



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, February 3, 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/87594760465>

Passcode: 493262

Webinar ID: 875 9476 0465

Passcode: 493262

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 January 6, 2021, Regular Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **COMMISSION COMMENTS**
- 6) **OLD BUSINESS**
 - a. H21-01: Revised exterior modifications at 248 S. Union
- 7) **NEW BUSINESS**
 - a. 2021 Goals-Discussion continued
- 8) **REPORTS AND CORRESPONDENCE**
- 9) **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 2017-2021

GOAL I - QUALITY OF LIFE
OBJECTIVES Support the neighborhoods with high-quality customer service Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan Improve communication with the public across multiple platforms Maintain a high level of cleanliness throughout the City Support and host a diverse variety of events that foster community and placemaking

ONE-YEAR TASKS 2021

Restore sports and recreational programs that were halted by COVID-19 as soon as possible
Review and evaluate the special event policy with safety considerations
Address challenges with the Kellogg Park improvements with safety considerations
Move Kellogg Park Fountain project forward
Continue to re-engage service clubs to help enhance parks and public properties
Increase followers by 2,000 on all our platforms
Develop an internal and external communications plan
Upgrade City Hall facilities to accommodate remote meetings
Continue investigating multi-modal transportation opportunities
Revisit noise ordinance

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

ONE-YEAR TASKS 2021

Find a mechanism to identify funding sources for capital improvement projects
Increase funding to the Public Improvement Fund
Create a potential package for financing emergency structural repairs
Develop a comprehensive asset management plan that includes a review of the equipment fleet
Search out other possible revenue streams through continued association with the CWW and the MML
Develop a financial plan for public safety
Continue to make extra payments towards legacy costs
Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY
OBJECTIVES Continue to support and improve active, vibrant downtown branding Support community and economic development projects and initiatives Support a mix of industrial, commercial and residential development Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

Complete Saxton's development
Develop municipal parking lot at Saxton's site
Support development of 23 parcels adjacent to the Starkweather School property
Continue to administer the grant and the brownfield plan to support the Pulte project's completion
Finish RRC by the end of the year
Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE
OBJECTIVES Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning Support and deliver safe and responsive emergency services Maintain a sophisticated and responsive technology to communicate and manage data Continually record, maintain, update, and improve City infrastructure

ONE-YEAR TASKS 2021

Explore pedestrian safety opportunities into targeted intersections
Research funding opportunities for ADA compliance at the PCC
Implement 2021 infrastructure program
Continue training for future career development and succession planning
Conduct a traffic study to determine whether to make additional streets one way
Update mapping resources including parcel data, completing 50% by the end of the year
Continue to add multi-modal transportation opportunities where applicable
Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
Revisit paid parking



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, January 6, 2021 - 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. Vice Chair Cole called the meeting to order at 7:06 p.m.

Present: Chair Colleen Polin (arrived at 7:19 due to electronic difficulty), Vice Chair Stan Cole, Members Jeremy Borys, Gania Kandalajt, Linda Filipczak, Joshua Mrozowski, John Townsend

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

Townsend offered a motion, seconded by Filipczak, to approve the minutes of the August 5, 2020 meeting. There was a roll call vote.

Yes: Cole, Borys, Filipczak, Mrozowski, Townsend

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

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

Yes: Cole, Borys, Filipczak, Kandalajt, Mrozowski, Townsend

MOTION PASSED 6-0

5. ELECTION OF OFFICERS

This item was delayed in order to allow Polin to participate upon her arrival.

6. COMMISSION COMMENTS

There were no commission comments.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

- a. H21-01: Exterior modifications at 248 S. Union

Applicant Cam Miller outlined the proposed project.

Citizen Comments

There were no citizen comments

Commissioner Discussion

There was a discussion regarding a need for more details on the project, including dimensions and plans, samples and specifications of roof and siding materials, an expert's recommendation of the feasibility of repairing the existing door, and an accounting of which windows are original to the home.

Townsend offered a motion, seconded by Cole, to approve the Certificate of Appropriateness for H21-01: 248 S. Union.

Finding of Facts

The project meets the Secretary of Interior Standards for Rehabilitation, numbers 1, 2, 6, 9 and 10.

There was a roll call vote.

No: Polin, Cole, Borys, Filipczak, Kandalajt, Mrozowski, Townsend

MOTION DENIED 7-0

ITEM 5, ELECTION OF OFFICERS WAS ADDRESSED.

Buzuvis asked for nominations for the office of Chair. Filipczak nominated Polin, and the nomination was seconded by Cole. There was a roll call vote.

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

Polin asked for nominations for the office of Vice Chair. Townseld nominated Cole, and the nomination was seconded by Filipczak. There was a roll call vote.

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

b. 2021 Goals Discussion

Deal provided examples of what the City Commission would like to see for HDC 2021 goals. She mentioned training, creating a vision that correlates with the City's, and developing a list of acceptable colors to simplify HDC approvals. Cole said he would like to add having a formal follow-through process to ensure property owners comply with HDC decisions. It was agreed the discussion would continue at the next meeting.

9. REPORTS AND CORRESPONDENCE

Cole shared a letter he recently received from a member of the Historic Preservation Network noting the Durfee home at 1496 Penniman was for sale. The letter urged the HDC to try to preserve the home, even though it's not in the Kellogg Park Historic District. Buzuvis gave an update on the progress of Saxton's project.

10. ADJOURNMENT

A motion to adjourn was offered at 9:03 p.m. by Filipczak and seconded by Townsend. There was a roll call vote.

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

MOTION PASSED 7-0



Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 248 S. Union
Case Number H21-01
Agenda Date: February 3, 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

JAN 22 2021

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

H21-01 248 S. Union
Exterior modifications
HD Mtg 2/3/21



david e. schaff
architectural consultant

January 15, 2021

To: The City of Plymouth Historical Commission,

Re: 248 S. Union Street

Dear Commission Members,

My name is David Schaff. I am a licensed architect in the state of Michigan, and have been for the past 44 years. I have been practicing architecture in the Plymouth community since 1982, on several projects within the City's historical district, the most prominent of which was the restoration of the Baker House, just yards away from the subject property. I was also a member the City Planning Commission from 1983 to 1999, serving as chairman for four of those years, and was actively involved in the creation of the Historical Commission. I have been a resident and property owner within the City since 1976 and take great pride in preserving and enhancing its built environment.

On January, 8, 2021 I personally examined the structure at 248 S. Union Street, Plymouth, MI 48170, for the purpose of determining whether current exterior materials were components of the originally constructed building. I was asked to review the following areas:

1. BUILDING EXTERIOR

Observations: The building consists of a one-and-one-half story, L-shaped, frame structure with two small porches and one small, one-story frame addition. The walls are clad in vinyl siding with aluminum trim and aluminum gutters. The roof material is a fiberglass/asphalt composition shingle of a contemporary wood shingle style.

Determination: The porches and the addition are of later architectural style, and have separate foundations of different materials than that of the main structure; all of which indicate these additions were constructed several decades after the original 1920 central structure. Also the exterior siding, trim, rain conductors, and roof covering were not part of the palate of architectural materials during the time of original construction.

1361 hartsough, plymouth, MI 48170 734.377.7110 schaffde@hotmail.com

2. WINDOWS

Observations: Windows throughout the building are wood, single-pane, double-hung type, with a few smaller awning-vent, and fixed units. The windows in the main structure and the newer addition to the west side have the same hardware, and are of the exact same style, and poor condition throughout.

Determination: Considering that the windows are in the same condition in the main building as those in the addition, and knowing from experience that the service life of wood windows is 30 to 50 years, it is my opinion that all of the windows in this building were replaced at the time the addition was constructed and are therefore not part of the original 1920 construction.

3. EXTERIOR DOORS

Observations: Of the four entrances, two of the doors are insulated, steel and the remaining two are wood of a style are consistent with doors manufactured in the 1950's.

Determination: In my opinion, the door style and material I observed indicate none of the exterior doors were installed during the original 1920 construction.

I have also reviewed with the builder, Dominic Maltese, the proposed restoration methods and materials, and find that they are all in keeping with the standards set by the Department of Interior for rehabilitating historic structures, such as this building. I commend the efforts of the members of the Historical Commission, the Owners of this property, and the Builder for the extensive measures you have all undertaken to maintain the character and future of this building and its surrounding architectural community.

Respectfully,



David E. Schaff
Licensed Architect, # 1301024163



The Hawthorne



midwaywindows.com



Windows that Lend Grace and Beauty

The process of selecting new windows involves careful consideration. You need to be confident your new windows will enhance your home's beauty and deliver a lifetime of reliable performance.

Alliance Window Systems' Hawthorne series is designed to answer all these needs.

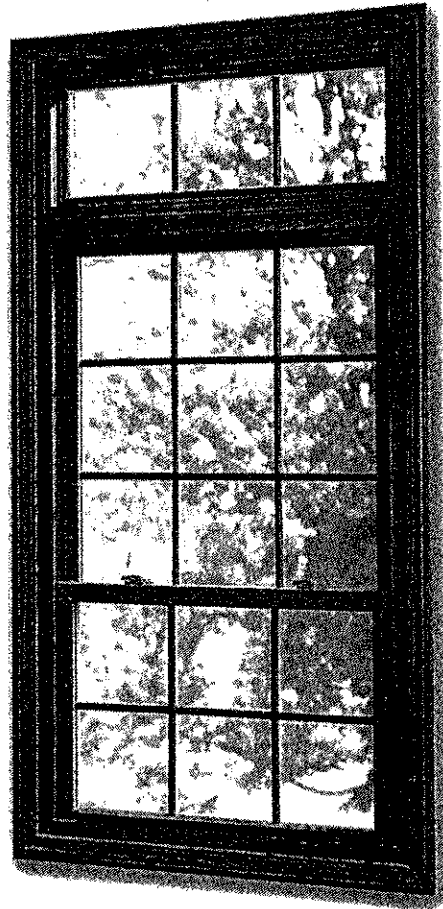
Our "flagship" series, the Hawthorne, marries traditional architectural design with state-of-the-art manufacturing.

The result? Windows that endure the test of time in classic style, to lend grace and beauty to your home's décor, season after season, year after year. All Hawthorne models come standard with the Alliance Window Systems' Innovative[®] insulating glass package, full Clear-View screens, and the industry's best warranty.

The Hawthorne doesn't stop at beauty and durability. You'll appreciate how easy it is to maintain, clean and operate.

The Hawthorne: A Wise Investment

Double-Hung Windows Keep Your Home Safe and Snug. When the weather outside turns frightful, you can rely on our heavy-walled, multi-chambered, double-hung model to keep you safe from the elements. Hawthorne double-hung windows are rigorously engineered and tested to be weather-tight and energy efficient. The balance system is guaranteed to operate for life.

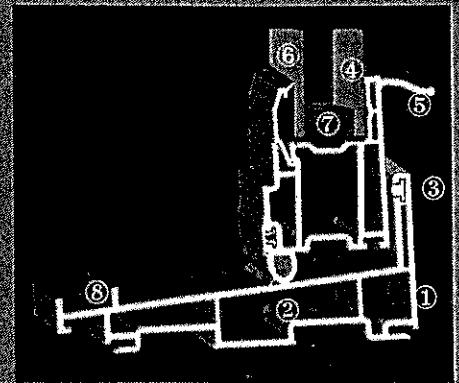


Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Balance covers are standard for a finished interior look.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.
- Extruded full screen for durability.

