City of Rockaway Beach Wayfinding Plan

Addendum

Design-Intent Drawings & Specifications

Lennox Insites and Partners in Design

March 2020

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Tillamook Coast
it's the natural choice

ROCKAWAY BEACH
OREGON

LENNOXINSITES
EXTRAORDINARY VISITOR EXPERIENCES

Partners in Design

Building the Plan

The purpose of these design-intent drawings and specifications is to record and communicate design decisions so the prospective sign fabricators can prepare estimates for fabrication and installation. This document provides a comprehensive overview of the wayfinding system of signs, spelling out what the fabricator needs to know in order to prepare construction (shop drawings), build and install the program.

Design-Intent drawings depict how the signs will look and how they will function, without determining each and every connection or detail. This allows experienced sign fabricators some leeway in the program's execution and permits them to recommend the best approach.

The designer states the required sign performance and design objectives, and entrusts the vendor with quality control. That fabricator (primary company, and including any subcontractors) bears responsibility for the system's overall integrity by assuming authorship of the final detailing and engineering, and manufacturing the actual product, which must be reviewed and accepted by the client (City of Rockaway Beach and Visit Tillamook Coast) before fabrication begins.

Engineering

Prior to fabrication, individual signs within the system will need to be engineered and construction drawings prepared. Those tasks are a part of the sign company's contract or subcontracted by the fabricator. In either case, construction drawings will be based on the design-intent drawings and specifications seen in this report.

It is imperative that the fabricator's engineer understands the program and will work with the designers to maintain design intent. Engineering for wind pressure, soil settling, and to some extent, occasional flooding will be a criteria for the engineering of this program.

Footing plans, to be provided by the fabricator, will require on-siite review and approval per sign location.

Design Team Standards

— Shop construction drawings completed by the fabricator are to be based on design-intent drawing and specifications.

— Locations, dimensions and site conditions to be verified by the fabricator/installer.

— All hardware and fasteners to be vandal resistant.

— All paint finishes to be outdoor quality and NW coast appropriate.

Prototypes

It is often helpful to go through a prototype process prior to initiating a full contract. This is a time when the designer, fabricator and client learn what they thought they knew but did not. The unique designs of the Rockaway Beach program translate into unique fabrication solutions. The most important part of the process is learning how the signs can be built in a cost efficient way and where improvement can be made in the use of materials and in specific design details. The goal for a prototype sign is not price, but defining a quality standard against which the program performance will be judged.

Sign Lighting

Electrical and lighting for sign illumination to be provided by the sign fabricator. Electrical sources to be supplied by the City of Rockaway Beach. **Only the Gateways and Street Kiosk will have illumination.** Illumination can improve the visibility of signs at night, but can also create a "halo effect." Down-lighting is more effective with less spill-over.

Solar powered lighting may be considered in locations where electrical source options are limited.

Digital Graphics

Graphics and sign messages will be digitally rendered by Partners in Design and will be available in either InDesign and EPS formats or converted PDF files. Fonts will be made available to the fabricator.

About this Plan

Reading the Drawings and Resources:

Signage CONTENT, COLORS, TYPEFACES, SYMBOLS AND LAYOUTS will be specified and prepared by the design team and furnished to the fabricator. Color samples of reasonable size on equivalent material will be required for approval prior to fabbrication.

All GRAPHICS such as those utilized on gateways, directionals, interpretive elements or orientation signage maps and photos, will be furnished to the signage fabricator in the form of electronic artwork. Graphics will be rendered by fabricator on shop drawings or seperate proofs and sent to the design team and client for approval.

Quality Assurance

Design Criteria:

- These drawings are meant for DESIGN INTENT ONLY and are not for construction purposes. Fabricator must verify and be responsible for all dimensions and conditions of the job. Fabricator shall be familiar with the site and conditions it presents. The client and design team must be notified of any variations from the dimensions and conditions shown on these drawing.

  Details on design-intent drawings outline a construction approach for the proposed signs, but do not include detailing or information required for complete structural integrity of the signs. Written dimensions should be followed over scaled dimensions. It is the responsibility of the fabricator to provide the complete structural design of the signs and to incorporate all the safety features necessary to adequately support the signs for their intended use and must meet or exceed industry and local code engineering requirements. The sign fabricator shall submit engineer stamped calculations for foundations and other sign components that affect the structural design.

- SHOP DRAWINGS AND DETAILS must be submitted for approval prior to proceeding with fabrication. All copy shall be proofread and all legal and code requirements approved prior to fabrication.

- The signs must withstand abuse, theft and vandalism and adult physical force, at minimum the equivalent of no less than resisting simple hand implements and tools (screwdrivers, knives, coins, keys and similar items). All hardware and fasteners must be vandal resistant.

- Depending on the signage phasing, a prototype process should be done prior to initiating a full contract for certain sign types. In this program this may include:

  —paint samples
  —sample cut-out metal letters to scale
  —swatchs of particular graphics (selected areas), such as the town map
  —graphic frame sample

Wayfinding Plan Process

What happens now? The process is as important as the product.
To ensure smooth sailing, from design to installation, responsibilities and tasks have been defined in the following matrix. Steps should not be skipped, and open dialogue is encouraged.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Tasks	**Design Intent Drawings**	**Develop RFP**	**Issue RFP**	**Review and Score RFP**	**Award Contract**	**Visit Site with Fabricator**	**Manage Contract**	**Develop Construction Drawings**	**Review of Construction Drawings**	**Provide Material and Color Swatches**	**Sign Footing Plans Developed**	**Final Approval for Construction/ Fabrication of Signs**	**Visit Fabricator's Shop During Sign Construction**
Who's Responsible	Partners in Design (PID)	City of Rockaway Beach, and Visit Tillamook Coast (VTC)	City of Rockaway Beach	City of Rockaway Beach, VTC, with comments from Partners in Design	VTC	City of Rockaway Beach, VTC and Partners in Design	City of Rockaway Beach, and VTC	Sign Company/ Fabricator	City of Rockaway Beach, VTC and Partners in Design	Sign Company/ Fabricator	Sign Company/ Fabricator	VTC	City of Rockaway Beach, VTC, and Partners in Design
Notes		Partners in Design can provide sample RFPs	PID provides a list of companies, City of Rockaway Beach and VTC determines other call for entries			Review site conditions, determine needed prototyping, discuss lighting plan and permitting	VTC may want to contract some of the overseeing-management to a private contractor who will adhere to schedule and necessary reviews		Partners in Design provides comments	Partners in Design review and comments	Partners in Design provides comments	Partners in Design can provide sample RFPs	During sign construction phase

VTC = Visit Tillamook Coast

Color

Refer to Design-Intent Drawings for specific color usage. Finishes are noted on drawings. Final determination of finish and paint/ink/vinyl selection will be made in consultation with selected fabricator. Fabricator will compile manufactor's swatches for all coatings, and submit samples of each color to be approved by the client and design team.

All colors are specified by Project Color name; Pantone CMYK formula; and Pantone Solid Coated number.
These colors are approximations at this time and will be matched to paints and materials in the future.

Humpback Blue
57c 16m 10y 2k
Primary Match PMS 549c
Gerber Periwinkle Blue

Sky
28c 0m 1y 0k
PMS 290c
Gerber Powder Blue

Twin Rocks
55c 53m 59y 25k
PMS Warm Grey 11c
Gerber Nimbus Grey

Warm Air
0c 5m 15y 3k
PMS 7499c
Gerber Pearl Grey

Sanderling
24c 26m 43y 7k
PMS 2324c
Gerber Tan

Cedar Wetlands
50c 0m 70y 35k
PMS 364c
Gerber Cactus Green

Salmonberry
0c 40m 90y 0k
PMS 1375c
Gerber Apricot

Fonts & Directional Arrows

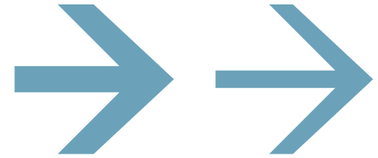
Rockwell Regular
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&

Rockwell Bold
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&

Rockwell Extra Bold
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&

PT Sans Pro Regular
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&

PT Sans Pro Bold
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890&



Heavy weight arrow

Light weight arrow

Design Toolbox / Materials & Processes

City of Rockaway Beach sign structures honor the architectural heritage of the Oregon Coast. Constructed of regional materials with local craftsmanship sensibility. The plan's materials palette incorporates regional materials such as substantial unpainted timber (which will weather), river rock bases, exposed Craftsman hardware and sign faces that give the impression of tongue and groove facades—all of which represent Northwest-style craftsmanship.

A wayfinding program is meant to last for a long period of time, sometimes as long as 20 years, so specified technologies and fabrication are crucial to longevity in the field.

RECOMMENDED SIGN SPECIFICATIONS AND MATERIALS PALETTE

SIGN STRUCTURES:

Posts: Western Red or Port Orford Cedar, UV inhibitor

Engineered bases: Oregon River Rock, concrete, framing, hardware

Gateway Sign faces: the faux appearance of vertical side-boards is created with the routing of "grooves" on painted metal sign panels. Additional graphics are cut from aluminum, direct-mount with adhesive, or hardware to minimize vandalism.

Hardware, gussets and end-caps: Galvanized steel, welded joints. Prototypes required. Finish option to be determined: Powder-coated.

Framing, interior structures and substrates: Aluminum, steel, wood, high-density urethane. Only materials appropriate for all-season outdoor use in a coastal marine Northwest environment. Engineered and within code.

SIGN GRAPHICS:

High Pressure Laminate (HPL)

Digitally printed subsurface images, with unlimited color, fused into a single panel with phenolic and melamine resins, with a special UV-resisant overlaminate applied.

Vinyl

3M High Performance Vinyl

Metal

Powder-coated cut aluminum letters, applied to painted metal substrates. Some with routed design.

Lighting

Lighting plan required for nighttime & stormy weather conditions. Lighting provided, installed and engineered by fabricator. Electrical source provided by client.

