

BUILDING DATA	
USE GROUP	A-2 (ASSEMBLY)
CONSTRUCTION TYPE	B-B
BUILDING AREA	2,592 SQ. FT.
OCCUPANCY LOAD	KITCHEN AREA 1579 SQ. FT./200 = 7.8 = 8
CALCULATION (APPROXIMATE)	DINING AREA 671 SQ. FT./100 = 6.71 = 7 * 12 = 84
	OUTDOOR SEATING AREA = 787 SQ. FT. / 75 = 52 ACTUAL = 12
	WAITING AREA 44 SQ. FT. / 75 = 0.58 = 0
TOTAL OCCUPANCY LOAD	53
EGRESS REQUIRED	EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT
	EGRESS PROVIDED: 0.241 = 8.2 IN.
	(1) 72 IN. DOOR + (1) 45 IN. DOOR = 112 IN.



CP ENGINEERING & DESIGN LLC
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PROPOSED BUILDING THROUGH DRIVE
100' WIDE THROUGH DRIVE
10' WIDE THROUGH DRIVE

OWNER:
MONDRI TRUOD
8114 MEDLER LANE
WARREN, MI 48093
(248) 788-9588
info@mondri.com

DESIGNER:
OWNER
MUNICIPAL
CONSTRUCTION
OTHER

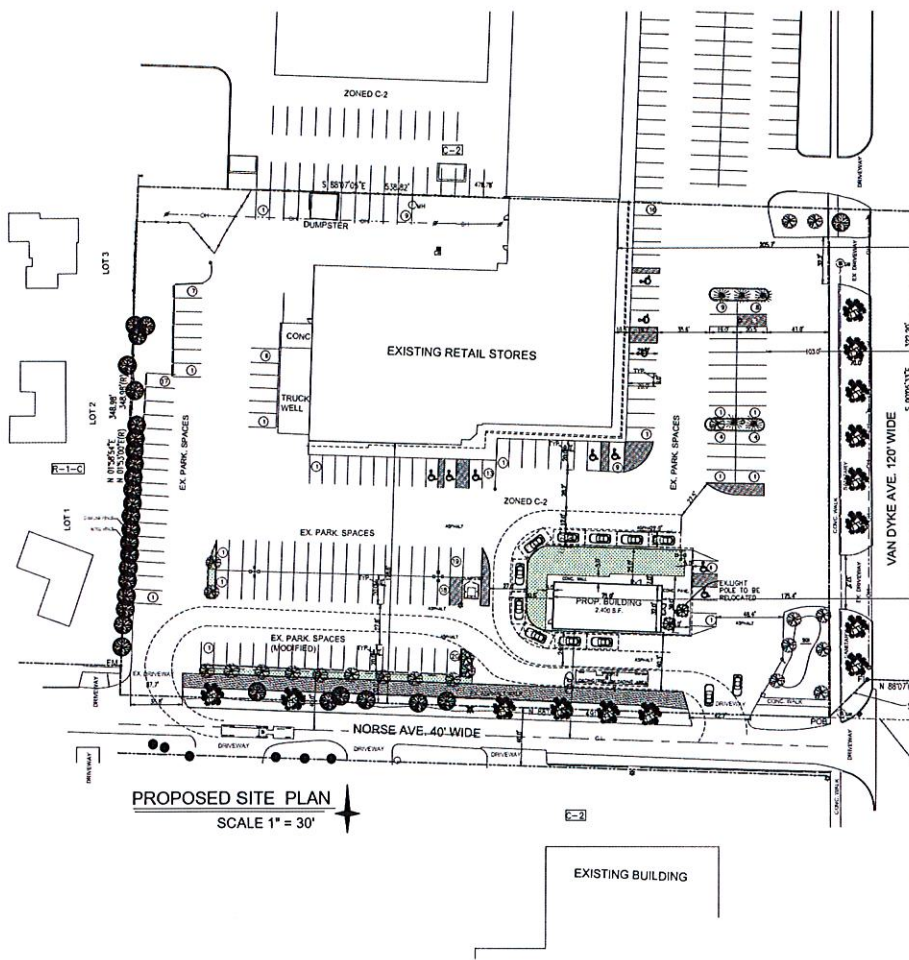
DATE: 11/27/2023
REVISIONS:
02/25/2025

DESIGNED BY: M. HALL
REVIEWED BY: M. HALL & P. J.