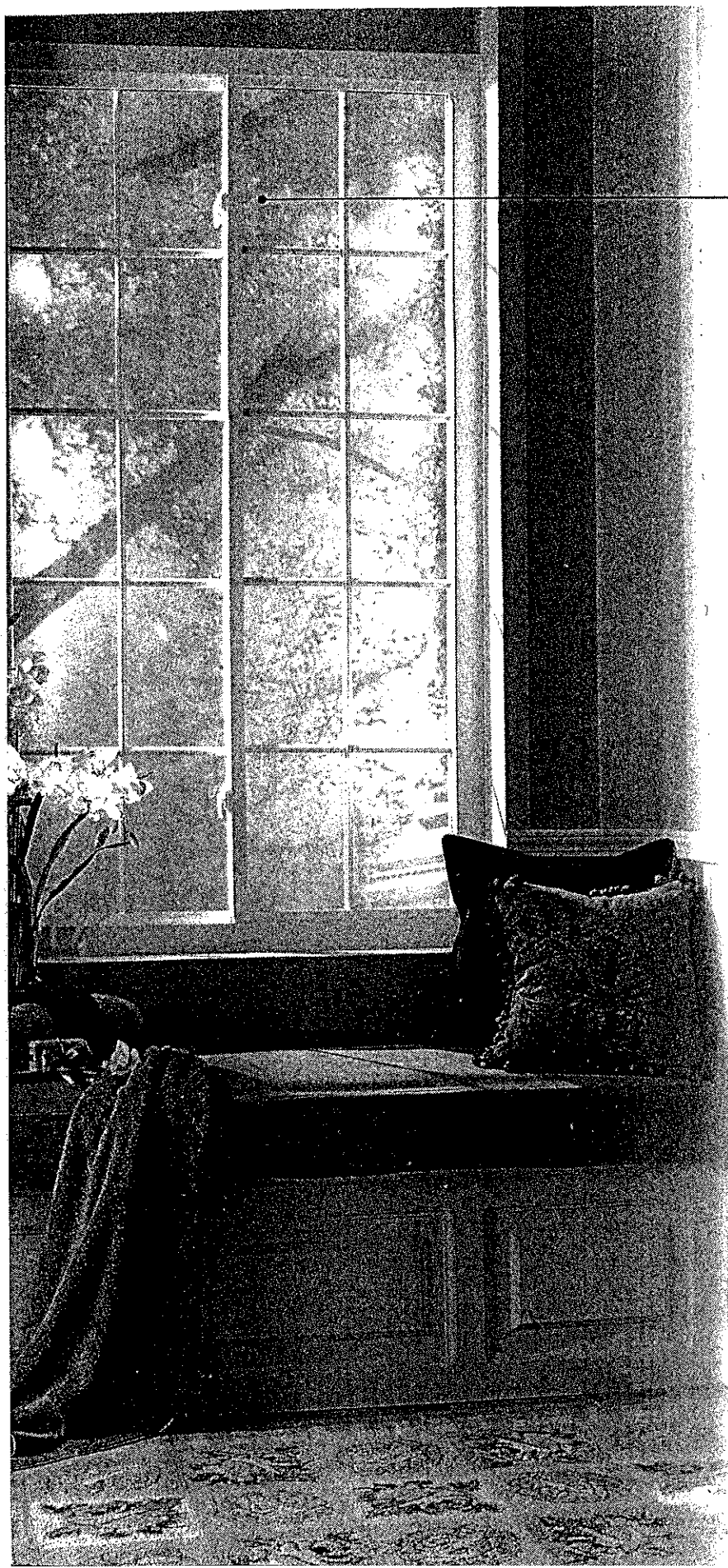


Anatomy of Efficiency



- (1) Heavy walled (0.070") PVC framing acts as a natural insulator
- (2) Closed cell compression seal at sloped sill resists air and water penetration
- (3) Triple-fin seal weather stripping at sill further reduces air infiltration
- (4) 3/4" Insulating glass provides optimum energy efficiency
- (5) Dual hollows at lift rail add strength and insulation
- (6) Innovative[®] high performance glass utilizes Low-E coating specifically engineered for local requirements
- (7) "Warm edge" low conductance spacer resists energy flow through the edge of glass
- (8) Rigid leg on sill prevents "screen rattle" even on windy days

Invite the Light In!



Twin-Vent Slider Features

- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members.
- Rollers glide on integral track system allowing for effortless fingertip operation.
- Both sashes lift out for easy cleaning.
- Independent weep chambers on frame assure effective water run-off.

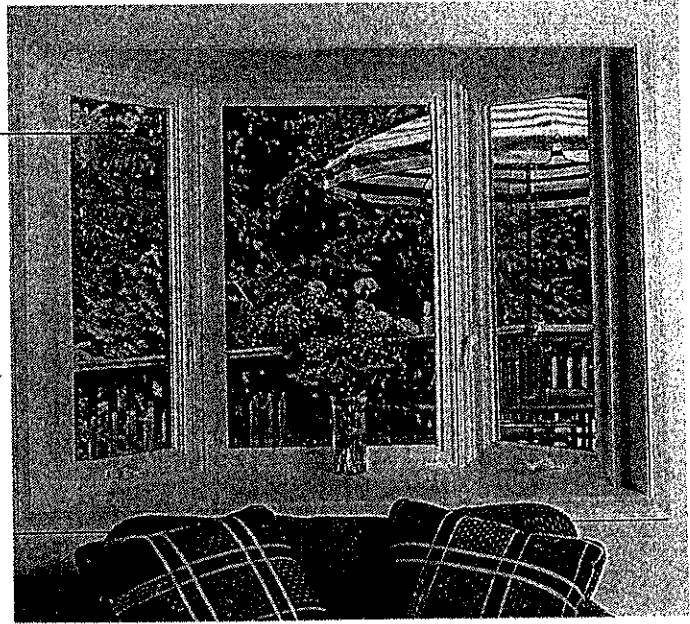
Casement Features

- Sash opens 90 degrees so windows can be cleaned easily from inside your home.
- All components are corrosion resistant providing years of trouble-free performance.
- Multi-point locking system locks sash at multiple points for utmost security.
- Three layers of weather stripping assure effective barrier to air and water penetration.
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated.
- Narrow frame maximizes the exposed glass area.



Bow & Bay Features

- For maximum support and precision, adjustable turn-buckle cable support system is standard.
- Knee brace supports are optional.
- Insulated seatboard (R-9) provides greater resistance to cold and condensation and is available in oak or birch both unfinished and prefinished.
- Weatherproof vinyl capping system for maximum weather protection and minimal maintenance.

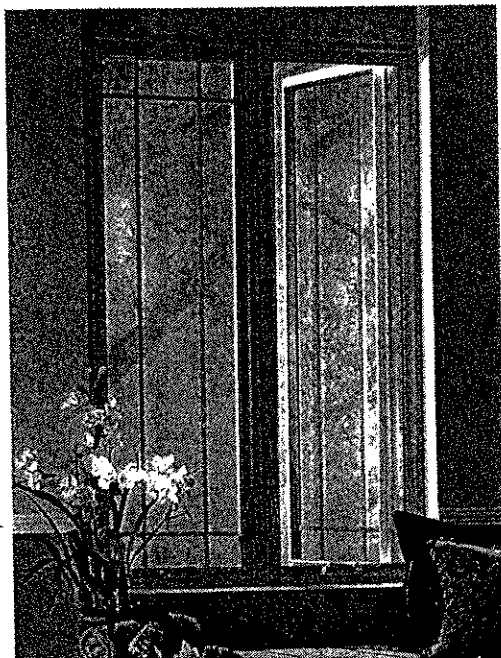


Exterior & Interior Colors*

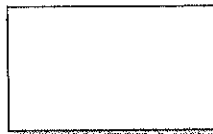
You'll appreciate the many colors available in our Hawthorne series. Customers can choose from 45 standard mix and match combinations available from our exterior color selections, and interior colors and woodgrain finishes. We can also custom match any exterior color!

*Note: Colors and woodgrains shown are printed representations. Contact your local Alliance Window Systems® dealer to view actual samples.

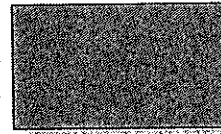
Exterior color options are available on all Alliance Window Systems® products. When grids are ordered, the color will be made to match exterior frame color.



Standard Interior Colors



White



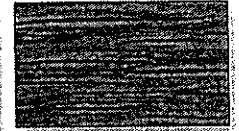
Tan



Dark Oak



Cherry

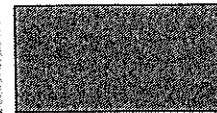


Light Oak

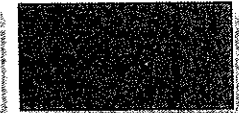
Standard Exterior Colors



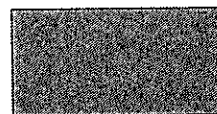
White



Tan



Clay



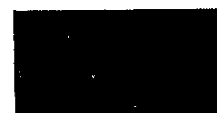
Ivory Cream



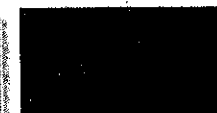
Dark Bronze



Terra Bronze



Forest Green



Royal Brown



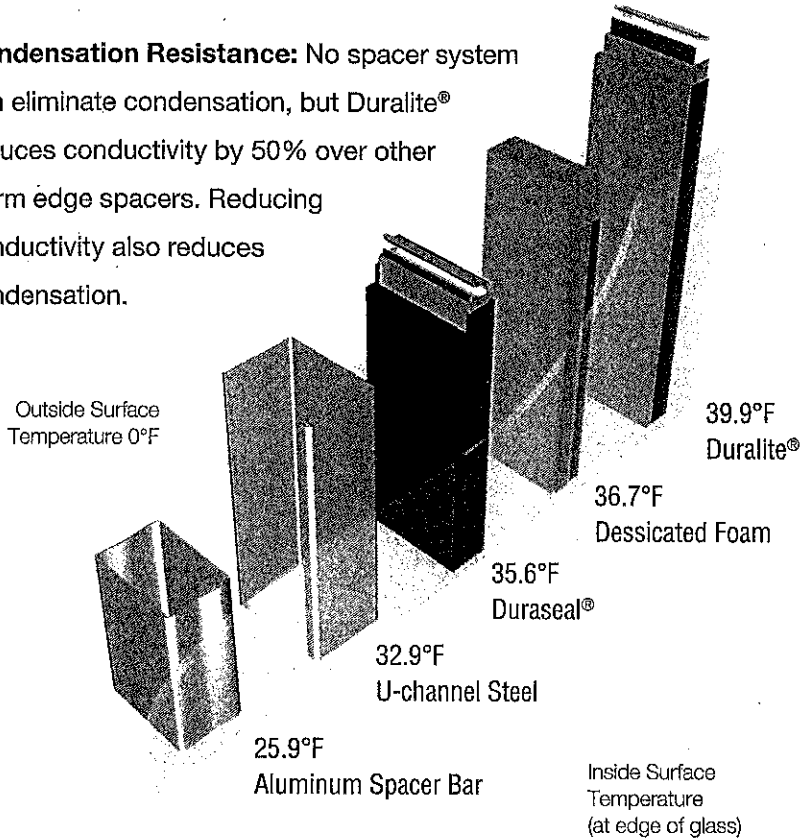
Black

Casement, slider and double-hung windows are available in three laminated wood grain interiors – Dark Oak, Cherry and Light Oak. (Light Oak is shown.)

Duralite® Warm Edge Spacer

Midway Windows uses only Duralite® spacers which are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value – up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.

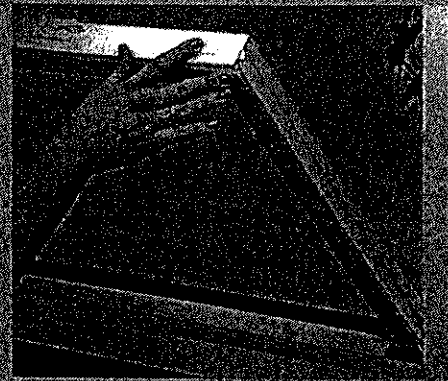


The Hawthorne: A Remarkable Window

Product	U Value	Solar Heat Gain Coefficient	Air Infiltration
Hawthorne Double-Hung – InnovativE® Glass Package*	0.27	0.28	0.12
Hawthorne Casement – InnovativE® Glass Package*	0.27	0.27	0.03
Hawthorne Twin-Vent Slider – InnovativE® Glass Package*	0.27	0.28	0.09

*The InnovativE® Glass Package comes standard with double strength glass, Low E coating, Duralite® spacer and Argon gas fill.

Easy Operation and Cleaning



Window cleaning is simplified with lift-in upper and lower sashes.

Options

Choices include standard and custom pattern grids in your choice of flat, contour or pencil muntin bars that fit securely within the insulating glass air space.

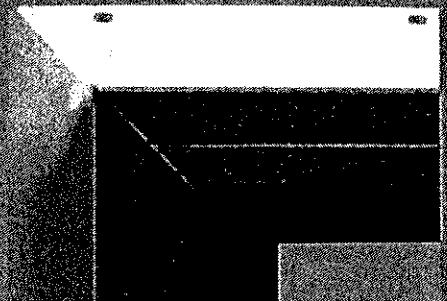
Other options include upgrade Low E coatings, triple glazing, tinted and obscure glass, choice of nine exterior colors available with white, tan or three woodgrain interior finishes.

Insulating Foam-in-Frame

- Adds rigidity to frame.
- Enhances sound-deadening qualities of frame.
- Enhances energy efficiency of frame through increased thermal performance.
- Foam fills entire cavity to provide complete coverage without voids.

Integral Fin

- The Hawthorne family of products is available with an Integral fin. This includes Double Hungs, Twin-Vent Sliders, Three-Lite Sliders and Picture Windows.





Our Lifetime Warranty

Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer for your consideration. A proud, independent regional fabricator of excellent experience and reputation meticulously crafts each of our windows. By linking these carefully selected and exceptional fabricators into a national network, or alliance, we are able to be so confident of the quality that is designed and built into our windows, we can back our entire product line with an unsurpassed warranty.

Of course, other window companies may also say they offer a warranty, but we urge you to carefully read their fine print. They may, for example, guarantee the vinyl extrusion, but what about all the moving parts or the insulated glass? The Alliance Assurance Plus® Limited Lifetime Warranty covers it all – for life! Even more remarkable, if a factory defect needs repair within the first five years, we will even provide the labor required.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems® and you'll know it's backed by a warranty second to none.

Northville Lumber's
Novi Home
DESIGN CENTER

22264 Novi Rd., Novi, 48375
248.308.3745

Visit midwaywindows.com



Look for the
ENERGY STAR
label on qualified
products.

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DEC 28 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

248 South Union
Plymouth, Michigan

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Jordan N. Lindsey, Esq.
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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.

