



PLANNING COMMISSION AGENDA REPORT

Meeting Date: January 26, 2023

From: Jeremiah Robbins, Associate Planner

Subject: 2000 Sierra Point Parkway; Design Permit 2022-DP-7; SP-CRO Sierra Point Commercial District; Design Permit to extend the existing rooftop screen to allow additional rooftop mechanical equipment; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301, Existing Facilities; Kevin Norman, applicant; HCP Life Science REIT, owner.

REQUEST: The applicant requests design permit approval to extend the existing rooftop mechanical equipment screen of 2000 Sierra Point Parkway within the SP-CRO Sierra Point Commercial zoning district. The extension would match the height, color, and finish of the existing screen.

RECOMMENDATION: Approve Design Permit 2022-DP-7 via adoption of Resolution 2022-DP-7 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301(a) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [Chapter 17.42](#) requires a design permit when a substantial modification of an existing principal structure for which no design permit has previously been issued is proposed. That same chapter defines the term "substantial modification" to mean an alteration of the exterior of the structure to the extent of significantly modifying its basic design, elevations, size, appearance, or relationship to adjacent properties or structures, as determined by the planning director. Design permit findings are contained within [§17.42.040](#). The [Sierra Point Combined Site and Architectural Design Guidelines](#) (SPDG) requires all mechanical equipment to be concealed and screened, regardless of building height.

ANALYSIS AND FINDINGS:

Background

Existing Conditions and Site Description

2000 Sierra Point Parkway is an approximately 10.2 acre developed site at the center of the Sierra Point subarea and is bordered by Sierra Point Parkway to the south and Marina Boulevard on the western and northern sides. The subarea is located atop a closed landfill and the site, along with most of the subarea, was developed in the 1980s. 2000 Sierra Point Parkway is the tallest

structure in the subarea at 12 stories and is surrounded by towers at 8000 Marina Boulevard immediately to the east, 7000 and 5000 Marina Boulevard to the north, and 1000 Marina Boulevard to the west, as well as the nearly complete six-structure campus located to the South at 800-1800 Sierra Point Parkway, and the under construction three-tower campus at 3000-3500 Marina Boulevard to the northwest.

In addition to the office building at 2000 Sierra Point, the owner of the site, HCP Life Science, also owns the office building at 8000 Marina Blvd. Together, the two buildings are referred to as “The Towers” and will serve as an extension of the biotech campus to the south, known as “The Shore” and also owned by HCP Life Science. In 2022, a building permit was issued to modify the infrastructure within the office building on the project site to make it more suitable for life science tenants. The scope of the building permit included replacing rooftop mechanical equipment that had reached the end of its useful life as well as installation of new infrastructure and equipment required for life science tenants, which generally require a larger footprint to accommodate all the equipment.

Project Description

As noted above, the applicant proposes to extend the existing screen of the rooftop mechanical equipment area to allow for a larger space to accommodate new and larger mechanical equipment. The application would not alter the location or orientation of the existing building nor does it increase or reduce the scale and intensity of use. No modifications to the building’s access or landscaped areas are proposed.

The new portion of the rooftop screen would be set back from the building’s parapet and match the height of the existing screen, as would the finish materials and colors of the new screen.

Analysis

Design Permit Findings

A detailed discussion of each required design permit finding is attached in Exhibit B of Resolution 2022-DP-7. The required findings are summarized below.

The project is located in the SP-CRO - Sierra Point Commercial District and as the orientation, location, and use of the building is unchanged, it would remain compatible with the development contained within this district. The proposed modifications to the rooftop mechanical screen would be complimentary as they match the existing screen materials and colors comprised of an aluminum framing finished with green glazing and glass fiber reinforced concrete finished in a white plaster (see attachment D). The white and green color scheme also matches the colors employed on both the building’s facades.

While the building is the tallest in the district at 12 stories, the SPDG require all mechanical equipment to be concealed and screened, regardless of building height. The new portion of the

screen would match the 13'-4" height of the existing screen and it would also be setback at least 7 feet from the building's edge, following the existing lines and curvature of the building's footprint. This would keep the expanded rooftop mechanical area's scale, form, and proportions in harmony with the building's current design while adequately screening existing and new rooftop mechanical equipment.

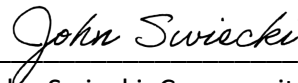
Overall, the proposed modifications to the building's exterior elevations respect Brisbane's vernacular architectural heritage and conforms to the SPDG.

ATTACHMENTS

- A. Draft Resolution **2022-DP-7** with recommended findings and conditions of approval
- B. Aerial vicinity map
- C. Applicant's statement of findings for design permit
- D. Applicant's plans and renderings



Jeremiah Robbins, Associate Planner



John Swiecki, Community Development Director

Draft
RESOLUTION **2022-DP-7**
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT 2022-DP-7
TO EXTEND THE EXISTING ROOFTOP SCREEN OF AN EXISTING STRUCTURE
AT 2000 SIERRA POINT PARKWAY

WHEREAS, Kevin Norman, the applicant, applied to the City of Brisbane for Design Permit approval of exterior design modifications at 2000 Sierra Point Parkway, which would extend the existing rooftop screen to allow additional rooftop mechanical equipment; and

WHEREAS, on January 26, 2023, the Planning Commission conducted a public hearing on 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 applications, the applicant's plans and supporting materials, 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 15301(a) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibits A and B in connection with the Design Permit application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of January 26, 2023, did resolve as follows:

Design Permit 2022-DP-7 is approved per the findings and conditions of approval attached herein as Exhibits A and B.

ADOPTED this twenty-sixth day of January, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

ROEL FUNKE

Acting Chairperson

JOHN A SWIECKI, Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve Design Permit 2022-DP-7 per the staff memorandum with attachments, via adoption of Resolution **2022-DP-7**.

