




UNIVERSITY CLUB TOWER

825 NORTH PROSPECT AVENUE

Project Description and Statement of Owner's Intent

University Club Tower LLC
 MANDEL GROUP

University Club Tower Project Description and Statement of Owner's Intent

Introduction

University Club Tower is a luxury high-rise residential condominium development located at 825 North Prospect Avenue on a property used as surface parking for the University Club of Milwaukee. University Club Tower will be a 52-56 condominiums including a parking garage west of the tower and a connection between the tower, garage and the University Club.

The tower will have a maximum of 33 floors and be no more than 492' 6" in height. The uses within the tower may include a health club, community rooms for the residents, wine cellars, a cold storage room, a dry storage room, and individual storage areas for residents. The development will also include a private roof-top garden above the parking structure for use by the residents or condo association to rent for receptions. Through the connection to the University Club, residents can go directly from the tower to the club or receive room service from the club.

The health club is approximately 8,000 square feet including a three-lane lap pool. The health club is intended to be used by the tower residents and University Club members, but may be opened to the public in the future. The garden on the roof of the parking structure is nearly 18,000 square feet and intended to be used by tower residents.

The University Club has two parts: the original building and an annex that was added as a porte cochere. The original building of the University Club was recently designated as historical; the annex was not designated historical. The development of this tower only impacts the annex and therefore is not subject to review by the Historic Preservation Committee.

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Drawing Descriptions

1. **View of Tower (ASK-256):** A rendering of the tower is provided to show the tower in context with the surrounding area. The tower activates the pedestrian realm with access to the lobbies on the ground floor, glass awnings, and scale appropriate for the neighborhood. The three-story façade on the south and east is scaled to complement the University Club. The south and east faces of the tower include terraces for each of the condominium units. The tower provides large fenestrations on the curved portion of the building and smaller, punched windows on the far side of the terraces. The tower culminates with a crown of accent fins that also serve to hide mechanicals and a cooling tower.
2. **View of Tower with Kilbourn Tower (ASK-257):** At the request of the Department of City Development, this rendering was included to facilitate the approval of the Detailed Plan of Development. The rendering of Kilbourn Tower was created from documents in the public realm and no representation of its accuracy on this rendering or other plans is made. The two buildings are approximately 10' apart at floors one through three and approximately 25' apart at floors four and above.
3. **Vicinity Map (ASK-258R):** A detailed plan development vicinity map showing the boundaries of the development site is included in this submittal. The site is a mid-block site at 825 North Prospect Avenue, between the University Club and Kilbourn Tower. The immediate surrounding area includes the Cudahy Tower to the south, the Northwestern Mutual Life campus to the southwest, the Women's Club to the west, apartments on the same block to the northwest, Kilbourn Tower directly north, the Regency across Kilbourn Avenue, and Juneau Park to the west.
4. **Plat of Survey (ASK-259):** The survey included in this Statement shows the exterior boundaries, legal description, existing topography, and area of the site. The Site is currently used for surface parking for the University Club. A CSM was recorded on July 18, 2003 that split the University Club property into the two lots indicated on the Plat of Survey. As the design of the Tower progressed, the need to shift the property lines to comply with building codes became evident through conversations with the Department of City Development and building code officials. A new Certified Survey Map (DCD# 2311) has been filed for approval concurrent with this Detailed Plan of Development.

The new property lines are shown on the Site and Landscape Plan (ASK-260). The property that runs east-west between the tower and the University Club's porte cochere will move from 10' north of the porte cochere to the north face of the porte cochere. The property line that runs north-south and is shown just west of the University Club property, will shift in two ways: 1) the portion of the property line next to the porte cochere will move to the west face of the porte cochere, and the portion of the property line next to the club itself will be moved 15' 1" off the west face of the club.

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5. **Site and Landscape Plan (ASK-260):** The Site and Landscape Plan indicate the existing trees that will remain for the new development and new trees proposed for the development. To the extent possible, existing trees will remain along Prospect Avenue, Wells Street, and Marshall Street. New trees interior to the site at the Tower's porte cochere will also be provided. All plant material specified will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1) and will be maintained on an ongoing basis.
6. **Ground Plan (ASK-261):** The ground plan depicts the pedestrian and vehicular experience on the site. Vehicles entering from Prospect Avenue can drop passengers or packages off under the protection of the porte cochere or continue to the resident entry to the parking structure to the west. Two pedestrian entries to the tower are provided, one under the porte cochere and one along Prospect Avenue. A separate entrance to the health club is also provided off Prospect Avenue. Residents may also choose to enter the site from Marshall Street and proceed directly to the parking structure or the porte cochere. A loading area is provided on the west side of the tower. The length of the loading area may be reduced in length as the design of the ground floor progresses.

The University Club members may enter from Prospect Avenue where they can either valet park or self-park. Members may also enter the parking structure from Marshall Street. An agreement will be executed between University Club and University Club Tower providing the University Club with a perpetual easement to use the surface lot to the west of the University Club as a loading area and a surface parking lot. The parking stalls immediately west of the University Club will straddle the property line between the University Club property and the University Club Tower property.

7. **Site Removal Plan (ASK-262R):** The site removal plan indicates the asphalt, concrete, trees, and bushes that will be removed during site development. Curb cuts will be relocated along Prospect Avenue, Marshall Street, and Wells Street. Portions of the sidewalk along all three streets will be removed and replaced.
8. **Site Grading Plan (ASK-263R):** A site grading plan indicating existing and proposed topography at one-foot contour intervals is included with this submittal. The tower and parking structure will comprise most of the site, but in the area west of the University Club, surface water will flow to two catch basins and into the City storm system. The surface water at the entrances of the parking garage on Marshall Street flow towards Marshall Street into the City storm system as they do currently.
9. **Utility Plan (ASK-264R):** Discussions with the Department of Public Works indicate that this site is adequately served by public and private utilities. Telephone, electrical service, stormwater, sanitary sewer, and water for the tower can be serviced from Prospect Avenue. The utility plan reflects this service in

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concept; exact locations will be determined at a later date. Stormwater, sanitary sewer, and electric for the parking structure can be serviced from Marshall Street.

- 10. Existing Street Elevations (ASK-265 through 268):** These drawings show the existing elevations from each of the street perspectives: Prospect Avenue, Wells Street, Marshall Street, and Kilbourn Avenue.
- 11. Proposed Street Elevations (ASK-269-272):** Each of the proposed elevations shows University Club Tower, the parking garage, and Kilbourn Tower as seen from each of the streets. The north elevation is taken from the property line between University Club Tower and Kilbourn Tower and the adjacent apartments. The Kilbourn Tower is "ghosted" in and the apartments are shown with dashed lines. The north face of University Club Tower shows pre-cast concrete stamped with insets to simulate windows. Actual windows may be included on the top three floors as the exposure of the north face over Kilbourn Tower warrants.
- 12. West Garage Elevation (ASK-273R):** The west garage elevation is the elevation seen from Marshall Street. Tower residents use the left entrance and travel up the garage. 100-120 parking stalls will be provided for residents. University Club members use the right entrance and will be provided 100-120 parking stalls.
- 13. Garage Perspective (ASK-274):** This rendering shows a perspective of the garage looking south on Marshall Street. The garage is scaled to fit the neighborhood as evidenced by the relationship with the apartment buildings in the foreground. The building line of the apartments carries to the garage and the rhythm of the windows and sills read consistently with the apartments.
- 14. Garage Typical Bay Elevation (ASK-275):** This rendering depicts the garage elevation in more detail. The base of the wall will be either a limestone or pre-cast concrete, with bushes and ivy planted at the base. A brick veneer will be used for the façade, accented by a different brick color near the windows, a limestone or pre-cast base, and a limestone or pre-cast parapet. Bushes and ivy will be planted at the base and ivy planted at the setback near the parapet. The roof of the garage will be a landscaped garden with a pergola along the perimeter. Plantings are intended along the parapet and ivy around the pergola.
- 15. Building Base (ASK-276):** The pedestrian realm is activated by the façade along the east and south faces of the tower, complementing the size, scale, and materials of the University Club. The façade will be either limestone or pre-cast concrete with either a limestone or granite base. The tower will be pre-cast concrete with a lightly-tinted glass awning at the entrances. Terraces for the health club and community room will have lightly tinted glass rails at the openings of the façade.
- 16. Building Base – Typical Bay Elevation (ASK-277):** This rendering provides a closer look at the façade at the base of the tower and shows the texture and character of the façade in more detail.

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17. Building Top Perspective and Roof Plan (ASK-278): The pre-cast and window details are carried up from the base of the tower to the top, but the tower finishes with accent fins at the windows of the curved portion of the tower. These accent fins are continued at the roof level, hiding the mechanical louvers behind. The penthouse provides an opportunity for the resident to have a metal open-frame, glass-enclosed frame, or pre-cast concrete frame at the corners. The final design of this space will be at the discretion of the penthouse resident.

18. Section North-South (ASK-279): This section shows the uses on each of the floors and the maximum possible height of the building. As indicated, the tower will be a maximum of 33 floors with mechanical space and a cooling tower above, bringing the building to a maximum possible height of 492' 6".

The lower floors include the lobby areas, a mezzanine level to connect to the University Club, community rooms, storage space and the health club. Floors 4-6 have residents facing east with the remainder of the floors used for mechanical space.

19. Context Photos (ASK-280): These photos show the site in context with the surrounding areas. In particular, it shows its relationship with the Cudahy Tower, the Kilbourn Tower site, the Northwestern Mutual Campus, the Regency, and Juneau Park.

20. Sign Drawings (GSK-1 through 10): The sign drawings depict the location, number, size, and materials of the signs seen from the streets. In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during the construction of the tower.

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Compliance with District Standards

1. **SIZE:** The tract of land for this development is 41,265 square feet.
2. **DENSITY:** The density of this development is 59 units per acre and is consistent with those prescribed in the comprehensive plan.
3. **SPACE BETWEEN STRUCTURES:** Spaces between structures are not less than those allowed by Wisconsin Administrative Code.
4. **SETBACKS:** This development is approximately 0.95 acre and therefore not subject to the setback requirement for planned developments exceeding 5 acres. The setbacks shown on the Site and Landscape Plan (ASK-260) include a 5' setback between the tower and the north property line, a 3' setback between the parking structure and the north property line, a 3' 3" setback between the parking structure and the west property line, a 7' setback that may be reduced to a 5' setback between the parking structure and the property line between the University Club Tower property and the historical office at the southwest corner of the block, a 0' setback where the connection meets the property line to its south and east, a 0' setback between the tower and the property line immediately south, and a 0' setback at the property line along Prospect Avenue.
5. **SCREENING:** The residential use of the site is screened by an existing fence on the property of the owner to the southwest of the site. Screening is also provided along Wells Street including shrubs and trees separating the right-of-way from the parking on the University Club Tower and University Club properties.
6. **OPEN SPACES:** Open spaces are landscaped as indicated on the Landscape Plan (ASK-260) and will be maintained so as not to create a nuisance or hazardous condition.
7. **CIRCULATION FACILITIES:** Circulation is provided as indicated in the description of the Ground Plan (ASK-261, point 6 under Project Description). The circulation provides more than adequate access for pedestrians, public and private vehicles, and service vehicles, consistent with the Comprehensive Plan. Parking and loading facilities are located next to the tower and University Club, will be in accord with the American Concrete Institute, Asphalt Institute, or equivalent standards, and are screened from Wells Street with bushes and trees. The loading dock for the tower is on the interior of the site and does not require screening. No private streets are planned for this development.
8. **LIGHTING:** Lighting standards will conform to the standards available from the Bureau of Traffic Engineering and Electrical Services and conform to the requirements in City ordinance 295.409.

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9. **UTILITIES:** It is our intent to install all utilities underground. Transformers and substations shall be screened from view to the extent that it does not violate access criteria set by the Utility.
10. **SIGNS:** The location, number, size, and materials of the signs seen from the streets are provided in the sign drawings (GSK 1 through 10). In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during the construction of the tower. Illumination of the signs will conform to the requirements of City Ordinance 295.407.

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Zoning Statistics

• Gross Land Area	41,265 SF	0.947 Acres	100%
• Land Covered by Principal Buildings			
Tower	11,411 SF	0.262 Acres	27.7%
Bridge	478 SF	0.011 Acres	1.1%
• Land for Parking	4,700 SF	0.108 Acres	11.4%
• Land Devoted to Drives	2,851 SF	0.065 Acres	6.9%
• Land Devoted to Parking Garage	17,812 SF	0.408 Acres	43.2%
• Land Devoted to Landscape Open Space	2,508 SF	0.057 Acres	6.1%
• Land Devoted to Rooftop Open Space	16,638 SF	0.382 Acres	40.3%
• Land Devoted to Surface Open Space	4,362 SF	0.1 Acres	10.6%
• Proposed Unit Density	59 Unit/Acre		
• Proposed Number of Buildings			
Tower	1		
Parking Garage	1		
• Dwelling Units	52 - 56		
• Bedrooms per Unit	2-6 (Most units are designed to have 2-3 bedrooms, but a few units, particularly the penthouse may have more)		
• Parking Spaces			
Reserved for Residential in Garage	100 - 120 (1.8 - 2.3 per unit)		
Reserved for University Club in Garage	100 - 120 (1.9 - 2.3 per 1,000 SF of gross building area of University Club)		
Total for Garage	200 - 240		
Total Surface	8-12 (2.1 - 2.5 per 1,000 SF of gross building area of University Club when these dedicated spaces are add to the 100-120 University Club spaces in the Garage)		

**PLANNED DEVELOPMENT DISTRICT
SUBMISSION FOR**

UNIVERSITY CLUB TOWER

DRAWINGS

View of tower
View of Tower with kilbourn tower
Vicinity Plan
Plat of Survey
Site and Landscape Plan
Ground Plan
Site Removal Plan
Site Grading Plan
Utility Plan
Existing Street Elevation - N, Prospect Street
Existing Street Elevation- N, Marshall Street
Existing Street Elevation- E, Wells Street
Existing Street Elevation- Kilbourn Ave.
Proposed Elevation- N, Prospect Street
Proposed Elevation- N, Marshall Street
Proposed Elevation- East Wells Street
Proposed Elevation- north
West Garage Elevation and Section
Garage Perspective
Garage Typical Bay elevation
Building Base Plan, Section and elevation
Building Base Typical elevation
Building top Perspective and roof Plan
section North-South
Context Photos

DRAWINGS

Sign location plan
Sign location elev at N Prospect Street
Sign location elev at N Marshall Street
Residential tower address
Residential tower identification
Tenant identification
Residential tower parking at N Prospect Street
Residential tower identification/tenant ID
Residential tower parking at N Marshall Street
University club parking at N Marshall Street

ASK - 255R
Oct 3, 2003

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VIEW OF TOWER

ASK - 256

Aug. 22, 2003

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This rendering was provided at the request of the Department of City Development to facilitate the approval of this Detailed Plan of Development. The description of Kilbourn Tower is created from documents in the public realm; the accuracy is not guaranteed.