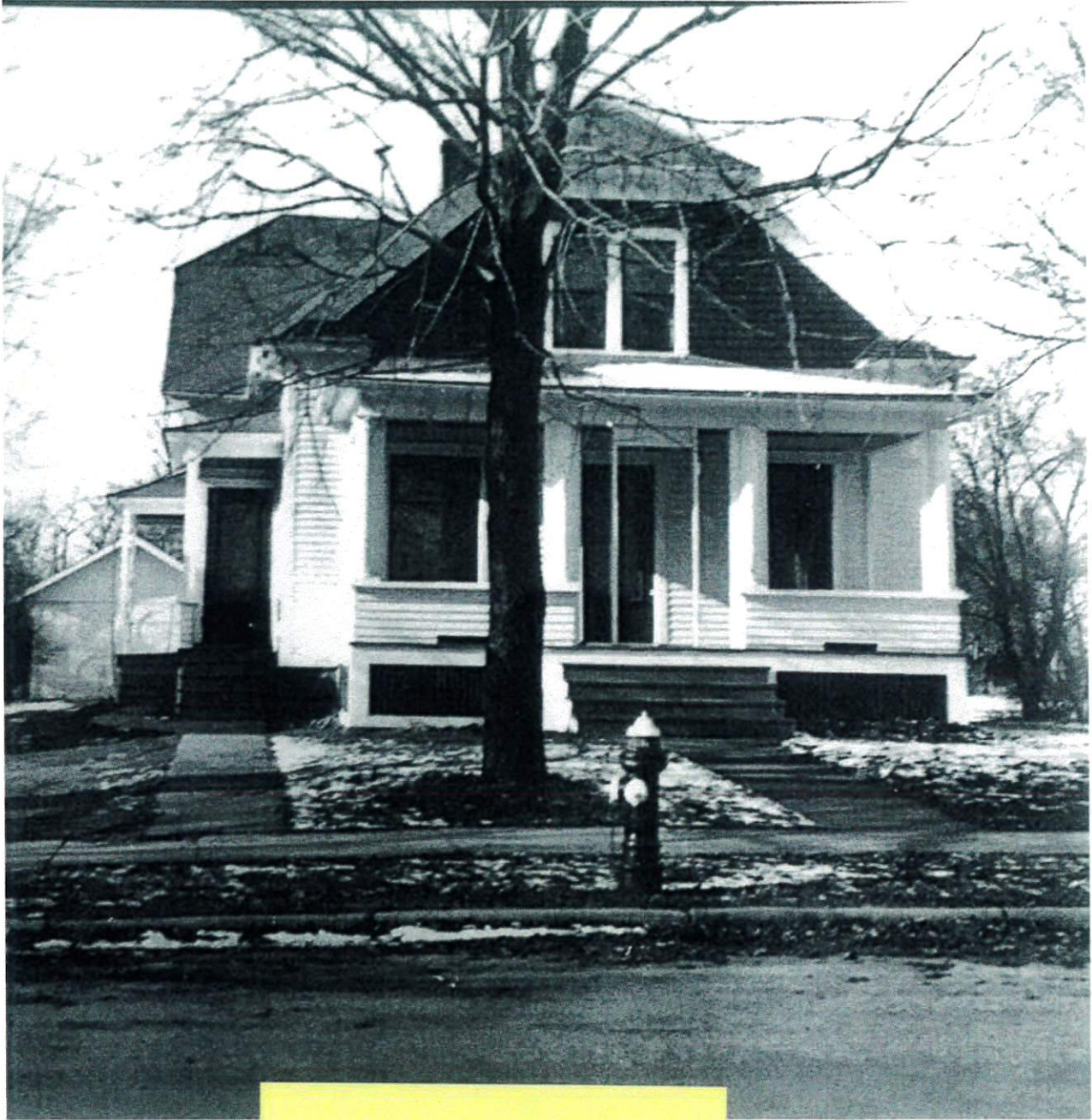
It is our hope that the City and the Historical Commission will work with us to *save this structure* for the next 100 years.

Respectfully,

MILLER & CALABRESE, P.C.

Cameron A. Miller, Esq.

Enclosures



248 S. Union
As originally
built in 1920

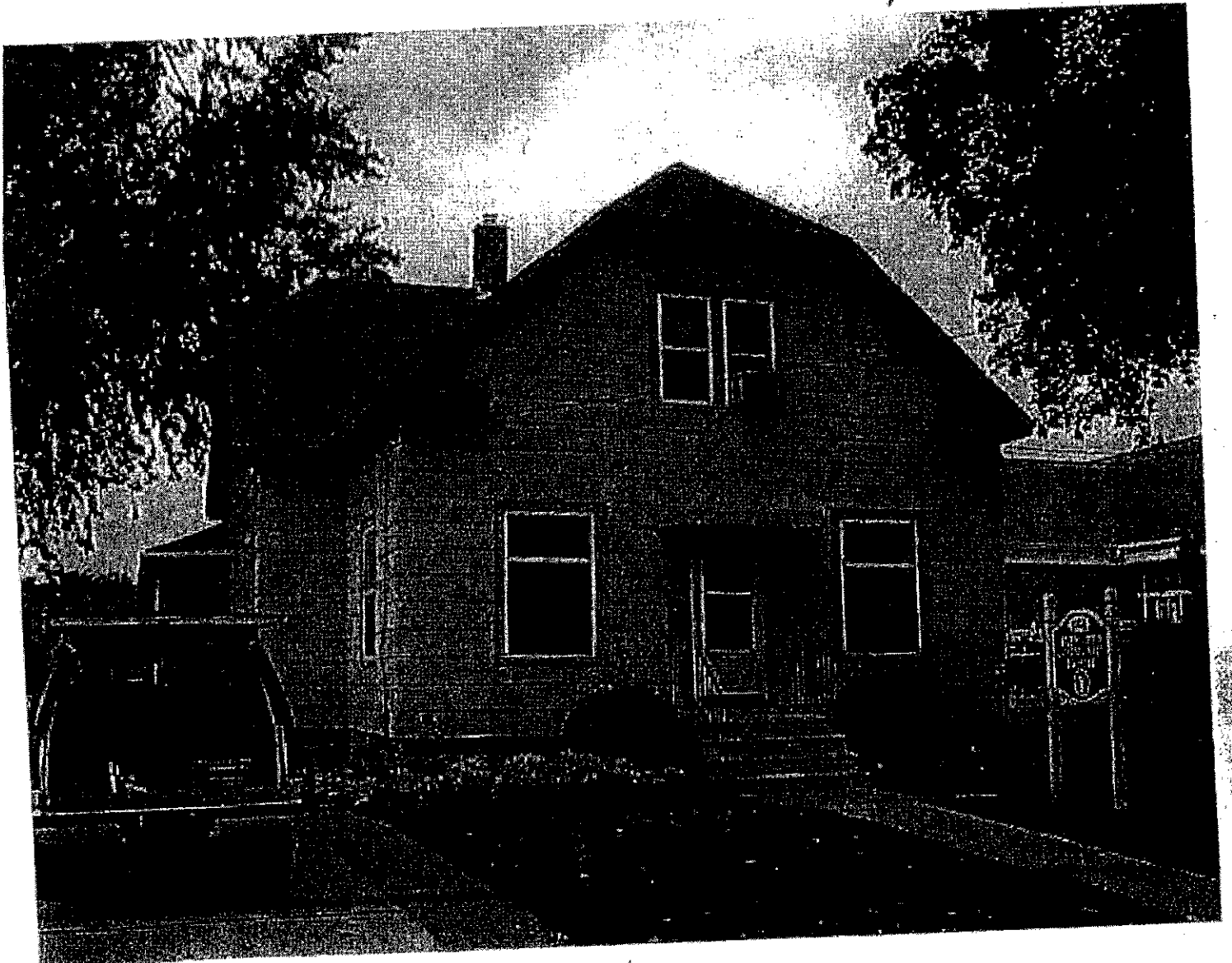


Year unknown



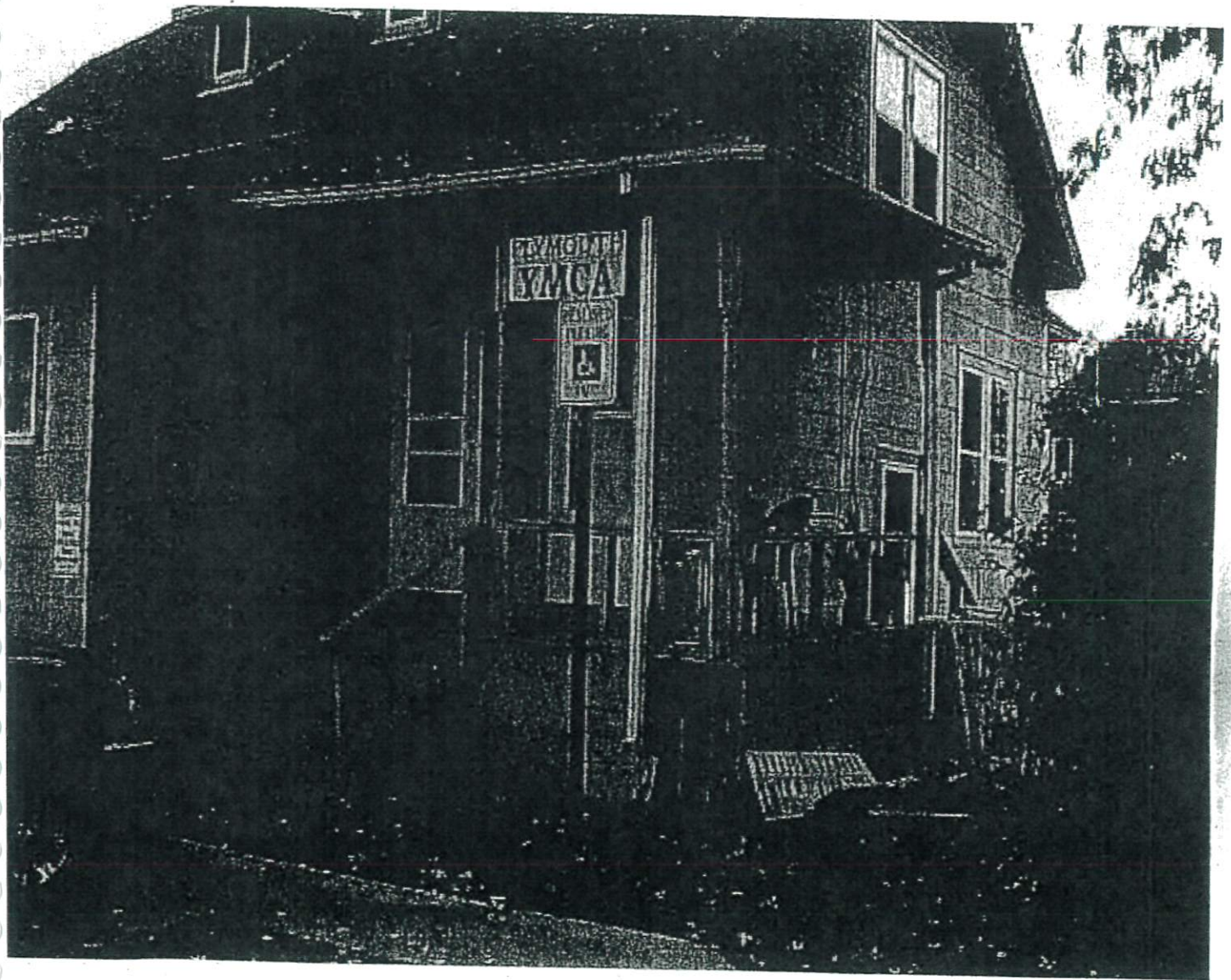
100E EXISTING
INSTALL NEW 8'x5' BLOCK PORCH
CONCRETE CAP AND BRICK VENEER.
ALL NEW GABLED ROOF WITH OVERHANGS
COVER NEW PORCH. NEW SUPPORT POST
AND HANDRAIL TO MEET CODE

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.

