

AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – April 7th, 2021
******* 7:00 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
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 17th, 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

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) 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](tel:2485301880) 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) ROLL CALL

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.

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 Stoecker, 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

DRAFT



MEMORANDUM

Planning Division

DATE: April 7th, 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	Mira Black
Glass	Front façade	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.
2. 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 separately 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.

OR

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:					THE SHADE STORE					142 OLD WOODWARD AVE, BIRMINGHAM, MI 48009																																																	
GENERAL NOTES					ABBREVIATIONS					OCCUPANT LOAD					DRAWING INDEX																																												
<div>1. ALL EXISTING UTILITIES, INCLUDING ELECTRICAL, GAS, AND PLUMBING SERVICES, ARE TO BE SHUT OFF PRIOR TO START OF DEMOLITION.</div> <div>2. STRUCTURE OF BUILDING IS NOT TO BE MODIFIED DURING DEMOLITION.</div> <div>3. ALL EXISTING STRUCTURAL MEMBERS TO BE PROPERLY BRACED AND SHORED BY CONTRACTOR PRIOR REMOVAL OF FINISHES. IF IT IS SUSPECTED THAT THERE ARE STRUCTURAL ISSUES IN THE BUILDING, A LICENSED STRUCTURAL ENGINEER IS TO BE CONTRACTED TO REVIEW PRIOR TO FURTHER DEMOLITION.</div> <div>4. ELECTRICAL RECEPTACLES, LIGHTING, AND WIRING IS TO BE REMOVED TO MAIN SOURCE AND PANEL IS TO REMAIN FOR DEMOLITION.</div> <div>5. PLUMBING FIXTURES WHICH ARE BEING REMOVED AND PIPING TO BE CAPPED BELOW SLAB OR REMOVED TO SOURCE.</div> <div>6. ALL INSPECTIONS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.</div> <div>7. DO NOT CHANGE STRUCTURAL MEMBERS WITHOUT THE ARCHITECTS APPROVAL.</div> <div>8. ALL WOOD SILLS NEXT TO CONCRETE AND ALL EXTERIOR WOOD TO BE WOLMANIZED (PRESSURE TREATED).</div> <div>9. CONTRACTOR SHALL REMOVE ALL ITEMS AS REQUIRED IN ORDER TO COMPLETE THE NEW WORK.</div> <div>10. THE CONTRACTOR SHALL CHECK FOR ANY DISCREPANCIES WHICH SHALL INCLUDE DIMENSIONAL MEASUREMENTS, ROOF PITCHES, AND UNFORESEEN STRUCTURAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR REVIEW AND/OR REDESIGN BEFORE PROCEEDING WITH WORK. THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR FIELD CONDITIONS THAT ARE NOT REPORTED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY HERE WITH.</div> <div>11. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NEVER SCALED.</div> <div>12. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.</div> <div>13. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE PRODUCT.</div> <div>14. ALL WOOD, CONCRETE, AND STEEL SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.</div> <div>15. PROVIDE RADON HAZARD PROTECTION AS REQUIRED BY ALL STATE AND LOCAL BUILDING CODES.</div> <div>16. GENERAL CONTRACTOR TO PROVIDE ALL PENETRATIONS, HOLES, AND ACCESS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.</div> <div>17. G.C. TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD BEFORE PROCEEDING WITH WORK.</div> <div>18. WHERE DIFFERENT WALL FINISHES MEET, CONTRACTOR SHALL REALIGN BOTTOM OF RUNNER SO THAT WALL FINISH IS FLUSH.</div> <div>19. G.C. SHALL VERIFY ALL ELEVATIONS, FLOW LINES, DIMENSIONS AND POINTS OF CONNECTION TO UTILITIES, IN THE EVENT OF CONFLICT CONTACT THE ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.</div> <div>20. ALL ELECTRICAL SHOWN ON PLANS ARE SUGGESTED LAYOUTS ONLY.</div>					<div>21. PROVIDE HARD-WIRED SMOKE/CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.</div> <div>22. PATCH ALL SURFACES INCLUDING FLOORS, WALLS, CEILINGS, ETC. AS REQUIRED SO THAT THEY ARE READY TO RECEIVE FINISH AS REQUIRED.</div> <div>23. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH LOCAL AND STATE CODES AND ORDINANCES.</div> <div>24. THE GENERAL CONTRACTORS ARE TO VISIT THE SITE PRIOR TO SUBMISSION OF BID AND IF THERE ARE ANY ANTICIPATED DEVIATIONS FROM THESE DRAWINGS, IT IS TO BE REPORTED TO THE ARCHITECT. ALL COSTS REQUIRED TO PERFORM THE WORK WILL BE INCLUDED IN THE BID AND FAILURE TO RECOGNIZE ANY CONDITIONS DOES NOT ALLEVIATE THE GENERAL CONTRACTOR FROM INCLUDING THE COST REQUIRED.</div> <div>25. THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND FIRE ALARM DRAWINGS ARE TO BE REVIEWED PRIOR TO BID SUBMISSION AND IF THERE ARE ANY CONFLICTS WITH THE NEW WORK PROPOSED, THE ARCHITECT IS TO BE NOTIFIED.</div> <div>26. IF MODIFICATIONS ARE REQUIRED TO THE EXISTING SPRINKLER SYSTEM, IT MUST BE REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCIES, INCLUDING THE FIRE MARSHAL AND COORDINATED WITH LANDLORD PRIOR TO START OF WORK. ANY WORK TO BASE BUILDING SYSTEMS, INCLUDING FIRE ALARM AND SPRINKLER SYSTEMS, ARE TO BE TO COORDINATED WITH LANDLORD BY THE GENERAL CONTRACTOR.</div> <div>27. IF THERE ARE ANY EXPANSION OR CONSTRUCTION JOINTS LOCATED WITHIN THE SPACE WHICH WERE NOT PREVIOUSLY ADDRESSED, THE ARCHITECT IS TO BE NOTIFIED.</div> <div>28. IF THERE IS ANY CRACKING OR SPLINTERING OF THE EXISTING CONCRETE SLAB, THE G.C. TO IMMEDIATELY REPORT ANY STRUCTURAL, HAIRLINE, OR SUPERFICIAL CRACKING IN EXISTING CONCRETE SLAB TO OWNER.</div> <div>29. AN ACCESSIBLE PATH IS TO BE MAINTAINED, CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES.</div> <div>30. THE WORK SHALL COMPLY WITH ALL FEDERAL, NATIONAL, AND LOCAL SAFETY LAWS, ORDINANCES, AND REQUIREMENTS FOR THE PROTECTION OF THE PUBLIC AND CONTRACTORS PERSONNEL. THIS INCLUDED LIGHTING AND BARRICADE STRUCTURES WITH OTHER SAFETY PRECAUTIONS.</div> <div>31. THE WORK IS ONLY TO BE PERFORMED WITHIN THE LEASE OUTLINE DIMENSIONS OF THE SPACE.</div> <div>32. THE USE OF FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, UNLESS REVIEWED, APPROVED, AND PERMITTED BY THE LOCAL AUTHORITIES.</div> <div>33. ANY ITEMS WHICH ARE TO REMAIN ARE TO BE PROTECTED AND STORED DURING CONSTRUCTION IN ORDER TO BE REUSED IN THE SAME CONDITION AS INTENDED.</div> <div>34. ANY EXISTING SERVICES WHICH ARE DISRUPTED DURING CONSTRUCTION SHALL BE REDIRECTED TO CONTINUE SERVICE.</div> <div>35. ANY EXISTING SERVICES WHICH ARE NO LONGER USED THEY BE DECOMMISSIONED TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND LANDLORD.</div> <div>36. NO SUBSTITUTES ALLOWED FOR MATERIALS OR FINISHES</div>					<div>AL. A.P. A.C.T. A.F.F. A.H.J BLKG. BLDG. BOT. CLG. CONT. CT DIA. DIAG. D.P.B. ELEV. EIFS EQUIP. EXIST. OR E F.B. F.E. F.R.T G.C. GL GDW GA GYP. BD. H. H.T. H.M. INSUL. KIT LAM. PL. MATL. M.O. MTD. MTL. MANUFACTURER N.I.C.A. N.T.S. O.C. OPG. P.L PLYWD. REINF. REQD R.O. SIM. S.I.B.A. SSM S.V.A. THK. TYP. U.N.O. V.I.F. VERT. V.W.C. WB WD WOT VCT</div> <div>ALUMINUM ACCESS PANEL ACOUSTIC CEILING TILE ABOVE FINISHED FLOOR AUTHORITY HAVING JURISDICTION BLOCKING BUILDING BOTTOM CEILING CONTINUOUS CERAMIC TILE DIAMETER DIAGONAL DENSE PARTICLE BOARD ELEVATION EXTERIOR INSUL. FINISH SYSTEM EQUIPMENT EXISTING FLOOR BUMPER FIRE EXTINGUISHER FIRE RETARDANT TREATED GENERAL CONTRACTOR GLASS GYPSUM DRY WALL GAUGE GYPSUM BOARD HIGH HEIGHT HOLLOW METAL INSULATION KITCHEN LAMINATED PLASTIC MATERIAL MASONRY OPENING MOUNTED METAL MFR. NOT IN CONTRACT NOT TO SCALE ON CENTER OPENING PLATE PLYWOOD REINFORCING REQUIRED ROUGH OPENING SIMILAR SINGLE LINE BANKING SOLID SURFACING MATERIAL SHEET VINYL THICK TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD VERTICAL VINYL WALL COVERING WALL BUMPER WOOD WIDTH VINYL COMPOSITION TILE</div>					<table><tr><th></th><th>USE GROUP</th><th>ROOM</th><th>GROSS SQ. FT.</th><th>NET SQ. FT.</th><th>OCCUPANT LOAD</th></tr><tr><td></td><td>MERCANTILE (60 SQ.FT. PER OCC.)</td><td>101 SHOW ROOM</td><td>826</td><td>771</td><td>14</td></tr><tr><td></td><td>BACK OF HOUSE (300 SQ.FT. PER OCC.)</td><td>102 BACK ROOM</td><td>175</td><td>145</td><td>1</td></tr><tr><td></td><td></td><td>103 RESTROOM</td><td>64</td><td>51</td><td>1</td></tr><tr><td>TOTAL</td><td></td><td></td><td>1065</td><td>967</td><td>16</td></tr></table> <div>CODE INFORMATION</div> <div><div><div>BUILDING:</div><div>ACCESSIBILITY:</div><div>FIRE:</div><div>MECHANICAL:</div><div>PLUMBING:</div><div>ELECTRICAL:</div><div>ENERGY:</div></div><div><div>2015 MICHIGAN BUILDING CODE</div><div>2009 ANSI A117.1-2009</div><div>2012 MICHIGAN FIRE CODE</div><div>2015 MICHIGAN MECHANICAL CODE</div><div>2015 MICHIGAN PLUMBING CODE</div><div>2017 NATIONAL ELECTRICAL CODE</div><div>2015 MICHIGAN ENERGY CODE</div></div></div> <div><div><div>OCCUPANCY GROUP:</div><div>TYPE:</div><div>FIRE SUPPRESSION:</div><div>TENANT SEPARATION:</div><div>BUILDING HEIGHT:</div></div><div><div>GROUP-M MERCANTILE</div><div>TYPE III-B</div><div>NOT SPRINKLERED</div><div>ONE HOUR (SECTION 706)</div><div>ONE STORY</div></div></div> <div>FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)</div> <div><div><div>PRIMARY STRUCTURE:</div><div>BEARING WALLS (EXTERIOR):</div><div>BEARING WALLS (INTERIOR):</div><div>NON BEARING PARTITIONS (EXTERIOR):</div><div>NON BEARING PARTITIONS (INTERIOR):</div><div>FLOOR CONSTRUCTION:</div><div>ROOF CONSTRUCTION:</div></div><div><div>0 HOURS</div><div>2 HOURS</div><div>0 HOURS</div><div>0 HOURS (TABLE 602)</div><div>0 HOURS</div><div>0 HOURS</div><div>0 HOURS</div></div></div> <div>EGRESS REQUIREMENTS:</div> <div><div><div>NUMBER OF EXITS REQUIRED(IBC TABLE 1006.3.2) :</div><div>NUMBER OF EXITS PROVIDED:</div><div>MAXIMUM TRAVEL DISTANCE ALLOWED:</div><div>MAXIMUM TRAVEL DISTANCE PROVIDED:</div></div><div><div>2</div><div>2</div><div>200'</div><div>54'-0"</div></div></div> <div>REQUIRED EGRESS WIDTH:</div> <div>PROVIDED EGRESS WIDTH:</div> <div><div>2 INCHES PER OCCUPANT (1 005.3.2) X (16) OCCUPANTS = 3.2 INCHES</div><div>36" (1 018.3, TABLE 1 020.2)</div></div> <div>RESTROOM REQUIREMENTS</div> <div>1 OCCUPANT FOR EVERY 200 S.F. - 1,065 SF/200 = 6 OCCUPANTS FOR RESTROOM FIXTURE COUNT ONLY</div> <div><div><div>WATER CLOSET REQUIRED: 1</div><div>LAVATORY REQUIRED: 1</div><div>MOP SINK REQUIRED: 1</div><div>DRINKING FOUNTAIN REQUIRED: 1</div><div>(MPC SECTION 410.4 WATER COOLER MAY BE SUBSTITUTED)</div></div><div><div>WATER CLOSET PROVIDED: 1</div><div>LAVATORY PROVIDED: 1</div><div>MOP SINK PROVIDED: 1</div><div>DRINKING FOUNTAIN PROVIDED: 0</div><div>WATER COOLER PROVIDED: 1</div></div></div>						USE GROUP	ROOM	GROSS SQ. FT.	NET SQ. FT.	OCCUPANT LOAD		MERCANTILE (60 SQ.FT. PER OCC.)	101 SHOW ROOM	826	771	14		BACK OF HOUSE (300 SQ.FT. PER OCC.)	102 BACK ROOM	175	145	1			103 RESTROOM	64	51	1	TOTAL			1065	967	16	TITLE SHEET CS-101					TITLE SHEET				
	USE GROUP	ROOM	GROSS SQ. FT.	NET SQ. FT.	OCCUPANT LOAD																																																						
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ARCHITECTURAL					A-101					A-102																																																	
A-103					A-201					A-211																																																	
EXISTING CONDITIONS PHOTOS & DEMOLITION FLOOR PLAN					STOREFRONT BARRICADE DETAILS					CONSTRUCTION/FIXTURE PLAN																																																	
SAMPLE MATERIALS & EXISTING STORE EXAMPLES					EXTERIOR STOREFRONT PLAN, ELEVATION AND SECTIONS																																																						

