



# City of Plymouth Historic District Commission

## Regular Meeting Agenda

Wednesday, November 3, 2021 – 7:00 p.m.  
ONLINE Zoom Meeting

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Join Zoom Webinar: <https://us02web.zoom.us/j/84198436781>

Webinar ID: 841 9843 6781

Passcode: 061029

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 October 6, 2021, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS
  - a) H21-07, 306 S. Main: Exterior alterations, windows and doors, signage, and exterior lighting
- 7) NEW BUSINESS
  - a) H21-08, 844 Penniman: Patio expansion including concrete, lighting, fencing, and landscaping; rear addition, and wall and dumpster enclosure
  - b) H21-09, 318 S. Main: Signage, trellis, and painting front façade
- 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.*

**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 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

**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**

- 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

**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 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

**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 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, October 6, 2021 - 7:00 p.m.

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

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

**Online Zoom Meeting**

**1. CALL TO ORDER**

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.  
Present: Chair Polin, Members Jeremy Borys, Gania Kandalaft, John Townsend  
Excused: Stanley Cole, Linda Filipczak, Joshua Mrozowski

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

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Borys offered a motion, seconded by Townsend, to approve the minutes of the of the September 1, 2021 meeting.

There was a roll call vote.

Yes: Borys, Kandalaft, Polin, Townsend

MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Townsend offered a motion, seconded by Borys, to approve the amended agenda for Wednesday, October 6, 2021.

There was a roll call vote.

Yes: Borys, Kandalaft, Polin, Townsend

MOTION PASSED 4-0

**5. COMMISSION COMMENTS**

There were no commission comments.

**6. OLD BUSINESS**

There was no old business.

**7. NEW BUSINESS**

- a. H21-07, 306 S. Main: Exterior alterations, windows and doors, signage, and exterior lighting

Representatives of the architecture firm Constantine George Pappas described the project, focusing on proposed changes to the windows, sills, and façade materials, and cleaning the exterior of the building.

### ***Commissioner Comments***

Commission members expressed appreciation that the application was complete and provided excellent detail. Noting the Secretary of Interior Standards for Rehabilitation, they remarked that the project might violate some of these standards by removing historical material and altering craftsmanship. Of particular concern was removing limestone to lower the windows and either removing or covering additional limestone with granite.

### ***Citizen Comments***

Ellen Elliott, 404 Irvin, said the building was completed in 1920 and is representative of the time period of the 'teens transitioning to the 1920s. She said she was not in favor of the windows being lowered and that in her experience, granite also deteriorates on outdoor surfaces.

Patrick Kehoe, 418 Blunk, said the architects could balance the need to activate the outdoor area with the indoor area while preserving the building and that lowering the windows would provide an opening between the building and the community.

The applicants said they would get expert opinions about cleaning materials and whether the limestone could be preserved and not covered over with granite as proposed. They also plan to look for precedent regarding covering limestone with granite in a historic building. They asked to come back at a later date with this information.

Townsend offered a motion, seconded by Kandalraft, to postpone review of H21-07 to allow the applicant time to provide additional information, and that after the applicant's request, another meeting would be scheduled.

There was a roll call vote.

Yes: Borys, Kandalraft, Polin, Townsend

MOTION PASSED 4-0

## **8. REPORTS AND CORRESPONDENCE**

Buzuvis said he anticipated HDC meetings would be held via Zoom through December. He announced that the Wilcox Fountain in Kellogg Park would be dedicated on October 16 at 11:00 a.m.

## **8. ADJOURNMENT**

Borys offered a motion to adjourn at 8:35 p.m. Townsend seconded the motion.

There was a roll call vote.

Yes: Borys, Kandalraft, Polin, Townsend

MOTION PASSED 4-0



Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 306 S. Main  
Case Number H21-07  
Agenda Date: November 3, 2021

Address: 306 S. Main  
Year Built: Circa 1920  
Historical Significance: Architecture

Proposed Changes: Exterior modifications, new windows and doors, exterior lighting, and building cleaning

### 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

The following applicable information has been provided		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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following applicable information has been provided		YES	NO	N/A
<b>Building cleaning</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 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.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Brochure for cleaning agents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Proposed window replacement project</b>				
The following applicable information has been provided		YES	NO	N/A
1.	Completed application	[X]	[ ]	[ ]
2.	Synopsis: description of the project in words	[X]	[ ]	[ ]
3.	Materials finish list	[X]	[ ]	[ ]
4.	Detailed justification of why window replacement is necessary	[X]	[ ]	[ ]
5.	Historic photographs of the building	[X]	[ ]	[ ]
6.	Description of the existing window material including color and condition	[ ]	[X]	[ ]
7.	Photographs of the affected windows as they exist today	[X]	[ ]	[ ]
8.	Photographs of the building with proposed changes indicated	[X]	[ ]	[ ]
9.	Cut sheets (manufacturer information) for all replacement windows	[X]	[ ]	[ ]
10.	Material samples and colors of windows	[ ]	[X]	[ ]
11.	Number of windows to be replaced	[X]	[ ]	[ ]
12.	Dimensions of windows including frame thickness and frame width	[X]	[ ]	[ ]
13.	Photographs of other projects incorporating the window replacement component	[X]	[ ]	[ ]

<b>Proposed door or garage door replacement</b>				
The following applicable information has been provided		YES	NO	N/A
1.	Completed application	[X]	[ ]	[ ]
2.	Synopsis: description of the project in words	[X]	[ ]	[ ]
3.	Materials finish list	[X]	[ ]	[ ]
4.	Detailed justification of why door replacement is necessary	[X]	[ ]	[ ]
5.	Historic photographs of the building	[X]	[ ]	[ ]
6.	Description of the existing door material including color and condition	[X]	[ ]	[ ]
7.	Photographs of the affected doors as they exist today	[X]	[ ]	[ ]
8.	Photographs of the building with proposed changes indicated	[X]	[ ]	[ ]
9.	Cut sheets (manufacturer information) for all replacement doors	[X]	[ ]	[ ]
10.	Material samples and colors of doors	[ ]	[X]	[ ]
11.	Number of doors to be replaced	[X]	[ ]	[ ]
12.	Dimensions of doors including frame thickness and frame width	[X]	[ ]	[ ]
13.	Photographs of other projects incorporating the door replacement component	[X]	[ ]	[ ]

**Sign installation**

The following applicable information has been provided		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 signage installation or 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 signage material including location, size, material, color, and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the building as it exists today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled and dimensioned front and side elevations showing the size and location of signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled cross-section of building elevation indicating proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Identification of all materials used in the construction of signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Material samples including number, letter, font size, and colors of signage	<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 306 S. Main St., Plymouth, MI 48170		<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application August 25, 2021
Name of Property Owner 306 S. Main		Phone Number 248.790-0837	
Mailing Address 306 S. Main St., Plymouth, MI 48170		Email Address (Required) stefanakis329@gmail.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 Constantine George Pappas AIA Architecture / Planning					Phone Number 248.629.8998			
Applicant/Company Address 1025 S. Washington					City Royal Oak	State MI	Zip Code 48067	
Email Address (Required) epcaruso@cgp-architecture.com & cgpappas@cgp-architecture.com								

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

Site Plan Designer Company Name Constantine George Pappas AIA Architecture / Planning			Phone Number 248.629.8998		
Company Address 1025 S. Washington			City Royal Oak	State MI	Zip Code 48067
Registration Number State of Michigan 1301029063	Expiration Date May 11, 2023		Email Address (Required) cgpappas@cgp-architecture.com epcaruso@cgp-architecture.com		


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

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Window Replacement	<input checked="" 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 checked="" type="checkbox"/> Building Cleaning
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> Paving Install or Replacement	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Porch Reconstruct/Repair	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> Landscaping Install or Replacement	

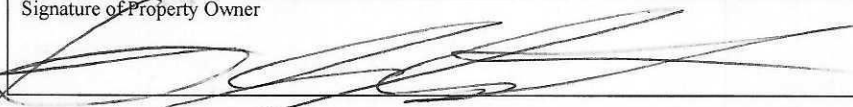
**V. Description of Work**

Add and improve the Exterior Lighting - See Drawings.
Repair deterioration at Lower Base of Building and replace with Granite & Clean Existing Limestone surface - See Drawings
Replace Selected Windows and Door - See Drawings.
Replace Existing Signage with New Signage with Exterior Lighting - See Drawings

**VI. Applicant Signature**

Signature of Applicant 	Date 08/30/21
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**VII. Property Owner Signature**

Signature of Property Owner 	Date 08/30/2021
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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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed window replacement project</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 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 type="checkbox"/>
11.	Number of windows to be replaced	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of windows including frame thickness and frame width	<input checked="" type="checkbox"/>	<input 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"/>
<b>Proposed door or garage door replacement</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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
11.	Number of doors to be replaced	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Dimensions of doors including frame thickness and frame width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Photographs of other projects incorporating the door replacement component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed roof replacement</b>				
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"/>
<b>Proposed siding replacement</b>				
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 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**

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	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words	[ ]	[ ]	[ ]
3.	Materials finish list	[ ]	[ ]	[ ]
4.	Detailed justification of why site improvement is necessary	[ ]	[ ]	[ ]
5.	Historic photographs of the building and site	[ ]	[ ]	[ ]
6.	Photographs of the building and site as it exists today	[ ]	[ ]	[ ]
7.	Scaled and dimensioned site plan showing existing lot lines	[ ]	[ ]	[ ]
8.	Scaled and dimensioned site plan showing existing buildings	[ ]	[ ]	[ ]
9.	Scaled and dimensioned site plan showing	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]

Please include the following applicable information		YES	NO	N/A
<b>Porch reconstruction or repair</b>				
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	[ ]	[ ]	[ ]
<b>Paint color change</b>				
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	[ ]	[ ]	[ ]
<b>Building cleaning</b>				
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.	[ ]	[ ]	[ ]

October 27, 2021

City of Plymouth  
Community Development Department  
Historic District Commission  
201 South Main Street  
Plymouth, Michigan 48170

Ref: Urban Restaurant / Lounge  
306 S. Main Street  
Plymouth, Michigan 48170

Subject: Revisions to Historic District Commission Submittal – October 27, 2021

Dear Historic District Commission,

Please find enclosed (below) the following revisions to the Historic District Commission Submittal per your Historic District Commission Review comments noted on October 6, 2021. Additionally, please review the added information document prepared by the Indiana Limestone Institute regarding the existing limestone exterior surface.

**Revisions**

**1. New Limestone Base (Sheets A-02, A-03, A-04, A-05, A-06, A-07)**

New Dolomite Limestone to be provided at base of building where deterioration is existing, in-lieu of providing new granite secured to the existing base of building. (See attached drawings & information document).

**2. New Exterior Windows Lowered (Sheets A-03, A-04, A-05, A-06, A-07)**

The New Exterior Windows are to be lowered to a 2" sill above finish floor, in-lieu of providing a new sill at 1'6" above finish floor. New Glass Guard Rail at New Exterior Windows to be adjusted in height per Michigan Building Code requirements. (See attached drawings).

We trust that this letter addresses the items related to your review. If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Guss G. Pappas, FAIA  
Constantine George Pappas Architecture / Planning

October 11, 2021

RE: 306 S. Main St.  
Plymouth, MI

Joe Furtado  
**Constantine George Pappas Architects**  
1025 S. Washington  
Royal Oak, MI 48067  
(248) 629-8998

Joe,

Per your request, the following are observations & comments of the ILIAI regarding the above-mentioned project. Hopefully this will prove helpful to the project team.

We chatted with Constantine on 10/07/21 regarding this project and the existing conditions relating to the exterior limestone facades. Based on that conversation and the information provided, we note the following,

**Observations & Comments:**

- 1) The building originally built for the Plymouth United Savings Bank was completed in 1920. Construction of that period would almost certainly involve multi or full-wythe construction without the more contemporary rain-screen designs found today that incorporate an air space cavity behind the stone cladding. These buildings will commonly employ cladding units that are 4" or 5" thick or more. For this building, you may get a sense of this by measuring the butt-joint end such as exhibited in the photo (IMG\_1504.jpg).
- 2) The limestone base course of the building has been covered with some form of topical parging, likely a cementitious material. Though we do not endorse this practice, we commonly see this done where there is a desired change of aesthetic, or more often, in a mis-guided attempt to stop and/or cover up damage from exposure to ice/snow clearing materials. If possible, it would be worth verifying with the owner to see if they have any first-hand knowledge of why the parging was installed and what the condition of the stone was at that point.
- 3) If the parging was used to mitigate and/or possibly cover up salt damage the stone previously exhibited, it is very possible the stone is still harboring residual salt. When topical materials are applied over stone that has residual salts, the salts have little to no chance of clearing or being flushed out by rain. When the salts are trapped by things such as parging or clear topical repellents & sealers, the salts will crystalize & grow expanding within the pores of the stone and actually accelerate the disintegration of the stone.
- 4) The parged material has exhibited flaking and cracking in several areas. The exposed stone face in these areas do appear damaged, however we are unclear if this is truly salt damage or if the stone may have been "roughed-up" to create a better grip for the parging application. It might be worth pulling some of this parging material to examine the condition of the stone behind.



RE: 306 S. Main St.  
Plymouth, MI

- 5) Salt damage is one of the more difficult issues to resolve from the stone and will usually require the use of a poultice to pull as much out as possible. We've attached a poultice authored by the GSA for use on limestone, which may prove helpful if deemed necessary.
- 6) Complete elimination of the use of ice/snow clearing materials such as rock salt and chemical equivalents may be difficult if not impossible to ensure if the building is situated where the stone is immediately adjacent to public sidewalks. The sad fact here is these materials will be used and likely used copiously. We've attached a white paper on the use of ice/snow clearing materials as well.

In conclusion, you will often see limestone facades in dense urban areas like Chicago & New York incorporate a starter course of granite 10" or more where the façade abuts a public sidewalk. Though granite is not completely impervious to absorption of moisture and the chlorides brought to it by ice/snow clearing materials, it tends to serve better than most masonry (or concrete) materials in this setting.

We understand there is an option for this project to replace or laminate the existing limestone at grade. Though we love limestone and hate to see it replaced or covered up, this may prove to be a viable option for your project given its proximity to the public walks. Either lamination or replacement are certainly options, but given the structure of the building, lamination will almost certainly be the most cost-effective option.

The Regions Bank building in Bedford is one example of a lamination over the existing stone at grade. From our understanding, this renovation work was completed in 1962.

We hope our feedback is both timely and helpful.

We highly recommend downloading our current (22nd Edition) Handbook from our web site ([www.iliai.com](http://www.iliai.com)). It has a wealth of information on these and other topics.

Please don't hesitate to call on us if you have any additional questions or concerns.

Best regards,



**Todd Schnatzmeyer, AIA/LEED-AP**

Executive Director

[todd@iliai.com](mailto:todd@iliai.com)

013



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February 9, 2021

## **General Cleaning**

Below are just a few points to consider (and share with whomever is performing the work) when working to clean and restore Indiana Limestone. We also recommend downloading the publication "How to avoid small area stains and blemishes" from our web site at ([www.iliai.com](http://www.iliai.com)) which covers most cleaning issues as they pertain to Indiana Limestone.

### **Preparation**

Prior to undertaking any general cleaning effort on a limestone structure, it is critical to ensure the envelope is thoroughly inspected to confirm:

- All mortar joints are closed, in good condition & tucked with new mortar as necessary.
- All caulking in expansion joints and around windows, doors, etc. are in good condition with no gaps or separations.
- All intended weeps in the wall system are in good condition and have not been blocked by debris or caulked-in unintentionally.

Failure to ensure the envelope is in good working condition *prior* to any cleaning effort can lead to additional (and potentially severe) damage to wall systems from unintended water infiltration.

### **Cleaning**

**In general** the ILI believes the best and safest method to clean Indiana Limestone is with the use of high pressure water (power washing), which when used with this material, is not over 1200 PSI from a 45-degree fan-shaped nozzle held a foot or so from the stone (in general 800 to 900 PSI will work just as well). Being overly aggressive with this procedure can result in scarring of the stone's finish.

If the stone continues to exhibit topical blemishes such as leaf stains, the areas can be scrubbed with a "pH neutral" laundry detergent (Tide, Cheer, etc.) or TSP (Tri-sodium Phosphate), using a plastic or natural **fiber** (not wire) bristle brush followed by a rinse with potable hose-pressure water. Always start with a diluted mix of about 1-cup of detergent to 1-gallon of water. It is important that to get the stone completely rinsed off immediately after using any cleaning solution.

If you are seeing black (or green) staining on the stone, it may be a fungal growth (typically found in shady and humid environs), which may be cleaned with diluted TSP and potable water as described above,

Re: General Cleaning

although killing the fungal growth to its root may be difficult with this method. Though there are certainly others, Bonstone and Cathedral Stone Products, offer cleaning materials to address organic growth to its root that have shown apparent good success. Both companies have extensive experience with Indiana limestone. Their contact information is below.

It is our recommendation that **any acid-based** cleaners be avoided for use on Indiana Limestone as acids will chemically react with Calcium Carbonate (CaCO<sub>3</sub>). Some will figure the surface of the stone and may create burns on the stone. This issue can be problematic (or impossible) to correct. pH values for the material's SDS (Safety Data Sheet) should be referenced for any 3<sup>rd</sup> party material brought to the site. Even in the hands of experienced restoration experts, this method of cleaning should be called into question.

**As with any cleaning method** the **ILI recommends small test areas be done** (preferably on scrap stone, or on an inconspicuous location on the project) to judge the effectiveness of the chosen method and to assess any damage done to the stone prior to undertaking a full-scale cleaning effort.

Further, it is important that every step taken during testing; (material dilutions and dwell time, temperatures, pressure settings, etc.), are recorded to establish a protocol for cleaning. The chosen protocol should be conveyed to a **responsible person**, to ensure proper instruction and technique is given to the cleaning crew.

ILI members, Bonstone and Cathedral Stone Products are good sources for cleaning and restoration products that are also environmentally friendly to use.

#### **Bonstone**

[www.bonstone.com](http://www.bonstone.com)

#### **Cathedral Stone Products Inc.**

[www.CathedralStone.com](http://www.CathedralStone.com)

#### **3<sup>rd</sup> Party Products**

As with cleaning, we recommend that **ANY 3<sup>rd</sup> Party product** intended for use with Indiana Limestone, be first tested on an inconspicuous area of the project, a mockup, or scrap stone for compatibility, application methods, and cleanup.

As with any product that is made to be applied, absorbed, or bond to the material, once installed, removal of these products may be problematic if not impossible to achieve.

- Clear sealers and water repellents can change both the sheen of the stone as well as the color.
- Joint sealants (silicones and some butyls), can be wicked from the joint they are applied into adjacent stone faces, resulting in stains and/or creating "sealed" areas that will weather differently from the remaining stone.
- Cleaning products (specifically acidic compounds) will react with limestone (Calcium Carbonate) and can severely burn the stone. Acid washing adjacent brick installations should be done only by

Re: General Cleaning

experienced personnel with control measures in place to prevent this issue. Typically, by keeping the stone drenched with hose-pressure potable water before and during an acid wash of adjacent areas.

- As explained above, cleaning limestone with a power washing device is probably one of the best ways to deal with years of surface dirt and grime but being overly aggressive can result in surface scaring. Having cleaning personnel demonstrate their understanding of proper procedure can eliminate this issue.

During the winter it is certainly possible to clean Indiana limestone with the typical power-washing technique commonly employed for this purpose, though common sense and prudent precaution should dictate its use. It certainly **would not** be prudent to attack this project during freezing conditions, primarily for safety reasons, but also for the risk of driving water into the face of the stone during immediate exposure to freezing temperatures. **IF** the weather provides an opportunity to conduct power-washing during temperatures above 40-degrees (F) **AND** upon completion of the days' work, the stone will have sufficient exposure to the sun and these higher-temperatures to dry out for the day, it would probably be feasible. Though experimentation will be the only way to determine prudent timelines here, about 3 to 4 hours of dry-time (at minimum) should be allowed. Ultimately, those decisions will be at the project team's discretion. If you would like more technical information as a reference, please proceed to the "Technical Information" area of our web site ([www.iliai.com](http://www.iliai.com)), fill in a little information about yourself, and download our 22nd Edition Handbook as well. It has a wealth of information on these and other topics.

As always, please don't hesitate to contact our office directly if you have any additional questions or concerns.

November 21, 2018

**RE: Ice Melts – Care & Cleaning**

To whom it may concern,

Below are just a few points to consider when it comes to the use of ice/snow clearing salts & chemical agents and methods of clearing these materials from the stone on inadvertent exposure.

**Ice Clearing Materials**

Surface pitting & spalling can occur **where rock-salt or chemical ice melts (which typically contain salts) are liberally used to clear ice and snow.** The ILI recommends against their use with Indiana Limestone. Salt in solution, will be wicked into the stone as the salt-laden ice and snow melts. As moisture is released, these salts will crystalize, multiply and expand within the pores of the stone, potentially causing internal stresses that can result in popping (or fretting) at the surface of the stone.

We recommend clearing the snow as much as possible with a plastic-bladed shovel or broom and use kitty litter or sand to provide traction.

**Cleaning**

With exposure to salts, it is always best to start the cleaning process by removing as much of the salt from the surface of the stone when dry by brushing or vacuuming. If deemed necessary, a poultice can be applied in an effort to draw out as much salt as possible from the stone, though it may prove difficult to remove all of the salt depending on the extent of the salt exposure. We've attached a simple poultice recipe authored by the GSA below.

Though properly controlled power-washing of Indiana limestone is a recommended cleaning method for general environmental contaminants, this may not prove beneficial in the case of salt exposure given the potential to drive suspended salts further into the cell structure of the stone. In this case, we would recommend following the above-mentioned dry process with a simple hose-pressure potable rinse to help move material from the surface. Be clear, that it may take several attempts of dry cleaning (and/or poultice) followed by rinsing to show progress.

**Additional Notes:**

- Though we cannot directly recommend its use as we have not conducted first-hand testing, Calcium Magnesium Acetate (CMA), appears to be a promising alternative. Though more expensive, this material is readily available, and is touted as being more environmentally friendly. It appears that it may be less impactful to the stone's cell structure, but we do understand there may be a possibility of some slight residual staining.
- It is our recommendation that **any acid-based** cleaners be avoided for use on Indiana Limestone as acids will break down Calcium Carbonate (CaCO<sub>3</sub>), essentially sacrificing the affected surface of the stone. Long dwell times and high concentrations of acids can result in a burn which not only compromises the material but may change the coloring of the stone. This issue can be problematic (or impossible) to correct. Even in the hands of experienced restoration experts, this method of cleaning should be called into question.
- In general, we recommend against the use of clear topical repellents and sealers on the exposed faces of Indiana limestone set in an exterior installation. The presence of these materials have shown to accelerate disintegration of the stone surface where salt exposure is an issue as these coatings can actually trap the salts in the stone, resulting in more damage.
- During the winter it is certainly possible to clean Indiana limestone with wet methods commonly employed for this purpose, though common sense and prudent caution should dictate its use. It certainly **would not** be prudent to attempt during freezing conditions, primarily for safety reasons, but also for the risk of driving water into the joints and face of the stone during immediate exposure to freezing temperatures. **IF** the weather provides an opportunity to conduct wet-washing during temperatures above 40-degrees (F) **AND** upon completion of the days' work, the stone will have sufficient exposure to the sun and these higher-temperatures in order to dry out for the day, it would likely be feasible. Though experimentation will be the only way to determine prudent timelines here, about 3 to 4 hours of dry-time (at minimum) should be allowed. Ultimately, those decisions will be at the owner's sole discretion.

We greatly appreciate your use of Indiana limestone and hope this information proves helpful.

Please don't hesitate to call on us if you have any additional questions or concerns.

