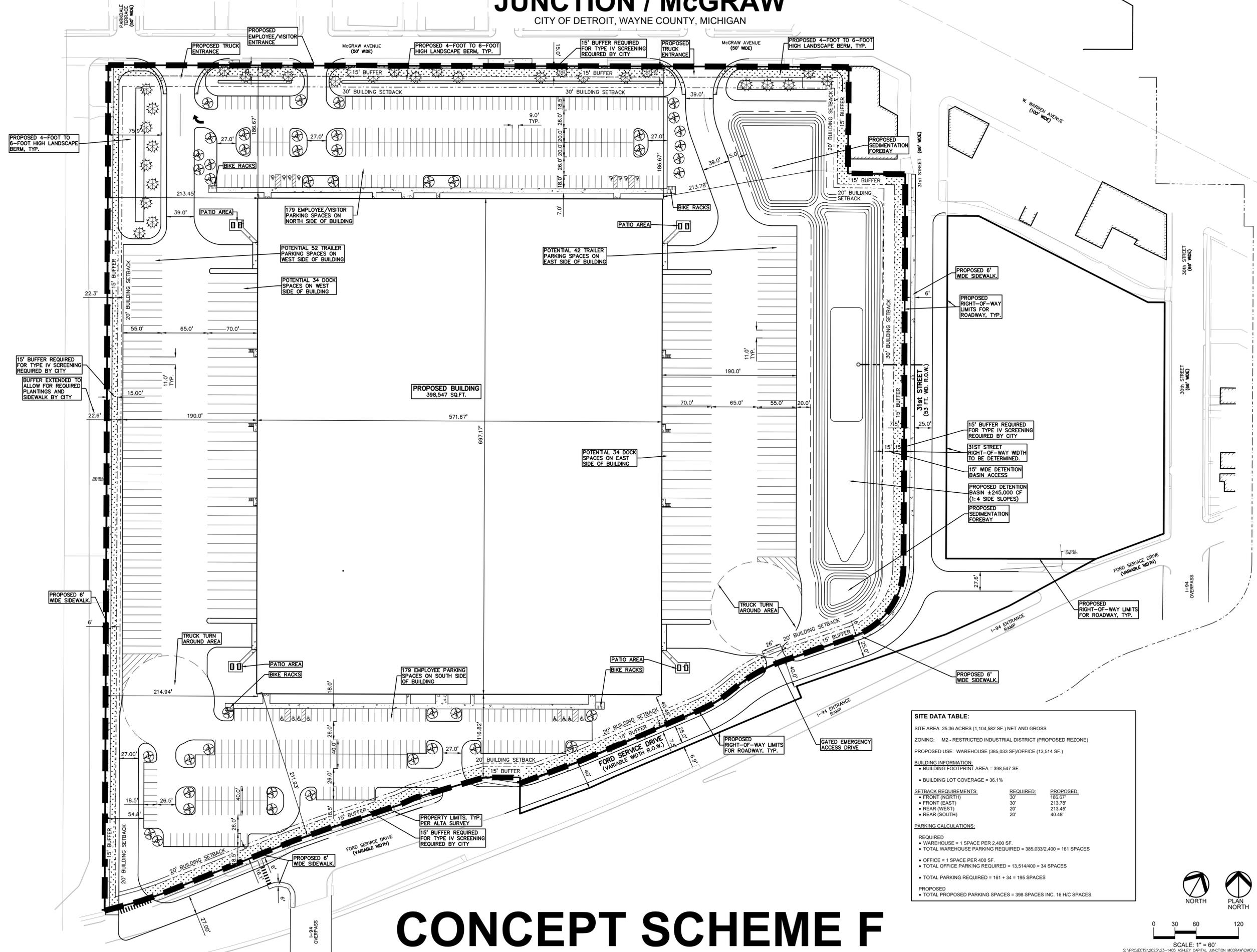


# JUNCTION / McGRAW

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



**SITE DATA TABLE:**

SITE AREA: 25.36 ACRES (1,104,582 SF.) NET AND GROSS

ZONING: M2 - RESTRICTED INDUSTRIAL DISTRICT (PROPOSED REZONE)

PROPOSED USE: WAREHOUSE (385,033 SF)/OFFICE (13,514 SF.)

**BUILDING INFORMATION:**

- BUILDING FOOTPRINT AREA = 398,547 SF.
- BUILDING LOT COVERAGE = 36.1%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (NORTH)	30'	186.67'
FRONT (EAST)	30'	213.78'
REAR (WEST)	20'	213.45'
REAR (SOUTH)	20'	40.48'

**PARKING CALCULATIONS:**

REQUIRED

- WAREHOUSE = 1 SPACE PER 2,400 SF.
- TOTAL WAREHOUSE PARKING REQUIRED = 385,033/2,400 = 161 SPACES

OFFICE = 1 SPACE PER 400 SF.