Findings:

Design Permit 2022-DP-7

- A. The proposal's scale, form, and proportion, are harmonious, and the materials and colors used complement the project, as described in detail in Exhibit B to Resolution 2022-DP-7.
- B. The proposal does not include modifications to the existing orientation or location of buildings, structures, open spaces, and other features.
- C. The proposal does not include modifications to the building's existing location and envelop.
- D. The proposal does not include modifications to the building's existing orientation or location nor any modifications that will substantially impact sustainability, long-term affordability, or heating and cooling opportunities.
- E. The proposal does not include hillside development.
- F. The location and dimensions of vehicular and pedestrian entrances and exits will not be modified. The proposal does not include modifications to off-street parking facilities nor interior site circulation.
- G. The proposal does not include an expansion of the existing structure or use, or alteration to the site that would negatively impact the use of alternative transportation.
- H. The proposal does not include modifications to existing landscaping, storage, service areas, and/or open areas. The property is not located in protected habitat or wildland areas.
- I. The proposal does not include modifications that substantially impact external and internal noise. As described in detail in Exhibit B to Resolution 2022-DP-7, conditions of approval 2 and 4 ensure the applicant will provide a noise analysis and provide evidence of internal noise reduction systems, sound attenuation encasements, and added vibration isolation devices prior to building permit issuance.
- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials, as described in detail in Exhibit B to Resolution 2022-DP-7.
- K. The proposal will allow new and additional rooftop equipment to be adequately screened. It does not include modifications to existing, adequately screened utility structures, trash containers, and mechanical equipment not located on the roof.

- L. The proposal does not include signage.
- M. The proposal does not include modifications to the needs of employees for outdoor space.

Conditions of Approval:

Prior to issuance of a Building Permit:

1. The owner shall obtain a building permit prior to proceeding with construction. An application including detailed building plans, application forms, and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. Building plans shall comply with the following conditions:
 - a. The plans shall be in substantial conformance to the plans approved with this Design Permit, including finish materials and colors.
 - b. The building permit application shall not include materials which would present an off-site glare due to reflective materials or lighting.
 - c. Final color and material samples and/or cut sheets shall be provided for Community Development Director approval to confirm they are in substantial conformance with the approved Design Permit.
2. The owners shall submit an environmental noise analysis to document the current ambient noise levels and analyze the design of new rooftop mechanical equipment to ensure the project is within the acceptable ambient noise levels prescribed under the Brisbane Municipal Code. The building permit application shall be deemed incomplete if the noise analysis is not included with the owner's submission.
 - a. The noise analysis shall specify, document, and analyze internal noise reduction systems, sound attenuation encasements, and vibration isolation devices required of new rooftop mechanical equipment under condition of approval 4.
3. An encroachment permit shall be obtained prior to any work within the public right-of-way.

Other Conditions:

4. Any subsequent building permit application to install new rooftop mechanical equipment within the expanded rooftop area shall include a copy of the noise analysis required under condition of approval 2 and documentation demonstrating such mechanical equipment is in compliance with acceptable ambient noise levels prescribed under the Brisbane Municipal Code **AND** internal noise reduction systems, sound attenuation encasements, and vibration isolation devices are included to protect against external and internal noise.

5. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated January 26, 2023, except where project parameters are modified expressly by this Resolution.
6. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
7. This Design Permit shall expire two years from the effective date (at the end of the appeal period) unless extended by the Planning Commission, a Building Permit has not yet been issued for the approved project, or if the Building Permit, once issued, is allowed to expire prior to final inspection.

Exhibit B
Findings Outline & Discussion

Design Permit 2022-DP-7 Findings:

Brisbane Municipal Code (BMC) [Chapter 17.42](#) requires approval of a Design Permit prior to performing substantial modifications to an existing principal structure for which no design permit has previously been issued. The Planning Commission may grant a design permit if the Commission finds that the proposed development is consistent with the General Plan and any applicable specific plan, and makes the findings in subsections A through M, as applicable.

General Plan Consistency: The proposed development is consistent with the General Plan. There is no specific plan applicable to this property.

The underlying land use designation for the subject property is Sierra Point Commercial/Retail/Office (SPCRO) and office uses are permitted. The proposal does not include any modifications that would expand the existing structure or use as an office building. The project is consistent with the following applicable General Plan policies:

- General Plan Policy LU.11 expects the City to make every effort to preserve public views of the Mountain and the Bay, in the context of respecting private property rights. The application does not increase the height of the structure and the new screen is setback from the building's parapet to reduce potential visual impacts.
- General Plan Policy LU.13 requires development to respect Brisbane's vernacular architectural heritage. The application proposes to match the existing screen's design, color scheme, and finish materials.
- General Plan Policy SP.1 requires development at Sierra point be guided by the Sierra Point Combined Site and Architectural Design Guidelines (SPDG). The application conforms to the SPDG in terms of appearance, with the new screen matching the finish of the existing, and ensures mechanical equipment is screen from view as required by the SPDG.
- General Plan Policy SP.6 encourages attractive and safe development at Sierra Point. As noted above, the application conforms to the SPDG.

Design Permit Findings:

- A. The proposal's scale, form, and proportion are harmonious, and the materials and colors used complement the project.

The project meets this finding. The application proposes to match the existing materials and colors employed on both the building's facades as well as those used on the existing rooftop mechanical equipment screen. The new screen also matches the height of the existing screen while being setback from the building's edge and following the existing lines and curvature of the building's footprint. This allows the expanded rooftop mechanical area's scale, form, and proportions to remain in harmony with the building's current design.

- B. The orientation and location of buildings, structures, open spaces, and other features integrate well with each other and maintain a compatible relationship to adjacent development.

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building.

- C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building.

- D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping, and building design, to the extent practicable given site constraints, to promote sustainable development and to address long term affordability.

