



CITY CENTER APARTMENTS  
582-606 ST. CLAIR, GROSSE POINTE

CURRENT DESIGN PACKAGE, CONCEPTUAL  
12. 06. 2022

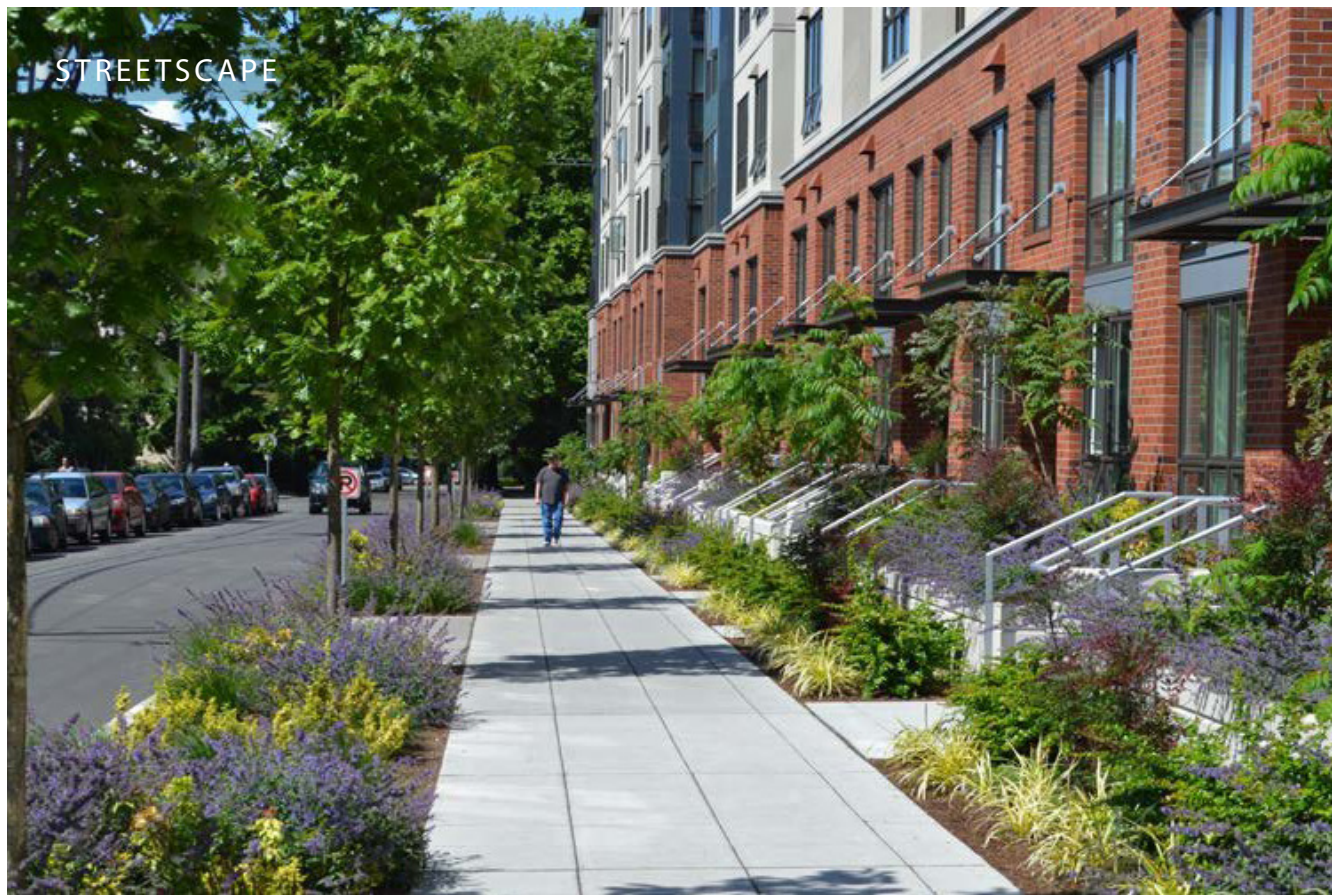
T A B L E . O F . C O N T E N T S

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FORM+MASSING

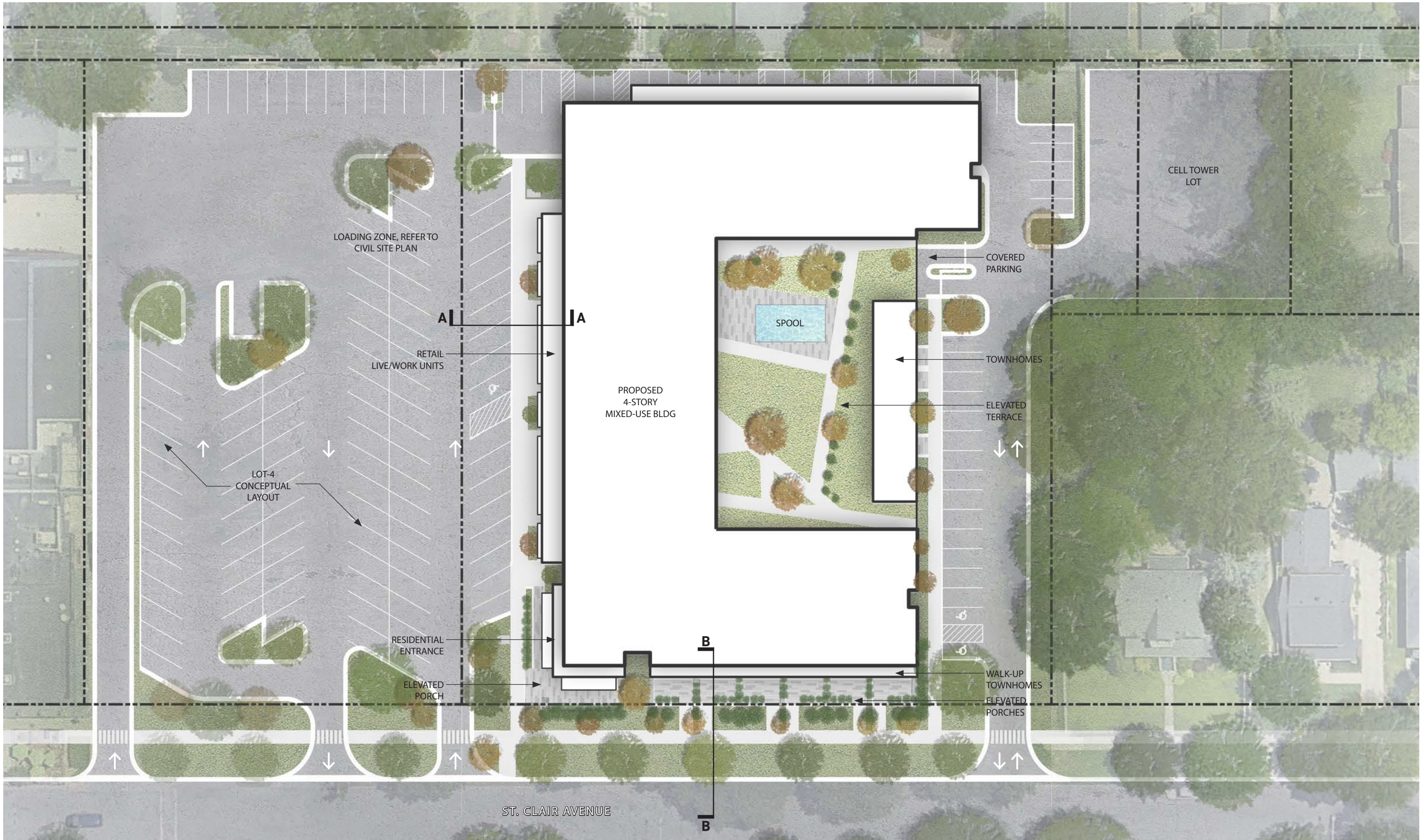


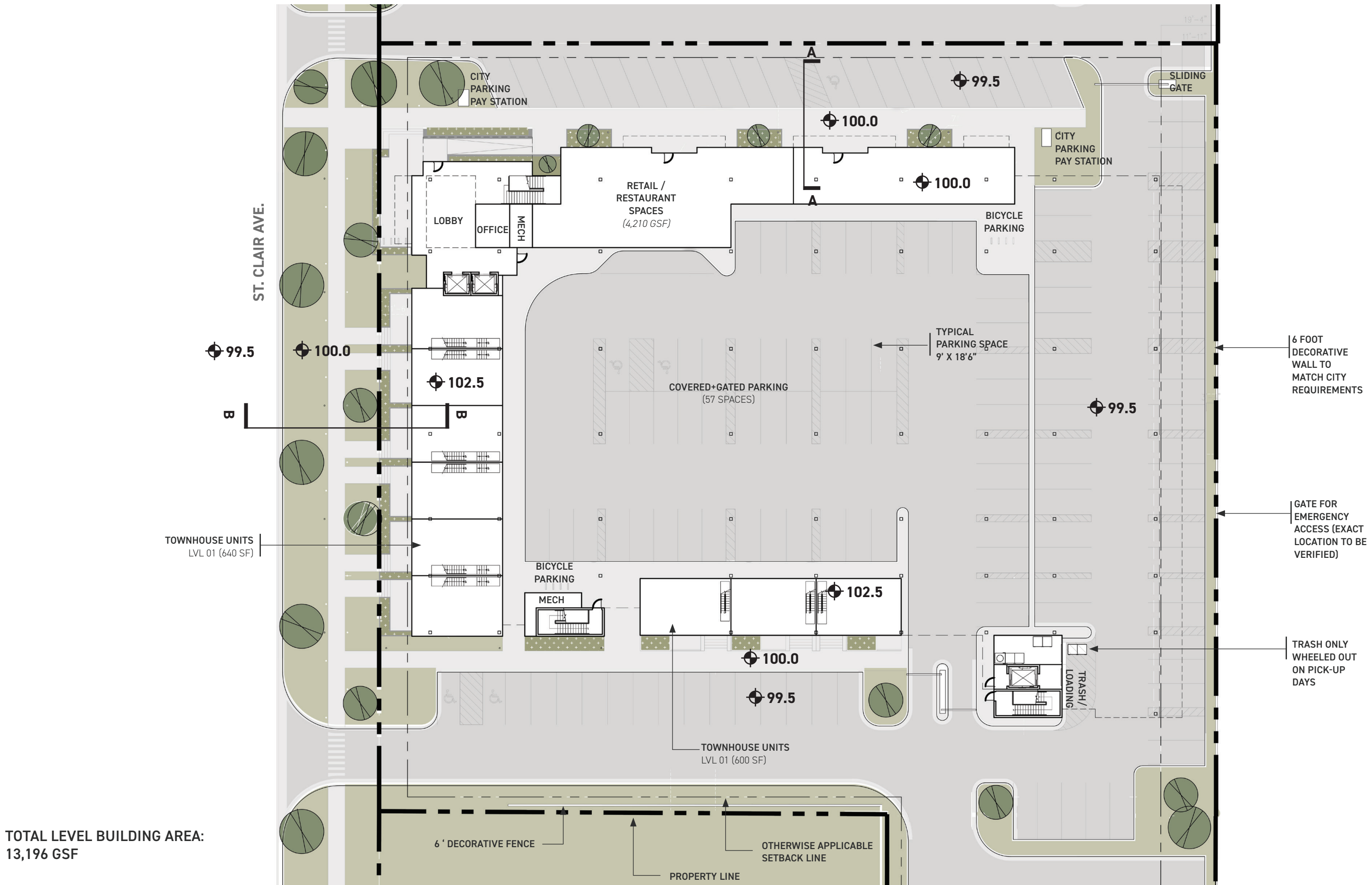
STREETSCAPE



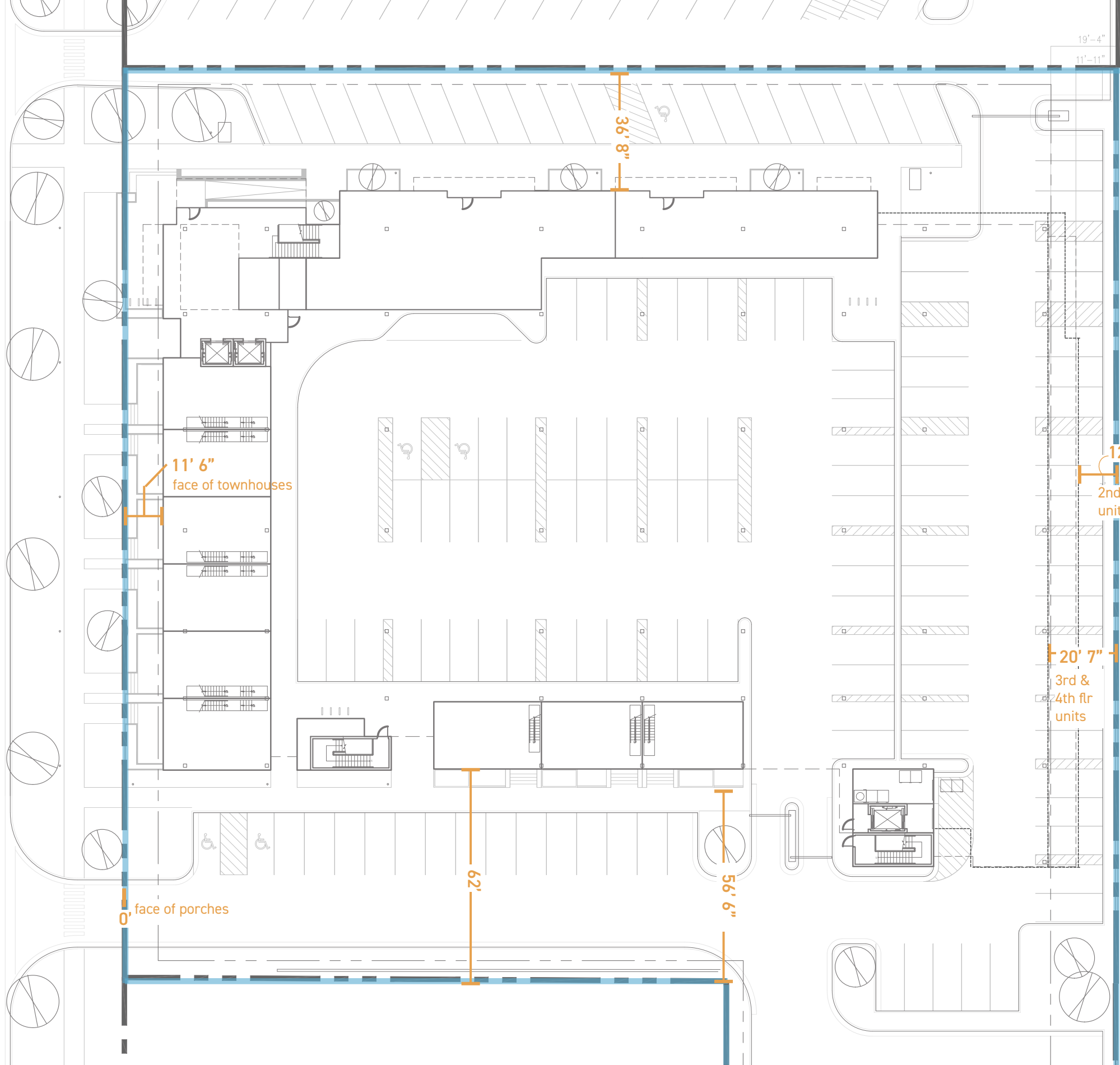
WHAT WE HEARD (NOV 16, 2021)

- “ Enhance walkability...
- “ Minimize curb cuts...
- “ Consider front porches/doors...
- “ Apartments are needed in the city, this is a good transition site...
- “ Like Brick/Stone...
- “ Be cognizant of noise...
- “ Retain street-front parking...
- “ Commercial is okay if fronting the parking, not the street...
- “ Like market rate direction...
- “ Consider front yard landscaping/trees...





TOTAL LEVEL BUILDING AREA:  
13,196 GSF



	LVL 01	LVL 02	LVL 03	LVL 04	TOTAL	NOTES
TOWNHOUSE	9	-	-	-	9 (11%)	2-STORY UNITS (1,200-1,280 GSF)
1 BR UNIT	-	13	6	6	25 (32%)	(720 -760 GSF)
2 BR UNIT	-	6	16	16	38 (49%)	(1,120 -1,440 GSF)
3 BR UNIT	-	1	2	2	5 (6%)	(1,325-1,500 GSF)
<b>TOTAL</b>	<b>9</b>	<b>20</b>	<b>24</b>	<b>24</b>	<b>77</b>	

TOTAL GSF | 125,584 GSF

PARKING | 137 SPACES (1.70 SPACES/UNIT)

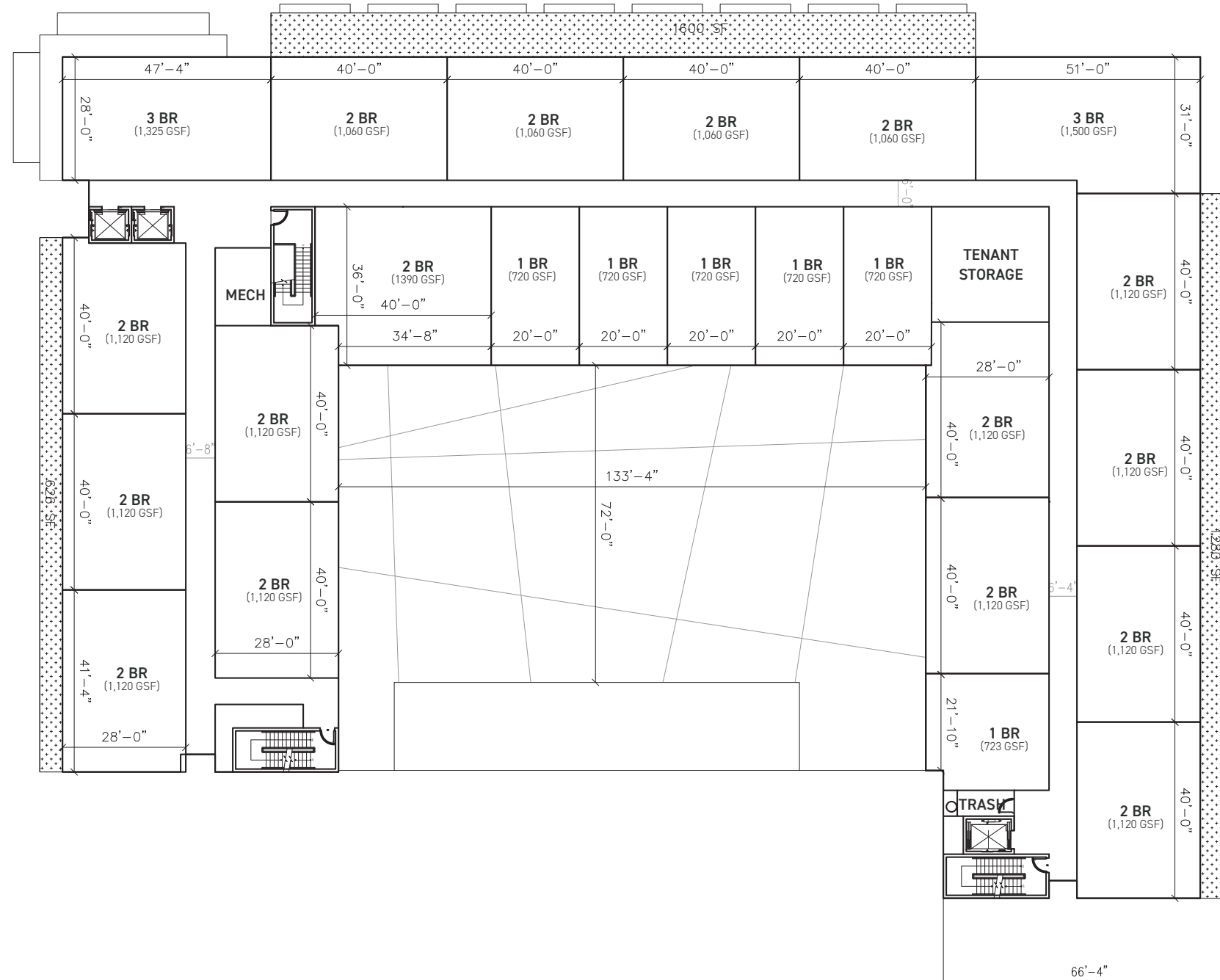


TOTAL LEVEL BUILDING AREA: 50,058 GSF

	LVL 01	LVL 02	LVL 03	LVL 04	TOTAL	NOTES
TOWNHOUSE	9	-	-	-	9 (11%)	2-STORY UNITS (1,200-1,280 GSF)
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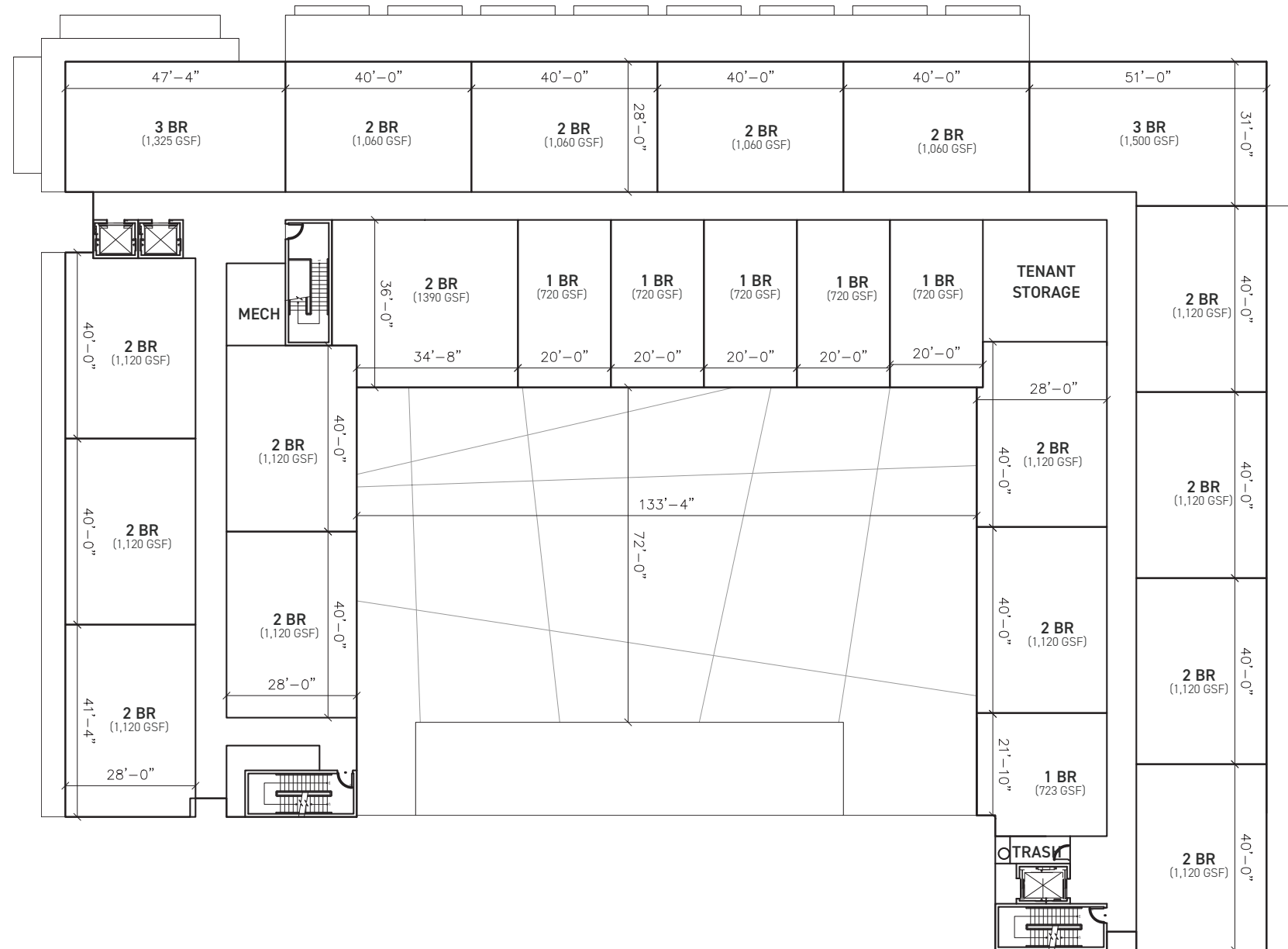


TOTAL LEVEL BUILDING AREA: 31,165 GSF

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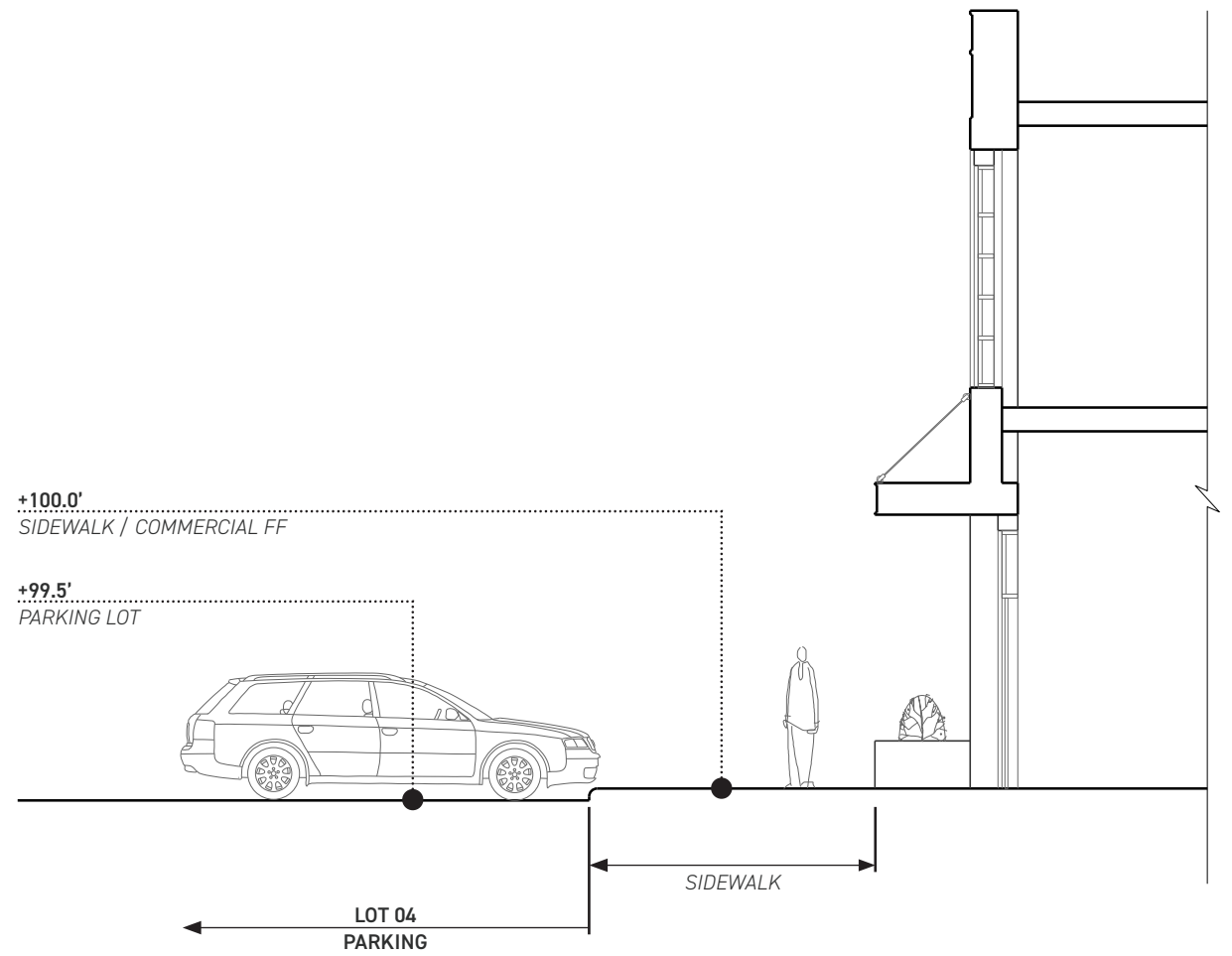


TOTAL LEVEL BUILDING AREA: 31,165 GSF





RETAIL FRONTAGE





ST. CLAIR ENTRANCE



RETAIL FRONTAGE



RETAIL FRONTAGE

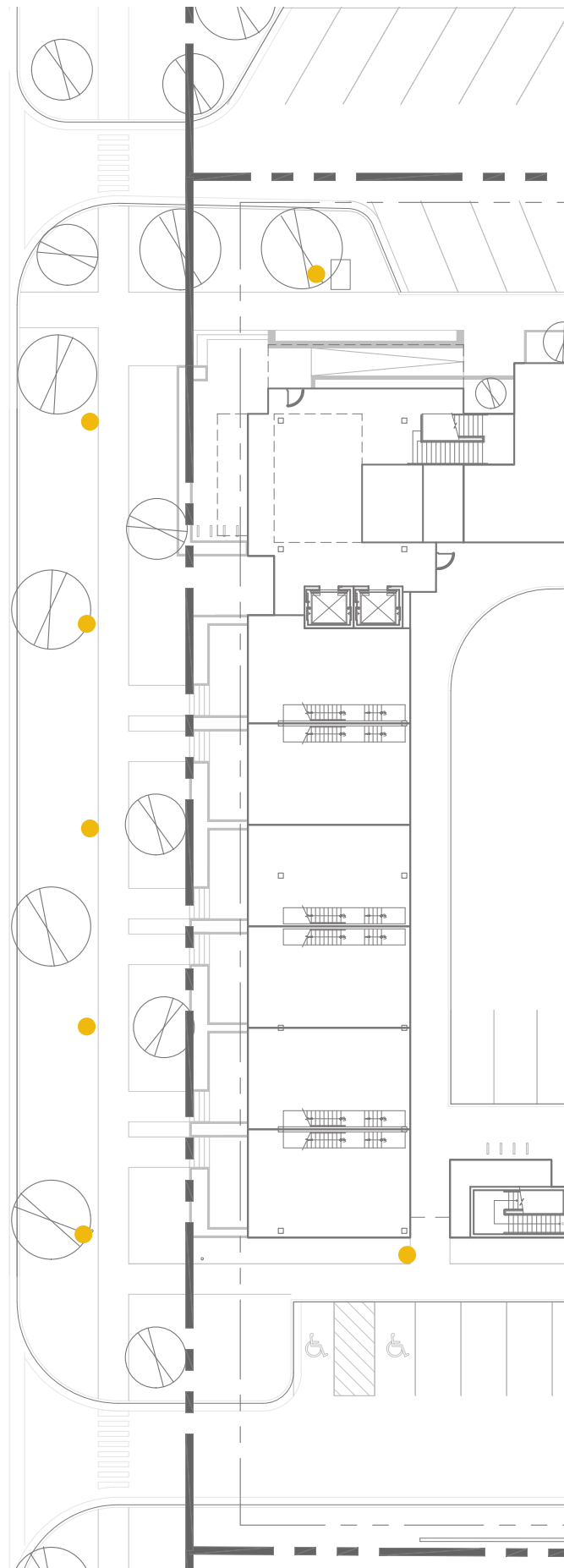


LAKESIDE FACADE



LAKESIDE AERIAL

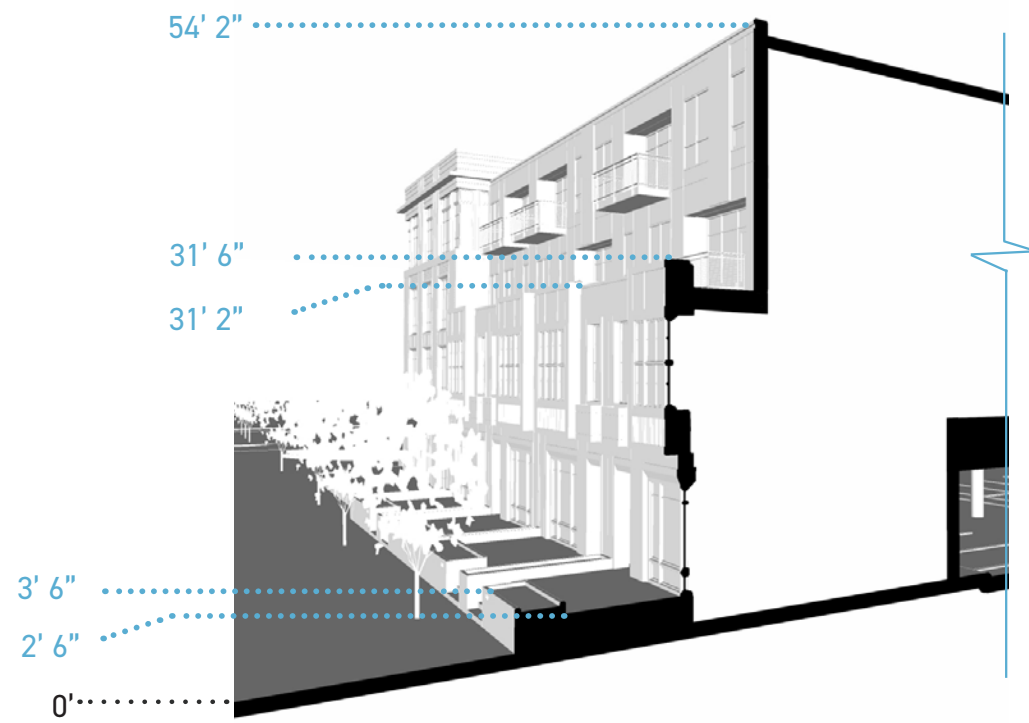
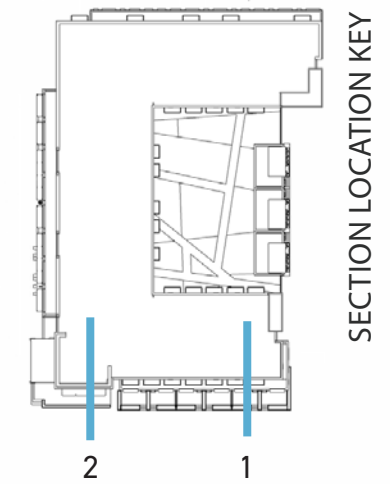
ST. CLAIR AVE.



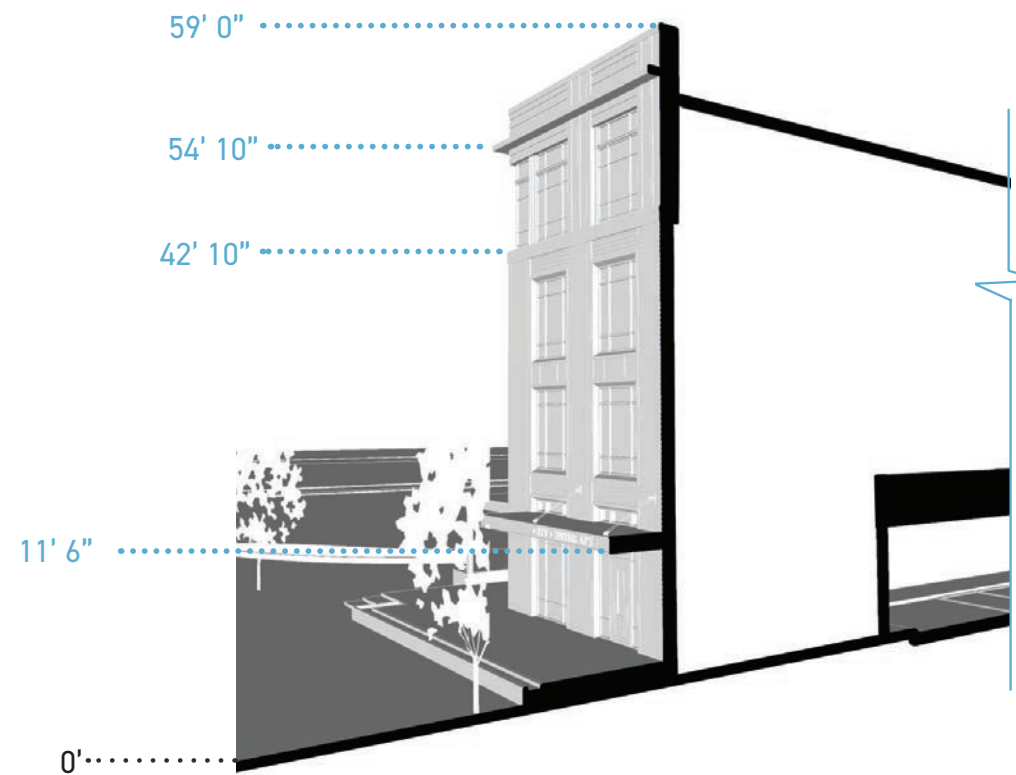
- LOW BOLLARD LIGHT
- BASIS OF DESIGN  
SIMPLE, CLEAN, MODERN
- Height: ~ 36"  
Width: ~ 5"



Image Source: Bega

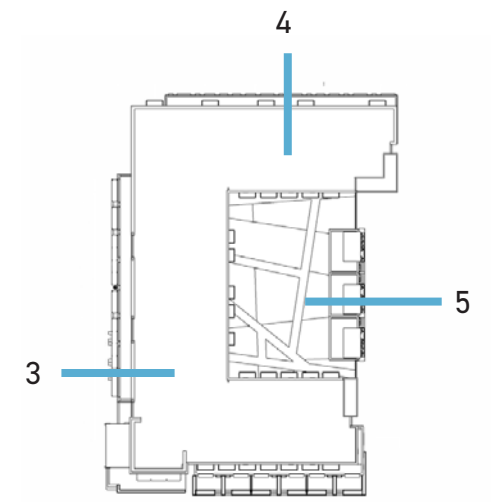


BUILDING HEIGHT AND DATUM DIAGRAM 1

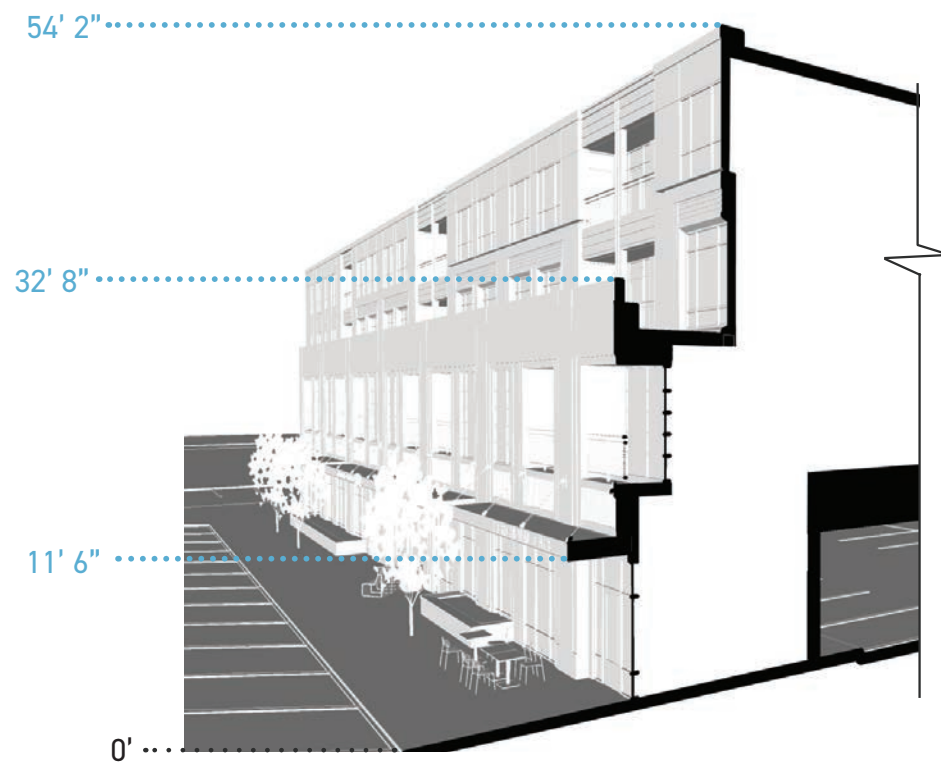


BUILDING HEIGHT AND DATUM DIAGRAM 2

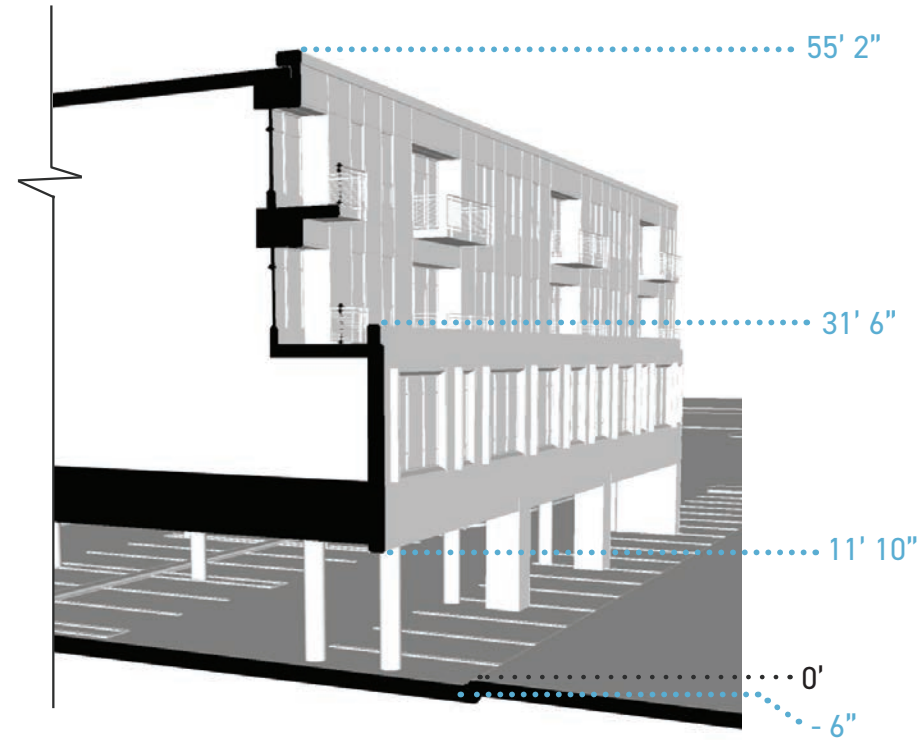




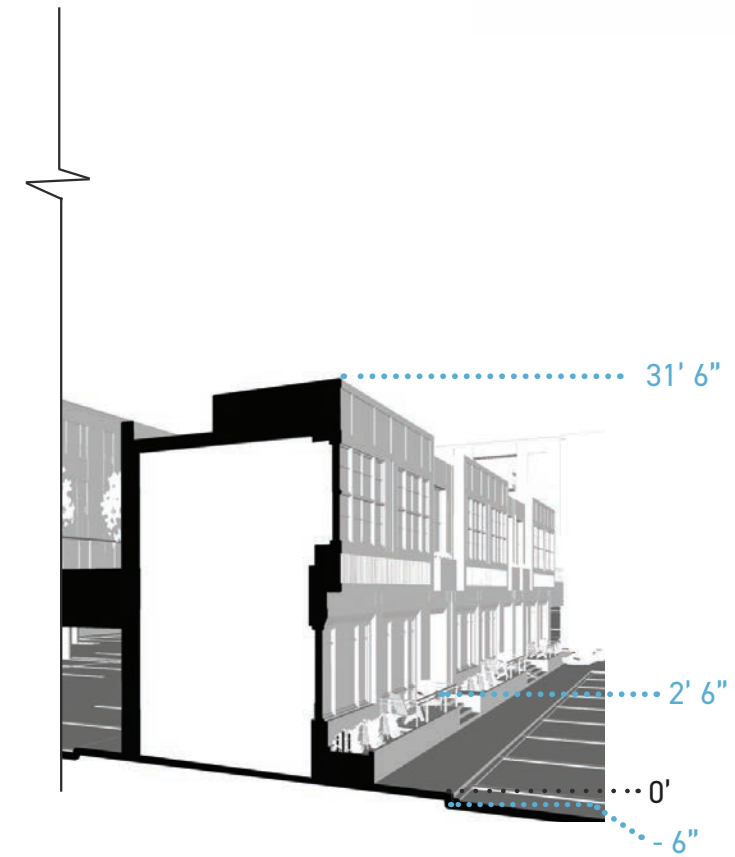
SECTION LOCATION KEY



BUILDING HEIGHT AND DATUM DIAGRAM 3



BUILDING HEIGHT AND DATUM DIAGRAM 4



BUILDING HEIGHT AND DATUM DIAGRAM 5



NORTH

MASONRY VENEER,  
VARIED COLORS, TEXTURES

1" INSULATED GLASS  
IN PRE-FINISHED ALUMINUM FRAMING



SOUTH



WEST



EAST