Vireo

Exterior Sign Program

Design Development 90%

11 August, 2016

UPDATES:
26 September, 2016
12 October, 2016

WeidnerCA

Signage and Graphics
to Brand the Built Environment©

In collaboration with:

ROSS LUTHIN CREATIVE

vireo

Identity

ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890 abcdefghijklmnopqrstuvwxyz

Hurtmold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890 abcdefghijklmnopqrstuvwxyz

Proxima Nova Alt Condensed Semibold

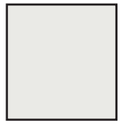
ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890 abcdefghijklmnopqrstuvwxyz

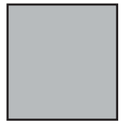
DIN 1451 Engschrift

Fonts

All paint to have satin finish unless otherwise noted.

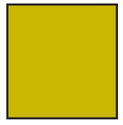


P1e
DUNN EDWARDS
DEW386
Precious Pearls



P2e
DUNN EDWARDS
DE6360
Foil

P3e
DUNN EDWARDS
DE6368
Walrus

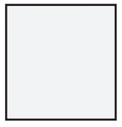


P4e
Vireo Green
PMS 397

P5e
Matthews
MP18243
Smelted Steel Met.

M1e
RESYSTA
Color TBD
Match Bldg.

V1e
Arlon
Medium Gray



V2e
3M Reflective White

V3e
3M Reflective Black

Colors

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Signage and Graphics
to Brand the Built Environment©

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Sacramento, CA 95822
916-452-8000

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Consulting Designers

ROSS LUTHIN CREATIVE

creative@rossluthin.com
707.573.7359

Project:

Vireo
3301 Michelson
Irvine, CA 92612

Client:

Sares•Regis Group

- ☐ Planning
- ☐ Schematic Design
- 08.11.16 ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
N/A

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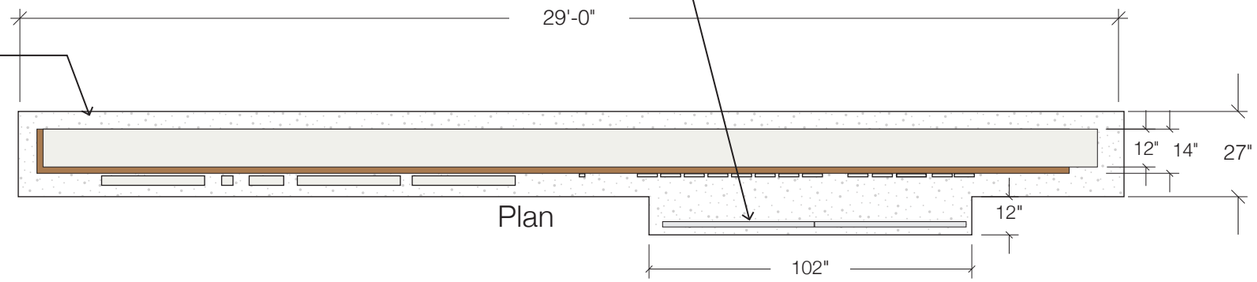
Exterior Contents,
Colors & Fonts

i

Bitro LightPrizm washer lights
LPL55-X1280-WW
Two (2) 48” units butted
(confirm light color w/ client)

Concrete mow strip at
perimiter of sign
[Opt: by others]



Plan

Hardie Allura

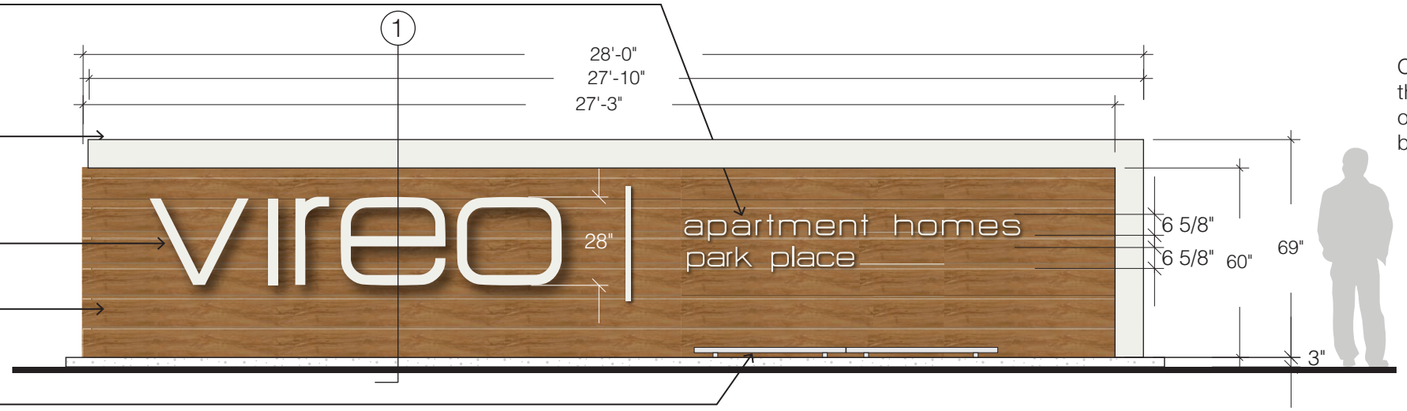
Fabricated SS letters, P1e
1” thick

Aluminum sign cabinet P1e
with painted finish
[Opt: sub-structure by others]

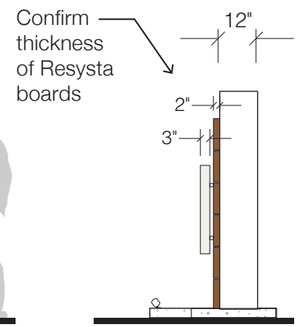
Halo lit letters P1e
[Opt: non-illuminated]

Resysta Wood (to match M1e
building siding) mounted
to aluminum sign cabinet

Bitro LightPrizm washer lights
LPL55-X1280-WW
Two (2) 48” units butted
(or approved equal; confirm light color w/ client)
[NIC : by others]



Face



1 Section

Detail
1-1/2”=1’0”

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- ☐ City Submittal
- ☐ Design Intent

Scale
1/4”=1’-0”

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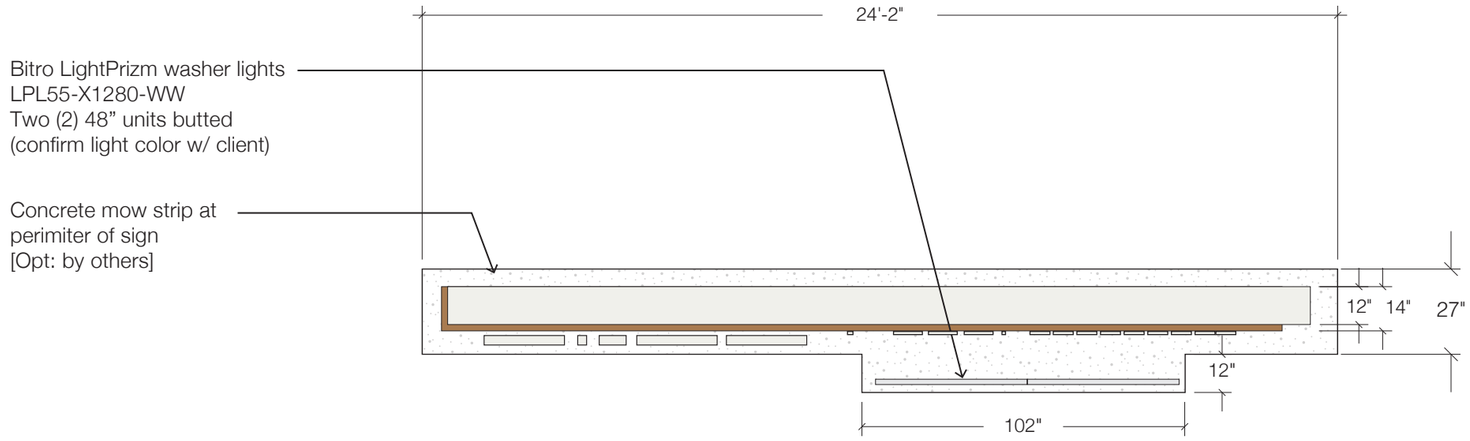
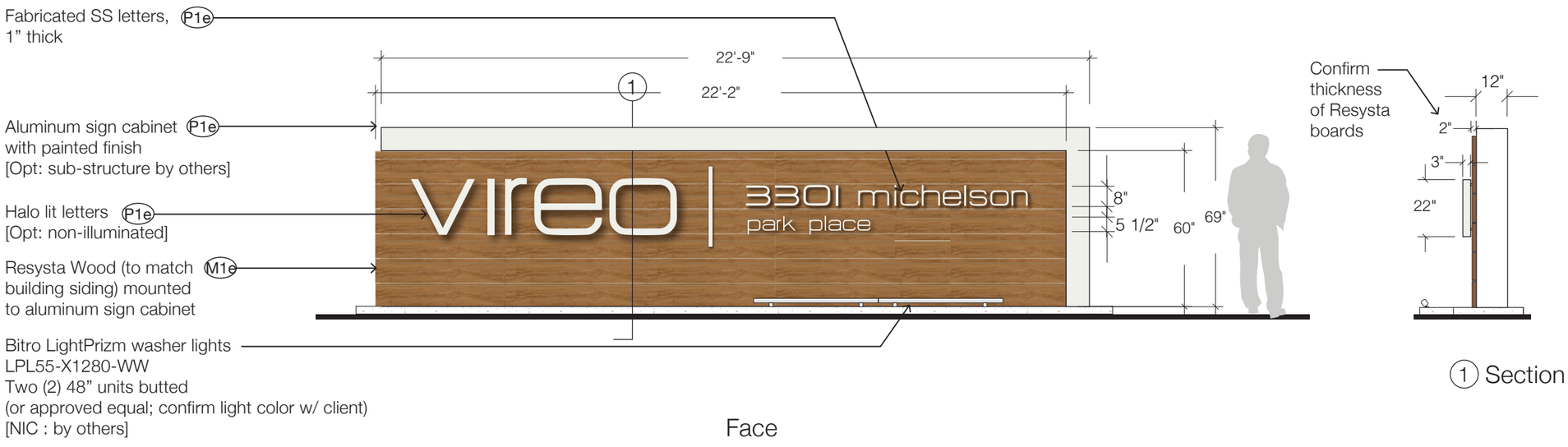
MID-1
Primary Monument Sign

