

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – April 20, 2016**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of April 6, 2016**
- 3) **Design Review**
  - **180 W. Brown**
- 4) **Sign review**
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
  - A. **Staff Reports**
    - **Administrative Approvals**
    - **Violation Notices**
  - B. **Communications**
    - **Commissioners Comments**
- 7) **Adjournment**

*Notice:* Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.**

**BIRMINGHAM DESIGN REVIEW BOARD  
MINUTES OF APRIL 6, 2016**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 6, 2016. Chairman John Henke called the meeting to order at 7:13 p.m.

**Present:** Chairman John Henke; Board Members Mark Coir, Vice-Chairman Keith Deyer, Natalia Dukas, Thomas Trapnell, Shelli Weisberg, Michael Willoughby

**Absent:** Student Representative Loreal Salter-Dodson

**Administration:** Matthew Baka, Sr. Planner  
Carole Salutes, Recording Secretary

**04-11-16**

**APPROVAL OF MINUTES  
DRB Minutes of March 16, 2016**

Ms. Dukas:  
Page 1 - Correct the spelling of her name.

**Motion by Mr. Coir  
Seconded by Mr. Willoughby to approve the DRB Minutes of March 16, 2016 as corrected.**

**Motion carried, 7-0.**

VOICE VOTE  
Yeas: Coir, Willoughby, Deyer, Dukas, Henke, Trapnell, Weisberg  
Nays: None  
Absent: None

**04-12-16**

**DESIGN REVIEW  
1344 Hamilton Row**

Chairman Henke recused himself for this hearing and Vice-Chairman Deyer took over the gavel.

Zoning: B-4/D-4 Business Residential

Proposal: Mr. Baka advised the applicant proposes to renovate the exterior of the two-story multi-tenant building. The project will reconfigure and upgrade the main entry façade. A new window and door system proposed as well as new lighting and signage. The façade is proposed to be treated with horizontally banded wood siding, brushed aluminum, bronze dark anodized aluminum and galvanized hardware. The design of the proposal is intended to be compatible stylistically with the neighboring storefront at 360 Hamilton Row.

Design: The proposed façade renovation consists of all new windows and door in dark bronze anodized aluminum frames. The majority of the façade is proposed to be clad with horizontally banded cedar wood siding. The area to the west of the first floor entrance extending upwards to the top of the second floor windows is proposed to be clad with limestone tile. The limestone tile is proposed to be accented by four (4) stainless steel plates that will be mounted above each of the four (4) windows in the limestone tile area. The materials board was passed around.

Landscaping: The applicant is proposing to upgrade the existing landscaping bed on the east side of the façade by constructing a short knee wall of cultured stone and adding plantings.

Signage: The applicant is proposing two name-letter signs to be mounted within the first-floor sign band. The total linear building frontage is 25 ft., permitting 25 sq. ft. of sign area. The proposed wall signs will measure 3.04 sq. ft. and 5.41 sq. ft. for a total of 8.45 sq. ft. of signage. This is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area, that states for all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is located at a height of 11 ft. 8 in. on the storefront elevation. This meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance which states that wall signs projecting more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 feet above public alley.

The total depth of the sign is ½ in. stud mounted 1 in. off the face of the building, in accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, that states no wall sign shall project more than 9 in. measured from the wall to which it is attached to the outer surface.

Illumination: The applicant is proposing to install three (3) Allegheny 15 ½ in. wall sconces above the first floor-windows. In addition, there are four (4) recessed lights proposed for the underside of the first-floor canopy.

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Mr. Kevin Hart, Architect, was present along with the Design Director, Mr. John VanBrook. Mr. Hart explained the three (3) 60 watt LED Allegheny recessed light fixtures above the signage will illuminate the dark black chrome Seven Greens lettering on the signage. They reconfigured the entrance to get as close to ADA requirements as they could. They wanted to compliment the neighbor's design and used a warm mid-century modern style.

It was discussed that there are no rules in this area with regard to shining light on the neighbors. Mr. Willoughby welcomed the idea of having more light on the street.

**Motion by Mr. Coir**

**Seconded by Ms. Dukas to approve the Design Review for 1344 Hamilton Row as proposed.**

At 7:25 p.m. there were no comments from the audience.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Coir, Dukas, Deyer, Trapnell, Weisberg, Willoughby

Abstain: Henke

Nays: None

Absent: None

**04-13-16**

## **DESIGN REVIEW**

**1444 Fourteen Mile Rd.**

**Kakos Market**

Zoning: B-2B General Business

Proposal: Mr. Baka explained the applicant proposes to renovate the exterior of the single-story one-tenant building. The proposal includes a new storefront window and door system and the addition of stone, metal panels and EFIS to the east and south facing facades. Red LED accent lighting is proposed to be mounted underneath the soffit of the "high" parapet.

Design: The applicant proposes to renovate the existing façade of the building. A new anodized aluminum storefront system will replace the existing doors and windows. The entrance to the store will be shifted from the current location to the west end of the existing window system. The knee wall below the new windows is proposed to be clad with a smooth grey brick veneer (Belden 661). The remainder of the lower walls on the east and south façade are proposed to be clad with a cream colored cultured thin stone. The existing mansard roof is



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proposed to be removed. Extending each direction from the southeast corner of the building, the applicant is proposing a raised parapet that will rise 4 ft. above the rest of the roof line. This area above the windows is proposed to be clad with 5 ½ in. Tru-grain wood panel siding in "Siam." The area with the extended parapet is proposed to be framed with a 3 in. wide aluminum composite panel system. At the base of the vertical portions of the aluminum panels the applicant is proposing a cast stone 4 in. veneer base in natural limestone. Along the lower portion of the roof line the applicant is proposing an EFIS surface in Brume color and a metal coping along the top.

Signage: The applicant is not proposing any additional signage at this time. They have indicated that signage will be submitted under a separate proposal.

Illumination: The applicant is proposing LED accent lighting to be mounted underneath the soffit of the "high" parapet. The lighting is rendered in red on the color elevations. **Typically the Board has not approved colored accent lighting on the outside of buildings. The Planning Division recommends that the red LED lighting be switched to white lights.**

Material samples were passed around.

Mr. John Abro, Architect, was present with the business owner, Mr. Joe Kakos. Mr. Abro noted the signage will go below the high parapet on two sides. He explained the owner proposes to use multi-color kinetic lighting for the holiday seasons throughout the year. For example, during valentine season it would be red. Mr. Deyer said it seems to him that the signage and the lighting go together. Mr. Willoughby agreed and noted it is all about the composition. He added that he is not a fan of colored lights. Ms. Weisberg was in accord and the chairman said it makes sense for the board to see that portion of the design together.

Mr. Abro said the kinetic lighting is a decorative element that enhances the material below rather than adding more light.

It was discussed that the short wall that surrounds the parking lot will be painted to match the brick on the building.

**Motion by Mr. Deyer**

**Seconded by Ms. Dukas to approve the proposal for 1444 Fourteen Mile Rd., Kakos Market, as submitted with the exception of the lighting and postpone the lighting. The petitioner to come back in front of the DRB on May 4, 2016 with his proposal for lighting and signage along with painting of the screenwall and a corrected drawing showing that the entrance has not been shifted. The petitioner should not be required to pay an additional fee.**

Mr. Joe Kakos indicated the existing decals on his windows will come down to allow a clear view to the interior of the store

There was no discussion from the public at 7:40 p.m.

**Motion carried, 7-0.**

VOICE VOTE

Yeas: Deyer, Dukas, Coir, Henke, Trapnell, Weisberg, Willoughby

Nays: None

Absent: None

**SHORT TERM PROJECTS** (not discussed)

**04-14-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

➤ 33400 Woodward Ave., New You Salon - Re-facing of existing signs.

-- Violation Notices (none)

**B. Communications**

-- Commissioners' Comments

The members discussed pole signs, Christmas lights that have been left up long after the season, Wells Fargo colored lighting, sandwich board permits, and flags not taken in.

A new member has been appointed to the Historic District Study Committee which only meets at the direction of the City Commission.

**04-14-16**

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:55 p.m.

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Matthew Baka  
Sr. Planner

**MEMORANDUM**

Planning Division

**DATE:** April 15, 2016

**TO:** Design Review Board

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Design Review – 180 W. Brown – Medical Office

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**Zoning:** O2, Office/Commercial

**Existing Use:** Medical Office

**Proposal**

The applicant proposes to renovate the exterior of the one-story building. The proposal will expand and replace the existing windows on three sides with new bronze framed aluminum windows, paint the building Dark granite #men7075 and add new LED lighting to the rear. The asphalt roof and cupola are proposed to be removed and replaced with a standing seam metal roof in “burnished slate” as indicated by the color sample provided.

**Design**

North Elevation – The applicant is proposing to replace the windows in the existing openings and paint the door and frames of the entranceway to match the new windows. The existing limestone sills are to remain.

East Elevation – The applicant is proposing to remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows some areas of the wall will need to be in-filled with new brick. The new bricks will match the existing texture and coursing and be toothed into the existing pattern. On the south 20’ of the east elevation the existing roof projection will be removed and the brick façade cleaned and painted.

South Elevation – The remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows some areas of the wall will need to be in-filled with new block. The new blocks will match the existing coursing and be toothed into the existing pattern. At the west end of the south elevation the applicant is proposing to demolish the chimney and the parapet wall is proposed to be raised to match the height of the existing parapet to the east. The applicant is also proposing to enclose the existing electrical components mounted to the back of the building in a water tight enclosure with hinged doors and a standing seam roof to match the rest of the building.

