



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00756

Effective Date: 02/18/26

Project Address: 9602 E. Jefferson

Issued to: Matthew Joniec
30150 Telegraph Rd, Suite 150
Bingham Farms, MI 48025

Historic District: Berry Subdivision

Description of Work:

Install new storefronts and landscaping

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer 260218JR



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00756

PROPERTY INFORMATION

ADDRESS(ES): 9602 E. Jefferson
HISTORIC DISTRICT: Berry Subdivision

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---------------------------------------|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

As part of a larger project known as Stanton Yards (9602 & 9636 E. Jefferson), the existing structure at 9602 E. Jefferson, previously used entirely as boat storage, will undergo renovations to facilitate the conversion of part of the space on the Jefferson frontage located in B4 zoning into retail and restaurant uses. The remaining portion of the building will be maintained as boat storage at this time. New storefront windows and doors will be installed in both new and existing openings on three of the elevations where indicated. The existing unpainted masonry, metal siding and metal roof will be cleaned and repaired as needed. New water and electrical service will be brought to the structure, with new HVAC units installed indoors and served by new louvers on the East Elevation (interior lot line). New landscaping will be provided on Jefferson and Parkview frontages to connect the project with the rest of the development. Our team is willing to work with HDC staff in order to facilitate the review of this project

administratively as a non-contributing building vs. review by the commission board.

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Matthew Joniec		COMPANY NAME: MBJ Architects	
ADDRESS: 30150 Telegraph Rd, Suite 150		CITY: Bingham Farms	STATE: MI
PHONE: +1 (248) 258-5155		EMAIL: matthew@mba-architect.com	
		ZIP: 48025	

I AGREE TO AND AFFIRM THE FOLLOWING:

<input checked="" type="checkbox"/>	I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
<input checked="" type="checkbox"/>	I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
<input checked="" type="checkbox"/>	I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
<input checked="" type="checkbox"/>	As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by:
Matthew Joniec

01/09/2026

SIGNATURE

DATE

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

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

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

The existing masonry, metal siding and roof are all in good condition. The areas of work proposed are not for repairs but for alterations to allow for the change of use to a portion of the building. The existing spandrel glass and frames are in poor condition and will be removed as they are not conducive to the change in use proposed.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

See attached drawings from Item #4.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

See attached drawings.



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	

Stanton Yards

Owner:
Anthony Curis
Library Street Collective
1274 Library Street (Alley)
Detroit, MI 48226

Design Architect:
SO-IL
320 Livingston St, 2nd Floor
Brooklyn, NY 11217
718-624-6666

Architect of Record:
MBJ Architects
30150 Telegraph Road, Suite 150
Bingham Farms, MI 48025
248-331-7315

Landscape Architect:
OSD Office of Strategy + Design
917-533-5586

Civil Engineer:
Giffels Webster
28 West Adams, Suite 1200
Detroit, MI 48226
313-962-4442

Structural Engineer:
TYLin / Silman Structural Solutions
206 South Fifth Avenue, Suite 550
Ann Arbor, MI 48104
734-800-2460

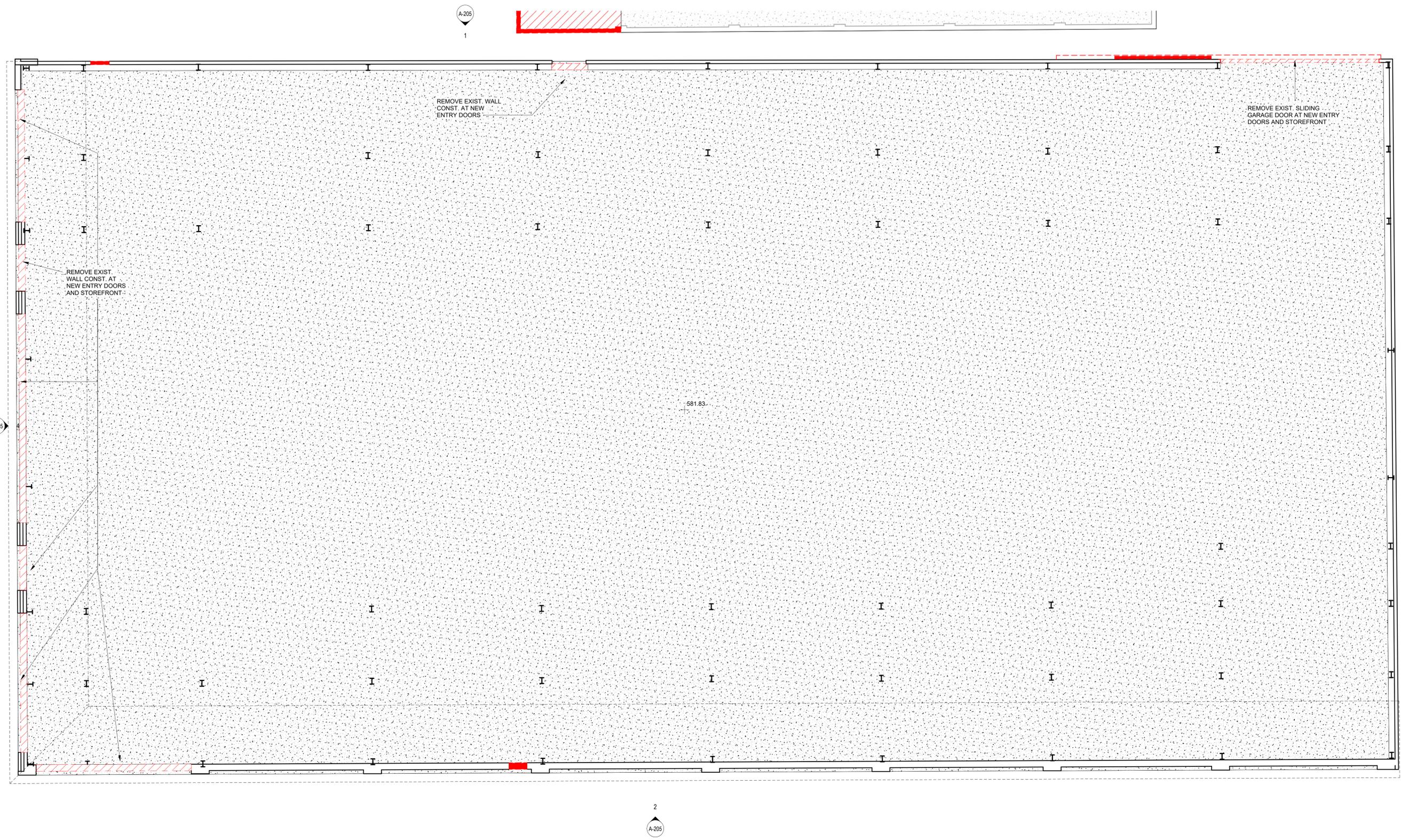
Mechanical and Plumbing:
Potapa - Van Hoosear Engineering, Inc.
48653 Van Dyke
Shelby Twp., MI 48317
586-997-0922

Electrical Engineer:
ETS Engineering, Inc.
418-1/2 S. Washington Blvd.
Royal Oak, MI 48068
248-744-0360

Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025



1 Racks Building - Ground Floor
1/8" = 1'-0"



Racks Building Demolition Plan

AD-103

Stanton Yards

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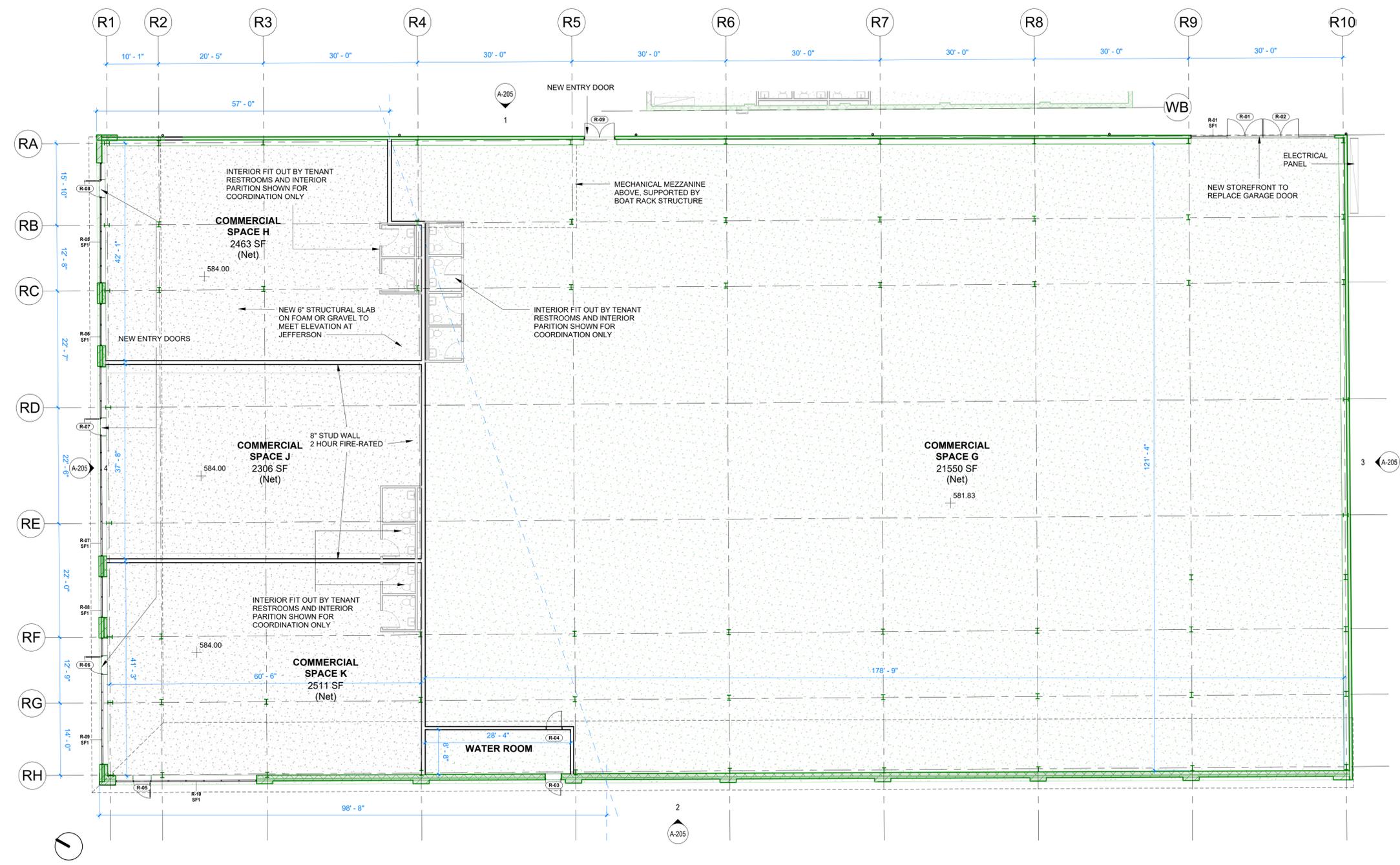
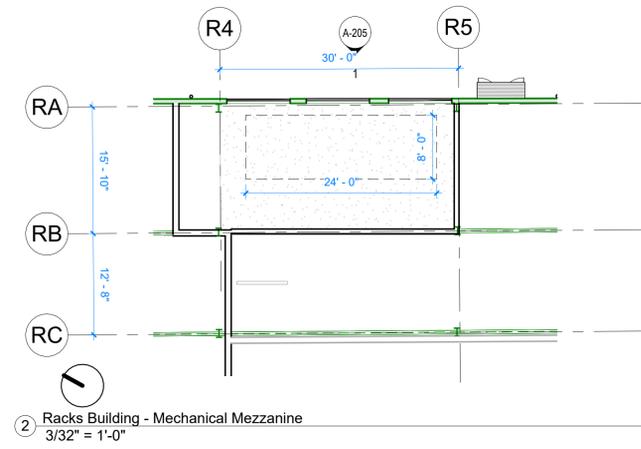
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Plan - Racks Building



