

88 AMES

EXTERIOR/SITE SIGNAGE

DESIGN DEVELOPMENT - 100%

7.19.17



selbert perkins design collaborative

5 Water Street, Arlington MA 02476

T 781.574.6605 | www.selbertperkins.com

DESIGNER'S RESPONSIBILITIES

(a) Review & Approval

1. Attention is directed to the fact that Designer review is only to check for general conformance with the design concept of the project and general compliance with Design Documents. No responsibility is assumed by Designer for correctness of dimensions, details, quantities, procedures shown on shop drawings, or submittals.
2. It shall be the responsibility of the Designer to review all fabricator submittals with reasonable promptness on basis of design concept of project and information contained in Design Documents.
3. Omission in shop drawings of materials indicated in Design Documents mentioned in Specifications, or required for proper execution and completion of work, does not relieve the Fabricator from responsibility for providing such materials. Fabricator is responsible for accuracy, dimensions, quantities, strength of connection, coordination with various trades, and conformance to project requirements.
4. Approval of a separate or specified item does not necessarily constitute approval of an assembly in which item function.
5. It shall be the responsibility of the Designer to review to affix stamp and initials or signature acknowledging review of submittal as follows: Approved, Approved As Noted, Revise & Resubmit, Rejected, For Info Only

(b) Artwork

1. Designer to provide artwork digitally via Adobe Illustrator (latest release)

FABRICATOR'S RESPONSIBILITIES

(a) General

1. It shall be the responsibility of the Fabricator that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Client and Designer.
2. It shall be the responsibility of the Fabricator to fabricate and install all sign types, messages and graphics as indicated in the Design Documents.
3. It shall be the responsibility of the Fabricator to assist and collaborate with all Clients teams, agencies, sub-contractors (as needed) and Designer to complete project scope.
4. It shall be the responsibility of the Fabricator to provide and maintain project fabrication and installation schedules and to provide updates to these schedules as needed to Client and Designer.
5. It shall be the responsibility of the fabricator to provide timely notice to Client and Designer for submittals of information, drawings and other details needed to meet fabrication and installation schedule.

(b) Structural Design

1. Details on Drawings indicate a design approach for sign fabrication but do not necessarily include all fabricating details required for the complete structural integrity of the signs, including consideration for static, dynamic, and erection loads during handling, erecting, and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual sign fabricators. Therefore, it shall be the responsibility of the Fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors necessary to protect the Client, its representatives, and Designer against public liability.

2. Designs which survive rational engineering analysis will be acceptable, provided that shop drawings, including structural design, are approved by the Client and Designer.

(c) Code Compliance

1. It shall be the responsibility of the Fabricator to ensure that all signs meet all applicable local, state, and national codes, as well as testing laboratory listings where required.

(d) Samples

1. Allow 5 business days for the Client and Designer to review and process samples.
2. The Fabricator shall submit physical samples of sufficient size and quantity to illustrate materials, finishes, equipment or workmanship, and to establish standards by which completed work will be judged. Samples must represent the functional characteristics of the product or material, with integrally related parts and attachment devices, colors, and finishes.
3. All samples to have a place for stamp approval.
4. Submit (2) complete sets of samples to Designer for review.
5. Submit (1) complete set of samples for Client review.
6. Submit full 6" x 6" set of all specified paint colors and finishes on specified materials.
7. Submit sample of each type of fastener to be used, as required.
8. Submit other items as may be required by Client and Designer, or as noted on the drawings or herein.

(e) Prototypes

1. Submit prototypes as may be required by Client and Designer, or as noted on the drawings or herein.

(f) Shop Drawings

1. Allow 5 business days for the Client and Designer to review and process shop drawings.
2. The drawings in this package are for design intent only. The Fabricator is responsible for the proper engineering of all items and verification on site of all installation requirements.
3. Provide shop drawings for all items in the Design Documents.
4. Provide (2) complete sets of shop drawings to Designer for review. Allow 5 business days for proper review of Shop Drawings by Designer.
5. Provide (1) complete set of shop drawings to Client for review.
6. Provide internal structure, dimensions, and specifications for all items in the Design Documents.
7. Provide all structural, stamped engineering drawings by licenced engineer in state where project will be installed.
8. Provide fabrication and installation drawings for each sign type. Indicate dimensions, materials, finishes, fastening, anchorage, joining, sealing, backing, utility requirements, rough-in, and adjacent related site conditions.
9. Submit, color production artwork of all sign messages in each typeface to demonstrate proper spacing (black text on white background, outline not accepted) prior to fabrication.



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client:

bxp Boston
Properties

project:

88 Ames

date:

7.19.17

revisions:

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Project
Standards

sheet:

G.2

10. Indicate revisions date as required, and resubmit as specified for initial submittal.
11. Indicate on drawings all changes that are different than those requested by the Designer.
12. Submit new data and samples in accord with same criteria as required for first submittals.

(g) Product Data

1. Submit product data for sign systems, fixtures, material descriptions, components, standard profiles, and finishes.
2. Submit Color charts for finish indicating manufacturer's colors available for selection.
3. Include sample of warranty.

(h) Inspection

1. Client and Designer reserve the right to inspect work in the fabrication shop before it is shipped to the job site for installation.
2. Fabricator shall inspect installation locations for conditions which will adversely affect execution, permanence and quality of work, and shall not proceed with installation until unsatisfactory conditions have been corrected.
3. First article of production-run items, both large and small, will be reviewed by the Client and Designer before production run is commenced.

(i) Installation

1. Installation of all fabricated signs, including all fasteners and fastenings and related electrical connections; all foundations for all signs in Design Documents
2. Coordination with Client and Designer during all phases of development, fabrication, and installation.
3. Coordination with other trades, i.e., electrical contractors, etc.
4. Coordination and verification of all messages revisions with Client.
5. Verify the exact location with the Designer and Client for all signs which are not precisely dimensioned on the Drawings.
6. Except as may be specifically indicated otherwise on the drawings, install prefabricated work plumb, level, square, and true to line.
7. Securely anchor work in proper location using anchors, fasteners, or other methods approved on shop and erection drawings. All anchors/fasteners shall be appropriate for the anchorage condition.

(j) Fabrication

1. Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
2. Finish welds on exposed surfaces to be imperceptible in the finished work.
3. Except as indicated or directed otherwise, finish all surfaces smooth.
4. Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.
5. Surfaces which are intended to be curved shall be smoothly free-flowing to required shapes.
6. Except where approved otherwise by Designer, or specified in the Design Documents, conceal or counter-sink all fasteners.
7. Make access panels tight-fitting, lightproof, and flush with adjacent surfaces.
8. Conceal all identification labels and U.L. labels to conform to U.L. Codes.
9. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.

10. Exercise care to assure that painted, polished, and plated surfaces are unblemished in the finished work.
11. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
12. All illumination shall be even and without hotspots.
13. Ease all exposed metal edges.

(k) Punch List

1. When Fabricator considers the work has reached final completion (that is, when less than one percent of the Contract remains to be completed), submit written notice, together with a written list of items to be completed or corrected.
2. The Client and Designer will inspect the status of completion and prepare a "Punch List" setting forth in detail any items on the Fabricator's list and additional items found unacceptable. When the Punch List is complete, the Client will arrange a meeting with the Fabricator to identify and explain all items and respond to questions regarding the work which must be done before final acceptance.
3. Fabricator shall correct Punch List items within a time frame established when the punch list is made. The time frame for completion of the Punch List items shall not exceed the completion date of the Contract. The Contract shall not be considered complete until Punch List items are completed.

PRODUCTS

(a) Metal

1. Sheet Aluminum: Alloy 5000 Series for anodized finish; Alloy 3000 Series for painted finish.
2. Extruded Aluminum: ASTM B221M, alloy 6063-T5/T52.
3. Stainless Steel Pipe: ASTM A312/A312M, Grade TP304
4. Stainless Steel Pipe Sheets: ASTM A240, UNS Number S30200 or S30400.
5. Steel Tubing: ASTM A500 or A501
6. Steel Plates, Shapes and Bars: ASTM A36/A36M.
7. Structural Steel Sheet: Hot-rolled, ASTM A570/A570M, [Cold-rolled ASTM A611,] Class 1; of grade required for design loading.
8. Cold-Rolled Steel Sheet, Commercial Quality: ASTM A366/A366M.
9. Metal thickness indicated establishes minimum conditions.
10. When metal thickness is not indicated, provide thickness most appropriate for Project condition to prevent oil canning and warping, but not less than following:
 - a. Sheet steel [Galvanized]: 1 mm [(20 gage)] nominal thickness.
 - b. Aluminum: 3.125 [2.25] mm [(0.125 [0.090] inch)] thickness minimum.
 - c. Stainless Steel: 1 mm [(20 gage)] nominal thickness.
 - d. Muntz Metal: Nominal 2.5 mm [(7.2 ounce)] thick.

(b) Plastic

1. Photopolymer: Exterior grade consisting of 1/32 inch thick exterior grade photopolymer layer of PVA/urethane base over integral layer of 1/8 inch thick phenolic base plate.



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Project Standards

sheet:

G.3

2. Minimum 90 to 95 Shore 'D' Hardness.
3. Braille: Maximum surface diameter of 0.30 inch rounded.

(c) Acrylic

1. Material: Methylmethacrylate polymers.
2. Type: Solid sheet, laminated sheet, or cast acrylic in size, thickness, clarity, opacity, texture, and color required for Project.

(d) Silk Screening

1. Screen Material For Screen Printing Process: Stainless steel, nylon or polyester with 250 lines per inch, or finer
3. Use 16 XX screen for printing on cloth fabric.
4. Ink: Available in published color systems with full range of accent or pure spectrum colors, earth colors, and unlimited mixtures of colors.
5. Execute silk-screening from photoscreens, film positives, or developed negatives.
6. Execute silk-screen printing to ensure edges and corners of finished letterforms are true and clean. Letterforms with rounded positive or negative corners, edge buildup, or bleedings, voids, gaps, streaks, hot-spots, or other defects, will not be accepted.
7. Do not use inks which have been packaged over 6 months, except such products that are known to have long package stability when unopened and then only when guaranteed by the manufacturer. Inks shall be free from skins, lumps, and foreign matter. Oils, thinners, and driers delivered to the job shall be only those approved for use by the manufacturer.

(e) Adhesive Film

1. Computer Cut Vinyl Graphics: Pressure sensitive adhesive type; Thickness: 0.11 mm [(4.3 mils)]; Spacing: Computer default for font selected, unless otherwise shown or scheduled. Optically review and refine kerning pairs to adjust spacing of letters for visual consistency; Color: As shown or scheduled.

(f) Illumination

1. Code: Conform to National Electrical Code for electrical and communication components, materials, assemblies, and systems.
2. Lamps:
 - a. Type: Provide wattages and lamp type required by use conditions to provide uniform illumination with no hot spots or dim surfaces.
 - b. Neon: 5 mm [(3/16 inch)] to 25 mm [(1 inch)] glass tubing as determined by design.
 - c. Color: As selected by RTKL [ID8].
 - d. Transformers: Provide 60 MA transformers for neon units.
3. Ballasts: High power factor type as required by work conditions.
4. Disconnects:
 - a. Type: Enclosed, heavy duty, fused or unfused.
5. Locations: Provide NEMA 1 for dry locations and proper enclosure for others.
6. Conductors: THHN, No. 12.
7. Accessories: Provide supports, hangers, and other accessories as required.

(g) Routing

1. Water jet. High pressure water jet adjustable for cut-outs and for engraving surfaces.
2. Machine routing.

(h) Fabrication Aluminum Cabinets And Pan-Formed Panels

1. Aluminum sign cabinets: Aluminum signs shall be fabricated from cold rolled pattern leveled sheet aluminum, conforming to ASTM B209, Alloy No. 5005H32. Each panel shall be shop formed in dies from a single sheet of material. Corners shall be coped, continuous heliarcwelded, and ground smooth on exposed faces.
2. Illuminated messages shall be cut from aluminum by means of an automated cutting system.
3. Integrity: Execute messages in such a manner that edges and corners of finished letterforms are true and clean. Letterforms with round positive or negative corners, non-uniform stroke widths, nicks, cuts, or ragged edges will not be acceptable.

(i) Fabrication Individual Letters, Numbers And Logos

1. Pin-mounted Aluminum Welded Construction: Alloy 5005 H14, 3.125 [2.25] mm [(0.125 [0.090] inch)] thickness minimum unless noted otherwise.
2. Mounting distance from wall surface: As shown.
3. Depth of returns: As shown.

(j) Paints, Coatings, And Finishes

1. Paint Color References: Color references are for color designation only. Refer to Schedule at end of Section for applicable coating systems. Colors which may be indicated on Drawings include:
 1. PMS: Pantone Matching System.
 2. MAP (Matthews Acrylic Polyurethane): Matthews Paint Company.
 3. HC: Benjamin Moore Historic colors.
 4. BM: Benjamin Moore.
 5. Lacryl: Spraylat Corporation.
2. Paint Formulation: Formulate paint materials with antimildew agents and carefully balance ultraviolet inhibitors for exterior materials.
3. Application:
 1. Properly prepare subsurfaces and apply materials in sanitary environment.
 2. Apply materials by method (brush, roller, spray) best suited to obtain required finish matching approved samples.
 3. Ensure finish surfaces are free of brush marks, streaks, laps, runs, or pileup of paints, with uniform coverage.
 4. Unless indicated otherwise, provide a satin finish.



