



City of Madison

Conditional Use

Location

210 East Olin Avenue

Project Name

MMSD – Restore Built-Out

Applicant

Olin Center LLC / Steven Kieckhafer – Plunkett Raysich, LLP

Existing Use

Multi-tenant commercial building

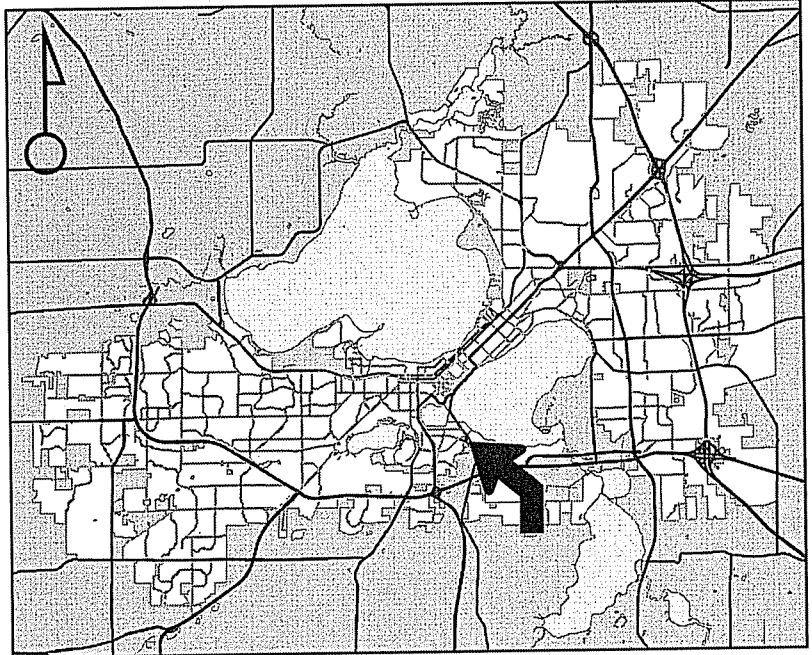
Proposed Use

Construct school in existing multi-tenant commercial building

Public Hearing Date

Plan Commission

17 October 2016

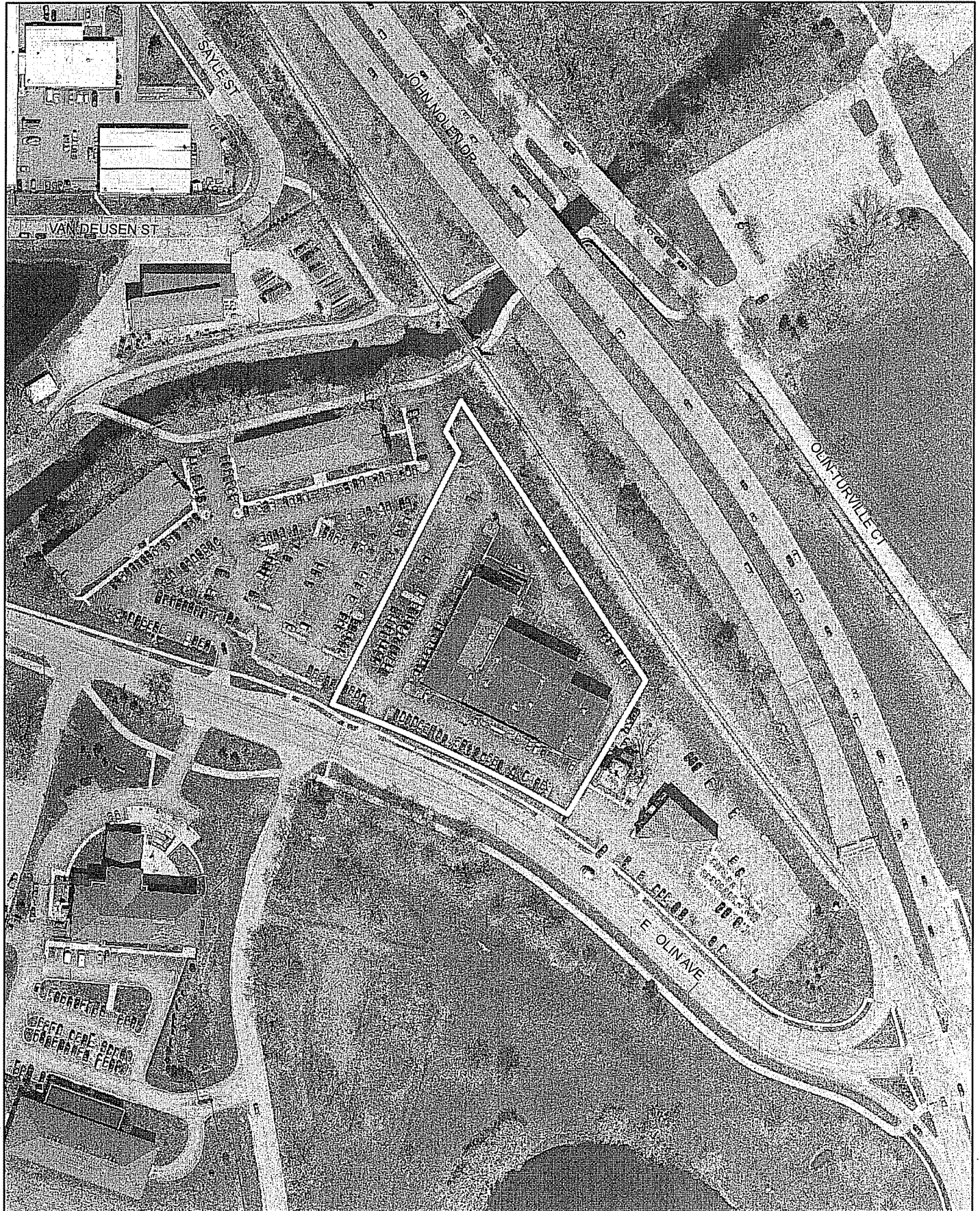


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid ✓ Receipt No. _____
 Date Received 9/2/16
 Received By JUC
 Parcel No. 0709-252-0603-9
 Aldermanic District 14 - Sherril Carter
 Zoning District SE
 Special Requirements UDD-01
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 210 E Olin Ave

Project Title (if any): Madison Metropolitan School District - Restore Build-Out

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Rick Hopke Company: Madison Metropolitan School District
Street Address: 545 W Dayton St. City/State: Madison, WI Zip: 53703
Telephone: (608) 204-7912 Fax: () Email: rhopke@madison.k12.wi.us

Project Contact Person: Steven Kieckhafer Company: Plunkett Raysich Architects, LLP
Street Address: 2310 Crossroads Dr, Suite 2000 City/State: Madison, WI Zip: 53718
Telephone: (608) 240-9900 Fax: () Email: skieckhafer@prarch.com

Property Owner (if not applicant): Olin Center LLC
Street Address: 414 D'Onofrio Dr., Suite 300 City/State: Madison, WI Zip: 53719

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Interior renovation of existing 5,890 sf space to accommodate classroom space. Exiting toilet room facilities, custodial, and mechanical spaces to remain without renovation.

Development Schedule: Commencement August 2016 Completion September 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~• Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Thirty-two (32) **copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ~~• One (1) copy~~ of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: Matt Tucker Date: 9-1-16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Jay D Koritzinsky ^{member/owner} Relationship to Property: Owner

