



**BUILDING INFORMATION**

**BUILDING 1: APARTMENTS**

AREA: 36,436 SF  
 CONSTRUCTION:  
 COMMERCIAL  
 WOOD FRAME  
 TYPE VA  
 4 STORY  
 UNITS:  
 STUDIOS = 16  
 1 BED = 37  
 TOTAL = 53

**BUILDING 2: TOWNHOMES**

AREA: 10,954 SF  
 CONSTRUCTION:  
 RESIDENTIAL  
 WOOD FRAME  
 4 STORY  
 UNITS: 5

**TOTAL OVERALL AREA =  
 47,390 SF**

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# 1500 VAN DYKE

TITLE SHEET AND PERSPECTIVE

ISSUED: 08.04.21





# 1500 VAN DYKE

EXTERIOR RENDERINGS

ISSUED: 08.04.21

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**1** VAN DYKE AND COE PERSPECTIVE



**2** COE PERSPECTIVE



**3** ALLEY PERSPECTIVE



**4** VAN DYKE PERSPECTIVE

## 1500 VAN DYKE

PERSPECTIVES  
ISSUED: 08.04.21

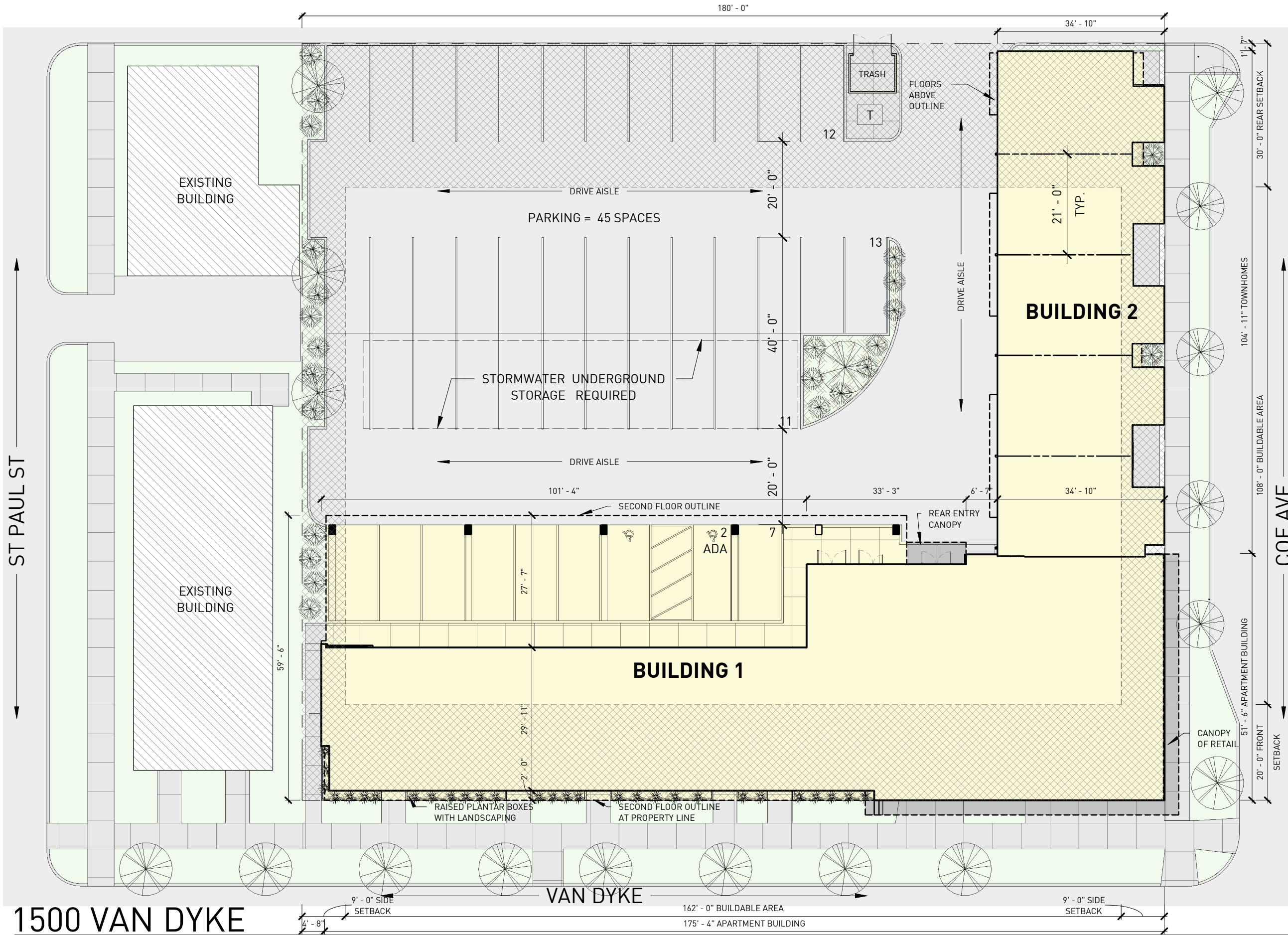




# 1500 VAN DYKE

SITE AREA PLAN  
ISSUED: 08.04.21





# 1500 VAN DYKE

SITE PLAN  
ISSUED: 08.04.21

**BUILDING 1: APARTMENTS**

AREA:	36,454 SF
UNITS:	
STUDIOS =	16
1 BED =	37
TOTAL =	53

**BUILDING 2: TOWNHOMES**

AREA:	10,954 SF
UNITS:	5

**TOTAL OVERALL AREA = 47,408 SF**

**ZONING: R5**  
**SETBACKS:**  
FRONT = 20'  
PROVIDED = 0'  
SIDE: FORMULA A = 18'  
PROVIDED = 5'  
REAR = 30'  
PROVIDED 1'-8"

**HEIGHT: NO MAX**  
PROVIDED = 45'

