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APRIL 16, 2024

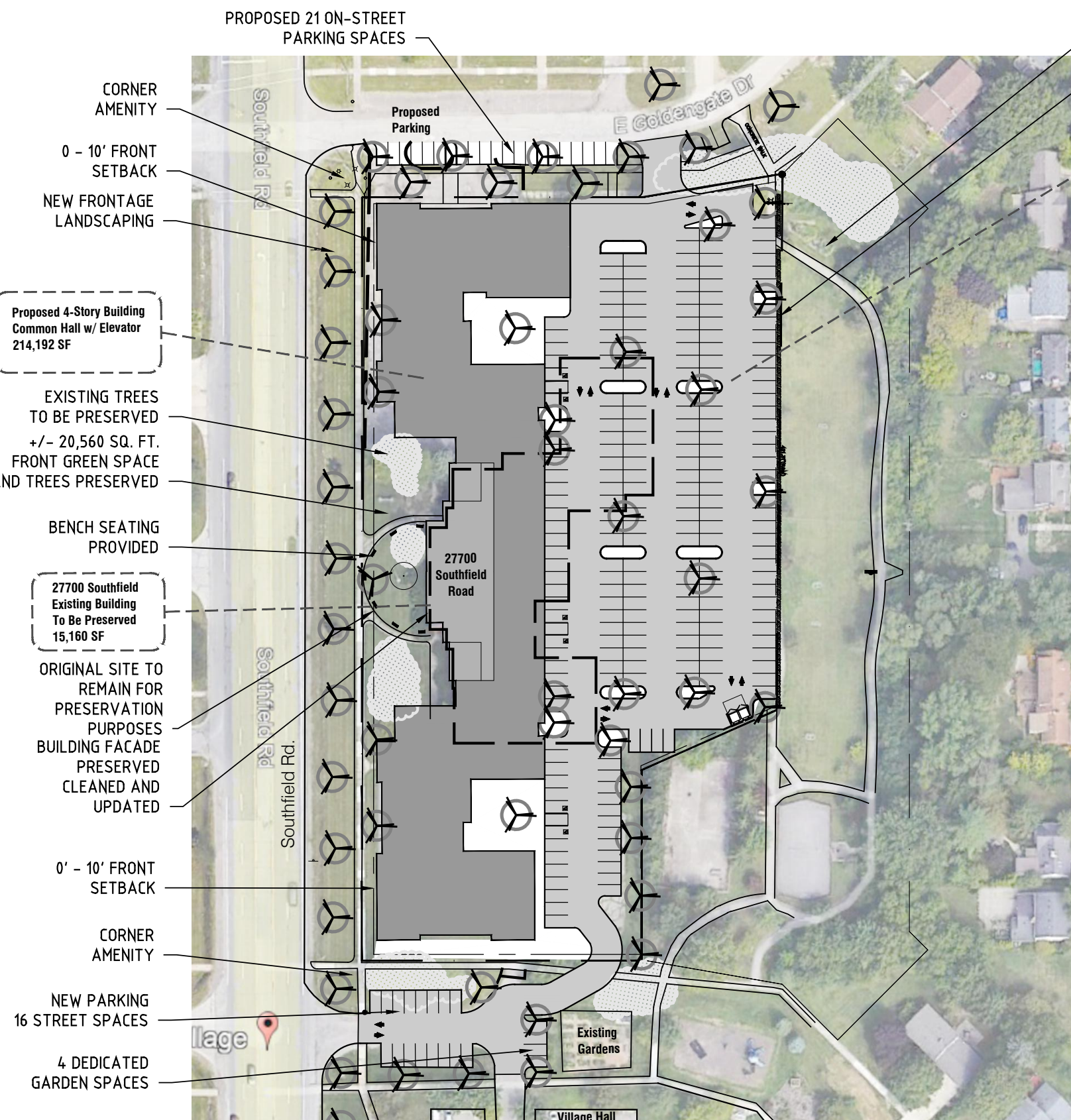
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# **27700 SOUTHFIELD ROAD MULTI-FAMILY**