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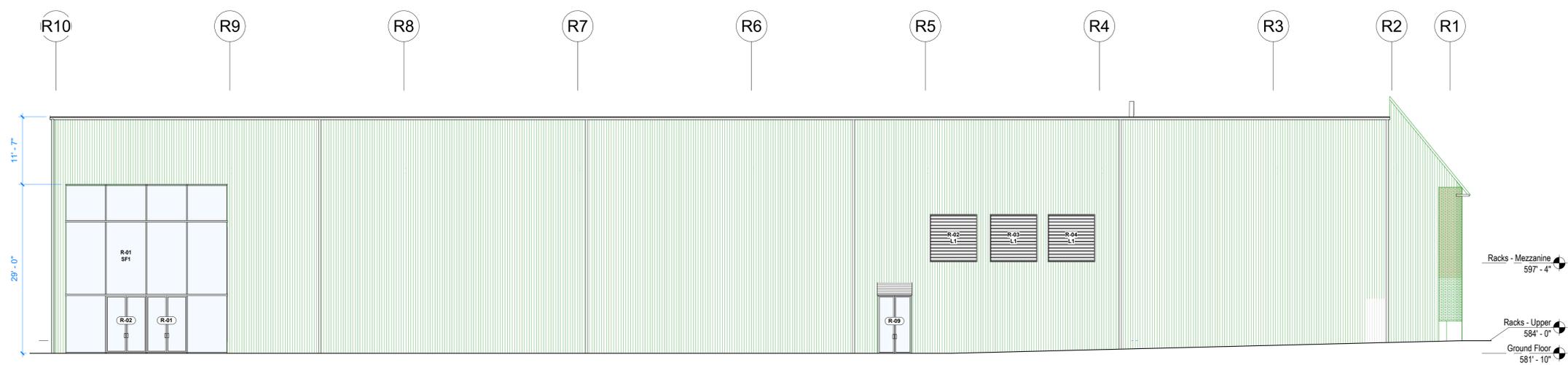
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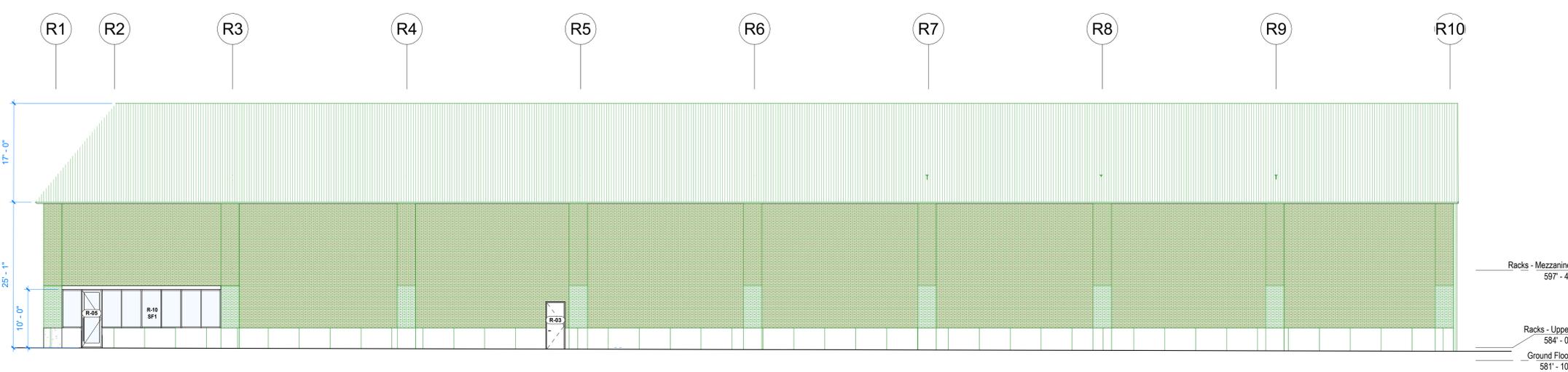
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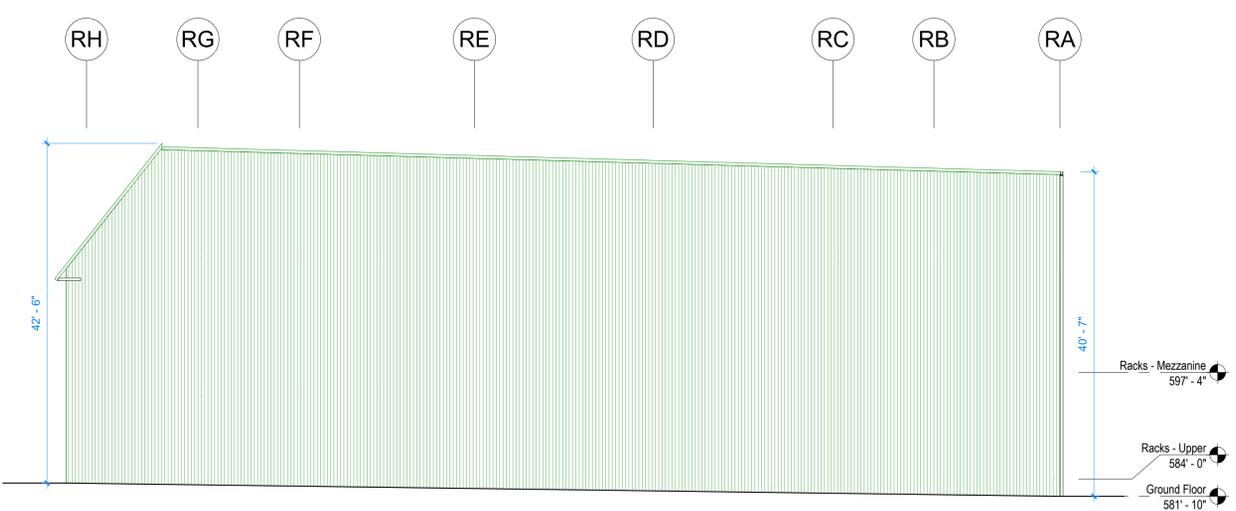
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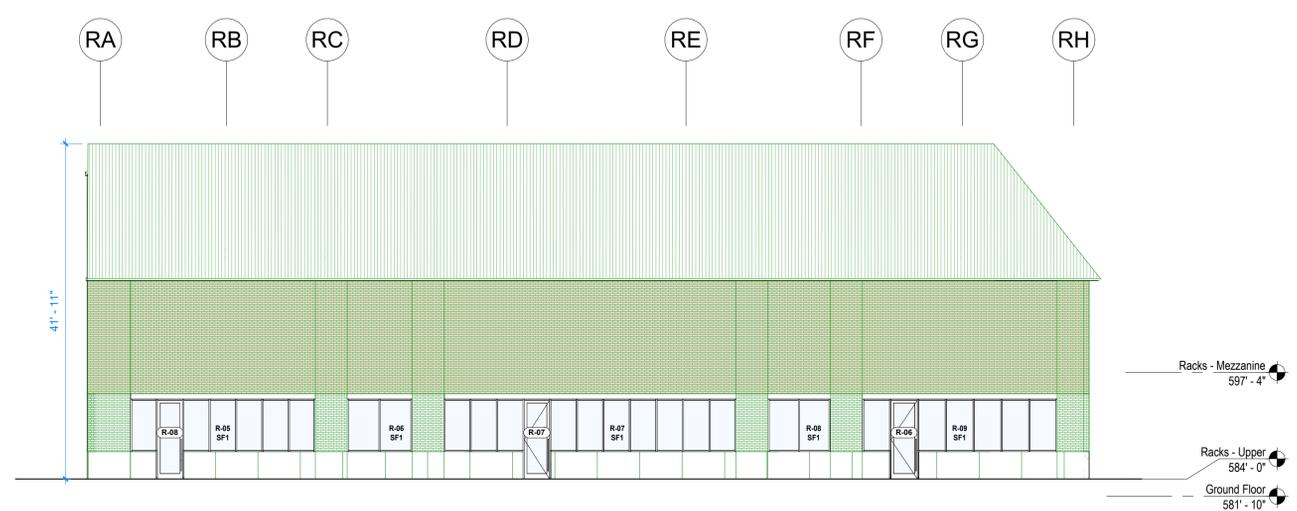
1 Racks Building - East Elevation
 3/32" = 1'-0"



2 Racks Building - West Elevation
 3/32" = 1'-0"



3 Racks Building - South Elevation
 3/32" = 1'-0"



4 Racks Building - North Elevation
 3/32" = 1'-0"

HVAC SCREENING NOTE:
 ALL HVAC EQUIPMENT THAT IS TO BE ROOFTOP MOUNTED WILL BE SET BACK FROM THE PERIMETER TO PROVIDE SCREENING USING EXISTING PARAPET WALLS. IN THE EVENT THAT PROPOSED OR FUTURE ROOFTOP EQUIPMENT IS NOT ADEQUATELY SCREENED DUE TO ITS SIZE OR LOCATION, A METAL EQUIPMENT SCREEN WILL BE INSTALLED AT THOSE LOCATIONS ONLY.