**MAX FAR = 1**  
PROVIDED = 1.67

**MAX LOT COVERAGE = .1 RSR**  
PROVIDED = 0





**KEY**

	UNIT TYPE "K" 618 SQ.FT. 1 UNIT
	UNIT TYPE "L" 642 SQ.FT. 3 UNITS
	UNIT TYPE "M" 472 SQ.FT. 1 UNIT
	TOWNHOUSE 670 SQ.FT. 5 UNITS

**TOTALS FOR FIRST FLOOR**

**UNITS:**

STUDIOS =	1
1 BED =	4
<b>TOTAL =</b>	<b>5</b>

**AREAS:**

BUILDING 1 =	6,758 SF
BUILDING 2 =	3,370 SF
<b>TOTAL =</b>	<b>10,128 SF</b>

**1500 VAN DYKE**

FLOOR PLAN - LEVEL 01  
ISSUED: 08.04.21





KEY

<span style="color: red;">■</span>	UNIT TYPE "A" 452 SQ.FT. 3 UNITS
<span style="color: lightblue;">■</span>	UNIT TYPE "B" 561 SQ.FT. 1 UNIT
<span style="color: brown;">■</span>	UNIT TYPE "C" 586 SQ.FT. 1 UNIT
<span style="color: teal;">■</span>	UNIT TYPE "D" 532 SQ.FT. 1 UNIT
<span style="color: cyan;">■</span>	UNIT TYPE "E" 590 SQ.FT. 1 UNIT
<span style="color: blue;">■</span>	UNIT TYPE "F" 564 SQ.FT. 5 UNITS
<span style="color: purple;">■</span>	UNIT TYPE "G" 592 SQ.FT. 1 UNIT
<span style="color: grey;">■</span>	UNIT TYPE "H" 587 SQ.FT. 1 UNIT
<span style="color: pink;">■</span>	UNIT TYPE "J" 418 SQ.FT. 1 UNIT
<span style="color: darkred;">■</span>	UNIT TYPE "R" 445 SQ.FT. 1 UNIT
<span style="color: yellow;">■</span>	TOWNHOUSE 660 SQ.FT. 5 UNITS

