

RESOLUTION 2021-SR-9  
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING SIGN PROGRAM 2021-SR-9  
FOR 1000 AND 3000-3500 MARINA BOULEVARD

WHEREAS, Kacey Bills, of Skidmore, Owings & Merrill, applied to the City of Brisbane for a unified campus sign program for 1000 and 3000-3500 Marina Boulevard, Brisbane, such application being identified as 2021-SR-9; and

WHEREAS, on April 14, 2022, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15311(a) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested sign program;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 14, 2022 did resolve as follows:

Sign program 2021-SR-9 is approved pursuant to the findings and conditions of approval attached herein as Exhibit A, and to the regulatory framework and specifications provided in Exhibit B.

ADOPTED this 14<sup>th</sup> day of April, 2022, by the following vote:

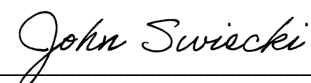
AYES: Gooding, Lau, Patel, Sayasane

NOES: None

ABSENT: Funke

  
\_\_\_\_\_  
DOUGLAS GOODING  
Chairperson

ATTEST:

  
\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

**Draft**  
**EXHIBIT A**

**Action Taken:** Conditionally approve Sign Program 2021-SR-9 per the staff memorandum with attachments, via adoption of Resolution 2021-SR-9.

**Findings of Approval 2021-SR-9:**

1. *“For all advertising signs subject to permit approval by the planning commission, it must also be found that:*

*a. The sign complies with all applicable city ordinances; and”*

All signage included in the sign program would comply with the City ordinances in Titles 15 and 17 of the Brisbane Municipal Code (BMC). BMC §17.36.050 allows for the establishment of a sign program to regulate signs on properties meeting either of the following conditions: 1) having 100 feet or more of frontage or 2) with multiple tenants. The Genesis Marina sign program meets both of these conditions.

*b. “The sign does not conflict with the building scale, colors, materials, architectural details and styles found in the specific neighborhood or area of the city in which the sign is proposed to be located.”*

The sign program provides a cohesive, site-wide collection of signs that complement each other and other structures and buildings on the sites in terms of style, scale, colors and materials. The material palette of pre-cast concrete and brushed stainless steel elements is clean and modern. Given the individual ownership, tenant occupancy, and architectural styles of various properties in Sierra Point, it is appropriate that there are significant differences between the various sign branding styles from one property to another. However, the scale of signs, total sign area, and general mix of sign types is consistent with other properties in Sierra Point, and uses similar concrete and metal elements (e.g., the Shore at Sierra Point, 5000 and 7000 Marina Boulevard).

2. *“For illuminated or kinetic signs, it must also be found that:*

*a. The sign does not produce glare; and”*

The proposed illuminated signs would not produce a glare. The campus and site monument identification signs would include internal halo illumination, creating a glow of light from behind the stainless steel lettering. Wall-mounted tenant signs would similarly be internally illuminated. The performance standards included in the sign program require that all illuminated signs be equipped with dimmers to allow the illumination levels to be adjusted as appropriate. Additionally, a performance standard is included in the sign program to require that illuminated signs will not produce a glare.

*b. The sign does not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and”*

None of the proposed signage is anticipated to present a distraction or hazard. Additionally, a performance standard is included in the sign program indicating that the signs shall not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties.

*c. “The sign does not otherwise cause a public nuisance.”*

None of the signs would cause a public nuisance. A performance standard is included in the sign program that all signs are to be properly maintained in a state of good repair.

3. *“For sign programs, it must also be found that the program is consistent with the city's general plan and any specific plan or planned development permit applicable to the site.”*

The proposed sign program is consistent with the City’s General Plan. The General Plan does not specifically regulate advertising signage; rather, signage is regulated through the zoning ordinance, which vests authority for approval of sign programs with the Planning Commission.

Applicable to the Sierra Point subarea at large, General Plan subarea policy SP.6 states the City’s commitment to *“Continue to have attractive and safe development on the solid waste landfill at Sierra Point.”* The proposed sign program implements this policy by prescribing sign materials and color palettes that complement the architectural character of site development, establishing maximum sign sizes and total sign areas at a scale consistent with that established on other properties in Sierra Point, and providing efficient wayfinding to destinations within the site for users.

There is no specific plan or planned development permit for this site or area.

### **Conditions of Approval 2021-SR-9:**

1. Signage design and installation shall conform to the provisions of attached Exhibit B, “Genesis Marina Master Signage Program”, including graphics prepared by Skidmore, Owings & Merrill, dated April 6, 2022, **with the following modifications:**
  - a. **All illuminated signs shall incorporate programmable dimmers to allow for automated and scheduled dimming during evening and early morning hours.**
2. City approval shall be required prior to installation of any sign, pursuant to the procedures outlined the Sign Program.
3. Modifications to the Sign Program are subject to Planning Commission review via separate application form and fee.



**CITY OF BRISBANE**

50 PARK PLACE  
BRISBANE, CA 94005  
(415) 508-2120

**Genesis Marina**

Master Signage Program 2021-SR-9  
1000, 3000-3500 Marina Blvd.



## Introduction

This document serves as the Sign Program for “Genesis Marina” at 3000-3500 Marina Boulevard and 1000 Marina Boulevard and regulates the design and installation of signage. This sign program is intended to set the standards for attractive and consistent signage at Genesis Marina. The proposed signage designs included in the signage package intends to create a uniform signage program across 3000-3500 Marina and 1000 Marina and to create one Genesis Marina campus. All signs shown within are exterior signs that are visible from the public right-of-way as well as exterior signs visible within the campus. All signs have been designed in accordance with the 2019 California Building Code, American’s Disabilities Act (ADA), and Chapter 17.36 of the Brisbane Municipal Code. All signs across the Genesis Marina campus must conform to this program, which regulates sizes, locations, colors, and types of signs.

The sign graphics depicted by the “Issued for Sign Review” Construction Documents, dated April 7, 2022, are attached as Exhibit A and include a sign location plan, sign elevations, and details for each sign.

Minor modifications to the sign standards contained herein may be requested consistent with the regulatory approval framework set forth in Section 6 of this document. Amendments to this sign program are subject to Planning Commission review, as set forth in BMC §17.36.050.

The sign program is organized into the following sections:

- 1. Campus, Site & Building Identification Signage**
- 2. Wayfinding Signage**
- 3. Identification Signage**
- 4. Amenity Signage**
- 5. Tenant Signage**
- 6. Permitting & Performance Standards**

## How to Use the Construction Documents

The “Issued for Sign Review” Construction Documents, dated April 6, 2022, are attached as Exhibit A and describe the locations, elevations, and fabrication details for each sign type. Below is a description of how to navigate Exhibit A:

1. **GR0.1.01:** General notes that govern the entirety of the documentation, including; typefaces used for each sign type, color and material schedule, pictograms, applicable codes and standards, total signage square footage used, general notes which describe rules that apply to the documentation, and a list of the sign types included within.
2. **GR1.1.00:** Signage demolition plan with accompanying photographs to describe the monument signs and letterforms to be removed from the 1000 Marina site.
3. **GR1.1.01:** Overall site sign location plan indicating each sign’s location at both 1000 and 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
4. **GR1.1.02:** Ground level sign location plan at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
5. **GR1.1.03:** Podium level sign location plan at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
6. **GR1.1.04:** Roof level sign location plan showing skyline tenant ID signage at 3000-3500 Marina Boulevard. Each sign location is indicated by a sign tag which includes the sign type and individual sign number. Sign location and number are coordinated with the message schedule on sheet GR7.0.01.
7. **GR5.0.01-GR5.0.03:** Drawings showing a sign’s location in elevation in relation to its surroundings. Tags keyed to each sign are provided to indicate the detail and sheet number where further information about the sign can be found.
8. **GR7.0.01:** A message schedule that provides the precise copy to be included for each sign. Sign locations indicated on sheet GR1.1.01, GR1.1.02, and GR1.1.03 are included in this schedule.
9. **GR8.0.01:** Sign details that show the color/finish, fabrication details, and mounting details for the S00 and S01a sign types.
10. **GR8.0.02:** Sign details that show the color/finish, fabrication details, and mounting details for the S02, S03, and S05 sign types.
11. **GR8.0.03:** Sign details that show the color/finish, fabrication details, and mounting details for the S04a and S04b sign types.
12. **GR8.0.04:** Sign details that show the color/finish, fabrication details, and mounting details for the S06 and S13 sign types.
13. **GR8.0.05:** Sign details that show the color/finish, fabrication details, and mounting details for the S10, S11a, S11b, and S12 sign types.
14. **GR8.0.06:** Photo simulation drawings showing the proposed signage in a photograph for the existing 1000 Marina site and in renderings for the 3000-3500 Marina site (3000-3500 Marina site is currently under construction).
15. **GR8.0.07:** Photo simulation drawings showing the proposed signage in renderings for the 3000-3500 Marina site.
16. **GR8.0.08:** Existing condition photos key plan. Vantage points of photographs shown on Sheet GR8.0.09 indicated as numbered red dots with arrow.
17. **GR8.0.09:** Existing condition photos with key plan locations and a description located underneath the photograph.
18. **Skyline tenant ID signage:** Existing (sign type S12-e) for 1000 Marina Boulevard are as depicted in Sign Review application 2021-SR-6, which is appended to Exhibit A for reference.

## 1. Campus, Site & Building Identification

This sign program allows four (4) ground-mounted monument campus and site identification signs and four (4) ground and building-mounted address identification (ID) signs. These signs identify the Genesis campus, the two campus site addresses, and individual buildings within the campus. These identification signs are scaled by hierarchy as follows:

- **S00 - Campus Monument ID**
- **S01a - Site Monument ID (Two Signs)**
- **S02 - Secondary Site Monument ID**
- **S03 - Entry Address**

# 1. Campus, Site & Building Identification

## S00 - Campus Monument ID

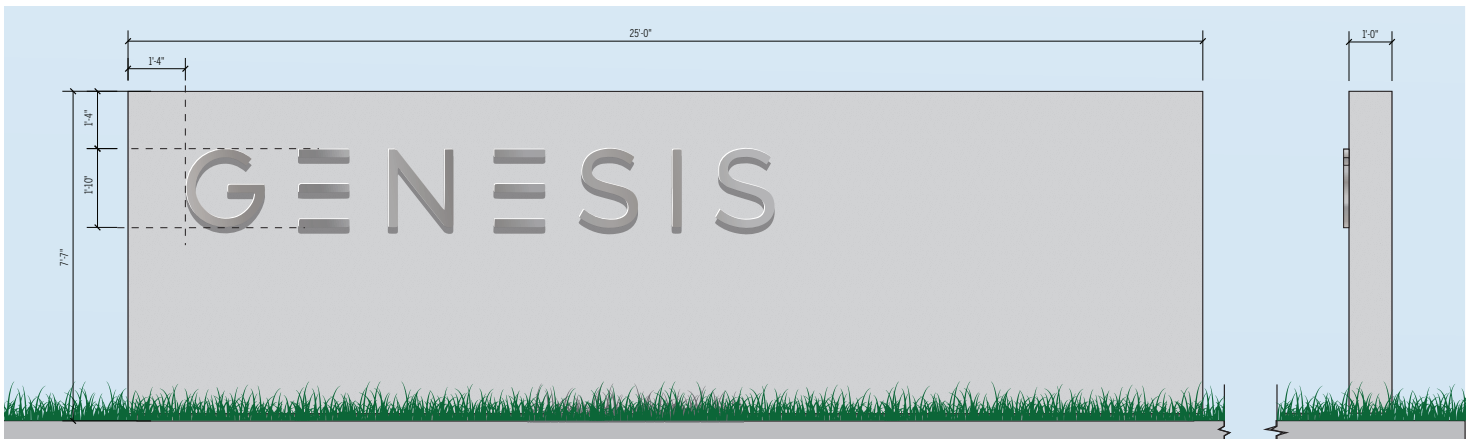
### Purpose:

One (1) campus-wide illuminated site monument identification sign is included in the sign program to identify the campus (“Genesis”) and create a formal campus entrance at the intersection of Marina Boulevard and Sierra Point Parkway. The location is shown on graphic package sheet GR1.1.01 and GR5.0.03 of Exhibit A. (See Description section below for additional location information.)

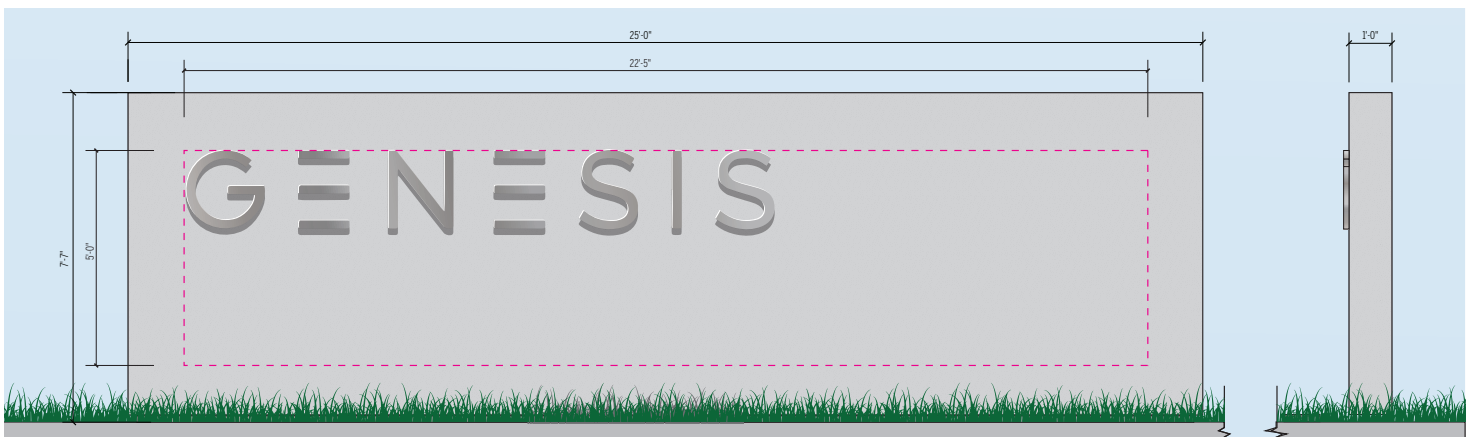
### Description:

S00 Campus Monument ID - would be constructed to form a 7’-7” high by 25’-0” wide monolith of polished pre-cast concrete. The campus identity (“Genesis”) is located on the south face of the sign. Letterforms are to be brushed stainless steel with internal halo illumination. Graphics are not to exceed 5’-0” high by 22’-5” wide on south face of monument. See sheet GR8.0.01 for further details.

The final location of the sign may vary from the proposed location shown on sheets GR1.1.01 and GR5.0.03 and shall be coordinated with planned intersection improvements and modifications to the Bay Trail, site landscaping, and pedestrian facilities at 1000 Marina Boulevard, subject to approval by the Community Development Director and City Engineer.



Proposed Design



Area Not to Exceed



# 1. Campus, Site & Building Identification

## S01a - Site Monument ID

### Purpose:

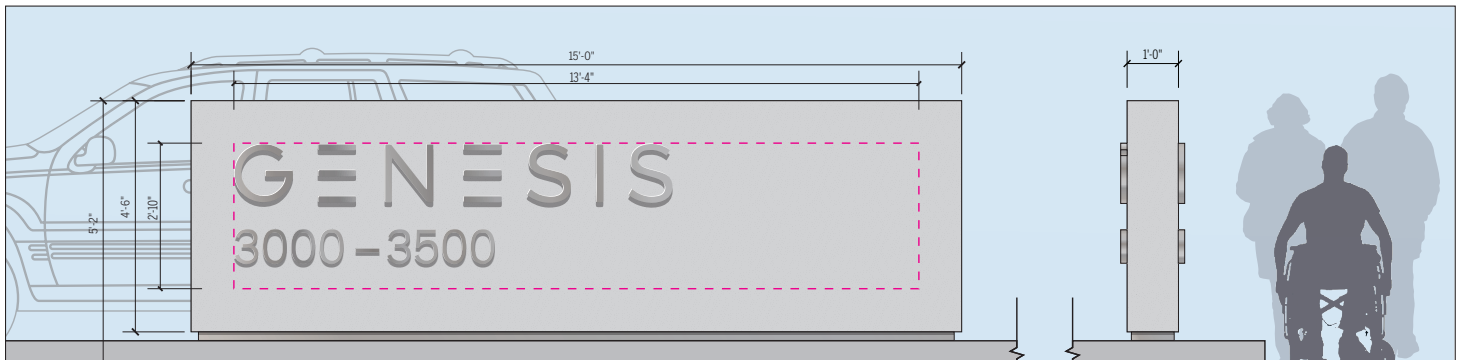
Two (2) small illuminated monument signs will provide campus-branded site addressing at the two site entries along Marina Boulevard, as shown on sheet GR1.1.01 of Exhibit A.

### Description:

The S01a – Site Monument ID site monuments are to be 4'-6" high by 15'-0" wide monoliths of polished pre-cast concrete. The information shown on the sign will include the campus identity ("Genesis") and the address numerals on both sides of the sign. Letterforms and numerals will be brushed stainless steel with internal halo illumination. Graphics applied to site monuments are not to exceed 2'-10" high by 13'-4" wide on either face of monument. See sheet GR8.0.01 for further details.



**Proposed Design**



**Area Not to Exceed**

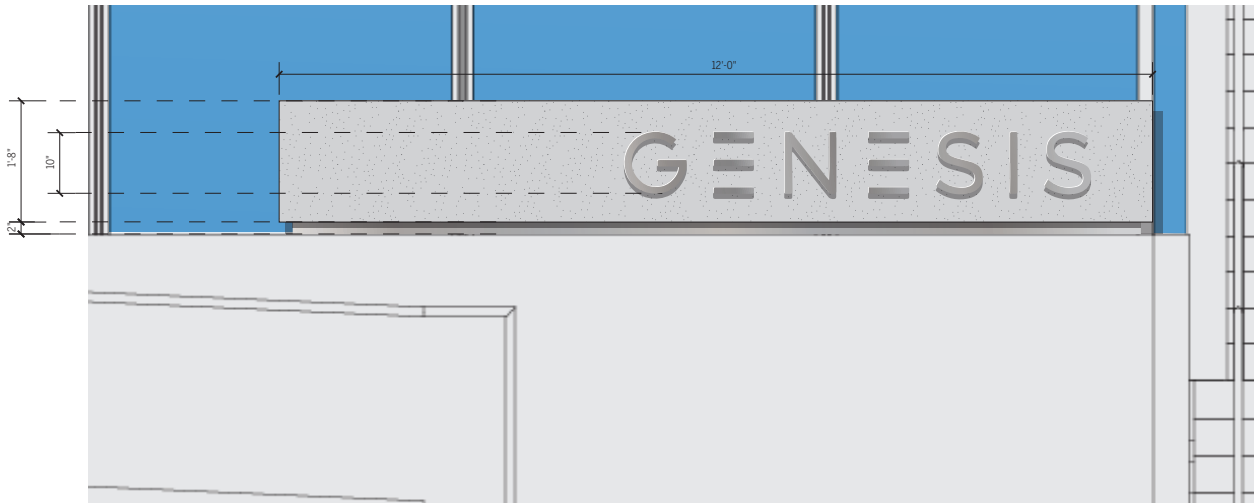
**S02 - Secondary Site Monument ID**

**Purpose:**

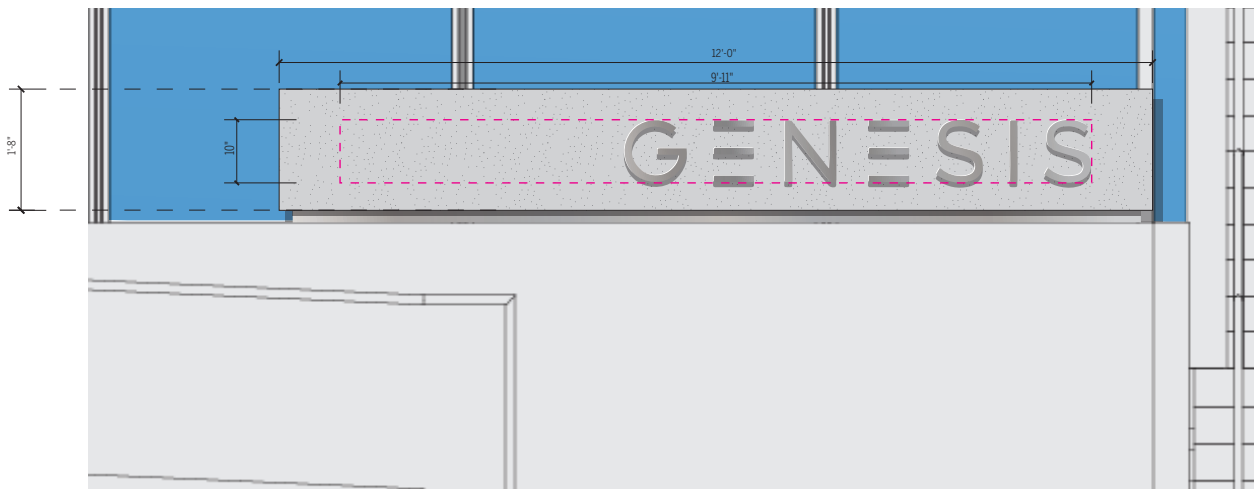
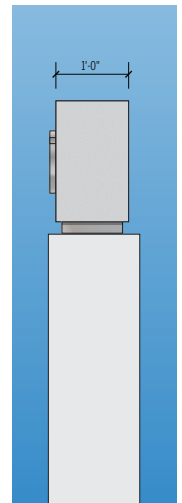
One (1) secondary illuminated site monument sign is included to create a formal pedestrian entrance to 3000-3500 Marina Boulevard, located at the base of the podium stairs at the ground level, as shown on sheet GR1.1.02 of Exhibit A.

**Description:**

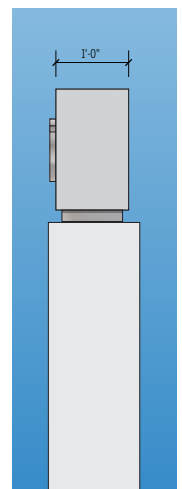
The secondary site monument would identify the campus ("Genesis") and would be constructed to form a 1'-8" high by 12'-0" wide monolith of polished pre-cast concrete with the campus identity on the south face. Letterforms are to be brushed stainless steel with internal halo illumination. Graphics shall not to exceed 10" high by 9'-11" wide on the southern face of the monument. See sheet GR8.0.02 of Exhibit A for further details.



**Proposed Design**



**Area Not to Exceed**



# 1. Campus, Site & Building Identification

## S03 - Entry Address

### Purpose:

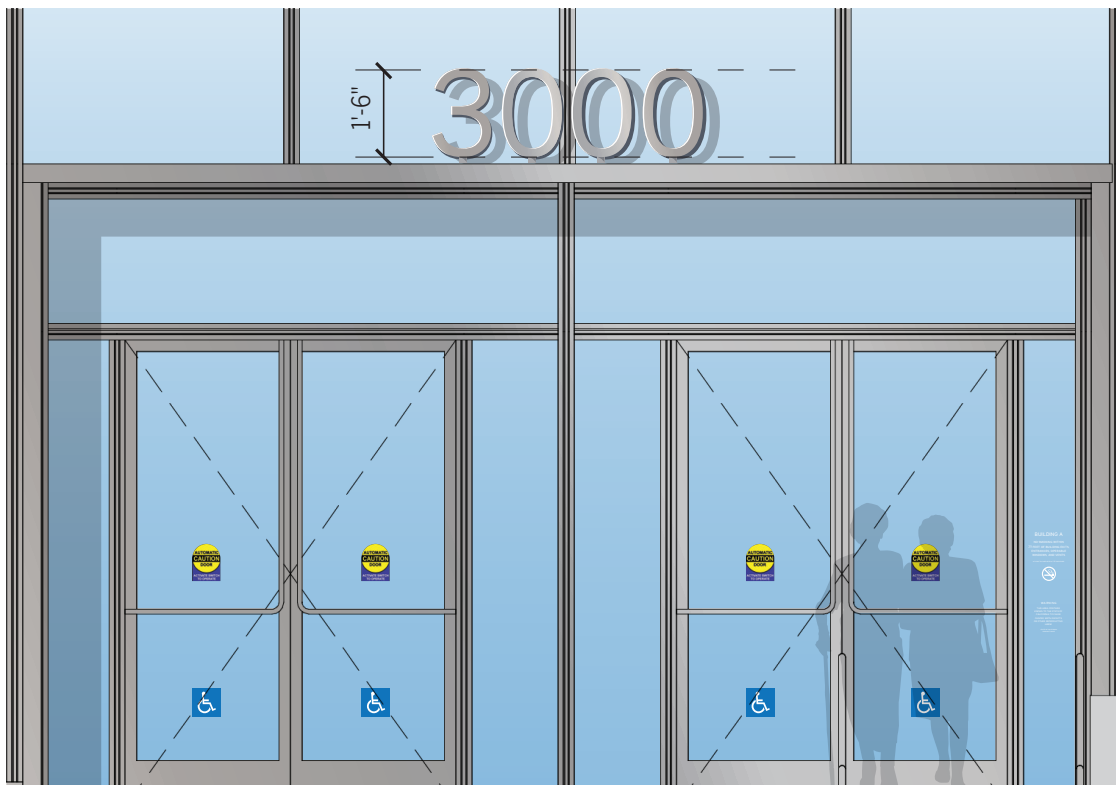
Four (4) illuminated building entry address signs will identify the address of each building both from a distance and close-in at the pedestrian level. See S.03 locations on sheets GR1.1.01, GR1.1.02 and GR1.1.03 of Exhibit A.

### Description:

At 3000-3500 Marina Boulevard, the building address numerals are to be pin-mounted above each building's entry at the top of each entry wicket. No illumination is provided at these locations.

At 1000 Marina Boulevard, the building address numerals are to be mounted at pedestrian level above an existing concrete retaining wall. The numerals will be backlit by indirect LED lighting. See detail 8 on sheet GR8.0.02 of Exhibit A.

All numerals shall be brushed stainless steel fabricated letterforms measuring 1'-6" in cap height attached to an aluminum mounting plate, as shown on sheet GR8.0.02 of Exhibit A.



Location - S03.03

## 2. Wayfinding Signage

Wayfinding signs provide pedestrians and drivers with guidance to all amenities, circulation paths and campus destinations.

- **S04a - Vehicular Directional**
- **S04b - Pedestrian Directional**
- **S05 - Garage Entry ID**
- **S06 - Delivery Loading Dock ID**

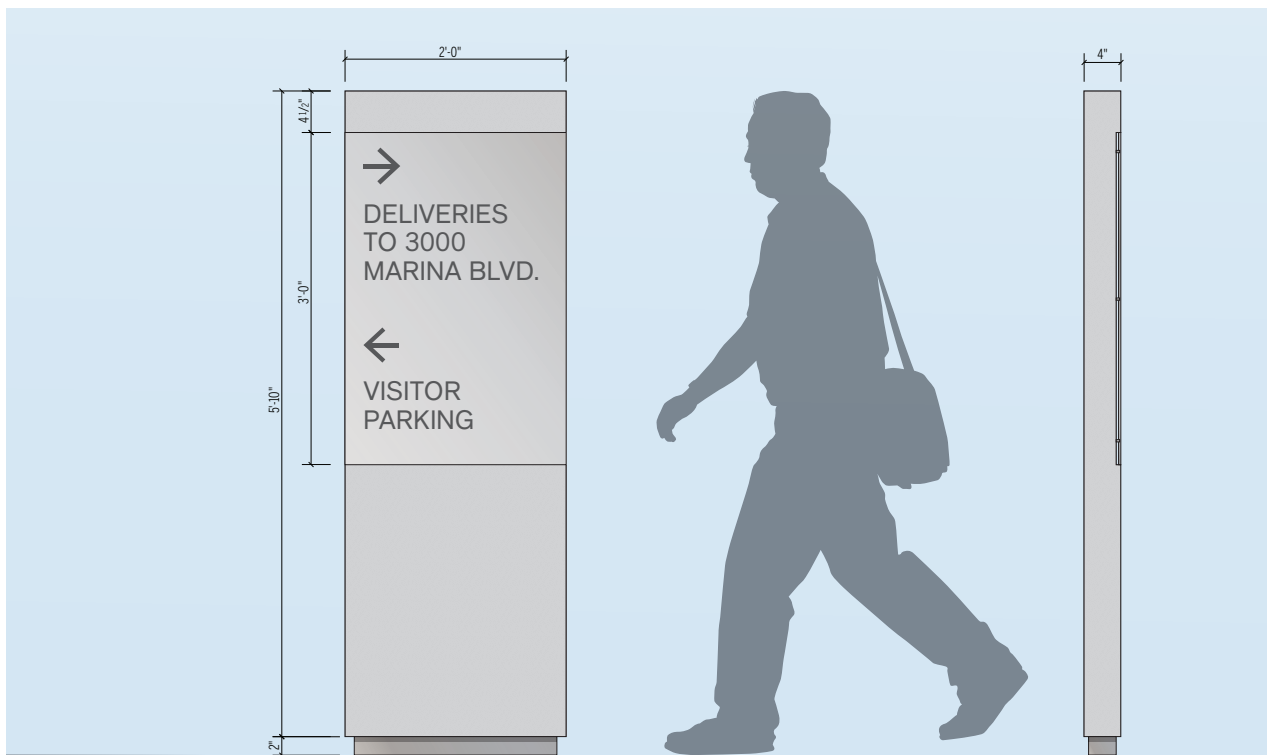
### S04a - Vehicular Directional

**Purpose:**

A total of four (4) vehicular directional signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.01. The intent of these signs is to provide supporting directional information at the edge of the site and within the campus for visitors as well as deliveries.

**Description:**

The Vehicular Directional signs are a 6'-0" high by 2'-0" wide plinth of polished pre-cast concrete with a cleat mounted brushed stainless steel panel. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel as shown on sheet GR8.0.03.



Location - S04a.02

**S04b - Pedestrian Directional**

**Purpose:**

A total of six (6) pedestrian directional signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.01. The intent of these signs is to provide supporting directional information at the edge of the site and within the campus to guide users to site amenities.

**Description:**

The Pedestrian Directional signs are a 6'-0" high by 1'-6" wide plinth of polished pre-cast concrete with cleat-mounted brushed stainless steel panel. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel as shown on sheet GR8.0.03.



Location - S04b.06

### 3. Identification Signage

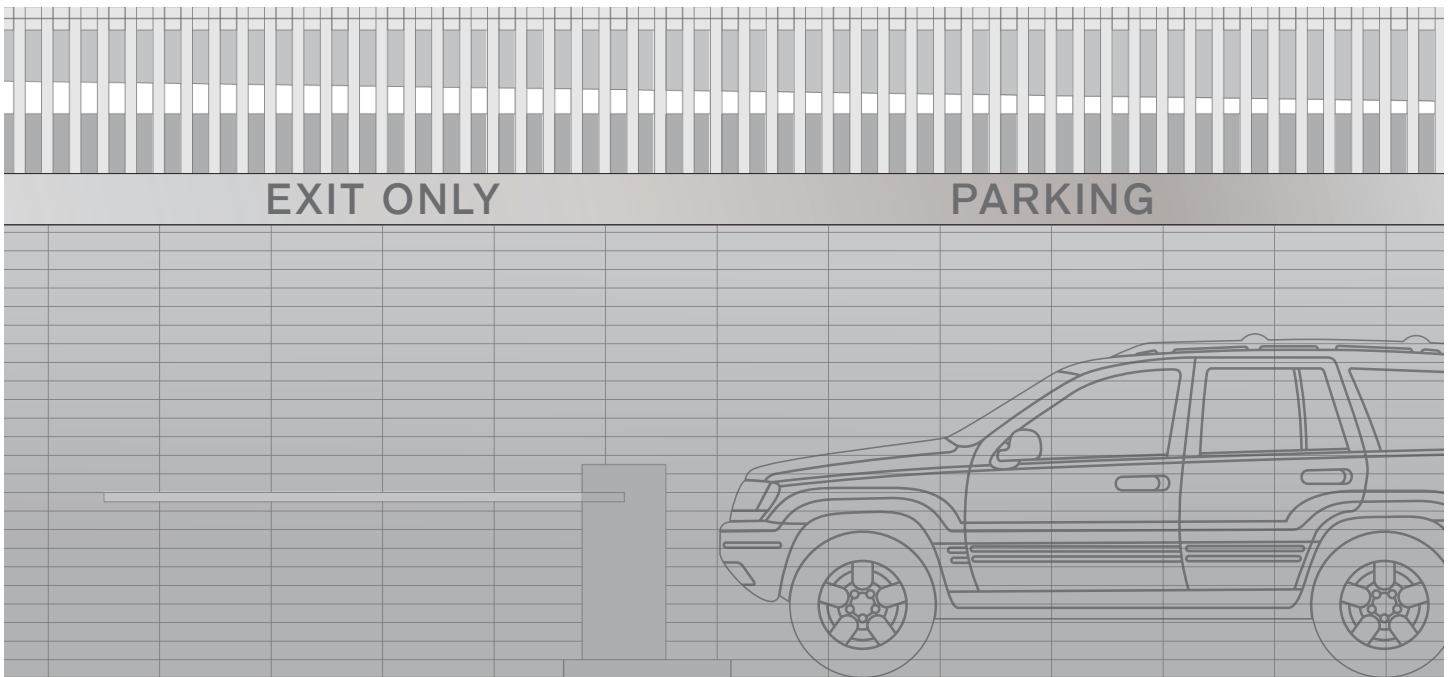
#### S05 - Garage Entry ID

**Purpose:**

A total of three (3) garage entry signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.02. The intent of these signs is to provide supporting directional information at the garage entry points to inform users of the correct path of travel.

**Description:**

The Garage Entry ID signs would be constructed of dark gray precision cut vinyl lettering, as shown on sheet GR8.0.02.



Location - S05.01

### 3. Identification Signage

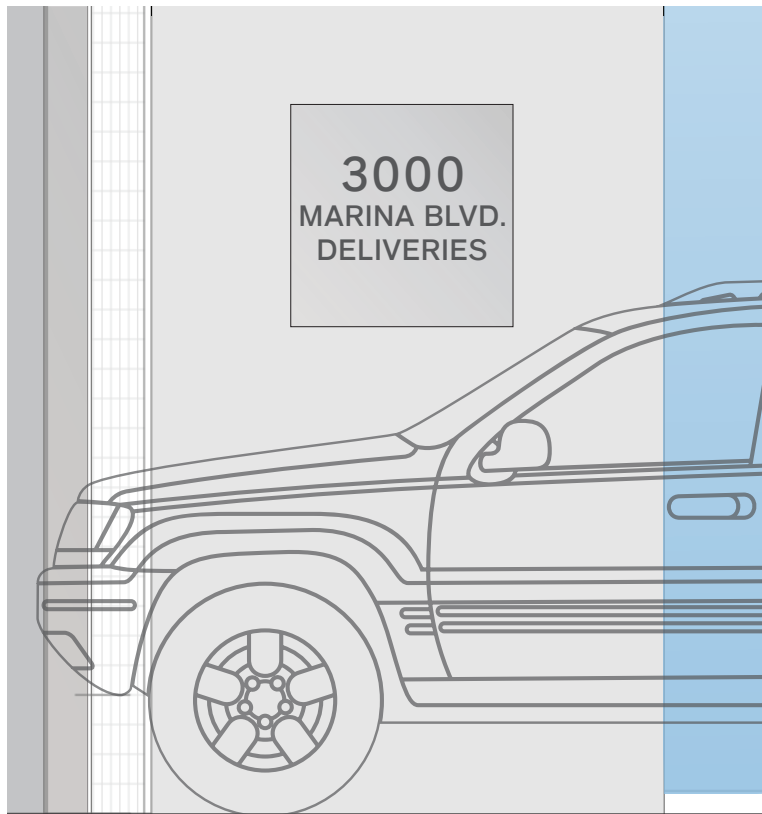
#### S06 - Delivery Loading Dock ID

**Purpose:**

A total of three (3) Delivery Loading Dock ID signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.02. The intent of these signs is to provide identification information at the garage entry points for delivery drivers.

**Description:**

The Delivery Loading Dock ID signs are constructed of a 3/8" thick stainless steel plaque with etched and filled graphics. Graphics on the stainless steel panel are to be etched and filled with dark gray enamel. The plaques will be surface applied to concrete walls with pin mounts and silicone.



Location - S06.01

Reso. 2021-SR-9  
4. Amenity Signage

- S10 - Amenity ID
- S11a - Fitness Center Vinyl ID
- S11b - Fitness Center Plaque ID

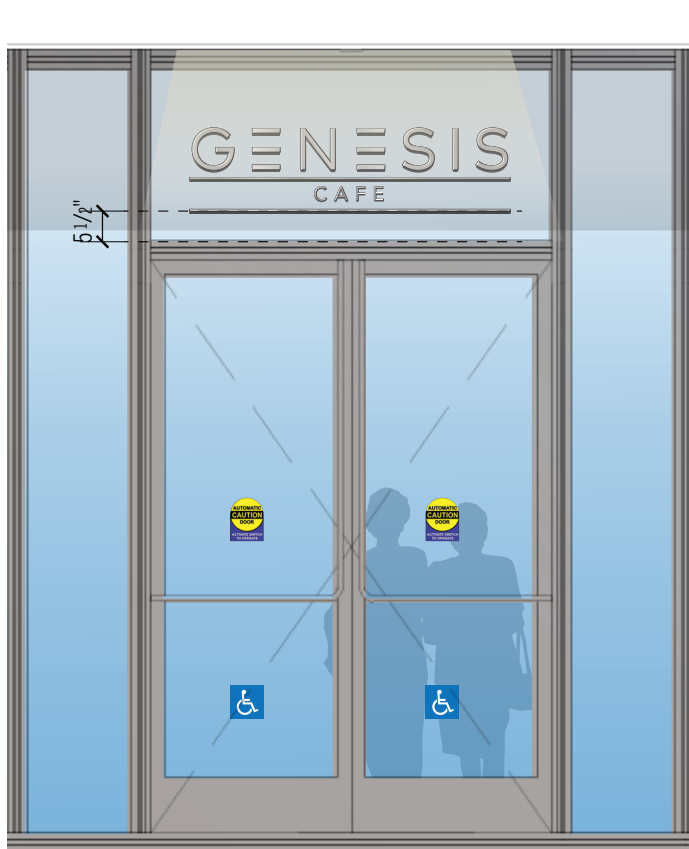
**S10 - Amenity ID**

**Purpose:**

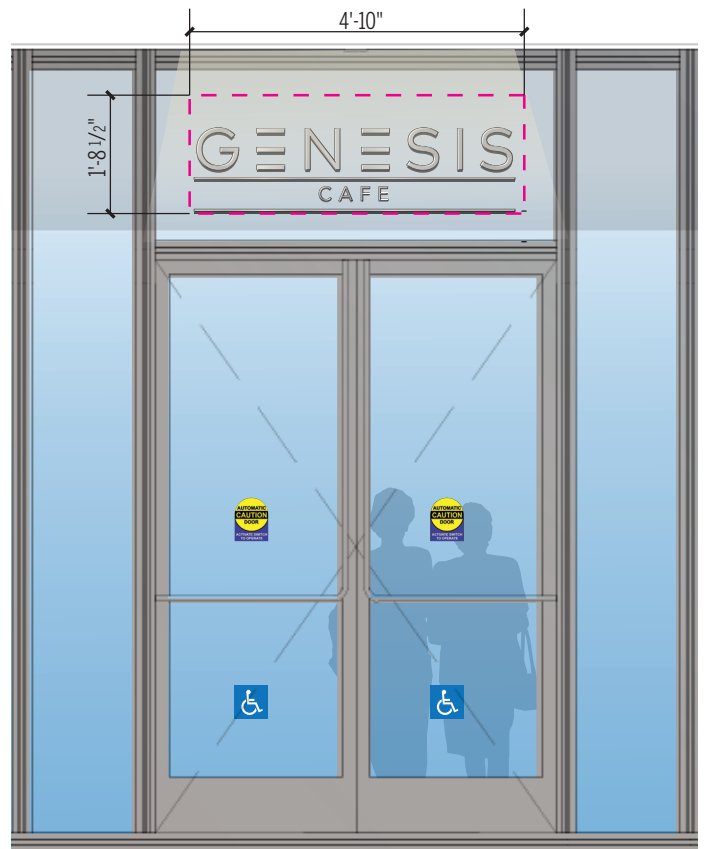
Four (4) Amenity signs are proposed for the campus. The proposed locations are shown on sheet GR1.1.03. The intent of these signs is to provide site amenities, including dining and event spaces, with branded identification and to assist in pedestrian wayfinding.

**Description:**

The amenity ID signs will be constructed of water jet cut stainless steel letter forms with horizontal brushed finish to be surface applied to glazing transom above each exterior amenity entry. Signage standards dictate that amenity branding to not exceed 1'-8.5" high by 4'-10" wide on transom. Individual sign text is described in the message schedule on sheet GR7.0.01 of Exhibit B.



**Proposed Design**



**Area Not to Exceed**



**S11a - Fitness Center Vinyl ID**

**Purpose:**

One (1) Fitness Center Vinyl ID sign is proposed for the campus at the exterior entry to the fitness center. The proposed location is shown on sheet GR1.1.02. The intent of this sign is to provide the fitness center with branded identification and to assist in pedestrian wayfinding from a front facing vantage point.

**Description:**

The Fitness Center Vinyl ID will be constructed of translucent white precision cut vinyl lettering as shown in graphics package sheet GR8.0.05. Signage standards dictate that amenity branding is not to exceed 2'-6" high by 2'-6" wide on glazing.



**Proposed Design**



**Area Not to Exceed**

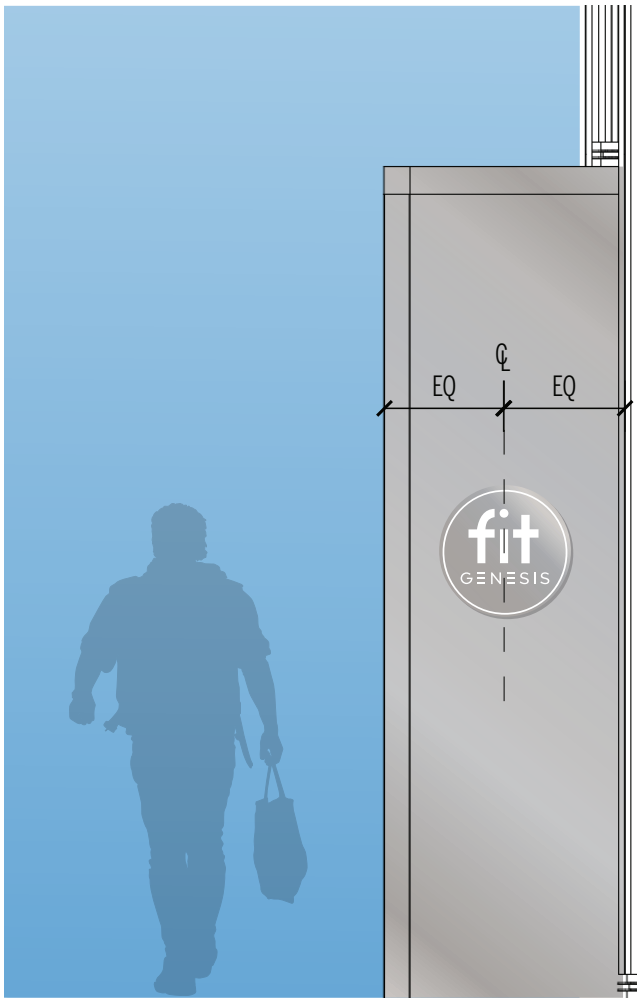
**S11b - Fitness Center Plaque ID**

**Purpose:**

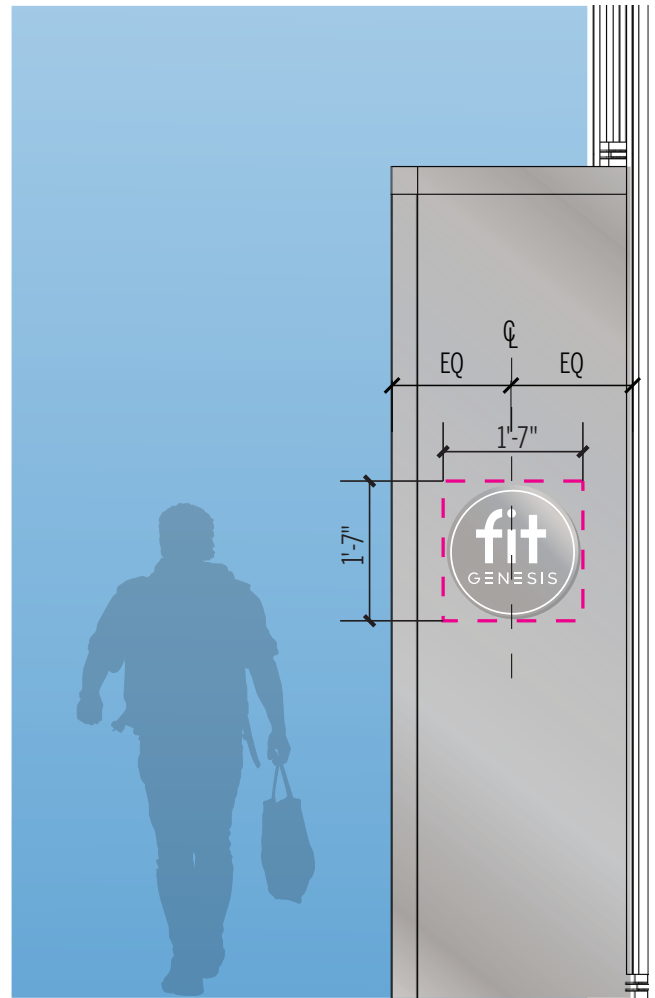
Two (2) signs are proposed for the campus at the exterior entry to the fitness center. The proposed locations are shown on sheet GR1.1.02. The intent of this sign is to provide the fitness center with branded identification and to assist in pedestrian wayfinding from side vantage points.

