

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

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
- WITHIN CAMBRIDGE BLVD R.O.W.
2 SPACES

SEEKING PLANNING COMMISSION APPROVAL FOR PARKING REQUIREMENT REDUCTION OF 25% (46 SPACES X 25%) = 11 SPACES

TOTAL REQUIRED SPACES AFTER PLANNING COMMISSION APPROVAL = 35 SPACES

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

Off-Street Parking Layout Standards			
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

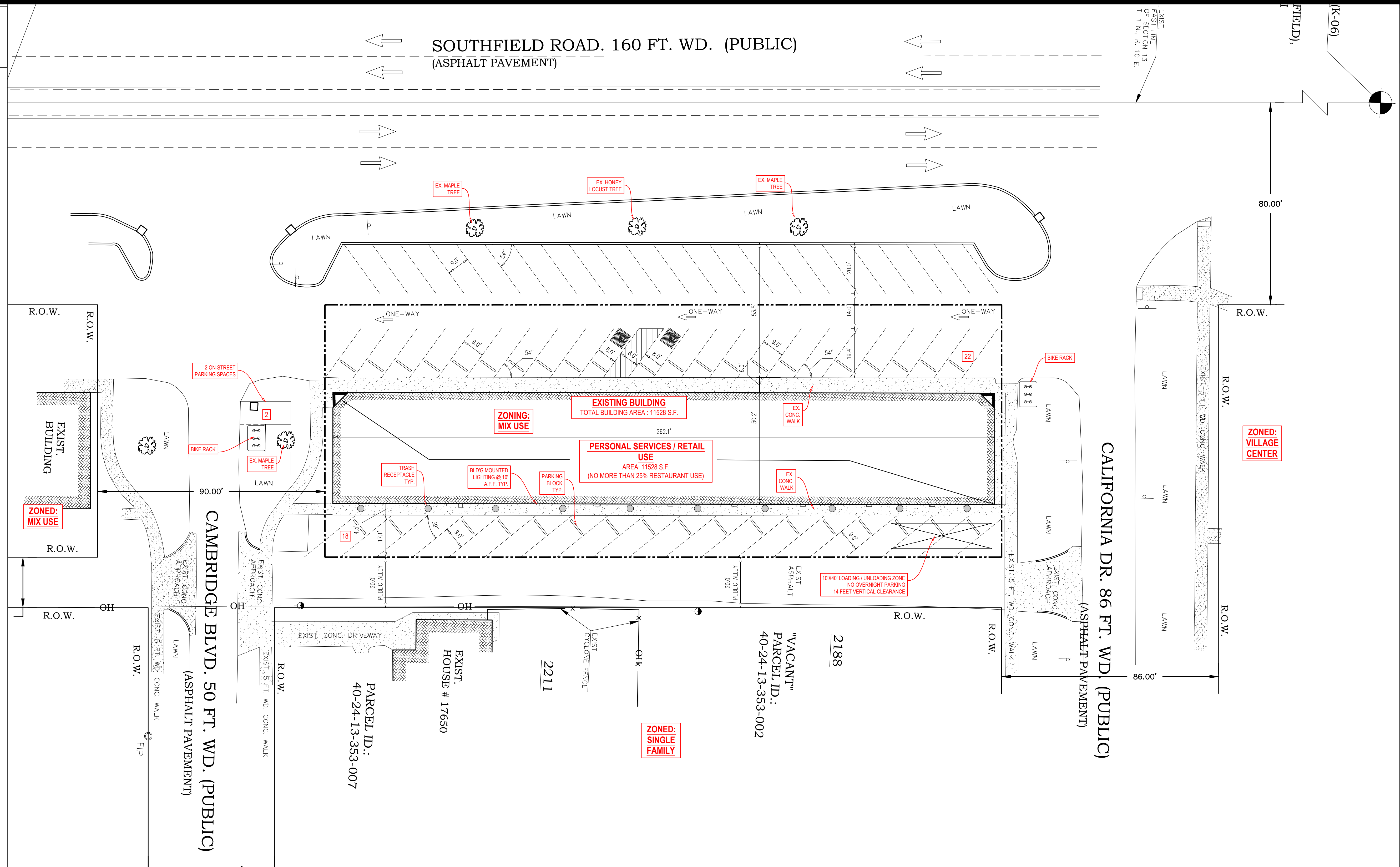
NOTES:

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.