Authorizing Signature of Property Owner *Jay D Koritzinsky* Date 9-1-16

September 1, 2016

Mr. Matt Tucker, Zoning Administrator
Building Inspection Division
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
RESTORE Tenant Build-Out
210 E Olin Ave, Madison, WI 53713
PRA Project No. 160160-02

Dear Mr. Tucker:

The following submittal is our request for Zoning review of Land Use Application.

Organizational Structure:

Owner: Olin Center LLC
414 D'Onofrio Dr., Suite 300
Madison, WI 53719
Contact: Jay D Koritzinsky
jay@kklawmadison.com

Tenant: Madison Metropolitan School District
545 W Dayton Street
Madison, WI 53703
Contact: Rick Hopke
rhopke@madison.k12.wi.us

Architect: Plunkett Raysich Architects, LLP
2310 Crossroads Dr., Ste. 2000
Madison, WI 53718
Contact: Steve Kieckhafer
SKieckhafer@prarch.com

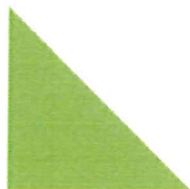
Introduction:

The Madison Metropolitan School District is proposing to locate a long time alternative education program, RESTORE, to a dedicated space for students. RESTORE aims to ensure that every student is equipped with the social / emotional skills and interpersonal tools of empathy and accountability to repair, build and cultivate relationships within their learning community through use of restorative practices. Moreover, RESTORE is designed to assist our

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 941 348 3618

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



students' in developing a greater attachment to their school community and to engage in behavior that prepares them to become college, career, and community-ready.

Project Description:

Interior renovation to accommodate classroom space. Exiting toilet room facilities, custodial, and mechanical spaces to remain without renovation.

Building Statistics

Proposed renovation of Gross Floor Area	5,890 s.f.
Proposed addition of Gross Floor Area	<u>0 s.f.</u>
New total Gross Floor Area	5,890 s.f.