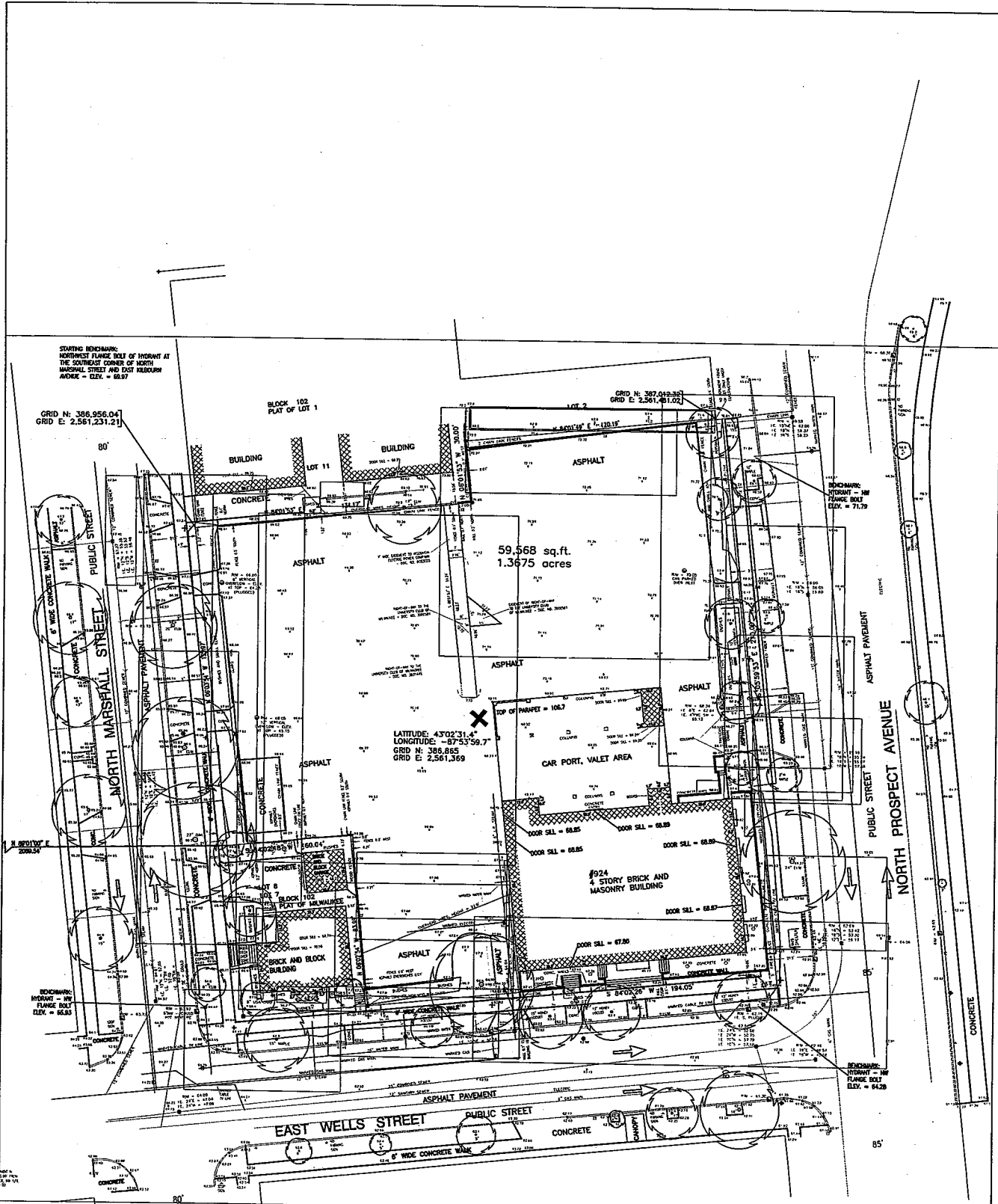
University Club Tower Partner's policy of continual attention to design and construction requires that all specifications, features, equipment, and dimensions are subject to change without notice.

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VICINITY PLAN
1" = 100'

ASK - 258R Oct. 3, 2003
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PLAT OF SURVEY

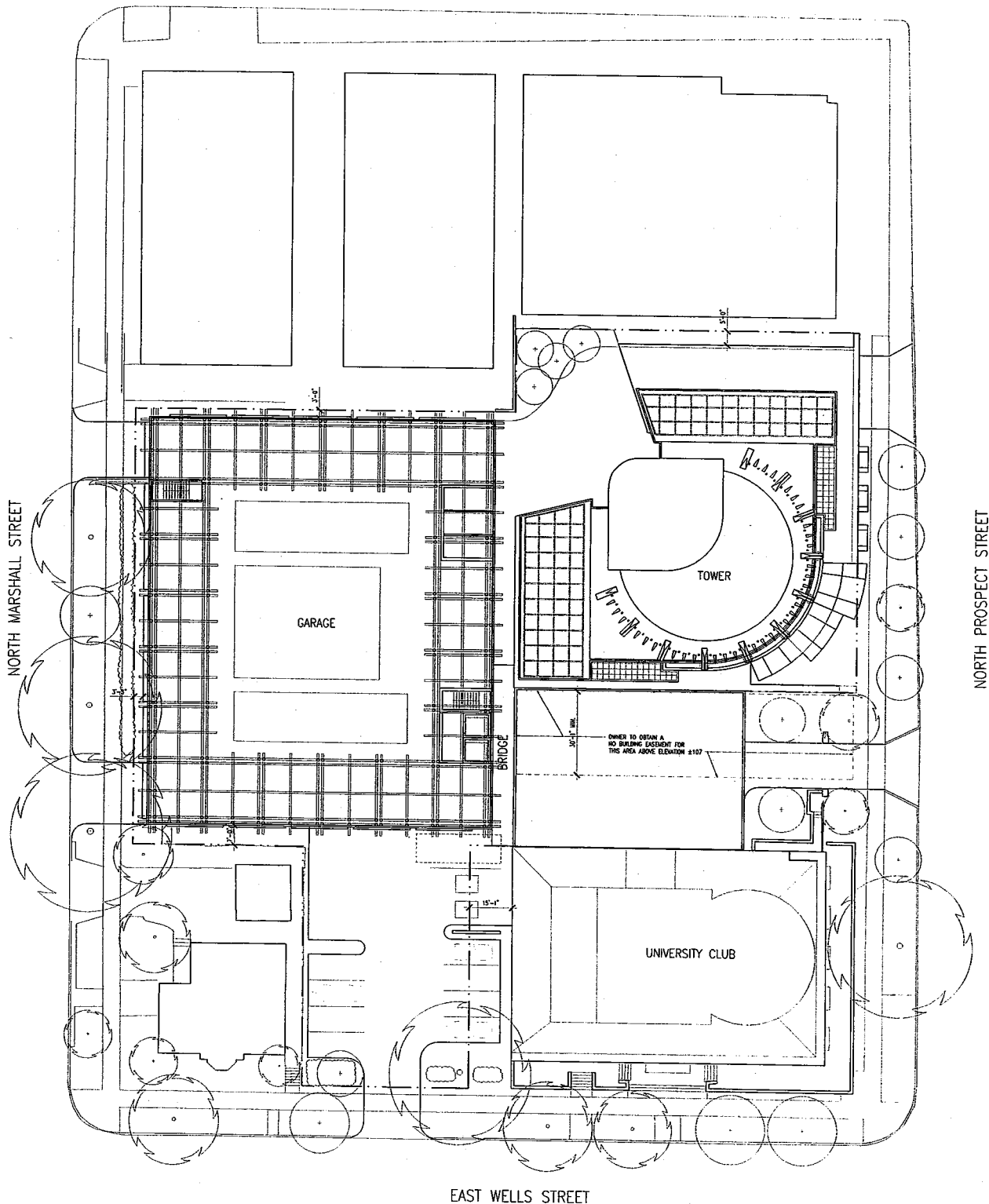
ASK - 259 Aug. 22, 2003

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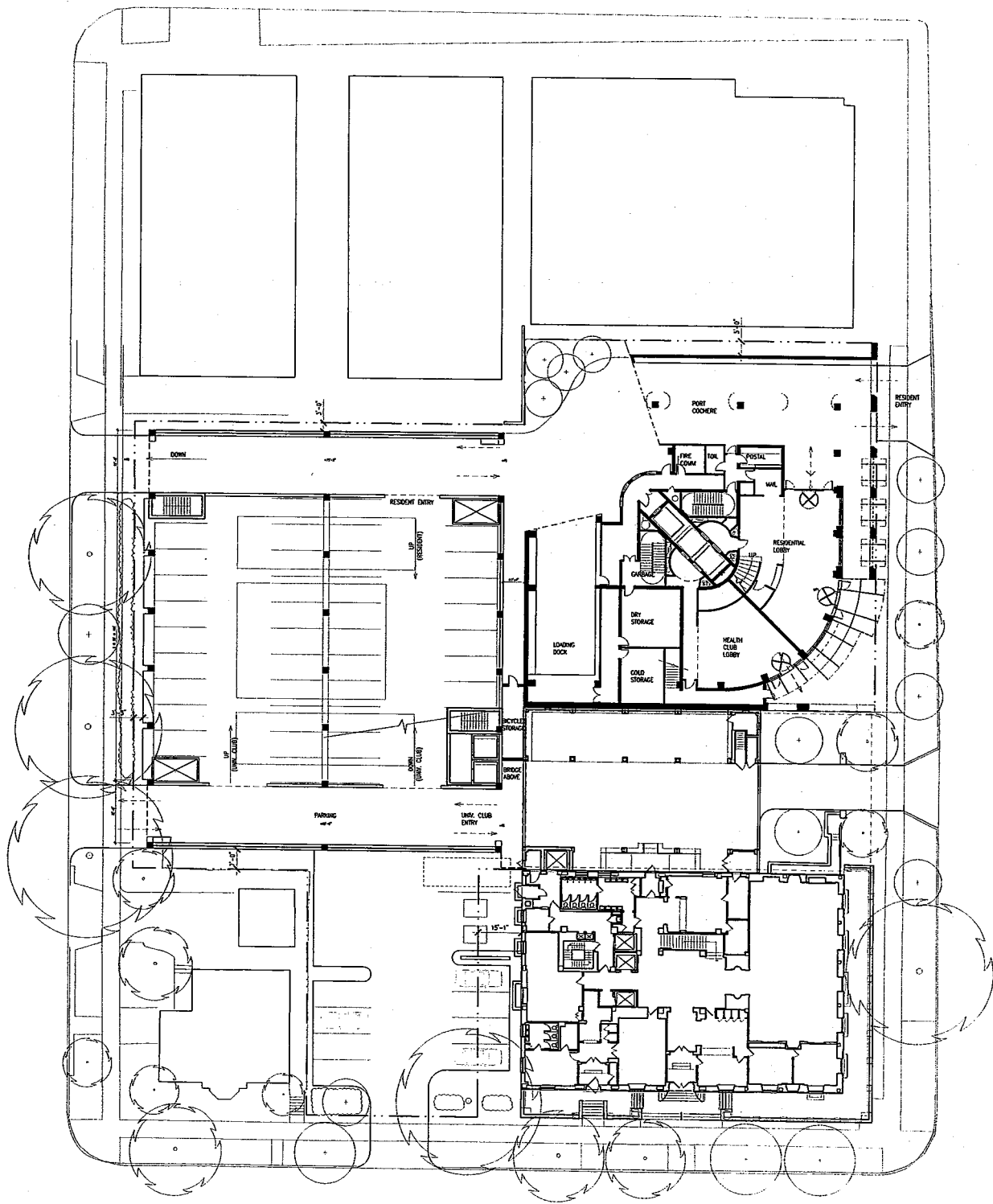
SOM | SKIDMORE, OWINGS & MERRILL LLP

- EXISTING TREE
- PROPOSED TREE

KILBOURN AVENUE



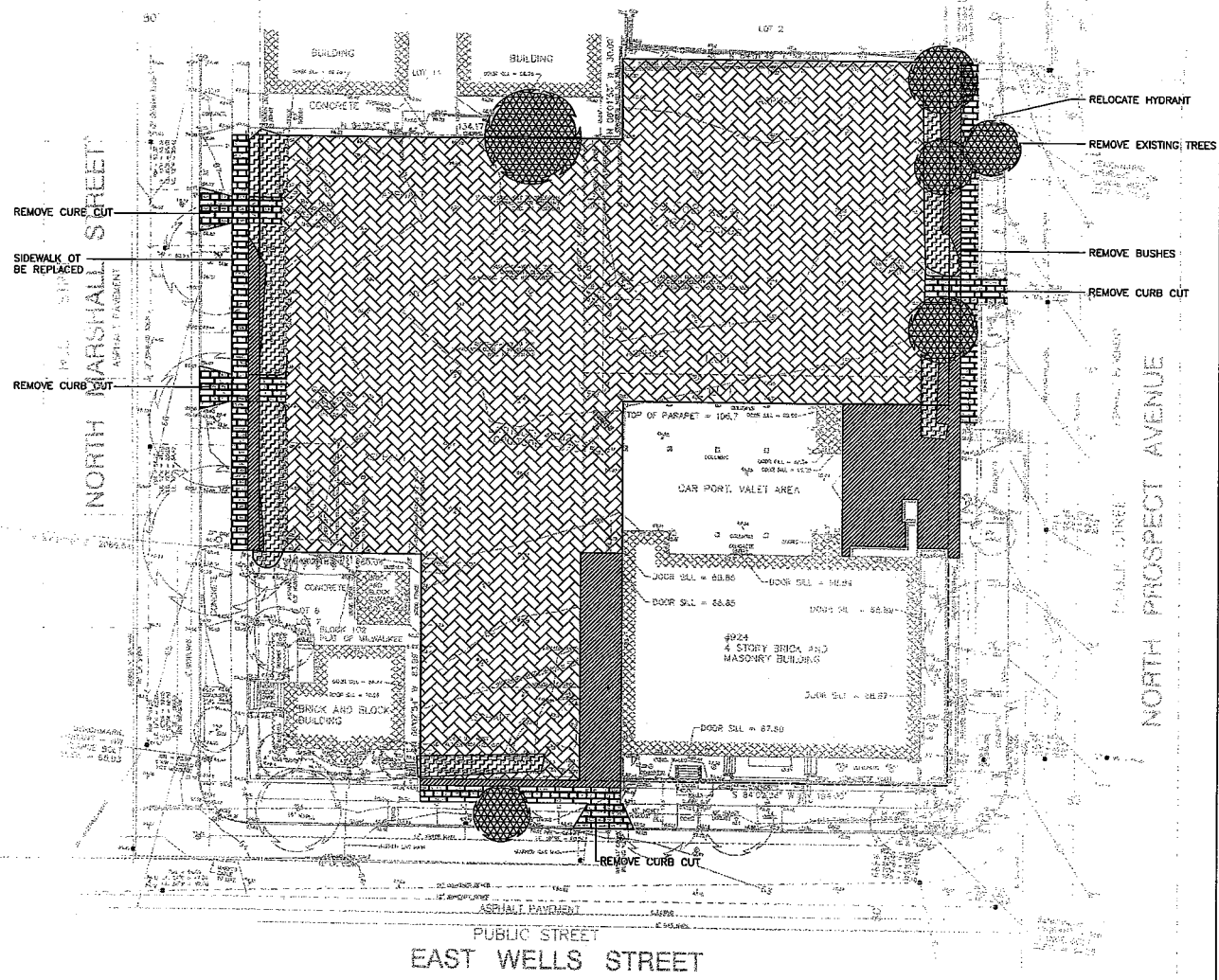
EAST WELLS STREET



REMARKS:

STARTING BOUNDARY:
NORTHWEST CORNER OF
LOT 1 AT 10' SOUTHEAST
CORNER OF NORTH MARSHALL
STREET AND EAST WELLS
STREET - ELEV = 98.97

BLK 162
PART OF LOT 1



	EXISTING TREES TO BE REMOVED
	BUSHES TO BE REMOVED
	SIDEWALK TO BE REMOVED
	PAVEMENT TO BE REMOVED
	ADDITIONAL PAVEMENT TO BE REMOVED

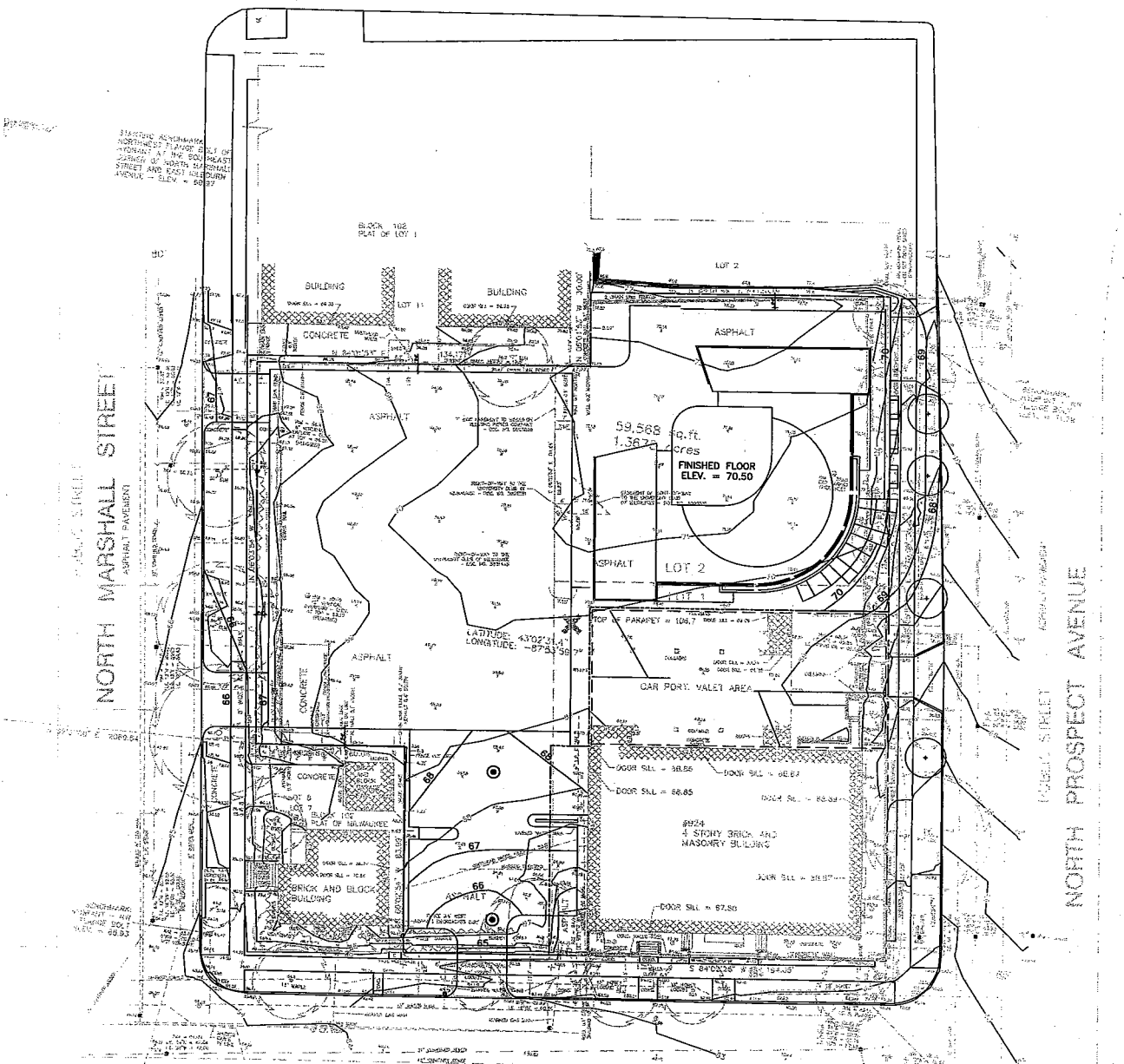


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SITE REMOVAL PLAN
1" = 20' - 0"

ASK - 262R October 03, 2003
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SITE GRADING PLAN NOTES

1. SURVEYED DATA ARE SHOWN IN PARTIAL TONE AS INFORMATION ONLY AND ARE BASED ON A SURVEY DATED JULY 30, 2003. PREPARED BY:

NATIONAL SURVEYING & ENGINEERING
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-5398
(262) 781-1000

SKIDMORE, OWINGS & MERRILL LLP IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THESE DATA.

2. EXISTING TOPOGRAPHY IS DEFINED IN PARTIAL TONE AS SURVEYED INFORMATION. PROPOSED TOPOGRAPHY INCLUDES BOTH SPOT ELEVATIONS AND CONTOUR LINES AND IS DEFINED IN FULL TONE.
3. EXISTING STORMWATER RUNOFF FROM THE PARKING LOT IS COLLECTED IN ONSITE CATCHBASINS THAT CONNECT TO THE MUNICIPAL SEWER NETWORK. CURRENT OVERFLOW RUNOFF FROM THE PARKING LOT FLOWS INTO THE SURROUNDING STREETS AND IS COLLECTED BY THE CURB DRAINS IN THE STREETS. THE EXISTING BUILDING AREA IS APPROXIMATELY 8,270 SQUARE FEET, WITH 4,587 SQUARE FOOT CANOPY OVER THE VEHICLE ENTRY.

4. THE PROPOSED SITE CONFIGURATION INCLUDES ROOF AREA OF APPROXIMATELY 42,000 SQUARE FEET AND A SURFACE PARKING LOT OF APPROXIMATELY 5,000 SQUARE FEET. STORMWATER RUNOFF FROM THE ROOFS OF PROPOSED BUILDINGS ON THE SITE WILL BE COLLECTED IN INTERNAL BUILDING DRAINAGE SYSTEMS AND WILL DISCHARGE TO THE MUNICIPAL SEWER SYSTEM. STORMWATER RUNOFF FROM THE PROPOSED PARKING LOT WILL BE COLLECTED IN CATCHBASINS IN THE PARKING LOT AND DISCHARGED TO THE MUNICIPAL SEWER SYSTEM.

LEGEND

---	PROPERTY LINE
~~~~~	EXISTING CONTOUR
~~~~~	PROPOSED CONTOUR
112.86	EXISTING SPOT ELEVATION
112.35	PROP. SPOT ELEVATION
112.79	TOP OF CURB ELEVATION
112.29	BOTTOM OF CURB ELEVATION
⊙	PROP. MANHOLE



0 20 40 80 FEET

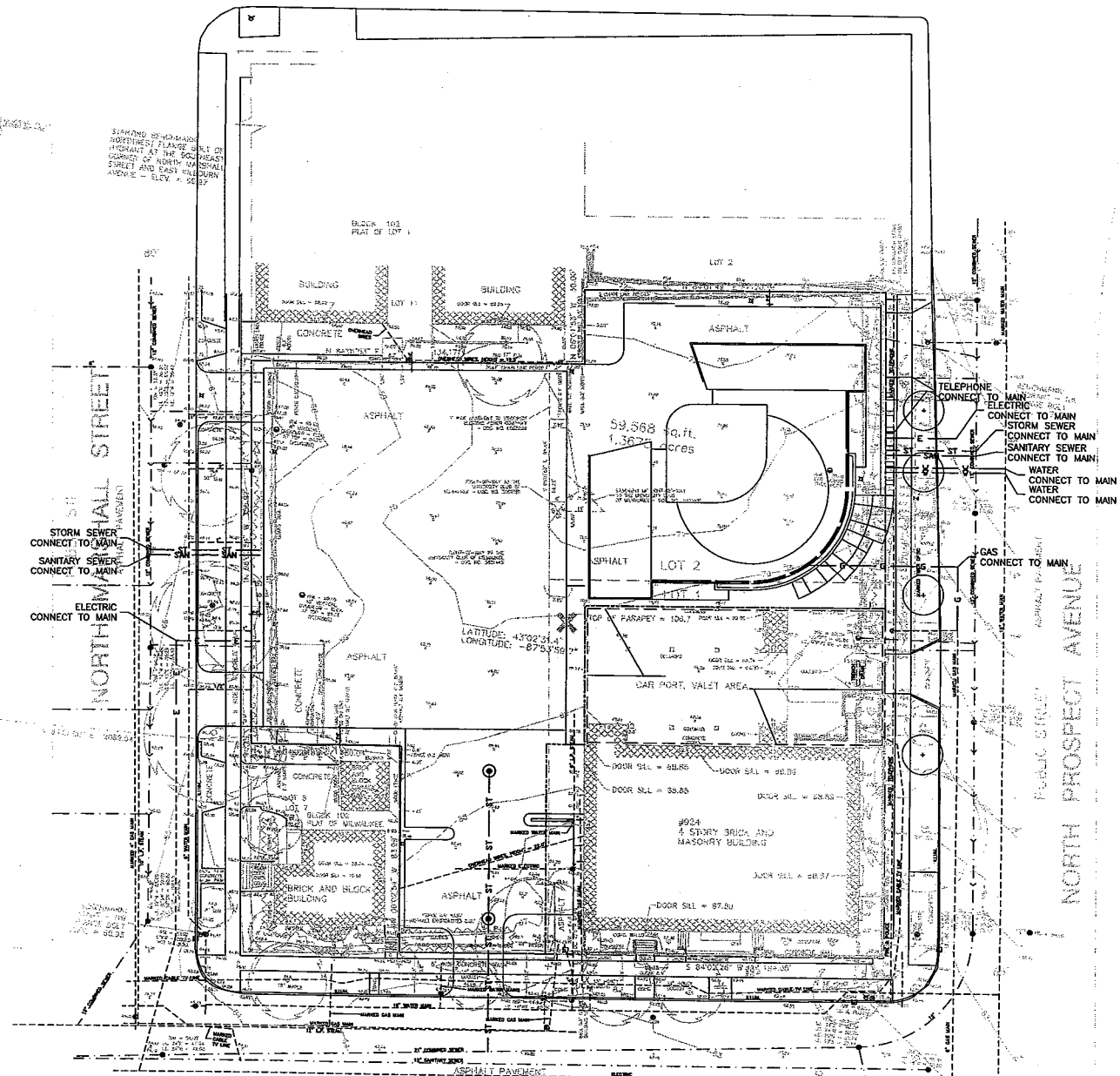
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SITE GRADING PLAN 1" = 20' - 0"

ASK - 263R October 03, 2003

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PUBLIC STREET
EAST WELLS STREET

SITE UTILITY PLAN NOTES

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BROOKFIELD, WISCONSIN 53005-5398
(262) 781-1000
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3. EXISTING UTILITY INFORMATION IS DEFINED IN PARTIAL TONE AS SURVEYED INFORMATION. PROPOSED UTILITY CONNECTIONS ARE DEFINED IN FULL TONE.
4. ALL SANITARY SEWER CONNECTIONS HAVE INTERNAL GREASE INTERCEPTORS.
5. NO PUBLIC UTILITY MAINS ARE PROPOSED FOR THIS PROJECT.

LEGEND

---	PROPERTY LINE	ST	ST	PROP. STORM SEWER
I.E.	INVERT ELEVATION	SN	SN	PROP. SANITARY SEWER
W	PROP. FIRE HYDRANT	V	V	PROP. WATER LINE
⊙	PROP. MANHOLE	G	G	PROP. GAS LINE
		E	E	PROP. ELECTRIC LINE
		T	T	PROP. TELEPHONE LINE



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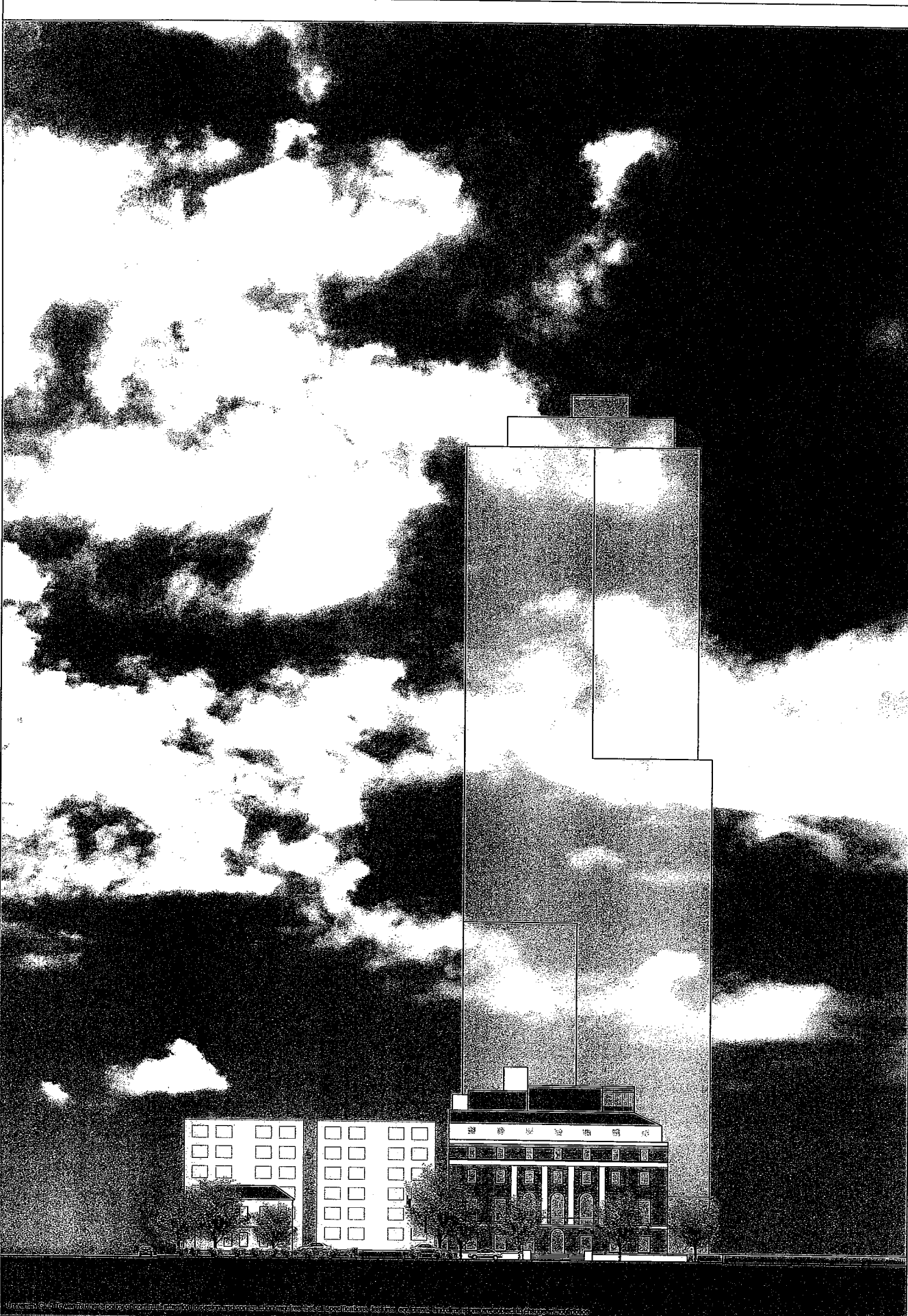
SITE UTILITY PLAN
1" = 20' - 0"

