

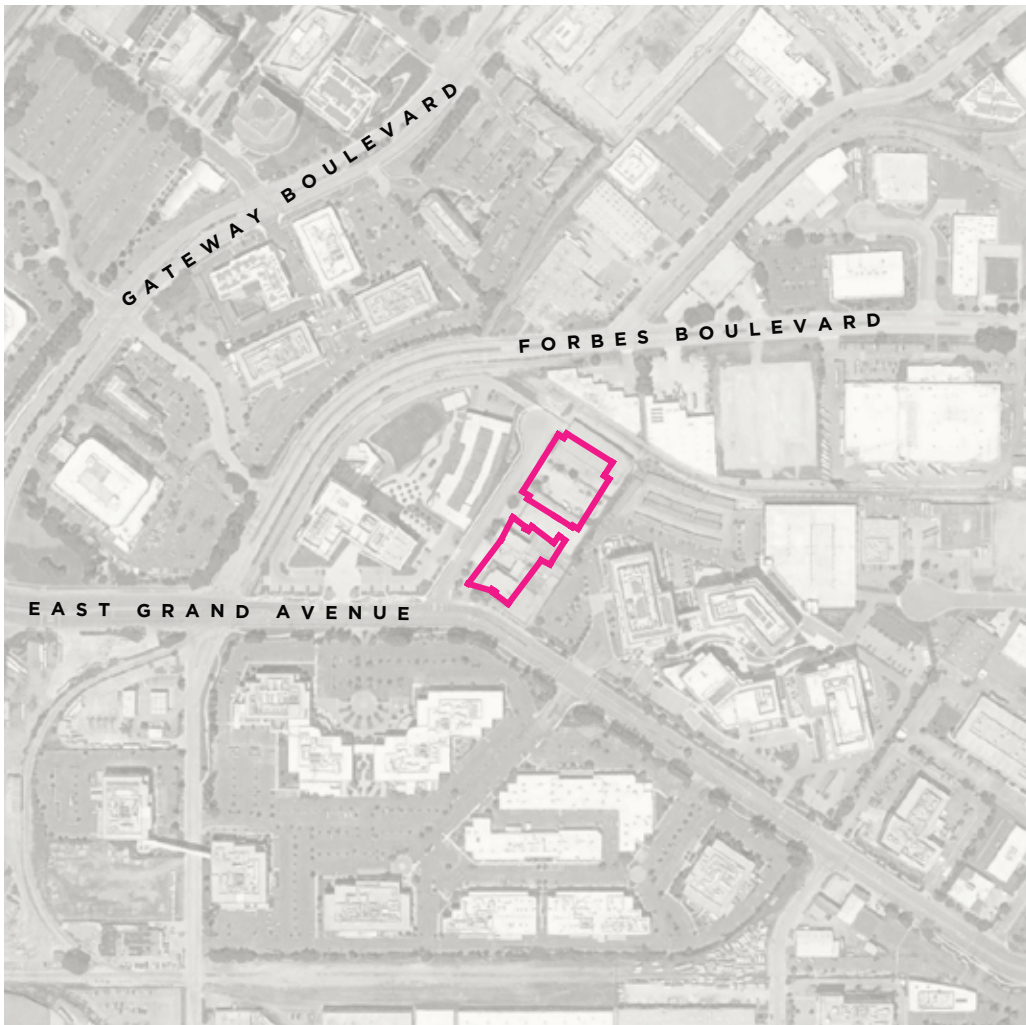
# Nexus on Grand Master Sign Program

APN : 015041310  
Address : 340 Roebling Road



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## Nexus on Grand Site Location



## Campus and Tenant Signage Guidelines



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# Overview

## Master Sign Program

This 2022 Master Sign Program for Nexus on Grand, which is comprised of the Exterior Site Sign System and the Tenant Signage Guidelines, has been developed to:

- Provide a consistent framework and design vocabulary to the overall signage system to assist day to day users and visitors to navigate safely and efficiently within the campus and provide a consistent, high quality visual thread of Campus Brand Identity.
- Provide general design intent of all signage system components and specific design direction and location intent for certain portions of the system.
- Allow for simplified review and approval of future signage applications for sign elements consistent with these guidelines.

## Design Considerations

- Incorporate the character of the campus and observe consistency with the vision of the Nexus on Grand Master Plan.
- Create a unique identity for the Nexus on Grand Campus and provide a unified appearance throughout the site.
- Utilize a cohesive materials palette, color palette and typography. Materials chosen will be inspired from those provided within the landscape plan and surrounding project architecture. Color palette and typography will be selected based upon the project's Brand Identity.
- Optimize sign placement and design for legibility during the day and night. Lighting will play a roll in ensuring nighttime visibility for some of the major project identification sign types within the hierarchy.
- Design so massing will be appropriate in scale to the surroundings and will integrate with other elements of the landscape design when applicable.

## Regulatory Considerations

- Standard Department of Transportation and California Building Code requirements will be met in the development of control and informational signage throughout the campus.
- Fire safety and emergency codes are taken into account within the program. This will ensure a controlled, accessible and safe campus environment for all visitors, day-to-day users and emergency personnel.
- The SSF Planning Regulations, Municipal Code and MSP shall regulate a building tenant's implementation of building mounted signage.

There are a wide variety of signs required within the Nexus on Grand Campus. The following Site Plan diagram illustrates the proposed locations of the sign program and is to be viewed in tandem with the text and graphics in this document.

The following pages outline the entire Program Sign Hierarchy and provide information regarding each sign type's function, general location size, and description.