FINISH KEY

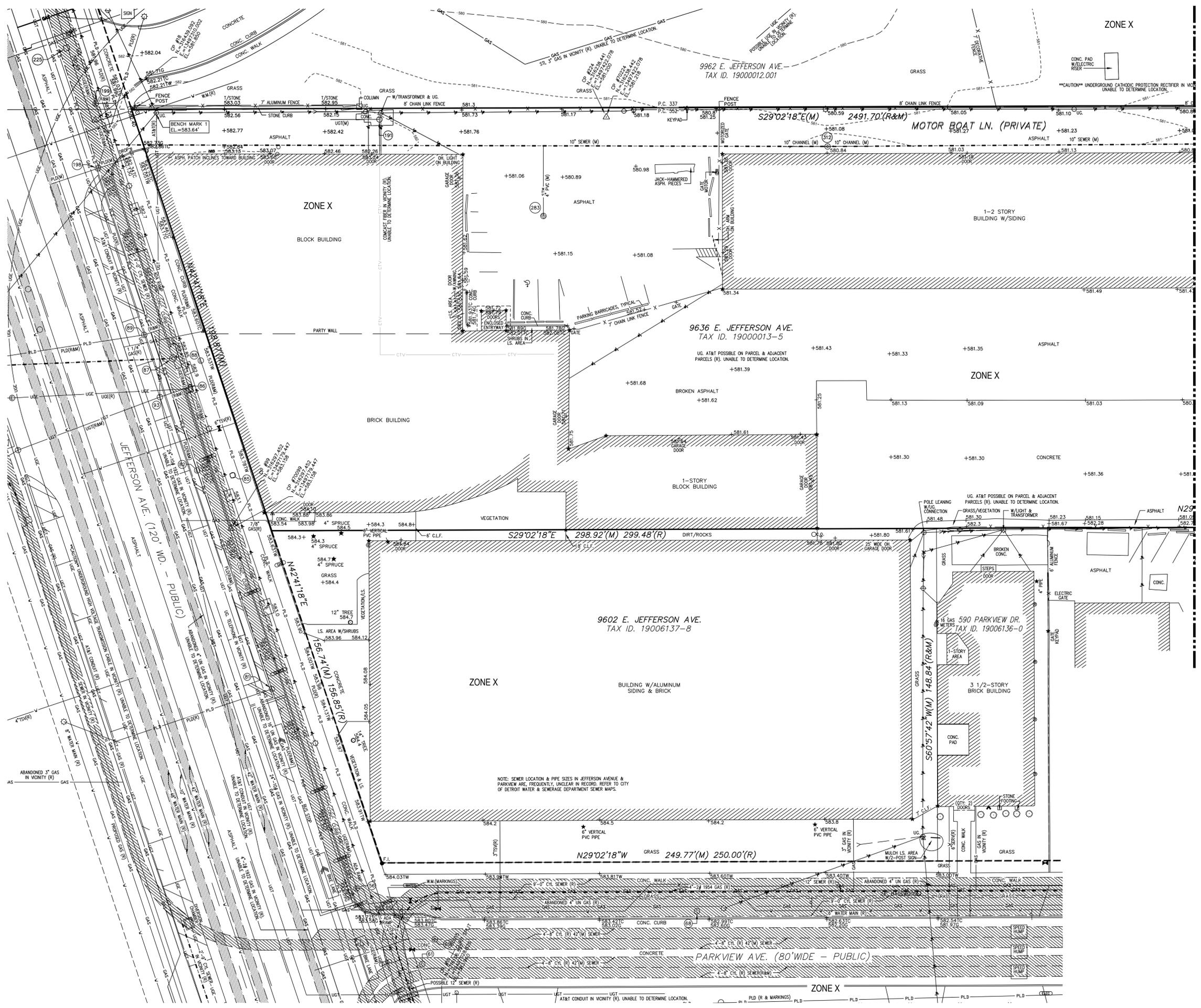
BR-1 BRICKS (UNPAINTED)	CM-1 CMU (UNPAINTED)	MT-2B CORRUGATED / PERFORATED METAL	PC POLYCARBONATE	CC-1 EXISTING CONCRETE
BR-2 BRICKS (PAINTED)	CM-2 EXISTING CMU (PAINTED)	MT-2B CORRUGATED METAL	GL-1 CLEAR GLASS	
BR-3 EXISTING BRICKS (PAINTED)	CM-3 EXISTING CMU (SANDBLASTED)	MT-3 EXPANDED METAL		
BR-4 BRICKS (UNPAINTED)		MT-4 POLISHED STAINLESS STEEL		
		MT-6 EXISTING METAL PANEL		
		MT-10 STEEL CABLE NETTING		

Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
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Elevations - Racks Building



SEE SHEET 202

SEE SHEET 202



0 20' 40'
SCALE: 1" = 20'



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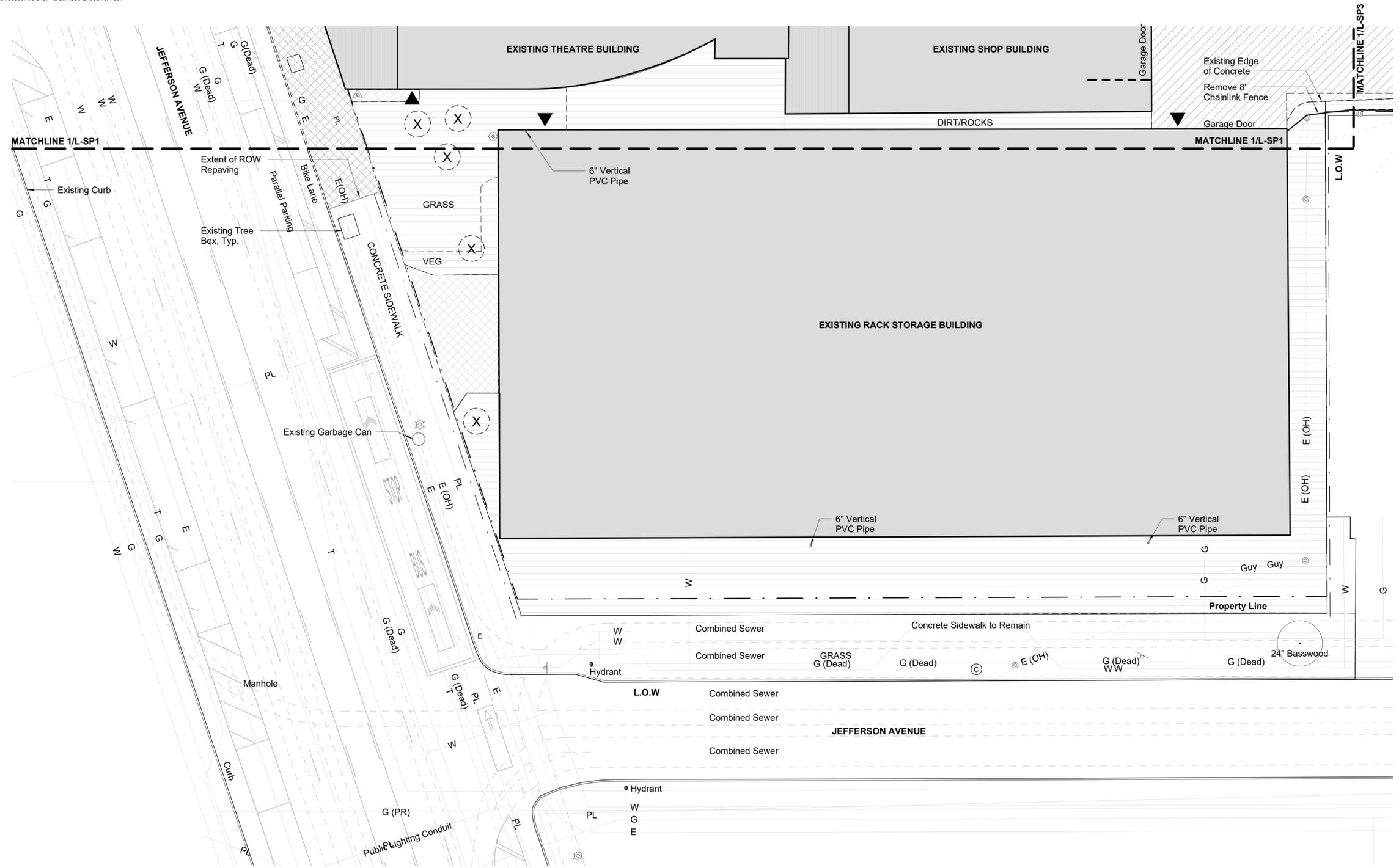
NOT FOR CONSTRUCTION

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EXISTING
CONDITIONS

Sheet : C-201

Scale : 1" = 20'



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Stamps & Signatures:

NOT FOR CONSTRUCTION

1 Site Preparation 2
 1/16" = 1'-0"

Plan

SITE PREPARATION LEGEND

- Existing Asphalt to be milled & resurfaced
- Existing Asphalt to be demolished and stockpiled on-site
- Existing Concrete to be demolished and stockpiled on-site
- Existing Tree to be Removed
- Existing concrete to be ground down 1-1/2"
- Vegetation & Debris to be grubbed, cleared, and removed
- Approximate Extents of Building Demolition, See Architectural Drawings

GENERAL LEGEND

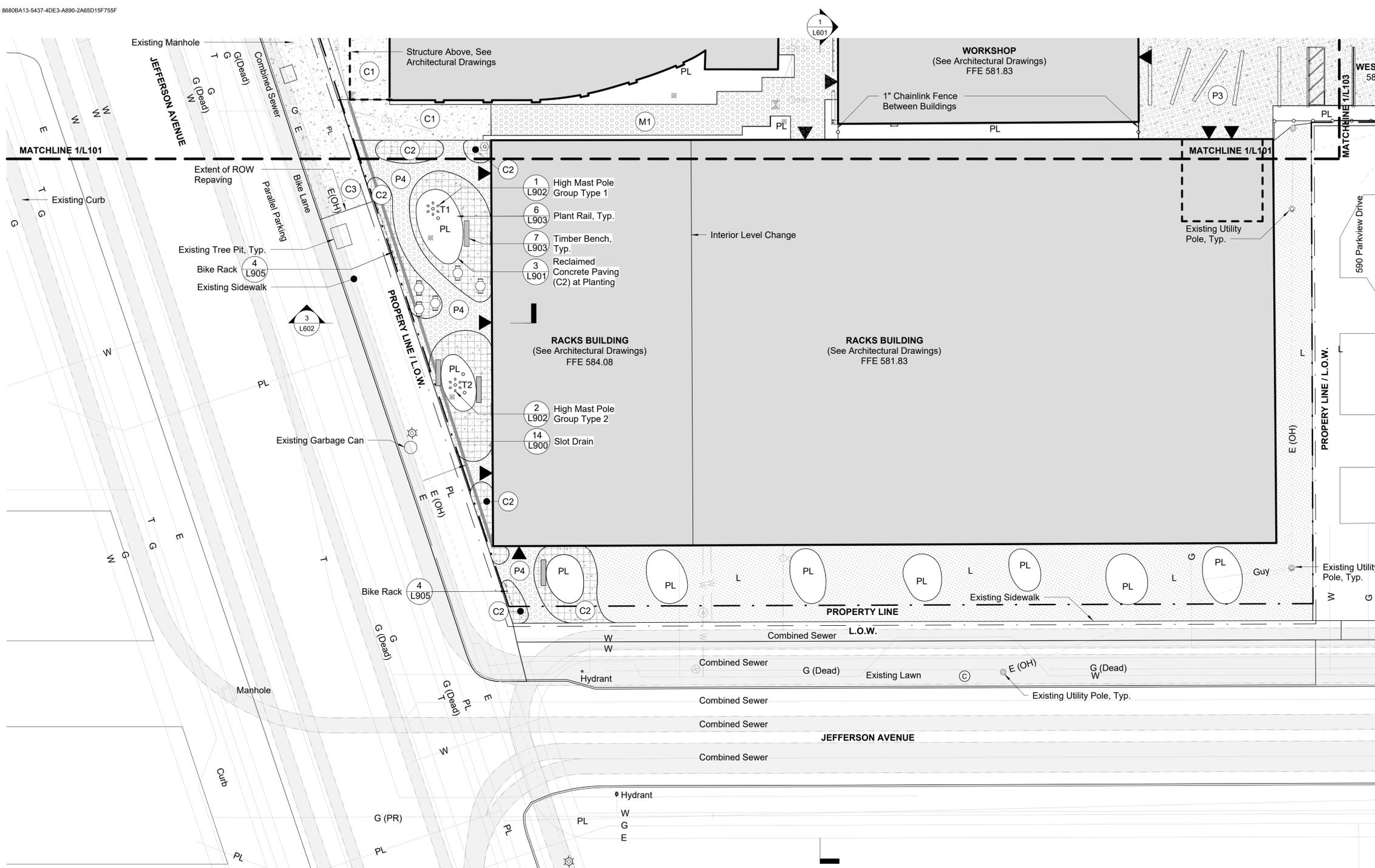
- L.O.W. Limit of Work
- Property Line
- Building Entrance
- Existing Tree
- WS Wayfinding Sign
- Water Utility, See Civil Drawings
- Gas Utility, See Civil Drawings
- Gas Meter
- Gas Riser
- Electrical Utility, See Civil Drawings
- Electrical Box, See Civil Drawings
- Telecom Utility, See Civil Drawings
- Public Lighting Utility, See Civil Drawings
- Existing Utility Pole