**Description:**

The Fitness Center Plaque ID's will be surface applied with pin mounts and silicone to the two (2) outer walls of the wicket entry. The Fitness Center Plaque ID's will be constructed of water jet cut circular stainless steel plaques with etched and filled dark gray enamel graphics, as shown on sheet GR8.0.05. Signage standards dictate that amenity branding to not exceed 1'-7" high by 1'-7" wide on wicket outer walls.



**Proposed Design**



**Area Not to Exceed**

## 5. Tenant Signage

- **S12 - Skyline Tenant ID**
- **S12E - Skyline Tenant ID - Existing**
- **S13 - Flags**

### S12 - Skyline Tenant ID

**Purpose:**

Skyline Tenant ID signs provide opportunities for tenants of 3000-3500 Marina Boulevard that occupy a significant floor area within a given building to be identified on the exterior crown of the buildings. Skyline Tenant ID signs are intended to be visible to vehicular traffic from the neighboring freeway and surface streets.

**Description:**

For graphic depiction of the tenant sign standards, see sheet GR8.0.05. These standards are also summarized as follows:

- All skyline tenant ID signs are to be face-lit channel letters, internally illuminated with LED modules. Logos and logotypes are to be tenant brand colors. See sheet GR8.0.05.
- The number of skyline signs is limited to two per building, and one per specified building side, as shown on sheet GR1.1.04 and as outlined in Table 1, below.
- Approved locations are shown in the graphics package and outlined in Table 1.

### S12-E - Skyline Tenant ID - Existing

**Purpose:**

Skyline Tenant ID signs provide opportunities for tenants of 3000-3500 Marina Boulevard that occupy a significant floor area within a given building to be identified on the exterior crown of the buildings. Skyline Tenant ID signs are intended to be visible to vehicular traffic from the neighboring freeway and surface streets.

**Description:**

Skyline Tenant ID- Existing signage shall conform to the specifications in approved Sign Review 2021-SR-6, attached to the graphics package in Exhibit A. Sign IDs and maximum dimensions are included in Table 1 below.

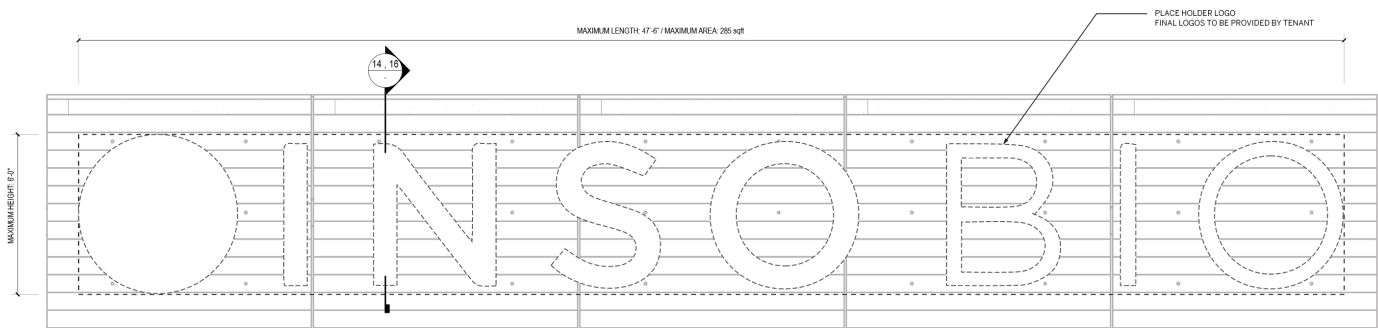
**Table 1 Skyline Tenant ID Signs Summary**

<b>Building Address</b>	<b>Facade Orientation</b>	<b>Sign ID</b>	<b>Maximum Dimension (height x width)</b>
1000 Marina Blvd	North	S12-E.02	5'-0" x 24'-0"
	South	S12-E.01	5'-0" x 24'-0"
3000 Marina Blvd	East	5	6'-0" x 47'-6"
	South	6	6'-0" x 47'-6"
3300 Marina Blvd	West	1	6'-0" x 47'-6"
	East	2	6'-0" x 47'-6"
3500 Marina Blvd	West	3	6'-0" x 47'-6"
	East	4	6'-0" x 47'-6"

\*\* See Skyline Tenant ID location plan in graphics package for location



Proposed Design Placement - Signs 1-6



Area Not to Exceed - Signs 1-6

**S13 - Flags**

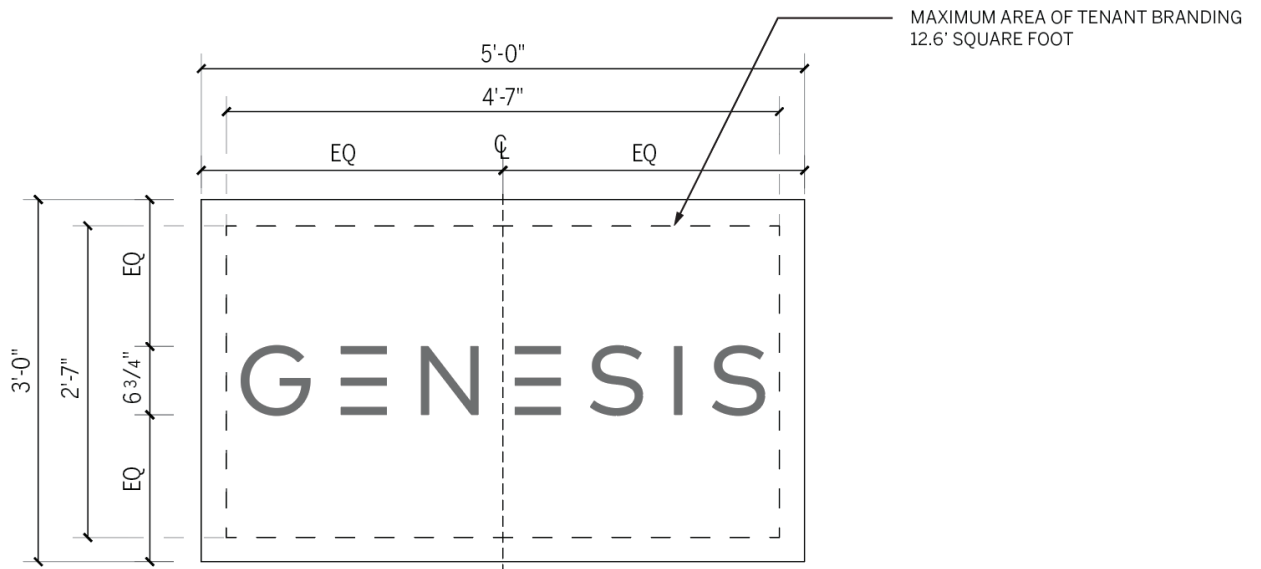
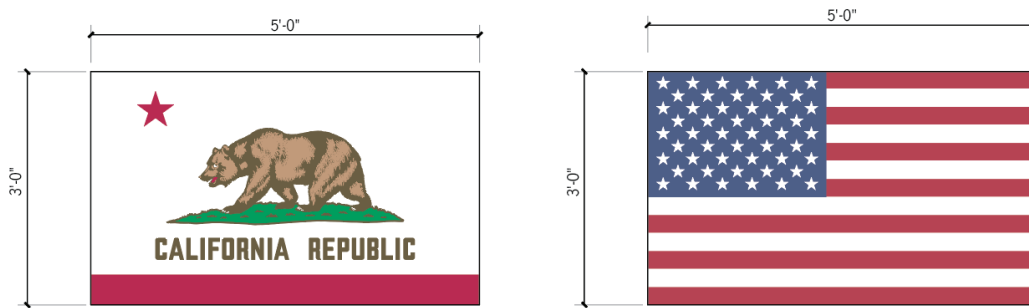
**Purpose:**

Three (3) flag poles are included in the sign program. These are to be located approximately 3'-0" to the left of the ground level entry to building 3500 Marina Blvd. The center flagpole is to be 25'-0" feet in height, with a USA flag measuring, 3'-0" by 5'-0". On either side would be 20 foot poles with the California flag and Owner's branded flags, each measuring 3'-0" by 5'-0". The flagpoles will be of brushed stainless steel or aluminum, to be similar in appearance to the architectural finishes.

**Description:**

Owner flag is limited to a 5'-0" x 3'-0" flag. Flag must either be a solid dark background with light imagery/text or solid light background with light imagery/text. Graphic must be within the allowable 4'-7" x 2'-7" area.

The USA and California flags are not considered advertising. Display of the flags should follow standard protocols. Changes to the owner flag are subject to Planning Director review.



## 6. Permitting & Performance Standards

All signs require approval by the property owner prior to installation and are subject to conformance with this sign program. Documentation of owner approval is to be provided along with any City required application.

### Building Permit Approval Required:

All signs shall be subject to building permit approval prior to installation.

The following signs may be installed with only building permit approval if the sign fully complies with the applicable requirements set forth in this sign program:

S00 - Site Monument ID – Small  
 S01a - Site Monument ID – Large  
 S02 - Secondary Site Monument ID  
 S03 - Entry Address  
 S04a - Vehicular Directional  
 S04b - Pedestrian Directional  
 S05 - Garage Entry ID  
 S06 Delivery Loading Dock ID  
 S10 Amenity ID  
 S11a Fitness Center Vinyl ID  
 S11b Fitness Center Plaque ID  
 S13 Flags

**Building Permit Requirements:** All signs shall comply with the California Building Code (CBC), including any applicable building permit requirements. Sign contractor or owner shall be responsible for verifying any building permit requirements with the City prior to installation.

Additionally, any signs to be located on the ground shall also comply with Title 27 requirements, and are subject to County Health Dept. review, as such work pertains to construction on a closed landfill site. This is to be verified through the building permit application process.

Installation or modification of Bay Trail signage shall be subject to a building permit, accompanied by BCDC documentation of approval of plans. This shall include educational messaging.

### Sign Review Permit Approval Required:

1. Sign Types S12 and S12-E, Tenant Skyline ID and Tenant Skyline ID-Existing
2. Modifications to the character (materiality, lighting, exceeding maximum allowable area, and location) of signs S00-S11 and S13

Sign Review applications shall be subject to Community Development Director review and approval. The Community Development Director may refer a sign review application to the Zoning Administrator or to the Planning Commission for public hearing.

### Findings:

For sign review applications reviewed by the Community Development Director, the following findings must be made:

1. The proposed signage complies with all of the applicable requirements of this sign program.

## 6. Permitting & Performance Standards

For sign review applications reviewed by the Zoning Administrator or Planning Commission, the following findings must be made:

1. The sign does not conflict with the building scale, colors, materials, architectural details and styles on the campus.
2. For illuminated signs, it must also be found that:
  - a. The sign will not produce glare; and
  - b. The sign will not present a distraction or hazard to pedestrians, motorists, or the occupants of other neighboring properties; and
  - c. The sign will not otherwise cause a public nuisance.
3. For a sign that would exceed the sign program's size limitations, it must be found that:
  - a. An exception to the size limits is necessary due to unusual circumstances, such as logo style that would otherwise render the sign difficult to read from the freeway distance.
  - b. The exception would not result in a sign that would be out of proportion with other building architectural elements on which it would be placed.

Appeals: Appeals of the Community Development Director, Zoning Administrator, or Planning Commission action on a sign review application shall be made consistent with the applicable provisions of Brisbane Municipal Code Chapters 17.52 and 17.56.

### Performance Standards:

Consistent with BMC Section 17.36.030, all signs shall comply with the following construction and maintenance requirements:

1. All new signs shall be designed, constructed and installed in accordance with the Uniform Sign Code; provided, however, that in the event of any conflict or inconsistency between the provisions of the Uniform Sign Code and the provisions of this chapter, the provisions of this chapter shall be controlling.
2. All new signs shall be adequately finished to give a professional appearance and assure durability.
3. All signs shall be regularly maintained and kept in good condition and repair.

In addition to the standards above, all illuminated signs shall comply with the following requirements:

4. All illuminated signs shall incorporate programmable dimmers to allow for automated and scheduled dimming during evening and early morning hours.

**For more information contact the City of Brisbane, Community Development Department at 50 Park Place, Brisbane, by phone at (415) 508-2120, or by email at [planning@brisbaneca.org](mailto:planning@brisbaneca.org). Planning application forms, checklists, and the current fee schedule are available on the City's website at: [www.brisbaneca.org](http://www.brisbaneca.org).**

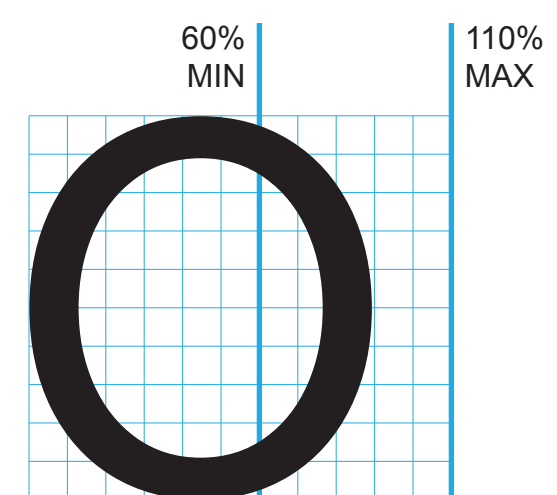
**TYPEFACES**

APPLIED SANS PRO, REGULAR - TACTILE AND VISUAL CHARACTERS  
Used on sign types: S01a, S04a, S04b, S06, S10

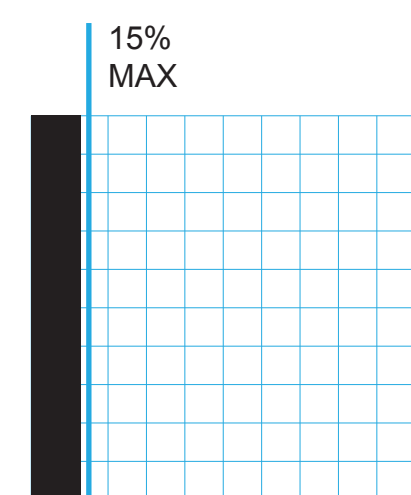
CHARACTER SET  
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

**TACTILE CHARACTER REQUIREMENTS**

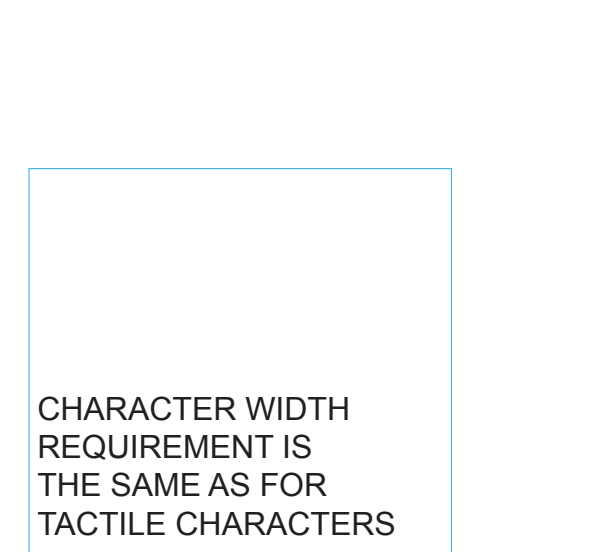
CHARACTER WIDTH : HEIGHT RATIO



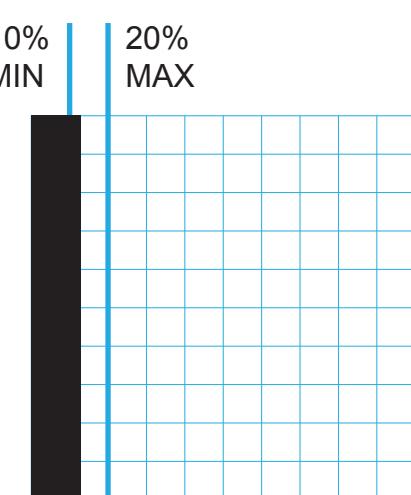
STROKE WIDTH : HEIGHT RATIO



**VISUAL CHARACTER REQUIREMENTS**



STROKE WIDTH : HEIGHT RATIO

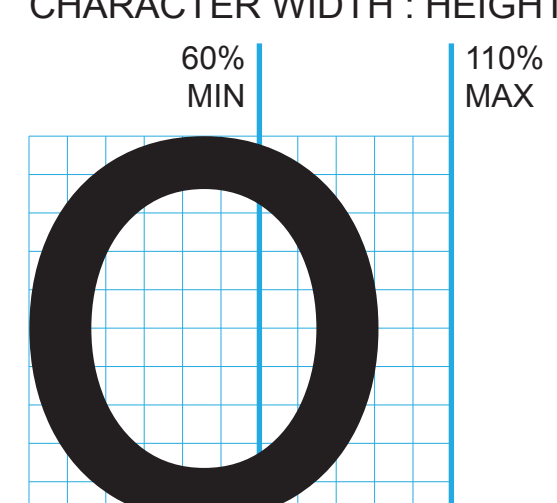


APPLIED SANS PRO, MEDIUM - VISUAL CHARACTERS  
Used on sign types: S03, S05

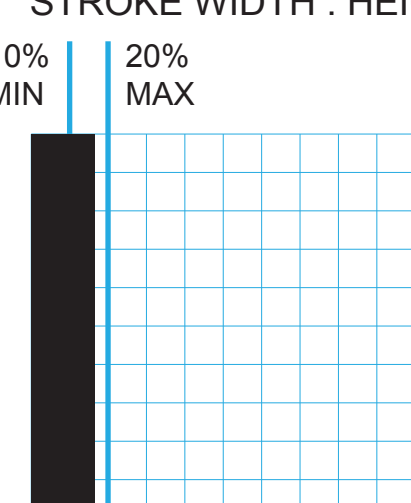
CHARACTER SET  
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

**VISUAL CHARACTER REQUIREMENTS**

CHARACTER WIDTH : HEIGHT RATIO



STROKE WIDTH : HEIGHT RATIO



**COLOR SCHEDULE**

COLOR	SWATCH	DESCRIPTION	PMS TO MATCH	VINYL
C01		White	Benjamin Moore Distant Gray OC-68	V01T – 3M Scotchcal 3630-20, 3632-20 White
C02		Dark Grey	PMS 424C	V02 – 3M Dark Grey Opaque Film

**MATERIAL SCHEDULE**

MAT. NO.	SWATCH	DESCRIPTION	SPECIFICATION
AC1		Translucent matte finish acrylic	Acrylite Satinice P95 Colorless acrylic with matte finish
SST		Brushed stainless steel	#4 brushed finish with horizontal grain UON
PC		Precast Concrete	Finish to match building concrete

**GENESIS CAMPUS SIGNAGE SQUARE FOOTAGE**

BRANDING SIGNAGE SUBTOTAL	2123.25
WAY FINDING / REGULATORY SIGNAGE SUBTOTAL	163.25
<b>TOTAL SIGNAGE</b>	<b>2286.5</b>

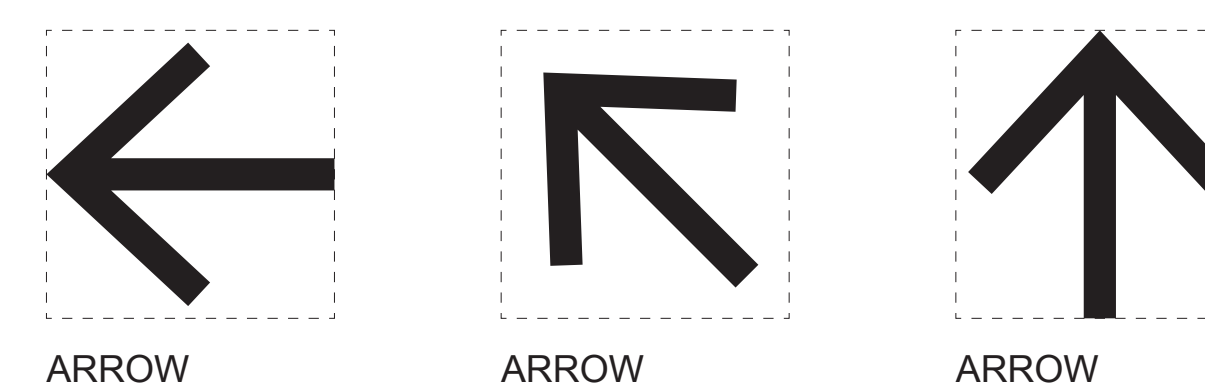
**GENERAL NOTES**

1. Sign Message Schedule  
Typical layouts shown in drawing package, all messages in layouts are for scale information only. Refer to message schedule for all sign content.
2. Provide all work and materials in accordance with the latest rules and regulations of all applicable federal, state, and local codes, laws and statutes.
3. All Design Documents are complementary, and what is called for by any will be as binding as if called for by all. Any work shown or referred to on any Design Documents shall be provided as though on all related documents.
4. The fabricator shall be responsible for correction of work at his/her own expense for work installed in conflict with the Design Documents.
5. The General Contractor shall be responsible for the development, coordination and execution of construction methods and procedures including coordination with other disciplines such as electrical and structural where required.
6. Fabricator / contractor shall not scale drawings. All dimensions are to be field verified prior to laying out new work.
7. Paint: Where paint finish is indicated, all visible surfaces on sign panels, sign components, and mounts to be painted, including all reveals and back surfaces of panels.
8. Signage Fabricator is responsible for technical design of all signs including structural engineering and interface with other construction.
9. Signage Fabricator is responsible for all layout documents UON. Artwork and templates to be provided only where noted.
10. For each sign, all copy, symbols, and sign plates are to be the same sheen. Sheen to be satin, unless otherwise noted.

**APPLICABLE CODES & STANDARDS**

2019 CALIFORNIA BUILDING CODE AND APPENDICES  
 2019 CALIFORNIA FIRE CODE  
 ADAAG - AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES  
 BRISBANE MUNICIPAL CODE - SIGN ORDINANCE - CHAPTER 17.36

**PICTOGRAMS**



ARROW

ARROW

ARROW

**SIGN TYPE INDEX**

**SITE SIGNS**

- S00 Campus Monument ID
- S01a Site Monument ID
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- S04b Pedestrian Directional
- S05 Garage Entry ID
- S06 Delivery Loading Dock ID
- S10 Amenity ID
- S11a Fitness Center Vinyl ID
- S11b Fitness Center Plaque ID
- S12-E Skyline Tenant ID - Existing
- S13 Flags



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

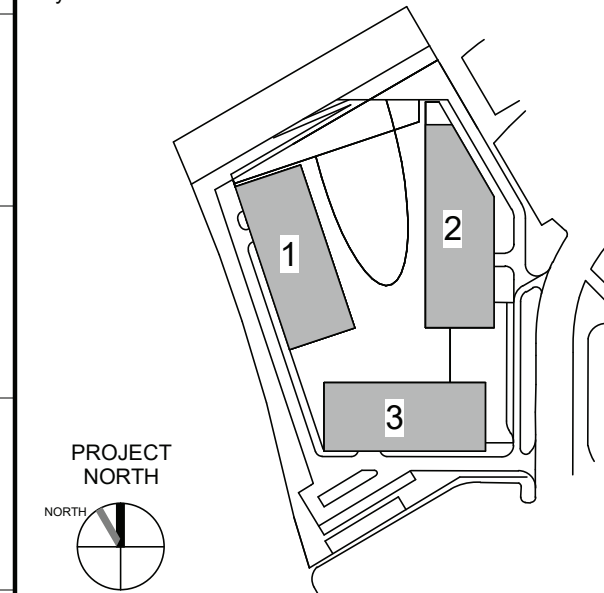


Consultants:

Issued For: No. Description Date

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

**GENERAL NOTES**

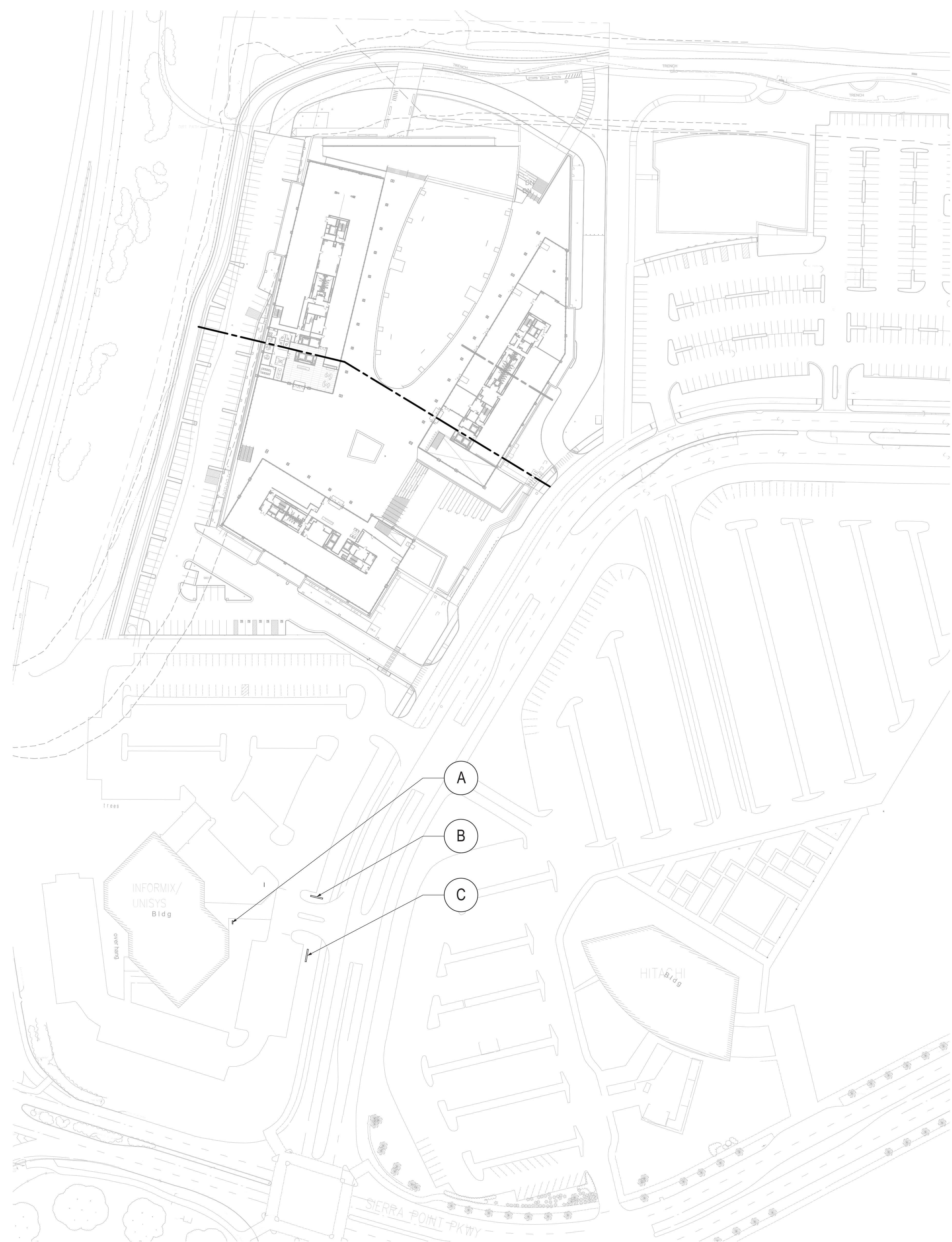
Project No.:

Sheet No.:

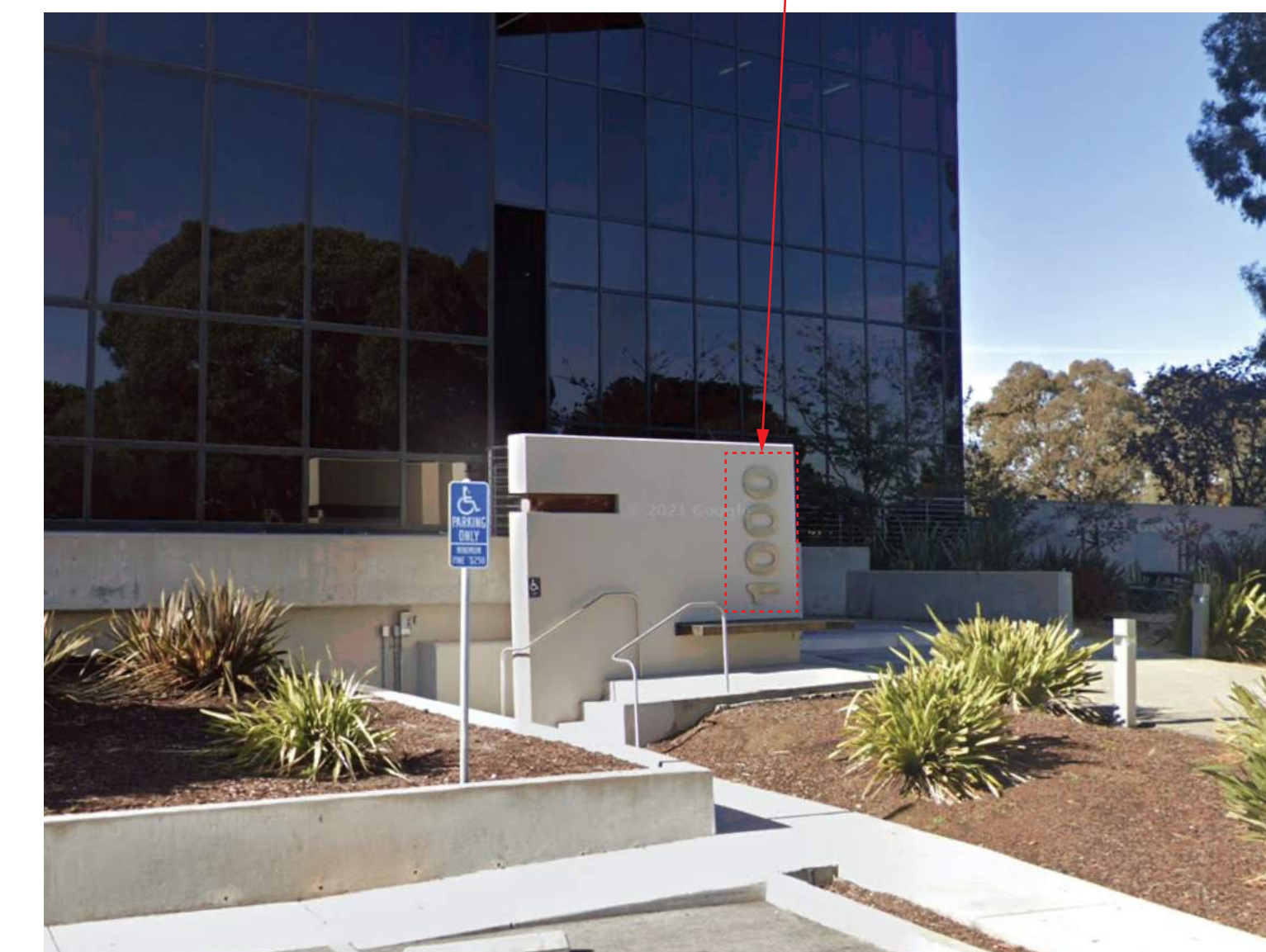
Drawn By: Author  
Checked By: Checker  
Scale:

217817  
**GR0.1.01**





REMOVE EXISTING ADDRESS NUMERALS.  
PATCH AND REPAIR CONCRETE MOUNTING HOLES



ADDRESS NUMERALS - REMOVE / REPLACE - LOCATION G.S03.01

SCALE: N/A



REMOVE EXISTING MONUMENT SIGN, AND CONCRETE FOOTING.  
TO BE REPLACED WITH WITH NEW MONUMENT SIGN.  
RETAIN EXISTING CONDUIT STUB UPS FOR NEW MONUMENT CONNECTIONS.



SITE MONUMENT - REMOVE / REPLACE - LOCATION G.S01a.02

SCALE: N/A



REMOVE EXISTING MONUMENT SIGN, CONCRETE FOOTING ABOVE GRADE,  
EXISTING CONDUITS, AND LIGHTING ELEMENTS.



SITE MONUMENT - REMOVE / DO NOT REPLACE

SCALE: N/A



PHASE3  
REAL ESTATE PARTNERS

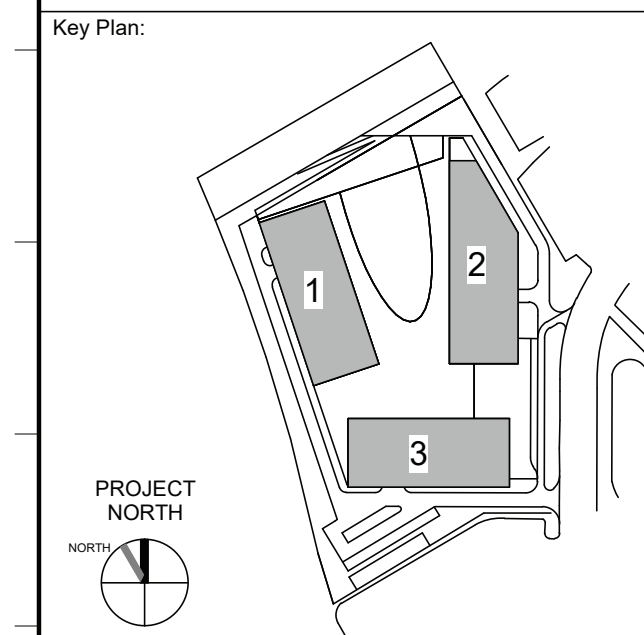
GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:  
**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

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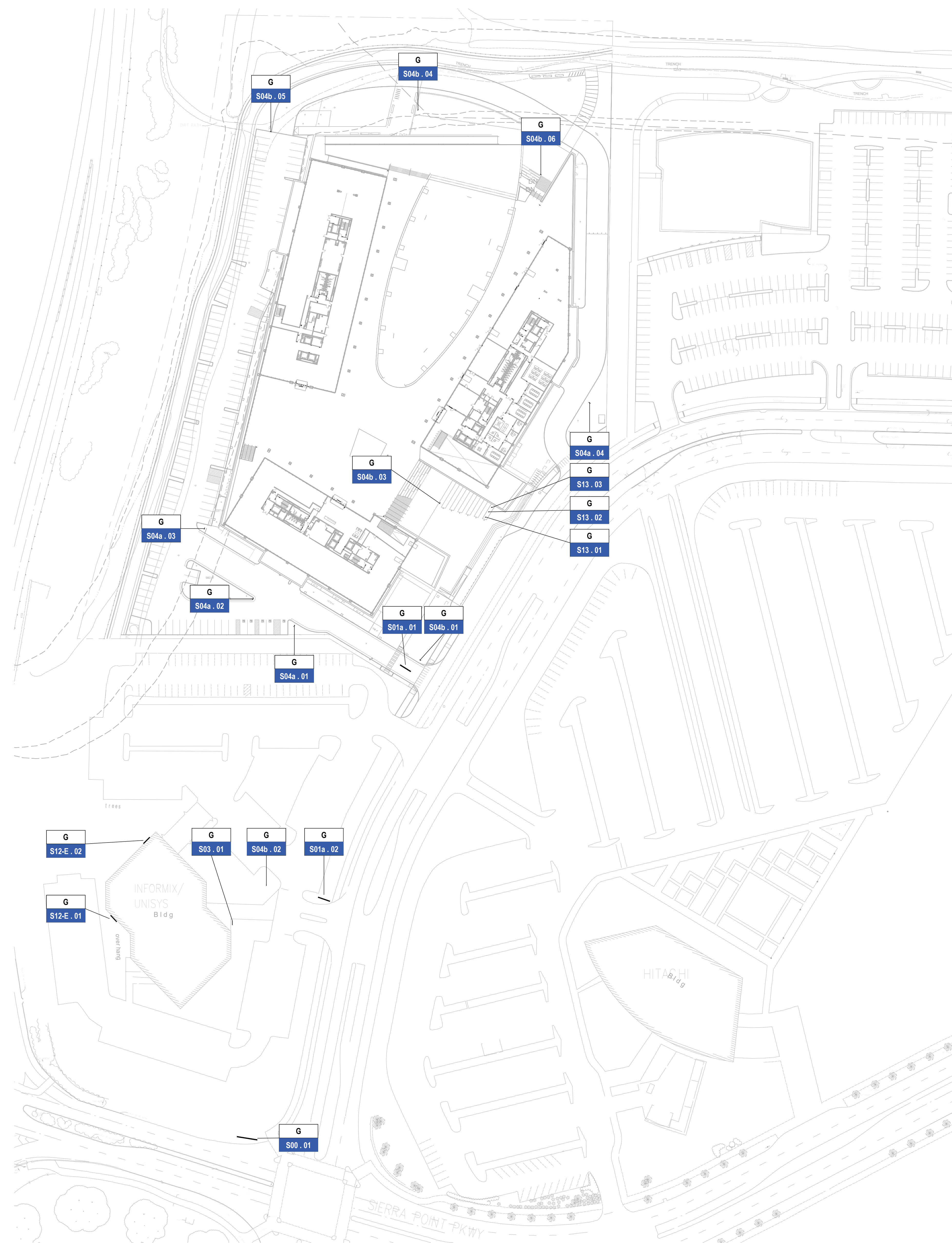


Scale & Signature:

Sheet Name:  
**GENESIS SITE DEMO PLAN**

Project No.: 217817  
 Drawn By: Author  
 Checked By: Checker  
 Scale: 1" = 60'-0"

Sheet No.:  
**GR1.1.00**



**SIGN TYPE INDEX**

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- S12-E Skyline Tenant ID - Existing
- S13 Flags



**GENESIS MARINA**  
 3000-3500 MARINA BLVD  
 BRISBANE, CA

Architect:

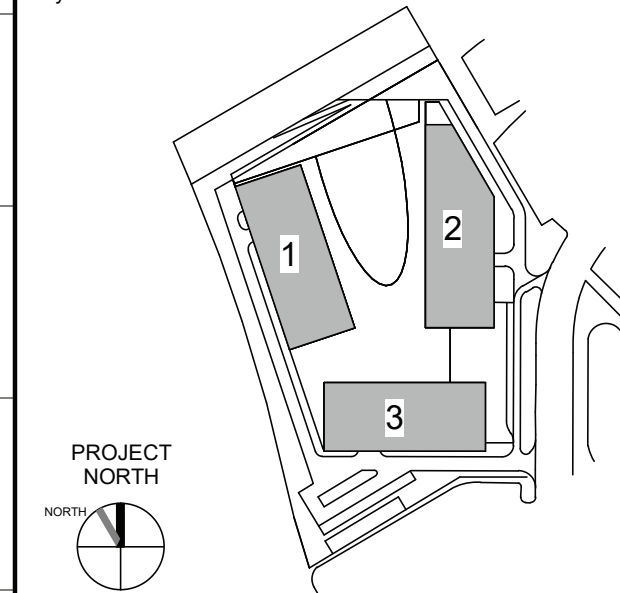


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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

**GENESIS SITE  
 SIGN PLAN**

Project No.:

Sheet No.:

217817  
 Drawn By: Author  
 Checked By: Checker  
 Scale: 1" = 60' 0"

**GR1.1.01**

**OVERALL SITE PLAN 01**  
 SCALE: 1" = 60' 0"

SIGN TYPE INDEX

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Refer to Civil drawing package for all parking signage



GENESIS MARINA  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:



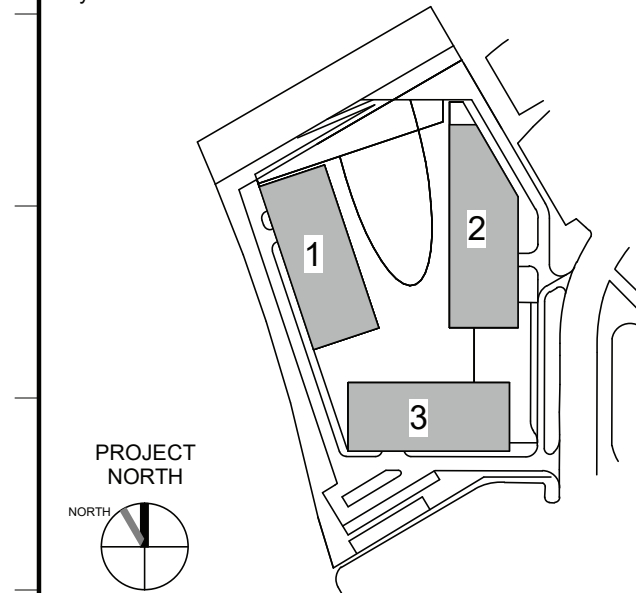
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

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ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

3000-3500 SITE  
SIGN PLAN -  
GROUND LEVEL

Project No.:

217817

Drawn By: Author

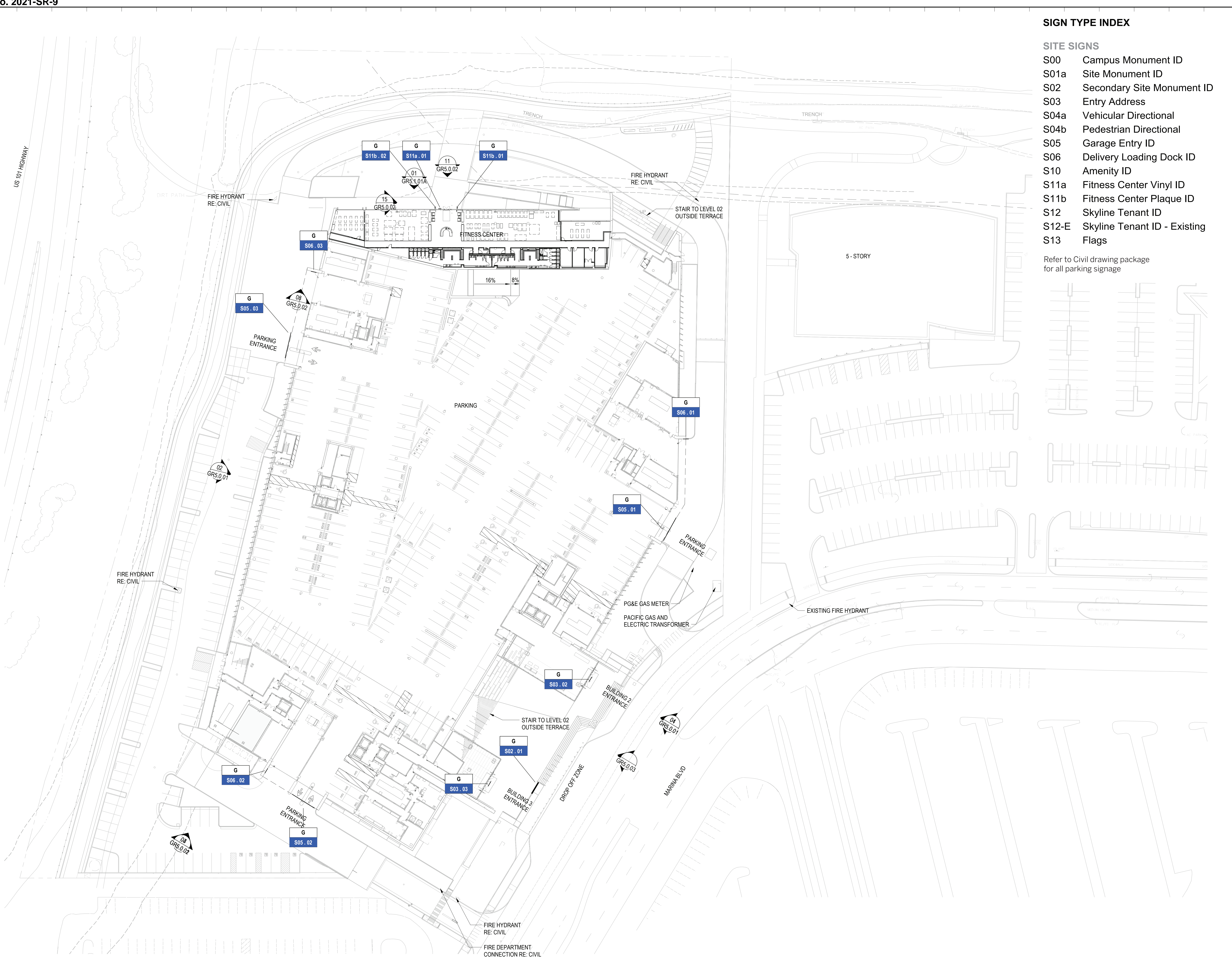
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Sheet No.:

GR1.1.02

US 101 HIGHWAY



GROUND LEVEL - 3000-3500 01  
SCALE: 1/32" = 1'-0"

4/6/2022 11:50:18 AM  
35000 - AG

**SIGN TYPE INDEX**

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**GENESIS MARINA**  
3000-3500 MARINA BLVD  
BRISBANE, CA

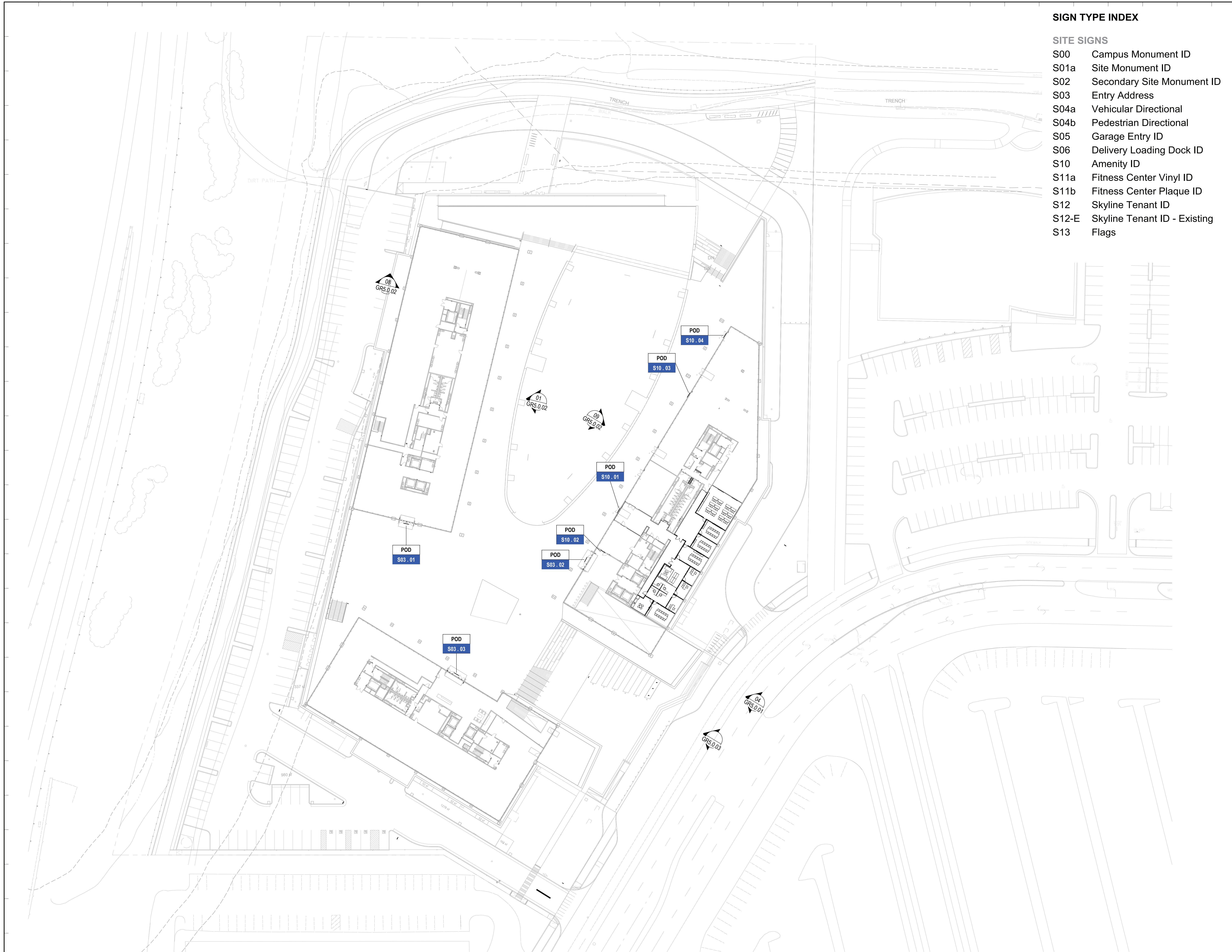
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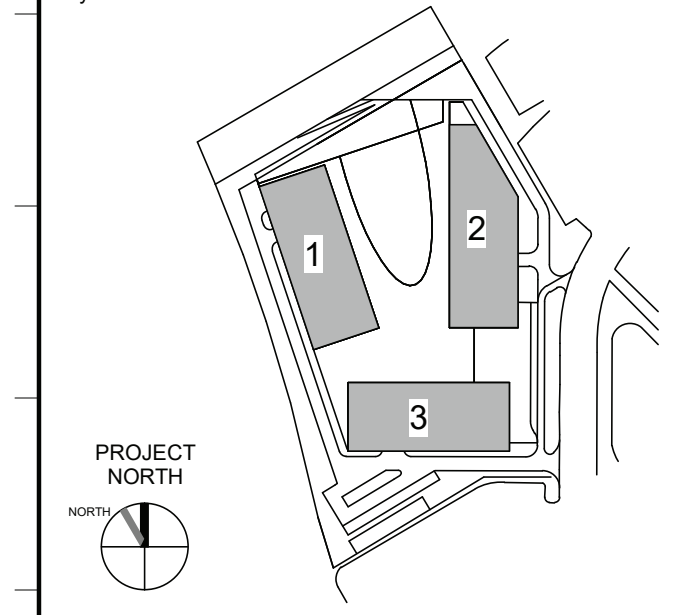
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Issued For: No. Description Date:

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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06



Key Plan:



Seal & Signature:

Sheet Name:

**3000-3500 SITE  
SIGN PLAN -  
PODIUM LEVEL**

Project No.:

217617

Drawn By: Author

Checked By: Checker

Scale: 1/32" = 1'-0"

Sheet No.:

**GR1.1.03**

**PODIUM LEVEL -3000-3500 01**  
SCALE: 1/32" = 1'-0"

**SIGN TYPE INDEX**

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- S01a Site Monument ID
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- S12-E Skyline Tenant ID - Existing
- S13 Flags



**GENESIS MARINA**  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

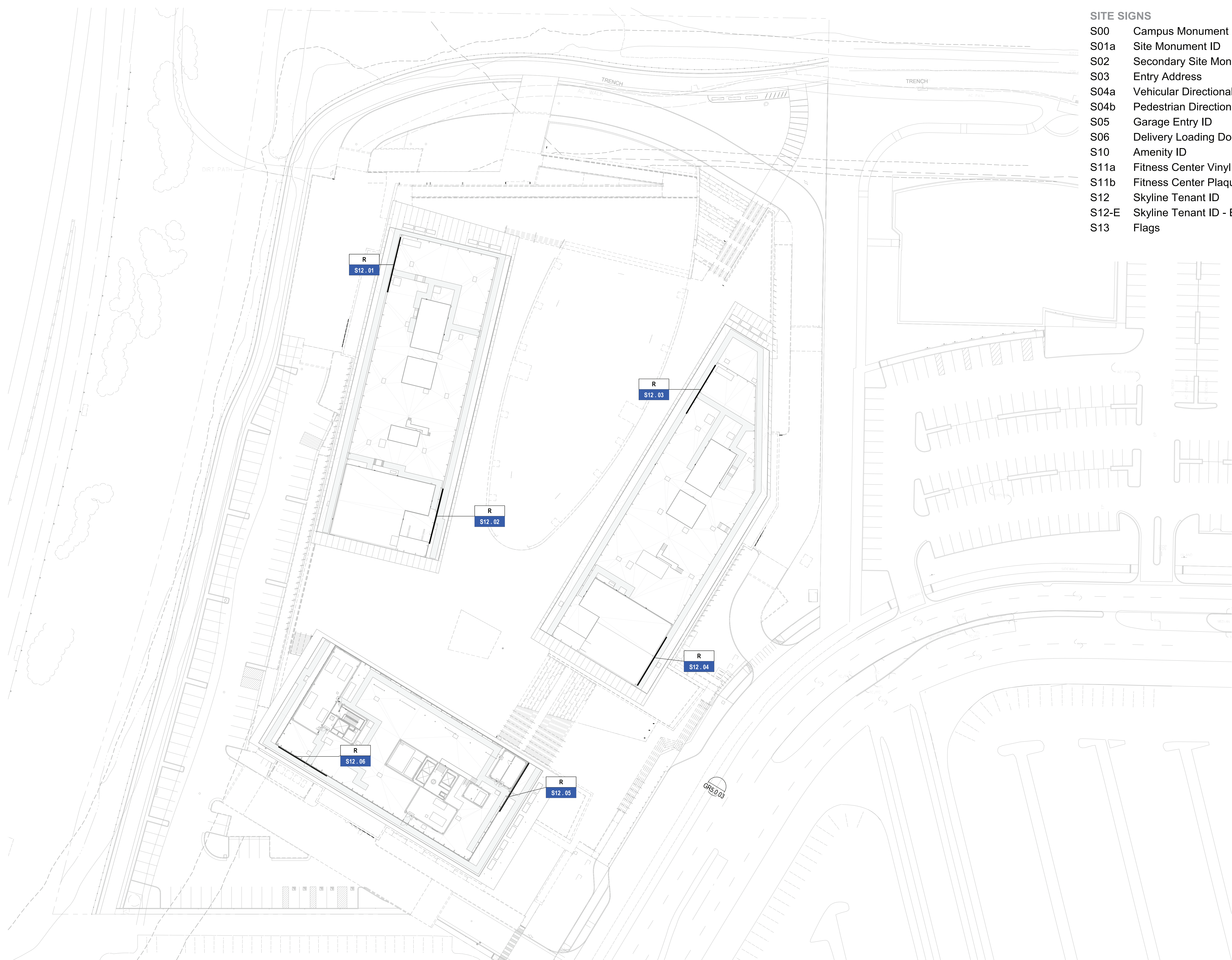


SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

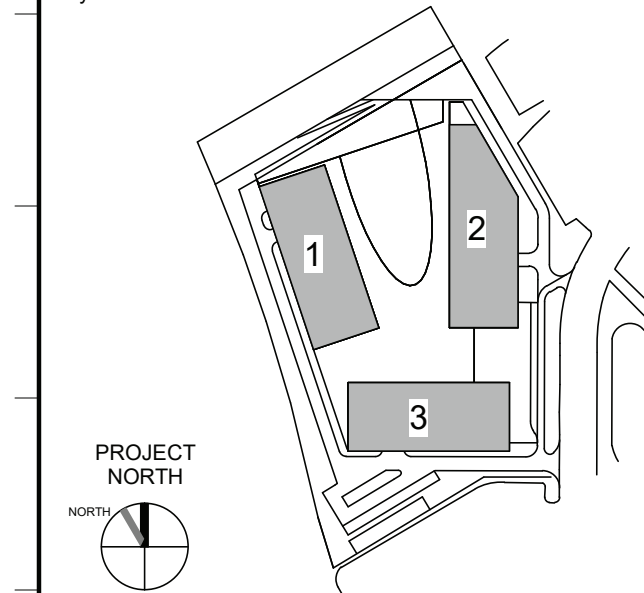
Consultants:

Issued For: No. Description Date:

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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06



Key Plan:



Seal & Signature:

Sheet Name:

**3000-3500 SITE  
SIGN PLAN - ROOF**

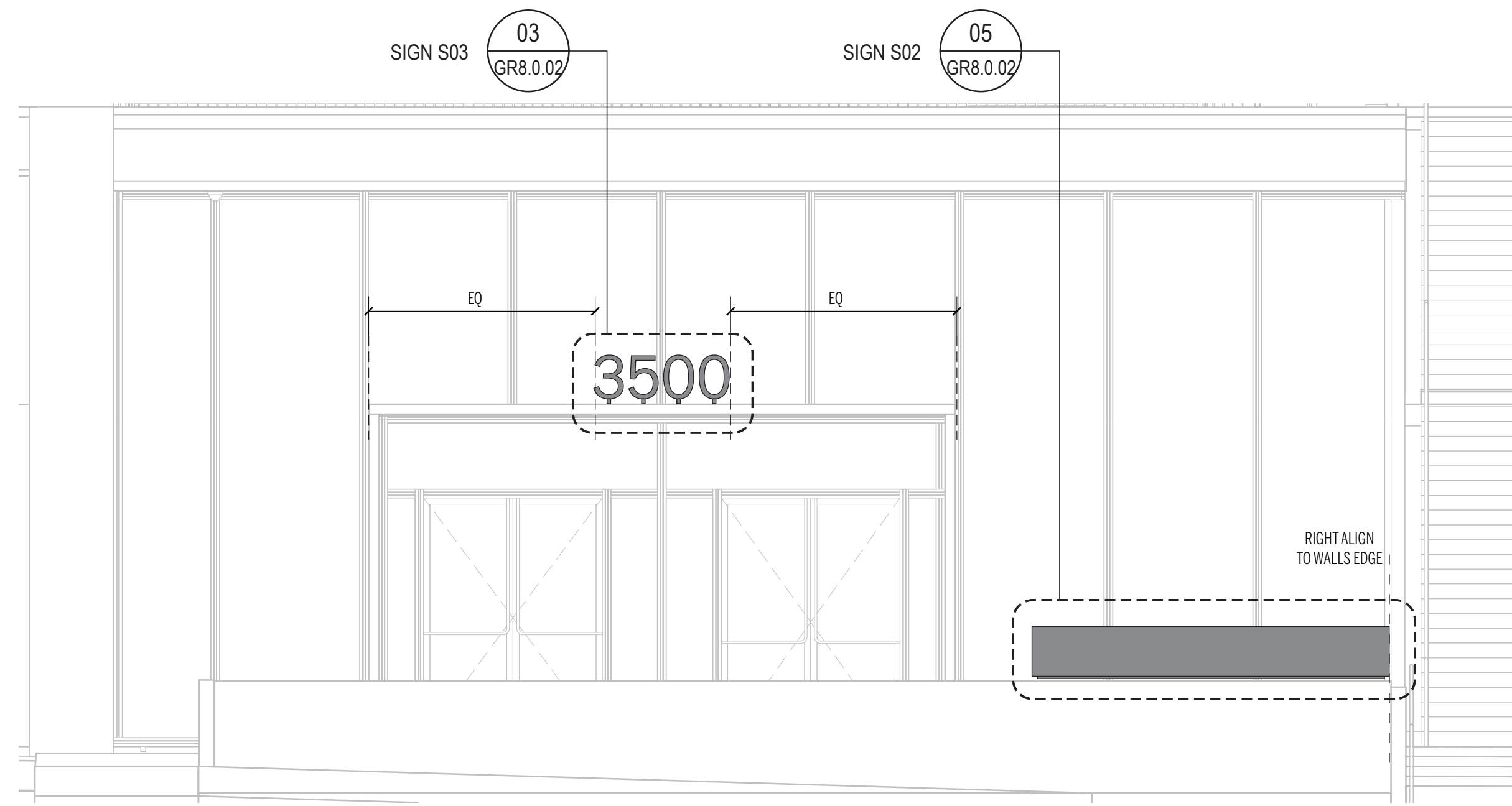
**ROOF - 3000 - 3500 01**  
SCALE: 1/32" = 1'-0"

Project No.:

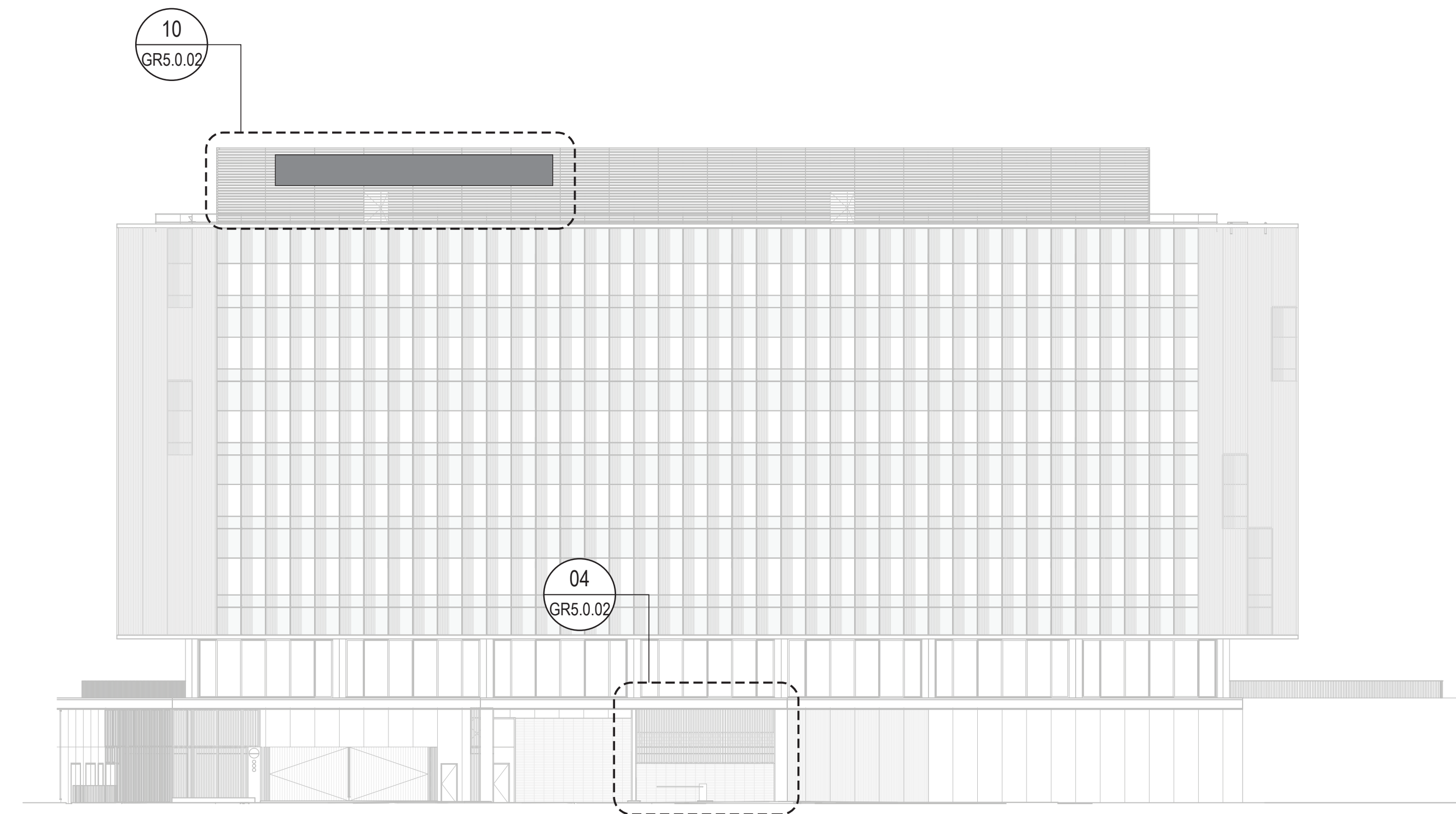
Sheet No.:

Drawn By: Author  
Checked By: Checker  
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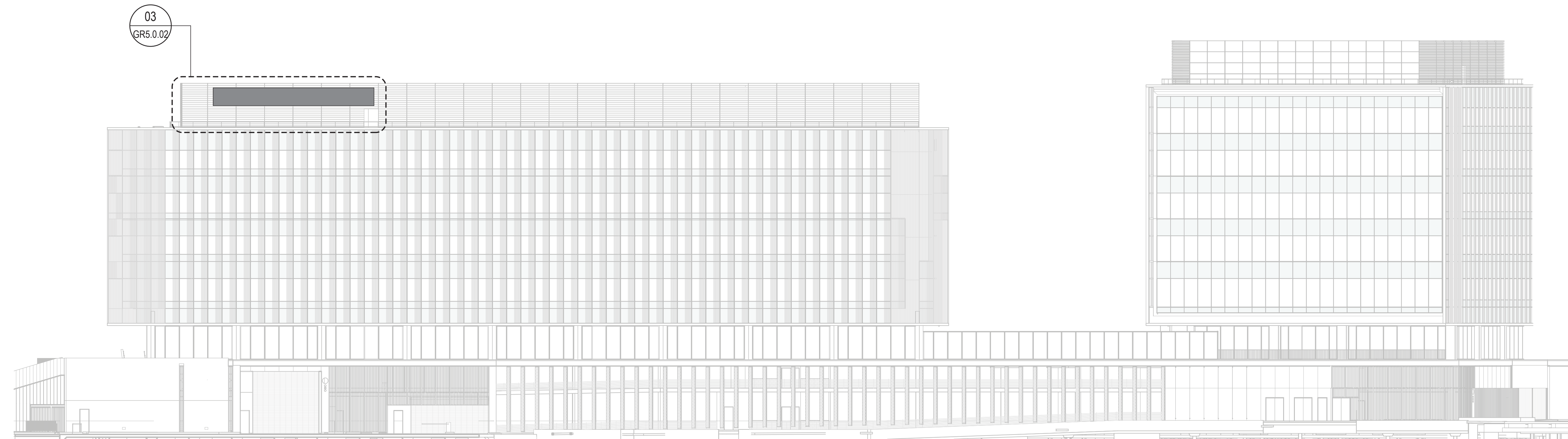
**GR1.1.04**



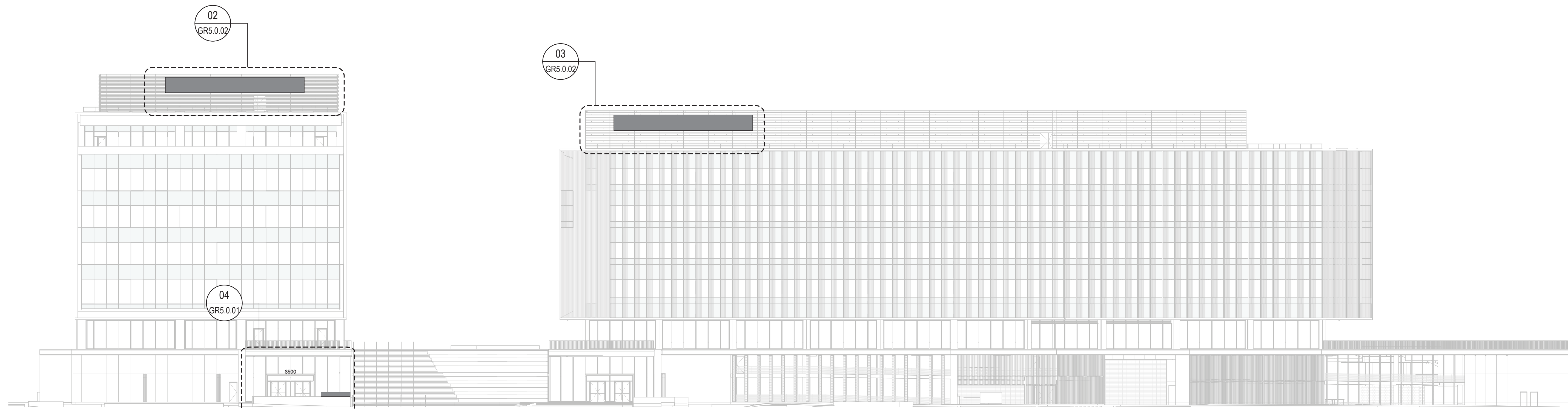
3500 ENTRY ELEVATION 04  
SCALE: 1/4" = 1'-0"



3500 SOUTH ELEVATION 03  
SCALE: 3/64" = 1'-0"



3300-3500 WEST ELEVATION 02  
SCALE: 3/64" = 1'-0"



3000 & 3500 EAST ELEVATION 01  
SCALE: 3/64" = 1'-0"

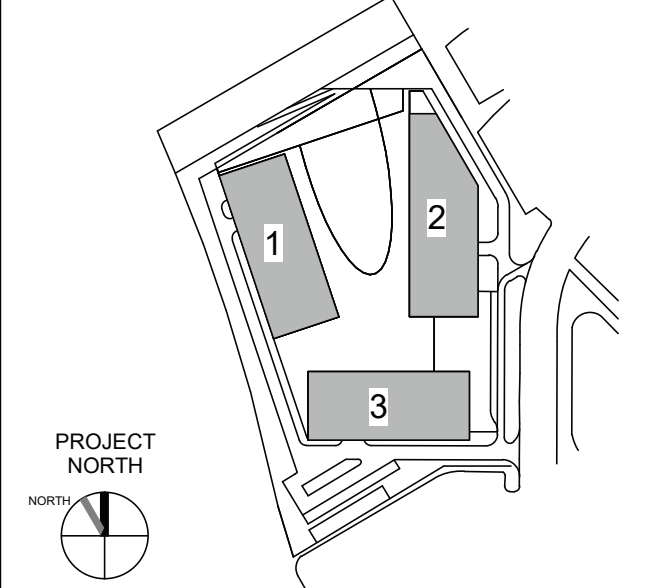
Architect:

Consultants:

Issued For:  
No. | Description | Date:

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ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

EXTERIOR SIGN ELEVATIONS

Project No.:

217617

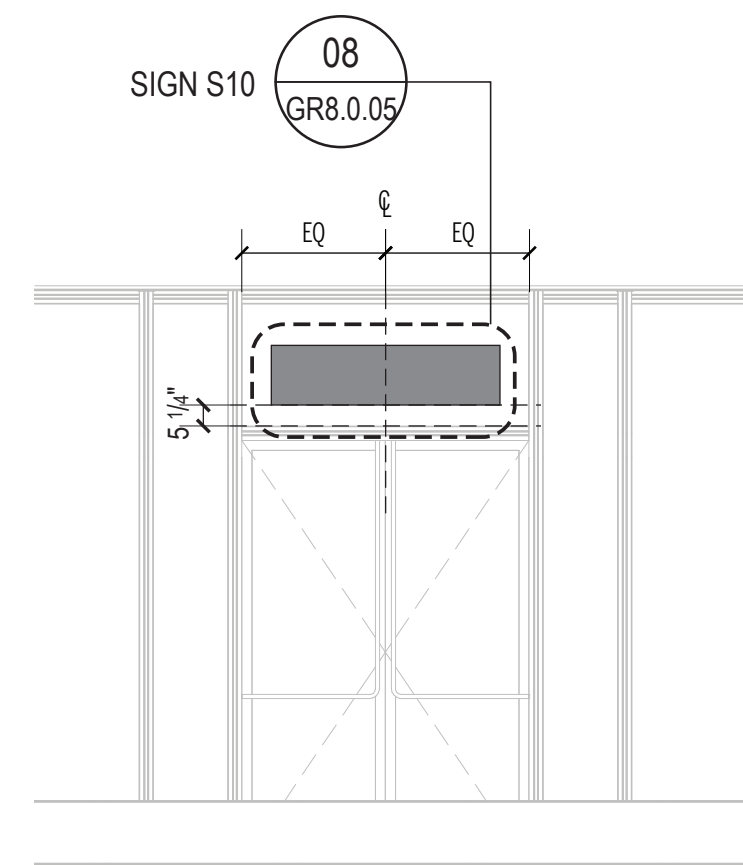
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Checked By: Checker

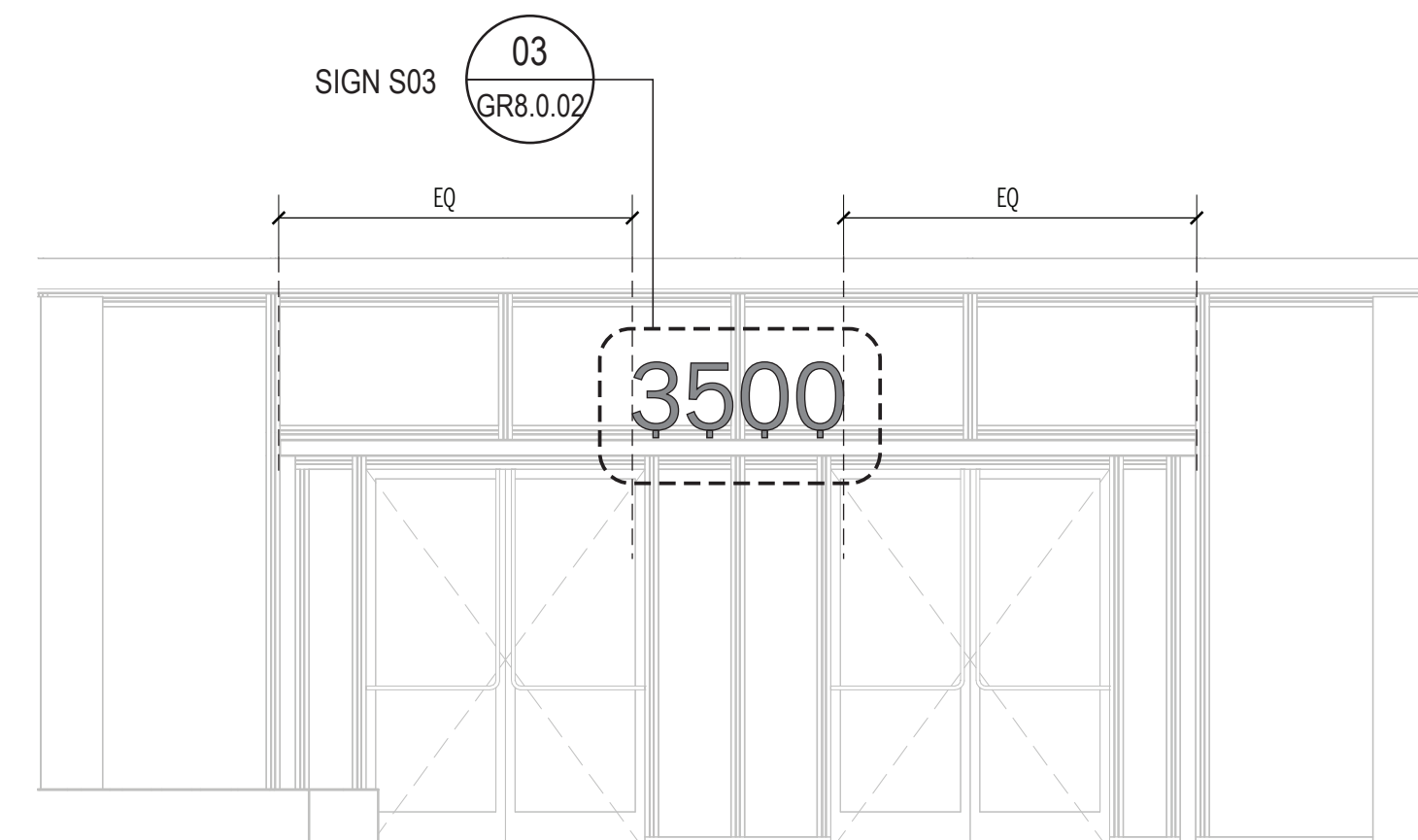
Scale: As indicated

Sheet No.:

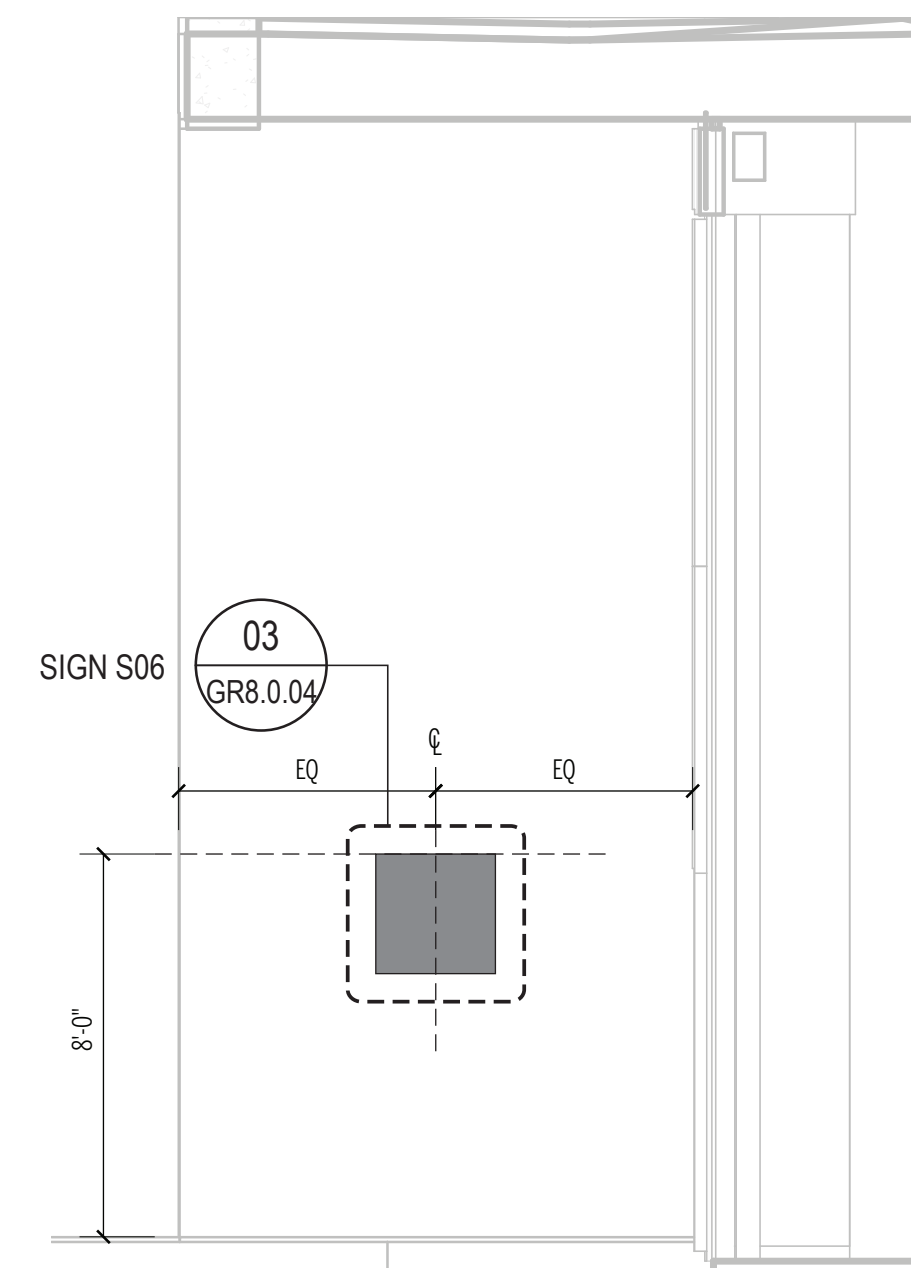
GR5.0.01



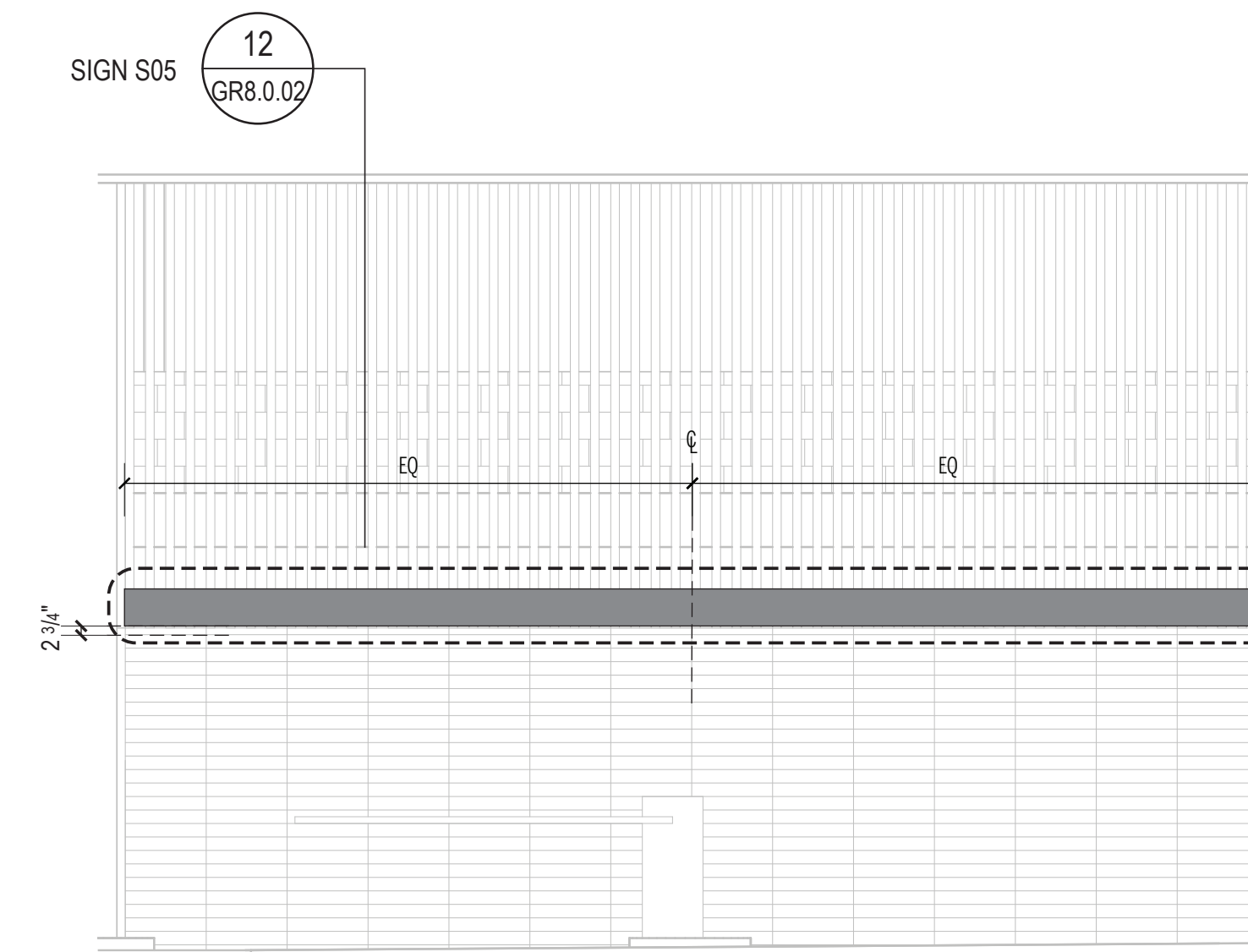
AMENITY ENTRY ELEVATION - TYP. 16  
SCALE: 1/4" = 1'-0"



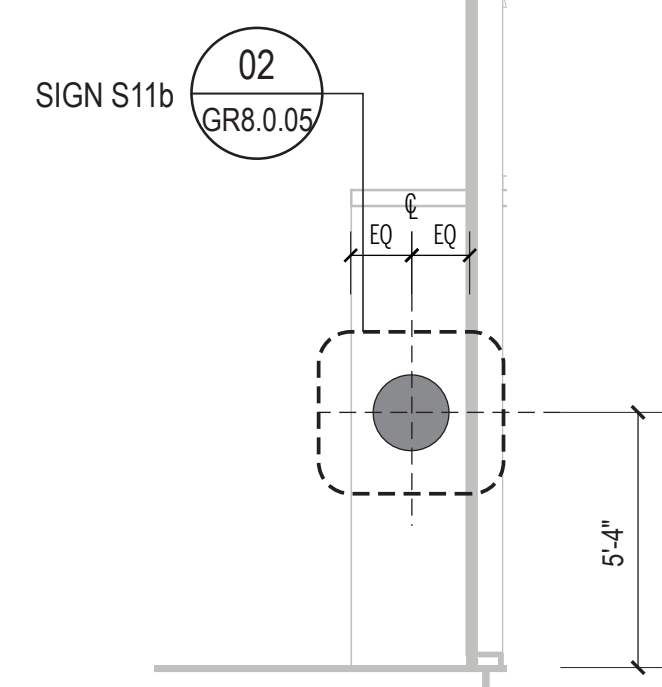
BUILDING ENTRY ELEVATION - TYP. 12  
SCALE: 1/4" = 1'-0"



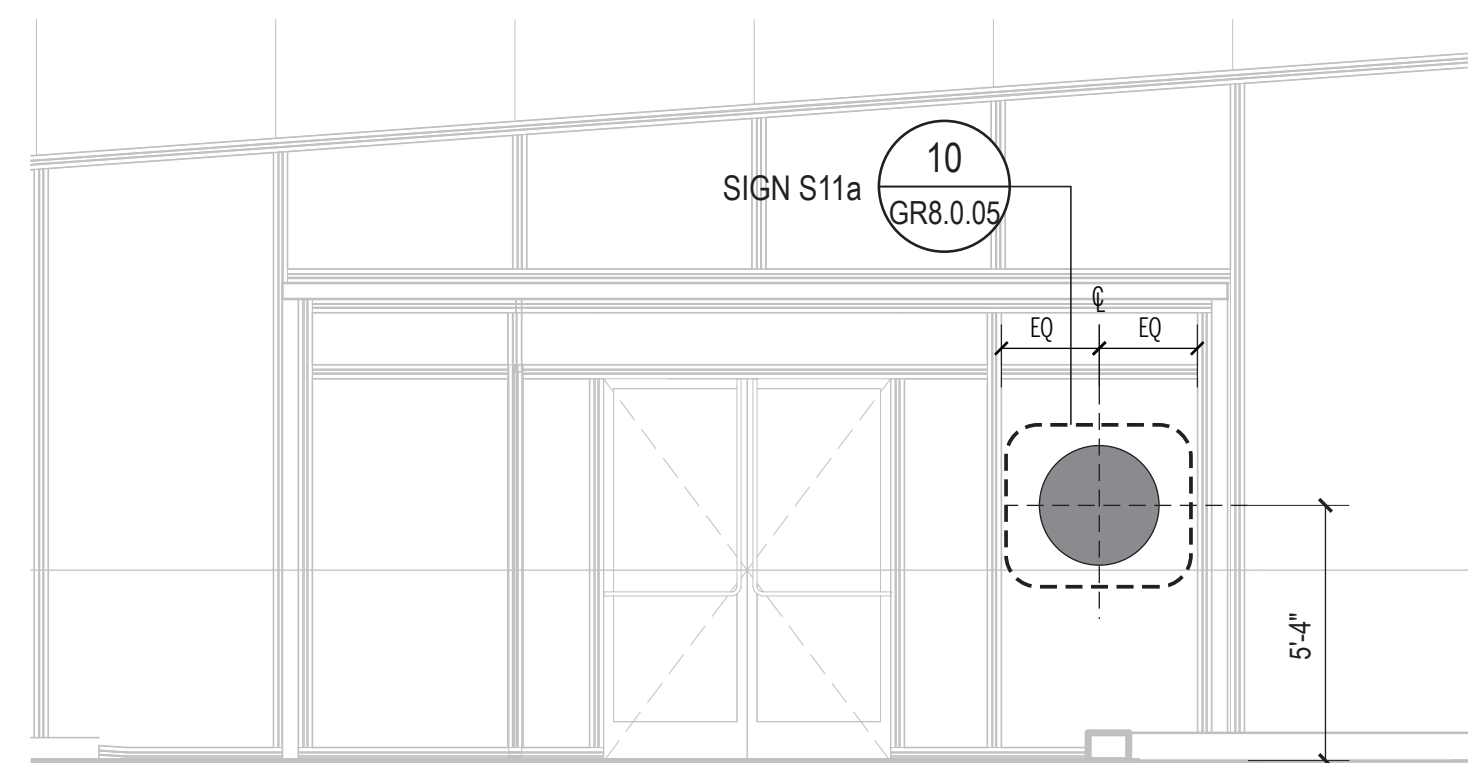
DELIVERIES/LOADING DOCK ELEVATION - TYP. 08  
SCALE: 1/4" = 1'-0"