Best regards,



**Todd Schnatzmeyer, AIA/LEED-AP**

Executive Director

[todd@iljai.com](mailto:todd@iljai.com)





## Historic Preservation - Technical Procedures

Print

**Spectitle:** REMOVING SOLUBLE SALTS FROM LIMESTONE  
**Procedure code:** 0446004R  
**Source:** HSR - FEDERAL BLDG/P.O. , WASH, DC - BLDG CONSERVATION TECH  
**Division:** MASONRY  
**Section:** LIMESTONE  
**Last Modified:** 03/19/98  
**Details:** REMOVING SOLUBLE SALTS FROM LIMESTONE USING A POULTICE

### PART 1---GENERAL

#### 1.01 SUMMARY

A. This procedure includes guidance on removing soluble salts from limestone.

B. See 01100-07-S for general project guidelines to be reviewed along with this procedure. These guidelines cover the following sections:

1. Safety Precautions
2. Historic Structures Precautions
3. Submittals
4. Quality Assurance
5. Delivery, Storage and Handling
6. Project/Site Conditions
7. Sequencing and Scheduling
8. General Protection (Surface and Surrounding)

These guidelines should be reviewed prior to performing this procedure and should be followed, when applicable, along with recommendations from the Regional Historic Preservation Officer (RHPO).

C. For general information on the characteristics, uses and problems associated with limestone, see 04460-01-S.

### PART 2---PRODUCTS

#### 2.01 MATERIALS

A. Distilled water

B. Paper pulp made by boiling good quality blotting paper with distilled water and beating it until completely disintegrated and cellulose fibers mat together to form a pulp

## 2.02 EQUIPMENT

A. Stiff bristle brushes (non-metallic)

B. Vacuum

## PART 3---EXECUTION

### 3.01 ERECTION, INSTALLATION, APPLICATION

A. Clean stone of all debris, dust, oil, salt crystals, etc. by brushing with a stiff fiber bristle brush or by vacuuming.

B. Thoroughly wet stone with clean, clear water just prior to applying poultice.

C. Apply wet paper pulp (soaked in distilled water) to the stone completely covering and concealing all voids and surfaces.

D. Keep pulp in position for three weeks or until completely dried and removed easily.

E. Brush or vacuum to remove all salt crystals formed on stone surfaces.

F. Apply fresh pulp as described in Section B through D above.

G. Brush or vacuum to remove all salt crystals formed on stone surfaces.

H. If high concentrations of soluble salts remain in the stone, repeat applications of poultice.

END OF SECTION

October 27, 2020

RE: Clear Topical Sealers and Repellents

To whom it may concern,

The following are comments of the ILI with regard to the idea of using a topical coating to protect Indiana limestone from environmental staining damage. Hopefully this will provide good information for the project team.

### **Clear Sealers and Water Repellents**

In general, while a valid argument can often be made for sealing interior stone, given that the self-cleaning effects of the weather won't come into play, the ILI believes it's better to leave exterior stone uncoated to weather naturally.

Sealers, water repellents or water proofers are often marketed loosely and interchangeably. These misnomers are confusing and tend to instill a false sense of security in users. Topically applied and always transparent, these materials are often confused with damp-proofing materials. To be clear, effective damp-proofing materials are always opaque and ONLY applied to UNEXPOSED faces of the stone.

### **Points to Consider Prior to Application**

- 1) Understand clearly, reasons motivating the application of a topical sealer or repellent.
- 2) Never apply to un-seasoned stone. Doing so may trap residual staining and/or moisture below the face of the topical material.
- 3) ALWAYS test any 3<sup>rd</sup> party material on scrap stone or on some inconspicuous area PRIOR to general application on your finished installation. (Take notes and photos!!!)
  - a) Mask off small areas or sections with a painter's tape, and apply one topical repellent or sealer being evaluated to each section as directed by the manufacturer, leaving one section un-coated.
  - b) Evaluate how the material may change the color and/or sheen of the stone.
  - c) Subject the stone to every staining issue you are working to avoid. Follow up by cleaning to evaluate how well the areas clean up.
- 4) Once applied, ANY material that is intended to be absorbed or bonded to the stone may be problematic, if not impossible, to remove.
- 5) Once applied, a clear topical sealer or repellent WILL require maintenance and re-application on some schedule. Read and understand the manufacturer's warranty language carefully.

## RE: Clear Topical Sealers and Repellents

- 6) Given stone is a natural material, there are slight variations in density and grain direction across the surface of any unit. These materials may not absorb uniformly and may break down at different rates.
- 7) If maintenance protocol is not followed on schedule, these materials will eventually break down and may leave the stone looking blotchy or streaked. Simple re-application will not mitigate this issue.

### **Clear Sealers**

From the ILLI's understanding a **Clear Sealer** is intended to be used as a coat-forming topical device. One of the major arguments against the application of a clear sealer is that most, if not all, will inhibit the natural ability of the stone to breathe off moisture and impurities the stone may have absorbed.

Clear sealers may:

- a) Trap residual staining & moisture attempting to exhaust from within an assembly
- b) Change the color and/or sheen of the stone.
- c) Change the appearance of the stone and leave the surface blotchy or streaky on initial installation as the surface may not absorb these products uniformly.
- d) Leave the stone blotchy or streaky as they break down over time.
- e) May turn the stone yellow if not U.V. stable
- f) Have a finite life span and require long-term maintenance.

**Note:** These materials ARE NOT a substitute for bituminous or cementitious damp-proofing products that are commonly used to coat the UNEXPOSED faces of the stone in order to protect them from sources of moisture and rising dampness.

### **Clear Repellents**

Should:

- a) Be absorbed uniformly by the material without changing the color or sheen of the stone.
- b) Be deposited into the pores of the substrate without closing or blocking them so that moisture vapor can pass, but liquids cannot be absorbed at the surface.
- c) Reduce the adherence of dirt and keep the wall looking cleaner for longer periods
- d) Reduce or eliminate a "Wet Look" in rainy weather.

These materials:

- g) Will restrict or stop the natural cleaning effect of the sun, rain & wind.
- h) Will not render the stone or joints "water proof"
- i) They will not bridge cracks or gaps
- j) May trap residual staining emanating from within an assembly
- k) May change the appearance of the stone and leave the surface blotchy or streaky on initial installation as the surface may not absorb these products uniformly.
- l) They may leave the stone blotchy or streaky as they break down over time.
- m) May turn the stone yellow if not U.V. stable
- n) Have a finite life span and will require long-term maintenance.

## **Natural Indiana Limestone**

As this is a natural product, there will be slight variations in the material (even from stone to stone), but the advantage of Indiana limestone in particular is that it will provide an overall pleasing aesthetic as the stone color mellows and blends.

Like all natural stones, Indiana Limestone is wet when quarried. This moisture will also contain varying amounts of organic matter that it may bring to the surface as it evaporates (quarry sap). Gray stone tends to contain more such moisture than buff, though this does occur from time to time in buff stone as well. As the material dries and stabilizes, the stone is said to “season.” The time required for the completion of the seasoning process varies with the amount of moisture inherent in the stone and exposure to the elements.

The presence of moisture in the stone can also be exacerbated by rain during storage or by open joints during construction. It should also be noted that little, if any clearing (of residual organic material), will occur while the stone is stacked in the storage yard, where the natural cleaning effects of sun, rain, & wind are unable to reach the material, such as in interior installations. Once installed in an interior setting, such stone may exhibit a variation in color tone. This variation can take the form of darkening the entire stone or causing the stone to look blotchy or streaked.

## **3<sup>rd</sup> Party Products**

The Indiana Limestone Institute DOES NOT directly recommend any 3<sup>rd</sup> party manufacturer products. The manufacturer of any material intended for use with this stone should be contacted directly to ensure compatibility and warranty of the installation. We also recommend that ANY 3<sup>rd</sup> Party product intended for use with Indiana Limestone, be first tested on a mockup or scrap stone for compatibility, application technique, and cleanup. As with any product that is made to be applied, absorbed or bonded to the material, once installed, removal of these products may be problematic if not impossible to achieve.

- Clear sealers and water repellents can change both the sheen of the stone as well as the color, trap staining, and may leave the stone blotchy in appearance.
- Cleaning products (specifically acidic compounds), will react with limestone (Calcium Carbonate) and can create irreversible damage to the stone. Acid washing of adjacent brick installations should be done only by experienced personnel with control measures in place to prevent this issue.

We highly recommend downloading our current (22nd Edition) Handbook from our web site ([www.iliai.com](http://www.iliai.com)). It has a wealth of information on these and other topics.

If there are any additional questions or concerns, please do not hesitate to call on us.

We greatly appreciate your use of Indiana Limestone.

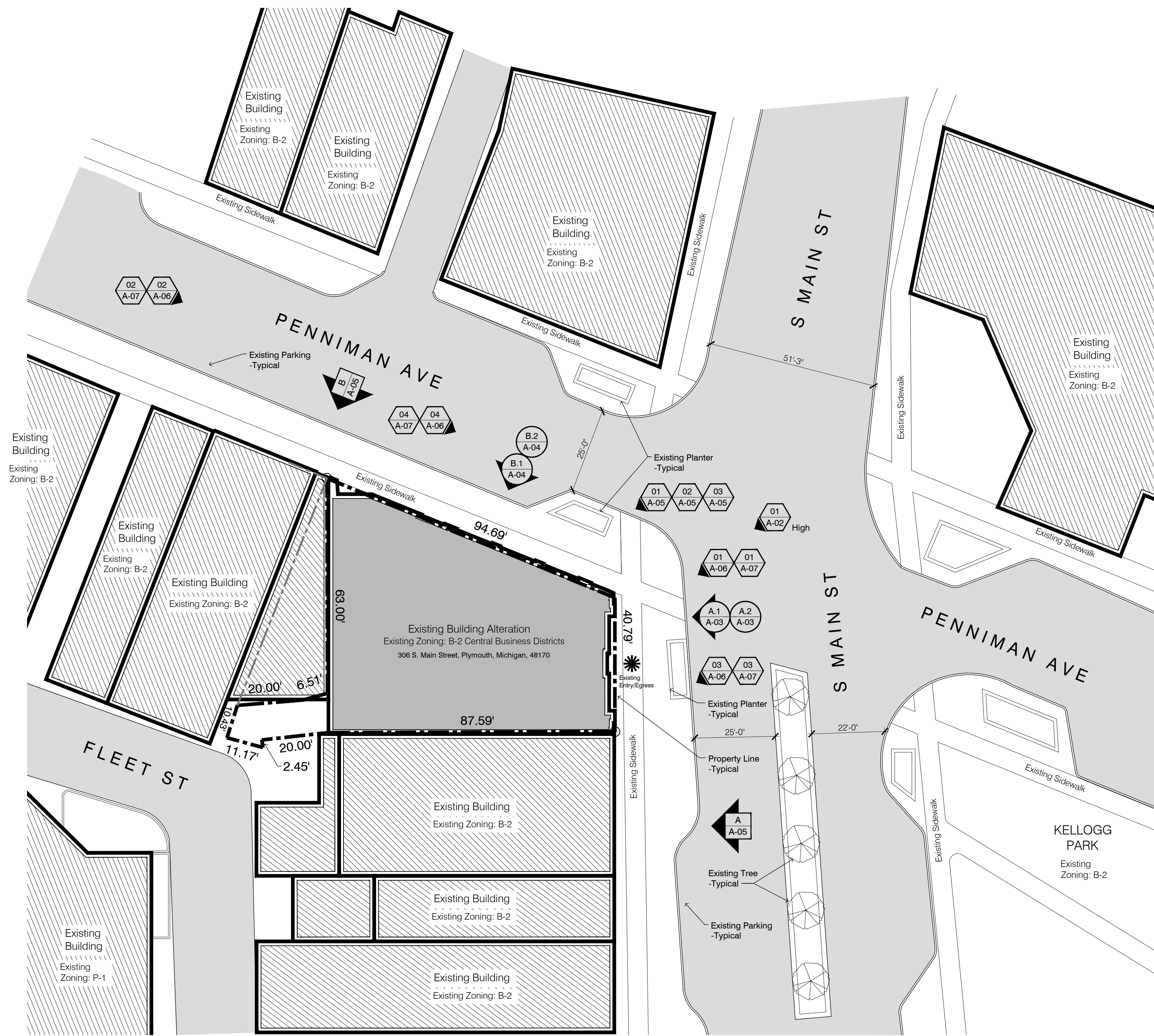
Best regards,



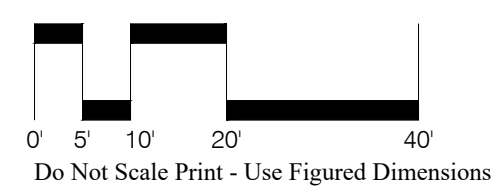
**Todd Schnatzmeyer, AIA/LEED-AP**

Executive Director

[todd@iliai.com](mailto:todd@iliai.com)



**Site Plan**  
Scale: 1" = 20'-0"



**Building Legend**

- Streetscape View
- Building Elevation
- Perspective

**Building and Site Data**

**OWNER:**  
306 S. Main  
306 S. Main Street  
Plymouth, Michigan, 48170

**ARCHITECT:**  
Constantine George Pappas, AIA  
Architecture/Planning  
1025 S. Washington  
Royal Oak, Michigan 48067  
(248) 629-8998 Fax (248) 298-3192

**PROJECT ADDRESS:**  
306 S. Main Street  
Plymouth, Michigan, 48170

**ACREAGE:**  
0.134 Acres (5837.04 sq. ft.)

**NUMBER OF STORIES**  
Three (3) Stories Including Basement

**BUILDING HEIGHT**  
29'-0" +/-

**BUILDING SETBACKS**  
Front Yard Setback  
*Meets Existing Ordinance Requirements  
Per City of Plymouth Zoning Ordinance Sections 78-190 & 78-191.(f)*

Side Yard Setback  
*Meets Existing Ordinance Requirements  
Per City of Plymouth Zoning Ordinance Sections 78-190 & 78-191.(g)*

Rear Yard Setback  
*Meets Existing Ordinance Requirements  
Per City of Plymouth Zoning Ordinance Sections 78-190 & 78-191.(h)*

**ZONING**  
Existing Zoning Classification is B-2 Central Business Districts

**HISTORIC DISTRICT**  
Existing Building Is Located Within City of Plymouth Historic District

P:\SDSK\PROJ\202111 - MAIN & TRUST URBAN BAR - PLYMOUTH\04 - SD\05 - SHEET (HISTORIC COMMISSION)\A-01 SITE PLAN.DWG August 26 2021

Sheet Title  
**Site Plan**

Project  
**Urban Restaurant & Lounge**

*Constantine George Pappas AIA*  
Architecture / Planning

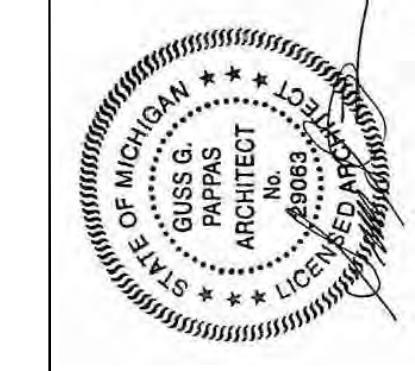
Drawn / Checked  
E.P.C. / C.G.P.

Approved:  
C.G.P.

Date: August 25, 2021  
HDC Submittal

Project Address: 306 S. Main Street, Plymouth, Michigan, 48170

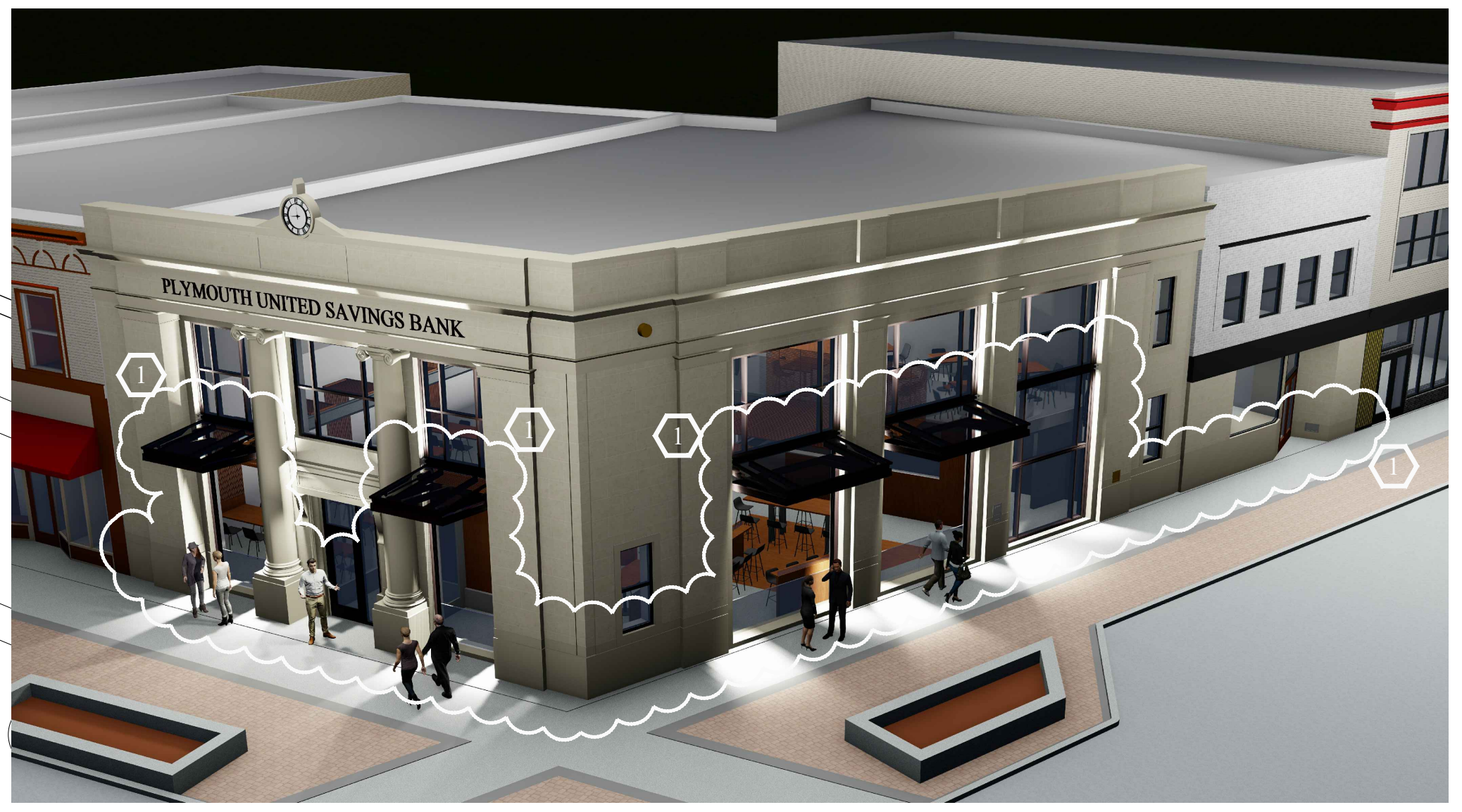
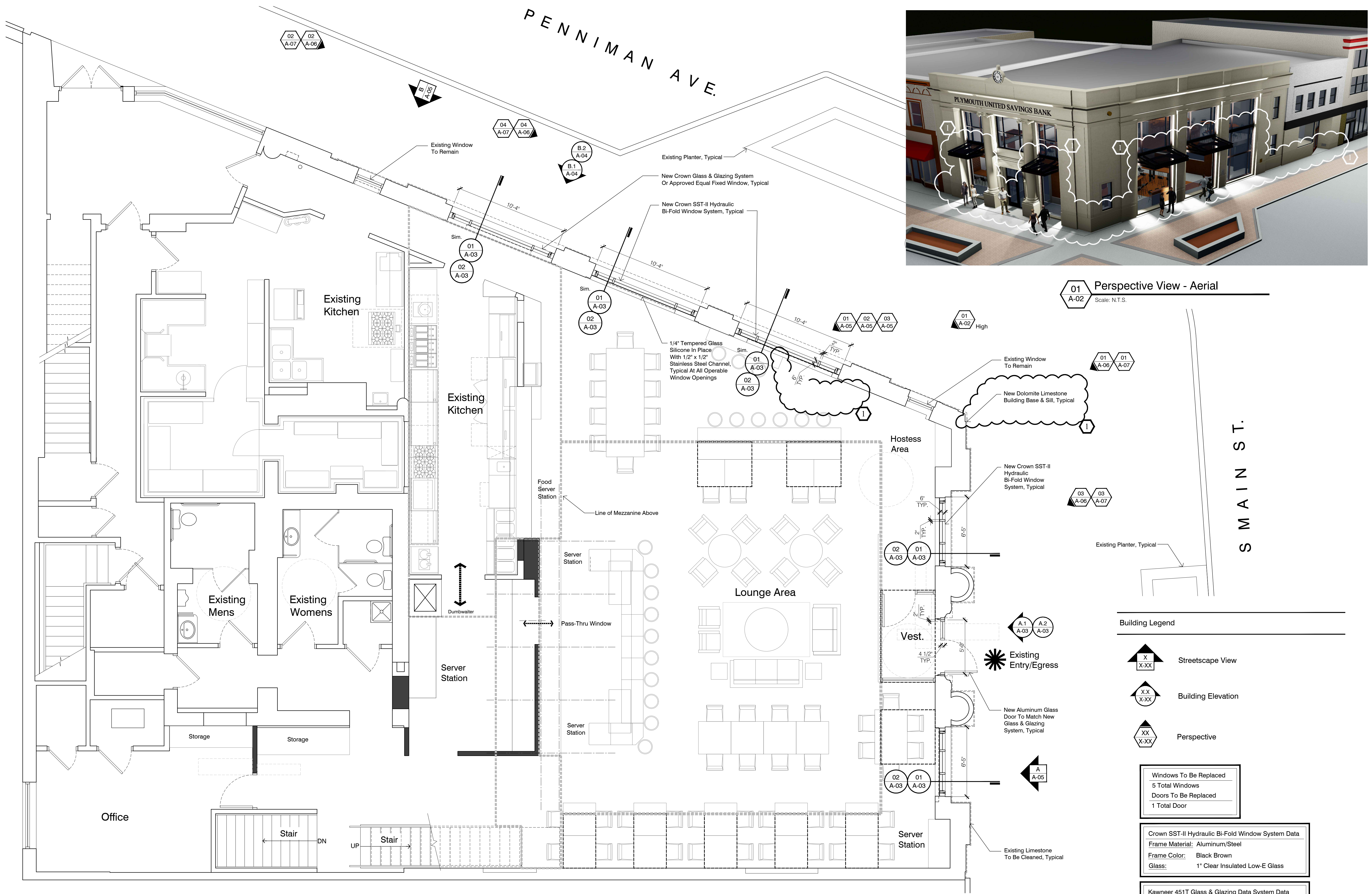
1025 S. Washington Ave, Royal Oak, MI, 48067  
P. 248.629.8998 F. 248.298.3192  
www.cgp-architecture.com



Architect's Seal  
THIS REGISTRATION SEAL IS FOR THE SEALS FOR THE ARCHITECT'S SEALING DRAWINGS ONLY AND DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE

Revisions

No.	Revision
---	City Of Plymouth Historic District Commission Submittal - August 25, 2021
---	
---	



01 Perspective View - Aerial  
Scale: N.T.S.

Building Legend

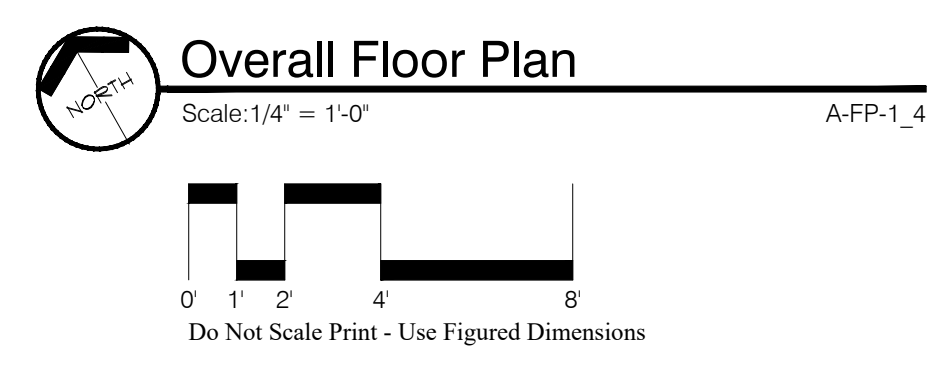
- Streetscape View
- Building Elevation
- Perspective

Windows To Be Replaced  
5 Total Windows  
Doors To Be Replaced  
1 Total Door

Crown SST-II Hydraulic Bi-Fold Window System Data  
Frame Material: Aluminum/Steel  
Frame Color: Black Brown  
Glass: 1" Clear Insulated Low-E Glass