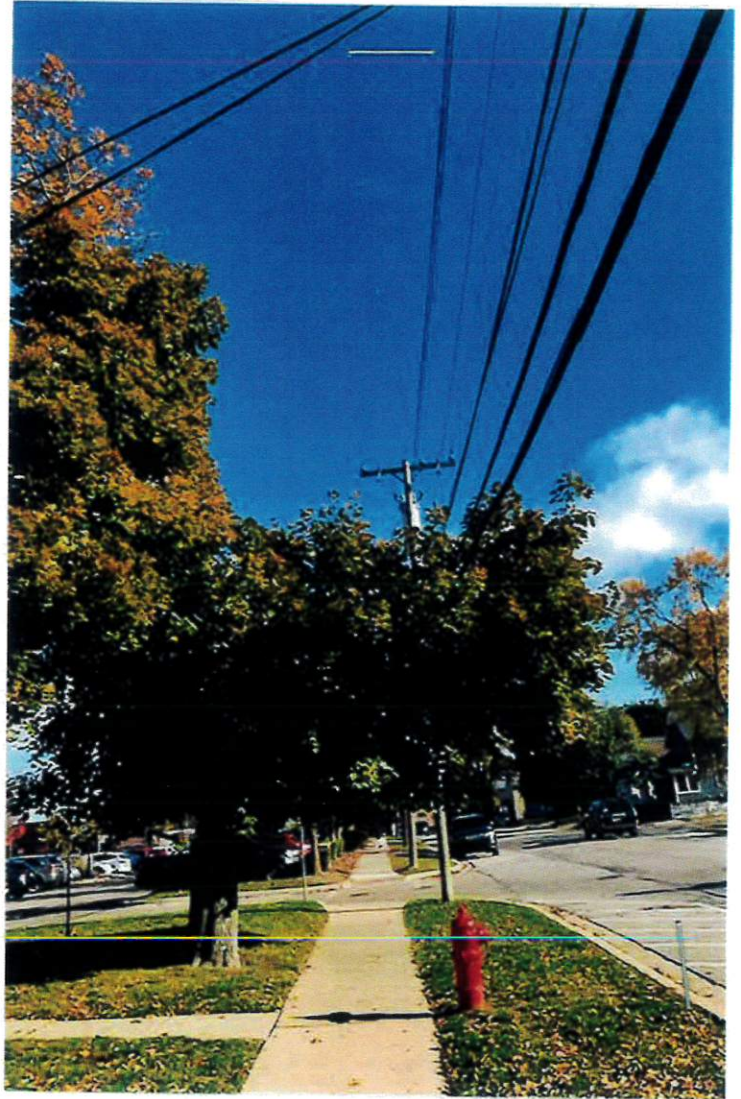


YMCA

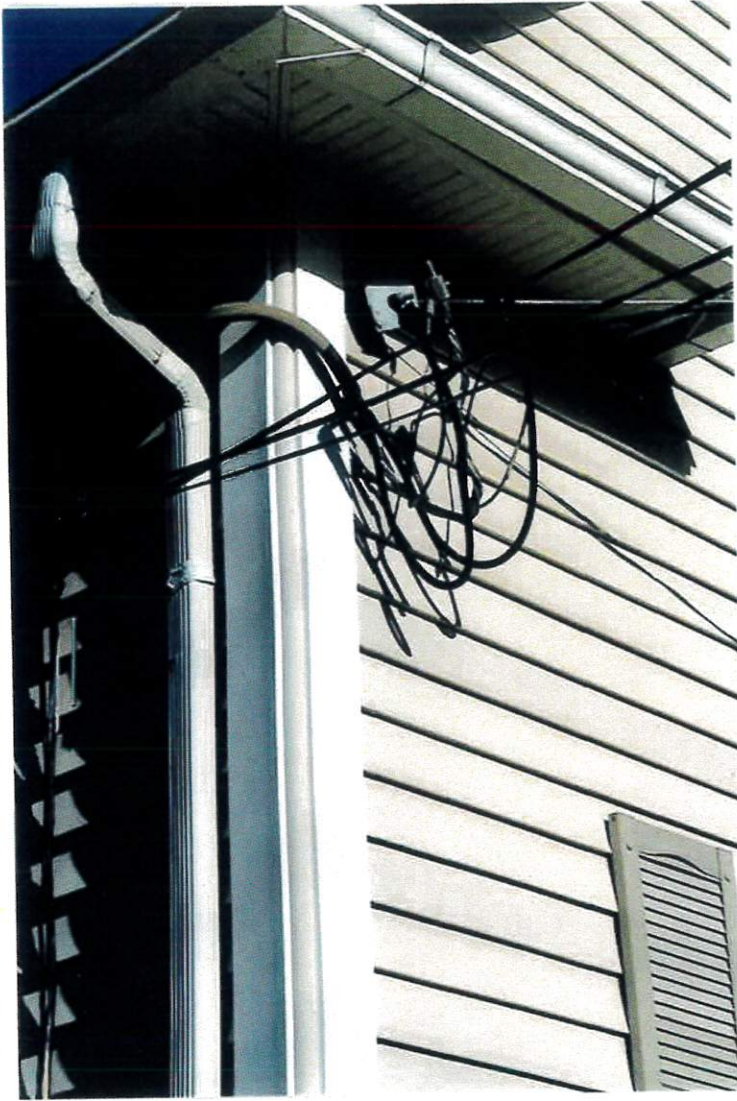
REAR PORCH RENOVATION



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



one beautiful
destroyed by
wire tree
trimming crew



unsightly wires



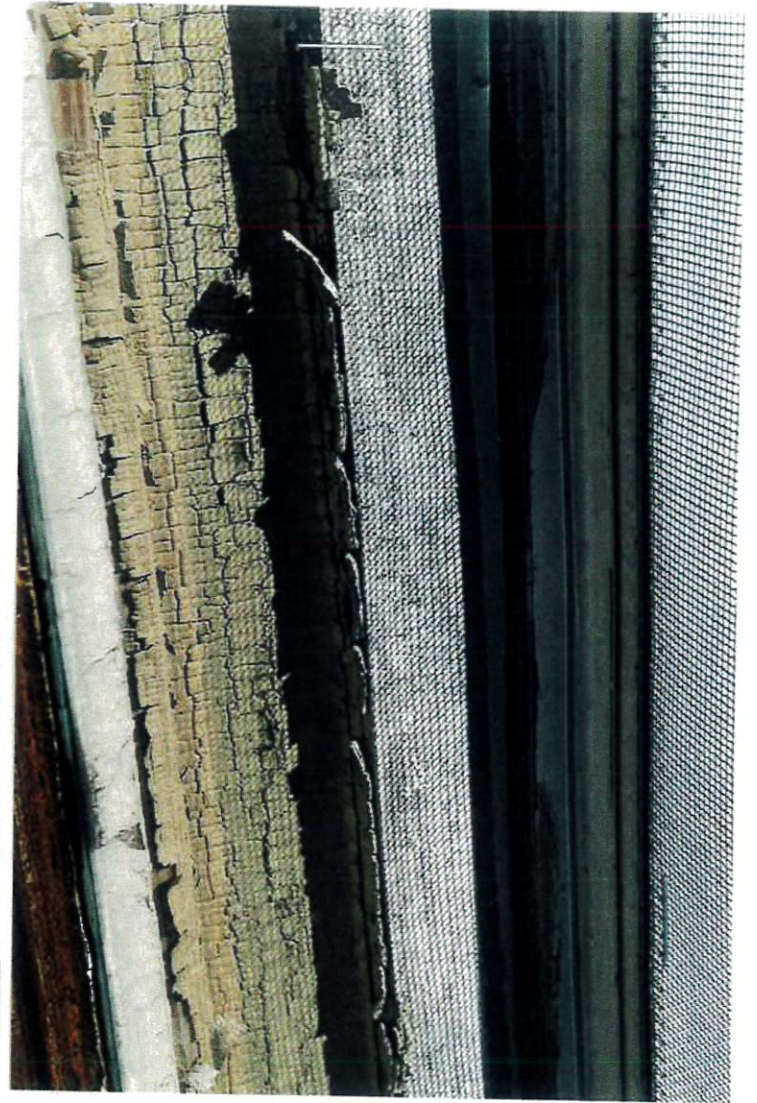
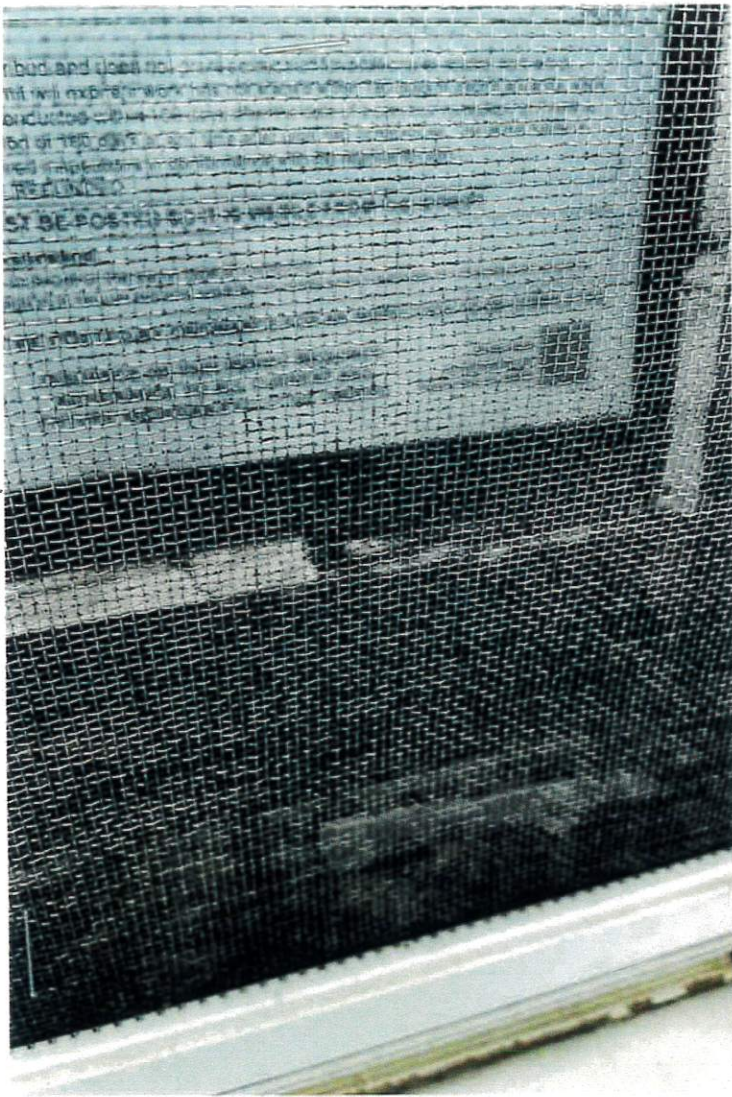
why?