- TOTAL OFFICE PARKING REQUIRED = 13,514/400 = 34 SPACES

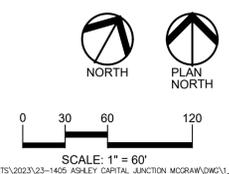
TOTAL PARKING REQUIRED = 161 + 34 = 195 SPACES

PROPOSED

- TOTAL PROPOSED PARKING SPACES = 398 SPACES INC. 16 H/C SPACES

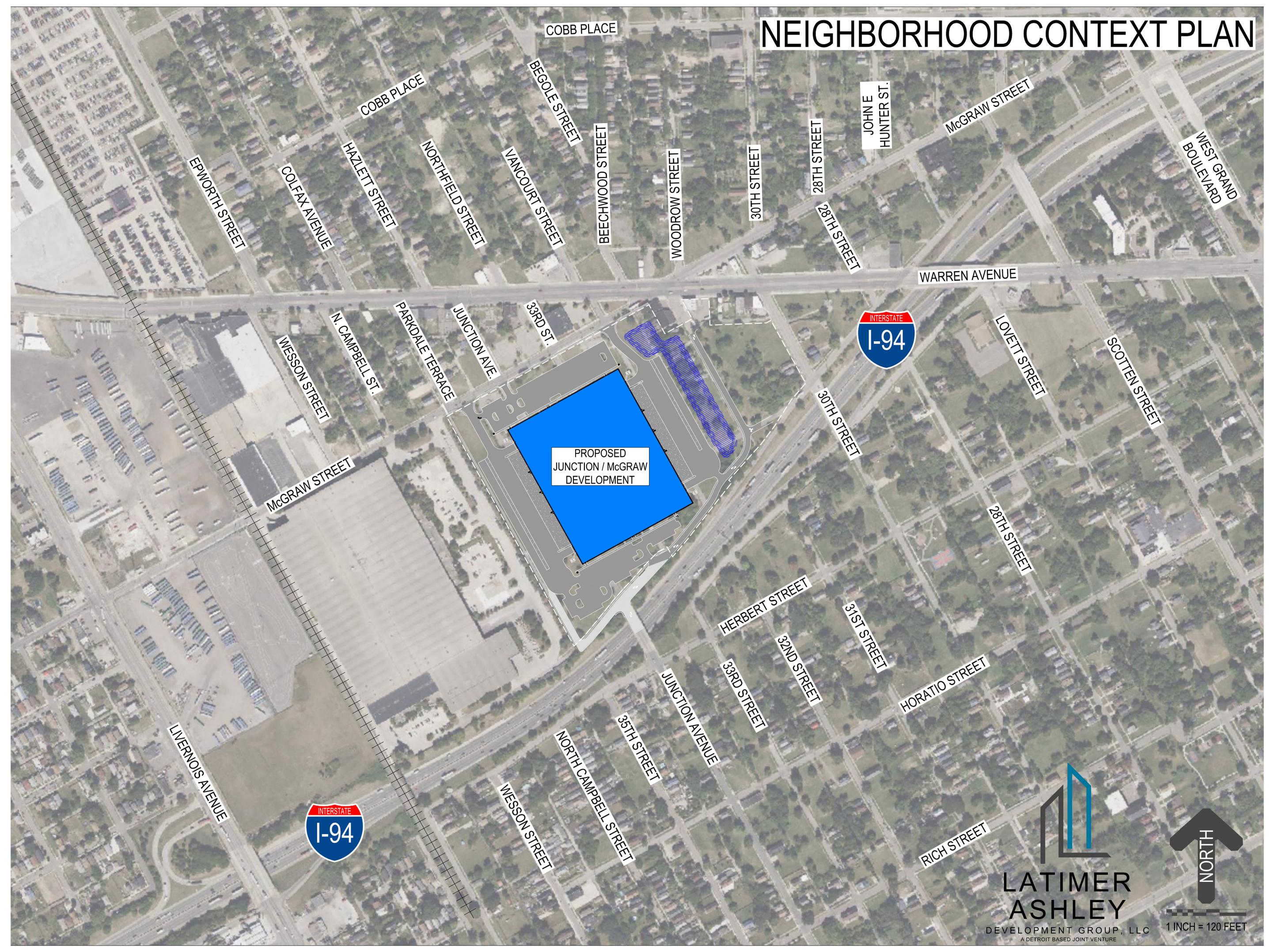
CLIENT:  
**ASHLEY CAPITAL**  
 2575 HAGGERTY ROAD  
 SUITE 500  
 CANTON, MICHIGAN 48188

# CONCEPT SCHEME F



**PEA GROUP**  
 t: 844.813.2949  
 www.peagroup.com  
 PEA JOB NO. 23-1405  
 FEBRUARY 19, 2026  
S:\PROJECTS\2023\23-1405 ASHLEY CAPITAL JUNCTION MCGRAW\DWG\CONCEPTS\Scheme F Feb 2026\CONCEPT-23-1405.dwg

