# Stanton Yards



# FOR SITE PLAN APPROVAL ONLY OCTOBER 31, 2025

#### PROJECT INFORMATION

ADDRESS: BLOCK: LOT: 9602 E. & 9636 E. JEFFERSON AVE., DETROIT, MI, 48214

STORIES:
HEIGHT:
CONSTRUCTION CLASS:
FULLY SPRINKLERED:
LANDMARK OR

2 STORY 40'-0" PARTIAL

HISTORIC DISTRICT: WORK UNDER: SEHA:

PROJECT DESCRIPTION: RENOVATI

RENOVATION OF EXISTING STRUCTURES TO A MULTI TENANT ART, CULTURAL AND BUSINESS CAMPUS

#### PROPERTY DESCIPTIONS (PER TAX RECORDS)

9602 E. JEFFERSON AVE. (TAX ID. 19006137-8)

LAND LOCATED IN THE CITY OF DETROIT, IN THE COUNTY OF WAYNE, IN THE STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

2021 MICHIGAN BUILDING CODE

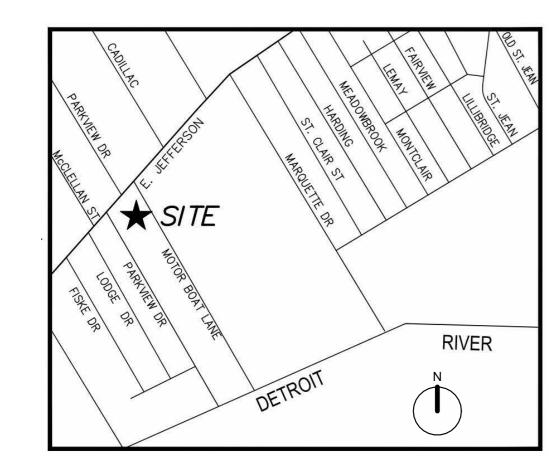
EAST OF PARKVIEW DRIVE, ALL THAT PART OF PRIVATE CLAIM 152, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF JEFFERSON AVENUE (120 FEET WIDE) AND PARKVIEW DRIVE (80 FEET WIDE); THENCE, SOUTHERLY ALONG SAID PARKVIEW DRIVE, 250.00 FEET; THENCE, EASTERLY, AT A RIGHT ANGLE, 148.84 FEET; THENCE NORTHERLY, AT A RIGHT ANGLE; 299.48 FEET, TO THE SOUTHERLY LINE OF SAID JEFFERSION AVENUE; THENCE, SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE, 156.85 FEET TO THE POINT OF BEGINNING.

### 9636 E. JEFFERSON AVE. (TAX ID. 19000013-5)

LAND LOCATED IN THE CITY OF DETROIT, IN THE COUNTY OF WAYNE, IN THE STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

SOUTHEAST OF JEFFERSON AVENUE, BEING PART OF PRIVATE CLAIM 152, DESCRIBED AS: BEING EAST, 188.84 FEET, MEASURED AT A RIGHT ANGLE TO THE EAST LINE OF SAID PRIVATE CLAIM 152, LYING SOUTHERLY OF, AND ADJACENT TO JEFFERSON AVENUE.

#### LOCATION MAP



SCALE: 1" = 1000'