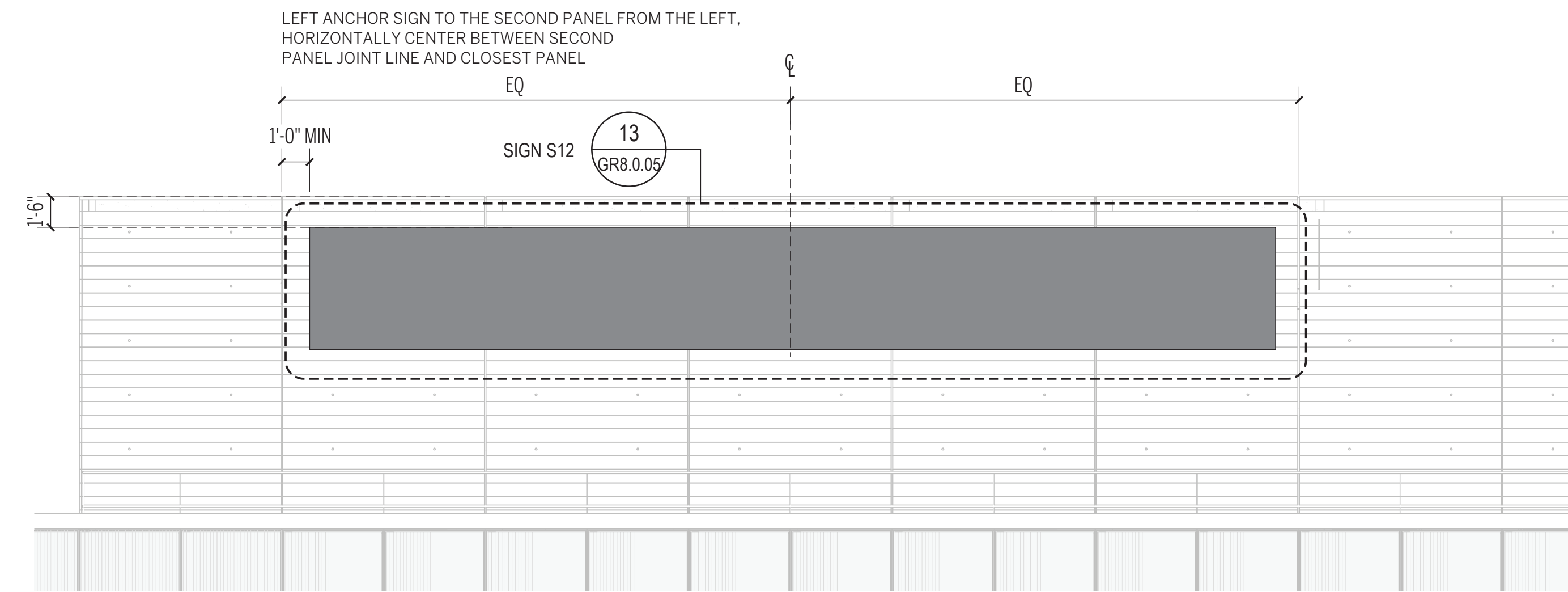
PARKING GARAGE ENTRY-TYP. 04  
SCALE: 1/4" = 1'-0"



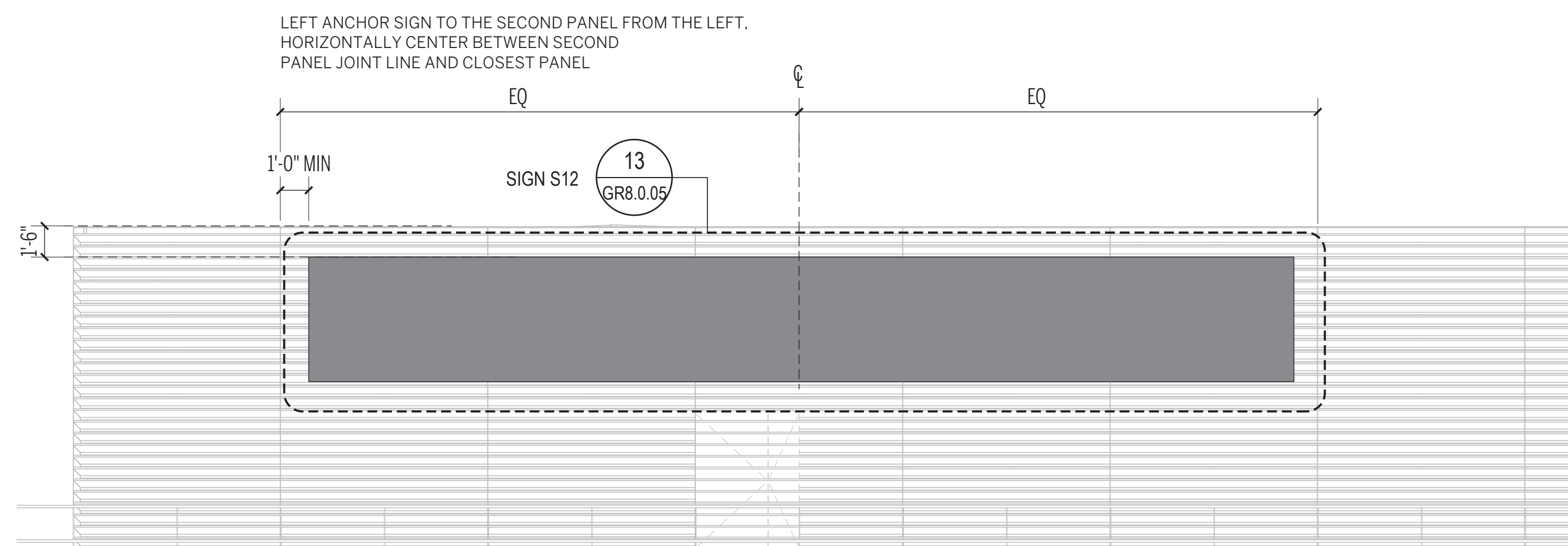
FITNESS CENTER ENTRY - SIDE ELEVATION 15  
SCALE: 1/4" = 1'-0"



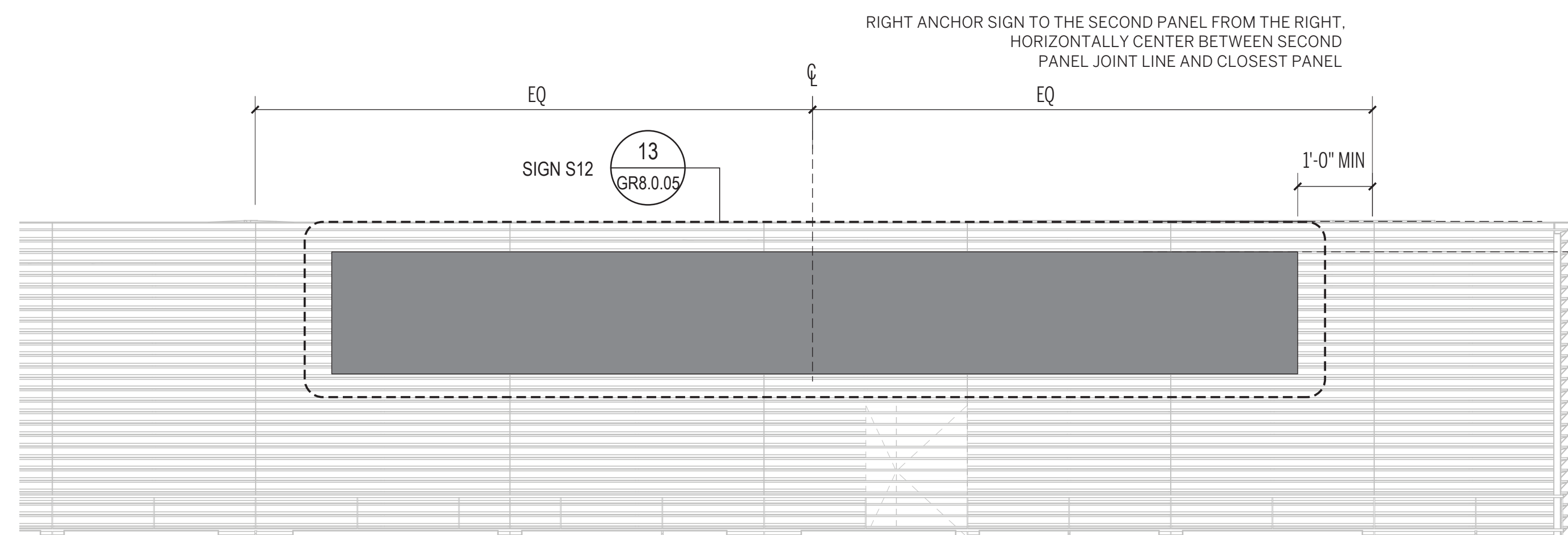
FITNESS CENTER ENTRY 11  
SCALE: 1/4" = 1'-0"



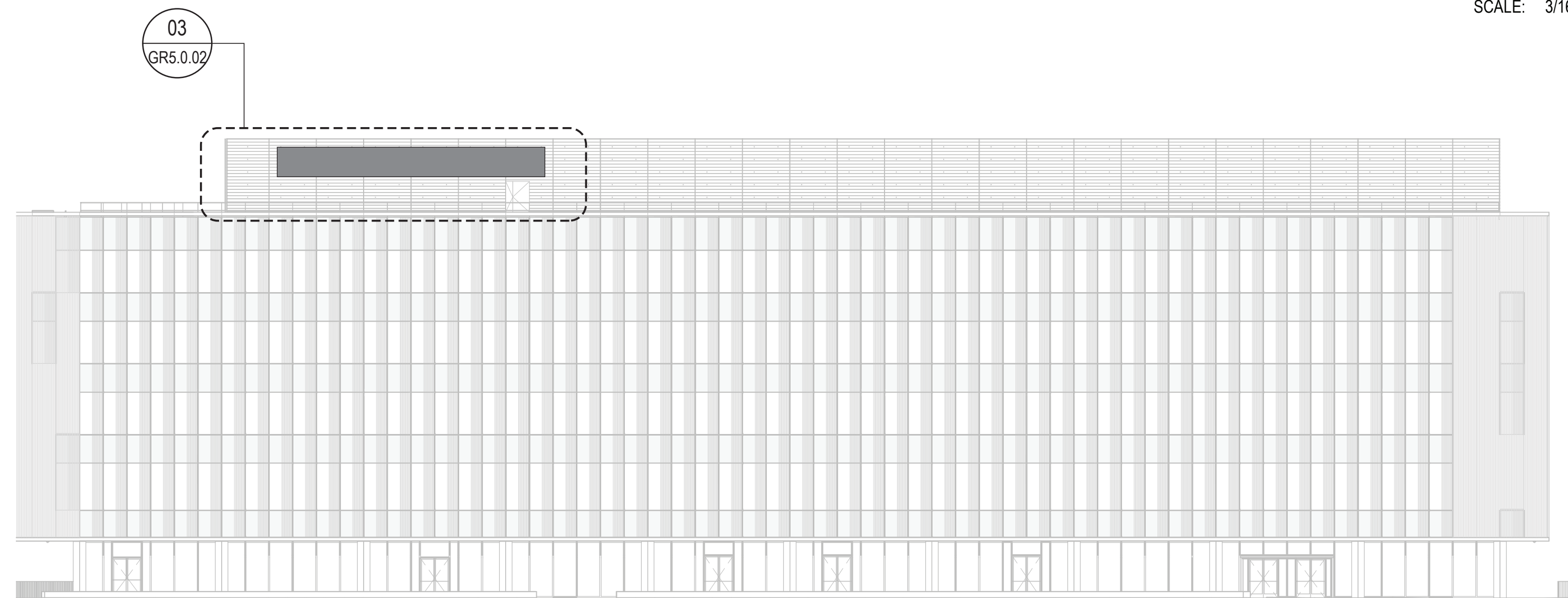
3000 & 3300 SKYLINE ELEVATION - TYP. 03  
SCALE: 3/16" = 1'-0"



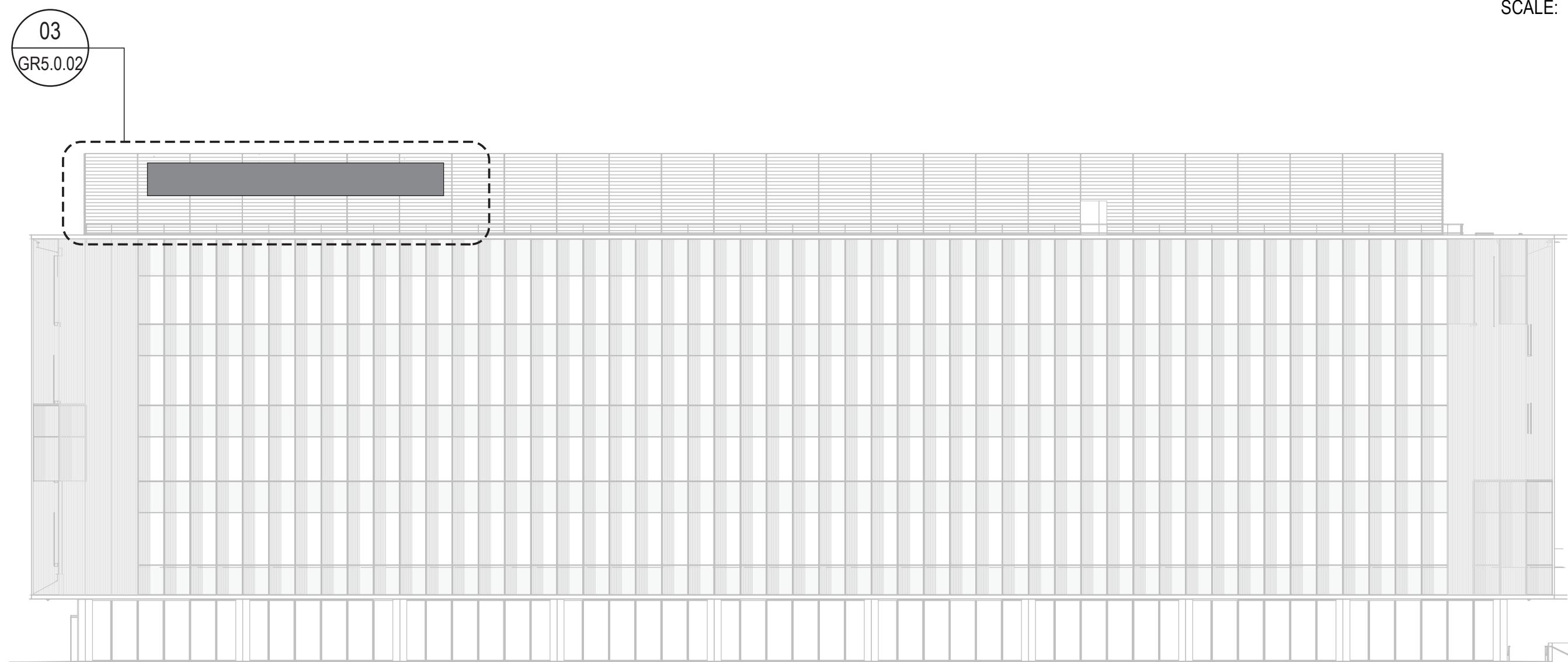
3500 SKYLINE SOUTH ELEVATION 10  
SCALE: 3/16" = 1'-0"



3500 SKYLINE WEST ELEVATION 02  
SCALE: 3/16" = 1'-0"

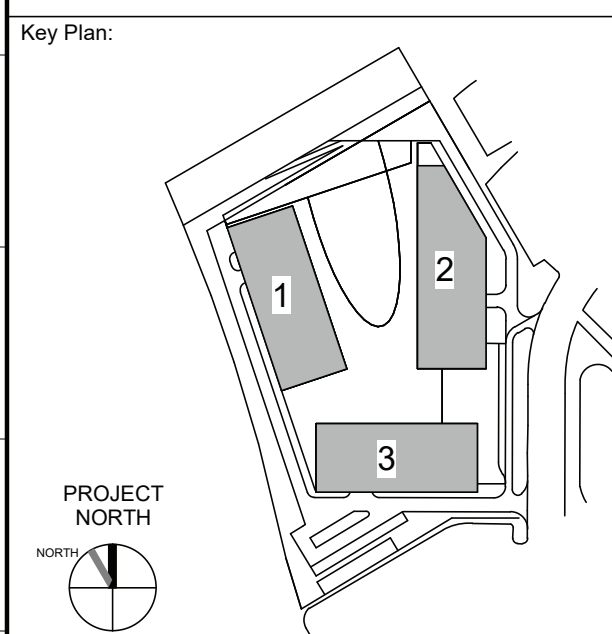


3000 WEST ELEVATION 09  
SCALE: 3/64" = 1'-0"



3300 EAST ELEVATION 01  
SCALE: 3/64" = 1'-0"

ISSUED FOR SIGN REVIEW	2021.12.10
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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

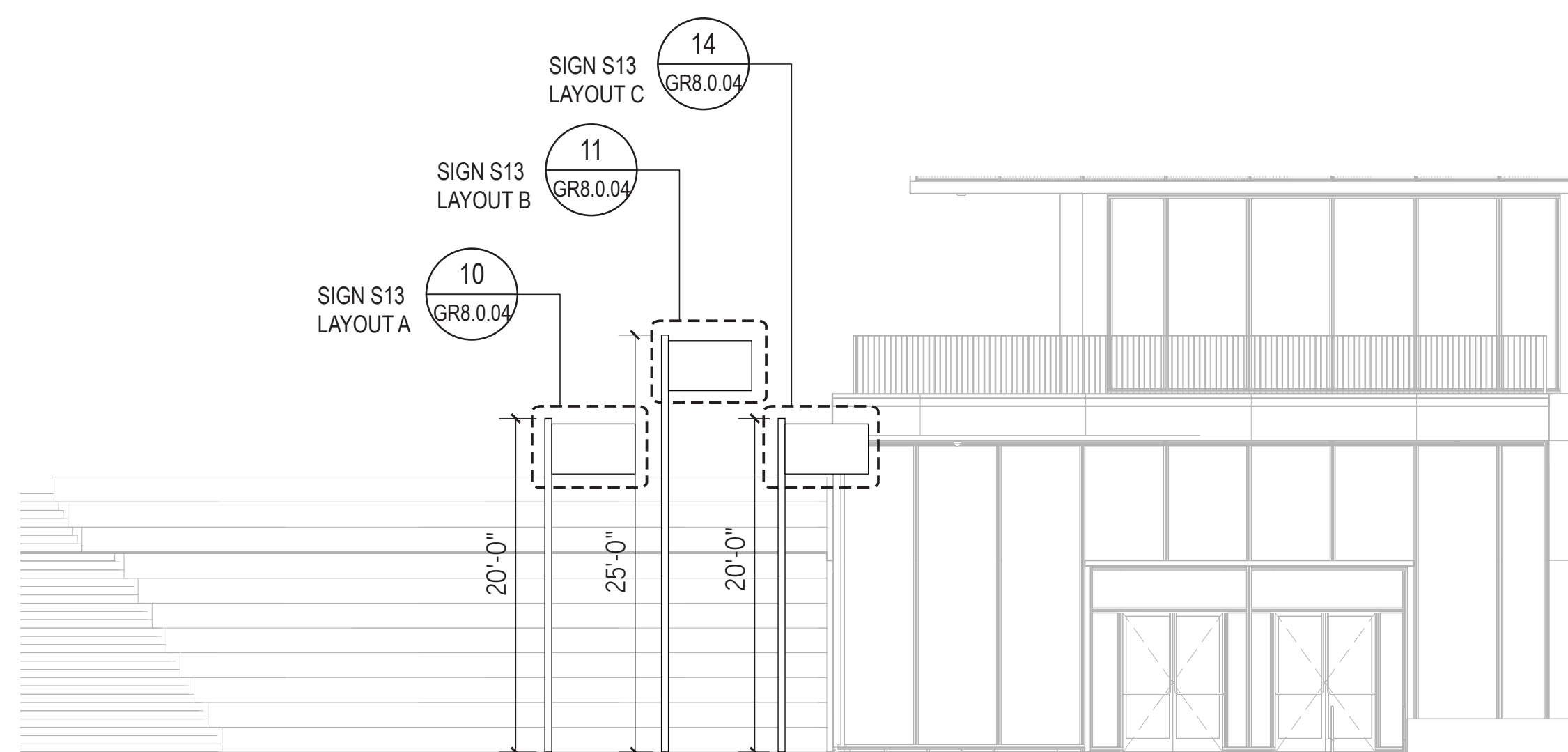


**AASHTO MINIMUM SIGHT DISTANCE**  
 POSTED SPEED LIMIT (MPH) - 25  
 DESIGN SPEED (MPH) - 30  
 STOPPING SIGHT DISTANCE (FT) - 200

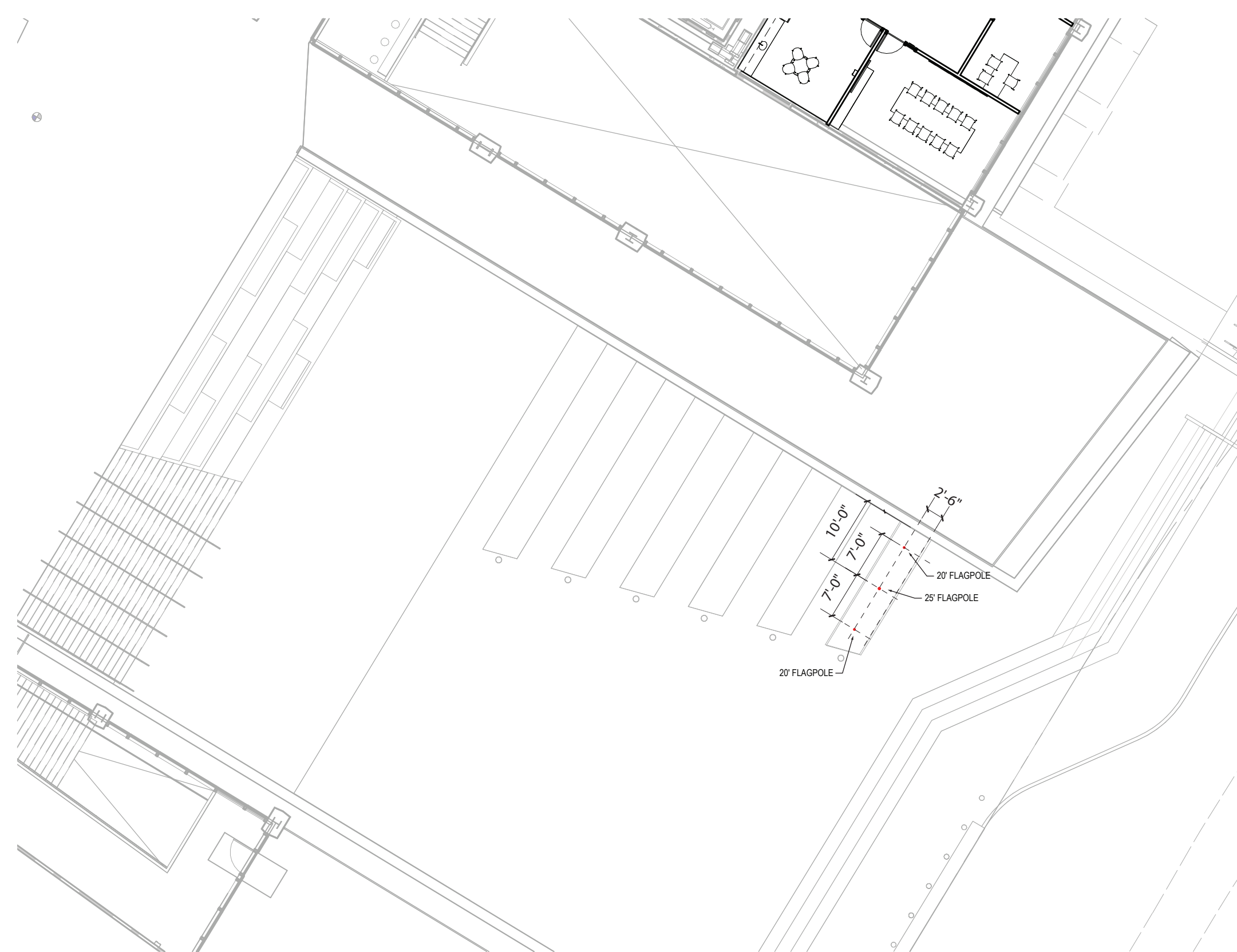


NOTES:  
 1) DRIVER'S EYE HEIGHT ASSUMED TO BE 3.5 FEET.  
 2) MONUMENT SIGN TO BE 4.5 FEET.

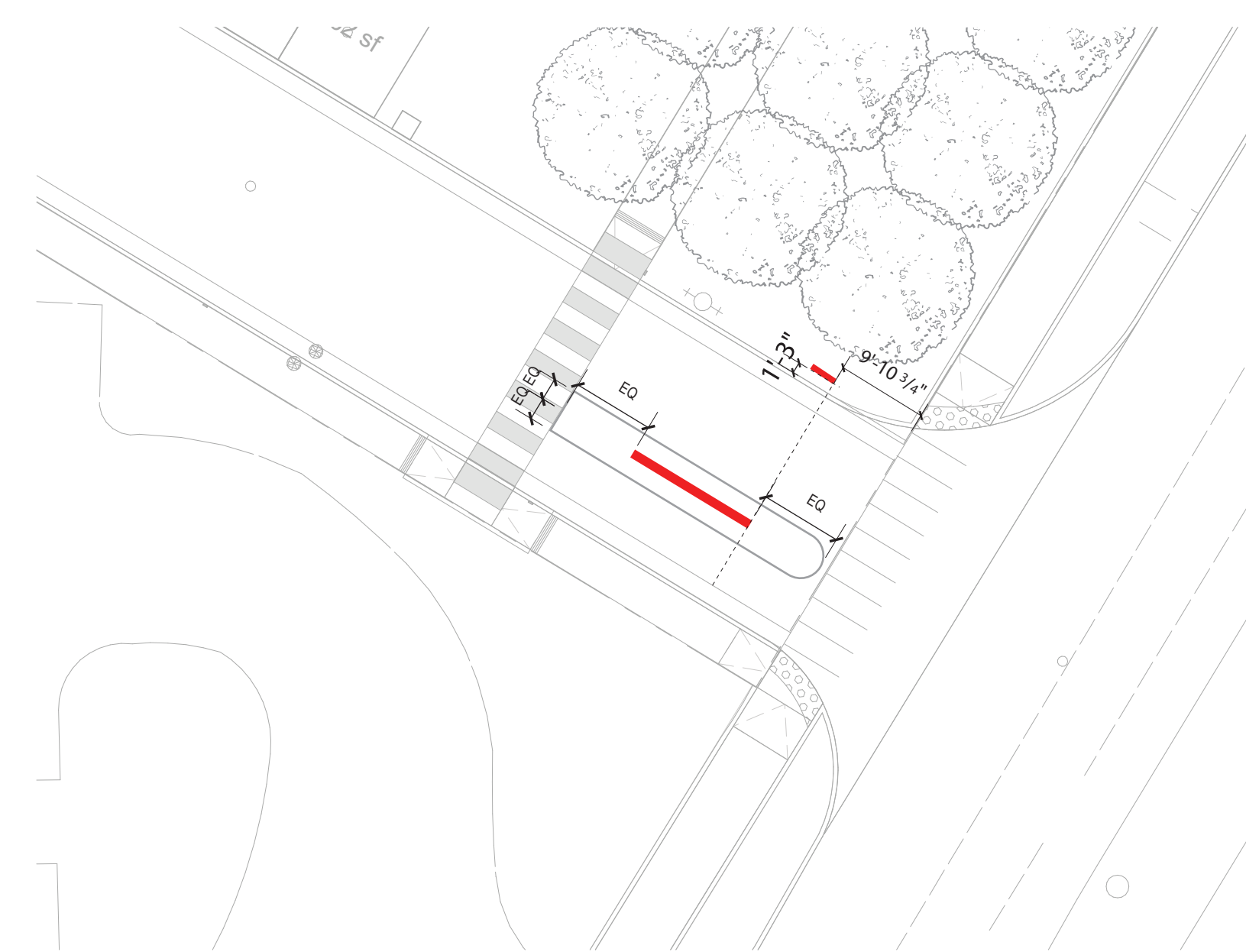
**LOCATION G.S01a.02 - LINE OF SIGHT STUDY 06**  
 SCALE: 1/32" = 1'-0"



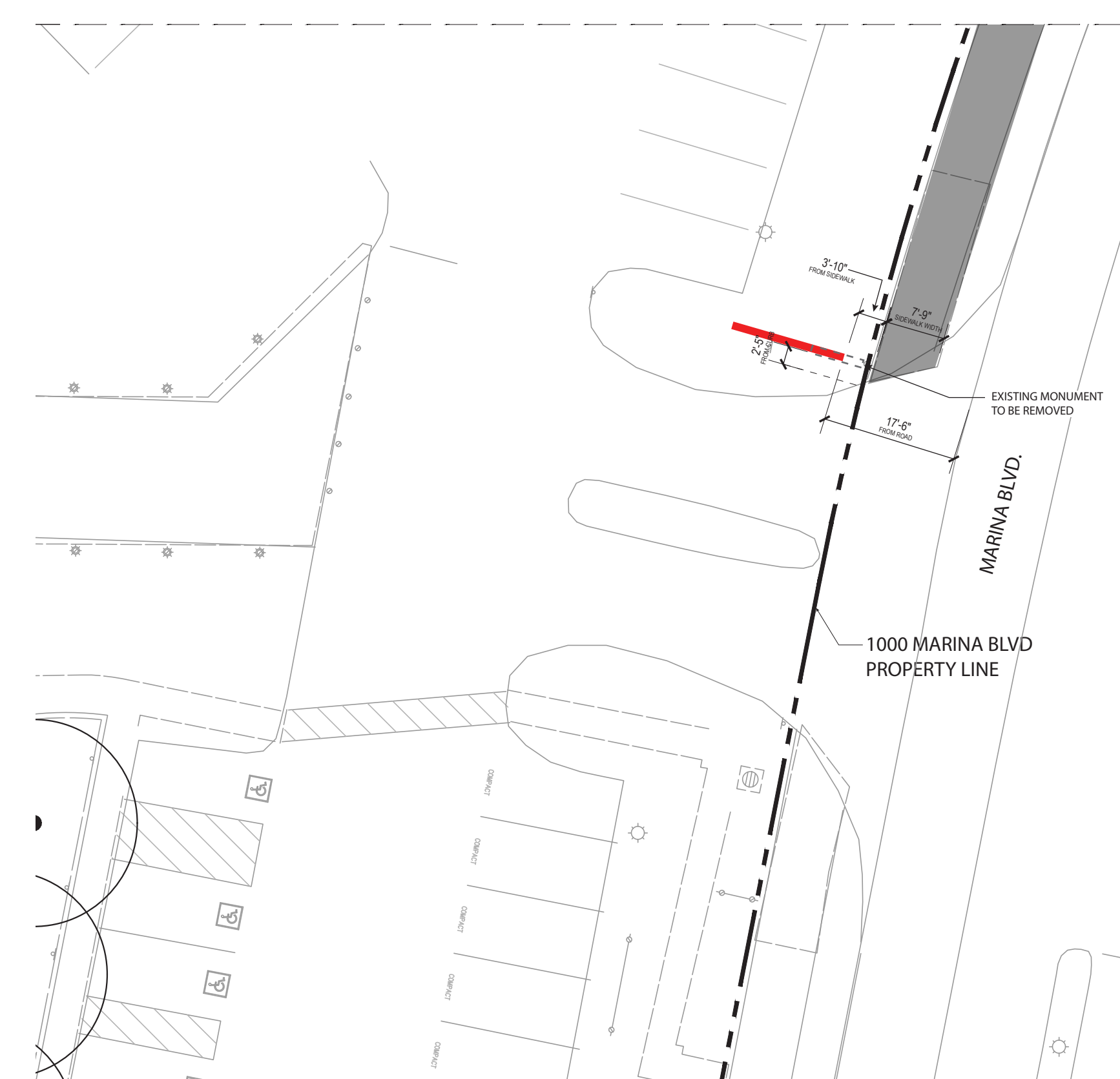
**FLAG POLE ELEVATION 05**  
 SCALE: 1/8" = 1'-0"



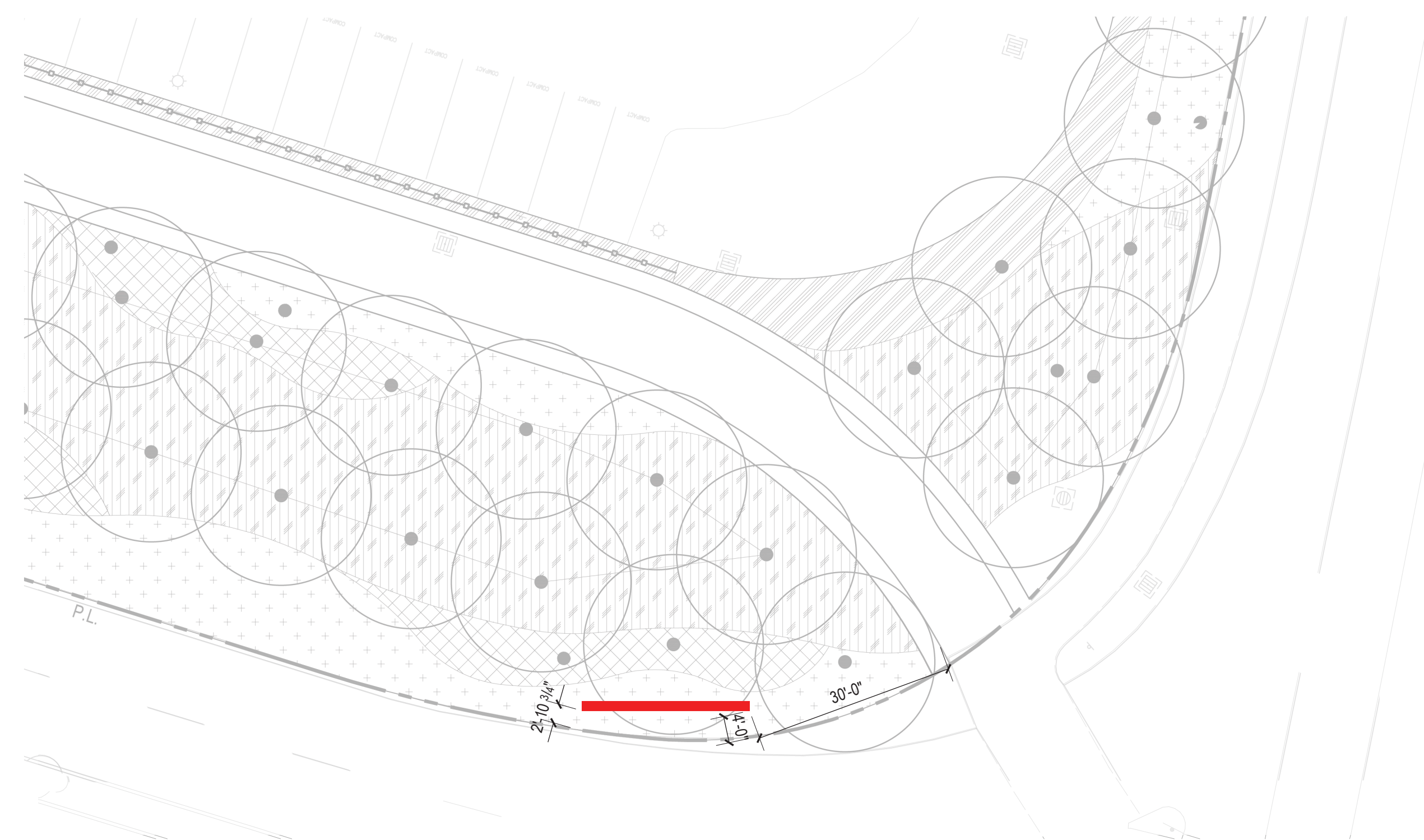
**LOCATIONS G.S13.01/02/03 - PLAN VIEW 04**  
 SCALE: 1/16" = 1'-0"



**LOCATIONS G.S01a.01/G.S04b.01 - PLAN VIEW 03**  
 SCALE: 1/16" = 1'-0"



**LOCATION G.S01a.02 - PLAN VIEW 02**  
 SCALE: 1/16" = 1'-0"



**LOCATION G.S00.01 - PLAN VIEW 01**  
 SCALE: 1/16" = 1'-0"

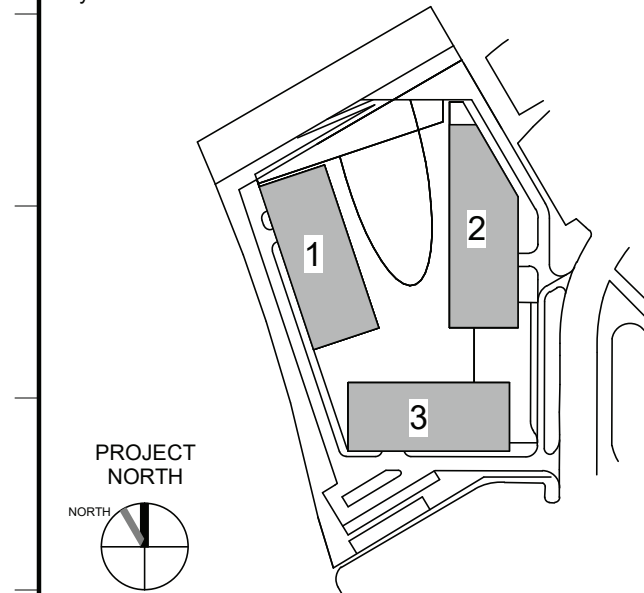
Architect:

Consultants:

Issued For: No. Description Date:

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

**EXTERIOR SIGN ELEVATIONS**



Sign Message Schedule-Master Signage Package					
Sign Level	Type Mark	Sign Number	Sign Message A	Sign Message B	Comments
G	S00	01	GENESIS	GENESIS	
G	S01a	01	GENESIS 3000 - 3500	GENESIS 3000 - 3500	
G	S01a	02	GENESIS 1000	GENESIS 1000	REMOVE EXISTING MONUMENT SIGNAGE AND REPLACE WITH NEW
G	S02	01	GENESIS		
G	S03	01	1000		
G	S03	02	3500		
G	S03	03	3000		
G	S04a	01	(ULA) VISITOR PARKING		
G	S04a	02	(UA) FIT GENESIS		
			(RA) DELIVERIES TO 3000 MARINA BLVD.		
G	S04a	03	(RA) FIT GENESIS		
			DELIVERIES TO 3300 MARINA BLVD.		
G	S04a	04	(LA) DELIVERIES TO 3500 MARINA BLVD.		
			NOT A THROUGH STREET		
G	S04b	01	(UA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	02	(RA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	03	(UA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			RESTAURANT		
G	S04b	04	(URA) ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
G	S04b	05	(RA) FITNESS CENTER		
			ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		

Sign Message Schedule-Master Signage Package					
Sign Level	Type Mark	Sign Number	Sign Message A	Sign Message B	Comments
G	S04b	06	(UA) ACCESS TO TERRACE OPEN TO PUBLIC		
			CAFE		
			CONFERENCE CENTER		
			EVENT CENTER		
			RESTAURANT		
			(RA) FITNESS CENTER		
G	S05	01	(SEE LAYOUT)		
G	S05	02	(SEE LAYOUT)		
G	S05	03	(SEE LAYOUT)		
G	S06	01	3000 MARINA BLVD. DELIVERIES		
G	S06	02	3000 MARINA BLVD. DELIVERIES		
G	S06	03	3300 MARINA BLVD. DELIVERIES		
G	S11a	01	(SEE LAYOUT)		
G	S11b	01	(SEE LAYOUT)		
G	S11b	02	(SEE LAYOUT)		
G	S12-E	01	(EXISTING SKYLINE)		
G	S12-E	02	(EXISTING SKYLINE)		
G	S13	01			
G	S13	02			
G	S13	03			
POD					
POD	S03	01	3300		
POD	S03	02	3500		
POD	S03	03	3000		
POD	S10	01	GENESIS RESTAURANT		
POD	S10	02	GENESIS CAFE		
POD	S10	03	GENESIS RESTAURANT		
POD	S10	04	GENESIS EVENT CENTER		
R					
R	S12	01	(TENANT BRAND)		
R	S12	02	(TENANT BRAND)		
R	S12	03	(TENANT BRAND)		
R	S12	04	(TENANT BRAND)		
R	S12	05	(TENANT BRAND)		
R	S12	06	(TENANT BRAND)		

**PHASE3**  
REAL ESTATE PARTNERS

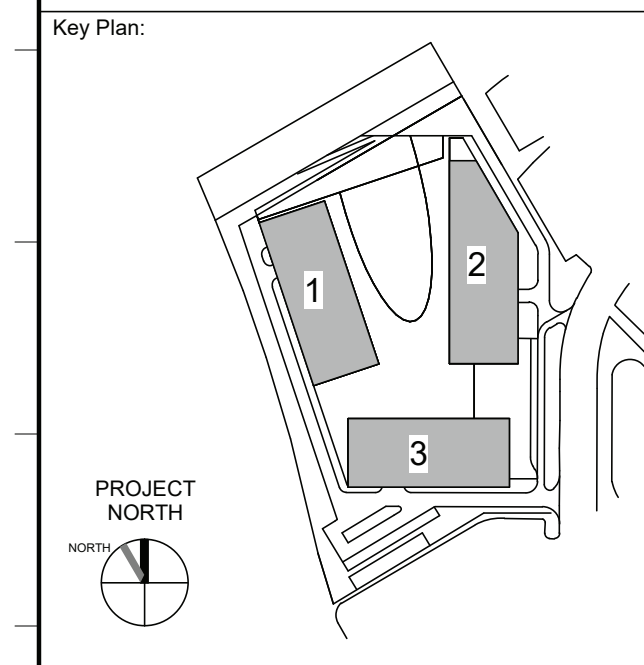
**GENESIS MARINA**  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	No.:	Description:	Date:
ISSUED FOR SIGN REVIEW	2021.12.10		
ISSUED FOR SIGN REVIEW	2022.02.16		
ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		



Seal & Signature:

Sheet Name:

**MESSAGE SCHEDULE**

Project No.:	217817	Sheet No.:	GR7.0.01
Drawn By:	Author	Checked By:	Checker
Scale:			

Architect:

SKIDMORE, OWINGS & MERRILL LLP ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

S00

Description Site Monument ID - Large

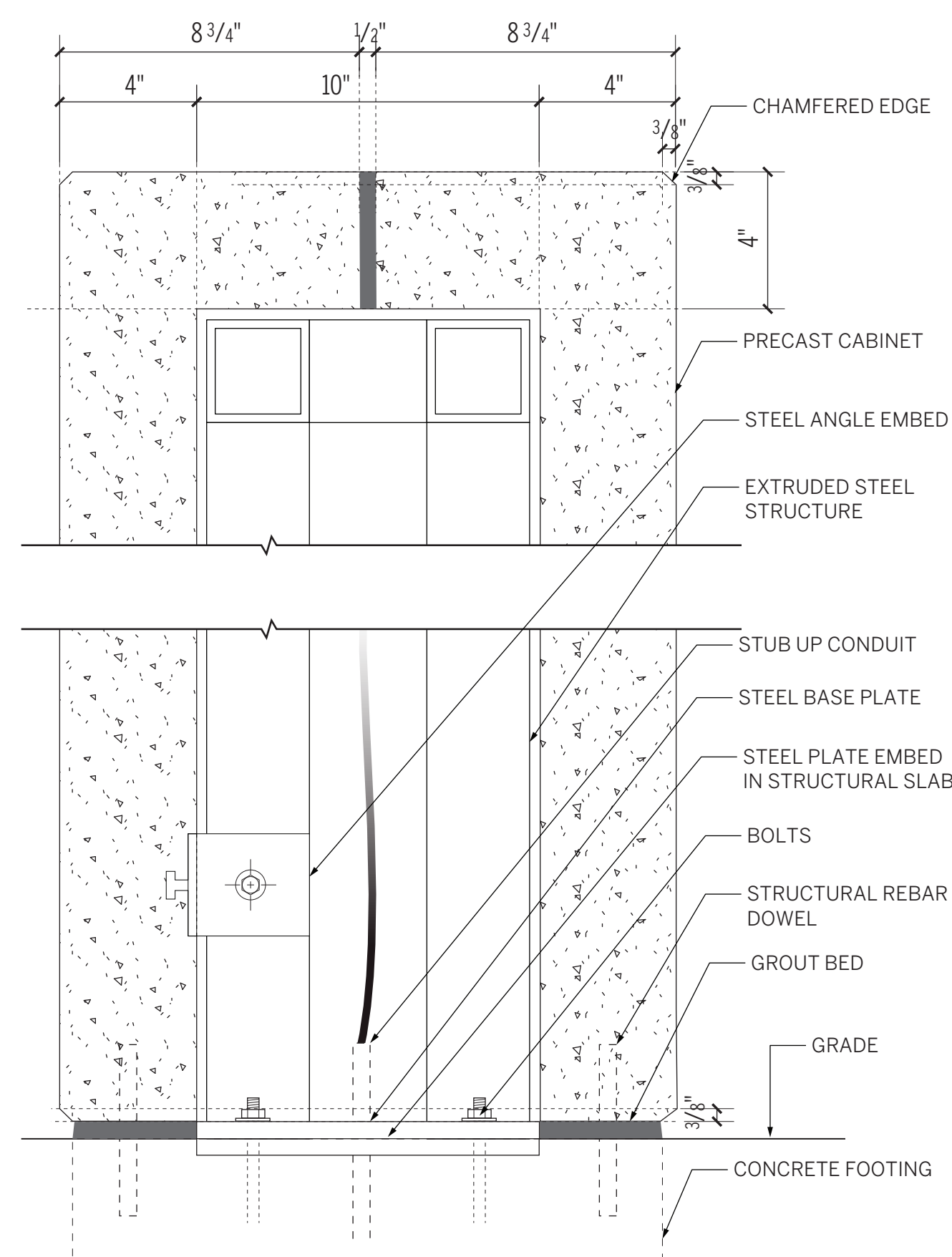
Use/Location See Sheet GR1.1.01

Color/Finish Sign Structure: PC Copy: SST

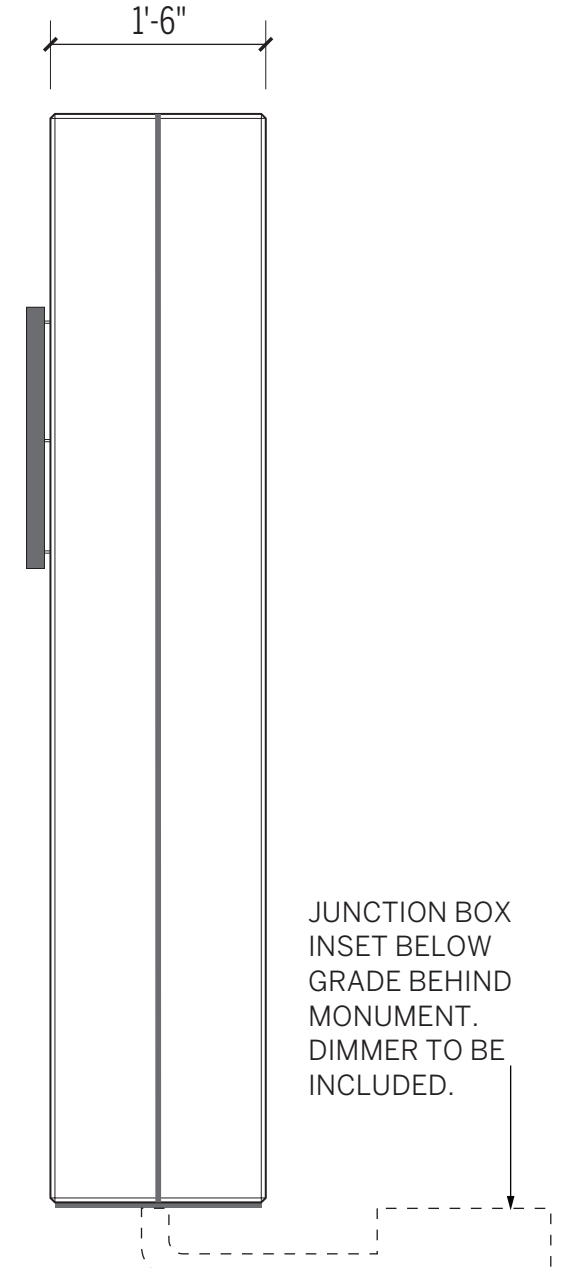
Fabrication 4" thick wall polished pre-cast concrete volume with 10" thick open cavity for electrical connections and steel support structure. Graphics applied to single face; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges. Lighting timer to be included with lighting system and accessible to owners. To be coordinated with electrical engineer.