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**Project
Standards**

sheet:

G.4

Typography

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T1 - Din Condensed Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T2 - Din Next LT Pro Light Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 !,.'”#\$%&()

T3 - Gotham Bold

Project Materials



P1 Jewel Teal PMS 321U
P2 Charcoal PMS 2336U
P3 Medium Gray PMS Cool Gray 6U
P4 Light Gray PMS Cool Gray 1U
P5 MP31645 Designer White
P6 MP33758 Black Box



V1 3M 7725-10 Matte White
V2 3M 7725-314 Dusted Crystal



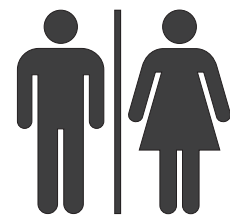
M1 Brushed Aluminum
M2 P95 Acrylic
W1 Wood To Be Specified

Logo

OTO

THE BIKE SHED

Symbols



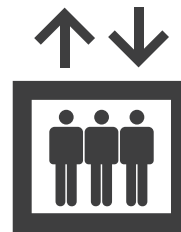
A: Male/Female



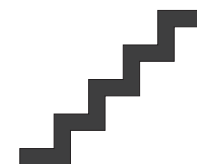
B: Female



C: Male



D: Elevator



E: Stair



F: Accessible Symbol



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Project Standards

sheet:

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client:

bxp Boston
Properties

project:

88 Ames

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revisions:

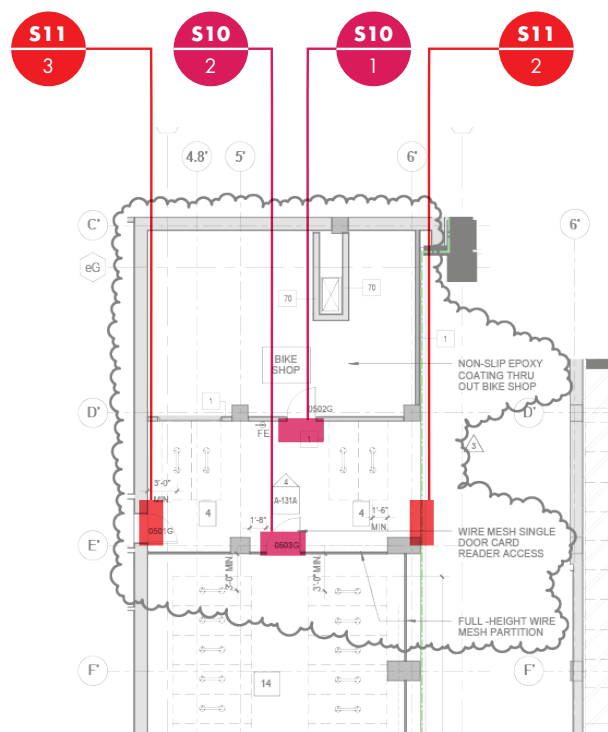
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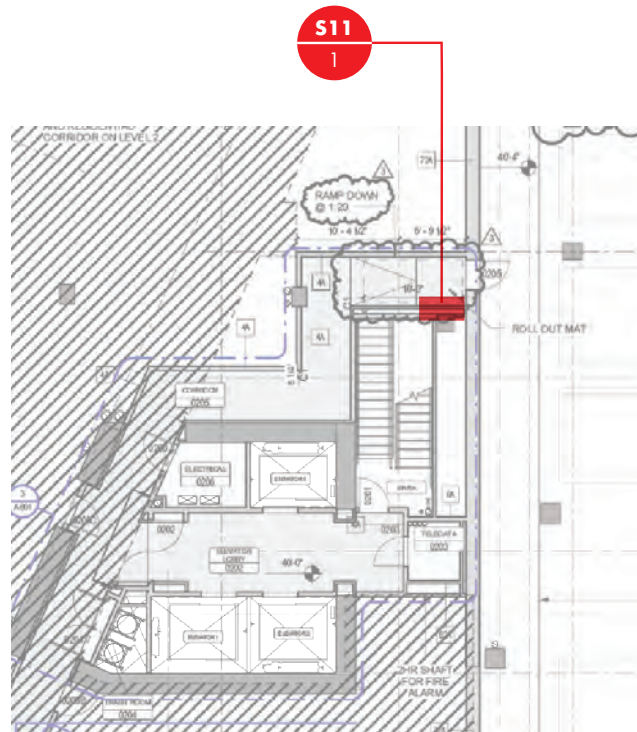
Location Plan

sheet:

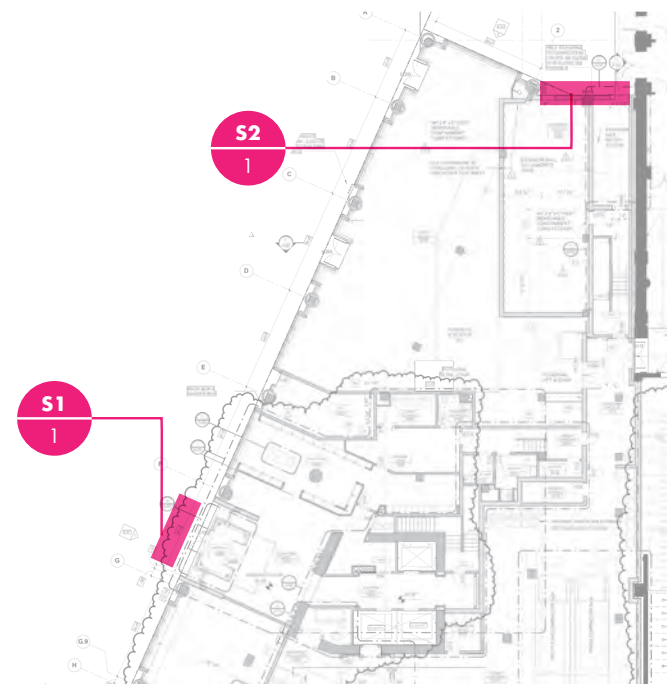
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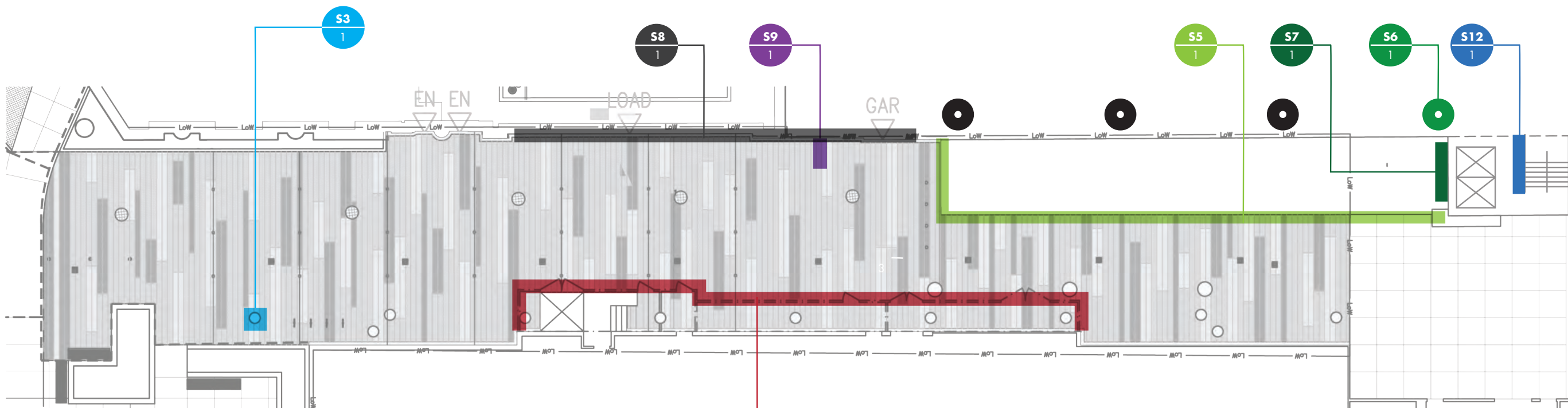
1 Garage Level 3
Not To Scale



2 Garage Level 5
Not To Scale



3 Ground Level
Not To Scale



client:

bxp Boston Properties

project:

88 Ames

date:

7.19.17

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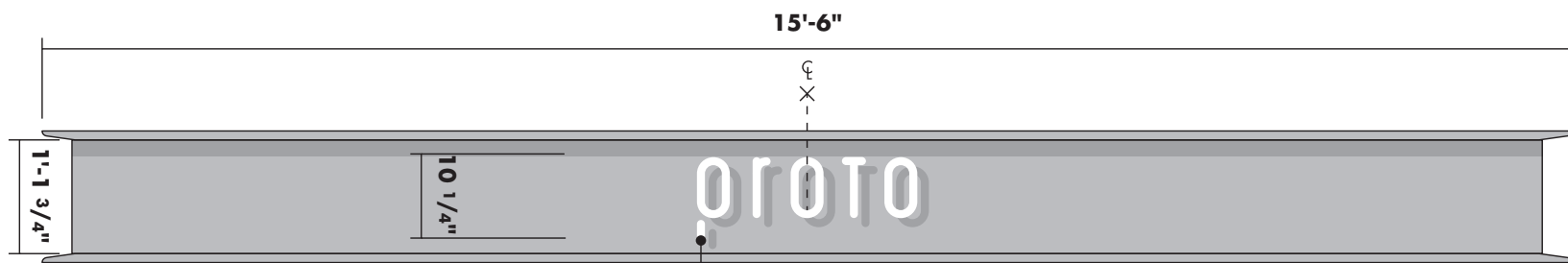
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S1
Entry Signage

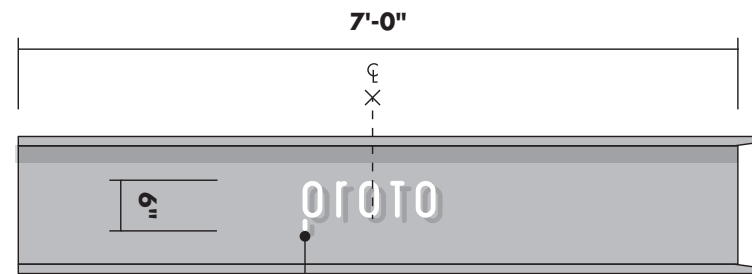
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2" THICK PAINTED ALUM. LETTERS; NON-ILLUMINATED
PINNED OFF METAL CANOPY

