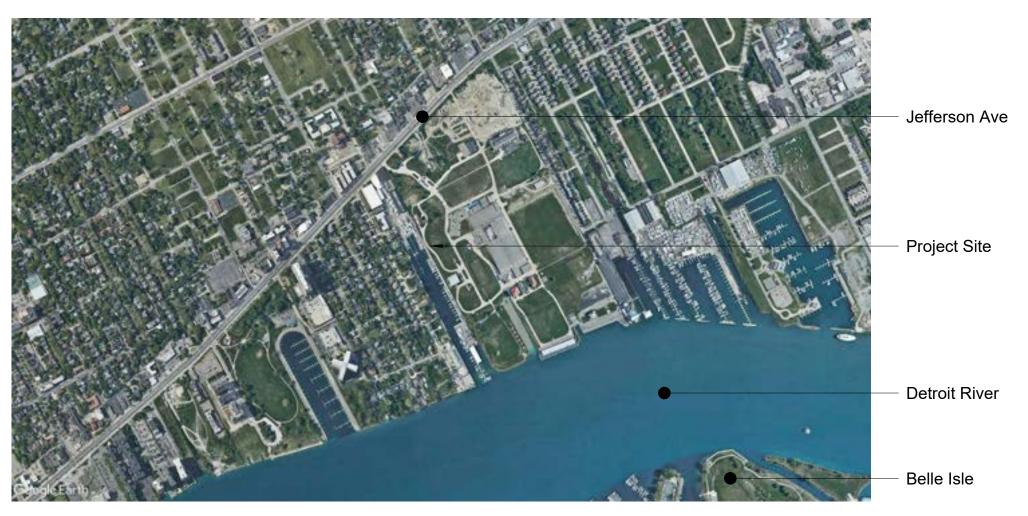
Site Context Plan



General Notes

- 1. **Survey:** The existing conditions were compiled from a survey of the site prepared by Giffels Webster, 28 W Adams Ave #1200, Detroit, MI 48226. Tel: (313) 962-4442. The survey is dated 21.12.2023. Although effort has been made to locate accurately all conditions, actual conditions may vary from those shown. The Contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the Landscape Architect and Owner before bidding. The Contractor shall assume responsibility for actual conditions as they exist on site.
- 2. **Utilities:** The Contractor shall familiarize himself/herself with all utilities above grade, at grade, and underground, including utility pipes and structures. Prior to the start of construction, the Contractor shall verify the locations of all utilities with the respective Utility Companies. The Contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
- 3. **Utilities:** For more information regarding utility connections, see Civil and Engineer's Drawings.
- 4. **Additional Notes:** The Contractor is advised that additional notes will be found on subsequent sheets of the contract documents and that such notes, while pertaining to the specific drawings they are placed on, supplement the general notes listen herein. All notes shall be applicable to all drawings.
- Dimensions and details shown have been taken from available Drawings, Reports, or Field Investigations and may not reflect current conditions. Although every effort has been made to accurately locate all conditions, actual conditions, may vary from those shown. The Contractor shall assume responsibility for actual conditions as they exist on the site.

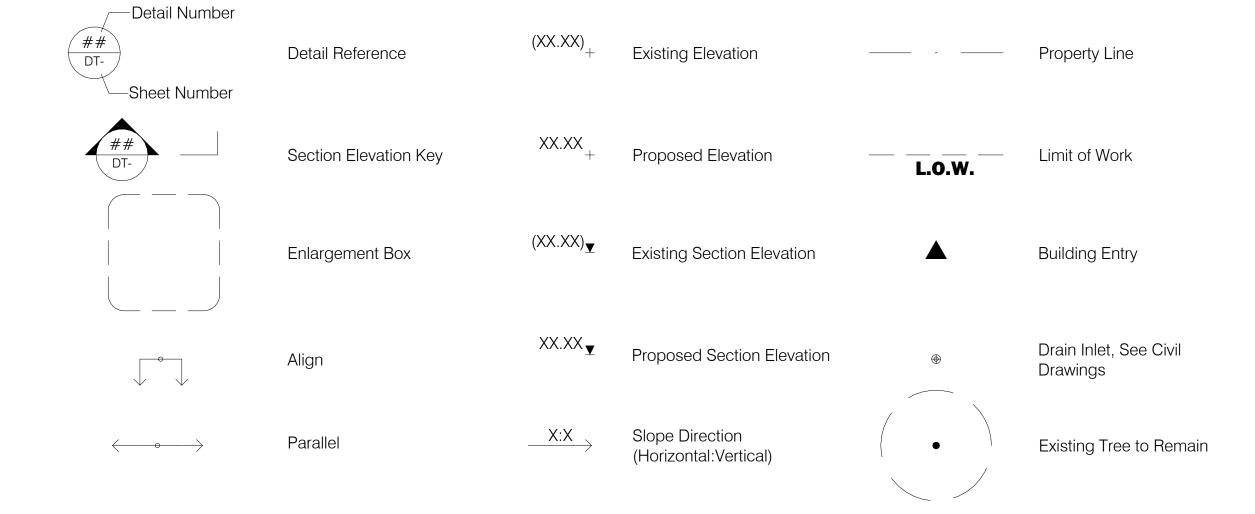
Site Preparation Notes

- 1. The Landscape Architect and the Owner shall review the site and approve the extent of site preparation before any work is started. Prior to construction the Contractor, Landscape Architect, and Owner shall arrange a pre-construction meeting on site. The Contractor shall verify all items to be removed with the Landscape Architect and Owner prior to disposal. Existing materials designated for salvage by the Owner, Landscape Architect, or Contractor shall be stockpiled or stored in locations approved by the Owner. The Contractor shall protect all materials designated to remain and shall be solely responsible for replacement of any materials so designated that are damaged during construction as specified in the General Conditions. The extent of replacement and/or repair to damaged items or work shall be determined by the Landscape Architect and shall be to the Owner's satisfaction.
- 2. The Contractor shall clear and remove all organic matter, debris, and rubbish from the job site not designated for salvage or relocation. The removal of such items shall be done in a manner so as not to damage items to remain. The Contractor shall dispose of said materials in a legal manner.
- 3. No paint shall be applied to site elements designated to remain. The Contractor shall review the method of marking site elements to remain with the Landscape Architect prior to beginning construction.
- 4. The Contractor shall, during the bidding process, be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on Drawings or not) to construct the proposed site improvements. The Contractor shall report, in writing, any discrepancies between the existing and proposed work to the Landscape Architect and Owner prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the Contractor from his responsibility to perform the necessary operation for the successful completion of the proposed improvements.
- 5. Limits of the work area shall be identified prior to the start of construction. Work outside the Limit of Work (L.O.W.) line is not to be performed prior to review with the Owner and Landscape Architect.
- 6. Contractor shall provide protections necessary to prevent damage to existing improvements indicated to remain in place and newly constructed improvements on Owner's property. The Contractor shall restore damaged improvements to their original condition, as acceptable to the Landscape Architect and parties having jurisdiction, at no cost to the Owner and parties having jurisdiction.
- 7. No work shall commence on the site until tree protection has been installed around all trees designated for preservation. Refer to 5/L902 tree protection standards.

Abbreviations

ADJ	Adjust	EXT	Exterior	ОС	On Center	STRUC	Structural
AGGR	Aggregate	FFE	Finish Floor Elevation	OD	Outside Diameter	S/W	Stormwater
ALT	Alternate	FG	Finish Grade	OPNG	Opening	Т	Tread
ARCH	Architect	FIN	Finish	OPP	Opposite	T & B	Top and Bottom
AVG	Average	FT	Feet	PAR	Paragraph	TAP	Tree Anchor Point
BB	Bottom of Bleachers	FTG	Footing	PB	Plant Bed	ТВ	Top of Bleachers
BET	Between	GALV	Galvanize	PC	Point of Curvature	TBR	To Be Removed
ВС	Bottom of Curb	GFI	Ground Fault Indicator	PCC	Point of Compound Curvature	TC	Top of Curb, Trash / Reycling Receptacle
BLDG	Building	GH	Ground Hydrant	PD	Planter Drain	TCW	Top of Concrete Wall
ВО	By Others	HDG	Hot Dip Galvanized	PED	Pedestrian Ramp	TD	Trench Drain
BR	Bottom of Ramp	HORIZ	Horizontal	PERP	Perpendicular	TEMP	Temporary
BS	Bottom of Step / Stair	HP	High Point	PG	Play Garden	THK	Thick
B/T	Between	HT	Height	PGJ	Pavement Grade Joint	THRU	Through
BW	Bottom of Wall	ID	Inside Diameter	PL	Plant, Planted Area	TOD	Top of Deck
СВ	Catch Basin	IN	Inch	PLMB	Plumbing	TOF	Top of Footing
CF	Cubic Feet	INCL	Include	РОВ	Point of Beginning	TR	Top of Ramp
CI	Curb Inlet	INFO	Information	PR	Pair	TRB	Top of Root Ball
CIR	Circle	INT	Interior	PSI	Pounds per Square Inch	TS	Top of Step / Stair
CJ	Control Joint	INV	Invert	PRC	Point of Reverse Curvature	TW	Top of Wall
CL	Centerline	JB	Junction Box	PREFAB	Prefabricated	TYP	Typical
CLR	Clear	JT	Joint	PROJ	Project	UB	Utility Bollard
COL	Column	I	Length	PT	Point of Tangency	UD	Underdrain
CONC	Concrete	LA	Landscape Architect	R	Radius, Riser, Rubber	UON	Unless Otherwise Noted
CONT	Continue	LB	Pound, Landscape Bollard	RECD	Received	VERT	Vertical
D	Depth, Deep	LIN	Linear	REF	Reference	VIF	Verify in Field, Do Not Proceed Without LA Acceptance
DF	Drinking Fountain	LP	Low Point	REBAR	Reinforcing Bar	W	West
DIA	Diameter	LT	Light	REINF	Reinforced	WDT	Width
DI	Drain Inlet	MATL	Material	REQD	Required	W/	With
DIM	Dimensions	MAX	Maximum	RET	Retaining	W/O	Without
DN	Down	MEP	Mechanical, Electrical, Plumbing	RIM	Rim Elevation of Utility Structure		Water Level
DR	Drain	MECH	Mechanical	RM	Room	WP	Waterproofing
DWG	Drawing	MET	Metal	SCH	Schedule	WR	Waste Receptacle
E	East	MEX	Meet Existing	SECT	Section	(F)	Full Depth Pavement
EL	Elevation	MH	Manhole	SHT	Sheet	(S)	Shallow Depth Pavement
EJ	Expansion Joint	MIN	Minimum	SIM	Similar	YD	Yard
ELEC	Electric	MISC	Miscellaneous	SK	Sketch		Diameter
ENG	Engineer	N	North	S	South	Ø @	
EP	End Point	N/A	Not Applicable	SPEC	Specification		At Plus or Minus
EQ	Equal	NIC	Not in Contract	SQ	Square	<u>+</u>	Plus or Minus
EQUIP	Equipment	NO	Number	SF	Square Feet	#	Number
ER	Electrical Receptacle	NOM	Nominal	SS	Stainless Steel		
EXIST'G	Existing	NTS	Not to Scale	STD	Standard		
EXSLAB	Existing Slab	0	Option	STL	Steel		
				0 1			

Symbols	





OSD

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:
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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:

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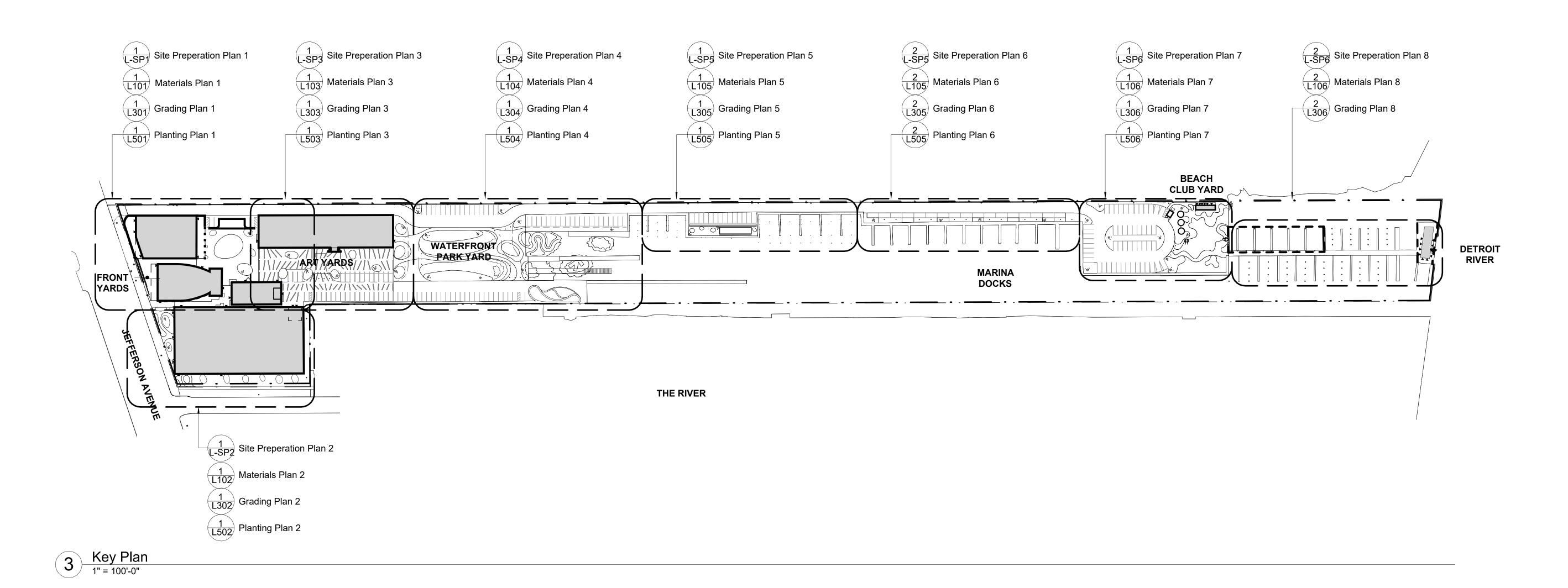
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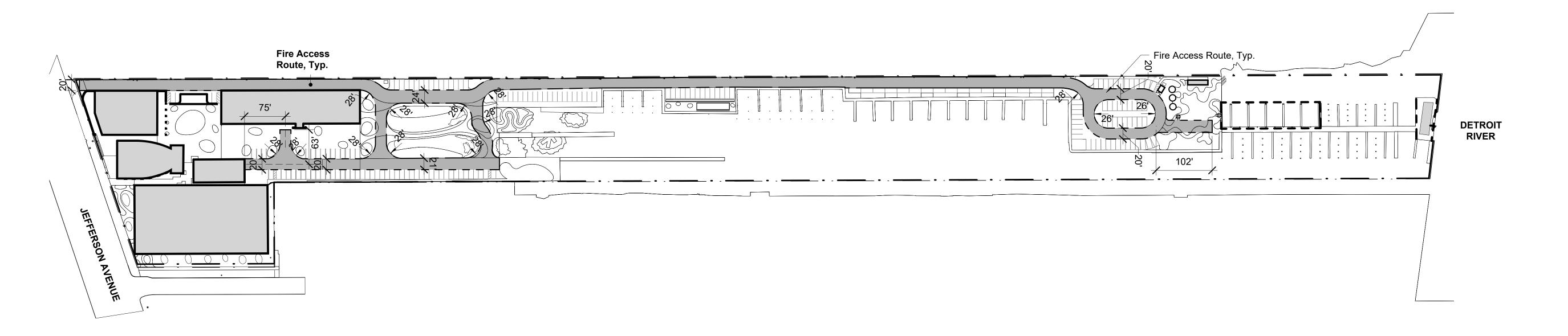
1 FOR SITE PLAN
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31/10/2025

Date

GENERAL SCALE:





1 Key Plan - Fire Lanes and Truck Access
1" = 100'-0"



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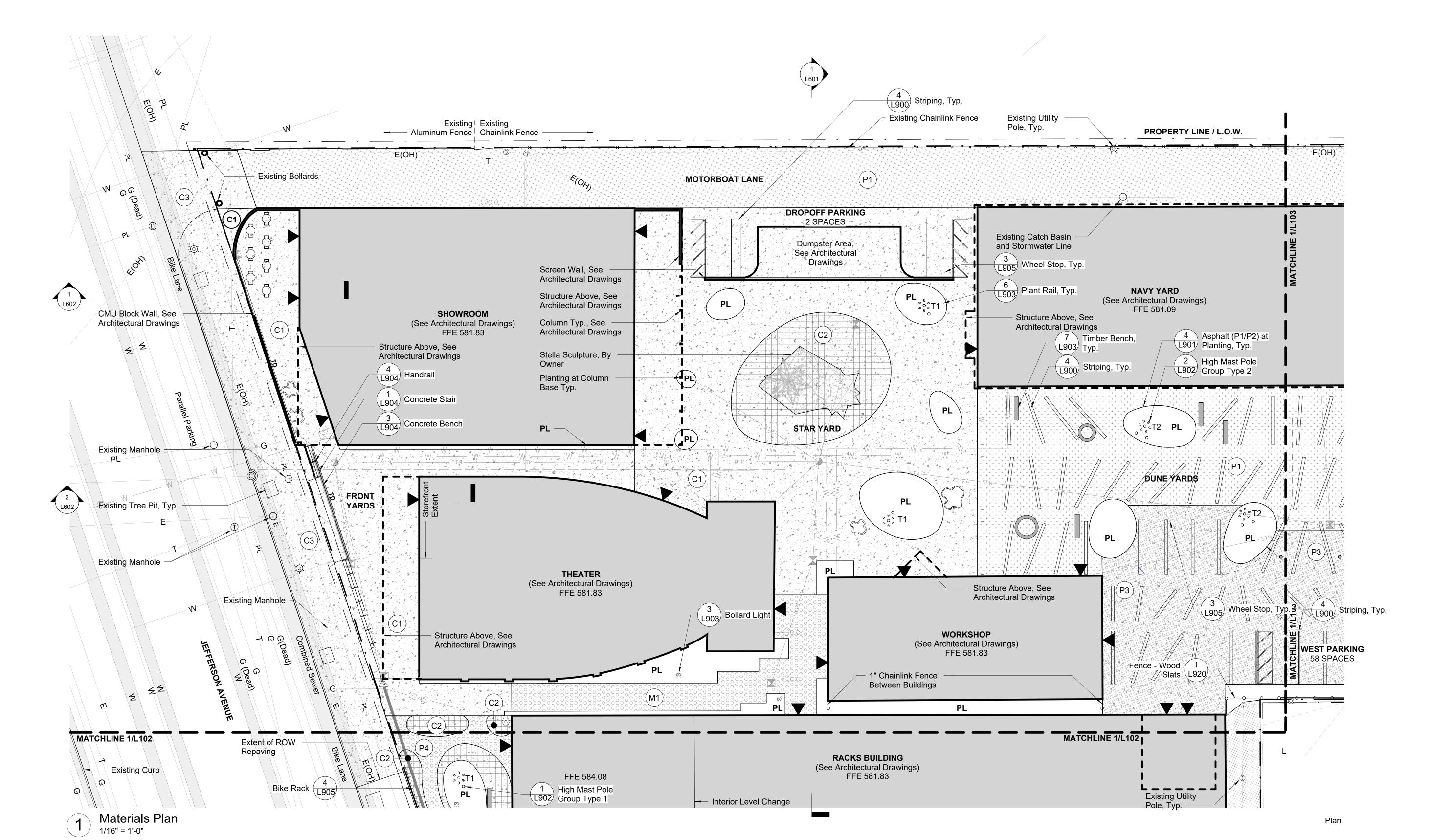
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KEY PLANSCALE: 1" = 100'-0"







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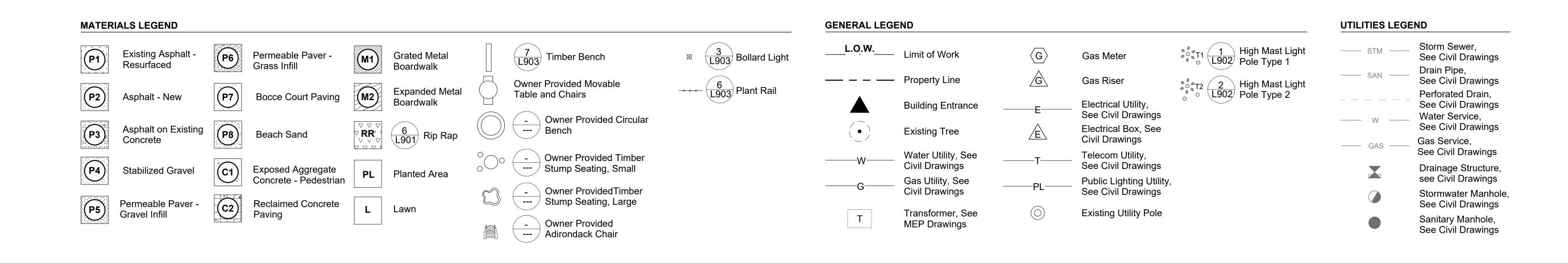
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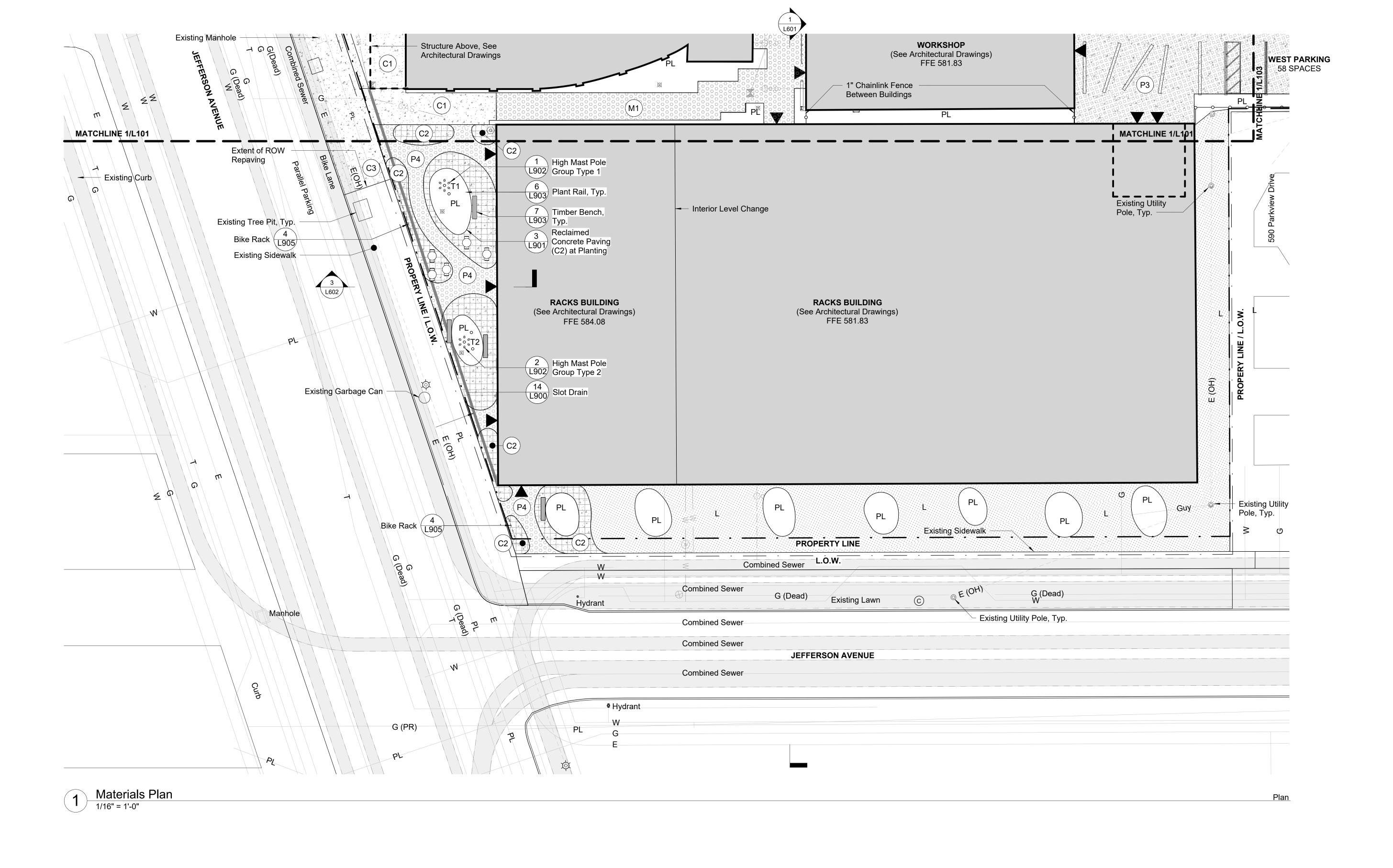
31/10/2025