Kawneer 451T Glass & Glazing Data System Data  
Frame Material: Aluminum  
Frame Color: Black Brown  
Glass: 1" Clear Insulated Low-E Glass

Note:  
New Frame Locations At New Windows  
To Match Existing Frame Configuration, Typical



P:\SDSK\PROJ\202111 - MAIN & TRUST URBAN BAR - PLYMOUTH04 - SD\05 - SHEET (HISTORIC COMMISSION)\A-02 FLOOR PLAN.DWG October 25 2021

<b>Sheet Title</b>	<b>Floor Plan</b>
<b>Project</b>	Urban Restaurant & Lounge
<b>Architect's Seal</b>	THIS REGISTRATION SEAL IS FOR THE SEALS FOR THE DRAWINGS ONLY AND DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE.
<b>Revisions</b>	City Of Plymouth Historic District Commission Submittal - August 25, 2021 City Of Plymouth Revised Historic District Commission Submittal - October 27, 2021

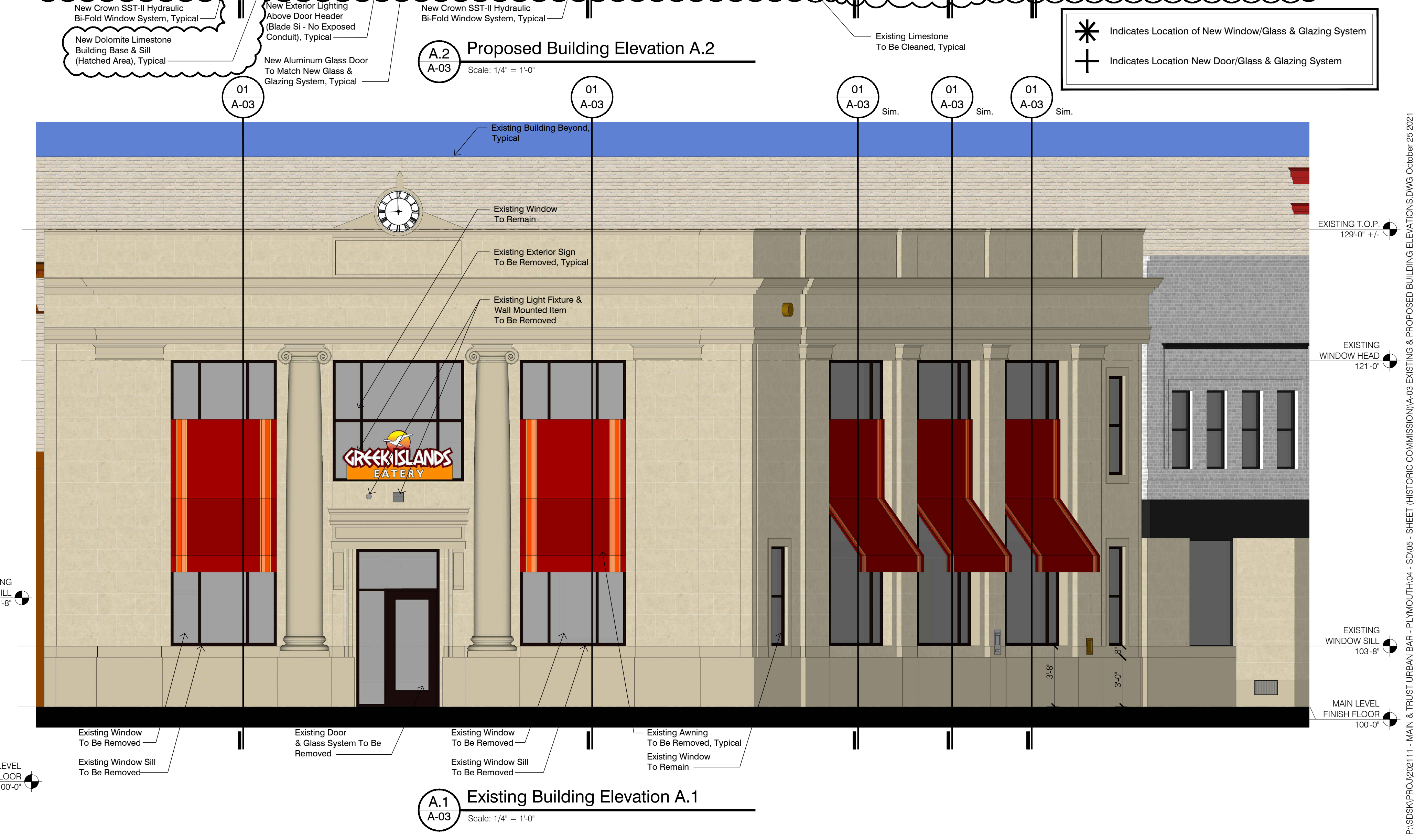
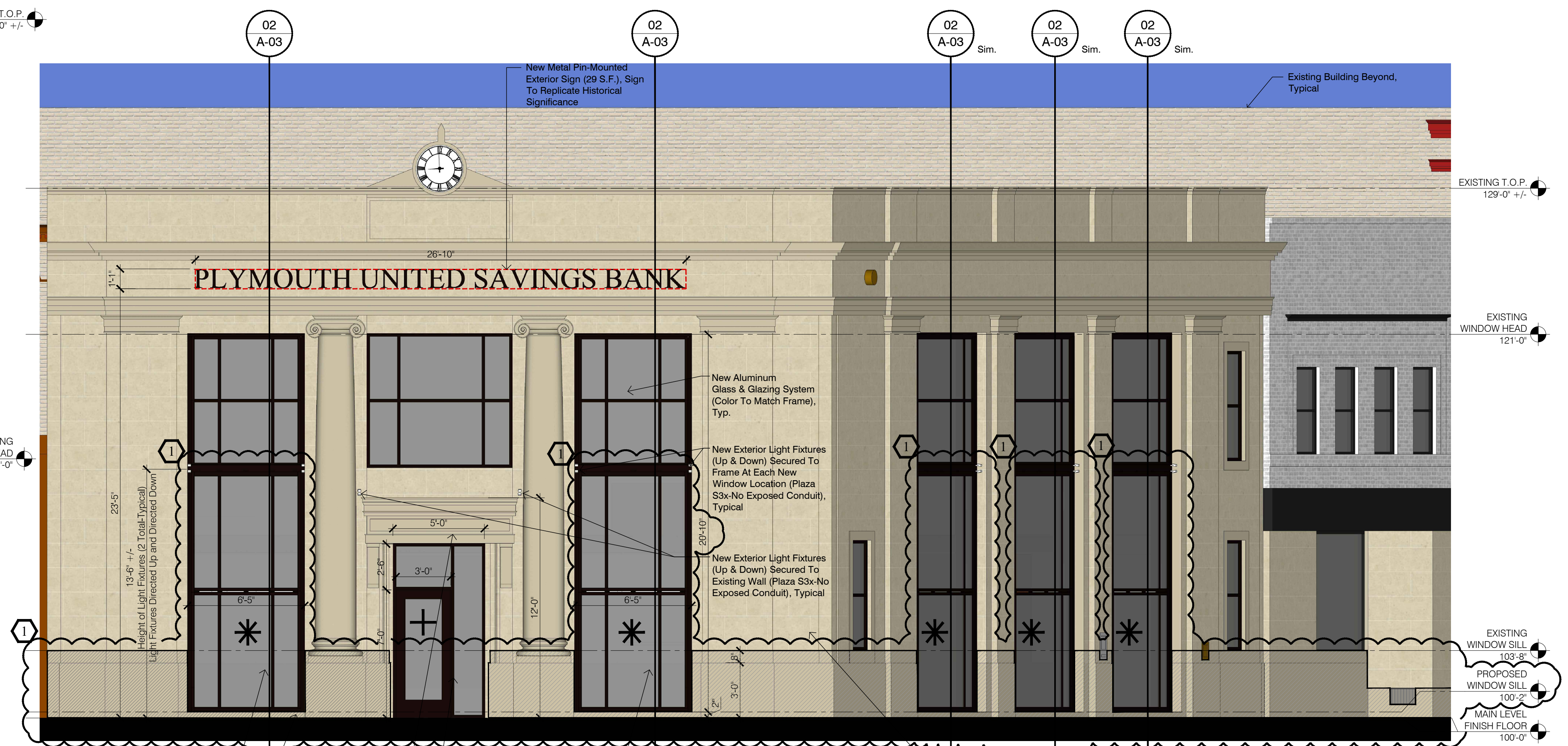
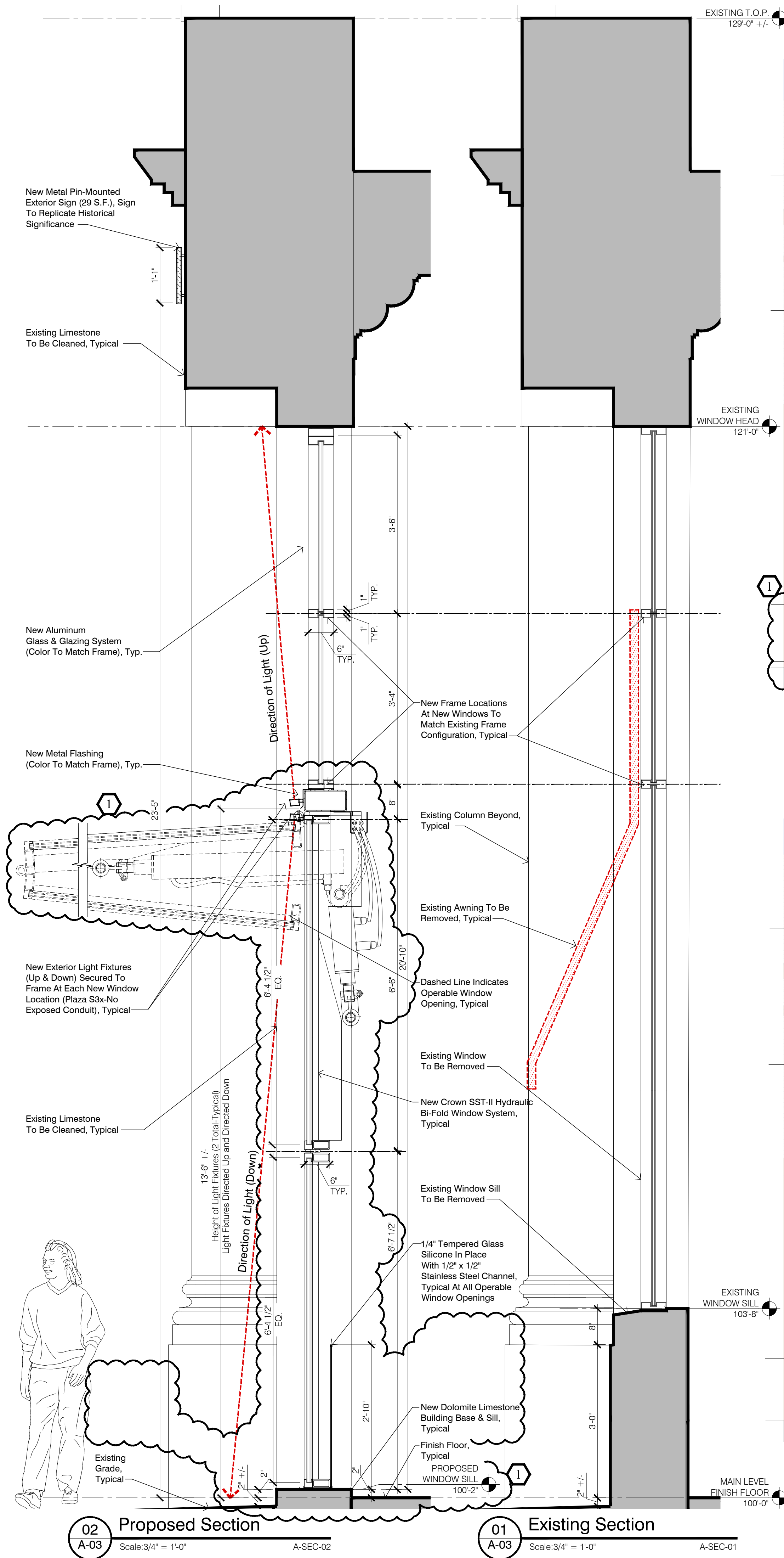
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 Architecture / Planning  
 1025 S. Washington Ave. Royal Oak, MI 48067  
 P. 248.629.8998 F. 248.298.3192  
 www.cgp-architecture.com

**Urban Restaurant & Lounge**  
 Project No. 202111

Drawn / Checked: E.P.C. / C.G.P.  
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 Date: August 25, 2021  
 HDC Submittal

Sheet No. **A-02**



City Of Plymouth Historic District Commission Submittal - August 25, 2021

City Of Plymouth Revised Historic District Commission Submittal - October 27, 2021

Revisions

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Project: Urban Restaurant & Lounge

Project No. 202111

Drawn / Checked: E.P.C. / C.G.P.

Approved: C.G.P.

Date: August 25, 2021

HDC Submittal

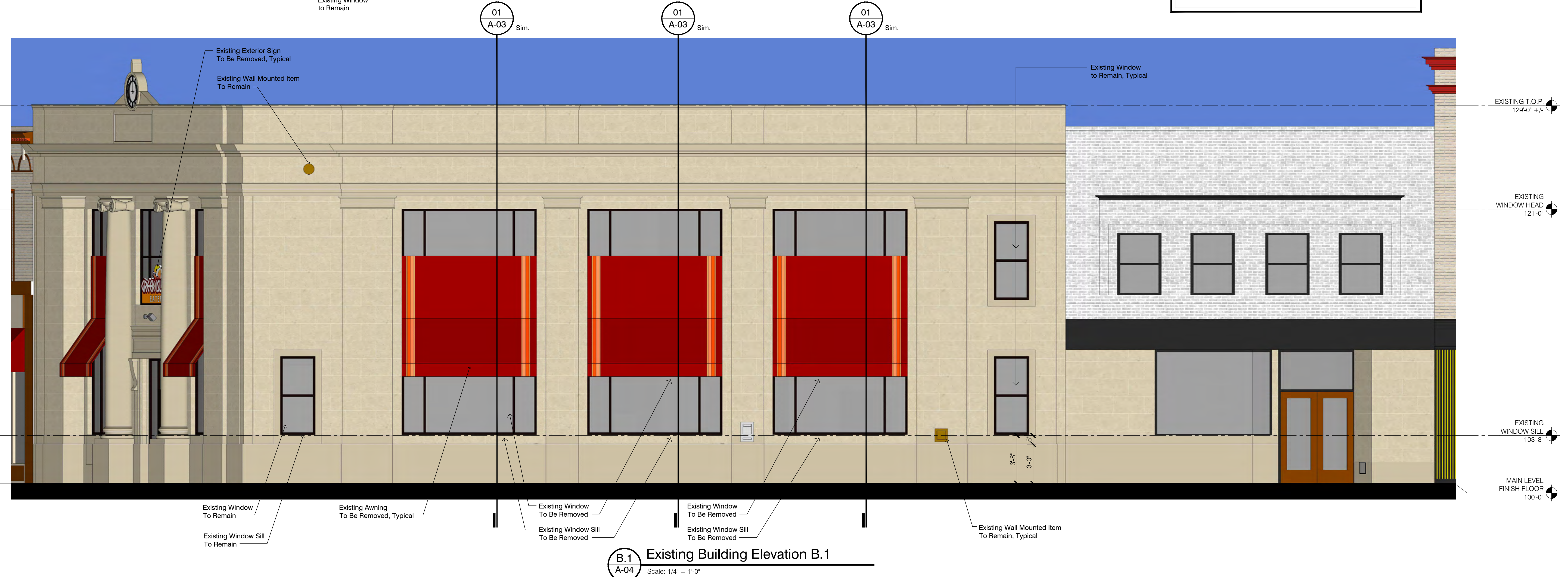
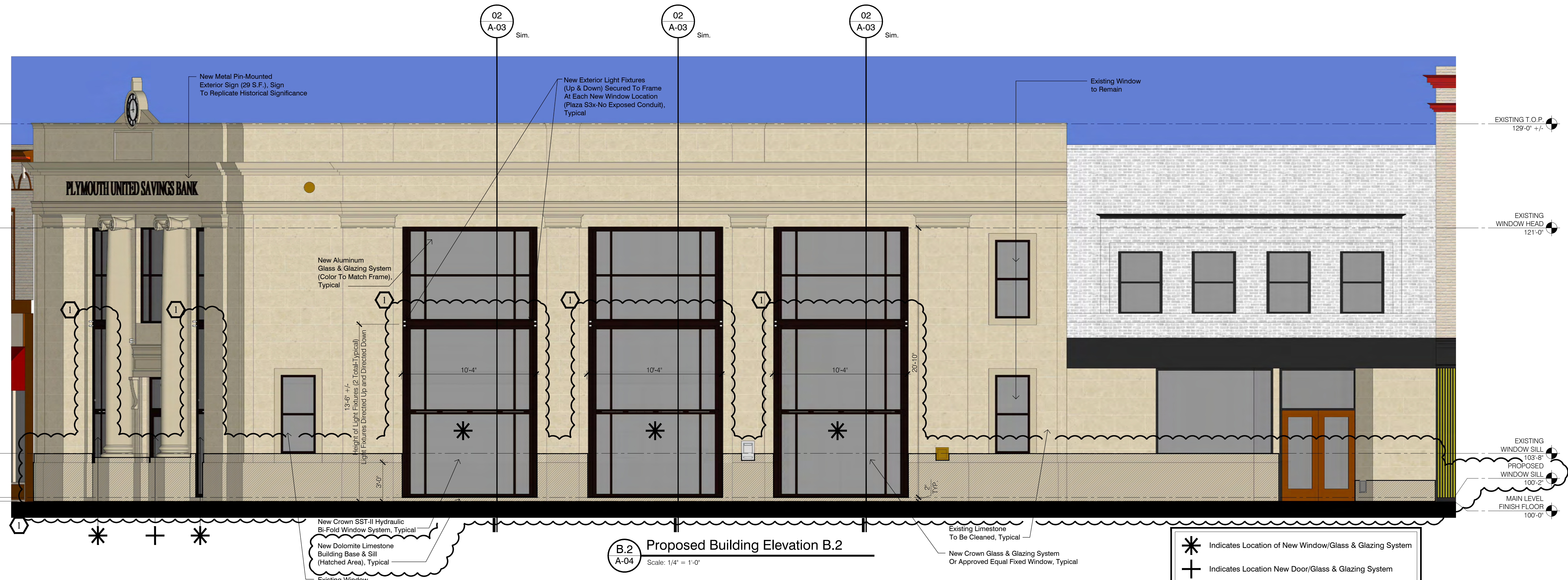
Sheet Title: Existing & Proposed Building Elevations

Sheet No. A-03

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**Revisions**  
 City Of Plymouth Historic District Commission Submittal - August 25, 2021  
 City Of Plymouth Revised Historic District Commission Submittal - October 27, 2021

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**Project**  
 Urban Restaurant & Lounge

**Sheet Title**  
 Existing & Proposed Building Elevations

**Architect**  
 Constance George Pappas AIA  
 Architecture / Planning  
 1025 S. Washington Ave. Royal Oak, MI 48067  
 P. 248.629.8998 F. 248.298.3192  
 www.cgp-architecture.com

**Drawn / Checked**  
 E.P.C. / C.G.P.

**Approved:**  
 C.G.P.

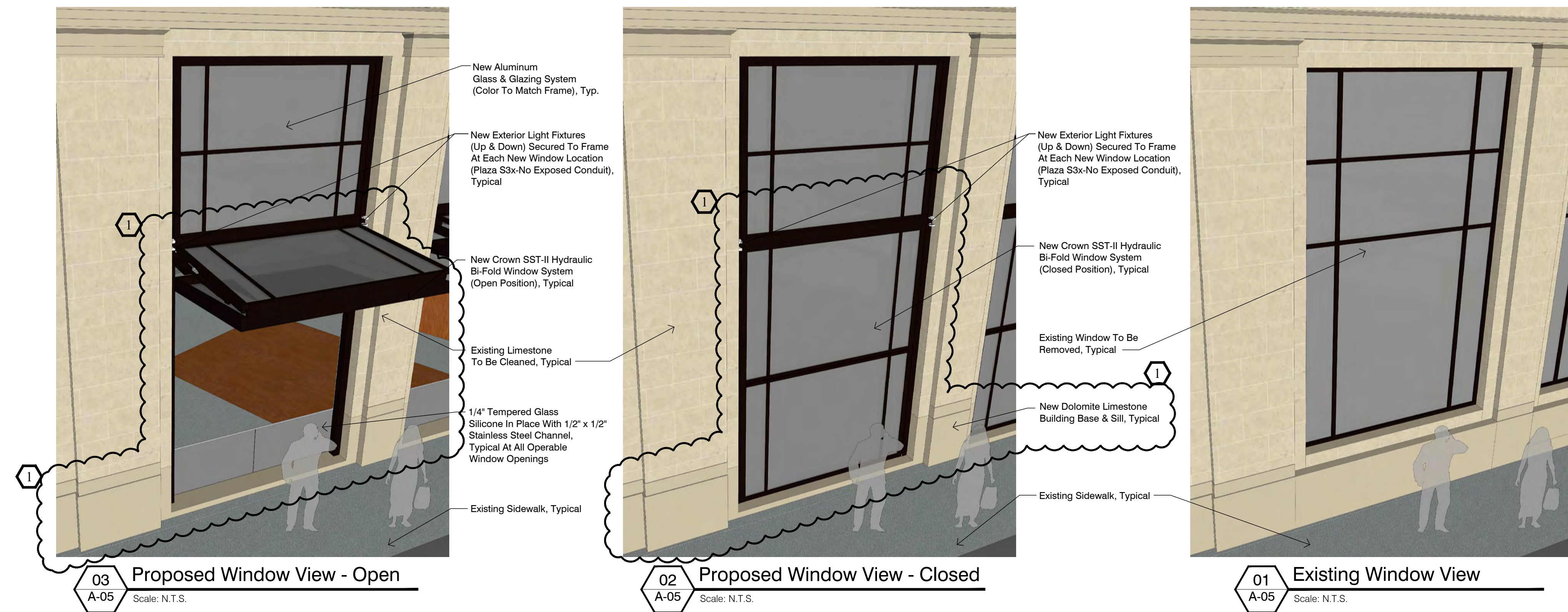
**Date:** August 25, 2021  
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**Project No.** 202111

**Sheet No.**  
 A-04

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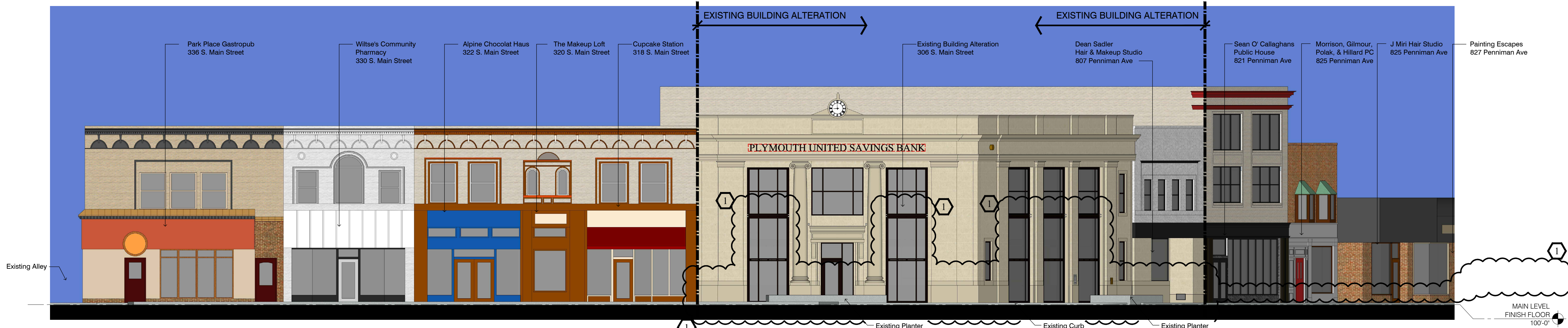
03  
A-05  
Proposed Window View - Open  
Scale: N.T.S.

