

**PROPOSED EXTERIOR AND INTERIOR RENOVATIONS**  
**27300 SOUTHFIELD ROAD, LATHRUP VILLAGE, MI 48706**  
**SITE AREA: 26,800 SQ. FT. (100' x 268') OR .615 AC**

**SOUTHFIELD ROAD. 160 FT. WD. (PUBLIC)**  
(ASPHALT PAVEMENT)

**PARKING CALCULATIONS:**  
EXISTING BUILDING AREA: 11528 S.F. ✓

**PERSONAL SERVICES AND RETAIL USES:**  
UFA = 80% OF THE TOTAL AREA = 80% (11528) = 9222 S.F.  
ONE SPACE PER 200 S.F. OF UFA  
NO MORE THAN 25% OF BUILDING AREA TO BE LEASED FOR RESTAURANT USE (2882 S.F.)

TOTAL REQUIRED PARKING SPACES: 46 SPACES

PROVIDED SPACES:  
FRONT YARD: AT 54° ANGLE  
20 PLUS 2 B.F. SPACES ✓  
REAR YARD: AT 39° ANGLE  
18 SPACES ✓

**40 total**

WITHIN CAMBRIDGE BLVD R.O.W. 2 (city agreement)  
2 SPACES ✓

SEEKING PLANNING COMMISSION APPROVAL FOR PARKING REQUIREMENT REDUCTION OF 25% (40 SPACES X 25%) = 17 SPACES

TOTAL REQUIRED SPACES AFTER PLANNING COMMISSION APPROVAL = 35 SPACES **15 spaces**

TOTAL PROVIDED SPACES: 40 SPACES PLUS TWO BIKE RACKS WITHIN CAMBRIDGE BLVD & CALIFORNIA DR R.O.W's (on-site w/ alley approval)

TOTAL PROVIDED SPACES: 40 SPACES PLUS TWO BIKE RACKS WITHIN CAMBRIDGE BLVD & CALIFORNIA DR R.O.W's

**RETAIL (75% of 11,528 sf) 8,646 sf:**  
UFA = 80% of 8,646 sf retail spaces  
UFA = 6,916.8 sf  
1/200 sf UFA x 8,646 sf = 34.58 (35) parking spaces req.

**RESTAURANT (25% of 11,528 sf):**  
1/70 sf GFA  
1/70 x 2,882 sf = 41.17 (42) parking spaces req.

**35 + 42 = 77 total parking spaces req.**

**= 42 spaces provided**  
(agreement for alley use) → **35 spaces short**

**= 22 adjacent (cannot count Sfld. ROW)**

**: 25% x 77 = 20 spaces**  
(max) may be waived by PC.

**: 35 - 20 (if max waived) = 15 spaces short.**

**22 spaces in Southfield ROW. May help support a variance request.**

Angle of Parking Space (degrees)	Maneuvering Lane (feet)	Total Module Width of 1 Tier of Spaces Plus Maneuvering Lane (feet)	Total Module Width of 2 Tiers of Spaces Plus Maneuvering Lane (feet)
90	22	42	62
80-89	21	42	62
75-79	19	41	62
70-74	18	40	62
65-69	17	40	62
60-64	16	37	58
55-59	15	36	56
50-54	14	34	53
45-49	13	32	50
40-44	12	30	47
35-39	11	28	44
30-34	11	27	42
1-29	10	24	38

**IF ALL TENANT SPACES WERE RETAIL**

Assuming UFA is 80% of 11,528: **9,222.4 sf**  
1sp. / 200 sf UFA  
.005 x 9,222.4 sf = **47 spaces required.**

