



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00706

PROPERTY INFORMATION

ADDRESS(ES): 1775 Van Dyke

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☒ Signage | ☐ New
Building | ☐ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Coe Van Dyke 2, LLC is proposing a new residential development in the West Village, on the east side of Van Dyke Street, between Coe Avenue and St. Paul Street (the "Project"). The Project will be a 48-unit mixed-use and mixed-income apartment community. The Venture has engaged an architect, a construction manager and general contractor, and other professionals, all of whom are working to maximize the value of the Project to not only the Venture, but also to the community and its existing residents. As part of this process, the Venture is formally requesting a Notice to Proceed with the destruction of the structures currently located at 1514 and 1532 Van Dyke, which are prohibitively dilapidated to repair or relocate.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Clifford A Brown

COMPANY NAME: Coe Van Dyke 2, LLC

ADDRESS: 2420 Bagley

CITY: Detroit

STATE: MI

ZIP: 48216

PHONE: +1 (313) 572-1532

EMAIL: cbrown@woodborn.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Signed by:

Clifford A Brown

Coe Van Dyke 2, LLC

Clifford A Brown

11/17/2025

SIGNATURE

2420 Bagley

DATE

Detroit

MI

48216

+1 (313) 572-1532

cbrown@woodborn.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

1514 and 1532 Van Dyke are vacant and a dangerous nuisances. Since acquiring 1514 Van Dyke, West Village Land Holding has spent over \$49k on various necessary repairs and deferred maintenance. Such costs are diminutive compared to the costs which would be required to return the structure to a reasonable condition and could potentially run over \$400,000 for 1514 Van Dyke and \$220,000 for 1532 Van Dyke.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

We are proposing 48 new apartment units, 43 parking spaces, 1,600 sf of common area space, 3,200 sf of recreational space, refurbishing the alley and adding lighting along Coe Street



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

The would require the demolition of 1532 and 1514 Van Dyke, site work (inclusive of plumbing and electrical and foundation work), work on the alley as well as work on the site walks along Coe and Van Dyke, and the building of a new structure.

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	



The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

May 26, 2020

Mr. Clifford A. Brown
Managing Partner
Woodborn Partners, LLC
30585 Woodgate Dr
Southfield, MI 48076

Transmitted via email: cbrown@woodbornpartners.com (PDF file)

Re: Structural Condition Assessment-Two Residential Properties
1514 and 1532 Van Dyke St
Detroit, MI 48214
SME Project No.: 084185.00

Dear Mr. Brown:

SME conducted a structural condition assessment of two residential properties at 1514 and 1532 Van Dyke St in the West Village neighborhood of Detroit, Photo No 1. According to information provided during earlier communications, a new development is under consideration for the property the houses occupy. Moving these houses to new locations is under consideration provided their structural integrity is sufficiently robust. On the other hand, if they do not have sufficient structural integrity to move them, they may be razed. SME assessed these structures to obtain an understanding of their structural condition for these purposes. A registered Professional Engineer, licensed in The State of Michigan, familiar with similar construction, conducted the assessment and wrote this report.

This letter report summarizes field activities and provides discussion and recommendations addressing interests and concerns stated by Woodborn Partners, LLC (WP).



PHOTO NO. 1: Residential structures at 1514 (left) and 1532 (right) Van Dyke St, Detroit, Michigan. (Front entrances, west elevations, face Van Dyke St.)

BACKGROUND

The two structures were single-family residential homes likely constructed during the early years of the 20th century. On-line sources peg 1912 as the original construction year for both homes. Both structures may have been so-called “kit” homes somewhat popular during the early-to-middle years of the 20th century. Very cursory, on-line investigation found original plans from the Sears Roebuck Co that may be applicable to these homes, Figure 1.

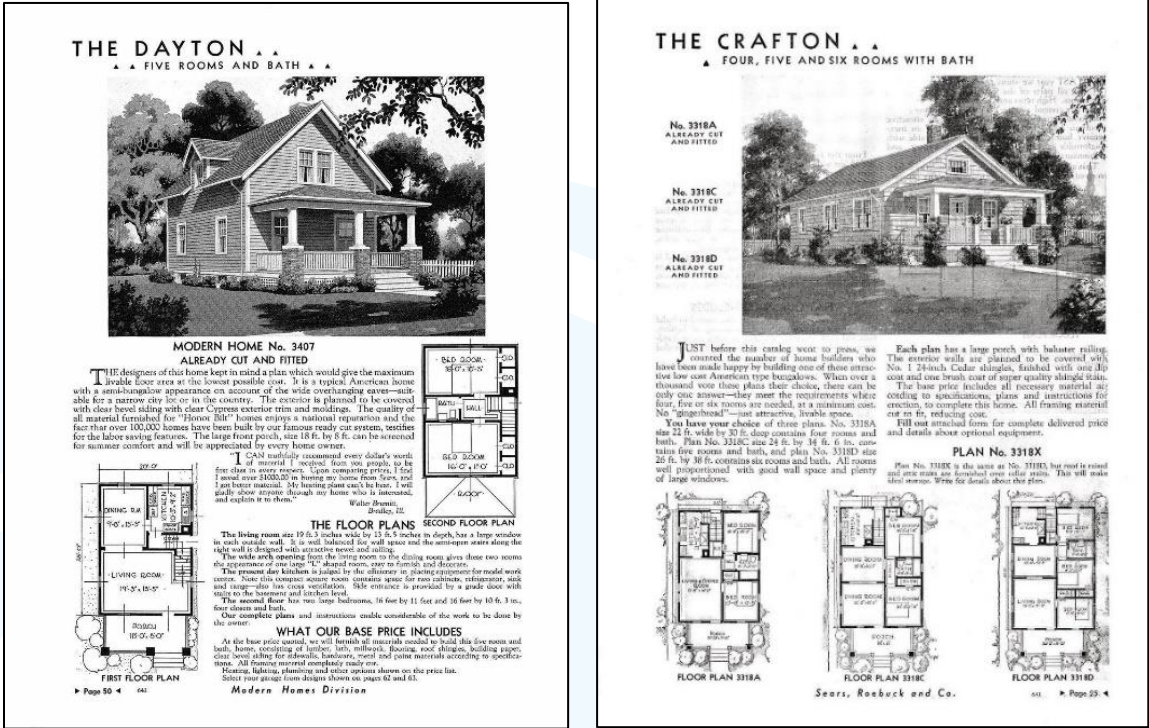


FIGURE NO. 1: “Kit” homes sold by Sears Roebuck Company resembling 1514 (left) and 1532 (right) Van Dyke St.

ASSESSMENT AND FINDINGS

A site visit for the purpose of making a visual inspection leading to a structural assessment was made March 9, 2020. Visual observations and photographs were taken of both structures making it possible to form a professional opinion about whether their structural integrity made them viable for further service in new locations.

The dwelling at 1514 Van Dyke was occupied by tenants and limited access was arranged by WP. The structure at 1532 Van Dyke was abandoned and in an advanced stage of neglect, with its entrances padlocked. Although there was limited access to the 1514 property, it was possible to make sufficient interior and exterior observations to adequately inspect it for assessment purposes. The exterior of the 1532 structure was fully accessible for observations and the interior was observable through window locations and from relevant representative photographs available on-line from the real estate site, MOVOTO.

Although there were accessibility limitations associated with both properties, sufficient means were available to examine their structural condition thoroughly enough for the purpose of the assessment. Principal observations follow with respect to each address:

1514 VAN DYKE

- Structure was a wood-framed bungalow with siding veneer (over original siding) and multiple layers of asphalt mineral impregnated shingles. There was a full basement beneath the main portion of the structure. The basement had multiwythe brick masonry walls and a concrete floor slab. First floor framing was supported by wood girders and steel posts.
- Wood girders supporting first floor faming were cracked on all sides. Wood girders did not appear to have sufficient and concentric bearing on steel posts and shimming between girders and post was unorthodox, Photo 2.



PHOTO NO. 2: Cracked wood girders supporting first floor faming with insufficient and nonconcentric bearing area with unorthodox shimming on steel post.

- Extensive wood decay damage of flooring and floor joists at plumbing penetrations, Photo 3.



PHOTO NO. 3: Wood decay damage at plumbing penetrations.

- First floor joists were bearing on, and embedded in, brick masonry foundation walls, representing a wood decay concern with respect to the embedded portion. Exterior brick masonry, exposed to environmental moisture conditions commonly results in wood decay and loss of bearing for older structures, Photo 4.



PHOTO NO. 4: Floor joists bearing on brick masonry resulting in structural concern due to likelihood for decay of wood encased in masonry exposed to the elements.

- There was a partial second floor addition over the north portion of the house. At the boundary between the original roof and addition, there was clear evidence of wood decay in siding that may reach the back-up framing. Downspouts, gutters, and edge flashings were incomplete, damaged, and/or missing, Photo 5.



PHOTO NO. 5: Decayed wood siding, back-up framing, and poor flashing and drainage features.

- Ad hoc deck construction on north elevation bearing on shed roof. Shed roof deformation may indicate overloading of shed roof joists, Photo 6.



PHOTO NO. 6: Shed roof displacement beneath deck, may indicate over loaded shed roof joists.

- Decay damaged wood at south elevation bay, Photo 7.



PHOTO NO. 7: Decay damaged wood at south elevation bay

1532 VAN DYKE

- The structure was a wood framed bungalow with possibly cement/asbestos siding (over original siding) and asphalt mineral impregnated shingles. There was a crawl space beneath the structure. First floor framing was supported on concrete masonry piers.
- There was exterior fire damage on the south elevation, Photo 8.



PHOTO NO. 8: Exterior fire damage to siding on exterior wall of south elevation (within red rectangle).

- The home appeared to have been derelict for a significant time, apparent from extensive deterioration and damage affecting interior finishes and signs of wood decay on some exposed interior lath and framing elements, Photos 9, 10, and 11.



PHOTO NO. 9: Extensive deterioration and damage to interior finishes and signs of wood decay on some exposed interior lath and framing elements.



PHOTO NO. 10: Extensive deterioration and damage to interior finishes and signs of wood decay on some exposed interior lath and framing elements.



PHOTO NO. 11: Extensive deterioration and damage to interior finishes and signs of wood decay on some exposed interior lath and framing elements.

- The crawl space was full of debris. The concrete block piers supporting interior framing were not original to the house. All plumbing and electrical utilities were missing or severely damaged, Photo 12.



PHOTO NO. 12: Crawl space.

- Upper windows were fully open to the elements, allowing free access to the weather and other possible intruders. This condition has likely contributed to the debilitated condition of this structure, Photo 13.



PHOTO NO. 13: Upper window were fully open to the elements on both north (shown) and south elevations.

DISCUSSION AND CONCLUSION

The residential structures at 1512 and 1532 Van Dyke St. may be as much as 100 years old. Both structures have not been maintained for an amount of time sufficient for significant structural concerns to develop. In general, these concerns stem from poor maintenance of exterior means of preventing water from reaching structural wood elements. Although direct observations were limited by the presence of tenants in the case of 1512 Van Dyke and locked entry doors in the case of 1532 Van Dyke, it is possible to formulate a professional opinion about the structural integrity of these structures and whether they could be successfully moved to new locations.

It is SME's opinion these structures would be very difficult to move without causing significant additional structural damage to them. If these structures could be moved, it is hard to imagine that either one is practically redeemable as they would require very extensive and costly renovations to render them safe and decently inhabitable.

Assessing cost of renovating these structures to alleviate structural safety hazards and service issues and making them suitably habitable was outside the scope of this structural condition assessment. However, one rule of thumb sometimes used by those engaged in renovation and remodeling activities is that if the cost of improvements is more than 50% of the structure's value, it is likely not profitable to invest in the undertaking. It is doubtful these structures are good candidates for preservation. A more practical course is to demolish them.

GENERAL COMMENTS

This report has been prepared in accordance with generally accepted engineering practices. In the process of performing the structural assessment, procedures were followed that represented reasonable and accepted practices in condition assessment. SME has based findings on the information and observations obtained at the time of the site visit and the preparation of this report. SME reserves the right to review new or additional information that may be discovered in future. This report does not reflect changes that may have occurred to the structures subsequent to the review as deterioration and distress to components continues to occur and may accelerate without remedial work.

The findings presented in this report are not intended to guarantee future performance of the subject structural components. SME's judgments and this report do not address performance issues for other areas outside the scope of this assessment. No warranty of material or applications, expressed or implied, is offered by SME.

Should there are questions or if further clarification on any items presented in this report are required, please do not hesitate to contact us.

Very truly yours,

SME



Roland Bogdani
May 26 2020 3:56 PM



Charley Ireland
May 26 2020 3:59 PM

Roland Bogdani, PE
Senior Project Engineer
Structural Materials Services

R. Charles Ireland, PhD, PE
Senior Consultant
Structural Materials Services

Docusign Envelope ID: 0FE12817-C96C-4







Snack Camp

Goe Ave

St Paul St

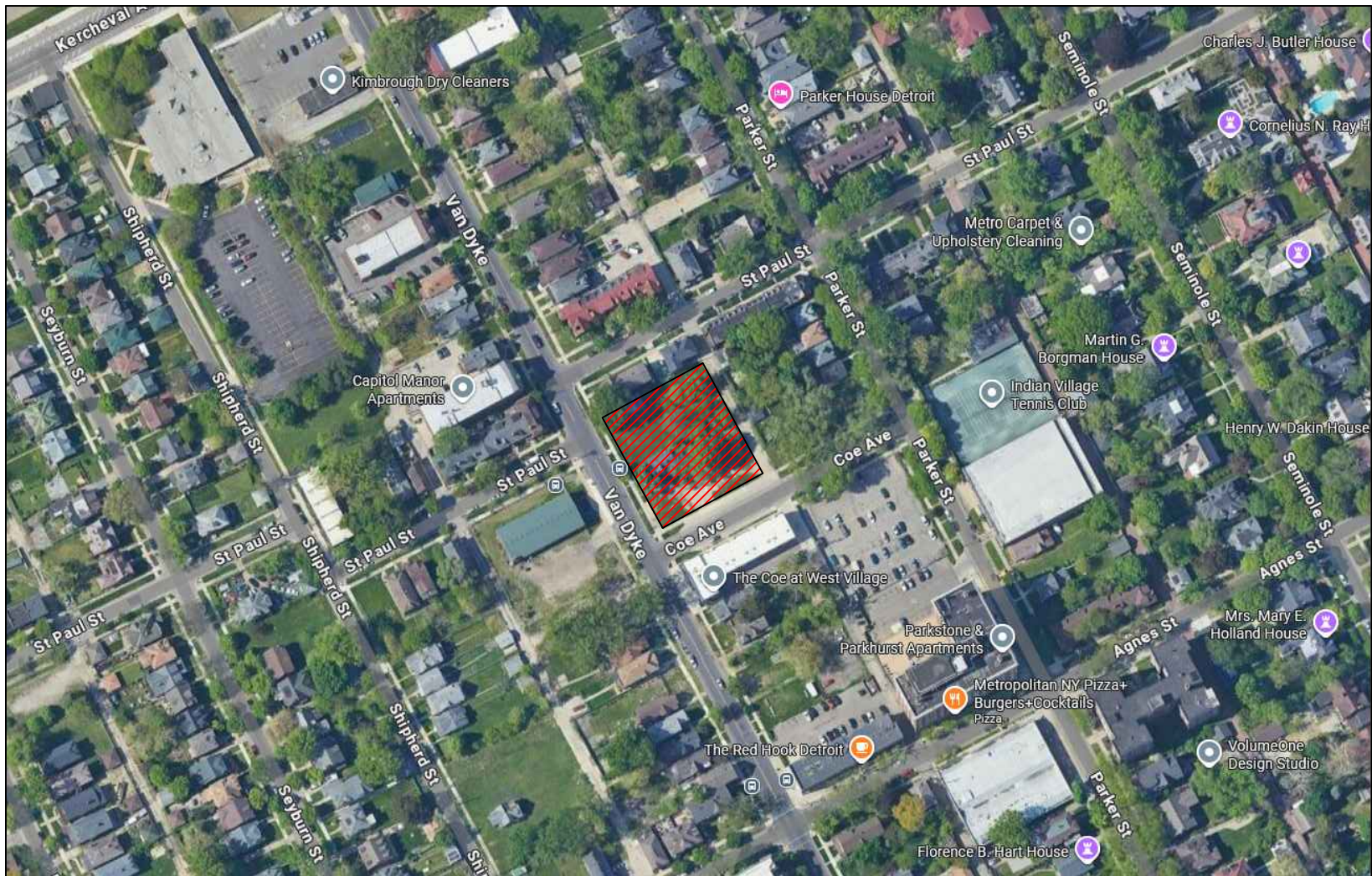
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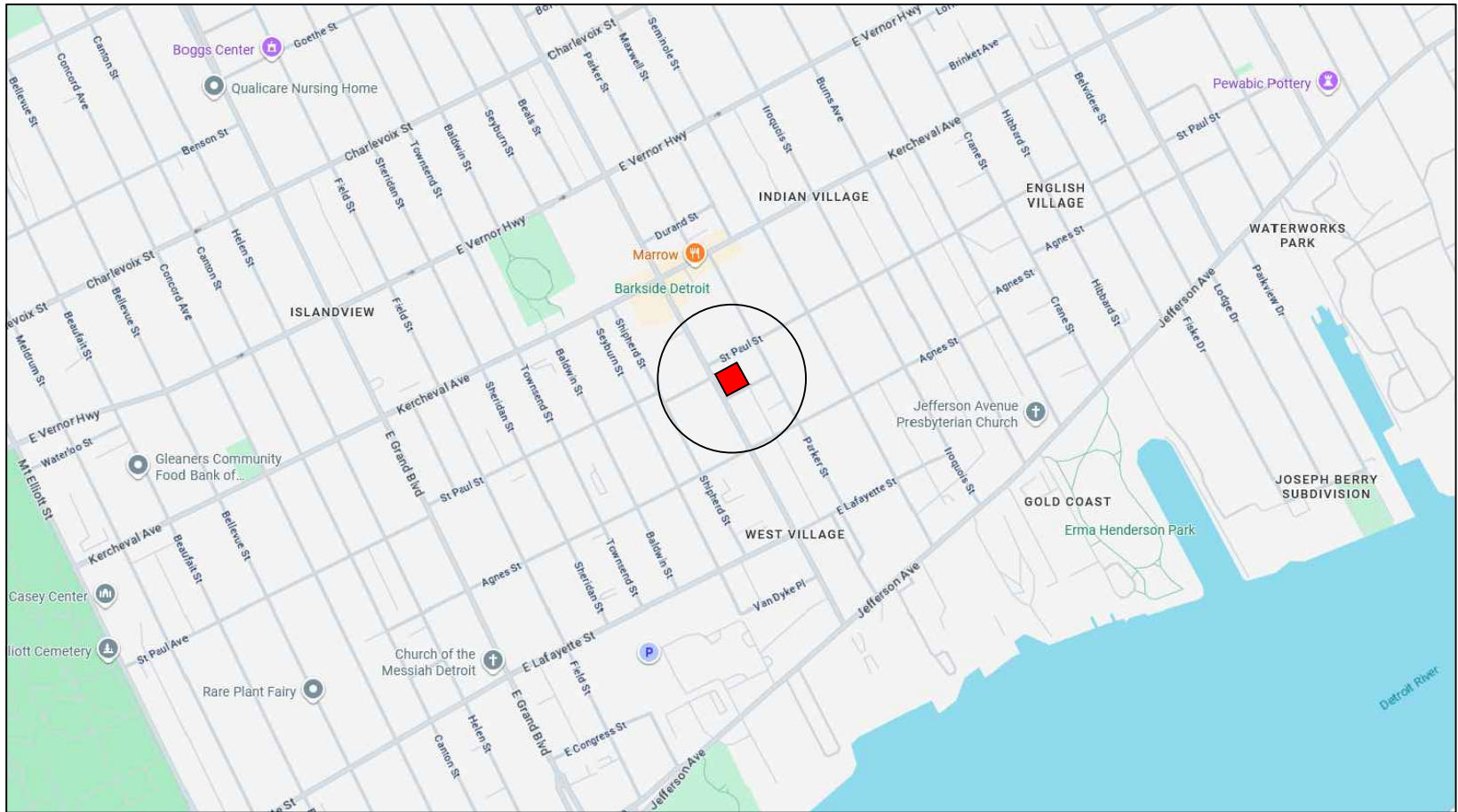
WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214

