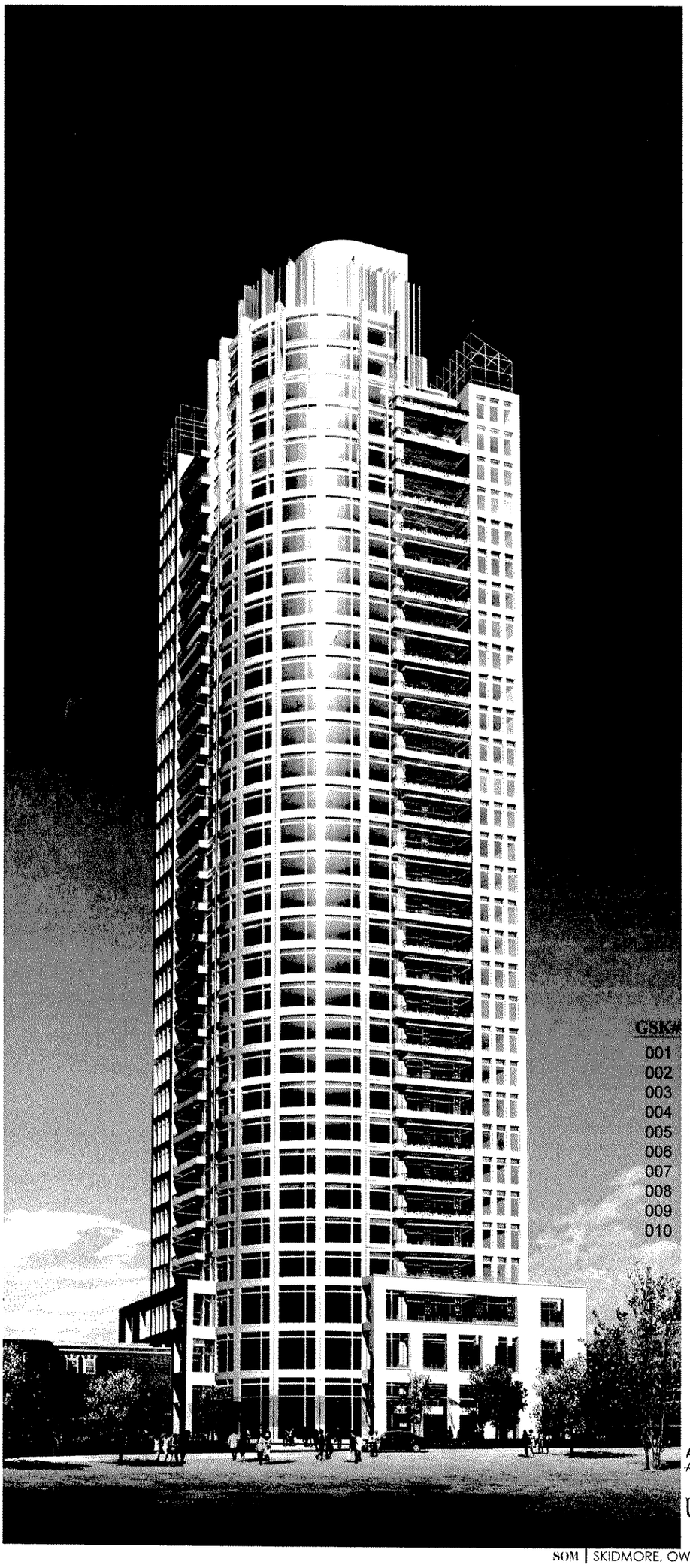
EXHIBIT A
File No. 040239



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

GSK#	DRAWINGS
001	Sign location plan
002	Sign location elev at N Prospect Street
003	Sign location elev at N Marshall Street
004	Residential tower address
005	Residential tower identification
006	Tenant identification
007	Residential tower parking at N Prospect Street
008	Residential tower identification/tenant ID
009	Residential tower parking at N Marshall Street
010	University club parking at N Marshall Street

ASK - 255
Aug. 22, 2003

ASK - 636
JUNE 22, 2004

UNIVERSITY CLUB TOWER

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UNIVERSITY CLUB TOWER

VIEW OF TOWER

~~ASK - 256~~ Aug. 22, 2003
ASK - 635 JUNE 22, 2004

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REVISION / DEFINITION OF TOP
REFER TO DDA-201 AND DDA-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.

REFER TO DDA-201
AND DDA-202

UNIVERSITY CLUB TOWER

VIEW OF TOWER WITH KILBOURN TOWER

~~ASK - 257~~
ASK-636

~~Aug. 22, 2003~~
JUNE 22, 2004

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

UNIVERSITY CLUB TOWER

VICINITY PLAN

1" = 100'

~~ASK - 258~~ ASK-639

~~Aug. 22, 2003~~ JUNE 22, 2003

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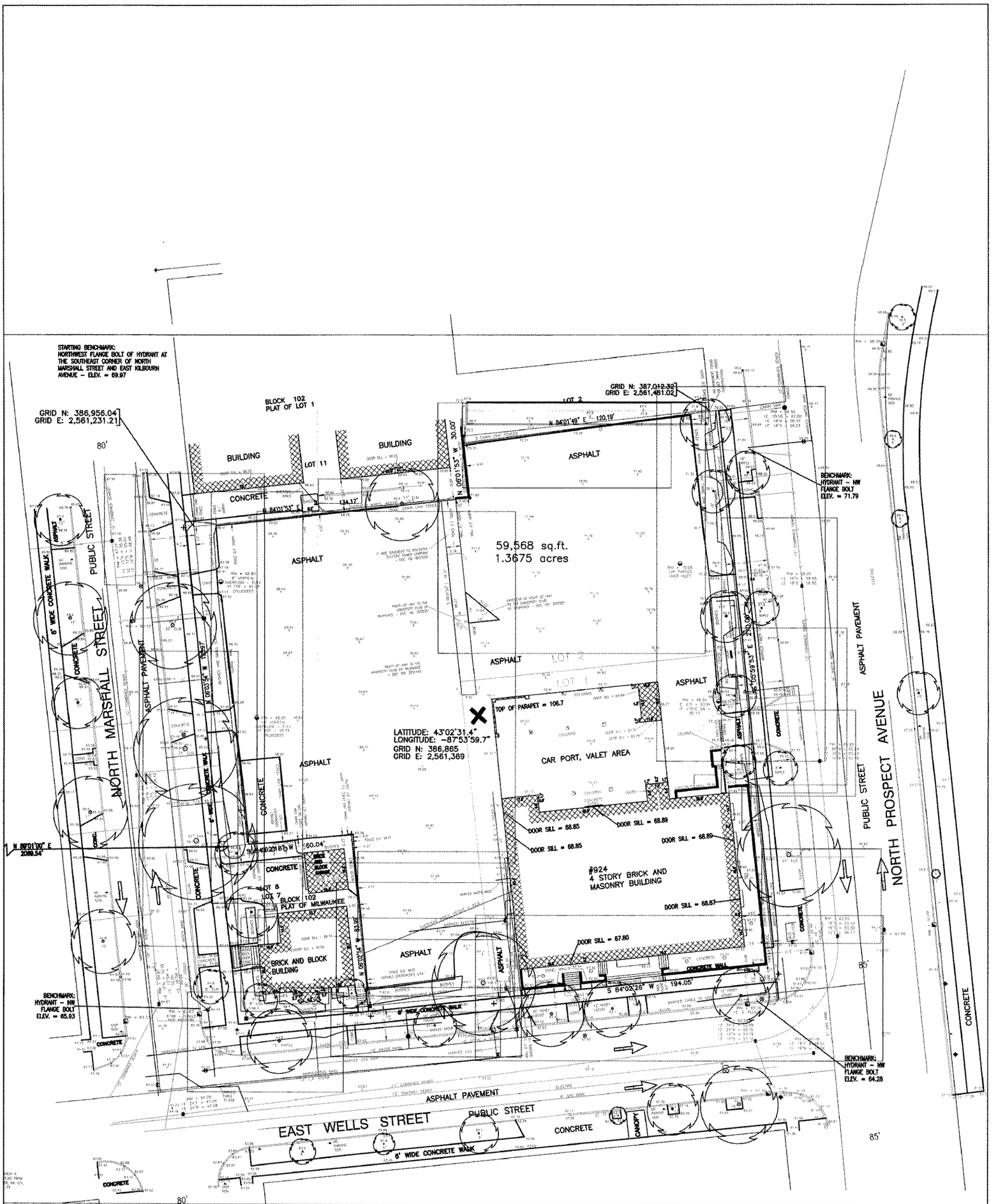

University Club Tower Partner's policy of continual attention to design and construction requires that all specifications, features, equipment, and dimensions are subject to change without notice.

UNIVERSITY CLUB TOWER

PLAT OF SURVEY

~~ASK - 259~~ ~~Aug. 22, 2003~~
ASK- 638 JUNE 22, 2004

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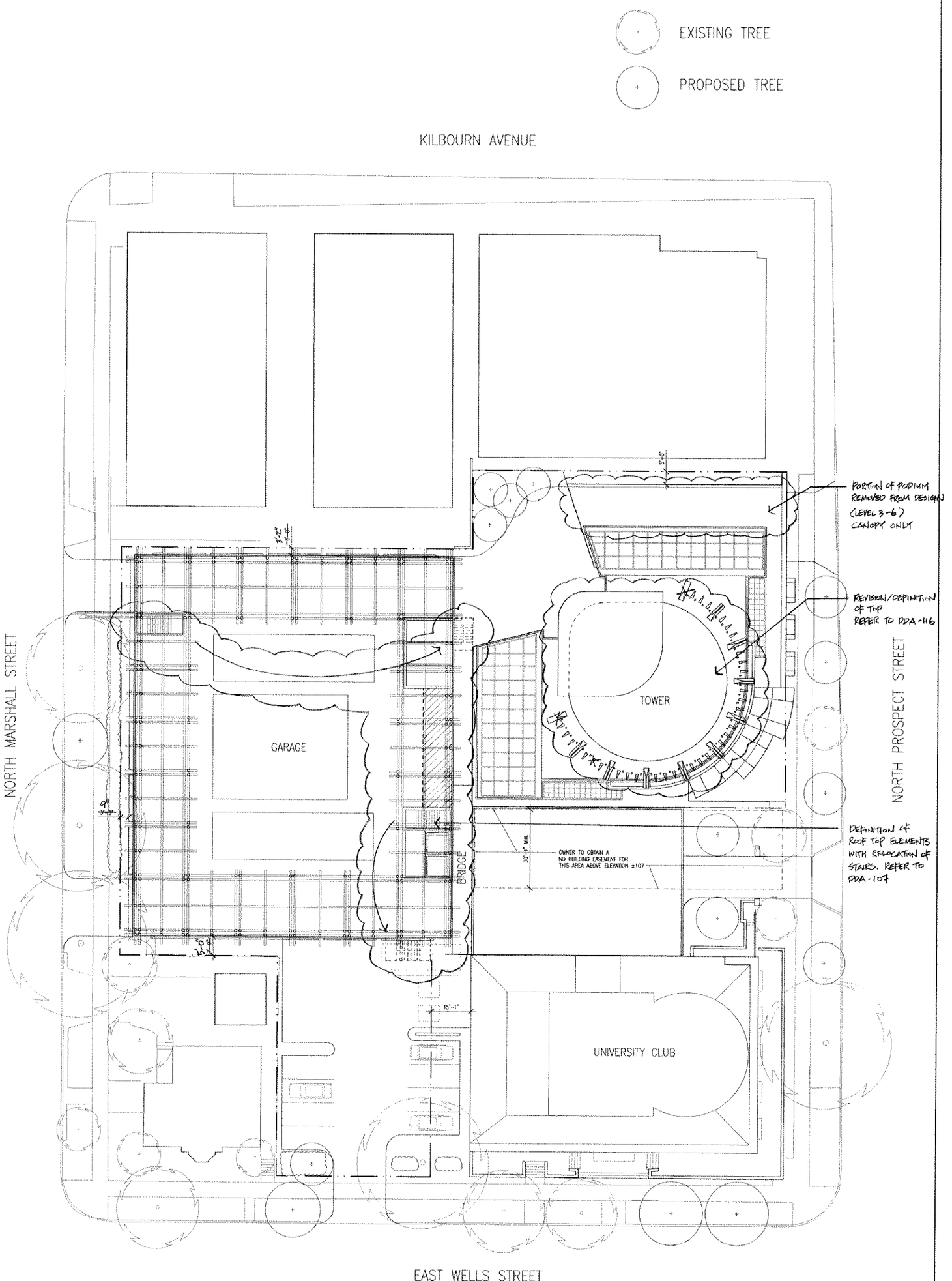

UNIVERSITY CLUB TOWER

SITE AND LANDSCAPE PLAN

1 / 16" = 1'-0"

~~ASK-260~~ ASK-639

~~Aug. 22, 2003~~ JUNE 22, 2004

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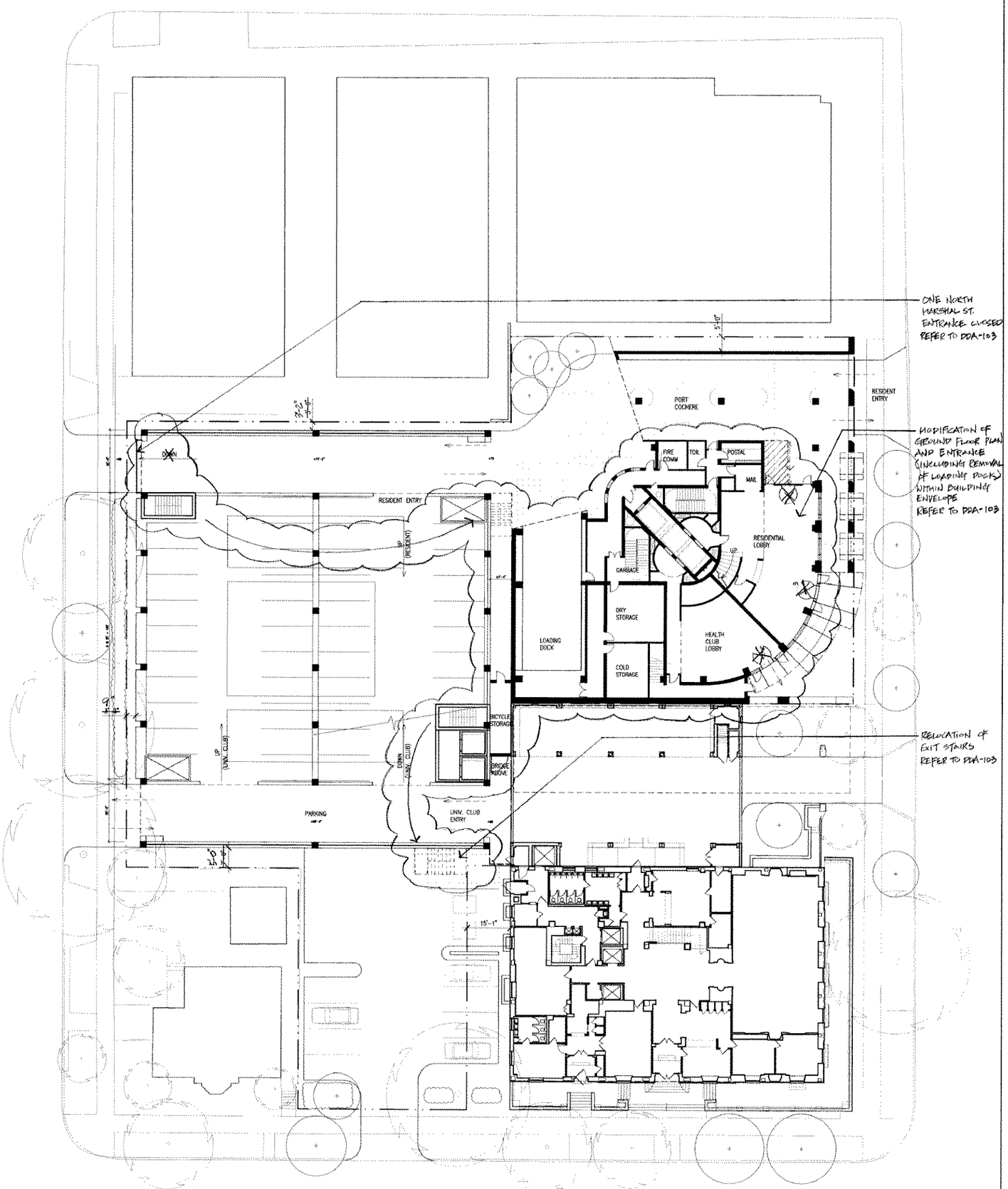

