### **AGENDA**

### VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

Link to Access Virtual Meeting: <a href="https://zoom.us/j/91282479817">https://zoom.us/j/91282479817</a>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) Approval of the HDC Minutes of March 17<sup>th</sup>, 2021
- 3) Courtesy Review
- 4) Historic Design Review
  - A. 142 S. Old Woodward The Shade Store
  - B. 100 S. Old Woodward Parks/Maplewood Building (Postponed)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    - 1. April 21st, 2021
  - C. Staff Reports
    - 1. Administrative Sign Approvals
    - 2. Administrative Approvals
    - 3. Demolitions
    - 4. Action List 2021

### 8) Adjournment

<u>Notice:</u> Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

### Historic District Commission Minutes Of March 17, 2021

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, March 17, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

### 1) ROLLCALL

Present: Chair John Henke; Board Members Gigi Debbrecht; Keith Deyer, Natalia Dukas,

Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representative Charles Cusimano (all located in Birmingham, MI except Dustin Kolo, who was in Northville, MI and Patricia Lang who was in

Harbor Springs, MI.)

Absent: Alternate Board Member Cassandra McCarthy; Student Representative Elizabeth

Wiegand

**Administration:** Nicholas Dupuis, City Planner

Laura Eichenhorn, City Transcriptionist

Leslie Pielack, Museum Director

03-029-21

### 2) Approval Of Minutes

Motion by Ms. Dukas Seconded by Ms. Lang to approve the HDC Minutes of March 3, 2021 as submitted.

Motion carried, 7-0.

**ROLL CALL VOTE** 

Yeas: Dukas, Lang, Willoughby, Henke, Kolo, Deyer, Debbrecht

Nays: None

03-030-21

### 3) Courtesy Review

None.

03-031-21

### 4) Historic Design Review

A. 361 E. Maple - Hawthorne Building

Chair Henke reviewed the background of this item.

Historic District Commission Minutes of March 17, 2021

CP Dupuis presented the item.

Chris Longe, architect, and Victor Simon, owner, were present on behalf of the application.

While many HDC members spoke positively about the proposed design, most of the HDC members still agreed that the plans for 361 E. Maple insufficiently preserved the historic nature of the building. A number of members commented that the plans might have been more appropriate if one or two additional stories were proposed instead of three, given that the original historic building is only one story.

Mr. Willoughby opined that the National Park Service Guidelines for exterior additions are only recommendations, not requirements for updates to buildings.

While Chair Henke and CP Dupuis concurred with Mr. Willoughby, Chair Henke noted that the plans must meet the Secretary of the Interior Standards for Rehabilitation.

Mr. Longe argued that while technically historical, many aspects of the building actually held no historical significance. He said the plans preserved all aspects of the building that were of any real historical significance.

In reply to Chair Henke's asking if any aspect of the building beyond the facade would be preserved in the current plans, Mr. Longe said he would have to test the foundation to see how much of it could be used as-is.

Like the last discussion of this item, it was again noted that the HDC could not endorse plans that advocate only for the preservation of a historic building's facade.

Chair Henke advised Mr. Simon that he could appeal the HDC's decision to the State Historic Preservation Office if the HDC did not issue a certificate of appropriateness for the project.

Chair Henke also addressed a voicemail he received from Mr. Simon. He said Mr. Simon intimated that Chair Henke was not in favor of this project because of a work or social relationship with Melvin Kaftan, owner of 369 E. Maple, who has voiced his opposition to Mr. Simon's plans for 361 E. Maple in the past. Chair Henke stated that he has no relationship, professional or social, with Mr. Kaftan. He clarified for the record that his only opposition to Mr. Simon's plan for 361 E. Maple was on the basis of the plan itself.

Mr. Simon spoke in favor of his application.

### **Public Comment**

Tim Stoepker, attorney for the Kaftans, reviewed his memo to the HDC regarding the Kaftans' objections to the plans for 361 E. Maple.

Melvin and Geri Kaftan spoke against the proposed plans for 361 E. Maple.

### Motion by Mr. Deyer

Seconded by Ms. Debbrecht to move that the Commission deny the Historic Design Review application for 361 E. Maple – Hawthorne Building because of failure to

comply with The Secretary of the Interior's Standards for Rehabilitation number(s) 1, 4, 9 and 10.

### Motion carried, 6-1.

**ROLL CALL VOTE** 

Yeas: Deyer, Debbrecht, Dukas, Lang, Henke, Kolo,

Nays: Willoughby

03-032-21

### 5) Sign Review

None.

03-033-21

### 6) Study Session

None.

03-034-21

### 7) Miscellaneous Business and Communication

- A. Pre-Application Discussions
- B. Draft Agenda: April 7, 2021
- C. Staff Reports
  - 1. Administrative Sign Approvals
  - 2. Administrative Approvals
  - 3. Demolitions
  - 4. Action List 2021

03-035-21

### Adjournment

Motion by Ms. Debbrecht

Seconded by Mr. Kolo to adjourn the HDC meeting of March 17, 2021 at 8:19 p.m.

### Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Debbrecht, Kolo, Dukas, Lang, Henke, Deyer, Willoughby

Nays: None

Nicholas Dupuis City Planner





### **MEMORANDUM**

**Planning Division** 

DATE: April 7<sup>th</sup>, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, City Planner

SUBJECT: 142 S. Old Woodward – The Shade Store – Design Review

**Zoning:** B-4 (Business-Residential) & D-4 (Downtown Overlay)

**Existing Use:** One-Story Commercial Building

### **History**

The subject site, 142 S. Old Woodward, is not a designated historic resource in the City, nor would it be eligible to be at this time. The building is, however, located within the Downtown Historic District, and is directly adjacent to the historic D.U.R. Waiting Room building at 138 S. Old Woodward.

### **Proposal**

The applicant has submitted a Design Review application for a complete façade renovation of an existing one-story commercial building, formerly Rococo Women's Clothing. The changes include the removal of the entire existing glass-based storefront, window/door, and signage in favor of a new stucco façade, new storefront glazing and new signage.

The materials proposed on the building façade are as follows:

Material	Location	Color
Stucco Front (east) façade		Wrought Iron
Tile Base of front façade Glass Front façade		Mira Black
		Clear
Aluminum	Storefront system	Black

Article 3, Section 3.04 (E) outlines a series of architectural standards that are applicable to all buildings located in Downtown Birmingham. The following standards must be met by the design proposal submitted:

- 1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
- The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
- 3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
- 4. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
- 5. Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.

Although the applicant has not submitted exact façade material calculations, it is clear (and the applicant has indicated) that at least 90% of the proposed façade will be stucco and glass. The monochromatic color scheme using different shades of black compliments several buildings and building elements along the block, including the current condition of the historic D.U.R Waiting Room to the north, which is painted a slate grey color with black awnings and a black storefront system. The applicant is also proposing to meet the clarity requirements of the storefront glass, but will be seeking slight relief from the glazing percentage required. A full discussion of glazing is located in the Planning and Zoning section below.

### Signage

The elevation drawings submitted indicate that the new façade will contain 2 signs: a halo-lit name letter sign and a wall-mounted projecting (blade) sign. Although these signs are shown on the elevation drawings, the applicant has indicated that the request for approval of the signs will be submitted <u>separately</u> by a sign contractor. Thus, **no signage shall be approved as a part of this Design Review application**.

### **Planning & Zoning**

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

**Use**: The proposed use as retail window treatment sales is permitted in the B4/D4 zoning districts. Furthermore, the proposed use meets the requirements of the Redline Retail boundary, which requires a retail use with a minimum depth of 20 feet from the frontage line within the first story.

**Parking**: The subject site is located within the Parking Assessment District. Thus, no off-street parking is required for the commercial retail use.

**Screening**: The building currently contains an existing wooden rooftop mechanical enclosure which screens an existing unit. The rooftop unit (RTU) is proposed to be replaced with a newer model of the same unit in the same location, thus the existing screening will suffice. The applicant is proposing to repair the screen wall to ensure it is functional towards screening the RTU.

Glazing: As noted above, the applicant has indicated on the elevation drawing that the new storefront glazing proposed will meet the clarity requirements outlined in the Downtown Overlay architectural standards, which is a minimum of 80% Visual Light Transmittance. The applicant has not submitted specification sheets on the proposed glazing as of yet to ensure that the glazing chosen for the building will meet the clarity requirements. The applicant must submit specification sheets for the proposed glazing, or obtain a variance from the Board of Zoning Appeals.

In addition to the clarity requirements, the applicant is also required to provide glazing equal to 70% of its portion of the facade, between one and eight feet from the ground. The applicant has indicated that there are several structural issues that prevent them from reaching 70% glazing, including gas lines and existing building construction to the left, right and top of the glazed area. As it is currently proposed, the new glazing is equal to 61% of the façade in between 1 and 8 ft. In reviewing the plans against the existing condition, it is evident that the proposed glazing closely resembles the existing glazing. Article 4, Section 4.90 of the Zoning Ordinance provides the Historic District Commission with the ability to modify the glazing requirements as they see fit on a case-by-case basis:

To allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the appropriate reviewing body including the Planning Board, Design Review Board, and/or Historic District Commission for architectural design considerations provided that the following conditions are met:

- a. The subject property must be in a zoning district that allows mixed uses;
- b. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
- c. The proposed development must not adversely affect other uses and buildings in the neighborhood;
- d. Glazing above the first story shall not exceed a maximum of 70% of the façade area;
- e. Windows shall be vertical in proportion.

The proposed storefront glazing appears to meet the conditions listed, with the only possible exception being the vertically proportioned windows. The proposed glazing is about 2.5 ft. wider than it is tall. However, as described above, the applicant has advised that there is an existing brick header above the opening that serves as a challenging existing condition. The Historic District Commission may wish hold a vote to consider the appropriateness of the proposed 61% glazing based on the information above.

Finally, it is worth noting that Article 4, Section 4.90 (A)(4) states that windows shall not be blocked with opaque materials or the back of shelving units or signs. The applicant does not appear to be proposing and obstructions to the window. Rather, the applicant appears to be proposing window treatments only. No future displays or obstructions may be placed in front of the window when the interior renovations are complete.

### Recommendation

Chapter 127 of the City of Birmingham Code of Ordinances states that the Historic District Commission shall utilize the following design review standards and guidelines:

- a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
- b) In reviewing plans, the commission shall also consider all of the following:
  - 1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
  - 2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
  - 3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
  - 4. Other factors, such as aesthetic value, that the commission finds relevant.
  - 5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

However, although the building is located within the Downtown Historic District, the subject building is not a designated historic resource. Thus, the Design Review Standards in Article 7,

Section 7.09 apply, and the Historic District Commission shall review all documents submitted pursuant to this section and shall determine the following:

- 1. All of the materials required by this section have been submitted for review.
- 2. All provisions of this Zoning Ordinance have been complied with.
- 3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- 4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- 5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- 6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
- 7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Based on a review of the plans submitted, the Planning division recommends that the Historic District Commission **APPROVE** the Design Review application for 142 S. Old Woodward – The Shade Store – with the following conditions:

- 1. No signage is included as a part of this Design Review approval;
- 2. The applicant must submit specification sheets for the proposed glazing, or obtain a variance from the Board of Zoning Appeals; and
- 3. The Historic District Commission approves the 61% glazing citing Article 4, Section 4.90 (E) of the Zoning Ordinance.

### **Wording for Motions**

Motion to **APPROVE** the Design Review application for 142 S. Old Woodward – The Shade Store – with the following conditions:

- 1. No signage is included as a part of this Design Review approval;
- 2. The applicant must submit specification sheets for the proposed glazing, or obtain a variance from the Board of Zoning Appeals; and
- 3. The Historic District Commission approves the 61% glazing citing Article 4, Section 4.90 (E) of the Zoning Ordinance.

Motion to **POSTPONE** the Design Review application for 142 S. Old Woodward – The Shade Store – pending receipt of the following:

- 1. No signage is included as a part of this Design Review approval;
- 2. The applicant must submit specification sheets for the proposed glazing, or obtain a variance from the Board of Zoning Appeals; and
- 3. The Historic District Commission approves the 61% glazing citing Article 4, Section 4.90 (E) of the Zoning Ordinance.

OR

Motion to **DENY** the Design Review application for 142 S. Old Woodward – The Shade Store – for the following reasons:

1.	
2.	
3.	

# INTERIOR ALTERATION FOR:

# 

# 42 OLD WOODWARD AVE, BIRMINGHAM, MI 48009

### DRAWING INDEX OCCUPANT LOAD GENERAL NOTES **ABBREVIATIONS** OCCUPANT LOAD I. ALL EXISTING UTILITIES, INCLUDING ELECTRICAL, GAS, AND PLUMBING USE GROUP GROSS SQ. FT. NET SQ. FT. ROOM TITLE SHEET SERVICES, ARE TO BE SHUT OFF PRIOR TO START OF DEMOLITION. 2 I . PROVIDE HARD-WIRED SMOKE/CARBON MONOXIDE DETECTORS AS REQUIRED ACCESS PANEL A.C.T ACOUSTIC CEILING TILE MERCANTILE 2. STRUCTURE OF BUILDING IS NOT TO BE MODIFIED DURING DEMOLITION. A.F.F. ABOVE FINISHED FLOOR SHOW ROOM 826 SPECIFICATIONS (60 SQ.FT. PER OCC.) 22. PATCH ALL SURFACES INCLUDING FLOORS, WALLS, CEILINGS, ETC. AS A.H.J **AUTHORITY HAVING JURISDICTION** G-102 SPECIFICATIONS REQUIRED SO THAT THEY ARE READY TO RECEIVE FINISH AS REQUIRED. 3. ALL EXISTING STRUCTURAL MEMBERS TO BE PROPERLY BRACED AND SHORED BLKG. BLOCKING BY CONTRACTOR PRIOR REMOVAL OF FINISHES. IF IT IS SUSPECTED THAT BACK ROOM BLDG. BUILDING BACK OF HOUSE THERE ARE STRUCTURAL ISSUES IN THE BUILDING, A LICENSED STRUCTURAL 23. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH LOCAL AND STATE BOT. BOTTOM EXISTING CONDITIONS PHOTOS & DEMOLITION FLOOR PLAN (300 SQ.FT. PER OCC.) ENGINEER IS TO BE CONTRACTED TO REVIEW PRIOR TO FURTHER DEMOLITION CODES AND ORDINANCES. STOREFRONT BARRICADE DETAILS CLG. CEILING 64 CONT. CONTINUOUS A-103 CONSTRUCTION/FIXTURE PLAN ELECTRICAL RECEPTACLES, LIGHTING, AND WIRING IS TO BE REMOVED TO 24. THE GENERAL CONTRACTORS ARE TO VISIT THE SITE PRIOR TO SUBMISSION SAMPLE MATERIALS \$ EXISTING STORE EXAMPLES CERAMIC TILE A-201 1065 967 MAIN SOURCE AND PANEL IS TO REMAIN FOR DEMOLITION. OF BID AND IF THERE ARE ANY ANTICIPATED DEVIATIONS FROM THESE DIAMETER EXTERIOR STOREFRONT PLAN, ELEVATION AND SECTIONS DIA. DRAWINGS, IT IS TO BE REPORTED TO THE ARCHITECT. ALL COSTS REQUIRED DIAG. DIAGONAL 5. PLUMBING FIXTURES WHICH ARE BEING REMOVED AND PIPING TO BE CAPPED TO PERFORM THE WORK WILL BE INCLUDED IN THE BID AND FAILURE TO D.P.B. DENSE PARTICLE BOARD BELOW SLAB OR REMOVED TO SOURCE. RECOGNIZE ANY CONDITIONS DOES NOT ALLEVIATE THE GENERAL CODE INFORMATION ELEV. ELEVATION CONTRACTOR FROM INCLUDING THE COST REQUIRED. EIFS EXTERIOR INSUL. FINISH SYSTEM 6. ALL INSPECTIONS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR. EQUIP. EQUIPMENT 25. THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND FIRE ALARM EXIST. OR E EXISTING 2015 MICHIGAN BUILDING CODE 7. DO NOT CHANGE STRUCTURAL MEMBERS WITHOUT THE ARCHITECTS DRAWINGS ARE TO BE REVIEWED PRIOR TO BID SUBMISSION AND IF THERE FLOOR BUMPER F.B. ACCESSIBILITY: 2009 ANSI A I 17.1-2009 ARE ANY CONFLICTS WITH THE NEW WORK PROPOSED, THE ARCHITECT IS TO F.E. FIRE EXTINGUISHER FIRE: 2012 MICHIGAN FIRE CODE F.R.T FIRE RETARDANT TREATED MECHANICAL: 2015 MICHIGAN MECHANICAL CODE 8. ALL WOOD SILLS NEXT TO CONCRETE AND ALL EXTERIOR WOOD TO BE G.C. GENERAL CONTRACTOR PLUMBING: 2015 MICHIGAN PLUMBING CODE WOLMANIZED (PRESSURE TREATED). 26. IF MODIFICATIONS ARE REQUIRED TO THE EXISTING SPRINKLER SYSTEM, IT ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE MUST BE REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCIES. GDW GYPSUM DRY WALL **ENERGY:** 2015 MICHIGAN ENERGY CODE 9. CONTRACTOR SHALL REMOVE ALL ITEMS AS REQUIRED IN ORDER TO INCLUDING THE FIRE MARSHAL AND COORDINATED WITH LANDLORD PRIOR TO GAUGE COMPLETE THE NEW WORK. START OF WORK. ANY WORK TO BASE BUILDING SYSTEMS, INCLUDING FIRE GYP. BD. GYPSUM BOARD ALARM AND SPRINKLER SYSTEMS, ARE TO BE TO COORDINATED WITH HIGH OCCUPANCY GROUP: GROUP-M MERCANTILE 10. THE CONTRACTOR SHALL CHECK FOR ANY DISCREPANCIES WHICH SHALL LANDLORD BY THE GENERAL CONTRACTOR. HEIGHT TYPE III-B INCLUDE DIMENSIONAL MEASUREMENTS, ROOF PITCHES, AND UNFORESEEN HOLLOW METAL H.M. NOT SPRINKLERED FIRE SUPPRESSION: STRUCTURAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE INSUL. INSULATION TENANT SEPARATION: ONE HOUR (SECTION 708) ARCHITECT FOR REVIEW AND/OR REDESIGN BEFORE PROCEEDING WITH WORK. 27. IF THERE ARE ANY EXPANSION OR CONSTRUCTION JOINTS LOCATED WITHIN KITCHEN BUILDING HEIGHT: THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR FIELD THE SPACE WHICH WERE NOT PREVIOUSLY ADDRESSED, THE ARCHITECT IS TO LAM. PL. LAMINATED PLASTIC CONDITIONS THAT ARE NOT REPORTED. NO ADDITIONAL COMPENSATION WILL MATL. MATERIAL FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601) BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY HERE WITH. M.O. MASONRY OPENING 28. IF THERE IS ANY CRACKING OR SPLINTERING OF THE EXISTING CONCRETE MTD. MOUNTED PRIMARY STRUCTURE: II. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NEVER SCALED. SLAB, THE G.C. TO IMMEDIATELY REPORT ANY STRUCTURAL, HAIRLINE, OR BEARING WALLS (EXTERIOR): 2 HOURS SUPERFICIAL CRACKING IN EXISTING CONCRETE SLAB TO OWNER. MANUFACTURER MFR. BEARING WALLS (INTERIOR): O HOURS 12. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE NOT IN CONTRACT N.I.C.A. NON BEARING PARTITIONS (EXTERIOR): O HOURS (TABLE 602) 29. AN ACCESSIBLE PATH IS TO BE MAINTAINED, CLEAR OF ALL OBSTRUCTIONS N.T.S. NOT TO SCALE NON BEARING PARTITIONS (INTERIOR): O HOURS AT ALL TIMES. O.C. ON CENTER FLOOR CONSTRUCTION: O HOURS 13. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL 30 THE WORK SHALL COMPLY WITH ALL FEDERAL NATIONAL AND LOCAL SAFETY OPENING ROOF CONSTRUCTION: STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO LAWS, ORDINANCES, AND REQUIREMENTS FOR THE PROTECTION OF THE PLATE INSURE A QUALITY AND SAFE PRODUCT. PUBLIC AND CONTRACTOR'S PERSONNEL. THIS INCLUDED LIGHTING AND PLYWD. **PLYWOOD** EGRESS REQUIREMENTS BARRICADE STRUCTURES WITH OTHER SAFETY PRECAUTIONS. REINF. REINFORCING 14. ALL WOOD, CONCRETE, AND STEEL SHALL BE OF A GOOD GRADE AND REQ'D REQUIRED NUMBER OF EXITS REQUIRED(IBC TABLE 1006.3.2): QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES. 31. THE WORK IS ONLY TO BE PERFORMED WITHIN THE LEASE OUTLINE R.O. ROUGH OPENING NUMBER OF EXITS PROVIDED: DIMENSIONS OF THE SPACE. SIM. SIMILAR MAXIMUM TRAVEL DISTANCE ALLOWED: 200' 15. PROVIDE RADON HAZARD PROTECTION AS REQUIRED BY ALL STATE AND S.L.B.A. SINGLE LINE BANKING MAXIMUM TRAVEL DISTANCE PROVIDED: 54'-0" LOCAL BUILDING CODES. 32. THE USE OF FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, SSM SOLID SURFACING MATERIAL UNLESS REVIEWED, APPROVED, AND PERMITTED BY THE LOCAL AUTHORITIES. S.V.A. SHEET VINYL REQUIRED EGRESS WIDTH: .2 INCHES PER OCCUPANT (1005.3.2) X (16) OCCUPANTS = 3.2 INCHES I G. GENERAL CONTRACTOR TO PROVIDE ALL PENETRATIONS, HOLES, AND ACCESS THK. THICK PROVIDED EGRESS WIDTH: 36" (1018.3, TABLE 1020.2) 33. ANY ITEMS WHICH ARE TO REMAIN ARE TO BE PROTECTED AND STORED FOR MECHANICAL AND ELECTRICAL EQUIPMENT. TYP. **TYPICAL** DURING CONSTRUCTION IN ORDER TO BE REUSED IN THE SAME CONDITION U.N.O. UNLESS NOTED OTHERWISE RESTROOM REQUIREMENTS 17. G.C. TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD BEFORE **VERSIONS** V.I.F. VERIFY IN FIELD PROCEEDING WITH WORK. VERT. VERTICAL I OCCUPANT FOR EVERY 200 S.F. - I,065 SF/200 = 6 OCCUPANTS FOR RESTROOM FIXTURE COUNT ONLY 34. ANY EXISTING SERVICES WHICH ARE DISRUPTED DURING CONSTRUCTION NO. DATE DESCRIPTION V.W.C. VINYL WALL COVERING 18. WHERE DIFFERENT WALL FINISHES MEET, CONTRACTOR SHALL REALIGN SHALL BE REDIRECTED TO CONTINUE SERVICE. WALL BUMPER BOTTOM OF RUNNER SO THAT WALL FINISH IS FLUSH. WD WOOD WATER CLOSET PROVIDED: I WATER CLOSET REQUIRED: I 35. ANY EXISTING SERVICES WHICH ARE NO LONGER USED THEY BE WDT LAVATORY REQUIRED: LAVATORY PROVIDED: I 19. G.C. SHALL VERIFY ALL ELEVATIONS, FLOW LINES, DIMENSIONS AND POINTS DECOMMISSIONED TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND VINYL COMPOSITION TILE MOP SINK REQUIRED: MOP SINK PROVIDED: | OF CONNECTION TO UTILITIES, IN THE EVENT OF CONFLICT CONTACT THE LANDLORD. DRINKING FOUNTAIN REQUIRED: I DRINKING FOUNTAIN PROVIDED: O ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING WITH THE (MPC SECTION 4 | 0.4 WATER COOLER MAY BE SUBSTITUTED) WATER COOLER PROVIDED: I 36. NO SUBSTITUTES ALLOWED FOR MATERIALS OR FINISHES 20. ALL ELECTRICAL SHOWN ON PLANS ARE SUGGESTED LAYOUTS ONLY. SCOPE OF WORK DEFERRED SUBMISSION KEY PLAN PROJECT DIRECTORY STRUCTURAL ENGINEER: DEMOLITION OF EXISTING STOREFRONT AND INSTALLATION OF NEW STOREFRONT. THE FOLLOWING SHALL BE SUBMITTED BY THE APPROPRIATE EXISTING TENANT INTERIOR TO REMAIN PROTECTED DURING DEMOLITION AND VENDOR OR ENGINEERING, AND SHALL NOT BE REVIEWED AS A RESURGET ENGINEERING PC 4219 WOODWARD AVENUE, SUITE 306 THE SHADE STORE CONSTRUCTION OF STOREFRONT. ALL STRUCTURAL BEAMS, JOISTS, COLUMNS, GAS PART OF THIS SUBMISSION. LINE, ETC. TO REMAIN UNDISTURBED. A NEW KNOX BOX IS TO BE INSTALLED PER 2 I ABENDROTH AVE DETROIT, MI 48201 PORT CHESTER, NEW YORK 10573 SIGNAGE MARC STEINHOBEL PE VERONICA ARCAROLI VARCAROLI@THESHADESTORE.COM PHONE - 313.315.3290 PHONE-212.645.2424 EXT.455 EMAIL - MARC@RESURGET.ENGINEERING ARCHITECT OF RECORD JULIE FIELDER MB ARCHITECTURE AND DESIGN LLC 248.792.9626 20 MULLER PLACE LITTLE FALLS NJ, 07424 1221 BOWERS STREET, BOX 982 PHONE - 973.837.6055 BIRMINGHAM, MI 48012 JULIE@JULIEFIELDERRETAILCONSULTING.CO MICHAEL BUSCH JR EMAIL - BUSCHM@MBARCHANDDESIGN.COM SHEET TITLE MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:

**MBArchitecture** 

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CONSULTANTS MEP ENGINEER



PROFESSIONAL LICENSE NUMBI MI: 130106999 EXPIRATION: 07/31/20

03.16.2021 DESIGN REVIEW SET

142 OLD WOODWARD AVE

BIRMINGHAM, MI 48009

**BUILDING OFFICIAL** 248.530.1842 COMMUNITY DEVELOPMENT DEPARTMENT CITY HALL BUILDING #223 SECOND FLOOR

DAVID MICHAEL MEP CONSULTING ENGINEER LLC

DAVID M. NESHEIWAT, P.E., LEED AP BD+C

EMAIL - DAVIDN@DAVIDMICHAELMEP.COM

PRESIDENT / MEP ENGINEER

PHONE - 551.655.0382

THIS PLAN IS FOR REFERENCE ONLY FOR APPROXIMATE LOCATION OF TENANT SPACE

151 MARTIN STREET BIRMINGHAM, MI 48009

TITLE SHEET

SA AS NOTED MB 20-02 I AS IF BOUND HEREIN.

