



# City of Plymouth Historic District Commission

## Regular Meeting Agenda

Wednesday, March 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/86521802878?pwd=NTNGYk0rSDNzSjZXM0MwV2xYZHlsUT09>

Webinar ID: 865 2180 2878

Passcode: 922966

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 February 3, 2021, Regular Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **ELECTION OF OFFICERS**
- 6) **COMMISSION COMMENTS**
- 7) **OLD BUSINESS**
- 8) **NEW BUSINESS**
  - a. H 21-02: Exterior- lighting & brick color at 271 S. Main, Growth Works
  - b) 2021 Goals-Discussion
- 9) **REPORTS AND CORRESPONDENCE**
- 10) **ADJOURNMENT**

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

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

<p><b>OBJECTIVES</b></p> <p>Support the neighborhoods with high-quality customer service</p> <p>Engage in collaboration with private entities and surrounding municipalities to implement the <a href="#">Joint Recreation Master Plan</a></p> <p>Improve communication with the public across multiple platforms</p> <p>Maintain a high level of cleanliness throughout the City</p> <p>Support and host a diverse variety of events that foster community and placemaking</p>
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**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 communications platforms

Develop an internal and external communications plan

Upgrade City Hall facilities to accommodate remote meetings and remote participation

Continue investigating multi-modal transportation opportunities

Revisit noise ordinance

<b>GOAL II - FINANCIAL STABILITY</b>
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<p><b>OBJECTIVES</b></p> <p>Approve balanced budgets that maintain fiscal responsibility</p> <p>Advocate for increased revenue sharing with the State of Michigan</p> <p>Encourage and engage in partnerships, both public and private, to share costs of services and equipment</p> <p>Address the issue of legacy costs</p> <p>Seek out and implement efficient and effective inter-departmental collaboration</p> <p>Market our successes to attract new economic and investment opportunities</p>
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**ONE-YEAR TASKS 2021**

Identify mechanisms for 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 35<sup>th</sup> District Court and the PCCS

Negotiate three labor contracts

<b>GOAL III - ECONOMIC VITALITY</b>
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<p><b>OBJECTIVES</b></p> <p>Continue to support and improve active, vibrant downtown branding</p> <p>Support community and economic development projects and initiatives</p> <p>Support a mix of industrial, commercial and residential development</p> <p>Reference the <a href="#">Master Plan</a> in economic decision-making</p>
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**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 Redevelopment Ready Community (RRC) certification by the end of 2021

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

<b>GOAL IV - SERVICE AND INFRASTRUCTURE</b>
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<p><b>OBJECTIVES</b></p> <p>Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning</p> <p>Support and deliver safe and responsive emergency services</p> <p>Maintain a sophisticated and responsive technology to communicate and manage data</p> <p>Continually record, maintain, update, and improve City infrastructure</p>
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**ONE-YEAR TASKS 2021**

Explore enhanced 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

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, February 3, 2021 - 7:00 p.m.

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ITEM 3. a

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

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

**Hybrid In-Person at 525 Farmer and Virtual via Zoom**

**1. CALL TO ORDER**

- a. Chair Colleen Polin called the meeting to order at 7:03 p.m.

Present: Chair Polin, 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**

Two spelling errors were noted, then Filipczak offered a motion, seconded by Borys, to approve the minutes of the January 6, 2021 meeting. There was a roll call vote.

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

MOTION PASSED 6-0

**4. APPROVAL OF THE AGENDA**

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

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

MOTION PASSED 6-0

**5. COMMISSION COMMENTS**

There were no commission comments.

**6. OLD BUSINESS**

H21-01: Exterior modifications at 248 S. Union

***Citizen Comments***

Dan Herriman, 1142 N. Holbrook, said he supported preservation but thinks the process must not prove too burdensome.

Terry Laginess, 199 N. Main, said his great-grandfather once lived at 248 Union and he supports the restoration project.

Win Schrader, 1345 Park Place, encouraged the HDC to support the project because the entire community benefits when homes are improved upon.

***Commissioner Discussion***

Commission members discussed the application and expressed that it still lacks the detail they need to see,

in particular, to-scale drawings and final materials selections. Borys left the meeting after the discussion.

Townsend offered a motion, seconded by Kandalajt, 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.  
The project meets City of Plymouth Ordinance 1-4.

There was a roll call vote.

No: Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION DENIED 5-0

**7. NEW BUSINESS**

a. 2021 Goals Discussion

Deal referred Commission members to the City's strategic plan and the one-year tasks that were developed the previous week. She encouraged the group to tie their goals to the City's and to consider how they can help businesses. Commission members expressed support for reviewing the application in order to make it easier for applicants to understand exactly what they need to submit.

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

A motion to adjourn was offered at 8:31 p.m. by Filipczak and seconded by Townsend.  
There was a roll call vote.

Yes: Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 5-0





Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 271 S. Main  
Case Number H21-02  
Agenda Date: March 3, 2021

Address: 271 S. Main  
Year Built: 1953  
Historical Significance: Non-contributing structure

Proposed Changes: Building addition and storefront alteration – review of lighting and brick colors

**Sec. 18-654. - Duties and powers.**

(a) It shall be the duty of the historic district commission to review all plans for the construction, addition, alteration, repair, moving, excavation or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the commission shall follow the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 CFR 67, or their equivalent as approved or established by the state bureau of history of the department of state, and shall also give consideration and significance to:

- (1) The historical or architectural value and significance of the historic resource and its relationship to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of such historic resource to the rest of the resources and to the surrounding area;
- (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
- (4) To any other factor, including aesthetics, which it deems pertinent;
- (5) The proposed major changes to open spaces in a historic district. The HDC shall review plans for major changes to these open spaces, such as the removal of large trees (over 12 inches in diameter as measured four feet above ground) or the making of major contour changes in terrain features. The HDC may use its discretion to decide if proposed changes are major in nature or not.

(b) The HDC shall review and act upon exterior features of a resource, and shall not review and act upon interior arrangements unless interior work will cause visible changes to the exterior of the historic resource. The HDC shall not disapprove applications except in regard to considerations as set forth in subsection (a) of this section.

(c) The HDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The HDC shall provide to such delegated authorities specific written standards for issuing the certificates of appropriateness under this subsection. Such delegated authorities shall come before the next regularly scheduled HDC meeting and the HDC shall review the certificates of appropriateness so issued. These reviews are to serve the purpose of keeping the HDC informed as to what certificates of appropriateness for minor work have been issued since the last HDC meeting. On a quarterly basis, the HDC shall review the certificates of appropriateness, if any, issued by the aforesaid delegated authority to determine whether or not the delegated responsibilities should be continued.