Mounting Sign to be anchored to concrete footer.

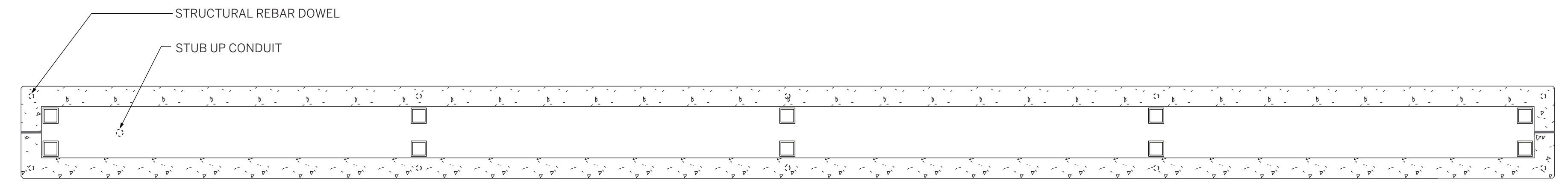
Issued For:	No.:	Description:	Date:
ISSUED FOR SIGN REVIEW	2021.12.10		
ISSUED FOR SIGN REVIEW	2022.02.16		
ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		



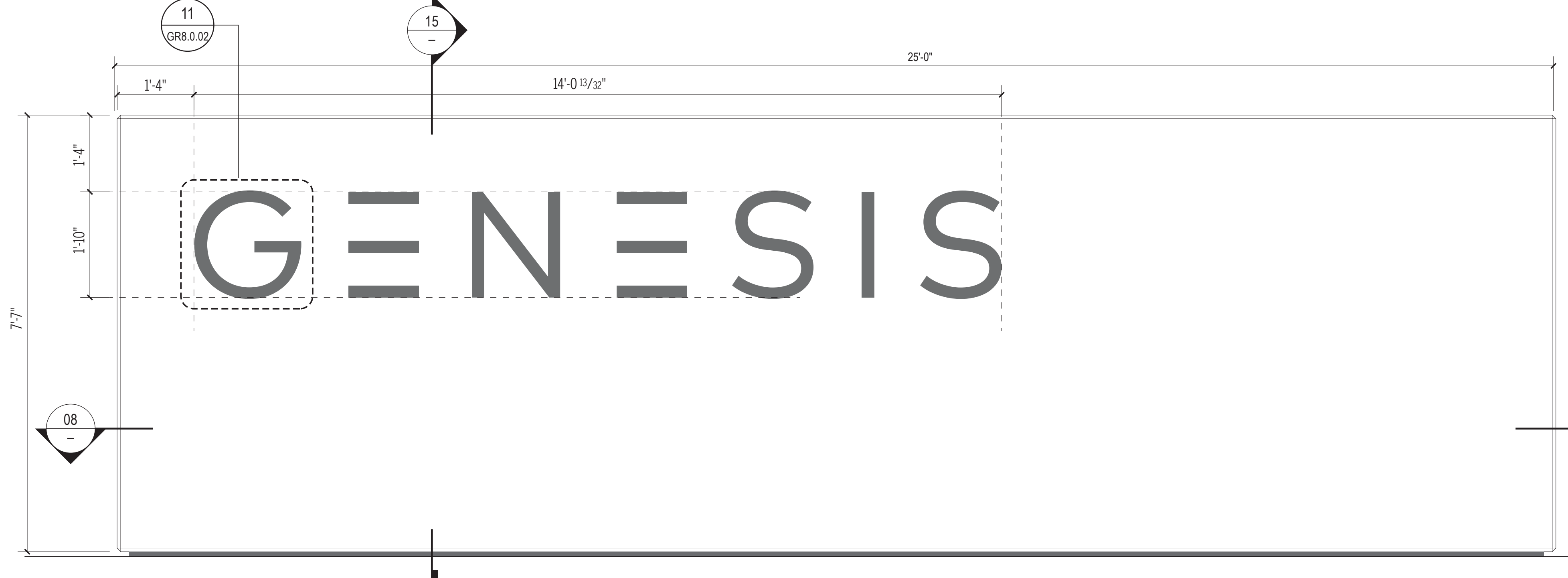
15 SIGN TYPE S00 - SECTION SCALE: 3/4" = 1'-0"



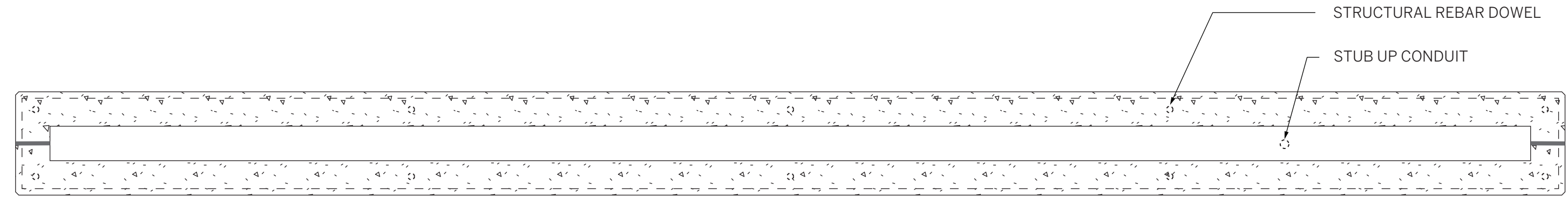
11 SIGN TYPE S00 - SECTION SCALE: 3/4" = 1'-0"



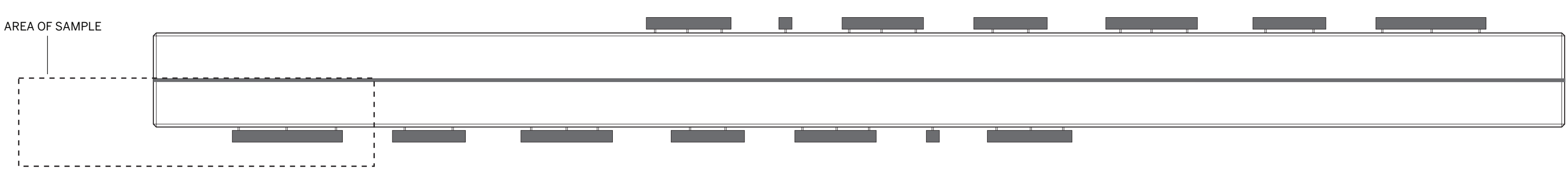
08 SIGN TYPE S00 - PLAN SECTION SCALE: 3/4" = 1'-0"



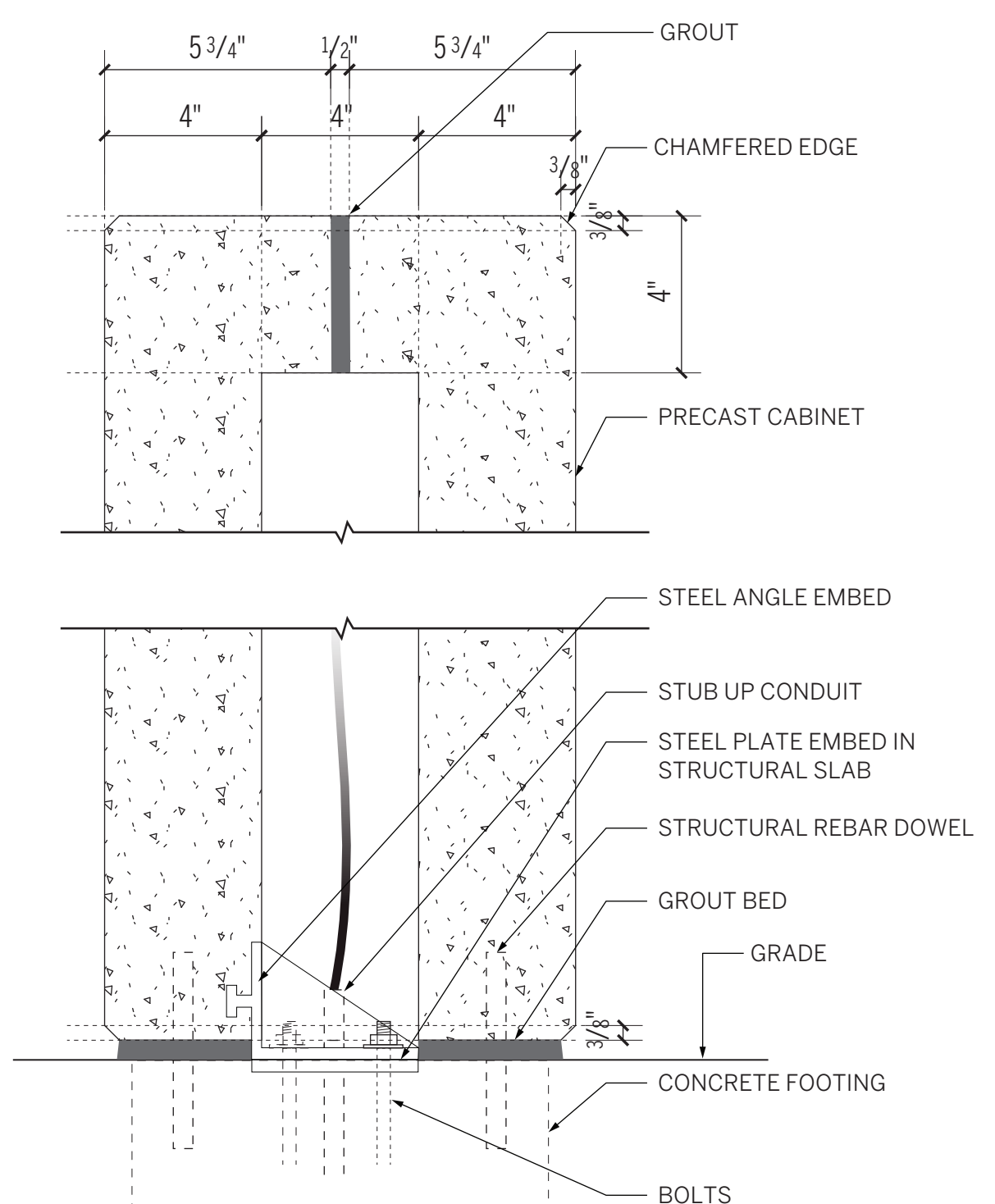
07 SIGN TYPE S00 - ELEVATION SCALE: 3/4" = 1'-0"



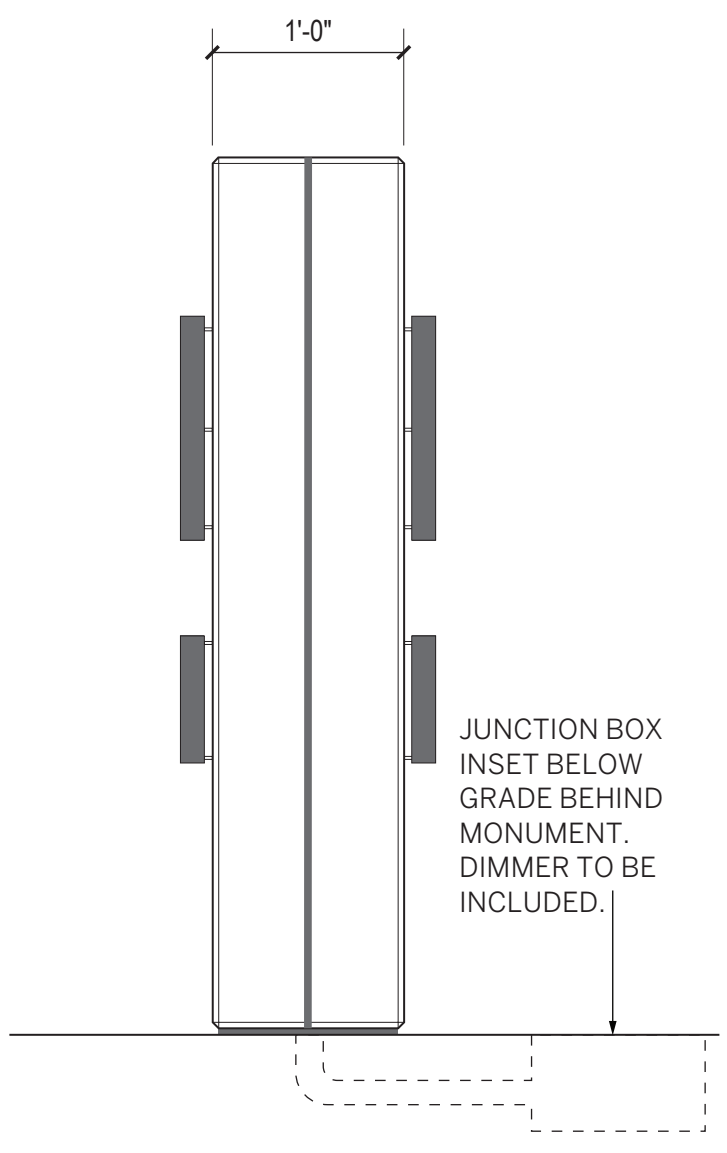
03 SIGN TYPE S01a - PLAN SECTION SCALE: 1" = 1'-0"



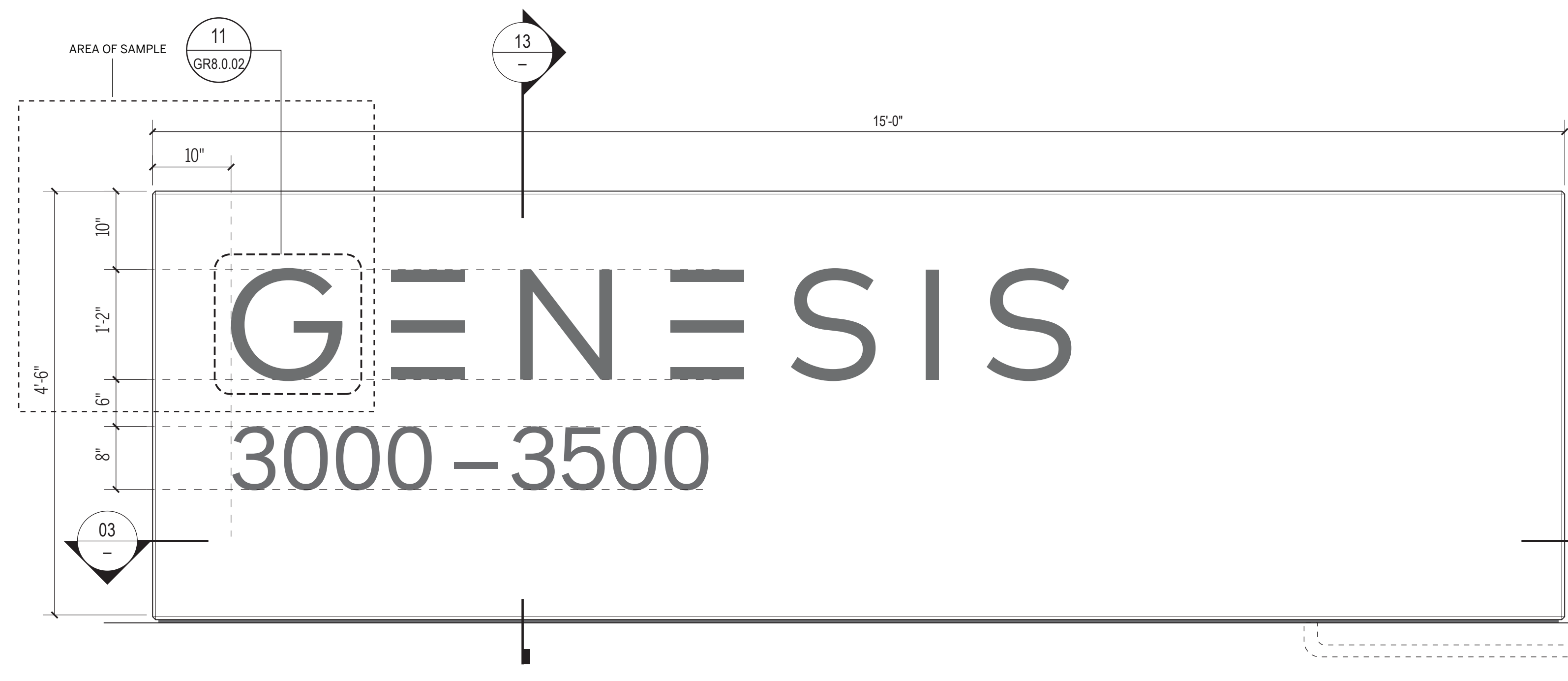
02 SIGN TYPE S01a - PLAN VIEW SCALE: 1" = 1'-0"



13 SIGN TYPE S01a - SECTION SCALE: 3/4" = 1'-0"



09 SIGN TYPE S01a - SECTION SCALE: 1" = 1'-0"



01 SIGN TYPE S01a - ELEVATION SCALE: 1" = 1'-0"

S01a

Description Site Monument ID - Small

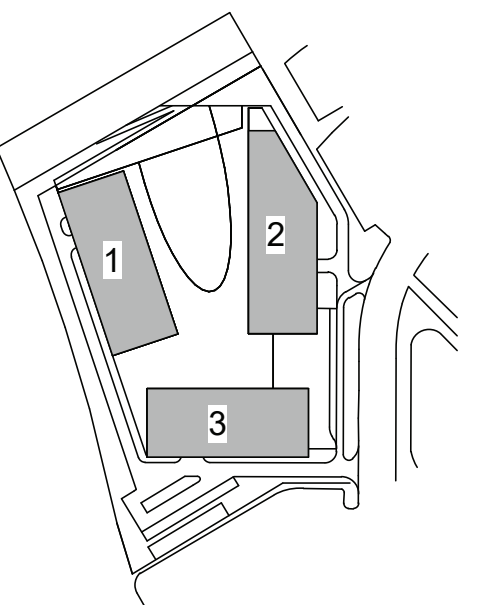
Use/Location See Sheet GR1.1.01

Color/Finish Sign Structure: PC Copy: SST

Fabrication 4" thick wall polished pre-cast concrete volume with 4" thick open cavity for electrical connections. Graphics applied to both sign faces; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges. Lighting timer to be included with lighting system and accessible to owners. To be coordinated with electrical engineer.

Mounting Sign to be anchored to concrete footer.

Key Plan:



Scale & Signature:

Sheet Name:

EXTERIOR SIGN DETAILS

Project No.:

Sheet No.:

Drawn By: Author

Checked By: Checker

Scale:

GR8.0.01

No.	Description	Date
ISSUED FOR SIGN REVIEW		2021.12.10
ISSUED FOR SIGN REVIEW		2022.02.16
ISSUED FOR SIGN REVIEW		2022.03.30
ISSUED FOR SIGN REVIEW		2022.04.06

S05

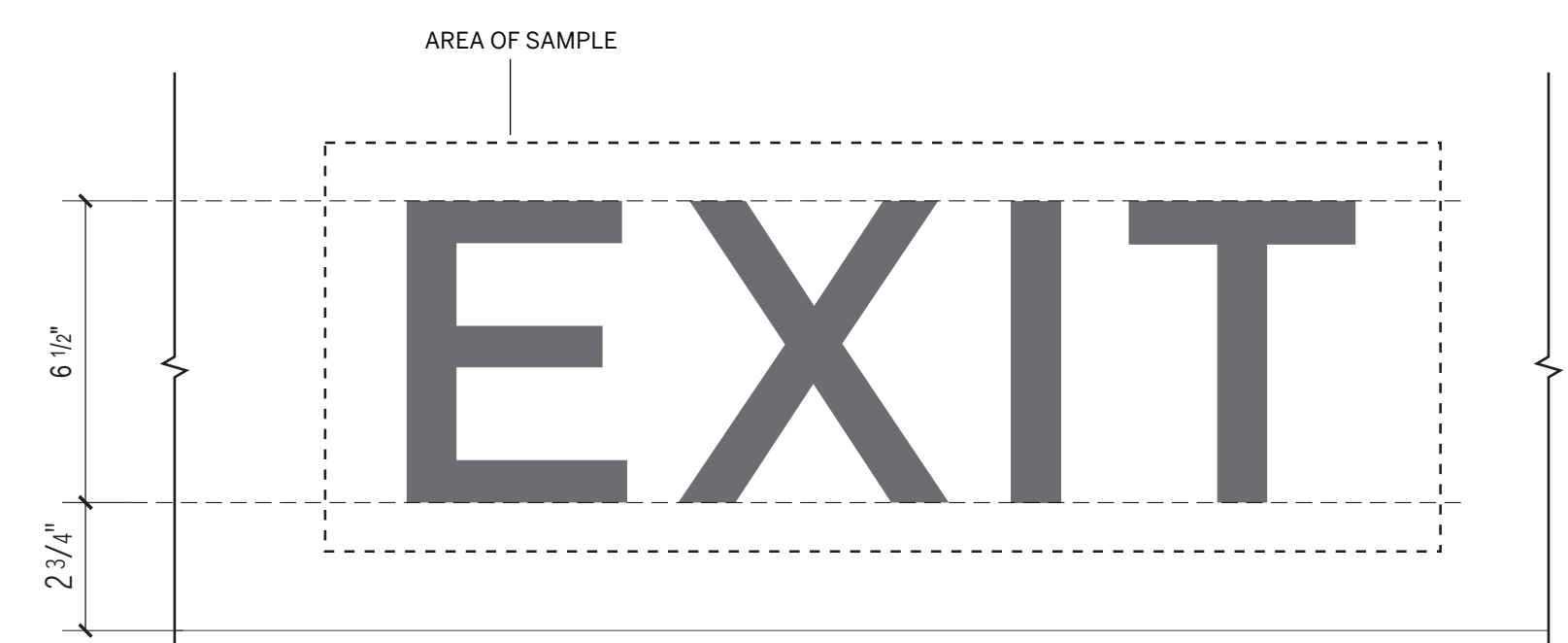
**Description**  
Garage Entry ID

**Use/Location**  
At each exterior garage entry

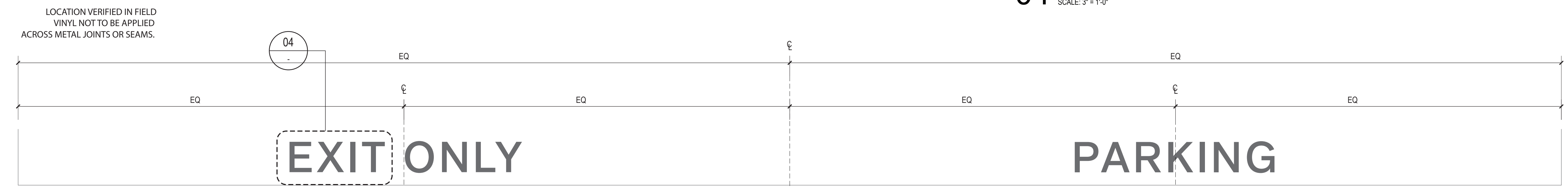
**Color/Finish**  
Copy: V02

**Fabrication**  
Precision cut vinyl lettering.

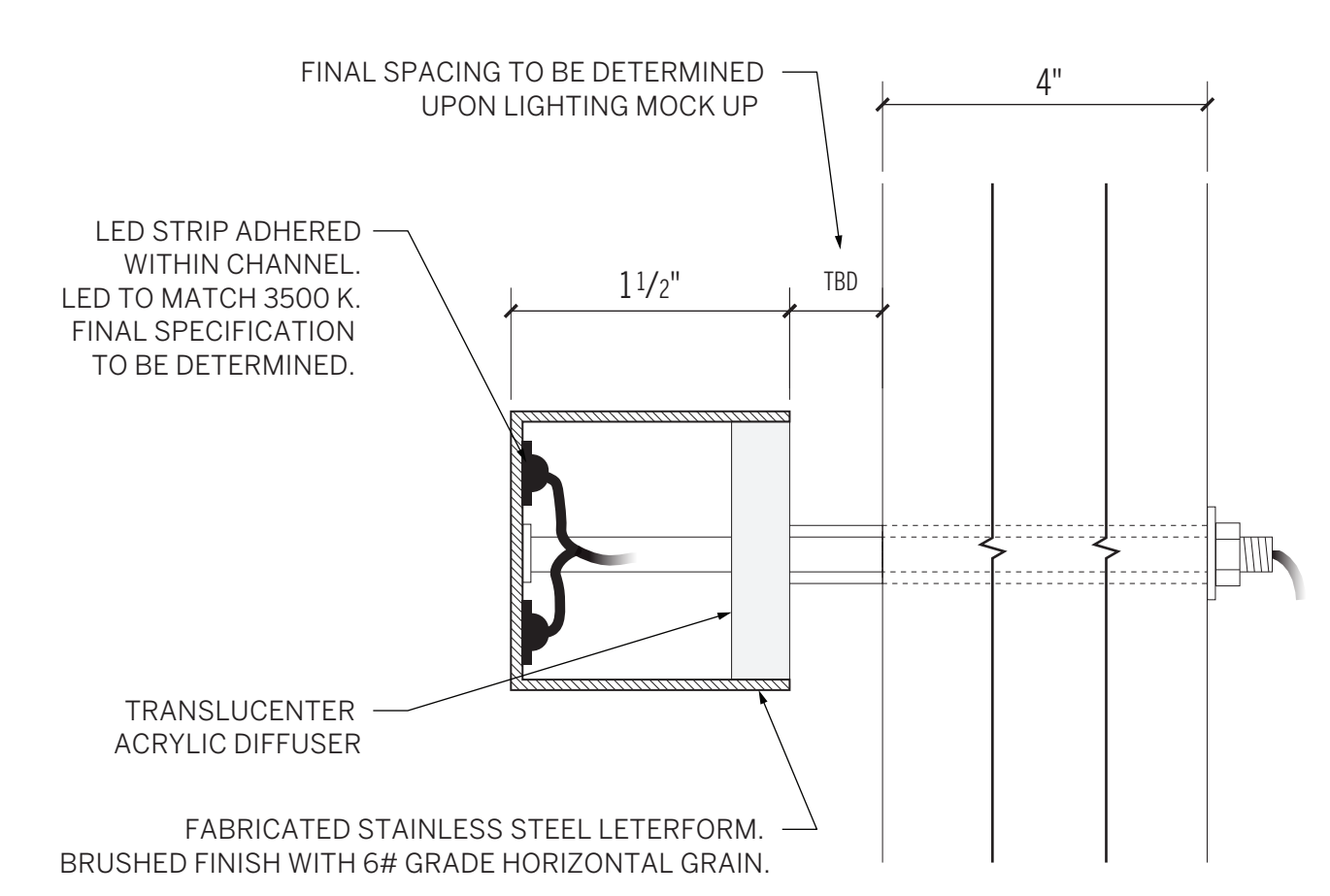
**Mounting**  
Surface applied vinyl to aluminum panel.



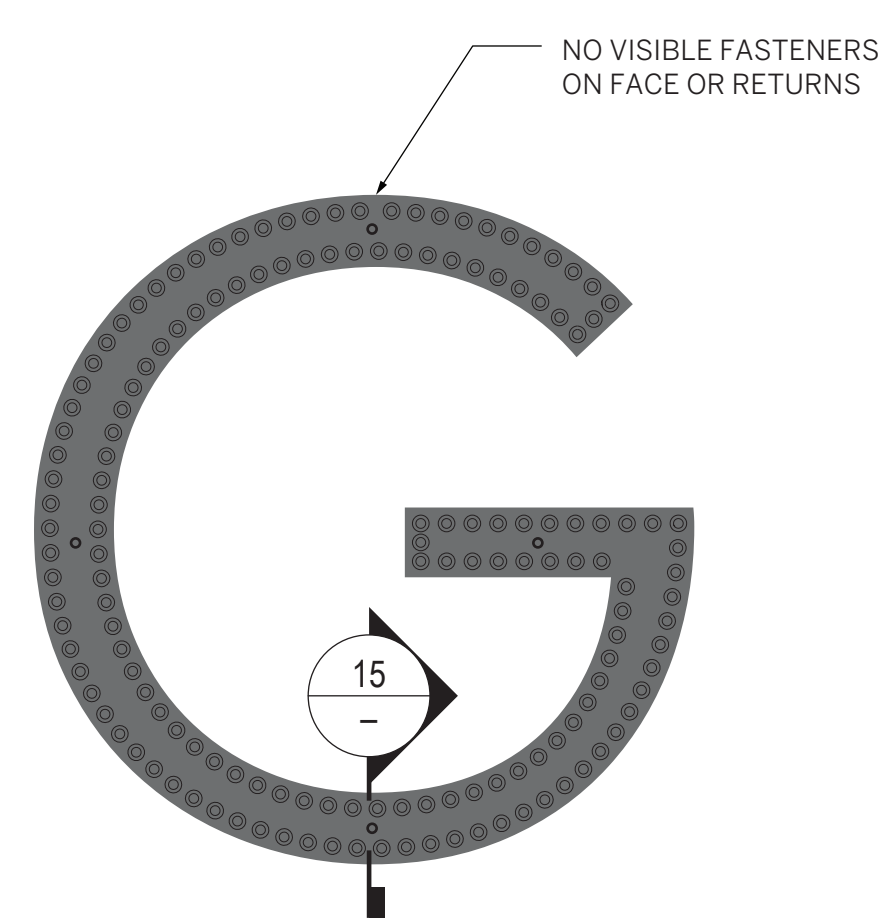
04 SIGN TYPE S05 - DETAIL SCALE: 3" = 1'-0"



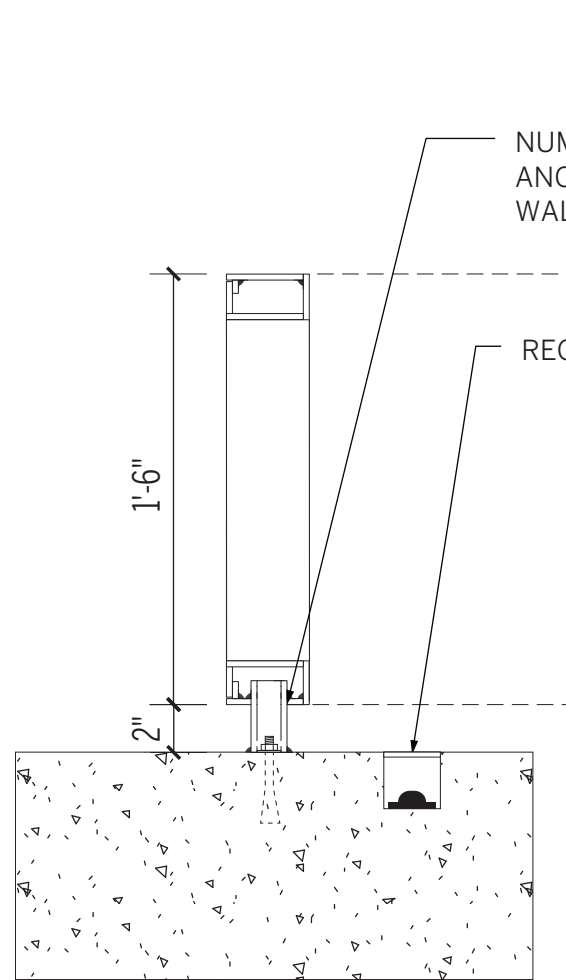
16 SIGN TYPE S05 - ELEVATION SCALE: 1" = 1'-0"



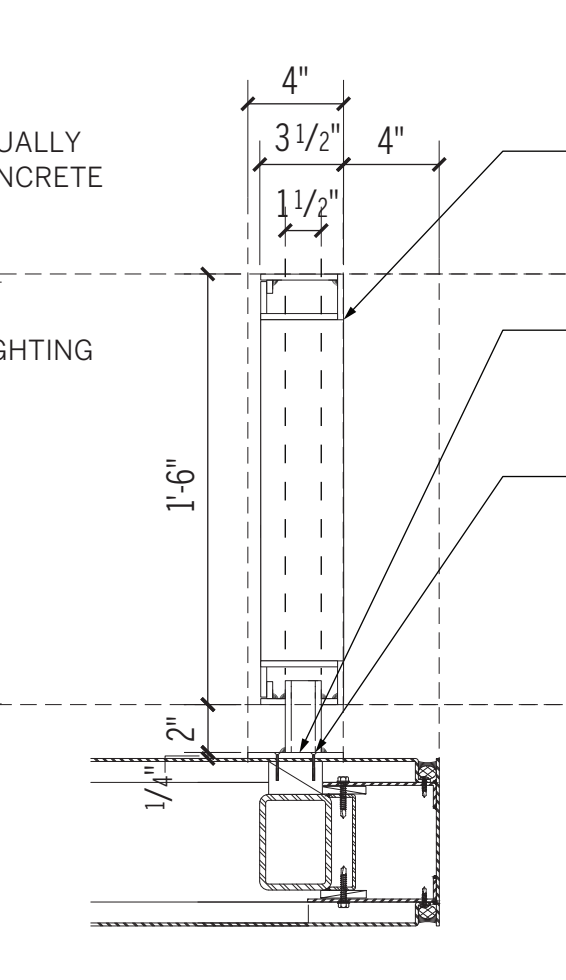
15 SIGN TYPE S00, S01 & S02 - SECTION DETAIL SCALE: Fullsize



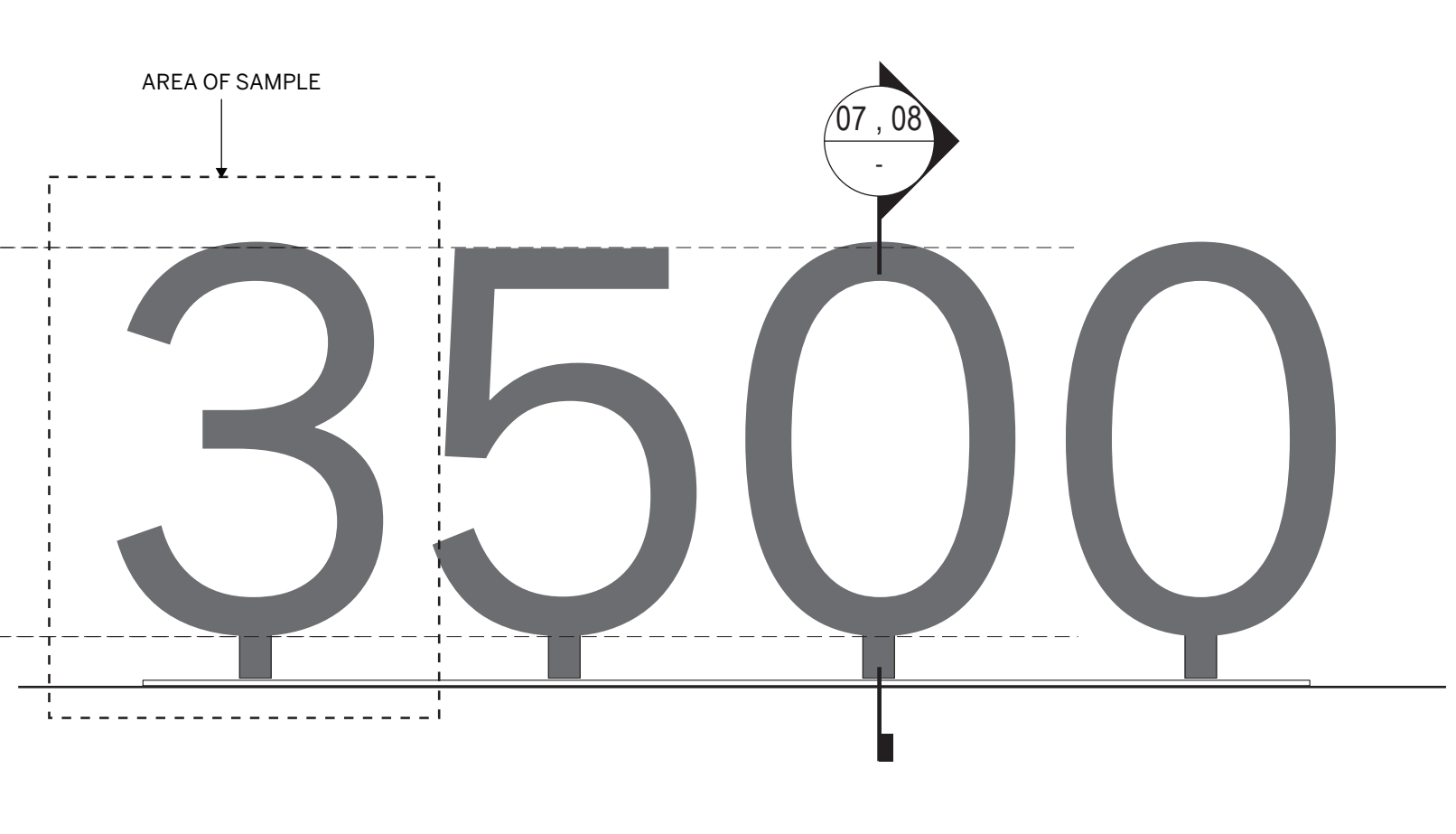
11 SIGN TYPE S00, S01 & S02 - DETAIL SCALE: 3" = 1'-0"



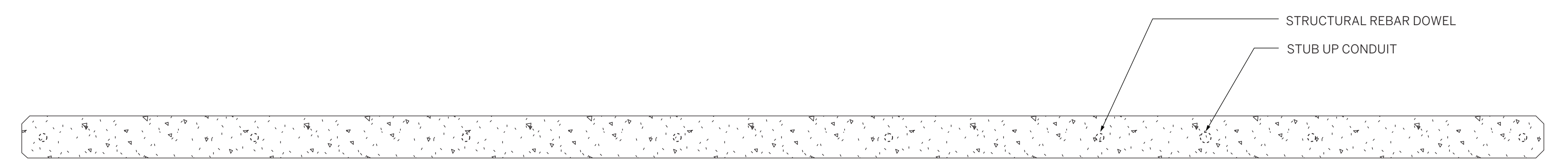
08 SIGN TYPE S03 - SECTION SCALE: 1 1/2" = 1'-0"



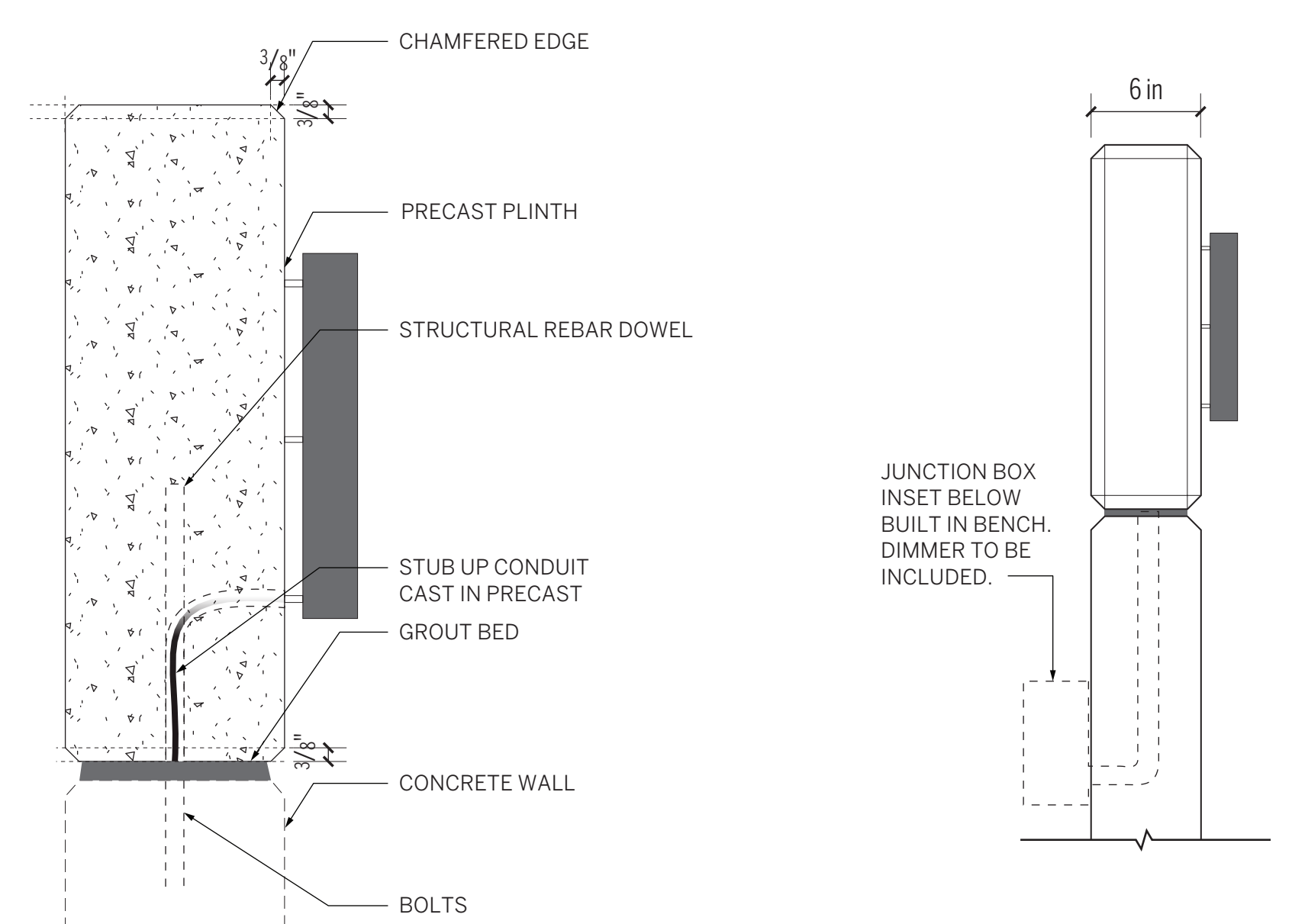
07 SIGN TYPE S03 - SECTION SCALE: 1 1/2" = 1'-0"



03 SIGN TYPE S03 - ELEVATION SCALE: 1 1/2" = 1'-0"

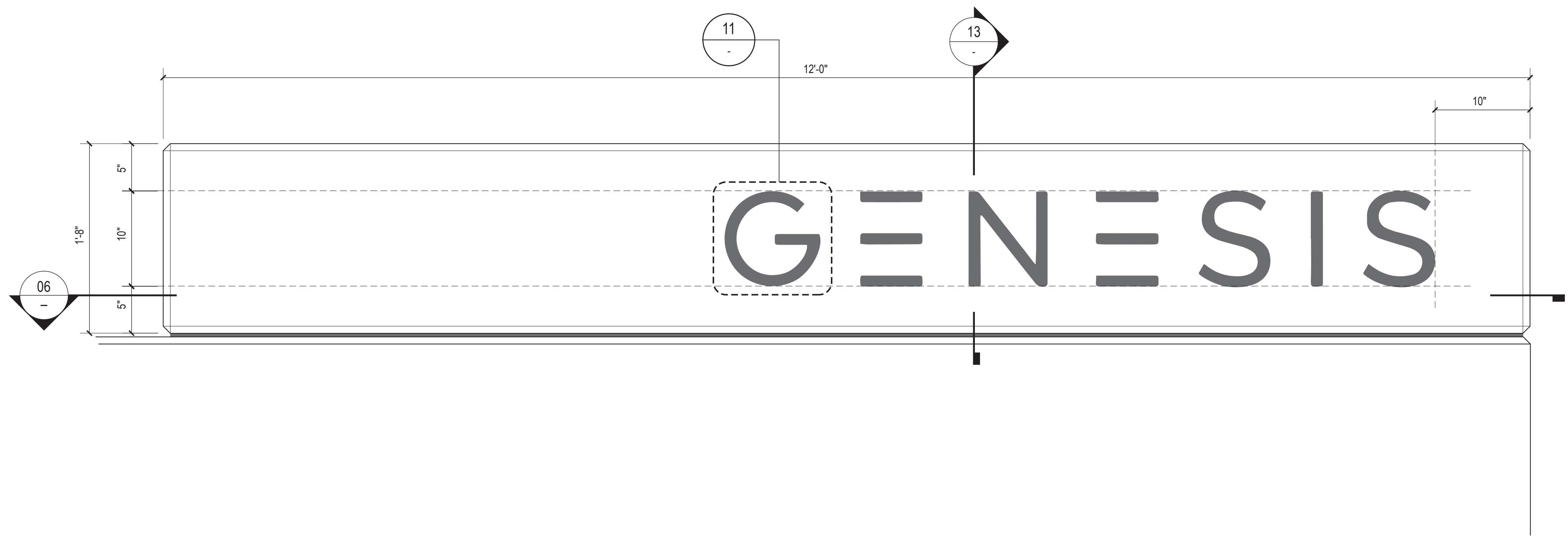


06 SIGN TYPE S02 - PLAN SECTION SCALE: 1 1/2" = 1'-0"



13 SIGN TYPE S02 - SECTION SCALE: 3" = 1'-0"

09 SIGN TYPE S02 - SECTION SCALE: 1 1/2" = 1'-0"



05 SIGN TYPE S02 - ELEVATION SCALE: 1 1/2" = 1'-0"

S03

**Description**  
Entry Address

**Use/Location**  
Address at each main building entrance

**Color/Finish**  
Copy: SST  
Mounting Plate: AL

**Fabrication**  
Fabricated stainless steel numerals with horizontal brushed #6 finish on face and all edges. Numerals attached to aluminum mounting plate.