DRAWING INDEX	
DRAWING #	DRAWING TITLE
	COVER SHEET
ST-1	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	TYP. FLOOR PLAN (FLOORS 2, 3, 4)
A-3	ROOF PLAN
A-4A	EAST & WEST ELEVATIONS
A-4B	NORTH & SOUTH ELEVATIONS
C-1	EXTERIOR MATERIAL SELECTIONS
	PERSPECTIVE RENDERINGS



VICINITY MAP



LOCATION MAP

WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214



36880 WOODWARD AVENUE , BLOOMFIELD HILLS, MI. 48304
CELL: 313-482-0645
EMAIL: JOHN.M.MARUSICHARCHITECTURE@GMAIL.COM

PPR PRESENTATION
09/23/2025



LEGEND	
	TRIMMED HEDGE
	GRASS
	MULCH
	CONC.
	ASPHALT / PARKING LOT
	ROADS
	PATIO AREA
	EXISTING BUILDINGS



PRELIMINARY SITE PLAN / GROUND FLOOR PLAN

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

SETBACKS / AREA / HEIGHT

FRONT SETBACK: 20' REQUIRED	Coe corner setback: 0 feet provided to match the setback on the south corner of Coe Van Dyke toward residential: 14' - 1 1/2" to match setback on house on corner of Van Dyke & St. Paul
SIDE SETBACK: LENGTH + 2(HEIGHT) / 15 173.33 + 2(44.66) / 15 = 17.5 FT	Rear of building (north): Required 17' - 6", provided 6' - 7 1/2". The house to the north is 4' - 7 1/2" from property line Front of building (west): Required 16' - 9", provided 11' - 4 1/2". The house to the north is 4' - 7 1/2" from property line
REAR SETBACK: 30' REQUIRED	PROVIDED: 89' - 6 1/2"
MAX HEIGHT: NONE	PROVIDED: 44' - 8"
MIN. SITE WIDTH: 70' REQUIRED	PROVIDED: 180' - 0"
MIN. SITE AREA: 7,000 MIN. S.F. REQUIRED	PROVIDED: 28,515 S.F.

PROJECT INFORMATION:

PROJECT ADDRESS:
1500 VAN DYKE, DETROIT, MI 48214
PARCEL #: 17009187, 17009189, 17009190, 17009191, 17009192

PROJECT DESCRIPTION: NEW CONSTRUCTION OF RESIDENTIAL APARTMENTS WITH COMMUNITY SPACES

OCCUPANCY: R-2
CONSTRUCTION TYPE: VA
SPRINKLED: YES
ALLOWABLE AREA: 48,000 S.F.

UNIT BREAKDOWN (TOTAL):	UNIT BREAKDOWN (TYPE):
LEVEL 1 UNITS: 09	STUDIO UNITS: 18
LEVEL 2 UNITS: 13	1 BEDROOM UNITS: 30
LEVEL 3 UNITS: 13	
LEVEL 4 UNITS: 13	
TOTAL UNITS: 48	

PARKING REQUIREMENTS (48 TOTAL APT UNITS):
0.75 PARKING SPACES PER UNIT REQUIRED IF WITHIN 0.5 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR (JEFFERSON)
48(UNITS) X 0.75 = 36 SPACES
36 PARKING SPACES **REQUIRED**
43 PARKING SPACES **PROVIDED**

BUILDING AREA BREAKDOWN:	
GROUND LEVEL GROSS AREA:	9,022 S.F.
LEVEL 2 GROSS AREA:	8,885 S.F.
LEVEL 3 GROSS AREA:	8,885 S.F.
LEVEL 4 GROSS AREA:	8,885 S.F.
TOTAL BUILDING GROSS AREA:	35,677 S.F.

ZONING INFORMATION:

ZONING DISTRICT: R5 - MEDIUM DENSITY RESIDENTIAL
PERMITTED USE: MULTIPLE FAMILY DWELLING

RSR (RECREATIONAL SPACE RATIO):
TOTAL GROSS BUILDING AREA: 34,478 S.F.
RSR PER R-5 MULTIPLE FAMILY: 0.085%
(34,478 X 0.085) = 2,930 S.F. REQUIRED

PROVIDED OUTDOOR RECREATION SPACE:
REAR PATIO AREA: 651 S.F.
WEST / NORTHWEST GREEN SPACE: 2,124 S.F.
NORTHEAST GREEN SPACE: 487 S.F.
TOTAL OUTDOOR RECREATION SPACE: 3,262 S.F.



MARUSICH
ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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OWNER

OWNER NAME

PROJECT NAME

WEST VILLAGE
APARTMENTS

ADDRESS

PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

REVISION HISTORY

FLOOR PLAN STUDY	11/26/2024
SITE PLAN	04/02/2025
OWNER REVIEW	05/09/2025
OWNER REVIEW	08/12/2025
OWNER REVIEW	08/18/2025
PPR PRESENTATION	09/23/2025
REVISION	11/14/2025

DRAWN BY: JH / DC

CHECKED BY: JM

SHEET CONTENTS

PRELIMINARY SITE PLAN

SEAL

SHEET #

ST-1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: 11/26/2025

00/00/2025



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CHECKED BY: JM

SHEET CONTENTS

FIRST FLOOR PLAN

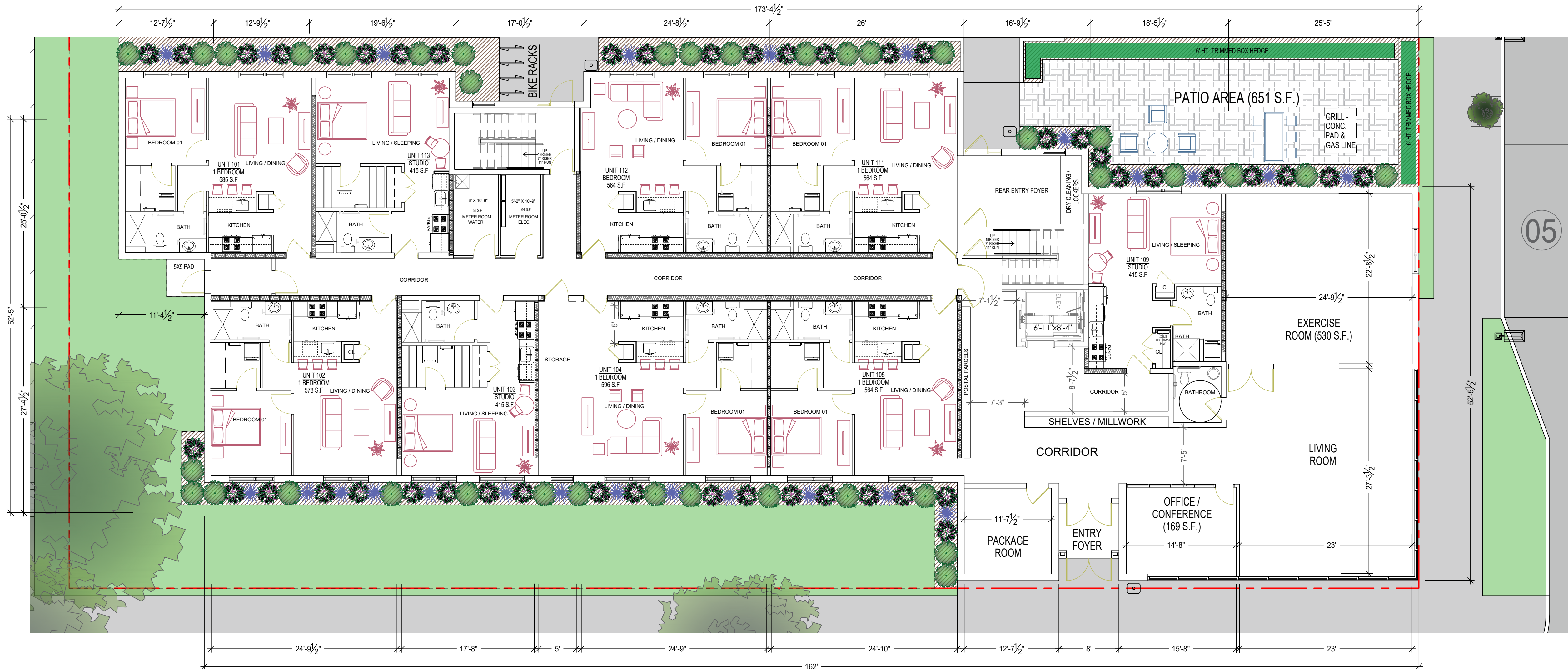
SEAL

SHEET #

A-1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



MARUSICH
ARCHITECTURE

36880 WOODWARD AVENUE
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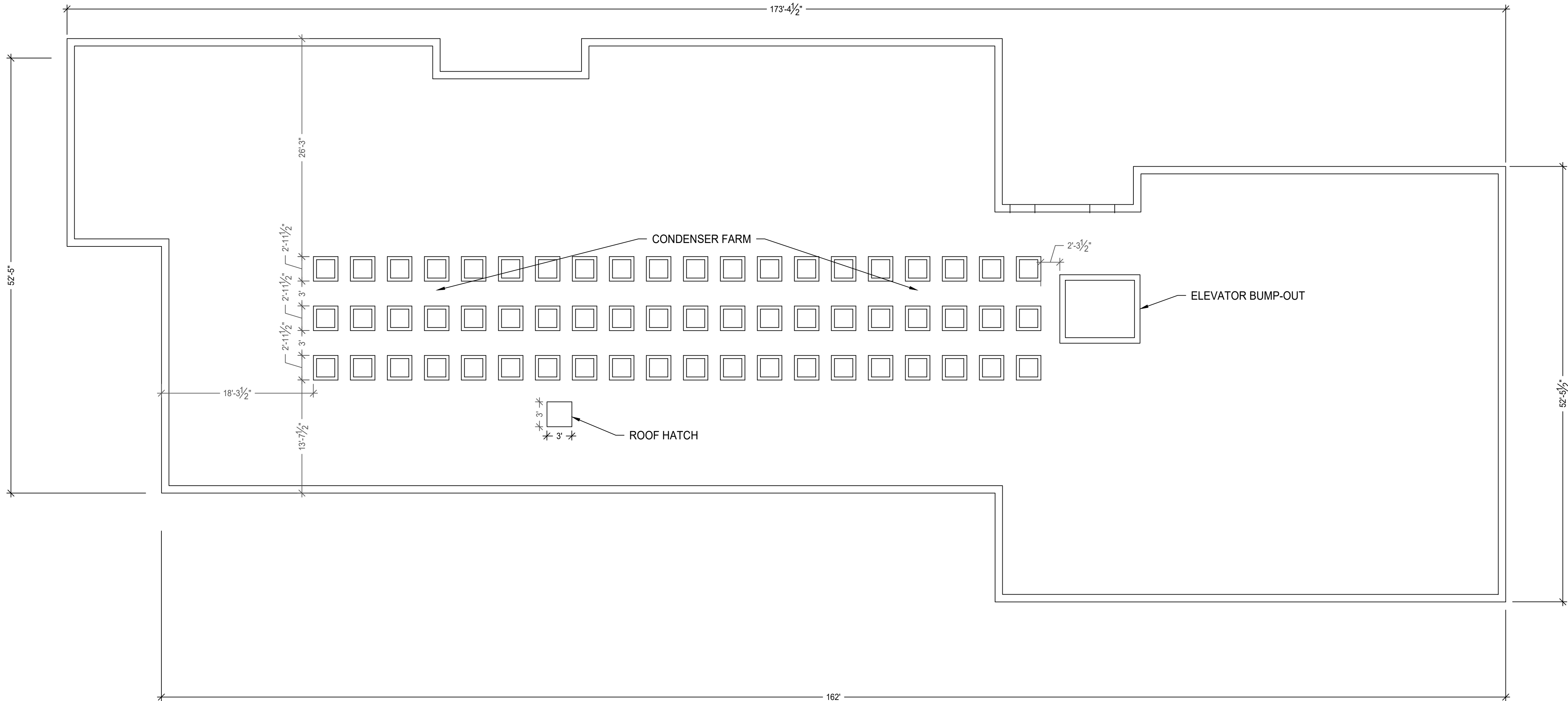
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CHECKED BY: JM

SHEET CONTENTS

SEAL

00/00/2025



 **ROOF PLAN**
SCALE: 1/8" = 1'-0"
NORTH

48 UNITS= 48 CONDENSERS
4 LEVELS OF COMMON AREA = 08 CONDENSERS
LOBBY & COMMUNITY AREA...= 04 CONDENSERS
TOTAL = 60 CONDENSERS



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OWNER REVIEW	08/12/2025
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PPR PRESENTATION	09/23/2025
REVISION	11/14/2025

DRAWN BY: JH / DC

CHECKED BY: JM

SHEET CONTENTS

EAST & WEST
ELEVATIONS

SEAL

00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025

SHEET #

A-4A



WEST ELEVATION (FRONT)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

KEYNOTES

- A01 MIDNIGHT SPECIAL BRICK
- A02 SPANDREL GLASS
- A03 RICH ESPRESSO HARDIE SIDING
- A04 ANOD. ALUM. BRAKE METAL (BLACK)
- A05 FIXED STOREFRONT GLASS WITH BLACK FRAME
- A06 WINDOWS WITH BLACK VINYL FRAME
- A07 ALUM. WINDOW SHROUDS (MUSTARD YELLOW)
- A07 ANOD. ALUM. BRAKE METAL (CHARCOAL GRAY)
- E01 FRONT ENTRY GLASS DOUBLE DOOR IN FRAME TO MATCH STOREFRONT
- E02 REAR ENTRY GLASS SINGLE DOOR PAINTED RED TO MATCH COE 1
- E03 ALUM. FENCE (BLACK)
- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT



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OWNER

OWNER NAME

PROJECT NAME

WEST VILLAGE
APARTMENTS

ADDRESS

PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

REVISION HISTORY

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CHECKED BY: JM

SHEET CONTENTS

NORTH & SOUTH
ELEVATIONS

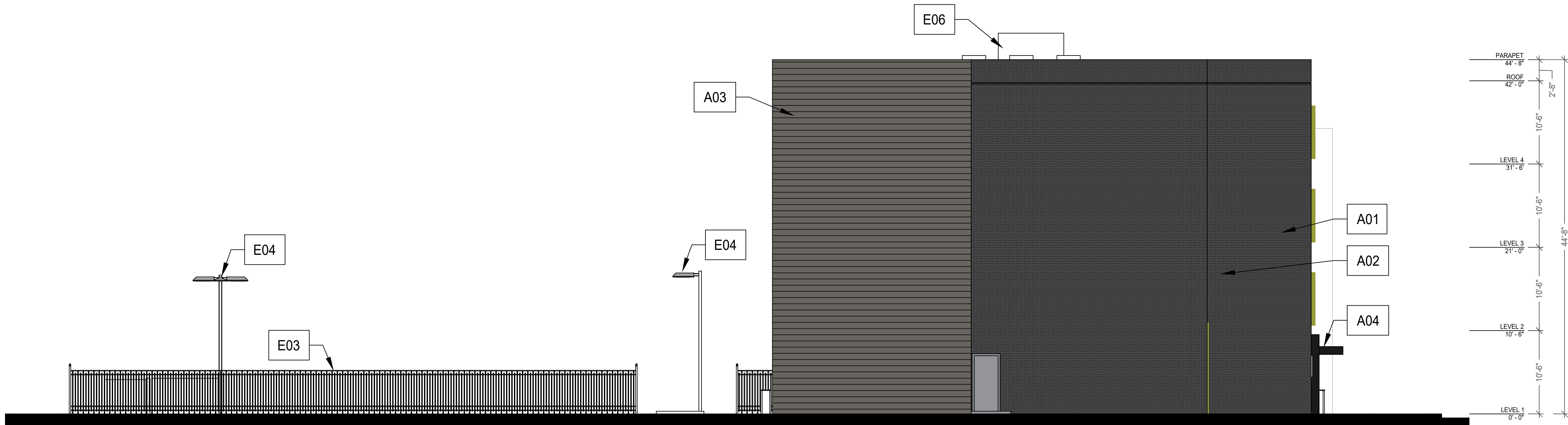
SEAL

SHEET #

A-4B

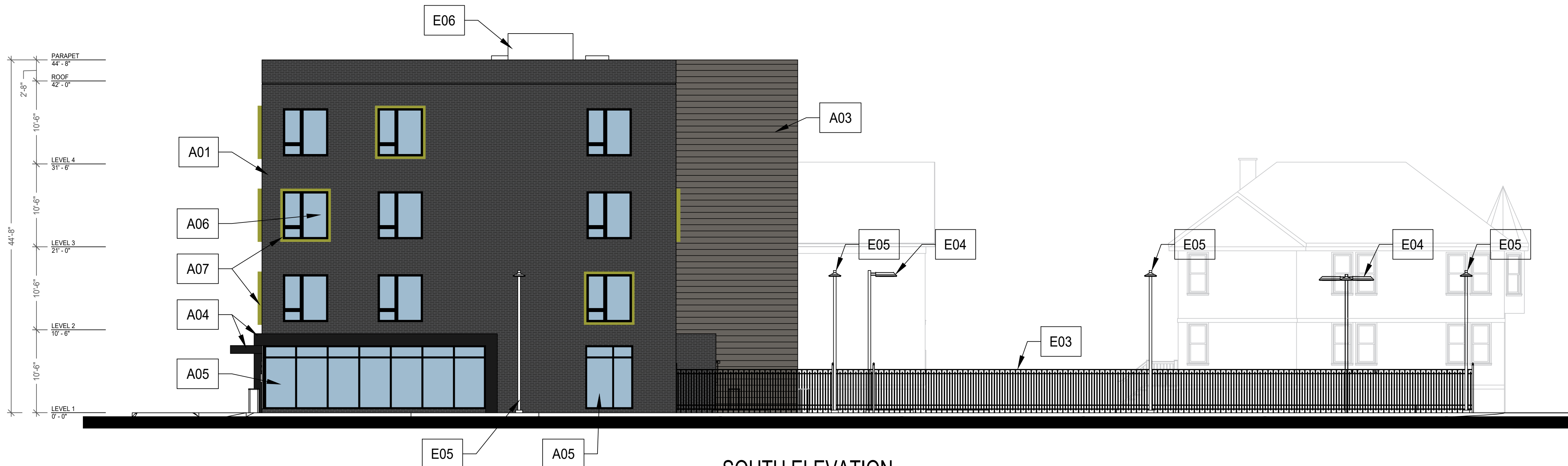
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



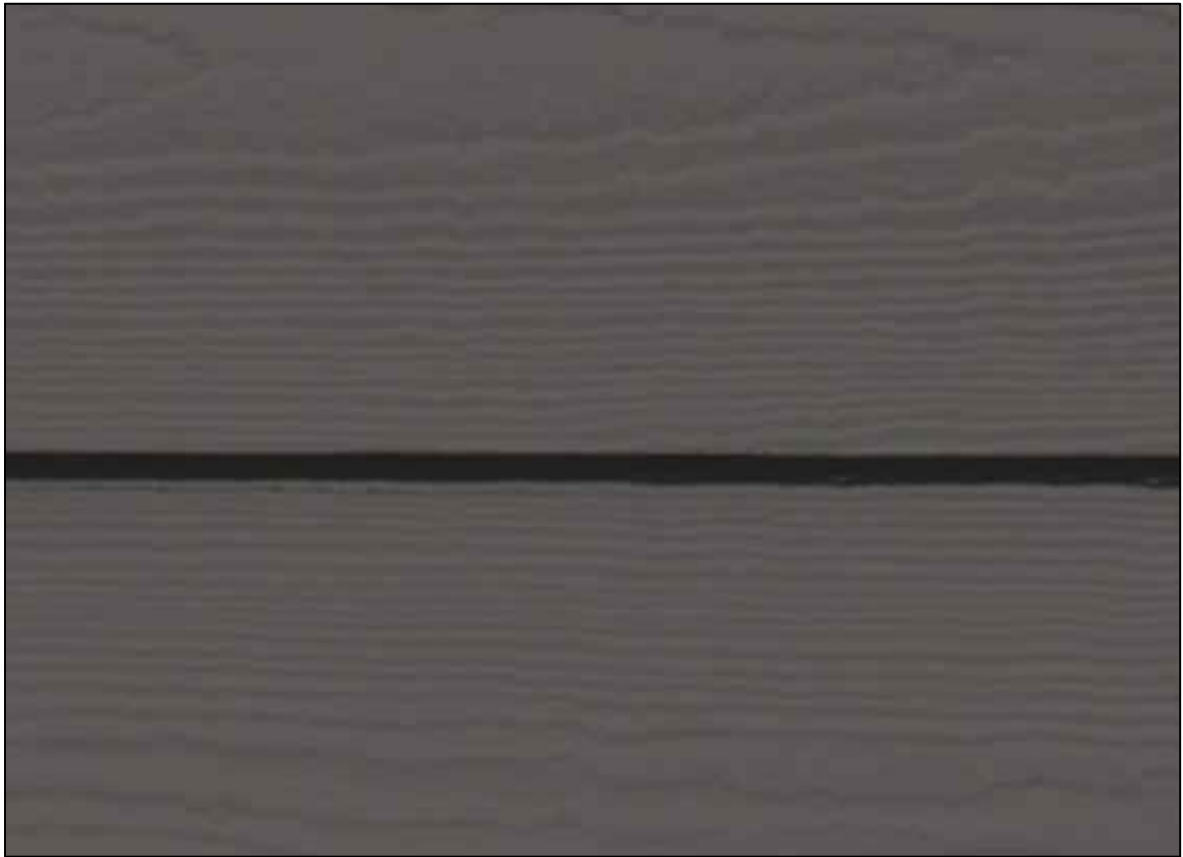
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEYNOTES

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- A02 SPANDREL GLASS
- A03 RICH ESPRESSO HARDIE SIDING
- A04 ANOD. ALUM. BRAKE METAL (BROW)
- A05 FIXED STOREFRONT GLASS WITH BLACK FRAME
- A06 WINDOWS WITH BLACK VINYL FRAME
- A07 ALUM. WINDOW SHROUDS (MUSTARD YELLOW)
- E01 FRONT ENTRY GLASS DOUBLE DOOR IN FRAME TO MATCH STOREFRONT
- E02 REAR ENTRY GLASS SINGLE DOOR PAINTED RED TO MATCH COE 1
- E03 ALUM. FENCE (BLACK)
- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT

WEST VILLAGE APARTMENTS (COE 2.0)
MATERIAL & COLOR SELECTIONS



RICH ESPRESSO CEMENT BOARD
MANUFACTURER: JAMES HARDIE



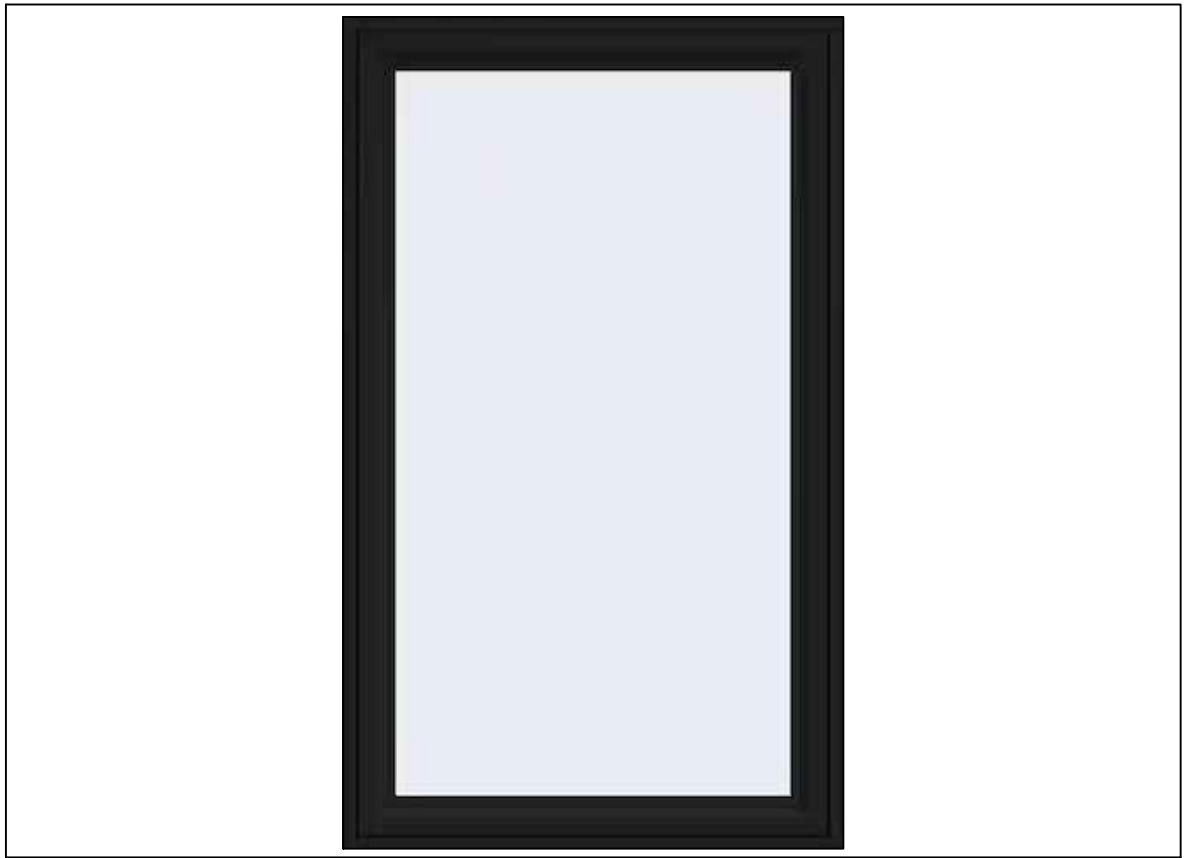
BRICK - MIDNIGHT
MANUFACTURER: FRIENDSHIP BRICK & STONE



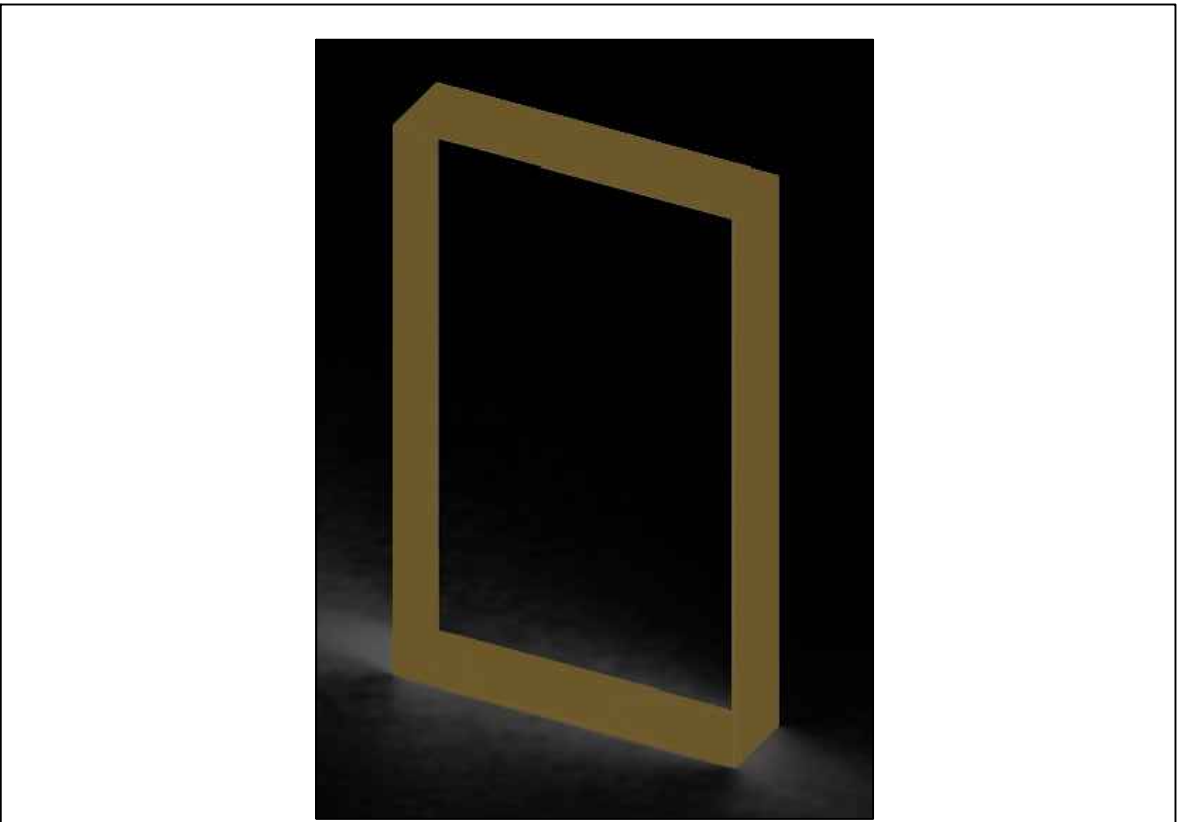
ANOD. ALUM. STOREFRONT BROW - BLACK



STOREFRONT - BLACK



BLACK VINYL WINDOW FRAME



ALUM. MUSTARD-YELLOW
WINDOW SHROUD

NOTE: ALL MATERIALS SUBJECT TO CHANGE
MANUFACTURER WITH THE CONDITION OF
MEETING SIMILAR OR MATCHING COLOR
AND FINISH CHARACTERISTICS



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OWNER
OWNER NAME

PROJECT NAME
WEST VILLAGE APARTMENTS
ADDRESS

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ISSUE DATE #	11/26/2024
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SHEET CONTENTS
EXTERIOR MATERIAL SELECTIONS

