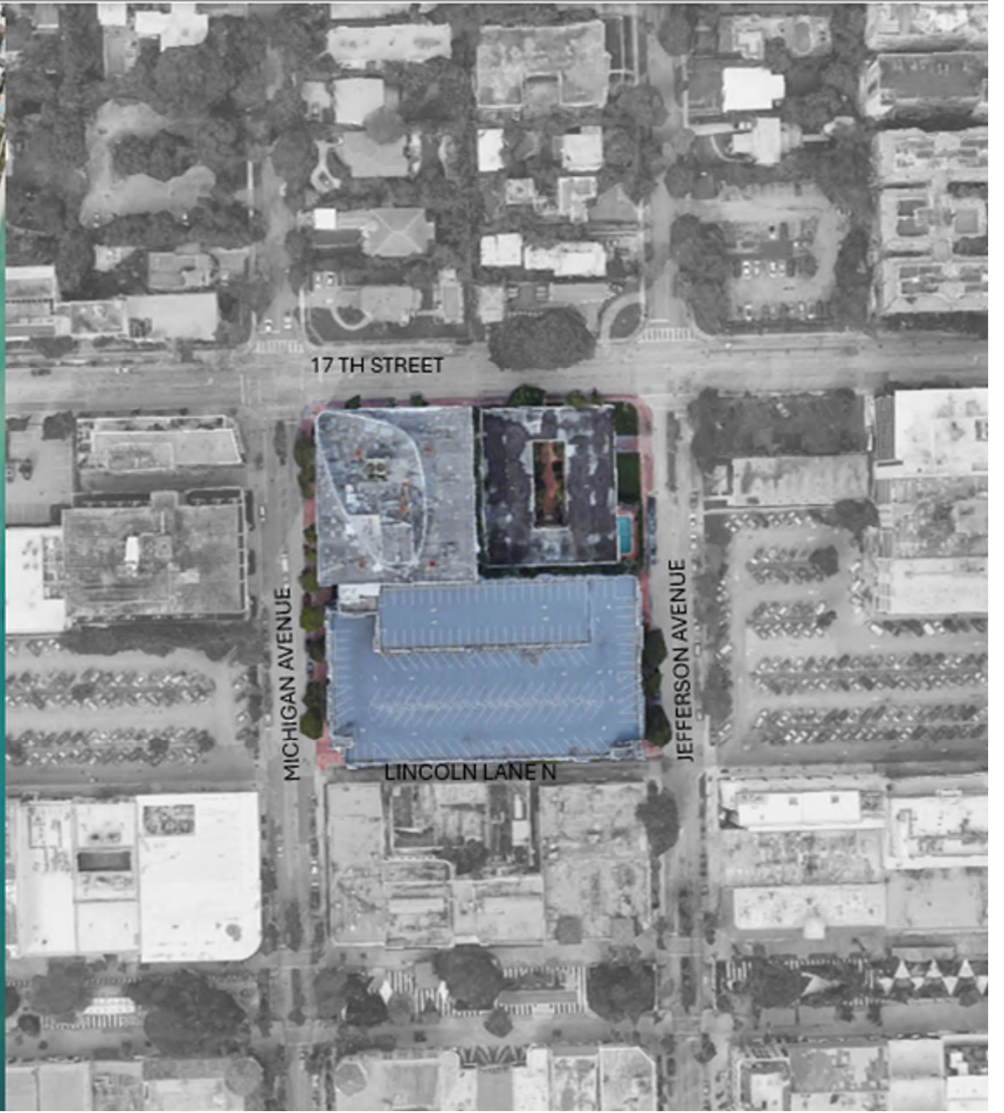


1691 Michigan Avenue – DRB26-1160 (f.k.a. DRB24-1009)

April 16, 2025 DRB Meeting







VIEW A



VIEW C

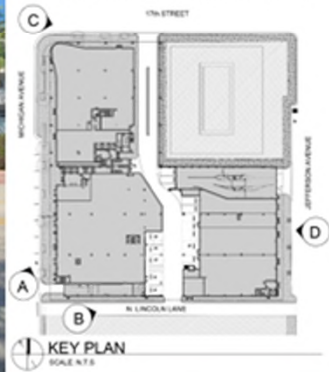


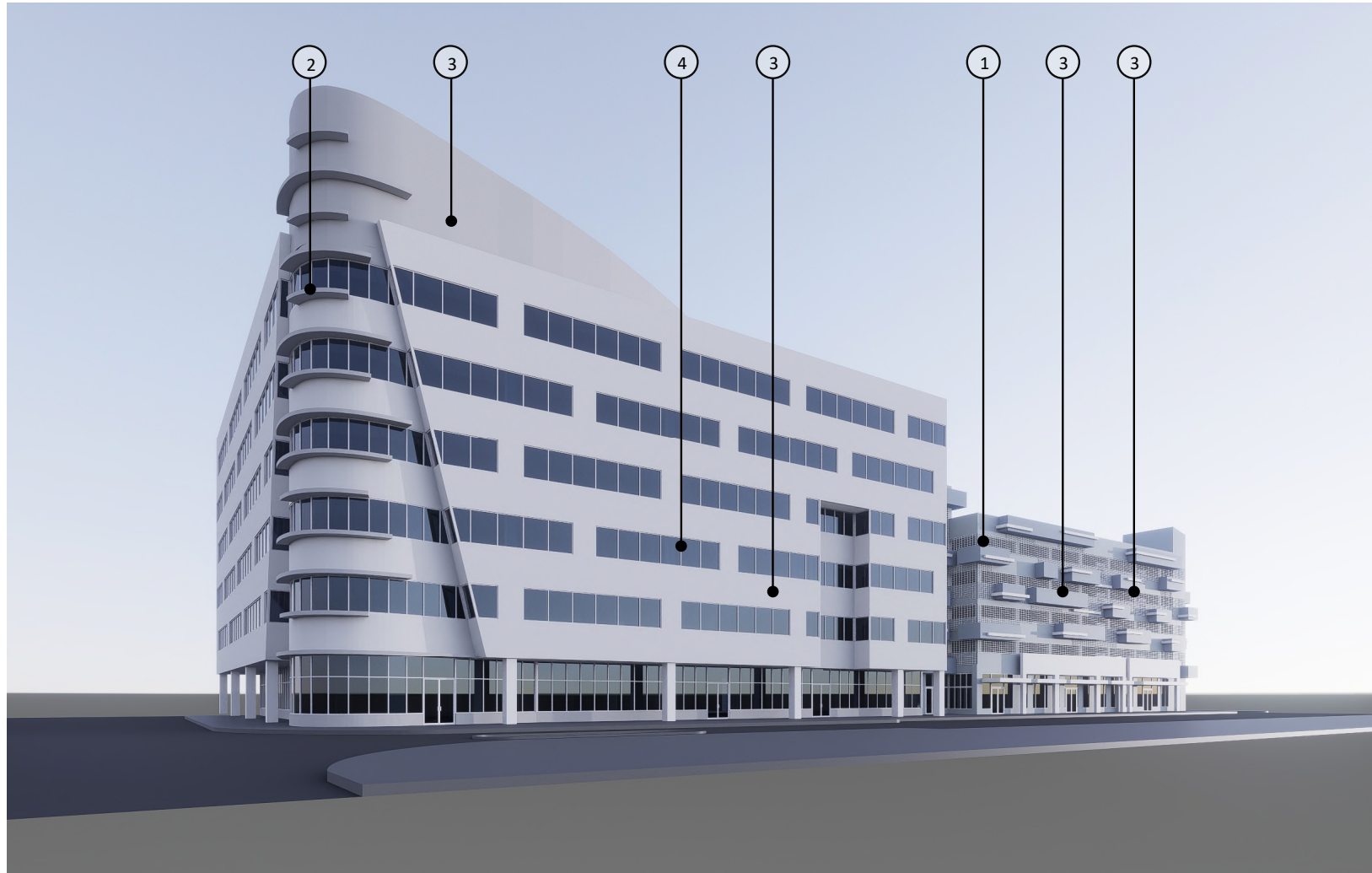
VIEW B



VIEW D

PHOTOS WERE TAKEN ON 01/ 16/ 2024





① ALUMINUM GRILL



② OFFICE BUILDING EYEBROW



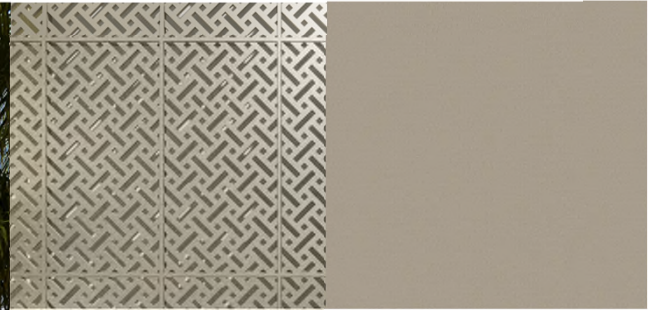
③ SMOOTH STUCCO FINISH



④ CLEAR ANODIZED ALUM MULLION

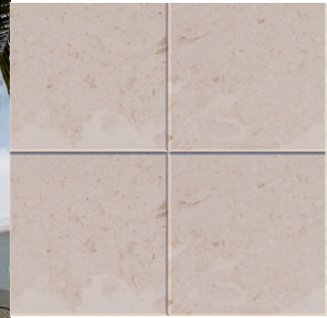
EXISTING MATERIALS

Previously Approved



1 CUSTOM METAL PERFORATED SCREEN PANELS

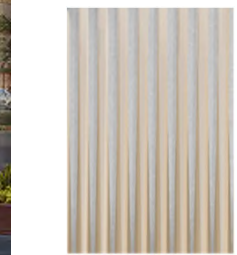
6 PROPOSED FABRIC AWNINGS



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

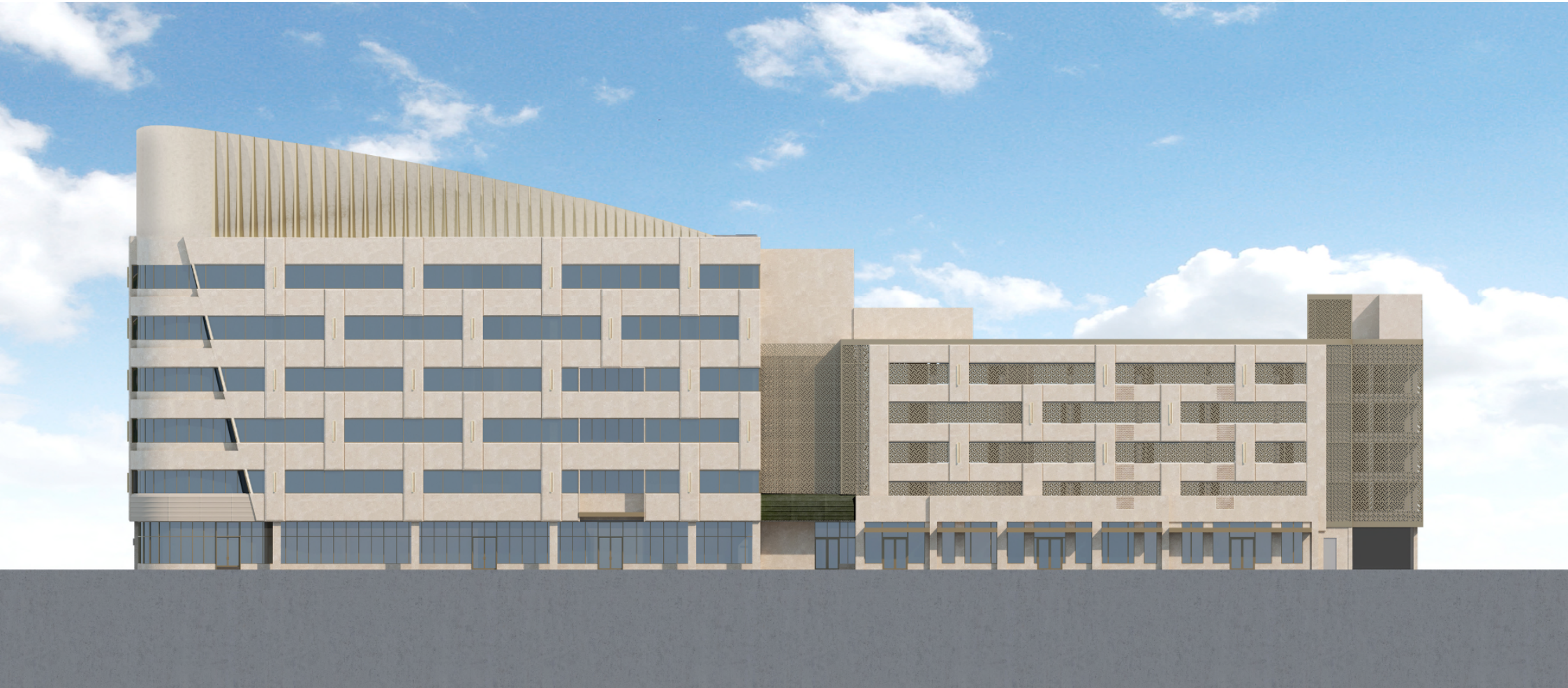


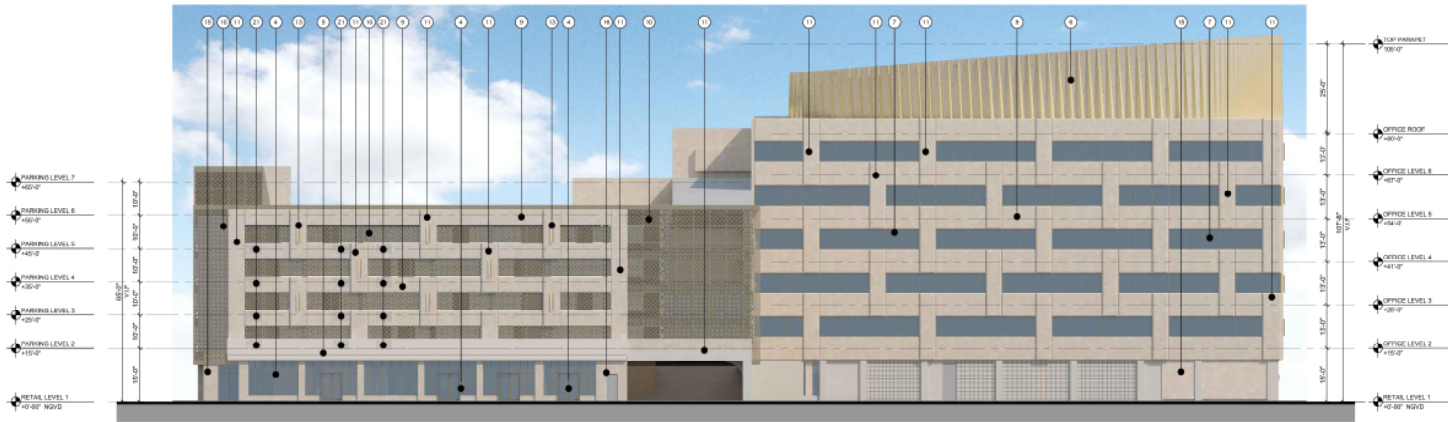
7 POWDER COATED MULLION TO MATCH METAL SCREEN

Previously Approved

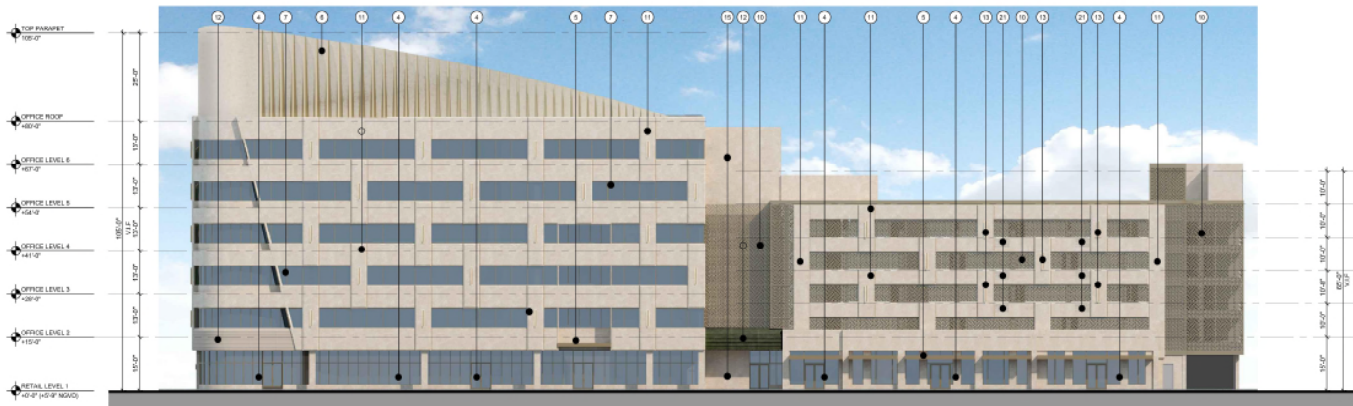