# NEIGHBORHOOD CONTEXT PLAN



PROPOSED  
JUNCTION / McGRAW  
DEVELOPMENT

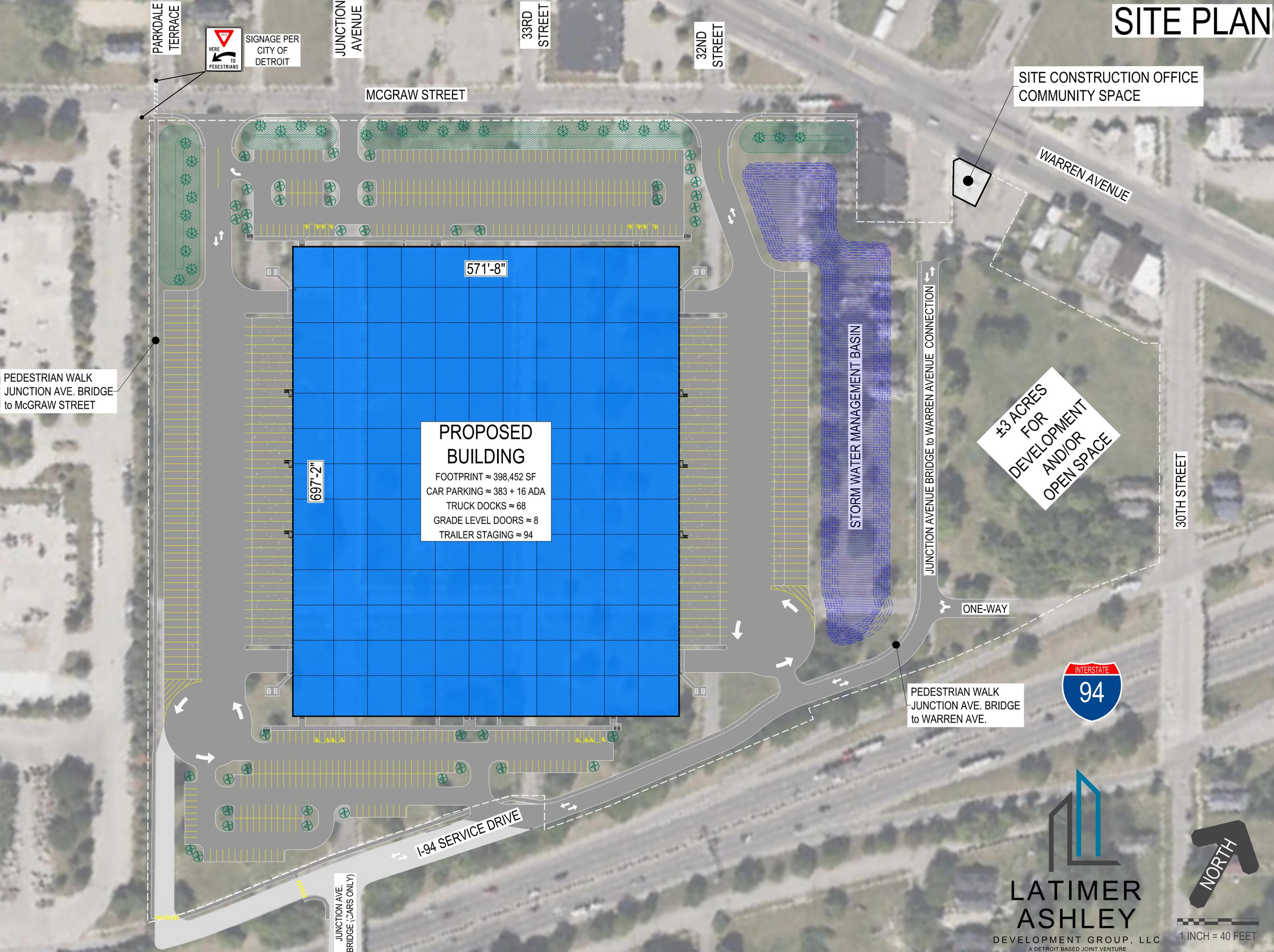


**LATIMER  
ASHLEY**  
DEVELOPMENT GROUP, LLC  
A DETROIT BASED JOINT VENTURE



1 INCH = 120 FEET

# SITE PLAN



PARKDALE TERRACE

HERE TO PEDESTRIANS  
SIGNAGE PER CITY OF DETROIT

JUNCTION AVENUE

33RD STREET

32ND STREET

McGRAW STREET

SITE CONSTRUCTION OFFICE COMMUNITY SPACE

WARREN AVENUE

PEDESTRIAN WALK  
JUNCTION AVE. BRIDGE  
to McGRAW STREET

697'-2"

**PROPOSED BUILDING**  
FOOTPRINT ≈ 398,452 SF  
CAR PARKING ≈ 383 + 16 ADA  
TRUCK DOCKS ≈ 68  
GRADE LEVEL DOORS ≈ 8  
TRAILER STAGING ≈ 94

571'-8"

STORM WATER MANAGEMENT BASIN

JUNCTION AVENUE BRIDGE to WARREN AVENUE CONNECTION

±3 ACRES FOR DEVELOPMENT AND/OR OPEN SPACE

30TH STREET

ONE-WAY

PEDESTRIAN WALK  
JUNCTION AVE. BRIDGE  
to WARREN AVE.



I-94 SERVICE DRIVE

JUNCTION AVE BRIDGE (CARS ONLY)

**LATIMER ASHLEY**  
DEVELOPMENT GROUP, LLC  
A DETROIT BASED JOINT VENTURE



1 INCH = 40 FEET

# TRUCK TRAFFIC ROUTING PLAN



PROPOSED TRUCK ROUTES (TYPICAL)