Front
Storm
door



Rusted
rear
door



Current windows
with rotted wood



over grown
rear landscaping

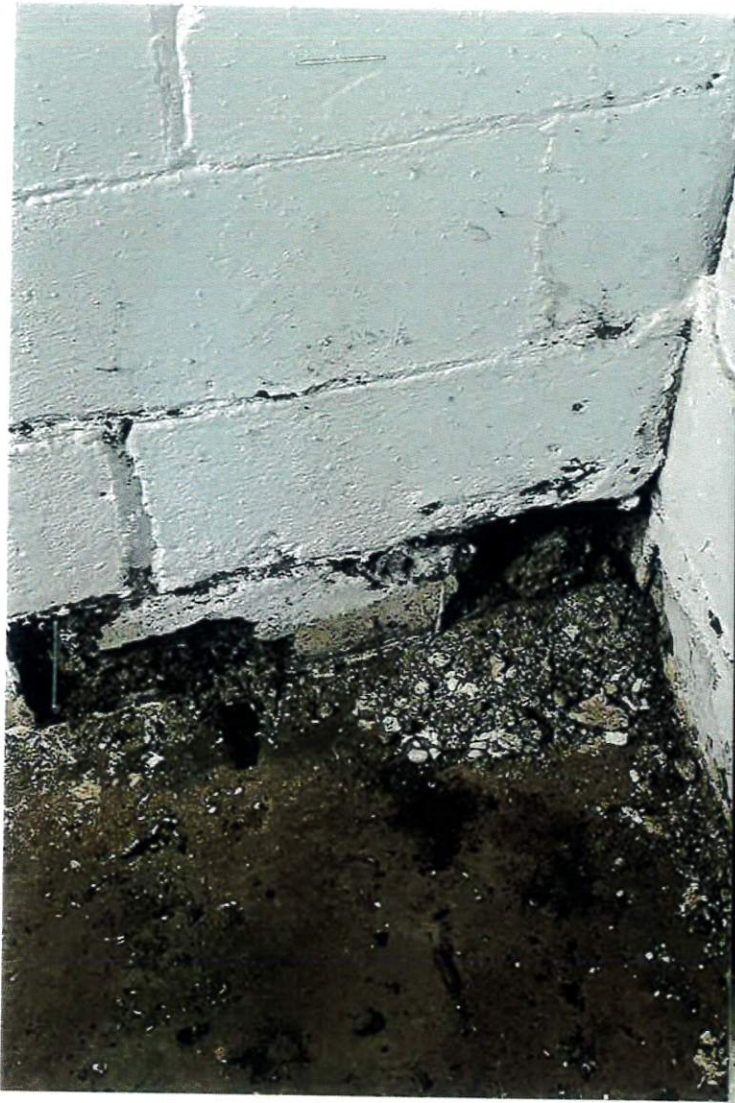


bushes overgrowing
into handicap parking
curb



Side
yard
landscaping

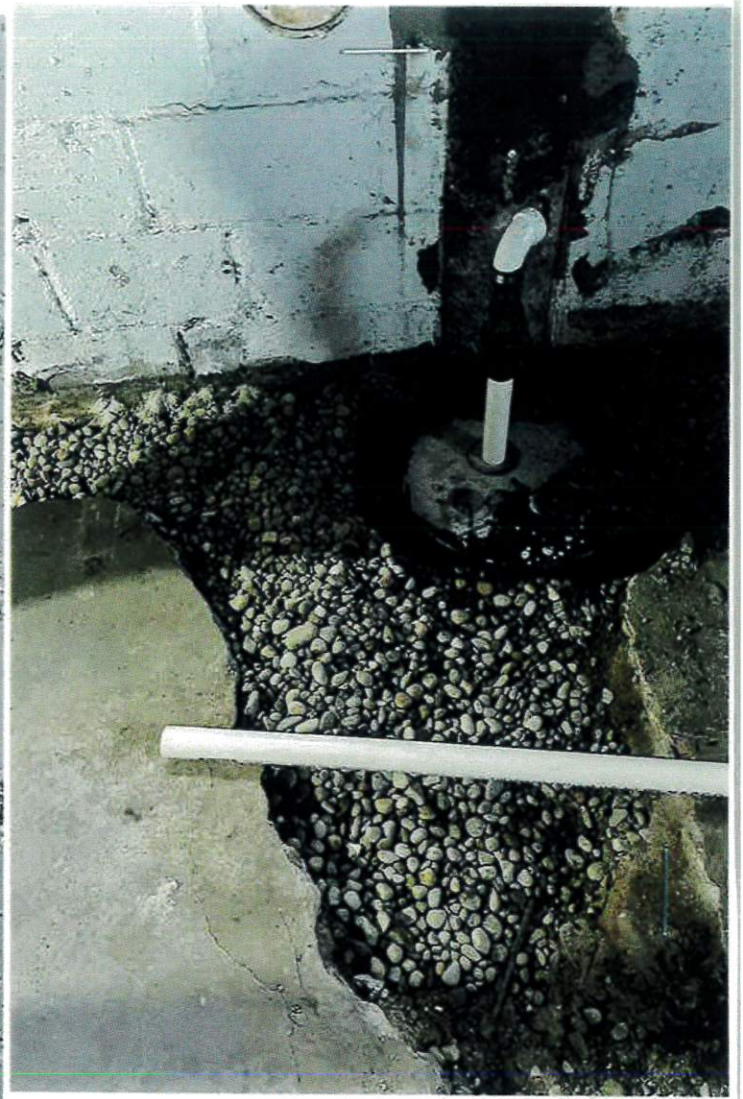




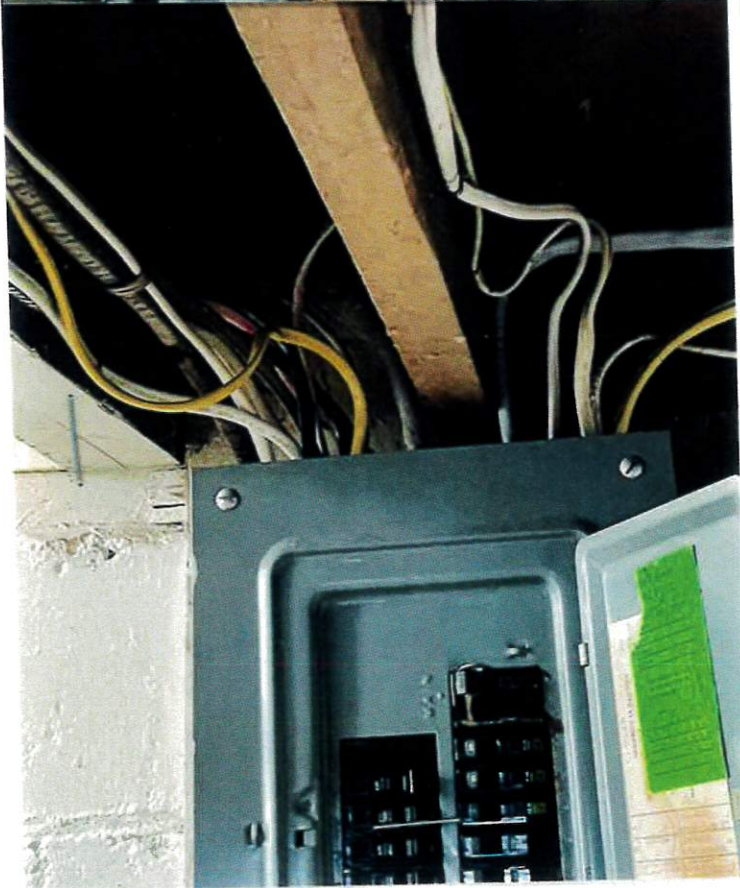
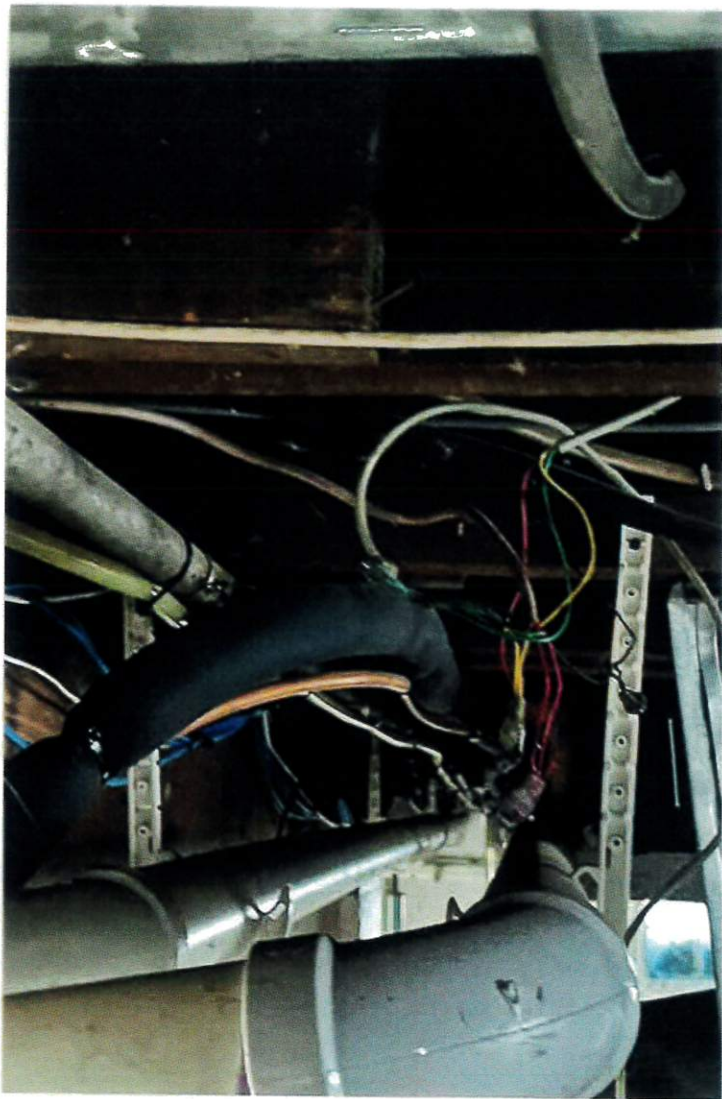
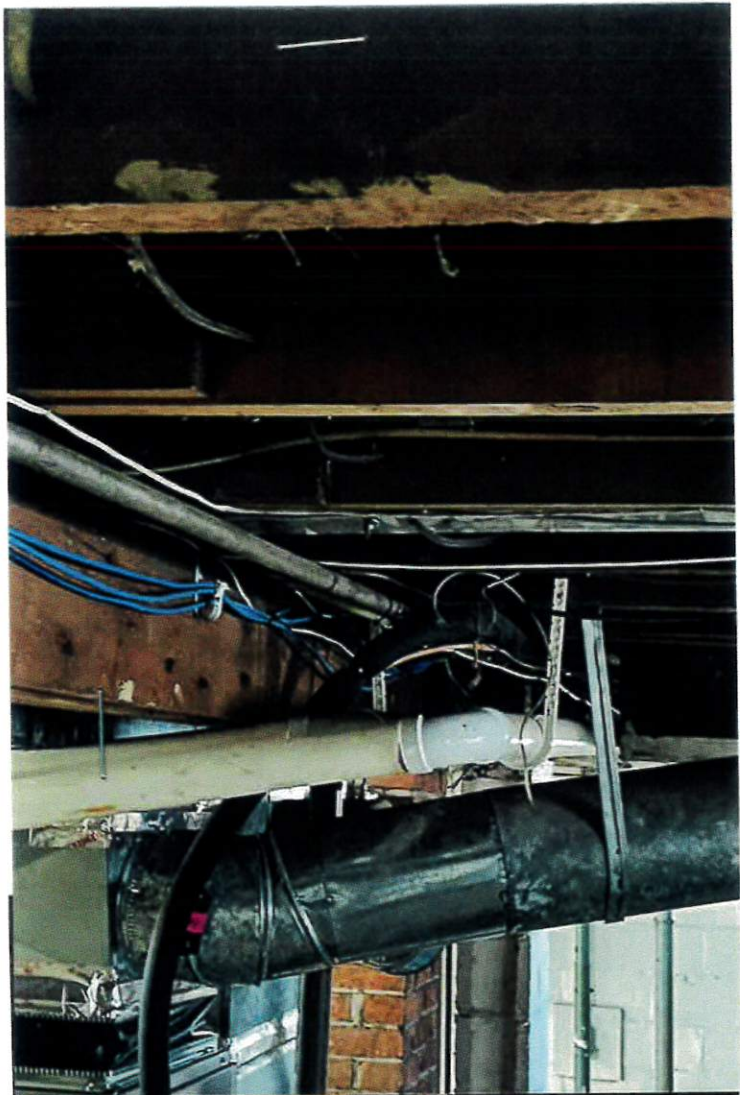
past water
problem



past water
solutions



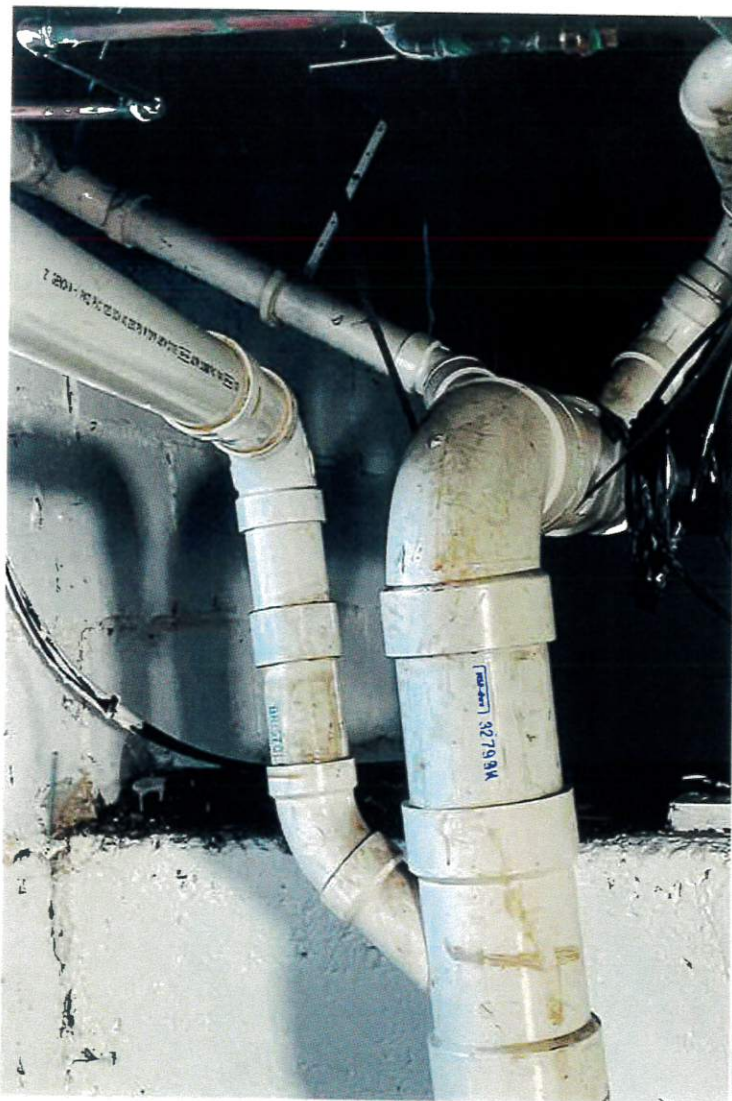
current basement
water proofing
solution interior



previous
wiring
(not to code)



previous wiring
(not to code)



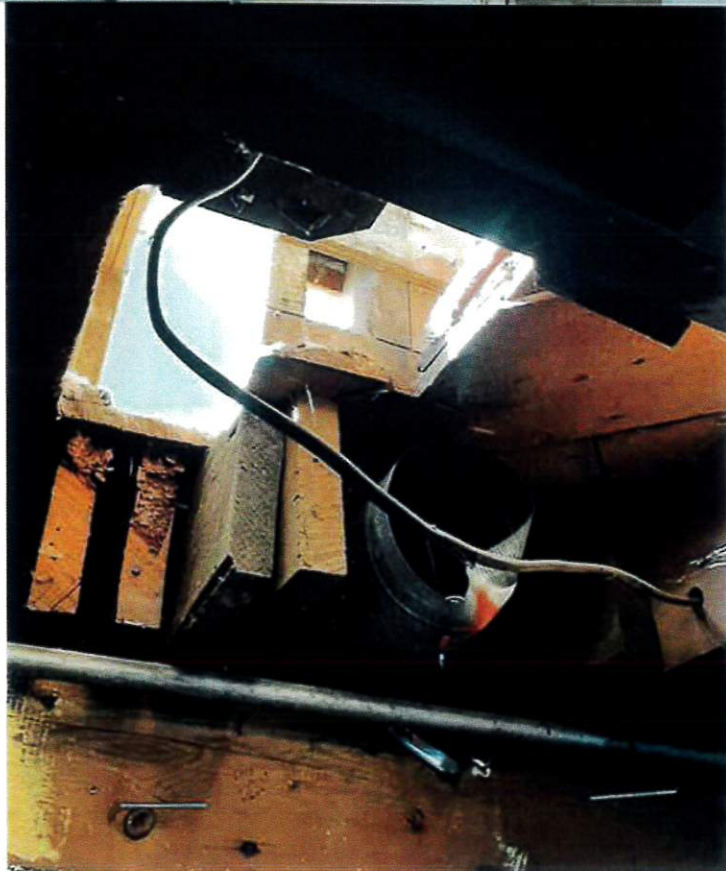
prior mechanicals
hanging from
basement ceiling

