



City of Plymouth Historic District Commission

Regular Meeting Agenda

Wednesday, January 6, 2021 – 7:00 p.m.
ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Join the Webinar: <https://us02web.zoom.us/j/81094911369?pwd=Njl0d2ErTEJaWEU4Mm9TNk16UVRQdz09>

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency.

- 1) **CALL TO ORDER**
- 2) **CITIZENS COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the August 5, 2020, Regular Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **ELECTION OF OFFICERS**
- 6) **COMMISSION COMMENTS**
- 7) **OLD BUSINESS**
- 8) **NEW BUSINESS**
 - a. H21-01: Exterior modifications at 248 S. Union
 - b. 2021 Goals-Discussion
- 9) **REPORTS AND CORRESPONDENCE**
- 10) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2019-2020

- Restore operations for recreation programs after Hines Park bridge repairs are completed
- Explore funding and partnership opportunities to increase and enhance pedestrian crossings
- Finalize [City website](#) update
- Develop and adopt a Master Plan for Kellogg Park, including the fountain
- Develop and implement strategy to market sponsorship opportunities to improve publicly owned assets
- Draft and approve amendments to [Tree Ordinance](#) to clarify implementation, enforcement, and scope

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2019-2020

- Continue to support [Michigan Municipal League \(MML\)](#) efforts to [coordinate state initiatives](#) related to revenue sharing with municipalities
- Increase awareness of and support the [MML Save MI City campaign](#)
- Target revenue enhancements that support large capital projects, including grants and millages
- Explore internal and external potential for supplemental funding of legacy costs
- Develop a plan for capital improvement funding projects and purchases
- Explore enhanced investment opportunities

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

ONE YEAR TASKS 2019-2020

- Complete and approve the [DDA Master Plan](#)
- Address and implement recommendations in the [Redevelopment Ready Communities baseline report](#)
- Develop and approve city-wide economic development strategies (Saxton's property, parking system, connections between Old Village and the DDA, Bathey property remediation and development, 240 N. Main, Lumber Mart site)
- Identify other properties of significance to the economic development strategy
- Complete a community survey
- Increase collaborations with partners in the community
- Administer the City's [Master Plan](#) using implementation matrix ([Appendix Table 5](#))

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2019-2020

- Begin implementation of parking recommendations for City parking system
- Develop and utilize consistent message and branding across all platforms
- Develop and approve of plan for future delivery of emergency services
- Implement infrastructure asset management plan
- Approve agreement on sanitary sewer with [Western Township Utilities Authority \(WTUA\)](#)



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, August 5, 2020 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Online Zoom Meeting

1. CALL TO ORDER

- a. Chair Polin called the meeting to order at 7:00 p.m.

Present: Chair Colleen Polin, Vice Chair Stan Cole, Members Jeremy Borys, Linda Filipczak, Joshua Mrozowski, John Townsend

Excused: Member Linda May

Also present: City Commission Liaison Suzi Deal, Community Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Polin asked that the minutes of the July 1, 2020 meeting be amended to clarify her statement regarding the sign height for H20-05. Townsend offered a motion, seconded by Borys, to approve the minutes of the July 1, 2020 meeting, as amended. There was a roll call vote.

Yes: Polin, Cole, Borys. Filipczak, Mrozowski, Townsend

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Borys, to approve the agenda. There was a roll call vote.

Yes: Polin, Cole, Borys. Filipczak, Mrozowski, Townsend

MOTION PASSED 6-0

5. COMMISSION COMMENTS

There were no commission comments.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. H20-06: Front porch and entryway repairs at 186 S. Main

Steven Soave, a representative of the contractor for the project, outlined the proposed project.

Citizen Comments

Ellen Elliot, 404 Irvin, said she appreciates the work of the applicant in putting the package together.

Commissioner Discussion

There was a discussion regarding brick and limestone detailing and cleaning methods for the limestone and existing door.

Filipczak offered a motion, seconded by Townsend, to approve the Certificate of Appropriateness for H20-06: 186 S. Main.

Finding of facts: The project meets the Secretary of Interior Standards for Rehabilitation, numbers 2, 5, 7, 9 and 10.

The approval has the following conditions: That the brick detail that is replaced will match the brick currently on the building; that if the door sill is currently limestone, it will be replaced with limestone; that the limestone caps on the retaining walls will be maintained; that the soldier course brickwork will remain; and that the gentlest, non-caustic cleaning method will be used on the limestone and on the door.

There was a roll call vote.

Yes: Polin, Cole, Borys. Filipczak, Mrozowski, Townsend

MOTION PASSED 6-0

b. H20-07: Wall signage at 388 S. Main

Mark Chalou of Chalou DeSigns described the proposed project

Citizen comments

There were no citizen comments.

Commissioner discussion:

The discussion included questions about how the signs would be mounted, whether the letters would follow the slope of the mansard roof and whether there would be visible conduits.

Borys offered a motion, seconded by Filipczak to approve the Certificate of Appropriateness for H20-07: 388 S. Main.

Finding of facts: The letters follow the slope of the mansard roof and there is no exposed conduit or raceway. The project conforms to City Ordinance Section 18-654, numbers 3 and 4.

There was a roll call vote.

Yes: Polin, Cole, Borys, Filipczak, Mrozowski, Townsend.

MOTION PASSED 6-0

8. REPORTS AND CORRESPONDENCE

Buzuvis said he anticipates meetings will be held online for the foreseeable future. Deal suggested meeting at parks.

Cole said he has seen a sign at a new clothing store that did not come before the Historic District Commission. Buzuvis said he would contact the owner.

9. ADJOURNMENT

A motion to adjourn was offered at 7:49 p.m. by Townsend and seconded by Filipczak. There was a roll call vote.

Yes: Polin, Cole, Borys, Filipczak, Mrozowski, Townsend.

MOTION PASSED 6-0

DRAFT



Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 248 S. Union
Case Number H21-01
Agenda Date: January 6, 2021

Address: 248 S. Union
Year Built: circa 1920
Historical Significance: Architecture

Proposed Changes: Exterior modifications including window replacement, door replacement, roof replacement, and landscaping and paving installation

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Application Review

Application includes the following applicable information:		YES	NO	N/A
Proposed window replacement project				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing window material including color and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Cut sheets (manufacturer information) for all replacement windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Number of windows to be replaced	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of windows (NO) including frame thickness and frame width (YES)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the window replacement component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed door replacement				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why door replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing door material including color and condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected doors as they exist today	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Cut sheets (manufacturer information) for all replacement doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Number of doors to be replaced	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of doors including frame thickness (NO) and frame width (YES)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the door replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed roof replacement				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why roof replacement is necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing roof material including color and condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the roof as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Cut sheets (manufacturer information) for replacement roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Dimensions of replacement roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Photographs of other projects incorporating the roof replacement component	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site improvements: fence, walls, paving, or landscaping installation				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why site improvement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building and site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled and dimensioned site plan showing existing lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned site plan showing existing buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled and dimensioned site plan showing where fencing, paving, walls, or landscaping will be placed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of fencing, paving, walls, or landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of fencing, paving, or walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ___.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

RECEIVED

DEC 28 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

248 South Union
Plymouth, Michigan

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Jordan N. Lindsey, Esq.
Of Counsel
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December 22, 2020

Historic District Commission
201 S. Main
Plymouth, MI 48170

RE: **248 Union St.**

Dear Historic District Commission Directors:

Cameron Miller and Greg Calabrese formed a new law firm in January of 2020. At the time of the incorporation of their firm, both partners envisioned the firm being located in downtown Plymouth. Cam practiced in Plymouth for 30 years prior to forming the firm with Greg and for 25 plus of those years he served as the City of Plymouth Prosecuting Attorney. Greg had worked for a large law firm in Southfield but like Cam is a graduate of Canton High School. The building we choose to establish our law firm in is at 248 S. Union. It is our intent that the second floor of the building will stay residential, but our firm will occupy the rest of the building.

Originally built in 1920, 248 S. Union had a full front porch. (see attached photo) The archives of the Plymouth Museum do not show when the porch was removed but sometime thereafter the homes looks had clearly gone downhill. (attached photo) The home was used for the offices of the Plymouth YMCA but the frontage on Union Street had only an ugly aluminum awning and year-round window air conditioners. (see attached photos) In approximately the year 2000, the current porch and vinyl siding was added along with the current aluminum storm windows and storm doors.

When we first looked at the property, we went through it with three different build/design teams. The first team told us to tear the building down. Because of the poor condition of the basement and structural supports the building simply was not worth saving. The second build team told us that the building could be saved but it would not be cost effective. The team that we hired saw the potential in it. That team, headed by Dominic Maltese, was chosen because other projects they had previously completed include both the conversion of the Whitney in Downtown Detroit to an amazing upscale restaurant, as well as the restoration of Detroit Opera House. Their bid was over \$100,000.00 more than the next highest bid, but we felt our location deserves, WOW and they could do WOW.

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Viewing the photos of the basement, you can see that above and beyond the water damage and flooding problems, many of the structural beams were either damaged or beyond repair. Indeed, the center beam running the length of the building sat approximately three inches below the top of the basement walls. The wiring was hopelessly out of code and downright dangerous. Wires hung open dropping down from the basement ceiling. There were holes in the ceiling that opened up to the first floor and the structural beams were both rotted or had been attempted to be shored up in a terrible manner. (see photos of basement)

Part of our proposal is to replace the roof. We looked into cedar shingles but found it is just too costly so we will be replacing the roof with top-of-the-line architectural shingles of the same material as is current. We may in time replace the Vinyl siding, but for the time-being we must leave it.

On both the first and second floors, the windows are in complete disrepair and, perhaps worst of all, from outside, all you see are the aluminum storms and screens. We do propose to upgrade the windows and doors. For windows, we hope to use double hung SilverLine Windows. SilverLine Windows are top of the line Vinyl windows. A large reason we choose these windows is they have a profile very similar to the original windows. Sure they cost more, but while a lot of replacement vinyl windows sit back into the window opening, SilverLine sit where the original windows were so the profile and shadowing are the same. (please see the attached information on SilverLine Windows) Adding these windows will allow us to remove and throw away the current aluminum storm windows.

For doors, we are not going to Home Depot or some big box store for a steel door. Rather, we propose replacement of the front door be with a Simpson Door. We have already met with a leaded glass artist at the building and they tell us the current door will not work for our design. It is our intent that the window on our new door, instead of a standard leaded glass window, will have a custom-made leaded glass window of Lady Justice. The artist tells us the current door window is too long and narrow. We believe the artist knows more about this then we do and are willing to listen. These new doors will allow us to remove and dispose of the ugly aluminum storm doors currently on the building.

I am happy to say we were already able to get the utility companies to clean up the many wires left hanging off of the pole. (see photo) We have reached out to the City and DDA regarding the side yard, of which about 12 feet are City property. It appears that we have a cooperation set up that if we pay to landscape it, the City will allow us to improve it and will actually turn on the sprinklers on their portion. (there is no sense in landscaping to only let it die from not being watered) Current landscaping is either a tree that the utility companies have hacked to pieces, dead grass, or overgrown bushes. (see photos) While the design is still in the development stages, and we need to get final approval, there are certain things that need to be done. As you can see, the

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area of the handicap curb cut has bushes overgrown into it and the ground is just a mixture of patchy grass and mud. Rather than an unsightly ramp, we are installing a wheelchair lift at the back porch. Someone in a wheelchair will need to get from the parking lot curb cut, to the lift. We propose to have that area finished with brick pavers and those same pavers weave a patch through the side yard gardens to the front door.

Please note that in doing this project and attempting to *save the structure*, just some of the obstacles include:

1. Completely jacking the building up and putting in new structural beams as well as several new support pillars.
2. Completely rewiring the entire building and adding a new, larger, circuit breaker box. Which we hope to put on the front wall so that we can have the wire leading to the home buried. Remove all but one of the cable wires and boxes and repair siding where the old boxes are.
3. Completely redoing the HVAC for the entire building including for the first time, installing HVAC separately for the upstairs residence.
4. Completely drywalling the entire building. The current plaster is cracking and falling off. Past repairs look like they were done by a child while fingerpainting. It is also assumed that what plaster is still on the walls and ceilings will likely fall off when we jack up the home to install the new supports to save the building.

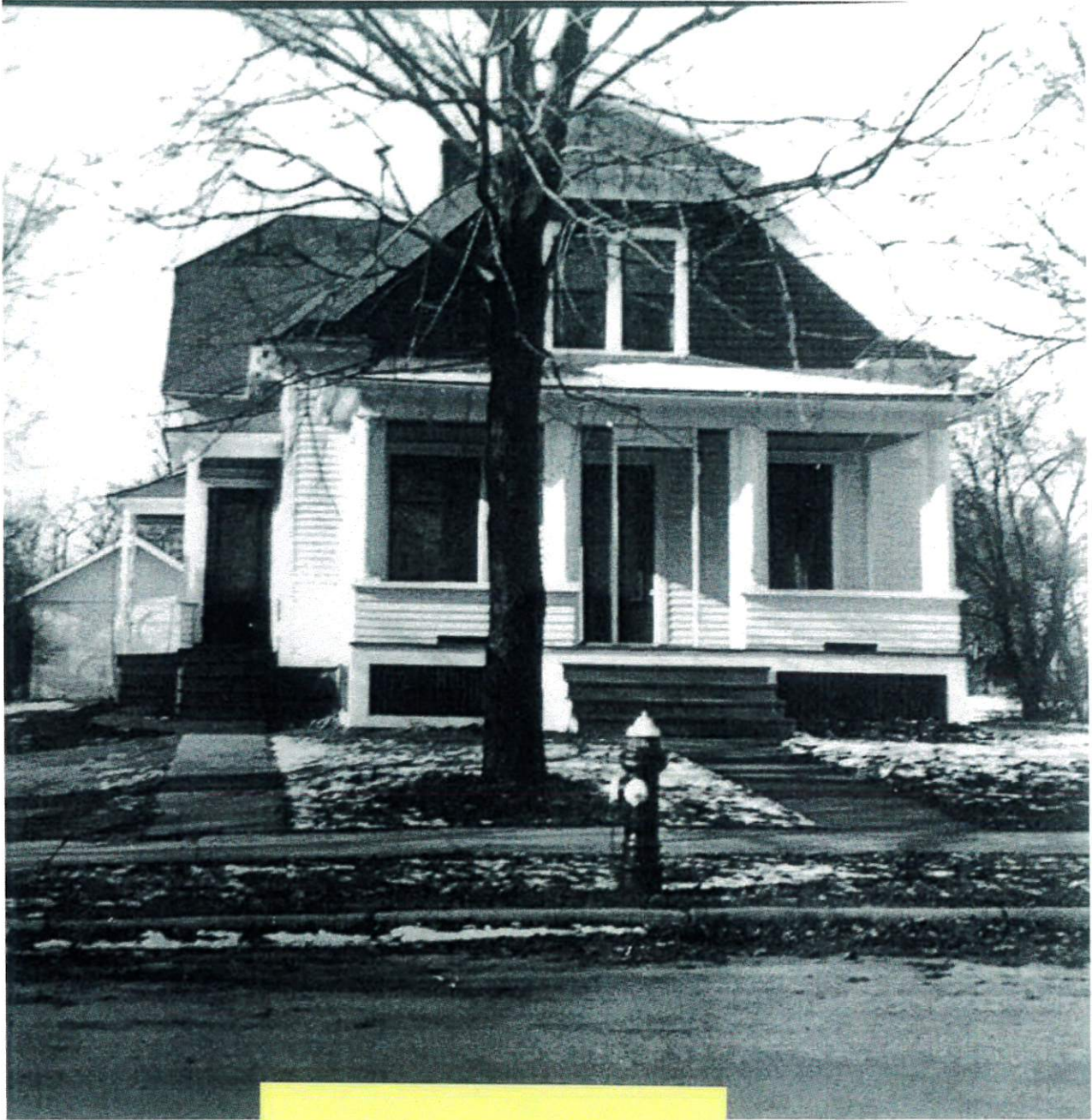
It is our hope that the City and the Historical Commission will work with us to *save this structure* for the next 100 years.

Respectfully,

MILLER & CALABRESE, P.C.

Cameron A. Miller, Esq.