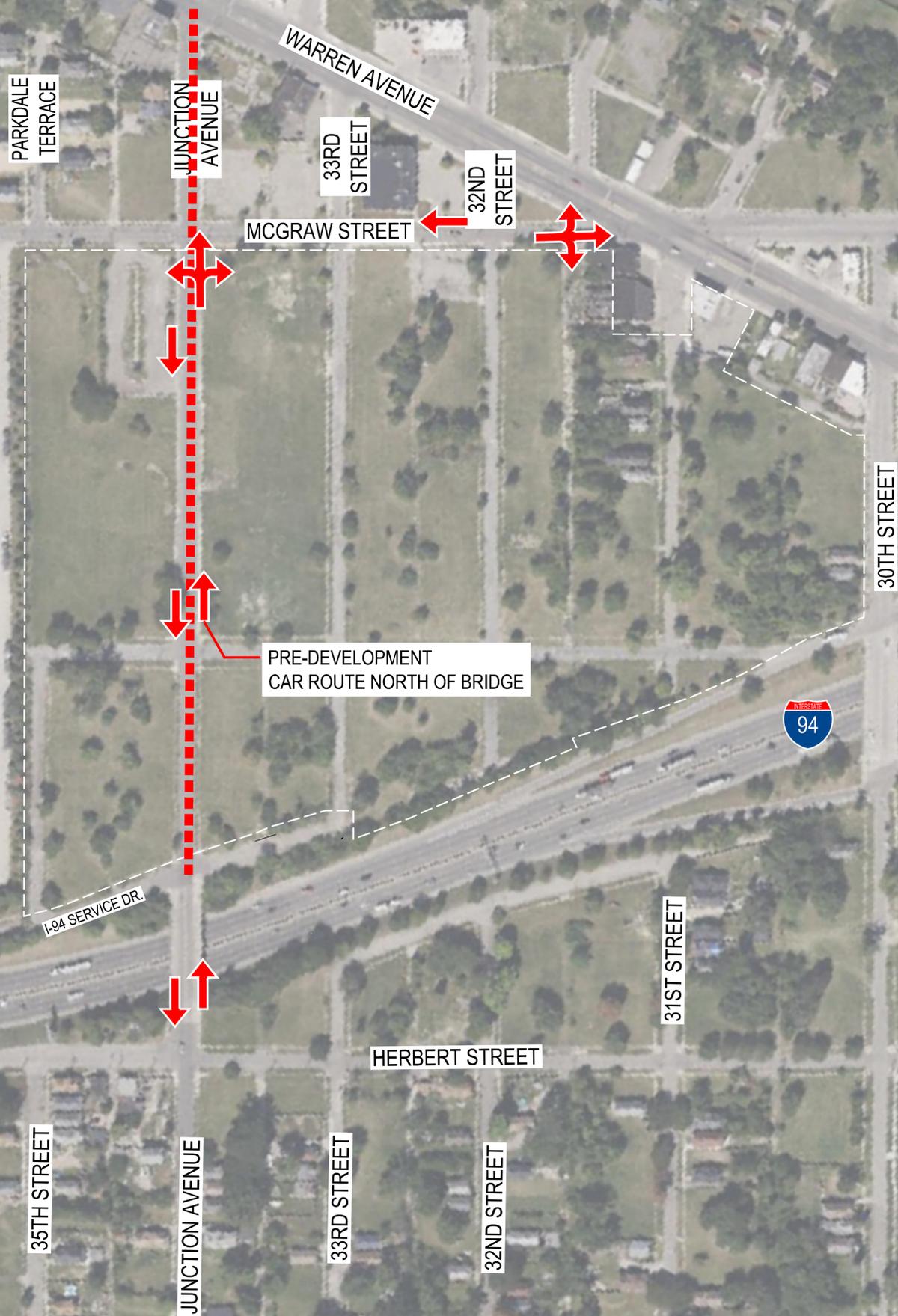
TRUCKS PROHIBITED (TYPICAL)

