

# SPECULATIVE LAB AND OFFICE BUILDING RENOVATION

51 SLEEPER STREET, BOSTON, MA

## SHEET LIST-LANDMARKS

SHEET NUMBER	SHEET NAME
LANDMARKS	
LM-000	LANDMARKS - COVER SHEET
LM-001	LANDMARKS - EXECUTIVE SUMMARY
LM-002	LANDMARKS - EXISTING ROOF PLAN
LM-003	LANDMARKS - PROPOSED ROOF PLAN
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LM-005	LANDMARKS - EXISTING PHOTOS (ROOFTOP LEVEL)
LM-006	LANDMARKS - EXISTING PHOTOS (ROOFTOP LEVEL)
LM-007	LANDMARKS - EXISTING PHOTOS (PEDESTRIAN LEVEL)
LM-008	LANDMARKS - EXISTING PHOTOS (PEDESTRIAN LEVEL)
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LM-012	LANDMARKS - VIEW 4
LM-013	LANDMARKS - VIEW 5
LM-014	LANDMARKS - EXISTING WEST ELEVATION
LM-015	LANDMARKS - PROPOSED WEST ELEVATION
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LM-018	LANDMARKS - EXISTING EAST (ALLEY) ELEVATION
LM-019	LANDMARKS - PROPOSED EAST (ALLEY) ELEVATION
LM-020	LANDMARKS - EXISTING SOUTH ELEVATION
LM-021	LANDMARKS - PROPOSED SOUTH ELEVATION



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### R.W. Sullivan Engineering

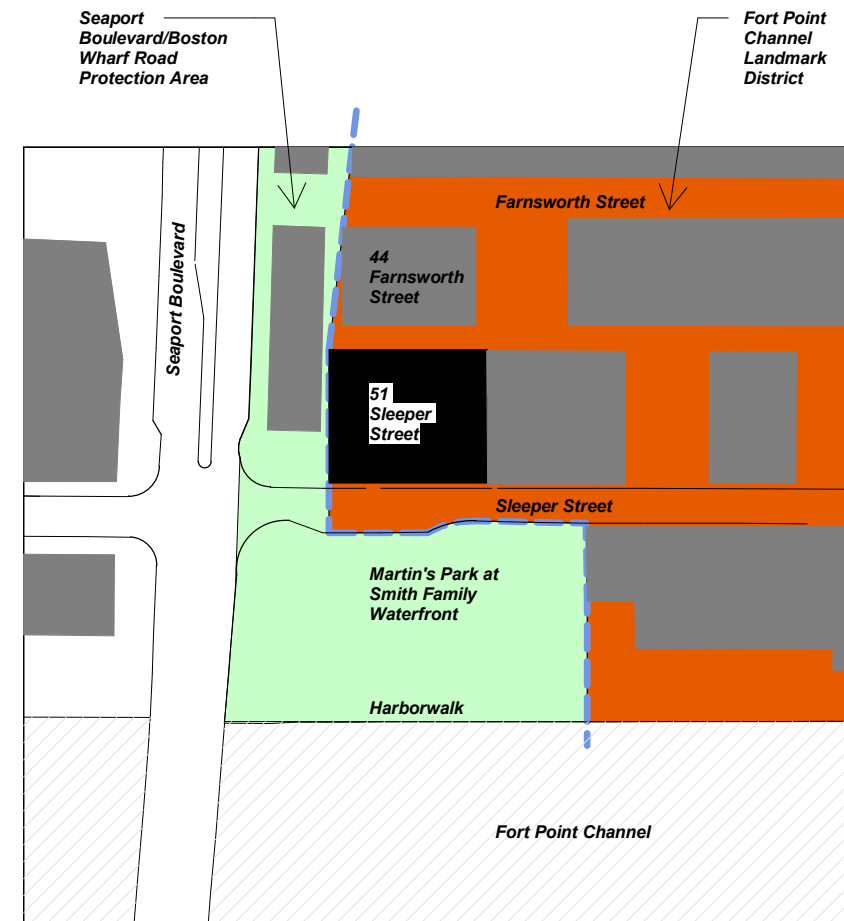
MEPPF ENGINEERING

The Schrafft Center, 529 Main Street,  
Suite 203  
Boston, MA, 02129-1107  
617.523.8227

### McNamara Salvia

STRUCTURAL ENGINEERING

101 Federal Street, Suite 1100  
Boston, MA, 02110  
617.737.0040



LOCUS PLAN

## VOLUME I OF I

ISSUED FOR:  
LANDMARKS DESIGN REVIEW

ISSUE DATE:  
JUNE 17, 2020

SG Project # 12183.000

## Description of Proposed Work:

The proposed scope of work at 51 Sleeper Street is a repositioning of the interior environment from general office use to a blend of office areas and life science lab space. This application seeks approval for the placement of new mechanical and electrical equipment required on the roof to support the intended life sciences research and development facilities in the building beneath. Specifically, the scope of work includes the placement of new condensing units, heat pump arrays, and a lab exhaust air handling unit. Equipment is primarily mounted to new steel dunnage, which includes metal grating, guardrails and access stairs. We note that because the conversion of the building to life science uses is being commenced prior to securing individual tenants, the Applicant may in the future need to propose changes to the specific equipment to be placed on the roof. In the event that any such changes are required, the Applicant will work with FPCLDC staff to confirm whether additional review by staff or the Commission is required.

There is no site or façade work included in this scope of work.

51 Sleeper Street is located adjacent to the Shrine of Our Lady of Good Voyage and across Sleeper Street from Martin's Park. The building sits within the northwesterly corner of the Fort Point Channel Landmark District (the "FPCLD"), adjacent to the Seaport Boulevard/Boston Wharf Road Protection Area. While it is located at the edge of the FPCLD, 51 Sleeper can be considered a gateway to the developing Seaport neighborhood. The building's history is unique. It was built in 1929 as the last warehouse loft-style building constructed in the era of the Boston Wharf Company, but its façade was heavily renovated in years prior to the adoption of the FPCLD.

The design team used the stated intents of the FPCLD Study Report and Standards and Criteria to guide our efforts to rehabilitate this early twentieth century loft building. We are preserving this building by maintaining its outward appearance, which contributes to a strong sense of character and architectural cohesiveness in the district. We are supporting the adaptive reuse of this structure by converting it to life sciences lab space and office space, which will bring innovation, creativity, and entrepreneurship to the FPCLD. We are protecting the unique character of public view corridors, parks, open space and streetscapes by carefully considering and minimizing the visibility of the utility equipment proposed for the rooftop.

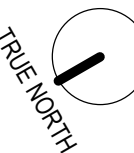
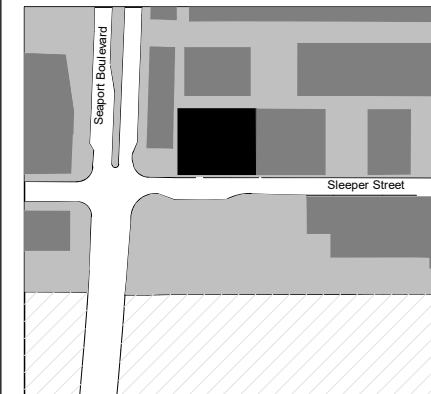
The design team placed great importance on the placement, size, type, and scale of rooftop equipment in order to preserve the unique nature of the FPCLD, so as not to detract from surrounding views of importance. This submission includes studies of the stipulated views from street level and public ways, adhering to the criteria outlined in the FPCLD Standards and Criteria, including Section 10.4(B) (Rooftop Additions) and Section 10.4(G) (Utilities). In addition to the required visibility studies prescribed in the Standards and Criteria, we carefully considered additional views of importance.

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## KEYPLAN



## LANDMARKS - EXECUTIVE SUMMARY

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

# LM-001

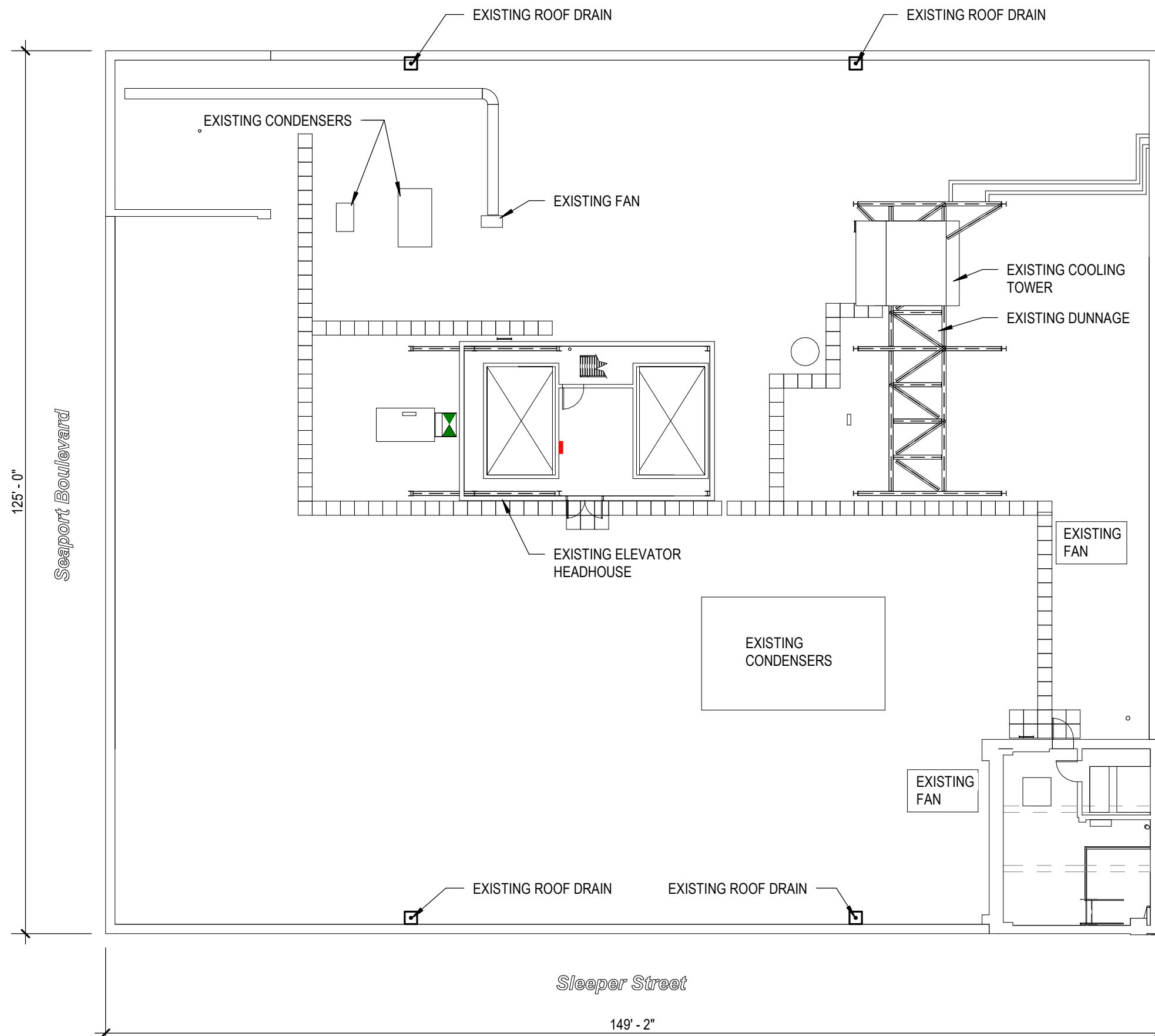
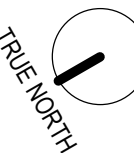
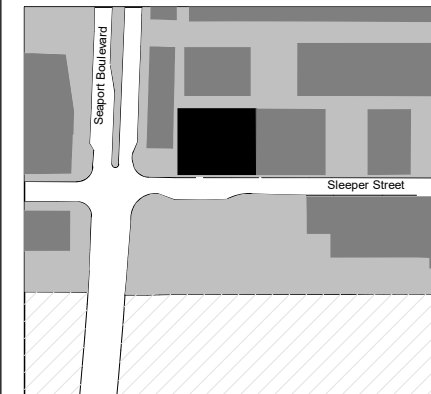
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## KEYPLAN