# Materials

## Color + Material Palette

The Master Signage Program and Guidelines are intended to outline and illustrate acceptable signage standards for the campus and future tenants. Moreover, the guidelines are intended to provide dimensional and aesthetic guidance prior to formal signage application. Conformance with the guidelines does not replace the review process and does not guarantee approval.

Tenant identity signs should be integrated into the design of each building and compliment the overall campus wayfinding and identity signage.

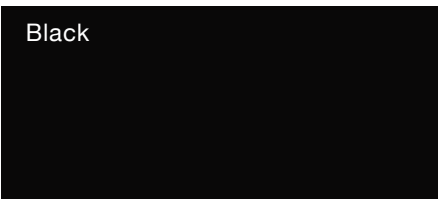
Sign designs shall incorporate high-quality materials – architectural grade metals, glass, metal leaf, porcelain and hardwoods. Potential materials include:

1. Wood-painted or natural.
2. Metal-natural finishes, polished , brushed, patterned, galvanized steel, raw steel, brushed aluminum.
3. Natural stone / Cast concrete.
4. Painted or engraved - directly on facade glazing.

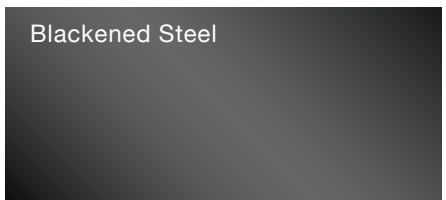
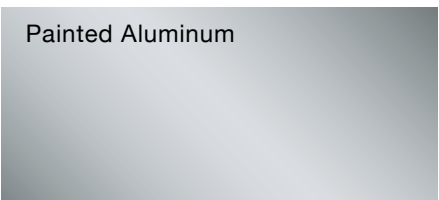
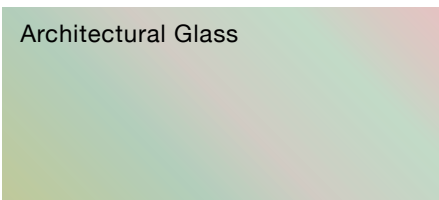
There are no color requirements or restrictions.

The colors and materials shown here are used for campus identity and wayfinding signage. They are not required colors or materials for future signage.

## Nexus on Grand / Corporate Brand Colors



## Nexus on Grand / Materials



## Nexus on Grand / Fonts

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz 12345

GOOTHAM LIGHT

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz 12345**

GOOTHAM BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz 12345

TUNGSTEN NARROW REGULAR

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz 12345**

TUNGSTEN NARROW SEMI BOLD



# Site Plan

## LEGEND

- |    |                                  |    |                              |
|----|----------------------------------|----|------------------------------|
| EG | Site Monument                    | ED | Plaza Identification Signage |
| EH | High-Rise Identification Signage | EP | Parking Identification       |
| EW | Wall Signage                     | EB | Regulatory Signage           |
| EV | Vehicular Directional Signage    |    |                              |



Note: Building Footprints are conceptual and sign locations are approximate and illustrative.

04/22/2022

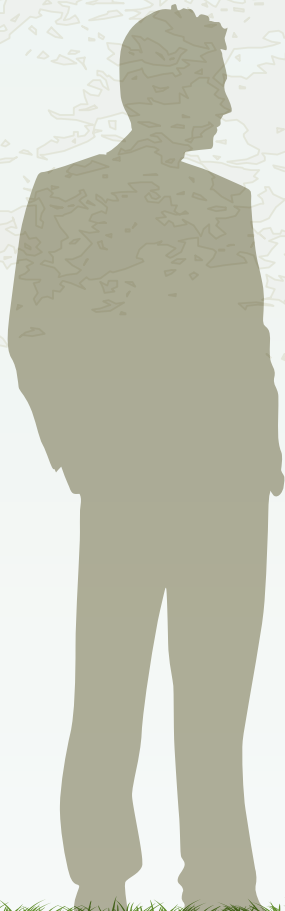
EG / Site Monument

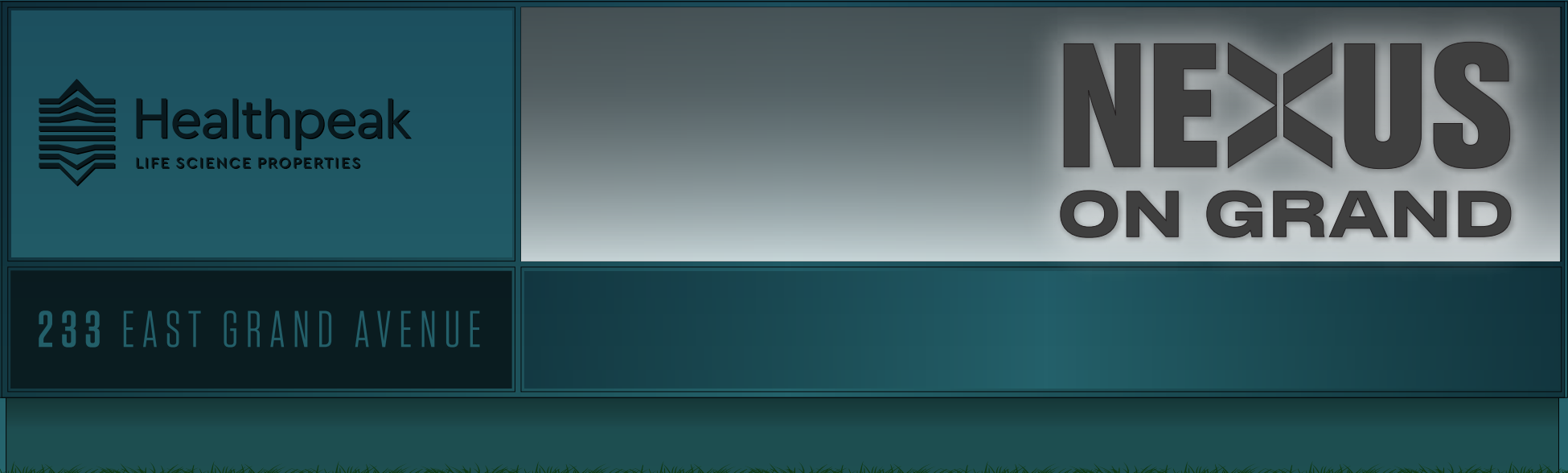
This sign type is located at building entrances along primary roads. The purpose of this sign is to direct visitors to building entrances. Exact locations on campus to be determined.  
[Sign Info:](#) Maximum Sign Area not to exceed **55 Square Feet**.