PROPOSED JUNCTION / McGRAW DEVELOPMENT



1 INCH = 150 FEET

# PRE-DEVELOPMENT CAR ACCESS NORTH OF JUNCTION BRIDGE

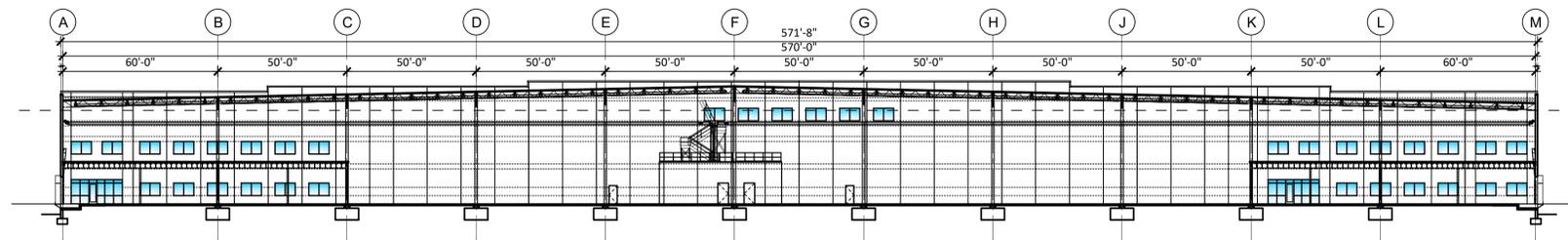


# POST-DEVELOPMENT CAR ACCESS NORTH OF JUNCTION BRIDGE



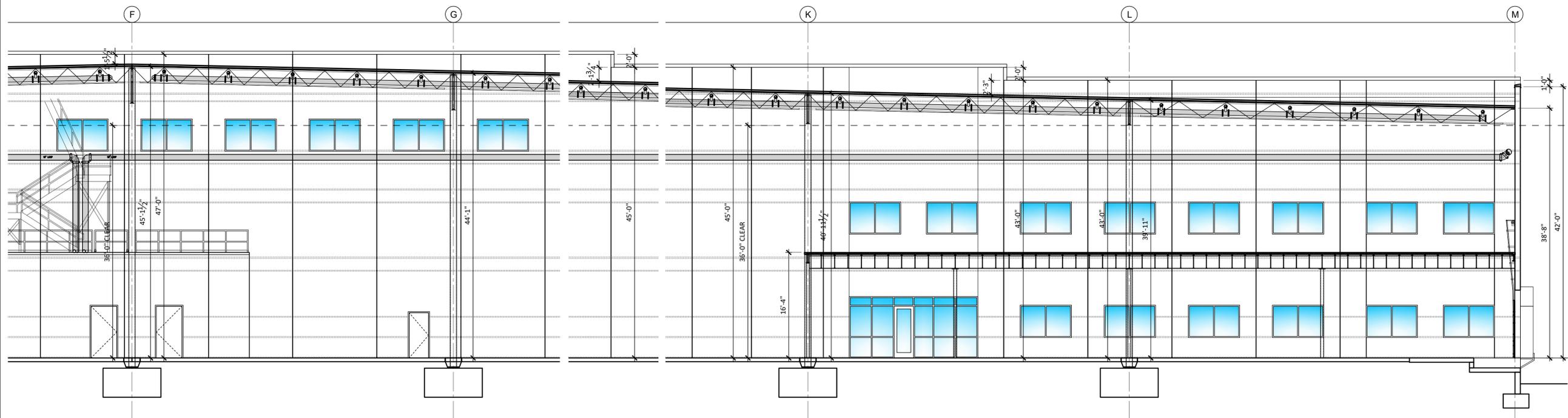






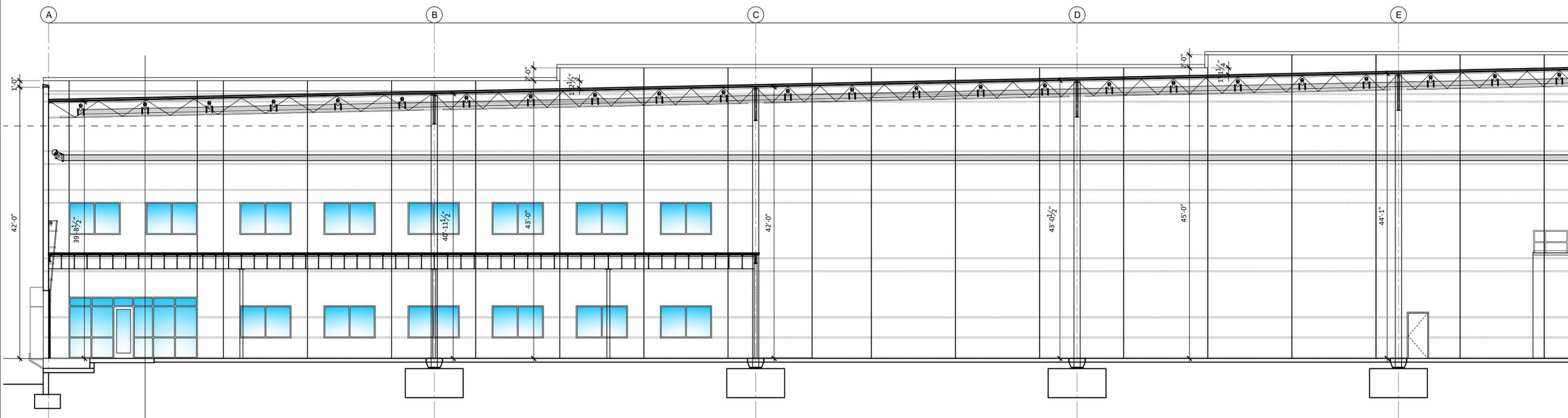
**BUILDING SECTION**  
 SCALE: 1/32" = 1'-0"

1



**ENLARGED PARTIAL BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"

2



**ENLARGED PARTIAL BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"

3

proposed  
**JUNCTION /**  
**McGRAW**  
**CONCEPTUAL**

JUNCTION / McGRAW -  
 SOUTH OF WARREN,  
 EAST OF LIVERNOIS,  
 CITY OF DETROIT, MI

02/23/2026	SPA	ISSUED
REV	DATE	ISSUED

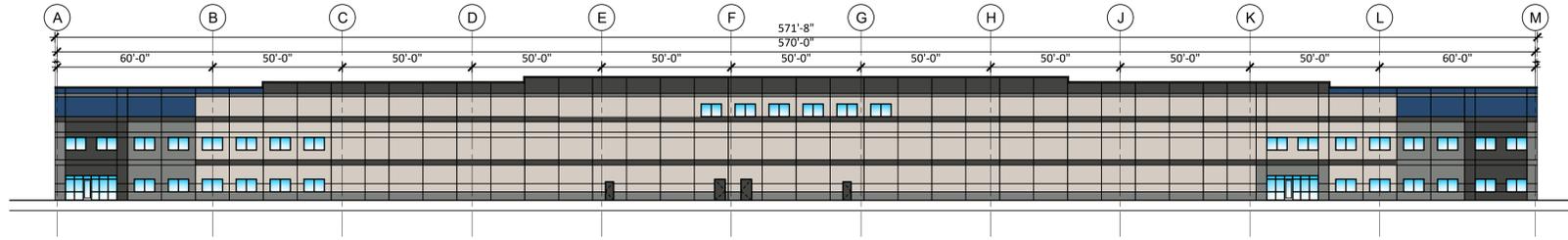


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 CHECKED BY: CHECKED BY  
 IN CHARGE: IN CHARGE  
 SHEET NAME:  
 BUILDING SECTION