ASK - 264R October 03, 2003
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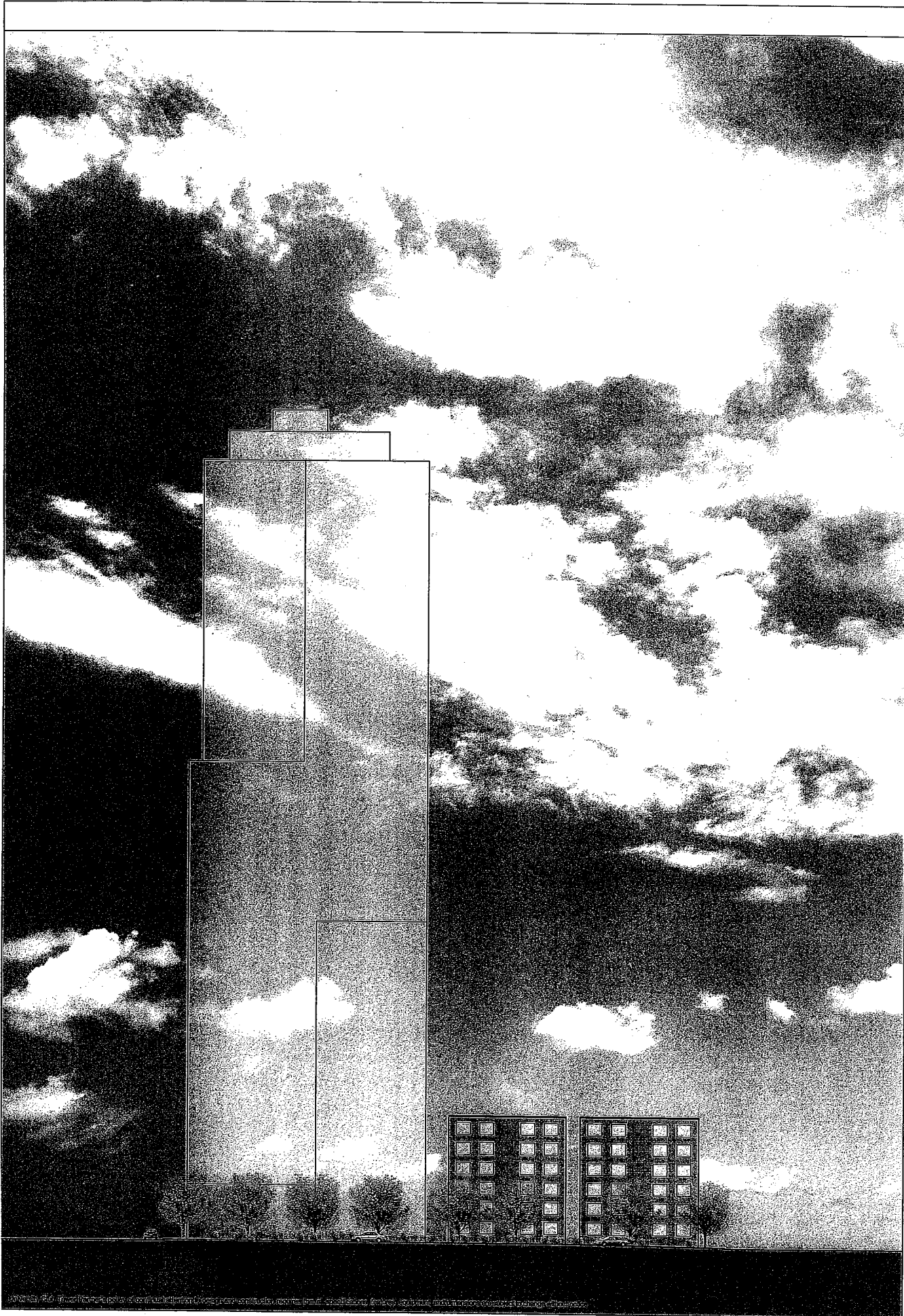
EXISTING STREET ELEVATION - E. WELLS STREET

ASK - 267

Aug. 22, 2003

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EXISTING STREET ELEVATION - KILBOURN AVE.

ASK - 268

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PROPOSED ELEVATION - N. PROSPECT STREET

ASK - 269

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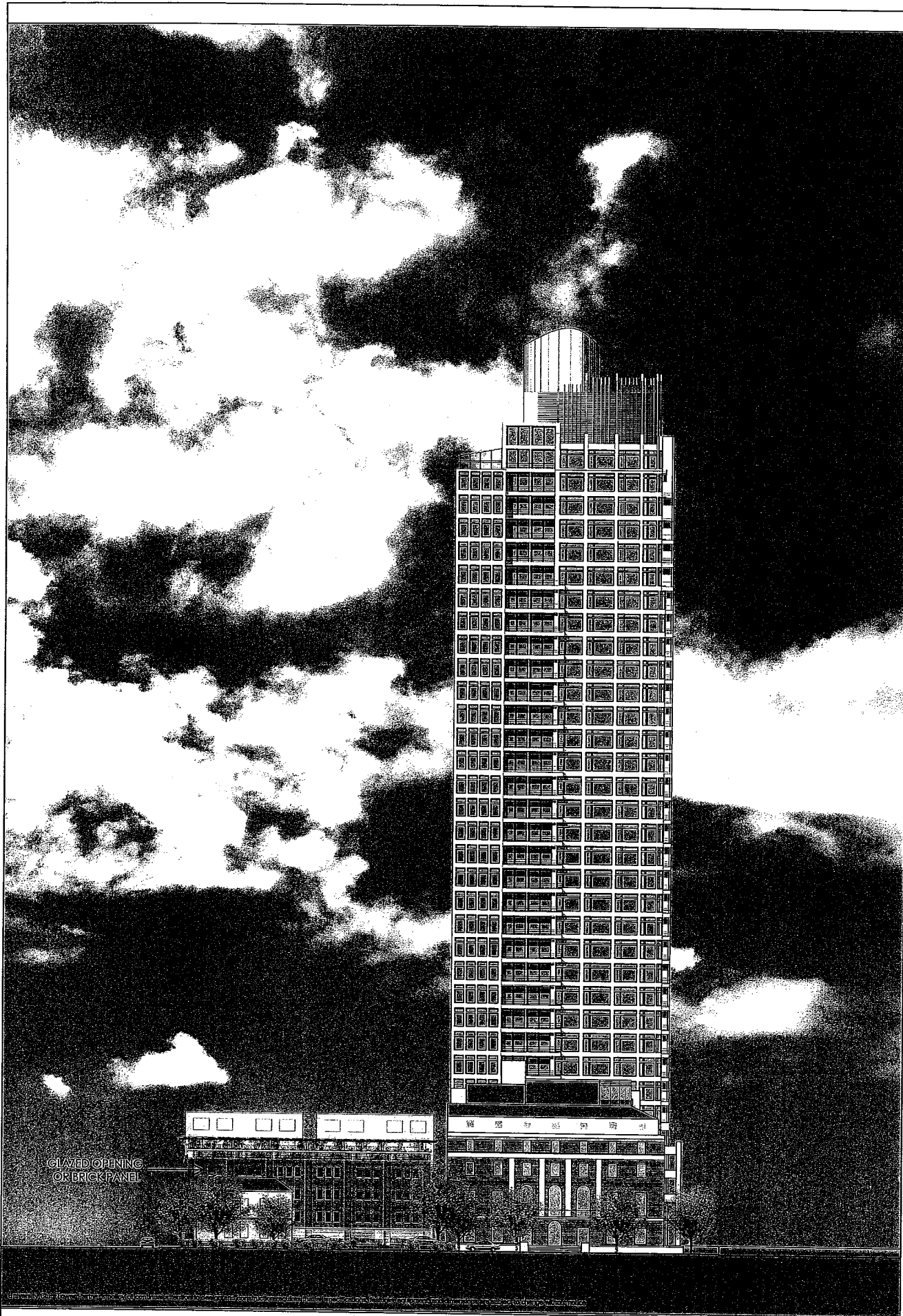
PROPOSED ELEVATION - N. MARSHALL STREET

ASK - 270

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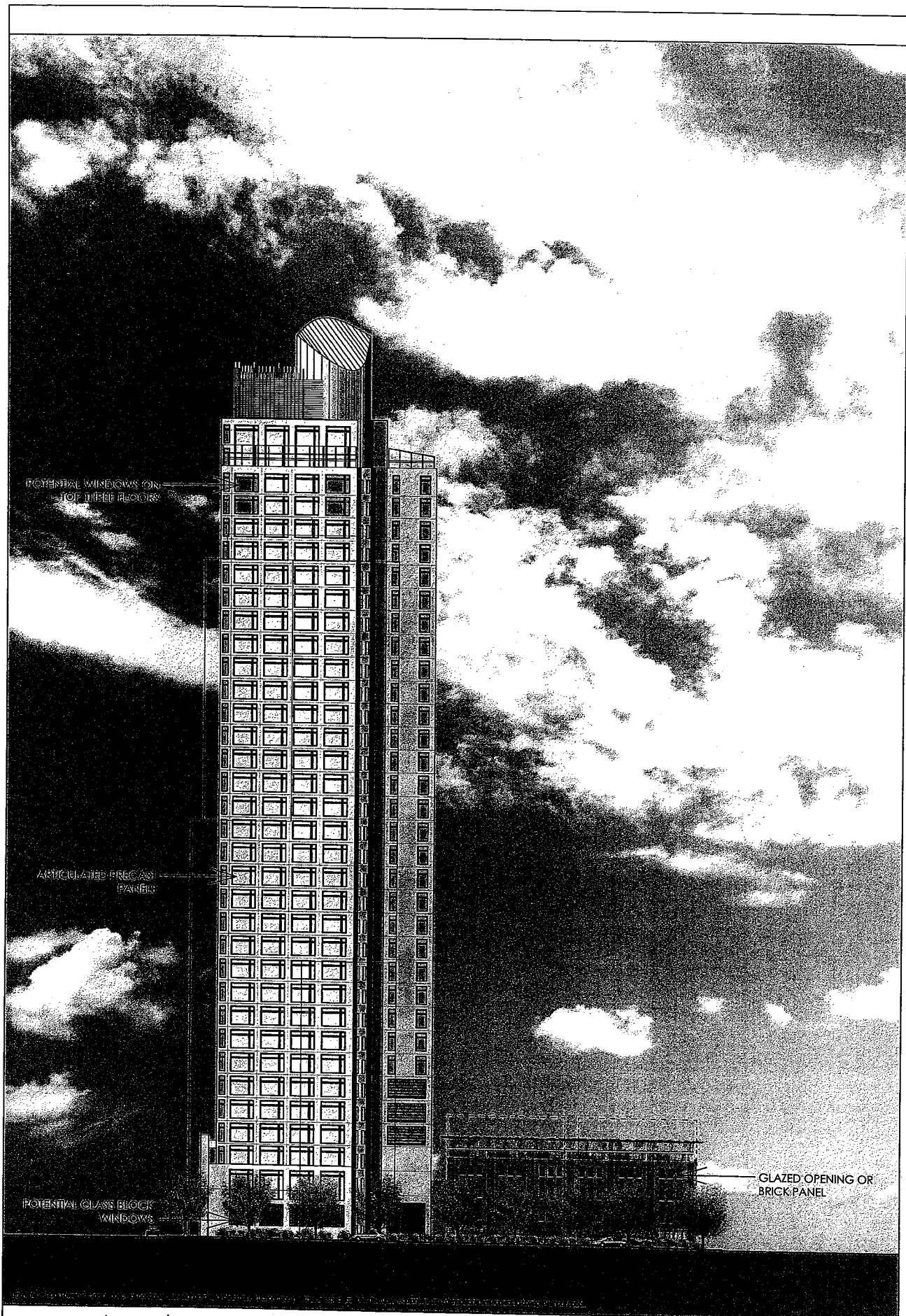
PROPOSED ELEVATION - E. WELLS STREET

ASK - 271

Aug. 22, 2003

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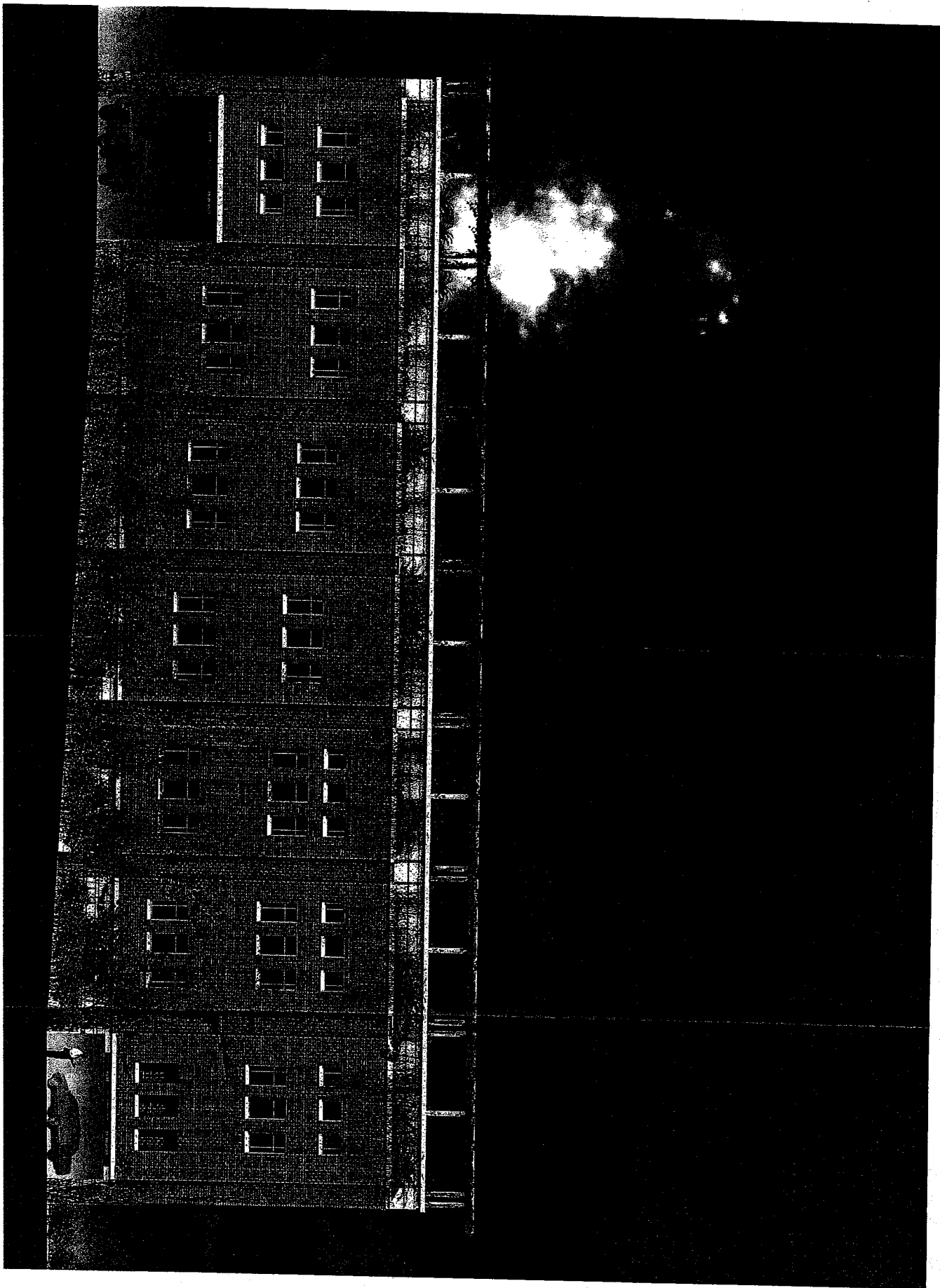
UNIVERSITY
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PROPOSED ELEVATION - NORTH

