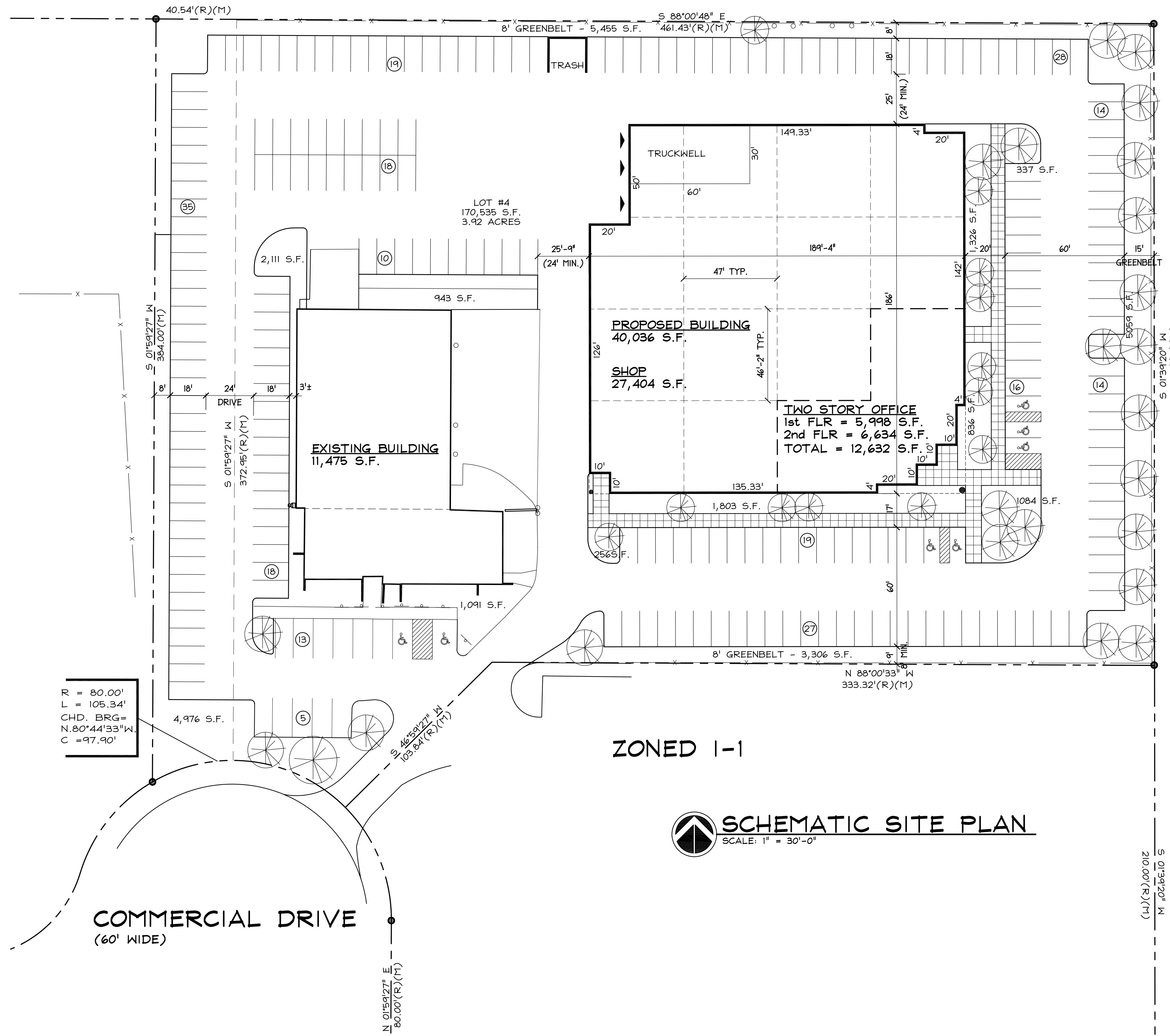


LOCATION MAP
NO SCALE

ZONED I-1



ZONED I-1

SCHEMATIC SITE PLAN
SCALE: 1" = 30'-0"

SITE SUMMARY

ZONING: I-2, LIGHT INDUSTRIAL
 SITE AREA: ±3.92 ACRES (170,535 S.F.)
 LANDSCAPED AREA: ±38,514 S.F. (22.58%)
 MINIMUM No. TREES REQ'D: 35 (1107,535x0.201/1,000)
 No. TREES PROVIDED = 35

EXISTING BUILDING AREA 11,475 S.F.
 PROPOSED BUILDING AREA 40,116 S.F.
 OFFICE 12,632 S.F.
 SHOP 27,484 S.F.

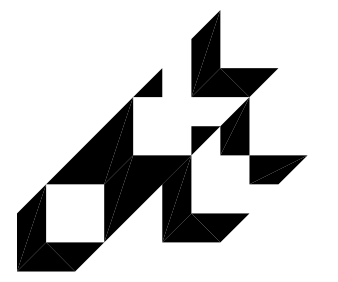
PARKING CALCULATION

EXISTING BUILDING:
 OFFICE: 1/150 U.F.A. (3,700) x (0.80) / 150 = 20 SPACES
 SHOP: 5 + 1/550 U.F.A. 5 + (7,775) x (0.80) / 550 = 17 SPACES
 PARKING REQUIRED 37 SPACES
 PARKING PROVIDED 118 SPACES
 INCLUDES (2) ACCESSIBLE SPACES

PROPOSED BUILDING:
 OFFICE: 1/150 U.F.A. (12,632) x (0.80) / 150 = 68 SPACES
 SHOP: 5 + 1/550 U.F.A. 5 + (27,404) x (0.80) / 550 = 45 SPACES
 PARKING REQUIRED 113 SPACES
 PARKING PROVIDED 118 SPACES
 INCLUDES (5) ACCESSIBLE SPACES

TOTAL COMBINED PARKING PROVIDED 236 SPACES

PARKING STALLS: 9'x18'
 AISLE WIDTH: 24' MIN. (U.N.O.)



smith + schurman associates, inc.
 architects • planners • interior designers
 43255 Woodward Avenue, Suite 700, Bloomfield Hills, MI 48302
 telephone: 248/332-3140 fax: 248/332-3277

SCHEMATIC SITE PLAN

ALLEGRA DEVELOPMENT
 PROPOSED BUILDING
 COMMERCIAL DRIVE
 AUBURN HILLS, MICHIGAN

ISSUE	DATE
REVIEW	07-28-06

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