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







GENERAL LEGEND



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UTILITIES LEGEND

Storm Sewer,

Drain Pipe,

See Civil Drawings

See Civil Drawings

Perforated Drain,

Water Service,

Gas Service,

See Civil Drawings

See Civil Drawings

See Civil Drawings

Drainage Structure,

see Civil Drawings

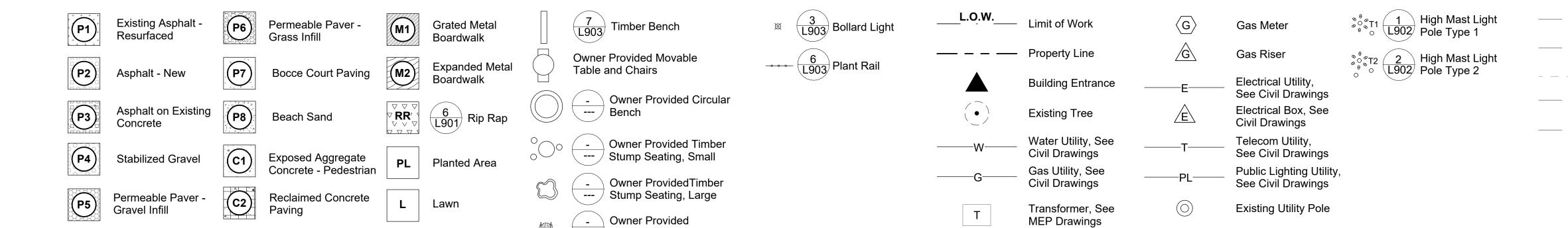
See Civil Drawings

Sanitary Manhole,

See Civil Drawings

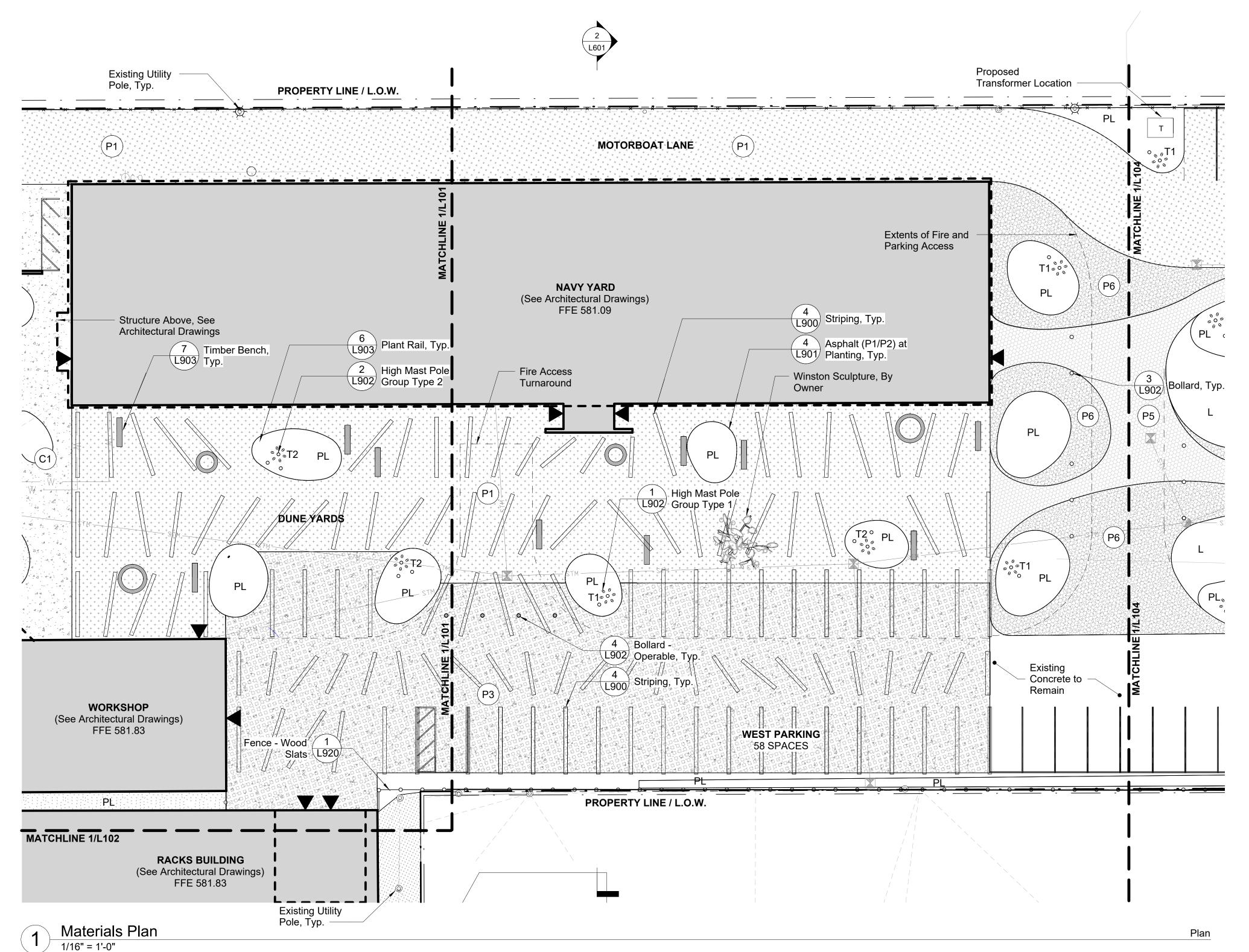
Stormwater Manhole





Adirondack Chair

MATERIALS LEGEND





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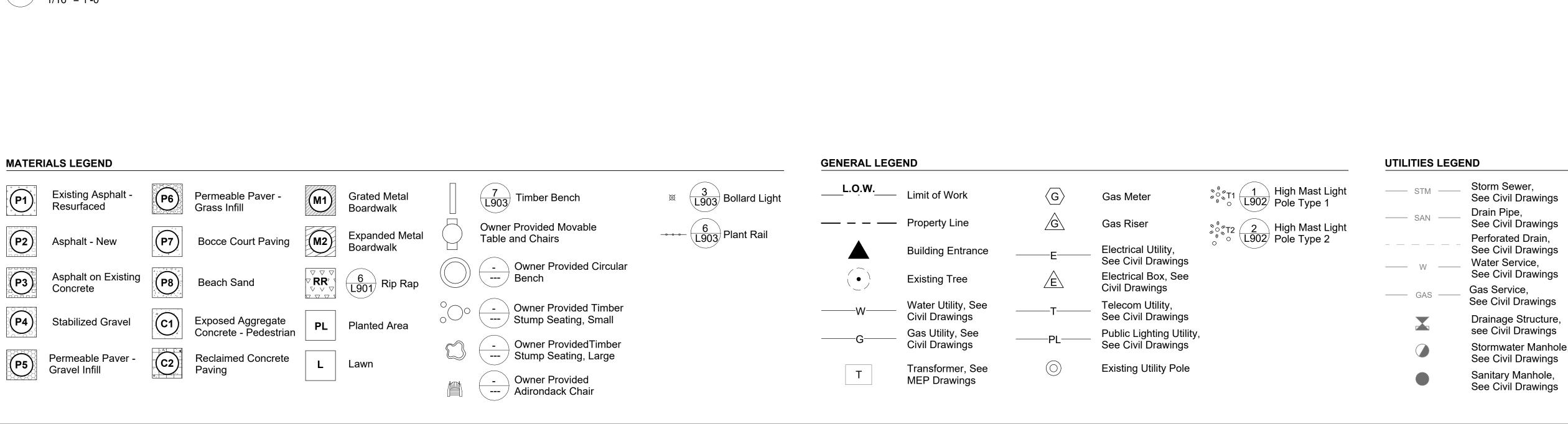
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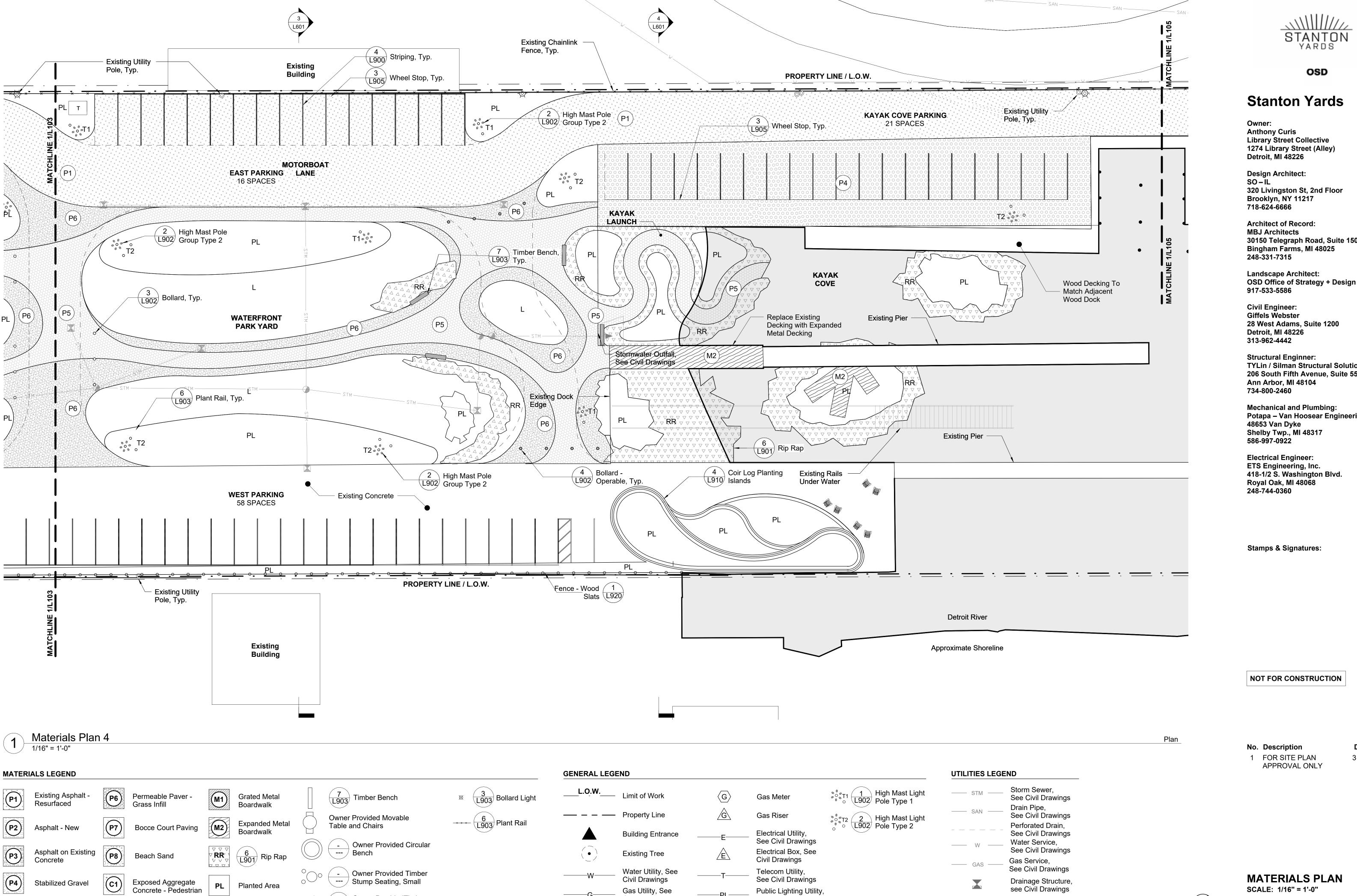
Date 31/10/2025

MATERIALS PLAN

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







Civil Drawings

MEP Drawings

Transformer, See

Т

See Civil Drawings

Existing Utility Pole

Owner ProvidedTimber

Stump Seating, Large

Owner Provided

Adirondack Chair

Permeable Paver -Gravel Infill

30150 Telegraph Road, Suite 150 Bingham Farms, MI 48025

TYLin / Silman Structural Solutions 206 South Fifth Avenue, Suite 550

Potapa – Van Hoosear Engineering, Inc. 48653 Van Dyke

31/10/2025

Date

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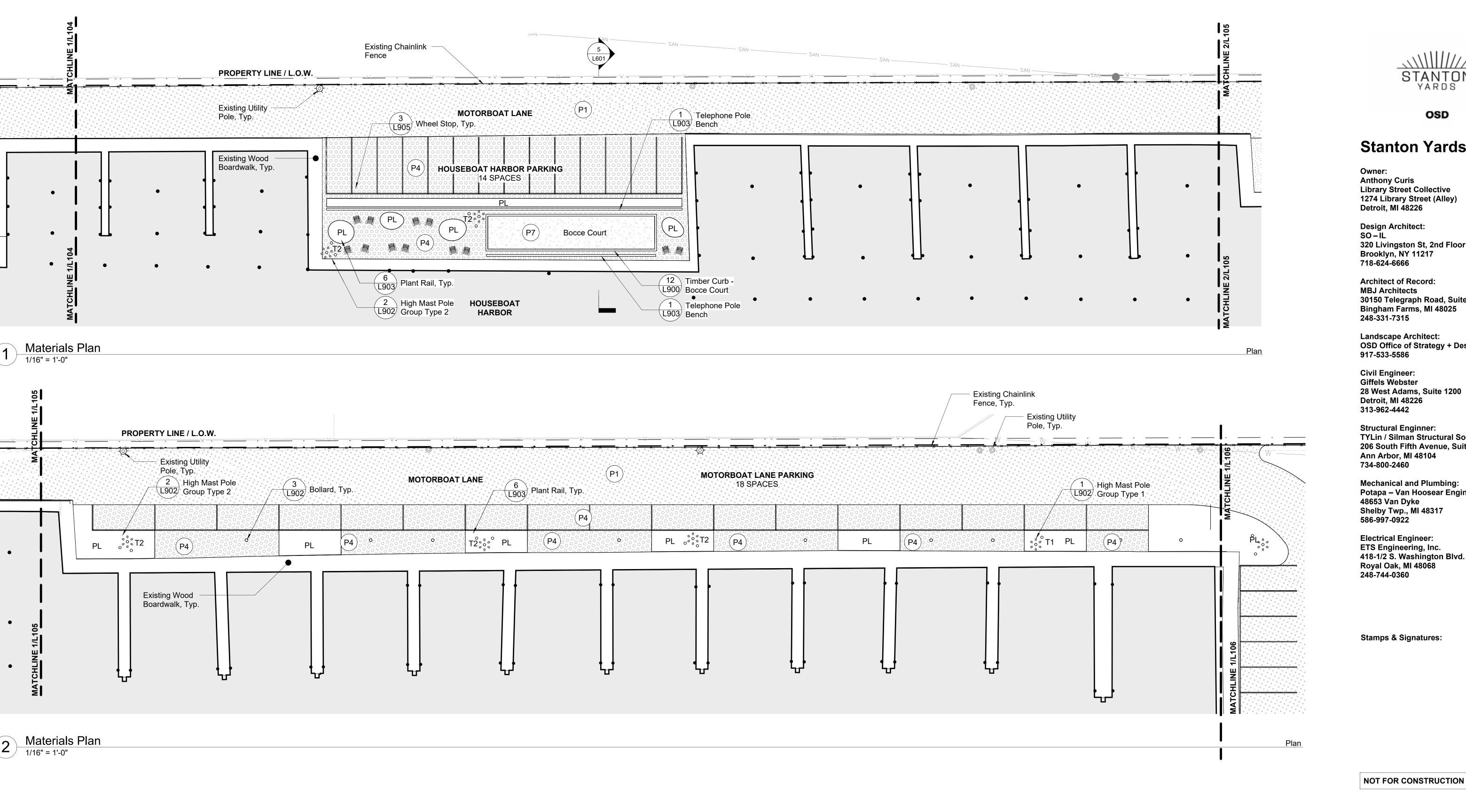
NORTH

Stormwater Manhole

See Civil Drawings

Sanitary Manhole,

See Civil Drawings





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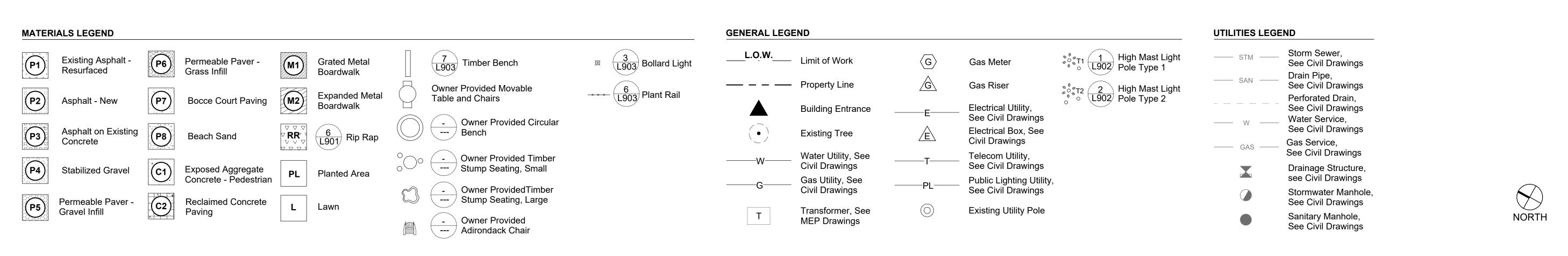
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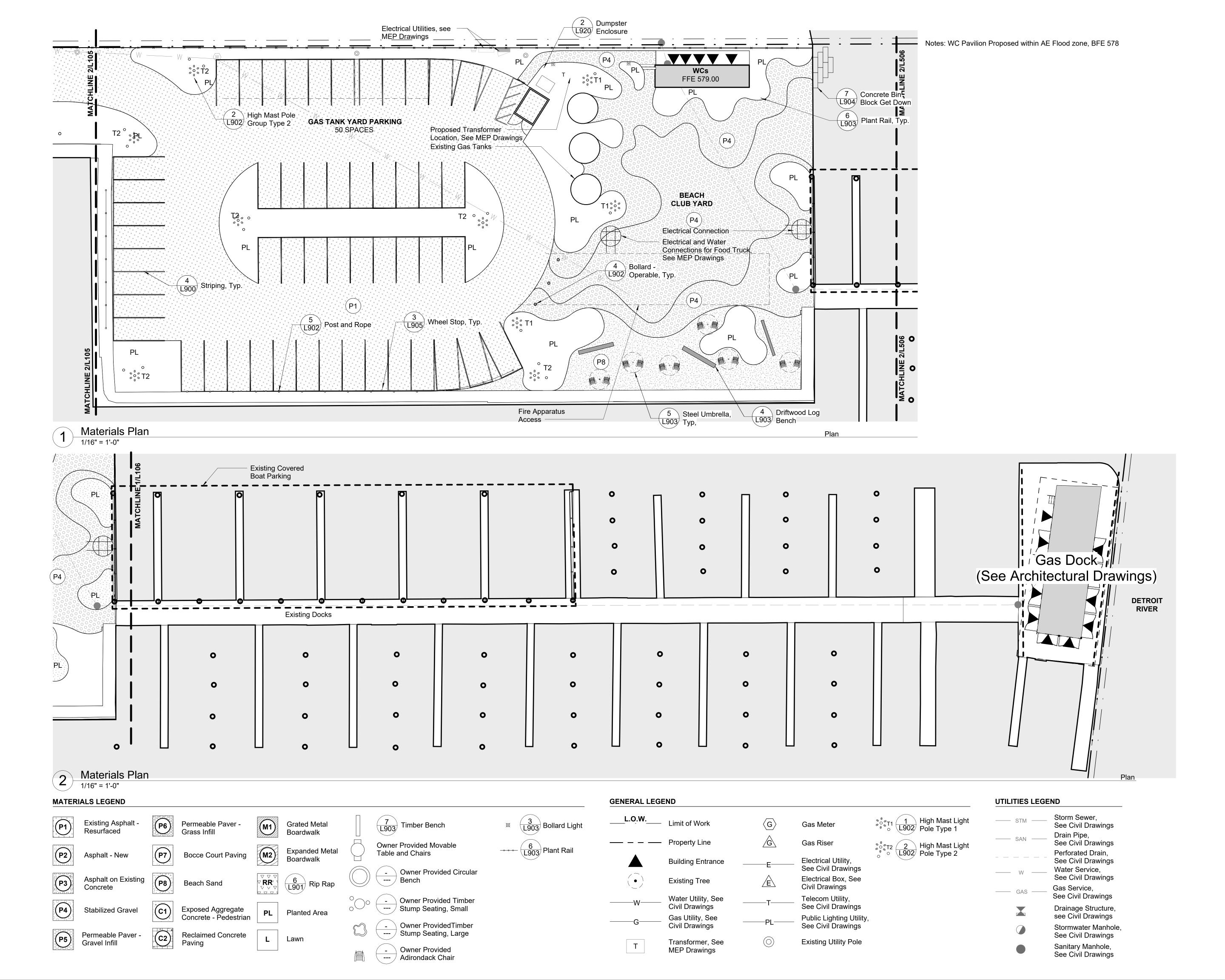
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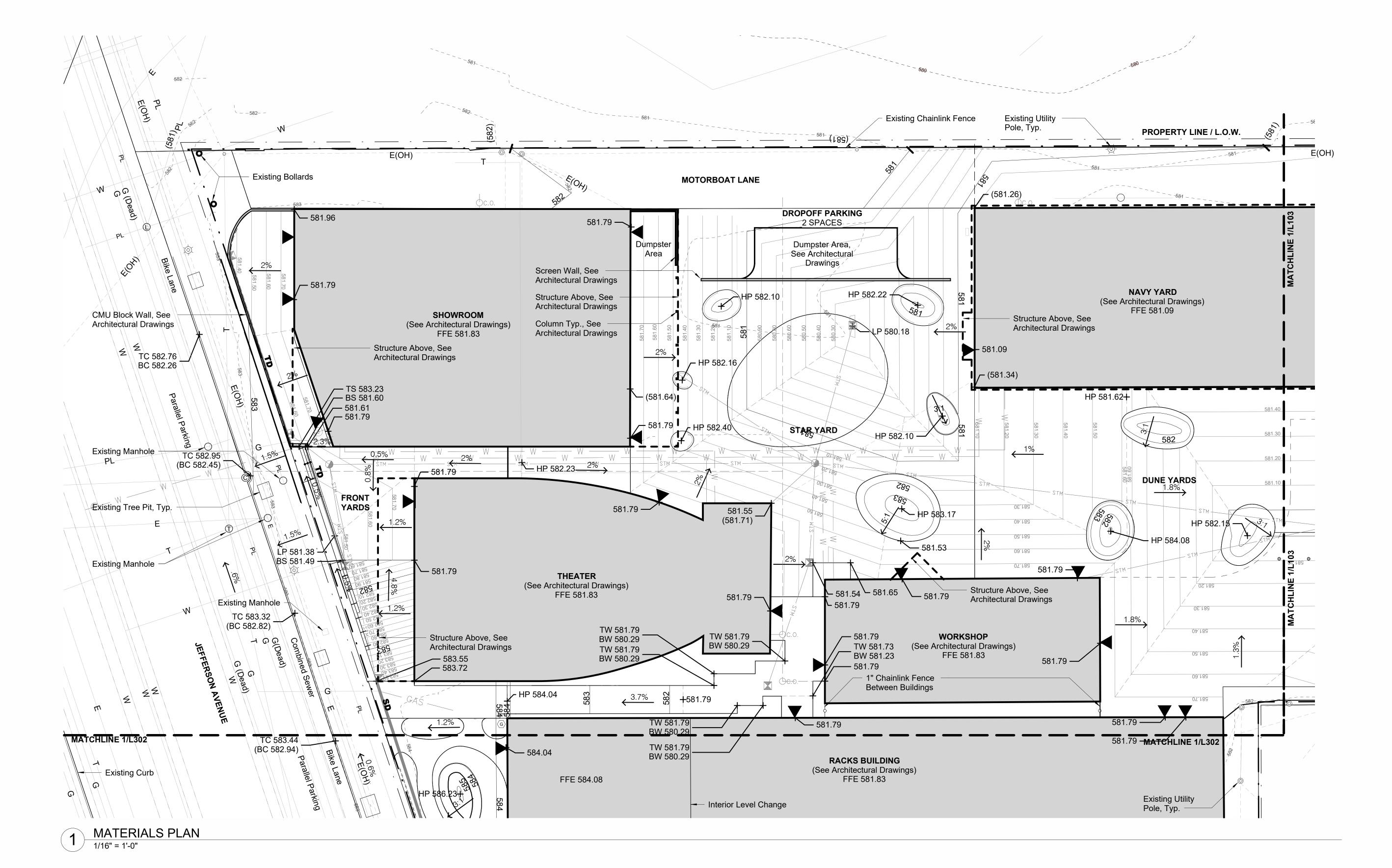
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GRADING LEGEND +HP XXX.XX Existing Contour - Minor Elevation - High Point Existing Contour - Major +LP XXX.XX Elevation - Low Point XXX Proposed Contour - Minor +TW XXX.XX Elevation - Top of Wall XXX Proposed Contour - Major +BW XXX.XX Elevation -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

NERAL LEC	GEND			
_L.O _. W	Limit of Work	G	Gas Meter	High Mast Light Pole Type 1
	Property Line	G	Gas Riser	High Mast Light
	Building Entrance	——Е——	Electrical Utility, See Civil Drawings	o Cooz Tole Type 2
	Existing Tree	É	Electrical Box, See Civil Drawings	
W	_ Water Utility, See Civil Drawings	——т—	Telecom Utility, See Civil Drawings	
—	Gas Utility, SeeCivil Drawings	PL	Public Lighting Utility, See Civil Drawings	
Т	Transformer, See MEP Drawings		Existing Utility Pole	

UTILITIES LEGEND Storm Sewer, See Civil Drawings Drain Pipe, 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



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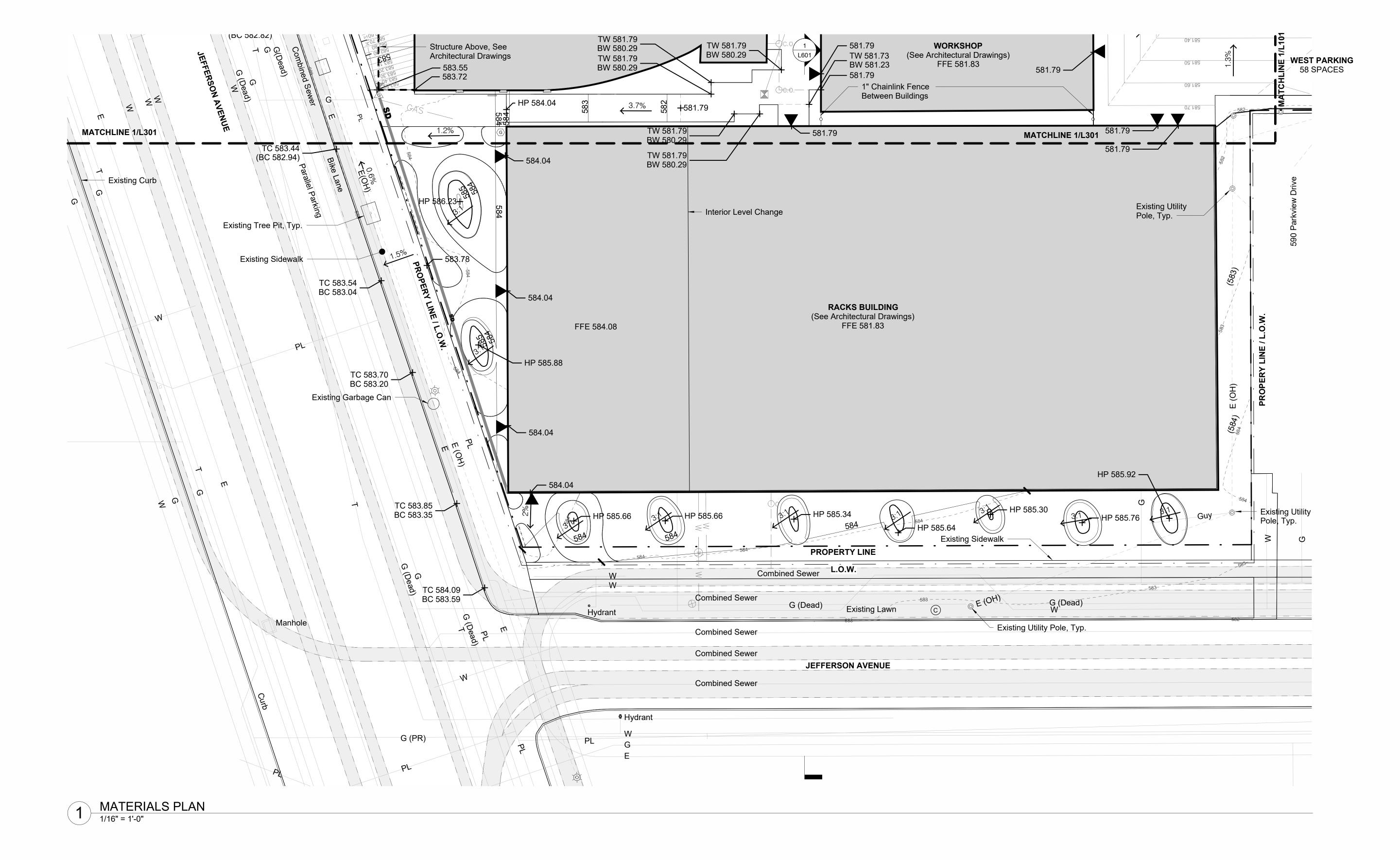
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GRADING LEGEND UTILITIES LEGEND GENERAL LEGEND ____L.O.W.____ Limit of Work Storm Sewer, High Mast Light Pole Type 1 +HP XXX.XX Elevation - High Point Existing Contour - Minor Gas Meter See Civil Drawings Drain Pipe, Existing Contour - Major +LP XXX.XX Elevation - Low Point G — — — Property Line Gas Riser High Mast Light Pole Type 2 See Civil Drawings XXX +TW XXX.XX Elevation - Top of Wall Perforated Drain, Proposed Contour - Minor See Civil Drawings Electrical Utility, **Building Entrance** XXX Proposed Contour - Major See Civil Drawings +BW XXX.XX Elevation - Bottom of Wall Water Service, Electrical Box, See See Civil Drawings XXX **Existing Tree** Proposed Underwater Contour - Minor +TS XXX.XX Elevation - Top of Stairs Civil Drawings Gas Service, See Civil Drawings XXX Water Utility, See Telecom Utility, +BS XXX.XX Proposed Underwater Contour - Major Elevation - Bottom of Stairs Civil Drawings See Civil Drawings Drainage Structure, XXX.XX see Civil Drawings Proposed Topo - Micro __X:X__ Gas Utility, See Public Lighting Utility, Slope Direction/Percentage Civil Drawings See Civil Drawings Stormwater Manhole, Proposed Topo - Grade Break See Civil Drawings Transformer, See MEP Drawings **Existing Utility Pole** Sanitary Manhole, See Civil Drawings



