



# City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, December 4, 2024 – 7:00 p.m.  
Plymouth City Hall & Online Zoom Webinar

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City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/88662465245>

Passcode: 837081

Webinar ID: 886 6246 5245

- 1) CALL TO ORDER
- 2) CITIZENS COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the July 24, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS
- 7) NEW BUSINESS
  - a) H24-04, 884 Penniman, Anthony Contractors: Concrete porch, steps, railings & brick replacement.
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

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

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to [clerk@plymouthmi.gov](mailto:clerk@plymouthmi.gov).

**GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE**

**OBJECTIVES**

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

**GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION**

**OBJECTIVES**

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

**GOAL AREA THREE - COMMUNITY CONNECTIVITY**

**OBJECTIVES**

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

**GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY**

**OBJECTIVES**

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

*“The government in this community is small and accessible to all concerned.”*

-Plymouth Mayor Joe Bida November 1977



City of Plymouth  
Historic District Commission  
Regular Meeting Minutes  
Wednesday, July 24, 2024 - 7:00 p.m.

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

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

**1. CALL TO ORDER**

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Vice Chair Stan Cole, Members Jeremy Borys (arrived at 7:04), Gania Kandalajt, Joshua Mrozowski (arrived at 7:03) John Townsend

Excused: Member Meghan Covino

Also present: Economic Development Director John Buzuvis

**2. CITIZEN COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MINUTES**

Cole offered a motion, seconded by Townsend, to approve the minutes of the June 19, 2024 regular meeting as amended.

There was a voice vote.

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Townsend offered a motion, seconded by Kandalajt, to approve the agenda for July 24, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. COMMISSION COMMENTS**

Townsend and Polin complimented the owners of Highline Spirits for their work on the Wiltsie's Building.

**7. OLD BUSINESS**

There was no old business.

**8. NEW BUSINESS**

- a. H24-03, 296 S. Main, Ste 208, Arcminute Marketing: Second Story Wall Signage.  
Applicant Greg Stewart presented his request.

**Motion**

Mrozowski offered a motion, seconded by Cole, to issue a Certificate of Appropriateness for application number H24-03.

**Findings of Fact**

The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation numbers 1, 2, 3, 4, and 5 and gives consideration and/or significance to the City of Plymouth Ordinance review criteria numbers 1, 2, 3, and 4.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**8. REPORTS AND CORRESPONDENCE**

Buzuvis said he had received an administrative approval request for a like-for-like sign at 711 W. Ann Arbor Tr., and that he would email the board with details.

He also said no applications were received for August and the group agreed to cancel that meeting.

**9. ADJOURNMENT**

Kandalaft offered a motion, seconded by Borys, to adjourn the meeting at 7:13 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Historic District Commission  
201 S. Main Plymouth, MI 48170

Case Number H24-04  
Agenda Date: December 4, 2024

Address: 884 Penniman  
Year Built: Circa 1900  
Historical Significance: Architecture

Proposed Changes: Porch replacement

### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Application Review

| <b>Porch reconstruction or repair</b>                  |   |                                     |                                     |                          |
|--|---|-------------------------------------|-------------------------------------|--------------------------|
| The following applicable information has been provided |   | YES                                 | NO                                  | N/A                      |
| 1.   | Completed application   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2.   | Synopsis: description of the project in words   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.   | Materials finish list   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4.   | Detailed justification of why the changes are necessary   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.   | Historic photographs of the building  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6.   | Photographs of the building and site as they exist today  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 7.   | Description of the existing porch material including location, size, material, color, and condition | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8.   | Scaled drawings to include existing and proposed site plan  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 9.   | Scaled drawings to include existing and proposed floor plans  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 10.  | Scaled drawings to include existing and proposed elevations   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11.  | Scaled drawings to include existing and proposed cross sections and other details as needed         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 12.  | Cut sheets (manufacturer information) for proposed replacement porch materials                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 13.  | Material samples and colors for porch   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

## SAMPLE MOTION LANGUAGE

### **1. Motion to Approve Application**

I move that the Commission issue a Certificate of Appropriateness for application number \_\_\_. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) \_\_\_.

Vote "Yes" to approve application. Vote "No" to deny application.

### **2. Motion to Approve Application with Conditions**

I move that the Commission issue a Certificate of Appropriateness for application number \_\_\_, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) \_\_\_ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) \_\_\_.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

### **3. Motion to Postpone Review**

I move that the Commission Postpone Review of application number \_\_\_ until the next regular meeting scheduled for \_\_\_.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

### **4. Motion to Deny Application**

I move that the Commission issue a Certificate of Appropriateness for application number \_\_\_. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) \_\_\_ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) \_\_\_.