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31/10/2025

SITE PREPARATION
 SCALE: 1/16" = 1'-0"

L-SP2





OSD

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Stamps & Signatures:

NOT FOR CONSTRUCTION

1 Materials Plan
 1/16" = 1'-0"

Plan

MATERIALS LEGEND

Existing Asphalt - Resurfaced	Permeable Paver - Grass Infill	Grated Metal Boardwalk
Asphalt - New	Bocce Court Paving	Expanded Metal Boardwalk
Asphalt on Existing Concrete	Beach Sand	Rip Rap
Stabilized Gravel	Exposed Aggregate Concrete - Pedestrian	Planted Area
Permeable Paver - Gravel Infill	Reclaimed Concrete Paving	Lawn

Timber Bench	Bollard Light
	Plant Rail

GENERAL LEGEND

Limit of Work	Gas Meter
Property Line	Gas Riser
Building Entrance	Electrical Utility, See Civil Drawings
Existing Tree	Electrical Box, See Civil Drawings
Water Utility, See Civil Drawings	Telecom Utility, See Civil Drawings
Gas Utility, See Civil Drawings	Public Lighting Utility, See Civil Drawings
Transformer, See MEP Drawings	Existing Utility Pole

UTILITIES LEGEND

Storm Sewer, See Civil Drawings	High Mast Light Pole Type 1
Drain Pipe, See Civil Drawings	High Mast Light Pole Type 2
Perforated Drain, See Civil Drawings	Water Service, See Civil Drawings
Gas Service, See Civil Drawings	Drainage Structure, see Civil Drawings
Stormwater Manhole, See Civil Drawings	Sanitary Manhole, See Civil Drawings

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31/10/2025

MATERIALS PLAN
 SCALE: 1/16" = 1'-0"

L102





OSD

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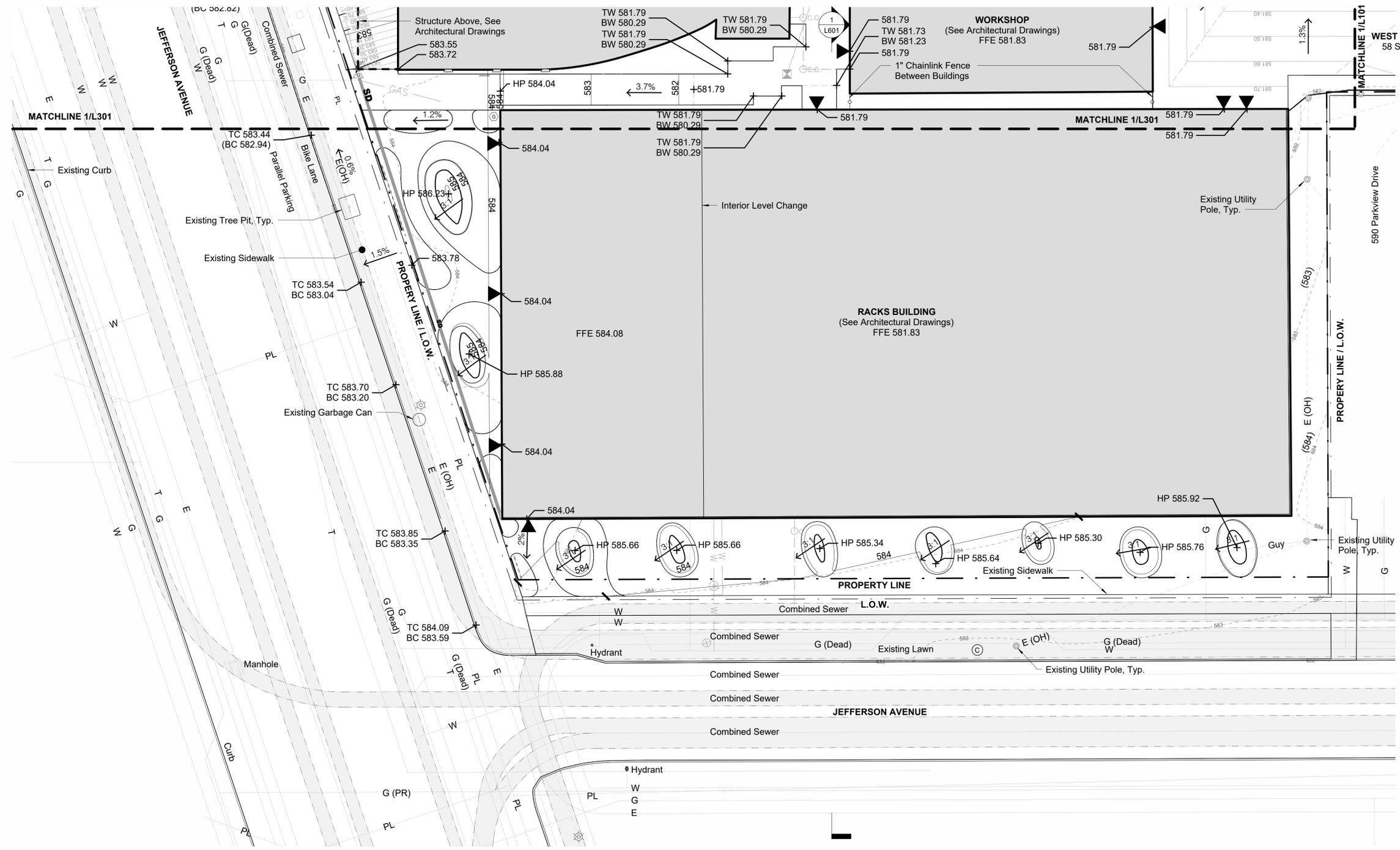
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Stamps & Signatures:

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No.	Description	Date
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1 MATERIALS PLAN

1/16" = 1'-0"

GRADING LEGEND	
--- (XXX) ---	Existing Contour - Minor
--- (XXX) ---	Existing Contour - Major
XXX	Proposed Contour - Minor
XXX	Proposed Contour - Major
XXX	Proposed Underwater Contour - Minor
XXX	Proposed Underwater Contour - Major
XXX.XX	Proposed Topo - Micro
---	Proposed Topo - Grade Break
+HP XXX.XX	Elevation - High Point
+LP XXX.XX	Elevation - Low Point
+TW XXX.XX	Elevation - Top of Wall
+BW XXX.XX	Elevation - Bottom of Wall
+TS XXX.XX	Elevation - Top of Stairs
+BS XXX.XX	Elevation - Bottom of Stairs
← X:X	Slope Direction/Percentage

GENERAL LEGEND	
--- L.O.W. ---	Limit of Work
---	Property Line
▲	Building Entrance
●	Existing Tree
W	Water Utility, See Civil Drawings
G	Gas Utility, See Civil Drawings
T	Transformer, See MEP Drawings
⊕	Gas Meter
⊕	Gas Riser
E	Electrical Utility, See Civil Drawings
⊕	Electrical Box, See Civil Drawings
T	Telecom Utility, See Civil Drawings
PL	Public Lighting Utility, See Civil Drawings
⊙	Existing Utility Pole

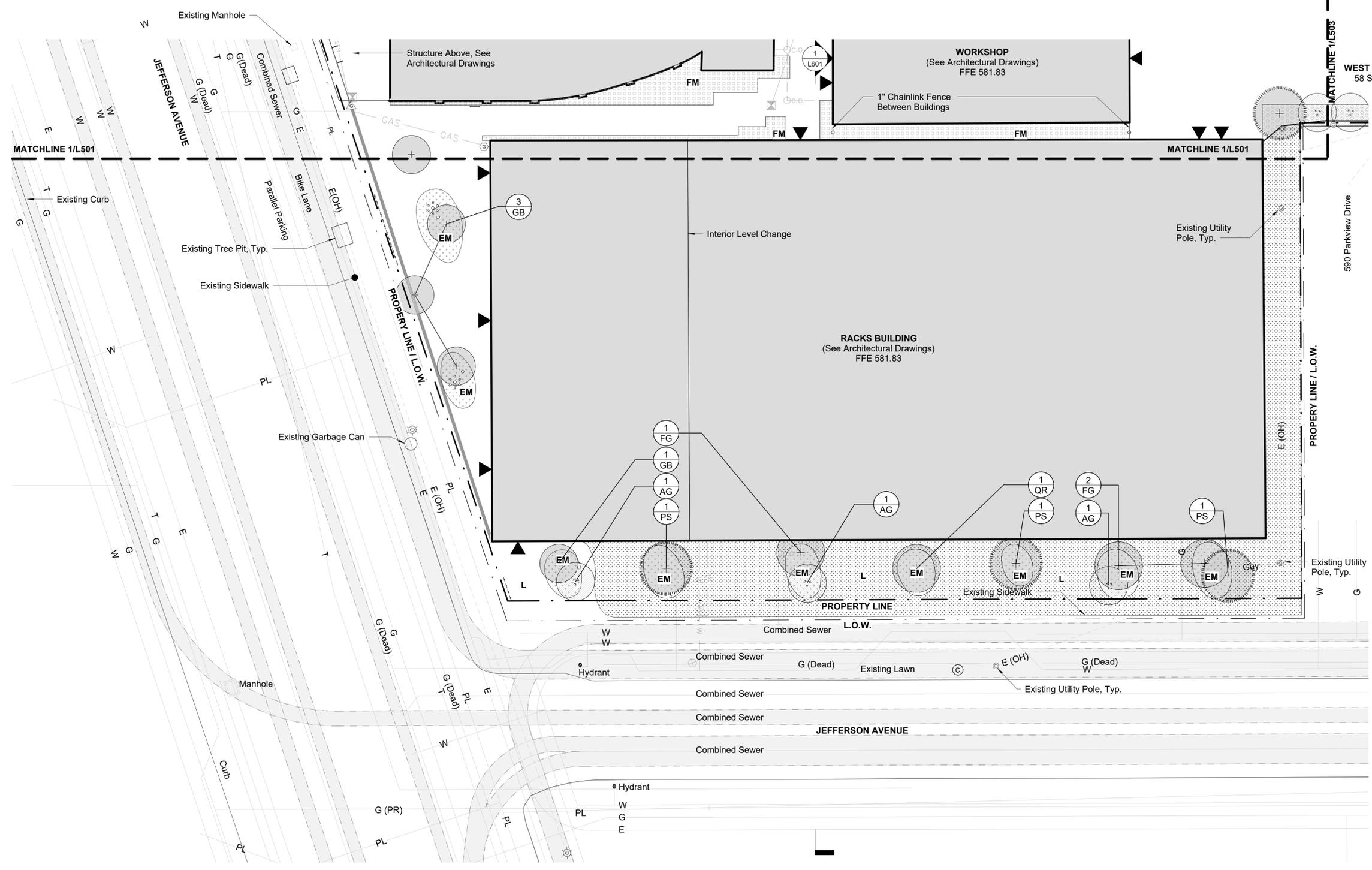
UTILITIES LEGEND	
---	STM Storm Sewer, See Civil Drawings
---	SAN Drain Pipe, See Civil Drawings
---	Perforated Drain, See Civil Drawings
---	W Water Service, See Civil Drawings
---	GAS Gas Service, See Civil Drawings
⊕	Drainage Structure, see Civil Drawings
●	Stormwater Manhole, See Civil Drawings
●	Sanitary Manhole, See Civil Drawings