ARCHITECTS, ARE HEREBY MADE A PART OF THIS SPECIFICATION TO THE SAME EXTENT

THIS DOCUMENT IS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS.

COPIES OF THE AIA GENERAL CONDITIONS (IF NOT BOUND HEREIN) MAY BE EXAMINED OR OBTAINED AT THE ARCHITECT'S OFFICE. MODIFICATIONS TO THE GENERAL CONDITIONS COOPERATION ARE ACCOMPLISHED BY THE SUPPLEMENTARY CONDITIONS INCLUDED IN THE PROJECT

### PROJECT GENERAL REQUIREMENTS

SPECIFICATION EXPLANATION IN SOME SECTIONS, THESE SPECIFICATIONS ARE OF THE STREAMLINE TYPE AND INCLUDE INCOMPLETE SENTENCES. OMISSION OF WORDS OR PHRASES SUCH AS "CONTRACTOR" EACH CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE GENERAL SHALL" ARE INTENTIONAL. OMITTED WORDS OR PHRASES SHALL BE SUPPLIED BY INFERENCE IN THE SAME MANNER AS THEY ARE WHEN A "NOTE" OCCURS ON THE DRAWINGS.

WHENEVER THE WORDS "APPROVED", "DIRECTED", "INSPECTED" OR SIMILAR WORDS OR PHRASES ARE USED, IT SHALL BE ASSUMED THAT THE WORDS "BY ARCHITECT" FOLLOW.

FURNISH AND INSTALL ALL ITEMS REQUIRED AND PERFORM ALL WORK REQUIRED WHETHER OR NOT SPECIFICALLY REFERRED TO HEREIN. THE INTENT IS FOR THE FURNISHING AND INSTALLING OF THE ENTIRE ITEM/S AS REQUIRED WHICH SHALL INCLUDE TEST PARTS AND ITEMS ORDINARILY PROVIDED AND ESSENTIAL FOR COMPLETENESS. WITH PROVIDE REQUIRED INSPECTION AND TESTING SERVICES AS SPECIFIED OR AS REQUIRED, 10.2 SAFETY OF PERSONS AND PROPERTY MATERIAL, TRADES AND WORK AS REQUIRED FOR COMPLETENESS.

SHOP DRAWINGS PREPARED BY SUBCONTRACTORS SHALL BE CHECKED FOR COORDINATION AND CONTRACT REQUIREMENTS BY THE CONTRACTOR; A NOTE SHALL APPEAR ON THE SHOP DRAWINGS STATING THAT THE CONTRACTOR HAS MADE THIS CHECK. SHOP DRAWINGS NOT SO CHECKED AND NOTED WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING EXAMINED BY THE ARCHITECT. WHERE ERRORS, DEVIATIONS OR OMISSIONS ARE DISCOVERED LATER, THEY SHALL BE MADE GOOD BY THE CONTRACTOR IRRESPECTIVE OF ANY APPROVAL OF ANY SHOP DRAWINGS BY THE

THIS CONTRACTOR SHALL CLEARLY NOTE ON THE SHOP DRAWINGS WHERE THEY DO NOT CONFORM TO PLANS OR SPECIFICATIONS. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS WILL NOT RELIEVE THE CONTRACTOR FROM ERRORS, OMISSIONS OR CHANGES NOT SO POINTED OUT IN WRITING.

ALL FABRICATION, ERECTION, SETTING, ETC., SHALL BE PERFORMED FROM REVIEWED SHOP DRAWINGS ONLY. EVERY COPY OF A SHOP DRAWING USED AT THE PROJECT SHALL BEAR THE ARCHITECT'S ACTION STAMP.

THE ARCHITECT AND/OR HIS CONSULTANTS WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON SHOP DRAWINGS AS STIPULATED IN THE GENERAL CONDITIONS AIA DOCUMENT A201.

THE CONTRACTOR SHALL SEND AT LEAST FIVE (5) COPIES OF SHOP DRAWINGS, ONE DIGITAL AND (5) SAMPLES IF APPLICABLE, PERTAINING TO ARCHITECTURAL WORK TO THE TEMPORARY LIGHTING AND POWER ARCHITECT OR THE ARCHITECT'S CONSULTANT.

EACH BIDDER REPRESENTS THAT THE BID IS BASED UPON THE MATERIALS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS.

WHEN ONE OR SEVERAL PRODUCTS, BRANDS OR MANUFACTURERS ARE SPECIFIED WITHOUT THE WORDS "OR EQUAL" OR "APPROVED EQUAL" WRITTEN THEREAFTER, ANY ONE OF THE PRODUCTS, BRANDS OR MANUFACTURERS SO SPECIFIED SHALL BE THE ONE ON WHICH THE BID IS TO BE OFFERED AND NO SUBSTITUTIONS OFFERED BY THE REQUIRED AND/OR AS DIRECTED BY OWNER'S PROJECT MANAGER. CONTRACTOR WILL BE RECOGNIZED.

WHEN ONE OR SEVERAL PRODUCTS, BRANDS OR MANUFACTURERS ARE SPECIFIED AND INTERIOR SPACE FOR STORAGE OF MATERIALS IS LIMITED. THE OWNER WILL DESIGNATE A COMPREHENSIVE FORM THE WORDS "OR EQUAL" OR "APPROVED EQUAL" ARE WRITTEN THEREAFTER, ANY ONE NAMED WILL BE ACCEPTABLE. IF THE CONTRACTOR DESIRES TO USE ANY OTHER PRODUCT, BRAND OR MANUFACTURER WHICHTHEYDEEMS TO BE EQUAL TO THE ONES SPECIFIED, THEY SHALL MAKE A WRITTEN REQUEST TO THE ARCHITECT AND SUBMIT NECESSARY INFORMATION TO ESTABLISH THE EQUIVALENCY OF THE PRODUCT OFFERED. PERMITTED. OWNER'S PROJECT MANAGER WILL DESIGNATE THE LOCATION OF THE THE ACCEPTABLE STANDARD OF QUALITY OF ALL EQUIVALENT PRODUCTS SHALL BE DETERMINED BY THE ARCHITECT, WITH BURDEN OF PROOF A RESPONSIBILITY OF THE ACCORDING TO THE LANDLORD AND LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR.

### NON-DISCRIMINATION IN EMPLOYMENT

DURING THE PERFORMANCE OF THIS CONTRACT, THE CONTRACTOR AND ALL SUBCONTRACTORS AGREE THAT THEY WILL NOT DISCRIMINATE AGAINST ANY EMPLOYEE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A--201, COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE INCLUDING: OR APPLICANT FOR EMPLOYMENT BECAUSE OF RACE, CREED, COLOR OR NATIONAL ORIGIN AND THAT THEY WILL COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL LAW, AND OF THE RULES, REGULATIONS AND RELEVANT ORDERS OF THE DEPARTMENT OF LABOR.

ALL WORK, MATERIALS, METHODS AND EQUIPMENT IF REQUIRED BY LAW TO COMPLY SHALL COMPLY WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT INCLUDING ALL CURRENT REVISIONS THERETO.

ALL WORK, MATERIALS, METHODS AND EQUIPMENT IF REQUIRED BY LAW TO COMPLY SHALL COMPLY WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH 4.1 ARCHITECT ACT INCLUDING ALL CURRENT REVISIONS THERETO.

### MANUFACTURER'S DIRECTIONS

THE CONTRACTOR SHALL FOLLOW MANUFACTURER'S DIRECTIONS FOR INSTALLATION TESTING AND OPERATION OF ALL APPARATUS AND EQUIPMENT IN ALL CASES WHERE FURTHER DIRECTIONS OR INSTRUCTIONS ARE NOT COVERED IN POINTS SHOWN ON THE 20 MULLER PLACE, FIRST FLOOR SUITE DRAWINGS OR MENTIONED IN THE SPECIFICATIONS.

WHERE A TYPICAL OR REPRESENTATIVE DETAIL IS SHOWN ON THE PLANS, THIS DETAIL SHALL CONSTITUTE THE STANDARD IN WORKMANSHIP AND MATERIALS THROUGHOUT CORRESPONDING PARTS OF THE BUILDING AND WHERE NECESSARY, THE CONTRACTOR 3.6 TAXES SHALL BE REQUIRED TO ADAPT SUCH DETAIL FOR USE IN SAID CORRESPONDING PARTS OF THE BUILDING, SAID ADAPTATION, HOWEVER, SHALL BE SUBJECT TO THE APPROVAL 3.6.1 ADD THE FOLLOWING: OF THE ARCHITECT.

ABBREVIATIONS:

ALL REFERENCE TO CODES, SPECIFICATIONS AND STANDARDS REFERRED TO IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS SHALL MEAN AND INTEND TO BE THE LATEST EDITION, AMENDMENT AND REVISION OF SUCH REFERENCE STANDARD IN EFFECT RESPONSIBLE FOR THE PAYMENTS OF ALL SALES, EXCISE AND GROSS RECEIPTS TAXES. AS OF THE DATE OF THESE SPECIFICATIONS AND DRAWINGS.

### REFERENCE TO A TECHNICAL SOCIETY, INSTITUTION, ASSOCIATION OR GOVERNMENTAL 3.7.1 ADD THE FOLLOWING: AUTHORITY IS MADE IN THE SPECIFICATIONS IN ACCORDANCE WITH THE FOLLOWING

AMERICAN CONCRETE INSTITUTE AMERICAN INSTITUTE OF ARCHITECTS A.I.A. AMERICAN INSURANCE ASSOCIATION AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING **ENGINEERS** 

ASME AMERICAN SOCIETY OF MECHANICAL ENGINEERS AMERICAN SOCIETY FOR TESTING AND MATERIALS BOCA BUILDING OFFICIALS AND CODE ADMINISTRATORS CRIS CONCRETE REINFORCING STEEL INSTITUTE

NEC NATIONAL ELECTRIC CODE NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION NFPA NATIONAL FIRE PROTECTION ASSOCIATION SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS

UNDERWRITERS' LABORATORIES, INC. USNI UNITED STATES NATIONAL INSTITUTE

LOCATIONS OF EXISTING SERVICES MUST BE VERIFIED BY EACH CONTRACTOR INVOLVED. OF THE SUBCONTRACTOR. THESE LINES IN GENERAL HAVE BEEN SHOWN BUT THE CONTRACTOR SHALL MAKE HIS

OWN DETERMINATIONS AS NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR THE CORRECTNESS OF SAME.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT IS CAUSED BY APPLICATION FOR PAYMENT SHALL BE MADE ON AIA DOCUMENT G-702 AND G703, HIS WORK OR WORKMEN TO THE WORK OF OTHERS PATCHING OR REPLACING OF THE LATEST EDITION AND MUST BE SIGNED AND NOTARIZED. DAMAGED WORK SHALL BE DONE BY THE CONTRACT WHO ORIGINALLY INSTALLED THE WORK AS DIRECTED BY THE ARCHITECT, BUT THE COST OF SAME SHALL BE PAID BY 9.6 PROGRESS PAYMENTS THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

GENERAL CONTRACTOR, ALL OTHER CONTRACTORS AND ALL SUBCONTRACTORS SHALL THE OWNER WILL MAKE MONTHLY PAYMENTS IN ACCORD WITH "ARTICLE 9.5 - PROGRESS COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COOPERATE WITH ALL PAYMENTS", AT NINETY (90) PERCENT OF THE VALUE. OTHER TRADES IN ORDER TO FACILITATE THE GENERAL PROGRESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR STORAGE OF THEIR MATERIALS.

CONTRACTOR ADEQUATE INFORMATION REQUIRED FOR THE INSTALLATION OF HIS WORK FINAL PAYMENT IN ACCORD WITH "ARTICLE 9.10 - FINAL PAYMENT" WILL BE DUE SIXTY MADE NECESSARY DUE TO HIS FAILURE TO PROVIDE THIS INFORMATION OR TO PROVIDE IT ON TIME.

JOB MEETINGS SHALL BE HELD AT THE CALL OF THE OWNER'S PROJECT MANAGER BEFORE WORK BEGINS ON THE PROJECT AND WHEN REQUIRED THEREAFTER. THE CONTRACTOR OR HIS OFFICIAL REPRESENTATIVE SHALL BE PRESENT AT THESE MEETINGS. THE CONTRACTOR SHALL SUBMIT AN AFFIDAVIT OF RELEASE OF LIENS ON AIA

THIS INTENT FOR COMPLETENESS, THE CONTRACTOR SHALL INCLUDE ALL THE REQUIRED AND SHALL BE BY INDEPENDENT AGENCIES. NEITHER INSPECTION AND/OR TEST RESULTS NOR FAILURE THEREOF TO DISCLOSE DEFICIENCIES RELIEVES CONTRACTOR OF RESPONSIBILITY TO COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS. PROVIDE SERVICES TO INSPECTION AND TESTING AGENCIES, INCLUDING TAKING AND DELIVERY OF ERECT AND MAINTAIN AROUND ALL EXCAVATED AREAS TEMPORARY FENCES, INCLUDING CONTRACT WITH THE OWNER AND THE CONTRACTOR AND HIS SURETY SHALL BE SAMPLE, PATCHING WORK AND SIMILAR ASSISTANCE. REQUIRE ENGAGED AGENCIES TO LIGHTS WHERE NECESSARY, TO PROTECT PERSONS. THE CONTRACTOR SHALL BE PERFORM INDICATED TESTING AND SUBMIT REPORTS PROMPTLY; AND TO REPORT SIGNIFICANT OBSERVATIONS HAVING AN IMPORTANT BEARING ON THE WORK, TO THE ARCHITECT BY THE MOST EXPEDITIOUS MEANS POSSIBLE.

### SHORING AND BRACING

THE GENERAL CONTRACTOR SHALL SHORE AND BRACE WALLS, INCLUDING FOUNDATION WALLS, FLOORS, ROOFS, ETC., WHERE REQUIRED FOR PROTECTION AGAINST DAMAGE AND SAFETY REASONS AND WHERE REQUIRED FOR THE INSTALLATION OF ANY WORK.

### THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BROKEN OR DAMAGED GLASS AFTER SAME IS INSTALLED ANDTHEYSHALL REPLACE ALL SUCH GLASS BEFORE

FINAL COMPLETION AND ACCEPTANCE OF THE WORK WITHOUT COST TO THE OWNER. DILETS ARE IN THE BUILDING. TOILETS FOR WORKMEN WILL BE DESIGNATED BY THE

### OWNER'S PROJECT MANAGER. THE CONTRACTOR, HIS SUBCONTRACTORS, AND WORKMEN WILL USE THIS TOILET.

VATER IS IN THE BUILDING AND WILL BE SUPPLIED BY OWNER

IGHT AND POWER IS IN THE BUILDING AND WILL BE SUPPLIED BY THE OWNER

HEAT IS IN THE BUILDING AND WILL BE SUPPLIED BY THE OWNER

FEMPORARY ENCLOSURES, PROTECTION, ETC THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER TIGHT ENCLOSURES AND DOORS AS REQUIRED TO PROTECT ALL WORK FROM WEATHER AND VANDALISM. II.I.4 ADD THE FOLLOWING: ALSO PROVIDE TEMPORARY DUST TIGHT PARTITIONS AT THE INTERIOR WHERE SHOWN.

STORAGE AREA. EXTERIOR STORAGE IS NOT ALLOWED.

REMOVE DEBRIS AND GARBAGE FROM THE BUILDING DAILY. A DUMPSTER WILL BE DUMPSTER. ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND PROPERLY REMOVED

### SUPPLEMENTARY CONDITIONS

THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM OR ADD TO THE PAGES | TO 24, 2017 EDITION. WHERE ANY ARTICLE OF THE GENERAL CONDITIONS IS MODIFIED OR ANY PARAGRAPH, SUB-PARAGRAPH OR CLAUSE THEREOF IS MODIFIED OR ANY AUTO DELETED BY THESE SUPPLEMENTS, THE UNALTERED PROVISIONS OF THAT ARTICLE, PARAGRAPH, SUB-PARAGRAPH OR CLAUSE SHALL REMAIN IN EFFECT.

3.1.1 ADD THE FOLLOWING:

THE TERM "GENERAL CONTRACTOR" AS EMPLOYED HEREIN, REFERS TO THE CONTRACTOR FOR GENERAL CONSTRUCTION WORK.

4.1.1 ADD THE FOLLOWING SENTENCE:

WHERE THE WORD "ARCHITECT" OCCURS IN THE SPECIFICATIONS, IT REFERS TO:

### MB ARCHITECTURE AND DESIGN LLC LITTLE FALLS, NJ 07424

TELEPHONE: (973) 837-6055 EMAIL: BUSCHM@MBARCHANDDESIGN.COM

THE CONTRACTOR SHALL ACCEPT EXCLUSIVE LIABILITY AND HOLD THE OWNER HARMLESS FOR PAYMENTS OF SOCIAL SECURITY TAXES, UNEMPLOYMENT INSURANCE CONTRIBUTIONS OR OTHER TAXES MEASURED BY WAGES OF EMPLOYEES ATTRIBUTABLE TO OR PERFORMING THE WORK HEREIN MENTIONED OR DESCRIBED AND SHALL BE

### 3.7 PERMITS, FEES AND NOTICES

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, (INCLUDING THE BUILDING PERMIT: FEES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. CERTIFICATE OF OCCUPANCY SHALL BE SECURED AND PAID FOR BY THE

CONTRACTOR SHALL COMPLY WITH ALL STATE LAWS, MUNICIPAL ORDINANCES AND ALL RULES AND REGULATIONS OF SAFETY, HEALTH, PUBLIC OR OTHER AUTHORITIES CONTROLLING OR LIMITING METHODS, MATERIALS TO BE USED OR OTHER ACTIONS OF THOSE EMPLOYED IN THIS KIND OF WORK.

### 5.2 AWARD OF SUBCONTRACTS

5.2.1 ADD THE FOLLOWING:

THE LIST OF THE NAMES OF SUBCONTRACTORS MUST BE SUBMITTED WITHIN 30 DAYS OF THE DATE OF THE CONTRACT AND IF THE CONTRACTOR NEGLECTS TO DO SO, THIS WILL BE CAUSE FOR WITHHOLDING ANY PAYMENTS DUE TO THE CONTRACTOR UNTIL SUCH LIST IS SUBMITTED.

THE CONTRACTOR SHALL MAKE NO CONTRACTS OR COMMITMENTS OF CONDITIONAL CONTRACTS WITH ANY SUBCONTRACTOR, WITHOUT FIRST HAVING OWNERS ACCEPTANCE

### 9.3 APPLICATIONS FOR PAYMENT

9.3.1 ADD THE FOLLOWING:

9.6.1 ADD THE FOLLOWING SENTENCE:

### 9.10 FINAL COMPLETION AND FINAL PAYMENT

9.10.1 ADD THE FOLLOWING:

### 9.10.2 ADD THE FOLLOWING:

DOCUMENT G706.

### DOCUMENT G706A.

AND MAINTAIN SUCH FENCES AND LIGHTS.

RESPONSIBLE FOR AND SAVE THE OWNER AND ARCHITECT "SAFE AND HARMLESS" FROM ANY CLAIMS ARISING FROM ANY ACCIDENT RESULTING FROM HIS FAILURE TO PROVIDE 13.2 CORRECTION OF WORK

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR SAFETY PRECAUTIONS, SAFETY OF THE WORKERS AND PUBLIC, AND GUARANTEE-WARRANTY PROGRAMS IN CONNECTION WITH SAFETY IN RELATION TO THE WORK, FOR THE ACTS OR THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, PRODUCT MANUFACTURERS OR DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A ANY OTHER PERSONS, PRODUCTS OR TOOLS, PERFORMING ANY OF THE WORK, OR FOR PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A

THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN A SAFE MANNER.

IF THE CONTRACTOR ENCOUNTERS ASBESTOS, LEAD PAINT, OR ANY HAZARDOUS MATERIALS IN THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL CEASE WORK AND THE OWNER WILL BE RESPONSIBLE FOR HIRING AN INDUSTRIAL SPECIALIST TO PERFORM THE ASBESTOS WORK AND/OR REMOVAL OF THE HAZARDOUS MATERIALS. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR ASBESTOS AND/OR HAZARDOUS WASTE OR MATERIALS, AND SHALL NOT BE HELD LIABLE FOR ANY CLAIMS INVOLVING ASBESTOS OR HAZARDOUS

### II.I CONTRACTOR'S LIABILITY INSURANCE

11.1.2 ADD THE FOLLOWING:

CERTIFICATES OF INSURANCE SHALL BE FURNISHED AND FILED IN TRIPLICATE, BEFORE ANY WORK IS STARTED. THE CERTIFICATE SHALL PROVIDE FOR 15 DAYS PRIOR WRITTEN NOTICE TO THE OWNER OF POLICY CANCELLATION OR OF MATERIAL CHANGE. IF REQUESTED, A CERTIFIED COPY OF THE POLICIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

MINIMUM LIMITS REQUIRED FOR COVERAGE SHALL BE AS FOLLOWS:

### COMPREHENSIVE GENERAL LIABILITY INSURANCE (BROAD FORM) INCLUDING

PREMISES OPERATIONS EXPLOSION & COLLAPSE HAZARD UNDERGROUND HAZARD

PRODUCTS/COMPLETED OPERATIONS CONTRACTUAL INDEPENDENT CONTRACTORS

BROAD FORM PROPERTY DAMAGE PERSONAL INJURY BODILY INJURY, INCLUDING DEATH \$1,000,000.00 EACH PERSON, \$1,000,000.00 EACH OCCURRENCE PROPERTY DAMAGE \$500,000.00 EACH OCCURRENCE, \$500,000.00 AGGREGATE

REQUIRED BY LAW OF THE PLACE OF BUILDING.

ALL OWNED AUTOS (PRIV. PASS.) ALL OWNED AUTOS (OTHER THAN PRIV. PASS.) HIRED AUTOS NON-OWNED AUTOS BODILY INJURY, INCLUDING DEATH \$1,000,000.00 EACH PERSON, \$1,000,000.00 EACH OCCURRENCE

PROPERTY DAMAGE \$500,000.00 EACH OCCURRENCE, \$500,000.00 AGGREGATE

### WORKMEN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE WORKMEN'S COMPENSATION INSURANCE - STATUTORY: AMOUNTS AND COVERAGE AS

EMPLOYER'S LIABILITY - COVERAGE B, STATUTORY: AMOUNTS AND COVERAGE AS REQUIRED BY LAW OF THE PLACE OF BUILDING.

### THE CONTRACTOR SHALL HAVE EXCESS LIABILITY IN UMBRELLA FORM IN THE MINIMUM AMOUNT OF \$3,000,000.00 FOR BODILY INJURY AND PROPERTY DAMAGE.

CONTRACTOR SHALL PAY FOR AND MAINTAIN COMPLETED OPERATIONS INSURANCE FOR A PERIOD OF ONE (I) YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.

### MANDATORY REQUIREMENTS

ALL LIABILITY COVERAGE SHALL BE ON AN OCCURRENCE BASIS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY SHOULD A LOSS OCCUR THAT IS GREATER THAN THE MINIMUM INSURANCE LIMITS SPECIFIED HEREIN. COVERAGE UNDER THE COMPREHENSIVE GENERAL LIABILITY INSURANCE FOR THE CONTRACTUAL LIABILITY SHALL HAVE THE FOLLOWING "HOLD HARMLESS CLAUSE" WRITTEN INTO THE POLICY IN ITS ENTIRETY. THIS CONTRACTUAL LIABILITY INSURANCE SHALL BE SHOWN ON THE CERTIFICATE OF INSURANCE.

### THE CONTRACTUAL LIABILITY INSURANCE SHALL BE IN ACCORDANCE WITH THE

"CONTRACTOR AGREES THATTHEYSHALL INDEMNIFY, HOLD HARMLESS AND DEFEND THE OWNER, THE ARCHITECT, THEIR OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITY FOR LOSS, DAMAGE OR EXPENSE (INCLUDING COST AND ATTORNEYS FEES) WHICH THE OWNER, HIS ARCHITECT, THEIR OFFICERS, AGENTS, SERVANTS AND EMPLOYEES MAY SUFFER OR FOR WHICH THE OWNER, HIS ARCHITECT, THEIR OFFICERS, AGENTS, SERVANTS AND EMPLOYEES MAY BE HELD LIABLE BY REASON OF BODILY INJURY (INCLUDING DEATH) TO ANY PERSON OR DAMAGE TO ANY PROPERTY ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE OPERATIONS TO BE PERFORMED UNDER THIS CONTRACT WHETHER OR NOT DUE IN WHOLE OR IN PART TO ANY ACT, OMISSION OR NEGLIGENCE OF THE OWNER, THE ARCHITECT, THEIR OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, EXCEPT THAT THE OBLIGATIONS OF THE CONTRACTOR UNDER THIS HOLD HARMLESS CLAUSE SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES ARISING OUT OF (1) THE PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS. CHANGE ORDERS, DESIGNS OR SPECIFICATIONS, OR (2) THE GIVING OF OR THE FAILURE TO GIVE DIRECTIONS OR INSTRUCTIONS BY THE ARCHITECT, HIS AGENTS, OR EMPLOYEES PROVIDED SUCH GIVING OR FAILURE TO GIVE IS THE PRIMARY CAUSE OF THE INJURY OR

ALL INSURANCE REQUIRED UNDER THIS SECTION SHALL BE CARRIED WITH AN INSURER AUTHORIZED TO DO BUSINESS IN THE STATE THE PROJECT IS OCCUPYING, BY THE DEPARTMENT OF BANKING AND INSURANCE.