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LATHRUP VILLAGE

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PARK TO REMAIN  
 LANDSCAPE SCREEN WALL

**Proposed Parking:**  
 226 Spaces: On-Site  
 10 Spaces: On-Street  
 236 Spaces Provided  
 1.42 Spaces / Unit

**BIKE PARKING TO BE PROVIDED**

**Green Space: 25%**

**Required Parking:**  
 1.5 spaces / Unit  
 166 x 1.5 = 249 Spaces Required

**Parking Provided:**  
 267 Total Spaces Provided (1.6 Spaces / Unit)  
 R.O.W. Spaces: 41 Spaces x 25% = 10 Spaces  
 On Site Spaces: 226 Spaces

Aerial Photo  
 27700 Southfield Rd



# 27700 Southfield Rd Multi-Family

27700 Southfield Rd  
 Lathrup Village, MI 48076  
 Residential Conversion of Previous Use

Renovation of Existing Building (15,160 SF)  
 (7,580 SF/ Floor)

4-Story Multi-family Building (214,192 SF)  
 Total Area: 229,352 SF

**166 Units Total**

(56)	1-Bedroom
(104)	2-Bedroom
(6)	3-Bedroom

**Parcel I.D. # :**  
 24-13-303-021

**Current Zoning:**  
 VC Village Center

**Minimum Lot Size:**  
 5,000 SF

**Minimum Lot Width:**  
 20'

**Setbacks:**  
 Front: 0'  
 Sides: 0'  
 Rear: 5'

**Build-to-line:**  
 Primary Roads 90%  
 All other roads: 75%

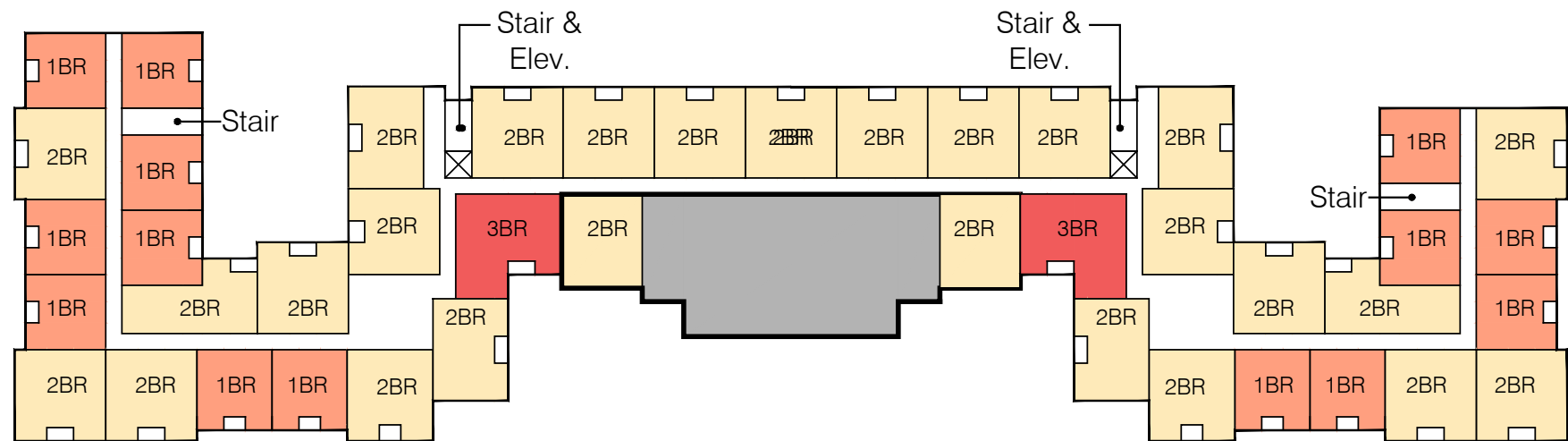
**Maximum Building Height:**  
 Primary Roads - 5 Stories / 60'  
 (10' From All Building Sides)

