



**CITY OF RACINE**

**APPLICATION FOR CONDITIONAL USE**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

*NOTE: Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.*  
PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

**APPLICANT NAME:** SC Johnson & Son Inc  
**ADDRESS: STREET** 1525 Howe Street **CITY:** Racine **STATE:** WI **ZIP:** 53403  
**EMAIL ADDRESS:** jfbranic@scj.com  
**TELEPHONE:** 262-260-2264 **CELL PHONE:** **FAX:** 262-260-4749

**AGENT NAME:** Tara Sherry-SC Johnson & Son  
**ADDRESS: STREET** 1525 Howe Street **CITY:** Racine **STATE:** WI **ZIP:** 53403  
**EMAIL ADDRESS:** tbsberry@scj.com  
**TELEPHONE:** 262-260-4748 **CELL PHONE:** 262-417-2725 **FAX:** 262-260-4749

**ADDRESS OF PROPOSED CONDITIONAL USE:** 1525 Howe Street Racine WI 53403  
**CURRENT / MOST RECENT PROPERTY USE:** 1525 Howe Street Racine WI 53403  
**PROPOSED USE:**  
**NUMBER OF LEGAL, ON-SITE PARKING SPACES:**  
**NUMBER OF DWELLING UNITS:**  
**SQUARE FEET OF BUILDING (PER FLOOR):** See Attached  
**SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR):**

**NUMBER OF EMPLOYEES: FULL-TIME** **PART -TIME:**  
**PROPOSED HOURS/DAYS OF OPERATION:**  
**ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.)**

**PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:**  
**OWNER**  **OPTION TO PURCHASE**  **LEASE**  **LAND CONTRACT**  **OTHER**

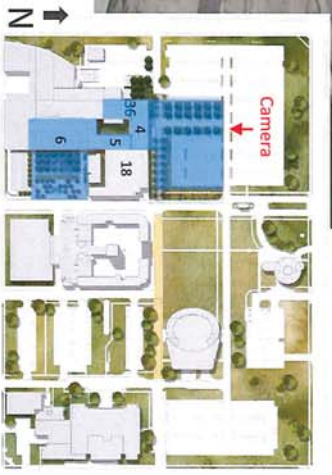
**OWNER & APPLICANT AUTHORIZATION**

If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

**Applicant:** Date: 8.21.2018 **Signature:** Julie Branic  
**Print Name:** JULIE BRANICK  
**Property Owner's Consent:** Date: 8/21/2018 **Signature:** Julie Branic  
**Print Name:** JULIE BRANICK

*\*\*Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.*

(Go to Page 2 for Submittal Requirements)...

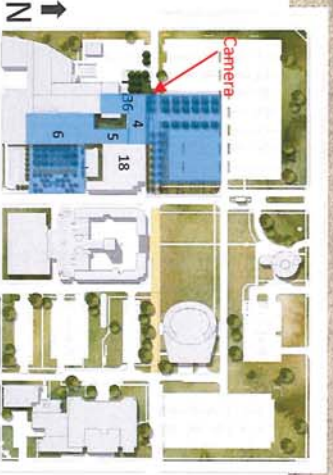


North Façade





View of Building 36



View of Building 36, 7 & 17

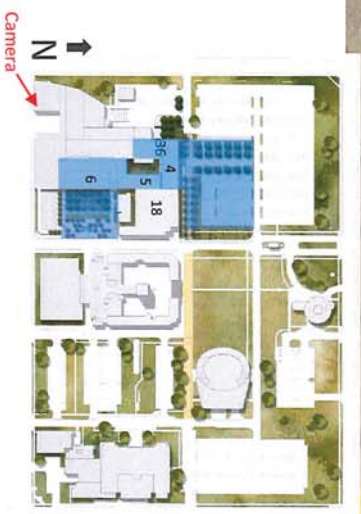




View of Building 17



View of Building 12 & 30



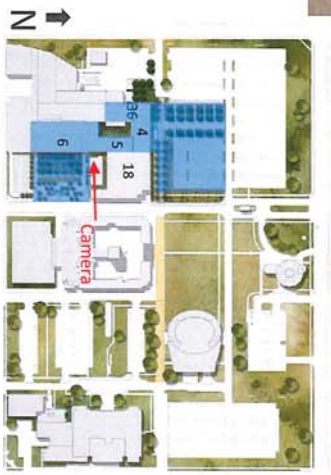




View of Building 30 & 6

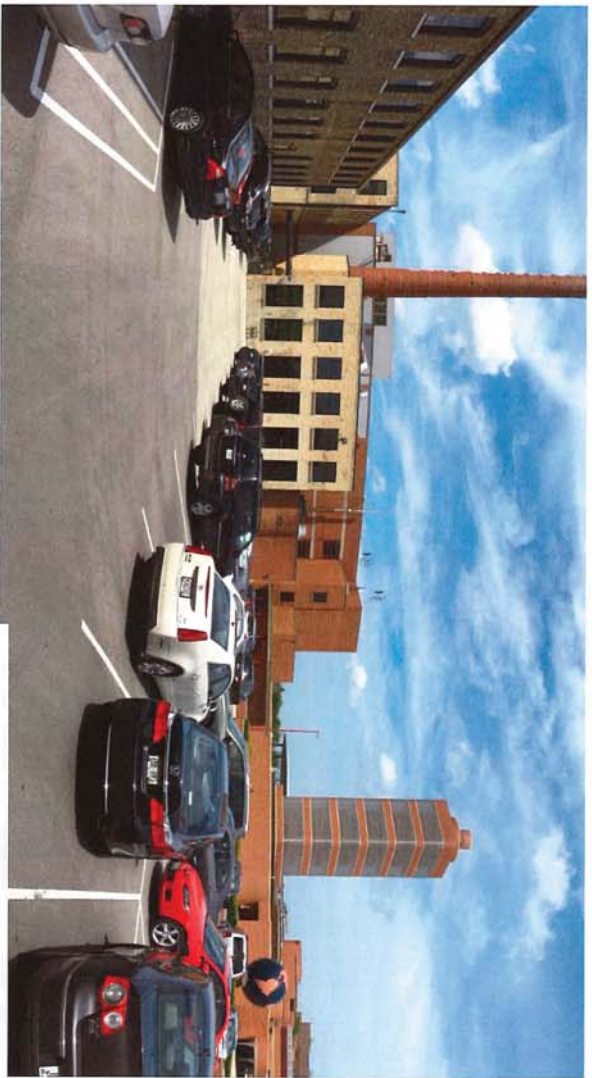
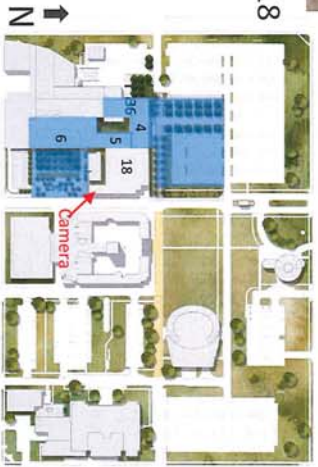


