



1691 MICHIGAN AVENUE | DRB-24-1009

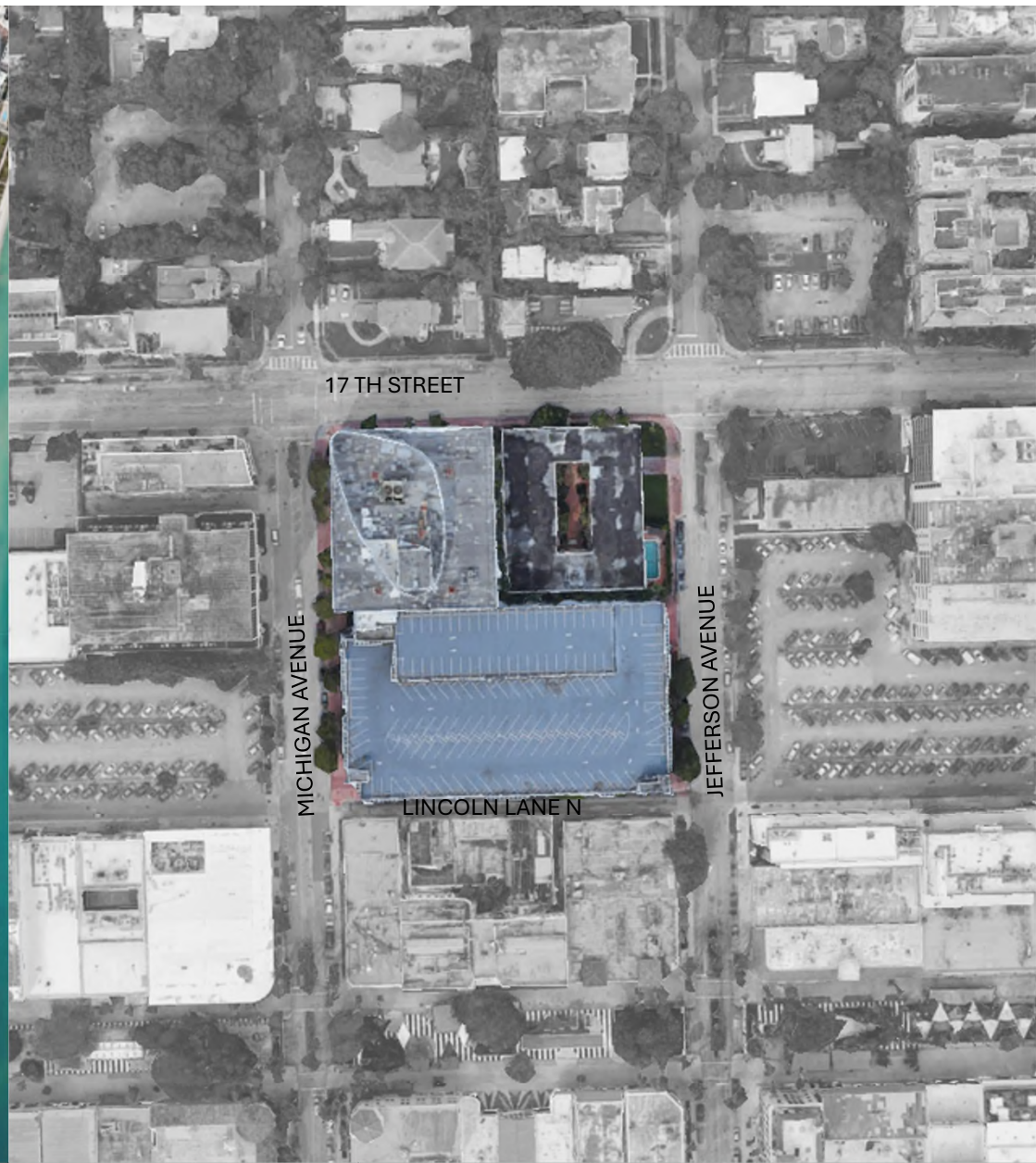
September 3, 2024 DRB Meeting



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

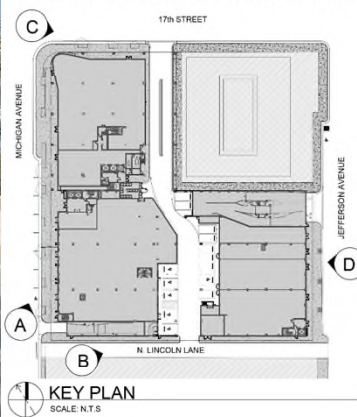


VIEW B



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



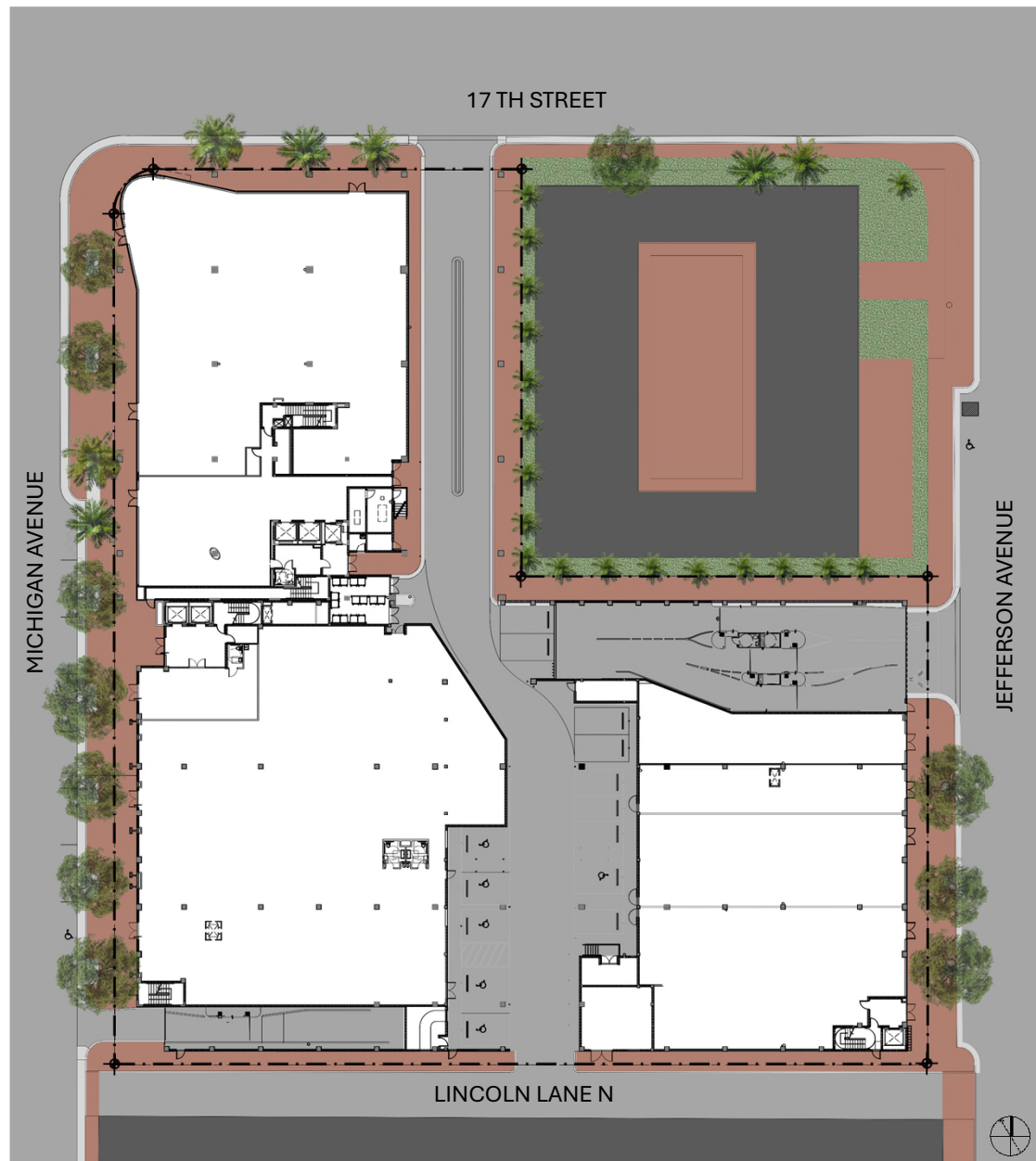