STATE OF MICHIGAN
L. GRAY
M. HALL
P. J.

SCALE: 3/16" = 1'-0"

SHEET: A-1



PROPOSED SITE PLAN
SCALE 1" = 30'

LEGEND

PROPERTY LINE
UTILITY POLE
EX. LIGHT POLE
PROF. / PROPOSED LIGHT POLE
EX. LOTTER SIGN
WATER STOP SIGN
PROP. HYDRANT
EX. TREE
PROP. TREE
EX. TREE
PROP. TREE

SIZE DATA

EXISTING ZONING	C-2 (METAL BUSINESS)
EXISTING SITE AREA	4.3 ACRES = 186,969 S.F.
EXISTING BUILDING AREA	27,737 S.F.
PROPOSED NEW BUILDING AREA	2,450 S.F.
TOTAL BUILDING AREA	30,187 S.F.
REQUIRED FRONT SETBACK (VAN DYKE)	105'
REQUIRED FRONT YARD SETBACK (NORSE)	EXISTING 208.5'
PROPOSED	175.5'
REQUIRED FRONT PARKING LOT SETBACK (VAN DYKE)	75'
PROPOSED	178.5'
REQUIRED FRONT PARKING LOT SETBACK (NORSE)	EXISTING 80.0'
PROPOSED	103.0'
REQUIRED FRONT PARKING LOT SETBACK (HORSE)	EXISTING 36.0'
PROPOSED	40.0'

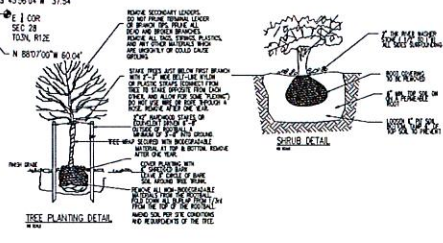
PARKING REQUIREMENT
ONE PER 200 SQ FT OF RETAIL FLOOR AREA
30,187 / 200 = 150.93 = 151
NUMBER OF PARKING SPACES PROVIDED = 163 SPACES INCLUDING 10 H.C. SPACE

NOTE: PLANNING COMMISSION APPROVAL IS REQUIRED TO DEVIATE FROM THE ESTABLISHED BUILDING LINE.

NOTE: ANY PROPOSED OR FUTURE ROOF MOUNTED EQUIPMENT WILL BE SCREENED FROM RESIDENTIAL PROPERTIES AND ADJACENT ROADWAYS.

NOTE: NO OUTDOOR STORAGE IS PROPOSED AT THE SITE.

PROP. TREES	SIGNAL	SIZE	REQUIRED	PROPOSED	NOTES
THE CURRENT REDUCED DENSITY BUREAU HORSEWOOD	2" DIA	ONE TREE PER END OF PARKING SPACE	EX. 8	PROF. 22	TREE
ORANGE BAYLE HEDGE	2"-3" DIA	ONE TREE PER END OF PARKING SPACE	EX. 7	PROF. 14	TREE
			TOTAL 15	TOTAL 36	



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PROPOSAL DRIVE THROUGH BUILDING

DATE: 11/27/2023
REVISIONS: 02/25/2025

DESIGNED BY: A.S.
DRAWN BY: ALBERT ALLEN
REVIEWED BY: PAMELA PATE

SEAL
PAMELA PATE
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 65237

SCALE: 1" = 30.0'

SHEET #
PROPOSED SITE PLAN
SP-3