



Growers Square

Site Sign Program

Design Review Submittal

25 February, 2020 - Resubmittal



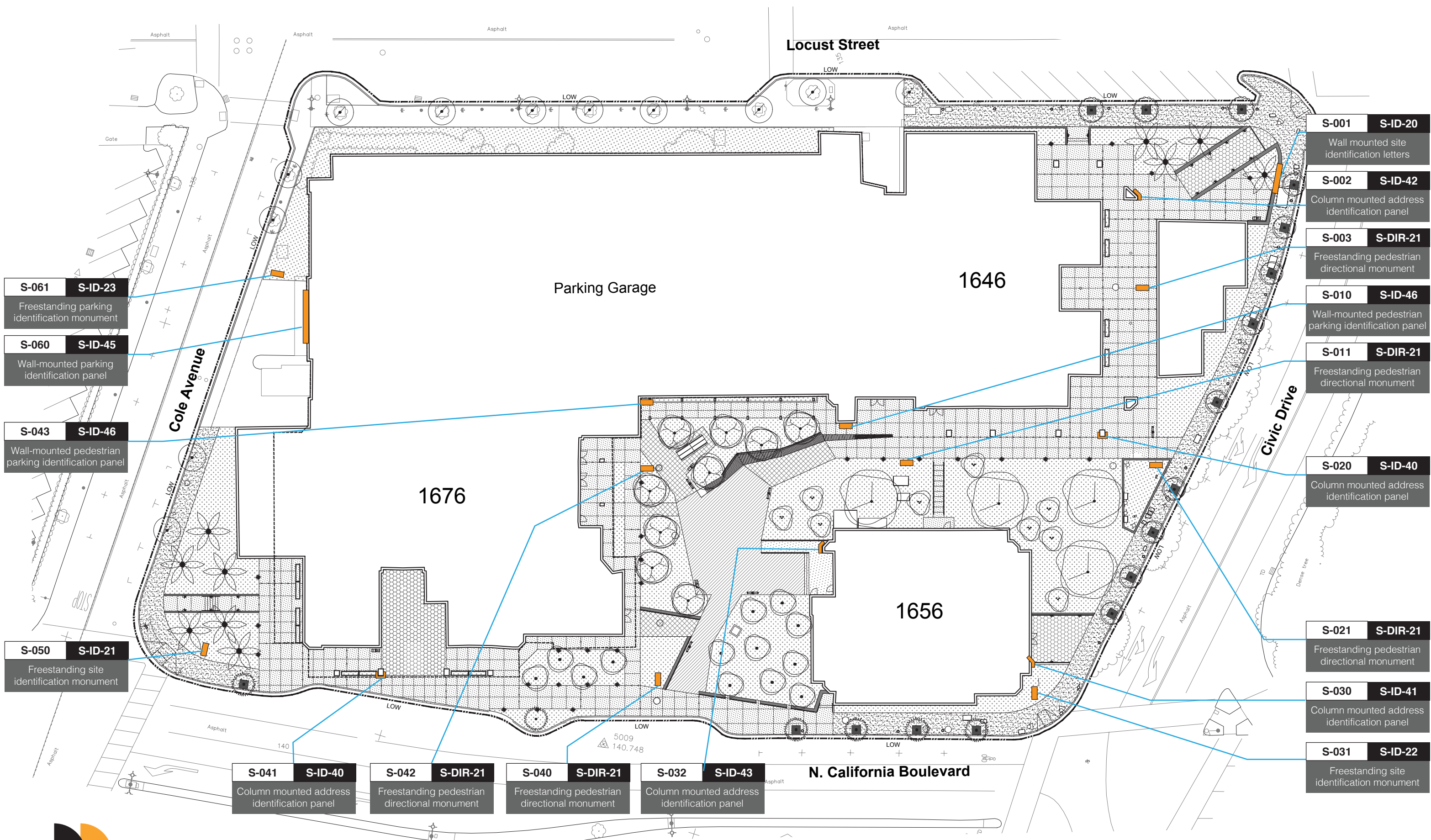
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EXHIBIT A
DRC RESO NO. 3081
APPROVED 4/15/2020
Staff Planner: HEC
See additional redlines

SITE WAYFINDING & BRANDING



S-061 S-ID-23
Freestanding parking identification monument

S-060 S-ID-45
Wall-mounted parking identification panel

S-043 S-ID-46
Wall-mounted pedestrian parking identification panel

S-050 S-ID-21
Freestanding site identification monument

S-041 S-ID-40
Column mounted address identification panel

S-042 S-DIR-21
Freestanding pedestrian directional monument

S-040 S-DIR-21
Freestanding pedestrian directional monument

S-032 S-ID-43
Column mounted address identification panel

S-001 S-ID-20
Wall mounted site identification letters

S-002 S-ID-42
Column mounted address identification panel

S-003 S-DIR-21
Freestanding pedestrian directional monument

S-010 S-ID-46
Wall-mounted pedestrian parking identification panel

S-011 S-DIR-21
Freestanding pedestrian directional monument

S-020 S-ID-40
Column mounted address identification panel

S-021 S-DIR-21
Freestanding pedestrian directional monument

S-030 S-ID-41
Column mounted address identification panel

S-031 S-ID-22
Freestanding site identification monument



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Site Branding & Wayfinding Sign Location Plan

Growers Square
Walnut Creek, California

SCALE: 1:40
DATE: 25 FEBRUARY, 2020
JOB#: GWS1901
SHEET: **1-02**

Sign Type Hierarchy

Site Branding and Wayfinding Program

Identification Signs

- S-ID-20 Wall Mounted Site Identification
- S-ID-21 Freestanding Site Identification
- S-ID-22 Freestanding Parking Identification

- S-ID-40 Building Address Number (Column Mount)
- S-ID-41 Building Address Number (Wall Mount)
- S-ID-42 Building Address Number (Column Mount)
- S-ID-43 Building Address Number (Column Mount)
- S-ID-45 Vehicular Garage Entrance Identification
- S-ID-46 Pedestrian Garage Entrance Identification

Directional Signs

- S-DIR-20 Freestanding Garage Directional
 - S-DIR-21 Freestanding Pedestrian Directional
-

Retail Tenant Sign Program

Identification Signs

- S-ID-30 Projecting Tenant Identification
- S-ID-50 Facade mounted Tenant Identification Letters



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Design Development Presentation

Growers Square
Walnut Creek, California

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DATE: 11 DECEMBER 2019
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SHEET: **1-03**



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Design Development Presentation

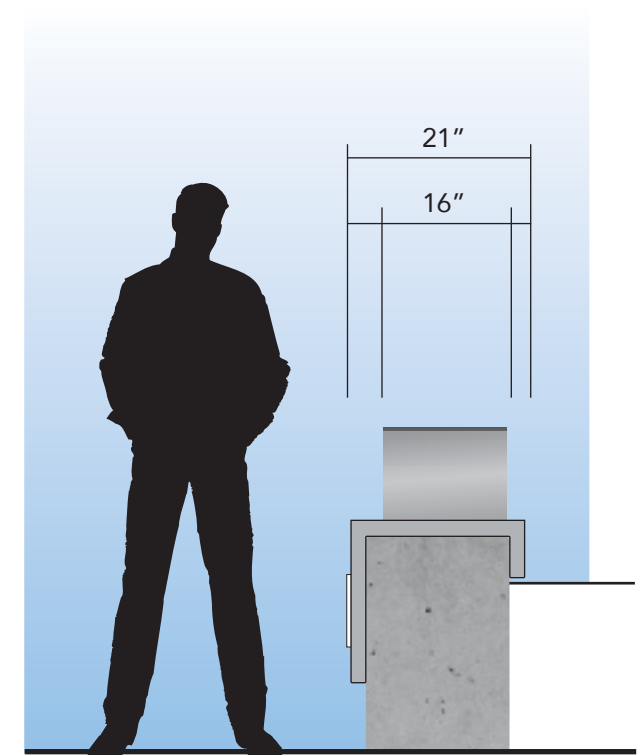
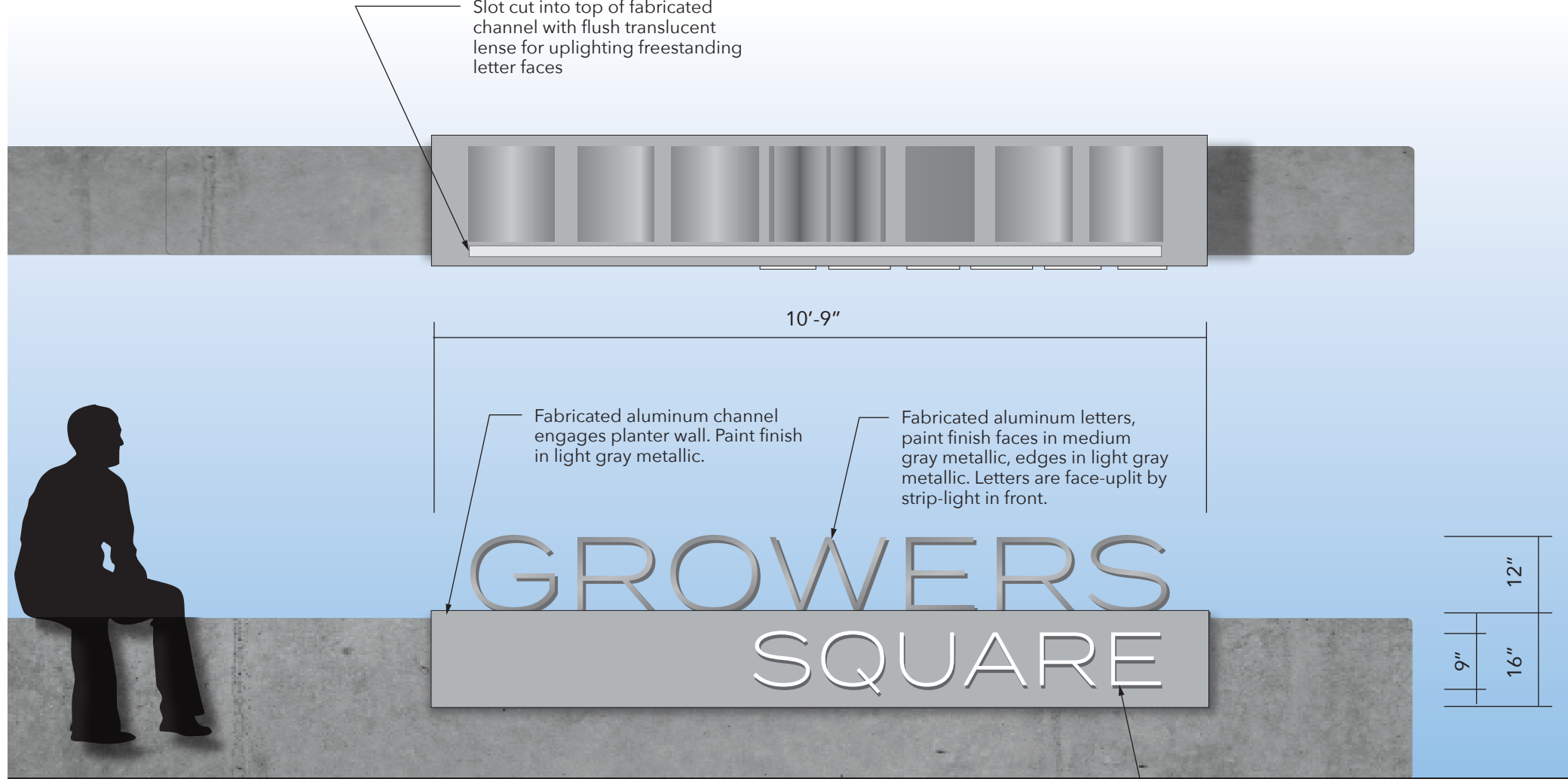
Growers Square
Walnut Creek, California