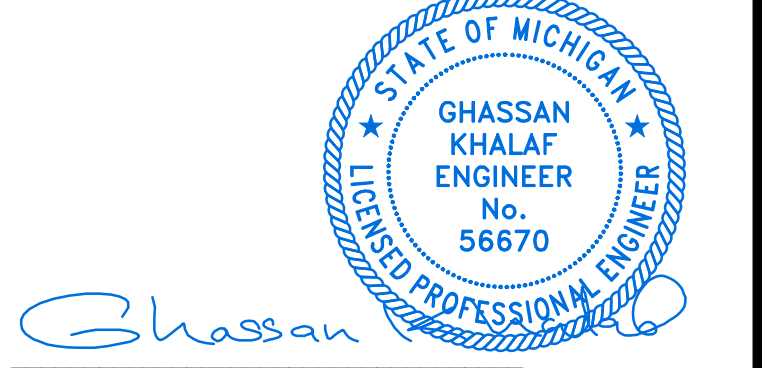


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 BUILDING AND CIVIL ENGINEERING SERVICES
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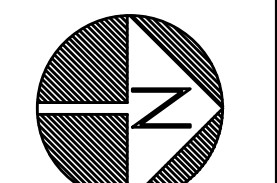
**27300 SOUTHFIELD,
 LATHRUP VL'G, MICHIGAN**