(d) In case of an application for work affecting the appearance of a resource or for the alteration, moving or demolition of a resource which the commission deems so valuable to the city that the loss thereof will adversely affect the public purpose of the city, the historic district commission shall endeavor to work out with the owner an economically feasible plan for preservation of the historic resource.

## Application Review

<b>Proposed siding replacement</b>				
Please include the following applicable information		YES	NO	N/A
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 soffits, fascia, gutters, and trim	<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 siding replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Description of the existing siding material including width, color, and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the siding as it exists today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled and dimensioned elevations showing the replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Cut sheets (manufacturer information) for replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples and colors of siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions including full profile of replacement siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the siding replacement component	<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.

**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](http://www.plymouthmi.gov)

**I. Site/Project Information**

Site Address 271 S. HALL STREET	<input type="checkbox"/> Contributing structure <input checked="" type="checkbox"/> Non-contributing structure	Date of Application 02/16/21
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Name of Property Owner BRIAN LAUGUIS OPERATIONS DIRECTOR	Phone Number (734) 891-0560	
Mailing Address 271 S. HALL STREET	Email Address (Required) BRIAN.LAUGUIS@GWCARES.ORG	
City PLYMOUTH	State MI	Zip Code 48170

**II. Applicant and Contact Information**

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name JOSEPH PHILIPS ARCHITECT, LLC	Phone Number (734) 455-8354			
Applicant/Company Address 921 WING STREET	City PLYMOUTH	State MI	Zip Code 48170	
Email Address (Required) JOSEPHPHILIPSARCHITECT@GMAIL.COM				

**III. Site Plan Designer and Contact Information**

Site Plan Designer Company Name SAME AS APPLICANT	Phone Number		
Company Address	City	State	Zip Code
Registration Number 1301027064	Expiration Date 03/06/23	Email Address (Required)	

**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 checked="" type="checkbox"/> Color Change
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Siding Replacement	<input type="checkbox"/> Wall/Fence Install or Replacement	<input type="checkbox"/> Building Cleaning
<input checked="" 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 type="checkbox"/> Roof Replacement	<input checked="" type="checkbox"/> Landscaping Install or Replacement	

**V. Description of Work**

THIS PROJECT WAS PREVIOUSLY SUBMITTED AND APPROVED BY THE HDC, PENDING FINAL APPROVAL OF LIGHTING & BRICK COLORS. PLEASE SEE ATTACHED
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### VI. Applicant Signature

Signature of Applicant 	Date 02/16/21
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### VII. Property Owner Signature

Signature of Property Owner	Date
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### VIII. Submittal Checklist

Please include the following applicable information	YES	NO	N/A
<b>Demolition, new construction, additions, and alterations</b>			
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 the changes are necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Photographs of the building and site as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Scaled drawings to include existing and proposed floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<b>Proposed window replacement project</b>			
1. Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Detailed justification of why window replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Description of the existing window material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Photographs of the affected windows as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# JOSEPH PHILIPS

ARCHITECT, LLC

921 Wing Street

Plymouth, Michigan 48170

(734) 455-8354

(734) 455-8350 Fax

josephphilipsarchitect@gmail.com

FEBRUARY 16, 2021

HISTORIC DISTRICT COMMISSION  
CITY OF PLYMOUTH  
201 S. MAIN STREET  
PLYMOUTH, MICHIGAN 48170

PLANNING COMMISSION ADMINISTRATIVE REVIEW  
CITY OF PLYMOUTH  
201 S. MAIN STREET  
PLYMOUTH, MICHIGAN 48170

RE: *EXTERIOR FINISH MATERIALS*  
*GROWTH WORKS – BUILDING ADDITION AND STOREFRONT ALTERATIONS*  
*JP Project No. 19593*

DEAR COMMISSIONERS,  
PLEASE SEE THE FOLLOWING LIST OF EXTERIOR FINISH MATERIALS AND THE RELATED ATTACHMENTS FOR YOUR CONSIDERATION AND APPROVAL. AS YOU RECALL, THE MAJORITY OF THIS PROJECT WAS APPROVED LAST YEAR WITH THE UNDERSTANDING THAT I WOULD COME BACK TO THE HDC FOR ANY PROPOSED CHANGES AND AN EXTERIOR LIGHTING RESUBMITTAL.

1. PROPOSED FIELD BRICK:
  - a. "MERIDIAN" - CAVALRY GREY" – Modular
2. PROPOSED ACCENT BRICK:
  - a. "GLEN GERY: - OYSTER GREY – Modular
3. LIGHT FIXTURES
  - a. UPLIGHTS: "KIRCHLER" – 12V LED LARGE ACCENT LIGHT – BLACK. Lighting to be ground mounted in landscape area. (5 Fixtures).
  - b. DOWNLIGHTS: "LITHIONIA" – LED BULLET FLOOR LOGHT – "OLB". Lighting to be mounted on top of front canopy. (5 Fixtures).

THANK YOU,

JOSEPH PHILIPS, AIA

# TARGETTI

## JUPITER MINI PROJECTOR

Professional Compact Adjustable LED Flood Light

**Concept:** Ultra compact adjustable LED projector.

**Materials:** Finished Ferrite Grey anodized polished aluminum body. Aluminum front ring. Bevelled extra-clear front glass. Stainless steel bracket fixed to the body for adjustability.

**Optic:** Precision optic system with PMMA lenses for the spot, flood and wide flood versions with a light cut system integrated into the front glass.

**Mounting:** Fixed onto an adjustable yoke bracket.

**Power Supply:** Remote Class 2 120V-277VAC power supply required, see page 2 for options.

**Installation:** Pre-cabled with 10ft direct burial 18ga 2 Conductor Cable for Connection to remote power supply.

**Wattage:** 3W

**Color Temperature:** 2700°K / 3000°K / 3500°K / 4000°K

**CRI:** Ra84

**Delivered Lumens:**      3000°K    4000°K

Spot 17° = 298Lm    319Lm

Flood 30° = 291Lm    311Lm

Wide Flood 60° = 303Lm    324Lm

**Lumen Maintenance (L70):** 50,000hrs

*Calculation for LED fixtures are based on measurements that comply with IES LM-80.*

**Voltage:** 24V DC

**IP Rating:** IP67

**IK Rating:** IK10

**Certifications:** cULus Class 2 Wet Location Listed

Tested in accordance with LM-79-08

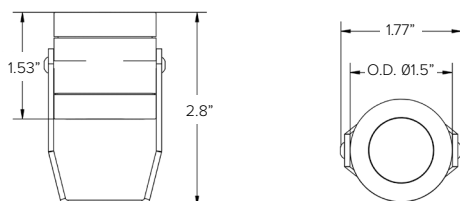
<sup>A</sup>Title 24 commercial installation compliant.

