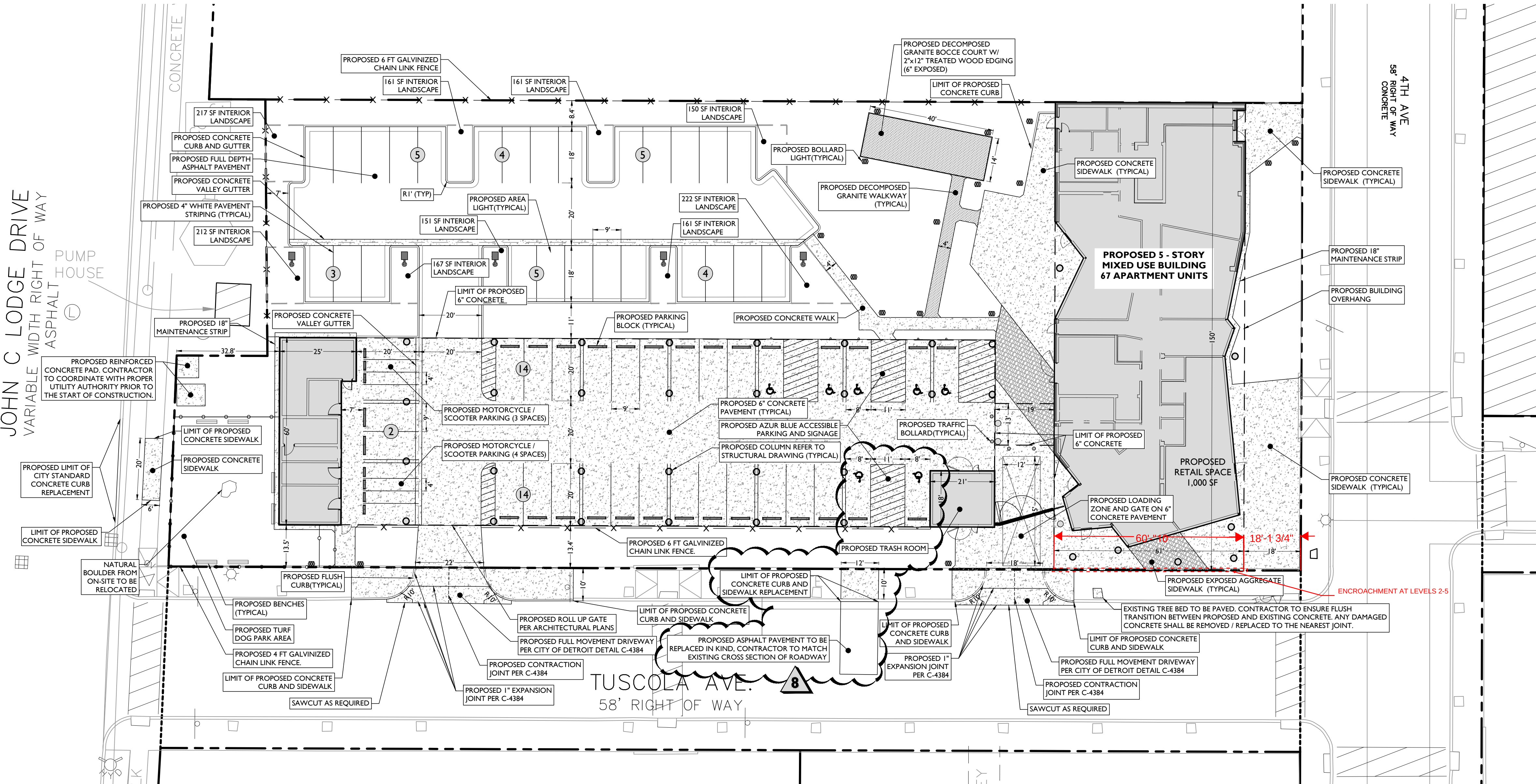


TABLE OF LAND USE AND ZONING		
PARCEL ID: 04000760.002		
SPECIAL DEVELOPMENT DISTRICT, MIXED USE (SD2)		
PROPOSED USE	BY-RIGHT USE	
MULTI-USE APARTMENT BUILDING	BY-RIGHT USE	
RETAIL, RESTAURANT, OFFICE	BY-RIGHT USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,000 SF	51,500 SF
MINIMUM LOT WIDTH	70 FT	313.50 FT
MAXIMUM BUILDING HEIGHT	60 FT, 5 STORIES	< 60 FT
MINIMUM FRONT YARD SETBACK	NONE	0 FT
MINIMUM SIDE YARD SETBACK (ONE)	NONE	0 FT
MINIMUM REAR YARD SETBACK	NONE	0 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 61-14-24	MULTI-FAMILY RESIDENTIAL: 1 SPACE PER DWELLING UNIT (67 UNITS) (1 SPACE/UNIT)(0.75) ⁽¹⁾ = 50 SPACES	57 SPACES ⁽²⁾
§ 61-14-24	REQUIRED LOADING AREA: 12' x 35' FOR MULTIPLE FAMILY DWELLING* 12' x 35' FOR RETAIL*	LOADING PROVIDED

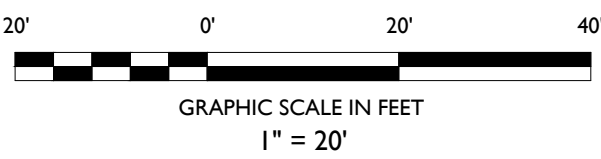
- (1) 0.75 OF THE MINIMUM REQUIRED OFF-STREET SPACES REQUIRED IN SD-2 DISTRICT WITHIN 0.50 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR.
- (2) PARKING WAIVER FOR FIRST 3,000 SF OF NON-CONTIGUOUS RETAIL.