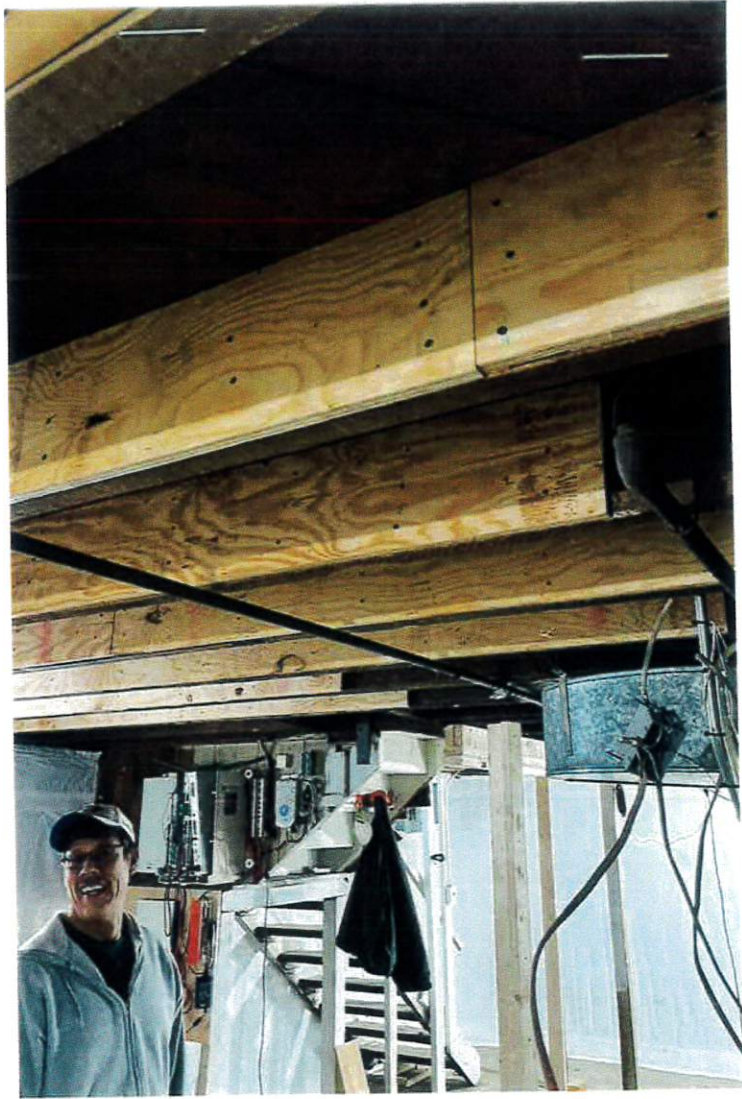
prior solution
to people
bumping their
head



↑
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

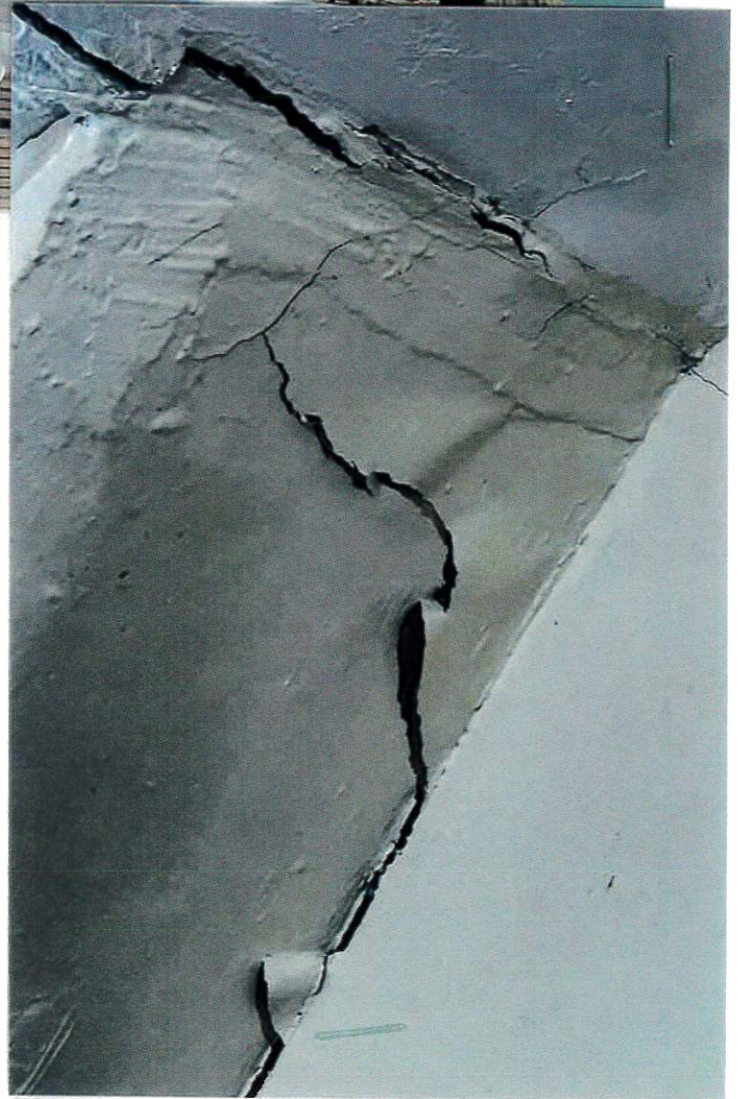
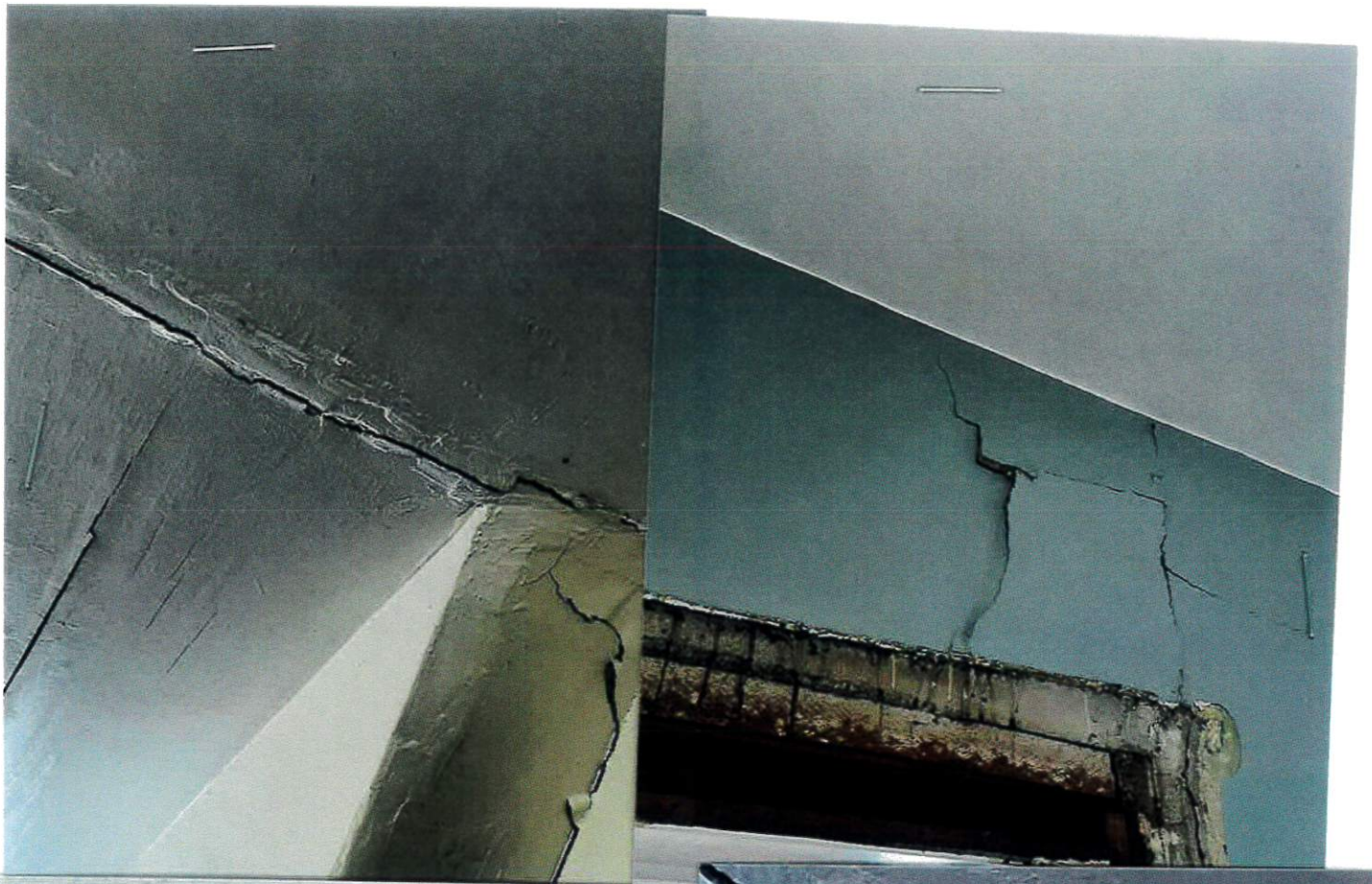


Damaged caused
by building
settling



Damage caused by
raising the building
security structure

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





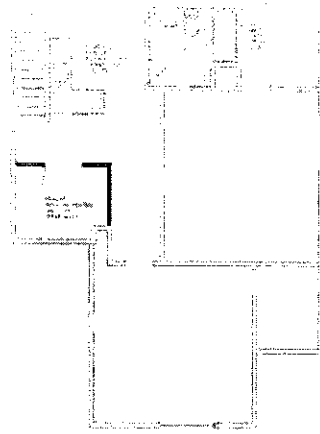
Interior doors
&
windows



Current
closets



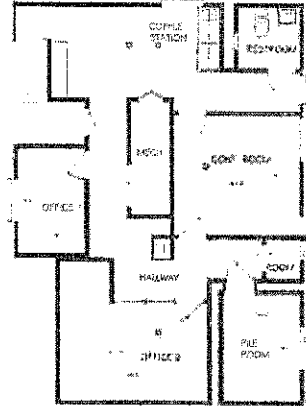
EXISTING SECOND FLOOR PLAN



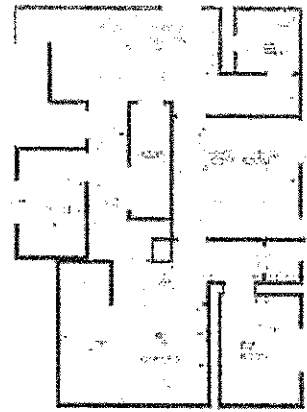
EXISTING SECOND FLOOR PLAN

PROPOSED WORK:
 1. REMOVE WALLS TO BE
 2. NEW WALLS TO BE
 3. NEW PARTITION WALLS TO BE
 4. NEW PARTITION WALLS TO BE

- PROPOSED WORK:
1. REMOVE WALLS
 2. REMOVE WALLS AND PARTITION
 3. REMOVE WALLS AND PARTITION
 4. SOUND INSULATION AT TERRACE WALLS
 5. 1/2" GYPSUM BOARD
 6. 2" X 4" STUDS AND JOISTS
 7. GYPSUM BOARD
 8. FLOORING WOOD PLANK FLOORING
 9. CEILING GYPSUM BOARD WITH POP TRUCKS WITH GYPSUM BOARD
 10. 2" X 4" STUDS AND JOISTS
 11. 2" X 4" GYPSUM BOARD
 12. PAINT CEILING, WALLS, TRIM AND FLOOR



PROPOSED BASEMENT PLAN

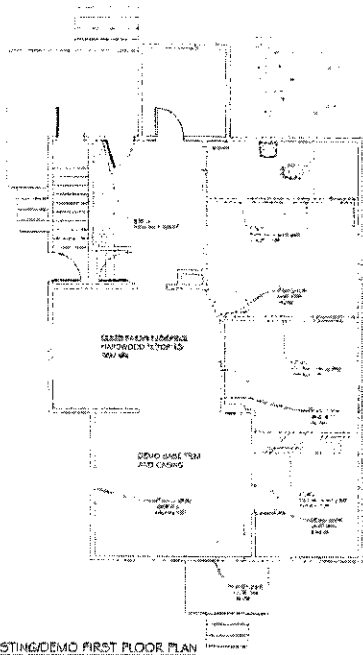


PROPOSED BASEMENT ELECTRICAL PLAN

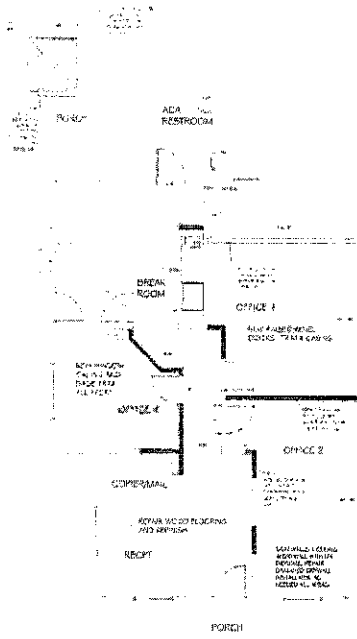
DJ. ANALYSE

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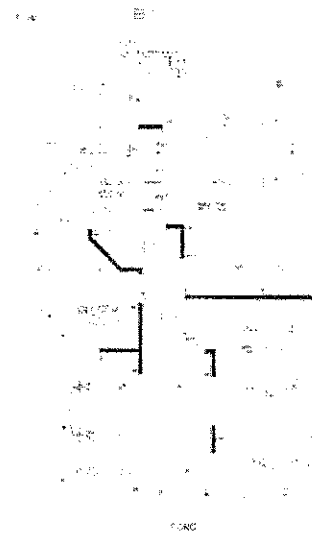
DATE: 10/10/2010
 TIME: 10:10:10
 USER: DJ
 PROJECT: AT.1