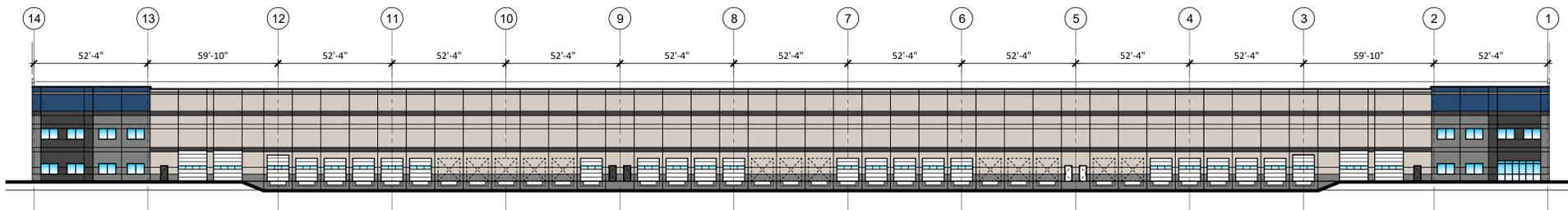
JOB NO: 24-047  
 SHEET NO: A102

**EXTERIOR COLOR LEGEND**  
(FLAT FINISH)

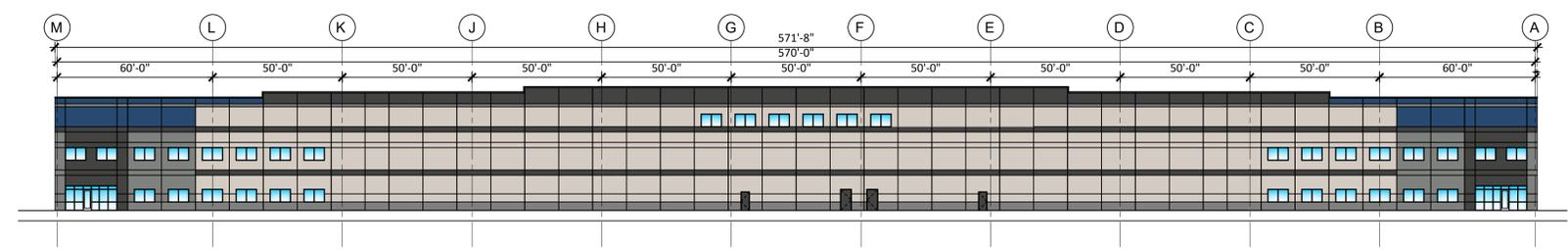
- A** FIELD  
SW 6071 - POPULAR GRAY
- B** ACCENT-1  
SW 7067 - CITYSCAPE
- C** ACCENT-2  
(INCL. EXTR. DOORS & FRAMES)  
SW 7069 - IRON ORE
- D** BLUE ACCENT  
SW 6531 - INDIGO
- E** METAL COPING  
PAC-CLAD  
MUSKET GRAY



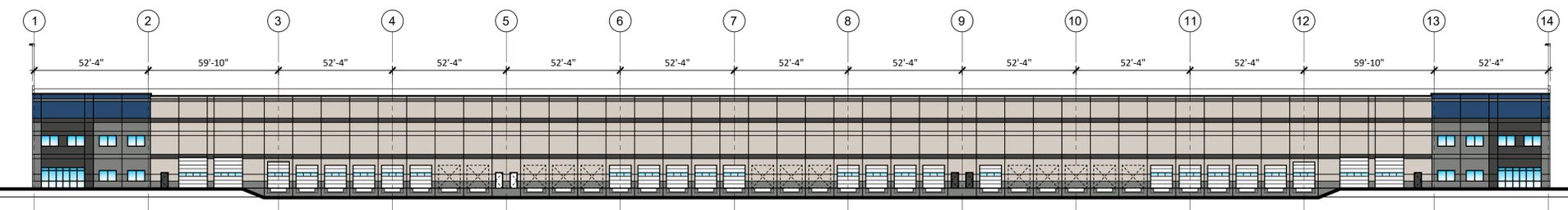
**BUILDING ELEVATION - SOUTH SIDE** 1  
SCALE: 1/32" = 1'-0"



**BUILDING ELEVATION - EAST SIDE** 1  
SCALE: 1/32" = 1'-0"



**BUILDING ELEVATION - NORTH SIDE** 1  
SCALE: 1/32" = 1'-0"



**BUILDING ELEVATION - WEST SIDE** 1  
SCALE: 1/32" = 1'-0"

proposed  
**JUNCTION /  
McGRAW  
CONCEPTUAL**

JUNCTION / McGRAW -  
SOUTH OF WARREN,  
EAST OF LIVERNOIS,  
CITY OF DETROIT, MI

REV	DATE	ISSUED
02/23/2026	SPA	ISSUED

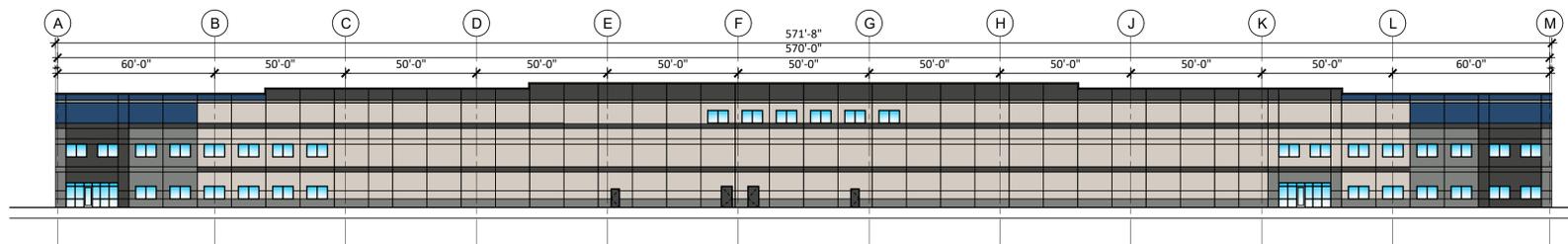
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DATE: 02/24/2026

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CHECKED BY: CHECKED BY  
IN CHARGE: IN CHARGE  
SHEET NAME:  
**BUILDING ELEVATION  
SOUTH SIDE**

JOB NO:  
**24-047**

SHEET NO:  
**A103**

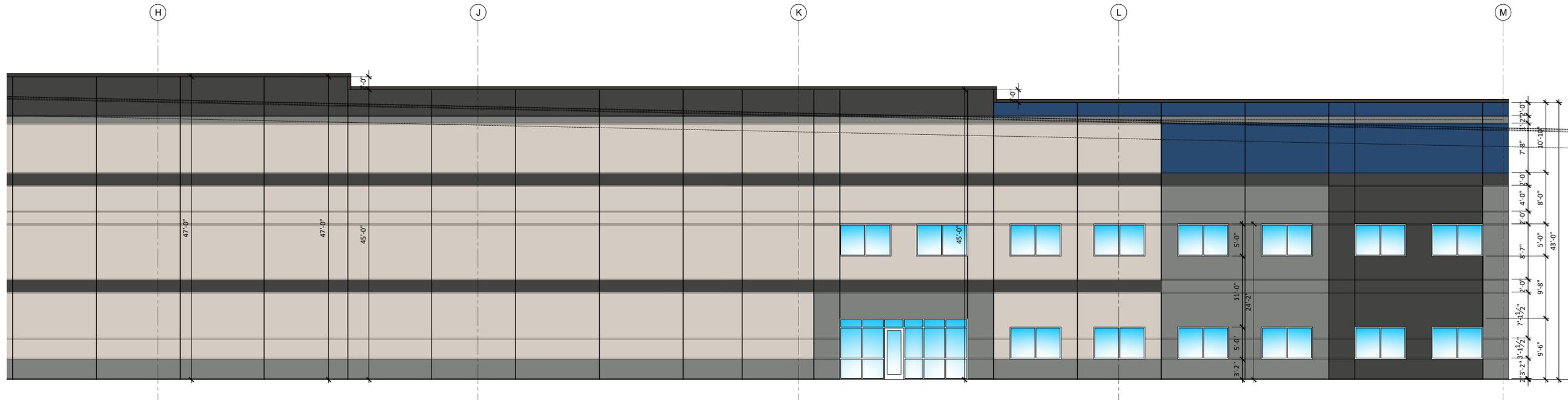


**EXTERIOR COLOR LEGEND (FLAT FINISH)**

<b>A</b>	FIELD SW 6071 - POPULAR GRAY
<b>B</b>	ACCENT-1 SW 7067 - CITYSCAPE
<b>C</b>	ACCENT-2 (INCL. EXTR. DOORS & FRAMES) SW 7069 - IRON ORE
<b>D</b>	BLUE ACCENT SW 6531 - INDIGO
<b>E</b>	METAL COPING PAC-CLAD MUSKET GRAY

**BUILDING ELEVATION - SOUTH SIDE**  
 SCALE: 1/32" = 1'-0"

1



**ENLARGED PARTIAL BUILDING ELEVATION - SOUTH SIDE**  
 SCALE: 1/8" = 1'-0"

2



**ENLARGED PARTIAL BUILDING ELEVATION - SOUTH SIDE**  
 SCALE: 1/8" = 1'-0"

3



proposed  
**JUNCTION /  
 McGRAW  
 CONCEPTUAL**

**JUNCTION / McGRAW -  
 SOUTH OF WARREN,  
 EAST OF LIVERNOIS,  
 CITY OF DETROIT, MI**

REV	DATE	ISSUED
02/23/2026	SPA	ISSUED

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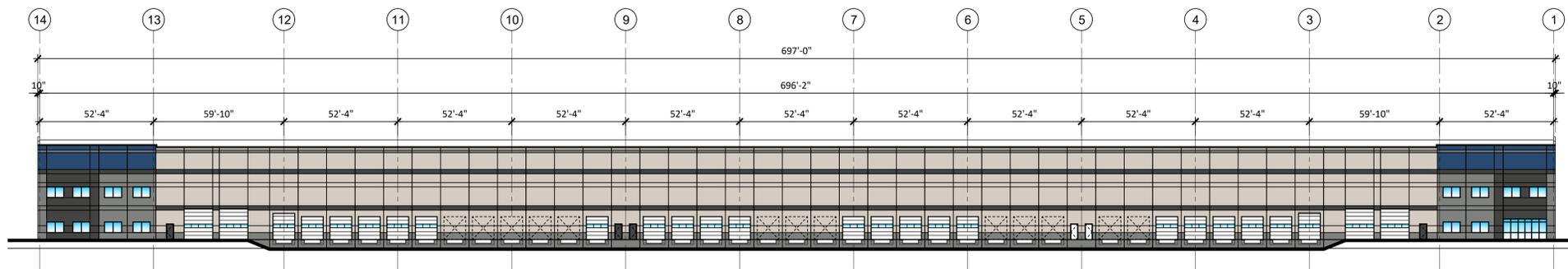
**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**  
 DATE: 02/24/2026