**Signage**

No signage is indicated on the plans.

**Illumination**

The applicant is proposing to install three (3) new cut-off LED light fixtures on the rear of the building.

### Design Recommendation

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on E. Brown**. The proposed design **is** compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

### Sample Motion Language

Motion to APPROVE the design review application for 180 E. Brown, provided the applicant meet(s) the following condition(s):

1. Any changes to the right of way must be approved by the City Engineer.

OR

Motion to TABLE the design review application for 180 E. Brown. The applicant must provide the following items:

- 1.

OR

Motion to DENY the design review application for 180 E. Brown. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

### Sec. 126-514. Duties of Design Review Board.

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive

to the sense of sight.

- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.

(Code 1963, § 5.192(4))



Image capture: Aug 2015 © 2016 Google

Birmingham, Michigan

Street View - Aug 2015







Image capture: Sep 2014 © 2016 Google

Birmingham, Michigan

Street View - Sep 2014





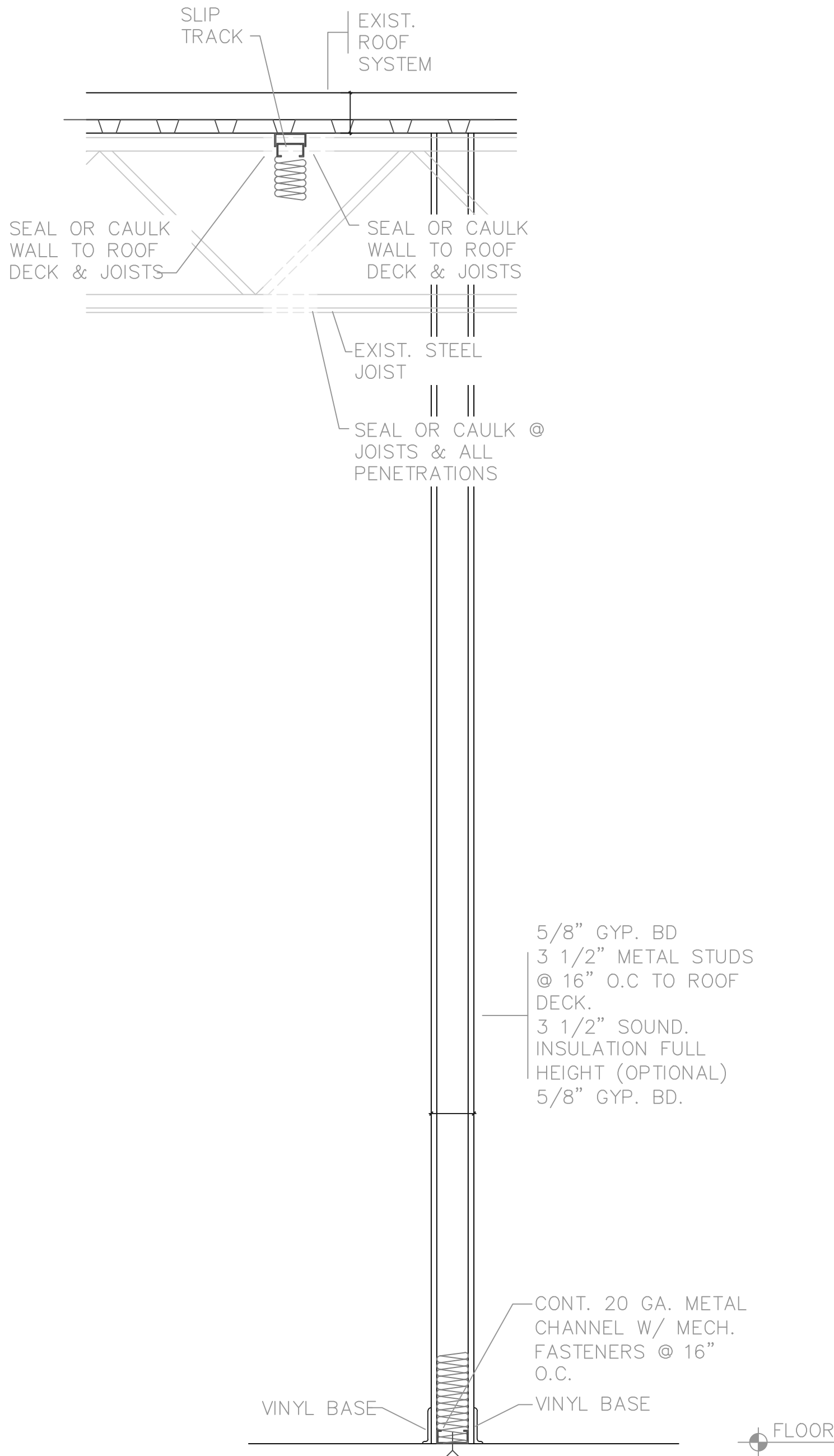












1 TYPICAL WALL SECTION  
A-5 SCALE: 1" = 1'-0"

#### KEYED CONSTRUCTION NOTES:

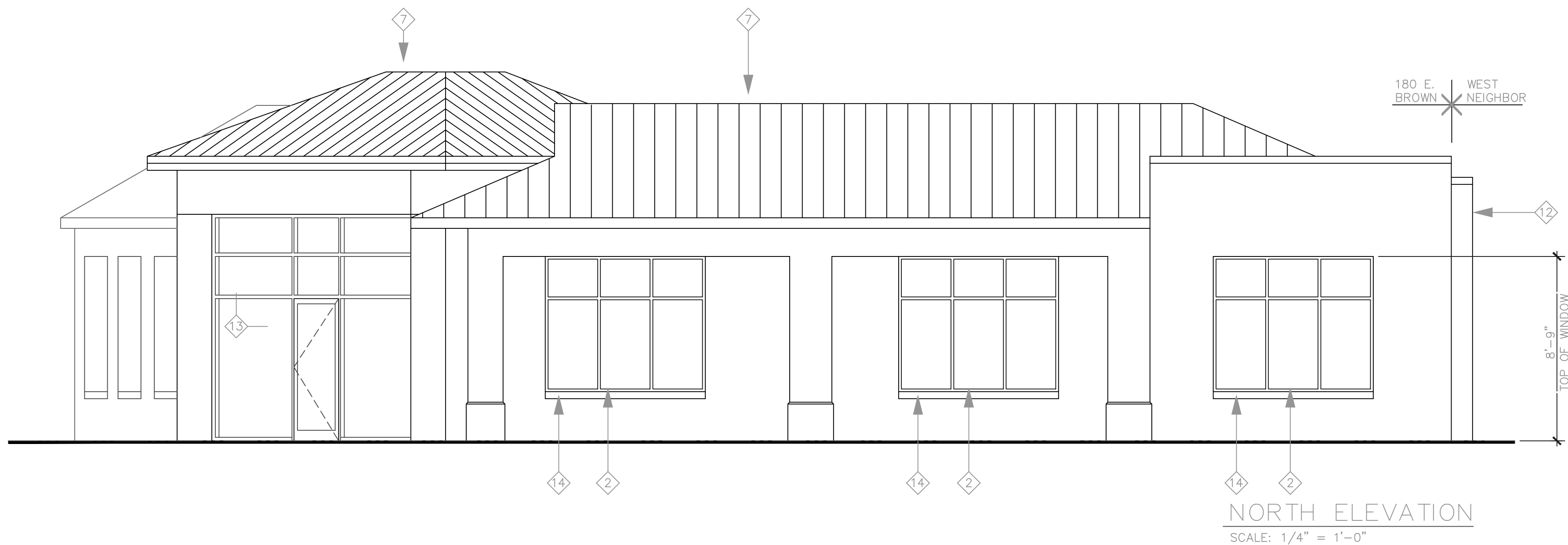
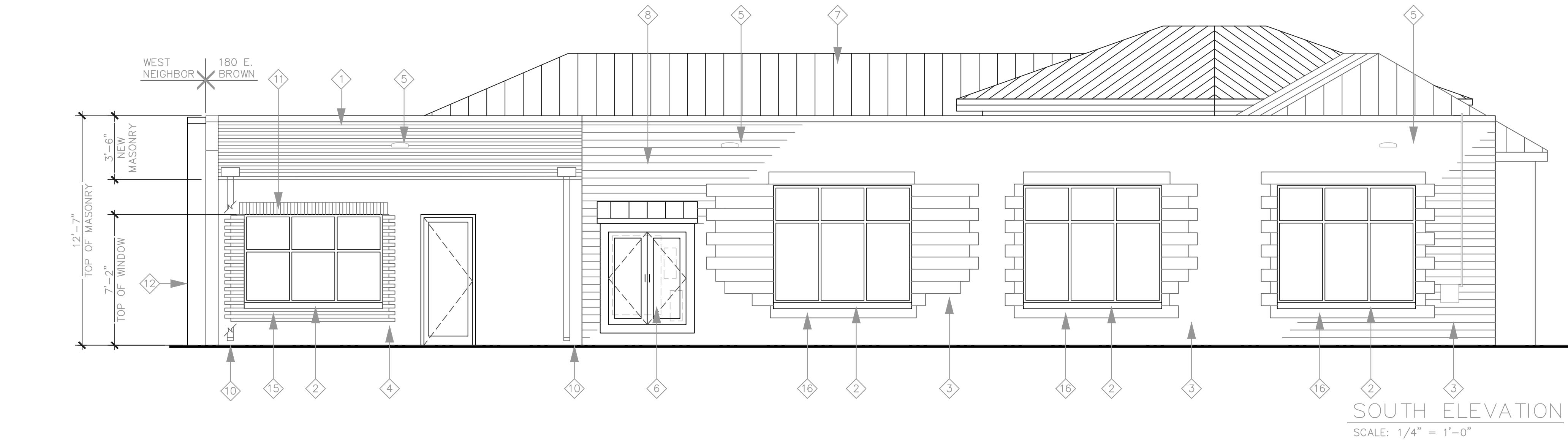
( INDICATED ON THE DRAWING)

##### GENERAL NOTES:

- PAINT ALL BRICK SURFACES, EIFS, HORIZONTAL SIDING
- PROTECT EXISTING STRUCTURE AND FINISHES SCHEDULED TO REMAIN.