View of Building 6 & 15





View of Building 15 & 18



View of Building 15 & 18







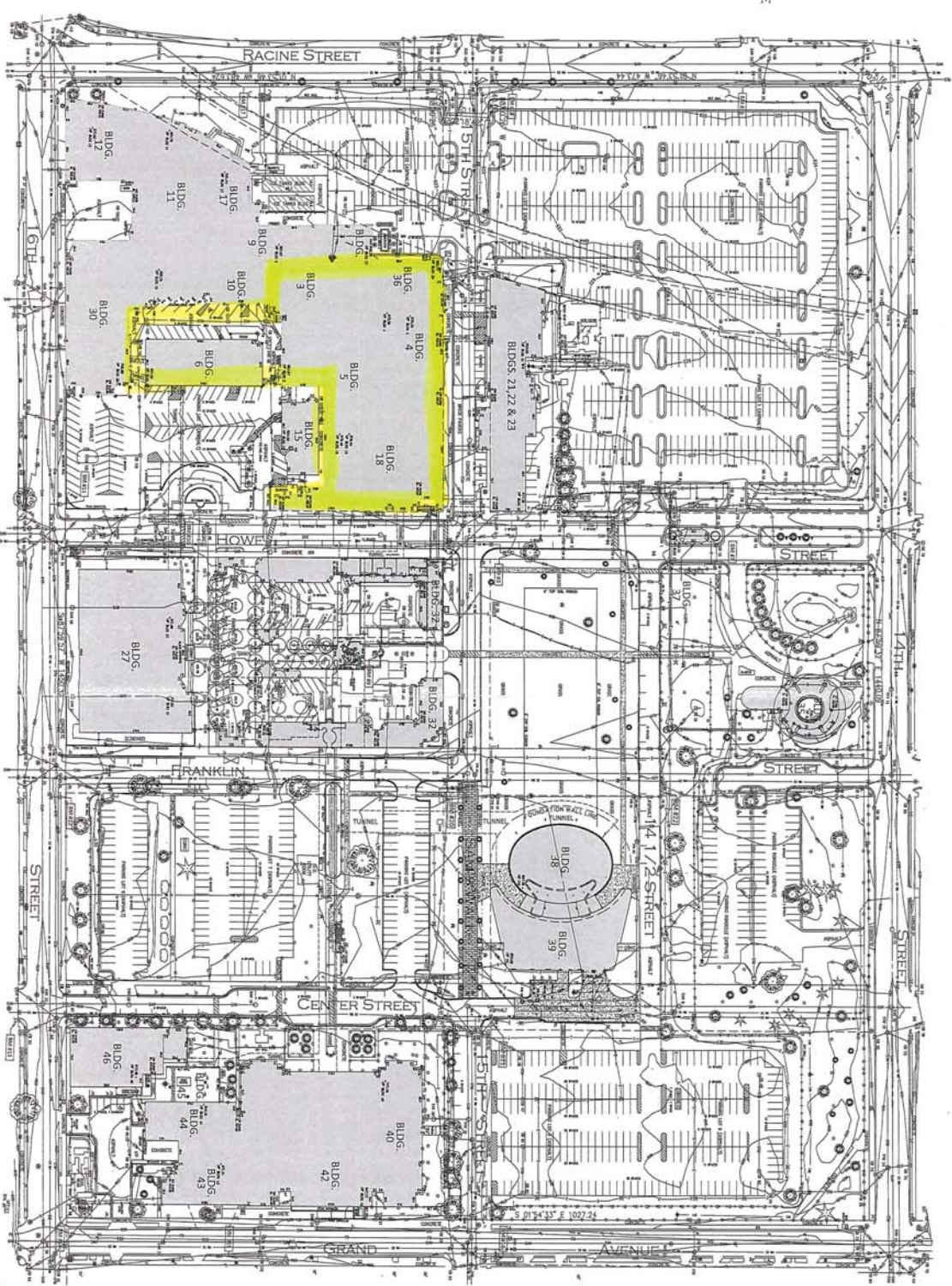
View of Building 30 from parking lot behind 6



View of Building 3 from parking lot behind 6







- 1. GENERAL NOTES
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- 50. GENERAL NOTES



