

FOR SITE PLAN APPROVAL ONLY
OCTOBER 31, 2025



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

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

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:

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

Title

T-001

Parking Tabulations for Stanton Yards - 9602 & 9666 E. Jefferson Ave.									
Building		Gross Floor Area (Sq. Ft.)	Use	Parking Formula		Transit Credit (Per Sec. 50-14-49)	Parking Required	Former Use	Former Use - Required Parking
"The Showroom Building"		8,937						Retail	34 Spaces
1	Space A	4,351	Restaurant, Standard	3+1 Per 100 Sq. Ft. over 500 Sq. Ft.	3+(4,351-500)/100 =	41.5	0.75	31	
1	Space B	4,586	Restaurant, Standard	3+1 Per 100 Sq. Ft. over 500 Sq. Ft.	3+(4,586-500)/100 =	43.9	0.75	33	
"The Theater Building"		7,382						Retail	28 Spaces
2	Space C	7,382	Educational Institution	1 Per Employee, 1 Per 5 Students	10 Employees, 140 Students =	38.0	—	38	
"The Workshop Building"		3,998						Retail	15 Spaces
3	Space D	3,998	Office, Business	1 Per 400 Sq. Ft.	3,998/400 =	10.0	0.75	7	
"The Navy Yard Building"		15,641						Storage	7 Spaces
4	Space E	15,641	Museum	1 Per 400 Sq. Ft.	15,641/400 =	39.1	—	39	
"The Racks Building"		30,546						Storage	13 Spaces
5	Space G	22,699	Storage, Accessory to Marina	1 Per 2,400 Sq. Ft.	22,699/2,400 =	9.46	—	9	
5	Space H	2,699	Restaurant, Standard	3+1 Per 100 Sq. Ft. over 500 Sq. Ft.	3+(2,699-500)/100 =	25.0	0.75	19	
5	Space J	2,419	Retail, Other	1 Per 200 Sq. Ft.	2,419/200 =	12.1	0.75	9	
5	Space K	2,729	Retail, Other	1 Per 200 Sq. Ft.	2,419/200 =	13.6	0.75	10	
"The Restroom Pavilion"		318						—	—
6	—	318	Restrooms	—	—	—	—	—	
Marina		—						Marina	77 Spaces
—	—		Marina	1 Per Boat Slip	77 Slips =	77.0	—	77	
"The Gas Dock Pavilion"		1,793						—	—
7	—	1,793	Food and Beverage, Accessory to Marina	—	—	—	—	—	
Parking Required Based On Proposed Uses								272 Spaces	
Parking Based On Former Uses (Retail, Storage, Office, Manufacturing and Marina per Permit #'s 37828 and 49590)								(-174 Spaces)	
Total Parking Required								98 Spaces	
Total Parking Provided								180 Spaces	

INDEX OF DRAWINGS

Sheet Number	Sheet Name		
T-001	Title Sheet	L-901	Paving and Rip Rap - Details
G-005	FEMA Map	L-902	Site Elements - Details
C-100	General Notes	L-903	Site Elements - Details
C-200	Existing Condition	L-904	Site Elements - Details
C-201	Existing Condition	L-905	Stairs
C-202	Existing Condition	L-906	Metalwork - Details
C-203	Existing Condition	L-910	Planting - Details
C-204	Existing Condition	L-911	Planting - Details
C-205	Existing Condition	L-920	Dumpster Enclosure
C-300	Demolition Plan - Right of Way	L-921	Dumpster and Mechanical Enclosure
C-310	Soil Erosion and Sediment Control Plan	L-922	Showroom Garden Screen Walls
C-311	Soil Erosion and Sediment Control Plan	G-020	Gross Floor Area Plan
C-312	Soil Erosion and Sediment Control Plan	AD-101	Theater and Showroom Demolition Plan
C-313	Soil Erosion and Sediment Control Plan	AD-102	Navy Yard and Boat Workshop Demolition Plan
C-314	Soil Erosion and Sediment Control Plan	AD-103	Racks Building Demolition Plan
C-400	Proposed Plan	AD-201	Demolition Elevations
C-410	Dimensions	AD-202	Demolition Elevations
C-411	Dimensions	AD-203	Demolition Elevations
C-412	Dimensions	AD-204	Demolition Elevations
C-413	Dimensions	A-101	Plan - Showroom
C-414	Dimensions	A-102	Plan - Theater
C-415	Dimensions	A-103	Plan - Workshop
C-416	Dimensions	A-104	Plan - Racks Building
C-417	Dimensions	A-105	Plan - Navy Yard
C-450	Fire Truck Turn Analysis	A-106	Plan - 3 Season Restroom Pavilion
C-500	Utility Plan	A-107	Plan - 3 Season Seating Pavillion
C-501	Utility Plan	A-201	Elevations - Showroom
C-502	Utility Plan	A-202	Elevations - Showroom
C-503	Utility Plan	A-203	Elevations - Theater
C-504	Utility Plan	A-204	Elevations - Workshop
C-505	Utility Plan	A-205	Elevations - Racks Building
C-506	Utility Plan	A-206	Elevations - Navy Yard
C-507	Utility Plan	A-207	Elevations - 3 Season Restroom Pavilion
C-508	Utility Calculations	A-208	Elevations - 3 Season Seating Pavillion
C-600	Details - Utilities		
C-601	Details - Water		
C-602	Details - Pavement		
C-603	Details - Sesc		
L-000	General		
L-010	Key Plan		
L-SP1	Site Preparation		
L-SP2	Site Preparation		
L-SP3	Site Preparation		
L-SP4	Site Preparation		
L-SP5	Site Preparation		
L-SP6	Site Preparation		
L-101	Materials Plan		
L-102	Materials Plan		
L-103	Materials Plan		
L-104	Materials Plan		
L-105	Materials Plan		
L-106	Materials Plan		
L-301	Grading Plan		
L-302	Grading Plan		
L-303	Grading Plan		
L-304	Grading Plan		
L-305	Grading Plan		
L-306	Grading Plan		
L-500	Planting Schedule		
L-501	Planting Plan		
L-502	Planting Plan		
L-503	Planting Plan		
L-504	Planting Plan		
L-505	Planting Plan		
L-506	Planting Plan		
L-601	Site Sections		
L-602	Site Sections		
L-900	Paving - Details		