SCALE: Noted
DATE: 11 DECEMBER 2019
JOB#: GWS1901
SHEET: **2-01**

Fabricated aluminum letter forms with paint finish

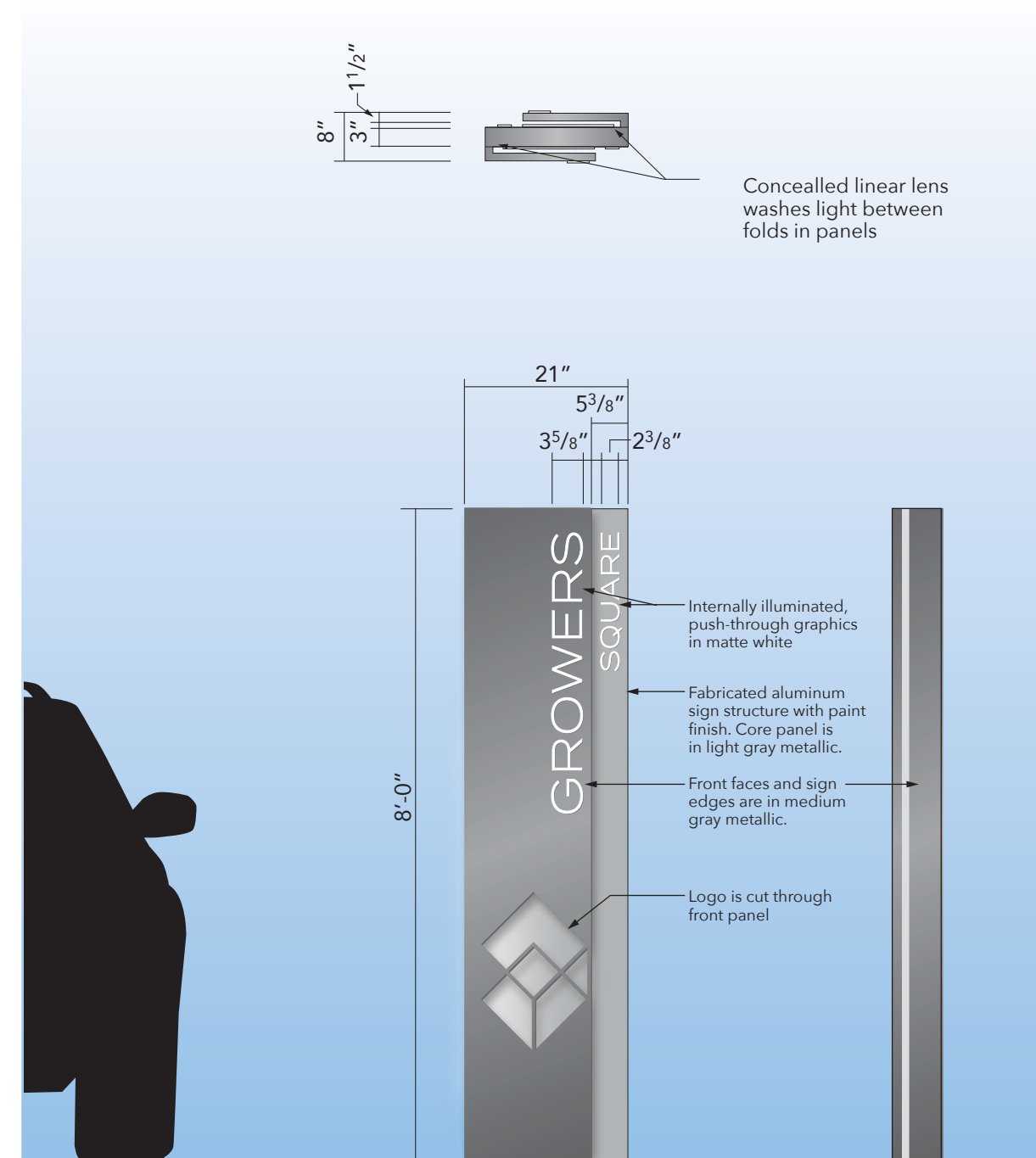
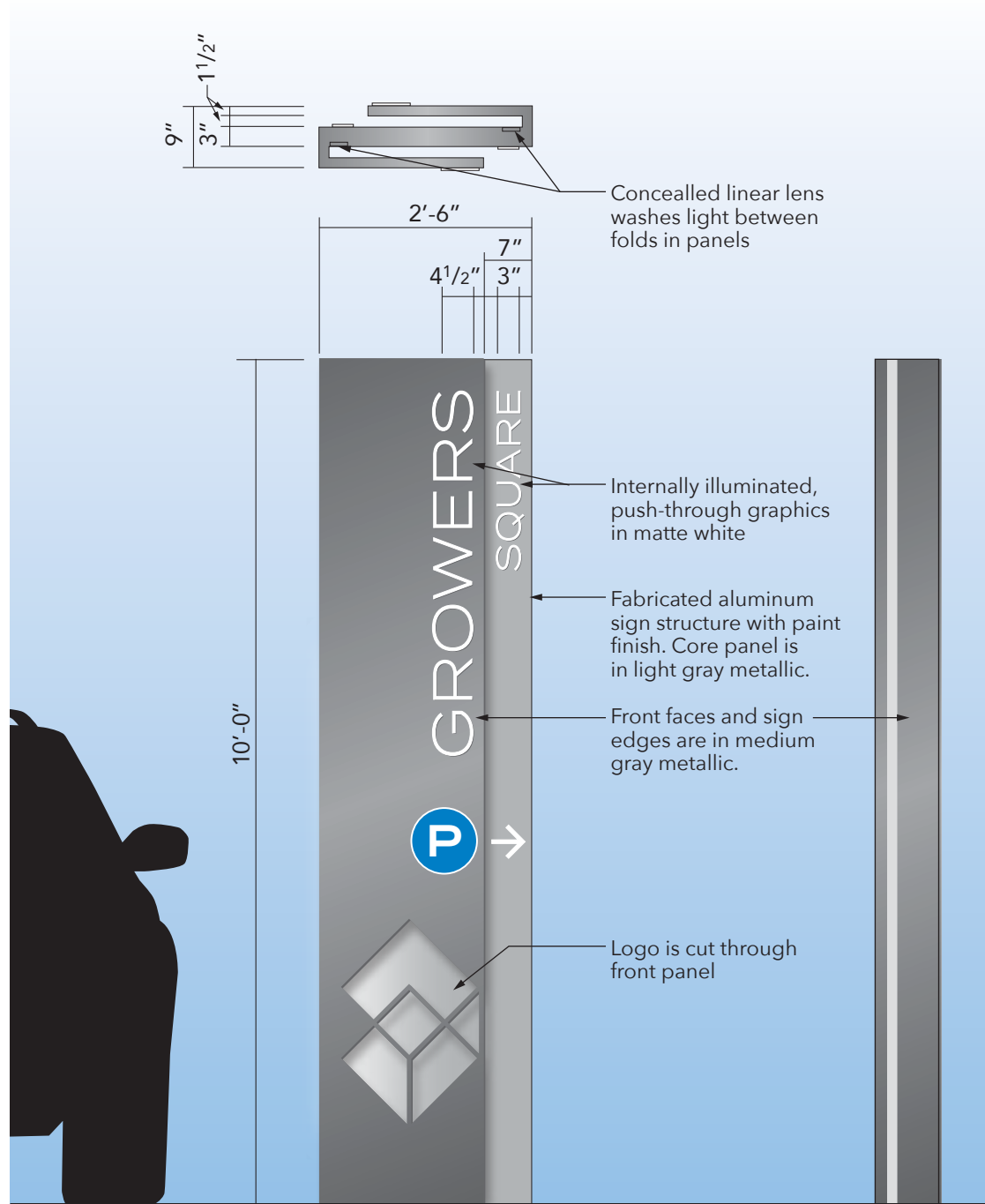


Slot cut into top of fabricated channel with flush translucent lense for uplighting freestanding letter faces



Sign Type S-ID-20 / Wall Mounted Site Identification Sign - 25 sq. ft.
SCALE: 1/2" = 1'-0"

Pushed-through translucent matte white acrylic letters, internally illuminated from cabinet behind.



Sign Type S-ID-21 / Freestanding Site Identification - 25 sq.ft.
SCALE: 1/2" = 1'-0"

Sign Type S-ID-22 / Freestanding Site Identification - 21.6 sq.ft.
SCALE: 1/2" = 1'-0"