*Note:* Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

### **5. Motion to Issue a Notice to Proceed**

#### **May be used in special conditions or emergencies.**

I move that the Commission issue a Notice to Proceed for application number \_\_\_. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) \_\_\_ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) \_\_\_. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

RECEIVED

CITY OF PLYMOUTH  
HISTORIC DISTRICT COMMISSION APPLICATION

NOV 19 2024

Community Development Department  
201 S. Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
[www.plymouthmi.gov](http://www.plymouthmi.gov)

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

|                              |  |                                 |
|------------------------------|--|---------------------------------|
| Site Address<br>884 PENNIMAN | <input type="checkbox"/> Contributing structure<br><input type="checkbox"/> Non-contributing structure | Date of Application<br>11-19-24 |
|------------------------------|--|---------------------------------|

|   |  |
|---|--|
| Name of Property Owner<br><del>HARRY CROWST</del><br>RICHARD G. NULTY TRUST | Phone Number<br>866-717-1607 EXT. 5101     |
| Mailing Address<br>884 PENNIMAN   | Email Address (Required)<br>HC@COUNSEL.COM |
| City<br>PLYMOUTH  | State<br>MICHIGAN                          |
|   | Zip Code<br>48170                          |

II. Applicant and Contact Information

|  |                              |             |                   |        |
|--|------------------------------|-------------|-------------------|--------|
| Indicate Who the Applicant Is. If Property Owner, Skip to Section III. | Architect                    | Developer   | Engineer          | Lessee |
| Applicant/Company Name<br>ANTHONY CONTRACTORS                          | Phone Number<br>248-756-5950 |             |                   |        |
| Applicant/Company Address<br>2433 WINDRIDGE LN.                        | City<br>NOVI                 | State<br>MI | Zip Code<br>48374 |        |
| Email Address (Required)<br>CHUCZAJDA56@SBCGLOBAL.NET                  |                              |             |                   |        |

III. Site Plan Designer and Contact Information

|  |                              |   |          |
|--|------------------------------|---|----------|
| Site Plan Designer Company Name<br>Scott Marchnik & Associates | Phone Number<br>248 539-5863 |   |          |
| Company Address<br>5430 Sunnycroft West Bloomfield 48373       | City                         | State   | Zip Code |
| Registration Number<br>800634246                               | Expiration Date              | Email Address (Required)<br>sm00tt@smarch.com |          |

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

|  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> New Construction                    | <input type="checkbox"/> Window Replacement | <input type="checkbox"/> Sign/Awning Install or Replacement | <input type="checkbox"/> Color Change      |
| <input type="checkbox"/> Addition                            | <input type="checkbox"/> Siding Replacement | <input type="checkbox"/> Wall/Fence Install or Replacement  | <input type="checkbox"/> Building Cleaning |
| <input checked="" type="checkbox"/> Alteration               | <input type="checkbox"/> Door Replacement   | <input type="checkbox"/> Paving Install or Replacement      | <input type="checkbox"/> Other             |
| <input checked="" type="checkbox"/> Porch Reconstruct/Repair | <input type="checkbox"/> Roof Replacement   | <input type="checkbox"/> Landscaping Install or Replacement |  |

V. Applicant Signature

|                            |                  |
|----------------------------|------------------|
| Signature of Applicant<br> | Date<br>11-19-24 |
|----------------------------|------------------|

VI. Property Owner Signature

|  |                  |
|--|------------------|
| Signature of Property Owner<br>Maura A. Nulty, Trustee, R.G. Nulty Trust | Date<br>11-19-24 |
|--|------------------|

**Anthony Contractors  
24133 Windridge Ln.  
Novi, Mi 48374**

**RE:** Porch replacement @ 884 Penniman in Plymouth

**Synopsis:** Remove and replace existing brick porch with concrete landings and steps to code. Install wrought iron railings as necessary to code. Remove and replace partial service walk adjacent to porch area. Eliminate partial wood railings as existing and install wrought iron railings throughout. All replacement materials to match existing as close as possible. Footprint of porch area to remain with step / step landing alterations per submitted drawings. Refresh existing foundation (level) as necessary for replacement construction. Install brick ties for exterior brick. Haul away all demolished materials off site. Clean up all work- related debris daily. Provide barricades and caution tape.

**Justification of changes:** Existing porch materials have failed and need replacement. Since they no longer are up to code they represent a liability to the owner, especially since it is an entrance to a commercial property (Plymouth Coffee Bean) with steady foot traffic.

