

STAFF REPORT: 9/22/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7478

ADDRESS: 2921 EAST GRAND BLVD.

HISTORIC DISTRICT: JAM HANDY/NORTH END - EAST GRAND BLVD.

APPLICANT: JOSH GERSHONOWICZ

PROPERTY OWNER: JOSH GERSHONOWICZ

DATE OF PROVISIONALLY COMPLETE APPLICATION: 8/23/2021

DATE OF STAFF SITE VISIT: 8/31/2021

SCOPE: PAINT ON BRICK, INSTALL DOORS AND STOREFRONT WITHOUT APPROVAL

EXISTING CONDITIONS

Built in 1928, the property at 2921 East Grand Blvd. is a two-story, commercial building facing north near the corner of Beaubien Street. The flat roofed, beige-bricked building has been painted on the side elevations. The full front elevation is clad in stone masonry with a score of dentils under a cornice mold and four columned pilasters that frame the symmetrical storefront. A lion-head relief watches over each door. The public sidewalk runs along the entire front edge of the building with a narrow band of grass before the street curb. The building is abutted by its neighboring building to the west and an open, fenced-in parking lot to the east. Moveable planter boxes frame a seasonal outdoor seating area in the parking lot immediately adjacent to the building, where the new storefront windows and painted brick are featured on the east elevation.



Site Photo 1, by Staff August 31 2021: (North) front side



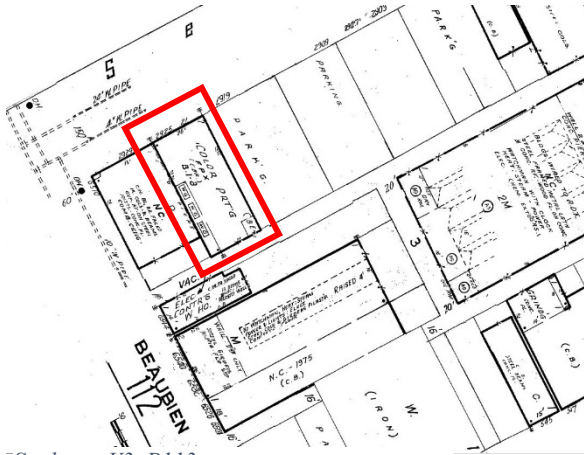
Site Photo 2 by Google Street View 2015: (Northeast) front/side.

This property includes the following previous approvals:

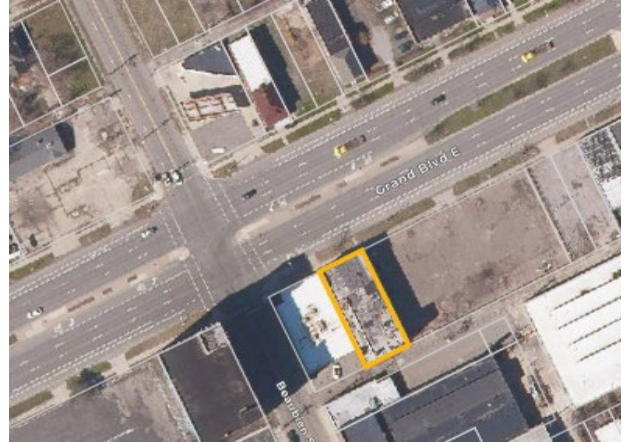
- January 2020, COA: Signage
- April 2021, COA: Seasonal outdoor dining space

This property has the following outstanding violation for work done without approval; the subject of this application.

- May 2021, Work Done Without Approval: Storefront windows and paint on brick masonry.



Sanborn, V3. P113



Aerial of Parcel #03001802

PROPOSAL

The applicant provided a proposal for the following scope items (see also applicant drawings, photos and attachments):

Windows/Doors Installation:

- Front elevation 2nd floor:
 - Retain existing aluminum and glass storefront system at both (2) sides and (8) middle sets of panes.
 - Add 7/8” simulated stick-on aluminum muntins, color black, to either side sets of panes.
- Front elevation 1st floor:
 - Top Row: Install new aluminum and glass storefront system, ten (10) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black.
 - Add 7/8” simulated aluminum muntins, color black.
 - Install new break metal closure to match adjacent storefront system (both sides).
 - Lower Row: Install new aluminum and glass storefront system, eight (8) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black. Set on top of existing bottom row of masonry block.
 - Doors: Install two (2) new aluminum and glass door and frame with break metal closures at sides to infill existing width masonry openings.
- Side (east) elevation, 1st floor at two bay locations:
 - Install two (2) 4”x4”x3/8” columns with connecting W8x10 beam above windows. Connect 8”x12”x1/2” top and bottom steel plate with four (4) 1/2” anchor bolts to existing concrete.
 - Two bays infilled with solid brick unit wall.
 - At 14 brick courses height, install new aluminum and glass storefront system (10ft x 6ft), fifteen (15) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black.
 - Existing side steel door removed, and replaced with new aluminum glass door and frame, color black, matching front elevation doors.
 - Install steel door, with new opening, to the right of the storefront windows.

Exterior Paint:

- Side (east) elevation, entire wall and tower:

- Paint masonry (brick and concrete) components with exterior grade, Sherwin Williams. Color “7674 Peppercorn”.

STAFF OBSERVATIONS AND RESEARCH

- Staff visited the site on August 31, 2021 and September 17, 2021. Staff photographed the property from the public right-of-way and observed the front, sides and interior first floor of the building. (See staff photos enclosed)
- Staff received an updated set of photos on the prior interior and exterior conditions on September 10, 2021 in response to additional information requested from the applicant with regards to the following:
 - Applicant confirmed that the paint used on the exterior brick was Sherwin Williams A-100 Satin Exterior Latex “7674 Peppercorn”.
 - Applicant confirmed that the windows that were installed match the model/type of those called out in the applicant’s drawings, 1” insulated glass “Kawneer” trifab versa glaze 45IT.
 - Staff confirmed that the “simulated stick-on aluminum muntins”, depicted in the submitted drawings, are actually between-the-glass grids.
 - Staff observed that the front elevation, right side door may have been installed by cutting or removing a portion of the stone base. The applicant stated that they do not have recollection of this work and has offered to look into records.
- Staff confirmed that there was no existing storefront on the first floor, front elevation. However, there were existing storefront aluminum windows on the second floor, which the applicant retained and utilized to inform the design of the first floor storefront.
- Where no historic windows are available, the NPS Guidelines allow for replacement windows to be installed per the Standards, provided that they “fill the original window openings” and are “compatible with the overall historic character of the building”:
 - Replacement Windows Where No Historic Windows Remain: *“Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.”* See: <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>
- Staff observed the second door, to the right of the front elevation has stone base that was cut short to allow for the installation of the door. While the NPS Guidelines state that original window openings shall be



Site Photo 2, by Staff Sept. 17, 2021: Interior (North) front side.

maintained (as shown in the above citation), it is staff's opinion that the symmetry, width, design and materiality are maintained, reflecting the dimensions of the left door, and therefore, keeps the appearance and consistency of the general characteristics of the historic window.

- It is staff's opinion that the side elevation (east) is considered a secondary elevation, as the architectural features appear to be designed as a party wall for future development adjacent to the lot, but Sanborn and historic maps indicate this side parcel has historically been a parking lot.
- Staff has identified a distinct, character-defining feature of the east elevation: the exposed concrete bay structure with beige brick infill, which features both header and running course bonds.
- Staff observed that portions of the first floor side elevation had been "tagged" with graffiti and subsequently painted white. However, the second story and tower to the rear showed original, non-painted beige brick prior to the applicants' painting of the full elevation with the gray color.
- As per the NPS Guidelines, "applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance" **is not recommended**.
<https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>
- Around each side elevation window, staff observed that a different textured brick was used to infill each bay of the newly installed windows. This brick does not match the bond pattern of the other existing bays' brick. However, it is staff's opinion that this architectural intervention is appropriate because this modern alteration respects the boundaries of the historic concrete bays, and does not destroy the overall historic character of the elevation.

