



CAPITAL GROUP

**Starwood Letterforms
Signage and Graphics Program**

PRICING ISSUE: NOT FOR CONSTRUCTION

Issued By:



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D|G Project Number:

P4066.04

Issue Date:

11.08.2021



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BID ISSUE: NOT FOR CONSTRUCTION

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1st Draft: 09.15.2021

2nd Draft:

3rd Draft:

☐ Approved As Noted

☐ Revise and Resubmit

Client’s Signature _____

The above signed “Approved As Noted” indication authorizes that the content of these Construction Drawings are true and ready for Bid. An above signed “Revise and Resubmit” indication recommends that the content of these Construction Drawings are not approved for Bid. Any oversights or changes after the signed approval of these documents shall be considered part of additional services.

D|G Project Number:

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Project Team Project Notes

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Note: The term Signage Contractor applies to any entity who performs or is awarded all or part of the fabrication or installation to conform to the design documents, for this project. In some instances the term may apply to the same entity.

GENERAL NOTES ABOUT BID SUBMITTAL

Refer to Project Manual

GENERAL NOTES
FOR FABRICATION AND INSTALLATION OF THIS PROJECT

1. Do not scale the drawings. All sign copy should be considered to be representative and is subject to change. Refer to final message schedule for final copy on all signs.
2. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. The Signage Contractor shall coordinate all required portions of work in contract scope.
3. The Signage Contractor shall conform to these drawings and specifications and submit to the Graphic Designer samples for all finishes included in their scope of work before commencement of such work.
4. For the purpose of bidding process, proprietary names identifying items of work are used solely to describe the standard of the product or the color of the finish, unless the items of work are explicitly noted as not having an equal. Signage Contractor shall secure approval of any substitutions from the Graphic Designer. Any items approved for substitution should be submitted to the Graphic Designer for final approval.
5. All dimensions are to the exterior face of the finished material unless otherwise noted. All elevations are noted from finished floor elevations.
6. All dimensions of existing work and all dimensions required for work that is connected with work in place shall be verified by the Signage Contractor. In addition, the Signage Contractor shall verify all finishes and notify the Graphic Designer of any discrepancies before performing any work.
7. The Signage Contractor shall notify the Graphic Designer of any discrepancies in the fabrication documents immediately and shall not proceed or allow sub-fabricators to work in those areas until said discrepancies are resolved.
8. When changes are required, for any reason, notify the Graphic Designer before performing any work. Changes which alter the contract documents must have the approval of the Graphic Designer and Architect before commencement of such work. Changes which modify the contract amount must have the approval of the Graphic Designer and Owner before commencement of such work.
9. All graphics and colors provided must conform to scale, specifications, and PMS numbers where provided.
10. All work shall be done in accordance with all applicable codes and to the highest standards of trade practice.

11. Prior to commencing any work, the Signage Contractor who is awarded all or part of fabrication and/or installation shall review with the Owner, Architect and the Graphic Designer, the phasing of their work and secure approval of all parties. Submit to the Architect and the Graphic Designer a master schedule of the awarded work one (1) week after the contract signing.
12. All interior finish and trim materials are to meet Class III flame spread ratings of 76 to 200, as per applicable code.
13. Signage Contractor is responsible for obtaining and paying for all applicable permits and certificates required of their work.
14. The Signage Contractor shall warrant that all merchandise is free of defects in material or workmanship and shall provide Owner with a warranty to replace or repair any merchandise that fails to conform to above for a period of no less than one (1) year from date of final acceptance.
15. The Signage Contractor shall provide and install adequate blocking for all wall hung and wall supported items except for those items which are hung from items not in contract.
16. The Signage Contractor shall patch and repair all existing surfaces as required prior to applying new finishes. All openings, voids, or unfinished surfaces created by removal or alteration of existing work, shall be closed or patched and finished as necessary to match existing continuous surfaces or new finishes required.
17. All hangers, channels, rods and other misc. support steel shall be installed by the Signage Contractor as necessary for the support of suspended equipment (signage) and shall be fastened to the existing structure in such a manner as to not compromise its existing structural integrity or fire rating.
18. The Signage Contractor shall keep the site work area(s) clear of unnecessary debris; and shall keep all work area(s) secured when unattended for the duration of the installation period.
19. The Signage Contractor shall clean the site of all unnecessary debris and clean all glass, chrome, and any other items before vacating the site and final Owner sign-off.
20. The Signage Contractor will be required to have structural elements of exterior signs stamped by an engineer licensed within the State of the completed work. Standard and approved methods of fabrication will be required by the Graphic Designer.
21. The Signage Contractor is responsible for removal of all existing signage and coordinating with Owner on wall repair at all existing signage locations.

