



BEZTAK Companies

Real Estate Development, Construction, Management, Financing & Investments

July 8, 2022

To the neighbors of:
219 S Elm St
Birmingham, MI 48009

SUBJECT: Start of Construction at 219 Elm Street

To whom it may concern:

Beztak Land Company will be starting construction on the All Seasons Birmingham – Phase 2 project within the next couple of weeks. The initial phases will involve fencing off the site and installing traffic control measures along Elm Street and the sidewalk. Barricades will be installed on the east side of Elm and traffic will be shifted accordingly. Two-way traffic will be maintained but the street parking immediately across from 219 Elm will be eliminated as a result. The sidewalk immediately in front of the site will also be closed. Please see attached traffic control plan for more details.

Construction is scheduled to last for approximately (16) months. Major activities will include:

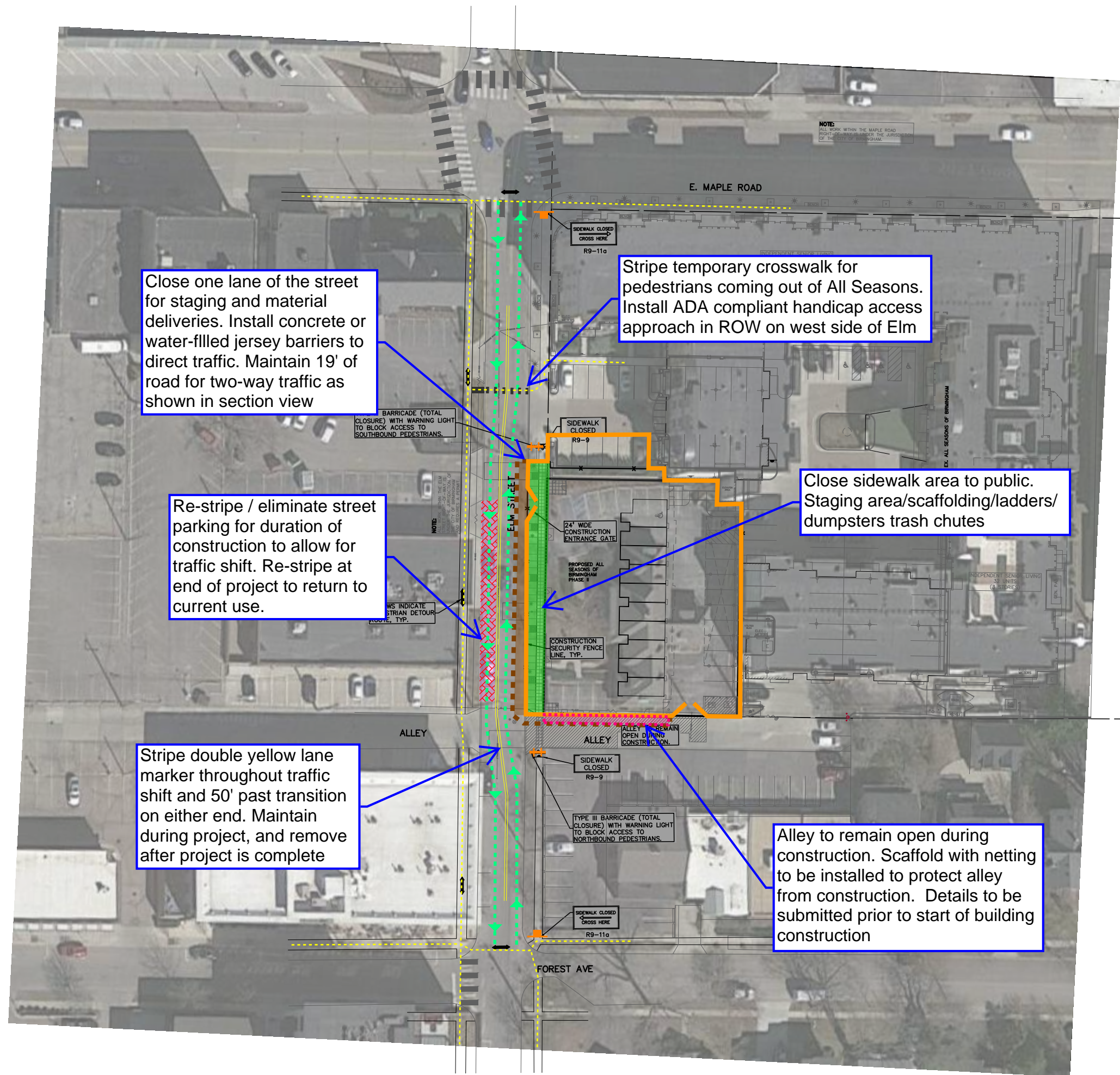
- Excavation and installation of concrete foundations – July 2022 to September 2022
- Erection of superstructure – October 2022 to February 2023
- Installation of exterior cladding, windows, doors, and roofing – March 2023 to June 2023
- Interior mechanical and electrical installations – May 2023 to August 2023
- Interior walls and finishes – June 2023 to November 2023
- Final sitework and landscaping – August 2023 to October 2023

While we will strive to minimize inconvenience through construction, we recognize there will be impacts. If you have any issues, questions, concerns, or comments, please feel free to reach out utilizing the contact information below. We will send out periodic updates when and if anything changes or specific temporary impacts arise. As always, we appreciate your patience as we work through this process.

Sincerely,

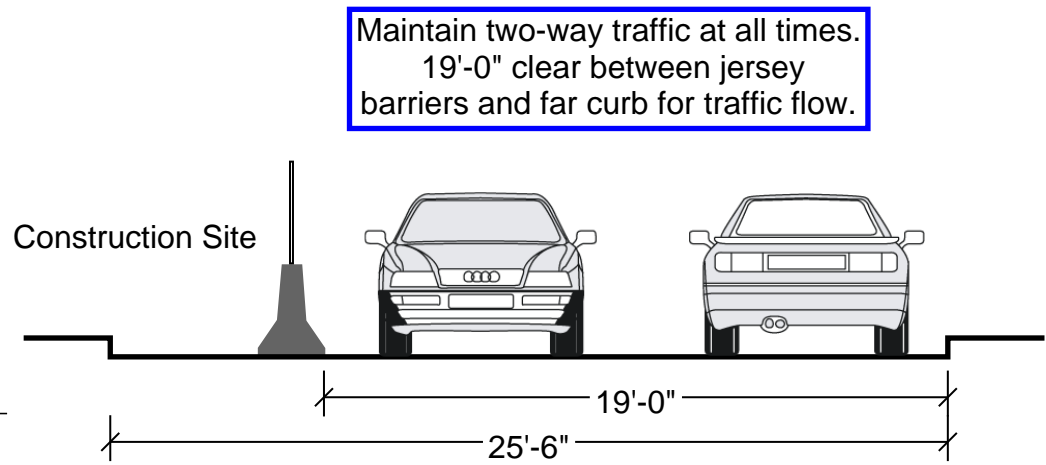
Andrew Miller
Director of Construction Operations
BEZTAK Land Company
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Cc: File
attachments



LEGEND

- Vehicular traffic flow
- Pedestrian traffic flow
- Sidewalk & ROW closure
- Concrete or water-filled jersey barriers
- Lane closure
- Elimination of street parking
- Rigid construction fencing w/ screening
- 24' construction entrance gate
- Scaffold w/ netting for protection
- Directional sign - "SIDEWALK CLOSED; CROSS HERE"
- Type III barricade with warning light & sign - "SIDEWALK CLOSED"



Section through Elm St looking South