OWNER:

THE SHADE STORE
21 ABENDROTH AVE
PORT CHESTER, NEW YORK 10573

VERONICA ARCAROLI
VARCAROLI@THESHADESTORE.COM
PHONE-212.645.2424 EXT.455

ARCHITECT OF RECORD:

MB ARCHITECTURE AND DESIGN LLC
20 MILLER PLACE
LITTLE FALLS NJ, 07424
PHONE - 973.637.6055

MICHAEL BUSCH JR.
EMAIL - BUSCHM@MBARCHANDDESIGN.COM

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:

DAVID MICHAEL MEP CONSULTING ENGINEER LLC
DAVID M. NESHEIWAT, P.E., LEED AP BD+C
PRESIDENT / MEP ENGINEER
PHONE - 551.655.0382
EMAIL - DAVIDM@DAVIDMICHAELMEP.COM

STRUCTURAL ENGINEER:

RESURGET ENGINEERING PC
4219 WOODWARD AVENUE, SUITE 306
DETROIT, MI 46201

MARC STEINHOBEL PE
PRINCIPAL
PHONE - 313.315.3290
EMAIL - MARC@RESURGET.ENGINEERING

LANDLORD:

JULIE FIELDER
248.792.9626
1221 BOWERS STREET, BOX 982
BIRMINGHAM, MI 48012
JULIE@JULIEFIELDERRTAILCONSULTING.COM

BUILDING DEPARTMENT:

BRUCE JOHNSON
BUILDING OFFICIAL
248.530.1842
COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL BUILDING
#223 SECOND FLOOR
151 MARTIN STREET
BIRMINGHAM, MI 48009.

SCOPE OF WORK

DEFERRED SUBMISSION

KEY PLAN

PROJECT DIRECTORY

DEMOLITION OF EXISTING STOREFRONT AND INSTALLATION OF NEW STOREFRONT. EXISTING TENANT INTERIOR TO REMAIN PROTECTED DURING DEMOLITION AND CONSTRUCTION OF STOREFRONT. ALL STRUCTURAL BEAMS, JOISTS, COLUMNS, GAS LINE, ETC. TO REMAIN UNDISTURBED. A NEW KNOX BOX IS TO BE INSTALLED PER

THE FOLLOWING SHALL BE SUBMITTED BY THE APPROPRIATE VENDOR OR ENGINEERING, AND SHALL NOT BE REVIEWED AS A PART OF THIS SUBMISSION.

SIGNAGE

W Woodward Ave

Hamilton Rd

Starbucks Reserve

El Tea Bar

Churchills Bistro

Toast

Ter Bistro

Bakehouse 46

Social

Julie Mon

142 Old Woodward

W Maple Rd

Place St

142 Old Woodward

142 Old Woodward

142 Old Woodward

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GENERAL CONDITIONS
STANDARD AIA GENERAL CONDITIONS
THE "GENERAL CONDITIONS" OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT NO. A-201, PAGES 1 - 24 INCLUSIVE, 2017 EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS, ARE HEREBY MADE A PART OF THIS SPECIFICATION TO THE SAME EXTENT AS IF FOUND HEREIN.

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 ARE ACCOMPLISHED BY THE SUPPLEMENTARY CONDITIONS INCLUDED IN THE PROJECT MANUAL.

PROJECT GENERAL REQUIREMENTS
SPECIFICATION EXPLANATIONS
IN SOME SECTIONS, THESE SPECIFICATIONS ARE OF THE STREAMLINE TYPE AND INCLUDE INCOMPLETE SENTENCES. OMISSION OF WORDS OR PHRASES SUCH AS "CONTRACTOR 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.

INTENT & COMPLETENESS

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 ITEMS AS REQUIRED WHICH SHALL INCLUDE PARTS AND ITEMS ORDINARILY PROVIDED AND ESSENTIAL FOR COMPLETENESS. WITH THIS INTENT FOR COMPLETENESS, THE CONTRACTOR SHALL INCLUDE ALL THE REQUIRED MATERIAL, TRADES AND WORK AS REQUIRED FOR COMPLETENESS.

SHOP DRAWINGS
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 ARCHITECT.

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 ARCHITECT OR THE ARCHITECT'S CONSULTANT.

SUBSTITUTION OF MATERIALS
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 CONTRACTOR WILL BE RECOGNIZED.

WHEN ONE OR SEVERAL PRODUCTS, BRANDS OR MANUFACTURERS ARE SPECIFIED AND 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 WHICH THEY DEEM 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. THE ACCEPTABLE STANDARD OF QUALITY OF ALL EQUIVALENT PRODUCTS SHALL BE DETERMINED BY THE ARCHITECT, WITH BURDEN OF PROOF A RESPONSIBILITY OF THE 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 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.

OSHA
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 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 GIVEN IN POINTS SHOWN ON THE DRAWINGS OR MENTIONED IN THE SPECIFICATIONS.

TYPICAL DETAILS
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 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 OF THE ARCHITECT.

REFERENCE STANDARDS

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 OR REVISING OF SUCH REFERENCE STANDARD IN EFFECT AS OF THE DATE OF THESE SPECIFICATIONS AND DRAWINGS.

ABBREVIATIONS

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

ACI	AMERICAN CONCRETE INSTITUTE
AIA	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
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BOCA	BUILDING OFFICIALS AND CODE ADMINISTRATORS
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
SMAGNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS
UL	UNDERWRITERS LABORATORIES, INC.
USNI	UNITED STATES NATIONAL INSTITUTE

EXISTING SERVICES

LOCATIONS OF EXISTING SERVICES MUST BE VERIFIED BY EACH CONTRACTOR INVOLVED. 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.

PATCHING DAMAGED WORK

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT IS CAUSED BY HIS WORK OR WORKMEN TO THE WORK OF OTHERS PATCHING OR REPLACING OF THE 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 THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

COOPERATION

GENERAL CONTRACTOR, ALL OTHER CONTRACTORS AND ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COOPERATE WITH ALL 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.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE GENERAL CONTRACTOR ADEQUATE INFORMATION REQUIRED FOR THE INSTALLATION OF HIS WORK AND THEY SHALL REIMBURSE THE GENERAL CONTRACTOR FOR ANY ADDITIONAL WORK MADE NECESSARY DUE TO HIS FAILURE TO PROVIDE THIS INFORMATION OR TO PROVIDE IT ON TIME.

JOB MEETINGS

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.

TESTING

PROVIDE REQUIRED INSPECTION AND TESTING SERVICES AS SPECIFIED OR AS 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 SAMPLE, PATCHING WORK AND SIMILAR ASSISTANCE. REQUIRE ENGAGED AGENCIES TO 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.

BROKEN GLASS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BROKEN OR DAMAGED GLASS AFTER SAME IS INSTALLED AND THEY SHALL REPAIR ALL SUCH GLASS BEFORE FINAL COMPLETION AND ACCEPTANCE OF THE WORK WITHOUT COST TO THE OWNER.

TEMPORARY TOILETS

TOILETS 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.

TEMPORARY WATER SUPPLY

WATER IS IN THE BUILDING AND WILL BE SUPPLIED BY OWNER

TEMPORARY LIGHTING AND POWER

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

TEMPORARY HEAT

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

TEMPORARY ENCLOSURES, PROTECTION, ETC.

THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER TIGHT ENCLOSURES AND DOORS AS REQUIRED TO PROTECT ALL WORK FROM WEATHER AND VANDALISM. ALSO PROVIDE TEMPORARY DUST TIGHT PARTITIONS AT THE INTERIOR WHERE SHOWN, REQUIRED AND/OR AS DIRECTED BY OWNER'S PROJECT MANAGER.

STORAGE OF MATERIALS

INTERIOR SPACE FOR STORAGE OF MATERIALS IS LIMITED. THE OWNER WILL DESIGNATE A STORAGE AREA. EXTERIOR STORAGE IS NOT ALLOWED.

DEBRIS & GARBAGE

REMOVE DEBRIS AND GARBAGE FROM THE BUILDING DAILY. A DUMPSTER WILL BE PERMITTED. OWNER'S PROJECT MANAGER WILL DESIGNATE THE LOCATION OF THE DUMPSTER. ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND PROPERLY REMOVED ACCORDING TO THE LANDLORD AND LOCAL AUTHORITY REQUIREMENTS.

SUPPLEMENTARY CONDITIONS

THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM OR ADD TO THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A-201, PAGES 1 TO 24, 2017 EDITION. WHERE ANY ARTICLE OF THE GENERAL CONDITIONS IS MODIFIED OR ANY PARAGRAPH, SUB-PARAGRAPH OR CLAUSE THEREOF IS MODIFIED OR DELETED BY THESE SUPPLEMENTS, THE UNALTERED PROVISIONS OF THAT ARTICLE, PARAGRAPH, SUB-PARAGRAPH OR CLAUSE SHALL REMAIN IN EFFECT.

3.1 DEFINITION

3.1.1 ADD THE FOLLOWING:

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

4.1 ARCHITECT

4.1.1 ADD THE FOLLOWING SENTENCE:

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

MB ARCHITECTURE AND DESIGN LLC
20 MILLER PLACE, FIRST FLOOR SUITE
LITTLE FALLS, NJ 07424
TELEPHONE: (973) 837-6055
EMAIL: BUSCHM@MBARCHANDESIGN.COM

3.6 TAXES

3.6.1 ADD THE FOLLOWING:

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 RESPONSIBLE FOR THE PAYMENTS OF ALL SALES, EXCISE AND GROSS RECEIPTS TAXES.

3.7 PERMITS, FEES AND NOTICES

3.7.1 ADD THE FOLLOWING:

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.

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, 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 OF THE SUBCONTRACTOR.

9.3 APPLICATIONS FOR PAYMENT

9.3.1 ADD THE FOLLOWING:

APPLICATION FOR PAYMENT SHALL BE MADE ON AIA DOCUMENT G-702 AND G703, LATEST EDITION AND MUST BE SIGNED AND NOTARIZED.

9.6 PROGRESS PAYMENTS

9.6.1 ADD THE FOLLOWING SENTENCE:

THE OWNER WILL MAKE MONTHLY PAYMENTS IN ACCORD WITH "ARTICLE 9.5 - PROGRESS PAYMENTS", AT NINETY (90) PERCENT OF THE VALUE.

9.10 FINAL COMPLETION AND FINAL PAYMENT

9.10.1 ADD THE FOLLOWING:

FINAL PAYMENT IN ACCORD WITH "ARTICLE 9.10 - FINAL PAYMENT" WILL BE DUE SIXTY (60) DAYS AFTER ISSUANCE OF THE FINAL CERTIFICATE FOR PAYMENT BY THE ARCHITECT.

9.10.2 ADD THE FOLLOWING:

THE CONTRACTOR SHALL SUBMIT AN AFFIDAVIT OF PAYMENT OF DEBTS & CLAIMS ON AIA DOCUMENT G706.

THE CONTRACTOR SHALL SUBMIT AN AFFIDAVIT OF RELEASE OF LIENS ON AIA DOCUMENT G706A.

10.2 SAFETY OF PERSONS AND PROPERTY

10.2.1 ADD THE FOLLOWING:

ERECT AND MAINTAIN AROUND ALL EXCAVATED AREAS TEMPORARY FENCES, INCLUDING LIGHTS WHERE NECESSARY, TO PROTECT PERSONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SAVE THE OWNER AND ARCHITECT "SAFE AND HARMLESS" FROM ANY CLAIMS ARISING FROM ANY ACCIDENT RESULTING FROM HIS FAILURE TO PROVIDE AND MAINTAIN SUCH FENCES AND LIGHTS.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR SAFETY PRECAUTIONS, SAFETY OF THE WORKERS AND PUBLIC, AND PROGRAMS IN CONNECTION WITH SAFETY IN RELATION TO THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, PRODUCT MANUFACTURERS OR ANY OTHER PERSONS, PRODUCTS OR TOOLS, PERFORMING ANY OF THE WORK, OR FOR 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 MATERIALS.