ISSUES

- It is staff's opinion that this installation of storefront systems on the front and side elevations are compatible with the design, material, color and scale of this building. However, there are two design elements at the front elevation that are not compatible with the historic context of the storefront design for Jam Handy/North End - East Grand Blvd HD:
 - The use of simulated, between-the-glass grids in the storefront glass (first and second floors) are not an appropriate design treatment for windows in a historic building. See Jam Handy/North End – East Grand Blvd HD, Elements of Design, particularly, "Relationship of Textures":
 - "... *Windows come in a variety of types, including fixed factory windows with metal sashes, glass block replacement windows, and wood and vinyl double hung windows either placed singly or arranged into groups of twos or threes, horizontal bands of ribbon windows, and narrow window columns. Fabric awnings above major entries provide additional textural variety.*" Section 21-2-226 d (8).
 - The horizontal divisions of the transoms above each door, instead of a single pane of glass.
- The NPS Guidelines *do not* recommend "applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance." It is therefore staff's opinion that the painting of unpainted masonry on the east elevation does not meet the Standards.
- It is staff's opinion that the east elevation infill brick around the two storefronts respects the historic character defining features of the property. Because the brick that was utilized to infill these two bays was not the original brick that was once there, it is staff's opinion that *only inside* these two bays, would paint on the brick be considered appropriate.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation #1: Painting side elevation masonry:

With the exception of the two infill brick bays, staff finds that painting the side elevation's brick masonry reduces the historic character of this property and removes distinctive features. Staff therefore recommends that the Commission issue a Denial for the proposed application, as it does not meet the Secretary of the Interior's Standards

for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Recommendation #2: Storefront and door installation:

It is staff's opinion that the installed storefront at the front and side elevations, the infill brick and the installed doors on the east elevation retain and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends that the Certificate of Appropriateness is issued with the following conditions:

- The applicant remove the divided light transoms above each front elevation door and replace each with a single pane of glass.
- The between-the-glass muntin sash be replaced with true or simulated divide lights, or a single pane of glass sash.
- The applicant submit HDC Staff a plan for these conditions to finalize for approval before installation of conditions.