Enclosures



248 S. Union
As originally
built in 1920

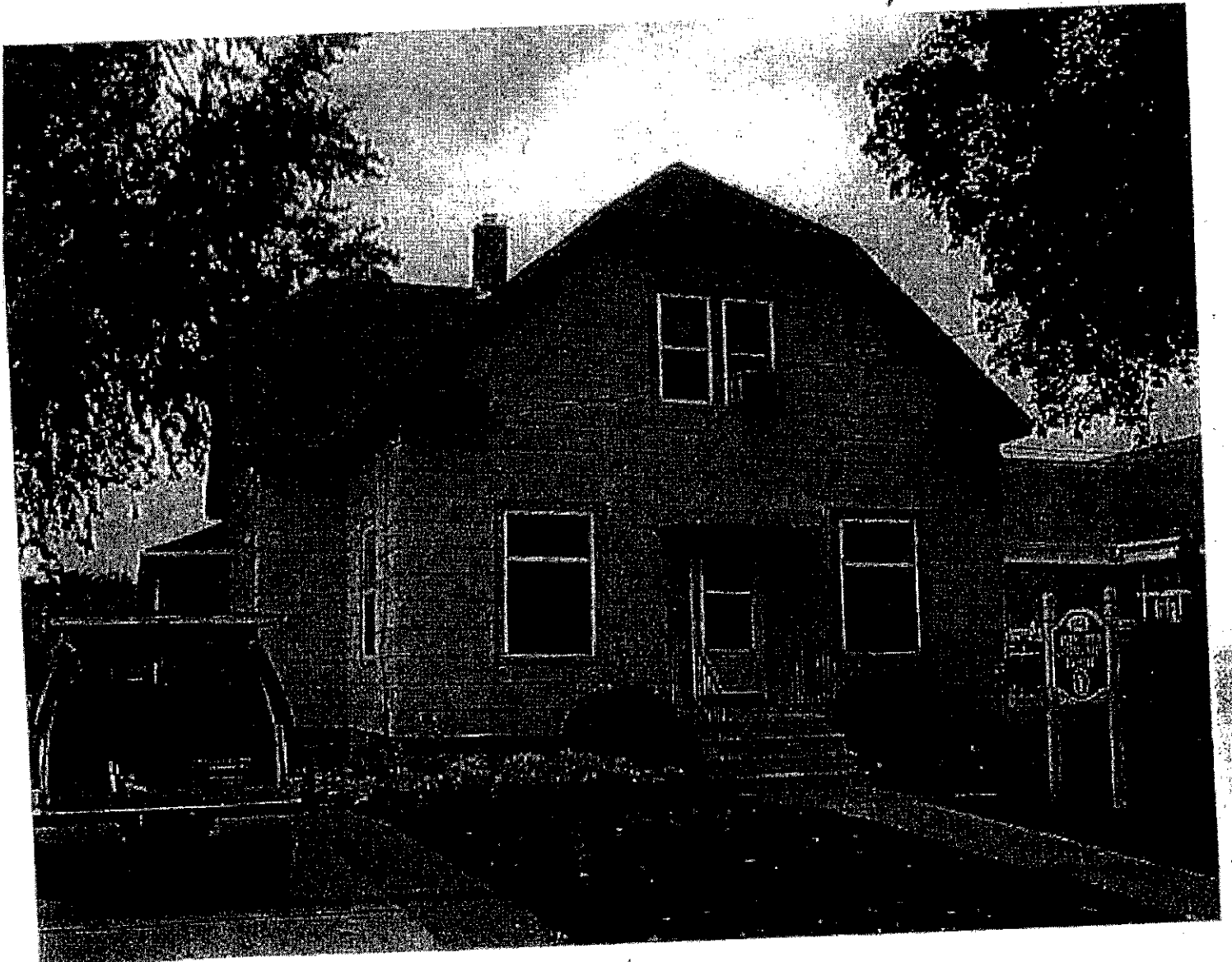


Year unknown



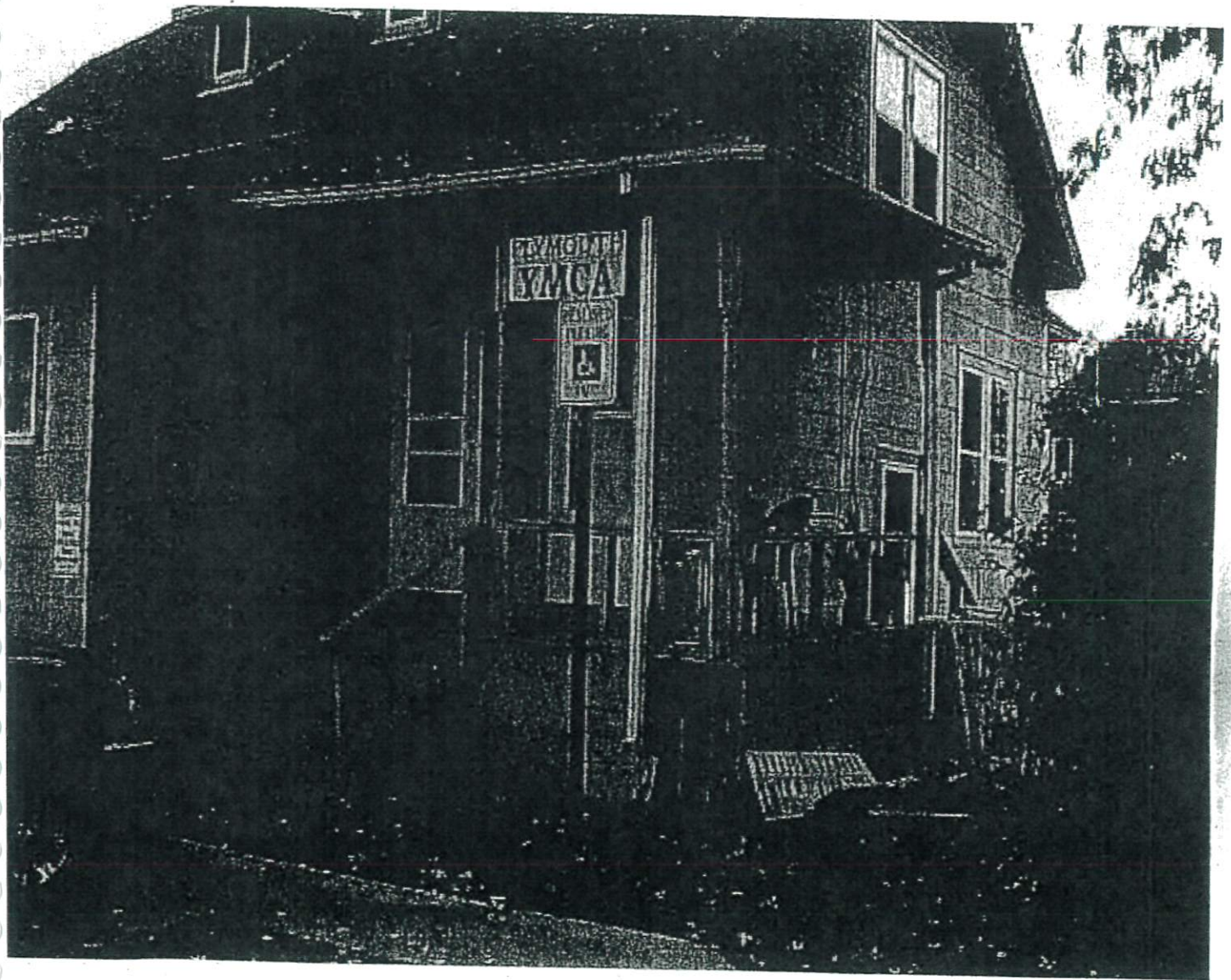
100% EXISTING
INSTALL NEW 8'x5' BLOCK PORCH
CONCRETE CAP AND BRICK VENEER.
ALL NEW GABLED ROOF WITH OVERHANGS
COVER NEW PORCH. NEW SUPPORT POST
AND HANDRAIL TO MEET CODE

FRONT



YMCA

LEVEL ROOF LINE OVER PORCH, RECONSTRUCT
AND STEPS. INSTALL NEW POST AND
RAIL TO MEET CODE. INSTALL NEW
SIDING TO MATCH NEW SIDING. ALL WORK
TO PORCH WILL BE TO MATCH EXISTING FOOTPRINT.



YMCA

REAR PORCH RENOVATION

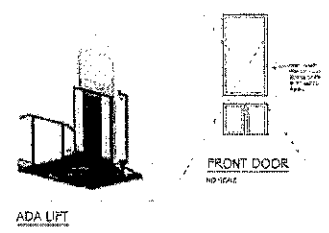
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WORK TO BE DONE:
 1. REPAIR ROOFING
 2. REPAIR SIDING
 3. REPAIR WINDOWS
 4. REPAIR DOORS
 5. REPAIR PORCH
 6. REPAIR STAIRS
 7. REPAIR WALKWAY



WORK TO BE DONE:
 1. REPAIR ROOFING
 2. REPAIR SIDING
 3. REPAIR WINDOWS
 4. REPAIR DOORS
 5. REPAIR PORCH
 6. REPAIR STAIRS
 7. REPAIR WALKWAY



ADA LIFT

RED XED OUT IS NOT PART OF THIS PERMIT
 THIS WORK IS PENDING HISTORICAL REVIEW

EXISTING FRONT (EAST) ELEVATION

EXISTING RIGHT SIDE (NORTH) ELEVATION



WORK TO BE DONE:
 1. REPAIR ROOFING
 2. REPAIR SIDING
 3. REPAIR WINDOWS
 4. REPAIR DOORS
 5. REPAIR PORCH
 6. REPAIR STAIRS
 7. REPAIR WALKWAY

EXISTING REAR (WEST) ELEVATION



WORK TO BE DONE:
 1. REPAIR ROOFING
 2. REPAIR SIDING
 3. REPAIR WINDOWS
 4. REPAIR DOORS
 5. REPAIR PORCH
 6. REPAIR STAIRS
 7. REPAIR WALKWAY

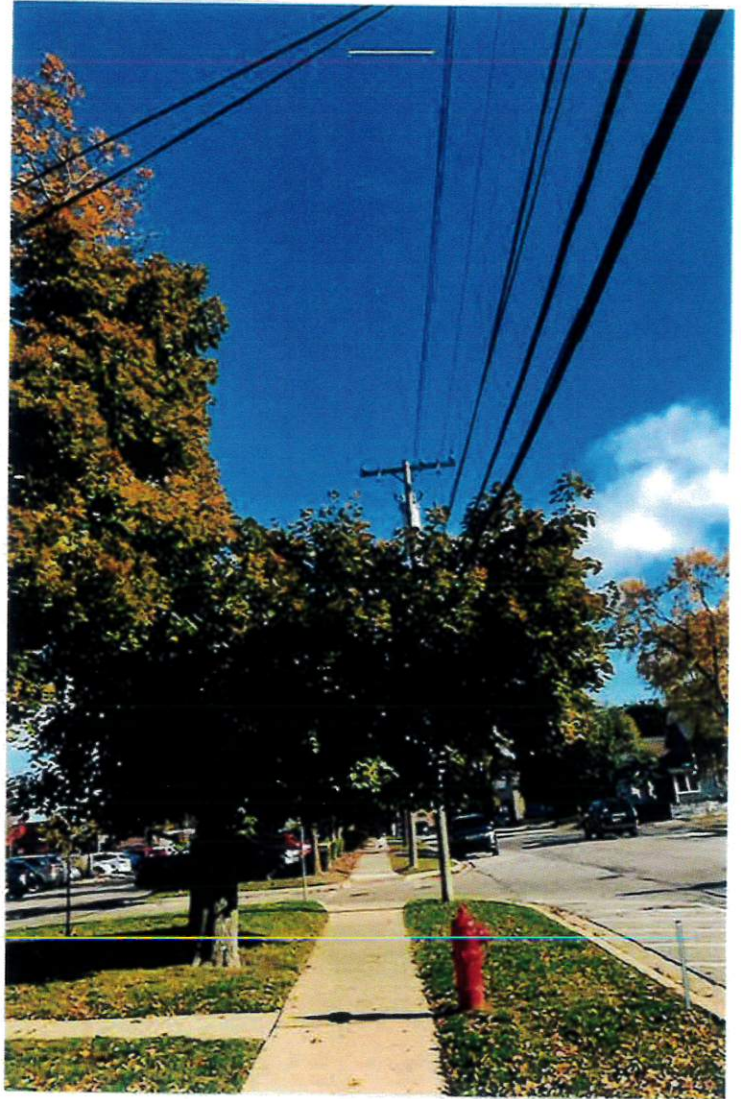
EXISTING LEFT SIDE (SOUTH) ELEVATION

D.J. MALTESE
 1012 N. WASHINGTON ST.
 CHICAGO, IL 60610
 (312) 467-1111
 (312) 467-1112
 (312) 467-1113
 (312) 467-1114
 (312) 467-1115
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 (312) 467-1196
 (312) 467-1197
 (312) 467-1198
 (312) 467-1199
 (312) 467-1200

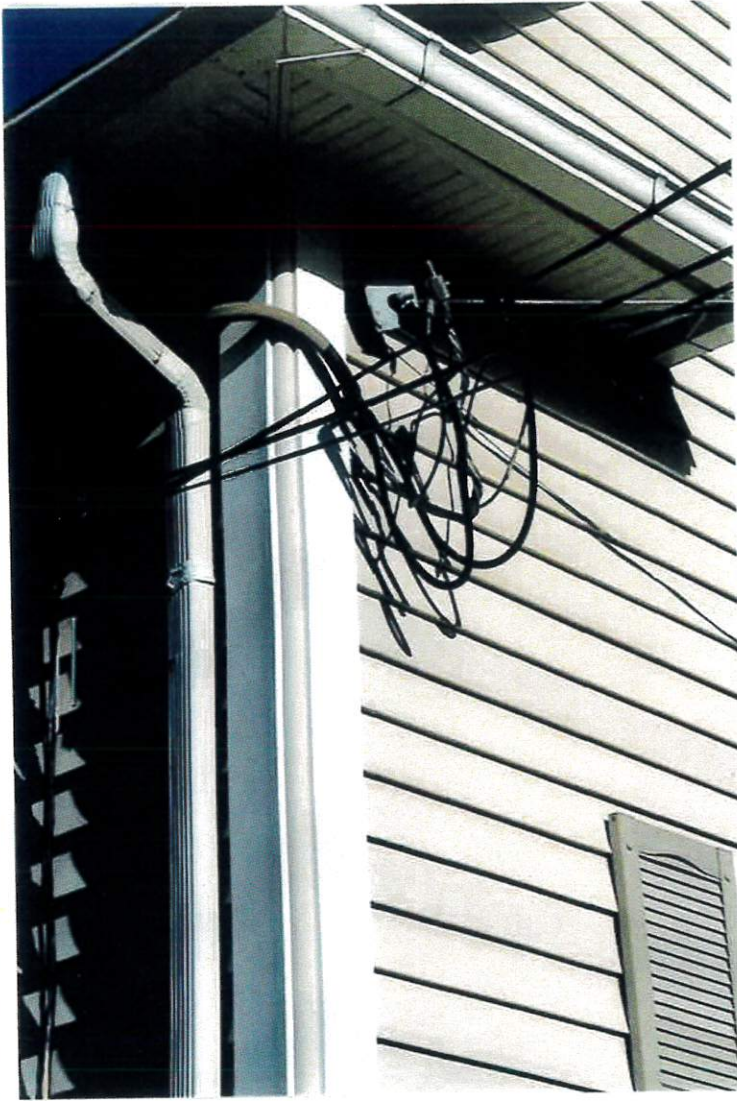
Photos taken by
 builder of outside
 as currently found



Utility pole
on property with
many wires hanging
down - since corrected



one beautiful
destroyed by
wire tree
trimming crew



unsightly wires



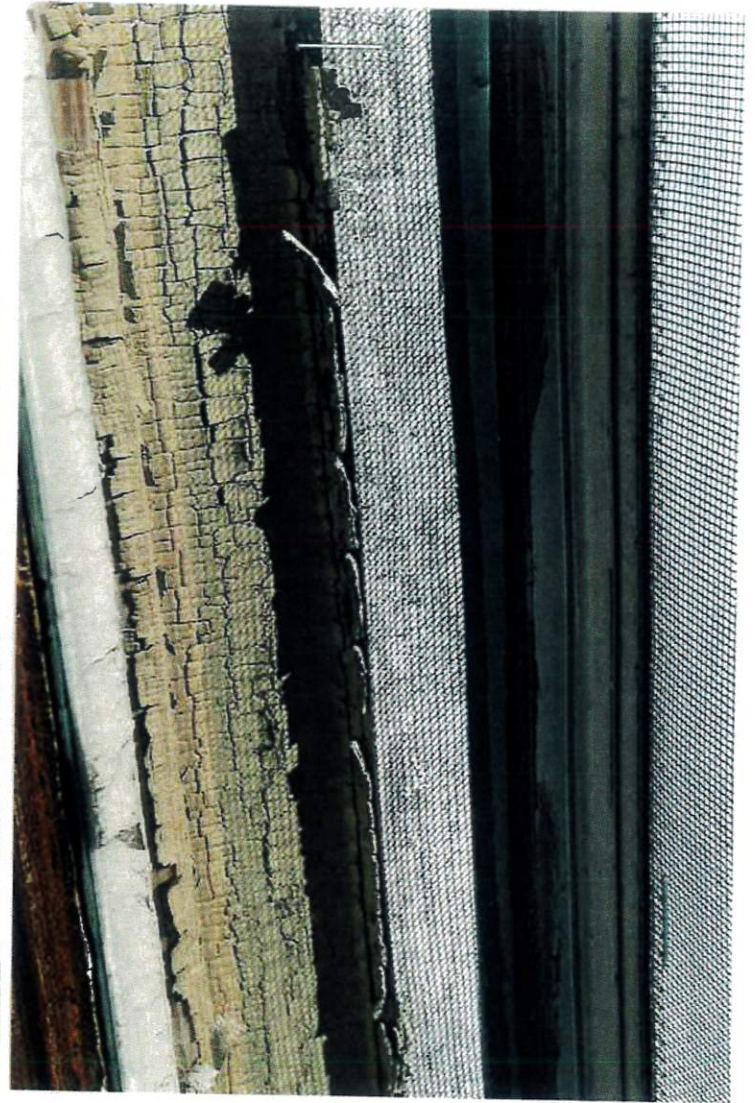
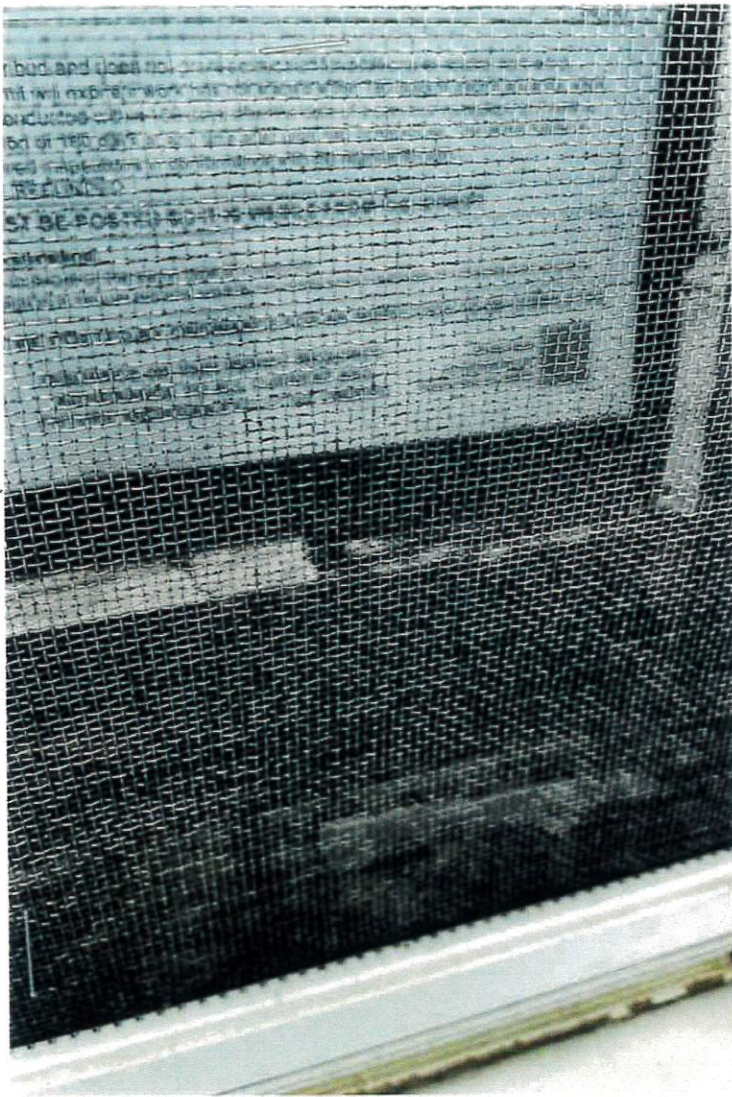
why?