11.1 CONTRACTORS 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.

11.1.4 ADD THE FOLLOWING:

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

COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE INCLUDING:

ANY AUTO
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

WORKMENS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE
WORKMENS COMPENSATION INSURANCE - STATUTORY: AMOUNTS AND COVERAGE AS REQUIRED BY LAW OF THE PLACE OF BUILDING.

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

UMBRELLA

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

COMPLETED OPERATIONS

CONTRACTOR SHALL PAY FOR AND MAINTAIN COMPLETED OPERATIONS INSURANCE FOR A PERIOD OF ONE (1) 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 FOLLOWING:

"CONTRACTOR AGREES THAT THEY SHALL 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 ATTORNEY'S 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 DAMAGE."

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 OWNERS LIABILITY INSURANCE

DELETE 11.2 OWNERS LIABILITY INSURANCE IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING:

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 BUILDERS RISK

DELETE 11.3 "PROPERTY INSURANCE" IN ITS ENTIRETY AND SUBSTITUTE THE FOLLOWING:

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 INSURANCE SHALL BE IN THE FORM OF AN "INSTALLATION FLOATER". "BUILDERS RISK" INSURANCE SHALL BE FOR NEW BUILDINGS OR FOR A TOTAL RENOVATION TO AN ENTIRE EXISTING BUILDING. THIS INSURANCE SHALL INCLUDE THE INTERESTS OF THE OWNER, THE CONTRACTOR, SUBCONTRACTORS AND SUB-SUBCONTRACTORS IN THE WORK AND 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 OWNER BEFORE STARTING WORK AND SAID INSURANCE POLICIES SHALL BE SUBJECT TO OWNERS 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 COMPLETE ACCORDING TO PLANS AND SPECIFICATIONS, THE PROJECT COVERED BY THE CONTRACT WITH THE OWNER AND THE CONTRACTOR AND HIS SURETY SHALL BE OBLIGATED TO FULL PERFORMANCE OF THE CONTRACTORS UNDERTAKING.

13.2 CORRECTION OF WORK

13.2.2 ADD THE FOLLOWING:

GUARANTEE-WARRANTY

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN THE WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A 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 CONTRACTORS LETTERHEAD AND SHALL BE SIGNED BY AN AUTHORIZED OFFICER AND NOTARIZED.

CLEANING UP AND PROJECT CLOSEOUT

CLEANING UP

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 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 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 SWEEP AND CLEANED AND LEFT IN A NEAT AND ORDERLY CONDITION.

PROJECT CLOSEOUT

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 CONTRACTORS AFFIDAVIT OF RELEASE OF LIENS (AIA DOC. G706A) CONTRACTOR AFFIDAVIT OF PAYMENT OF DEBTS & CLAIMS (AIA DOC. G706) ALL GUARANTEES AND WARRANTIES AS BUILD/RECORD DRAWINGS INSURANCE CERTIFICATE FOR COMPLETED OPERATIONS MAINTENANCE MANUALS AND INSTRUCTIONS.

PROCEDURE OF CONSTRUCTION
GENERAL
REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT AND OF DIVISION 1 OF THESE SPECIFICATIONS APPLY TO ALL WORK UNDER THIS SECTION.

SCOPE

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 ADDITIONAL COST TO THE OWNER.

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 CHANGE IF THE OWNERS INTEREST SO REQUIRES, OR IF JOB CONDITIONS PERMIT A TIME MORE SUITABLE TO BOTH OWNER AND CONTRACTOR, AT WHICH TIME A MEETING WILL BE HELD BETWEEN THE OWNER, ARCHITECT AND CONTRACTORS AND THE SCHEDULE REVISED ACCORDINGLY AND ALL CONTRACTORS SHALL AGREE TO ADHERE TO SAME.

OVERTIME

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.

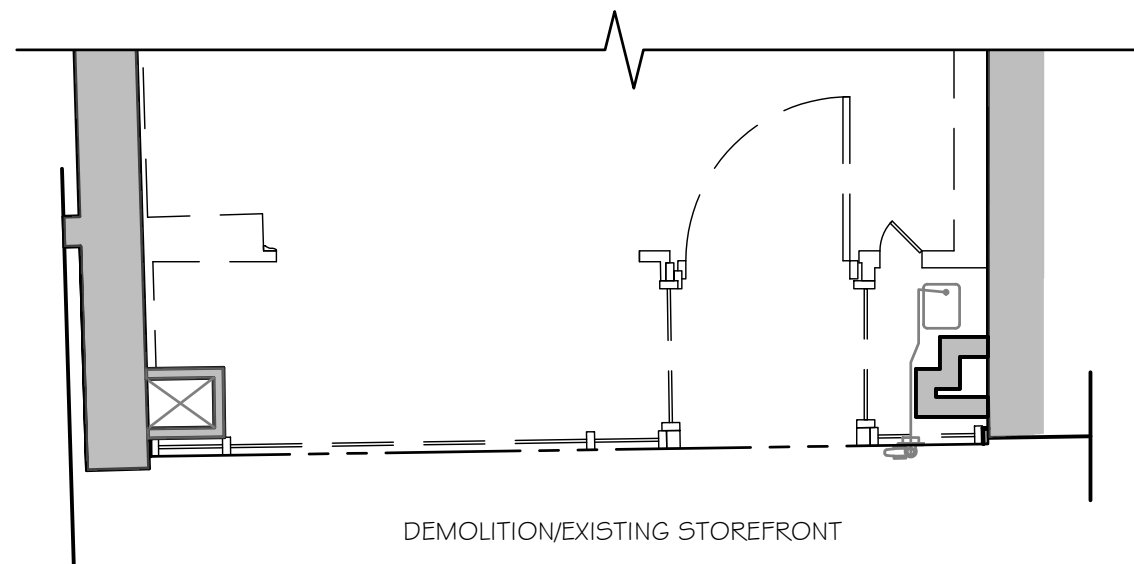
THE ADDITIONAL COST OF AUTHORIZED OVERTIME LABOR IF ANY, WHICH WILL BE SUBJECT TO REIMBURSEMENT BY THE OWNER SHALL BE ONLY THE ACTUAL PREMIUM-INCREMANT AMOUNT EARNED BY SUCH CRAFTSMEN WHO ARE DULY AUTHORIZED BY THE OWNER AND DIRECTED BY THE CONTRACTOR TO WORK ON PREMIUM TIME, PLUS THE COMPULSORY PAYMENT MADE BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS FEDERAL SOCIAL SECURITY AND UNEMPLOYMENT INSURANCE, STATE UNEMPLOYMENT AND TEMPORARY DISABILITY INSURANCE, COMPREHENSIVE PUBLIC LIABILITY, WORKMENS 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-INCREMANT AMOUNT OF THE PAYROLL. THE ONLY OVERHEAD PERMITTED WILL BE AN AMOUNT EQUAL TO 10% OF

THESE COMPULSORY PAYMENTS.

PRESENT WORK

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.

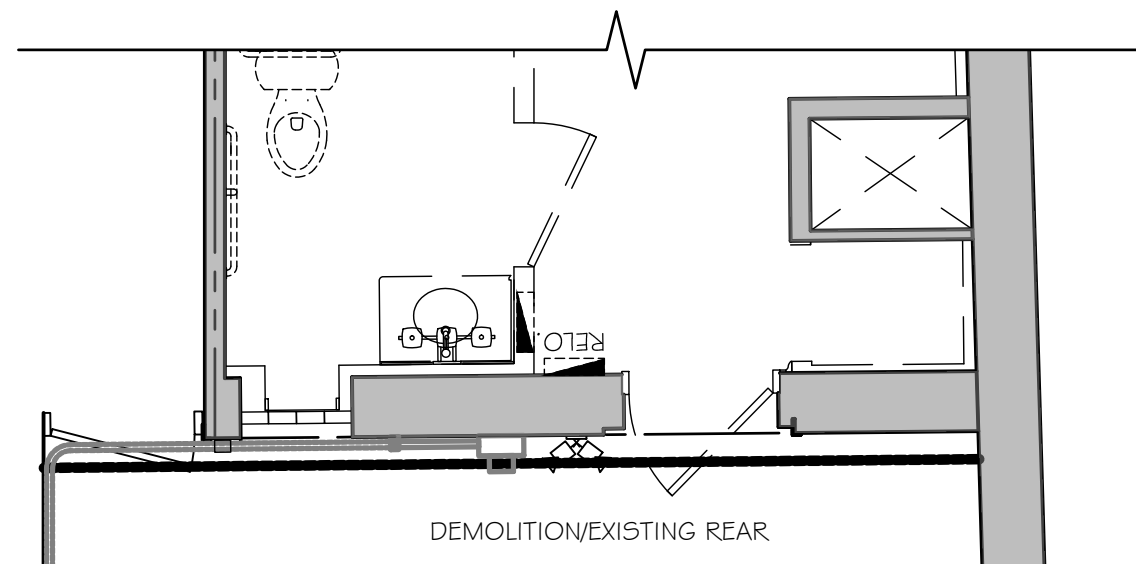
ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE REMOVING, PATCHING, PIECING OUT, CUTTING, CHASING, DRILLING, REPAIRING AND REPLACING OF PRESENT WORK IS NECESSARY FOR THE PROPER INSTALLATION OF NEW WORK,



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



*NOTE - EXISTING GAS LINE TO REMAIN UNDISTURBED



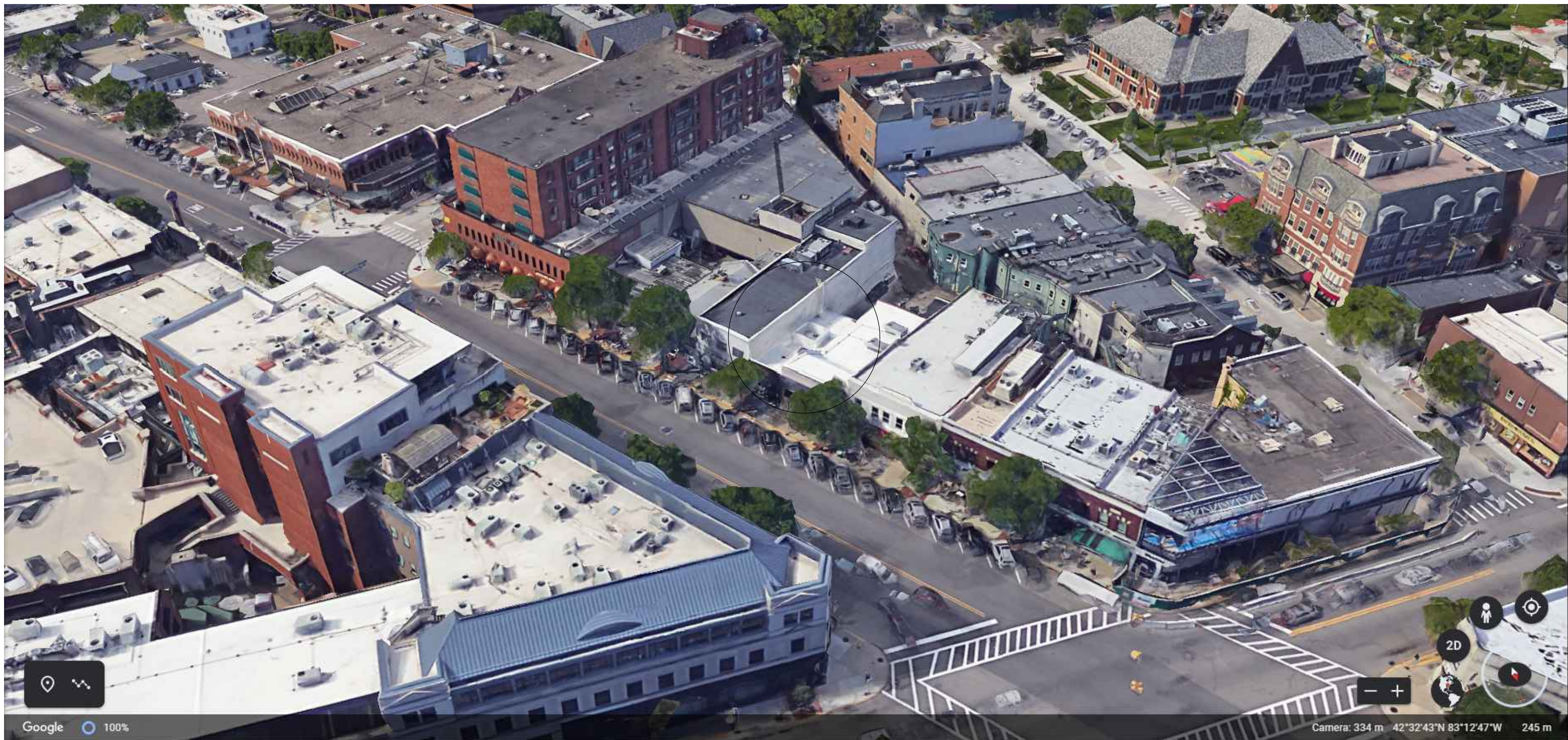
*NOTE - EXISTING EXTERIOR WALL TO REMAIN.
REPLACE EXISTING EXIT DOOR WITH NEW HOLLOW METAL EXIT DOOR / PANIC HARDWARE.
INFILL EXISTING WINDOW IN TOILET ROOM. PATCH, REPAIR AND PAINT INFILL TO MATCH EXISTING PORTION OF WALL TO REMAIN.



