



1691 MICHIGAN AVENUE | DRB-24-1009

September 3, 2024 DRB Meeting



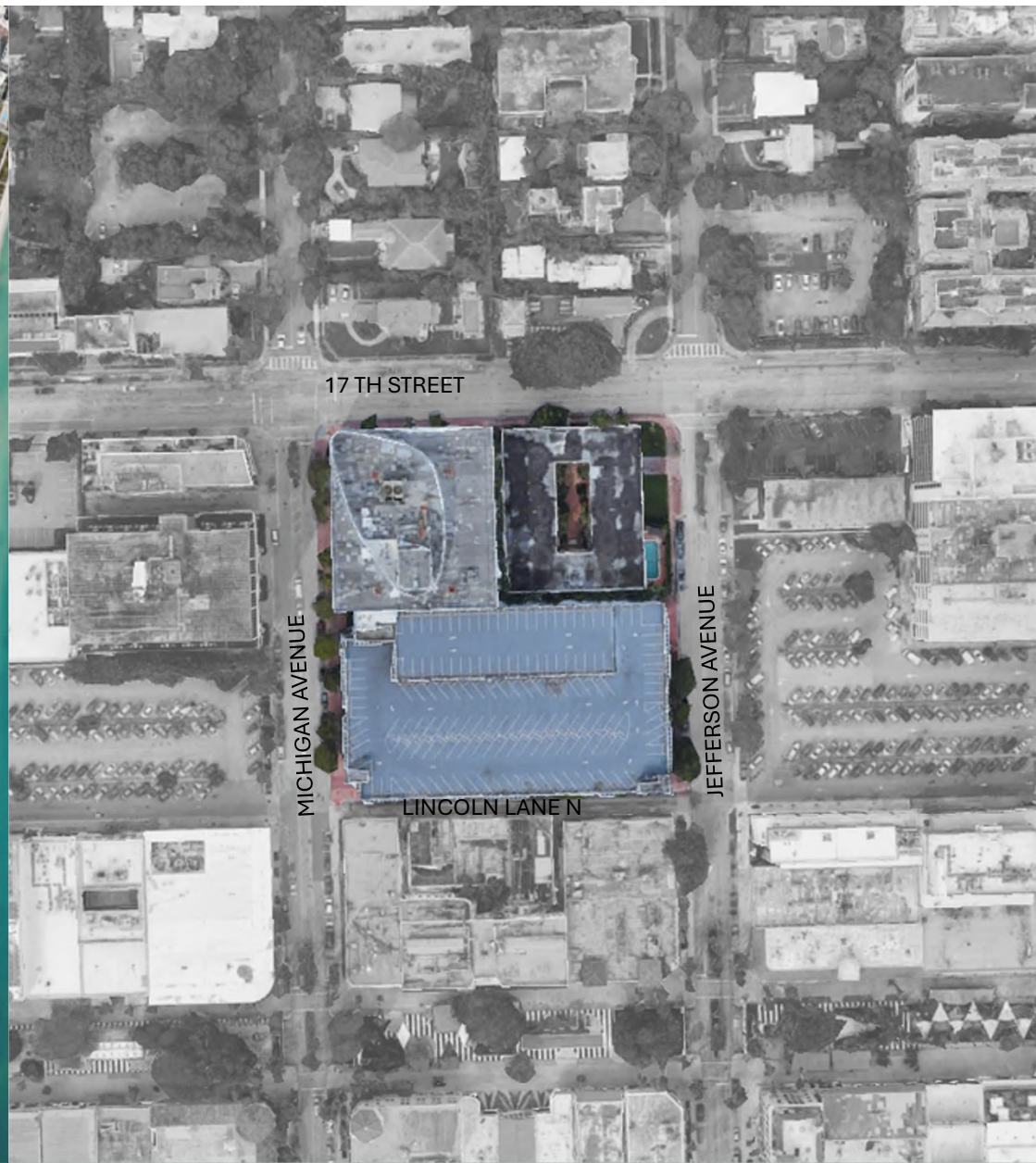


7/2/24 DRB  
MEETING VERSION



9/3/24 DRB  
MEETING VERSION





BERCOW  
RADELL  
FERNANDEZ  
LARKIN  
TAPANES

ESCALA FORMA

rockwellgroup

BLACK LION



BGAarchitects





VIEW A



VIEW C

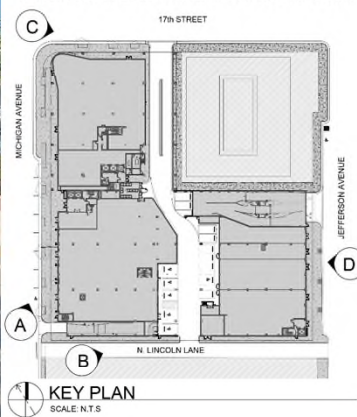


VIEW B



VIEW D

PHOTOS WERE TAKEN ON 01/ 16/ 2024



BERCOW  
RADELL  
FERNANDEZ  
LARKIN  
TAPANES

ESCALA FORMA

rockwellgroup

BLACK LION



BGAarchitects

ZONING, LAND USE AND ENVIRONMENTAL LAW





