



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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).

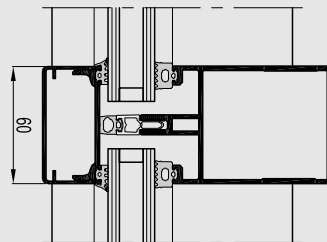
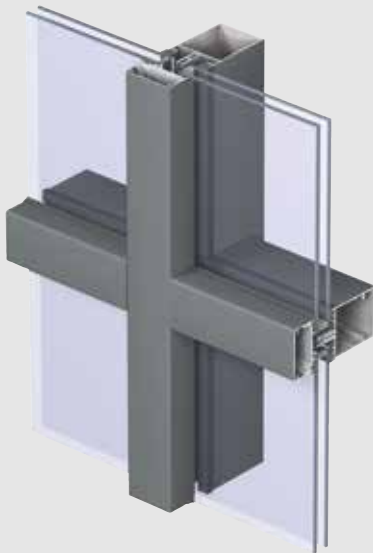
Additionally, the updated Site Review Set reflects the latest revisions provided by the landscape architect. This should replace the previous Site Review Set document.



CW 60

Solution for heavy glass panes

REYNAERS
aluminium



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·ft²·°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.



EPD
Environmental
Product Declaration



LEC
Low Embodied
Carbon



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

To order samples, visit samples.vitroglazings.com



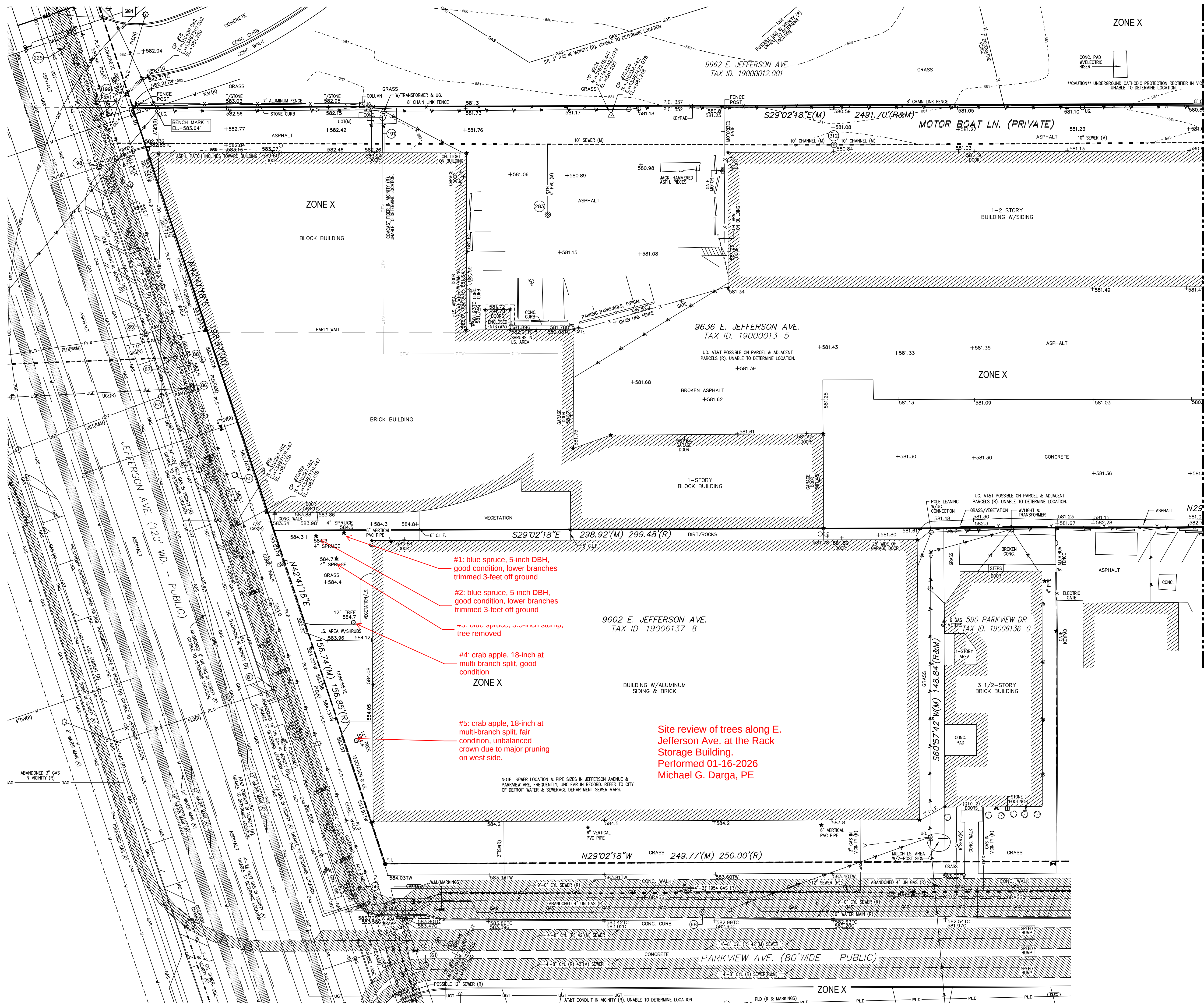
Solarban® 60 Starphire® Glass

Projects

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

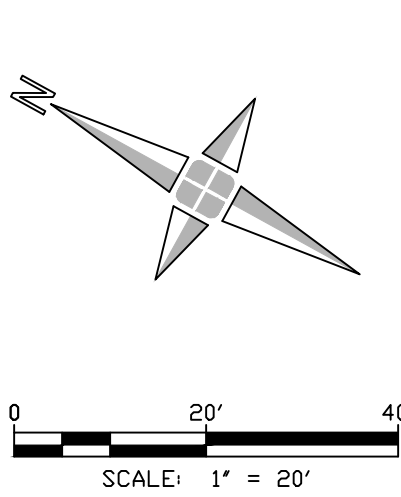
Eric J. Barron Innovation Hub | State College, Pennsylvania | Acuity® Glass, Solarban® 60 Glass | Architect: Kieran Timberlake
Glass Fabricator: W A Wilson | Glazing Contractor: Nittany Building Spec | Photographer: Jim Cunningham

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
Library Street Collective
1274 Library Street (Alley)
Detroit, MI 48226

Design Architect:
SC -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:
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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.
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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:

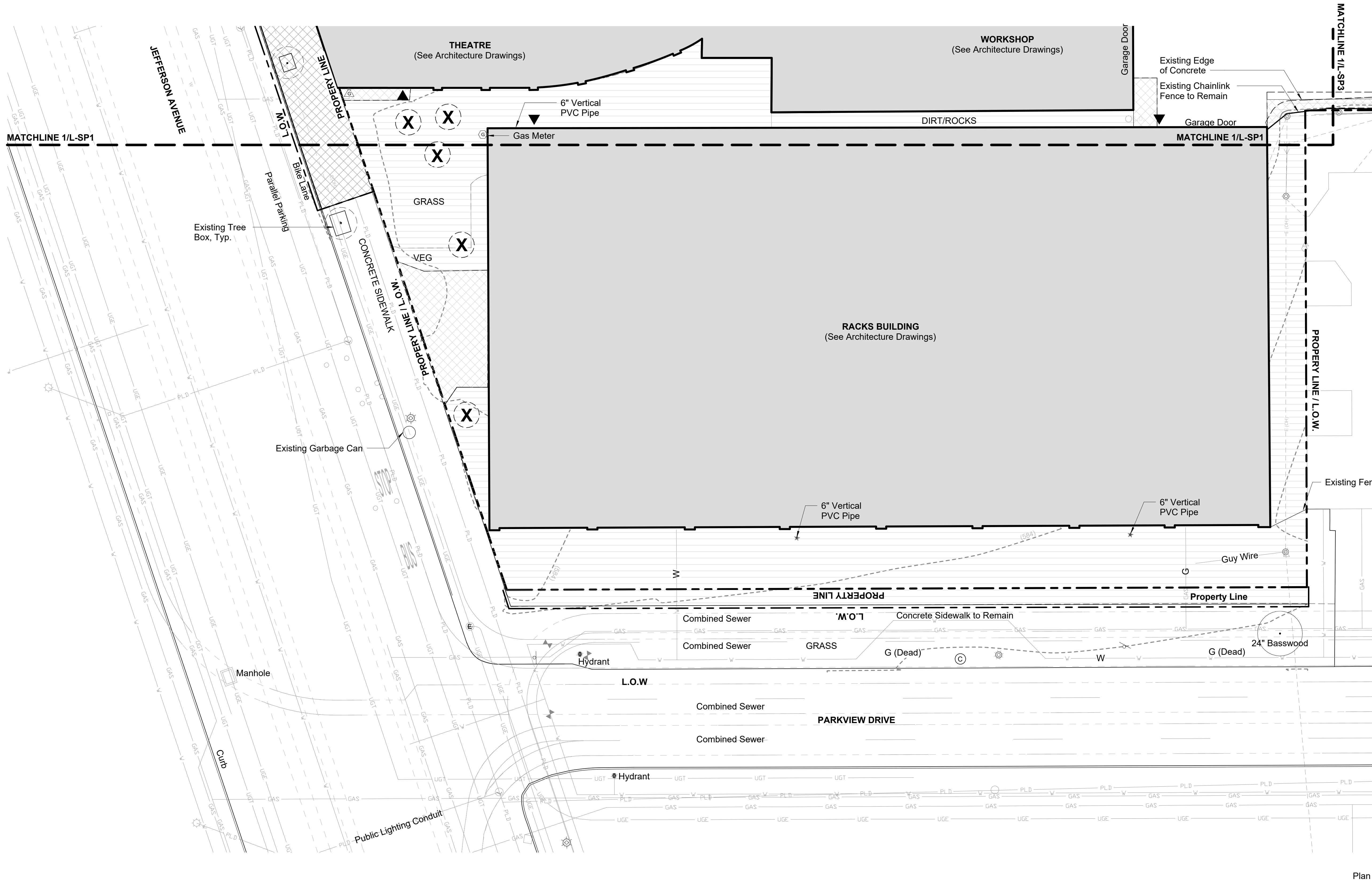
NOT FOR CONSTRUCTION

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

EXISTING
CONDITIONS

Sheet : C-201

Scale : 1" = 20'



Plan



OSD

Stanton Yards

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

Design Architect:
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Stamps & Signatures:

NOT FOR CONSTRUCTION

GENERAL LEGEND

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

SITE PREPARATION LEGEND

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

SITE PREPARATION NOTES

- Remove all Existing Stormwater Infrastructure
- Refer to Electrical Drawings for Removal of Electrical Utilities