Proposed Elevation

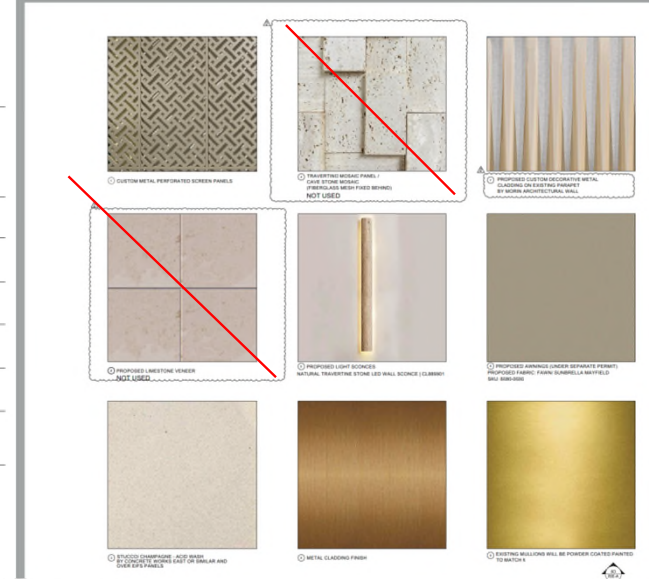




B PROPOSED EAST ELEVATION



A PROPOSED WEST ELEVATION



KEY NOTES

- 1 PROPOSED PREFABRICATED PLANTER (SHOP DRAWING TO BE PROVIDED PRIOR APPROVAL)
- 2 EXISTING PARKING SIGN TO REMAIN
- 3 METAL PANEL COVER TO MATCH THE STUCCO COLOR BY OTHERS
- 4 EXISTING ALUMINUM STOREFRONT TO REMAIN. EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 8 /A-501)
- 5 METAL CLADDING FINISH ON EXIST/PROPOSED EYEBROW OR CANOPY TO MATCH WITH SCREEN COLOR
- 6 PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORIN ARCHITECTURAL WALL OR APPROVED EQUAL (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 7 /A-501)
- 7 EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR EXIST. SEALANT WILL BE REPLACED (REFER TO MATERIAL 8 /A-501)
- 8 NOT USED