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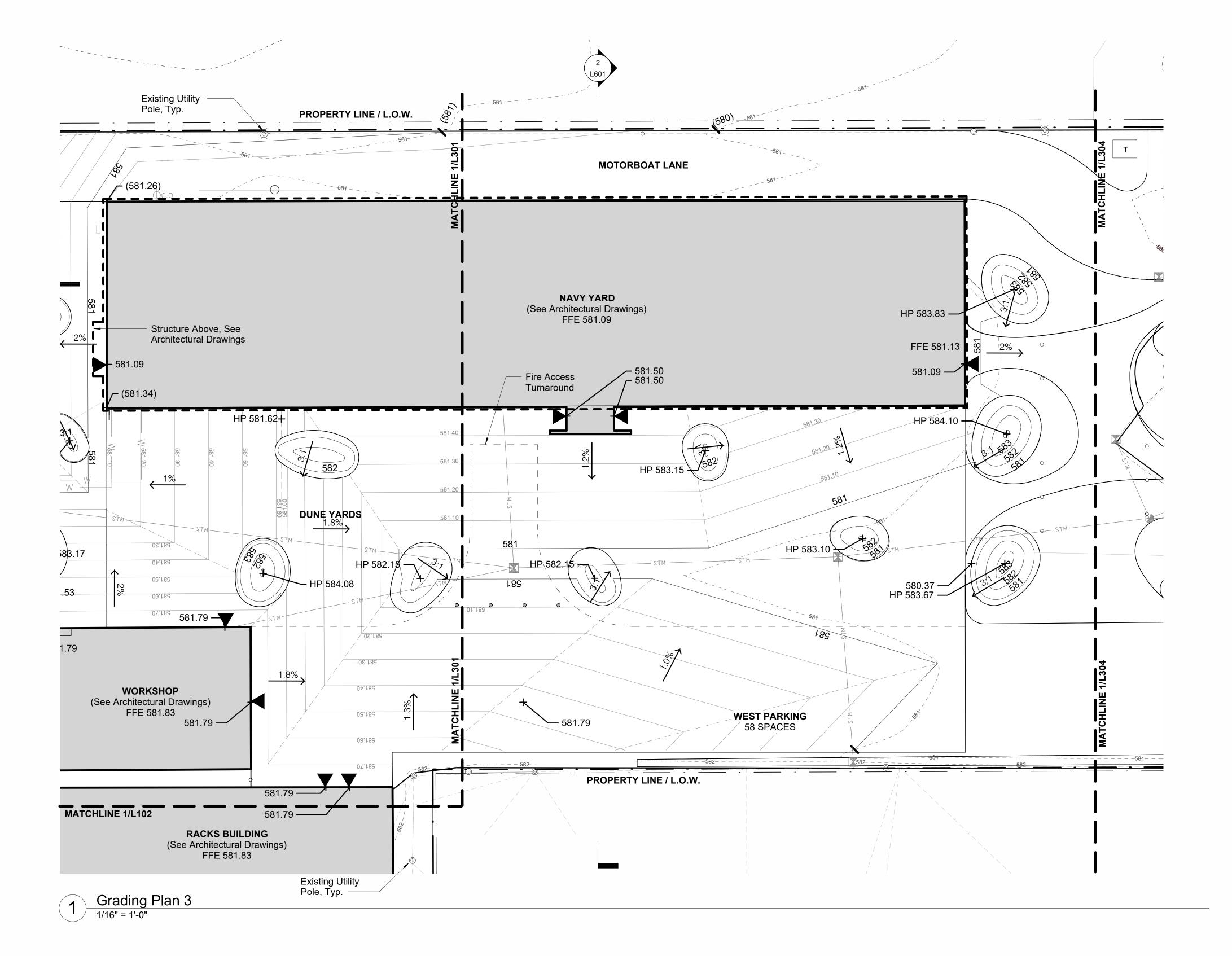
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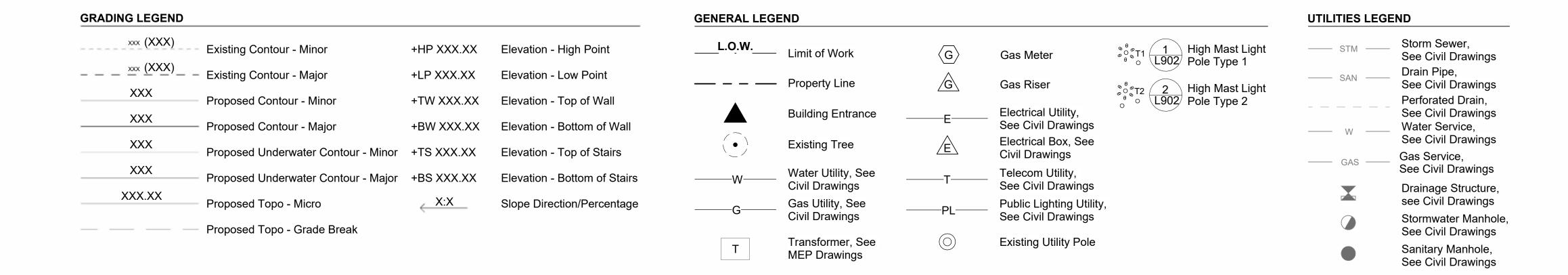
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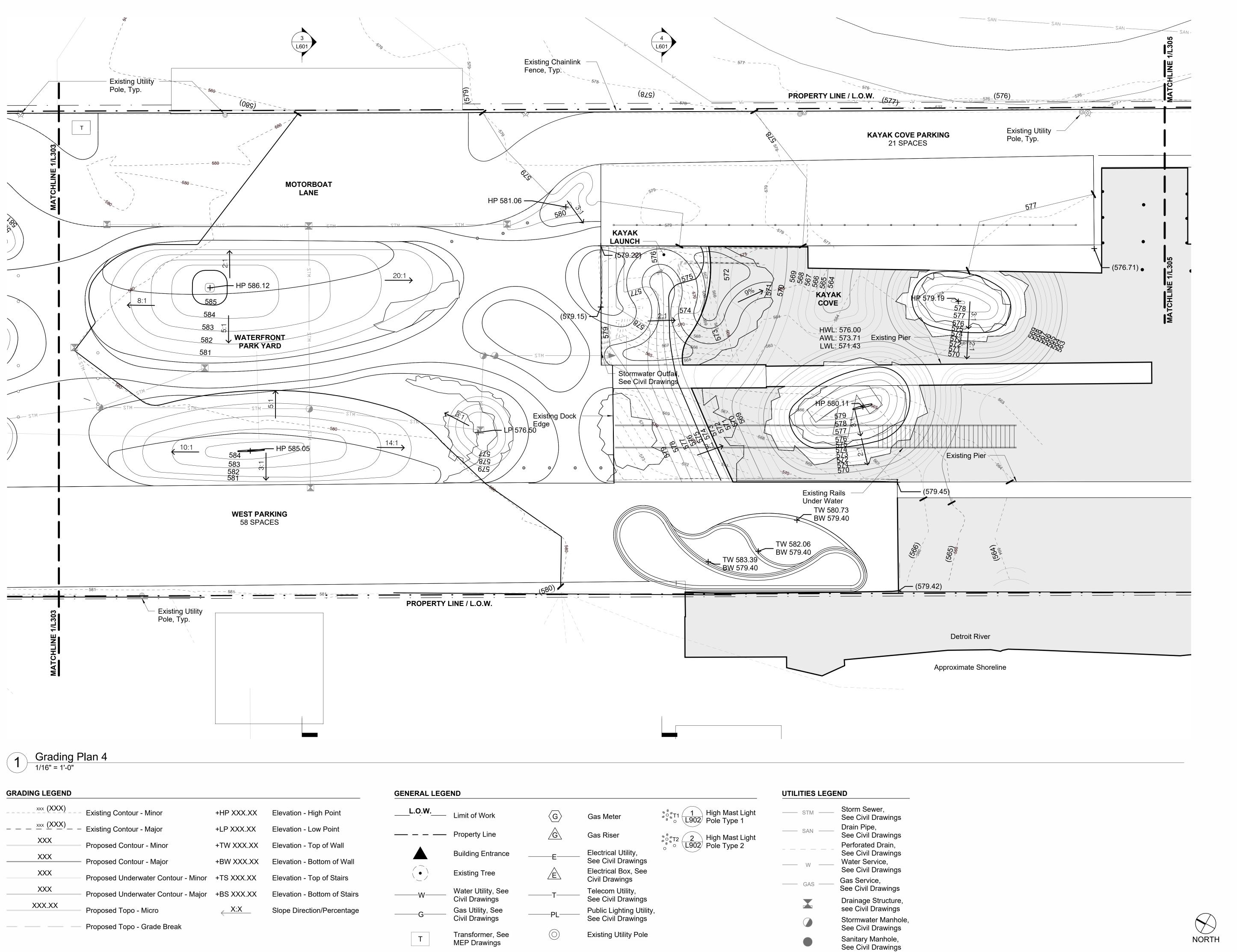
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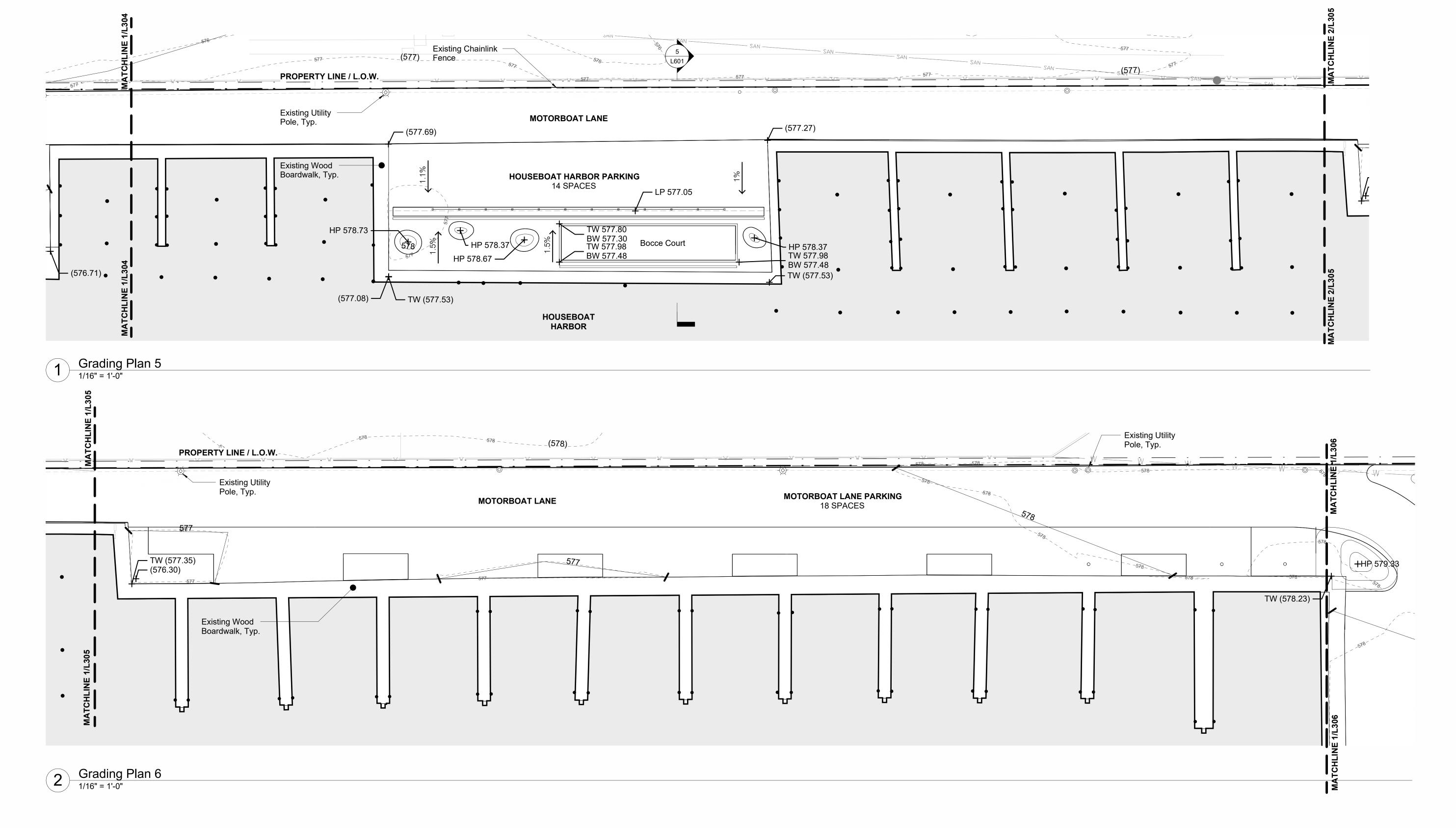
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APPROVAL ONLY

Date 31/10/2025

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







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:

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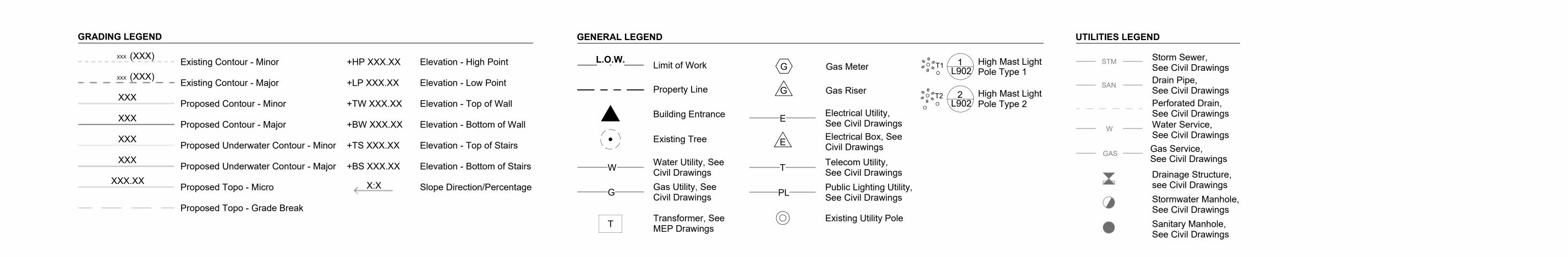
1 FOR SITE PLAN
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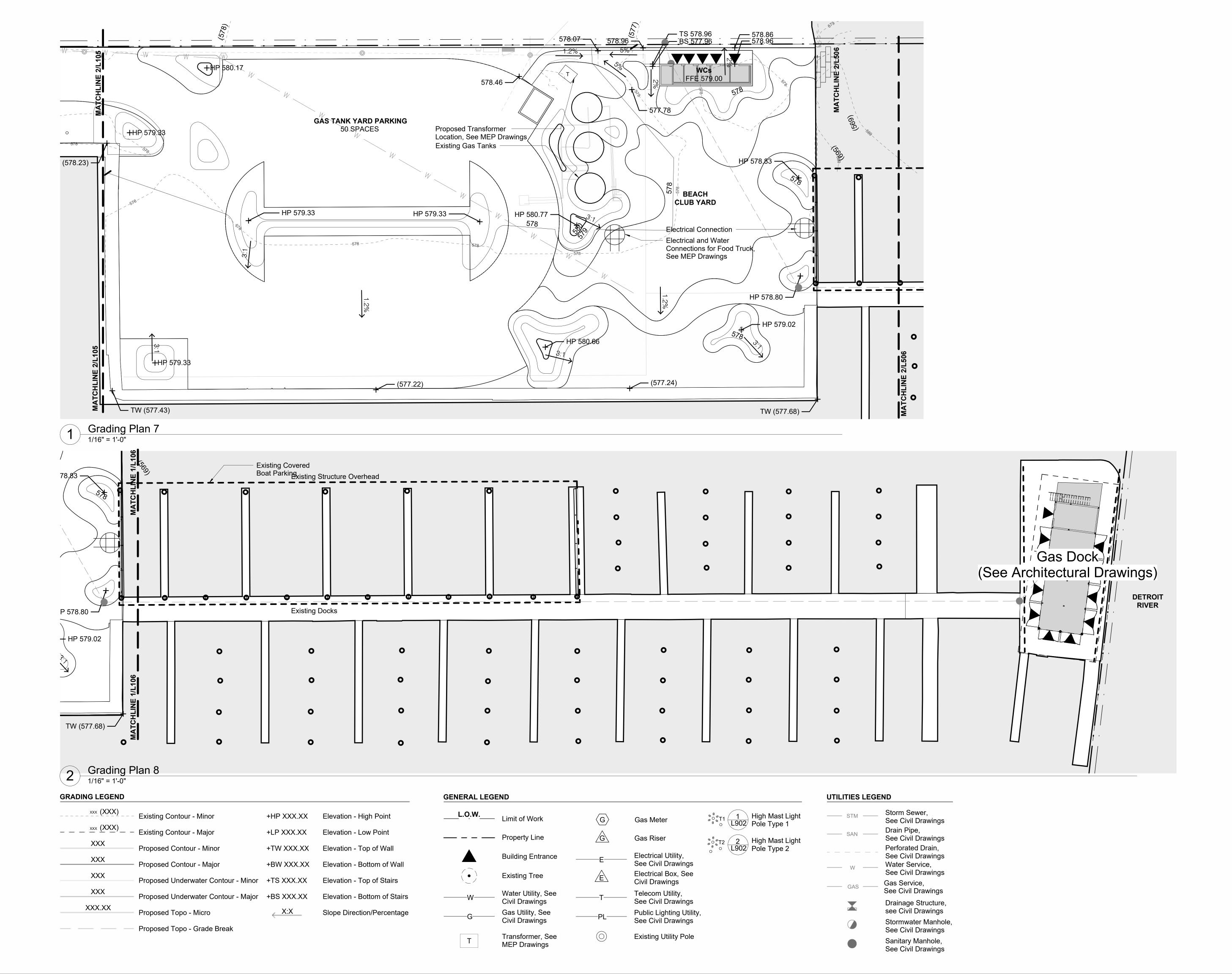
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L305

NORTH







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TREES					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
GB	Gingko biloba 'Princeton Sentry'	Maidenhair Princeton Sentry	4" CAL.	7	36" Planting Soil
PS	Pinus strobus	Eastern White Pine	10-12' HT.	50	36" Planting Soil
TD	Taxodium distochium	Bald Cypress	10-12' HT.	3	36" Planting Soil
FG	Fagus grandifolia	American Beech	4" CAL.	3	36" Planting Soil
QR	Quercus rubra	Red Oak	4" CAL.	12	36" Planting Soil
CS	Catalpa speciosa	Northern Catalopa	3" CAL.	7	36" Planting Soil
MM	Magnolia macrophylla	Bigleaf Magnolia	3" CAL.	11	36" Planting Soil
NS	Nyssa sylvatica	Black Gum	3" CAL.	28	36" Planting Soil
		**	Total Quantity	121	

ORNAME	DRNAMENTAL TREES						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES		
AG	Amelanchier grandiflora x Autumn Brillian	Autumn Brilliance Servicebbery	10-12' HT	19	36" Planting Soil		
CA	Magnolia stellata	Star Magnolia	3" CAL.	14	36" Planting Soil		
MV	Magnolia virginiana	Sweetbay Magnolia	3" CAL.	9	36" Planting Soil		
RT	Rhus typhina	Staghorn Sumac	8-10° HT	9	36" Planting Soil		
			Total Quantity	51			

SHRUBS	<u> </u>				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
3	4-	Extra Large Shrub	3' Rootball	25	
	-	Large Shrub	2º Rootball	45	
	-	Medium Shrub	36* HT	100	-
		***************************************	Total Quantity	170	

PERENNIAL	S/GROUNDCOVER					
Entry Plantin	ng Mix - 1,415 SF					
KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	15%	Amsonia hubrichtii	Blue Star	1 GAL.	14" O.C.	180
	15%	Bouteloua gracilis	Blue Grama Grass	1 GAL.	14" O.C.	180
	20%	Diarrhena obovata	American Beakgrass	2 GAL.	14" O.C.	240
	10%	Echinacea pallida	Pale Purple Coneflower	1 GAL.	14" O.C.	120
EM	8%	Elymus canadensis	Canada Wild Rye	1 GAL.	14" O.C.	96
EM	6%	Juniperus horizontalis	Creeping Juniper	5 GAL.	24" O.C.	25
	6%	Liatris spicata	Dense Blazing Star	1 GAL.	14" O.C.	72
	5%	Lithospermum carolinense	Carolina Puccoon	1 GAL.	14" O.C.	60
	15%	Schizachyrium scoparium	Little Bluestern	2 GAL	14" O.C.	180
	100%			•	Total Quantity	1,153

Fern Plantin	g Mix - 1,674 SF					
KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	10%	Parthenocissus tricuspidata	Boston Ivy	1 Gal.	14" O.C.	142
	5%	Hydrangea anomla ssp. petiolaris	Climbing Hydrangea	2 GAL.	14" O.C.	71
	20%	Adiantum pedatum	Northern Maidenhair Fern	1 Gal.	14" O.C.	284
FM	20%	Athyrium filix-femina	Lady Fern	1 Gal.	14" O.C.	284
rm.	20%	Dryopteris erythrosora	Autumn Fern	1 Gal.	14" O.C.	284
	10%	Helleborus	White Hellebore	1 Gal.	14" O.C.	142
	15%	Carex pennsylvanica	Pennsylvania Sedge	1 Gal.	14" O.C.	213
	100%				Total Quantity	1,420

Dune Plantin	ng Mix - 13,956 SF		100	11.00		
KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	25%	Ammophila breviligulata	Marram Grass	2 GAL	14" O.C.	2,960
	8%	Arctostaphylos uva-ursi	Bearberry	3 GAL.	14" O.C.	947
	10%	Artemisia campestris	Wormwood	1 GAL.	14" O.C.	1,184
	8%	Calamovilfa longifolia	Sand Reed Grass	1 GAL.	14" O.C.	947
	6%	Coreopsis lancelata	Sand Coreopsis	1 GAL.	14" O.C.	710
DM	5%	Hudsonia tomentosa	Beach Heath	1 GAL.	14" O.C.	592
	10%	Juniperus horizontalis	Creeping Juniper	5 GAL	24" O.C.	403
	7%	Koeleria macrantha	Prairie June Grass	1 GAL.	14" O.C.	829
	6%	Monarda punctata	Spotted Bee Balm	1 GAL.	14" O.C.	710
	15%	Schizachyrium scoparium	Little Bluestem	2 GAL.	14" O.C.	1,776
	100%		100		Total Quantity	8,099

KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	8%	Acorus americanus	Sweet Flag	1 GAL.	14" O.C.	163
iparian Plant EY RM-S	4%	Alisum subcordatum	Water Plantain	1 GAL.	14" O.C.	81
	4%	Ammophila breviligulata	Marram Grass	1 GAL	14" O.C.	81
	15%	Andropogon gerardii	Big Bluestem	1 GAL.	14" O.C.	305
	8%	Asclepias incarnata	Swamp Milkweed	1 GAL.	14" O.C.	163
	8%	Carex comosa	Bottlebrush Sedge	1 GAL.	14" O.C.	163
RM-S	5%	Elymus virginicus	Virginia Wild Rye	1 GAL.	14" O.C.	102
	6%	Eupatorium perfolatum	Boneset	2 GAL.	14" O.C.	122
	15%	Juncus effusus	Common Rush	2 GAL.	14" O.C.	305
	15%	Panicum virgatum	Switchgrass	2 GAL.	14" O.C.	305
	6%	Rudbeckia hirta	Black Eyed Susan	1 GAL.	14" O.C.	122
	6%	Sagittaria latifolia	Common Arrowhead	1 GAL	14" O.C.	122
	100%				Total Quantity	1,709

KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	25%	Ammophila breviligulata	Marram Grass	2 GAL.	14" O.C.	1,692
	15%	Hakonechloa macra	Japanese Forest Grass	1 GAL.	14" O.C.	1,015
	12%	Hibiscus spp.	Hibiscus	1 GAL.	14" O.C.	812
GM	15%	Kniphofia uvaria 'Glowstick'	Red Hot Poker 'Glowstick'	1 GAL	14" O.C.	1,015
GMI	15%	Hosta 'Sum and Substance'	Hosta 'Sum and Substance'	2 GAL	14" O.C.	1,015
	15%	Polystichum setiferum	Soft Shield Fern	1 GAL.	14" O.C.	1,015
	3%	Musa basjoo	Japanese Banana	2 GAL.	14" O.C.	203
	100%	***		- 100	Total Quantity	6,769

Bioswale Mix	c - 684 SF	100				
KEY	PERCENTAGE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	15%	Asclepias incamata	Swamp Milkweed	2 GAL.	14" O.C.	87
	15%	Carex lurida	Shallow Sedge	1 GAL.	14" O.C.	87
	10%	Coreopsis lanceolata	Lanceleaf Coreopsis	1 GAL.	14" O.C.	58
	10%	Echinacea purpurea	Purple Coneflower	1 GAL.	14" O.C.	58
BS	10%	Hibiscus moscheutos	Swamp Rose Mallow	2 GAL.	14" O.C.	58
	20%	Juncus effusus	Soft Rush	1 GAL.	14" O.C.	116
	10%	Rudbeckia hirta	Black Eyed Susan	1 GAL.	14" O.C.	58
	10%	Schizachyrium scoparium	Little Bluestem	2 GAL.	14" O.C.	58
	100%				Total Quantity	580

Lawn - 14,330 SF					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
L	-	Sod	-	Sod	14,330 SF



Layout: The plant locations shown on the Drawings are approximate. The Contractor shall layout the plantings as shown on the Drawings and receive onsite approval from the Landscape Architect prior to installation. Contractor shall make adjustments as determined by the Landscape Architect without additional cost to the Owner.

Identifying and Exposing the Root Flare: Prior to setting the height of the
rootball pedestal, the Contractor shall remove burlap and twine from the top of
the rootball and inspect each plant to determine if the trunk flare is buried
within the rootball. Adventitious roots and girdling roots shall be removed with
sharp pruners.

Plant Material: Contractor shall provide photographs of plants taken at the Nursery Source. Photographs shall be labeled with the plant species botanical name, nursery name, plant size, and date of photograph. Photographs shall include full range of characteristics of each plant including detailed photographs of the bark, base of the tree, leaves (if present), branching structure, form, and habit. For container plants, provide close up photographs of the rootball with the container removed. All images shall include a scale figure, such as a ruler or person. Obtain approval from Landscape Architect prior to plant procurement.

On-Site Inspection of Plant Material: The Landscape Architect will inspect the plant materials for size and condition of rootballs and/or root systems, insects, injuries, defoliation, wind burn and latent defects. The Contractor shall remove plant material that is unsatisfactory, as determined by Landscape Architect, and replace the plants at no additional cost to the Owner.

Substitutions: In the event that the Contractor is unable to obtain the plant material specified, either because of unavailability or the failure of the plant material to meet the quality requirements, the Contractor shall provide substitute plants of equal size, quality, character, overall form, branching habit, and value to the plant material originally specified. The substitute plans must be approved by the Landscape Architect prior to procurement.

Contractor is responsible for providing fully operational irrigation system for all planting areas.

7. All planting to conform with planting details as noted on L910.

Plant quantities are provided as a courtesy only. The contractor is responsible for verifying all quantities.

9. Installation of all planting areas shall include a high-visibility marking layer as required by the Environmental Phase 1 Assessment and Due Care Plan.

10. All planting areas to be irrigated. All planting areas to receive 3' planting soil
11. All planting areas to be irrigated.