UNIVERSITY CLUB TOWER

GROUND PLAN

1 / 16" = 1' - 0"

~~ASK - 261~~ ASK-640

~~Aug. 22, 2003~~ JUNE 22, 2004

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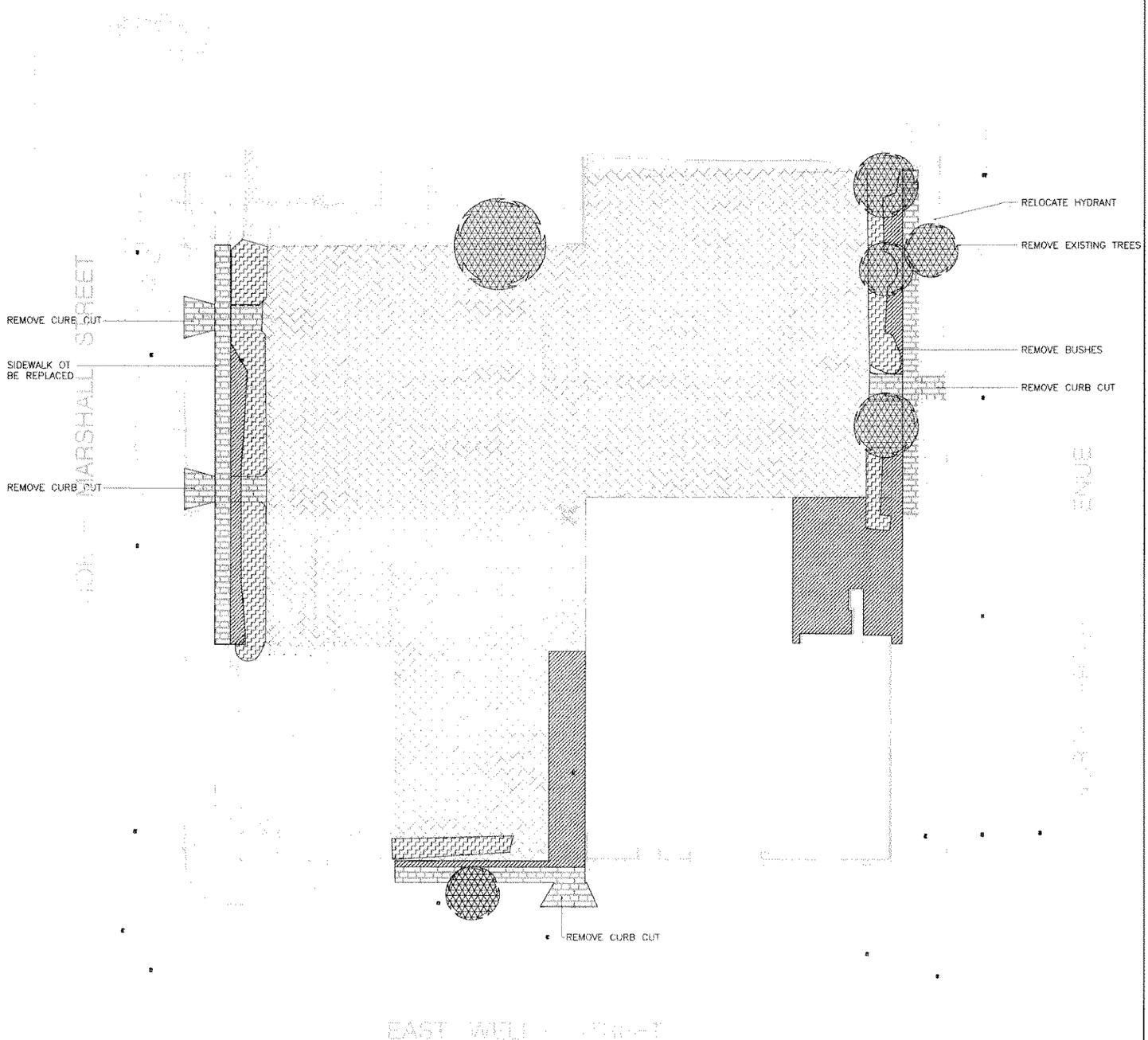

	EXISTING TREES TO BE REMOVED
	BUSHES TO BE REMOVED
	SIDEWALK TO BE REMOVED
	PAVEMENT TO BE REMOVED
	ADDITIONAL PAVEMENT TO BE REMOVED

N

0 20 40 80 FEET

UNIVERSITY CLUB TOWER

SITE REMOVAL PLAN

1" = 20' - 0"

~~ASK - 262~~ ASK - 641

~~Aug. 22, 2003~~ JUNE 22, ~~2004~~ 2003

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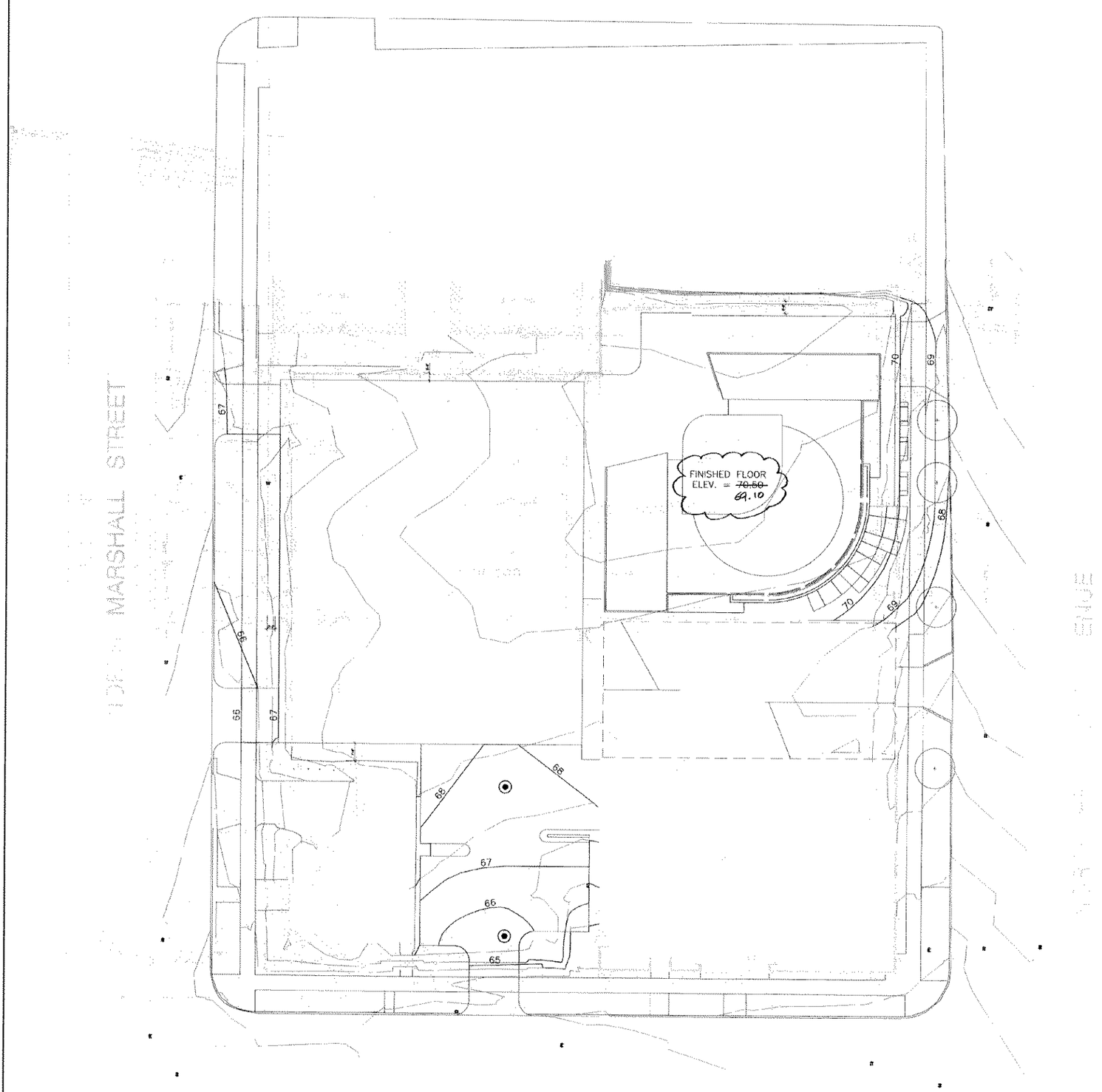

SITE GRADING PLAN NOTES

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

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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

N

0 20 40 80 FEET

UNIVERSITY CLUB TOWER

SITE GRADING PLAN

1" = 20' - 0"

~~ASK - 263~~
ASK- 642

~~Aug. 22, 2003~~
JUNE 27, 2003

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UNIVERSITY CLUB TOWER

EXISTING STREET ELEVATION - N. PROSPECT STREET

~~ASK - 265~~ ASK - 643

~~Aug. 22, 2003~~ June 22, 2003

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UNIVERSITY CLUB TOWER

EXISTING STREET ELEVATION - N. MARSHALL STREET

~~ASK - 266~~ ~~Aug. 22, 2003~~

ASK-644 JUNE 28 2004

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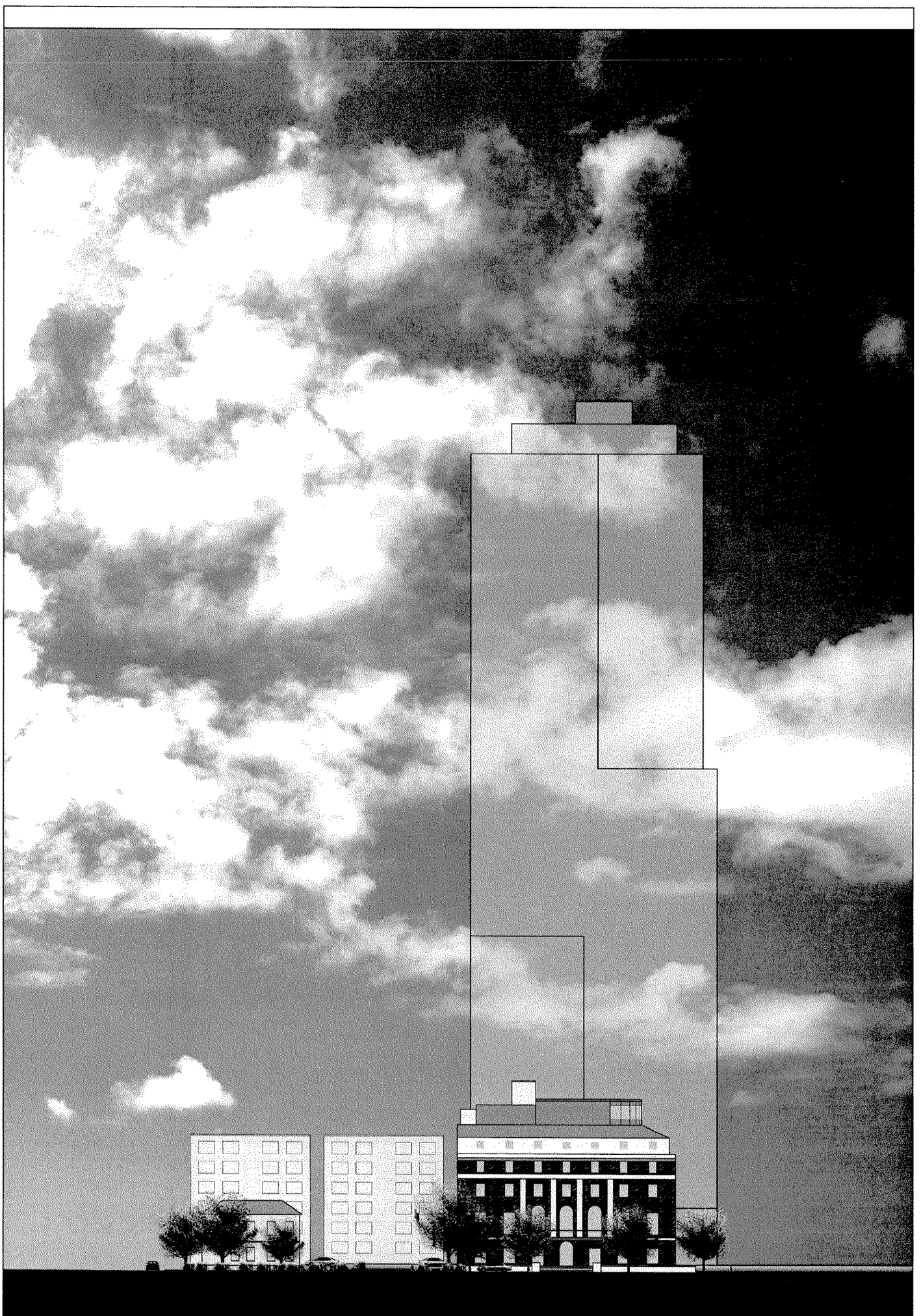

UNIVERSITY CLUB TOWER

EXISTING STREET ELEVATION - E. WELLS STREET

~~ASK - 267~~ ~~Aug. 22, 2003~~
ASK-645 June 22, 2004

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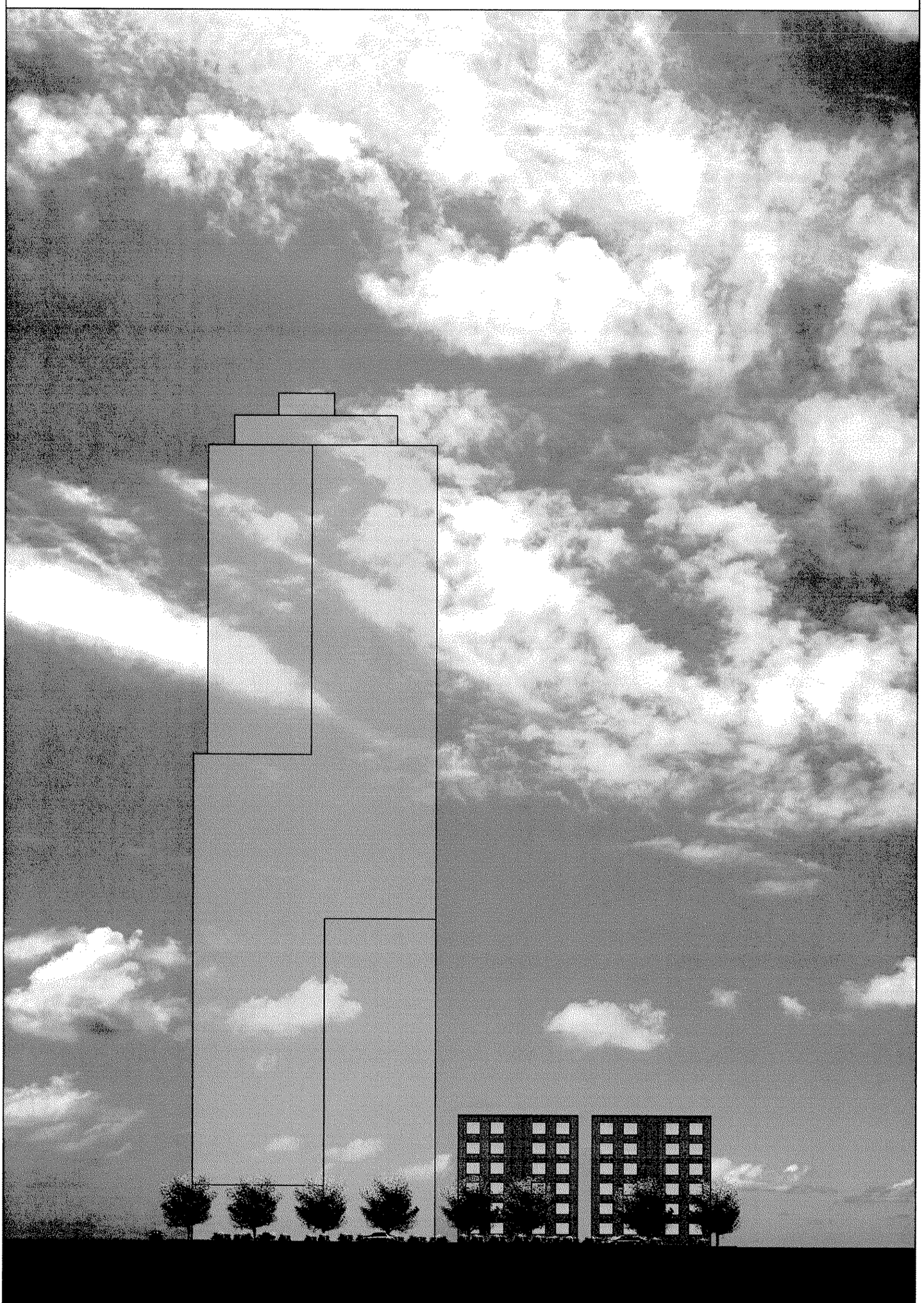

UNIVERSITY CLUB TOWER

EXISTING STREET ELEVATION - KILBOURN AVE.