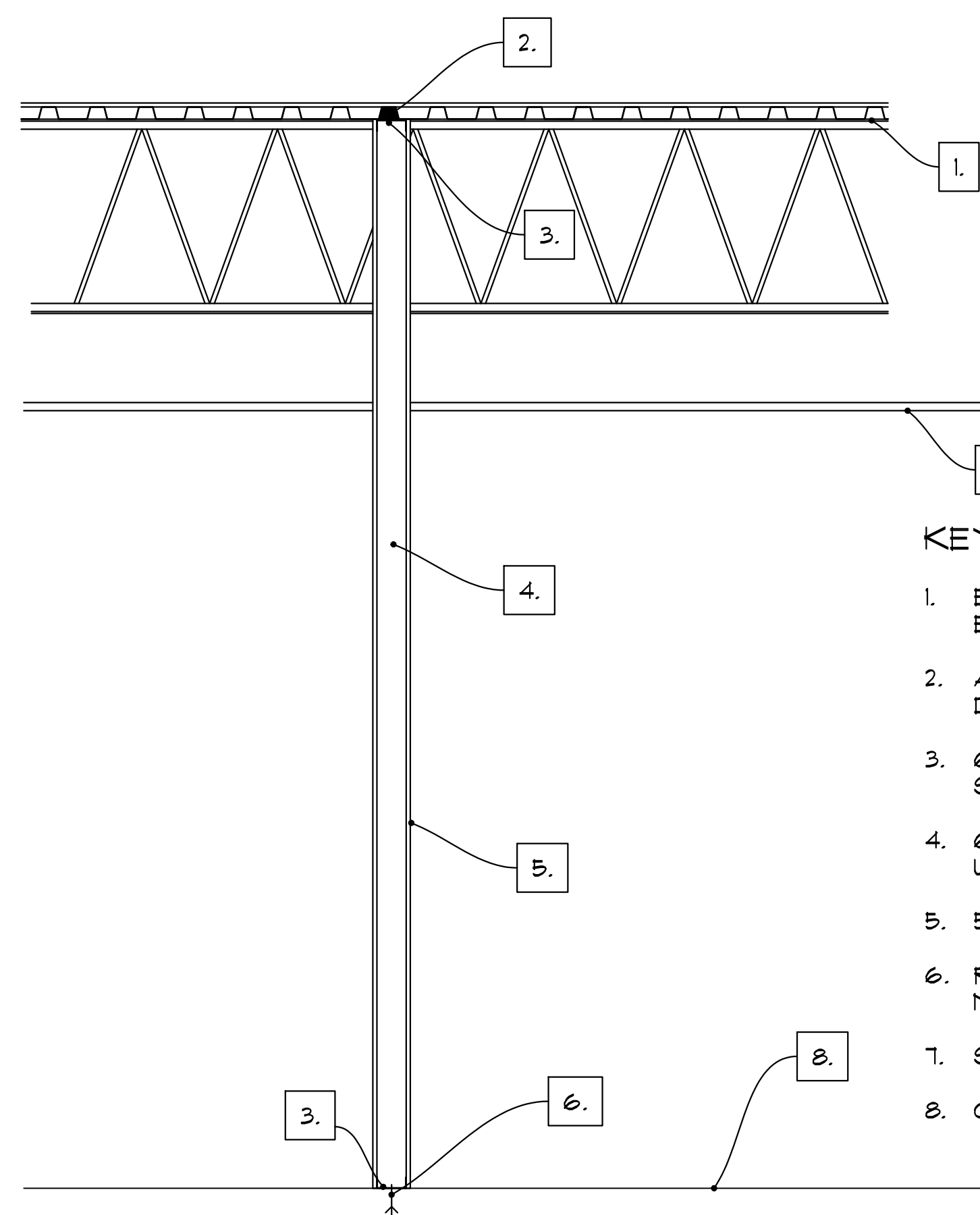
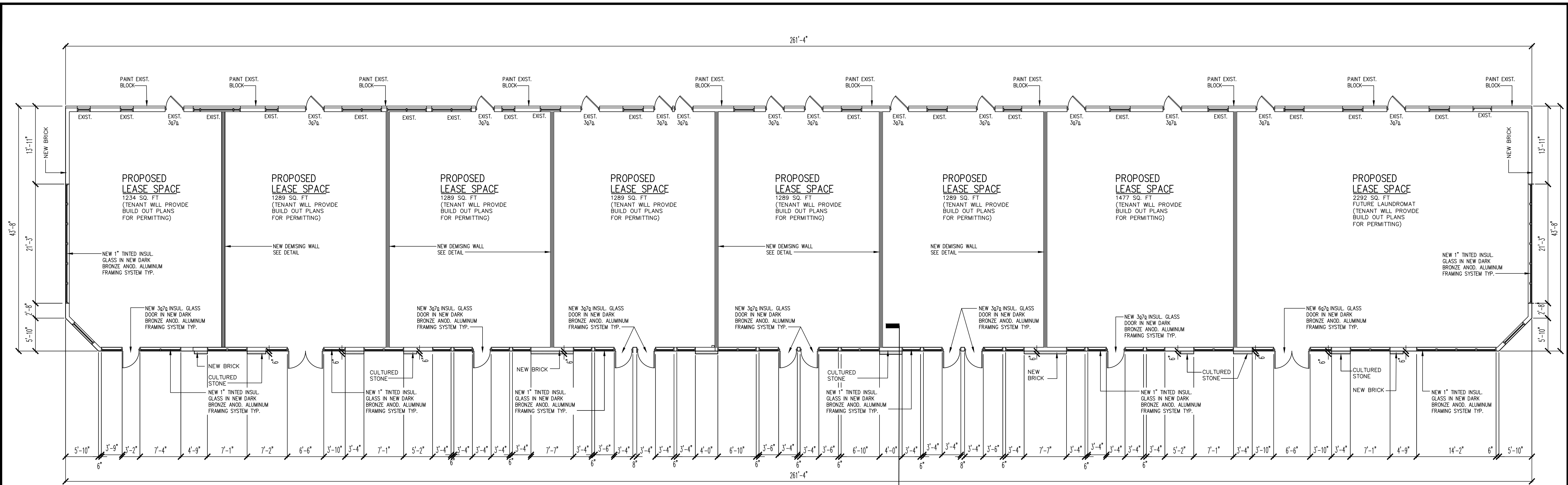
No.	AMENDMENT DESCRIPTION	DATE
9-18-23:	REV PER PLANNING MEETING	