Vehicle Parking

On-site surface Parking, no minimum required 205 spaces 8 accessible (2 van)

Bike Parking

Bike Storage available to students, 1 per 5 students 28 spaces

Moped Parking

Moped parking not provided

Project Schedule:

This project is anticipated to start construction in August 2016 with completion scheduled for September 2016.

Estimated Project Costs:

The project costs are estimated to be \$15,000.00



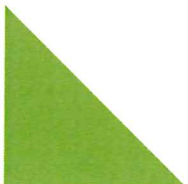
Please contact us with any questions or for additional information that you request.

Thank you for your time in reviewing our proposal.

Best regards,



Steven A. Kieckhafer, AIA
Architect



Madison Metropolitan School District Olin Center - Rise Tenant Build-Out

210 E. Olin Ave.
Madison, WI 53713

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

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2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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Sheet Index

General

000 TITLE SHEET
S100 Site Plan

Architectural

A200 FLOOR PLAN
A890 DETAILS, DOOR SCHEDULE, ROOM FINISH SCHEDULE AND MATERIAL SCHEDULE

Mechanical

ME20 MEP PLAN AND RCP
0

Project Information

Project Date: 08/04/16
PRA Project Number: 160160-02
Drawing Set: Project Status

Applicable Codes and Zoning

2014 Wisconsin Commercial Building Code (SPS 360-366)
2009 International Existing Building Code
2009 International Building Code
Business occupancy, Group B
Educational occupancy, Group E
Zoning: City of Madison ordinances

ADA Access Route

Refer to Sheet E3/A200

Building Area

Remodel: 5,890 SQ FT

Exiting

Required Aggregate Exit Width: 28"
Proposed Aggregate Exit Width: 72"

Type of Construction

LEVEL 2 REMODEL
Type of construction, unprotected, type IIB - Non-Sprinklered

Parking Requirements

Parking Stalls	Regular Stalls	Accessible Stalls	Van Accessible	Total Stalls
	197	8	2	205

Occupant Load

Room	Description	Area (SF)	Occupant Load
203	MECHANICAL ROOM	37 SF	1
203A	ELEVATOR EQUIPMENT ROOM	56 SF	0
204	MENS RESTROOM	101 SF	0
205	WOMENS RESTROOM	102 SF	0
206	CONF ROOM	205 SF	3
207	COAT CLOSET	45 SF	0
208	CORRIDOR	648 SF	0
208A	CLASSROOM 1	690 SF	34
208B	CLASSROOM 2	655 SF	33
208C	CLASSROOM 3	671 SF	34
208D	CLASSROOM 4	681 SF	35
E-1	ELEVATOR	134 SF	0
S-1	STAR	123 SF	0
LEVEL 1			139
Grand Total			139

Project Location



Project Team

OWNER

MADISON METROPOLITAN SCHOOL DISTRICT
4711 Pflaum Road Tel (608) 204-7900
Madison, WI 53718