e1.0



Plan



Face

1 Section

Detail
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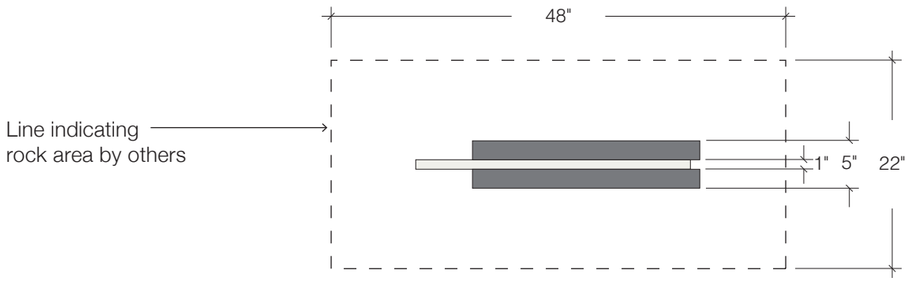
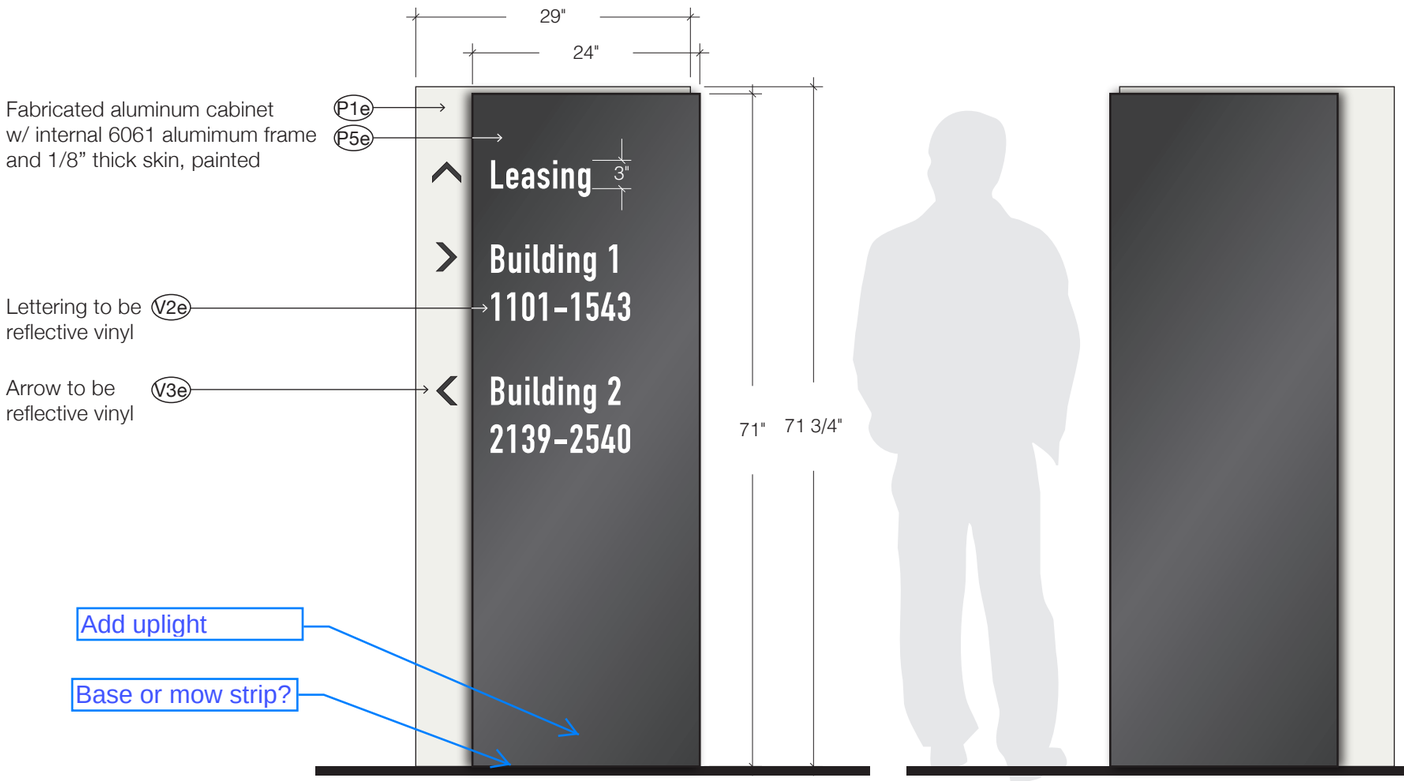
MID-2
Primary Monument Sign

e2.0



Plan View



Face

Back

Detail
3/4"=1'0"

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Scale
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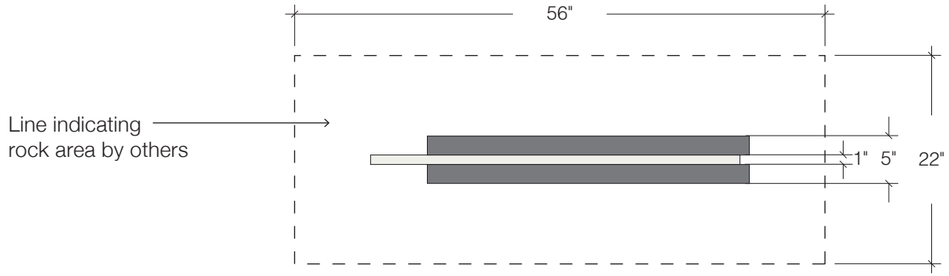
VD-P
Vehicular Directional Sign

e3.0

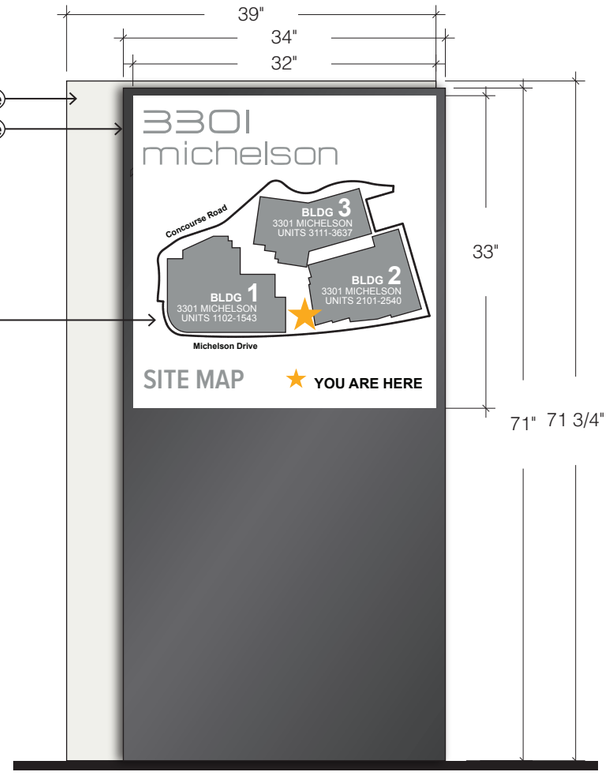


Plan View

Fabricated aluminum cabinet
w/ internal 6061 alumimum frame
and 1/8" thick skin, painted

Reverse cut translucent
white acrylic panel
lit from LED lighting
within.