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"
 DRAWN
 DATE: 09-04-23

DRAWING No.
CS-01

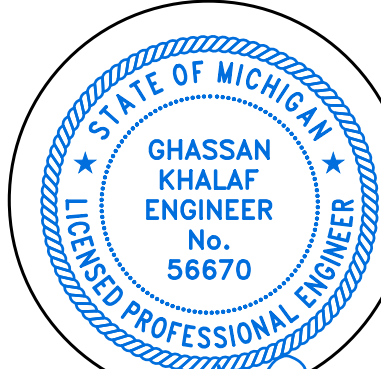


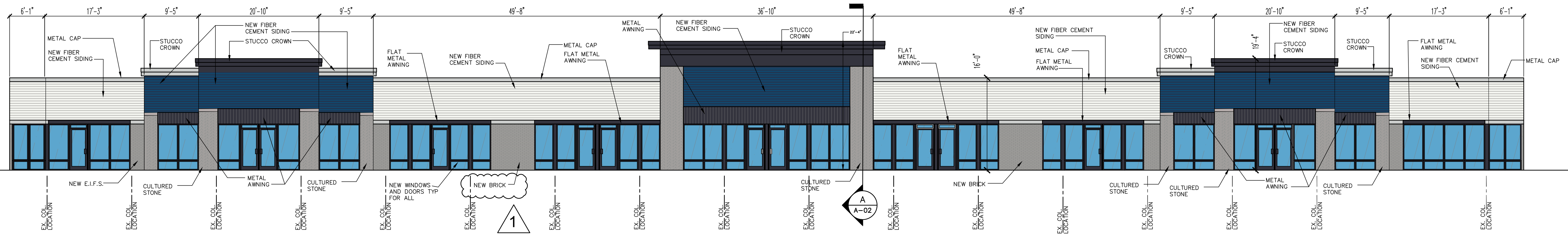


- KEYNOTES:**
1. EXIST. ROOF DECK ON EXIST. STEEL JOISTS
 2. ACOUSTICAL SEALANT AT DECK FLUES WHERE REQUIRED
 3. 6" X20 GA. TRACK W/ 2-#6 SCREWS EACH STUD
 4. 6" X 20 GA. STUDS @16" O.C. UP TO UNDERSIDE OF ROOF DECK
 5. 5/8" GYPSUM WALLBOARD SHEATHING
 6. RAMSET POWER DRIVEN PIN 1/40" DIA. X 1" MINIMUM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

DEMISING WALL DETAIL (UL 419)
NO SCALE

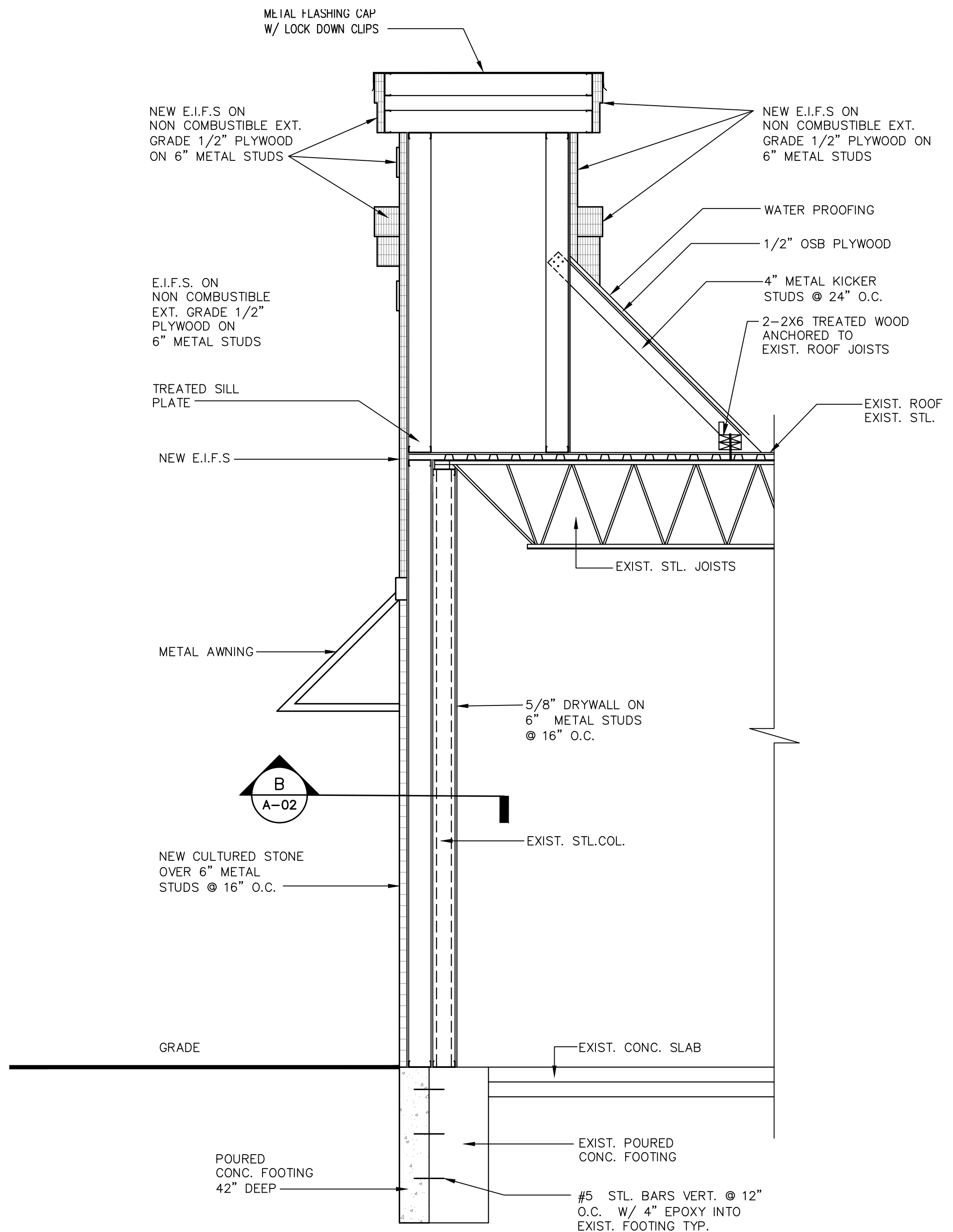
PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