VIEW B



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

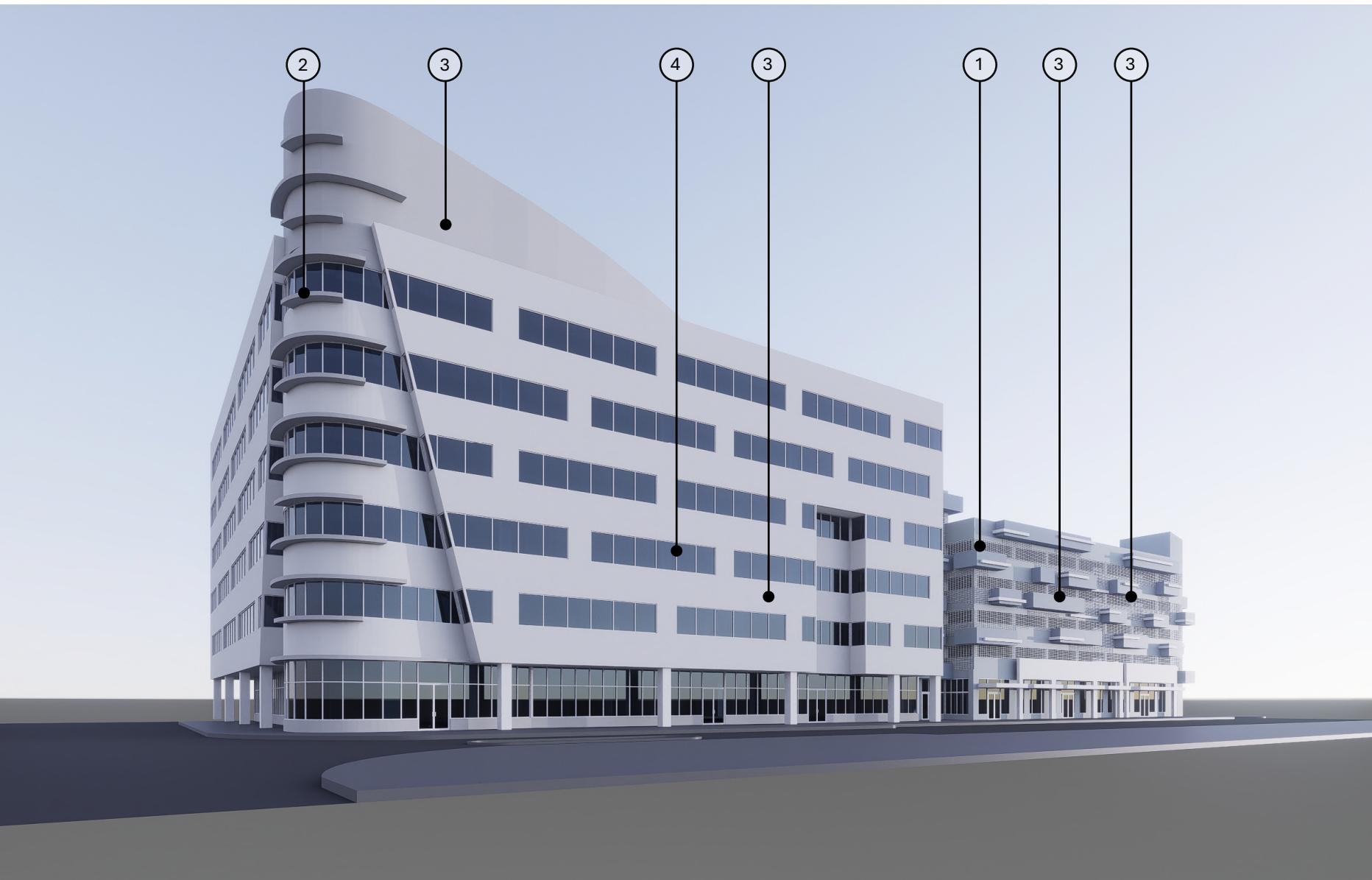




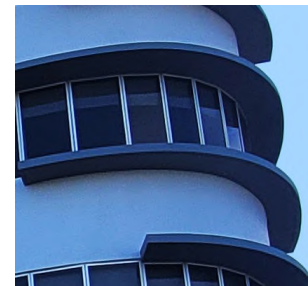
7/2/24 DRB MEETING VERSION



9/3/24 DRB MEETING VERSION



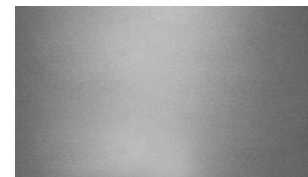
① ALUMINUM GRILL



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