02  
A-05  
Proposed Window View - Closed  
Scale: N.T.S.

01  
A-05  
Existing Window View  
Scale: N.T.S.



B  
A-05  
Streetscape View B @ Penniman Ave.  
Scale: 1/8" = 1'-0"



A  
A-05  
Streetscape View A @ S. Main Street  
Scale: 1/8" = 1'-0"

**Revisions**

City Of Plymouth Historic District Commission Submittal - August 25, 2021

City Of Plymouth Revised Historic District Commission Submittal - October 27, 2021

**Architect's Seal**

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**Project**

Urban Restaurant & Lounge

Penitance George Pappas AIA  
Architecture / Planning  
1025 S. Washington Ave. Royal Oak, MI 48067  
P. 248.629.8998 F. 248.298.3192  
www.cgp-architecture.com

Project No. 202111

**Sheet Title**

Streetscape View & Window Details

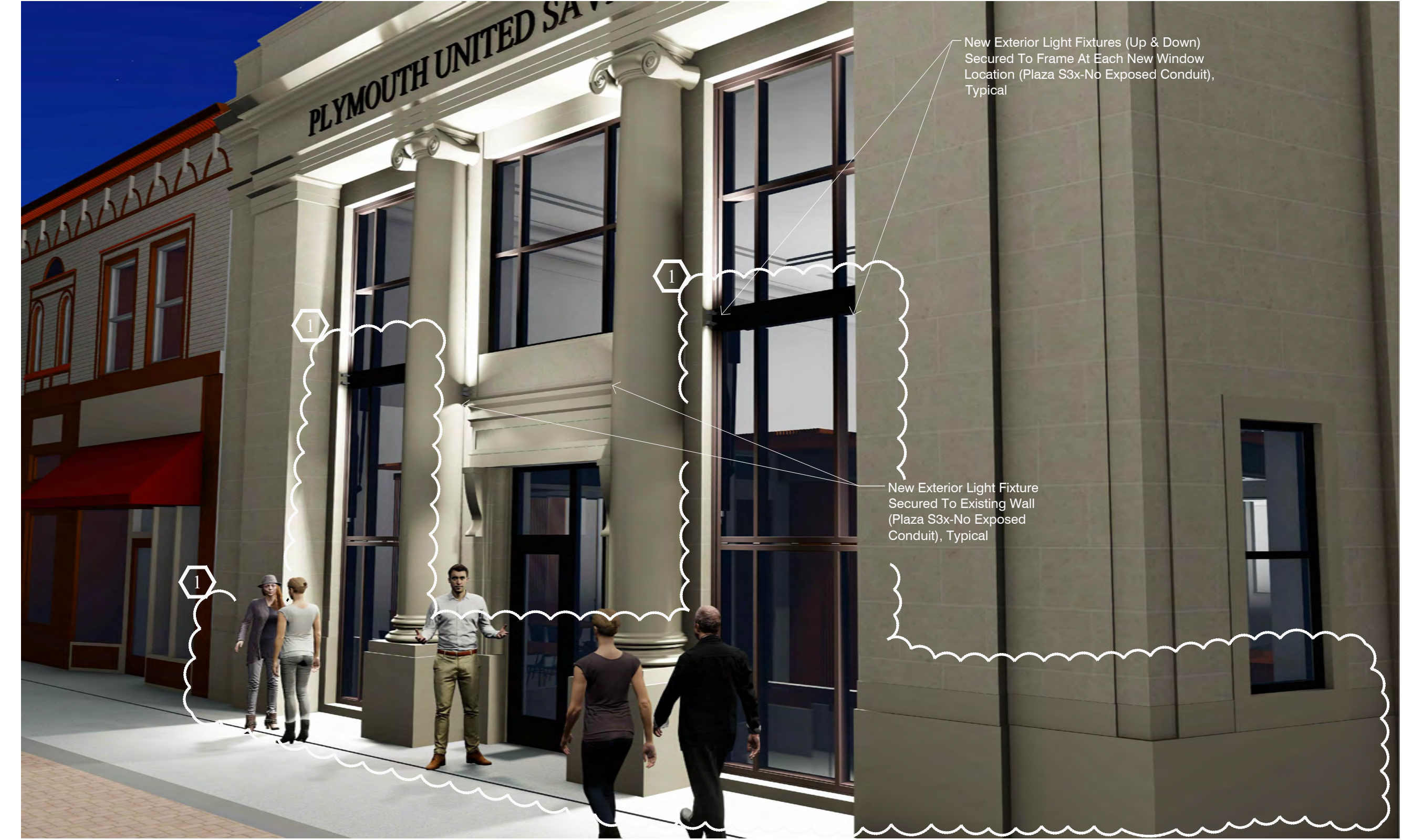
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Sheet No.  
**A-05**



04 Perspective View - Window Closed  
A-06 Scale: N.T.S.



03 Perspective View - Window Closed  
A-06 Scale: N.T.S.



02 Perspective View - Window Closed  
A-06 Scale: N.T.S.



01 Perspective View - Window Closed  
A-06 Scale: N.T.S.

Revisions

City Of Plymouth Historic District  
Commission Submittal - August 25, 2021

1 City Of Plymouth Revised  
Historic District Commission  
Submittal - October 27, 2021

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www.cgp-architecture.com

Project

Urban Restaurant & Lounge

Project No. 202111

Sheet Title

Perspectives

Drawn / Checked  
E.P.C. / C.G.P.

Approved:  
C.G.P.

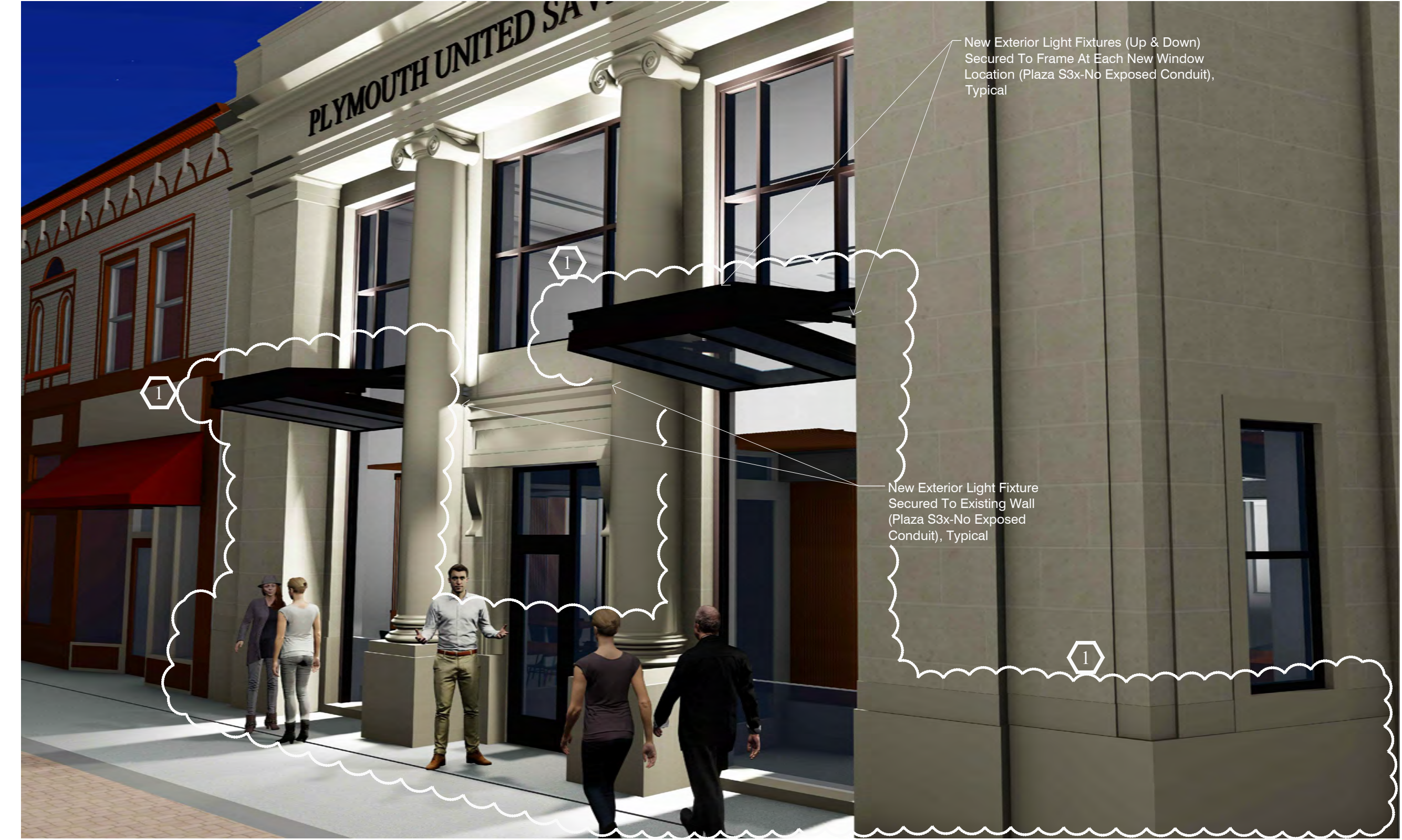
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Sheet No.  
A-06



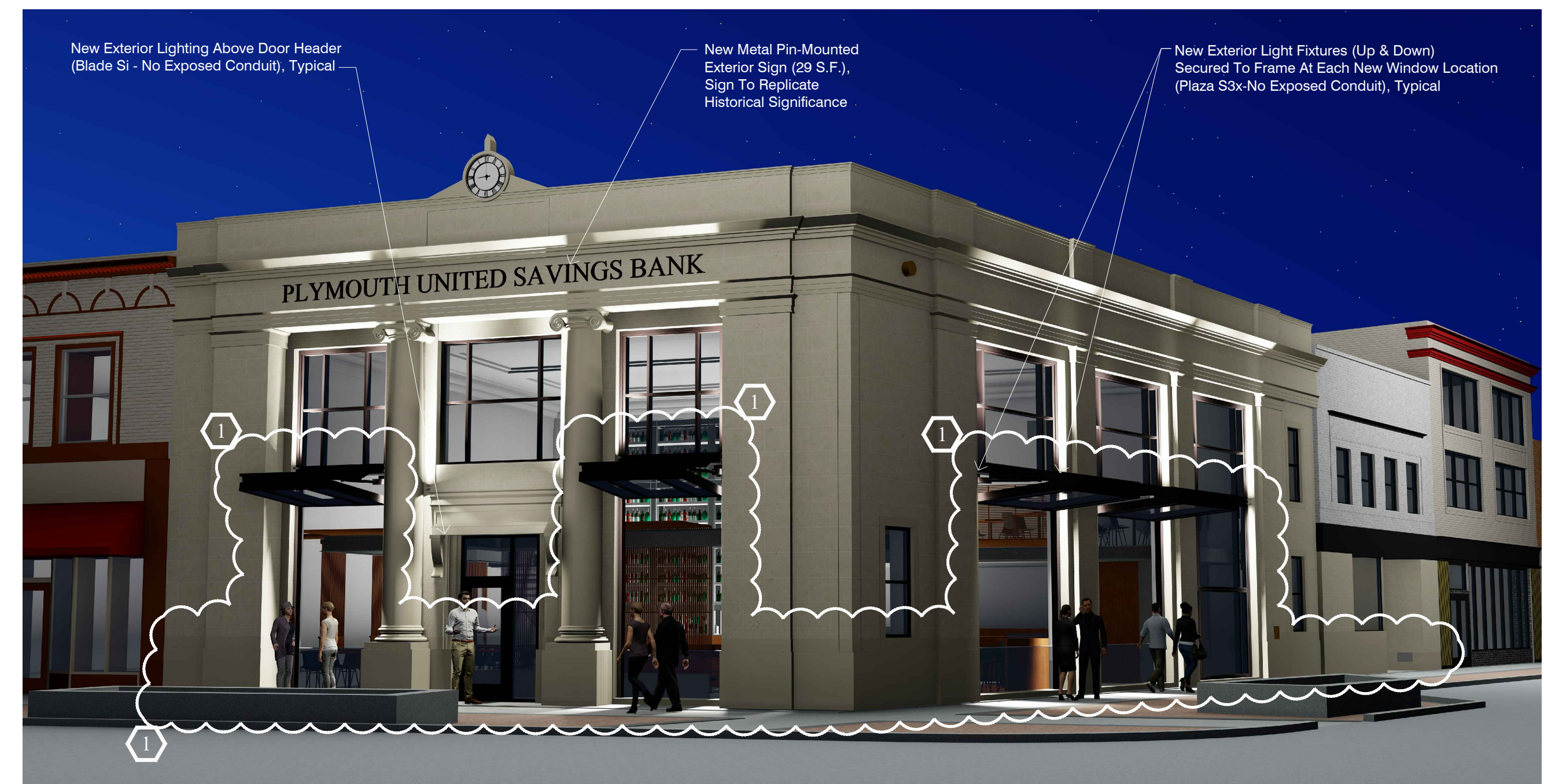
04 Perspective View - Window Open  
A-07 Scale: N.T.S.



03 Perspective View - Window Open  
A-07 Scale: N.T.S.



02 Perspective View - Window Open  
A-07 Scale: N.T.S.



01 Perspective View - Window Open  
A-07 Scale: N.T.S.

Revisions

City Of Plymouth Historic District  
Commission Submittal - August 25, 2021

City Of Plymouth Revised  
Historic District Commission  
Submittal - October 27, 2021

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ENGINEER DISCIPLINE

Project

Urban Restaurant & Lounge

Project No. 202111

Sheet Title

Perspectives

Drawn / Checked  
E.P.C. / C.G.P.

Approved:  
C.G.P.

Date: August 25, 2021  
HDC Submittal

Sheet No.  
A-07

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Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 844 Penniman  
Case Number H21-08  
Agenda Date: November 3, 2021

Address: 844 Penniman  
Year Built: 1922  
Historical Significance: Architecture/Commerce

Proposed Changes:

### 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

The following applicable information has been provided		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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Site improvements: fence, walls, paving, or landscaping installation</b>				
The following applicable information has been provided		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	<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 site improvement is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building and site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as it exists today	<input type="checkbox"/>	<input checked="" 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.	Identification of all materials used in the construction of fence, walls, paving, and/or landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Material samples including fence, walls, paving, and/or landscaping	<input type="checkbox"/>	<input 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.

# 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 <b>844 Penniman, Plymouth</b>	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application <b>10/18/21</b>
Name of Property Owner <b>JAMES B. DATES</b>	Phone Number <b>248-640-1786</b>	
Mailing Address <b>19848 Pierson Dr</b>	Email Address (Required) <b>jdates@dates-gs.com</b>	
City <b>Northville</b>	State <b>MI</b>	Zip Code <b>48167</b>

## II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name <b>Same</b>	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

## III. Site Plan Designer and Contact Information

Site Plan Designer Company Name <b>Scott Monchik &amp; Associates</b>	Phone Number <b>248-563-3803</b>			
Company Address <b>1700 Stutz Dr. #104-B</b>	City <b>Troy</b>	State <b>MI</b>	Zip Code <b>48084</b>	
Registration Number <b>1301036326</b>	Expiration Date	Email Address (Required) <b>Scott@SMAARCH.COM</b>		

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


<input type="checkbox"/> New Construction	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Sign/Awning Install or Replacement	<input type="checkbox"/> Color Change
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Siding Replacement	<input checked="" type="checkbox"/> Wall/Fence Install or Replacement	<input type="checkbox"/> Building Cleaning
<input type="checkbox"/> Alteration	<input 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

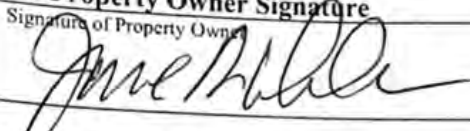
<b>Convert temporary outdoor service area into</b>
<b>A permanent outdoor space. Also, a small</b>
<b>addition rear of building.</b>



**VI. Applicant Signature**

Signature of Applicant 	Date 10/18/21
--	------------------

**VII. Property Owner Signature**

Signature of Property Owner 	Date 10/18/21
---	------------------

**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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed window replacement project</b>				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<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 window 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 window material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Photographs of the affected windows as they exist 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"/>

N/A

Please include the following applicable information		YES	NO	N/A
9.	Cut sheets (manufacturer information) for all replacement windows	[ ]	[ ]	[ ]
10.	Material samples and colors of windows	[ ]	[ ]	[ ]
11.	Number of windows to be replaced	[ ]	[ ]	[ ]
12.	Dimensions of windows including frame thickness and frame width	[ ]	[ ]	[ ]
13.	Photographs of other projects incorporating the window replacement component	[ ]	[ ]	[ ]

**NA Proposed door or garage door replacement**

1.	Completed application	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words	[ ]	[ ]	[ ]
3.	Materials finish list	[ ]	[ ]	[ ]
4.	Detailed justification of why door replacement is necessary	[ ]	[ ]	[ ]
5.	Historic photographs of the building	[ ]	[ ]	[ ]
6.	Description of the existing door material including color and condition	[ ]	[ ]	[ ]
7.	Photographs of the affected doors as they exist today	[ ]	[ ]	[ ]
8.	Photographs of the building with proposed changes indicated	[ ]	[ ]	[ ]
9.	Cut sheets (manufacturer information) for all replacement doors	[ ]	[ ]	[ ]
10.	Material samples and colors of doors	[ ]	[ ]	[ ]
11.	Number of doors to be replaced	[ ]	[ ]	[ ]
12.	Dimensions of doors including frame thickness and frame width	[ ]	[ ]	[ ]
13.	Photographs of other projects incorporating the door replacement component	[ ]	[ ]	[ ]

**NA Proposed roof replacement**

1.	Completed application	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words including related work such as gutters, soffit, and fascia	[ ]	[ ]	[ ]
3.	Materials finish list	[ ]	[ ]	[ ]
4.	Detailed justification of why roof replacement is necessary	[ ]	[ ]	[ ]
5.	Historic photographs of the building	[ ]	[ ]	[ ]
6.	Description of the existing roof material including color and condition	[ ]	[ ]	[ ]
7.	Photographs of the roof as it exists today	[ ]	[ ]	[ ]
8.	Photographs of the building with proposed changes indicated	[ ]	[ ]	[ ]
9.	Cut sheets (manufacturer information) for replacement roof	[ ]	[ ]	[ ]
10.	Material samples and colors of roof	[ ]	[ ]	[ ]
11.	Dimensions of replacement roof	[ ]	[ ]	[ ]
12.	Photographs of other projects incorporating the roof replacement component	[ ]	[ ]	[ ]

**NA Proposed siding replacement**

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	[ ]	[ ]	[ ]

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	[ ]	[ ]	[ ]

**NA Sign and awning installation or replacement**

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**

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**

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**

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.	[ ]	[ ]	[ ]

October 18, 2021

City of Plymouth  
Historic District Commission  
201 S Main Street  
Plymouth MI 48170  
C/O John Buzuvis, Community Development Director

Dear Historic District Commission,

We are submitting the following plans for the addition of a permanent outdoor service area for the Post Local Bistro, 844 Penniman in Plymouth. We had a public discussion meeting with the Planning Commission of September 8<sup>th</sup> and gained conditional approval for Special Land Use for this project at the monthly Planning Commission meeting of October 13<sup>th</sup>. The project consists of a permanent outdoor service area of 1771 sq ft, a 240 sq foot building addition, an extension of the brick divider wall between The Post and Westborn Market, and new walled dumpster enclosure area. There will be no changes to the existing Enclosed Patio Area. A detailed set of plans with renderings and current photographs from our architect, Scott Monchnik & Associates is submitted. We have included a set of "cut sheets" of materials proposed for the project.

Scope of Work:

***Patio***

Remove current asphalt and replace with new concrete- stained and sealed.

Build columns and install poles and lights.

Install gates.

Build Fence-Double sided Trex to create space to hold interior planter boxes at top.

Run electric to columns for lighting.

Install Pole Lights-100W 1300lumens, String small lights 1W 13 lumens each.

Remove tree, move curbing, repair and restripe affected area of parking lot and replace tree.

***Building addition***

Add 12" x 19"8" to rear to rear of building-conventional construction. To create needed kitchen prep area.

Remove the T-111 of the back of the current building. We plan to add brick to the bottom with a limestone cap and Hardie board siding and trim. New wood traditional windows. This will refresh the back of the building and improve the historic appearance of that area.

***Wall & Dumpster Enclosure/Landscape***

Complete brick wall between The Post and Westborn Market with the same materials that are there, and then build an enclosure for our dumpster and grease trap. Same concrete and brick that exist today. Create Landscape area with Arborvitae alongside Fralick Ave parking lot entrance/exit.

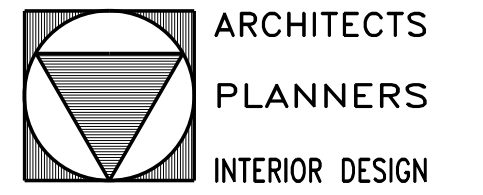
Material list for project

Wall Block-Old World Keystone -Walnut Blend  
Brick-Old World Holland- Walnut blend  
Limestone Cap-Westborn Smooth Brick  
Hardie Board-smooth lap siding  
Hardie Board -smooth trim  
Aluminum gutter and downspouts  
Wood Replacement Windows-Anderson  
White Paint on windows and trim  
Sherwin Williams Foothills SW7514 on siding (Historic Collection)  
Metal Gate  
Trex lumber-Rocky Harbor  
Concrete, stained and sealed  
Feit-String Lights  
Sea Gull Lighting-Traditional Style 14" Globe, traditional post 3" x 84"

The applicant is 408, Inc d/b/a The Post Local Bistro and the building owner is 408 Plymouth Real Estate Properties. Jennifer Dales, 313-319-7070, and John Thomson, 313-410-2100, manage operations at The Post Local Bistro and are available for additional questions. We look forward to your input and we are excited to complete a project that significantly improves the Fralick Ave side of our building.

Sincerely,

Jim Dales  
408 Inc d/b/a The Post Local Bistro  
408 Plymouth Real Estate Properties, LLC  
248-640-1786 Mobile  
jdales@dales-gs.com



**SCOTT MONCHNIK & ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN 48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM

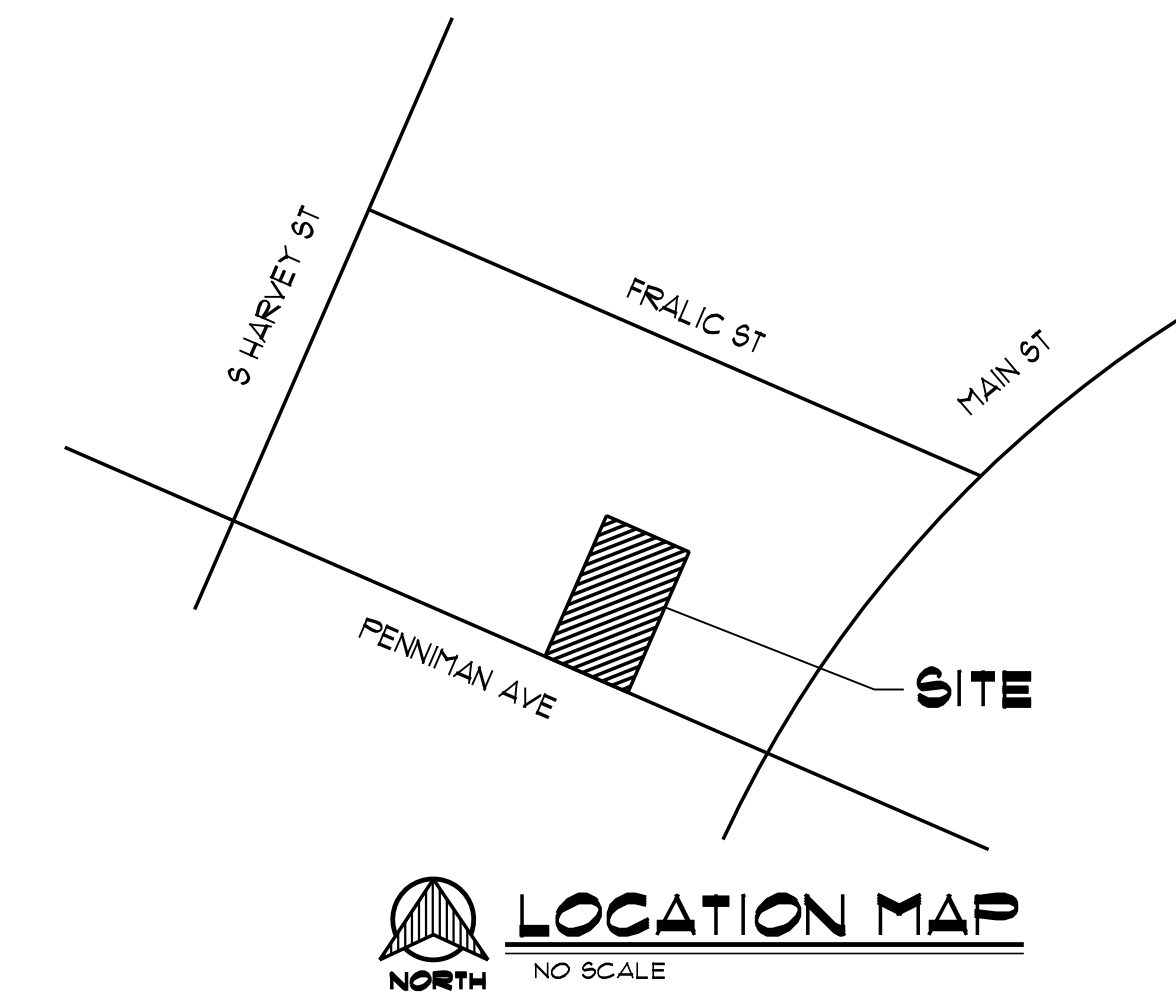
## PROJECT DESCRIPTION

CURRENT TENT / PATIO AREA, TO BE REWORKED TO BE A SCREENED OFF OPEN PATIO AREA.