Photos: left to right:

1 powder coated aluminum panels
2 pressure treated wood
3 steel brackets, hardware and ties
4 stone bases
5-6 vinyl graphics
7-8 high pressure laminate panels

1 2 3 4 5 6 7 8

Rockaway Beach Wayfinding Locator Map

N 3rd Ave / NE corner at post office / pedestrian directional with MAP

N 2nd Ave / NE corner in front of market / pedestrian directional

Hwy 101 / NW corner near train depot shelter / pedestrian directional

S Nehalem Ave / SE corner near crosswalk and bank / pedestrian directional

S 2nd Ave / SE corner / pedestrian directional

Anchor Street and S 2nd Ave / parking directional

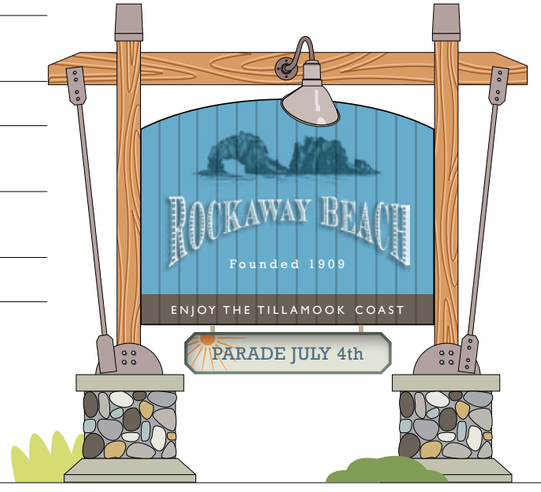
S 2nd and 3rd Aves / Mid-block / parking directional

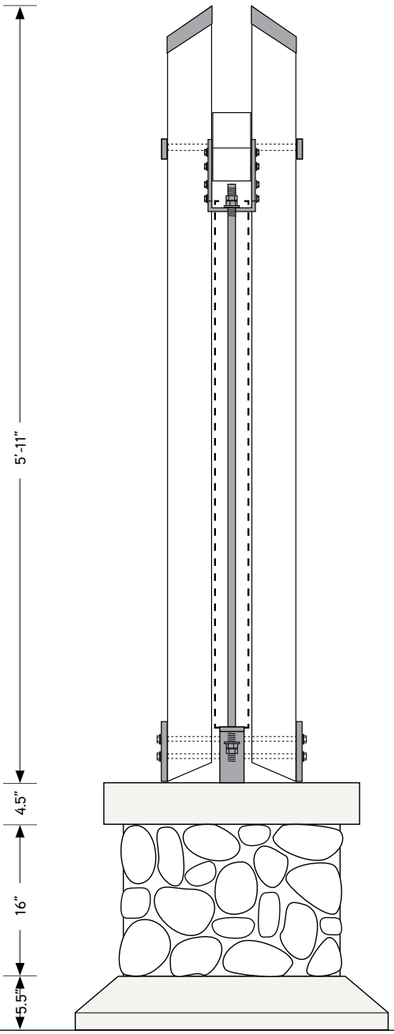
S 3rd Ave / SE corner, City Hall / pedestrian directional with MAP

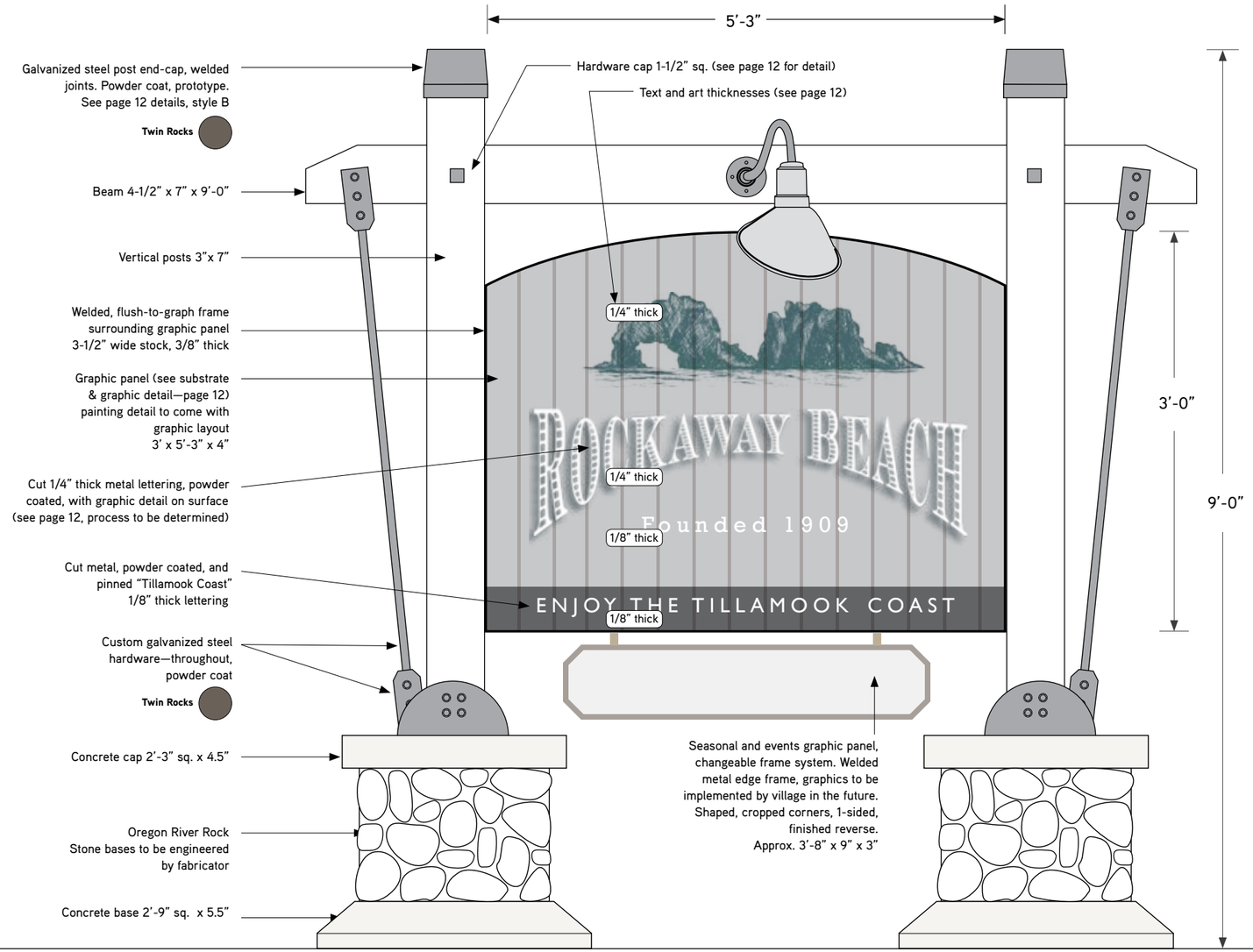
S 3rd Ave / vehicle directional (ADA beach access, more shopping–south)

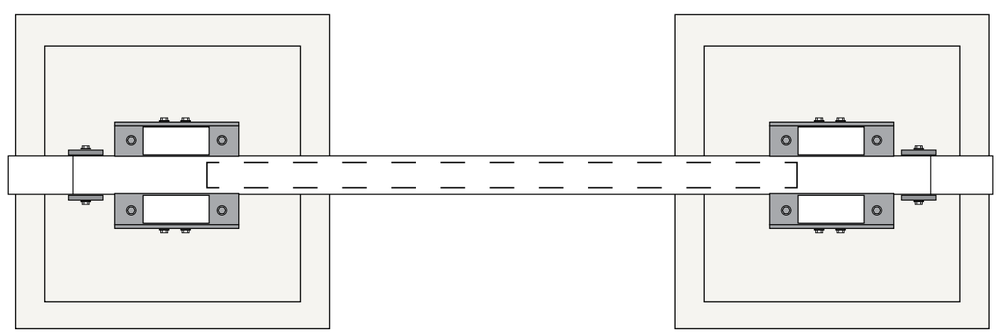
Wayfinding Location Schedule

Sign Type and Number	Description	Location	Qty	Notes	Page
W1	Gateway	Hwy 101, facing south—northbound	1	With hanging changeable panel. Graphic on reverse side. Lighting required	10
W2	Gateway	Wayside, between road & parking area	1	With hanging changeable panel. Evacuation graphic on reverse side. Lighting required	10
W3	Gateway	Hwy 101, facing north—southbound	1	With hanging changeable panel. Lighting required	10
W4	Wayside Kiosk	S 1st Ave, between 101 & Park	1	4-sided. Installed on Wayside Plaza between parking and beach	13
W5	Downtown Kiosk	S 1st Ave & Hwy 101	1	1-sided, installed adjacent to sidewalk and Troxel fence	14
D1	Pedestrian Directional	Hwy 101 & S 3rd / SE corner, City Hall	1	multi-directional panels, this unit also has an addtional map sign mounted to pole	15
D2	Anchor Street Parking Directional	Hwy 101, between S 2nd & 3rd	1	2-sided, installed on side of business, near roof, replace existing	18
D3	Parking and Destination Directional	Anchor St & S 2nd Ave	1	multi-panel	19
D4	Pedestrian Directional	Hwy 101 & S 2nd / SE corner	1	multi-directional panels	15
D5	Pedestrian Directional	Hwy 101 & S Nehalem / SE corner	1	multi-directional panels	15
D6	Pedestrian Directional	Hwy 101 & NW corner near train depot shelter	1	multi-directional panels	15
D7	Pedestrian Directional	Hwy 101 & N 2nd Ave / NE corner in front of market	1	multi-directional panels	15
D8	Pedestrian Directional	Hwy 101 & N 3rd Ave / NE corner at post office	1	multi-directional panels, this unit also has an addtional map sign mounted to pole	15
D12	Pedestrian Restroom Directional	Various locations downtown	tbd	Estimate qty of 10 and 20, instaltion fee of per new wood post and per existing pole installtion	20
S2	Interpretive / Forest	Trailhead, parking lot	1	1-sided graphic, installed into existing case	22
S3—9	Interpretive / Forest Boardwalk	5 panels installed along the boardwalk trail, each unique	5	rail-installed	23
S12	Interpetives / Beach	Twin Rocks turnaround, S Breaker & S 9th Ave	1	1-sided graphic	21
S16	Interpretive / Lake	Lake Lytle Public Pier	1	rail-installed	23