SHOULD ANY INSURANCE POLICIES BE CANCELED BEFORE THE EXPIRATION DATE OR

EXPIRE, THE ISSUING COMPANY SHALL MAIL TEN (10) DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER.

### 11.2 OWNER'S LIABILITY INSURANCE

DELETE 11.2 OWNER'S LIABILITY INSURANCE IN ITS ENTIRETY AND SUBSTITUTE THE

THE OWNER SHALL BE RESPONSIBLE FOR PURCHASING AND MAINTAINING ITS OWN LIABILITY INSURANCE INCLUDING PROTECTIVE LIABILITY INSURANCE COVERING CLAIMS WHICH MAY ARISE FROM OPERATIONS UNDER THE CONTRACT.

### 11.3 PROPERTY INSURANCE BUILDER'S RISK

THE CONTRACTOR SHALL PURCHASE AND MAINTAIN PROPERTY INSURANCE UPON THE ENTIRE WORK AT THE SITE TO THE FULL INSURABLE VALUE THEREOF. ON PROJECTS THAT CONSIST OF INTERIOR ALTERATIONS, OR WORK ON PART OF AN EXISTING BUILDING, THE REMOVALS, CUTTING, & PATCHING AND THEY SHALL REIMBURSE THE GENERAL CONTRACTOR FOR ANY ADDITIONAL WORK (60) DAYS AFTER ISSUANCE OF THE FINAL CERTIFICATE FOR PAYMENT BY THE ARCHITECT. INSURANCE SHALL BE IN THE FORM OF AN "INSTALLATION FLOATER". "BUILDER'S RISK" INSURANCE SHALL BE FOR NEW BUILDINGS OR FOR A TOTAL RENOVATION TO AN ENTIRE REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE EXISTING BUILDING. THIS INSURANCE SHALL INCLUDE THE INTERESTS OF THE OWNER, THE CONTRACTOR, SUBCONTRACTORS AND SUB-SUBCONTRACTORS IN THE WORK AND THE CONTRACTOR SHALL SUBMIT AN AFFIDAVIT OF PAYMENT OF DEBTS & CLAIMS ON AIA SHALL INSURE AGAINST THE PERILS OF FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF.

> THE CONTRACTOR SHALL DELIVER TRUE COPIES OF ALL INSURANCE POLICIES WITH THE WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN. OWNER BEFORE STARTING WORK AND SAID INSURANCE POLICIES SHALL BE SUBJECT TO OWNER'S APPROVAL FOR ADEQUACY OF PROTECTION. THE OWNER SHALL BE NAMED JOINTLY WITH THE CONTRACTOR IN ALL POLICIES.

THIS INSURANCE SHALL NOT RELEASE THE CONTRACTOR OF HIS OBLIGATION TO OBLIGATED TO FULL PERFORMANCE OF THE CONTRACTOR'S UNDERTAKING.

### 13.2.2 ADD THE FOLLOWING:

LONGER PERIOD OF TIME IS SPECIFIED.

ALL GUARANTEES SHALL BECOME VALID AND OPERATIVE AS OF THE DATE OF SUBSTANTIAL COMPLETION. THIS GUARANTEE-WARRANTY SHALL BE WRITTEN ON CONTRACTOR'S LETTERHEAD AND SHALL BE SIGNED BY AN AUTHORIZED OFFICER AND

### CLEANING UP AND PROJECT CLOSEOUT

ARTICLE 3.15 "CLEANING UP" OF THE AIA GENERAL CONDITIONS SHALL BE SUPPLEMENTED AS FOLLOWS:

DURING CONSTRUCTION, BROKEN MASONRY, RUBBISH, CARTONS, BOXES, ETC., WILL NOT BE PERMITTED TO ACCUMULATE BUT MUST BE PROMPTLY REMOVED BY CONTRACTOR CAUSING ACCUMULATION OF SAID CARTONS, RUBBISH, ETC.

THE GENERAL CONTRACTOR SHALL DO ALL PUMPING AS NECESSARY TO KEEP THE BUILDING AND PREMISES FREE FROM WATER AT ALL TIMES. SIDEWALKS, STREETS AND DRIVEWAYS SHALL BE KEPT CLEAN AND ORDERLY AT ALL TIMES.

AT COMPLETION OF WORK, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL KEPT CLEAN AT ALL TIMES. ROOMS AND SPACES. CLEANING SHALL BE DONE BY PROFESSIONAL CLEANERS. ALL FLOORS SHALL BE THOROUGHLY VACUUM CLEANED. ALL DUST, SPOTS, STAINS, ETC., SHALL BE REMOVED FROM ALL FLOOR, WALL AND CEILING SURFACES AND FROM ALL OTHER SURFACES AND MECHANICAL AND ELECTRICAL EQUIPMENT. ALL GLASS SHALL BE PRESENT WORK IS NECESSARY FOR THE PROPER INSTALLATION OF NEW WORK, THIS WASHED AND POLISHED BOTH SIDES. ALL TILE WORK SHALL BE SCRUBBED AND WASHED. ANY WORK NOT CLEANED TO THE SATISFACTION OF THE ARCHITECT OR OWNER MUST BE RECLEANED UNTIL SUCH APPROVAL IS OBTAINED.

AT COMPLETION ENTIRE EXTERIOR OF THE PREMISES SHALL BE SWEPT AND CLEANED AND LEFT IN A NEAT AND ORDERLY CONDITION.

THE FOLLOWING DOCUMENTS SHALL BE DELIVERED TO THE ARCHITECT AT THE CLOSE OF THE PROJECT. FINAL PAYMENT MAY BE WITHHELD UNTIL THESE DOCUMENTS ARE SUBMITTED:

CERTIFICATE OF OCCUPANCY CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS (AIA DOC. ALL DEBRIS SHALL BE SPRINKLED WITH WATER WHERE NECESSARY TO PREVENT G70GA) CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS \$ CLAIMS (AIA DOC.G70G) ANNOYANCE FROM DUST. DEBRIS WILL NOT BE PERMITTED TO ACCUMULATE BUT MUST ALL GUARANTEES AND WARRANTIES AS BUILD/RECORD DRAWINGS INSURANCE CERTIFICATE FOR COMPLETED OPERATIONS MAINTENANCE MANUALS AND INSTRUCTIONS.

### PROCEDURE OF CONSTRUCTION

ADDITIONAL COST TO THE OWNER

EQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

### PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR PROCEDURE OF CONSTRUCTION.

IT SHALL BE UNDERSTOOD BY ALL CONTRACTORS AND SUBCONTRACTORS THAT ALL OF THEIR OPERATIONS AT THE SITE MUST BE ARRANGED IN SUCH A MANNER THAT ALL DAILY FUNCTIONS OF THE EXISTING BUILDING SHALL CONTINUE WITHOUT INTERRUPTION AND WITH MINIMUM DISTURBANCE. ALL CONTRACTORS AND SUBCONTRACTORS SHALL INCLUDE AS PART OF THEIR CONTRACT ALL SERVICES, SCAFFOLDING, MATERIALS, LABOR, ETC., AS MAY BE REQUIRED TO AFFECT THIS UNINTERRUPTED SERVICE WITHOUT

DURING ALL STAGES, ALL SERVICES AND UTILITIES SUCH AS LIGHTING, BURGLAR ALARM SYSTEM, TELEPHONES, HEATING AND COOLING AND TOILET FACILITIES SHALL BE KEPT IN OPERATION AT ALL TIMES.

ERECT AND MAINTAIN TEMPORARY FULL HEIGHT DUST TIGHT PARTITIONS, INCLUDING DOORS AS REQUIRED TO KEEP THE BUILDING OPERATIONS UNDISTURBED. AT COMPLETION OF NEED, REMOVE SAME AND RESTORE ANY DAMAGED SURFACES TO ORIGINAL CONDITIONS.

IT SHALL BE UNDERSTOOD THAT THE ABOVE OUTLINE OF STAGES ARE SUBJECT TO

HELD BETWEEN THE OWNER, ARCHITECT AND CONTRACTORS AND THE SCHEDULE

CHANGE IF THE OWNER'S INTEREST SO REQUIRES, OR IF JOB CONDITIONS PERMIT A TIME

MORE SUITABLE TO BOTH OWNER AND CONTRACTOR, AT WHICH TIME A MEETING WILL BE

### REVISED ACCORDINGLY AND ALL CONTRACTORS SHALL AGREE TO ADHERE TO SAME. SHOULD JOB CONDITIONS REQUIRE THAT CERTAIN WORK MUST BE DONE DURING

OVERTIME, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED: THE ARCHITECT AND THE OWNER WILL STIPULATE WHAT PORTION OF THE WORK IS TO BE DONE DURING OVERTIME AND THE TIME OF THE OVERTIME.

NO OVERTIME WILL BE CREDITED UNLESS IT IS APPROVED BY THE ARCHITECT AND SIGNED TIME VOUCHERS ARE SUBMITTED. SIGNED TIME VOUCHERS SHALL BE SIGNED BY AN AUTHORIZED REPRESENTATIVE OR AGENT OF THE OWNER WHO SHALL BE PRESENT DURING THE ENTIRE EXTENT OF ALL OVERTIME.

THE ADDITIONAL COST OF AUTHORIZED OVERTIME LABOR IF ANY, WHICH WILL BE

SUBJECT TO REIMBURSEMENT BY THE OWNER SHALL BE ONLY THE ACTUAL PREMIUM-INCREMENT AMOUNT EARNED BY SUCH CRAFTSMEN WHO ARE DULY AUTHORIZED BY THE OWNER AND DIRECTED BY THE CONTRACTOR TO WORK ON PREMIUM TIME, PLUS THE COMPULSORY PAYMENT MADE BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS FEDERAL SOCIAL SECURITY AND UNEMPLOYMENT INSURANCE, STATE UNEMPLOYMENT AND TEMPORARY DISABILITY INSURANCE, COMPREHENSIVE PUBLIC LIABILITY, WORKMEN'S COMPENSATION, LOCAL PAYROLL TAX, PAYROLL DUES & FUND, SMALL TOOLS, VACATION & HOLIDAY FUND, PENSION FUND, WELFARE FUND, TEMPORARY DISABILITY FUND, APPRENTICE FUND, INDUSTRY ADVANCEMENT FUND, INDUSTRY FUND AND NATIONAL BENEFIT FUND, EACH ONLY WHERE AND WHEN APPLICABLE, AND WHICH ARE DUE TO THE PREMIUM-INCREMENT AMOUNT OF THE PAYROLL. THE ONLY OVERHEAD PERMITTED WILL BE AN AMOUNT EQUAL TO 10% OF

THESE COMPULSORY PAYMENTS.

THE CONTRACTOR SHALL DO ALL REMOVING, PATCHING, PIECING OUT, REPAIRING AND REPLACING OF MATERIALS IN CONNECTION WITH PRESENT WORK WHERE SHOWN OR REQUIRED. THIS WORK SHALL CONFORM TO THE BASIC MATERIALS AND WORKMANSHIP SPECIFIED UNDER THE VARIOUS SECTIONS TO THE SPECIFICATIONS SO AS TO MAKE THE JOB COMPLETE.

ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE REMOVING, PATCHING, PIECING OUT, CUTTING, CHASING, DRILLING, REPAIRING AND REPLACING OF PRESENT WORK IS NECESSARY FOR THE PROPER INSTALLATION OF NEW WORK, THIS WORK SHALL BE CAREFULLY DONE; AND ANY DAMAGE TO PRESENT WORK OR FINISHES SHALL BE REPAIRED TO MATCH EXISTING, BY SKILLED MECHANICS OF THE TRADES DELETE II.3 "PROPERTY INSURANCE" IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING: INVOLVED AT NO ADDITIONAL COST TO THE OWNER. ALL WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER BY WORKMEN SKILLED IN THEIR RESPECTIVE TRADES AND BE SUBJECT TO THE ARCHITECT'S APPROVAL.

SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

### PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR ALL REMOVALS, CUTTING AND PATCHING AND RELATED

### ALL CONTRACTORS SHALL VISIT THE PREMISES AND CAREFULLY EXAMINE PRESENT

CONDITIONS AND ALL DRAWINGS TO DETERMINE THE EXTENT OF THE REMOVALS, CUTTING AND PATCHING THAT WILL BE REQUIRED. ALL EXISTING WORK NECESSARY TO COMPLETE ACCORDING TO PLANS AND SPECIFICATIONS. THE PROJECT COVERED BY THE CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND AS REQUIRED FOR THE PROPER COMPLETION OF THE PROJECT SHALL BE REMOVED WHETHER SPECIFICALLY CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS OR NOT.

ALL REMOVALS EXCEPT AS HEREINAFTER SPECIFIED TO BE DONE BY THE MECHANICAL AND ELECTRICAL CONTRACTOR SHALL BE DONE BY THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF BOTH PRESENT AND NEW WORK AS REQUIRED TO ACCOMMODATE HIS OWN WORK AND AS REQUIRED TO ACCOMMODATE THE WORK OF THE MECHANICAL AND ELECTRICAL CONTRACTORS.

ALL REMOVED ITEMS EXCEPT THOSE WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR ANDTHEYSHALL PROMPTLY REMOVE THEM FROM THE SITE.

### WORK BY MECHANICAL & ELECTRICAL SUBCONTRACTORS

REMOVAL OF ALL PRESENT MECHANICAL WORK SUCH AS PIPES, EQUIPMENT DUCTS, ETC. SHALL BE DONE BY THE MECHANICAL SUBCONTRACTORS.

REMOVAL OF ALL PRESENT ELECTRICAL WORK SUCH AS PANEL BOARDS, CONDUIT, WIRING, SWITCHES, LIGHTING FIXTURES, ETC. SHALL BE DONE BY THE ELECTRICAL

ALL REMOVED ITEMS EXCEPT THOSE WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR ANDTHEYSHALL PROMPTLY REMOVE THEM FROM THE SITE.

BE PROMPTLY REMOVED FROM THE SITE.

TO THE LANDLORD AND LOCAL AUTHORITY REQUIREMENTS.

ALL WORK MUST BE DONE WITH A MINIMUM AMOUNT OF DISTURBANCE. DURING REMOVAL WORK, PROVIDE PROPER PROTECTION TO WORK WHICH IS TO REMAIN. ANY DAMAGE TO EXISTING WORK SHALL BE MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AND PREMISES SHALL BE

ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE REMOVING. PATCHING, PIECING OUT, CUTTING, CHASING, DRILLING, REPAIRING AND REPLACING OF WORK SHALL BE CAREFULLY DONE, AND ANY DAMAGE TO PRESENT WORK OR FINISHES SHALL BE REPAIRED TO MATCH EXISTING, BY SKILLED MECHANICS OF THE TRADES INVOLVED, AT NO ADDITIONAL COST TO THE OWNER. ALL WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER BY WORKMEN SKILLED IN THEIR RESPECTIVE TRADES AND BE SUBJECT TO THE ARCHITECT'S APPROVAL.

THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY DUST-TIGHT PARTITIONS AND DOORS AS REQUIRED TO PROTECT THE OCCUPANTS AND ITEMS IN THE EXISTING OCCUPIED PORTIONS OF THE BUILDING.

THE GENERAL CONTRACTOR SHALL PROVIDE DUST-TIGHT CHUTES WHERE NECESSARY FOR REMOVAL OF DEBRIS.

ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND PROPERLY REMOVED ACCORDING

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**SPECIFICATIONS** 

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SHEET TITLE

REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL STEEL STUDS AND WALL FURRING AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN.

ALL WORK UNDER THIS SECTION SHALL BE INSTALLED IN A FIRST-CLASS WORKMANLIKE MANNER BY MECHANICS SPECIALIZING IN THIS BRANCH OF WORK AND IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED

ALL MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL, UNOPENED PACKAGES AND STORED IN AN ENCLOSED SHELTER PROVIDING PROTECTION FROM DAMAGE AND EXPOSURE TO THE ELEMENTS. DAMAGED OR DETERIORATED MATERIALS SHALL BE REMOVED FROM THE PREMISES.

EXCEPT WHERE MASONRY OR OTHER TYPE PARTITIONS ARE SHOWN, INTERIOR PARTITIONS SHALL BE BUILT WITH STEEL STUDS.

STEEL STUDS SHALL BE AS MANUFACTURED BY U.S.G., DALE INDUSTRIES, OR GOLDBOND. U.S.G. NOMENCLATURE IS USED FOR IDENTIFICATION PURPOSES.

PROVIDE STEEL FLOOR AND CEILING RUNNERS AND ALL ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.

STEEL STUDS SHALL BE TYPE DW 25 GA. STANDARD STEEL STUDS, CHANNEL-TYPE STUDS FORMED FROM GALVANIZED STEEL AND DESIGNED FOR SCREW ATTACHMENT OF THE GYPSUM DRYWALL PANELS. STEEL STUD WIDTHS ARE INDICATED ON DRAWINGS

SPACING OF STUDS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE ON THE

ALIGN FLOOR AND CEILING RUNNERS TO ASSURE PLUMB PARTITIONS. SECURELY ATTACH U.S.G. STEEL RUNNERS TO FLOORS AND TO STRUCTURAL FLOOR AND ROOFING FRAMING ABOVE. INSTALLATION OF STUDS, RUNNERS AND FRAMING AROUND DOOR AND OTHER OPENINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. IN THE PROVIDE CHASES AND OPENING AS REQUIRED TO ACCOMMODATE THE WORK OF OTHER TRADES.

SHALL BE 1-1/4" DEEP, DWC, 22 GA. HOT DIPPED GALVANIZED STEEL FURRING

ATTACH METAL FURRING CHANNELS VERTICALLY SPACED 16" O.C. TO MASONRY SURFACES WITH POWER-DRIVEN FASTENERS OR CONCRETE STUB NAILS THROUGH ALTERNATE FLANGES SPACED 24" O.C. AND STAGGERED. FURRING SHALL BE SET PLUMB AND TRUE, FURRED AND SHIMMED OUT AS REQUIRED TO OBTAIN A PLUMB AND TRUE FINISH WALL SURFACE.

AT WINDOW AND DOOR OPENINGS AND ANY OTHER OPENINGS IN EXTERIOR WALLS, PROVIDE SUPPLEMENTARY METAL FURRING CHANNELS AS REQUIRED TO BRING THE FINISHED SURFACES OF THE GYPSUM DRYWALL REVEALS TO DIMENSIONS AND DETAILS AS INDICATED ON DRAWINGS.

ALL EXTERIOR INSULATED WALLS SHALL BE FURRED ON THE INSIDE WITH Z TYPE, I-1/2" DEEP, Z TYPE, HOT DIPPED GALVANIZED STEEL FURRING.

Z-FURRING SHALL BE MANUFACTURED BY DALE INDUSTRIES OR UNITED STATES GYPSUM COMPANY. WEIGHT PER 1000 LIN. FT. SHALL BE 250 LBS. AND BE OF A STANDARD 10 FT. LENGTH.

ATTACH METAL FURRING VERTICALLY SPACED 24" O.C. TO MASONRY SURFACES WITH POWER-DRIVE FASTENERS THROUGH THE FLANGE SPACED 24" O.C. SPACE THE Z FURRING SO THAT THE RIGID INSULATION WILL NOT BE CUT. USE A PIECE OF THE INSULATION AS A SPACER. FURRING SHALL BE SET PLUMB AND TRUE, FURRED SHIMMED OUT AS REQUIRED TO OBTAIN A PLUMB AND TRUE FINISH WALL

AT WINDOW AND DOOR OPENINGS AND ANY OTHER OPENINGS IN EXTERIOR WALLS, PROVIDE SUPPLEMENTARY METAL FURRING CHANNELS AS REQUIRED TO BRING THE FINISHED SURFACES OF THE GYPSUM DRYWALL REVEALS TO DIMENSIONS AND DETAILS AS INDICATED ON DRAWINGS.

GYPSUM DRYWALL

### REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL GYPSUM DRYWALL AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN.

### FURNISH AND INSTALL GYPSUM DRYWALL WHERE CALLED FOR ON DRAWINGS AND HEREIN SPECIFIED.

ALL GYPSUM DRYWALL AND ACCESSORIES SHALL BE MANUFACTURED BY THE U.S. GYPSUM CO.(SHEETROCK) OR NATIONAL GYPSUM CO. (GOLD BOND). U.S.G. NOMENCLATURE IS USED FOR IDENTIFICATION PURPOSES.

GYPSUM DRYWALL WALLBOARD SHALL BE 48" WIDE WITH TAPERED EDGES. PERF-A-TAPE REINFORCEMENT, PRE-FILL COMPOUND, TAPING COMPOUND AND TOPPING COMPOUND AND ALL ACCESSORIES SHALL BE AS RECOMMENDED BY THE U. S. GYPSUM CO. ALL EXTERNAL CORNERS SHALL HAVE 900 CORNER BEADS. THICKNESS OF PANELS IS SHOWN ON DRAWINGS.

### FIRE RATED PANELS

SHALL BE FIRECODE "C" GYPSUM PANELS, SHEETROCK BRAND BY UNITED STATES GYPSUM. PANELS SHALL COMPLY WITH ASTM C36 FOR TYPE X GYPSUM BOARD. THICKNESS OF PANELS IS SHOWN ON DRAWINGS. INSTALLATION OF FIRERATED PANELS SHALL BE AS RECOMMENDED BY THE MANUFACTURER IN ORDER TO RECEIVE THE DESIRED FIRE RATING.

SHALL BE WATER RESISTANT GYPSUM PANELS AS MANUFACTURED BY U.S. GYPSUM CO. CONSISTING OF MULTI-LAYERED FACE & BACK, GREEN PAPER CHEMICALLY TREATED TO COMBAT PENETRATION OF MOISTURE. THE GYPSUM CORE SHALL BE WATER RESISTANT WITH SPECIAL ASPHALT COMPOSITION. THICKNESS OF PANEL IS SHOWN ON DRAWINGS.

SHALL BE AS MANUFACTURED BY EITHER OF THE FOLLOWING: UNITED STATES GYPSUM

GOLD BOND BUILDING PRODUCTS

GYPSUM SHEATHING SHALL BE 5/8" THICK, SQUARE EDGE AND FIRE RESISTANT WITH AN ASPHALTED GYPSUM CORE ENCASED IN SPECIALLY FORMULATED BLACK WATER-REPELLENT PAPER ON BOTH SIDES AND LONG EDGES.

GYPSUM SHEATHING SHALL BE SECURELY ATTACHED TO FRAMING WITH FASTENERS OF A TYPE AND SPACING AS RECOMMENDED BY THE MANUFACTURER.

### PREPARATION FOR INSTALLATION

WHEN OUTDOOR TEMPERATURE IS BELOW 55 DEGREE F., HEAT SHALL BE MAINTAINED IN THE BUILDING CONTINUOUSLY AND UNIFORMLY AT NOT LESS THAN 55 DEGREE F. FROM ONE WEEK PRIOR TO BEGINNING OF INSTALLATION UNTIL SHEETROCK APPLICATION AND JOINT TREATMENT ARE COMPLETED. INSTALLATION SHALL NOT BE STARTED UNLESS ALL OPENINGS ARE CLOSED. VENTILATION SHALL BE PROVIDED TO REMOVE EXCESS MOISTURE DURING JOINT TREATMENT.

THE INSTALLATION AND APPLICATION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST PRINTED DIRECTIONS OR SPECIFICATIONS OF THE U.S. GYPSUM

INSTALL GYPSUM BOARDS IN LENGTHS AND DIRECTIONS WHICH WILL MINIMIZE NUMBER OF END JOINTS, AND AVOID END JOINTS IN CENTRAL AREA OF CEILINGS. INSTALL WALLS AND PARTITIONS WITH JOINTS OFFSET ON OPPOSITE SIDES OF PARTITIONS. OTHERWISE, INSTALL BOARDS AT RIGHT-ANGLES WITH SUPPORTS, WITH END JOINTS STAGGERED OVER SUPPORTS, EXCEPT WHERE RECOMMENDED IN A DIFFERENT ARRANGEMENT BY MANUFACTURER.

INSTALL GYPSUM BOARDS IN LENGTHS AND DIRECTIONS WHICH WILL MINIMIZE NUMBER OF END JOINTS, AND AVOID END JOINTS IN CENTRAL AREA OF CEILINGS. INSTALL WALLS AND PARTITIONS WITH JOINTS OFFSET ON OPPOSITE SIDES OF PARTITIONS. OTHERWISE, INSTALL BOARDS AT RIGHT-ANGLES WITH SUPPORTS, WITH END JOINTS STAGGERED OVER SUPPORTS, EXCEPT WHERE RECOMMENDED IN A DIFFERENT ARRANGEMENT BY MANUFACTURER.

GYPSUM WALLBOARD SHALL BE APPLIED FIRST TO CEILING AT RIGHT ANGLES TO FRAMING MEMBERS, THEN TO WALLS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. BOARD EDGES SHALL BE BROUGHT INTO CONTACT WITH EACH OTHER BUT SHALL NOT BE FORCED INTO PLACE.

WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT WILL ALIGN WITH EDGES OF OPENING UNLESS CONTROL JOINTS WILL BE INSTALLED AT THESE POINTS. END JOINTS SHALL BE STAGGERED, AND JOINTS ON OPPOSITE SIDES OF A PARTITION SHALL NOT OCCUR ON THE SAME STUD.

GYPSUM WALLBOARD SHALL BE HELD IN FIRM CONTACT WITH THE FRAMING MEMBER WHILE FASTENERS ARE BEING DRIVEN. FASTENING SHALL PROCEED FROM CENTER PORTION OF THE WALLBOARD TOWARD THE EDGES AND ENDS. FASTENERS SHALL BE SET WITH THE HEADS SLIGHTLY BELOW THE SURFACE OF THE WALLBOARD IN A DIMPLE FORMED BY THE HAMMER OR POWER SCREWDRIVER. CARE SHALL BE TAKEN TO AVOID BREAKING THE FACE PAPER OF THE WALL BOARD. IMPROPERLY DRIVEN NAILS OR SCREWS SHALL BE REMOVED

ALL GYPSUM DRYWALL SHALL BE INSTALLED BY MECHANICS SPECIALIZING IN THIS WORK. EXPOSED METAL CASING BEADS AT ENDS OF GYPSUM DRYWALL, AROUND DOOR AND WINDOW FRAMES SHALL NOT BE USED.