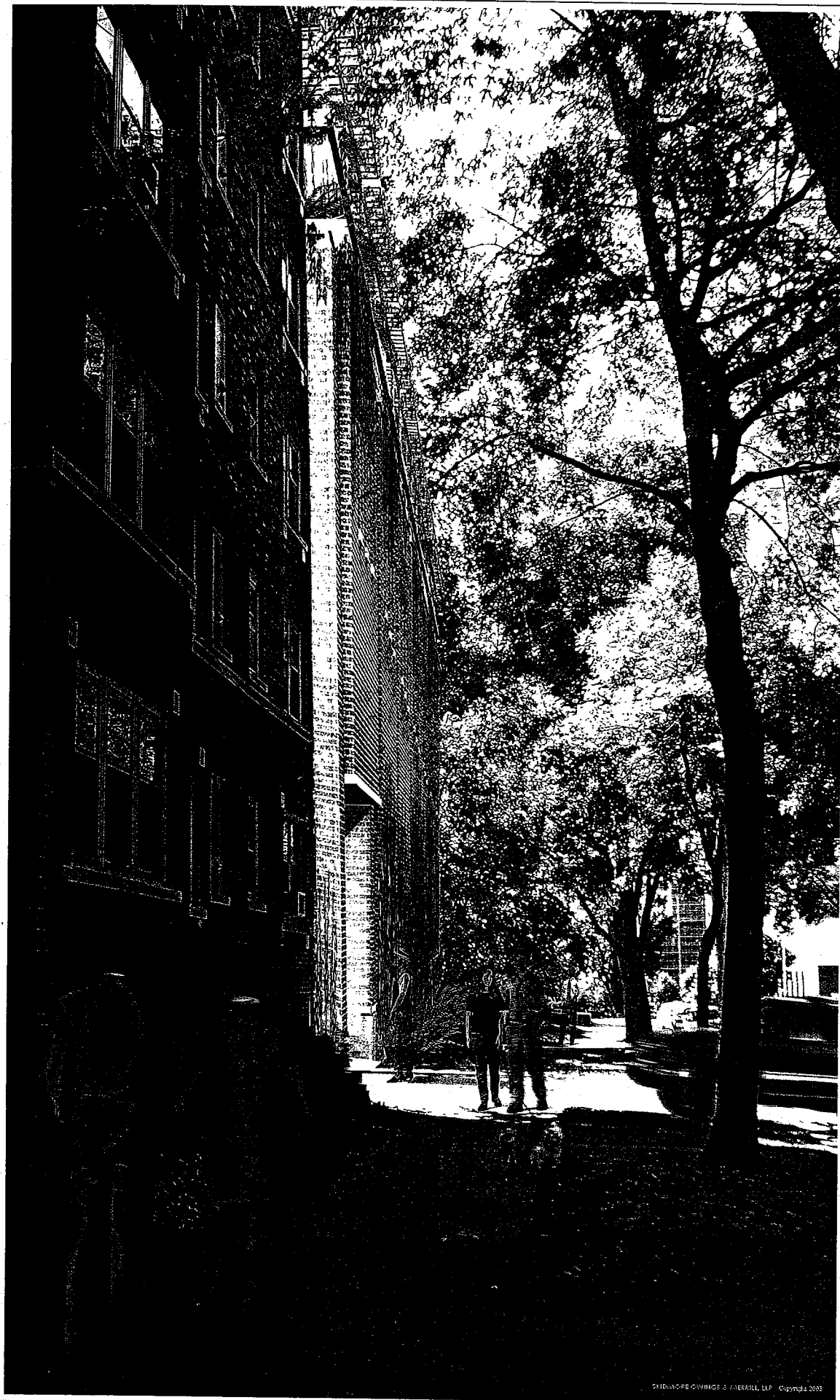
ASK - 220 272 Sept. 04, 2003

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ASK-273R



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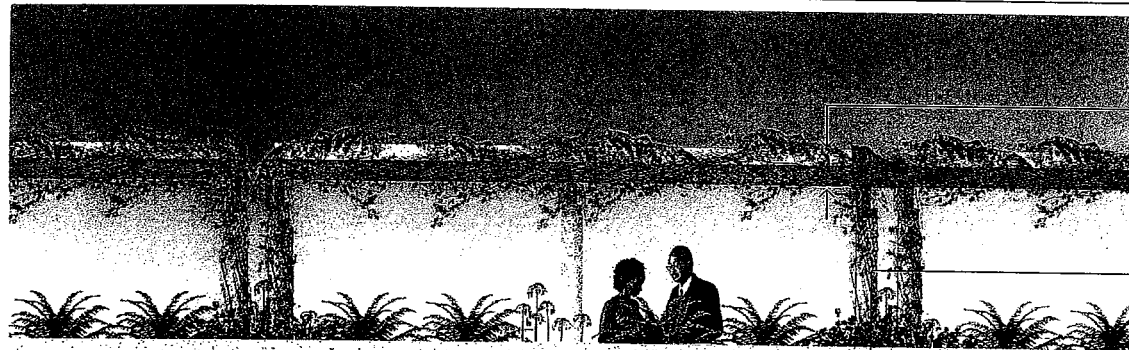
GARAGE PERSPECTIVE
(LOOKING SOUTH ON NORTH MARSHALL STREET)

ASK - 274

Aug. 22, 2003

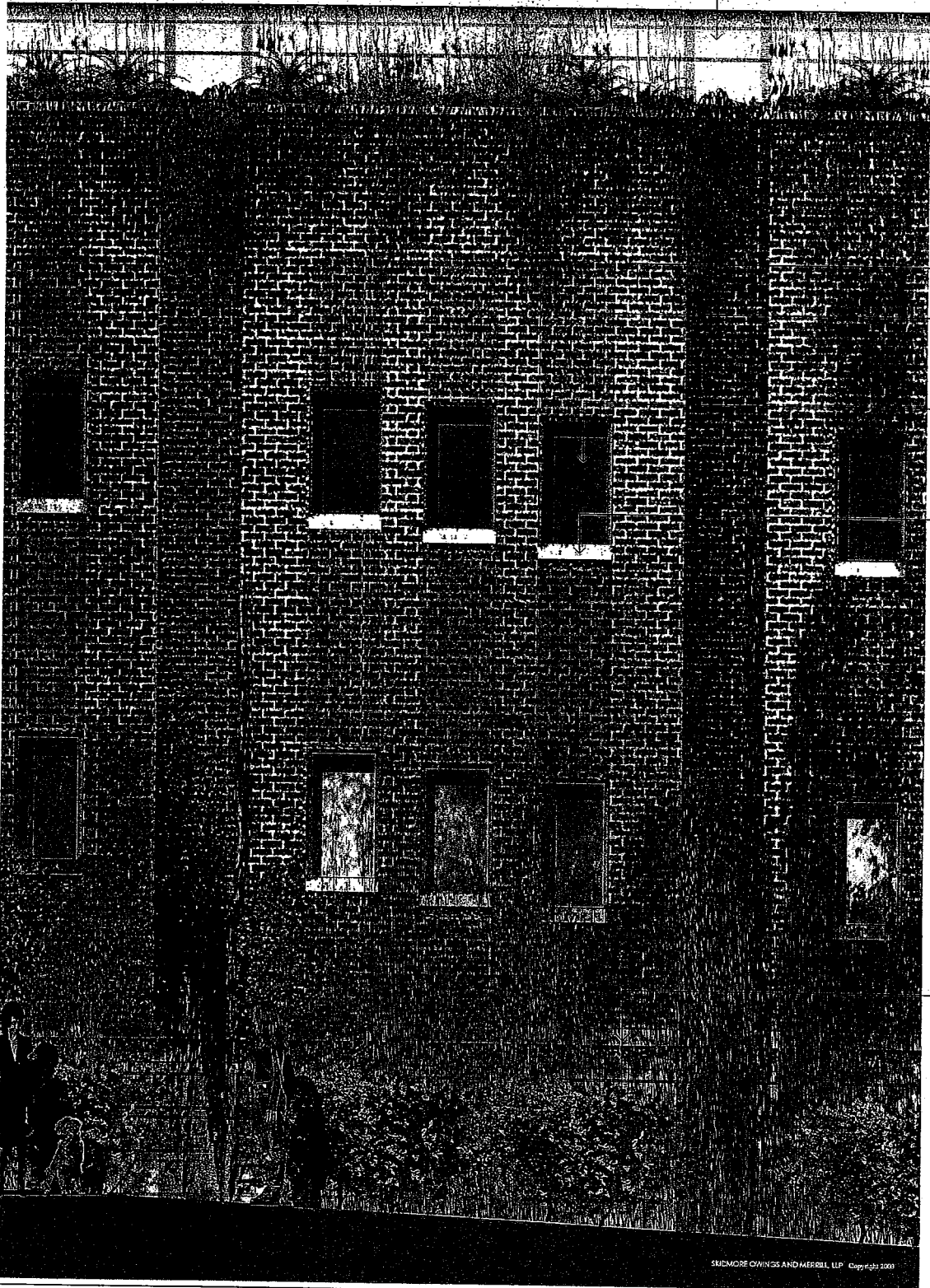
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WOOD FURLINS ON
PAINTED STEEL FRAME
TRELLIS

LIMESTONE OR
PRE-CAST CONCRETE



STANDARD MODULAR
BRICK
(TYPICAL)

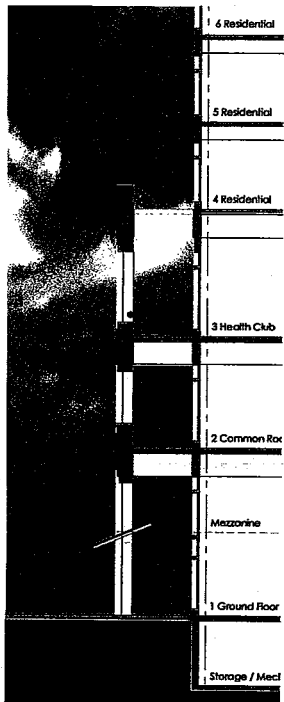
ALTERNATE COLOR BRICK
AND/OR RECESSED BRICK

INSULATED
LOW E GLASS UNIT
(TYPICAL)

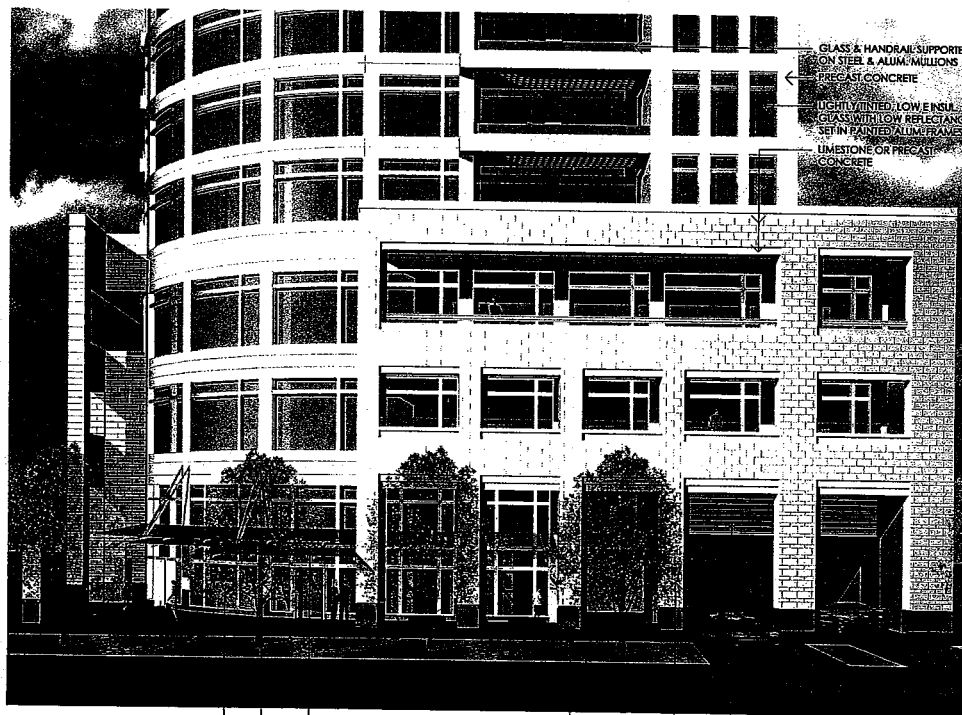
PRE-CAST
CONCRETE
(TYPICAL)