QUALIFIERS

The graphic design requirements shown by the details on these sign type drawing documents are for design intent only and intended to establish basic dimensions of units or modules, profiles and sight lines of members, and appearance. Within these limitations, the Signage Contractor is responsible for fabrication of the entire system, and to make whatever modifications of, and additions to the details as may be required. Maintain the visual design concept as shown, including members sizes, profiles and alignment of components as accurately as possible.

The Signage Contractor shall supplement the general design shown with detailed shop drawings for the Graphic Designer’s approval. The shop drawings shall include major aspects of the system proposed, such as sections, shapes and connections of components and joints, how temperature movement is handled, venting, and anchorage to structure.

All ideas, design arrangements, or plans indicated or represented by these drawings are owned by, and remain the sole property of the Graphic Designer. No ideas, designs, arrangements, or plans shall be disclosed to any other person, firm, or corporation for any purpose whatsoever without the express written consent of the Graphic Designer.

All Artwork and Drawings required under the scope of these documents are to become the sole property of the Owner at the completion of the contract, with all original, or created artwork or drawings to be surrendered to the Owner at the end of fulfillment of the contract or sooner if requested in writing from the Owner.

All Artwork and Drawings are not to be reproduced or circulated for use outside the scope of this contract without written consent of the Owner. Failure to do so will result in legal action to the fullest extent of the law.

Project Colors

Paint

To match Pantone 362	Bright White
Matthews Acrylic Polyurethane Egg-Shell Finish	Matthews Paint SBright White MP281500 SP
P1	P2

Materials

Aluminum
M1

Acrylics

Clear Acrylic
A1

Finish Schedule

Ref. No.	Description/ Finish	Manufacturer	Notes
Paint			
P1	Pantone 362	Matthews Paint to match	
P2	Bright White	Matthews Paint	800.323.6593
Materials			
M1	Aluminum		
Acrylics			
A1	Clear Acrylic		

Material Samples

Submit (4) 4" x 4" samples of each paint and vinyl color and finish of exposed materials and accessories, or final material substrate to be use in the project.

Sign Sample


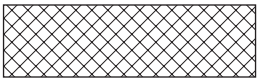


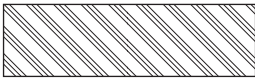
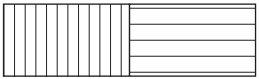
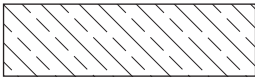



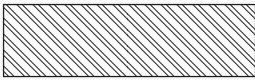
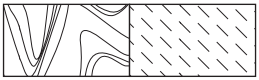
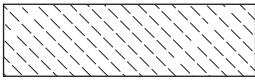


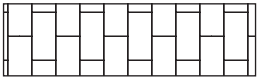
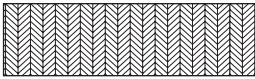
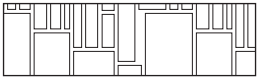
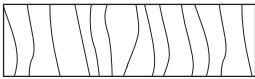
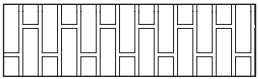




Project Symbols

Project Logo





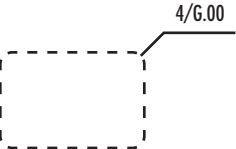

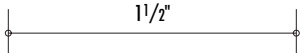
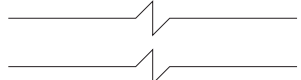