12. All planting areas to receive 3' planting soil

Planting Notes



OSD

Stanton Yards

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Detroit, MI 48226

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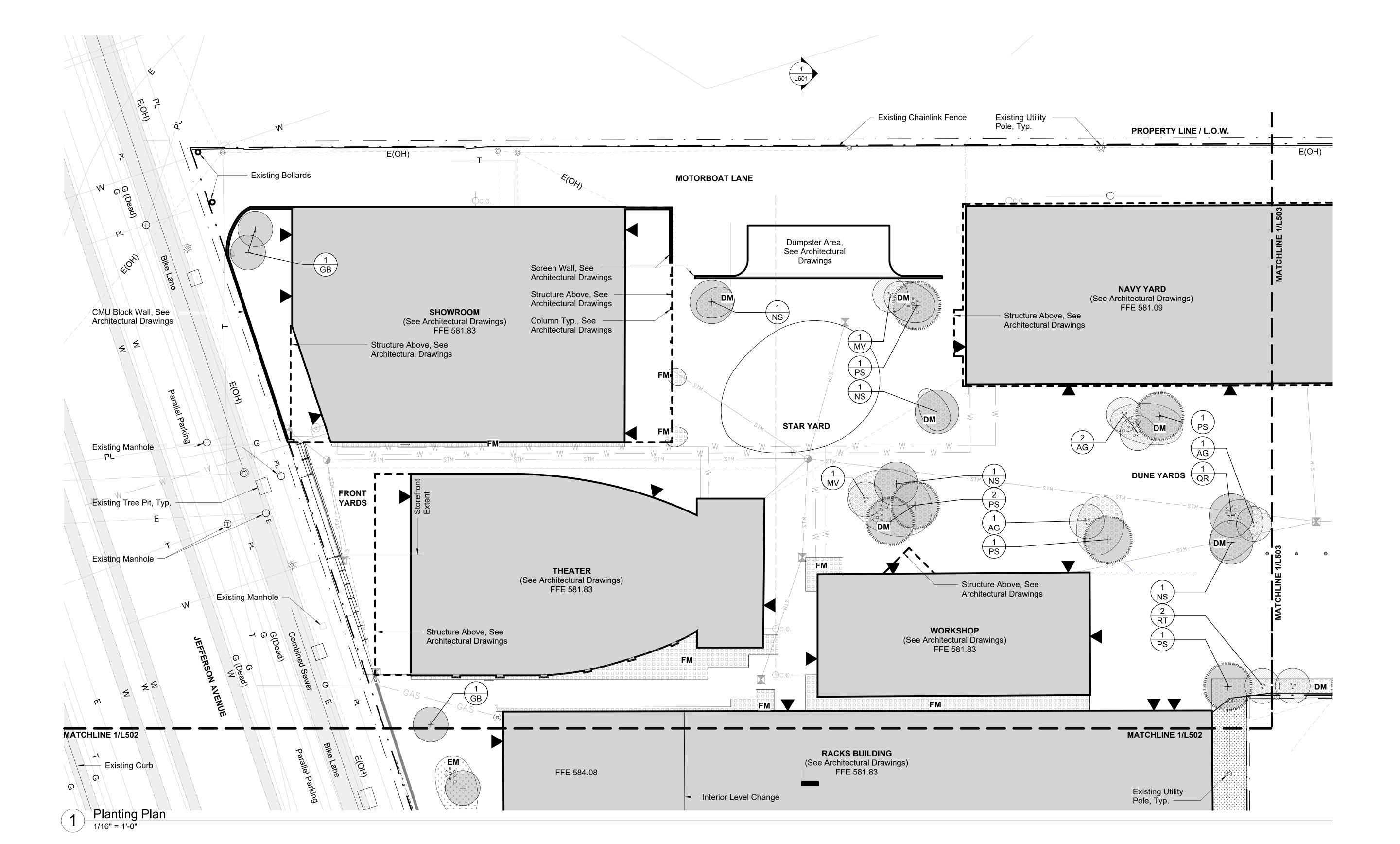
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PLANTING SCHEDULE
SCALE: 1" = 1'-0"



NORTH



 $\langle G \rangle$

Gas Meter

Existing Utility Pole



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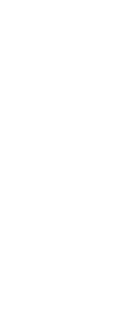
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PLANTING PLAN
SCALE: 1/16" = 1'-0"

L501





UTILITIES LEGEND

——— STM —

---- GAS ---

High Mast Light Pole Type 1

Storm Sewer,

Drain Pipe,

See Civil Drawings

See Civil Drawings

Perforated Drain,

Water Service,

Gas Service,

See Civil Drawings

See Civil Drawings

See Civil Drawings

Drainage Structure,

see Civil Drawings

Sanitary Manhole,

See Civil Drawings

Stormwater Manhole, See Civil Drawings

Deciduous Tree -

Medium

GENERAL LEGEND

____L.O.W.____ Limit of Work

Transformer, See

MEP Drawings

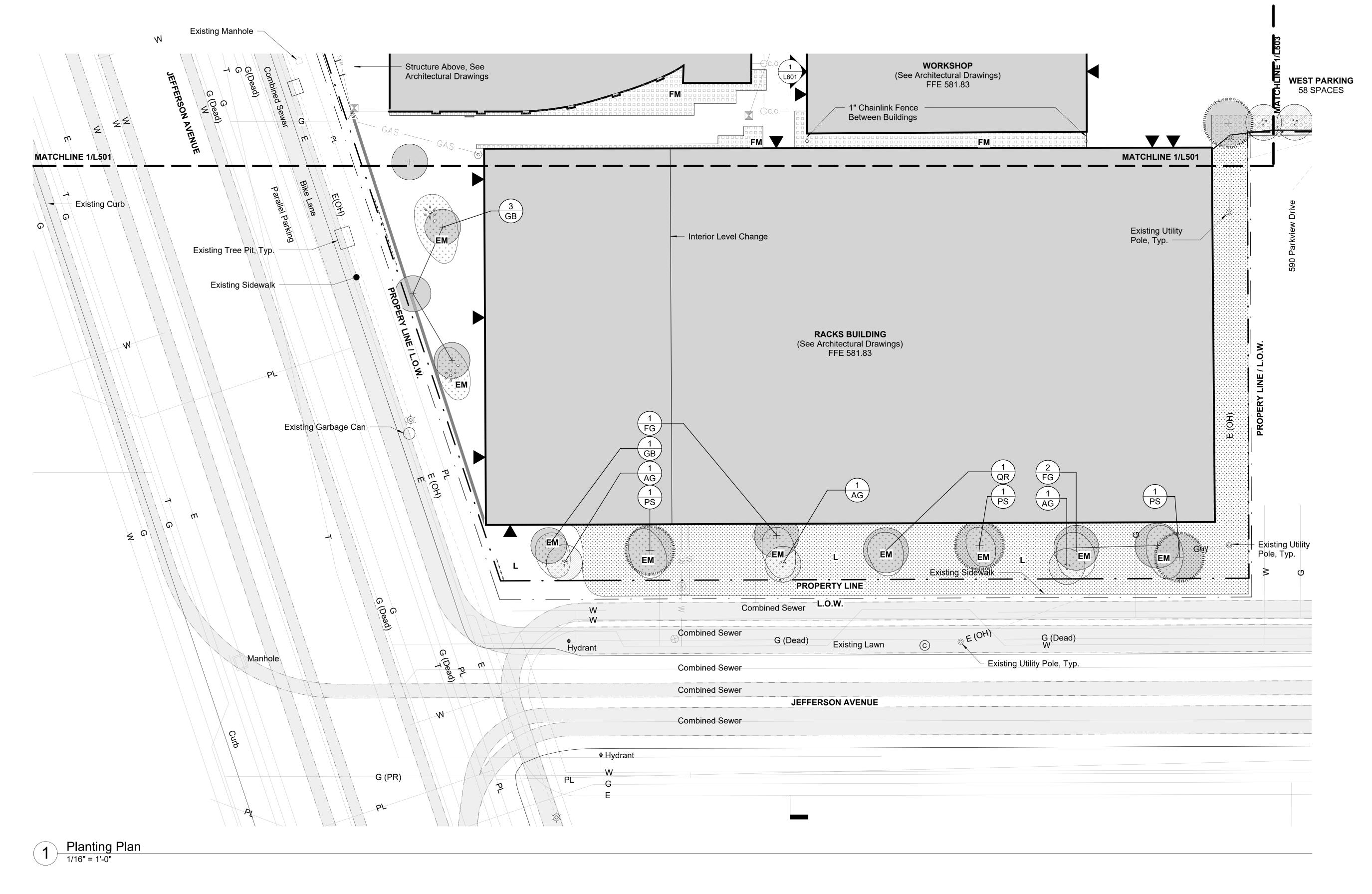
PLANTING LEGEND

Entry Planting Mix

\(\frac{\tau \tau \tau}{\tau} \)
\(\frac{\tau}{\tau} \)
\(\frac{\tau}{\tau

Bioswale Planting

Mix



GENERAL LEGEND UTILITIES LEGEND PLANTING LEGEND ____L.O.W.____ Limit of Work Storm Sewer, High Mast Light
L902 Pole Type 1 \(\frac{\tau \tau \tau}{\tau} \)
\(\begin{picture}(\begi) \begin{picture}(\begin{picture}(\begin{picture}(\begin{pictu ____ STM ___ $\langle G \rangle$ Bioswale Planting Deciduous Tree -Gas Meter See Civil Drawings **Entry Planting Mix** Mix Medium Drain Pipe, — — — Property Line Gas Riser See Civil Drawings High Mast Light Pole Type 2 Gas Tank Garden Perforated Drain, GM Fern Planting Mix Electrical Utility, See Civil Drawings Planting Mix **Building Entrance** See Civil Drawings Water Service, Coniferous Tree See Civil Drawings Electrical Box, See **Existing Tree** GP Civil Drawings Dune Planting Mix Gas Service, **Grass Pave** ---- GAS ---See Civil Drawings Telecom Utility, Water Utility, See Civil Drawings See Civil Drawings Drainage Structure, + + + Riparian Planting Ornamental Tree see Civil Drawings Gas Utility, See Public Lighting Utility, Lawn Mix (Emergent) Civil Drawings See Civil Drawings Stormwater Manhole, See Civil Drawings **Existing Utility Pole** Transformer, See

MEP Drawings



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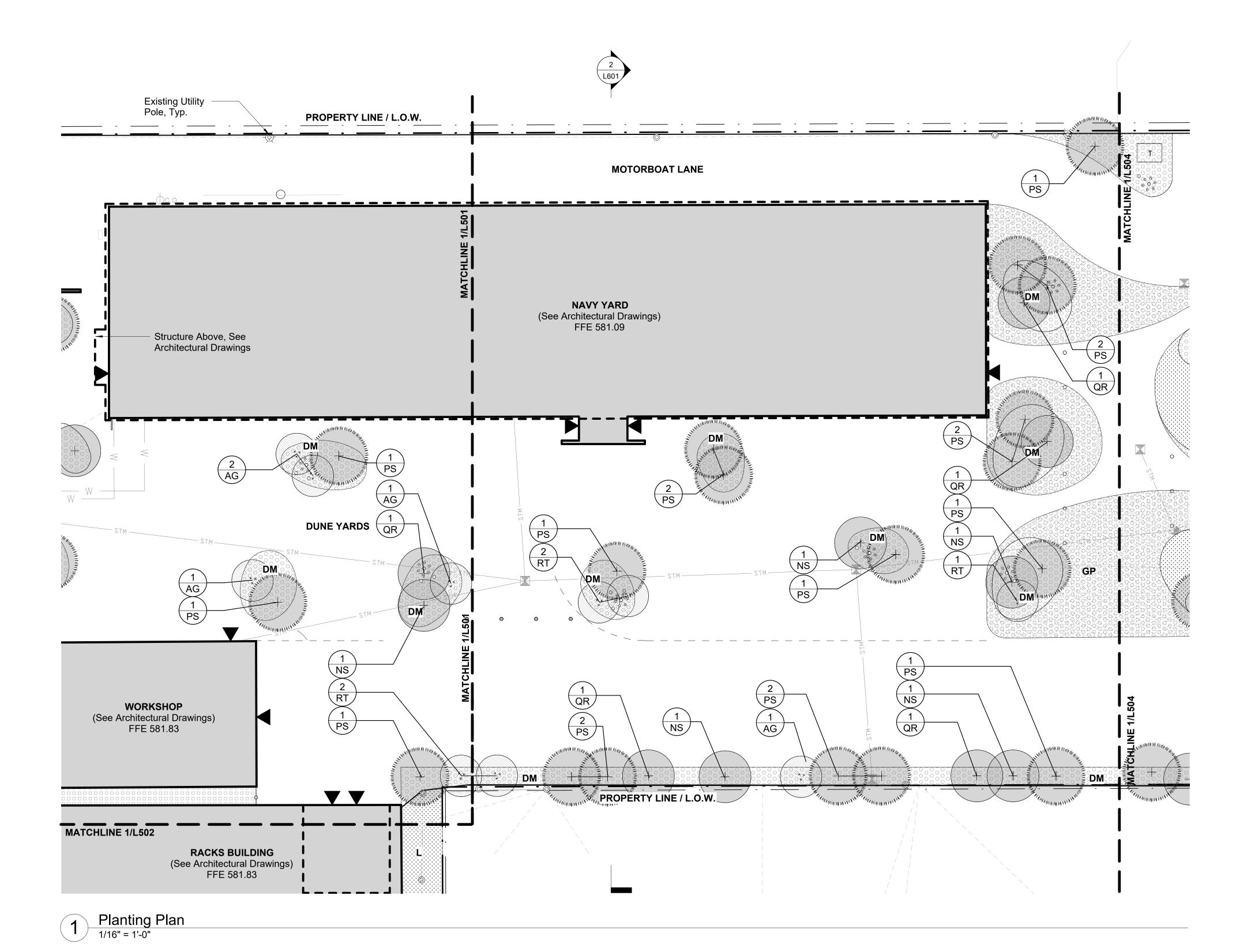
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Sanitary Manhole,

See Civil Drawings





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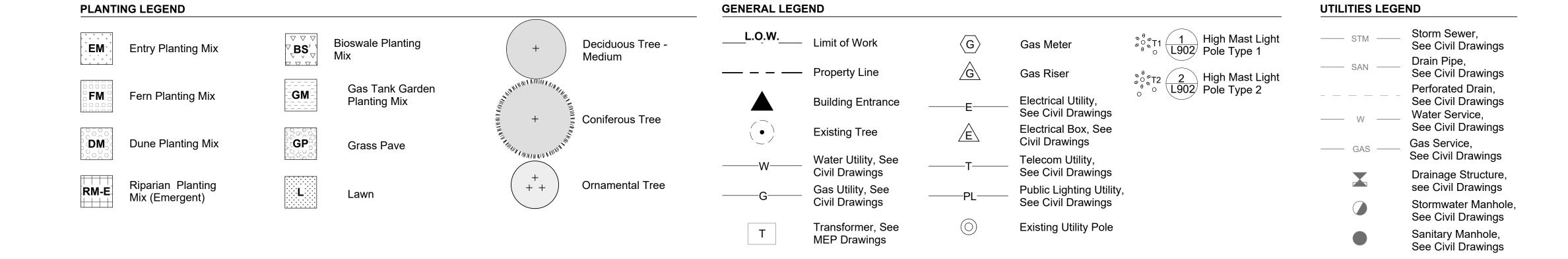
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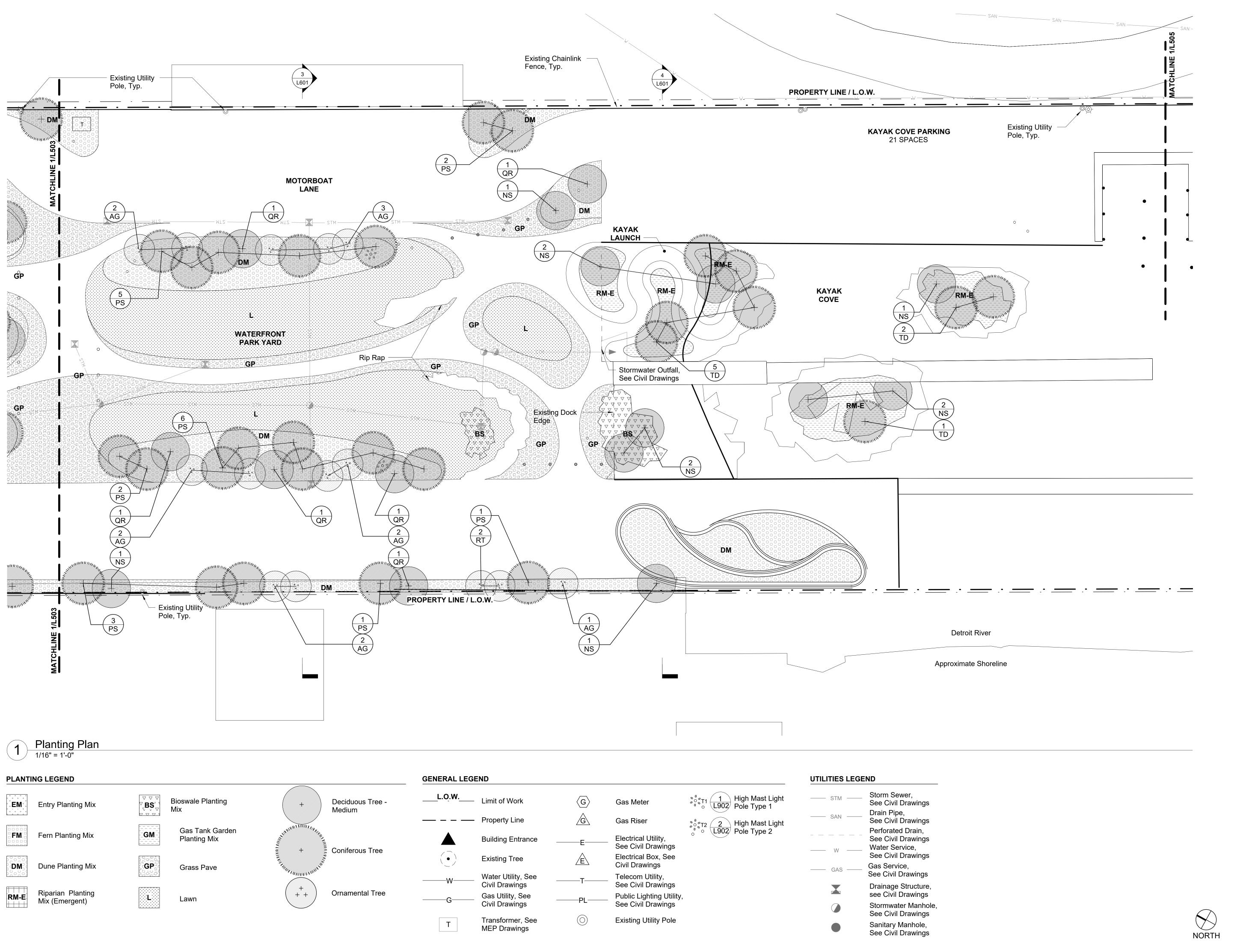
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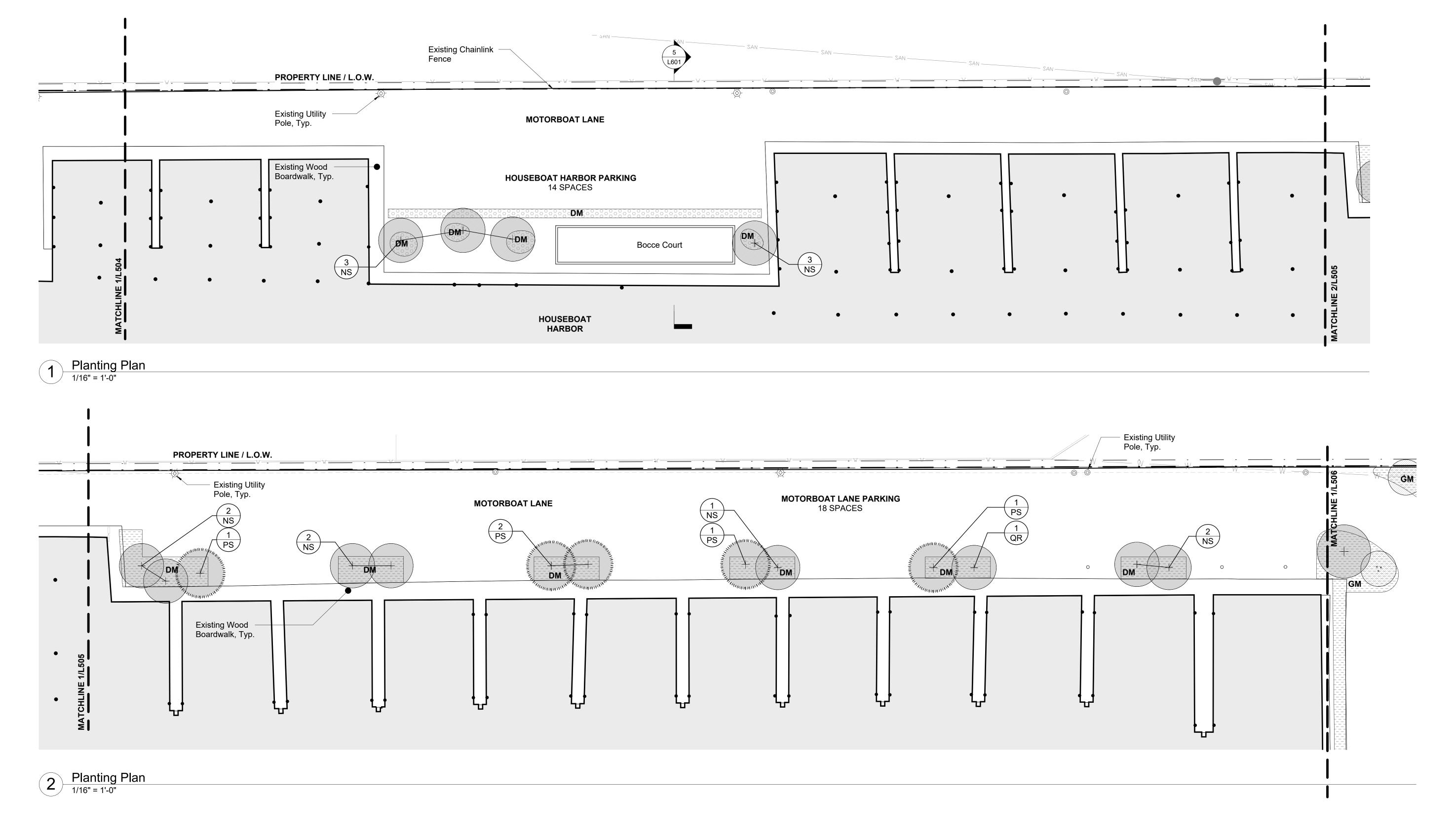
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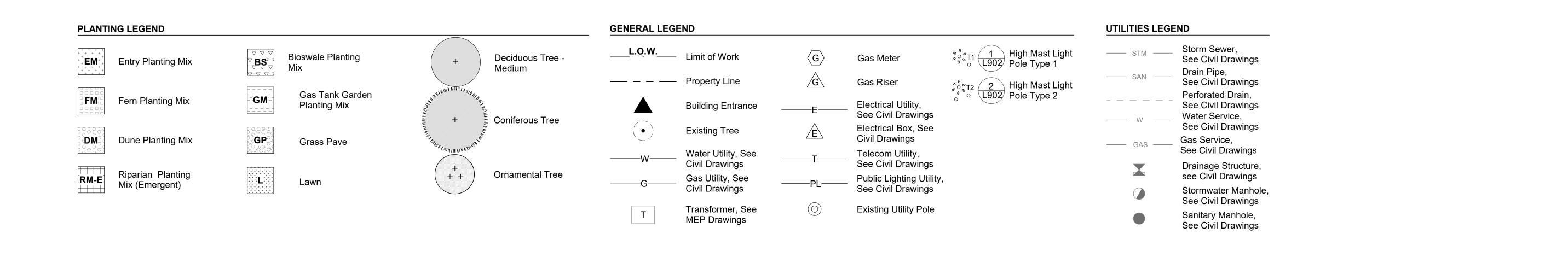
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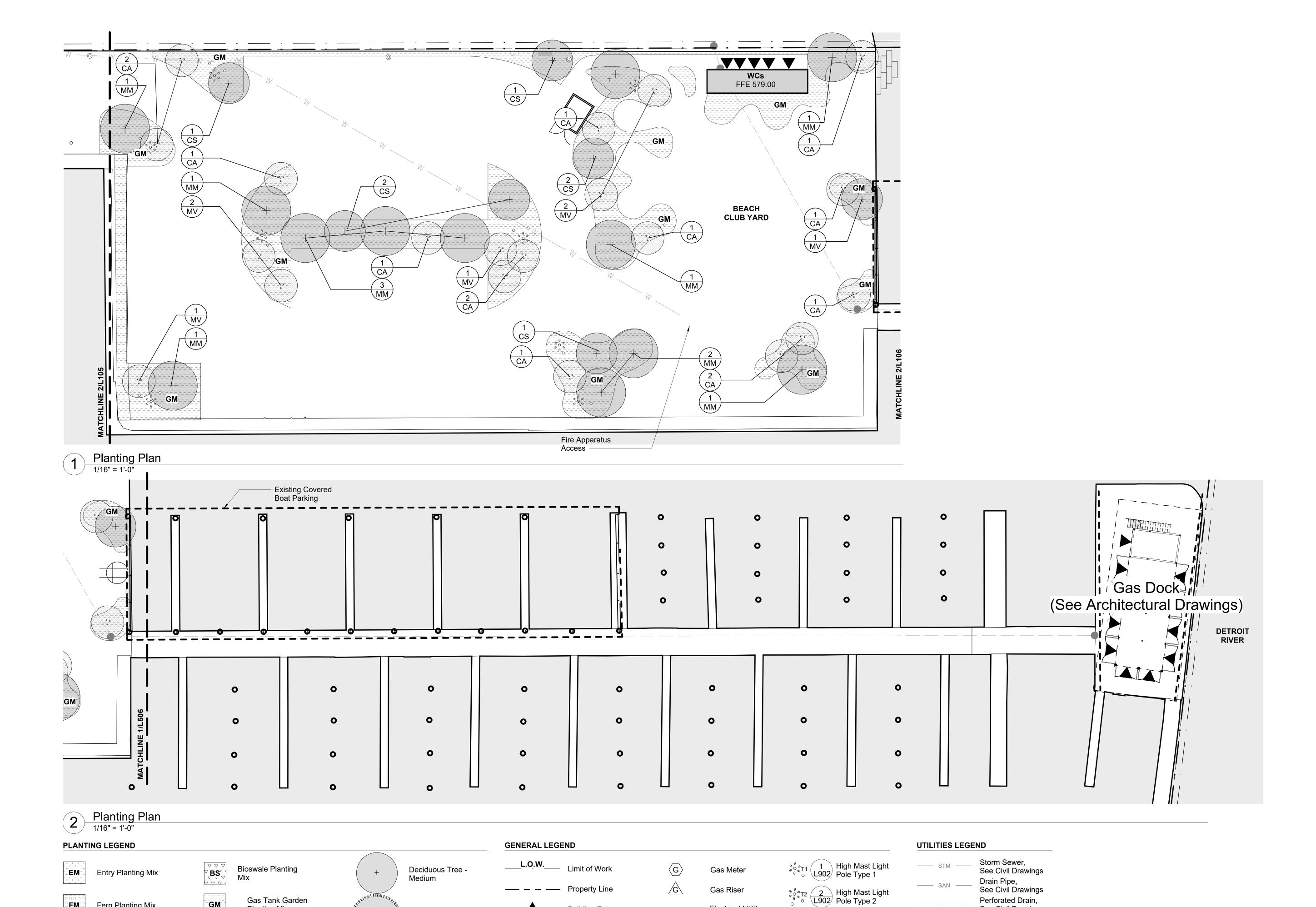
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NORTH





Electrical Utility,

Civil Drawings

Telecom Utility,

See Civil Drawings

Electrical Box, See

See Civil Drawings

Public Lighting Utility,

See Civil Drawings

Existing Utility Pole

Building Entrance

Water Utility, See Civil Drawings

Gas Utility, See

Civil Drawings

MEP Drawings

Transformer, See

Existing Tree

Gas Tank Garden

Coniferous Tree

Ornamental Tree

+ + +

Planting Mix

Grass Pave

Lawn

GM

, GP

Fern Planting Mix

Dune Planting Mix

Riparian Planting

Mix (Emergent)



OSD

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Perforated Drain,

Water Service,

Gas Service,

---- GAS ----

See Civil Drawings

See Civil Drawings

See Civil Drawings

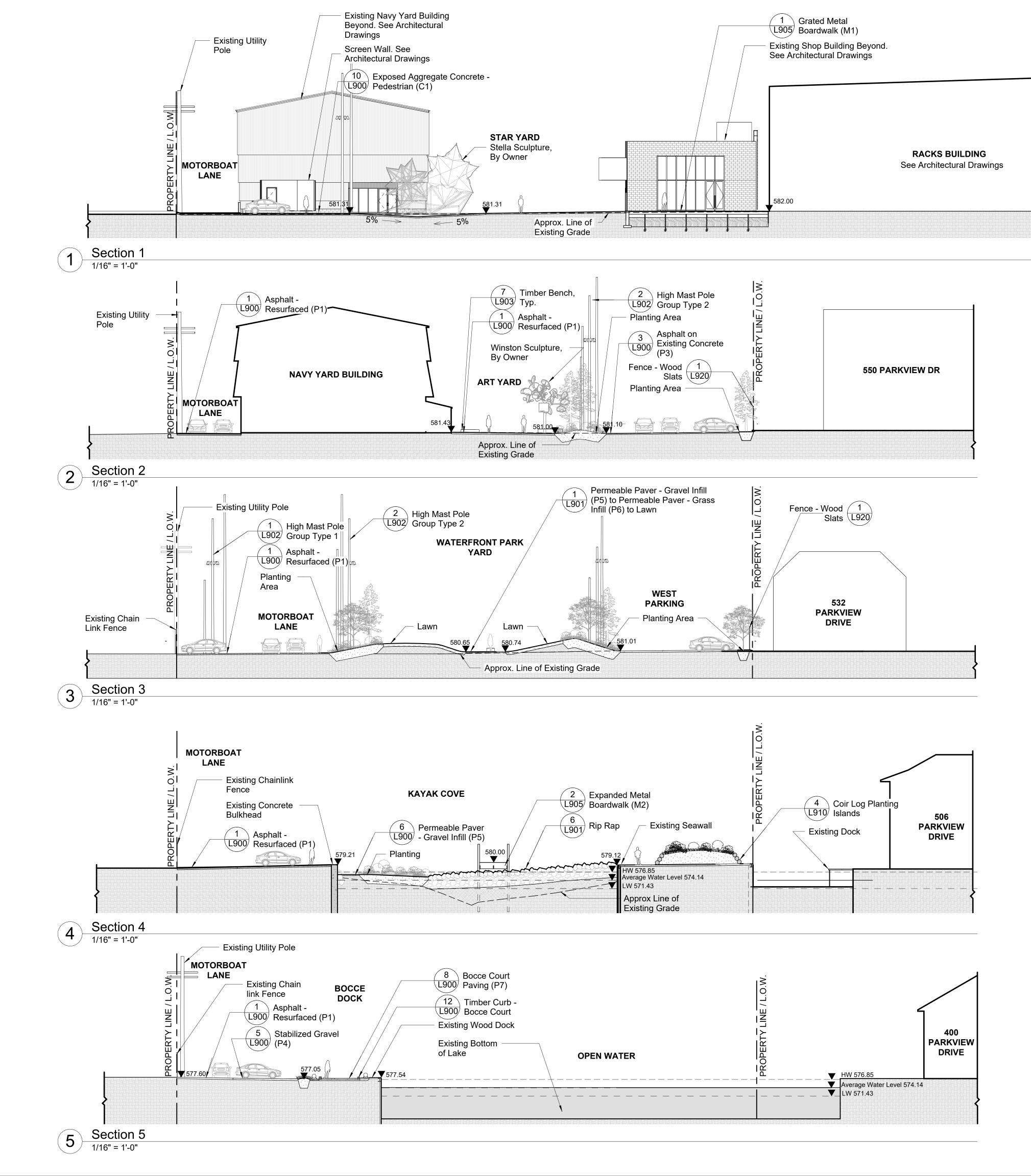
Drainage Structure,

see Civil Drawings

Sanitary Manhole,

See Civil Drawings

Stormwater Manhole, See Civil Drawings





Stanton Yards

Existing Utiliy Pole

PARKVIEW DRIVE

Planting Area

Existing Sidewalk

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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

