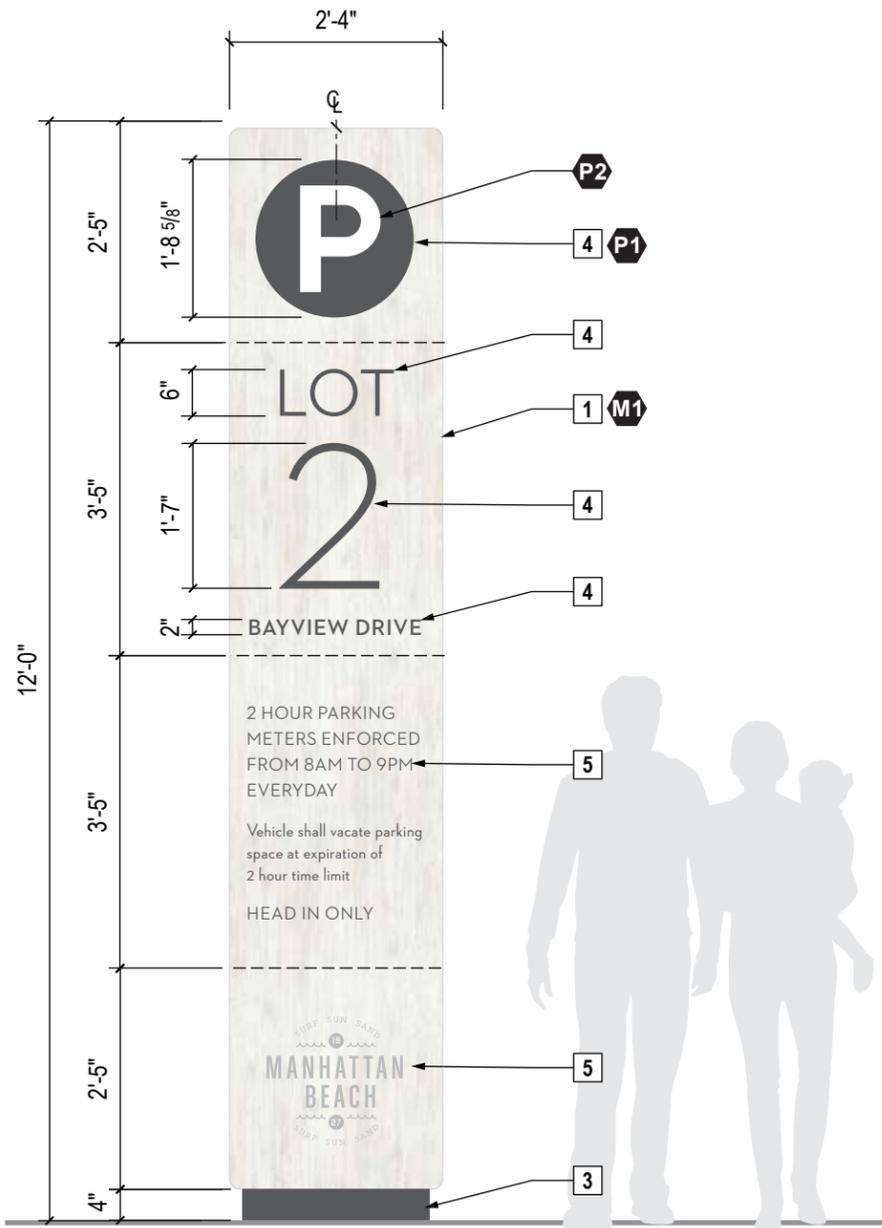
GENERAL NOTES

MEASUREMENTS & LOCATIONS: Sign Contractor to field verify all measurements and final sign locations with owner prior to creating shop drawings.

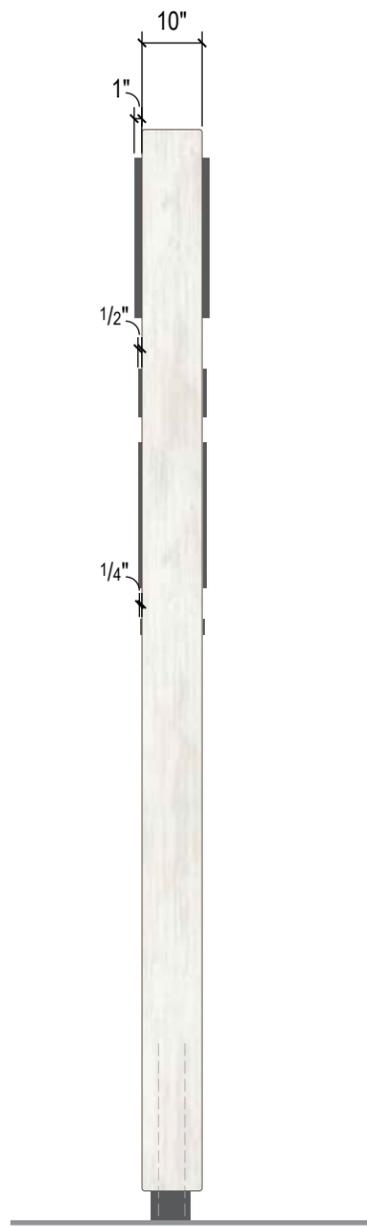
See Appendix page 34 for additional sign details.



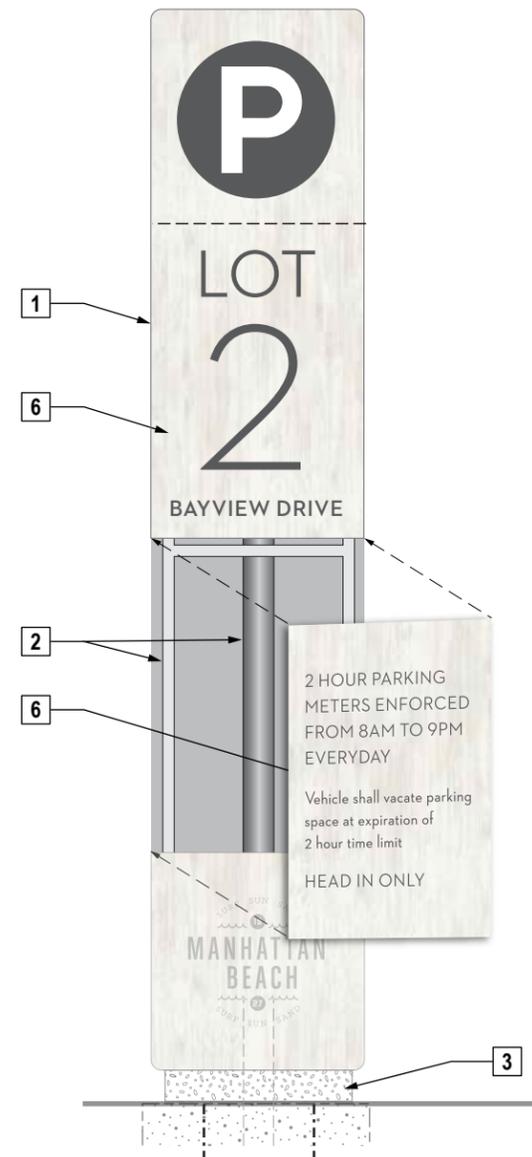
2 PLAN VIEW
scale: 1/2" = 1' -0"



1 FRONT ELEVATION
scale: 1/2" = 1' -0"



3 SIDE VIEW
scale: 1/2" = 1' -0"



4 ISOMETRIC ASSEMBLY
scale: 1/2" = 1' -0"

NOTES

1. SIGN CABINET: New fabricated aluminum sign cabinet with custom wood print to be highly durable embedded graphic onto powder coated surface. High pressure laminate is not an acceptable substitute.
2. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. For vertical pylons of certain height, main support is schedule 40 steel pipe embedded into concrete foundation.

Coordinate with City for final location and foundation.
3. BASE: Concrete pad at base; sub-grade concrete foundation as required; prime and paint.
4. LETTERS/SYMBOLS: 1/4" thick cut-out Lexan; primed and painted finish; stud-mount to cabinet; reinforce with silicone adhesive.
5. LOGO/PARKING REGULATIONS: Logo and copy is part of Direct Embed print. If not Direct Embed, logo and copy to be surface applied silk-screened graphic.
6. CHANGEABLE PANELS: Center panels to be changeable to update messaging as required.

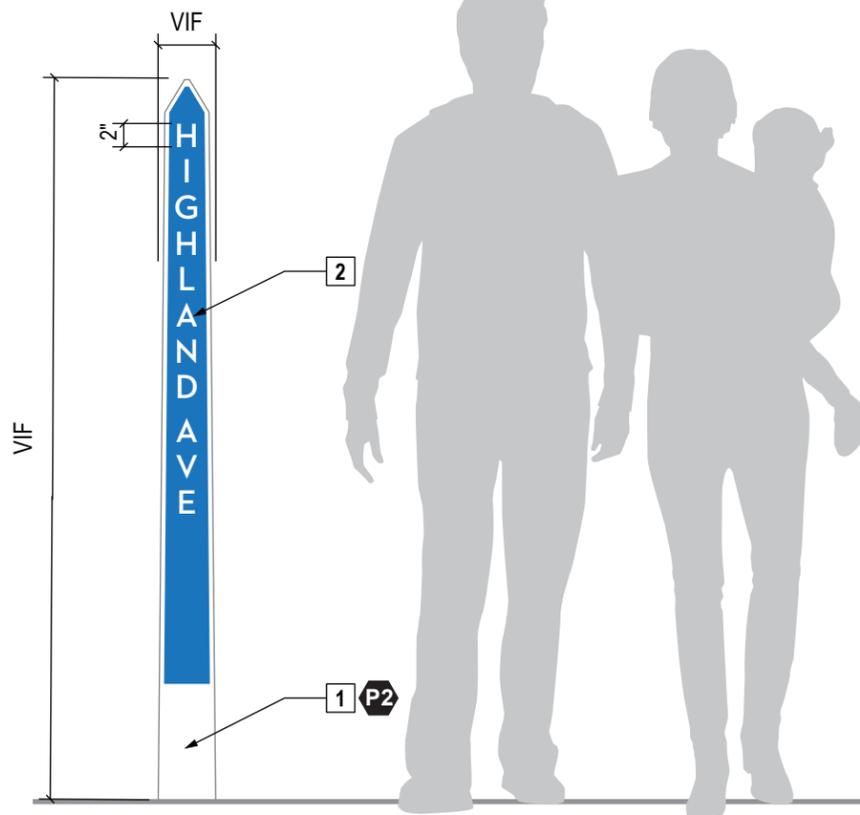
GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

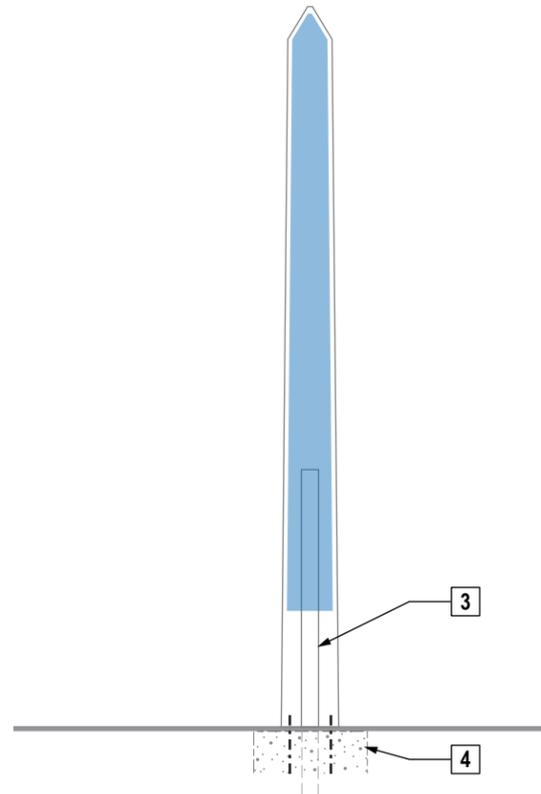
See Appendix page 35 for additional sign details.



3 PLAN VIEW
scale: 3/4" = 1' -0"



1 FRONT ELEVATION - POST MOUNTED
scale: 3/4" = 1' -0"



2 EXISTING CONDITIONS
scale: NTS



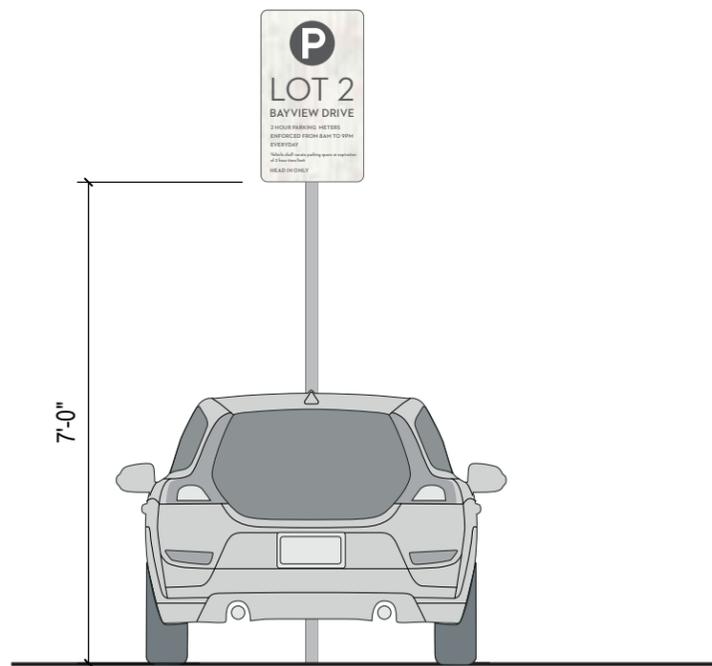
NOTES

1. OBELISK: Cast concrete reinforced obelisk painted white with applied street name. Reference existing structures for size.
2. COPY: Street name to be printed on 3M retroreflective vinyl with 3M exterior grade inks and 3M protective overlay film. Street name is applied to all 4 sides of sign.
3. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. 1 1/2" schedule 40 pipe cast in bottom of obelisk. Cast-in threaded inserts and anchor bolts as required to secure obelisk.
Coordinate with City for final location and foundation.
4. BASE: Concrete pad at base; sub-grade concrete foundation as required; prime and paint.