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-343.(1)	INTERIOR LANDSCAPING: 18 SF OF LANDSCAPING FOR EVERY PARKING SPACE (26 SPACES) * (18 SF) = 468 SF	1,147 SF



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED EXTENDED CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED EXPOSED AGGREGATE CONCRETE
---	PROPOSED DECOMPOSED GRANITE
---	PROPOSED BUILDING DOORS
---	PROPOSED 6 FT CHAINLINK FENCE
---	PROPOSED 4 FT CHAINLINK FENCE
---	PROPOSED AREA LIGHT
---	PROPOSED BOLLARD LIGHT
---	PROPOSED COLUMN

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



ISSUE	DATE	BY	DESCRIPTION
1	05/06/2022	MSN	SITE PLAN REVIEW
2	10/14/2022	KH	PERMIT REVIEW
3	11/11/2022	KH	100% CD
4	01/20/2023	KH	REVISION - 1ST ENGINEERING REVIEW
5	06/02/2023	KH	REVISION - 2ND ENGINEERING REVIEW
6	03/07/2025	NB	PERMIT REVISION SET
7	07/22/2025	NB	PERMIT REVISION 1
8	12/08/2025	NB	SANITARY SEWER REVISION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Birmingham, MI • Rutherford, NJ • New York, NY
Boston, MA • Princeton, NJ • Tampa, FL
www.stonefielddesign.com

555 S Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

MIDTOWN WEST PARCEL I

SOUTH BUILDING

PROPOSED MIXED USE DEVELOPMENT

PARCEL ID: 04000760.002
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: M-17121.01

TITLE:

SITE PLAN

DRAWING:

C-3

ISSUED FOR	DATE
1 PERMIT SET	10.14.22
2 100%CD	11.11.22
3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25
6 BULLETIN 1	12.01.25

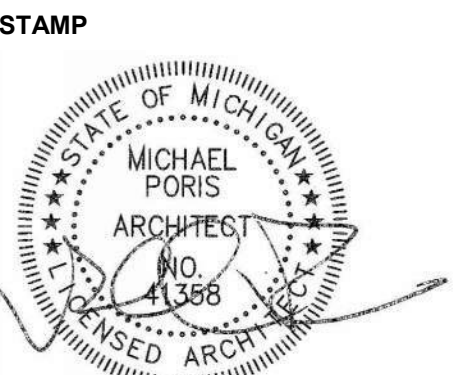
PROJECT

MIDTOWN
WEST
PARCEL 1

900 Tuscola Street
Detroit, MI.

SHEET

OVERALL
FLOOR
PLANS



SCALE

1" = 30'-0"

