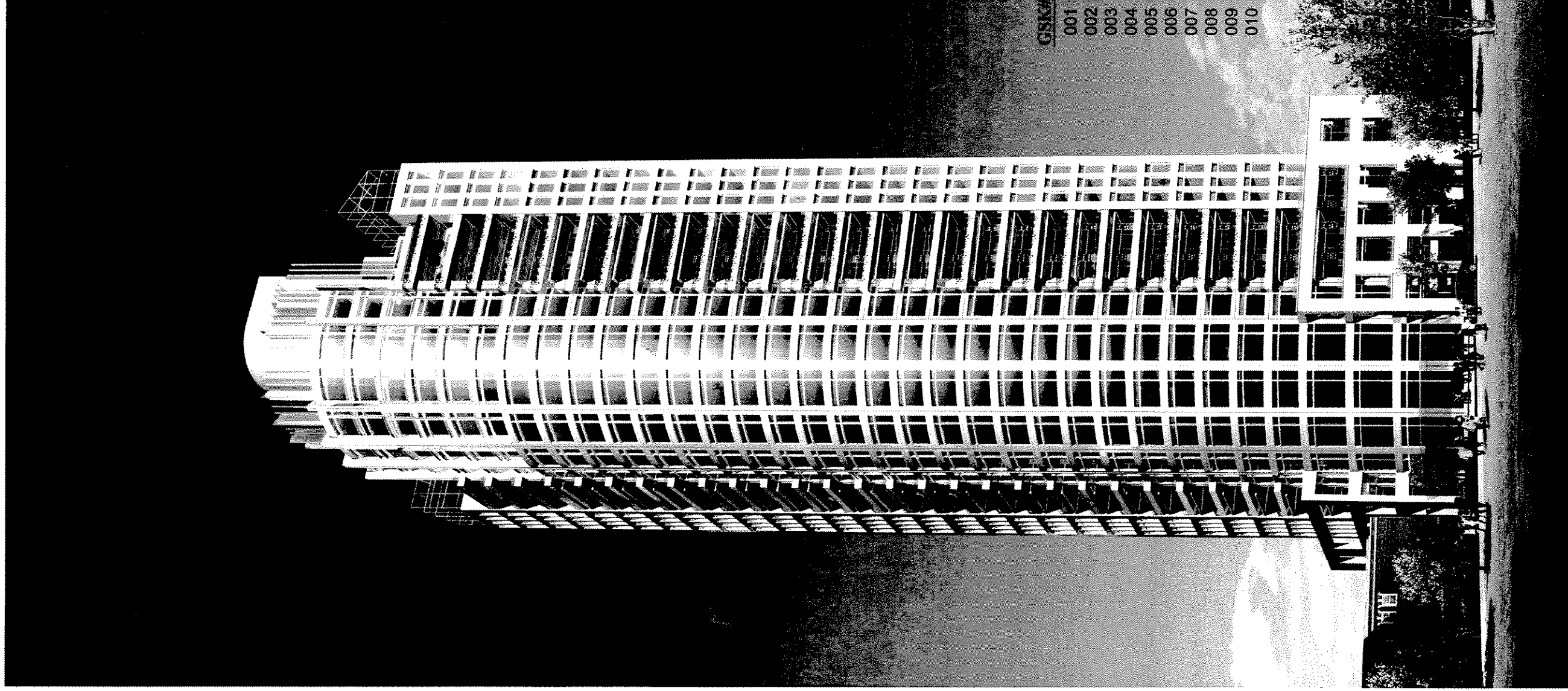


EXHIBIT A
File No. 040239

**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

- GSK#
- 001
- 002
- 003
- 004
- 005
- 006
- 007
- 008
- 009
- 010

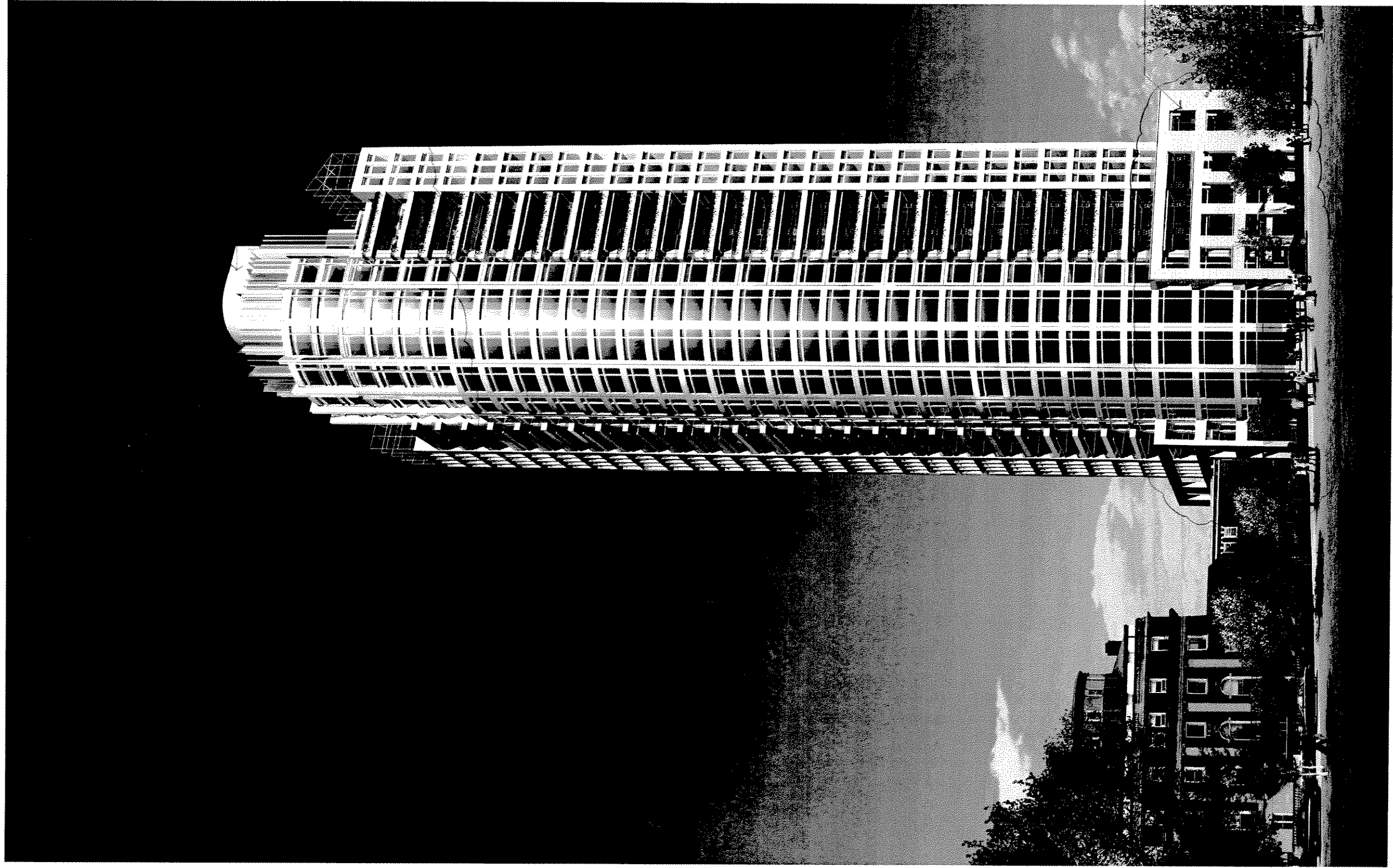
ASK - 255 ASK - 434
AUG. 22, 2003 DATE: 22. 5. 2004

**UNIVERSITY
CLUB TOWER**

SKM | SKIDMORE, OWINGS & MERRILL LLP © 2003

REVISION/REFLECT AND
OF TOP. REFER TO
DDA-201 AND SPA-202

REFER TO
DDA-201 AND
SPA-202



UNIVERSITY
CLUB TOWER

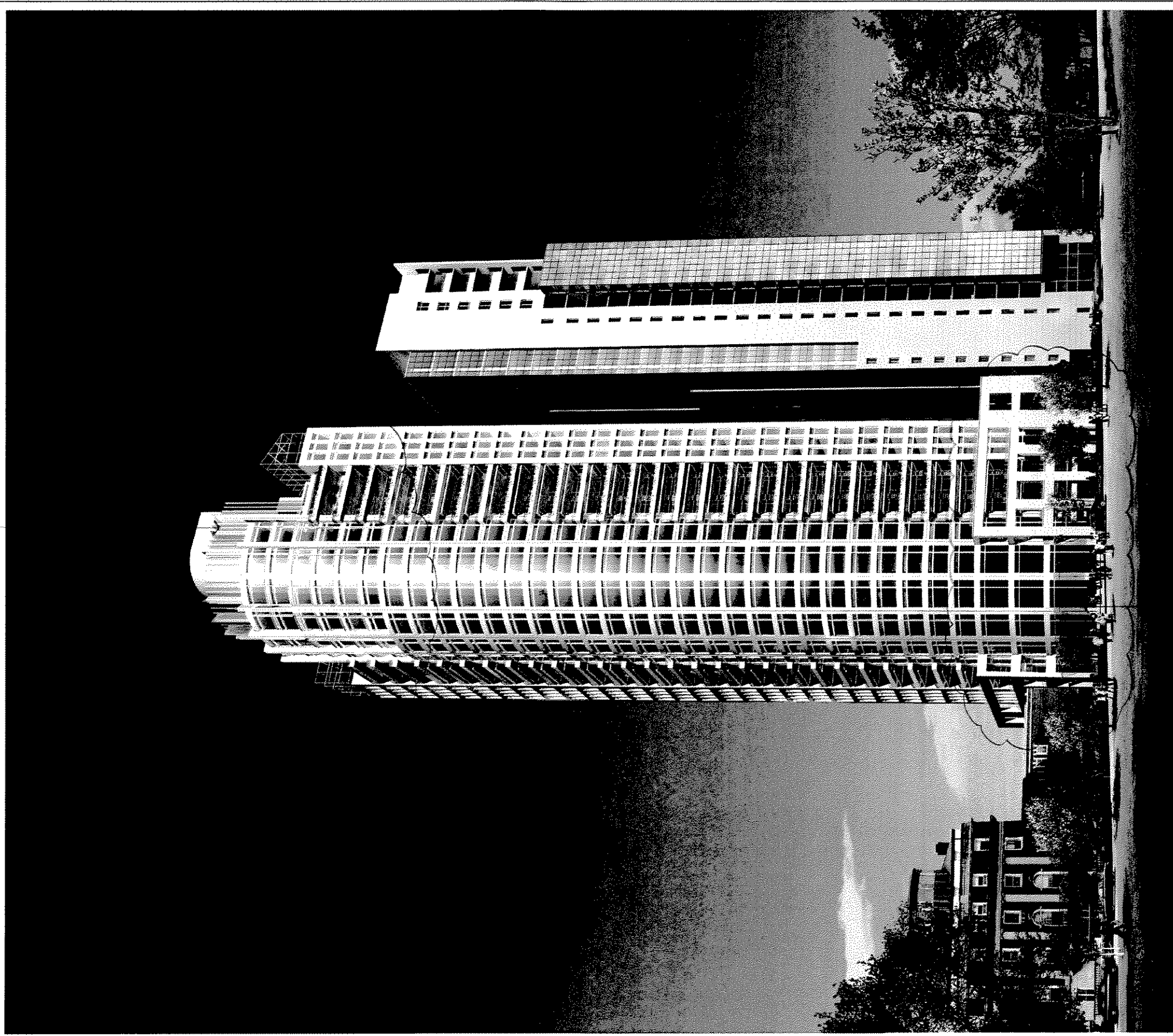
VIEW OF TOWER

ASK-256
ASK-625

Aug-22, 2003
JUNE 22, 2003

SOM | SKIDMORE, OWINGS & MERRILL LLP

REVISION / DEFINITION OF TOP
REFER TO DWA-201 AND DWA-202



REFER TO DWA-201
AND DWA-202

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

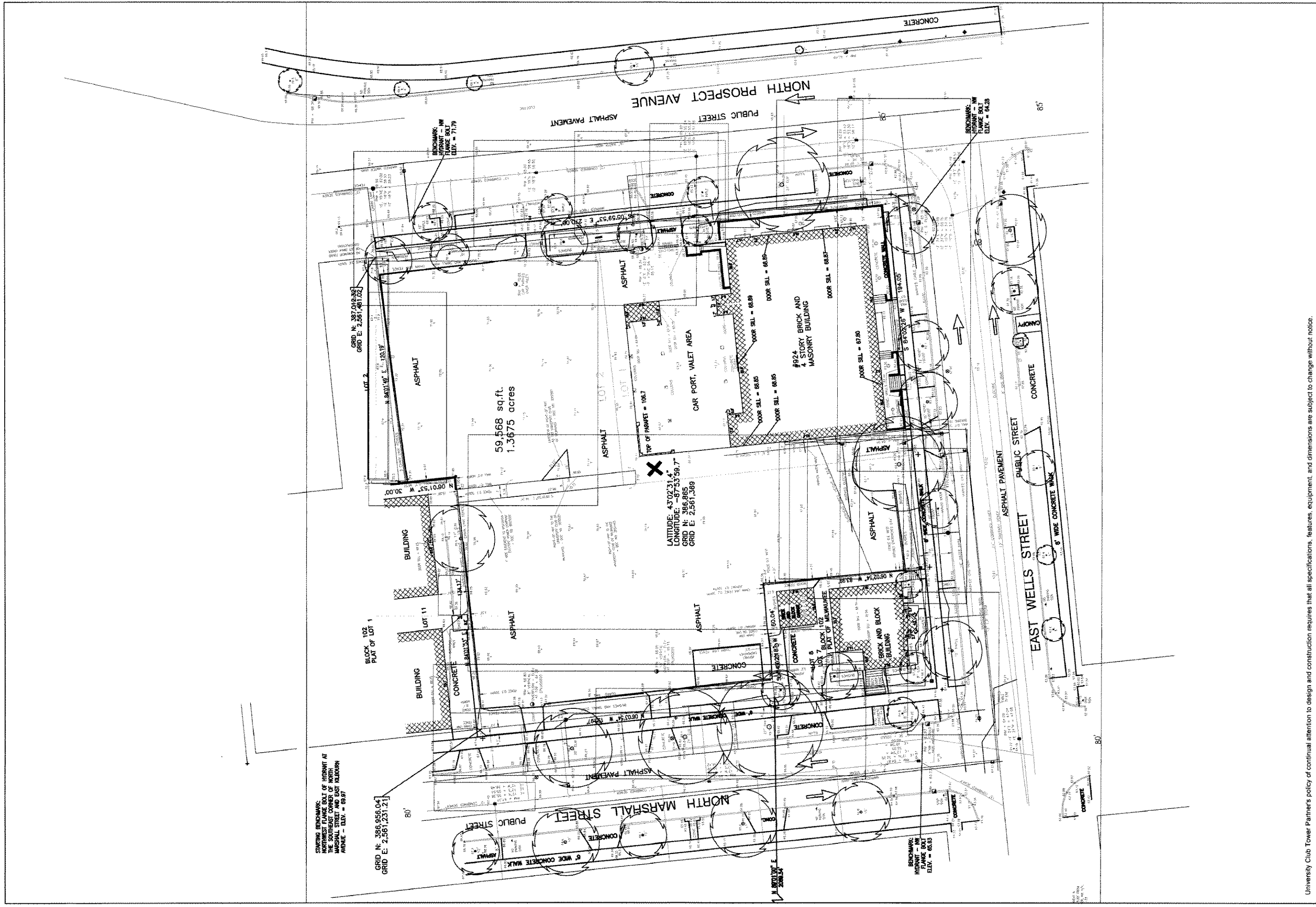
VIEW OF TOWER WITH
KILBOURN TOWER

ASK - 257-
ASK-636
AUG. 22, 2003
JULY 22, 2003

SOM | SKIDMORE, OWINGS & MERRILL LLP



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

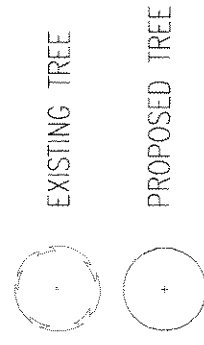


University Club Tower Partner's policy of continual attention to design and construction requires that all specifications, features, equipment, and dimensions are subject to change without notice.