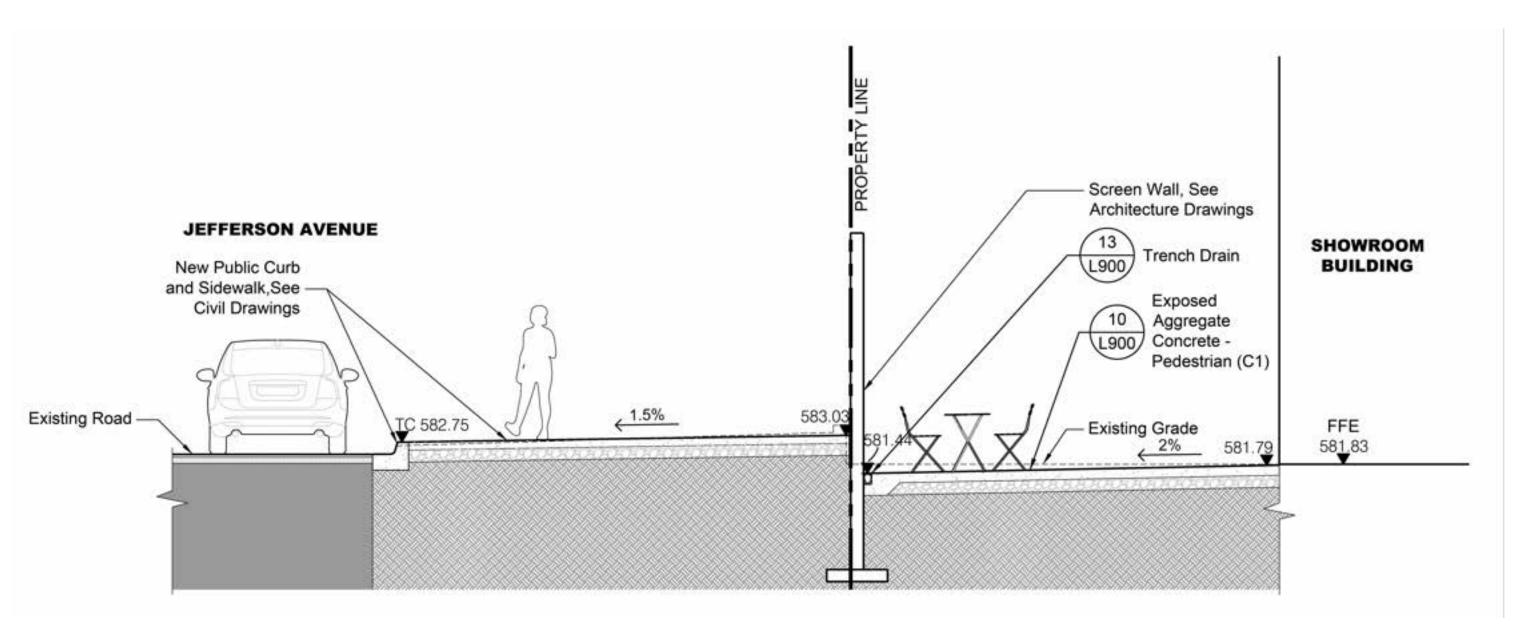
1 FOR SITE PLAN
APPROVAL ONLY

31/10/2025

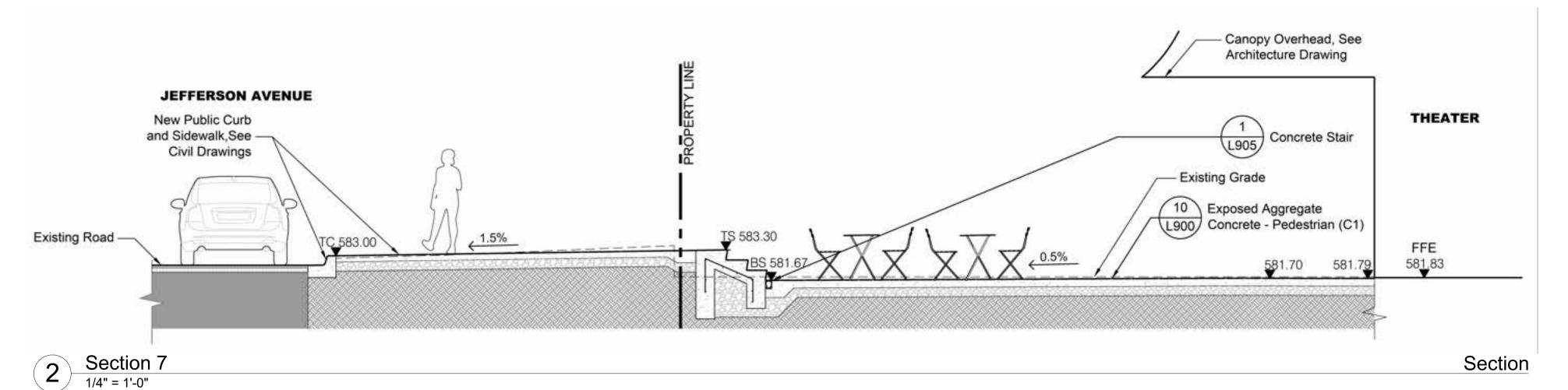
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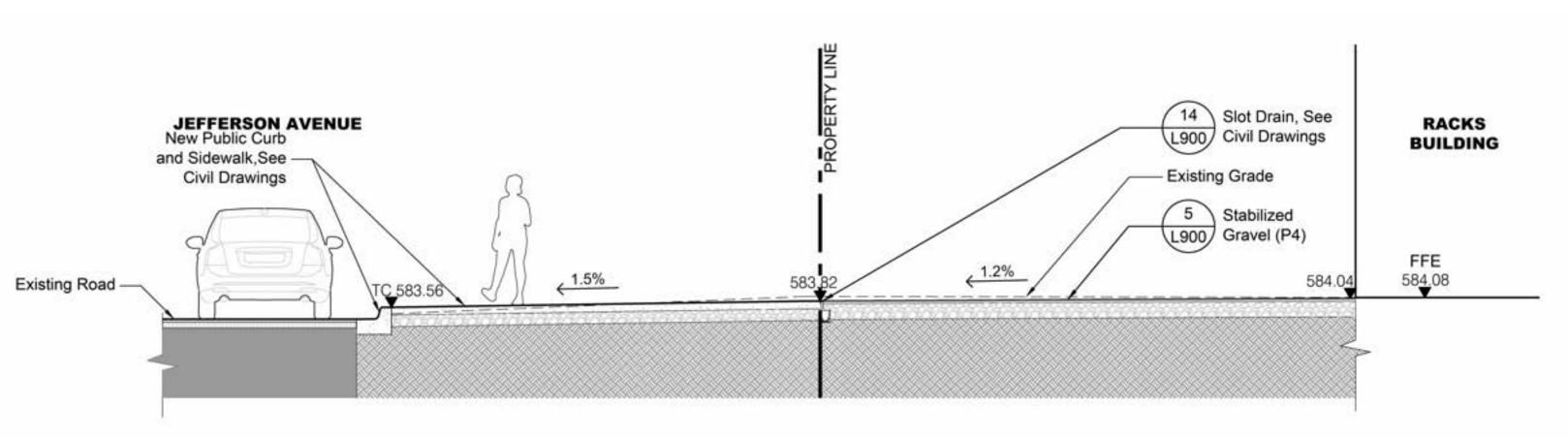
SITE SECTIONS SCALE: 1/16" = 1'-0"





Section Section 6





Section 8 1/4" = 1'-0" Section



OSD

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

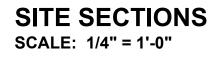
Electrical Engineer: ETS Engineering, Inc. 418-1/2 S. Washington Blvd. Royal Oak, MI 48068 248-744-0360

Stamps & Signatures:

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No. Description 1 FOR SITE PLAN APPROVAL ONLY

Date 31/10/2025





NORTH



Owner: **Anthony Curis**

SO-IL 320 Livingston St, 2nd Floor Brooklyn, NY 11217

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

917-533-5586

TYLin / Silman Structural Solutions 206 South Fifth Avenue, Suite 550

Stamps & Signatures:

Exposed Aggregate Concrete - Pedestrian (C1)Section

Plan CIP Concrete Cradle Compacted Aggregate Subbase Compacted

Slot Drain Section 1" = 1'-0"



Library Street Collective 1274 Library Street (Alley) Detroit, MI 48226 **Design Architect:**

718-624-6666

Landscape Architect: OSD Office of Strategy + Design

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

Structural Enginner: 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

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Finish: Exposed Aggregate 6x6 W4.0/W4.0 Welded Concrete Shall Include Integral Color Wire Mesh Cast in Place Concrete Compacted Aggregate Subbase Compacted Subgrade

1. Provide "Turfstone Concrete Grid Block" as

manufactured by Nicolock, NY, or Approved Equal

Permeable Paver - Gravel Infill (P5)

3/8" Washed Aggregate

Compacted Flush with

"Turfstone" by Nicolock

Compacted Aggregate

Non-Woven Geotextile as

Section

Required, Turn up Sides

Compacted Subgrade

Concrete Grid Block

Bedding Sand

Subbase

NOT FOR CONSTRUCTION

No. Description

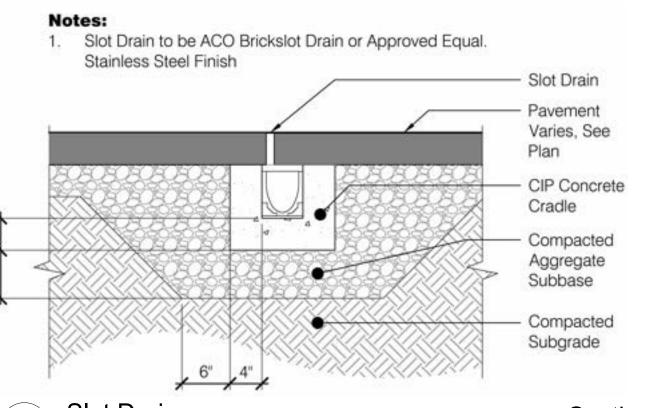
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APPROVAL ONLY

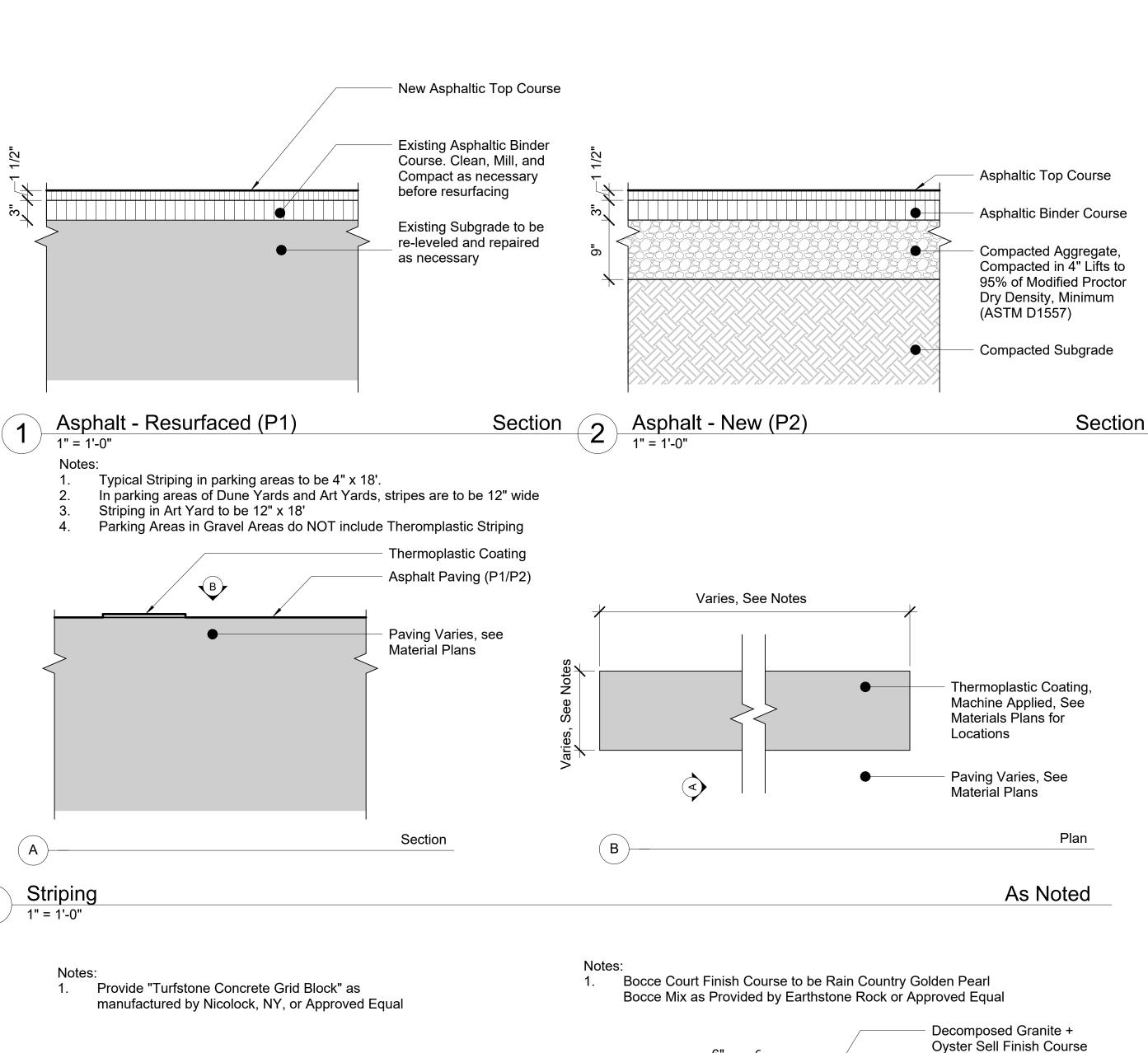
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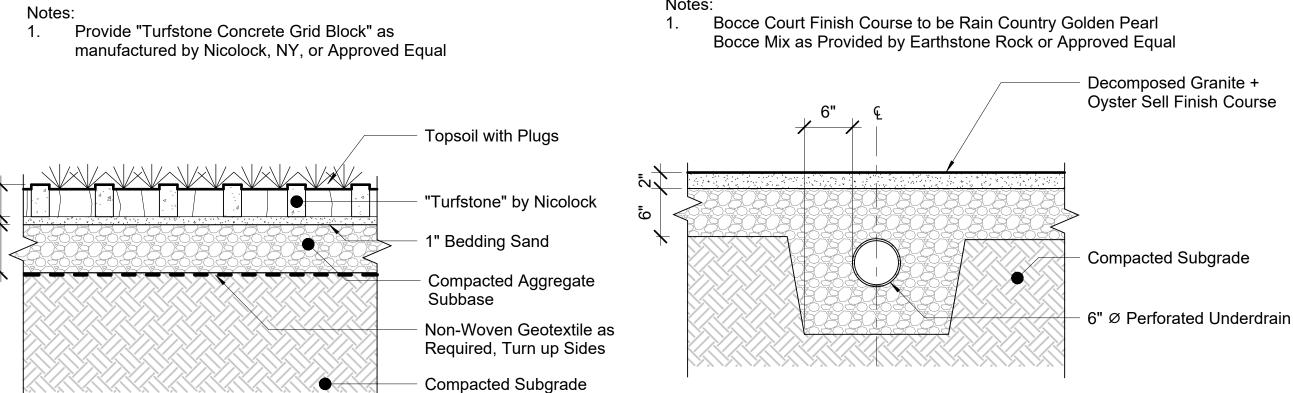
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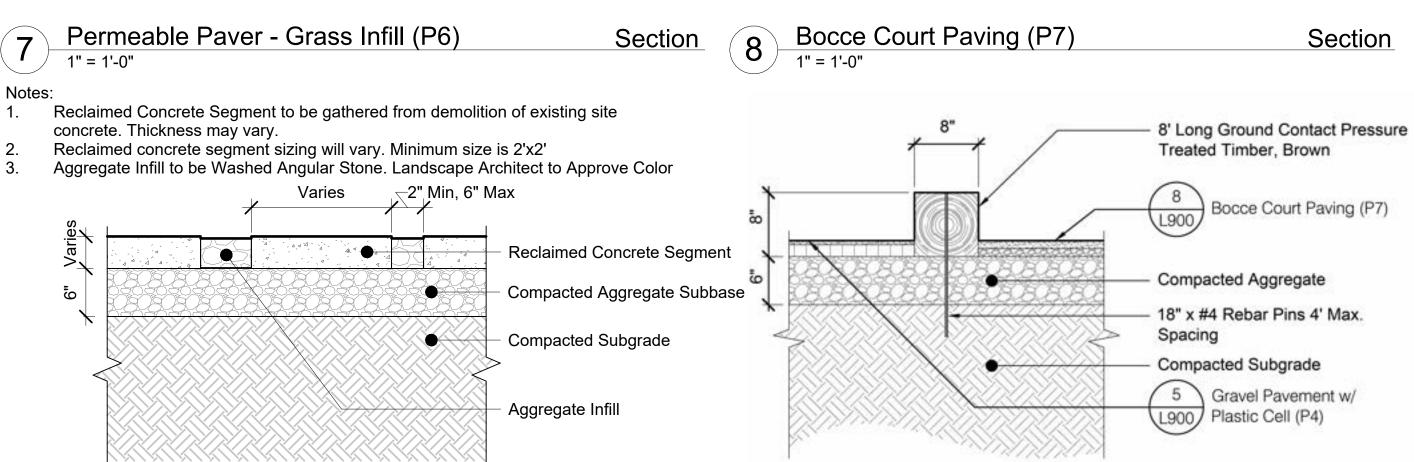




PAVING - DETAILS SCALE: 1" = 1'-0"







Reclaimed Concrete Paving (C2)

Timber Curb - Bocce Court Section Beach Sand Non-Woven Geotextile as Required, Turn up Sides Compacted Aggregate Subbase Compacted Subgrade

New Asphaltic Top Course

Existing Concrete Ground

Down 1-1/2"

Existing Subgrade

Section

10mm Aggregate Layer

Finish Course

(10-15mm)

Filter Fabric

Compacted

Subbase

Core Gravel 60-40

Clear Aggregate Infill

Compacted Aggregate

Tensar Triax Geogrid

Subgrade. Sloped to

Underdrain System

6" Ø Perforated Underdrain

Section

Stabilizer Panels

A A A A A A A A A A

Provide Honeycomb Gravel Stabilizer Panels as Manufactured by Core

Manufacturers Marker System w/ a Min. 12" Distance Between Markers

Aggregate Infill and Finish Course Shall be 3/8" Washed, Angular

All Traffic Striping Indicated Within Stabilized Gravel Areas to use

Asphalt on Existing Concrete (P3)

Landscape Products (TEL. 1-855-777-2673)

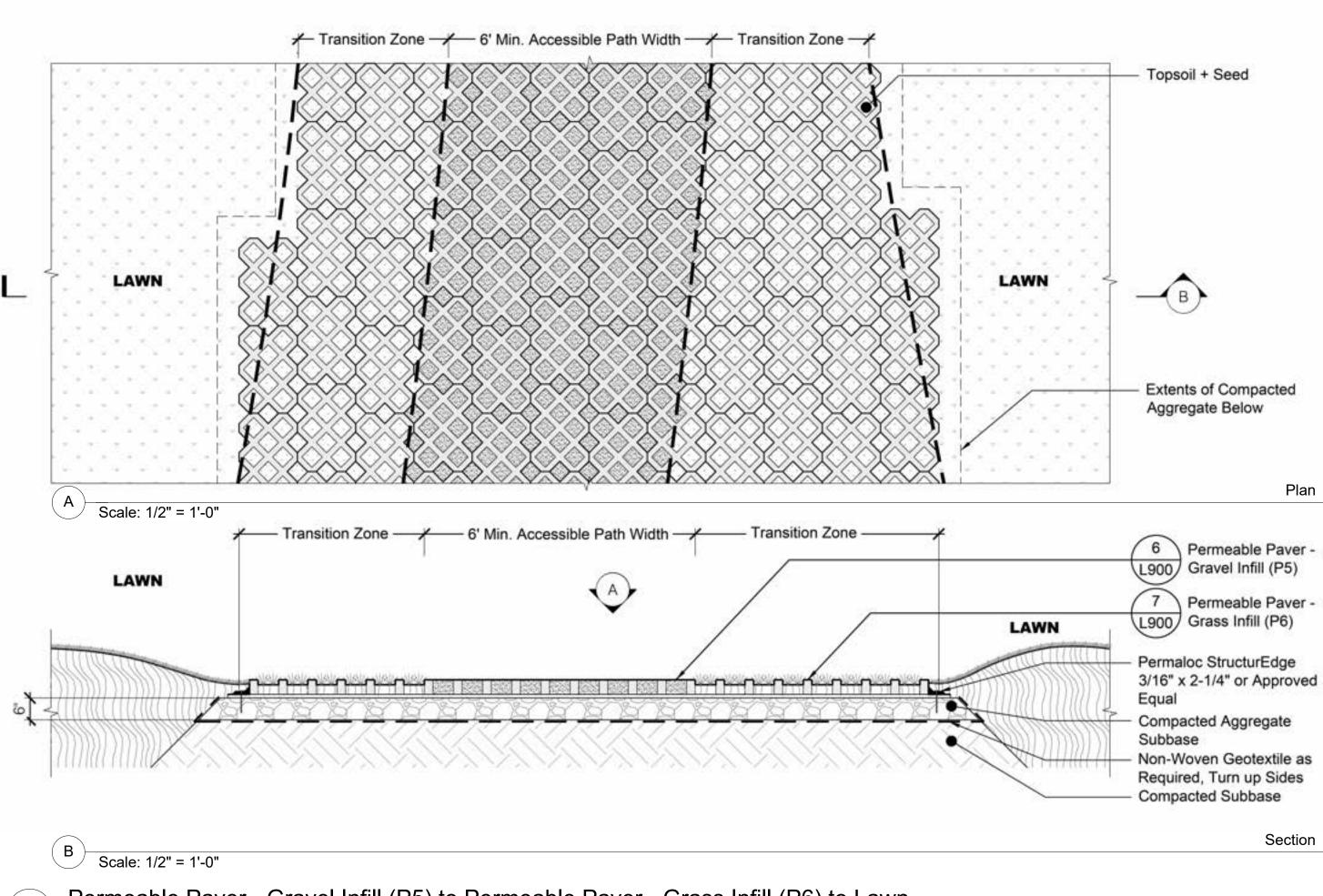
Stabilized Gravel (P4)

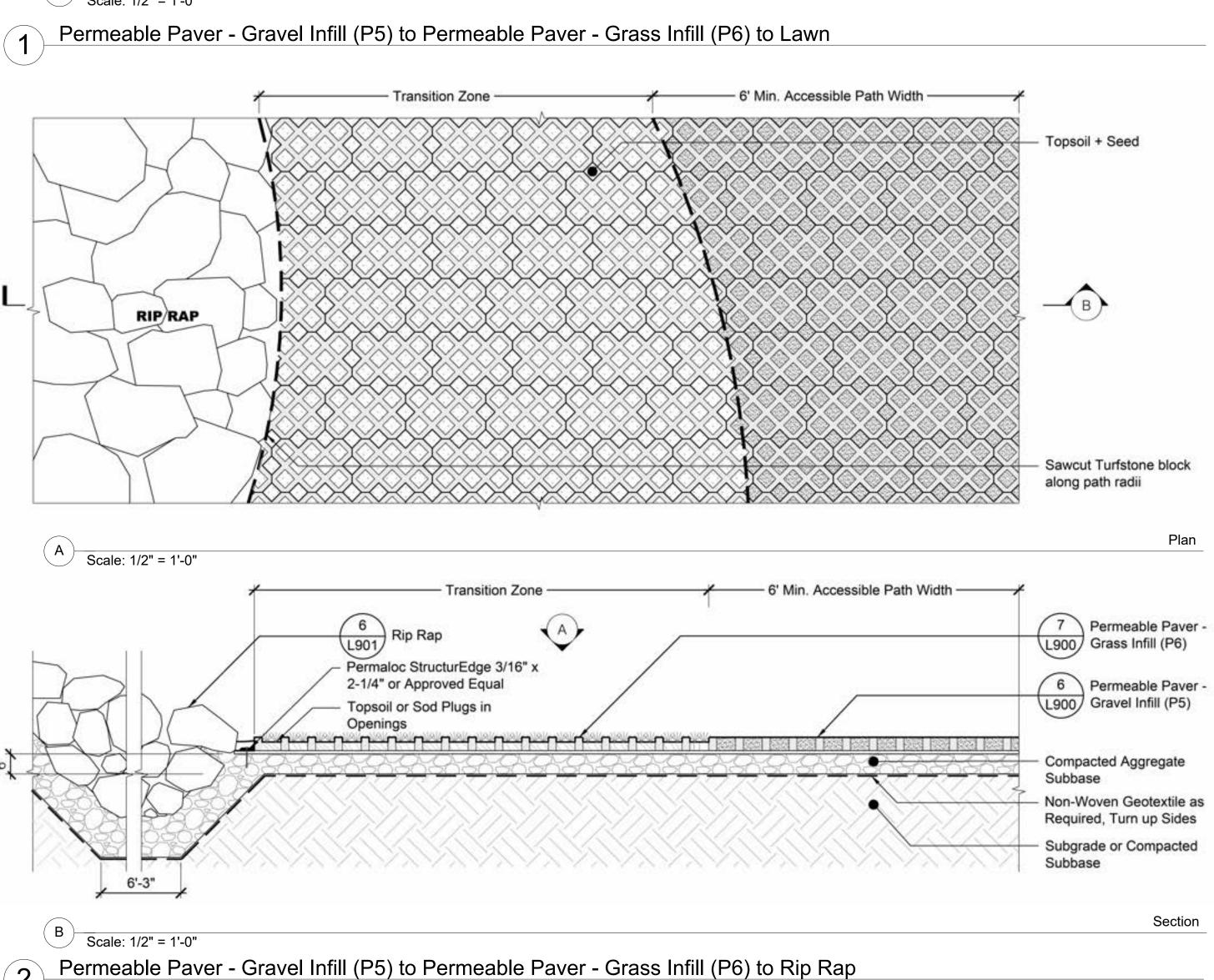
Stone. Landscape Architect to approve color.