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

L-SP2



OSD

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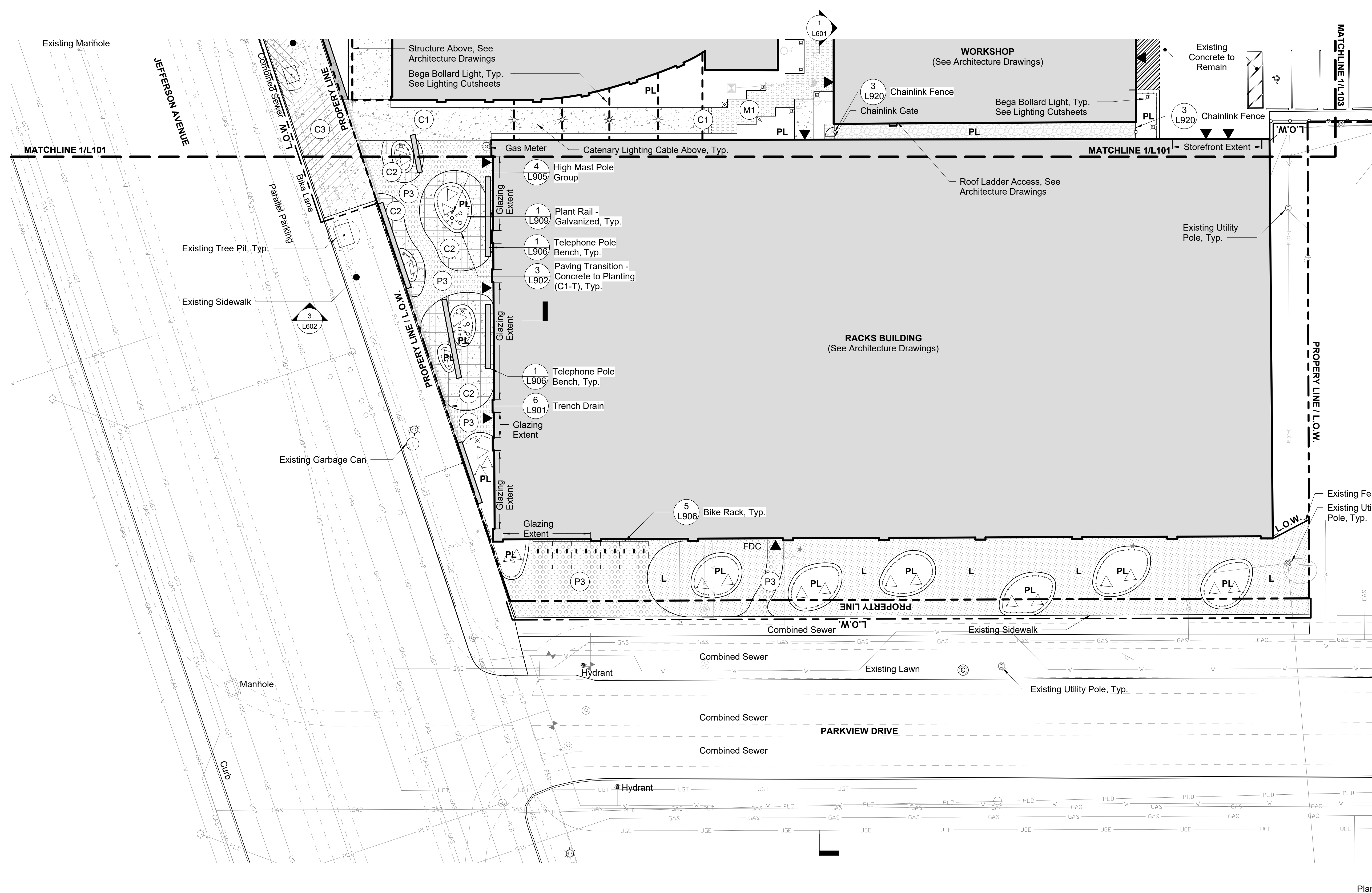
NOT FOR CONSTRUCTION