LIMESTONE OR
PRE-CAST CONCRETE

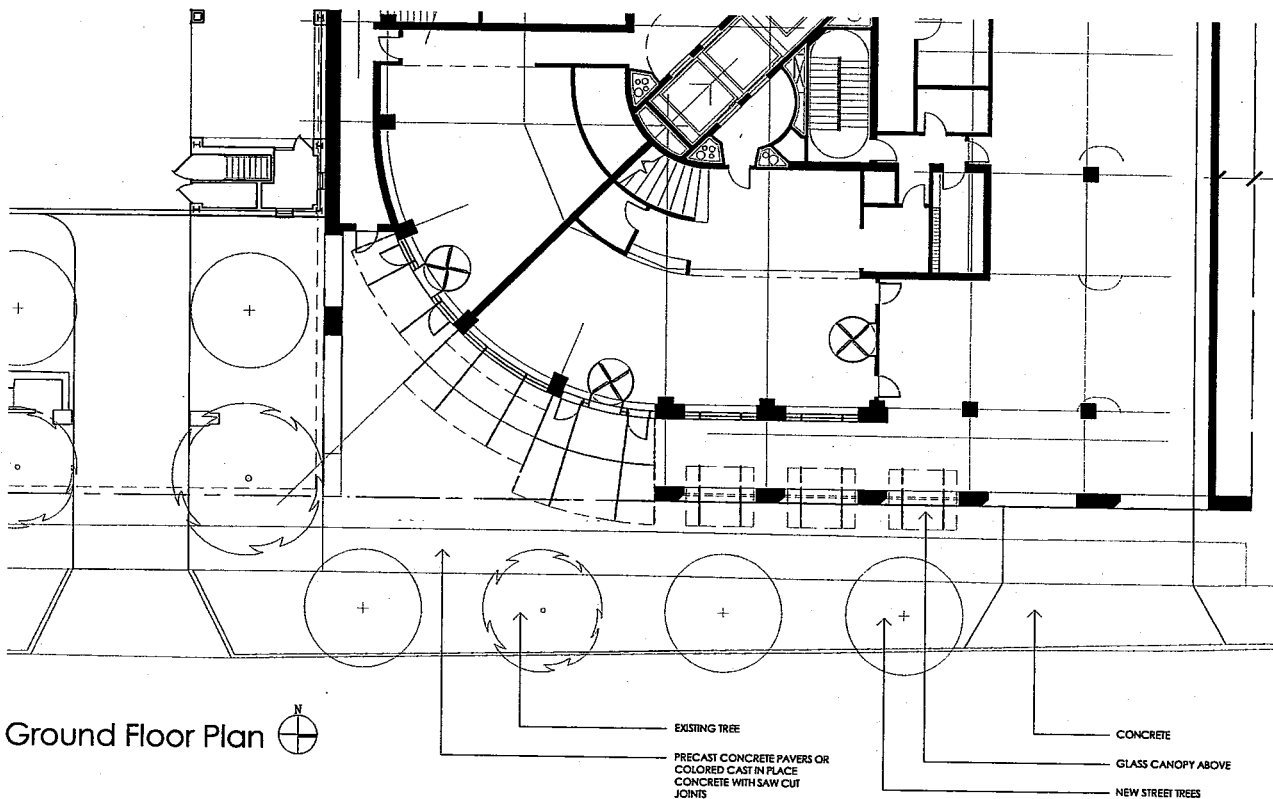
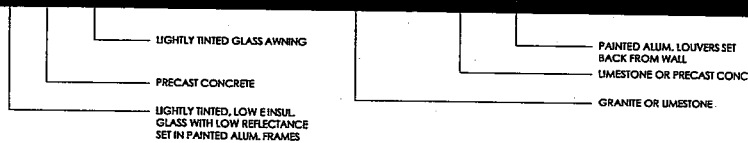
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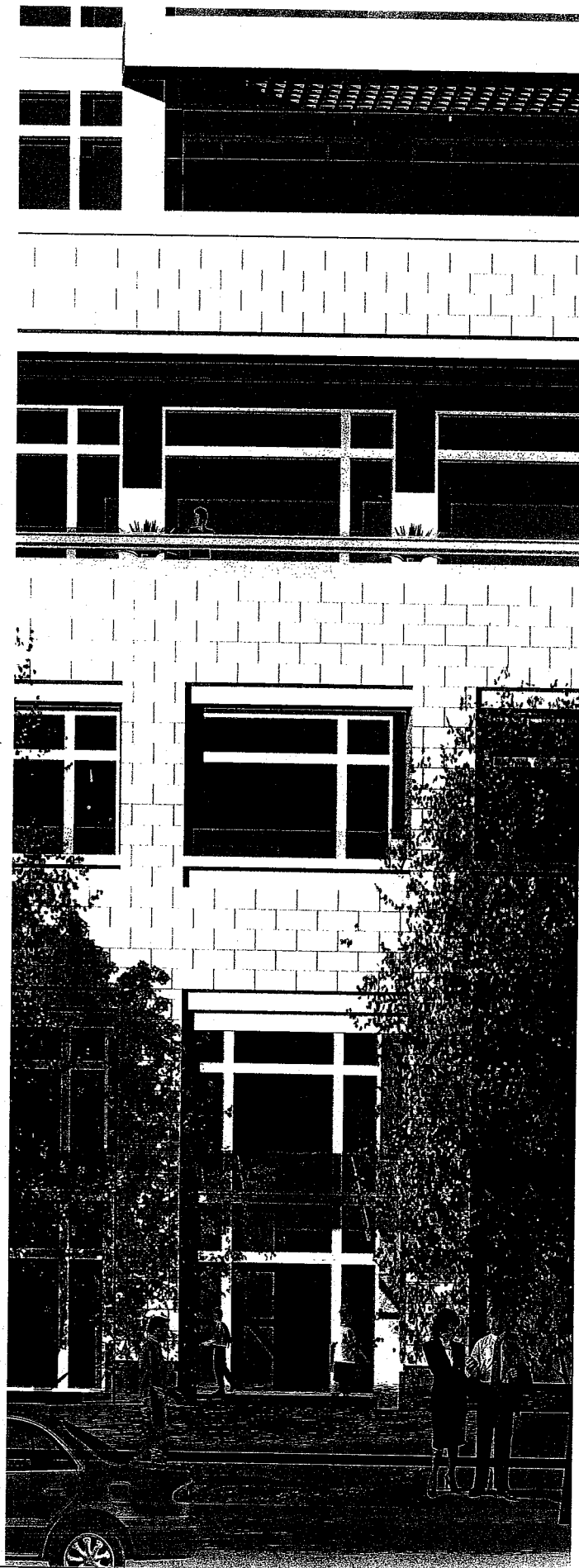
Section



East Elevation



Ground Floor Plan



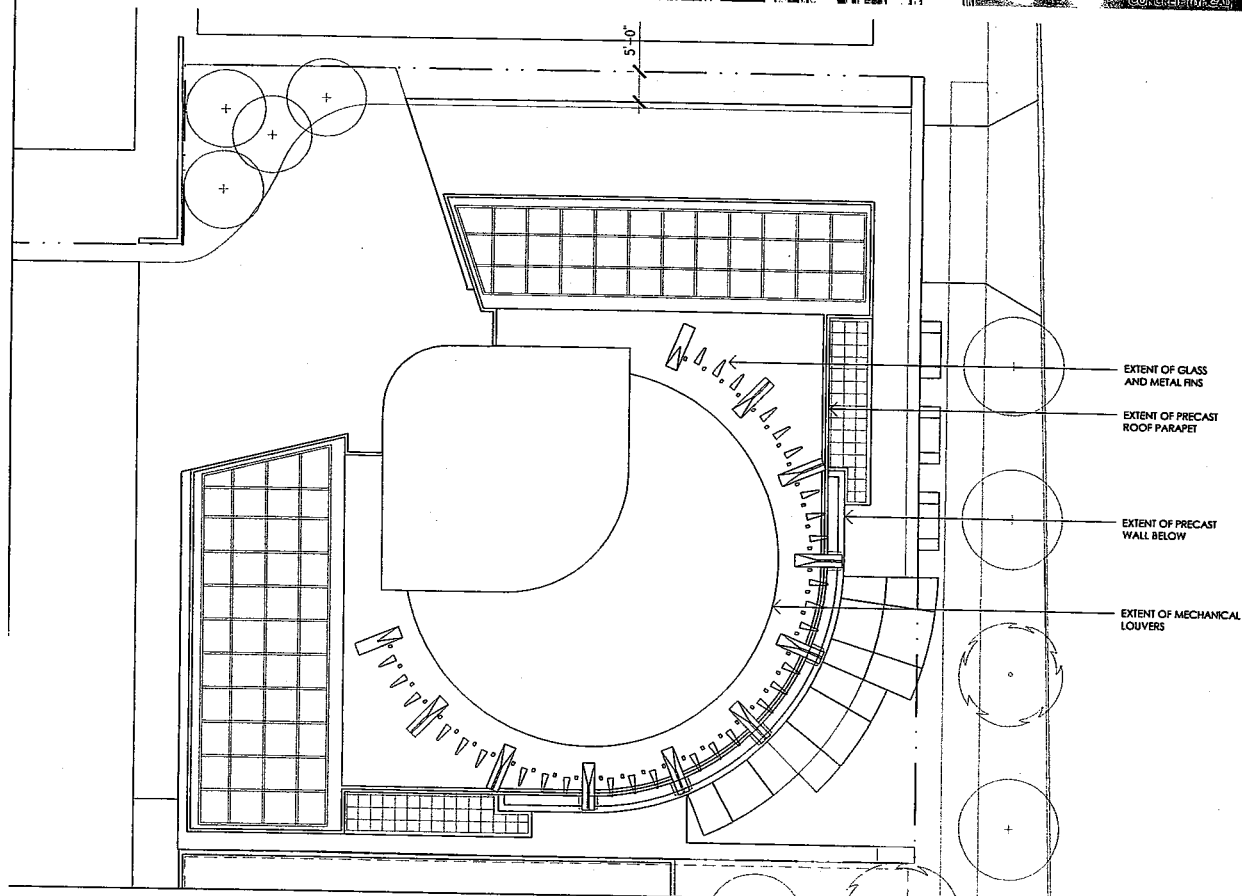
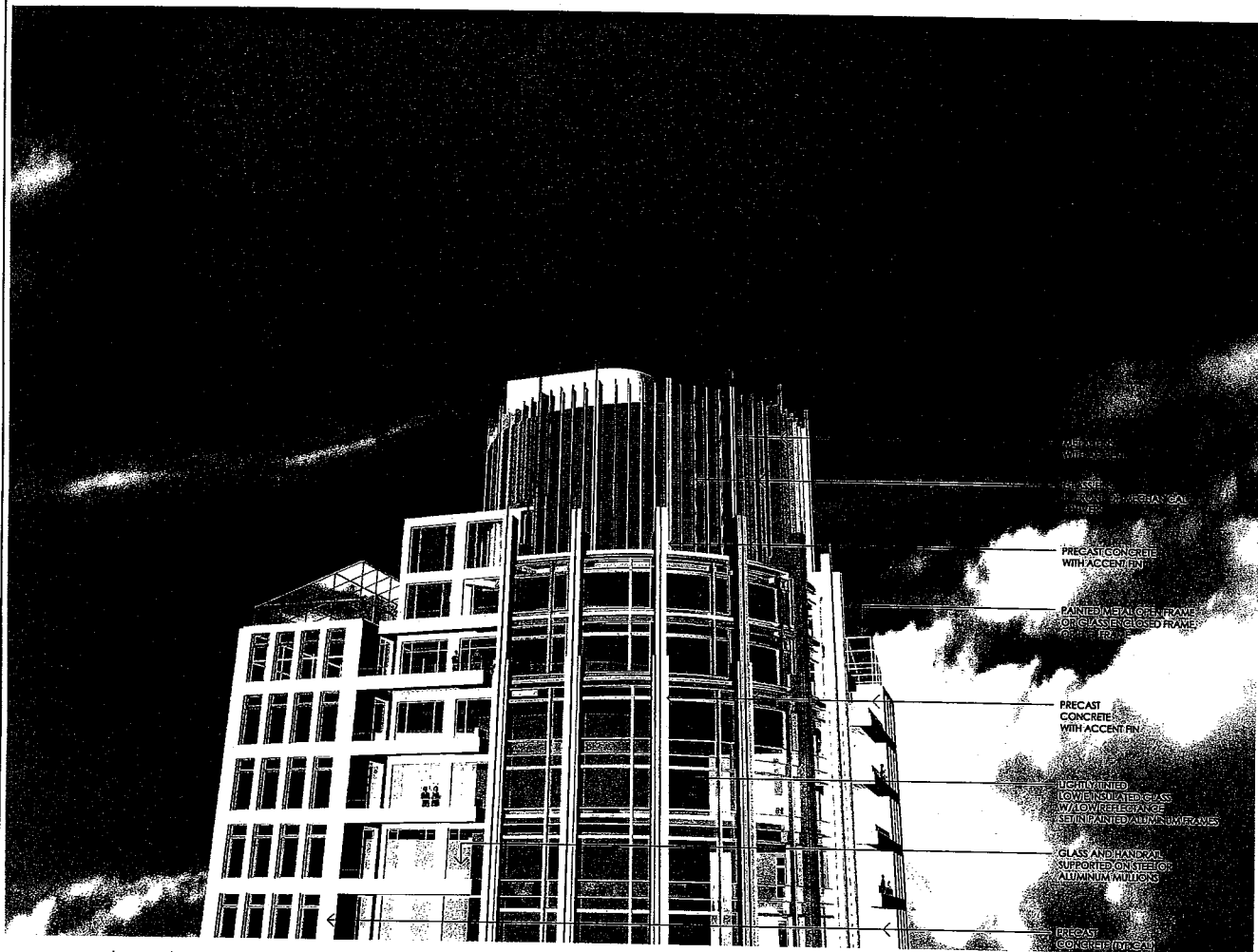
UNIVERSITY
CLUB TOWER

BUILDING BASE
TYPICAL BAY ELEVATION

ASK - 277 August 22, 2003

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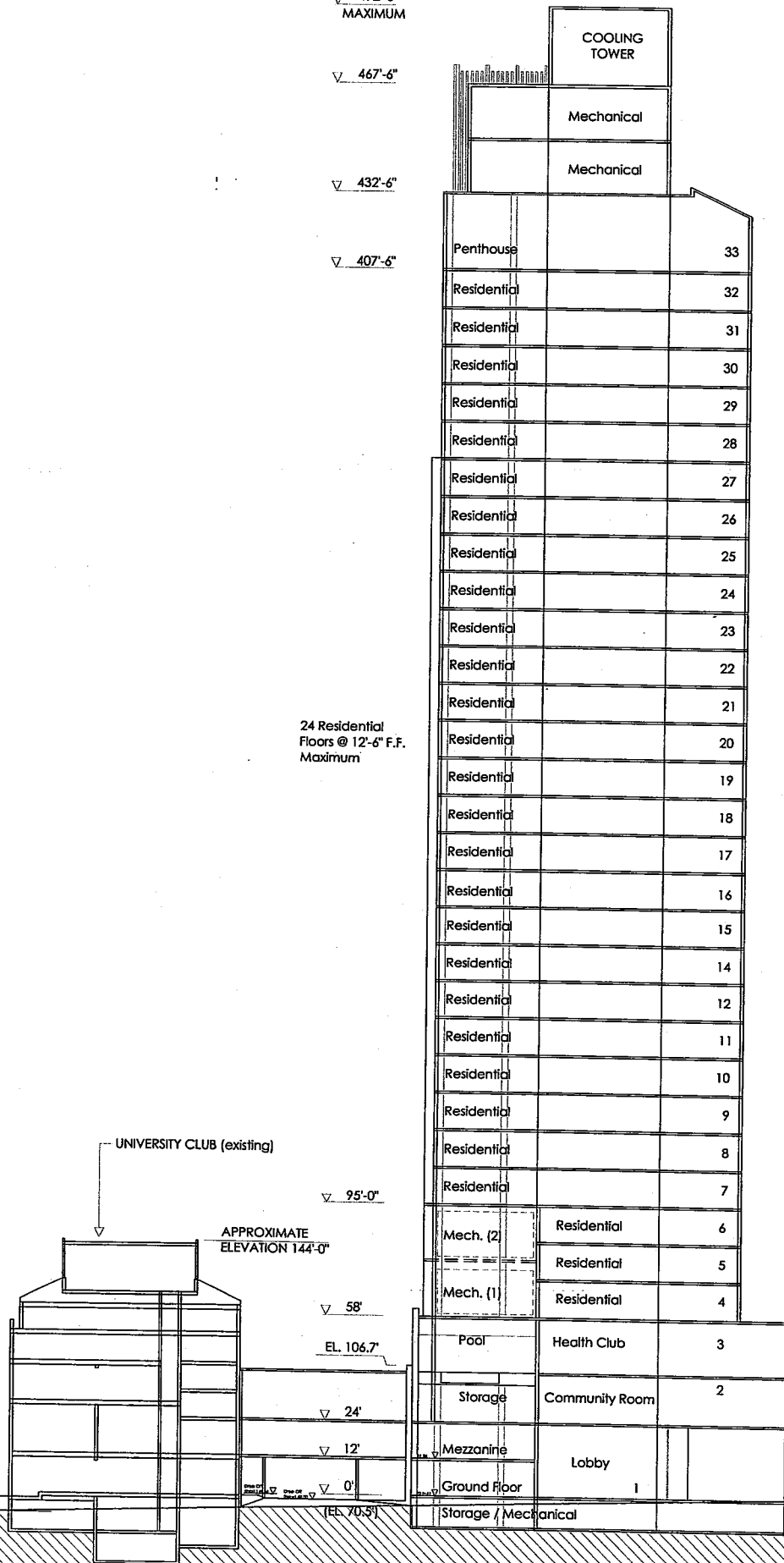
▽ 492'-6"
MAXIMUM

