



AGENDA

REGULAR PLANNING COMMISSION MEETING

OAK PARK, MICHIGAN
MARCH 9, 2026
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes 2-2-26

5. COMMUNICATIONS/CORRESPONDENCE

A. Extension of Site Plan Approval, Conversion of Offices to Mixed-Use Development, 21790 Coolidge Hwy.

6. PUBLIC HEARINGS

A. Public Hearing to consider a proposed Special Land Use submitted by PEA Group, on behalf of Yeshiva Beth Yehudah, for an addition to the Yeshiva Beth Yehudah School, at 14400 W. 10 Mile Rd.

B. Planning Commission action regarding a proposed Special Land Use submitted by PEA Group, on behalf of Yeshiva Beth Yehudah, for an addition to the Yeshiva Beth Yehudah School, at 14400 W. 10 Mile Rd.

7. MATTERS FOR CONSIDERATION

A. NEW BUSINESS

1. Site Plan Review, Cultural Center (Mikvah Building), 14850 Lincoln St.

2. Site Plan Review, Gloworks Wholesale, 21116 Greenfield Rd.

8. PLANNING COMMISSION MATTERS FOR DISCUSSION - (FROM MEMBERS ONLY)

9. PUBLIC COMMENT ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING

10. ADJOURNMENT

**CITY OF OAK PARK PLANNING COMMISSION
REGULAR MEETING, MONDAY, FEBRUARY 2, 2026**

MINUTES

The meeting was called to order at 6:00 p.m. in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237, by Vice Chairperson Brown and roll call was made.

PRESENT: Vice Chairperson Brown
Commissioner Tungate
Commissioner Eizelman
Commissioner Seligson
Commissioner Walters-Gill
Commissioner McClellan (6:05)

ABSENT: Chairperson Torgow
Commissioner Whitehead
Commissioner Tkatch

OTHERS PRESENT: Economic Development & Planning Specialist, Salam Habhab
Deputy City Clerk, Jo Lynn Williams-Elliott
Director of Municipal Services, Kim Marrone

3. APPROVAL OF AGENDA OF FEBRUARY 2, 2026

MOTION by Tungate, SECONDED by Seligson, to approve the February 2, 2026, meeting agenda.

VOTE: Yes: All
No: None

MOTION CARRIED

4. APPROVAL OF MINUTES OF DECEMBER 1, 2025:

MOTION by Seligson, SECONDED by Eizelman, to approve the December 1, 2025, minutes.

VOTE: Yes: All
No: None

MOTION CARRIED

5. COMMUNICATIONS/CORRESPONDENCE:

A letter against the project provided by Maurice Mickam was received and entered into the record.

6. PUBLIC HEARINGS

- A. Public Hearing to consider a proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District.

The public hearing was opened at 6:04 PM

Kenneth Sherman - 23840 Jerome
Julie Edgar 14731 - Manhattan Pl
Spoke against the proposal

Gabe Schuchman, from El Car Wash; Mitchel Harvey, from Stonefield Engineering; and Eric Meyers, from Krieger Klatt Architects, presented the project, addressed public hearing concerns, and responded to inquiries from the Planning Commission.

Arkan Jonna, owner of property, shared the challenges associated with securing a suitable tenant for building such as the former Rite Aid Pharmacy.

The public hearing was closed at 6:42 PM

- B. Planning Commission action regarding the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District

MOTION by Eizelman, SECONDED by Seligson, to approve the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District

VOTE:	Yes:	Brown, Seligson, McClellan, Eizelman, Walters-Gill, Tungate
	No:	None
	Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

7. MATTERS FOR CONSIDERATION

A. NEW BUSINESS

1. Site Plan Review, El Car Wash, 24850 Greenfield Rd. This is a Site Plan Review (SPR) request submitted by El Car Wash Mid-West, LLC for the conversion of the former Rite Aid property to an automatic car wash, at 24850 Greenfield Rd. The site is located south of Ten Mile Rd., north of Oak Park Blvd., east of Greenfield Rd., and west of Church St., in the northwest ¼ of Section 30 T1N, R11E. Property ID 52-25-30-101-040.

The applicant proposes retrofitting the former Rite Aid property into an automatic car wash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.

The project will include a carwash tunnel, (7) enclosed car vacuum spaces, (11) outdoor car vacuum spaces, a pay station with canopy overhang, and (8) off-street parking spaces.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant submitted a rezoning request to rezone the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU), subject to the regulations of Sec. 544.c.

The Site Plan Approval is contingent upon rezoning of the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed El Car Wash at 24850 Greenfield Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The Site Plan Approval is contingent upon rezoning the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.
2. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.
3. The applicant shall work with the Economic Development and Planning staff to revise the proposed building materials and color palette to ensure compliance with the Zoning Ordinance. In addition, the applicant shall provide the fenestration percentage for the primary facade, noting that the reflective glazing shall not be counted toward the required fenestration for commercial buildings.
4. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
5. The applicant shall provide (7) bicycle parking spaces in compliance with the zoning ordinance.

6. Any modifications to the access on Greenfield Rd. or Ten Mile Rd. shall require obtaining permits/approval from the Oakland County Road Commission and the City of Oak Park Engineering Department.
7. If the need for a separate dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Sec. 333 of the zoning ordinance.
8. Any existing or proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provision of Article 4, Division 5 Lighting Standards.
9. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
10. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
11. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Tungate, SECONDED by Eizelman, to approve the proposed Site Plan Review, El Car Wash, 24850 Greenfield Rd

VOTE:	Yes:	McClellan, Eizelman, Walters-Gill, Tungate, Seligson, Brown
	No:	None
	Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

2. Site Plan Review, Step by Step Pain Management Building Addition, 15301 W 9 Mile Rd.

The applicant proposes expanding the existing building and constructing a new 1,347 square feet building to the west. The existing building houses Step By Step Physical Therapy, while the new building will house Step By Step Pain Management.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed addition to the existing building at 15301 W. 9 Mile Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The applicant shall work with the Economic Development and Planning staff to minimize stucco use to the maximum extent possible in compliance with the Zoning Ordinance.
2. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
3. Applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
4. The proposed (46) upright evergreen shrubs must be mature with a minimum height of (5) feet at the time of planting. These plants must provide a year-round screening. If at the time of planting, they do provide full visual barrier, additional plant materials will be required to achieve 100% screening.
5. Any modifications to the accesses on Avon Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
6. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3, Division 1, Section 333 of the Zoning Ordinance.
7. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provisions of Article 4, Division 5 Lighting Standards.
8. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and utilities.
9. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs on this site.
10. The site plan and building shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Tungate, SECONDED by Eizelman, to approve the proposed Site Plan Review, Step by Step Pain Management Building Addition, 15301 W 9 Mile Rd.

VOTE:	Yes:	McClellan, Eizelman, Walters-Gill, Tungate, Brown, Seligson
	No:	None
	Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

3. Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. 8 Mile Rd

The applicant proposes building a permanent location for the client's choice market by expanding the building and constructing a new 7000-square-foot addition to house it. The client choice market provides Forgotten Harvest's customers with a dignified environment to access fresh produce and groceries.

Forgotten Harvest received Administrative Approval on April 16, 2025, for adding a temporary mobile trailer for a client choice market on site. The approval for the temporary use of the trailer is for a period not to exceed (24) months, which is set to expire on April 30, 2027

The Forgotten Harvest's new headquarters received Site Plan Approval in 2019 through Planned Unit Development (PUD) process within the underlying LI, Light Industrial Zoning District. The location of the proposed addition was identified and designated as a future building area in the original Site Plan Approval.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning Department to approve the Site Plan Review for Forgotten Harvest Building Expansion at 15000 W. Eight Mile Rd, subject to the following conditions:

Conditions of Site Plan Approval:

1. The applicant shall work with the Economic Development and Planning staff to provide more details on the use of the shipping container material to assess for compatibility with the existing building and the zoning ordinance and provide the required fenestration percentage in compliance with the Zoning Ordinance.
2. The applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
3. The applicant shall provide a revised plan set that accurately depicts the solar panel system height and its visibility from the public right of way, as well as the construction details to ensure compliance with Section 327 of the Zoning Ordinance. Electrical and construction permits are required before the installation of the solar panel system.
4. Any modifications to the access on Hubbell Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.
6. The applicant shall provide a revised site plan eliminating the wind turbines from the plan.
7. All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
8. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
9. The site plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Walters-Gill, SECONDED by Eizelman, to approve the proposed Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. 8 Mile Rd.



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

Mayor
Marian McClellan
Mayor Pro Tem
Julie Edgar
Council Members
Solomon Radner
Shaun Whitehead
Stephanie Crawford
City Manager
Erik Tungate

MEMORANDUM

TO: Planning Commission Members DATE: February 27, 2026

FROM: Kimberly Marrone, Director FILE: APLNCOM/ Extension of
Salam Habhab, Planner Approved SPR 2024-09
Mixed Use – 21790 Coolidge
Hwy.

SUBJECT: Extension of Approved Site Plan, Mixed Use – 21790 Coolidge Hwy

BACKGROUND

On September 9, 2024, the Planning Commission approved a Site Plan Review for Mixed Use – 21790 Coolidge Hwy (ID # 52-25-32-152-001). The approved site plan comprises a conversion of professional office space into mixed-use development of residential units and professional offices. Administrative site plan to change the residential units from studio units to one-bedroom units was approved on September 22, 2025. The site plan approval is set to expire on March 9, 2026.

EXTENSION REQUEST

The Economic Development and Planning Staff received a request from the owners at 21790 Coolidge Hwy. to extend their Site Plan Approval for an additional 12 months. The applicant indicates that the work has not been completed due to awaiting the potential award of two grant applications through MSHDA and Oakland County. They have received a bank commitment up to 70% of LTV or LTC from Choice One Bank.

The applicant provides the following project timeline:

- Oakland County grant award decision: by September 2026
- MSHDA grant award decision: By November 2026
- Construction to commence January 2027.

Per section 510 of the Zoning Ordinance a site plan is valid for a period of 18 months. Upon written application filed prior to the expiration of the site plan review period, the City Planner may authorize a single extension of the time limit for approval for a further period of not more

than 12 months. Such extension shall only be granted based on evidence from the applicant that the development has a likelihood of commencing construction within the extension period. Based upon the evidence provided, the Economic Development and Planning Staff approves the extension of the site plan for an additional 12 months. The extension will expire on March 4, 2027.

Duncan Mukeku
21790 Coolidge Hwy
Oak Park MI 48237
Duncanmukeku2@gmail.com
2483884941

February, 05 2026

City of Oak Park
Department of Economic Development and Planning
1430 oak park Blvd.
Oak Park MI 48237

Re: Request for Extension of Zoning Approval for Site Plan Review
21790 Coolidge Hwy Oak Park MI 4828

Dear Sir or Madam:

I am writing to formally request an extension of the zoning approval for the above-referenced site plan review. We remain committed to moving forward with this project and appreciate the city's support throughout the approval process.

I am pleased to report that we have made significant progress in securing project financing. Our bank has already approved 70% of the total project cost, demonstrating the financial viability of this development. We are currently seeking the remaining 25% through grant funding from Oakland County and the Michigan State Housing Development Authority (MSHDA), with our organization contributing the final 5%.

The Oakland County grant is in process and we expect to hear from them in the next 3-6 months and the MSHDA grand application will be send on October 2026 when the application opens and we expect to hear from them by November 2026. We expect to start the project by November/ December 2026. These grant commitments are essential to completing our financing package and ensuring the project's success. We respectfully request an extension of 12 months to allow adequate time for these funding decisions and subsequent project mobilization.