AT CORNERS AND EDGES USE A VINYL CORNER BEAD WITH A PEEL-AWAY EDGE TO GIVE A SHARP CLEAN ARISE. INSTALL JOINT COMPOUND OVER THE EDGE OF THE BEAD SO THAT NO BEAD LINE IS VISIBLE ON ALL SIDES.

ON WALLS, THE GYPSUM DRYWALL SHALL BE INSTALLED VERTICALLY IN SINGLE SHEETS. ALL ENDS AND EDGES SHALL OCCUR OVER NAILING MEMBERS. JOINTS ON OPPOSITE SIDES OF PARTITIONS SHALL OCCUR ON DIFFERENT STUDS.

"J" BEADS SHALL NOT BE USED AND ARE NOT APPROVED.

GYPSUM DRYWALL FOR WALLS SHALL BE ATTACHED TO THE FRAMING SUPPORTS BY POWER DRIVEN U.S.G. BRAND SCREWS OF TYPE, SIZE AND SPACING RECOMMENDED BY U.S.G. FRAMING SUPPORTS SHALL BE FREE OF DIRT, GREASE, OIL OR OTHER FOREIGN MATERIALS. MATERIALS AND APPLICATION SHALL BE IN ACCORD WITH U.S. GYPSUM'S "DRYWALL CONSTRUCTION HANDBOOK.

SCREW GYPSUM BOARD TO METAL SUPPORTS. NAIL OR SCREW GYPSUM BOARD TO WOOD SUPPORTS.

ALL EXTERNAL CORNERS SHALL HAVE NO. 90° CORNER BEADS. INTERNAL CORNERS SHALL HAVE PERF-A-TAPE CORNER REINFORCEMENT.

PROVIDE CONTROL JOINT UNITS, OF EITHER METAL OR PVC, WHERE CONTROL JOINTS ARE INDICATED OR REQUIRED.

JOINT TREATMENT COMPOUNDS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S DIRECTIONS.

ALL "V" GROOVES SHALL BE FILLED FLUSH WITH PLANE OF TAPES WITH PREFILL COMPOUNDS.

AFTER PREFILL HAS HARDENED, APPLY A LAYER OF TAPING COMPOUND AND THEN IMMEDIATELY APPLY REINFORCING TAPE AND THEN A SKIN COAT OF TAPING

AFTER TAPING COMPOUND HAS HARDENED, A TOPPING COMPOUND SHALL BE

AT FASTENER DEPRESSIONS AND AT FINISHING HEADS AND TRIM, APPLY TAPING COMPOUND FOLLOWED, WHEN HARDENED, BY AT LEAST TWO COATS OF TOPPING COMPOUND, WHICH SHALL BE APPLIED SEPARATELY AND ALLOWED TO DRY BETWEEN COATS. ALL SALES FLOOR WALLS TO HAVE A LEVEL 5 FINISH.

### COMPLETION

REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION | OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

SCOPE
PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL CEILING CHANNELS AND FURRING AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN.

### WORKMANSHIP AND STORAGE

ALL WORK UNDER THIS SECTION SHALL BE INSTALLED IN A FIRST-CLASS WORKMANLIKE MANNER BY MECHANICS SPECIALIZING IN THIS BRANCH OF WORK AND IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED SPECIFICATIONS.

ALL MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL, UNOPENED PACKAGES AND STORED IN AN ENCLOSED SHELTER PROVIDING PROTECTION FROM DAMAGE AND EXPOSURE TO THE ELEMENTS. DAMAGED OR DETERIORATED MATERIALS SHALL BE REMOVED FROM THE PREMISES.

### CEILING METAL FURRING CHANNELS

BHALL BE U.S.G. 25 GA. GALVANIZED STEEL CHANNEL, ROLL-FORMED, HAT SHAPED. SIZE SHALL BE 7/8" X 2 3/4" IN 12' LENGTHS. ATTACH TO CEILING CHANNELS WITH METAL FURRING CHANNEL CLIPS. ALIGN FURRING CHANNELS, LEVEL AND EVEN TO RECEIVE GYPSUM BOARD PANELS.

### CEILING METAL CARRYING CHANNELS

SHALL BE U.S.G. 16 GA. GALVANIZED STEEL CHANNEL, COLD ROLLED. SIZE SHALL BE | 1/2" X 19/32" IN 16' OR 20' LENGTHS. SUSPEND CHANNELS WITH HANGER WIRE AT 4'-0" O.C. ATTACH CARRYING CHANNELS TO FURRING CHANNELS WITH METAL FURRING CHANNEL CLIPS.

ALIGN CARRYING CHANNELS, LEVEL AND EVEN TO RECEIVE CEILING FURRING

### METAL FURRING CHANNEL CLIPS

SHALL BE U.S.G. CLIPS MADE OF GALVANIZED WIRE. CLIPS SHALL BE USED IN ATTACHING FURRING CHANNELS TO CARRYING CHANNELS. CONNECTED TO STRUCTURAL COMPONENTS ABOVE. SECURELY CONNECT HANGER WIRE TO CARRYING CHANNELS WITH PROPER TWISTS TO PREVENT SLIPPING.

REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION | OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL

OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL INSULATION AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN.

NSTALL INSULATION IN ACCORD WITH MANUFACTURER'S DIRECTIONS. BUTT END JOINTS TIGHTLY AND FIT BATTS PROPERLY AROUND PROJECTIONS TO ASSURE MAXIMUM PERFORMANCE AND VAPOR PROTECTION AND LEAVING NO VOIDS. INSULATION WITH END FLAMES SHALL BE SECURELY STAPLED IN PLACE WITH APPROVED RUST-RESISTANT STAPLES SPACED NOT OVER 6" O.C.

REFLECTIVE VAPOR BARRIERS SHALL BE INSET STAPLED TO PROVIDE A MINIMUM AIR SPACE AS RECOMMENDED BY MANUFACTURER.

INSULATION WITH VAPOR BARRIER SHALL ALWAYS BE INSTALLED WITH VAPOR BARRIER FACING WARM SIDE OR INSIDE.

INSULATION SHALL BE PROPERLY MARKED TO INDICATE MANUFACTURED THICKNESS AND INSTALLED RESISTANCE VALUE.

ALL VAPOR BARRIERS AND BREATHER MEMBRANES SHALL BE FLAMEPROOFED.

WIDTH OF BLANKETS OR BATTS SHALL SUIT SPACING OF FRAMING MEMBERS.

FURNISH AND INSTALL INSULATION AT THE FOLLOWING LOCATION AND AS INDICATED

THERMAL BATT INSULATION SHALL BE FOIL FACED FIBERGLASS BATT INSULATION WITH A FLAME SPREAD OF 25 AS MANUFACTURED BY:

OWENS CORNING FIBERGLASS, 3-1/2" FOIL FACED, R-13 OWENS CORNING FIBERGLASS, 6-1/4" FOIL FACED, R-19

SHALL BE FIBERGLASS SOUND ATTENUATION BATT INSULATION AS MANUFACTURED

OWENS CORNING, 3-1/2" THICK FRICTION FIT - WITH NO PAPER OR MEMBRANE.

EXTERIOR WALL INSULATION (RIGID, FOR FURRED WALLS) WALL INSULATION SHALL BE I" STYROFOAM BRAND, R=5.0 INSULATION AS MANUFACTURED BY DOW CHEMICAL COMPANY.

INSULATION SHALL BE INSTALLED BETWEEN FURRING STRIPS ON EXTERIOR MASONRY WALL. PROVIDE ADDITIONAL WOOD OR METAL FURRING AS REQUIRED. INSULATION SHALL RUN FROM FLOOR TO FLOOR OR ROOF DECK.

### CEILING SUSPENSION SYSTEM

REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL CEILING SUSPENSION SYSTEMS AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED

SUSPENSION SYSTEM SHALL BE MANUFACTURED BY ANY OF THE FOLLOWING MANUFACTURERS:

### CHICAGO METALLIC CORP

DONN CORPORATION NATIONAL ROLLING MILLS

### SUSPENSION SYSTEM SHALL BE OR SIMILAR TO NATIONAL ROLLING MILLS COMPANY

CLASSIFICATION PER ASTM C635-69 INTERMEDIATE DUTY. PROVIDE 2'-0" LONG MAXIMUM LENGTH CROSS TEES WITH I" WEB HEIGHT. COLOR: WHITE SHALL BE STEEL EXPOSED GRID AND COMPONENTS SHALL BE FORMED FROM

ML 6000 MAIN TEES AND ML 6148 MAIN BEAM CROSS TEES, WITH STRUCTURAL

PREPAINTED. THE SUSPENSION SYSTEM SHALL SUPPORT THE CEILING ASSEMBLY SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN, WITH A MAXIMUM DEFLECTION OF 1/360 OF THE SPAN.

THE CEILING PATTERN SHALL BE AS SHOWN ON THE DRAWINGS USING THE FOLLOWING COMPONENTS: MAIN TEE WITH A DOUBLE WEB DESIGN AND WITH RECTANGULAR BULB; WITH 15/16" EXPOSED FLANGE WITH A ROLLED CAP; WITH CROSS TEE HOLES AT 6" O.C. WITH HANGER WIRE HOLES AT 2" O.C.; WITH INTEGRAL REVERSIBLE SPLICE. CROSS TEE WITH DOUBLE WEB DESIGN AND WITH A RECTANGULAR BULB; WITH WEB EXTENDING TO FORM A POSITIVE INTERLOCK WITH MAIN TEE; WITH THE LOWER FLANGE EXTENDED AND OFFSET. INSTALL WALL MOLDING WITH A CHANNEL OR ANGLE SHAPE AND WITH A 1" EXPOSED FACE. INSTALL HOLD DOWN CLIPS AS REQUIRED.

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE RECOMMENDATIONS OF ARTICLE 2 "INSTALLATION OF COMPONENTS" OF ASTM C 636. PROVIDE MOLDINGS WHERE CEILINGS MEET WALLS, PARTITIONS AND OTHER

SUSPEND MAIN TEES FROM STRUCTURE BY 12 GA. GALVANIZED STEEL WIRE LOCATED ON 4'-0" O.C. ALONG THE TEE.

SUSPENSION SYSTEM SHALL BE INSTALLED WITH MAIN SUPPORTING TEES SPACED

PROVIDE MAIN BEAM CROSS TEES OF SAME CONSTRUCTION OF MAIN TEES IF 2' X 2' GRID IS CALLED FOR. INSTALL GRID SYSTEM AT LOCATIONS AND SPACING AS SHOWN ON DRAWINGS.

### ASTM C 635 - PERFORMANCE REQUIREMENTS FOR SUSPENSION SYSTEMS.

ATMA BULLETIN - ACOUSTIC UNIT PERFORMANCE DATA AS PUBLISHED BY ACOUSTICAL AND INSULATING MATERIALS ASSOCIATION.

THIS CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH WORK OF THE MECHANICAL AND ELECTRICAL CONTRACTORS AND OTHER TRADES AND SHALL COOPERATE WITH THEM TO THE FULLEST EXTENT FOR PROPER INSTALLATION OF

INSTALLATION SHALL BE BY MANUFACTURER'S AUTHORIZED AND FRANCHISED APPLICATOR IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND UNDER HIS DIRECT SUPERVISION.

ALL MATERIALS SHALL BE DELIVERED IN THE MANUFACTURER'S ORIGINAL SEALED PACKAGES, IDENTIFIED WITH THE MANUFACTURER'S NAME AND WITH THE GRADE, LOT NUMBER AND DATE OF MANUFACTURE ON EACH PACKAGE.

CEILINGS SECURELY FROM THE STRUCTURAL CONSTRUCTION ABOVE. WHERE PIPES, DUCTS, BEAMS, GIRDERS, ETC., OCCUR BELOW THE ESTABLISHED CEILING LINE, THEY SHALL BE BOXED OR FURRED IN WITH ACOUSTICAL TILE IN A NEAT WORKMANLIKE MANNER. PROVIDE ALL NECESSARY HANGERS, FURRING CHANNELS, FITTINGS, ETC., AS REQUIRED.

THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL HANGERS, CONNECTORS,

RUNNER CHANNELS AND ALL OTHER DEVICES AS REQUIRED TO SUPPORT THE

ALL JOINTS OF TILE MUST BE ABSOLUTELY STRAIGHT AND IN TRUE ALIGNMENT IN BOTH DIRECTIONS. FACES AT ALL TIMES MUST BE ABSOLUTELY FLUSH, EVEN AND TRUE TO PLANS.

ALL ACOUSTICAL TILE AREAS SHALL BE INSTALLED WITH JOINTS AT RIGHT ANGLES TO EXTERIOR WALLS AND SHALL BE LAID OUT SYMMETRICALLY AROUND CENTER LINES WITH NO LESS THAN A HALF TILE AT ANY POINT. BORDER TILES ALONG PARALLEL WALLS SHALL BE EQUAL. ALL JOINTS SHALL BE STRAIGHT IN BOTH DIRECTIONS. LAYOUTS SHALL CONFORM TO LIGHTING FIXTURE LAYOUTS AS SHOWN ON ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS WHERE INDICATED

THIS CONTRACTOR MUST PROVIDE ALL RUNNER CHANNELS, FASTENINGS, OTHER SUPPORTS, ETC., REQUIRED FOR THE INSTALLATION AND SUPPORT OF LIGHT FIXTURES, CEILING GRILLES, ETC. WHERE DUCTS, PIPES, ETC., INTERFERE WITH THE HANGERS, PROVIDE SUPPLEMENTARY FRAMING MEMBERS AND HANGERS AS REQUIRED TO PROPERLY SUPPORT THE CEILING. COOPERATE WITH OTHER SUBCONTRACTORS FOR INSTALLATION OF LIGHTING FIXTURES. CEILING GRILLES.

PROVIDE HOLD-DOWN CLIPS AT ENTRANCE VESTIBULE CEILINGS.

ANY DAMAGED OR BROKEN TILES MUST BE REMOVED AND REPLACED WITH NEW TILES.

THIS CONTRACTOR SHALL REMOVE ALL FINGERPRINTS OR STAINS AND LEAVE HIS WORK IN A PERFECTLY CLEAN CONDITION, FREE FROM ALL DEFECTS OF ANY KIND. AFTER INSTALLATION IS COMPLETED ANY DAMAGE OR SOILING OF TILE SHALL BE MADE GOOD BY THE CONTRACTOR CAUSING SAME AND IF THE RESPONSIBILITY FOR THE DAMAGE CANNOT BE DETERMINED THEN THE GENERAL CONTRACTOR SHALL MAKE GOOD AT HIS OWN EXPENSE.

### ALTERATION, CUTTING, PATCHING AND REMOVALS

WHERE NEW SUSPENSION SYSTEM IS CALLED FOR IN ROOMS WHICH AT PRESENT HAVE SUSPENDED CEILINGS, REMOVE THE PRESENT SUSPENSION SYSTEM AND INSTALL THE NEW CEILING AS CALLED FOR.

PROVIDE ALL CUTTING, PATCHING AND FITTING OF PRESENT CEILINGS WHICH ARE CALLED FOR TO REMAIN BUT WHICH MAY BE DISTURBED DUE TO NEW PARTITIONS OR OTHER ALTERATIONS. ALL SUCH WORK SHALL MATCH THE PRESENT REMAINING WORK AND SHALL BE DONE IN A FIRST-CLASS WORKMANLIKE MANNER.

### ACOUSTIC CEILING PANELS

REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION I OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL ACOUSTICAL CEILING PANELS AND RELATED WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED

ALL ACOUSTICAL TILE SHALL BE NON-COMBUSTIBLE WITH A CLASS 25. TYPE III FLAME SPREAD INDEX UNDER FEDERAL SPEC. SS-S-118B; FLAME SPREAD 15, FUEL CONTRIBUTION 15, SMOKE DEVELOPED 0-15, RATING UNDER THE ASTM TUNNEL TEST AND CARRY THE UNDERWRITER'S LABORATORIES, INC. LABEL.

SOUND RATING SHALL RANGE FROM .055 TO .65 NRC AVERAGE, AND CARRY STC RATING RATINGS OF 35 TO 49.

MANUFACTURER OF ACOUSTICAL TILE ACOUSTICAL TILE SHALL BE ARMSTRONG ULTIMA, BEVELED TEGULAR, 24"X24"X3/4,

### #9 | | COLOR WHITE(79%RECYCLED)

ADHESIVE INSTALLATION APPLY TILE WITH AN ADHESIVE MANUFACTURED SPECIFICALLY FOR THIS PURPOSE, IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, AND/OR AS FOLLOWS: BRUSH OFF ANY LOOSE DUST FROM TILE BACK SURFACES AND PRIME THEM WHERE ADHESIVE IS TO BE APPLIED. THIS LAYS DOWN ANY RESIDUAL DUST TO ASSURE GOOD ADHESION. PRIME ONLY A 2-OR 3 IN. CIRCLE NEAR EACH CORNER BY BUTTERING A VERY THIN COAT OF ADHESIVE WITH TROWEL BLADE AT 45 DEGREE ANGLE. THEN APPLY A WALNUT-SIZED DAB OF ADHESIVE TO EACH OF THE FOUR CIRCLES, AND PRESS TILE FIRMLY IN PLACE. INSERT FIBER SPLINES IN KERFS AT CORNERS OF UNITS.

ACOUSTICAL CEILING AND GRID SHALL BE A U.L. TIME-DESIGN FIRE RATED ASSEMBLY.

### ACOUSTICAL MATERIALS SHALL CONFORM TO FS SS-S-118A, CLASS 25.

FIRE-RATED INSTALLATION SHALL BE COMPOSED OF FIRE-RATED TILE OR PANELS THE FIRE RESISTIVE CEILING ASSEMBLY SHALL BE IDENTIFIED BY U.L. DESIGN

TO PROVIDE (I), OR (2), OR (3) HOUR FIRE-RATED PROTECTION AS NOTED ON THE INSTALLATION SHALL BE AS SPECIFIED PREVIOUSLY FOR NON-FIRE RATED CEILING

NUMBER UNDER UNDERWRITERS' LABORATORIES, INC. FIRE RESISTANCE DIRECTORY

WITH THE FOLLOWING ADDITIONS: THE INSTALLATION SHALL CONFORM TO THE ACOUSTICAL MATERIAL MANUFACTURER'S RECOMMENDATIONS SO AS TO ACHIEVE THE FIRE RESISTIVE

TIME-DESIGN NUMBER AS LISTED BY UNDERWRITERS' LABORATORIES.

ACOUSTICAL MATERIAL AS SPECIFIED ABOVE PER THE RECOMMENDATION OF ASTM C636-76 AND THE LISTED U.L. DESIGN. PROVIDE LIGHT FIXTURE PROTECTION IF REQUIRED IN ORDER TO OBTAIN THE

THE CONTRACTOR SHALL FURNISH AND INSTALL THE SUSPENSION SYSTEM AND

### DESIRED FIRE RATING. PROTECT LIGHT FIXTURE WITH APPROVED FIRE RATED BOARD WHICH SHALL LAY ON TOP OF LIGHT FIXTURE.

AND INSTALL THE NEW CEILING AS CALLED FOR.

ALTERATION CUTTING PATCHING AND REMOVALS WHERE NEW ACOUSTICAL TILE IS CALLED FOR IN ROOMS WHICH AT PRESENT HAVE ACOUSTIC TILE CEILINGS, REMOVE THE PRESENT TILES AND SUSPENSION SYSTEM

PROVIDE ALL CUTTING, PATCHING AND FITTING OF PRESENT ACOUSTIC TILE CEILINGS WHICH ARE CALLED FOR TO REMAIN BUT WHICH MAY BE DISTURBED DUE TO NEW PARTITIONS OR OTHER ALTERATIONS. ALL SUCH WORK SHALL MATCH THE PRESENT REMAINING WORK AND SHALL BE DONE IN A FIRST-CLASS WORKMANLIKE MANNER.

THE MANUFACTURER'S REPRESENTATIVE AND THE ACOUSTICAL CONTRACTOR SHALL FURNISH THE OWNER A CERTIFICATE STATING THAT THE COMPLETE CEILING ASSEMBLY (TILE AND SUSPENSION SYSTEM) WAS TESTED IN ACCORDANCE WITH THE UNDERWRITERS' LABORATORIES REQUIREMENTS FOR FIRE-RESISTIVE RATINGS. THAT THE COMPLETE CEILING ASSEMBLY (TILE AND SUSPENSION SYSTEM) HAS THE RATING BY THIS SPECIFICATION; AND THAT THE COMPLETE CEILING ASSEMBLY TILE AND SUSPENSION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SUBMIT SAMPLES OF ALL TILE AND SUSPENSION SYSTEM FOR APPROVAL.

ACOUSTICAL TILE MUST BE INSTALLED UNDER TEMPERATURE AND HUMIDITY CONDITIONS CLOSELY APPROXIMATING THOSE WHICH WILL EXIST WHEN THE BUILDING IS OCCUPIED. ALL WINDOWS AND DOORS SHALL BE IN PLACE AND GLAZED AND THE BUILDING ALLOWED TO DRY OUT BEFORE INSTALLATION OF ANY ACOUSTICAL TILE. IT IS THE RESPONSIBILITY OF THE ACOUSTICAL CONTRACTOR TO INSURE THAT THE ABOVE CONDITIONS ARE MET BEFORE INSTALLATION OF THE ACOUSTICAL TILE IS STARTED. RECOMMENDATIONS OF THE ACOUSTICAL MATERIALS ASSOCIATION IN THIER LATEST BULLETIN SHALL APPLY.

ELECTRICAL WORK

THIS CONTRACTOR SHALL REMOVE ALL FINGERPRINTS OR STAINS AND LEAVE HIS WORK IN A PERFECTLY CLEAN CONDITION. FREE FROM ALL DEFECTS OF ANY KIND. AFTER INSTALLATION IS COMPLETED ANY DAMAGE OR SOILING OF TILE SHALL BE MADE GOOD BY THE CONTRACTOR CAUSING SAME AND IF THE RESPONSIBILITY FOR THE DAMAGE CANNOT BE DETERMINED THEN THE GENERAL CONTRACTOR SHALL MAKE GOOD AT HIS OWN EXPENSE.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INSTALLATION OF ALL ELECTRICAL AND RELATED WORK AS SHOWN ON DRAWINGS AND/OR SPECIFIED HEREIN.

NEW LIGHT AND FIXTURES AND LAMPS.

### MISCELLANEOUS ITEMS

EXISTING CONDITIONS, REMOVALS, RELOCATIONS, RECONNECTIONS AND

ANY CONDITIONS WHICH MAY ARISE DURING PROGRESS OF WORK WITHOUT EXTRA COST. SHOULD IT BE FOUND THAT ANY SUCH WORK AS INDICATED WILL CAUSE INTERFERENCE, REPORT SAME BEFORE INSTALLATION.

CONTRACTOR IS RESPONSIBLE FOR ACCURATE LAYOUT OF WORK.

JURISDICTION. ALL WORK: IN COMPLIANCE WITH NEC, ARTICLE 250.

PAY SPECIAL ATTENTION TO CEILING LAYOUT AND RELATIONSHIP OF LIGHTING FIXTURES.

### GROUND SYSTEM AS REQUIRED, BY NEC, OTHER LOCAL AUTHORITIES HAVING

POLARIZE WIRES.

TYPE THW OR THHN (AS INDICATED) FOR ALL MOTOR OPERATED EQUIPMENT RUN IN EMT THIN WALL CONDUIT WHERE EXPOSED OR IN FRAMED PARTITIONS. FROM JUNCTION BOX TO MOTOR USE MINIMUM OF THREE WIRE ARMORED CABLE OR GREENFIELD TAPING THE THIRD (SPARE)) WIRE AT BOTH ENDS WHERE LESS THAN

THREE WIRES ARE REQUIRED. ALL EXTERIOR OR UNDERGROUND OR UNDERSLAB

ALL WIRES AND CABLE COLOR BRAIDED WITH DISTINCTIVE COLORS FOR IDENTIFICATIONS. WIRES: HAVE FLAME-PROOF OR FLAME RETARDING FINISH.

CONDUIT SHALL BE TYPE "IMC" RIGID GALVANIZED STEEL CONDUIT.

BRANCH LIGHTING, RECEPTACLE AND MISCELLANEOUS BRANCH CIRCUITS SHALL BE RUN IN (BX) ARMORED CABLE WHERE ALLOWED BY CODE WITH PULLED "THHN" CONDUCTORS IN EMT WHERE REQUIRED BY CODE. ALL PULLED CIRCUITS RUN "IN" MASONRY PARTITIONS/OR WALL OR UNDERGROUND SHALL BE PULLED "THHN" CONDUCTORS IN TYPE "IMC", RIGID GALVANIZED STEEL CONDUIT. MINIMUM WIRE SIZE FOR ALL CONDUCTORS SHALL BE #12 AWG. ALL CONDUCTORS SHALL BE

### ALL WIRES AND CABLES: PARANITE, ESSEX OR TRIANGLE.

ELIMINATE SPLICES IN WIRES, CABLE WHEREVER POSSIBLE. WHERE SPLICES ARE NECESSARY, MAKE THEN ONLY IN ACCESSIBLE PULL, JUNCTION, OUTLET, SWITCH, RECEPTACLE BOXES.

MAKE CONNECTIONS, TAPS, IN PULL, JUNCTION, PANEL BOXES WITH SOLDERLESS TAPS COMPLETE WITH BAKELITE COVERS APPROVED EQUAL TO TYPE "OZ".

SPLICING FOR WIRES NO. 10 OR SMALLER MAY BE DONE WITH MECHANICAL PRESSURE CONNECTORS, APPROVED EQUAL TO BUSH 403 NYCAP.

### PULL AND JUNCTION BOXES INSTALL BOXES WHERE NECESSARY OR AS DIRECTED AND WHERE REQUIRED FOR CABLE INSTALLATION, WHETHER OR NOT THESE BOXES ARE INDICATED.

SUPPORTS, BRACES, PIPE HANGERS: PROVIDED FOR PROPER INSTALLATION OF CONDUITS, PULL BOXES, LIGHTING FIXTURES, AS WELL AS OTHER EQUIPMENT

INSTALLED: COORDINATE WITH OTHER TRADES.