<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>GK CONSULTING INC. GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135</p>	<p>7-21-23 SITE PLAN REVIEW COMMENTS</p>	<p>SCALE AS NOTED</p>
		<p>5-16-23 PERMITS</p>	
<p>COPYRIGHT DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.</p>		<p>DATE DESCRIPTION</p>	<p>SHEET TITLE PROPOSED FLOOR PLAN</p>

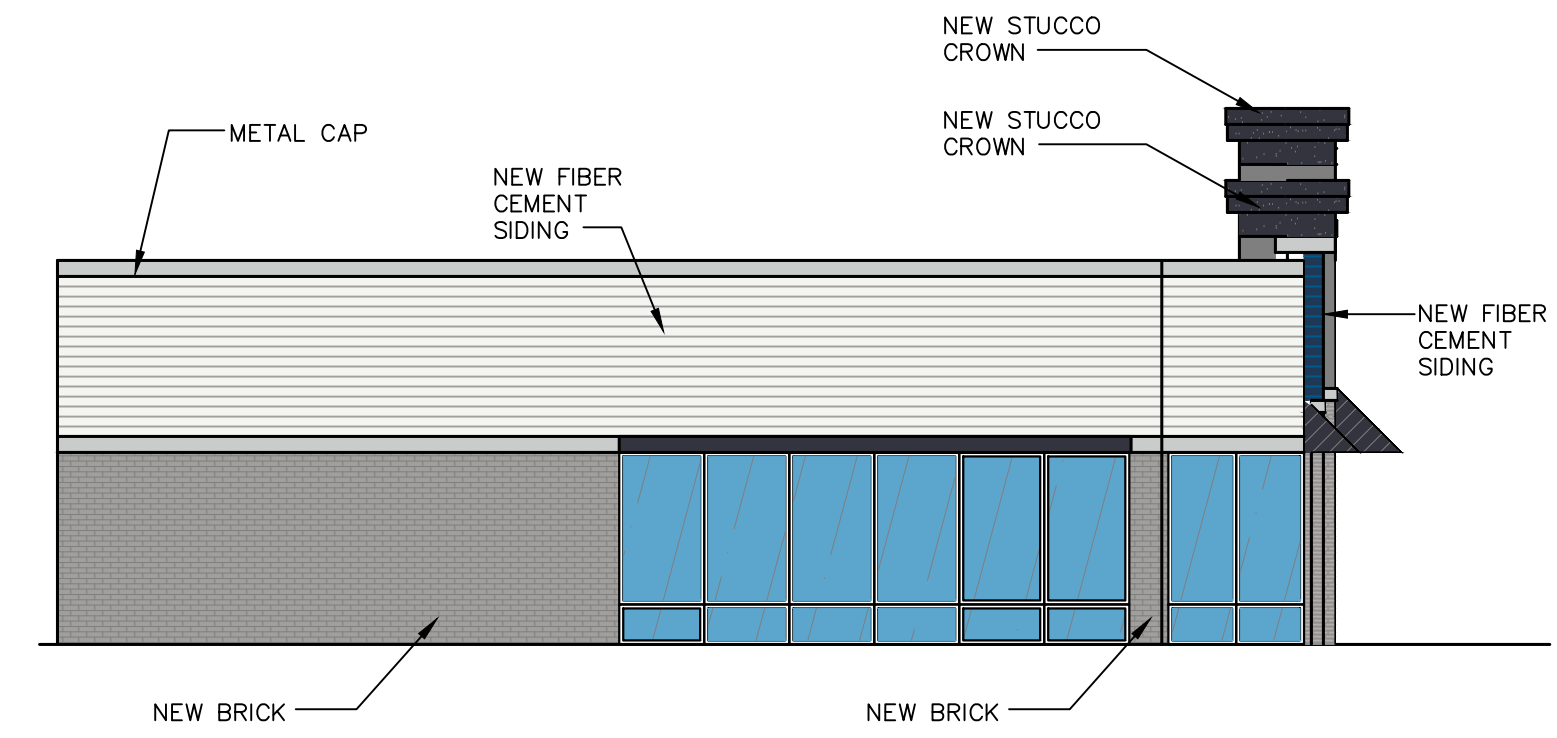


FRONT WEST ELEVATION
SCALE 1/8" = 1'-0"

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%

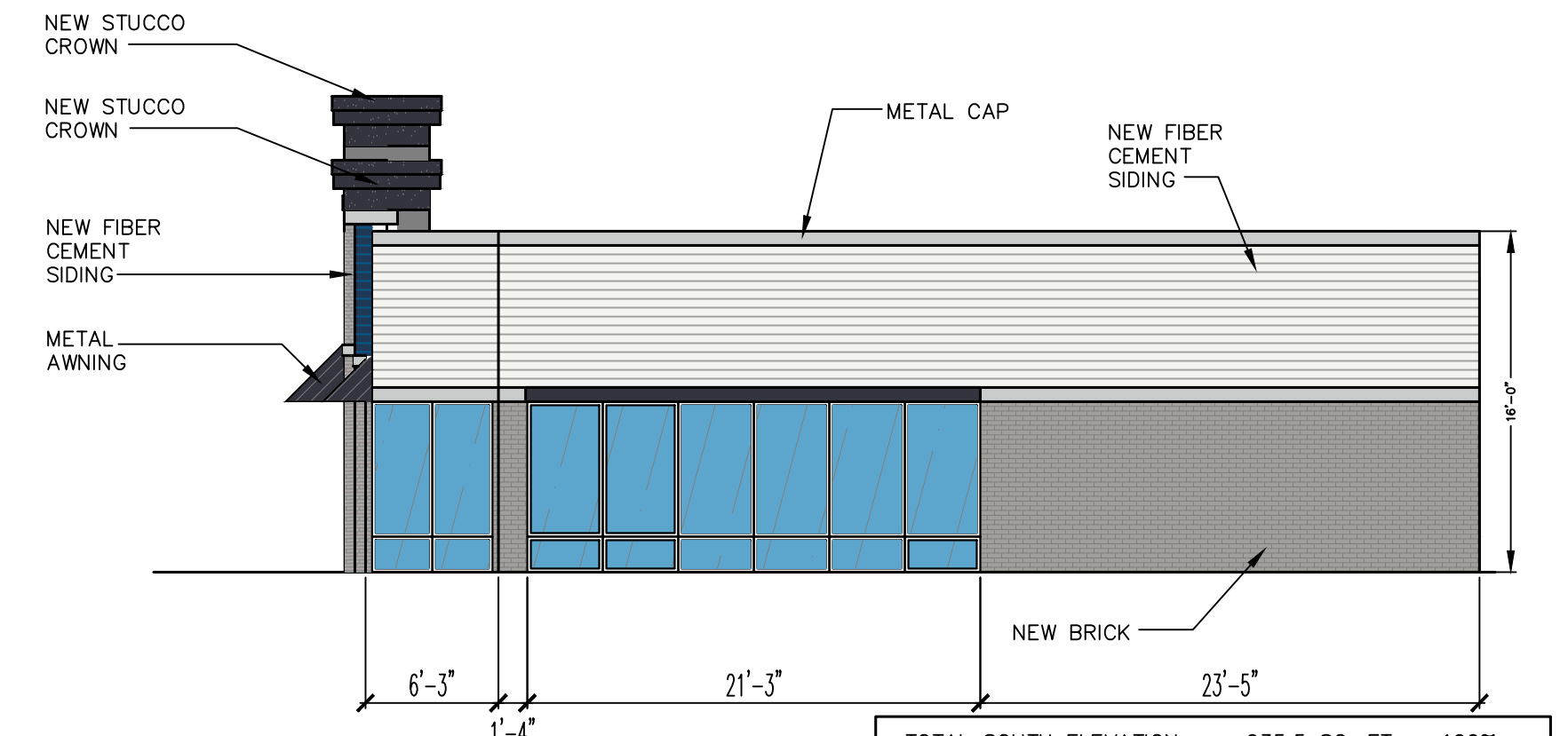


SECTION A
SCALE 1/2" = 1'-0"