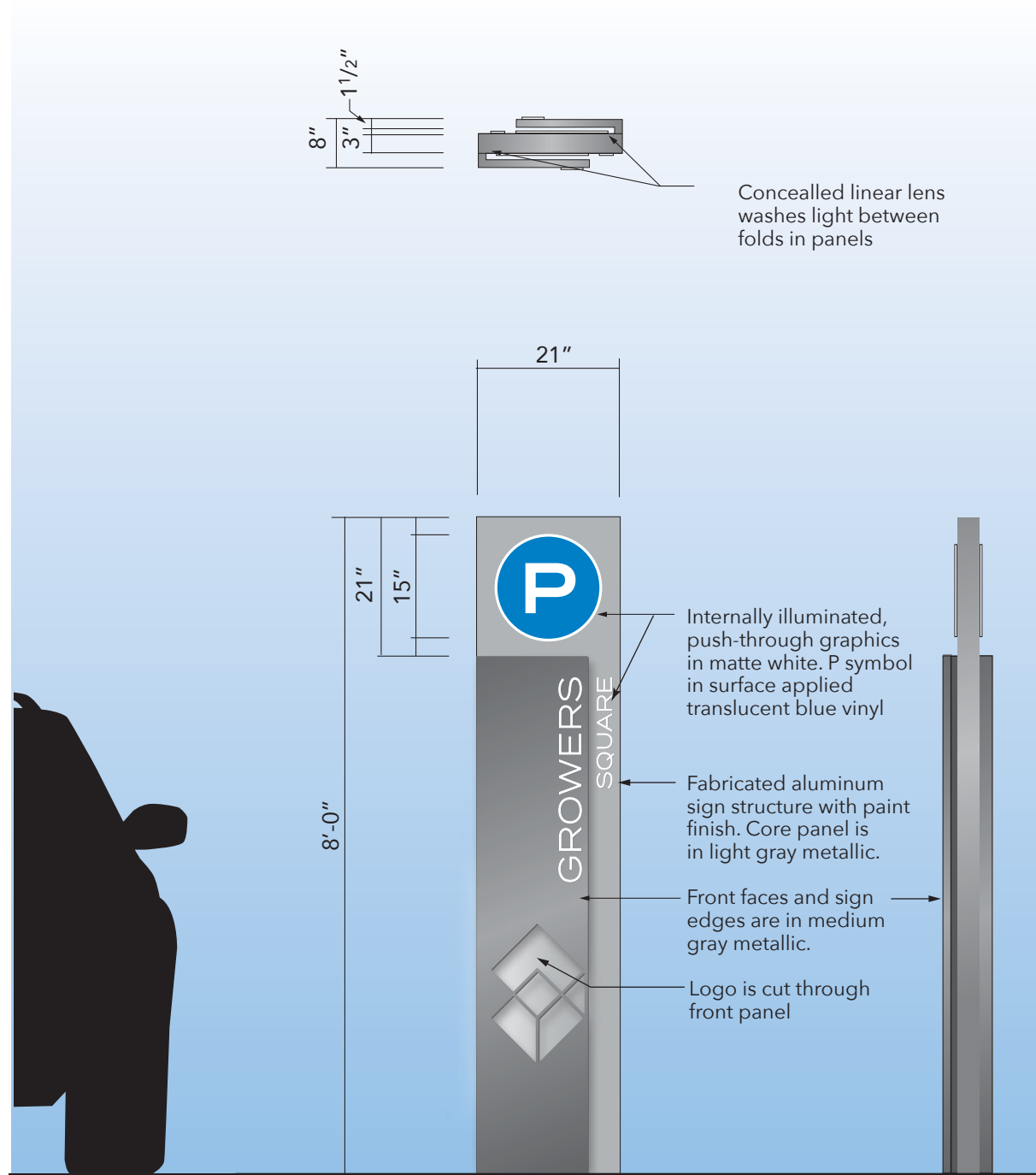


Full-Sized Mockup Photos - Sign Type S-ID-21 / Freestanding Site Identification

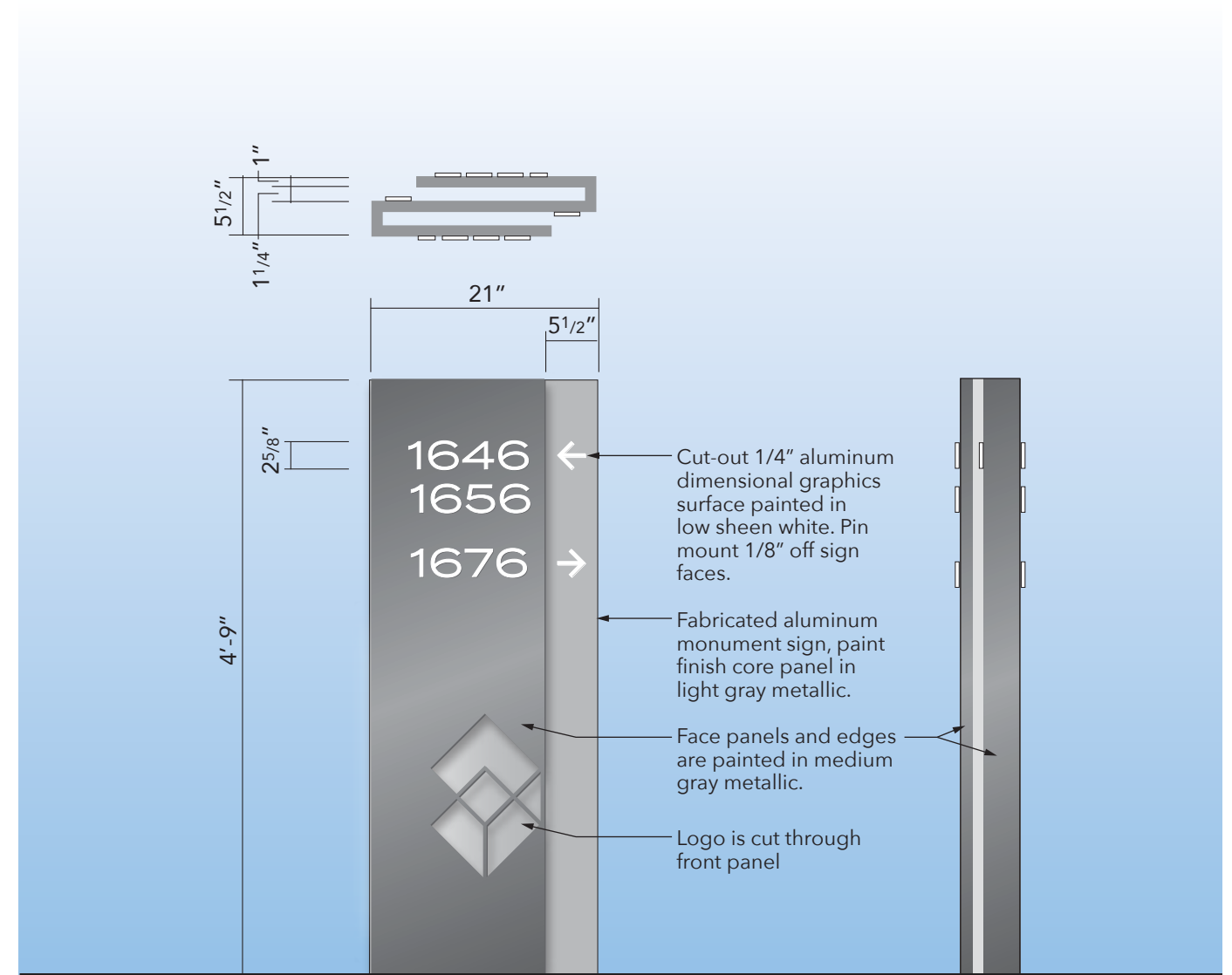
Design Development Presentation

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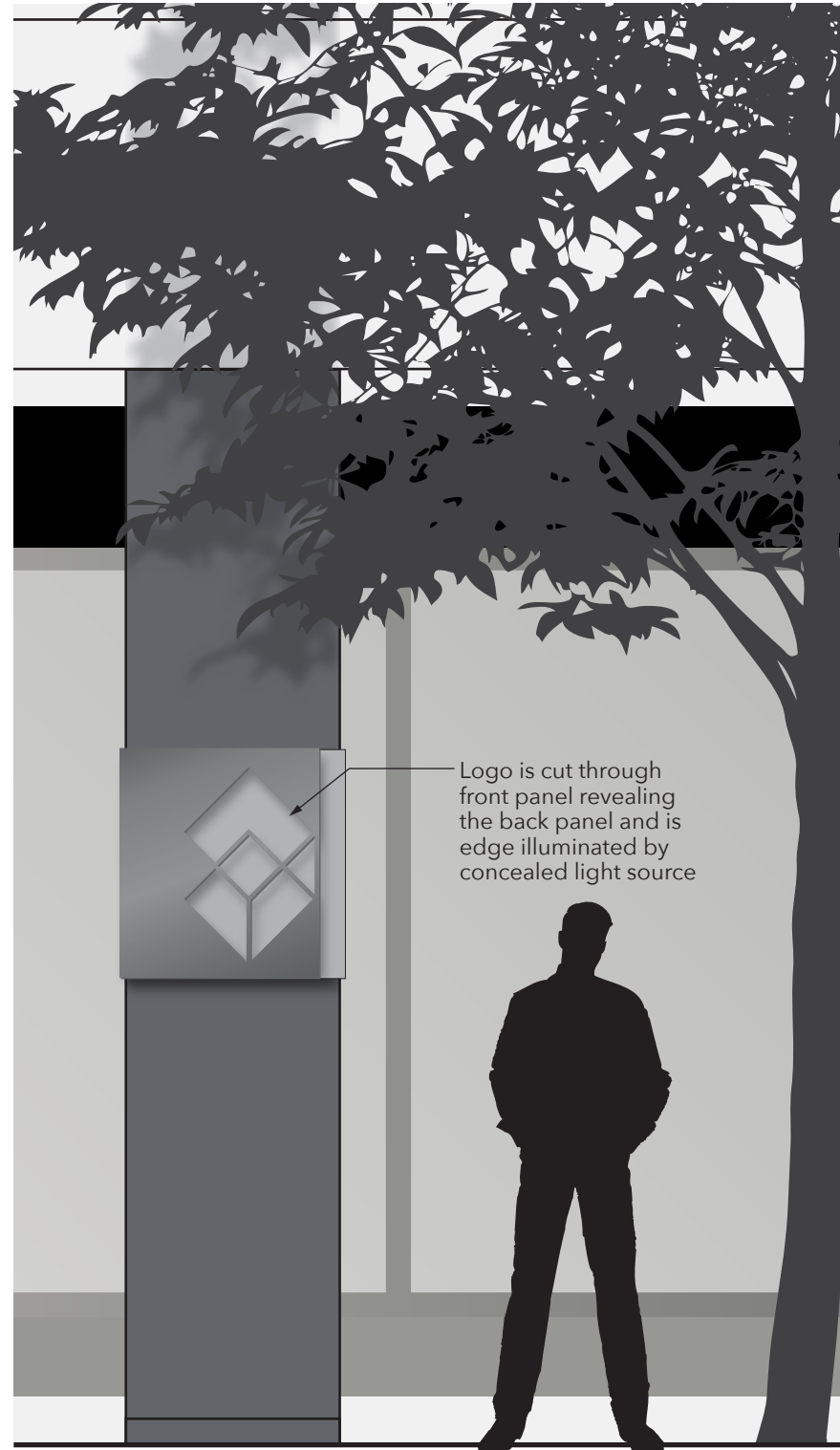
SCALE: Noted
DATE: 5 FEBRUARY 2020
JOB#: GWS1901
SHEET: **2-03A**