NOTES

— Wood components: Western Red or Port Orford Cedar, UV inhibitor
— Oregon River Rock bases to be engineered by fabricator
— Digital graphic file to be provided by client/designer
— Sign, base and hardware to be engineered (wind, soil) by fabricator
— Footing plan by fabricator
— Panel is framed with a flush-to-graphic welded steel frame, 3-1/2" wide stock, 3/8" thick
— Some prototyping will be necessary
— The fabricator will design a lighting plan for nighttime and stormy weather conditions. Installed and engineered by fabricator. Electrical source provided by the client

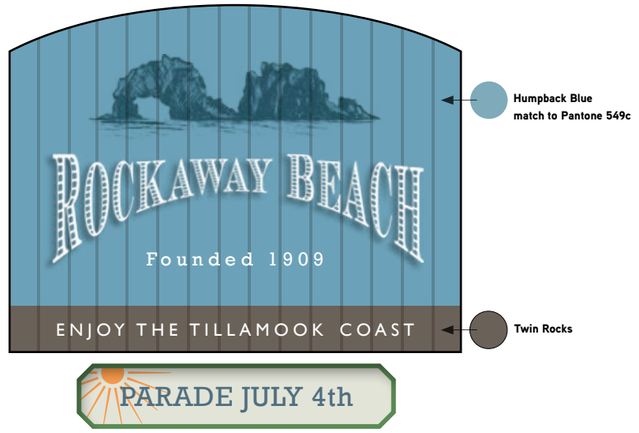
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Fabricator shall verify and be responsible for all dimensions, code requirements and site conditions. Shop drawings, engineering, and details must be submitted to client for approval prior to proceeding with fabrication.

Scale:
- ○ 1/2" = 1'-0"
- ● 3/4" = 1'-0"
- ○ 1" = 1'-0"
- ○ Half scale
- ○ Full scale

W1, 2, 3 Rockaway Beach Gateways

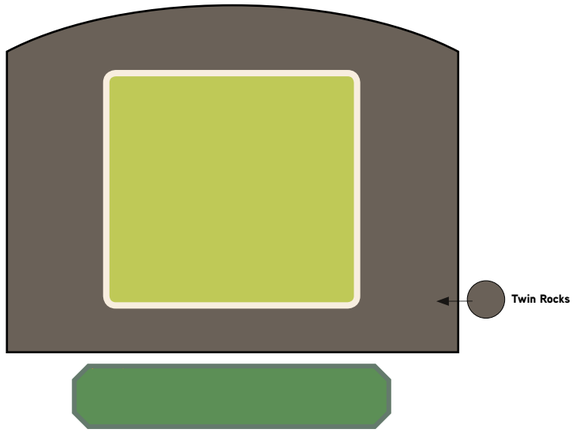
W1-FRONT, facing south
Welcome and changeable message

W2-Wayside-FRONT, facing south
Welcome and changeable message

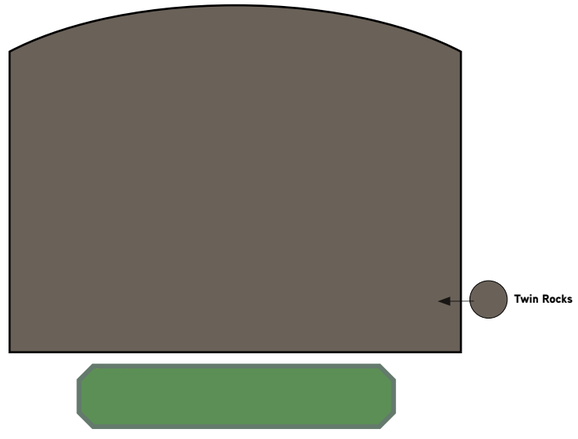


W3-FRONT, facing north
Welcome and changeable message

W1-BACK
Reverse painted, HPL panel attached,
Approx. 3' x 3'
Lower changeable panel painted



W1-BACK
Reverse painted,
evacuation plan mounted by
fabricator (provided by client)
Lower changeable panel painted



W1-BACK
Reverse painted
Lower changeable panel painted

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Scale:
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- ○ 3/4" = 1'-0"
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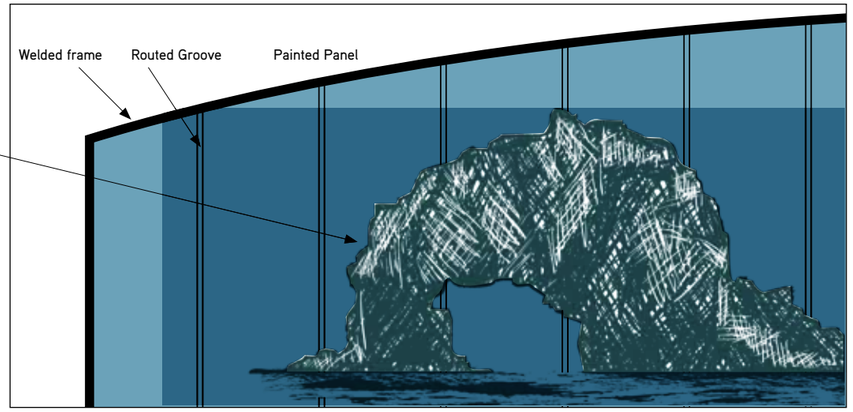
- ○ Full scale

Gateway Panels *refer to page 10*

W1, W2, W3



Shaped HPL panel, mounted directly to sign substrate. 1/4" thick material. Fabricator can recommend better or more cost effective process for this elment.

Digital graphic files to be provided by Partners in Design

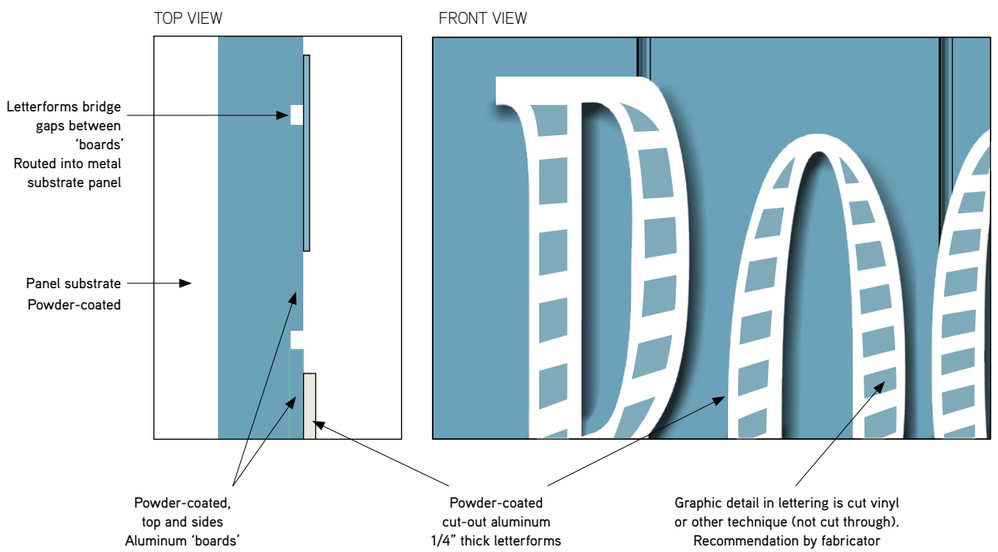
PANEL SUBSTRATE AND GRAPHICS

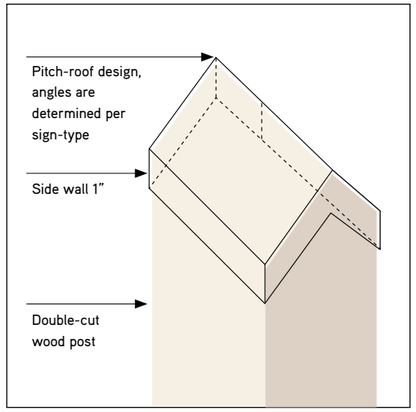
Powder-coated aluminum "boards" mounted to solid background of same color, with "grooves" created by spaces between boards. Graphics cut from 1/8" aluminum, powder-coated, flush mounted. Smaller typography can be cut-vinyl graphics (digital graphic files will determine breaks). Some prototyping will be necessary to determine material thicknesses and spacing.

Board colors and painting instructions will be provided with the graphic digital files.

The width of the aluminum "boards" is based on overall sign-face dimensions. The drawing on page 10 approximate the number of boards to be divided across the space.