Front
Storm
door



Rusted
rear
door



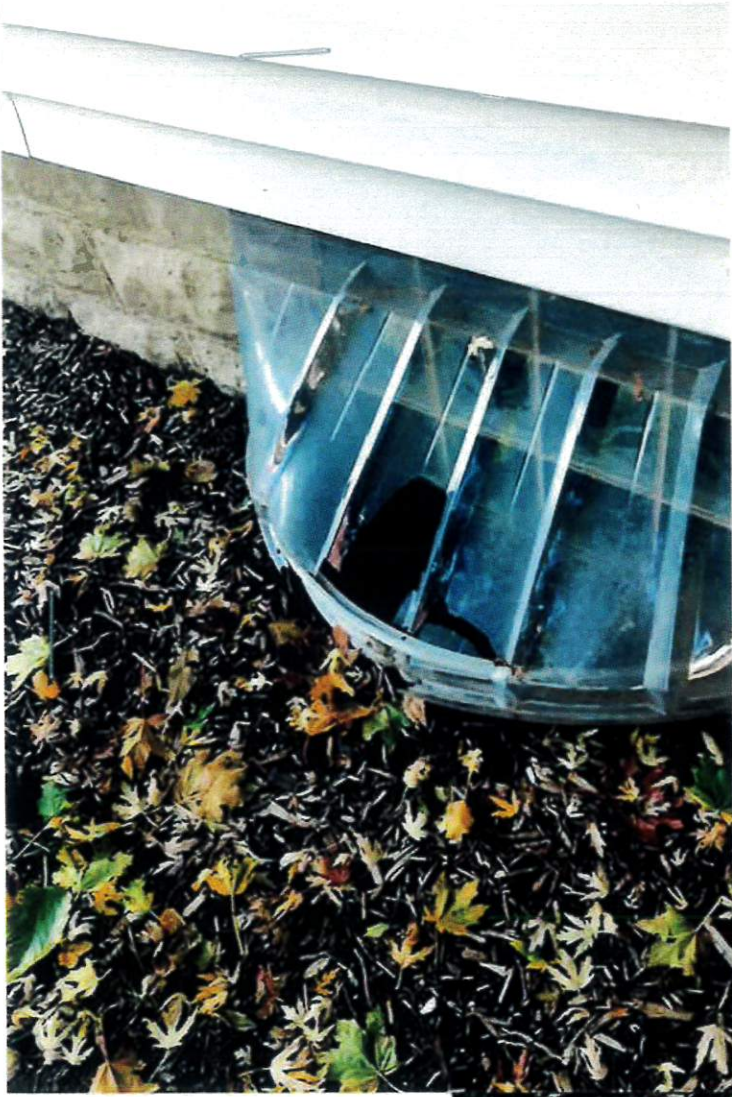
Current windows
with rotted wood



over grown
rear landscaping

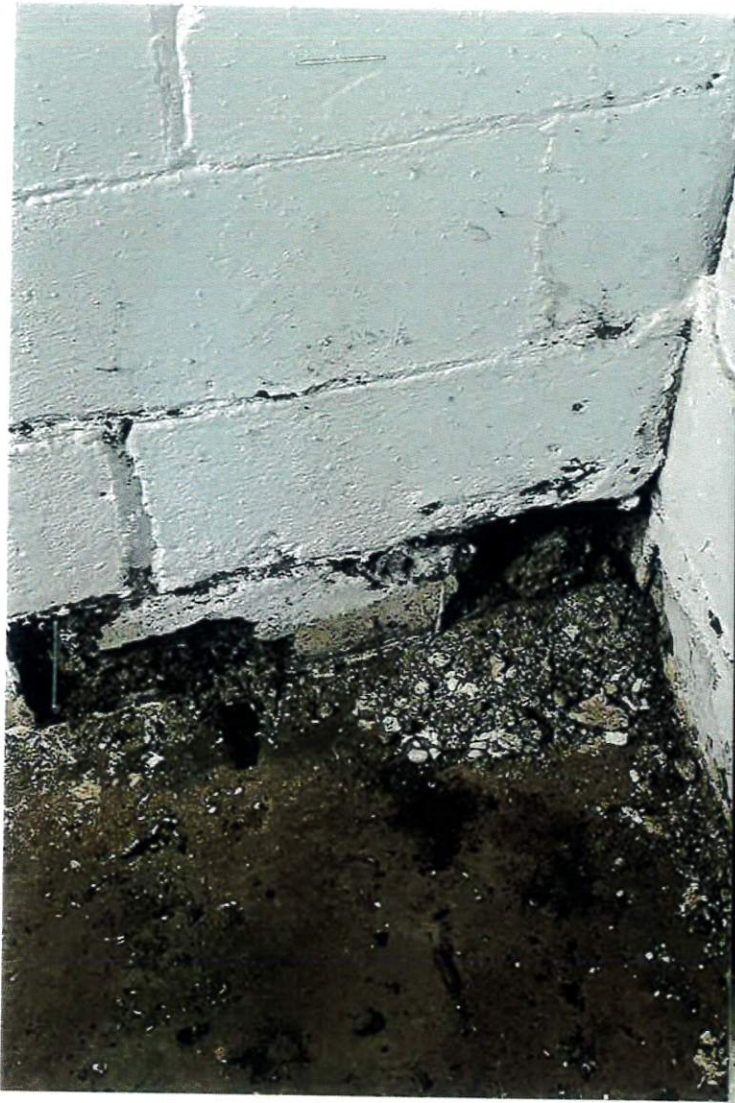


bushes overgrowing
into handicap parking
curb



Side
yard
landscaping

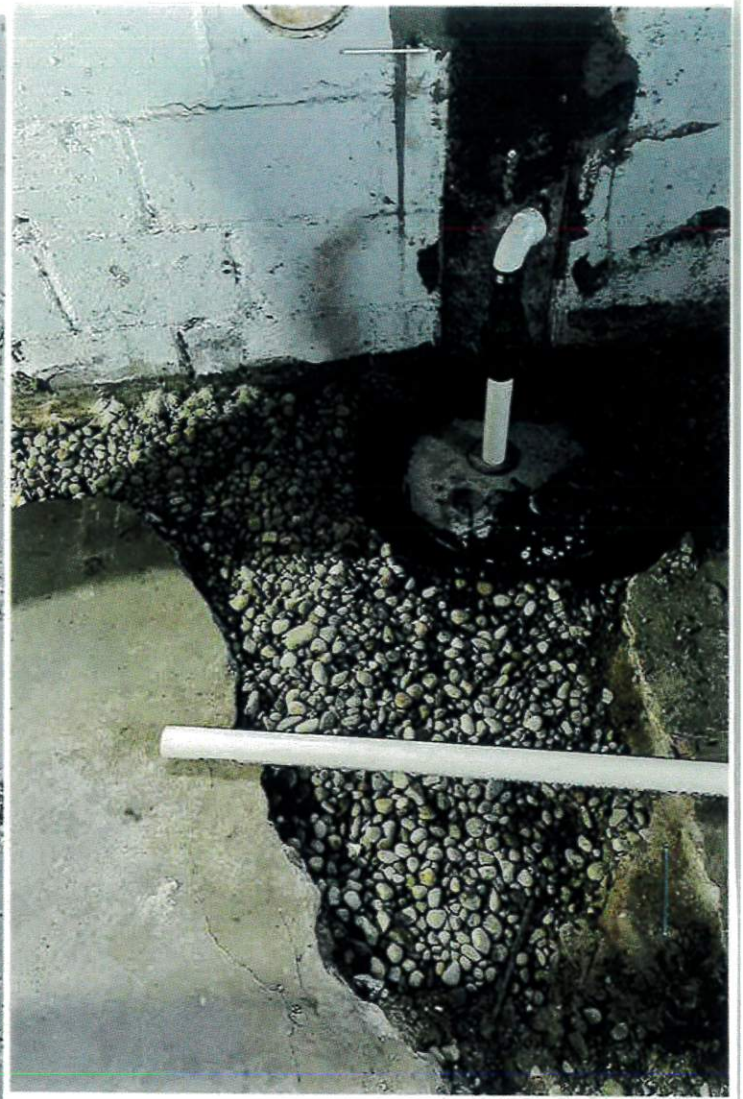




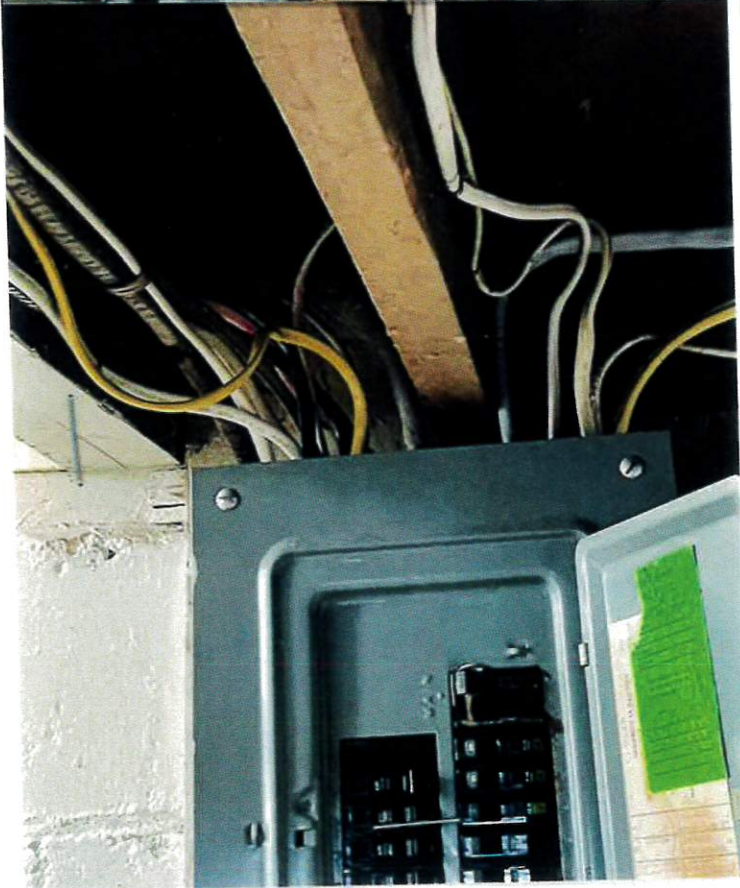
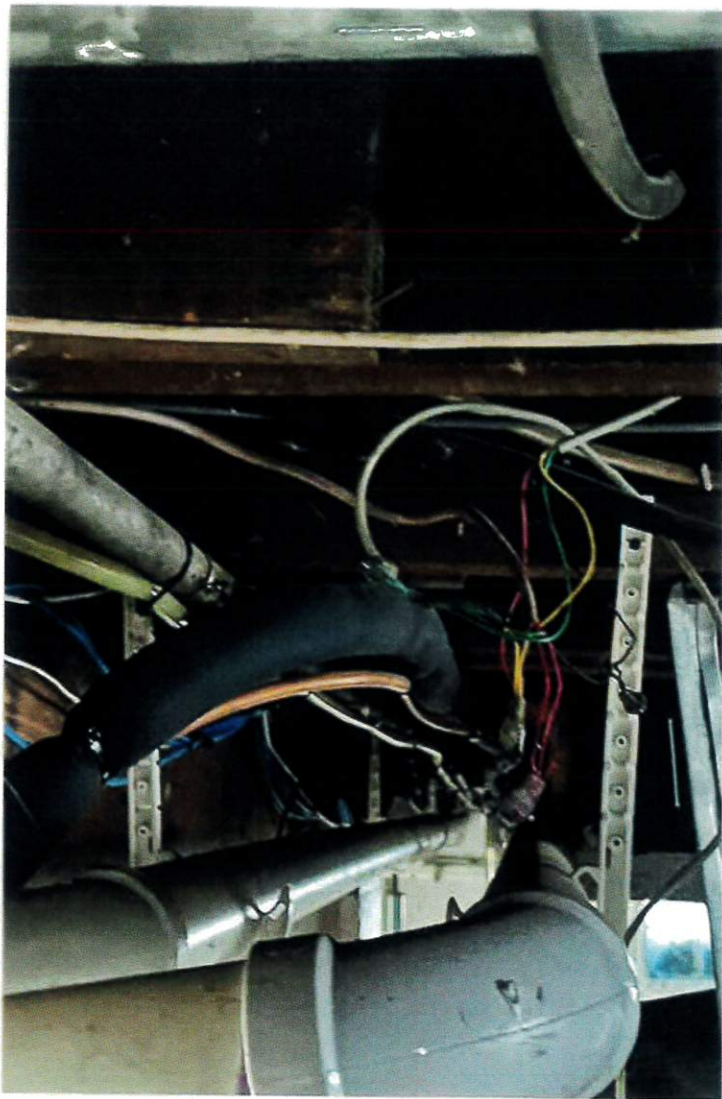
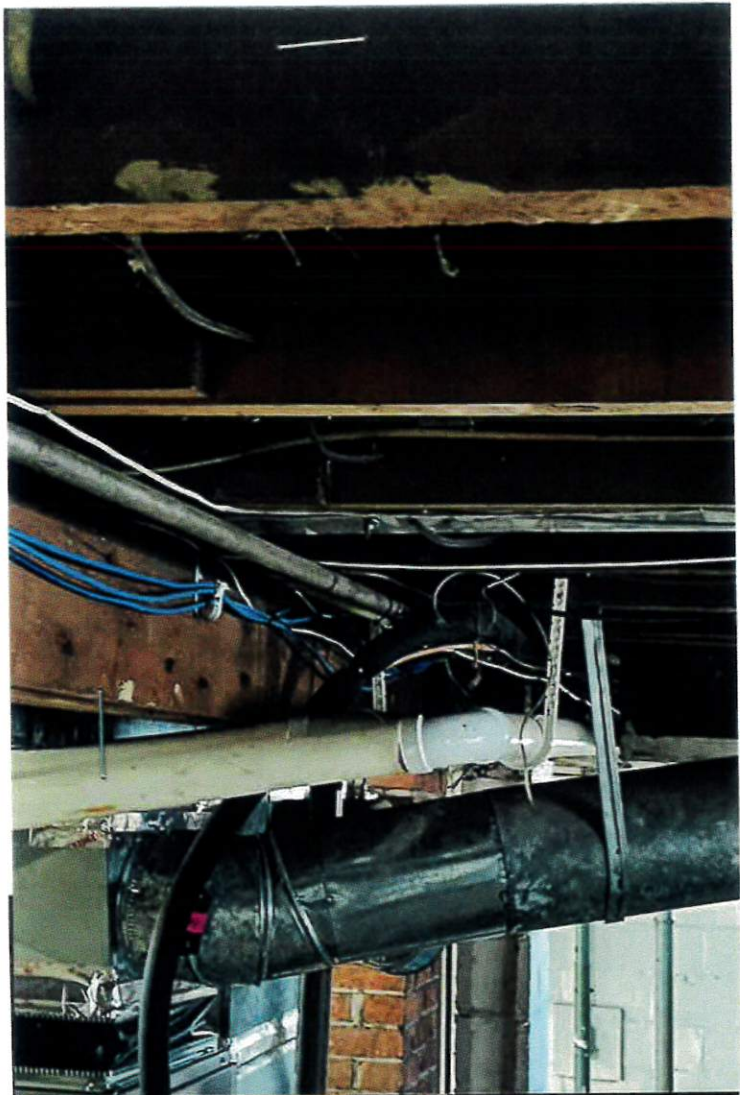
past water
problem