##### DEMOLITION SPECIFIC NOTES:

- BUILD UP PARAPET TO MATCH EXISTING
- NEW COMMERCIAL ALUMINUM WINDOW
- NEW BLOCK - MATCH COURSING - TOOTH INTO EXISTING
- NEW BRICK - MATCH TEXTURE & COURSING - TOOTH INTO EXISTING
- NEW LED LIGHT
- CONSTRUCT WATER-TIGHT ELECTRICAL EQUIPMENT ENCLOSURE - PROVIDE METAL ROOF, HINGED DOORS
- NEW STANDING SEAM METAL ROOF
- HORIZONTAL SIDING & FLASHING SYSTEM
- NEW EIFS PILASTER TO MATCH EXISTING
- NEW DOWNSPOUT & SCUPPER BOX
- NEW BRICK SOLDIER COURSE
- EXISTING CONCRETE BLOCK FIREWALL TO REMAIN. DO NOT DAMAGE OR MODIFY.
- PAINT DOOR & FRAMES TO MATCH WINDOWS
- EXISTING LIMESTONE SILL TO REMAIN
- NEW LIMESTONE SILL TO MATCH EXISTING
- BLOCK SILL



#### PROJECT:

#### RENOVATION

180 Brown St.  
Birmingham, MI.48090

#### CLIENT:

#### Purdy Street

#### Partners llc.

29740 Parkway St.  
Roseville, MI.48066

#### Issued:

3-31-2016 planing

#### NOTE:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

#### SHEET TITLE:

#### ELEVATION PLAN

#### SCALE:

1/4"=1'-0"

#### PROJECT NUMBER:

16-941

#### SHEET NUMBER:

A-4

#### SEAL:

A & M  
CONSULTANTS

13746 MICHIGAN  
AVE.  
DEARBORN,  
MI.48126  
PH: (313) 582-0022  
FAX:(313) 582-0028

PROJECT:

RENOVATION

180 Brown St.  
Birmingham, MI.48090

CLIENT:

Purdy Street

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29740 Parkway St.  
Roseville, MI.48066

Issued:

3-31-2016 planing

NOTE:

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Verify existing conditions in  
field.

SHEET# TITLE:

SITE PLAN

SCALE:

1"=20'-0"

PROJECT NUMBER:

16-941

SHEET NUMBER:

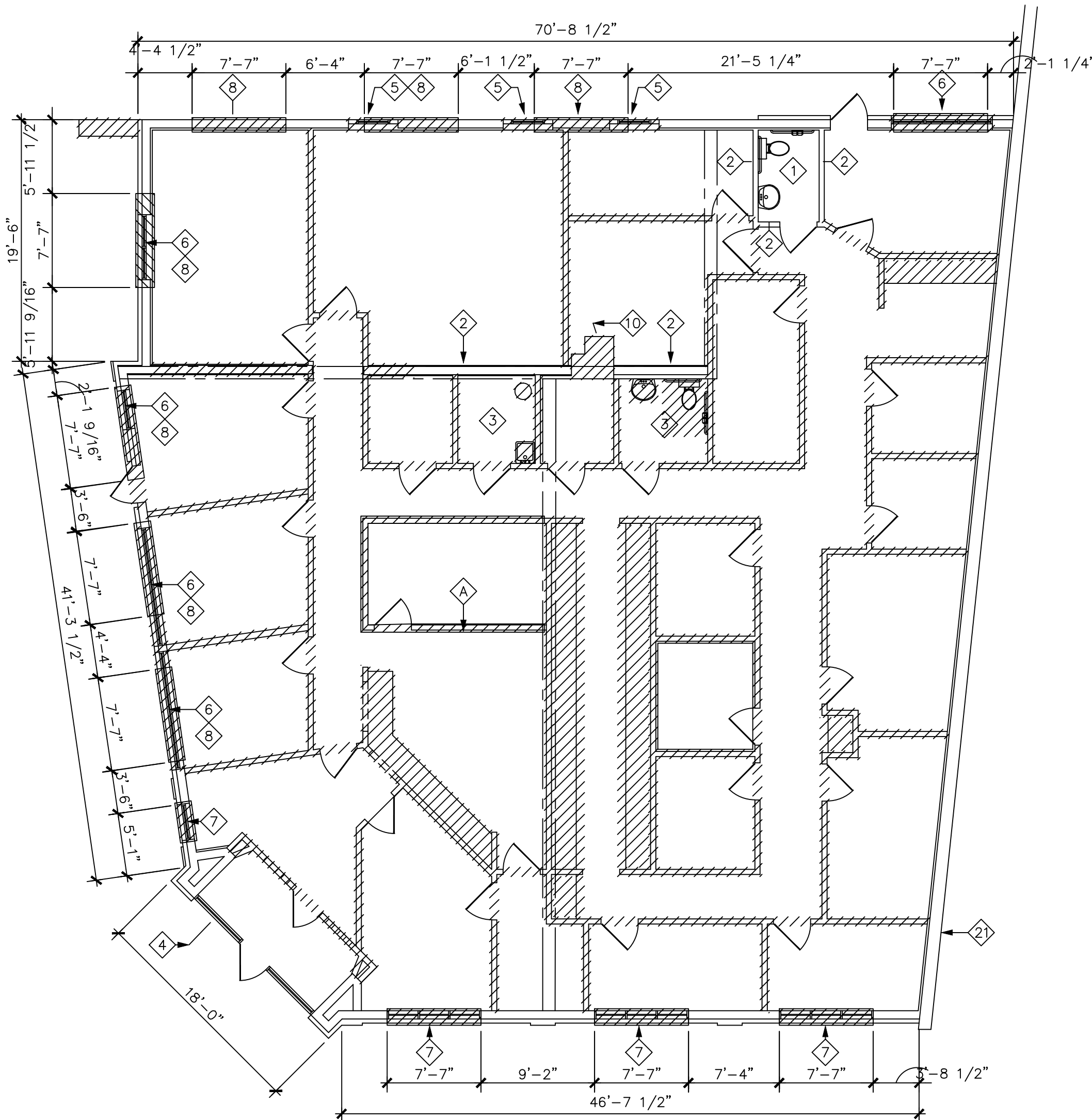
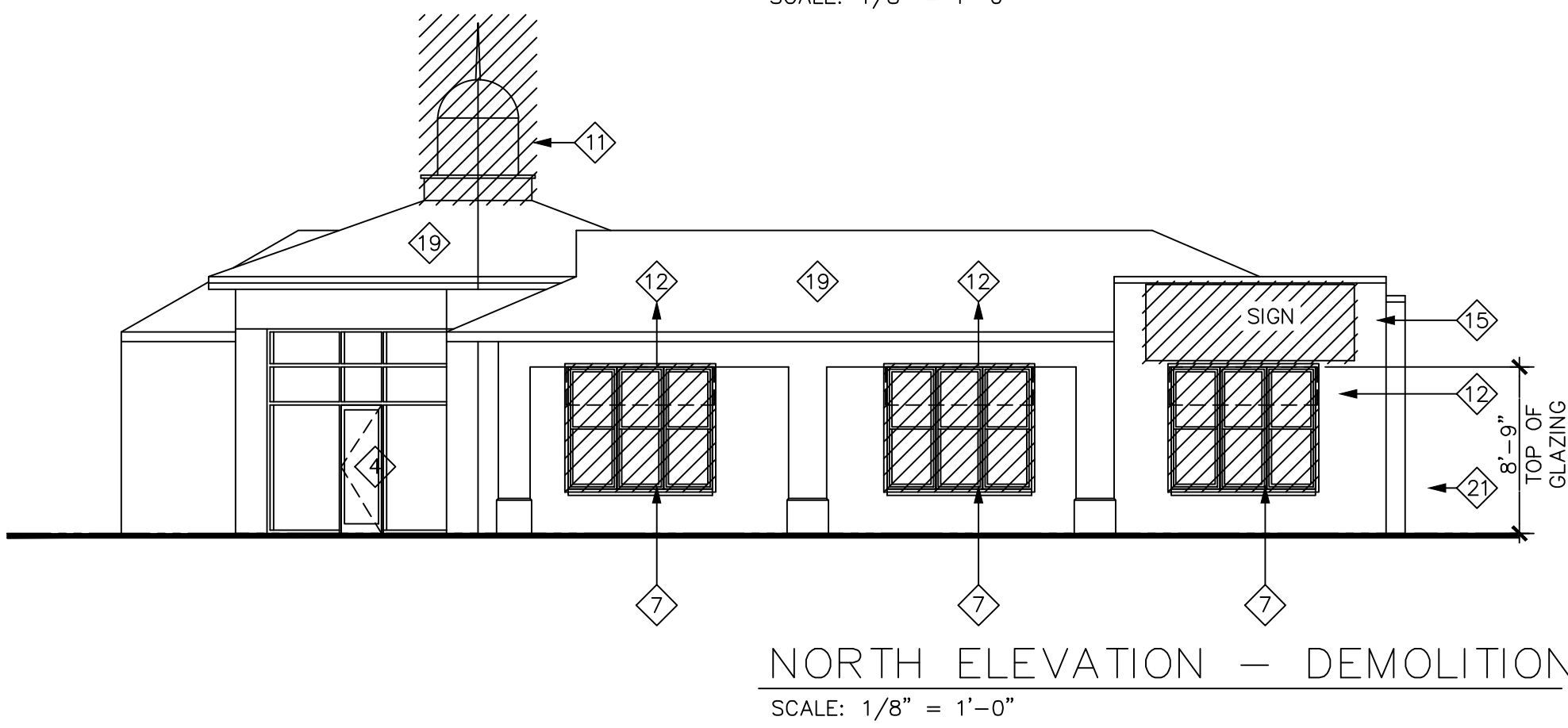
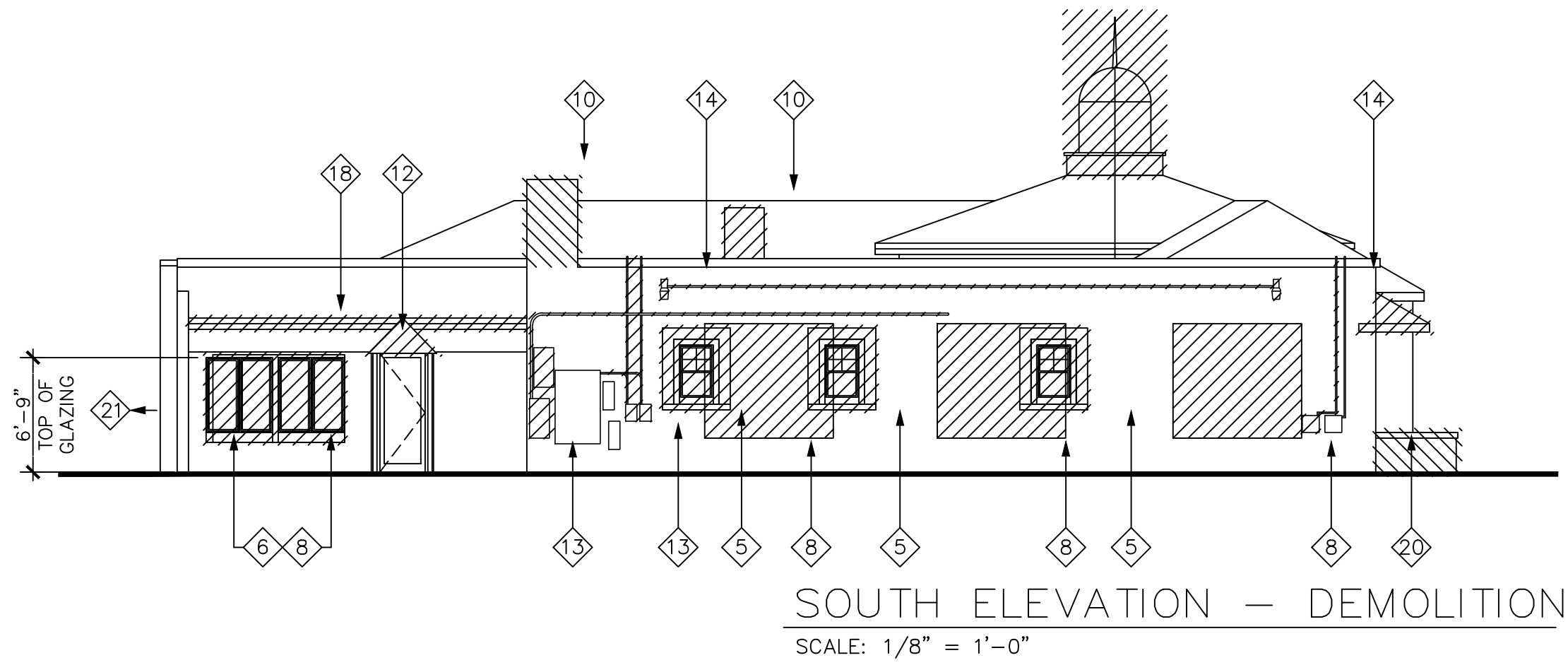
A-1