**TOTALS FOR LEVEL 02**

**UNITS:**

STUDIOS =	5
1 BED =	11
<b>TOTAL =</b>	<b>16</b>

**AREAS:**

BUILDING 1 =	9,988 SF
BUILDING 2 =	3,323 SF
<b>TOTAL =</b>	<b>13,311 SF</b>

# 1500 VAN DYKE

FLOOR PLAN - LEVEL 02  
ISSUED: 08.04.21





KEY

<span style="color: red;">■</span>	UNIT TYPE "A" 452 SQ.FT. 3 UNITS
<span style="color: lightblue;">■</span>	UNIT TYPE "B" 561 SQ.FT. 1 UNIT
<span style="color: brown;">■</span>	UNIT TYPE "C" 586 SQ.FT. 1 UNIT
<span style="color: teal;">■</span>	UNIT TYPE "D" 532 SQ.FT. 1 UNIT
<span style="color: cyan;">■</span>	UNIT TYPE "E" 590 SQ.FT. 1 UNIT
<span style="color: blue;">■</span>	UNIT TYPE "F" 564 SQ.FT. 5 UNITS
<span style="color: purple;">■</span>	UNIT TYPE "G" 592 SQ.FT. 1 UNIT
<span style="color: grey;">■</span>	UNIT TYPE "H" 587 SQ.FT. 1 UNIT
<span style="color: pink;">■</span>	UNIT TYPE "J" 418 SQ.FT. 1 UNIT
<span style="color: darkred;">■</span>	UNIT TYPE "R" 445 SQ.FT. 1 UNIT
<span style="color: yellow;">■</span>	TOWNHOUSE 635 SQ.FT. 5 UNITS

**TOTALS FOR LEVEL 03**

**UNITS:**

STUDIOS =	5
1 BED =	11
TOTAL =	16

**AREAS:**

BUILDING 1 =	9,988 SF
BUILDING 2 =	3,211 SF
TOTAL =	13,199 SF

**1500 VAN DYKE**

FLOOR PLAN - LEVEL 03  
ISSUED: 08.04.21





**KEY**

<span style="color: red;">■</span>	UNIT TYPE "A" 444 SQ.FT. 3 UNITS
<span style="color: blue;">■</span>	UNIT TYPE "B" 538 SQ.FT. 1 UNIT
<span style="color: brown;">■</span>	UNIT TYPE "C" 576 SQ.FT. 1 UNIT
<span style="color: teal;">■</span>	UNIT TYPE "D" 529 SQ.FT. 1 UNIT
<span style="color: cyan;">■</span>	UNIT TYPE "E" 567 SQ.FT. 1 UNIT
<span style="color: blue;">■</span>	UNIT TYPE "F" 551 SQ.FT. 5 UNITS
<span style="color: purple;">■</span>	UNIT TYPE "G" 559 SQ.FT. 1 UNIT
<span style="color: grey;">■</span>	UNIT TYPE "H" 578 SQ.FT. 1 UNIT
<span style="color: pink;">■</span>	UNIT TYPE "J" 411 SQ.FT. 1 UNIT
<span style="color: darkred;">■</span>	UNIT TYPE "R" 437 SQ.FT. 2 UNITS
<span style="color: yellow;">■</span>	TOWNHOUSE 210 SQ.FT. 5 UNITS

**TOTALS FOR LEVEL 04**

**UNITS:**

STUDIOS =	5
1 BED =	11
TOTAL =	16

**AREAS:**

BUILDING 1 =	9,702 SF
BUILDING 2 =	1,050 SF
TOTAL =	10,752 SF

# 1500 VAN DYKE

FLOOR PLAN - LEVEL 04

ISSUED: 08.04.21



KEY NOTES

- 01 STANDARD BRICK MASONRY - DARK BROWN/BLACK COLOR TBD.
- 02 CEDAR SIDING - STAIN TBD.
- 04 COMPOSITE METAL PANEL - PREFINISHED COLOR TBD.
- 05 ACM PANEL CANOPY - BLACK
- 06 PRESSURE SENSITIVE PREFINISHED METAL PARAPET CAP, CUSTOM WRAP.
- 07 VINYL WINDOWS DARK BRONZE, CASMENT WINDOWS TO BE PROVIDED FOR ONE IN BEDROOMS AND TWO IN LIVING SPACE.
- 11 PRE-FINISHED EAVE COPING - COLOR TO MATCH METAL PANELS.
- 15 ACACIA WOOD FINIS AT WINDOWS.
- 17 PAINT ALL MECHANICAL ROOF UNITS.