**Minimum Floor Height**  
 1st Floor - 14'  
 Upper Floors- 10'

## 27700 Southfield Road - Multi-Family



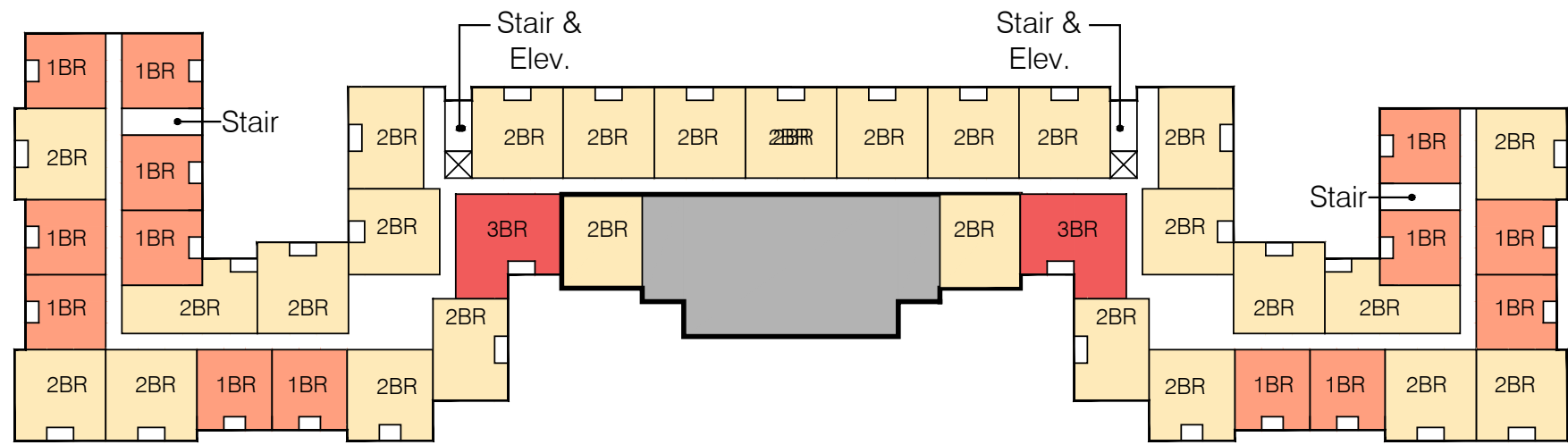
3300 Auburn Rd. Auburn Hills, MI 48326  
 p 248.601.4422 www.designhaus.com



1 First Floor Plan  
SCALE: 1/64" = 1'  
NORTH

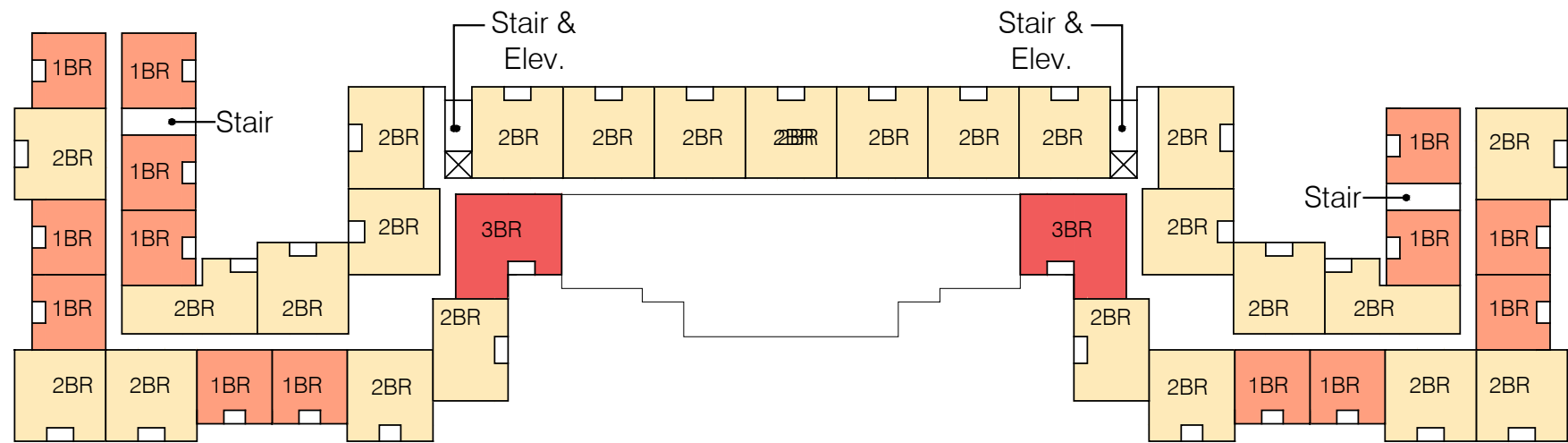
Unit Count Per Floor					
Unit Type	Floor 1	Floor 2	Floor 3	Floor 4	Total
1 BR	14	14	14	14	56
2 BR	27	27	25	25	104
3 BR	2	2	2	0	6
TOTAL					166