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

1 EXISTING STOREFRONT CONDITIONS
SCALE: N.T.S.

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



3 EXISTING BUILDING AERIAL VIEW
SCALE: N.T.S.

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CONSULTANTS
MEP ENGINEER



PROFESSIONAL LICENSE NUMBER
MI: 1301069993
EXPIRATION: 07/31/2021

VERSIONS		
NO.	DATE	DESCRIPTION
03.	16.2021	DESIGN REVIEW SET

PROJECT
**THE
SHADE
STORE**
142 OLD WOODWARD AVE.
BIRMINGHAM, MI 48009

SHEET TITLE
**EXISTING CONDITIONS
PHOTOS & DEMOLITION
FLOOR PLAN**

SQUARE FT 1,065	DRAWN BY SA	PROJECT 20-021
SCALE AS NOTED	CHECKED BY MB	SHEET NO.

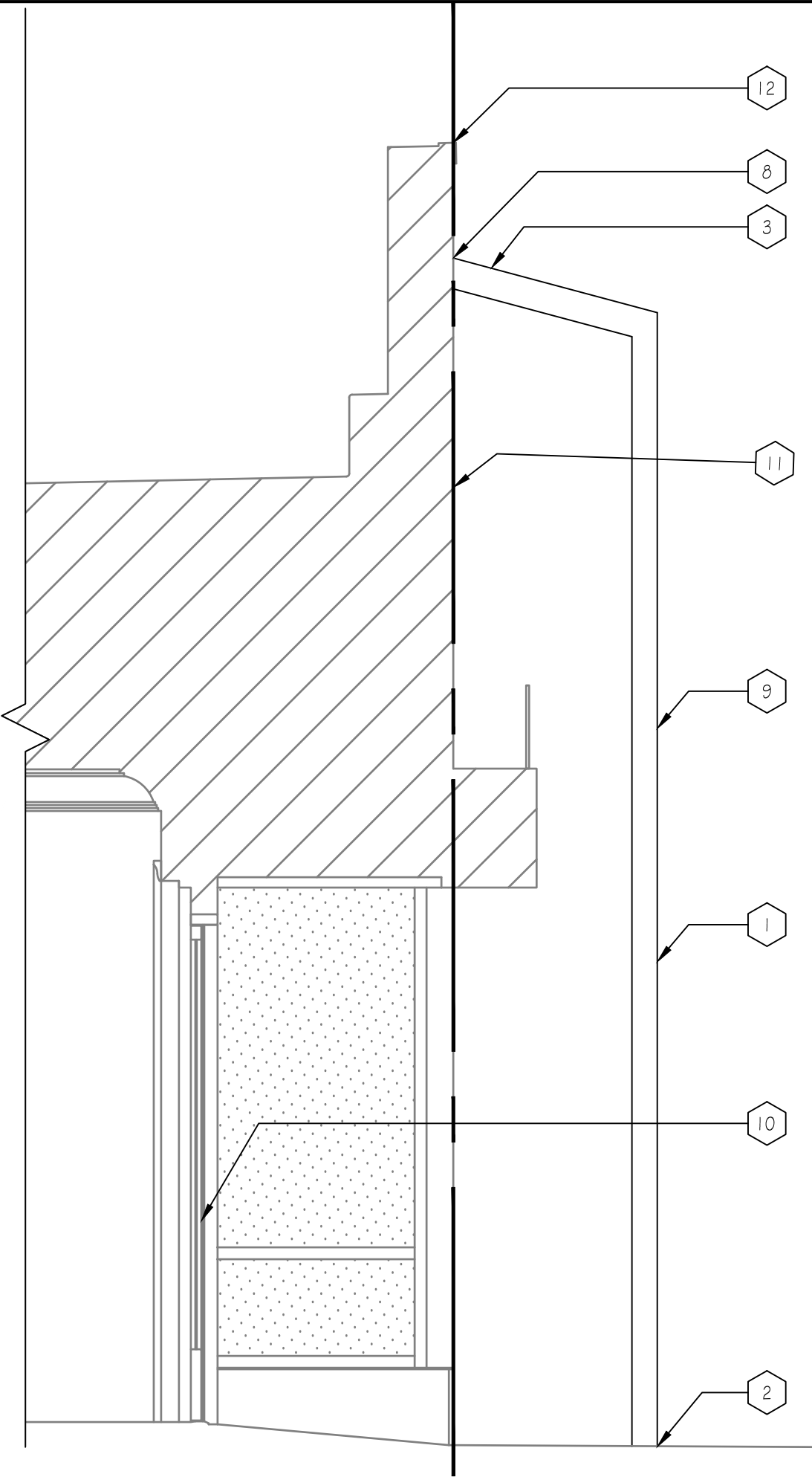
A-101

BARRICADE NOTES

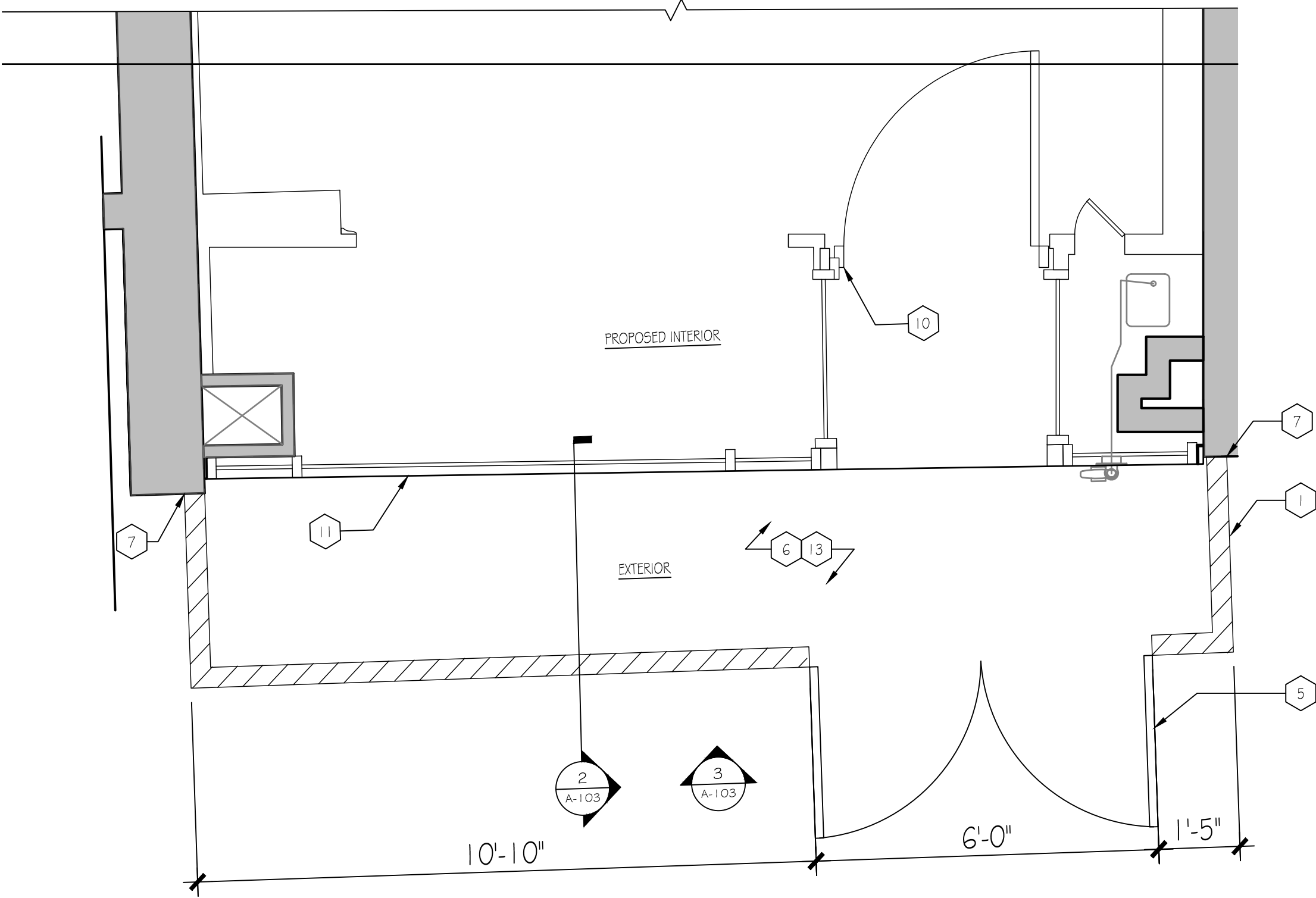
1. BARRICADE IS TO BE COMPLETELY WATER TIGHT. G.C. TO ENSURE THAT THE STOREFRONT AND INTERIOR OF THE SPACE ARE SHIELDED FROM THE ELEMENTS.
2. BARRICADE DOOR IS TO BE INSTALLED IN LINE WITH THE NEW PROPOSED STOREFRONT DOOR. COORDINATE WITH STOREFRONT DRAWINGS AS REQUIRED FOR BARRICADE DOOR PLACEMENT.
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.
10. G.C. MUST COORDINATE PHASING OF BARRICADE WITH LANDLORD AND TENANT PRIOR TO CONSTRUCTION.

KEY NOTES

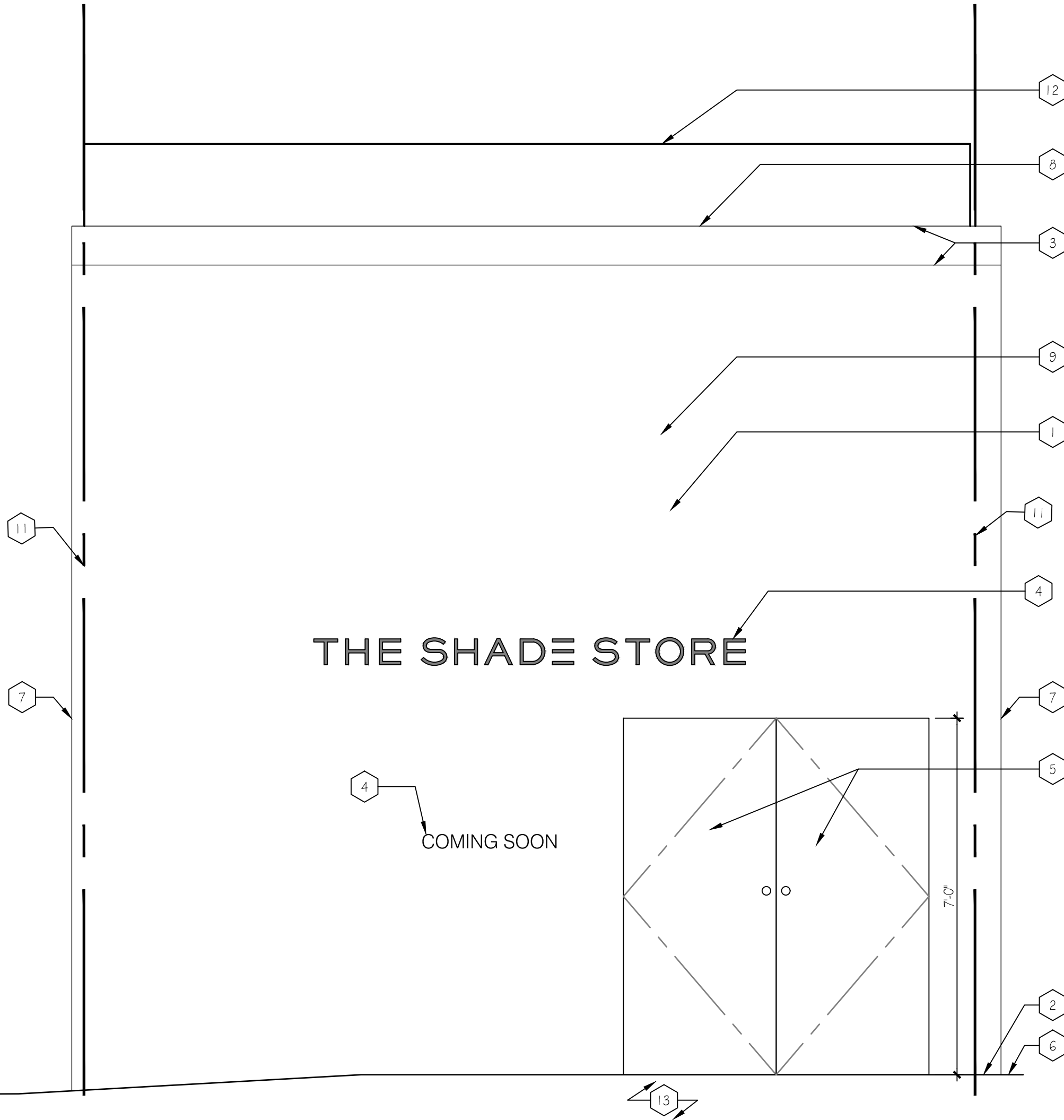
TAG #	NOTE
1	BARRICADE TO BE CONSTRUCTED OF METAL STUDS AND MARINE GRADE PLYWOOD ON THE EXTERIOR SIDE OF THE BARRICADE. G.C. TO PREP PLYWOOD AS REQUIRED FOR THE INSTALLATION OF BARRICADE GRAPHICS.
2	BARRICADE TO BE SUPPORTED AT GROUND LEVEL COORDINATE DETAILS WITH BARRICADE VENDOR AS REQUIRED.
3	BARRICADE 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
11	LEASE LINE
12	LINE INDICATES TOP OF BUILDING BEYOND BARRICADE
13	G.C. TO COORDINATE AND APPLY FOR PERMITS INCLUDING, BUT NOT LIMITED TO, ANY CLOSURE OF SIDEWALK.
13	



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



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



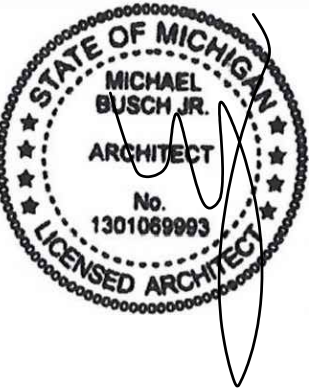
3 BARRICADE ELEVATION
SCALE: 1/2" = 1'-0"

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PROFESSIONAL LICENSE NUMBER
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EXPIRATION: 07/31/2021

VERSIONS		
NO.	DATE	DESCRIPTION
03.	16.2021	DESIGN REVIEW SET

PROJECT
**THE
SHADE
STORE**
142 OLD WOODWARD AVE.
BIRMINGHAM, MI 48009

SHEET TITLE
**STOREFRONT BARRICADE
DETAILS**

SQUARE FT 1,065	DRAWN BY SA	PROJECT 20-021
SCALE AS NOTED	CHECKED BY MB	SHEET NO.