**Warranty:** 5 year limited warranty



PRODUCT CODE	DRIVER	FINISH	LENS	WATTAGE	COLOR TEMP	VOLTAGE	+	OPTICAL ACCESSORY	+	DRIVER
JP – JUPITER Mini Projector	R – Remote Driver	FE – Ferrite Grey	SP – Spot 17°	L1 – 3W	27 – 2700K	24 – 24V DC		— — No optical accessory		Required (See Pg 2)
			FL – Flood 30°		30 – 3000K			LV – Anti-glare honeycomb louver		
			WF – Wide Flood 60°		35 – 3500K					
					40 – 4000K					

### Views



# TARGETTI

## JUPITER MINI PROJECTOR

INSTALLATION ACCESSORIES	
<b>1E0995FE</b>	Ferrite painted peg for ground anchorage. Dimensions 4.33"L



1E0995FE

Power Supply (REQUIRED)	Type	Wattage	Input/Output Voltage	Dimmable	IP Rating	Output	Dimensions
<b>DEL60PWM</b>	ELECTRONIC PWM DRIVER STANDALONE, <b>UL LISTED ENCLOSURE PROVIDED BY OTHERS</b>	60W	120-277V / 24V	0-10V/PWM 10%	IP67	UR CLASS 2	5.9" X 2.09" X 1.38"
<b>DEL90PWM</b>	ELECTRONIC PWM DRIVER STANDALONE, <b>UL LISTED ENCLOSURE PROVIDED BY OTHERS</b>	90W	120-277V / 24V	0-10V/PWM 10%	IP67	UR CLASS 2	6.73" X 2.48" X 1.48"
<b>DEDD10010</b>	ELECTRONIC 0-10V DRIVER STANDALONE, <b>UL LISTED ENCLOSURE PROVIDED BY OTHERS</b>	100W	120-277V / 24V	0-10V DIMMING 0.1%	IP20	UR CLASS 2	6.02" x 1.97" x 0.91"
<b>DELV40124D</b>	ELECTRONIC LOW VOLTAGE TRANSFORMER	40W	120-277V / 24V	PHASE (120V ONLY) /0-10V DIMMING 10%	IP66 / NEMA4 ENCLOSURE	UL CLASS 2	11" x 4" x 2.21" <sup>1</sup>
<b>DELV60124D</b>	ELECTRONIC LOW VOLTAGE TRANSFORMER	60W	120-277V / 24V	PHASE (120V ONLY) /0-10V DIMMING 10%	IP66 / NEMA4 ENCLOSURE	UL CLASS 2	11" x 4" x 2.21" <sup>1</sup>
<b>DELV96124D</b>	ELECTRONIC LOW VOLTAGE TRANSFORMER	96W	120-277V / 24V	PHASE (120V ONLY) /0-10V DIMMING 10%	IP67 / NEMA4 ENCLOSURE	UL CLASS 2	11" x 4" x 2.21" <sup>1</sup>
<b>DELX601241CPWM</b>	ELECTRONIC PWM DRIVER	60W	120-277V / 24V	0-10V/PWM 10%	IP67 / NEMA3R ENCLOSURE	UL CLASS 2	10" x 10" x 4" <sup>1</sup>
<b>DELX901241CPWM</b>	ELECTRONIC PWM DRIVER	90W	120-277V / 24V	0-10V/PWM 10%	IP67 / NEMA3R ENCLOSURE	UL CLASS 2	10" x 10" x 4" <sup>1</sup>
<b>DELX1802242CPWM</b>	ELECTRONIC PWM DRIVER	2X90W	120-277V / 24V	0-10V/PWM 10%	IP67 / NEMA3R ENCLOSURE	UL CLASS 2	12" x 12" x 4" <sup>1</sup>
<b>DELX2703243CPWM</b>	ELECTRONIC PWM DRIVER	3X90W	120-277V / 24V	0-10V/PWM 10%	IP67 / NEMA3R ENCLOSURE	UL CLASS 2	12" x 12" x 4" <sup>1</sup>
<b>PS060</b>	LUTRON HI-LUME PREMIER 0.1% CONSTANT VOLTAGE DRIVER WITH UL LISTED ENCLOSURE	96W	UNIVERSAL 120-277 VAC	HI-LUM DIMMABLE 0.1%	IP20/NOM CERTIFIED	UL CLASS 2	10.5" x 5.5" x 2" <sup>1</sup>

<sup>1</sup> Dimensions include enclosure with mounting bracket.

\* Constant voltage drivers 50/60HZ, voltage regulated with short circuit protection. Operating temperature -40 C- 80° C

\* Installation of power supply must be compliant to Class 2 installation standards. Refer to NEC and local building code requirements.

\* Consult factory for additional driver options (ie: DMX, DALI, wattage, size, shape, Lutron, ELDO, or others).

### MAX FIXTURES PER DRIVER

Fixture Wattage	Driver Wattage							
	40W	60W	96W	90W	2X90W	3X90W	100W	2X100
3W	10	16	25	24	48	72	26	53



# TARGETTI

## JUPITER MINI PROJECTOR

### Photometry

SPOT		POLAR GRAPH		CONE OF LIGHT		
Fixture Power	3W	3W		(Ft)	Max	Med
Fixture Output	298Lm	319Lm		10.00	ftcd	ftcd
Kelvin Temp	3000°K	4000°K		8.00	32	20
Beam Spread	SP 17°	SP 17°		6.00	57	36
I <sub>Max</sub>	5771cd/klm	5771cd/klm		4.00	127	80
Efficacy	99 Lm/W	106 Lm/W	2.00	509	322	
FLOOD		POLAR GRAPH		CONE OF LIGHT		
Fixture Power	3W	3W		(Ft)	Max	Med
Fixture Output	291Lm	311Lm		10.00	ftcd	ftcd
Kelvin Temp	3000°K	4000°K		8.00	17	11
Beam Spread	FL 30°	FL 30°		6.00	30	19
I <sub>Max</sub>	3009cd/klm	3009cd/klm		4.00	66	42
Efficacy	97 Lm/W	103 Lm/W	2.00	256	169	
WIDE FLOOD		POLAR GRAPH		CONE OF LIGHT		
Fixture Power	3W	3W		(Ft)	Max	Med
Fixture Output	303Lm	324Lm		10.00	ftcd	ftcd
Kelvin Temp	3000°K	4000°K		8.00	6	3
Beam Spread	WFL 60°	WFL 60°		6.00	10	6
I <sub>Max</sub>	1040cd/klm	1040cd/klm		4.00	23	13
Efficacy	101 Lm/W	108 Lm/W	2.00	92	50	



JUPITER Mini Projector 1.5"