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

MATERIALS PLAN

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

L102



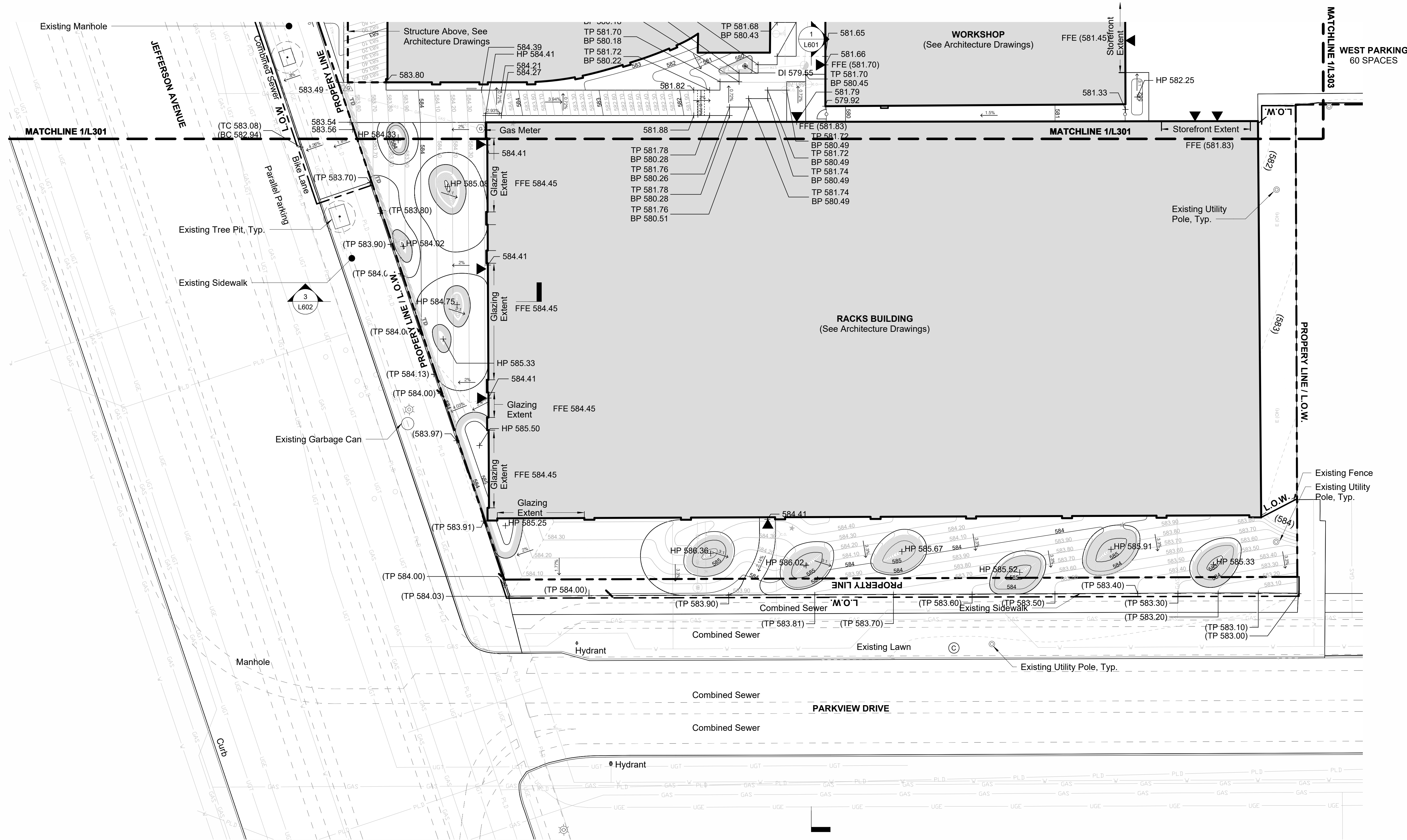
GENERAL LEGEND

L.O.W.	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		Telecom Utility, See Civil Drawings		Perforated Drain, See Civil Drawings
	Existing Tree		Public Lighting Utility, See Civil Drawings		Drainage Structure, See Civil Drawings
	Rip Rap at Shoreline		Existing Utility Pole		Drainage Inlet
	Rip Rap at Planting		Existing Utility Pole w Light		Stormwater Manhole, See Civil Drawings
	Water Utility, See Civil Drawings		High Mast Light Pole		Stormwater Pre-treatment Chamber, See Civil Drawings
	Gas Utility, See Civil Drawings		Drain Pipe, See Civil Drawings		Trench Drain
	Transformer, See MEP Drawings		Water Service, See Civil Drawings		

MATERIALS LEGEND

	1 L900 Asphalt - Resurfaced (P1)		1 L901 Exposed Aggregate Concrete - Pedestrian (C1)		3 L910 Expanded Metal Boardwalk (M2)		Lawn		Bollard - Operable
	2 L900 Asphalt - New (P2)		2 L901 Reclaimed Concrete Paving (C2)		8 L900 Gravel (G1)		Stump Table		Bollard - Light - See Lighting Cutsheets
	3 L900 Stabilized Gravel (P3)		4 L901 Exposed Aggregate Concrete - Vehicular (C1-V)		2 L904 Rip Rap at Shoreline (RS)		Plant Rail - Galvanized		Bollard - Light
	5 L900 Permeable Paver - Gravel Infill (P4)		7 L901 Reclaimed Concrete Paving - Permeable (C2-P)		1 L904 Rip Rap at Planting (RP)		Telephone Pole Bench		Tree Uplight - See Lighting Cutsheets
	6 L900 Permeable Paver - Grass Infill (P5)		3 L901 City Sidewalk Concrete Paving (C3)		3 L904 Rip Rap Flagstone (RF)		Precast Concrete Bench		Ground Light - See Lighting Cutsheets
	7 L900 Beach Sand (P6)		1 L910 Grated Metal Boardwalk (M1)		Planted Area		Bollard		Catenary Light - See Lighting Cutsheets