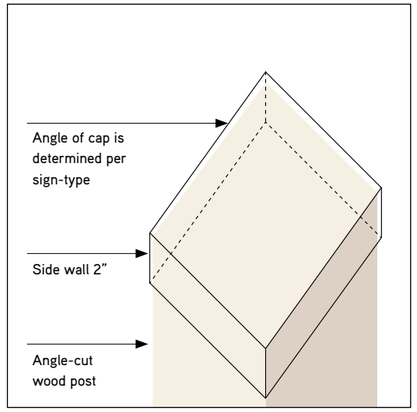
Gap width: 3/16" **Gap depth: 3/16"** **Letter thickness: 1/4" and 1/8"** *(see page 10)*





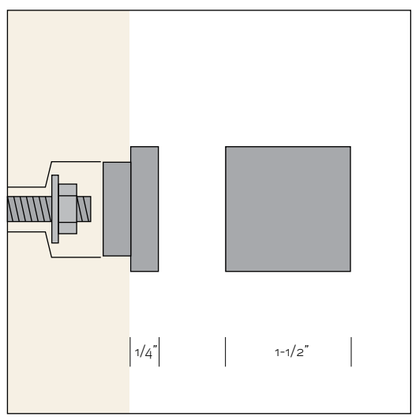
POST END-CAPS / STYLE A

— Constructed of galvanized steel with welded joints. To fit snugly over angled wooden post
— Made of 1/4" stock, to accommodate varying size square posts. Side walls are 1" high. Angle varies to sign type.
— Tamper-resistant set-screws on sides.
— Detail by fabricator
— Prototype OPTIONS required: one with powder-coated finish (Twin Rock); one unfinished



POST END-CAPS / STYLE B

— Constructed of galvanized steel with welded joints. To fit snugly over angled wooden post
— Made of 1/4" stock, to accommodate varying size square posts. Side walls are 2" high. Angle varies to sign type.
— Tamper-resistant set-screws on sides
— Prototype OPTIONS required: one with powder-coated finish (Twin Rock); one unfinished



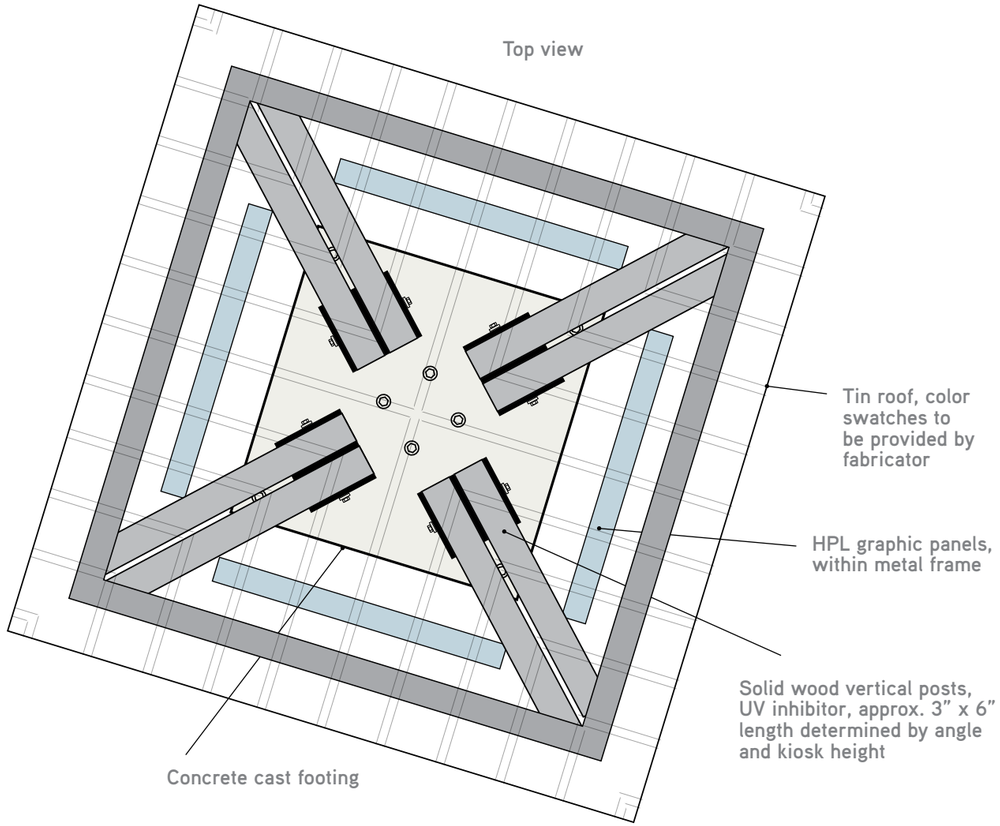
HARDWARE CAP

— Tamper-resistant hardware, detail by fabricator
— Prototype OPTIONS required: one with powder-coated finish (Twin Rock); one unfinished

NOTES

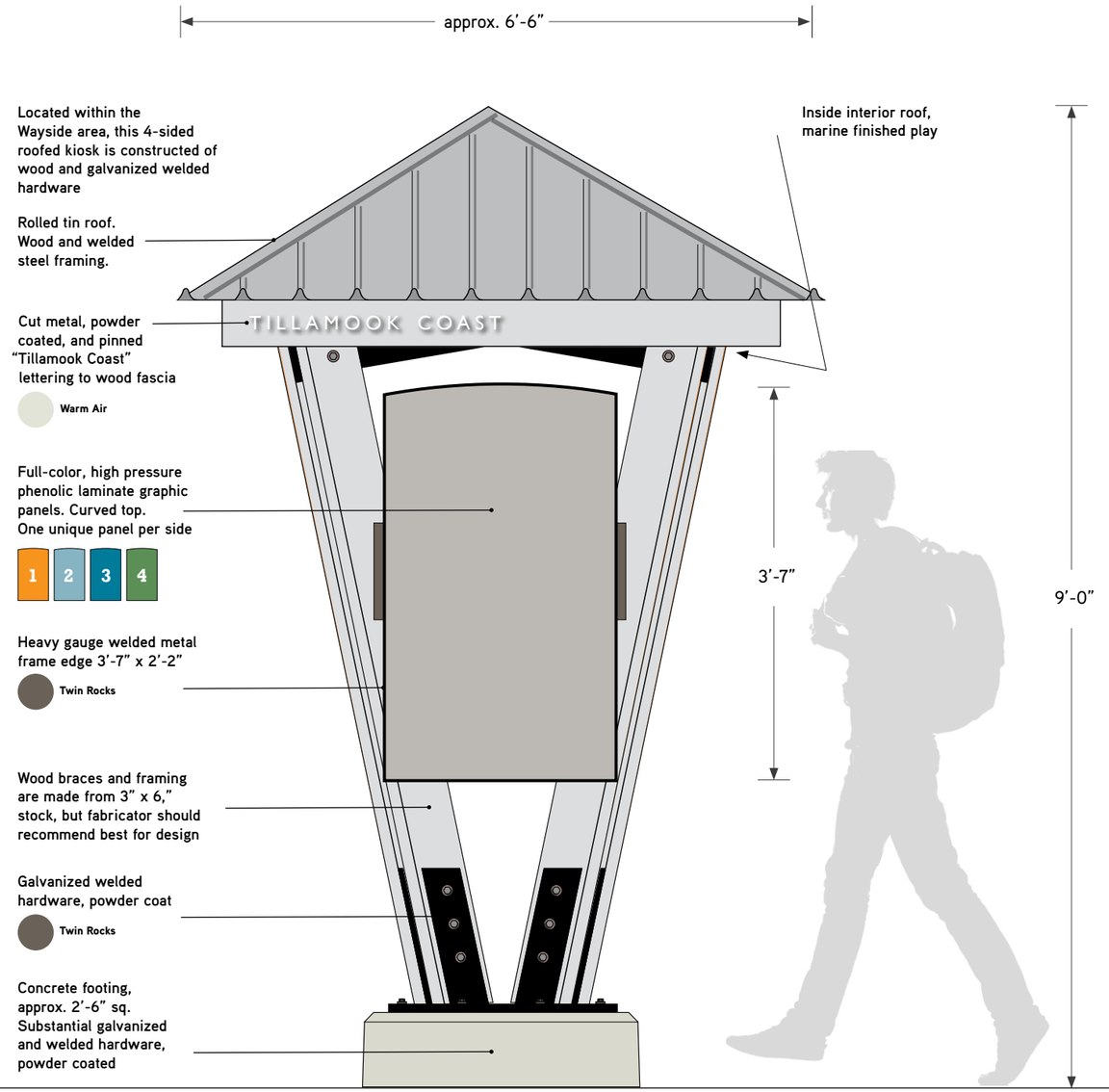
— Graphics and boards are one side, facing traffic
— Digital graphic file to be provided by client/designer
— Graphic Panel is framed with a flush-to-graphic welded steel frame
— Some prototyping will be necessary
— Visible welds to be continuous and ground to provide a smooth surface

Scale:
- ◯ 1/2" = 1'-0"
- ◯ 3/4" = 1'-0"
- ◯ 1" = 1'-0"
- ◯ Half scale
- ◯ Full scale



NOTES

— Wood components: Western Red or Port Orford Cedar, UV inhibitor
— Digital graphic file to be provided by Partners in Design
— Sign, base and hardware to be engineered (wind, soil) by fabricator, powder coated
— Footing plan by fabricator
— Powder-coated frames and hardware
— Panel is framed with a flush-to-graphic welded steel frame, 3/8" stock, 2" thick
— Some prototyping (may) be necessary
— Roofing material to be researched, and various samples provided by, fabricator



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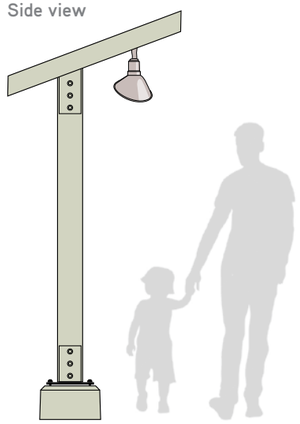
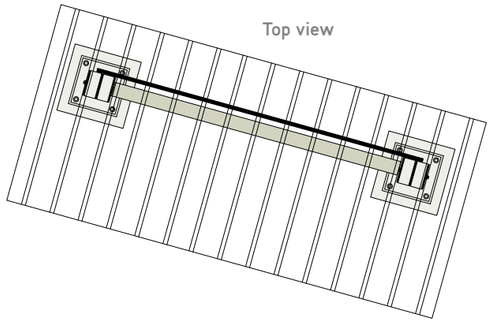
- ○ 1" = 1'-0"
- ○ Half scale
- ○ Full scale