Site map digital printed
on translucent vinyl,
applied to acrylic face.



Face

Back

Detail

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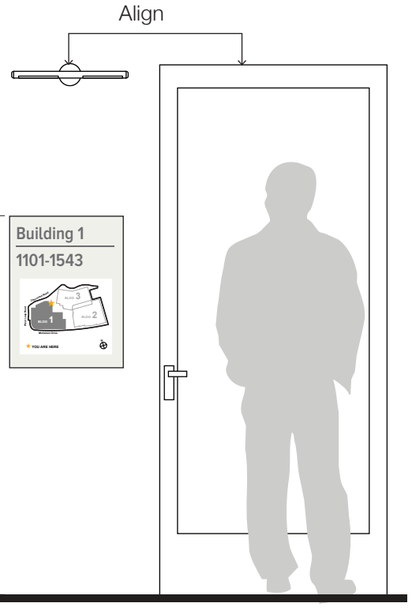
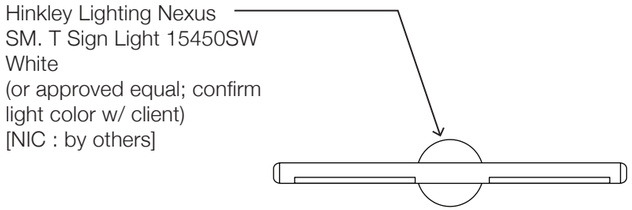
SM
Site Map

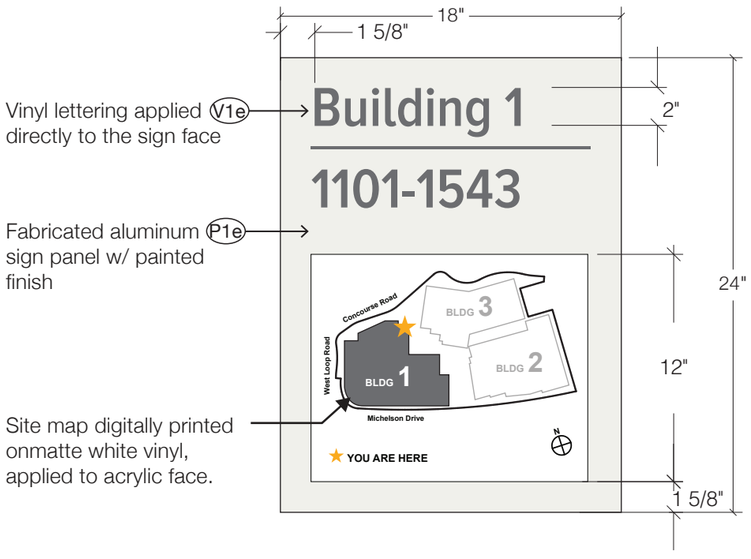
e4.0

Hinkley Lighting Nexus

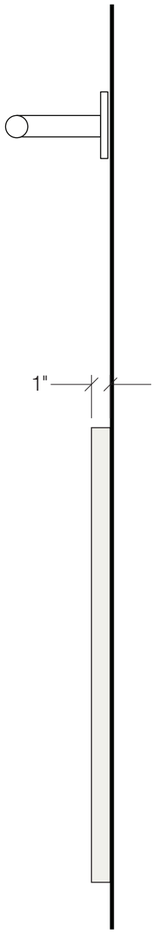


Typical Elevation
1/2"=1'-0"





Face



Side

Details
1-1/2"=1'-0"

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

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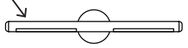
BD
Building Directory

e5.0

Hinkley Lighting Nexus

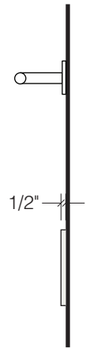
Optional:
Hinkley Lighting Nexus
SM. T Sign Light 15450SW
White
(or approved equal; confirm
light color w/ client)
[NIC : by others]



1/2” Acrylic, painted

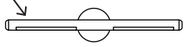
P1

Number Only



Side

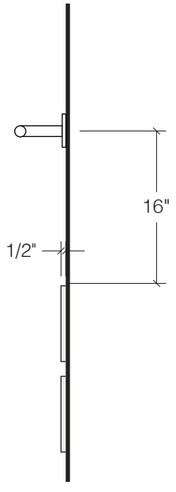
Optional:
Hinkley Lighting Nexus
SM. T Sign Light 15450SW
White



1/2” Acrylic, painted

P1

Number with Street Name



Side

Detail

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Scale
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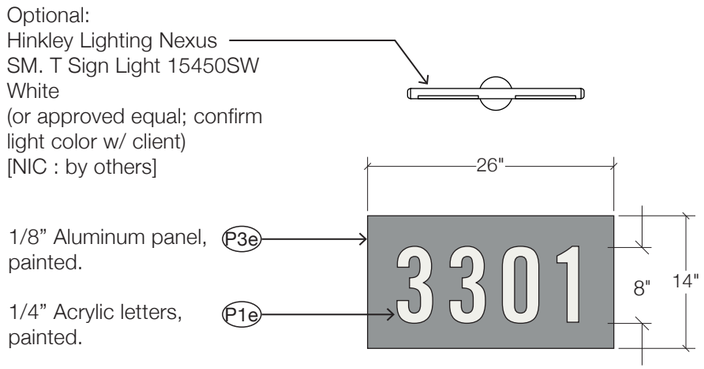
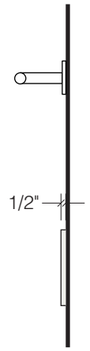
AD
Building Address

e6.0

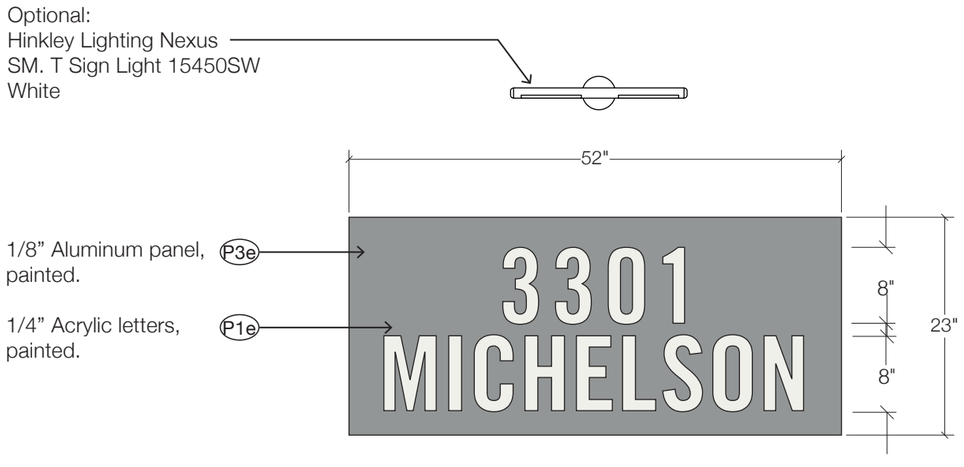
Hinkley Lighting Nexus



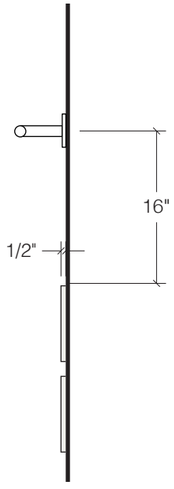
Number Only



Side



Number with Street Name



Side

Detail

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AD
Building Address
Panel Option

e6.1

Hinkley Lighting Nexus

Optional:
Hinkley Lighting Nexus
SM. T Sign Light 15450SW
White
(or approved equal; confirm
light color w/ client)
[NIC : by others]

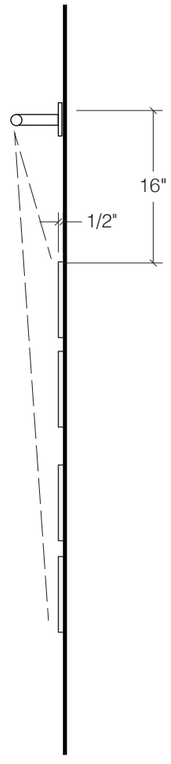
3301

P3e Alternate color when address number is placed on a light colored wall.