## SITE PLAN -GENERAL NOTES:

ZONED: B-2 CENTRAL BUSINESS DISTRICT

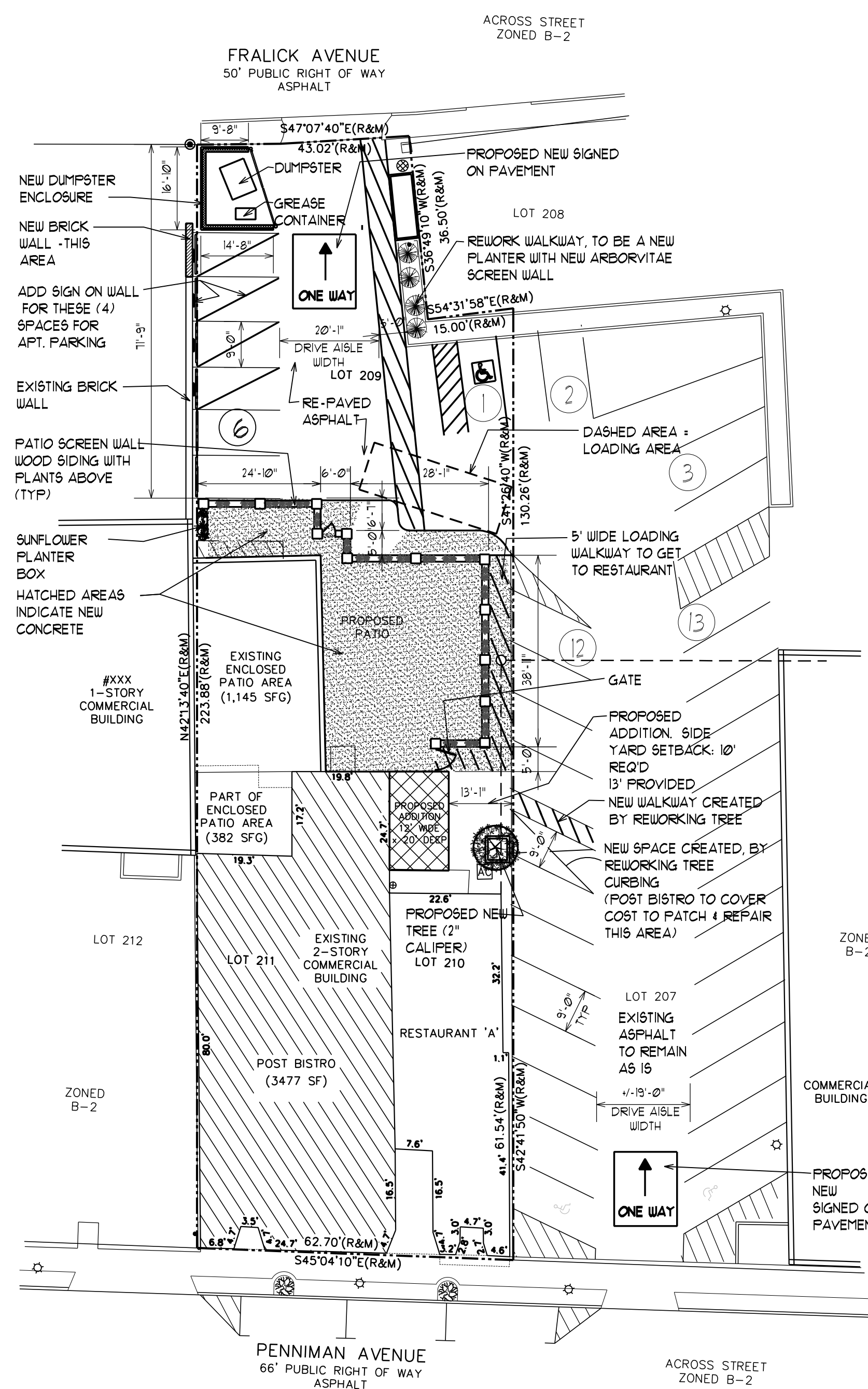
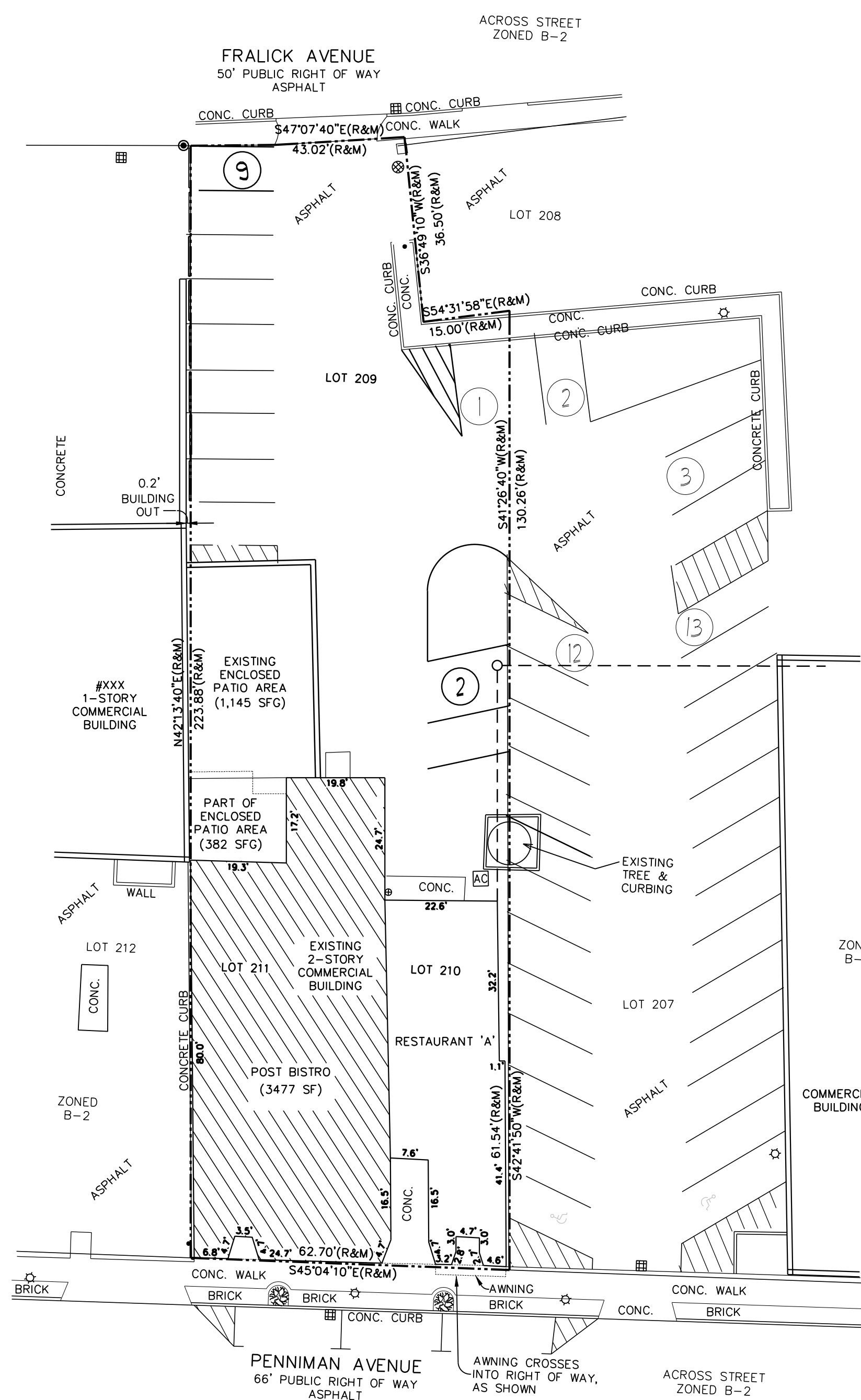
- BUILDING SETBACKS: FRONT -0' REQUIRED  
REAR -0' REQUIRED  
EACH SIDE -0' REQUIRED
- BUILDING HEIGHT: 40 FEET MAX. / 3 STORIES MAX.  
+/-23'-0" BUILDING HEIGHT PROVIDED
- (1) LOADING SPACE REQUIRED PER ESTABLISHMENT.  
(1) LOADING SPACE PROVIDED



## LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOTS 209 THROUGH 211 INCLUSIVE, ASSESSOR'S PLAT No. 8, AS RECORDED IN LIBER 64, PAGE 18 OF PLATS, WAYNE COUNTY RECORDS.



## LAND - BUILDING - PARKING DATA

LAND AREA +/-13,425 SQ. FT. GROSS = +/-.31 ACRES

### BUILDING AREA

FOR POST BISTRO:  
EXISTING RESTAURANT = 3,477 SFG  
EXISTING ENCLOSED PATIO = 1,527 SFG  
PROPOSED ADDITION = 240 SFG  
PROPOSED PATIO = 1,711 SFG  
POST BUILDING & PATIOS = 6,961 SFG

FOR RESIDENTIAL UNITS ABOVE POST BAR:  
RESIDENCE A (1-BEDROOM) +/- 974 SFG  
RESIDENCE B (2-BEDROOM) +/- 1,251 SFG

TOTAL BUILDING AREA = 9,186 SFG

### PARKING DATA

PARKING REQUIRED  
-PER SECTION 18-210 (1 SPACE / 250 SFG)  
EXISTING RESTAURANT 3,477 SF / 250 SF = 15 SPACES  
EXISTING ENCLOSED PATIO 1,527 SF / 250 SF = 6 SPACES  
PROPOSED PATIO 1,711 SF / 250 SF = 0 SPACES  
PROPOSED ADDITION 240 SF / 250 SF = 1 SPACE

EXISTING RESIDENTIAL UNITS ABOVE RESTAURANT  
UNIT 'A' (1-BEDROOM) = 2 SPACE  
UNIT 'B' (2-BEDROOM) = 2 SPACES

TOTAL SPACES REQUIRED = 26 SPACES

EXISTING PARKING PROVIDED = 7 SPACES  
ADDED PARKING SPACE (ADJACENT TO NEW TREE) = 1 SPACE  
EXISTING PARKING CREDITS = 6.1 SPACES

TOTAL SPACES PROVIDED = 14.1 SPACES

POST LOCAL BISTRO  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

ISSUED FOR:  
15 OCT 2021  
HDC PACKAGE  
FOR APPROVAL

## LIST OF DRAWINGS

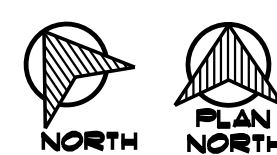
HDC-1 SITE PLAN  
HDC-2 FLOOR PLAN  
HDC-3 EXTERIOR ELEVATIONS  
HDC-4 3-D RENDERINGS  
HDC-5 3-D RENDERINGS



SHEET# HDC-1

DATE: 15 OCT 21

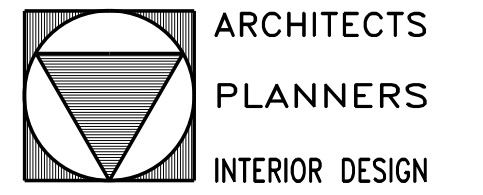
JOB# 21041



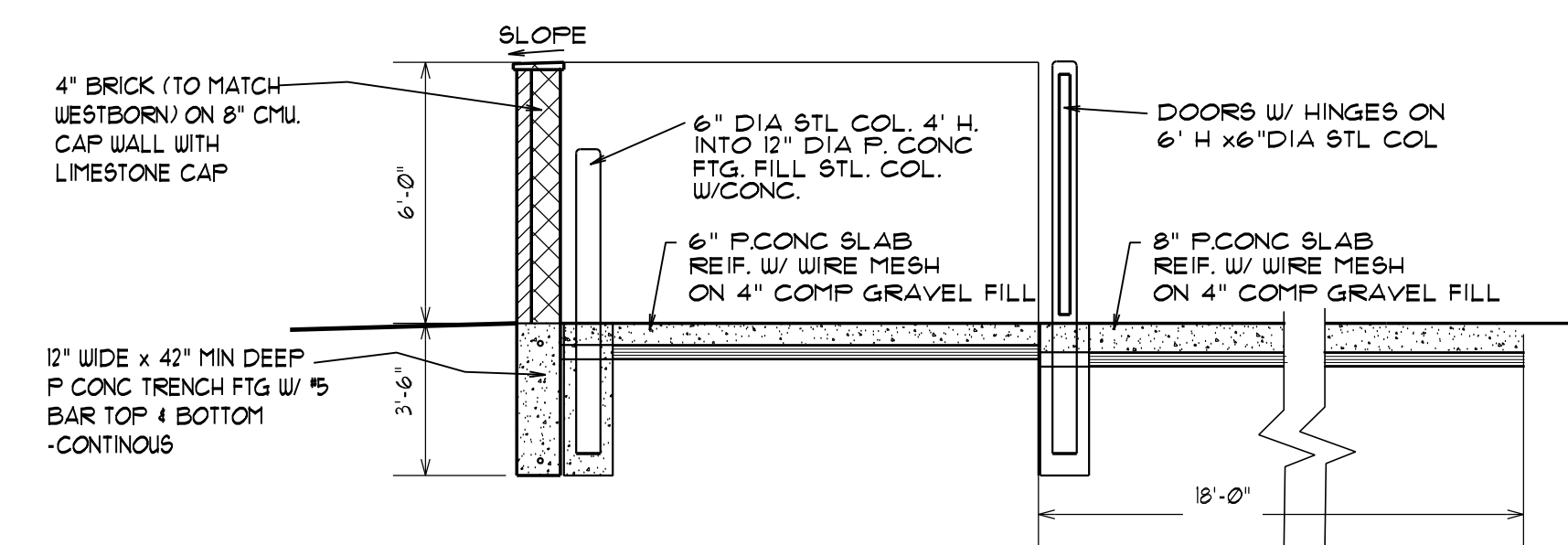
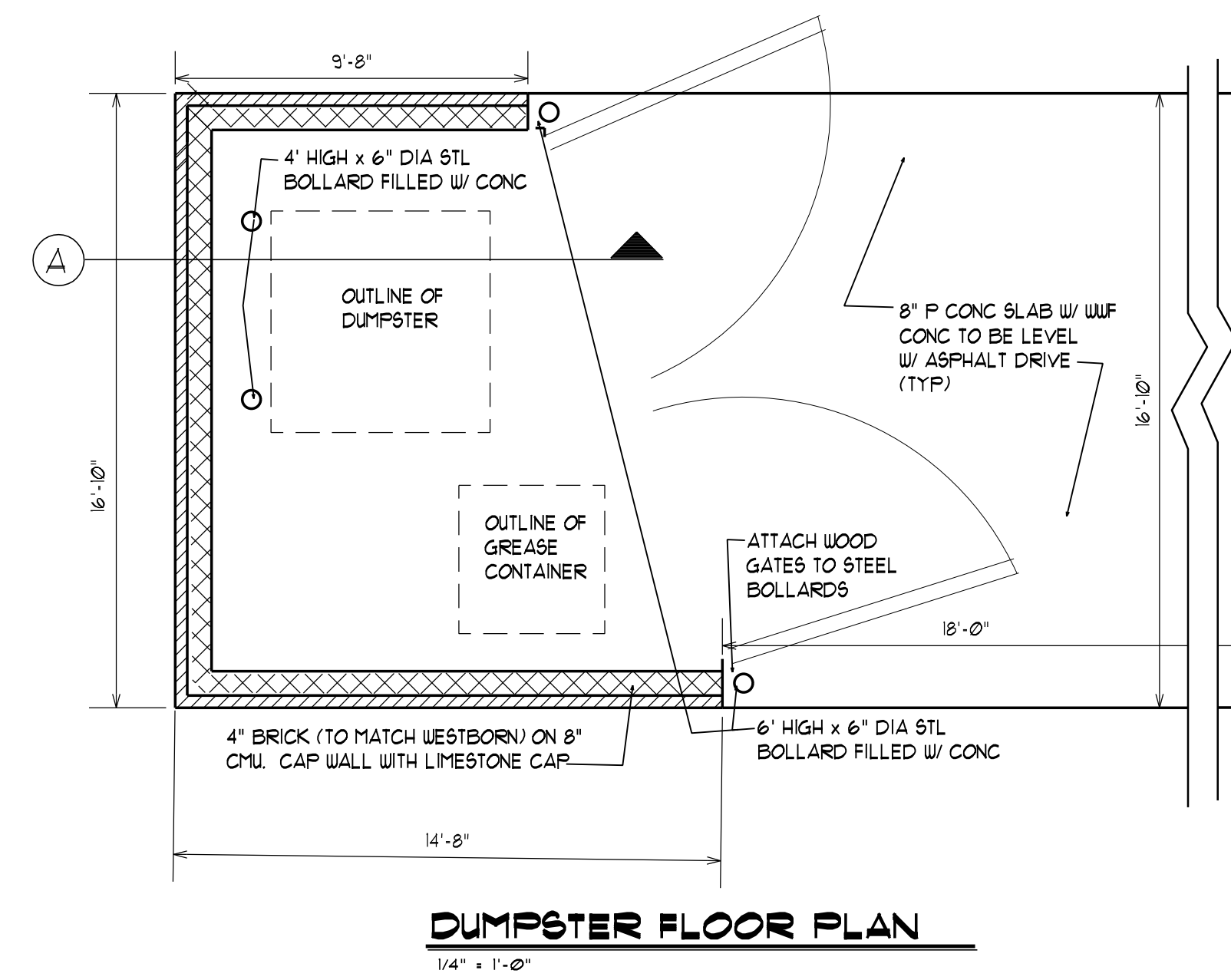
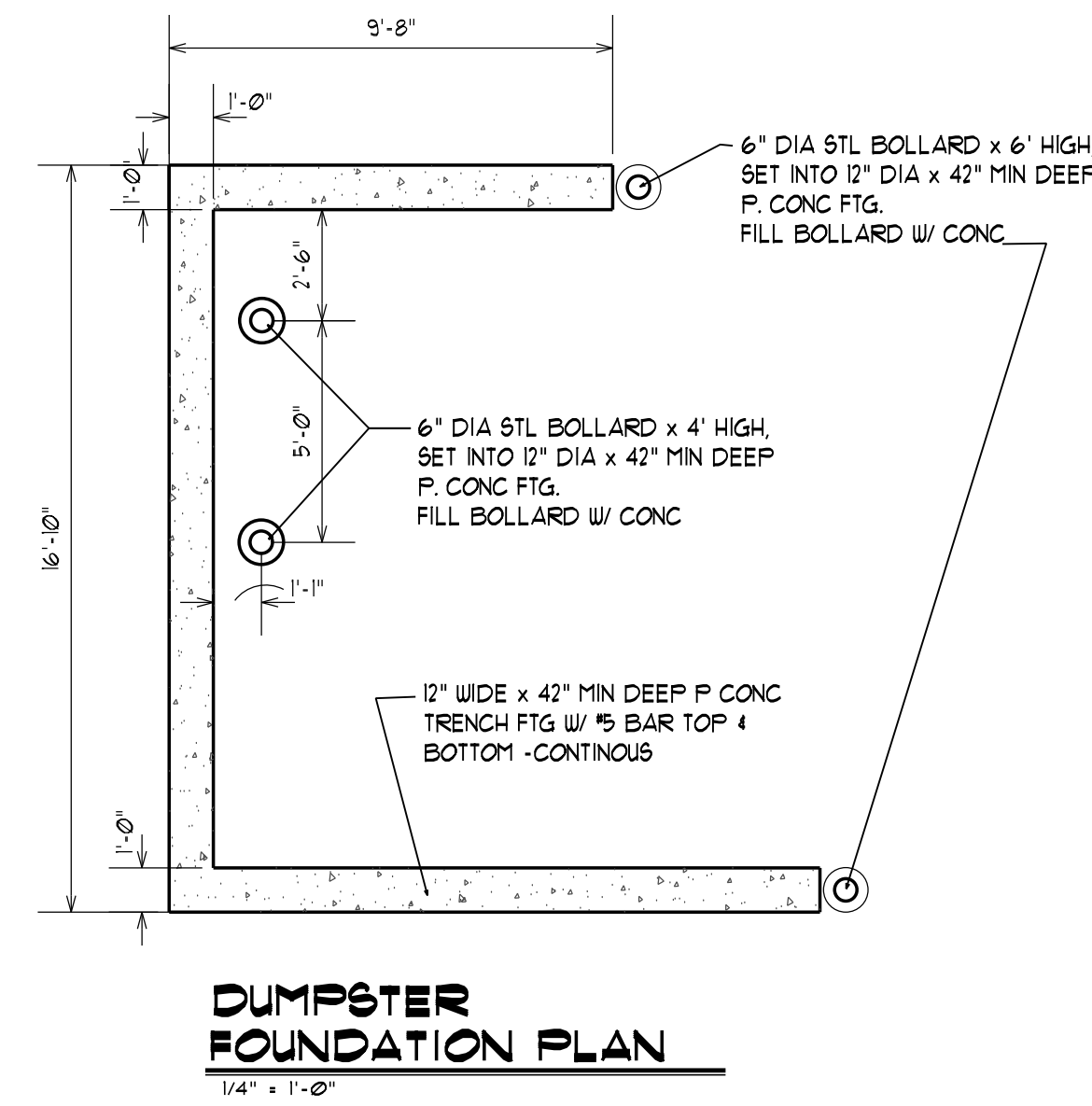
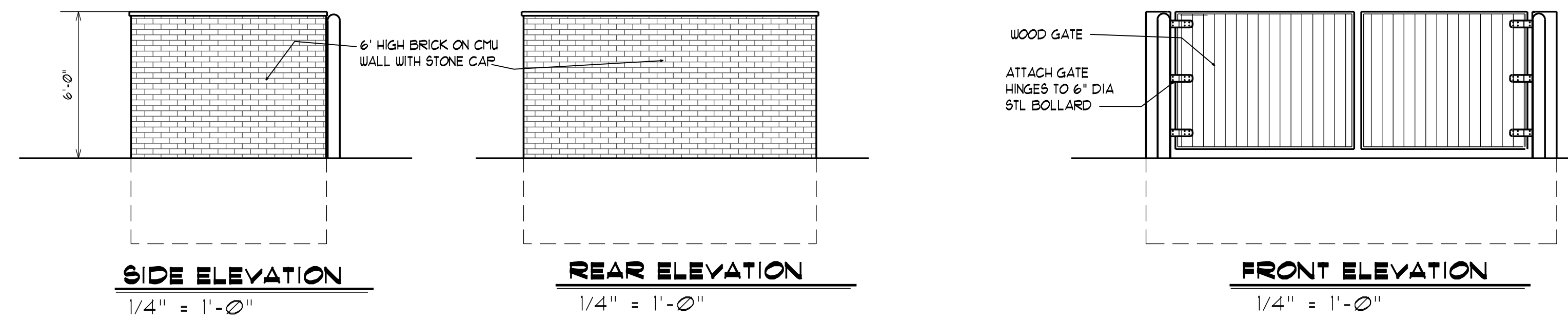
EXISTING SITE PLAN -FOR REFERENCE  
1" = 20'-0"