SEAL
00/00/2025























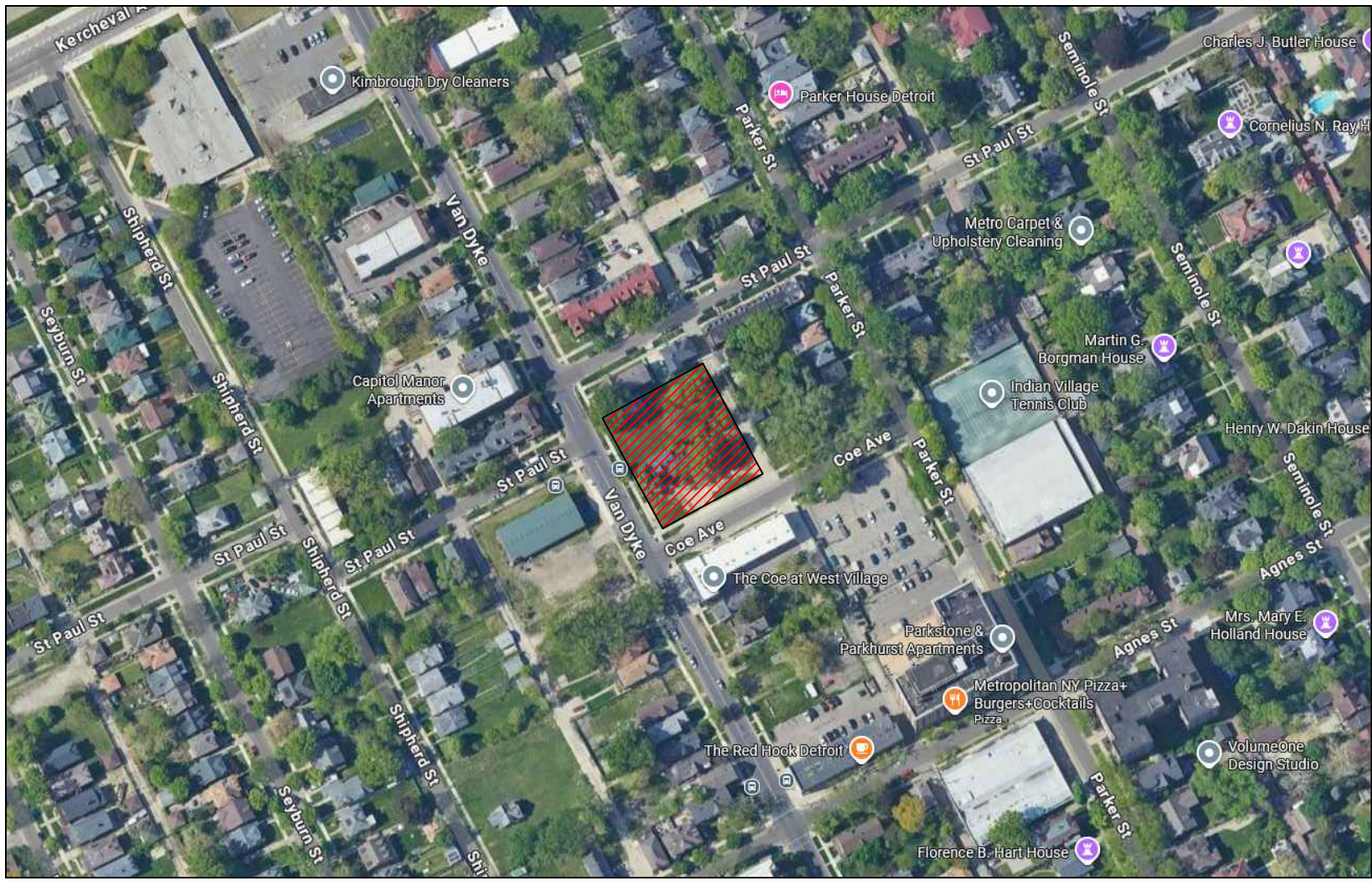




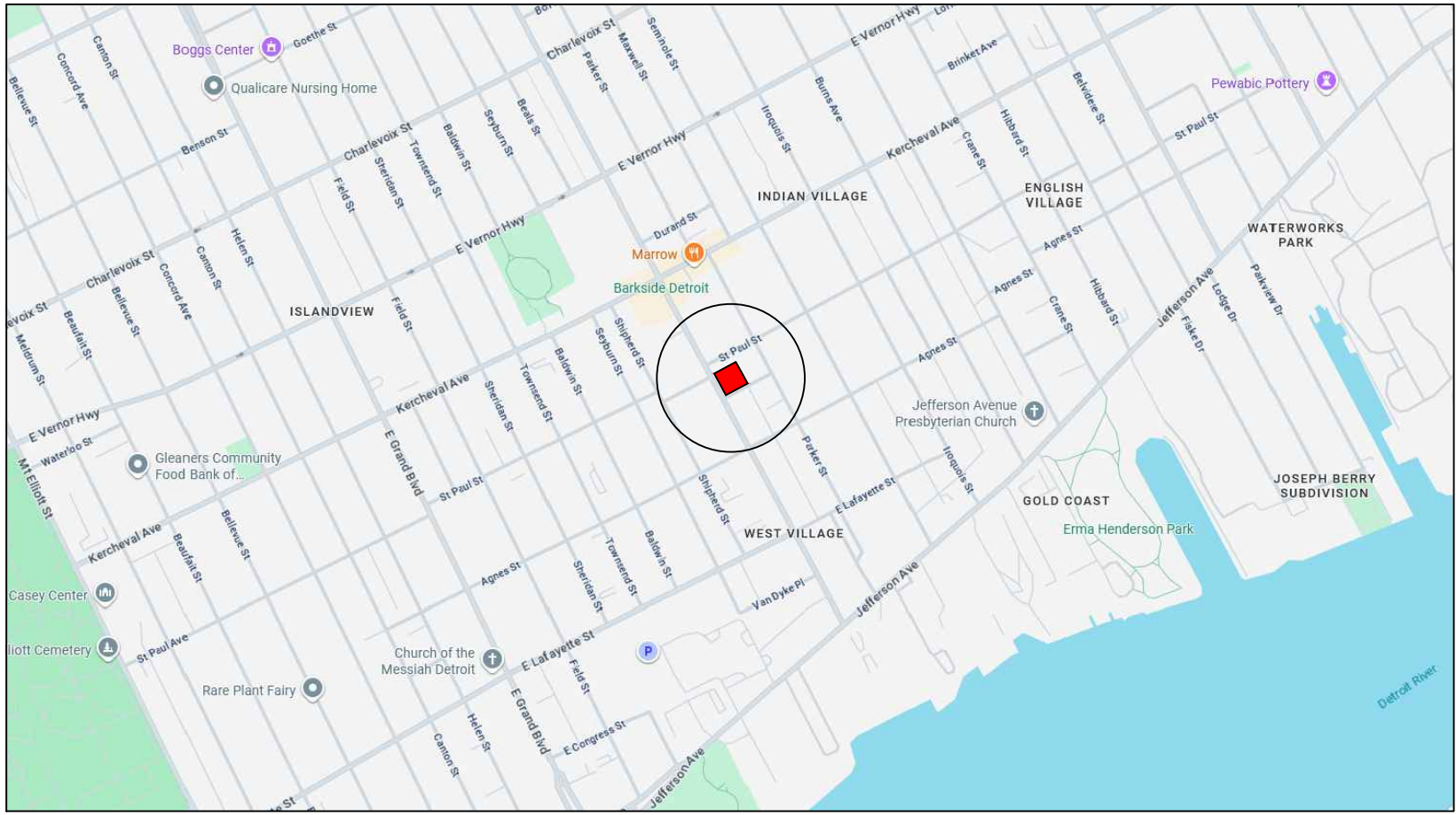
WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214

DRAWING INDEX	
DRAWING #	DRAWING TITLE
	COVER SHEET
ST-1	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	TYP. FLOOR PLAN (FLOORS 2, 3, 4)
A-3	ROOF PLAN
A-4A	EAST & WEST ELEVATIONS
A-4B	NORTH & SOUTH ELEVATIONS
C-1	EXTERIOR MATERIAL SELECTIONS
	PERSPECTIVE RENDERINGS



VICINITY MAP



LOCATION MAP

WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214



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EMAIL: JOHN.M.MARUSICHARCHITECTURE@GMAIL.COM

PPR PRESENTATION
09/23/2025



LEGEND	
	TRIMMED HEDGE
	GRASS
	MULCH
	CONC.
	ASPHALT / PARKING LOT
	ROADS
	PATIO AREA
	EXISTING BUILDINGS



PRELIMINARY SITE PLAN / GROUND FLOOR PLAN

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

SETBACKS / AREA / HEIGHT

FRONT SETBACK: 20' REQUIRED	Coe corner setback: 0 feet provided to match the setback on the south corner of Coe Van Dyke toward residential: 14' - 1 1/2" to match setback on house on corner of Van Dyke & St. Paul
SIDE SETBACK: LENGTH + 2(HEIGHT) / 15 173.33 + 2(44.66) / 15 = 17.5 FT	Rear of building (north): Required 17' - 6", provided 6' - 7 1/2". The house to the north is 4' - 7 1/2" from property line Front of building (west): Required 16' - 9", provided 11' - 4 1/2". The house to the north is 4' - 7 1/2" from property line
REAR SETBACK: 30' REQUIRED	PROVIDED: 89' - 6 1/2"
MAX HEIGHT: NONE	PROVIDED: 44' - 8"
MIN. SITE WIDTH: 70' REQUIRED	PROVIDED: 180' - 0"
MIN. SITE AREA: 7,000 MIN. S.F. REQUIRED	PROVIDED: 28,515 S.F.

PROJECT INFORMATION:

PROJECT ADDRESS:
1500 VAN DYKE, DETROIT, MI 48214
PARCEL #: 17009187, 17009189, 17009190, 17009191, 17009192

PROJECT DESCRIPTION: NEW CONSTRUCTION OF RESIDENTIAL APARTMENTS WITH COMMUNITY SPACES

OCCUPANCY: R-2
CONSTRUCTION TYPE: VA
SPRINKLED: YES
ALLOWABLE AREA: 48,000 S.F.

UNIT BREAKDOWN (TOTAL):	UNIT BREAKDOWN (TYPE):
LEVEL 1 UNITS: 09	STUDIO UNITS: 18
LEVEL 2 UNITS: 13	1 BEDROOM UNITS: 30
LEVEL 3 UNITS: 13	
LEVEL 4 UNITS: 13	
TOTAL UNITS: 48	

PARKING REQUIREMENTS (48 TOTAL APT UNITS):
0.75 PARKING SPACES PER UNIT REQUIRED IF WITHIN 0.5 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR (JEFFERSON)
48(UNITS) X 0.75 = 36 SPACES
36 PARKING SPACES **REQUIRED**
43 PARKING SPACES **PROVIDED**

BUILDING AREA BREAKDOWN:	
GROUND LEVEL GROSS AREA:	9,022 S.F.
LEVEL 2 GROSS AREA:	8,885 S.F.
LEVEL 3 GROSS AREA:	8,885 S.F.
LEVEL 4 GROSS AREA:	8,885 S.F.
TOTAL BUILDING GROSS AREA:	35,677 S.F.

ZONING INFORMATION:

ZONING DISTRICT: R5 - MEDIUM DENSITY RESIDENTIAL
PERMITTED USE: MULTIPLE FAMILY DWELLING

RSR (RECREATIONAL SPACE RATIO):
TOTAL GROSS BUILDING AREA: 34,478 S.F.
RSR PER R-5 MULTIPLE FAMILY: 0.085%
(34,478 X 0.085) = 2,930 S.F. REQUIRED

PROVIDED OUTDOOR RECREATION SPACE:
REAR PATIO AREA: 651 S.F.
WEST / NORTHWEST GREEN SPACE: 2,124 S.F.
NORTHEAST GREEN SPACE: 487 S.F.
TOTAL OUTDOOR RECREATION SPACE: 3,262 S.F.



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OWNER

OWNER NAME

PROJECT NAME

WEST VILLAGE
APARTMENTS

ADDRESS

PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

REVISION HISTORY

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SHEET CONTENTS

PRELIMINARY SITE PLAN

SEAL

SHEET #

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025

00/00/2025

ST-1



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FIRST FLOOR PLAN

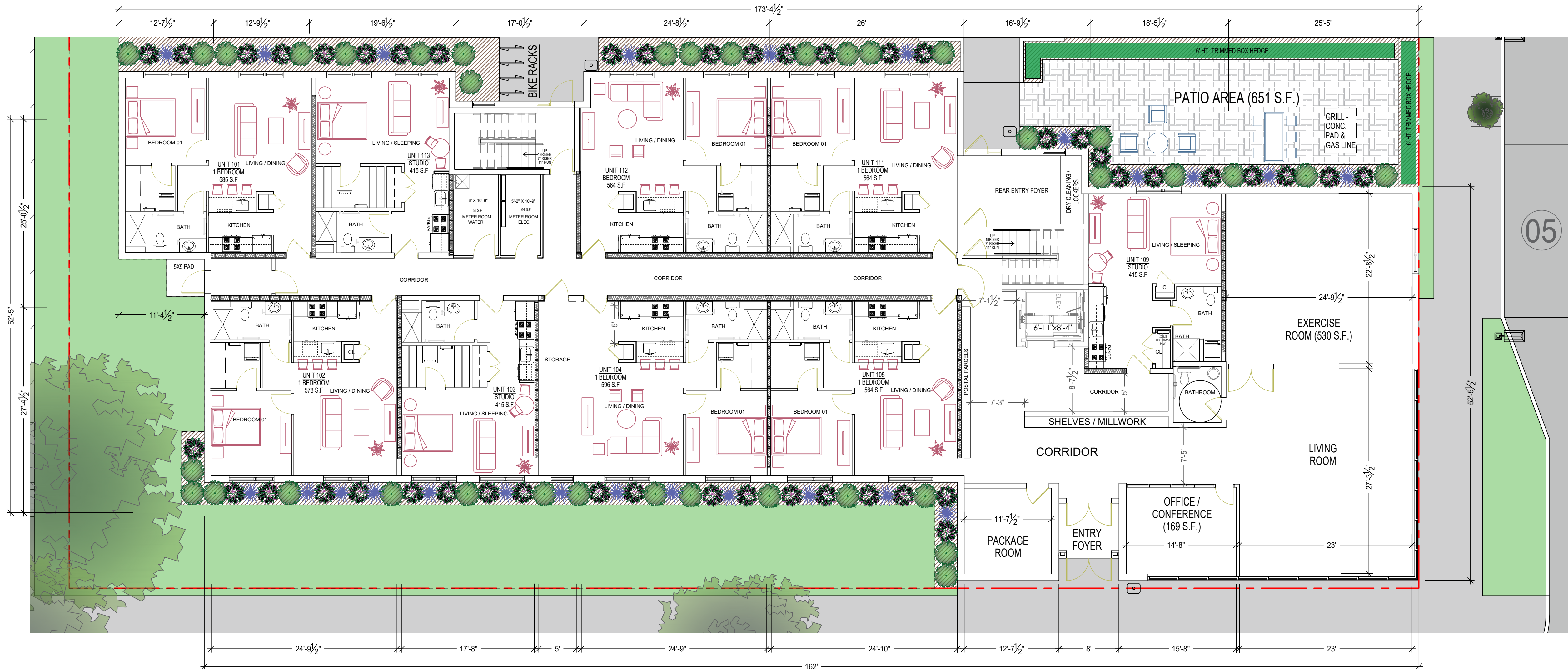
SEAL

SHEET #

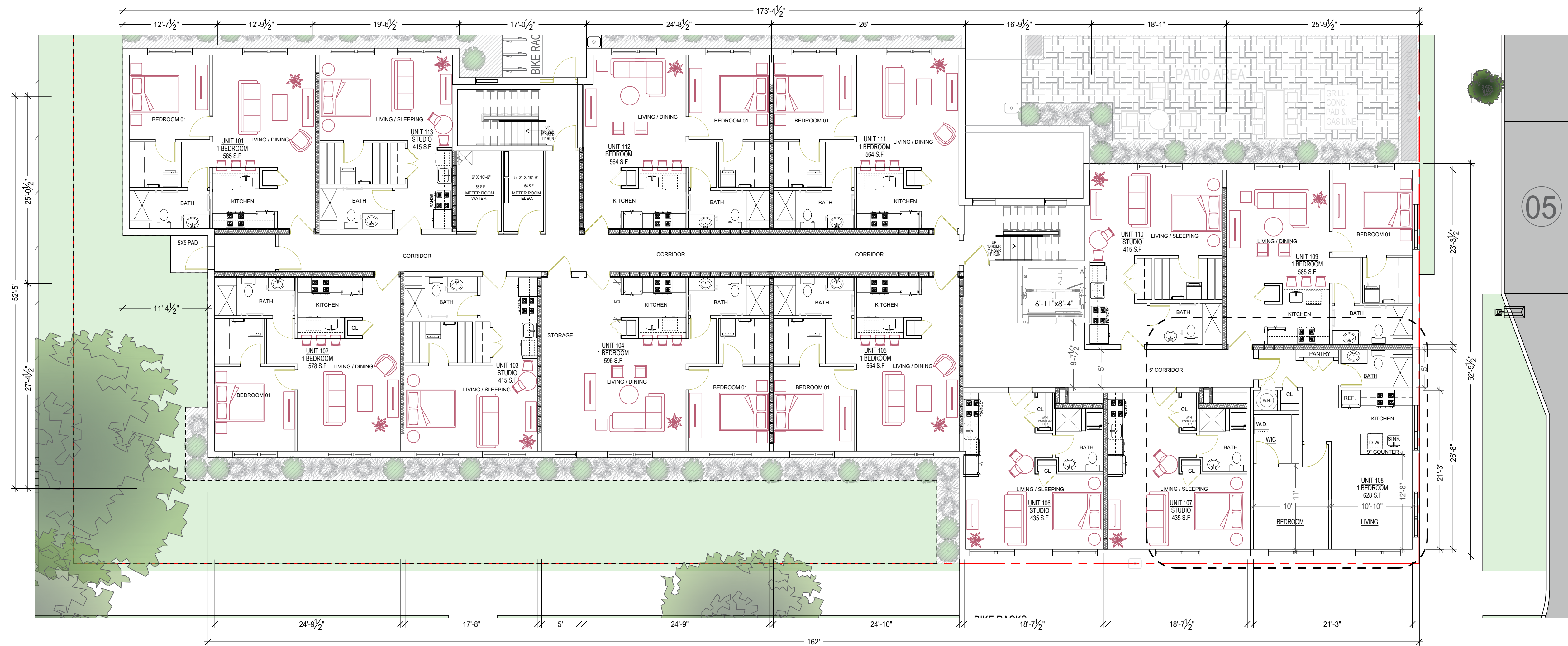
A-1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