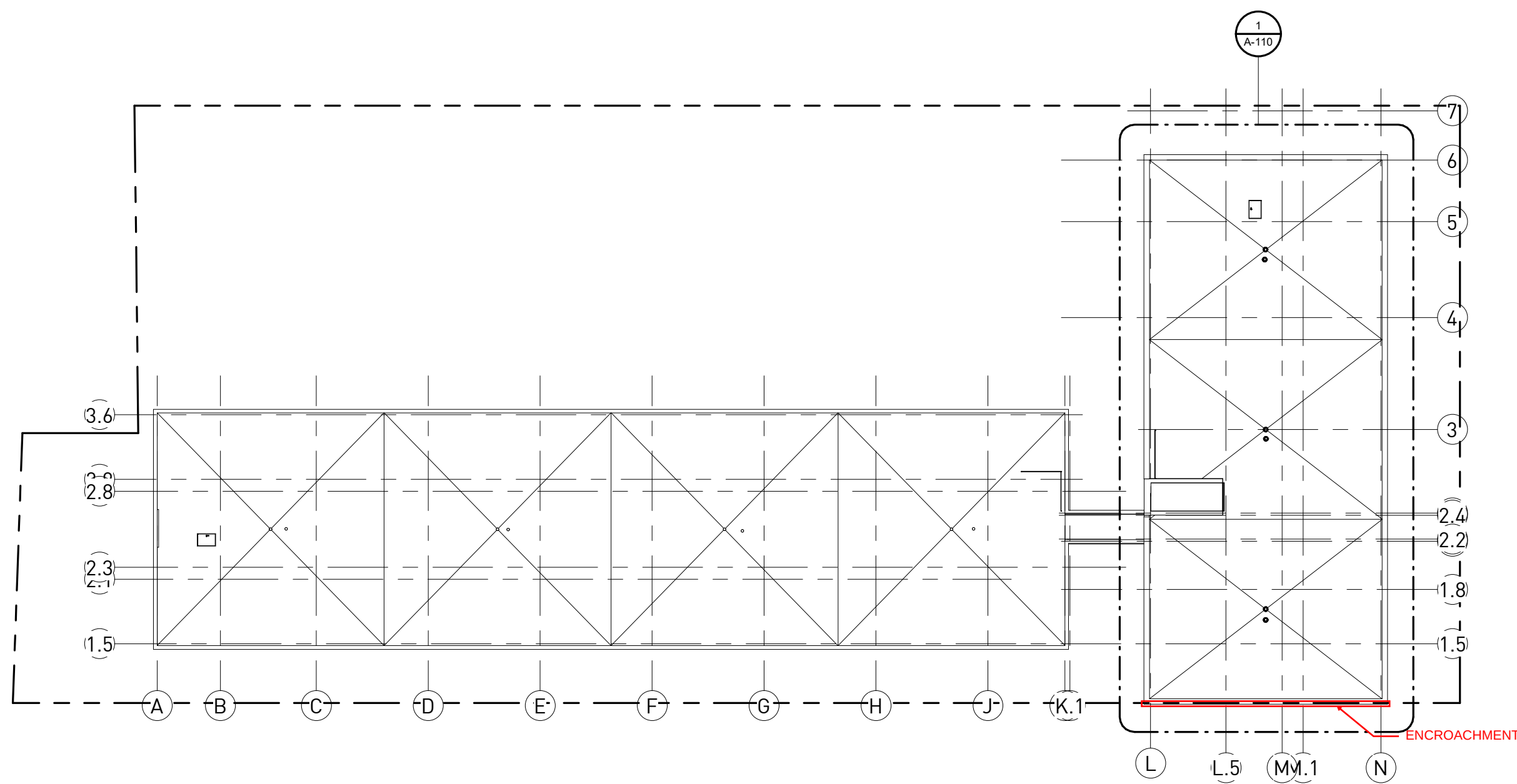
PROJECT NUMBER

2025.00

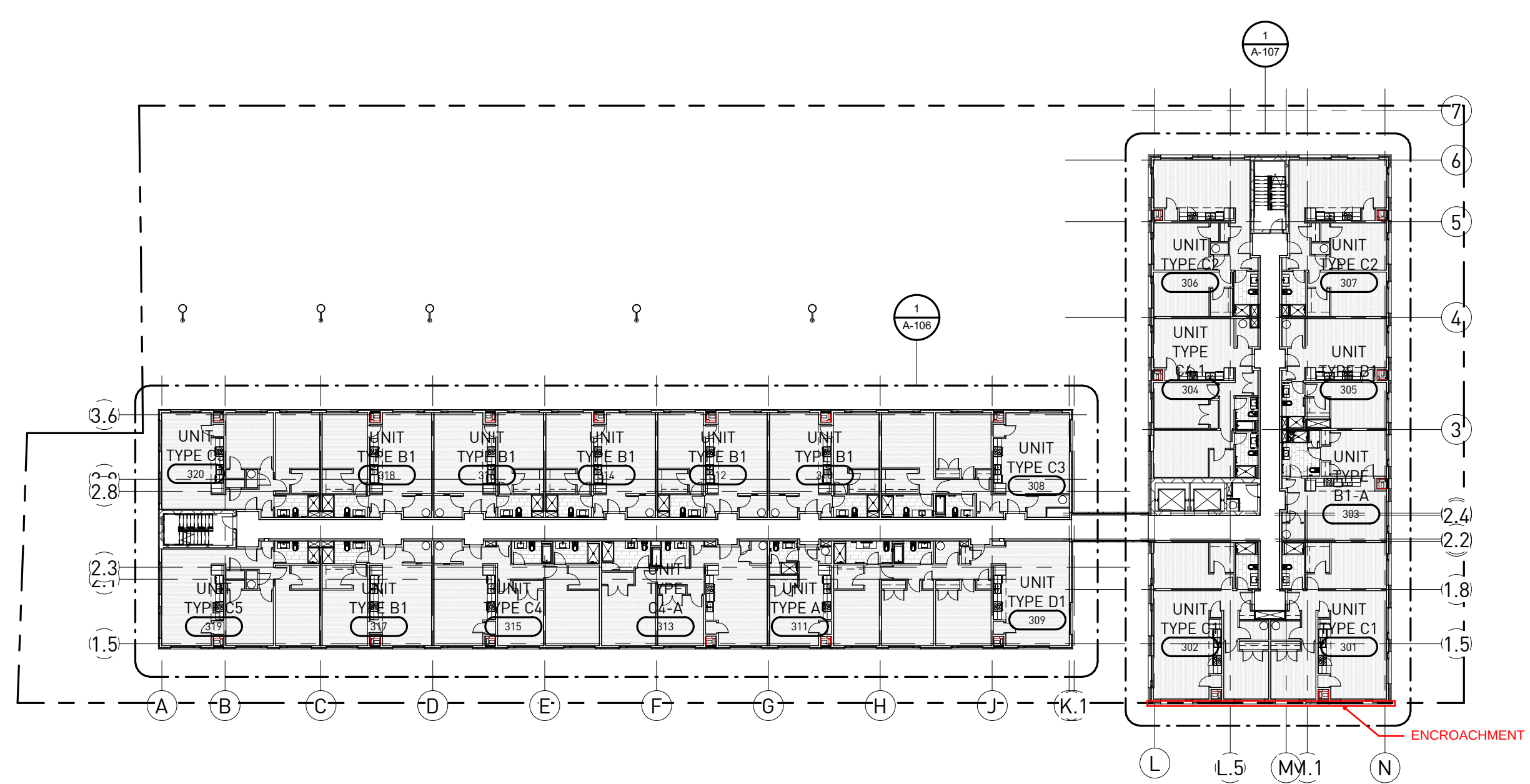
SHEET NUMBER

A-100

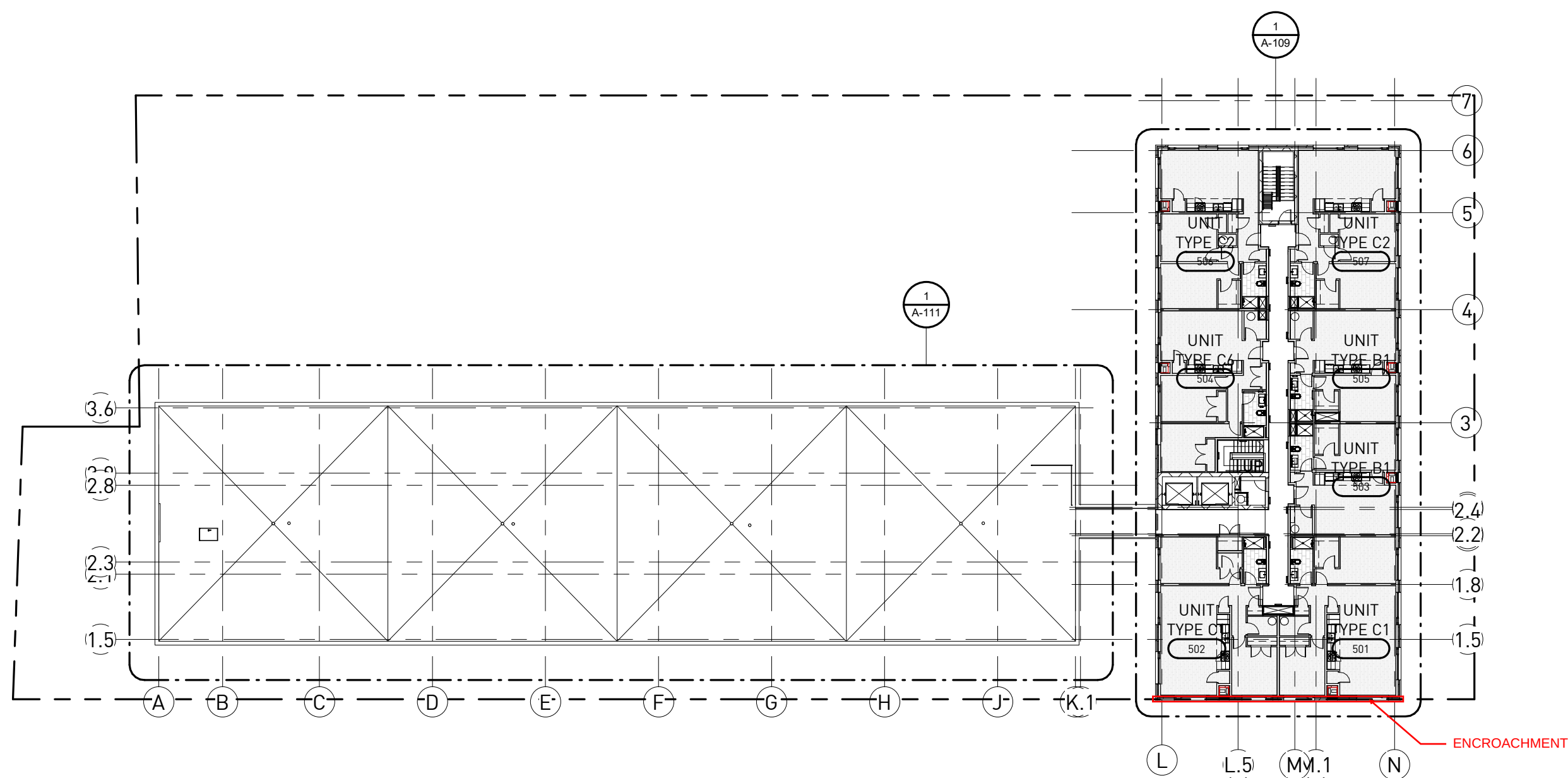