Level 1 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 1st & 2nd Floors	14	800 SF	11200 SF
2 Bed Existing	2	1050 SF	2100 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		43	42854 SF



2 Second Floor Plan  
SCALE: 1/64" = 1'  
NORTH

Level 2 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 1st & 2nd Floors	14	800 SF	11200 SF
2 Bed Existing	2	1050 SF	2100 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		43	42854 SF



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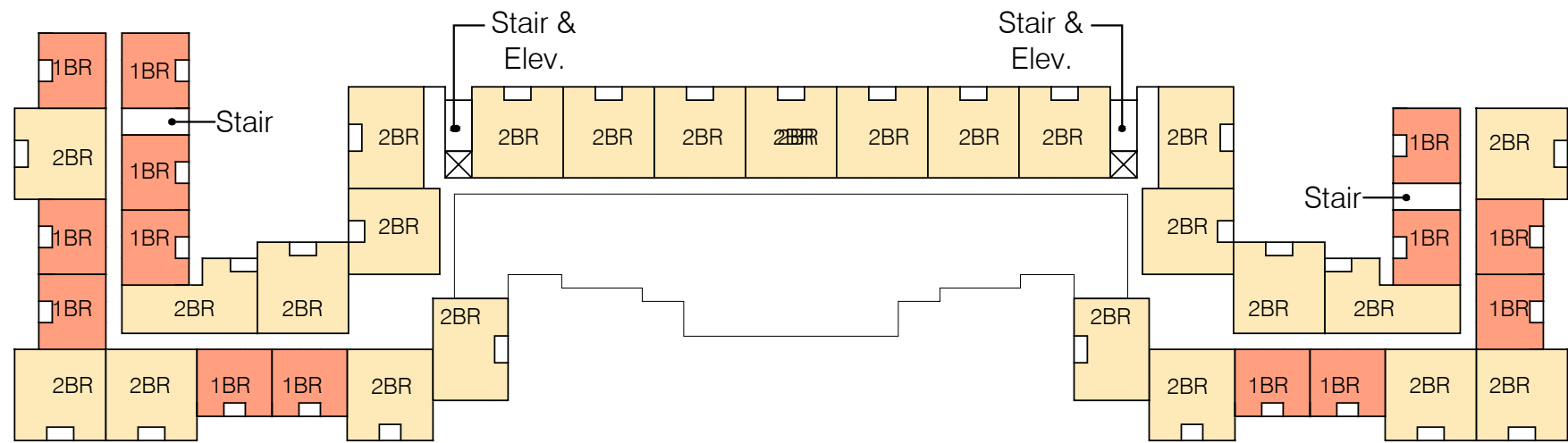
Third Floor Plan

SCALE: 1/64" = 1'



Unit Count Per Floor					
Unit Type	Floor 1	Floor 2	Floor 3	Floor 4	Total
1 BR	14	14	14	14	56
2 BR	27	27	25	25	104
3 BR	2	2	2	0	6
TOTAL					166

Level 3 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 3rd Floor	14	750 SF	10500 SF
2 Bed Existing	0	1050 SF	0 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		41	40054 SF