GRADING PLAN

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

L302



Stanton Yards

Owner:
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Stamps & Signatures:

NOT FOR CONSTRUCTION

1 Planting Plan
 1/16" = 1'-0"

PLANTING LEGEND

Entry Planting Mix	Bioswale Planting Mix	Deciduous Tree - Medium
Fern Planting Mix	Gas Tank Garden Planting Mix	Coniferous Tree
Dune Planting Mix	Grass Pave	Ornamental Tree
Riparian Planting Mix (Emergent)	Lawn	

GENERAL LEGEND

Limit of Work	Gas Meter	High Mast Light Pole Type 1
Property Line	Gas Riser	High Mast Light Pole Type 2
Building Entrance	Electrical Utility, See Civil Drawings	
Existing Tree	Electrical Box, See Civil Drawings	
Water Utility, See Civil Drawings	Telecom Utility, See Civil Drawings	
Gas Utility, See Civil Drawings	Public Lighting Utility, See Civil Drawings	
Transformer, See MEP Drawings	Existing Utility Pole	

UTILITIES LEGEND

Storm Sewer, See Civil Drawings	Sanitary Sewer, See Civil Drawings
Perforated Drain, See Civil Drawings	Water Service, See Civil Drawings
Gas Service, See Civil Drawings	Drainage Structure, see Civil Drawings
Stormwater Manhole, See Civil Drawings	Sanitary Manhole, See Civil Drawings

No.	Description	Date
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PLANTING PLAN
 SCALE: 1/16" = 1'-0"

L502





















HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
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Date: 01/13/2026

Application Number: HDC2025-00756

APPLICANT & PROPERTY INFORMATION

NAME: Matthew Joniec

COMPANY NAME: MJB Architects

ADDRESS: 30150 Telegraph Rd, Suite 150

CITY: Bingham Farms

STATE: MI

ZIP: 48025

PROJECT ADDRESS: 9602 E. Jefferson

HISTORIC DISTRICT: Berry Subdivision

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please include the following information:

1. Written statement from a professional service or arborist explaining the current condition of the existing trees
This should include the measurement of the DBH (diameter at breast height) for each tree proposed for removal
2. Product information for the storefronts. This could include cut sheets or brochures
(screenshots are accepted, website links are not)

Please note, this application will likely have to be reviewed by the Historic District Commission. For this application to be included in the February Meeting, please submit the requested information prior to 5PM on January 20th, 2026.

APPLICANT RESPONSE

Response Date: 01/20/2026



1. See attached updated Site Review Set for written existing tree statement added to the existing conditions Sheet C-201 by the civil engineer of record.
2. See attached for product brochures of the storefront system (to be clear anodized finish) and the glazing (clear+clear).

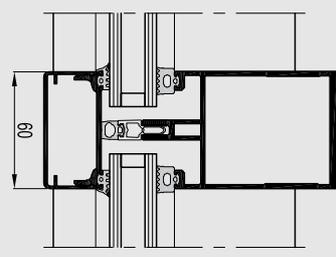
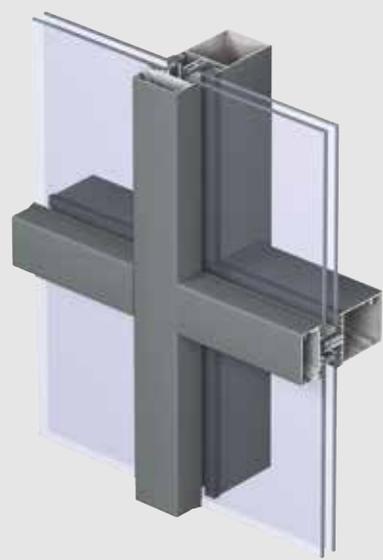
Additionally, the updated Site Review Set reflects the latest revisions provided by the landscape architect. This should replace the previous Site Review Set document.



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CW 60

Solution for heavy glass panes

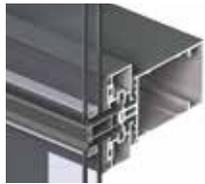


Concept Wall® 60 is an excellent thermally insulated curtain wall system for robust structure of large glass surfaces, that answers even to the specific needs of sloped or curved constructions. This modular system is designed with intelligently reinforced profiles, allowing to install heavy weight glass panels.

The CW 60 concept meets the highest requirements in water- and air tightness, wind load resistance and thermal insulation. The glazing is secured by a rebate height of 25 mm. The ability to hold up to 62 mm of glass thickness makes it possible to integrate triple glazing.

This curtain wall system is standard available in 4 different aesthetical outside appearances. In addition, CW 60 is made up of an extensive profile range, and facilitates the integration of all types of windows including attic windows.



TECHNICAL CHARACTERISTICS			
			
Style variants	CW 60 functional	CW 60-HI ultimate thermal comfort	CW 60-SC structural clamped glazing
Inside visible width	60 mm	60 mm	60 mm
Outside visible width	60 mm	60 mm	silicon joint or EPDM gasket of 20mm width
Depth mullions	from 79 to 268 mm	from 79 to 268 mm	from 79 to 268 mm
Depth transoms	from 78.4 to 204.4 mm	from 78.4 to 204.4 mm	from 78.4 to 204.4 mm
Glass thickness	6 to 62 mm	22 to 62 mm	27 to 63 mm
Types of vents	all Reynaers systems THW and POW (glass from 24 to 32 mm)	all Reynaers systems vents of CS 77 and CS 86-HI preferred	all Reynaers systems THW and POW (glass from 27 to 34 mm)

TECHNICAL CHARACTERISTICS			
			
Style variants	CW 60-SG structural sealed glazing	CW 60-HL functional	CW 60-RA
Inside visible width	60/88 mm	60 mm	60 mm
Outside visible width	EPDM gasket of 27mm width	vertical : 30 mm joint horizontal : 60 mm pressure plate	60 mm
Depth mullions	from 79 to 268 mm	from 79 to 268 mm	from 79 to 268 mm
Depth transoms	from 78.4 to 204.4 mm	from 78.4 to 204.4 mm	from 78.4 to 204.4 mm
Glass thickness	24 to 36 mm	22 to 48 mm	6 to 45 mm
Types of vents	not applicable	not applicable	attic window

PERFORMANCES						
	ENERGY					
	Thermal insulation ⁽¹⁾ EN 13947	Specific test per profile combination, please contact your Reynaers Aluminium fabricator				
	COMFORT					
	Acoustic performance ⁽²⁾ EN ISO 140-3; EN ISO 717-1	Rw (C;Ctr) = 34 (-1;-4) dB/47 (-2;-5) dB, depending on the glazing type				
	Air tightness, max. test pressure ⁽³⁾ EN 12153; EN 12152	A4 (600 Pa)				
	Water tightness ⁽⁴⁾ EN 12155; EN 12154	R4 150	R5 300	R6 450	R7 600	RE 1200
	Wind load resistance, max. test pressure ⁽⁵⁾ EN 12179; EN 13116	2400 Pa				
	Resistance against impact EN 14019	E5 / I5				

This table shows possible classes and values of performances, which can be achieved for specific configurations and opening types: contact Reynaers for further information.

The values indicated in red are the ones relevant to this system.

(1) The Uf-value measures the heat flow. The lower the Uf-value, the better the thermal insulation of the frame.

(2) The sound reduction index (Rw) measures the capacity of the sound reduction performance of the frame.

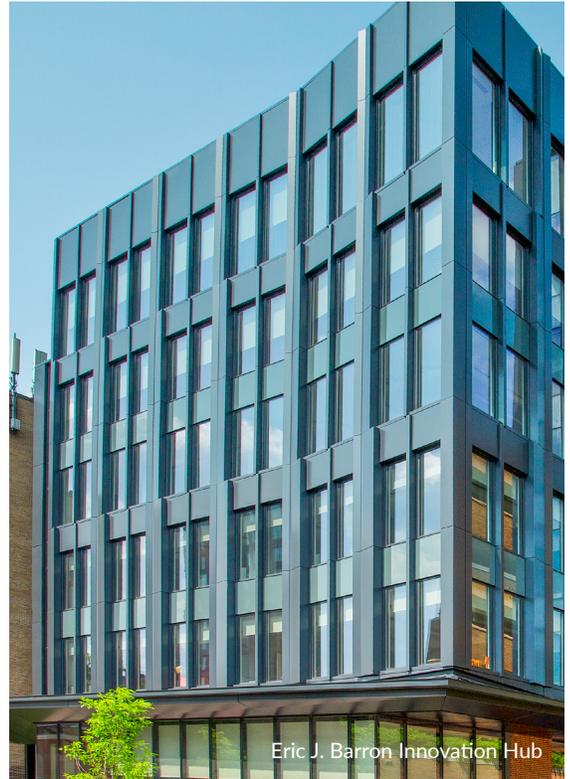
(3) The air tightness test measures the volume of air that would pass through a closed window at a certain air pressure.

(4) The water tightness testing involves applying a uniform water spray at increasing air pressure until water penetrates the window.