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 IN CHARGE: IN CHARGE

SHEET NAME:  
**BUILDING ELEVATION  
 SOUTH SIDE**

JOB NO:  
**24-047**

SHEET NO:  
**A104**

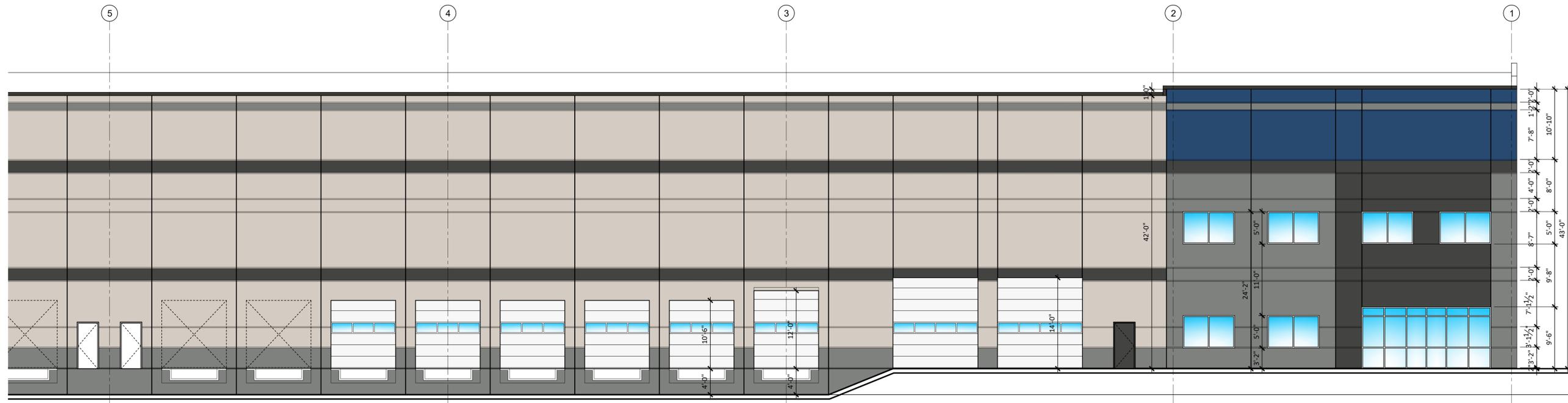


**EXTERIOR COLOR LEGEND  
(FLAT FINISH)**

<b>A</b>	FIELD SW 6071 - POPULAR GRAY
<b>B</b>	ACCENT-1 SW 7067 - CITYSCAPE
<b>C</b>	ACCENT-2 (INCL. EXTR. DOORS & FRAMES) SW 7069 - IRON ORE
<b>D</b>	BLUE ACCENT SW 6531 - INDIGO
<b>E</b>	METAL COPING PAC-CLAD MUSKET GRAY

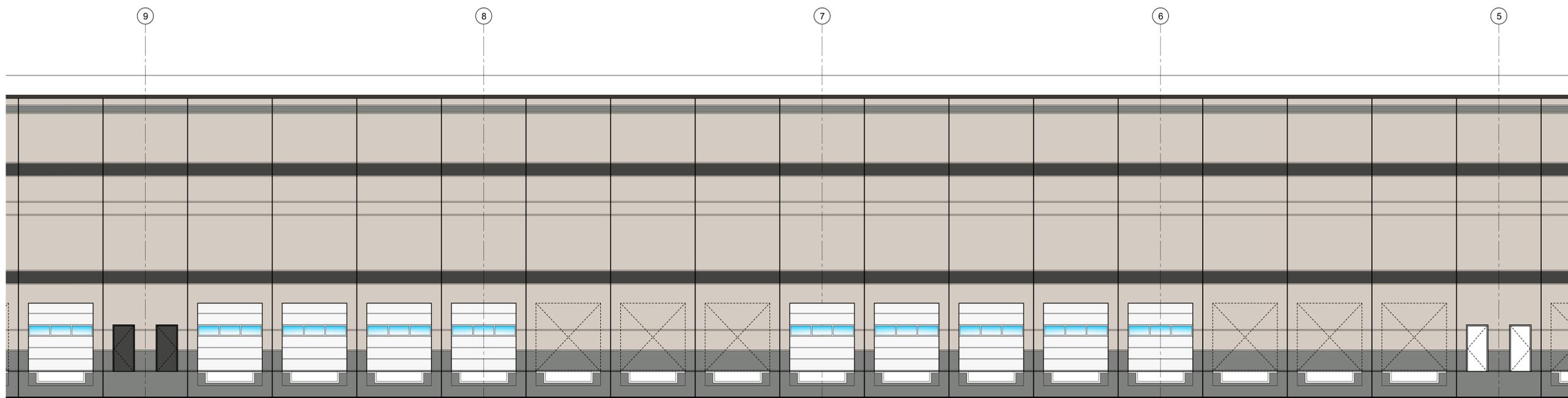
**BUILDING ELEVATION - EAST SIDE**  
SCALE: 1/32" = 1'-0"

1



**ENLARGED PARTIAL BUILDING ELEVATION - EAST SIDE**  
SCALE: 1/8" = 1'-0"

2



**ENLARGED PARTIAL BUILDING ELEVATION - EAST SIDE**  
SCALE: 1/8" = 1'-0"

3



proposed  
**JUNCTION /  
McGRAW  
CONCEPTUAL**

JUNCTION / McGRAW -  
SOUTH OF WARREN,  
EAST OF LIVERNOIS,  
CITY OF DETROIT, MI

REV	DATE	ISSUED
	02/23/2026	SPA

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SEAL:



DRAWN BY: DRAWING BY

CHECKED BY: CHECKED BY

IN CHARGE: IN CHARGE

SHEET NAME:  
BUILDING ELEVATION  
EAST SIDE

JOB NO:

24-047

SHEET NO:

A105