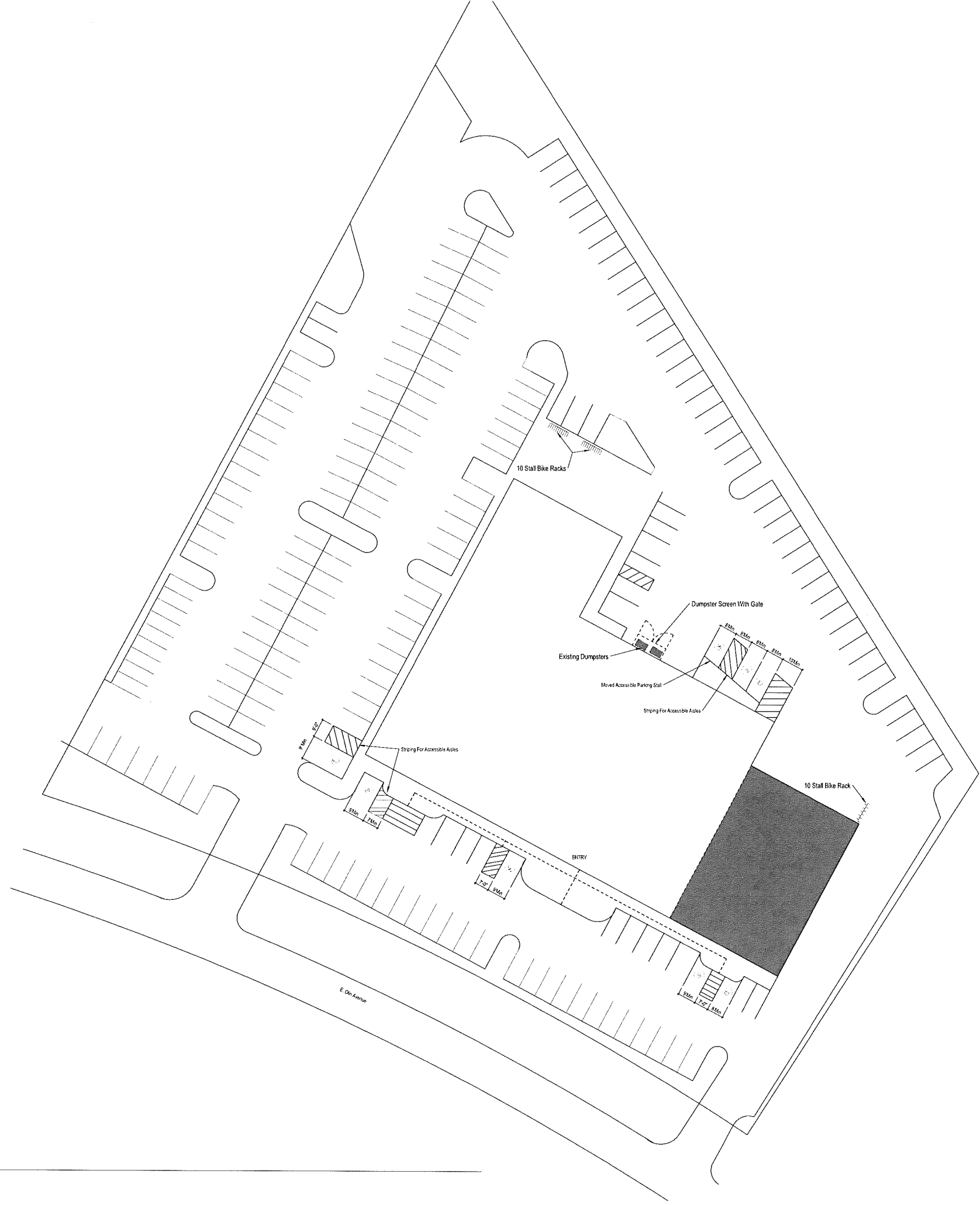
PLUMBING TO BE DETERMIND

MECHANICAL TO BE DETERMIND

ELECTRICAL TO BE DETERMIND

THE ARCHITECT PREPARED PLUMBING, HVAC, AND ELECTRICAL DESIGN SCOPE DOCUMENTS CONSISTING OF DRAWINGS AND SPECIFICATIONS THAT WILL OUTLINE THE GENERAL REQUIREMENTS FOR BIDDING. IT IS THE RESPONSIBILITY OF THE BIDDING CONTRACTOR TO TAKE RESPONSIBILITY OF THE FINAL DESIGN FOR NECESSARY APPROVALS AND CONSTRUCTION REQUIREMENTS. THE EXISTING MEP PLANS PROVIDED ARE FOR REFERENCE ONLY FOR THE BIDDING CONTRACTOR TO UNDERSTAND CURRENT CONDITIONS TO COMPLETE THE DESIGN AND CONSTRUCTION REQUIREMENTS.

1 SITE PLAN
S100
1" = 20'-0"



NOT FOR CONSTRUCTION

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Olin Center - Rise Tenant Build-Out
210 E. Olin Ave.
Madison, WI 53713