PROVIDE A SUITABLE FIXTURE FOR YEAR AND EVERY OUTLET.

FURNISH, INSTALL AND CONNECT ALL LIGHTING FIXTURES IN ALL ROOMS AND SPACES AS INDICATED BY TYPE ON DRAWINGS AS HEREINAFTER SPECIFIED AND/OR REQUIRED. ALL FIXTURES SUITABLE TO THE WATTAGES AND NUMBER OF LAMPS AS SHOWN ON THE DRAWINGS. ALL LAMPS INDICATED OR AS REQUIRED: FURNISHED AND INSTALLED COMPLETE BY THIS ELECTRICAL CONTRACTOR. CONTRACTOR:

FURNISH AND INSTALL ALL NECESSARY HANGERS, YOKES, SUPPORTS, HOLD DOWN BLIPS PLASTER FRAMES BACK BOXES OUTLET BOXES CONDUIT WIRING AN APPURTENANCES, ALL AS REQUIRED FOR A COMPLETE AND SATISFACTORY

ALL FIXTURES: FURNISHED COMPLETELY WIRED AND BEAR THE UNDERWRITER'S

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MI: 130106999 EXPIRATION: 07/31/20 **VERSIONS** 

DESCRIPTION

NO. DATE

03.16.2021 DESIGN REVIEW SET

142 OLD WOODWARD AVE

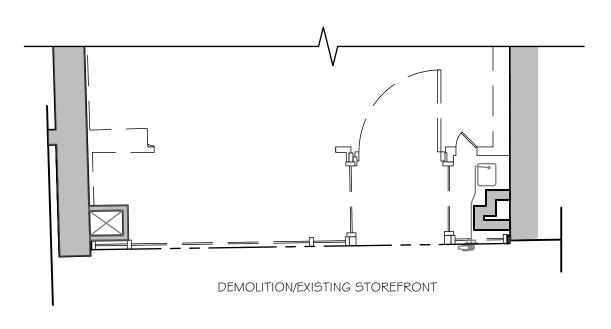
BIRMINGHAM, MI 48009

**SPECIFICATIONS** 

SHEET TITLE

1.065 | SA AS NOTED MB 20-02 I

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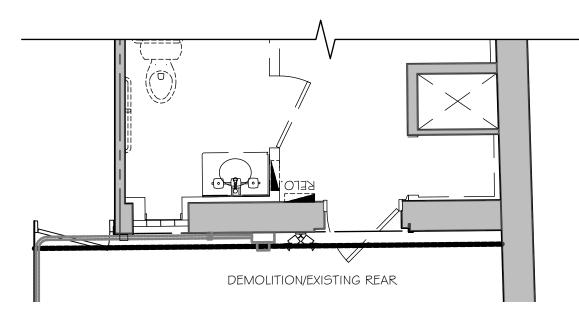




\*NOTE - DEMOLITION OF GLASS FACADE, EXISTING BRICK STRUCTURE BEYOND TO REMAIN.



\*NOTE - EXISTING GAS LINE TO REMAIN UNDISTURBED





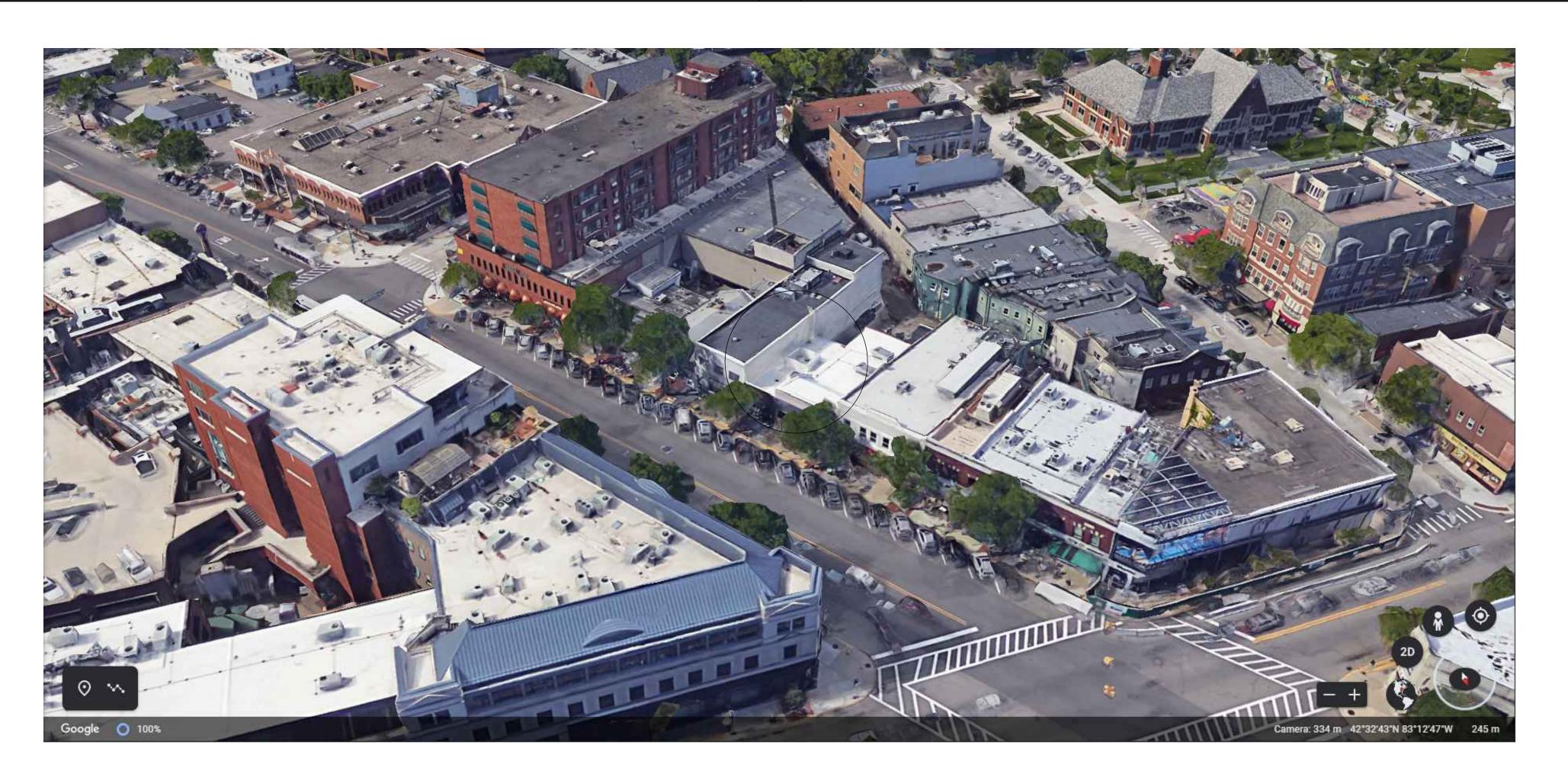
\*NOTE - EXISTING EXTERIOR WALL TO REMAIN. REPLACE EXISTING EXIT DOOR WITH NEW HOLLOW METAL EXIT DOOR / PANIC HARDWARE. INFILL EXISTING WINDOW IN TOILET ROOM. PATCH, REPAIR AND PAINT INFILL TO MATCH EXISTING PORTION OF WALL TO REMAIN.



\*NOTE - EXISTING SCREEN AROUND RTU TO REMAIN. PATCH AND REPAIR AS REQUIRED.

EXISTING STOREFRONT CONDITIONS SCALE: N.T.S.

2 EXISTING REAR OF BUILDING CONDITIONS SCALE: N.T.S.



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EXISTING CONDITIONS PHOTOS & DEMOLITION FLOOR PLAN

SCALE CHECKED BY PROJECT
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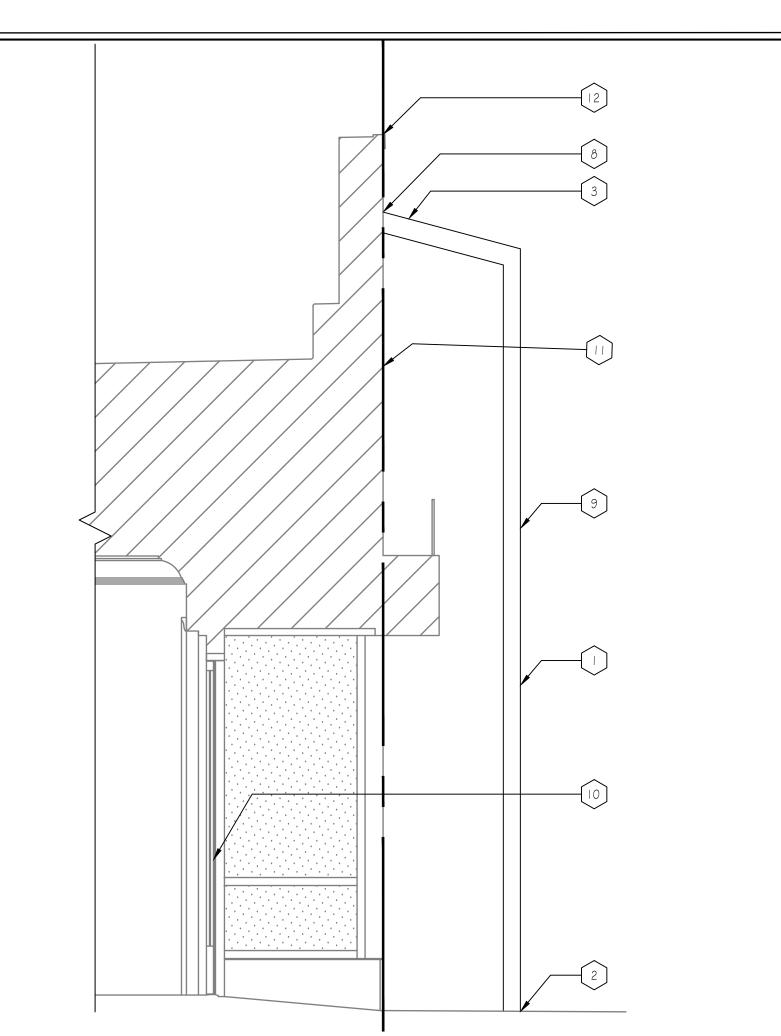
### BARRICADE NOTES

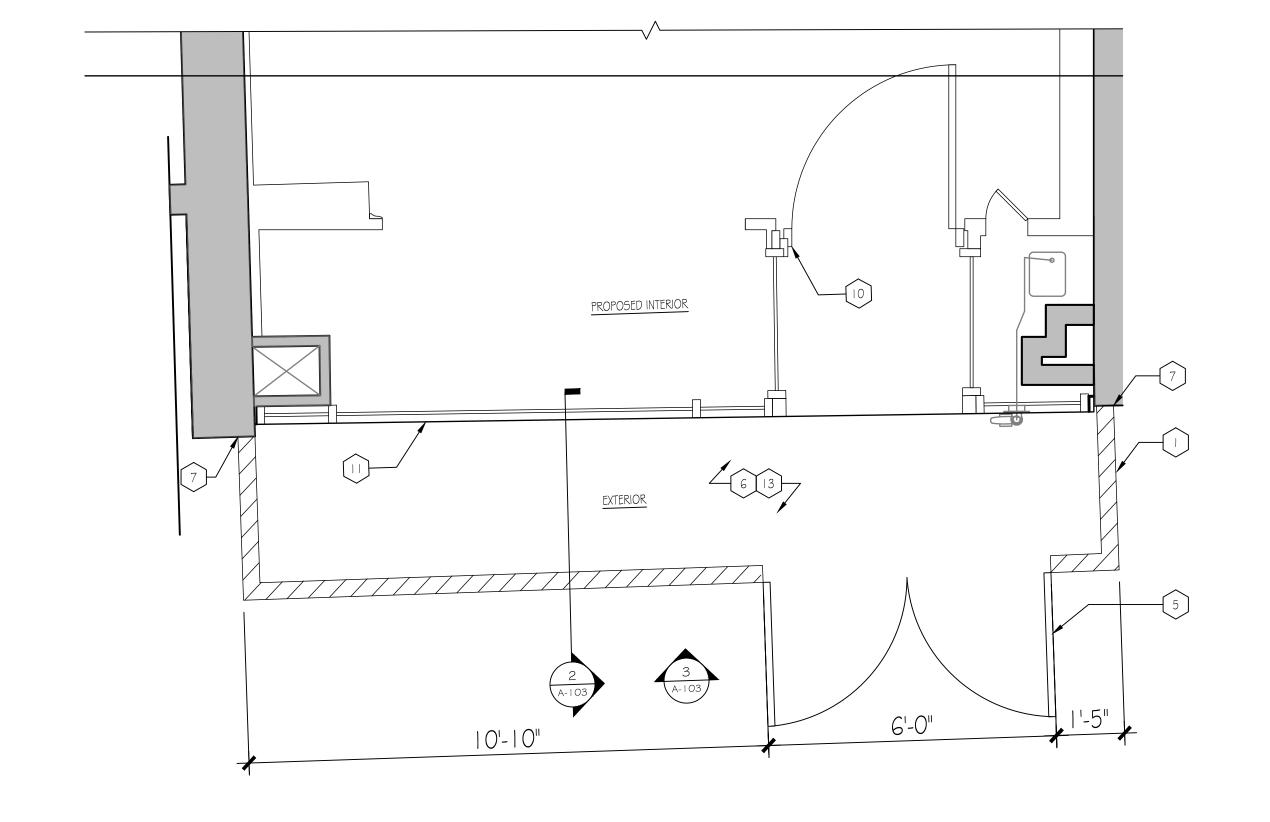
- I. BARRICADE IS TO BE COMPLETELY WATER TIGHT. G.C. TO ENSURE THAT THE STOREFRONT AND INTERIOR OF THE SPACE ARE SHIELDED FROM THE ELEMENTS.
- 2. BARRICADE DOOR IS TO BE INSTALLED IN LINE WITH THE NEW PROPOSED STOREFRONT DOOR. COORDINATE WITH STOREFRONT DRAWINGS AS REQUIRED FOR BARRICADE DOOR PLACEMENT.
- 3. ANY DAMAGE TO THE SIDEWALK, EXISTING STOREFRONT FINISHES, LANDLORD FINISHES, ETC. SHALL BE REPAIRED.
- 4. TEMPORARY CONSTRUCTION BARRICADE IS TO BE KEPT UP THROUGHOUT THE CONSTRUCTION PROCESS.
- 5. BARRICADE IS TO BE INSTALLED SO THERE IS NO IMPACT ON ANY EASEMENT, ACCESSIBLE ROUTES, PATH OF TRAVEL ETC. ALL CIRCULATION BEING IMPACTED BY BARRICADE INSTALLATION SHALL BE COORDINATED WITH THE PROPERTY OWNER AND THE AHJ ACCORDINGLY TO ENSURE THAT THE BARRICADE INSTALLATION IS NOT NEGATIVELY IMPACTING THE SITE.
- 6. BARRICADE DOORS ARE TO BE INSTALLED WITH A LOCK TO ENSURE SECURITY TO THE SITE DURING HOURS WORK IS NOT BEING PERFORMED.
- 7. MARINE GRADE PLYWOOD IS TO BE USED AT LOCATIONS WHERE THE BARRICADE WILL BE EXPOSED TO THE ELEMENTS.
- 8. GENERAL CONTRACTOR IS TO USE THE LANDLORD/PROPERTY OWNER REQUIRED BARRICADE VENDOR IF APPLICABLE.
- 9. GRAPHICS FOR THE BARRICADE SHALL BE APPROVED BY THE CLIENT, LANDLORD AND AHJ (IF REQUIRED) PRIOR TO INSTALLATION. GRAPHICS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CLIENT. COORDINATE GRAPHIC INSTALLATION WITH PROJECT MANAGER WHEN TEMPERATURES ARE BELOW FREEZING.
- IO. G.C. MUST COORDINATE PHASING OF BARRICADE WITH LANDLORD AND TENANT PRIOR TO CONSTRUCTION.

2 BARRICADE SECTION
SCALE: 1/2" = 1"-0"

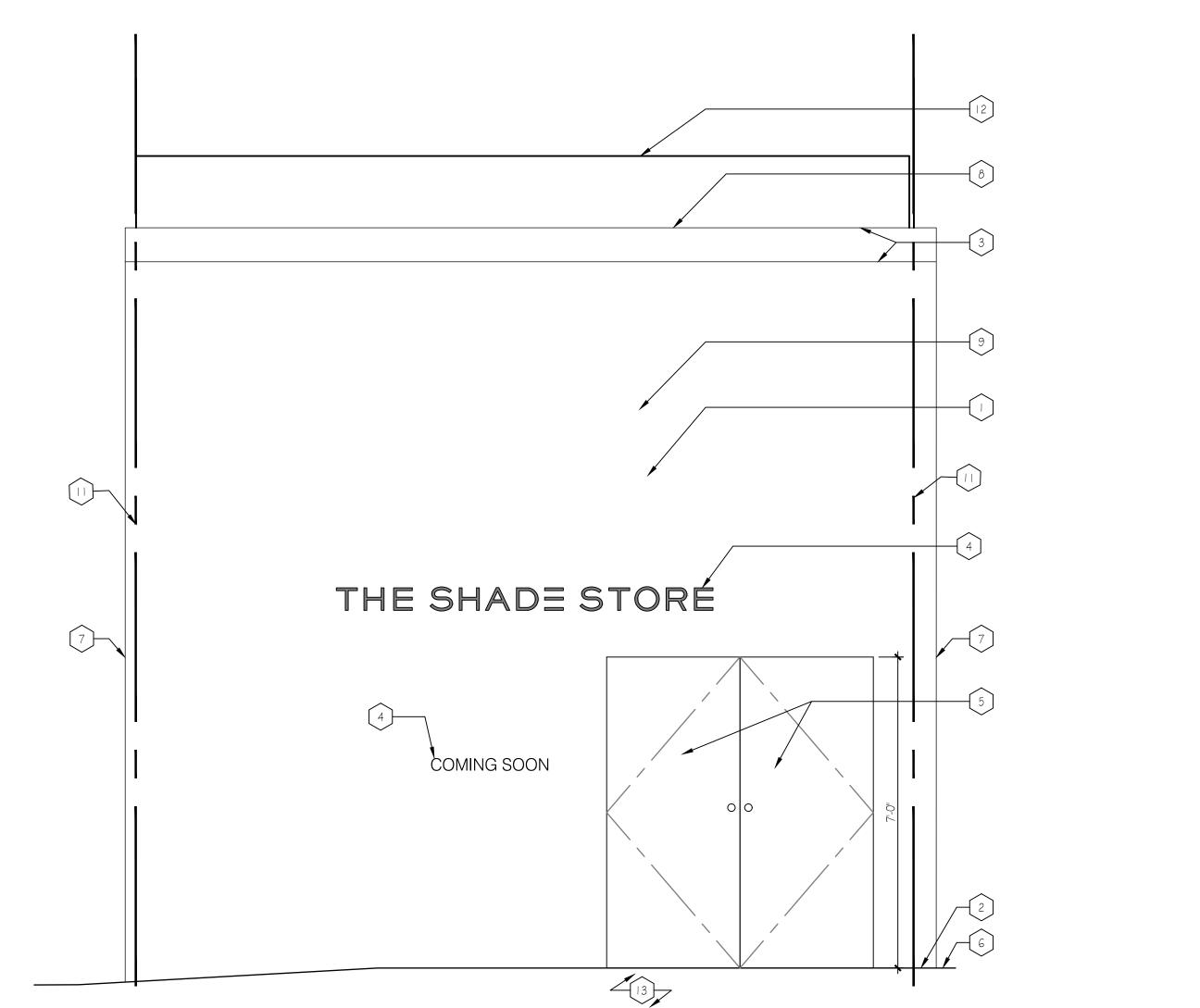
### KEY NOTES

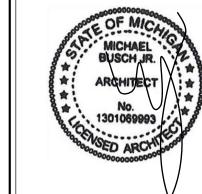
TAG #	<u>NOTE</u>
	BARRICADE TO BE CONSTRUCTED OF METAL STUDS AND MARINE GRADE PLYWOOD ON THE EXTERIOR SIDE OF THE BARRICADE. G.C. TO PREP PLYWOOD AS REQUIRED FOR THE INSTALLATION OF BARRICADE GRAPHICS.
2	BARRICADE TO BE SUPPORTED AT GROUND LEVEL COORDINATE DETAILS WITH BARRICADE VENDOR AS REQUIRED.
3	BARRICADE TO HAVE A FRAMED, WATERTIGHT LID TO ENSURE THAT NO WATER CAN INFILTRATE THE BARRICADE
4	BARRICADE GRAPHICS TO BE INSTALLED BY VENDOR.
5	A SET OF (2) 3'-0" X 7'-0" LOCKING BARRICADE DOORS TO BE INSTALLED IN LOCATION OF NEW STOREFRONT DOOR. COORDINATE LOCATION OF DOOR WITH STOREFRONT DRAWINGS. IF A LARGER DOOR IS REQUIRED, NOTIFY THE ARCHITECT OF THE CHANGES PRIOR TO INSTALLATION
6	G.C. TO ENSURE NO DAMAGE TO EXISTING SIDEWALK DURING CONSTRUCTION/ DEMOLITION. PATCH AND REPAIR ANY DAMAGE AS REQUIRED.
7	BARRICADE TO BE ATTACHED TO STOREFRONT. G.C. TO ENSURE MINIMAL DAMAGE TO EXISTING STOREFRONT MATERIAL. COORDINATE ALL CONNECTIONS WITH STRUCTURAL DRAWINGS.
8	TOP OF BARRICADE TO CONNECT TO EXISTING STOREFRONT.
9	PAINT BARRICADE BENJAMIN MOORE ULTRA SPEC EXTERIOR, FLAT, WROUGHT IRON 2124-10
10	EXISTING STOREFRONT DOOR
	LEASE LINE
[2]	LINE INDICATES TOP OF BUILDING BEYOND BARRICADE
[3]	G.C. TO COORDINATE AND APPLY FOR PERMITS INCLUDING, BUT NOT LIMITED TO, ANY CLOSURE OF SIDEWALK.





BARRICADE PLAN SCALE: 1/2" = 1"-0"





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THE SHADE STORE

142 OLD WOODWARD AVE, BIRMINGHAM, MI 48009

SHEET TITLE

STOREFRONT BARRICADE

<u>DETAILS</u>

SQUARE FT DRAWN BY
I,065 SA

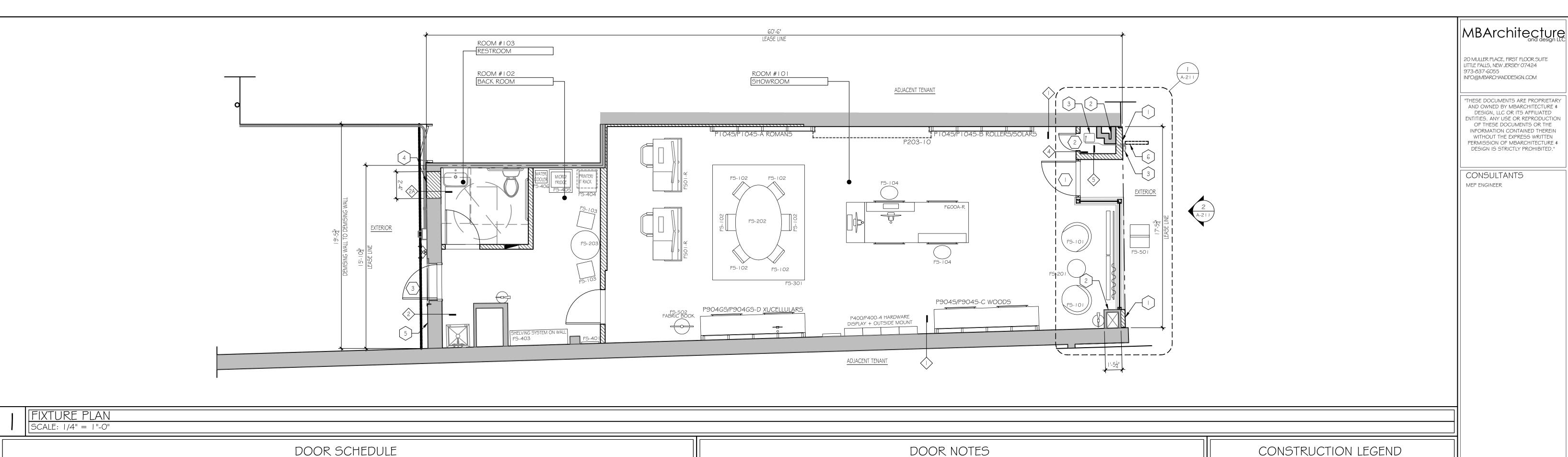
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A-102

3 BARRICADE ELEVATION

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



DOOR SCHEDULE HARDWARE GROUP DOOR # WIDTH DOOR MATERIAL NOTES THICKNESS HEIGHT MATERIAL EXISTING (E PUSH PULL DOOR.THUMB TURN MUST BE EQUIPT WITH A GREEN AND RED LOCK INDICATOR THAT CLEARLY TOREFRONT DISTINGUISHES THE DOOR AS LOCKED. SIGNAGE IS TO BE INSTALLED WHERE IT IS READILY VISIBLE METAL/GLASS 1 3/4" 3'-0" METAL 1B/G-104 | 1A/G-104 STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" MINIMUM I" LETTER HEIGH SYSTEM PROVIDE 7 SETS OF KEYS. HOLLOW NEW FRAMELESS RECESSED DOOR TO GAS METER PAINTED TO 1'-6" HOLLOW METAL 1 3/4" 1'-6" 1 A/G-104 N/A METAL MATCH ADJACENT WALL COLOR. HOLLOW 3'-0" HOLLOW METAL 1 3/4" 7'-0" 1B/G-104 1 A/G-104 N/A PANIC HARDWARE.