VIEW A



VIEW C

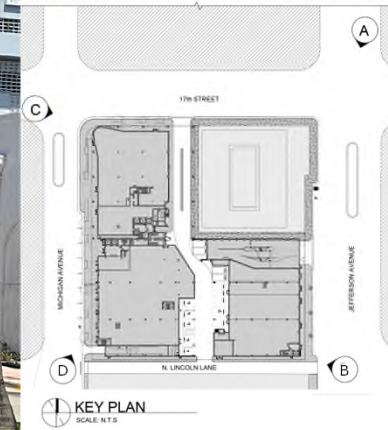


VIEW B

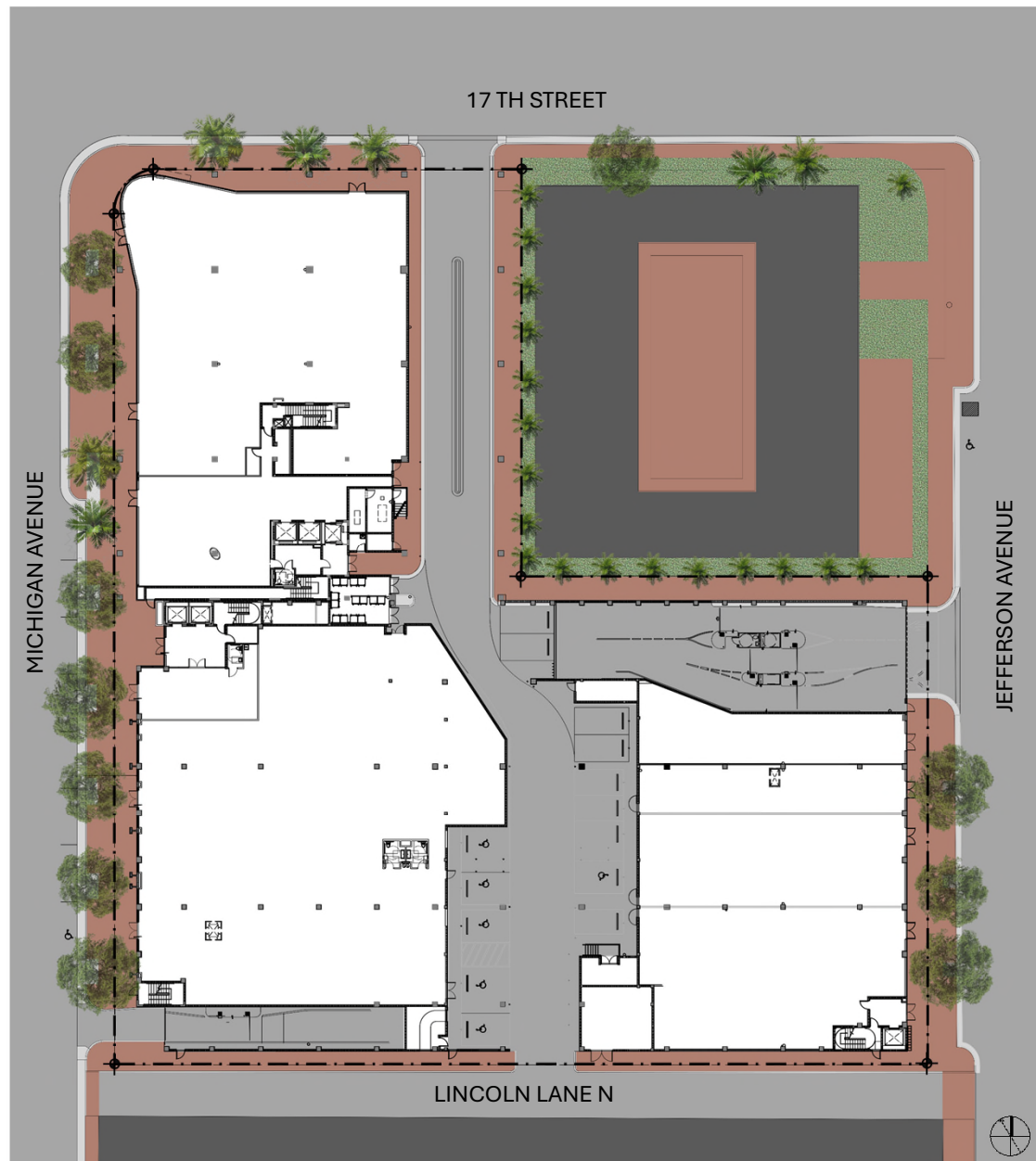


VIEW D

\*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024











7/2/24 DRB MEETING VERSION







9/3/24 DRB MEETING VERSION





7/2/24 DRB MEETING VERSION



9/3/24 DRB MEETING VERSION







7/2/24 DRB MEETING VERSION



9/3/24 DRB MEETING VERSION





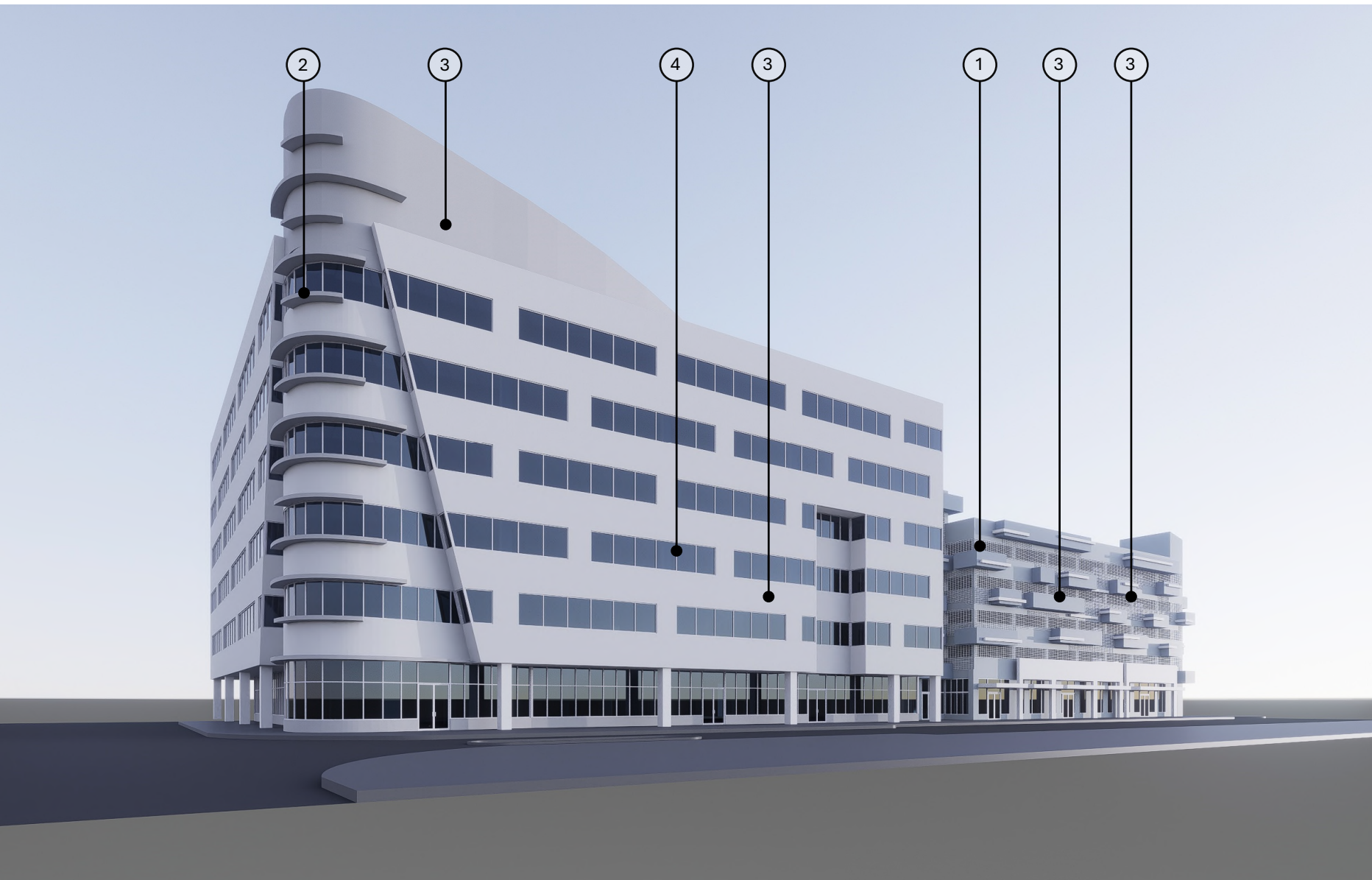


7/2/24 DRB MEETING VERSION

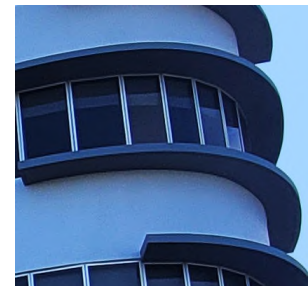


9/3/24 DRB MEETING VERSION





① ALUMINUM GRILL