Revisions

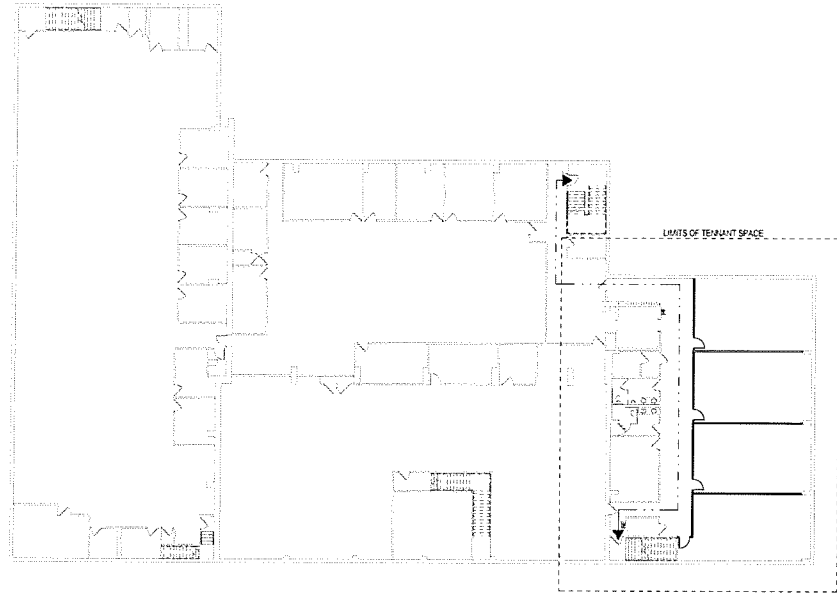
Drawn By:
Author
Date:
08/04/16

Job No.:
160160-02

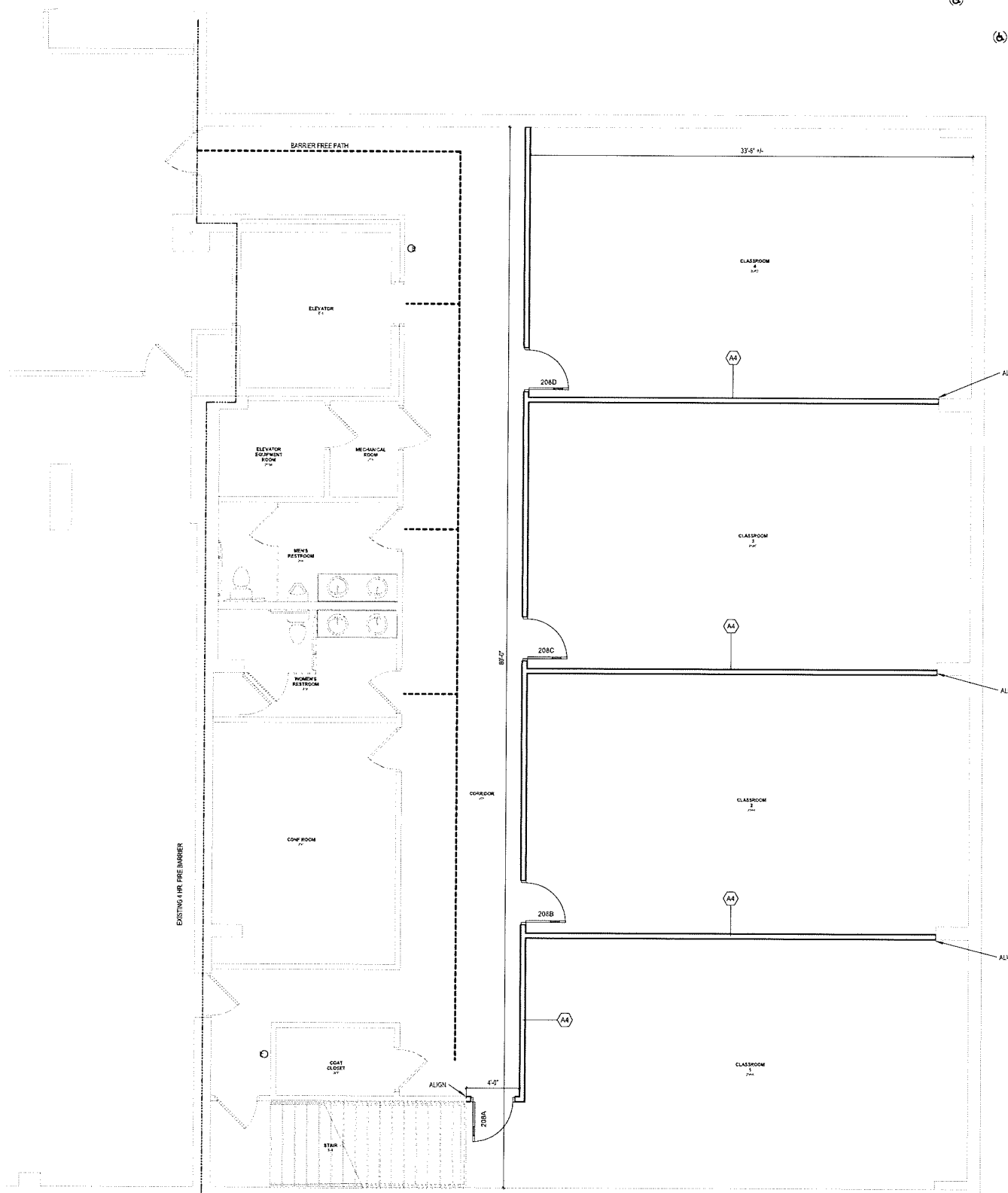
Sheet No.:

S100

B1
A200 OVERALL SECOND FLOOR PLAN
1" = 20'-0"



E3
A200 SECOND FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN - SYMBOLS LEGEND