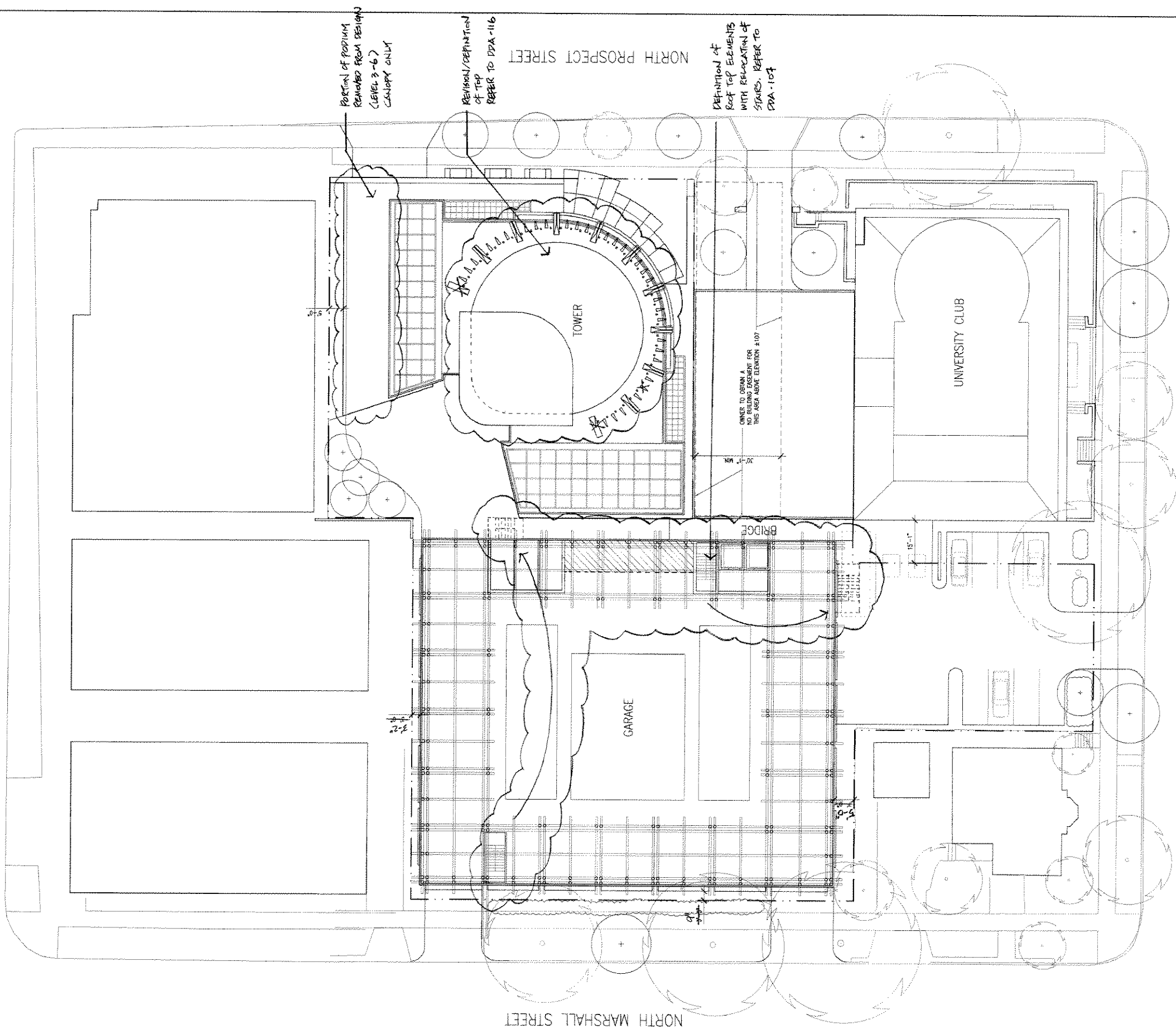
UNIVERSITY
CLUB TOWER

PLAT OF SURVEY

ASK-259- AUG-22-2003
ASK-698 JUNE 22@2004
SOM | SKIDMORE, OWINGS & MERRILL LLP

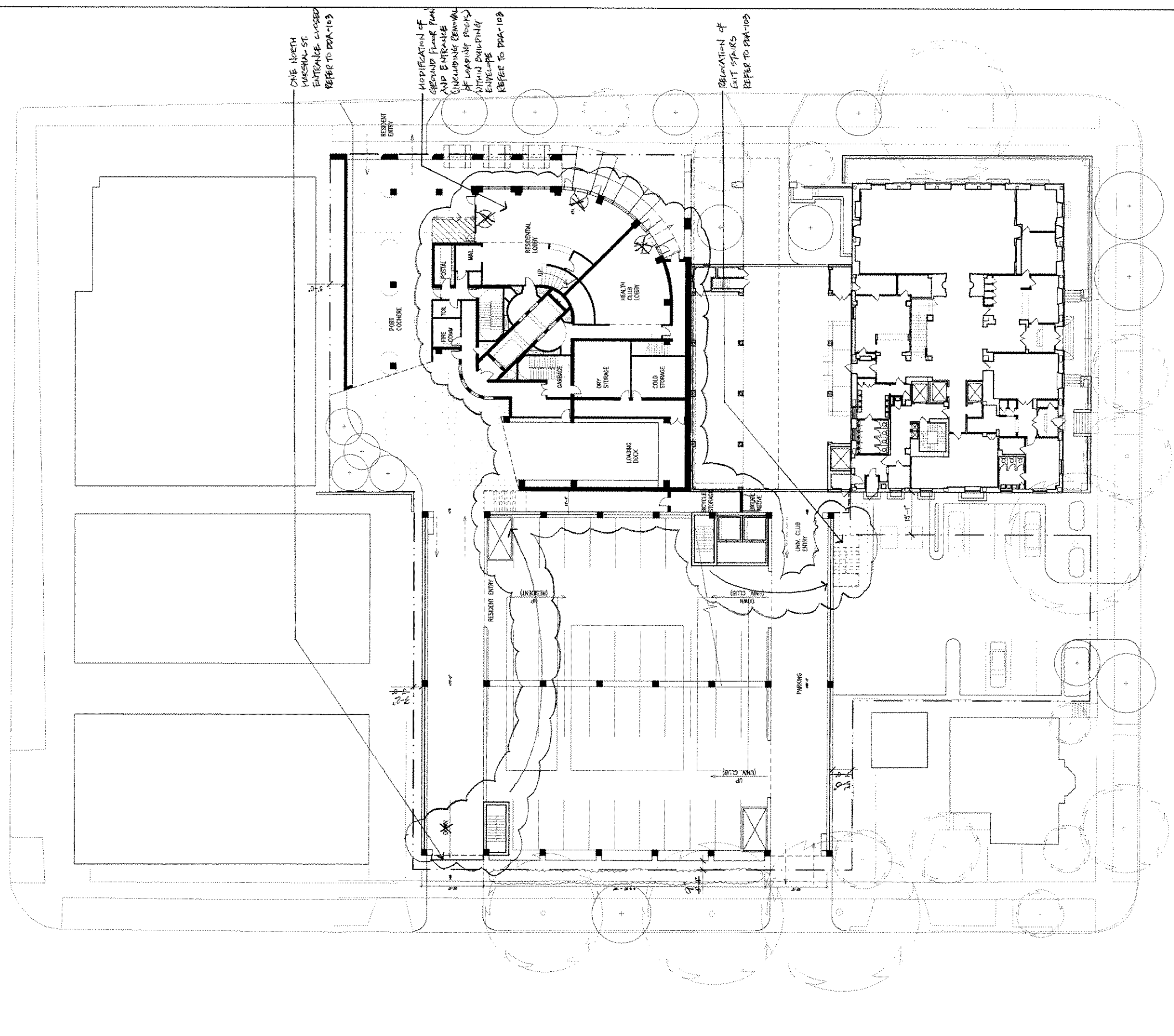


KILBOURN AVENUE



EAST WELLS STREET

NORTH MARSHALL STREET



ONE NORTH
MARKHAM ST
ENTRANCE CLOSED
REFER TO DPA-103

MODIFICATION OF
GROUND FLOOR PLAN
AND ENTRANCE
(INCLUDING REMOVAL
OF LOBBY POOL)
WITHIN EXISTING
ENVELOPE
REFER TO DPA-103

RELOCATION OF
EXIT STAIRS
REFER TO DPA-103

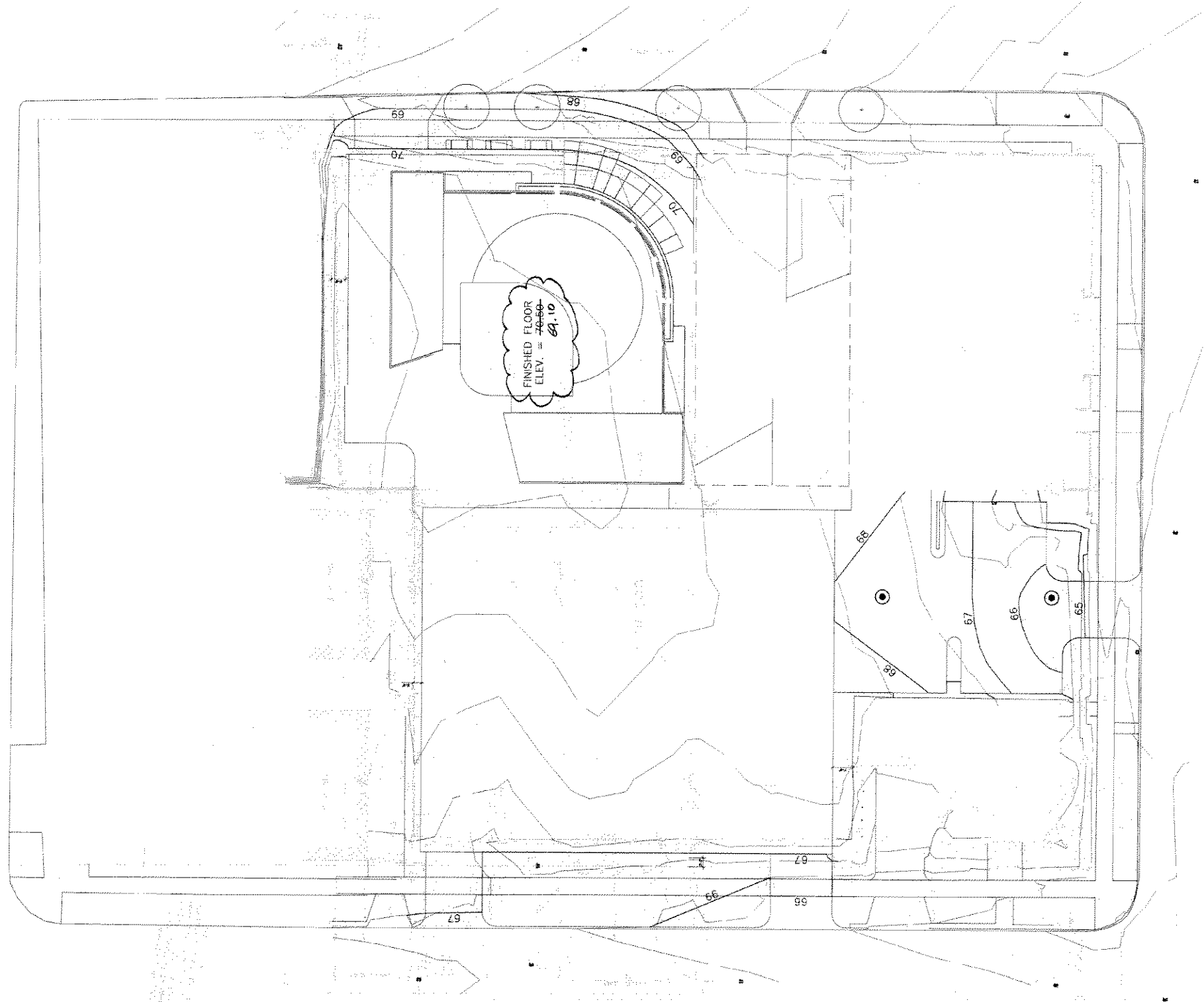
UNIVERSITY
CLUB TOWER

GROUND PLAN
1/16" = 1'-0"

ASK-261
ASK-640

AUG-22-2009
JUNE 22, 2009

SOM | SKIDMORE, OWINGS & MERRILL LLP



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 BELLEVUE ROAD, SUITE 200
 BROOKFIELD, WISCONSIN 53005-3398
 (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.