W4 Wayside Kiosk/Map

Side view



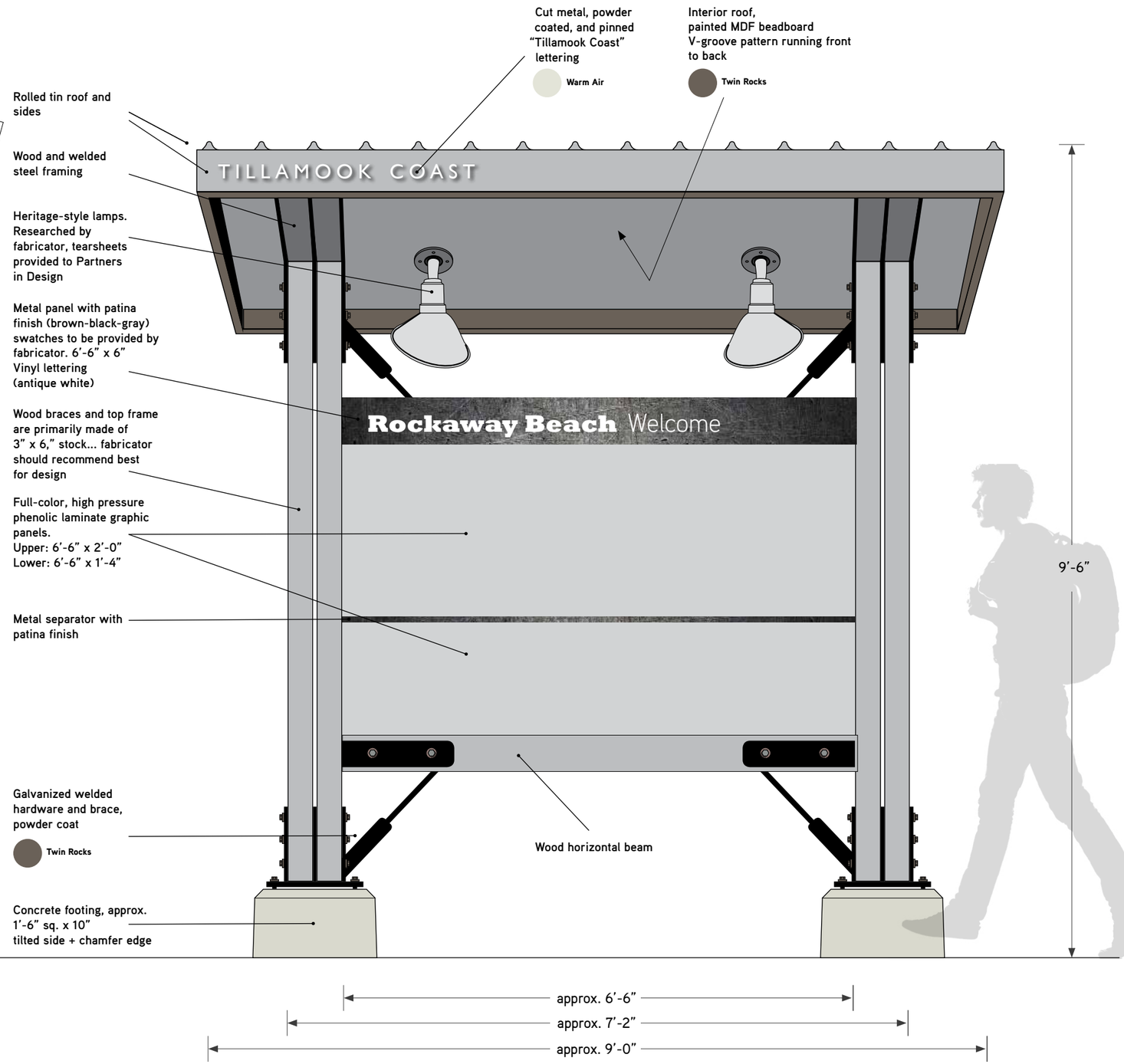
Top view



Located along downtown merchants row, this 1-sided roofed kiosk is constructed of pressure-treated wood, galvanized welded hardware, and full color, high pressure phenolic laminate graphic panels. "Tillamook Coast" cut metal, powder coated lettering at top. Tin roof and concrete footing. Heritage-style lamps for night illumination with photocell, or nearby electrical source.

NOTES

— Wood components: Western Red or Port Orford Cedar, UV inhibitor
— Digital graphic files to be provided by Partners in Design
— Sign, base and hardware to be engineered (wind, soil) by fabricator, powder coated
— Footing plan by fabricator
— HPL should be exterior grade with UV processing
— Some prototyping (may) be necessary
— Roofing material to be researched, and various samples provided by, fabricator
— Galvanized steel hardware. Welds to be continuous and ground smooth.
— Powder-coated frames and hardware.



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Scale:
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- ● 3/4" = 1'-0"
- ○ 1" = 1'-0"
- ○ Half scale
- ○ Full scale

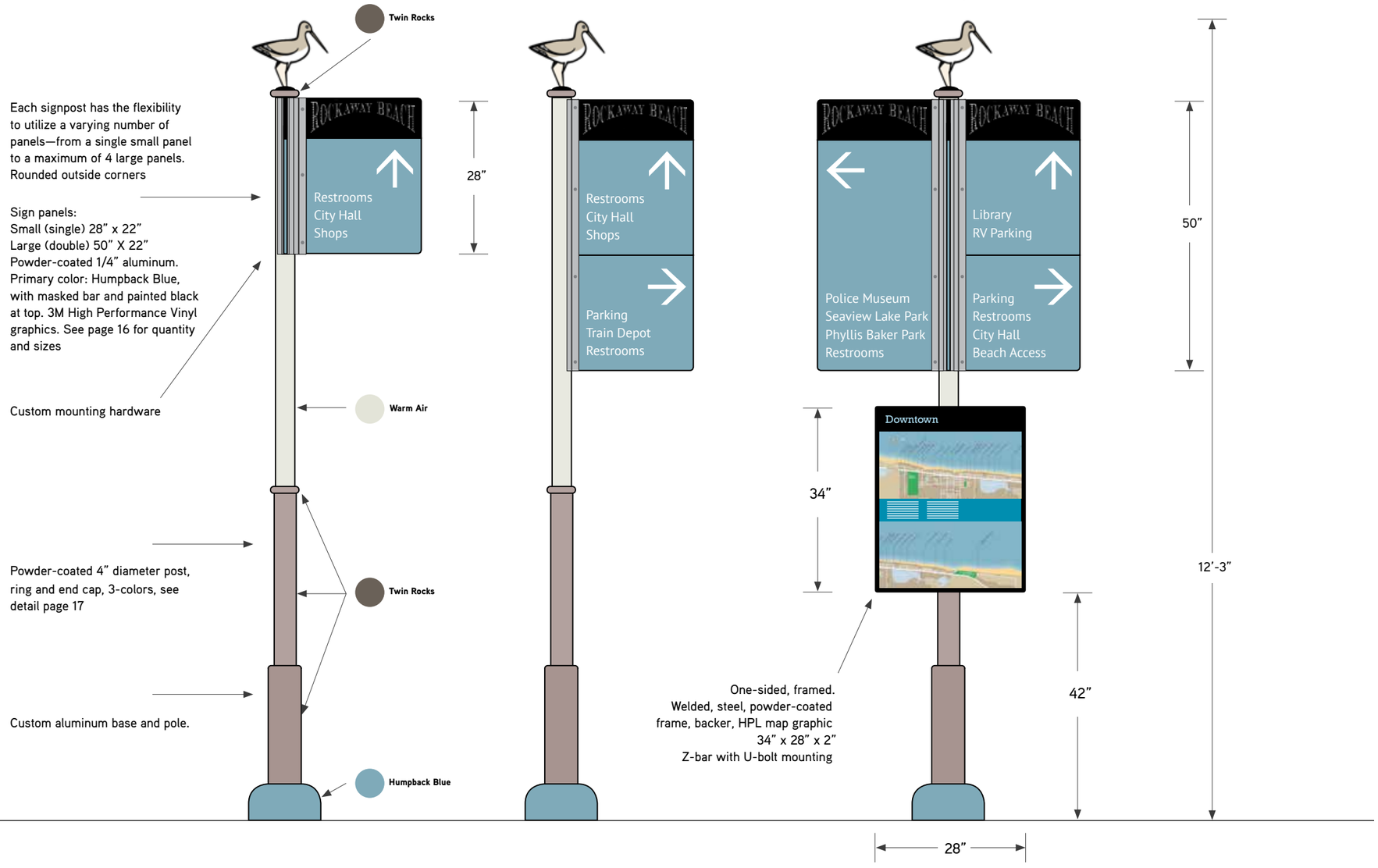
Downtown Kiosk/Map

W5

NOTES

- Sign, base and hardware to be engineered (wind, soil) by fabricator
- Powder-coated hardware
- Digital graphic files provided by designers, Partmers in Design
- Footing plan by fabricator (to be shown in construction drawings)
- Break-away where applicable

Hardware options to be sourced or custom by fabricator and reviewed with design team



Scale:
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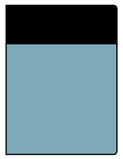
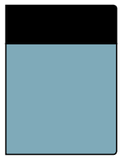
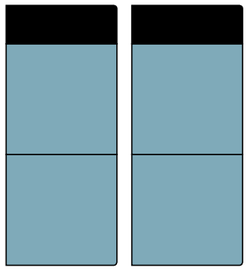
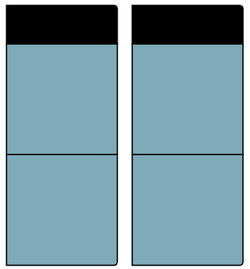
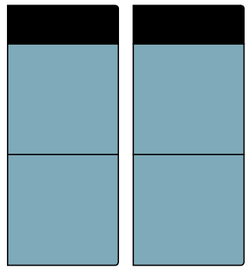
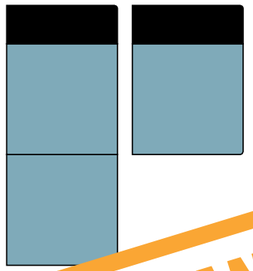
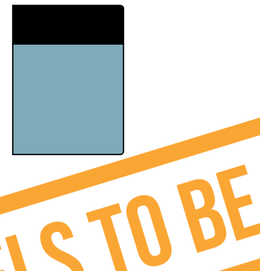
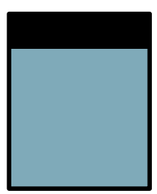
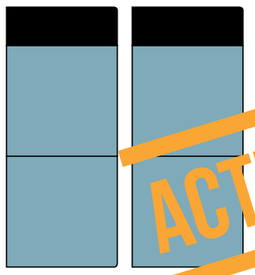
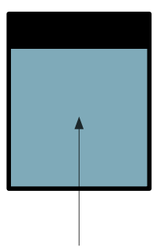
- ○ Half scale
- ○ Full scale