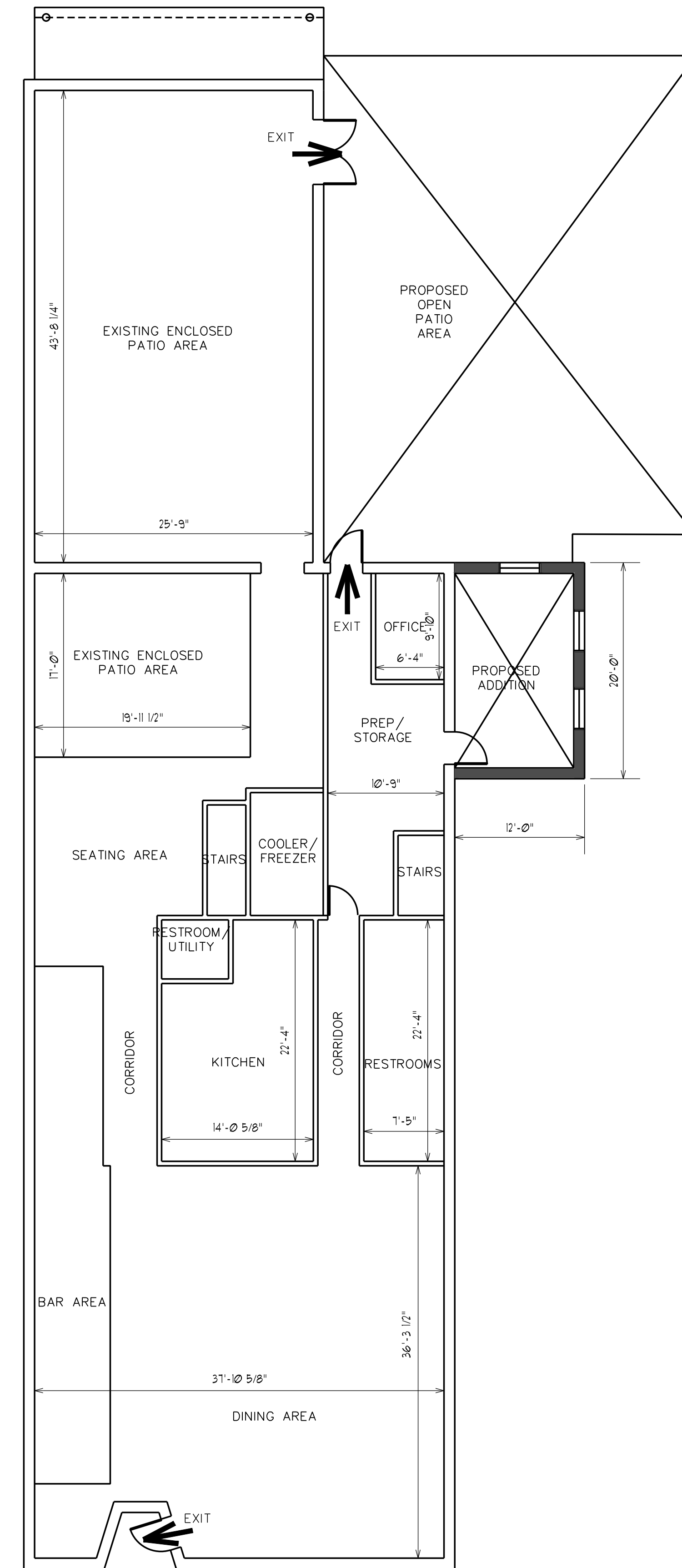
PROPOSED SITE PLAN  
1" = 20'-0"



**SCOTT MONCHNIK & ASSOCIATES, INC.**  
 1700 STUTZ DRIVE  
 SUITE 104-B  
 TROY, MICHIGAN 48064  
 TEL: 248-654-1010  
 FAX: 248-654-3002  
 SCOTT@SMAARCH.COM



**A DUMPSTER ENCLOSURE SECTION**  
 1/4" = 1'-0"



**FLOOR PLAN**  
 1/8" = 1'-0"

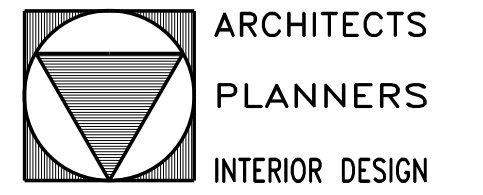
**POST LOCAL BISTRO**  
 844 PENNIMAN AVENUE  
 PLYMOUTH, MICHIGAN

ISSUED FOR:  
 15 OCT 2021  
 HDC PACKAGE  
 FOR APPROVAL



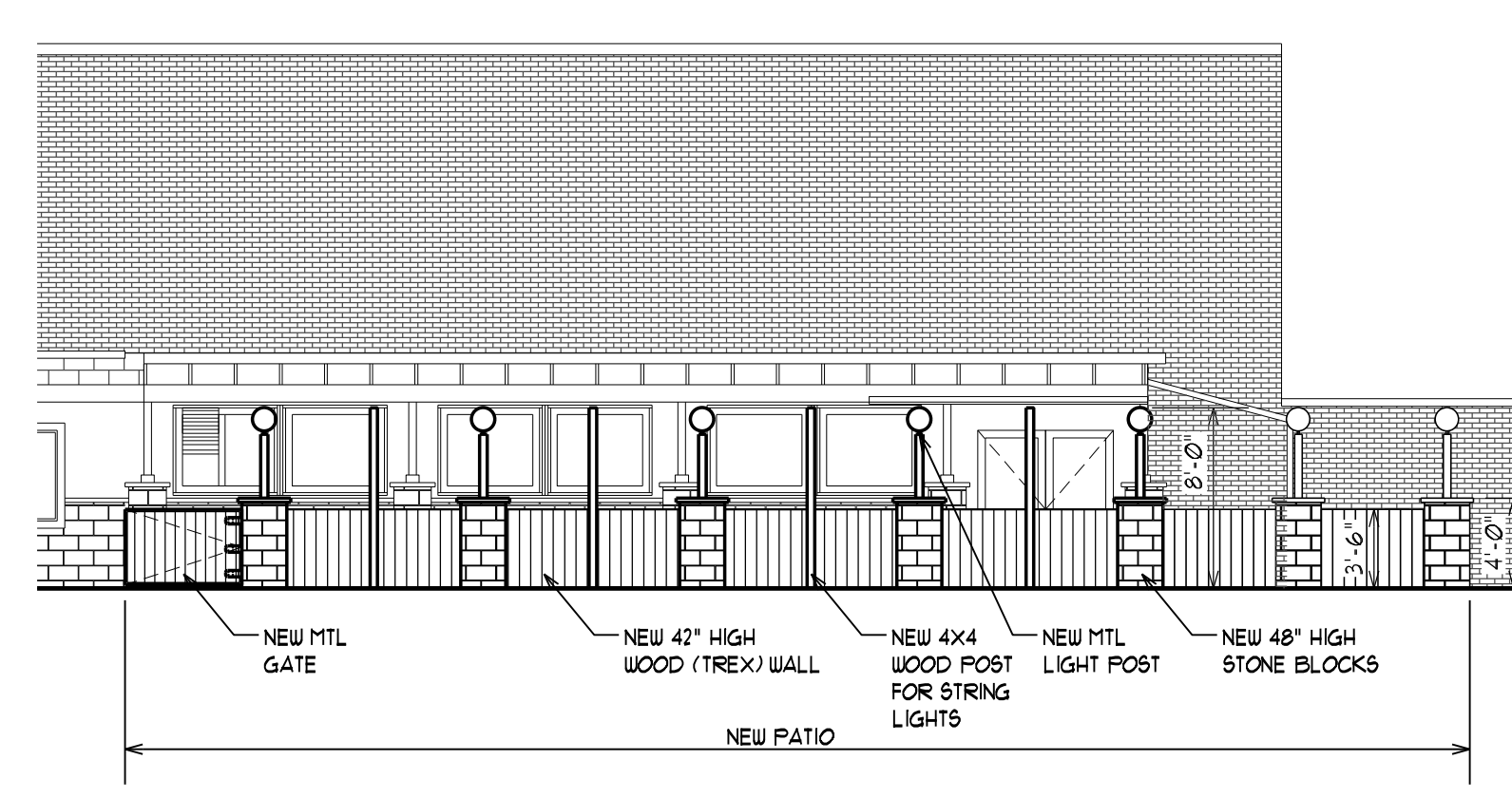
SHEET# HDC-2  
 DATE: 15 OCT 21  
 JOB# 21041



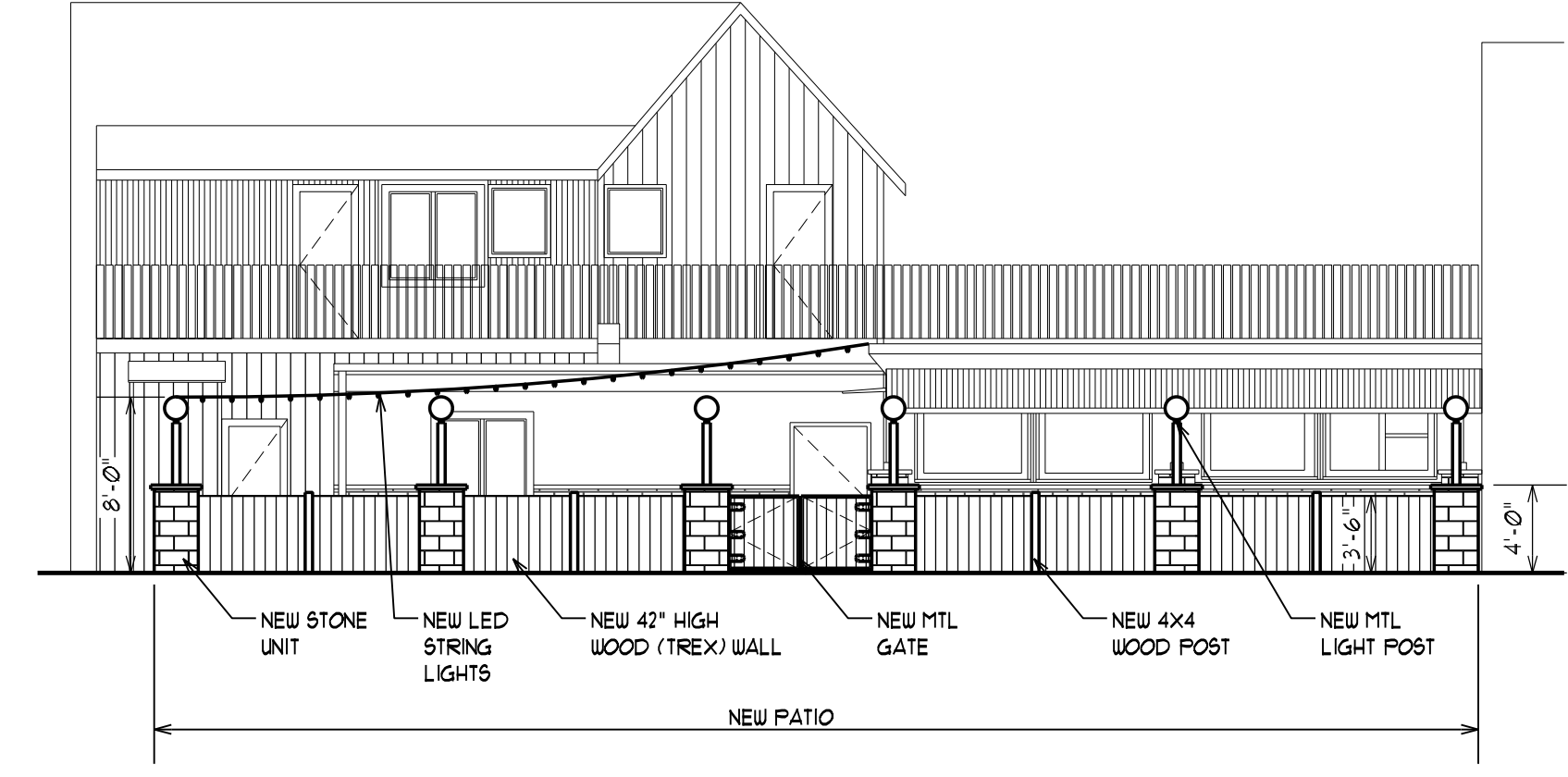


**SCOTT MONCHNIK & ASSOCIATES, INC.**  
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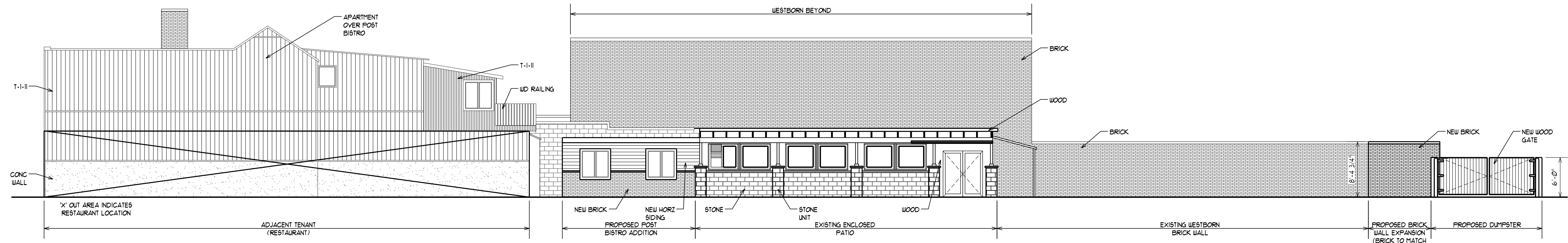
MATERIAL LIST FOR OPEN PATIO	MATERIAL LIST FOR BUILDING ADDITION
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LOCATION: OPEN PATIO - SIDING MFR: TREX MATERIAL: TREX ENHANCE - SQUARE EDGE COLOR: ROCKY HARBOR	LOCATION: BUILDING ADDITION - SIDING MFR: JAMES HARDIE MATERIAL: HARDIE PLANK LAP SIDING COLOR: PAINT FINISH
LOCATION: OPEN PATIO - STRING LIGHTS MFR: FEIT ELECTRIC MATERIAL: LED STRING LIGHTS COLOR:	LOCATION: BUILDING ADDITION - WINDOWS MFR: ANDERSON MATERIAL: SINGLE HUNG WINDOWS COLOR: WHITE VINYL CLAD OUTSIDE / WOOD INSIDE - PAINTED
LOCATION: OPEN PATIO - COLUMN POST LIGHTS MFR: FEIT ELECTRIC MATERIAL: 14" DIA. ORB LIGHT COLOR: WHITE	
LOCATION: OPEN PATIO - CONCRETE FLOOR MFR: COLORTOP MATERIAL: CONCRETE FLOOR COLOR: TBD	



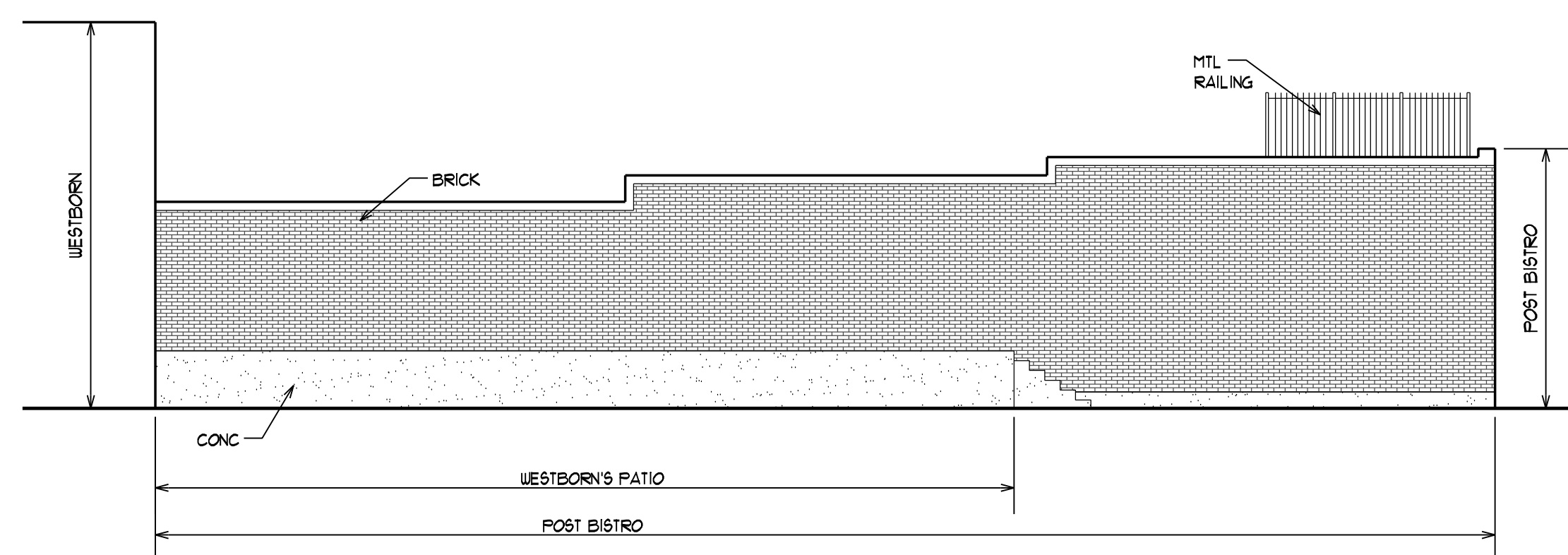
**EAST PATIO ELEVATION**  
 1/8" = 1'-0"



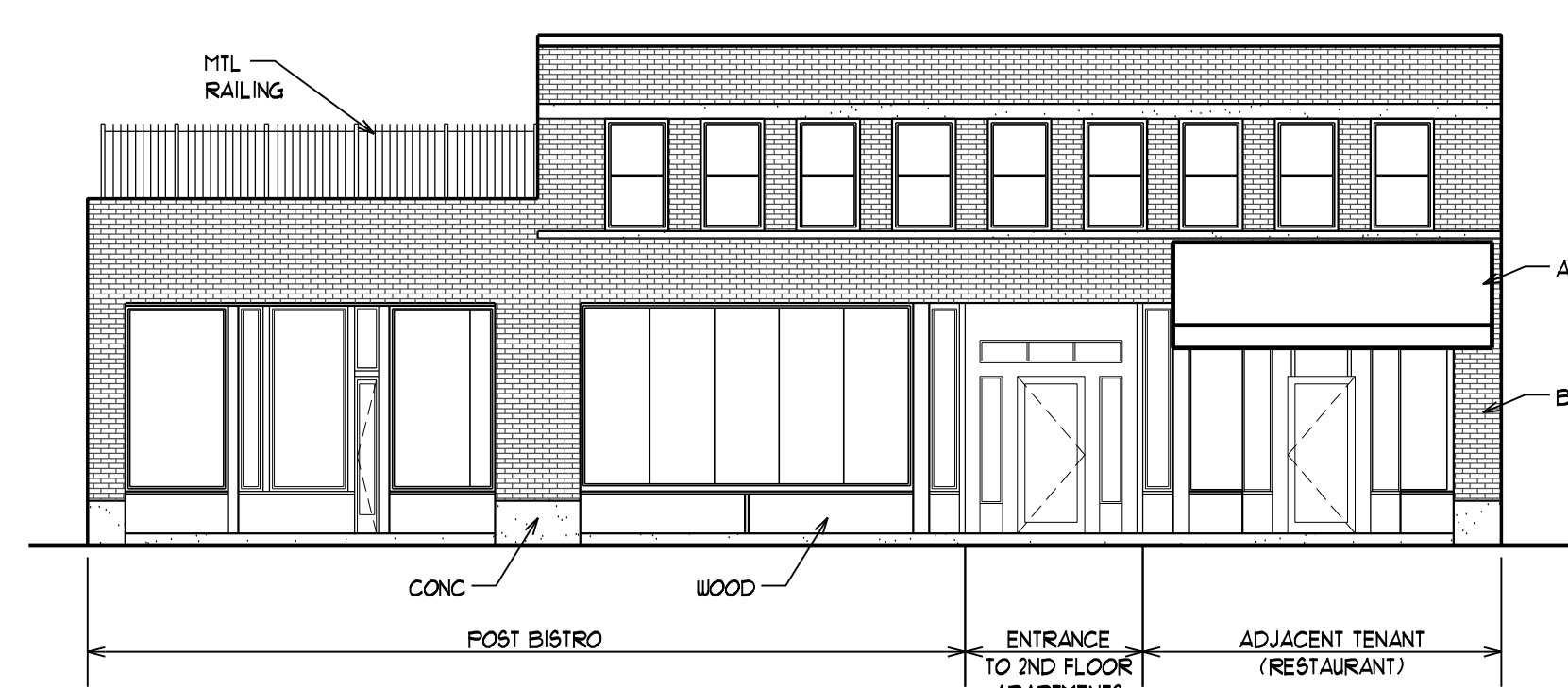
**NORTH PATIO ELEVATION**  
 1/8" = 1'-0"



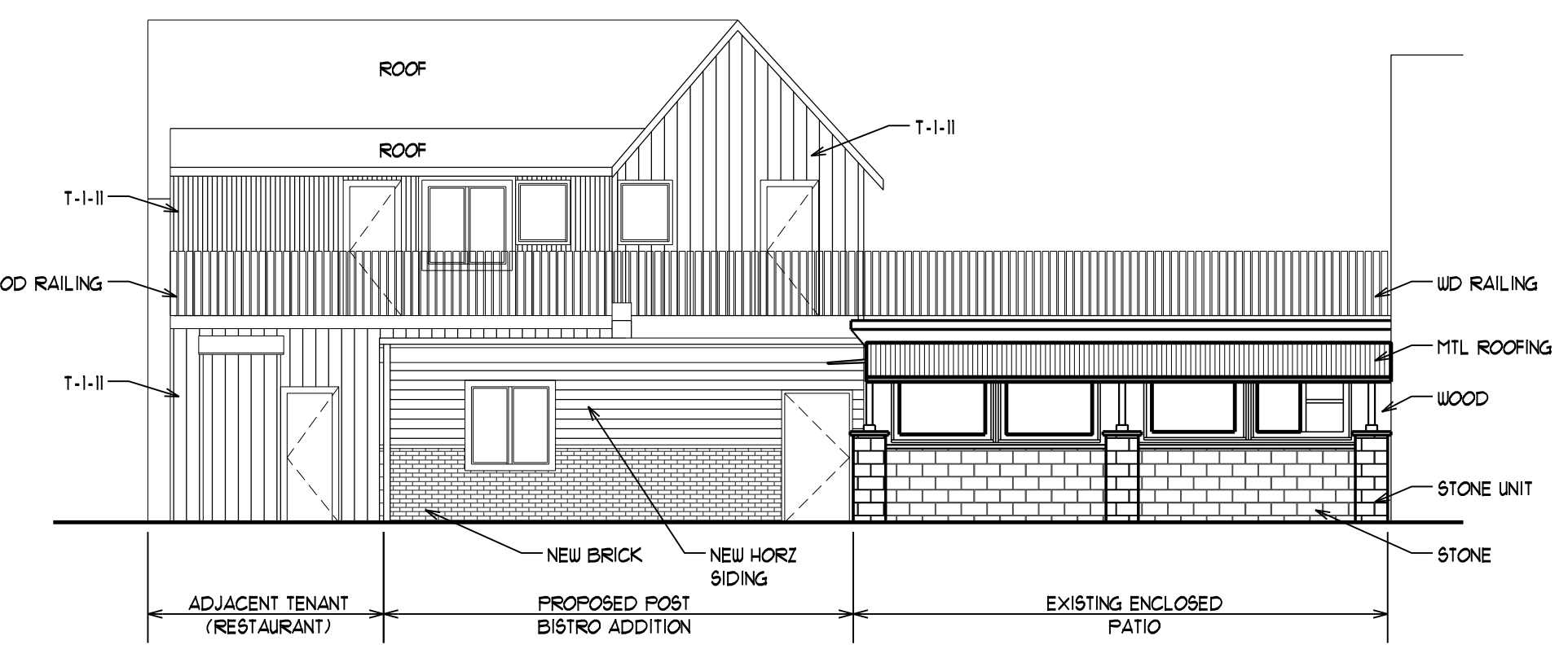
**EAST ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)



**WEST ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)

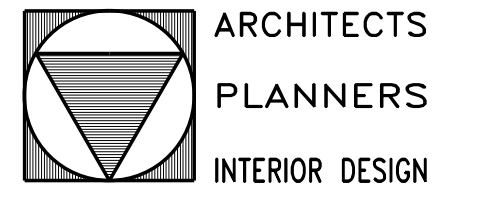
**POST LOCAL BISTRO**  
 844 PENNIMAN AVENUE  
 PLYMOUTH, MICHIGAN

ISSUED FOR:  
 15 OCT 2021  
 HDC PACKAGE  
 FOR APPROVAL



SHEET# HDC-3  
 DATE: 15 OCT 21  
 JOB# 21041

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**SCOTT MONCHNIK  
& ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN  
48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



**PERSPECTIVE #2**  
NO SCALE



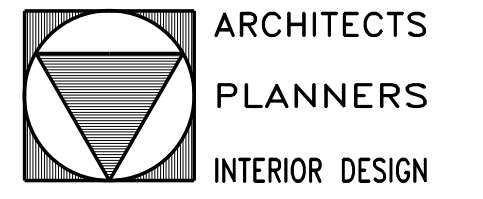
**PERSPECTIVE #1**  
NO SCALE

**POST LOCAL BISTRO**  
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PLYMOUTH, MICHIGAN

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DATE: 15 OCT 21  
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48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
SCOTT@SMAARCH.COM



**PERSPECTIVE #4**  
NO SCALE



**PERSPECTIVE #3**  
NO SCALE

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FOR APPROVAL

SHEET# HDC-5  
DATE: 15 OCT 21  
JOB# 21041

# KEYSTONE OLD WORLD STONEGATE

WALLS: OLD WORLD STONEGATE – WALNUT BLEND  
CAPS: 3x24 CAP – GREYSTONE (SPECIAL ORDER COLOR)



82 | WALL STONES – OLD WORLD STONEGATE

# OLD WORLD HOLLAND 4x8

› NEXT PAGE  
PAVERS: OLD WORLD HOLLAND 4x8 – BURGUNDY BLEND  
(SPECIAL ORDER COLOR)  
BORDERS: HOLLAND 4x8 – SLATE  
OLD WORLD VINTAGE – LIMESTONE BLEND



## OLD WORLD HOLLAND 4x8

Units per sq. ft.: 4.5  
Sq. ft. per cube: 108  
Weight per sq. ft.: 28 lbs.  
Weight per cube: 3,024 lbs.