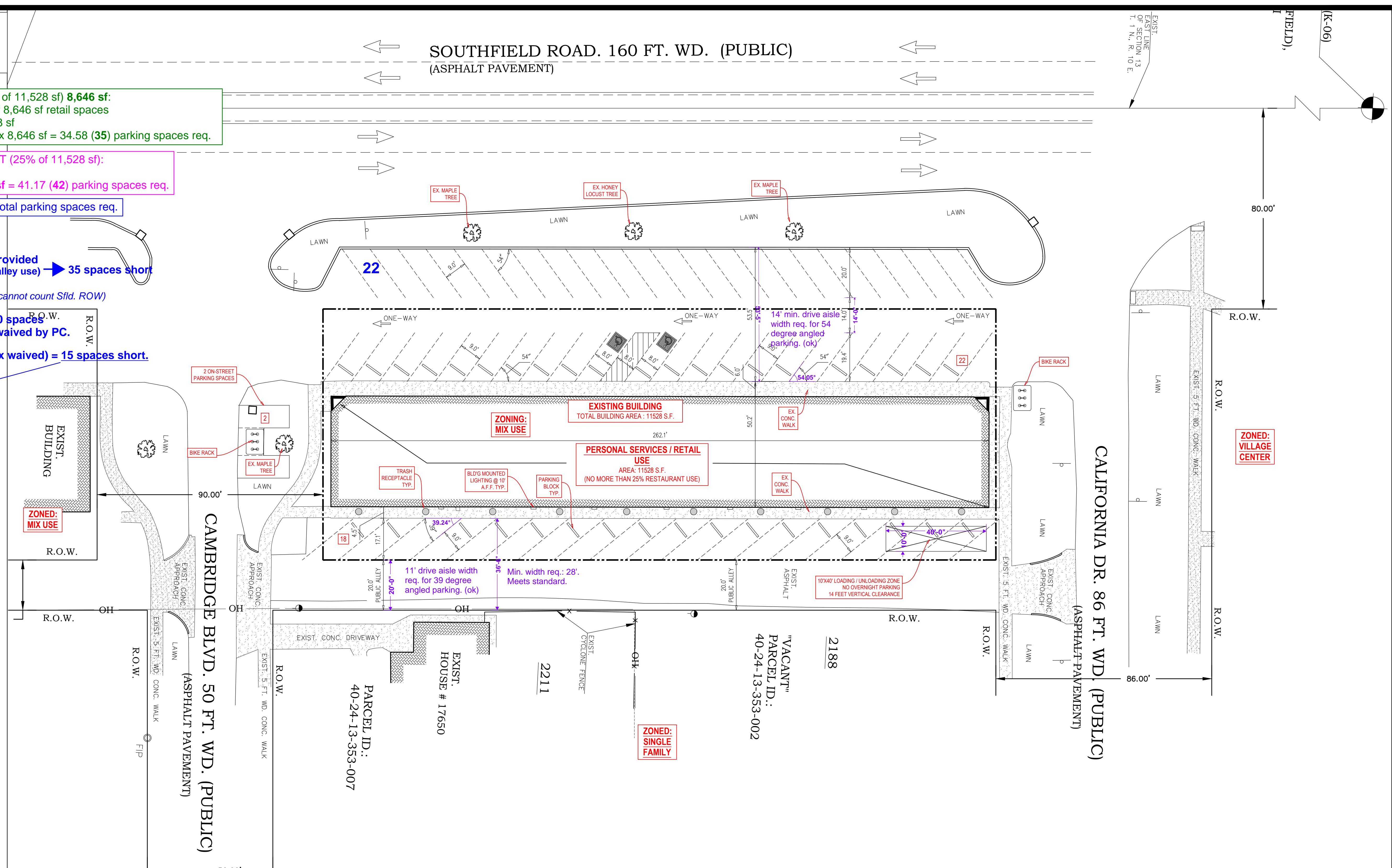
**40 space provided on-site (assuming alley agreement).**  
**2 spaces provided in ROW.**  
**5 spaces short (may be waived by PC) -up to 22 spaces may be waived**

**\*22 parking spaces are located in the Southfield Rd. ROW.**

**NOTES:**  
EACH LEASED SPACED WILL HAVE A TRASH RECEPTACLES FOR CURBSIDE PICKUP  
ALL LEASE SPACE ARE VACANT

**5.8 OUTSIDE ILLUMINATION**

All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.

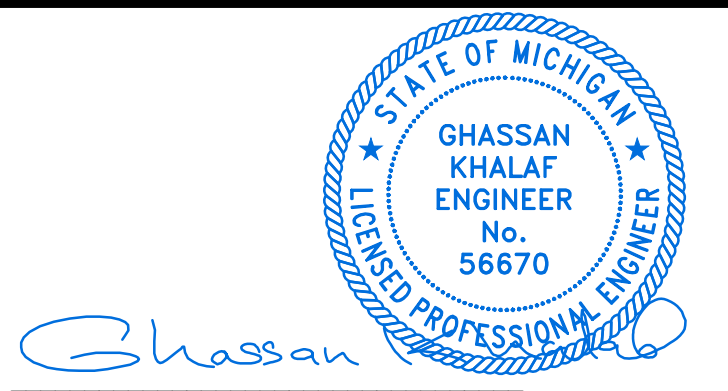


**SHEET INDEX**

CS-01	ARCHITECTURAL SITE PLAN
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**GK CONSULTING INC.**  
BUILDING AND CIVIL ENGINEERING SERVICES  
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ADDRESS: 5644 MIDDLEBELT RD, GARDEN CITY, MI 48135