Pedestrian Directionals

D1, 4, 5, 6, 7, 8

	D1	D4	D5	D6	D7	D8
	Powder-coated 1/4" aluminum	Primary color: Primary Humpback Blue, with black header at top	3M High Performance Vinyl graphics	Digital graphic files to be provided by Partners in Design		
Small (single)						
Large (double)						
Map Unit						
	Small (single) 28" x 22" 2-sided TOTAL 10 PANELS Large (double) 50" X 22" 2-sided TOTAL 12 PANELS Map Units are 34" x 28" 1-sided TOTAL 2 PANELS					2 Map Units One-sided Welded, steel, powder-coated frame, backer, HPL map graphic 34" x 28" x 2" Same art with the exception of "you are here" markers

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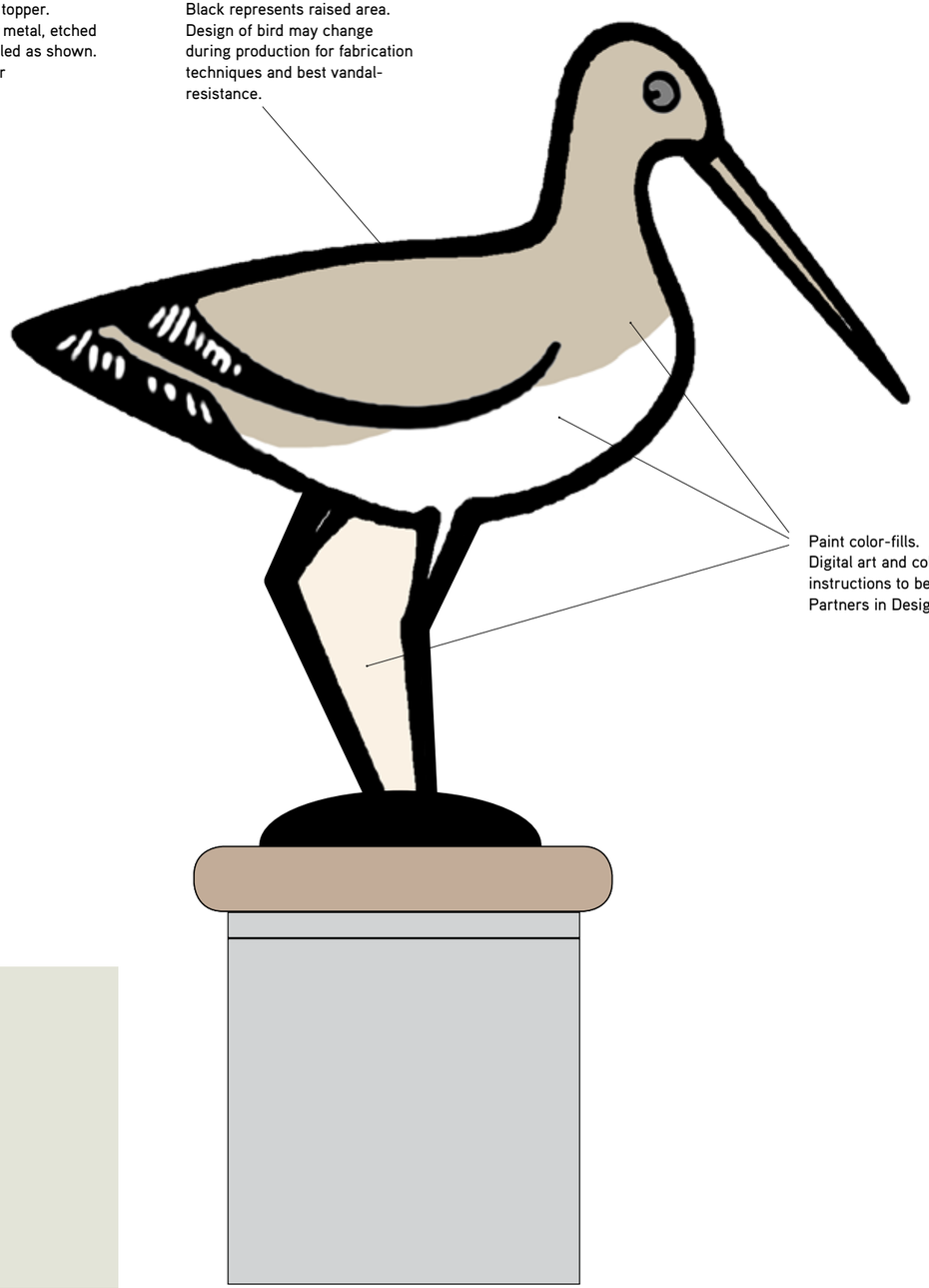
- ○ 1" = 1'-0"
- ○ Half scale
- ○ Full scale

D1, 4, 5, 6, 7, 8 Pedestrian Directionals *panels required*

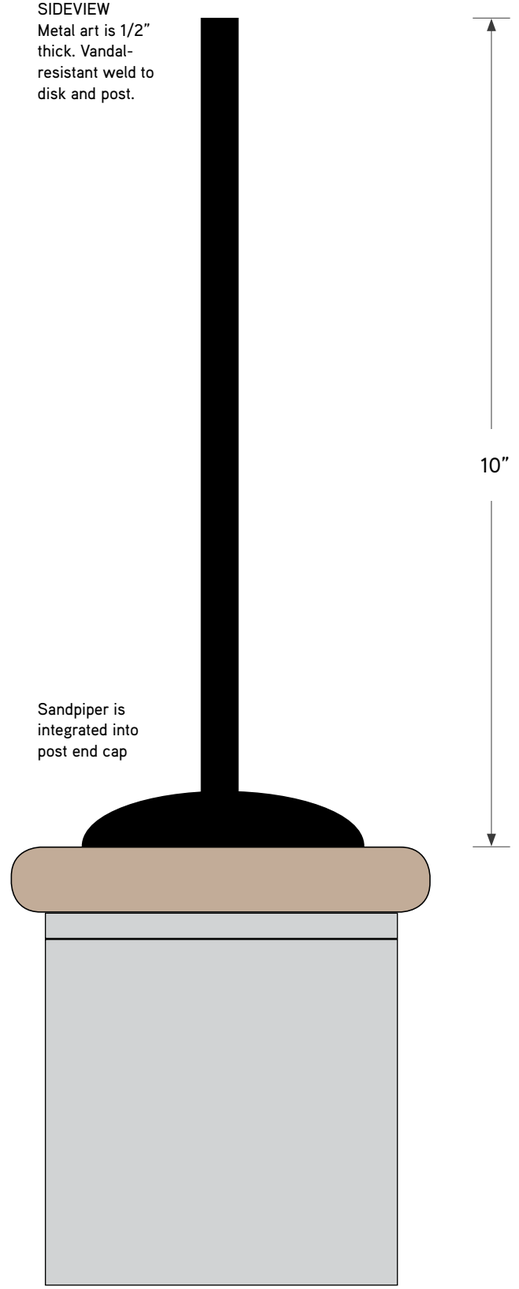
Sandpiper post topper.
Cut from heavy metal, etched or cast, paint filled as shown. Secure-weld for anti-vandalism.

Black represents raised area. Design of bird may change during production for fabrication techniques and best vandal-resistance.



Paint color-fills.
Digital art and color-break instructions to be provided by Partners in Design.

SIDEVIEW
Metal art is 1/2" thick. Vandal-resistant weld to disk and post.



NOTES

— Digital graphic file to be provided by designer
— Prototyping will be necessary
— The shape of the bird may need to be changed during production considering fabrication techniques and best vandal-resistance

Scale:
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- ○ Full scale

Detail Pedestrian Directional Post Topper

Signs to replace existing. Fabricator to determine width of existing and match width. 2-sided sign. 1/8" Aluminum panels, rounded corners, 3M High Performance vinyl background, and laser-cut graphics. Digital graphic file to be provided by Partners in Design.