past water
solutions



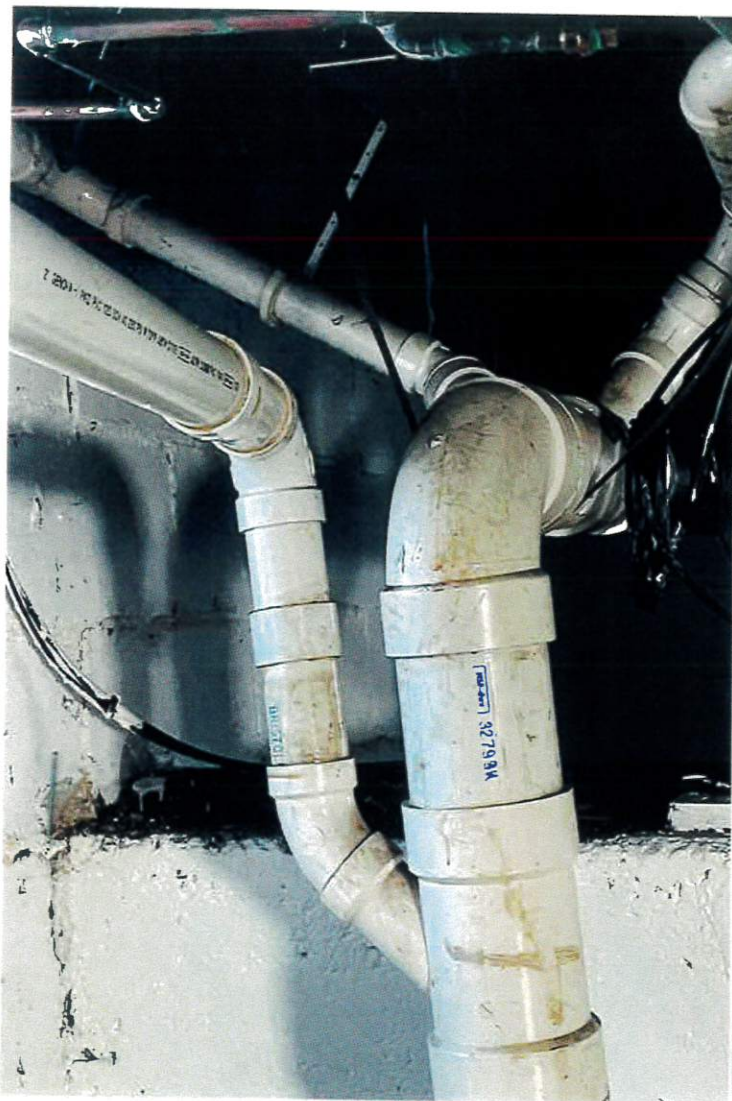
current basement
water proofing
solution interior



previous
wiring
(not to code)



previous wiring
(not to code)



prior mechanicals
hanging from
basement ceiling

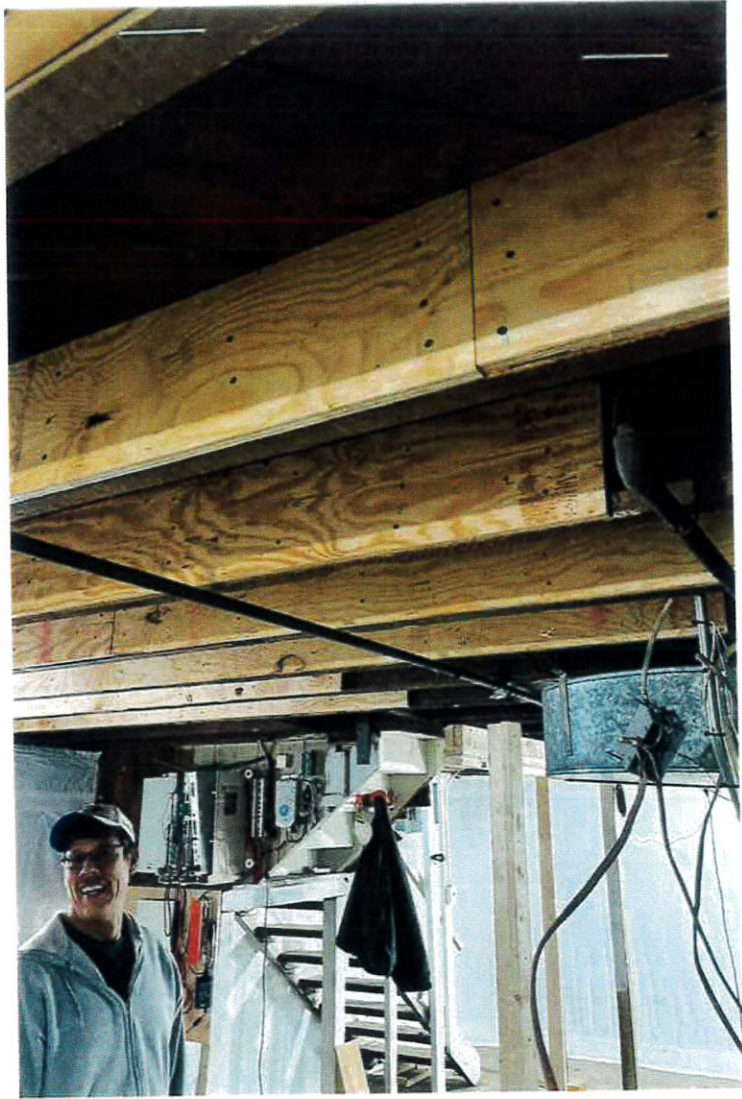
prior solution
to people
bumping their
head



↑
prior basement
beams either
cut or rotted →

prior attempted
solution





Entire structure jacked
up: new support beams.

Previously center support
beam sat approximately
3 inches below tops
of basement walls

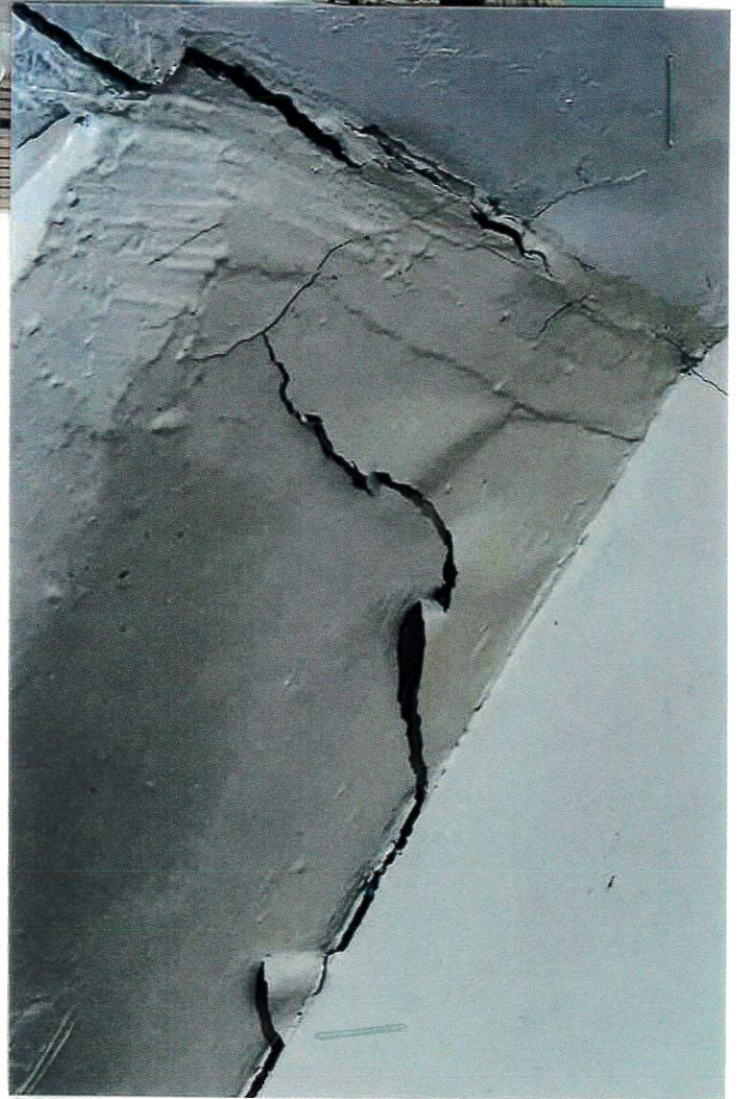
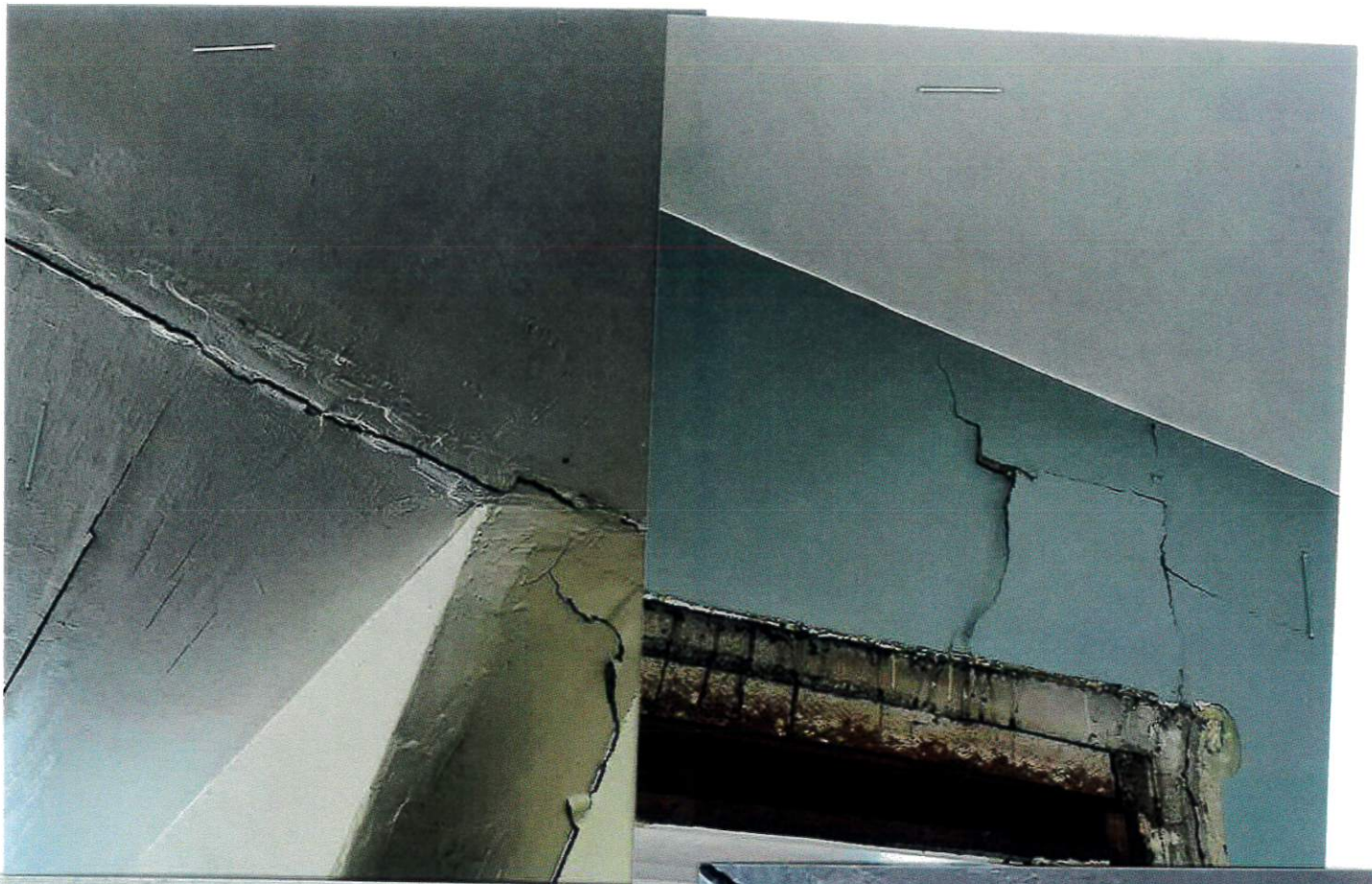


Damaged caused
by building
settling



Damage caused by
raising the building
security structure

Also note before building
could be jacked up, roof
had to be reattached to
rear wall





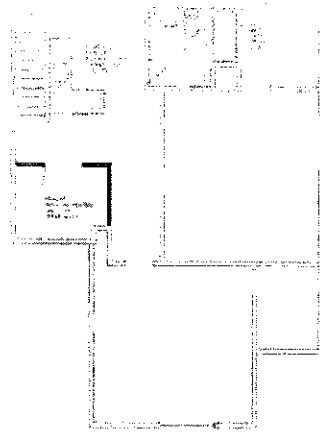
Interior doors
&
windows



Current
closets



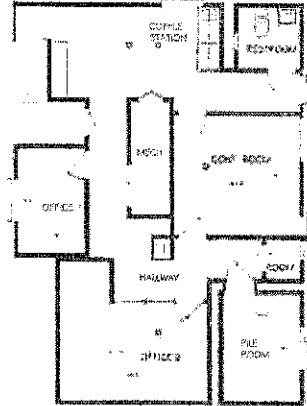
EXISTING SECOND FLOOR PLAN



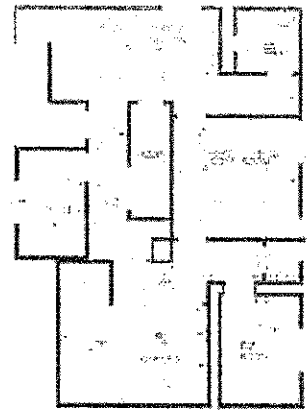
EXISTING SECOND FLOOR PLAN

1. 10' x 10' CLOSET
 2. 10' x 10' BATH
 3. 10' x 10' HALL
 4. 10' x 10' HALL

- 1. WOODEN FLOOR
- 2. WOODEN FLOOR
- 3. WOODEN FLOOR
- 4. WOODEN FLOOR
- 5. WOODEN FLOOR
- 6. WOODEN FLOOR
- 7. WOODEN FLOOR
- 8. WOODEN FLOOR
- 9. WOODEN FLOOR
- 10. WOODEN FLOOR
- 11. WOODEN FLOOR
- 12. WOODEN FLOOR



PROPOSED BASEMENT PLAN

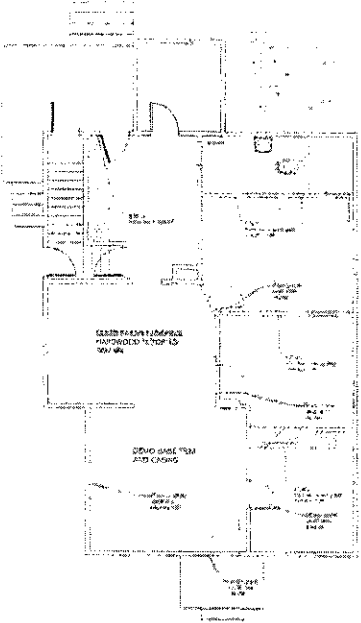


PROPOSED BASEMENT ELECTRICAL PLAN

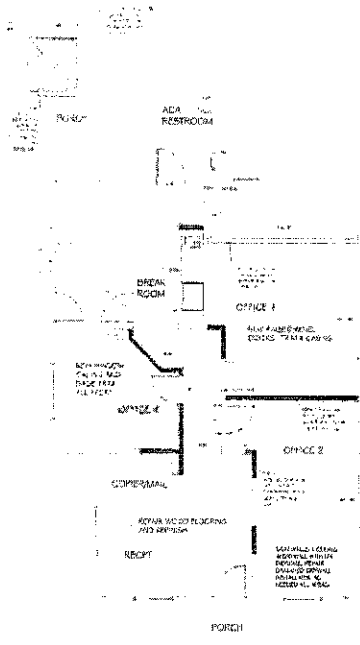
DJ. ANALYSE

- 1. 10' x 10' CLOSET
- 2. 10' x 10' BATH
- 3. 10' x 10' HALL
- 4. 10' x 10' HALL
- 5. 10' x 10' HALL
- 6. 10' x 10' HALL
- 7. 10' x 10' HALL
- 8. 10' x 10' HALL
- 9. 10' x 10' HALL
- 10. 10' x 10' HALL
- 11. 10' x 10' HALL
- 12. 10' x 10' HALL

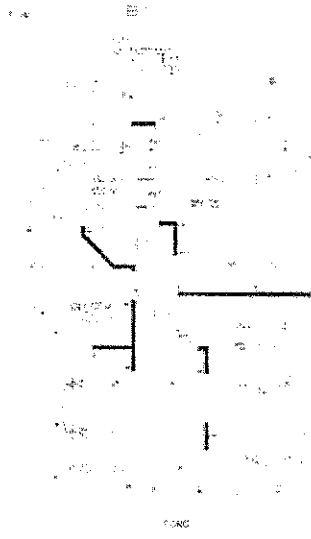
DATE: 10/10/10
 DRAWN BY: DJ
 CHECKED BY: DJ
 PROJECT: AT.1



EXISTING/DEM FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



FIRST FLOOR ELECTRICAL PLAN

D.J. MAITESI
 ARCHITECT
 1234 MAIN STREET
 SUITE 100
 PHOENIX, AZ 85001
 (602) 123-4567
 www.djmaitesi.com

DATE: 01/15/2024
 SCALE: AS SHOWN
 DRAWN BY: J.M.
 CHECKED BY: D.J.M.