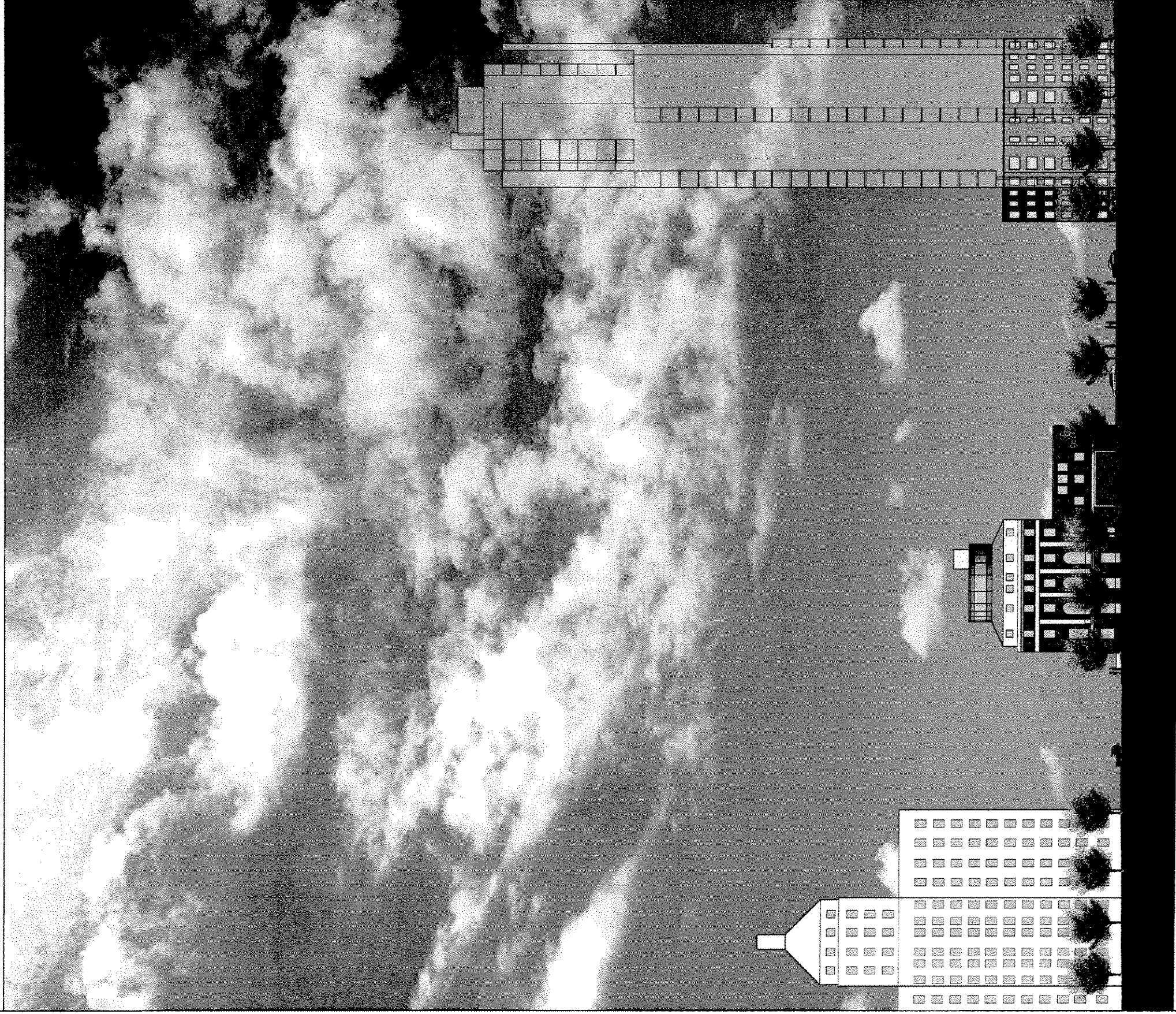
3. EXISTING STORMWATER RUNOFF FROM THE PARKING LOT IS COLLECTED IN ONSITE CATCHBASINS THAT CONNECT TO THE MUNICIPAL SEWER NETWORK. CURRENT OVERFLOW RUNOFF FROM THE PARKING LOT FLOWS INTO THE SURROUNDING STREETS AND IS COLLECTED BY THE CURB DRAINS IN THE STREETS. THE EXISTING BUILDING AREA IS APPROXIMATELY 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. CLOSED LID MANHOLE





UNIVERSITY
CLUB TOWER

EXISTING STREET ELEVATION - N. PROSPECT STREET

-ASK-265- AUG. 22, 2003-
ASK-643 JUNE 12, 2003

SOM | SKIDMORE, OWINGS & MERRILL LLP



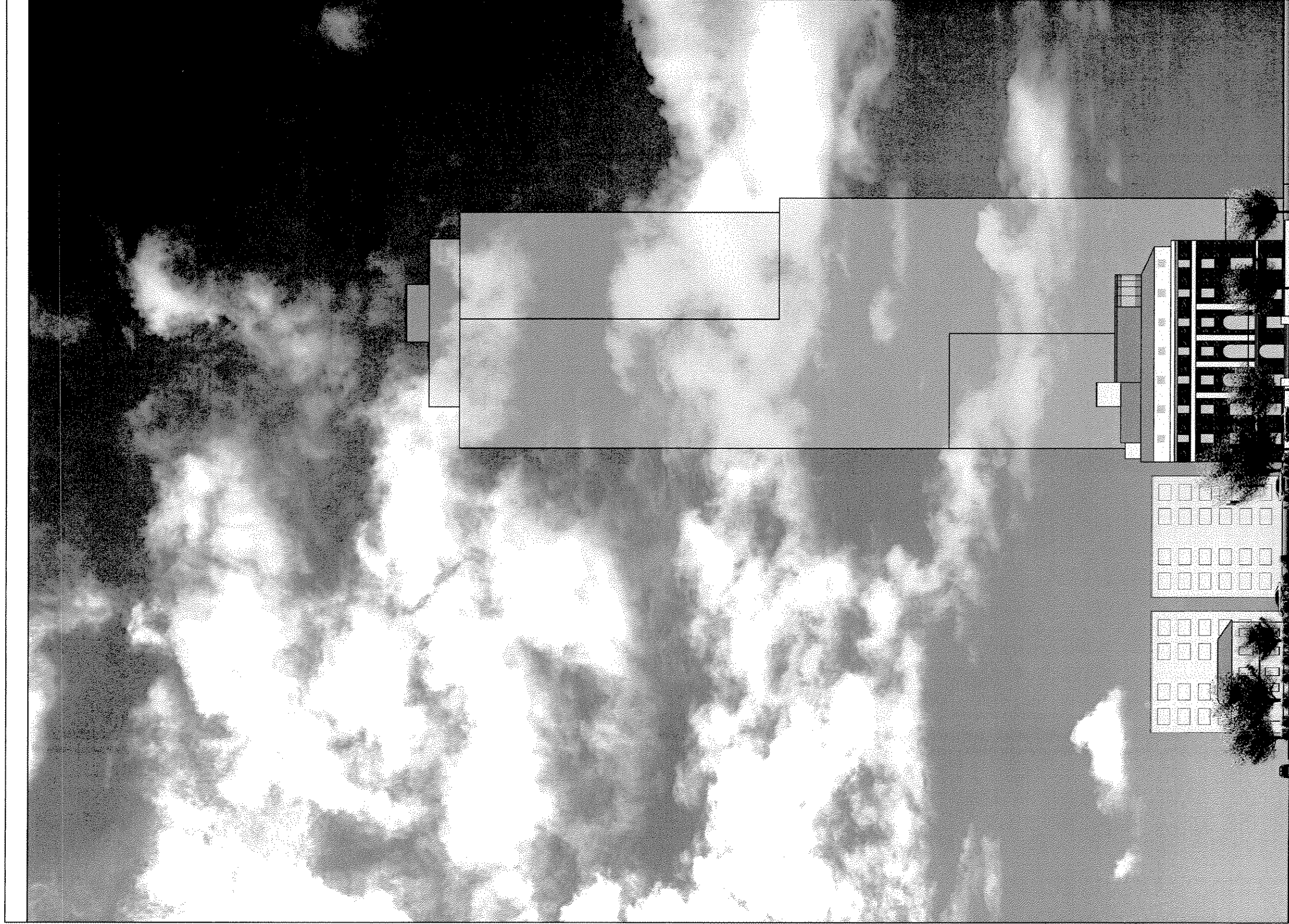
UNIVERSITY
CLUB TOWER

EXISTING STREET ELEVATION - N. MARSHALL STREET

ASK - 266
REV-644

Aug. 22, 2003
2/11/03 © 2003

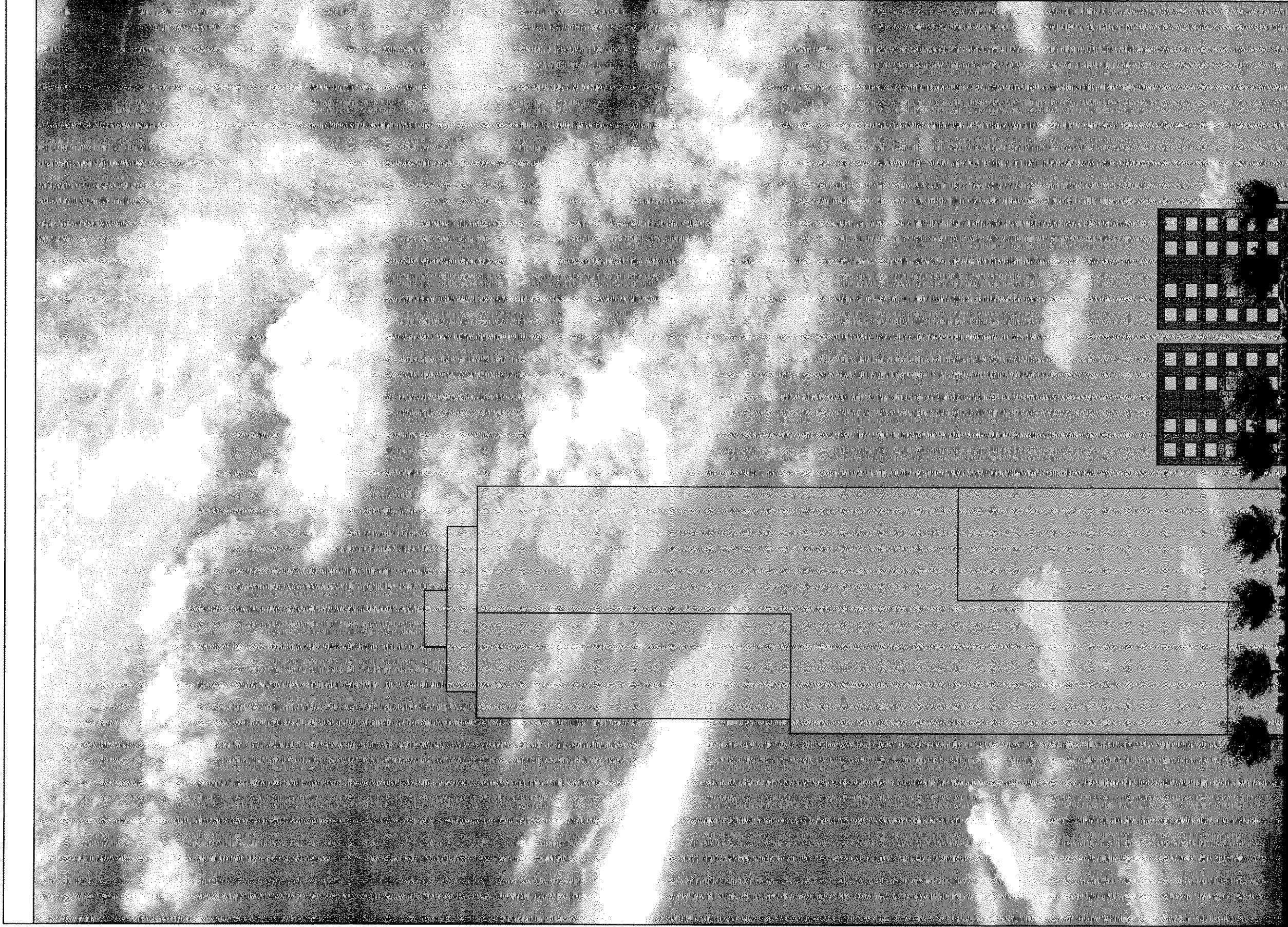
SOM | SKIDMORE, OWINGS & MERRILL LLP



UNIVERSITY
CLUB TOWER

EXISTING STREET ELEVATION - E. WELLS STREET

ASK - 267- Aug-22, 2003-
AGK- 645- June 7, 2003-
RUM | SKIDMORE, OWINGS & MERRILL LLP



UNIVERSITY
CLUB TOWER

EXISTING STREET ELEVATION - KILBOURN AVE.