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



FIRST FLOOR ELECTRICAL PLAN

D.J. MAITRESE
 ARCHITECT
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.djmaiese.com

- 1. ELECTRICAL SYMBOLS
- 2. ELECTRICAL SYMBOLS
- 3. ELECTRICAL SYMBOLS
- 4. ELECTRICAL SYMBOLS

DATE: 12/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: 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	\$
	LENGTH	WIDTH	UNITS	COST	COST	3%	15%	\$	\$	103.31
								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	

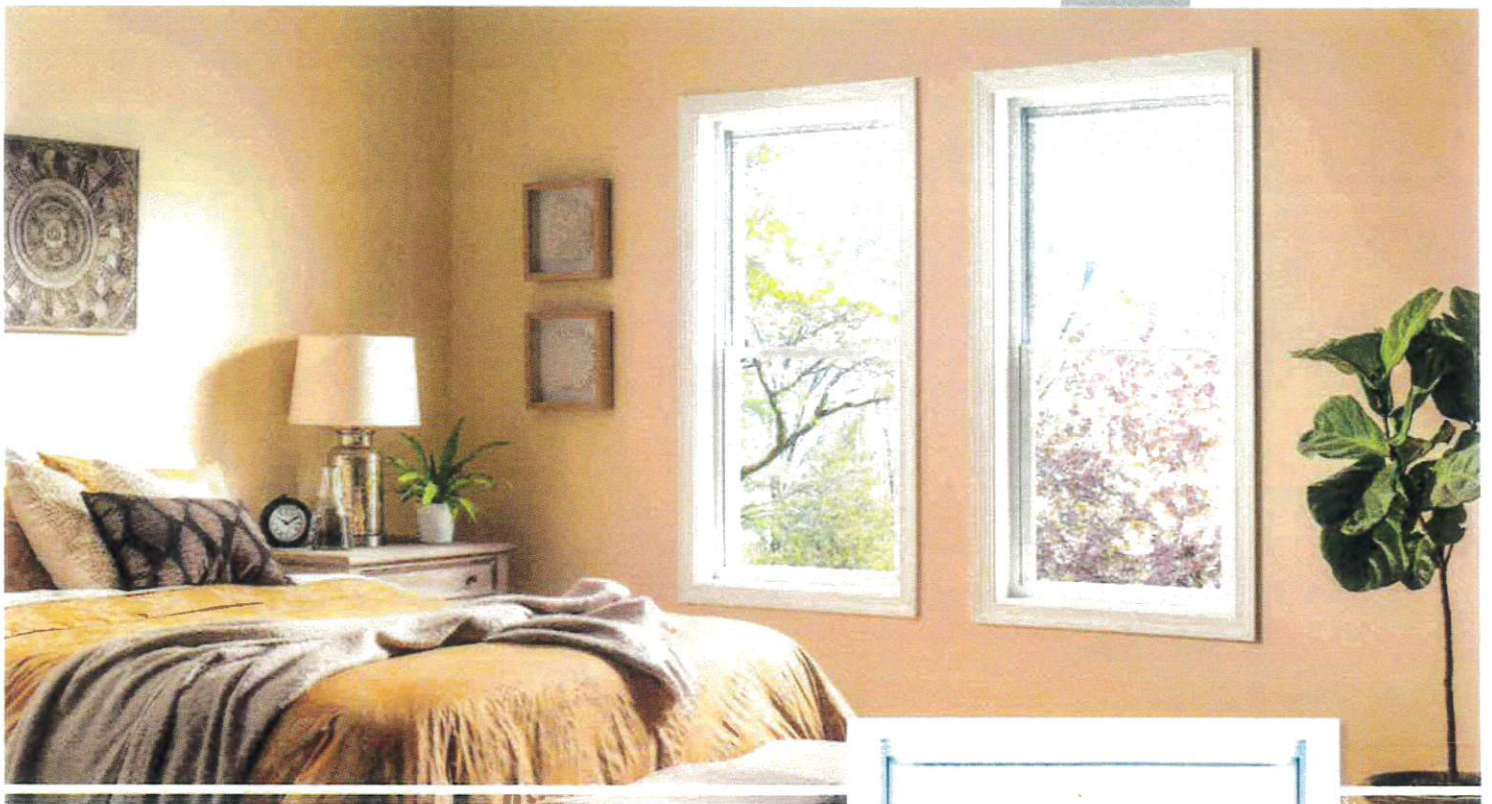
BUILDING RENOVATIONS
248 Union Street, Plymouth, MI 48170

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

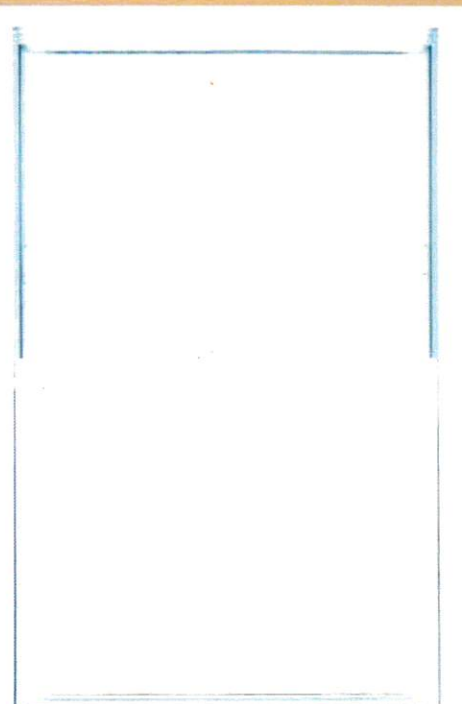


DOUBLE-HUNG WINDOWS

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.



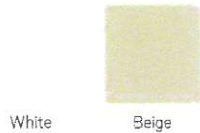
DOUBLE-HUNG WINDOWS

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.

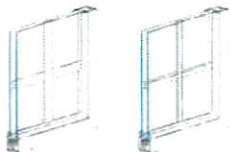


White | Beige

Grilles

Grille Types

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

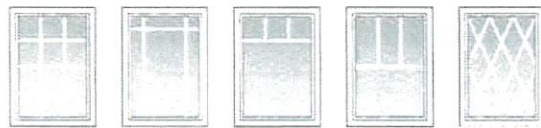


Flat Profile

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

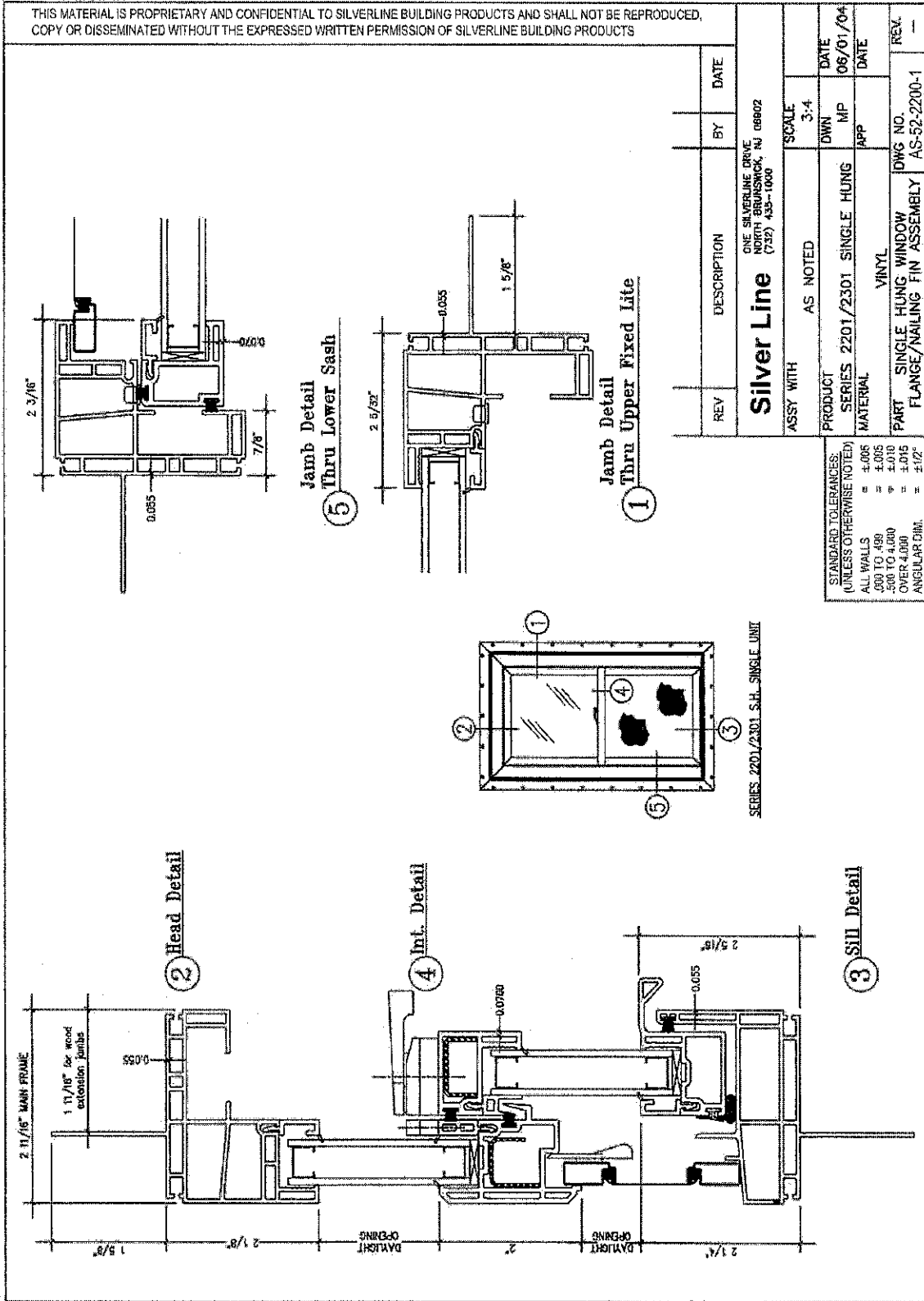
- Insert frame for replacement projects where existing frames are in good condition

silverlinewindows.com

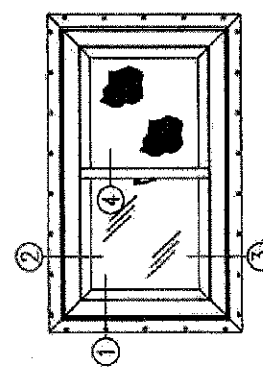
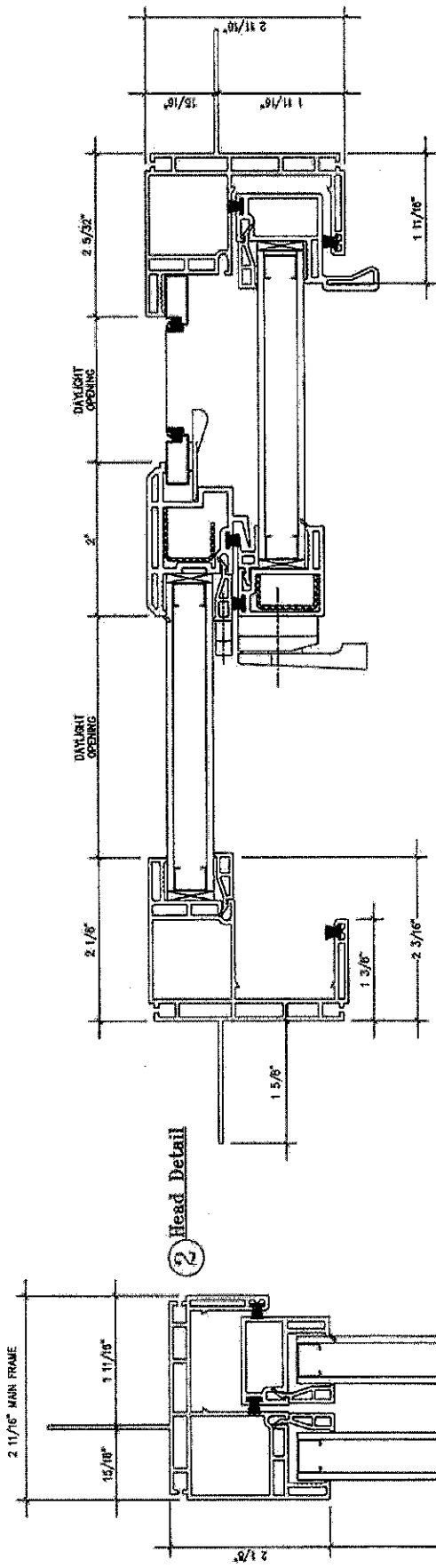


*Visit silverlinewindows.com for warranty details

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SERIES 2392/2392L HORIZONTAL SLIDER