- Note:** All text is shown for design intent only.
- Illumination:** Dimmable Internally Illuminated Sign. Color: Warm White 4000K.
- Max. Allowable Square Footage:** 55 sq. ft.
- Number of Sides:** Two Sided Sign.
- Mow Strip:** Fabricator to provide 4 inch wide mow strip around entire sign.

NOTES

- 1 **Sign Type EG:** 45.5" tall x 12'-0" wide x 9" thick stainless steel monument. Sign frame to have a brushed face with brushed returns. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
- 2 1.5" thick x 11.5" tall logo / graphic with painted face and satin edges and halo-lit illumination. Color: Black. Sheen: Matte.
- 3 1/2" thick x 3.5" tall (varies) metal letters / logo with painted finish. Color: Black. Sheen: Matte.
- 4 1/8" thick x 46" wide x 22" tall metal panel with painted finish. Color: White. Sheen: Matte.
- 5 1/8" thick x 95" wide x 22" tall stainless steel panel with perforated pattern, brushed face and satin edges. Finish: #4 brushed finish.
- 6 1/8" thick x 95" wide x 10" tall stainless steel panel with brushed face and satin edges. Finish: #4 brushed finish.
- 7 1/2" thick x 3.5" tall (varies) metal letters with painted finish. Color: White. Sheen: Matte.
- 8 1/8" thick x 46" wide x 22" tall metal panel with painted finish. Color: Gray. Sheen: Matte.
- 9 Concrete base with board formed texture.







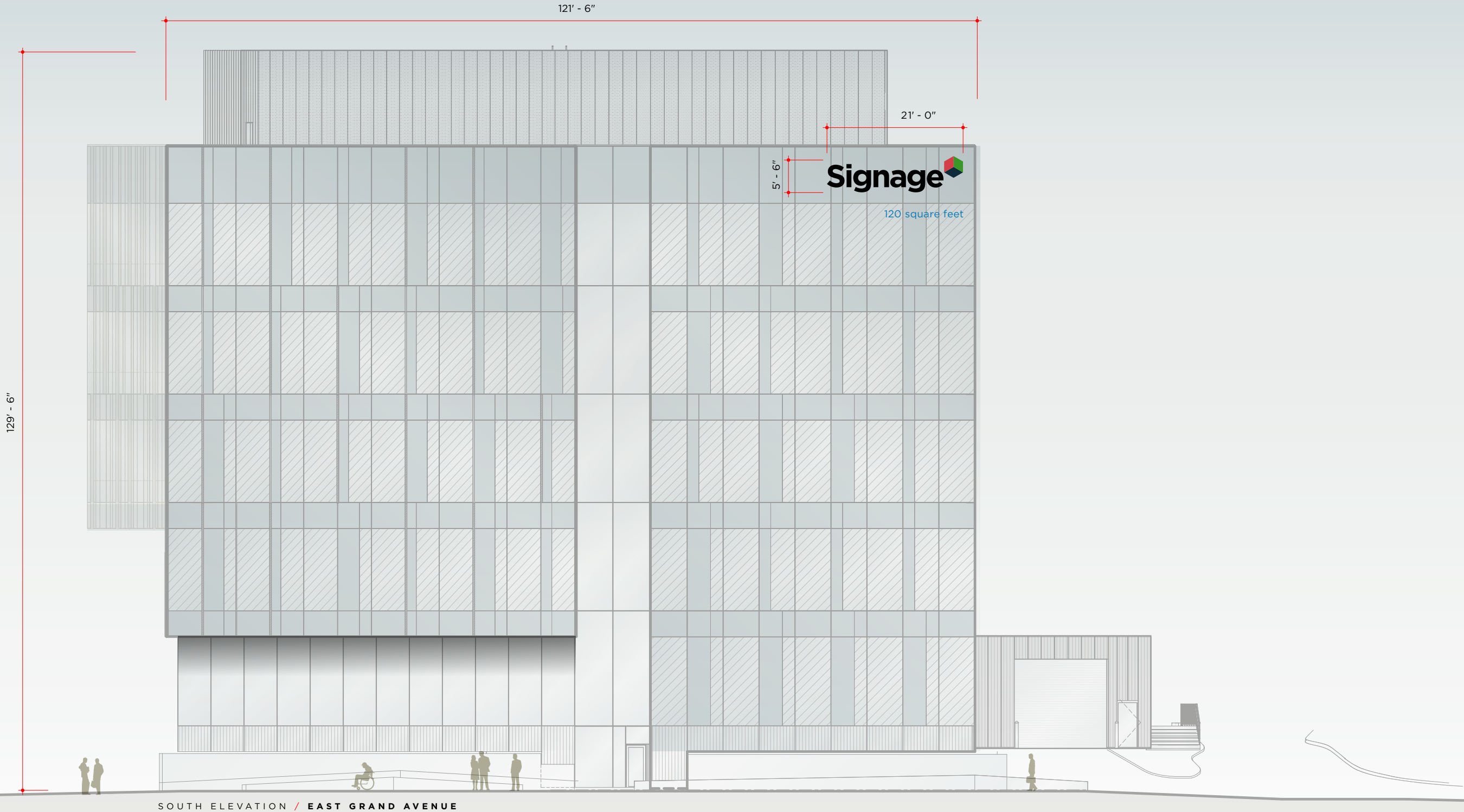
EH / High-Rise Identification Sign

This sign type is located at the building roofline but not above the roofline. The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below. [Sign Info](#): Maximum Sign Area not to exceed **121 Square Feet**.