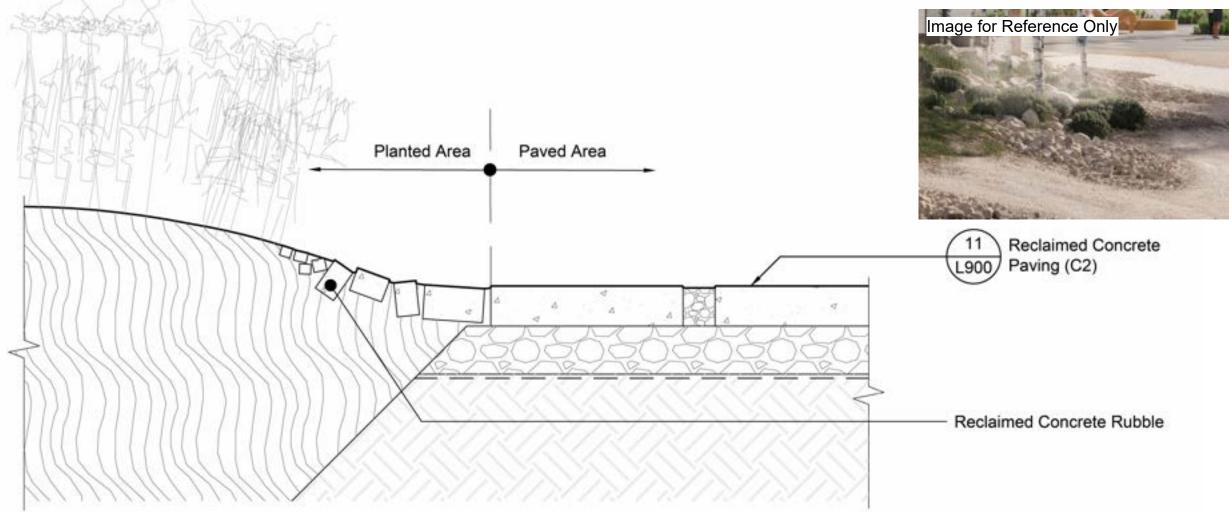
Beach Sand (P8) Section 1. Slot Drain to be ACO Brickslot Drain or Approved Equal. Stainless Steel Finish Trench Drain Pavement

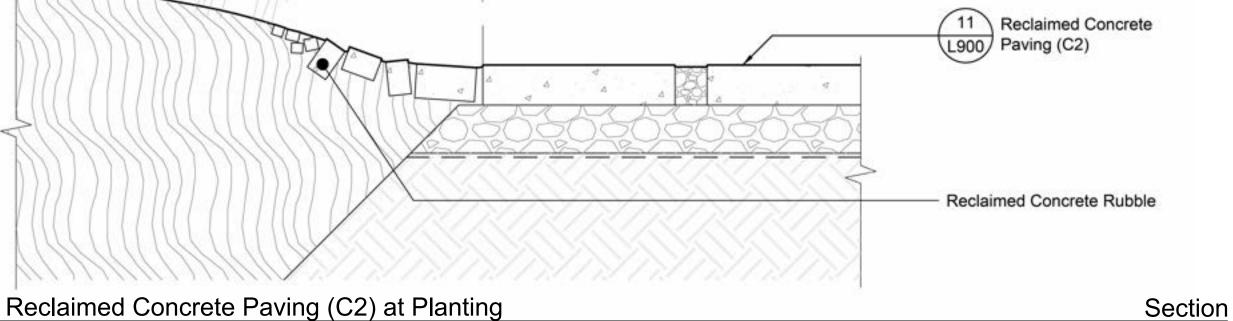
Varies, See Plan CIP Concrete Cradle Compacted Aggregate Subbase Compacted Subgrade

Trench Drain Section



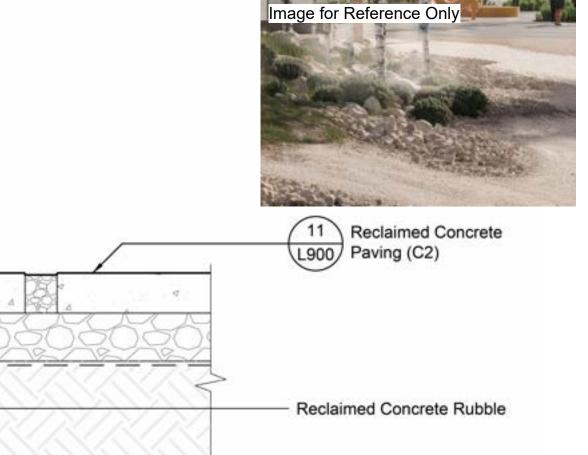






Paved Area

Planted Area



mage for Reference Only

Asphalt - New (P2)



OSD

Stanton Yards

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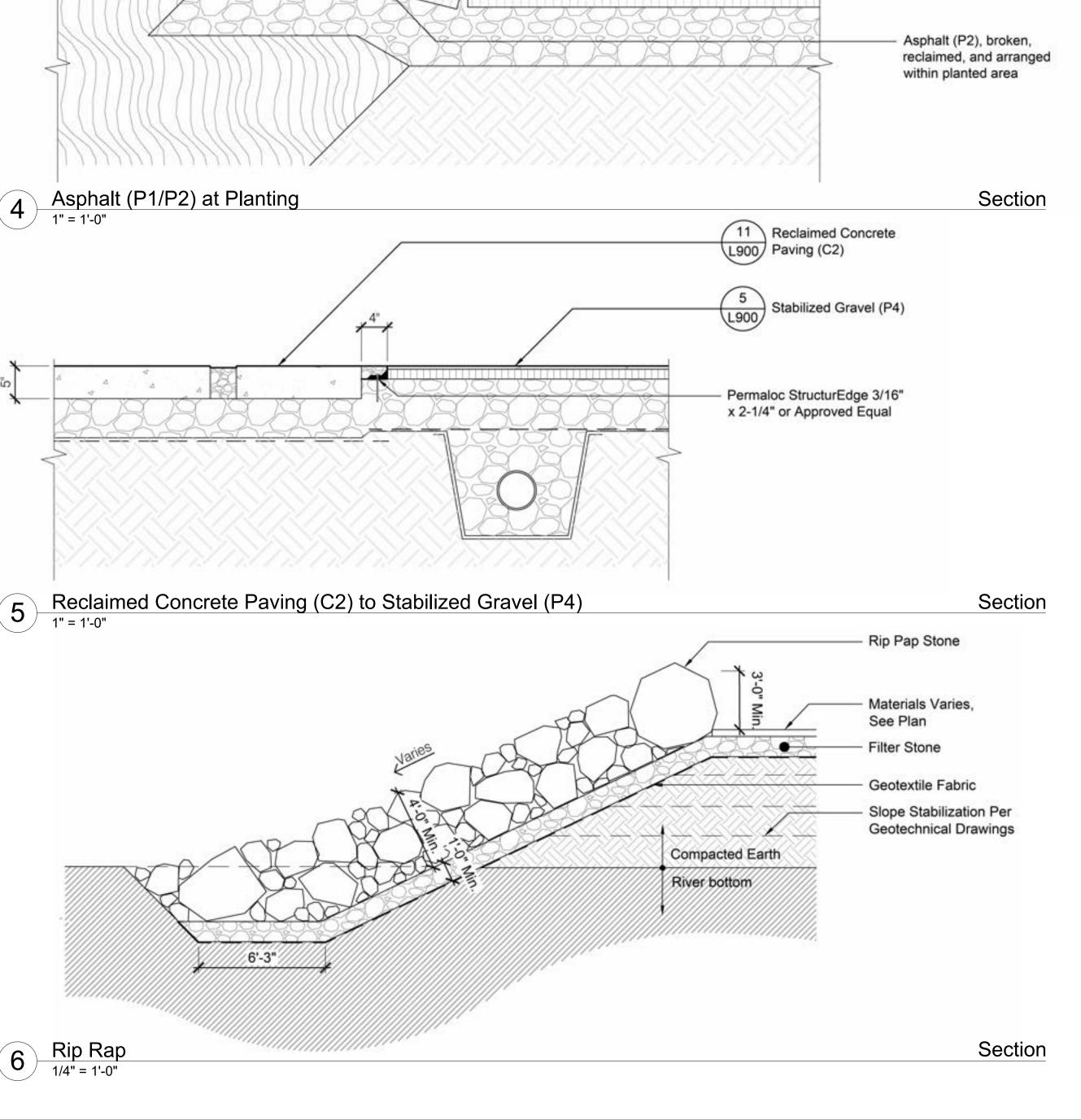
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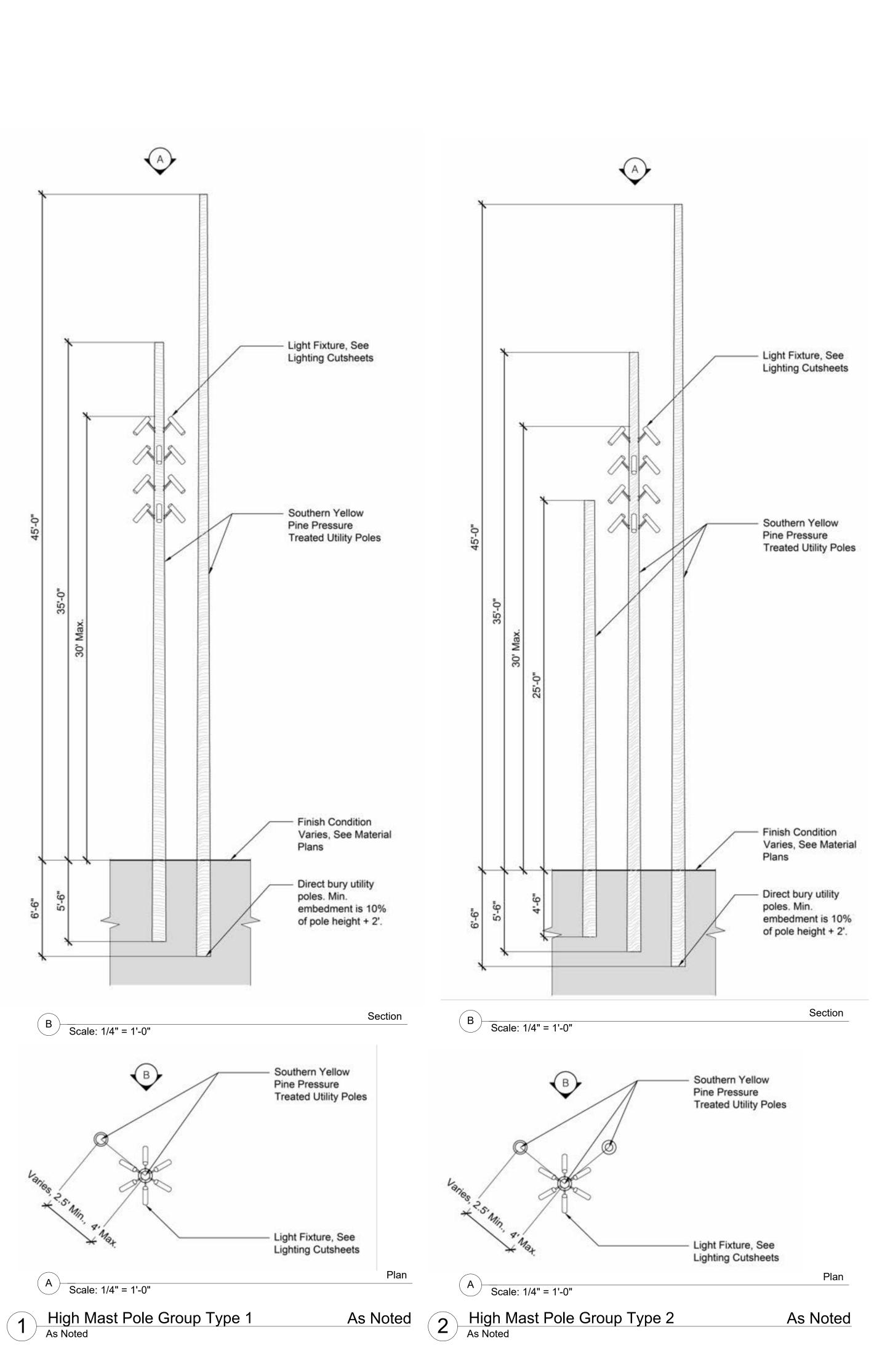
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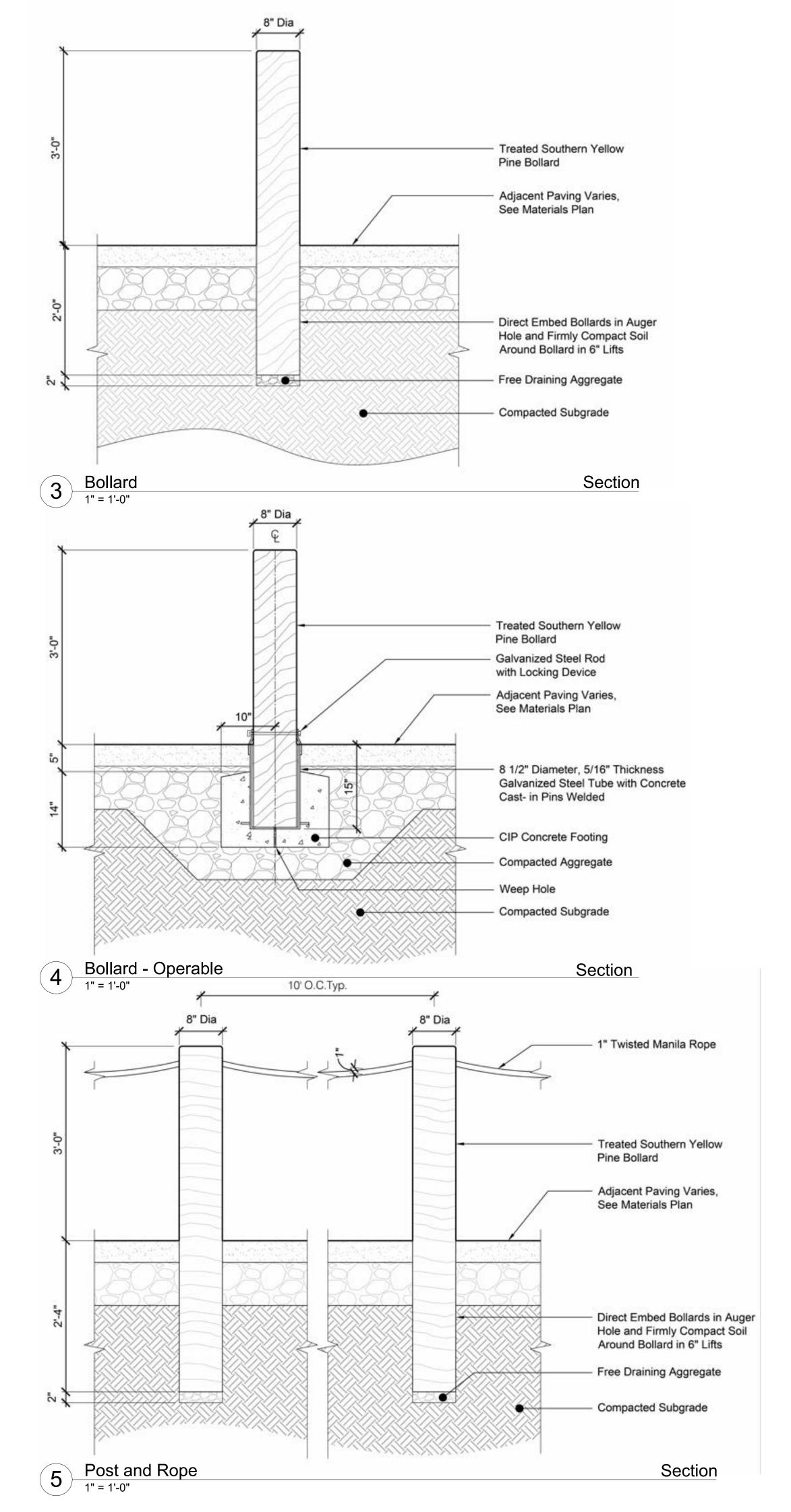
No. Description 1 FOR SITE PLAN APPROVAL ONLY

31/10/2025

PAVING AND RIP RAP -DETAILS SCALE: As indicated









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

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OSD Office of Strategy + Design
917-533-5586

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Stamps & Signatures:

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No. Description

1 FOR SITE PLAN
APPROVAL ONLY

SITE ELEMENTS - DETAILS SCALE: 1" = 1'-0"

Date

31/10/2025

.





Telephone Pole Bench

1. Timbers Shall be sealed with Sherwin Williams Clear

Sealer/UV Protectant. Accceptable species are White Oak, Red Oak, American Elm, Honeylocust

Timber Seat with 1/4"

Eased Edges @ Cut Ends

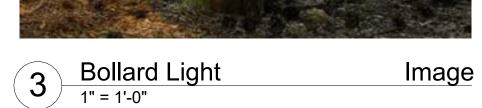
9 L900 Beach Sand (P8)

Section

3/4" = 1'-0"







Notes: Plant Rail to be Rope Stakes as Manufactured by Gardener's Supply Company, (T: 888.833-1412), 128 Intervale Road, Burlington, VT 05401, or Approved Equal.

Timber Seat with 1/4" Chamfered Edges

Finished Grade. Material

Elevation

Varies



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

Landscape Architect:

Civil Engineer: Giffels Webster 28 West Adams, Suite 1200 Detroit, MI 48226

Structural Enginner: TYLin / Silman Structural Solutions 206 South Fifth Avenue, Suite 550 Ann Arbor, MI 48104

Mechanical and Plumbing: Potapa – Van Hoosear Engineering, Inc. 48653 Van Dyke

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

Stamps & Signatures:

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31/10/2025

Date

1274 Library Street (Alley) Detroit, MI 48226 **Design Architect:** SO-IL 320 Livingston St, 2nd Floor Brooklyn, NY 11217 718-624-6666

Owner:

Anthony Curis

Architect of Record:

STANTON

OSD

Stanton Yards

Library Street Collective

OSD Office of Strategy + Design 917-533-5586

313-962-4442

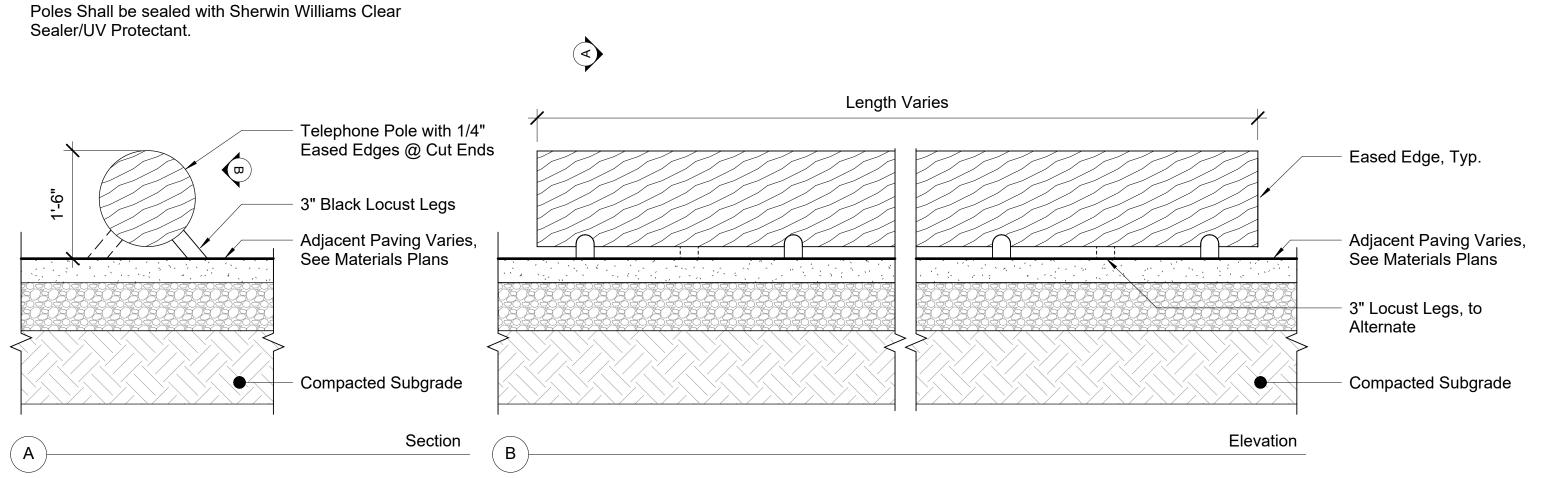
734-800-2460

Shelby Twp., MI 48317 586-997-0922

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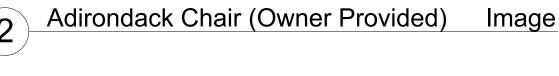
SITE ELEMENTS - DETAILS **SCALE: As indicated**



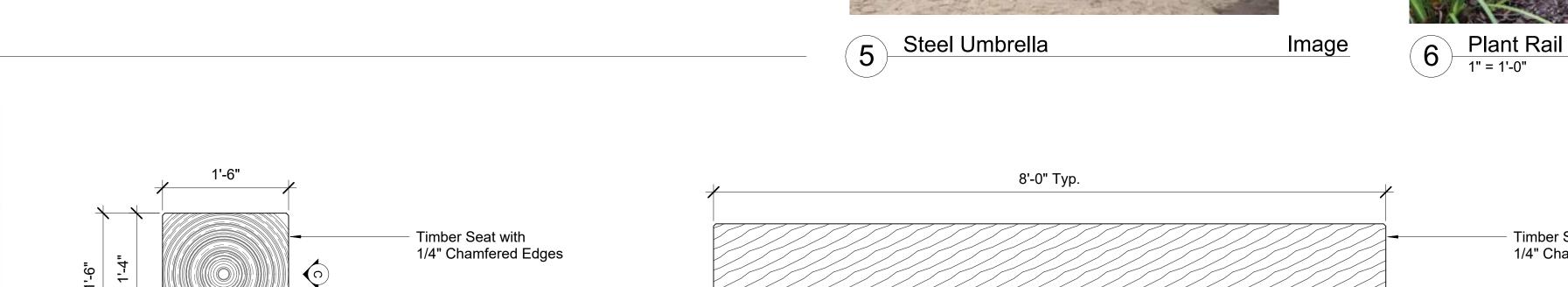










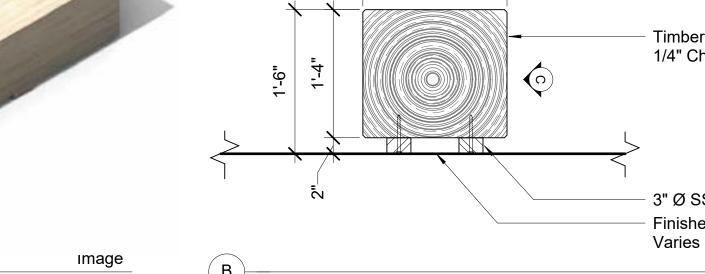


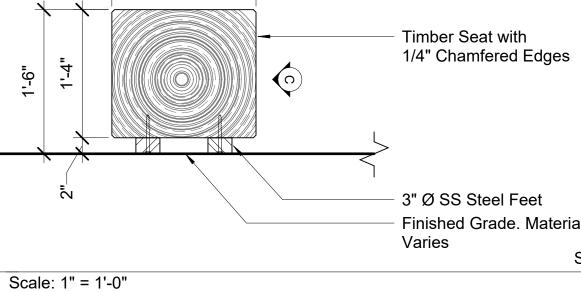
Eased Edge,

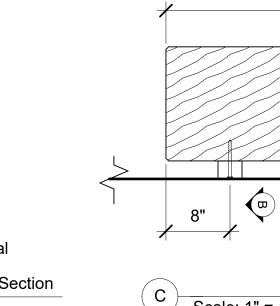
Compacted

Subgrade

9 L900 Beach Sand (P8)







Section

Elevation

Scale: 1" = 1'-0"

Finished Grade. Material

Scale: 1" = 1'-0"

10'-0"

 \triangleleft

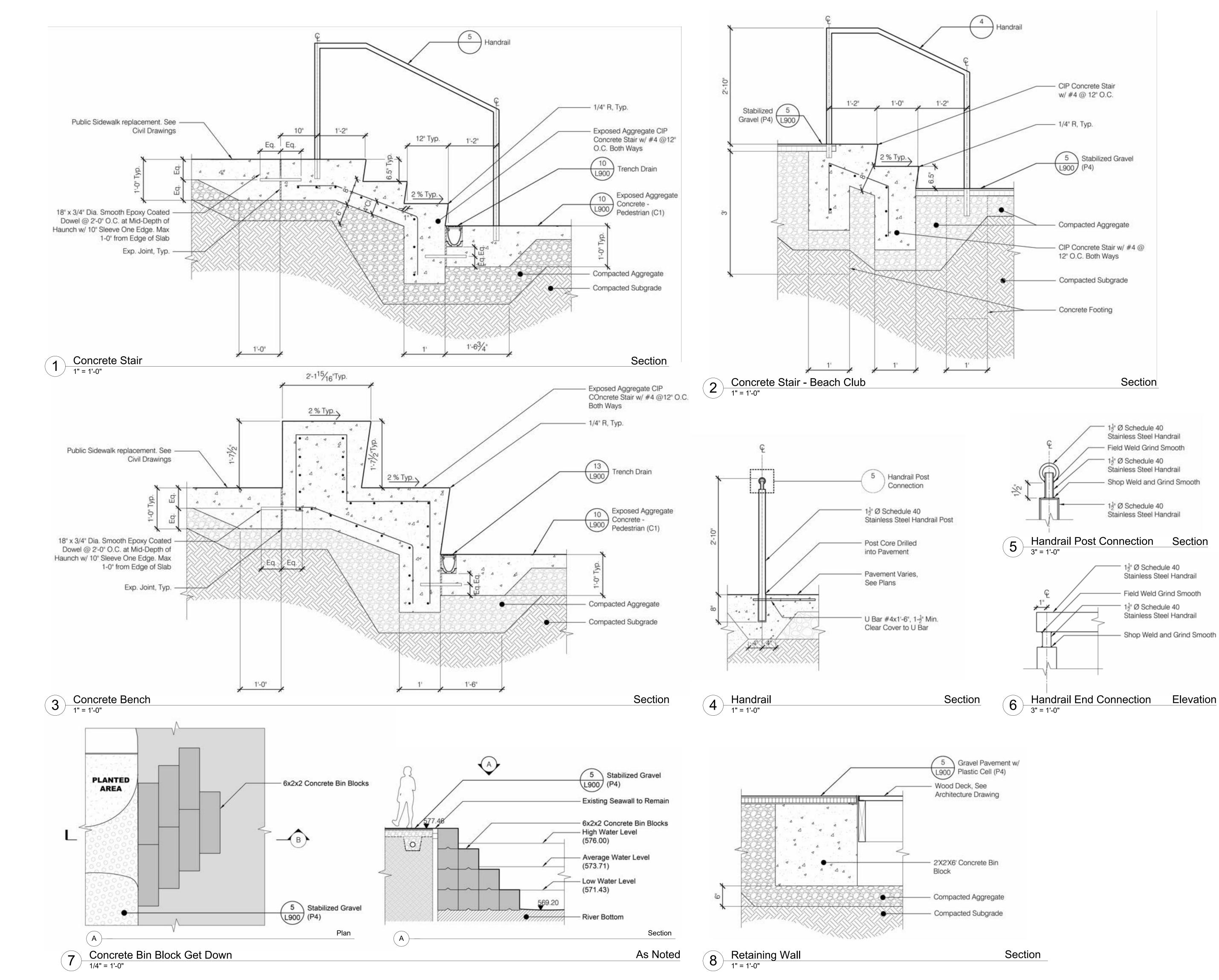
1. Timbers Shall be S4S with Sherwin Williams Clear Sealer/UV Protectant. Acceptable Species are White Oak, Red Oak, American Elm, Honeylocust

2. Benches to be Supplied by Live Edge Detroit (Tel. 248-789-5659) or Approved Equal

3/4" = 1'-0"

Timber Bench

Driftwood Log Bench





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

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Stamps & Signatures:

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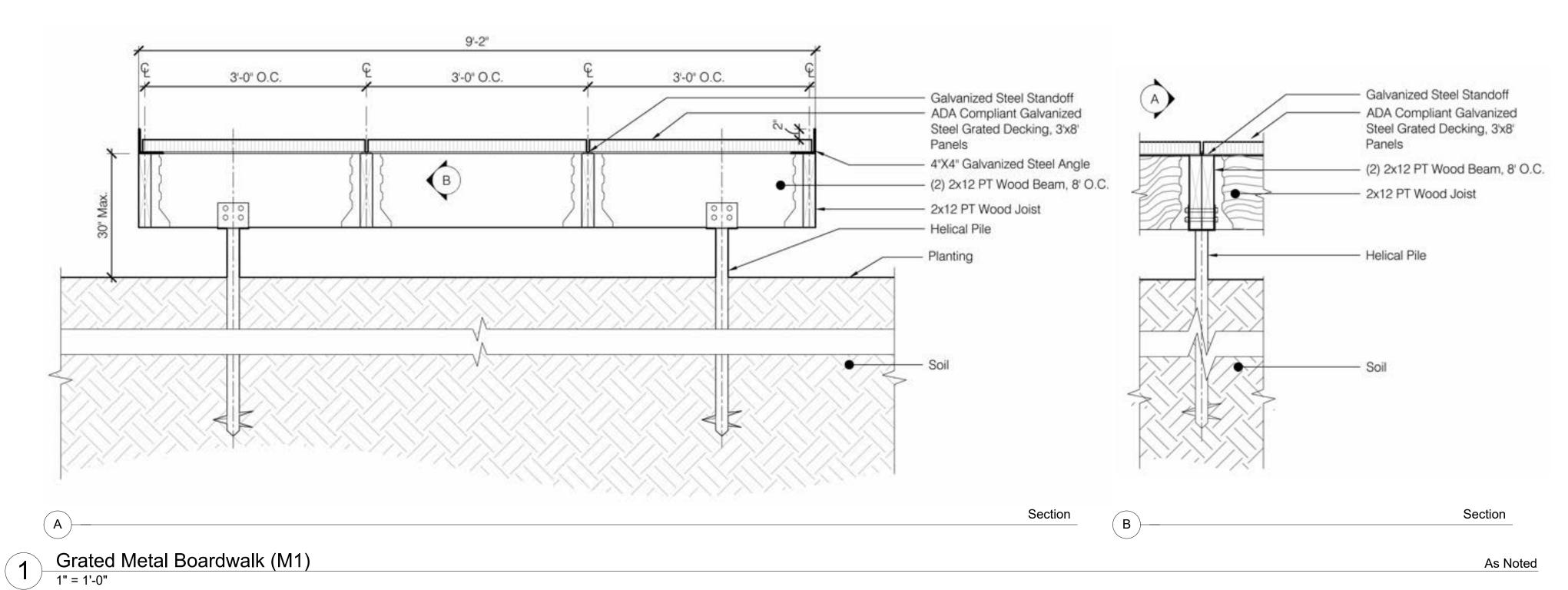
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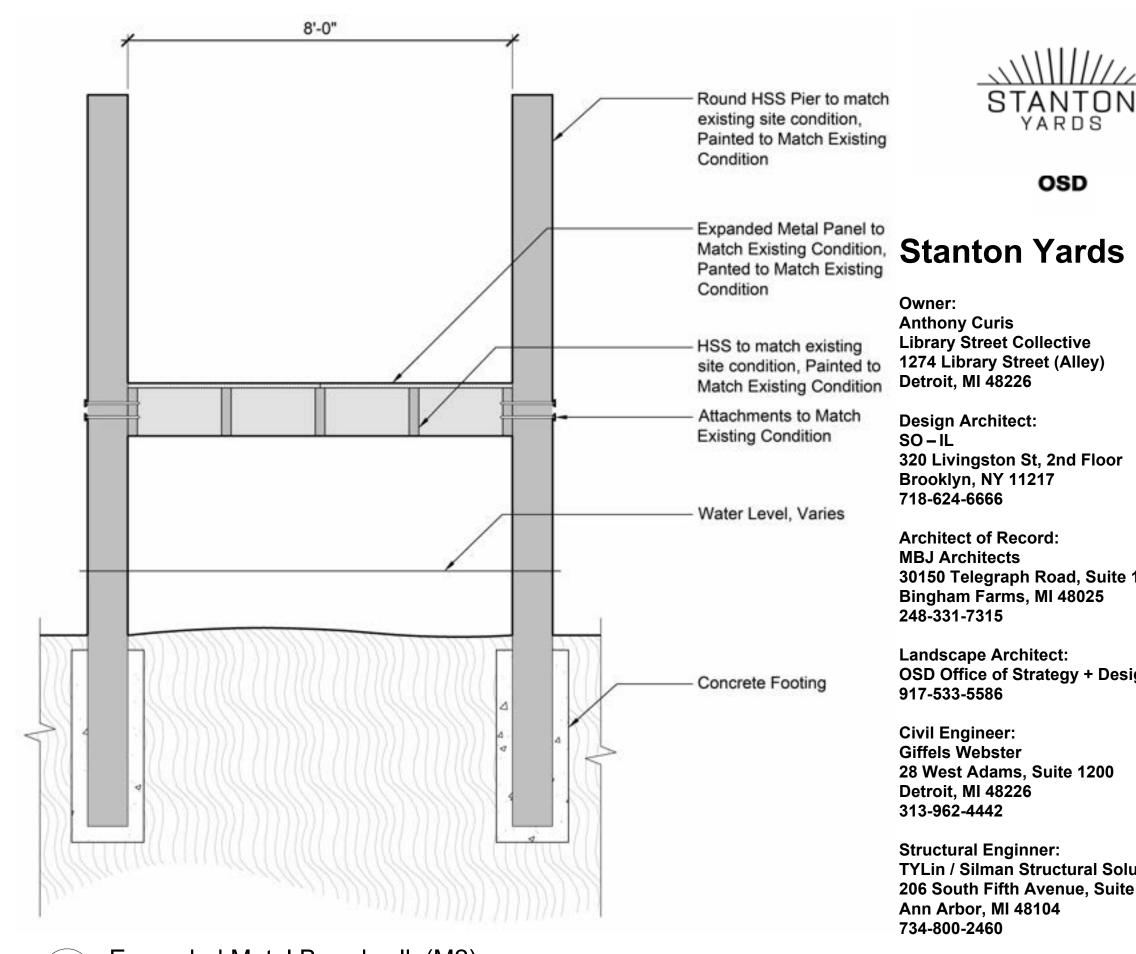
Date 31/10/2025