**1** LANDMARKS - EXISTING ROOF PLAN  
SCALE: 1/16" = 1'-0"

## LANDMARKS - EXISTING ROOF PLAN

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-002**

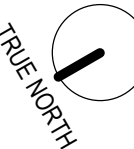
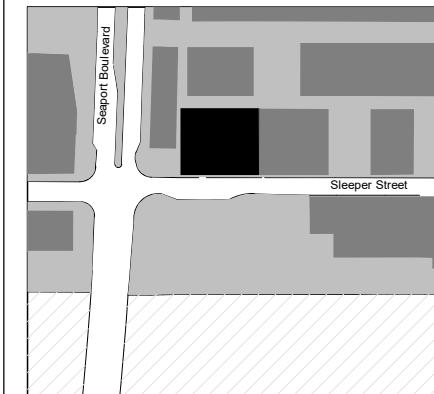
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KEYPLAN



LANDMARKS -  
 PROPOSED ROOF PLAN

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

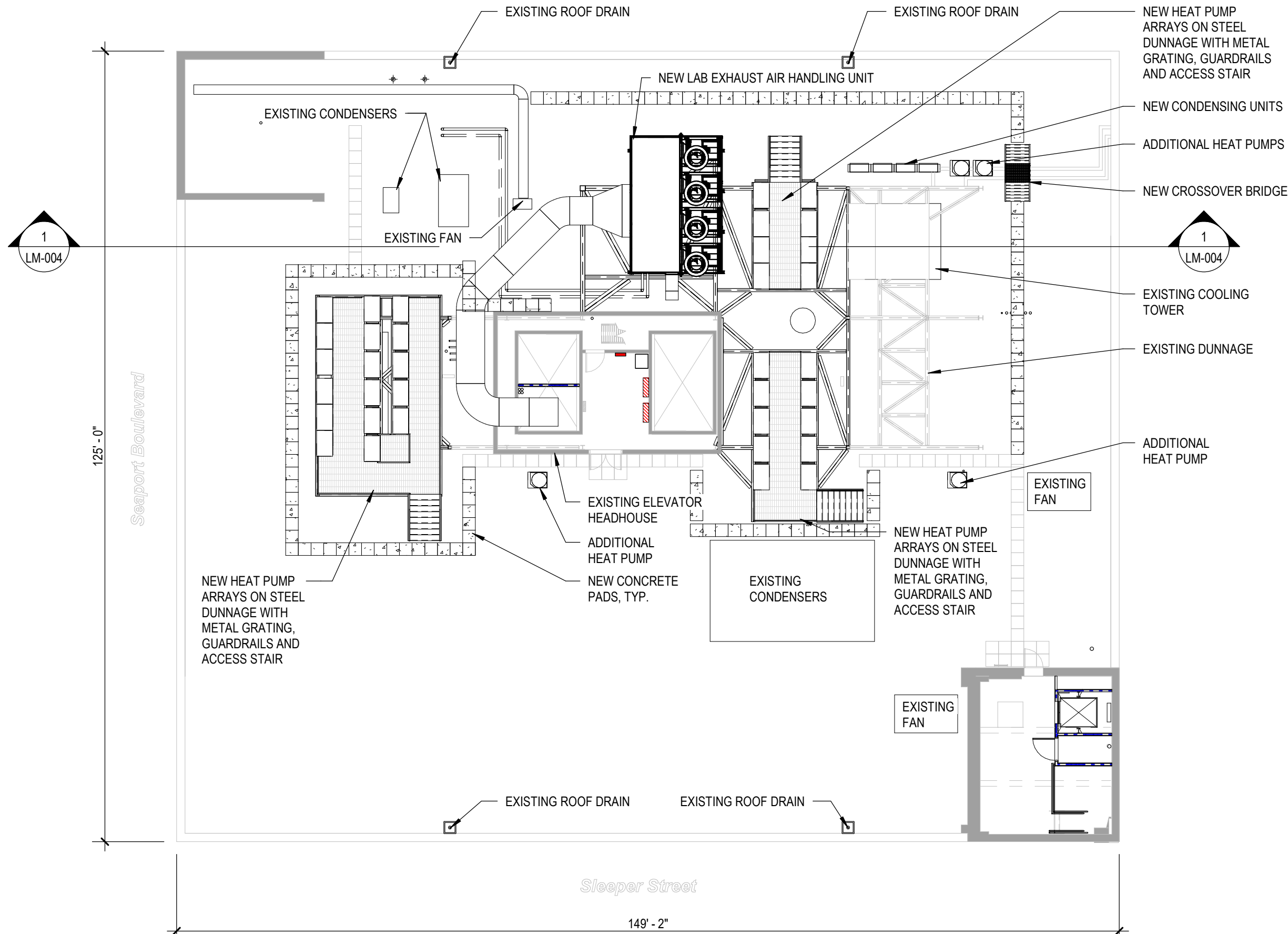
PROJECT NAME

12183.000

PROJECT NUMBER

**LM-003**

SKETCH NUMBER



Plot Date: 6/16/2020 12:43:07 PM

Plot Date:

1 LANDMARKS - PROPOSED ROOF PLAN  
 SCALE: 1/16" = 1'-0"

10.4 Standards and Criteria for New Construction including Additions to Existing Buildings in the Fort Point Channel Landmark District

B. Rooftop Additions (Including New construction and Roofdecks) (See also Section G for Standards and Criteria pertaining to Utilities)

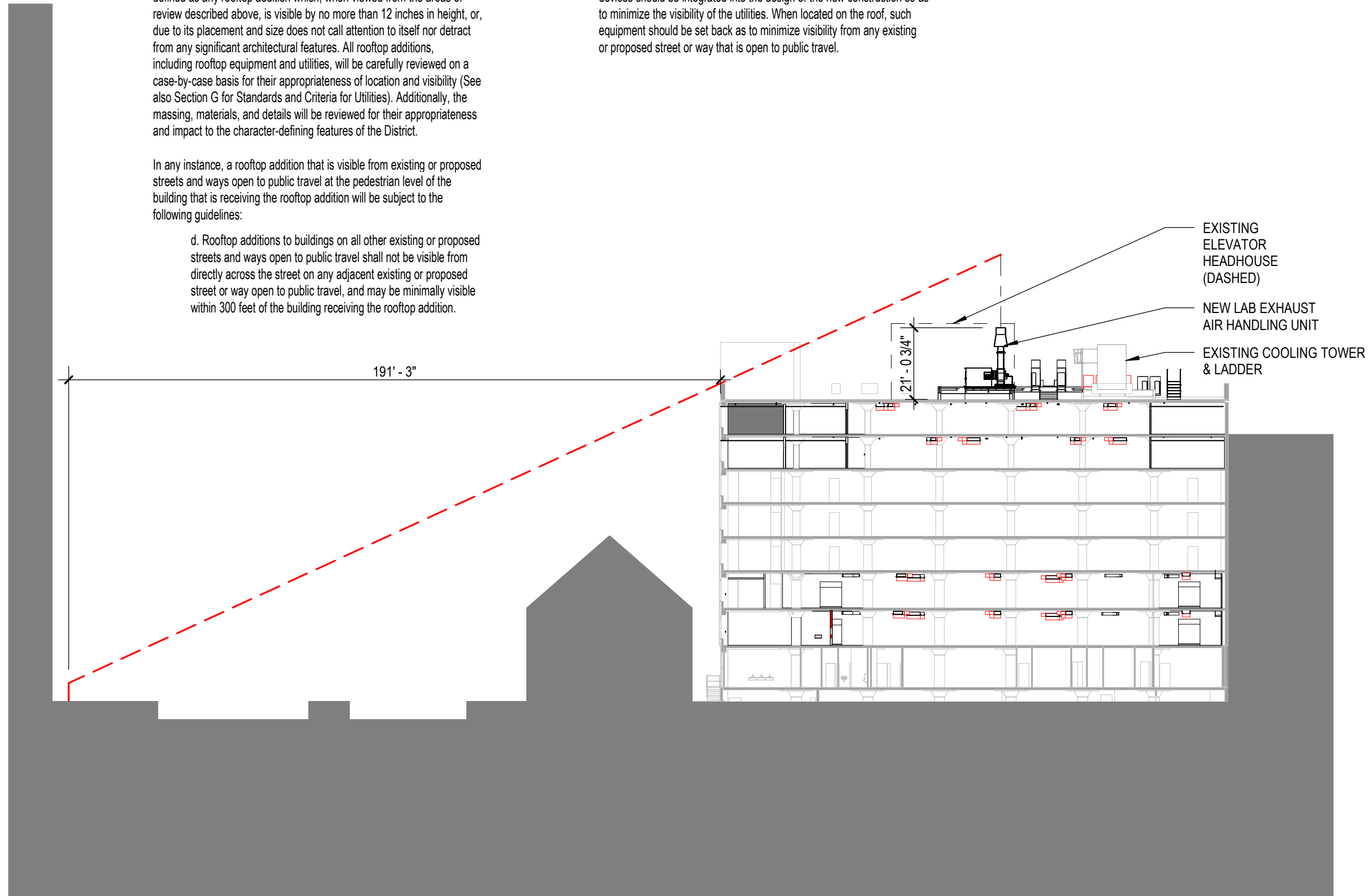
1. Rooftop additions should be not visible or minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from the areas of review described above, is visible by no more than 12 inches in height, or, due to its placement and size does not call attention to itself nor detract from any significant architectural features. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility (See also Section G for Standards and Criteria for Utilities). Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the District.