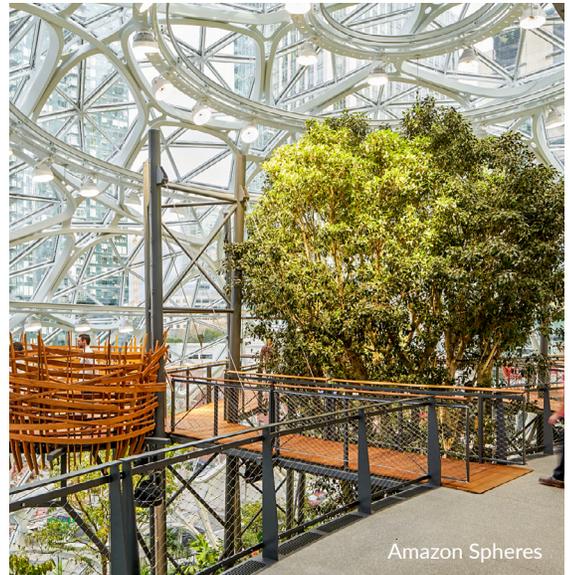
(5) The wind load resistance is a measure of the profile's structural strength and is tested by applying increasing levels of air pressure to simulate the wind force. There are up to five levels of wind resistance (1 to 5) and three deflection classes (A,B,C). The higher the number, the better the performance.



Congress Square



Eric J. Barron Innovation Hub



Amazon Spheres

Solarban® 60 Solar Control Low-e Glass

Delivers Year-Round Comfort

Solarban® 60 glass is a double-silver low-e glass with low reflectivity, offering a clear, color-neutral appearance while reducing energy costs.

1-Inch IGU on Clear (2)		Substrate Options		
SHGC	VLT%	Clear	Low-Iron	Tinted
0.39	70	✓	✓	✓

Aesthetic: Clear, color-neutral

Reflectivity: Low

Availability				
Titan™ Glass Sizes	BirdSmart® Glass	Annealed	Heat Treatable	Vitro Certified® Network
✓	✓	✓	✓	✓

Compatibility			
Laminated	Bent	Heat Soaked Testing	Used With Sungate TherML™ Glass
✓	✓	✓	✓

Insulating Glass Unit Performance Comparisons 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites								
Outdoor Lite: Coating if Any (Surface) Glass	Glass Type + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) %	Visible Light Reflectance		(BTU/hr ² ft ² °F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Color Rendering Index (CRI)
			Exterior %	Interior %	Winter Nighttime	Winter Argon		

Solarban® 60 Solar Control Low-E Glass

Solarban® 60 (2) Clear + Clear		70	11	12	0.29	0.24	0.39	95
Solarban® 60 (2) Acuity® + Acuity®		73	11	12	0.29	0.24	0.41	97
Solarban® 60 (2) Starphire® + Starphire®		74	11	12	0.29	0.24	0.41	98
Solarban® 60 (2) Solexia® + Clear		61	9	12	0.29	0.24	0.32	90
Solarban® 60 (2) Azuria® + Clear		54	8	11	0.29	0.24	0.28	78
Solarban® 60 (2) Solarblue® + Clear		45	7	11	0.29	0.24	0.29	94
Solarban® 60 (2) Solarbronze® + Clear		42	7	11	0.29	0.24	0.28	95
Solarban® 60 (2) Optigray® + Clear		50	8	11	0.29	0.24	0.30	94
Solarban® 60 (2) Solargray® + Clear		35	6	10	0.29	0.24	0.25	95
Atlantica® + Solarban® 60 (3) Clear		53	8	10	0.29	0.24	0.31	84
Pacifica® + Solarban® 60 (3) Clear		34	6	9	0.29	0.24	0.25	72
Graylite® II + Solarban® 60 (3) Clear		7	4	8	0.29	0.24	0.13	84

All performance data calculated using LBNL Window 7.8 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Sustainability

All Vitro Architectural Glass Products meet USGSA Low-Embodied Carbon standards.

Vitro is the first U.S. glass manufacturer to have its entire collection earn **Cradle to Cradle Certified®** recognition and first North American glass manufacturer to publish **Environmental Product Declarations (EPDs)** for Flat and Processed Glass Products.



For more information visit vitroglazings.com, or call 1-855-VTRO-GLS (887-6457).

To order samples, visit samples.vitroglazings.com



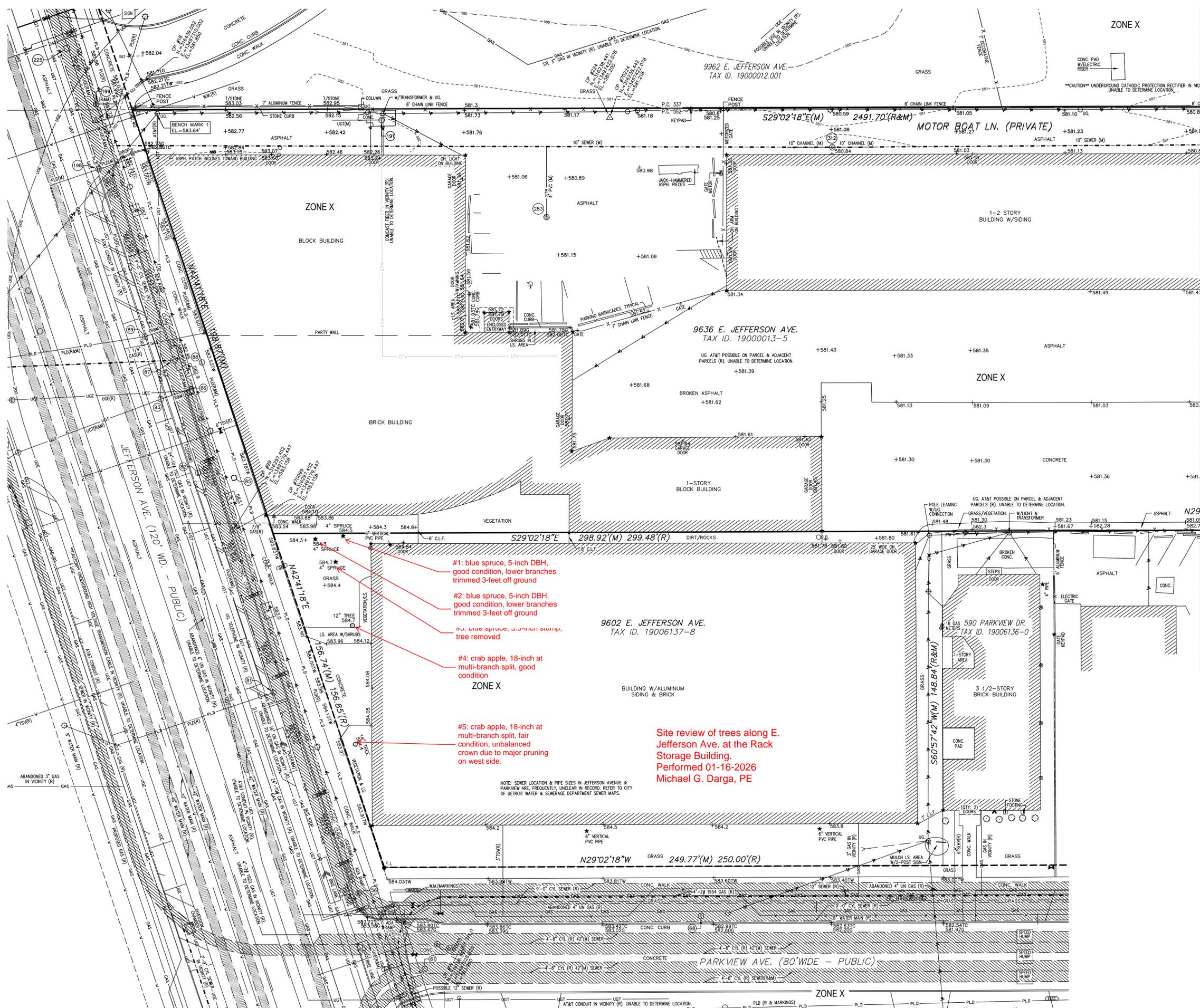
Solarban® 60 Starphire® Glass

Projects

Congress Square | Boston, Massachusetts | Solarban® 60 Glass, Starphire® Glass | Architect: Arrowstreet
Glass Fabricator: Oldcastle BuildingEnvelope - Wright City | Glazing Contractor: Cheviot | Photographer: Tom Kessler

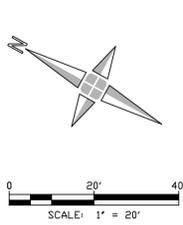
Eric J. Barron Innovation Hub | State College, Pennsylvania | Acuity® Glass, Solarban® 60 Glass | Architect: Kieran Timberlake
Glass Fabricator: W A Wilson | Glazing Contractor: Nittany Building Spec | Photographer: Jim Cunningham

Amazon Spheres | Seattle, Washington | Solarban® 60 Starphire Ultra-Clear® Glass | Architect: NBBJ | Vitro Certified® Fabricator
Glazing Contractor: Enclos | Photographer: Bruce Damonte



SEE SHEET 202

SEE SHEET 202



Stanton Yards

Owner:
 Anthony Curis
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 1274 Library Street (Alley)
 Detroit, MI 48226

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 Brooklyn, NY 11217
 718-624-6666

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 418-1/2 S. Washington Blvd.
 Royal Oak, MI 48068
 248-744-0360

Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	10/31/2025

EXISTING
 CONDITIONS

Sheet : C-201

Scale : 1" = 20'

- #1: blue spruce, 5-inch DBH, good condition, lower branches trimmed 3-feet off ground
- #2: blue spruce, 5-inch DBH, good condition, lower branches trimmed 3-feet off ground
- #3: blue spruce, 5-inch DBH, tree removed
- #4: crab apple, 18-inch at multi-branch split, good condition
- #5: crab apple, 18-inch at multi-branch split, fair condition, unbalanced crown due to major pruning on west side.

Site review of trees along E. Jefferson Ave. at the Rack Storage Building.
 Performed 01-16-2026
 Michael G. Darga, PE

NOTE: SEWER LOCATION & PIPE SIZES IN JEFFERSON AVENUE & PARKVIEW ARE FREQUENTLY UNCLEAR IN RECORDS. REFER TO CITY OF DETROIT WATER & SEWERAGE DEPARTMENT SEWER MAPS.