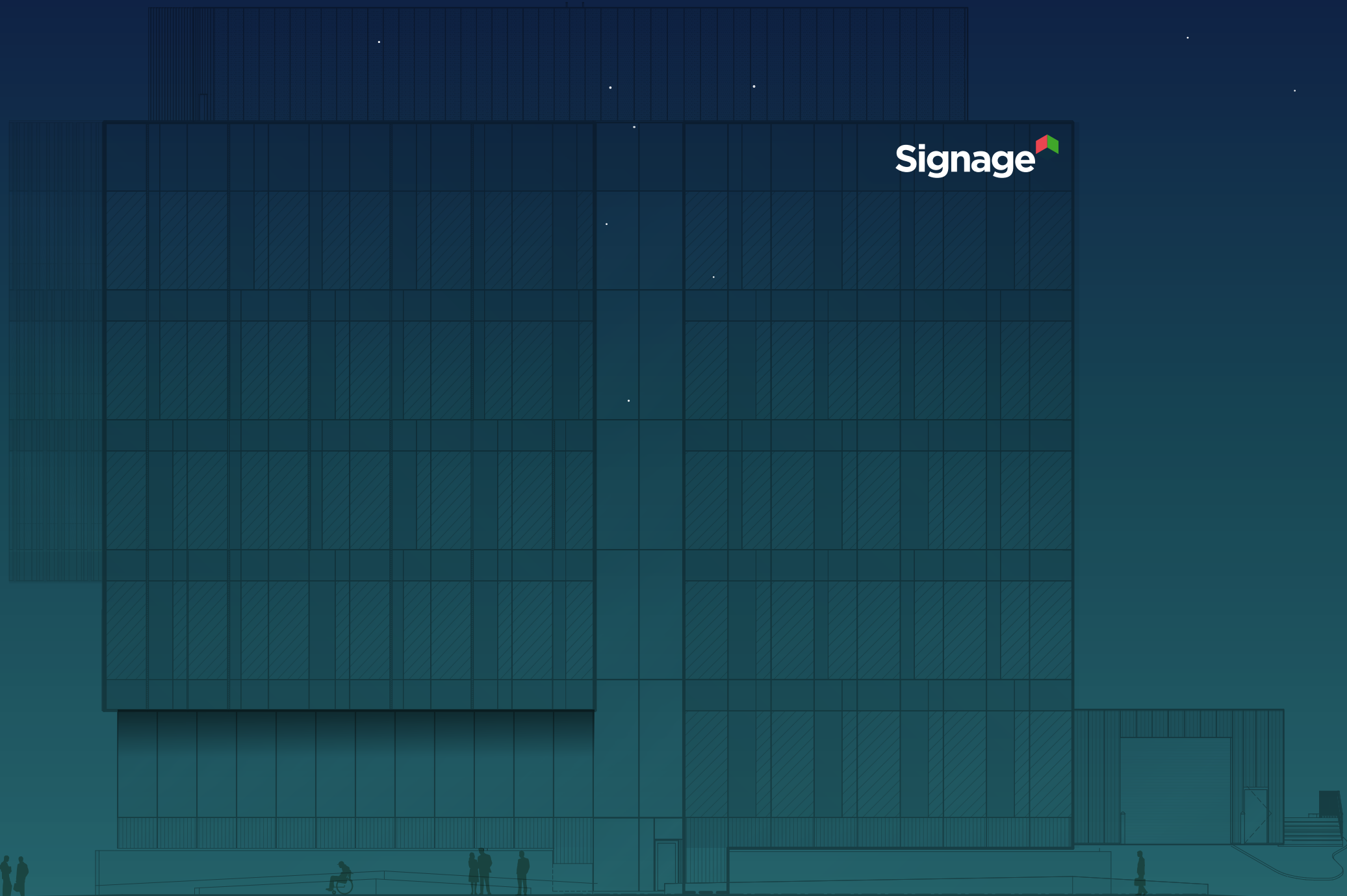
Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

**Note:** All text is shown for design intent only.  
**Illumination:** Dimmable Internally Illuminated Sign.  
Color: Warm White 4000K.

Quantity : 2 Per building with at least four stories, 1 on any facade.