▽ 467'-6"

▽ 432'-6"

▽ 407'-6"

24 Residential
Floors @ 12'-6" F.F.
Maximum



Extent of
North Property Line

KILBOURN TOWER

▽ 380'

UNIVERSITY CLUB (existing)

▽ 95'-0"

APPROXIMATE
ELEVATION 144'-0"

▽ 58'

EL. 106.7'

▽ 24'

▽ 12'

▽ 0'

(EL. 70.5')

UNIVERSITY
CLUB TOWER

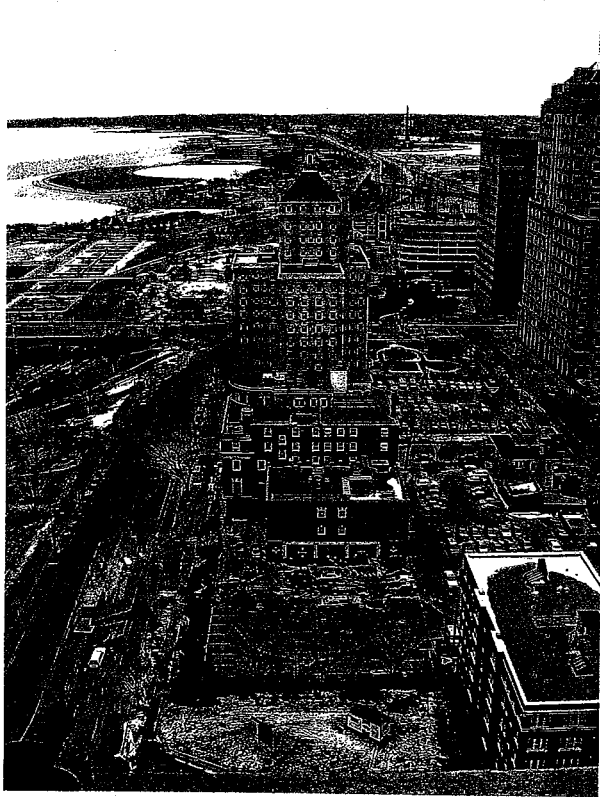
SECTION NORTH-SOUTH
1/16" = 1'-0"

ASK - 279

Aug. 22, 2003

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GSK-07

UNIVERSITY CLUB TOWER

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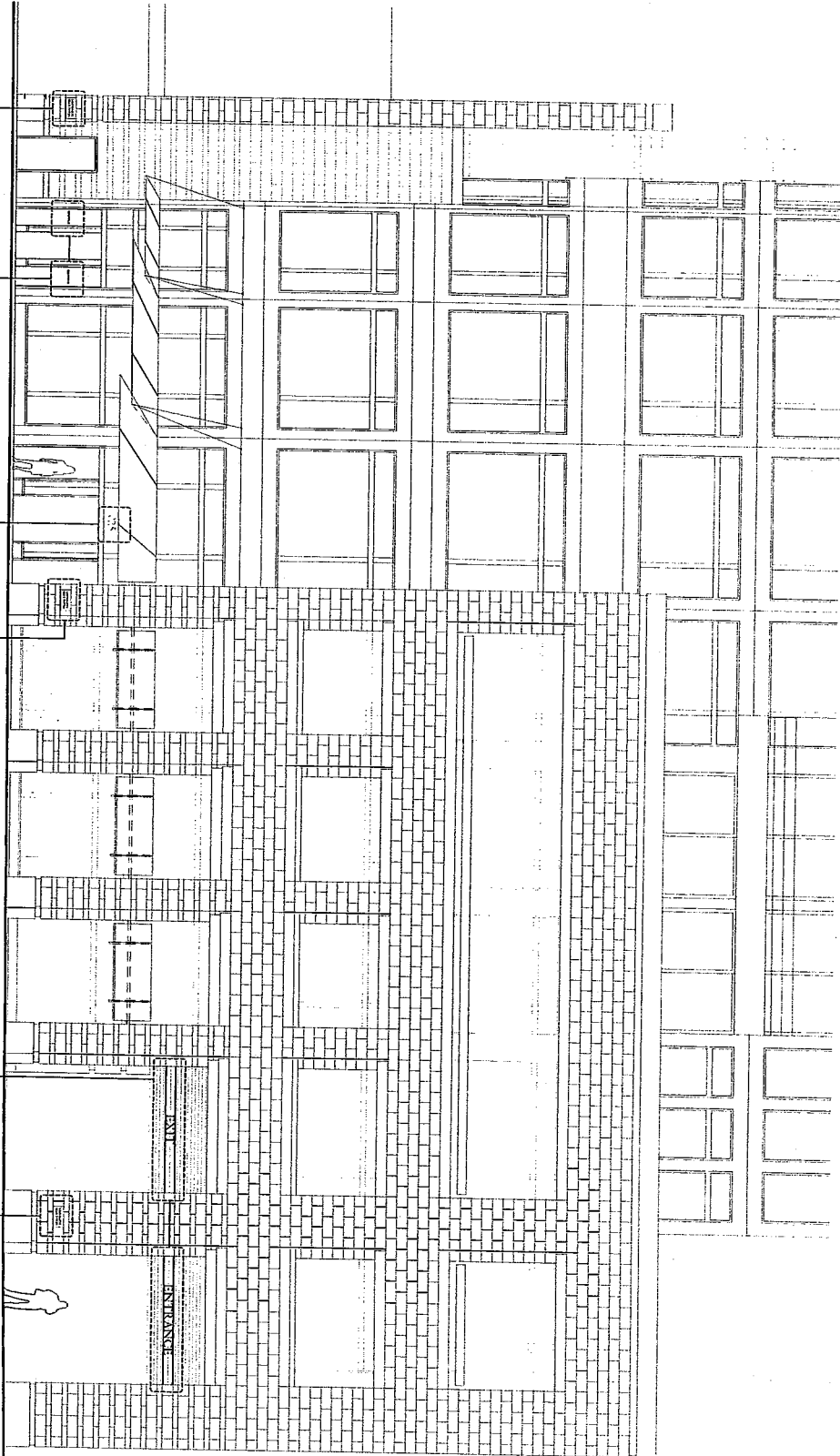
Skidmore, Owings & Merrill
270 Park Avenue
New York, NY 10017
Chicago, Illinois 60604

DATE: 1/1/2001

BY: [Signature]

Sign location elevation
at North Prospect Street

GSK-02



A1 East Elevation - North Prospect Street

Scale 3/32" = 1'-0"

UNIVERSITY CLUB TOWER

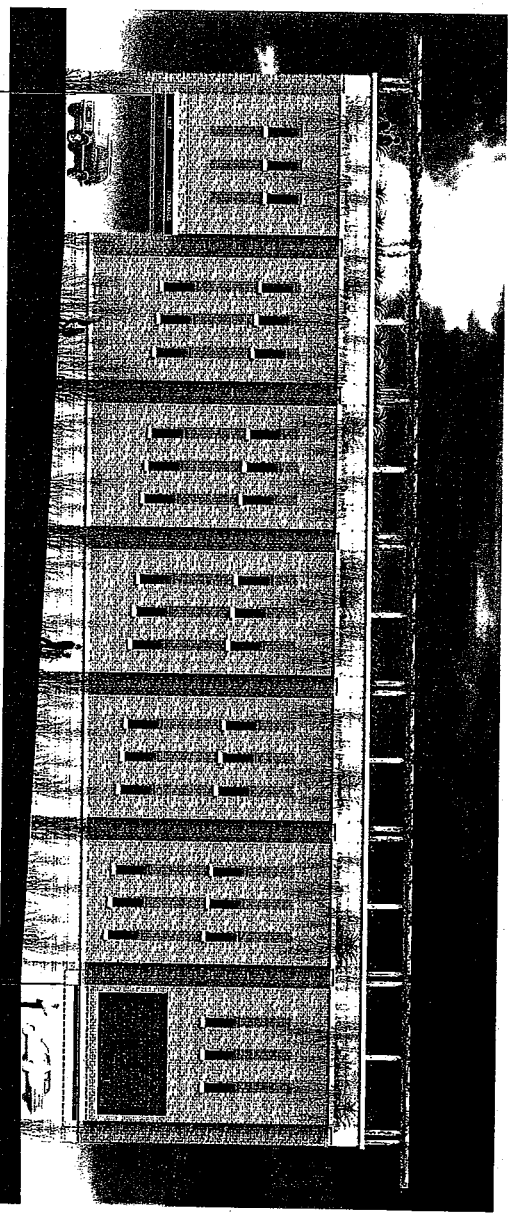
SOM
Skidmore, Owings & Merrill LLP
227 West Madison Avenue
Suite 1000
Chicago, Illinois 60604

Architect

Scale

Sign location elevation
at North Marshall Street

GSK-03



Residential Tower
Parking—GSK-09

University Club
Parking—GSK-10

A1 West Elevation—North Marshall Street
Scale 1/16" = 1'-0"

Platinum Leaf numerals applied to
2nd surface of glass transom panel

825

Glass transom
panel

Prismatic shaped metal numerals
with nickel plated finish bonded flush
to 1st surface of glass transom panel.
Second set of numerals reverse cut from
1/4" thick metal plate and bonded to 2nd
surface of glass transom panel.

825

8"

A1 Residential Tower Address—Option 2
Scale 3" = 1'-0"

A7 Residential Tower Address—Option 1
Scale 3" = 1'-0"

UNIVERSITY
CLUB TOWER

SOM

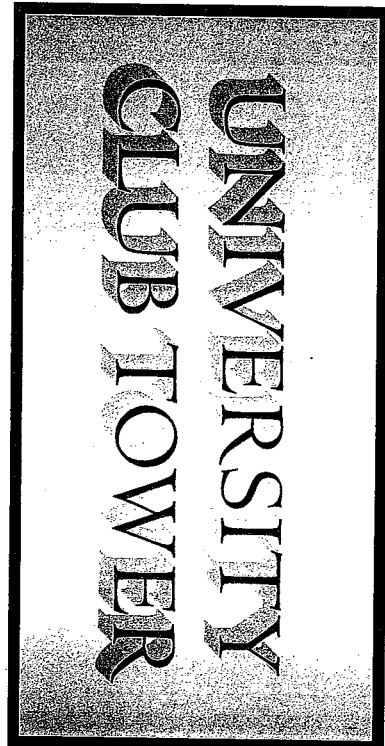
Skidmore, Owings & Merrill LLP
225 West Wacker Drive, Suite 1000
Chicago, Illinois 60604

DATE: 7/14/2010

2011 1/16"

Residential Tower
Address

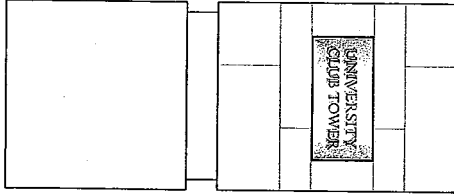
GSK-04



Waterfall cut metal letterforms
with nickel plated finish
mounted flush to nickel plated
plaque

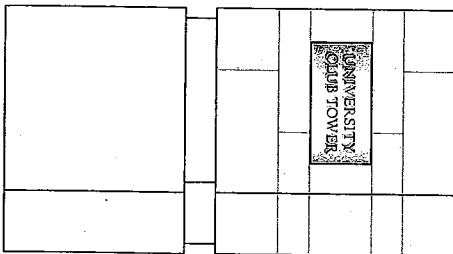
Plaque recessed into stone

E1 Residential Tower Identification
Scale 3" = 1'-0"

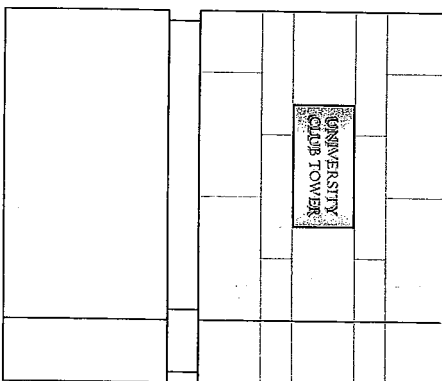


See GSK-08
for additional options

A1 Elevation at Pillar
Scale 1/2" = 1'-0"



A5 Elevation at 1st Arcade Column
Scale 1/2" = 1'-0"



A6 Elevation at Vehicular Entry - North Prospect Street
Scale 1/2" = 1'-0"

UNIVERSITY
CLUB TOWER

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Skidmore, Owings & Merrill LLP
227 Broadway
Suite 100
Chicago, Illinois 60601

Residential Tower
Identification

GSK-05

HEALTHCLUB

Tenant ID to be platinum leaf applied to 2nd surface of glass doors

F1 Door Graphics at Fitness Club—Option 3
Scale 3" = 1'-0"

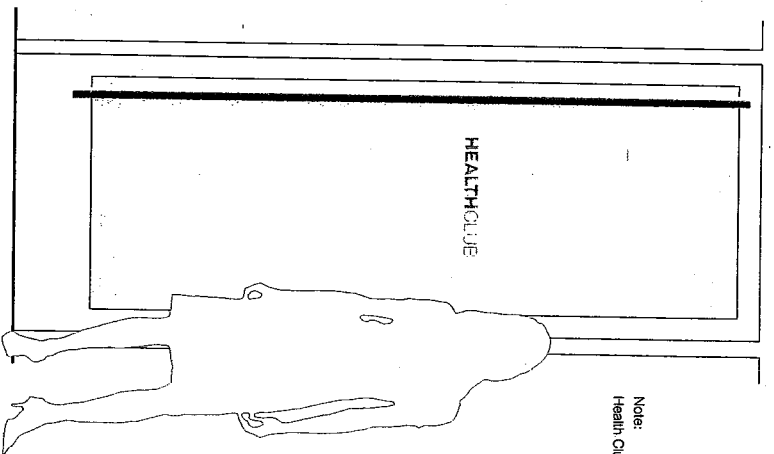
Tenant ID to be screenprinted while on 2nd surface of glass doors

D1 Door Graphics at Fitness Club—Option 2
Scale 3" = 1'-0"

Tenant ID to be cut vinyl with sandblasted finish applied to 2nd surface of glass doors

HEALTHCLUB

A1 Door Graphics at Fitness Club—Option 1
Scale 3" = 1'-0"



Note:
Health Club name to be determined

A8 Elevation at Door to Fitness Club
Scale 3/4" = 1'-0"

UNIVERSITY CLUB TOWER

SOM

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225 South Dearborn Avenue
Suite 1000
Chicago, Illinois 60604