Abbreviations

@	At	Mtl.	Metal
ADD.	Addendum	Misc.	Miscellaneous
Adj.	Adjacent	Mtd.	Mounted
A.F.F.	Above Finish Floor	N. I. C.	Not in Contract
Aggr.	Aggregate	No. or #	Number
Alt.	Alternate	N. T. S.	Not to Scale
Al. or Alum.	Aluminum	O. A.	Overall
Anod.	Anodized	O. C.	On Center
Approx.	Approximate	O. D.	Outside Diameter
Arch.	Architect	Opp.	Opposite
Bd.	Board	Opp. H.	Opposite Hand
Bet.	Between	P. Lam.	Plastic Laminate
Bldg.	Building	Perf.	Perforate (d)
Blk. or Blkg.	Block or Blocking	Plywd.	Plywood
Brz.	Bronze	Pnl.	Panel
Cab.	Cabinet	Pr.	Pair
CL	Centerline	Pt.	Point
Clr.	Clear	P. T.	Pressure Treated
Conc.	Concrete	Ptd.	Painted
C. M. U.	Concrete Masonry Unit	Ref.	Reference
Demo.	Demolish, Demolition	Sect.	Section
Det. or DT	Detail	S. F.	Square Feet
Dwgs.	Drawings	Sht.	Sheet
Ea.	Each	Sim.	Similar
Ele.	Elevation	Std.	Standard
Elev.	Elevator	Stl.	Steel
Encl.	Enclose (ure)	Susp.	Suspended
Equip.	Equipment	Thk. or T.	Thick
Eq.	Equal	Typ.	Typical
Exist.	Existing	U. O. N.	Unless Otherwise
Ext	Exterior		
Fin.	Finish (ed)	Vert.	Vertical
GA	Gauge	V. I. F.	Verify in Field
Galv.	Galvanized	W/	With
Gen.	General	W/O	Without
GWB	Gypsum Wall Board	W. W. F.	Welded Wire Fabric
Gyp. Bd.	Gypsum Wall Board	Wd.	Wood
Hdwd.	Hardwood		
Hdwr.	Hardware		
Horiz.	Horizontal		
Ht.	Height		
I. D.	Inside Diameter		
Incl.	Included, Including		
Int.	Interior		
Jt.	Joint		
Max.	Maximum		
M. D.	Medium Density		
Min.	Minimum		

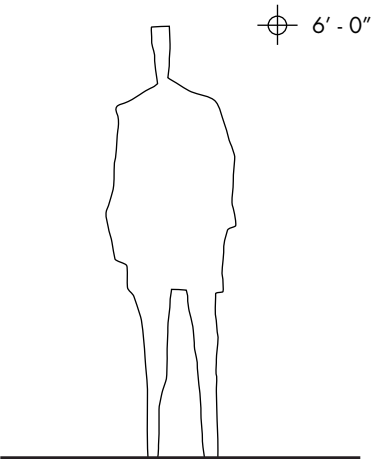
Sections Details

 Earth	 Concrete Block- CMU
 Concrete	 Fieldstone
 Aluminum	 Glass
 Brass/Bronze	 Gravel
 Steel	 Hardboard
 Other Metals	 Marble
 Plastic/Arylic	 Foam board
 Plaster	 CMU- Elevation
 Plywood	 Ashlar- Elevation
 Wood Finish	 Brick- Elevation
 Wall Board/Gypsum	 Stone- Elevation
 Sand	 Trees- Plan

Project References

 Elevation Scale	 4/G.00
Drawing No. Indicates drawing number, drawing title and scale	Section View Left number indicates detail number, Right number indicates page where detail is located. Single number, detail is located on same page.
 Material Reference Indicates material specifications	 4/G.00
Ground Lines	Elevation Reference Indicates that point of view
Visible Object Lines Indicates separation of objects and edges of objects	 4/G.00
Hidden Object Lines Indicates edges of objects behind visible objects	Detail Reference Indicates an area that has been enlarged or detailed. Left number indicates detail number, right number indicates page where detail is located. Single number, detail is located on same page.
Color Lines Indicates separation of colors on object	 Match Line A See G.00 for Continuation
 1 1/2"	Match Line Indicates where multiple drawings align. Top text indicates matching edge, bottom number indicates page where matching drawing is located.
 Broken Segment	 2
 Center Line	 Base Line

Project References



6' - 0"

Scale Figure
Indicates a scale reference. Figure would be 6'-0" actual size.