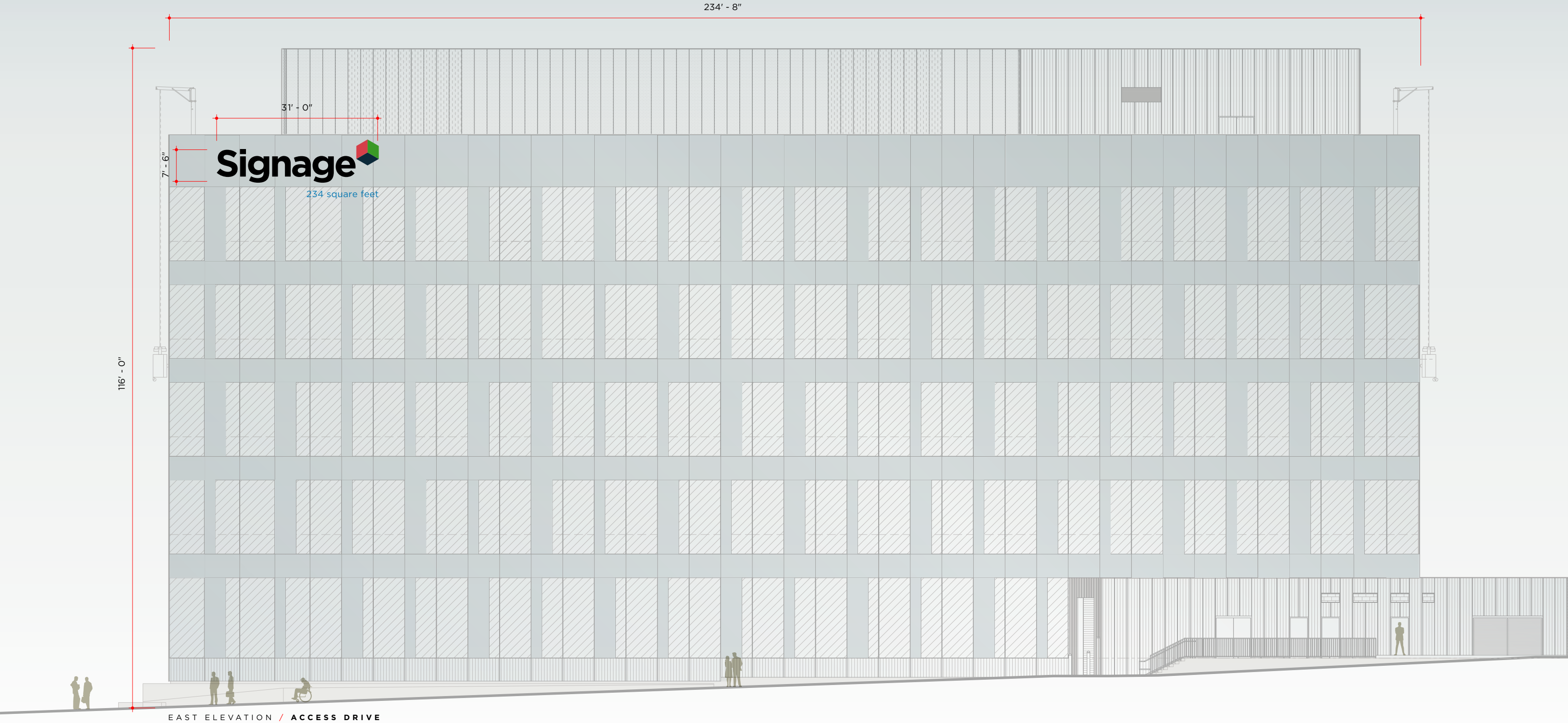
EH / High-Rise Identification Sign

This sign type is located at the building roofline but not above the roofline. The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below. [Sign Info](#): Maximum Sign Area not to exceed **234 Square Feet**.

Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

**Note:** All text is shown for design intent only.  
**Illumination:** Dimmable Internally Illuminated Sign.  
Color: Warm White 4000K.

Quantity : 2 Per building with at least four stories, 1 on any facade.



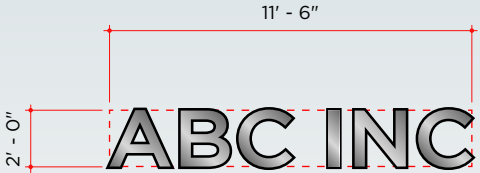
EW / Wall Sign

This sign type is located on the building facade. The purpose of this sign is to identify the major building occupants at street level. Tenant logo use is acceptable.  
**Sign Info:** Maximum Sign Area not to exceed **25 Square Feet**.

**Quantity : 2 Sign Per Building facade.**

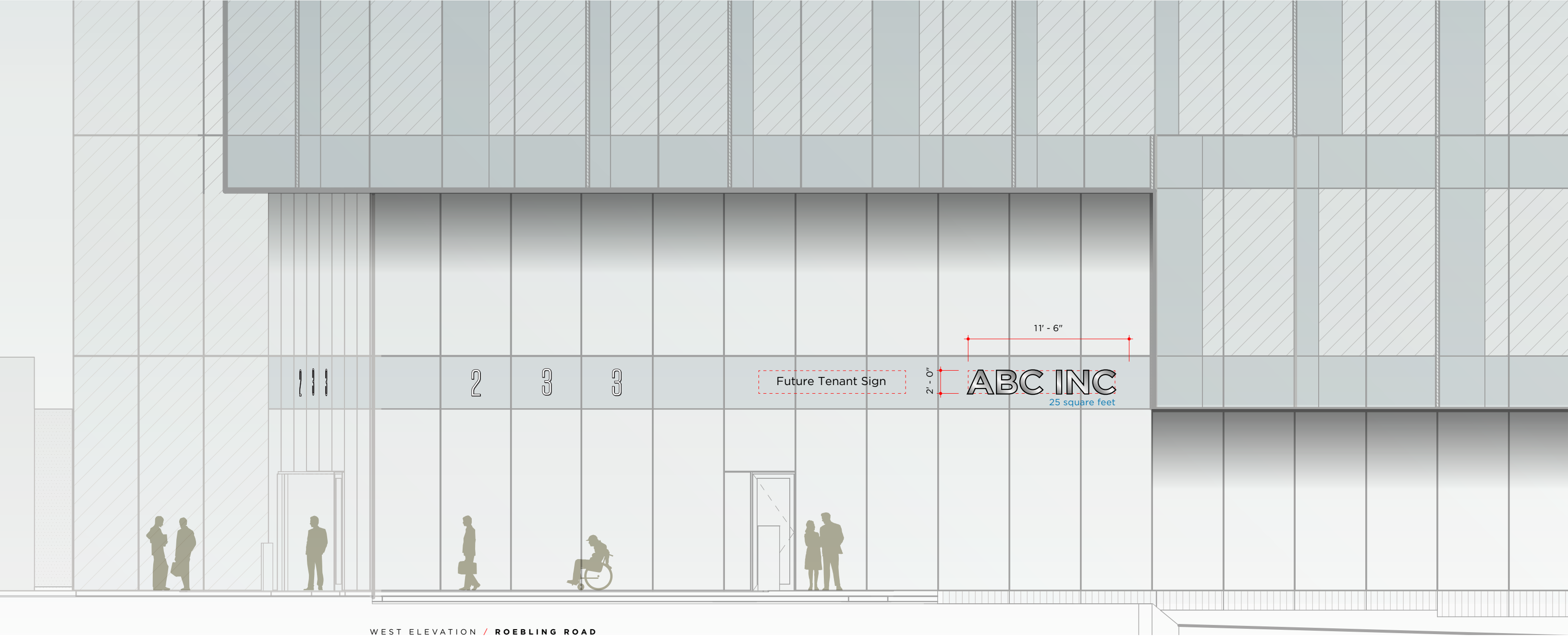
Fabricated Stainless Steel individual letters/logos with brushed finish on face and returns. Letters/logos are mounted to building facade without exposed hardware, raceway, visible fasteners or attachments. Final location to be determined by tenant.