HARDWARE GROUP

KEY NOTES

_		
Ш	l ,	ALL EXIT DOOR HARDWARE ALLOWS DOOR TO BE OPERABLE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
ш	١.	ALL LATE DOOK HANDWANL ALLOWS DOOK TO DE OFENADLE WITHOUT USE OF A KET OK STECIAL KNOWLEDGE OK EFFOR

- 2. PROVIDE THRESHOLDS 1:2 MIN. WITH A MAXIMUM HEIGHT OF 1/2" PER ADA REQUIREMENTS
- 3. HINGES FOR OUT SWINGING EXTERIOR DOORS SHALL BE EQUIPPED WITH NON REMOVABLE HINGE PINS
- 4. BOTH THE LATCHING AND DEAD BOLT DEVICES ON EXTERIOR DOORS SHALL RELEASE WITH A SINGLE ACTION OF THE INSIDE LEVER PER CODE REQUIREMENT
- 5. THE MAXIMUM DOOR OPENING FORCE FOR INTERIOR DOORS SHALL BE 5 LBS. PER ANSI 4.13.11
- 6. ALL HARDWARE SHALL COMPLY WITH ALL CURRENT LOCAL AND NATIONAL CODES.

GC TO PROVIDE ALT. PRICING FOR NEW TYPE 'X' GYP. BD. ON ALL

DEMISING WALLS IN THE SHOWROOM.

- . ALL HARDWARE SHALL BE LEVER TYPE WHERE APPLICABLE AND MEET ALL CURRENT ADA STANDARDS.
- 8. PUSH SIDE OF ALL DOORS TO HAVE A CLEAR IO" CLEAR KICK PLATE FROM THE BOTTOM OF THE DOOR UP.
- 9. ALL DOOR CLEARANCES TO COMPLY WITH 2019 CALIFORNIA BUILDING CODE CHAPTER 11B.

<u>9YMBOL</u>	DESCRIPTION
	EXISTING PARTITION
7///	NEW PARTITION
	EXISTING DOOR
	NEW DOOR

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SHEET TITLE

CONSTRUCTION/FIXTURE

PLAN

1,065 SA SCALE CHECKED BY PROJECT
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NOTE KAWNEER 350 STANDARD ENTRANCE. COLOR BLACK. 10" CLEAR BOTTOM RAIL. NEW STUCCO STOREFRONT. SEE SHEET A-2 | | FOR ADDITIONAL INFORMATION. KAWNEER, STANDARD MATTE BLACK FINISH. DOOR PULL CRL 60" EXTRA LENGTH LADDER PULL NUMBER: 60LPMBL, MATTE EXISTING GYP BD WALL BUILD OUT TO REMAIN UNDISTURBED. DOOR HARDWARE TO BE SUBMITTED IN STOREFRONT SHOP EXISTING GAS SERVICE TO REMAIN UNDISTURBED. DRAWINGS FOR TSS REVIEW AND APPROVAL ADJACENT TENANT INTERIOR EXISTING EXTERIOR WALL TO REMAIN. PATCH AND REPAID AS REQUIRED DUE TO GLASS BLOCK INFILL. NEW DETEX ADVANTEX I O SERIES RIM EXIT DEVICE EXISTING EXTERIOR WALL TO REMAIN. NEW BLADE SIGN BY OTHERS, UNDER SEPARATE PERMIT. INTERIOR INTERIOR - FINISHED FLOOR EXISTING RATED DEMISING WALL EXISTING EXTERIOR FRAMING EXISTING EXTERIOR FRAMING WITH METAL PANELS SAME AS WALL TYPE 2, G.C. TO INFILL GLASS BLOCK WINDOW TO MATCH EXISTING ADJACENT EXTERIOR WALL. EXISTING EXTERIOR FRAMING AND INSULATION TO REMAIN EXISTING DEMISING WALL TO TO REMAIN. G.C. TO PATCH AND UNDISTURBED. EXISTING GYP. BD. ON INTERIOR SIDE/ INTERIOR FINISH REPAIR AS REQUIRED TO MAINTAIN REQUIRED FIRE RATING. NEW TO REMAIN (IF APPLICABLE). G.C. TO PATCH AND REPAIR AS REQUIRED. G.C. TO USE MOISTURE RESISTANT GYP. BD. IN ALL WET AREAS. 3-5/8" TYPE X GYP. BD. TO BE APPLIED ON INTERIOR SIDE/ INTERIOR FINISH AS REQUIRED TO ACHIEVE LEVEL 5 FINISH TO RECEIVE SCHEDULED FINISH. IF LEVEL 5 CANNOT BE ACHIEVED

PARTITION TYPES

G.C. TO USE MOISTURE RESISTANT GYP. BD. IN ALL WET AREAS.

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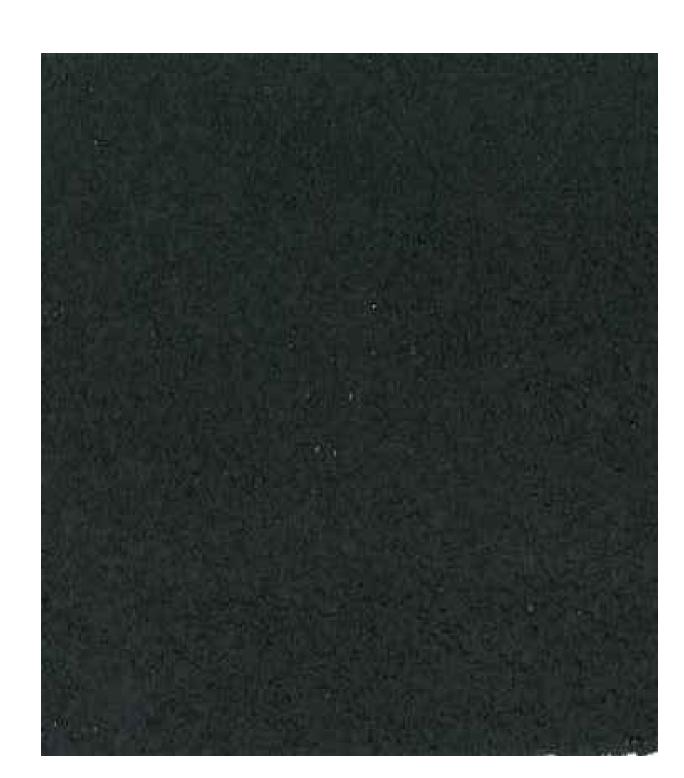


EXTERIOR SIGNAGE BY OTHERS
BRUSHED STEEL, EDGE LIT
SINGLE LETTERS

PARAMUS, NJ



STOREFRONT ALUMINUM BLACK ANODIZED ALUMINUM



EXTERIOR FINISH: STUCCO COLOR SAP #28078 FINISH BASE: FINE CLEAR START COLOR: WROUGHT IRON



FACADE BASE TILE MIRA BLACK NATURAL 21-0043









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		DATE	-

THE SHADE STORE

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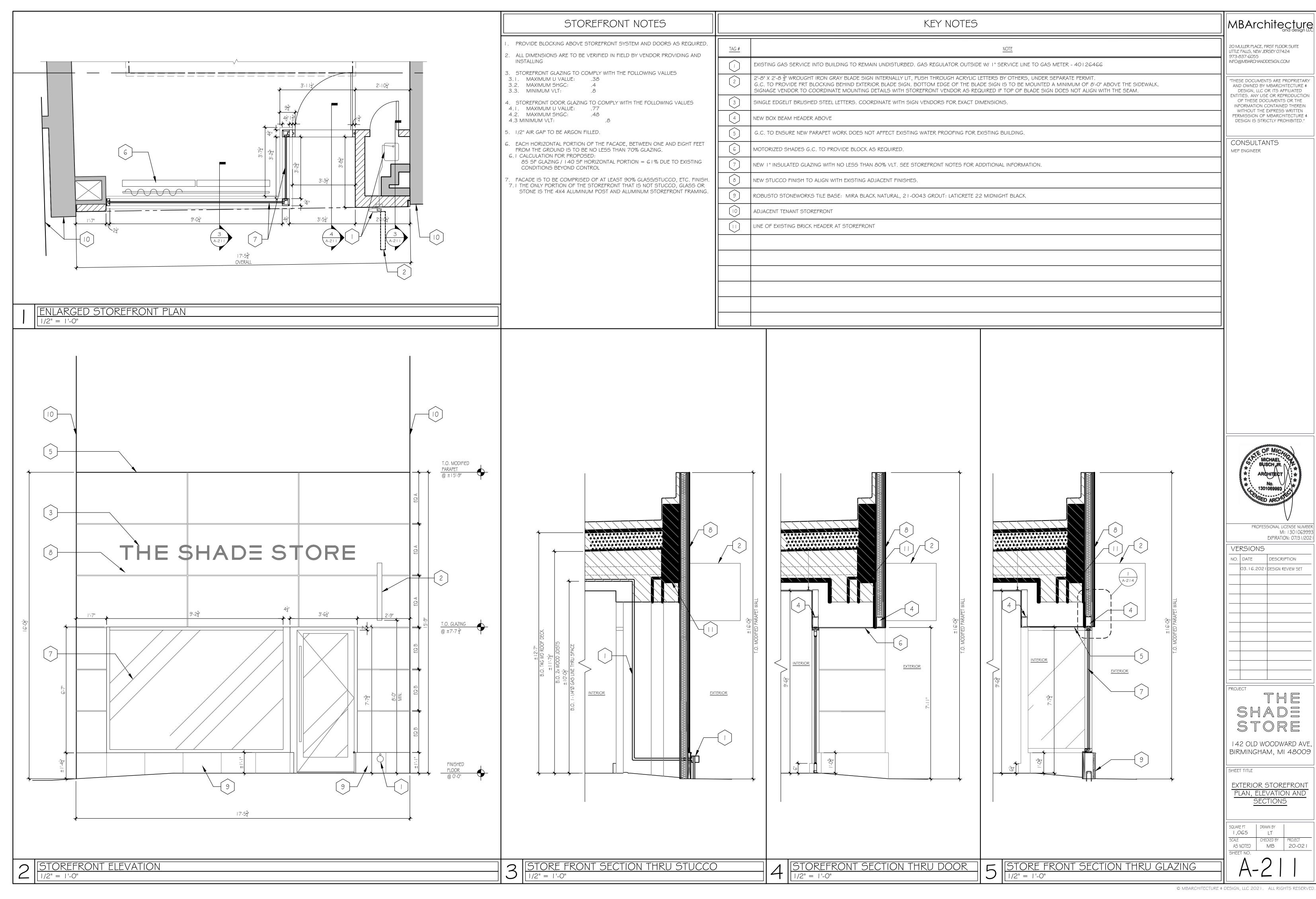
SHEET TITLE

SAMPLE MATERIALS & EXISTING STORE EXAMPLES

SQUARE FT DRAWN BY I,065 SA

SCALE CHECKED BY PROJECT
AS NOTED MB 20-02 I

SHEET NO.





March 18, 2021

### **Permit Amendment**

Re:

20-021\_The Shade Store 142 Old Woodward Ave. Birmingham, MI 48009

Dear Mr. Nicholas Dupuis & Mr. Jeff Zielke,

RCHITECT

Thank you for your timely review of the Drawings & Documents for code compliance for the above-mentioned project. Please let this letter serve as an affirmation that the existing, outdated Rheem RTU is proposed to be replaced 'in kind' with a new model of the Rheem unit. Said new unit is the same tonnage and same unit drop locations, thus the existing curb was able to be used.

Existing screen surrounding existing unit is to be patched and repaired per new unit.

Should you have any questions, please feel free to reach out to me directly.

Kind Regards,

Michael Bu



# Design Review Application Planning Division

Form will not be processed until it is completely filled out

1.	Applicant Name: The Shade Store Address: 21 Abendroth Ave Port Chester, NY 10573 Phone Number: 800.754.1455 Email address: varcaroli@theshadestore.com	2.	Property Owner  Name: Stephen E. Frank, Manager  Address: 126 Brattle Street  Cambridge, MA 02138  Phone Number:  Email address: stephenefrank@yahoo.com
3.	Project Contact Person  Name: Stephanie Aluzzo, MBArchitecture&Design LLC  Address: 20 Muller Place, First Floor Suite  Little Falls, New Jersey 07424  Phone Number: (973) 837-8544  Email address: saluzzo@studio43d.com	4.	Project Designer/Developer Name: Stephanie Aluzzo, MBArchitecture&Design LLC Address: 20 Muller Place, First Floor Suite Little Falls, New Jersey 07424 Phone Number: (973) 837-8544 Email address: saluzzo@studio43d.com
5.	Required Attachments  I. Two (2) paper copies and one (1) digital copy of all project plans including:  i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;  ii. Colored elevation drawings for each building elevation;  iii. A Landscape Plan (if applicable);  iv. A Photometric Plan (if applicable);  II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;		<ul> <li>III. Samples of all proposed materials;</li> <li>IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;</li> <li>V. Current aerial photographs of the site and surrounding properties;</li> <li>VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;</li> <li>VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.</li> </ul>
7.	Project Information Address/Location of the property:  142 Old S. Woodward Ave,Birmingham, MI 48009 Name of development: Sidwell #: Current Use: Retail Proposed Use: Retail - no change in use Area of Site in Acres: Current zoning:  Details of the Proposed Development (attach se Existing shell of existing building to remain. Existing inte and new installation of new storefront.		

8.	Required and Proposed Parking	
	Required number of parking spaces: N/A	Number of underground parking levels:
	Proposed number of parking spaces:	Typical size of parking spaces:
	Location of parking on site:	Typical width of maneuvering lanes:
	Location of parking off site:	Number of handicap spaces:
	Shared parking agreement?	Screenwall material:
	Size of surface parking lot:	Screenwall material:
	Size of surface parking for.	Height of screenwall:
9.	Landscaping	
	Location of landscape areas: N/A	Proposed landscape material:
10	Streetscape	
	Sidewalk width: N/A	Number of existing street trees:
	Number of benches:	Number of proposed street trees:
	Number of planters:	Number of waste receptacles:
11	Loading	
1 1 .	Required number of loading spaces: N/A	Typical size of leading spaces:
	Proposed number of loading spaces: N/A	Typical size of loading spaces:
	Location of loading spaces on site:	Screenwall material:
	Location of loading spaces on site:	Height of screenwall:
12.	Exterior Waste Receptacles	
	Required number of waste receptacles: N/A	Size of waste receptacles:
	Proposed number of waste receptacles:	Screenwall material:
	Location of waste receptacles:	Height of screenwall:
13.	Mechanical Equipment	
	Utilities and Transformers:	
	Number of ground mounted transformers: N/A	Size of transformers (L•W•H):
	Location of all utilities & easements:	Screenwall material:
		Height of screenwall:
	Ground Mounted Machanias! Equipment	
	Ground Mounted Mechanical Equipment:	Cinc of annual and a second a second and a second a second and a second a second and a second an
	Number of ground mounted units: N/A  Location of all ground mounted units:	Size of ground mounted units (L•W•H):
		Screenwall material: Height of screenwall:
		Height of screenwall:
	Rooftop Mechanical Equipment:	
	Number of rooftop units: 1 (Existing replaced in kind)	Location of screenwall: existing around existing unit
	Type of rooftop units: Rheem	Screenwall material: existing wood fence
	Location of all rooftop units: centered above col. line 3	Height of screenwall:
	Size of rooftop units (L•W•H): <u>76" x 48.5" x 35.5"</u>	Height of screenwall:  Distance from rooftop units to all screenwalls:
14.	Building & Site Lighting	
	Number of light fixtures on building: 1 existing to remain	Number of light fixtures on site:
	Light level at each property line:	Type of light fixtures on site:
	Type of light fixtures on building:	Height from grade:
	Location of light fixtures on building:	Height from grade:
	Location of figure fixtures off building.	Location of right fixtures off site.

The undersigned states the above information is true and correct, <u>and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan.</u> The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner:	EH .		Date:
Print name:			
Signature of Applicant:	ronica Arcaroli		Date: 3/17/21
Print Name: Veronica Arcaroli	<u> </u>		
Signature of Architect:			Date: 03(18)21
Print Name:			
	Office Use Only		
Application #:	Date Received:	Fee:	· /
Date of Approval:	Date of Denial:	Accepted By: _	



### **Notice Sign Rental Application**

### **Community Development**

	Applicant Name: The Shade Store Address: 21 Abendroth Ave Port Chester, NY 10573 Phone Number: 800.754.1455 Fax Number: Email address: varcaroli@theshadestore.com  Project Information Address/Location of Property: 142 Old S. Woodward Ave. Name of Development: Area in Acres:	2.	Phone Number:  Fax Number:  Email address: stephenefrank@yahoo  Name of Historic District, if any:	owntown Historic District
Th pos cor und imi	Date of Board/Commission Review  City Commission:  Planning Board:  Historic District Commission: April 7, 2021  Design Review Board:  e undersigned states the above information is true and correct the Notice Sign(s) at least 15 days prior to the date on windission, and to ensure that the Notice Sign(s) remains prior dersigned further agrees to pay a rental fee and security depoint depoint of the projection of the date of the hearing at which the projection of the Notice Sign(s) are returned undamaged to the Community Development of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the security depoints of the Notice Sign(s) will result in forfeiture of the Sign(s) will result in forfeiture of	ct, an which osted osit fo ect w	Board of Zoning Appeals:  Board of Building Trades Appeals Housing Board of Appeals: Other:  d understands that it is the respont the project will be reviewed by during the entire 15 day mand or the Notice Sign(s), and to removas reviewed. The security deposition to Department. Failure to return	asibility of the applicant to the appropriate board or atory posting period. The we all such signs on the day will be refunded when the
Si	gnature of Applicant: <u>Veronica Arcaro</u>	li		Date: 3/17/21
	Office	Use	Only	
Ap	pplication#: Date Received:		Fee:	
Da	te of Approval: Date of Denial:			ï



### **FEE SCHEDULE**

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals*	
<ul> <li>Single Family Residential</li> </ul>	\$310
<ul> <li>All Other Zoning Districts</li> </ul>	\$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review*	
<ul> <li>Single Family Residential</li> </ul>	No Charge
<ul> <li>All Other Zoning Districts</li> </ul>	\$350
Public Notice Sign	
<ul> <li>Notice Sign Rental</li> </ul>	\$50
<ul> <li>Returnable Sign Bond</li> </ul>	\$100
	→ \$150 total
Preliminary/Final Site Plan Review	
• R4 – R8 Zoning District	\$850, plus \$50 per dwelling unit
<ul> <li>Nonresidential Districts</li> </ul>	\$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit*	\$800
<ul> <li>Plus Site Plan Review</li> </ul>	\$1,050
<ul> <li>Plus Design Review</li> </ul>	\$350
<ul> <li>Plus Publish of Legal Notice</li> </ul>	\$450
<ul> <li>Plus Sign Rental and Deposit</li> </ul>	\$150
	→ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
	1

<sup>\*</sup>The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.

### **AGENDA**

### VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

Link to Access Virtual Meeting: <a href="https://zoom.us/j/91282479817">https://zoom.us/j/91282479817</a>

**Telephone Meeting Access: 877 853 5247 US Toll-free** 

Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) Approval of the HDC Minutes of April 7th, 2021
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
  - A. Promoting Historic Preservation
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    - 1. May 5th, 2021
  - C. Staff Reports
    - 1. Administrative Sign Approvals
    - 2. Administrative Approvals
    - 3. Demolitions
    - 4. Action List 2021
- 8) Adjournment

<u>Notice:</u> Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.





# Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out.

	Applicant Name: Seven Daughters Coffee co. Address: 163 W Maple rd, Birmingham, MI 48009 Phone Number: 248-617-7776 Fax Number: Email Address: info@svndau.com  Applicant's Attorney/Contact Person Name: Mariam Razak		Property Owner Name: Freund Investment LLC Address:  Phone Number: Fax Number: Email Address:  Project Designer/Developer Name: Sitto Industries
	Address:287 Oakland ave, Birmingham, MI 48009 Phone Number:310-425-9780 Fax Number: Email Address:info@svndau.com		Address:44731 Woodward Avenue, Pontiac, Michigan 48341 Phone Number:248-399-0111 Fax Number: Email Address:haitham@sitto.com
5.	Project Information Address/Location of Property: 163 W Maple rd.  Name of Development: Parcel ID#: Current Use: Area in Acres: Current Zoning:		Name of Historic District if any: Birmingham  Date of HDC Approval, if any:
6.	Required Attachments  ■ Two (2) folded paper copies of plans including details of the following:  □ Dimensions of proposed sign(s)  □ Dimensions of building frontage  □ Illumination  □ Height from grade		<ul> <li>Location of proposed sign(s)</li> <li>Colors and materials</li> <li>Authorization from Property Owner(s) (if applicant is not the owner)</li> <li>Material Samples</li> <li>Digital Copy of Plans</li> </ul>
7.	Details of the Request for Administrative Appro Steel bracket wall mount sign wth company log	val 10	
8.	Location of Proposed Sign(s) 163 W Maple rd   Wall mounted projected sign		
9.	Type of Proposed Sign(s)  Wall: Ground: Name Letter: Canopy:	Proj Buil	ecting (Post-Mounted): ecting (Wall-Mounted)  Iding Identification:

10. Size of Proposed Sign	0 11 11 0'
Width: 18" Depth: 2"	Overall Height:9' Extension from Wall:22" Total Square Feet: 1.125 sq ft
Depth: 2" A" 9 2" abayestare	Extension from Wall:22
Height of Lettering: 1" & 2" characters	Total Square Feet: 1.125 SQ 11
11. Existing Signs Currently on Property	
Number:	Sign Type(s):
Number: Square Feet per Sign:	Total Square Feet:
12. Materials/Style of Proposed Sign(s)	
Metal:Steel mounting bracket	Other:Printed Aluminum Panel
Plastic:	Color #1:Pantone Black 6C
Wood:	
Glass:	
13. Content of Proposed Sign(s) Seven Daughters Coffee co.	
Company Logo	
14. Proposed Sign Lighting	Location:
Type of Lighting: Size of Fixtures (LxWxH):	Location: Number of Lights Proposed:
Maximum Wattaga man Fixtura	Height from Grade:
Maximum Wattage per Fixture:	Height from Grade: Lighting Style:
Proposed Wattage per Fixture:	Lighting Style.
15. Landscaping (Ground Signs Only)  Location of Landscape Areas:	
responsibility of the applicant to advise the changes	rmation is true and correct, and understands that it is the Planning Division and / or Building Division of any additional s to the approved site plan.
Signature of Applicant:	Date: Mar 11, 2021
	/
	Office Use Only
Application # PAASI - 0019 Date Rece	eived: 3/16/21 Fee: \$100:00 (Paid online)
Date of Approval: 3/29/21 Date of De	, //

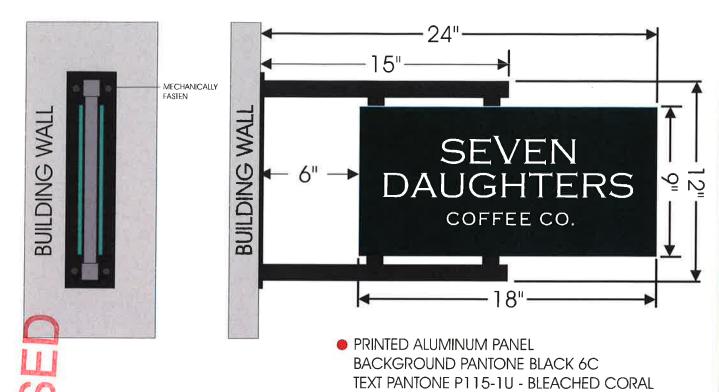


### **CONSENT OF PROPERTY OWNER**

Kobert Freund, Managing  I, Member, Freund Investment, OF THE STATE OF California AND  (Name of Property Owner) LLC
COUNTY OF San Dieso STATE THE FOLLOWING:
1. That I am the owner of real estate located at 163 W. Hapk Dd. Birmingham, M. (Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Seven Daughters Coffee Co.; (Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.
By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.
Name of Owner (Printed): Freund Investment LLC
Signature of Owner: Robert Advand Date: 3.10.21

# SEVEN DAUGHTERS COFFEE CO.

163 WEST MAPLE RD. **BIRMINGHAM MI 48009** 



**BLACK STEEL MOUNTING BRACKET** 





- G Design, Engineering, Fabrication, Installation, Service
- G Architectural Landmarks Signs and Displays

- G Transportation: Directional, Digital and Safety Signs
- C Custom To Your Needs

Local: 248.399.0111

Fax: 248.232.2540

Toll Free Nationwide: 800.690.0600

Email: sales@sitto.com



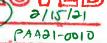


CITY OF BIRMINGHAM Date 02/15/2021 9:53:459 AM Ref 00176474 Receipt 564786 Amount \$100.00

COMMUNITY DEVELOPMENT DEPARTMENT

Administrative Sign Approval Application Planning Division

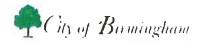
Form will not be processed until it is completely filled out.