Sheet 1 of 1

200

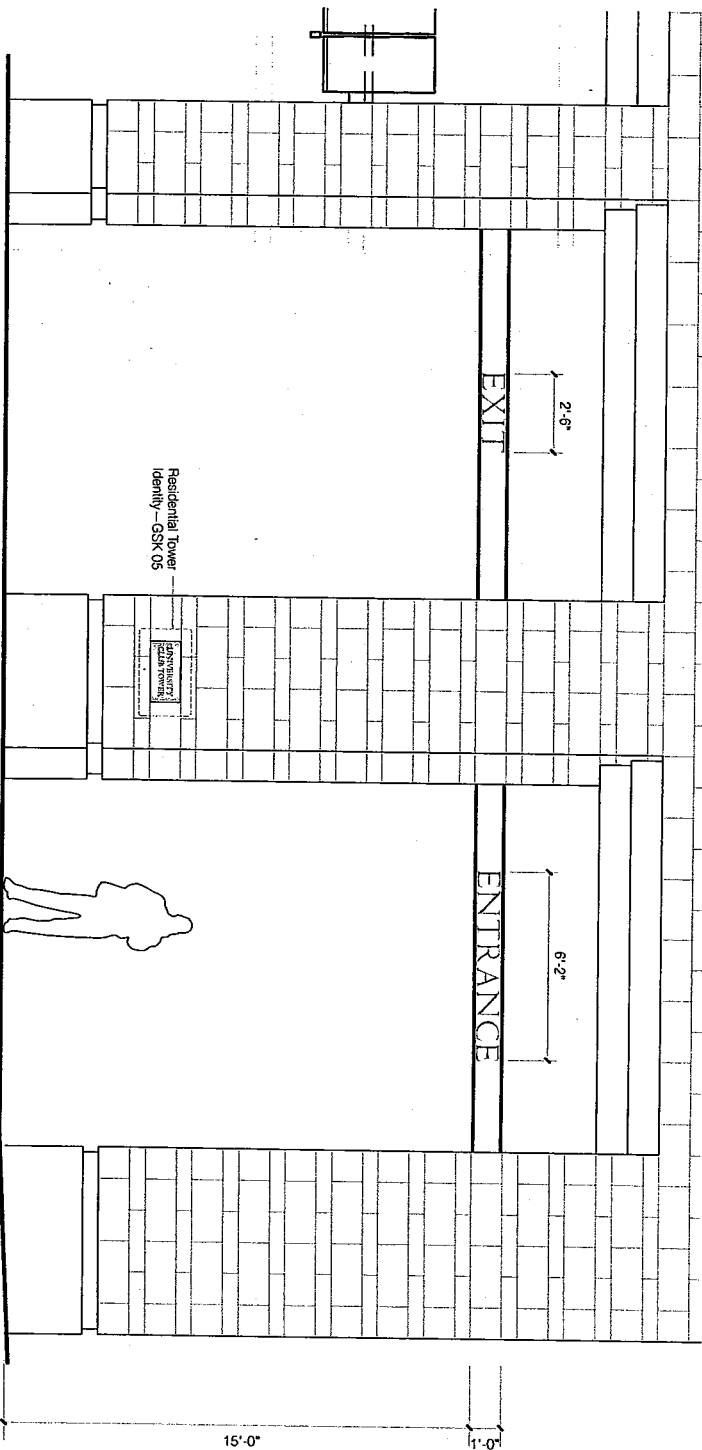
Tenant Identification

GSK-06

EXIT

Water jet cut metal letters
with nickel plated finish.
Letterforms pin mounted
top and bottom to horizontal
barstock

G1 Detail at Exit
Scale 3" = 1'-0"



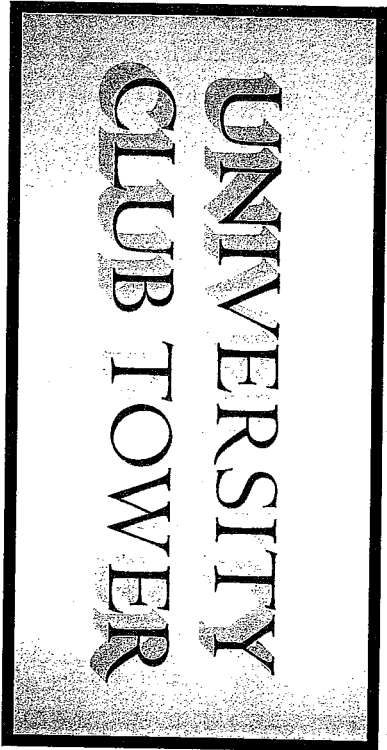
A1 Elevation at North Prospect Street—Entrance / Exit
Scale 1/4" = 1'-0"

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Skidmore, Owings & Merrill LLP
227 South Dearborn Avenue
Chicago, Illinois 60604

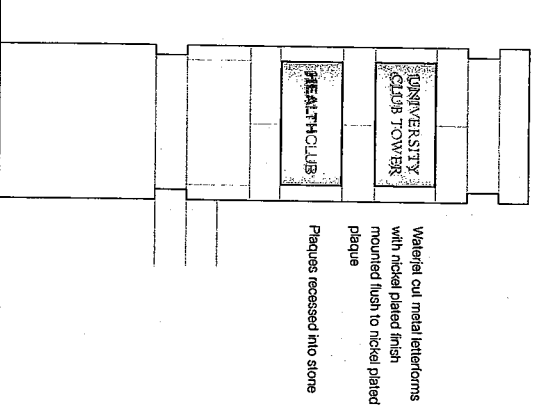
Residential Tower Parking
at North Prospect Street

GSK-07



E1 Residential Tower Identification

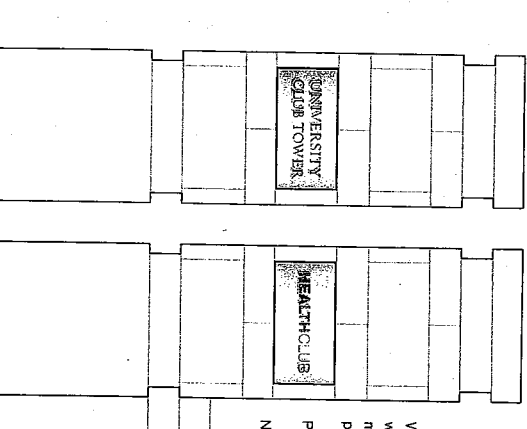
Scale 3" = 1'-0"



North / South Face of Pillar

A1 Elevation at Pillar--Option 1

Scale 1/2" = 1'-0"

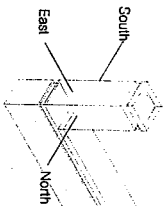


East Face of Pillar

North / South Face of Pillar

A4 Elevation at Pillar--Option 2

Scale 1/2" = 1'-0"

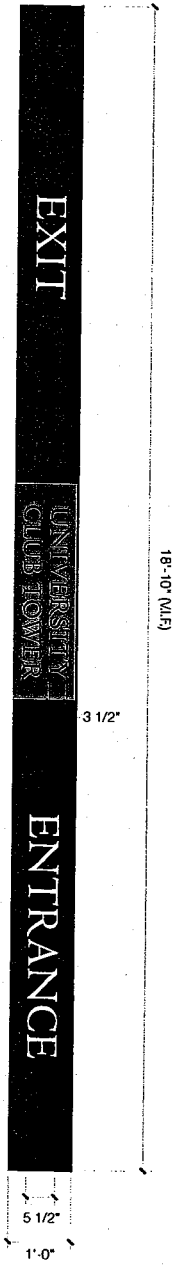


UNIVERSITY CLUB TOWER

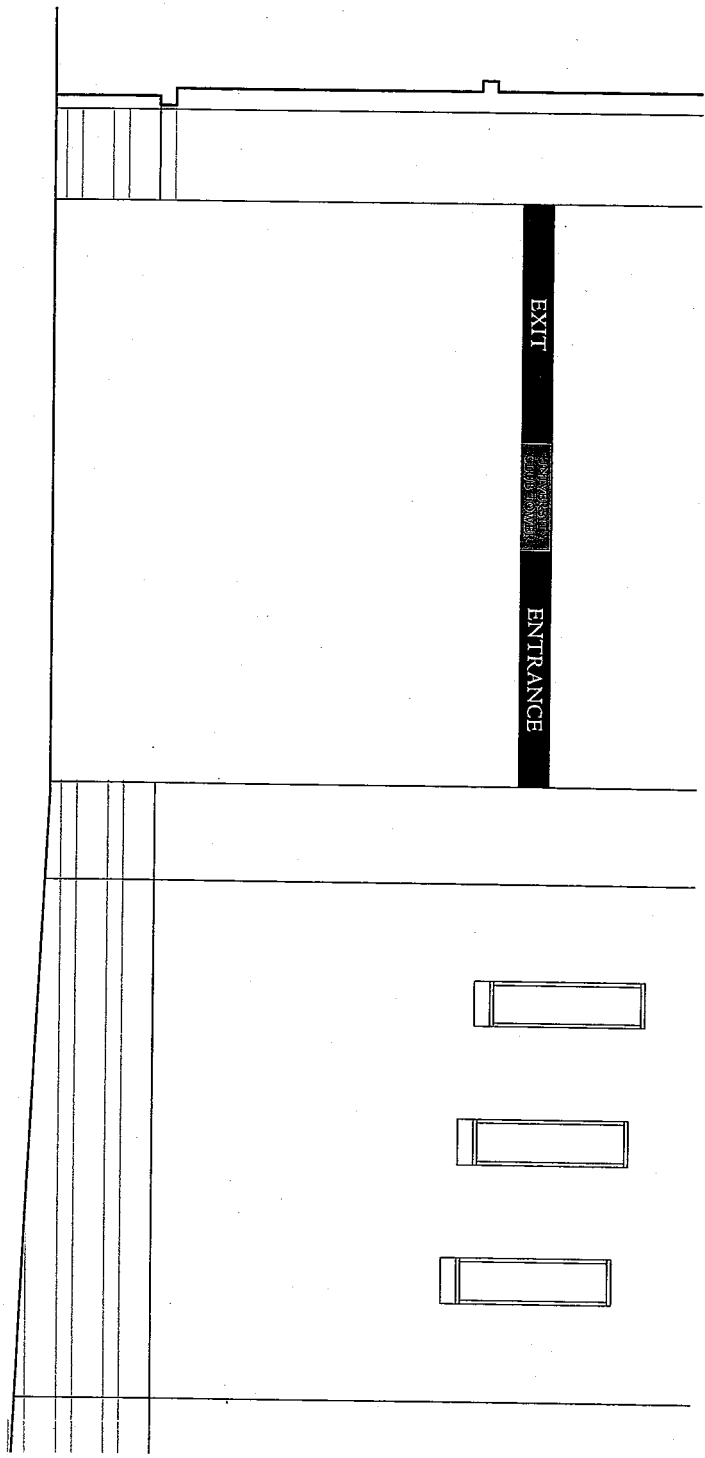
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225 South Dearborn Avenue
Chicago, Illinois 60604

Residential Tower
Identification / Return ID

GSK-08



G1 Detail at Entrance
Scale 1/2" = 1'-0"



A1 West Elevation - North Marshall Street
Scale 1/4" = 1'-0"

UNIVERSITY CLUB TOWER	SOM Skidmore, Owings & Merrill LLP 275 South Dearborn Suite 100 Chicago, Illinois 60604	1/2" = 1'-0" 1/4" = 1'-0"	GSK-09 Architect: GSK-09
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EXIT

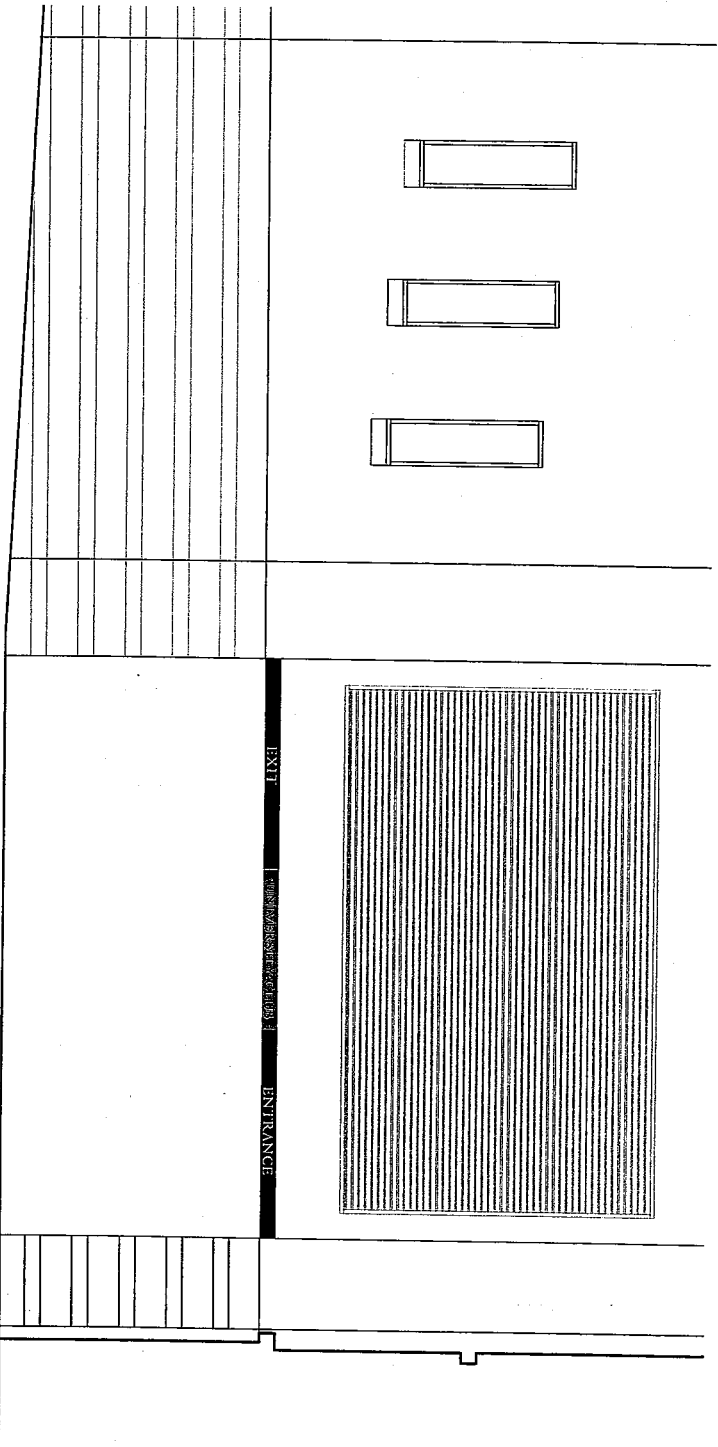
UNIVERSITY CLUB

ENTRANCE

18'-10" WLF

Water jet cut metal letters
with painted metallic finish.
Letterforms pin mounted
to painted metal panels.

G1 Detail at Entrance
Scale 1/2" = 1'-0"



UNIVERSITY
CLUB TOWER

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Skidmore, Owings & Merrill LLP
311
Scale 1/8" = 1'-0"
Chicago, Illinois 60604

Sheet No.

Scale

University Club Parking
at North Marshall Street

GSK-10

A1 West Elevation -- North Marshall Street
Scale 1/4" = 1'-0"