A2.1

BUILDING RENOVATIONS
248 Union Street, Plymouth, MI 48170

FIRST FLOOR INTERIOR RENOVATIONS										
	UNITS	UNITS	TOTAL	UNIT	TRADE	GEN. CONDI.	OVERHEAD	1,160.00 SF cost		\$ 103.31
	LENGTH	WIDTH	UNITS	COST	COST	3%	15%	PROFIT	CONTINGEN	SELL
								\$ 0.07	\$ 0.05	PRICE
Permits	\$ 118,260.61	1.00	118,260.61	0.01	\$ 1,182.61	\$ 35.48	\$ 182.71	\$ 98.06	\$ 74.94	\$ 1,573.80
demo plumbing	2	1	2.00	150.00	\$ 300.00	\$ 9.00	\$ 46.35	\$ 24.87	\$ 19.01	\$ 399.24
demo electrical	1160	1	1,160.00	1.00	\$ 1,160.00	\$ 34.80	\$ 179.22	\$ 96.18	\$ 73.51	\$ 1,543.71
Shore up basement	4	1	4.00	200.00	\$ 800.00	\$ 24.00	\$ 123.60	\$ 66.33	\$ 50.70	\$ 1,064.63
concrete pad footings	4	1	4.00	150.00	\$ 600.00	\$ 18.00	\$ 92.70	\$ 49.75	\$ 38.02	\$ 798.47
New basement posts	4	1	4.00	140.00	\$ 560.00	\$ 16.80	\$ 86.52	\$ 46.43	\$ 35.49	\$ 745.24
New basement beams	4	1	4.00	475.00	\$ 1,900.00	\$ 57.00	\$ 293.55	\$ 157.54	\$ 120.40	\$ 2,528.49
First floor shoring	2	1	2.00	300.00	\$ 600.00	\$ 18.00	\$ 92.70	\$ 49.75	\$ 38.02	\$ 798.47
Remove walls	30.0	1	30.00	30.00	\$ 900.00	\$ 27.00	\$ 139.05	\$ 74.62	\$ 57.03	\$ 1,197.71
Remove doors	9.0	1	9.00	70.00	\$ 630.00	\$ 18.90	\$ 97.34	\$ 52.24	\$ 39.92	\$ 838.40
Remove base	350.0	1	350.00	1.00	\$ 350.00	\$ 10.50	\$ 54.08	\$ 29.02	\$ 22.18	\$ 465.78
Remove floor finish	1160	1	1,160.00	0.50	\$ 580.00	\$ 17.40	\$ 89.61	\$ 48.09	\$ 36.76	\$ 771.86
Remove window casing	11	1	11.00	35.00	\$ 385.00	\$ 11.55	\$ 59.48	\$ 31.92	\$ 24.40	\$ 512.35
New walls	53.0	1	53.00	75.00	\$ 3,975.00	\$ 119.25	\$ 614.14	\$ 329.59	\$ 251.90	\$ 5,289.87
Floor repairs	1	1	1.00	300.00	\$ 300.00	\$ 9.00	\$ 46.35	\$ 24.87	\$ 19.01	\$ 399.24
Wall and ceiling repairs	1	1	1.00	2500.00	\$ 2,500.00	\$ 75.00	\$ 386.25	\$ 207.29	\$ 158.43	\$ 3,326.96
New front door/hardware	1	1	1.00	3800.00	\$ 3,800.00	\$ 114.00	\$ 587.10	\$ 315.08	\$ 240.81	\$ 5,056.99
Rear door/hardware	2	1	2.00	900.00	\$ 1,800.00	\$ 54.00	\$ 278.10	\$ 149.25	\$ 114.07	\$ 2,395.41
Interior doors/hardware	5	1	5.00	650.00	\$ 3,250.00	\$ 97.50	\$ 502.13	\$ 269.47	\$ 205.95	\$ 4,325.05
Newbase	350	1	350.00	6.00	\$ 2,100.00	\$ 63.00	\$ 324.45	\$ 174.12	\$ 133.08	\$ 2,794.65
New door casing	13	1	13.00	110.00	\$ 1,430.00	\$ 42.90	\$ 220.94	\$ 118.57	\$ 90.62	\$ 1,903.02
New window casing	11	1	11.00	110.00	\$ 1,210.00	\$ 36.30	\$ 186.95	\$ 100.33	\$ 76.68	\$ 1,610.25
Floor refinishing	1088	1	1,088.00	3.80	\$ 4,134.40	\$ 124.03	\$ 638.76	\$ 342.80	\$ 262.00	\$ 5,502.00
Bathroom floor	8.5	8.5	72.25	16.00	\$ 1,156.00	\$ 34.68	\$ 178.60	\$ 95.85	\$ 73.26	\$ 1,538.39
Paint walls and ceilings	4040	1	4,040.00	0.90	\$ 3,636.00	\$ 109.08	\$ 561.76	\$ 301.48	\$ 230.42	\$ 4,838.74
Paint doors	13	9	117.00	110.00	\$ 12,870.00	\$ 386.10	\$ 1,988.42	\$ 1,067.12	\$ 815.58	\$ 17,127.21
Paint base and casing	830	1	830.00	2.00	\$ 1,660.00	\$ 49.80	\$ 256.47	\$ 137.64	\$ 105.20	\$ 2,209.10
Cabinets	7	1	7.00	450.00	\$ 3,150.00	\$ 94.50	\$ 486.68	\$ 261.18	\$ 199.62	\$ 4,191.98
Install cabinets	7	1	7.00	45.00	\$ 315.00	\$ 9.45	\$ 48.67	\$ 26.12	\$ 19.96	\$ 419.20
Counter top	6	2.23	13.38	45.00	\$ 602.10	\$ 18.06	\$ 93.02	\$ 49.92	\$ 38.16	\$ 801.27
Front desk counter	16	2	32.00	22.00	\$ 704.00	\$ 21.12	\$ 108.77	\$ 58.37	\$ 44.61	\$ 936.87
Front desk upper counter	12	1	12.00	45.00	\$ 540.00	\$ 16.20	\$ 83.43	\$ 44.77	\$ 34.22	\$ 718.62
Copy area cabinets	5	1	5.00	450.00	\$ 2,250.00	\$ 67.50	\$ 347.63	\$ 186.56	\$ 142.58	\$ 2,994.27
Install cabinets	4	1	4.00	45.00	\$ 180.00	\$ 5.40	\$ 27.81	\$ 14.92	\$ 11.41	\$ 239.54
Counter top	5	2.23	11.15	45.00	\$ 501.75	\$ 15.05	\$ 77.52	\$ 41.60	\$ 31.80	\$ 667.72
Rough Plumbing	1	1	1.00	2800.00	\$ 2,800.00	\$ 84.00	\$ 432.60	\$ 232.16	\$ 177.44	\$ 3,726.20

BUILDING RENOVATIONS
248 Union Street, Plymouth, MI 48170

Finish Plumbing/fixtures	1	1	1.00	1400.00	\$ 1,400.00	\$ 42.00	\$ 216.30	\$ 116.08	\$ 88.72	\$ 1,863.10
Vent fan	1	1	1.00	550.00	\$ 550.00	\$ 16.50	\$ 84.98	\$ 45.60	\$ 34.85	\$ 731.93
HVAC rework	1	1	1.00	1000.00	\$ 1,000.00	\$ 30.00	\$ 154.50	\$ 82.92	\$ 63.37	\$ 1,330.79
Electrical	1160	1	1,160.00	6.00	\$ 6,960.00	\$ 208.80	\$ 1,075.32	\$ 577.09	\$ 441.06	\$ 9,262.27
Lighting	20	1	20.00	175.00	\$ 3,500.00	\$ 105.00	\$ 540.75	\$ 290.20	\$ 221.80	\$ 4,657.75
Appliances	1	1	1.00	1200.00	\$ 1,200.00	\$ 36.00	\$ 185.40	\$ 99.50	\$ 76.04	\$ 1,596.94
Window blinds	11	1	11.00	120.00	\$ 1,320.00	\$ 39.60	\$ 203.94	\$ 109.45	\$ 83.65	\$ 1,756.64
Dumpster	2	1	2.00	550.00	\$ 1,100.00	\$ 33.00	\$ 169.95	\$ 91.21	\$ 69.71	\$ 1,463.86
Clean-up	40	1	40.00	35.00	\$ 1,400.00	\$ 42.00	\$ 216.30	\$ 116.08	\$ 88.72	\$ 1,863.10
Supervision	80	1	80.00	80.00	\$ 6,400.00	\$ 192.00	\$ 988.80	\$ 530.66	\$ 405.57	\$ 8,517.03
Janitorial clean up	1160	1	1,160.00	0.35	\$ 406.00	\$ 12.18	\$ 62.73	\$ 33.66	\$ 25.73	\$ 540.30

TOTAL										
Contingency								\$ 114,128.00	\$ 5,706.45	
TOTAL WITH CONTINGENCY										\$ 119,834.40

SECOND FLOOR INTERIOR										1,028.00 SF cost	\$ 22.85
	UNITS	UNITS	TOTAL	UNIT	TRADE	GEN. CONDI.	OVERHEAD	PROFIT	CONTINGEN	SELL	
	LENGTH	WIDTH	UNITS	COST	COST	3%	15%	\$ 0.07	\$ 0.10	PRICE	
Permits	\$ 26,162.98	1.00	26,162.98	0.01	\$ 261.63	\$ 7.85	\$ 40.42	\$ 21.69	\$ 16.58	\$ 348.17	
Misc. wall repairs	1	1	1.00	500.00	\$ 500.00	\$ 15.00	\$ 77.25	\$ 41.46	\$ 31.69	\$ 665.39	
Misc. Electrical repairs	1	1	1.00	500.00	\$ 500.00	\$ 15.00	\$ 77.25	\$ 41.46	\$ 31.69	\$ 665.39	
Paint walls and ceilings	1	1	1.00	2500.00	\$ 2,500.00	\$ 75.00	\$ 386.25	\$ 207.29	\$ 158.43	\$ 3,326.96	
Paint doors and trim	1	1	1.00	1500.00	\$ 1,500.00	\$ 45.00	\$ 231.75	\$ 124.37	\$ 95.06	\$ 1,996.18	
New floating floor	1	1	1.00	5000.00	\$ 5,000.00	\$ 150.00	\$ 772.50	\$ 414.58	\$ 316.85	\$ 6,653.93	
New counter tops	1	1	1.00	1500.00	\$ 1,500.00	\$ 45.00	\$ 231.75	\$ 124.37	\$ 95.06	\$ 1,996.18	
Misc. carpentry	1	1	1.00	1000.00	\$ 1,000.00	\$ 30.00	\$ 154.50	\$ 82.92	\$ 63.37	\$ 1,330.79	
Appliances	1	1	1.00	3500.00	\$ 3,500.00	\$ 105.00	\$ 540.75	\$ 290.20	\$ 221.80	\$ 4,657.75	
Dumpster	1	1	1.00	550.00	\$ 550.00	\$ 16.50	\$ 84.98	\$ 45.60	\$ 34.85	\$ 731.93	
Clean-up	10	1	10.00	35.00	\$ 350.00	\$ 10.50	\$ 54.08	\$ 29.02	\$ 22.18	\$ 465.78	
Supervision	30	1	30.00	80.00	\$ 2,400.00	\$ 72.00	\$ 370.80	\$ 199.00	\$ 152.09	\$ 3,193.89	
Janitorial clean up	1028	1	1,028.00	0.35	\$ 359.80	\$ 10.79	\$ 55.59	\$ 29.83	\$ 22.80	\$ 478.82	

TOTAL								\$ 25,248.72		
Contingency									\$ 1,262.54	
TOTAL WITH CONTINGENCY										\$ 26,511.15

BASEMENT RENOVATIONS										1,160.00 SF cost	\$ 76.95
	UNITS	UNITS	TOTAL	UNIT	TRADE	GEN. CONDI.	OVERHEAD	PROFIT	CONTINGEN	SELL	
	LENGTH	WIDTH	UNITS	COST	COST	3%	15%	\$ 0.07	\$ 0.10	PRICE	

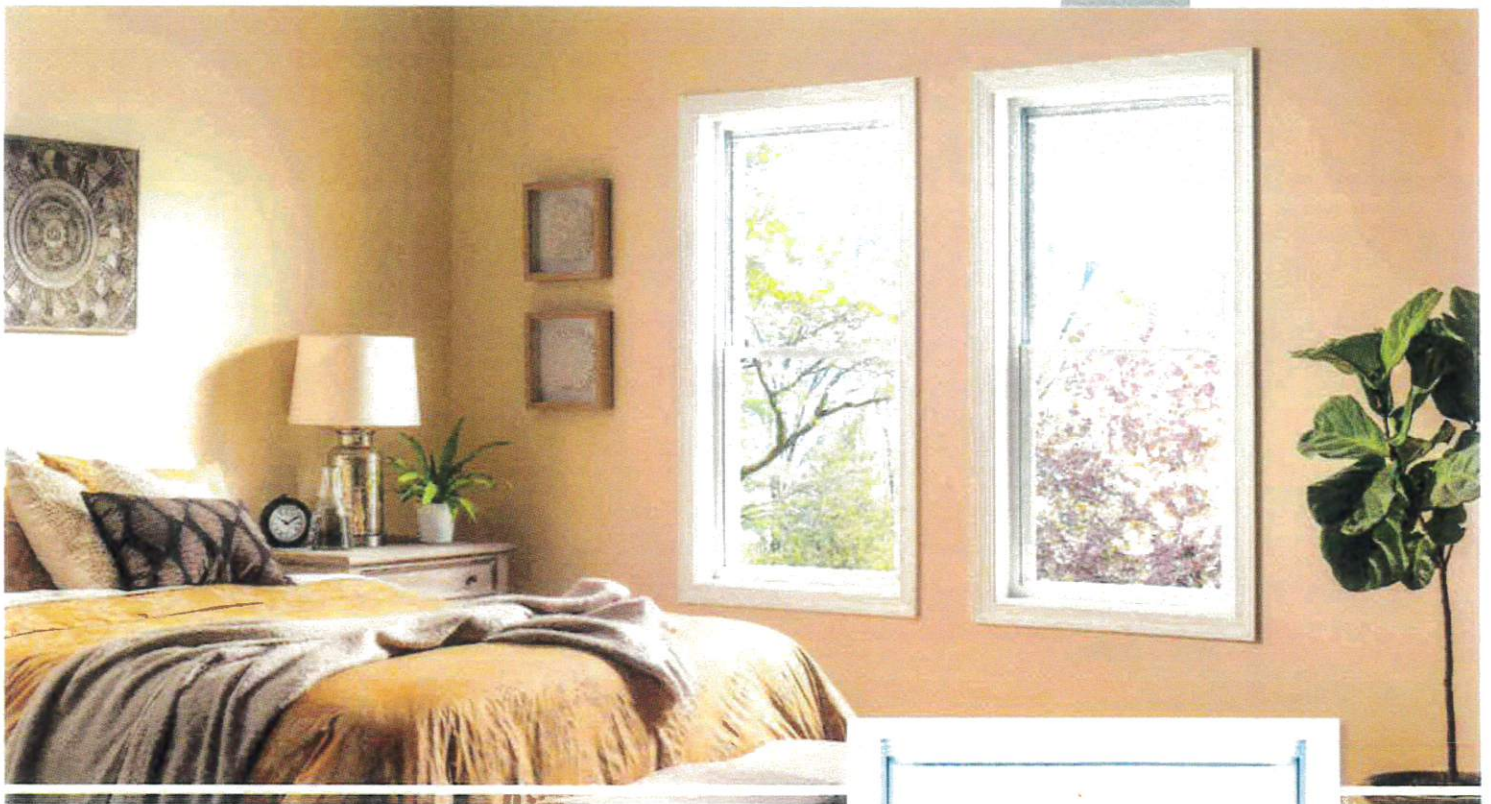
BUILDING RENOVATIONS
248 Union Street, Plymouth, MI 48170