SEAL:

REFLECTED CEILING, LIGHTING AND RECEPTACLE PLAN

INDEX OF DRAWINGS	
SHEET NUMBER	TITLE
	ARCHITECTURAL
A-1	INDEX OF DRAWINGS / BUILDING DATA / SITE PLAN
A-2	DEMOLITION PLAN / ELEVATION / NOTES
A-3	FLOOR PLAN / SCHEDULE
A-4	EXTERIOR ELEVATIONS
A-5	

BUILDING DATA	
<b>BUILDING CODE:</b>	BUILDING: 2012 MICHIGAN BUILDING CODE PLUMBING: 2012 MICHIGAN PLUMBING CODE MECHANICAL: 2012 MICHIGAN MECHANICAL CODE ELECTRICAL: 2014 NATIONAL ELECTRIC CODE (STATE OF MICHIGAN ELECTRIC CODE) WITH PART 8 AMENDMENTS FIRE: 2012 INTERNATIONAL FIRE CODE (REFERENCED IN 2009 MBC) ENERGY: 2012 MICHIGAN BUILDING CODE (CHAPTER 13) 2012 MICHIGAN UNIFORM ENERGY CODE CHAPTER 5 & PART 10a. RULES (ANSI/ASHRAE 90.1-2007)
<b>USE GROUP:</b>	B - BUSINESS Building used for professional offices.
<b>TYPE OF CONST.:</b>	TYPE V B - UNPROTECTED
<b>BUILDING SIZE:</b>	4,831    Gross Square Feet Entire Building
<b>GENERAL BUILDING LIMITATIONS:</b>	Base Sizes Type V B-1: Building Size: 9,000 sq. ft. Building Height: 40' height Stories: 2 Stories Design Provided Compliance: 4,831 sq. ft. YES 17'-6" height YES 1 Story YES
<b>INTERIOR FINISHES:</b>	INTERIOR WALL AND CEILING FINISHES ARE PER OCCUPANCY 'B' VERTICAL EXITS and EXIT PASSAGEWAYS CLASS A EXIT ACCESS CORRIDORS & EXIT WAYS CLASS B ROOMS and ENCLOSED SPACES CLASS C
<b>FIRE PROTECTION:</b>	FIRE SPRINKLER REQUIREMENTS: Use Group 'B': Fire sprinkler not required.
<b>OCCUPANCY:</b>	Building Occupancy Calculations: Business Areas: 1 person / 100 sq. ft. GROSS 4,831 sq. ft. / 100 = 48.3 people = 49 people
<b>EGRESS:</b>	EGRESS WIDTH REQUIRED: Based on Use Group 'B' - Business Occupancy Without Fire Sprinkler System Doors / Ramps / Corridors Requirements: 0.2" / person    0.2" x 49 people = 24.5" total width REQUIRED / 72" total width PROVIDED MAXIMUM LENGTH OF TRAVELBased on Use Group 'B' - Business Occupancy Without Fire Sprinkler System Requirements: 200 lined feet ALLOWED / 57 lined feet ACTUAL Maximum common path of travel: 75 Lined Feet Allowed / 57 lined feet provided MINIMUM NUMBER OF EXITS: Based on Use Group 'B' - Business Occupancy Without Fire Sprinkler System Requirements: up to 500 people = 2 exits minimum REQUIRED / 2 exits PROVIDED
<b>PLUMBING FIXTURES:</b> (Michigan Plumbing Code)	Business    49 People = 50 People Men    25 People Women    25 People REQUIREMENTS: Business: Women: 1 W.C. per 25 first 50 (1/50) 25 / 25 = 1 1 LAV. per 40 first 50 (1/80) 25 / 40 = 0.625 = 1 Men: 1 W.C. per 25 first 50 (1/50) 25 / 25 = 1 1 LAV. per 40 first 50 (1/80) 25 / 40 = 0.625 = 1 Drinking Fountain per 100 people 50/100 = 0.50 = 1 REQUIRED    PROVIDED Women: 1 W.C.    1 W.C. 1 LAV.    1 LAV. Men: 1 W.C.    1 W.C. 1 LAV.    1 LAV. Drinking Fountain: 1 D.F. Service Sink: 1 Service Sink    1 Service Sink Provided
<b>SPECIAL INSPECTIONS:</b>	CONTRACTOR SHALL PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY THE BUILDING DEPARTMENT. SUBMIT REPORTS INCLUDING ALL DATA, TESTING, RESULTS, RECOMMENDATIONS AND CONCLUSIONS TO BUILDING DEPARTMENT.
<b>ENERGY REQUIREMENTS:</b>	ALL CONSTRUCTION TO CONFORM WITH THE LATEST EDITION OF THE MICHIGAN ENERGY CODE.
<b>SAFEGUARDS DURING CONSTRUCTION:</b>	CONTRACTOR SHALL PROVIDE SAFEGUARDS DURING CONSTRUCTION PER CHAPTER 33 OF THE MICHIGAN BUILDING CODE.