REV	DESCRIPTION	BY	DATE

Silver Line

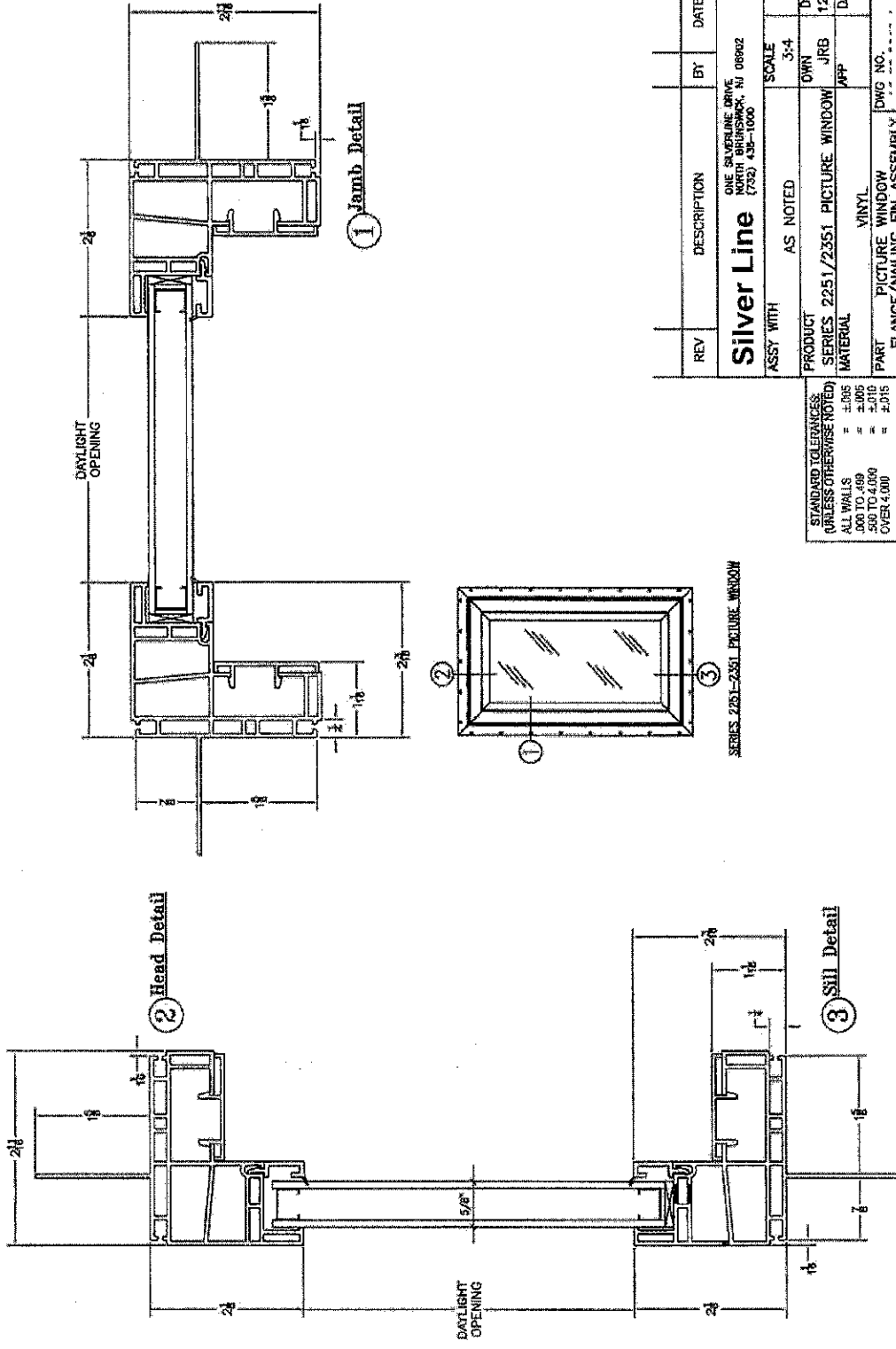
ASSY WITH	AS NOTED	DWN	DATE
PRODUCT	SERIES 2292/2392 HORIZ. SLIDER	JRB	12/29/08
MATERIAL	VINYL	JPP	DATE
PART	HORIZONTAL SLIDER REPLACEMENT ASSEMBLY	DWG NO.	AS-52-2392-1
REV.	A		

STANDARD TOLERANCES:
(UNLESS OTHERWISE NOTED)

ALL WALLS	±.005
000 TO .499	±.005
.500 TO 4.000	±.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	JRB
SERIES	2251/2251	DATE	12/27/06
MATERIAL	PICTURE WINDOW	APP	
PART	VINYL		
	PICTURE WINDOW	DWG NO.	
	FLANGE/NAILING FIN ASSEMBLY	REV.	

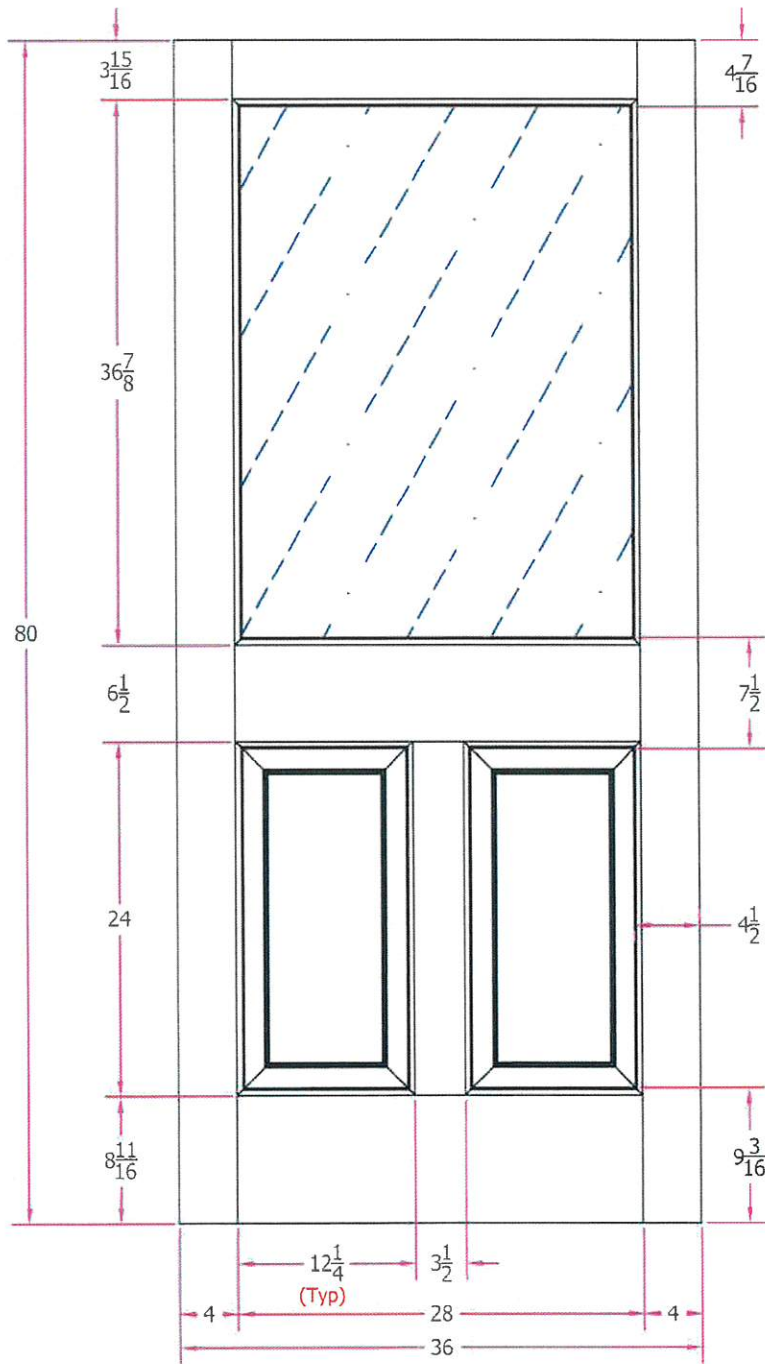


Another home
showing people
of silver line
windows



Proposed New Great
Solid Wood Door

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



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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®		

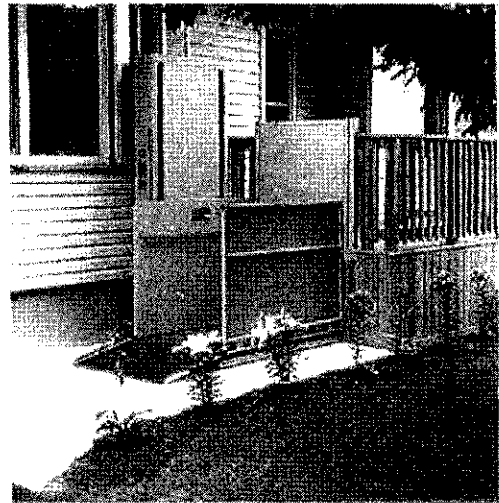
Elegance, performance and design

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

Capacity	Drive	Travel Speed	Travel	MOTOR
1000	ACME	12	160	24

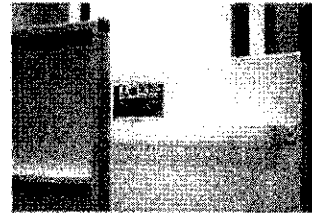
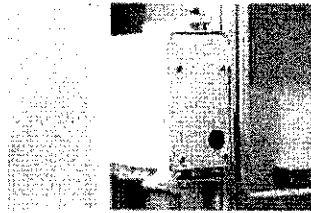
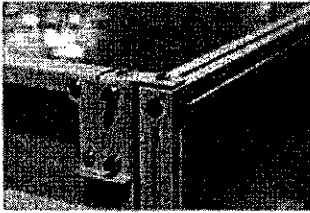
STANDARD FEATURES

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

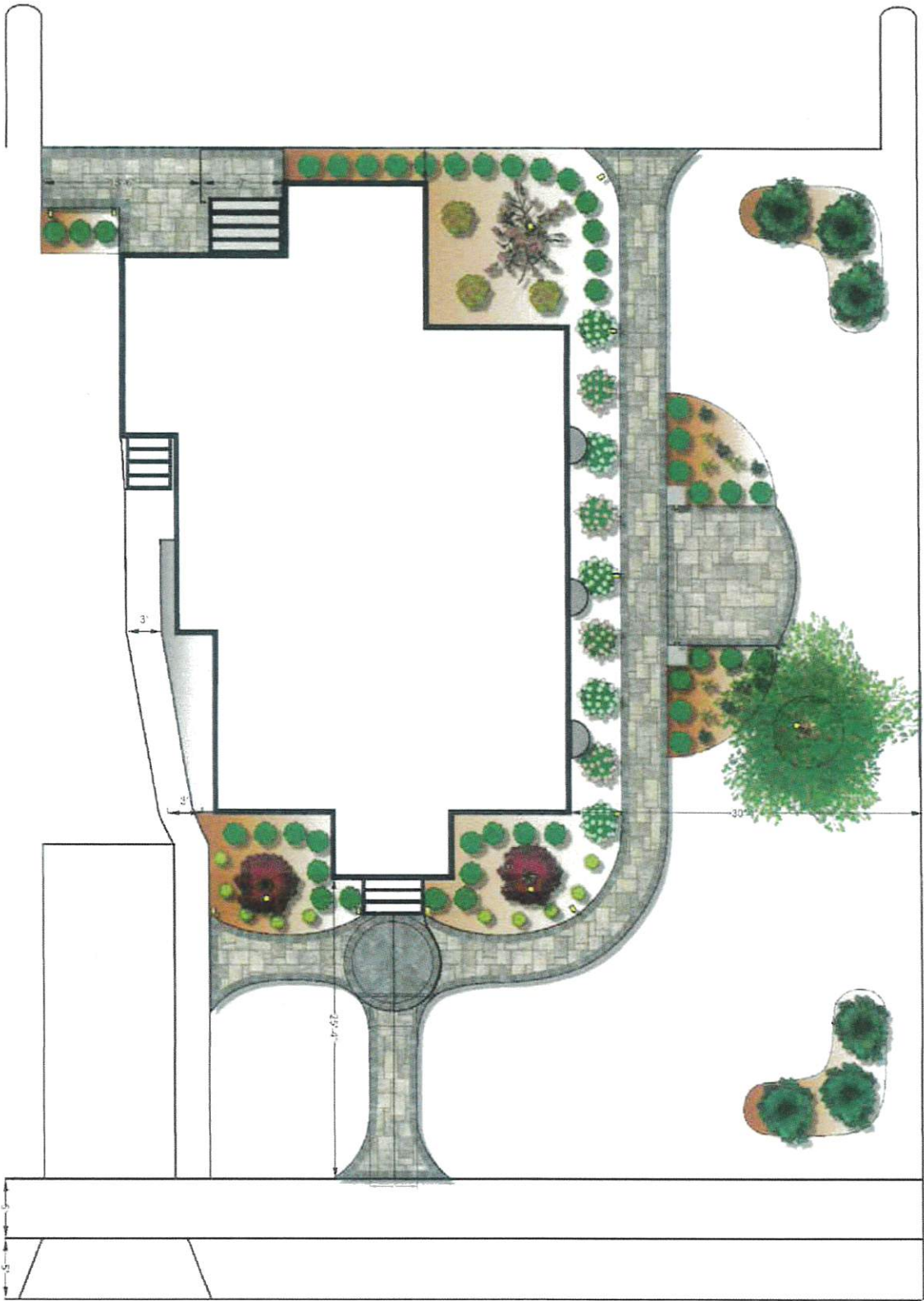
- | | |
|------------|---|
| 12 Months* | 12 Month limited warranty on parts from the date of purchase. |
|------------|---|

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.

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		<i>N/A</i>		
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		<i>N/A</i>		
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		<i>N/A</i>		
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.	[]	[]	[]