



City of Plymouth Historic District Commission

Regular Meeting Agenda

Wednesday, December 3, 2025 – 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street

www.plymouthmi.gov
Phone 734-453-1234

Join Zoom Webinar: <https://us02web.zoom.us/j/86847959946>

Webinar ID: 868 4795 9946

Passcode: 695683

- 1) CALL TO ORDER
- 2) CITIZENS COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of October 1, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS - None
 - a) H25-04, 789 W. Ann Arbor Trail: Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.
- 7) NEW BUSINESS
- 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.

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th 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 Agenda

Wednesday, October 1, 2025 – 7:00 p.m.

Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

1) CALL TO ORDER

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

Present: Chair Polin, Vice Chair Stan Cole, Members John Townsend, Gania Kandalaft, Jeremy Borys

Excused: Members Josh Mrozowski and Meghan Covino

Also present: Economic Development Director John Buzuvis and City Commissioner Linda Filipczak

2) CITIZENS COMMENTS

There were no citizen comments.

3) APPROVAL OF THE MINUTES

Vice Chair, Cole noted an error in the previous meeting's minutes regarding a motion approval. He pointed out that the chair cannot second or make a motion and suggested it was likely Commissioner Covino who seconded the motion instead of Chair Polin. Buzuvis acknowledged the correction and stated it would be addressed.

Townsend moved to approve August 6, 2025, meeting minutes with the noted change. Vice Chair Cole seconded the motion.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4) APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Kandalaft, to approve the agenda for October 1, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5) COMMISSION COMMENTS

There were no commission comments.

6) OLD BUSINESS

- a) **H25-03, 789 W. Ann Arbor Trail:** Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.

Omar Hamdan, co-owner, introduced himself and his partners, noting their building isn't historic and was built 15 years ago. Originally approved for three stories, only two stories were built due to costs. Hamdan wants to add stories to align with nearby structures.

Vice Chair Cole thanked him for providing renderings and stated that the historical standards apply due to proximity to the Mayflower Meeting House. Cole highlighted the need for additions to be subordinate to historic sites and suggested recessing the building's southern corner to be subservient to the historic resource to the south of the proposed addition.

Engineer Haidar Badreddine confirmed this change is feasible with minor plan revisions.

Commissioner Kandalaft voiced ongoing concerns about the building's overall mass impacting the area.

Chair Polin reiterated that the compatibility with the historic Mayflower Meeting House was of primary concern, emphasizing that the Commission didn't want the new construction to detract from the historic building's features or significance.

Mr. Hamdan questioned why the building's massing appeared to be an issue when the zoning allowed for the proposed height and expressed frustration at potential delays when they were willing to make the suggested modifications.

Motion

Motion by Vice Chair Cole, seconded by Borys, that the commission issue a certificate of appropriateness for application H25-03 provided conditions are met.

Findings of Fact

The work would meet the Secretary of Interior Standards for Rehabilitation Standards number 9 and would give consideration and significance to the City of Plymouth ordinance criteria's number 1, 2, 3, and 4.

Conditions

The southwest corner of the third and fourth floor be subordinate to the historic Mayflower Meeting House, the corner of the building to be a minimum of 2 feet lower than the adjacent building for a distance of 10 foot 3 inches north and 7 foot east to any wall on the third or fourth floor of the new building and that the applicant submit revised elevations of rendering showing compliance.

There was a roll call vote.

Yes: Borys, Vice Chair Cole

No: Kandalaft, Townsend, Chair Polin

MOTION FAILED, 2-3

Following the failed motion, the Commission discussed their concerns. Commissioner Kandalaft explained she still had concerns about the overall massing and felt it would have a significant impact not just on the adjacent Meeting House but on the entire area. Chair Polin added that while Vice Chair Cole had proposed a solution for the corner adjacent to the Meeting House, there were still concerns about the scale and mass of the entire addition.

The applicant was encouraged to consider a greater setback than the 10 feet proposed to address the massing concerns, and to return to the next available meeting with revised drawings showing modifications to address the Commission's concerns.

7) **NEW BUSINESS**

There was no new business.

8) **REPORTS AND CORRESPONDENCE**

Commissioner Townsend reported on several ongoing projects taking place throughout the city.

Commissioner Boris mentioned seeing two officers on horseback in town the previous day, which sparked a brief discussion about the Wayne County mounted division.

Chair Polin commented positively on the paint work and touch-up being done on the Meeting House, noting that the cleaning was making the detail on the corbels and windows stand out.

9) **ADJOURNMENT**

Townsend offered a motion, seconded by Kandalaft, to adjourn the meeting at 8:00 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Historic District Commission
201 S. Main Plymouth, MI 48170

Case Number H25-03
Agenda Date: December 3, 2025

Address: 789 W. Ann Arbor Trail
Year Built: 2013
Historical Significance: Non-Contributing

Sec. 18-654. - Duties and powers.

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

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

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

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

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

Application Review

The following applicable information has been provided		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☐	☒	☐
3.	Materials finish list	☐	☒	☐
4.	Detailed justification of why the changes are necessary	☐	☒	☐
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☒	☐
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	☒	☐	☐
8.	Scaled drawings to include existing and proposed floor plans	☒	☐	☐
9.	Scaled drawings to include existing and proposed elevations	☒	☐	☐
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	☐	☒	☐
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	☐	☒	☐
12.	Material samples and colors for roofing, siding, and trim	☐	☒	☐
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	☐	☒	☐
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	☐	☒	☐
15.	Color rendering of exterior elevation	☒	☐	☐
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	☒	☐	☐

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

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

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

2. Motion to Approve Application with Conditions

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

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

3. Motion to Postpone Review

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

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

4. Motion to Deny Application

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

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

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

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

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

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



City of Plymouth

Historic District Commission Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

GENERAL INFORMATION:

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

WHAT REQUIRES HDC REVIEW:

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

HISTORIC DISTRICT COMMISSION REVIEW FEES:

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

REVIEW PROCESS:

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

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

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

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 789 ANN ARBOR TRAIL		☐ Contributing structure ☐ Non-contributing structure	Date of Application June 20 2025
Name of Property Owner Pated Investements LLC		Phone Number 313 363 7223	
Mailing Address 914 merriman road		Email Address (Required) omar789llc@yahoo.com	
City Westland	State Mi	Zip Code 48186	

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.		Architect	Developer	Engineer	Lessee
Applicant/Company Name Ziad EL-Baba		Phone Number 313 938 8767			
Applicant/Company Address 674 Gauthier		City Tecumseh	State ON	Zip Code N8N 3P8	
Email Address (Required) zelbabaeng@gmail.com					

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Ziad EL-Baba		Phone Number 313 938 8767			
Company Address 674 Gauthier		City Tecumseh	State On	Zip Code N8N 3P8	
Registration Number 620 105 1707	Expiration Date	Email Address (Required) zelbabaeng@gmail.com			

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

☐ New Construction	☐ Window Replacement	☐ Sign/Awning Install or Replacement	☐ Color Change
☒ Addition	☐ Siding Replacement	☐ Wall/Fence Install or Replacement	☐ Building Cleaning
☐ Alteration	☐ Door Replacement	☐ Paving Install or Replacement	☐ Other
☐ Porch Reconstruct/Repair	☐ Roof Replacement	☐ Landscaping Install or Replacement	

V. Applicant Signature

Signature of Applicant 	Date JUNE 20 2025
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VI. Property Owner Signature

Signature of Property Owner	Date
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VII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☒	☐	☐
6.	Photographs of the building and site as they exist today	☒	☐	☐
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	☒	☐	☐
8.	Scaled drawings to include existing and proposed floor plans	☒	☐	☐
9.	Scaled drawings to include existing and proposed elevations	☒	☐	☐
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	☒	☐	☐
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	☒	☐	☐
12.	Material samples and colors for roofing, siding, and trim	☐	☐	☒
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	☐	☐	☒
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	☐	☐	☒
15.	Color rendering of exterior elevation	☒	☐	☐
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	☐	☐	☒
Proposed window replacement project				
1.	Completed application	☒	☐	☐
2.	Synopsis: description of the project in words	☒	☐	☐
3.	Materials finish list	☒	☐	☐
4.	Detailed justification of why window replacement is necessary	☐	☐	☒
5.	Historic photographs of the building	☒	☐	☐
6.	Description of the existing window material including color and condition	☐	☐	☒
7.	Photographs of the affected windows as they exist today	☐	☐	☒
8.	Photographs of the building with proposed changes indicated	☐	☒	☐
9.	Cut sheets (manufacturer information) for all replacement windows	☐	☐	☒
10.	Material samples and colors of windows	☐	☒	☐
11.	Number of windows to be replaced	☐	☐	☒
12.	Dimensions of windows including frame thickness and frame width	☒	☐	☐
13.	Photographs of other projects incorporating the window replacement component	☐	☐	☒

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

Please include the following applicable information

YES NO N/A

Porch reconstruction or repair

1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Description of the existing porch material including location, size, material, color, and condition	☐	☐	☒
8.	Scaled drawings to include existing and proposed site plan	☐	☐	☒
9.	Scaled drawings to include existing and proposed floor plans	☐	☐	☒
10.	Scaled drawings to include existing and proposed elevations	☐	☐	☒
11.	Scaled drawings to include existing and proposed cross sections and other details as needed	☐	☐	☒
12.	Cut sheets (manufacturer information) for proposed replacement porch materials	☐	☐	☒
13.	Material samples and colors for porch	☐	☐	☒

Paint color change

1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Samples of the proposed paint color (paint chip)	☐	☐	☒
8.	Photographs and/or diagrams showing the locations and colors where paint will be applied	☐	☐	☒

Building cleaning

1.	Completed application	☐	☐	☒
2.	Synopsis: description of the project in words	☐	☐	☒
3.	Materials finish list	☐	☐	☒
4.	Detailed justification of why the changes are necessary	☐	☐	☒
5.	Historic photographs of the building	☐	☐	☒
6.	Photographs of the building and site as they exist today	☐	☐	☒
7.	Description of the cleaning method including the names of chemicals and the pressure of any washes or applications	☐	☐	☒
8.	Brochure for cleaning agents	☐	☐	☒
9.	Description of the treatment of the building exterior (surface) after cleaning – painting, sealing, tuck pointing, etc.	☐	☐	☒

Please include the following applicable information

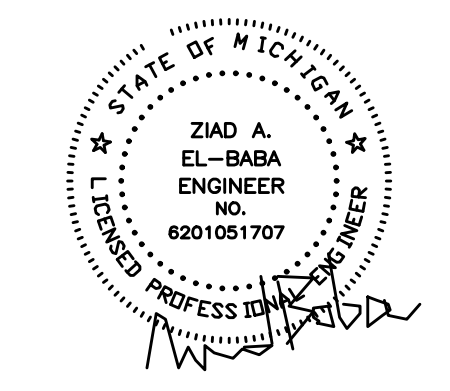
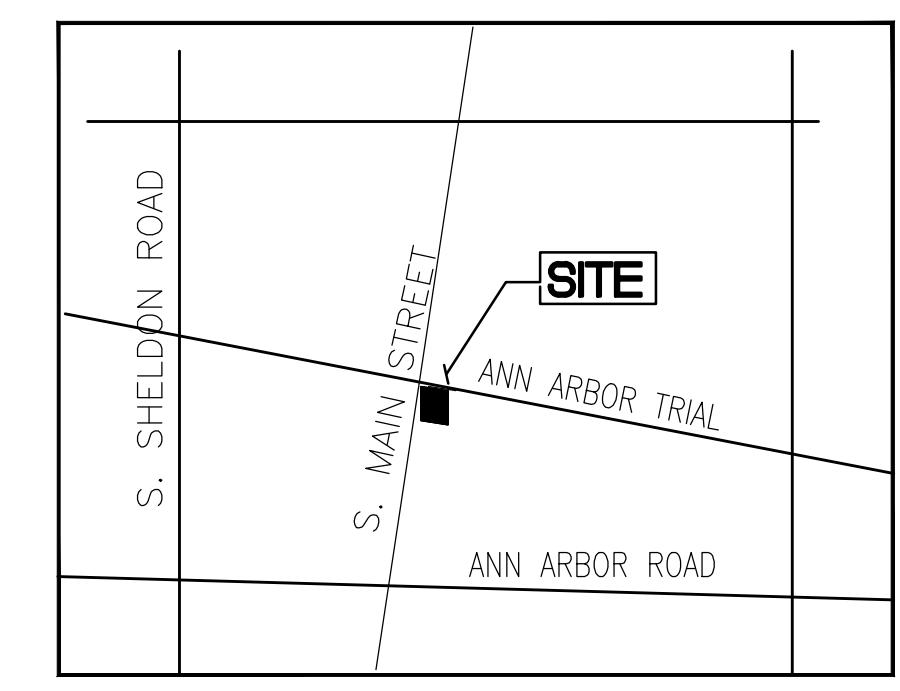
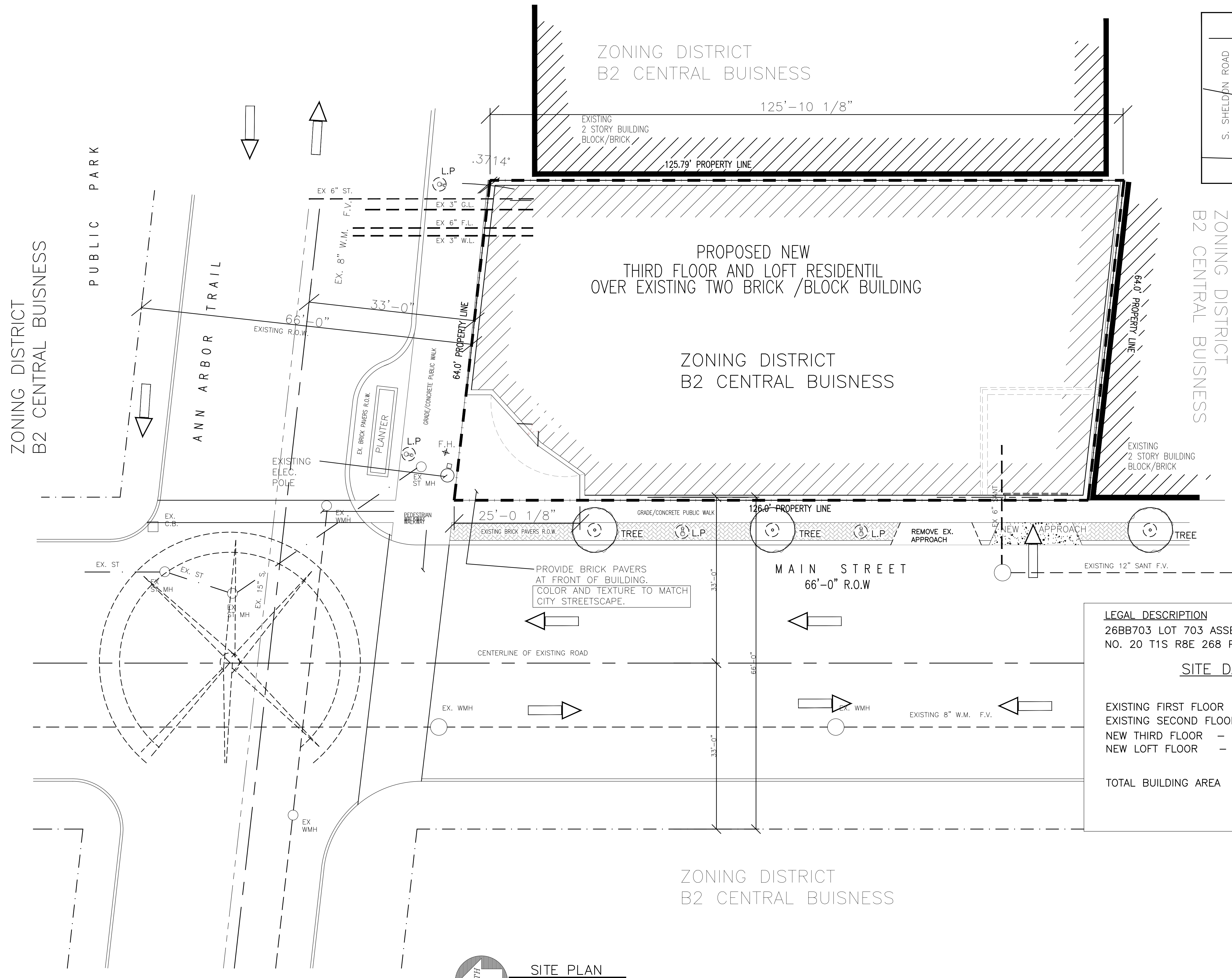
	YES	NO	N/A
8. Photographs of the building with proposed changes indicated	☐	☐	☒
9. Scaled and dimensioned elevations showing the replacement siding	☐	☐	☒
10. Cut sheets (manufacturer information) for replacement siding	☐	☐	☒
11. Material samples and colors of siding	☐	☐	☒
12. Dimensions including full profile of replacement siding	☐	☐	☒
13. Photographs of other projects incorporating the siding replacement component	☐	☐	☒

Sign and awning installation or replacement

1. Completed application	☐	☐	☒
2. Synopsis: description of the project in words	☐	☐	☒
3. Materials finish list	☐	☐	☒
4. Detailed justification of why signage and/or awning installation or replacement is necessary	☐	☐	☒
5. Historic photographs of the building	☐	☐	☒
6. Description of the existing signage/awning material including location, size, material, color, and condition	☐	☐	☒
7. Photographs of the building as it exists today	☐	☐	☒
8. Scaled and dimensioned front and side elevations showing the size and location of signage and/or awning	☐	☐	☒
9. Scaled cross-section of building elevation indicating proposed signage and/or awning	☐	☐	☒
10. Identification of all materials used in the construction of signage and/or awning	☐	☐	☒
11. Material samples including number, letter, font size, and colors of signage and/or awning	☐	☐	☒

Site improvements: fence, walls, paving, or landscaping installation

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



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

LEGAL DESCRIPTION		
26BB703 LOT 703 ASSESSOR'S PLYMOUTH NO. 20 T1S R8E 268 P42 WCR		
SITE DATA		
EXISTING FIRST FLOOR - COMMERCIAL	7,900 SQ. FT.	
EXISTING SECOND FLOOR - COMMERCIAL	7,980 SQ. FT.	
NEW THIRD FLOOR - RESIDENTIAL	7,400 SQ. FT.	
NEW LOFT FLOOR - RESIDENTIAL	4,320 SQ. FT.	
TOTAL BUILDING AREA	27,600 SQ.FT.	

SITE PLAN
SCALE 1"=10'-0"

ALL PROPOSED UTILITIES SUBJECT TO PLYMOUTH ENGINEERING
APPROVAL.
SAWCUTTING, REMOVING OF FALG OF CONC, BORING FOR
NEW UTILITIES SUBJECT TO APPROVAL OF CITY ENGINEER.

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN

Project:
**NEW ADDITION
789 MAIN RD
PLYMOUTH MI**

OWNER
**789 MAIN RD
PLYMOUTH MI**

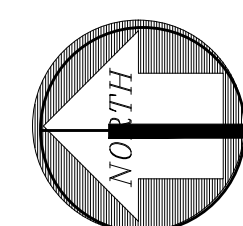
Drawing Title:
SITE PLAN

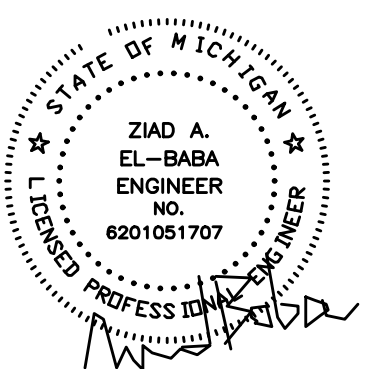
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-1



 **EXISTING MAIN FLOOR PLAN**
SCALE 1/8" = 1'-0"



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N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

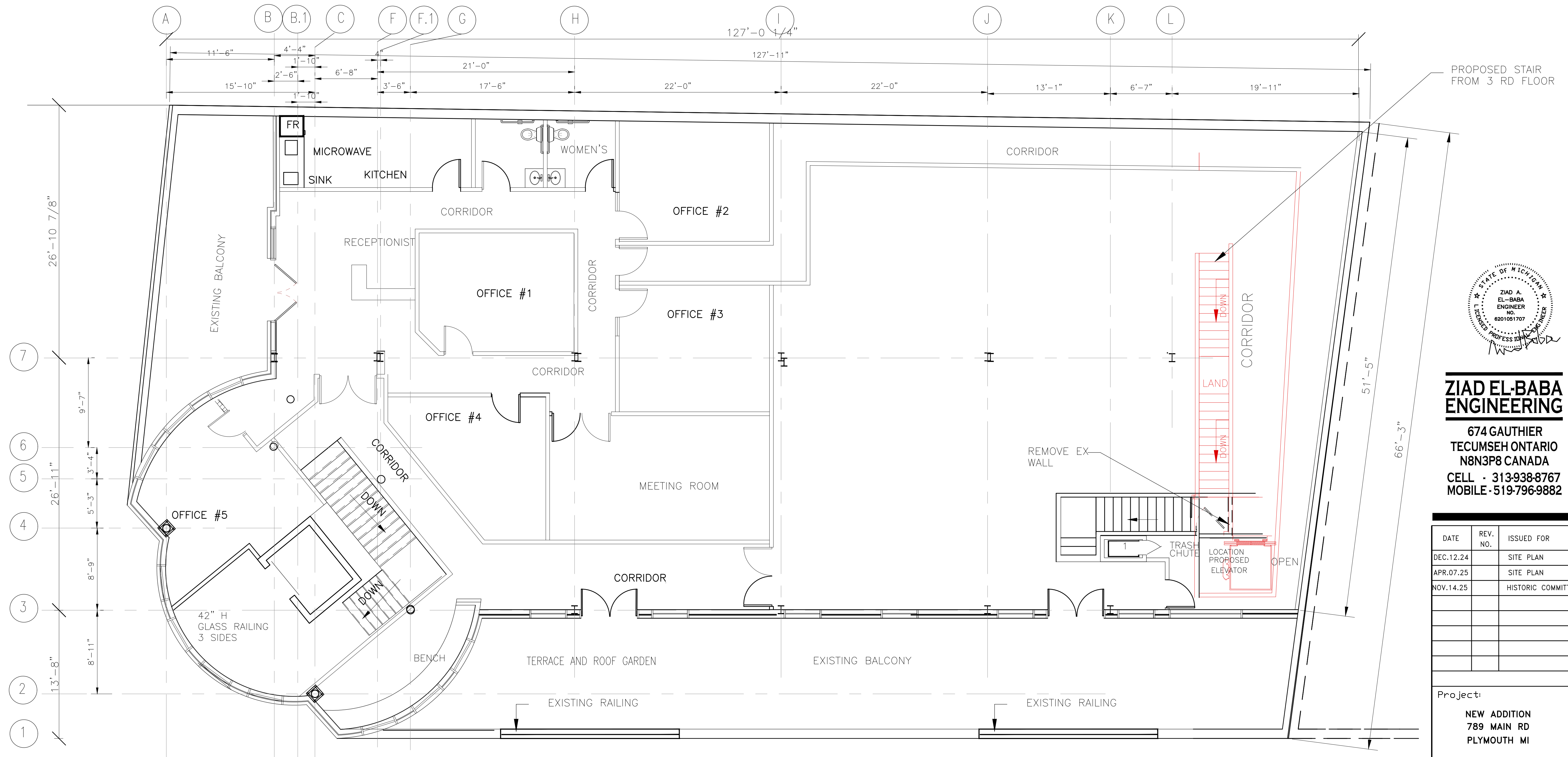
DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

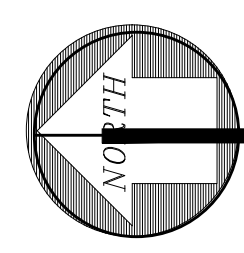
Project:	
NEW ADDITION 789 MAIN RD PLYMOUTH MI	
OWNER	
789 MAIN RD PLYMOUTH MI	

Drawing Title:	
EXISTING MAIN FLOOR PLAN	

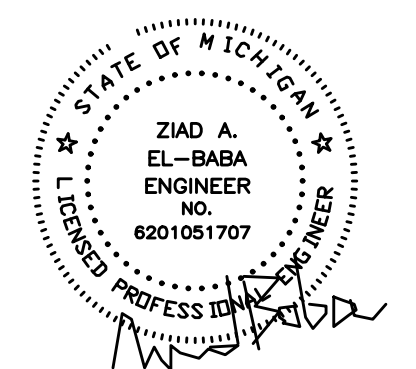
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-01



 **EXISTING SECOND FLOOR PLAN**
SCALE 1/8" = 1'-0"

PROPOSED STAIR
FROM 3 RD FLOOR



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MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

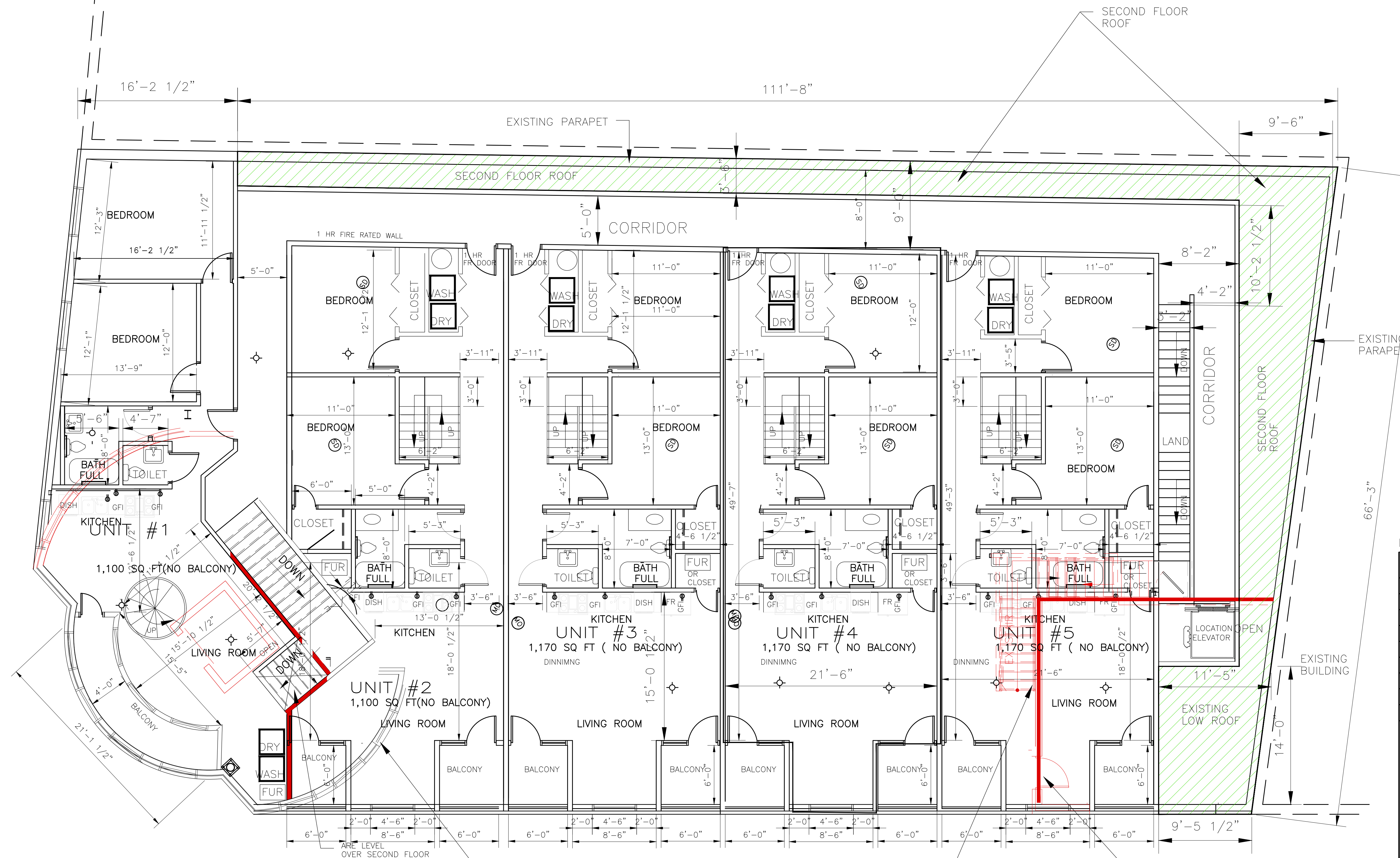
Project:
**NEW ADDITION
789 MAIN RD
PLYMOUTH MI**

OWNER
**789 MAIN RD
PLYMOUTH MI**

Drawing Title:
EXISTING SECOND FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-02



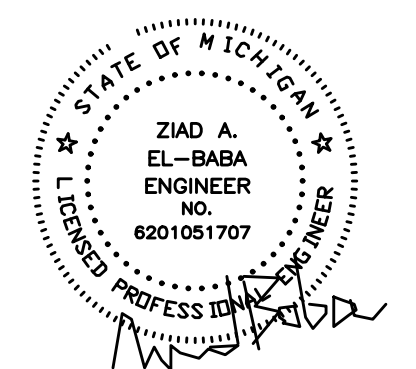
THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"

THIRD FLOOR AREA = 7,400 SQ FT

LOFT FLOOR AREA = 4,320 SQ FT

USE GROUP = R RESIDENTIAL
CONSTRUCTION TYPE = IIIB

BUILDING IS SPRINKLERED



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MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

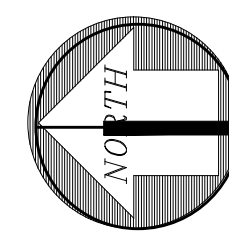
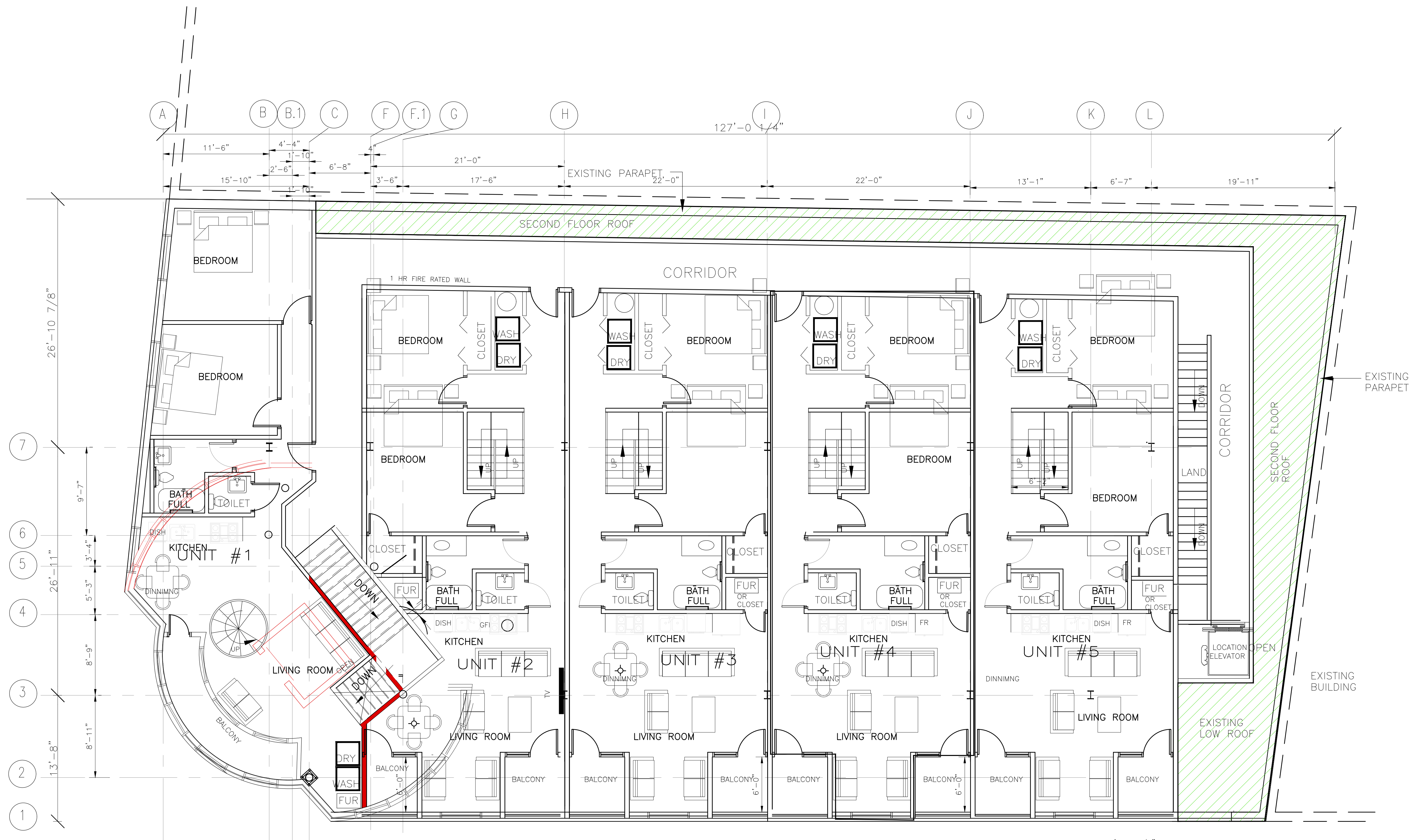
Project:
**NEW ADDITION
789 MAIN RD
PLYMOUTH MI**

OWNER
**789 MAIN RD
PLYMOUTH MI**

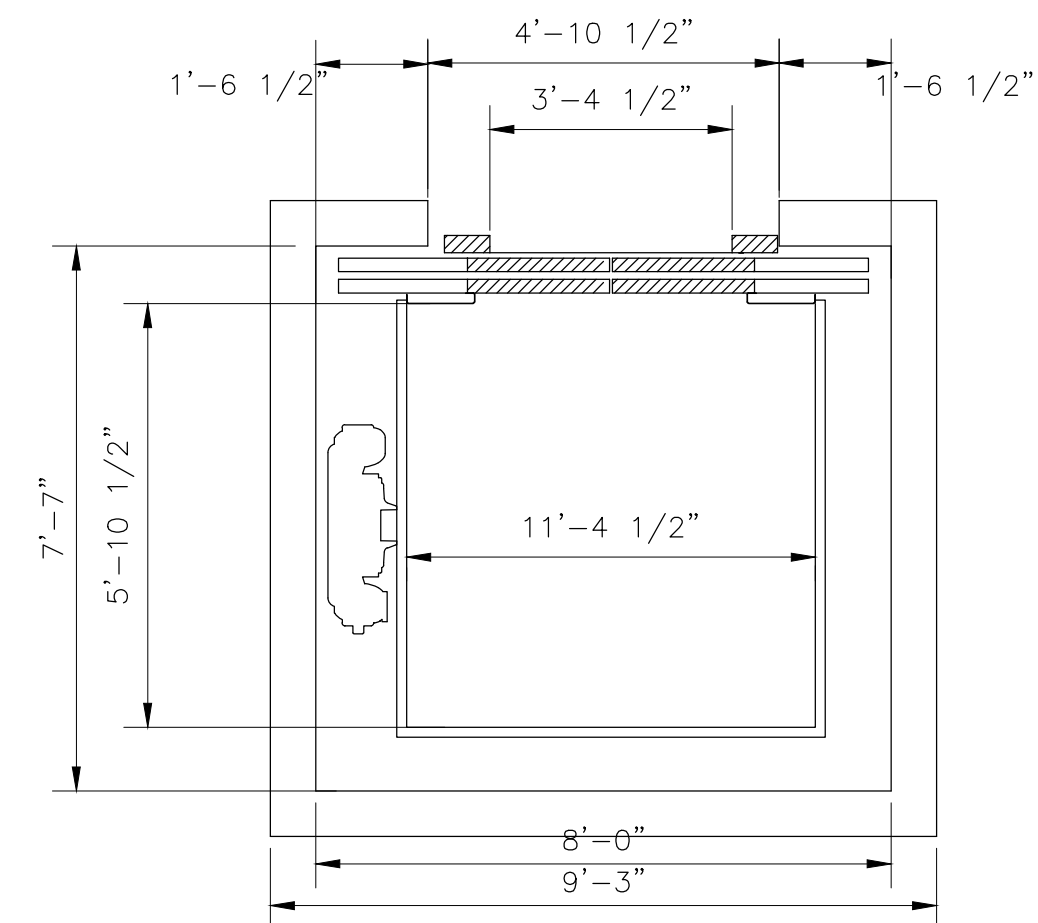
Drawing Title:
THIRD FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

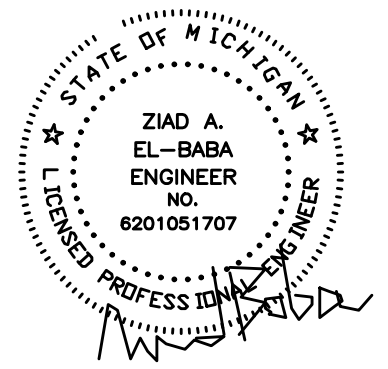
Drawing No.
A-1



THIRD FLOOR PLAN – FURNITURE
SCALE 3/16" = 1'-0"



ELEVATOR PLAN



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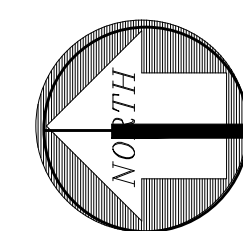
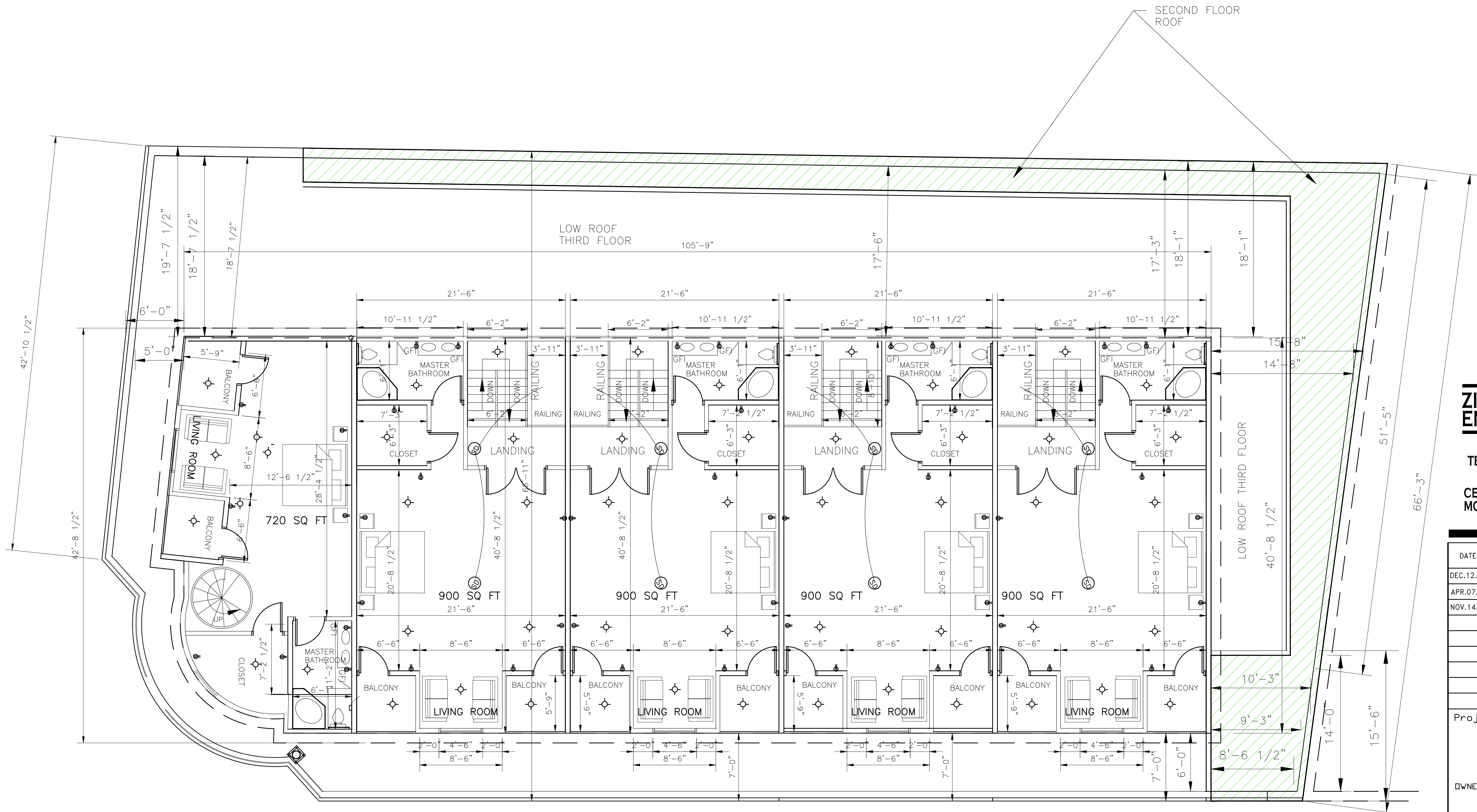
DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

Project:
**NEW ADDITION
789 MAIN RD
PLYMOUTH MI**

OWNER
**789 MAIN RD
PLYMOUTH MI**

Drawing Title: THIRD FLOOR PLAN- FURNITURE	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-2



LOFT FLOOR PLAN

SCALE 3/16" = 1'-0"

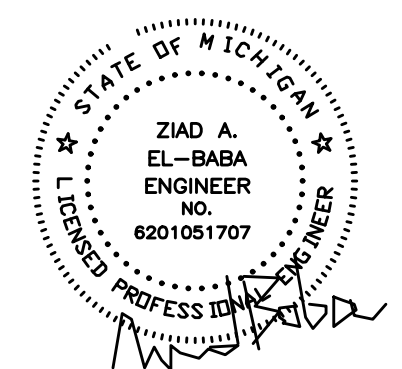
LOFT AREA IS SPRINKLERED

THIRD FLOOR AREA = 7,400 SQ FT

LOFT FLOOR AREA = 4,320 SQ FT

USE GROUP = R RESIDENTIAL

CONSTRUCTION TYPE = IIIB



ZIAD EL-BABA ENGINEERING

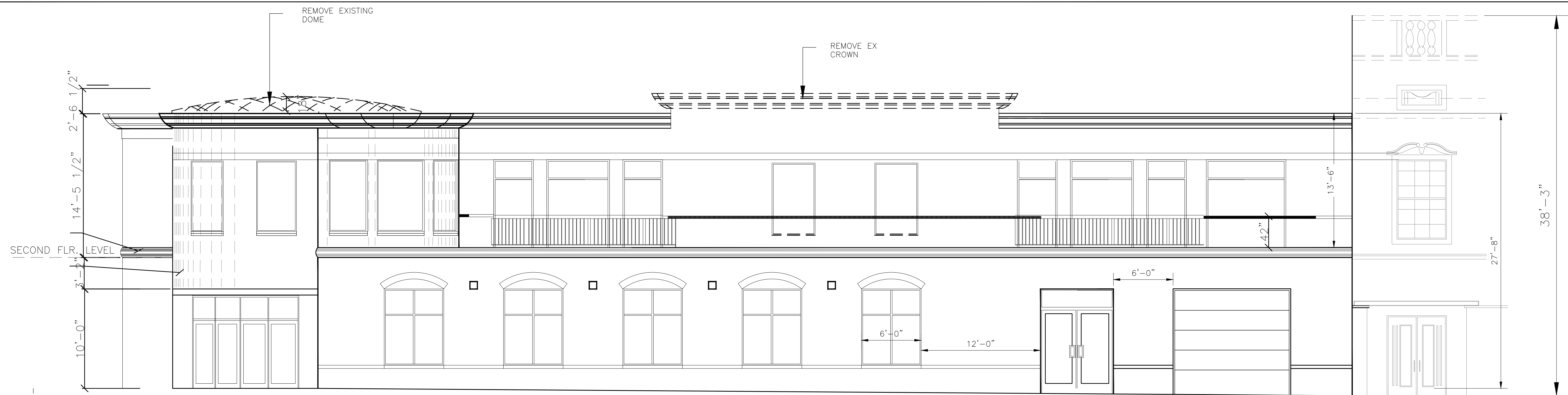
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

Project:	
NEW ADDITION 789 MAIN RD PLYMOUTH MI	
OWNER	
789 MAIN RD PLYMOUTH MI	

Drawing Title: LOFT FLOOR PLAN	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-3



EXISTING WEST ELEVATION
SCALE 3/16" = 1'-0"



EXISTING NORTH ELEVATION
SCALE 3/16" = 1'-0"

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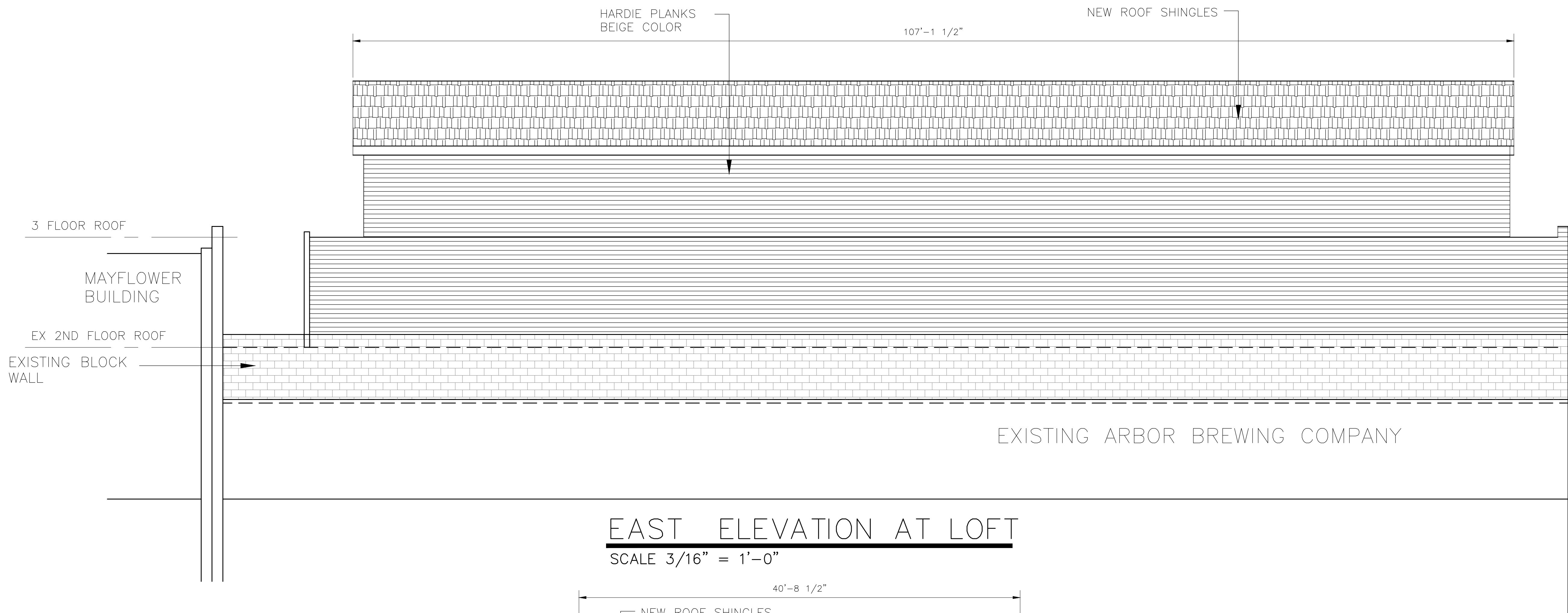
DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN

Project:
NEW ADDITION 789 MAIN RD PLYMOUTH MI
OWNER
789 MAIN RD PLYMOUTH MI

Drawing Title:
FLOOR PLANS

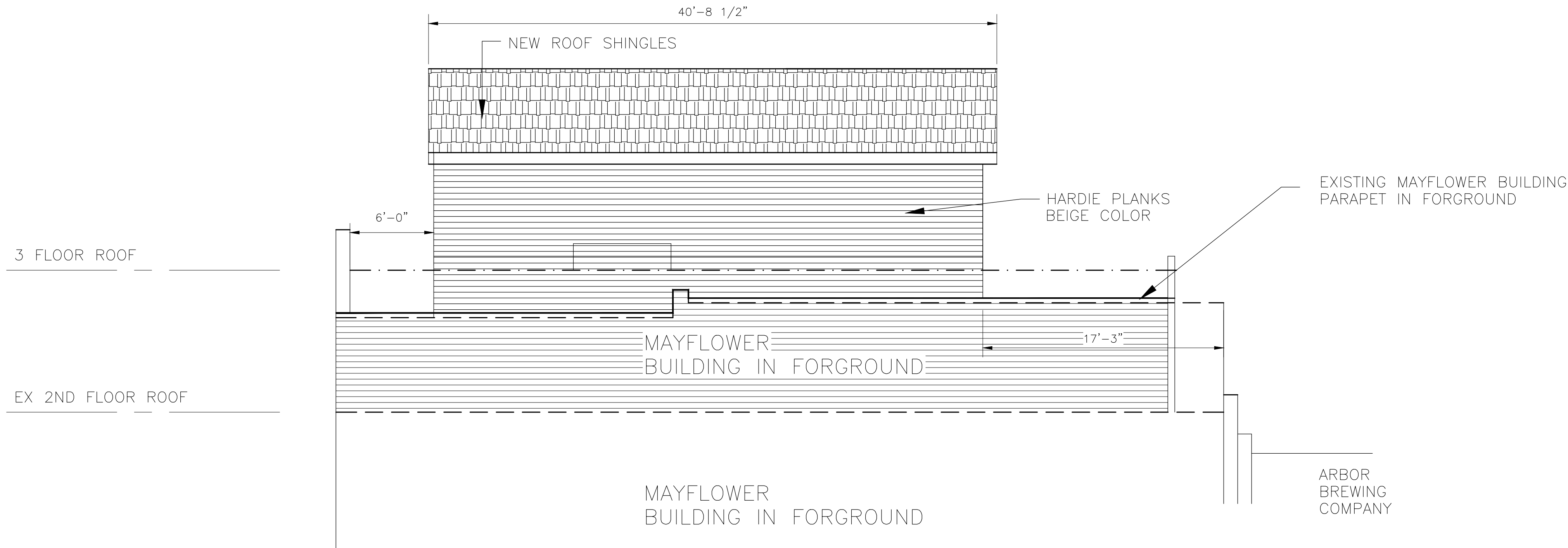
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-4



EAST ELEVATION AT LOFT

SCALE 3/16" = 1'-0"



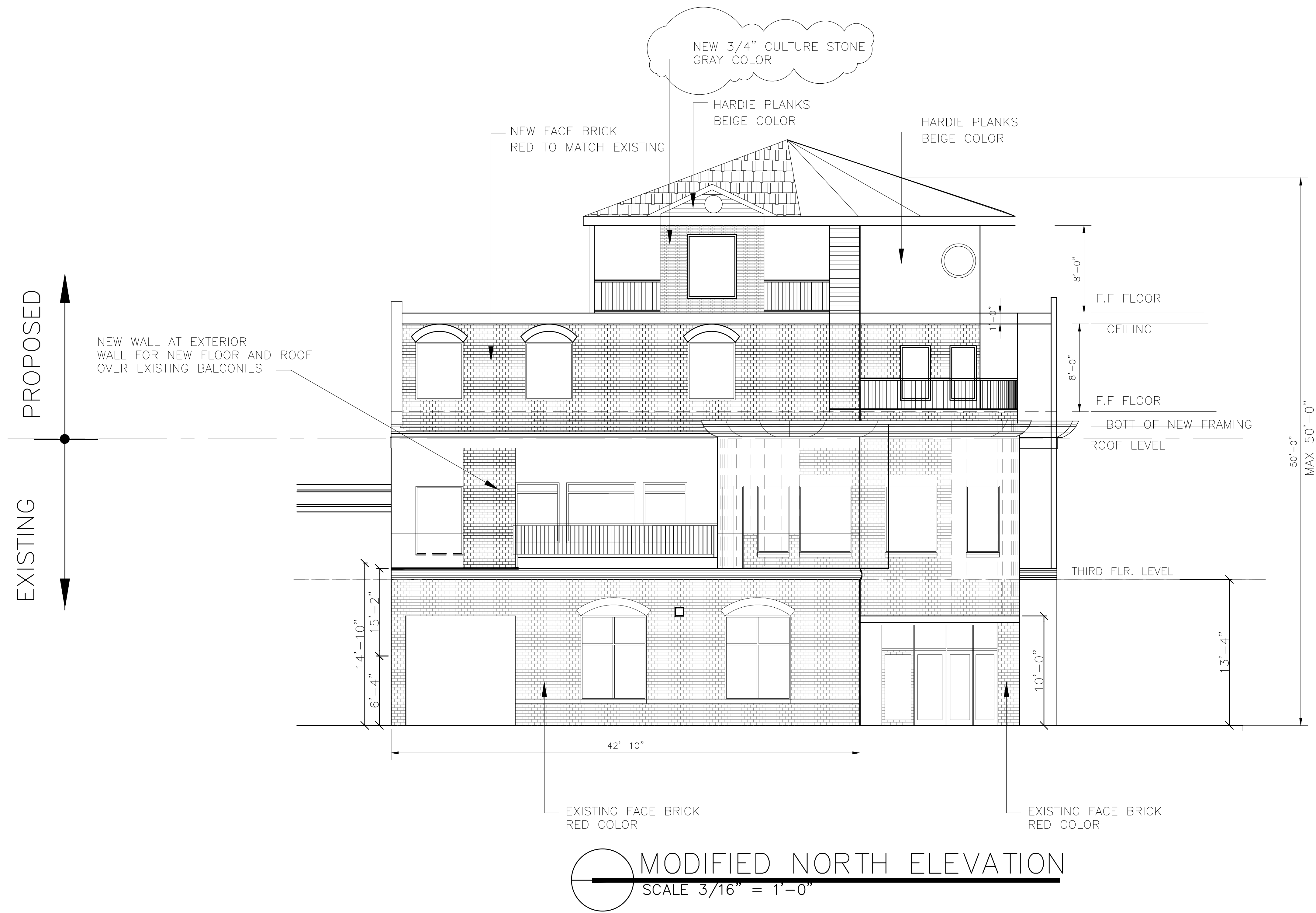
SOUTH ELEVATION AT LOFT

SCALE 3/16" = 1'-0"

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DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN
Project:		
NEW ADDITION 789 MAIN RD PLYMOUTH MI		
OWNER		
789 MAIN RD PLYMOUTH MI		
Drawing Title:		
FLOOR PLANS		
Project Number		
Scale	AS NOTED	
Date		
Drawn By		
Checked By		
Drawing No.		
A-5.1		



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DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
AUG.24.25		SITE PLAN

Project:

NEW ADDITION
789 MAIN RD
PLYMOUTH MI

OWNER

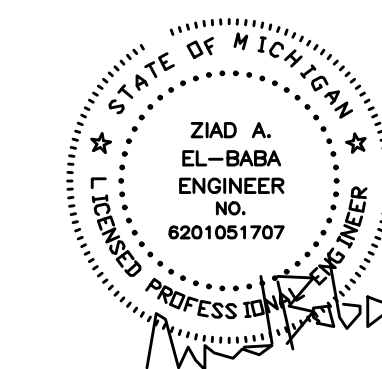
789 MAIN RD
PLYMOUTH MI

Drawing Title:
FLOOR PLANS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

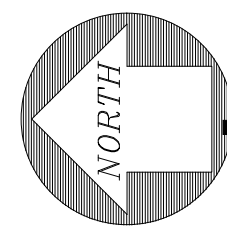
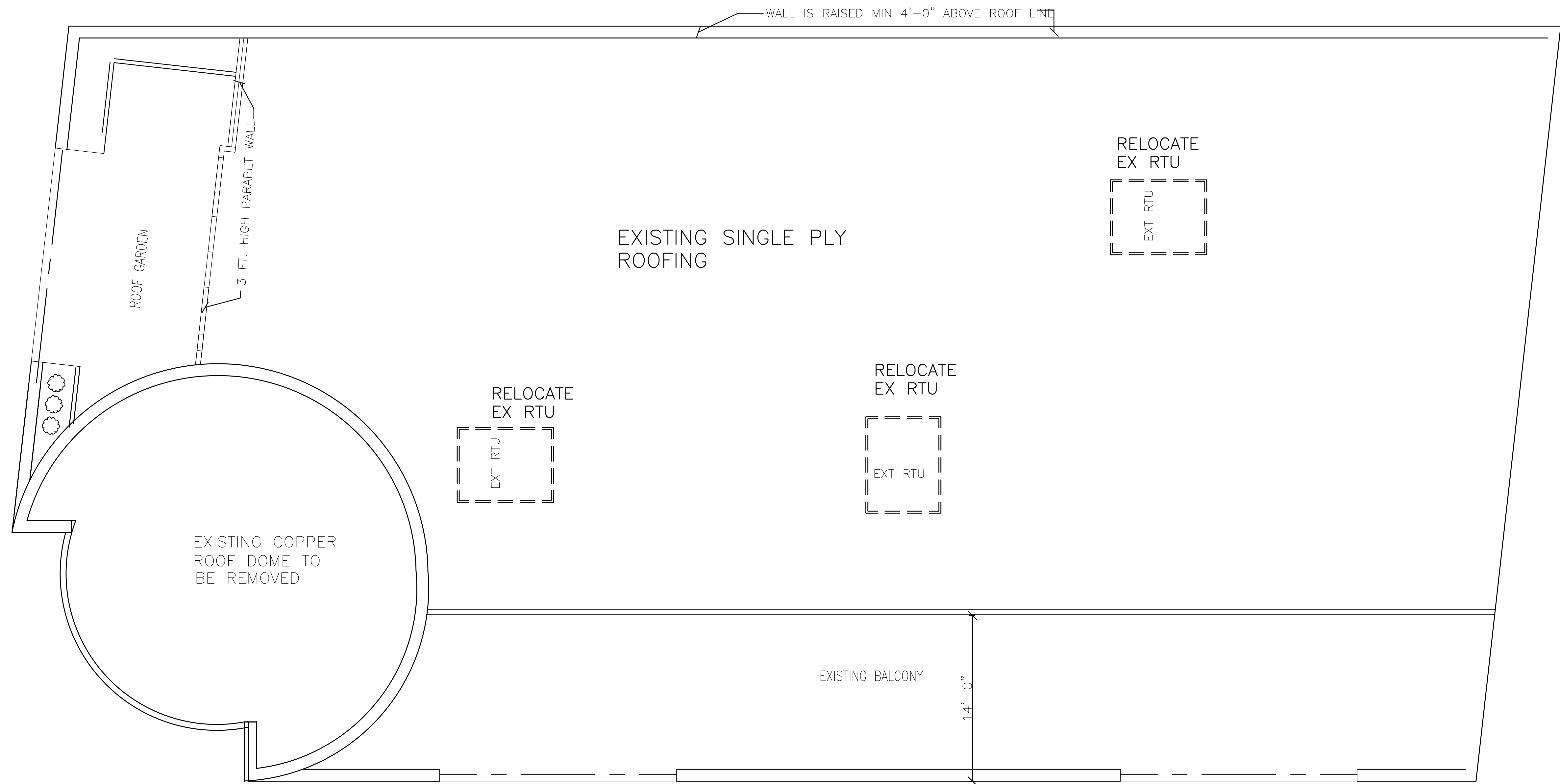
A-6



Drawing No.

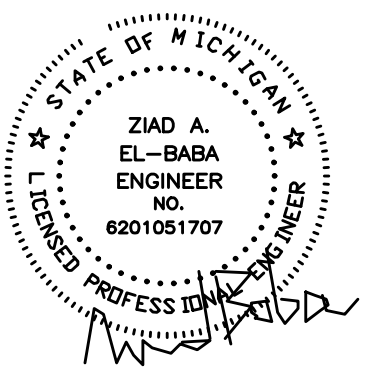
A-7

SCALE: 1/4"=1'-0"



EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"



ZIAD EL-BABA ENGINEERING

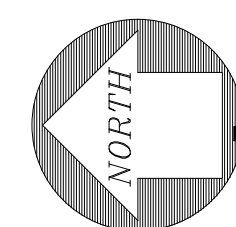
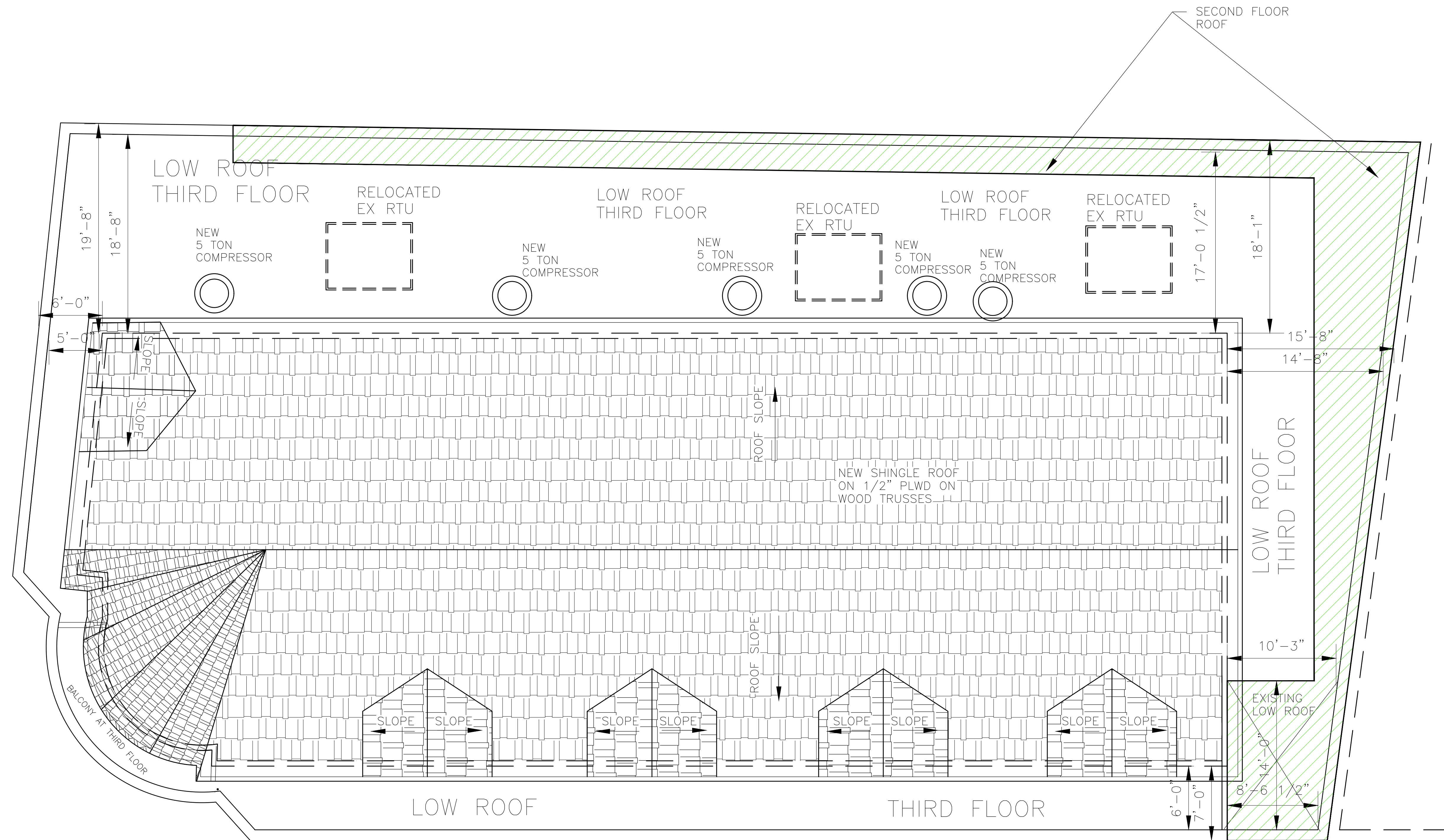
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MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

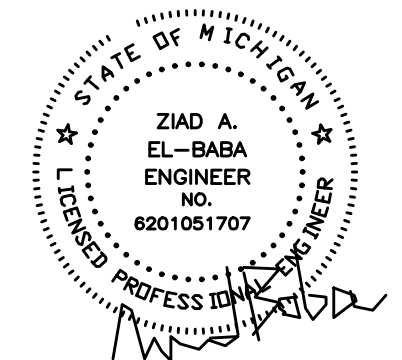
Project:	
NEW ADDITION 789 MAIN RD PLYMOUTH MI	
OWNER	
789 MAIN RD PLYMOUTH MI	

Drawing Title:	
EXISTING ROOF PLAN	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-8



NEW ROOF PLAN
SCALE 3/16" = 1'-0"



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DATE	REV. NO.	ISSUED FOR
DEC.12.24		SITE PLAN
APR.07.25		SITE PLAN
NOV.14.25		HISTORIC COMMITTEE

Project:	
NEW ADDITION 789 MAIN RD PLYMOUTH MI	
OWNER	
789 MAIN RD PLYMOUTH MI	

Drawing Title:	
NEW ROOF PLAN	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-9