WALL KEY	
	EXISTING WALL TO REMAIN
	EXISTING STUD TO BE REMOVED
	CONCRETE BLOCK/BRICK WALLS TO BE REMOVED

KEYED DEMOLITION NOTES:	
( INDICATED # ON THE DRAWING )	
GENERAL NOTES:	
A. REMOVE ALL INTERIOR WALLS, INTERIOR DOORS & FRAMES, CEILINGS, FIXTURES AND FINISHES COMPLETELY UNLESS NOTED. REMOVE ALL UNUSED GAS, ELECTRICAL, AND WATER AND PROPERLY CAP.	
B. PROTECT EXISTING STRUCTURE AND FINISHES SCHEDULED TO REMAIN.	
C. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEMOLITION MATERIALS AND REFUSE.	
D. CONTRACTOR TO PROVIDE NECESSARY SHORING AND BRACING REQUIRED UNTIL STRUCTURE IS COMPLETED	
DEMOLITION SPECIFIC NOTES:	
1. EXISTING RESTROOM TO REMAIN.	
2. EXISTING WALL TO REMAIN.	
3. REMOVE ALL PLUMBING FIXTURES AND CAP ALL WATER AND SEWER AT SOURCE.	
4. EXISTING EXTERIOR WINDOWS & DOORS TO REMAIN. PROTECT FROM DAMAGE.	
5. REMOVE WINDOW, SILL, & GLASS BLOCKS COMPLETELY.	
6. REMOVE WINDOW & SILL COMPLETELY.	
7. REMOVE WINDOW COMPLETELY.	
8. SAWCUT AND REMOVE EXISTING WALL CONSTRUCTION FOR WINDOW OPENING.	
9. REMOVE DOOR AND FRAME COMPLETELY.	
10. REMOVE CHIMNEY COMPLETELY. REPAIR ROOF.	
11. REMOVE CUPOLA AND PATCH ROOF.	
12. REMOVE AWNING.	
13. REMOVE ELECTRIC SWITCHES, UNUSED WIRING, AND CONDUIT.	
14. REMOVE EXTERIOR LIGHTING AND CONDUIT BACK TO SOURCE.	
15. REMOVE SIGN.	
16. REMOVE FLOWER BOX.	
17. REMOVE FASCIA.	
18. REMOVE GUTTER, FASCIA, AND FREEZE BOARD.	
19. REMOVE EXISTING ASPHALT SHINGLES.	
20. REMOVE UNUSED GAS METER AND GAS PIPING.	
21. EXISTING CONCRETE BLOCK FIREWALL TO REMAIN. DO NOT DAMAGE OR MODIFY.	
22. REMOVE ROOF CONSTRUCTION COMPLETELY.	

**A & M  
CONSULTANTS**  
13746 MICHIGAN  
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DEARBORN,  
MI.48126  
PH: (313) 582-0022  
FAX:(313) 582-0028

PROJECT:  
**RENOVATION**  
180 Brown St.  
Birmingham, MI.48090

CLIENT:  
**Purdy Street  
Partners llc.**  
29740 Parkway St.  
Roseville, MI.48066

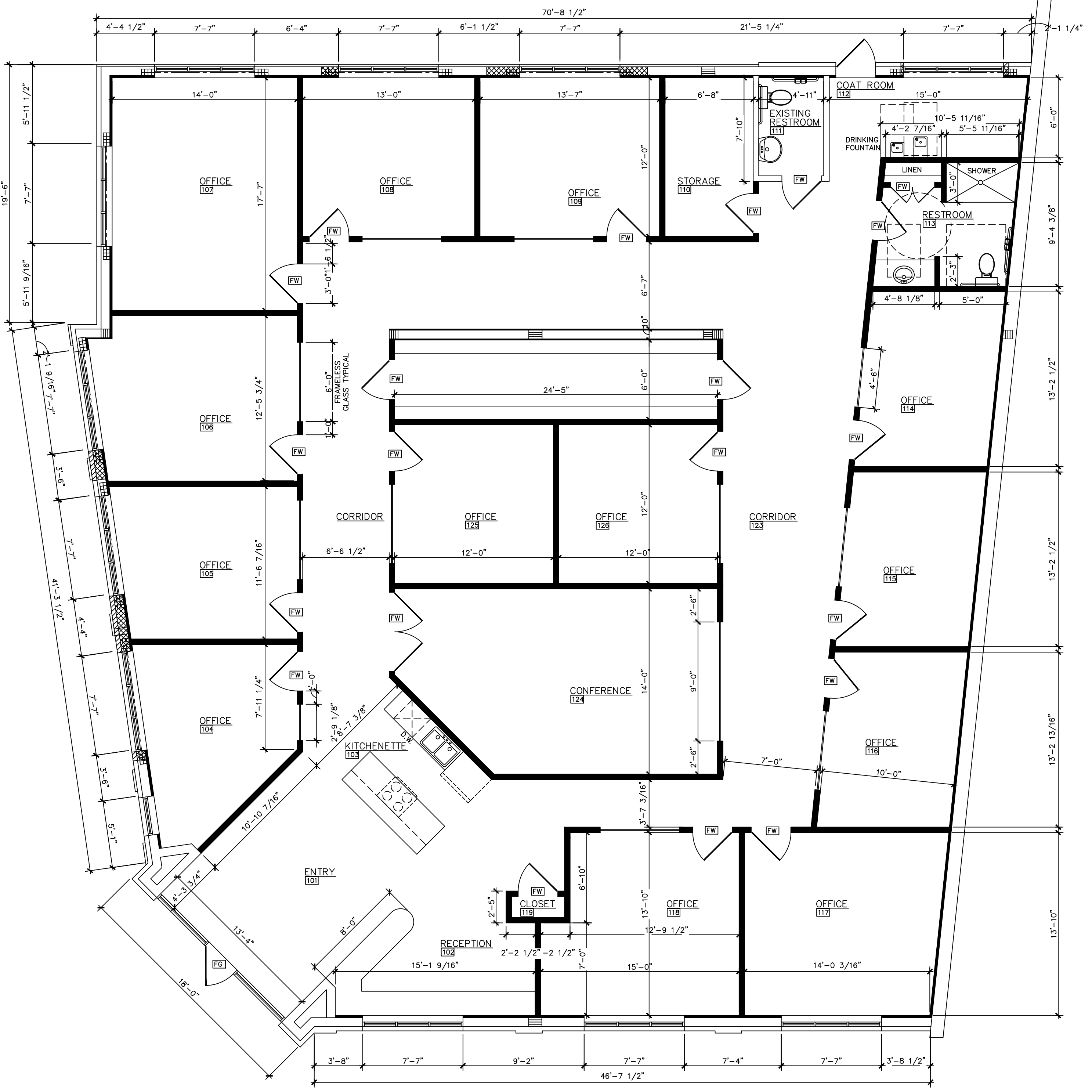
Issued:  
3-31-2016 planing

NOTE:  
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calculated dimensions only.  
Verify existing conditions in  
field.

**SHEET TITLE:**  
DEMOLITION PLAN  
**SCALE:**

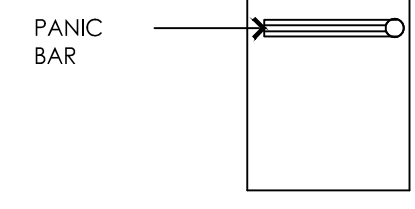
1/8"=1'-0"  
**PROJECT NUMBER:**  
16-941  
**SHEET NUMBER:**  
A-2  
**SEAL:**

ROOM FINISH SCHEDULE				
ROOM NAME	FLOOR	BASE	WALLS	CEILING
OFFICE	CARPET	4" CARPET	GYP. BD. PAINTED	OPEN
ENTRY AREA	CERAMIC	CERAMIC	GYP. BD. PAINTED	OPEN
REST RM.	CERAMIC	CERAMIC	CERAMIC	GYP.BD
STORAGE	CONCRETE	4" VINYL	GYP. BD. PAINTED	GYP.BD

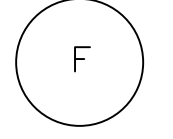


PROPOSED FLOOR PLAN

SCALE: 3/16" =1'-0"

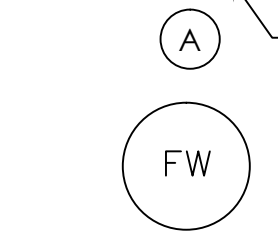


PANIC BAR



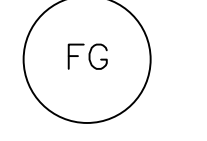
F

FLUSH HOLLOW METAL



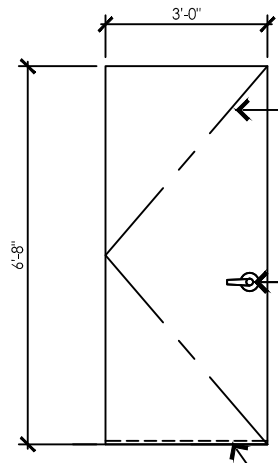
FW

FLUSH WOOD STAIN GRADE  
EGGERS INDUSTRIES  
STAVE CORE




FG


FULL GLASS



SOLID CORE DOOR (MATCH EXIST. DOORS)

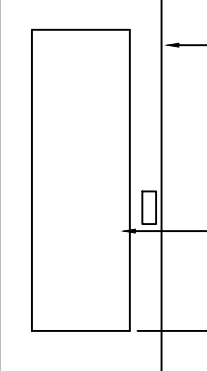


LEVER STYLE HANDLE

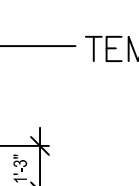


A

DOORS TO BE UNDER CUT 3/4"

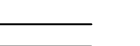




ANOD.ALUM.