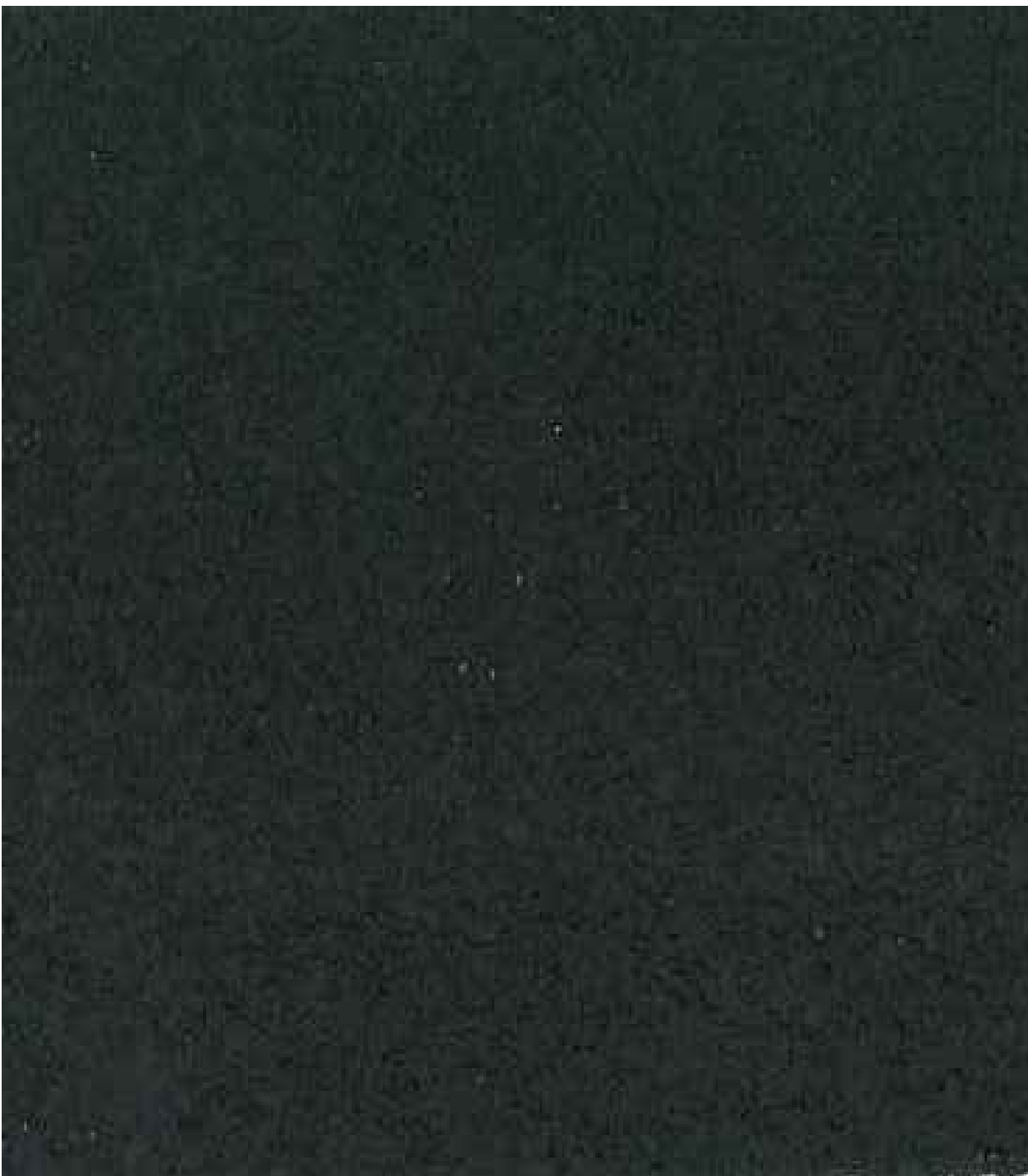
A-102



EXTERIOR SIGNAGE BY OTHERS
BRUSHED STEEL, EDGE LIT
SINGLE LETTERS



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



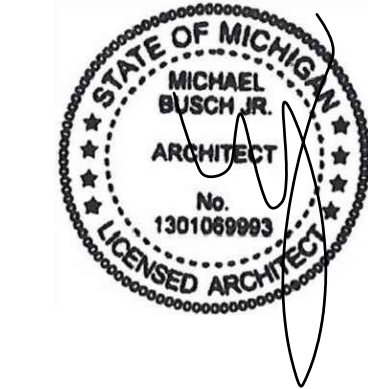
PARAMUS, NJ



SCOTTSDALE, AZ



STANFORD



VERSIONS

NO.	DATE	DESCRIPTION
03.	16.2021	DESIGN REVIEW SET

PROJECT

THE
SHADE
STORE
142 OLD WOODWARD AVE.
BIRMINGHAM, MI 48009

SHEET TITLE

SAMPLE MATERIALS &
EXISTING STORE
EXAMPLES

SQUARE FT 1,065	DRAWN BY SA	PROJECT 20-021
SCALE AS NOTED	CHECKED BY MB	SHEET NO.

A-201





March 18, 2021

Permit Amendment

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

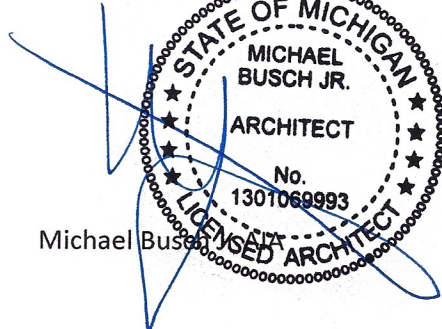
Dear Mr. Nicholas Dupuis & Mr. Jeff Zielke,

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,

A blue ink signature, appearing to be 'Michael Busch Jr.', is written over a circular professional seal. The seal is for the State of Michigan, Michael Busch Jr., Architect, License No. 1301069993. The seal has a dotted outer border and stars around the inner text.

Michael Busch Jr., AIA



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;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. 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: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property within a Historic District? -----	<input checked="" type="checkbox"/>	<input type="checkbox"/>
→ If so, which? <u>Downtown Historic District</u>		
Will the project require a variance? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? _____		

7. Details of the Proposed Development (attach separate sheet if necessary)

Existing shell of existing building to remain. Existing interior scope to remain. Demolition of existing storefront and new installation of new storefront.

8. Required and Proposed Parking

Required number of parking spaces: N/A
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: N/A

Proposed landscape material: _____

10. Streetscape

Sidewalk width: N/A
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: N/A
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: N/A
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: N/A
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

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: _____

Rooftop Mechanical Equipment:

Number of rooftop units: 1 (Existing replaced in kind)
Type of rooftop units: Rheem
Location of all rooftop units: centered above col. line 3
Size of rooftop units (L•W•H): 76" x 48.5" x 35.5"

Location of screenwall: existing around existing unit
Screenwall material: existing wood fence
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

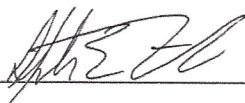
14. Building & Site Lighting

Number of light fixtures on building: 1 existing to remain
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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 made to an approved site plan. 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:  Date: _____

Print name: _____

Signature of Applicant: Veronica Arcaroli Date: 3/17/21

Print Name: Veronica Arcaroli

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

1. 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

2. Property Owner

Name: Stephen E. Frank, Manager
Address: 126 Brattle Street
Cambridge, MA 02138
Phone Number: _____
Fax Number: _____
Email address: stephenefrank@yahoo.com

3. Project Information

Address/Location of Property: 142 Old S. Woodward Ave.
Name of Development: _____
Area in Acres: _____

Name of Historic District, if any: Downtown Historic District
Current Use: Mercantile
Current Zoning: _____

4. Date of Board/Commission Review

City Commission: _____
Planning Board: _____
Historic District Commission: April 7, 2021
Design Review Board: _____

Board of Zoning Appeals: _____
Board of Building Trades Appeals: _____
Housing Board of Appeals: _____
Other: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: Veronica Arcaroli Date: 3/17/21

Office Use Only

Application#: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Reviewed By: _____



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	No Charge \$350
Public Notice Sign <ul style="list-style-type: none"> Notice Sign Rental Returnable Sign Bond 	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review <ul style="list-style-type: none"> R4 – R8 Zoning District Nonresidential Districts 	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> Plus Site Plan Review Plus Design Review Plus Publish of Legal Notice Plus Sign Rental and Deposit 	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***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
WEDNESDAY – April 21st, 2021
******* 7:00 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
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

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) 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](tel:2485301880) 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.

1. 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

2. Property Owner

Name: Freund Investment LLC
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: Mariam Razak
Address: 287 Oakland ave,
Birmingham, MI 48009
Phone Number: 310-425-9780
Fax Number: _____
Email Address: info@svndau.com

4. Project Designer/Developer

Name: Sitto Industries
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: _____
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
 - Location of proposed sign(s)
 - Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

Steel bracket wall mount sign wth company logo

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: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): ☒ _____
Building Identification: _____
Other: _____

10. Size of Proposed Sign

Width: 18"
Depth: 2"
Height of Lettering: 1" & 2" characters

Overall Height: 9'
Extension from Wall: 22"
Total Square Feet: 1.125 sq ft

11. Existing Signs Currently on Property

Number: _____
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: Steel mounting bracket
Plastic: _____
Wood: _____
Glass: _____

Other: Printed Aluminum Panel
Color #1: Pantone Black 6C
Color #2: Text Pantone p115-1U Bleched Coral
Additional Colors: _____

13. Content of Proposed Sign(s)

Seven Daughters Coffee co.
Company Logo

14. Proposed Sign Lighting

Type of Lighting: _____
Size of Fixtures (LxWxH): _____
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____


Location: _____
Number of Lights Proposed: _____
Height from Grade: _____
Lighting Style: _____

15. Landscaping (Ground Signs Only)


Location of Landscape Areas: _____

Proposed Landscape Material: _____

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:  Date: Mar 11, 2021

Office Use Only

Application # <u>PAA01-0019</u>	Date Received: <u>3/16/21</u>	Fee: <u>\$100.00 (Paid online)</u>
Date of Approval: <u>3/29/21</u>	Date of Denial: <u>N/A</u>	Reviewed By: <u></u>



CONSENT OF PROPERTY OWNER

I, Robert Freund, Managing Member, Freund Investment LLC OF THE STATE OF California AND
(Name of Property Owner)

COUNTY OF San Diego STATE THE FOLLOWING:

1. That I am the owner of real estate located at 163 W. Maple Rd. Birmingham, MI 48009
(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

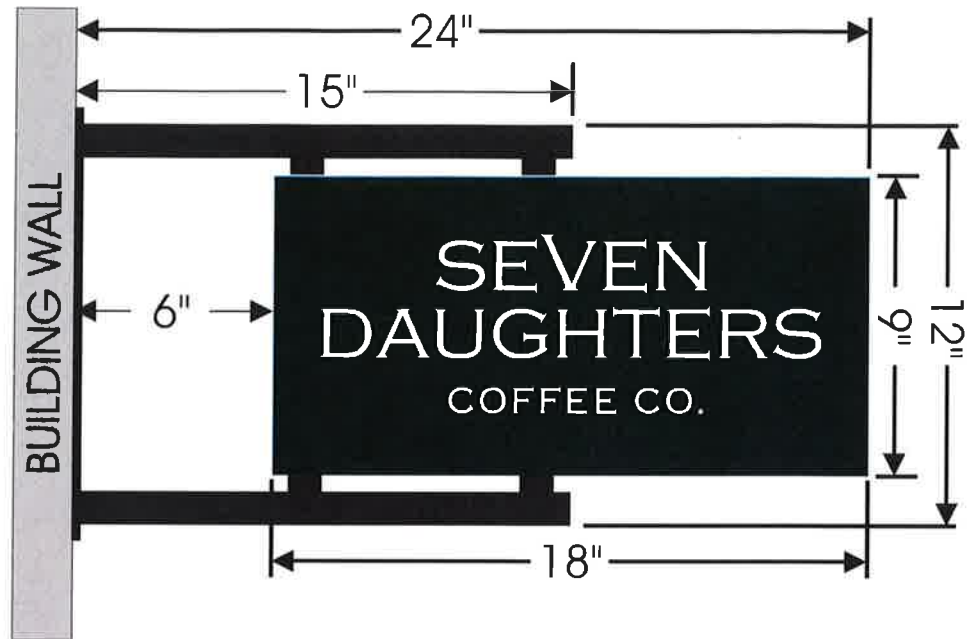
Signature of Owner: Robert Freund Date: 3.10.21

SEVEN DAUGHTERS COFFEE CO.
163 WEST MAPLE RD.
BIRMINGHAM MI 48009

Signs . Displays . Exhibits
Design . Engineering . Manufacturing . Installation . Service



MECHANICALLY
FASTEN



- PRINTED ALUMINUM PANEL
BACKGROUND PANTONE BLACK 6C
TEXT PANTONE P115-1U - BLEACHED CORAL
- BLACK STEEL MOUNTING BRACKET



APPROVED
3/29/21
PAA21-0019

RECEIVED
MAR 29 2021
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

✦ Design, Engineering, Fabrication, Installation, Service
✦ Architectural Landmarks Signs and Displays
✦ National Brand Signs
✦ Marque Signs
✦ Transportation: Directional, Digital and Safety Signs
✦ LED Information Systems
✦ Custom To Your Needs

www.sitto.com

Sitto Industries Inc.