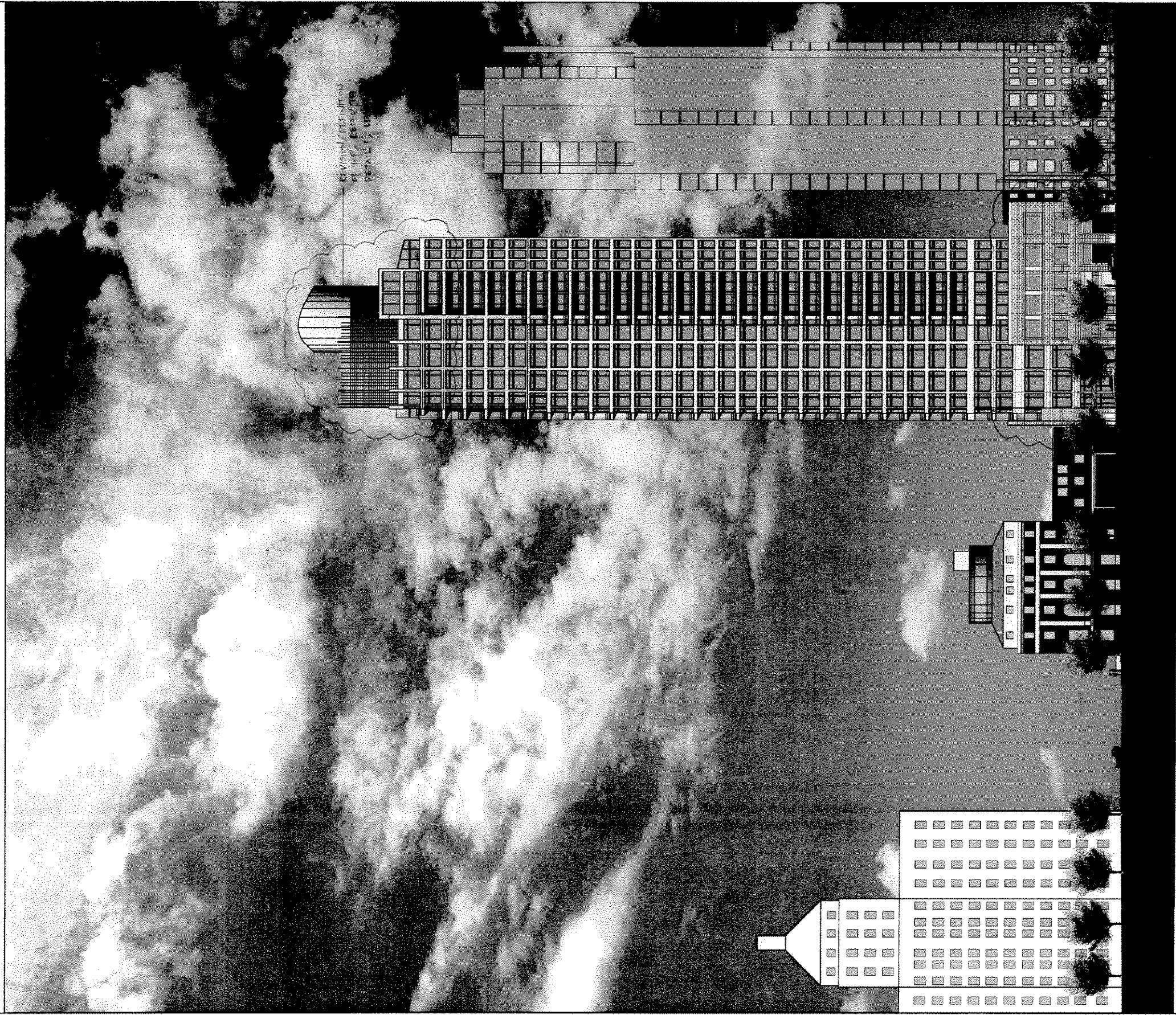
ASK - 268

Aug. 22, 2003

ASK - 646

JUNE 22, 2003

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UNIVERSITY
CLUB TOWER

PROPOSED ELEVATION - N. PROSPECT STREET

ASK - 269
ASK - 644

AUG. 22, 2003
JUNE 20, 2003

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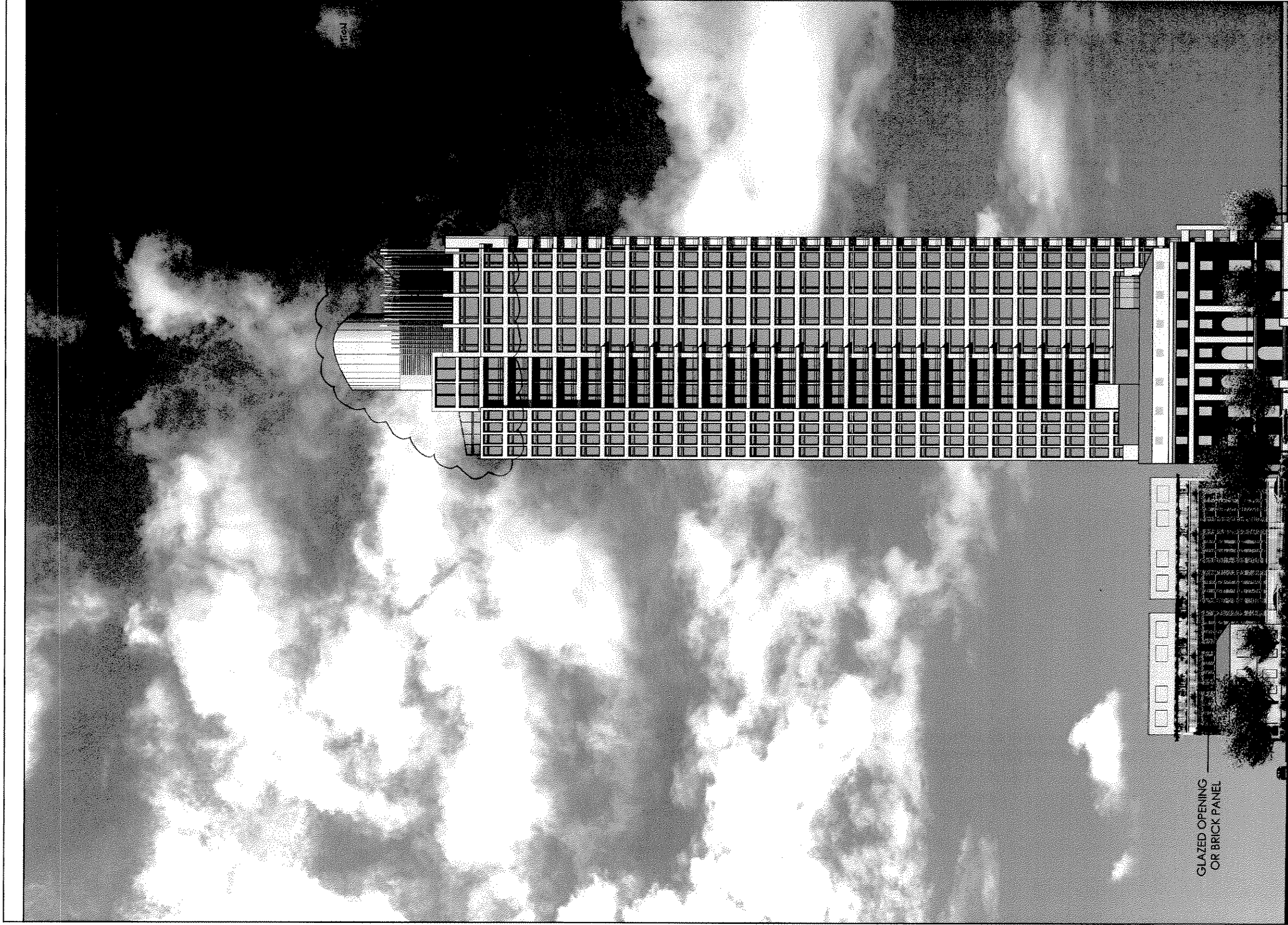


UNIVERSITY
CLUB TOWER

PROPOSED ELEVATION - N. MARSHALL STREET

~~ASK-270~~ ~~AUG-22-2003~~
ASK-648 JWH: 7/21/03
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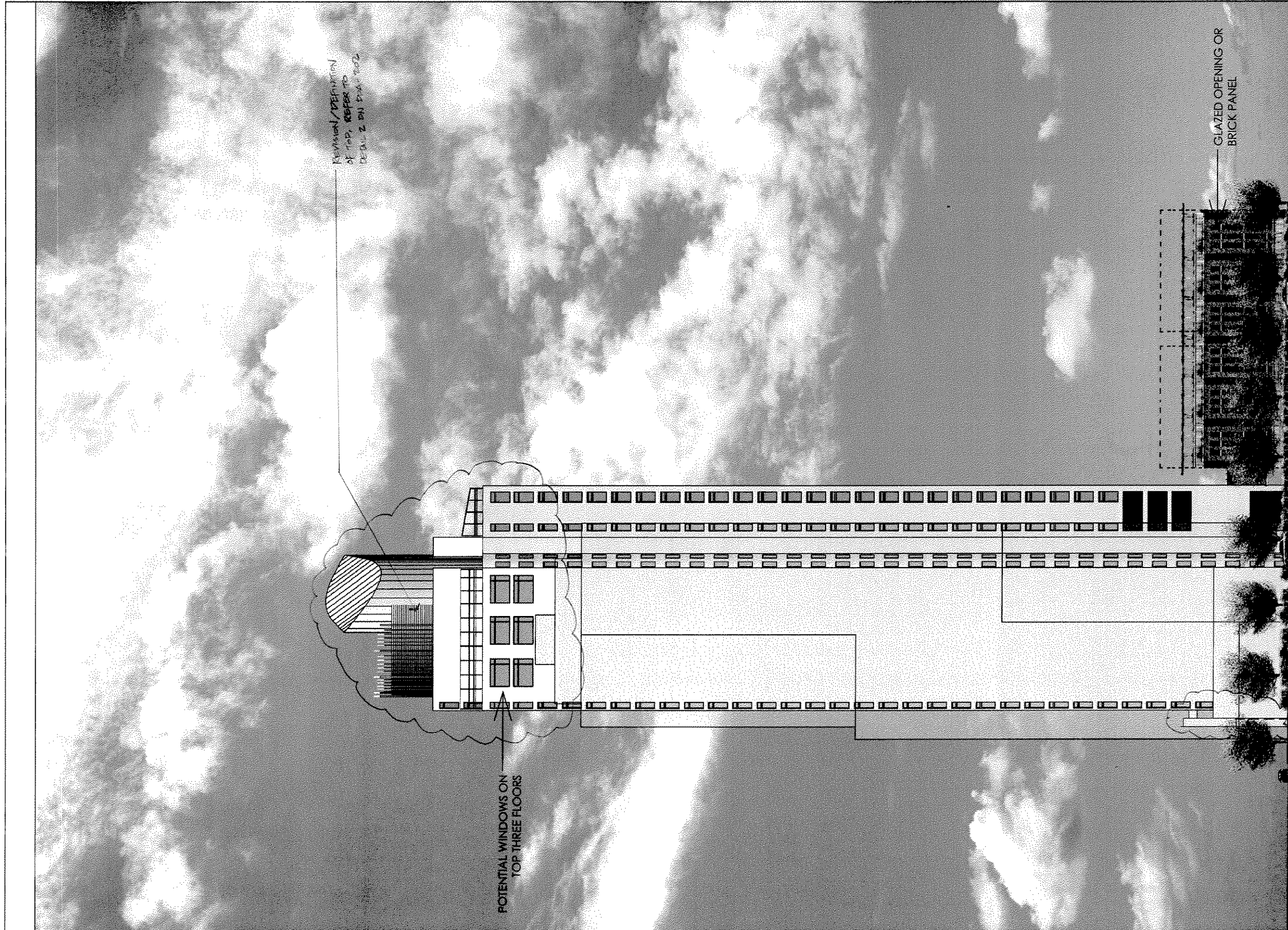
UNIVERSITY
CLUB TOWER

PROPOSED ELEVATION - E. WELLS STREET

ASK - 271
REV. 649

AUG. 22, 2009
JUNE 22, 2003

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REVISION/DEFINITION
OF TOP REFLECTS
DETAIL 2 ON DRAWING

POTENTIAL WINDOWS ON
TOP THREE FLOORS

GLAZED OPENING OR
BRICK PANEL

UNIVERSITY
CLUB TOWER

PROPOSED ELEVATION - NORTH

ASK - 272
ASK - 650

AUG. 22, 2003
JUNE 17, 2003

REFER TO DETAIL 2 ON DRAWING

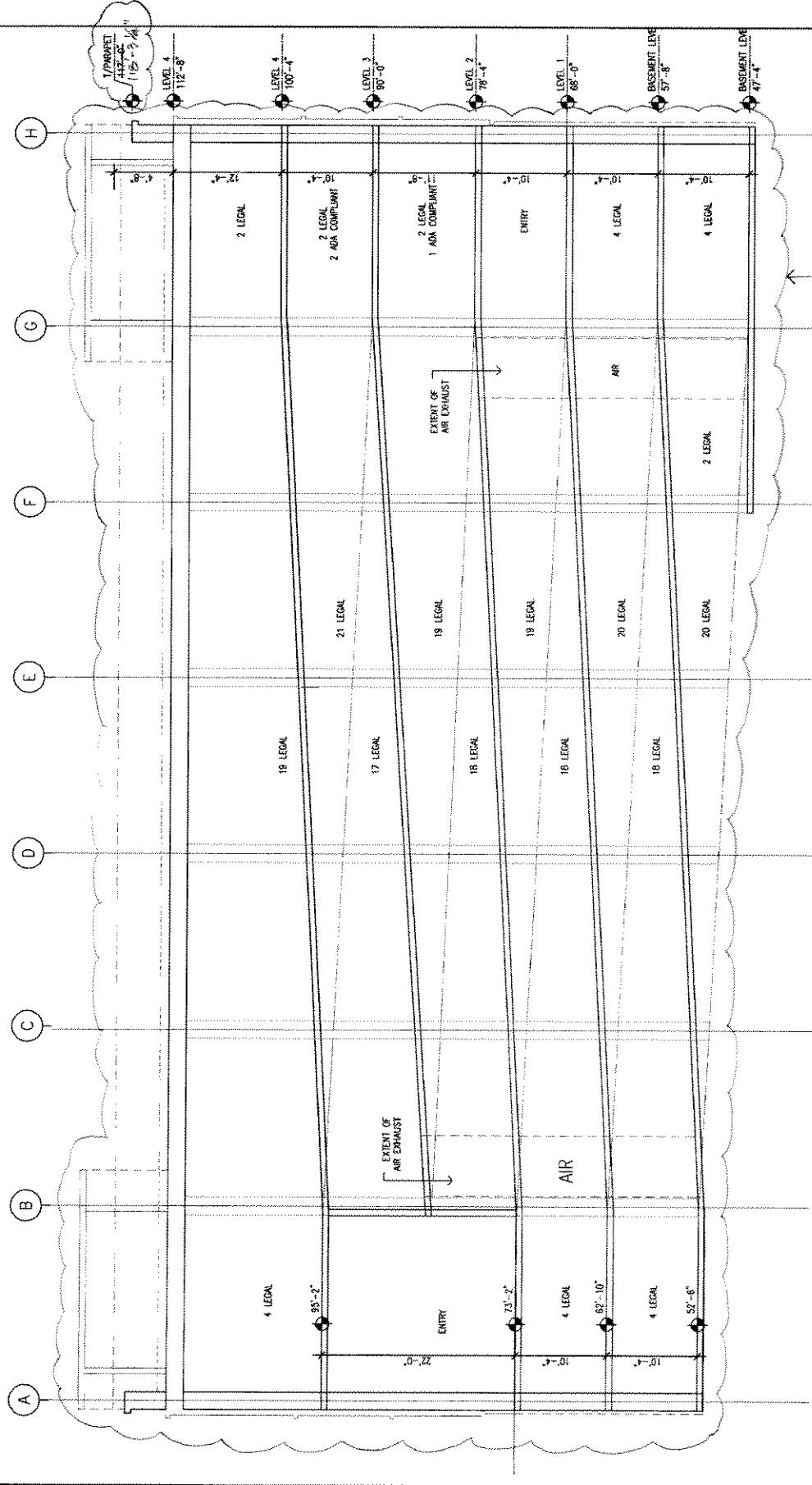
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RESIDENTIAL PARKING:
120 CARS MAXIMUM

ONE NORTH MARSHALL ST.
ENTRANCE CLOSED
REFER TO DETAIL 4 ON DPA-203

UC PARKING:
120 CARS MAXIMUM
4 LEVELS (FOR COMPLIANT)
8 SURFACE



UNIVERSITY
CLUB TOWER

WEST GARAGE ELEVATION AND SECTION
(NORTH MARSHALL STREET)

ASK-273
ASK-651

AUG-22-2003
JHE 22-0303

SOM | SKIDMORE, OWINGS & MERRILL LLP



ONE NORTH MARSHALL ST.
ENTRANCE CLOSED

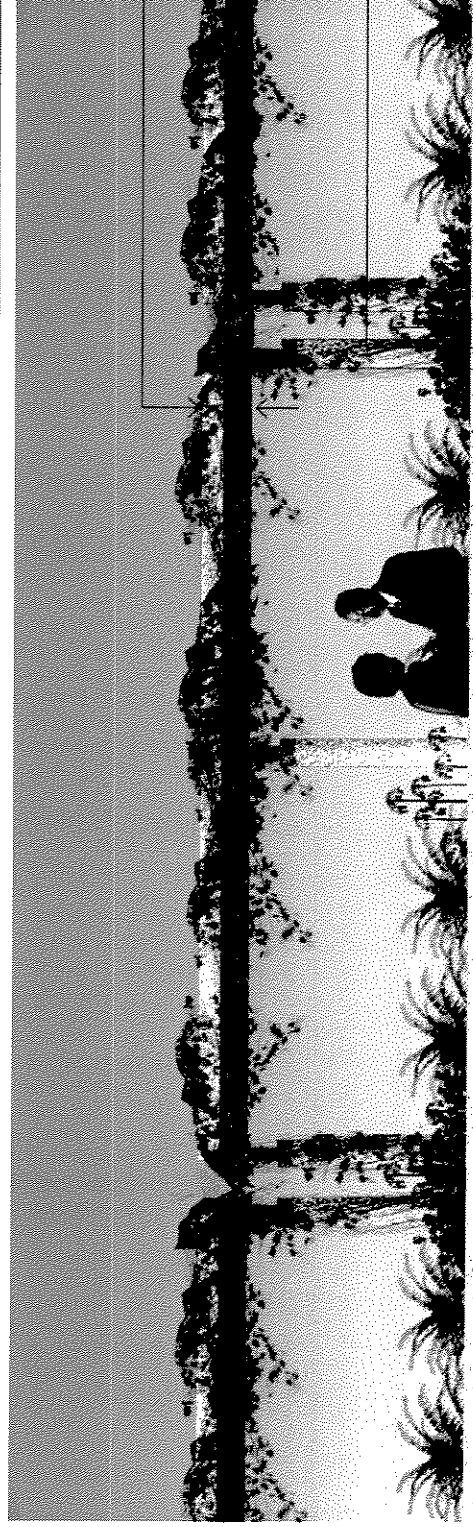
UNIVERSITY
CLUB TOWER

GARAGE PERSPECTIVE
(LOOKING SOUTH ON NORTH MARSHALL STREET)