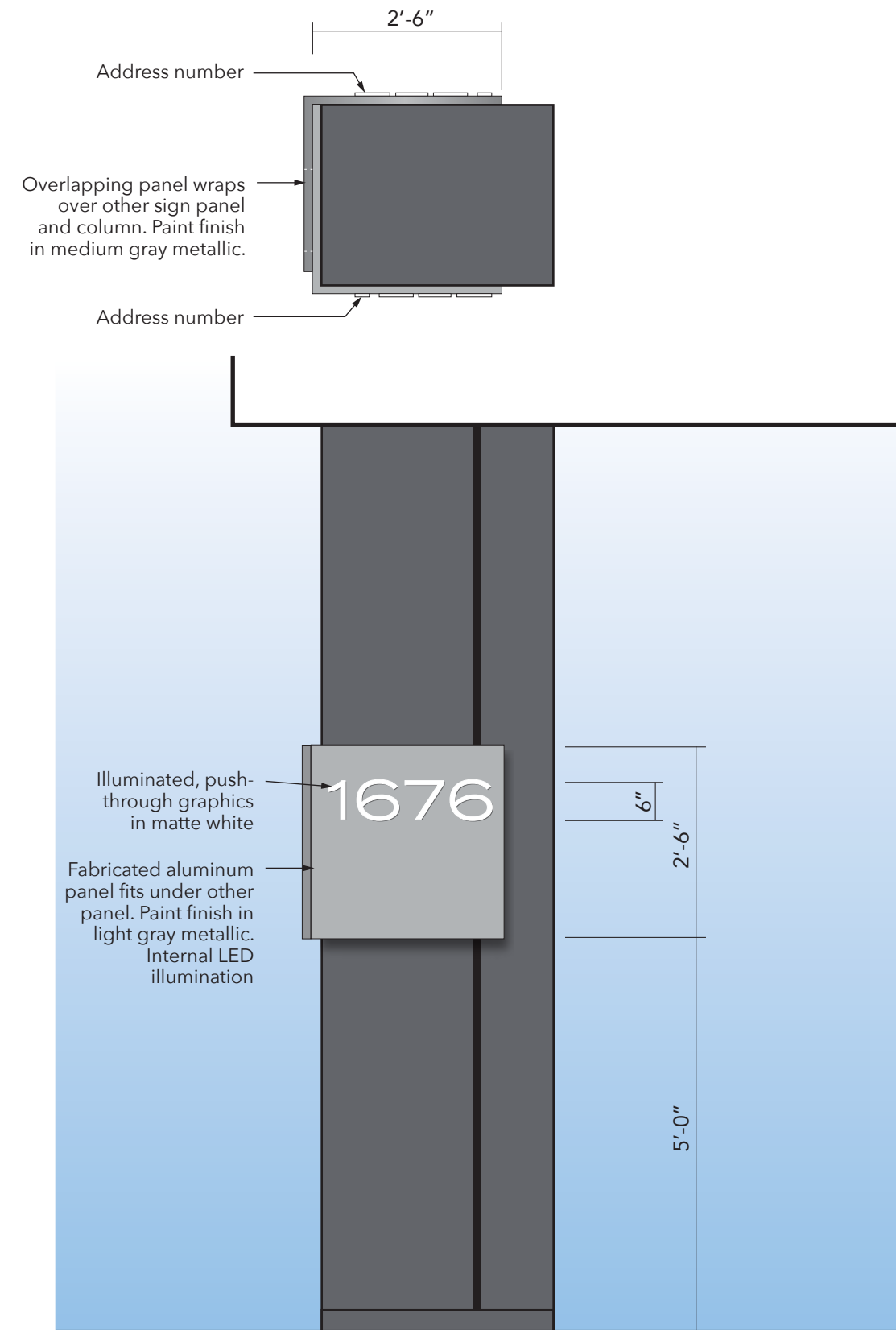
Sign Type S-ID-23 / Parking Identification - 21.6 sq.ft.
SCALE: 1/2" = 1'-0"



Sign Type S-DIR-21 / Freestanding Pedestrian Directional (non-illuminated) - 8.6 sq.ft.
SCALE: 3/4" = 1'-0"



Sign Type S-ID-40 / Building Address - Alternate - 19 sq.ft.
SCALE: 1/2" = 1'-0"



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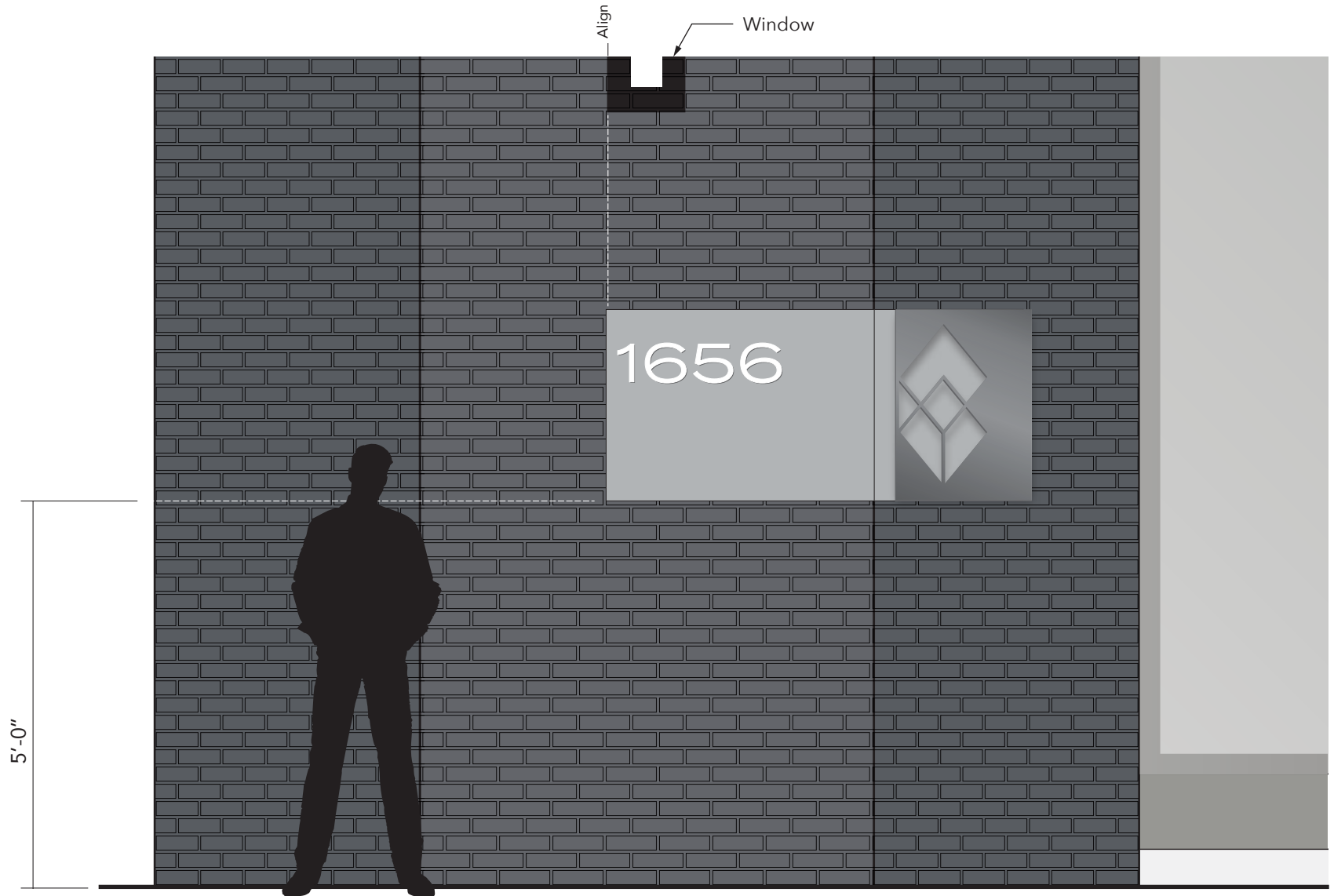
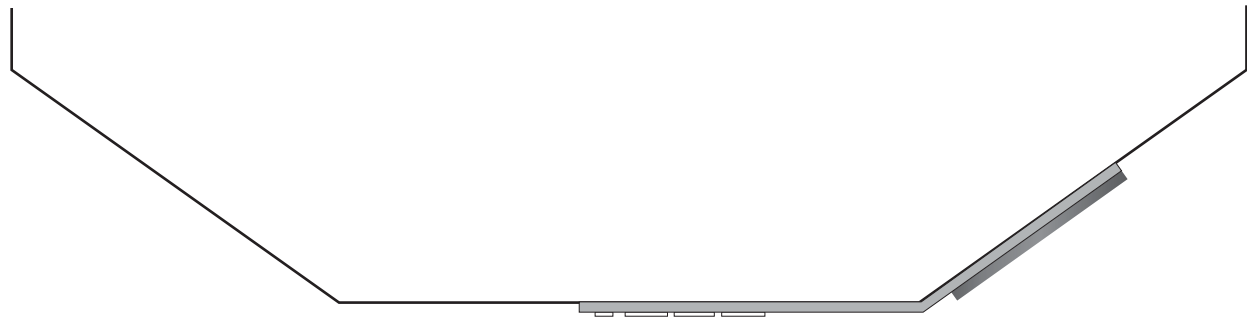
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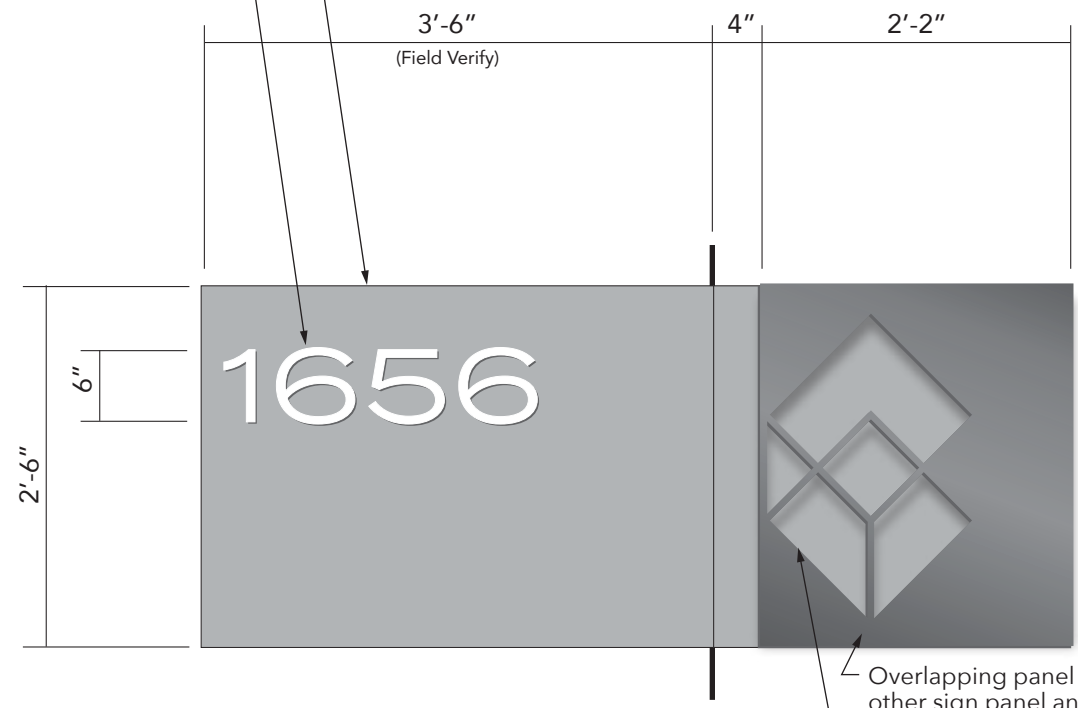
Growers Square
Walnut Creek, California

SCALE: Noted
DATE: 30 JANUARY 2020
JOB#: GWS1901
SHEET: **2-05**



Fabricated aluminum panel fits under other panel. Paint finish in light gray metallic. Internal LED illumination

Illuminated, push-through graphics in matte white



Unfolded Layout
SCALE: 3/4" = 1'-0"

Overlapping panel wraps over other sign panel and column. Paint finish in medium gray metallic.