**NOT FOR CONSTRUCTION**  
 SHEET NO. **C10**  
 DATE: 12/17/2009  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

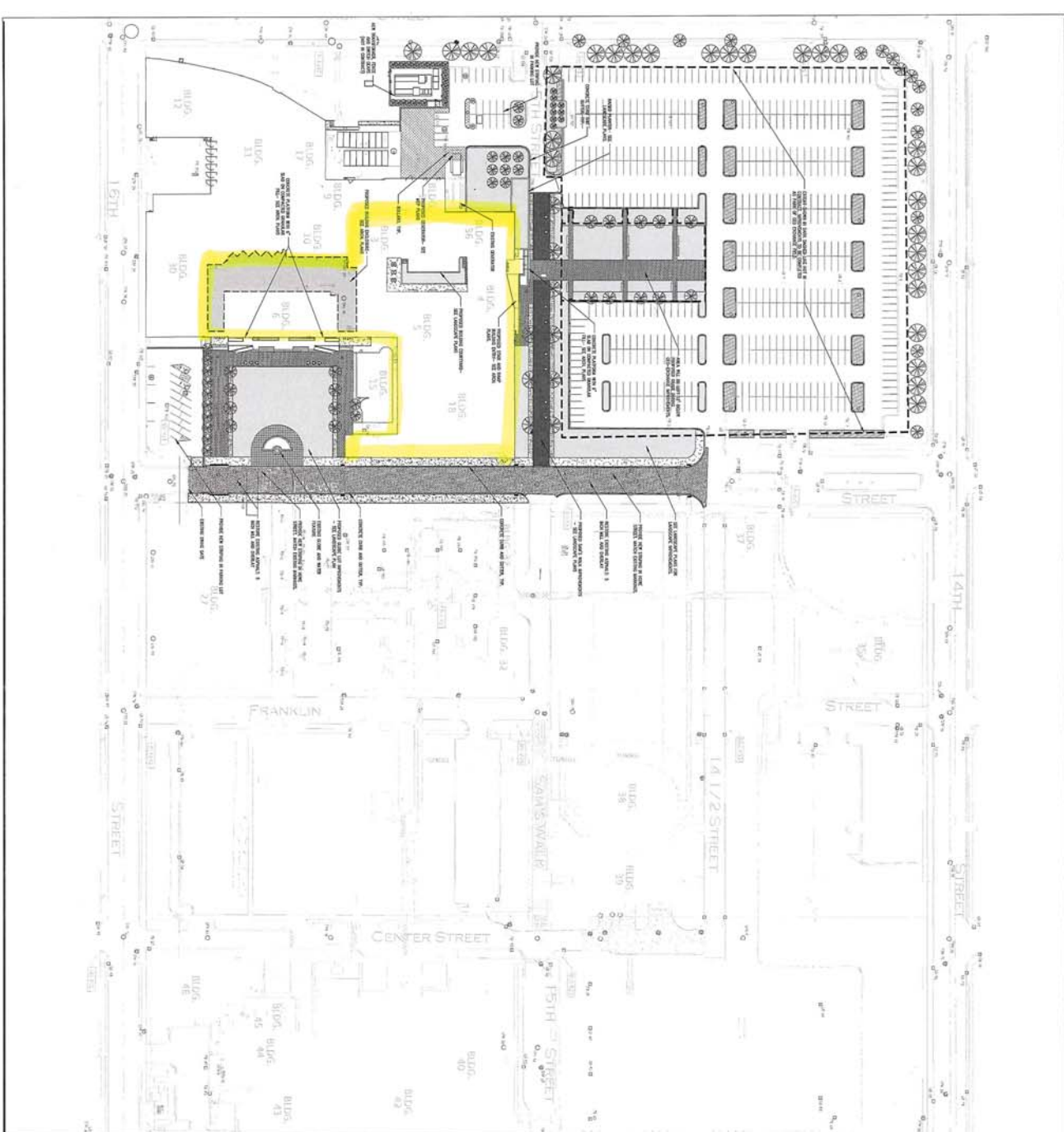
LEGEND:  
 1. EXISTING BUILDING FOOTPRINT  
 2. EXISTING DRIVEWAY  
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**Gensler**  
 ARCHITECTS  
 1000 15th Street, Suite 1000  
 Denver, CO 80202  
 TEL: 303.733.8000  
 FAX: 303.733.8001  
 WWW.GENSLER.COM

**CHP**  
 CONSULTING  
 1000 15th Street, Suite 1000  
 Denver, CO 80202  
 TEL: 303.733.8000  
 FAX: 303.733.8001  
 WWW.CHPCON.COM

**SC JOHNSON**  
 1000 15th Street, Suite 1000  
 Denver, CO 80202  
 TEL: 303.733.8000  
 FAX: 303.733.8001  
 WWW.SCJOHNSON.COM





**SC JOHNSON**  
 1500 FLEMING STREET  
 COLUMBIA, SC 29201

**Gensler**  
 1400 MARKET STREET  
 PHILADELPHIA, PA 19104

**CHP**  
 1000 MARKET STREET  
 PHILADELPHIA, PA 19104

**NOT FOR CONSTRUCTION**

DATE: 11/11/2009

SCALE: AS SHOWN

PROJECT: 11.0100.000

DATE: 11/11/2009

PROJECT: 11.0100.000

DATE: 11/11/2009

PROJECT: 11.0100.000

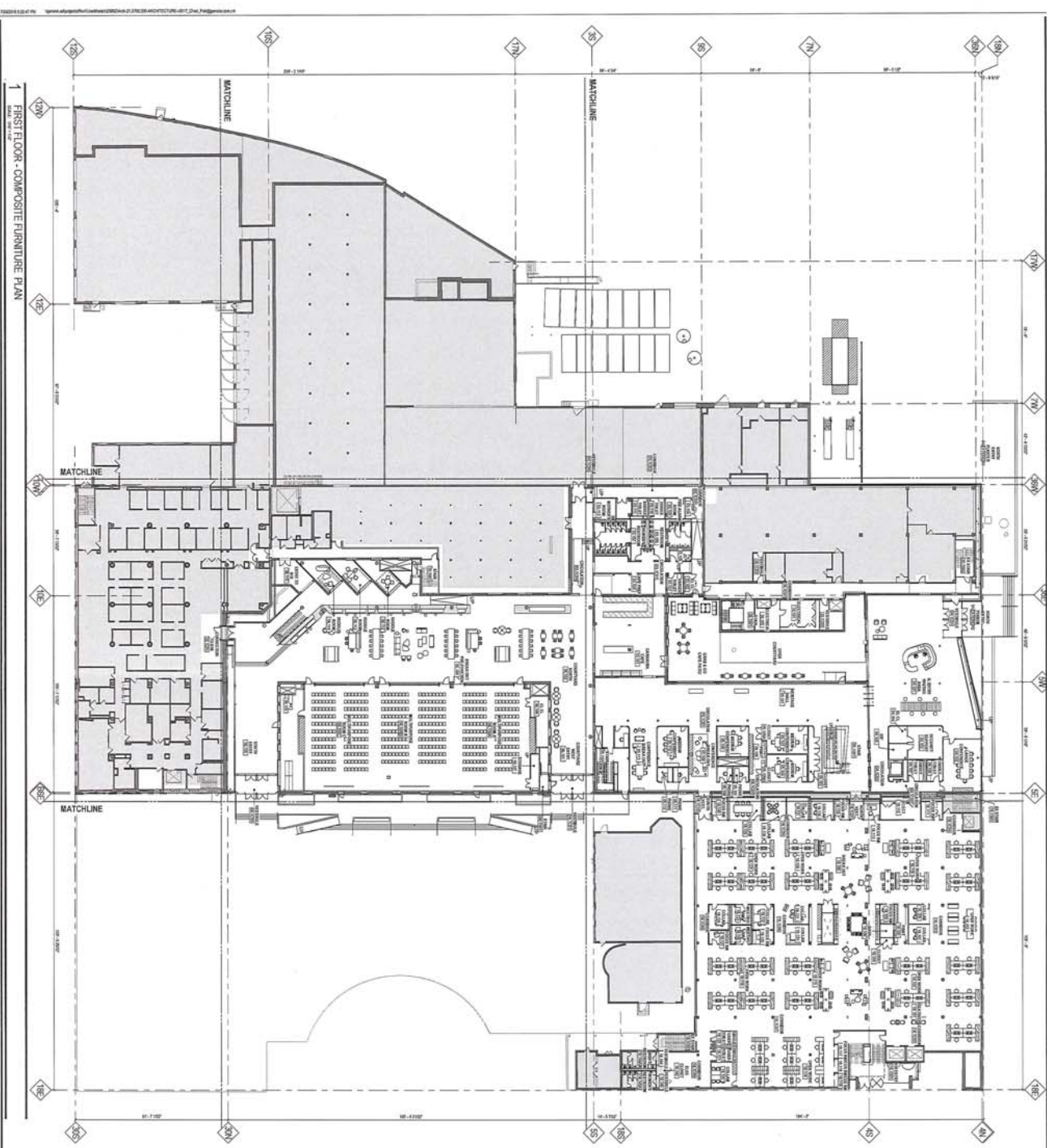
# North Facade

Limestone Volume from a Distance



View from Employees Parking





**SC JOHNSON**  
5050 South State  
Raleigh, NC 27603

**Genster**  
Furniture Division  
10000  
10000

**WSP**  
WILSON PERKINS ARCHITECTS  
10000  
10000

**CHP**  
CANNON DESIGN GROUP  
10000  
10000

**ONE/17/2000**  
10000  
10000

**GENERAL NOTES**

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

2. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

3. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

4. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

5. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.