- 1.5"D Aperture x 2.8"H
- 3W
- 2700K / 3000K / 3500K / 4000K
- SP, FL, WF
- Integral Black Louver Option
- Ferrite Grey Finish
- Remote power solutions available



JUPITER Mini 2"

- 2"D Aperture x 1.14"H
- 3W
- 2700K / 3000K / 3500K / 4000K
- SP / FL / WFL
- Integral Louver or Asymmetrical Screen Options
- Remote power solutions available



JUPITER 3"

- 3.15"D Aperture x 2"H
- 9W
- 2700K / 3000K / 3500K / 4000K
- SP / FL / WFL
- Integral Louver or Asymmetrical Screen Options
- Remote power solutions available

# 12V LED Large Accent Light with Variable Lumen Output (VLO)

16018-16020



<b>PROJECT:</b>	<b>ORDERING:</b>
<b>TYPE:</b>	<b>COMMENTS:</b>

## OVERVIEW

The VLO Accent Light is unsurpassed in both style and performance. The VLO combines advanced LED, Driver & Optic technology with premium materials. A single fixture provides the installer the option to select three different lumen outputs reducing installation complexity and increasing infield versatility.

## FEATURES

- High lumens in small body
- Variable lumen output
- Advanced optics provide superb center to edge uniformity
- Available beam angle: 15°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection (6 kV)
- IP66 rated

## PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output	400	600	835
Input voltage	9-15	9-15	9-15
Power (VA) @ 15VAC	8.5	12.5	17
Power (W) @ 15VDC	5.25	8.5	12
Efficacy (Lm/W @DC)	76	70	69

## SPECIFICATIONS

### Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in UP or DOWN position	

### Input

Input Voltage Range	9 – 15V AC or DC with no loss in light output
Input Frequency	47 – 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

### Output

Lumen Level 3 (max)	835
Lumen Level 2 (mid)	600
Lumen Level 1 (standard)	400 (factory setting)

### Environmental

Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours

### Mechanical & Housing Specification

Length	6" / 154 mm
Width	2.7" / 69 mm
Height	4.2" / 106 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	AZT, BKT, CBR, WHT
Weight	Alum 24 oz/ 0.7Kg, Brass 48oz/ 1.4Kg

## FIXTURE

### Glass Lens

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

### Body

A380 Aluminum, C360 Brass casting

### Wire

18 AWG, SPT-1W, 105°C, 300V, 48" useable length

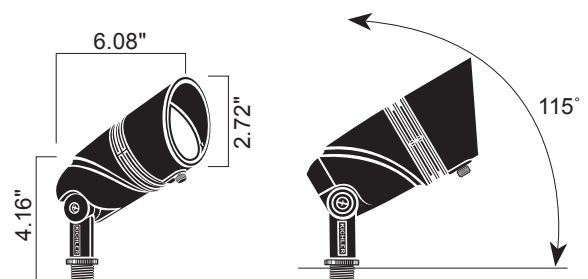
### Optics

Polycarbonate TIR lens provides superior fixture beam angle. Available in 15°, 35° and 60°.

### Included Accessories

Includes 8" slotted in-ground stake, 2 gel-filled wire nuts and lumen switching magnetic key.

### Dimensions



## AVAILABLE FINISHES

<b>AZT</b> Textured Architectural Bronze	<b>BKT</b> Textured Black	<b>CBR</b> Centennial Brass	<b>WHT</b> Textured White (35° only)
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**KICHLER**

# 12V LED Large Accent Light with Variable Lumen Output (VLO)

16018-16020

## INSTALLATION INFORMATION

Type Supply	Voltage Level	Dimming Level		
		1	2	3
AC Voltage (VA)	9V	8	12	17
	12V	9	13	17.5
	15V	9	13	18
DC Voltage (W)	9V	6	9	12.5
	12V	5.5	8	12
	15V	5.5	8	12

Power (W)	Wire Gauge / Length / (ft/m) Load Chart			
	10	12	14	16
0-20	1860/567	1150/351	730/223	450/137
40	930/283	580/177	370/113	230/70
60	620/189	390/119	240/73	150/46
80	470/143	290/88	180/55	110/34
100	370/113	230/70	140/43	90/27
>100	Consult Technical Support			

Ordering Guide (product number breakdown)

### 1 Item Number for Fixture Size & Beam Angle:

16018 = Small 15° Spot  
 16019 = Small 35° Flood  
 16020 = Small 60° Wide Flood

### 2 Product Finish:

AZT = Textured Architectural Bronze  
 BKT = Black  
 CBR = Centennial Brass  
 WHT = Textured White (only in 35°)

### 3 Color Temperature:

27 = 2700K, Warm White  
 30 = 3000K, Pure White

Example: 16018 CBR 30

1 6 0 1 8

C B R

3 0

	Item Number	16018 (low)		16019 (low)		16020 (low)			
		15° Spot		35° Flood		60° Wide Flood			
LOW LUMENS	Beam Angle	15° Spot		35° Flood		60° Wide Flood			
	Max Candela	3521		948		396			
	Ft. Away	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width
	8'	40.2	2.1	4'	37.3	2.5	4'	17.1	4.9
	12'	17.9	3.2	8'	9.3	4.9	8'	4.3	9.8
	24'	4.5	6.3	16'	2.3	9.8	16'	1.1	19.6
	36'	2	9.5	24'	1	14.7	24'	.5	29.4
	48'	1.1	12.6	32'	.6	19.6	32'	.3	39.2
	60'	.7	15.8	40'	.4	24.5	40'	.2	49
	Item Number	16018 (mid)		16019 (mid)		16020 (mid)			
		15° Spot		35° Flood		60° Wide Flood			
MID LUMENS	Beam Angle	15° Spot		35° Flood		60° Wide Flood			
	Max Candela	4925		1315		560			
	Ft. Away	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width
	8'	74.7	2.1	4'	65.6	2.5	4'	29.1	4.9
	12'	33.2	3.2	8'	16.4	4.9	8'	7.3	9.8
	24'	8.3	6.3	16'	4.1	9.8	16'	1.8	19.6
	36'	3.7	9.5	24'	1.8	14.7	24'	.8	29.4
	48'	2.1	12.6	32'	1	19.6	32'	.5	39.2
	60'	1.3	15.8	40'	.7	24.5	40'	.3	49
	Item Number	16018 (high)		16019 (high)		16020 (high)			
		15° Spot		35° Flood		60° Wide Flood			
HIGH LUMENS	Beam Angle	15° Spot		35° Flood		60° Wide Flood			
	Max Candela	6576		1816		750			
	Ft. Away	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width	Ft.	Foot-candles	Beam Width
	8'	100.8	2.1	4'	86	2.5	4'	40.8	4.9
	12'	44.8	3.2	8'	21.5	4.9	8'	10.2	9.8
	24'	11.2	6.3	16'	5.4	9.8	16'	2.6	19.6
	36'	5	9.5	24'	2.4	14.7	24'	1.1	29.4
	48'	2.8	12.6	32'	1.3	19.6	32'	.6	39.2
	60'	1.8	15.8	40'	.9	24.5	40'	.4	49