This finding is inapplicable as the proposal does not include modifications to the existing orientation or location of the building nor any modifications that will substantially impact sustainability, long-term affordability, or heating and cooling opportunities.

- E. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.

This finding is inapplicable as the proposal does not include hillside development.

- F. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.

This finding is inapplicable as the proposal does not impact vehicular and pedestrian entrances and exits nor include modifications to off-street parking facilities or interior site circulation.

- G. The proposal encourages alternatives to travel by automobiles where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.

This finding is inapplicable as the proposal does not increase the scale or intensity of the existing use.

- H. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping is generally water conserving, some California-native, and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.

This finding is inapplicable as the proposal does not alter the existing landscaped areas and the site is not within a habitat conservation area or adjacent to wildlands.

- I. The proposal takes reasonable measures to protect against external and internal noise.

This finding is inapplicable as the proposal does not include modifications that directly impact external or internal noise. However, the Building Code includes provisions to mitigate noise transmission and will be applied to the project and subsequent installations of rooftop mechanical equipment through the building permit process if applicable.

The applicant has indicated an environmental noise analysis will be performed to document the current ambient noise levels and the design of new mechanical equipment will be analyzed to ensure the project is within the acceptable ambient noise levels under the Brisbane Municipal Code, and that the new mechanical equipment will include internal noise reduction systems, sound attenuation encasements, and added vibration isolation devices to protect against external and internal noise. Conditions of approval 2 and 4 ensure the applicant will submit the results of the noise analysis and provide evidence of internal noise reduction systems, sound attenuation encasements, and added vibration isolation devices prior to building permit issuance.

- J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

Part of this finding is inapplicable as the project does not add nor modify any exterior lights. However, the proposal will match the existing building materials used and condition of approval 1.b requires all finishes shall match each other and shall not be reflective. Furthermore, condition of approval 1.a requires the plans submitted as part of the building permit application to be in substantial conformance with the plans approved under this Design Permit.

- K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.

Part of this finding is inapplicable as the proposal does not include modifications to utility structures, trash containers, or mechanical equipment not located on the roof; existing utility structures, mechanical equipment, and trash receptacles are adequately screened or located within the structure. The new rooftop mechanical equipment screen matches the height of the current screen and will allow new rooftop equipment to be adequately screened.

- L. Signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site.

This finding is inapplicable as the proposal does not include signage. A sign permit will be required for any signage proposed in the future.

- M. Provisions have been made to meet the needs of employees for outdoor space.

This finding is inapplicable as the proposal does not modify existing outdoor space nor needs of employees.

Aerial Vicinity Map
2000 Sierra Point Parkway



DESIGN PERMIT APPLICATION SUPPORTING STATEMENTS



Agency:	City of Brisbane Planning 50 Park Place Brisbane, CA 94005	Permit No:	N/A
Project Address:	2000 Sierra Point Pkwy. Brisbane, CA 94005	For:	Roof screen expansion.
Date	November 11, 2022	Project Owner:	HCP Life Science REIT, Inc. 1920 Main Street, Suite #1200 Irvine, CA 92614
		DES Project No:	10262.003

Findings Required for Approval of All Design Permits Brisbane Municipal Code §17.42.060

Finding Response

*Plan Sheet
Page(s)*

A. How do the proposal's scale, form and proportion relate to each other in a harmonious manner? How do the materials and colors used complement the project?

The new roof screen addition is designed to be an extension of the existing roof screen matching the existing design including height, colors, and finishes so the new portion blends in and looks as though it was always there. **A2 & A3**

B. How does the orientation and location of buildings, structures, open spaces, and other features integrate with each other? How does the project maintain a compatible relationship to adjacent development?

N/A, The existing building orientation and location of buildings, structures, and open spaces are not altered by the scope of this project.

C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

N/A, These existing relationships are not altered by the scope of this project.

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?

N/A, This is an existing building and we are not altering the building placement, landscaping, or building design other than adding a small extension to the existing roof screen.

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project's visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?

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N/A

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?

N/A

G. How does the proposal encourage the use of alternative transportation, e.g., through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation?

N/A

H. How do the provided open areas and landscaping complement the buildings and structures? How is landscaping used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy? Is landscaping water conserving and appropriate to the location? If applicable, how does the project address habitat protection and wildland fire hazard mitigation?

N/A

I. How does the project design protect against external and internal noise?

An environmental noise analysis will be conducted to document the current ambient noise levels and the design of new equipment will be analyzed to insure the project is within the acceptable ambient noise levels under the Brisbane Municipal Code. **N/A**

The new Equipment will include internal noise reduction systems, sound attenuation encasements, and added vibration isolation devices to protect against external and internal noise.

J. How do the proposed building materials and exterior lighting mitigate off-site glare?

The project proposes to match the existing building materials used on the rest of the building in order to blend in with the existing building construction. No new lighting is planned as part of this project. **A1, A2, A3, A6, A7, A8, A9, & A10**

K. Are utility structures, mechanical equipment, trash containers and rooftop equipment screened?

This project is limited to work on the rooftop and within the existing building. It is the intent of this project to screen all new rooftop equipment within the new and existing roof screened area. **A1, A2, A3, A6, A7, A8, A9, & A10**

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L. If applicable, how does the location, scale, type and color of project signage enhance the design concept of the site?

N/A

M. If applicable, how does the project meet the needs of employees for outdoor space?

N/A

Sincerely,

DES Architects + Engineers, Inc.