Sign Shape and Configuration to be determined. Final length and height may vary based on future tenant identification. Not to exceed 25 square feet.



**Note:** All text is shown for design intent only.

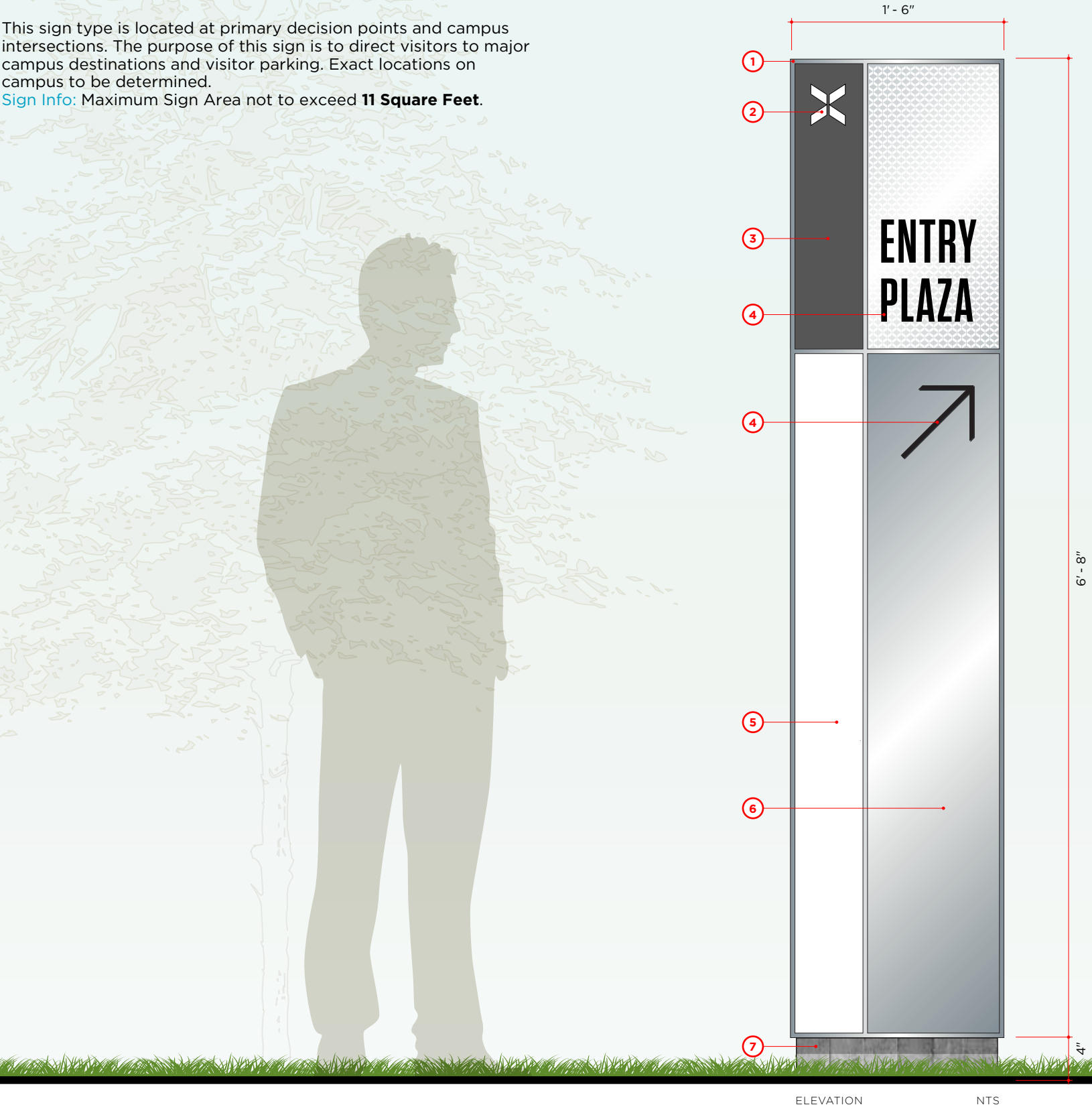
**Max. Allowable Square Footage:** 25 sq. ft.



