

TABULATIONS			
TENANT	GROSS AREA	NON-USABLE AREA	USABLE AREA
RETAIL #1	1686#	582#	1104#
RESTAURANT #1	2469#	771#	1698#
RESTAURANT #2	1634#	865#	769#
OUTDOOR CAFE	225#	-	225#
LOBBY, STAIRS 1 & 2, ELEVATOR	655#	655#	-

**TABULATIONS**

<b>BUILDING #1</b>	
FIRST FLOOR GROSS AREA	6,444 SQUARE FEET
SECOND FLOOR GROSS AREA	9,000 SQUARE FEET
<b>BUILDING #2</b>	
FIRST FLOOR GROSS AREA	3,048 SQUARE FEET

**PARKING REQUIREMENTS**

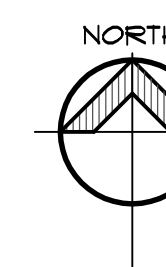
<b>BUILDING #1</b>	
RETAIL #1	1,104/250 = 4.4
RESTAURANT #1	1,698/65 = 26.12
RESTAURANT #2	769/65 = 11.8
OUTDOOR PATIO	225/65 = 3.46
LOBBY, ELEVATOR, STAIRS 1 & 2	= 0
OFFICES	6,895/225 = 30.64
PARKING REQUIRED FOR BUILDING #1	= 76.42
<b>BUILDING #2</b>	
RESTAURANT	1,974/65 = 30.37
PARKING REQUIRED FOR BUILDING #2	= 30.37

<b>TOTAL PARKING REQUIRED</b>	106.79 SPACES
<b>PARKING PREVIOUSLY APPROVED</b>	89 SPACES
<b>ADDITIONAL PARKING REQUIRED</b>	18 SPACES

**NOTES**

- EXTERIOR WALLS  
548 L.F. X 13" THICKNESS = 729 SQ. FT. OF WALL  
79/65 = 11 SPACES ALLOCATED FOR WALL CONSTRUCTION
- 14 SPACES IN WOODWARD ROW, ARE NOT COUNTED IN THE TOTAL PROVIDED PARKING.  
AVAILABLE PARKING ON SITE = 10 SPACES.

**FIRST FLOOR PLAN**  
1/16" = 1'-0"



Project:

Sheet Title:

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**PROPOSED DEVELOPMENT**  
32892 & 32808 WOODWARD AVE  
ROYAL OAK, MICHIGAN

**FLOOR PLAN**  
**PHASE 1**

11-10-09  
03-04-10  
03-05-10  
03-10-10

**A-1**