**KEY PLAN**

21,976,000

SCJ-1100W

21,976,000

FIRST FLOOR - COMPOSITE FURNITURE PLAN

DATE: 10/1/2000

PROJECT: 10000

**NOT FOR CONSTRUCTION**

**A1.401**

SHEET NOTES

SC JOHNSON  
1520 S. Main Street  
Des Moines, IA 50319

Genster  
1410 S. Main Street  
Des Moines, IA 50319

WSP  
1410 S. Main Street  
Des Moines, IA 50319

AEI  
1410 S. Main Street  
Des Moines, IA 50319

CHP  
1410 S. Main Street  
Des Moines, IA 50319

ONE:US  
1410 S. Main Street  
Des Moines, IA 50319

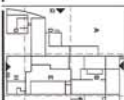
GENERAL NOTES

1. SEE THE ARCHITECTURAL AND ENGINEERING CONTRACT FOR A COMPLETE LIST OF REFERENCES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE PROJECT PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND LANDSCAPE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING HISTORIC FEATURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING ARCHITECTURAL DETAILS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING MATERIALS.

LEGEND

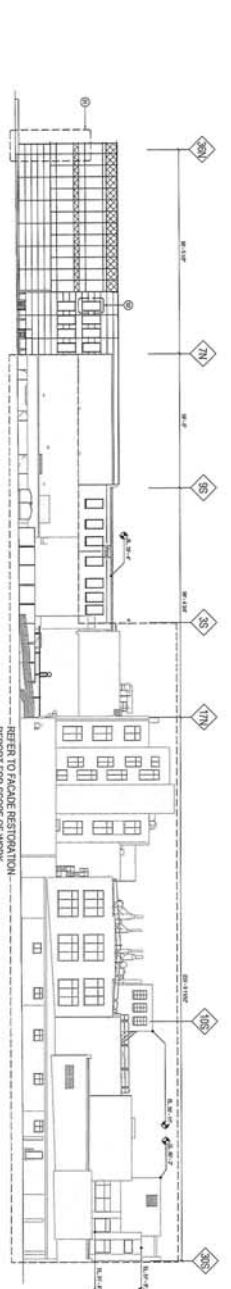
- EXISTING STRUCTURE
- EXISTING FINISHES
- EXISTING UTILITIES
- EXISTING LANDSCAPE
- EXISTING HISTORIC FEATURES
- EXISTING ARCHITECTURAL DETAILS
- EXISTING MATERIALS

KEY PLAN

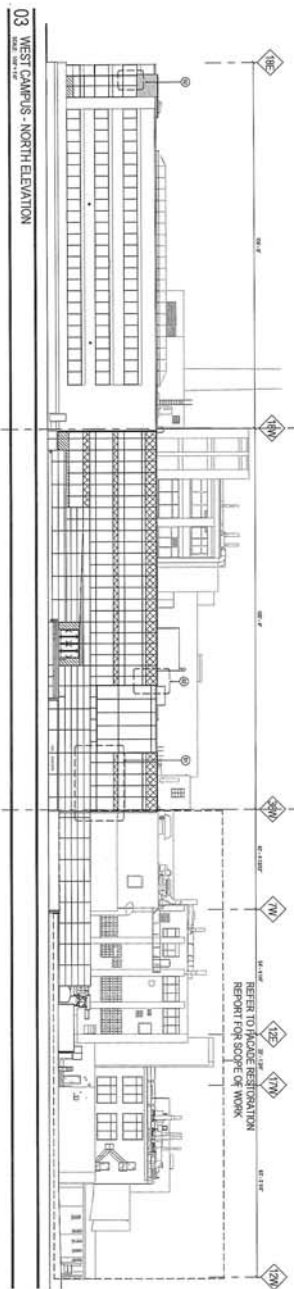


NOT FOR CONSTRUCTION

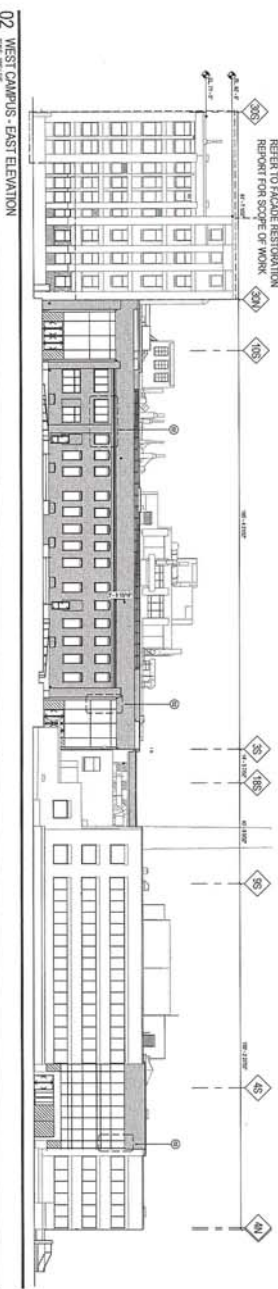
2/1/2018  
SCJ-HJW  
SCJ-HJW  
2/1/2018  
OVERALL WEST CAMPUS ELEVATIONS  
1/8" = 1'-0"  
A2.100