P3e Locations: 4, 7, 8, 10

Face

P1e Locations: 1, 2, 3, 5, 6, 9



Side

Detail

1 08.11.16

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Scale
3/4"=1'-0"

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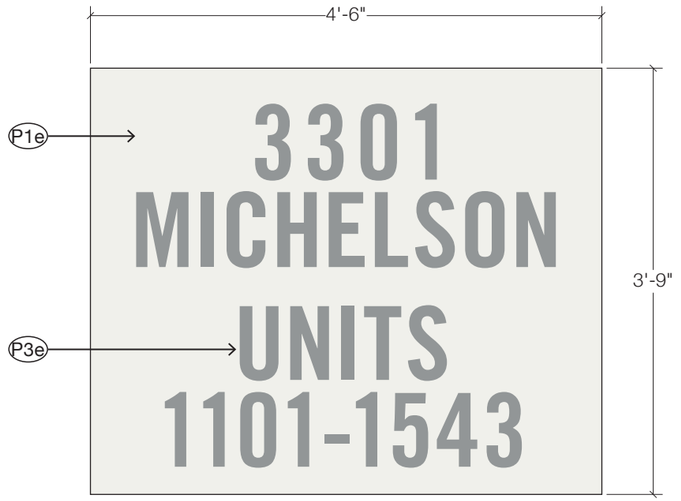
BID-1
Building Identity
Unit Range Signs

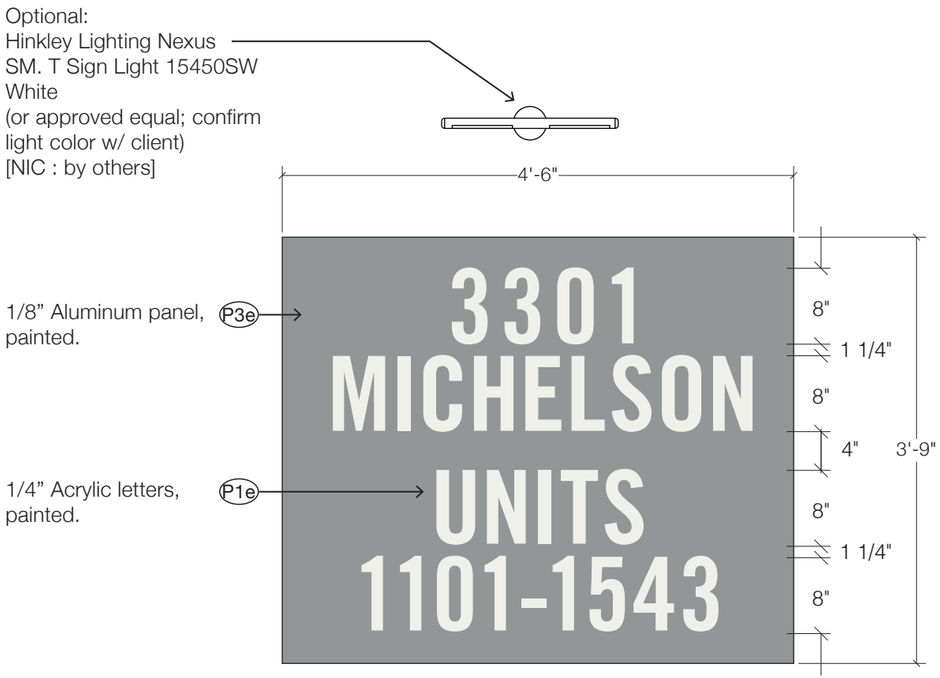
e7.0

Hinkley Lighting Nexus



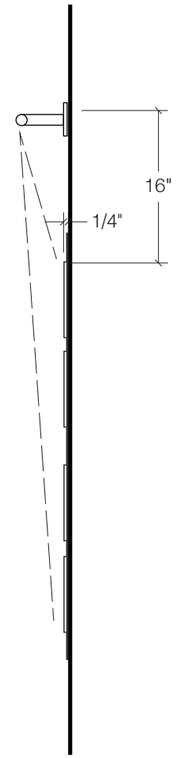
P3e Alternate color when address number is placed on a light colored wall.

P3e Locations: 4, 7, 8, 10



Face

P1e Locations: 1, 2, 3, 5, 6, 9



Side

Detail

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Consulting Designers

ROSS LUTHIN CREATIVE

creative@rossluthin.com
707.573.7359

Project:

Vireo
3301 Michelson
Irvine, CA 92612

Client:

Sares•Regis Group

10.10.16

- ☐ Planning
- ☐ Schematic Design
- ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
3/4”=1’-0”

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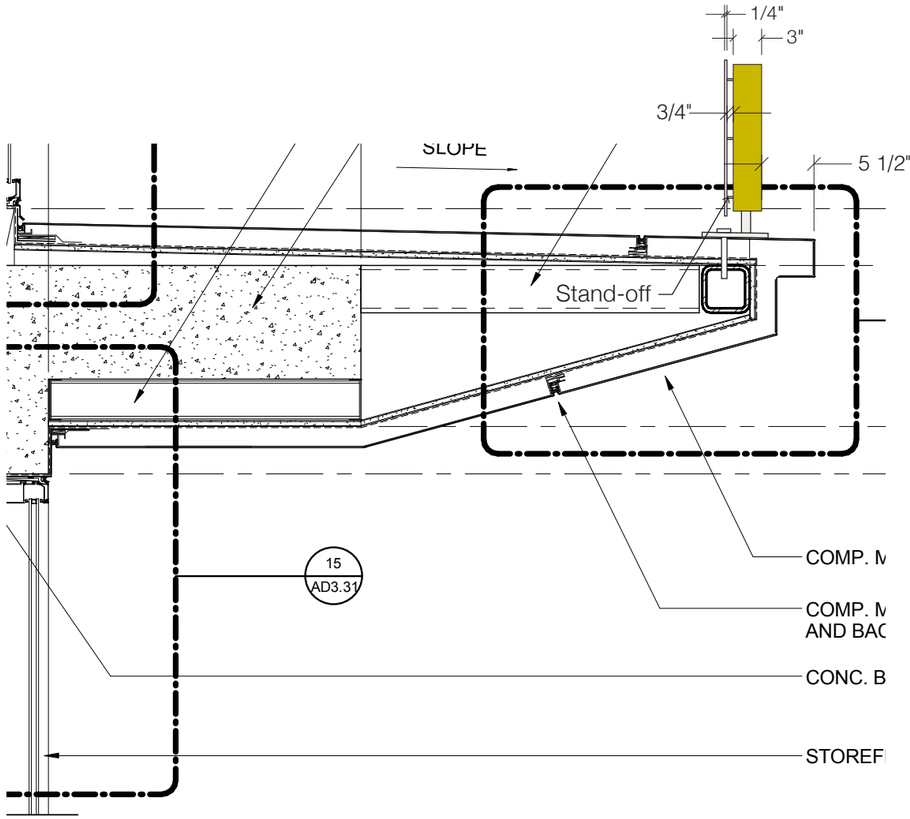
BID-1

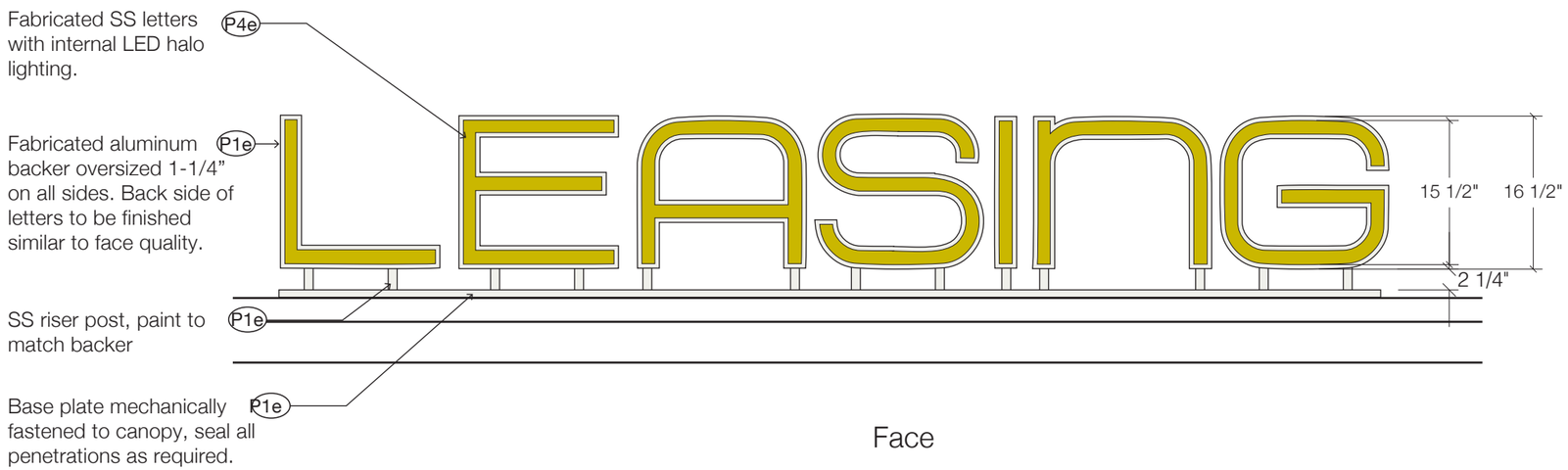
Building ID & Unit Range
Panel Option

e7.1



See page e9.1 for placement elevation and 3D view.