P5



1" THICK PAINTED ALUM. LETTERS;
PINNED OFF METAL CANOPY

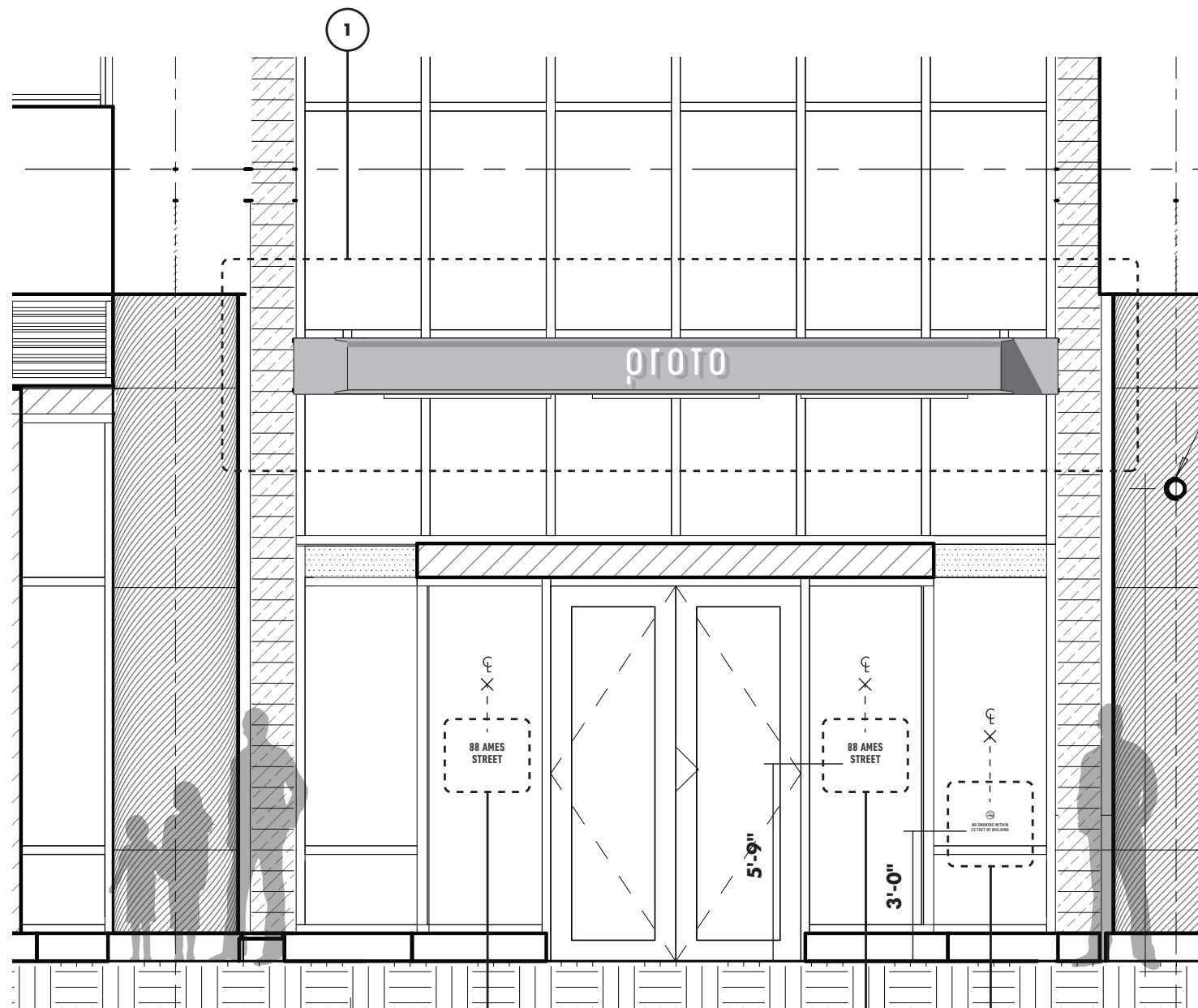
P5

1 Front Detail S1a

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

2 Side Detail S1a

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



3 Context Elevation

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



V1
OPAQUE VINYL APPLIED SECOND
SURFACE TO GLASS PANELS

4 Detail S1b

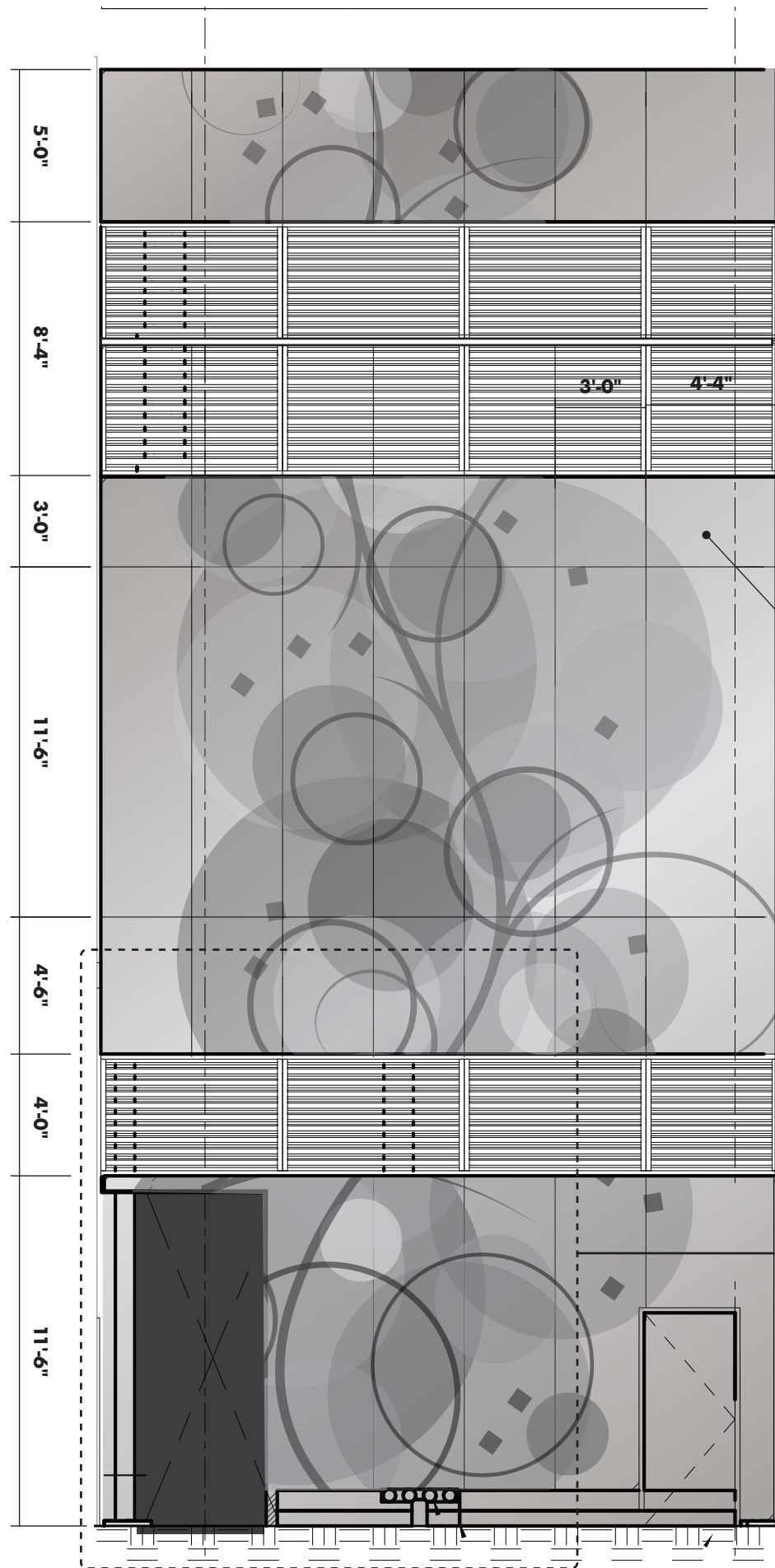
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V2
FROSTED VINYL APPLIED SECOND
SURFACE TO GLASS PANEL

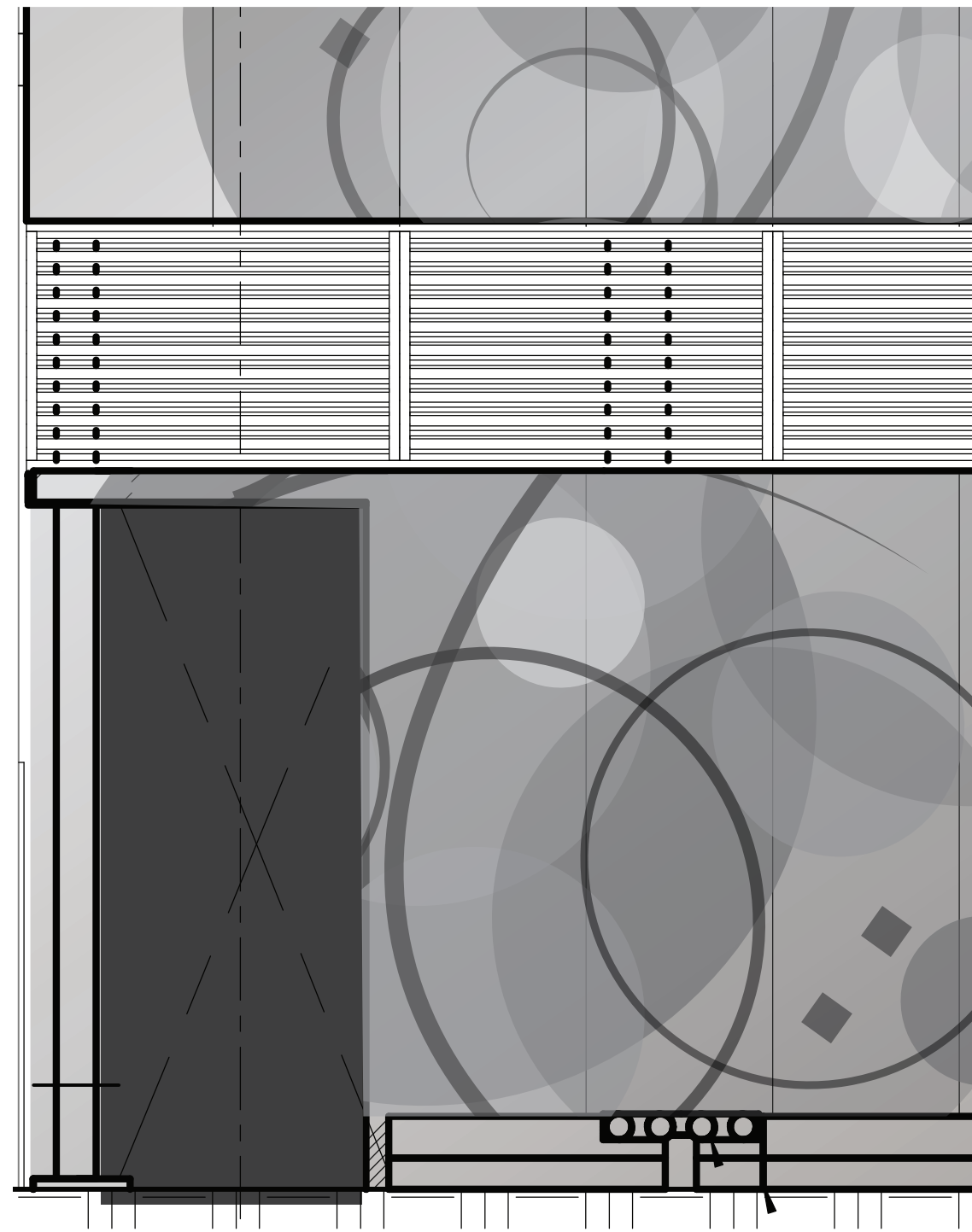
5 Detail S1c

scale: 3" = 1' - 0"



SURFACE APPLIED VINYL FILM; OVER ALUM. COMPOSITE PANELS

1 Elevation
scale: 3/16" = 1' - 0"



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



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title:

S2
Mural Wall

sheet:

G.8

client:



project:

88 Ames

date:

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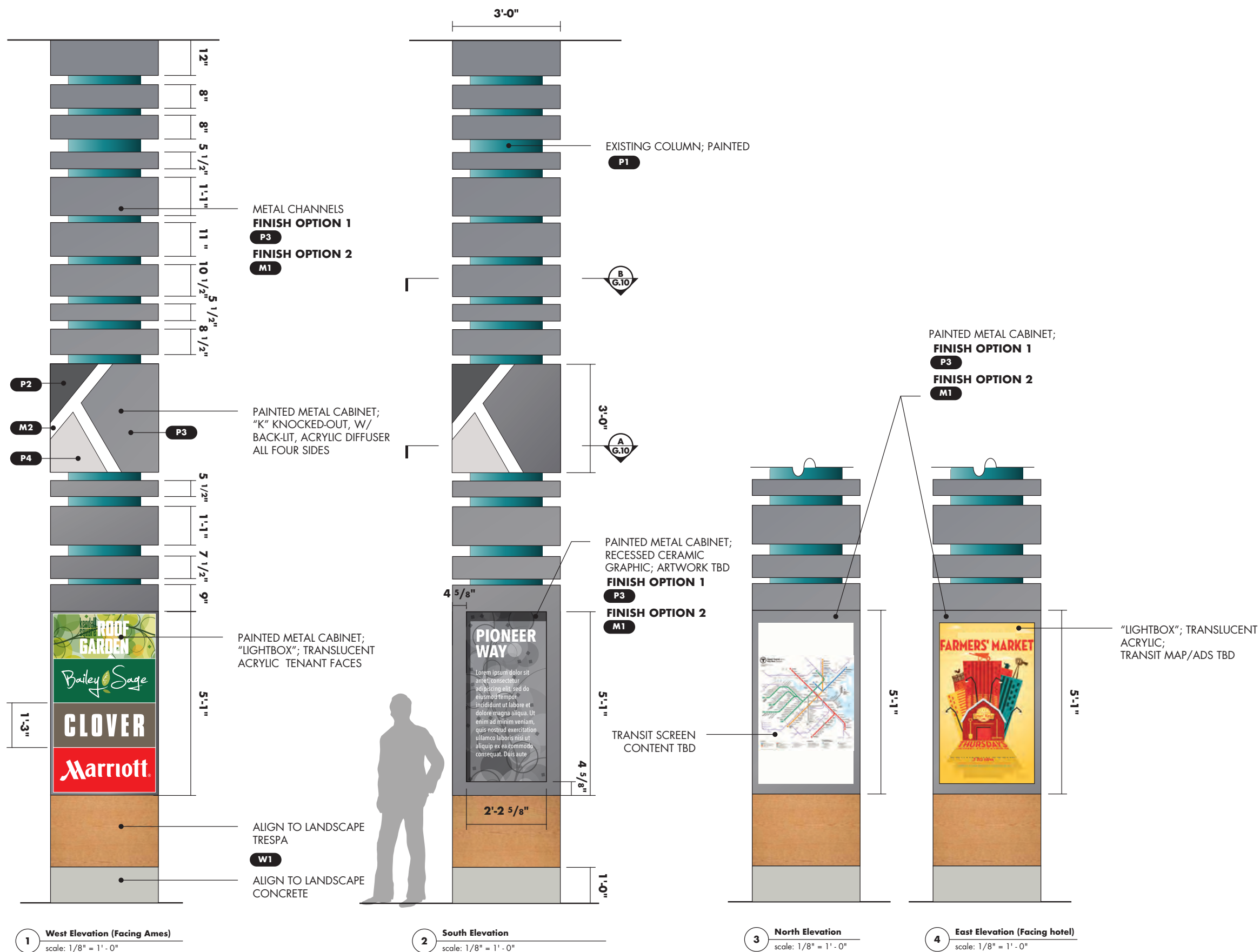
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title:

S3
Column Pylon

sheet:

G.9



client:

bxp Boston
Properties

project:

88 Ames

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revisions:

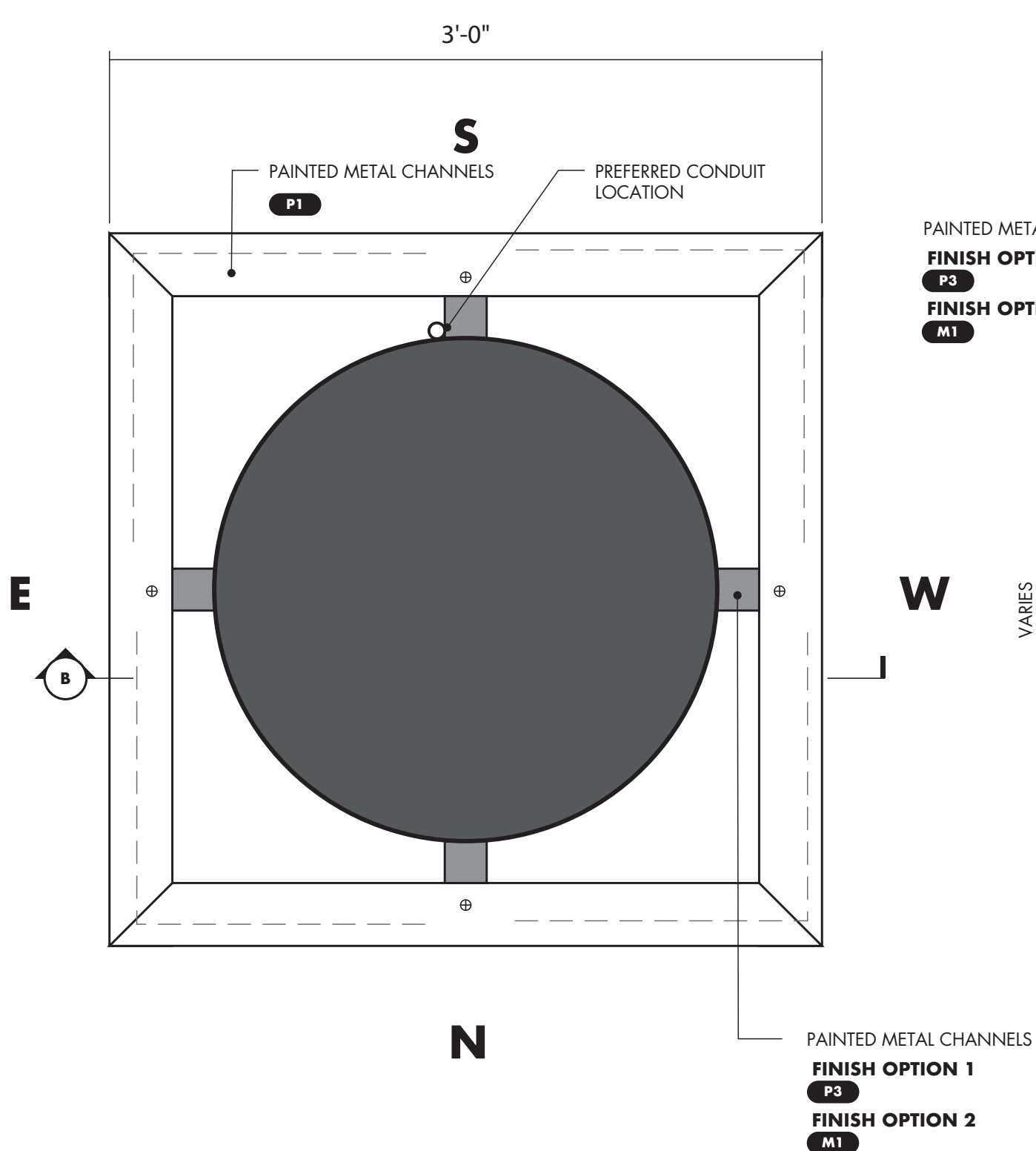
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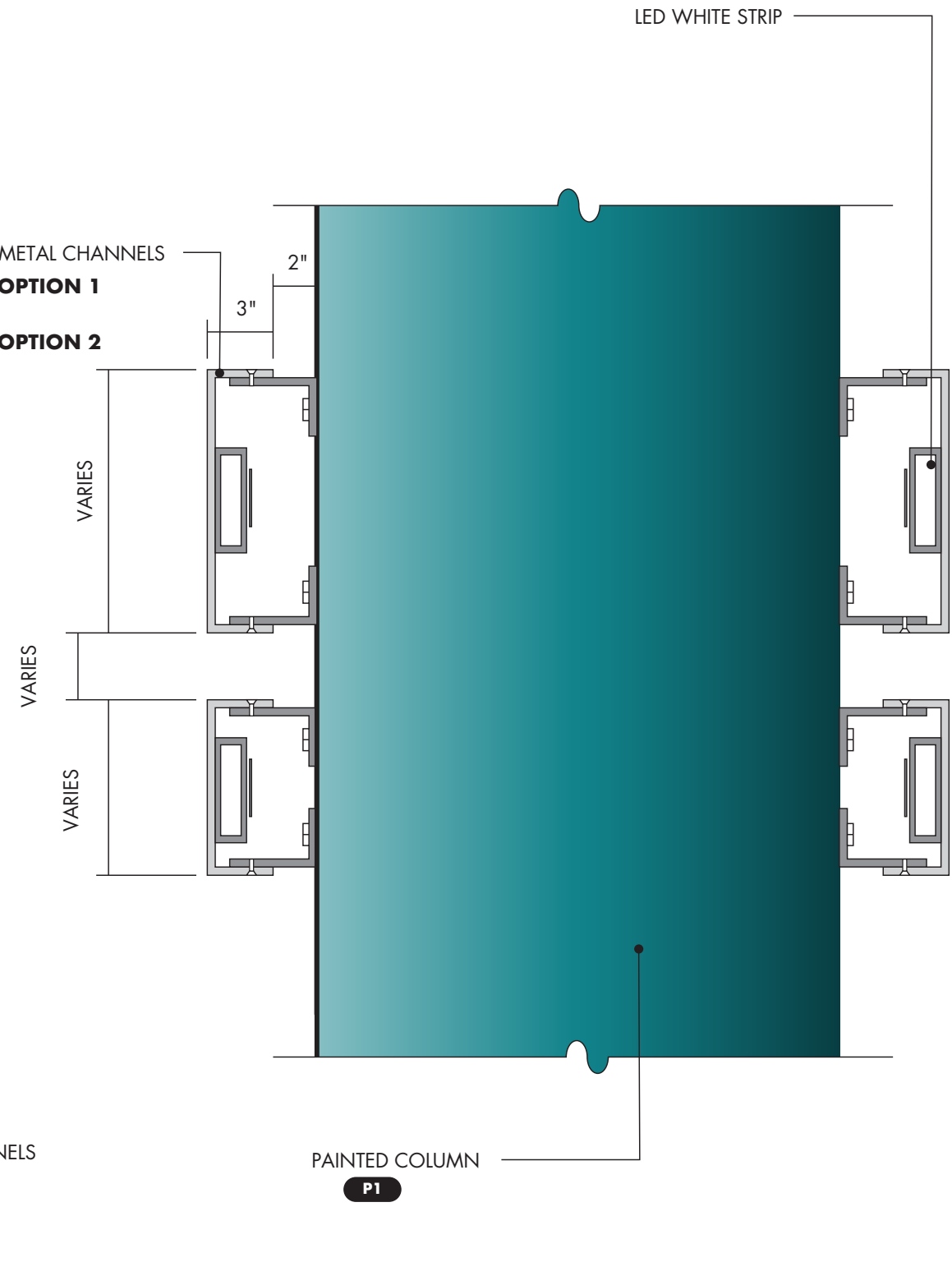
S3
Column Pylon
Detail

sheet:

G.10



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



B Section
scale: 1 1/2" = 1'

client:

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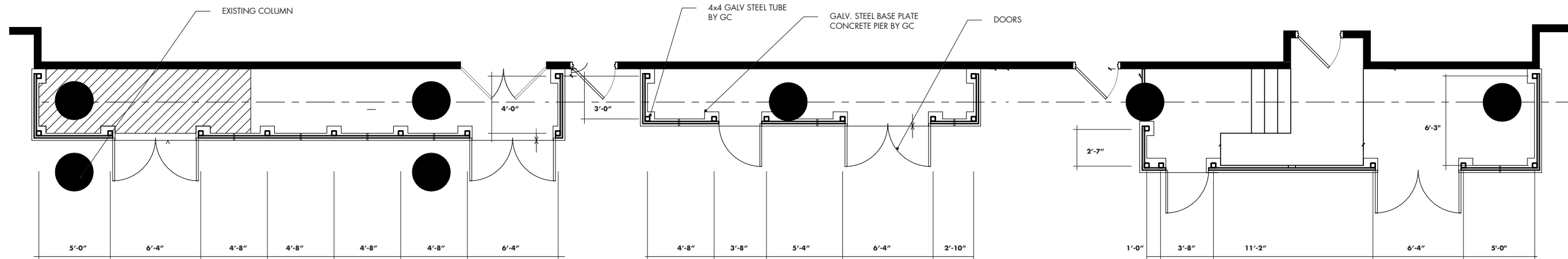
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S4
Screen Wall

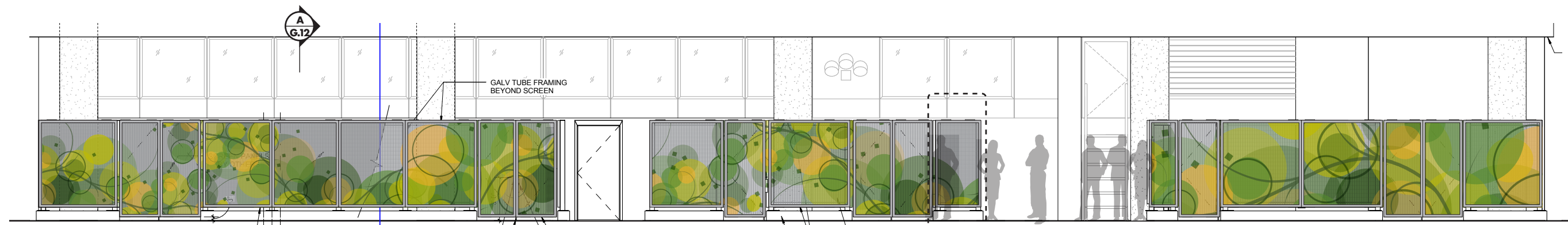
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G.11



PIONEER WAY

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



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

client:

bxp Boston
Properties

project:

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revisions:

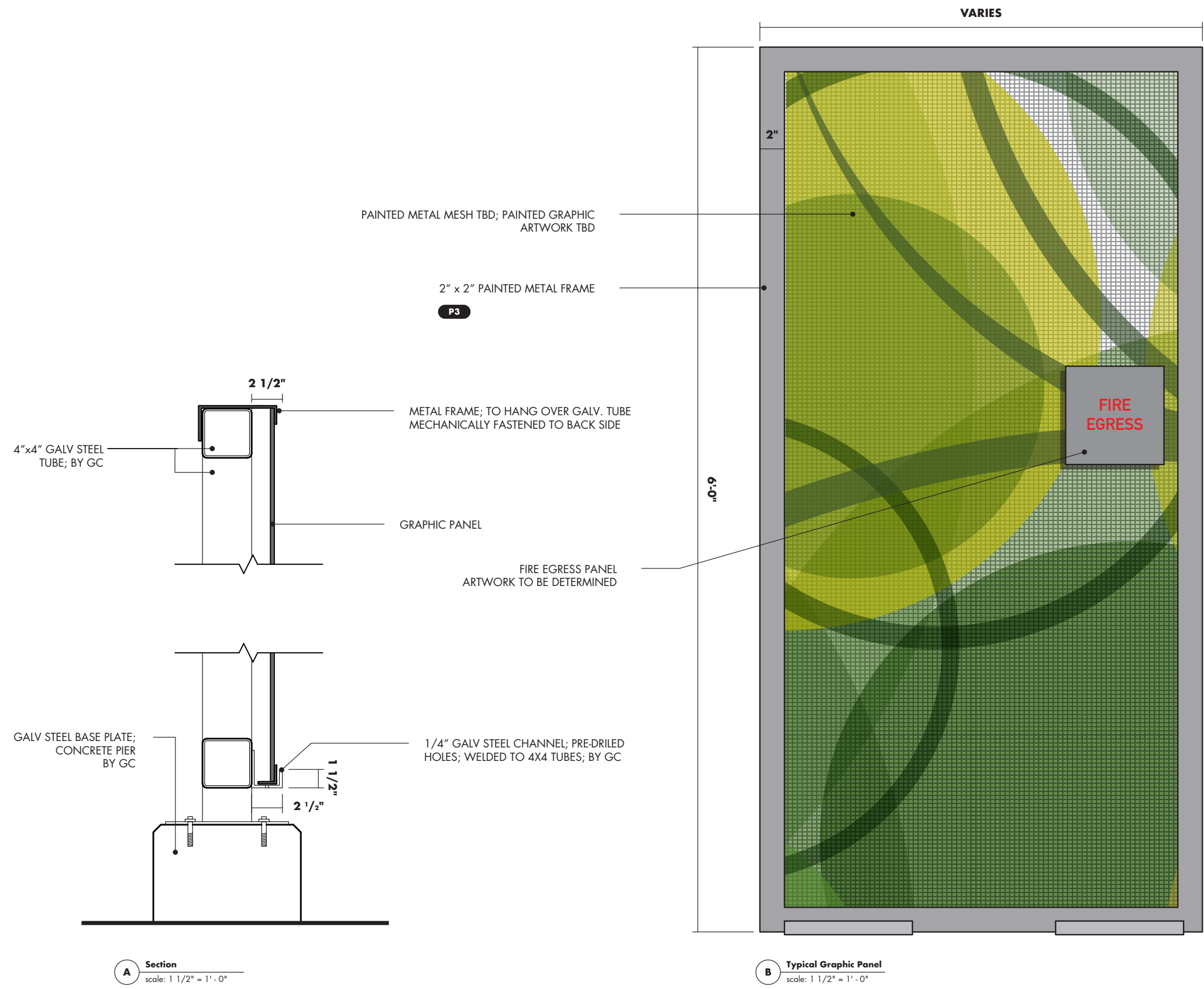
rev	descrip	by	date
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title:

S4
Screen Wall
Detail

sheet:

G.12



client:



project:

88 Ames

date:

7.19.17

revisions:

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title:

S5
Bike Shed
Exterior ID

sheet:

G.13



1 Detail 55a
scale: 1 1/2" = 1' - 0"

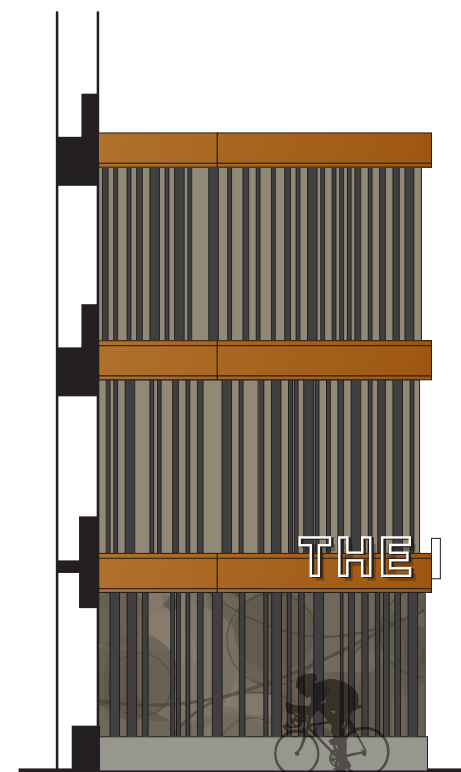
V1
OPAQUE VINYL APPLIED SECOND SURFACE TO GLASS PANELS



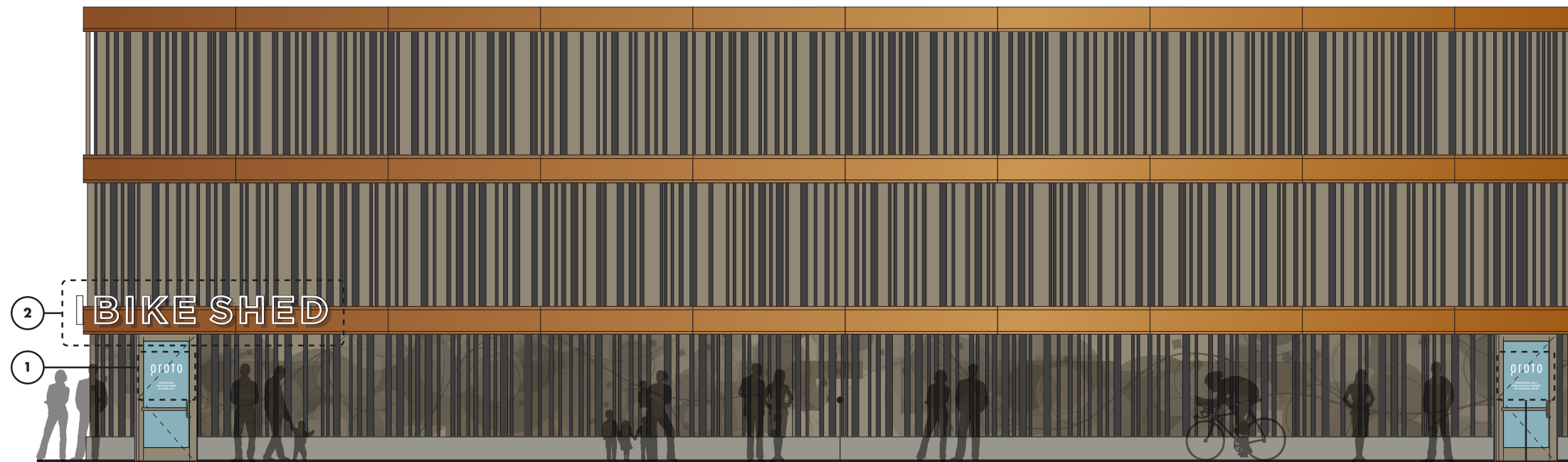
2 Detail 55b
scale: 1/2" = 1' - 0"

PAINTED ALUMINUM LETTERS; NON-ILLUMINATED
PIN MOUNTED FLUSH TO METAL PANELS

P5



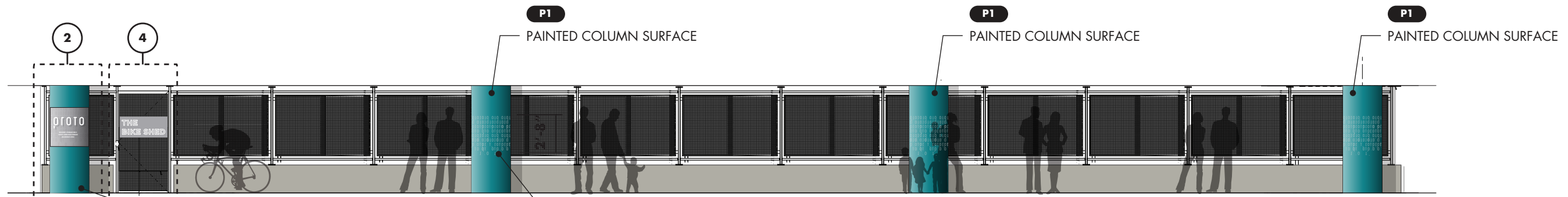
3 Elevation
scale: 1/8" = 1' - 0"



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

PAINTED PATTERN TBD

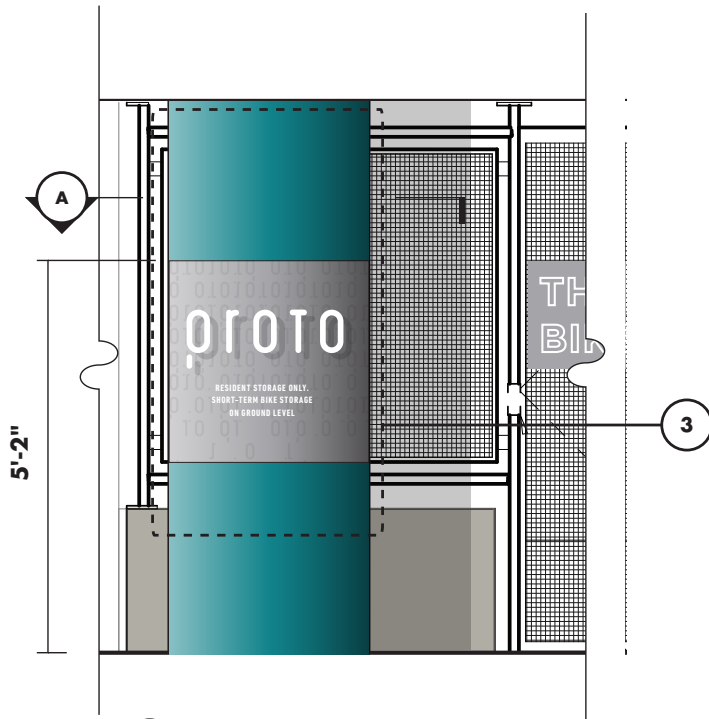
1



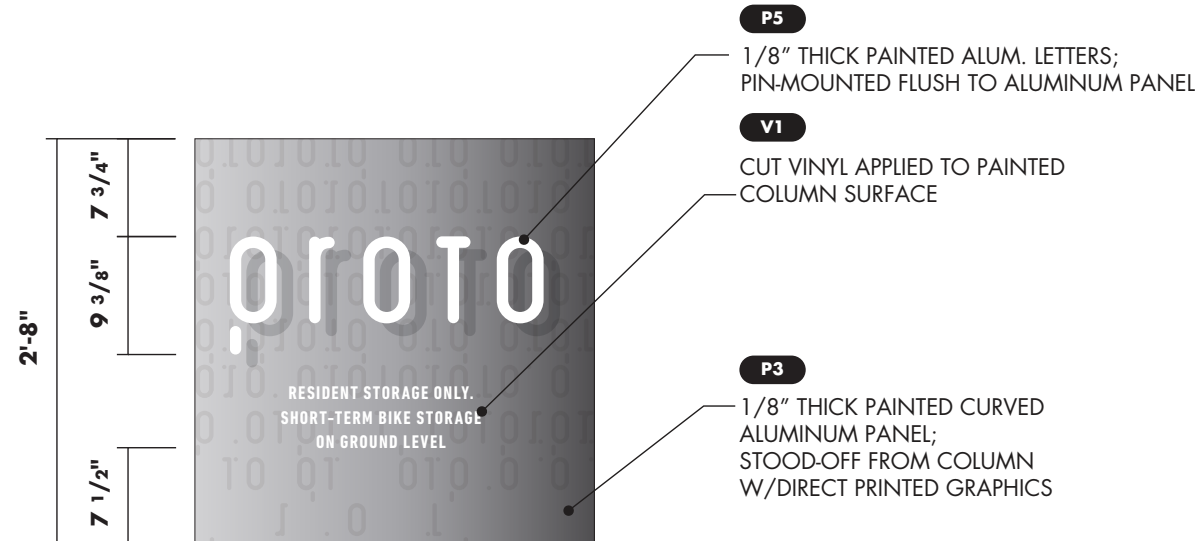
1 Elevation
scale: 1/8" = 1' - 0"

P1
PAINTED COLUMN SURFACE

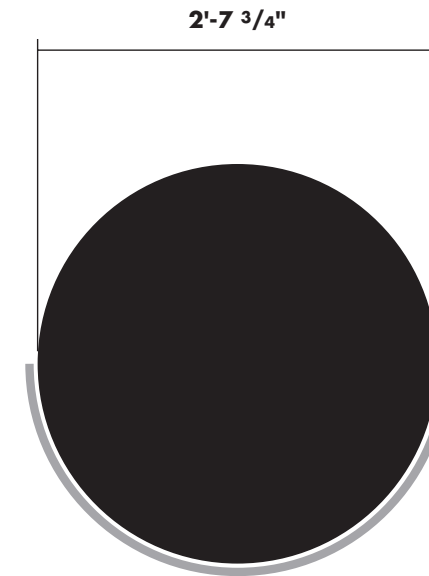
SURFACE APPLIED VINYL PATTERN



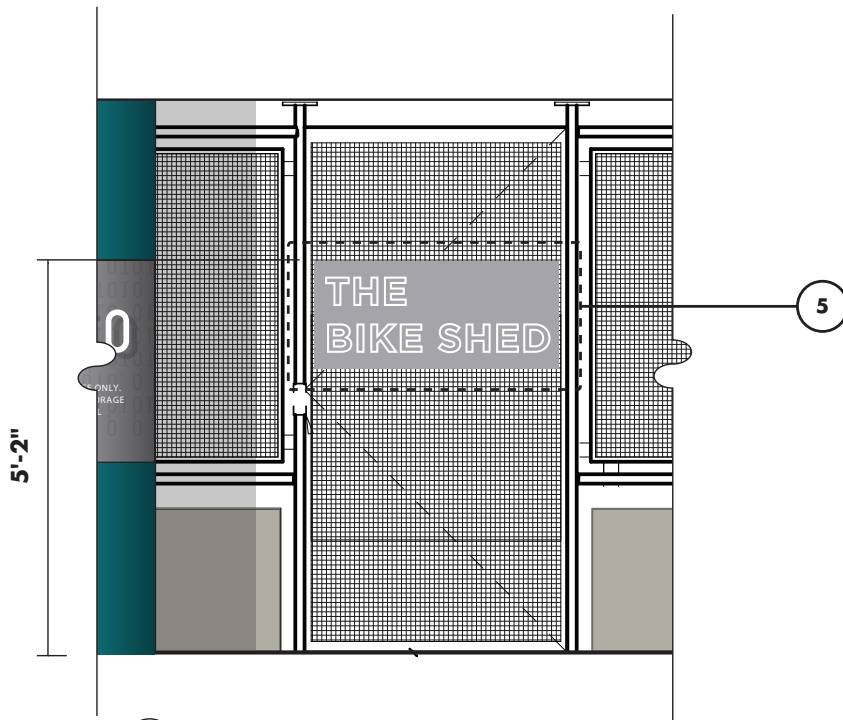
2 Detail
scale: 3/8" = 1' - 0"