ASK-274
AKK-652

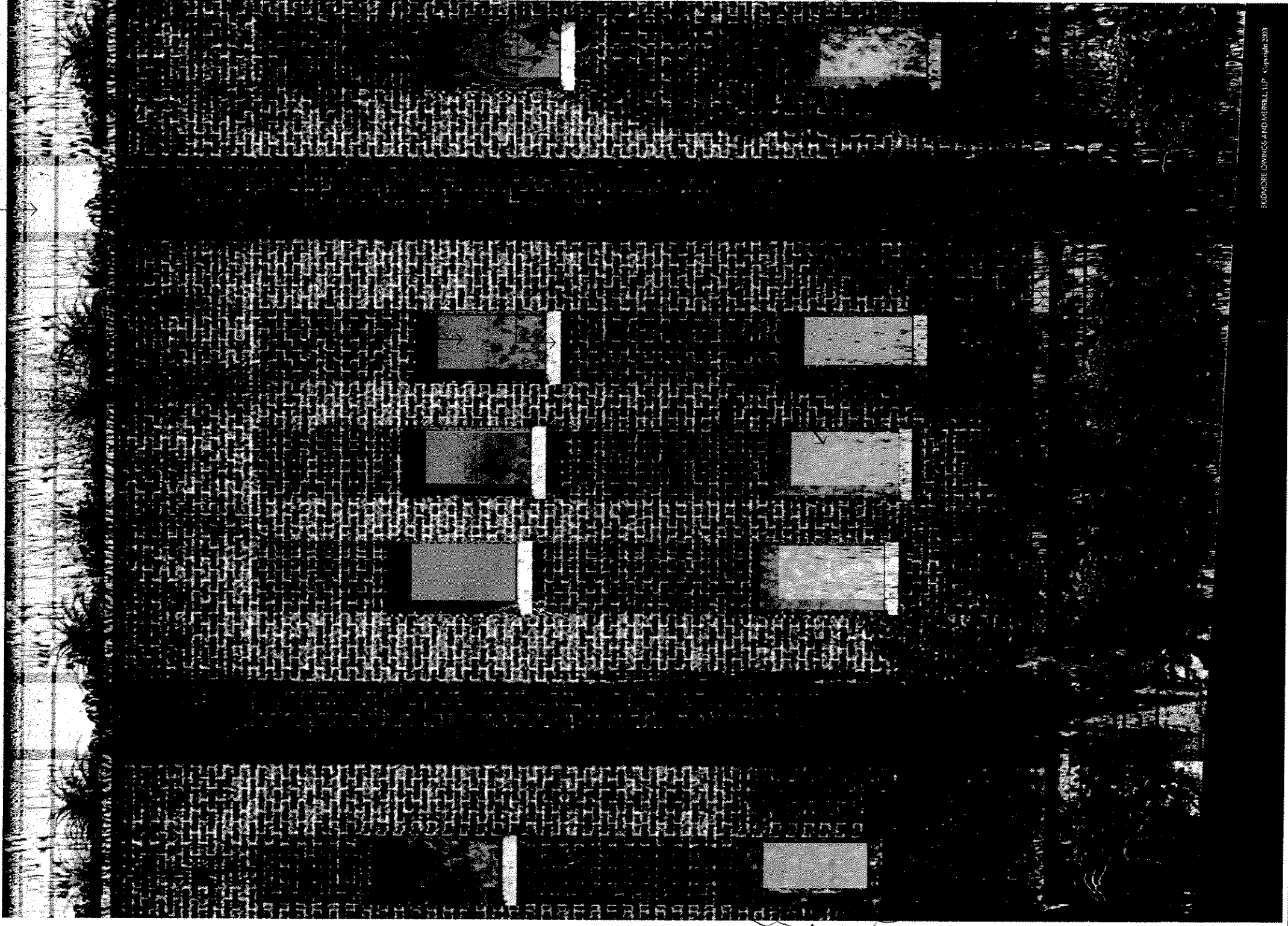
AUG-22-2003
JUNE 20 2003

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WOOD PURLINS ON
PAINTED STEEL FRAME
1/2" MODIFIED POLYURETHANE
INSULATION

LIMESTONE OR
PRE-CAST CONCRETE



STANDARD MODULAR
BRICK OR BRICK VENEER
(TYPICAL)

ALTERNATE COVER
AND/OR TIGHTER BRICK
OR BRICK VENEER

INSULATED
LOW E GLASS UNIT
(TYPICAL)

PRE-CAST
CONCRETE
(TYPICAL)

WINDOWS ARE
HORIZONTAL. HORIZONTAL WINDOW
REFER TO PDA-203

LIMESTONE OR
PRE-CAST CONCRETE

SKIDMORE OWINGS AND MERRILL, LLP Copyright 2003

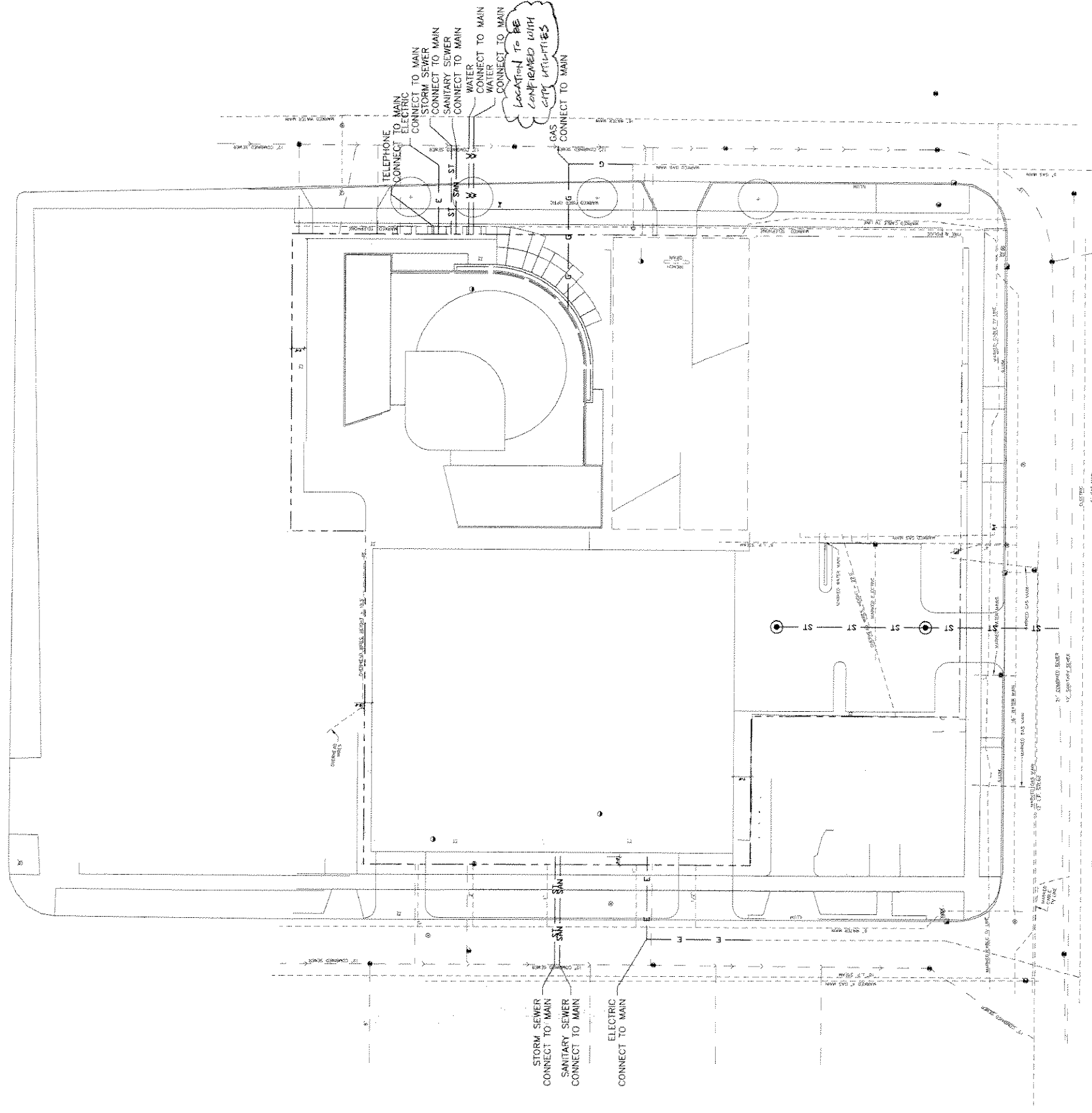
UNIVERSITY
CLUB TOWER

GARAGE TYPICAL BAY ELEVATION
(NORTH MARSHALL STREET)

ASK-275
ASK-653

AUG-22-2003
DATE 7/27/03

SOM | SKIDMORE, OWINGS & MERRILL LLP

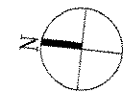


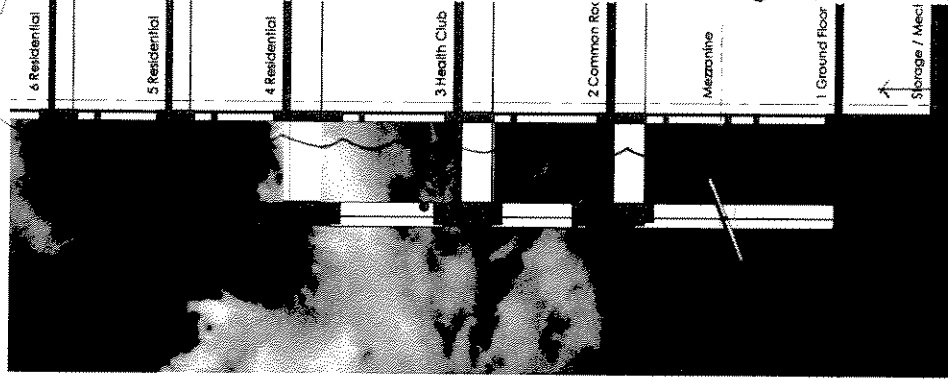
SITE UTILITY PLAN NOTES

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
2. SKIDMORE, OWINGS & MERRILL LLP IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THESE DATA.
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
- I.E. INVERT ELEVATION
- PROF. FIRE HYDRANT
- PROF. MANHOLE
- ST --- ST --- PROP. STORM SEWER
- SAN --- SAN --- PROP. SANITARY SEWER
- W --- W --- PROP. WATER LINE
- G --- G --- PROP. GAS LINE
- E --- E --- PROP. ELECTRIC LINE
- T --- T --- PROP. TELEPHONE LINE





Section

REFER TO DWA-204 FOR BUILDING SECTION

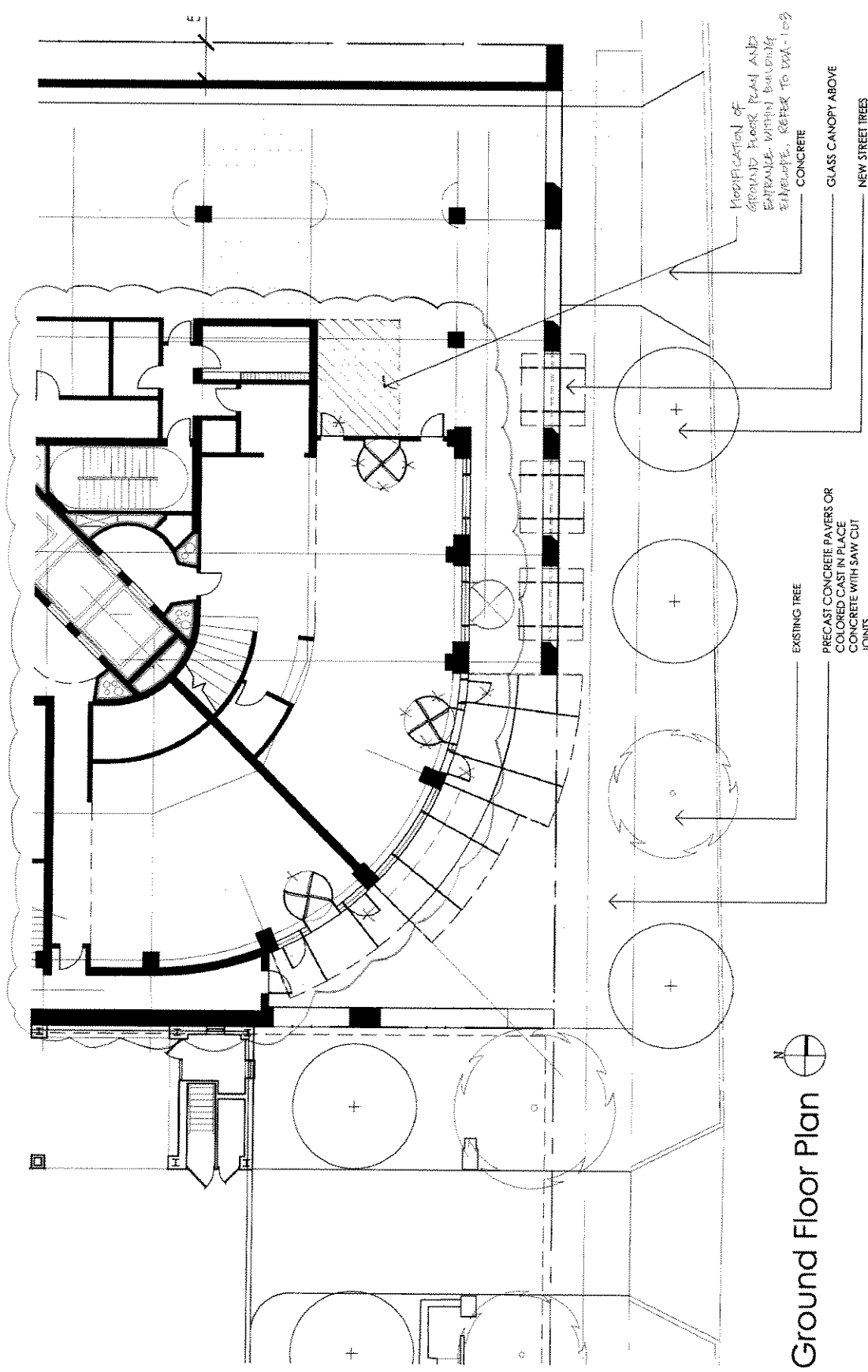


East Elevation

LIGHTLY TINTED GLASS AWNING
PRECAST CONCRETE
LIGHTLY TINTED, LOW E INSUL.
GLASS WITH LOW REFLECTANCE
SET IN PAINTED ALUM. FRAMES