- 9 EXISTING STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 10 PROPOSED CUSTOM MTL. PERFORATED SCREEN (SHOP DRAWINGS TO BE PROVIDED) (REFER TO MATERIAL 1 /A-501)
- 11 PROPOSED 5" EIFS PANEL FINISH CHAMPAGNE - ACID WASH STUCCO (SHOP DRAWINGS TO BE PROVIDED)
- 12 PROPOSED AWNING (UNDER SEPARATE PERMIT) (REFER TO MATERIAL 8 /A-501)
- 13 NATURAL TRAVERTINE STONE LED WALL SCONCE BY CASALOLA OR SIMILAR (REFER TO MATERIAL 5 /A-501)
- 15 CHAMPAGNE - ACID WASH STUCCO FINISH BY CONCRETE WORKS EAST OR SIMILAR (REFER TO MATERIAL 3 /A-501)
- 16 EXISTING DOOR WILL BE PAINTED TO MATCH CHAMPAGNE STUCCO FINISH COLOR
- 17 NOT USED
- 18 EXISTING CANOPY TO BE PAINTED TO MATCH WITH SCREEN COLOR
- 19 PROPOSED STOREFRONT (REFER TO DOOR SCHEDULE A-601)
- 20 PROPOSED LED LIGHTING L-21 BEHIND PARAPET (REFER TO SECTION A6/A-308) (REFER TO LIGHTING SCHEDULE A-202)
- 21 PERFORATED METAL SCREEN PAINTED TO MATCH CHAMPAGNE COLOR (SHOP DRAWINGS TO BE PROVIDED)