Logo is cut through front panel revealing the back panel and is edge illuminated by a concealed light source

Sign Type S-ID-41 / Building Address (Wall Mount) - 15 sq.ft.
SCALE: 1/2" = 1'-0"



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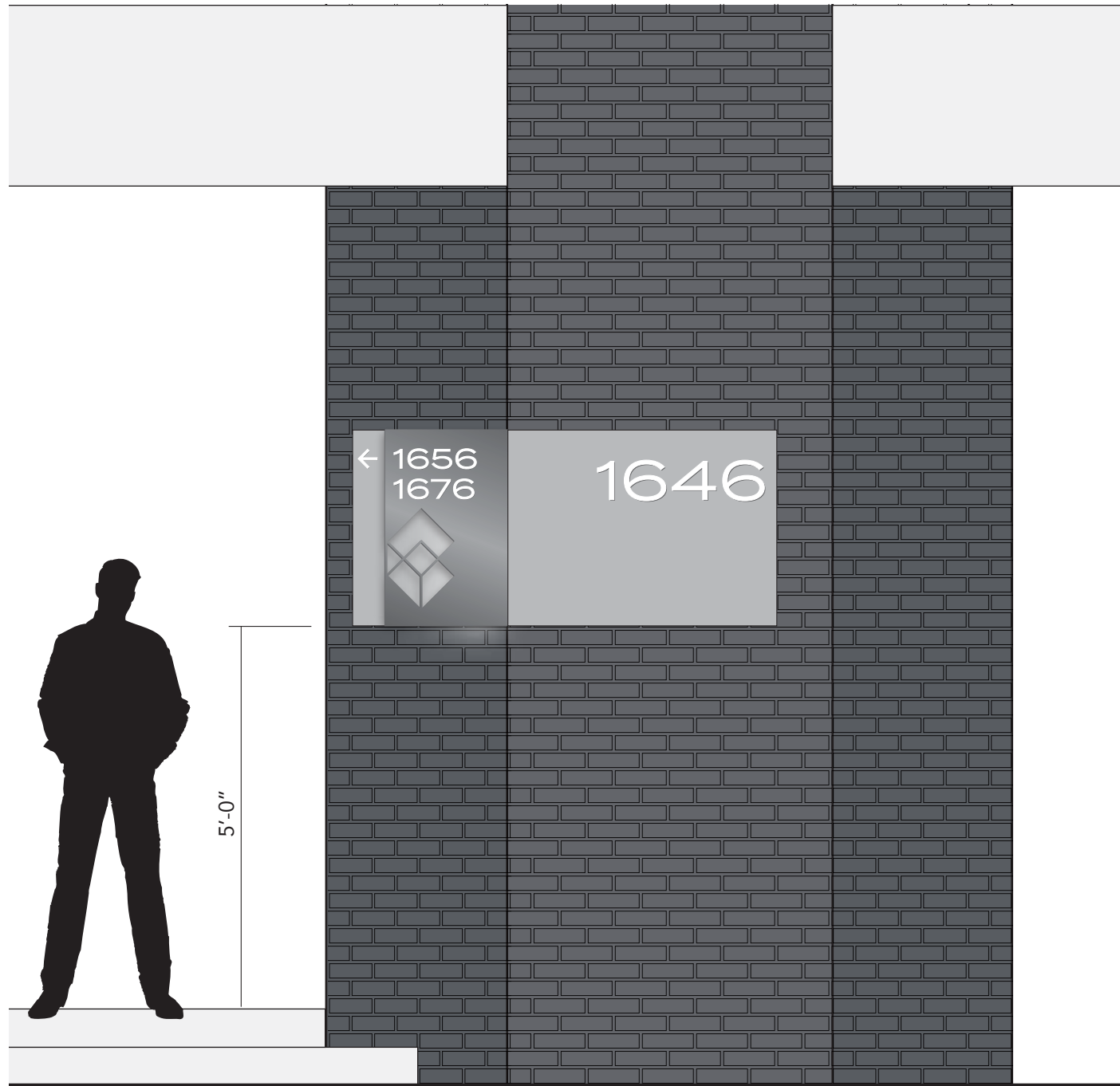


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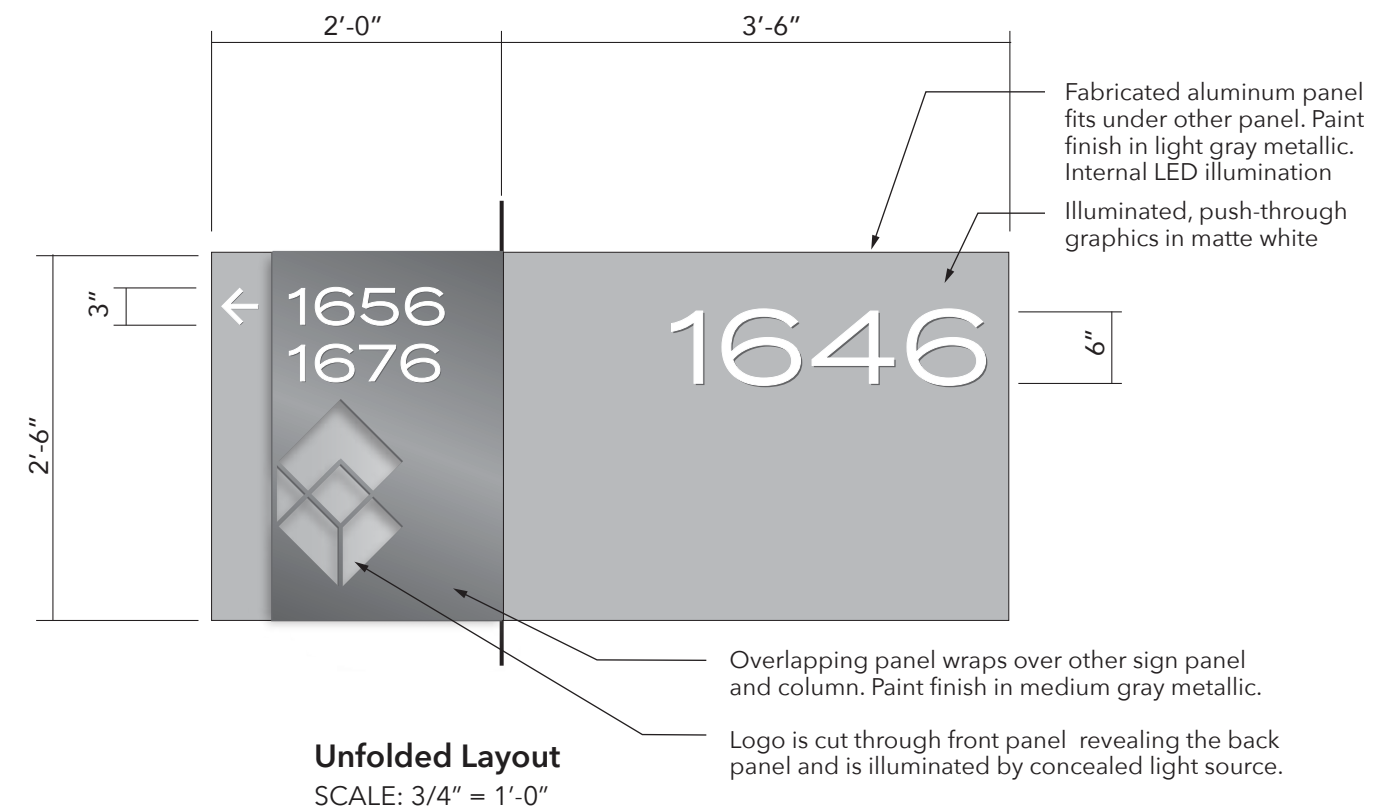
Design Development Presentation