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 9:53:59 AM
Ref 00176474
Receipt 564786
Amount \$100.00

Administrative Sign Approval Application Planning Division

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

APPROVED
2/15/21
PAA21-0010

1. Applicant

Name: GARDNER SIGNS INC.
Address: 1087 NAUGHTON RD
TROY, MI 48063
Phone Number: 248-689-9100 X100
Fax Number: _____
Email Address: EVICTOR@GARDNERSIGNS.COM

2. Property Owner

Name: FULLER CENTRAL PARK PROPERTIES
Address: 112 PEARBODY ST
BIRMINGHAM, MI 48009
Phone Number: 248-642-0024
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: MIA ASTA @ GARDNERSIGNS.COM
Address: 1087 NAUGHTON RD
TROY, MI 48063
Phone Number: 248-425-4900
Fax Number: _____
Email Address: MIA@GARDNERSIGNS.COM
EVICTOR@GARDNERSIGNS.COM

4. Project Designer/Developer

Name: GARDNER SIGNS INC.
Address: 1087 NAUGHTON RD
TROY, MI 48063
Phone Number: 248-689-9100 X100
Fax Number: _____
Email Address: EVICTOR@GARDNERSIGNS.COM

5. Project Information

Address/Location of Property: 202 E. MAPLE
BIRMINGHAM, MI 48009
Name of Development: AREA RUG CO
Parcel ID#: 08-19-34-500-001
Current Use: RETAIL
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
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

INSTALL (1) 24" F WALD LT WALL SIGN

8. Location of Proposed Sign(s)

ON WALL THE WINDOW @ ENTRYWAY

9. Type of Proposed Sign(s)

Wall: 2'-3 1/2" x 10'-6" (24" F)
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____

Projecting (Wall-Mounted): _____

Building Identification: _____

Other: _____



10. Size of Proposed Sign

Width: 10'-6"
Depth: 3"
Height of Lettering: 1'-3/8"

Overall Height: 2'-3 1/2"
Extension from Wall: _____
Total Square Feet: 2451F

11. Existing Signs Currently on Property

Number: N/A
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: ALUMINUM
Plastic: LEXAN
Wood: _____
Glass: _____

Other: _____
Color #1: WHITE
Color #2: GOLD
Additional Colors: _____

13. Content of Proposed Sign(s)

AREA BUS CO

14. Proposed Sign Lighting

Type of Lighting: LED- HALO LIT
Size of Fixtures (LxWxH): _____
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

Location: _____
Number of Lights Proposed: _____
Height from Grade: _____
Lighting Style: _____

15. Landscaping (Ground Signs Only)


Location of Landscape Areas: N/A

Proposed Landscape Material: _____

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: SEE NEXT PAGE Date: _____

Office Use Only

Application # PAA01-0010 Date Received: 2/15/21 Fee: \$100.00
Date of Approval: 2/15/21 Date of Denial: N/A Reviewed By: 

10. Size of Proposed Sign

Width: 10'-6"
 Depth: 3'
 Height of Lettering: 1'-3/8"

Overall Height: 2'-3 1/2"
 Extension from Wall: _____
 Total Square Feet: 24 SF

11. Existing Signs Currently on Property

Number: N/A
 Square Feet per Sign: _____

Sign Type(s): _____
 Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: ALUMINUM
 Plastic: LEXAN
 Wood: _____
 Glass: _____

Other: _____
 Color #1: WHITE
 Color #2: GOLD
 Additional Colors: _____

13. Content of Proposed Sign(s)

AREA PLG CO

14. Proposed Sign Lighting

Type of Lighting: LED- HALO LIT
 Size of Fixtures (LxWxH): _____
 Maximum Wattage per Fixture: _____
 Proposed Wattage per Fixture: _____

Location: _____
 Number of Lights Proposed: _____
 Height from Grade: _____
 Lighting Style: _____

15. Landscaping (Ground Signs Only)

Location of Landscape Areas: N/A

Proposed Landscape Material: _____

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

Eddie Winton

Date: 2-15-2021

Office Use Only

Application # _____ Date Received: _____ Fee: _____
 Date of Approval: _____ Date of Denial: _____ Reviewed By: _____



City of Birmingham

CONSENT OF PROPERTY OWNER

1. Fuller Central Park Properties, LLC OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 202 E. Maple Rd., Birmingham, AL 35209;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: GARDNER SIGNS INC;
(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): STEVEN G Quintal

Signature of Owner:

Steven G Quintal

Date:

2-9-21



Administrative Approval Application Planning Division

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

APPROVED

3/31/21
PAA21-0025

1. Applicant

Name: James Esshaki
Address: 210 S. Old Woodward
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number: 248-645-5922
Email Address: jesshaki@esscodevelopment.com

2. Property Owner

Name: James Esshaki
Address: 210 S. Old Woodward
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number: 248-645-5922
Email Address: jesshaki@esscodevelopment.com

3. Applicant's Attorney/Contact Person

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

5. Project Information

Address/Location of Property: 210 S. Old Woodward
Name of Development: _____
Parcel ID#: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) digital copy of plans
- 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
- Photographs of existing conditions on the site 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 Vinoteca 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: _____

James Esshaki

Date: 3/29/2021

Application #: PAA21-0025

Office Use Only
Date Received: 3/29/21

Fee: \$100.00

Date of Approval: 3/31/21

Date of Denial: N/A

Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 210 S. Old Woodward Birmingham, MI 48009;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: James Esshaki;
(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): James Esshaki

Signature of Owner:  Date: 3/29/2021

THE ELM ROOM EVENT SPACE

WINE BAR & RESTAURANT

LIVE MUSIC

WINE BAR



RESTAURANT

VINOTECCA

RIVAGE

DAY SPA

OPEN
US
VS
US
US
US

210

Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

APPROVED

3/14/21

PAA21-0016

1. Applicant

Name: Same as Property owner
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email: _____

Property Owner

Name: James Esshaki
 Address: 270 S Old Woodward
Suite 230 Birmingham 48009
 Phone Number: 248 645-5900
 Fax Number: _____
 Email: jesshaki@esscodevelopment.com

2. Applicant's Attorney/Contact Person

Name: _____
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email: _____

Project Designer

Name: Ron & Roman, Inc.
 Address: 275 E. Frank St.
Birmingham MI 48009
 Phone Number: 248.723.5790
 Fax Number: _____
 Email: roman@ronandroman.com

3. Project Information

Address/Location of Property: 250 E. Merrill
 Name of Development: none
 Parcel ID #: _____
 Current Use: A-2 restaurant
 Area in Acres: _____
 Current Zoning: B-4

Name of Historic District site is in, if any: CBD
 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: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans

- 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 Approval

Removal of existing wood storefront, awnings, etc. from previous Rojo restaurant
development & demolition on interior of space for future tenant improvements.
New aluminum & glass storefront.

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: [Signature]

Date: 3/9/2021

Office Use Only

Application #: <u>PAA21-0016</u>	Date Received: <u>3/9/21</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>3/19/21</u>	Date of Denial: <u>N/A</u>	Reviewed by: <u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF Michigan AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 250 E. Merrill Birmingham MI 48009,
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
James Esshaki;
(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

James Esshaki
Owner's Name (Please Print)

[Signature]
Owner's Signature



Administrative Approval Application Planning Division

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

1. Applicant

Name: Carl Parlove
Address: 511 Olde Towne Rd unit 80994
Rochester MI 48308
Phone Number: 248 842 4253
Fax Number:
Email Address: carl@carlromano.com

2. Property Owner

Name: CARLYN Roth
Address: 544 S BATES ST
BIRMINGHAM, MI 48009-1423
Phone Number: 313 402 9700
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person

Name: Carl Parlove (Self)
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer

Name: Carl Romano LLC
Address: 511 Olde Towne Rd unit 80994
Rochester MI 48308
Phone Number: 2488424253
Fax Number:
Email Address: carl@carlromano.com

5. Project Information

Address/Location of Property: 544 Bates st
Birmingham MI 48009-1423
Name of Development:
Parcel ID#: 08-19-36-177-018
Current Use: Residential
Area in Acres:
Current Zoning:

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

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- 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
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Installation of a "re roofing" of shingles on 1980 addition part of the rear of the home located upon the property. 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 the home, to match color and style, if available. If not, a close match will be selected.
Replace and install two new door walls as show on the building permit, and close out a third door wall, all located within the 1980 addition.

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:  Date: 2-3-2021

Application #: PAA01-0012


Date of Approval: 3/4/21

Office Use Only

Date Received: 2/3/21

Date of Denial: X

Fee: \$100.00

Reviewed By: 

(Paid in full)



CONSENT OF PROPERTY OWNER

I, Carlyn Roth, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 544 South Bates Street;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: CARL PARLOVE;
(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): Carlyn Roth

Signature of Owner:  Date: 02 / 03 / 2021

PRODUCT INFORMATION SHEET

Timberline Ultra HD® Shingles

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 wood-shake look
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Designed with Advanced Protection® 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™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph²
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years³
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles⁴

¹Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

²This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

³See *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.

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

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

⁵See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Ultra_High_Definition for color availability in your area



Model #60557RA

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

by

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



APPROVED
3/4/21
PAA91-0012



CW DESIGN
544 s bates street
birmingham, mi. 48009
tel: 313.402.9700

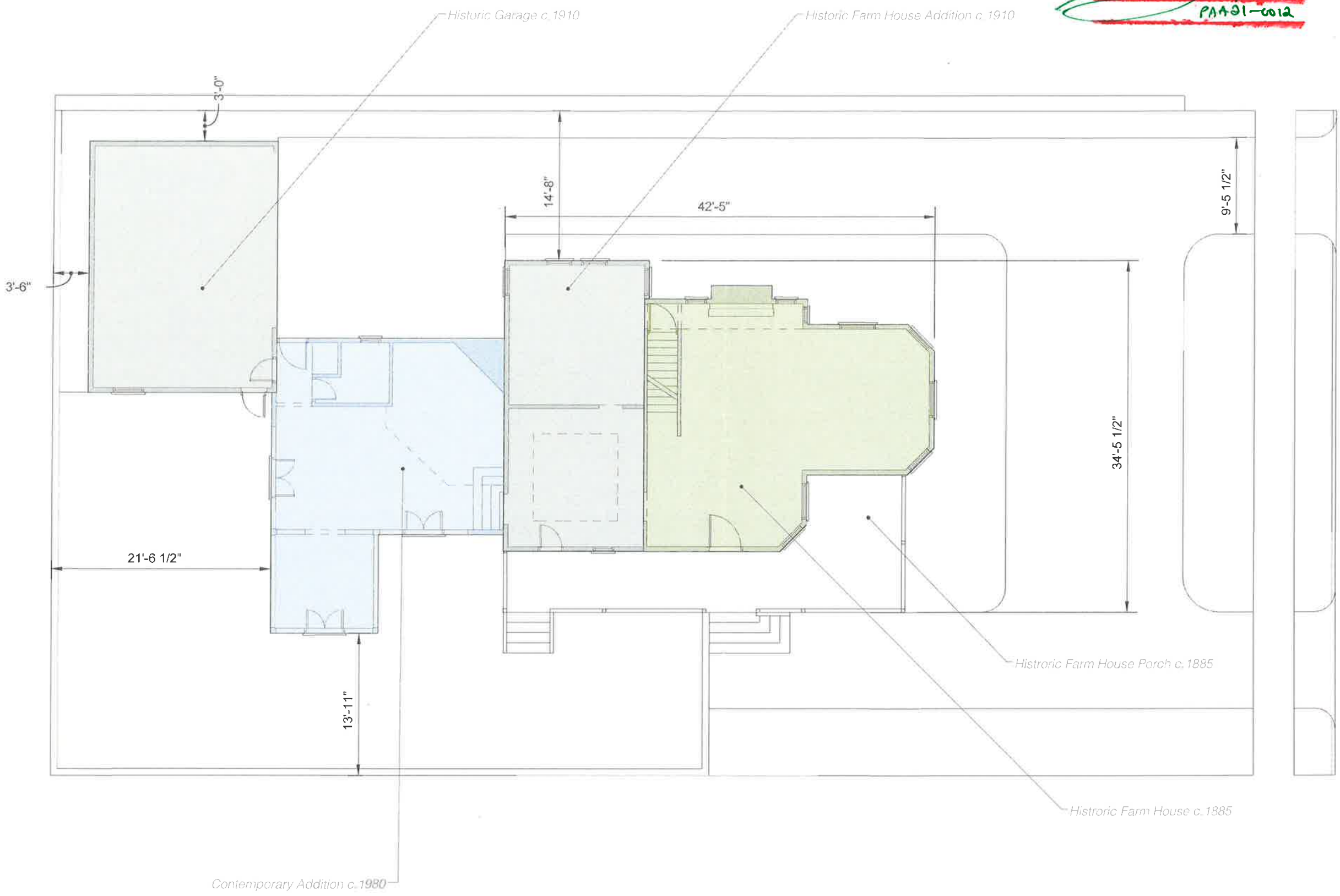
CLIENT
carlyn roth
clayton wenrick
544 s bates street
birmingham, mi. 48009
tel: 248.310.9311