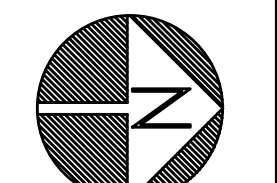


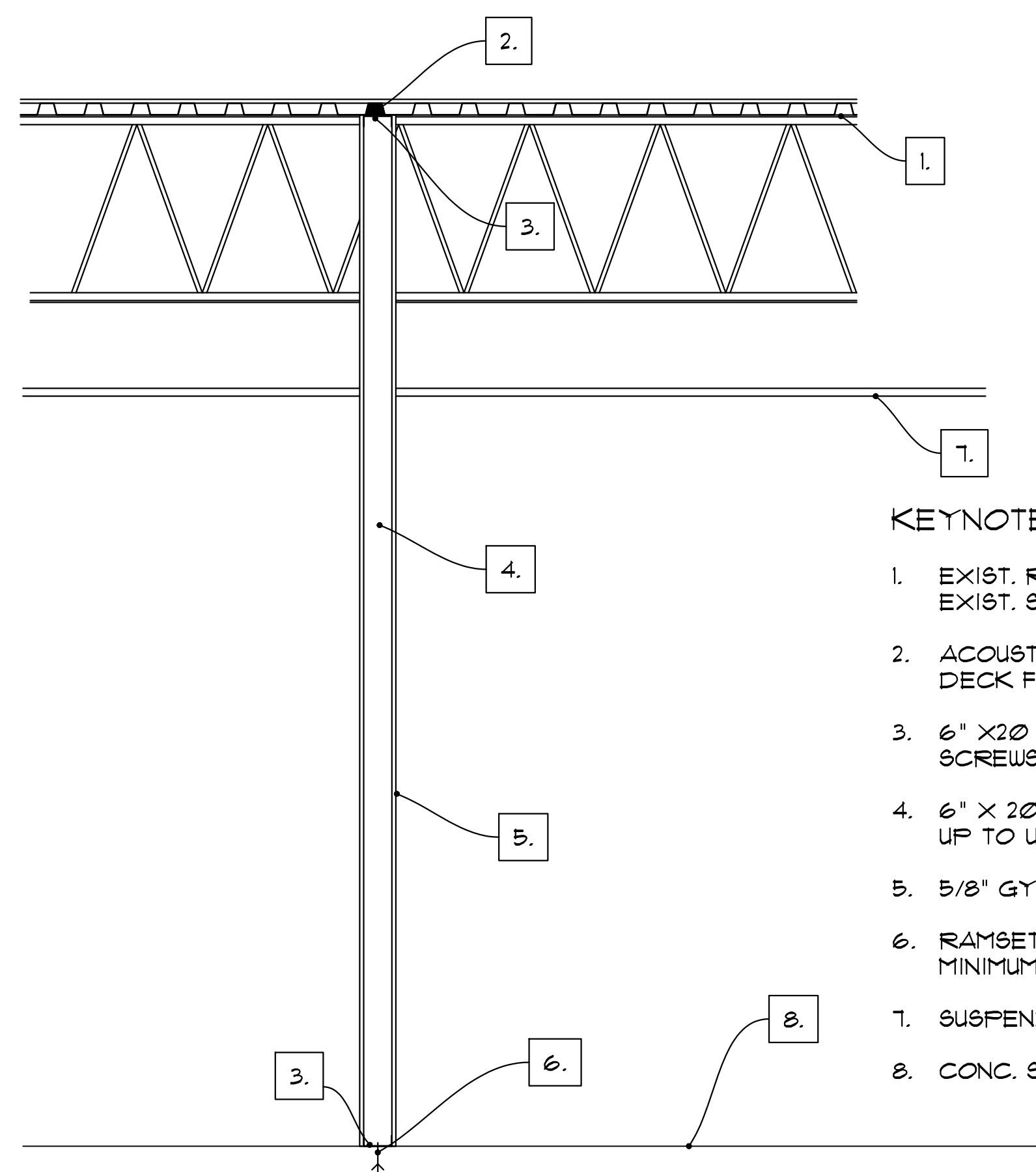
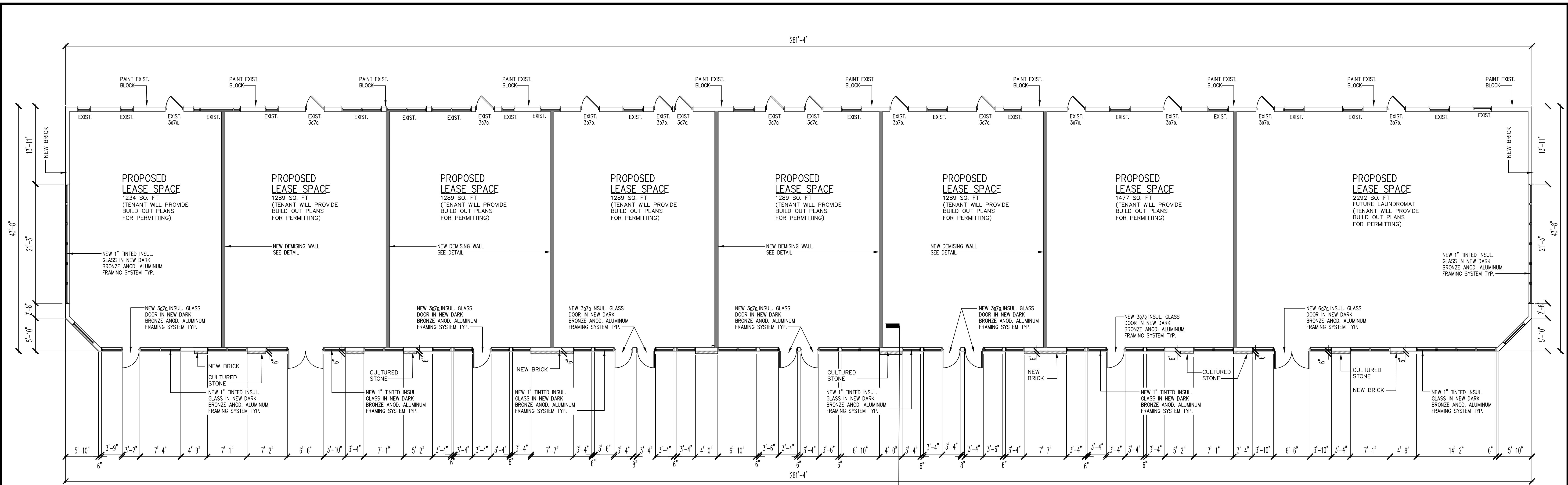
**27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN**

No.	AMENDMENT DESCRIPTION	DATE
9-18-23:	REV PER PLANNING MEETING	

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"  
DRAWN  
DATE: 09-04-23  
DRAWING No. **CS-01**



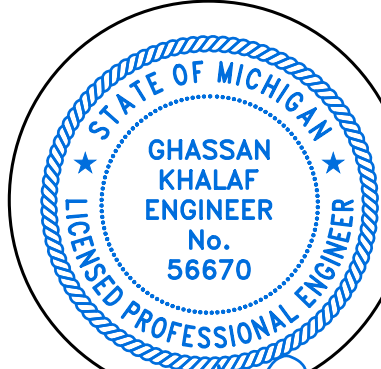
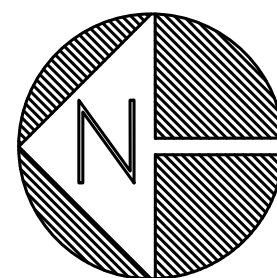


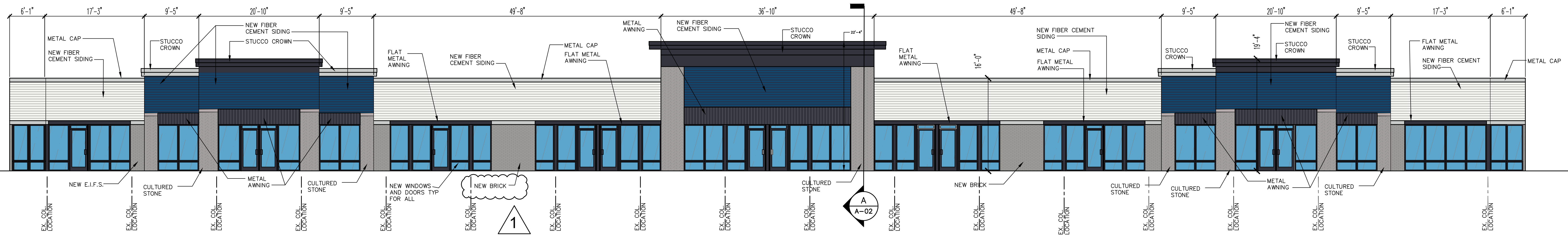
**DEMISING WALL DETAIL (UL 419)**  
NO SCALE

**KEYNOTES:**

1. EXIST. ROOF DECK ON EXIST. STEEL JOISTS
2. ACOUSTICAL SEALANT AT DECK FLUES WHERE REQUIRED
3. 6" X20 GA. TRACK W/ 2-#6 SCREWS EACH STUD
4. 6" X 20 GA. STUDS @16" O.C. UP TO UNDERSIDE OF ROOF DECK
5. 5/8" GYPSUM WALLBOARD SHEATHING
6. RAMSET POWER DRIVEN PIN 1/40" DIA. X 1" MINIMUM PENETRATION @48" O.C.
7. SUSPENDED CEILING
8. CONC. SLAB

**PROPOSED FLOOR PLAN**  
SCALE 1/8" = 1'-0"

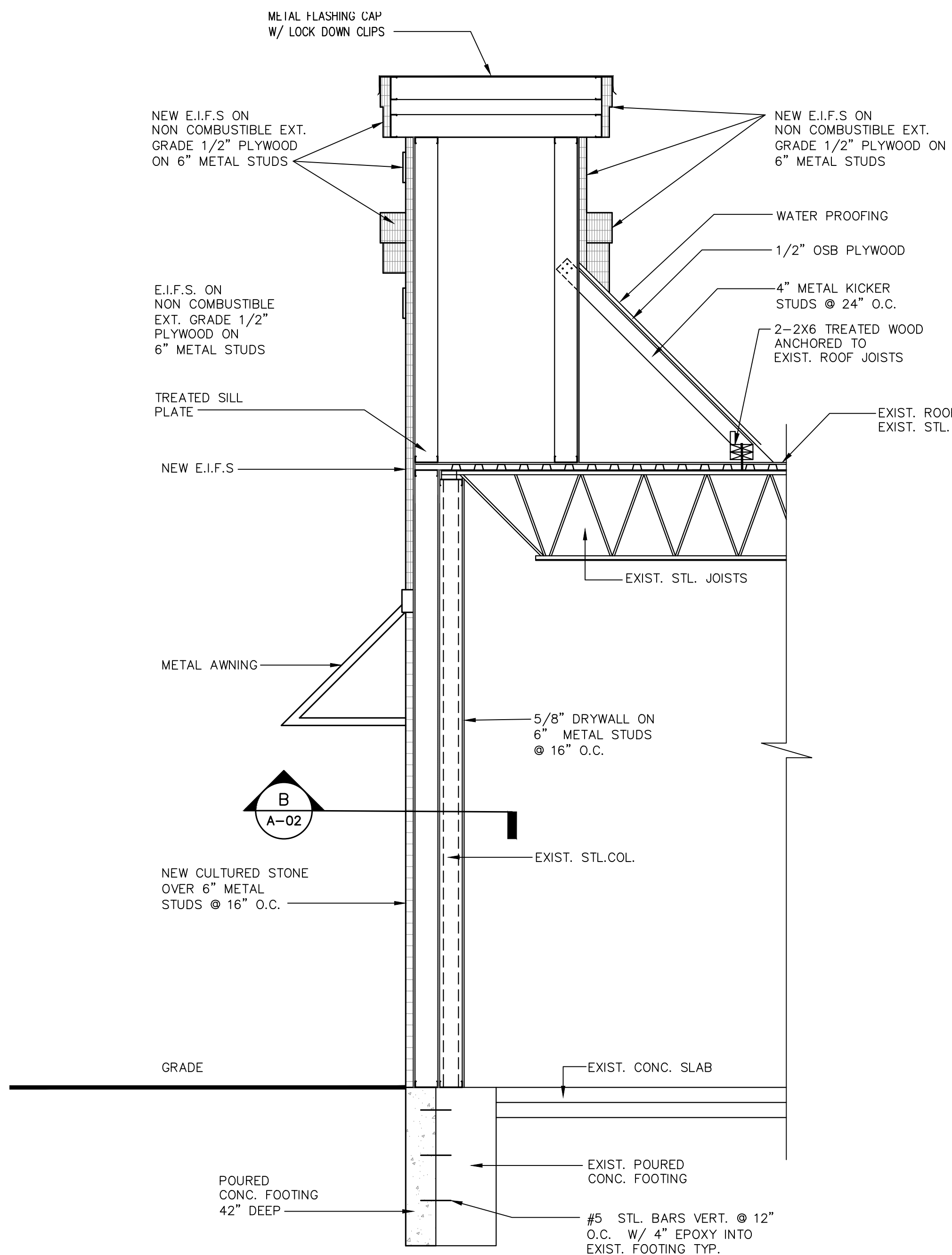
<p>I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.</p>  <p><i>Ghassan Khalaf</i> GHASSAN KHALAF</p>	<p><b>GK CONSULTING INC.</b> GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135</p>	7-21-23	SITE PLAN REVIEW COMMENTS	SCALE <b>AS NOTED</b>
		5-16-23	PERMITS	
		DATE	DESCRIPTION	
		ADDRESS 27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN		
		SHEET TITLE <b>PROPOSED FLOOR PLAN</b>		



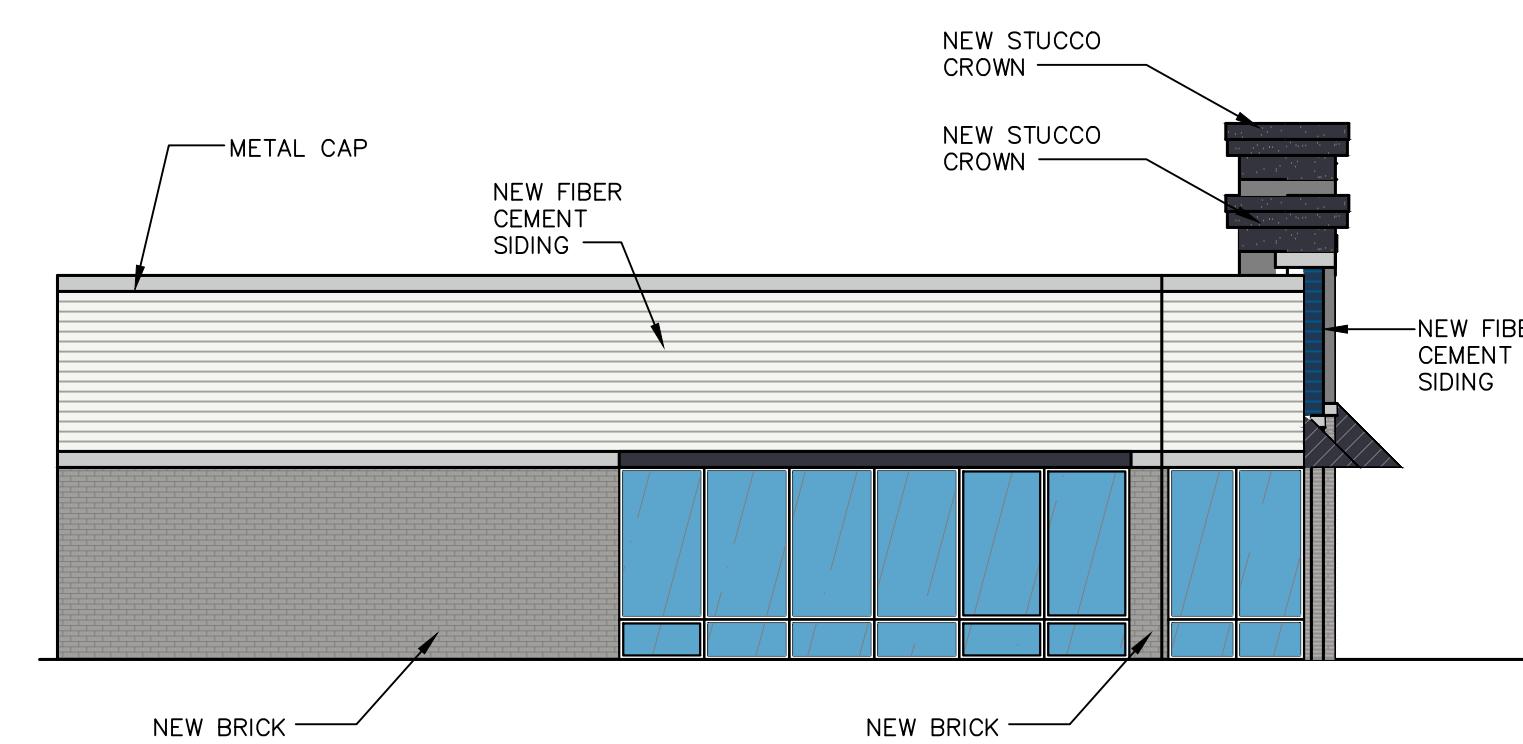
**FRONT WEST ELEVATION**

SCALE 1/8" = 1'-0"

TOTAL FRONT ELEVATION	4105.8 SQ. FT. = 100%
CULTURED STONE	367.76 SQ. FT. = 8%
GLASS	1490.37 SQ. FT. = 36.2%
FIBER CEMENT SIDING	1509.03 SQ. FT. = 36.7%
METAL CAP	203.54 SQ. FT. = 4%
STUCCO CROWN	317.8 SQ. FT. = 7%
BRICK	217.3 SQ. FT. = 5%



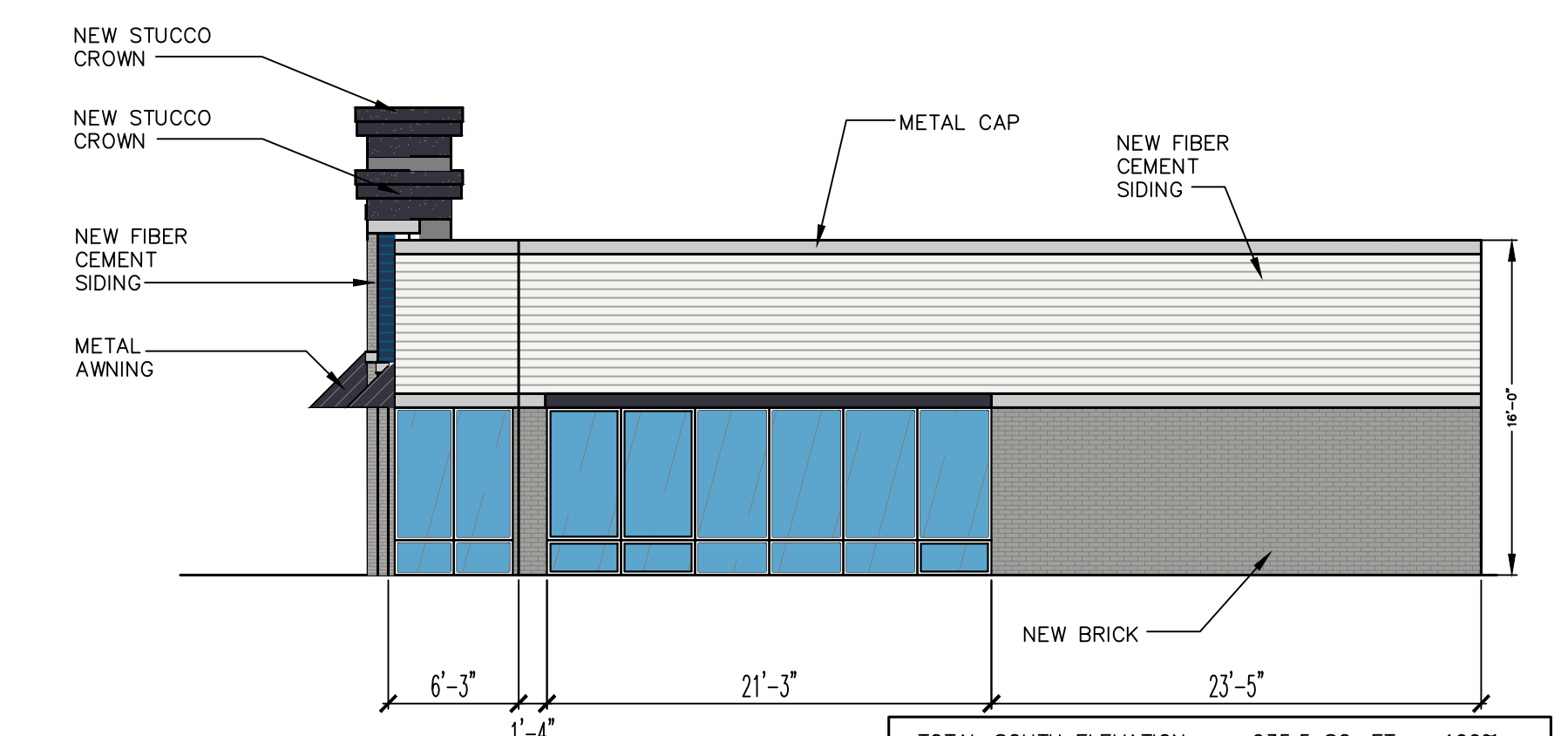
**SECTION A**  
SCALE 1/2" = 1'-0"



**NORTH ELEVATION**

SCALE 1/8" = 1'-0"

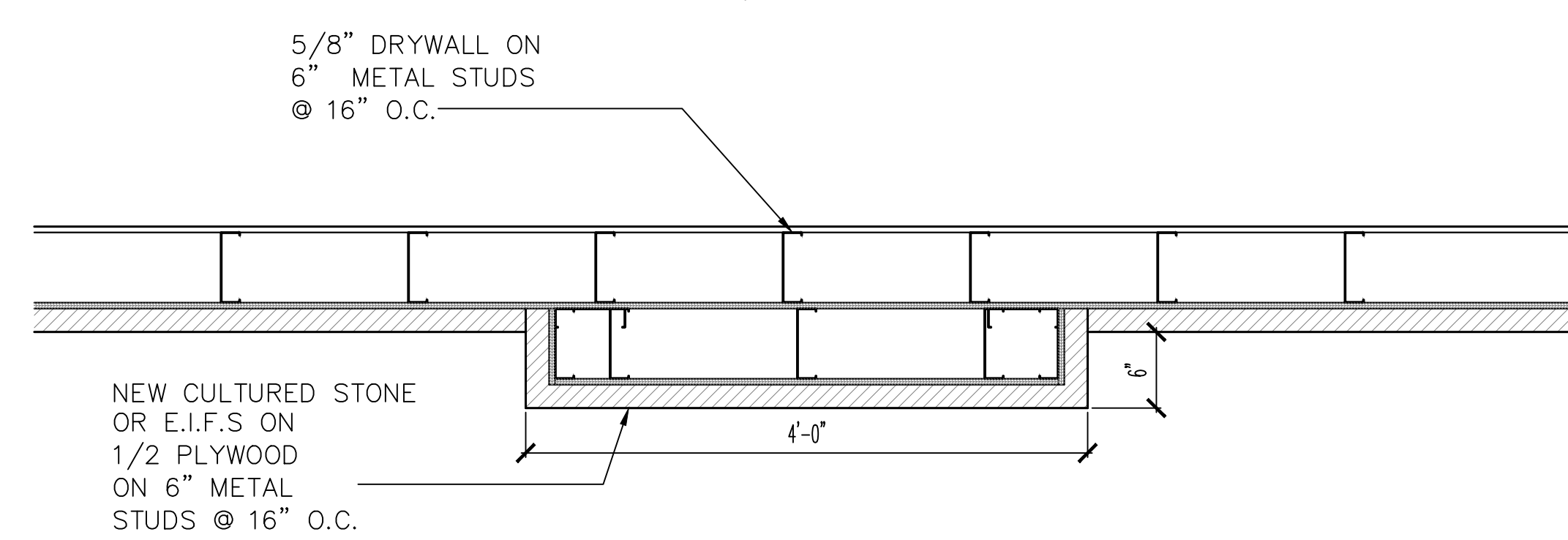
TOTAL NORTH ELEVATION	635.5 SQ. FT. = 100%
CULTURED STONE	10.8 SQ. FT. = 1%
GLASS	215 SQ. FT. = 33.8%
FIBER CEMENT SIDING	353.7 SQ. FT. = 55.6%
METAL CAP	34.6 SQ. FT. = 5%
STUCCO CROWN	21.4 SQ. FT. = 3%



**SOUTH ELEVATION**

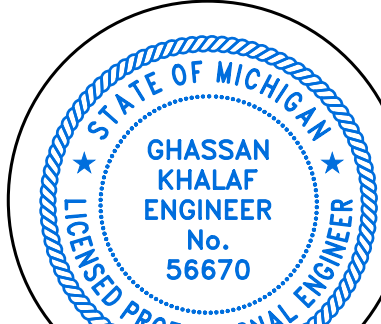
SCALE 1/8" = 1'-0"

TOTAL SOUTH ELEVATION	635.5 SQ. FT. = 100%
CULTURED STONE	10.8 SQ. FT. = 1%
GLASS	215 SQ. FT. = 33.8%
FIBER CEMENT SIDING	353.7 SQ. FT. = 55.6%
METAL CAP	34.6 SQ. FT. = 5%
STUCCO CROWN	21.4 SQ. FT. = 3%



**SECTION A**

SCALE 1/2" = 1'-0"

<p>I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.</p>  <p>Ghassan Khalaf</p>	<p><b>GK CONSULTING INC.</b></p> <p>GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135</p>	<p>8-23-23 8/9/23 SITE PLAN REVIEW COMMENTS</p>	<p>SCALE <b>AS NOTED</b></p>
		<p>7-21-23 SITE PLAN REVIEW COMMENTS</p>	
<p>COPYRIGHT DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.</p>		<p>DATE DESCRIPTION</p>	<p><b>A-02</b></p>
<p>ADDRESS 27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN</p>		<p>SHEET TITLE <b>PROPOSED ELEVATIONS</b></p>	