Permits	\$ 88,088.43	1.00	88,088.43	0.01	\$ 880.88	\$ 26.43	\$ 136.10	\$ 73.04	\$ 55.82	\$ 1,172.27
Water seal basement walls	140	7.6	1,064.00	2.00	\$ 2,128.00	\$ 63.84	\$ 328.78	\$ 176.44	\$ 134.85	\$ 2,831.91
Floor repairs	1	1	1.00	500.00	\$ 500.00	\$ 15.00	\$ 77.25	\$ 41.46	\$ 31.69	\$ 665.39
Seal floor	1160	1	1,160.00	1.00	\$ 1,160.00	\$ 34.80	\$ 179.22	\$ 96.18	\$ 73.51	\$ 1,543.71
Perimeter drain system	140	1	140.00	24.00	\$ 3,360.00	\$ 100.80	\$ 519.12	\$ 278.59	\$ 212.93	\$ 4,471.44
Sump pit and pump	1	1	1.00	900.00	\$ 900.00	\$ 27.00	\$ 139.05	\$ 74.62	\$ 57.03	\$ 1,197.71
Frame ext. wall/insul/drywall	140	1	140.00	75.00	\$ 10,500.00	\$ 315.00	\$ 1,622.25	\$ 870.61	\$ 665.39	\$ 13,973.25
Paint ceiling	1160	1	1,160.00	2.00	\$ 2,320.00	\$ 69.60	\$ 358.44	\$ 192.36	\$ 147.02	\$ 3,087.42
New Partitions	90	1	90.00	75.00	\$ 6,750.00	\$ 202.50	\$ 1,042.88	\$ 559.68	\$ 427.75	\$ 8,982.80
New doors	4	1	4.00	650.00	\$ 2,600.00	\$ 78.00	\$ 401.70	\$ 215.58	\$ 164.76	\$ 3,460.04
New door casing	7	1	7.00	90.00	\$ 630.00	\$ 18.90	\$ 97.34	\$ 52.24	\$ 39.92	\$ 838.40
Base trim	320	1	320.00	4.00	\$ 1,280.00	\$ 38.40	\$ 197.76	\$ 106.13	\$ 81.11	\$ 1,703.41
Bathroom	1.0	1	1.00	3.00	\$ 3.00	\$ 0.09	\$ 0.46	\$ 0.25	\$ 0.19	\$ 3.99
Flooring	1160.0	1	1,160.00	4.00	\$ 4,640.00	\$ 139.20	\$ 716.88	\$ 384.73	\$ 294.04	\$ 6,174.85
Stairway flooring	14.0	6	84.00	6.00	\$ 504.00	\$ 15.12	\$ 77.87	\$ 41.79	\$ 31.94	\$ 670.72
Stairway paint	1.0	1	1.00	300.00	\$ 300.00	\$ 9.00	\$ 46.35	\$ 24.87	\$ 19.01	\$ 399.24
Remove exterior door	1	1	1.00	75.00	\$ 75.00	\$ 2.25	\$ 11.59	\$ 6.22	\$ 4.75	\$ 99.81
New Exterior door	1	1	1.00	900.00	\$ 900.00	\$ 27.00	\$ 139.05	\$ 74.62	\$ 57.03	\$ 1,197.71
Paint walls	320	7.6	2,432.00	0.90	\$ 2,188.80	\$ 65.66	\$ 338.17	\$ 181.48	\$ 138.71	\$ 2,912.82
Paint doors	5	9	45.00	110.00	\$ 4,950.00	\$ 148.50	\$ 764.78	\$ 410.43	\$ 313.69	\$ 6,587.39
Paint base and casing	9	1	9.00	2.00	\$ 18.00	\$ 0.54	\$ 2.78	\$ 1.49	\$ 1.14	\$ 23.95
Kitchenette	1	1	1.00	1500.00	\$ 1,500.00	\$ 45.00	\$ 231.75	\$ 124.37	\$ 95.06	\$ 1,996.18
Restroom	1	1	1.00	4500.00	\$ 4,500.00	\$ 135.00	\$ 695.25	\$ 373.12	\$ 285.17	\$ 5,988.54
HVAC rework	1	1	1.00	1000.00	\$ 1,000.00	\$ 30.00	\$ 154.50	\$ 82.92	\$ 63.37	\$ 1,330.79
Electrical	1160	1	1,160.00	3.00	\$ 3,480.00	\$ 104.40	\$ 537.66	\$ 288.54	\$ 220.53	\$ 4,631.13
Lighting	10	1	10.00	175.00	\$ 1,750.00	\$ 52.50	\$ 270.38	\$ 145.10	\$ 110.90	\$ 2,328.88
Appliances	1	1	1.00	100.00	\$ 100.00	\$ 3.00	\$ 15.45	\$ 8.29	\$ 6.34	\$ 133.08
Dumpster	2	1	2.00	550.00	\$ 1,100.00	\$ 33.00	\$ 169.95	\$ 91.21	\$ 69.71	\$ 1,463.86
Clean-up	30	1	30.00	35.00	\$ 1,050.00	\$ 31.50	\$ 162.23	\$ 87.06	\$ 66.54	\$ 1,397.33
Supervision	70	1	70.00	80.00	\$ 5,600.00	\$ 168.00	\$ 865.20	\$ 464.32	\$ 354.88	\$ 7,452.40
Janitorial clean up	1160	1	1,160.00	0.35	\$ 406.00	\$ 12.18	\$ 62.73	\$ 33.66	\$ 25.73	\$ 540.30
TOTAL							\$ 85,010.19			
Contingency								\$ 4,250.61		
TOTAL WITH CONTINGENCY										\$ 89,260.70

BUILDING RENOVATIONS
248 Union Street, Plymouth, MI 48170

EXTERIOR RENOVATIONS (BUDGET NUMBERS)										
	UNITS	UNITS	TOTAL	UNIT	TRADE	GEN. CONDI.	OVERHEAD	PROFIT	CONTINGEN	SELL
	LENGTH	WIDTH	UNITS	COST	COST	3%	15%	\$ 0.07	\$ 0.10	PRICE
Permits	\$ 78,072.76	1.00	78,072.76	0.01	\$ 780.73	\$ 23.42	\$ 120.62	\$ 64.73	\$ 98.95	\$ 1,088.46
Replace windows	1	1	1.00	20000.00	\$ 20,000.00	\$ 600.00	\$ 3,090.00	\$ 1,658.30	\$ 2,534.83	\$ 27,883.13
Ramp	1	1	1.00	14000.00	\$ 14,000.00	\$ 420.00	\$ 2,163.00	\$ 1,160.81	\$ 1,774.38	\$ 19,518.19
Front porch rework	1	1	1.00	22000.00	\$ 22,000.00	\$ 660.00	\$ 3,399.00	\$ 1,824.13	\$ 2,788.31	\$ 30,671.44
New hardi baord siding	1	1	1.00	21000.00	\$ 21,000.00	\$ 630.00	\$ 3,244.50	\$ 1,741.22	\$ 2,661.57	\$ 29,277.29
TOTAL								\$ 71,964.75		
Contingency									\$ 9,858.15	
TOTAL WITH CONTINGENCY										\$ 108,438.51

prepared by D.J. Maltese Construction Corporation, 8/18/2020, 4 of 4

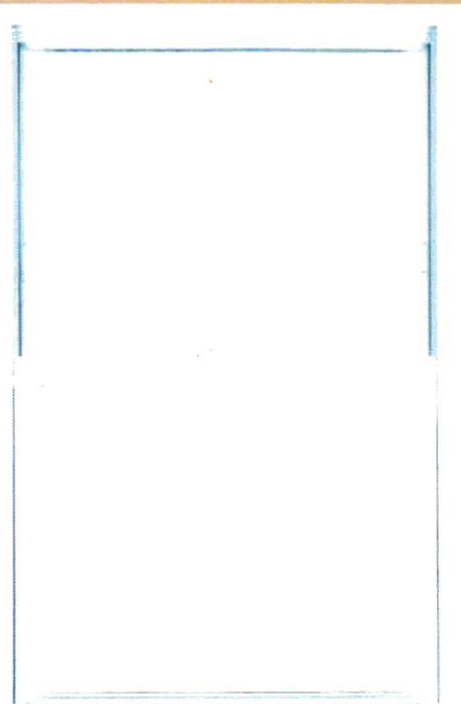


DOUBLE-HUNG WINDOWS

Designed for easy window replacement, the Silver Line® V1 Series double-hung window features a simple design with a tilt-in top and bottom sash for easy cleaning.

FEATURES & BENEFITS

- Simple design blends with virtually any décor
- Tilt-in top and bottom sash for easy cleaning
- Fusion-welded vinyl for durability
- Limited lifetime warranty*
- Many V1 Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



*proposed
windows*



*Visit silverlinewindows.com for warranty details.



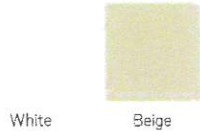
DOUBLE-HUNG WINDOWS

OPTIONS & ACCESSORIES



Colors

Windows and exterior of double-hung frames are available in the following colors:



White

Beige

Printing limitations prevent exact color duplication. See your Silver Line dealer for actual color samples

Hardware

Color-coordinated lock & keeper are standard.

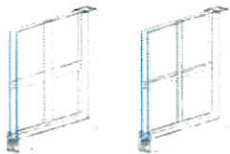


White | Beige

Grilles

Grille Types

Choose from flat or contour profiles grilles-between-the-glass for easy cleaning.



Flat Profile

Contour Profile

Grille Patterns

Choose from a variety of grille patterns. Additional patterns available.



Colonial

Prairie

Valance

3x1

Diamond

Glass

Choose the glass option that best fits your needs:

- Low-E
- Low-E^{LS}
- Low-E^{SC}
- Low-E^{PS}
- Low-E 2+^{PS}

Frame Type

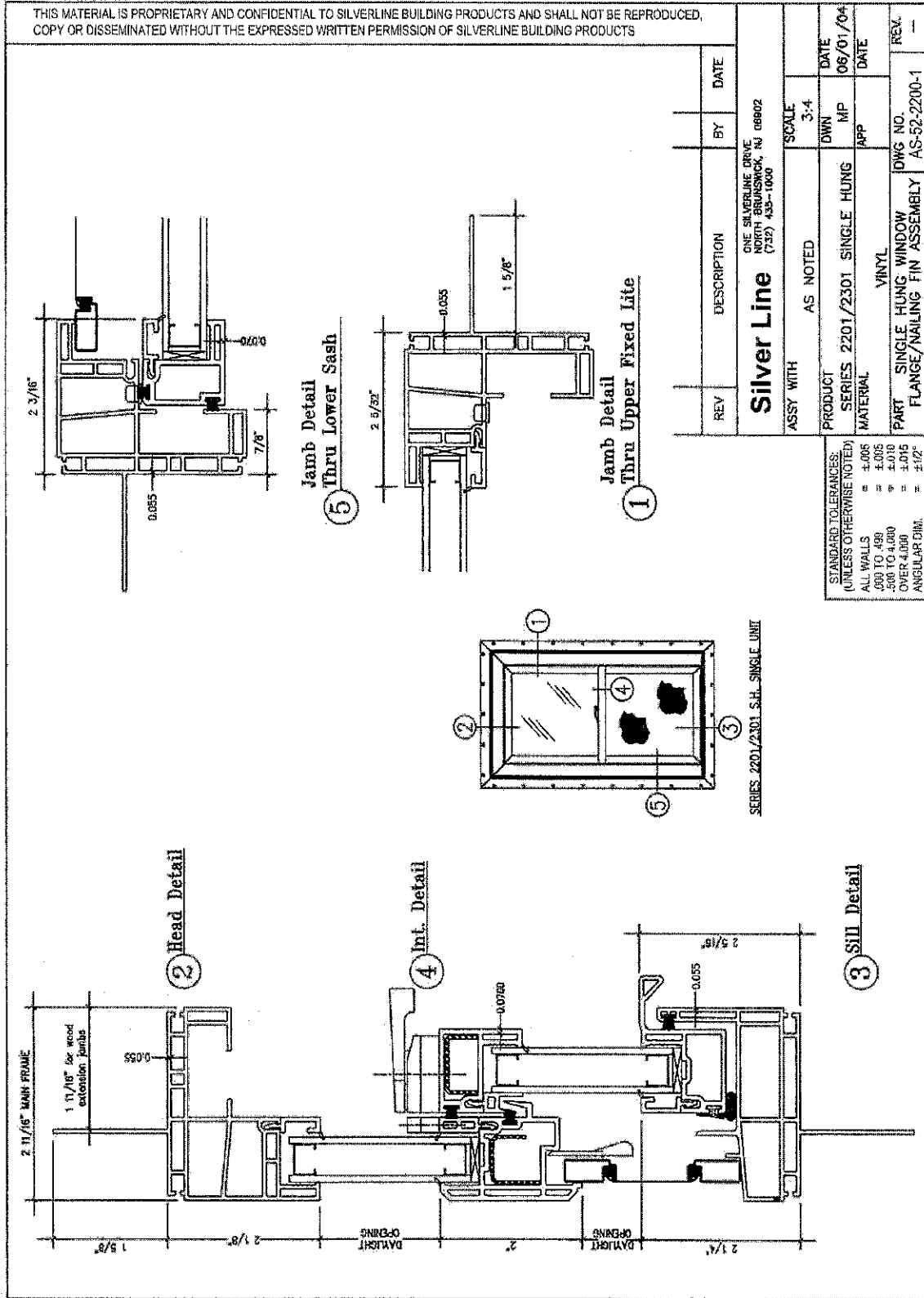
- Insert frame for replacement projects where existing frames are in good condition

silverlinewindows.com

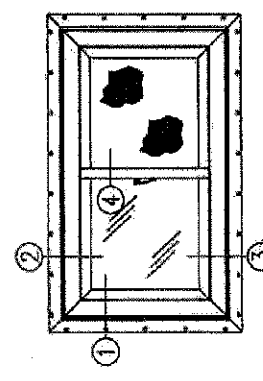
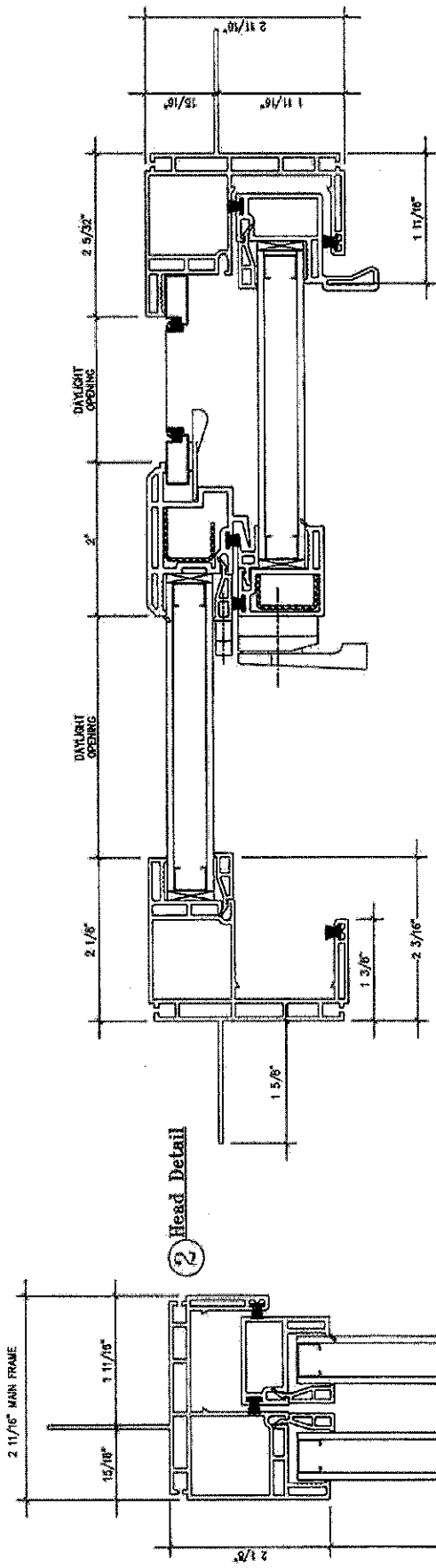


*Visit silverlinewindows.com for warranty details

*ENERGY STAR™ is a registered trademark of the U.S. Environmental Protection Agency. All trademarks where denoted are marks of their respective owners. ©2019 Ply Gem. All rights reserved 33121699911C2/RevA/MS/CG/0219



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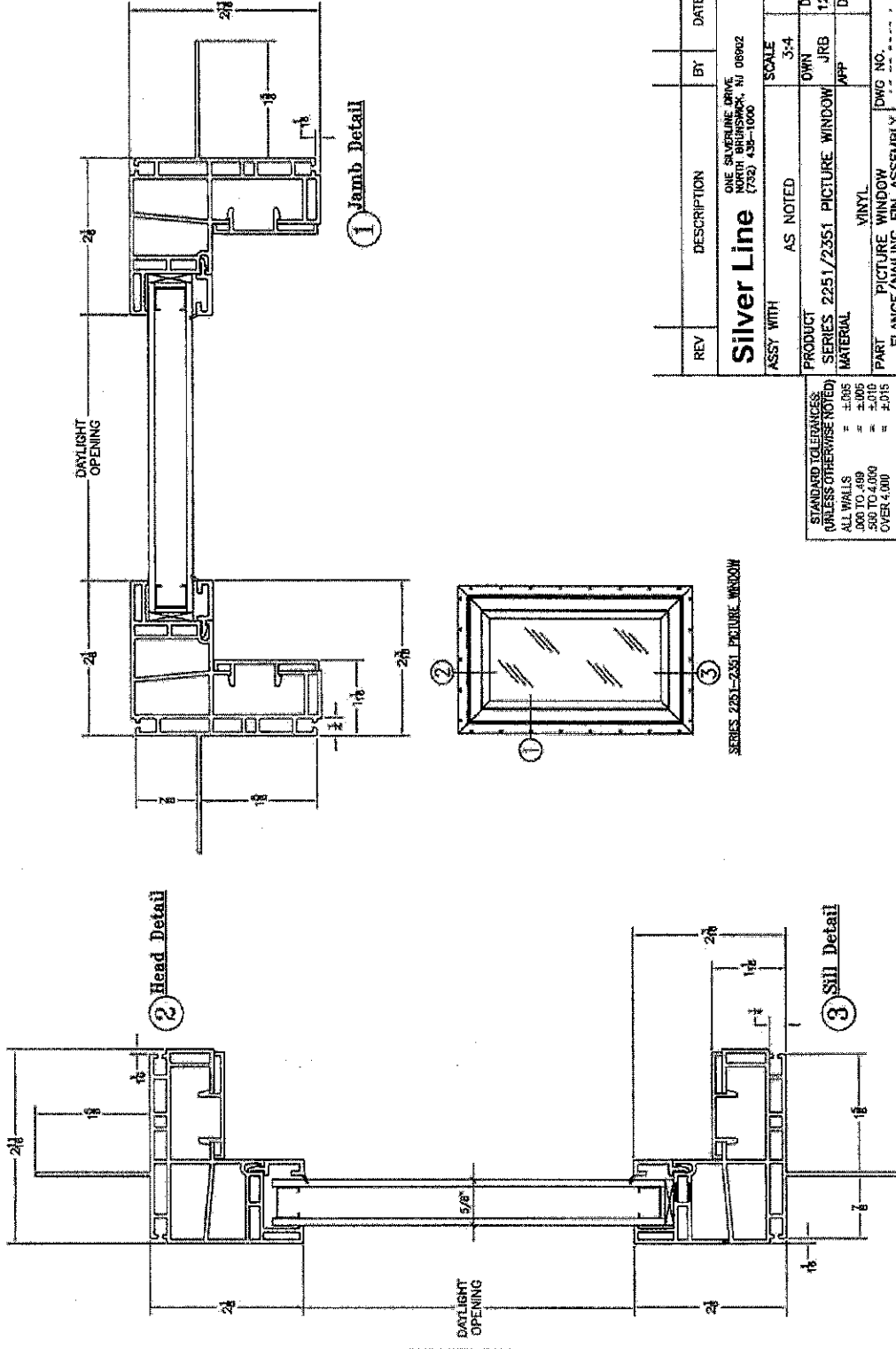
SERIES 2392/2392L HORIZONTAL SLIDER