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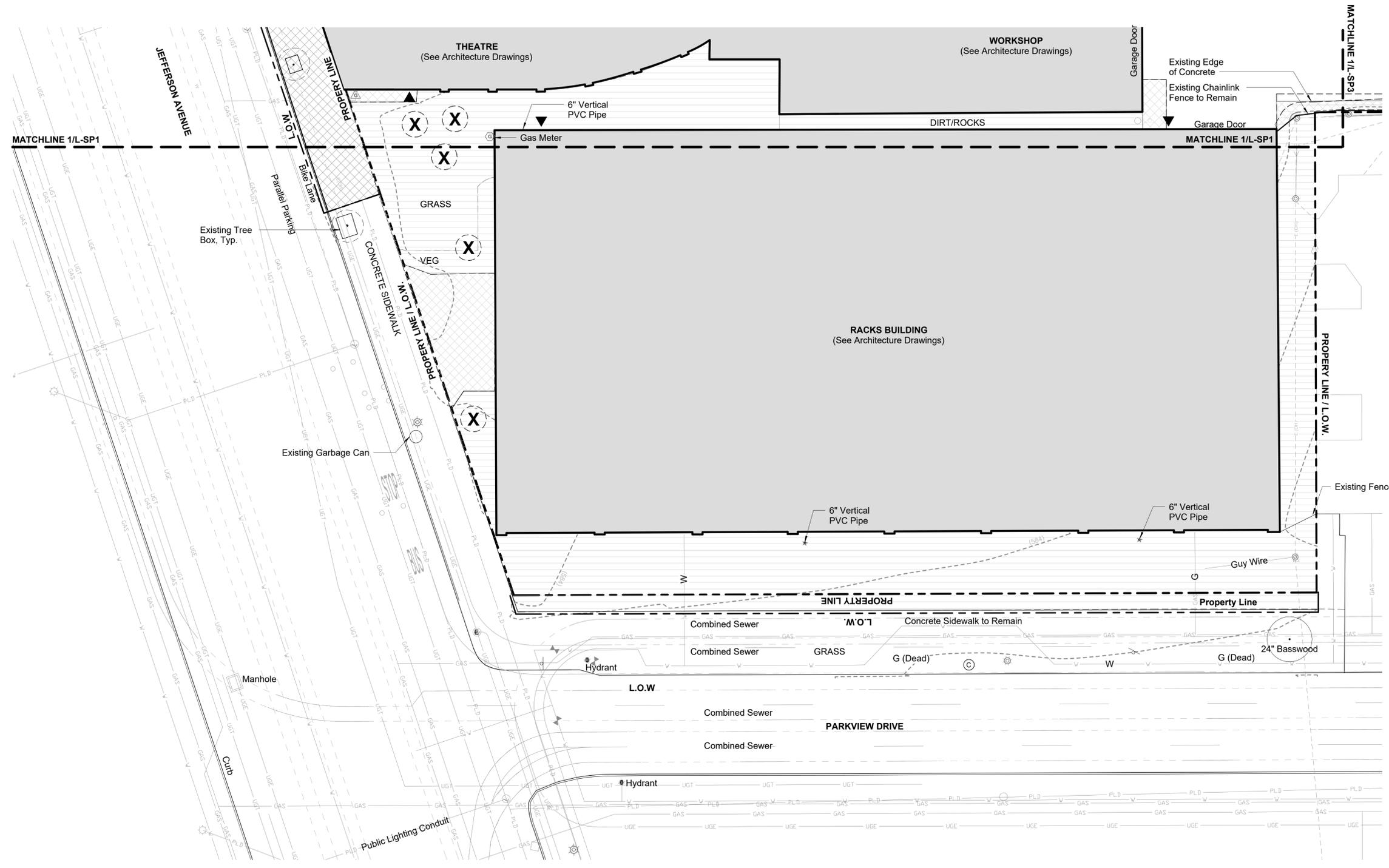
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Stamps & Signatures:



Plan

NOT FOR CONSTRUCTION

GENERAL LEGEND

- L.O.W. Limit of Work
- Property Line
- Building Entrance
- Existing Tree to Remain
- Water Utility, See Civil Drawings
- Gas Utility, See Civil Drawings
- Gas Meter
- Gas Riser
- Electrical Utility, See Civil Drawings
- Electrical Box, See Civil Drawings
- Telecom Utility, See Civil Drawings
- Public Lighting Utility, See Civil Drawings
- Existing Utility Pole
- Existing Tree to be Removed
- Existing Contour - Minor
- Existing Contour - Major

SITE PREPARATION LEGEND

- Existing Asphalt to be removed to compacted aggregate base course
- Existing Asphalt and subgrade base to be demolished
- Existing Concrete to be demolished
- Existing Tree to be Removed
- Existing Contour - Minor
- Existing Contour - Major
- Vegetation & Debris to be grubbed, cleared, and removed
- Approximate Extents of Building Demolition, See Architecture Drawings
- Existing Wood Dock to be Removed

SITE PREPARATION NOTES

1. Remove all Existing Stormwater Infrastructure
2. Refer to Electrical Drawings for Removal of Electrical Utilities

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31.10.2025
2	REVISED	12.01.2026

SITE PREPARATION SCALE: 1/16" = 1'-0"



L-SP2

Stanton Yards

Owner:
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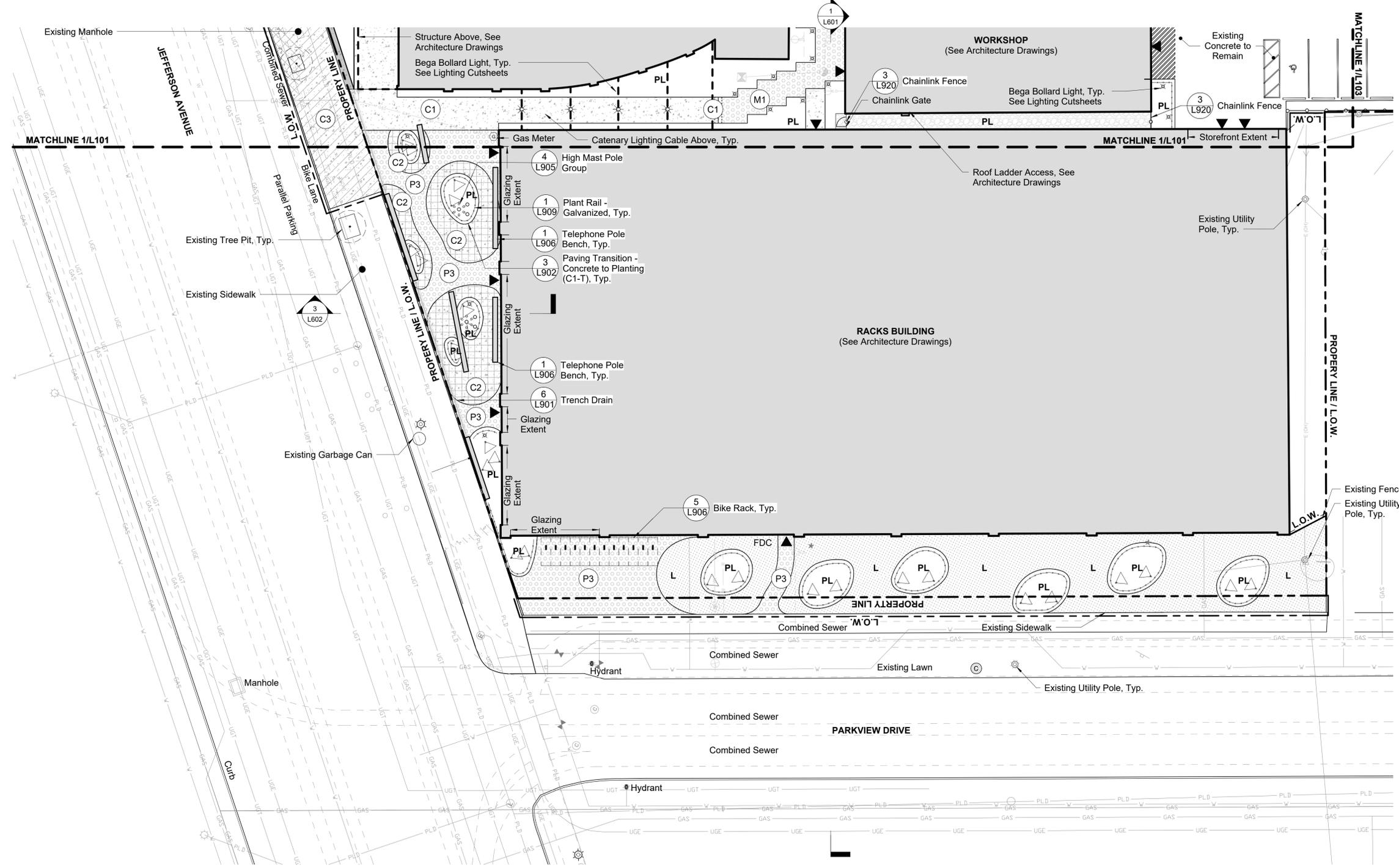
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248-744-0360

Stamps & Signatures:

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Plan

GENERAL LEGEND

L.O.W.	Limit of Work	Gas Meter	Gas Service, See Civil Drawings
Property Line	Property Line	Gas Riser	Sanitary, See Civil Drawings
Flood Plain	Flood Plain	Electrical Utility, See Civil Drawings	Sanitary, See Civil Drawings
Building Entrance	Building Entrance	Electrical Box, See Civil Drawings	See Civil Drawings
Existing Tree	Existing Tree	Telecom Utility, See Civil Drawings	See Civil Drawings
Rip Rap at Shoreline	Rip Rap at Shoreline	Public Lighting Utility, See Civil Drawings	See Civil Drawings
Rip Rap at Planting	Rip Rap at Planting	Existing Utility Pole	Existing Utility Pole
Water Utility, See Civil Drawings	Water Utility, See Civil Drawings	Existing Utility Pole w Light	Existing Utility Pole w Light
Gas Utility, See Civil Drawings	Gas Utility, See Civil Drawings	High Mast Light Pole	High Mast Light Pole
Transformer, See MEP Drawings	Transformer, See MEP Drawings	Drain Pipe, See Civil Drawings	Drain Pipe, See Civil Drawings
		Water Service, See Civil Drawings	Water Service, See Civil Drawings

MATERIALS LEGEND

P1	1 Asphalt - Resurfaced (P1)	C1	1 Exposed Aggregate Concrete - Pedestrian (C1)	M2	3 Expanded Metal Boardwalk (M2)	L	Lawn	2 Bollard - Operable
P2	2 Asphalt - New (P2)	C1-V	2 Reclaimed Concrete Paving (C2)	G1	8 Gravel (G1)	6 Stump Table	X# Bollard - Light - See Lighting Cutsheets	
P3	3 Stabilized Gravel (P3)	C2	4 Exposed Aggregate Concrete - Vehicular (C1-V)	RS	2 Rip Rap at Shoreline (RS)	X# Bollard - Light	X# Tree Uplight - See Lighting Cutsheets	
P4	5 Permeable Paver - Gravel Infill (P4)	C2-P	7 Reclaimed Concrete Paving - Permeable (C2-P)	RP	1 Rip Rap at Planting (RP)	1 Telephone Pole Bench	X# Ground Light - See Lighting Cutsheets	
P5	6 Permeable Paver - Grass Infill (P5)	C3	3 City Sidewalk Concrete Paving (C3)	RF	3 Rip Rap Flagstone (RF)	3 Precast Concrete Bench	Catenary Light - See Lighting Cutsheets	
P6	7 Beach Sand (P6)	M1	1 Grated Metal Boardwalk (M1)	PL	Planted Area	1 Bollard		

DRAINAGE LEGEND

Storm Sewer, See Civil Drawings	Storm Sewer, See Civil Drawings
Perforated Drain, See Civil Drawings	Perforated Drain, See Civil Drawings
Drainage Structure, see Civil Drawings	Drainage Structure, see Civil Drawings
Drainage Inlet	Drainage Inlet
Stormwater Manhole, See Civil Drawings	Stormwater Manhole, See Civil Drawings
Stormwater Pre-treatment Chamber, See Civil Drawings	Stormwater Pre-treatment Chamber, See Civil Drawings
Trench Drain	Trench Drain