~~ASK - 268~~ ~~Aug. 22, 2003~~

ASK- 646 JUNE 22 2003

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REFER TO DETAIL 1, DDA-20

UNIVERSITY CLUB TOWER

PROPOSED ELEVATION - N. PROSPECT STREET

~~ASK - 269~~ ~~Aug. 22, 2003~~
ASK - 644 JUNE 22 ©2003

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UNIVERSITY CLUB TOWER

PROPOSED ELEVATION - N. MARSHALL STREET

~~ASK - 270~~ ASK - 648

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UNIVERSITY CLUB TOWER

PROPOSED ELEVATION - E. WELLS STREET

~~ASK - 271~~ ASK - 649

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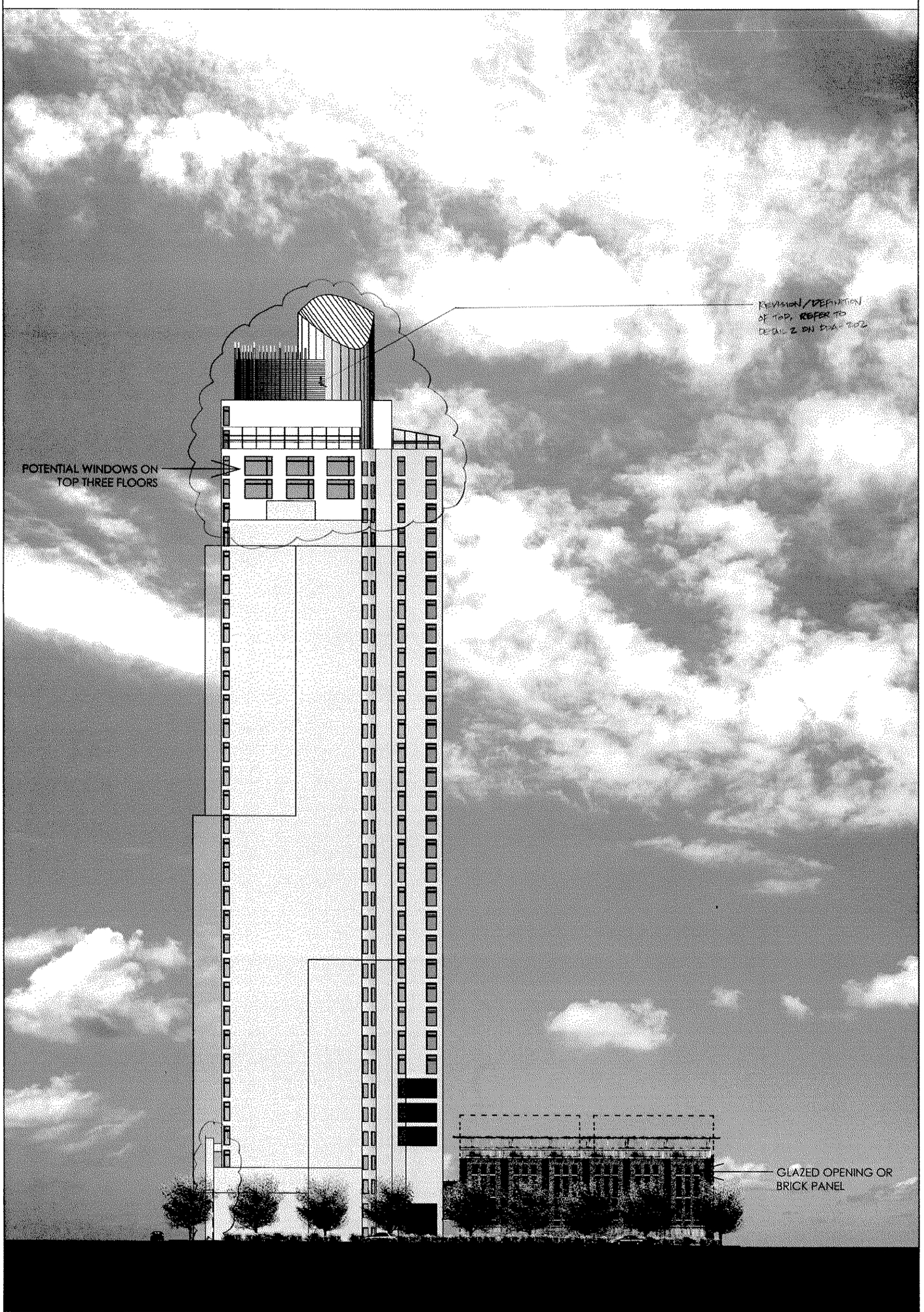

UNIVERSITY CLUB TOWER

PROPOSED ELEVATION - NORTH

REFER TO DETAIL 2 ON DWG-202

~~ASK - 272~~ ASK- 650

~~Aug. 22, 2003~~ JULY 22, 2004

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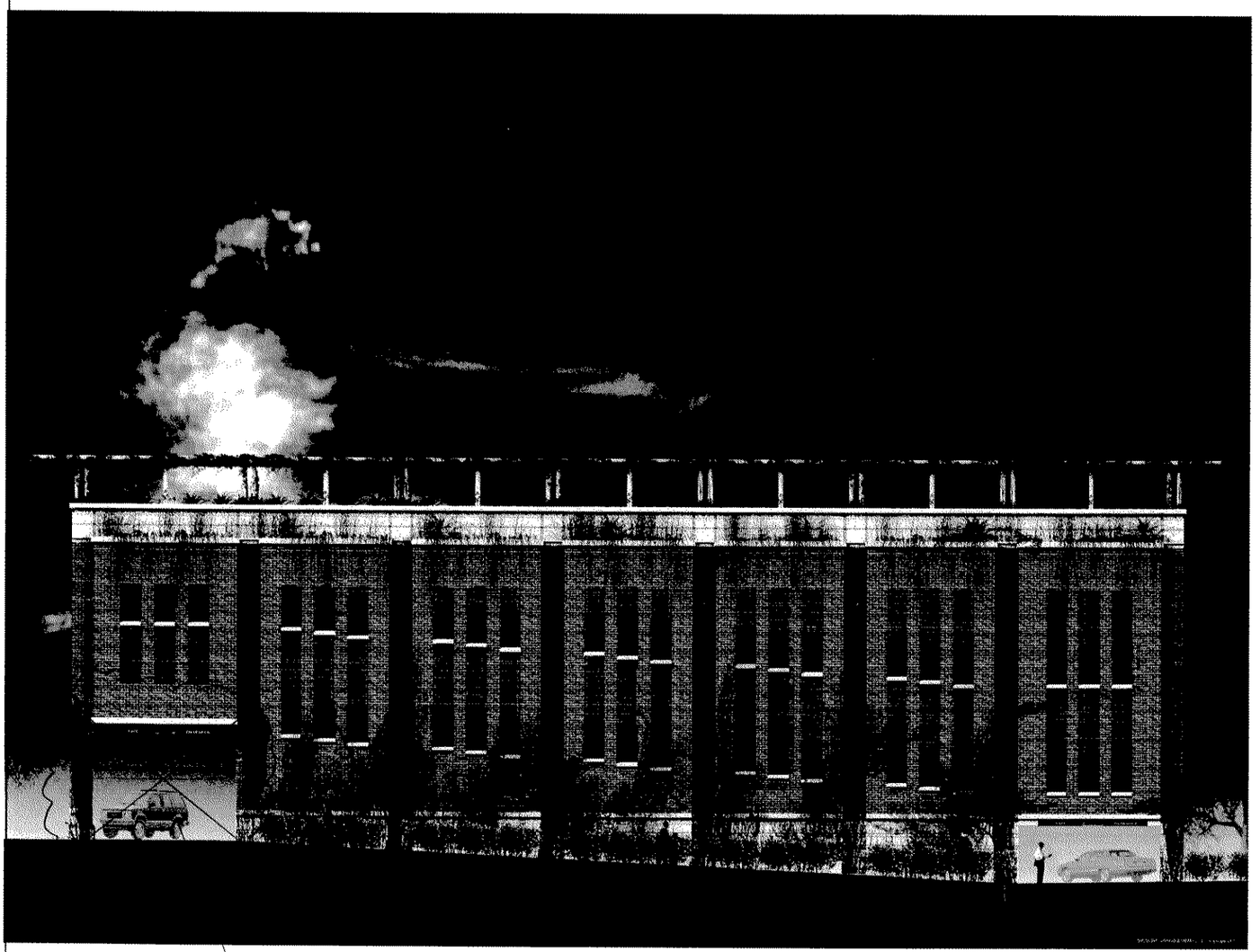
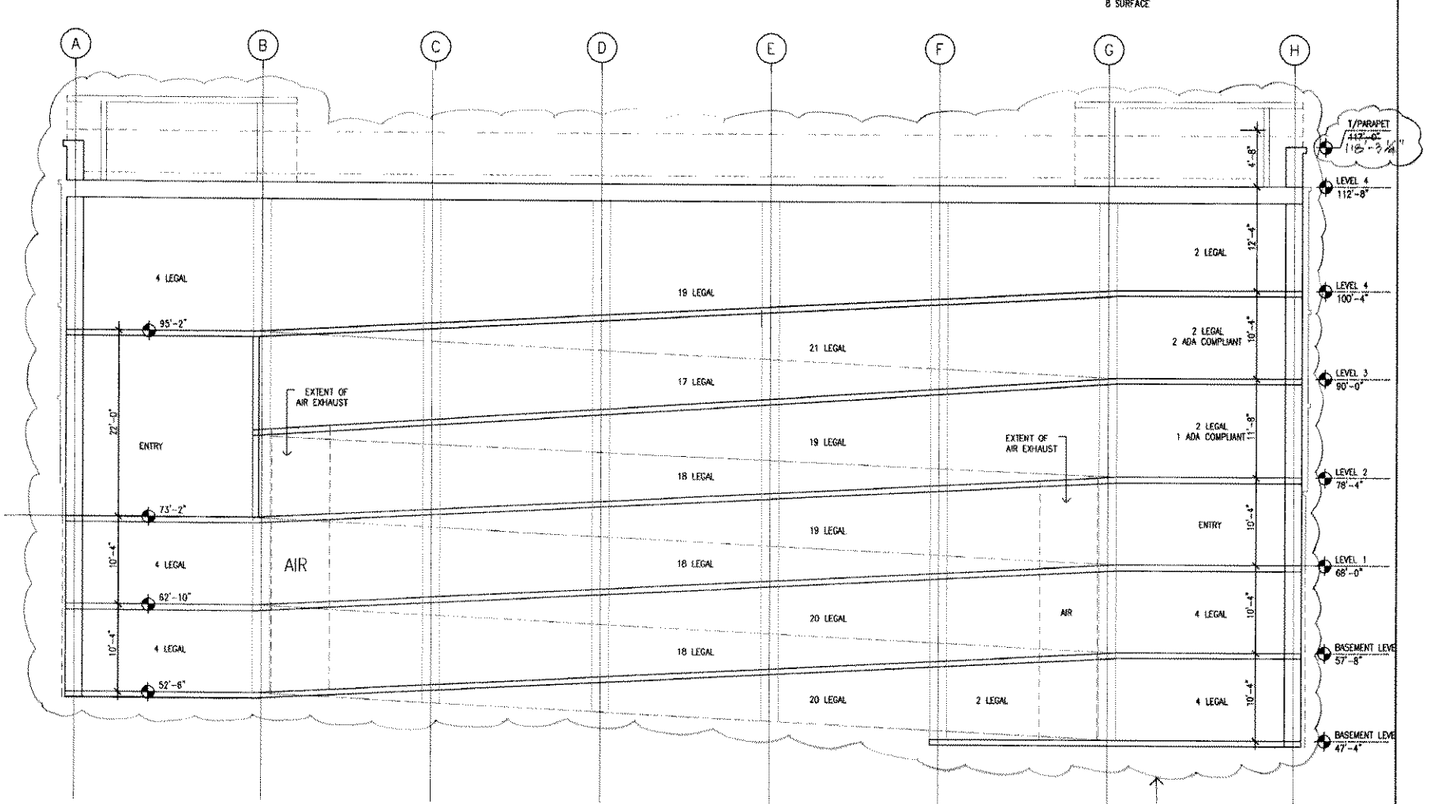


ONE NORTH MARSHAL ST.
ENTRANCE CLOSED
REFER TO DETAIL 4 ON DDA-203

RESIDENTIAL PARKING:
120 CARS MAXIMUM

UC PARKING:
120 CARS MAXIMUM
+4 ANNEX (ADA COMPLIANT)
8 SURFACE



REFER TO DETAIL 3 ON DDA-203

UNIVERSITY CLUB TOWER

WEST GARAGE ELEVATION AND SECTION

(NORTH MARSHALL STREET)

~~ASK - 273~~
ASK - 651

~~Aug. 22, 2003~~
JUNE 22, 2004

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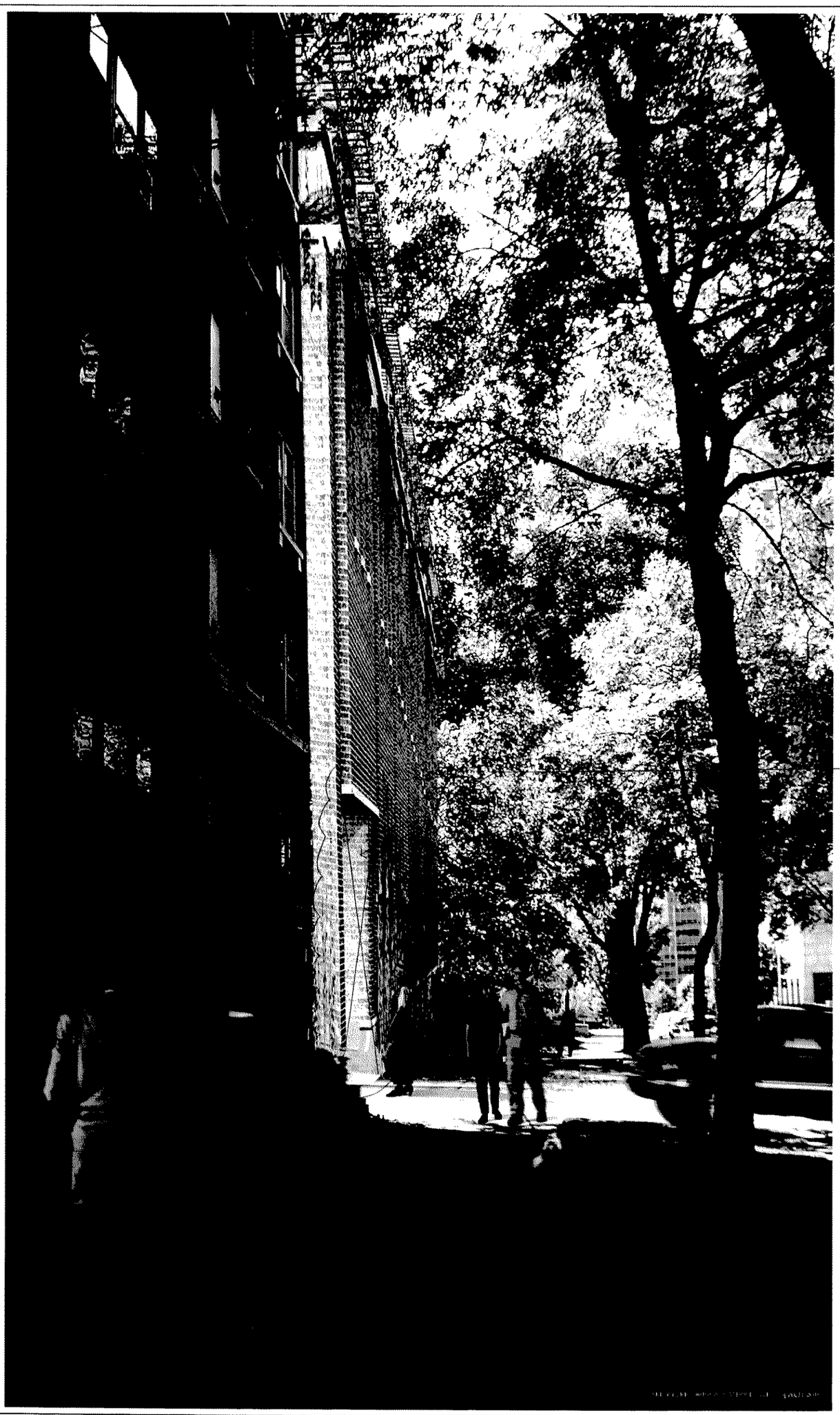