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NOT FOR CONSTRUCTION

GENERAL LEGEND

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

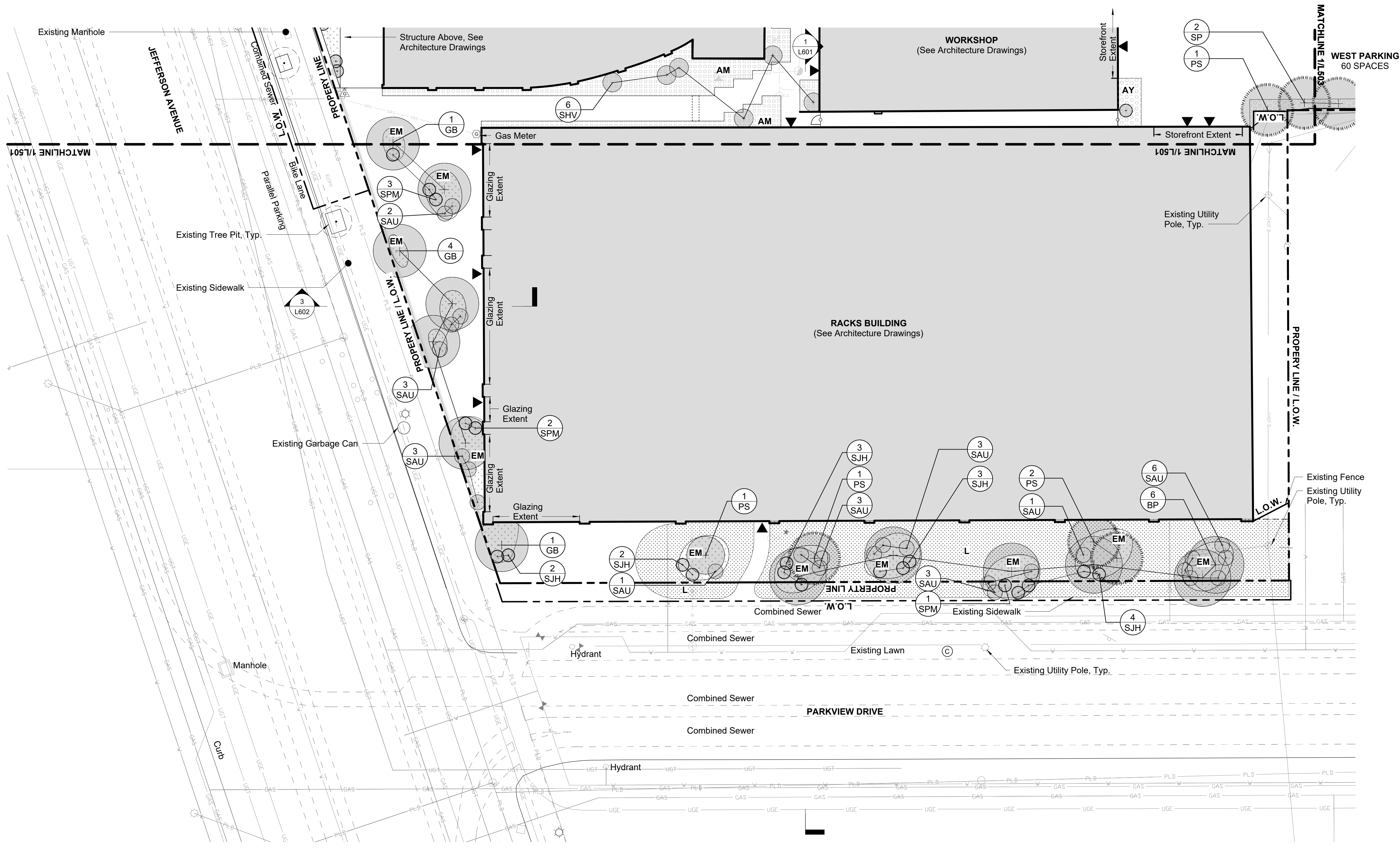
GRADING LEGEND

	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)



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

L302



OSD

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

PLANTING LEGEND

EM	Entry Planting Mix	GP	Grass Pave		Proposed Deciduous Tree
AM	Alley Planting Mix	L	Lawn		Proposed Deciduous Shrub
AY	Art Yard Planting Mix	RM	Riparian Planting Mix		Proposed Evergreen Tree
AY-T	Art Yard Transition Mix	BY	Beach Club Yard Planting Mix		Proposed Understory Tree - Multistem
SY	Star Yard Planting Mix	BP	Beach Club Parking Planting Mix		Proposed Understory Tree
SY-T	Star Yard Transition Mix	SB	Star Yard Bowl Planting Mix		



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

L502