EV / Vehicular Directional Sign

This sign type is located at primary decision points and campus intersections. The purpose of this sign is to direct visitors to major campus destinations and visitor parking. Exact locations on campus to be determined.

**Sign Info:** Maximum Sign Area not to exceed **11 Square Feet**.



ELEVATION

NTS



SIDE

NOTES

- 1 **Sign Type EV:** 7'-0" tall x 1'-6" wide x 5" thick stainless steel monument. Sign frame to have a brushed face with brushed returns. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
- 2 1/2" thick x 3" tall metal logo / graphic with painted face and satin edges. Color: White. Sheen: Matte.
- 3 1/8" thick x 5.5" wide x 23.5" tall metal panel with painted face and edges. Color: Gray. Sheen: Matte.
- 4 1/2" thick x 3.5" tall (varies) metal letters / arrow with painted face and satin edges. Color: White. Sheen: Matte.
- 5 1/8" thick x 5.5" wide x 48" tall metal panel with painted face and edges. Color: White. Sheen: Matte.
- 6 1/8" thick x 5.5" wide x 48" tall stainless steel panel with brushed face and satin edges. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
- 7 Concrete base with board formed texture.

**Note:** All text is shown for design intent only.

**Illumination:** None.

**Max. Allowable Square Footage:** 11 sq. ft.

**Number of Sides:** One Sided Sign.

**Mow Strip:** Fabricator to provide 4 inch wide mow strip around entire sign.



ED / Plaza Identification Sign

This sign type is located at the entry plaza outside of the building entrance. Exact locations on campus to be determined.  
[Sign Info](#): Maximum Sign Area not to exceed **65 Square Feet**.

NOTES

- 1 **Sign Type ED:** 11'-3" tall x 5'-9" wide x .5" thick stainless steel monument. Sign to have a brushed face with brushed returns and a perforated pattern cut thru panel. Finish: #4 brushed finish with vertical grain.
- 2 1.5" thick x 15" tall logo / graphic with painted face and satin edges and halo-lit illumination. Color: Black. Sheen: Matte.