THE LINCOLN BL
1011 MICHIGAN
MIAMI BEACH, FL 33139



Proposed Modified



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

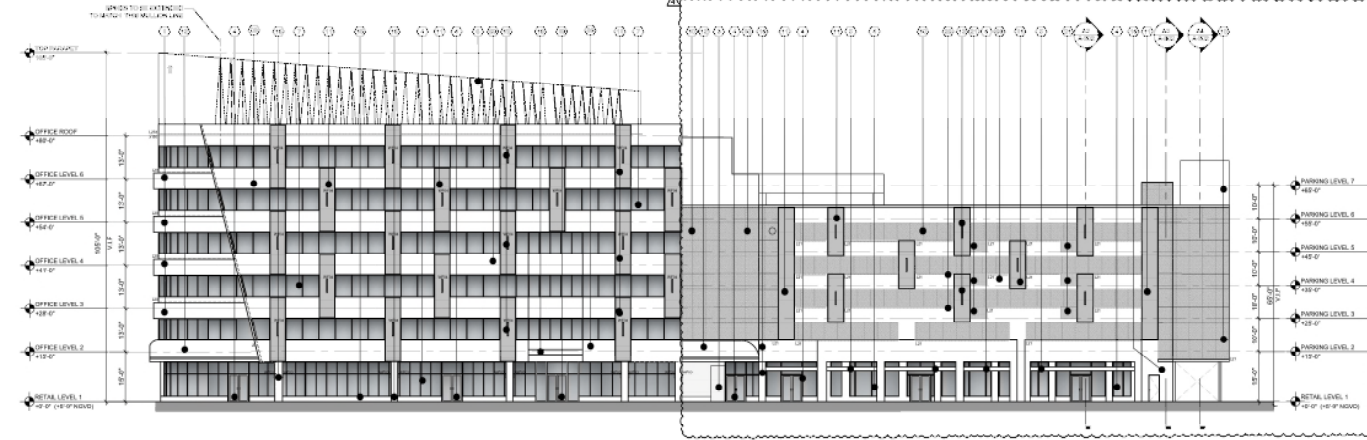
www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

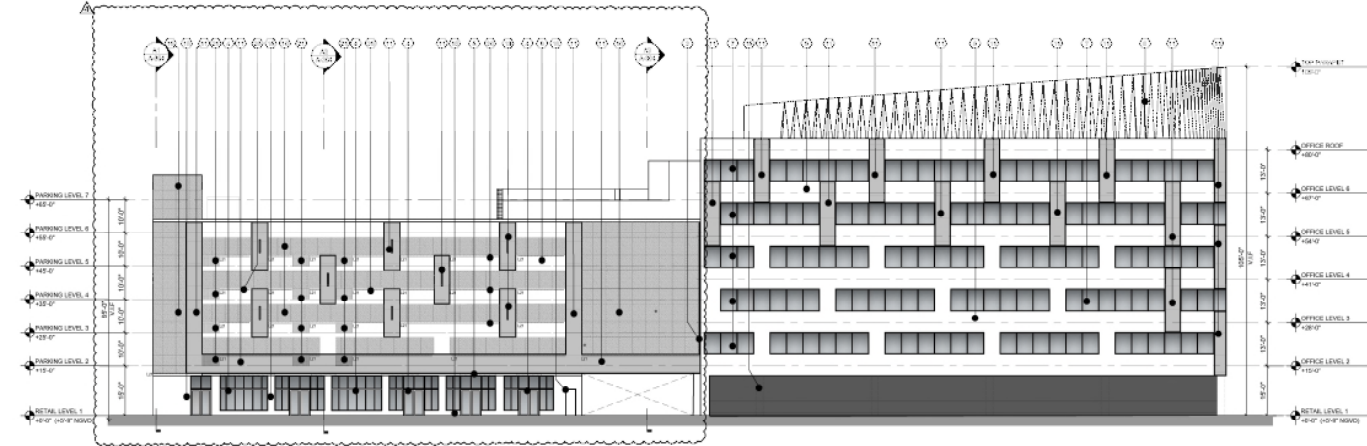
March 2026

GENERAL NOTE

A1 PROPOSED WEST ELEVATION



C1 PROPOSED EAST ELEVATION



THE LINCOLN BL
1011 MICHIGAN
ANN ARBOR, MI 48106



KEY NOTES

- 1. PROPOSED PREFABRICATED PLANTER (GROUP DRAWING TO BE PROVIDED PRIOR APPROVAL)
- 2. EXISTING PARKING SIGN TO REMAIN
- 3. METAL PANEL COVER TO MATCH THE STUCCO COLOR BY OTHERS
- 4. EXISTING ALUMINUM EXTERIOR TO REMAIN. EXISTING WALLING WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR (REFER TO MATERIAL 8 IN SET)
- 5. METAL CLADDING FINISH ON EXISTING PORCH OR CANOPY TO MATCH WITH SCREEN COLOR
- 6. PROPOSED DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MOEN (REFER TO MATERIAL 1 IN SET)
- 7. EXIST. WINDOWS TO REMAIN. EXIST. MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR EXIST. SEALANT WILL BE REPLACED (REFER TO MATERIAL 8 IN SET)
- 8. NOT USED
- 9. EXISTING STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 10. PROPOSED CUSTOM MITL. PERFORATED SCREEN (GROUP DRAWING TO BE PROVIDED) REFER TO MATERIAL 1 IN SET
- 11. PROPOSED STUCCO FINISH TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 12. PROPOSED ALUMINUM UNDER SEPARATED FINISH (REFER TO MATERIAL 6 IN SET)
- 13. METAL PANEL UNDER STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.
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- 100. METAL PANEL UNDER STUCCO TO REMAIN. PATCH AND REPAIR AS REQUIRED.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE FIELD UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY THE WEIGHT OF ALL MATERIALS TO BE USED.
2. FOR ALL MATERIALS, REFER TO THE SPECIFICATIONS TO THE CONTRACT.
3. FOR ALL MATERIALS, REFER TO THE SPECIFICATIONS TO THE CONTRACT.
4. ALL MATERIALS AND FINISHES TO BE PROVIDED AND PATCHES REQUIRED AS REQUIRED FROM THE CONTRACTOR.
5. REFER TO LIGHTING PACKAGE FOR LIGHTING DETAILS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHTING DETAILS.