Side



Face

Detail

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3301 Michelson
Irvine, CA 92612

Client:

Sares•Regis Group

- ☐ Planning
- ☐ Schematic Design
- 08.11.16 ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
3/4"=1'-0"

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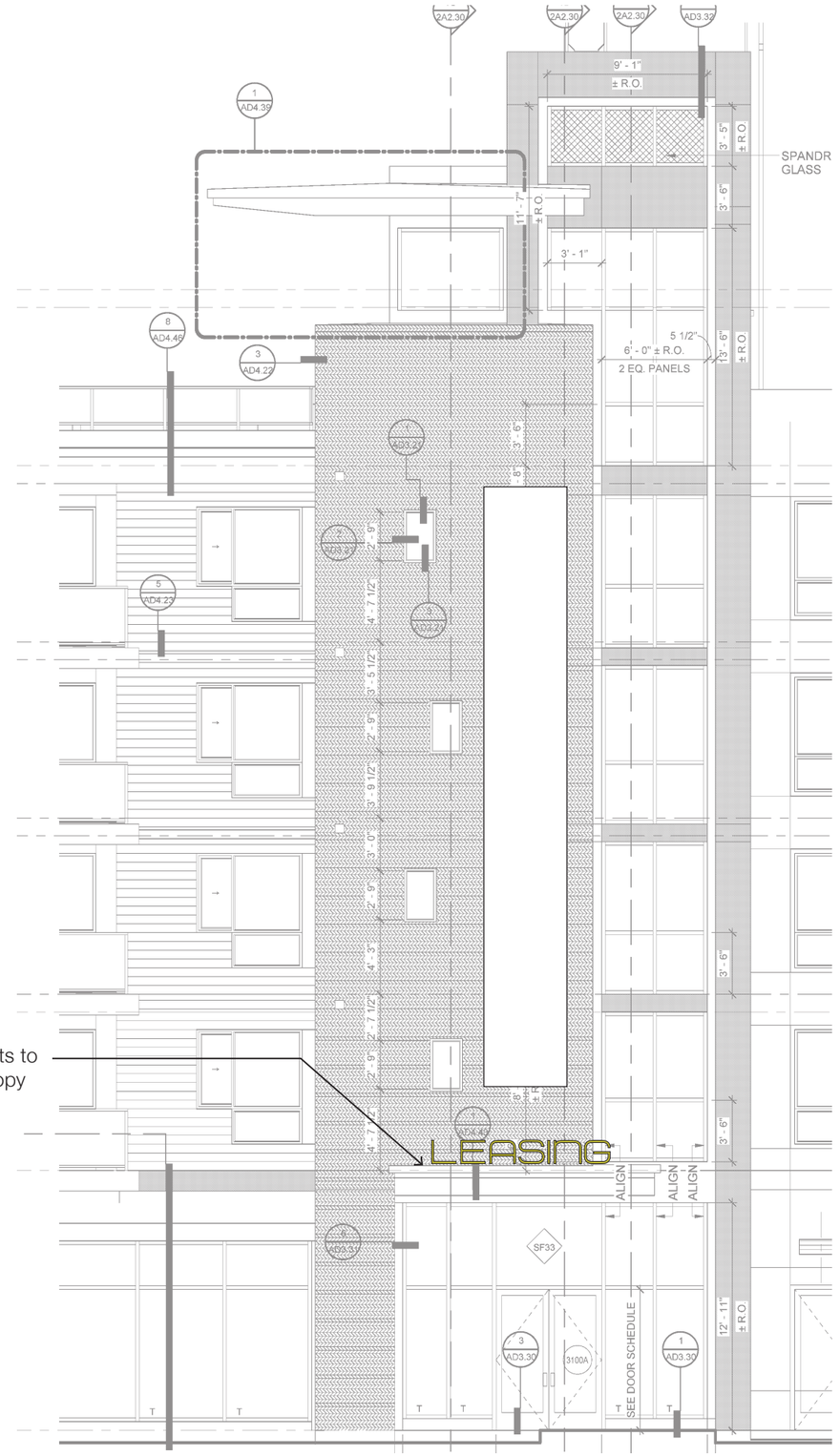
LC
Leasing Entry
Canopy Sign

e8.0

Photo Example
NTS

3D View
NTS



Sign mounts to top of canopy

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10.12.16

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- ☐ Schematic Design
- ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
1/8”=1’-0”

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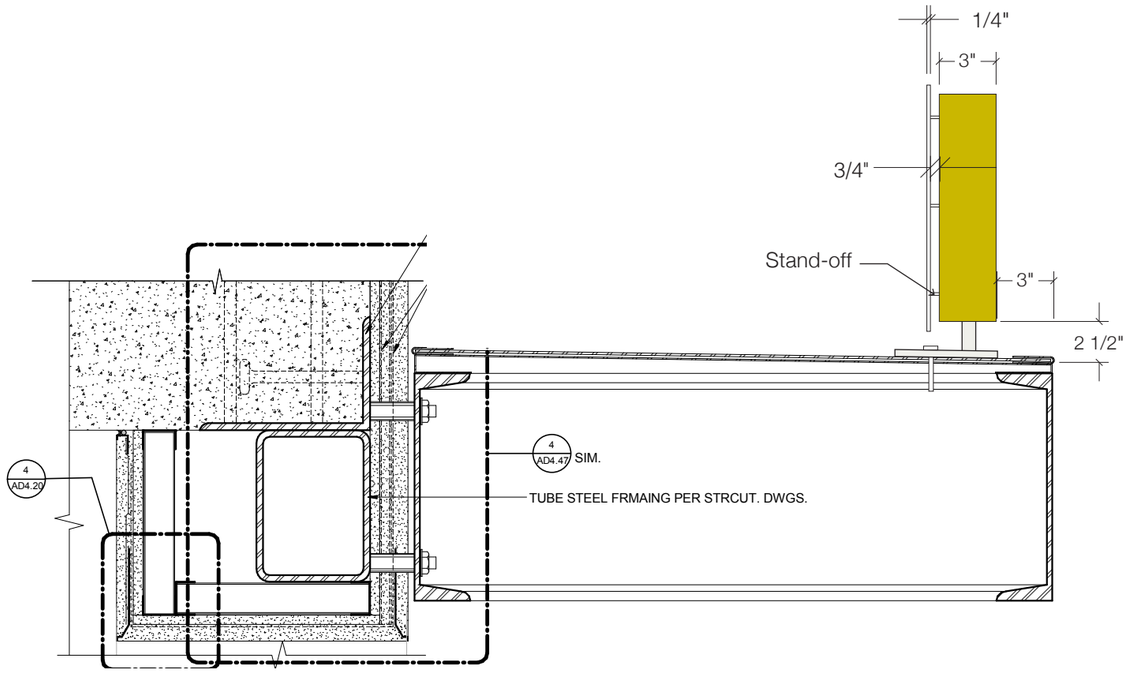
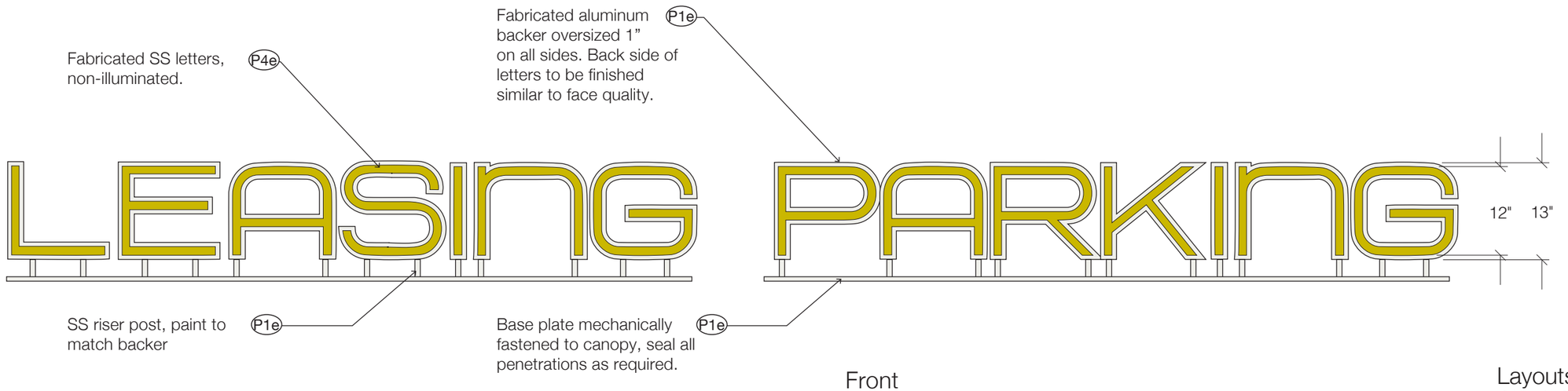
LC
Leasing Entry
Placement Elevation

e8.1



Section

Detail
1-1/2"=1'-0"



Front

Layouts
3/4"=1'-0"

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Project:

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Client:

Sares•Regis Group

08.11.16

- ☐ Planning
- ☐ Schematic Design
- ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
3/4"=1'-0"

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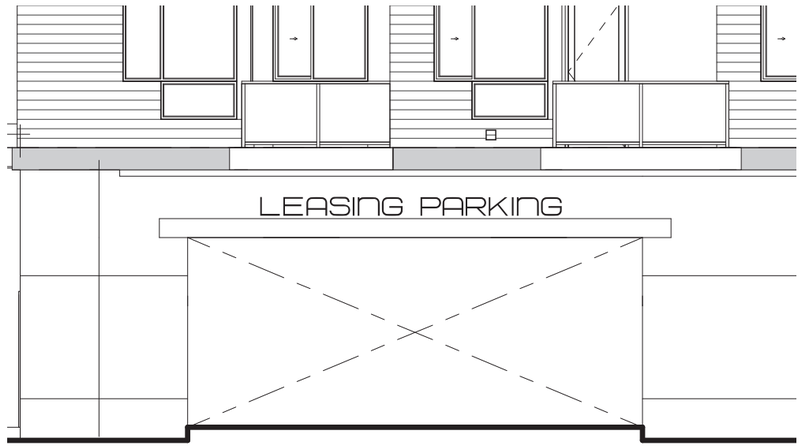
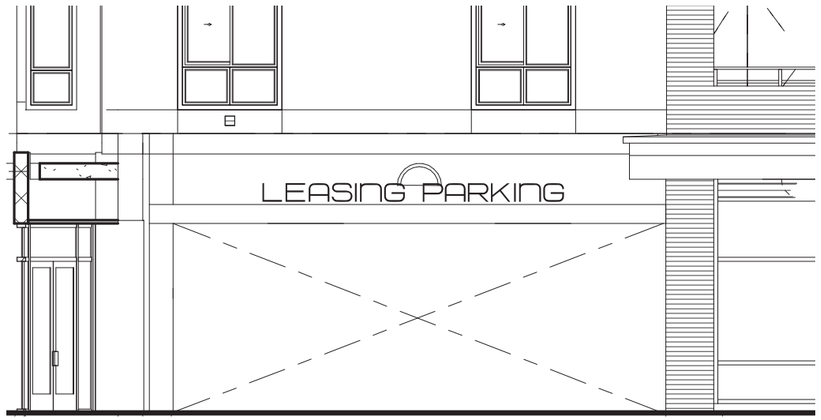
LP
Leasing Parking Entry Canopy Sign

e9.0



Bldg. 2 Entry



Bldg. 3 Entry

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707.573.7359

Project:

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3301 Michelson
Irvine, CA 92612

Client:

Sares•Regis Group

- ☐ Planning
- ☐ Schematic Design
- 08.11.16 ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
1/8”=1’-0”

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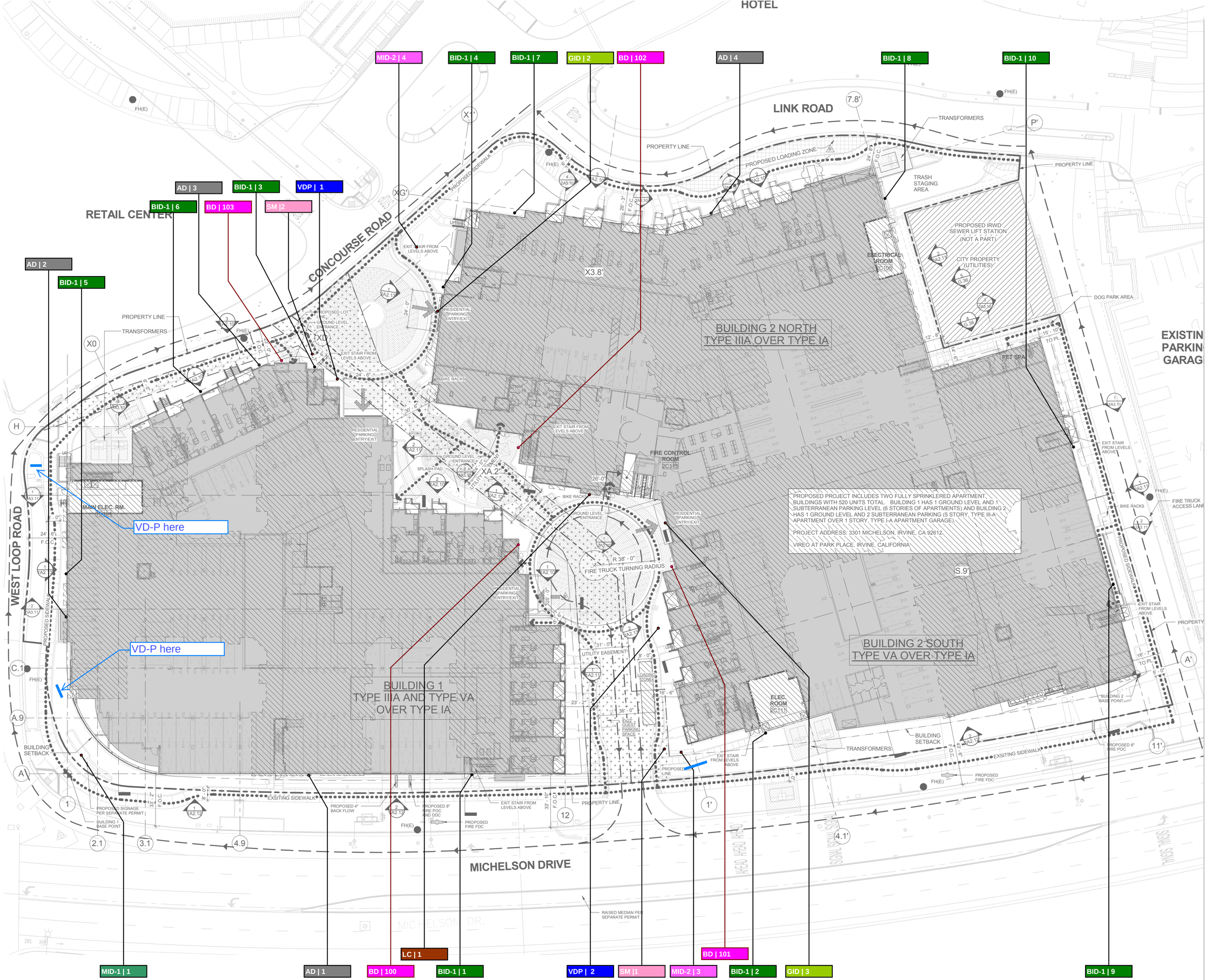
LP
Leasing Parking Entry
Canopy Sign

e9.1



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Project:
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3301 Michelson
Irvine, CA 92612

Client:
Sares • Regis

Legend

- MID-1 — Monument Sign, Primary
- MID-2 — Monument Sign, Secondary
- BID-1 — Building Identity
- VD-P — Vehic. Direct.,Freestanding
- AD — Address Number
- SM — Site Map

- ☐ Planning
- ☐ Schematic Design
- 08.22.16 ■ Design Develop.90%
- ☐ City Submittal
- ☐ Design Intent

Scale
1"=40'