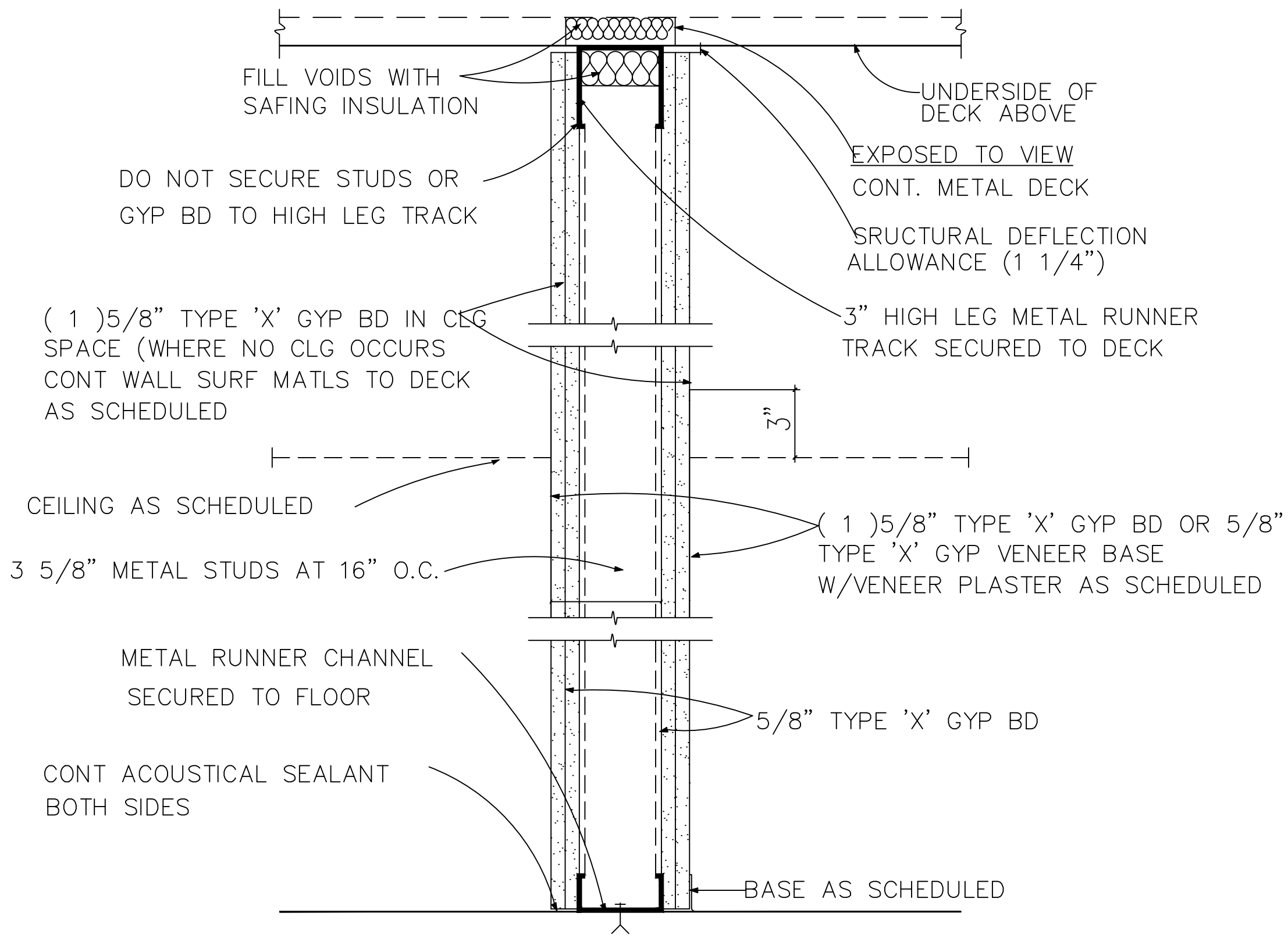
TEMP.OR LAM.GLASS

WALL KEY

-  EXISTING WALL TO REMAIN
-  NEW METAL STUD AND GYP. BD. WALL CONSTRUCTION
-  NEW CONCRETE BLOCK AND BRICK WALL CONSTRUCTION WITH METAL STUD AND GYP. BD. FURRING

DOOR TYPES

DOOR SCHEDULE									
MARK	ROOM	DOOR SIZE	TYPE	MATERIAL	FINISH	FRAME TYPE	MATERIAL	FINISH	HARDWARE
1	101 - ENTRY	3'-0" x 7'-0"	SC	ALUM.	EXISTING	--	ALUM.	EXISTING	EXISTING
2	104 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
3	105 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
4	106 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
5	107 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
6	108 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
7	109 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
8	110 - STORAGE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
9	111 - EX. RESTROOM	3'-0" x 7'-0"	SC	WD	EXISTING	--	METAL	EXISTING	LEVER HANDLE PRIVACY
10	112 - COAT ROOM	3'-0" x 7'-0"	SC	ALUM.	EXISTING	--	ALUM.	EXISTING	EXISTING
11	113 - RESTROOM	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PRIVACY
12	113 - LINEN CLOSET	(2)1'-8"x7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	(2) DUMMY LEVER WITH BALL CATCH
13	114 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
14	115 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
15	116 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
16	117 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
17	118 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
18	119 - CLOSET	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
19	124 - CONFERENCE	6'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
20	125 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE
21	126 - OFFICE	3'-0" x 7'-0"	SC	WD	STAIN	REDI	METAL	FACTORY	LEVER HANDLE PASSAGE



PARTITION WALL 1 HR. FIRE RATED

U.L. DESIGN NO. U412

DDI

Detroit Design Images, L.L.C.  
4320 PRATT RD.  
ANN ARBOR, MI. 48103  
PH : (313) 790-0129  
EMAIL:MBNATSPEC@YAHOO.COM

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**A & M CONSULTANTS**

13746 MICHIGAN AVE.  
DEARBORN, MI.48126  
PH: (313) 582-0022  
FAX:(313) 582-0028

PROJECT:

**RENOVATION**

180 Brown St.  
Birmingham, MI.48090

CLIENT:

**Purdy Street Partners llc.**

29740 Parkway St.  
Roseville, MI.48066

Issued:

3-31-2016 planing

NOTE:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

**SHEET TITLE:**

FLOOR PLAN

**SCALE:**

1/8"=1'-0"