We appreciate your consideration of this request and remain available to discuss this matter further or provide any additional information the Department may require. Thank

you for your continued partnership on this important project.
Sincerely,

Duncan Mukeku
Director

November 6, 2025

DMM Realty LLC
2351 Saffron Cr.
Troy, MI 48085

Dear Mr. Duncan Mukeku and Mrs. Maria Mukeku:

I am pleased to present a proposal by ChoiceOne Bank (hereinafter referred to as the “Bank”) to finance the DMM Realty LLC construction in Oak Park, MI. The Bank is proposing the following loan terms subject to an approval by the Bank’s Commercial Loan Committee:

REQUEST

Borrower:	DMM Realty LLC
Loan Amount:	Not to exceed 70% LTC or LTV whichever is less.
Loan Purpose:	To finance construction of apartments located at 21790 Coolidge Hwy, Oak Park, MI 48237.
Term / Amortization:	12-18 month construction period.
Interest Rate:	Prime + ¼% during construction.
Payments:	Monthly interest payments during construction.
Loan Fee:	½% All out of pocket costs to be paid by borrower
Security:	2nd real estate mortgage on commercial property located at 21790 Coolidge Hwy, Oak Park, MI 48237.
Pre-payment Penalty:	N/A
Guaranties:	Unlimited unsecured personal guaranty of Mr. Duncan Mukeku and trust if applicable. Unlimited unsecured personal guaranty of Mrs. Maria Mukeku and trust if applicable.

DMM Realty LLC
September 25, 2025
Page 2.

Conditions:

- **Formal Commercial Loan Committee Credit Approval**
- Satisfactory review of personal credit reports of all guarantors
- Satisfactory review of a Bank ordered real estate appraisal with real estate loan to value nor loan to cost to exceed 50%
- Satisfactory site visit by Loan Officer
- Satisfactory review of a title commitment and surveys
- Satisfactory review of completed Phase 1 environmental report, if applicable
- Construction draws subject to third party inspection and title company approval.
- DMM Realty LLC to maintain an operating account with Choice One Bank

Servicing:

- Annual borrower and guarantor federal income tax returns
- Annual personal financial statement of all guarantors

This proposal does not represent a commitment to lend, and the final terms and conditions of any loan(s) must be approved by the Bank's Commercial Loan Committee.

I hope that you find the above proposal adequate for your needs and that you will look to Choice One Bank for all banking services. Please contact me if you have any questions.

Sincerely,

Mark Peterson

Mark Peterson
Vice President, Commercial Loan Officer
ChoiceOne Bank



CITY OF OAK PARK

MEMORANDUM

TO: Planning Commission Members
FROM: Kimberly Marrone, Director of Municipal Services
Salam Habhab, Economic Development and Planning Specialist
DATE: March 4, 2026
FILE: APLNCOM/SLU
2026-03 YBY School Expansion – 14400 W 10 Mile.
SUBJECT: Special Land Use - Public Hearing, Addition to the Yeshiva Beth Yehudah School, 14400 W. 10 Mile Rd.

This is a Special Land Use (SLU) request submitted by PEA Group on Behalf of Yeshiva Beth Yehudah for the proposed addition to the Yeshiva Beth Yehudah School, at 14400 W. Ten Mile Rd. The site is located south of I-696 Hwy., north of 10 Mile Rd., east of Greenfield Rd., and west of Church St., in ¼ SE of ¼ SW Section 19, T1N, R11E. Property IDs #52-25-19-376-019 and #52-25-19-376-020.

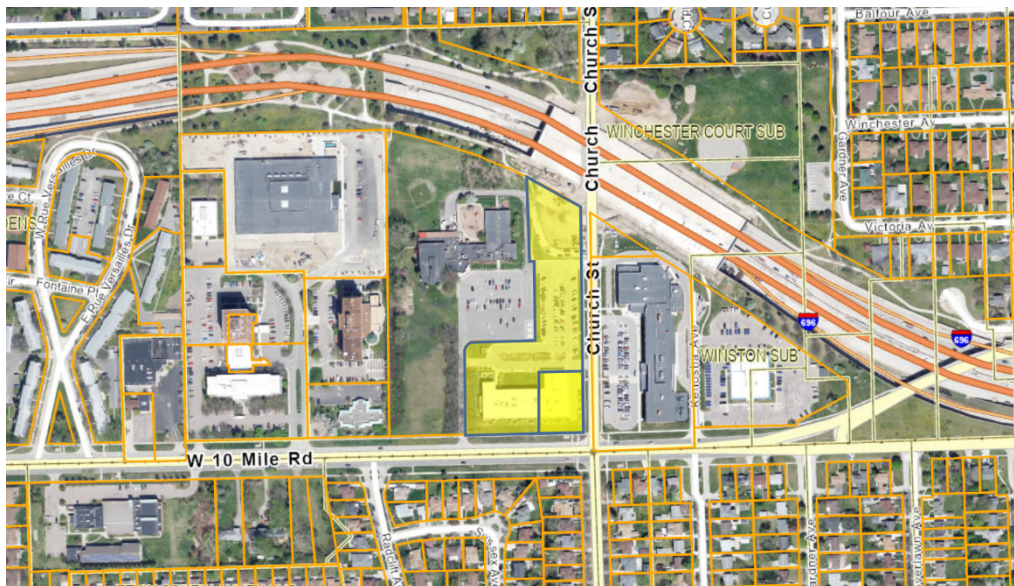


Figure 1. Location Map

PUBLIC HEARING

A Public Hearing has been scheduled for a Planning Commission meeting on March 9, 2026, to review a Special Land Use request for a proposed addition to Yeshiva Beth Yehudah School at 14400 W. 10 Mile Rd.

SITE AND PROJECT CHARACTERISTICS

The site of 4.06 acres (176,645 square feet) consists of two parcels:

- **Parcel A.** Parcel ID #52-25-19-376-019.
This parcel is 0.60 acres (26,136 square feet) and includes the southeast portion of the school building. It has frontages on both 10 Mile Rd. and Church St. A parking lot of 13 spaces is located to the east along Church St., and a greenbelt area located to the south along 10 Mile Rd.
- **Parcel B.** Parcel ID #52-25-19-376-020.
This parcel is 3.460 acres (150,509 square feet) and contains the majority of the school building. It has frontages on both 10 Mile Rd. and Church St. There are two driveways along Church St., and a shared driveway through the Temple Emanu-El property for emergency access. A large parking lot is located to the north, and a playground area is to the west of the building. The remainder of the property is improved by landscaped areas.

Applicant's Request

The school historically served as Beth Jacob Preschool and High School, as part of Yeshiva Beth Yehuda's girls' campus in Oak Park. In September 2025, a new Yeshiva Beth Yehudah Preschool opened at 15110 W. 10 Mile Rd. With the preschool program relocated, the applicant proposes to maintain the existing high school and construct an expansion to accommodate a gymnasium.

The current school building is approximately 27,995 square feet and will include 16 classrooms. The applicant proposes to build a new gymnasium structure of 5,950 square feet to the northwest side of the building. The existing emergency access through Temple Emanu-El property will be moved to the north, and the middle island will be reconfigured.

The original site plan approval was received in 2012. In the same year, the project received a variance approval for a waiver of ten (10) feet, to allow for the side yard setback to be forty (40) feet, where the zoning ordinance required 50 feet.

- The Site Plan and Special Land Use approval is contingent upon combining the two parcels into a single parcel.

SPECIAL LAND USE

Article 5, Division 4 Special Land Use requires the proposed use of a private educational institution to meet general standards (Sec. 551 Standards for Approval), in addition to specific use standards (Sec. 557.f Special Land Use Specific Requirements – Educational

Institutions). These standards are provided for the Planning Commission to determine the appropriateness of the proposed specific use to be permitted in the same zoning district.

Section 551. Standards for Approval

- a. Be compatible and in accordance with the goals, objectives, and policies of the city master plan and promote the intent of the zoning district in which the use is proposed.
- b. Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.
- c. Be served adequately by public facilities and services, such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools.
- d. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance.
- e. Properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of article V, division 1, site plan review. Failure to obtain site plan approval will constitute denial of the approved special land use.
- f. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

The Economic Development and Planning staff finds that the submitted application and the Site Plan demonstrate that the proposed addition to the existing school meets the six (6) general standards of the zoning ordinance.

Section 557f. Educational Institutions, including Private and Parochial Preschool, Elementary, Middle, and high School.

1. All ingress and egress from said site shall be directly onto a major or secondary thoroughfare, as designated on the city's adopted master plan.
2. No building other than a single-family residential dwelling shall be closer than 50 feet to any property line and/or existing or proposed public right-of-way.
3. All service and storage areas shall be screened from view by a masonry wall at least six feet high, approved by the planning commission.
4. All areas for student and staff parking shall be set back at least 50 feet from an abutting residential district or residential use.
5. No outdoor use areas (playgrounds, athletic facilities) shall take place within 75 feet of an abutting residential use.
6. The site plan shall clearly demonstrate that the parcel size has the ability to provide adequate space for buildings, parking, setback, open space, landscaping, and the like.

The Economic Development and Planning staff finds that the information contained in

the application package and the site plan satisfactorily meet the six (6) specific standards for a private educational institution, with the following conditions:

- The Site Plan and Special Land Use approval is contingent upon obtaining the following variances from the Zoning Board of Appeals:
 - A variance from the requirements of Section 557.f.2. to reduce the new addition building yard setbacks to 37.20 feet from the north and 34.24 feet from the west. The zoning ordinance requires 50 feet.

As part of the Special Land Use process, a Site Plan Review is required.

ZONING DISTRICT AND LAND USE

The property at 14400 W. 10 Mile Rd. is zoned R-1, One-Family Dwelling District. Private educational institutions are permitted in the R-1 District by Special Land Use as described above.

The immediate adjacent property to the west is zoned R-1 District, to the north is I-696 Hwy. right-of-way then R-1 District, to the east is Church St. right-of-way then R-1 District, and to the south is 10 Mile Rd. right-of-way then R-1 District.

As addressed in the Special Land Use section above, the Site Plan meets the general and specific use standards of the zoning ordinance.

ONE-FAMILY DWELLING DISTRICT

All principal uses, conditional land uses, and special land uses within the R-1 District are subject to the following site development requirements:

Schedule Regulations: Bulk, Area, Density, and Setbacks.

TABLE 1. SEC 557.F, SEC. 214, SEC. 215, SEC. 446			
Location	Required	Provided	Notes
School Building Setback			
Front (South): §557.f	50'	Existing- 49.89'	Legal non-conforming
Rear (North): §557.f	50'	Addition - 37.20'	Requires a variance
Side (East): Church St. §557.f	50'	Existing- 50.1	-
Side (West): §557.f	50'	Addition - 34.24'	Requires a variance
Height. §214	2 stories, 27'	2 stories, 25'-6"	-
Lot Coverage. §214	35%	19.2%	-
Impervious Surfaces. §215	70%	59.1%	-
Front Yard. §215	50%	Exceeds 50%	-
Parking Lot Setback			
Side (West). Temple Emanu-El §557.f	50'	Less than 50'	Legal non-conforming

As mentioned above, private educational institutions are subject to the setback requirements of Section 557.f. The rear (north) and side (west) yard setbacks of the new addition do not meet the Zoning Ordinance requirements.

The Site Plan approval is conditioned upon obtaining the following variances from the Zoning Board of Appeals:

- A variance from the requirements of Section 557.f.2. to reduce the new addition building yard setbacks to 37.20 feet from the north and 34.24 feet from the west. The zoning ordinance requires 50 feet.