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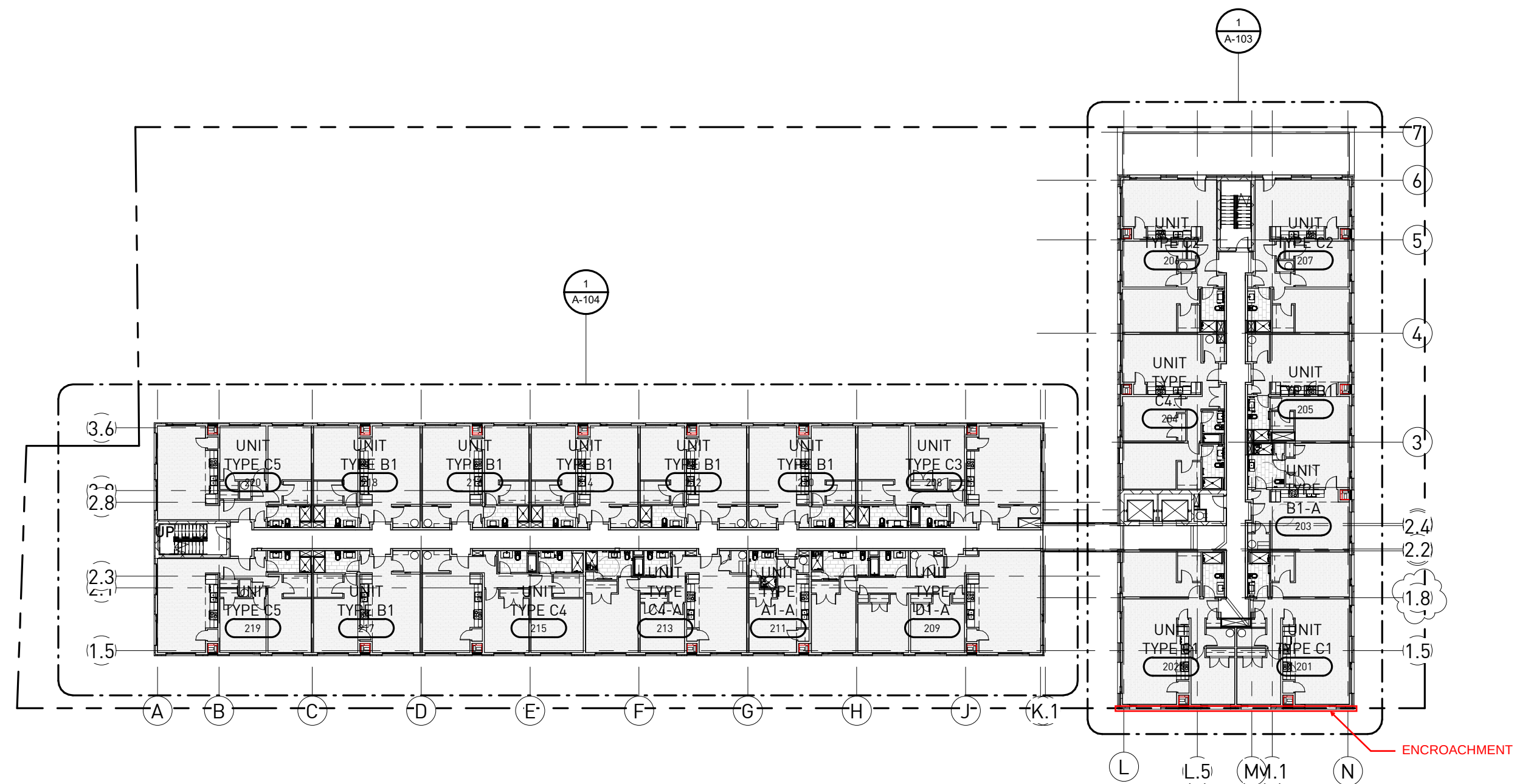
6 ROOF PLAN OVERALL
1" = 30'-0"