**Mounting**  
Mechanically connected to wicket / concrete wall. See Detail.

Note: Provide internal stiffening of individual numerals as required.

S02

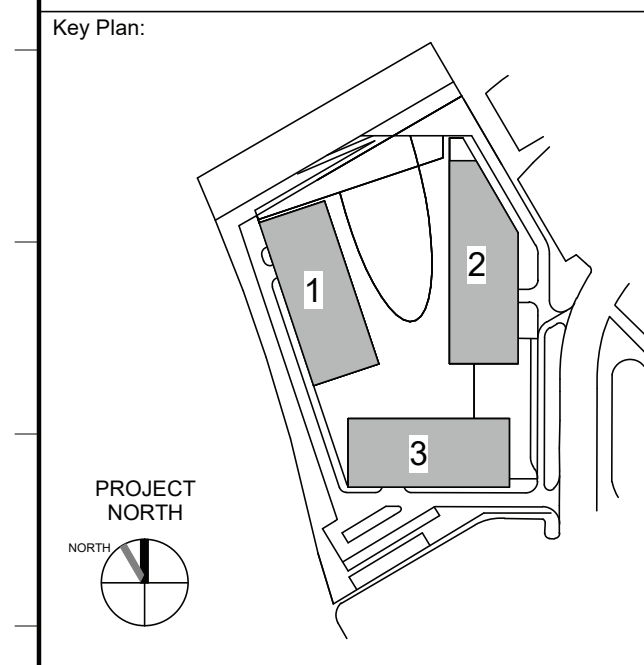
**Description**  
Secondary Site Monument ID

**Use/Location**  
See Sheet GR1.1.02

**Color/Finish**  
Sign Structure: PC  
Copy: SST

**Fabrication**  
4" thick wall polished pre-cast concrete volume with 4" thick open cavity for electrical connections. Graphics applied to both sign faces; stainless steel pin mounted halo illuminated letter forms, internally lit, with horizontal brushed #6 finish on face and all edges. **Lighting timer to be included with lighting system and accessible to owners. To be coordinated with electrical engineer.**

**Mounting**  
Sign to be anchored to top of concrete ramp wall.



Seal & Signature:

Sheet Name:

EXTERIOR SIGN DETAILS

Project No.: 217817

Sheet No.: GR8.0.02

Drawn By: Author

Checked By: Checker

Scale:

Architect:

**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:  
No. | Description | Date:

ISSUED FOR SIGN REVIEW	2021.12.10
ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06

**S04b**

Description  
Pedestrian Directional

Use/Location  
See sheet GR1.1.01

Color/Finish  
Sign Structure: PC  
Plaque: SST  
Copy: C02

Fabrication  
4" thick polished precast concrete plinth. Stainless steel panel with horizontal brushed #6 finish on face cleat mounted to plinth. Graphics etched and enamel filled; C02.

Mounting  
Freestanding, mounted to below grade concrete footing.

WEIGHT : 463.87 LBS  
(PRECAST / STEEL PLATE)

**S04a**

Description  
Vehicular Directional

Use/Location  
See sheet GR1.1.01

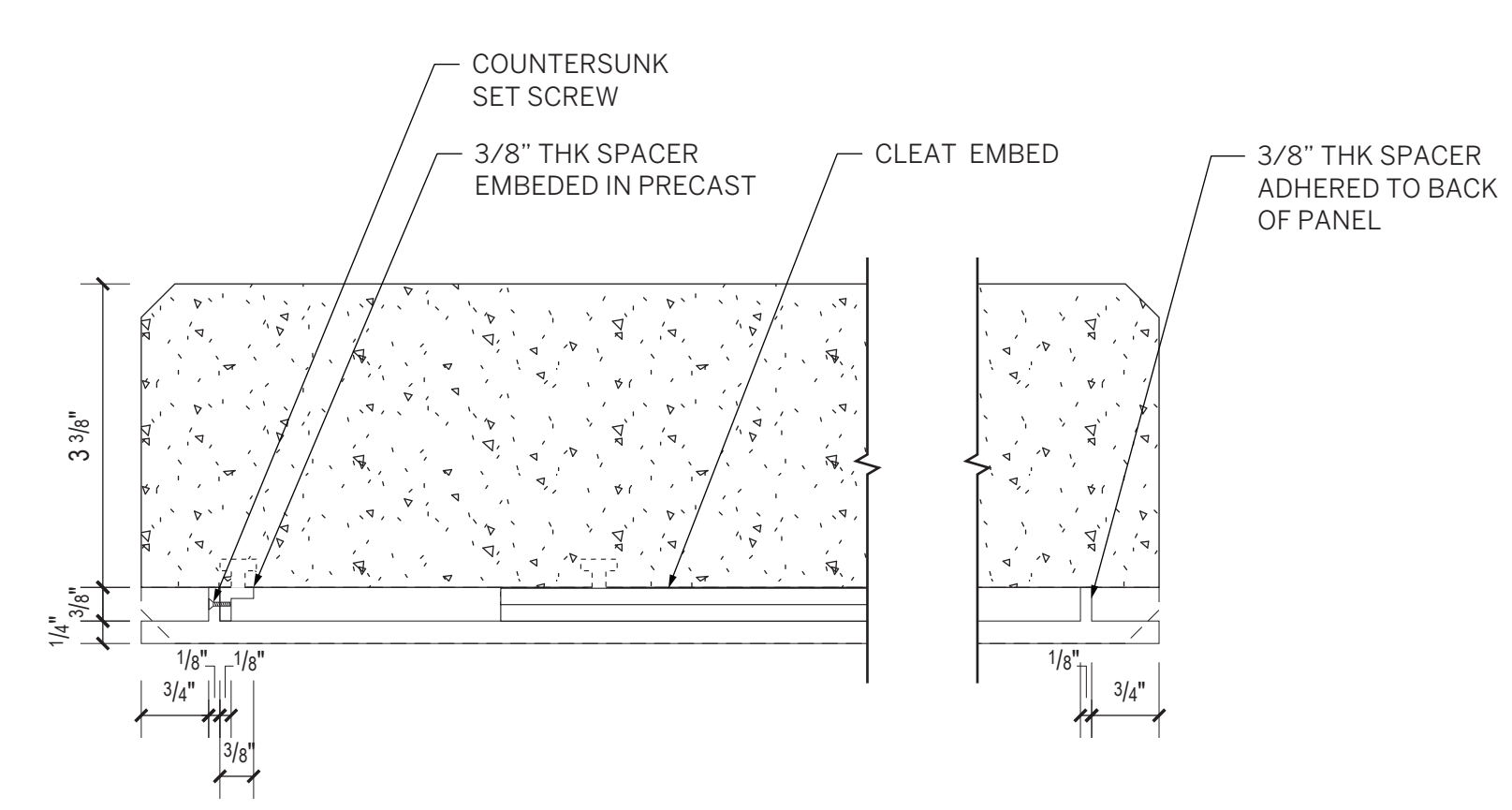
Color/Finish  
Sign Structure: PC  
Plaque: SST  
Copy: C02

Fabrication  
4" thick polished precast concrete plinth. Stainless steel panel with horizontal brushed #6 finish on face cleat mounted to plinth. Graphics etched and enamel filled; C02.

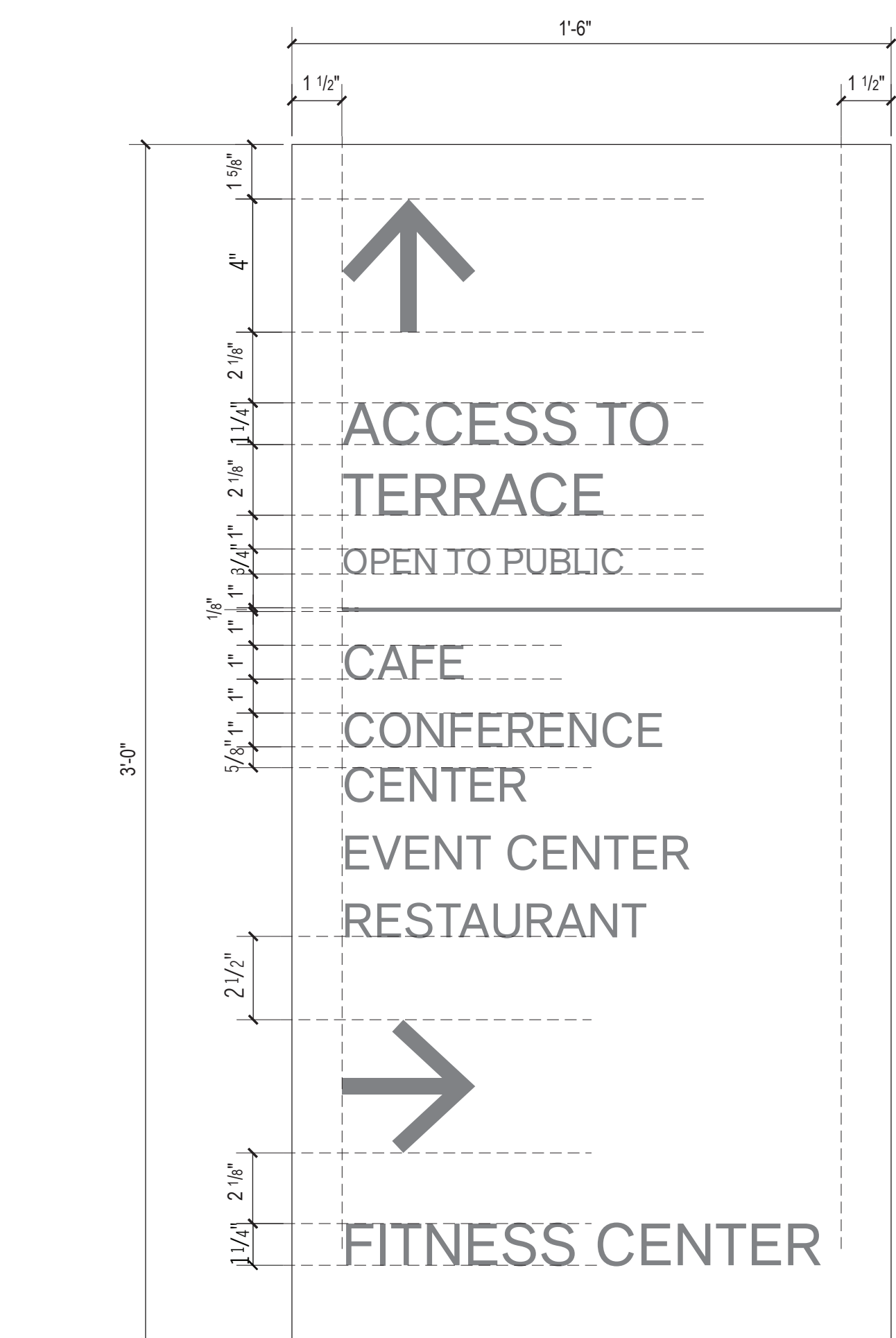
Mounting  
Freestanding, mounted to below grade concrete footing.

WEIGHT : 487.12 LBS  
(PRECAST / STEEL PLATE)

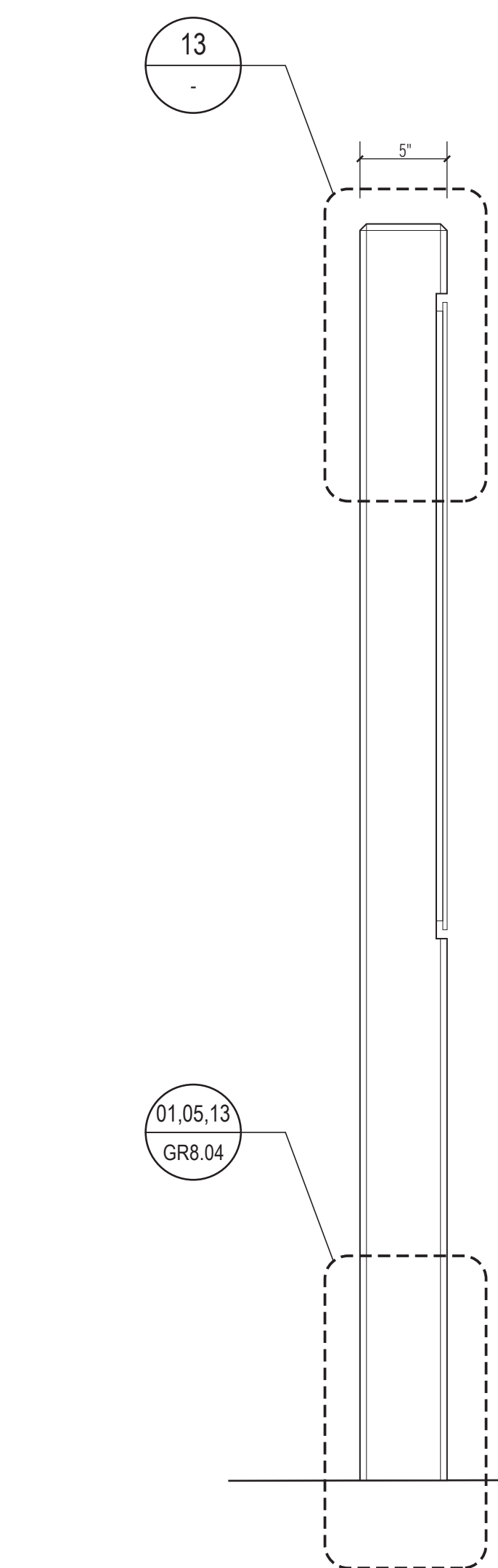
**15** SIGN TYPE S04a/b – PLAN SECTION DETAIL  
SCALE: 6" = 1'-0"



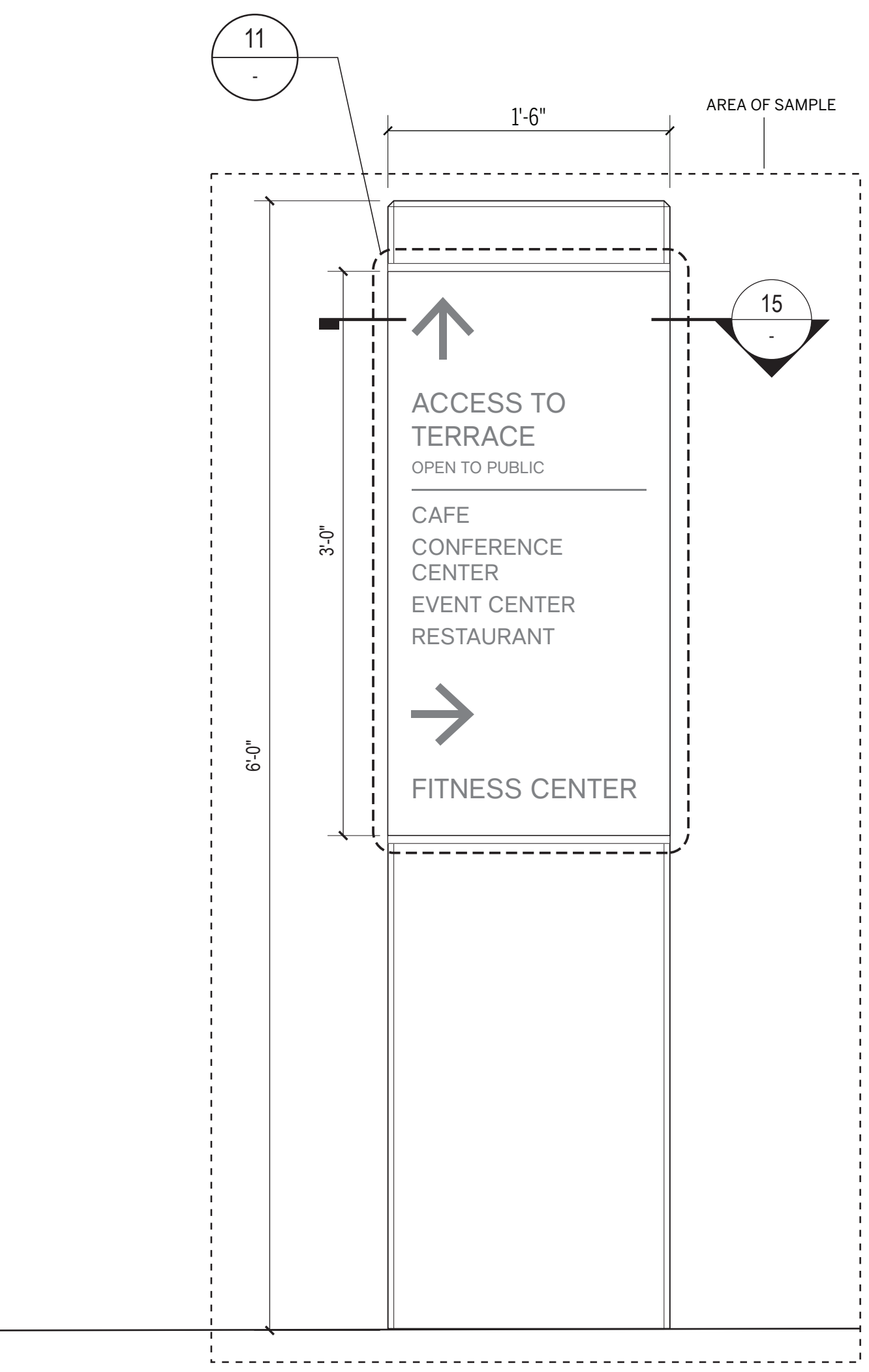
**11** SIGN TYPE S04b – DETAIL  
SCALE: 3" = 1'-0"



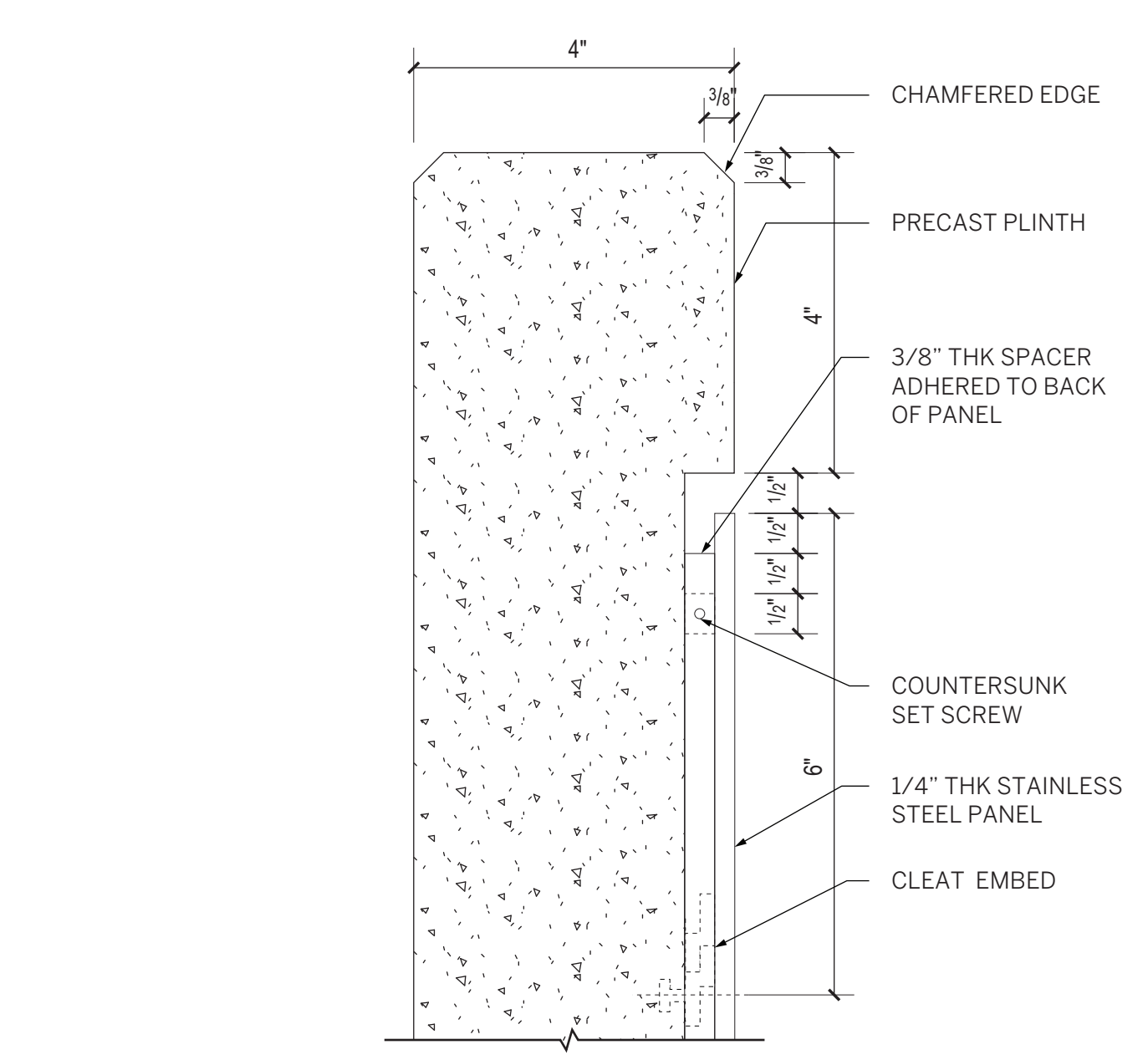
**07** SIGN TYPE S04b – SECTION  
SCALE: 1 1/2" = 1'-0"



**03** SIGN TYPE S04b – ELEVATION  
SCALE: 1 1/2" = 1'-0"



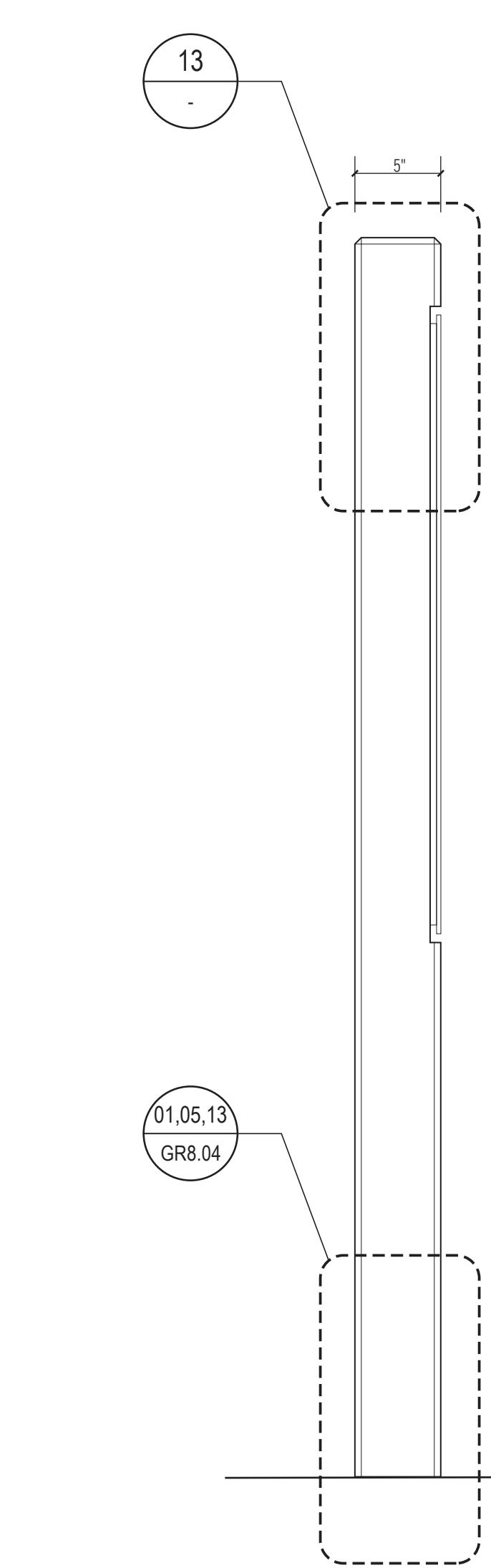
**13** SIGN TYPE S04a/b – SECTION DETAIL  
SCALE: 6" = 1'-0"



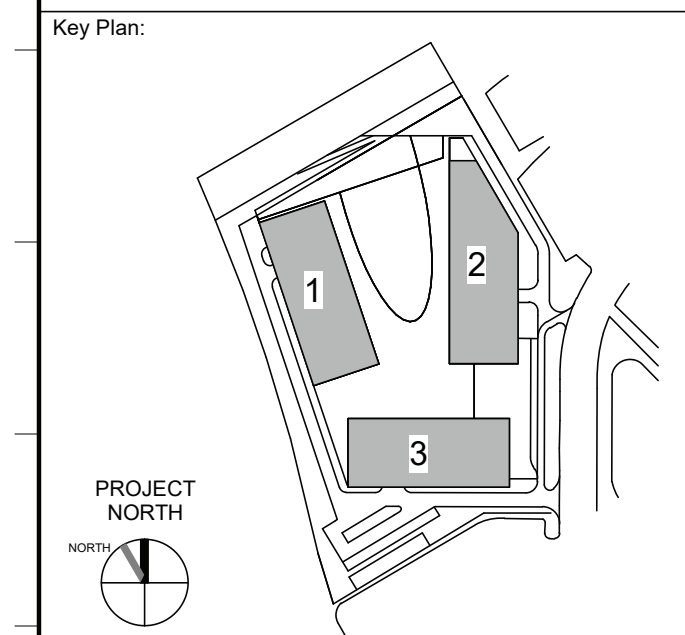
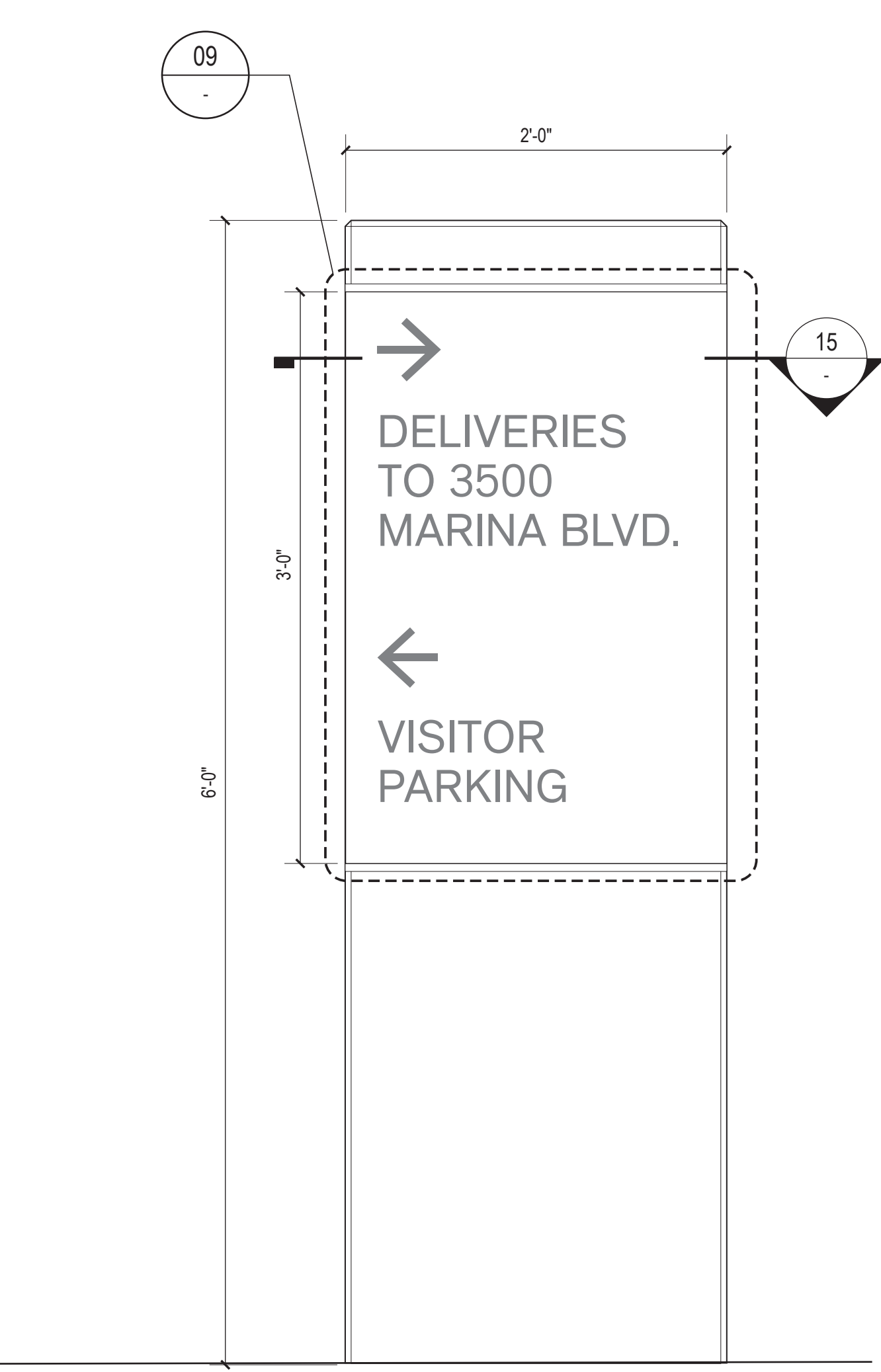
**09** SIGN TYPE S04a – DETAIL  
SCALE: 3" = 1'-0"



**05** SIGN TYPE S04a – SECTION  
SCALE: 1 1/2" = 1'-0"



**01** SIGN TYPE S04a – ELEVATION  
SCALE: 1 1/2" = 1'-0"



Seal & Signature:

Sheet Name:  
**EXTERIOR SIGN DETAILS**

Project No.: 217817  
Sheet No.: GR8.0.03  
Drawn By: Author  
Checked By: Checker  
Scale:

Architect:

Consultants:

**S13**

**Description**  
Flag

**Use/Location**  
See Sheet GR5.1.03

**Fabrication**  
Fabric flag with screen printed graphics

**Mounting**  
Mechanically fastened to flag pole per manufacturers specifications.

**Note**  
Layout A area restrictions and material to be adhered to as a part of building guidelines. Final layouts and colors to be determined by building tenants.  
  
American and California flags to adhere to government specifications.

Issued For:	No.:	Description:	Date:
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ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		

**S06**

**Description**  
Delivery Loading Dock ID

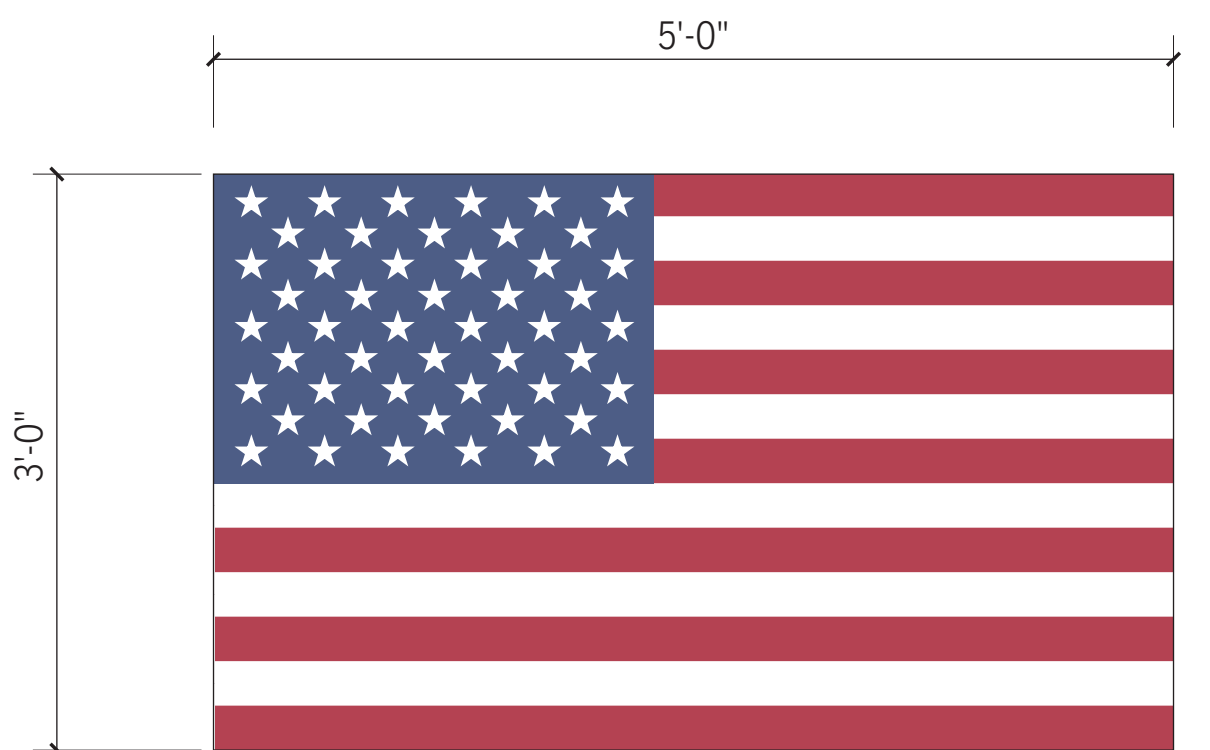
**Use/Location**  
See Sheet GR1.1.02

**Typeface**  
Applied Sans Pro, Regular

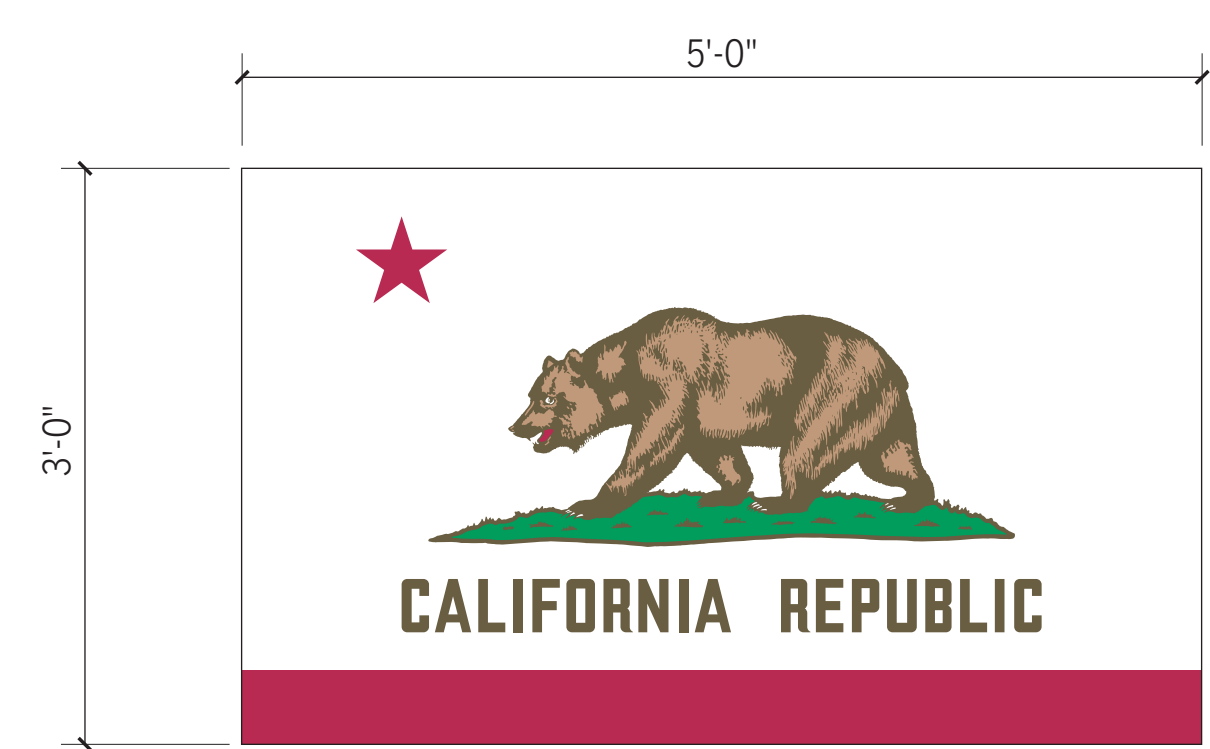
**Color/Finish**  
Plaque: SST  
Graphics C02

**Fabrication**  
3/8" thick stainless steel plaque with etched and enamel filled graphics: C02

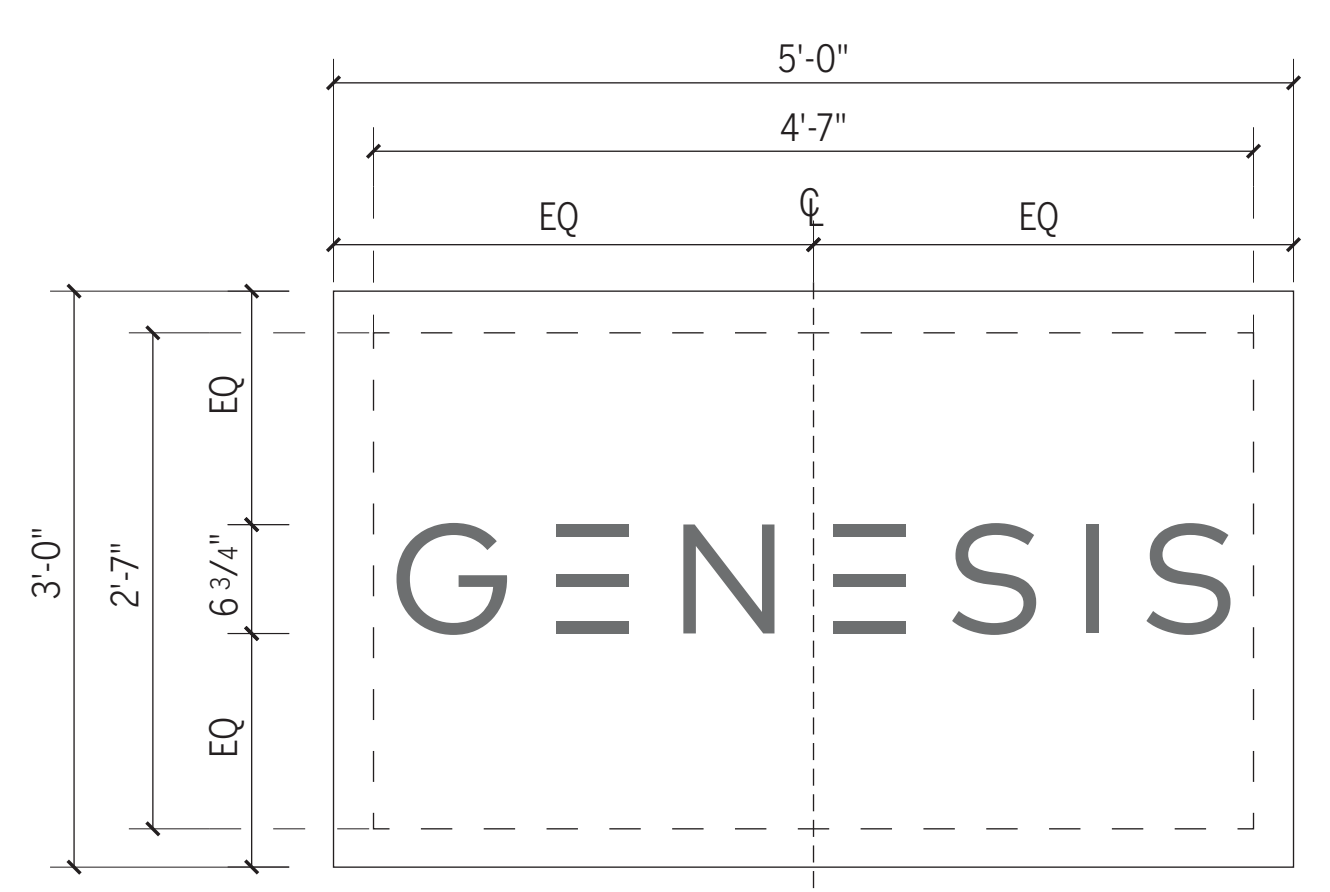
**Mounting**  
Surface applied to concrete wall with pin mounts and silicone as required.