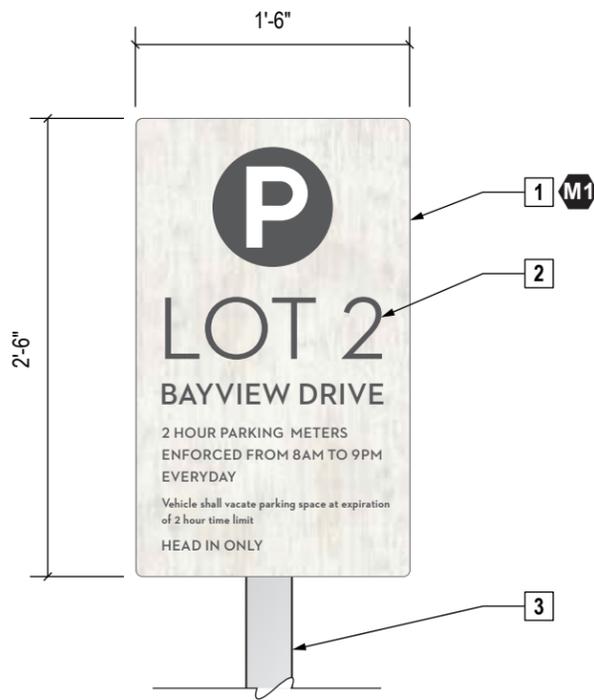
GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

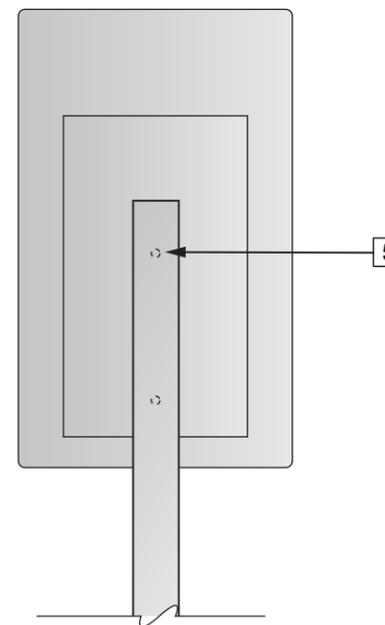
See Appendix page 36 for additional sign details.



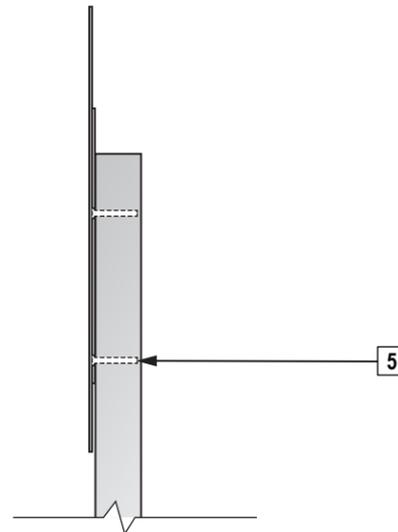
1 **CONTEXT ELEVATION**
scale: 3/8" = 1' -0"



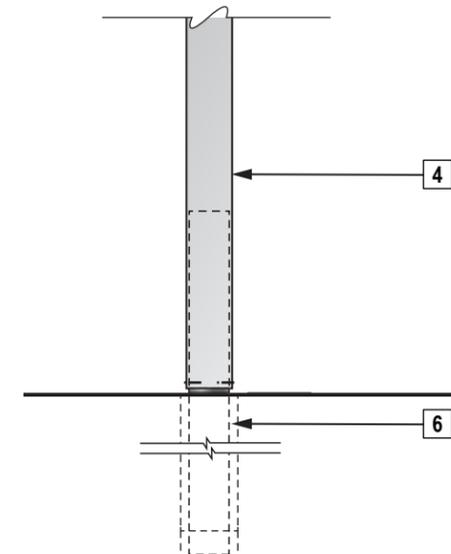
2 **FRONT ELEVATION**
scale: 1 1/2" = 1' -0"



3 **REAR ELEVATION**
scale: 1 1/2" = 1' -0"



4 **TYPICAL SIDE ELEVATION**
scale: 1 1/2" = 1' -0"



5 **TYPICAL POST AT BASE**
scale: 1 1/2" = 1' -0"

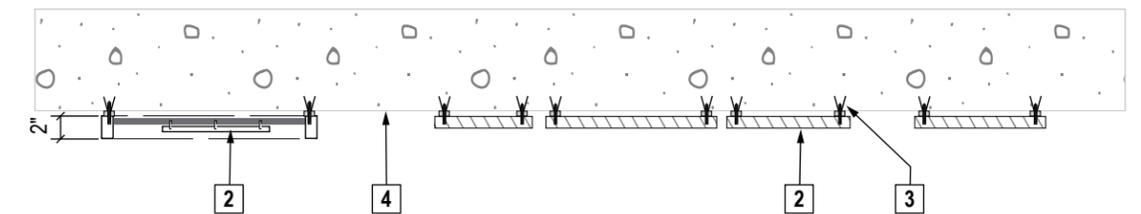
- NOTES:
1. SIGN PANEL: .063 mil thick non-rusting aluminum panel with radiused corners. Graphics to be highly durable custom wood print embedded onto powder coated surface. High pressure laminate is not an acceptable substitute. Ease all edges.
 2. COPY/SYMBOLS: Surface applied electrocut reflective graphics (no sealer over vinyl graphics).
 3. SIGN POST: 3" square aluminum tube.
 4. SIGN POST BASE: Sign post slides over base post; use silicone and tamper-proof stainless steel set screws at bottom to secure sign post in place; paint expose surface of set screws same as background.
 5. SIGN PANEL MOUNTING: Sign face attached to Mounting plate with 3M VHB tape & silicone. 1/8" thick aluminum mounting plate, countersunk and mechanically fastened to post (drilled & tapped) with flathead Stainless Steel machine screws; reinforce with silicone adhesive. Fasteners through mounting plate, not visible on back of post.
 6. FOUNDATION: Provide below-grade reinforced concrete footing and structural attachment per engineering. Length above and below grade to be determined by sign contractor for proper fitting and break-away point.

GENERAL NOTES

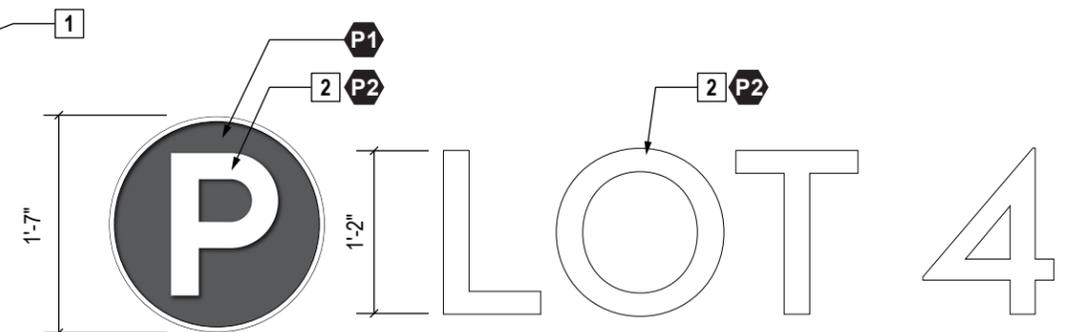
- GRAFFITI COATING: Apply graffiti-resistant coating to all exposed surfaces.
- MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.



1 FRONT ELEVATION – TYPICAL
scale: 3/8" = 1' -0"



3 LOT INFORMATION SECTION
scale: 3/4" = 1' -0"



2 LOT INFORMATION DETAIL
scale: 3/4" = 1' -0"

NOTES

1. GRAPHIC: Exterior grade digital print applied to parking garage facade. Final graphics and locations TBD.
2. SIGN LETTERS: Fabricated (or solid cut-out) aluminum; primed and painted finish; (provide clear coat sealer overall except not over vinyl graphics). Frame and Letter are Stand-off mount.
ALTERNATE: "P" letter is cut-out polycarbonate.
3. ATTACHMENTS: Stainless steel bolts and expansion anchors. Isolate dissimilar metals.
4. WALL: Field verify. Wall Conditions may vary by location.

GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

NOTES

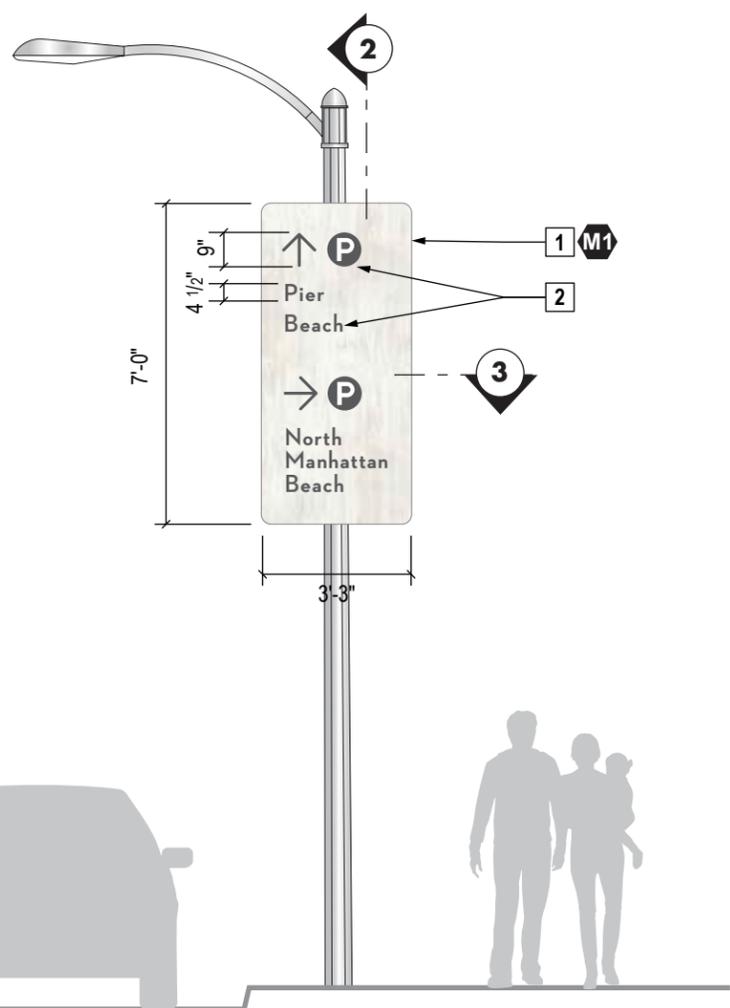
1. SIGN PANEL: .063 mil thick non-rusting aluminum panel with radiused corners. Graphics to be highly durable custom wood print embedded onto powder coated surface. High pressure laminate is not an acceptable substitute. Ease all edges.
2. GRAPHICS: Surface applied electrocut reflective graphics (no sealer over vinyl graphics).
3. BRACKETS: Provide fabricated aluminum adjustable bracket clamps / round or square TBD. Secure sign support bracket to back of panel (no visible fasteners on face) / weld and bolt as required per structural engineering. Primed and painted finish.
4. BOLTS: Secure with mechanical fasteners.
5. BRACKET BOLTS: Secure with mechanical fasteners.
6. GASKET: Provide seal to protect existing light post.
7. LIGHT POST: Existing city light post by others.

GENERAL NOTES

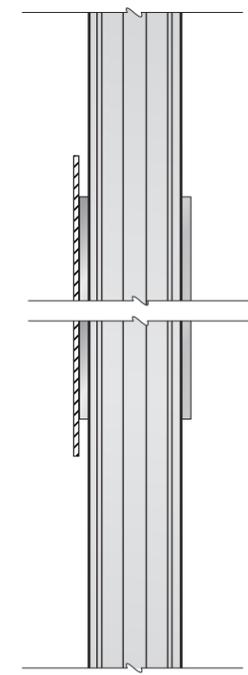
MEASUREMENTS & LOCATIONS: Sign Contractor to field verify all measurements and final sign locations with owner prior to creating shop drawings.
See Appendix page 37 for additional sign details.



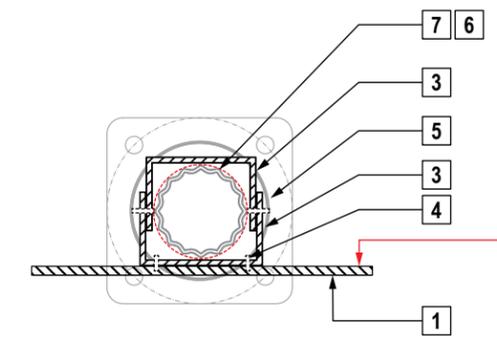
5 PLAN VIEW
scale: 1/2" = 1' -0"



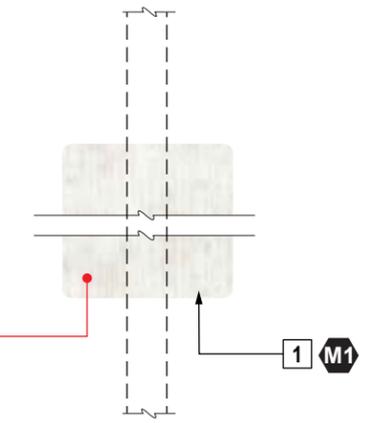
1 FRONT ELEVATION
scale: 1/4" = 1' -0"