	NEW WALL PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		EQUIPMENT
	INTERIOR ELEVATION		WINDOW TYPE
	FLOOR PLAN KEYNOTE		WALL PARTITION TYPE
	CONSTRUCTION LIMITS		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	ONE HOUR RATED FIRE PARTITION		SEMI-RECESSED FIRE EXTRACUSHION
	TWO HOUR RATED FIRE BARRIER		

- FLOOR PLAN - GENERAL NOTES**
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
 - MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK, OR ANY ASSOCIATED EQUIPMENT.
 - CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.
 - REFER TO SHEET A300 FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET A300 FOR DOOR SCHEDULES, DOOR TYPES AND NOTES.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES

TAG	INTERIOR PARTITION DESCRIPTION
AA	INTERIOR STEEL STUD PARTITION - 3.5" STEEL STUDS @ 16" OC WITH 3" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.

- GYPSUM BOARD PARTITIONS - GENERAL NOTES**
- ALL GYPSUM BOARD PARTITIONS SHALL BE (AA) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
 - GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
 - REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
 - PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
 - SEAL ALL WALL PENETRATIONS AT PERIMETER AND FRESTOP ALL FIRE RATED PARTITIONS.
 - EXTEND GYPSUM BOARD PARTITIONS TO THE FINISHED CEILING. REFER TO DETAIL A1430.
 - ALL GYPSUM BOARD TO BE TYPE 55" TYPE X.

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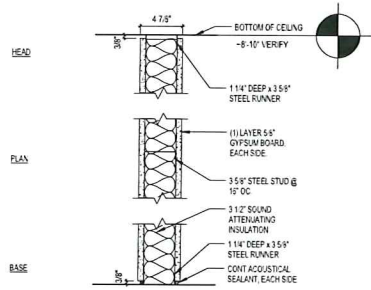
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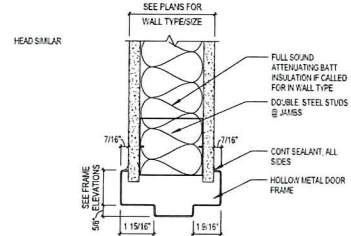
Revisions

Drawn By: Author
 Date: 08/04/16
 Job No.: 160160-02
 Sheet No.: A200

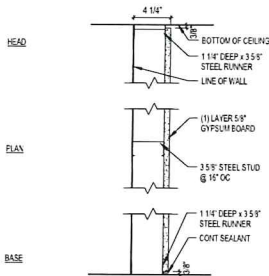
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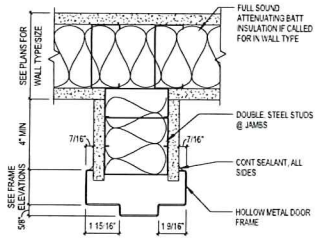
A1 (A4) INTERIOR SOUND PARTITION
A890 1 1/2" = 1'-0"



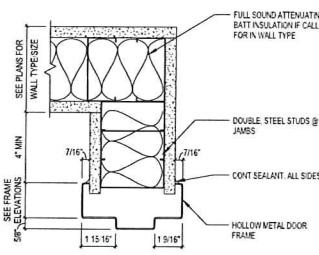
A2 HM FRAME JAMB @ STL STUD PARTITION_1
A890 3" = 1'-0"



B1 (F4) INTERIOR FURRING
A890 1 1/2" = 1'-0"



B2 HM FRAME JAMB @ STL STUD PARTITION_2
A890 3" = 1'-0"



C2 HM FRAME JAMB @ STL STUD PARTITION_3
A890 3" = 1'-0"

Division 09 51 00 - ACOUSTICAL CEILING
AC-1 Acoustical Ceiling
Division 09 65 00 - RESILIENT FLOORING
RB-1 Resilient Base
VCT-1 Vinyl Composition Tile
Division 09 68 00 - CARPETING
C-2 Carpet (Tie)
Division 09 91 00 - PAINTING / STAINING (Refer to Room Finish Schedule for Finish Designation) PAE, PAF, PAS, PAT or PAX
PA-1 Paint
Division 10 00 10 - MSS SPECIALTIES
CG-1 Corner Guard