NO PARKING
3:00 - 7:00
EVERY DAY



NO PARKING
3:00 - 7:00
EVERY DAY

OAK & REEL

2421

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OAK & BEE





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Takeout Only

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Takeout Only

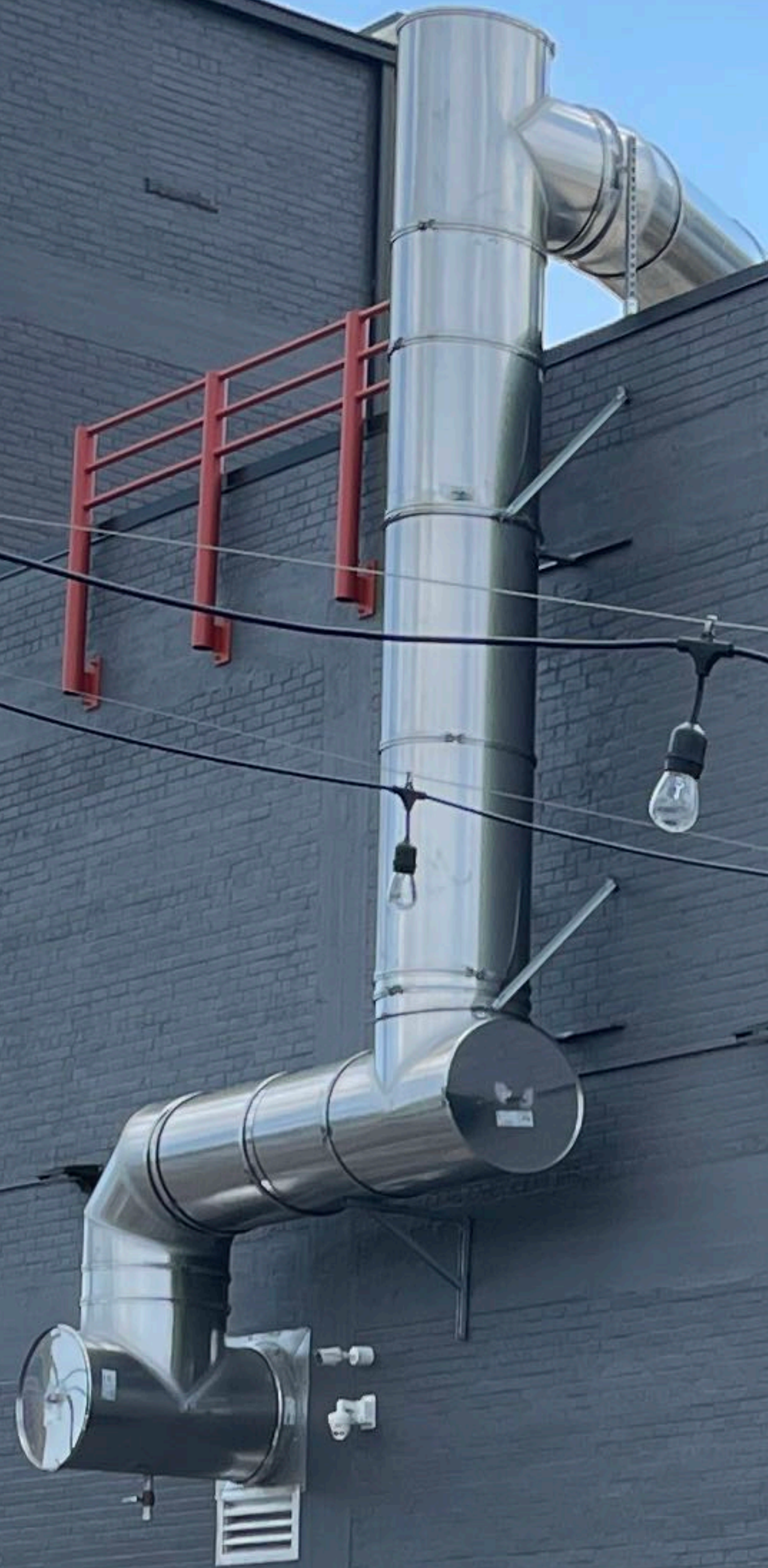




OAK & REEL

2921

OAK & REEL





THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS(ES): _____ AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: _____

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application
(highlighted portions only)

ePLANS Permit Number (only applicable if you've already
applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why
replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional
documentation may be required.
See www.detroitmi.gov/hdc for scope-
specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



To whom it may concern,

In approximately March 2018, East Grand Enterprises LLC on behalf of tenant Rebuild Group, kicked off construction of 2921 East Grand Blvd.

The conditions of the property at that time were considered in poor or dangerous condition. The property was without working electrical wiring, scrapped of all metals, 3.5 feet of water in the basement, a collapsed roof, cinder blocked windows, a nonfunctioning freight elevator, and left exposed to the elements for several years.

The work required to bring the property up to good condition required a complete gut rehabilitation. Due to the fact the property was without windows, replacement was necessary as repair was not an option.

As it pertains to the letter from the Historic Commission dated June 30th 2021, the following exterior work was completed at 2921 East Grand Blvd and a certificate of occupancy was issued in August 2019.

- Replacement of aluminum and glass, matched to existing 2nd floor openings
- Replacement of aluminum and glass, matched to existing 1st floor openings
- Addition of aluminum and glass, matched to new East facing 1st floor openings
- Paint on East elevation wall and tower
- Replace east elevation steel door with store front door
- Install steel door in East exterior wall

Please see attached specs and drawings. Thank you for your consideration.

Sincerely,



Josh Gershonowicz

Member, East Grand Enterprises LLC
(855) 725-3628 Ext. 710
2921 E. Grand Blvd. Ste. 200
Detroit, MI 48202



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1762
hdviolations@detroitmi.gov
www.detroitmi.gov/hdc

June 30, 2021

Jared Gadbow
Upfront Hospitality
36316 Fort Sumter Ct.
Farmington Hills, MI 48331

RE: Property at 2921 E. Grand Blvd.; Jam Handy / East Grand Blvd. Historic District

NOTICE OF WORK OBSERVED

Dear Property Owner,

According to the City of Detroit's records, you are the owner of **2921 E. Grand Blvd.**, which is located in the **Jam Handy / East Grand Blvd.** Historic District. While recently performing routine fieldwork, Historic District Commission staff observed that the following modifications have been made to the exterior of the property, which according to our records, was performed without approval of the Historic District Commission ("Commission"):

- **Installation of new storefront windows**

If this work was approved by the Commission, please provide us a copy of the decision letter associated with the work listed above as soon as you are able but no later than **July 30, 2021**.

If this work was not approved by the Commission, you must submit an application so that the Commission will address the work. Please complete and submit the attached Project Review Request form (including all check-list items) along with the supporting documents listed in the enclosed brochure for the above-listed exterior modifications.

If neither a copy of the decision letter nor a completed form and supporting documentation has not been received by the date above, additional enforcement activity will be initiated.