Respectfully submitted,

Charles Kuczajda / Anthony Contractors

| Please include the following applicable information |  | YES                                 | NO                                  | N/A                      |
|---|--|-------------------------------------|-------------------------------------|--------------------------|
| <b>Porch reconstruction or repair</b>               |  |                                     |                                     |                          |
| 1.  | Completed application                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2.  | Synopsis: description of the project in words            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.  | Materials finish list                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4.  | Detailed justification of why the changes are necessary  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.  | Historic photographs of the building                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6.  | Photographs of the building and site as they exist today | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

|     |   |                                     |                                     |                          |
|-----|---|-------------------------------------|-------------------------------------|--------------------------|
| 7.  | Description of the existing porch material including location, size, material, color, and condition | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8.  | Scaled drawings to include existing and proposed site plan  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 9.  | Scaled drawings to include existing and proposed floor plans  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. | Scaled drawings to include existing and proposed elevations   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11. | Scaled drawings to include existing and proposed cross sections and other details as needed         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 12. | Cut sheets (manufacturer information) for proposed replacement porch materials                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 13. | Material samples and colors for porch   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |



## Manufacturer's Specifications

1 5/8" molded cover bar

½" x ½" solid wrought iron pickets

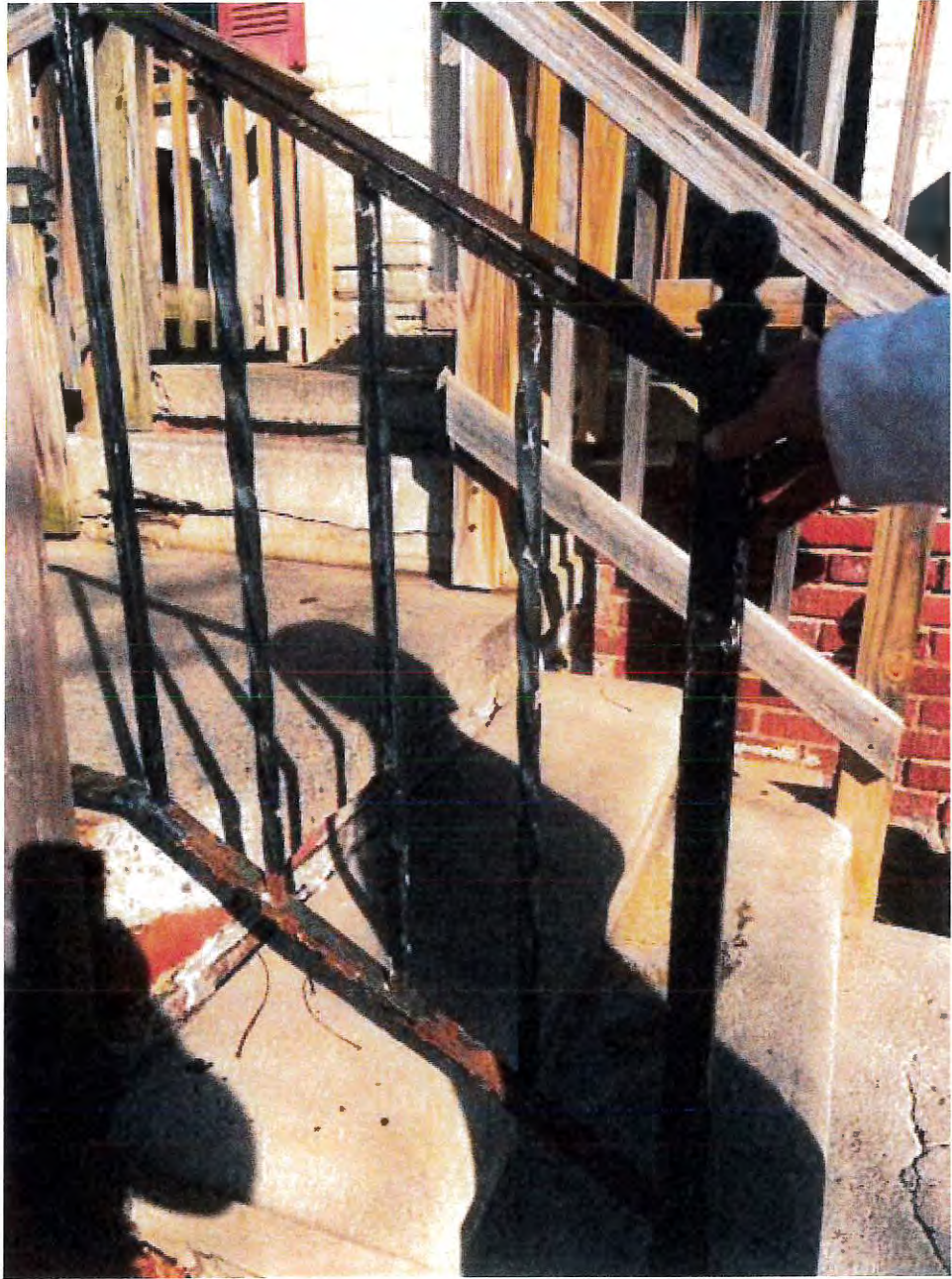
1 1/4" Solid wrought iron posts

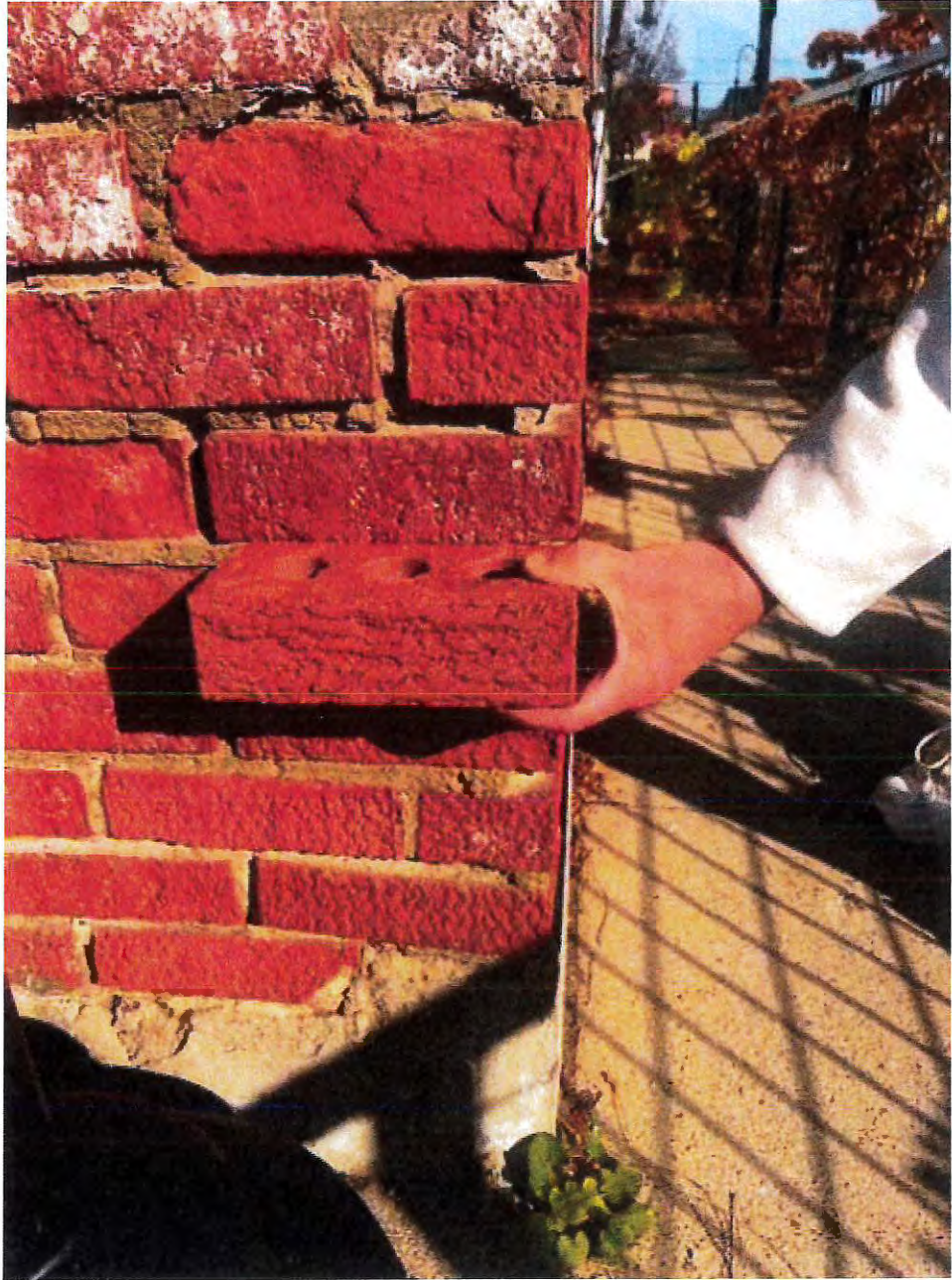
Posts mounted on 4" galvanized metal plates