REV	DESCRIPTION	BY	DATE
Silver Line			
ASSY WITH AS NOTED			
PRODUCT	AS NOTED	DWN	DATE
SERIES 2292/2392	HORIZ. SLIDER	JRB	12/29/08
MATERIAL	VINYL	JPP	DATE
PART	HORIZONTAL SLIDER REPLACEMENT ASSEMBLY	DWG NO.	REV.
		AS-52-2392-1	A

STANDARD TOLERANCES (UNLESS OTHERWISE NOTED)	
ALL WALLS	±.005
0.00 TO .499	±.005
.500 TO 4.999	±.010
OVER 4.000	±.015
ANGULAR DIM.	±1/2°

3 Sill Detail

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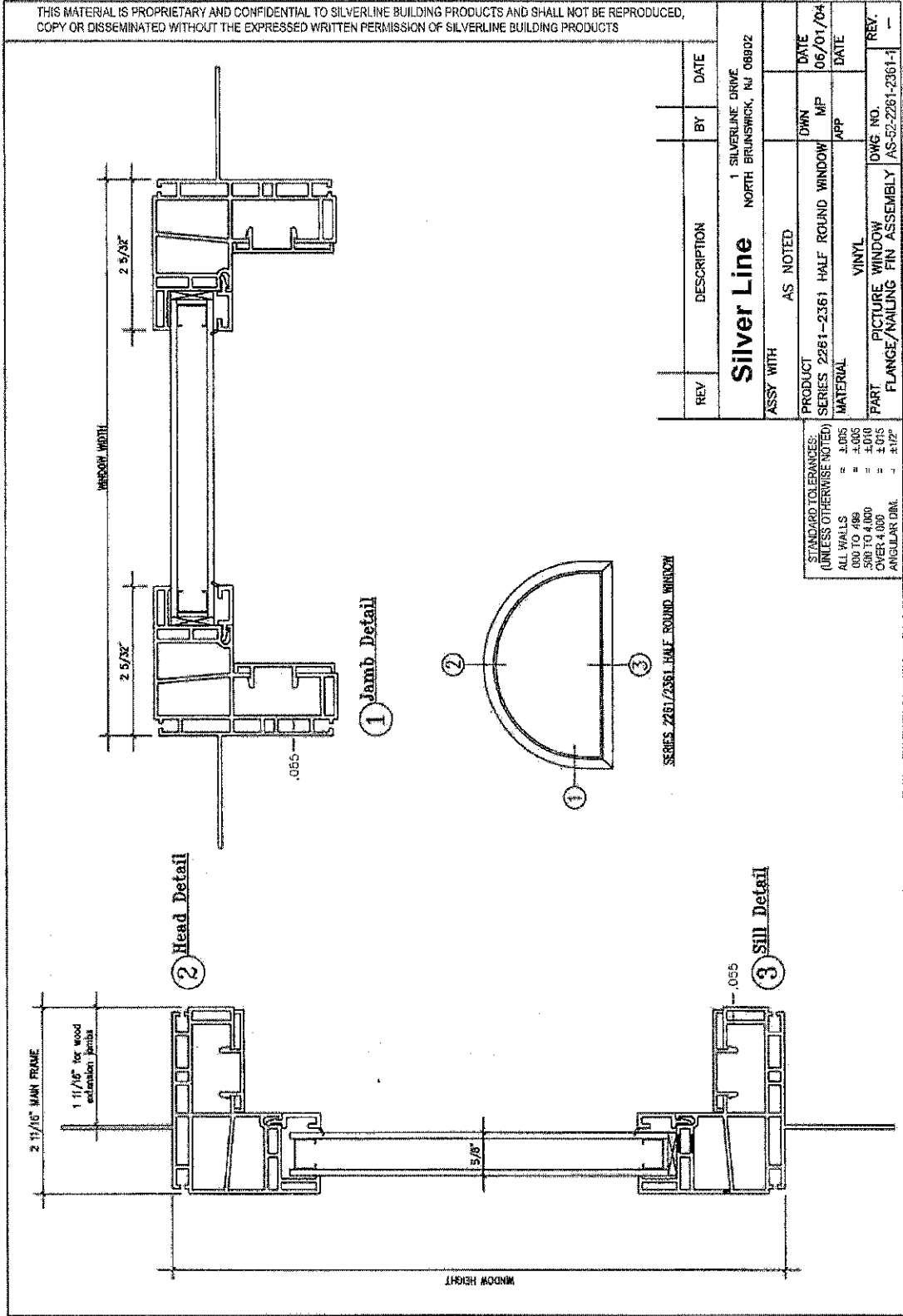
STANDARD TOLERANCES
(UNLESS OTHERWISE NOTED)

ALL WALLS	= ±.006
UP TO 1/8"	= ±.010
5/8" TO 1.000	= ±.015
OVER 1.000	= ±.015

REV	DESCRIPTION	BY	DATE

Silver Line
ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
(732) 438-1000

ASSY WITH	AS NOTED	SCALE	3/4
PRODUCT		OWN	DATE
SERIES	2251/2251 PICTURE WINDOW	JRB	12/27/06
MATERIAL	VINYL	APP	DATE
PART	PICTURE WINDOW FLANGE/NAILING FIN ASSEMBLY	DWG NO.	
REV.			



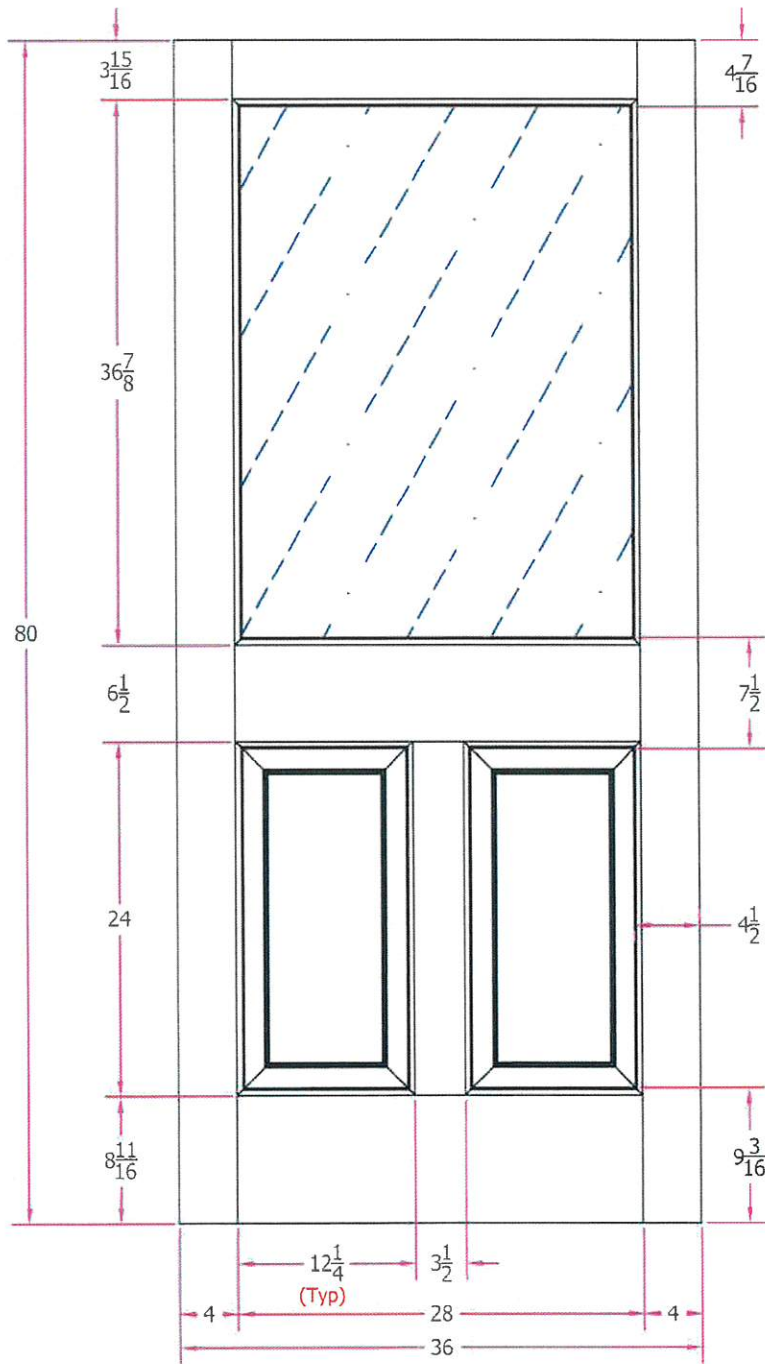


Another home
showing people
of silver line
windows



Proposed New Great
Solin Wood Door

Please Note window
will be custom leaded
Glass "Lyny Justice"



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev. #	Description	Date	by Whom

TITLE 7044 3/0 x 6/8 Customer Layout		
DRAWING NO. D-7044-300-608-0700		
LAYOUT 00	SCALE NTS	PATTERN # 7008
DRAWN BY: J. Decker		DATE 10/19/2007
Simpson®		

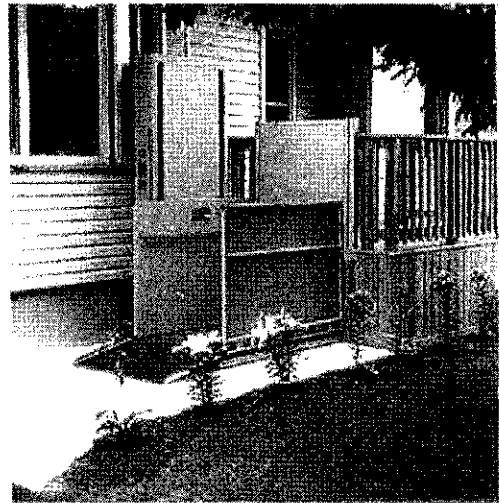
Elegance, performnace and design

These standard features come on every HERCULES
No extra cost, just great value!

Capacity	Drive	Travel Speed	Travel	MOTOR
1000	ACME	12	160	24

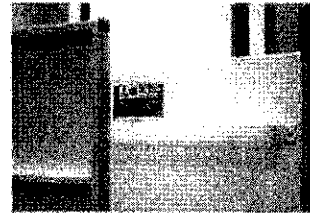
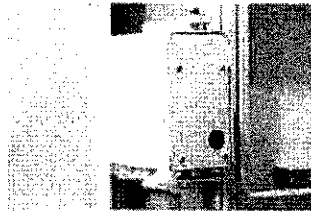
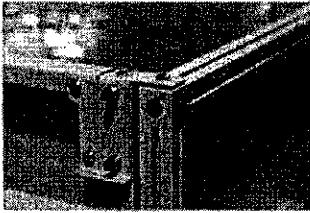
STANDARD FEATURES

Drive System	ACME Screw Drive
Max. Capacity	750 to 1000 lbs
Motor	1.5 HP -24 VDC
Max. Travel	Up to 160 inches
Travel Speed	12 FPM
Configurations	0 degree, 90 degree and 180 degree
Controls	Constant Pressure Rocker Switch with E-Stop
Codes & Regulations	ASME 17.1, ASME 18.1, CSA B613, B355
Equipment	Safety Underpan, Emergency Lowering Device, Galvanized Steel Platform 42" H, Emergency Alarm, Automatic Folding Ramp, Key Lock Switches, Pit Switches Continuous Pressure Rocker Switches



AMERIGLIDE

Design your Hercules






AVAILABLE OPTIONS

- | | |
|------------------|---|
| Cabin & Platform | Custom cabin heights and platform sizes and configurations |
| Travel | Custom Travel distance ranging from as low as 44" up to 160". |
| Controls | Flush and surface mounts, Call posts, Top Gate Mounted, No Key, Type 455 and Type 2252 (Commercial Kit) |
| Doors and Gates | Wide range of door and gate sizes and finishings. |

WARRANTY

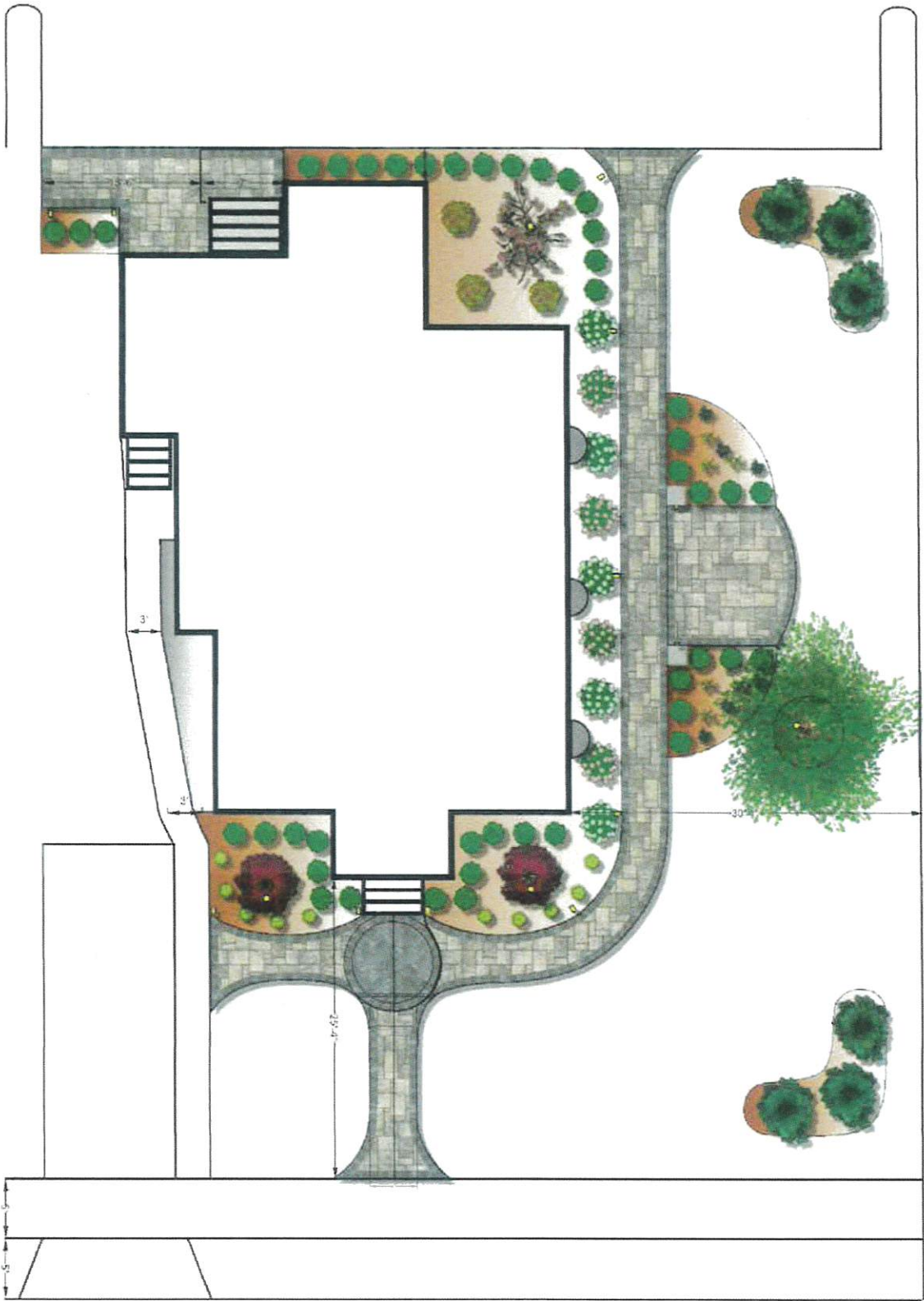
- | | |
|------------|---|
| 12 Months* | 12 Month limited warranty on parts from the date of purchase. |
|------------|---|

FOR PRICING AND ORDERING

-  Email us at info@ameriglide.com
-  Call us toll free: 800-990-8268
-  Online at www.ameriglide.com

*Certain conditions apply. Consult your product's warranty for more details.

AMERIGLIDE




 Serene
Landscape Group

Contract No. - 38141

248 S UNION ST

December 17, 2020

CAM MILLER
 11060 Southworth
 Plymouth, MI 48170

Service Address:

248 S UNION ST
 248 S Union St
 Plymouth, MI 48170

Contract Summary

Thank you for considering Serene Landscape Group for your landscape project. We are pleased to provide you with this summary of your project.