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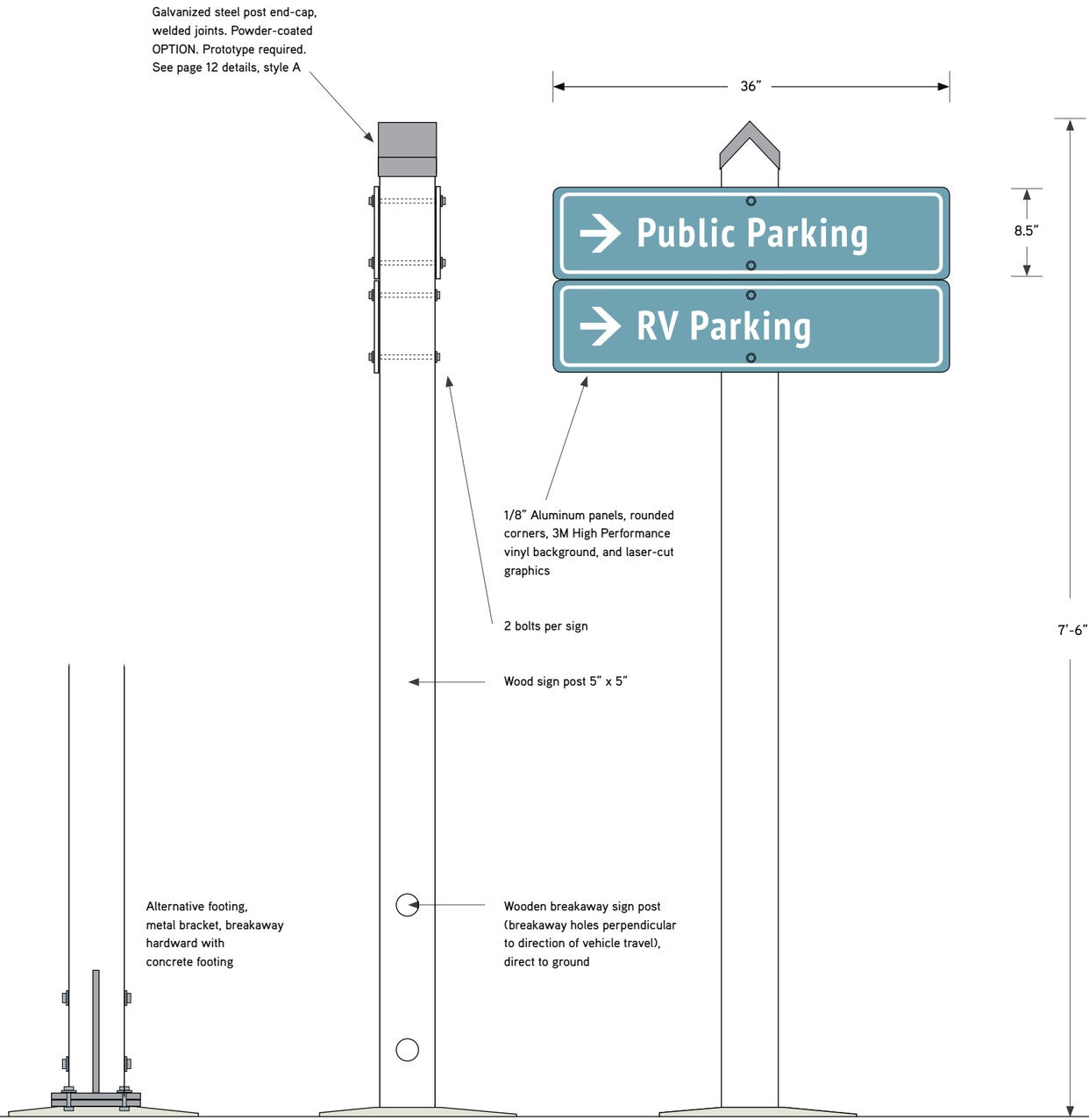
Anchor Street Parking

D2

NOTES

— Western Red Cedar, UV inhibitor
— Footing plan by fabricator (concrete)
— Digital graphic file to be provided by client/designer
— Galvanized steel hardware, Welds to be continuous and ground smooth. Powder-coated option for endcap and footing hardware
— Individual destination signs, each 8-1/2" x 36" x 1/8" (see Message Schedule for quantities), in this case 2 signs
— One-sided, 3M High Performance vinyl graphics and panel color



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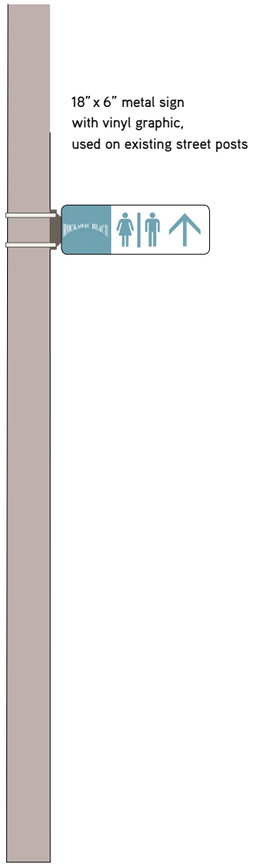
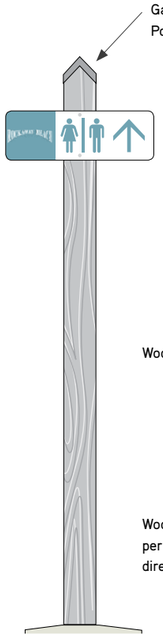
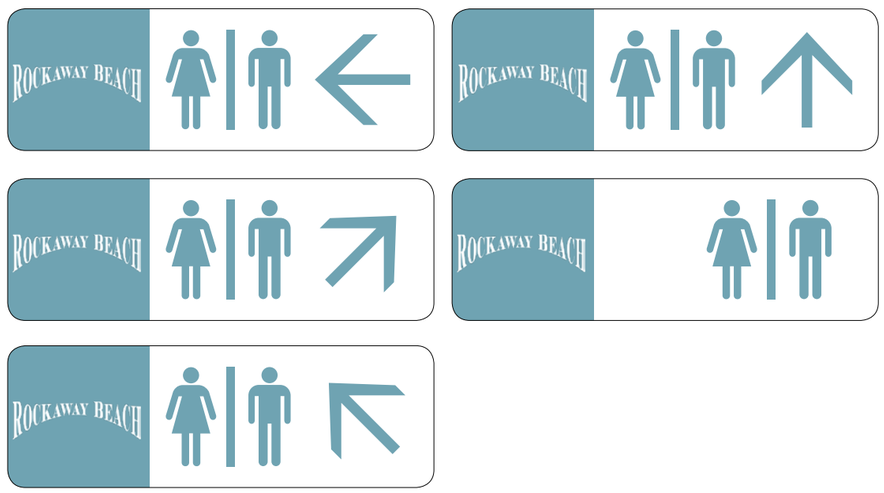
Parking & Destination Directionals

D3

These signs are changeable in location and direction. Aluminum signs, with rounded corners, drilled holes for mounting either to new wooden posts (1 or 2-sided) or with straps (1 or 2-sided) to existing poles, with 3M vinyl graphics (full color). Since exact quantity is not known at this time, please provide per unit cost for quantities of 10 and 20 signs. Please also provide an ADDITIONAL quote for single sign posts and installation (see detail below.) Digital graphic files to be provided by designer.



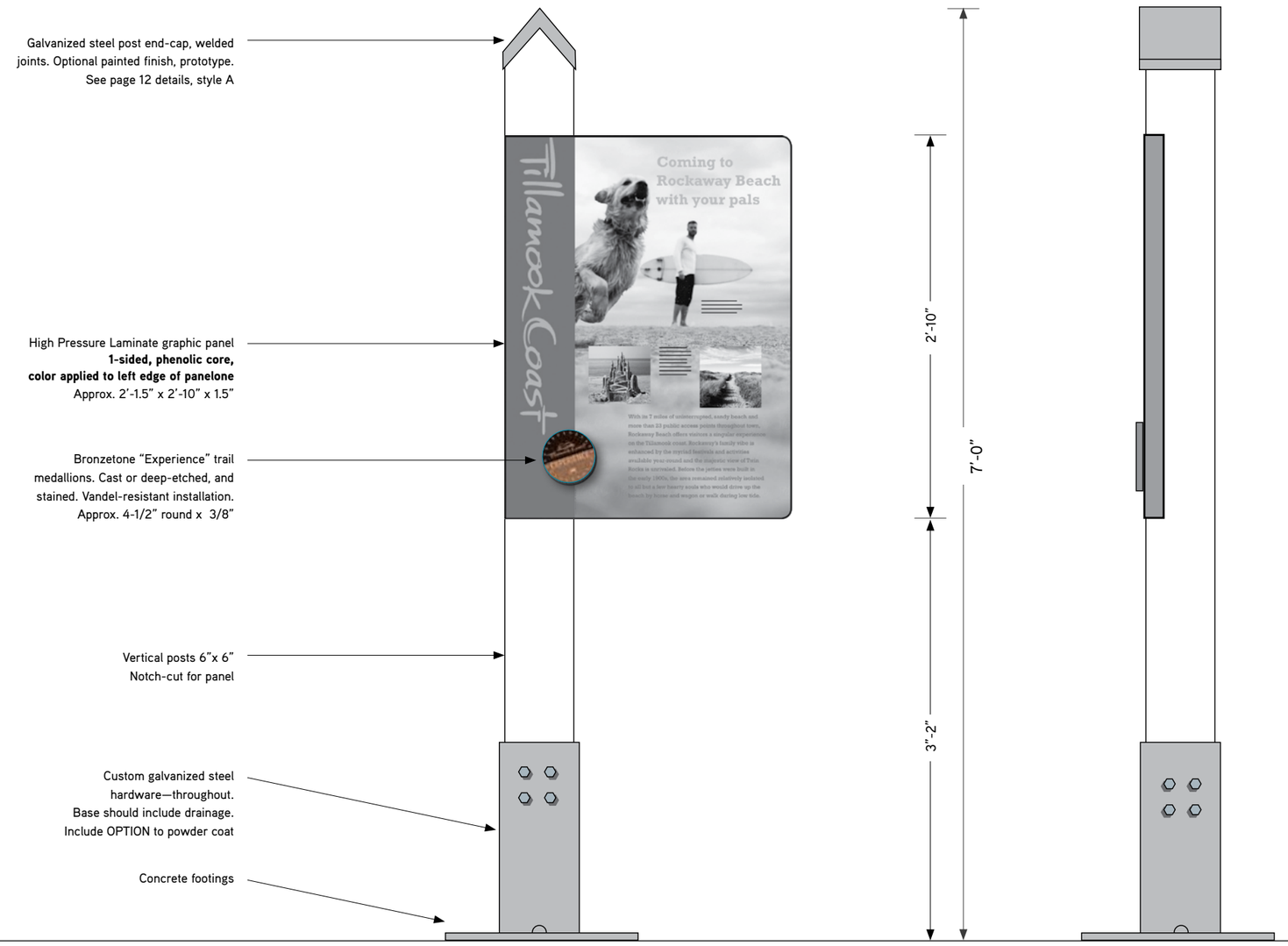




D12 Pedestrian Restroom Directionals (various locations)