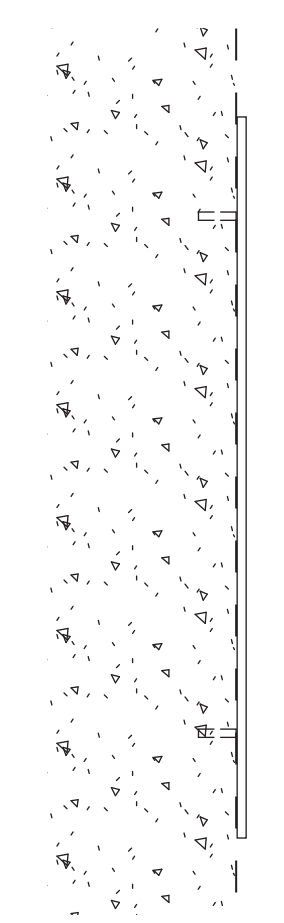
**11 SIGN TYPE S13 – LAYOUT B**  
SCALE: 1" = 1'-0"



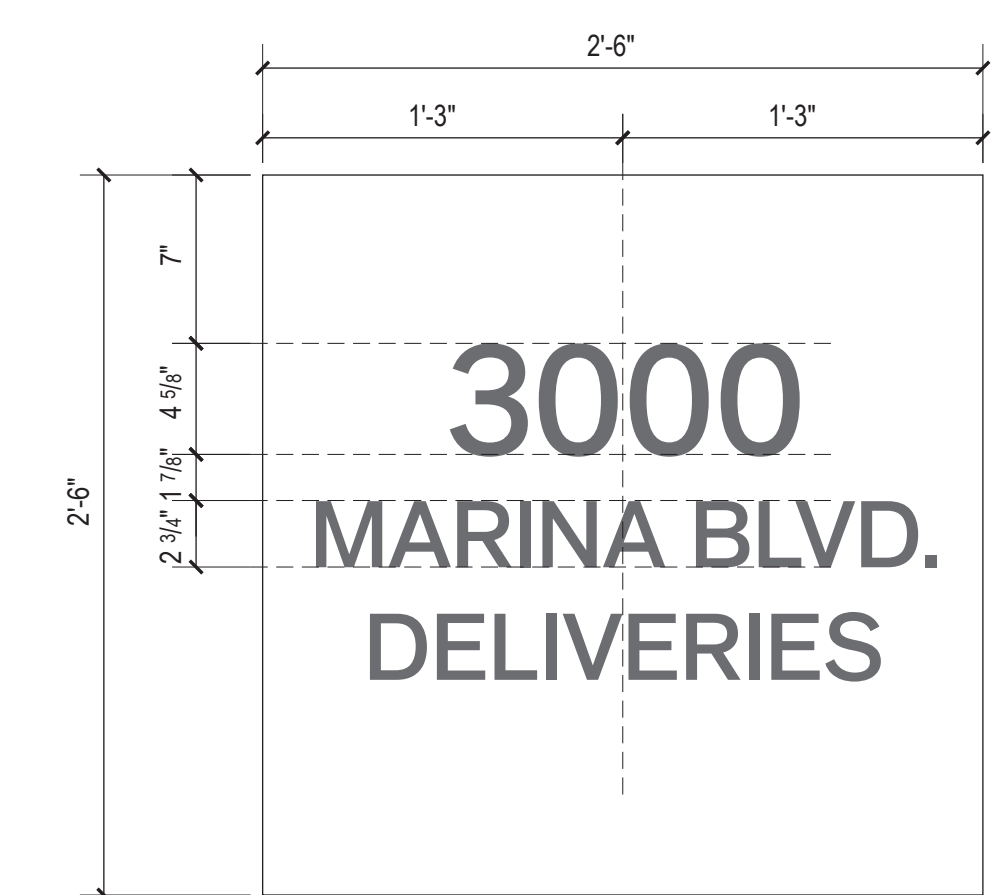
**14 SIGN TYPE S13 – LAYOUT C**  
SCALE: 1" = 1'-0"



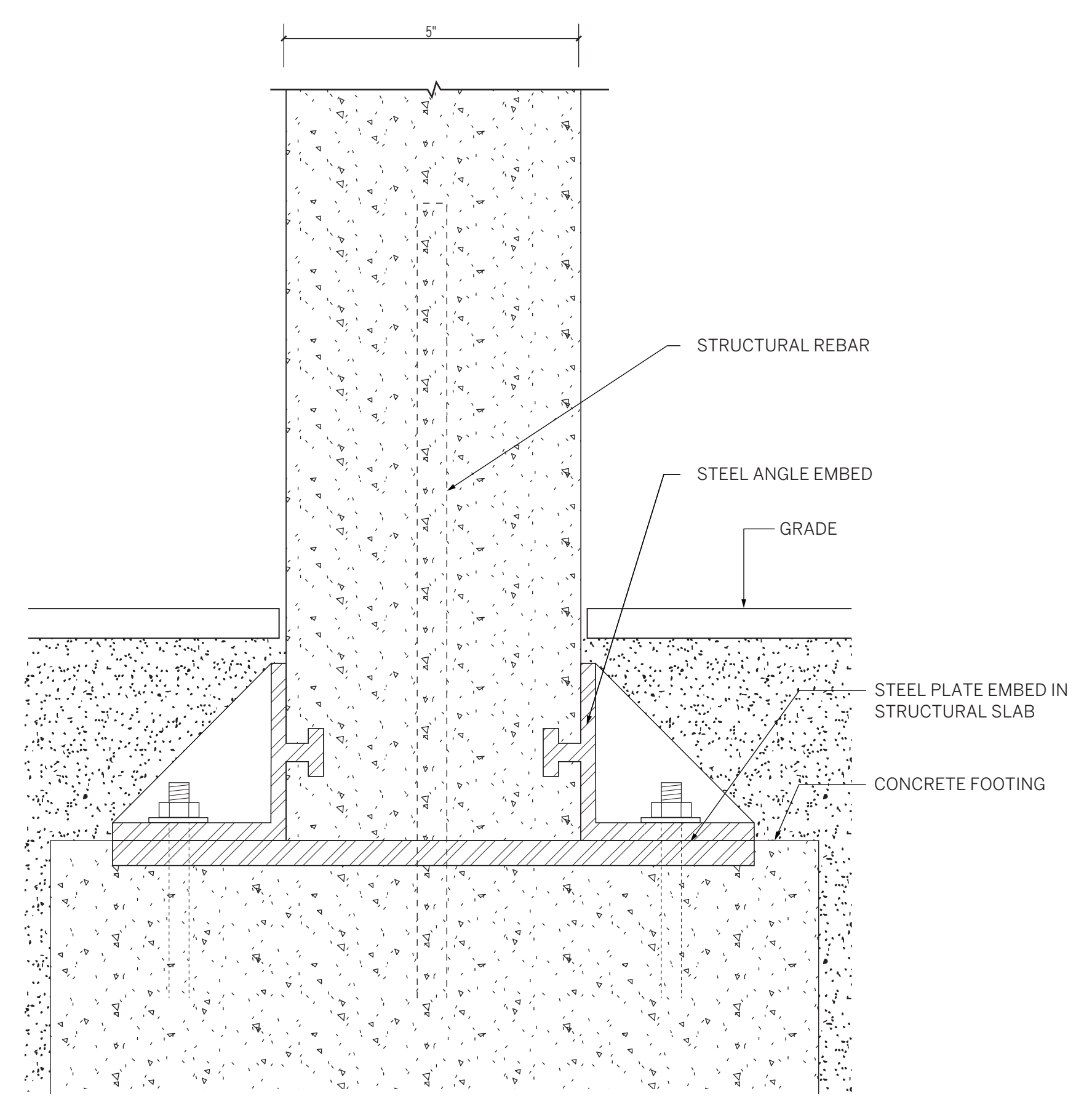
**10 SIGN TYPE S13 – LAYOUT A**  
SCALE: 1" = 1'-0"



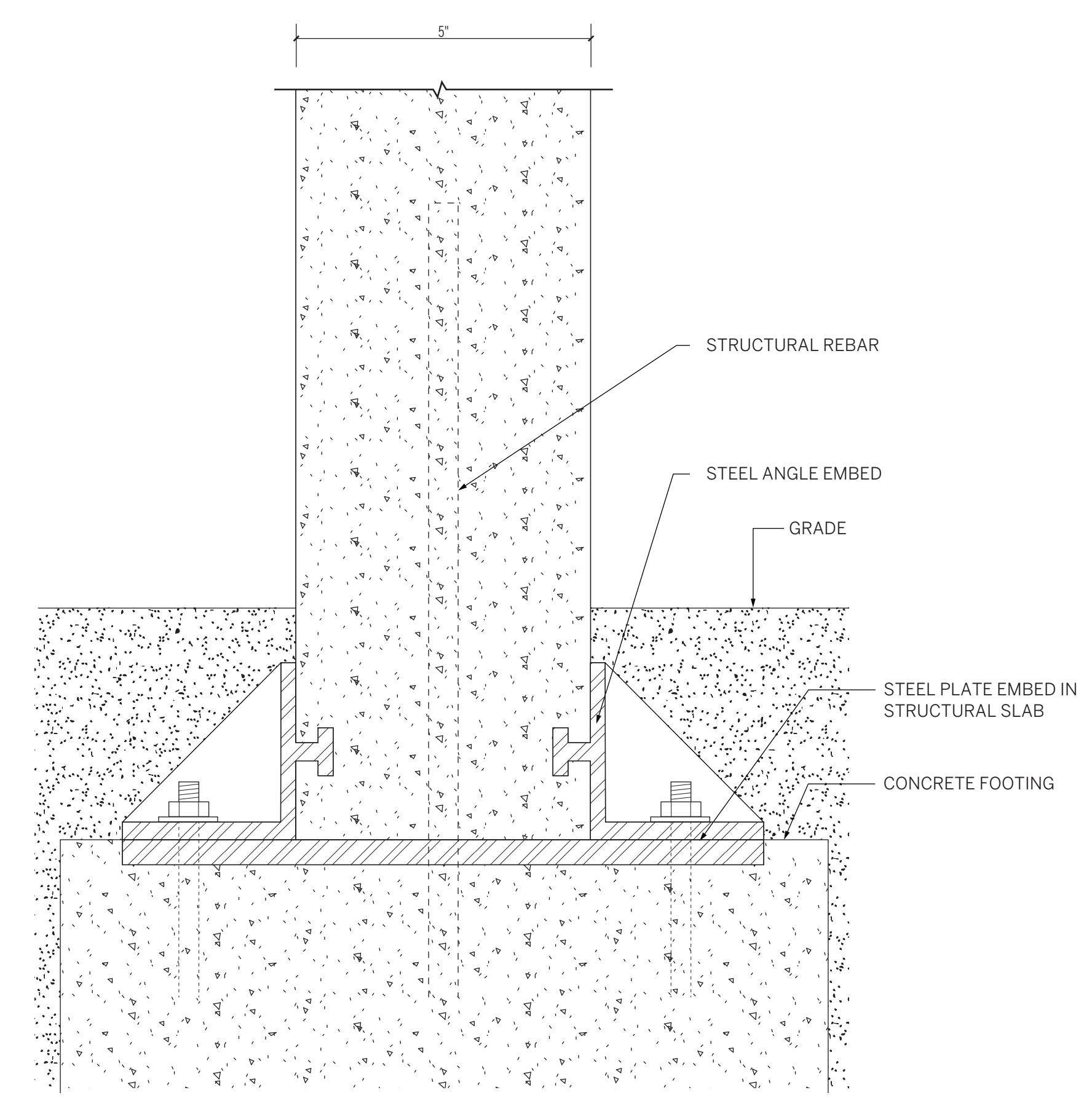
**06 SIGN TYPE S06 – SECTION**  
SCALE: 1 1/2" = 1'-0"



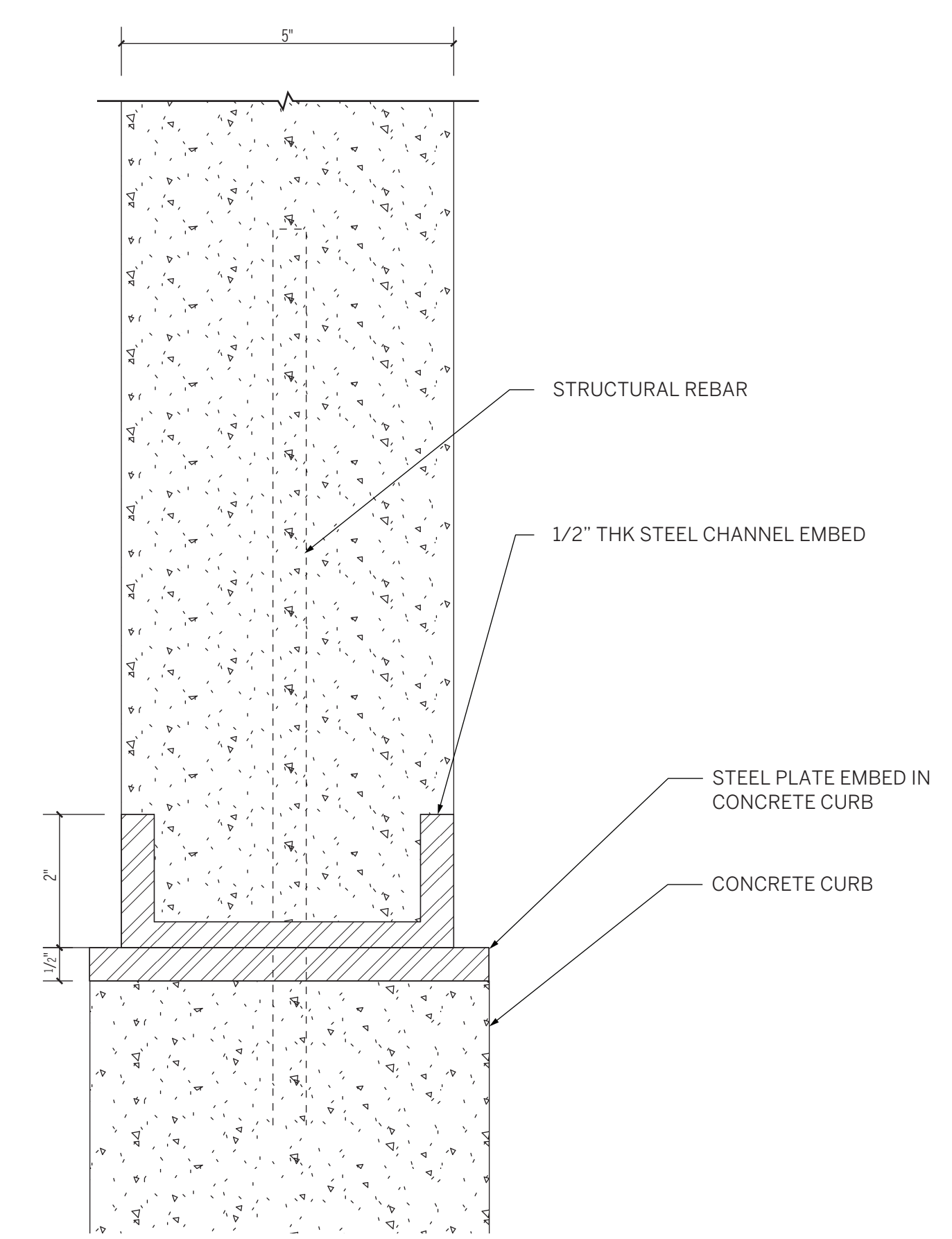
**02 SIGN TYPE S06 – ELEVATION**  
SCALE: 1 1/2" = 1'-0"



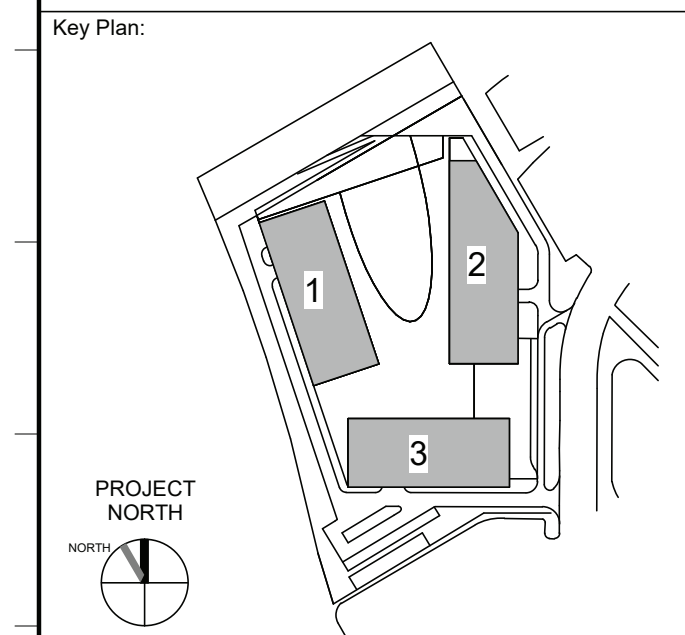
**13 SIGN TYPE S04a/b – SECTION DETAIL (HARDSCAPE)**  
SCALE: 6" = 1'-0"



**05 SIGN TYPE S04a/b – SECTION DETAIL (LANDSCAPE)**  
SCALE: 6" = 1'-0"



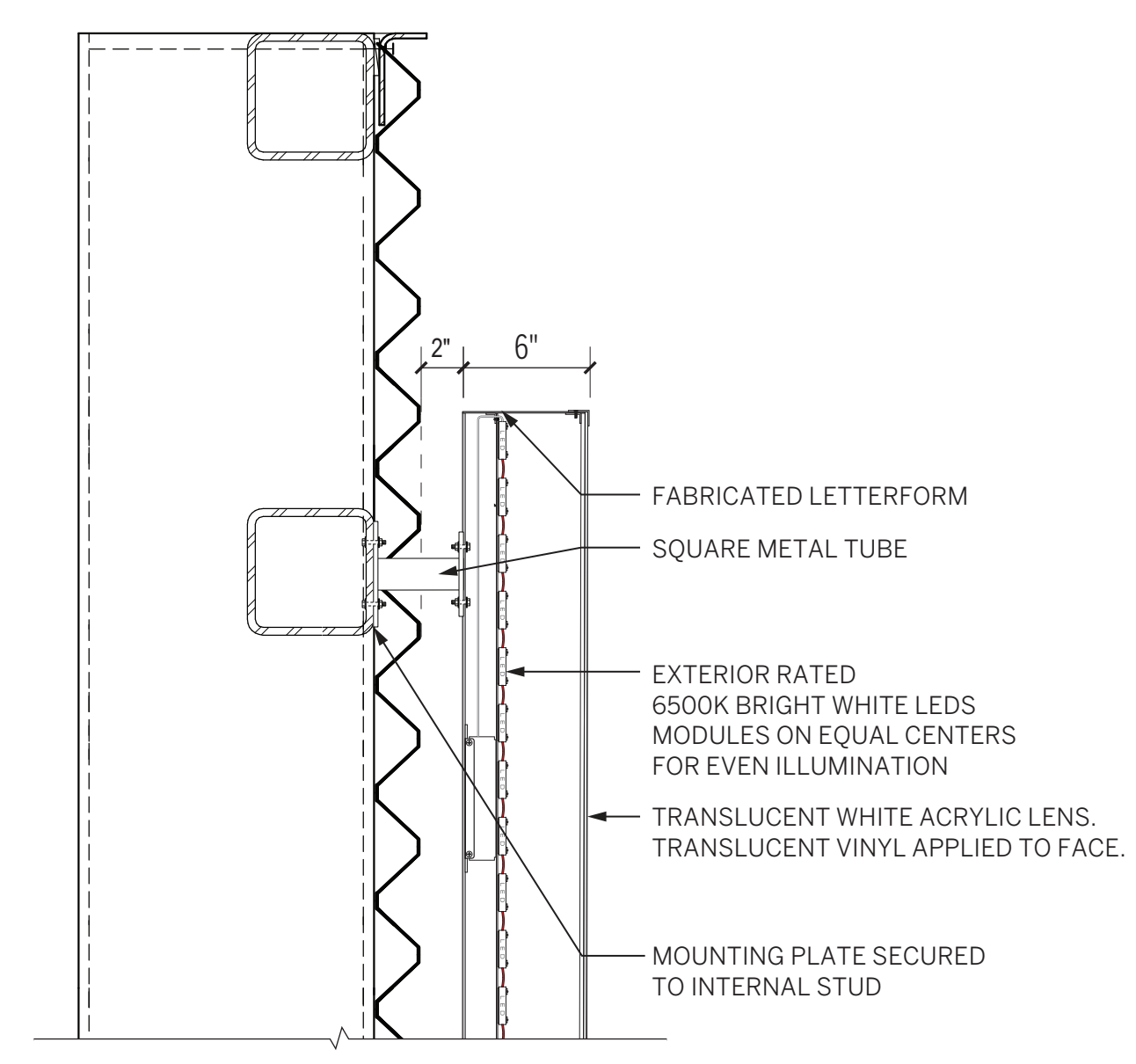
**01 SIGN TYPE S04a/b – SECTION DETAIL (CURB MOUNT)**  
SCALE: 6" = 1'-0"



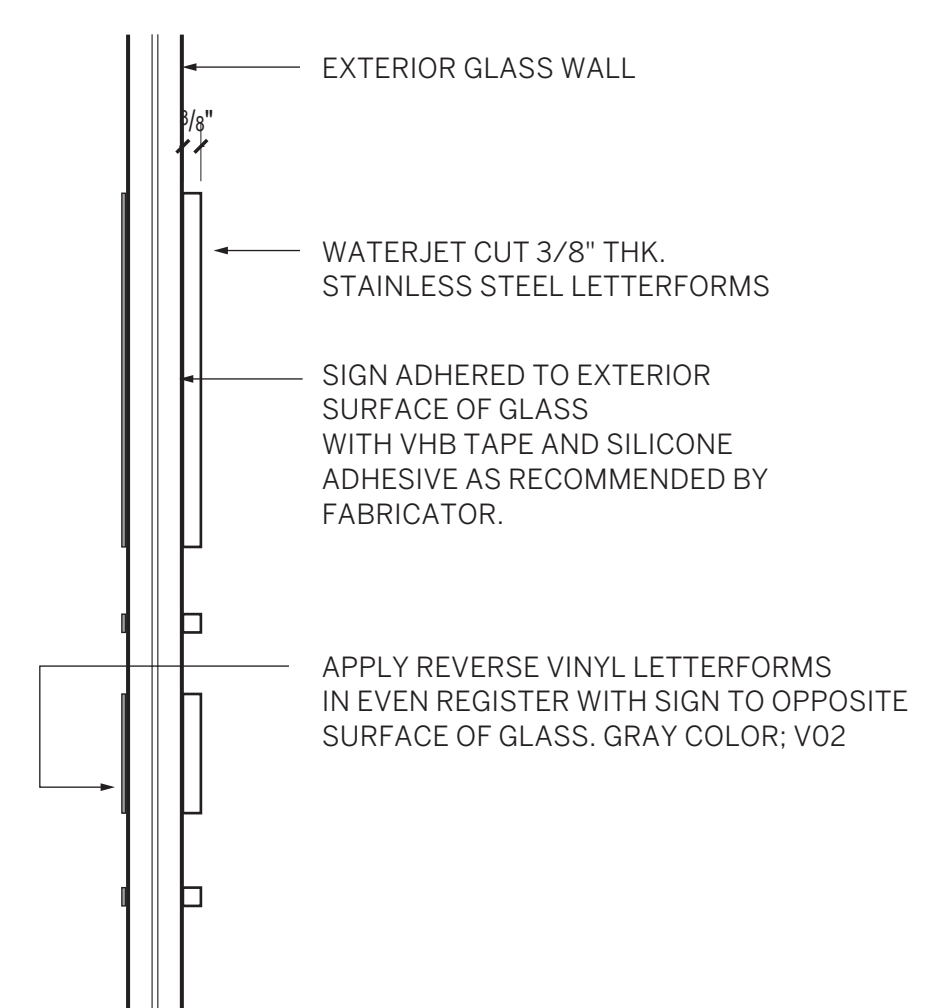
Sign & Signature:

EXTERIOR SIGN DETAILS

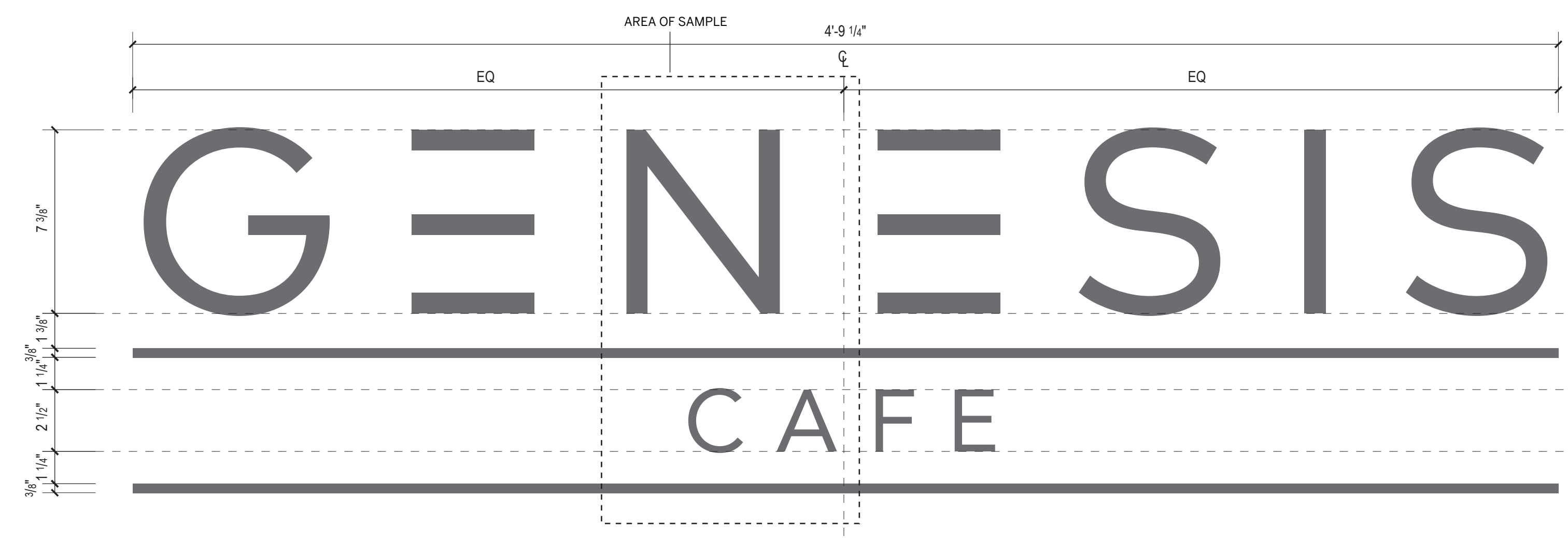
Issued For:	No.:	Description:	Date:
ISSUED FOR SIGN REVIEW	2021.12.10		
ISSUED FOR SIGN REVIEW	2022.02.16		
ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		



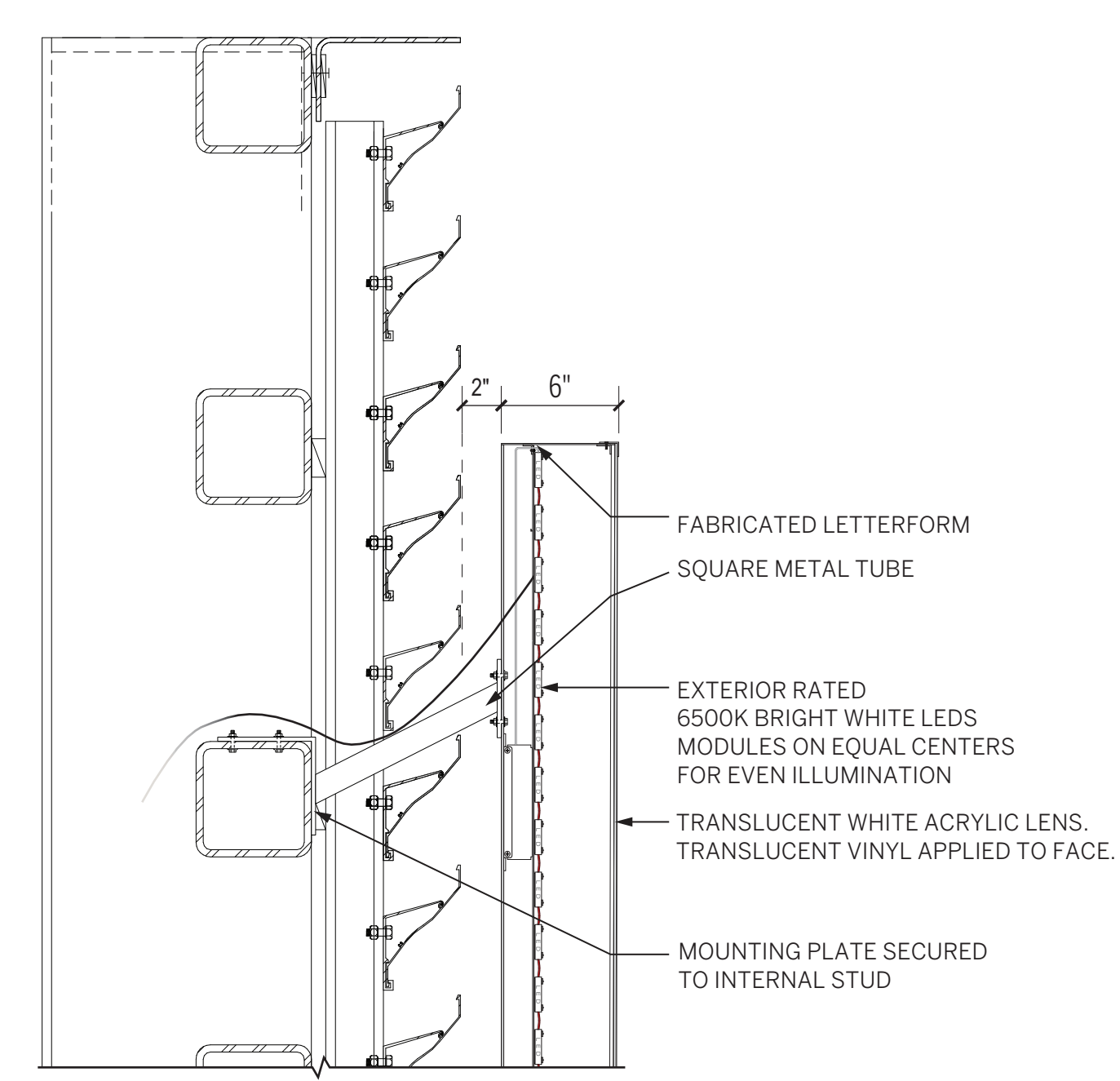
**16 SIGN TYPE S12 – BUILDING 3000 - 3300 SECTION DETAIL**  
SCALE: 1/12" = 1'-0"



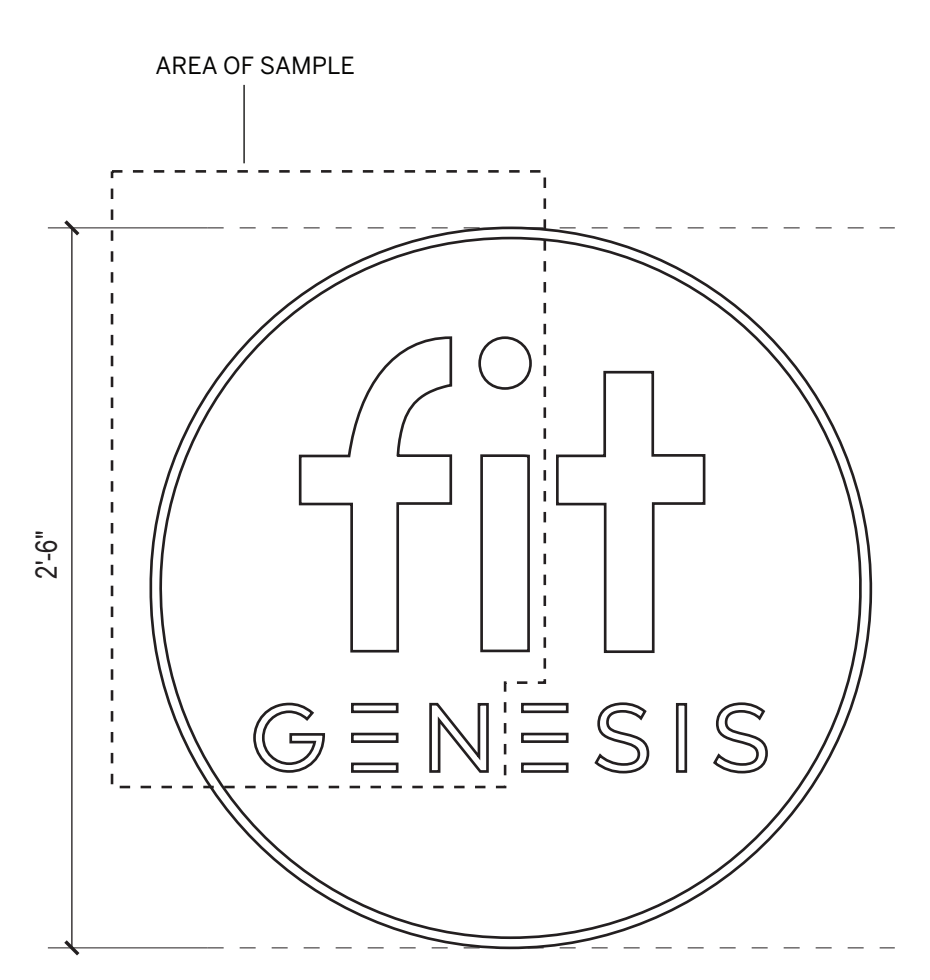
**12 SIGN TYPE S10 – SECTION**  
SCALE: 3\"/>



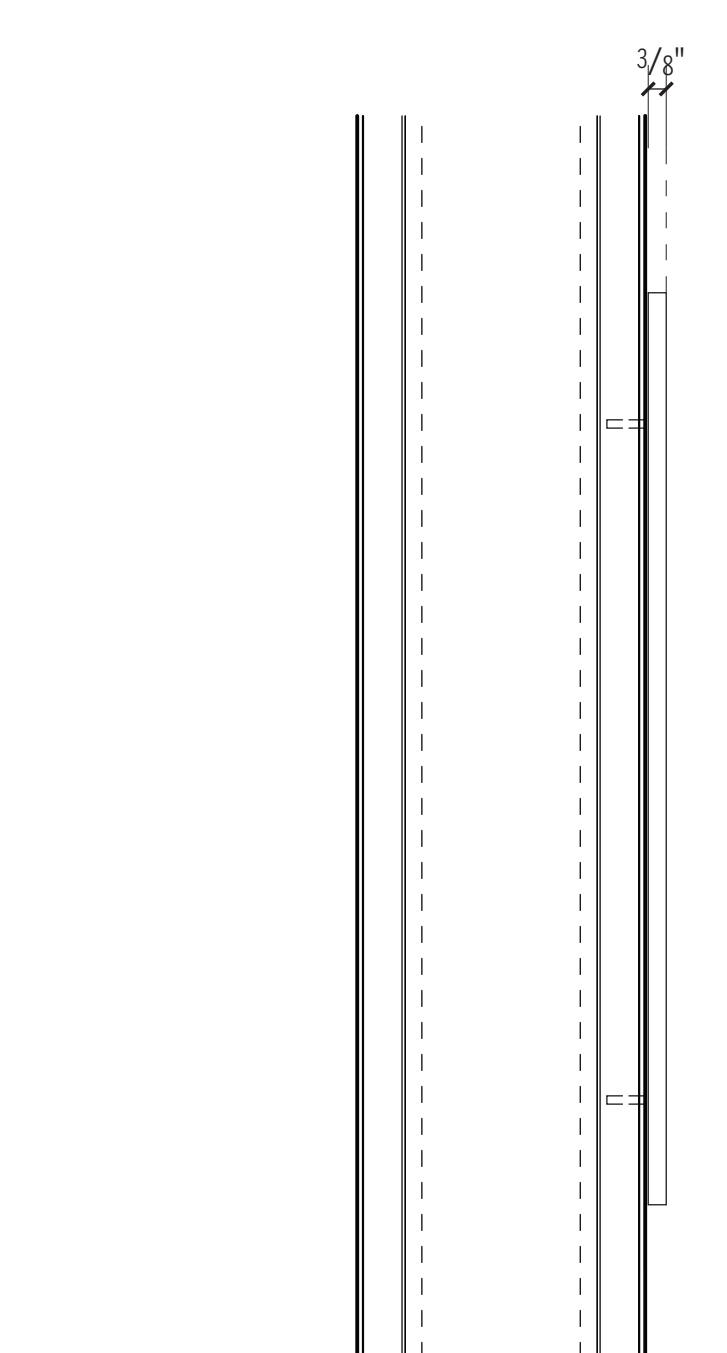
**08 SIGN TYPE S10 – ELEVATION**  
SCALE: 3\"/>



**14 SIGN TYPE S12 – BUILDING 3500 SECTION DETAIL**  
SCALE: 1/12" = 1'-0"



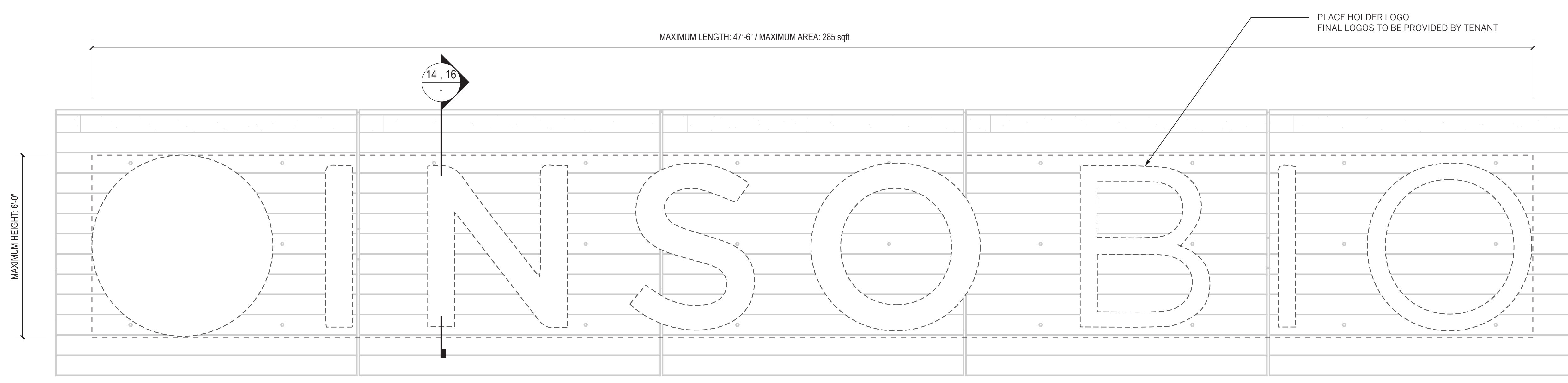
**10 SIGN TYPE S11a – ELEVATION**  
SCALE: 1/12" = 1'-0"



**06 SIGN TYPE S11b – SECTION**  
SCALE: 3\"/>



**02 SIGN TYPE S11b – ELEVATION**  
SCALE: 3\"/>



**13 SIGN TYPE S12 – ELEVATION**  
SCALE: 1/2" = 1'-0"

**S10**

**Description**  
Amenity ID

**Use/Location**  
See Sheet GR1.103

**Color/Finish**  
Copy: SST

**Fabrication**  
Water jet cut stainless steel letter forms with horizontal brushed #6 finish on face and all edges.

**Mounting**  
Surface applied vinyl to glass glazing.

**S11a**

**Description**  
Fitness Center Vinyl ID

**Use/Location**  
See Sheet GR1.102

**Color/Finish**  
Copy: V01T

**Fabrication**  
Precision cut vinyl logo.

**Mounting**  
Surface applied vinyl to glass glazing.

**S11b**

**Description**  
Fitness Center Plaque ID

**Use/Location**  
See Sheet GR1.102

**Color/Finish**  
Plaque: SST  
Graphics: C02

**Fabrication**  
Water jet cut circular plaque with etched and enamel filled graphics: C02

**Mounting**  
Surface applied wicket wall with pin mounts and silicone as required.

**S12**

**Description**  
Skyline Tenant ID

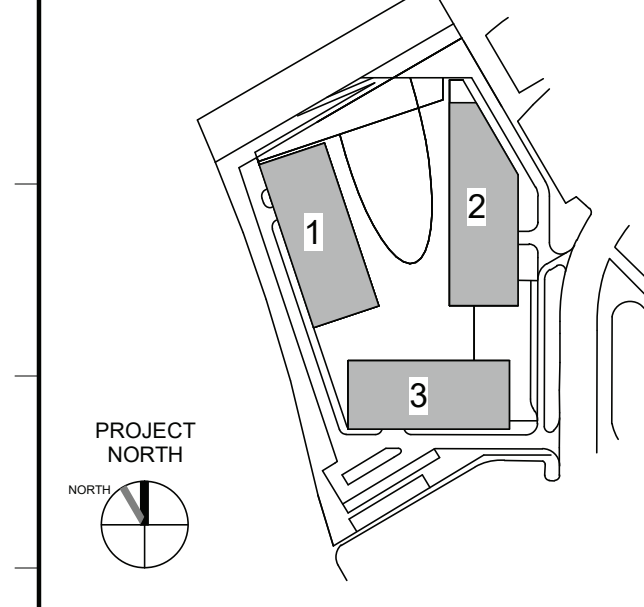
**Use/Location**  
See Sheet GR1.104

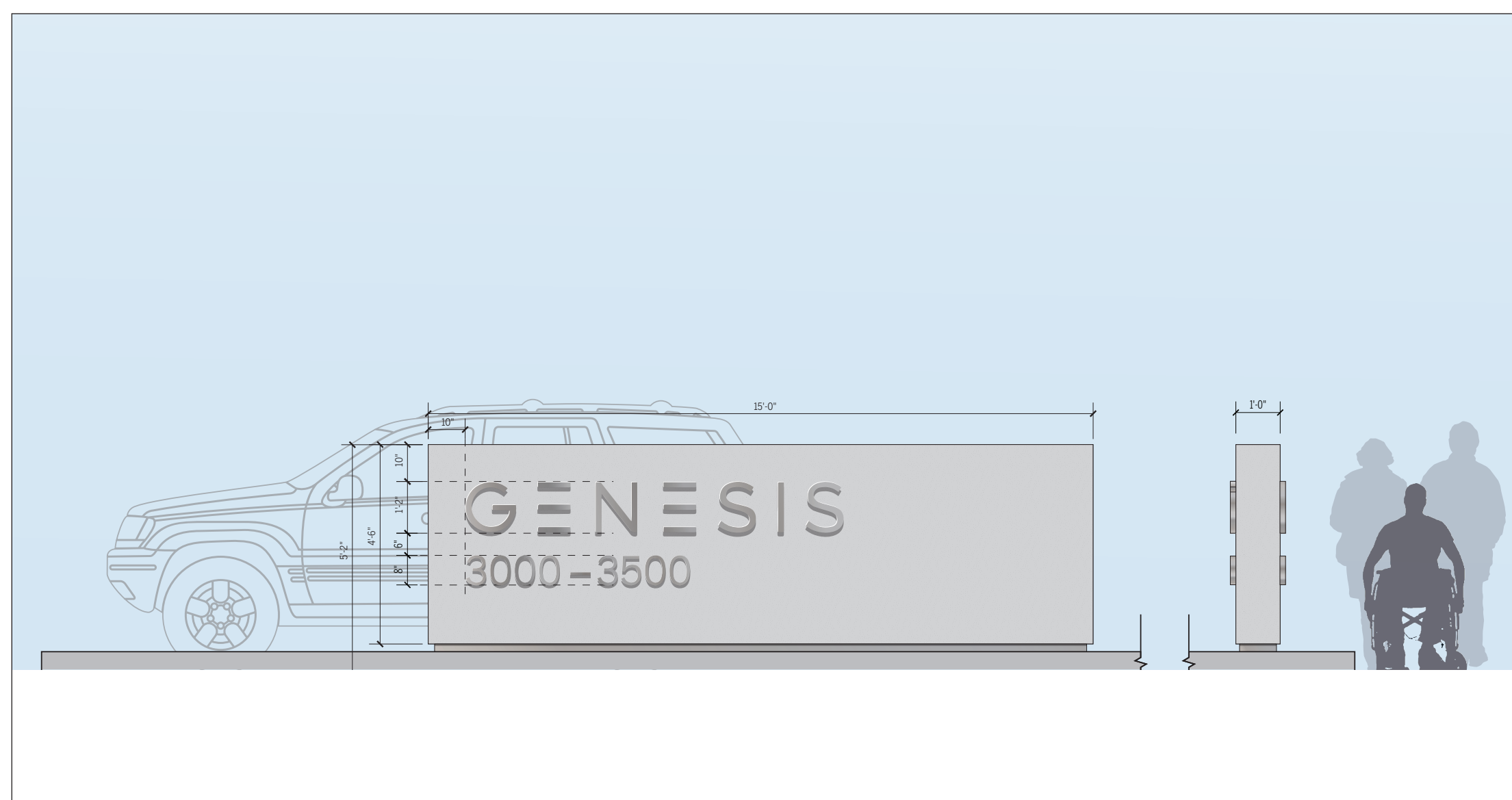
**Color/Finish**  
Graphics: TBD by Tenant

**Fabrication**  
4" thick stainless steel channel letter, translucent illuminated acrylic face, with translucent applied vinyl; color to be determined by client. Internally illuminated, with horizontal brushed #6 finish on all edges. **Lighting timer and dimmer to be included with lighting system and accessible to owners. To be coordinated with electrical engineer.**

**Mounting**  
Mechanically attached to louvre wall supports

**Note**  
Area restrictions and materials to be adhered to as a part of building guidelines. Final layouts and colors to be determined by building tenants.