Building Design Standards

Article 3, Division 2: Architectural Building Standards states that educational institutions are not required to meet the building design standards of the zoning ordinance. The site plan depicts building materials that meet the general architectural standards of the zoning ordinance and match the architectural standards of the existing building.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Schools, high schools, colleges, business & vocational schools, & technical training facilities	2.0 spaces per classroom; plus 15.0 student spaces per classroom plus parking required for any assembly hall, auditorium, or outdoor arena	16 classrooms $16 \times 2 = 32$ spaces, plus $16 \times 15 = 240$ spaces	97 spaces
	Total	272 spaces	97 spaces

The school has operated at this location since 2012, serving both preschool and high school students. With the relocation of the preschool program, the building will be utilized as a high school, resulting in a reduced overall student population. Historically, the site has not experienced documented parking shortages or operational issues related to parking demand.

However, the site plan does not meet the minimum off-street parking requirements of the current zoning ordinance. Therefore, the Site Plan approval is conditioned upon obtaining the following variance from the Zoning Board of Appeals or achieving compliance with the zoning ordinance through an approved parking deferment, shared parking agreement, or parking study, as permitted by the Zoning Ordinance.

- A variance from the requirements of Section 403 to allow 97 off-street parking spaces within the site. The Zoning Ordinance requires 272 spaces for High

Schools.

Sec. 404 Barrier Free Parking Requirements requires barrier-free spaces in compliance with the State Building Code. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.

Sec. 408 Bicycle Parking requires one bicycle parking space for each 10 vehicle parking spaces provided. The zoning ordinance requires ten (10) bicycle parking spaces. The site plan does not depict any bicycle parking spaces. A revised site plan shall be submitted as part of the building permit to depict bicycle parking spaces as required by the zoning ordinance. The number of bicycle parking spaces shall be calculated based on the final number of off-street parking spaces approved for the project.

Landscape Standards.

TABLE 3. SEC. 445 & SEC. 446		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		
10 ft wide landscaped area	10 ft wide	49.89' provided along 10 Mile Rd
1 canopy tree or 2 ornamental trees / 30 ft street frontage	Ten Mile: $366/30 = 12$ trees	25 existing trees to remain
6 upright shrubs / 30 ft street frontage	Coolidge: $366/30 = 12.2$ $12.2 \times 6 = 73$ shrubs	Provided within the site: 46 shrubs
Parking lot landscaping, Residential District		
Landscaped area of 10 sq. ft. / 1 parking space	$10 \times 97 = 970$ sq ft	Exceeds 970 sf
1 deciduous tree / 100 sf.	$970/100 = 10$ trees	10 trees (4 new & 6 existing)
Interior Site Landscaping	Not applicable. Interior landscaping does not apply to residential districts.	
Total	Landscaped area = 970 sf Trees = 22 trees Shrubs = 73 Total = 95	Landscaped area = exceeds 970 sf Trees = 35 trees Shrubs = 46 shrubs Perennials = 34 Total = 81 exclusive of perennials

As shown in the table above, interior landscaping does not apply to residential districts.

Sec. 448 Standards for Compliance for Existing Sites states that where a building is being increased by at least 40%, the site shall be brought into full compliance with the landscape standards, unless the site conditions prevent full compliance. The Planning Commission and/or city planner shall determine the extent of new landscaping by evaluating the following:

- Size of the land.
- Configuration and size of the existing buildings.

- Relationship to the proposed buildings and uses of land.
- Relationship to adjacent land uses.
- Relationship to existing and proposed thoroughfares.

The proposed increase is approximately 21% over the originally approved Site Plan. Although the site is existing and developed, the greenbelt area along Ten Mile Rd. has the capacity to accommodate additional plantings. The applicant shall work with the Economic Development and Planning staff to reach a mutual agreement for a landscape plan.

Sec. 442 Replacement of Removed Trees requires the site plan to identify the location, species, and size of existing trees greater than (8) inch caliper width on the proposed site that are to be removed, or within (10) feet of the removal area. Existing landmark trees that are planned to be removed shall be replaced on the site in accordance with the requirements of Section 442 of the zoning ordinance. The landscape plan depicts one 8” tree to be removed and the required replacement ratio. However, the site plan doesn’t specifically indicate the type of the landmark tree, or the type, size, and location of its replacement. The applicant shall work with the Economic Development and Planning staff to verify the number of replacement trees required.

Sec. 446.a. Required Minimum Screening and Landscaping requires screening where educational institutions adjoin a residential district or a road right-of-way. The screening can be satisfied with the provision of a landscape berm, landscape buffer, or screen wall between the subject property and any residential districts, and a 10-foot greenbelt between the subject property and any road right-of-way.

The site plan depicts the presence of existing deciduous trees along the west property line, which provides partial screening between the school property and the adjacent Emman-El property from the west. However, no screening is currently provided along the north property line. The site also includes a five-foot greenbelt area along Church St.

Sec. 446.g. Modification of Screening and Landscape Requirements authorizes the Planning Commission to approve alternative screening plan, recognizing that a wide variety of land uses and the relationships between them can exist and that varying circumstances can mitigate the need for screening and landscaping. The Planning Commission may reduce or waive the screening and landscaping requirements upon reviewing the following:

1. The screening and landscaping plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.
2. The alternate width and type of buffer zone and screening provided therein will ensure compatibility with surrounding and nearby land uses because:
 - a. The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design,

scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.

- b. The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this article. The planning commission shall require the preservation of these natural features as a condition of site plan approval.
- c. The arrangement, design and orientation of buildings on the site maximize privacy and isolate adjacent and nearby land uses from any potential negative impacts of the project.

The intent of the landscaping provision is to encourage flexibility and creative design while protecting the character of the surrounding and nearby various land uses. The size of the site and the configuration of the building and parking area in relation to the current use of the property prevent it from fully complying with greenbelt standards.

The Planning Commission has the authority to approve modifications to screening and landscaping requirements, recognizing that a wide range of land uses and site relationships may exist. In such cases, varying circumstances may reduce the need for strict landscaping standards.

The Economic Development and Planning staff finds that existing site conditions prevent full compliance with the current screening requirements. As this is an existing developed site with a long-established use and existing screening in place, strict adherence to all current landscape ordinance standards may not be feasible without significant site modifications.

The applicant shall work with the Economic Development and Planning staff to reach a mutual agreement on a revised landscape plan that explores adding additional plants along the Ten Mile Rd. greenbelt area and identify the type and number of landmark tree replacements.

The revised landscape plan shall also include the following:

- All landscaped areas shall be provided with a functional underground irrigation system as per the provisions of the zoning ordinance. The revised landscape plan shall indicate the irrigation system or demonstrate or provide data to confirm that irrigation is not needed for survival, when drought-resistant species are proposed, along with a landscape maintenance plan.
- The revised landscape plan shall identify the landscape maintenance program and shall indicate the following: “Landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance in accordance with the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days written notice from the City or within an extended time period as specified in said notice.”

Access Management and Driveway Standards. Any modifications to the existing driveways on Church St. shall require obtaining permits/approval from the City of Oak Park Engineering Department.

Dumpster Enclosure. The site plan depicts a dumpster and its enclosure located at the northwest corner of the emergency access. The location and construction details of the dumpster enclosure shall be submitted as part of the building permit application in compliance with Article 1 Division 1 Section 333 of the Zoning Ordinance.

Lighting. Any existing or proposed exterior light fixtures should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.

Mechanical Equipment. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Special Land Use and Site Plan for the proposed addition to the Yeshiva Beth Yehudah School at 14400 W. 10 Mile Rd., property ID's #52-25-19-376-019 and #52-25-19-376-020, with the following conditions:

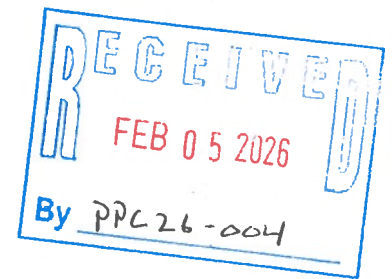
Conditions of Special Land Use and Site Plan approval:

1. The Site Plan and Special Land Use approval is contingent upon combining the two parcels into a single parcel.
2. The Site Plan and Special Land Use approval is conditioned upon obtaining the following variances from the Zoning Board of Appeals:
 - a. A variance from the requirements of Section 557.f.2. to reduce the new addition building yard setbacks to 37.20 feet from the north and 34.24 feet from the west. The zoning ordinance requires 50 feet.
 - b. A variance from the requirements of Section 403 to allow 97 off-street parking spaces within the site. The Zoning Ordinance requires 272 spaces for High schools.

3. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
4. A revised site plan shall be submitted as part of the building permit to depict bicycle parking spaces as required by the zoning ordinance. The number of bicycle parking spaces shall be calculated based on the final number of off-street parking spaces approved for the project.
5. The applicant shall work with the Economic Development and Planning staff to reach a mutual agreement on a revised landscape plan that explores adding additional plants along the Ten Mile Rd. greenbelt area and identify the type and number of landmark tree replacements.
6. Any modifications to the existing driveways on Church St. shall require permits/approval from the City of Oak Park Engineering Department.
7. The location and construction details of the dumpster enclosure shall be submitted as part of the building permit application in compliance with Article 1 Division 1 Section 333 of the Zoning Ordinance.
8. Any existing or proposed exterior light fixtures should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.
9. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318.
10. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
11. This review is from the Economic Development and Planning Department only. The site and building shall comply with all applicable building and fire codes and obtain the necessary approvals from the Engineering, Building, and Fire Departments of the City of Oak Park.



CITY OF OAK PARK
MUNICIPAL SERVICES
ECONOMIC DEVELOPMENT & PLANNING DIVISION
14300 Oak Park Blvd,
Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☐ Site Plan Review	\$750.00
☒ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

Fee Paid

Site Plan No.

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☒ Application
- ☒ Review Fee
- ☒ Plans (15 sets) (folded)
- ☒ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	YESHIVA BETH YEHUDAH SCHOOL EXPANSION					
Property Address	14400 W. 10 MILE ROAD					
Parcel Number Sidwell Number	25-19-376-020					
Legal Description	REFER TO C-1.0					
Existing Land Use	EDUCATIONAL					
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).						
PROPOSED GYMNASIUM ADDITION TO EXISTING STRUCTURE - NO BLEACHERS OR SEATING PROPOSED.						
Estimated Monetary Investment	\$	Projected Number of Employees	57 Employees			

PROPERTY OWNER INFORMATION

Owner Name	YESHIVA BETH YEHUDAH		
Owner Address	14400 W. 10 MILE ROAD		
City	OAK PARK	State	MI
		Zip	48237
		Phone	
Signature of Property Owner			Print Name
			Rabbi Shragie Myers
Email Address	smyers@yby.org		

APPLICANT INFORMATION

Applicant Name and Role	PEA Group		
Applicant Address	1849 Pond Run		
City	Auburn Hills	State	MI
		Zip	48348
		Phone	248-561-0001
Signature of Applicant			Print Name
			Amie Ackerman
Email Address	aackerman@peagroup.com		



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

Mayor
Marian McClellan
Mayor Pro Tem
Julie Edgar
Council Members
Stephanie Crawford
Solomon Radner
Shaun Whitehead
City Manager
Erik Tungate

CITY OF OAK PARK PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the City of Oak Park Planning Commission will hold a Public Hearing on Monday, March 9, 2026, at 6:00 p.m., or thereafter, the **PUBLIC HEARING** will be held in the City Council Chambers at 14000 Oak Park Blvd., Oak Park, MI.

The purpose of the Public Hearing is to receive public comments on a proposed Special Land Use request submitted by PEA Group, on behalf of Yeshiva Beth Yehudah, for an addition to the Yeshiva Beth Yehudah School, at 14400 W. 10 Mile Rd. Parcel IDs #52-25-19-376-019 and #52-25-19-376-020.