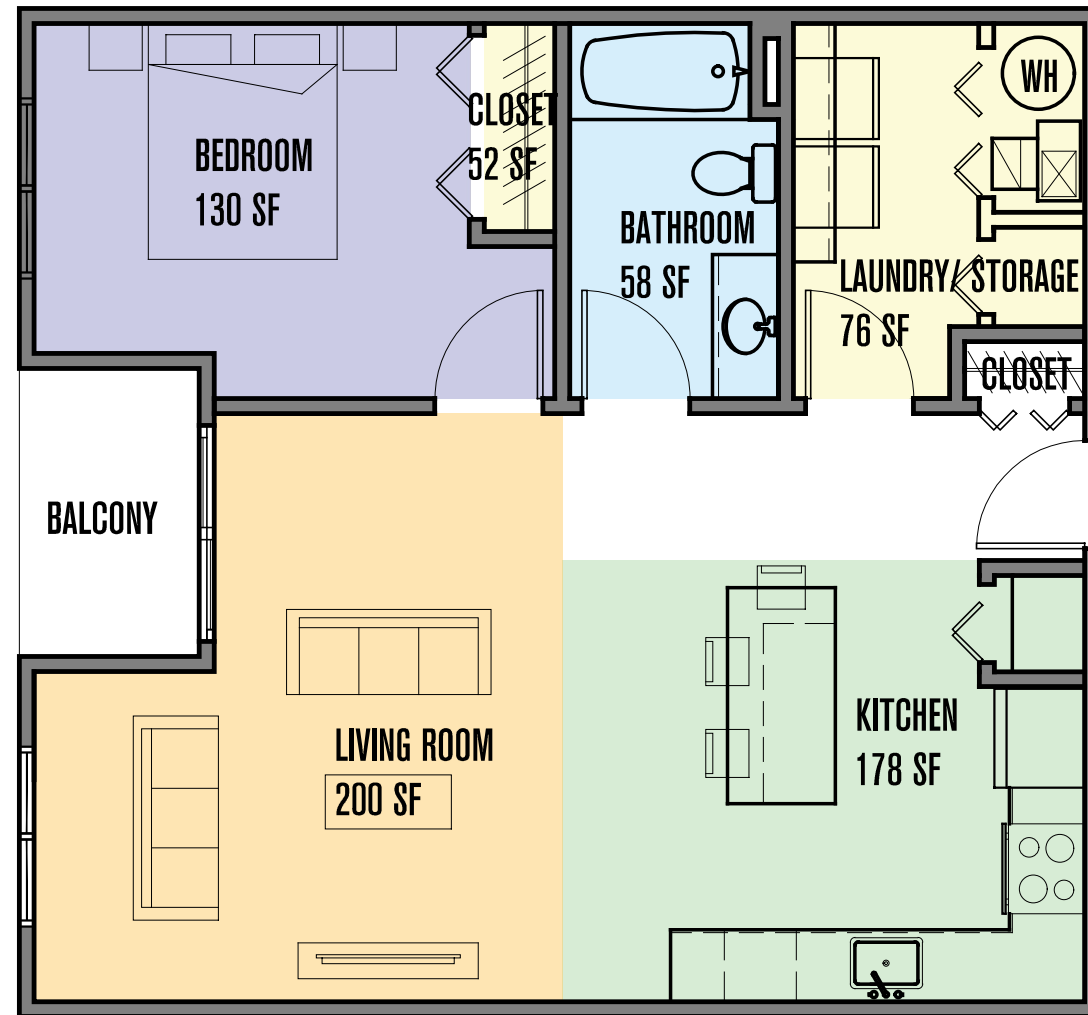
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Fourth Floor Plan

SCALE: 1/64" = 1'