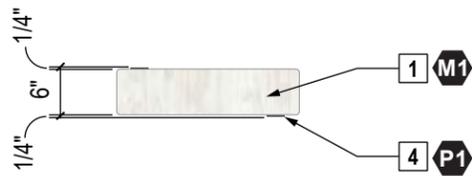
2 SIDE SECTION
scale: NTS



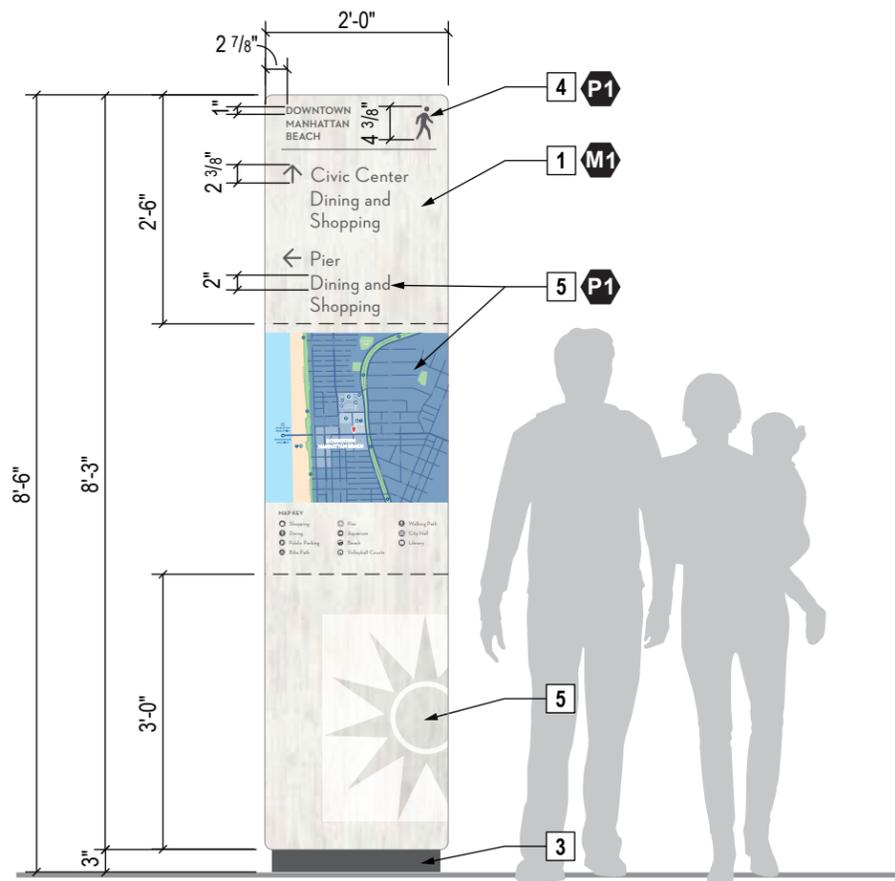
3 PLAN SECTION DETAIL
scale: NTS



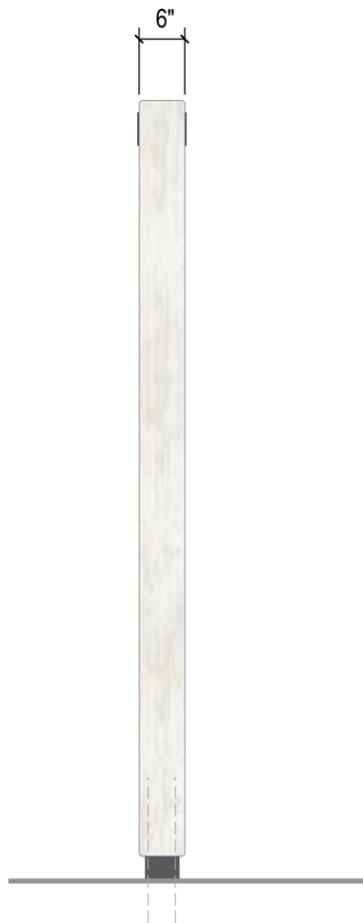
4 BACK ELEVATION
scale: NTS



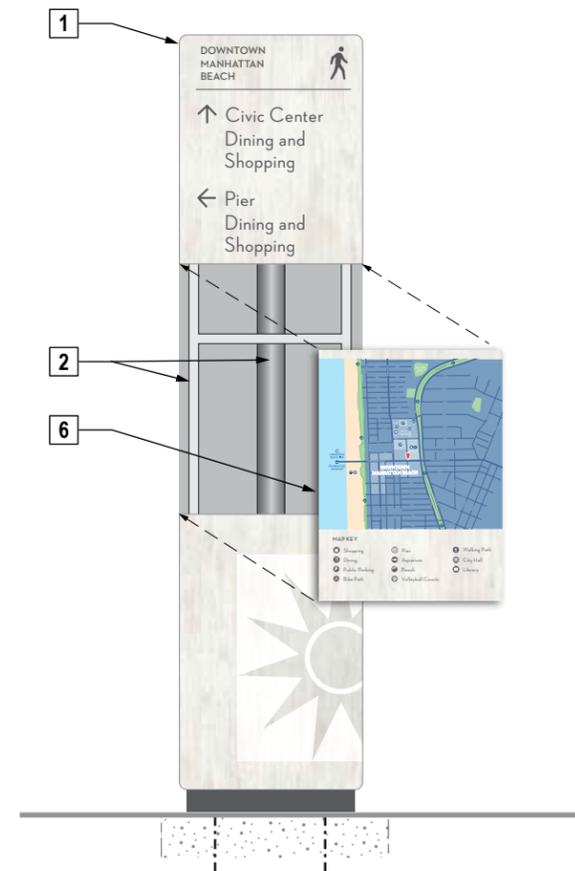
4 PLAN VIEW
scale: 1/2" = 1' -0"



1 FRONT ELEVATION - POST MOUNTED
scale: 1/2" = 1' -0"



2 SIDE VIEW
scale: 1/2" = 1' -0"



3 ISOMETRIC ASSEMBLY
scale: 1/2" = 1' -0"

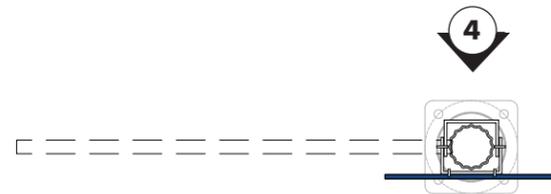
NOTES

1. SIGN CABINET: New fabricated aluminum sign cabinet with custom wood print to be highly durable embedded graphic onto powder coated surface. High pressure laminate is not an acceptable substitute.
2. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. For vertical pylons of certain height, main support is schedule 40 steel pipe embedded into concrete foundation.

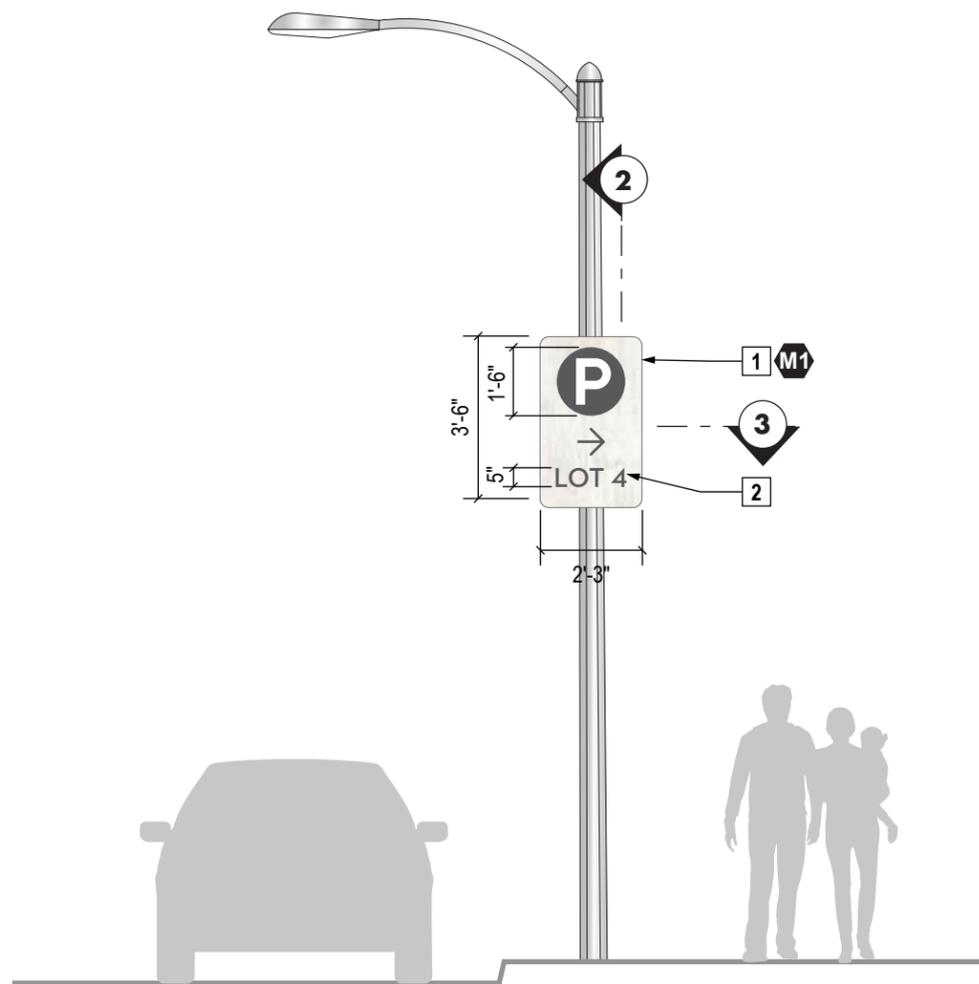
Coordinate with City for final location and foundation.
3. BASE: Concrete pad at base; sub-grade concrete foundation as required; prime and paint.
4. LETTERS/SYMBOLS: 1/4" thick cut-out Lexan; primed and painted finish; stud-mount to cabinet; reinforce with silicone adhesive.
5. COPY/ICONS/MAP: Copy, icons and map are part of custom print. If not on print, copy and icons to be surface applied silk-screened graphics. Icons may vary depending upon location around City. Refer to symbols on page 14 for additional artwork.
6. CHANGEABLE PANELS: Map and message panels to be changeable to update as required. Map panel to be part of custom print.

GENERAL NOTES

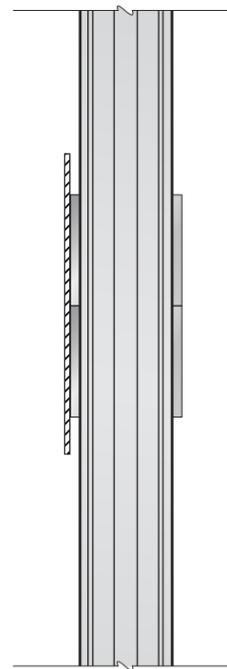
MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.
See Appendix page 38 for additional sign details.



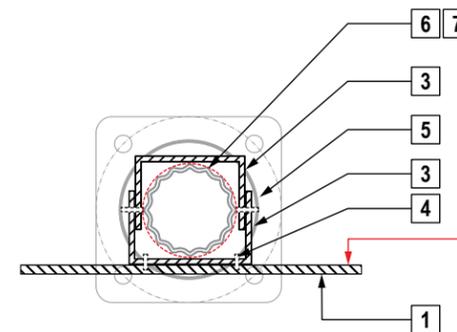
5 PLAN VIEW
scale: 1/2" = 1' -0"



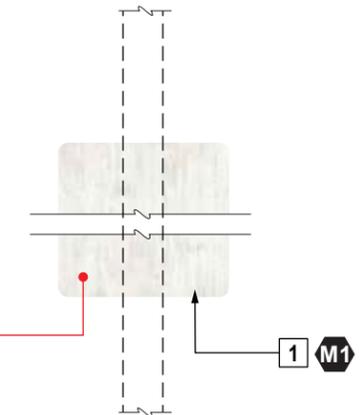
1 FRONT ELEVATION
scale: 1/4" = 1' -0"



2 SIDE SECTION
scale: NTS



3 PLAN SECTION DETAIL
scale: NTS



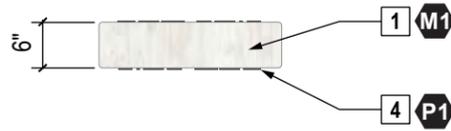
4 BACK ELEVATION
scale: NTS

NOTES

1. SIGN PANEL: .063 mil thick non-rusting aluminum panel with radiused corners. Graphics to be highly durable custom wood print embedded onto powder coated surface. High pressure laminate is not an acceptable substitute. Ease all edges.
2. GRAPHICS: Surface applied electrocut reflective graphics (no sealer over vinyl graphics).
3. BRACKETS: Provide fabricated aluminum adjustable bracket clamps / round or square TBD. Secure sign support bracket to back of panel (no visible fasteners on face) / weld and bolt as required per structural engineering. Primed and painted finish.
4. BOLTS: Secure with mechanical fasteners.
5. BRACKET BOLTS: Secure with mechanical fasteners.
6. GASKET: Provide seal to protect existing light post.
7. LIGHT POST: Existing city light post by others.

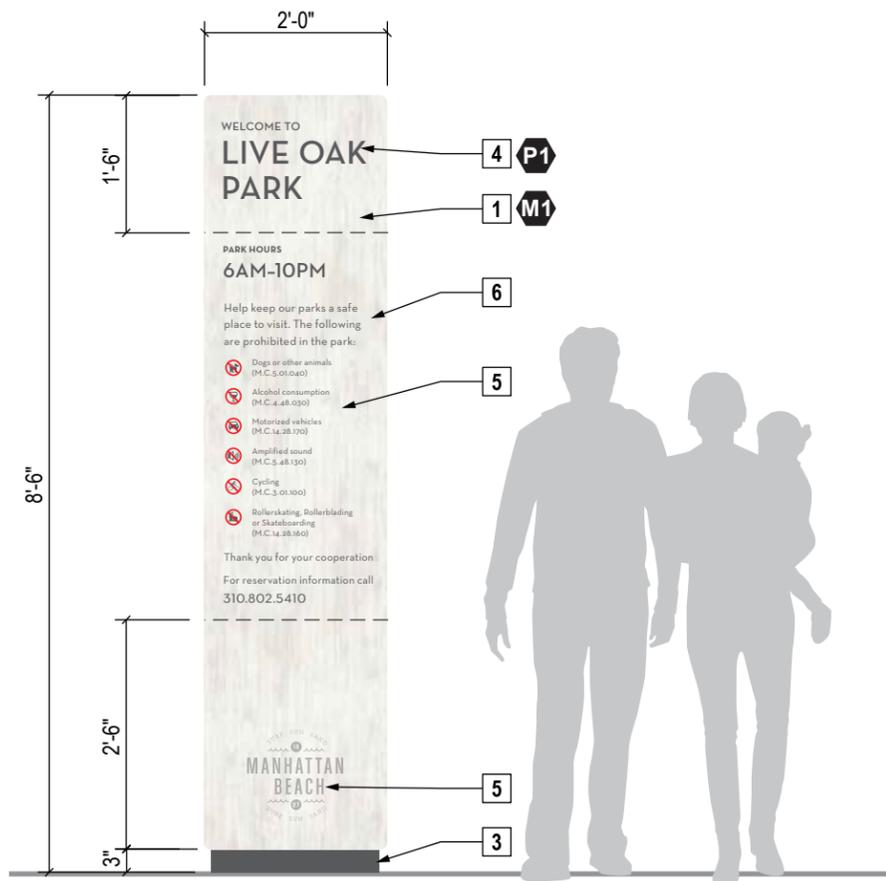
GENERAL NOTES

MEASUREMENTS & LOCATIONS: Sign Contractor to field verify all measurements and final sign locations with owner prior to creating shop drawings.
See Appendix page 39 for additional sign details.