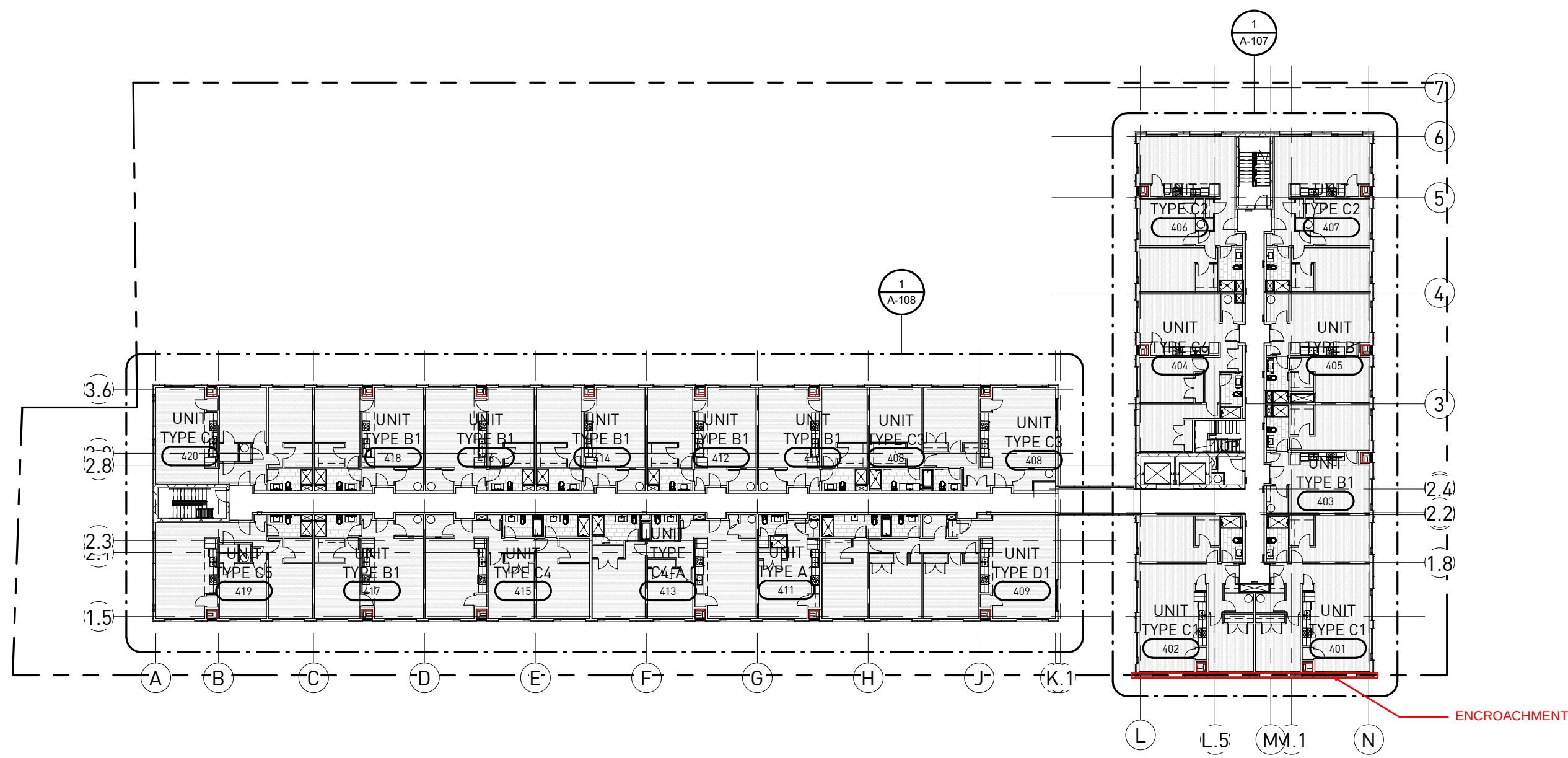
3 LEVEL 3 OVERALL PLAN
1" = 30'-0"