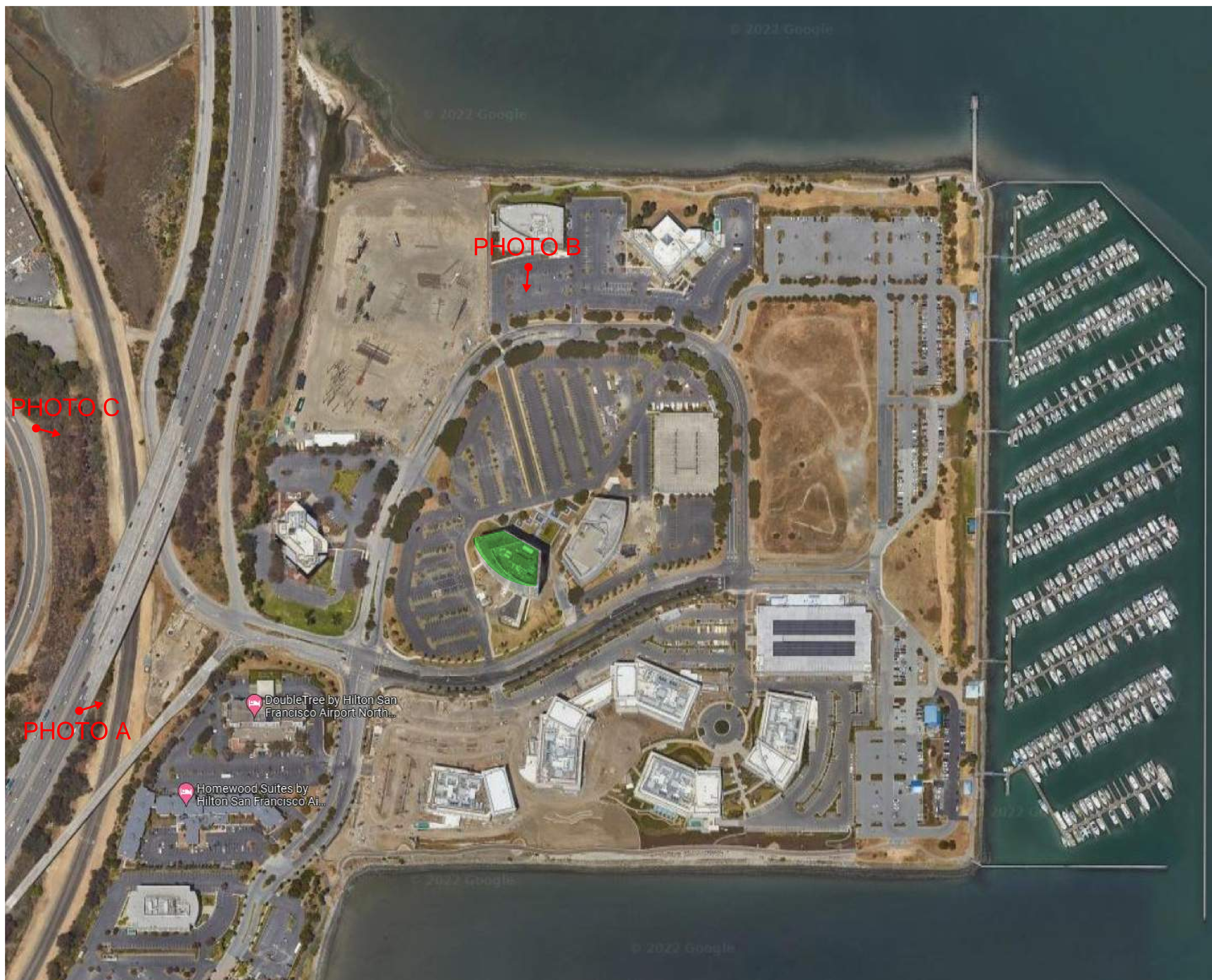
Kevin D. Norman, AIA
Principal / Project Executive

PROJECT DESCRIPTION

Healthpeak is in the process of modifying the infrastructure within the 2000 Sierra Point building to allow life science tenants in this building. This effort includes replacing rooftop mechanical equipment that has reached the end of its life and allowing for the increased infrastructure required for life science tenants.

To screen the additional rooftop equipment, we are proposing to extend the existing roof screen matching the existing design including height, colors, and finishes so the new portion blends in and looks as though it was always there. The intent is to provide the additional screened rooftop area for the additional equipment needed while minimizing the visual impact to the building.

The new portion of the roof screen would sit back from the parapet approximately 7' to 10' on the north and west facades in order to accommodate and maintain the existing exterior building maintenance system. As a result if you were close to the buildings at ground level you would not be able to see it and from locations a bit further away the height and visual impact would be reduced by the setback.



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PHOTO A (Existing Condition)
Taken from northbound 101 looking north-east toward the 2000 Sierra Point Parkway building.
Taken from Google Maps January 1, 2022



PHOTO B (Existing Condition)
Taken from parking lot of 5000 Marina Boulevard looking south toward the 2000 Sierra Point Parkway building.
Taken from Google Maps January 1, 2022



PHOTOSIMULATION A (Proposed roof screen addition added)



PHOTOSIMULATION B (Proposed roof screen addition added)



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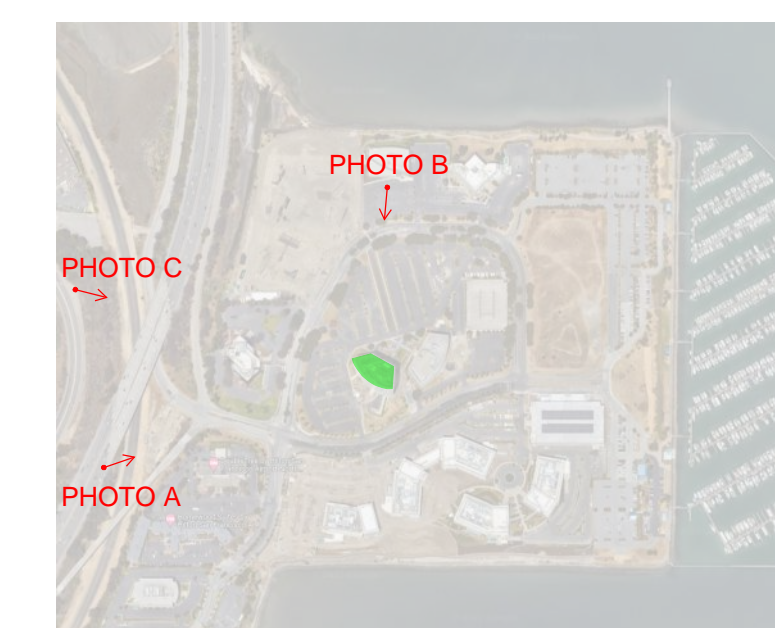