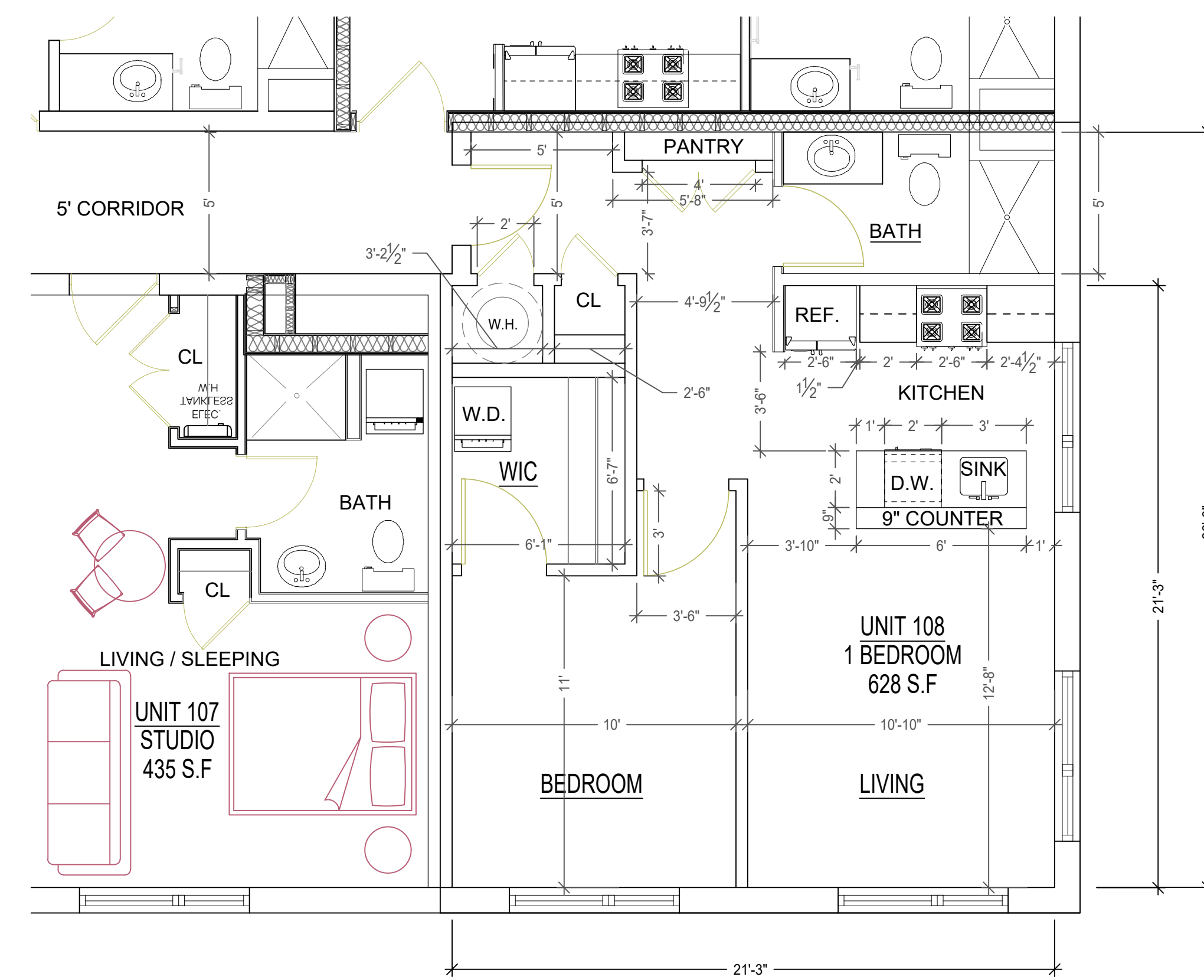
TYP. FLOOR PLAN FOR SECOND, THIRD, & FOURTH FLOOR PLAN (13 UNITS PER FLOOR)
SCALE: 1/8" = 1'-0"
NORTH

48 UNITS TOTAL:

GROUND LEVEL UNITS: 09
UPPER LEVEL UNITS: 39

UNIT TYPES:

1 BEDROOM: 30 UNITS
STUDIO: 18 UNITS



TYP. BEDROOM CORNER UNIT BLOWUP
SCALE: 1/4" = 1'-0"
NORTH

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OWNER NAME

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6	09/23/2025
7	11/14/2025

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SHEET CONTENTS

FLOORS 2, 3, 4 PLAN

SEAL

00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET # A-2

DATE: __/__/2025



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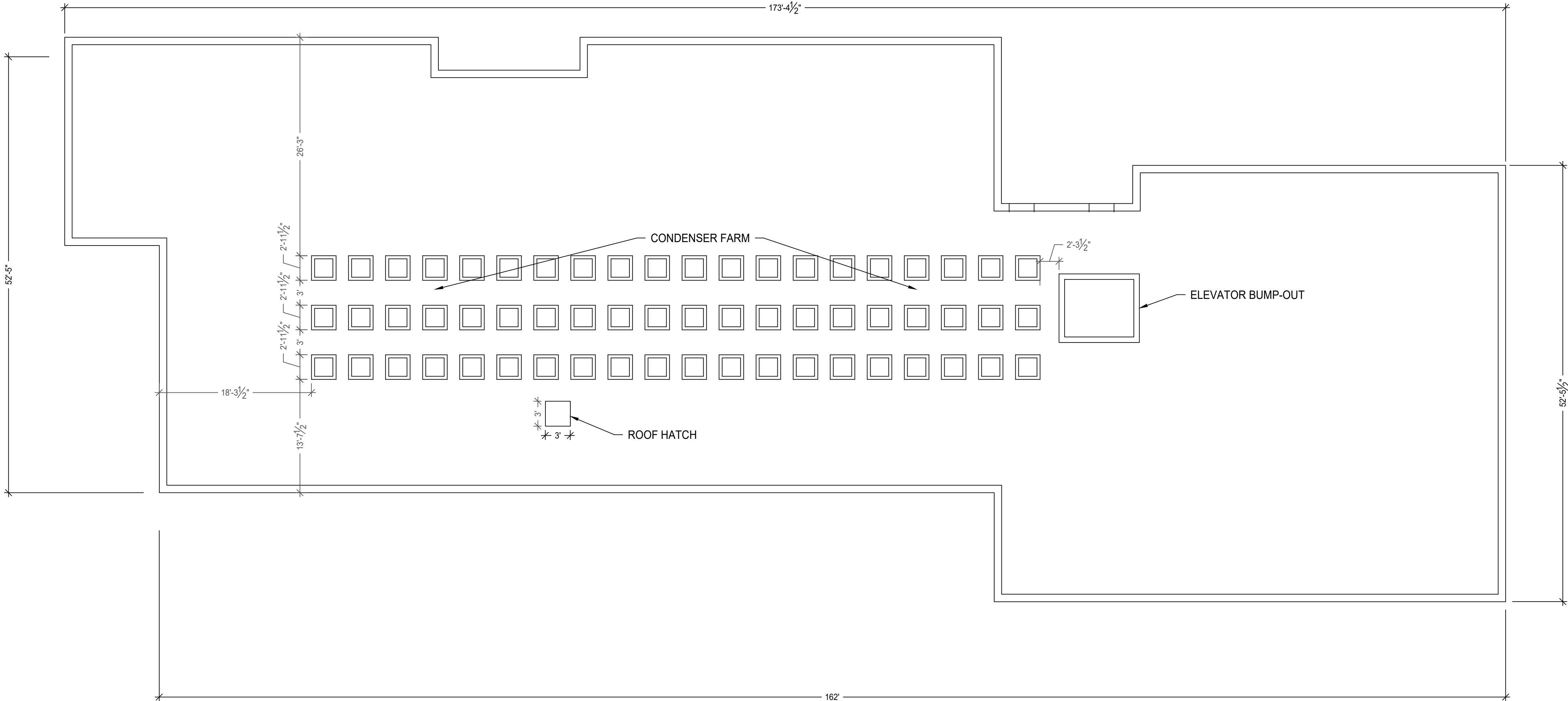
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SHEET CONTENTS

SEAL

00/00/2025



 **ROOF PLAN**
SCALE: 1/8" = 1'-0"
NORTH

48 UNITS	= 48 CONDENSERS
4 LEVELS OF COMMON AREA	= 08 CONDENSERS
LOBBY & COMMUNITY AREA...	= 04 CONDENSERS
TOTAL = 60 CONDENSERS	



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OWNER NAME

PROJECT NAME

WEST VILLAGE
APARTMENTS

ADDRESS

PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

REVISION HISTORY

FLOOR PLAN STUDY	11/26/2024
SITE PLAN	04/02/2025
OWNER REVIEW	05/09/2025
OWNER REVIEW	08/12/2025
OWNER REVIEW	08/18/2025
PPR PRESENTATION	09/23/2025
REVISION	11/14/2025

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CHECKED BY: JM

SHEET CONTENTS

EAST & WEST
ELEVATIONS

SEAL

SHEET #

A-4A

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025



WEST ELEVATION (FRONT)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

KEYNOTES

- A01 MIDNIGHT SPECIAL BRICK
- A02 SPANDREL GLASS
- A03 RICH ESPRESSO HARDIE SIDING
- A04 ANOD. ALUM. BRAKE METAL (BLACK)
- A05 FIXED STOREFRONT GLASS WITH BLACK FRAME
- A06 WINDOWS WITH BLACK VINYL FRAME
- A07 ALUM. WINDOW SHROUDS (MUSTARD YELLOW)
- A07 ANOD. ALUM. BRAKE METAL (CHARCOAL GRAY)
- E01 FRONT ENTRY GLASS DOUBLE DOOR IN FRAME TO MATCH STOREFRONT
- E02 REAR ENTRY GLASS SINGLE DOOR PAINTED RED TO MATCH COE 1
- E03 ALUM. FENCE (BLACK)
- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT



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CHECKED BY: JM

SHEET CONTENTS

NORTH & SOUTH
ELEVATIONS

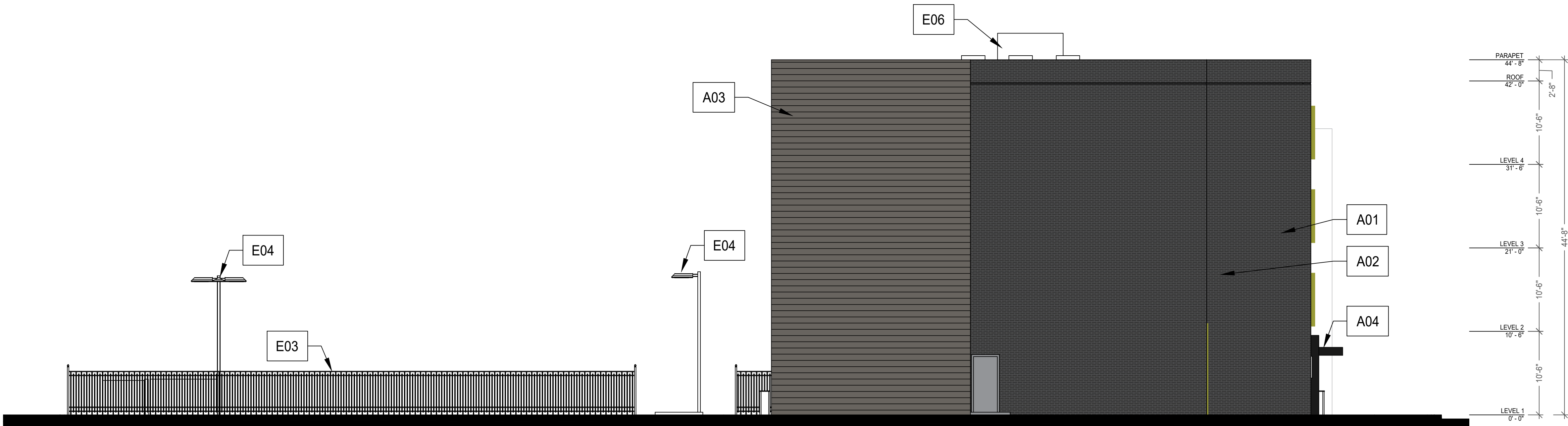
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SHEET #

A-4B

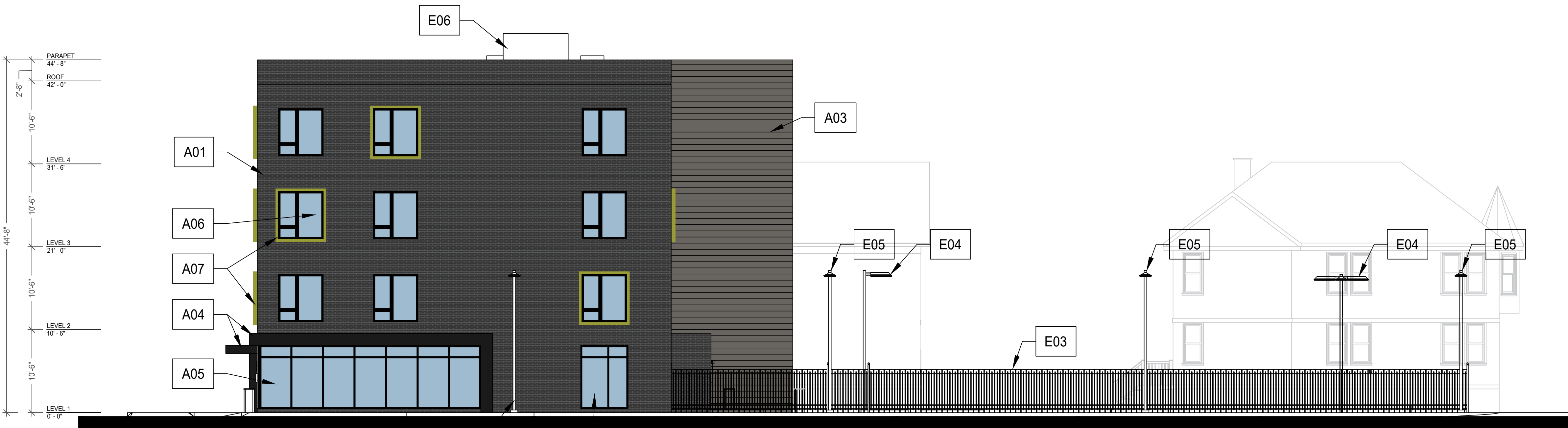
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DATE: __/__/2025