Cost Summary	Price
Property Renovation Installation: Front Walkway	\$5,411.00
Property Renovation Installation: North Walkway	\$10,523.00
Property Renovation Installation: North Patio & Pillars	\$6,674.00
Property Renovation Installation: Back Walkway	\$4,377.00
Property Renovation Installation: Landscape Installation	\$8,697.00
Property Renovation Installation: Turf Restoration	\$1,485.00
Property Renovation Installation: Landscape Lighting	\$2,000.00
Property Renovation Installation: Irrigation	\$4,855.00
Total	\$44,022.00

Payment Schedule

1	15% Deposit	\$6,604.00
2	2 Weeks Prior to Start	\$18,709.00
3	Upon Completion	\$18,709.00
Total		\$44,022.00

Initial: _____

Serene Landscape Group • 350 S. Mill St • Plymouth MI 48170

Page 1 of 8

Tel: 734-416-9062 Fax: 734-416-9064

*Our Mission: To Build and Maintain Extraordinary Relationships with our
 Clients, Employees, and Communities.*

Property Renovation Installation: Front Walkway

Removal of the existing concrete walkway to the front porch and extension to the bench.

Installation of a paver walkway connecting to the front porch from both the driveway and the city walk.

The walkways will be a standard 4' wide with flares at both the city walk and the driveway and opening to a circular area connecting into the existing steps.

The walkway will be installed using Beacon Hill (Fossil) as the primary paver with a Holland Premier (Granite) accent band and inlay area.

Includes specified paving materials with delivery to property. Installation of base material consisting of compacted 21AA Limestone and 2NS bedding sand. Depths of base will be 6". Installation of a poly paver restraint with 10" spike along edges. Polysand will be installed in paver joints. All pavers to be installed per ICPC and manufacturer specifications. Paver installation (labor) by Serene Landscape Group is warranted for five (5) years unless otherwise specified. The manufacturer of the brick will issue their own warranty which can be obtained with the Bill of Sale.

Property Renovation Installation: North Walkway

Installation of walkway from the back parking lot connecting into the front walkway.

The paver walkway will be a standard 4' wide with a 6' flare at the parking lot and flaring into the circular portion of the front walk.

The walkway will be installed using Beacon Hill (Fossil) as the primary paver with a Holland Premier (Granite) accent band.

Includes specified paving materials with delivery to property. Installation of base material consisting of compacted 21AA Limestone and 2NS bedding sand. Depths of base will be 6". Installation of a poly paver restraint with 10" spike along edges. Polysand will be installed in paver joints. All pavers to be installed per ICPC and manufacturer specifications. Paver installation (labor) by Serene Landscape Group is warranted for five (5) years unless otherwise specified. The manufacturer of the brick will issue their own warranty which can be obtained with the Bill of Sale.

Property Renovation Installation: North Patio & Pillars

Installation of a 125 sq. ft. patio connecting into the north walkway.

Lineo pillars will frame the entrance from the walk to the patio.

The patio will be installed using Beacon Hill (Fossil) as the primary paver with a Holland Premier (Granite) accent bands.

Includes specified paving materials with delivery to property. Installation of base material consisting of compacted 21AA Limestone and 2NS bedding sand. Depths of base will be 6". Installation of a poly paver restraint with 10" spike along edges. Polysand will be installed in paver joints. All pavers to be installed per ICPC and manufacturer specifications. Paver installation (labor) by Serene Landscape Group is warranted for five (5) years unless otherwise specified. The manufacturer of the brick will issue their own warranty which can be obtained with the Bill of Sale.

Property Renovation Installation: Back Walkway

Removal of the existing concrete slab and landscape bed.

Installation of walkway leading from the handicap parking space to the existing steps of the back porch.

The walkway will be installed using Beacon Hill (Fossil) as the primary paver with a Holland Premier (Granite) accent bands.

Includes specified paving materials with delivery to property. Installation of base material consisting of compacted 21AA Limestone and 2NS bedding sand. Depths of base will be 6". Installation of a poly paver restraint with 10" spike along edges. Polysand will be installed in paver joints. All pavers to be installed per ICPC and manufacturer specifications. Paver installation (labor) by Serene Landscape Group is warranted for five (5) years unless otherwise specified. The manufacturer of the brick will issue their own warranty which can be obtained with the Bill of Sale.

Property Renovation Installation: Landscape Installation

Removal of the raised landscape beds, trees in the north/west corner of the property, and the maple in the front yard.

The existing border bed on the side property line will be cleaned of low growing shrubbery.

The foundation bed along the south side of the house will be cleaned out and lowered to below the grade of the existing walkway.

-This bed will be lined with landscape fabric and topped with a 2-3" layer of river rock.

Installation of landscape beds as shown on the landscape design.

All landscape beds will be edged with diamond poly edging.

Installation of the following plants as shown on the landscape design:

(43) 15-18" Green Gem Boxwood on 2'6" center

(3) #5 Little Princess Spirea

(2) 36" Weeping Japanese Maple

(1) 6-7' Flowering Dogwood

(6) 36" Burning Bush

(4) #5 Quickfire Hydrangea

(5) #5 Limelight Hydrangea

(10) #1 Japanese Forest Grass

(6) #1 Rozanne Geranium

(6) #1 Happy Returns Day Lily

Installation of 3-4" layer of brown dyed mulch to the landscape beds after plant installation is complete.

Property Renovation Installation: Turf Restoration

Aeration of the lawn areas.

Overseed with Kentucky Bluegrass Seed Mix.

Topdress with a 1" layer of topsoil.

Initial: _____

Serene Landscape Group • 350 S. Mill St • Plymouth MI 48170

Page 4 of 8

Tel: 734-416-9062 Fax: 734-416-9064

*Our Mission: To Build and Maintain Extraordinary Relationships with our
Clients, Employees, and Communities.*

Property Renovation Installation: Landscape Lighting

Installation of (10) path lights installed along the front, back, and north walkways.

Installation of (4) up lights - one on each ornamental tree and one on the existing maple on the north side of the property.

Installation of (2) pillar undercap lights - one on each pillar.

Property Renovation Installation: Irrigation

Installation of backflow preventer

Installation of indoor 8 zone rainbird irrigation controller.

Installation of 2 drip irrigation zones into the new landscape beds.

Installation of 4 rotor/spray lawn irrigation zones into the turf areas of the property.

Acceptance

By signing below, you are agreeing with the payment schedule above, warranties, general terms and conditions attached. A 2% late fee will be applied to all unpaid invoices after fourteen (14) days.

Thank you for the opportunity to serve you!

Daphney McCristal

Serene Landscape Group

CAM MILLER

Date December 17, 2020

Date _____

General Terms and Conditions

1. This proposal shall terminate unless signed and returned, to Serene Landscape Group on or before thirty (30) days after the contract date.
2. A service charge of 2% per month will be assessed on accounts after fourteen (14) days. Purchaser agrees to pay any expenses incurred by Serene Landscape Group in collecting amounts due. In the event of default in payment, Serene Landscape Group shall be entitled to court costs, reasonable attorney fees, and cost of collection.
3. Client may incur additional costs if changes to this contract. Serene Landscape Group shall notify client in writing prior to ordering material for approval of additional costs.
4. If excavating and/or bed edging is to take place, Serene Landscape Group will contact Miss Dig to locate the utilities on the property. Before commencing the work, client will provide Serene Landscape Group with a plat of survey as-built plans identifying the location of irrigation systems, invisible dog fences, and other buried improvements located on clients' property that are not marked by Miss Dig. Serene Landscape Group will not be responsible for any damages that may occur if the site is not marked properly.
5. We pride ourselves on doing what we say we are going to do and being there when we say we are going to be there. Bad weather (i.e. rain) on the day your service is scheduled or even the day before will most likely result in services being delayed. We will contact you ASAP in the event we need to reschedule services
6. Serene Landscape Group agrees to hold client harmless for any damages caused by negligence of Serene Landscape Group's employees. Damages shall only be repaired or reimbursed upon notification of damage(s) to Serene Landscape Group's main office and inspection by a representative of Serene Landscape Group. Notification must be given within forty-eight (48) hours of said damage. Under no circumstances shall Serene Landscape Group be liable for special or consequential damages suffered by the client. Client agrees to hold Serene Landscape Group harmless against any damages caused by actions of the client.
7. General Information: Serene Landscape Group hereby proposes to furnish labor and material to complete the proposed project in accordance with the provided specifications as outline in this contract. All plant species and sizes are subject to seasonal availability. Serene Landscape Group reserves the right to substitute a comparable species and/or available size in the event of unavailability. Client will be notified in the event of any substitution(s).

Warranty Information

Serene Landscape Group warrants that this work will be completed in a prompt and professional manner.

Plant Material Warranty: Plant material installed by Serene Landscape Group is warranted for one (1) replacement within two (2) years from the install date. Plants will be replaced one (1) time, free of charge with a similar plant as is available. If Serene Landscape Group determines that suitable replacements cannot be offered, the purchase price applicable to that failed plant will be credited toward other material or services. Annuals, bulbs, plants previously replaced, transplanted from existing landscape or plants installed in containers ARE NOT covered under the two (2) year warranty. Proper watering and care of plant material is the responsibility of the client.

Seed and Sod: Serene Landscape Group DOES NOT warranty seed or sod. Proper watering and care of installed seed and/or sod is the responsibility of the client.

Hardscape Warranty: Hardscape installation by Serene Landscape Group is warranted for five (5) years unless otherwise specified. In addition, the manufacturer of the brick will issue their own warranty which can be obtained with the Bill of Sale.

Landscape Lighting and Irrigation: Parts for landscape lighting systems and irrigation systems installed by Serene Landscape Group will be warranted through the manufacturer. Labor to repair and/or replace warranted items is not included and will be done at an additional cost to the client.

Landscape Project Preparation

The following is a list of what you can expect when your project gets underway. It details how you can help us keep your worksite and neighborhood clean and safe.

- You will be contacted in advance of your start date. Ensure that power is available on outside electrical outlets and that the outside water taps are turned on three (3) days before the start date.
- Prior to start date, move all outside furnishings into a garage or storage area and clear any areas of your property that were approved for the project.
- If your project requires excavation or bed edging, we will contact Miss Dig to mark the location(s) of utility lines. Locators will spray paint lines and place flags in your yard. Please ensure these lines and flags remain in place throughout the project.
- Cable TV and telephone lines are buried just under the surface and are not always marked by Miss Dig. We take every precaution to avoid cutting a live line, but should we inadvertently do so, we will notify you promptly so your service provider can be contacted. Note that this may mean a few hours of interrupted service.
- We also take precaution to not damage buried irrigation and/or landscape lighting lines which are not marked by Miss Dig. In the event that we do damage a line, we ask that you provide our project manager and foreman access to the irrigation and/or lighting controllers throughout the project.
- Please keep in mind that your project is a construction site and should be treated as such. Please notify your neighbors that heavy trucks and machinery will be working in the area and inform them of the project's start date and its expected duration. Children and pets must be kept away from the work site for their safety!
- Please have cars parked away from the worksite. If you or your neighbors park on the street, try to park at least 200 feet away from the project site and please keep the driveway clear of vehicles.
- You and your neighbors should also be aware that cutting pavers and walls creates a lot of dust. Dust from cuttings can be lessened but not eliminated. To minimize the inconvenience of dust, especially on windy days, you and your neighbors should keep windows and doors—including garage doors—closed when cutting is under way.
- If you have any questions or concerns, please direct them to the foreman. The foreman will contact the account manager on issues that cannot be resolved on-site. For the safety of everyone involved, do not engage the foreman in conversation near a work area. Have any conversations at a safe distance from the worksite. Note that foremen are not permitted to allow customers, friends, or relatives on the work site without appropriate personal protective equipment (head protection, eye protection, foot protection, etc.). Your foreman is responsible for the safety of staff and visitors at your jobsite. Please do not expect them to compromise your safety or their responsibilities.
- Crews may work into the early evening hours. Please let us know if this is an inconvenience.
- Your work site will always be clean and safe at the end of every workday. If you notice something that you feel might be a danger, please contact us as soon as possible.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 248 S. UNION	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application 12-17-20
Name of Property Owner BUSTER-Holder Holdings, LLC	Phone Number (734) 455-1230	
Mailing Address POB 5533	Email Address (Required) Cam@MillerCalabrese.Com	
City PLYMOUTH	State Michigan	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name D.J. Maltese	Phone Number (734) 737-0500			
Company Address 412 N. Main	City PLYMOUTH	State MI	Zip Code 48170	
Registration Number 2101039574	Expiration Date 5-31-2023	Email Address (Required) DJMaltese@gmail.com		


IV. Type of Project (Please Select All that Apply)

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Window Replacement	<input type="checkbox"/> Sign/Awning Install or Replacement	<input type="checkbox"/> Color Change
<input type="checkbox"/> Addition	<input type="checkbox"/> Siding Replacement	<input type="checkbox"/> Wall/Fence Install or Replacement	<input type="checkbox"/> Building Cleaning
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Door Replacement	<input checked="" type="checkbox"/> Paving Install or Replacement	<input type="checkbox"/> Other
<input type="checkbox"/> Porch Reconstruct/Repair	<input checked="" type="checkbox"/> Roof Replacement	<input checked="" type="checkbox"/> Landscaping Install or Replacement	


V. Description of Work

TACK UP ENTIRE BUILDING TO REBUILD & SAVE STRUCTURE
COMPLETE REBUILD OF INTERIOR
REPLACE & UPGRADE WINDOWS & DOORS & LANDSCAPING
REPLACE ROOF WITH SAME MATERIALS & COLOR

VI. Applicant Signature

Signature of Applicant 	Date 12-17-20
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VII. Property Owner Signature

Signature of Property Owner 	Date 12-17-20
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VIII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed window replacement project				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing window material including color and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
9.	Cut sheets (manufacturer information) for all replacement windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Number of windows to be replaced <i>211</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of windows including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Photographs of other projects incorporating the window replacement component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed door or garage door replacement				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why door replacement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing door material including color and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected doors as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Cut sheets (manufacturer information) for all replacement doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Number of doors to be replaced <i>(4)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of doors including frame thickness and frame width	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Photographs of other projects incorporating the door replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed roof replacement <i>Same as 9/15/13</i>				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why roof replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Description of the existing roof material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the roof as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Cut sheets (manufacturer information) for replacement roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples and colors of roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Dimensions of replacement roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Photographs of other projects incorporating the roof replacement component	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed siding replacement				
1.	Completed application <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information		YES	NO	N/A
4.	Detailed justification of why siding replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing siding material including width, color, and condition	[]	[]	[]
7.	Photographs of the siding as it exists today	[]	[]	[]
8.	Photographs of the building with proposed changes indicated	[]	[]	[]
9.	Scaled and dimensioned elevations showing the replacement siding	[]	[]	[]
10.	Cut sheets (manufacturer information) for replacement siding	[]	[]	[]
11.	Material samples and colors of siding	[]	[]	[]
12.	Dimensions including full profile of replacement siding	[]	[]	[]
13.	Photographs of other projects incorporating the roof replacement component	[]	[]	[]
Sign and awning installation or replacement <i>NOT AT THIS TIME</i>				
1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why signage and/or awning installation or replacement is necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Description of the existing signage/awning material including location, size, material, color, and condition	[]	[]	[]
7.	Photographs of the building as it exists today	[]	[]	[]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	[]	[]	[]
9.	Scaled cross-section of building elevation indicating proposed signage and/or awning	[]	[]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[]	[]	[]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[]	[]	[]
Site improvements: fence, walls, paving, or landscaping installation				
1.	Completed application	[<input checked="" type="checkbox"/>]	[]	[]
2.	Synopsis: description of the project in words	[<input checked="" type="checkbox"/>]	[]	[]
3.	Materials finish list	[<input checked="" type="checkbox"/>]	[]	[]
4.	Detailed justification of why site improvement is necessary	[<input checked="" type="checkbox"/>]	[]	[]
5.	Historic photographs of the building and site	[<input checked="" type="checkbox"/>]	[]	[]
6.	Photographs of the building and site as it exists today	[<input checked="" type="checkbox"/>]	[]	[]
7.	Scaled and dimensioned site plan showing existing lot lines	[<input checked="" type="checkbox"/>]	[]	[]
8.	Scaled and dimensioned site plan showing existing buildings	[<input checked="" type="checkbox"/>]	[]	[]
9.	Scaled and dimensioned site plan showing	[<input checked="" type="checkbox"/>]	[]	[]
10.	Identification of all materials used in the construction of signage and/or awning	[<input checked="" type="checkbox"/>]	[]	[]
11.	Material samples including number, letter, font size, and colors of signage and/or awning	[<input checked="" type="checkbox"/>]	[]	[]

Please include the following applicable information YES NO N/A

Porch reconstruction or repair *N/A*

1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Description of the existing porch material including location, size, material, color, and condition	[]	[]	[]
8.	Scaled drawings to include existing and proposed site plan	[]	[]	[]
9.	Scaled drawings to include existing and proposed floor plans	[]	[]	[]
10.	Scaled drawings to include existing and proposed elevations	[]	[]	[]
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	[]	[]	[]
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	[]	[]	[]
13.	Material samples and colors for porch	[]	[]	[]

Paint color change *N/A*

1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Samples of the proposed paint color (paint chip)	[]	[]	[]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[]	[]	[]

Building cleaning *N/A*

1.	Completed application	[]	[]	[]
2.	Synopsis: description of the project in words	[]	[]	[]
3.	Materials finish list	[]	[]	[]
4.	Detailed justification of why the changes are necessary	[]	[]	[]
5.	Historic photographs of the building	[]	[]	[]
6.	Photographs of the building and site as they exist today	[]	[]	[]
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	[]	[]	[]
8.	Brochure for cleaning agents	[]	[]	[]
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	[]	[]	[]