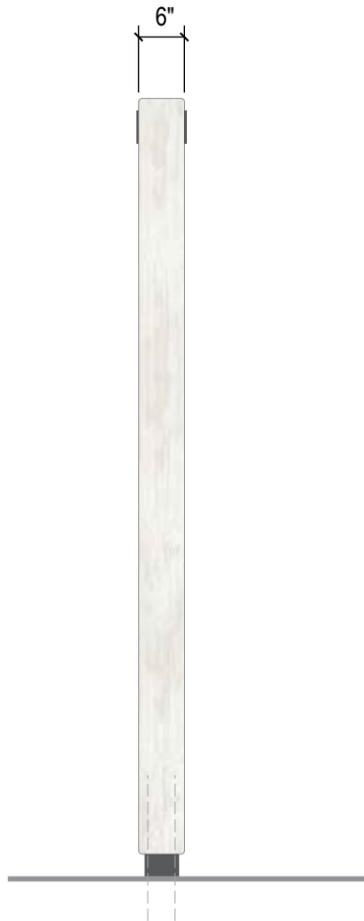
4 PLAN VIEW

scale: 1/2" = 1' -0"



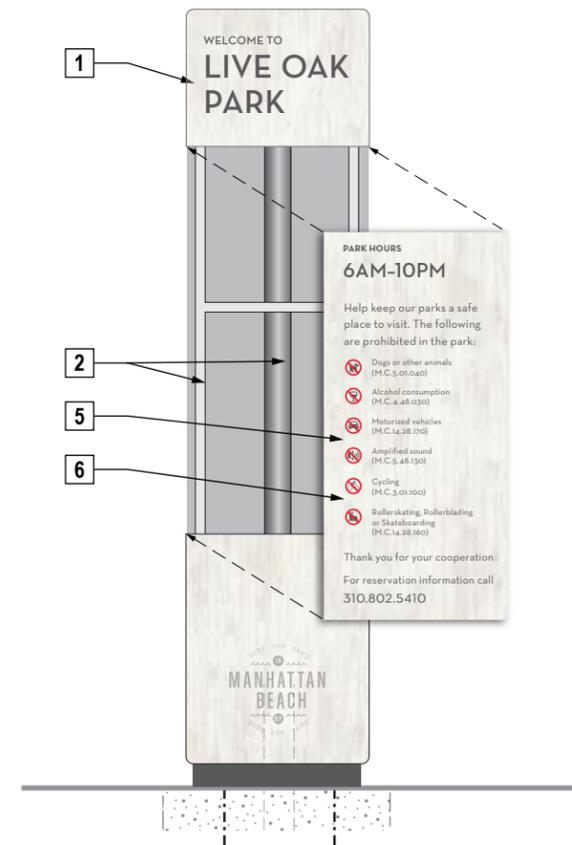
1 FRONT ELEVATION

scale: 1/2" = 1' -0"



2 SIDE VIEW

scale: 1/2" = 1' -0"



3 ISOMETRIC ASSEMBLY

scale: 1/2" = 1' -0"

NOTES

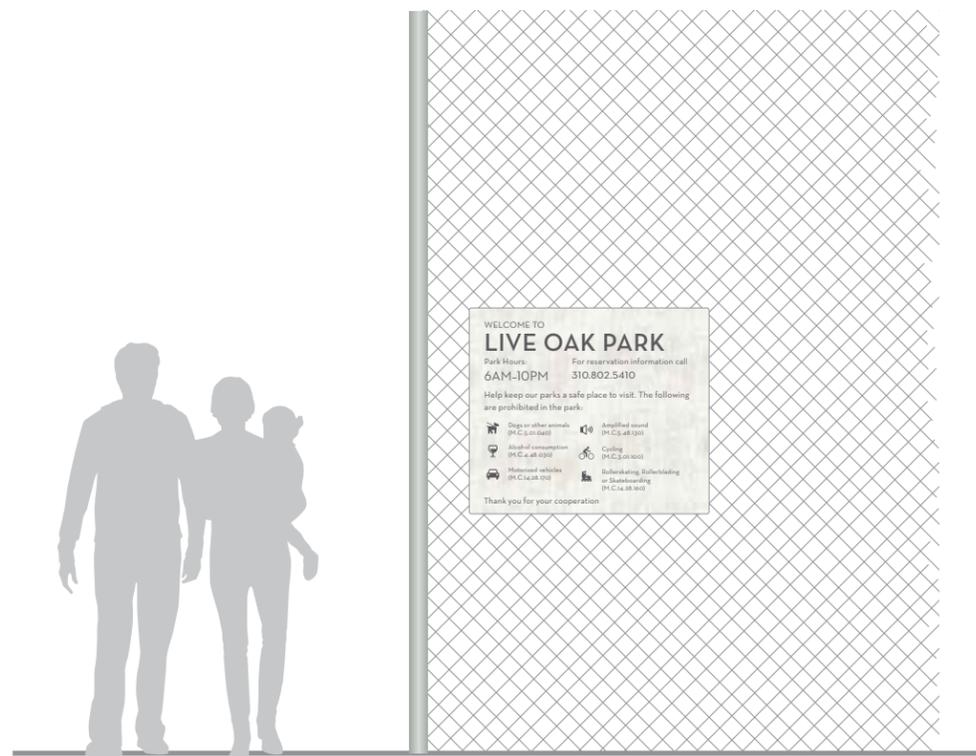
1. SIGN CABINET: New fabricated aluminum sign cabinet with custom wood print to be highly durable embedded graphic onto powder coated surface. High pressure laminate is not an acceptable substitute.
2. STRUCTURE: The sign support structure, including the interface with the footing/foundation, shall be designed by the fabricator's structural engineer. For vertical pylons of certain height, main support is schedule 40 steel pipe embedded into concrete foundation.

Coordinate with City for final location and foundation.
3. BASE: Concrete pad at base; sub-grade concrete foundation as required; prime and paint.
4. LETTERS/SYMBOLS: 1/4" thick cut-out Lexan; primed and painted finish; stud-mount to cabinet; reinforce with silicone adhesive.
5. COPY/ICONS: Copy and icons are part of custom wood print. If not part of custom print, copy and icons to be surface applied silk-screened graphic. Icons may vary depending upon location and message.
6. CHANGEABLE PANELS: Message panel to be changeable for updates as required.

GENERAL NOTES

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

See Appendix page 40 for additional sign details.



1 FRONT ELEVATION – FENCE/WALL MOUNTED
scale: 3/8" = 1' -0"



2 SIGN DETAIL - FENCE MOUNTED
scale: 3/4" = 1' -0"

NOTES:

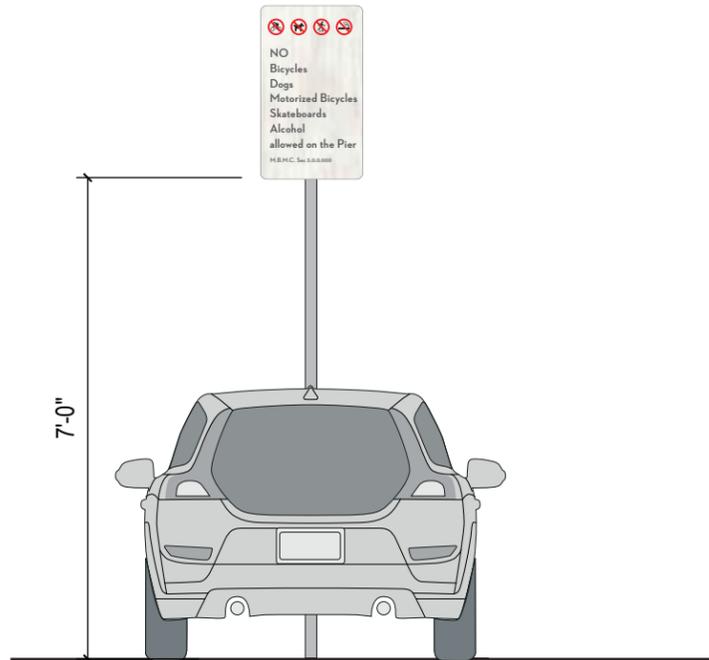
1. SIGN PANEL: .063 mil thick non-rusting aluminum panel with radiused corners. Graphics to be highly durable custom wood print embedded onto powder coated surface. High pressure laminate is not an acceptable substitute. Ease all edges. Refer to page 40 for drawing detail.
2. COPY/GRAPHICS: Copy and graphics to be part of custom wood print. OPTION: Copy and graphics to be surface applied silk-screened graphic.

GENERAL NOTES

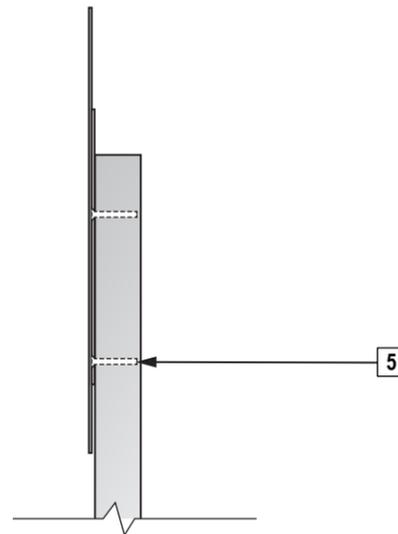
FENCE/WALL MOUNT: Attach sign to fence with bracket as required. For wall mounted signs, adhere sign flush to wall using VHB tape and silicone as required.

MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.

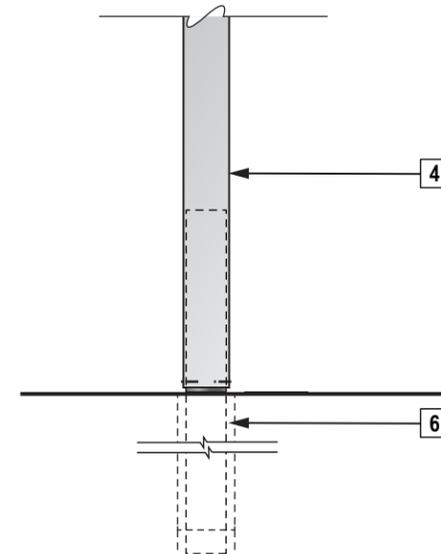
See Appendix page 41 for additional sign details.



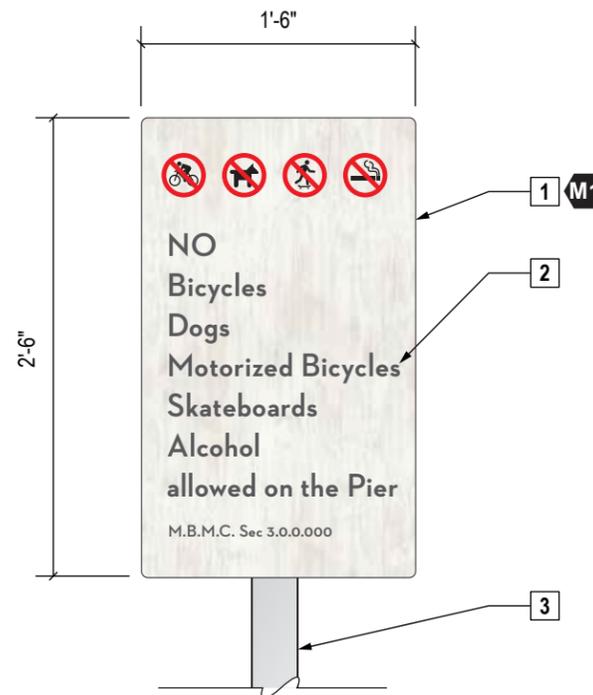
1 CONTEXT ELEVATION
scale: 3/8" = 1' -0"



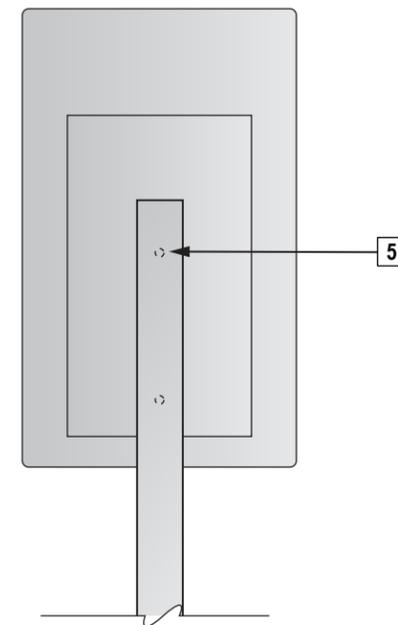
4 TYPICAL SIDE ELEVATION
scale: 1 1/2" = 1' -0"



7 TYPICAL POST AT BASE
scale: 1 1/2" = 1' -0"



2 FRONT ELEVATION
scale: 1 1/2" = 1' -0"



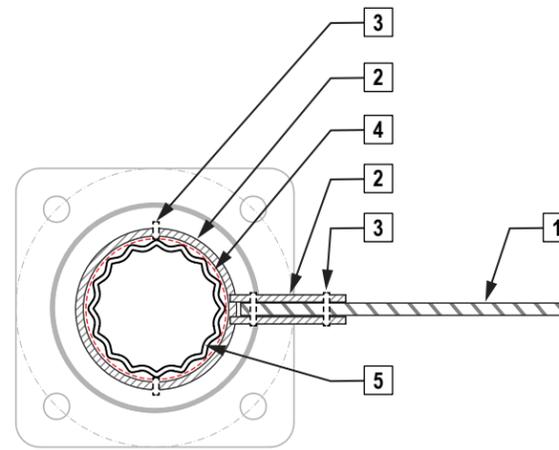
3 REAR ELEVATION
scale: 1 1/2" = 1' -0"

- NOTES:
- SIGN PANEL: .063 mil thick non-rusting aluminum panel with radiused corners. Graphics to be highly durable custom wood print embedded onto powder coated surface. High pressure laminate is not an acceptable substitute. Ease all edges.
 - COPY/SYMBOLS: Surface applied electrocut reflective graphics (no sealer over vinyl graphics).
 - SIGN POST: 3" square aluminum tube.
 - SIGN POST BASE: Sign post slides over base post; use silicone and tamper-proof stainless steel set screws at bottom to secure sign post in place; paint expose surface of set screws same as background.
 - SIGN PANEL MOUNTING: Sign face attached to Mounting plate with 3M VHB tape & silicone. 1/8" thick aluminum mounting plate, countersunk and mechanically fastened to post (drilled & tapped) with flathead Stainless Steel machine screws; reinforce with silicone adhesive. Fasteners through mounting plate, not visible on back of post.
 - FOUNDATION: Provide below-grade reinforced concrete footing and structural attachment per engineering. Length above and below grade to be determined by sign contractor for proper fitting and break-away point.

- GENERAL NOTES**
- GRAFFITI COATING: Apply graffiti-resistant coating to all exposed surfaces.
- MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.