PAINTED ALUM. LOUVERS SET
BACK FROM WALL
LIMESTONE OR PRECAST CONC.
GRANITE OR LIMESTONE

REFER TO DWA-201



Ground Floor Plan



REFER TO DPA-201

UNIVERSITY
CLUB TOWER

BUILDING BASE
TYPICAL BAY ELEVATION

ASK-277- AUGUST 22, 2003
ASK-656 JUNE 27, 2003
SOM | SKIDMORE, OWINGS & MERRILL LLP



PRECAST CONCRETE WITH ACCENT FIN

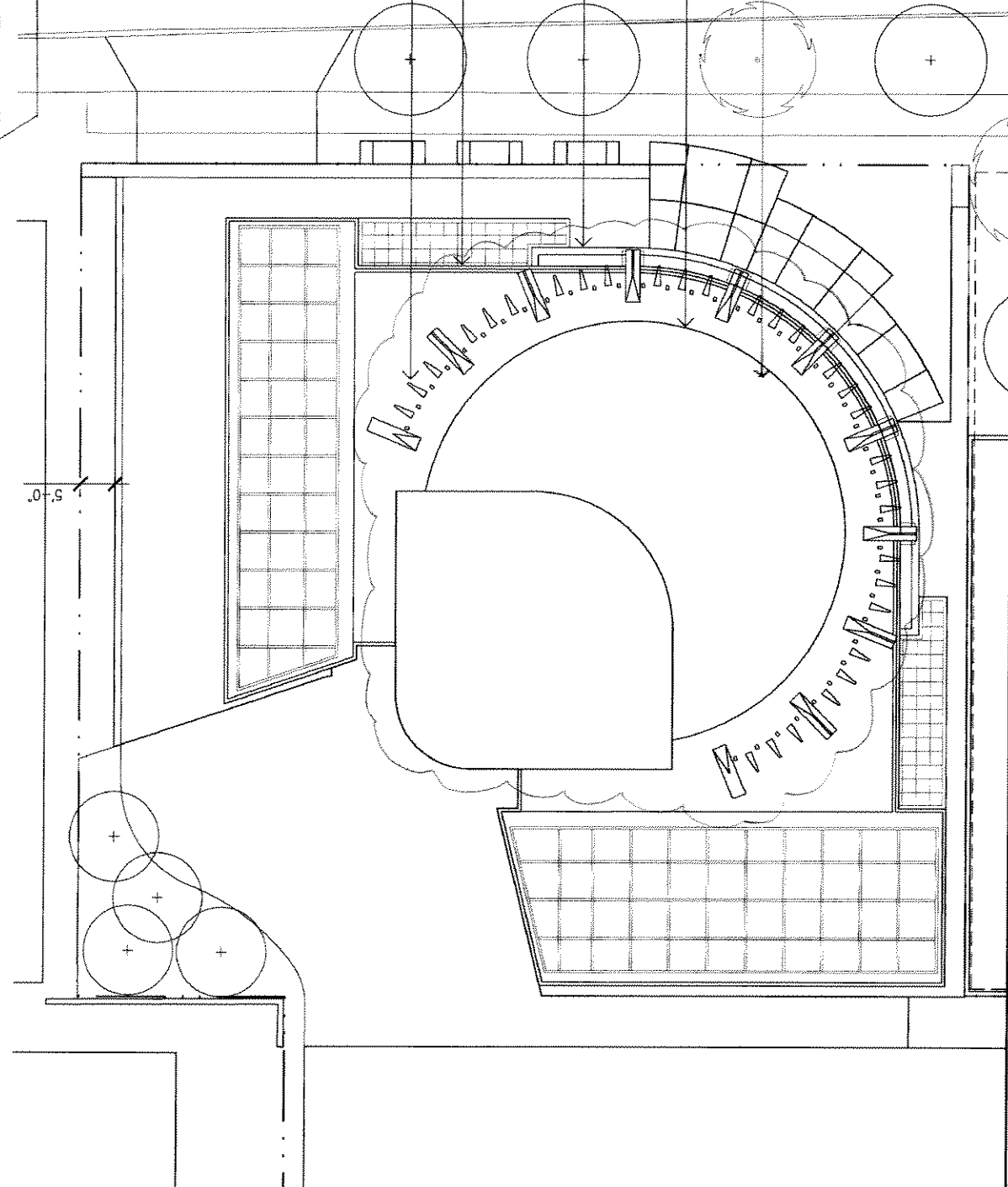
GRANITE ENCLOSED PAINTED METAL OR PRECAST CONCRETE ROOF TERRACE

PRECAST CONCRETE WITH ACCENT FIN

LIGHTLY TINED LOW TEMPERATURE W/ALUMINUM SET IN PRECAST

GLASS AND HANDRAIL SUPPORTED ON STEEL ALUMINUM MULLION

REVISION / DEFINITION OF TOP REFER TO DPA-201 AND DPA-202



EXTENT OF GLASS AND METAL FIN

EXTENT OF PRECAST ROOF PARAPET

EXTENT OF PRECAST WALL BELOW

EXTENT OF MECHANICAL LOUVERS

REVISION / DEFINITION OF TOP, REFER TO DPA-116

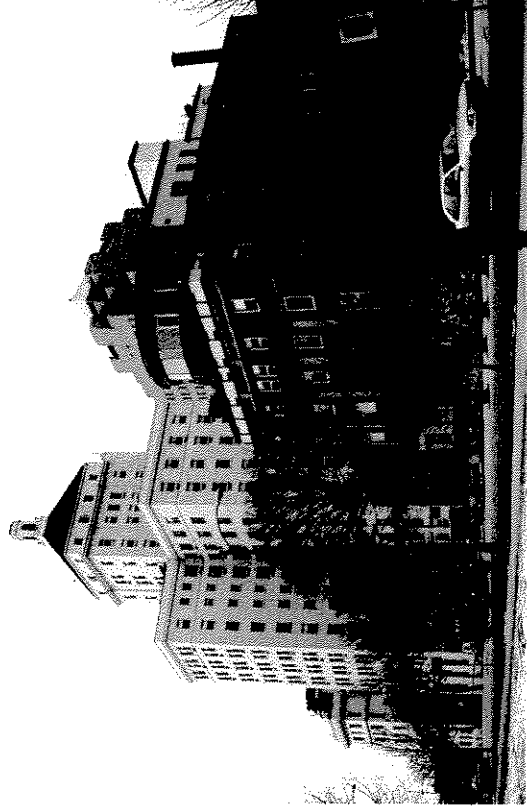
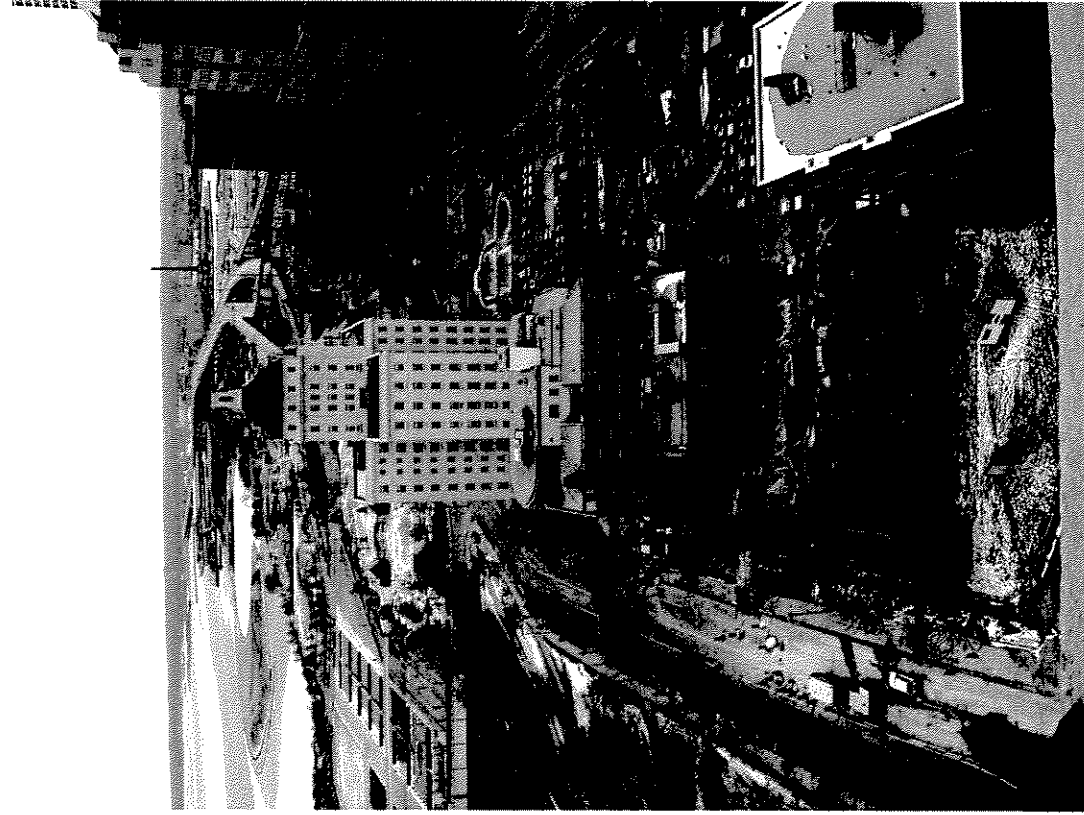
UNIVERSITY CLUB TOWER

BUILDING TOP PERSPECTIVE AND ROOF PLAN
NORTH EAST VIEW

-ASK-278
ASK-654

-AUG-22-2003
JUNE 22 2004

SOM | SKIDMORE, OWINGS & MERRILL LLP



UNIVERSITY
CLUB TOWER

CONTEXT PHOTOS

-ASK-280-
ASK-654

-AUG-22-2009-
JUNE 22 @ 2009

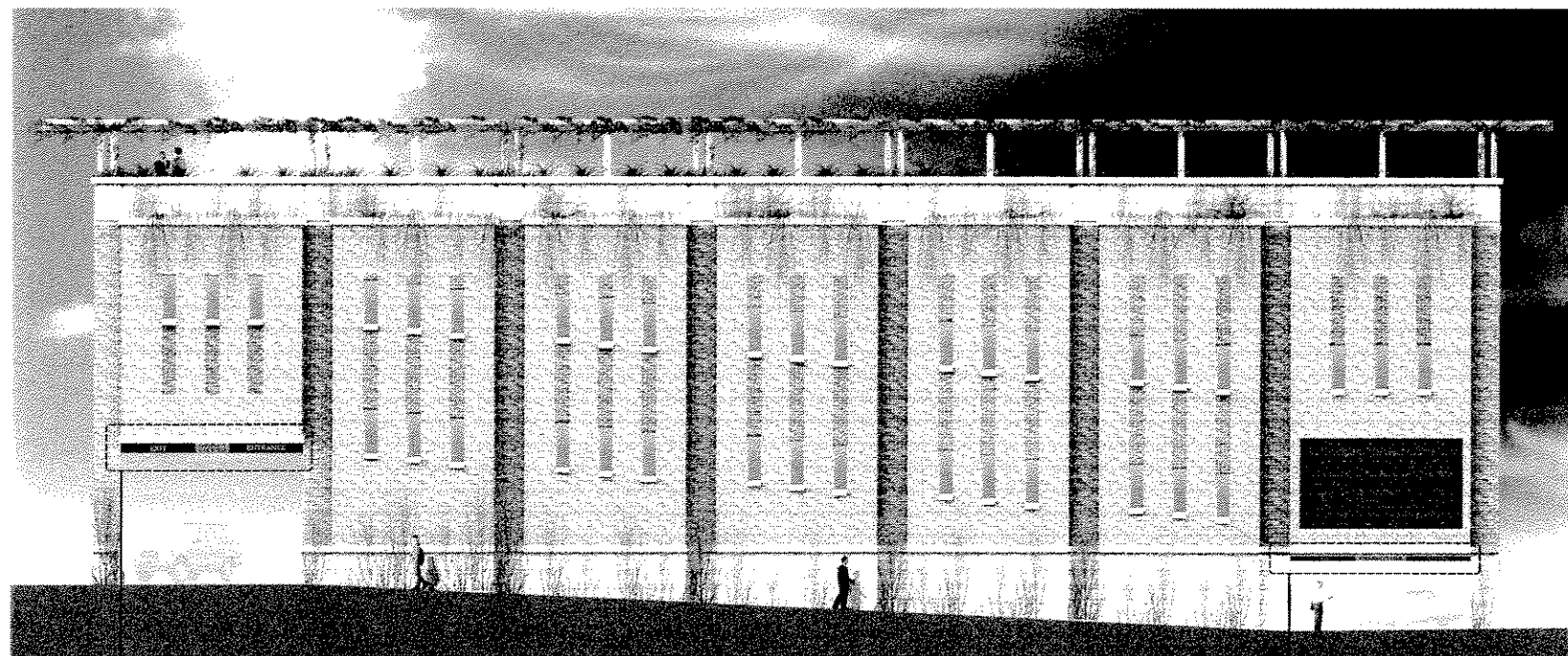
SOM | SKIDMORE, OWINGS & MERRILL LLP

UNIVERSITY CLUB TOWER

SOM
 Skidmore, Owings & Merrill LLP
 224 South Michigan Avenue
 Suite 1000
 Chicago, Illinois 60604

See & Signature

Key Plan



Residential Tower
 Parking—GSK 09

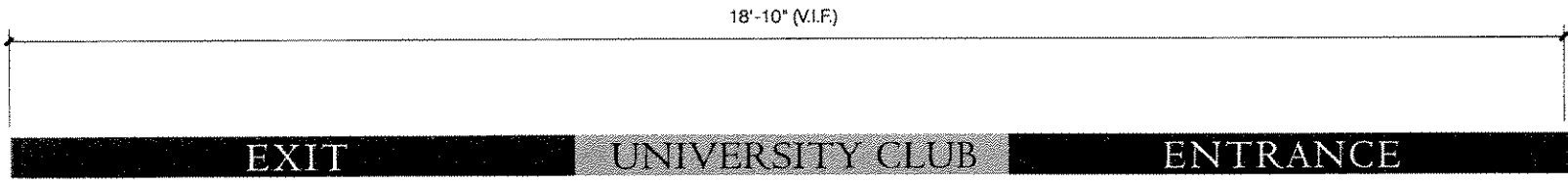
University Club
 Parking—GSK 10

THIS DOCUMENT IS THE
 PROPERTY OF SOM
 IT IS TO BE USED ONLY FOR THE
 PROJECT AND SITE SPECIFICALLY
 IDENTIFIED HEREON

A1 West Elevation—North Marshall Street
 Scale 1/8" = 1'-0"