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



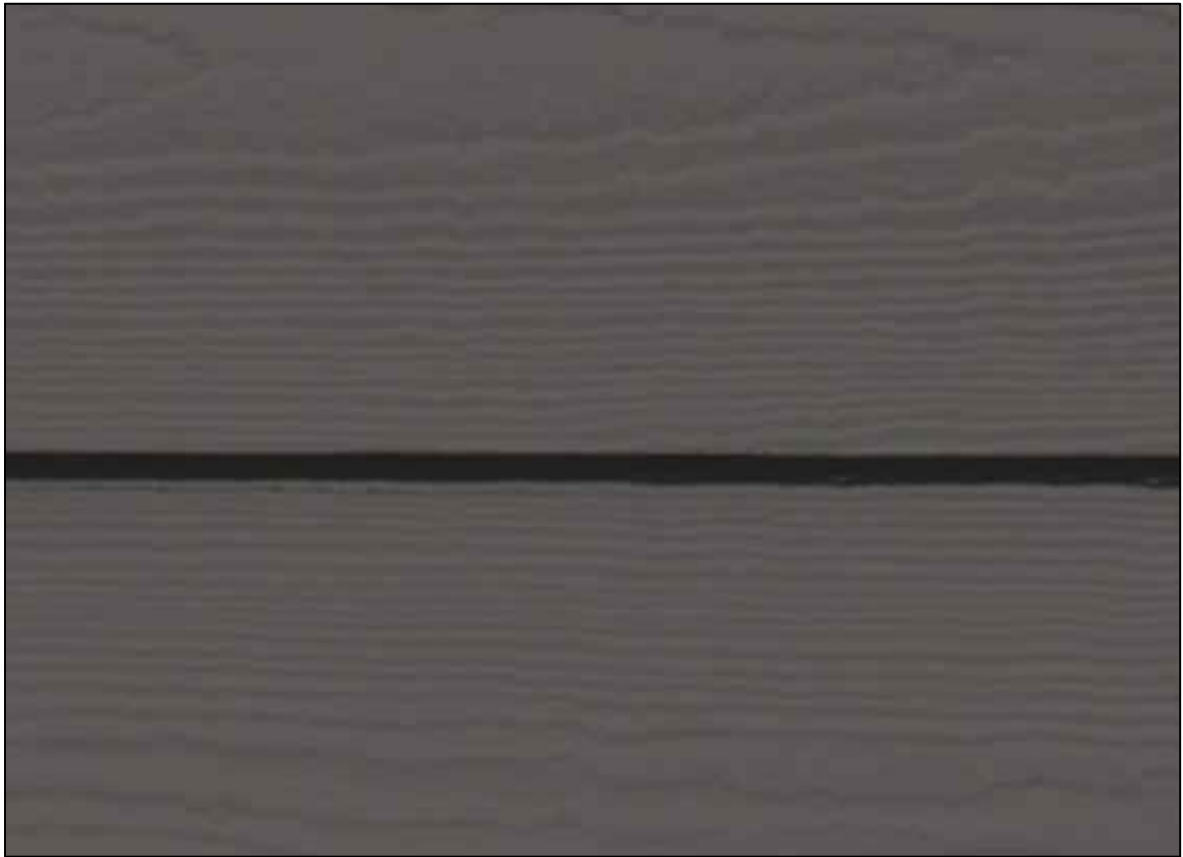
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEYNOTES

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- A03 RICH ESPRESSO HARDIE SIDING
- A04 ANOD. ALUM. BRAKE METAL (BROW)
- A05 FIXED STOREFRONT GLASS WITH BLACK FRAME
- A06 WINDOWS WITH BLACK VINYL FRAME
- A07 ALUM. WINDOW SHROUDS (MUSTARD YELLOW)
- E01 FRONT ENTRY GLASS DOUBLE DOOR IN FRAME TO MATCH STOREFRONT
- E02 REAR ENTRY GLASS SINGLE DOOR PAINTED RED TO MATCH COE 1
- E03 ALUM. FENCE (BLACK)
- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT

WEST VILLAGE APARTMENTS (COE 2.0)
MATERIAL & COLOR SELECTIONS



RICH ESPRESSO CEMENT BOARD
MANUFACTURER: JAMES HARDIE



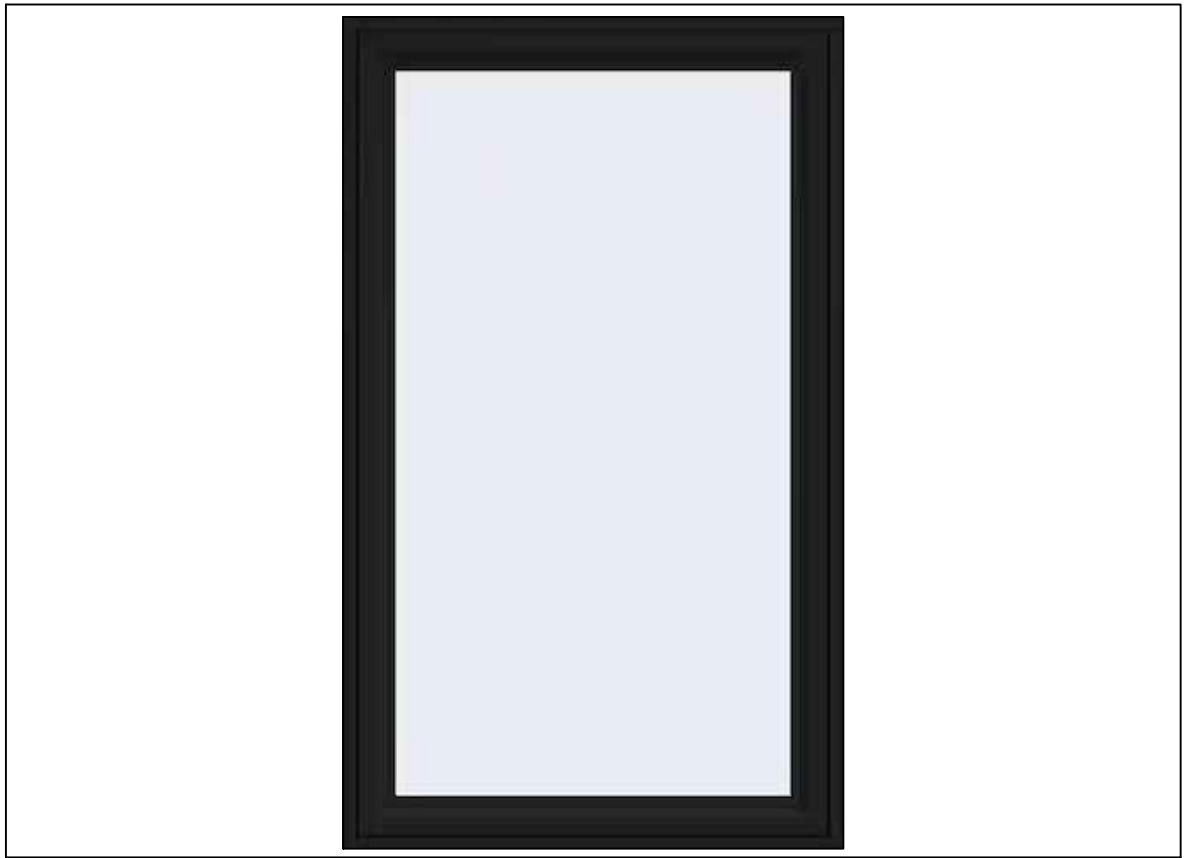
BRICK - MIDNIGHT
MANUFACTURER: FRIENDSHIP BRICK & STONE



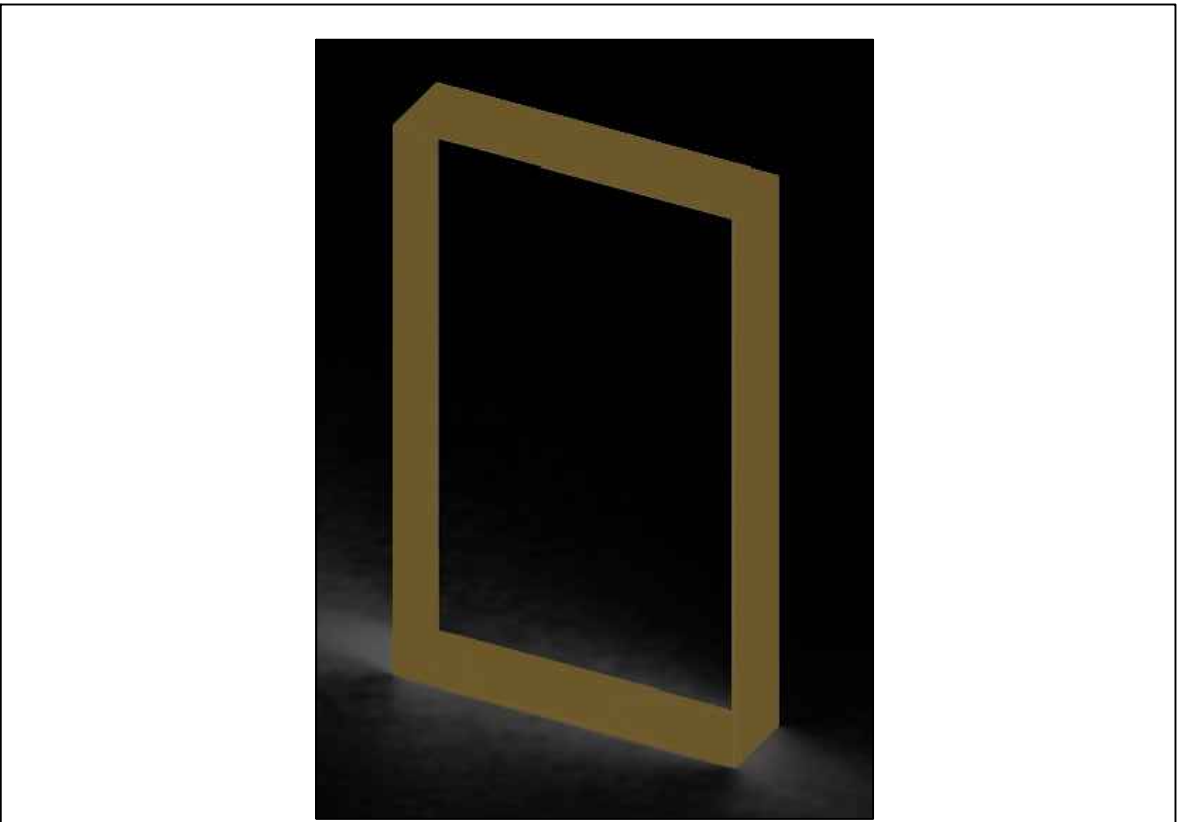
ANOD. ALUM. STOREFRONT BROW - BLACK



STOREFRONT - BLACK



BLACK VINYL WINDOW FRAME



ALUM. MUSTARD-YELLOW
WINDOW SHROUD

NOTE: ALL MATERIALS SUBJECT TO CHANGE
MANUFACTURER WITH THE CONDITION OF
MEETING SIMILAR OR MATCHING COLOR
AND FINISH CHARACTERISTICS



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SHEET CONTENTS
EXTERIOR MATERIAL
SELECTIONS

SEAL

00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025

SHEET #

C-1























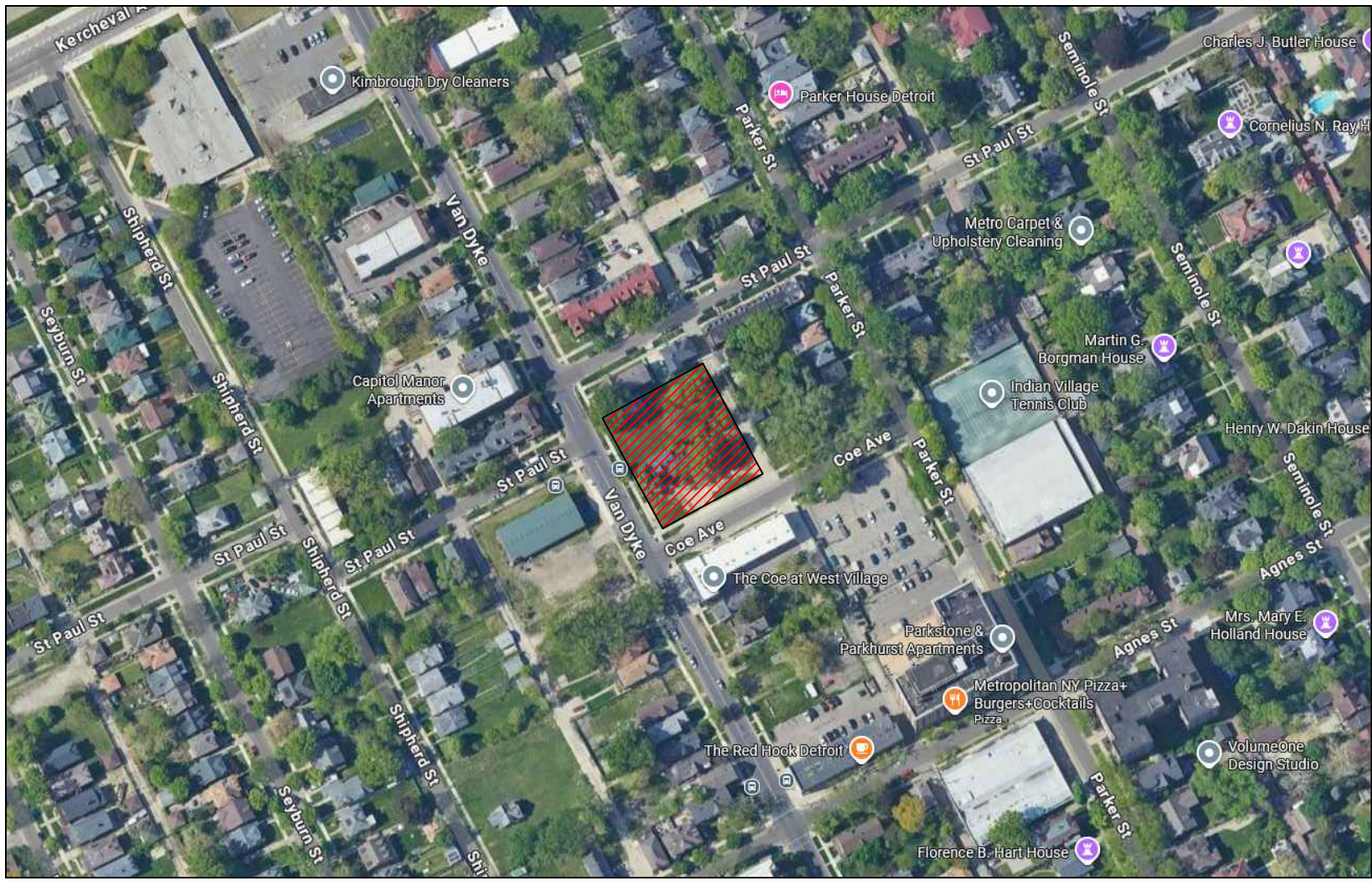




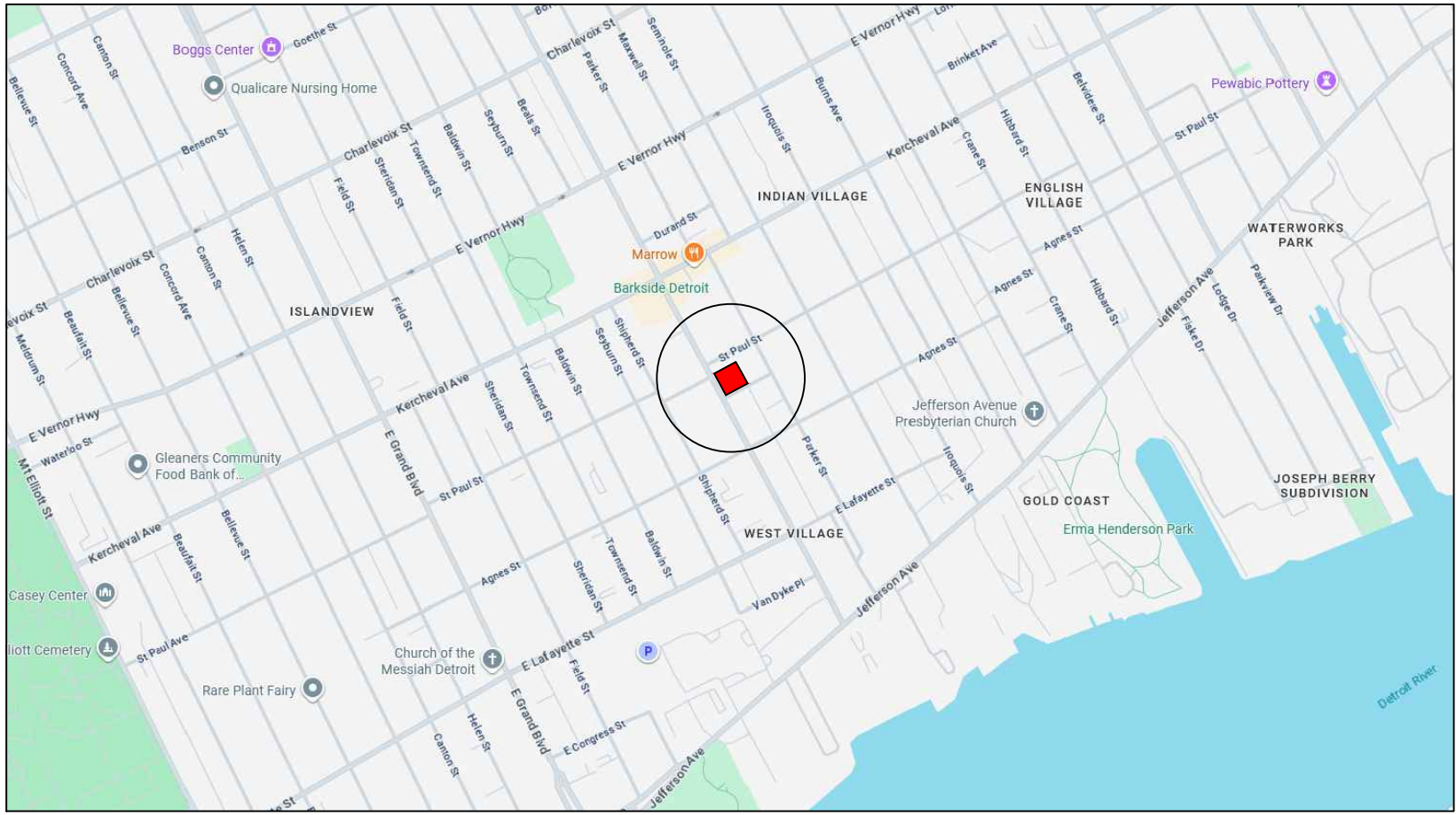
WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214