In any instance, a rooftop addition that is visible from existing or proposed streets and ways open to public travel at the pedestrian level of the building that is receiving the rooftop addition will be subject to the following guidelines:

d. Rooftop additions to buildings on all other existing or proposed streets and ways open to public travel shall not be visible from directly across the street on any adjacent existing or proposed street or way open to public travel, and may be minimally visible within 300 feet of the building receiving the rooftop addition.

G. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new construction so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from any existing or proposed street or way that is open to public travel.

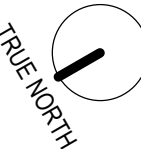


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KEYPLAN



LANDMARKS - SECTION

SKETCH TITLE

1/32" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-004**

SKETCH NUMBER

1

LANDMARKS - SECTION - EXHAUST FAN

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

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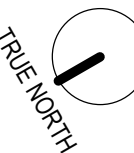
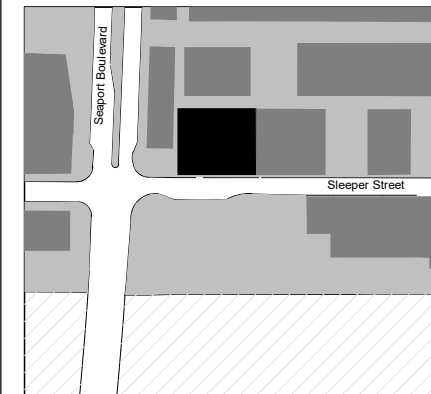
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## KEYPLAN



## LANDMARKS - EXISTING PHOTOS (ROOFTOP LEVEL)

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

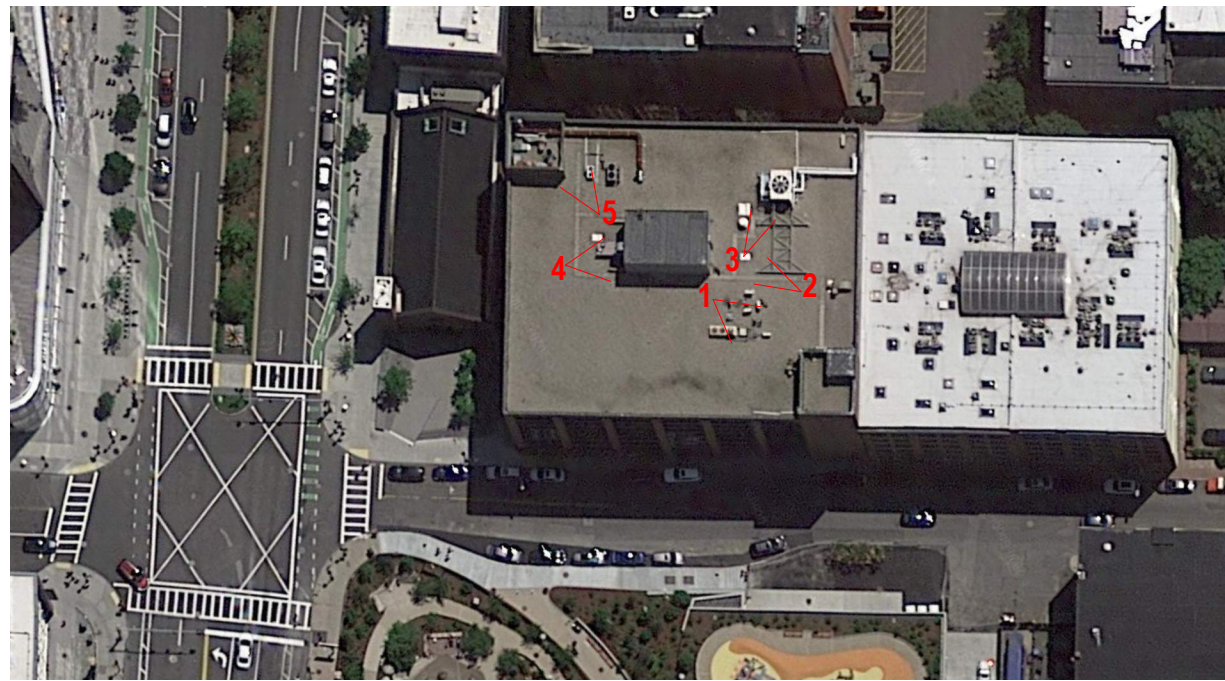
PROJECT NAME

12183.000

PROJECT NUMBER

# LM-005

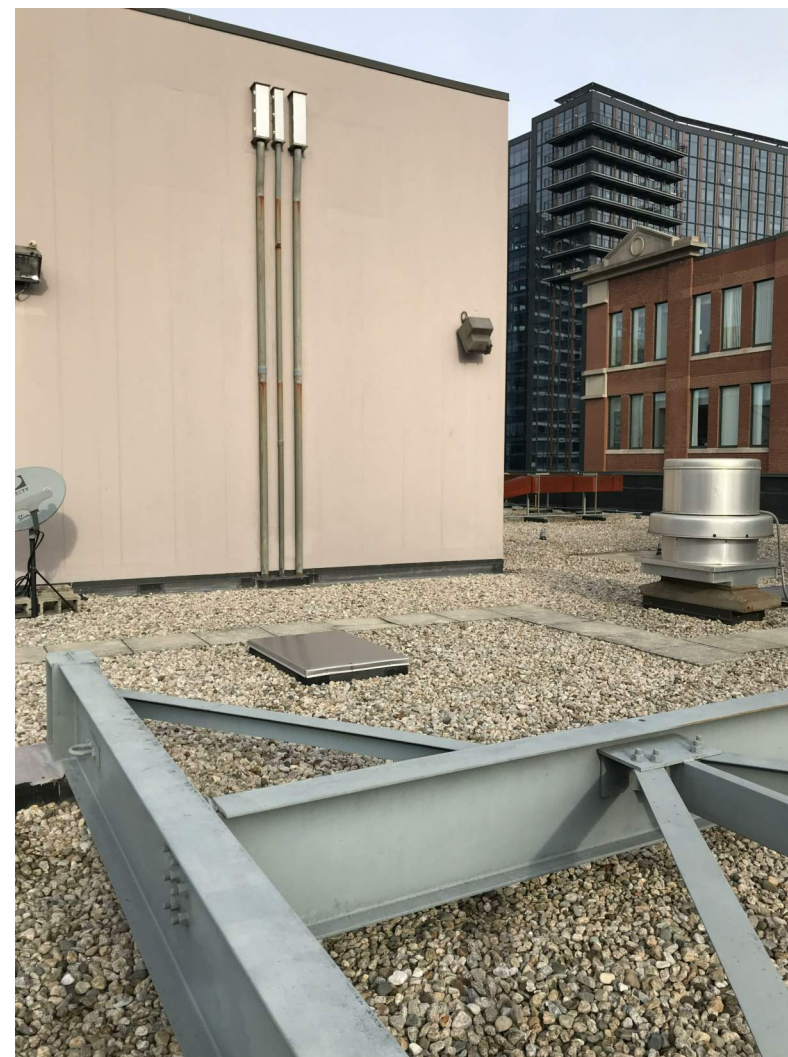
SKETCH NUMBER



### AERIAL PHOTO



### VIEW 1



### VIEW 2



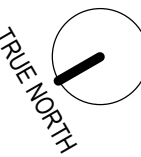
### VIEW 3

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## KEYPLAN



## LANDMARKS - EXISTING PHOTOS (ROOFTOP LEVEL)

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-006**

SKETCH NUMBER



**VIEW 4**



**VIEW 5**

Plot Date: 6/16/2020 12:43:09 PM

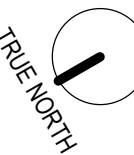
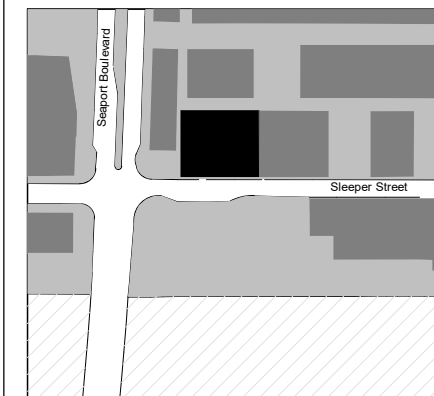
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## KEYPLAN



## LANDMARKS - EXISTING PHOTOS (PEDESTRIAN LEVEL)

SKETCH TITLE

SCALE

06/17/20

DATE

## SPECULATIVE LAB AND OFFICE BUILDING RENOVATION

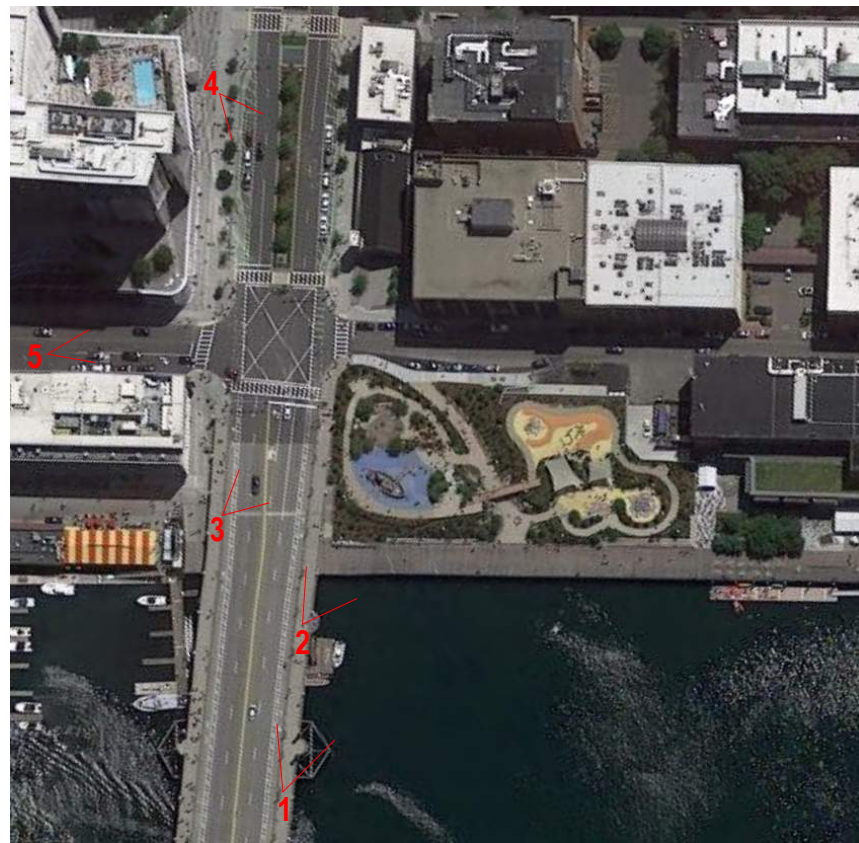
PROJECT NAME

12183.000

PROJECT NUMBER

# LM-007

SKETCH NUMBER



**AERIAL PHOTO**



**VIEW 1**



**VIEW 2**



**VIEW 3**

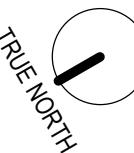
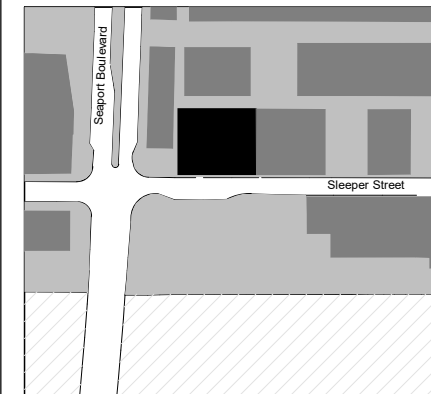


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## KEYPLAN



## LANDMARKS - EXISTING PHOTOS (PEDESTRIAN LEVEL)

SKETCH TITLE

SCALE

06/17/20

DATE

## SPECULATIVE LAB AND OFFICE BUILDING RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

# LM-008

SKETCH NUMBER



VIEW 4



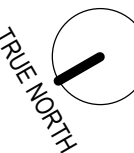
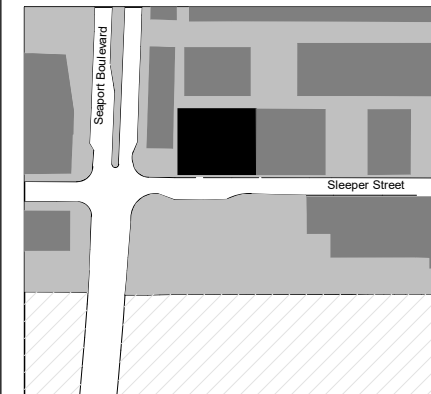
VIEW 5

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## KEYPLAN



## LANDMARKS - VIEW 1 FROM BRIDGE

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

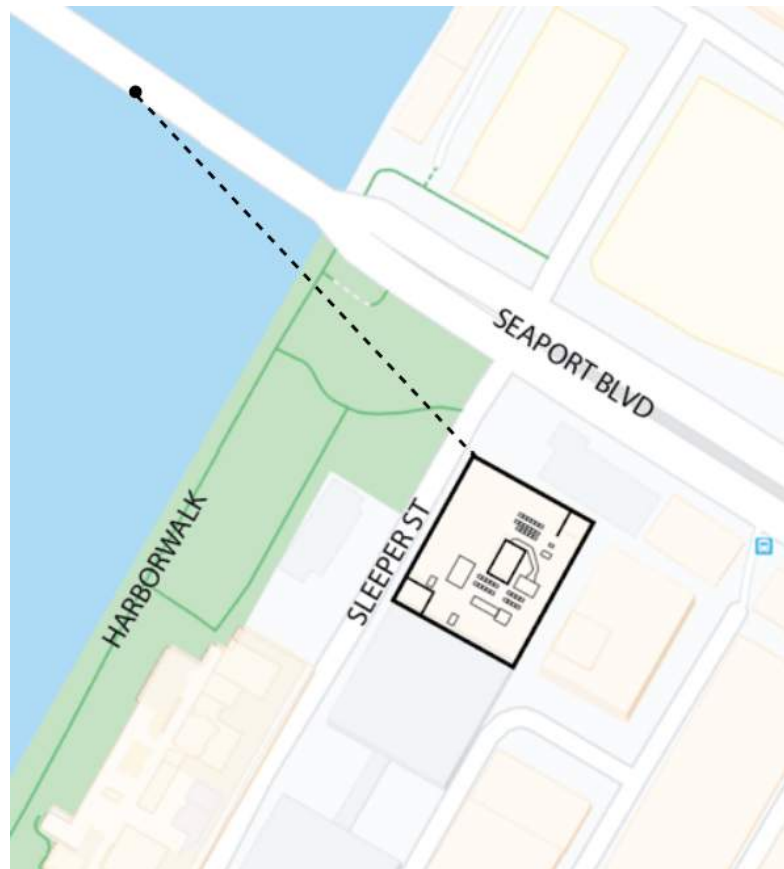
PROJECT NAME

12183.000

PROJECT NUMBER

**LM-009**

SKETCH NUMBER



BEYOND 300'



VIEW 1 - EXISTING



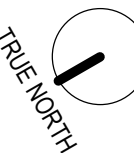
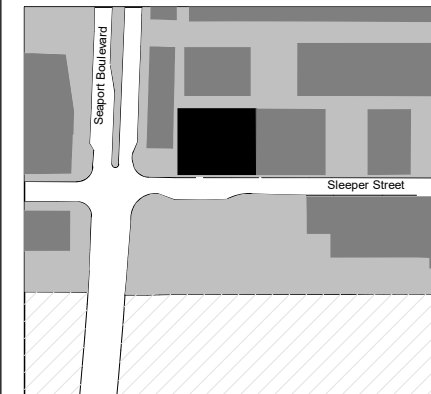
VIEW 1 - PROPOSED

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## KEYPLAN



## LANDMARKS - VIEW 2 FROM BRIDGE

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

# LM-010

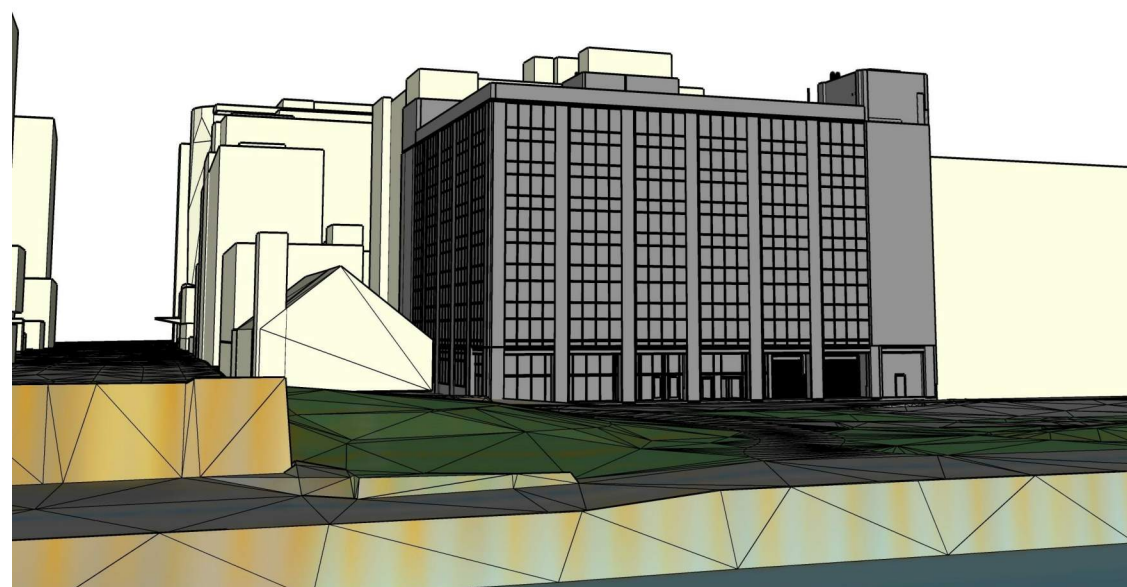
SKETCH NUMBER



DATUM OF 22' HEIGHT AT LOCATION OF  
HEADHOUSE OR BEYOND IS MINIMALLY  
VISIBLE FROM 300' AWAY ON BRIDGE  
SIDEWALK OF SEAPORT BLVD



### VIEW 2 - EXISTING



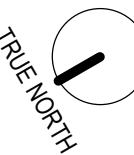
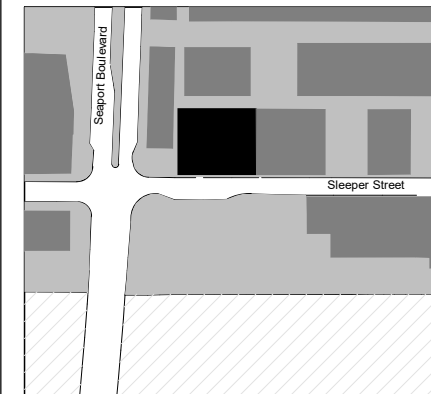
### VIEW 2 - PROPOSED

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## KEYPLAN



## LANDMARKS - VIEW 3 FROM BRIDGE

SKETCH TITLE

12" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-011**

SKETCH NUMBER



DATUM OF 22' HEIGHT AT LOCATION OF  
HEADHOUSE OR BEYOND IS NOT  
VISIBLE FROM BRIDGE STREETSCAPE,  
300' AWAY ACROSS SEAPORT BLVD



**VIEW 3 - EXISTING**



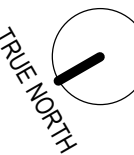
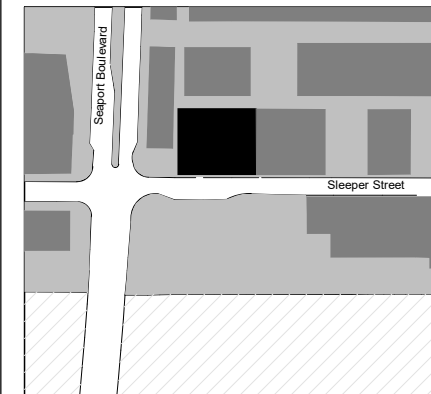
**VIEW 3 - PROPOSED**

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## KEYPLAN



## LANDMARKS - VIEW 4

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

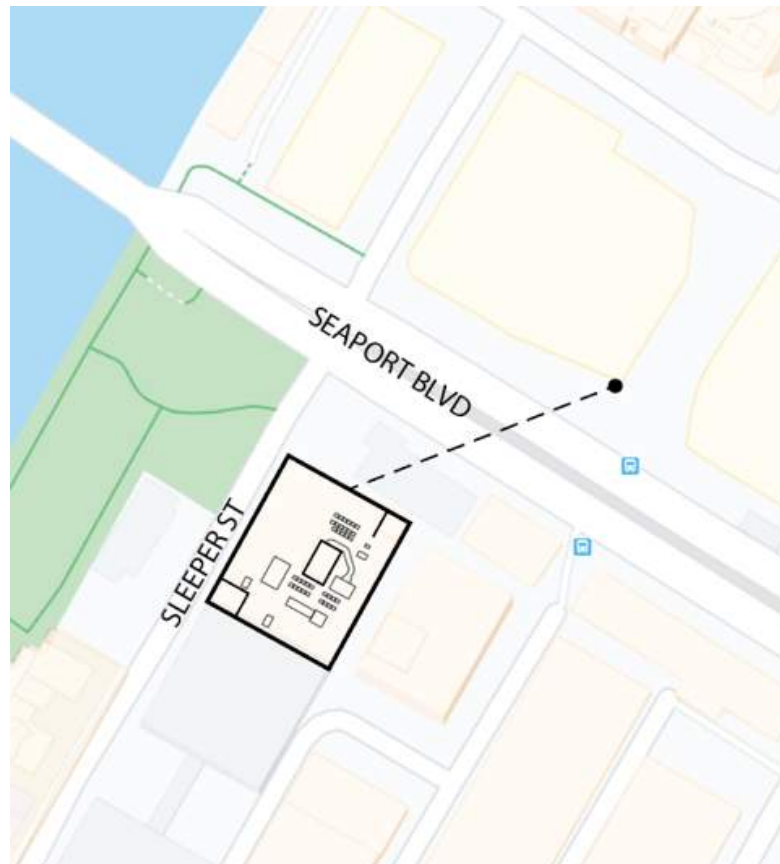
PROJECT NAME

12183.000

PROJECT NUMBER

# LM-012

SKETCH NUMBER



DATUM OF 22' HEIGHT AT LOCATION  
OF HEADHOUSE OR BEYOND IS  
MINIMALLY VISIBLE FROM OPPOSITE  
SEAPORT BLVD, 250' AWAY TOWARD  
THE EAST



### VIEW 4 - EXISTING



### VIEW 4 - PROPOSED

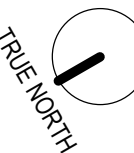
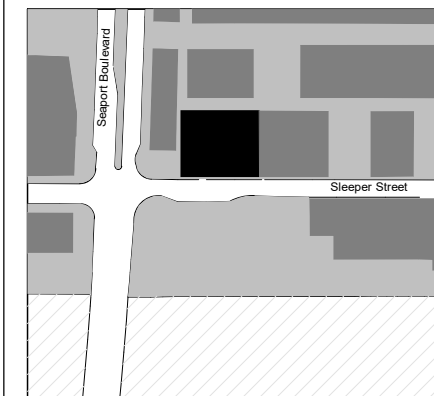
LAB EXHAUST AIR  
HANDLING UNIT

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## KEYPLAN



## LANDMARKS - VIEW 5

SKETCH TITLE

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

# LM-013

SKETCH NUMBER



DATUM OF 22' HEIGHT AT LOCATION  
OF HEADHOUSE OR BEYOND IS  
MINIMALLY VISIBLE FROM 300' AWAY  
ON SIDEWALK OF SLEEPER ST



### VIEW 5 - EXISTING

SNOW HOOD ON  
HEAT PUMP ARRAYS



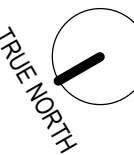
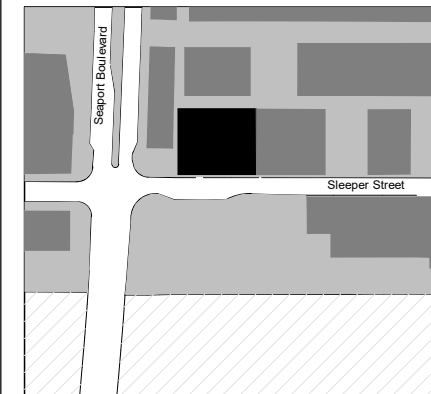
### VIEW 5 - PROPOSED

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KEYPLAN



LANDMARKS - EXISTING  
WEST ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-014**

SKETCH NUMBER

EXISTING ELEVATOR HEADHOUSE

EXISTING COOLING TOWER

22' - 3"

4' - 8 1/2"

TOP OF ROOF INSULATION

EXISTING ADJACENT  
BUILDING PARAPET

EXISTING  
ADJACENT  
CHURCH

EXISTING SIGNAGE

HOPSTER'S ENTRY

MAIN LOBBY ENTRY

LOADING DOCK DOORS

1

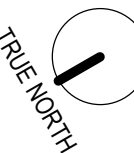
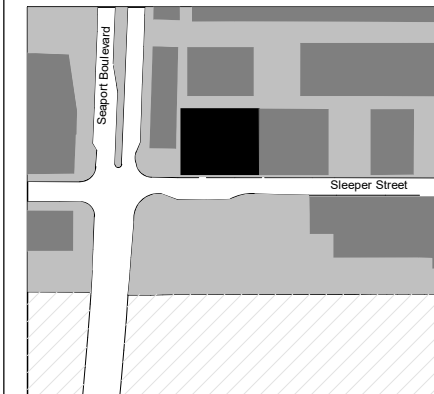
LANDMARKS - EXISTING WEST ELEVATION

SCALE: 1/16" = 1'-0"

Plot Date: 6/16/2020 12:43:12 PM

Plot Date:

KEYPLAN



LANDMARKS -  
 PROPOSED WEST  
 ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

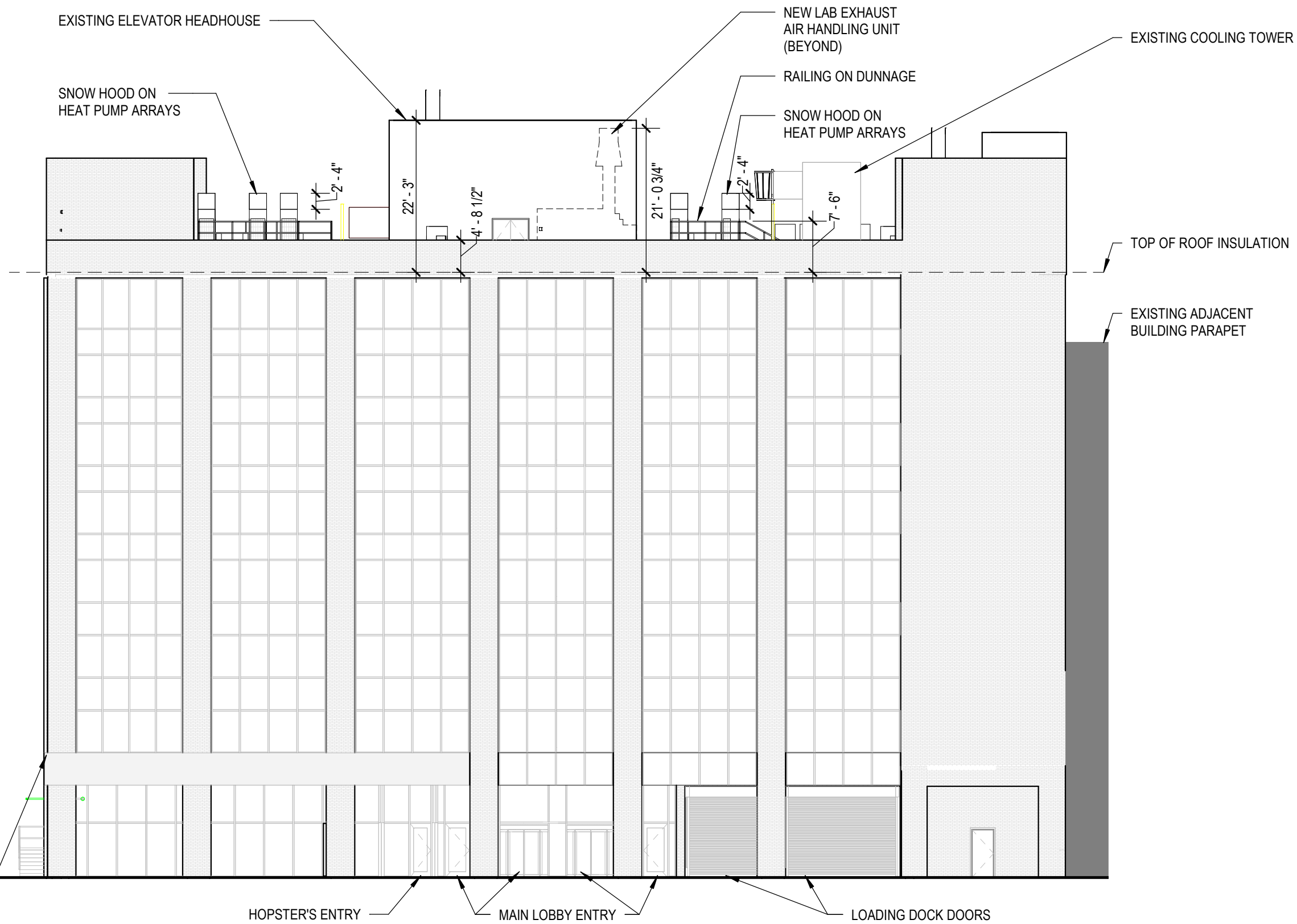
PROJECT NAME

12183.000

PROJECT NUMBER

**LM-015**

SKETCH NUMBER



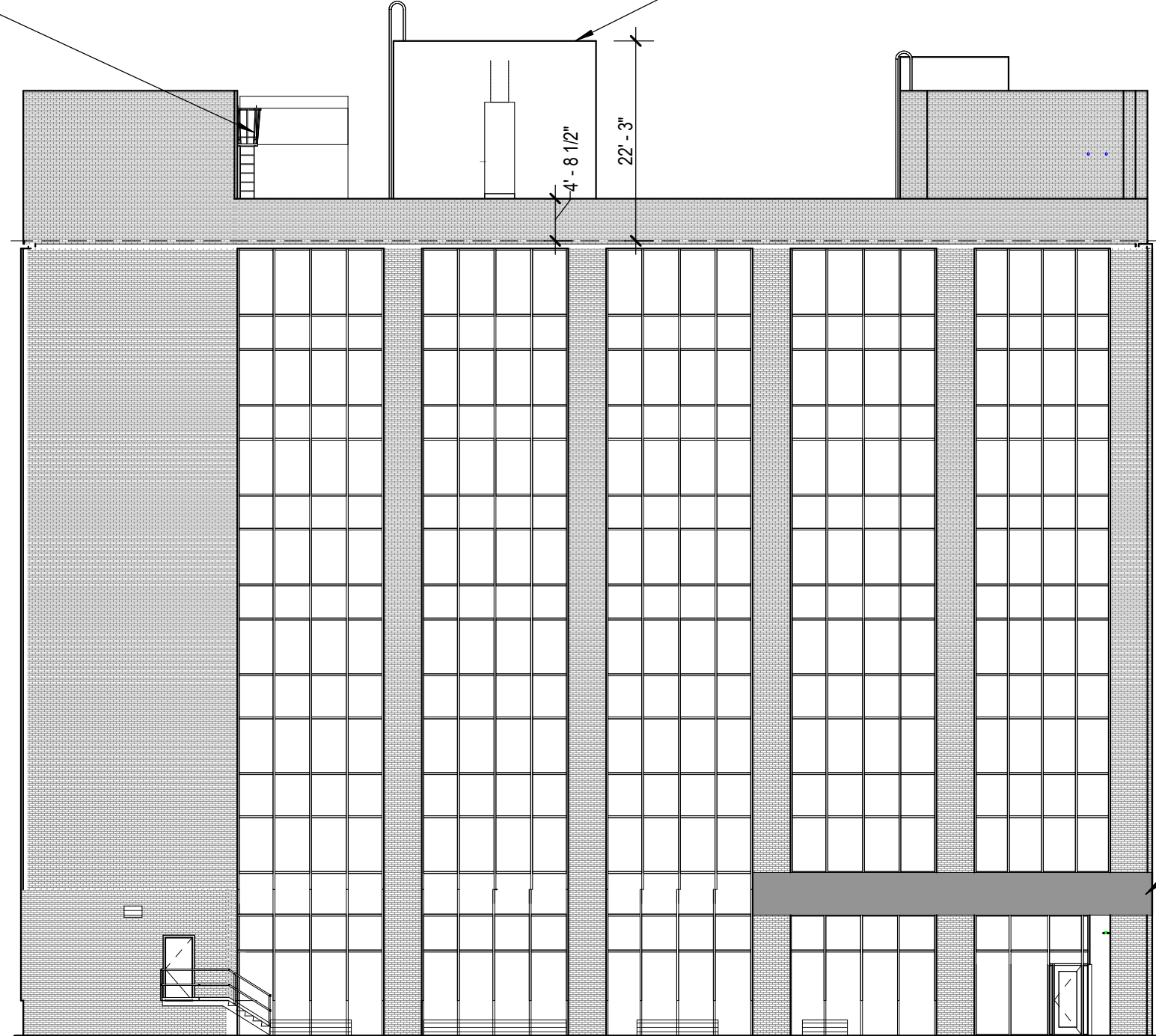
**1** LANDMARKS - PROPOSED WEST ELEVATION  
 SCALE: 1/16" = 1'-0"

Plot Date: 6/16/2020 12:43:17 PM



EXISTING COOLING TOWER

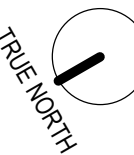
EXISTING ELEVATOR HEADHOUSE



TOP OF ROOF INSULATION

EXISTING SIGNAGE

KEYPLAN



LANDMARKS - EXISTING  
NORTH ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-016**

SKETCH NUMBER

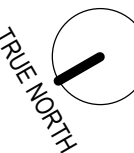
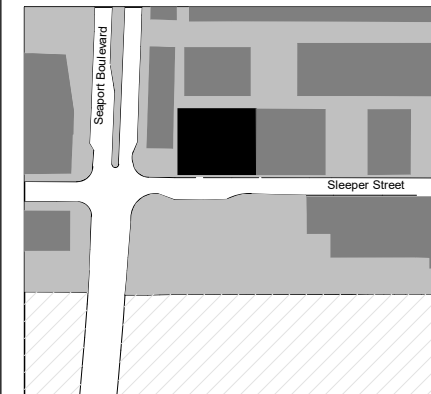
1 LANDMARKS - EXISTING NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

NAN FUNG LIFE SCIENCES  
 REAL ESTATE  
 51 SLEEPER ST  
 BOSTON, MA, 02210

**SMITHGROUP**

100 HIGH STREET  
 SUITE 1800  
 BOSTON, MA 02110  
 617.502.3400  
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KEYPLAN



LANDMARKS -  
 PROPOSED NORTH  
 ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

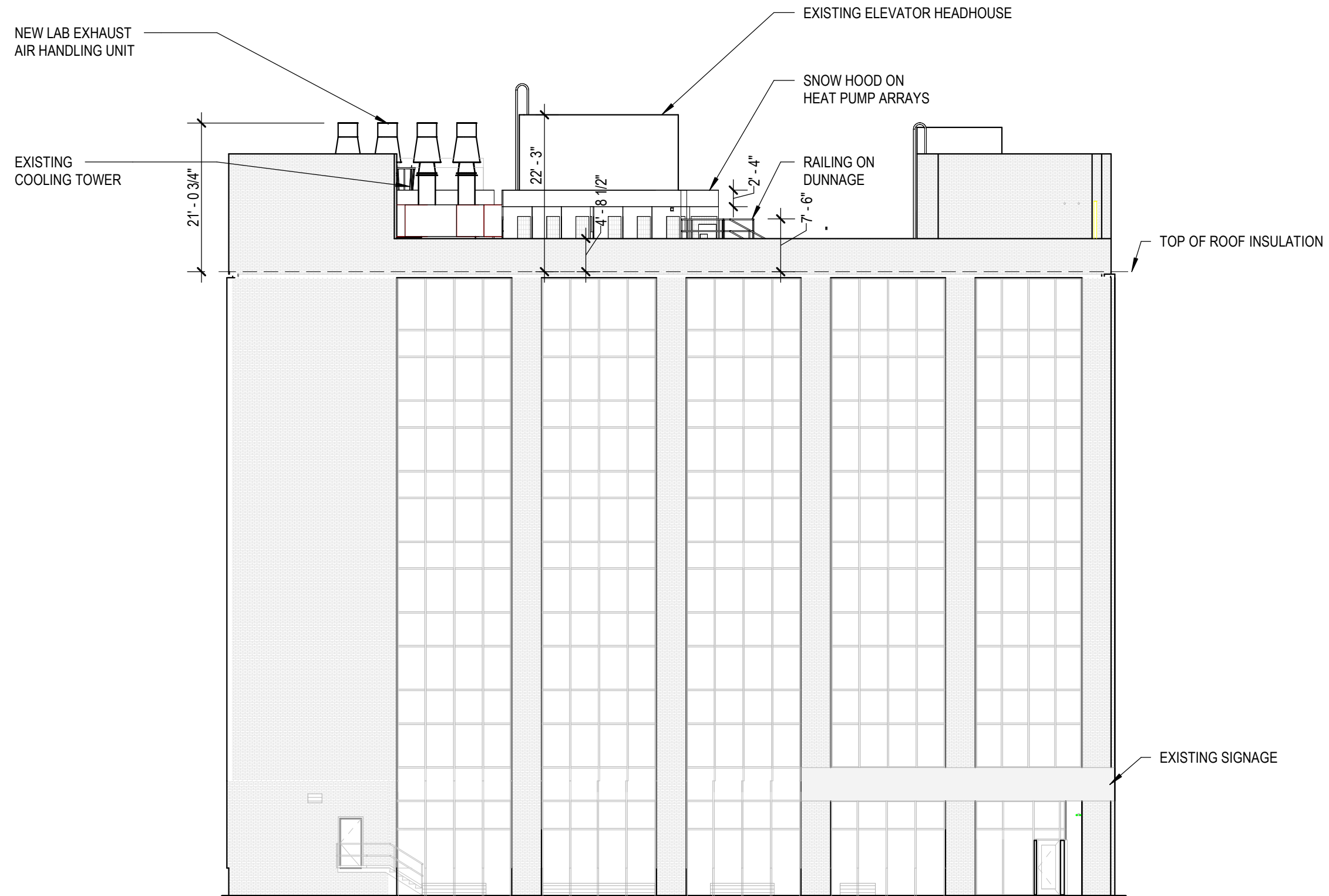
PROJECT NAME

12183.000

PROJECT NUMBER

**LM-017**

SKETCH NUMBER



1 LANDMARKS - PROPOSED NORTH ELEVATION  
 SCALE: 1/16" = 1'-0"

Plot Date: 6/16/2020 12:43:23 PM

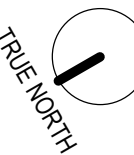
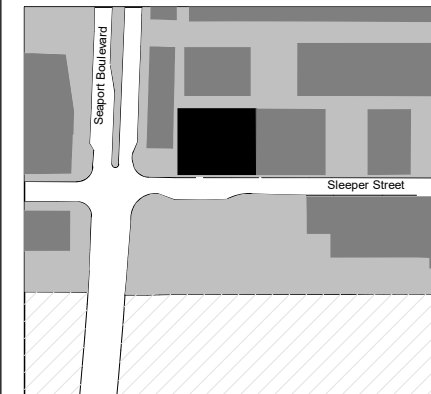
Plot Date:

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KEYPLAN



LANDMARKS - EXISTING  
EAST (ALLEY) ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
OFFICE BUILDING  
RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-018**

SKETCH NUMBER

EXISTING COOLING TOWER

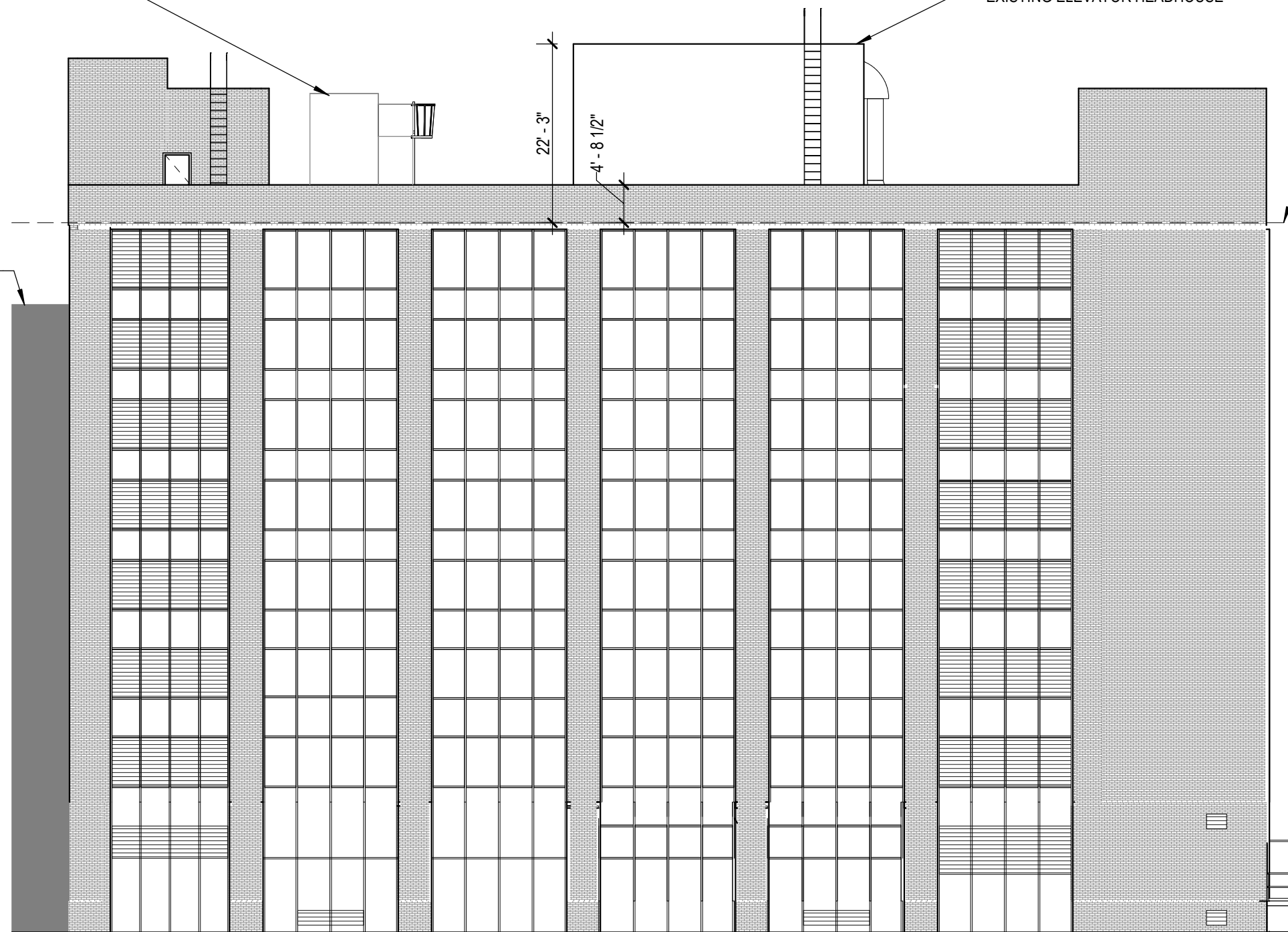
EXISTING ELEVATOR HEADHOUSE

TOP OF ROOF INSULATION

EXISTING ADJACENT  
BUILDING PARAPET

22' - 3"

4' - 8 1/2"



1

LANDMARKS - EXISTING EAST (ALLEY) ELEVATION

SCALE: 1/16" = 1'-0"

Plot Date: 6/16/2020 12:43:25 PM

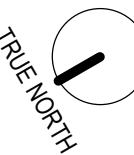
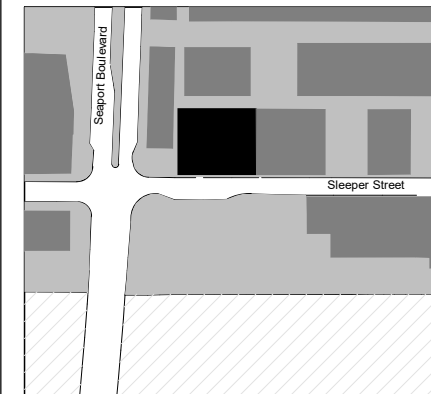
Plot Date:

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KEYPLAN



LANDMARKS -  
 PROPOSED EAST (ALLEY)  
 ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

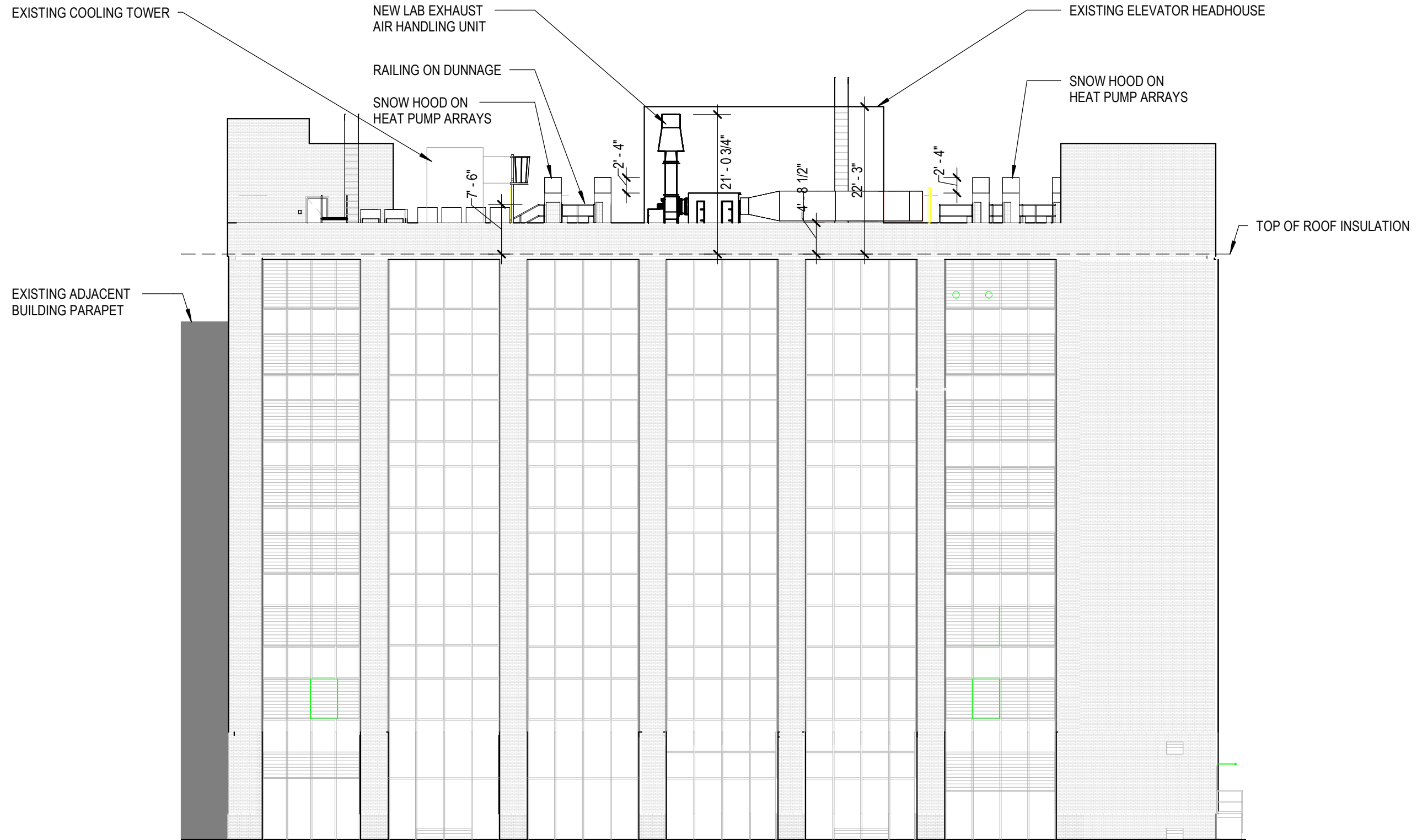
PROJECT NAME

12183.000

PROJECT NUMBER

**LM-019**

SKETCH NUMBER



1

LANDMARKS - PROPOSED EAST (ALLEY) ELEVATION

SCALE: 1/16" = 1'-0"