	Qu	uantitative Summary C	nart for Stan	ton Yards - 9	602 & 9666	E. Jeffers	on Ave.						
Land Area	Setback	cks			Building Area by Use (GFA Sq. Ft.)								
Acres Sq. Ft. Zonii	<sup>9</sup> Required ( <i>E</i>	Provided Existing or Proposed)  Lot Coverage (Existing)	Lot Coverage (Proposed)	Building Area By Structure (GFA Sq. Ft.)	Restaurant, Standard	Educational Institution	Office, Business	Museum	Retail, Sales	Restrooms	Marina, Accessory	Height	# of Stories
66 E. Jefferson Ave. Parcel (1) 10.62 462,503 B4		9.59%	8.23%	38,069	8,937	7,382	3,998	15,641	0	318	1,793		
02 E. Jefferson Ave. Parcel (1) 0.94 40,834 R5		74.81%	74.81%	30,546	2,779	0	0	0	5,068	0	22,699		
Total 11.56 503,337		14.88%	13.63%	68,615	11,636	7,382	3,998	15,641	5,148	318	24,492		
existing Building 1 - 'The Showroom'	Side: 0'-0" Side: 0'-0" Rear: 0'-0" Rear	ront: 0'-0" ide: 20'-2" ear: 2322'-1"		8,937	8,937							28'-5" Existing	1
existing Building 2 - 'The Theater' (2)	Side: 0'-0" Side: 0'-0" Rear: 0'-0" Rear	ront: 14'-0" ide: 111'-9" ear: 2274'-8"		7,382		7,382						38'-6" Existing	1
existing Building 3 - 'The Workshop'	Side: 0'-0"   Side	ront: 143'-6" ide: 146'-8" ear: 2161'-6"		3,998			3,998					23'-0" Existing	1
ixisting Building 4 - 'The Racks' (3)	Side: 20'-0"   Side	ront: 0'-9" ide: 19'-3" Rear: 11'-3"		30,546	2,699				5,148		22,699	42'-6" Existing	1
ixisting Building 5 - 'The Navy Yard'	Side: 55'-6"   Side	ront: 226'-6" ide: 20'-11" ear: 1953'-0"		15,641				15,641				36'-2" Existing	1
roposed Building 6 - 'The Restroom Pavilion'	Side: 0'-0" <b>Si</b> Rear: 0'-0" <b>Re</b>	nt: 1944'-11" Side: 8'-1" ear: 420'-3"		318						318		12'-5" Propose d	1
'The Gas Dock Pavilion'	Side: 20'-0"   Side	ont: 2383'-0" Side: 41'-0" Rear: 1'-0"		1,793							1,793	24'-9" Existing	2
Marina				77 Boat Slips									
Marina  Parcels to be combined.  Existing Building 2 - Exempt from setback rec	uirements per Sec. 50	0-13-62(d).		77 Boat Slips									

Parking Tabulations for Stanton Yards - 9602 & 9666 E. Jefferson Ave.										
	Gross Floor Area Building (Sq. Ft.) Use		Park	Parking Required	Former Use	Former Use - Required Parking				
"Т	he 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		
"7	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		
"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 Use								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

C-602

C-603

L-000

L-010

L-SP1

L-SP2

L-SP3

L-SP4

L-SP5

L-SP6

L-101

L-102

L-103

L-104

L-105

L-106

L-301

L-302

L-303

L-304

L-305

L-306

L-500

L-501

L-502

L-503

L-504

L-505

L-506

L-601

L-602

L-900

**Details - Pavement** 

Details - Sesc

Site Preparation

Site Preparation

Site Preparation

Site Preparation

**Site Preparation** 

Site Preparation

**Materials Plan** 

**Materials Plan** 

**Materials Plan** 

**Materials Plan** 

**Materials Plan** 

**Materials Plan** 

**Grading Plan** 

**Grading Plan** 

**Grading Plan** 

**Grading Plan** 

**Grading Plan** 

**Grading Plan** 

Planting Plan

Planting Plan

Planting Plan

Planting Plan

Planting Plan

**Planting Plan** 

Site Sections

Site Sections

Paving - Details

Planting Schedule

General

Key Plan

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	<b>Existing Condition</b>	L-904	Site Elements - Details
C-201	<b>Existing Condition</b>	L-905	Stairs
C-202	<b>Existing Condition</b>	L-906	Metalwork - Details
C-203	<b>Existing Condition</b>	L-910	Planting - Details
C-204	<b>Existing Condition</b>	L-911	Planting - Details
C-205	<b>Existing Condition</b>	L-920	Dumpster Enclosure
C-300	<b>Demolition Plan - Right of Way</b>	L-921	<b>Dumpster and Mechanical Enclosure</b>
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		
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# **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 Enginner: 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

1 FOR SITE PLAN
APPROVAL ONLY

**Date** 10/31/2025

Title

T-001