WATERPROOFING GENERAL NOTES:

- Penetrations: Penetrations must be tightly supported through membranes and no other movement of penetrating item.
- For installation procedures for EXISTING STUCCO waterproofing or seal repair, please refer to the manufacturer's installation instructions document.
- Flashings: Flashings should be built with the surface of the substrate. Flashings which are protruding from or sunk below the face of the substrate shall be treated with a sealant such as Dymonic 100, or Dymonic 200 prior to the installation of EXISTING STUCCO. The sealant materials may be coated over once a skin has developed. If the substrate penetrates or cracks after the EXISTING STUCCO membrane has been installed, sealant will become penetrations and shall be the EXISTING STUCCO membrane with Dymonic 100 or Dymonic 200.
- Penetrations: Penetrations must be tightly supported through membranes and no other movement of penetrating item.
- For installation procedures for EXISTING STUCCO waterproofing or seal repair, please refer to the manufacturer's installation instructions document.

VALET PARKING SUBMITTED UNDER SEPARATE PERMIT - REQUIRED		
PROPOSED EYEBOAR		
REFER TO SO-200 FOR DEMOLITION DETAIL. * REFER TO STRUCTURAL DRAWINGS PER DETAILS		
FEATURE TYPE	MANUFACT	DESCRIPTION
WF-40	CASALOLA	WALL MOUNTED, LED SCENE, NATURAL TIMBERING STONE BODY, WEATH-PROOF, 2700K DIMMABLE PWR. 14, LISTED. 4
WF-40	CASALOLA	WALL MOUNTED, LED SCENE, NATURAL TIMBERING STONE BODY, WEATH-PROOF, 2700K DIMMABLE PWR. 14, LISTED. 4
LF-28	LUMARK	120 27V 9W 8 1/2" SILICONE PROFILE, ALUMINUM STEEL MOUNTING BRACKET, TERMINATOR FOR CABLE AND CONNECTION COVER, 6500K OPTICAL DIMMING POWER SUPPLY, 10 YEAR, IP65, IP65 & 65, LISTED.
LF-31	LUMARK	120 27V 9W 8 1/2" SILICONE PROFILE, ALUMINUM STEEL MOUNTING BRACKET, TERMINATOR FOR CABLE AND CONNECTION COVER, 6500K OPTICAL DIMMING POWER SUPPLY, 10 YEAR, IP65, IP65 & 65, LISTED.
JS	TRD	TRD

DWG. TITLE	
EAST AND WEST ELEVATION	
SCALE	1/8"=1'-0"
PROJECT NO.	2023-33
DATE	07-07-2025
CITY COMMENTS	SHEET NUMBER
11-27-2024	A-202



① CUSTOM METAL PERFORATED SCREEN PANELS



① TRAVERTINE MOSAIC PANEL / CAVE STONE MOSAIC (FIBERGLASS MESH FIXED BEHIND)
NOT USED



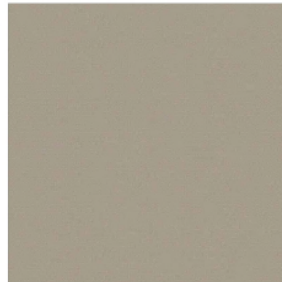
① PROPOSED CUSTOM DECORATIVE METAL CLADDING ON EXISTING PARAPET BY MORRIS ARCHITECTURAL WALL



① PROPOSED LIMESTONE VENEER
NOT USED



① PROPOSED LIGHT SCONCES
NATURAL TRAVERTINE STONE LED WALL SCONCE | CL669901



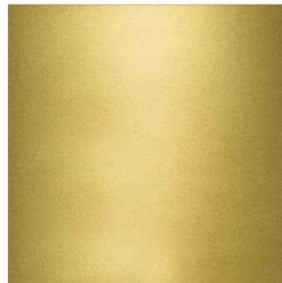
① PROPOSED AWNINGS (UNDER SEPARATE PERMIT)
PROPOSED FABRIC: TAWN: SUNBRELLA MAYFIELD
SKU: 8669 0093



① STUCCO: CHAMPAGNE - ACID WASH BY CONCRETE WORKS EAST OR SIMILAR AND COVER RIPS PANELS



① METAL CLADDING FINISH



① EXISTING MULLIONS WILL BE POWDER COATED PAINTED TO MATCH METAL SCREEN COLOR

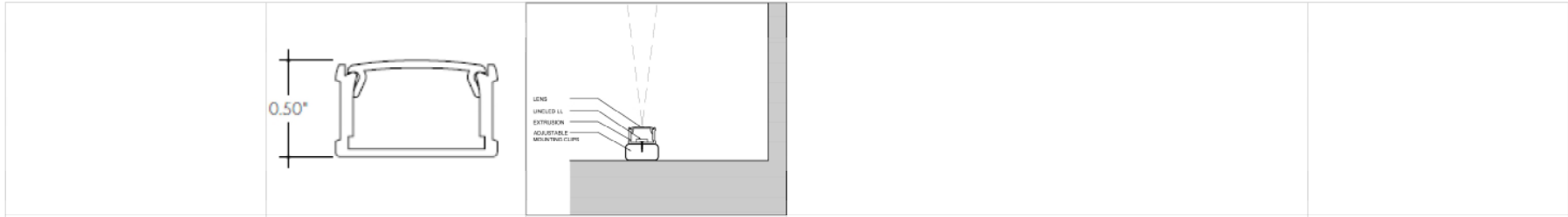
CONSULTANT

THE LINCOLN BL
1818 MICHIGAN
BEACH BEACH, FL 33509



	DWG TITLE	MATERIALS
	SCALE	A1:5
	PROJECT NO.	2023-10
	DATE	
2	12-31-2024	SYSTEM REVISION
3	11-27-2024	CITY COMMENTS
	DATE	01/07/2025
		SHEET NUMBER
		A-501