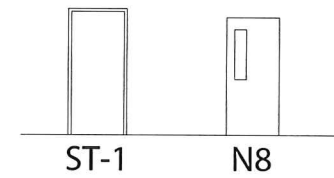
Level	Room Number	Room Name	Floor Finish	Base Finish	Wall Finish				Ceiling		Comments	Rev
					North	East	South	West	Type	Finish		
LEVEL 1												
LEVEL 1	203	MECHANICAL ROOM	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	203A	ELEVATOR EQUIPMENT ROOM	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	204	NEWS RESTROOM	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	205	NEWS RESTROOM	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	206	COAT CLOSET	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	207	COAT CLOSET	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	208	CORRIDOR	EXTG	RB-1	EXTG	PA-1	EXTG	EXTG	EXTG	EXTG		1
LEVEL 1	208A	CLASSROOM 1	EXTG	RB-1	PA-1	EXTG	PA-1	EXTG	EXTG	EXTG		1
LEVEL 1	208B	CLASSROOM 2	EXTG	RB-1	PA-1	EXTG	PA-1	EXTG	EXTG	EXTG		1
LEVEL 1	208C	CLASSROOM 3	EXTG	RB-1	PA-1	EXTG	PA-1	EXTG	EXTG	EXTG		1
LEVEL 1	208D	CLASSROOM 4	EXTG	RB-1	PA-1	EXTG	PA-1	EXTG	EXTG	EXTG		1
LEVEL 1	E-1	ELEVATOR	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		
LEVEL 1	S-1	STAR	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG	EXTG		

ROOM FINISH SCHEDULE GENERAL NOTES:
ALL METAL DOORS, FRAMES AND MSS METAL TO BE PAINTED
PAINT ALL MSS METAL GRILLES ETC. TO MATCH PART OF ADJACENT WALL

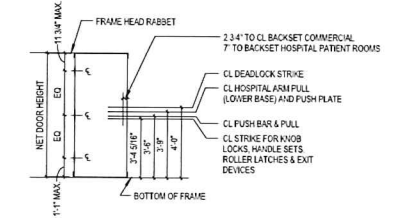
ROOM FINISH SCHEDULE NOTES:
1 RB-1 ON NEW WALLS ONLY

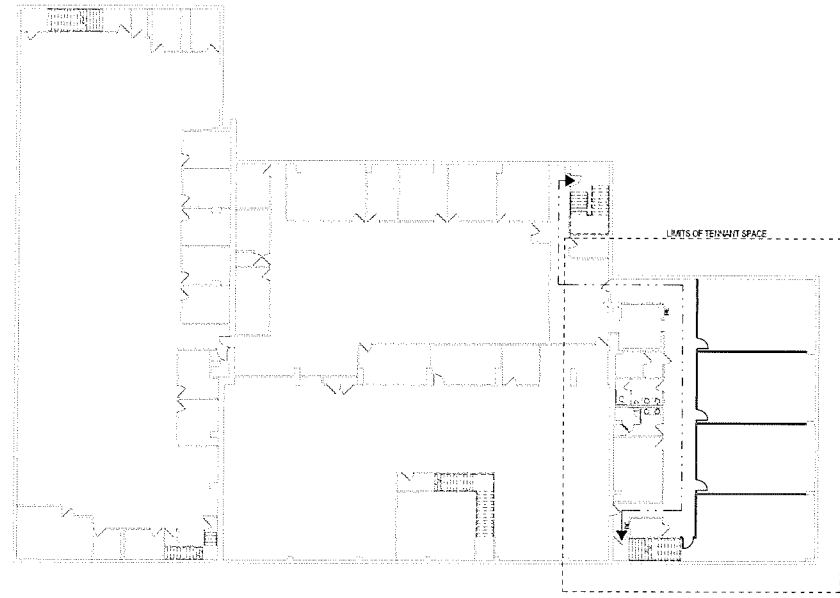
Door Number	Room #	Room Name	Size			Door Type	Frame				Hardware Group	Assembly Rating	Comments	Rev	
			Panel A Width	Panel B Width	Height		Material	Finish	Glass	Frame Type					Material
LEVEL 1															
208A	208A	CLASSROOM 1	3'-0"		7'-0"	N8				ST1				Classroom Door Hardware	
208B	208B	CLASSROOM 2	3'-0"		7'-0"	N8				ST1				Classroom Door Hardware	
208C	208C	CLASSROOM 3	3'-0"		7'-0"	N8				ST1				Classroom Door Hardware	
208D	208D	CLASSROOM 4	3'-0"		7'-0"	N8				ST1				Classroom Door Hardware	

DOOR SCHEDULE NOTES:
Hardware Group 1 (Classroom Hardware)
Classroom Security Lock
Door Stop
388 Hinge