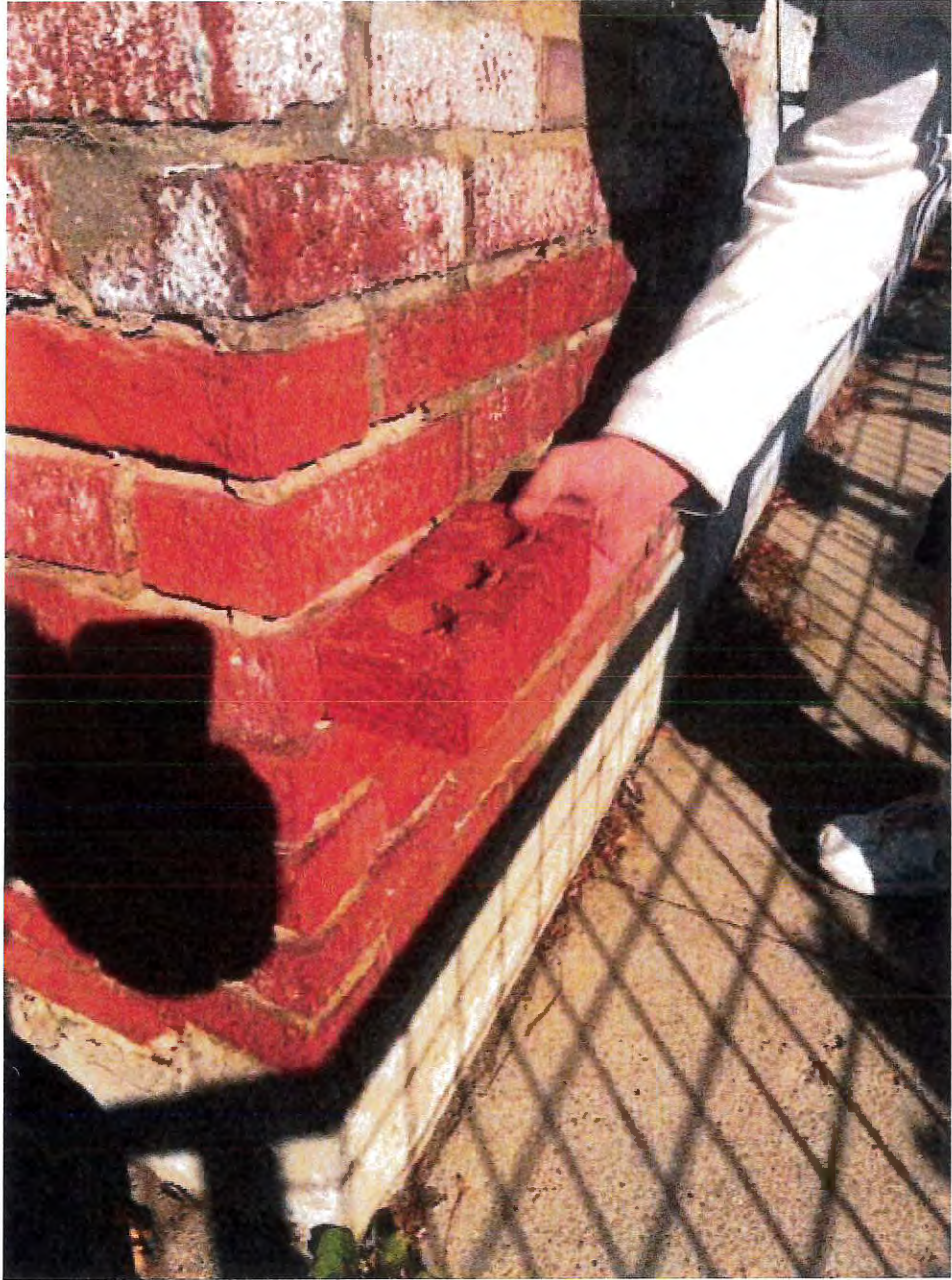
Railing 36" high

Color: Flat Black Powder Coated

Installed to code







Manufacturer: Bowerston Ohio Quality Brick

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

**Bowerston Shale Company**

515 Main St, Bowerston, OH 44695

(740) 269-2921

Brick #125 Cherry Bark Surface



**TEST REPORT**

100 Clemson Research Blvd.  
Anderson, SC 29625  
(864) 656-1094  
Fax: (864) 656-1095  
www.brickandtile.org

*Results of Tests on brick Conducted in accordance with ASTM C 67-18 Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile*

02/14/2019

|        |   |                |                             |                        |
|--------|---|----------------|-----------------------------|------------------------|
| Name:  | The Bowerston Shale Company<br>P. O. Box 199<br>Bowerston, OH 44695 | Plant:         | The Bowerston Shale Company | *Temperature: 60 - 90F |
| Phone: | 740-269-2921  | Report Number: | 8670-20354                  | *Humidity: 30% - 70%   |
| Fax:   | 740-269-5456  | Received Date: | 01/25/2019                  |                        |
|        |   | Sampled Date:  | 01/25/2019                  |                        |
|        |   | Lot:           | 16056                       |                        |
|        |   | Product Code:  |                             |                        |

Sample Description: Red Shale Series Modular, #110, #110-3, #110-6, #111, #111-3, #111-6, #120, #125, #130, #130-3, #130-6, #131, #131-3, #131-6, #138, #138-3, #138-6, #145, #145-3, #145-6, #225, #1100, #1103, #1106, #1110, #1113, #1116, #1200, #1252, #1300, #1303, #1306, #1310, #1313, #1316, #1348, #1450, #1620, #1625, AlbanyRose, Aztec Red, Bordeaux, Flint Ridge Blend, Harvest Blend, Irish Gold, Masonic Blend, Old English, Phoenix Red, Red Brush -Tex, Red Flash Brush-Tex, Red Brush-Tex 3, Red Brush-Tex 6, Somerset Blend, Tallmadge Blend, #325, #501, #510, #520, #525, #545