1 FRONT ELEVATION - TYPICAL
scale: 1/4" = 1' -0"



3 BRACKET PLAN DETAIL
Scale: NTS

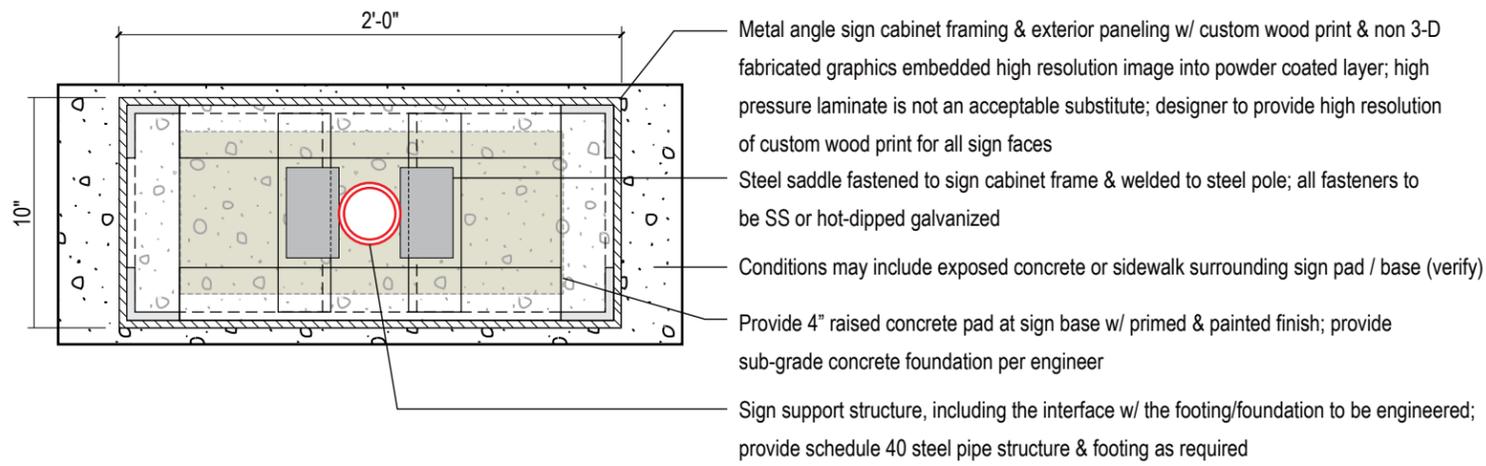


2 EXISTING CONDITION
scale: NTS

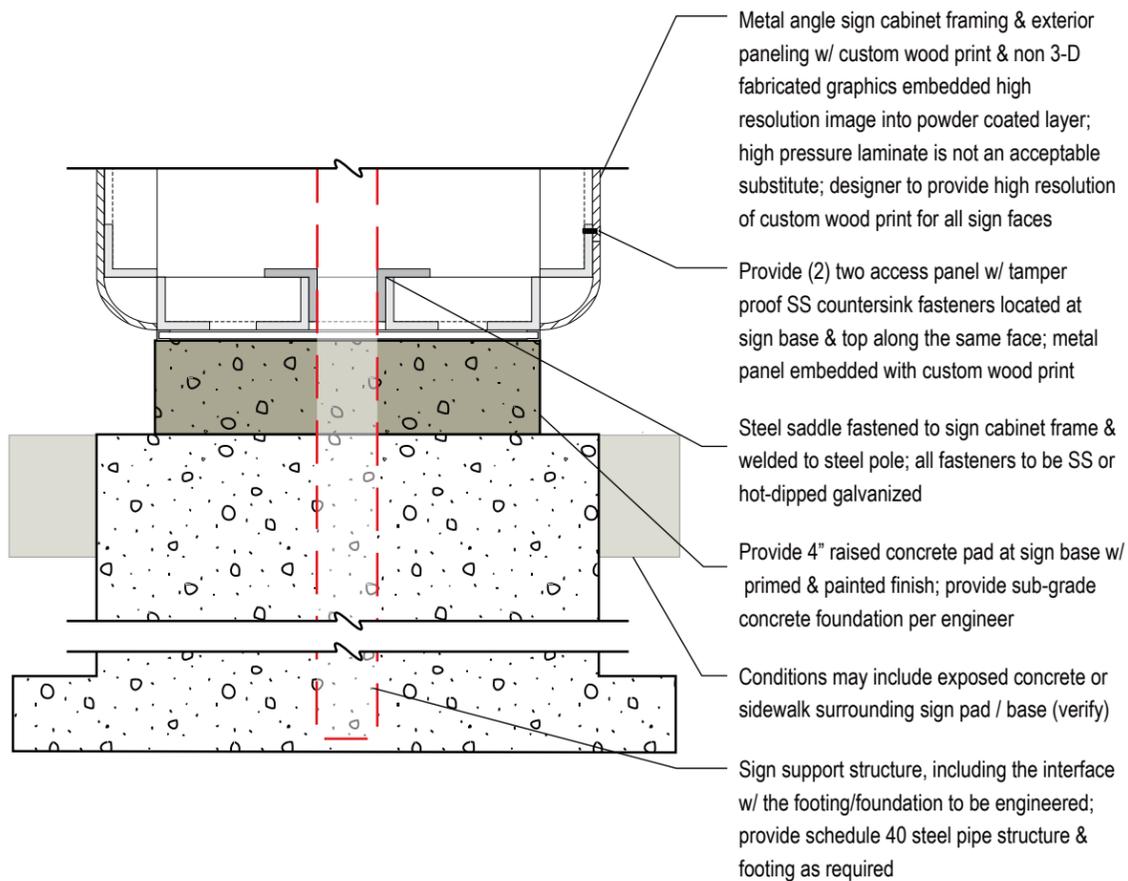
- NOTES**
1. STENCIL CUT PANEL: Stencil-cut aluminum sign panel with primed and painted finish. Apply graffiti-resistant coating to all exposed surfaces. Icons may vary depending upon location around City. Refer to symbols on page 13 for additional artwork. Refer to page 41 for drawing detail.
 2. BRACKET: Sign support attached to existing light post with fabricated metal compression bracket with adjustable clamps. Support to allow sign to be changeable.
 3. BRACKET BOLTS: Secure with s.s. mechanical fasteners.
 4. GASKET: Provide neoprene gasket seal or similar to protect lamp post.
 5. LIGHT POST: Light post by others
- GENERAL NOTES**
- MESSAGES, MEASUREMENTS & LOCATIONS: Sign Contractor to confirm all messages, field verify all measurements, and determine final sign locations with owner prior to creating shop drawings.
- See Appendix page 42 for additional sign details.

ADDITIONAL SIGN DETAILS APPENDIX

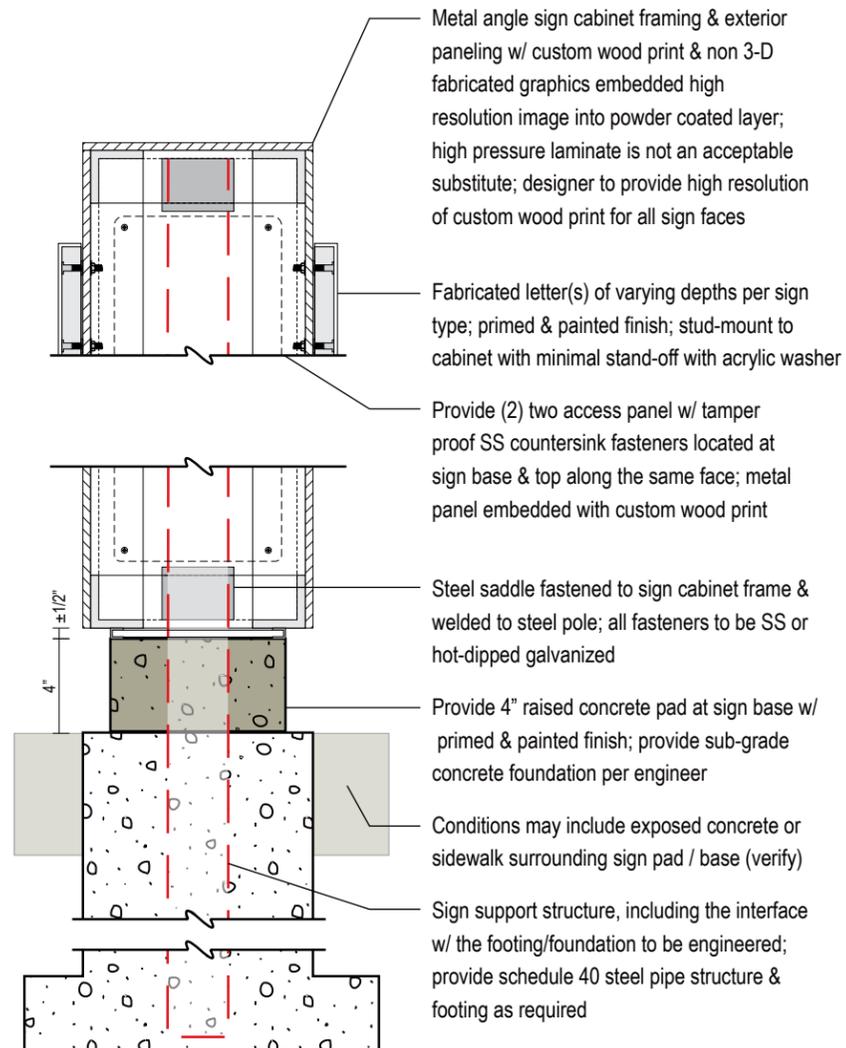




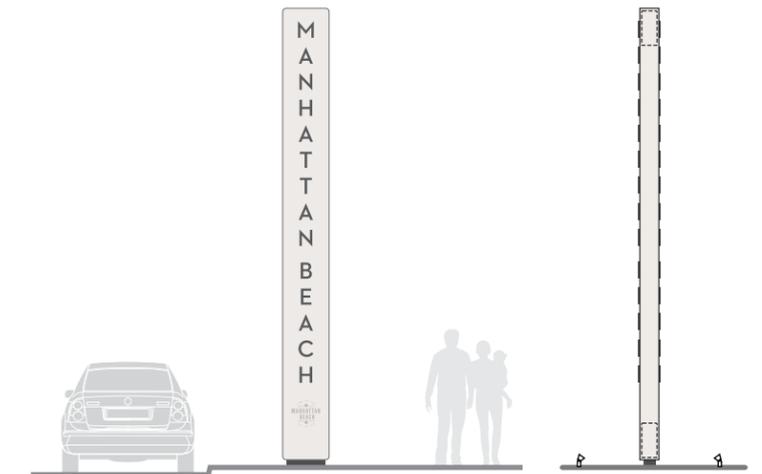
1 TYPICAL PLAN VIEW DETAIL
scale: NTS



2 TYPICAL FRONT DETAIL - FREESTANDING SIGNS
scale: NTS

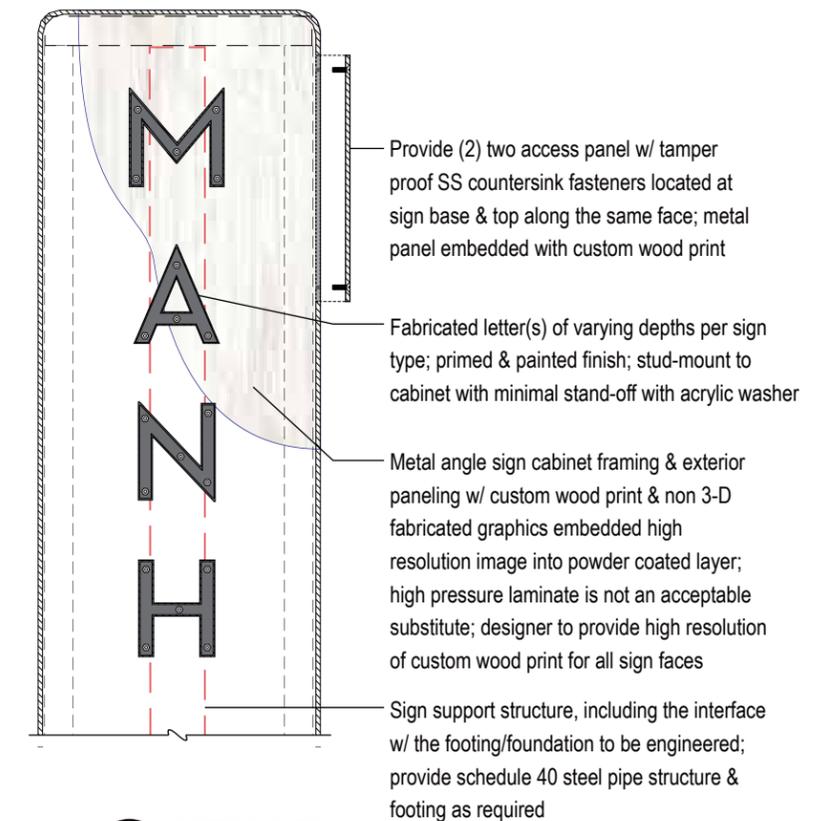


3 SIDE SECTION DETAIL
scale: NTS

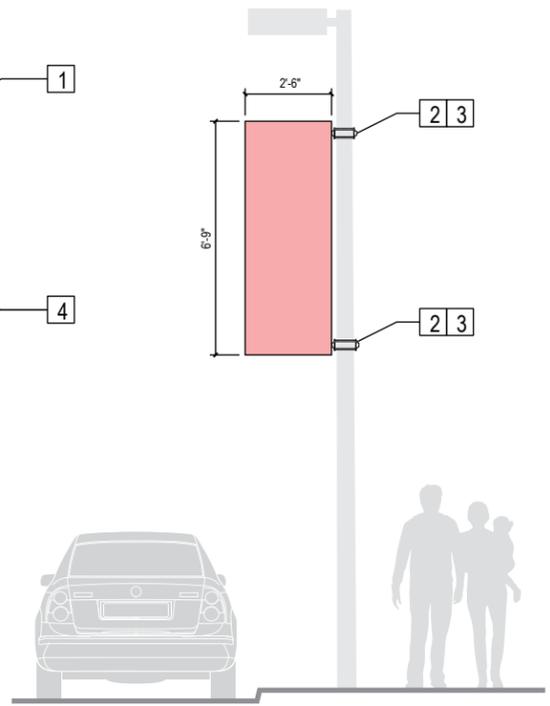
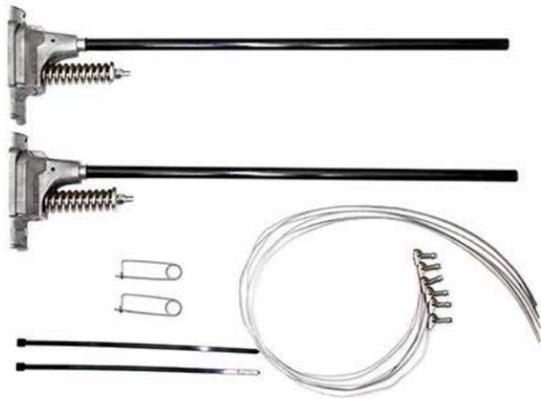


CITY IDENTITY SIGN

A01



4 LETTER DETAIL
scale: NTS



NOTES

1. Provide +100 mph wind resistant spring arm brackets.
2. Pole strap attachment by "Band-It Band" or stainless steel equivalent.
3. Stainless steel straps finish painted to match pole color
4. Provide metal grommet at vinyl banner & secure with HD zip tie or equal.

1 STREET POLE VINYL BANNER BRACKETS

scale: 1/8" = 1'-0"

**DISTRICT ID
BANNER**

A02

Highland Ave.

OPTION-1: ILLUMINATED SIGN DETAIL

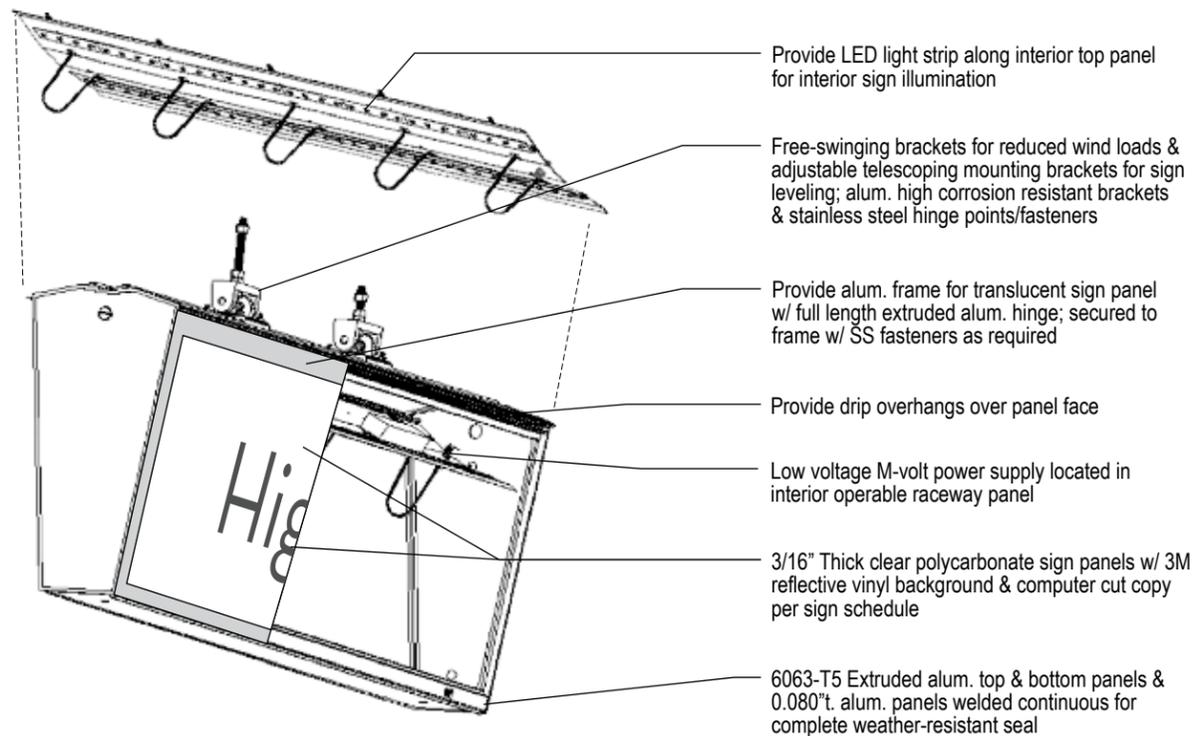
Highland Ave.