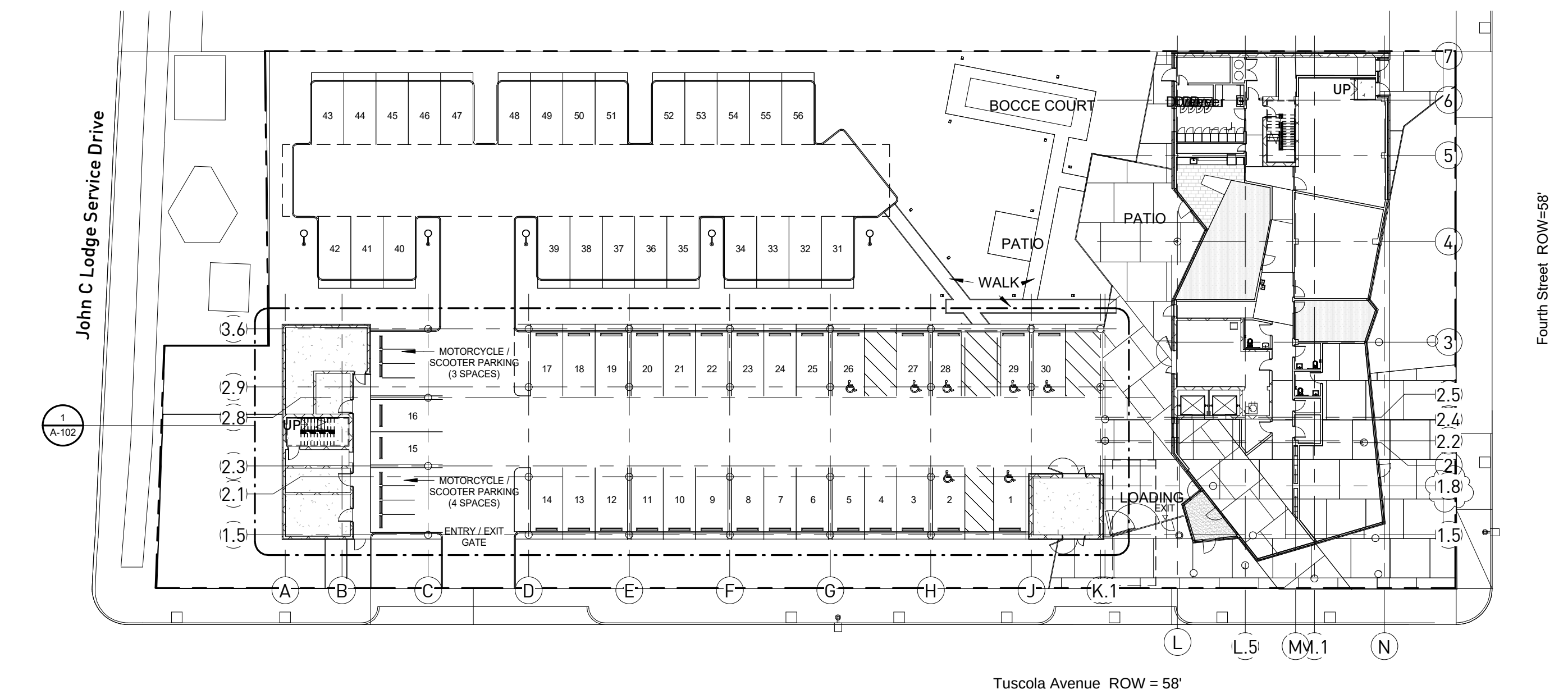
5 LEVEL 5 OVERALL PLAN
1" = 30'-0"



2 LEVEL 2 OVERALL PLAN
1" = 30'-0"

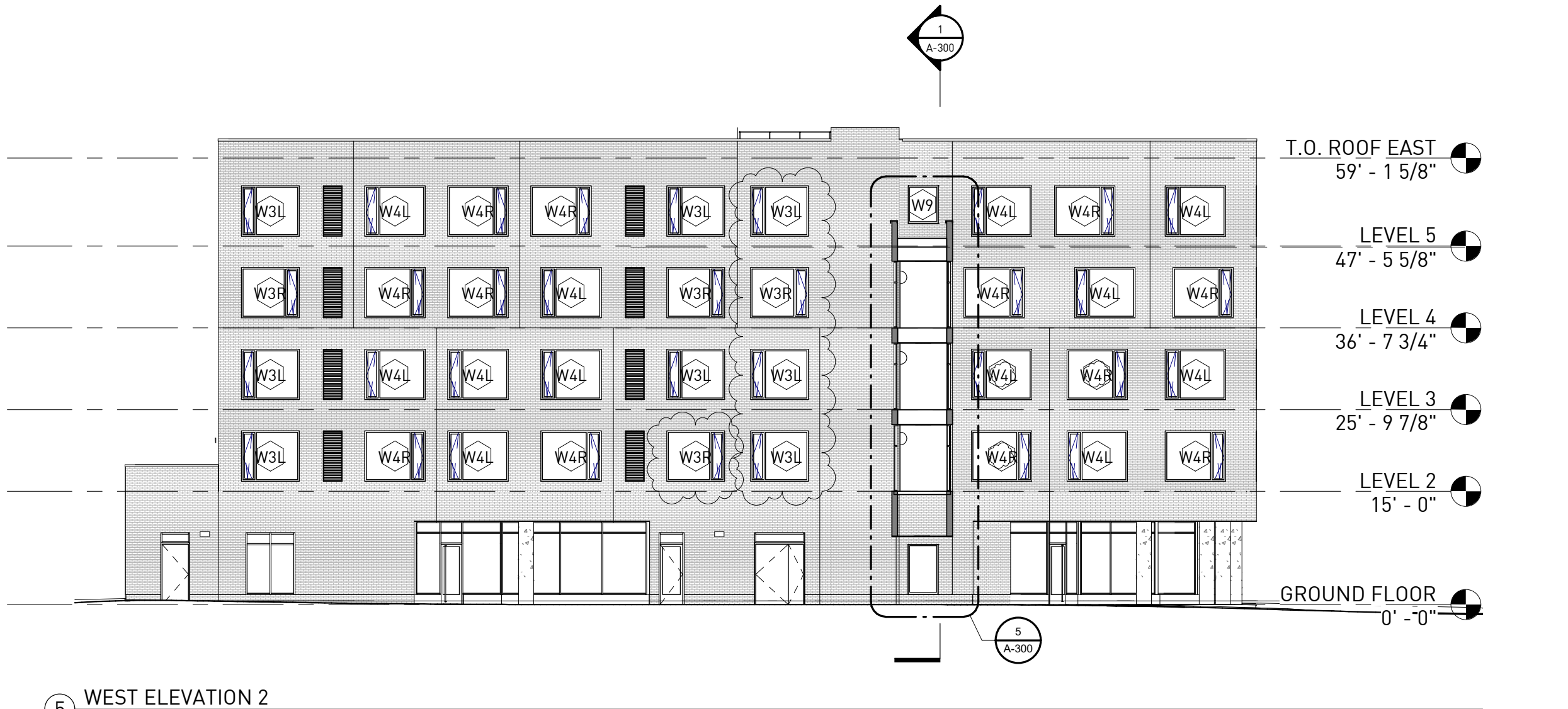


4 LEVEL 4 OVERALL PLAN
1" = 30'-0"

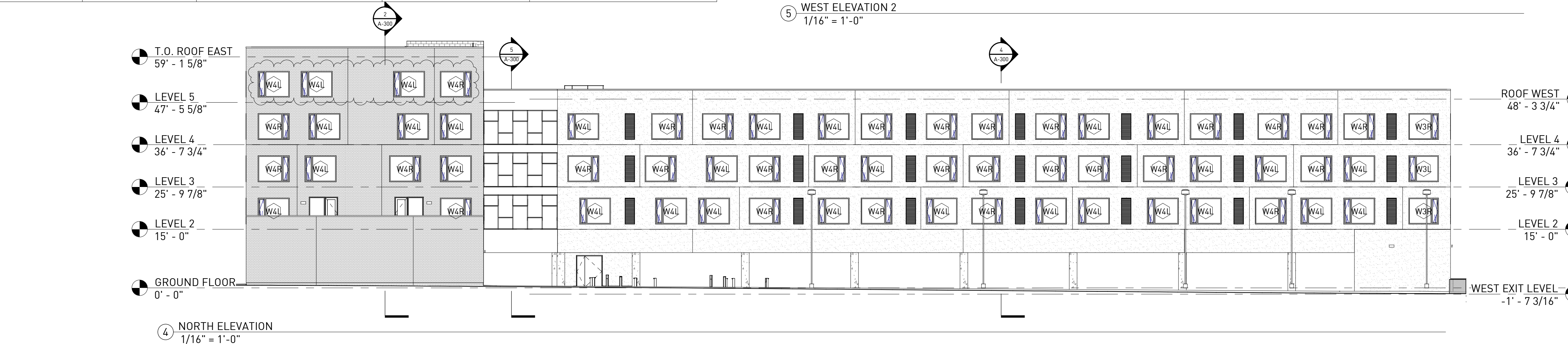


1 LEVEL 1 OVERALL PLAN
1" = 30'-0"

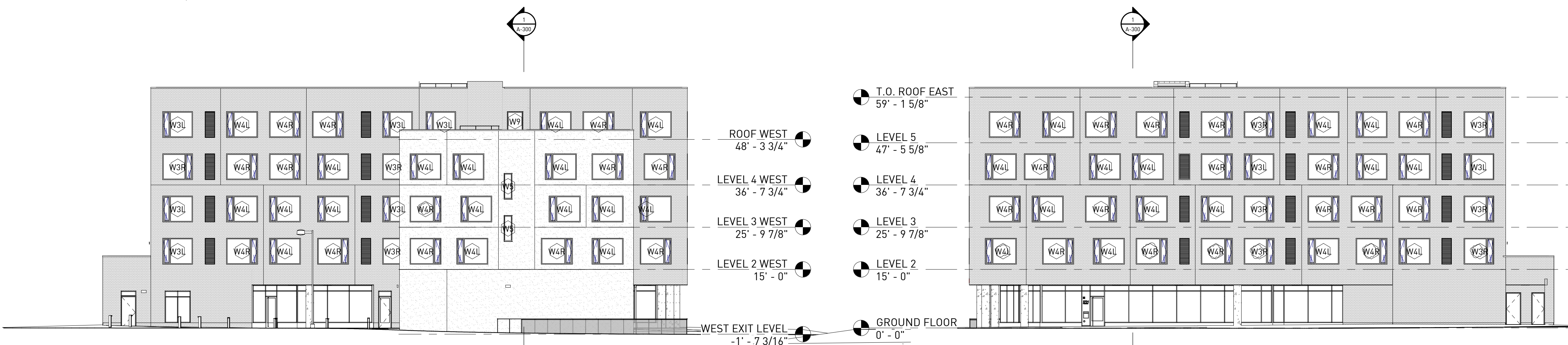
EXTERIOR FINISH SCHEDULE					
[ANY AND ALL SUBSTITUTIONS TO THE FOLLOWING SPECIFICATIONS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL]					
ITEM	TYPE	MANUFACTURER	DESCRIPTION	MODEL NO.	NOTES
EF-01	EIFS	STO	EIFS	80191-509 STOLIT LOTUSAN 1.5 TINTED, MEDIUM, COLOR: STO 16003	IMPACT RESISTANT EIFS AT LEVEL 1 INTEGRAL COLOR
EF-02	FACE BRICK	GLEN-GERY	ST. CLOUD, NORMAN, 1/3 RUNNING BOND, NATURAL MORTAR		
SF-01	STOREFRONT	TUBELITE	ALUMINUM STOREFRONT	LINETEC SLATE GRAY LT604-70 70%	
F-04	ROOF DECK PAVERS	SKYDECK USA	24" x 24" SKYWALK CONC. DECK PAVER 1.5" THICK	STYLE: DIAMOND CUT GRAY	USE F-04.1 SKYJACK PEDESTALS FOR CONC. PAVERS
CP-01	EXTERIOR CEILING PANEL	ARMSTRONG	EXTERIOR ACOUSTIC CEILING	CERAMAGUARD PANELS PRELUDE XL TEE SYSTEM PAINTED PT-10	EHDC58- HOLD DOWN CLIP BAC90-BRACE ATTACHMENT CLIP FOR 20GA METAL STUDS
CP-02	EXTERIOR GRADE GYP. BD.				PAINTED PT-10
M-01	METAL PANEL	TUBELITE	METAL PANEL	LINETEC SLATE GRAY LT604-70 70%	COLOR TO MATCH STOREFRONT
MC-01	ALUMINUM COPING				COLOR TO MATCH WINDOWS
WS-01	WINDOW SILL	NEUFFER	WINDOW SILLS W/ BRICK ENDCAPS		COLOR TO MATCH WINDOW FRAME
WS-02	WINDOW SILL	NEUFFER	WINDOW SILLS W/ EIFS ENDCAPS		COLOR TO MATCH WINDOW FRAME



5 WEST ELEVATION 2
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

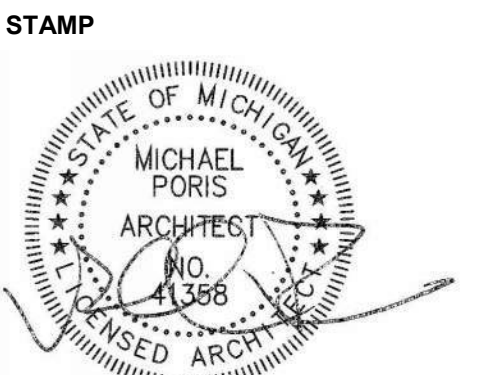
MCINTOSH PORIS ARCHITECTS

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ISSUED FOR	DATE
1 PERMIT SET	10.14.22
2 100%CD	11.11.22
3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25
6 BULLETIN 1	12.01.25
7 BULLETIN 2	02.18.26

PROJECT
**MIDTOWN
WEST
PARCEL 1**
900 Tuscola Street
Detroit, MI.

SHEET
ELEVATIONS



SCALE
As indicated

PROJECT NUMBER
2025.00

SHEET NUMBER
A-200

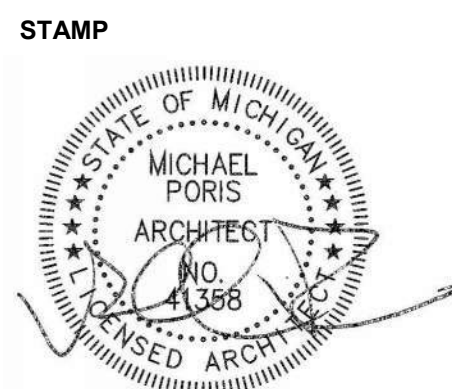
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ISSUED FOR	DATE
1 PERMIT SET	10.14.22
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3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25

PROJECT
MIDTOWN
WEST
PARCEL 1
900 Tuscola Street
Detroit, MI.

SHEET
WALL
SECTIONS



SCALE
1/2" = 1'-0"

PROJECT NUMBER
2025.00

SHEET NUMBER
A-400

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