|   |                 |                 |                 |                 |                 | Average | Test Date  |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|---------|------------|
| <b>Absorption</b>                           | 1               | 2               | 3               | 4               | 5               |         |            |
| 24 Hour Submersion in Cold Water (%)        | 4.26            | 3.72            | 4.78            | 4.45            | 3.52            | 4.14    | 01/31/2019 |
| 5 Hour Submersion in Boiling Water (%)      | 6.85            | 6.28            | 7.41            | 7.02            | 6.09            | 6.73    |            |
| Saturation Coefficient (Ratio of 24H to 5H) | 0.62            | 0.59            | 0.64            | 0.63            | 0.58            | 0.61    |            |
| <b>Compressive Strength</b>                 | 1               | 2               | 3               | 4               | 5               | Average |            |
| psi   | 17,343          | 15,356          | 15,537          | 15,036          | 16,715          | 15,997  | 02/04/2019 |
| MPa   | 119.6           | 105.9           | 107.1           | 103.7           | 115.2           | 110.3   |            |
| <b>Efflorescence</b>                        | 11              | 12              | 13              | 14              | 15              |         |            |
|   | Not Effloresced | Not Effloresced | Not Effloresced | Not Effloresced | Not Effloresced |         | 02/12/2019 |
| <b>IRA (Oven Dried Method)</b>              | 6               | 7               | 8               | 9               | 10              | Average |            |
| g/min/30 in. <sup>2</sup>                   | 14.7            | 16.6            | 15.7            | 22.7            | 16.9            | 17.3    | 02/04/2019 |
| <b>Average % Void</b>                       | 18.7            |                 |                 |                 |                 |         | 02/04/2019 |

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:

ASTM C 216 - 17a Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)  
Grade: SW, MW

Michael Walker, Quality Manager

*\*The temperature and humidity of the Bishop Materials Laboratory is constantly kept between 60-90F, and 30-70% RH  
The results shown above apply only to the samples tested, which are provided by the customer.  
This test report shall not be reproduced except in full, without written approval of the laboratory.*

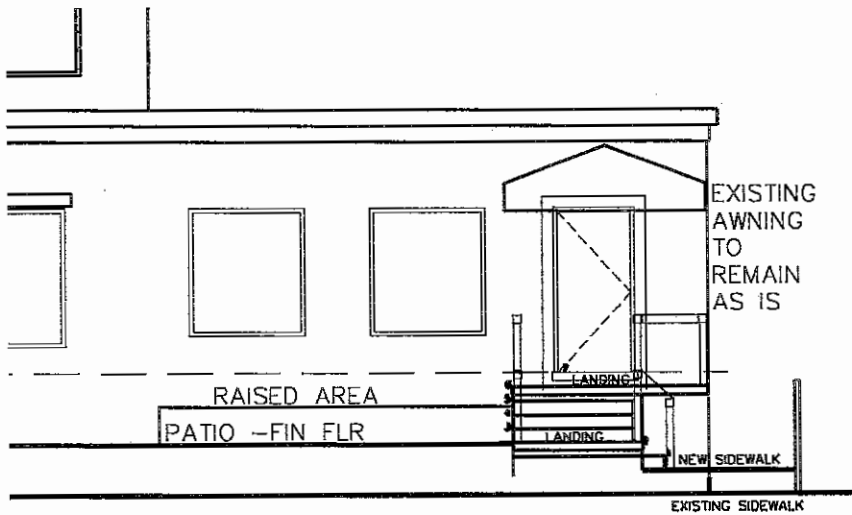




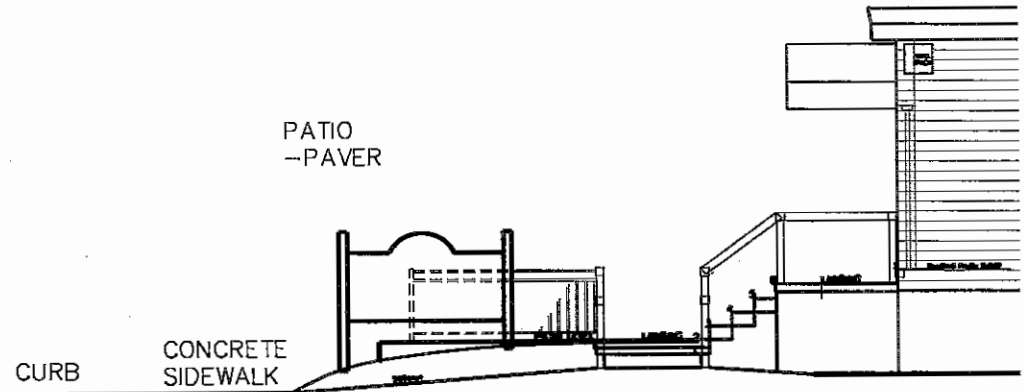









FRONT ELEVATION



RIGHT SIDE ELEVATION


**ARCHITECTS**  
**PLANNERS**  
**INTERIORS**  
**SCOTT MONCHICK & ASSOCIATES, INC.**  
 3420 BIRMINGHAM DRIVE  
 WEST BLOOMFIELD, MICHIGAN  
 48323  
 VOICE 248-834-1010  
 CELL 248-863-3803  
 SCOTT@SMAARCH.COM



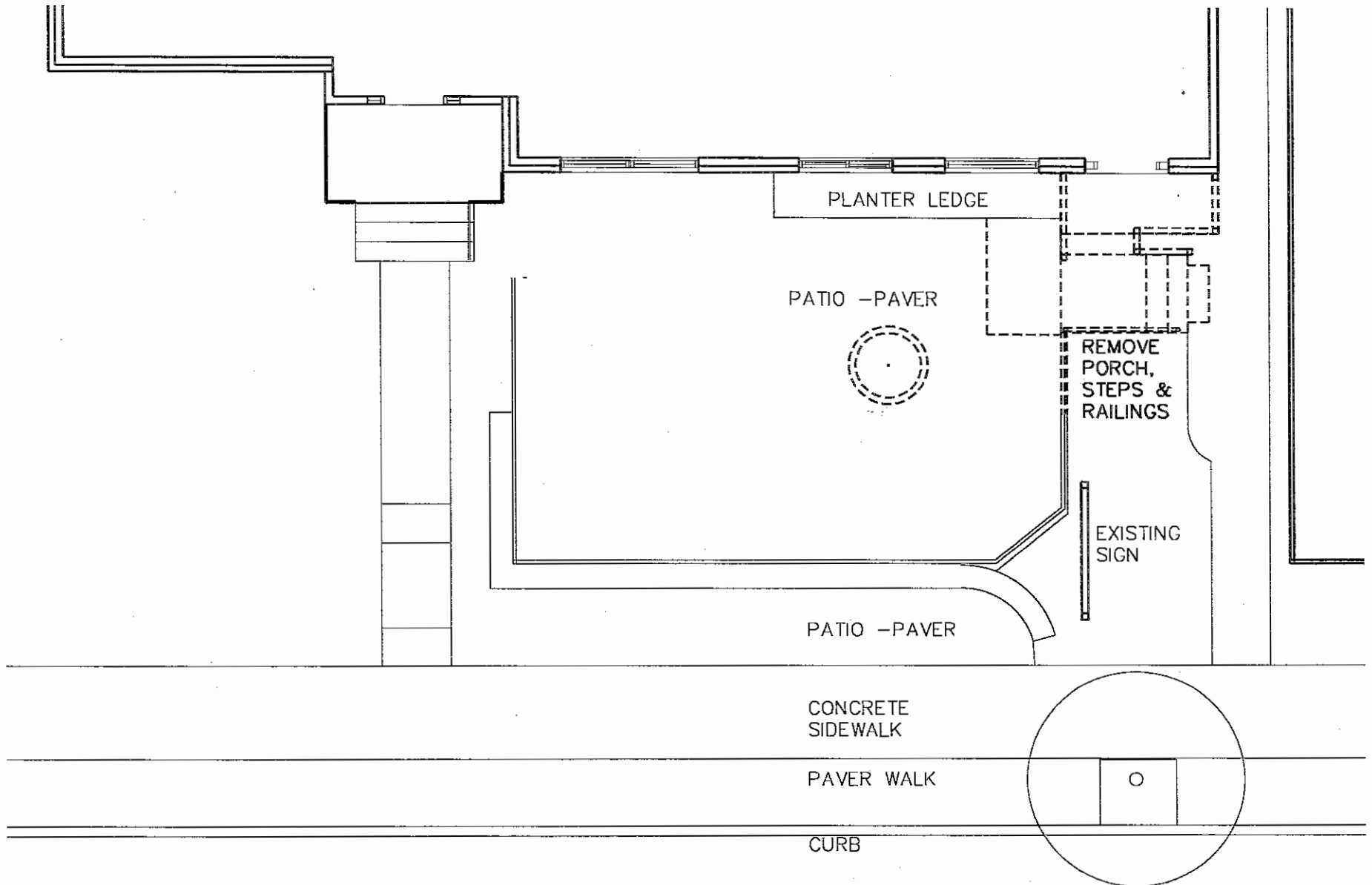
**PRELIM DEMO PLAN** V-3 # 24017


NO SCALE

5 SEPT. 2024

**PLYMOUTH COFFEE BEAN**

884 PENNIMAN AVE. PLYMOUTH, MICHIGAN

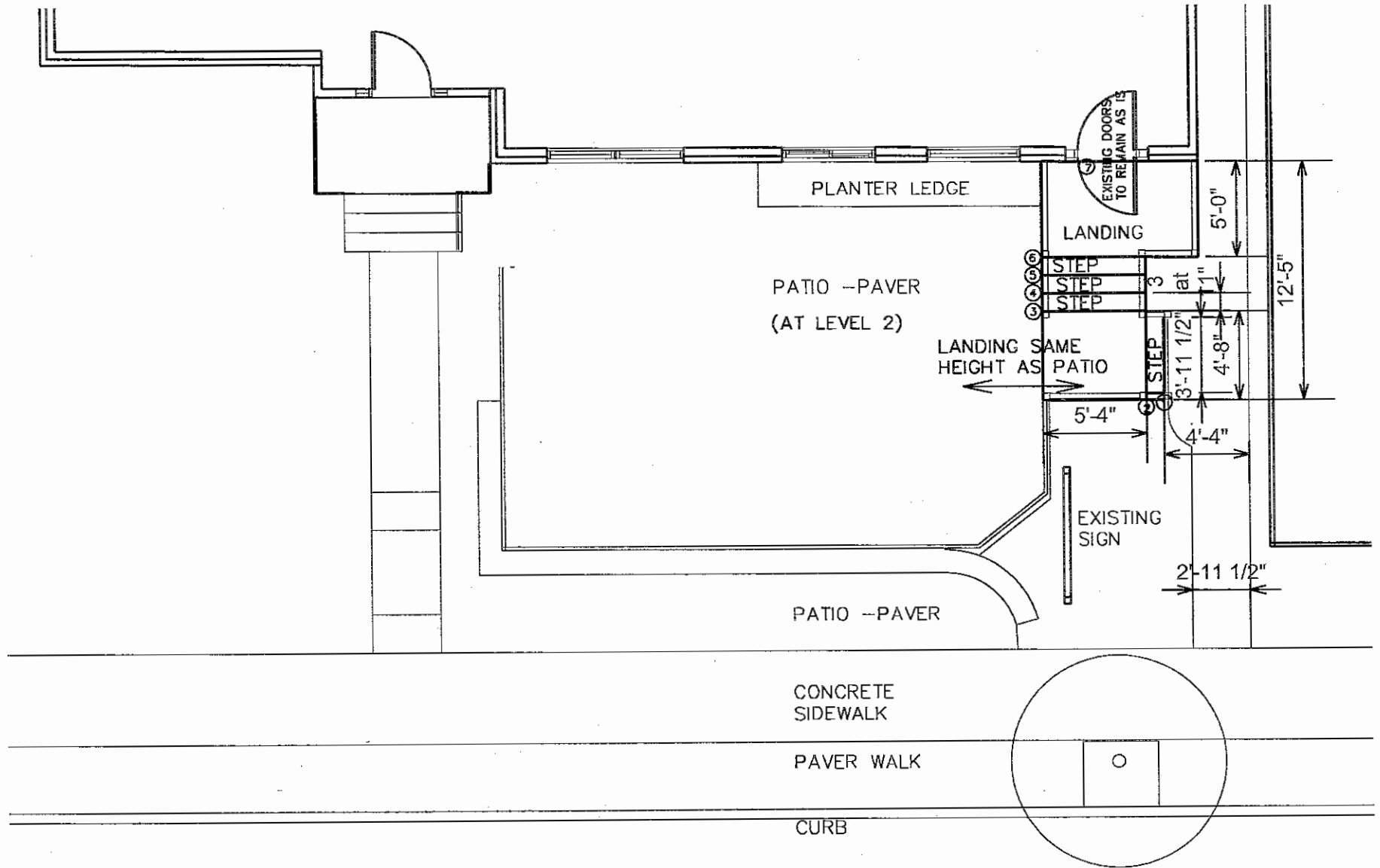



**ARCHITECTS**  
**PLANNERS**  
**DESIGNERS**  
**SCOTT MONCHICK & ASSOCIATES, INC.**  
 8428 BURNINGTREE DRIVE  
 WEST BLOOMFIELD, MICHIGAN 48303  
 VOICE 248-884-1010  
 CELL 248-262-2800  
 SCOTT@SMARCH.COM



**PRELIM DEMO PLAN** V-3 #24017  
 NO SCALE  
 5 SEPT. 2024

**PLYMOUTH COFFEE BEAN**  
 884 PENNIMAN AVE. PLYMOUTH, MICHIGAN



ARCHITECTS  
 PLANNERS  
 DESIGNERS  
**SCOTT MONCHNIK & ASSOCIATES, INC.**  
 3430 BURNING TREE  
 WEST BLOOMFIELD HILLS, MI 48324  
 PHONE 248-994-1010  
 CELL 248-263-2803  
 SCOTT@SMARCH.COM



**PRELIM FLOOR PLAN** V-3 #24017  
 NO SCALE 5 SEPT. 2024

**PLYMOUTH COFFEE BEAN**  
 884 PENNIMAN AVE. PLYMOUTH, MICHIGAN