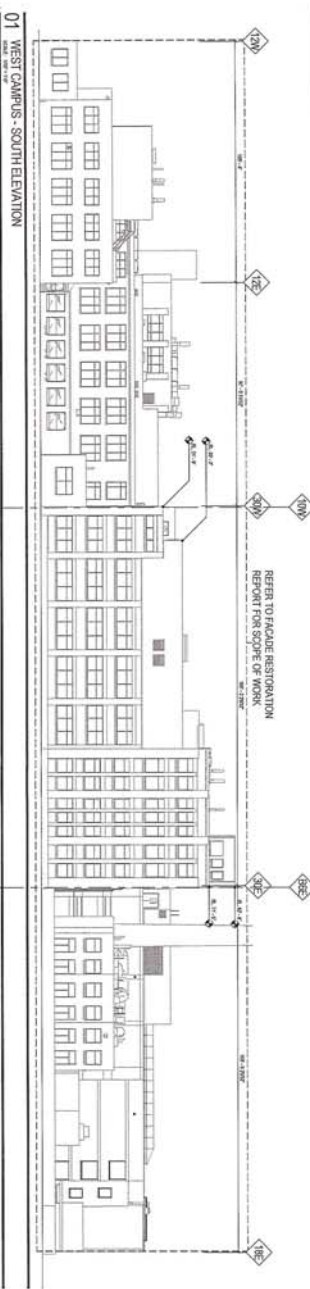
04 WEST CAMPUS - WEST ELEVATION



03 WEST CAMPUS - NORTH ELEVATION



02 WEST CAMPUS - EAST ELEVATION



01 WEST CAMPUS - SOUTH ELEVATION



**SC JOHNSON**  
 10000 N. Lincoln Ave.  
 Lincoln, NE 68516

**Genster**  
 1400 S. 10th Street  
 Lincoln, NE 68502

**WSP**  
 1400 S. 10th Street  
 Lincoln, NE 68502

**CHP**  
 1400 S. 10th Street  
 Lincoln, NE 68502

**ONE 1330**  
 1400 S. 10th Street  
 Lincoln, NE 68502

**SHEET NOTES**

- 1. CONSULT ARCHITECT FOR ALL NOTES.
- 2. VERIFY ALL DIMENSIONS AND CONDITIONS.
- 3. VERIFY ALL MATERIALS AND FINISHES.
- 4. VERIFY ALL CONDITIONS AND CONDITIONS.
- 5. VERIFY ALL CONDITIONS AND CONDITIONS.
- 6. VERIFY ALL CONDITIONS AND CONDITIONS.
- 7. VERIFY ALL CONDITIONS AND CONDITIONS.
- 8. VERIFY ALL CONDITIONS AND CONDITIONS.
- 9. VERIFY ALL CONDITIONS AND CONDITIONS.
- 10. VERIFY ALL CONDITIONS AND CONDITIONS.

**GENERAL NOTES**

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**Legend**

- 1. EXISTING
- 2. NEW
- 3. REMOVE
- 4. FINISH
- 5. MATERIAL
- 6. FINISH
- 7. MATERIAL
- 8. FINISH
- 9. MATERIAL
- 10. FINISH

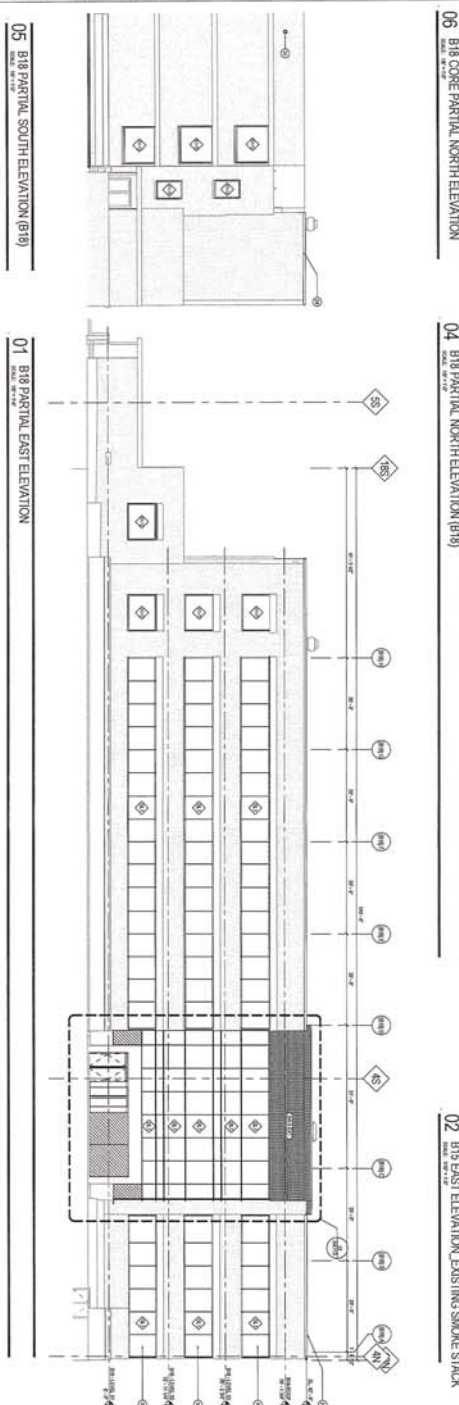
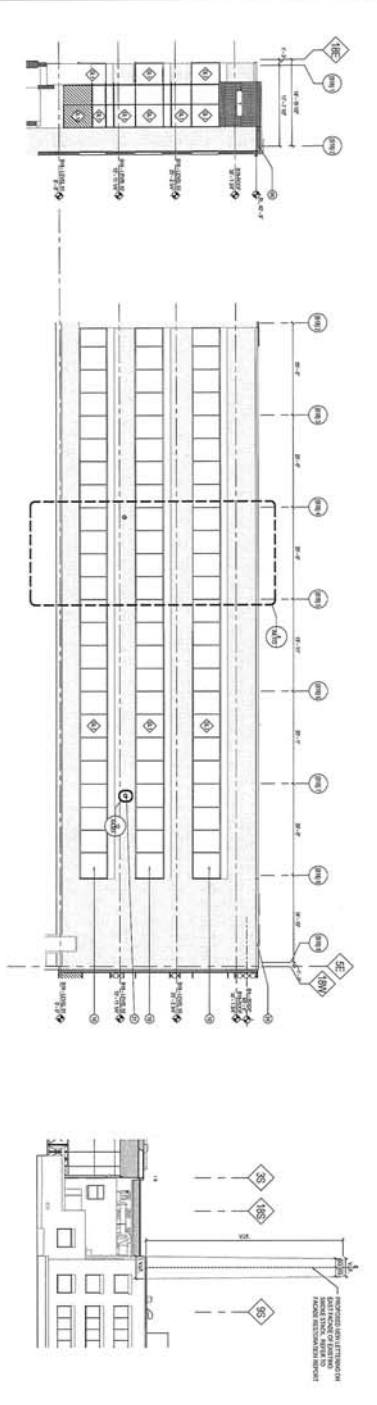
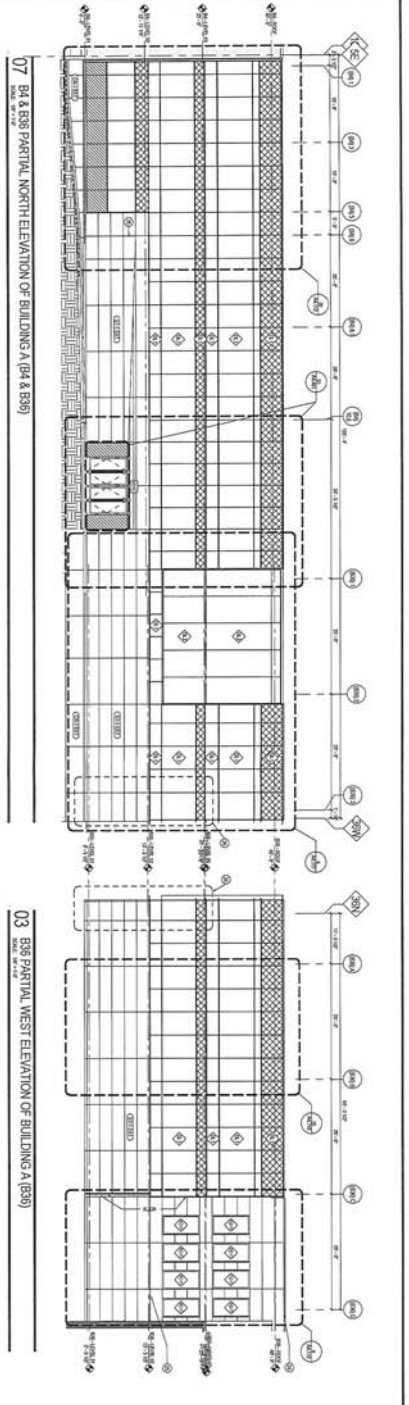
**NOT FOR CONSTRUCTION**