The Special Land Use request can be reviewed at the Municipal Services Department - Economic Development and Planning, 14300 Oak Park Blvd., during regular business hours. The public may appear at the Public Hearing in person or by counsel. Written comments may be sent to the City of Oak Park Planning Commission, 14300 Oak Park Blvd., Oak Park, MI 48237, and must be received prior to the Public Hearing.

Ed Norris, City Clerk
City of Oak Park

PRELIMINARY SITE PLANS

YESHIVA BETH YEHUDAH

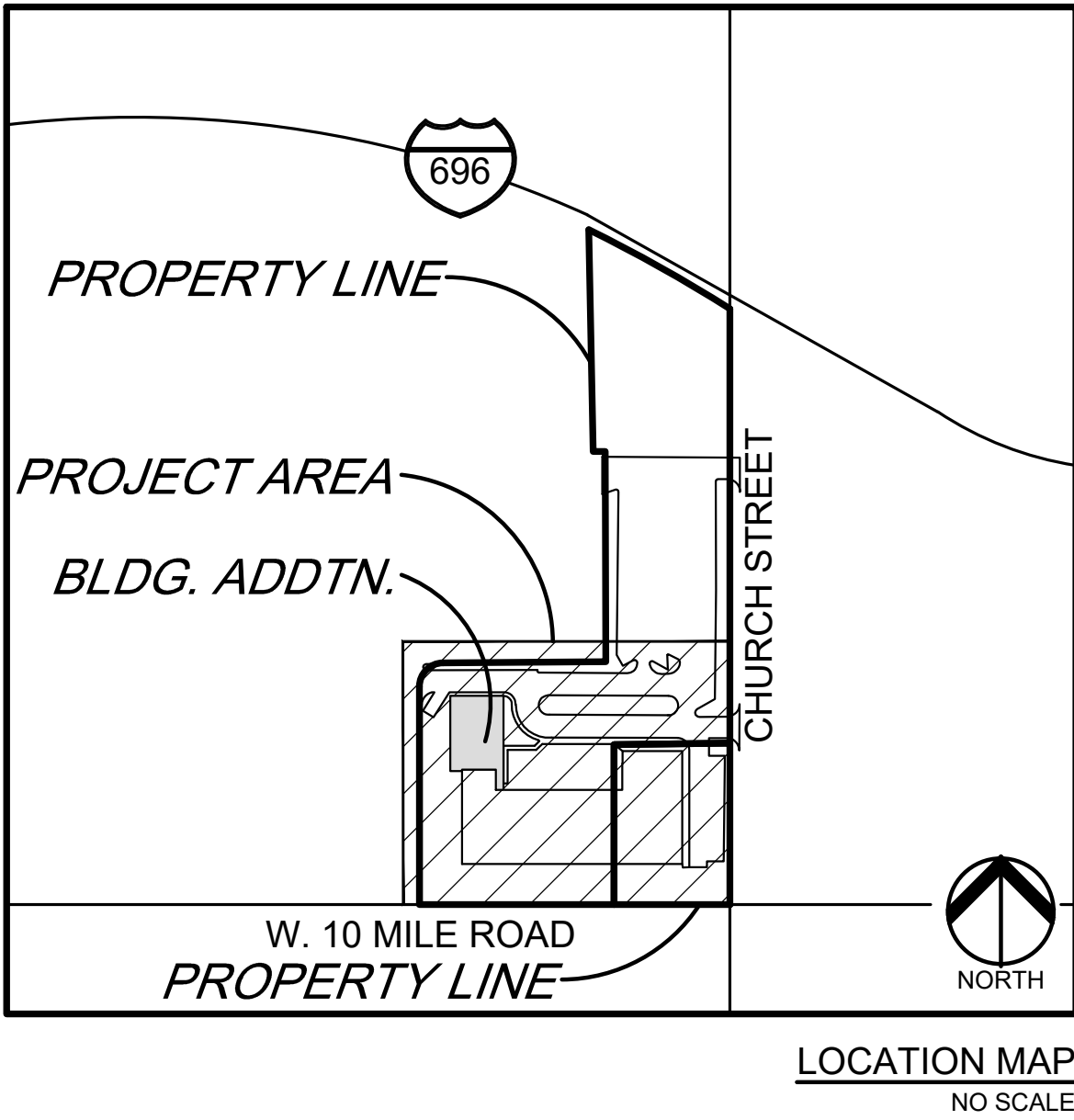
SCHOOL EXPANSION

14400 WEST 10 MILE ROAD

OAK PARK, MI 48237



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/2/2026		CITY OF OAK PARK PLANNING
		CITY OF OAK PARK ENGINEERING
		OAKLAND COUNTY EROSION CONTROL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
	ARCHITECTURAL SHEETS
A101	FLOOR PLAN
A201	ELEVATIONS

DESIGN TEAM

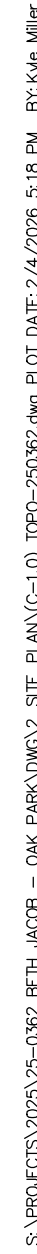
OWNER	CIVIL ENGINEER
YESHIVA BETH YEHUDAH 14400 WEST 10 MILE ROAD OAK PARK, MI 48237 CONTACT: YONI TORGOW PHONE: 313.618.2024 EMAIL: YONIT@SGDETROIT.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: AMIE ACKERMAN PHONE: 248.528.7357 EMAIL: AACKERMAN@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
RISE ARCHITECTURE NJ, LLC 36 AIRPORT RD. SUITE 402 LAKEWOOD, NJ 08701 CONTACT: SHIMONE E. GREENBAUM, RA PHONE: 908-674-8717 EMAIL: SHIMON@RISEARCHITECTURE.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/5/2026

NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0677F, DATED 09/29/2006.



REFERENCE DRAWINGS:	
ALTA/CMS LAND TITLE SURVEY, NOWAK & FRAUS JOB NO. E927, DATED 7/17/2007	
FRENCH ASSOCIATES UTILITY PLAN, PROJECT NO. 2011-060, SHEET C1.3, DATED 12/14/2012	
ELECTRIC	DTE ELECTRIC MAP 307-356, DATED 08/12/2025
CABLE	AT&T MAP A1, DATED 08/13/2025
FIBER OPTIC	COMCAST MAP, EMAIL DATED 08/15/2025 CLEAR RATE MAP, TURKEYEY EMAIL DATED 08/13/2025
GAS	CONSUMERS GAS MAP 01-61-16-3, DATED 07/22/2025
STORM SEWER	CITY OF OAK PARK MAP, EMAIL DATED 018/12/2025
WATER MAIN	CITY OF OAK PARK MAP, EMAIL DATED 018/12/2025

PROJECT TITLE
**YESHIVA BETH
YEHUDAH
SCHOOL
EXPANSION**
14400 W. 10 MILE ROAD
CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
FEBRUARY 05, 2026

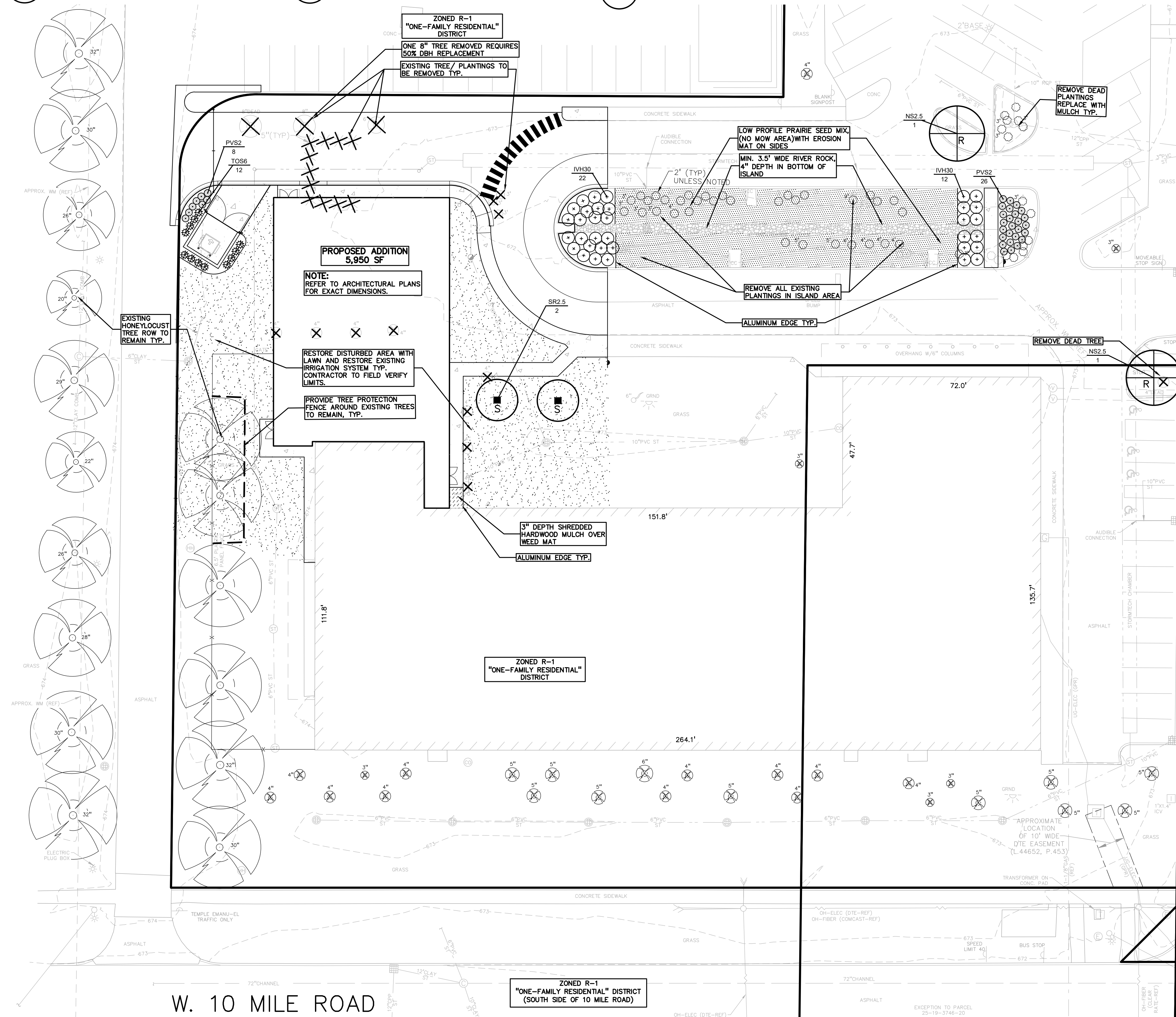
PEA JOB NO.	25-0362
P.M.	AA
DN.	KM
DES.	KM
DRAWING NUMBER:	