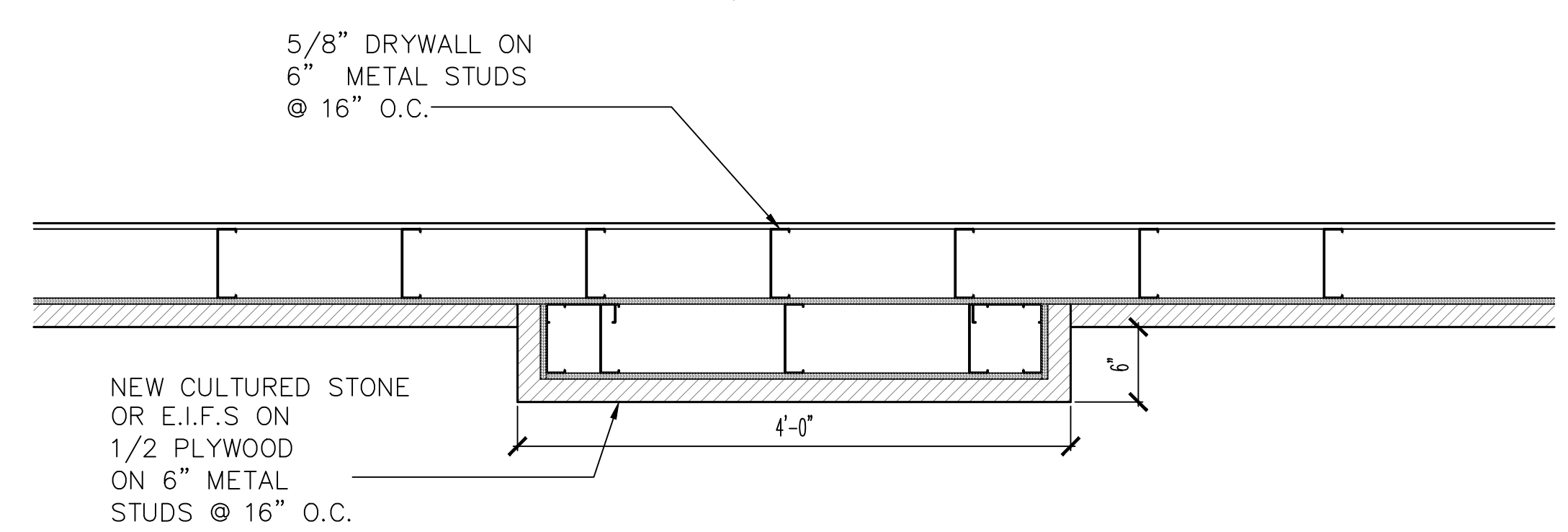
TOTAL NORTH ELEVATION	635.5 SQ. FT. = 100%
CULTURED STONE	10.8 SQ. FT. = 1%
GLASS	215 SQ. FT. = 33.8%
FIBER CEMENT SIDING	353.7 SQ. FT. = 55.6%
METAL CAP	34.6 SQ. FT. = 5%
STUCCO CROWN	21.4 SQ. FT. = 3%

NORTH 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%

SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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>GK CONSULTING INC.</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>COPYRIGHT _____ DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.</p>	<p>8-23-23 8/9/23 SITE PLAN REVIEW COMMENTS</p> <p>7-21-23 SITE PLAN REVIEW COMMENTS</p> <p>5-16-23 PERMITS</p>	<p>SCALE</p> <p>AS NOTED</p>
		<p>DATE DESCRIPTION</p>	<p>SHEET No.</p> <p>A-02</p>
<p>ADDRESS</p> <p>27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN</p>		<p>SHEET TITLE</p> <p>PROPOSED ELEVATIONS</p>	