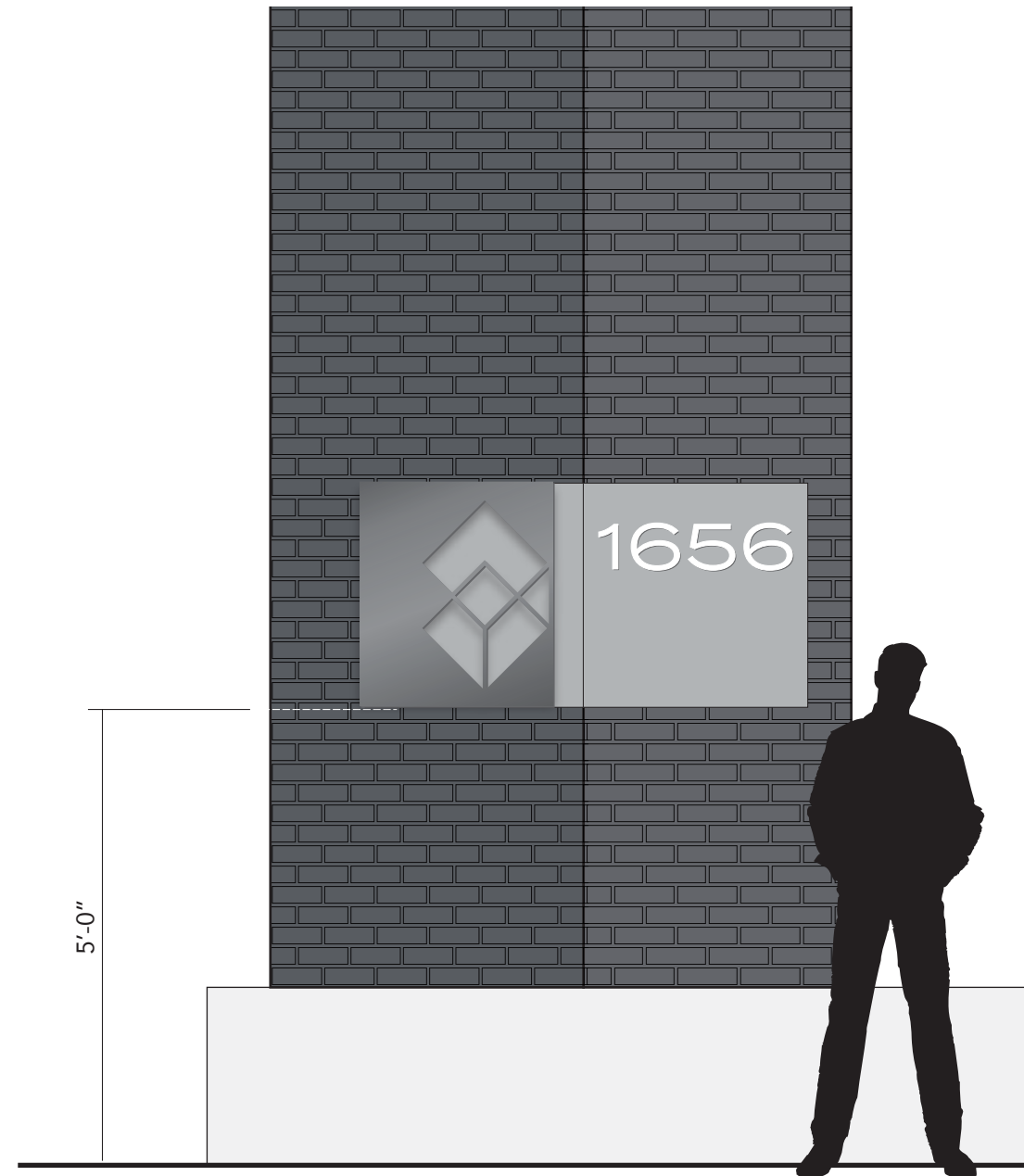
Growers Square
Walnut Creek, California

SCALE: Noted
DATE: 30 JANUARY 2020
JOB#: GWS1901
SHEET: **2-06**

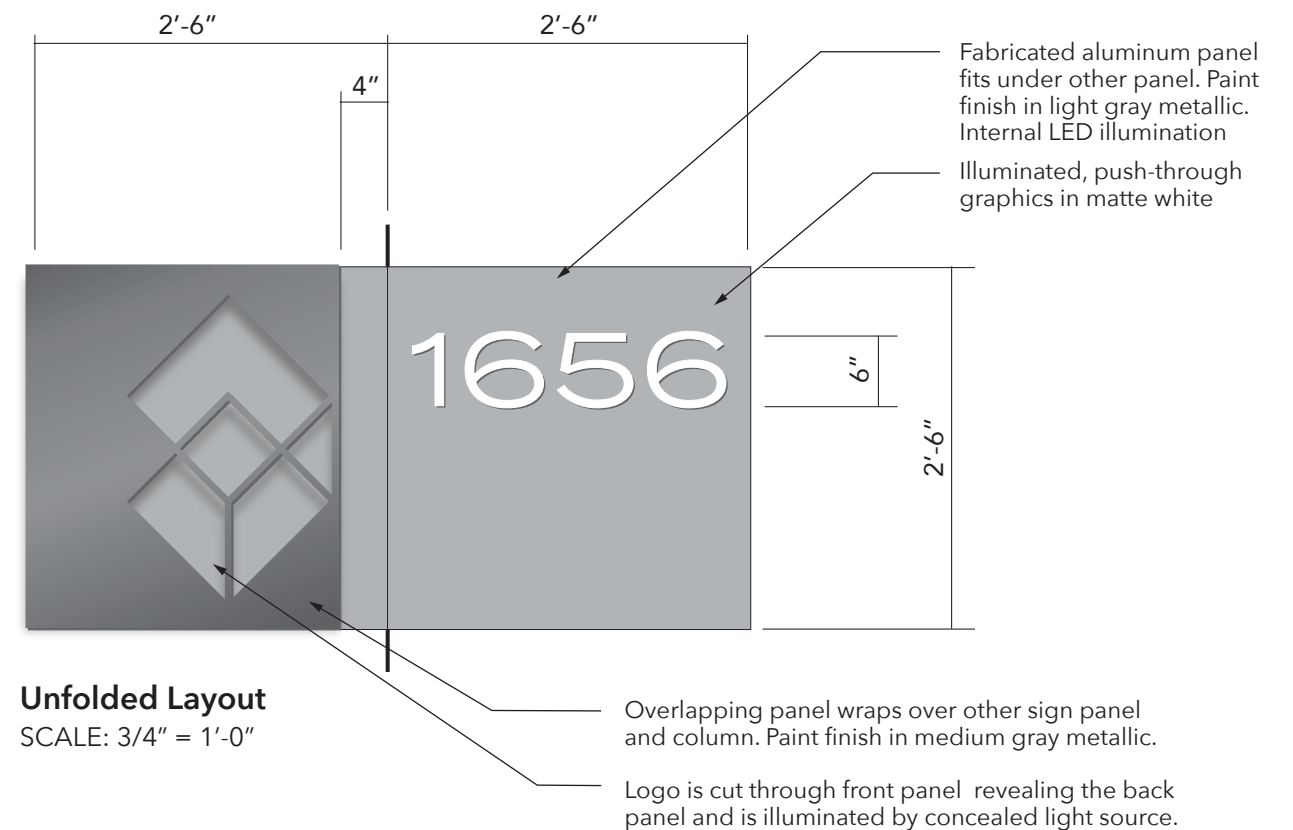


Sign Type S-ID-42 / Building Address (Wall Mount) - 15 sq.ft.
 SCALE: 1/2" = 1'-0"

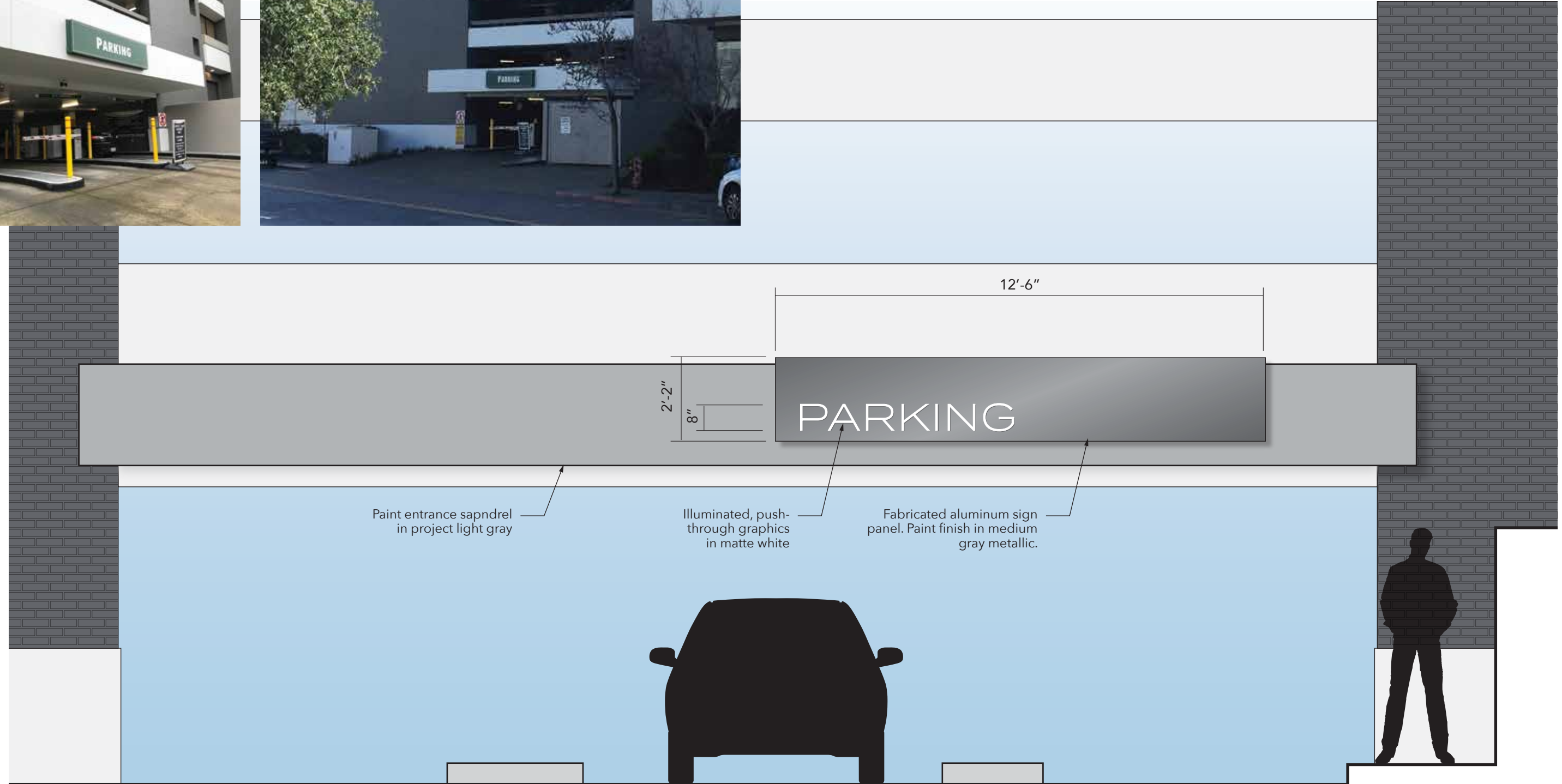




Sign Type S-ID-43 / Building Address (Wall Mount) - 12.5 sq.ft.
SCALE: 1/2" = 1'-0"



Unfolded Layout
SCALE: 3/4" = 1'-0"

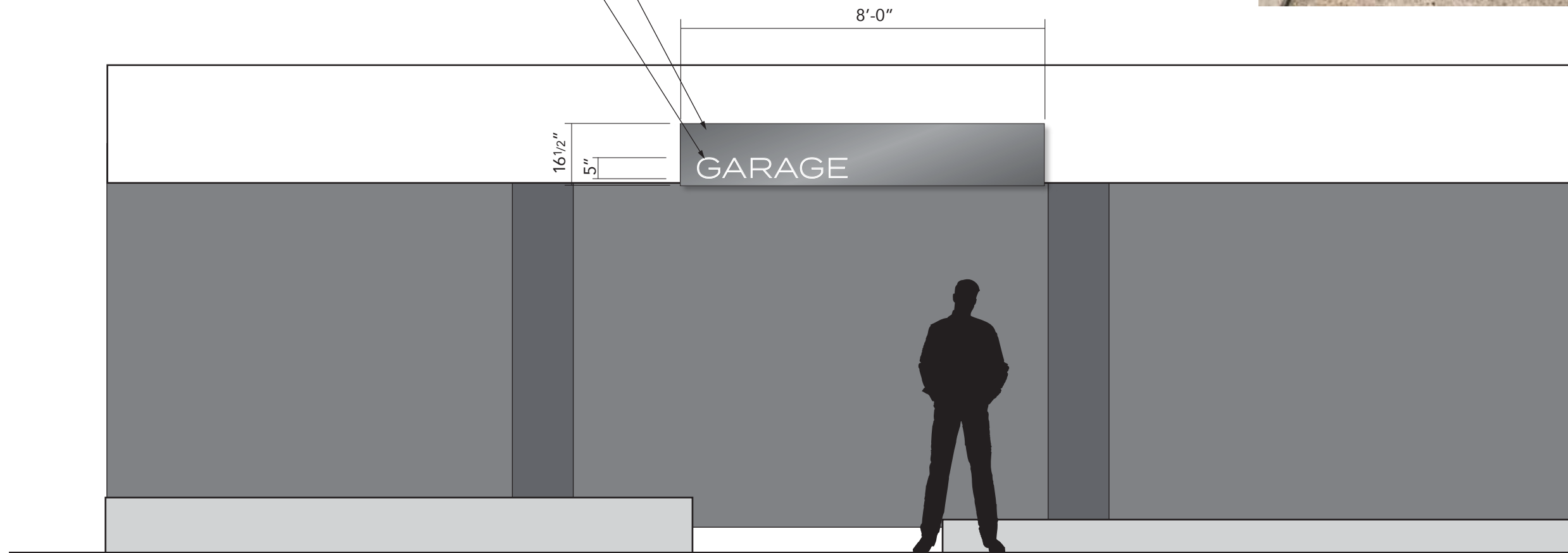


Sign Type S-ID-45 / Vehicular Garage Entrance Identification - 27 sq.ft.
 SCALE: 3/8" = 1'-0"



Fabricated aluminum sign panel. Paint finish in medium gray metallic.

