

Oakland County Main Street Design Assistance Program

The Main Street Oakland County (MSOC) Program provides complementary conceptual design assistance to property/business owners in officially designated MSOC communities. The intent of providing these services is to enhance the appearance of downtowns through a sustainable/preservation based ethic delivered as a cost effective solution for the owner.

For additional information contact your local MSOC Manager or visit the MSOC Website:
http://www.oakgov.com/peds/program_service/main_street/mainstreetoc.html



- Clean masonry with low pressure (garden hose) wash, natural bristle brush & soap. ■ Remove wood trim around second floor windows, repair masonry as necessary. ■ Remove wood above storefront windows, install new MDO exterior plywood signboard, prime and paint. ■ Remove and replace soffit at building entrance, install new MDO wood soffit, prime and paint. ■ Replace and/or wood consolidator to repair wood at second floor bay window, prime and paint all wood surfaces. ■ Install new copper roof and step flashing of second floor bay window. ■ Adjust slope of new roof, on bay window, approx. 6" above height of existing roof at the wall. ■ Install new copper step flashing in mortar joints min. 6" above roof, do not cut into brick, counter flash to complete installation. ■ Install new MDO exterior plywood signboard below store front windows on masonry substrate, apply wood molding to form inner band as shown, prime and paint. ■ Install clear cedar or redwood 1x trim over existing aluminum storefront frame, modify existing aluminum frame with new horizontal member at door transom height as shown. Light stain and clear seal to finish. ■ Install new lined MDO faced window flower boxes at the second floor windows as shown, install brackets supplied by owner. ■ Install new fabric awning w/ fixed frame and loose straight valance shallow depth awnings (3 awnings) above the storefront windows. ■ Install two fixed framed full depth fabric awnings at the second floor windows as shown. ■ Option - Install new wide stile bronze aluminum door, key operation per existing door. ■ Option - Install new single letter(s) sign style of font to match feet of business logo. Install letters on three horizontal bar stainless steel projecting curved bands mounted to signboard above the storefront window awning. ■ Option - Install mini spot lights, with shield, projecting from wall to externally light the new sign.

OAKLAND COUNTY MICHIGAN
PLANNING & ECONOMIC DEVELOPMENT SERVICES
 1200 N. TELEGRAPH ROAD DEPT. 412
 FORT ST. MI 48341-0412

Main Street

OAKLAND COUNTY MICHIGAN
DESIGN ASSISTANCE PROGRAM
 Design Recommendations for
Beyond
 Ken Strom Building
 33405 Grand River Ave.
 Farmington, MI 48335

DESIGNER'S NOTE:
 These conceptual design drawings are provided by the Main Street Oakland County Design Assistance Program. It is recommended that a registered architect be consulted for technical services as to the integrity of the design. These documents should be used only for planning and design review purposes; they are not construction documents. It is the responsibility of those owners to prepare and obtain all state and local approvals as may be required.

sheet:

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of 1



Oakland County Main Street Design Assistance Program

Assistance is not limited to just the front or 'Main Street' façade of a building but is applied in a holistic approach to improve the visual quality as seen from all public areas. Form, function and features are considered to ensure the maximum benefit for all of the stakeholders.



OAKLAND COUNTY
PLANNING & ECONOMIC DEVELOPMENT SERVICES
1200 N. TELEGRAPH ROAD DEPT. 412
PONTIAC, MI 48141-0412

Main Street

OAKLAND COUNTY
DESIGN ASSISTANCE PROGRAM

Design Recommendations for
Beyond

Ken Strom Building
13805 Grand River Ave.
Farmington, MI 48335

DISCLAIMER:
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of 1

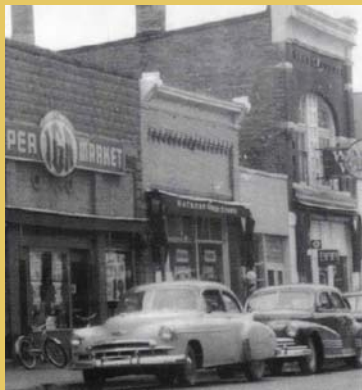
- Remove all T-11 wood siding and wood trim ■ Modify south window openings to create three windows of equal width (height to remain unchanged) ■ Install Fiber Cement smooth Finish lap Siding (HardiPlank) with 4" exposure ■ Install Fiber Cement Trim (HardiPlank) 6" min. width or larger where shown ■ Install pediment, provided by owner over entrance door
- Install projecting 2x water table trim board 8" above grade ■ Remove lower level awning and frame at entrance to KitchenMaster and Sliders ■ Install wood frame sloped gable with gable front ■ Install dimensional asphalt shingle roof on 3/4" plywood ■ Install planter boxes full width to all lower floor windows, decorative brackets provided by owner ■ Install fabric awnings of each window as shown (Cambrella Signature Series style 4069 Forest Heritage Bar Circle) ■ Paint fiber board siding, trim and features in three color combination as shown ■ Install two professional signs (KitchenMaster, Sliders) suspended from gable of new entrance roof ■ Install new professional sign (Beyond) projecting at S.E. corner of entrance to Beyond ■ Provide wood framed gas meter enclosure with planter top and hinged front for access ■

Oakland County Main Street Design Assistance Program

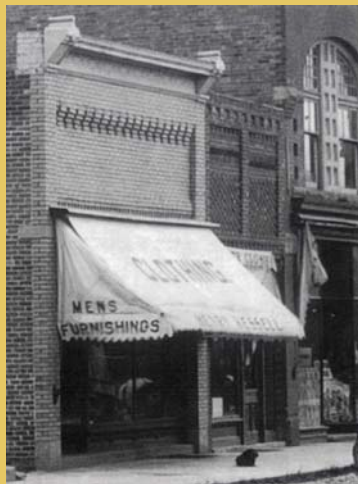
The Main Street Oakland County Design Assistance Program is a historic and sustainable based ethic design approach. Owners thinking of using the Historic Tax Credits should inform the MSOC staff of that intent prior to design work commencing. Reconstruction of lost facades may even qualify for the tax credits.



Lake Orion, MI 2009



Lake Orion, MI ca 1955



Lake Orion, MI ca 1915



Lake Orion, MI proposed façade 2010

Oakland County Main Street Design Assistance Program

It doesn't have to cost you an arm and a leg to put on your best face. Loss of architectural detail and character can adversely affect the value of a property, but if you are a business 10 seconds is all you have to set the tone of what your customers might expect. So make a good first impression – you only get one chance.

Lake Orion, MI
before



Lake Orion, MI
proposed



Oakland County Main Street Design Assistance Program

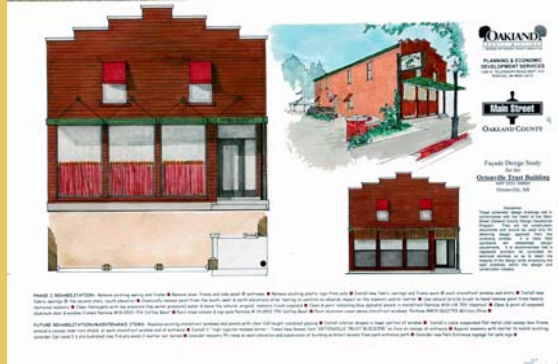
Lake Orion, MI
after



Oakland County Main Street Design Assistance Program



Ortonville, MI before



Main Street Oakland Design Assistance Program provides you as an owner with a master plan for façade improvements. And that can include recommendations for phased development for budget purposes.



Ortonville, MI after