C-1.0

LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN LIGHTPOLE FENCE

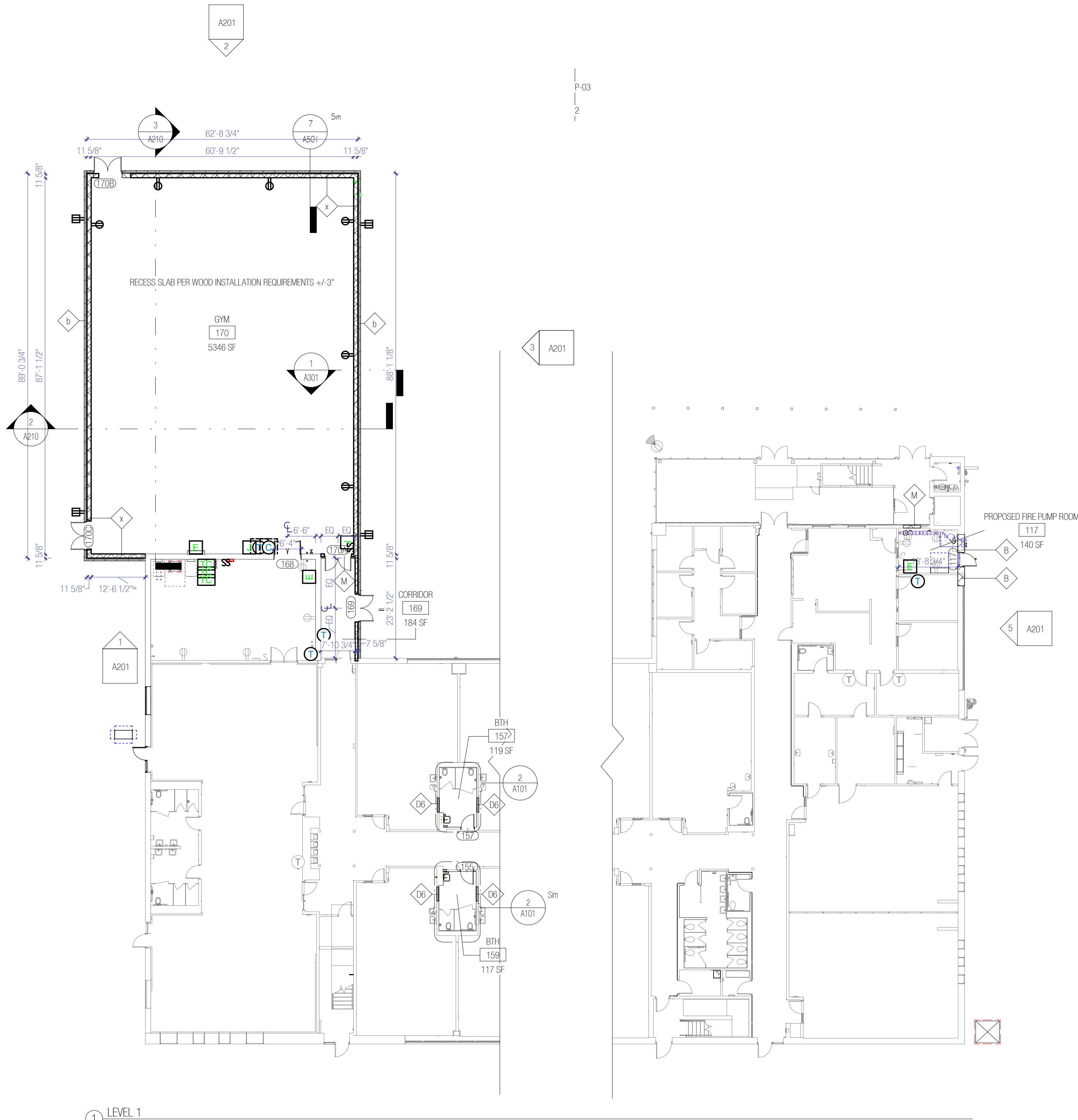
C-3.0



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
NS2.5	2	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
SR2.5	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	4	SUBTOTAL:						
SHRUBS								
IV100	34	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	30" HT.	B&B OR CONT.	5' O.C.	NON-NATIVE	
TS06	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" HT.	B&B	36" O.C.	NATIVE	
	46	SUBTOTAL:						
PERENNIALS								
PVS2	34	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE	
	34	SUBTOTAL:						

140

Page 31 of 78



PLAN NOTES:

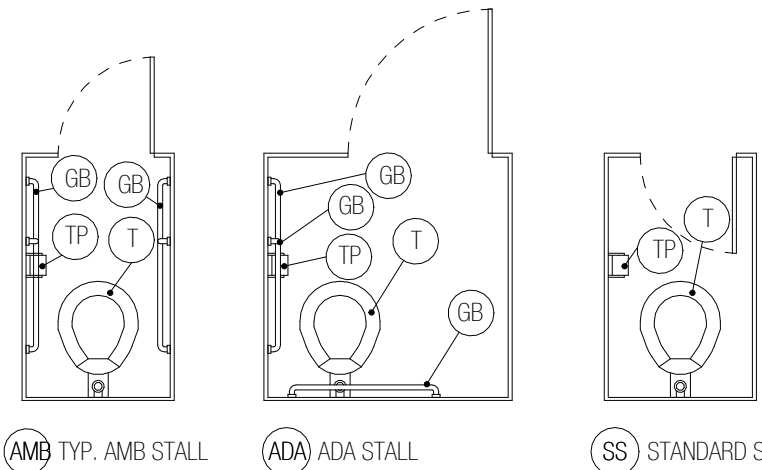
- REF STRUC DWGS FOR SLAB AND MOISTURE PROTECTION DETAILS.
- ALL DOORS TO BE INSTALLED WITH JAMB 6" OFF OF ADJACENT WALL U.N.O.
- ALL DIMS ARE FROM WALL STUDS, BESIDES FOR SHAFTS WALLS WHERE DIMS ARE TO EDGE OF OPENING.
- REF THE WALL TYPE SHEET FOR DETAILS ABOUT WALL NAMING SYSTEM.
- STUD HEIGHTS ARE TO UNDERSIDE OF DECK ABOVE AT ALL RATED WALLS & ALL WALLS WITH INSULATION. AT ALL OTHER LOCATIONS STUD HEIGHTS ARE TO 6" ABOVE CEILING, BRACED TO ABOVE 4'-0" O.C. U.N.O.
- YELLOW HATCH INDICATES INSULATION IN STUD CAVITY.
- EXISTING ELEMENTS SHOWN IN HALF-TONE, INFILL NEW WALLS MARKED IN NEW CONSTRUCTION.
- ALL STRUCT INFORMATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REF STRUC DWGS FOR ACCURATE GRID LINE, COLUMN, BEAM AND TIE LOCATION.
- WHERE EXISTING WALL TO BE INFILLED WITH NEW STUD, ALIGN AT BOTH INTERIOR AND EXTERIOR WALL.

DEMO LEGEND	
	EXISTING TO REMAIN
	DEMO
	NEW CONSTRUCTION

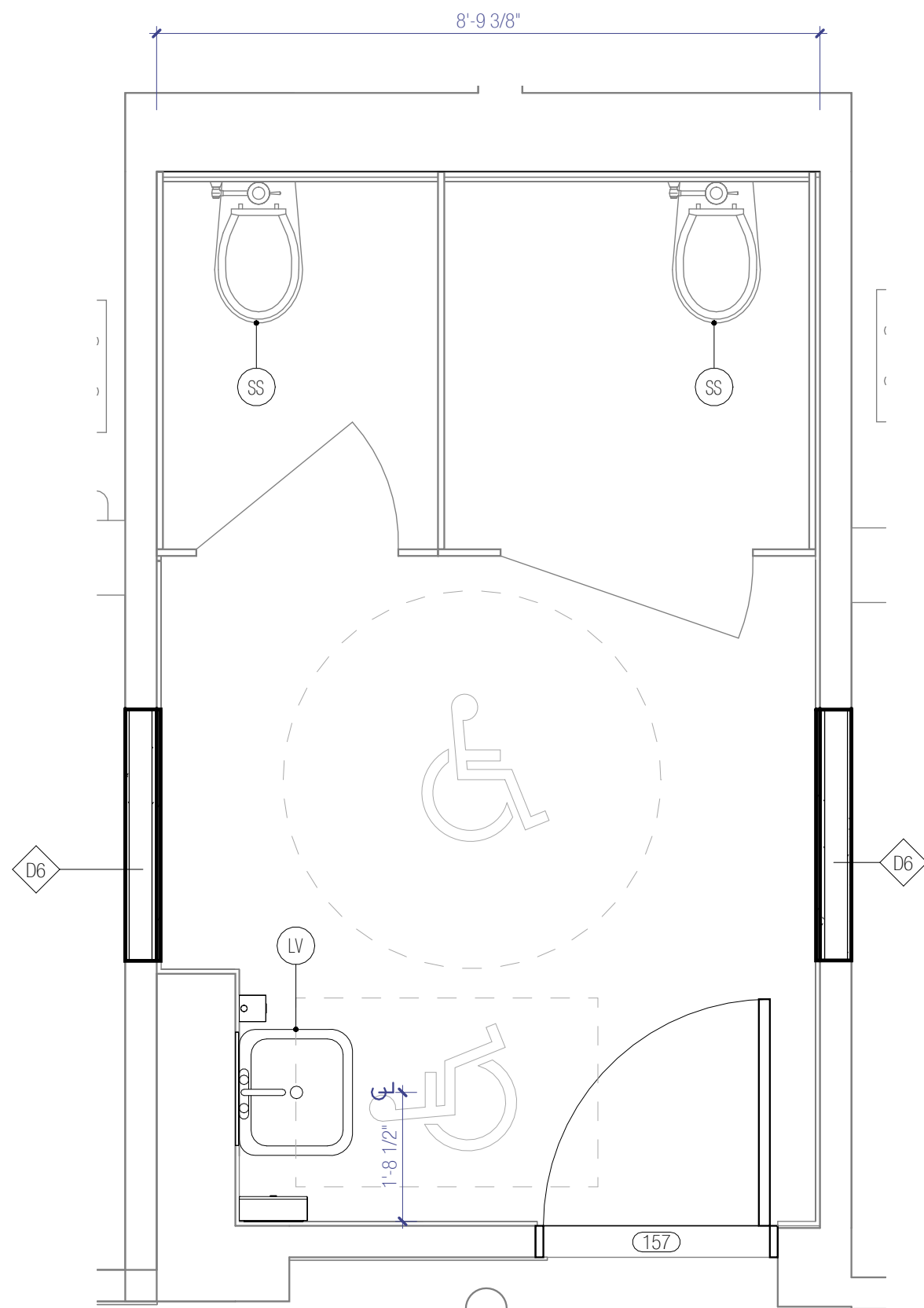
- DIMENSIONS ARE TO WALL FINISH FACE.
- RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSETS MUST HAVE SMOOTH, HARD, NONABSORBENT SURFACES TO A MINIMUM HEIGHT OF FOUR FEET.

BATHROOM FIXTURE LEGEND

ADA	-	TYP. ADA STALL (BELOW)
AMB	-	TYP. AMBULATORY STALL (BELOW)
SS	-	TYP. STANDARD STALL (BELOW)
DP	-	HAND DRYER
GB	-	GRAB BAR
LV	-	LAVATORY
MR	-	MIRROR
MS	-	MOP SINK
SD	-	SOAP DISPENSER
T	-	TOILET
TP	-	TOILET PAPER DISPENSER
UR	-	URINAL
SH	-	STANDARD SHOWER STALL
ASH	-	ADA SHOWER
SB	-	FOLD-UP SHOWER BENCH



TYP. BATHROOM FIXTURE LEGEND
1/4" = 1'-0"



TYP BATHROOM CALLOUT
1/2" = 1'-0"



RISE | NJ
architecture

ARCHITECT: RISE ARCHITECTURE NJ, LLC

NJ LICENSE

361 AIRPORT RD SUITE 402
LAKENWOOD, NJ 08854
SHIMON GREENEBAUM, RA
SHIMON@RISEARCHITECTURE.COM
908-684-9277
WWW.RISEARCHITECTURE.COM

FLORIDA LICENSE

241 37TH STREET, SUITE 450, 2700 UNIVERSITY DR SUITE 210
BROOKLYN, NEW YORK 11232 CORAL SPRINGS, FL 33071

STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

REVISIONS:

NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

CLIENT:

CLIENT NAME

PROJECT NAME / LOCATION:

NJ#359- YBY GIRLS SCHOOL
14400 W 10 MILE RD

DRAWING TITLE:

FLOOR PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

NOT FOR
CONSTRUCTION

SHIMON E. GREENEBAUM, RA
NJ LIC. NO.
21511

SCALE:

As indicated

DATE:

11/20/2025

PROJECT NO.

