

DRAWING INDEX SHEET	
A0	COVER SHEET
SU	SURVEY
ST-1	SITE PLAN - EXISTING CONDITIONS
ST-2	PROPOSED SITE PLAN - BLOW UP
PROJECT DESCRIPTION	
ADAPTIVE REUSE AND INTERIOR RENOVATION OF AN EXISTING FORMER PARISH HOUSE BUILDING, CONVERTING IT INTO A MULTIFAMILY RESIDENTIAL BUILDING WITH LOFT-STYLE UNITS. SCOPE OF WORK: LIMITED TO INTERIOR ALTERATIONS ONLY; NO MODIFICATION TO THE BUILDING ENVELOPE OR SITE ARE INCLUDED IN THIS PERMIT	
ZONING / SPECIAL LAND USE	
THE ZONING DIVISION - CITY OF DETROIT, MICHIGAN	
CITY OF DETROIT ZONING ORDINANCE	
SITE INFORMATION	
LEGAL DESCRIPTION: (PER CITY ASSESSOR'S RECORDS)	
N-E JEFFERSON S 18 FT 138 AND 139 THRU 143 AND VAC ALLEY ADJ FOX CREEK SUB L25 P73 PLATS, W C R 21/295 SPLIT/COMBINED ON 03/10/2023 FROM 21000606., 21061704., 21061705., 21061706., 21061707., 21061708., 21061709.;	
SITE INFORMATION: PARCEL ID: 21000606.000 / ADDRESS: 14635 E JEFFERSSON	
USAGE & CLASSIFICATION: PROPERTY CLASS: 201 - COMMERCIAL-IMPROVED PROPERTY USE: 22440 - MIXED USE-APT ZONING: B4 (GENERAL BUSINESS) HISTORIC DESIGNATION: JEFFERSON-CHALMERS HISTORIC BUSINESS	
DIMENSIONS: TOTAL ACREAGE: 0.489 AC SITE AREA: 21,291.0 SQ. FT. DEPTH X FRONTAGE : 221 X 93 FT	
BUILDING INFORMATION	
USAGE & CLASSIFICATION: BUILDING PROPOSED USE: RESIDENTIAL - MULTIFAMILY HOUSING	
DIMENSIONS: GROSS BUILDING AREA: 21,291.0 SQ. FT. BUILDING FOOT PRINT: 5,921 SQ. FT WIDTH X LENGTH : 72 X 86 FT LOT COVERAGE: 5921 / 21291 = 0.27 BUILDING LEVELS: 3 LEVELS + MEZZANINE	
TOTAL PROPOSED UNITS: 17 DWELLING UNITS	
PARKING REQUIRMENT	
PER CITY OF DETROIT ZONING ORDINANCE: SEC. 61-14-24 HOUSE HOLD LIVING: MULTIPLE-FAMILY DWELLING - OFF STREET PARKING SPACES REQ. 1.25 PER DWELLING UNIT. NUMBER OF PROVIDED DWELLING UNITS: 17 REQ. PARKING SPACE: 17 X 1.25 = 21.25 : 22 PARKING SPACES REQ. 22 PARKING SPACES PROVIDED	

PROJECT: - ST. COLUMBA -

COMMUNITY DEVELOPMENT

PARISH HOUSE LOFTS

(FORMER PARISH HOUSE)

14635 EAST JEFFERSON AVE

DETROIT, MI, 48215



36880 WOODWARD AVENUE - SUITE 100 -
BLOOMFIELD HILLS, MICHIGAN, 48304
JOHN.M@MARUSICHARCHITECTURE.COM
CELL: (313) 482 - 0645



OWNER:

TONY SAUNDERS



DATE: ____/____/2025



Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

Light Pole: Commercial grade steel with minimum yield strength of 55,000 psi.
Light Pole: 4" diameter x 11' gauge; 25 ft. poles; 4" square x 7' gauge;
 Pole Height: 5" square x 7' gauge.
Pole Height: Standard pole height is 20 ft. Optional heights are 25 ft. and 30 ft.
 Custom heights are also available.
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided.
 Each Anchor Bolt is included with nuts and washers.
 1/2" dia. 1/2" thick 1/2" x 12" (1/2" dia. 1/2" thick 1/2" x 12" dia. 1/2" thick 1/2" x 12")
 30 ft. poles: 1" Bolt Circle (Bolt Circle range: 10.5" - 12")
Handhole: Handhole is located 18" above the base pole for 20 ft
 and 25 ft. pole. Above the base pole for 30 ft pole.
 4" x 5" x 5" steel handhole cover is included.
Color: Dark Bronze
Base Cover: ABS Plastic base cover with rivets.

LED Fixture:
Material: Aluminum construction with integrated fins to maximize heat dissipation.
 Color: Dark Bronze.
Pretest Power: 300 Watts
Pretest Color Temperature: 5000K
Light Distribution: Type 3 standard.
 Type 4 and Type 5 options as special order.
Photocell: Photocell is optional.
Dimming: 0-10V Dimming Capable.
 Dimming control not provided (field install).
ETL Listing: ETL Listed for Wet Locations.
DLC Listing: DLC Pre-qualified.
IP Rating: IP65
Weight: 17 lbs. (per fixture).



SCALE: 1/8" = 1'-0"

MANISTIQUE ST.

LINE OF EX. DRIVE _____
APPROACH TO EXTEND

ENLARGED
CONC. DRIVE
APPROACH

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: ___/___/2025

**SITE PLAN -
BLOW UP**

SEAL

SHEET # 07 2

05/21/2025



OFFICE: (248) 792-2949
CELL: (313) 482-0645

www.marusicharchitecture.com
johnm@marusicharchitecture.com

COPY RIGHT

THE IDEAS AND DESIGN CONCEPT EXPRESSED HERE IN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THIS SPECIFIED PROJECT AND LOCATION. THE DRAWINGS ARE THE SOLE INTELLECTUAL PROPERTY OF THE ARCHITECT. ANY CONVEYANCE OR DISCLOSURE OF THE IDEAS OR DESIGN CONCEPTS OR THE USE OF THESE GRAPHICALLY DISPLAYED ARRANGEMENTS OR THEIR COMPONENTS SHALL BE AT THE DISCRETION OF AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF MARUSICH ARCHITECTURE LLC.

4. THE ABSENCE OF A WRITTEN AIA CONTRACT ACCEPTANCE AND/OR USE OF THESE DOCUMENTS BY THE OWNER/CLIENT OR HIS AGENTS SHALL CONSTITUTE TO BE BINDING CONTRACT BETWEEN THE OWNER/CLIENT AND THE ARCHITECT IN ACCORDANCE TO ALL CONDITIONS CONTAINED WITHIN AIA B151 AND B141 CONTRACTS. ALL FEES, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MARUSICH ARCHITECTURE, LLC, AND THEY SHALL NOT BE COPIED, USED, TRANSFERRED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT A WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARCHITECT AND MARUSICH ARCHITECTURE.

ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF THE DRAWING.

© COPYRIGHT MARUSICH ARCHITECTURE LLC. 2025

OWNER

ONY SAUNDERSPROJECT NAME

**F. COLUMBA COMMUNITY
DEVELOPMENT
PARISH HOUSE LOFTS**
14635 EAST JEFFERSON AVE
DETROIT, MI 48215

PROJECT # 25 - 19

SUE DATE # 05/20/2025

REVISION HISTORY

SLU SET	05/20/2025
---------	------------

[illegible]

RAWN BY: RO

CHECKED BY: JM

SITE PLAN / PROPERTY PLAN

REAL



0/00/2025

ALL ASPECTS OF DESIGN SUBJECT TO CHANGE

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: ___/___/2025

SHEET #

ST-1

ZONED-B4

ZONED-B4

**ZONED
R2**

E. JEFFERSON AVE.

MANISTIQUE ST.

PROPERTY PLAN / SITE PLAN EXISTING CONDITIONS

SCALE: 1/10" = 1'-0"

NORTH

T-1