1.	Applicant Name: GARDNER SIGNS INC. Address: ID87 NAUGHTON RO TROY HI 48083 Phone Number: 248-089-9100 X100 Fax Number: Email Address: ENICTORO GARDNERSIGNS.COM	2.	Property Owner Name: FULLER CENTRALPARK PROPERTIES Address: 113 PEABODY ST. BIRDINGHAM, HI 4800 Phone Number: 248 - 642 - 6634 Fax Number: Email Address:
3.	Applicant's Attorney/Contact Person Name: MIA ASTA 10 GARDNERSIGNS.COM Address: 1087 MAUGHTON RD. TROY, HI 48083 Phone Number: 248-425-4900 Fax Number: Email Address: MIA CGARDNERSIGNS.COM EVICTORG GARDNERSIGNS.COM	4.	Project Designer/Developer Name: CARDNER SIGNS INC. Address: 1087 NIAUGHTON RO. TROY HI 48083 Phone Number: 248 689 9 9 00 0 Fax Number: Email Address: Evictore Cohronersichs.com
5.	Project Information  Address/Location of Property: 202 E. MAPLE  DIR MUCHAM, MI 48009  Name of Development: AREA RUC CD  Parcel ID#: 08 FAIL  Area in Acres: N/A  Current Zoning: BP		Name of Historic District if any:  Date of HDC Approval, if any:  Date of Application for Preliminary Site Plan:  Date of Preliminary Site Plan Approval:  Date of Application for Final Site Plan:  Date of Final Site Plan Approval:  Date of Revised Final Site Plan Approval:
6.	Required Attachments  ■ Two (2) folded paper copies of plans including details of the following:  □ Dimensions of proposed sign(s)  □ Dimensions of building frontage  □ Illumination  □ Height from grade		<ul> <li>Location of proposed sign(s)</li> <li>Colors and materials</li> <li>Authorization from Property Owner(s) (if applicant is not the owner)</li> <li>Material Samples</li> <li>Digital Copy of Plans</li> </ul>
7.	Details of the Request for Administrative Approv	/al	_SIGNI
8.	Location of Proposed Sign(s)  ON WALL THE MINDOW @ EN	T	BYWAY
9.	Ground:Name Letter:	Proj Buil	ecting (Post-Mounted): ecting (Wall-Mounted) ding Identification: er:  1

10. Size of Proposed Sign	
Width: 10'-10"	Overall Height: <u>2' - 3'/2''</u>
Depth: 3' Height of Lettering: N-3 8"	Extension from Wall: Total Square Feet:
Height of Lettering: 11-3 X1	Total Square Feet:
11. Existing Signs Currently on Property Number:	
Number: NIA	Sign Type(s):
Square Feet per Sign:	Total Square Feet:
12. Materials/Style of Proposed Sign(s)	
Metal: ALUMINUM	Other:
Metal: ALUMINUM Plastic: LEXAN	Color #1: WHITE Color #2: GOLD
Wood:	Color #2: Color #2:
Glass:	Additional Colors:
13. Content of Proposed Sign(s)  AREA RUG CO	
44 Drawaged Sign Lighting	
14. Proposed Sign Lighting	
Type of Lighting: LED- HALD LIT	Location:  Number of Lights Proposed:  Height from Crades
Size of Fixtures (LxWxH):	Number of Lights Proposed:
Maximum Wattage per Fixture:	neight from Grade;
Proposed Wattage per Fixture:	Lighting Style:
15. Landscaping (Ground Signs Only) Location of Landscape Areas:	Proposed Landscape Material:
responsibility of the applicant to advise the Pla	ntion is true and correct, and understands that it is the inning Division and / or Building Division of any additional the approved site plan.
Signature of Applicant: SEE NEXT PAGE	Date:
O <sub>2</sub>	ffice Use Only
Application # PANOI -0010 Date Received	: 2/15/21 Fee: \$100 -50
Date of Approval: 2/15/21 Date of Denial	

10. Size of Proposed Si	gn	v six v	
Width: 10'-10"		Overall Height: 2'-3'/2''	
Depth: 3"		Extension from Wall:	
Height of Lettering:	318"	Total Square Feet:	
11. Existing Signs Curre	ently on Property		
Number: NIA		Sign Type(s):	
Square Feet per Sign:		Total Square Feet:	
42 Materials/Ctule of D			
12. Materials/Style of Pr	oposed Sign(s)		
Metal: HLUMINUT	- January	Other:	
Plastic: LCXHA		Color #1: \MHITE	
Wood:		Color #2: COLID	
Glass:		Additional Colors:	
13. Content of Proposed	l Sign(s) <u>0</u>		
14. Proposed Sign Light	ing		
Type of Lighting: LED	- HALD LIT	Location:	
Size of Fixtures (LxWxH):		Number of Lights Proposed:	
Maximum Wattage per Fix	ture:	Height from Grade	
Proposed Wattage per Fixth	ure:	Height from Grade: Lighting Style:	
		2.g.ming oryto.	
15. Landscaping (Ground	d Signe Only)		
Logation of Landsons Are	a signs only)	B. III I I I I I I I I I I I I I I I I I	
Location of Landscape Areas: \\/A		Proposed Landscape Material:	
The undersigned responsibility of the a	pplicant to advise the Plann	on is true and correct, and understands that it is the ning Division and / or Building Division of any additional e approved site plan.	
2000	3		
Signature of Applicant	e Wictor	Date: 2-15-202)	
	Offic	ce Use'Only	
Application #	Date Received:	Fee:	
Date of Approval:	Date of Denial:	Reviewed By:	
-			



### **CONSENT OF PROPERTY OWNER**

1. Voller Central Park Properties, LLC OF THE STATE OF	: Michigan AND				
COUNTY OF Oakland STATE THE FOLLOW	ING:				
1. That I am the owner of real estate located at 202 & Map	le Rd. Birmingham, WI 48009:				
2. That I have read and examined the Application for Administrati	ive Approval made to the City of				
Birmingham by: CARDNER SIGNS INC (Name of Applicant)	<u></u>				
3. That I have no objections to, and consent to the request(s) descr	ibed in the Application made to the City of				
Birmingham,					
By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.					
Name of Owner (Printed): STEVEN G Quintal					
Signature of Owner: Stand & Simill	Date: 2-9-21				



1087 Naughton Dr Troy. Ml. 48083 248 689-9100 T 248 689-9101 tax

419 385-6669 T 419 385-7046 fax

3800 Airport Hwy Toledo OH 43615 www.gardnersigns.com

DESIGNER: DATE: 01/21/2021 REVISIONS: 02/01/2021 02/04/2021 02/08/2021 FILE: Area Rug Co 202 E Maple-Birmingham 48009

**DESIGN AUTHORIZATION** SIGNED BY:

DATE:

PRODUCTION APPROVAL

PAA21-0010

COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SCIENTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS City of Birmingham

CITY OF BIRMINGHAM
Date 03/31/2021 1:13:57 PM
Ref 00:78552
Receipt 571016
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

APPROVED

1. Applicant 2. Property Owner Name: James Esshaki Name: James Esshaki Address: 210 S. Old Woodwoodward Address: 210 S. Old Woodward Birmingham, Ml 48009 Birmingham, MI 48009 Phone Number: 248-645-5900 Phone Number: 248-645-5900 Fax Number: 248-645-5922 Fax Number: 248-645-5922 Email Address; jesshaki@esscodevelopment.com Email Address: jesshakl@esscodevelopment.com 3. Applicant's Attorney/Contact Person 4. Project Designer/Developer Name: Name: Address: Address: Phone Number: Phone Number: Fax Number: Fax Number: Email Address: Email Address: 5. Project Information Address/Location of Property: 210 S. Old Wood Ward Name of Historic District if any:\_\_\_\_\_\_ Date of HDC Approval, if any: Name of Development: Date of Application for Preliminary Site Plan: Date of Preliminary Site Plan Approval: Parcel ID#: Current Use: Date of Application for Final Site Plan: Area in Acres: Date of Final Site Plan Approval: Current Zoning: Date of Revised Final Site Pian Approval: 6. Required Attachments Warranty Deed with legal description of property One (1) digital copy of plans Authorization from Owner(s) (if applicant is not Two (2) folded copies of plans including an owner) itemized list of all changes for which Completed Checklist administrative approval is requested, with the changes marked in color on all elevations Material Samples Photographs of existing conditions on the site Specification sheets for all proposed materials, fixtures, and/or mechanical equipment where changes are proposed 7. Details of the Request for Administrative Approval We need to remove 2 small awning's on our building in front of Vinotecca Restaurant The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan. Signature of Applicant: Office Use Only Application #: PAA21-0025 3/21/21 Date Received:

Date of Denial:

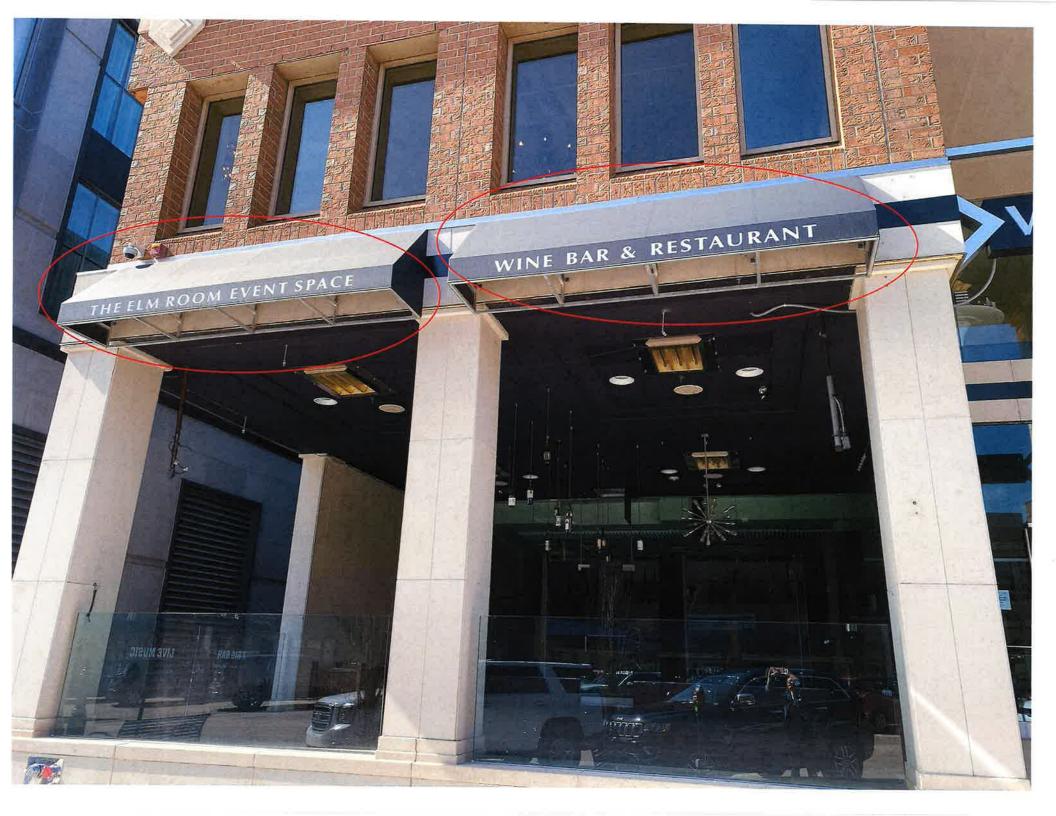
Date of Approval:

Reviewed By:



## **CONSENT OF PROPERTY OWNER**

<sub>I,</sub> James Esshaki	, OF THE STATE OF Michigan
(Name of Property Owner)  COUNTY OF	STATE THE FOLLOWING:
1. That I am the owner of real estate loca	ated at(Address of Affected Property)
2. That I have read and examined the Ap	oplication for Administrative Approval made to the City of
Birmingham by: James Ess	shaki ame of Applicant);
3. That I have no objections to, and const	ent to the request(s) described in the Application made to the City of
Birmingham.	
By providing your e-mail to the City, you agree t these message	to receive news notifications from the City. If you do not wish to receive es, you may unsubscribe at any time.
Name of Owner (Printed): James Es	sshaki
Signature of Owner:	£ 3/29/2021







Vate 03/15/2021 11:14:15 (4) Receipt 568776

<b>Administrative</b>	<b>Approval</b>	<b>Application</b>
<b>Planning Division</b>		• •

Administrative Approval Applicatio	
Planning Division Form will not be processed until it is completely filled	ed out
1. Applicant Name: Same as Property owner Address:	Property Owner Name: Address: 7 (0 5 D) A 1 DOG Ward
Phone Number: Fax Number: Email:	Phone Number: 2018 645-5900  Fax Number:  Email: ESSCO de velopment com
2. Applicant's Attorney/Contact Person Name: Address:	Project Designer Name: Rong Roman, Tro- Address: 275 E. Frank St-
Phone Number:	Phone Number: 248 · 723 · 5 190  Fax Number:
Email:	Email: rom an @ ron and roman .com
3. Project Information Address/Location of Property: 250 F. Mcrill  Name of Development:	Name of Historic District site is in, if any:
<ul> <li>4. Attachments</li> <li>Warranty Deed with legal description of property</li> <li>Authorization from Owner(s) (if applicant is not owner)</li> <li>Completed Checklist</li> <li>Material Samples</li> <li>Digital Copy of plans</li> </ul>	Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
5. Details of the Request for Administrative Approve Removal of existing wood storefront, awai development & demovities on interior of special awaines & glass store front.	secrete from and ins Roja restrument
The undersigned states the above information is true and of the applicant to advise the Planning Division and / or Build site plan.	correct, and understands that it is the responsibility of ding Division of any additional changes to the approved
Signature of Applicant	Date: 3 9 2021
Application #: PAA 31 Oot 6 Date Received: 3	Fee: \$ 100 .00
Date of Approval: 3/19/21 Date of Denial: 1	A Reviewed by:



## **CONSENT OF PROPERTY OWNER**

I,	Mame of property owner), OF THE STATE OF MICHIGAND COUNTY OF
0	Oly land state the following:
1.	That I am the owner of real estate located at 250 E. Menil Biminghan WI 4809 (Address of affected property)
2.	That I have read and examined the Application for Administrative Approval made to the City of Birmingham by (Name of applicant);
3.	That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.
	Dated: 3 9 2021 Owner's Name (Please Print)
	Owner's Signature



# Administrative Approval Application Planning Division

1.	Applicant Name: Carl Parlove		Property Owner
	Address: 511 Olde Towne Rd unit 80994		Name: CARLYN Roth Address: 544 S BATES ST
	Rochester MI 48308		BIRMINGHAM, MI 48009-1423
	Phone Number: 248 842 4253		Phone Number: 313 402 9700
	Fax Number:		
	Phone Number: 248 642 4253 Fax Number: Email Address: Carl@carlromano.com		Fax Number:Email Address:
			Linan Addi Coo.
3.	Applicant's Attorney/Contact Person Name: Carl Parlove (Salf)	4.	Project Designer/Developer Name: Carl Romano LLC
	Address:		Address; 511 Olde Towne Rd unit 80994
			Rochester Mi 48308
	Phone Number:		Phone Number: 2488424253
	L da ladinoci.		Fax Number: Email Address: cart@cartromano.com
	Email Address:		Email Address: cart@cartromano.com
5	Project Information		
	Address/Location of Property: 544 Bales st		Name of Historic District if any:
	BirmIngham MI 48009-1423		Date of HDC Approval, if any:
	Name of Development:		Date of Application for Preliminary Site Plan:
	Parcel ID#; 08-19-36-177-018		Date of Preliminary Site Plan Approval:
	Parcel ID#: 08-19-36-177-018 Current Use: Residental		Date of Application for Final Site Plan:
	Area in Acres:		Date of Final Site Plan Approval:
	Current Zoning:		Date of Revised Final Site Plan Approval:
			Date of Revised I mai bite I tan 1 (pprovai
6.	Required Attachments		
	<ul> <li>Warranty Deed with legal description of property</li> </ul>		<ul> <li>One (1) digital copy of plans</li> </ul>
	<ul> <li>Authorization from Owner(s) (if applicant is not owner)</li> </ul>		<ul> <li>Two (2) folded copies of plans including an itemized list of all changes for which</li> </ul>
	Completed Checklist		administrative approval is requested, with the
	Material Samples		changes marked in color on all elevations
	<ul> <li>Specification sheets for all proposed materials, fixtures, and/or mechanical equipment</li> </ul>		<ul> <li>Photographs of existing conditions on the site where changes are proposed</li> </ul>
7.	Details of the Request for Administrative Appro	val	
	Installion of a "re roofing" of shingles on 1980 addition part of the rear of the home located up	on the pr	roperty. No disruption or modification to existing historical structure will be made.
	Shingle style will be matching as close as possible to existing shingles found on the historical	part of t	he home, to maich color and style, if availbale. If not, a close maich will be selected.
	Replace and Install two new door walls as show on the building permit, and close out a third of	llaw root	, all located within the 1980 addition.
	The undersigned states the short in the		
	The undersigned states the above information is true and applicant to advise the Planning Division and/or Building	a cori	rect, and understands that it is the responsibility of the
	approved to activise the standing District Dunling	DIAIS	of any additional changes to the approved site plan.
5	Signature of Applicant: //// ////		Date: 2-3-2021
	Office	Use (	Only (Oned in the)
1	Application #: PAAOI - 0012 Date Received:		
	21.17		
1	Date of Approval: 3/4 4 Date of Denial:		Reviewed By:



## **CONSENT OF PROPERTY OWNER**

(Name of Property Owner)	, OF THE S	TATE OF	Michigan	AND
OUNTY OF Oakland	STATE THE F	OLLOWING:		
That I am the owner of real estate local	ocated at	544 South	Bates Street	
		(Address	of Affected Property)	
2. That I have read and examined the A	Application for Ad	ministrative A	pproval made to the	City of
Birmingham by: CARC	PAR Name of Applicant)	.CovE	<del>-</del> *	
3. That I have no objections to, and con	nsent to the reques	t(s) described	in the Application m	ade to the Cit
Bìrmingham.				
By providing your e-mail to the City, you agree these messag	e to receive news no ges, you may unsub			wish to receiv
ame of Owner (Printed):Car	rlyn Roth			
and the second	90	_	02 / 0	3 / 2021

#### **PRODUCT INFORMATION SHEET**

## Timberline Ultra HD® Shinales

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!





## **PRODUCT INFORMATION**

"Your best investment for an ultra-dimensional wood-shake look"

## Timberline Ultra HD® Shingles Provide These Unique Benefits:

- Ultra-Dimensional Look . . . Up to 53% thicker than standard architectural shingles,¹ Timberline Ultra HD Shingles feature GAF's proprietary color blends and enhanced shadow effect for an ultra-dimensional woodshake look
- Highest Fire Rating . . . Class A fire rating from Underwriters Laboratories
- High Performance... Designed with Advanced Protection<sup>®</sup> Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- Stays In Place . . . Dura Grip<sup>™</sup> Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph<sup>2</sup>
- Peace Of Mind... Lifetime Itd. transferable warranty with Smart Choice<sup>®</sup> Protection (non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>
- Perfect Finishing Touch . . . Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles⁴

#### **COLORS/AVAILABILITY**

- COLORS: Barkwood, Birchwood, Biscayne Blue, Charcoal, Fox Hollow Gray, Hickory, Hunter Green, Patriot Red, Pewter Gray, Shakewood, Sienna Sunset, Slate, and Weathered Wood
- REGIONAL AVAILABILITY: Northeast, Southeast, Southwest, West, and Central Areas

See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Ultra High Definition for color availability in your area

<sup>&</sup>lt;sup>1</sup>Comparison refers to Timberline HD<sup>®</sup> Shingles. Thickness varies by plant; see actual shingles for comparison.

<sup>&</sup>lt;sup>2</sup>This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

<sup>&</sup>lt;sup>3</sup>See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

These products are not available in all areas. See <a href="https://www.gaf.com/ridgecapavailability">www.gaf.com/ridgecapavailability</a> for details.



## Model #60557RA

## 72 in. x 80 in. 50 Series White Vinyl Right-Hand Sliding Patio Door

American Craftsman

Energy-efficient glass helps save on heating and cooling costs

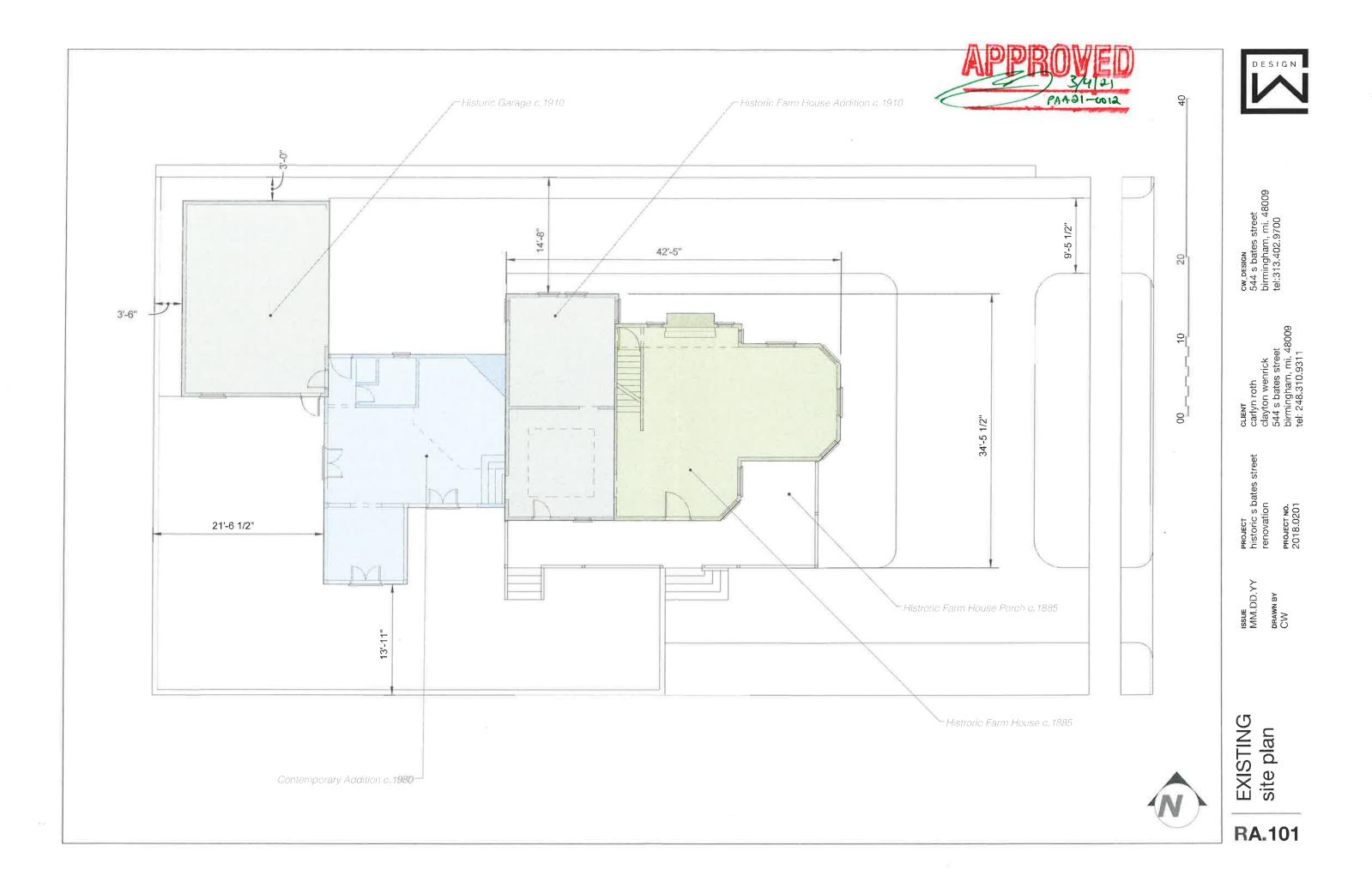
- Low-maintenance vinyl never needs painting
- Fully assembled for quick & easy installation

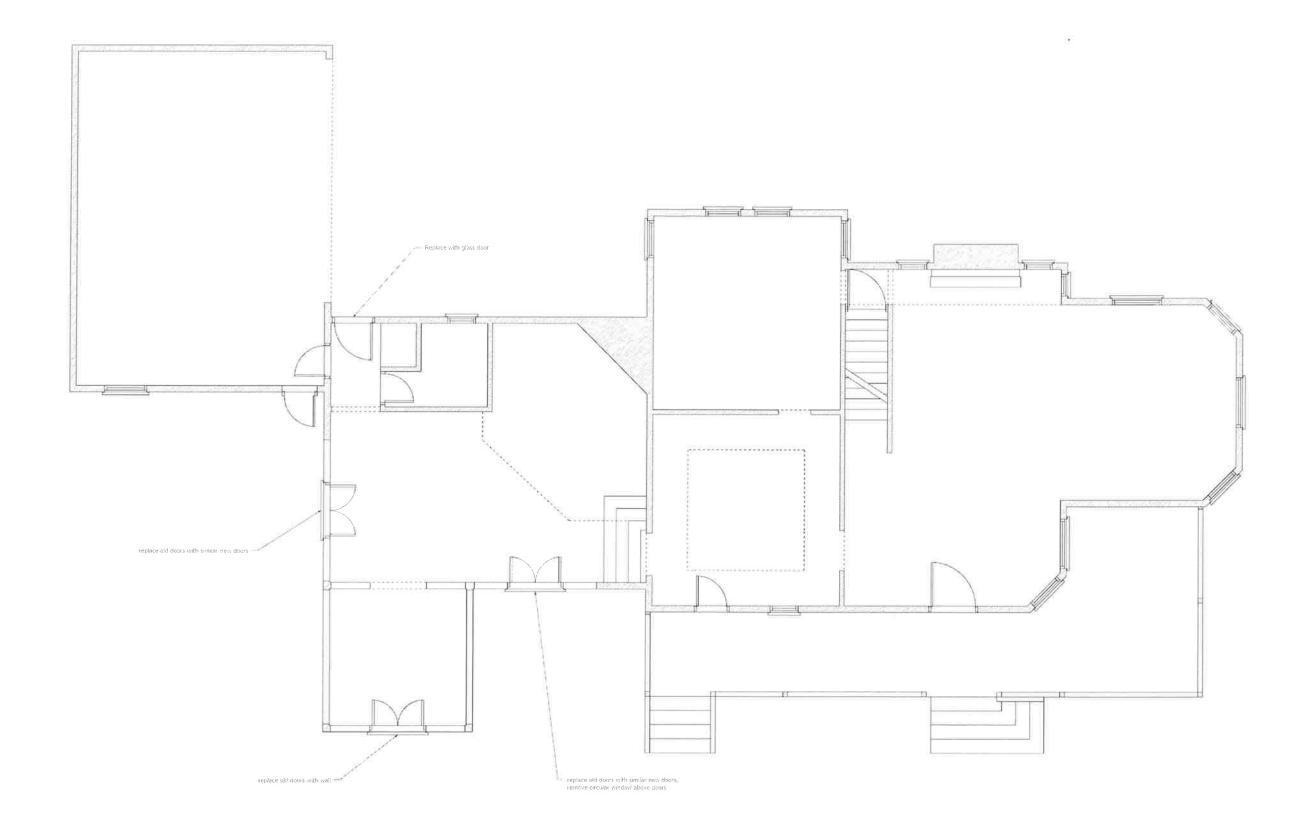
## **Product Overview**

The American Craftsman, an Andersen company, 50 PD Assembled Series 71-5/8 in. x 79-3/4 in. Vinyl White Prehung Right-Hand Sliding Patio Door is Energy Star qualified and features fusion-welded, weather-tight corners and insulated glass. The pre-assembled construction is fully weather stripped and comes pre-finished to save you time and labor.