**1** VAN DYKE ELEVATION



**2** COE AVE ELEVATION

**1500 VAN DYKE**

EXTERIOR ELEVATIONS

ISSUED: 08.04.21

SCALE: 1/16" = 1'-0"  
0 5 20

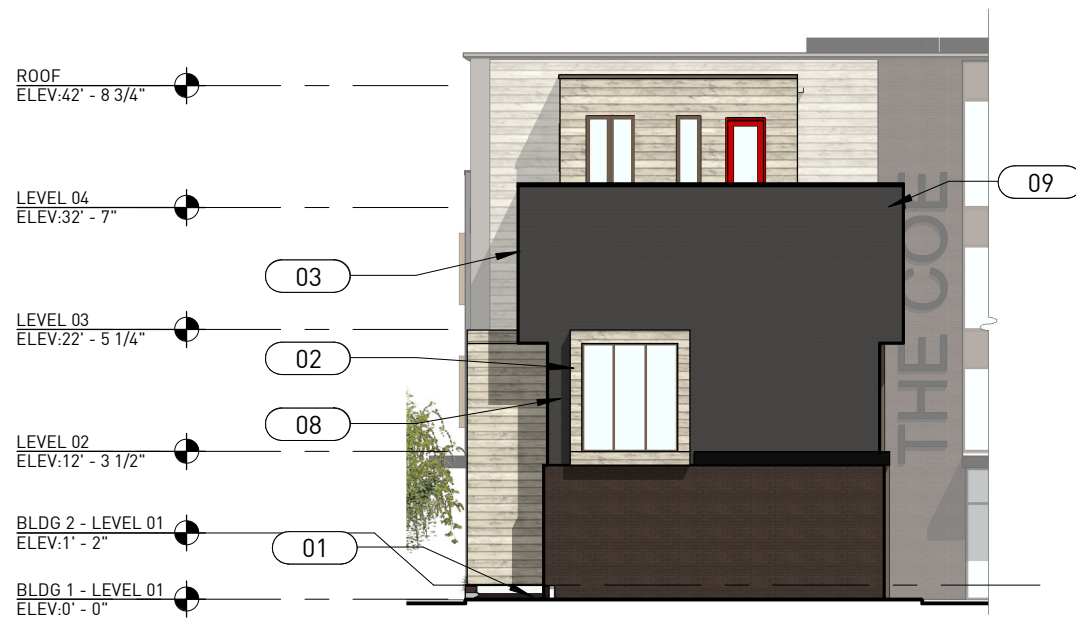




**KEY NOTES**

- 01 STANDARD BRICK MASONRY - DARK BROWN/BLACK COLOR TBD.
- 02 CEDAR SIDING - STAIN TBD.
- 03 FIBER CEMENT 8" LAP SIDING - DARK GRAY TBD.
- 04 COMPOSITE METAL PANEL - PREFINISHED COLOR TBD.
- 05 ACM PANEL CANOPY - BLACK
- 06 PRESSURE SENSITIVE PREFINISHED METAL PARAPET CAP, CUSTOM WRAP.
- 08 STOREFRONT WINDOWS - DARK BRONZE.
- 09 PRE-FINISHED GUTTER .27 GAUGE ALLUMINUM.
- 11 PRE-FINISHED EAVE COPING - COLOR TO MATCH METAL PANELS.
- 17 PAINT ALL MECHANICAL ROOF UNITS.

**1 ALLEY ELEVATION APARTMENT BUILDING**

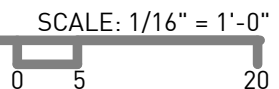


**2 ALLEY ELEVATION - TOWNHOME**

**1500 VAN DYKE**

EXTERIOR ELEVATIONS AT ALLEY SIDE

ISSUED: 08.04.21







APARTMENT BUILDING SECTION

# 1 ST. PAUL ELEVATION - TOWNHOMES

**KEY NOTES**

- 01 STANDARD BRICK MASONRY - DARK BROWN/BLACK COLOR TBD.
- 02 CEDAR SIDING - STAIN TBD.
- 03 FIBER CEMENT 8" LAP SIDING - DARK GRAY TBD.
- 04 COMPOSITE METAL PANEL - PREFINISHED COLOR TBD.
- 05 ACM PANEL CANOPY - BLACK
- 06 PRESSURE SENSITIVE PREFINISHED METAL PARAPET CAP, CUSTOM WRAP.
- 09 PRE-FINISHED GUTTER .27 GAUGE ALLUMINUM.
- 11 PRE-FINISHED EAVE COPING - COLOR TO MATCH METAL PANELS.



# 2 ST. PAUL ELEVATION

## 1500 VAN DYKE

EXTERIOR ELEVATIONS AT ST. PAUL SIDE

ISSUED: 08.04.21