ONE NORTH MARSHAL ST.
ENTRANCE CLOSED

UNIVERSITY CLUB TOWER

GARAGE PERSPECTIVE

(LOOKING SOUTH ON NORTH MARSHALL STREET)

~~ASK - 274~~
ASK - 652

~~Aug. 22, 2003~~
JUNE 26, 2003

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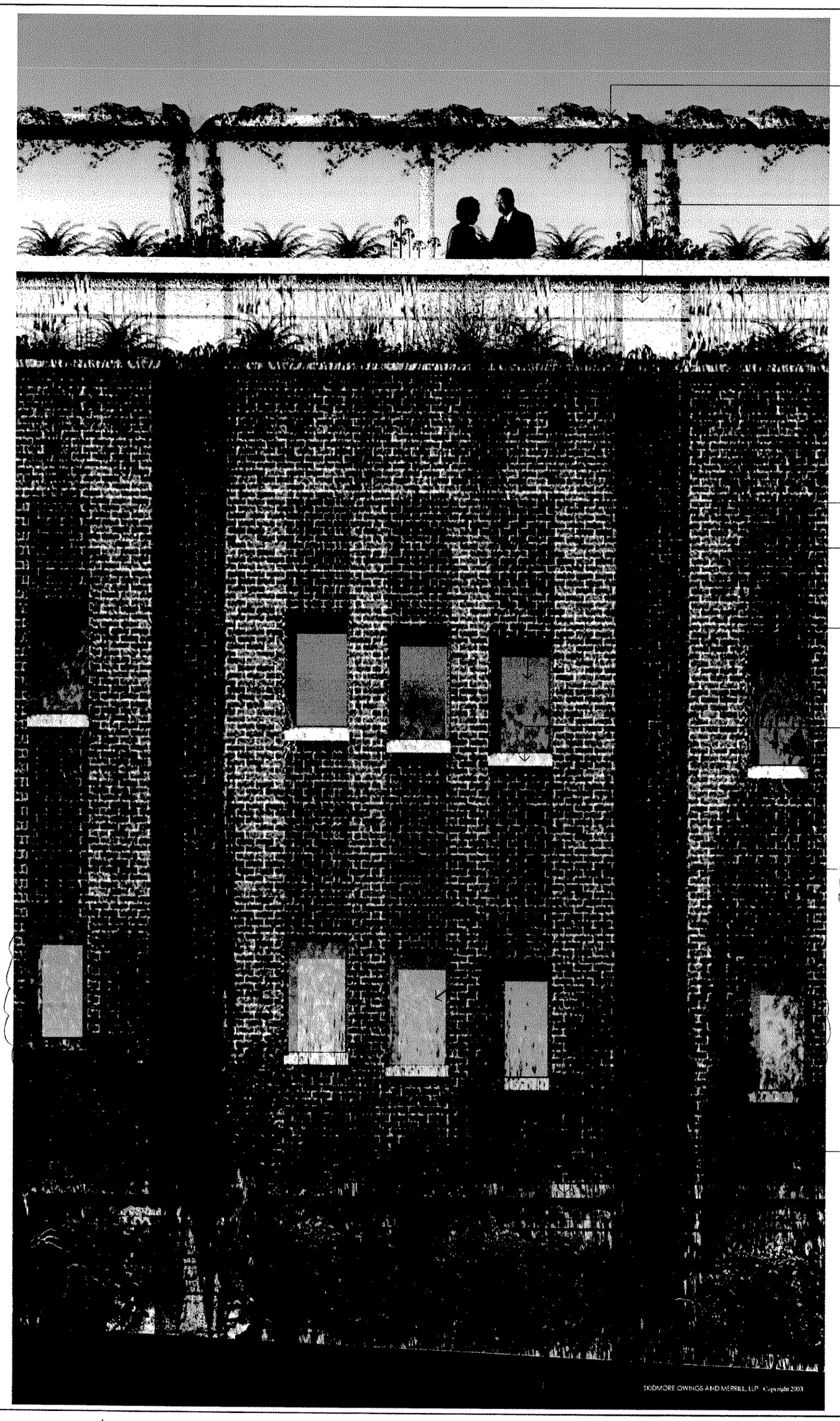

UNIVERSITY CLUB TOWER

GARAGE TYPICAL BAY ELEVATION

(NORTH MARSHALL STREET)

~~ASK-275~~ ASK-653

~~Aug. 22, 2003~~ JUNE 22, 2004

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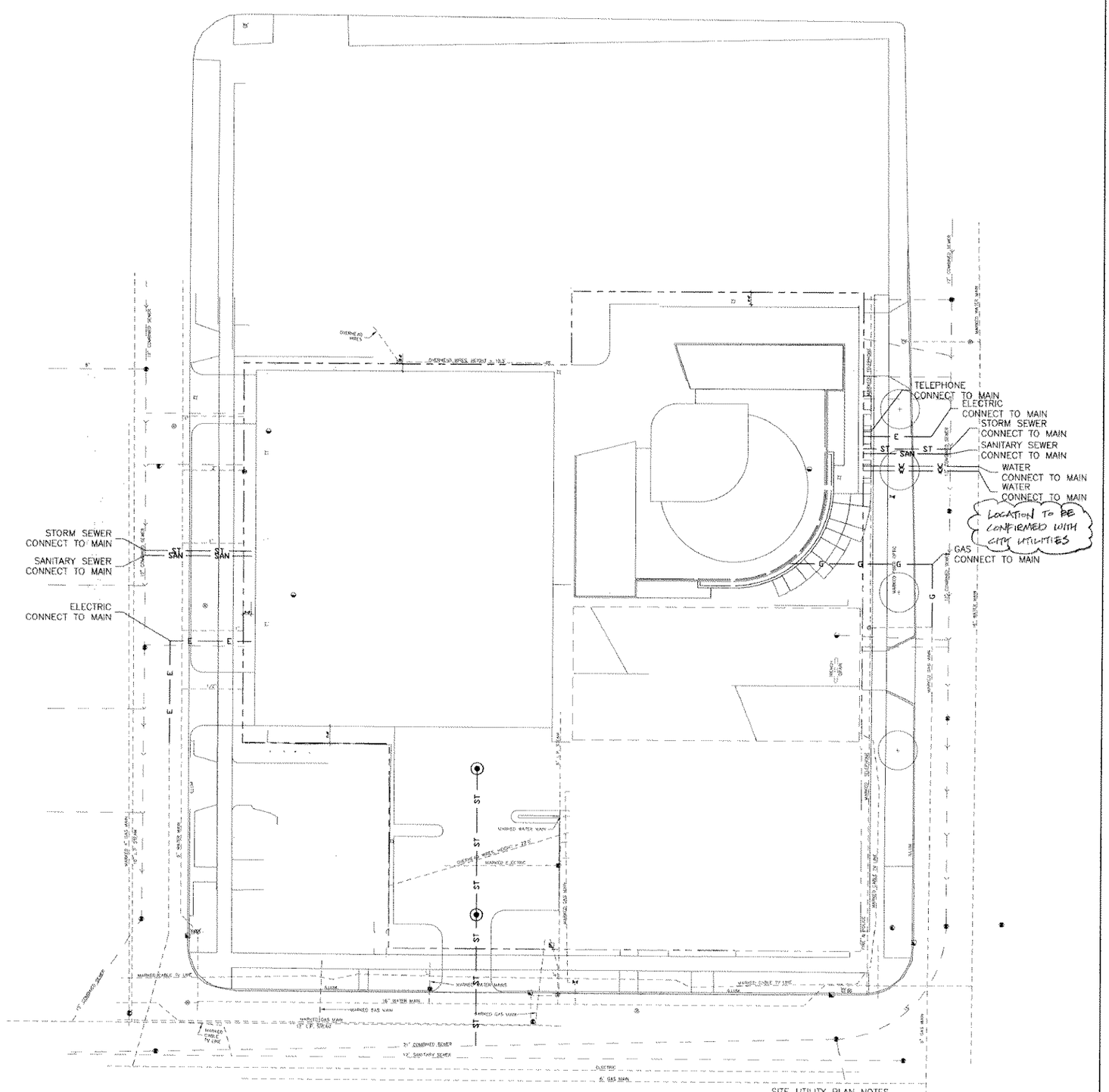

SITE UTILITY PLAN NOTES

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

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   (262) 781-1000

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2. EXISTING UTILITY INFORMATION IS DEFINED IN PARTIAL TONE AS SURVEYED INFORMATION. PROPOSED UTILITY CONNECTIONS ARE DEFINED IN FULL TONE.

3. ALL SANITARY SEWER CONNECTIONS HAVE INTERNAL GREASE INTERCEPTORS.

4. NO PUBLIC UTILITY MAINS ARE PROPOSED FOR THIS PROJECT.

LEGEND

— — —	PROPERTY LINE		
I.E.	INVERT ELEVATION	—ST—ST—	PROP. STORM SEWER
●	PROP. FIRE HYDRANT	—SAN—SAN—	PROP. SANITARY SEWER
⊙	PROP. MANHOLE	—W—W—W—	PROP. WATER LINE
		—G—G—G—	PROP. GAS LINE
		—E—E—E—	PROP. ELECTRIC LINE
		—T—T—T—	PROP. TELEPHONE LINE

N

0 20 40 80 FEET

UNIVERSITY CLUB TOWER

UTILITY PLAN

1" = 20' - 0"

~~ASK - 264~~
ASK - 654

~~Aug. 22, 2003~~
JUNE 22, 2004

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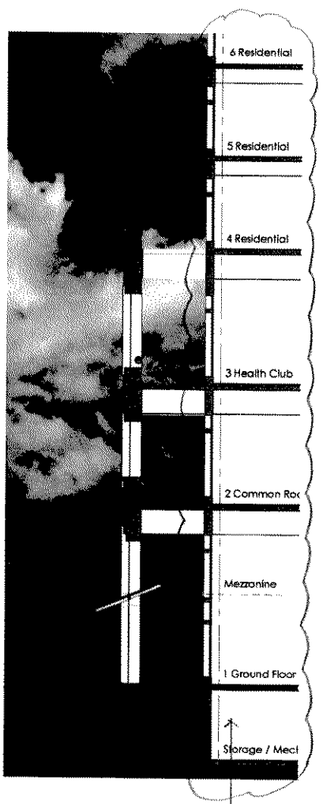


Section

REFER TO DDA-204 FOR BUILDING SECTION

East Elevation

LIGHTLY TINTED GLASS AWNING

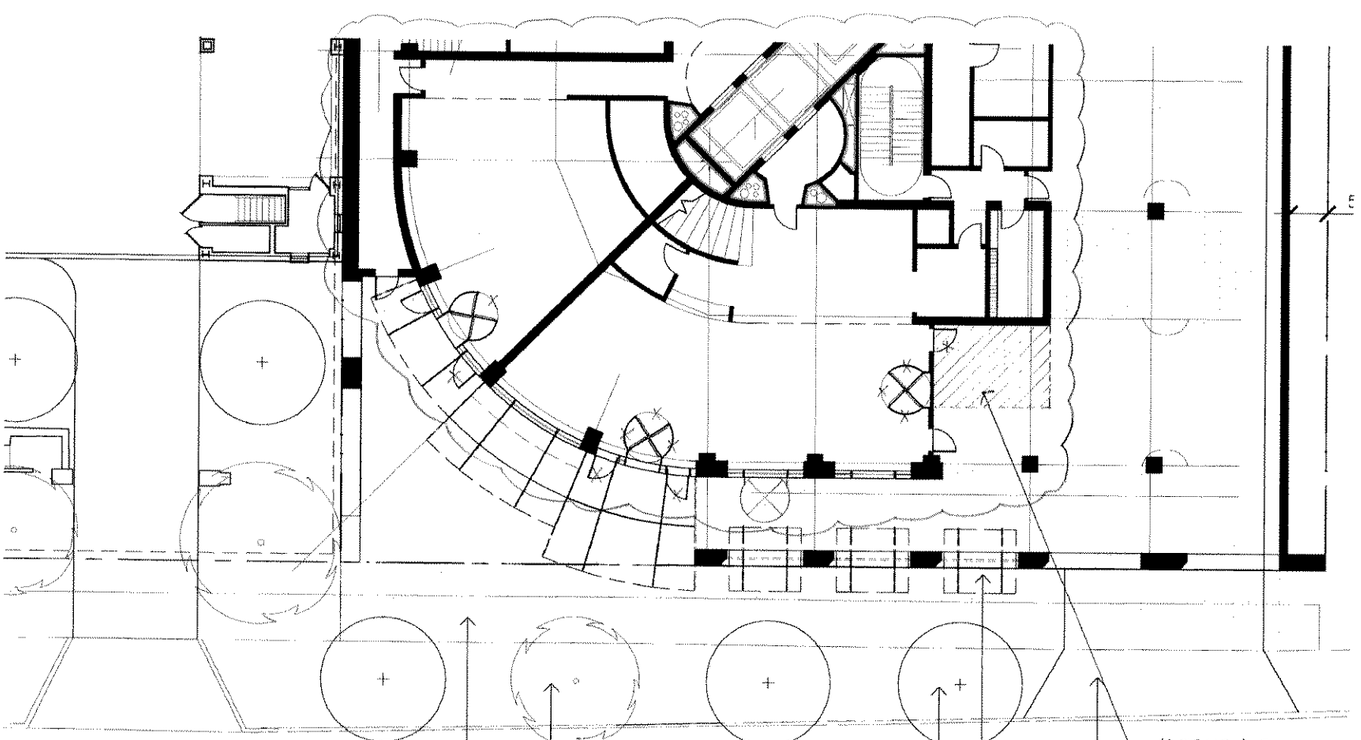
PRECAST CONCRETE

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

REFER TO DDA-201

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

GRANITE OR LIMESTONE



Ground Floor Plan

N

EXISTING TREE

PRECAST CONCRETE PAVERS OR COLORED CAST IN PLACE CONCRETE WITH SAW CUT JOINTS

MODIFICATION OF GROUND FLOOR PLAN AND ENTRANCE WITHIN BUILDING ENVELOPE. REFER TO DDA-103

CONCRETE

GLASS CANOPY ABOVE

NEW STREET TREES

UNIVERSITY CLUB TOWER

BUILDING BASE

1 / 8" = 1' - 0"