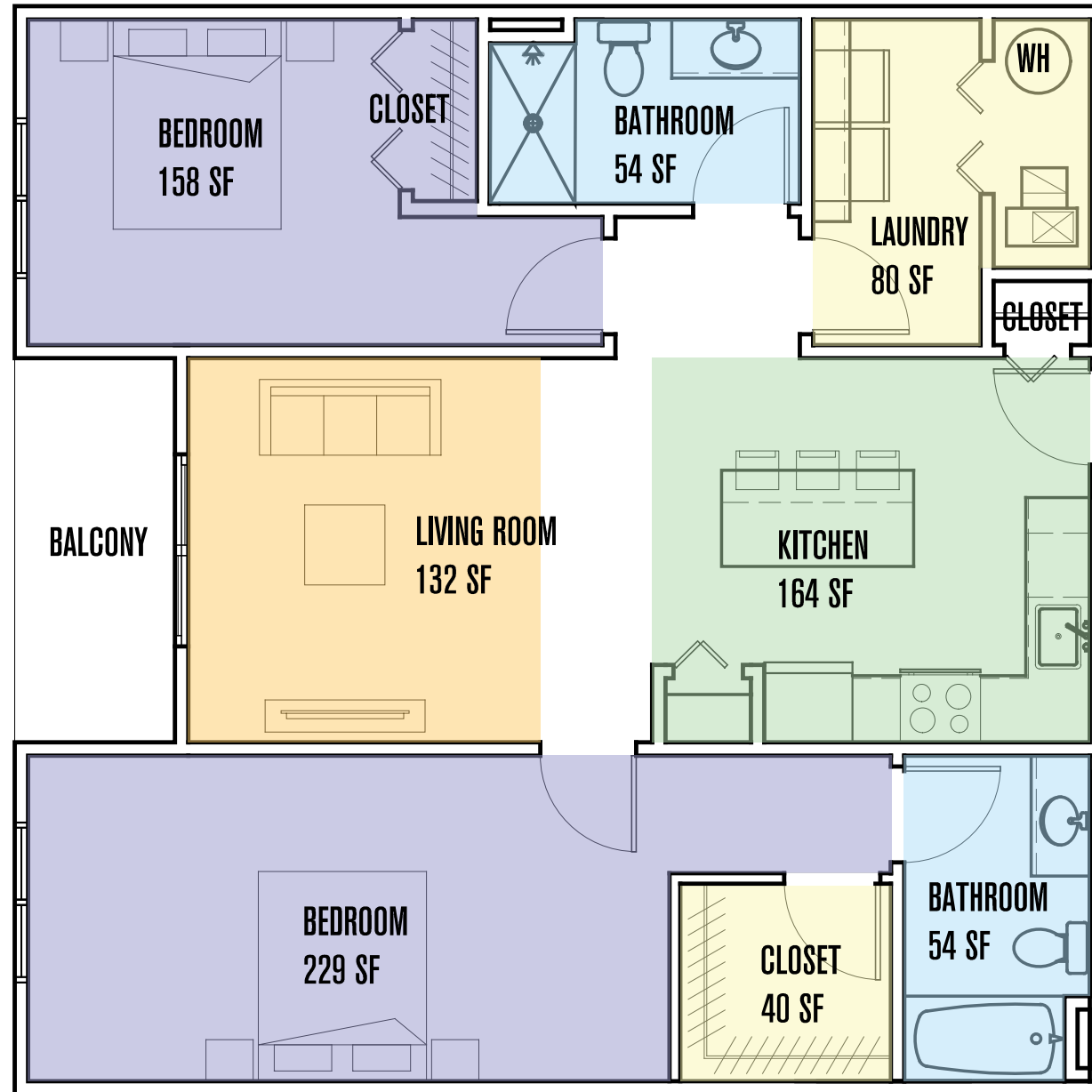
Level 4 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 4th Floor	14	660 SF	9240 SF
2 Bed Existing	0	1050 SF	0 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	0	1310 SF	0 SF
TOTAL		39	36174 SF



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Typical 1 Bedroom Unit Floor Plan: 800 SF

SCALE: 3/16"=1"



1

Typical 2 Bedroom Unit Floor Plan: 1,106 SF

SCALE: 3/16"=1"



1

Typical 3 Bedroom Unit Floor Plan: 1,310 SF

SCALE: 3/16"=1"













Colored West Elevation