NOTES

- Wood components: Western Red or Port Orford Cedar, UV inhibitor
- Digital graphic file to be provided by client/designer
- Sign, base and hardware to be engineered (wind, soil) by fabricator.
- Footing plan by fabricator, to be shown in Construction Drawings
- Some prototyping will be necessary
- Break-away where applicable by code



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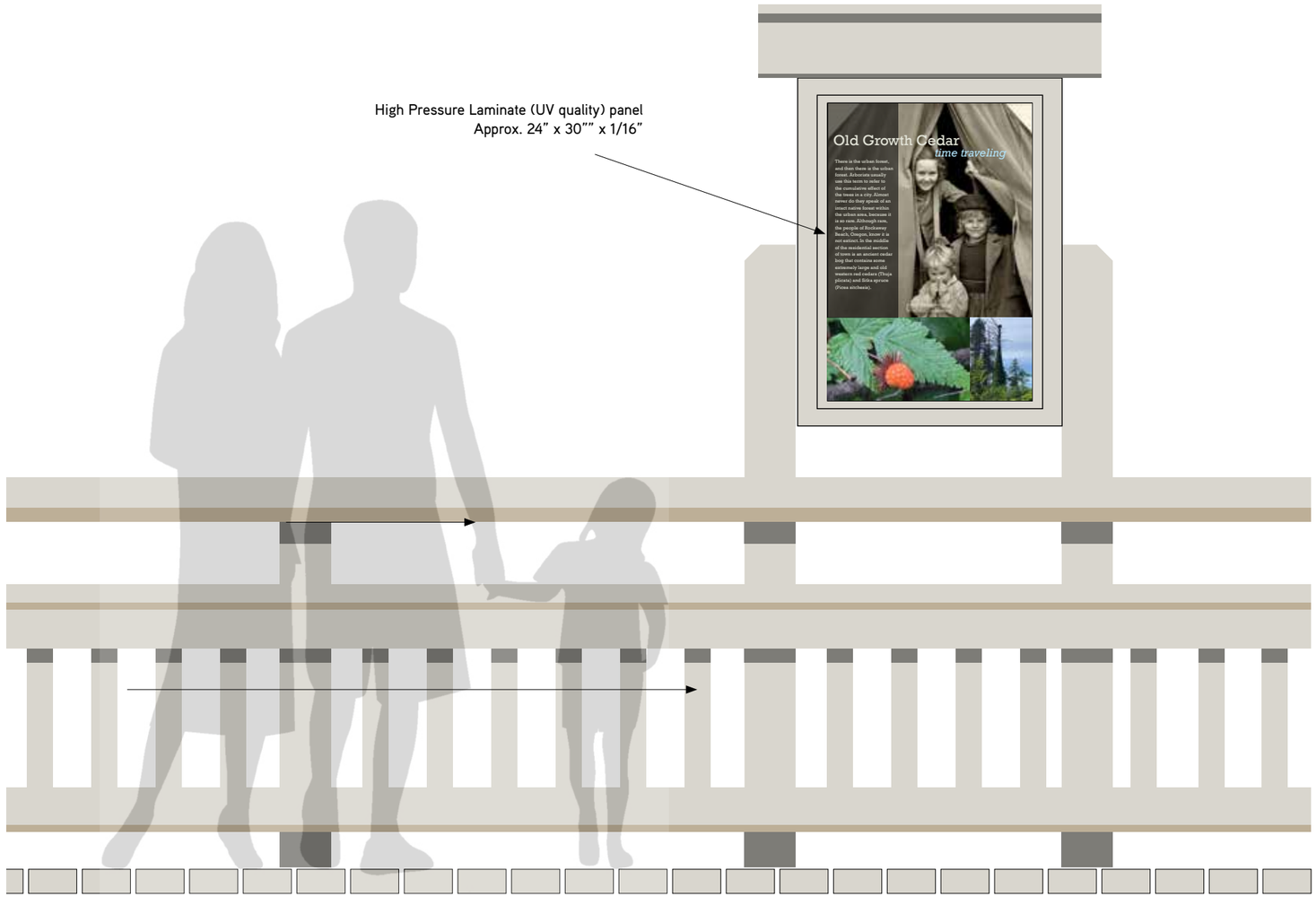
- ○ Full scale

S12 Interpretives/Beach

NOTES

- High Pressure laminate panel. UV protected. Digital graphic file to be provided by designers: Partners in Design
- Frame, railing and case are existing and are not to be estimated for fabrication
- Replace existing graphic panel within frame
- Exact dimension to fit case determined by fabricator
- Installation by fabricator. No visible hardware



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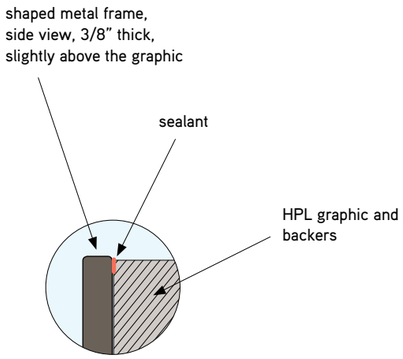
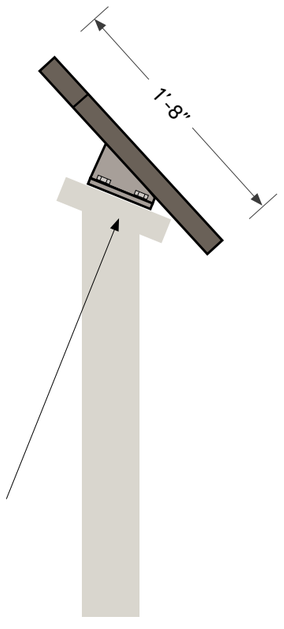
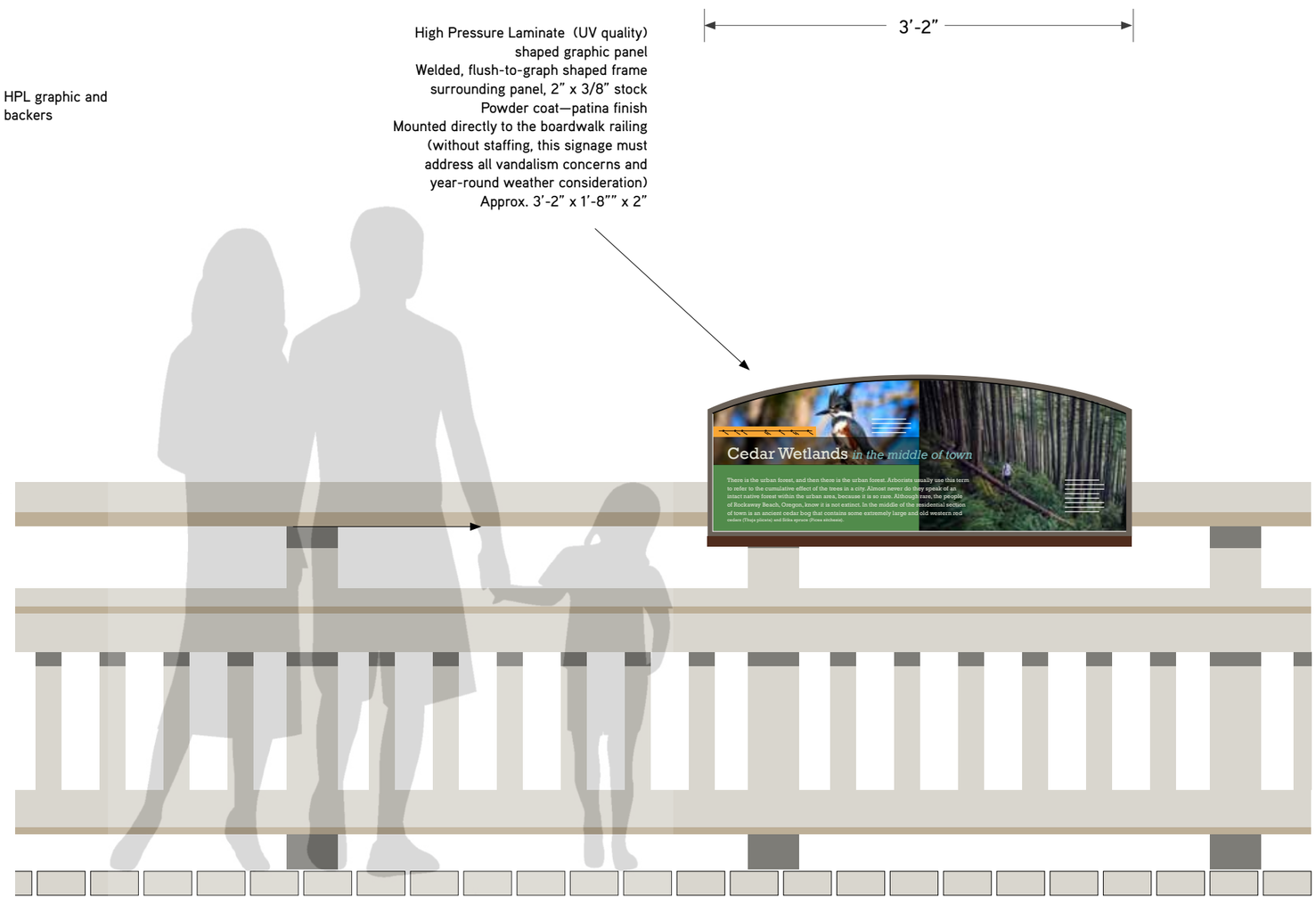
S2 Interpretives/Forest Boardwalk

NOTES

- High Pressure laminate panel. Digital graphic file to be provided by designers: Partners in Design
- Sign, frame, hardware to be engineered by fabricator
- Frame is barely flush-mounted to graphic, frame is slightly above the HPL panel, with silicon barrier between.
- Powder coat, patina finish, brown-black-gray (swatches to be provided by fabricator)
- Railing installation plan by fabricator, to be shown in Construction Drawings







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S3-S9 + 16 Interpretives/Forest Boardwalk & Pier