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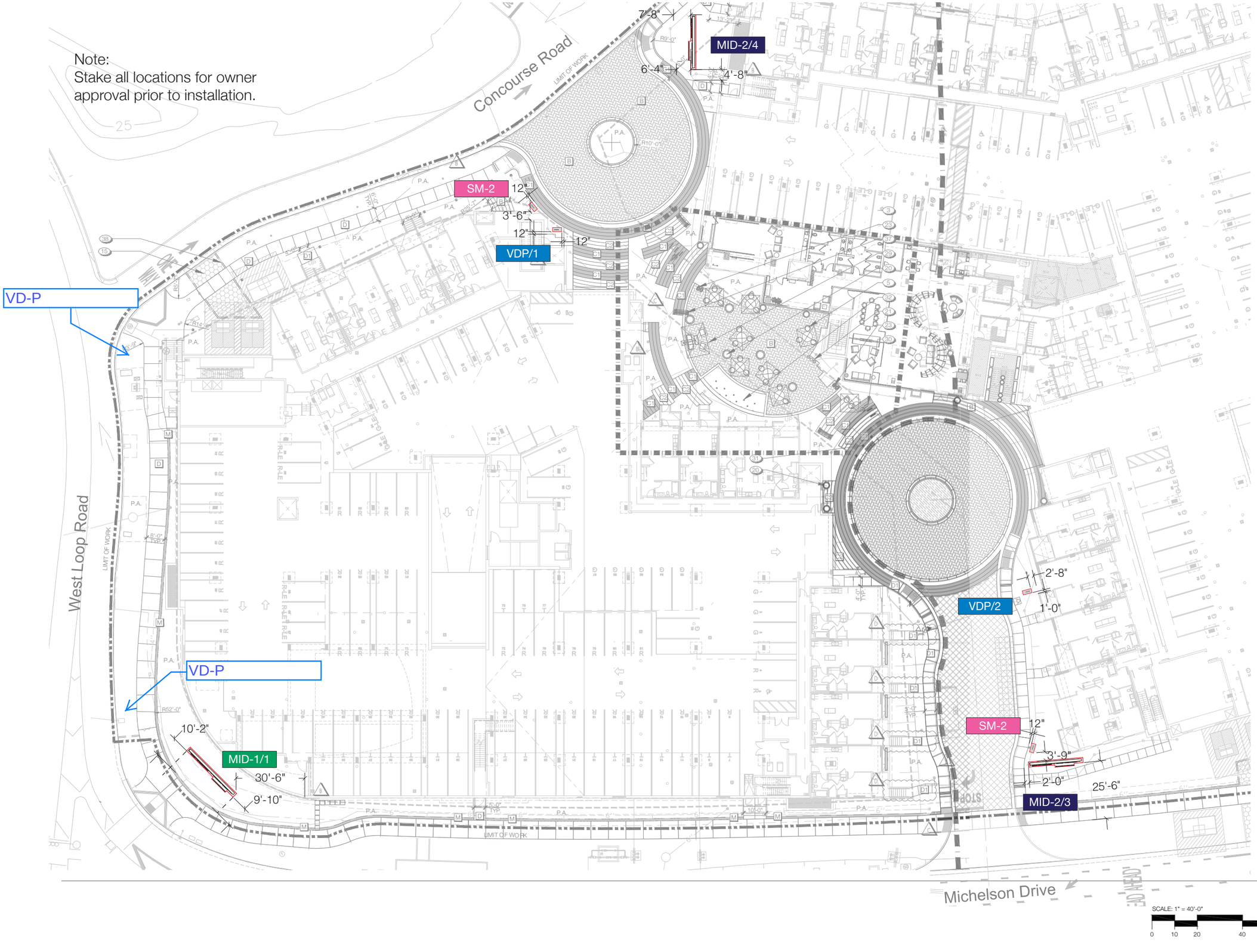
Exterior
Sign Locations

SL.1.E

Note:
Stake all locations for owner approval prior to installation.



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Irvine, CA 92612

Client:

Sares•Regis Group

10.10.16

- ☐ Planning
- ☐ Schematic Design
- ■ Design Devel. 90%
- ☐ City Submittal
- ☐ Design Intent

Scale
1”=40’

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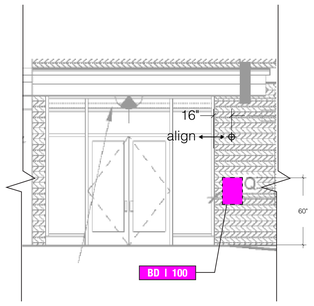
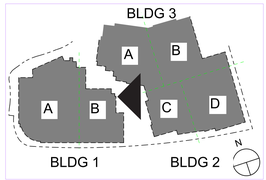
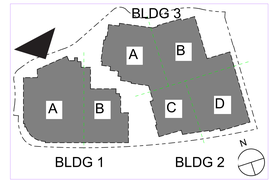
Freestanding Sign
Location Plan

SL.2.E

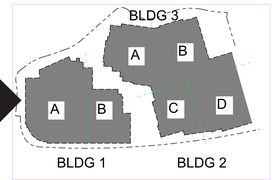




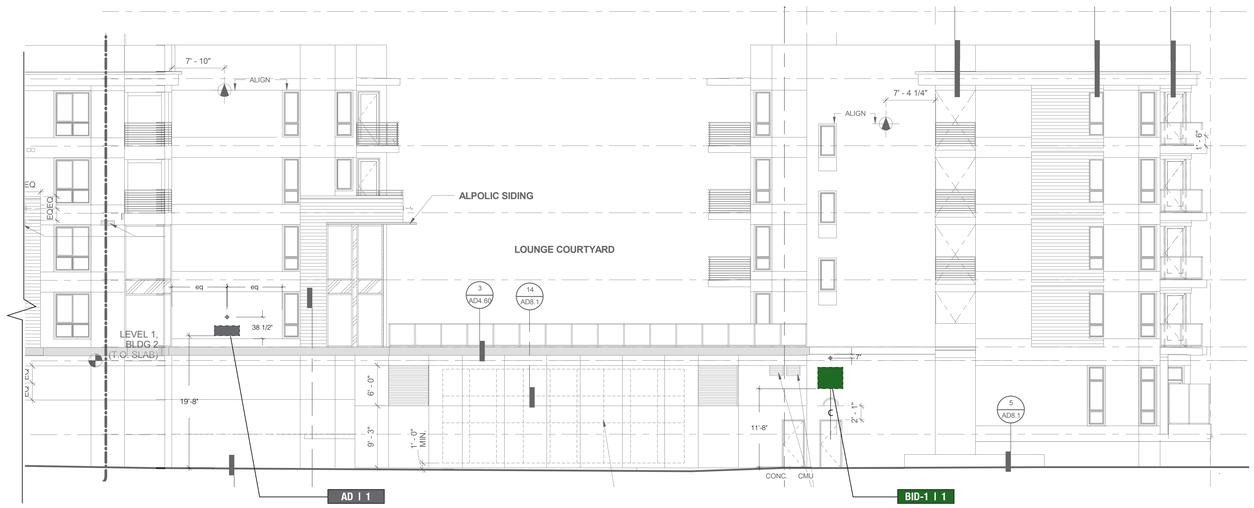
BUILDING 1, EAST
1/4"=1'-0"

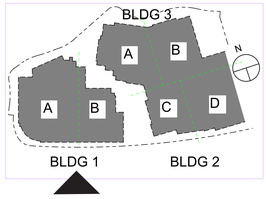


BUILDING 1, NORTH
1/8"=1'-0"



BUILDING 1, PARTIAL WEST
1/8"=1'-0"





BUILDING 1, PARTIAL SOUTH
1/8"=1'-0"

Legend

MID-1	Monument Sign, Primary
MID-2	Monument Sign, Secondary
BID-1	Building Identity
VD-P	Vehic. Direct.,Freestanding
AD	Address Number
SM	Site Map
CD	Corridor Directional
VD-H	Vehic. Direct.,Hanging
EID	Elevator ID

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707.573.7359

REVISION	REMARKS
04/20/15	City Comments
07/27/15	City Comments
09/26/15	Failure Placement

VIREO at PARK PLACE
Irvine, CA

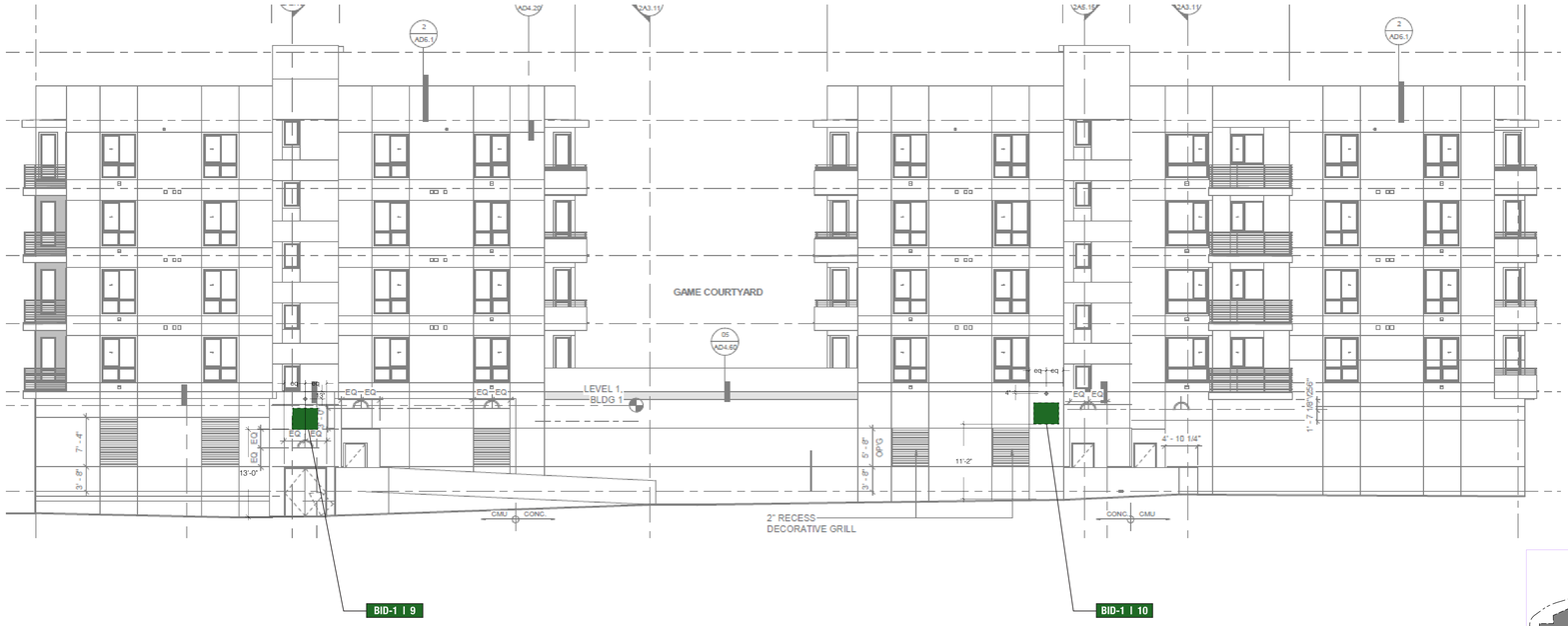
SARES REGIS GROUP
18825 Bardeen Ave., Irvine, CA
92612

DRAWING CONTENTS
SIGN LOCATION ELEVATIONS
BUILDING 1

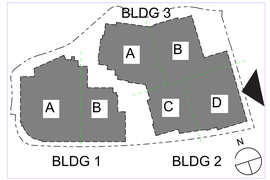
THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT. THEREFORE, THE BUILDINGS PRODUCED FROM THESE DOCUMENTS ARE NOT SUITABLE FOR USE AS OR CONVERSION TO A CONDOMINIUM PROJECT.