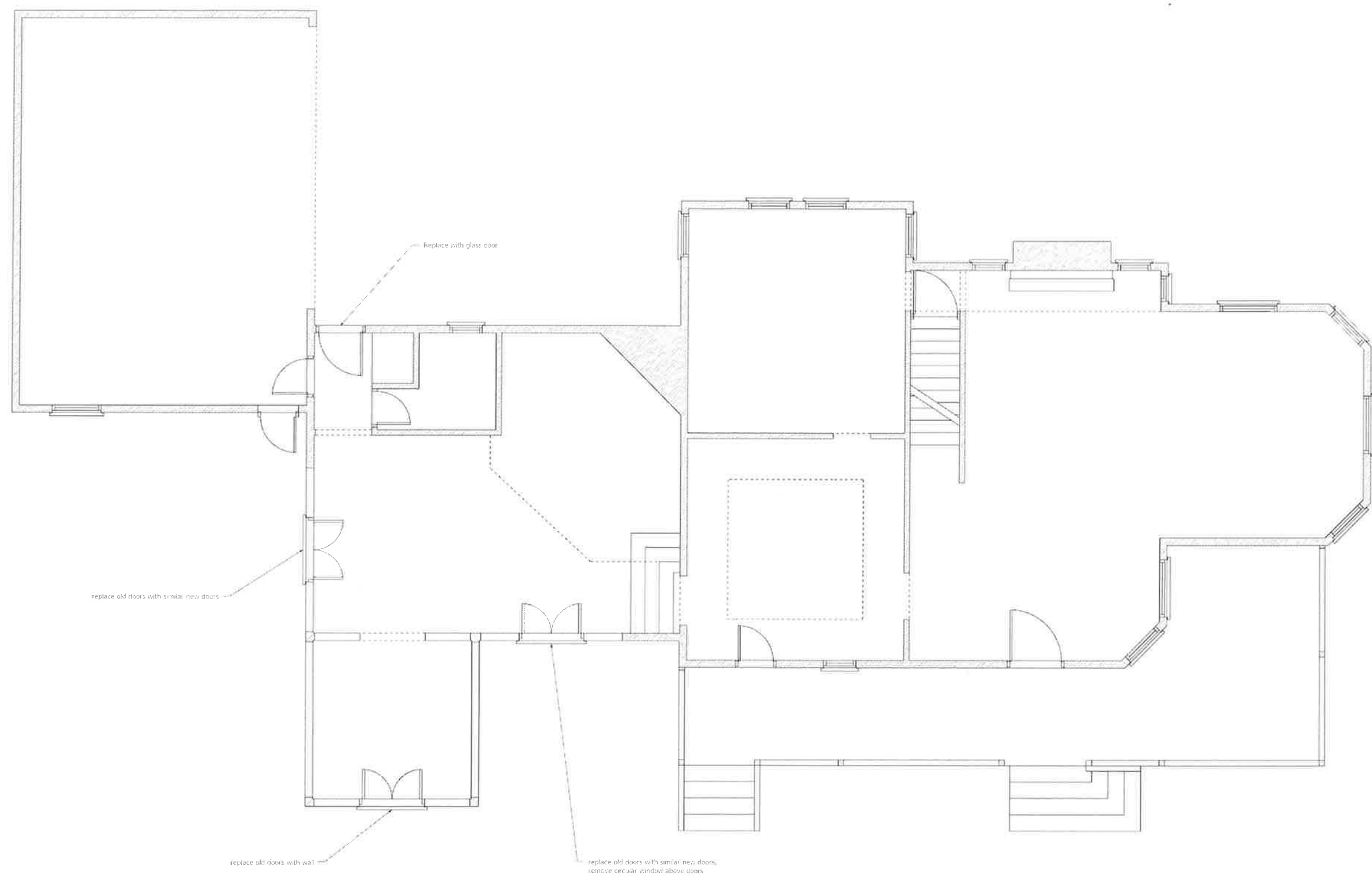
PROJECT
historic s bates street
renovation
PROJECT NO.
2018.0201

ISSUE
MM.DD.YY
DRAWN BY
CW

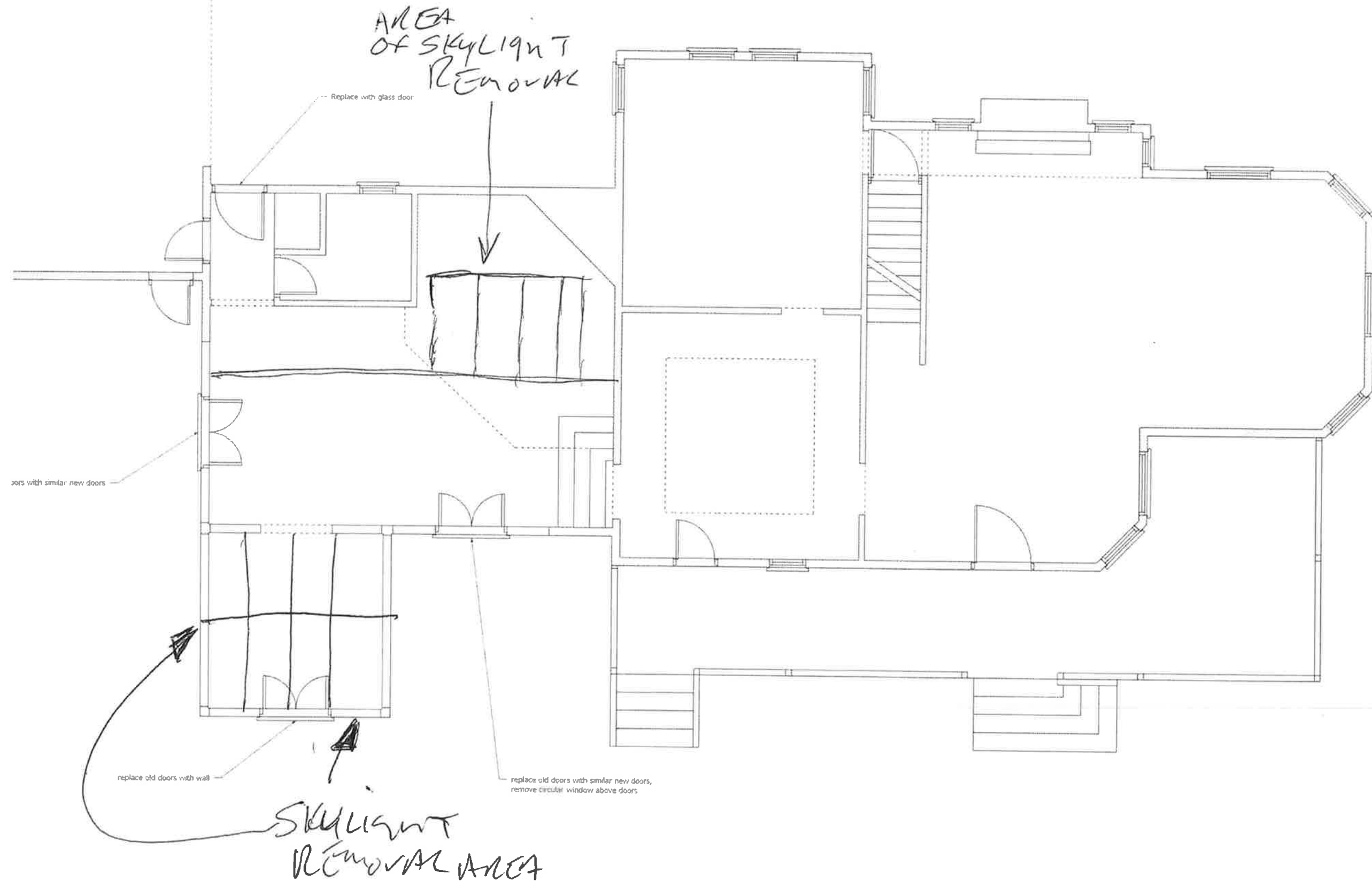
EXISTING
site plan

RA.101





CALL Romano LLC
544 S BATES ST



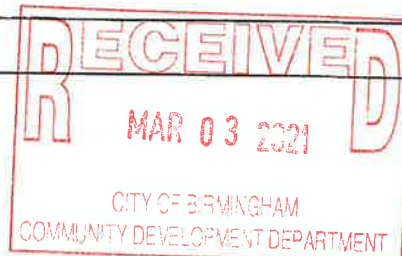
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 1200 Bird Ave		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-358-004	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS rick@ramgroups.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS rick@ramgroups.com	
C. Architect or Engineer			
NAME DAS		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS rick@ramgroups.com	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102198565		EXPIRATION DATE 5/31/2022	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			



*E-mailed for signature page.
3-3-21
Dai.*







ONLINE DEMO APP

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

Permit Number:

PD21-0012
JDSF21-0008

Applied: 03/11/2021

Issued:

Expires:

Finalled:

DEMOLITION ONLINE

Type

Status: HOLD (FEE)

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

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

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0008

Permit Item	Work Type	Fee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	2.00	\$400.00
		Fee Total:	400.00
		Amount Paid:	0.00
		Balance Due:	400.00



Building Official Approval: _____

Date: 03/11/2021



CITY OF BIRMINGHAM
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

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> COMMERCIAL BUILDING
ADDRESS 1571 BENAUILLE		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME NICK GOGONIS		ADDRESS 38836 GOLFOVIEW DR E	
CITY CLINTON TWP	STATE MI	ZIP CODE 48038	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 930 3481		FAX NUMBER (Include Area Code)	
B. Owner or Lessee		EMAIL ADDRESS nick@windycc.com	
NAME Theodore Teknos		ADDRESS 1471 Chesapeake	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 313 549 6616		FAX NUMBER (Include Area Code)	
C. Architect or Engineer		EMAIL ADDRESS tteknos@yahoo.com	
NAME SALVATORE S. D'Aleo		ADDRESS 1055 E SOUTH BLVD SUITE 200	
CITY ROCHESTER HILLS	STATE MI	ZIP CODE 48307	TELEPHONE NUMBER (Include Area Code) 248 852 7702
CELL PHONE NUMBER (Include Area Code) (586) 980-9286		FAX NUMBER (Include Area Code)	
LICENSE NUMBER 1301059026		EMAIL ADDRESS SSDALEO@DANNAASSOC.COM	
D. Contractor		EXPIRATION DATE 10/31/2023	
NAME Windy city construction LLC		ADDRESS 33717 WOODWARD AVE # 222	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 930 3481		FAX NUMBER (Include Area Code)	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101219853		EMAIL ADDRESS nick@windycc.com	
COMPANY BUILDERS LICENSE NUMBER 2102222177		EXPIRATION DATE 5/31/2021	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 83-4027322		EXPIRATION DATE 5/31/2022	
WORKERS COMP INSURANCE CARRIER (or reason for exemption) NO EMPLOYEES			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) NO EMPLOYEES			