~~ASK - 276~~ ASK-655

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UNIVERSITY CLUB TOWER

BUILDING BASE

TYPICAL BAY ELEVATION

~~ASK - 277~~ ASK-656

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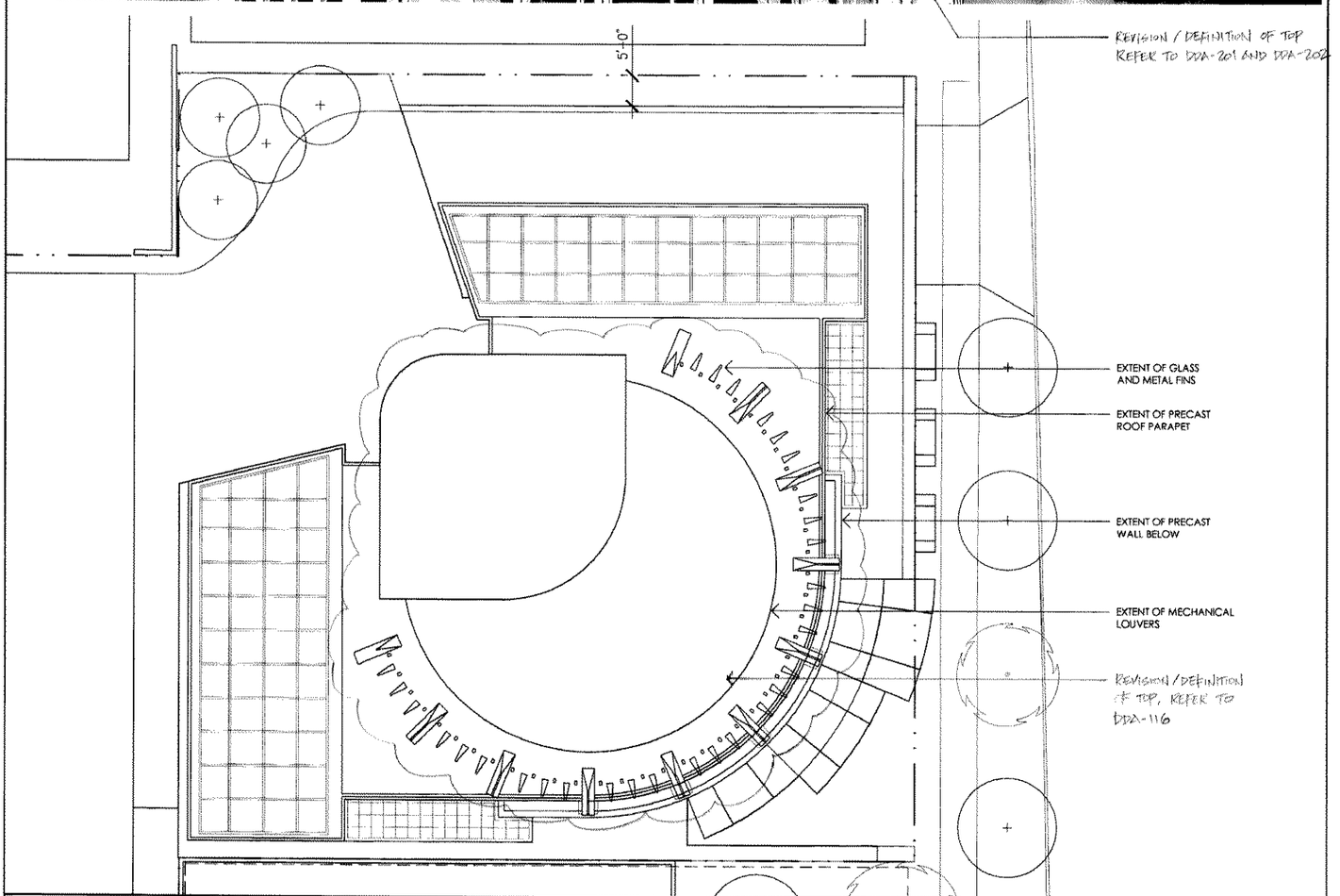

UNIVERSITY CLUB TOWER

BUILDING TOP PERSPECTIVE AND ROOF PLAN

NORTH EAST VIEW

~~ASK 278~~ ASK - 657

~~Aug. 22, 2003~~ JUNE 22, 2004

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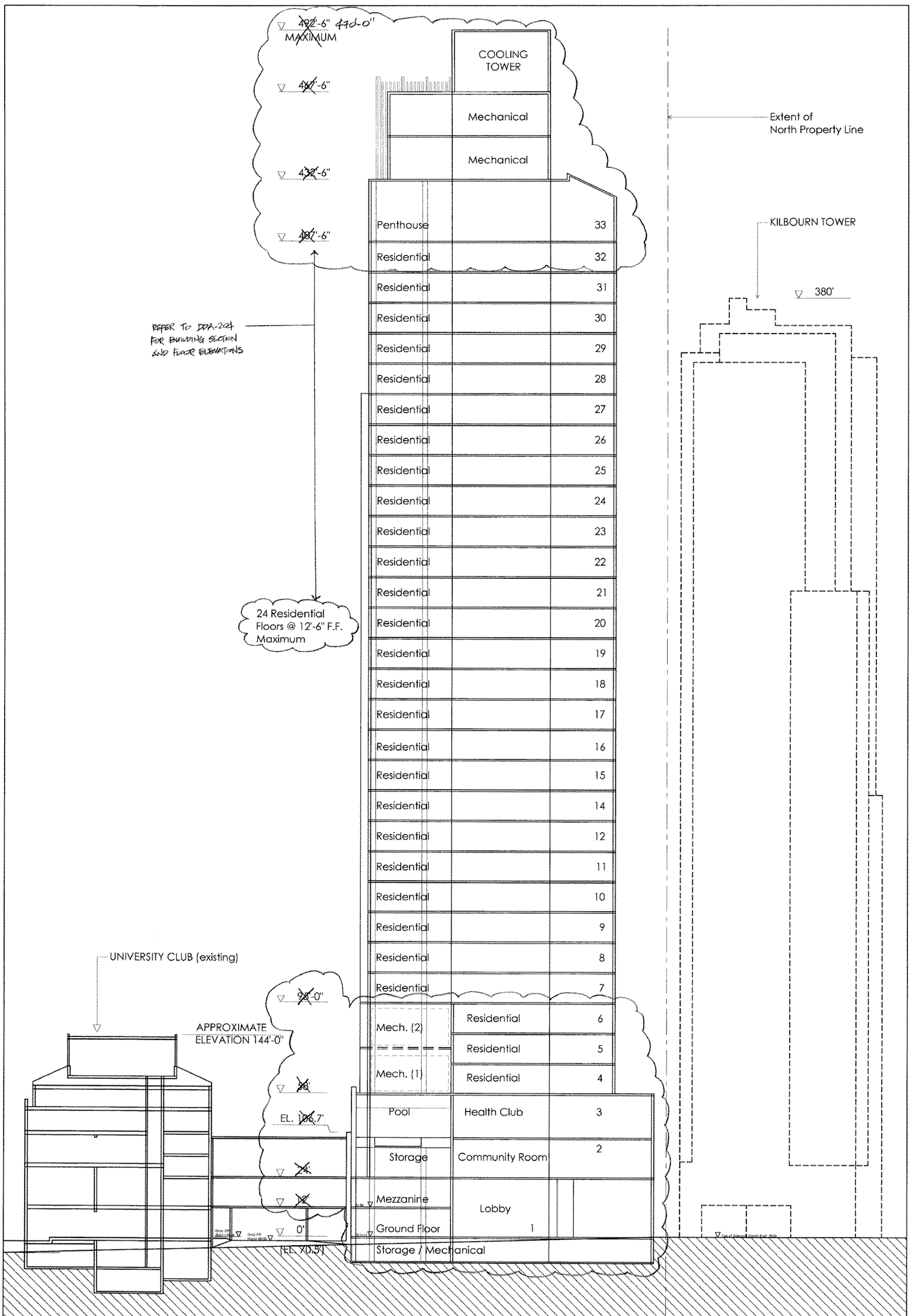

UNIVERSITY CLUB TOWER

SECTION NORTH-SOUTH

1 / 16" = 1' - 0"

~~ASK - 279~~
ASK - 658

~~Aug. 22, 2003~~
JUNE 22, 2004

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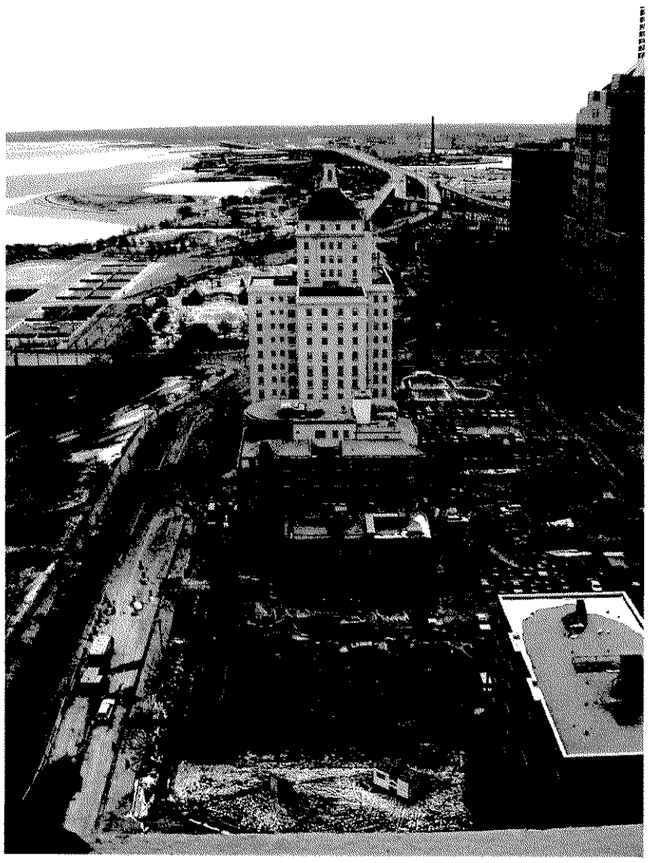

UNIVERSITY CLUB TOWER

CONTEXT PHOTOS

~~ASK - 280~~ ASK - 659

~~Aug. 22, 2003~~ JUNE 22, 2004

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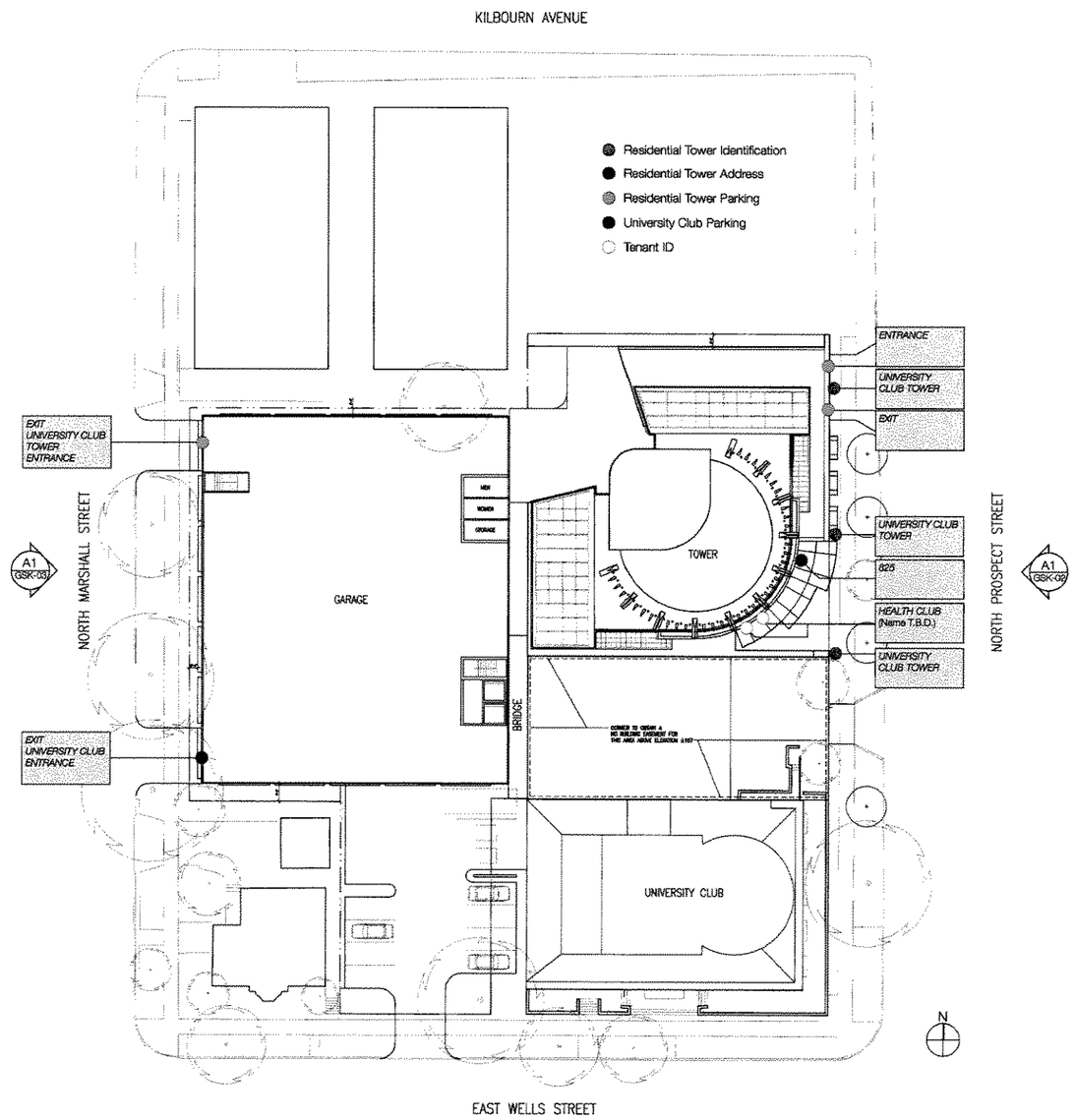


UNIVERSITY CLUB TOWER

Architect / Engineer:

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

Consultants:

Seal & Signature:

Key Plan:

22 August 2023 | Plan Development District Submission

Sheet Name:

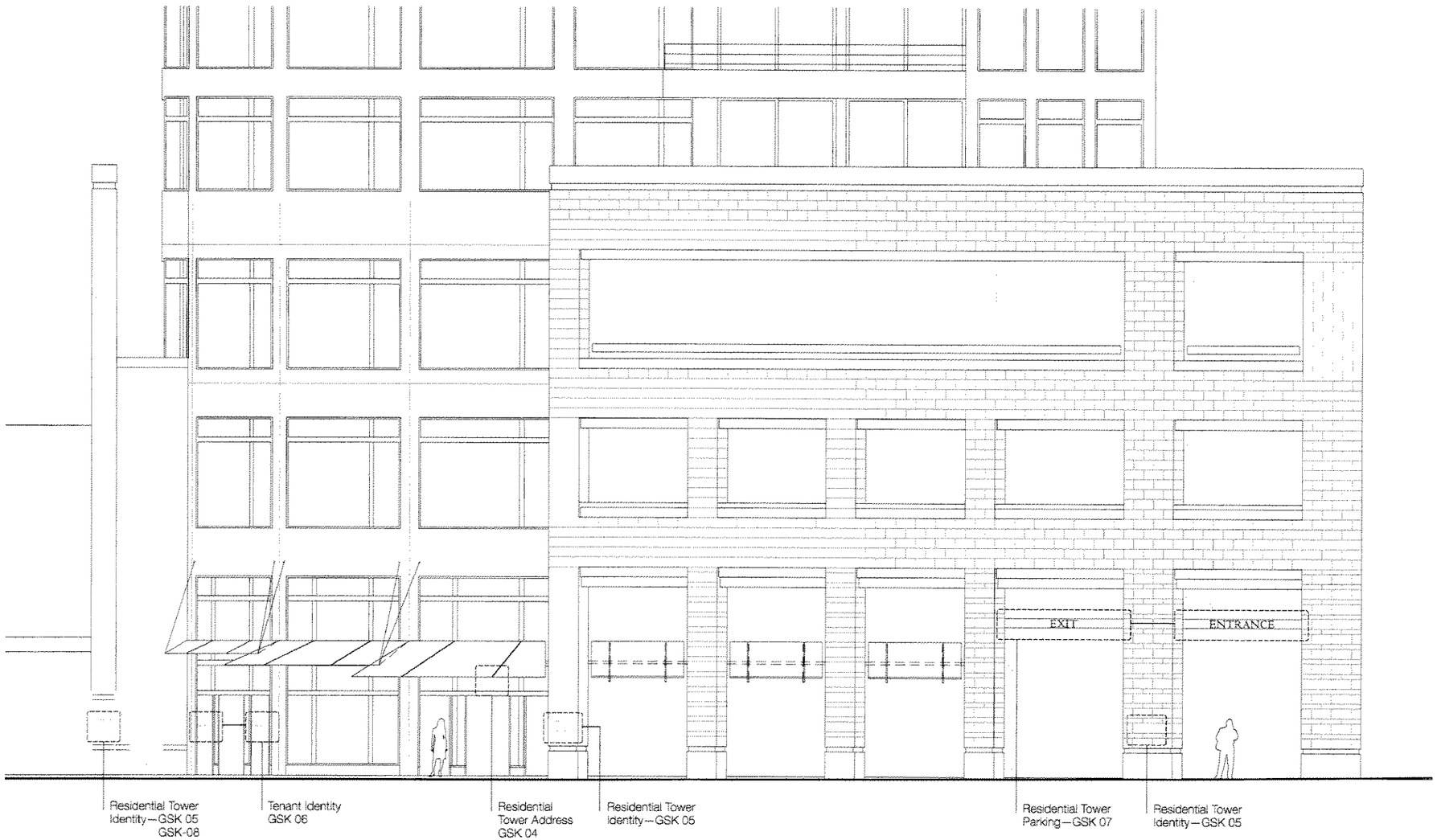
Sign location Plan

Project No.:

Date: 8-22-03

Scale: NTS

Sheet No.: GSK-01



A1 East Elevation—North Prospect Street

Scale 3/16" = 1'-0"

UNIVERSITY CLUB TOWER

Architect / Engineer

SOM

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

Consultants

Seal & Signature

Key Plan

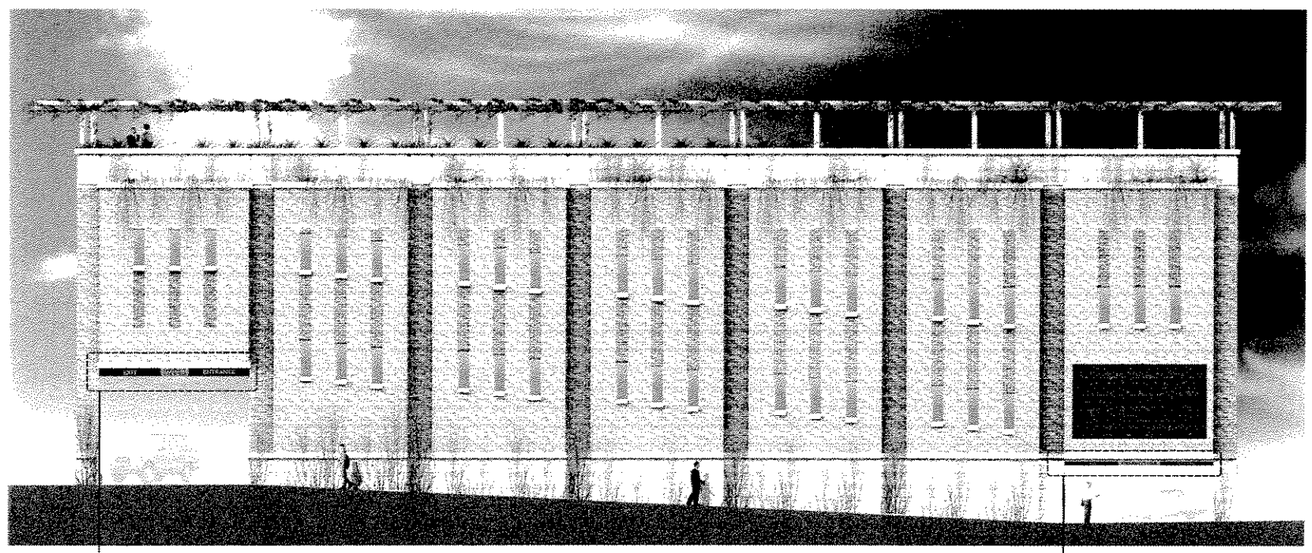
Sign location elevation at North Prospect Street

Project No.

Date 8-22-03

Scale As noted

Sheet No. GSK-02



A1 West Elevation—North Marshall Street
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:

Seal & Signature

Key Plan:

No.	Date	Issue
30 August 2023	Plan Development Control Submission	

Sheet Name:
Sign location elevation
at North Marshall Street

Project No.:
Date: 6-22-23
Scale: As noted
Sheet No.: GSK-03

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

A1 Residential Tower Address—Option 2
Scale 6" = 1'-0"

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.

Glass transom
panel

8"

A7 Residential Tower Address—Option 1
Scale 6" = 1'-0"

UNIVERSITY
CLUB TOWER

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

Consultants

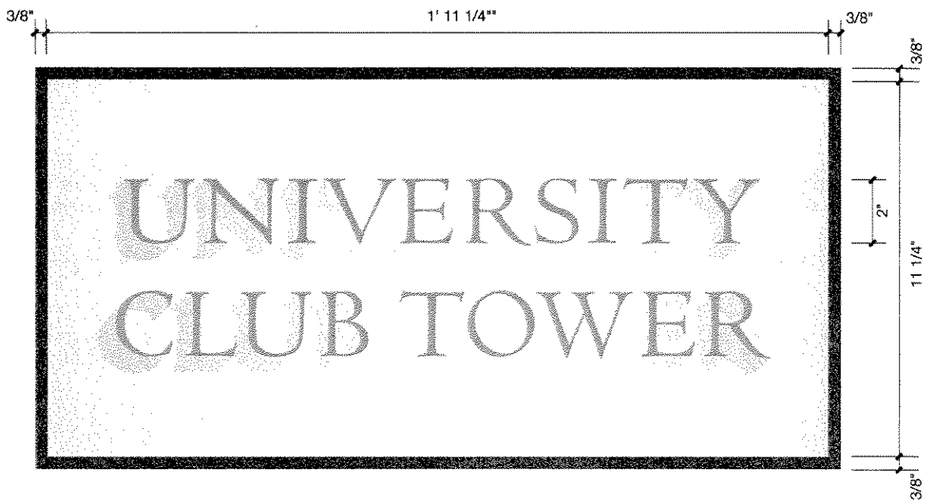
Seal & Signature

Key Plan

No.	Date	Issue
	22 August 2003	Plan Development District Submission

Sheet Name:
Residential Tower
Address

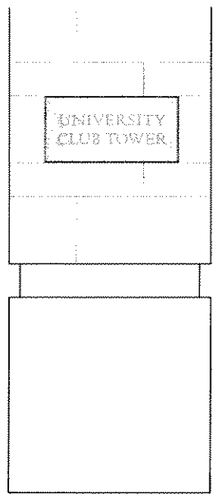
Project No.:
Date: 8-22-03
Scale: As noted
Sheet No.: GSK-04



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

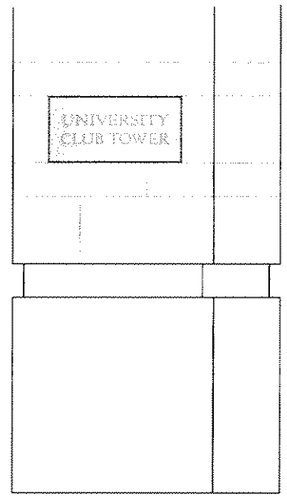
Plaque recessed into stone

E1 Residential Tower Identification
Scale 6" = 1'-0"

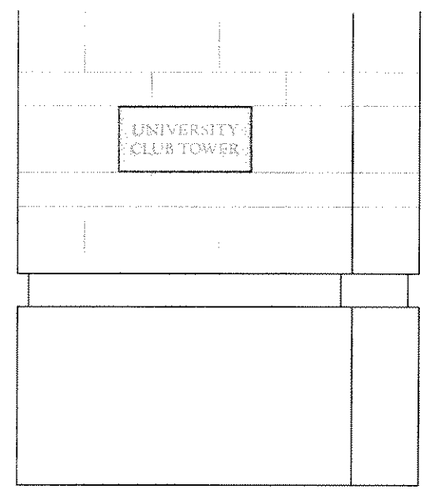


See GSK-08
for additional options

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



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



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

UNIVERSITY
CLUB TOWER

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

Consultants

Seal & Signature

Key Plan:

No.	Date	Issue
19 August 2003	Post Development Review Submittal	

Sheet Name:
Residential Tower Identification

Project No.
Date: 8-22-03
Scale: As noted
Sheet No.
GSK-05

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HEALTHCLUB

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

F1 Door Graphics at Fitness Club—Option 3
Scale 6" = 1'-0"

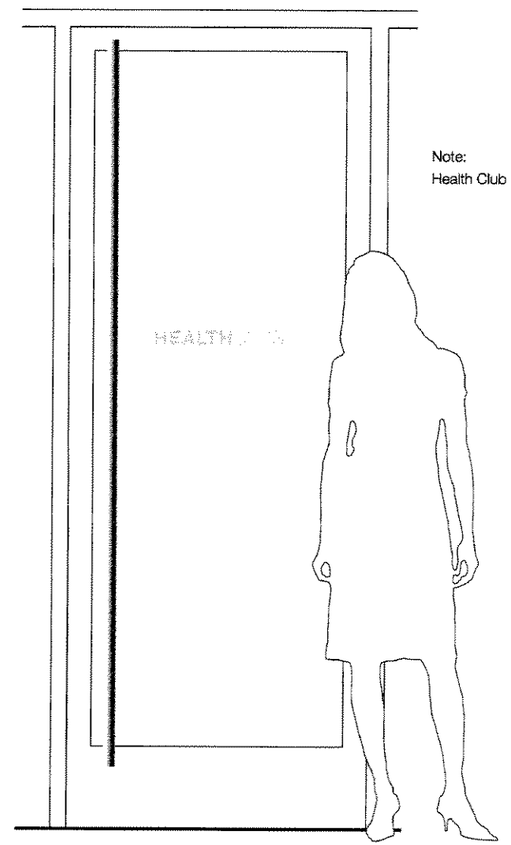
Tenant ID to be screenprinted white on 2nd surface of glass doors

D1 Door Graphics at Fitness Club—Option 2
Scale 6" = 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 6" = 1'-0"



Note:
Health Club name to be determined

A8 Elevation at Door to Fitness Club
Scale 1 1/2" = 1'-0"

UNIVERSITY CLUB TOWER

Architect / Engineer
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Consultants

Seal & Signature

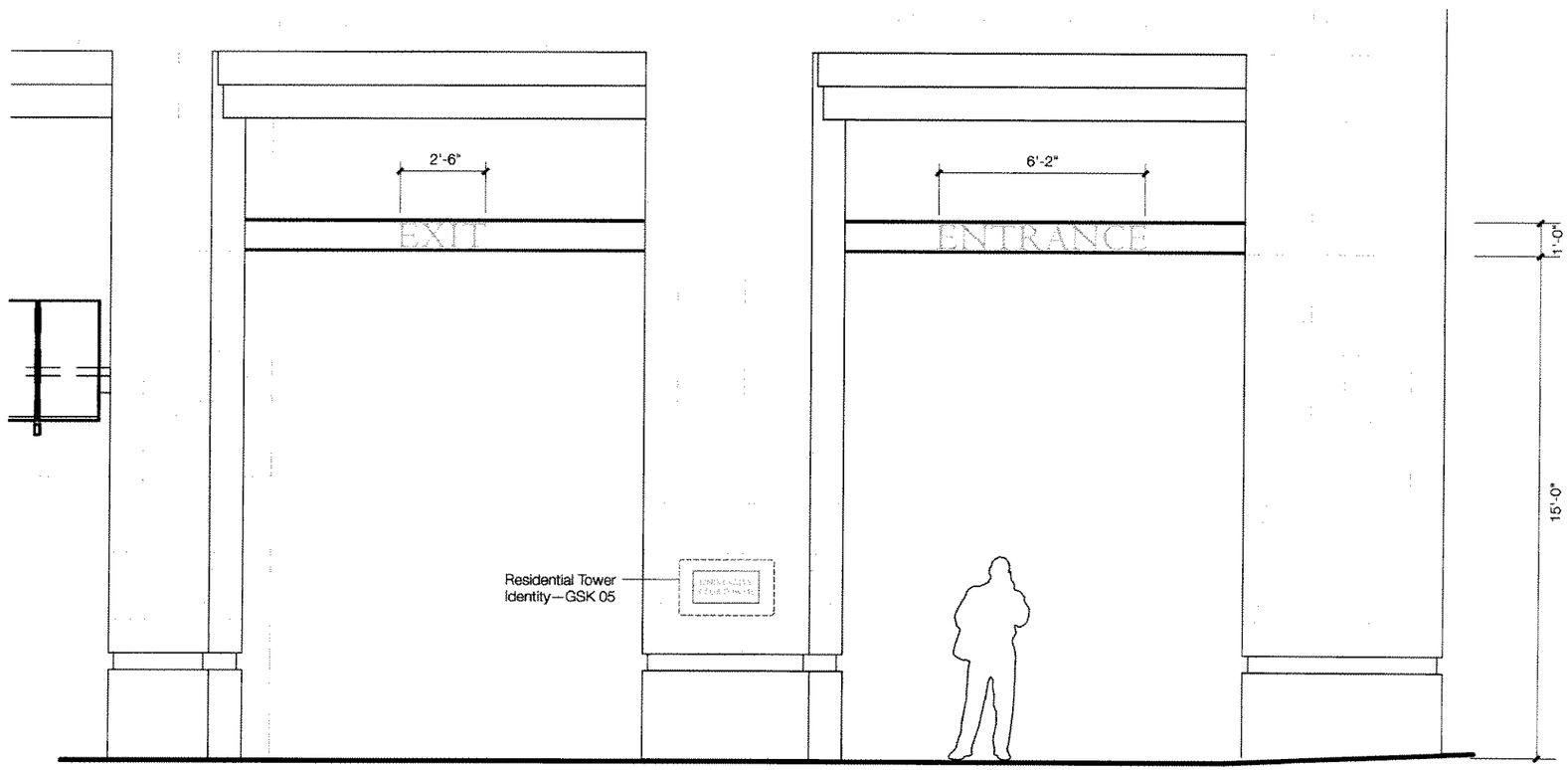
Key Plan

Tenant Identification

Project No.
Date: 6-22-03
Scale: As noted
Sheet No.
GSK-06

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

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



A1 Elevation at North Prospect Street—Entrance / Exit
Scale 1/2" = 1'-0"

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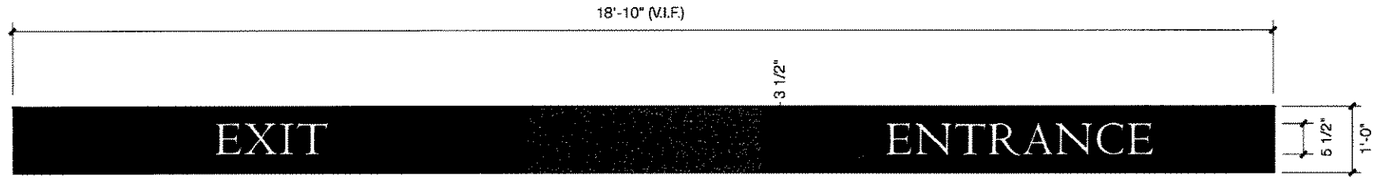
Key Plan:

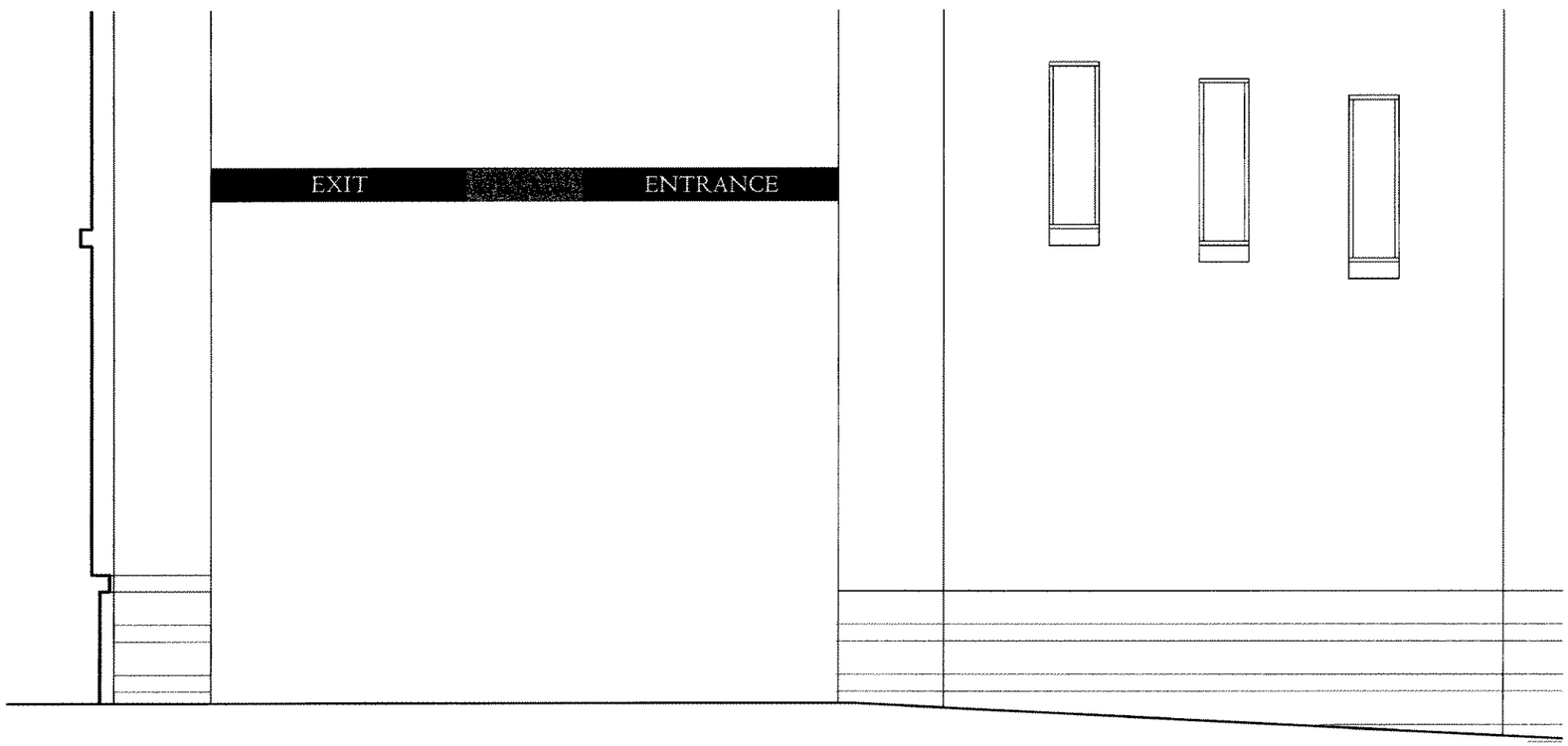
Sheet Name:
Residential Tower Parking at North Prospect Street

Project No.:
Date: 8-22-03
Scale: As noted
Sheet No.: GSK-07



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

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



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

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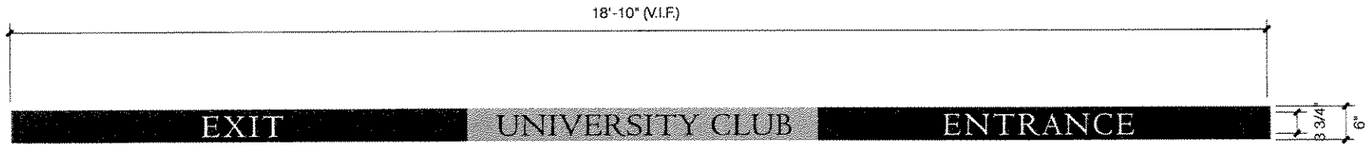
Seal & Signature:

Key Plan:

22 August 2023 - Plan Development District Submission

Sheet Name:
Residential Tower Parking at North Marshall Street

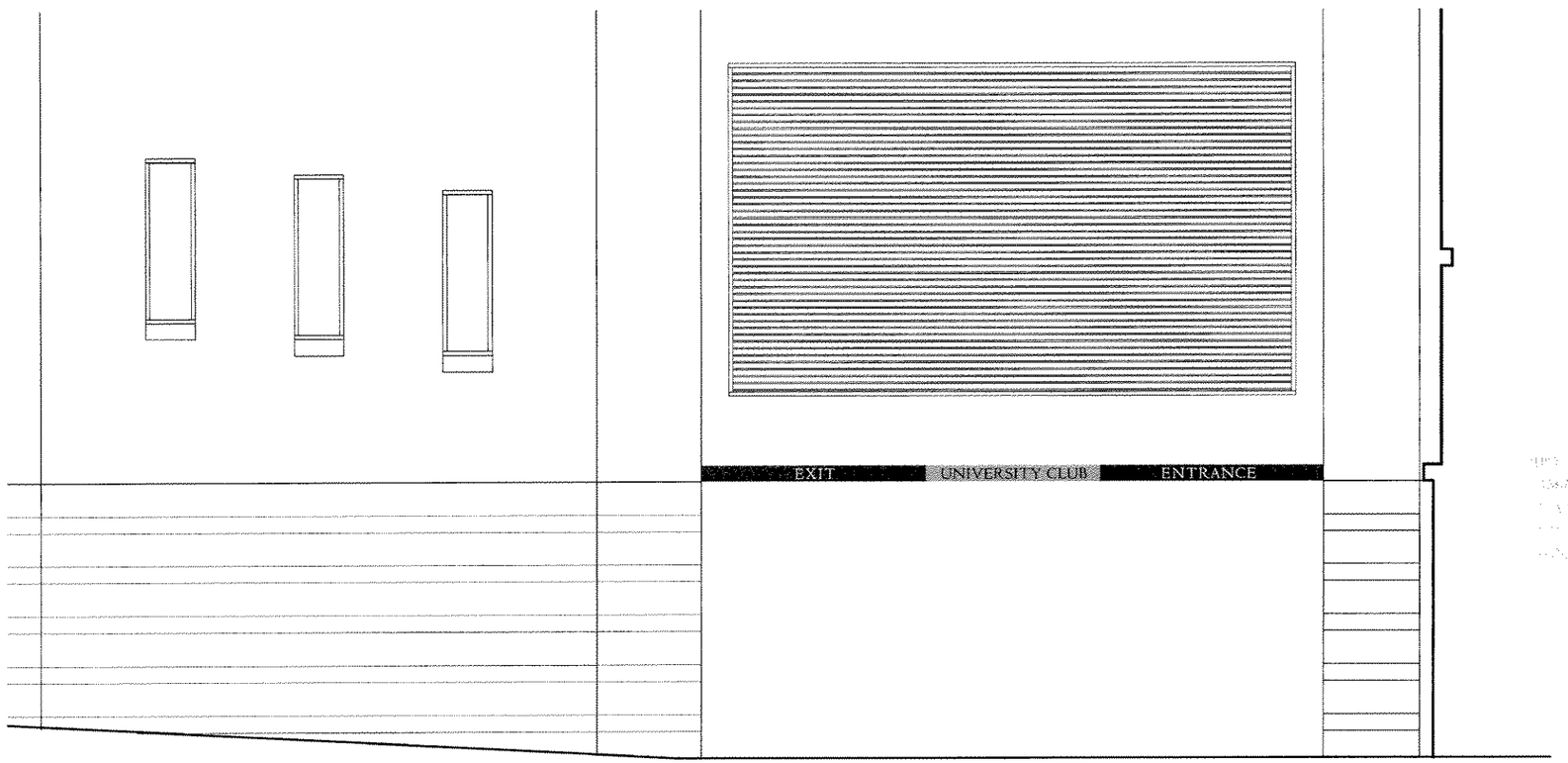
Project No.:
Date: 8-22-23
Scale: As noted
Sheet No.: GSK-09



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

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Seal & Signature

Key Plan:

No.	Date	Issue
	28 August 2020	Plan Development Project Submission

Sheet Name:

University Club Parking at North Marshall Street

Project No.:

Date: 8-22-00

Scale: As noted

Sheet No.: GSK-10

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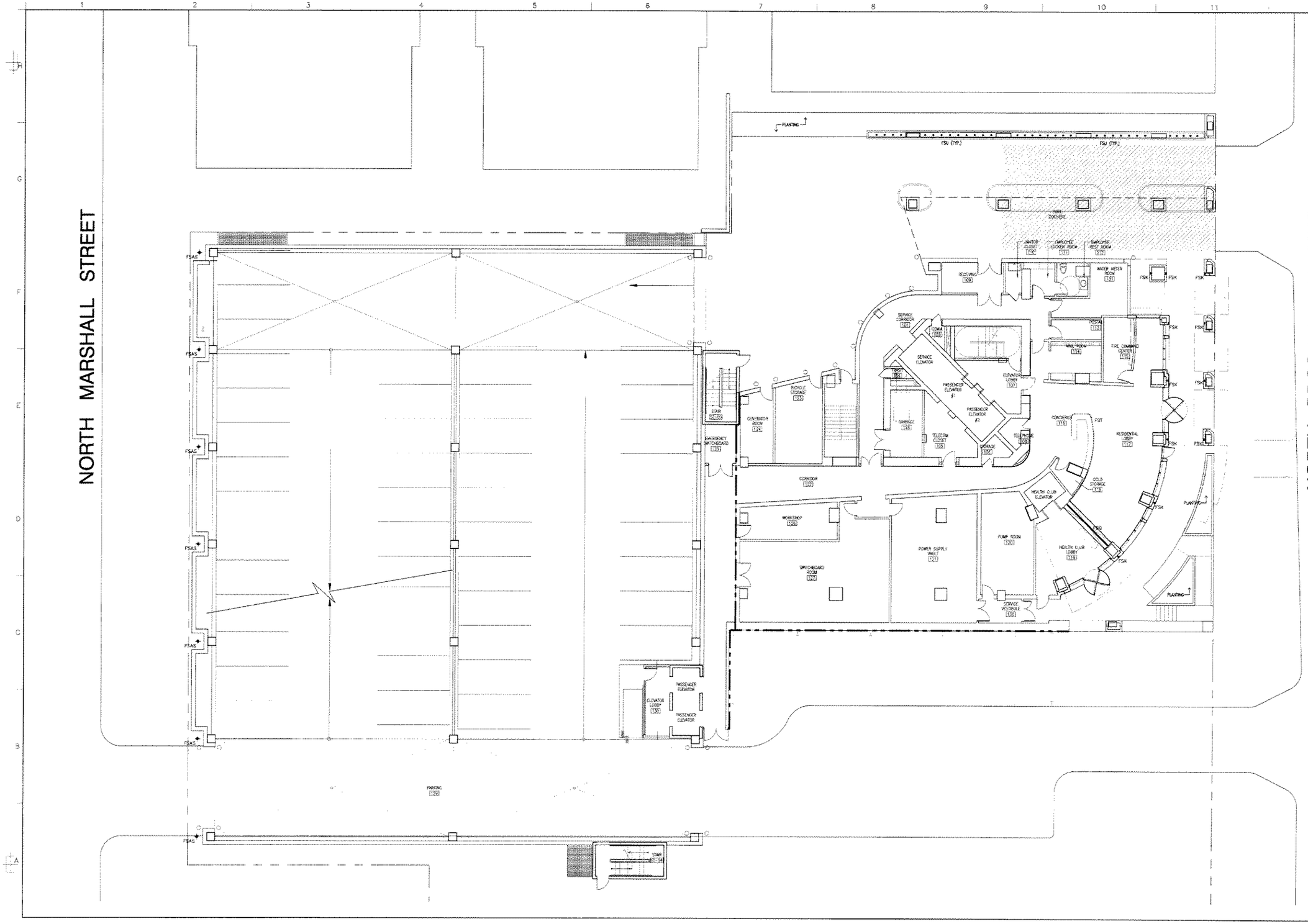

UNIVERSITY CLUB TOWER

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Consultants:

Seal & Signature

Key Plan:

GENERAL NOTES:

1. REFER TO SHEET DDA-001 FOR SYMBOLS, ABBREVIATIONS, MATERIALS
2. REFER TO SHEET A-501 FOR TYPICAL PARTITION TYPES AND DETAILS
3. REFER TO SPECIFICATION SECTION 09255 FOR ROOM FINISH SCHEDULE
4. REFER TO SPECIFICATION SECTION 08701 FOR DOOR AND HARDWARE SCHEDULE

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

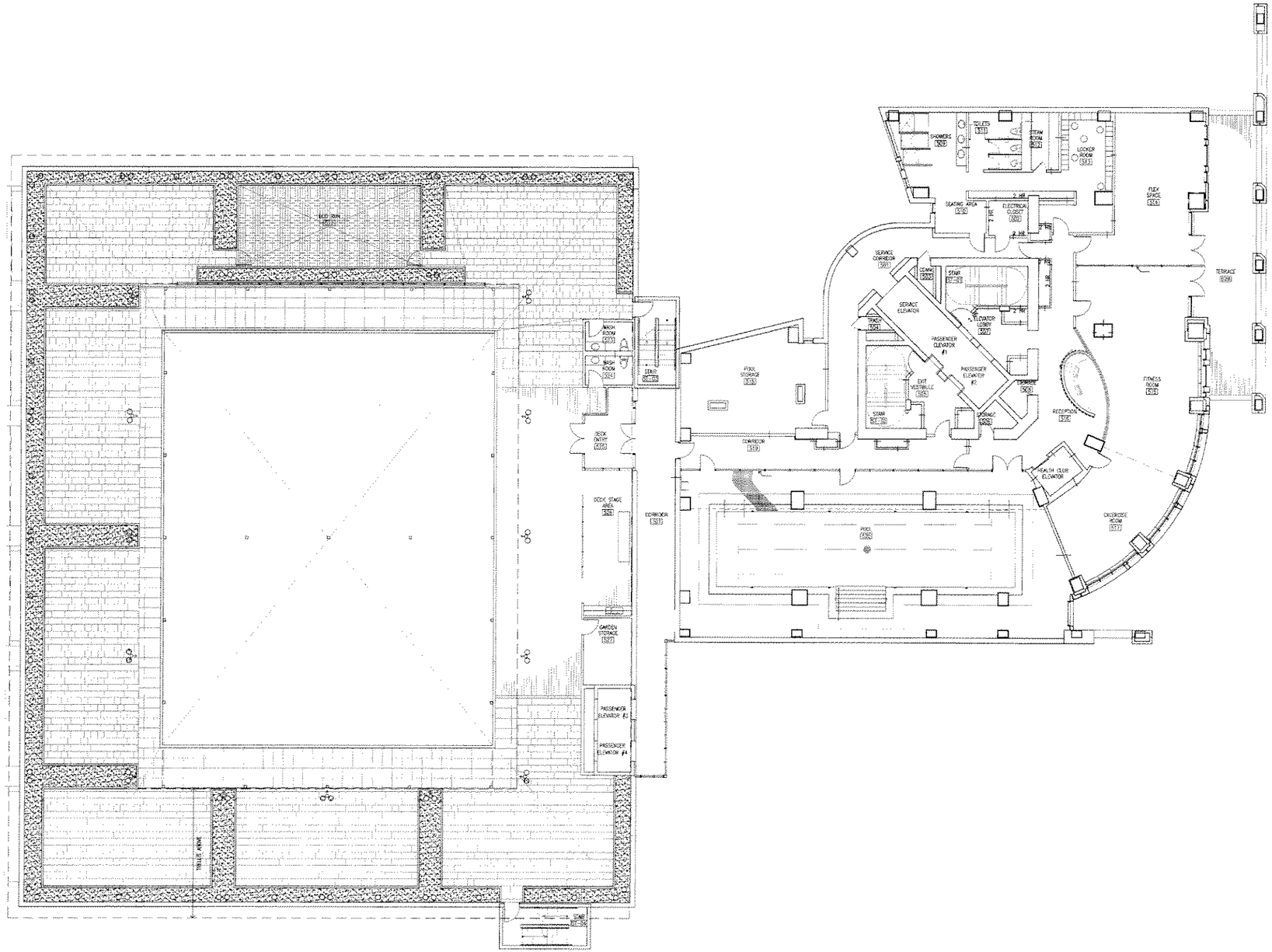
Sheet Name:

LEVEL 1 PLAN
STREET LEVEL

Project No: 203120

Scale: 1/8" = 1'-0"

Sheet No: DDA-103



UNIVERSITY CLUB TOWER

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Consultants:

Seal & Signature:

Key Plan:

GENERAL NOTES:

1. REFER TO SHEET G2A-001 FOR SYMBOLS, ABBREVIATIONS, MATERIALS
2. REFER TO SHEET A-501 FOR TYPICAL PARTITION TYPES AND DETAILS
3. REFER TO SPECIFICATION SECTION 09655 FOR ROOM FINISH SCHEDULE
4. REFER TO SPECIFICATION SECTION 08701 FOR DOOR AND HARDWARE SCHEDULE