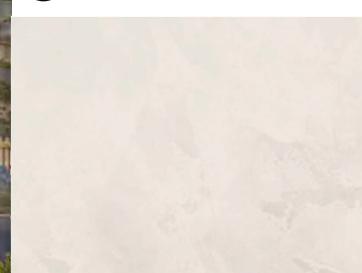
④ PROPOSED FABRIC AWNINGS



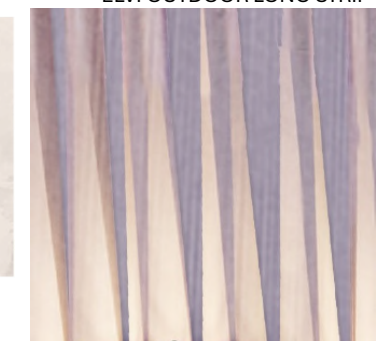
② PROPOSED LIMESTONE
VENEER



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



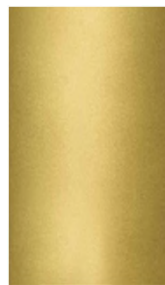
③ STUCCO/ CHAMPAGNE - ACID WASH BY CONCRETE WORKS EAST OR SIMILAR



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



BERCOW
RADELL
FERNANDEZ
LARKIN
TAPANES

ESCALA FORMA

rockwellgroup

BLACK LION

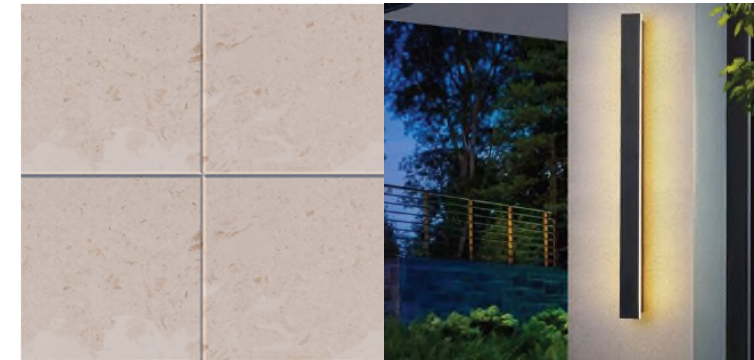


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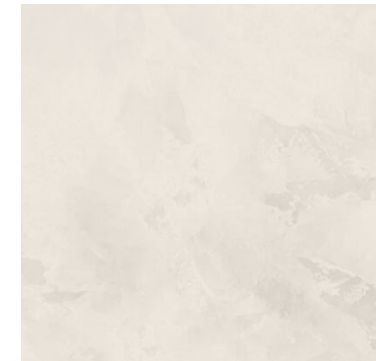
① CUSTOM METAL PERFORATED SCREEN PANELS

④ PROPOSED STACKED STONE PANEL



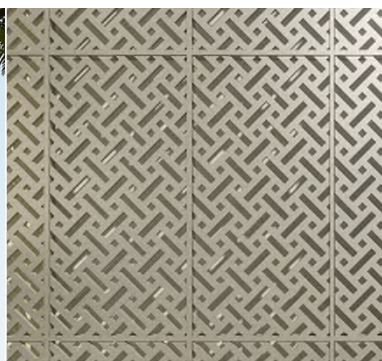
② PROPOSED LIMESTONE VENEER

⑤ PROPOSED LIGHT SCONCES

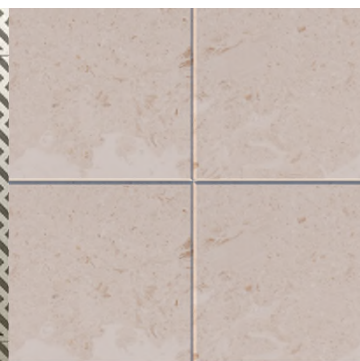


③ PROPOSED FINISH ON PLANTER IVORY ROMAN CLAY

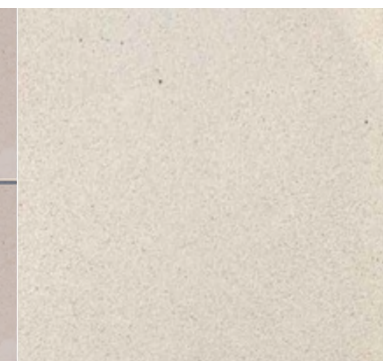
PROPOSED MATERIALS 7/2/24 DRB MEETING VERSION



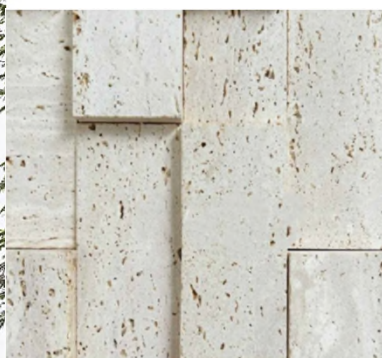
1 CUSTOM METAL PERFORATED SCREEN PANELS



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



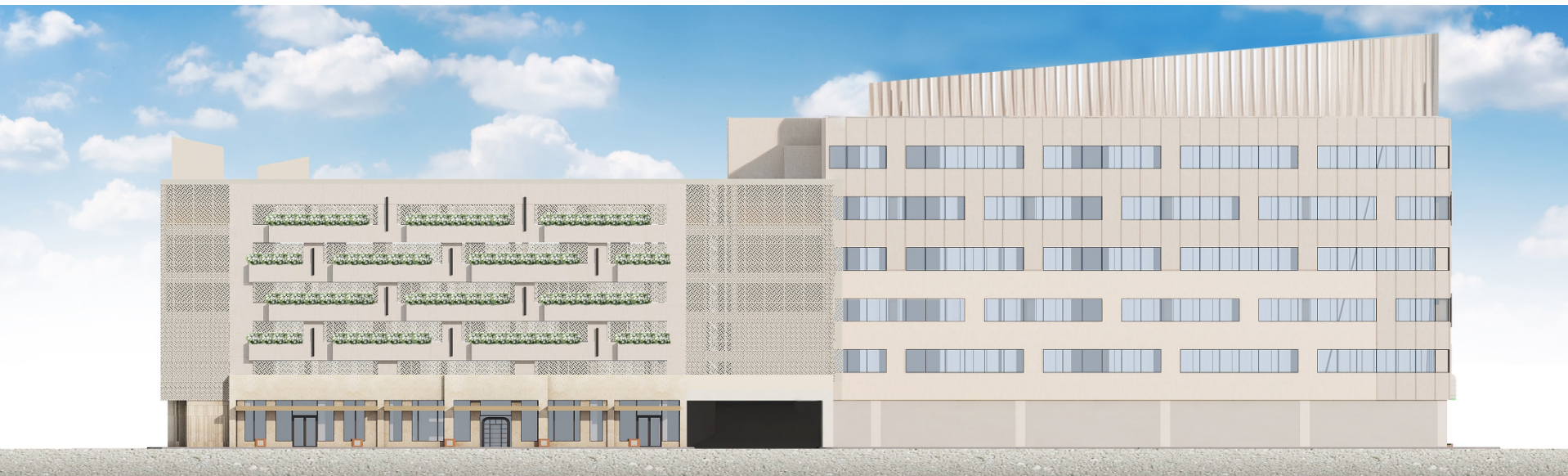
WEST ELEVATION REVISION 9/3/24 DRB MEETING VERSION



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