**Note:** All text is shown for design intent only.

**Illumination:** Dimmable Halo - Lit Illumination. Color: Warm White 4000K.

**Max. Allowable Square Footage:** 65 sq. ft.

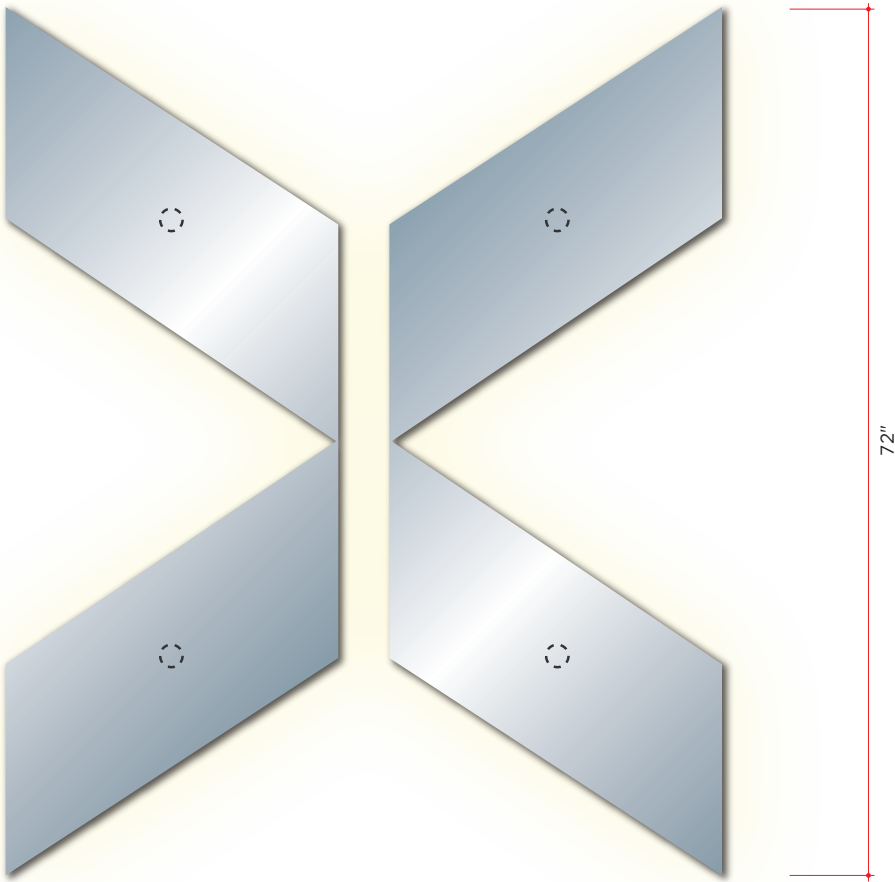
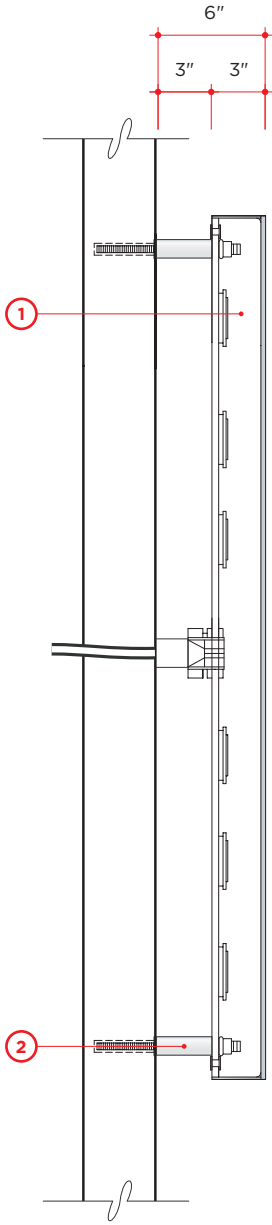
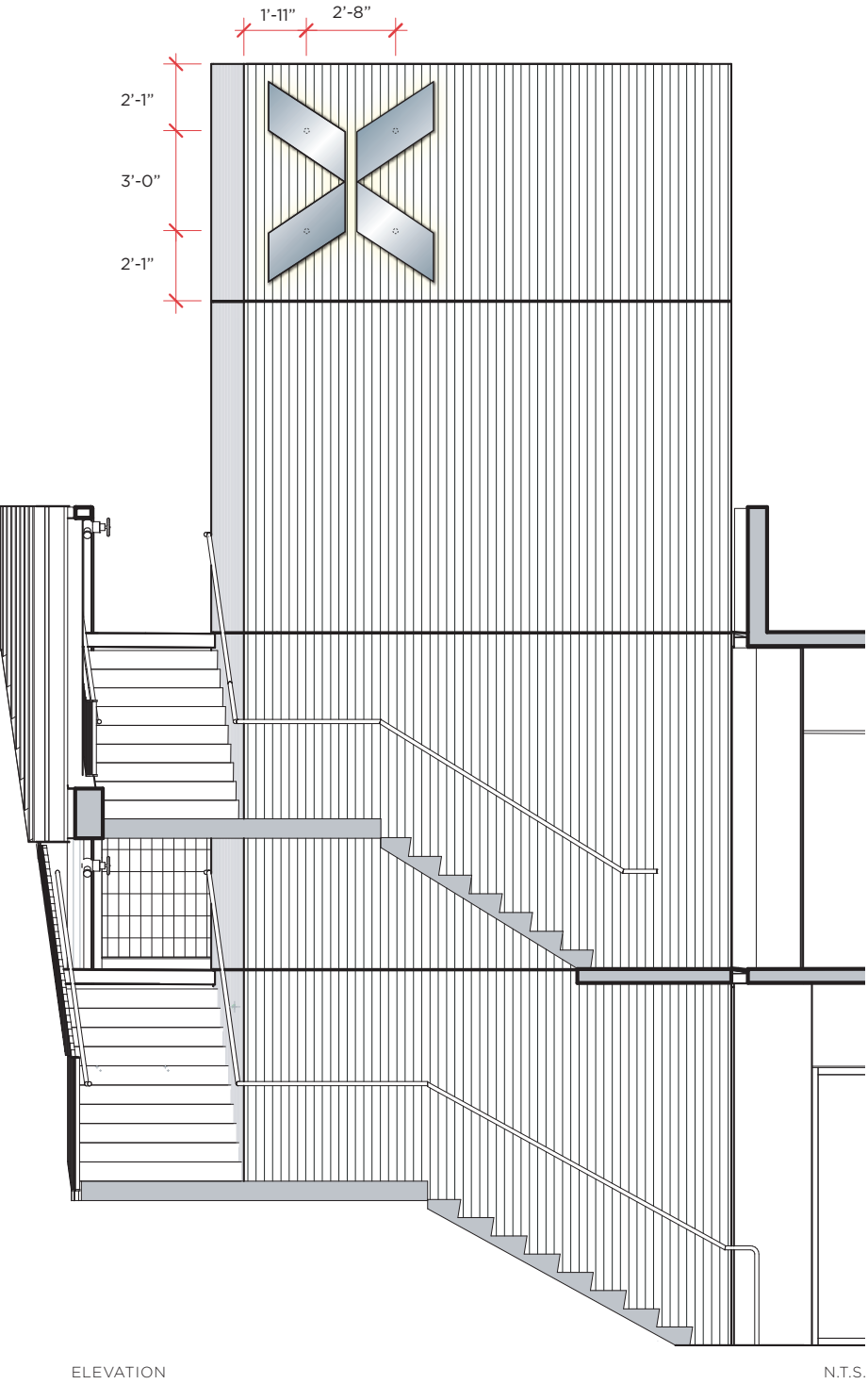
**Number of Sides:** One Sided Sign.

**Mow Strip:** Fabricator to provide 4 inch wide mow strip around entire sign.



EP / Parking Identification Sign

This sign type is located near the parking garage entrance. The purpose of this sign is to identify the parking garage entrance at street level.  
[Sign Info:](#) Maximum Sign Area not to exceed **25 Square Feet**.



NOTES

- 1 **Sign Type EP:** 72" tall x 60" wide x 6" thick stainless steel logo with halo-lit illumination. Sign to have a brushed face with brushed returns. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
- 2 Stainless steel fasteners with painted stand offs to match building facade.

**Note:** All text is shown for design intent only.

**Illumination:** Dimmable Internally Illuminated Sign. Color: Warm White 4000K.

**Max. Allowable Square Footage:** 25 sq. ft.

**Number of Sides:** Two Sided Sign.

EB / Regulatory Sign

This sign type is located at primary decision points and campus intersections. The purpose of this sign is to direct visitors to major campus destinations and visitor parking. Exact locations on campus to be determined.

Sign Info: Maximum Sign Area not to exceed 17 Square Feet.

NOTES

- 1 Sign Type EB: 8'-8" tall x 1'-6" wide (varies) x 5" thick painted stell post and panel sign. Panel to have painted face and applied vinyl graphic. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
- 2 3" wide metal post with painted finish. Color: Dark Grey. Sheen: Matte.

Note: All text is shown for design intent only.

Illumination: None.

Max. Allowable Square Footage: 11 sq. ft.

Number of Sides: One Sided Sign.