Illuminated, push-through graphics in matte white



Sign Type S-ID-46 / Pedestrian Garage Entrance Identification - 11 sq.ft.
 SCALE: 3/8" = 1'-0"



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SCALE: Noted
 DATE: 5 FEBRUARY 2020
 JOB#: GWS1901
 SHEET: **2-10**

RETAIL SIGN GUIDELINES

Summary - Sign Areas

1646

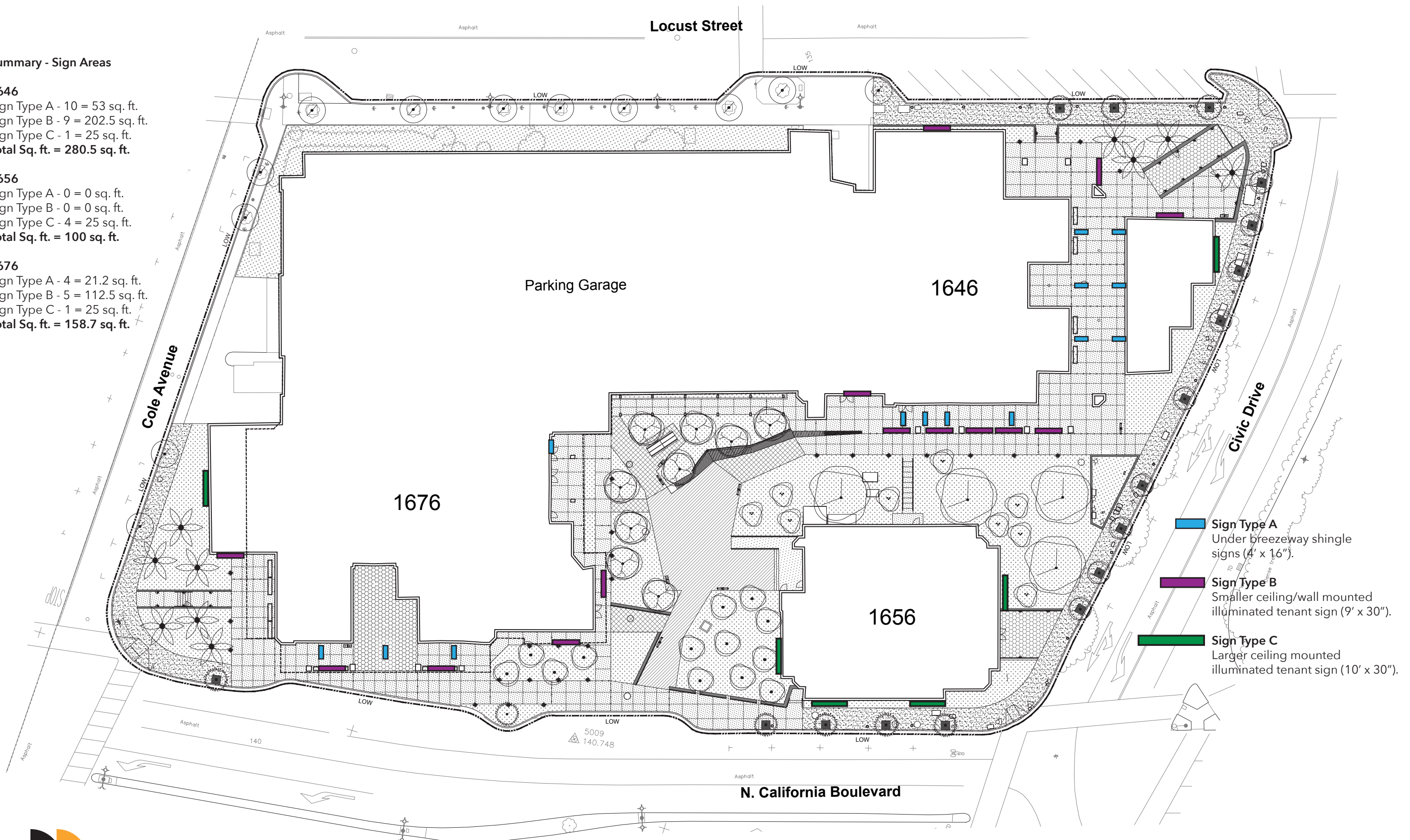
Sign Type A - 10 = 53 sq. ft.
 Sign Type B - 9 = 202.5 sq. ft.
 Sign Type C - 1 = 25 sq. ft.
Total Sq. ft. = 280.5 sq. ft.

1656

Sign Type A - 0 = 0 sq. ft.
 Sign Type B - 0 = 0 sq. ft.
 Sign Type C - 4 = 25 sq. ft.
Total Sq. ft. = 100 sq. ft.

1676

Sign Type A - 4 = 21.2 sq. ft.
 Sign Type B - 5 = 112.5 sq. ft.
 Sign Type C - 1 = 25 sq. ft.
Total Sq. ft. = 158.7 sq. ft.



- Sign Type A**
Under breezeway shingle signs (4' x 16").
- Sign Type B**
Smaller ceiling/wall mounted illuminated tenant sign (9' x 30").
- Sign Type C**
Larger ceiling mounted illuminated tenant sign (10' x 30").

Sign Location Plan - Existing Site Retail Signs

Growers Square
 Walnut Creek, California

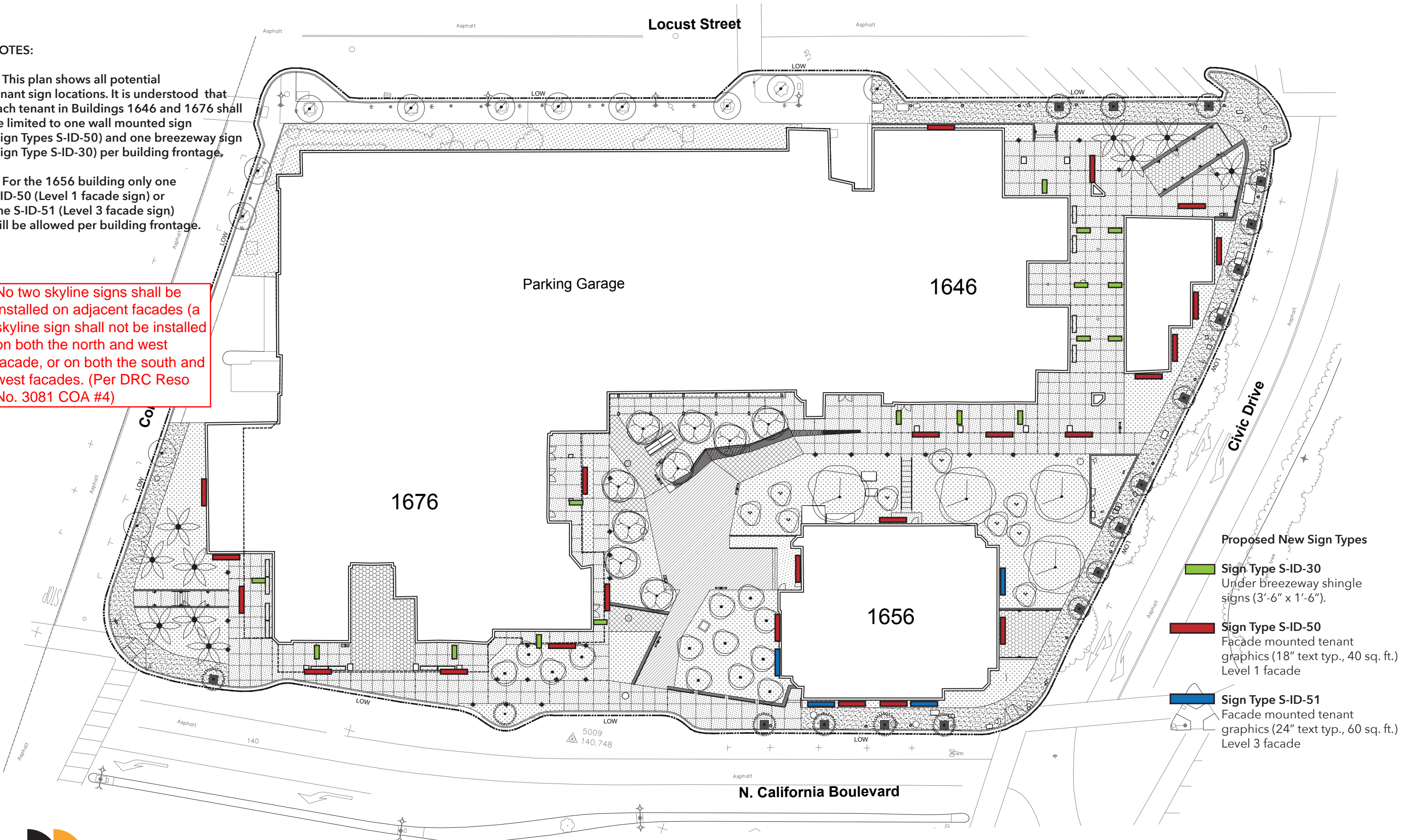
SCALE: 1:40
 DATE: 11 DECEMBER, 2019
 JOB #: GWS1901
 SHEET: **3-01**

NOTES:

1. This plan shows all potential tenant sign locations. It is understood that each tenant in Buildings 1646 and 1676 shall be limited to one wall mounted sign (Sign Types S-ID-50) and one breezeway sign (Sign Type S-ID-30) per building frontage.

2. For the 1656 building only one S-ID-50 (Level 1 facade sign) or one S-ID-51 (Level 3 facade sign) will be allowed per building frontage.

No two skyline signs shall be installed on adjacent facades (a skyline sign shall not be installed on both the north and west facade, or on both the south and west facades. (Per DRC Reso No. 3081 COA #4)