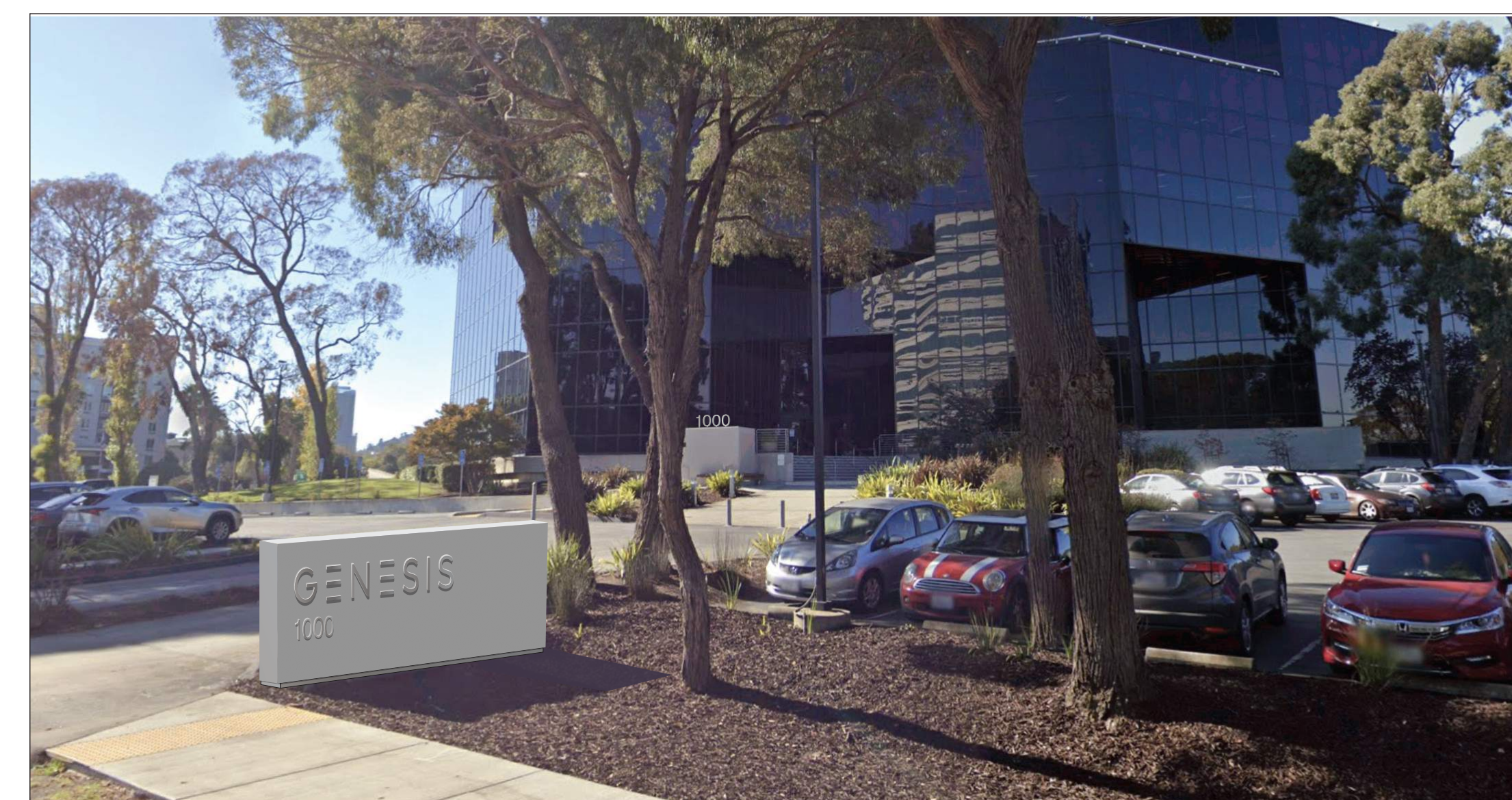




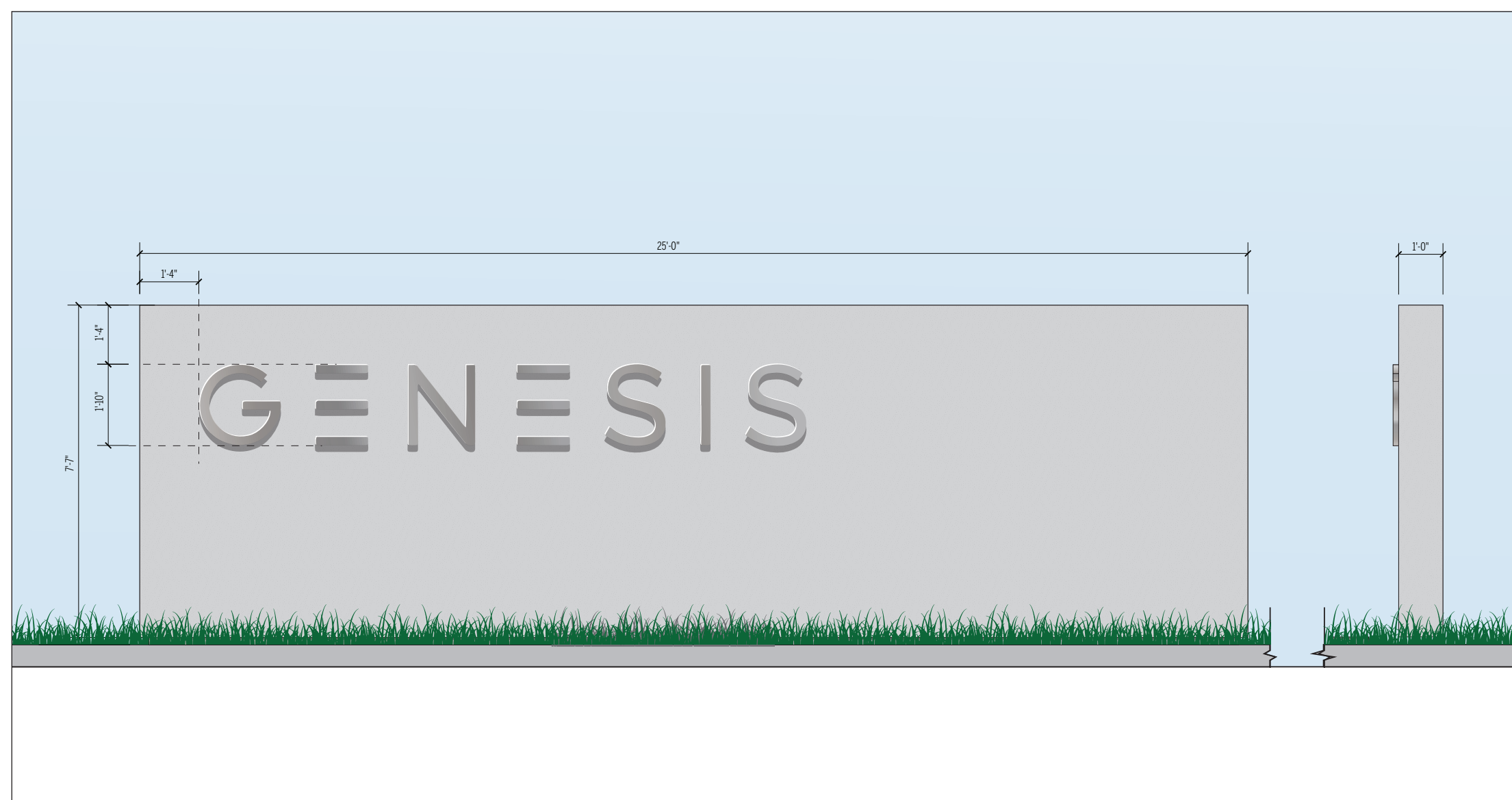
SIGN TYPE S01a - DAY VIEW ON 3000-3500 VEHICULAR ENTRY



SIGN TYPE S01a - NIGHT VIEW ON 3000-3500 VEHICULAR ENTRY



SIGN TYPE S01a - DAY VIEW ON 1000 VEHICULAR ENTRY



SIGN TYPE S00 - DAY VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



SIGN TYPE S00 - NIGHT VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



SIGN TYPE S00 - DAY VIEW ON CORNER OF MARINA BLVD AND SIERRA POINT PKWY



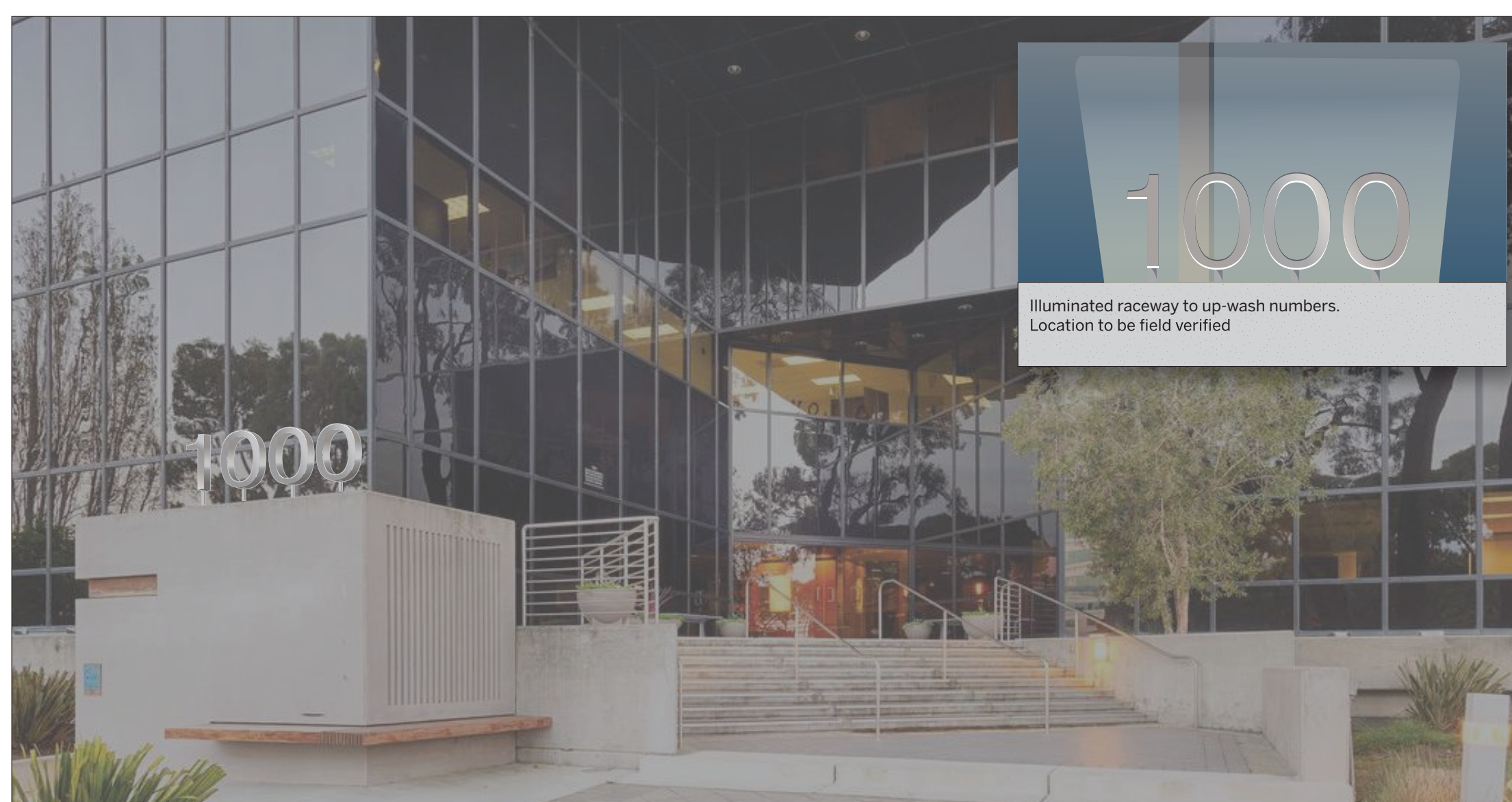
SIGN TYPES S02 & S03 - DAY VIEW BUILDING 3000 ENTRY



SIGN TYPES S02 & S03 - NIGHT VIEW BUILDING 3000 ENTRY



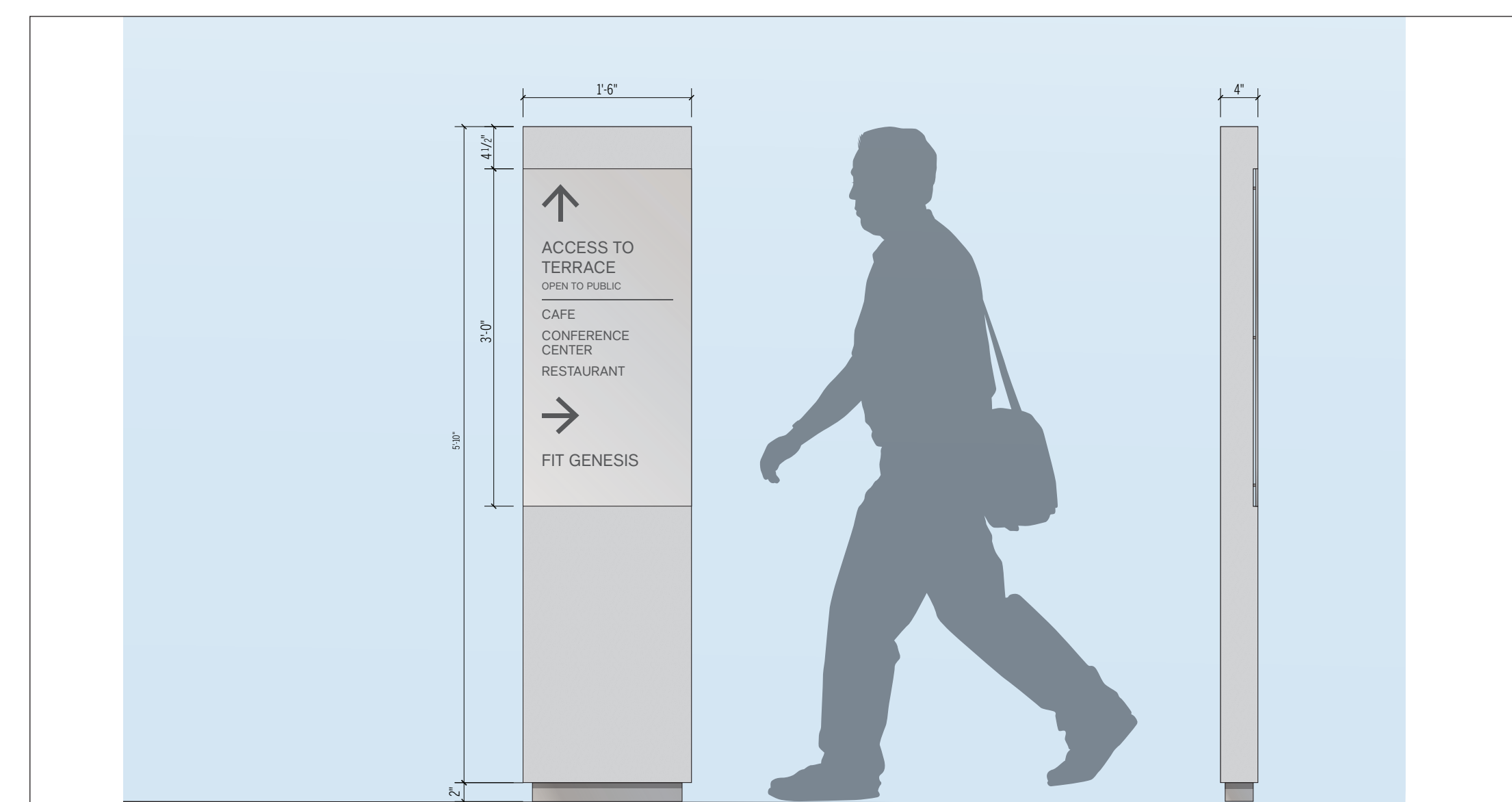
SIGN TYPE S03 - DAY VIEW TYPICAL BUILDING ENTRIES



SIGN TYPE S03 - DAY VIEW BUILDING 1000 ENTRY



SIGN TYPE S04a - DAY VIEW VEHICULAR DIRECTIONAL



SIGN TYPE S04b - DAY VIEW PEDESTRIAN DIRECTIONAL

**PHASE3**  
REAL ESTATE PARTNERS

**GENESIS MARINA**  
3000-3500 MARINA BLVD  
BRISBANE, CA

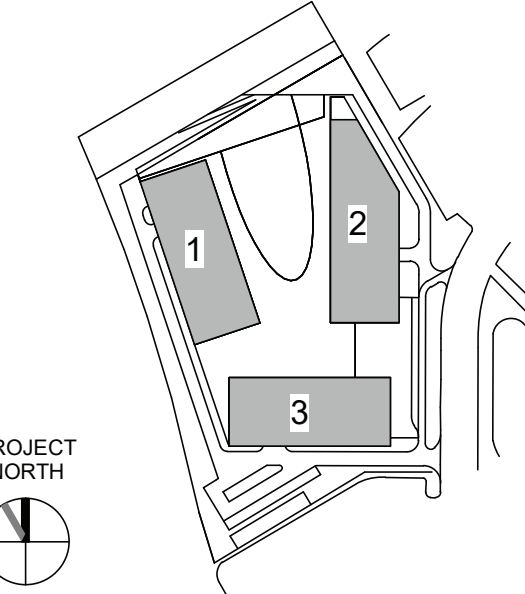
Architect:

**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	No.:	Description:	Date:
ISSUED FOR SIGN REVIEW	2021.12.10		
ISSUED FOR SIGN REVIEW	2022.02.16		
ISSUED FOR SIGN REVIEW	2022.03.30		
ISSUED FOR SIGN REVIEW	2022.04.06		

Key Plan:



Seal & Signature:

Sheet Name:

**PHOTO-SIMULATIONS**

Project No.:

Sheet No.:

Drawn By: Author

Checked By: Checker

Scale:

**GR8.0.06**



SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM FREEWAY LOOKING SOUTH



SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM FREEWAY LOOKING NORTH



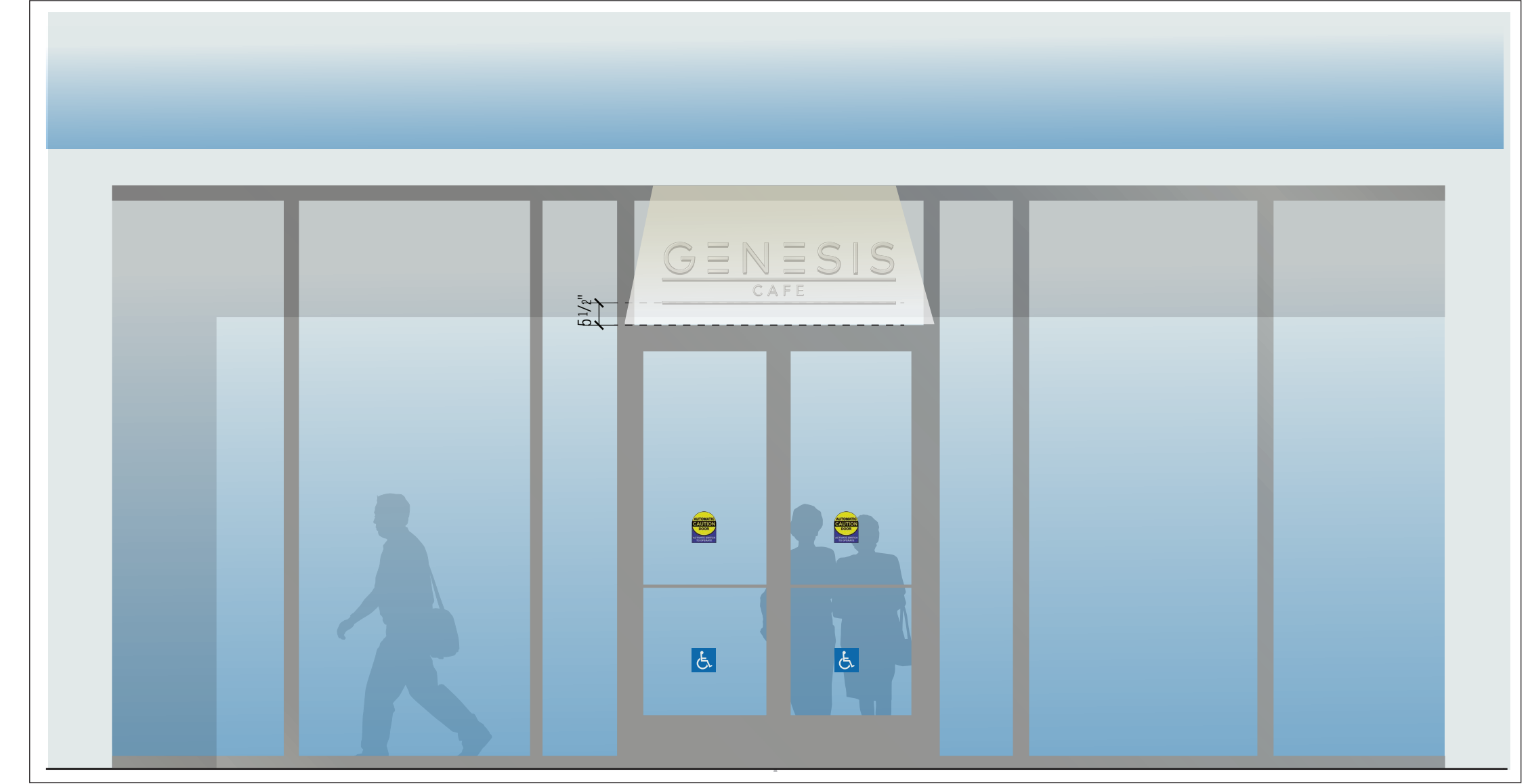
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD PERPENDICULAR TO PODIUM ENTRY



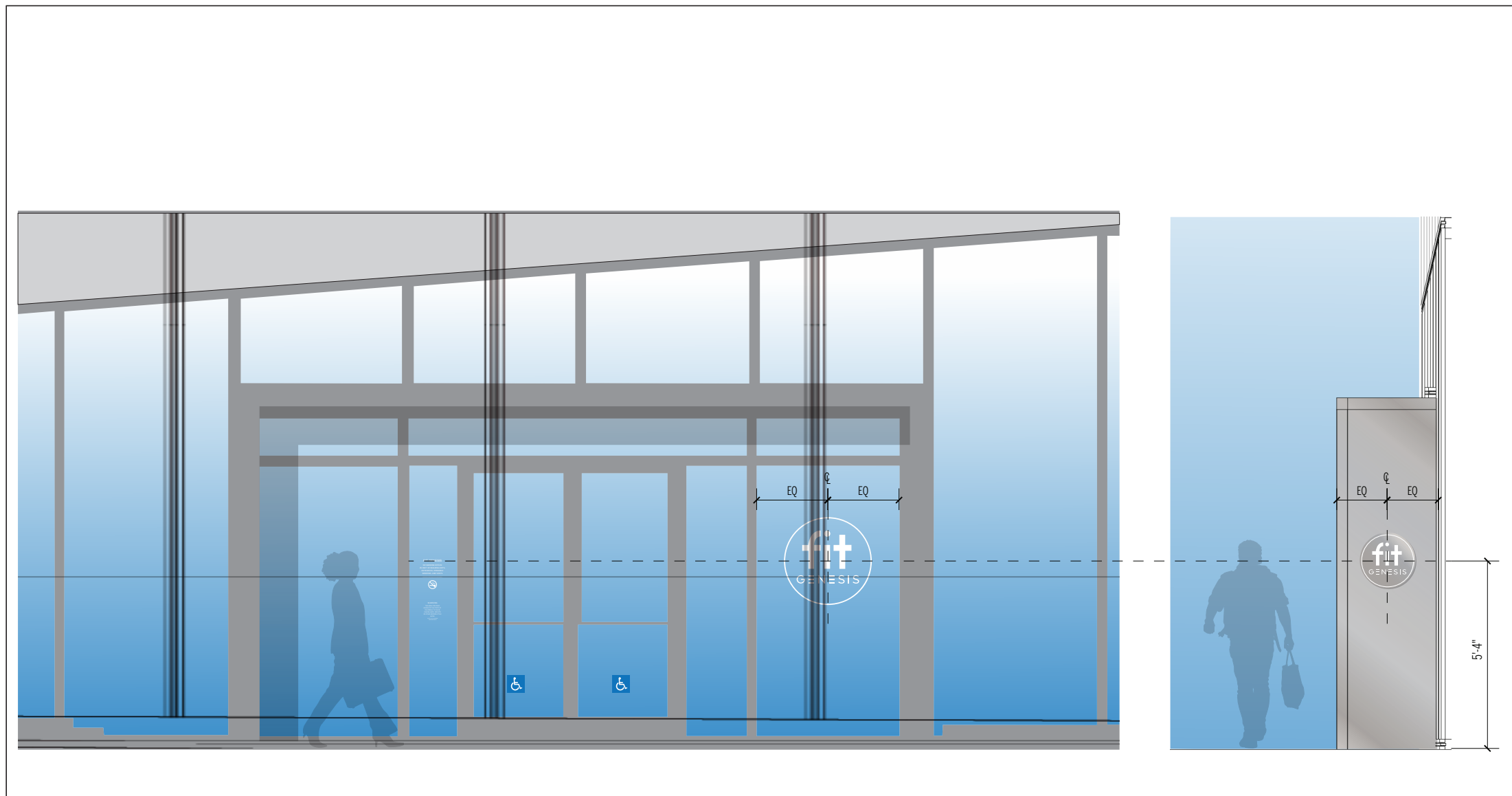
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD NORTH EAST VANTAGE POINT



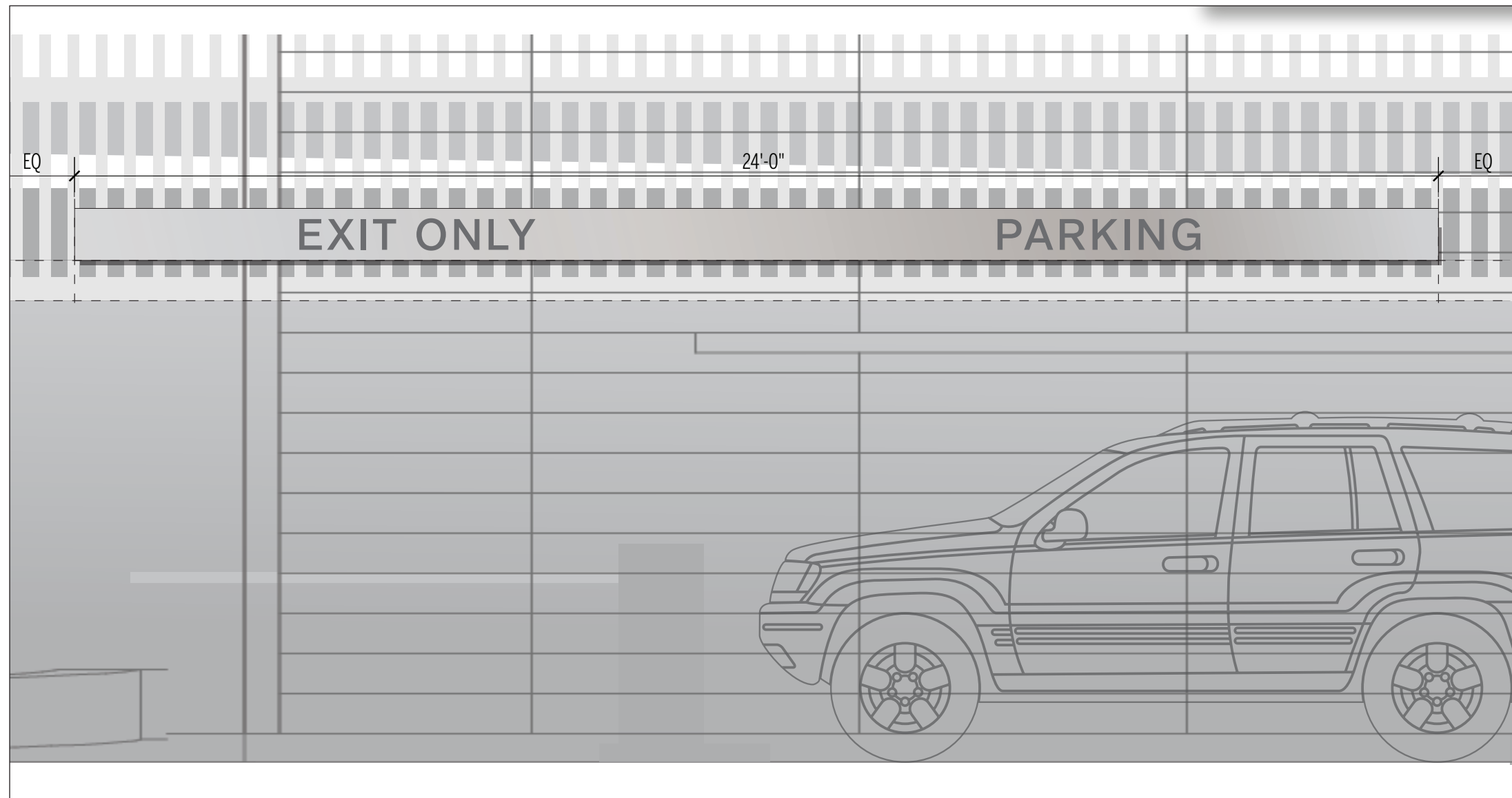
SIGN TYPE S12 - DAY VIEW SKYLINE SIGNS FROM MARINA BLVD SOUTH VANTAGE POINT



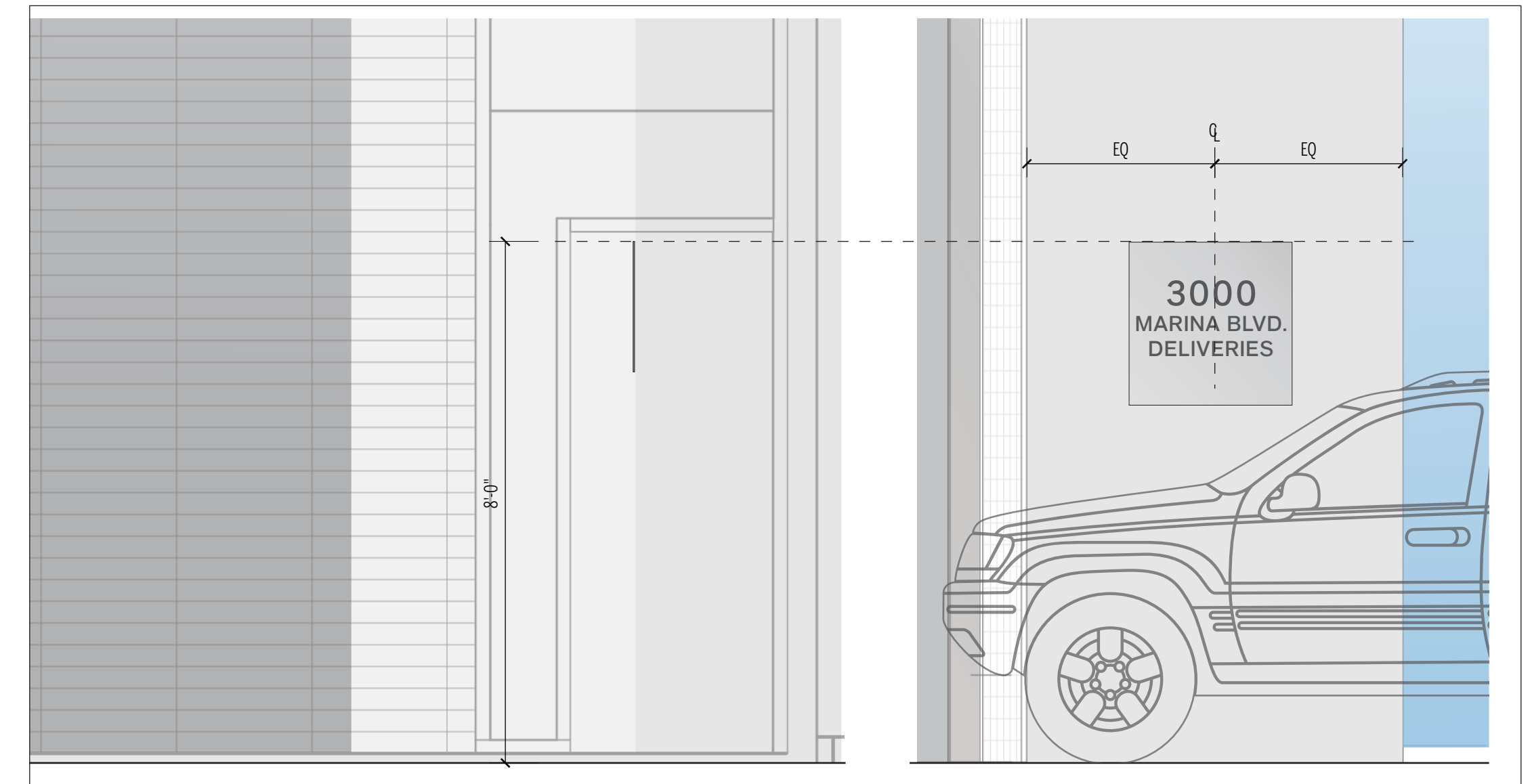
SIGN TYPE S10 - DAY VIEW TYPICAL AMENITY ID



SIGN TYPES S11a & S11b - DAY VIEW TYPICAL FITNESS CENTER VINYL AND PLAQUE IDS



SIGN TYPE S05 - DAY VIEW TYPICAL GARAGE ENTRY ID



SIGN TYPE S06 - DAY VIEW TYPICAL DELIVERY LOADING DOCK ID

# PHASE 3

REAL ESTATE PARTNERS

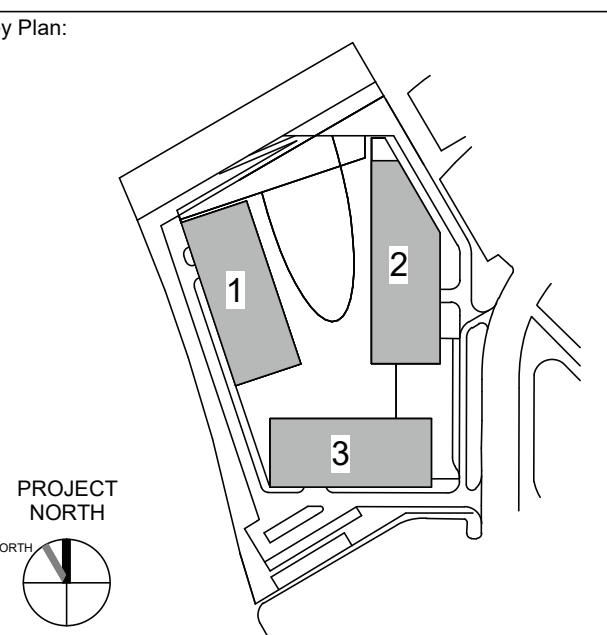
**GENESIS MARINA**  
3000-3500 MARINA BLVD  
BRISBANE, CA

Architect:

**SOM**  
SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

Issued For:	Date:
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ISSUED FOR SIGN REVIEW	2022.02.16
ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06



Seal & Signature:

## PHOTO-SIMULATIONS

Project No.: 217817  
 Drawn By: Author  
 Checked By: Checker  
 Scale:

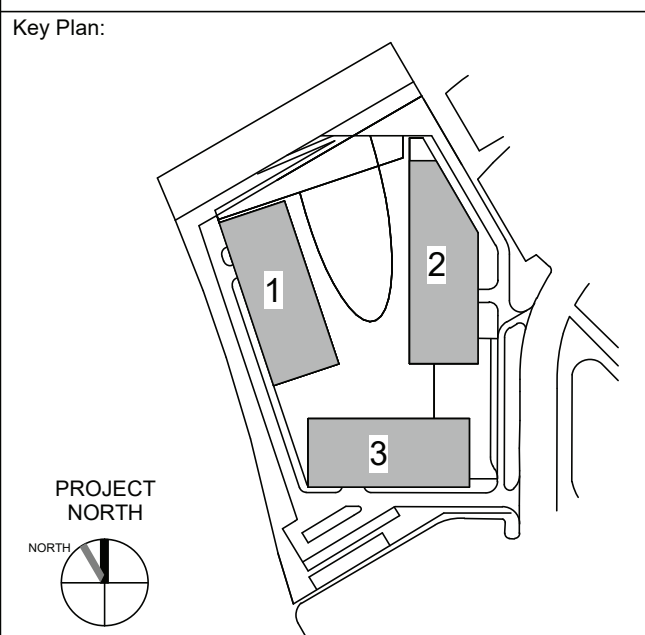
Sheet No.: GR8.0.07





ALL PHOTOS FROM INDICATED VIEWS SHOWN ON MAP SHOWN ON SHEET GR8.0.09  
 PHOTOS TAKEN BY GOOGLE STREET VIEW - NOVEMBER 2020

Issued For:	Date:
ISSUED FOR SIGN REVIEW	2021.12.10
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ISSUED FOR SIGN REVIEW	2022.03.30
ISSUED FOR SIGN REVIEW	2022.04.06



Seal & Signature:

Sheet Name:  
**EXISTING VIEW PHOTO PLAN**



VIEW LOCATION 1 VIEW FROM NORTH WEST ALONG MARINA BLVD FACING FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 2 VIEW FROM MARINA BLVD PERPENDICULAR TO FUTURE SITE OF 3000-3500 GENESIS MARINA ENTRY



VIEW LOCATION 3 VIEW FROM MARINA BLVD PERPENDICULAR TO FUTURE SITE OF 3000-3500 GENESIS MARINA ENTRY FACING 1000 GENESIS SITE



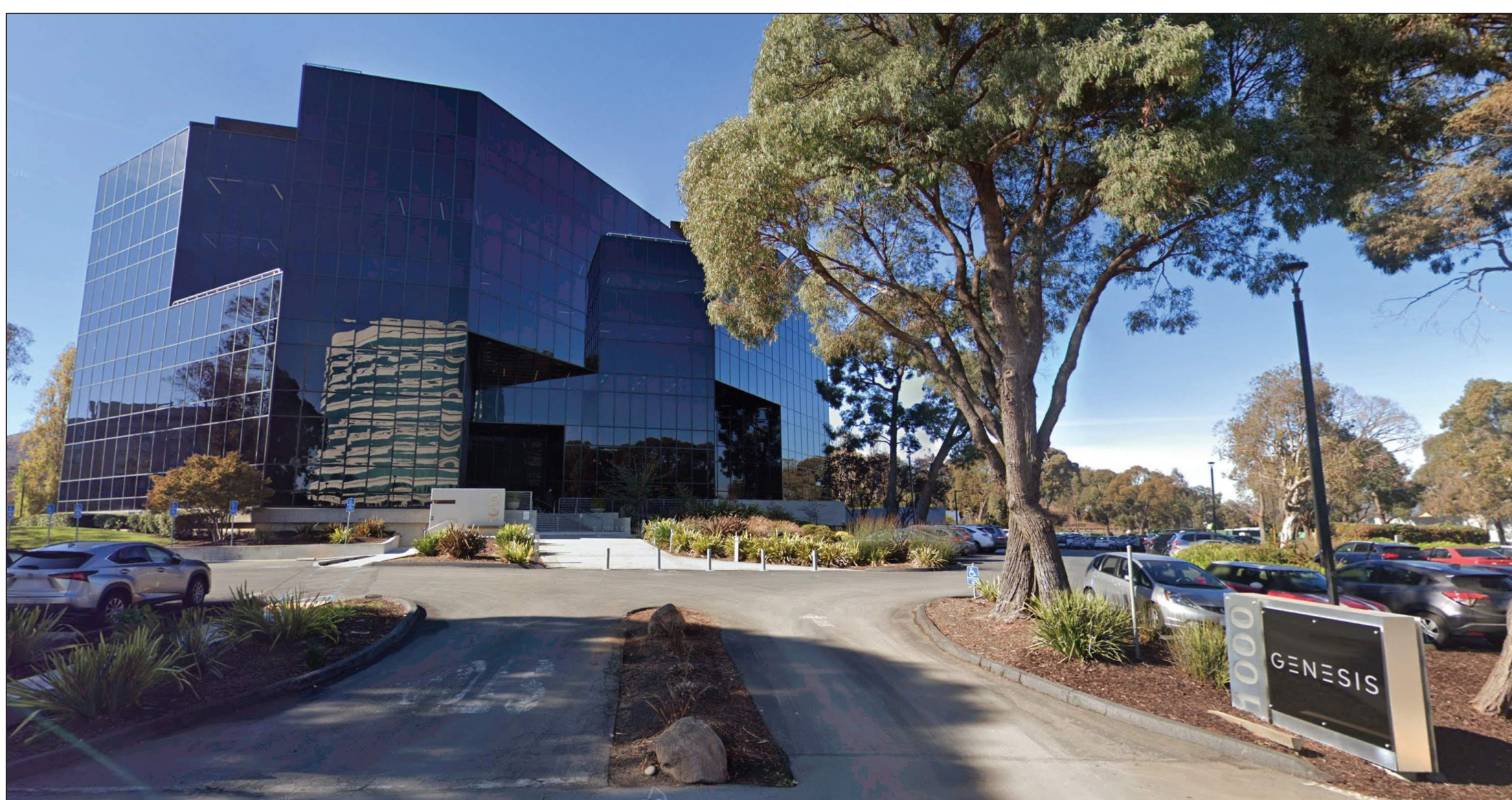
VIEW LOCATION 4 VIEW FROM ALONG MARINA BLVD FACING NORTH TO THE FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 5 VIEW FROM MARINA BLVD FACING NORTH TO THE FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 6 VIEW FROM MARINA BLVD FACING SOUTH TO THE EXISTING SITE OF 1000 GENESIS SITE



VIEW LOCATION 7 VIEW FROM MARINA BLVD PERPENDICULAR TO EXISTING SITE OF 1000 GENESIS VEHICULAR ENTRY



VIEW LOCATION 8 VIEW FROM SIERRA POINT PKWY FACING EXISTING 1000 GENESIS SITE, CORNER WILL BE THE LOCATION OF FUTURE MONUMENT SOO



VIEW LOCATION 9 NORTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 10 NORTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA



VIEW LOCATION 11 SOUTH VANTAGE POINT FROM FREEWAY TO FUTURE SITE OF 3000-3500 GENESIS MARINA AND EXISTING 1000 GENESIS SITE

PHASE3 REAL ESTATE PARTNERS

GENESIS MARINA 3000-3500 MARINA BLVD BRISBANE, CA

Architect:

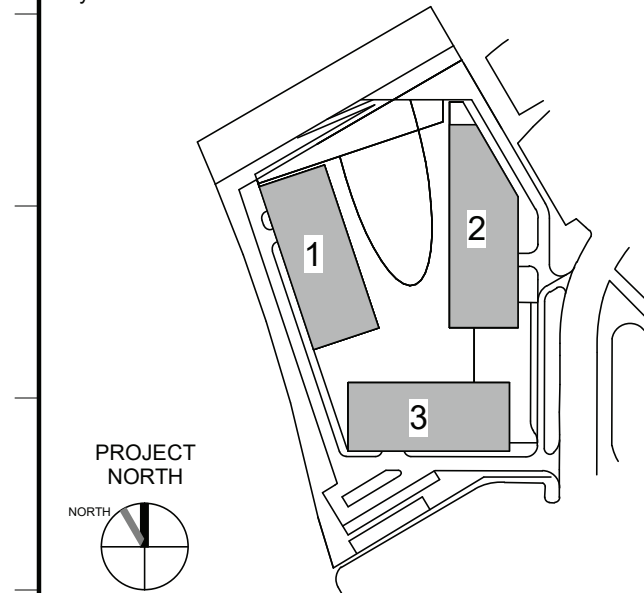
SOM

SKIDMORE, OWINGS & MERRILL LLP ONE MARITIME PLAZA, SAN FRANCISCO, CA 94111

Consultants:

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ISSUED FOR SIGN REVIEW	2022.04.06

Key Plan:



Seal & Signature:

Sheet Name:

EXISTING VIEW PHOTOS

Project No.:

Sheet No.:

217817  
Drawn By: Author  
Checked By: Checker  
Scale:

GR8.0.09