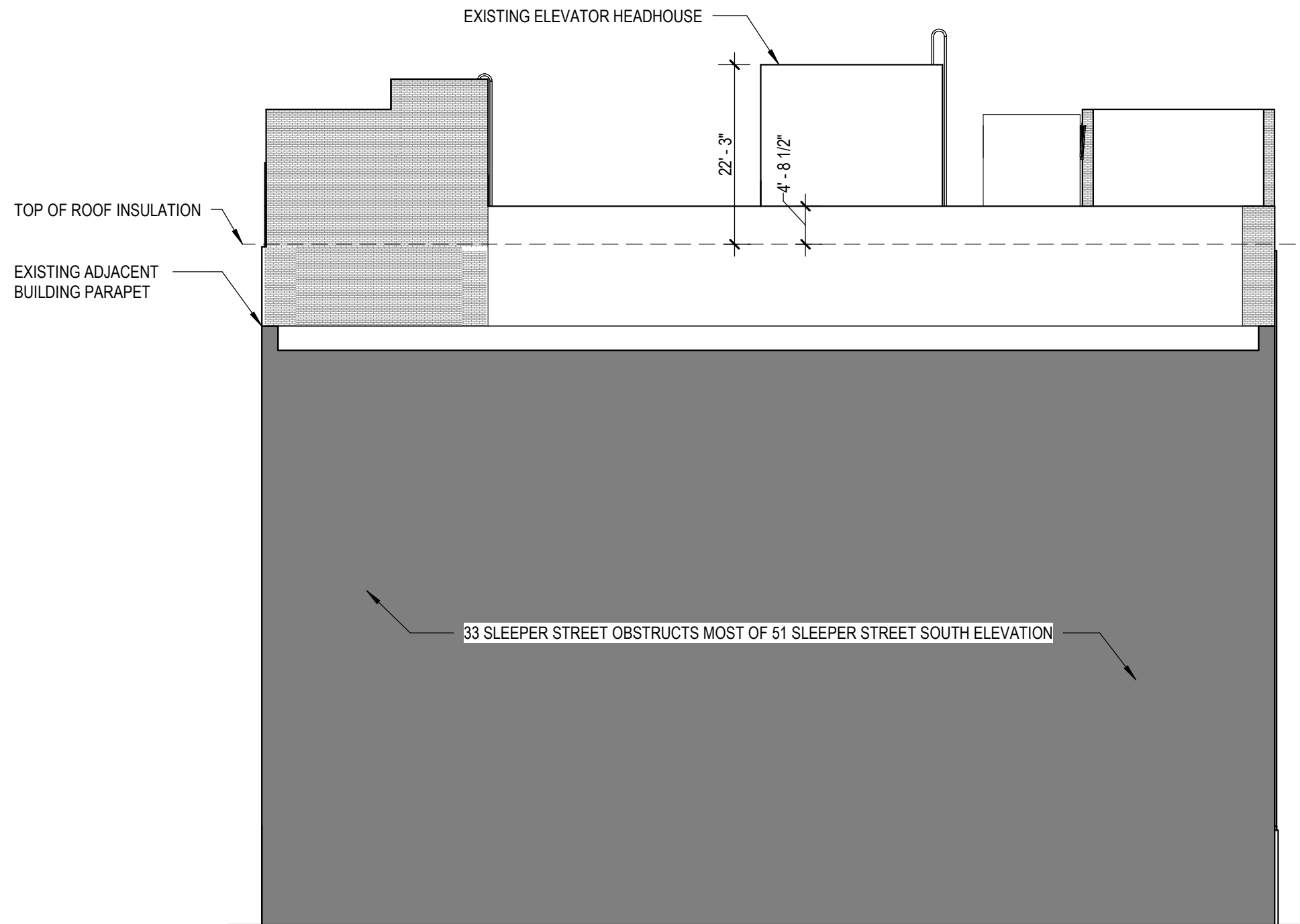
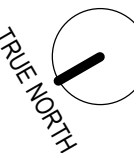
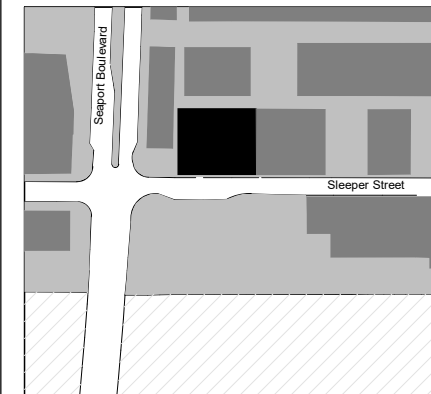
Plot Date: 6/16/2020 12:43:31 PM

Plot Date:

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## KEYPLAN



## LANDMARKS - EXISTING SOUTH ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

PROJECT NAME

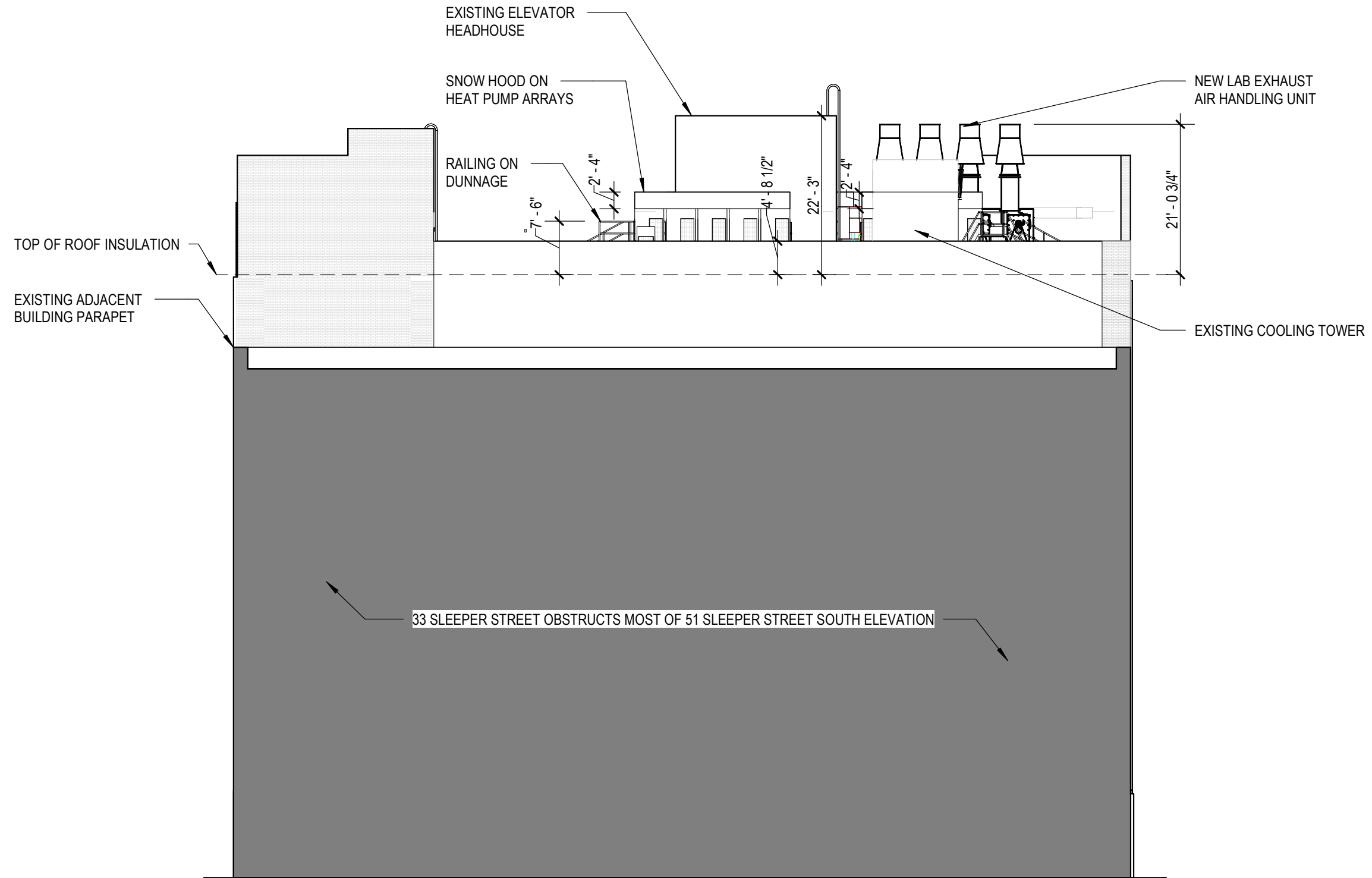
12183.000

PROJECT NUMBER

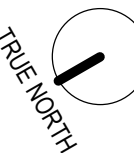
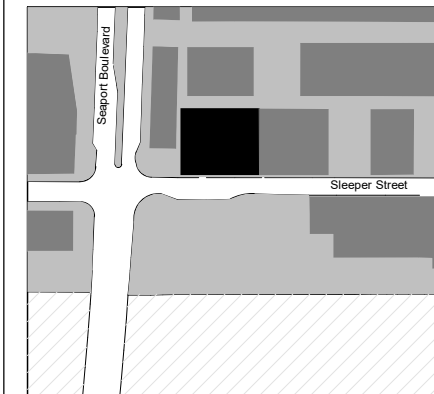
**LM-020**

SKETCH NUMBER

**1** LANDMARKS - EXISTING SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"



KEYPLAN



LANDMARKS -  
 PROPOSED SOUTH  
 ELEVATION

SKETCH TITLE

1/16" = 1'-0"

SCALE

06/17/20

DATE

SPECULATIVE LAB AND  
 OFFICE BUILDING  
 RENOVATION

PROJECT NAME

12183.000

PROJECT NUMBER

**LM-021**

SKETCH NUMBER

1 LANDMARKS - PROPOSED SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"