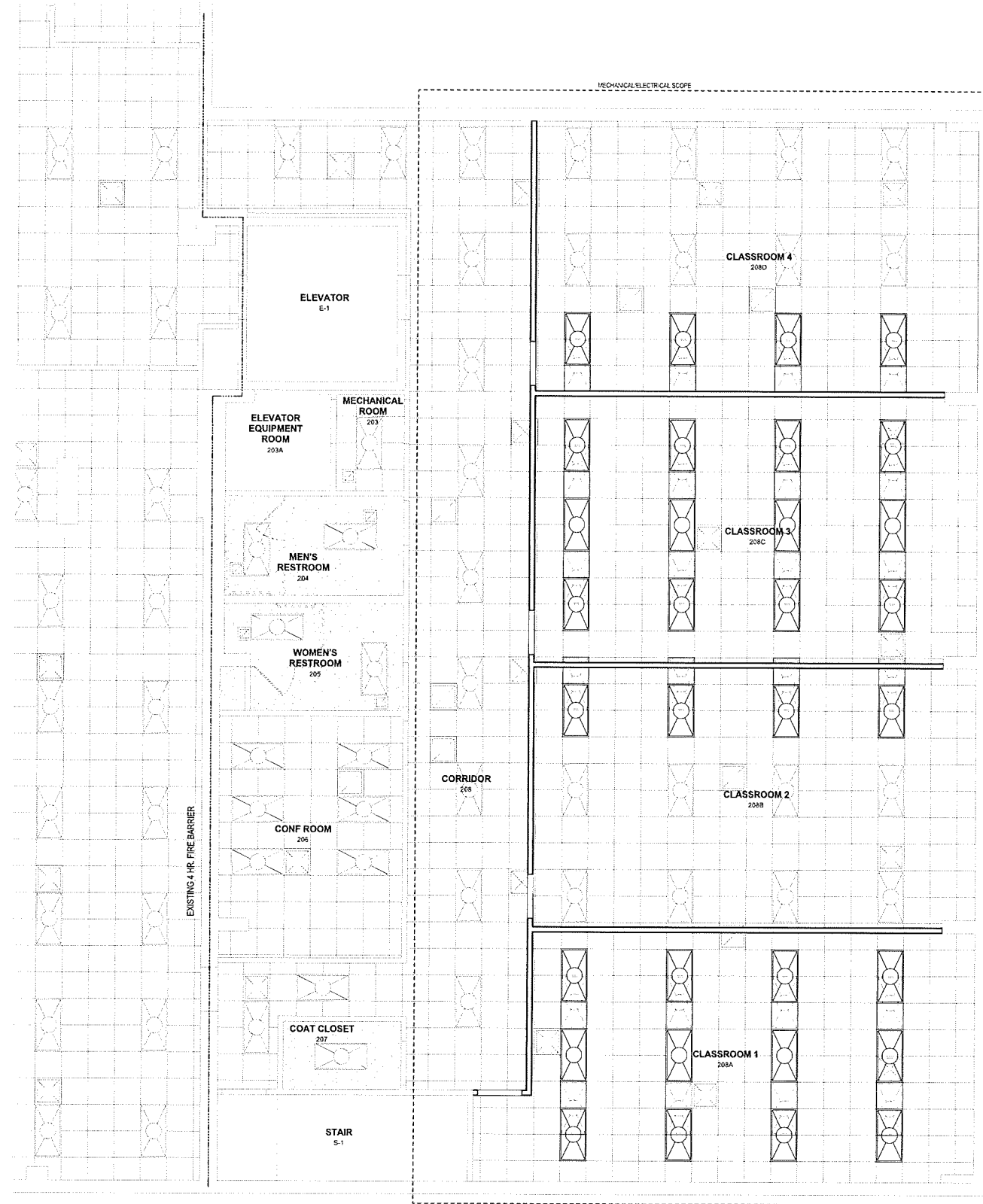


DOOR HARDWARE GRAPHIC





B1 OVERALL SECOND FLOOR PLAN
ME200 1" = 20'-0"



E3 MECHANICAL/ELECTRICAL SCOPE REFLECTED CEILING PLAN
ME200 1/4" = 1'-0"

ASSUMED EXISTING ELECTRICAL LAYOUT.
DESIGN BUILD ELECTRICAL CONTRACTOR TO REMOVE AND REINSTALL EXISTING LIGHTING, PROVIDE ADDITIONAL FIXTURES THAT MATCH.
LIGHTING LAYOUT IS PROVIDED AS BASIS OF DESIGN.
DESIGN BUILD ELECTRICAL CONTRACTOR TO PROVIDE ADEQUATE LAYOUT BASED UPON EXISTING CONDITIONS, TO BE COORDINATED WITH MECHANICAL CONTRACTOR.

ASSUMED EXISTING MECHANICAL LAYOUT.
DESIGN BUILD MECHANICAL CONTRACTOR TO REMOVE AND REINSTALL EXISTING DIFFUSERS AND RETURNS, PROVIDE ADDITIONAL DIFFUSERS AND RETURNS THAT MATCH.
DESIGN BUILD MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE LAYOUT BASED UPON EXISTING CONDITIONS, TO BE COORDINATED WITH ELECTRICAL CONTRACTOR.

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