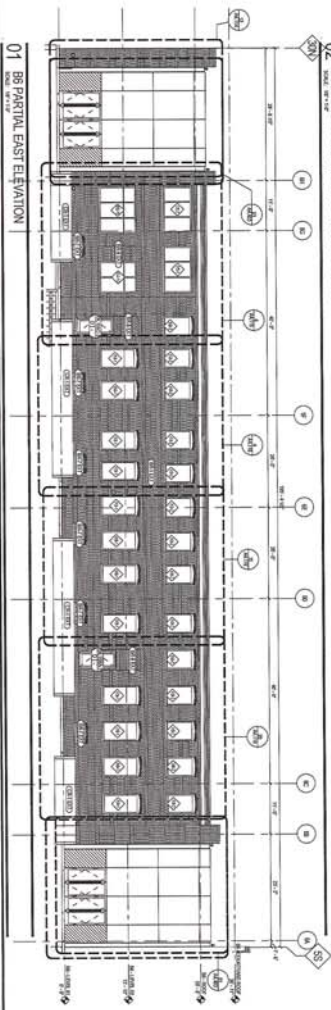
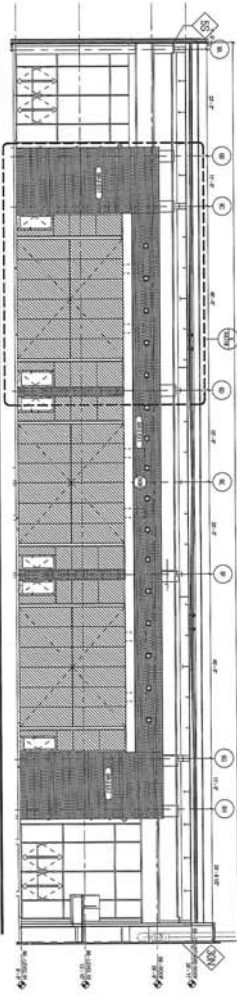
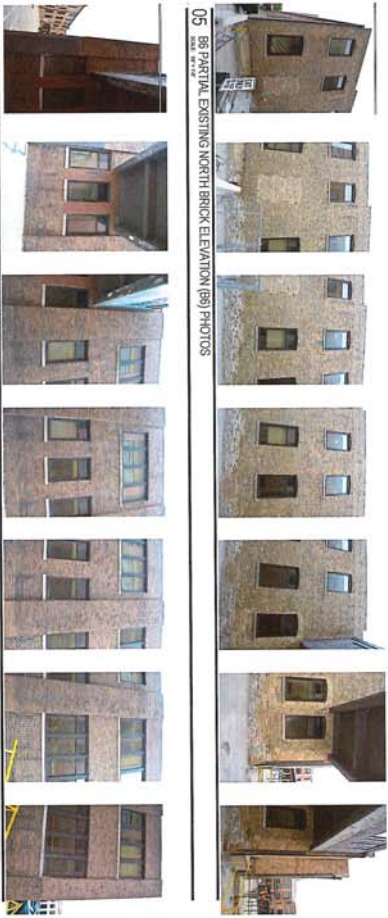
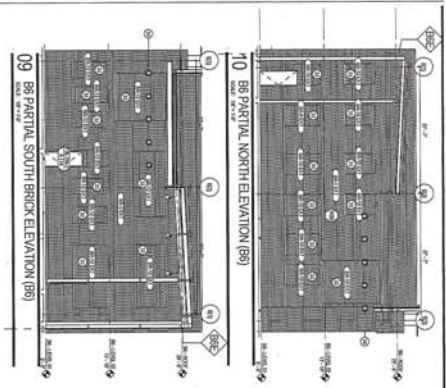
SCJ - HW

Z:JRH/03/00

REVISIONS & DIMENSIONS

**A2.200**





**SHEET NOTES**

- 1. SEE GENERAL NOTES ON THE FIRST SHEET OF THIS SET.
- 2. SEE GENERAL NOTES ON THE SECOND SHEET OF THIS SET.

**SC JOHNSON**  
PHILADELPHIA, PENNSYLVANIA

**Genster**

Architectural Firm  
412.388.0000

**RED**  
CONSTRUCTION MANAGEMENT

**ONE.112V2010**  
CONSTRUCTION MANAGEMENT

**CHP**  
CONSTRUCTION MANAGEMENT

**GENERAL NOTES**

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 PENNSYLVANIA UNIFORM CONSTRUCTION CODE (UPCC).
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.

**Legend**

- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING BRICK

**NOT FOR CONSTRUCTION**

**A2.201**

**SCJ-HZW**  
21.9788.000

**REVISIONS**

**DATE**

**BY**

**DESCRIPTION**



**SHEET NOTES**

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULE OF VALUES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULE OF VALUES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.