If you are no longer the owner of the property or have questions, please contact HDC staff at HDviolations@detroitmi.gov.

For the Commission:

Daniel Rieden,
Staff
Detroit Historic District Commission

cc: Property Owner
2921 E. Grand Blvd.
Detroit, MI 48202

PERMIT LOCATION: 2921 E GRAND BLVD.

Project No.:		Legal Occupancy	: Business
Permit No.:	BLD2019-00804	Bldg Type Code	:
Issue Date:	08/21/2019	Stories:	Use Group:
		Zoning Dist.	:
		Square Feet	:
		Between Streets	:

Owner:

Que Fontaine
1528 Woodward Ave, Suite 600
Detroit, MI 48226

Whitebox Drawings for existing 2 story structure. Build-out of basement and 1st floor for possible future tenant. 2nd floor currently under construction.

Conditions of Occupancy:**CERTIFICATE OF OCCUPANCY AND COMPLIANCE**

City of Detroit
Buildings, Safety Engineering and Environmental Department
Building Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202

Issued To:

Que Fontaine
1528 Woodward Ave, Suite 600
Detroit, MI 48226

Permit No: BLD2019-00804**PERMIT LOCATION: 2921 E GRAND BLVD.**

This is to certify that the construction work or use of premises described above has been duly inspected and is acceptable for occupancy as stated herein.

This certificate is issued in accordance with applicable Laws, Ordinances and Regulations enforced by the various Divisions of the Buildings, Safety Engineering and Environmental Department of the City of Detroit.

It is specifically understood that this certificate becomes null and void when secured through fraud or by reason of latent violations not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without Department approval.

Failure to maintain this premises in good repair shall be cause for termination of this certificate.

David Bell
Director

This law provides for subsequent inspection of these premises by this Department at any reasonable time.

TO BE POSTED ON PREMISES



City of Detroit
Buildings, Safety Engineering and Environmental Department
Building Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202

Applicant:
SACHSE CONSTRUCTION
1528 WOODWARD STE 600
DETROIT, MI 48226

09/06/2019

CERTIFICATE OF ACCEPTANCE

On 09/06/2019,

The Building Division

Inspected : 2921 E GRAND BLVD

Permit # : BLD2018-01207

Inspector : Ronald Fairnot

and found the same to be satisfactory to this Division.

REMARKS:

Final Re-inspection. Met with Mark and found fire alarm/life-safety and all work complete on 2nd floor build-out.

OK C of A.

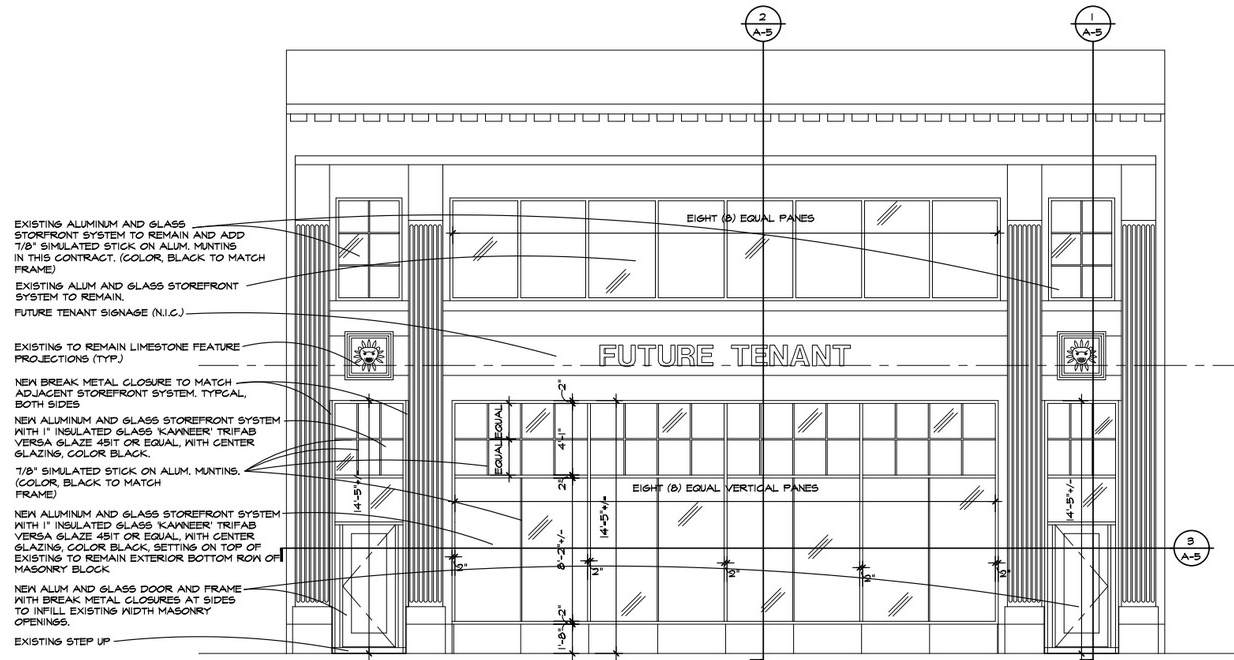
Owner:

David Bell

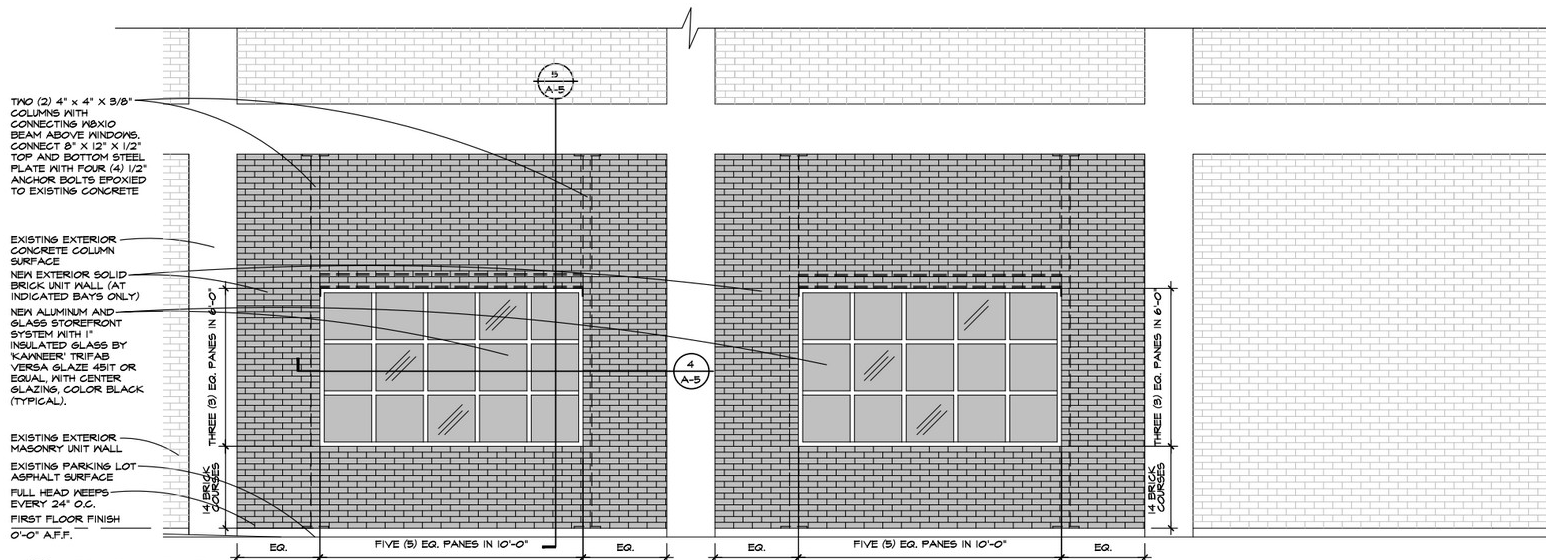
Director

by Rochelle Smith/ds

(authorized signature)



2 NORTH ELEVATION
A-2 1/4" = 1'-0"



1 EAST ELEVATION
A-2 3/8" = 1'-0"

Seal



David Shaw

Project
WHITE BOX

FIRST FLOOR
2921 E. GRAND BLVD.
DETROIT, MI 48202

Drawing Title
ELEVATIONS DETAILS

Project Number
18-40-108

Drawn BKO

Checked DJS

Scale AS NOTED

Date
2921 E. GRAND BOX WH BOX

Checked by	Date	By
OWNER REVIEW	4-9-18	DJS
OWNER REVIEW	12-21-18	DJS
BID	1-7-19	DJS