STAIRS, HANDRAILS, **RETAINING - DETAILS** SCALE: As indicated



NORTH







Owner: **Anthony Curis** Library Street Collective site condition, Painted to 1274 Library Street (Alley)

> **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

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Stamps & Signatures:

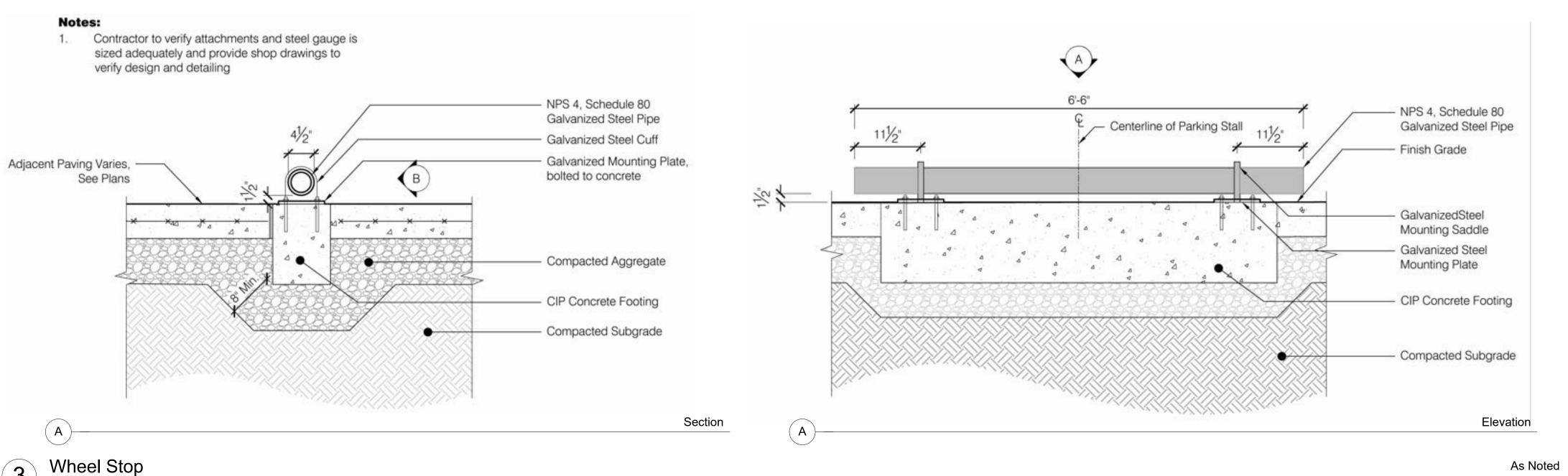
NOT FOR CONSTRUCTION

No. Description 1 FOR SITE PLAN APPROVAL ONLY

Date

31/10/2025

Expanded Metal Boardwalk (M2) 1/2" = 1'-0"



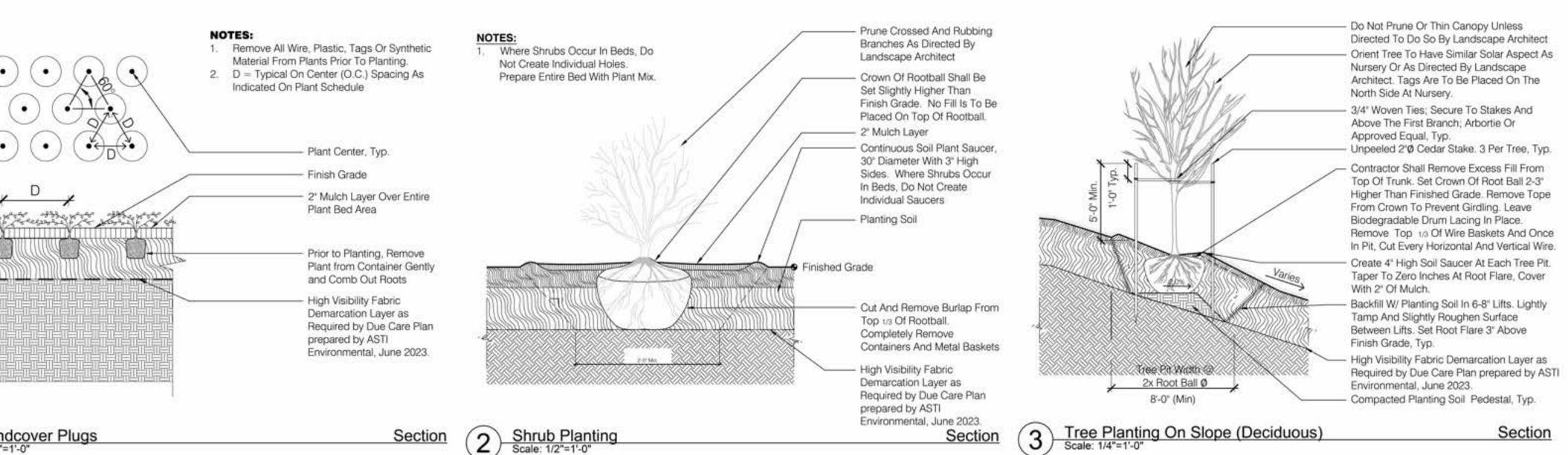
1" = 1'-0"

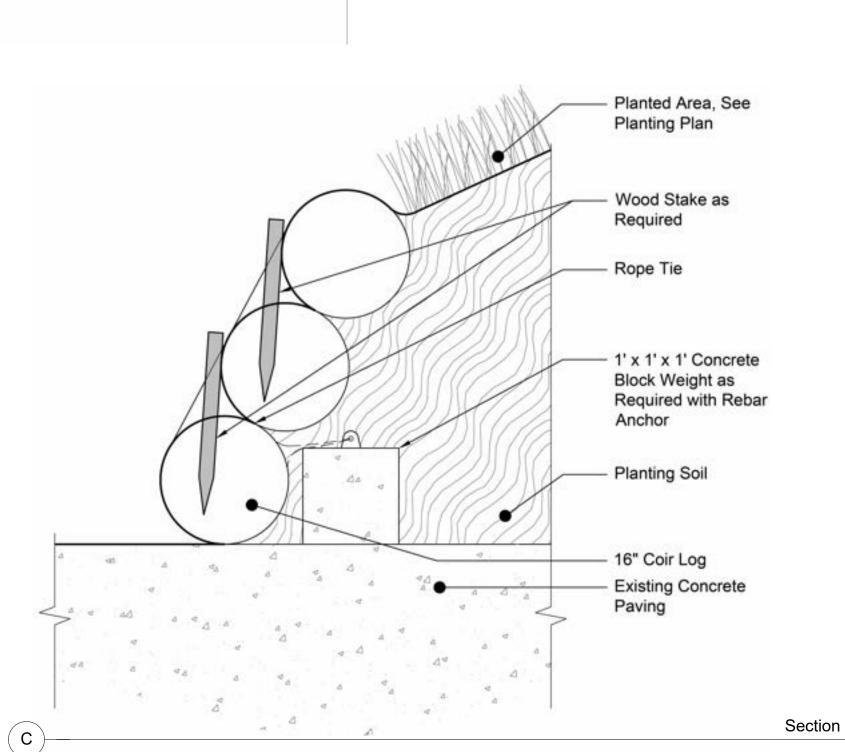


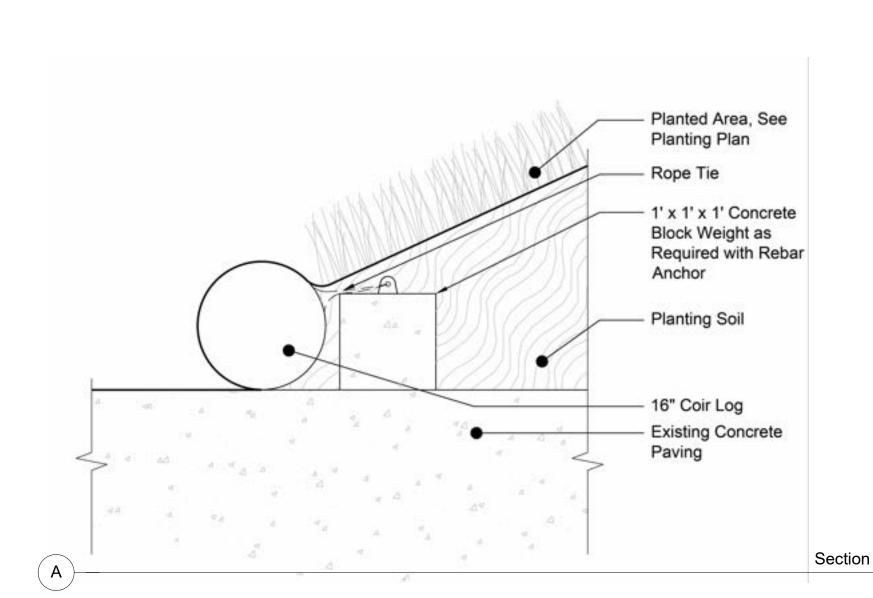
METALWORK - DETAILS SCALE: As indicated

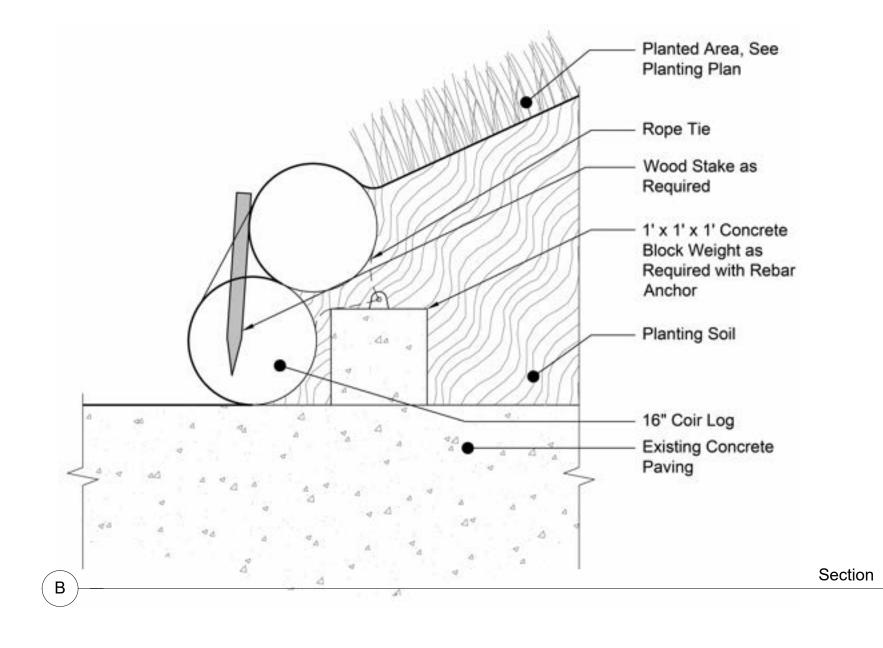


NORTH









Coir Log Planting Islands

NOT FOR CONSTRUCTION

No. Description 1 FOR SITE PLAN APPROVAL ONLY

As Noted

31/10/2025

Date

PLANTING - DETAILS SCALE: 1" = 1'-0"

STANTON YARDS

OSD

Stanton Yards

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

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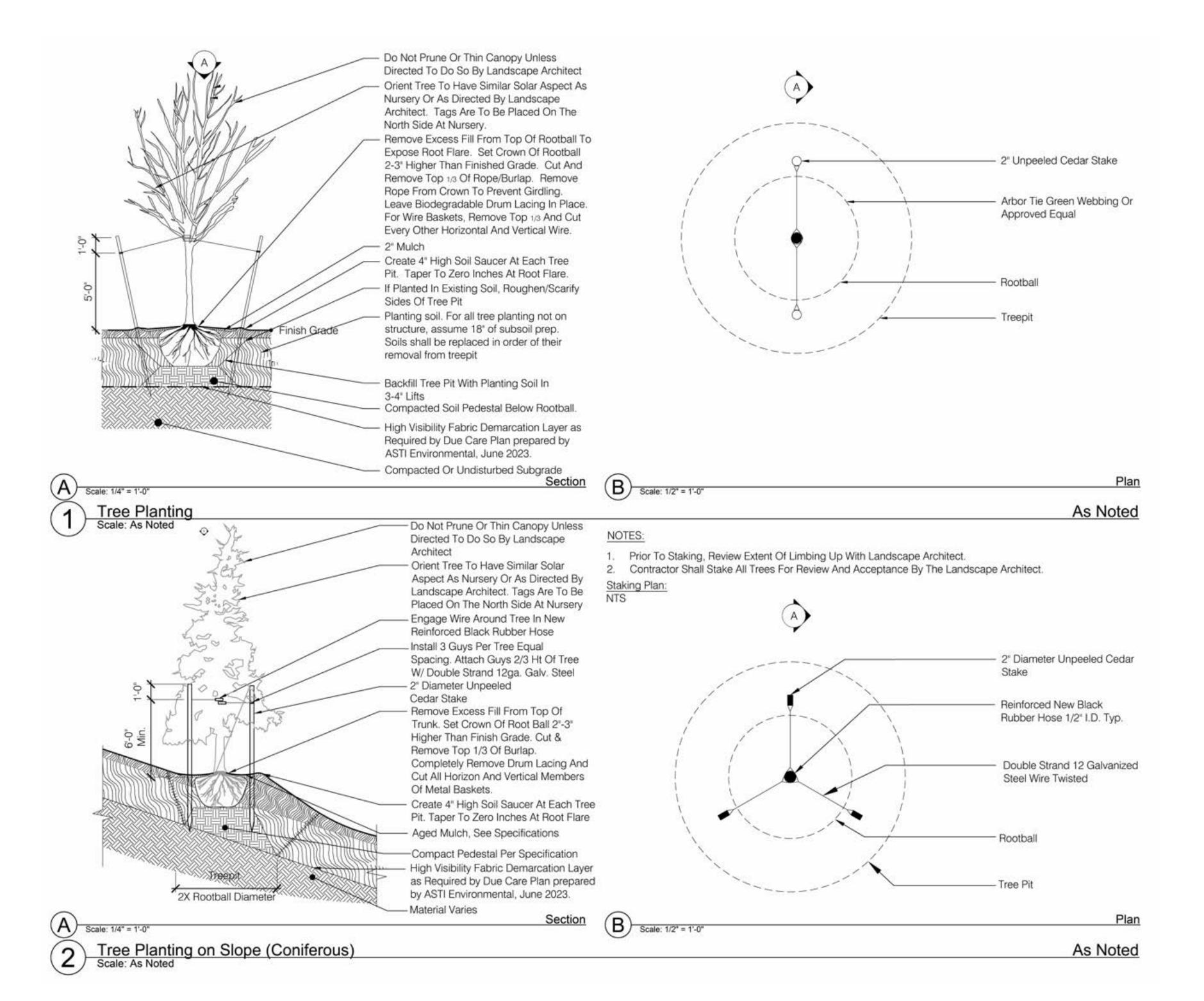
Civil Engineer: Giffels Webster 28 West Adams, Suite 1200 Detroit, MI 48226 313-962-4442

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Stamps & Signatures:





Stanton Yards

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1274 Library Street (Alley)
Detroit, MI 48226

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

Landscape Architect:
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917-533-5586

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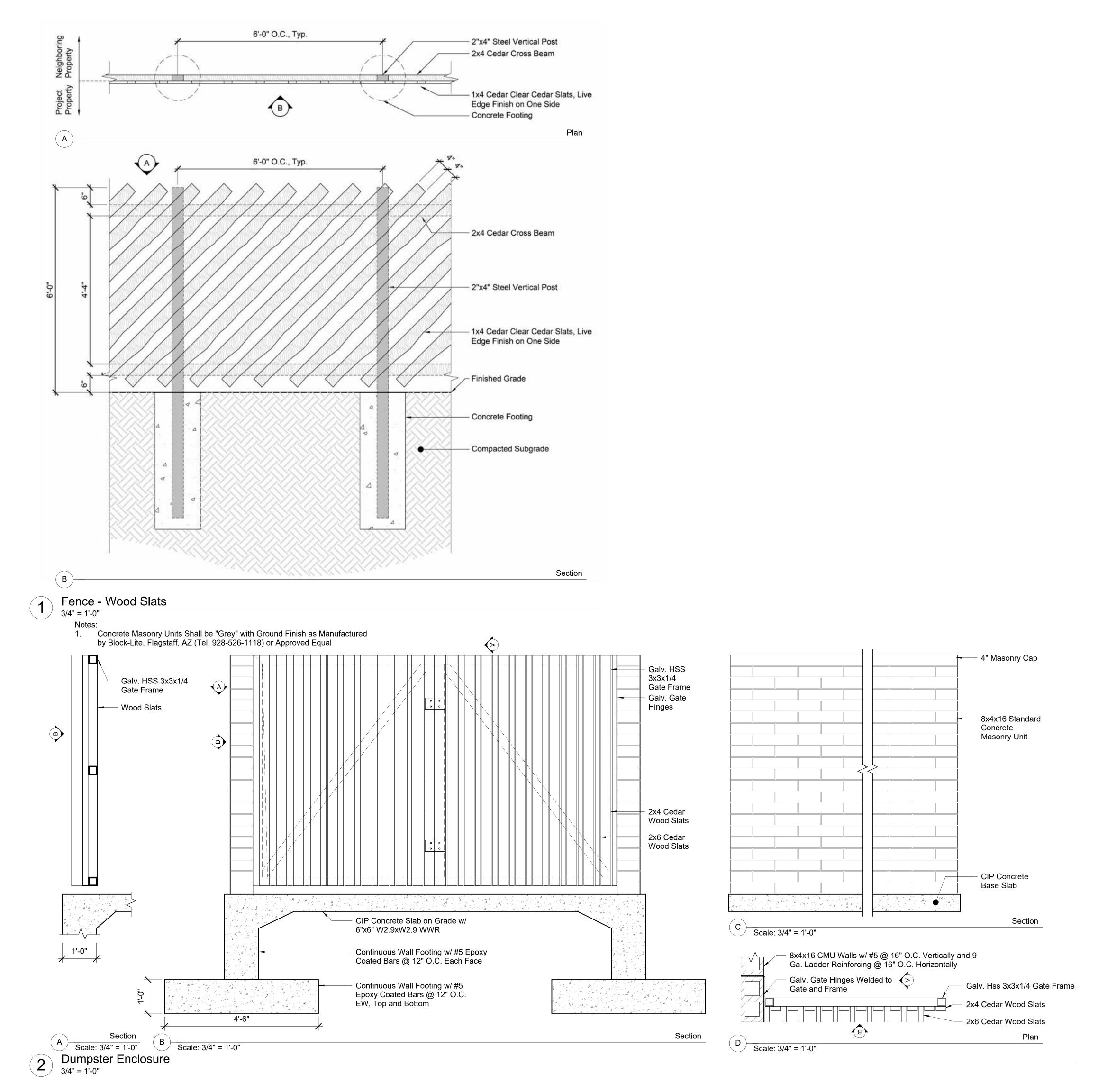
No. Description

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APPROVAL ONLY

31/10/2025

Date

PLANTING - DETAILS SCALE:





Stanton Yards

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

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30150 Telegraph Road, Suite 150
Bingham Farms, MI 48025
248-331-7315

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917-533-5586

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

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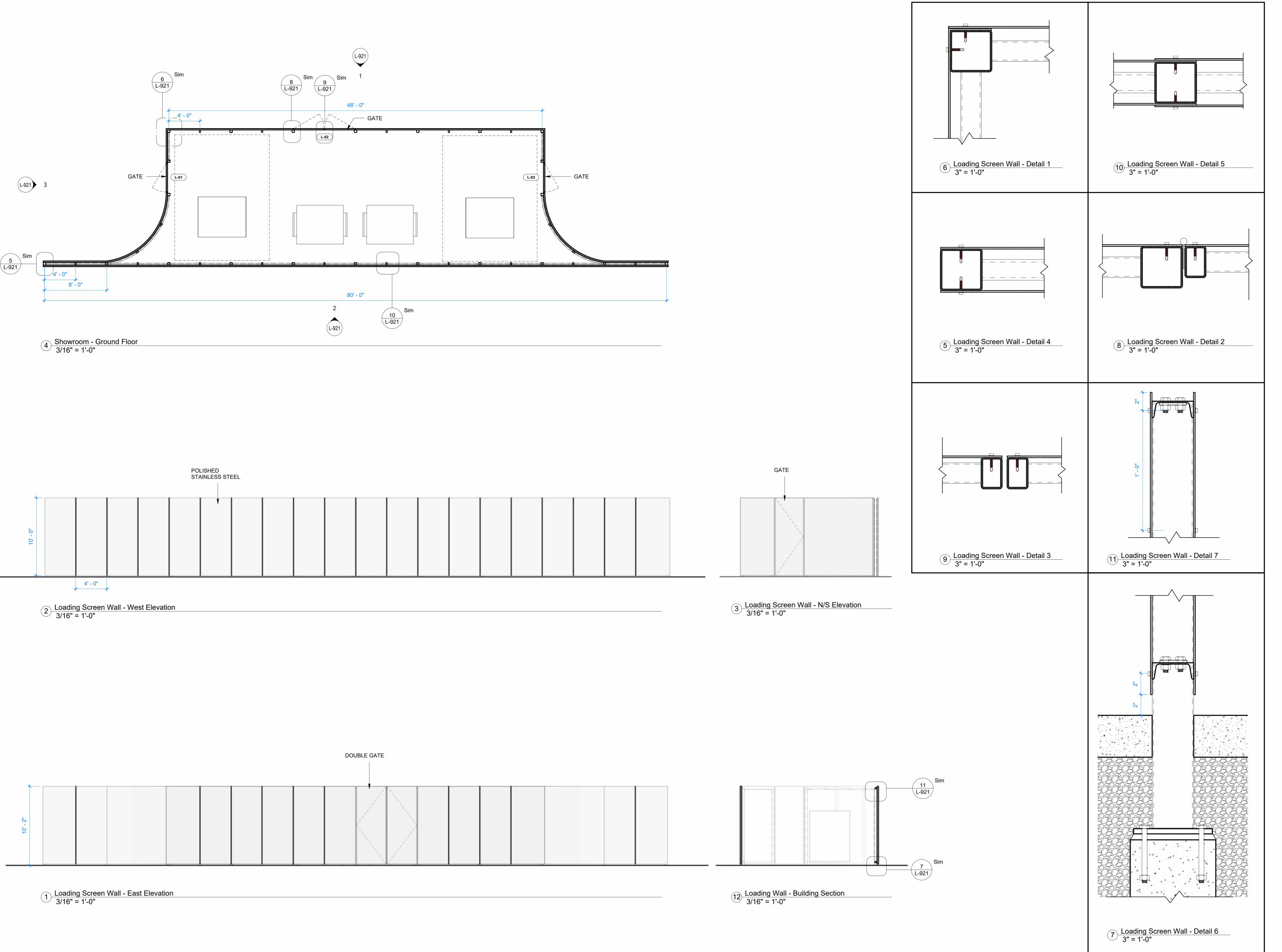
No. Description

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31/10/2025

Date

SITE ELEMENTS - DETAILS SCALE: 3/4" = 1'-0"





Stanton Yards

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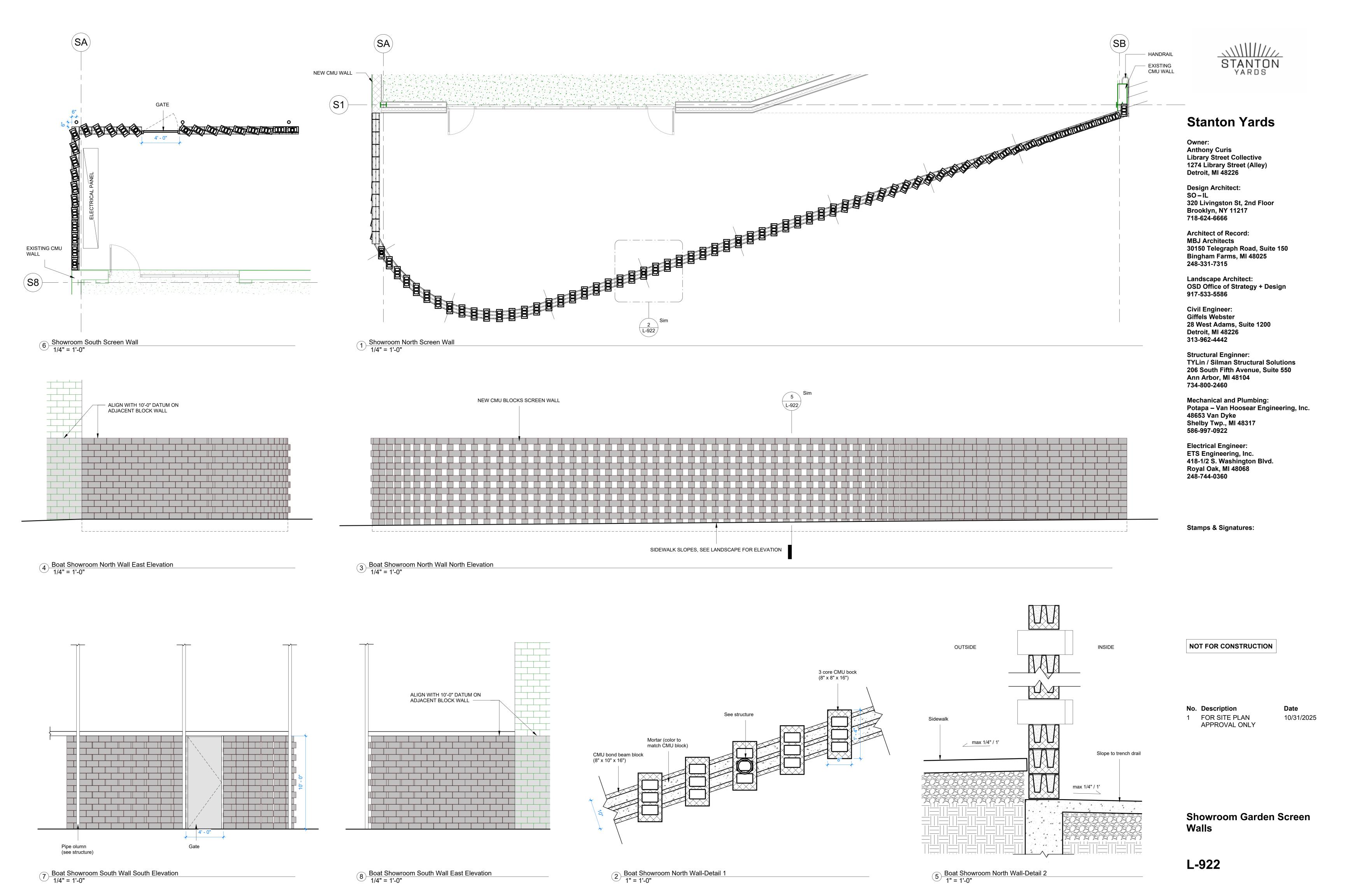
1 FOR SITE PLAN
APPROVAL ONLY

10/31/2025

Date

Dumpster and Mechanical Enclosure

L-921





Stanton Yards

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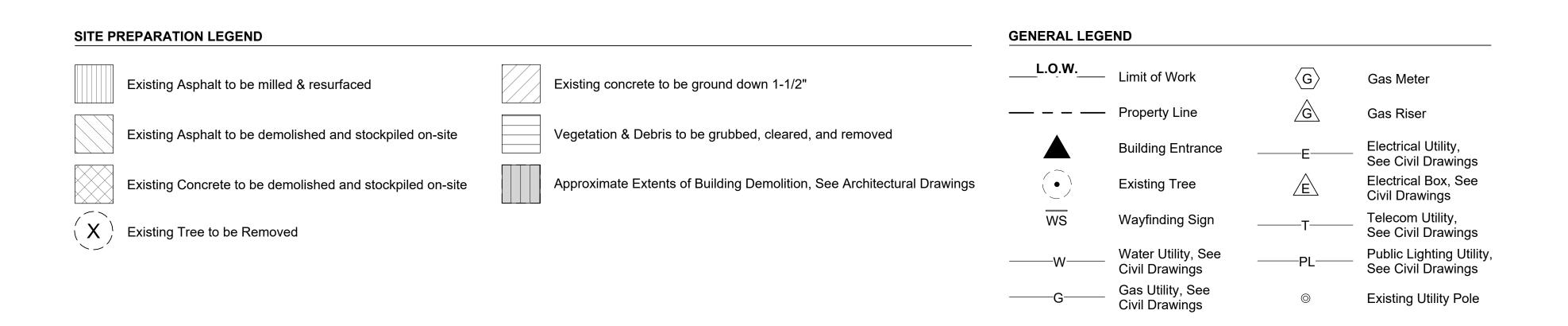
Date

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

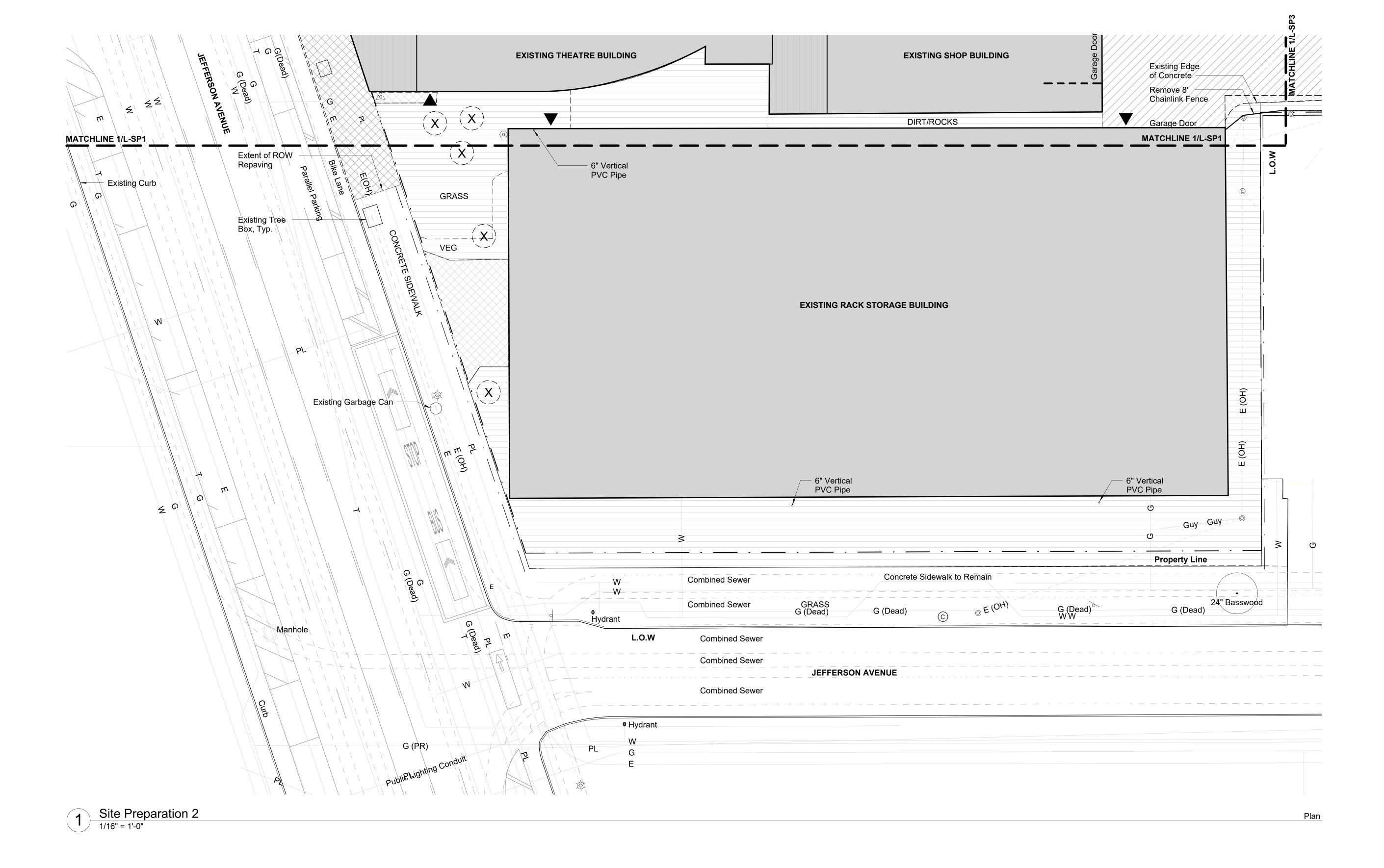


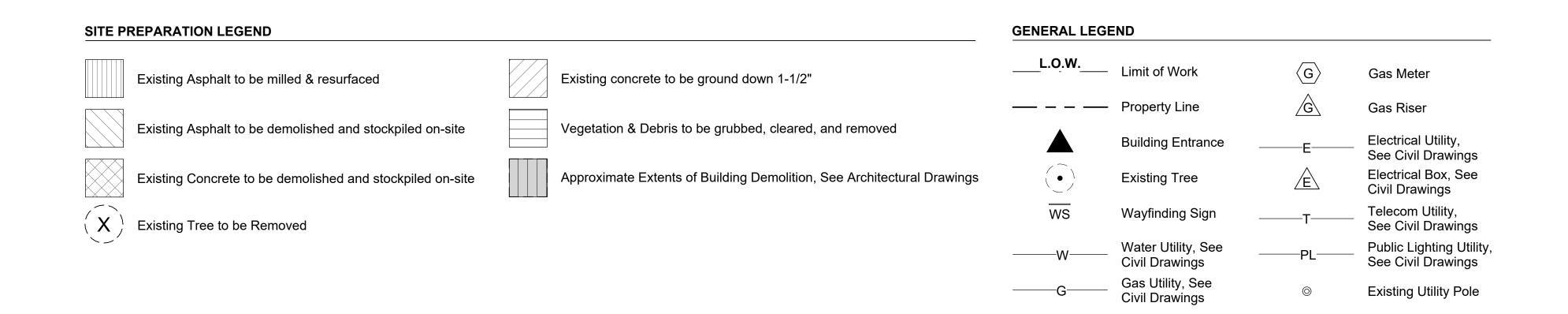
Plan





Site Preparation 1







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

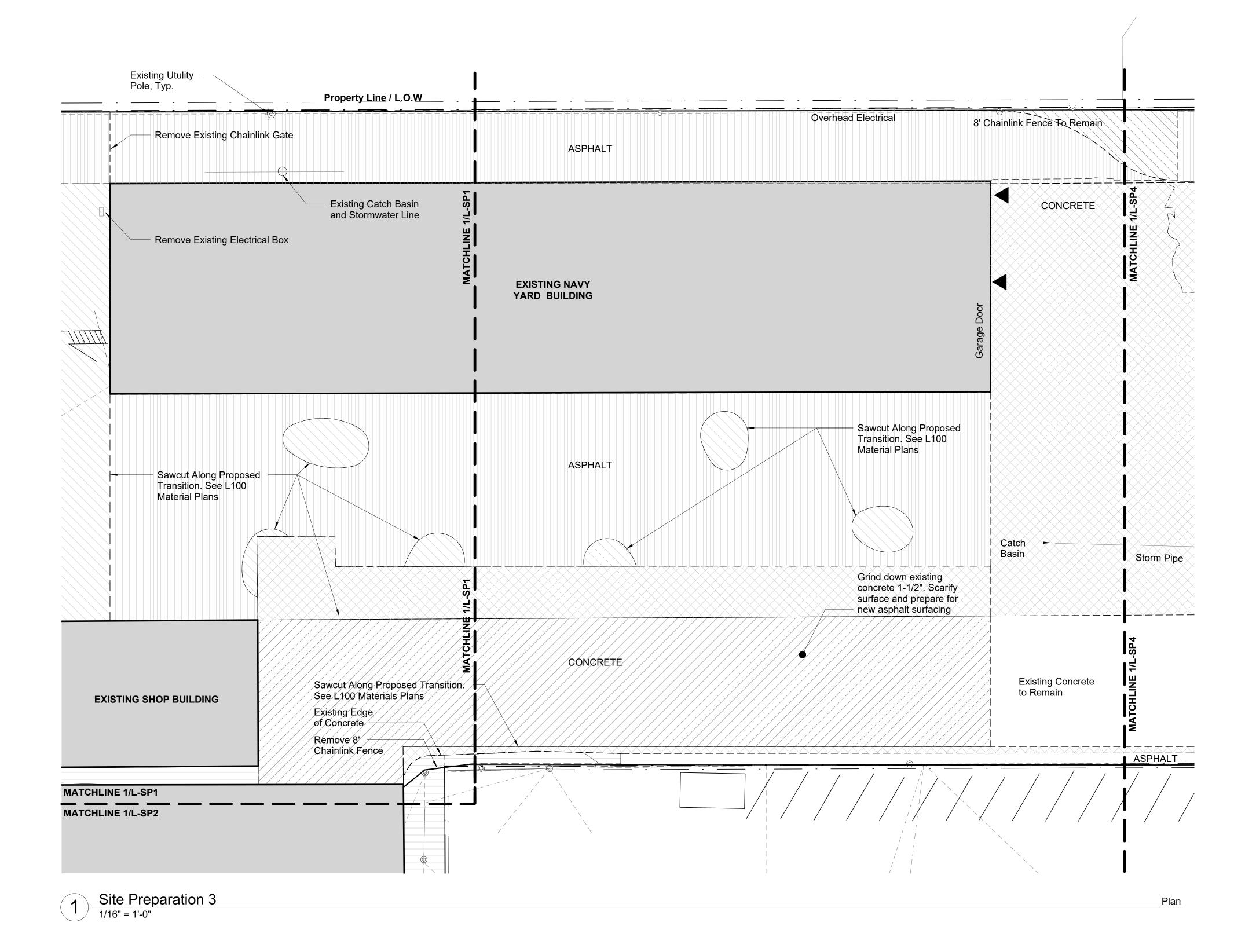
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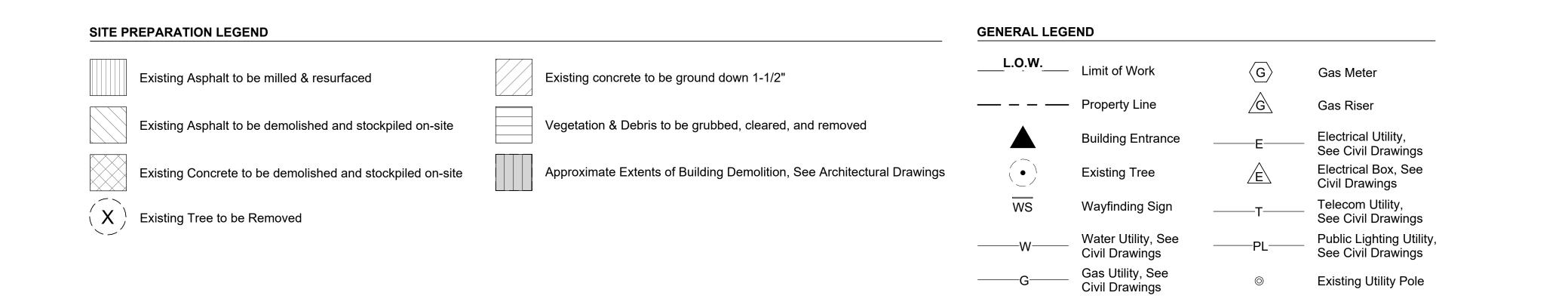
Date

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



L-SP2







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:
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917-533-5586

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Stamps & Signatures:

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No. Description

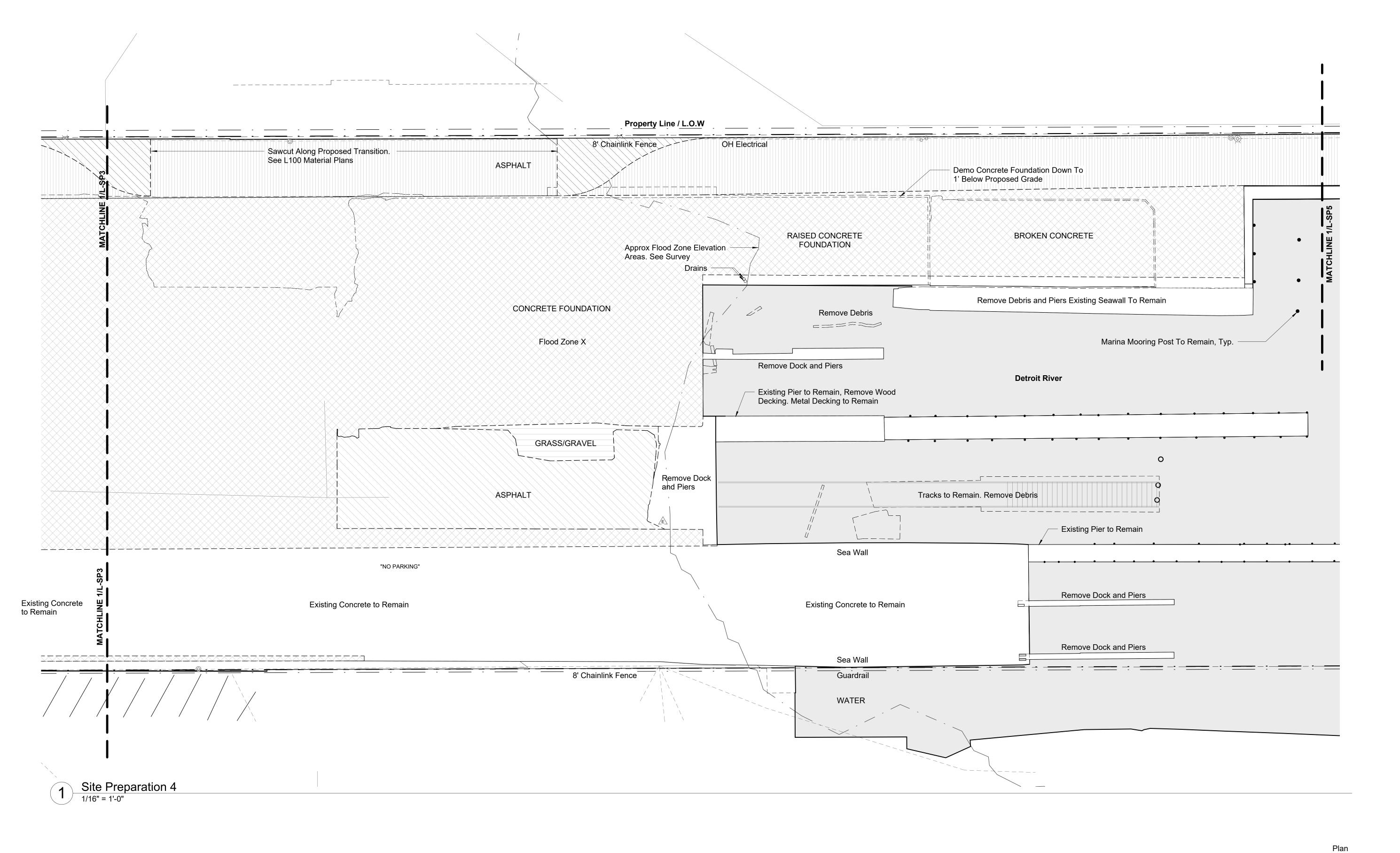
1 FOR SITE PLAN
APPROVAL ONLY

Date 31/10/2025

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



L-SP3





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:
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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:

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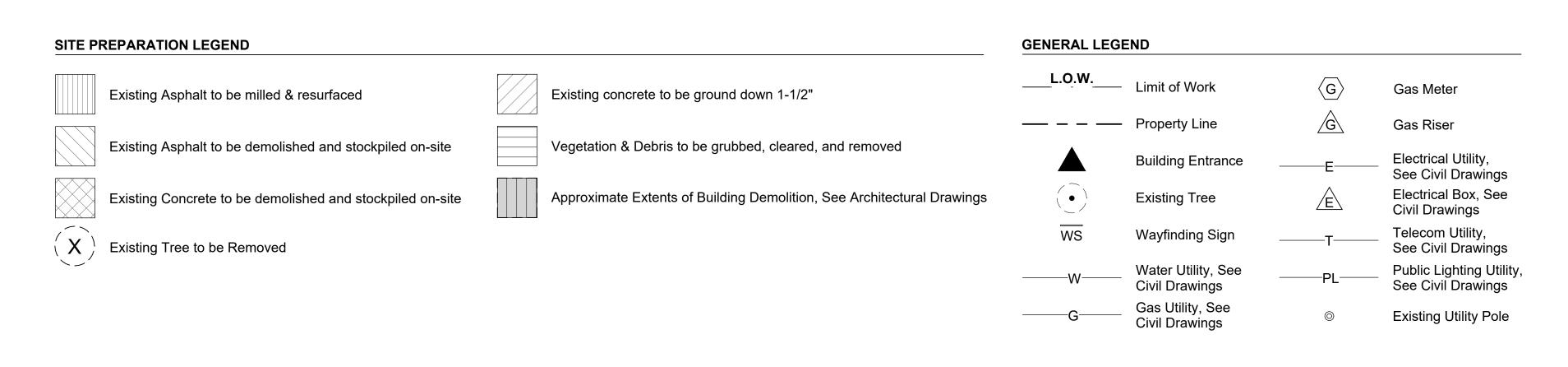
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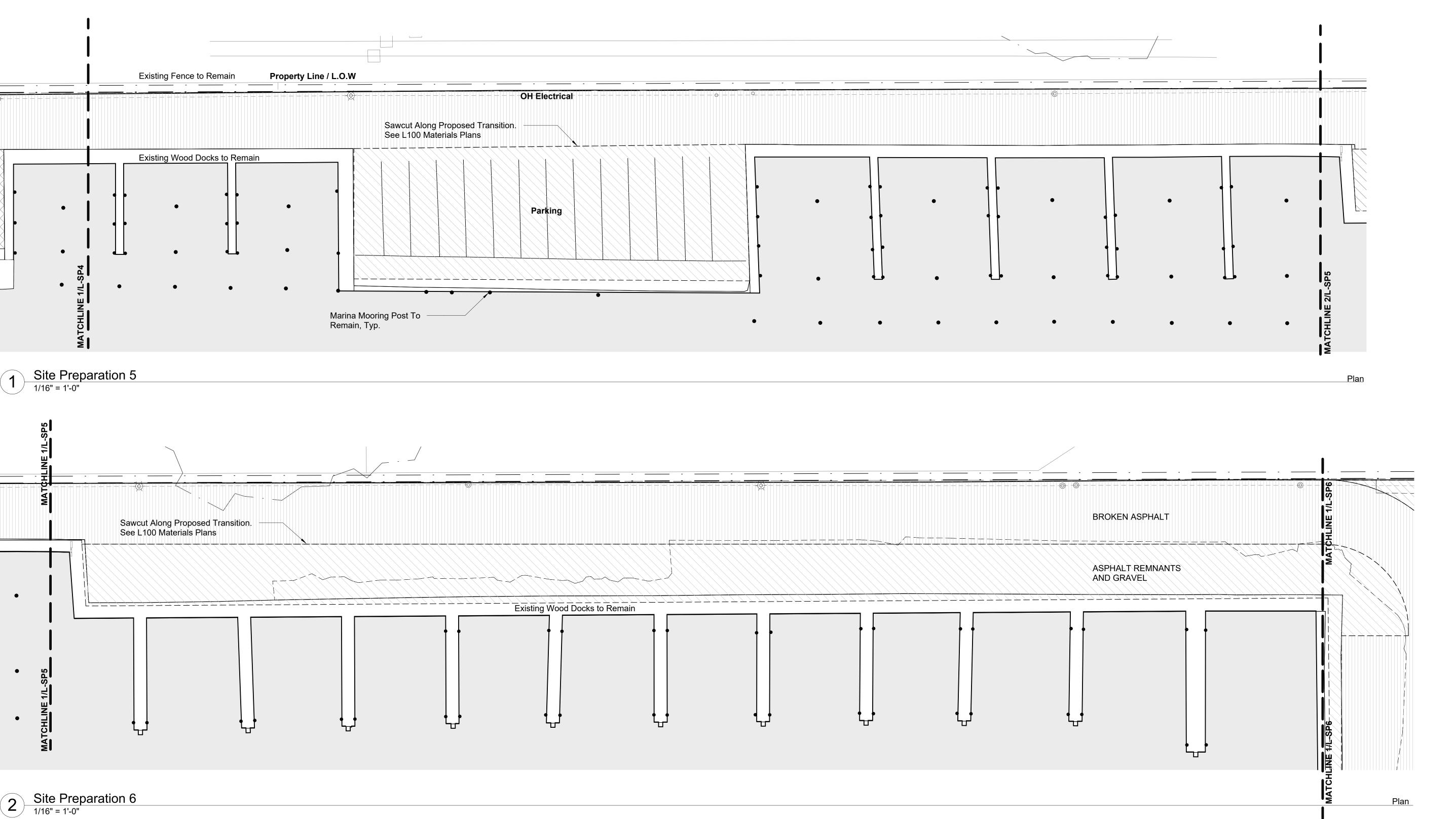
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Stamps & Signatures:

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No. Description

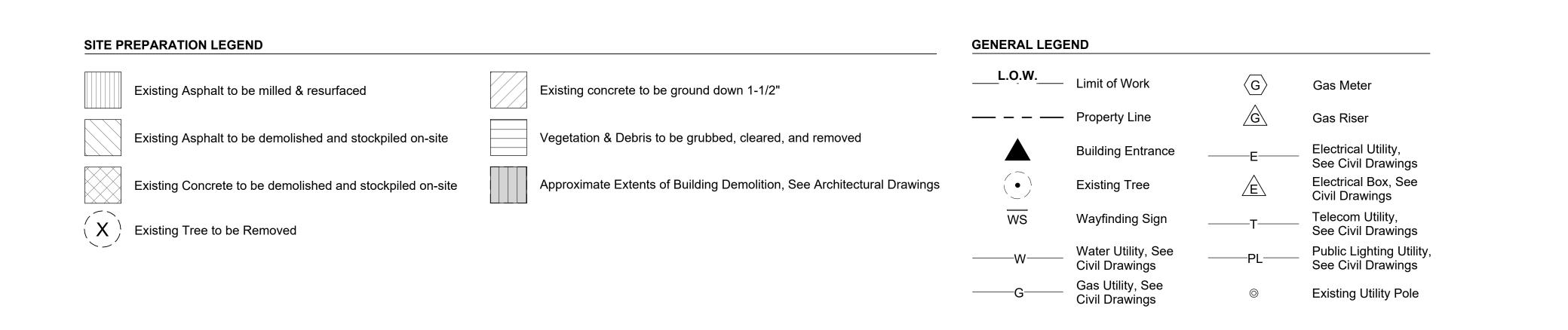
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APPROVAL ONLY

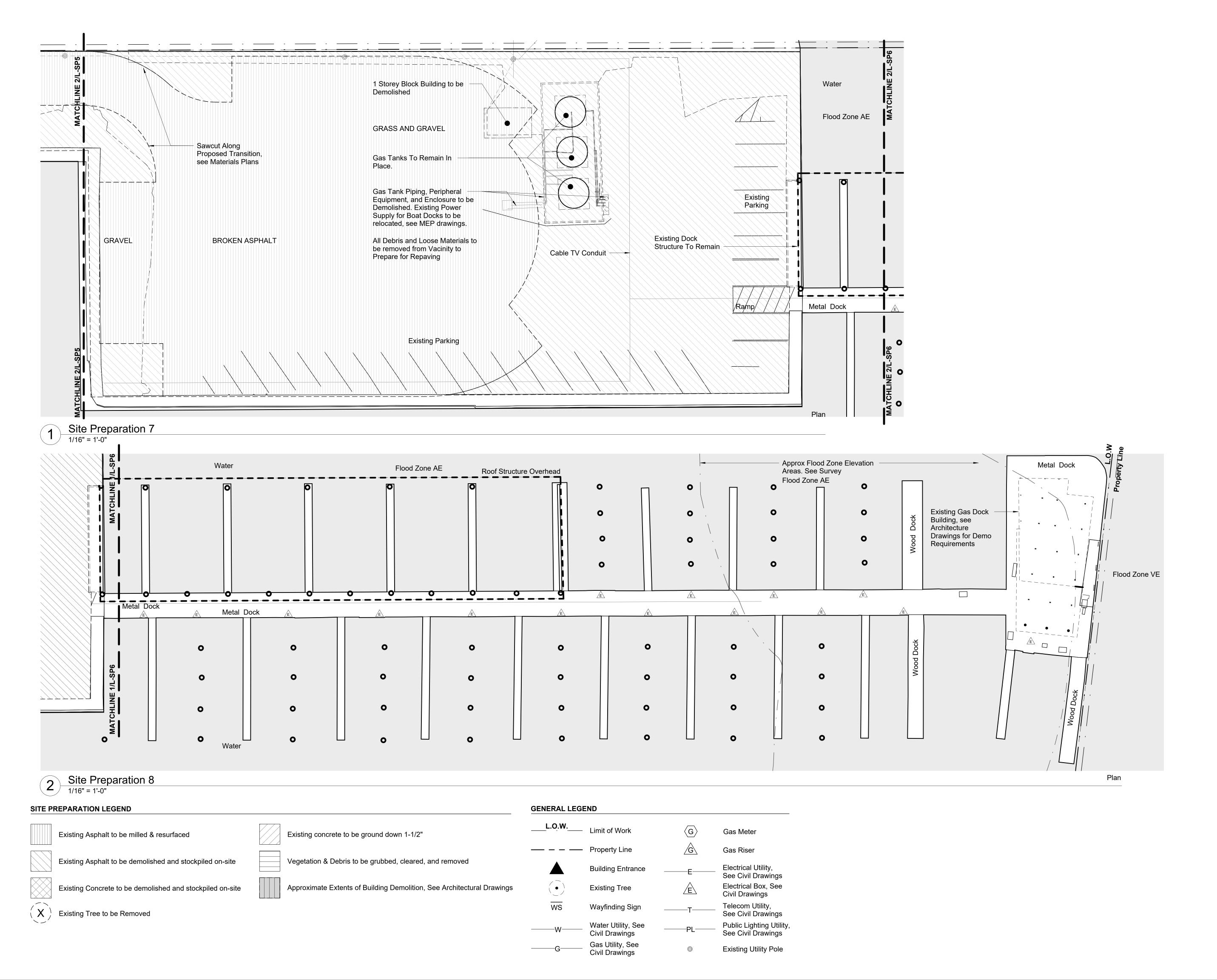
Date 31/10/2025

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

L-SP5

NORTH







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
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Bingham Farms, MI 48025
248-331-7315

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

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Stamps & Signatures:

NOT FOR CONSTRUCTION

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1 FOR SITE PLAN
APPROVAL ONLY

Date 31/10/2025

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



L-SP6