Sq. ft. per strap: 18  
Soldier Coursing:  
Per Strap – 27 lineal feet  
Per Cube – 162 lineal feet

› RIGHT:  
PAVERS: OLD WORLD HOLLAND 4x8 – RUSTIC BLEND  
BORDER: HOLLAND 4x8 – SLATE

› BELOW:  
PAVERS: OLD WORLD HOLLAND 4x8 – BURGUNDY BLEND  
(SPECIAL ORDER COLOR)  
BORDERS: HOLLAND 4x8 – SLATE  
OLD WORLD VINTAGE – LIMESTONE BLEND



WALLS: OLD WORLD STONEGATE – LIMESTONE BLEND  
 CAPS: 3x24 SMOOTH CAP – SLATE  
 PAVERS: HARBOR STONE – STERLING SMOKE  
 ACCENT PAVERS: HOLLAND 4x8 – SLATE



STANDARD COLORS



O.W. RUSTIC BLEND



O.W. WALNUT BLEND



O.W. LIMESTONE BLEND



O.W. CAMEL

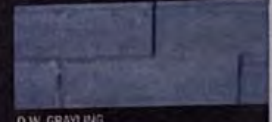


O.W. SLATE

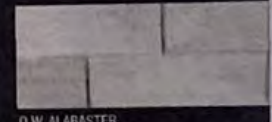
ELITE COLORS



O.W. GRAPHITE BLEND



O.W. GRAYLING



O.W. ALABASTER

Set size .....6" h x 10" d x 32" w max.  
 Exposed face area .....1.4 sq. ft. max.  
 Weight/set .....137 lbs.  
 Sets per pallet .....20  
 Weight per pallet .....2,788 lbs.

LARGE UNIT

60 lbs. (27 kg)  
 6" h x 10" d x 16" / 14" w  
 (150mm x 250mm x 400mm/350mm)



MEDIUM UNIT

40 lbs. (18 kg)  
 6" h x 10" d x 12" / 10" w  
 (150mm x 250mm x 300mm/250mm)



SMALL UNIT

25 lbs. (11 kg)  
 6" h x 10" d x 6" / 4" w  
 (150mm x 250mm x 150mm/100mm)



Selling the best in Electric Driveway Gates, Gate Operators, Driveway Gates, Gate Hardware, Wrought Iron Gates, Iron Gates, Garden Gates, Access Control, Automatic Gates, Automatic Gate Operators, Ornamental Iron Gates, Gate Hinges, Metal Gates, Security Gates, Solar Gates, Telephone Entry Systems, Custom Aluminum Gates, Driveway Gates DIY Drawings and Diagrams, Driveway Gates in Sonoma, Marin, Santa Rosa, Napa

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- Slide Gate Hardware
- Garden Gate Hardware
- Gate Posts & Skeletons
- Gate Locks

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- Operator Packages
- Swing Arm Operators
- Column Mount Operators
- Linear Arm Operators
- Slide Gate Operators
- Underground Operators
- Overhead Operators
- Solar Gate Operators
- Accessories
- Replacement Parts

Access

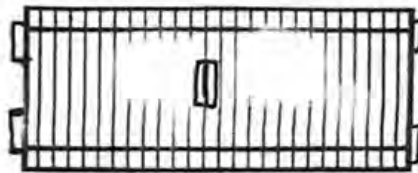
Keypads

- Keypads
- Keypads
- Keypads
- Keypads
- Keypads
- Keypads
- Keypads
- Keypads
- Keypads
- Keypads

### DuraGate Flat Top Driveway Gate - 5 Ft. High

Category: Steel Driveway Gates

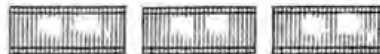
DuraGate Flat Top Driveway Gate - 5 Ft. High  
\$0.00



Overview:

- Available as Single or Bi-Parting Style
- 10, 12', 14' & 16' Widths Available
- 5 Ft. High
- Hot Dip Galvanized Steel
- Black Powder Coat Finish
- Optional Bolt-On Decorative Ornamentals

Image 1 of 12. Click image to enlarge.



Components

5 Ft. High Flat Top Driveway Gate - Select Width & Style

Double hinged - both ends  
 - center latch  
 - Black - steel  
 - 42 inch high  
 - 6 ft. wide

DuraGate DGT-16X5-FD Flat Top 16' Wide - Bi-Parting - 5 Ft. High



# Trex Enhance®

NATURALS

THE BEAUTY OF WOOD WITH  
THE EASE OF COMPOSITE

With its authentic wood-grain appearance, Trex Enhance® Naturals offer all the charm and none of the trouble of pressure-treated lumber. Imagine enjoying the very same multi-tonal streaking now and 25 years from now without costly, continual upkeep.

Inspired by nature



Easy maintenance

## BOARD PROFILES

Square edge



Grooved edge



Lightweight, easy-to-handle scalloped boards

Use **Trex Hideaway® Hidden Fastening System** for a clean, fastener-free appearance

## AVAILABLE COLORS:





# AVAILABLE COLORS

These colors are a representation. Actual color will vary due to the concrete finishing method (how smooth or porous the surface is), producing a mottling or distressed appearance.



Tile Red

HC110



Naturally Red

HC126



Terra Cotta

HC167



Cedarwood Brown

HC103



Red Terrazzo Tile

HC102



Terracotta Orange

HC159



White-Washed  
Terracotta

HC135



Aztec Sand

HC136



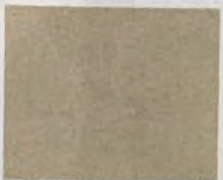
Neutral Balance Tan

HC125



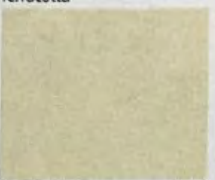
Silk Chocolate

HC117



Sandstone

HC157



Bombay

HC133



Cemented Deal

HC141



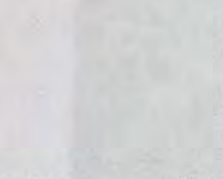
Siberian Haze

HC149



Fresh Concrete

HC165



Hint of Gray

HC156



Muddy Gray

HC172



Autumn Brown

HC101



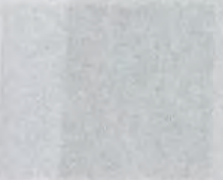
Charred Walnut

HC109



Cabernet Brown

HC107



Gray Horizons

HC140



Gull Gray

HC132



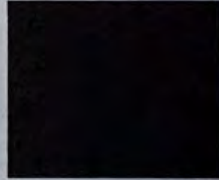
Pearl Gray

HC164



Silver Gray

HC124



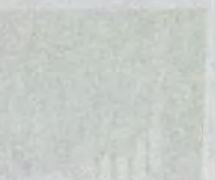
Black

HC108



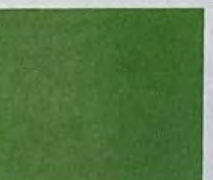
Extra-White

HC148



Fall Grass

HC145



Patio Green

HC105



Bombay Breeze

HC146



Drive-In Twilight\*

HC155

\* Color only available in Concrete Stain Solid Color Water-Based



## BUILT TO PERFORM BEAUTIFULLY

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style.



- Virtually maintenance-free
- Perma-Shield™ exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Add style with grilles, exterior trim, art glass or patterned glass
- Available with Stormwatch® Protection for coastal areas

### PRODUCT TYPES

- Casement and awning windows
- Woodwright double-hung full-frame and insert windows
- Tilt-wash double-hung full-frame and insert windows
- Bay and bow windows
- Gliding windows
- Specialty windows
- Narroline® double-hung conversion kit



# 400 SERIES Windows

## PRODUCT OPTIONS

### GLASS OPTIONS

- Low-E4<sup>1</sup> glass
- Low-E4 glass with HeatLock Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including tempered glass and patterned glass, are available. Contact your Andersen supplier.



### EXTERIOR OPTIONS



\* Canvas, dark bronze and black exteriors not available on 400 Series patio doors

### INTERIOR OPTIONS



\*\* Maple and oak wood species are available on Woodwright® double-hung windows only.  
† Products with dark bronze and black exteriors have matching interiors. Dark bronze and black interiors not available on Woodwright double-hung windows.

## HARDWARE OPTIONS††

### WOODWRIGHT® DOUBLE-HUNG

#### Standard



Antique Brass | **Black** | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel | Stone | White

### TILT-WASH DOUBLE-HUNG

#### Standard



Standard: Stone | White  
Optional: Black | Gold Dust

#### Estate™



Antique Brass | **Bright Brass** | Brushed Chrome  
Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | Polished Chrome | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

### CASEMENT & AWNING

#### Contemporary Folding



Black | Bright Brass | Gold Dust  
Oil Rubbed Bronze | **Satin Nickel**  
Stone | White

#### Traditional Folding



Antique Brass | Black | Bright Brass  
**Distressed Bronze** | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze  
Satin Nickel | Stone | White

### GLIDING WINDOW



Antique Brass | Black  
Bright Brass | **Brushed Chrome**  
Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments

††† Bold name denotes finish shown.

††† Hardware is sold separately, except standard hardware. Additional hardware available, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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For more information, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)



# HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

**IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHILE CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HAZMEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-842-7343 (866-9-HARDIE).**

## STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



## △ CUTTING INSTRUCTIONS

### OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Cut using one of the following methods:
  - Best:** Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
  - Better:** Circular saw equipped with a dust collection feature (e.g. ProAir® saw) and a HardieBlade saw blade.
  - Good:** Circular saw equipped with a HardieBlade saw blade.

### INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Rest" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to [jameshardiepros.com](http://jameshardiepros.com) for additional cutting and dust control recommendations.

**IMPORTANT:** The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

**IMPORTANT:** To prevent damage to the top edge, extra care should be taken when moving planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

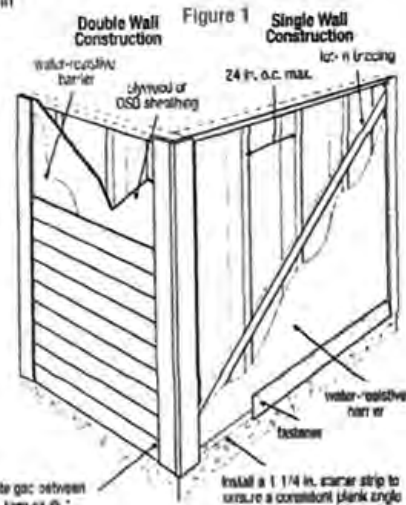
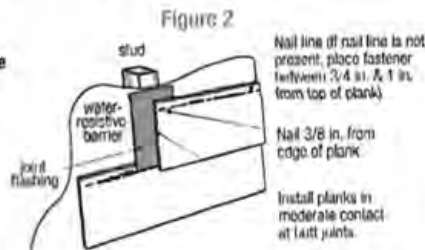
## GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at [www.jameshardie.com](http://www.jameshardie.com)
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap<sup>1</sup>, which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at [www.jameshardie.com](http://www.jameshardie.com).
- James Hardie Building Products provides installation wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

## INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- Joint Flashing (James Hardie recommended)
- Caulking\* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. \*Refer to Caulking section in these instructions. <sup>1</sup>For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or [www.hardiewrap.com](http://www.hardiewrap.com)



SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH

Visit [jameshardiepros.com](http://jameshardiepros.com) for the most recent version.

HS1117 P1/4 09/19



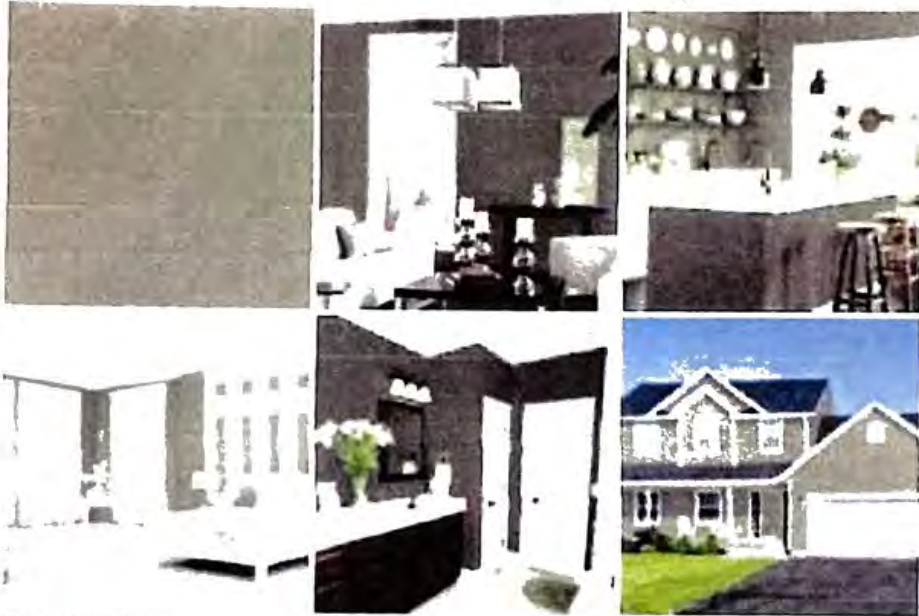
SW 7514 Foothills

Interior/Exterior

Locator Number 248-C7



Paint Color  
White for Trim



#### Color Details

Color Family: Neutral

RGB Value: R-130 | G-116 | B-102

Hexadecimal Value: #827466

LRV: 18

*Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.*

**MY STORE:**

**NOTES:**

---

# SPECIFICATIONS



- 48 Feet Long
- UL Wet Location
- Outdoor - Weatherproof
- Includes 25 Bulbs
- UL/CUL Listed
- Bulbs Spaced 2ft Apart
- Connect up to 45 String Lights
- Heavy-Duty 18/2 Cord
- Lasts 13 Years
- Shatter resistant LED Bulbs Included

1w Bulb 13.75 lumens

**Item Number**

SL48/182/FIL

**Types of Bulbs Included**

LED

**Total Length**

48 feet

**Bulb Spacing**

2 Feet

**Type of Cord Used**

18/2 Cord

**Socket Number**

24

**Input Line Voltage**

120

**Socket Size**

E26



## IMPORTANT SAFETY INSTRUCTIONS

When using electrical products, basic precautions should always be followed including the following:

- READ AND FOLLOW ALL SAFETY INSTRUCTIONS**
- Connect this product to a Ground Fault Circuit Interrupting (GFCI) outlet. If one is not provided, contact a qualified electrician for proper installation.
- Do not mount or place near gas or electric heaters, fireplace, candles, or other similar sources of heat.
- Do not secure the wiring of the product with staples or nails, or place on sharp hooks or nails.
- Install only using the mounting means provided.
- Do not let lamps rest on the supply cord or on any wire.
- Do not use this product for other than its intended use.
- Do not hang ornaments or other objects from the cord, wire, or lamps.
- Do not close doors or windows on the product or extension cords as this may damage the wire insulation.
- Do not cover the product with cloth, paper or any material not part of the product when in use.
- This product has a polarized plug (one blade is wider than the other) as a feature to reduce the risk of electric shock. This plug will fit in a polarized outlet only one way. If the plug does not fit fully in the outlet, reverse the plug. If it still does not fit, consult a qualified electrician. Do not use with an extension cord unless the plug can be fully inserted. Do not alter or replace the plug.
- Keep lamps away from any combustible surface.
- Read and follow all instructions that are on the product or provided with the product.

## SAVE THESE INSTRUCTIONS CAUTION:

- To reduce the risk of fire use only type S, 1 Watt Max medium (E26) base lamp.
- To avoid risk of shock, always make sure the product is unplugged from the electrical outlet before assembling, disassembling, installing, relocating, servicing or cleaning it.
- Do not overload. This string light is rated for 24 Watts. Connect other string lights end-to-end for a maximum of 432 Watts total.
- Do not use with extension cord near water or where water may accumulate. Keep at least 4.9 m / 16 ft from pools and spas. Keep plugs and receptacles dry. Do not submerge.



## Model Number: SL48/182/FIL

### Connecting Sets End-to-End.

When multiple products are connected together do not exceed the lowest of the indicated maximum wattage on the cord tag near the connected product's receptacle.

## REPLACING LIGHT BULBS

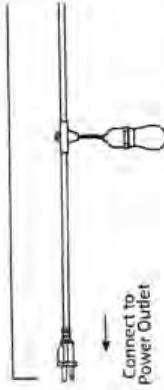
**WARNING – RISK OF ELECTRIC SHOCK!!** Disconnect power at source prior to replacing light bulbs. For outdoor String Lights, do NOT replace light bulbs during rain or when wet.

- Replace light bulbs only during dry and calm weather conditions.
- Unscrew existing bulbs by lightly holding the socket in one hand and twisting the bulb counterclockwise. Bulbs may be tight in the sockets. This is normal to prevent moisture from getting into socket.
- Replace with medium base light bulb. **Screw**

**INCLUDES 2 EXTRA BULBS.  
BULBS LAST  
UP TO 15,000 HOURS.  
WET LOCATION APPROVED.**



## CONNECTING STRING LIGHT



Connect to Power Outlet

**SCREW BULBS IN TIGHTLY. PLUG IF BULB DOES NOT LIGHT, TIGHTEN**

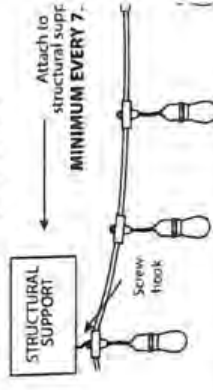
## INSTALLATION METHODS

1. Using a guide wire with screw h

Attach guide wire to structural support



2. Attached to a structure



## CONNECTING MULTIPLE

USING LED BULBS IN

MAXIMUM WATTAGE	NUM
1 WATT	

**CAUTION: DO NOT EXCEED WHEN USING INCLUDED LI**

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received including interference that may cause undesired operation. Note: This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures: reorient or relocate the receiving antenna, increase the separation between the equipment and the receiver, connect the equipment to an outlet on a circuit different from that to which the receiver is connected. Consult the dealer or an experienced radio/TV technician for help. Any changes or modifications not expressly approved by the manufacturer could void the user's authority to operate the equipment. CAN ICES-005 (B)

Supplier's Declaration of Conformity

**8254-68 - One Light Outdoor in Traditional Style - 14 inches wide by 15 inches high by Sea Gull Lighting**



**Specs**

Width/Diameter (in):	14"
Height:	15"
All:	D:14' H:15"
Wire Length:	6.5'
# of Bulbs:	1
Standard Wattage:	<del>150 Watts</del>
Bulb Type:	1 medium 150w
Design Style:	Traditional

*100w 1300 lumens*

**Style and Option 1**

Style:	White Plastic
Item #:	8254-68
Price:	<del>Reg: \$92.96</del> Save 15% \$79.02 On Sale



**LIFETIME WARRANTY**



**SHIPS TO CANADA**





## 8101 - Outdoor Post in Traditional Style - 3 inches wide by 84 inches high by Sea Gull Lighting

### Specs

Width/Diameter (in): 3.00"  
Height: 84.00"

### Style and Option 1

Style: Black Finish  
Item #: 8101-12  
Price: ~~Reg. \$139.96~~ Save 15%  
\$118.97 On Sale

### Style and Option 2

Style: Antique Bronze Finish  
Item #: 8101-71  
Price: ~~Reg. \$139.96~~ Save 15%  
\$118.97 On Sale



LIFETIME  
WARRANTY







Historic District Commission  
201 S. Main Plymouth, MI 48170  
Administrative Review of 318 S. Main  
Case Number H21-09  
Agenda Date: November 3, 2021

Address: 318 S. Main

Year Built: 1893

Historical Significance: Architecture/Commerce

Proposed Changes: Paint the exterior front façade and install new signage for re-branding

### 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

<b>Paint color change</b>				
The following applicable information has been provided		YES	NO	N/A
1.	Completed application	[X]	[ ]	[ ]
2.	Synopsis: description of the project in words	[X]	[ ]	[ ]
3.	Materials finish list	[X]	[ ]	[ ]
4.	Detailed justification of why the changes are necessary	[X]	[ ]	[ ]
5.	Historic photographs of the building	[X]	[ ]	[ ]
6.	Photographs of the building and site as they exist today	[X]	[ ]	[ ]
7.	Samples of the proposed paint color (paint chip)	[X]	[ ]	[ ]
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	[X]	[ ]	[ ]

<b>Sign installation</b>				
The following applicable information has been provided		YES	NO	N/A
1.	Completed application	[X]	[ ]	[ ]
2.	Synopsis: description of the project in words including related work such as soffits, fascia, gutters, and trim	[X]	[ ]	[ ]
3.	Materials finish list	[X]	[ ]	[ ]
4.	Detailed justification of why signage installation or replacement is necessary	[X]	[ ]	[ ]
5.	Historic photographs of the building	[X]	[ ]	[ ]
6.	Description of the existing signage material including location, size, material, color, and condition	[X]	[ ]	[ ]
7.	Photographs of the building as it exists today	[X]	[ ]	[ ]
8.	Scaled and dimensioned front and side elevations showing the size and location of signage	[ ]	[X]	[ ]
9.	Scaled cross-section of building elevation indicating proposed signage	[X]	[ ]	[ ]
10.	Identification of all materials used in the construction of signage	[X]	[ ]	[ ]
11.	Material samples including number, letter, font size, and colors of signage	[ ]	[X]	[ ]

## 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 COMMUNITY DEVELOPMENT DEPARTMENT HISTORIC DISTRICT COMMISSION APPLICATION

201 South Main Street  
Plymouth, Michigan 48170  
(734) 453-1234 ext. 232  
[www.plymouthmi.gov](http://www.plymouthmi.gov)

### **GENERAL INFORMATION:**

Applicants within the Kellogg Park Historic District who desire to alter their site or modify the exterior of their building must obtain a Certificate of Appropriateness from the City's Historic District Commission (HDC) prior to modification work being completed. Applicants seeking HDC approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance and the Secretary of the Interior Standards for Rehabilitation in order to assure that the project fits within the various requirements.