PHOTO C (Existing Condition)

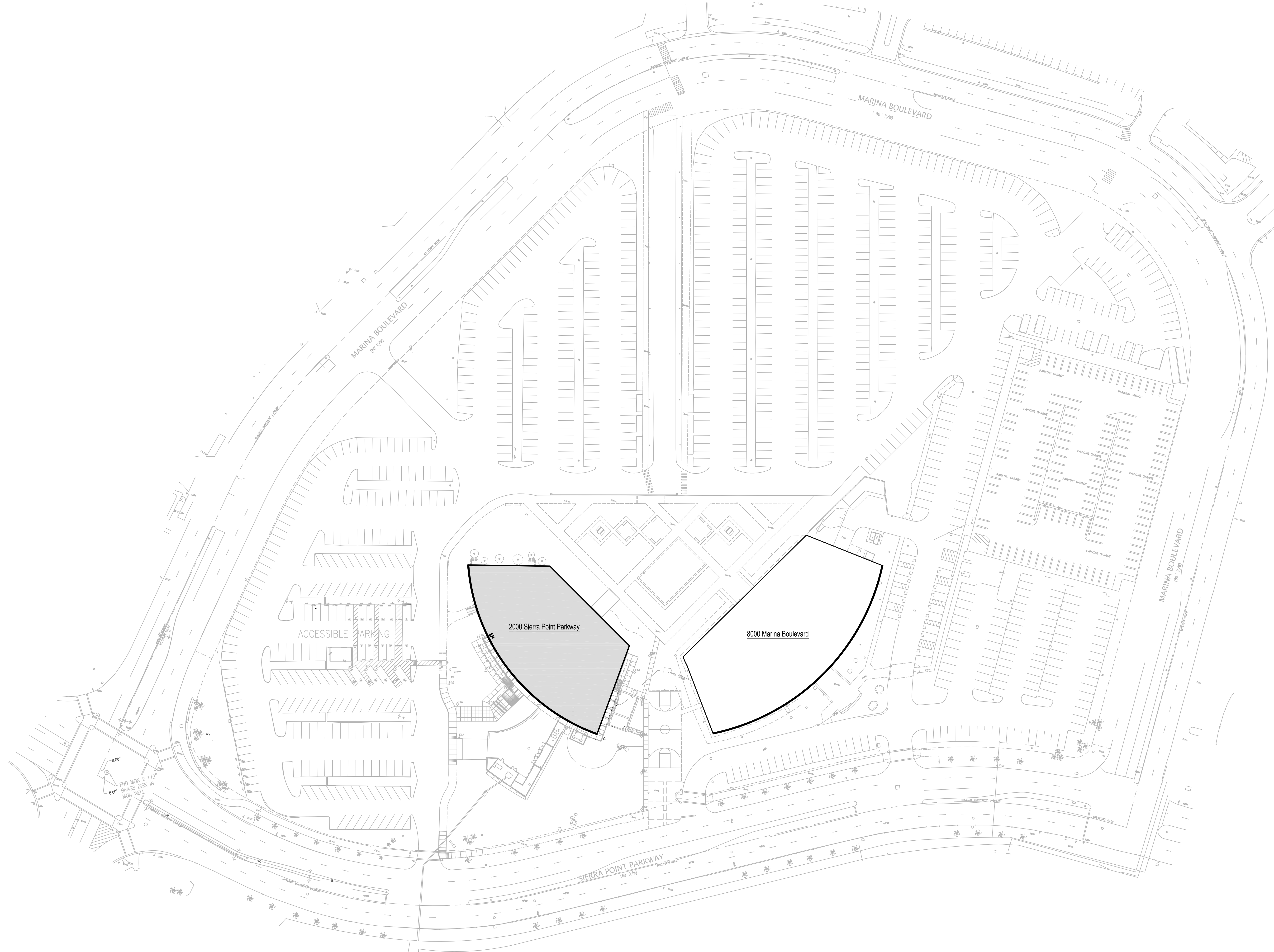
Taken from 3799 Bayshore Boulevard looking south-east toward the 2000 Sierra Point Parkway building.
Taken by Kevin D. Norman on October 25, 2022



PHOTOSIMULATION C (Proposed roof screen addition added)



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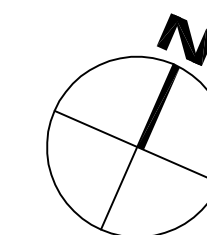
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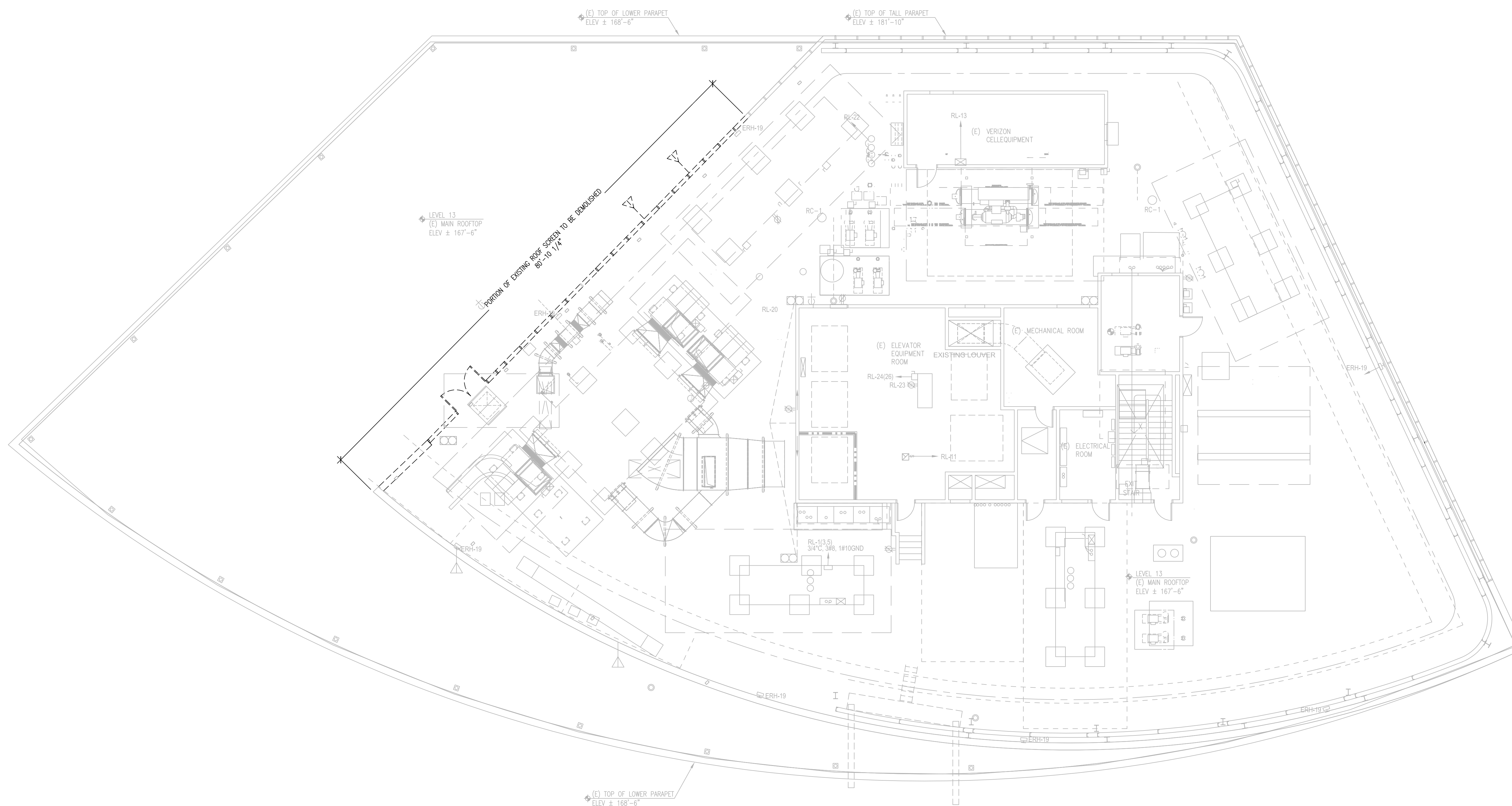
SITE PLAN

2000 SPT LAB CONVERSION
Phase 3 Roof Screen Addition
11.11.22



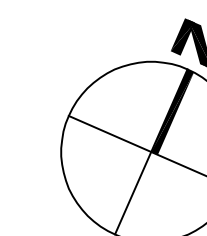
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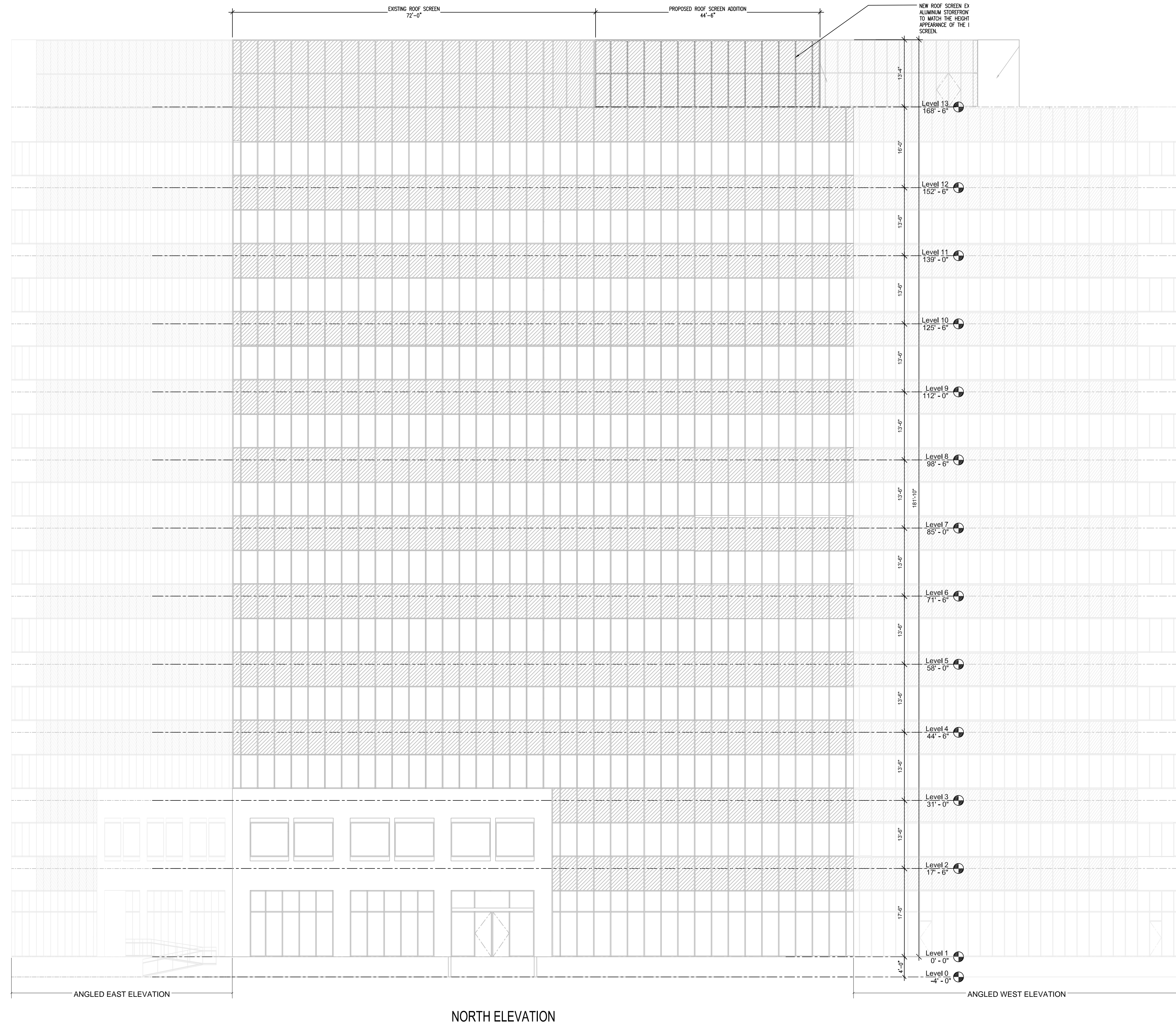
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DEMO ROOF PLAN

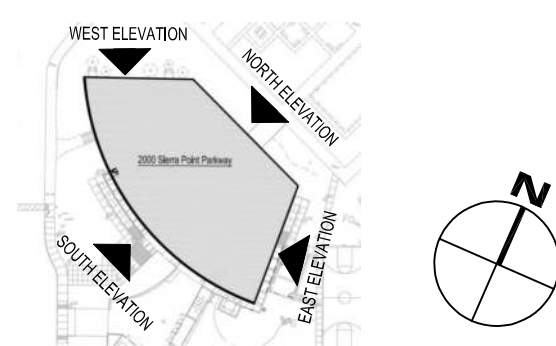




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NORTH ELEVATION

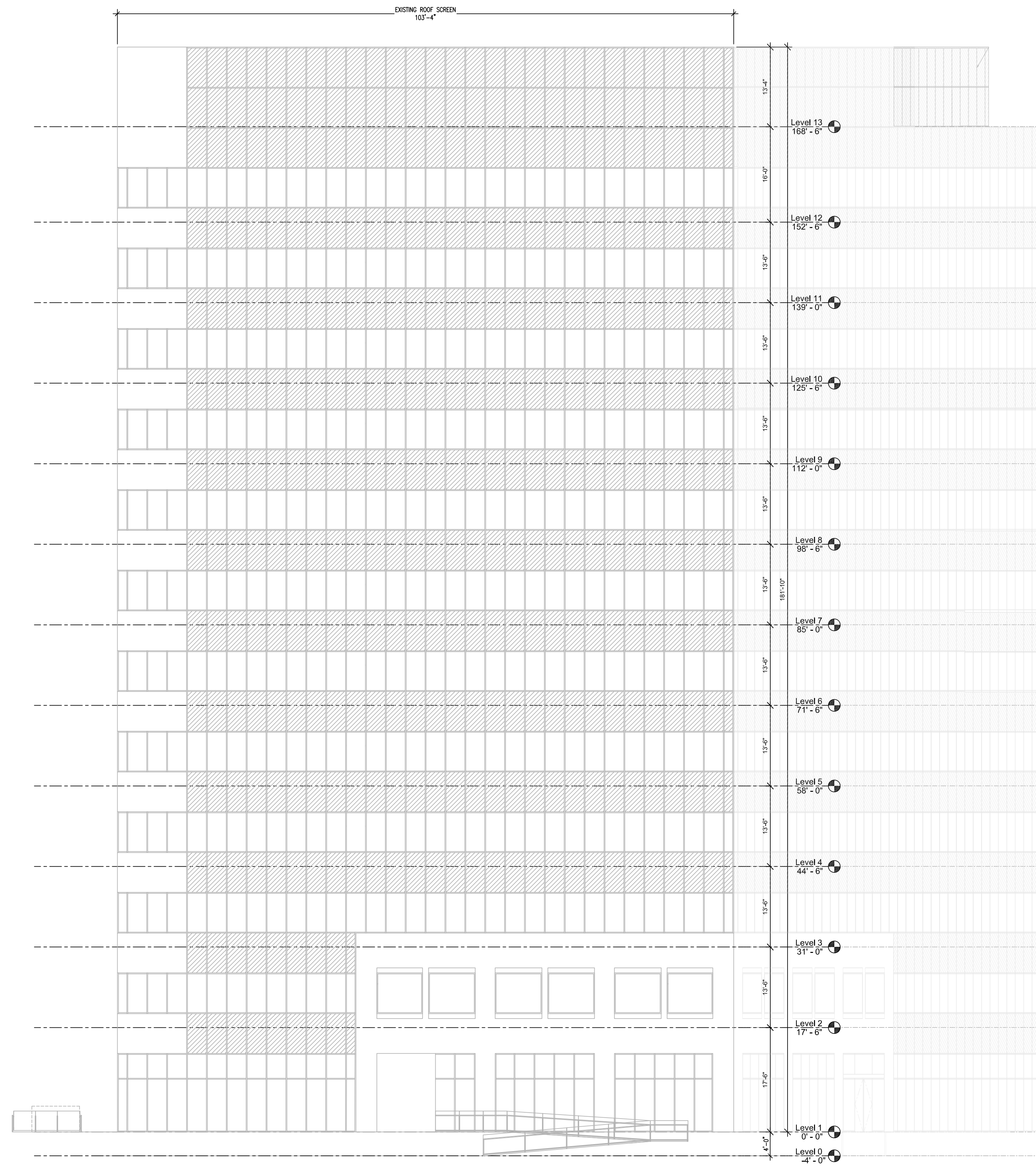
EXTERIOR ELEVATIONS

2000 SPT LAB CONVERSION
Phase 3 Roof Screen Addition
11.11.22

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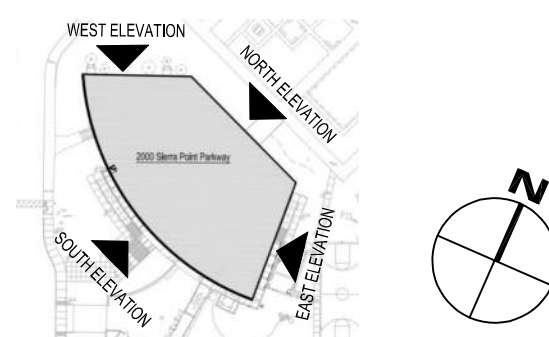
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EAST ELEVATION

EXTERIOR ELEVATIONS