OPTION-2: NON-ILLUMINATED SIGN DETAIL



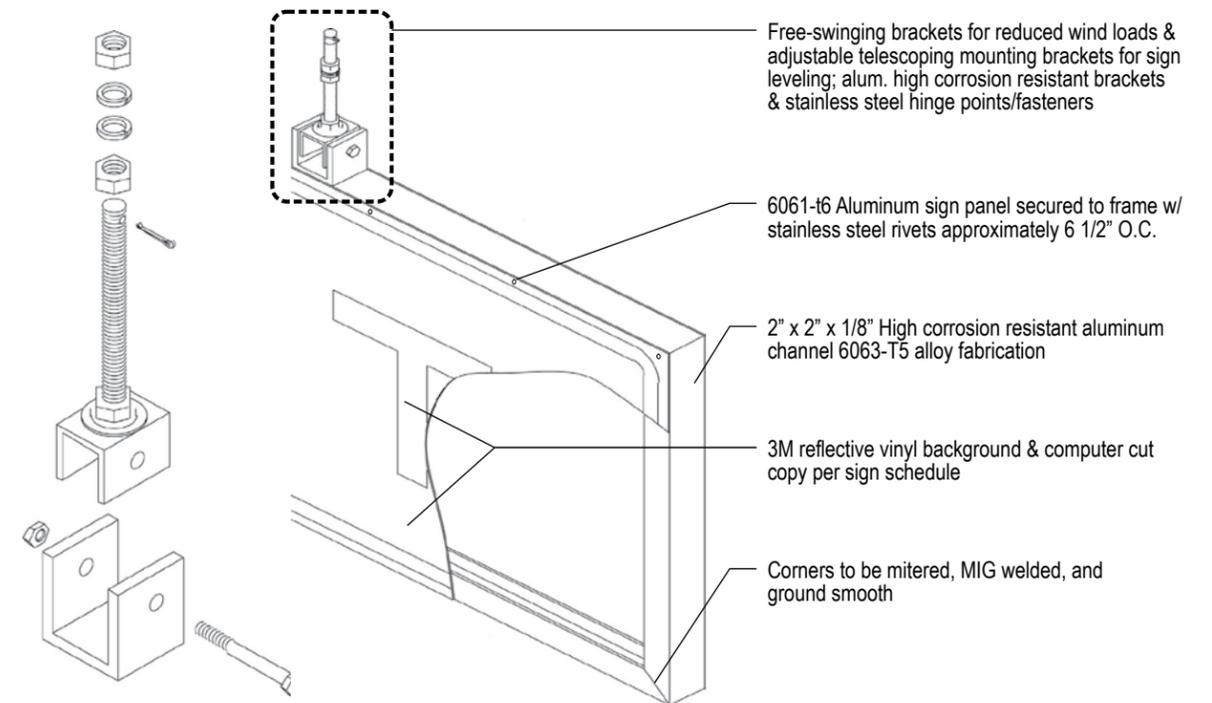
**STREET ID OVERHEAD
PARKING OVERHEAD DIRECTION**

A03 B06



2 ILLUMINATED SIGN DETAIL

scale: NTS



3 NON-ILLUMINATED SIGN DETAIL

scale: NTS



CITY OF
MANHATTAN BEACH

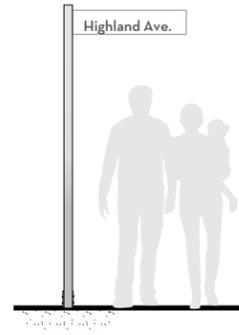


PROJECT
CITY OF MANHATTAN BEACH
SIGNAGE AND WAYFINDING

DATE
MAY 2018

DESCRIPTION

A02 DISTRICT IDENTITY BANNER / B06 PARKING OVERHEAD DIRECTIONAL

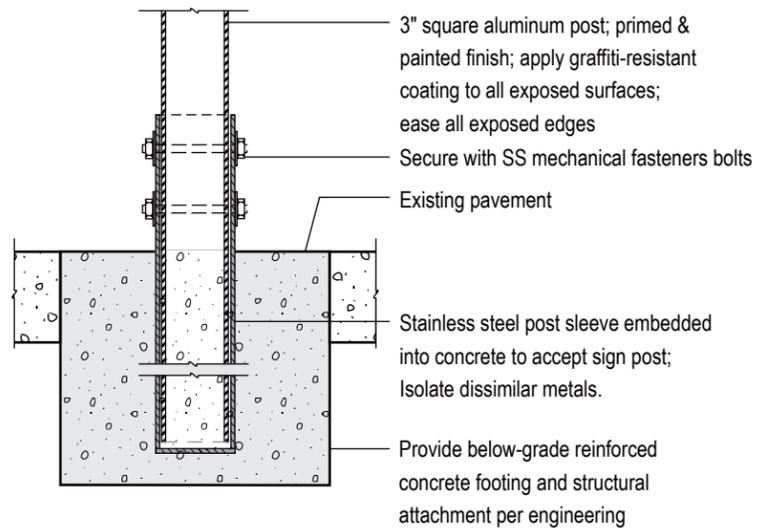


1 FRONT ELEVATION

Scale: 1" = 1'-0"

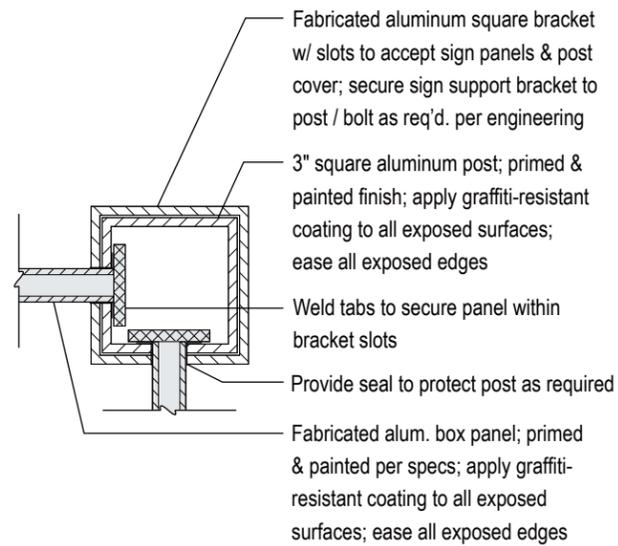
STREET ID POST

A04



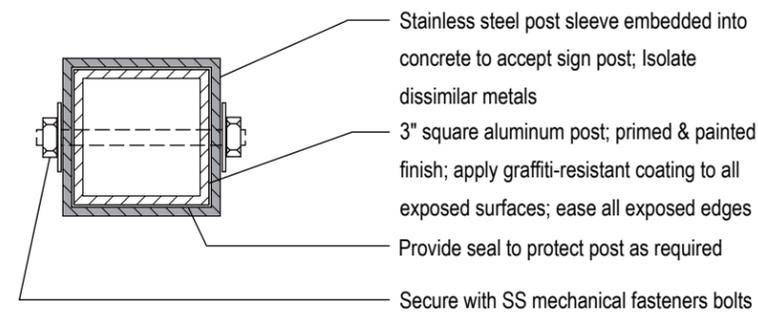
2 SECTION DETAIL AT FOOTING

Scale: 1 1/2" = 1'-0"



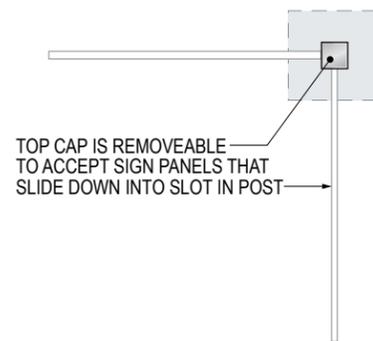
4 PLAN SECTION DETAIL AT TOP

Scale: 3" = 1'-0"



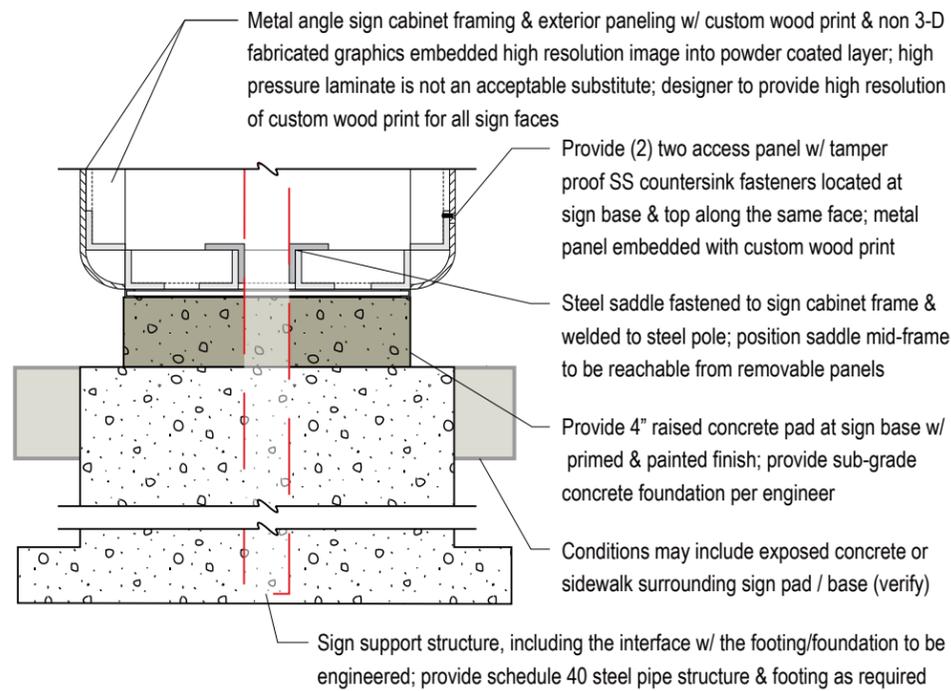
3 PLAN SECTION DETAIL AT BASE

Scale: 3" = 1'-0"

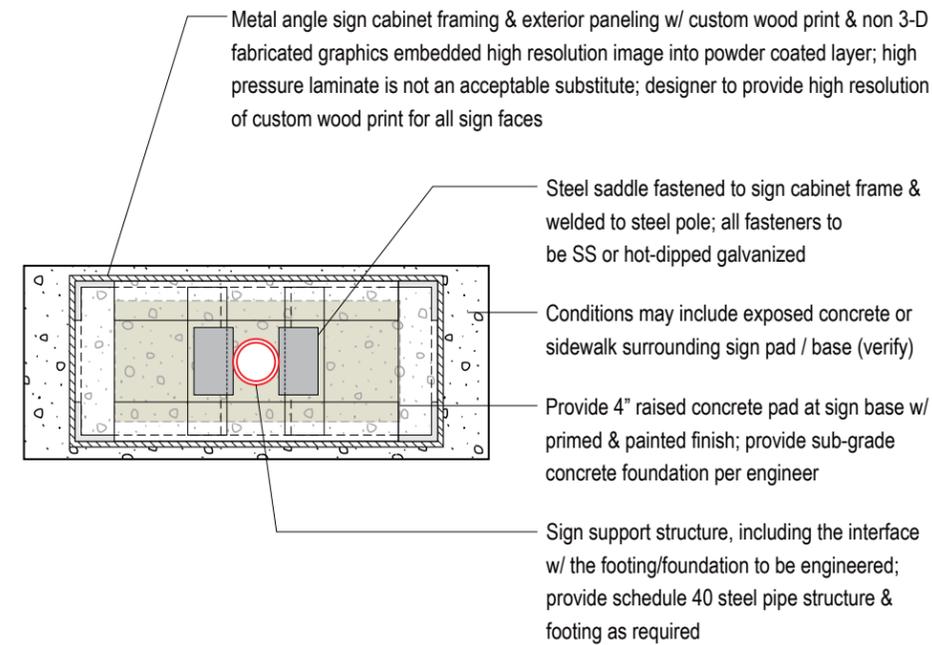


5 PLAN VIEW

Scale: 1/2" = 1'-0"



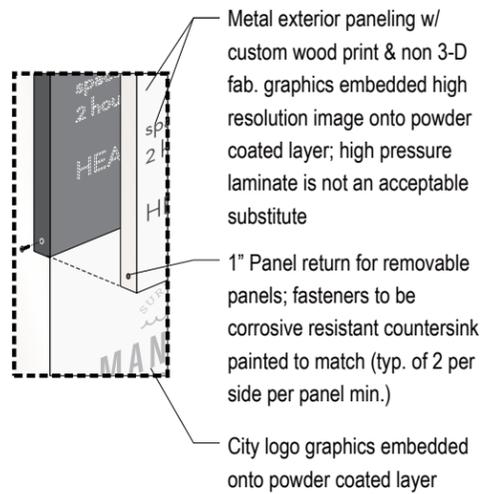
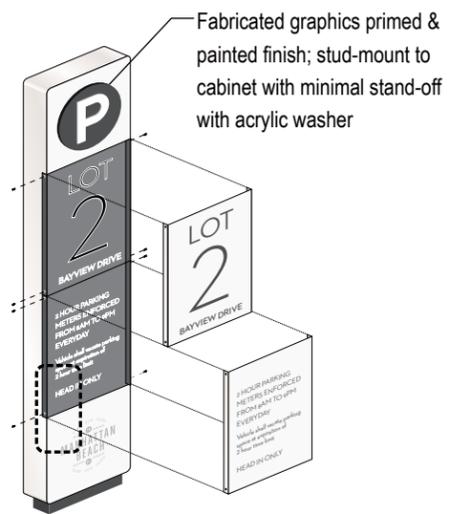
6 TYPICAL FRONT DETAIL - FREESTANDING SIGNS
scale: NTS