**SC JOHNSON**  
 10000 W. 15th Street  
 Overland Park, KS 66207  
 (913) 241-4000

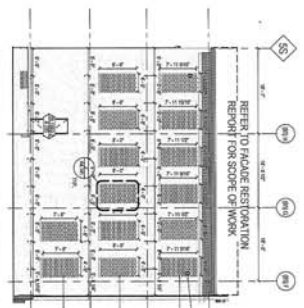
**Gensler**  
 1000 15th Street  
 New York, NY 10014  
 (212) 904-7000

**AEL**  
 1000 15th Street  
 New York, NY 10014  
 (212) 904-7000

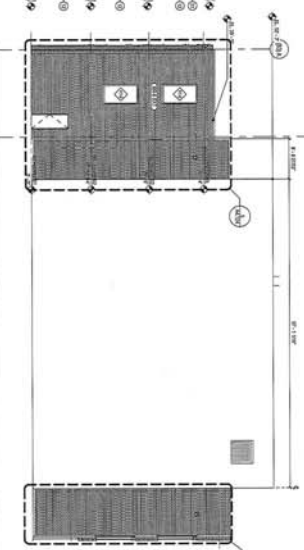
**WSP**  
 1000 15th Street  
 New York, NY 10014  
 (212) 904-7000

**CHP**  
 1000 15th Street  
 New York, NY 10014  
 (212) 904-7000

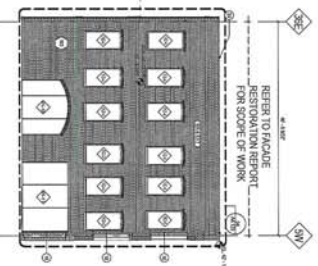
**ONE.LYON&L**  
 1000 15th Street  
 New York, NY 10014  
 (212) 904-7000



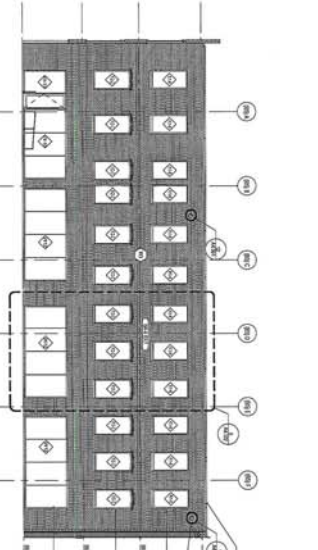
09 B5 PARTIAL EAST ELEVATION



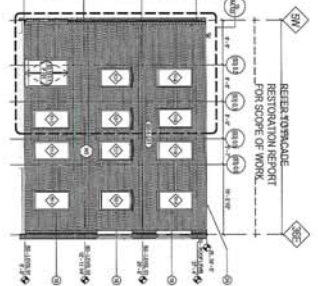
06 B6S PARTIAL EAST ELEVATION (SOUTH END)



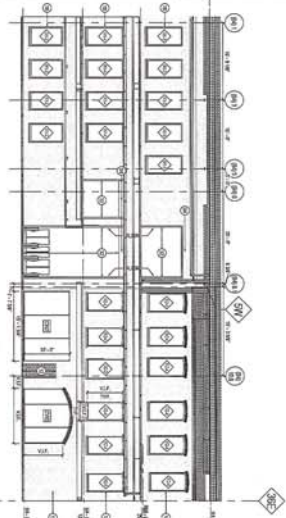
08 B4 PARTIAL SOUTH ELEVATION



05 B6 PARTIAL WEST ELEVATION



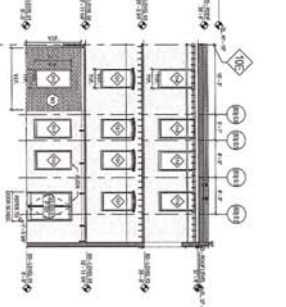
02 B3 PARTIAL NORTH ELEVATION



07 B4 PARTIAL SOUTH INTERIOR ELEVATION



04 B6 PARTIAL WEST INTERIOR ELEVATION



01 B3 PARTIAL NORTH INTERIOR ELEVATION



**LEGEND**

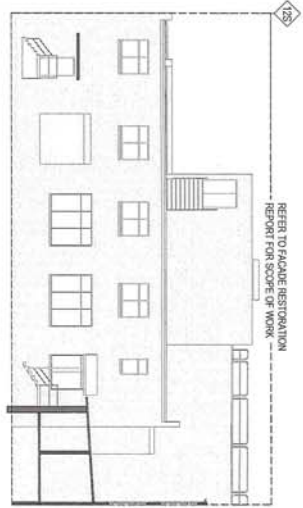
- EXISTING BUILDING
- NEW BUILDING
- EXISTING DRIVE

**NOT FOR CONSTRUCTION**

SCJ-HOW  
 21 5783.000  
 BELMONT & L. WELLSINGTON  
 A2.203



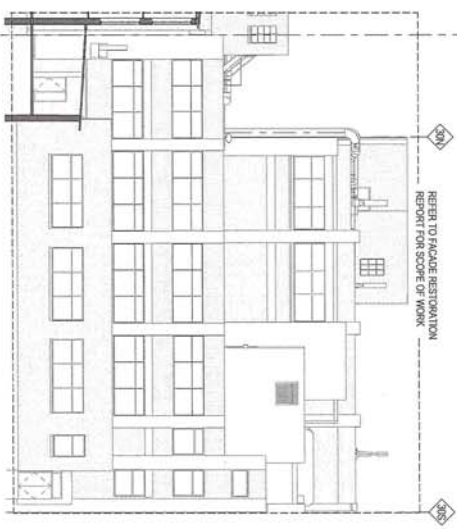
06 B30 PARTIAL SOUTH ELEVATION (B30)



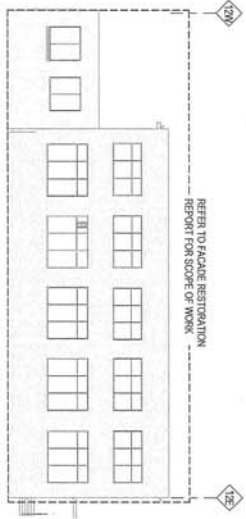
05 B12 PARTIAL EAST ELEVATION



03 B30 PARTIAL EAST ELEVATION



02 B30 PARTIAL WEST ELEVATION (B30)



04 B12 PARTIAL SOUTH ELEVATION (B12)



01 LOADING DOCK ELEVATION

SHEET NOTES

- 1. SEE THE CONSTRUCTION AND INSTALLATION MANUAL FOR THE SPECIFICATIONS FOR THE FACADE RESTORATION WORK.
- 2. THE FACADE RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE FACADE RESTORATION WORK.
- 3. THE FACADE RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE FACADE RESTORATION WORK.
- 4. THE FACADE RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE FACADE RESTORATION WORK.