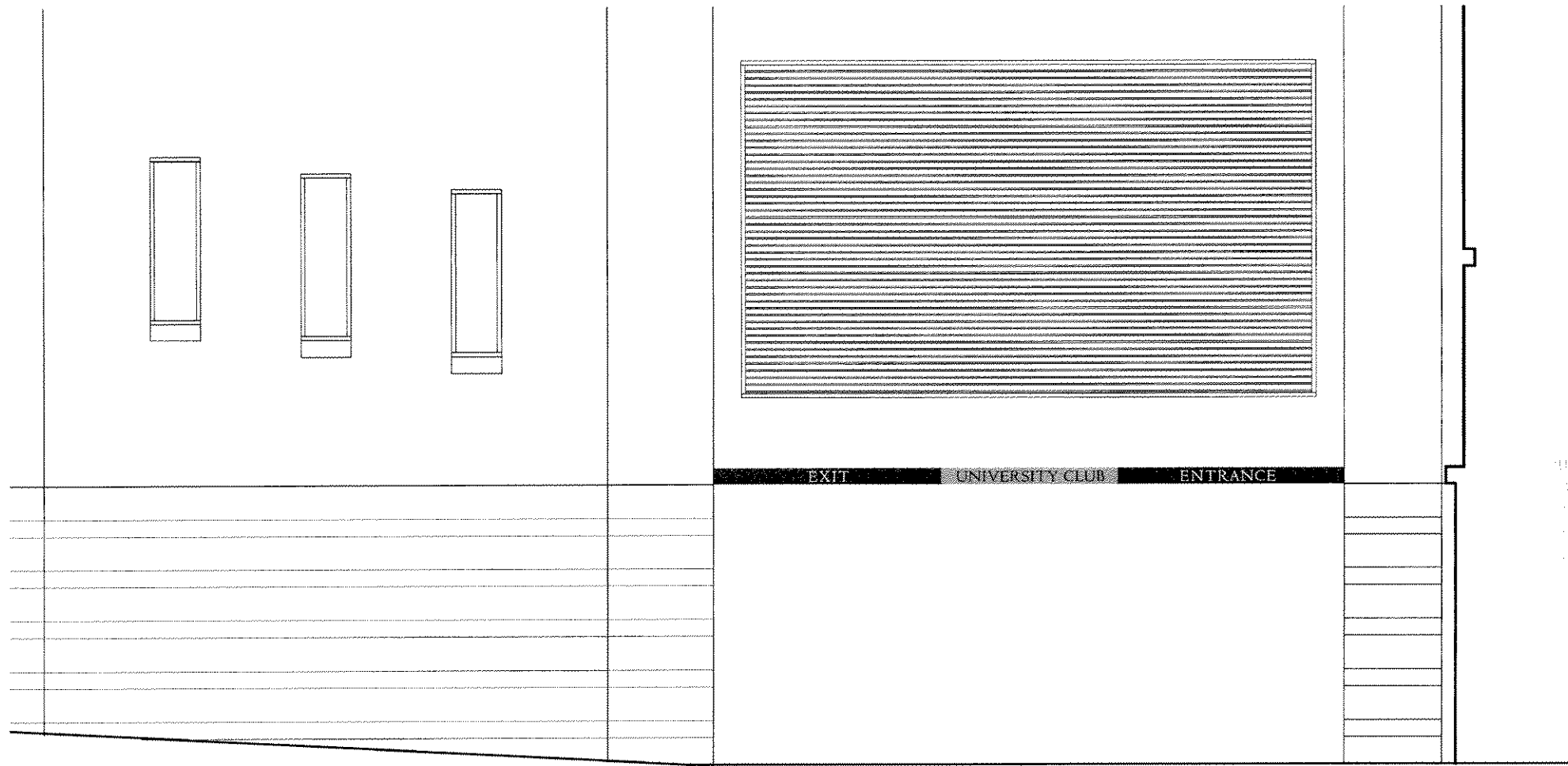
Sign location elevation
 at North Marshall Street

Project No. _____ Sheet No. _____
 Date: 0-22-03
 Scale: _____
GSK-03



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

G1 Detail at Entrance
Scale 6" = 1'-0"



A1 West Elevation—North Marshall Street
Scale 1/2" = 1'-0"

UNIVERSITY
CLUB TOWER

SOM
Skidmore, Owings & Merrill LLP
224 South Michigan Avenue
Suite 1000
Chicago, Illinois 60604

Scale & Signature

Key Plan

Project No.	Sheet No.
0-22-00	GSK-10
Date	Per Notes
Scale	
Notes	

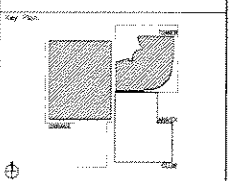
University Club Parking
at North Marshall Street

1 2 3 4 5 6 7 8 9 10 11

UNIVERSITY CLUB TOWER

Architect / Engineer:
SOM
 Skidmore, Owings & Merrill LLP
 224 South Michigan Avenue
 Suite 1000
 Chicago, Illinois 60604

Contract No.
 Date & Signature



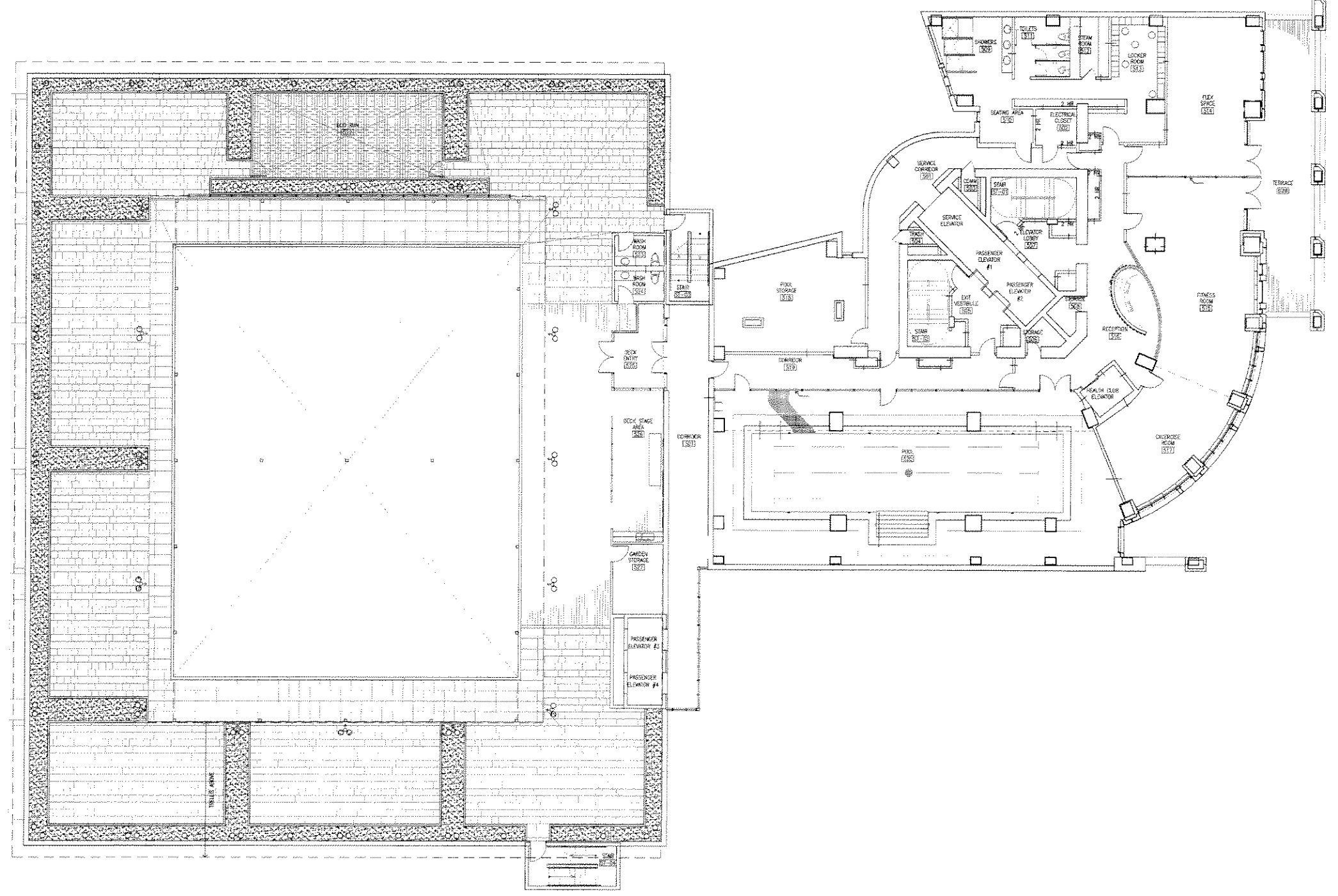
- GENERAL NOTES
1. REFER TO SHEET DDA-001 FOR DIMBOLS, ABBREVIATIONS, MATERIALS
 2. REFER TO SHEET A-001 FOR TYPICAL FINISHES, TYPES AND DETAILS
 3. REFER TO SPECIFICATION SECTION 09050 FOR ROOM FINISH SCHEDULE
 4. REFER TO SPECIFICATION SECTION 08010 FOR DOOR AND WINDOW SCHEDULE

**ISSUED FOR DESIGN
 DEVELOPMENT AND
 PRELIMINARY CD'S
 MAY 28, 2004**

Project No.	Sheet No.
263720	
Scale	
1/8" = 1'-0"	

LEVEL 5 PLAN

Project No.: 263720
 Sheet No.: **DDA-107**
 Scale: 1/8" = 1'-0"

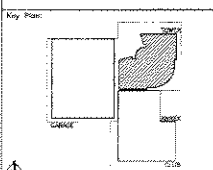


UNIVERSITY CLUB TOWER

Architect / Engineer:
SOM
 Skidmore, Owings & Merrill LLP
 224 South Michigan Avenue
 Suite 1000
 Chicago, Illinois 60604

Contractor:

 Date & Signature:

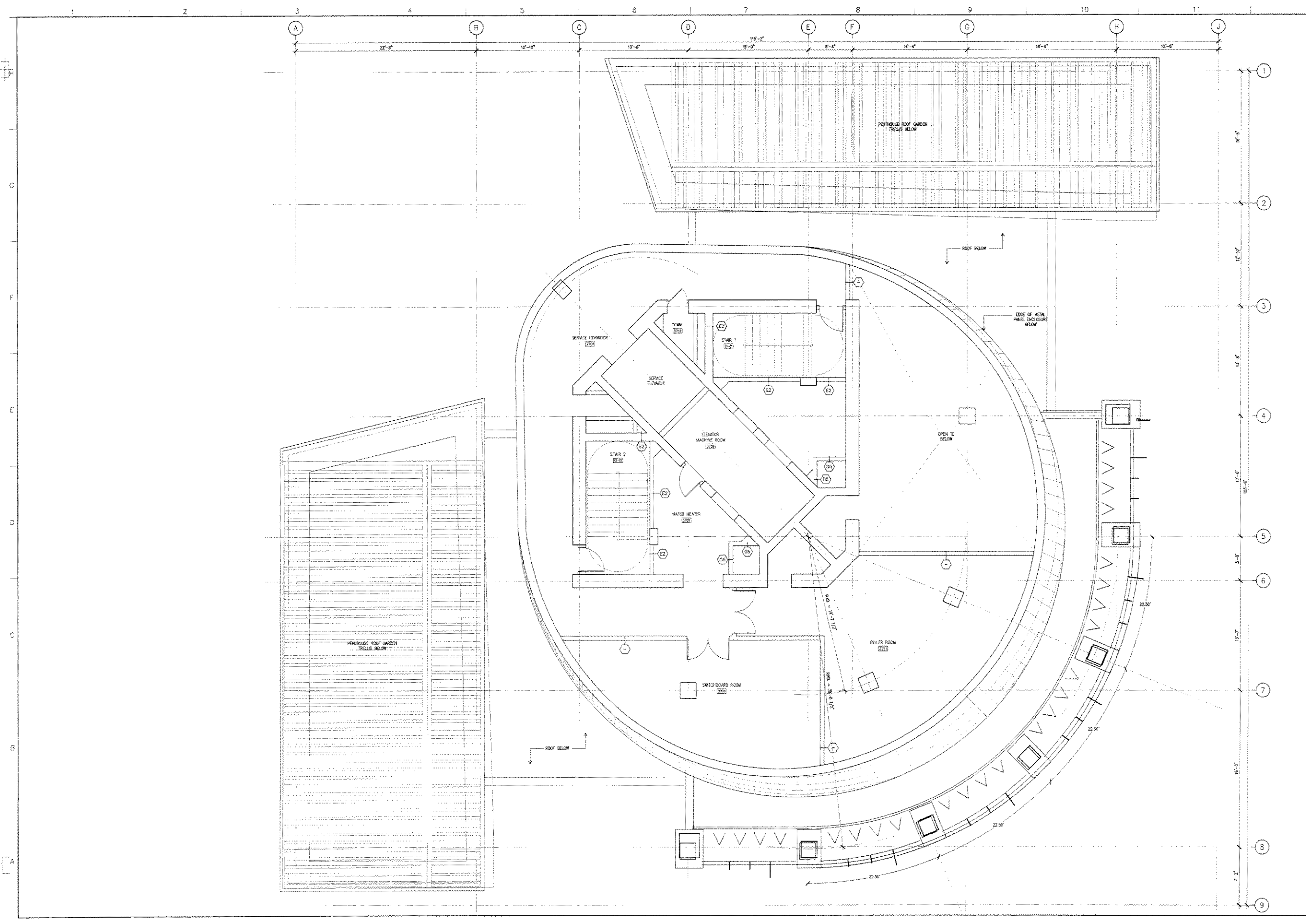


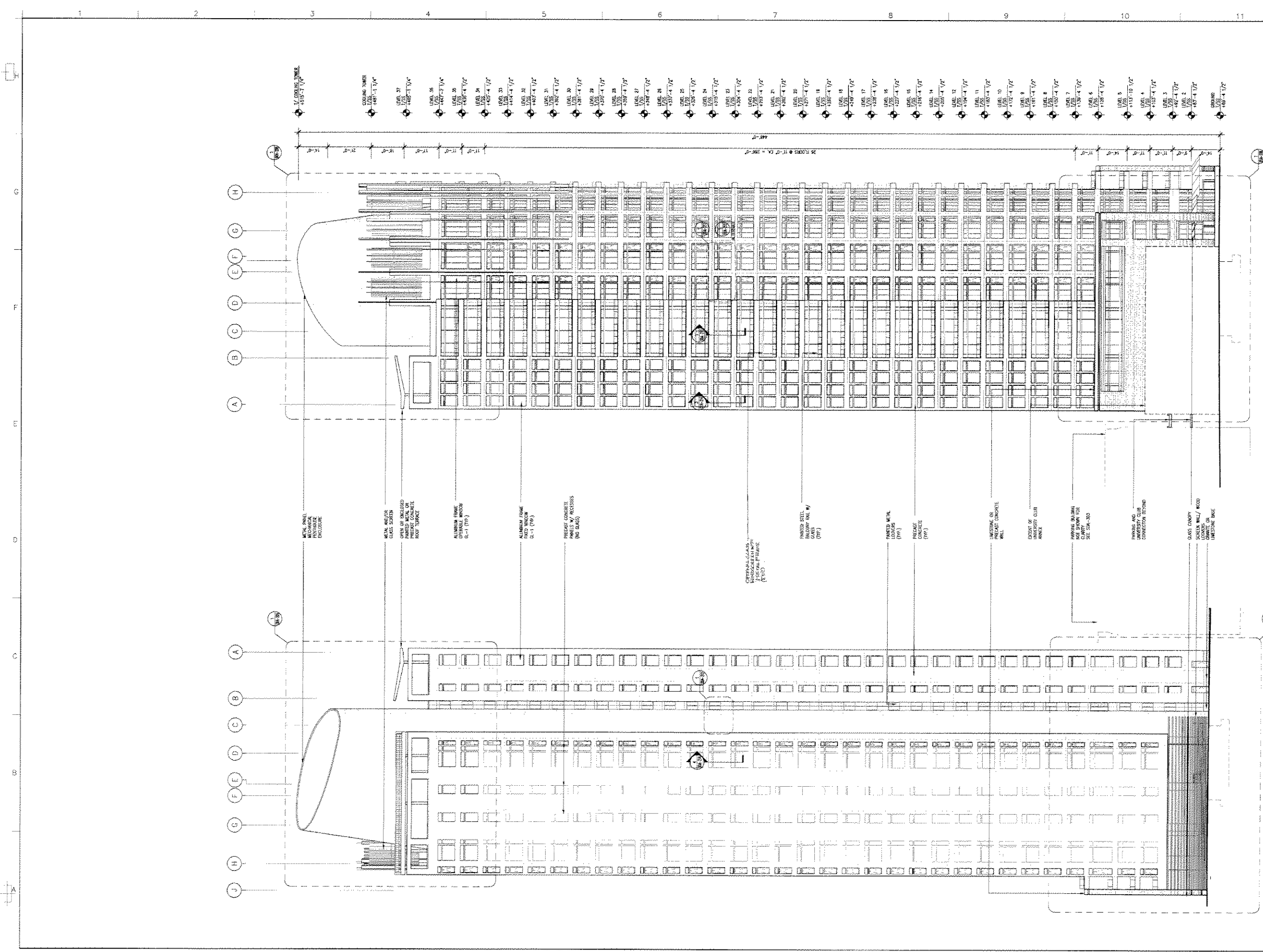
- GENERAL NOTES:
1. REFER TO SHEET DDA-061 FOR SYMBOLS, ABBREVIATIONS, MATERIALS.
 2. REFER TO SHEET A-001 FOR TYPICAL PARTITION TYPES AND DETAILS.
 3. REFER TO SPECIFICATION SECTION 0505 FOR ROOM FRESH SCHEDULE.
 4. REFER TO SPECIFICATION SECTION 0510 FOR DOOR AND HARDWARE SCHEDULE.