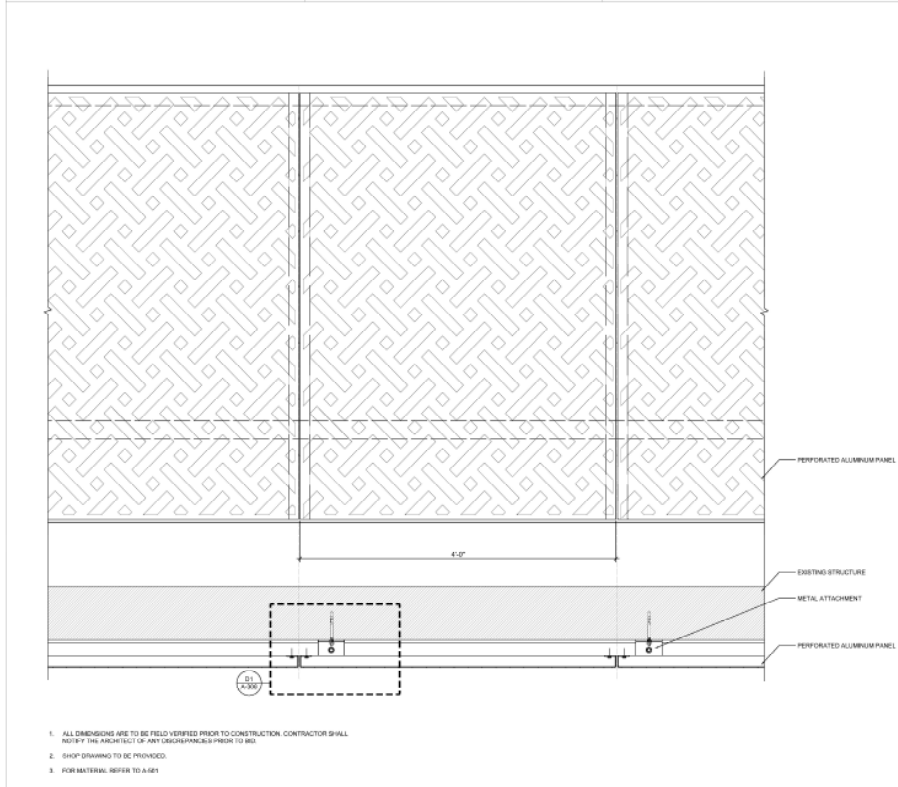
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A3 ADJUSTABLE MOUNTING CLIP DETAIL

B3 EXTRUDED ALUMINUM PROFILE DETAIL SCALE: N.T.S.

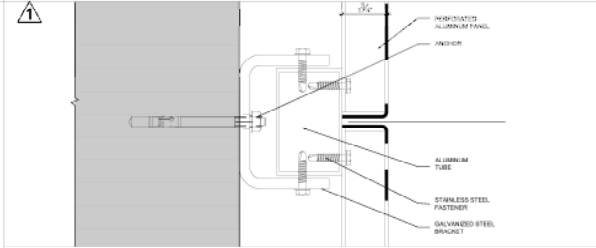
C3 LED LINEAR FIXTURE DETAIL SCALE: N.T.S.



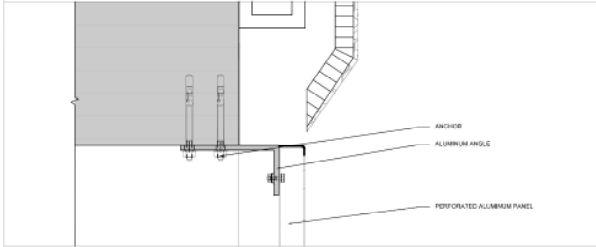
A4 METAL SCREEN PANEL DETAIL

SCALE: 1/2" = 1'-0"

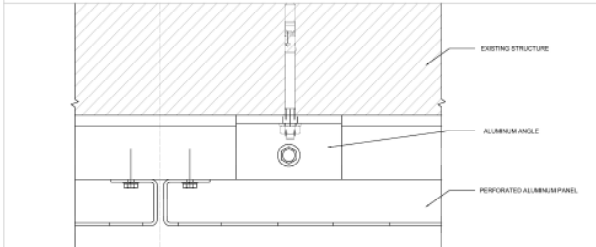
1. ALL DIMENSIONS ARE TO BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
2. SHOP DRAWING TO BE PROVIDED.
3. FOR MATERIAL REFER TO A-601



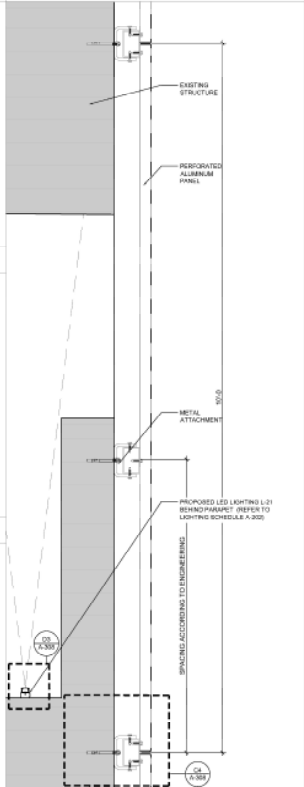
C4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



B4 METAL SCREEN ATTACHMENT DETAIL SCALE: 6" = 1'-0"



A4 METAL SCREEN ATTACHMENT SCALE: 6" = 1'-0"



A6 METAL SCREEN ATTACHMENT DETAIL SCALE: 1/2" = 1'-0"