**PROJECT NUMBER:**

16-941

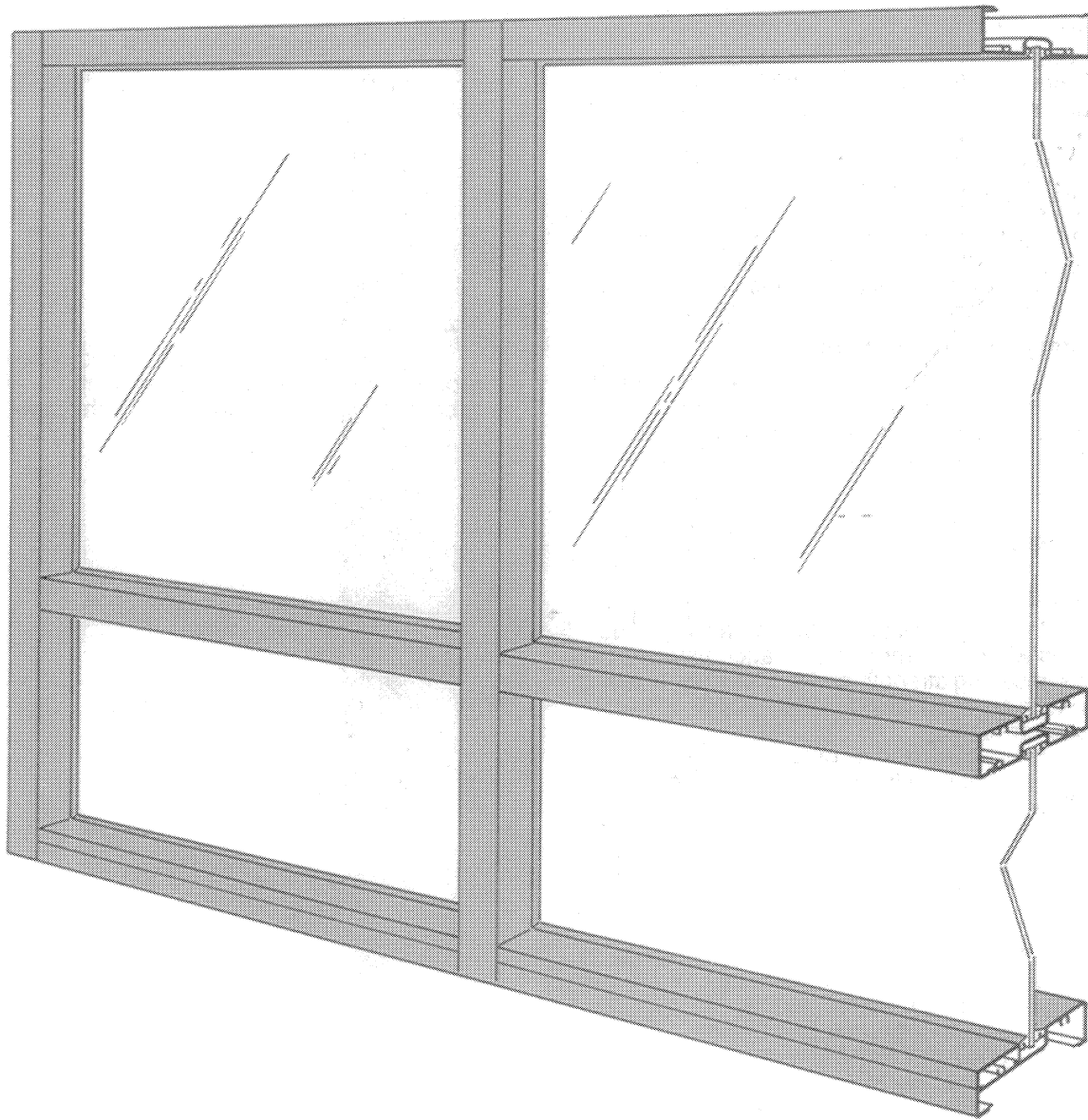
**SHEET NUMBER:**

A-3

**SEAL:**



## 12.01 4500 Series Framing Description



### Description

Tubelite® 4500 Series Framing is a  $1\frac{3}{4}$ " x  $4\frac{1}{2}$ " flush glazed fixed window system. Infill material up to  $\frac{3}{8}$ " thick is glazed in the center of the frame with roll-in gaskets, and weeped through the vertical members. 4500 Series is recommended for first floor storefront applications and is compatible with most Tubelite® entrance systems.



# 12.02

## 4500 Series Flush Glaze

### Guide Specifications

#### General

##### Description

Furnish all necessary materials, labor and equipment for the complete installation of the aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 4500 Series as manufactured by Tubelite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

#### Products

##### Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

##### Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM10C21A31)

Clear - Class 2 (C2)

(AAM12C22A41)

Clear - Class 1 (C1)

Electrolytically deposited color

(AAM12C22A44) Class 1

Champagne (CH)

Medium Bronze (MB)

Dark Bronze (DB)

Extra Dark Bronze (EB)

Black (BL)

Fluoropolymer painted color \_\_\_\_\_.

#### Execution

##### Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

##### Note:

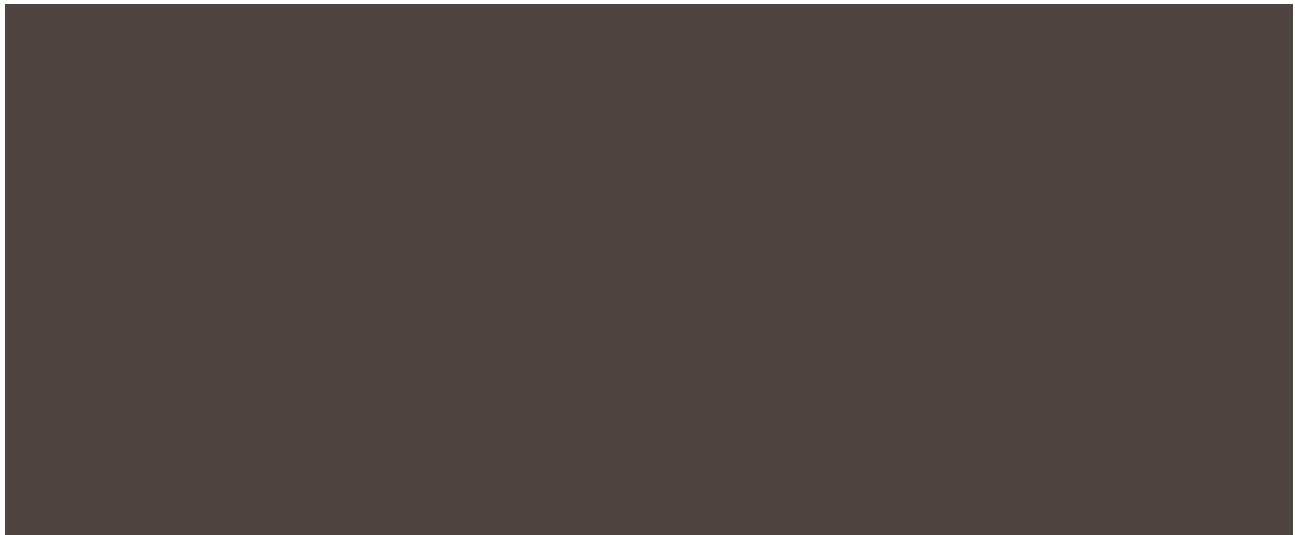
In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

[HOMEOWNERS](#)[PRODUCTS](#)[PAINT COLORS](#)[PROFESSIONALS](#)[WHERE TO BUY](#)

[Home](#) / [Paint Colors](#) / [Browse All Paint Colors](#) / [Harmony](#) / Dark Granite 520-7

## DARK GRANITE 520-7

The Dark Granite 520-7 paint color is part of the Harmony paint color collection.

[VIEW COLOR IN A ROOM](#)[ORDER SAMPLES](#)[SHADES](#)[COMPANIONS](#)[EXTERIOR](#)[NEAREST RETAILERS](#)



AA P16-0017

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Tony Beck  
 Address: 15225 Hogan Rd. Linden, MI 48451  
 Phone Number: 248 953 9436  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Owner

Name: Chang Park  
 Address: 1025 Webster St. Birmingham MI 48009  
 Phone Number: 248-644-2116  
 Fax Number: 248-644-1233  
 Email: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Project Designer

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 1025 Webster St. Birmingham, MI  
 Name of Development: \_\_\_\_\_  
 Parcel ID #: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Area in Acres: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
 Date of HDC Approval, if any: \_\_\_\_\_  
 Date of Application for Preliminary Site Plan: \_\_\_\_\_  
 Date of Preliminary Site Plan Approval: \_\_\_\_\_  
 Date of Application for Final Site Plan: \_\_\_\_\_  
 Date of Final Site Plan Approval: \_\_\_\_\_  
 Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

Roof Replacement, see attached for scope of work

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Tony Beck

Date: 3-28-2016

Application #: <u>16-0022</u>	Office Use Only Date Received: <u>3/28/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/7/16</u>	Date of Denial: _____	Reviewed by: <u>M. B/L</u>

\$100 1

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1025 webster birmingham mi

Q

Web Images News Videos Shopping Maps Recipes

Directions

Automatic Bird's eye Traffic



Ads

**1591 Webster Birmingham, MI**  
[www.trulia.com/](http://www.trulia.com/)  
Find Homes For Sale On Trulia. See Neighborhood Info, Maps & More!  
Buy, Sell, Rent

Find Homes For Sale

Find a Local Agent

Rent vs. Buy Calculator

Mortgage Pre-Approval

★★★★★ rating for trulia.com

**1352 Webster Birmingham, MI**  
[www.realtor.com/Property\\_Records](http://www.realtor.com/Property_Records)  
Find Nearby Neighborhood Info, Age

Business, address, or landmark

Business, address, or landmark

show options

Clear

Go



5025 Center Rd  
Linden, MI 48451  
Office: 248-240-2404  
Fax: 517-552-2756  
[kheck@lebecroofing.com](mailto:kheck@lebecroofing.com)

---

February 17, 2016

**PROJECT: 1025 Webster, Birmingham**

To: Parks

Attn: Mr. Chang K. Park

Phone: 1-248-644-2460

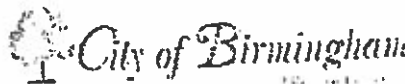
Fax:

LEBEC ENTERPRISES INC. PROPOSES TO FURNISH LABOR, MATERIAL AND EQUIPMENT TO COMPLETE THE FOLLOWING:

**SCOPE OF WORK:**

- Remove the existing roofing down clear the metal deck substrate.
- Install 2" x 10" wood nailers to the top of the parapet walls.
- Mechanically attach two layers of 2" ISO board insulation for a total of 4" to the metal deck substrate.
- Install a new Fully Adhered 60mil "white" TPO roof system according to the manufacturers specifications and details. Manufacturer shall be ("Mule Hide").
- Install new, Fully Adhered flashing to the perimeter walls, and roof curbs, according to the manufacturers details and/or recommendations.
- Install new Snap Lock edging to perimeter walls.
- Install new gutters to the leading edge of roof.
- Remove all related roof debris from owners premises to complete the project.

This roof shall carry a twenty year warranty on all workmanship and material from the date of completion.