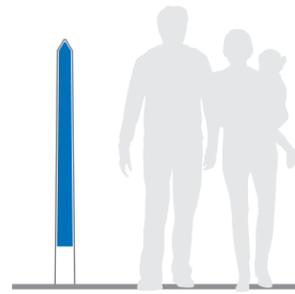
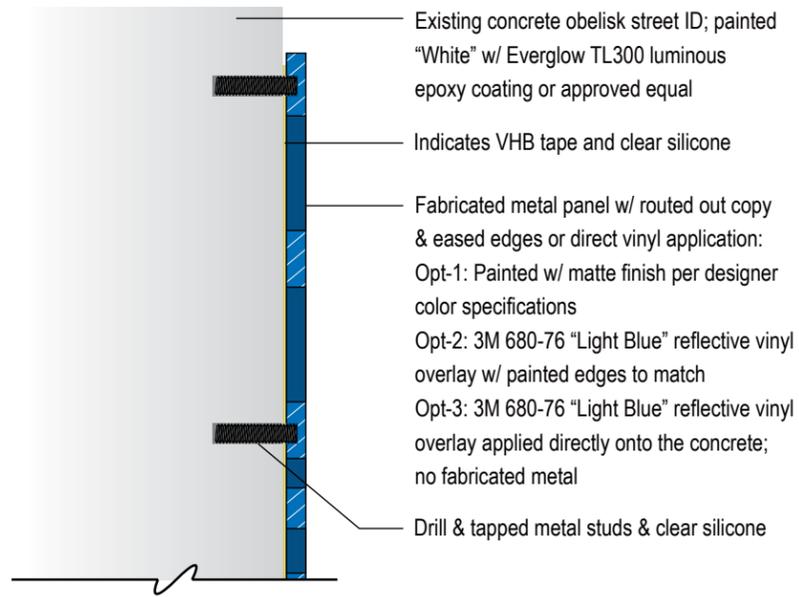
7 TYPICAL PLAN VIEW DETAIL
scale: NTS



**PARKING ID
FREESTANDING** A05



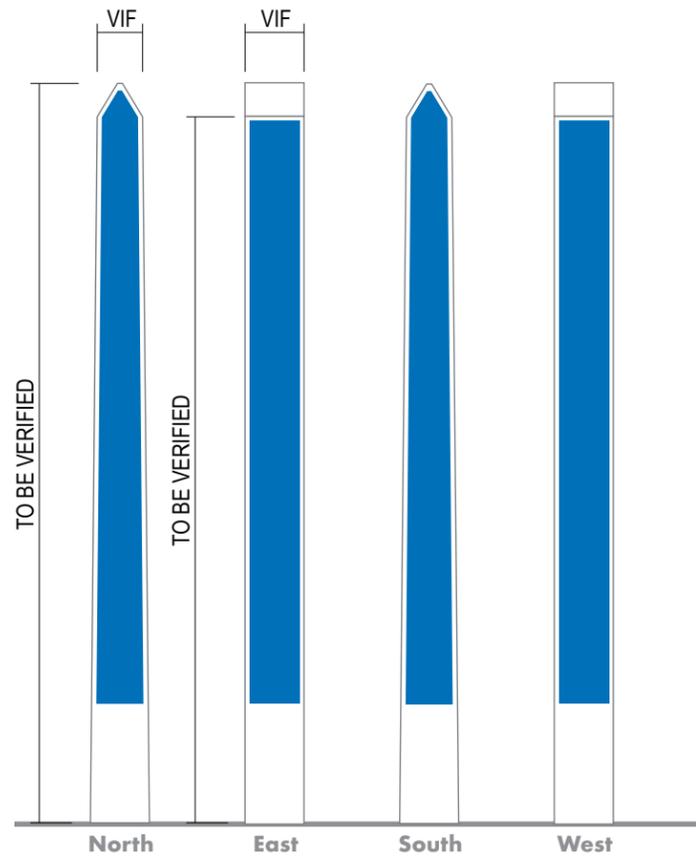
8 ISOMETRIC & DETAIL
scale: NTS



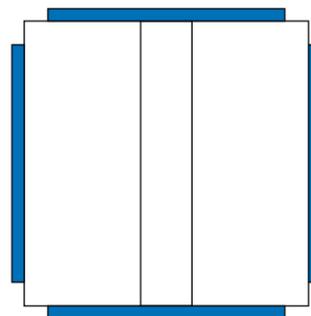
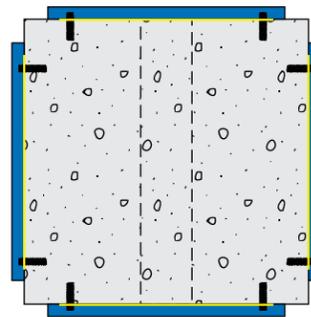
STREET ID OBELISK

A06

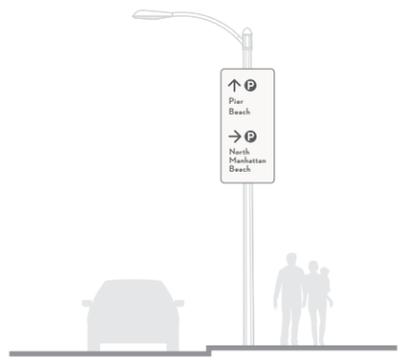
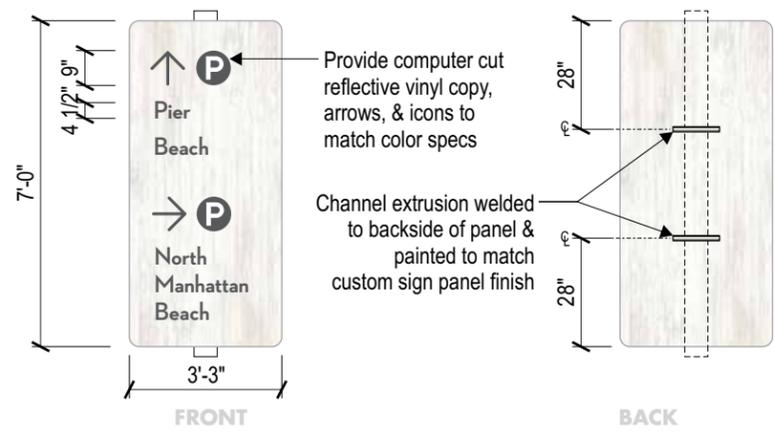
1 SECTION DETAIL
Scale: NTS



2 TYPICAL ELEVATIONS
Scale: NTS



3 TYPICAL PLAN VIEW
Scale: NTS

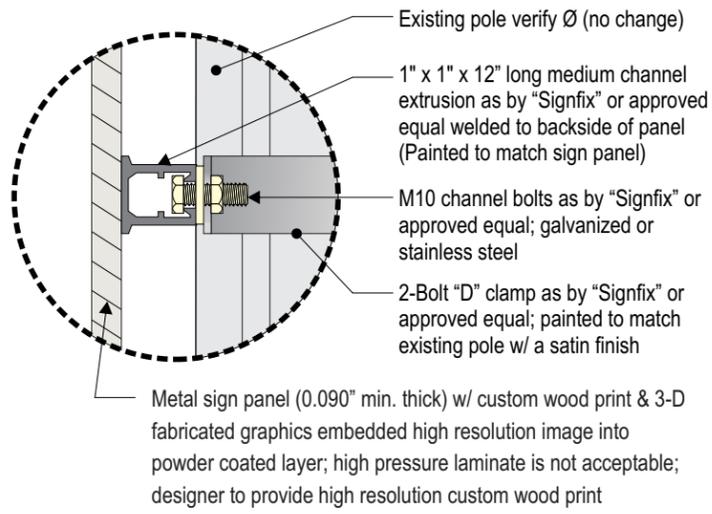


VEHICLE DIRECTION

B01

1 FRONT & BACK ELEVATIONS

scale: 1/4" = 1'-0"



2-Bolt "D" clamp (Painted to match existing pole w/ a satin finish)



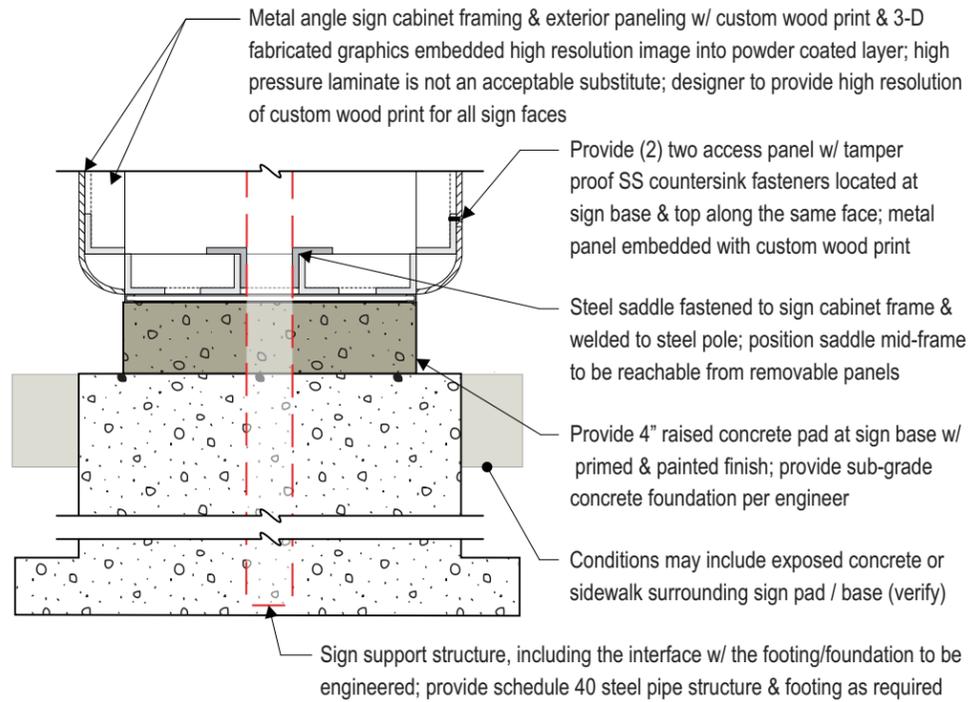
1" x 1" x 12" long medium channel (SIGNFIX) extrusion welded to backside of panel (Painted to match sign panel w/ a satin finish)

2 SIDE SECTION & DETAIL

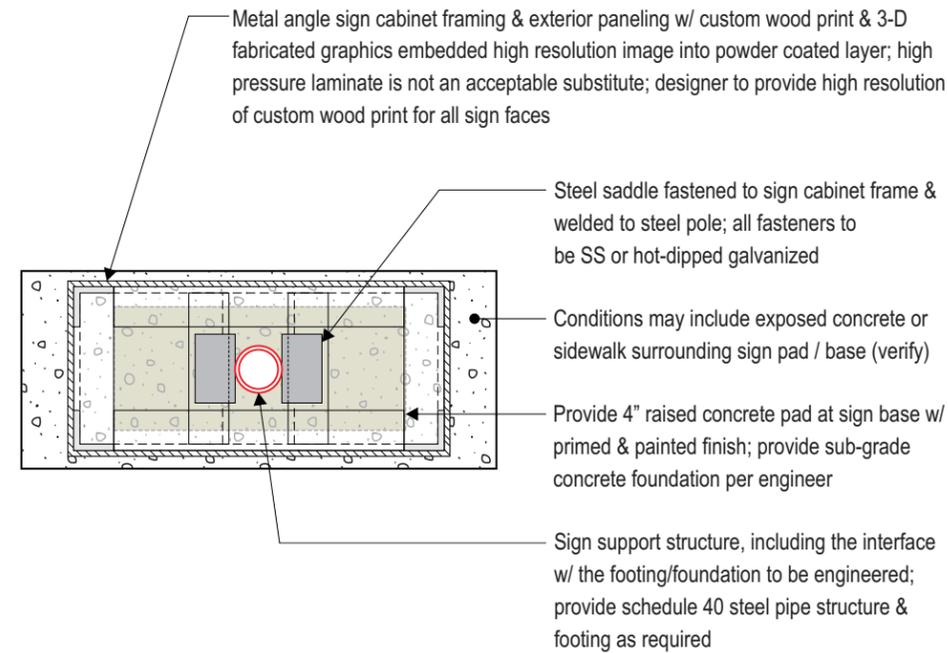
scale: NTS

3 HARDWARE DETAILS

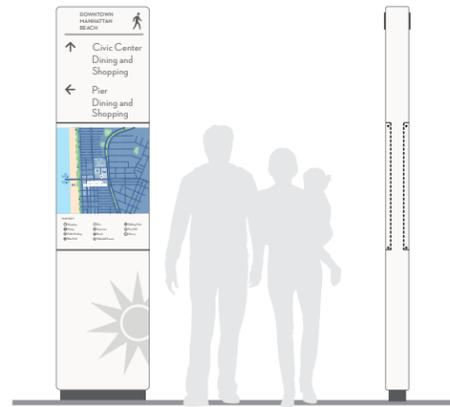
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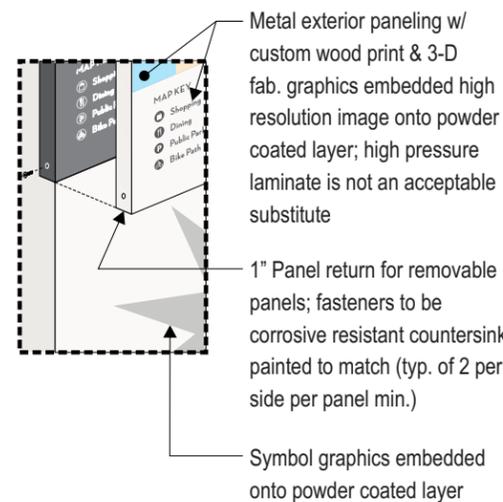
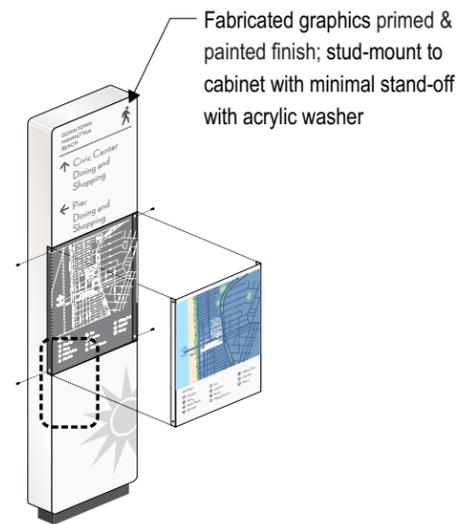
4 TYPICAL FRONT DETAIL - FREESTANDING SIGNS
scale: NTS