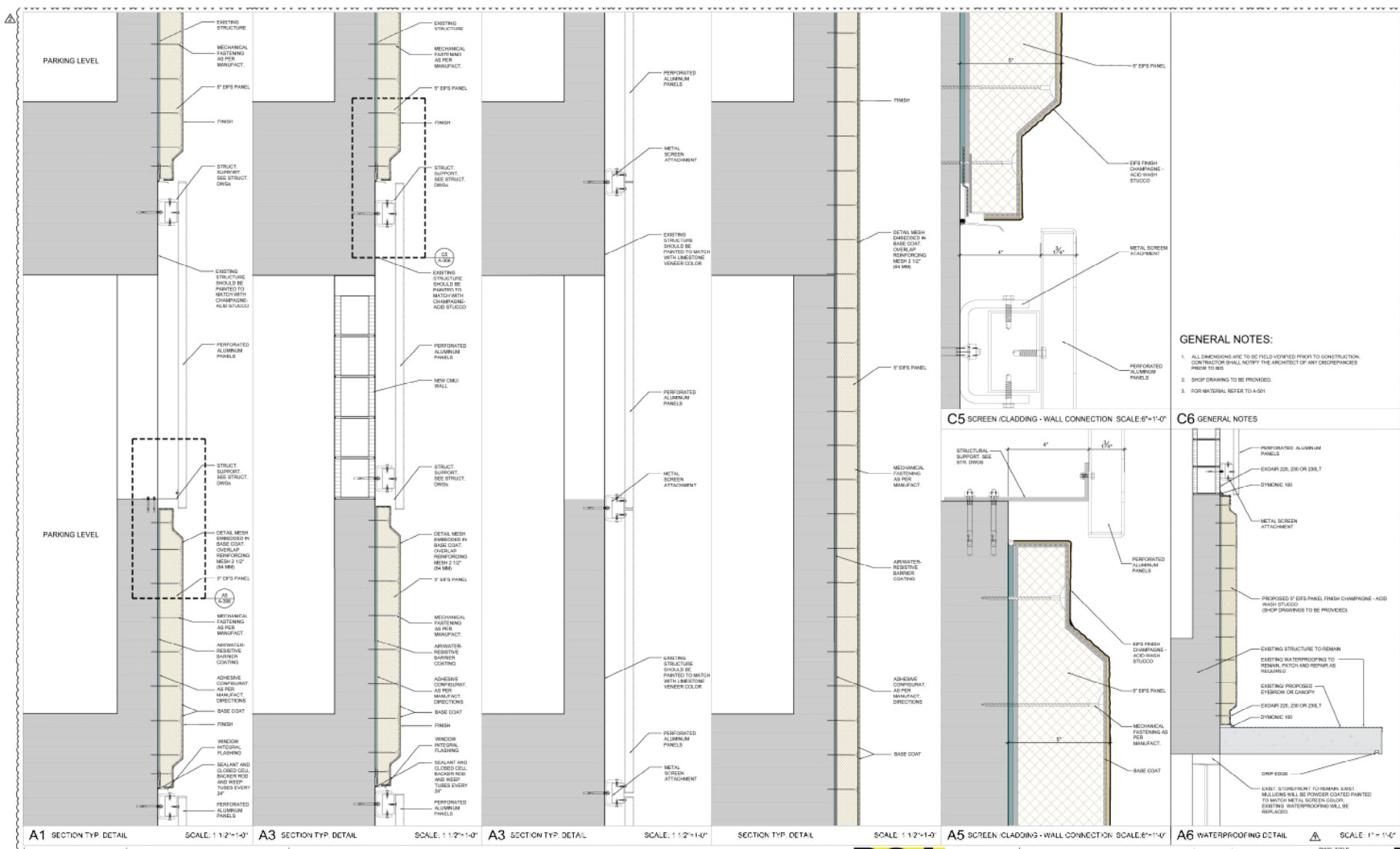
CLIENT

THE LINCOLN BL
1801 MICHIGAN
ANN ARBOR, MI 48106

BGA architects

ARCHITECTS JOSE & GOMEZ

01	03-26-2023	CITY COMMENTS	SHEET NUMBER
DRAWING TITLE			A
CUSTOM METAL PERFORATED SCREEN DETAILS			
SCALE			AS SHOWN
PROJECT NO.			2023-11
DATE			03/27/2023
DRAWN BY			MEVSKN
CHECKED BY			
APPROVED BY			
SHEET NUMBER			A-308



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO BE FIELD UNLESS NOTED FROM TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
 2. SHOP DRAWING TO BE PROVIDED.
 3. FOR MATERIAL REFER TO A-301.

- C6 GENERAL NOTES**
- PERFORATED ALUMINUM PANELS
 - EXHIBIT 205, 206 OR 206.1
 - DYNAMIC 900
 - METAL SCREEN ATTACHMENT
 - PROPOSED 2" EPS PANEL FINISH CHAMPHANE - ACID WASH STUCCO (SHOP DRAWING TO BE PROVIDED)
 - EXISTING STRUCTURE TO REMAIN
 - EXISTING MULTIPURPOSE TO REMAIN. PATCH AND REPAIR AS REQUIRED.
 - EXISTING PROPOSED OVERBROW OR CANOPY
 - EXHIBIT 205, 206 OR 206.1
 - DYNAMIC 900
 - DRAIN EDGE
 - EXIST: STURDYPORIT TO REMAIN. EXIST. BEALLONS WILL BE POWER COATED PAINTED TO MATCH METAL SCREEN COLOR. EXISTING WATERPROOFING WILL BE REPLACED.

A1 SECTION TYP DETAIL SCALE: 1/2"=1'-0"
A3 SECTION TYP DETAIL SCALE: 1/2"=1'-0"
A3 SECTION TYP DETAIL SCALE: 1/2"=1'-0"
SECTION TYP DETAIL SCALE: 1/2"=1'-0"
A5 SCREEN CLADDING - WALL CONNECTION SCALE: 6"=1'-0"
A6 WATERPROOFING DETAIL SCALE: 1"=1'-0"

THE LINCOLN BL
 1001 MICHIGAN
 SUITE 3000
 ANN ARBOR, MI 48106



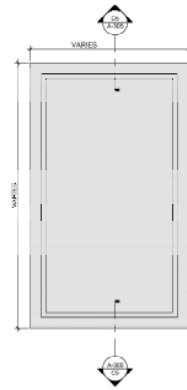
NO.	DATE	DESCRIPTION	SHEET NUMBER
1	11-27-2024	CITY COMMENTS	A-306
2	12-11-2024	OWNER REVIEW	A-306

CONSULTANT

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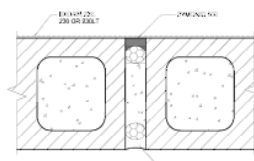
ARCHITECTS JOSE & GOMEZ

A-306

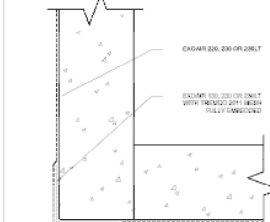


PANEL - FRONT VIEW

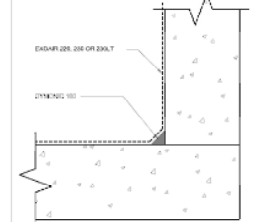
- GENERAL NOTES
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
 2. FINISH SHALL BE TO BE FIELD VERIFIED.
 3. FOR MATERIAL, REFER TO A-305



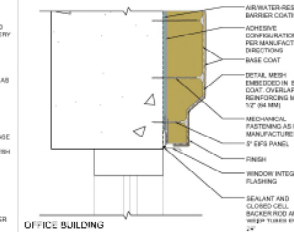
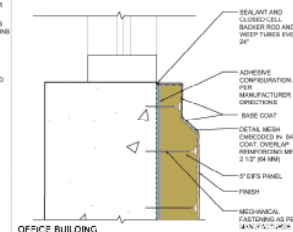
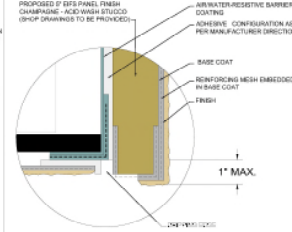
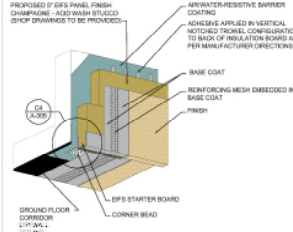
D3 CONTROL JOINT W/ DYNAMIC 100 SCALE: N.T.S.



D4 WATERPROOFING DETAIL SCALE: N.T.S.



D5 WATERPROOFING DETAIL SCALE: N.T.S.