**SC JOHNSON**  
TOTAL, WE SHINE

**Gensler**  
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

**ONE LUDWIG**  
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

**CHP**  
CONSTRUCTION MANAGEMENT  
PROJECT MANAGEMENT  
GENERAL CONTRACTOR

LEGEND

- EXISTING FACADE
- RESTORATION
- REPLACEMENT
- CONSTRUCTION

KEY PLAN



**NOT FOR CONSTRUCTION**

SCJ-HDW

21 9753.000

BUILDINGS 2.3.20 ELEVATIONS

A2204



SHEET NOTES

**SC JOHNSON**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

**Gensler**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

**WSP**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

**ABE**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

**CHP**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

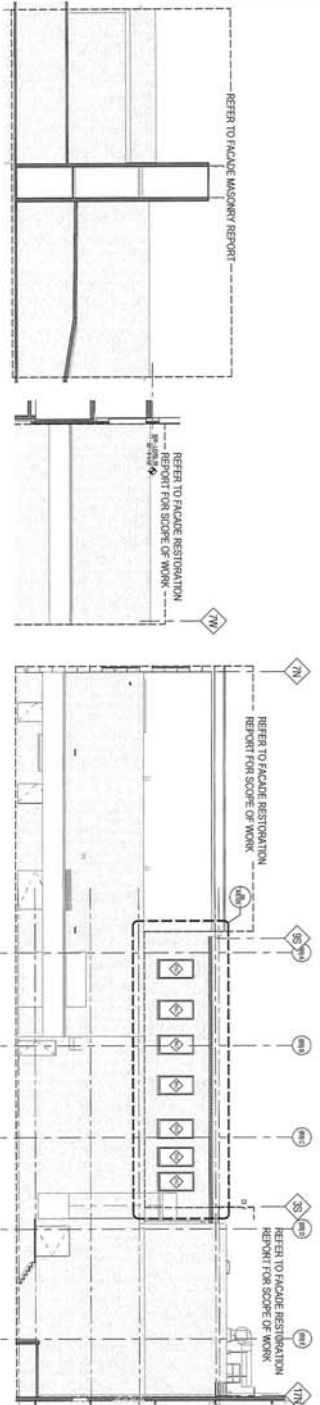
**ONEIL/DONOFRIO**  
 10000 North Central  
 Houston, TX 77040  
 Phone: 281.281.2000

GENERAL NOTES

1. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL ELEVATIONS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL ELEVATIONS.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL ELEVATIONS.

DATE: 01/11/11  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]

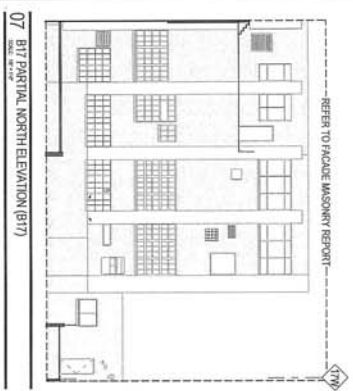
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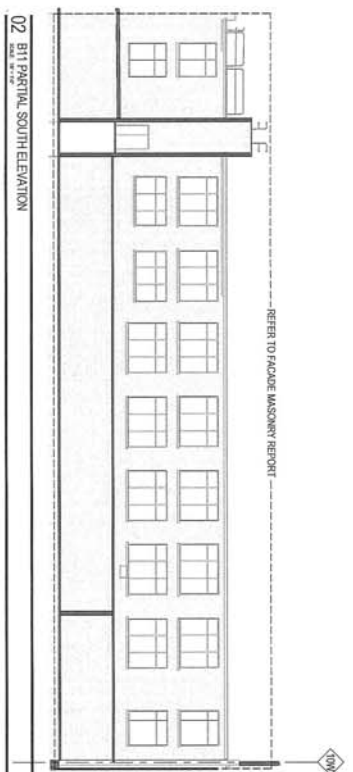
08 B12 PARTIAL NORTH ELEVATION  
DATE: 01/11/11

05 B7 PARTIAL NORTH ELEVATION  
DATE: 01/11/11

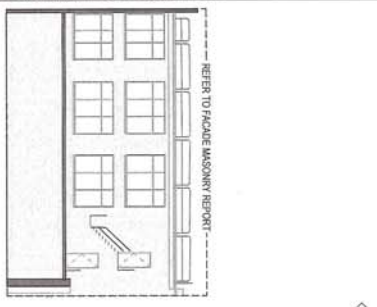
03 B7 & B8 PARTIAL ELEVATIONS  
DATE: 01/11/11



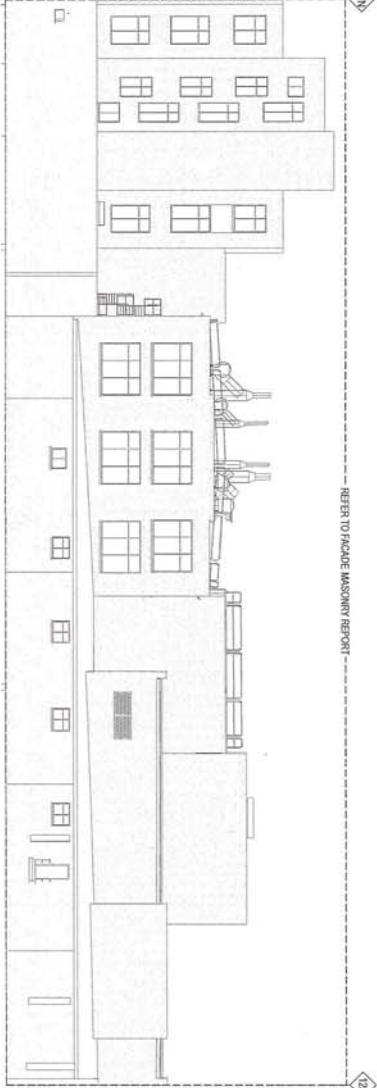
07 B17 PARTIAL NORTH ELEVATION (B17)  
DATE: 01/11/11



02 B11 PARTIAL SOUTH ELEVATION  
DATE: 01/11/11



06 B11 PARTIAL NORTH ELEVATION  
DATE: 01/11/11



01 B11, B12 & B17 PARTIAL WEST ELEVATION  
DATE: 01/11/11

**LEGEND**

[Symbol]	EXISTING
[Symbol]	RECONSTRUCTION
[Symbol]	NEW CONSTRUCTION
[Symbol]	DEMOLITION
[Symbol]	AS SHOWN

**KEY PLAN**

**NOT FOR CONSTRUCTION**

Project: [Name]  
 Date: 01/11/11  
 Scale: AS SHOWN  
 Author: [Name]  
 Checker: [Name]  
 Approver: [Name]

A2.205