# 12V LED Large Accent Light with Variable Lumen Output (VLO)

16018-16020

## TROUBLESHOOTING

<b>Fixture does not illuminate</b>	Verify power connections. Review installation guide for installation problem. Insure manual reset breaker has not been tripped.
<b>Fixture flashes</b>	Verify load calculations for the installation. Check voltage at affected fixture. Verify you are on 15V output tap.
<b>Fixture turns off</b>	Verify power connections. Review installation guide for installation problems. Insure manual reset breaker has not been tripped. Check voltage drop at fixture.
<b>Fixture trips breaker</b>	Check installation for a possible short or overload state. Isolate the identified short and replace affected fixture or remove fixture(s) installed in overload.
<b>Fixture returns to original lumen output</b>	The fixture has to be powered on for 2 minutes after final adjust to exit programming mode.

## LISTING

UL 1838 Issued: 2003/01/13 Ed: 3 Rev: 2015/01/13  
Low Voltage Landscape Lighting Systems.

CSA C22.2#250.7 Issued: 2007/11/01 (R2012)  
Ed: 1 Extra-low-voltage landscape lighting systems –  
General Instruction No. 1: 2008.

Contact: [layouts@kichler.com](mailto:layouts@kichler.com)

1. Chip binning ranges: (2700K 80+ CRI: 3 step), (3000K 80+ CRI: 3 step). LED chip data measured in accordance to IES LM-80
2. Fixture has a 90% confidence luminous flux range to stated 3000K CCT target. Photometric (flux and color) data has been measured in accordance to IES LM- 79.
3. Actual efficacy value can be calculated as follows: Lumen value divided by average power consumption.
4. Do not extend beyond the recommended maximum run length.
5. Recommend product be installed with 10 or 12 gauge wire.
6. Recommend 80% load/20% overhead rule for fixture load planning in reference to the power source. Calculating fixture loading this way provides additional resource for fixture adjustment and loss due to voltage drop due to wire run lengths.
7. We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.
8. Do not modify product beyond instructions or warranty will be void.

## WARRANTY

See [Kichler.com/Warranty](http://Kichler.com/Warranty) for warranty details.

Consult Kichler Advanced Product Solutions for additional product support and design layouts by visiting [Kichler.com/APS](http://Kichler.com/APS).



Visit [Kichler.com/VLOaccent](http://Kichler.com/VLOaccent)



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OYSTER GREY (W56)







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\*This brick conforms to applicable ASTM specifications and wall coverage may vary based on ASTM allowances, construction practices and specific application.

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\_\_\_\_\_ and wall coverage may vary based on ASTM allowances, construction practices and specific application.