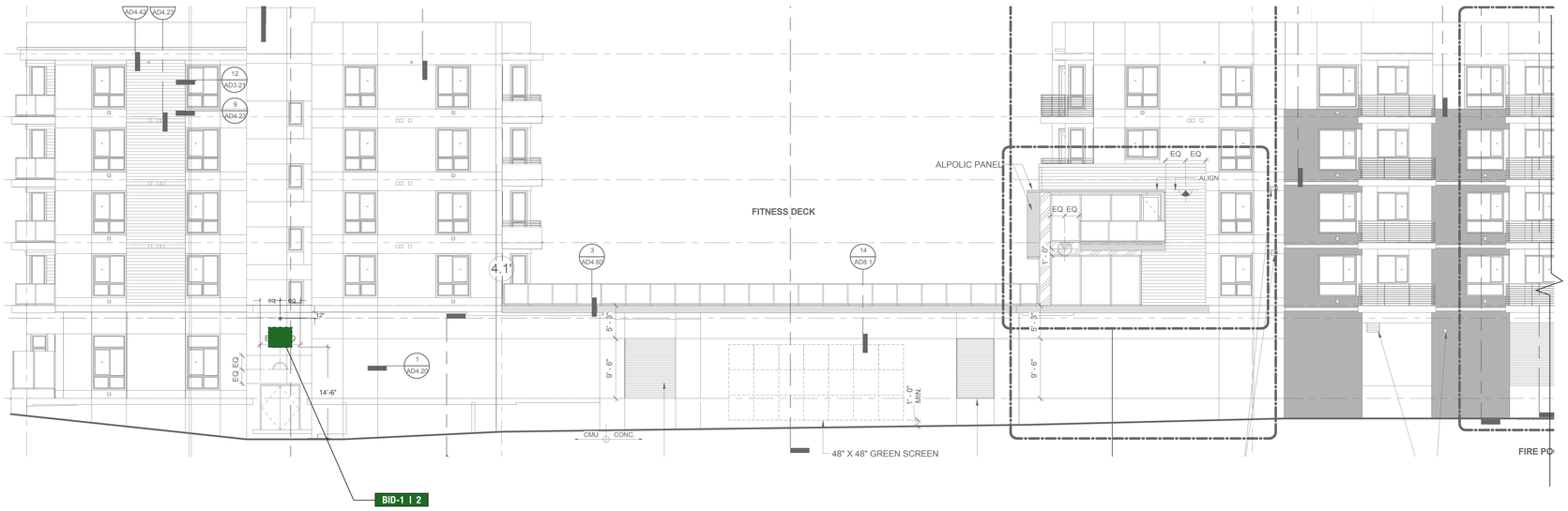
EG.14

JOB NUMBER
1/8"=1'-0"
SCALE
Addendum C
ISSUED AS
03/11/2015
ISSUE DATE

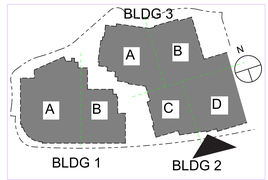


BUILDING 2, EAST
1/8"=1'-0"





BUILDING 2, SOUTH
1/8"=1'-0"



Legend

MID-1	Monument Sign, Primary
MID-2	Monument Sign, Secondary
BID-1	Building Identity
VD-P	Vehic. Direct.,Freestanding
AD	Address Number
SM	Site Map
CD	Corridor Directional
VD-H	Vehic. Direct.,Hanging
EID	Elevator ID

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707.573.7359

REVISIONS	REMARKS
08/10/15	City Comments
09/24/15	City Comments
07/27/15	Future Placement
09/29/16	

VIREO at PARK PLACE
Irvine, CA

SARES REGIS GROUP
18825 Bardeen Ave, Irvine, CA 92612

DRAWING CONTENTS:
SIGN LOCATION ELEVATIONS
BUILDINGS 2 & 3

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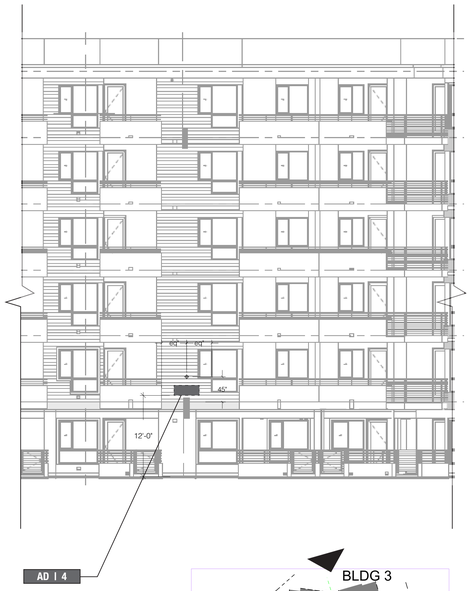
EG.15

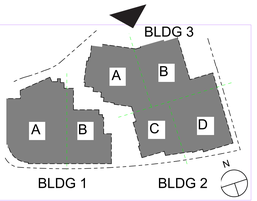
JOB NUMBER

1/8"=1'-0"
SCALE

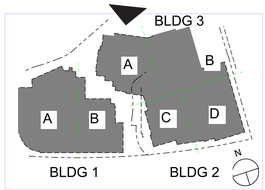
Addendum C
ISSUED AS

03/11/2015
ISSUE DATE

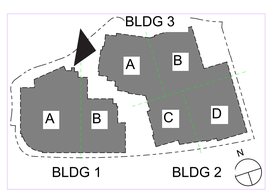




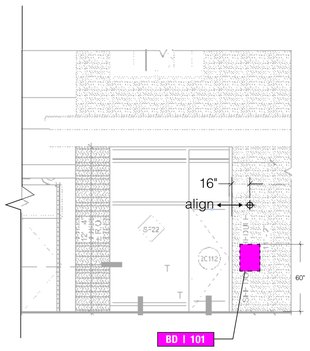
BUILDING 3, PARTIAL NORTH
1/8"=1'-0"

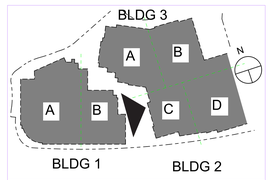


BUILDING 3, PARTIAL NORTH
1/8"=1'-0"

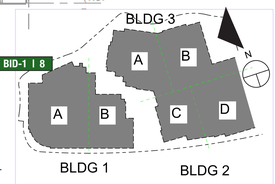


BUILDING 3, PARTIAL WEST
1/8"=1'-0"





BUILDING 2, West
1/4"=1'-0"



BUILDING 3, EAST
1/8"=1'-0"

Legend

MID-1	Monument Sign, Primary
MID-2	Monument Sign, Secondary
BID-1	Building Identity
VD-P	Vehic. Direct.,Freestanding
AD	Address Number
SM	Site Map
CD	Corridor Directional
VD-H	Vehic. Direct.,Hanging
EID	Elevator ID

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REVISION
04/20/15 City Comments
07/27/15 City Comments
09/29/16 Future Placement

VIREO at PARK PLACE
Irvine, CA

SARES REGIS GROUP
18825 Bardeen Ave., Irvine, CA
92612

DRAWING CONTENTS
SIGN LOCATION ELEVATIONS
BUILDINGS 2 & 3

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT. THEREFORE, THE BUILDINGS PRODUCED FROM THESE DOCUMENTS ARE NOT SUITABLE FOR USE AS OR CONVERSION TO A CONDOMINIUM PROJECT.

EG.16

JOB NUMBER
1/8"=1'-0"
SCALE
Addendum C
ISSUED AS
03/11/2015
ISSUE DATE