### **WHAT REQUIRES HDC REVIEW:**

When a project includes demolition, new construction, a building addition or addition onto site (new landscaping, new wall or fence, signage, impervious surface/pavement, etc.), alteration of openings (windows, doors, skylights, etc.), change in materials (siding, railings, decking, fencing, etc.), change in paint or finish color, or cleaning the exterior of the building, formal HDC review is required. Maintenance and repair work that is a like-for-like replacement and does not involve the change of colors or change in materials does not require submission to the HDC. If you have questions if your maintenance or repair project requires HDC approval, contact the Community Development Department directly.

### **HISTORIC DISTRICT COMMISSION REVIEW FEES:**

At this time, there are no fees required to apply to the Historic District Commission.

### **REVIEW PROCESS:**

Submit 10 copies of the Historic District Commission Application and 10 copies of the supplemental information which may include site plan drawings (folded and stapled), historic photos, narrative, and any supplemental information required in the following checklists to the Community Development Department before the review process can begin. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to [plans@plymouthmi.gov](mailto:plans@plymouthmi.gov). Site plans submitted for review must be in the hands of the City by **12:00 PM on the third Monday of the month** in order to be on the following month's agenda.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following determination of completeness, applications are distributed to the Historic District Commissioners for review to ensure compliance with all applicable codes and ordinances.

The Historic District Commission meets on the first Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM unless otherwise specified on the City's website.

**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 <b>318 S. Main Street</b>	<input type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application <b>10/19/2021</b>
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Name of Property Owner <b>James McKeon</b>	Phone Number <b>248-505-7711</b>	
Mailing Address <b>P.O. Box 1447</b>	Email Address (Required) <b>jtmppc@gmail.com</b>	
City <b>Brighton</b>	State <b>MI</b>	Zip Code <b>48116</b>

**II. Applicant and Contact Information**

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Lessee
Applicant/Company Name <b>Cupcake Station Holdings, LLC</b>	Phone Number <b>586-764-2597</b>			
Applicant/Company Address <b>54018 Huntington</b>	City <b>Shelby Township</b>	State <b>MI</b>	Zip Code <b>48316</b>	
Email Address (Required) <b>todd.gildersleeve@gmail.com</b>				

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

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

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

<input type="checkbox"/> New Construction	<input type="checkbox"/> Window Replacement	<input checked="" type="checkbox"/> Sign/Awning Install or Replacement	<input checked="" 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 type="checkbox"/> Door Replacement	<input type="checkbox"/> Paving Install or Replacement	<input type="checkbox"/> Other
<input type="checkbox"/> Porch Reconstruct/Repair	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> Landscaping Install or Replacement	

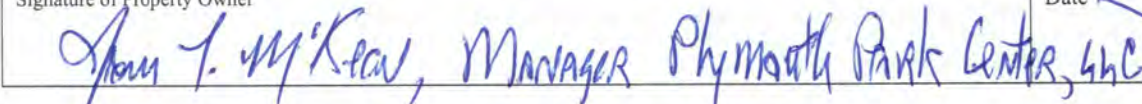
**V. Description of Work**

New signage, trellis/awning, and paint color on the existing front facade of the building. New vent on the rear of the building.

**VI. Applicant Signature**

Signature of Applicant 	Date 10/19/2021
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**VII. Property Owner Signature**

Signature of Property Owner 	Date 10/19/21
---	------------------

**VIII. Submittal Checklist**

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



### VI. Applicant Signature

Signature of Applicant 	Date 10/19/2021
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### VII. Property Owner Signature

Signature of Property Owner 	Date 10/19/21
---	------------------

### VIII. Submittal Checklist

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

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

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	[ ]	[ ]	[ ]
<b>Sign and awning installation or replacement</b>				
1.	Completed application	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]
<b>Site improvements: fence, walls, paving, or landscaping installation</b>				
1.	Completed application	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words	[ ]	[ ]	[ ]
3.	Materials finish list	[ ]	[ ]	[ ]
4.	Detailed justification of why site improvement is necessary	[ ]	[ ]	[ ]
5.	Historic photographs of the building and site	[ ]	[ ]	[ ]
6.	Photographs of the building and site as it exists today	[ ]	[ ]	[ ]
7.	Scaled and dimensioned site plan showing existing lot lines	[ ]	[ ]	[ ]
8.	Scaled and dimensioned site plan showing existing buildings	[ ]	[ ]	[ ]
9.	Scaled and dimensioned site plan showing where fencing, paving, walls, or landscaping will be placed	[ ]	[ ]	[ ]
10.	Identification of all materials used in the construction of fencing, paving, walls, or landscaping	[ ]	[ ]	[ ]
11.	Material samples including number, letter, font size, and colors of fencing, paving, or walls	[ ]	[ ]	[ ]

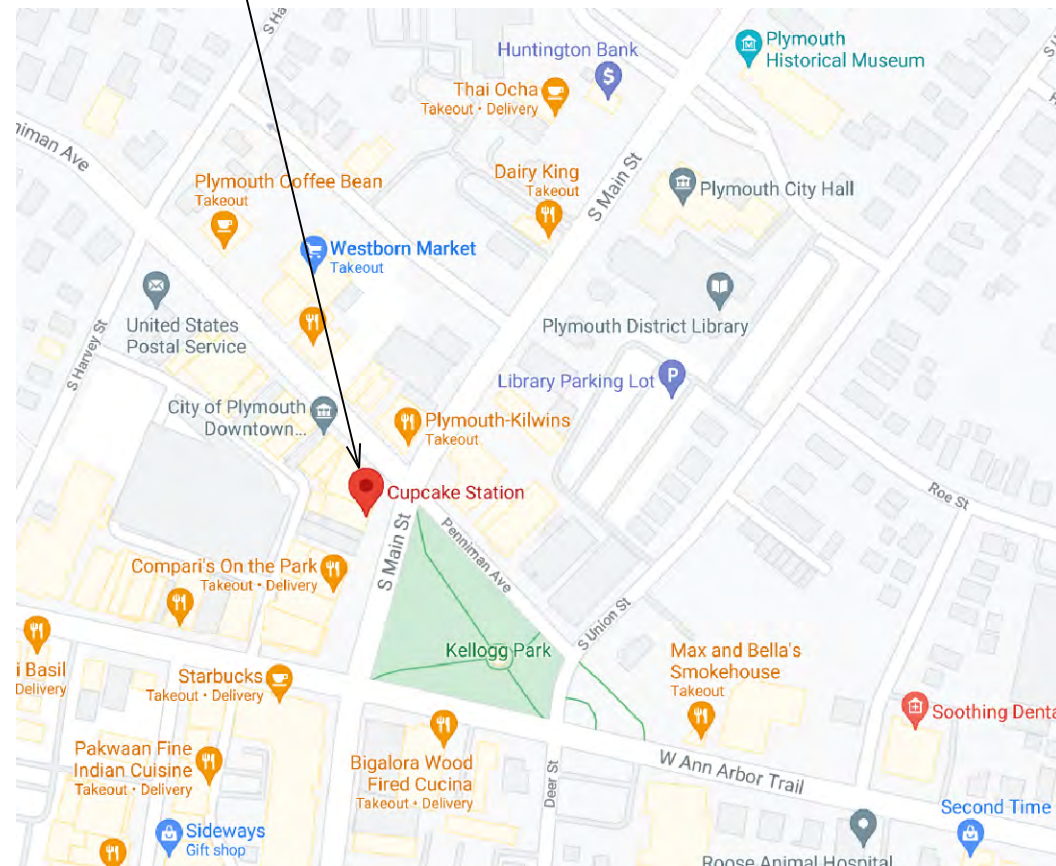
Please include the following applicable information		YES	NO	N/A
<b>Porch reconstruction or repair</b>				
1.	Completed application	[ ]	[ ]	[ ]
2.	Synopsis: description of the project in words	[ ]	[ ]	[ ]
3.	Materials finish list	[ ]	[ ]	[ ]
4.	Detailed justification of why the changes are necessary	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]
<b>Paint color change</b>				
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	[ ]	[ ]	[ ]
<b>Building cleaning</b>				
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.	[ ]	[ ]	[ ]

# BAKEHOUSE 46

## HISTORIC DISTRICT COMMISSION APPROVAL

318 SOUTH MAIN ST.  
PLYMOUTH, MI 48170

318 SOUTH MAIN STREET



### PROJECT DESCRIPTION

THE INTENT OF THIS REMODEL IS TO RE-BRAND THE EXISTING CUPCAKE STATION INTO BAKEHOUSE 46. THE EXTENT OF THE REMODEL IS PAINTING THE EXTERIOR FRONT FACADE, REMOVING THE EXISTING FABRIC AWNING, AND REPLACING THE EXISTING CUPCAKE STATION SIGNAGE WITH BAKEHOUSE 46 SIGNAGE. THE EXTERIOR MATERIALS WILL REMAIN AS IS ON THE BOTH THE FRONT AND REAR OF THE BUILDING. (2) NEW VENTS BE INSTALLED ON THE REAR ELEVATION. THE EXISTING CUPCAKE STATION SIGNAGE WILL BE REMOVED. NO OTHER MODIFICATIONS WILL BE MADE.

### JUSTIFICATION OF CHANGE

THE INTENT OF THIS REMODEL IS TO RE-BRAND THE EXISTING CUPCAKE STATION TO BAKEHOUSE 46. TO MAINTAIN THE BRANDING OF BAKEHOUSE 46, NEW SIGNAGE IS TO BE INSTALLED AND THE FACADE PAINTED TO MATCH THEIR OTHER EXISTING LOCATIONS.

### LIST OF DRAWINGS

- T-1 TITLE SHEET
- A-1 BAKEHOUSE 46 ELEVATIONS
- A-2 HISTORIC PHOTOS OF 318 SOUTH MAIN STREET
- A-3 PROPOSED FRONT ELEVATION
- A-4 PAINT, SIGNAGE, AND TRELIS MATERIALS
- A-5 PROPOSED REAR ELEVATION

Architect:



17376 West 12 Mile Rd.  
Suite #105  
Southfield, MI 48076  
(248) 703-4494



LOCATION MAP

NO SCALE

NORTH

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BAKEHOUSE 46 - ANN ARBOR



BAKEHOUSE 46 - BIRMINGHAM



BAKEHOUSE 46 - ROCHESTER

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HISTORIC PHOTOS OF 318 SOUTH MAIN STREET

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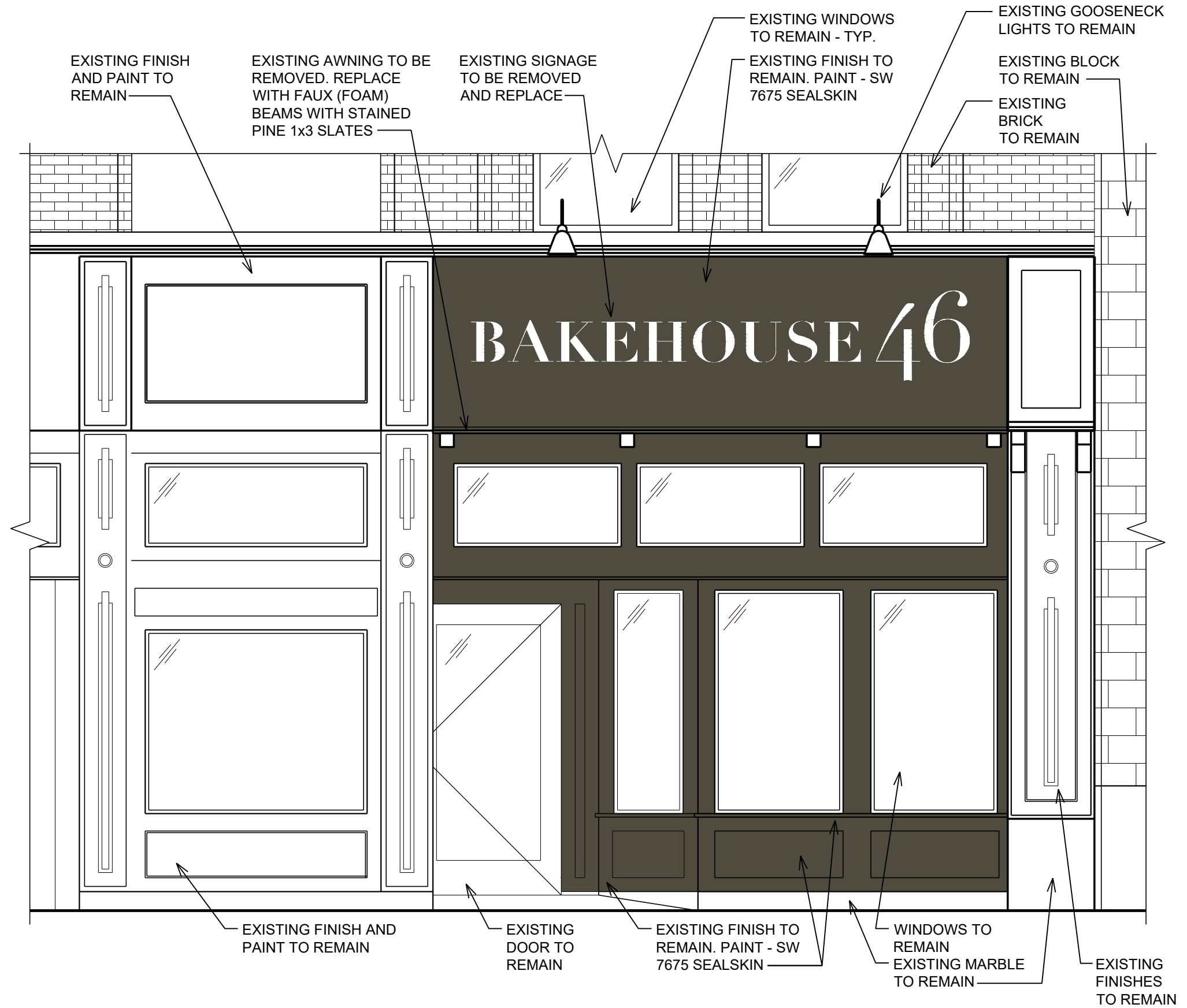
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EXISTING PHOTO OF  
318 SOUTH MAIN STREET



PROPOSED FRONT ELEVATION

SCALE 3/8" = 1'-0"

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SW 7675  
**Sealskin**  
 Interior / Exterior  
 Location Number: 277-C7

PROPOSED EXTERIOR  
 PAINT COLOR

3 1/2"Wx31/2"Hx32" BOX BEAMS  
 WITH 1x3 PINE SLATES  
 TEXTURE: KNOTTY PINE  
 FINISH: AGED



PROPOSED TRELLIS  
 MATERIAL / COLOR

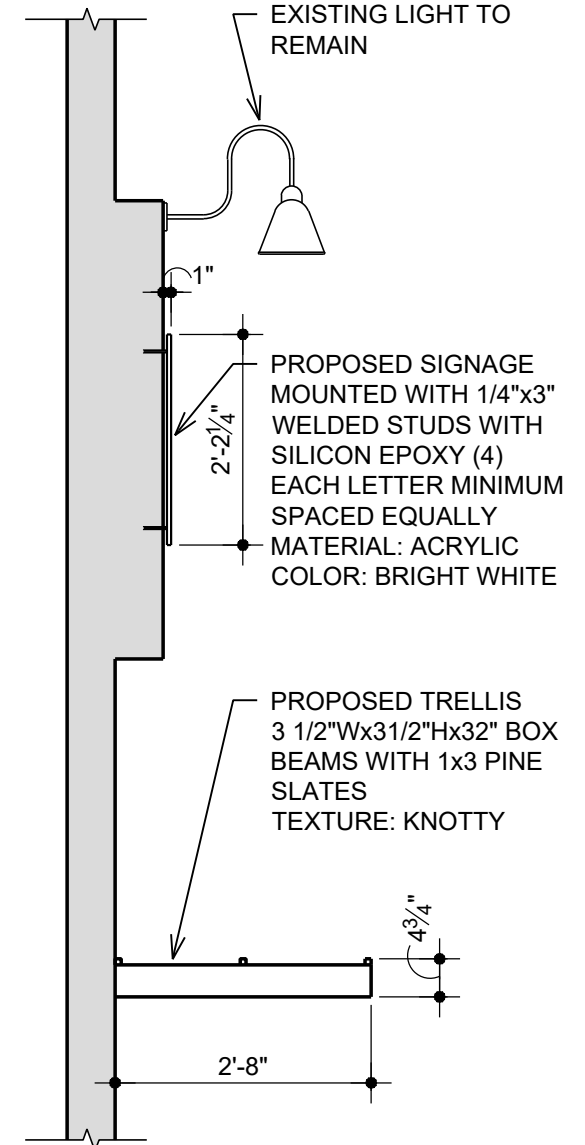
PROPOSED SIGNAGE  
 MOUNTED WITH 1/4"x3" WELDED  
 STUDS WITH SILICON EPOXY (4)  
 EACH LETTER MINIMUM SPACED  
 EQUALLY  
 MATERIAL: ACRYLIC  
 COLOR: BRIGHT WHITE



PROPOSED SIGNAGE

SCALE 1/2" = 1'-0"

EXISTING LIGHT TO  
 REMAIN



PROPOSED SIGNAGE  
 MOUNTED WITH 1/4"x3"  
 WELDED STUDS WITH  
 SILICON EPOXY (4)  
 EACH LETTER MINIMUM  
 SPACED EQUALLY  
 MATERIAL: ACRYLIC  
 COLOR: BRIGHT WHITE

PROPOSED TRELLIS  
 3 1/2"Wx31/2"Hx32"  
 BOX BEAMS WITH 1x3  
 PINE  
 SLATES  
 TEXTURE: KNOTTY

PROPOSED CROSS SECTION

SCALE 1/2" = 1'-0"

Architect:



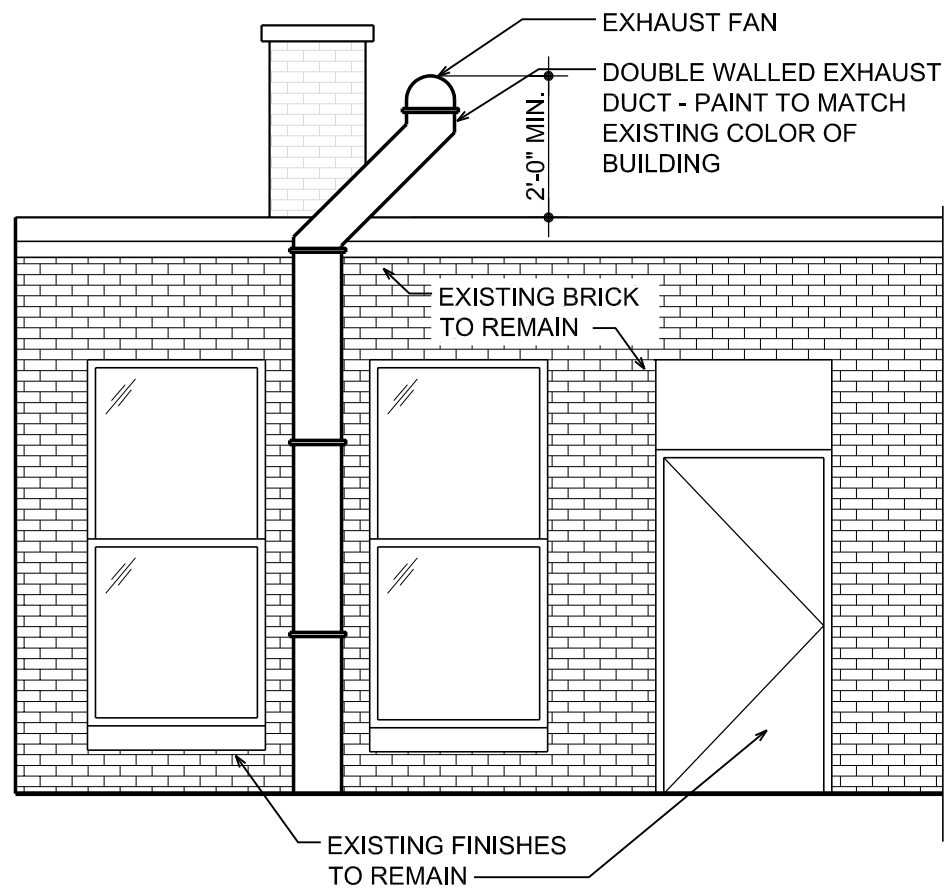
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**PROPOSED BALCONY  
REAR ELEVATION**

SCALE 1/4" = 1'-0"

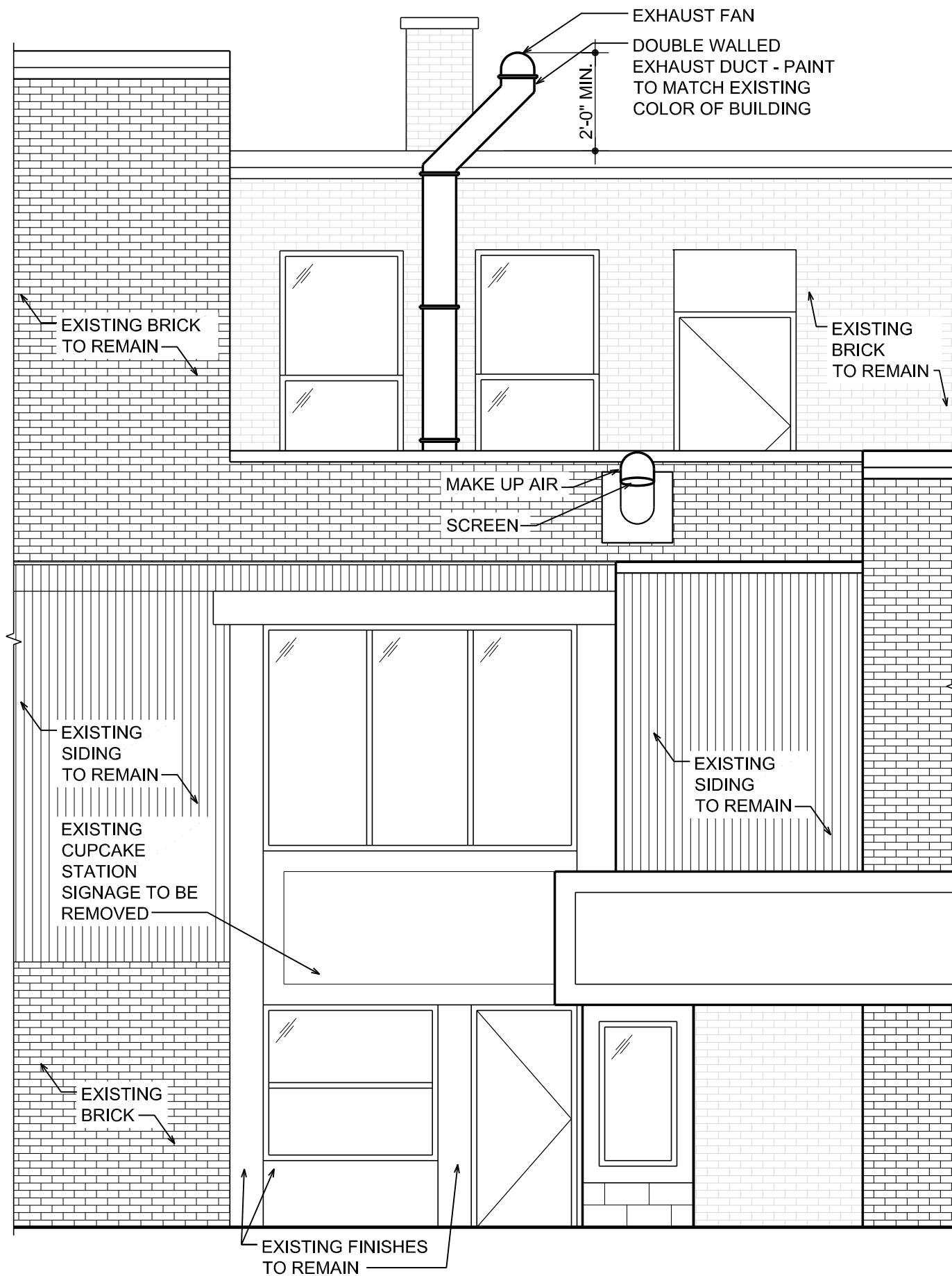


**EXISTING REAR ELEVATION**

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**PROPOSED REAR ELEVATION**

SCALE 1/4" = 1'-0"

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