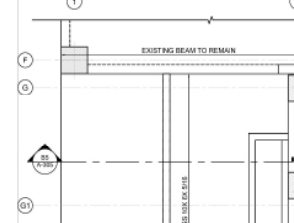
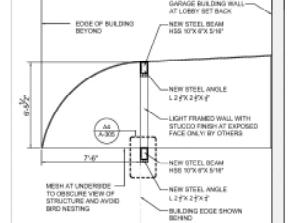
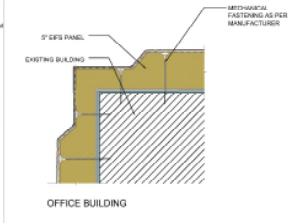
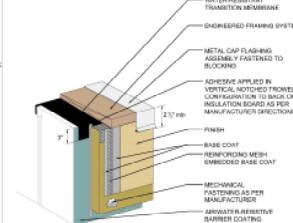
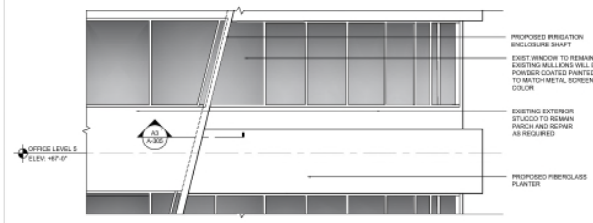
A4 EIFS PANEL ELEVATION (TYP) SCALE: 1/4" = 1'-0"

C3 FASCIA / SOFFIT TRANSITION SCALE: 1/4" = 1'-0"

C4 FASCIA / SOFFIT TRANSITION (ENLARGED) N.T.S.

C5 TYP. CLADDING - WINDOW SILL DETAIL SCALE: 3/4" = 1'-0"

C6 TYP. CLADDING - WINDOW HEAD DETAIL SCALE: 3/4" = 1'-0"



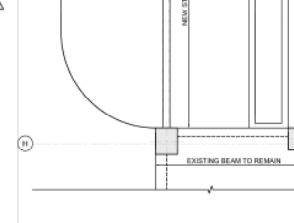
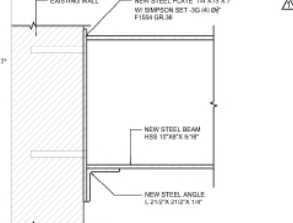
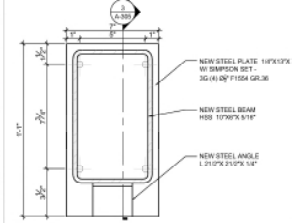
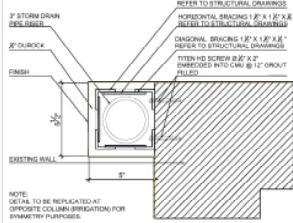
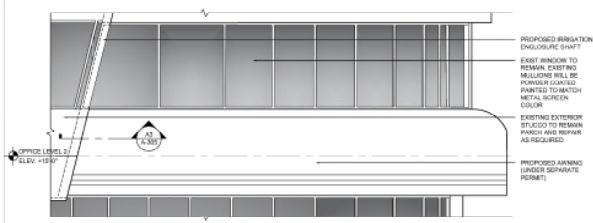
B1 Planter & Cladding North and West Elevation Detail (Office Building) SCALE: 1/4" = 1'-0"

B3 Coping Detail SCALE: 3/4" = 1'-0"

B4 90° Outside Finished Corner SCALE: 3/4" = 1'-0"

B5 SECTION SCALE: 1/4" = 1'-0"

A6 Fascia / Soffit Transition SCALE: 1/4" = 1'-0"



A1 Awning & Cladding North and West Elevation Detail (Office Building) SCALE: 1/4" = 1'-0"

A3 Irrigation Enclosure Shaft SCALE: 3/4" = 1'-0"

A5 Steel Beam Section 3 SCALE: 3/4" = 1'-0"

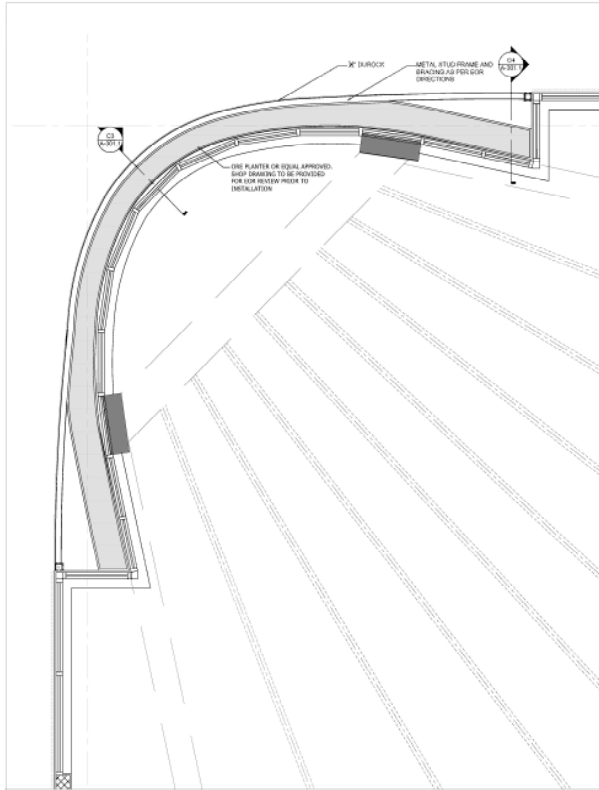
A6 Fascia / Soffit Transition SCALE: 1/4" = 1'-0"

THE LINCOLN BL
1001 MICHIGAN
ANN ARBOR, MI 48106

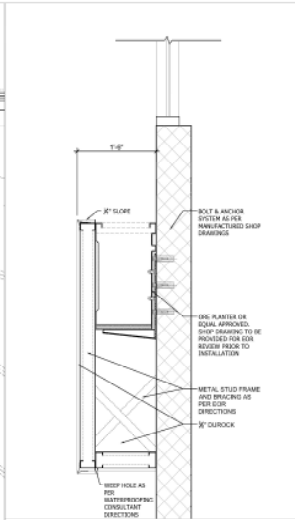


NO.	DATE	BY	DESCRIPTION
1	11-27-2024	MM	ISSUE FOR PERMIT
2	12-31-2024	MM	ISSUE FOR PERMIT
3	11-27-2024	MM	CITY COMMENTS

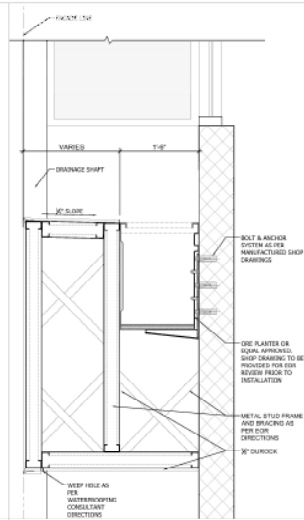
SCALE: AS SHOWN
PROJECT NO: 2401-01
DATE: 11-27-24
SHEET NUMBER: A-305



B1 NORTHWEST OFFICE PLANTER SECTION DETAILS (TYP) SCALE: 3/8"=1'-0"



C3 TEX SCALE:



C4 TEX SCALE:

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ANN ARBOR, MI 48106



ARCHITECTS JOSE & GOMEZ

7	12-30-2025	OWNER REVISION	OWNER
DRAWING TITLE			NORTHWEST OFFICE
DRAWING SUBTITLE			PLANTER SECTION DETAILS
SCALE			AS SHOWN
PROJECT NO.			2511-11
DATE			01/07/2025
SHEET NUMBER			A-307.7

CONSULTANT

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