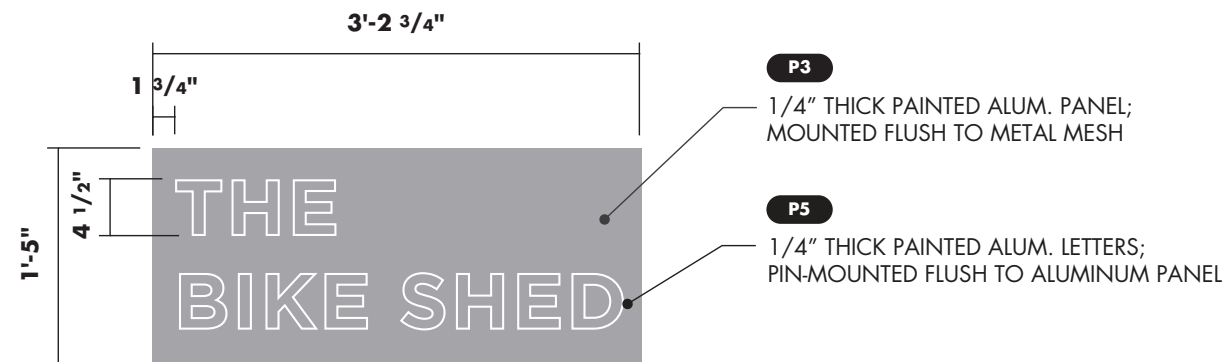
3 Detail S6a
scale: 3/4" = 1' - 0"



A Column Section
scale: 3/4" = 1' - 0"
Panel Thickness Not To Scale



4 Detail
scale: 3/8" = 1' - 0"



5 Detail S6b
scale: 3/4" = 1' - 0"

client:



project:

88 Ames

date:

7.19.17

revisions:

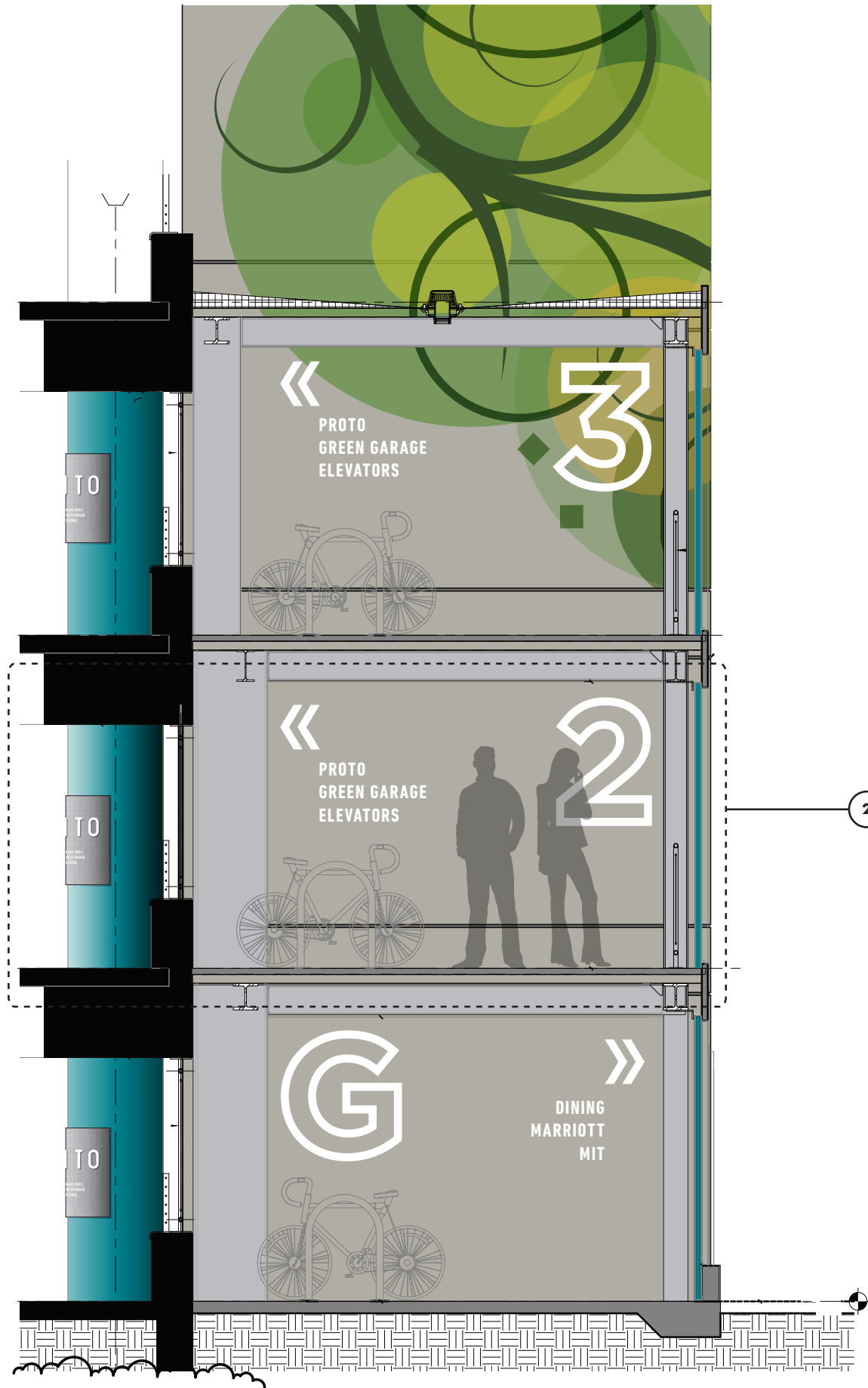
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title:

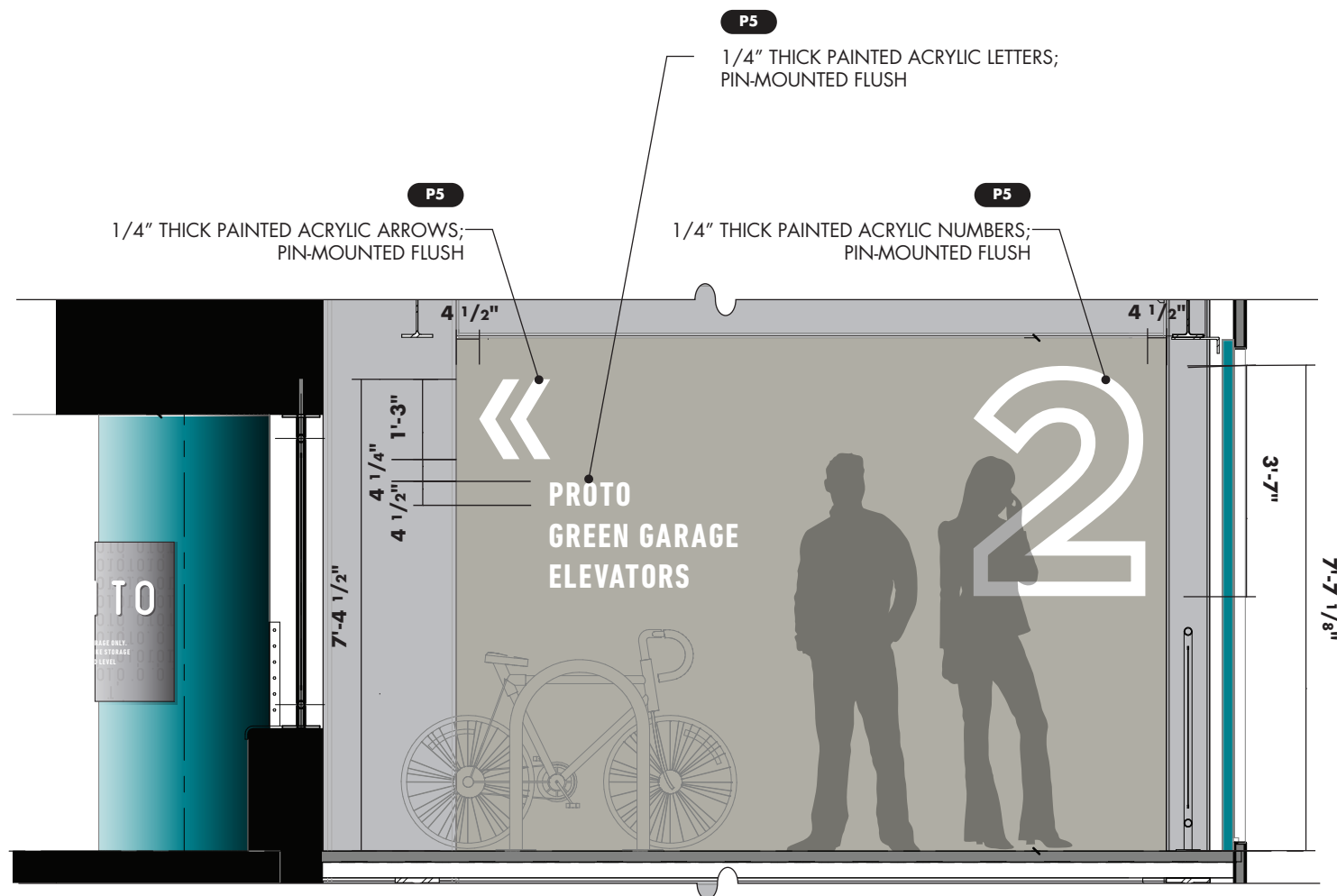
S6
Bike Shed
Garage-side ID

sheet:

G.14



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



2 Detail S7a
scale: 3/8" = 1' - 0"

client:



project:

88 Ames

date:

7.19.17

revisions:

rev	descrip	by	date
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title:

S7
Bike Shed Info
Wall

sheet:

G.15

client:

bxp Boston
Properties

project:

88 Ames

date:

7.19.17

revisions:

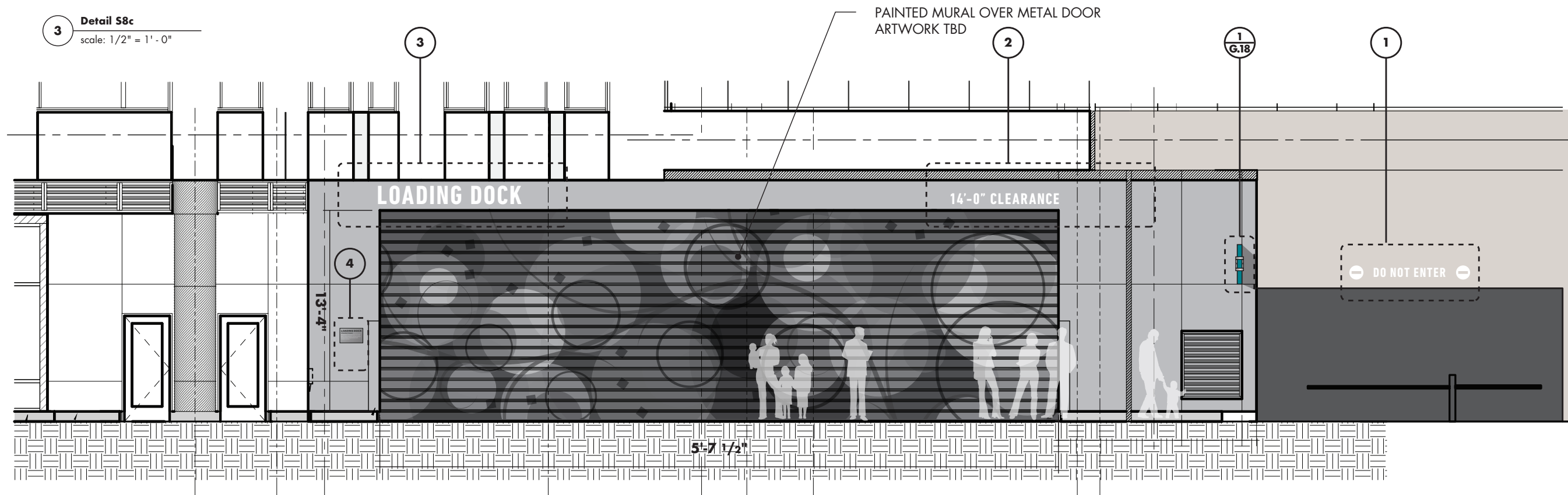
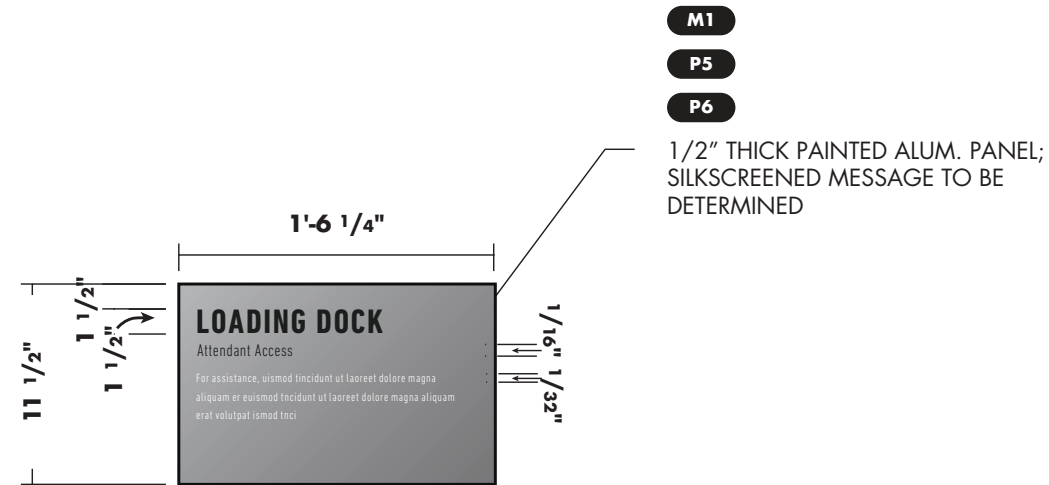
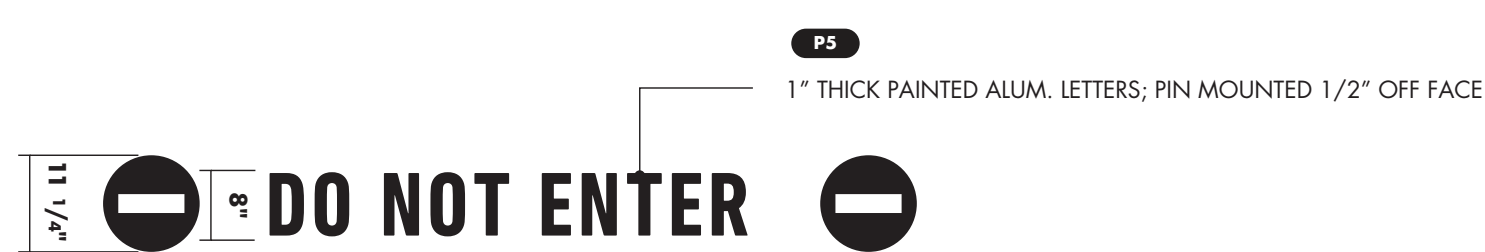
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title:

S8
Loading Dock/
Garage Egress
Sign

sheet:

G.16



5 Detail S8e
scale: 1/8" = 1' - 0"

client:



project:

88 Ames

date:

7.19.17

revisions:

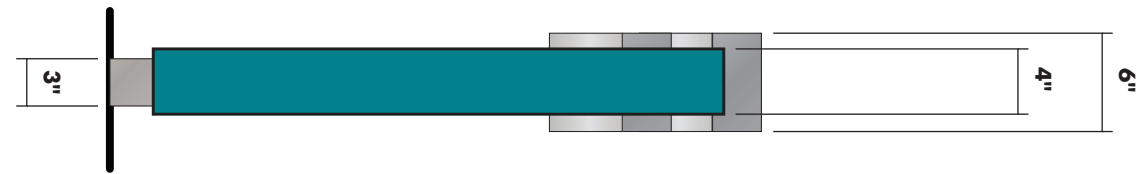
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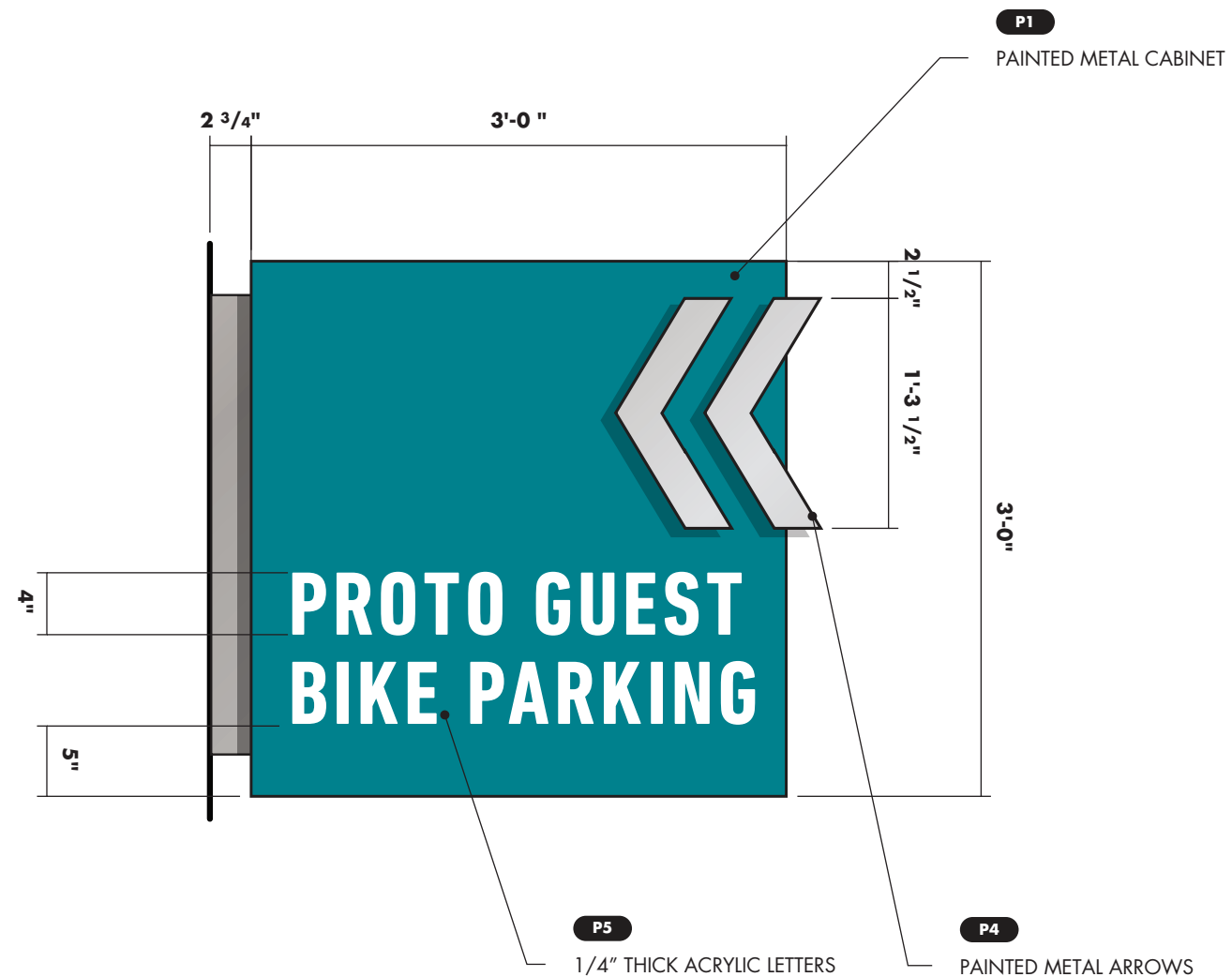
S9
Public Bike
Parking Blade

sheet:

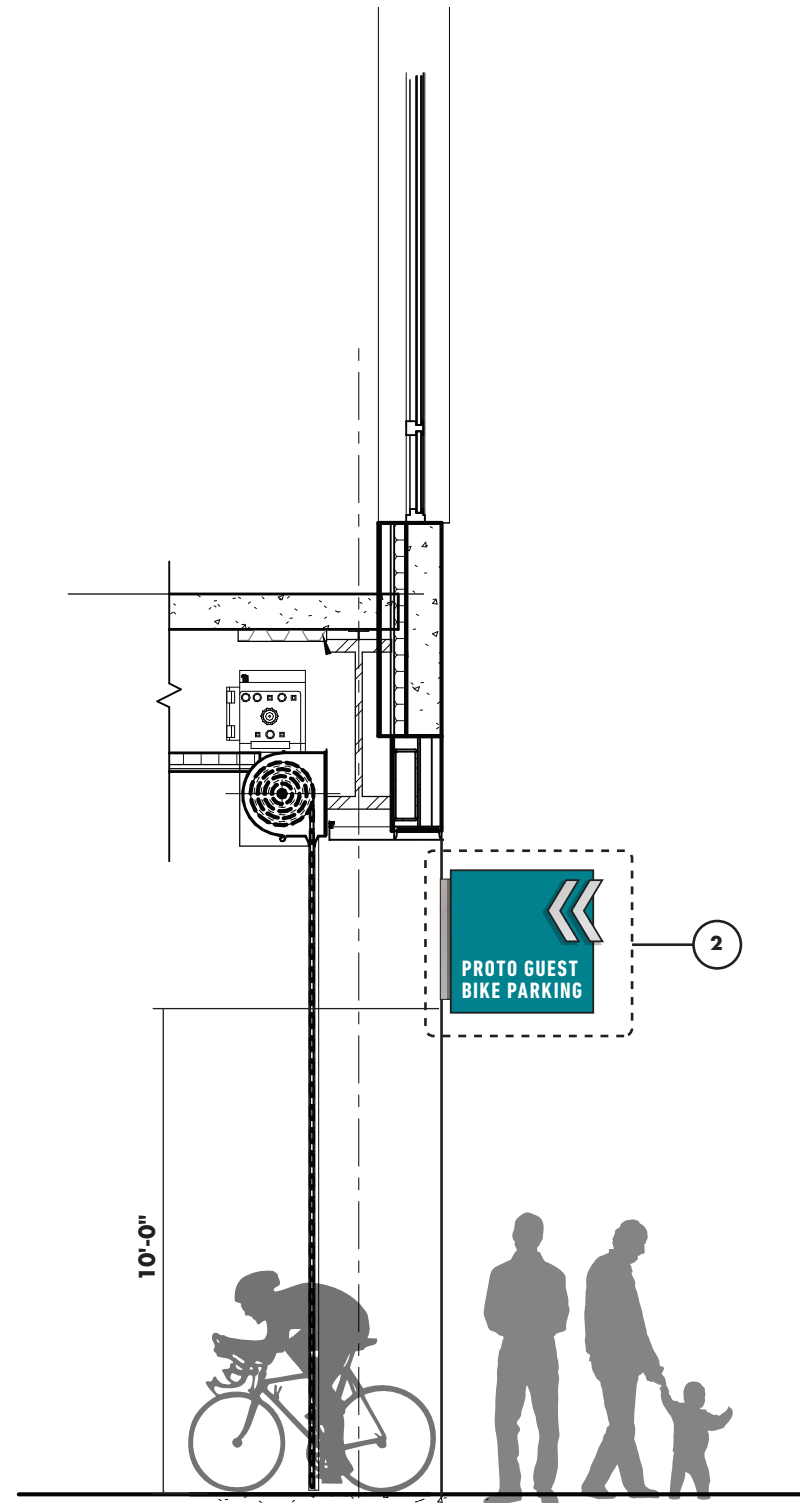
G.17



1 Top View
scale: 1" = 1' - 0"



2 Detail Elevation
scale: 1" = 1' - 0"



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

client:

bxp Boston
Properties

project:

88 Ames

date:

7.19.17

revisions:

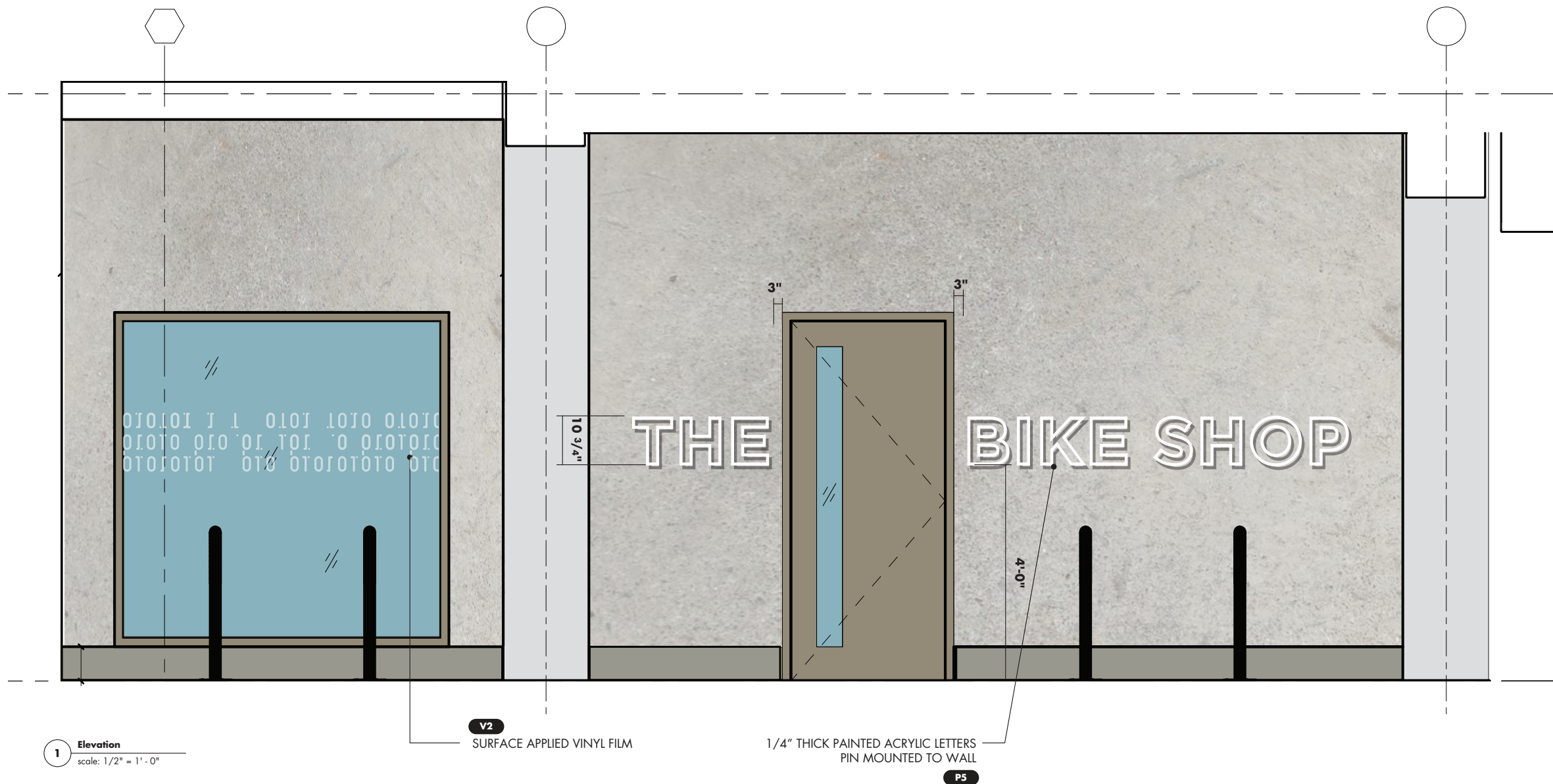
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rev	descrip	by	date

title:

S10
Bike Shop

sheet:

G.18



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

V2
SURFACE APPLIED VINYL FILM

1/4" THICK PAINTED ACRYLIC LETTERS
PIN MOUNTED TO WALL

P5

client:



project:

88 Ames

date:

7.19.17

revisions:

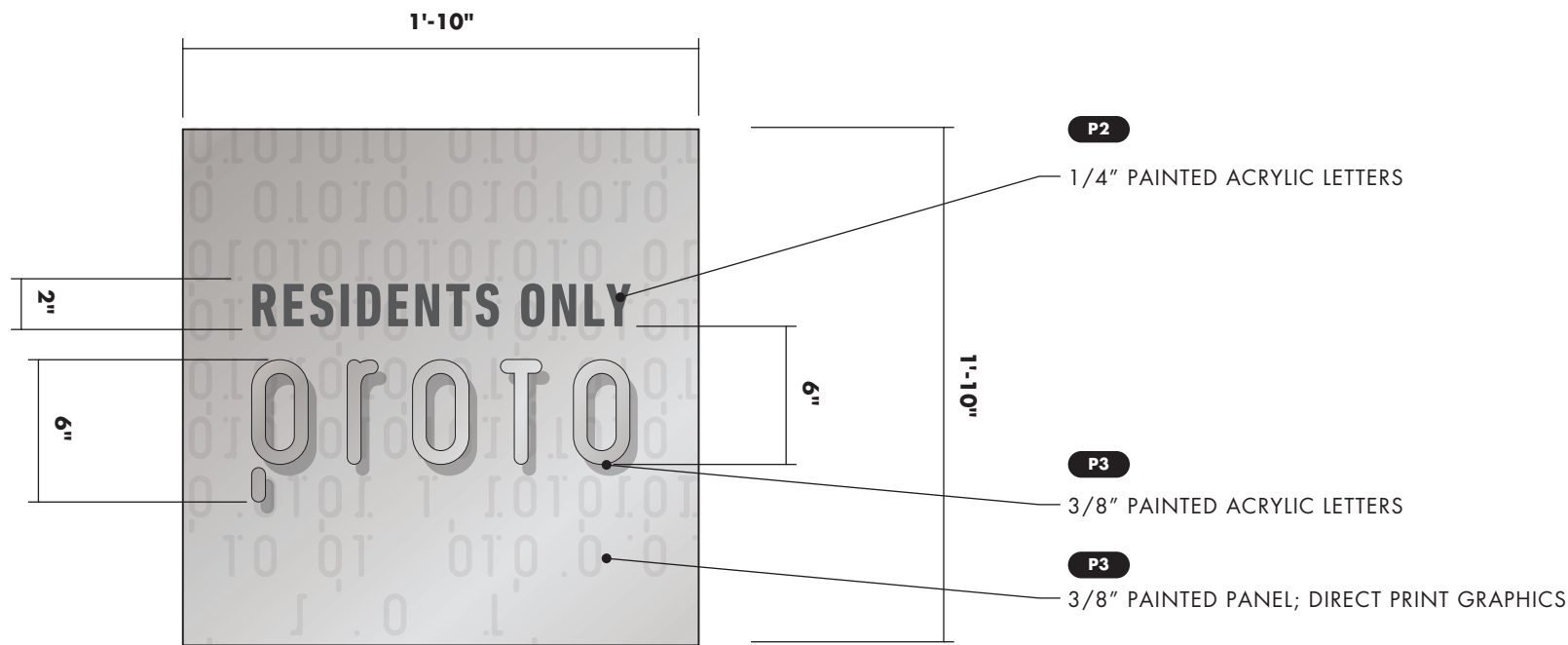
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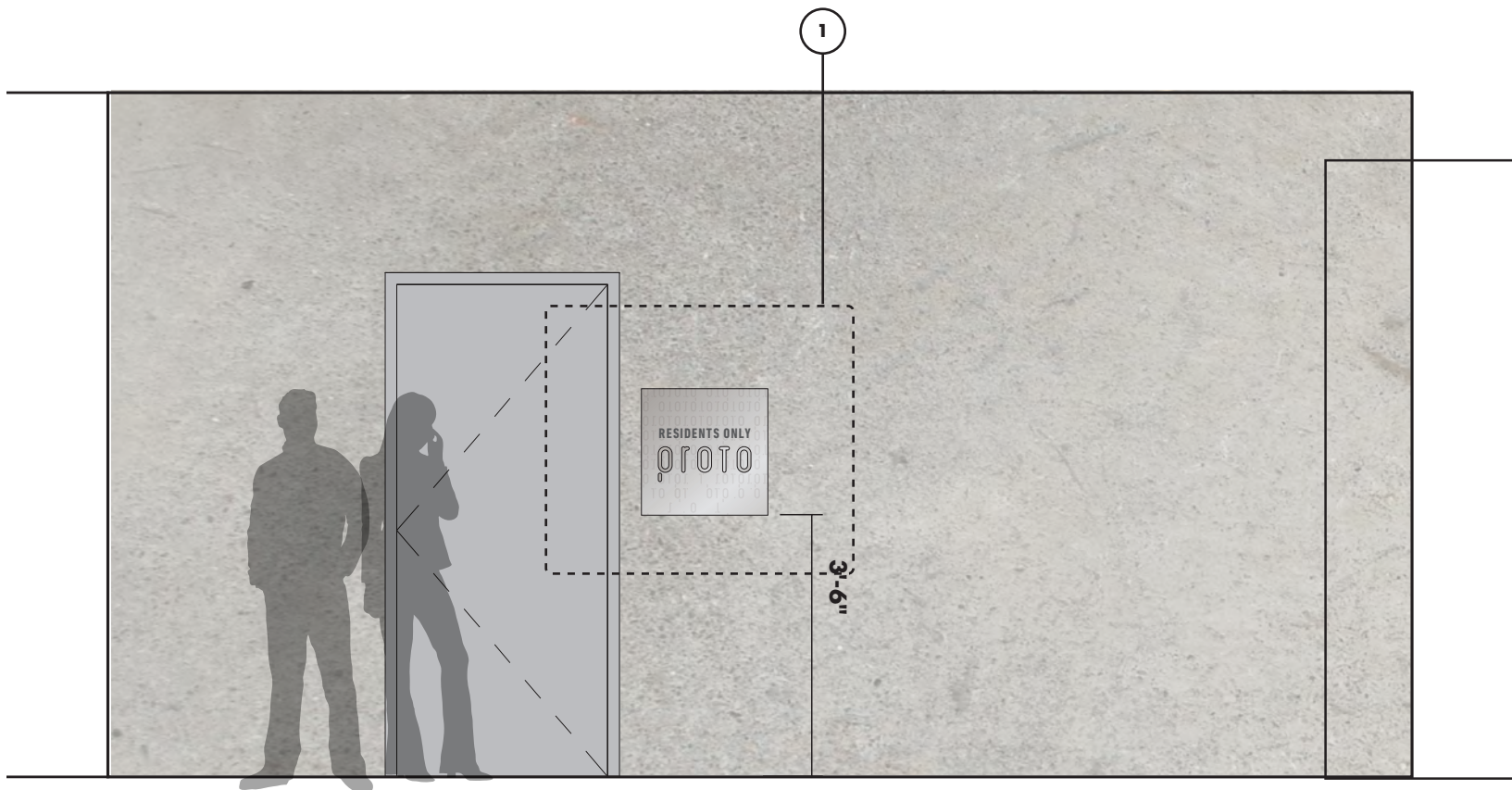
S11
Residence Only
Entrance

sheet:

G.19



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



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

client:



project:

88 Ames

date:

7.19.17

revisions:

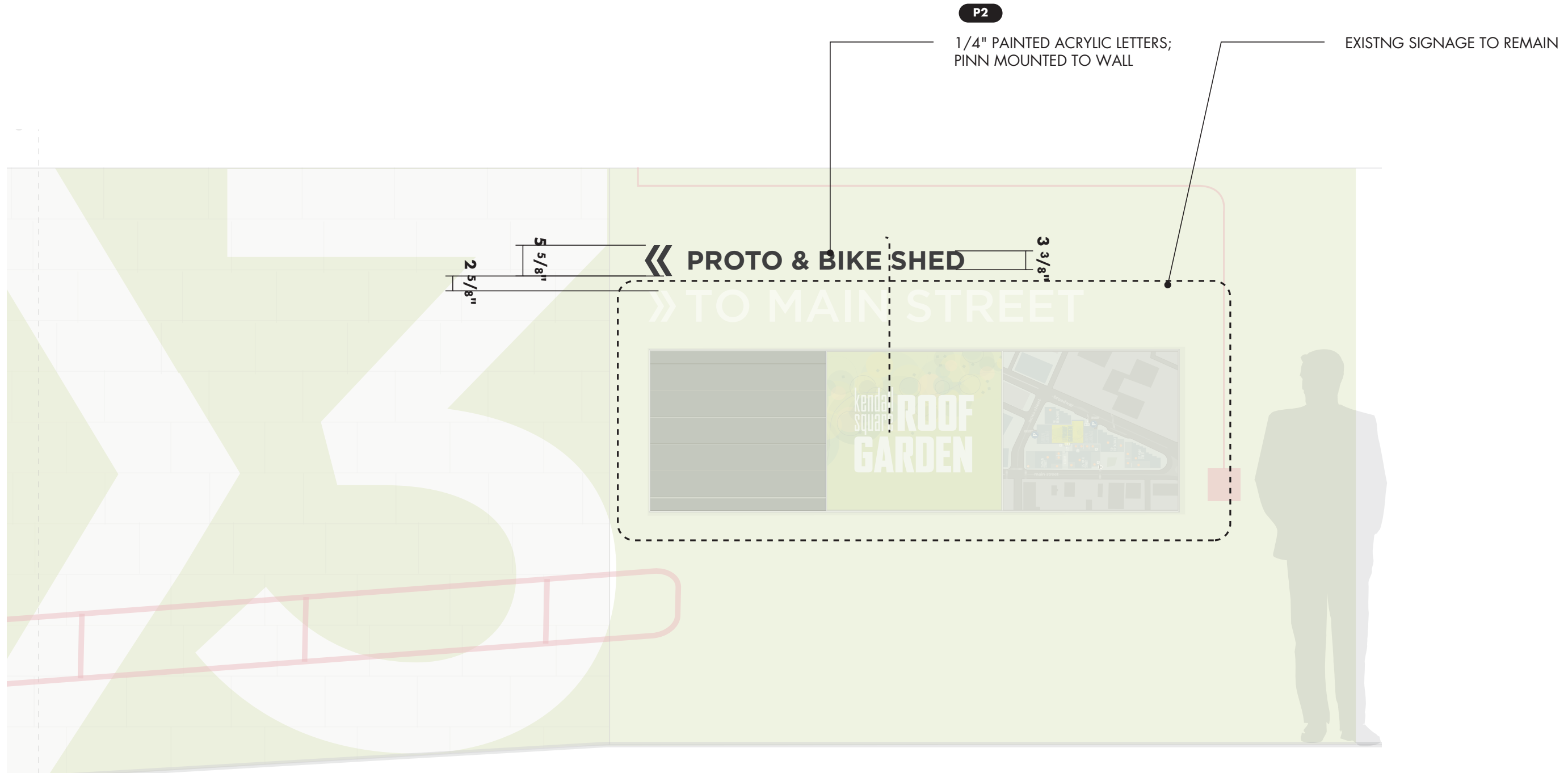
rev	descrip	by	date
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△			
△			

title:

S12
KSQ Elevator
Signage

sheet:

G.20



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