- Designed for easy patio door replacement or installation into new openings
- Low-maintenance vinyl, never needs painting
- Steel reinforced construction
- Smooth operating ball-bearing rollers
- Insulated, tempered glass helps reduce heating and cooling costs
- Prefinished with a white color
- Color-coordinated handles create an elegant look
- Steel reinforced construction for durability
- LowE3 insulated glass
- Energy Star qualified for savings
- From outside, slides to the left with the handle on the right

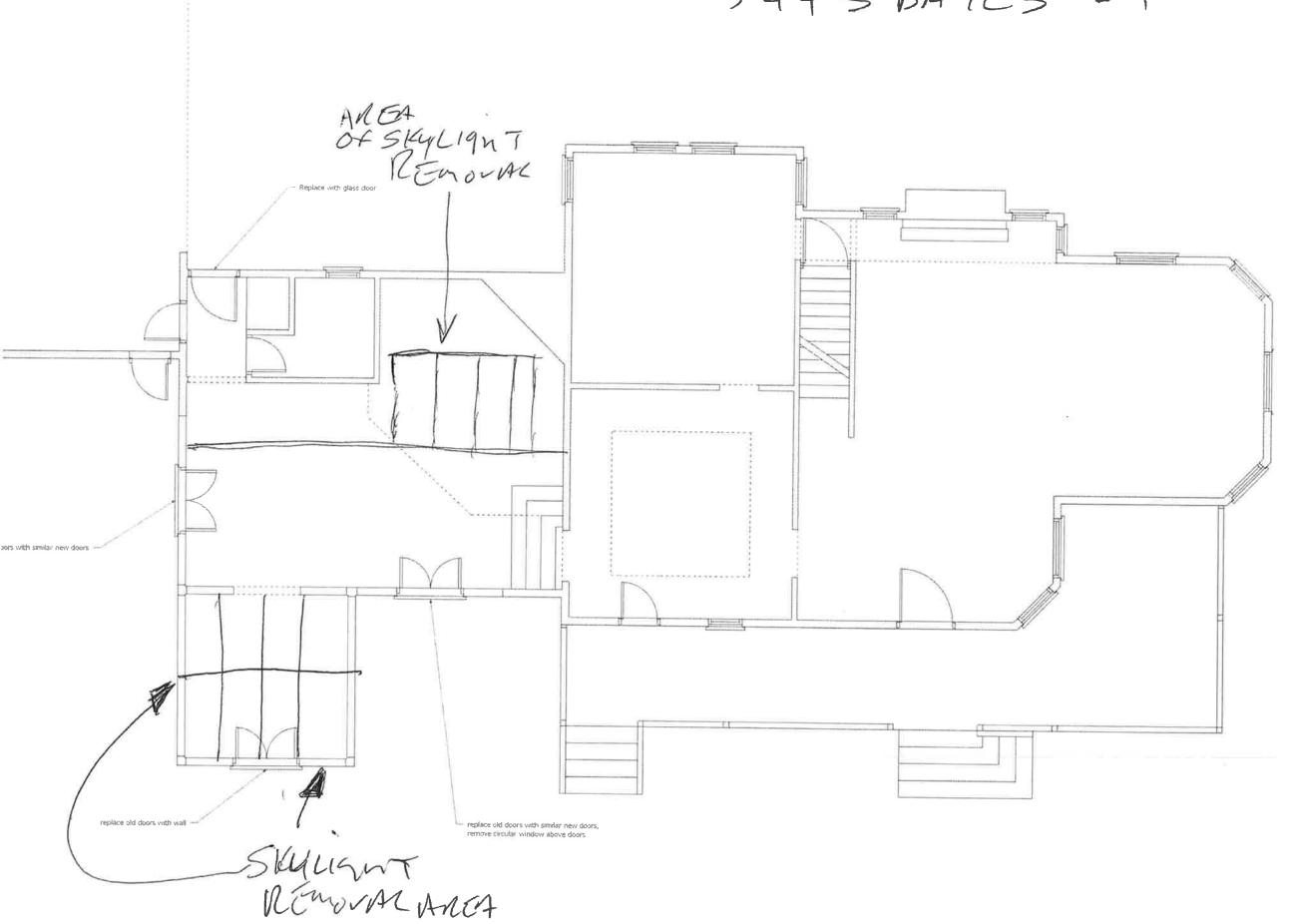






- 8

## CARL ROMANDLLC 5445 BATES ST



## **Community Development - Building Department** 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

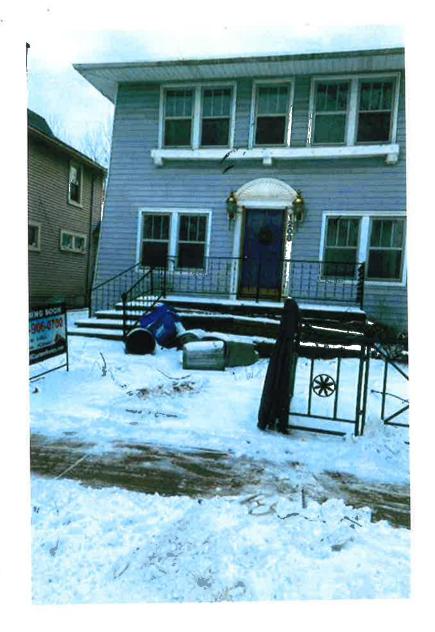
Permit:	#

AMG Inspection Request Site: https://www.accessmygov.com Fax: 248-530-1290 / www.bhamgov.org

Project #	
, olec: w	_

## APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location	BELLEVILLE S				STATE TRANSMINE
☐ HOUSE ☐ H	DUSE AND ATTACHED GA	RAGE  HOUSE AND DETAC	HED GARAGE	DETACHED GARAGE	COMMERCIAL BUILDING
□ EMFERIOR □ IN	TERIOR NON-LOAD BEARING			OTHER	COMMERCIAL BUILDING
ADDRESS OS F	Bird A	ve	PROPERTY II	DENTIFICATION NUMBER (SIE	DWELL NO.) LOT NUMBER
II. Applicant / Project Con	tact Information	Callana koja masoroj	100	LE UT TO THE REAL PROPERTY OF THE PARTY OF T	38-007
A. Applicant	1		TO TABLE 1		
NAME We We	1 Custo	om Nomes	ADDRESS	10= /140	< 1 1
Compared Only	STATE	~	ZIP CODE	UE YH	HONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Are	a Code) FAX NU	MBER (Include Area Code)	EMAIL ADDRE	101	48677-8484
B. Owner or Lessee		1	ride	@rung	roups.com
NAME	-11				
Live W	el Cust	on Homes	ADDRESS	OF HL	Street
Royal Oak	_   r	M	ZIP CODE	XO7 TELEP	HONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area	Code) FAX NUM	MBER (Include Area Code)	EMAIL ADDDES	C.	
C. Architect or Engineer			11,00	@rcmgr	oups.com
NAME			ADDRESS	~ )	
CITY	STATE		ZIP CODE	TELEPH	IONE NUMBER (Include Area Code)
CELL PHONE NUMBER Include Area	CODE   FAX NUM	BER (Include Area Code)	4831	2 2	6 803 1410
	The Home	OEFT (INCIDUE AREA COOR)	EMAIL ADDRES	8	the state of the s
ICENSE NUMBER				EXPIRA	TION DATE
O. Centractor					
Luz Well	Custom	Homes	ADDRESS	NO F HL	Street
Rosed Do	AL STATE	71	ZIP COPE 4800	TELEPH	DNE NUMBER (Incl. de Area Code)
ELL PHONE NUMBER (Include Area (	Code) FAX NUME	BER (Include Area Code)	EMAIL ADDRESS	,	, , , , , ,
DIVIDUAL BUILDERS LICENSE NUM	BER		171 C/C	@ COM SY P	OUPS CO
				LAGO.	NITURIE 1
OMPANY BUILDERS LICENSE NUMB	5565			EXPIRAT	ONDATE
DERAL EMPLOYER ID NUMBER (or	FARRES (as a superative)				131/2022
07 - 28 CORKERS COMP INSURANCE CARRIE	23385	-			,
ORKERS COMP INSURANCE CARRIE	R (or reason for exemption	)			
EMPLOYMENT INSURANCE AGENC	umati				
163°	7014	NUMBER (or reason for exemption)			EIWED
				THE MAI	R 0 3 2021 P
				CITY O	F BIRMINGHAM
d 11/2019	50			COMMUNITY DEV	ELOPMENT DEPARTMENT
-madedfo	) Signate	un Dage.			











Community Development Department

**151 Martin Street** 

Birmingham, MI 48012-3001 (248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

FREDERICK ATWELL 53600 JEWELL RD.

SHELBY TWP MI 48315

Status: HOLD (FEE)

**DEMOLITION ONLINE** 

**Type** 

Permit Number: PD21\_0012

 $\underset{\rm JDSF21-0008}{PD21-0012}$ 

Applied: 03/11/2021

Issued:

**Expires**:

Finaled:

LOCATION	OWNER	CONTRACTOR
0 2471 BUCKINGHAM AVE 08-20-30-406-027 Zoning District:	KEY HOMES LLC 1820 LLOYD AVE ROYAL OAK MI 48073-3801 Phone:	FREDERICK ATWELL 53600 JEWELL RD. SHELBY TWP MI 48315 Phone: (248) 219 9533
Special District:	Fax:	Fax:

Work Description: Demo detached existing garage and 1100sf home.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0008

•		Troject: 3DS			
Permit Item		Work Type	Fe	ee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET BUILDING PERMITS		2.00	\$400.00		
				Total: ount Paid:	400.00 0.00
			Bala	ince Due:	400.00



Building Official Approval:

Date: \_\_\_

03/11/2021









## **Community Development - Building Department** 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

Permit # \_\_\_\_

AMG Inspection Request Site: https://www.accessmygov.com Fax: 248-530-1290 / www.bhamgov.org

Project#	

## APPLICATION FOR DEMOLITION PERMIT

I. Project Type / L.	ocation			NEW THE PARTY AND ADDRESS OF THE PARTY OF TH		
☐ HOUSE ☐ EXTERIOR	☐ HOUSE AND A	TTACHED GARAGE HOUSE AND	DETACHED GARAGE DETAC		MERCIAL BUILDING	
ADDRESS 1571 BEN	HAVILLE		PROPERTY IDENTIFICATION NUMBER (CIDATE)			
II. Applicant / Proje	ect Contact Inform	nation			LOT NUMBER	
A. Applicant						
NICK GOO	MNIC		ADDRESS			
CITY	Disay.	STATE	38836 GOLFULEW DRE			
CLIHTON CELL PHONE NUMBER (I	TWP	MI	48038	TELEPHONE NUMBER (Inc	ude Area Code)	
248 930 3	3481	FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
. Owner or Lesse		THE RESERVE	MICK OF WI	ndy cc. com		
Theodore	Take	0)	ADDRESS			
rs / _		STATE	1471 Che	TELEPHONE NUMBER (Inch		
ELL PHONE NUMBER (IN	K hude Assa Oslah	MI	4806 7	TELEPHONE NUMBER (Incl.	de Area Code)	
313 549	6616	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	1		
<b>Architect or Engir</b>	1eer	NOV. STANSAULT TO BE T	tteknos o	el yahoo. a	pay	
SALVATO	RE S. F	1 01-	ADDRESS			
20150	<u> </u>	Aleo	1055 E 50	TELEPHONE NUMBER (Included)	1116 200	
LL PHONE NUMBER (Incl	HILLS	MI				
36) 9RD-	9286	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	1246 872	7702	
ENSE NUMBER	50021		32 DALEUW	Jannaa SSOC.	com	
Contractor	27026			EXPIRATION DATE	073	
E		2 P. 10 10 10 10 10 10 10 10 10 10 10 10 10		10/3//6	(2)	
indy city	1 Constr	uction LCC	33717 Wo		- V	
RMINGHA	M	MI.	ZIP CODE	TELEPHONE NUMBER (Include	E # 222	
. PHONE NUMBER (Include	le Area Code)	FAX NUMBER (Include Area Code)	4800 9 EMAIL ADDRESS			
8 930 3	48( SE NUMBER	V2	NICK & WIND	W CZ . COM		
וחו צושו	153		101111	LAFINALIGN DALE II		
ANY BUILDERS LICENS	E NUMBER			EXPIRATION DATE	21	
RAL EMPLOYER ID NUM	BER (or reason for exen	uption)		5/31/70	21	
m \- 41	ワン チマノ	)		1111		
ERS COMP INSURANCE	NO	r exemption)				
PLOYMENT INSURANCE	AGENCY EMPLOYER	F M P L O Y E E S ACCOUNT NUMBER (or reason for exempti	on)			
	NO	EMPLOYEES				
			11-11-11-01			

CITY OF BIRMINGHAM COMMUNITY DEVELOPMENT DEPARTMENT











## Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: https://www.accessmygov.com

Fax: 248-530-1290 / www.bhamgov.org

# Project # <u>JDSF</u> 20 -

paid online

## **APPLICATION FOR DEMOLITION PERMIT**

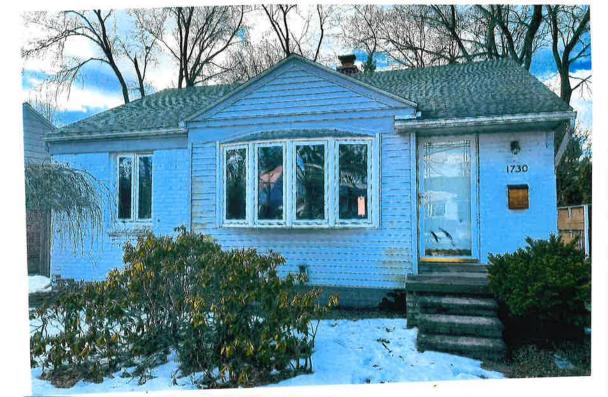
I. Project Type / Location				
☐ HOUSE ☐ HOUSE AND ATTA	ACHED GARAGE HOUSE AND DETACH	IED GARAGE DETACHED GA	ARAGE COMMERC	IAL BUILDING
☐ EXTERIOR ☐ INTERIOR NON-LOA	AD BEARING SHED	OTHER		
ADDRESS 1730 Banb	014	PROPERTY IDENTIFICATION NUM	BER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Informa	tion			
A. Applicant				
Harry Potash		ADDRESS (93) (1	ase court	
V- Slwn field	STATE	ZIP CODE 42322	TELEPHONE NUMBER (Include	Area Code)
CELL PHONE NUMBER (Include Area Code)  341-470-9377	FAX NUMBER (Include Area Code)	FMAIL ADDRESS	respailing	
B. Owner or Lessee		portosyl	11 6 319411-199	
NAME I deal Builders	2 Nemodeling	ADDRESS (0 93 / 0	Chare Cours	,
W. Bloom frell	STATE M	ZIP CODE 48322	TELEPHONE NUMBER (Include	Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	10 300 il. Co,	Δ.
C. Architect or Engineer				<b>'</b>
NAME		ADDRESS		
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include A	Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
LICENSE NUMBER			EXPIRATION DATE	
D. Contractor				
Then Building	- Kenodeling	ADDRESS 6931 (4	all Court	
V 1 100 to to to	<i>/</i> \1	ZIP CODE 4/312	TELEPHONE NUMBER (Include A	rea Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	ognail.c.	1/7
NDIVIDUAL BUILDERS LICENSE NUMBER 2 7	2	J.	EXPIRATION DATE  5   3   / 2 ]	
COMPANY BUILDER'S LICENSE NUMBER			EXPIRATION DATE	
EDERAL EMPLOYER ID NUMBER (or reason for exer	6			
NORKERS COMP INSURANCE CARRIER (or reason f	nors			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER	ACCOUNT NUMBER (or reason for exemption)		The state of the s	
		Land E	The WED	

MAR 18 2021

CITY OF BIRMINGHAM

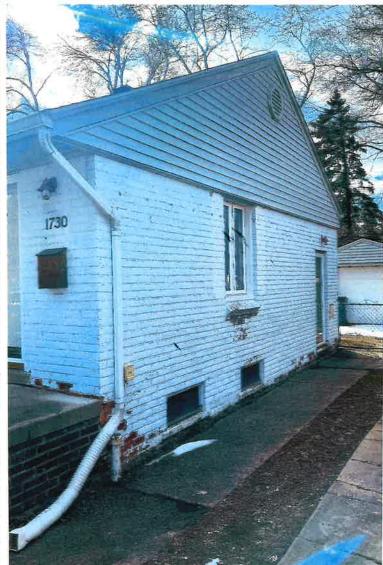
COMMUNITY DEVELOPMENT DEPT.

Permit # PD 21-0014













## Community Development Department 151 Martin Street Birmingham, MI 48012-3001

(248) 530-1850

Inspection Requests: www.bsaonline.com

Permit Number:

ONLINE

PD21-0015 JDSF21-0004

Applied: 03/19/2021

Issued:

Expires:

Finaled:

Applicant:

THOMAS SEBOLD & ASSOCIATES, 35990 WOODWARD AVE BLOOMFIELD HILLS MI 48304

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 414 ARLINGTON RD 08-19-35-202-039 Zoning District:	EPSTEIN, ROBERT A 414 ARLINGTON RD BIRMINGHAM MI 48009-1669	THOMAS SEBOLD & ASSOCIA 35990 WOODWARD AVE BLOOMFIELD HILLS MI 48304
Special District:	Phone:	Phone: (248) 642-7711
Special District	Fax:	Fax: (248) 642 8257

**DEMOLITION ONLINE** 

**Type** 

Work Description: full demolition of existing home with attached garage and accessory structure

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

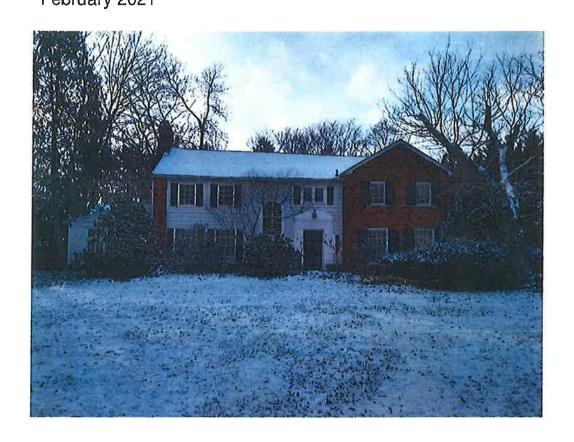
Project: JDSF21-0004

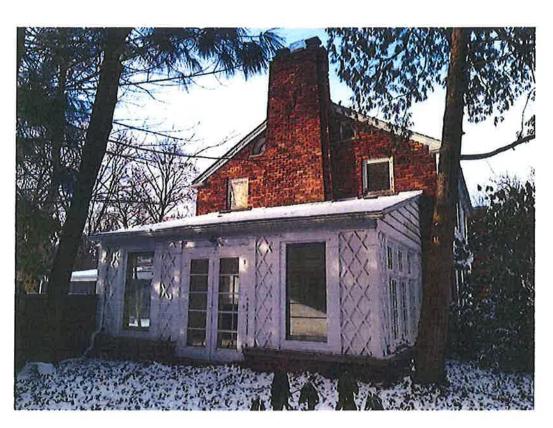
Permit Item	Work Type	Fee Basis		Item Total	
DEMO - 3,000 TO 5,000 CUBIC FEET BUILDING PER	RMITS	2.00	\$400.00		
×			Total: ount Paid:	400.00 0.00	
		Bala	ance Due:	400.00	



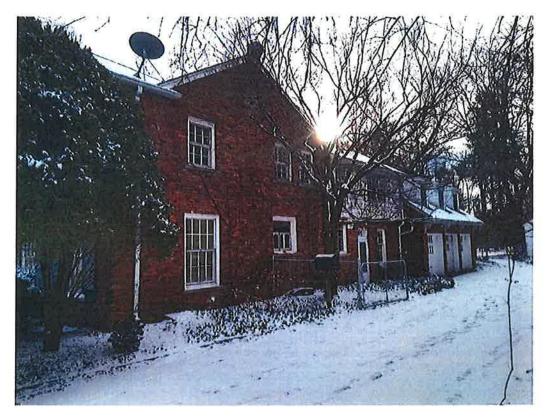
Building Official Approval: \_\_\_\_\_\_ Date: \_\_\_\_\_03/19/2021

414 Arlington Birmingham, MI February 2021









## Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 / Inspection Line: 248-530-1860

Fax: 248-530-1290 / www.bhamgov.org

Permit #	
remm #	

## **APPLICATION FOR DEMOLITION PERMIT**

	APPLICATION FOR	DENIOLITION PER	MAILL	
I. Project Type / Location				
☐ HOUSE MOUSE AND	ATTACHED GARAGE	ACHED GARAGE DET	ACHED GARAGE 🔲 COMM	IERCIAL BUILDING
☐ EXTERIOR ☐ INTERIOR NO	N-LOAD BEARING	□ отн	ER	
ADDRESS 711	WINBLETON	PROPERTY IDENTIFICA	TION NUMBER (SIDWELL NO )	LOT NUMBER
II. Applicant / Project Contact Info				
A. Applicant				
HM Homes		ADDRESS	Encoled LAVO	
CITY	STATE	ZIP CODE	Fern lel AVE TELEPHONE NUMBER (IIII 249 - 955	ilude Area Code)
ROYAL OAK CELL PHONE NUMBER (Include Area Code)	MΣ	48073	248-955.	9988
ELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
B. Owner or Lessee			***************************************	
NAME		ADDRESS		
HM Homes		4426 Fer	niel Arc	
CHY	STATE	ZIP CODE	TELEPHONE NUMBER (Inc	lude Area Code)
2040) ()CLT CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	48073 EMAIL ADDRESS	248-955-	9980
	700 CCCC 1000 CC 100 CC			
C. Architect or Engineer				
Mexico Consulti	na Association	ADDRESS	1710	
YTY COTT 30 TT	ng Associates	PO BOX	TELEPHONE NUMBER (Inc	lude Area Code)
Belle V. 1 L ELL PHONE NUMBER (Include Area Code)	MI	48112	734-217-	4697
ELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
ICENSE NUMBER			EXPIRATION DATE	
		<del></del>		
). Contractor				
HM Hornes / Tus	stin Exiedman	ADDRESS UUD la Fa	18	
SITY NOTICES / 195	STATE	4426 Fe	TELEPHONE NUMBER (Inc.	ude Area Code)
Tayal OaR ELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	48073 EMAIL ADDRESS		
ELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	MOULT COM EXPIRATION DATE	
IDIVIDUAL BUILDERS LICENSE NUMBER		J 05+10 (0 V)	FXPIRATION DATE	
			5/31/2:	ζ
2101190089 COMPANY BUILDERS LICENSE NUMBER			EXPIRATION DATE	
EDERAL EMPLOYER ID NUMBER (or reason I	as averagina)			
EDERAL EMPLOYER ID NOMBER (or reason !	or exemption)			



27-4363263
WORKERS COMP INSURANCE CARRIER (or reason for exemption)

KIG
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)

Project # \_\_\_\_\_











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## Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG inspection Request Site: https://www.accessmygov.com Fax: 248-530-1290 / www.bhamgov.org

Project #	
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## Permit# \_\_\_\_

## APPLICATION FOR DEMACLITION DEGNALT

	APPLICATION FOR	R DEIVIOLITION PERIVITI
I. Project Type / Location		
☐ HOUSE AND	ATTACHED GARAGE HOUSE AND DET.	ACHED GARAGE DETACHED GARAGE COMMERCIAL BUILDING
☐ EXTERIOR ☐ INTERIOR NO	N-LOAD BEARING SHED	□ OTHER
ADDRESS 1751 Hollo	ind	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)  10 - 31 - 177 - 038  LOT NUMBER  5
II. Applicant / Project Contact Info	rmation	
A. Applicant		
Hillan Hom	18	1231 Lacrosse Trail
CITY A) FRAZI	STATE M	ZIP CODE TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	U8 371 248 4624792
	***************************************	patrick, hillanhomes & gmail. con
B. Owner or Lessee		
Scott/Megan	Tasker.	ADDRESS 577 Lakewood
CITY Trov	STATE MI	ZIP CODE (CA C 7 TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS' 448 340 248 7
		bus Scott. tasher 22 a gmail. Co.
C. Architect or Engineer		ADDRESS
Tom Smith.		7559 Olde Shurbodge TRail
Clarkston	STATE MI	ZIP CODE 48348 TELEPHONE NUMBER (Include Area Code)
248 (111) 5165	FAX NUMBER (Include Area Code)	EMAIL ADDRESS 1959 & yahoo. Com
ICENSE NUMBER		EXPIRATION DATE
AME I I		ADDRESS
tollan Homes	\$	1231 Lawosse Trail
MX Food	STATE M	ZIP CODE TELEPHONE NUMBER (Include Area Code)
ELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS
DIVIDUAL BUILDERS LICENSE NUMBER		Danck, hillanhomes (agmail-Ca
	32	EXPIRATION DATE   5/31/23
OMPANY BUILDERS LICENSE NUMBER	42	EXPIRATION DATE 5/31/22
A LO A B A Q 9  EDERAL EMPLOYER ID NUMBER (or reason for	r exemption;	
263790172		
ORKERS COMP INSURANCE CARAJER (or rea	ison for exemption)	
	OYER ACCOUNT NUMBER (or reason for exempti	ion)
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## **Historic District Commission Action List - 2021**

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1st (January-March)	1	
Create RFP for Historic Design Guidelines	1st (January-March)	2	
Develop and Market Historic Walking Tours	2 <sup>nd</sup> (April-June)	3	
Develop Resources for the Michigan Historic Preservation Tax Credit	3 <sup>rd</sup> (July-September)	4	
Adopt Historic Preservation Marketing Plan	3 <sup>rd</sup> (July-September)	5	
Historic District Ordinance Enforcement	4 <sup>th</sup> (October-December)	6	

## **Updates:**

- 1. Three trainings selected (need to be scheduled):
  - Historic District Commissioner Training
  - Building Assessment 101
  - Understanding Historic Designation

2.