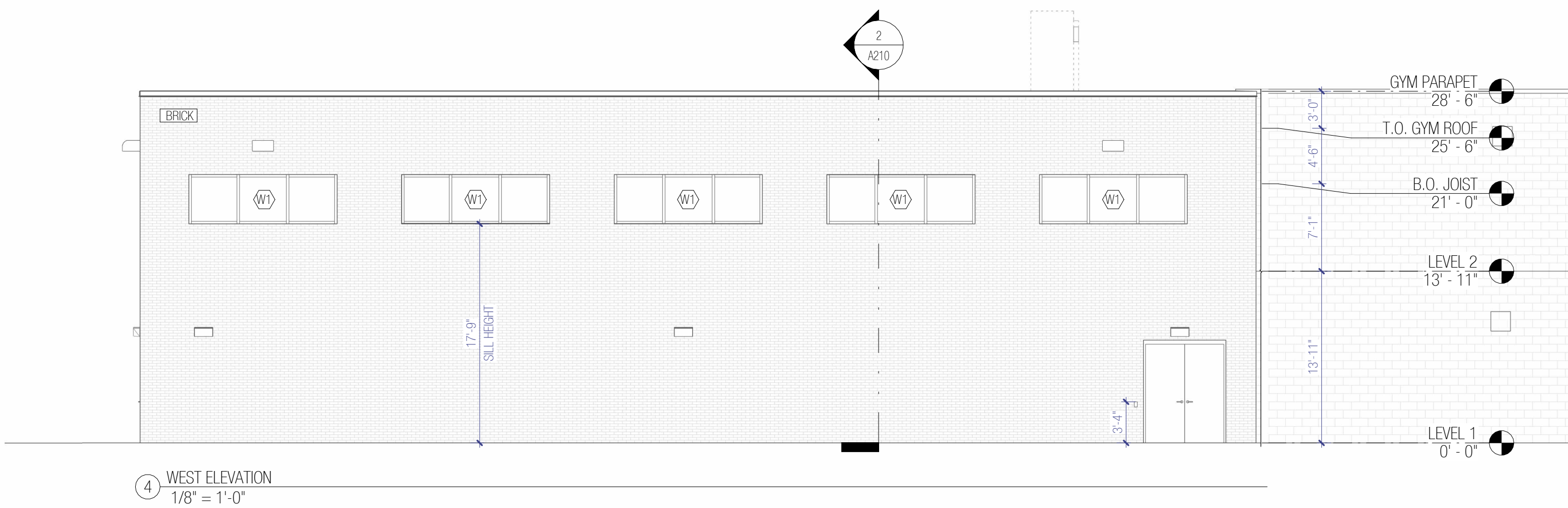
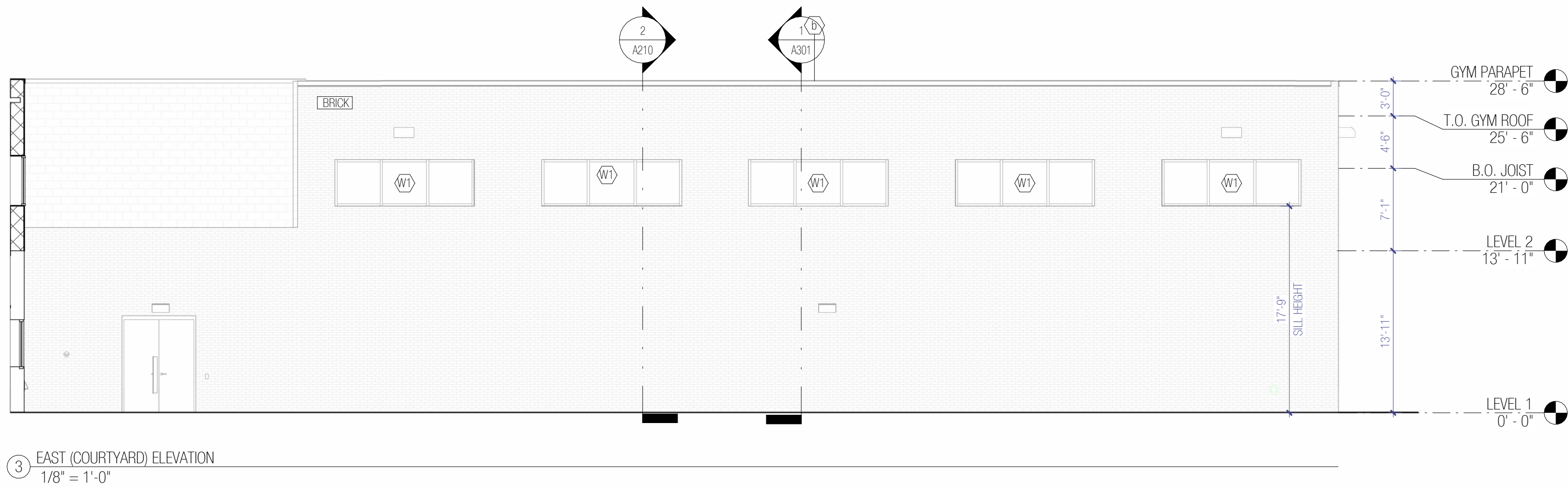
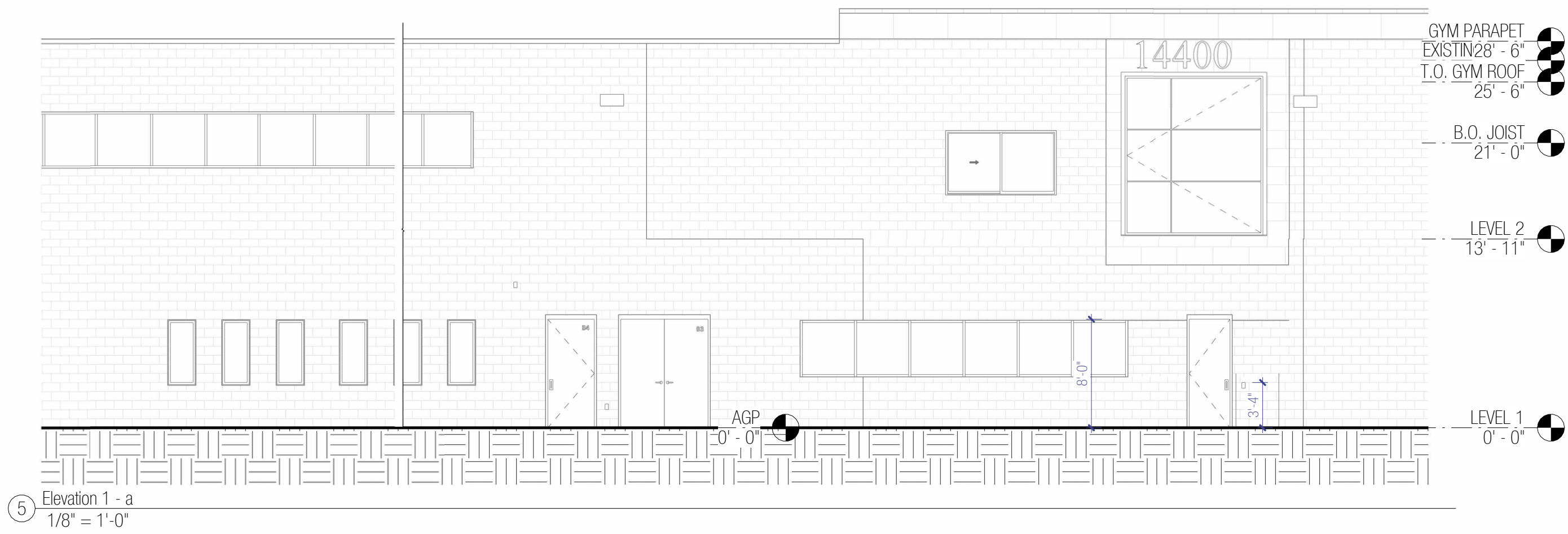
A101

DRAWING NO.

2

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO
NOT SCALE DRAWING. THE DRAWING
SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