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**WALL TYPES:**

SEE SHEET NO. 2 FOR A FULL LIST OF WALL TYPES AND THEIR DESCRIPTIONS

**CONSTRUCTION NOTES:**

SEE SHEET NO. 5 FOR A FULL LIST OF CONSTRUCTION NOTES & WALL ASSEMBLIES AND THEIR DESCRIPTIONS

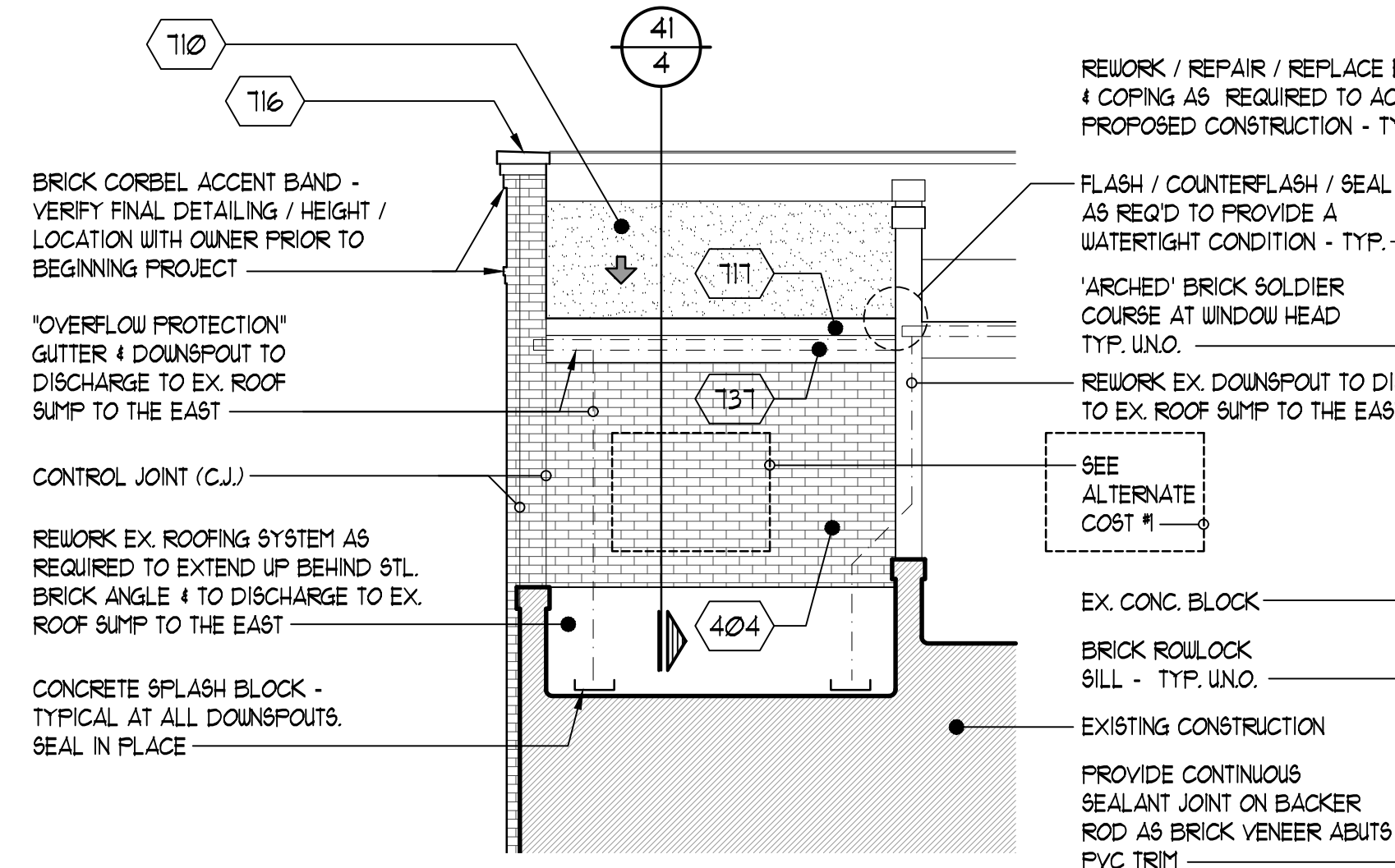
**WINDOW SCHEDULE REMARKS :**

- SEE GENERAL NOTES & SPECIFICATIONS REGARDING WINDOWS
- PROVIDE SAFETY GLASS (S.G.) AS INDICATED ON ELEVATIONS AND AS REQ'D BY CODE.
- WINDOW MODEL NUMBERS, SIZES, ROUGH OPENING DIMENSIONS, ETC. ARE BASED ON "ANDERSEN 400 SERIES, FIRE-FINISHED, PRODUCT LINE" UNLESS NOTED OTHERWISE. CONFIRM WINDOW MANUFACTURER & SIZES WITH OWNER PRIOR TO ORDERING.
- WINDOW UNIT TO BE MANUFACTURED BY "WALLSIDE WINDOWS" (800-521-1800) - SEE PLAN NOTE "N4" ON SHEET NO. 1 FOR ADDITIONAL APPLICABLE INFORMATION. FIELD VERIFY DIMENSIONS
- ROUGH OPENING HEIGHT GIVEN IS TO TOP OF ARCH
- ALUMINUM STOREFRONT GLAZING SYSTEM WITH THERMAL BREAK AND 1" INSULATED GLASS - CONFIRM TINTING WITH OWNER
- WINDOW LIGHTS TO BE COLONIAL TYPE AS DRAWN

**WINDOW SCHEDULE**

WINDOW LETTER	TYPE	WIDTH	HGT.	MTL.	FIN.	MODEL NO.	REMARKS
A	D.H.	3'-2"	5'-1"	OS	OS	WA 30410	1, 2, 3, 5, 7
B	GLDR	5'-4"	4'-0"			-	1, 2, 4
C	D.H.	3'-2"	5'-5"			WA 3052	1, 2, 3, 5, 7
D	D.H.	3'-2"	5'-5"			WDH 3052	1, 2, 3, 7
F	ALUM.	6'-0"	7'-4"	FF	FF	-	1, 2, 6, 7

**30** **DETAIL**  
3 SCALE: 3" = 1'-0"

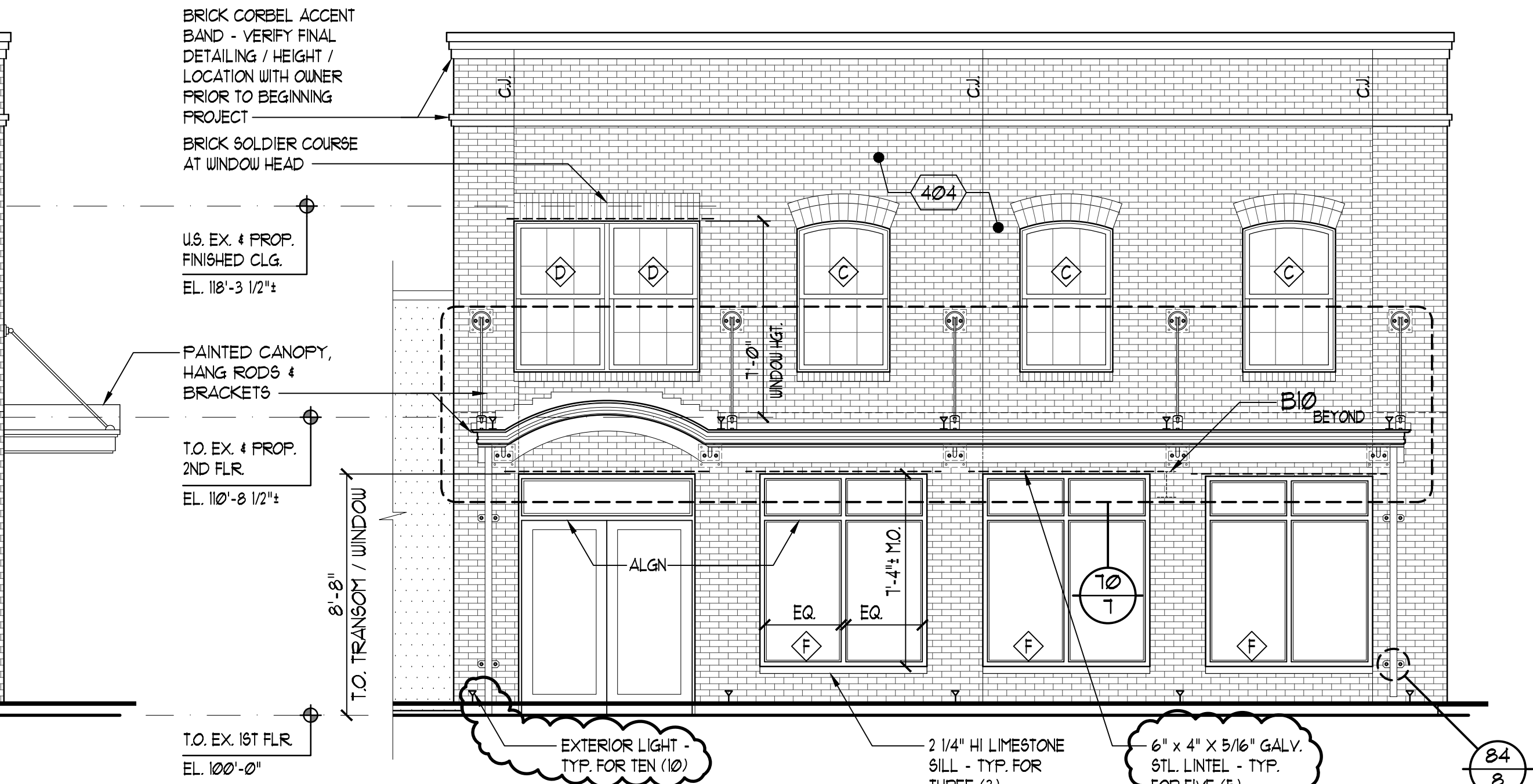


**E** **PARTIAL EAST ELEVATION**  
23 SCALE: 1/4" = 1'-0"

**EXTERIOR FINISHES NOTE:**  
GENERAL CONTRACTOR IS TO DISCUSS AND CONFIRM ALL EXTERIOR MATERIALS / FINISHES INDICATED WITH OWNER PRIOR TO BEGINNING CONSTRUCTION