paid online

CITY OF BIRMINGHAM
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

Permit # PD 21-0014

Project # JDSF 20-0018

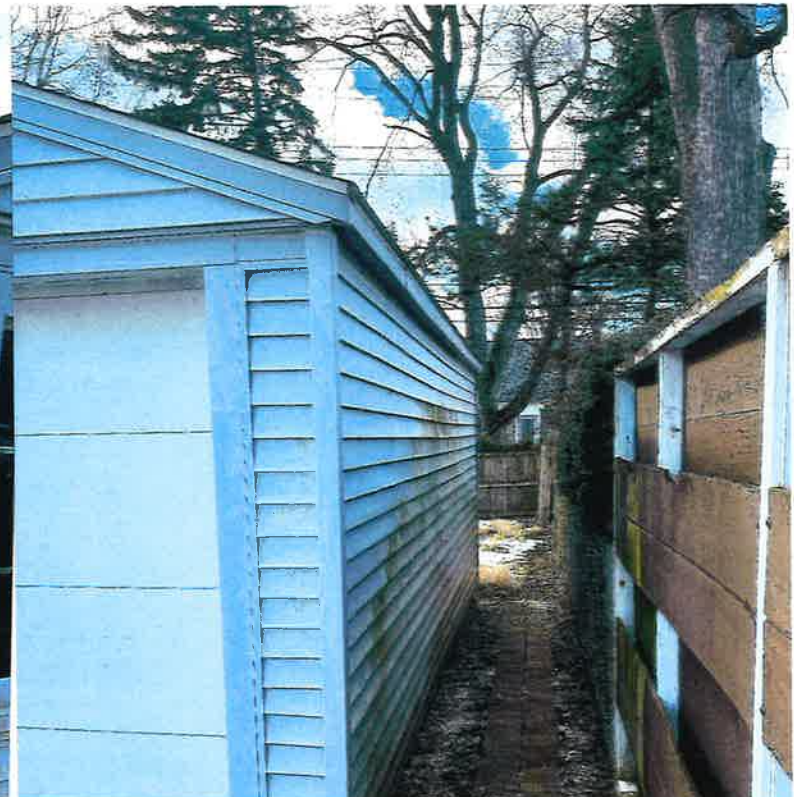
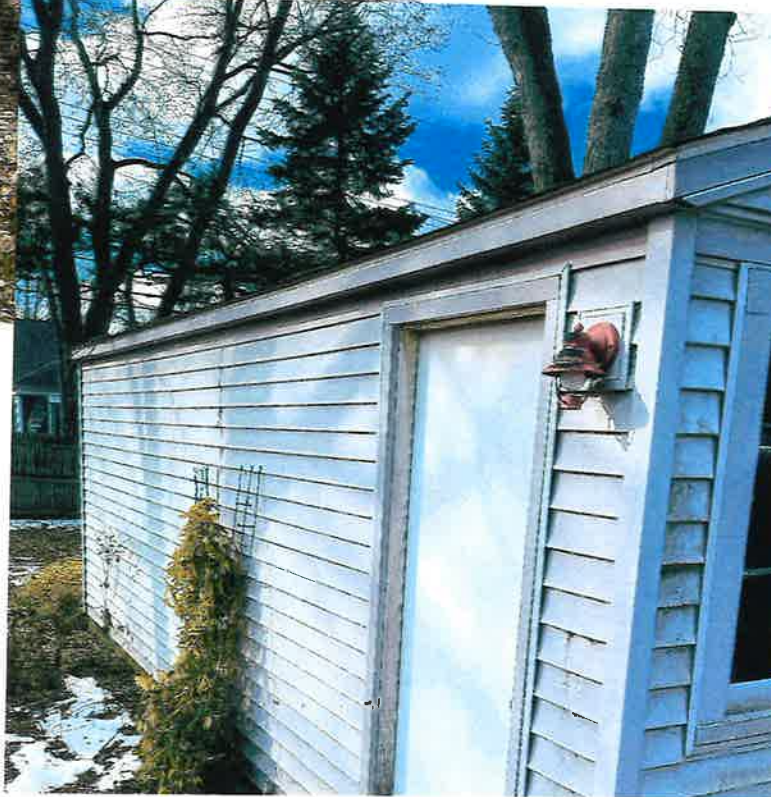
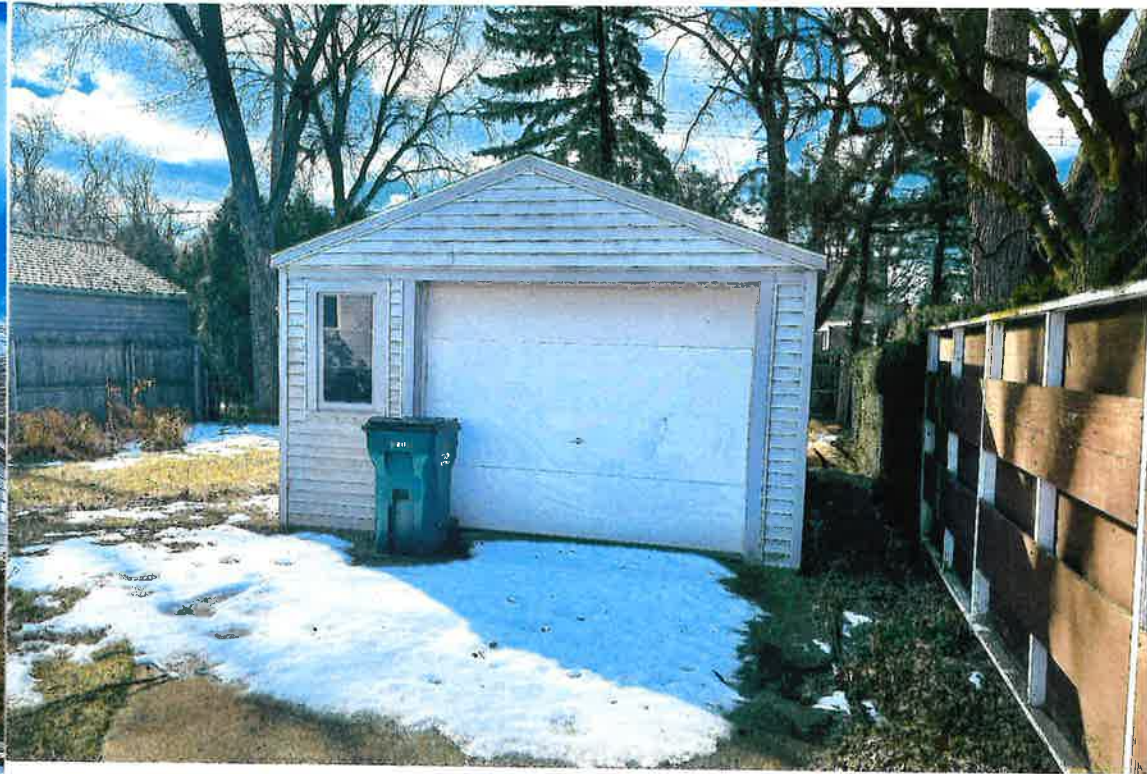
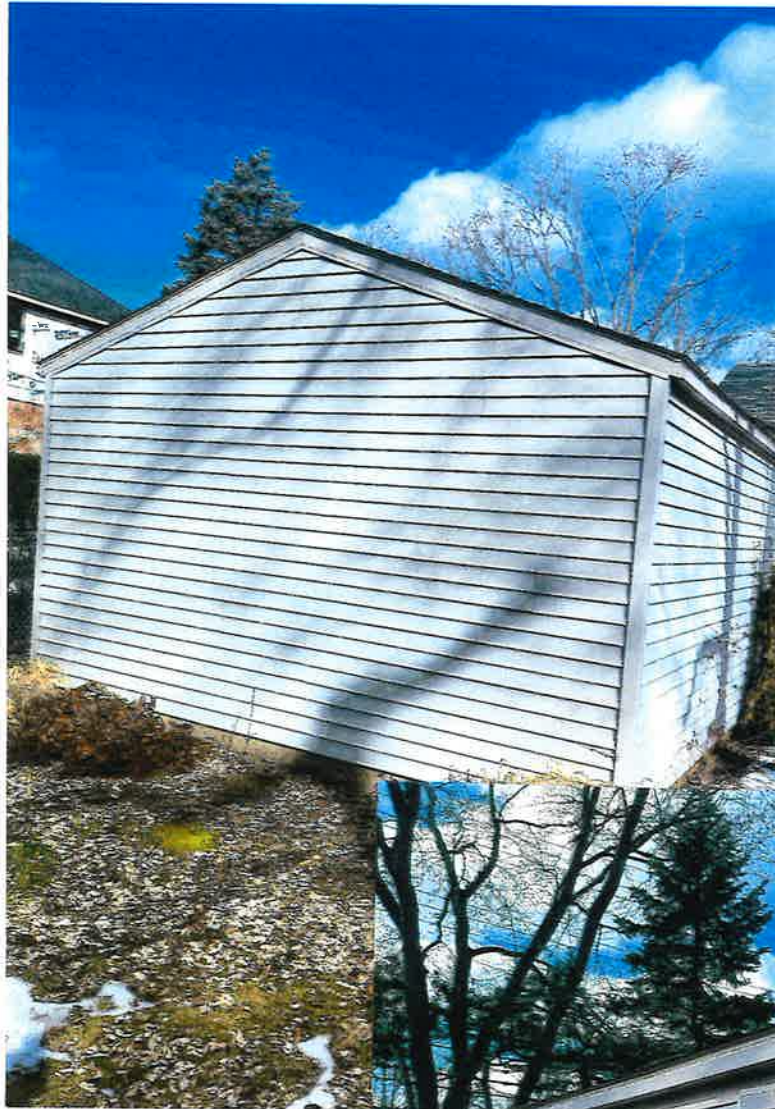
APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
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<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
<input type="checkbox"/> DETACHED GARAGE		<input type="checkbox"/> COMMERCIAL BUILDING		<input type="checkbox"/> OTHER _____	
ADDRESS <u>1730 Banbury</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>Harry Potash</u>		ADDRESS <u>6931 Chase Court</u>			
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) <u>248-470-9877</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>potashbr@gmail.com</u>	
B. Owner or Lessee					
NAME <u>Ideal Builders & Remodeling</u>		ADDRESS <u>6931 Chase Court</u>			
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) <u>248-425-0321</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>potashbr@gmail.com</u>	
C. Architect or Engineer					
NAME _____		ADDRESS			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS	
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME <u>Ideal Builder & Remodeling</u>		ADDRESS <u>6931 Chase Court</u>			
CITY <u>W. Bloomfield</u>	STATE <u>MI</u>	ZIP CODE <u>48322</u>	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) <u>248-425-0321</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>potashbr@gmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2102199832</u>			EXPIRATION DATE <u>5/31/23</u>		
COMPANY BUILDERS LICENSE NUMBER <u>2101043094</u>			EXPIRATION DATE <u>5/31/23</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>383811496</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Auto owners</u>					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>None</u>					











City of Birmingham
A Walkable Community

Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

ONLINE

Inspection Requests: www.bsaonline.com

Applicant:

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

DEMOLITION ONLINE

Type

Permit Number:

PD21-0015
JDSF21-0004

Applied: 03/19/2021

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

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

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 PERMITS	2.00	\$400.00
		Fee Total:	400.00
		Amount Paid:	0.00
		Balance Due:	400.00



Building Official Approval: _____

Date: 03/19/2021

414 Arlington Birmingham, MI

February 2021





CITY OF BIRMINGHAM
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 # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE <input type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> OTHER _____					
ADDRESS 7777 WIMBLETON			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME HM Homes			ADDRESS 4426 Fernlee Ave		
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-955-9988		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
B. Owner or Lessee					
NAME HM Homes			ADDRESS 4426 Fernlee Ave		
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code) 248-955-9988		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
C. Architect or Engineer					
NAME Metro Consulting Associates			ADDRESS PO Box 1710		
CITY Belleville	STATE MI	ZIP CODE 48112	TELEPHONE NUMBER (Include Area Code) 734-217-4697		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
LICENSE NUMBER				EXPIRATION DATE	
D. Contractor					
NAME HM Homes / Justin Friedman			ADDRESS 4426 Fernlee		
CITY Royal Oak	STATE MI	ZIP CODE 48073	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	EMAIL ADDRESS Justin@hmbuilt.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101190089				EXPIRATION DATE 5/31/23	
COMPANY BUILDERS LICENSE NUMBER				EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-4383263					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) KIG					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					













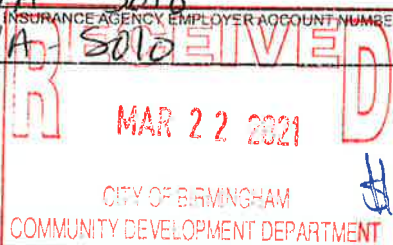
CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS 1751 Holland		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-31-177-038	LOT NUMBER 5
II. Applicant / Project Contact Information			
A. Applicant			
NAME Hillan Homes		ADDRESS 1231 Lacrosse Trail	
CITY Oxford	STATE MI	ZIP CODE 48371	TELEPHONE NUMBER (Include Area Code) 248 462 4792
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS patrick.hillanhomes@gmail.com	
B. Owner or Lessee			
NAME Scott/Megan Tasker		ADDRESS 1577 Lakewood	
CITY Troy	STATE MI	ZIP CODE 48063	TELEPHONE NUMBER (Include Area Code) 248 320 2487
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Scott.tasker22@gmail.com	
C. Architect or Engineer			
NAME Tom Smith		ADDRESS 7559 Olde Sturbridge Trail	
CITY Clarkston	STATE MI	ZIP CODE 48348	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 248 660 5055	FAX NUMBER (Include Area Code)	EMAIL ADDRESS tsmith7559@yahoo.com	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor			
NAME Hillan Homes		ADDRESS 1231 Lacrosse Trail	
CITY Oxford	STATE MI	ZIP CODE 48371	TELEPHONE NUMBER (Include Area Code) 248 462 4792
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS patrick.hillanhomes@gmail.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101 156 532		EXPIRATION DATE 5/31/23	
COMPANY BUILDERS LICENSE NUMBER 2102 212 902		EXPIRATION DATE 5/31/22	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 26 3790172			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) N/A - Solo			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) N/A - Solo			



#2200 Demo due upon submission
#1930 water disconnect





Historic District Commission Action List – 2021

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

Updates:

1. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
- 2.