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

No.	Date	Issue

Sheet Name:

LEVEL 5 PLAN

Project No.: 2633120

Date:

Scale: 1/8" = 1'-0"

Sheet No.: DDA-107

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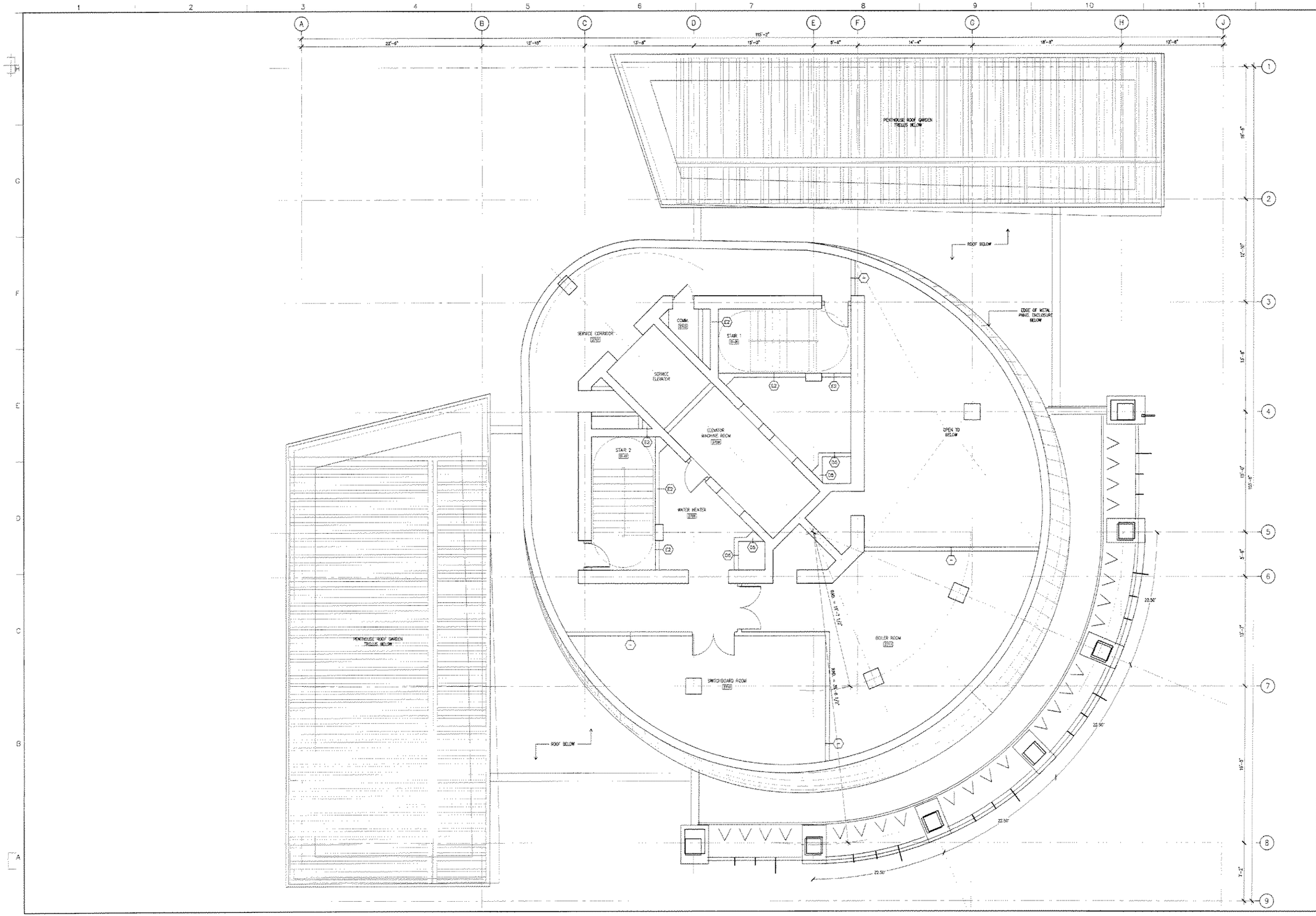

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Consultants:

Seal & Signature:

Key Plan:

GENERAL NOTES:

1. REFER TO SHEET EQA-001 FOR SYMBOLS, ABBREVIATIONS, MATERIALS
2. REFER TO SHEET A-501 FOR TYPICAL PARTITION TYPES AND DETAILS
3. REFER TO SPECIFICATION SECTION 09055 FOR ROOM FINISH SCHEDULE
4. REFER TO SPECIFICATION SECTION 08701 FOR DOOR AND HARDWARE SCHEDULE

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

No.	Date	Issue

Sheet Title:

LEVEL 37 PLAN
MECHANICAL FLOOR

Project No.: 203120
Date:
Scale: 1/4" = 1'-0"
Sheet No.: DDA-116

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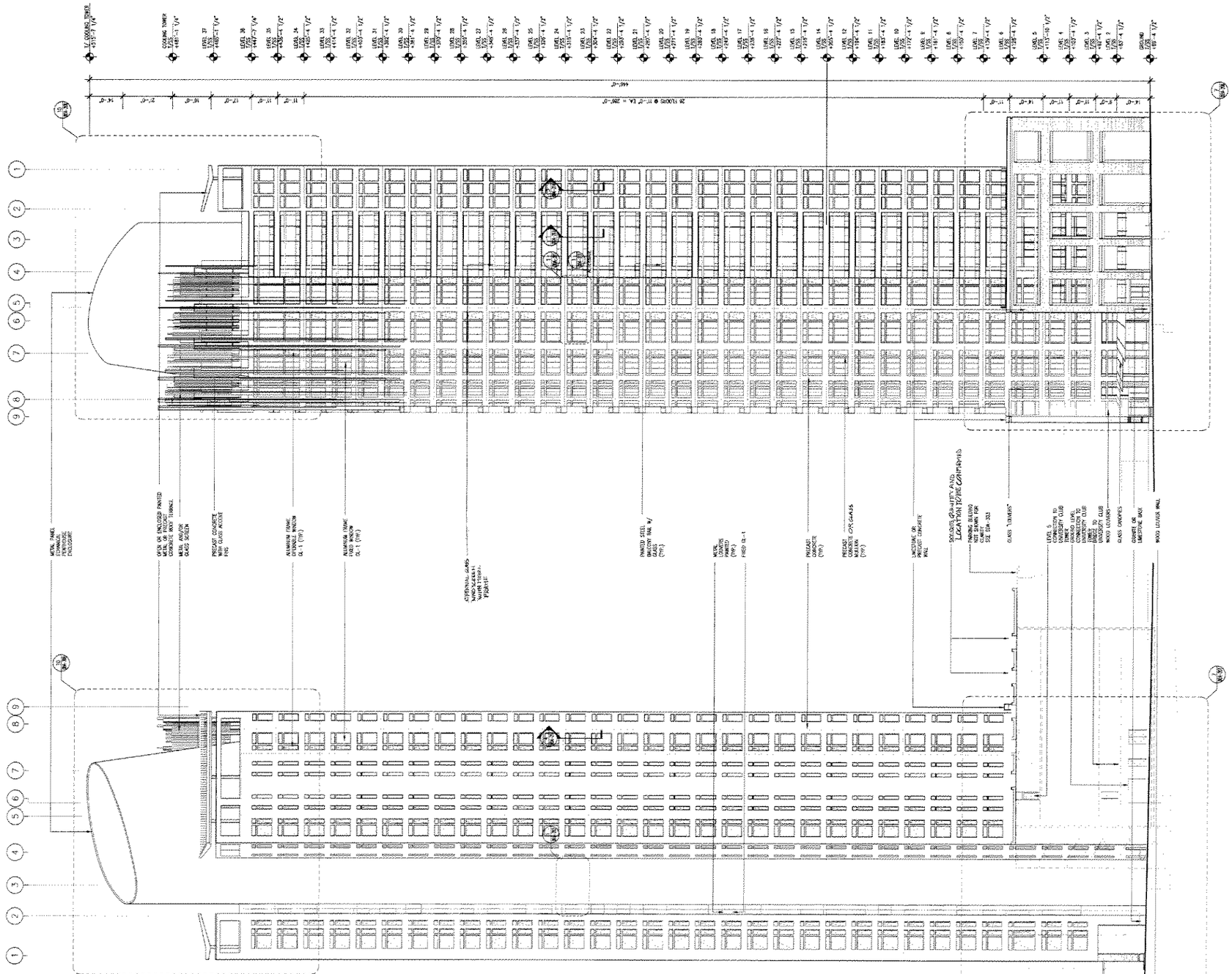

1 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

2 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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Consultants:

Seal & Signature

Key Plan:

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

No.	Date	Issue

Sheet Name:
BUILDING ELEVATIONS EAST & WEST

Project No.: 203126
Date:
Scale: AS NOTED
Sheet No.: DDA-201

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1 SOUTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"

2 NORTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"

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Consultants:

Seal & Signature

Key Plan:

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

No.	Date	Issue

Sheet Title:

BUILDING ELEVATIONS NORTH & SOUTH

Project No. 203120
Date:
Scale 1/16" = 1'-0"
Sheet No. DDA-202

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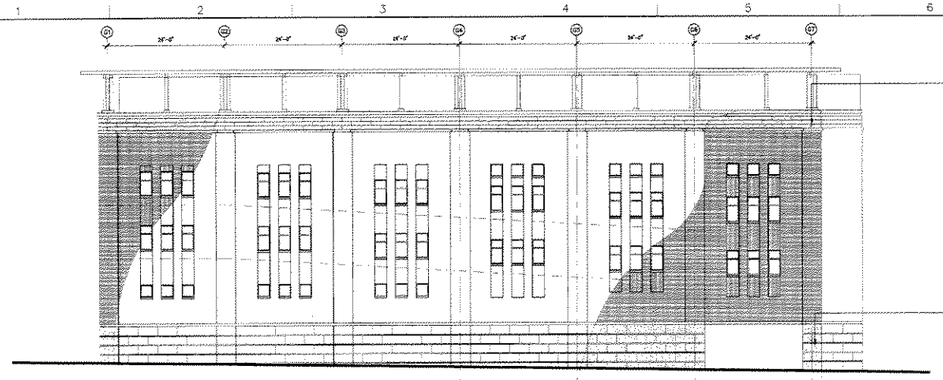
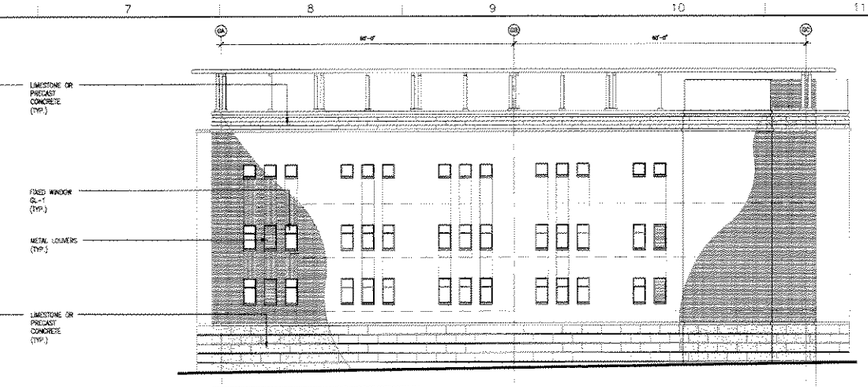
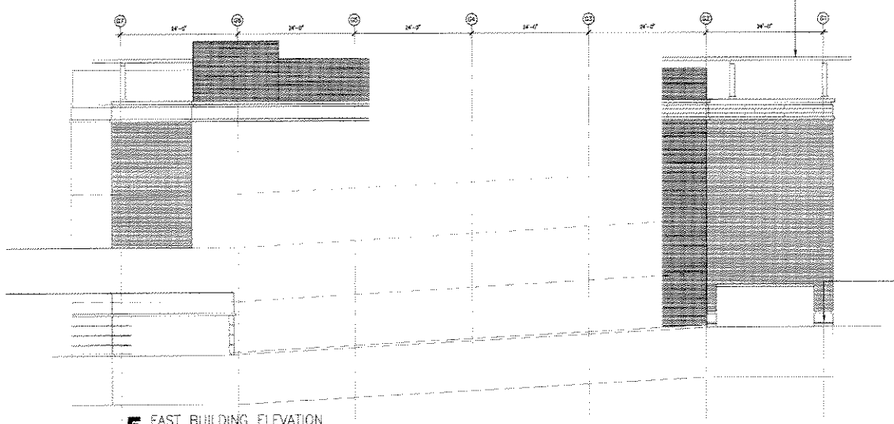


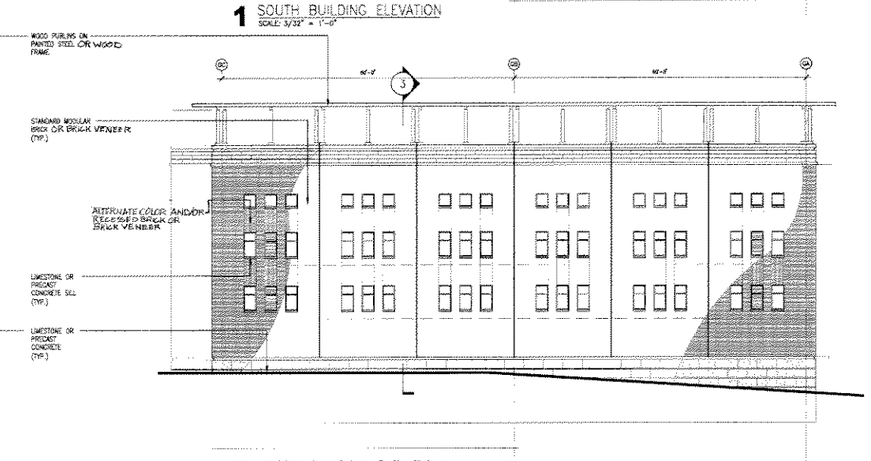
4 WEST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



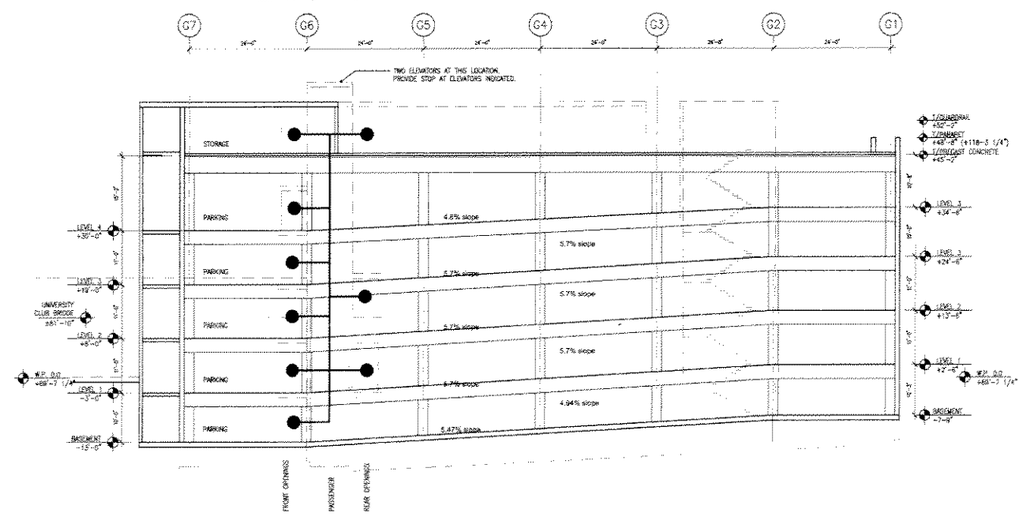
1 SOUTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



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"

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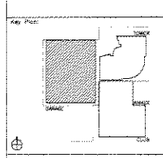
Consultants:

Seal & Signature:

Key Plan:



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

No.	Date	Issue

Sheet Name:

PARKING GARAGE ELEVATIONS AND SECTION

Project No.: 203120
Date:
Scale: 3/32" = 1'-0"
Sheet No.: DDA-203

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Consultants:

Seal & Signature

Key Plan:

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

No.	Date	Issue

Sheet Name:

BULDING SECTIONS

Project No.: 283120
Date:
Scale: 1/16" = 1'-0"
Sheet No.: DDA-204

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