DRAWING INDEX	
DRAWING #	DRAWING TITLE
	COVER SHEET
ST-1	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	TYP. FLOOR PLAN (FLOORS 2, 3, 4)
A-3	ROOF PLAN
A-4A	EAST & WEST ELEVATIONS
A-4B	NORTH & SOUTH ELEVATIONS
C-1	EXTERIOR MATERIAL SELECTIONS
	PERSPECTIVE RENDERINGS



VICINITY MAP



LOCATION MAP

WEST VILLAGE APARTMENTS (COE 2.0)

1500 VAN DYKE, DETROIT, MI 48214



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EMAIL: JOHN.M.MARUSICHARCHITECTURE@GMAIL.COM

PPR PRESENTATION
09/23/2025



LEGEND	
	TRIMMED HEDGE
	GRASS
	MULCH
	CONC.
	ASPHALT / PARKING LOT
	ROADS
	PATIO AREA
	EXISTING BUILDINGS

PRELIMINARY SITE PLAN / GROUND FLOOR PLAN
SCALE: 1/16" = 1' - 0"

SETBACKS / AREA / HEIGHT

FRONT SETBACK: 20' REQUIRED	Coe corner setback: 0 feet provided to match the setback on the south corner of Coe Van Dyke toward residential: 14' - 1 1/2" to match setback on house on corner of Van Dyke & St. Paul
SIDE SETBACK: LENGTH + 2(HEIGHT) / 15 173.33 + 2(44.66) / 15 = 17.5 FT	Rear of building (north): Required 17' - 6", provided 6' - 7 1/2". The house to the north is 4' - 7 1/2" from property line Front of building (west): Required 16' - 9", provided 11' - 4 1/2". The house to the north is 4' - 7 1/2" from property line
REAR SETBACK: 30' REQUIRED	PROVIDED: 89' - 6 1/2"
MAX HEIGHT: NONE	PROVIDED: 44' - 8"
MIN. SITE WIDTH: 70' REQUIRED	PROVIDED: 180' - 0"
MIN. SITE AREA: 7,000 MIN. S.F. REQUIRED	PROVIDED: 28,515 S.F.

PROJECT INFORMATION:

PROJECT ADDRESS:
1500 VAN DYKE, DETROIT, MI 48214
PARCEL #: 17009187, 17009189, 17009190, 17009191, 17009192

PROJECT DESCRIPTION: NEW CONSTRUCTION OF RESIDENTIAL APARTMENTS WITH COMMUNITY SPACES

OCCUPANCY: R-2
CONSTRUCTION TYPE: VA
SPRINKLED: YES
ALLOWABLE AREA: 48,000 S.F.

UNIT BREAKDOWN (TOTAL):	UNIT BREAKDOWN (TYPE):
LEVEL 1 UNITS: 09	STUDIO UNITS: 18
LEVEL 2 UNITS: 13	1 BEDROOM UNITS: 30
LEVEL 3 UNITS: 13	
LEVEL 4 UNITS: 13	
TOTAL UNITS: 48	

PARKING REQUIREMENTS (48 TOTAL APT UNITS):
0.75 PARKING SPACES PER UNIT REQUIRED IF WITHIN 0.5 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR (JEFFERSON)
48(UNITS) X 0.75 = 36 SPACES
36 PARKING SPACES **REQUIRED**
43 PARKING SPACES **PROVIDED**

BUILDING AREA BREAKDOWN:	
GROUND LEVEL GROSS AREA:	9,022 S.F.
LEVEL 2 GROSS AREA:	8,885 S.F.
LEVEL 3 GROSS AREA:	8,885 S.F.
LEVEL 4 GROSS AREA:	8,885 S.F.
TOTAL BUILDING GROSS AREA:	35,677 S.F.

ZONING INFORMATION:

ZONING DISTRICT: R5 - MEDIUM DENSITY RESIDENTIAL
PERMITTED USE: MULTIPLE FAMILY DWELLING

RSR (RECREATIONAL SPACE RATIO):
TOTAL GROSS BUILDING AREA: 34,478 S.F.
RSR PER R-5 MULTIPLE FAMILY: 0.085%
(34,478 X 0.085) = 2,930 S.F. REQUIRED

PROVIDED OUTDOOR RECREATION SPACE:
REAR PATIO AREA: 651 S.F.
WEST / NORTHWEST GREEN SPACE: 2,124 S.F.
NORTHEAST GREEN SPACE: 487 S.F.
TOTAL OUTDOOR RECREATION SPACE: 3,262 S.F.

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SHEET CONTENTS
PRELIMINARY SITE PLAN

SEAL



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FIRST FLOOR PLAN

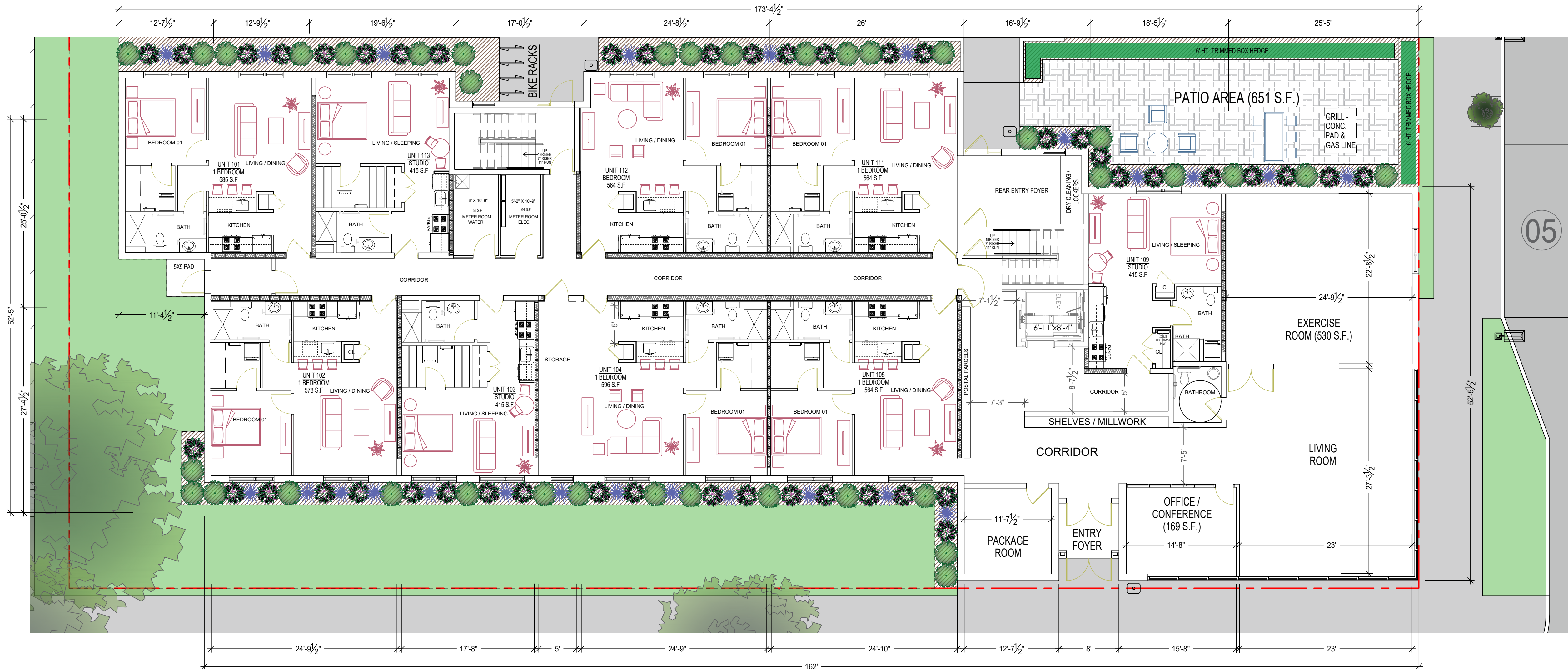
SEAL

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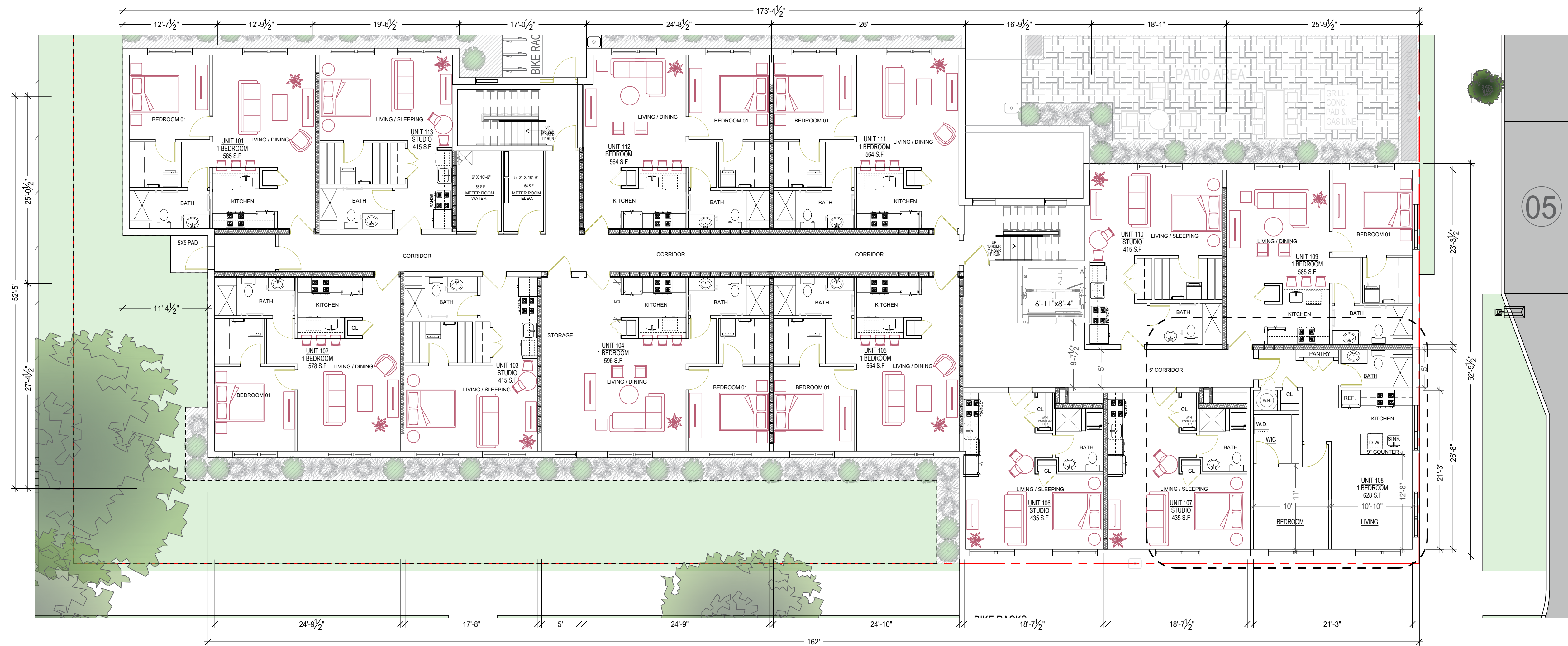
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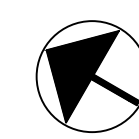
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



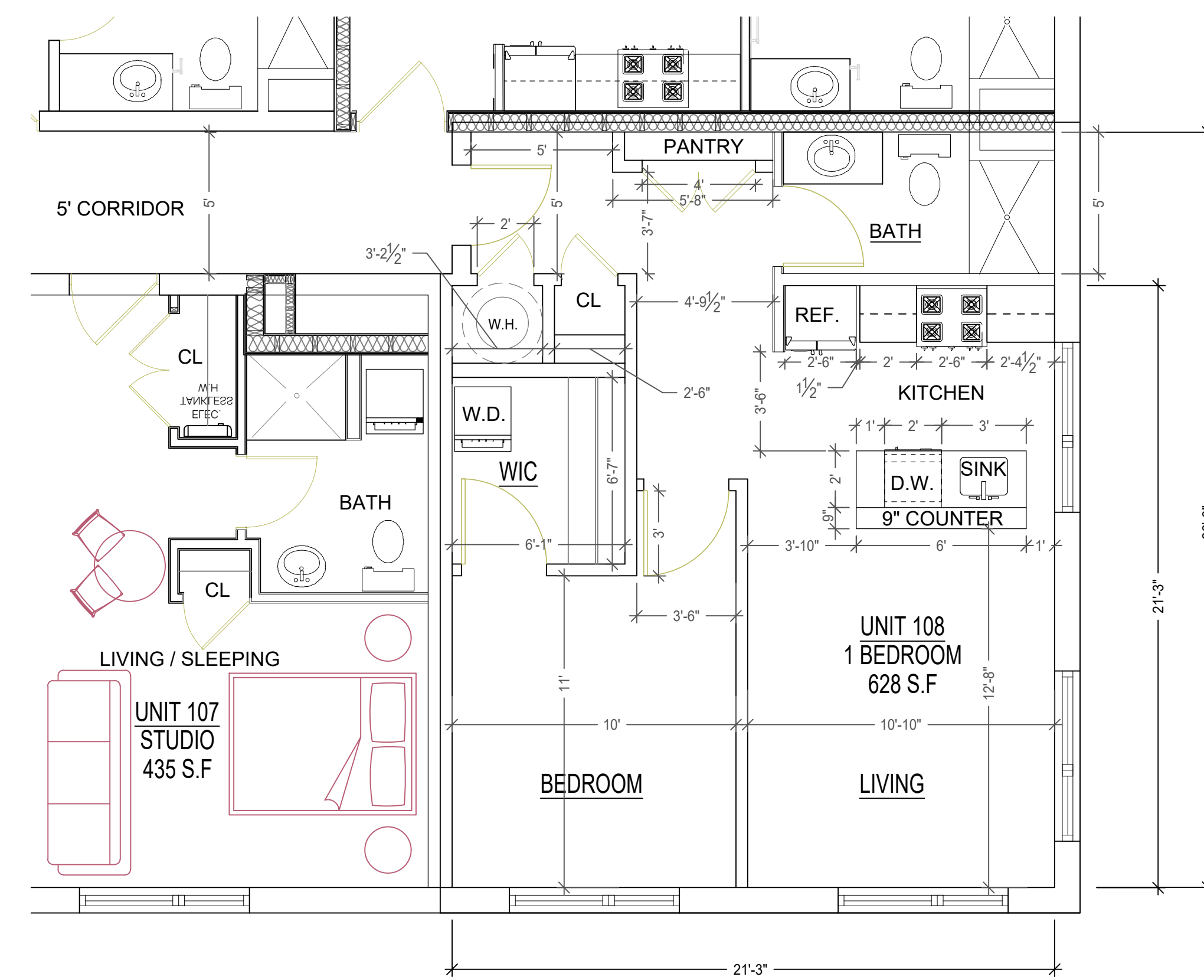
 **TYP. FLOOR PLAN FOR SECOND, THIRD, & FOURTH FLOOR PLAN (13 UNITS PER FLOOR)**
SCALE: 1/8" = 1'-0"
NORTH

48 UNITS TOTAL:

GROUND LEVEL UNITS: 09
UPPER LEVEL UNITS: 39

UNIT TYPES:

1 BEDROOM: 30 UNITS
STUDIO: 18 UNITS



 **TYP. BEDROOM CORNER UNIT BLOWUP**
SCALE: 1/4" = 1'-0"
NORTH



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FLOORS 2, 3, 4 PLAN

SEAL

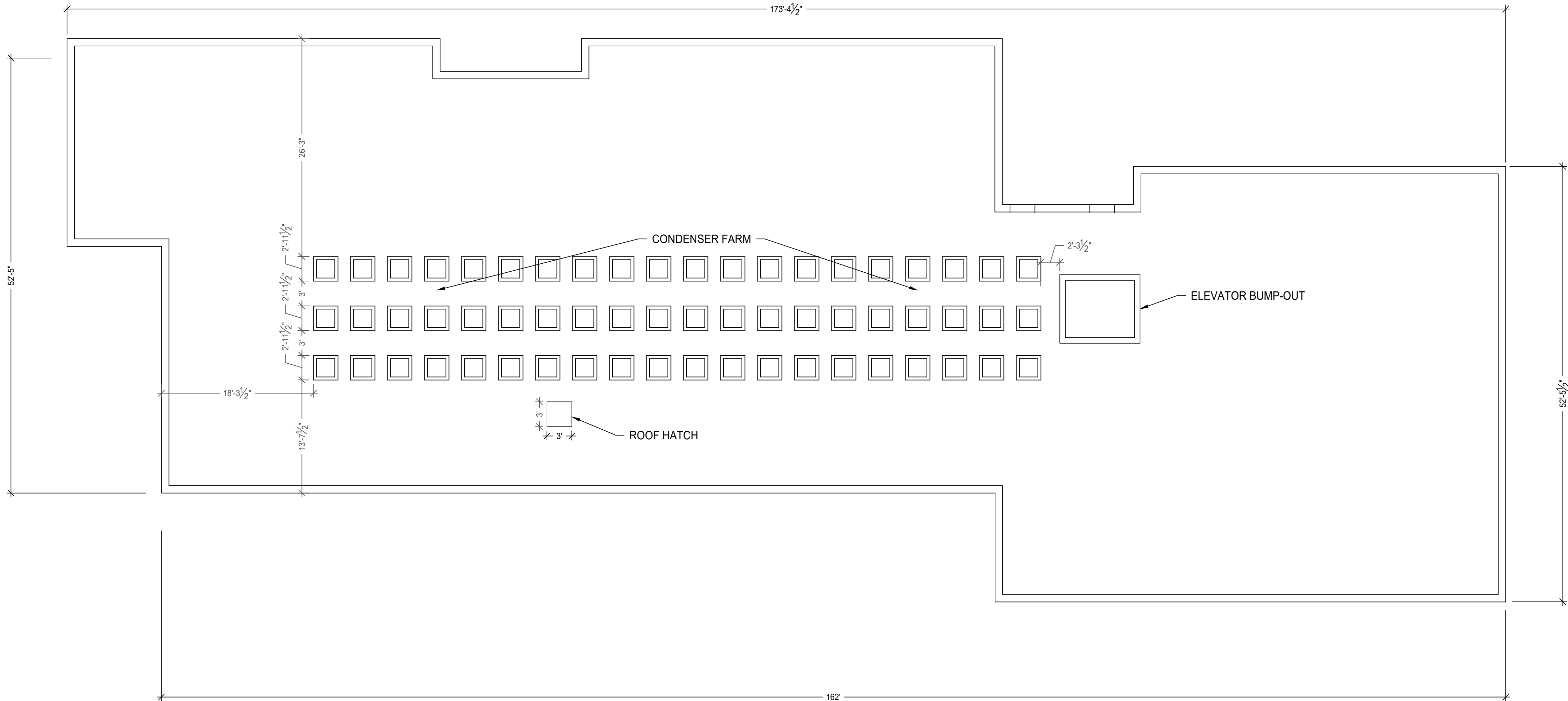
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SHEET #

A-2



 **ROOF PLAN**
SCALE: 1/8" = 1'-0"
NORTH

48 UNITS	= 48 CONDENSERS
4 LEVELS OF COMMON AREA	= 08 CONDENSERS
LOBBY & COMMUNITY AREA...	= 04 CONDENSERS
TOTAL = 60 CONDENSERS	



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OWNER

OWNER NAME

PROJECT NAME

WEST VILLAGE
APARTMENTS

ADDRESS

PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

REVISION HISTORY

FLOOR PLAN STUDY	11/26/2024
SITE PLAN	04/02/2025
OWNER REVIEW	05/09/2025
OWNER REVIEW	08/12/2025
OWNER REVIEW	08/18/2025
PPR PRESENTATION	09/23/2025
REVISION	11/14/2025

DRAWN BY: JH / DC

CHECKED BY: JM

SHEET CONTENTS

EAST & WEST
ELEVATIONS

SEAL

00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025

SHEET #

A-4A



WEST ELEVATION (FRONT)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

KEYNOTES

- A01 MIDNIGHT SPECIAL BRICK
- A02 SPANDREL GLASS
- A03 RICH ESPRESSO HARDIE SIDING
- A04 ANOD. ALUM. BRAKE METAL (BLACK)
- A05 FIXED STOREFRONT GLASS WITH BLACK FRAME
- A06 WINDOWS WITH BLACK VINYL FRAME
- A07 ALUM. WINDOW SHROUDS (MUSTARD YELLOW)
- A07 ANOD. ALUM. BRAKE METAL (CHARCOAL GRAY)
- E01 FRONT ENTRY GLASS DOUBLE DOOR IN FRAME TO MATCH STOREFRONT
- E02 REAR ENTRY GLASS SINGLE DOOR PAINTED RED TO MATCH COE 1
- E03 ALUM. FENCE (BLACK)
- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT



MARUSICH
ARCHITECTURE

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DRAWN BY: JH / DC

CHECKED BY: JM

SHEET CONTENTS

NORTH & SOUTH
ELEVATIONS

SEAL

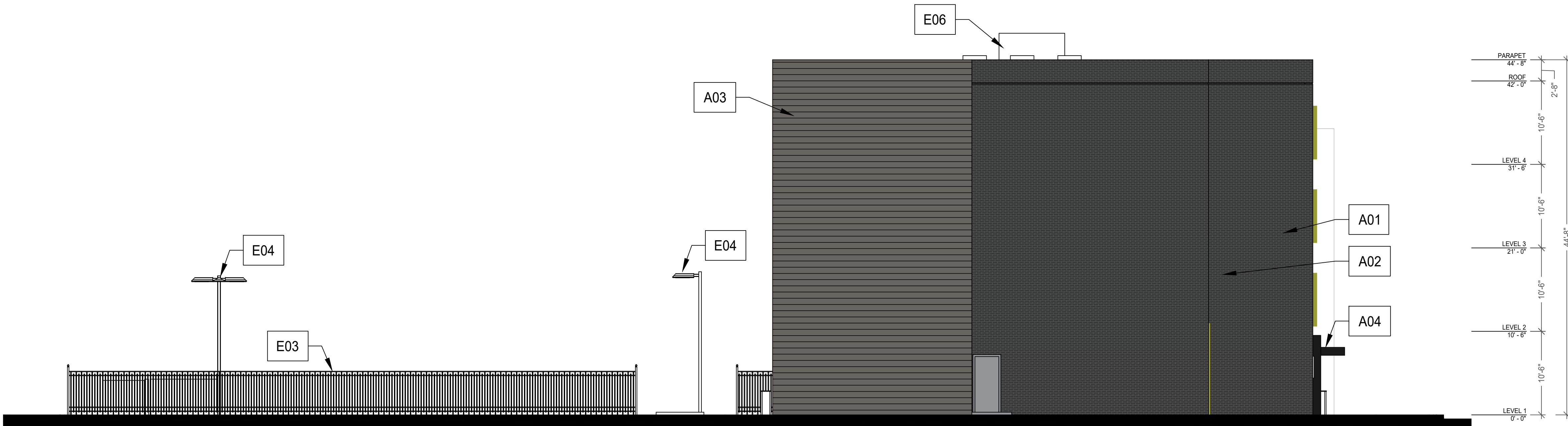
00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025

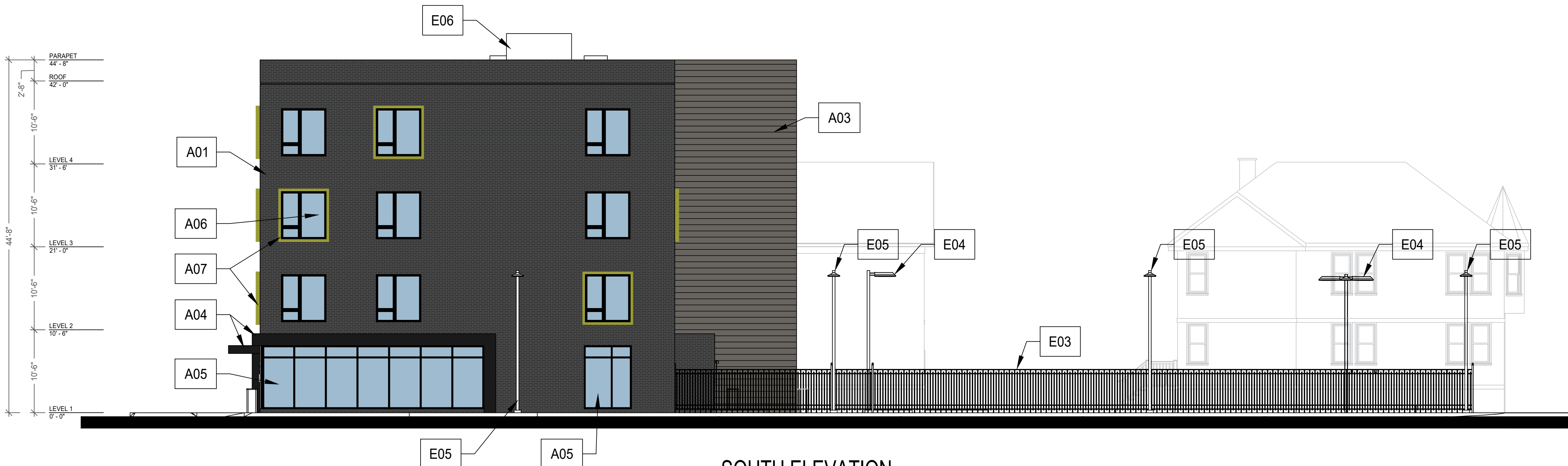
SHEET #

A-4B



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



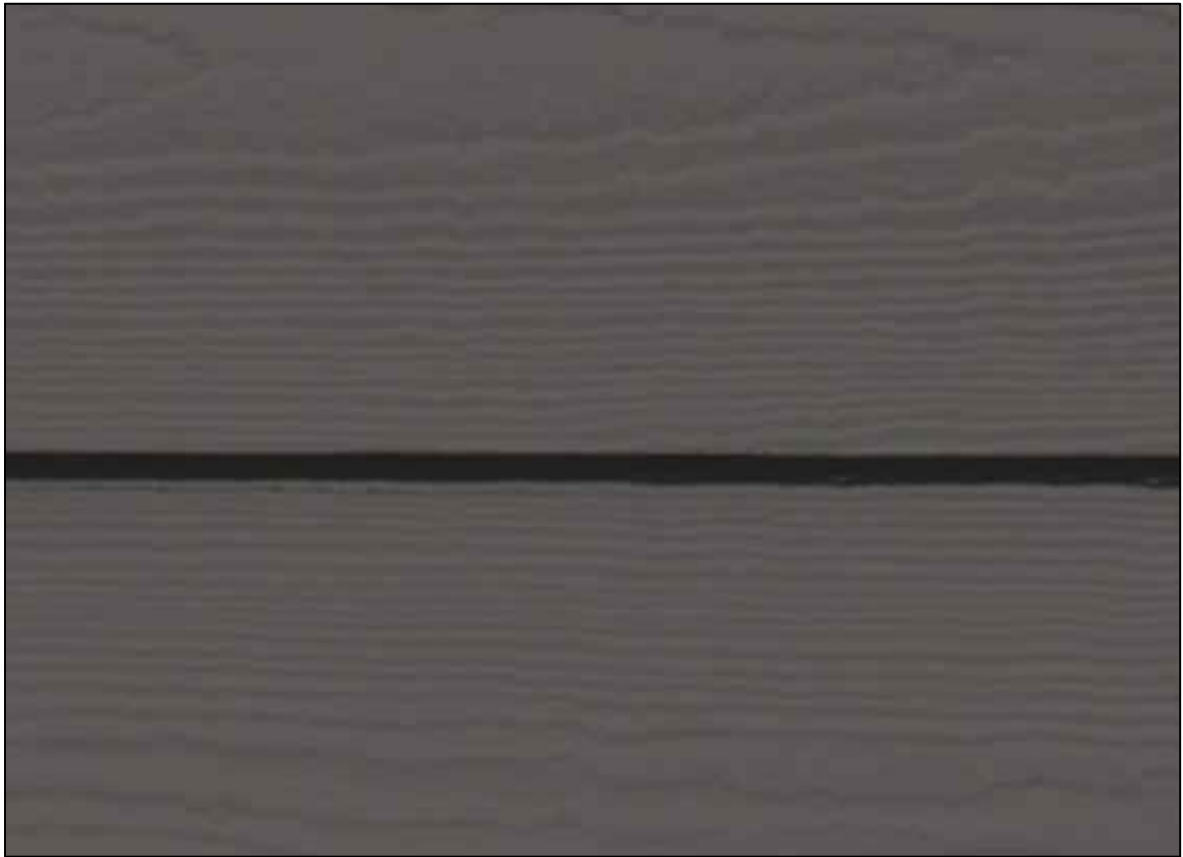
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

KEYNOTES

- A01 MIDNIGHT SPECIAL BRICK
- A02 SPANDREL GLASS
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- A04 ANOD. ALUM. BRAKE METAL (BROW)
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- A06 WINDOWS WITH BLACK VINYL FRAME
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- E04 15' PARKING LOT LIGHT POLES
- E05 STREET LIGHTS (TO CITY STANDARDS)
- E06 ELEVATOR BUMP-OUT

WEST VILLAGE APARTMENTS (COE 2.0)
MATERIAL & COLOR SELECTIONS



RICH ESPRESSO CEMENT BOARD
MANUFACTURER: JAMES HARDIE



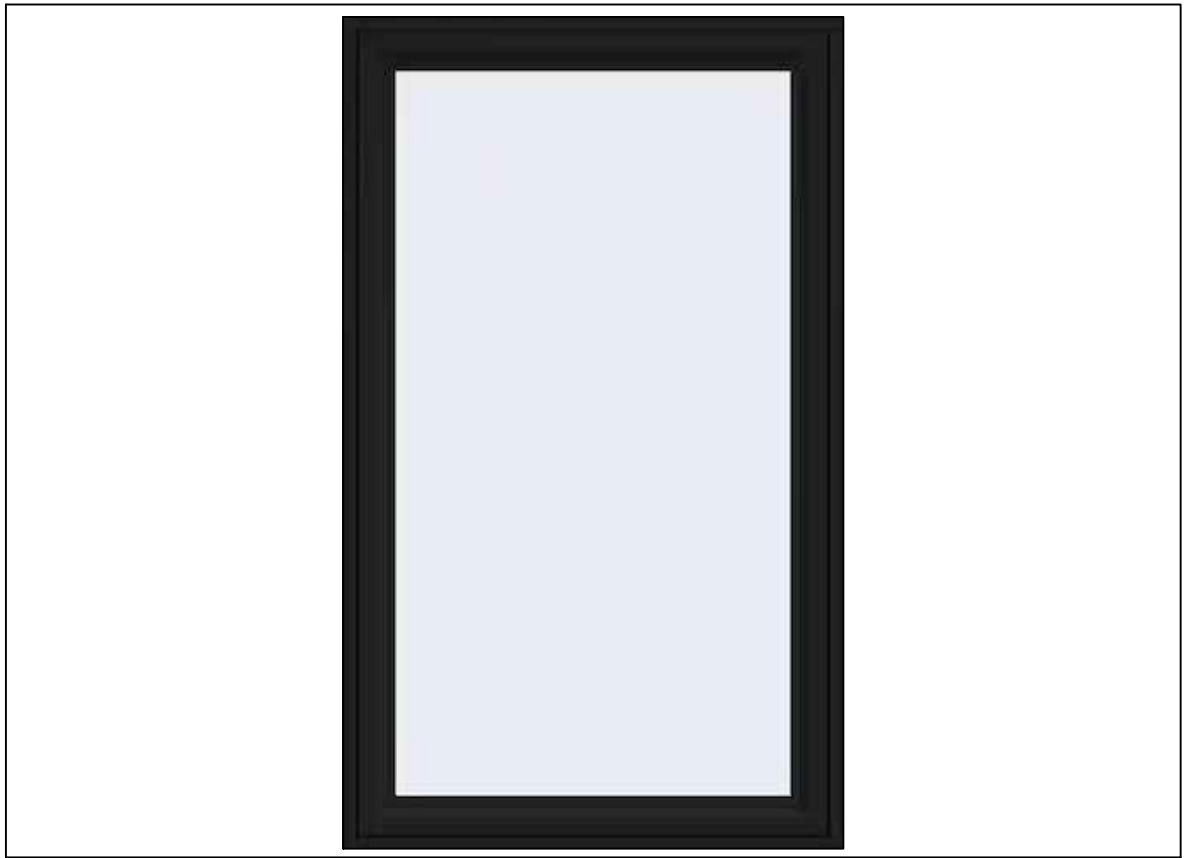
BRICK - MIDNIGHT
MANUFACTURER: FRIENDSHIP BRICK & STONE



ANOD. ALUM. STOREFRONT BROW - BLACK



STOREFRONT - BLACK



BLACK VINYL WINDOW FRAME



ALUM. MUSTARD-YELLOW
WINDOW SHROUD

NOTE: ALL MATERIALS SUBJECT TO CHANGE
MANUFACTURER WITH THE CONDITION OF
MEETING SIMILAR OR MATCHING COLOR
AND FINISH CHARACTERISTICS



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SHEET CONTENTS
EXTERIOR MATERIAL SELECTIONS

SEAL
00/00/2025

