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31.10.2025
2	REVISED	12.01.2026

MATERIALS PLAN
SCALE: 1/16" = 1'-0"

L102



Stanton Yards

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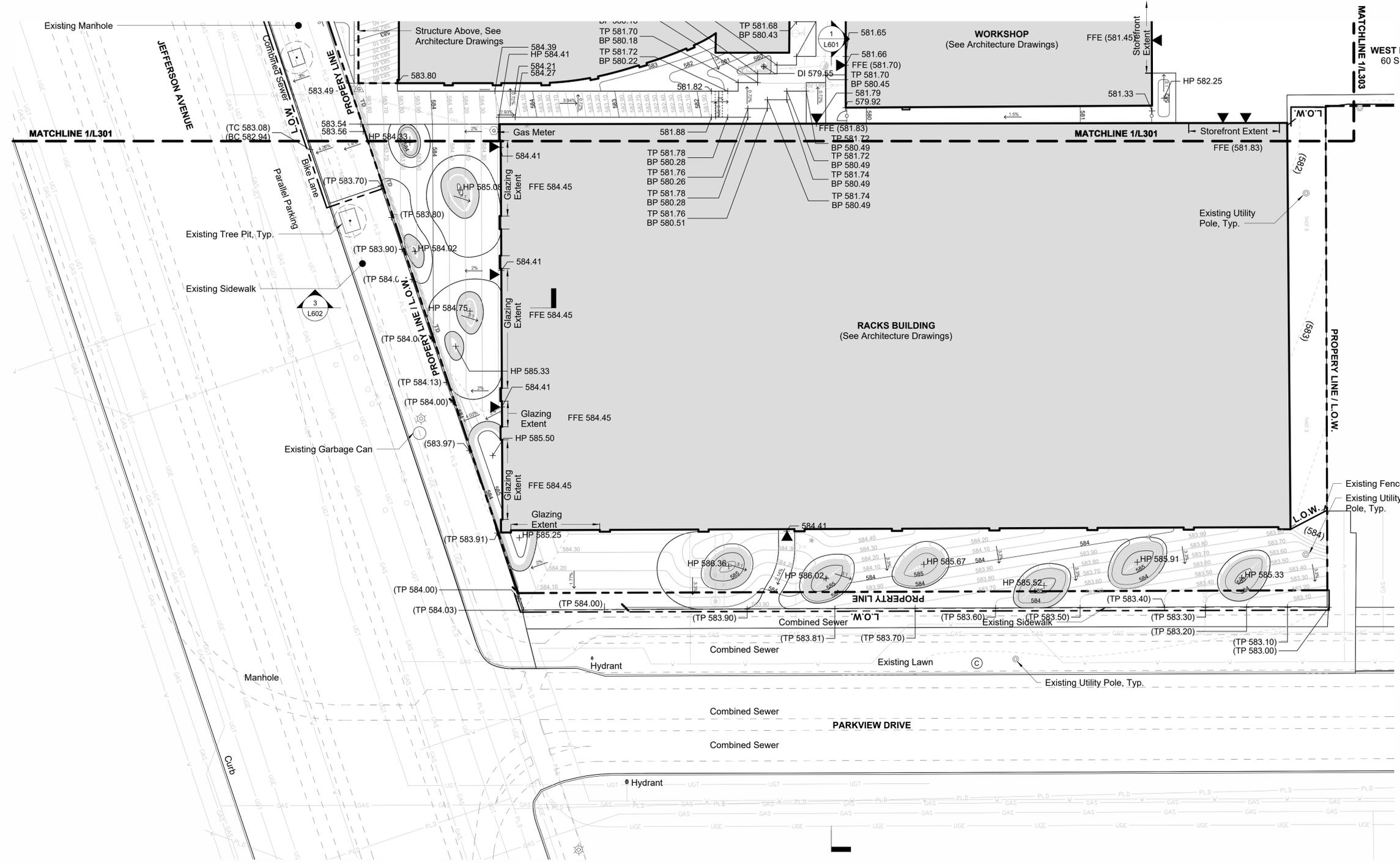
Stamps & Signatures:

NOT FOR CONSTRUCTION

No.	Description	Date
1	FOR SITE PLAN APPROVAL ONLY	31.10.2025
2	REVISED	12.01.2026

GRADING PLAN
SCALE: 1/16" = 1'-0"

L302



GENERAL LEGEND

Limit of Work	Gas Meter	Gas Service, See Civil Drawings
Property Line	Gas Riser	Sanitary, See Civil Drawings
Flood Plain	Electrical Utility, See Civil Drawings	Storm Sewer, See Civil Drawings
Building Entrance	Electrical Box, See Civil Drawings	Perforated Drain, See Civil Drawings
Existing Tree	Telecom Utility, See Civil Drawings	Drainage Structure, see Civil Drawings
Rip Rap at Shoreline	Public Lighting Utility, See Civil Drawings	Drainage Inlet
Rip Rap at Planting	Existing Utility Pole	Stormwater Manhole, See Civil Drawings
Water Utility, See Civil Drawings	Existing Utility Pole w Light	Stormwater Pre-treatment Chamber, See Civil Drawings
Gas Utility, See Civil Drawings	Existing Fence	Trench Drain
Transformer, See MEP Drawings	High Mast Light Pole	
	Drain Pipe, See Civil Drawings	
	Water Service, See Civil Drawings	

GRADING LEGEND

Existing Topo - Minor Contour	Elevation - Top of Stairs
Existing Topo - Major Contour	Elevation - Bottom of Stairs
Proposed Topo - Minor Contour	Elevation - Top of Bench
Proposed Topo - Major Contour	Elevation - Bottom of Bench
Proposed Topo - Micro Contour	Elevation - Top of Curb
Proposed Topo - Grade Break	Elevation - Bottom of Curb
Elevation - High Point	Elevation - Top of Ramp
Elevation - Low Point	Elevation - Bottom of Ramp
Elevation - Top of Wall	Water Level
Elevation - Bottom of Wall	Slope Direction (Horizontal:Vertical)

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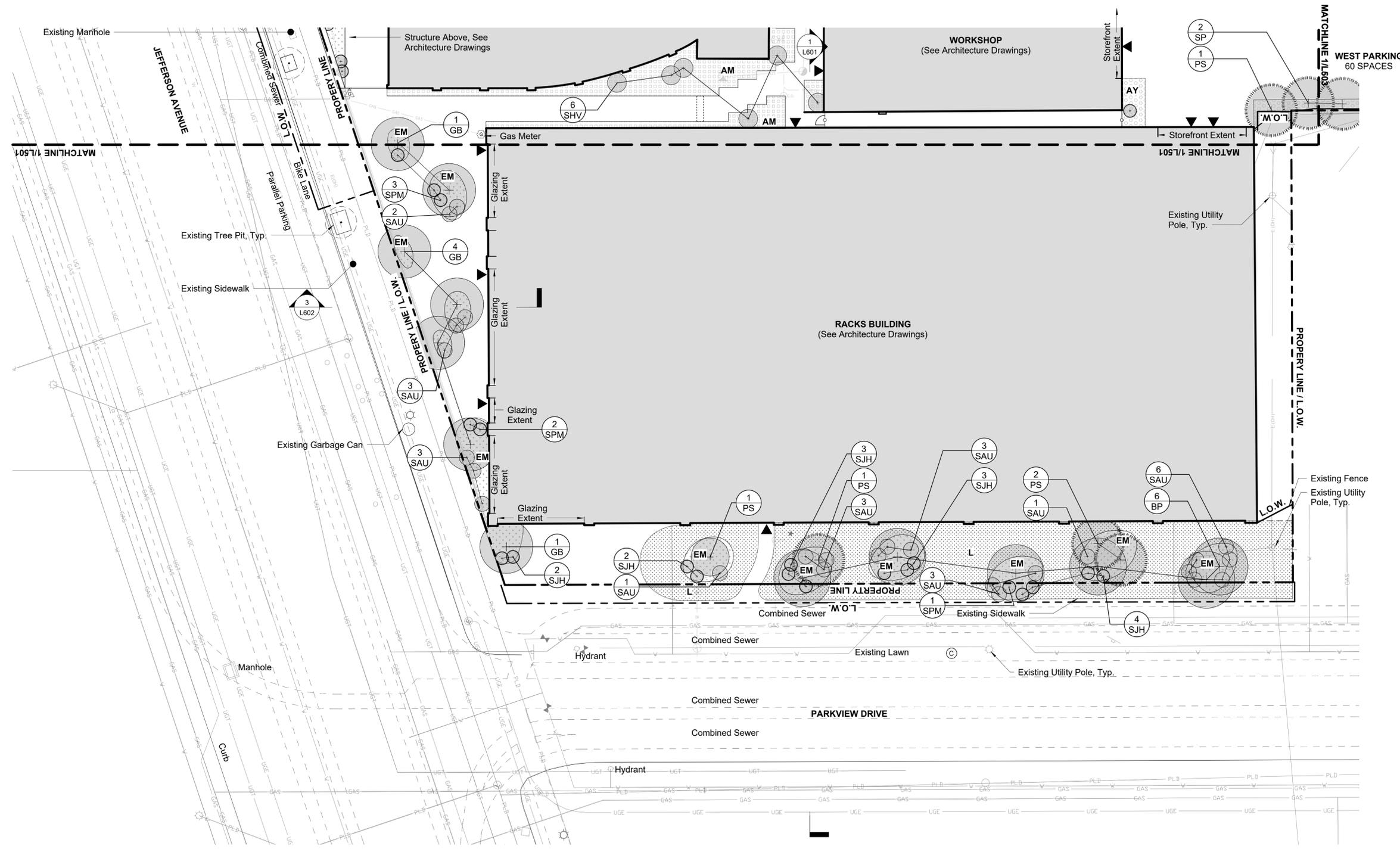
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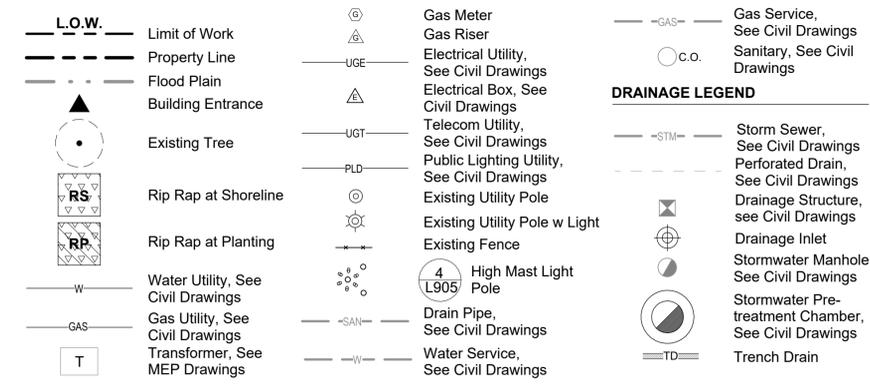
No.	Description	Date
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2	REVISED	12.01.2026

PLANTING PLAN
 SCALE: 1/16" = 1'-0"

L502



GENERAL LEGEND



PLANTING LEGEND