Sheet Number

A-4
of
6



For Lease
240 540 1000

GRAFFITI

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2921

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OAK & REEL
Takeout Only







Currently shown: Aug 2018



2021





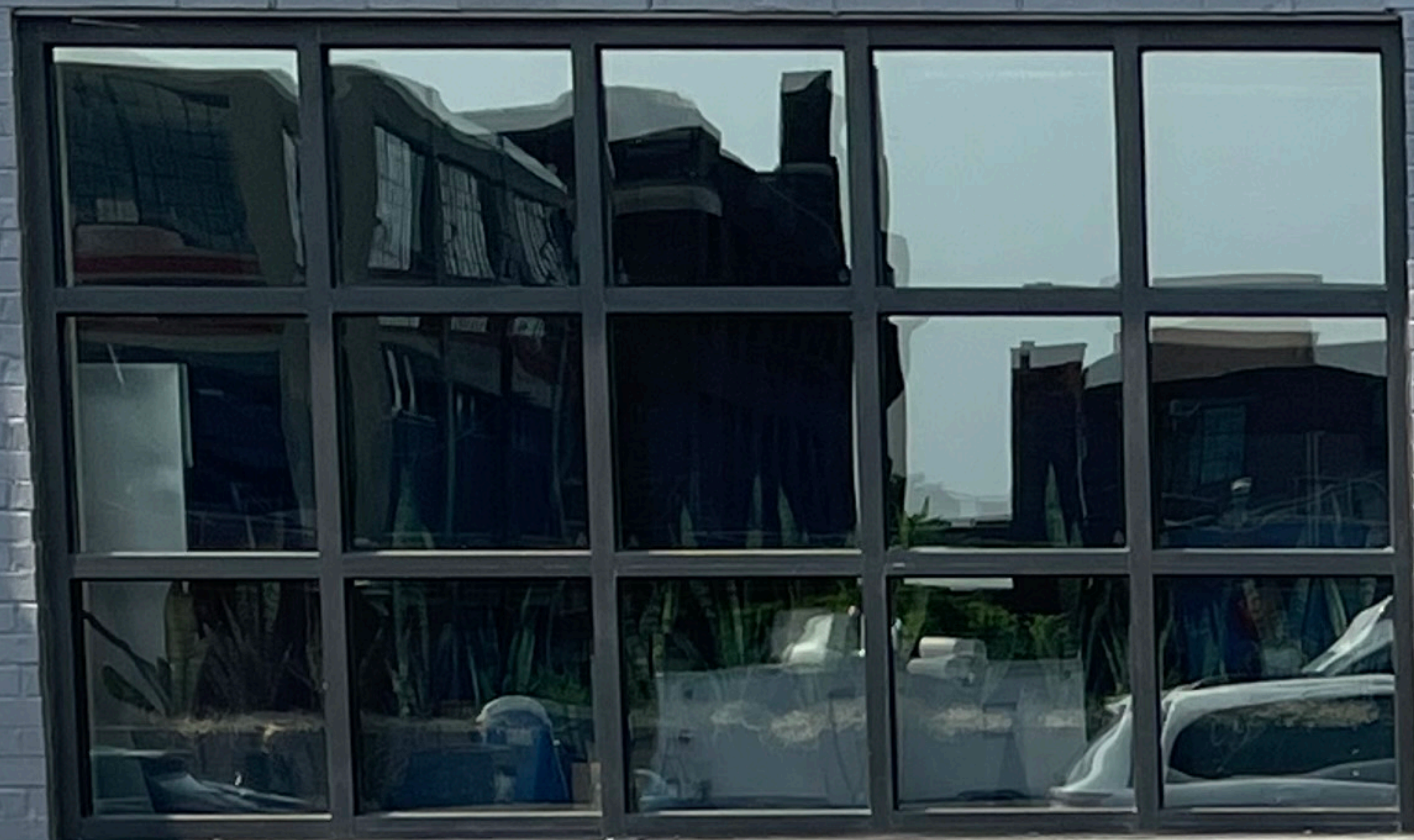


Dinverno Group
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High and heavy electrical specialists
(888) 492-1225

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EMT





RESERVED
PARKING
VAN
ACCESSIBLE



RESERVED
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