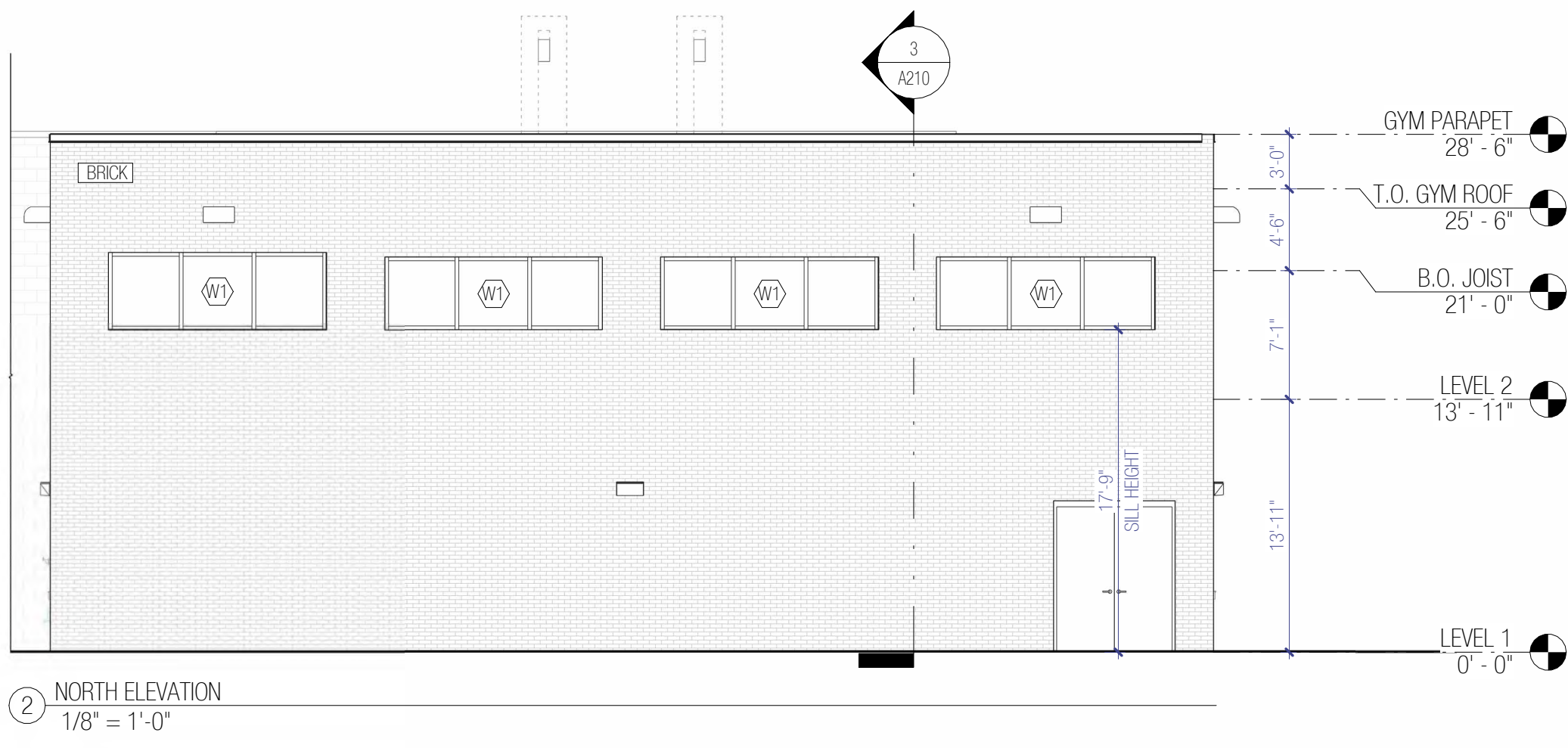
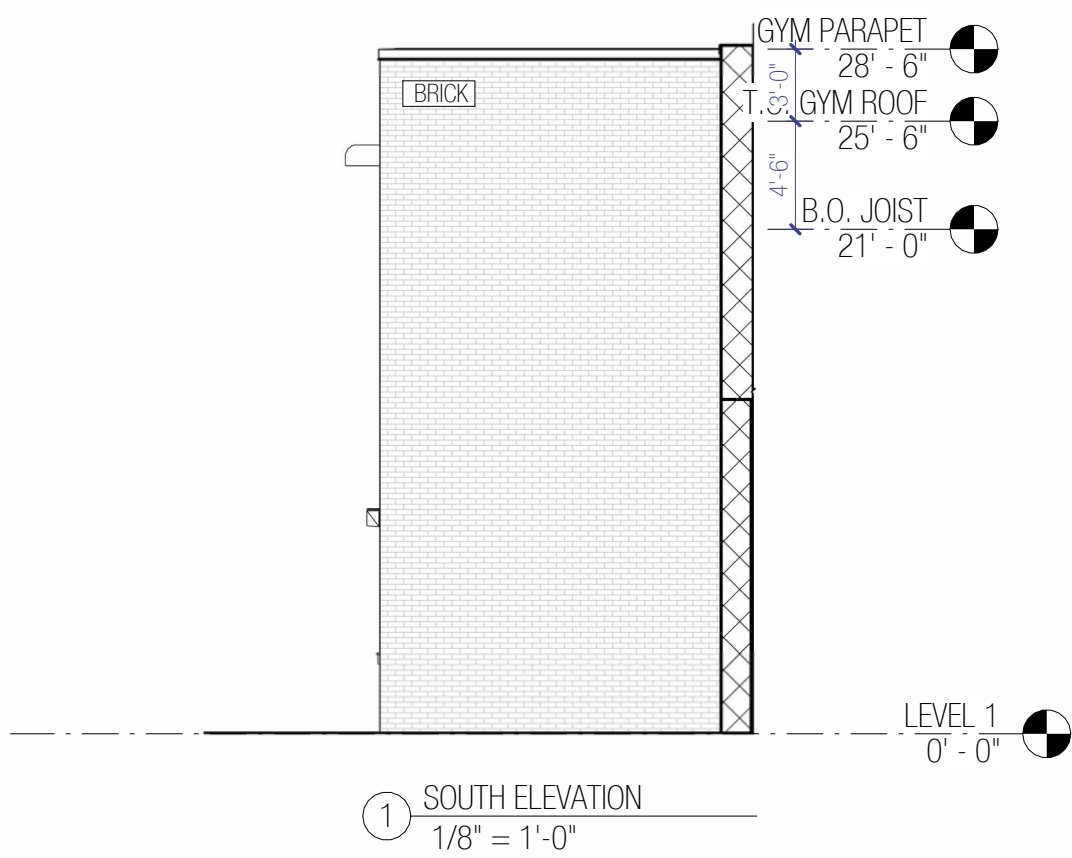
BARCODE



- NOTES:**
- COORDINATE ALL SIGNAGE TEXT, LETTERING STYLE, AND MATERIALITY WITH DESIGNER AND OWNER PRIOR TO INSTALL.
 - ALL TOPOGRAPHY FOR VISUAL PURPOSES ONLY. CONTRACTOR TO COORDINATE GRADE LEVEL WITH CIVIL.
 - PROVIDE LIGHTING UNDER CANOPIES. COORDINATE WITH INTERIOR DESIGNER.
 - WALL SCONCES TO BE COORDINATED WITH OWNER AND INTERIOR DESIGNER.

EXTERIOR MATERIAL LEGEND	
	BRICK - TO MATCH EXISTING
	WINDOWS - STOREFRONT SYSTEM SCHOOL GAURD
	GLASS PANEL AS A BASIS OF DESIGN

DEMO LEGEND	
	EXISTING TO REMAIN
	DEMO
	NEW CONSTRUCTION



ARCHITECT: RISE ARCHITECTURE NJ, LLC
N.J. REG. NO. 36
ADDRESS: 36 AIRPORT RD SUITE 402
LAKENWOOD, NJ 08857
SHIMON GREENBAUM, RA
SHIMON@RISEARCHITECTURE.COM
856.664.9217
WWW.RISEARCHITECTURE.COM
N.J. REG. NO. 1301072762
ADDRESS: 241 37TH STREET SUITE 402
BROOKLYN, NEW YORK 11232
CORAL SPRINGS, FL 33071

MEP CONSULTANT:

CIVIL CONSULTANT:

REVISIONS:		
NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

CLIENT: CLIENT NAME

PROJECT NAME / LOCATION:
NJ#359- YBY GIRLS SCHOOL
14400 W 10 MILE RD

DRAWING TITLE:
ELEVATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION
SHIMON E. GREENBAUM, RA
M.L.U.C. NO. 1301072762

SCALE: As indicated
DATE: 11/20/2025
PROJECT NO. A201
DRAWING NO. 5

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

MEMORANDUM

TO:	Planning Commission Members	DATE:	March 05, 2026
FROM:	Kimberly Marrone, Municipal Services Director Salam Habhab, Economic Development & Planning Specialist	FILE:	APLNCOM/SPR 2026-03 Cultural Center – 14830 Lincoln Ave.
SUBJECT:	Site Plan Review, Cultural Center (Mikvah Building), 14830 Lincoln Ave.		

This is a Site Plan Review (SPR) request submitted by Ari Kosterlitz, on behalf of Congregation Dovid Ben Nuchim, to build a new Cultural Center (Mikvah Building), at 14830 Lincoln Ave. The site is located north of Lincoln Ave., south of W. 11 Mile Rd., west of Marlowe Pl., and east of Stratford Pl., in T1N, R11E, Section 19, within Lincolnshire Manor Sub. Property ID #52-25-19-178-018.

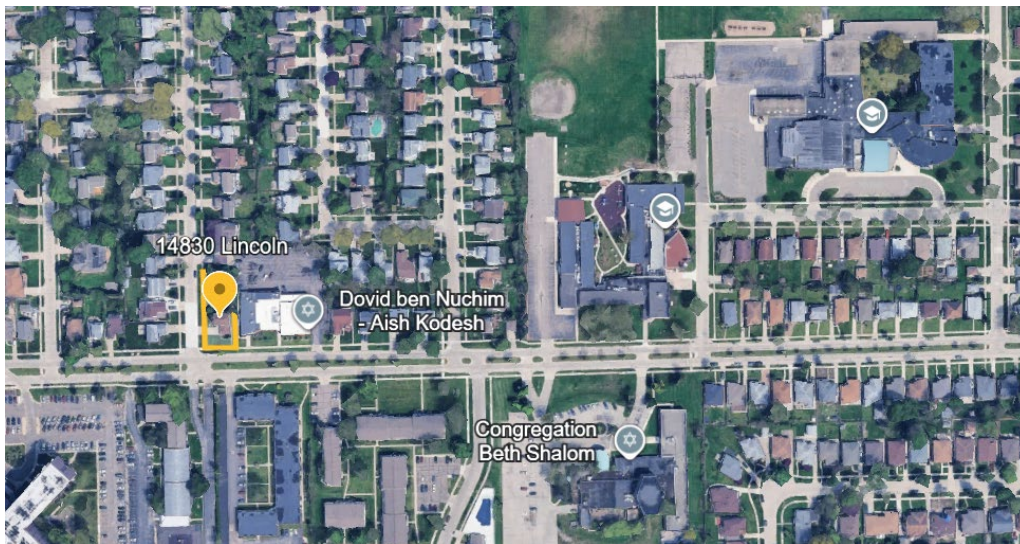


Figure 1. Location Map

SITE AND PROJECT CHARACTERISTICS

The site of 0.25 acres (10,985 square feet) currently comprises a two-story, single-family residential structure. The lot has frontages on Lincoln Ave. and Stratford Pl. There is a driveway approach on Stratford Pl. that leads to an attached garage. The remainder of the property is improved with landscaped areas.

The applicant proposes to demolish the existing residential structure and construct a new two-story cultural center. The cultural center will include a library and women's Mikvah on the first floor, men's mikvah on the basement floor, and a youth activity area, and an open office space on the second floor.

The site is located immediately west of the Congregation Dovid Ben Nuchim property, 14800 Lincoln Ave. The applicant indicated that the proposed cultural center is a component of the Congregation Dovid Ben Nuchim and is intended to benefit and be used by the congregation.

ZONING DISTRICT AND LAND USE

The property is zoned R-1, One-Family Residential District. The use of community centers, cultural facilities, and places of worship is permitted by Conditional Land Use (CLU) subject to the regulations of Sec. 544.g in the R-1 District.

The immediate adjacent properties to the north and east are zoned R-1 District, to the west is Stratford Pl. right-of-way then R-1 District, and to the south is Lincoln Ave. Right-of-way then MR-1, Multiple-Family Residential.

Section 544.g Community Center/Places of Worship.

1. In residential zoning districts, community centers or cultural facilities, churches, synagogues and other places of worship shall conform to the following requirements and restrictions.
 - a. They shall be located on a principal arterial, major arterial, minor arterial, or major collector street.
 - b. Parking shall not be provided in the front building setback area.
 - c. All parking areas shall be screened from adjoining properties by a minimum four-foot, six-inch high masonry wall or similar material suitable to the planning commission. The planning commission may permit the substitution of a landscaped greenbelt or earth berm after submission and review of a landscape plan.
 - d. The principal building shall comply with all setback requirements of the district in which it is located provided, however, that in no case shall the principal building be located closer than 50 feet from an abutting residential district or residential use.
 - e. The site plan shall include a floor plan of the proposed structure(s) for use in determining required parking etc., based on proposed uses within the structure.
 - f. The site plan shall detail any proposed outdoor use areas (playgrounds,

shrines, etc.), including means of pedestrian and vehicular access, if applicable.

The Economic Development and Planning staff finds that the information contained in the Site Plan satisfactorily meets the six (6) standards required for a cultural center, with the following conditions:

- The Site Plan approval is contingent upon requesting dimensional variances from the Zoning Board of Appeals (ZBA), as follows:
 - A waiver from the requirements of Sec. 544.g.1.d to reduce the rear (north) side setback to 48 feet and the east side yard setback to 4.1 feet. The zoning ordinance requires 50 feet.

ONE FAMILY RESIDENTIAL DISTRICT

All one-family residential principal uses, conditional uses, and special land uses are subject to the following site development requirements:

Schedule of Regulations: Bulk, Area, Density, and Setbacks.

TABLE 1. SCHEDULE OF REGULATIONS		
Location	Required	Provided
Front (South); Primary frontage, SEC 214	25'	25.1'
Rear (North), SEC 544.g	50'	48'
Side (East) SEC 214	50'	4'
Side (West), Secondary Frontage, SEC 544.g	15'	15.3'
Height; SEC 214	2 floors; 27'	2 floors; 27'
Lot Coverage; SEC 214	Max. 35%	33.8%
Impervious Surfaces; SEC 215.d	Max. 70%	74.4%
Landscaped Area-Front Yard SEC 215.d	Min. 50%	Exceeds 50%

As mentioned above, cultural centers are subject to the setback requirements of Sec. 544.g. The rear (north) and side (east) yard setbacks do not meet the zoning ordinance requirements. Additionally, the site plan doesn't meet the impervious surface requirements as shown in Table 1, above.