② OFFICE BUILDING EYEBROW



③ SMOOTH STUCCO FINISH



④ CLEAR ANODIZED ALUM MULLION

## EXISTING MATERIALS



BERCOW  
RADELL  
FERNANDEZ  
LARKIN  
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

ESCALA FORMA

rockwellgroup

BLACK LION



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① CUSTOM METAL PERFORATED  
SCREEN PANELS



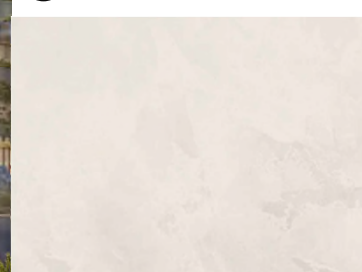
④ PROPOSED FABRIC AWNINGS



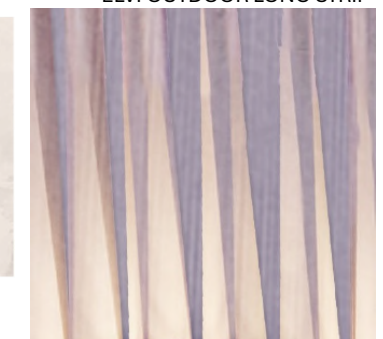
② PROPOSED LIMESTONE  
VENEER



⑤ PROPOSED LIGHT SCONCE  
ELVI OUTDOOR LONG STRIP



③ FINISH ON PLANTER  
IVORY ROMAN CLAY



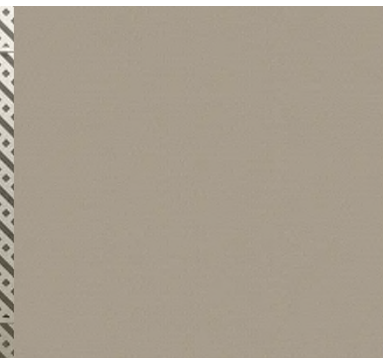
⑥ PROPOSED LIGHT SCONCES

PROPOSED MATERIALS 7/2/24 DRB MEETING VERSION





① CUSTOM METAL PERFORATED SCREEN PANELS



⑥ PROPOSED FABRIC AWNINGS



② PROPOSED LIMESTONE VENEER



③ STUCCO/ CHAMPAGNE - ACID WASH BY CONCRETE WORKS EAST OR SIMILAR



④ DECORATIVE METAL CLADDING ON EXISTING PARAPET



⑤ PROPOSED LIGHT SCONCES



⑦ POWDER COATED MULLION TO MATCH METAL SCREEN

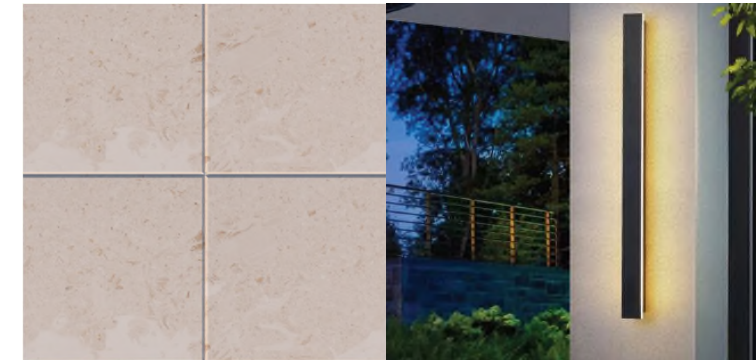
PROPOSED MATERIALS 9/3/24 DRB MEETING VERSION





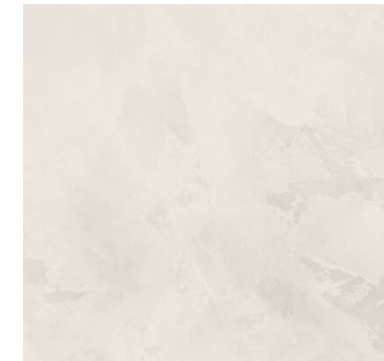
① CUSTOM METAL PERFORATED SCREEN PANELS

④ PROPOSED STACKED STONE PANEL



② PROPOSED LIMESTONE VENEER

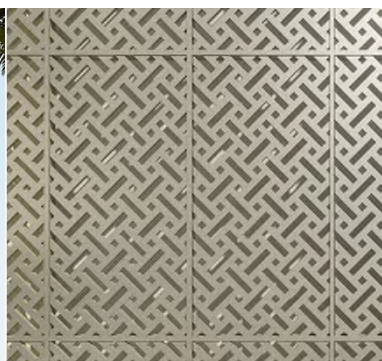
⑤ PROPOSED LIGHT SCONCES



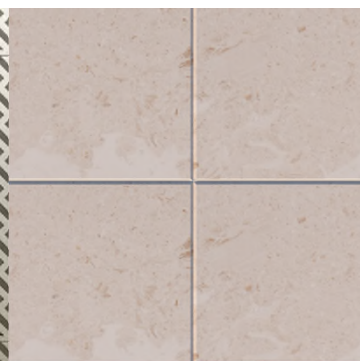
③ PROPOSED FINISH ON PLANTER IVORY ROMAN CLAY

PROPOSED MATERIALS 7/2/24 DRB MEETING VERSION

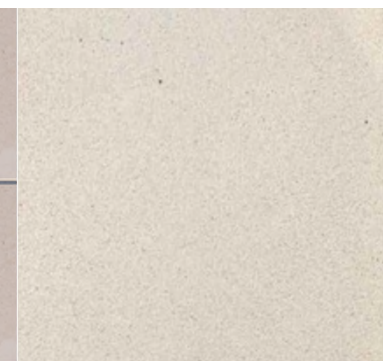




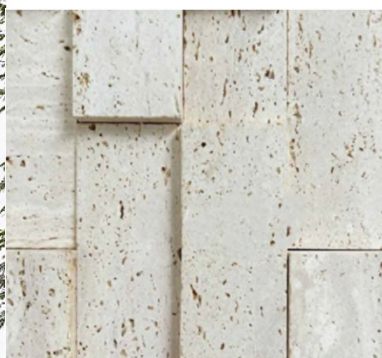
1 CUSTOM METAL PERFORATED SCREEN PANELS



2 PROPOSED LIMESTONE VENEER



3 STUCCO CHAMPAGNE-ACID WASH



4 TRAVERTINE MOSAIC PANEL  
CAVE STONE MOSAIC



5 PROPOSED LIGHT SCONCES  
NATURAL TRAVERTINE STONE



6 METAL CLADDING FINISH

PROPOSED MATERIALS 9/3/24 DRB MEETING VERSION





WEST ELEVATION 7/2/24 DRB MEETING VERSION



WEST ELEVATION REVISION 9/3/24 DRB MEETING VERSION







SOUTH ELEVATION 7/2/24 DRB MEETING VERSION



SOUTH ELEVATION REVISION 9/3/24 DRB MEETING VERSION





EAST ELEVATION 7/2/24 DRB MEETING VERSION



EAST ELEVATION REVISION 9/3/24 DRB MEETING VERSION





NORTH ELEVATION 7/2/24 DRB MEETING VERSION



NORTH ELEVATION REVISION 9/3/24 DRB MEETING VERSION