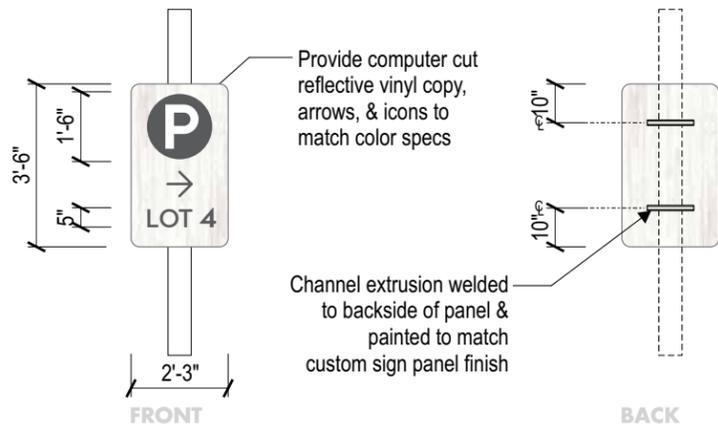
5 TYPICAL PLAN VIEW DETAIL
scale: NTS



PEDESTRIAN DIRECTION **B05**
FREESTANDING



6 ISOMETRIC & DETAIL
scale: NTS

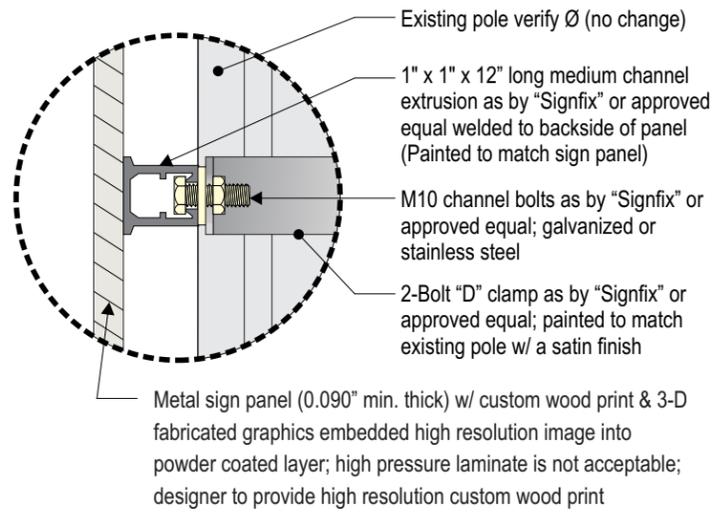


PARKING DIRECTION

B07

1 FRONT & BACK ELEVATIONS

scale: 1/4" = 1'-0"



2-Bolt "D" clamp (Painted to match existing pole w/ a satin finish)



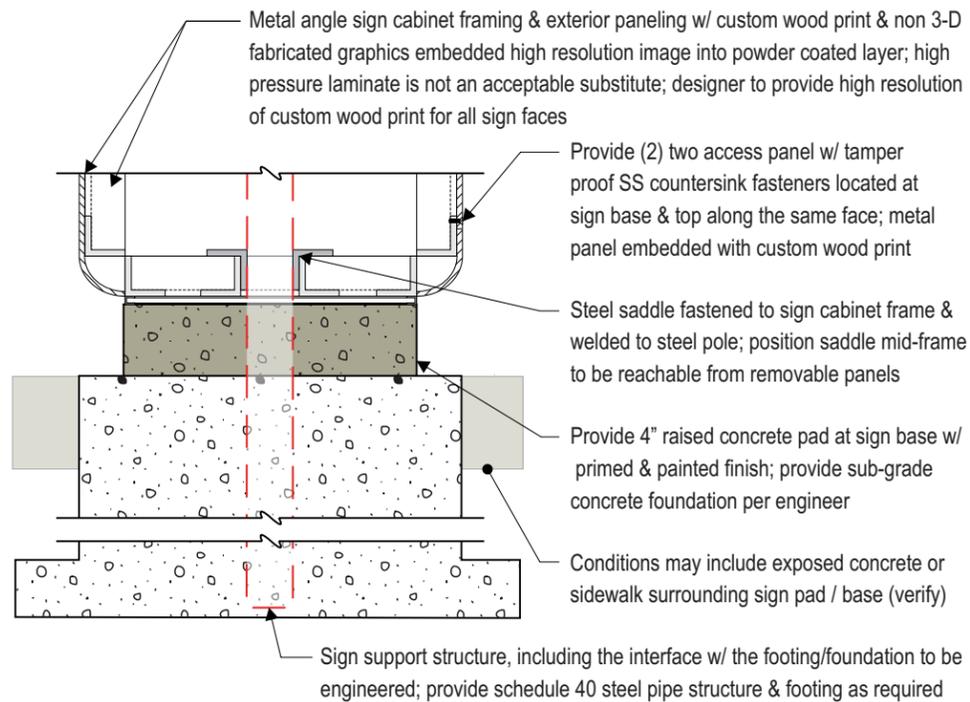
1" x 1" x 12" long medium channel (SIGNFIX) extrusion welded to backside of panel (Painted to match sign panel w/ a satin finish)

2 SIDE SECTION & DETAIL

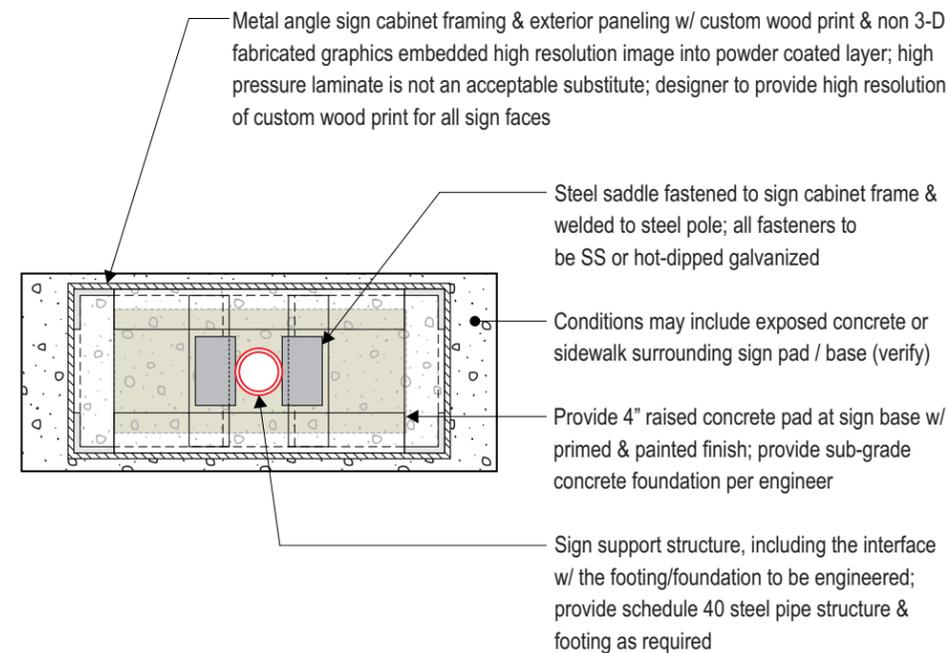
scale: NTS

3 HARDWARE DETAILS

scale: NTS



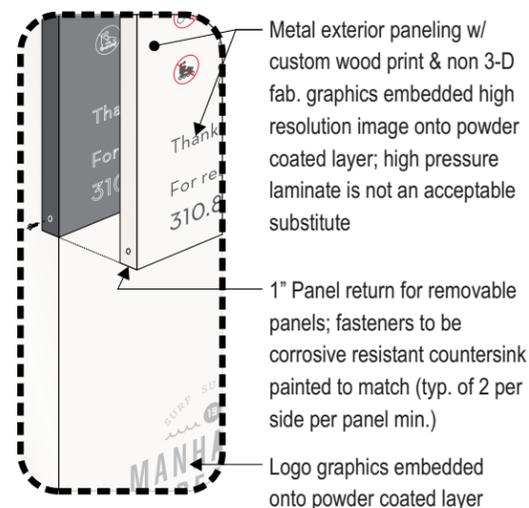
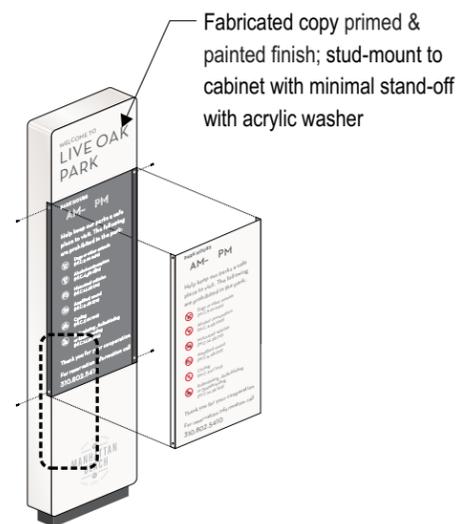
4 TYPICAL FRONT DETAIL - FREESTANDING SIGNS
scale: NTS



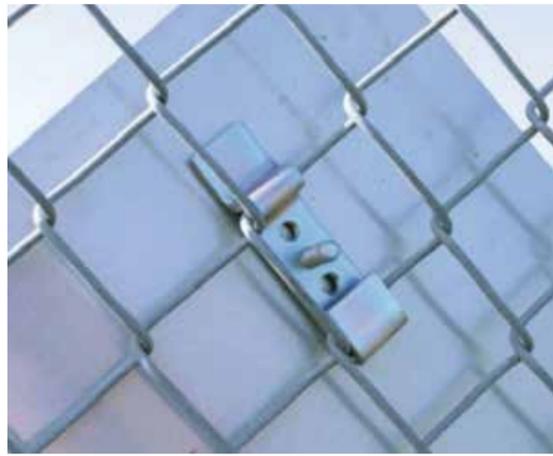
5 TYPICAL PLAN VIEW DETAIL
scale: NTS



REGULATIONS
FREESTANDING D10



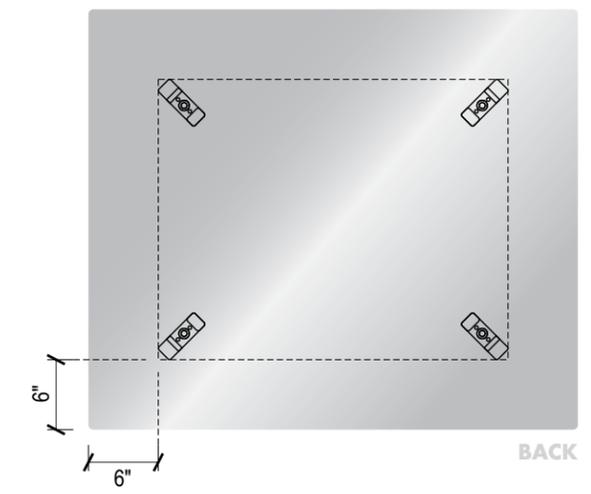
6 ISOMETRIC & DETAIL
scale: NTS



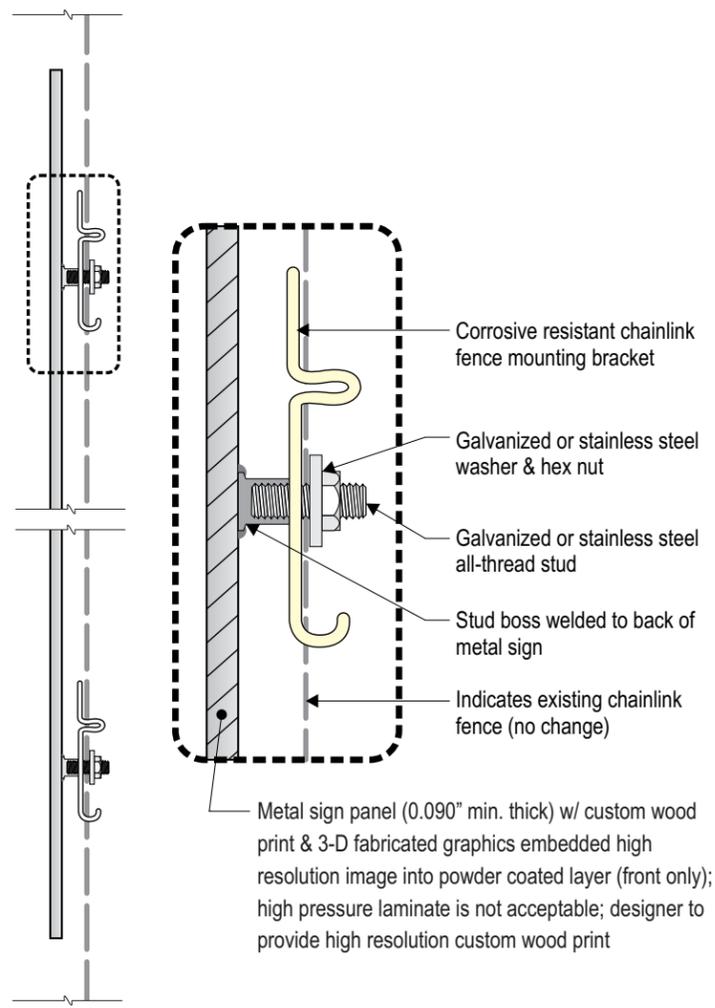
REGULATIONS
FENCE/WALL

D11

1 SAMPLE
scale: NTS



2 FRONT & BACK ELEVATION DETAIL
scale: 3/4" = 1'-0"



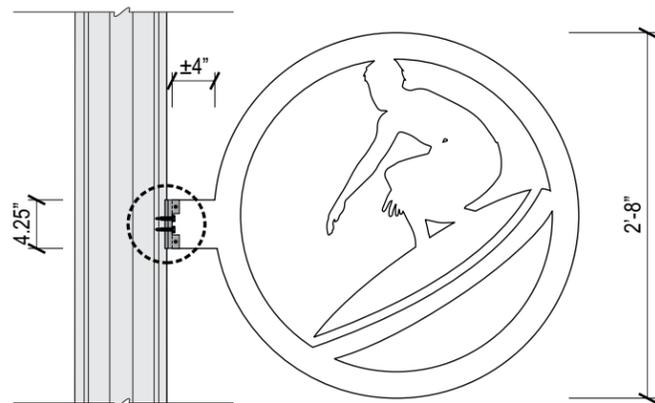
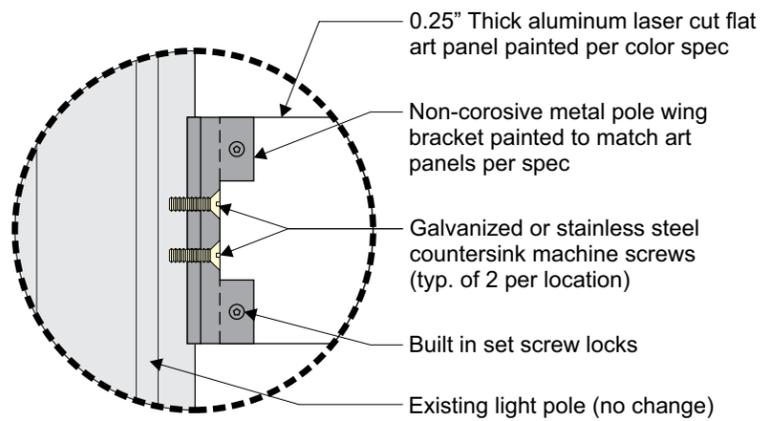
2 SIDE SECTION & DETAIL
scale: 3/4" = 1'-0"



LIGHT POLE ART

E01

1 EXISTING CONDITION
scale: NTS



2 SIDE SECTION & DETAIL
scale: 3/4" = 1'-0"



3 HARDWARE DETAILS
scale: NTS



CITY OF
MANHATTAN BEACH



PROJECT
CITY OF MANHATTAN BEACH
SIGNAGE AND WAYFINDING

DATE
MAY 2018

DESCRIPTION
E01 LIGHT POLE ART