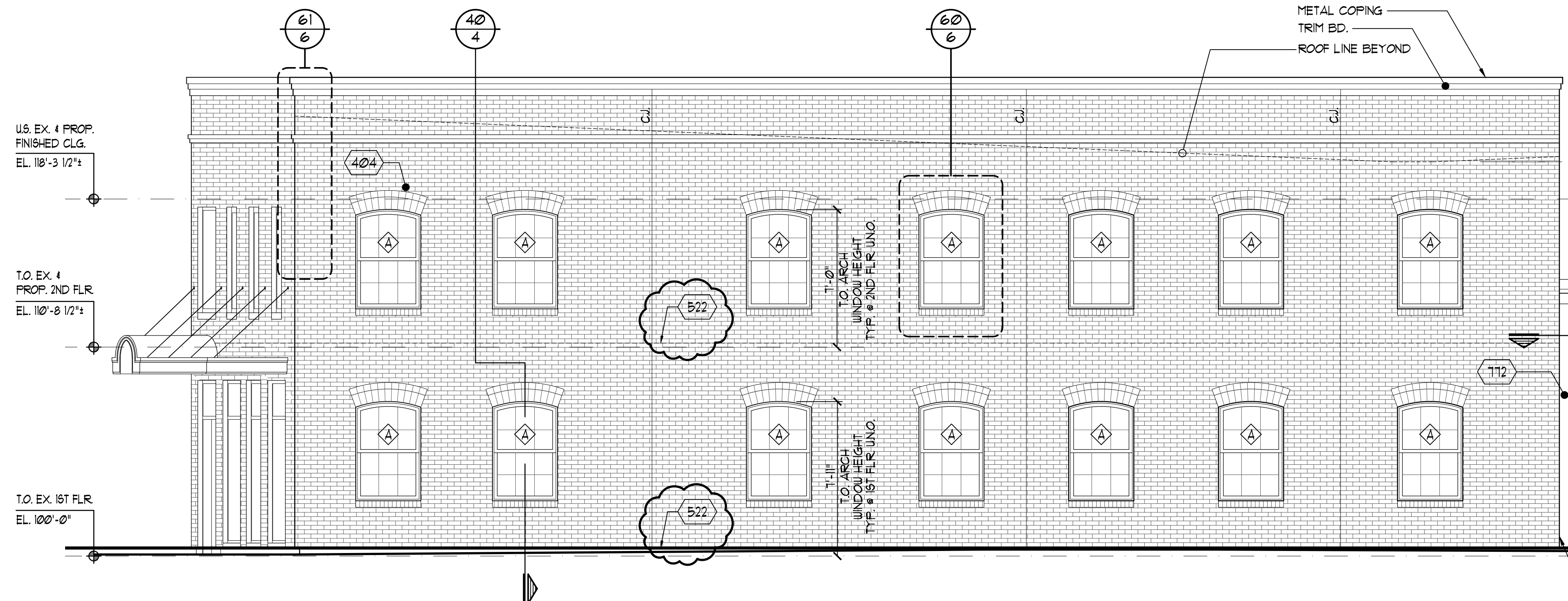
**GRADE NOTE:**  
THE GENERAL CONTRACTOR IS TO FIELD VERIFY EX. SITE CONDITIONS/GRADING & MAKE ALL NECESSARY ADJUSTMENTS REQUIRED TO ACCOMMODATE INFORMATION DEPICTED WITHIN THESE CONTRACT DOCUMENTS.

**N** **PARTIAL NORTH ELEVATION**  
1 SCALE: 1/4" = 1'-0"



**W** **WEST ELEVATION**  
1 SCALE: 1/4" = 1'-0"

**EXTERIOR LIGHTING NOTE:**  
BUILDING WEST ELEVATION TO BE ILLUMINATED BY FIVE (5) GROUND MOUNTED UP LIGHTS & FIVE (5) CANOPY MOUNTED LIGHTS. GROUND MOUNTED LIGHTS ARE TO BE "KICHLER" 12V LED LARGE ACCENT LIGHT WITH VARIABLE LUMEN OUTPUT, 2700K COLOR TEMPERATURE. CANOPY LIGHTS ARE TO BE "TARGETTI" JUPITER MINI PROJECT, 2100K COLOR TEMPERATURE.



**S** **PARTIAL SOUTH ELEVATION**  
1 SCALE: 1/4" = 1'-0"

**JOSEPH PHILIPS ARCHITECT, LLC**  
WWW.JOSEPHPHILIPSARCHITECT.COM

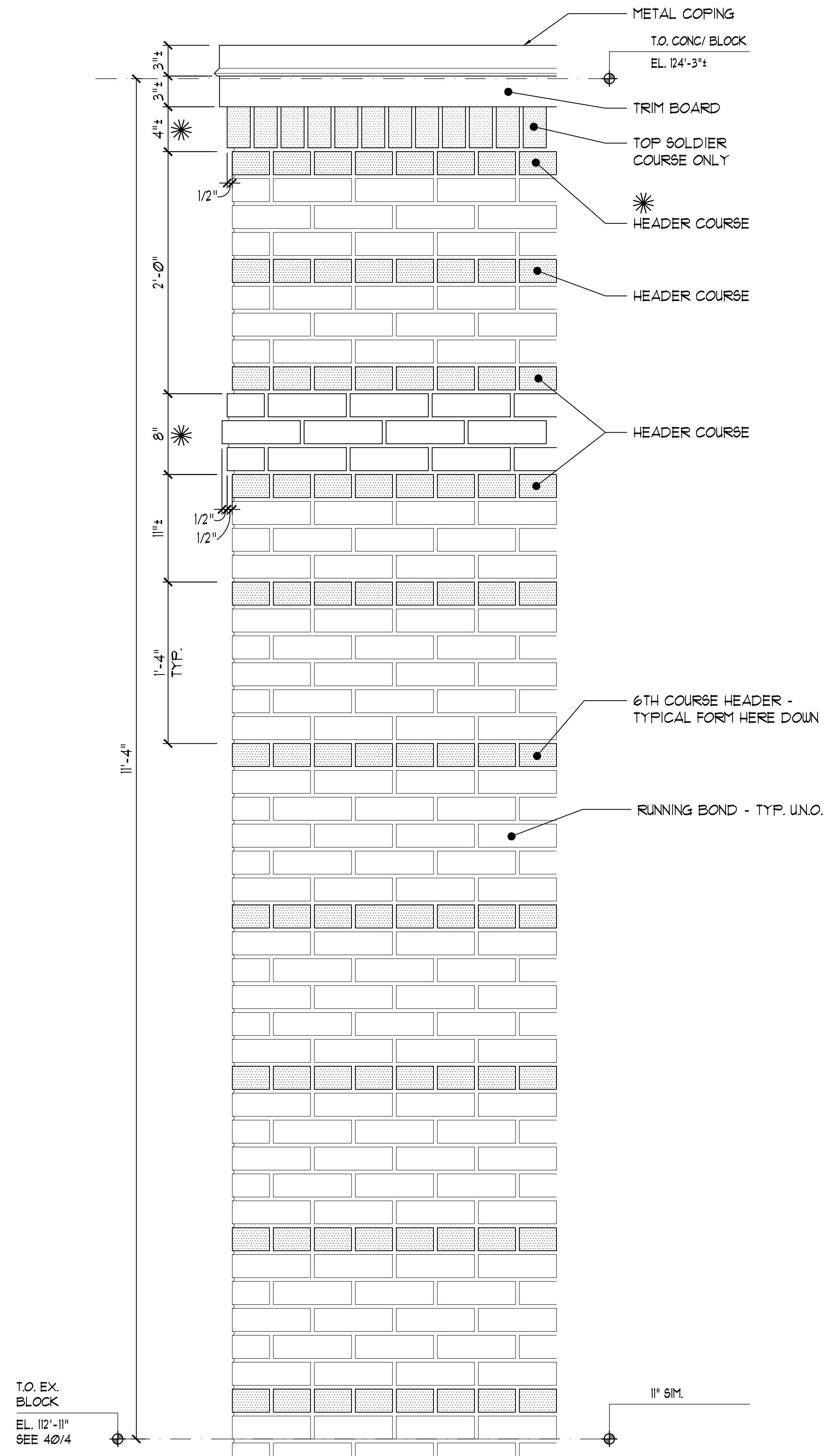
CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE PERMITS ISSUED BY THE GOVERNING AUTHORITIES. ALL TRADES INVOLVED WITH CONSTRUCTION ARE TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. © COPYRIGHT 2020

PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
EXTERIOR ELEVATIONS

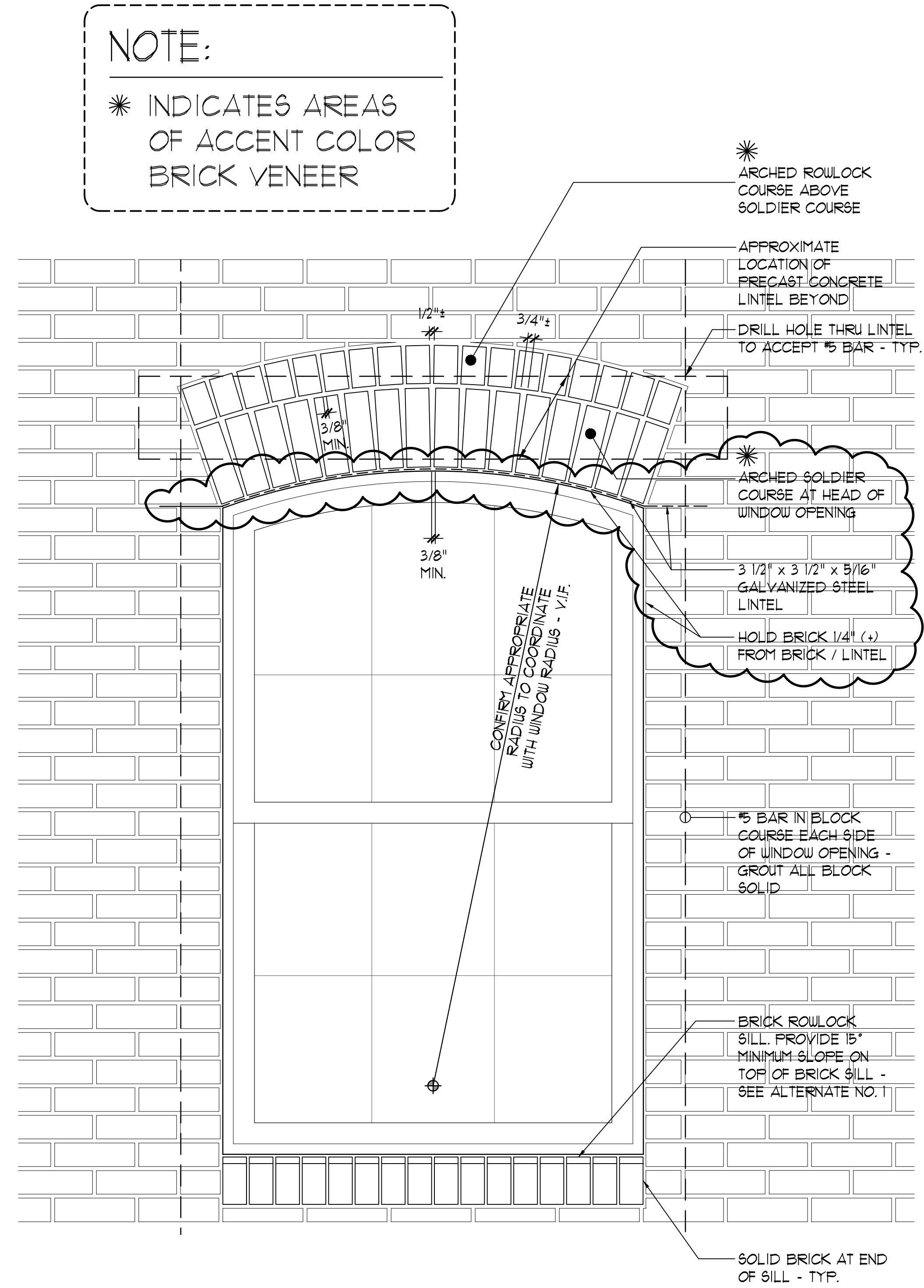
STATUS:  PRELIM.  REVIEW  PERMIT  CONSTR.  REVISED

DATE: 01/06/21 BIDS 01/27/21

JOB NO: 20668  
SHEET NO: 3  
668\_CD\_06



61 COPING / BRICK COURSING DETAIL  
 3 SCALE: 1 1/2" = 1'-0"



60 WINDOW ARCH DETAIL - SOLDIER & ROWLOCK  
 3 SCALE: 1 1/2" = 1'-0"

**JOSEPH PHILIPS ARCHITECT, LLC**

CONSTRUCTION SHALL BE TO BE PERFORMED IN ACCORDANCE WITH THE PERMITS FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE PERMITS. ALL TRADES INVOLVED WITH CONSTRUCTION ARE TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. © COPYRIGHT 2020

PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS  
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN  
 DETAILS

STATUS:  
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 PERMIT  
 CONSTR.  
 REVISED

DATE:  
 01/06/21 BIDS  
 01/27/20

JOB NO:  
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 SHEET NO:  
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JOSEPH PHILIPS ARCHITECT, LLC - MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8354 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM