

DRB March 2020

Design Revision



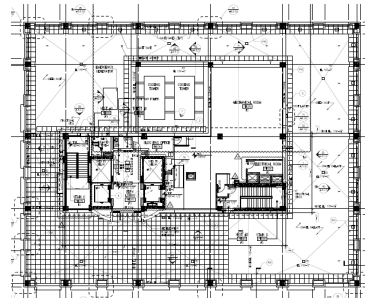
Site



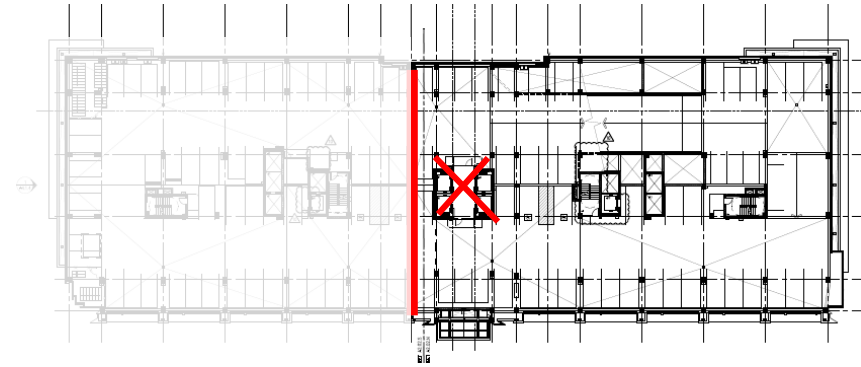
Design Revision Summary

- Build North Tower as Phase One
- More Contemporary, Clean Architectural Language
- Use Bricks in lieu of Precast Concrete as Main Exterior Material to better Fit into the Context
- Maintains Similar Massing and Window Size/Spacing
- Perforated Metal Panels in lieu of Decorative Metal Grilles at Garage Opening to be Consistent with Office Windows
- Northwest Corner is Enhanced with Glass Volume to Improved North and West Facade
- Lofty Building Base Design on both East and North Façade Disguises Garage Opening More Successfully, and Creates Sophisticated Layering Effect.
- Subtle yet Effective Brick Details Add Depth and Interest to the Facade

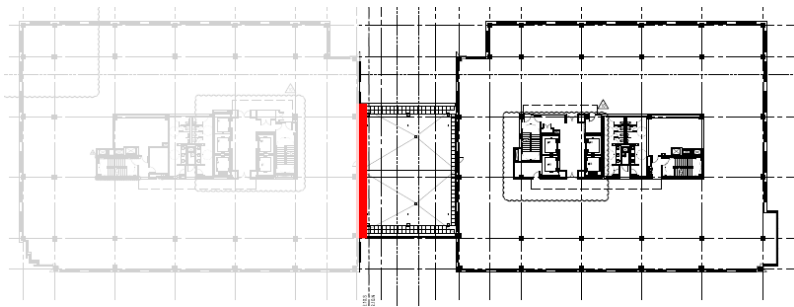
Phase 1 – North Tower



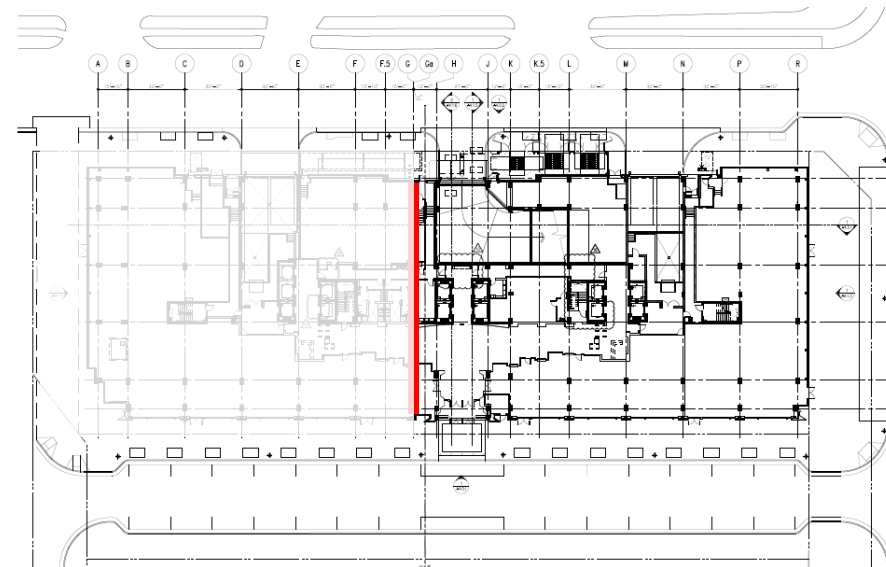
Penthouse Level Plan



TYP Garage Level Plan



TYP Office Floor Plan



Ground Floor Plan



Proposed Design



Proposed Design



Proposed Design With South Tower

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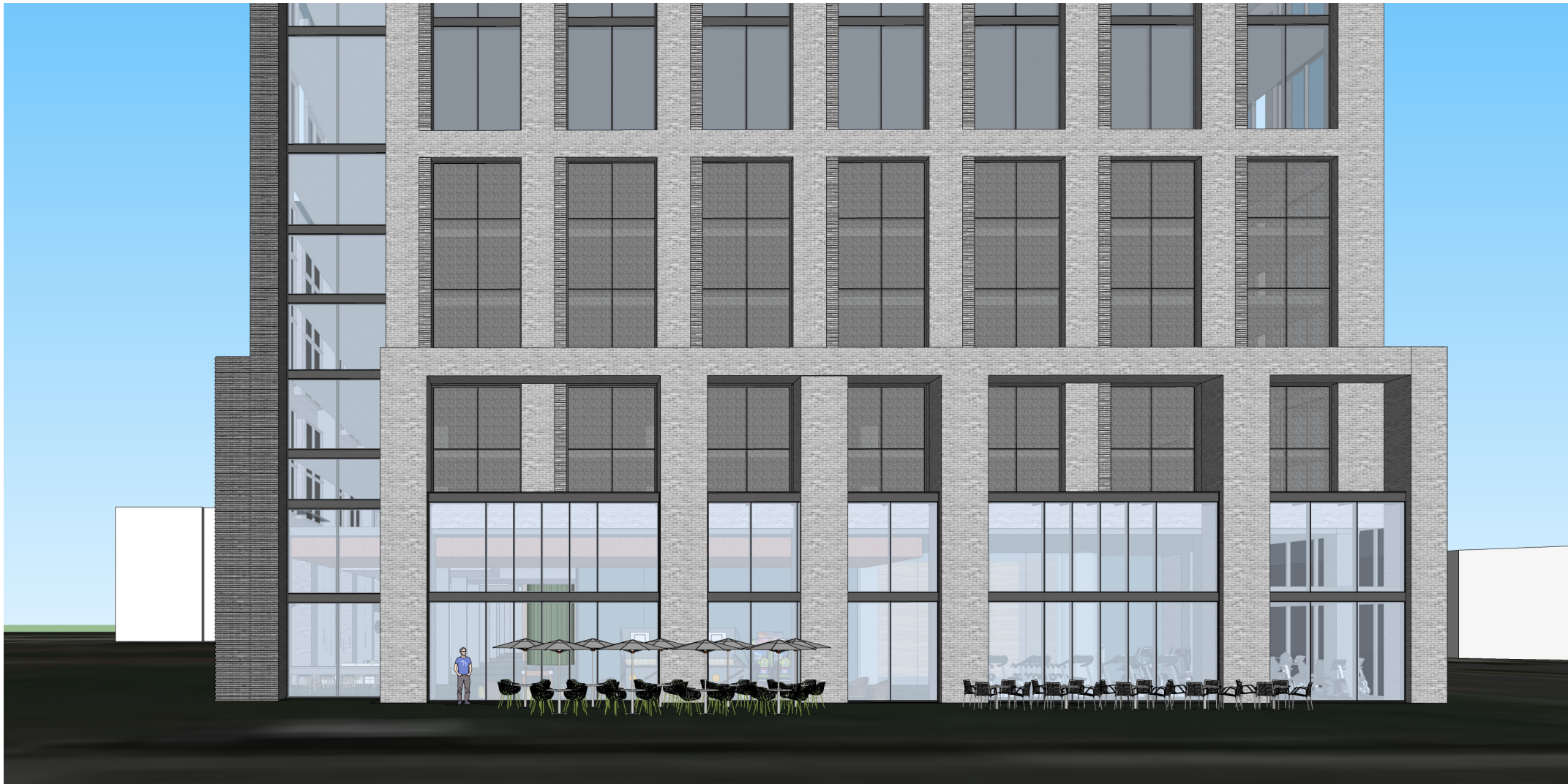


Proposed Design With South Tower

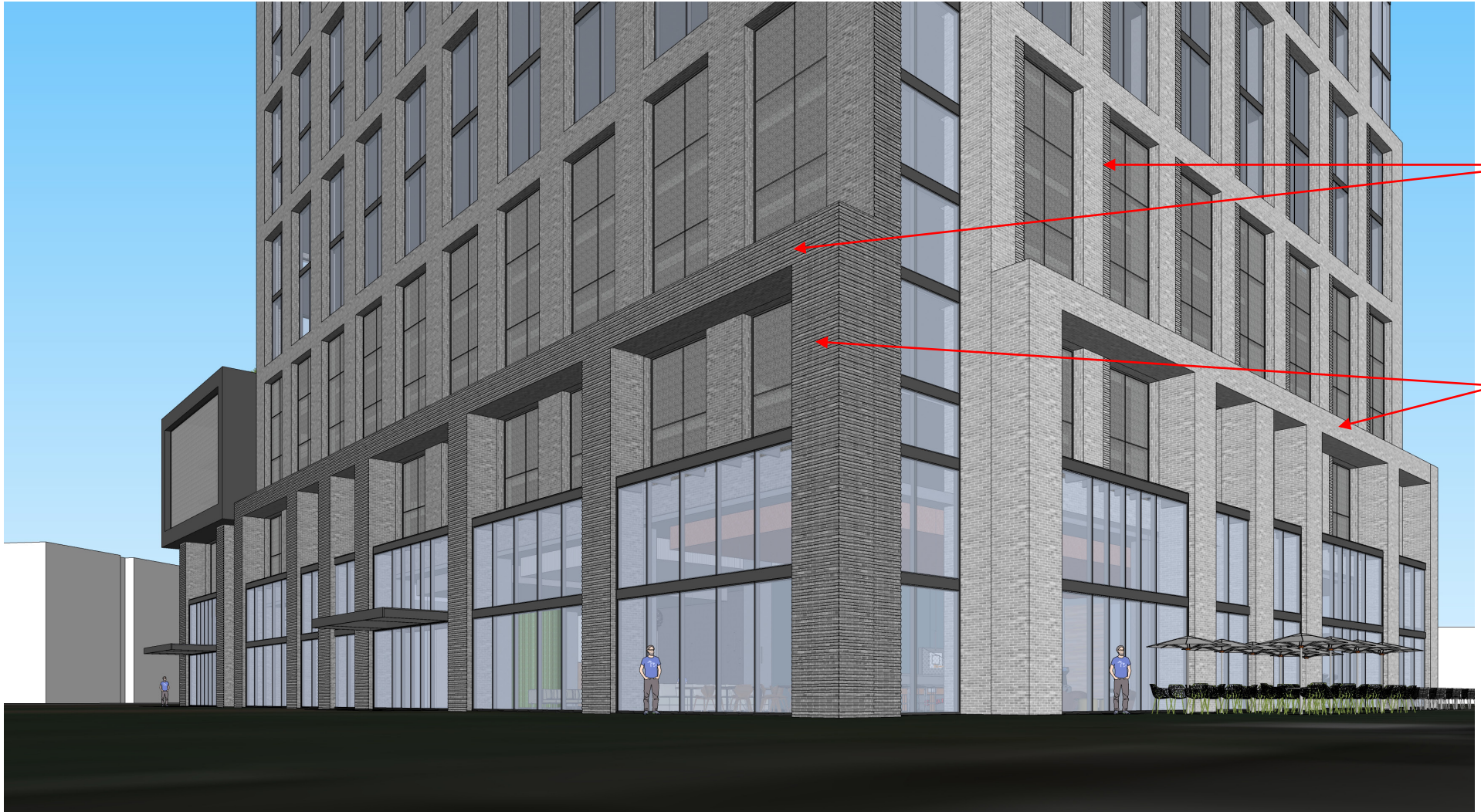
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Proposed Design North Tower Only



Proposed Design North Tower Only



Subtle yet Effective Brick Details
Add Depth and Interest to the
Facade

Lofty Building Base Design on
both East and North Façade
Disguises Garage Opening More
Successfully and Creates
Sophisticated Layering Effect.

Proposed Design North Tower Only



Proposed Design with Senior Living South Tower



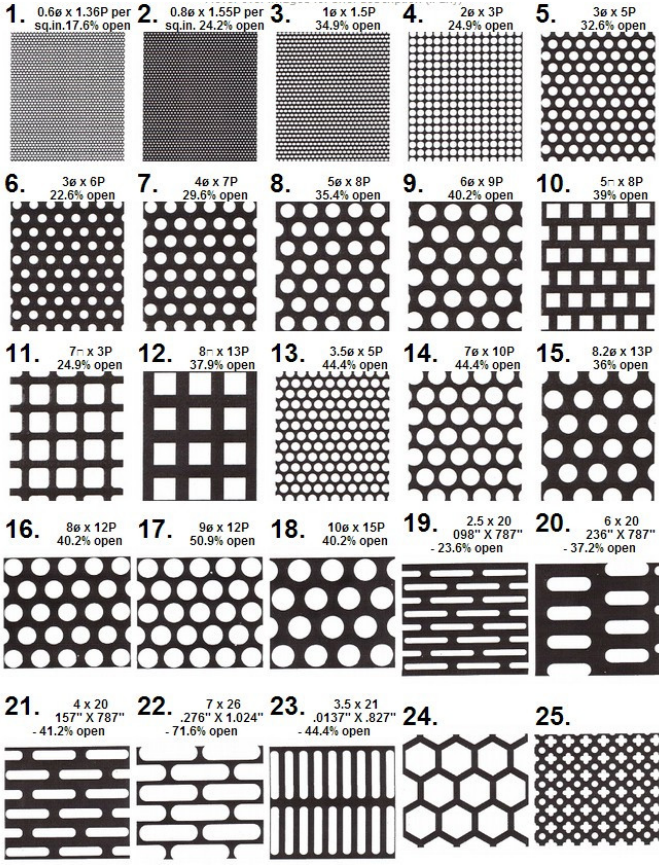
Proposed Design with Senior Living South Tower

Brick Façade Precedents





Perforated Metal Panel Precedents





Proposed Design



Proposed Design



2016 DRB Approved Design



Proposed Design