## Administrative Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: EILEEN KOZY  
Address: 1113 N. OLD WOODWARD, #21  
BIRMINGHAM, MI. 48029  
Phone Number: 248-646-8211  
Fax Number: \_\_\_\_\_  
Email: EKOZY@SBCGLOBAL.NET

#### Property Owner

Name: PAUL H. JOHNSON  
Address: 225 MERRILL  
BIRMINGHAM, MI. 48009  
Phone Number: 248-646-7500  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Designer

Name: CREATIVE MOBILITY GROUP  
Address: 32217 STEPHENSON HWY.  
MADISON HEIGHTS, MI. 48071  
Phone Number: 888-637-5672  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### 3. Project Information

Address/Location of Property: 1113 N. Old Woodward Unit 21  
WOODWARD PLACE CONDOS  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_

Date of HDC Approval, if any: \_\_\_\_\_

Date of Application for Preliminary Site Plan: \_\_\_\_\_

Date of Preliminary Site Plan Approval: \_\_\_\_\_

Date of Application for Final Site Plan: \_\_\_\_\_

Date of Final Site Plan Approval: \_\_\_\_\_

Date of Revised Final Site Plan Approval: \_\_\_\_\_

#### 4. Attachments:

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples/Specification Sheets
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

#### 5. Details of the Request for Administrative Approval

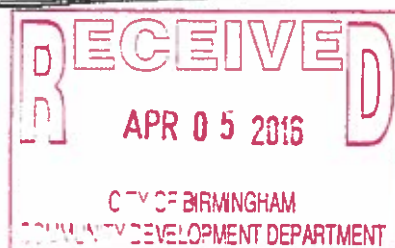
STAIR LIFT - 8 STEPS TO ENTRY DOOR.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Eileen Kozy

Date: 3-16-16

Application #: 16-0026 Office Use Only Date Received: 4/5/16 Fee: \$100  
Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Reviewed by: m.B.L.



127515



03/16/2016 15:14 5612722062  
03/16/2016 12:10PM FAX 12488741208AMBASSADORS SOUTH  
STAPLESPAGE 01  
0004/0007City of Birmingham  
(Halle County, Georgia)

## CONSENT OF PROPERTY OWNER

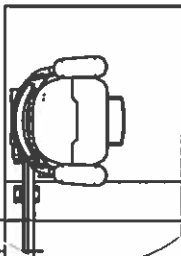
I, PAUL H. JOHNSON, OF THE STATE OF MICH. AND COUNTY OF  
(Name of property owner)OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1113 N. OLD WOODWARD #31  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
RILEY ROY  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 3-16-16PAUL H. JOHNSON  
Owner's Name (Please Print)Paul H. Johnson  
Owner's Signature

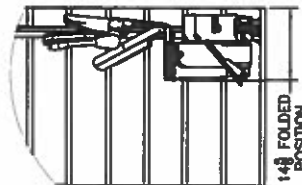
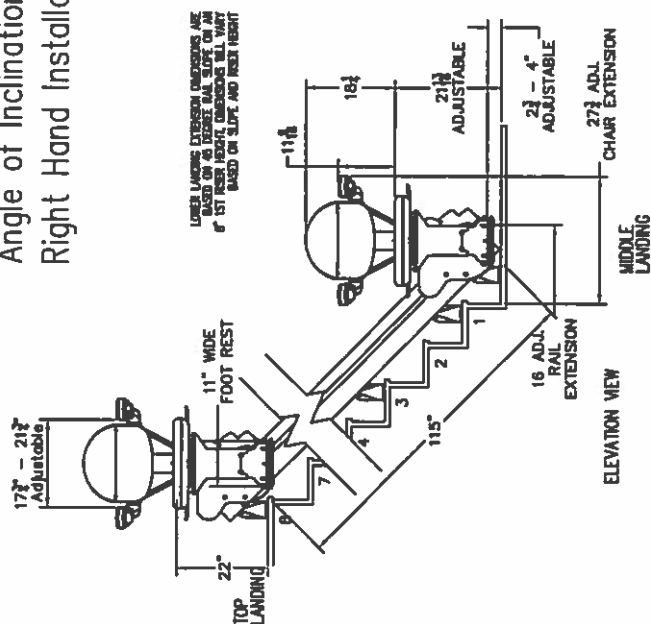
# Outdoor Application

7" RAIL POSITION FROM WALL OR OBSTRUCTION  
9" RAIL POSITION WITH RAIL BOTTOM SWIVEL  
AND/OR CANOPY SET OUT 1"

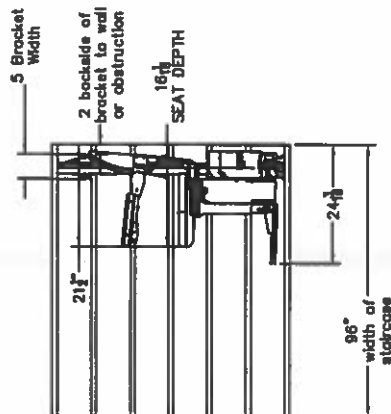


TOP VIEW

Angle of Inclination = 27°  
Right Hand Installation



SIDE VIEWS



## TECHNICAL DATA/SPECIFICATION

MODEL: ONE-2110E ELECTRA-RIDE ELITE OUTDOOR RESIDENTIAL  
RATED LOAD: 400 LBS. ONE PASSENGER  
ANSI/ASME: A18.1-2001, 2003, 2005, 2008 & 2011 SAFETY  
STANDARDS FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS  
SECTION 7: PRIVATE RESIDENCE INCLUDED STAIRWAY CHAIRLIFTS  
ETL US LISTED: INTERTEK # 4004089  
POWER SOURCE: 24 VOLT DC COMPOSED OF (2) 7 AMP/HR  
12 VOLT SEALED BATTERIES  
110 VOLT AC 1.5 AMP, 24 VOLT DC 2 AMP  
CONTINUOUS MONITORING CHARGER  
DRIVE: 24 VOLT DC DIRECT DRIVE GEAR-MOTOR, 2 POLE  
RATED 30 HP, 24 VOLT, 1100 RPM, 1100 RPM, 1100 RPM  
GEARBOX: 41.5 RPM NO LOAD RPM OUTPUT SPEED  
SUSPENSION: RUBBER & PNEUMATIC - INTEGRATED BY GEAR BACK  
SHOCK WITH 2" STROKE ON THE OUTPUT  
SHAFT OF THE GEAR BOX  
BRAKING: DYNAMIC MOTOR BRAKING THROUGH THE MOTOR  
CONTROLLER, SELF LOCKING WORM GEAR, AND  
ELECTRO-MECHANICAL MOTOR BRAKE  
CONTROLS: CONTINUOUS PRESSURE ROCKER SWITCH LOCATED  
ON THE ARM REST AND WALL MOUNTED CALL/SEND  
CONTROLS LOCATED AT BOTH THE TOP AND BOTTOM LANDINGS  
ANGLES: 0 TO 45 DEGREES (SPEEDS UP TO 50 DEGREES)  
FINAL LIMIT SWITCH STANDARD  
OPTIONS INCLUDED:  
1) KEYED CALL/SEND CONTROLS  
2) KEYED CONTROLS ON CHAIR

## Address of installation:

1113 N Old Woodward Ave #31  
Birmingham, MI 48009

Installed by:  
Bruno Dealer# MI-2012  
The Creative Mobility Group  
32217 Stephenson Hwy  
Madison Heights, MI 48071

Drawing# 488484 Kozy

BRS 4/01/2016







The unit is battery powered. The power cord to the charger will be protected by conduit pipe and secured to the building exterior leading to an existing outlet on the balcony.

56"



127616

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: ROYAL OAK AWNING  
Address: 2625 W. 14 MILE  
ROYAL OAK MI 48073  
Phone Number: 248-542-5552  
Fax Number: 248-549-7860  
Email: MARK RO AWNING @ ATT.NET

### Property Owner

Name: RON LAIDLAW  
Address: 3502 E WOODWARD  
BIRMINGHAM  
Phone Number: 248-647-3000  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: ROYAL OAK AWNING - MARK FRIEDMAN  
Address: 2625 W. 14 MILE  
ROYAL OAK MI  
Phone Number: 248-542-5552  
Fax Number: 549-7860  
Email: MARK FRIEDMAN @ ATT.NET

### 3. Project Information

Address/Location of Property: 3502 E WOODWARD  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: APR 11 2016  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

RECOVER 2 EXISTINGS. COLOR BLACK ORIGINAL GREY  
NO SIGNAGE

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Mark Friedman

Date: 4/16/16

Application #: 16-0031

Office Use Only  
Date Received: 4/12/16

Fee: \$ 100

Date of Approval: 4/12/16

Date of Denial: \_\_\_\_\_

Reviewed by: M.B.L.



## CONSENT OF PROPERTY OWNER

I, RON LAIDLAW, OF THE STATE OF MI AND COUNTY OF OAKLAND  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 35028 WOODWARD;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
ROYAL LUM AWNING - MARK FRIEDMAN;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 4-9-16

RON LAIDLAW  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

# FORESTER - LAIDLAW FLORIST 35028 WOODWARD

OWNER -- ~~ROYAL OAK & BIRMINGHAM~~ 248-647-3000  
*Ron Laidlaw*

RECOVER 2 EXISTING AWNINGS



10'4\"/>



2'

**APPROVED**  
*M. R. 4/12/16*  
16-0031 DRS

MATERIAL -- MAIN STREET 10.2 OZ FLAME RETARDANT  
COLOR - BLACK  
SCALLOP AND EDGE VALANCE IN GREY BINDING

**ROYAL OAK &  
BIRMINGHAM  
AWNING**

**CUSTOM MADE FABRIC  
AND ALUMINUM AWNINGS  
, CANVAS SALES AND REPAIR**

2625 W. 14 Mile Rd., Royal Oak, MI 48073  
markdrawing@att.net  
royalokandbirminghamawning.com

**Mark Friedman**  
**(248) 542-5552**  
**(248) 549-7860 Fax**







# FORSTER-LAIDLAW FLORIST