Notes:

FABRICATOR REQUIRED TO VISIT SITE AND FIELD VERIFY.

Back Lit Channel Letters Installed on face of Mechanical Penthouse Screen Wall System: Wall system will consist of galvanized steel sub sstructure. Vertical or Horizontal Girts as determined by manufacturer via delegated design with the morin swl-120 12 # ribs, this panel will be perforated with 1/8" hole spaced at 3/16" and 40% open area.

Specifications to match Adwave Graphics.

1. 1/4" threaded aluminum stud welded to channel letter (minimum 3 per letter) with 3" minium embedment filled with epoxy. This to be determined by engineer and fabricator to be a viable method of attachment.

Location of transformer to be determined by fabricator. Internal disconnect switch.

1. Logo to be .063" thick on returns X 2" deep fabricated aluminum channel letters with no exposed fasteners painted to match Pantone 362. Inside face & returns to matching a Light Enhancement Paint (LEP (P2)). Outside face and returns to match Pantone362

Illuminated with GE Tetramax LED lighting. Exact lighting layouts to be provided by Sign Contractor wfrom the LED manufacturer per sign type. Sign Contrator to verify required waterproofing and/or ventilation. Interior of sign to be painted **P2 Matthews** (Bright White) Electrical connections of letterforms to power supply to be through backs of letters sealed and concealed. The Signage Contractor is to provide appropriate conduit and insulators for all penetrations.

2. Logo to stand-off 1" off securely fastened to building with heavy duty fasteners. Size of mounting plates and size/type of fastener to be engineered by structural engineer licensed with the State of Florida to meet maximum local wind load requirements and detailed on stamped shop drawings.

3. All weep holes for drainage shall have a internal baffel welded done to minimize and light leak visible at night.

4. Estimated Power Supply Requirements: One (1)- 20 AMP 120v dedicated line shall be incorporated into building EMS or breaker panel with a dedicated surge protector. The Signage Contractor to provide all required remote transformers and electrical connections and to coordinate primary electrical to location. All electronic components to be in a weather-

proof sealed enclosure box. The Signage Contractor to supply disconnect switch for ease of service to logo & letterforms.

5. ALL components shall be non-corrosive hardware determined by structural engineer.
6. The Signage Contractor will be provided construction drawings detailing wall construction for coordination of letterform penetrations.
7. The Signage Contractor is responsible for the complete fabrication and installation of all components of this signage and is to include the cost to obtain all permits necessary to instal. The Signage Contractor is to submit detailed shop drawings indicating all fabrication, electrical and installation components. Actual site situations will vary by location. Mounting locations may have additional piping, cables or other material that may hinder installation. The Signage Contractor is responsible to field verify each location for all existing conditions of the building and site prior to submitting detailed shop drawings and copy layouts to determine if modifications or additional support is required.
8. All internal structural, glass supports, electrical and foundation to be engineered by fabricators' structural engineer licensed with the State of Florida to meet maximum local wind load, structural, electrical requirements and detailed on stamped shop drawings submitted by Signage Contractor.
9. Fabricator to verify all City & State (Miami Beach Florida) requirements for final location, height restrictions, installation methods prior to pulling permits and submitting detailed shop drawings to designer/ client for final approval.



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Revisions

No.	Date	Issue	Description
1.	02.28.21	70%	1st Draft
2.	04.05.21	Bid Issue	TCO #1
3.	09.16.21	Drawing	Starwood
4.	11.08.21	SW Logo	Submittal
5.			
6.			
7.			
8.			

Drawn by: Roni Sepulveda
Checked by: Roni Sepulveda
Project Designer: Roni Sepulveda
Project Director: Roni Sepulveda

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Sign Type: **ID.01**
Sheet Title: **Illuminated Letterforms:
Starwood**

D|G Project Number:
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