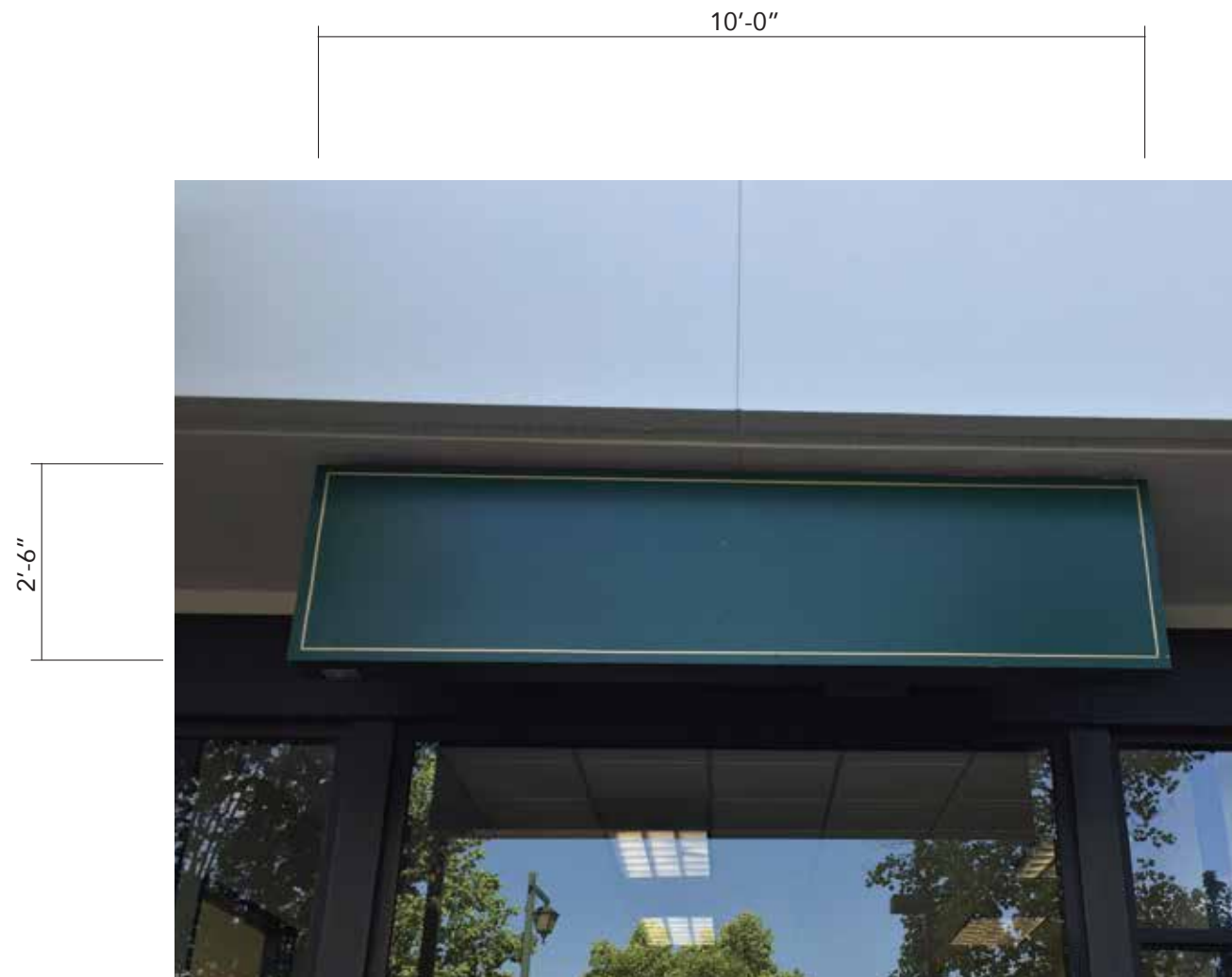
Proposed New Sign Types

- Sign Type S-ID-30**
Under breezeway shingle signs (3'-6" x 1'-6").
- Sign Type S-ID-50**
Facade mounted tenant graphics (18" text typ., 40 sq. ft.)
Level 1 facade
- Sign Type S-ID-51**
Facade mounted tenant graphics (24" text typ., 60 sq. ft.)
Level 3 facade

Sign Location Plan - Proposed Site Retail Signs

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Walnut Creek, California

SCALE: 1:40
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JOB #: GWS1901
SHEET: **3-02**



Existing Tenant Identification - 25 sf
SCALE: None



Existing Tenant Identification - 5 sf
SCALE: None



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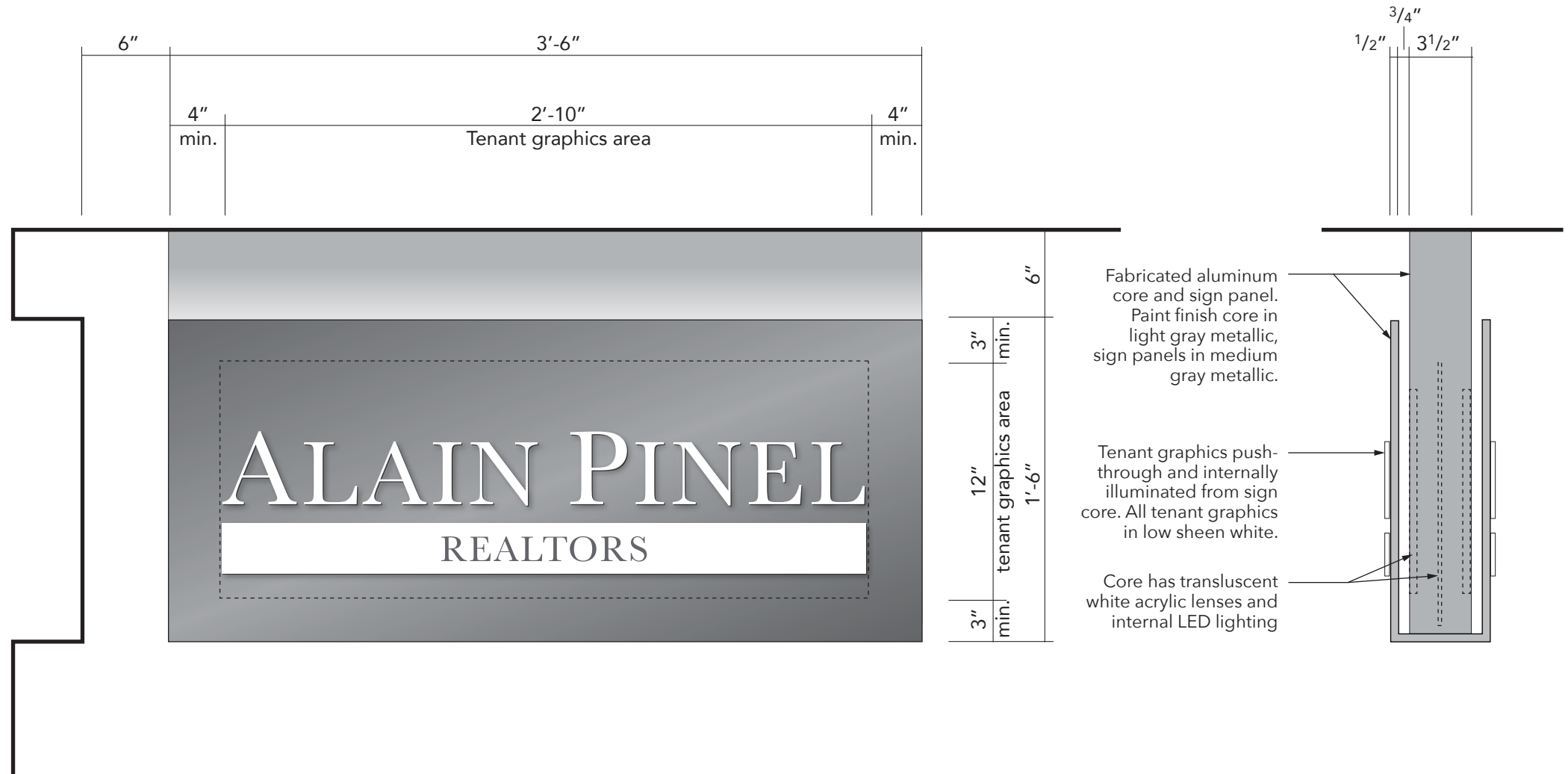
Design Development Presentation

Growers Square
Walnut Creek, California

SCALE: Noted
DATE: 11 DECEMBER 2019
JOB# GWS1901
SHEET: **3-03**



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



Sign Type S-ID-30 / Tenant Identification

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

5.25 sf



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SHEET: **3-04**

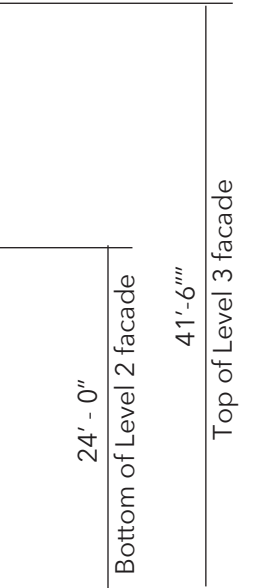


Existing Tenant Identification
SCALE: None



Proposed New Tenant Identification - Sign Type S-ID-50 (Level 1 facade)
SCALE: None

Face illuminated building facade mounted tenant graphics mounted to backing panel finished to match building facade.



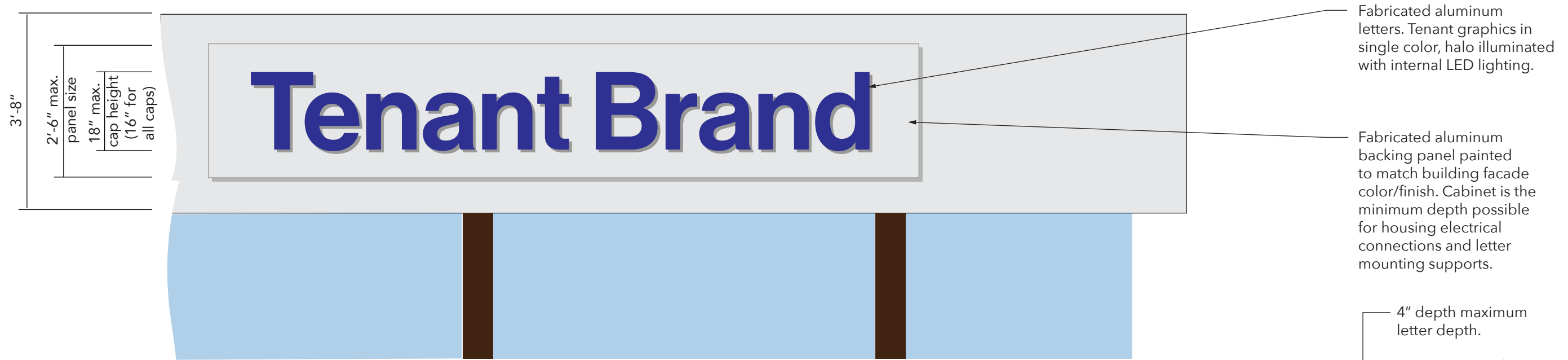
Existing Tenant Identification

SCALE: None

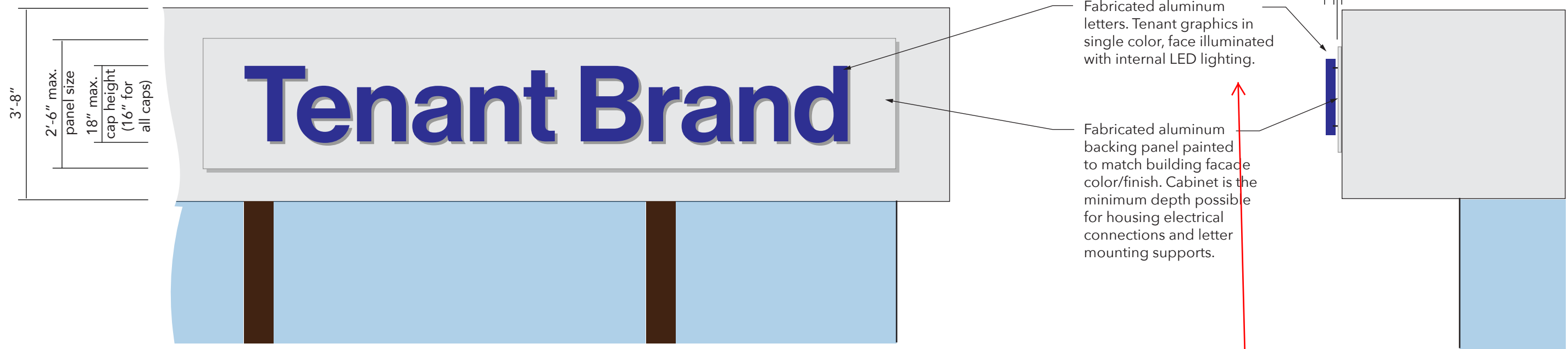
Proposed New Tenant Identification - Sign Type S-ID-51 (Level 3 facade)

SCALE: None

Internally illuminated building facade mounted tenant graphics mounted to backing panel finished to match building facade.



Sign Type S-ID-51 - Upper Floor Facade Mounted Graphics - Proposed Criteria and Fabrication Approach
SCALE: 1/2" = 1'-0"



Sign Type S-ID-50 - First Floor Facade Mounted Graphics - Proposed Criteria and Fabrication Approach
SCALE: 1/2" = 1'-0"