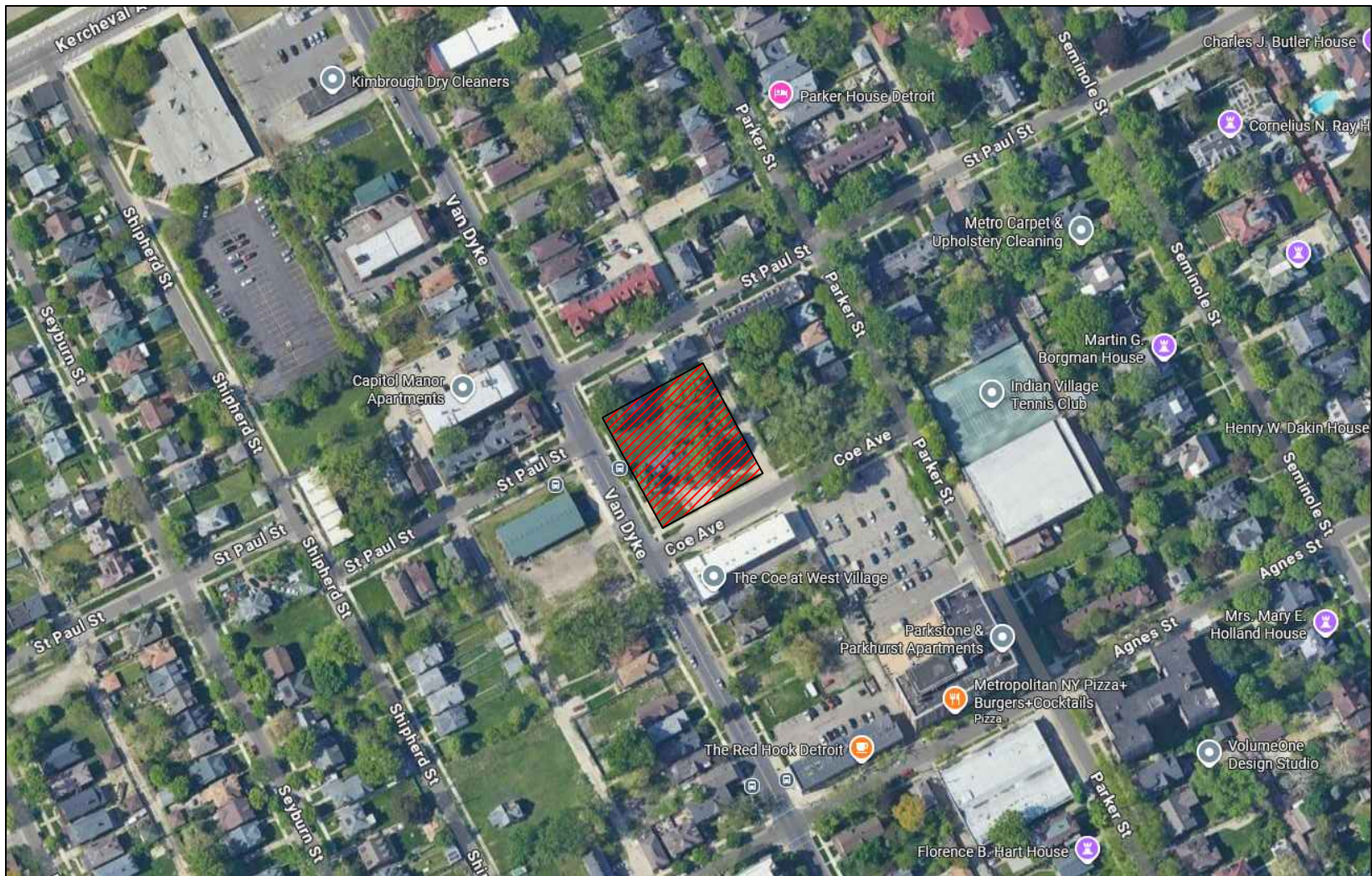


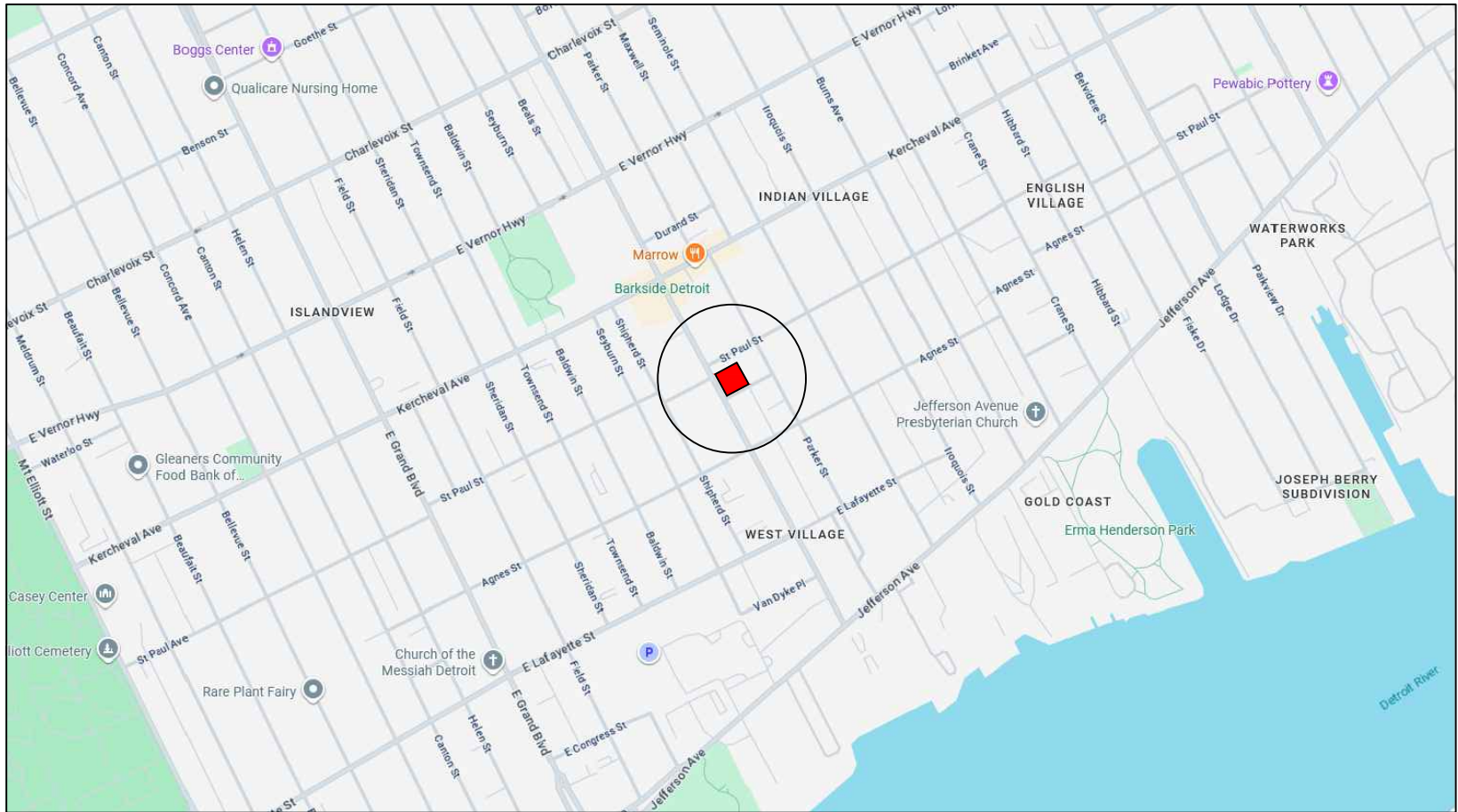
WEST VILLAGE APARTMENTS (COE 2.0)

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

PRESENTATION DOC
02/02/2026



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: 08	STUDIO UNITS: 17
LEVEL 2 UNITS: 13	1 BEDROOM UNITS: 30
LEVEL 3 UNITS: 13	
LEVEL 4 UNITS: 13	
TOTAL UNITS: 47	

PARKING REQUIREMENTS (48 TOTAL APT UNITS):
0.75 PARKING SPACES PER UNIT REQUIRED IF WITHIN 0.5 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR (JEFFERSON)
47(UNITS) X 0.75 = 36 SPACES
36 PARKING SPACES **REQUIRED**
43 PARKING SPACES **PROVIDED**
RETAIL (1 SPACE PER 200 SQ. FT. OF FLOOR AREA):
PARKING REQUIRED FOR RETAIL: 2 PARKING SPACES

TOTAL PARKING SPACES **REQUIRED:** 38
TOTAL PARKING SPACES **PROVIDED:** 43

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: 636 S.F.
WEST / NORTHWEST GREEN SPACE: 2,023 S.F.
NORTHEAST GREEN SPACE: 487 S.F.
TOTAL OUTDOOR RECREATION SPACE: 3,146 S.F.

PARKING LOT LANDSCAPING:
18 SQ. FT. PER PARKING SPACE
43 X 18 = 774 SQ. FT. PARKING LOT LANDSCAPING REQUIRED
342 SQ. FT. PARKING LOT LANDSCAPING PROVIDED



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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
REVISION	02/02/2026

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PRELIMINARY SITE PLAN

SEAL

00/00/2025



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ER

OWNER NAME

SUBJECT NAME

WEST VILLAGE APARTMENTS

PRESS

SUBJECT # **24 - 123**

E DATE # 11/26/2024

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DECISION	11/14/2025
DECISION	02/02/2026

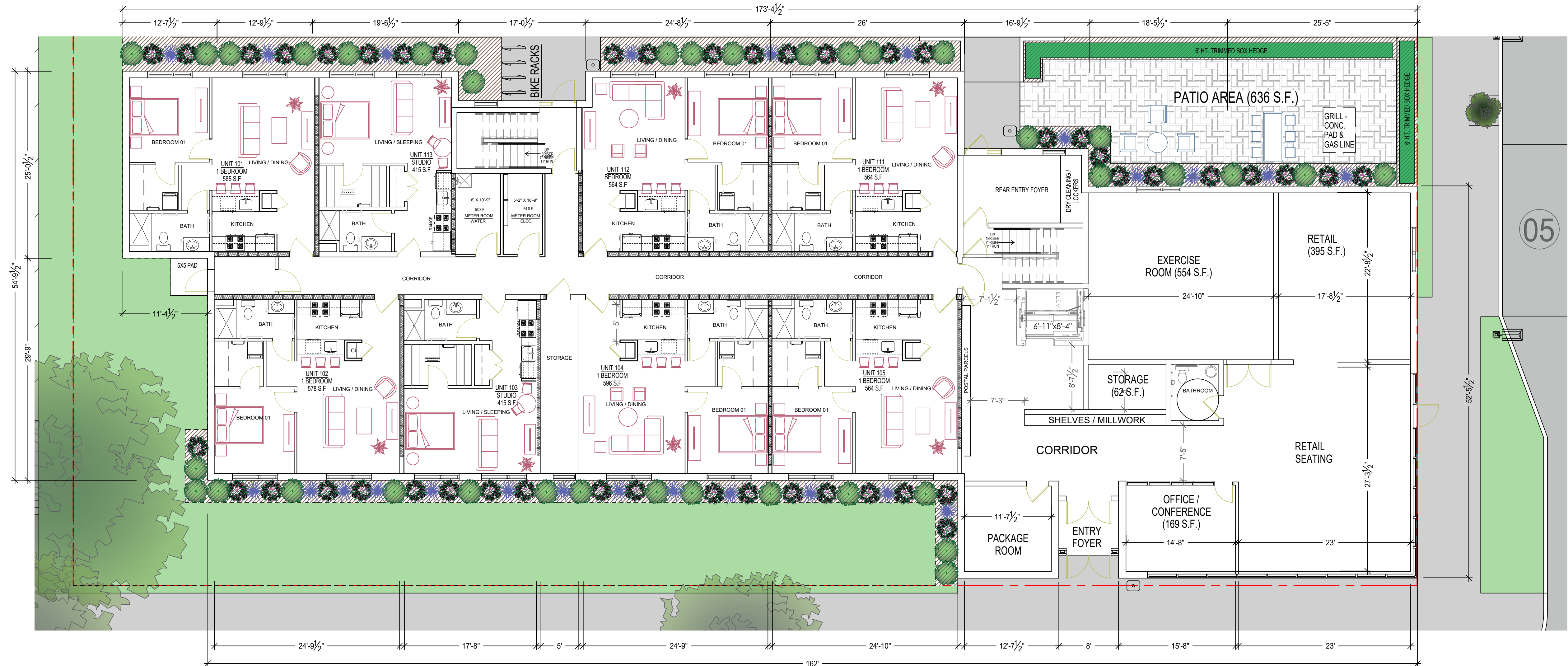
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CKED BY: JM

FIRST FLOOR PLAN

ET #

A-1



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / /2025

ET #



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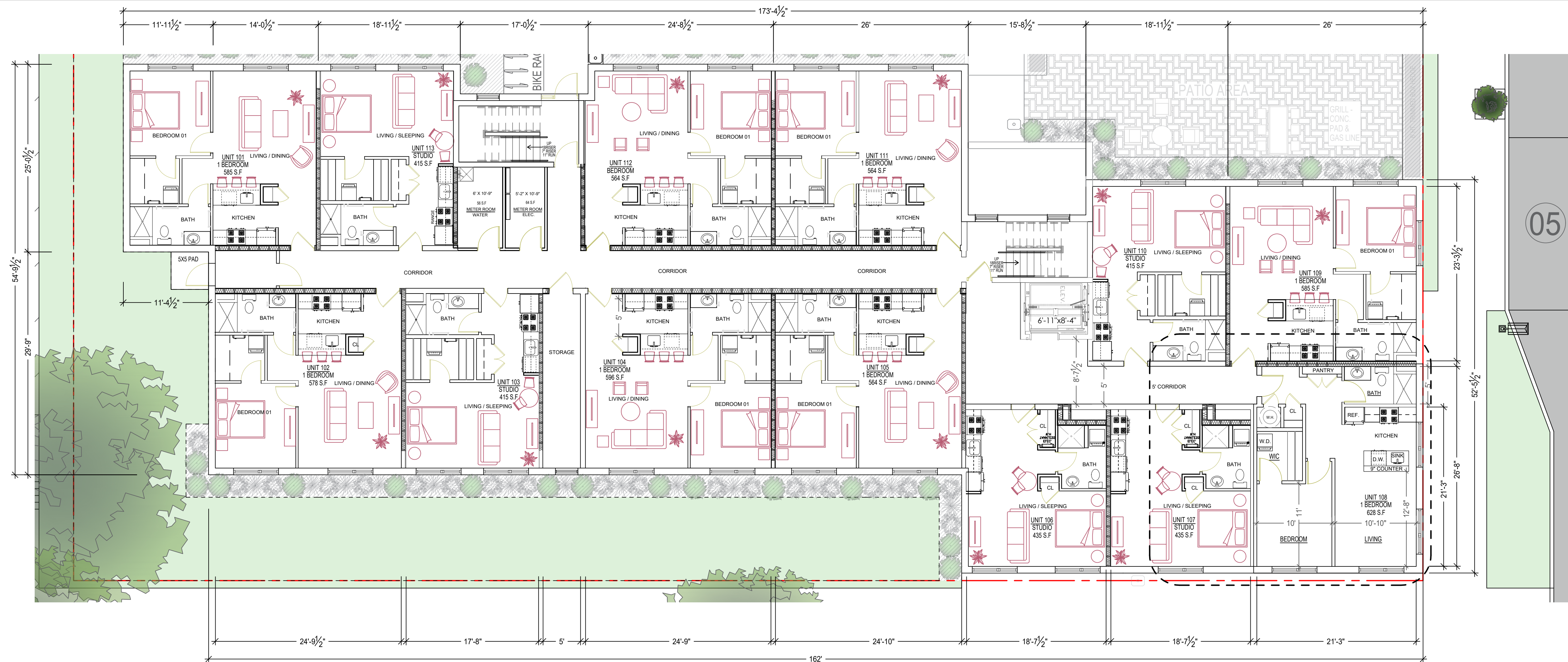
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SEAL

00/00/2025

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A-2



TYP. FLOOR PLAN FOR SECOND, THIRD, & FOURTH FLOOR PLAN (13 UNITS PER FLOOR)

SCALE: 1/8" = 1'-0"

47 UNITS TOTAL:

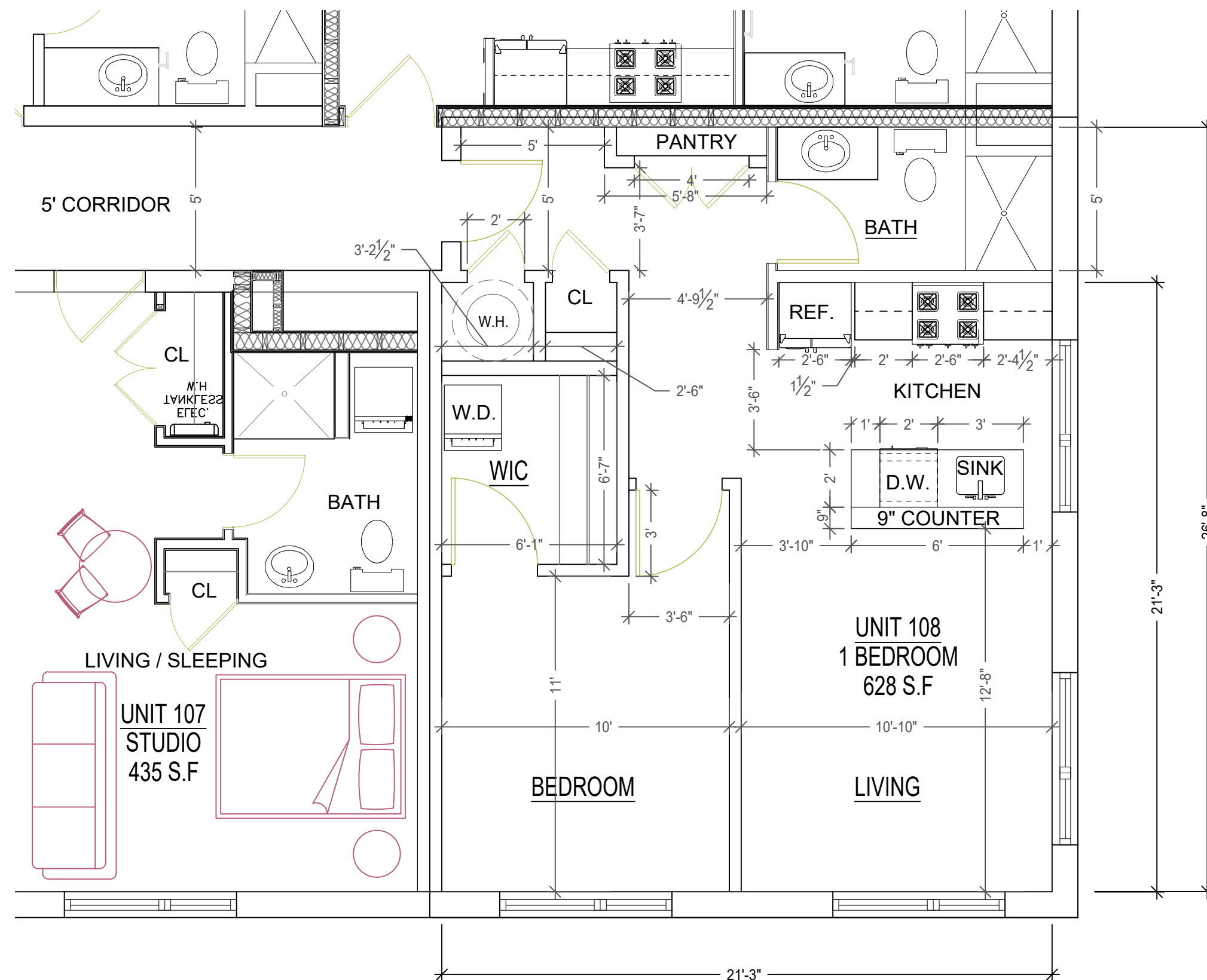
GROUND LEVEL UNITS: 08

UPPER LEVEL UNITS: 39

UNIT TYPES:

1 BEDROOM: 30 UNITS

STUDIO: 17 UNITS



TYP. BEDROOM CORNER UNIT BLOWUP

SCALE: 1/4" = 1'-0"

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SHEET #

A-2



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ROOF PLAN

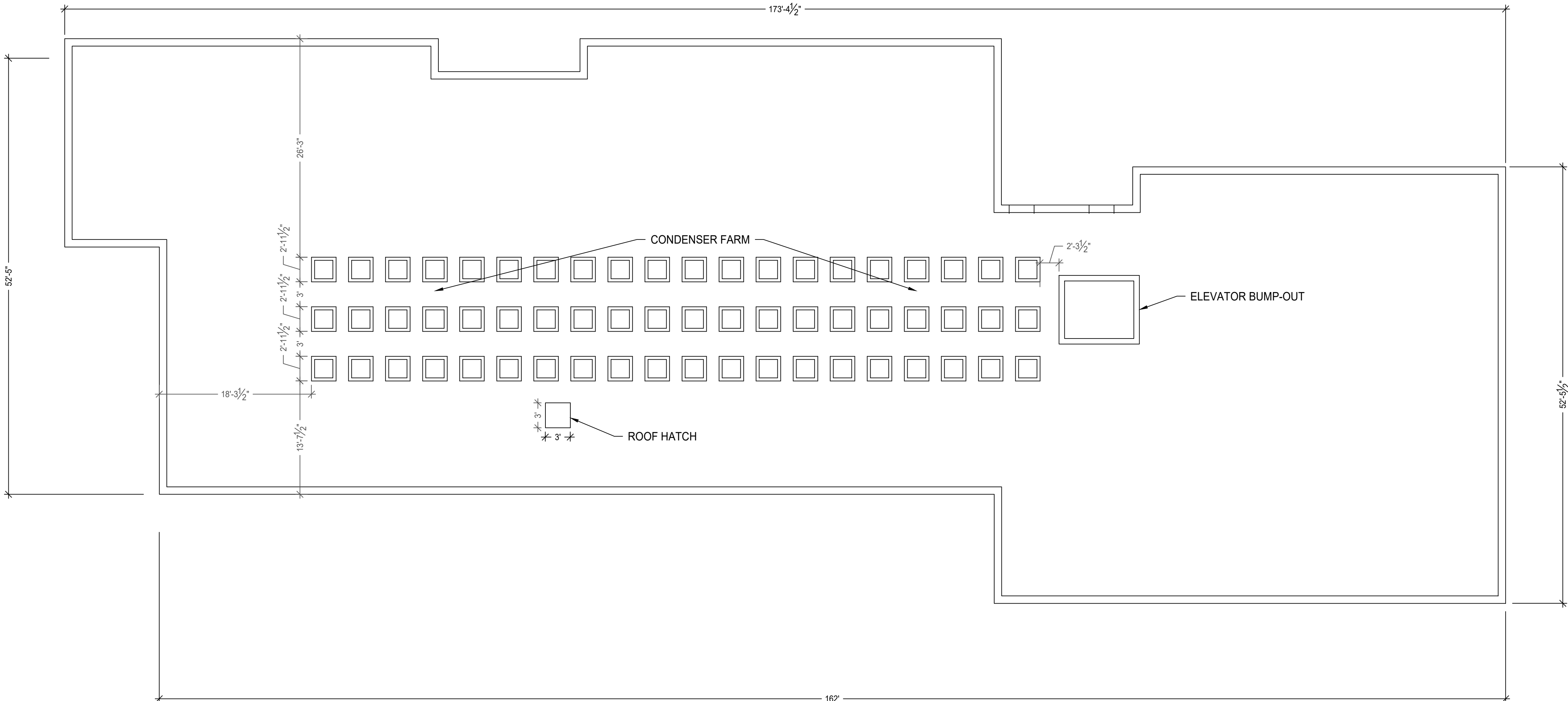
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SHEET #

A-3



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

47 UNITS	= 47 CONDENSERS
4 LEVELS OF COMMON AREA	= 08 CONDENSERS
LOBBY & COMMUNITY AREA...	= 05 CONDENSERS
TOTAL	= 60 CONDENSERS



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EAST & WEST
ELEVATIONS

SEAL

SHEET #

A-4A

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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)

- 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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PROJECT NAME

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APARTMENTS

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PROJECT # 24 - 123

ISSUE DATE # 11/26/2024

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NORTH & SOUTH
ELEVATIONS

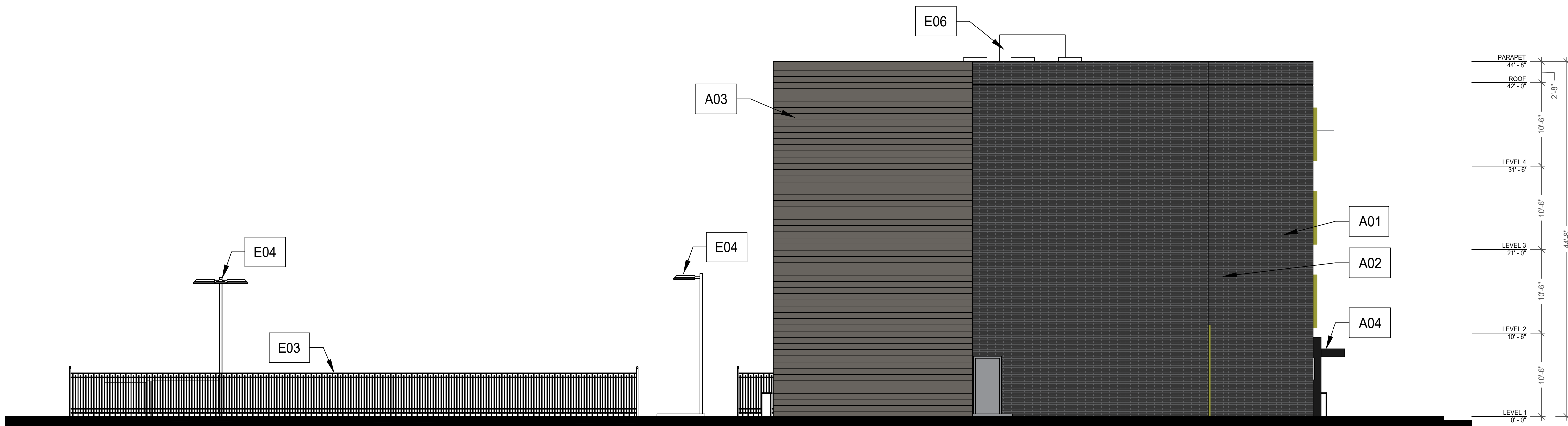
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SHEET #

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

- A01 MIDNIGHT SPECIAL BRICK
- 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



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CHECKED BY: JM

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CONCEPTUAL BUILDING
SECTIONS

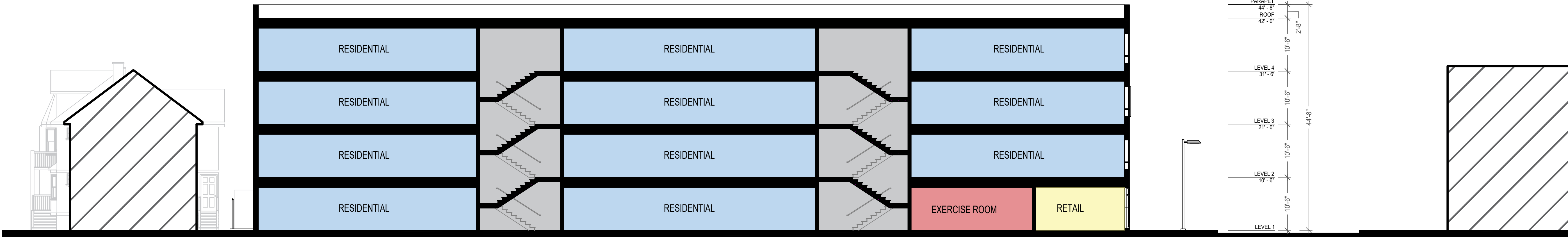
SEAL

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A-5

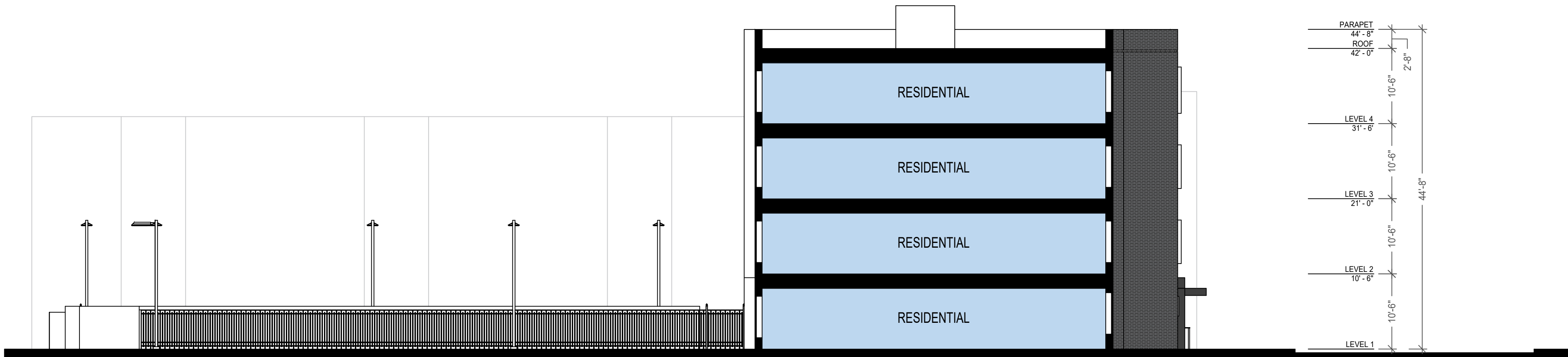
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2025



SECTION A

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

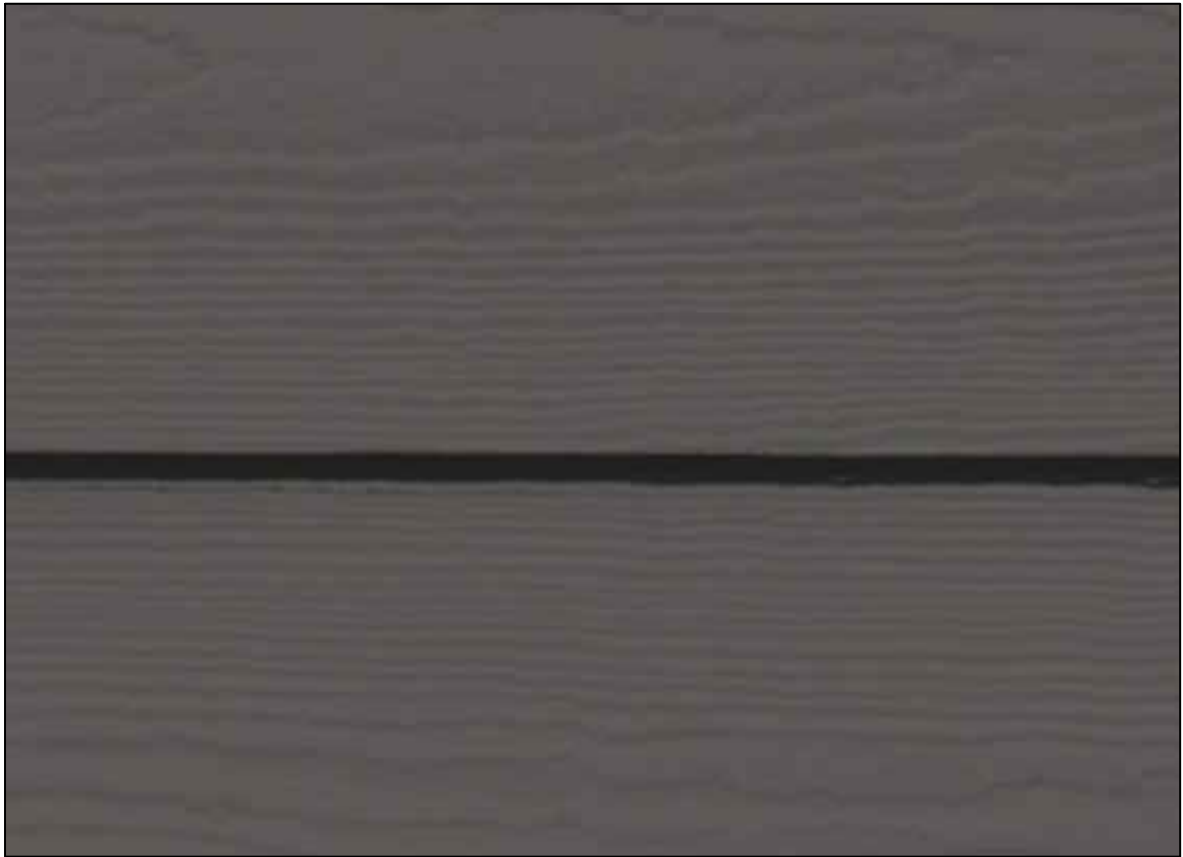


SECTION B

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

WEST VILLAGE APARTMENTS (COE 2.0)

MATERIAL & COLOR SELECTIONS



RICH ESPRESSO CEMENT BOARD
MANUFACTURER: JAMES HARDIE



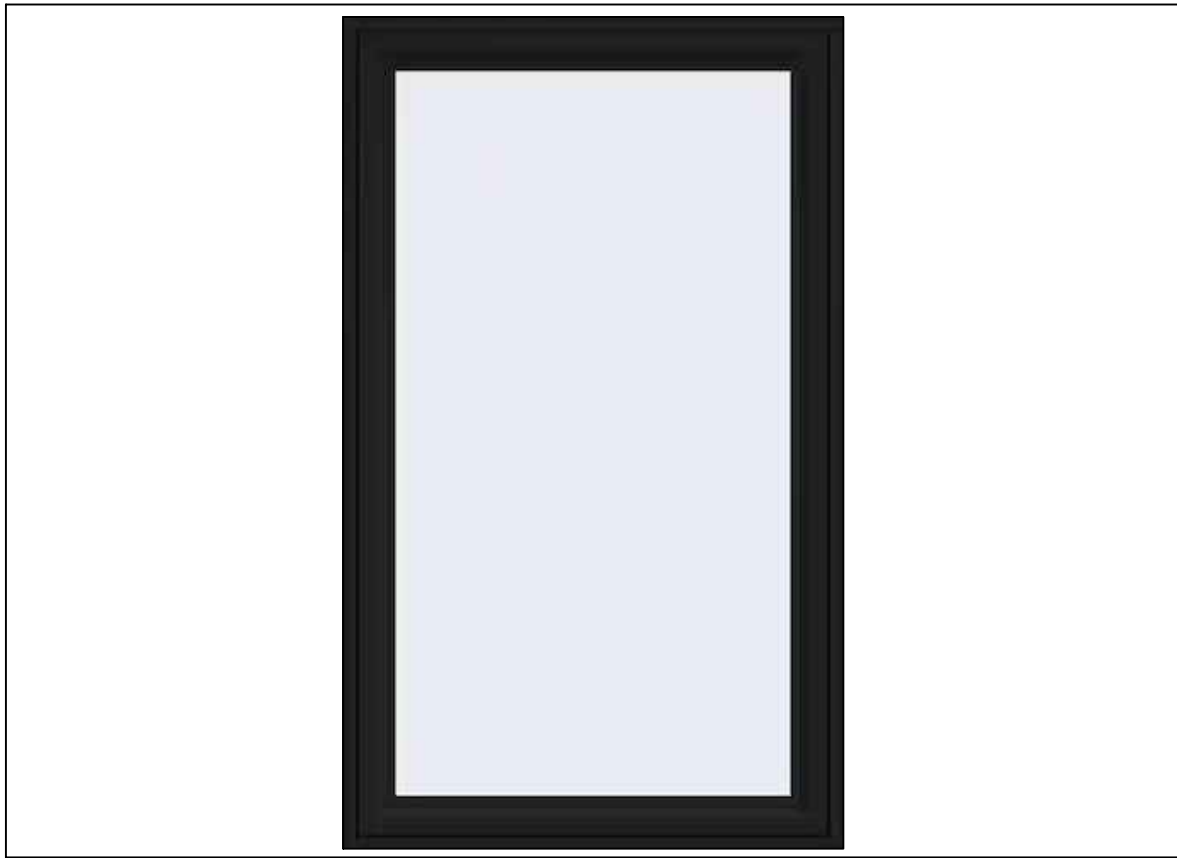
BRICK - MIDNIGHT
MANUFACTURER: FRIENDSHIP BRICK
& STONE



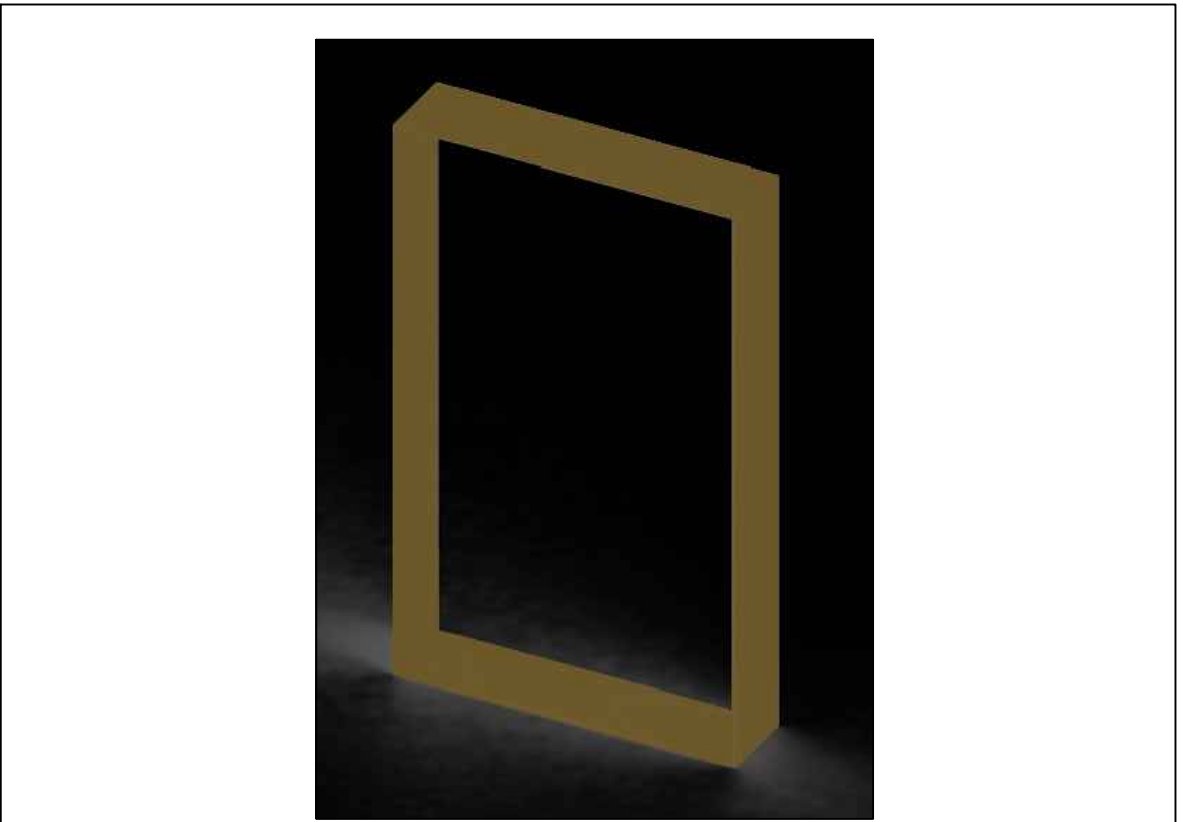
ANOD. ALUM. STOREFRONT BROW - BLACK



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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ARCHITECTURE

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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
REVISION	02/02/2026

DRAWN BY: JH / DC
CHECKED BY: JM

SHEET CONTENTS
EXTERIOR MATERIAL SELECTIONS

SEAL
00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
DATE: __/__/2025

SHEET #
C-1









C&E
AT WEST VIRGINIA

RETAIL









THE COE
AT WEST VILLAGE



THE COE
AT WEST VILLAGE