**ISSUED FOR DESIGN
 DEVELOPMENT AND
 PRELIMINARY CD'S
 MAY 28, 2004**

LEVEL 37 PLAN
 MECHANICAL FLOOR

Project No.: 2003120
 Date: _____
 Scale: 1/4" = 1'-0"
 Sheet No.: **DDA-116**





1 SOUTH BUILDING ELEVATION
Scale: 1/8" = 1'-0"

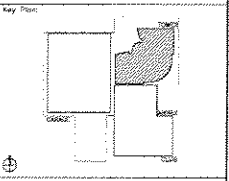
2 NORTH BUILDING ELEVATION
Scale: 1/8" = 1'-0"

UNIVERSITY CLUB TOWER

Architect / Engineer:
SOM
Skidmore, Owings & Merrill LLP
224 South Michigan Avenue
Suite 1000
Chicago, Illinois 60604

Contractor:

Architect's Signature:



- GENERAL NOTES:
1. REFER TO SHEET DDA-001 FOR SYMBOLS, ABBREVIATIONS AND MATERIALS.
 2. REFER TO SHEET DDA-002 FOR PROJECT NOTES AND DESIGN CRITERIA.
 3. REFER TO SHEET DDA-003 FOR BUILDING ENCLOSURE NOTES.

**ISSUED FOR DESIGN
DEVELOPMENT AND
PRELIMINARY CD'S
MAY 28, 2004**

BUILDING ELEVATIONS
NORTH & SOUTH

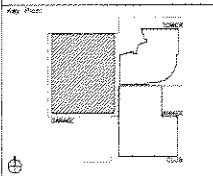
Project No.: 203125
Sheet No.: DDA-202
Scale: 1/8" = 1'-0"

UNIVERSITY CLUB TOWER

Architect / Engineer:
SOM
 Skidmore, Owings & Merrill LLP
 224 South Michigan Avenue
 Suite 1000
 Chicago, Illinois 60604

Consultants:

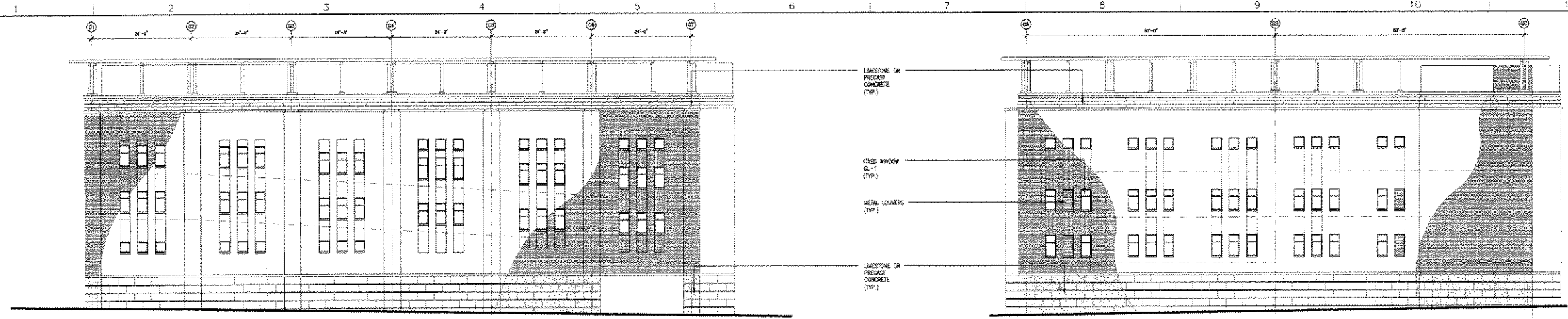
Design & Signature:



ISSUED FOR DESIGN
 DEVELOPMENT AND
 PRELIMINARY CD'S
 MAY 28, 2004

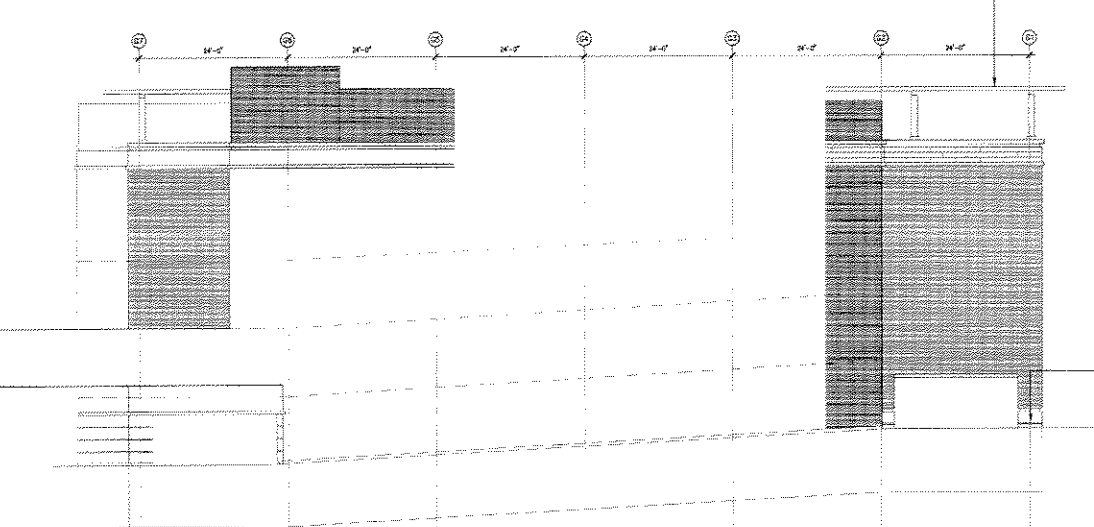
PARKING GARAGE
 ELEVATIONS
 AND SECTION

Project No.: 203102
 Date: 5/22/04
 Scale: 1/2" = 1'-0"
 Sheet No.: DDA-203



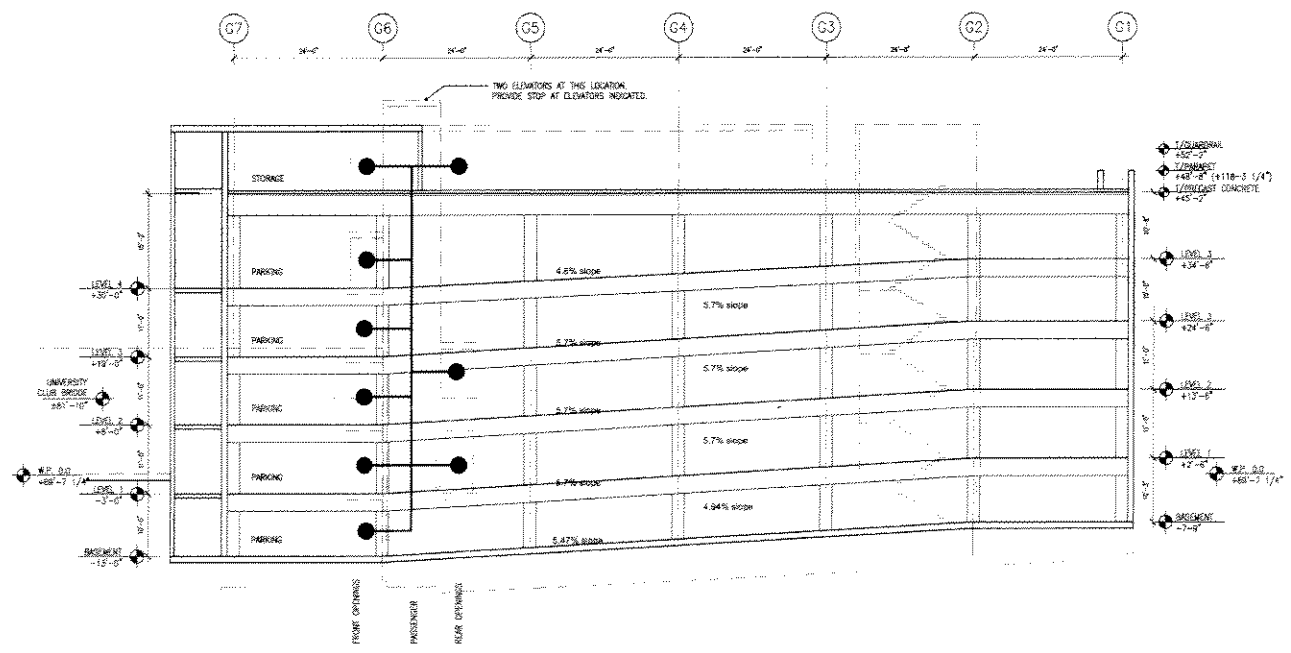
4 WEST BUILDING ELEVATION
 SCALE: 3/32" = 1'-0"

1 SOUTH BUILDING ELEVATION
 SCALE: 3/32" = 1'-0"

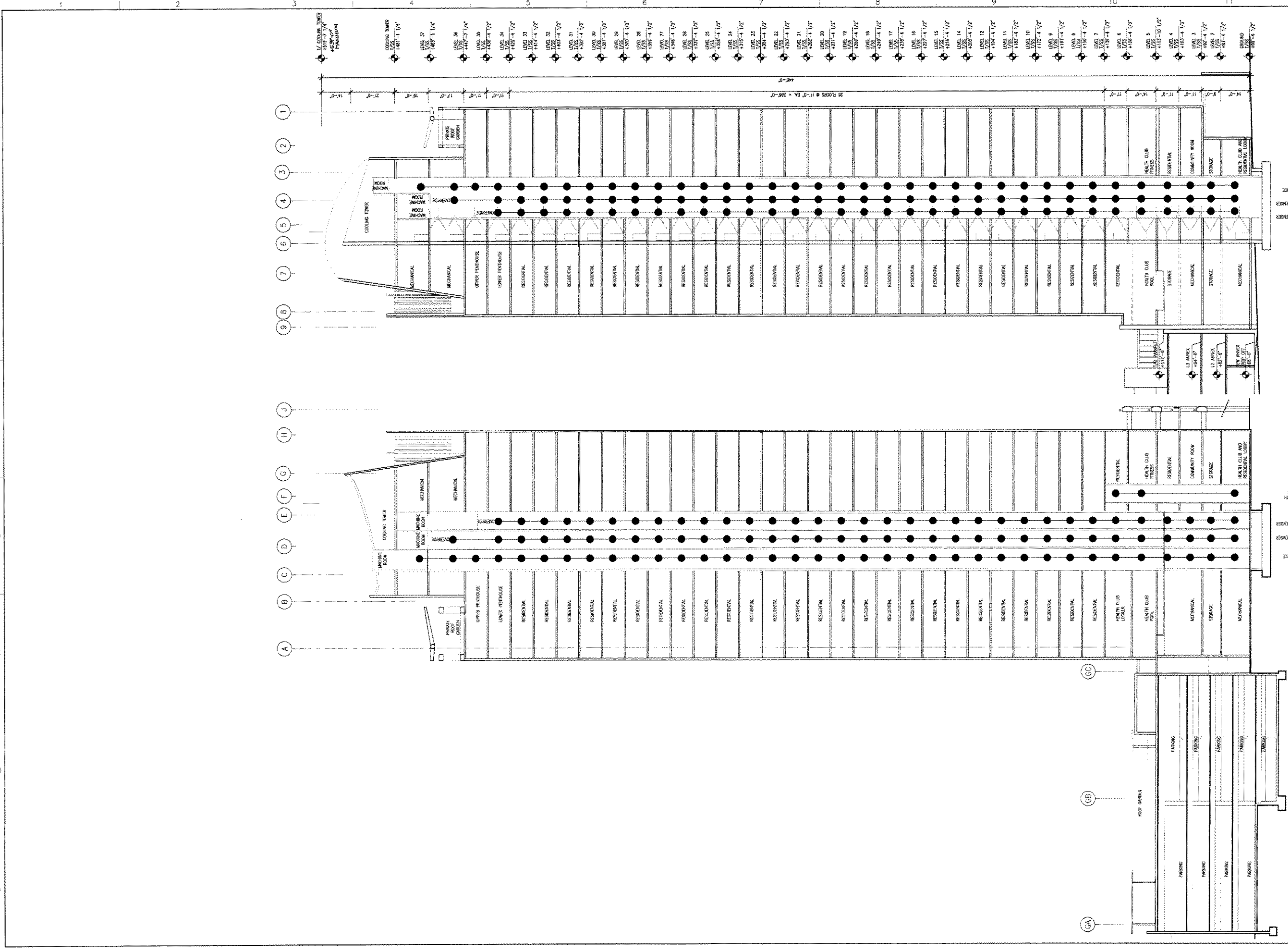


5 EAST BUILDING ELEVATION
 SCALE: 3/32" = 1'-0"

2 NORTH BUILDING ELEVATION
 SCALE: 3/32" = 1'-0"



3 NORTH-SOUTH BUILDING SECTION
 SCALE: 3/32" = 1'-0"

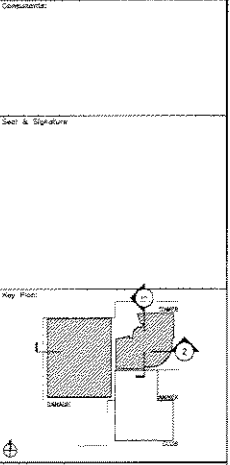


1 NORTH SOUTH BUILDING SECTION
SCALE 1/8" = 1'-0"

2 EAST WEST BUILDING SECTION
SCALE 1/8" = 1'-0"

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- GENERAL NOTES:
1. REFER TO SHEET DDA-001 FOR SYMBOLS, ABBREVIATIONS AND NOTES.
 2. REFER TO SHEET DDA-002 FOR PROJECT NOTES AND DESIGN SYSTEM.
 3. REFER TO SHEET DDA-003 FOR BUILDING ENCLOSURE NOTES.

ISSUED FOR DESIGN DEVELOPMENT AND PRELIMINARY CDS
MAY 28, 2004

Project No.	2003720	Sheet No.	DDA-204
Date		Scale	1/8" = 1'-0"
Drawn By		Checked By	

BUILDING SECTIONS