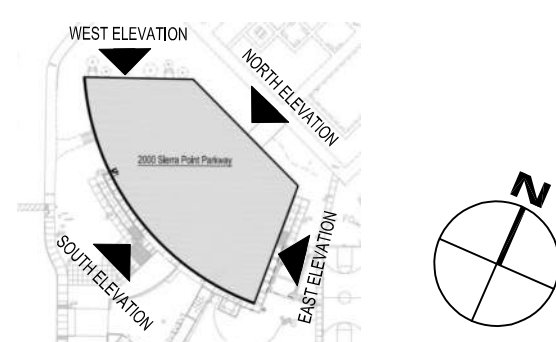
SOUTH ELEVATION

EXTERIOR ELEVATIONS

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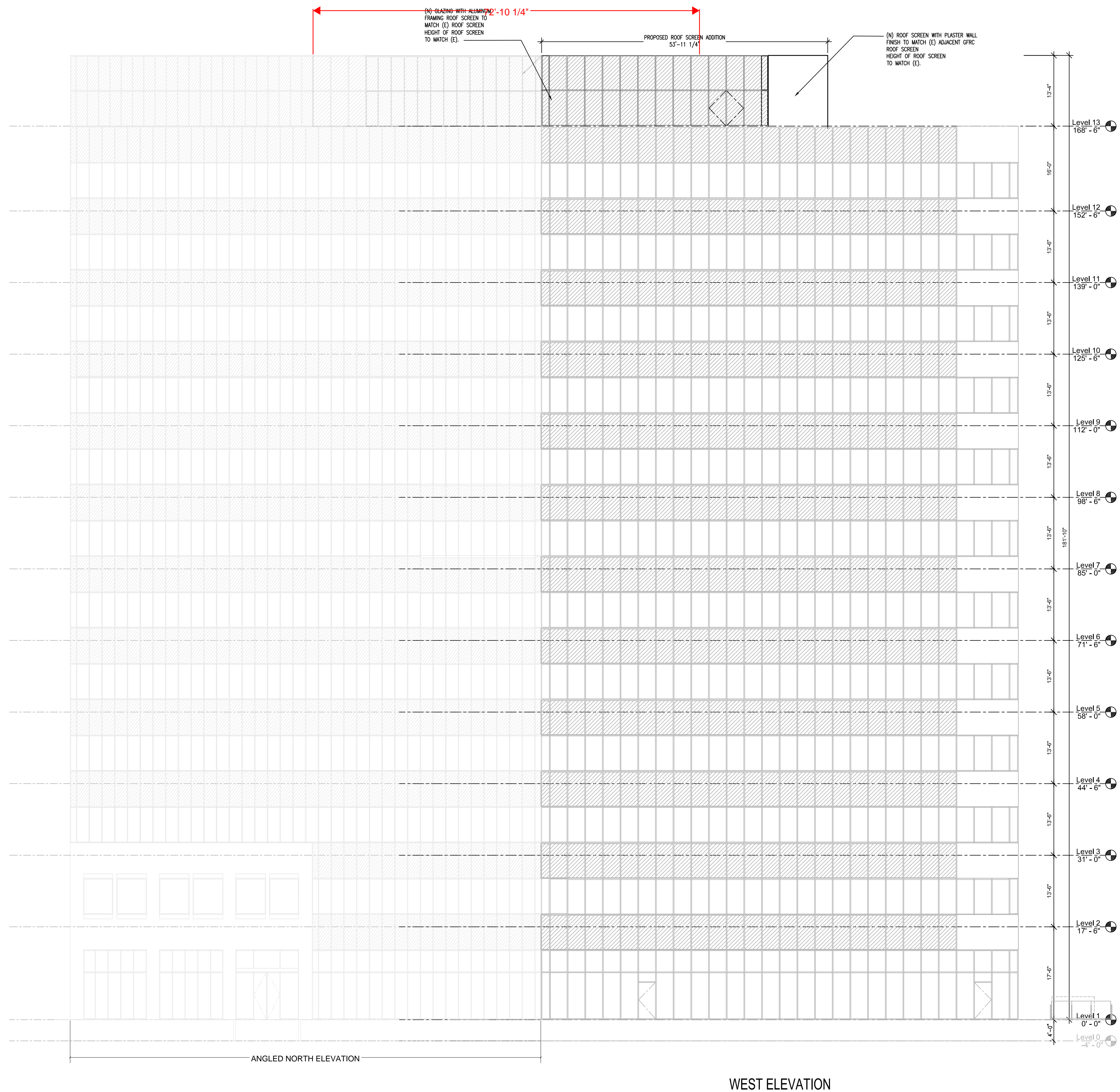


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Phase 3 Roof Screen Addition
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Project Number: 10262.003



WEST ELEVATION

EXTERIOR ELEVATIONS

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