The Site Plan approval is contingent upon requesting variances from the Zoning Board of Appeals (ZBA), as follows:

- A waiver from the requirements of Sec. 544.g.1.d to reduce the rear (north) side setback to 48 feet and the east side yard setback to 4 feet. The zoning ordinance requires 50 feet.
- A waiver from the requirements of Sec. 215.d to allow impervious surfaces of 74.4%. The zoning ordinance requires the total area of all impervious surfaces not to exceed 70% of the lot area.

Building Design Standards

The site plan has to meet the general architectural standards by building types as regulated in Article 3, Division 2: Architectural Building Standards. Residential buildings shall comply with Sec. 354. Residential Architectural Standards.

The primary (south) facade exceeds the 25% fenestration requirements of the zoning ordinance in residential districts. However, the site plan indicates the use of tinted glass in an aluminum frame. The applicant shall provide the fenestration percentage for the primary facade, excluding tinted glass from the calculation, as it does not count toward the required fenestration requirements.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Community centers including senior centers, cultural centers & teen centers	1.0 space per each 250 sq. ft. of GFA, or 1.0 space per every four persons of capacity authorized by the Uniform Building Code; plus 1.0 space per employee, whichever is less	$7,803/250 = 30$ spaces	6 Spaces provided on site
Total		30	6

The zoning ordinance requires 30 off-street parking spaces. The site plan depicts a rear parking lot with 6 spaces, with a proposed vehicle access connecting to the existing Congregation Dovid Ben Nuchim parking lot. The applicant indicated that a shared parking agreement with the synagogue is in place to meet the parking requirements.

On October 24, 2017, Congregation Dovid Ben Nuchim received a variance from the Zoning Board of Appeals to allow a total of 49 parking spaces, where 67 spaces were required.

It is important to note that the synagogue currently houses a 1,749-square-foot library. A smaller library of 1,060 square feet will be moved to the new building. This move will not increase occupancy, as library users are already included in the original calculations.

The Site Plan approval is conditioned upon obtaining the following variance from the Zoning Board of Appeals.

- A variance from the requirements of Section 403 to allow 6 off-street parking spaces within the site. The zoning ordinance requires 30 spaces for community

centers (cultural center).

Sec. 404 Barrier Free Parking Requirements requires barrier-free spaces in compliance with the State Building Code. The site plan depicts (1) barrier-free parking space for the (6) parking spaces proposed on-site in compliance with the State Building Code requirements. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.

Sec. 408 Bicycle Parking requires (1) bicycle space for each (10) vehicle parking spaces provided. The site plan depicts (6) bicycle racks for the (6) parking spaces proposed on-site, which exceeds the requirements of the zoning ordinance.

Landscape Standards.

TABLE 3. SEC. 445 DESIGN STANDARDS		
Landscaped Area	Required	Provided
Greenbelts, along street frontage		
10 ft wide landscaped area	Lincoln: 10 ft wide	Lincoln: 13 ft Stratford: 15.3 ft
1 canopy tree or 2 ornamental trees / 30 ft street frontage	Lincoln: $67.4/30 = 2.2 = 2$ trees	Lincoln: 2 trees Stratford: 5 trees
6 upright shrubs / 30 ft street frontage	Lincoln: $67.4 / 30 = 2.2$ $2.2 \times 6 = 13$ shrubs	Lincoln: 18 shrubs Stratford: 35 shrubs
Parking lot landscaping, Residential District		
Landscaped area of 10 sq. ft. / 1 parking space	$10 \times 6 = 60$ sf	Approx. 1,103 sf
1 deciduous tree / 100 sf.	$60/100 = 1$ trees	3 trees
Interior Site Landscaping – Not required in Residential Districts		
Total	Landscaped area = 60 sf Trees = 6 Shrubs = 18	Landscaped area = 1,103 sf Trees = 10 Shrubs = 53

The landscape plan meets and exceeds the landscape design standards of Sec. 445, as shown in Table 3. above.

Sec. 446 requires minimum screening and landscaping between non-residential uses and adjacent residential uses or districts. The zoning ordinance provides alternatives for screening, such as landscaped berms, landscaped buffers, or screen walls along the property lines adjacent to residential districts or uses, and a 10-foot greenbelt between the subject property and any road right-of-way.

The site plan depicts greenbelts along Lincoln St. and Stratford Pl. that exceed the 10-foot requirement. A new 5-foot screen wall is proposed along the north property line to

match the existing wall along the synagogue's property lines. There is also an existing 5-foot screen wall along the east property line. The applicant proposes removing the north portion of this wall to allow vehicle access between the proposed and existing synagogue parking areas and to create a small opening for pedestrian access between the two buildings.

Sec. 446 authorizes the Planning Commission to approve alternative screening plans, recognizing that a wide variety of land uses and the relationships between them can exist and that varying circumstances can mitigate the need for screening and landscaping. The Planning Commission may reduce or waive the screening and landscaping requirements upon reviewing the following:

1. The screening and landscaping plan shall protect the character of new and existing residential neighborhoods against negative impacts such as noise, glare, light, air pollution, trash and debris, and hazardous activities.
2. The alternate width and type of buffer zone and screening provided therein will ensure compatibility with surrounding and nearby land uses because:
 - a. The development is compatible with and sensitive to the immediate environment of the site and neighborhood relative to architectural design, scale, bulk, building height, identified historical character, disposition and orientation of buildings on the lot and visual integrity.
 - b. The site has natural existing vegetation and/or topography, natural bodies of water or wetland areas or other existing conditions which offer screening consistent with the standards set forth in this article. The planning commission shall require the preservation of these natural features as a condition of site plan approval.
 - c. The arrangement, design and orientation of buildings on the site maximize privacy and isolate adjacent and nearby land uses from any potential negative impacts of the project.

The Economic Development and Planning Department finds that the proposed 5-foot screen wall along the north property line provides adequate screening and matches the existing wall along the synagogue property lines. The proposed landscape and screening plan is consistent with and complements the character of the surrounding area and protects the character of the property.

Sec. 447 requires all landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without irrigation. The applicant indicated that an underground irrigation system will be provided in compliance with the zoning ordinance.

Sec. 447 requires the landscaped areas and plant material to be kept free from refuse and debris and maintained in healthy growing conditions. The Landscape Plan shall indicate the following: "Landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing

condition, neat and orderly in appearance in accordance with the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days written notice from the City or within an extended time period as specified in said notice.”

Access Management and Driveway Standards. The site plan depicts modifications to the accesses on Stratford Pl. The applicant shall obtain permits/approvals from the City of Oak Park Engineering Department for the proposed modifications to the egress/ingress accesses on Stratford Pl.

Dumpster enclosure. The site plan does not depict an exterior dumpster and dumpster enclosure. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Section 333 of the zoning ordinance.

Lighting. Article 4, Division 5 Lighting Standards requires any existing or proposed exterior light fixtures to be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way.

The light plan indicates an intensity range from 0.1 to 3.7 footcandle along the east property line. The Site Plan approval is contingent upon requesting an additional dimensional variance from the Zoning Board of Appeals (ZBA), as follows:

- A waiver from the requirements of Sec. 494 to allow wall mounted light intensity to reach 3.7 footcandles on the east property line. The zoning ordinance requires the intensity of light within a site not to exceed one footcandle at any property line.

Mechanical Equipment. The site plan does not depict any mechanical equipment. Any ground or mounted mechanical equipment shall be screened in compliance with the provisions of Article 3, Division 1, Sec. 318 Mechanical Equipment.

Signs. No signage is approved as part of the site plan review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan Review for the proposed Cultural Center (Mikvah Building) at 1830 Lincoln Ave. Property ID # 52-25-19-178-018.

Conditions of Site Plan approval:

1. The Site Plan approval is contingent upon requesting variances from the Zoning Board of Appeals (ZBA), as follows:
 - a. A waiver from the requirements of Sec. 544.g.1.d to reduce the north side setback to 47 feet and the east side yard setback to 4 feet. The zoning ordinance requires 50 feet.
 - b. A waiver from the requirements of Sec. 215.d to allow impervious surfaces of 74.4%. The zoning ordinance requires a total area of all impervious surfaces to not exceed 70% of the lot area.
 - c. A variance from the requirements of Section 403 to allow 6 off-street parking spaces within the site. The zoning ordinance requires 30 spaces for community centers (cultural center).
 - d. A waiver from the requirements of Sec. 494 to allow wall mounted light intensity to reach 3.7 footcandles on the east property line. The zoning ordinance requires the intensity of light within a site not to exceed one footcandle at any property line
2. The Site Plan approval is conditioned upon obtaining the following variance from the Zoning Board of Appeals.
3. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
4. The applicant shall obtain permits/approvals from the City of Oak Park Engineering Department for the proposed modifications to the egress/ingress accesses on Stratford Pl.
5. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3, Division 1, Section 333 of the zoning ordinance.
6. All ground or mounted mechanical equipment shall be screened in compliance with the provisions of Article 3, Division 1, Sec.318 Mechanical Equipment.
7. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
8. The Site Plan must comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments.

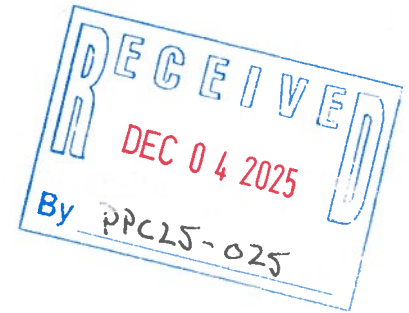


CITY OF OAK PARK

MUNICIPAL SERVICES

ECONOMIC DEVELOPMENT & PLANNING DIVISION

14300 Oak Park Blvd,
Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☒ Site Plan Review	\$750.00
☐ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

Fee Paid

Site Plan No.

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237

PROPERTY INFORMATION

Name of Proposed Development	MIKVAH BUILDING		
Property Address	14830 LINCOLN ST		
Parcel Number Sidwell Number	25-19-178-018		
Legal Description			
Existing Land Use	Residential		
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
Cultural Center, Men & Women Mikvah & Library (Small) for the benefit of the Congregation.			
Estimated Monetary Investment	\$ 1,600,000	Projected Number of Employees	4

PROPERTY OWNER INFORMATION

Owner Name	CONGREGATION DAVID BEN NUCHIM						
Owner Address	14800 LINCOLN ST.						
City	OAK PARK	State	MI	Zip	48237	Phone	3133209400
Signature of Property Owner	GIL		Print Name		Ari Kosterlitz		
Email Address	atkostegmail.com						

APPLICANT INFORMATION

Applicant Name and Role	Ari Kosterlitz / Rabbi						
Applicant Address	14800 LINCOLN ST.						
City	Oak Park	State	MI	Zip	48237	Phone	3133209400
Signature of Applicant	GIL		Print Name		Ari Kosterlitz		
Email Address	atkostegmail.com						

N: T&P/PLANNING/APPLICATIONS & PERMITS/ FINAL APPLICATIONS/ SPR APPLICATION 2025

MIKVAH BUILDING

14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

GENERAL NOTES:

DEMOLITION NOTES:

SEE DEMOLITION PLANS AND ELEVATIONS FOR NOTES

STRUCTURAL NOTES:

SEE STRUCTURAL DRAWINGS FOR NOTES

ARCHITECTURAL NOTES:

DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS, AND INCIDENTALS REQUIRED FOR COMPLETION.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL STATE, AND FEDERAL CODES AND LAWS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE BUILDING AND OTHER PERMITS REQUIRED FOR THE COMPLETION OF THE WORK.

FOR TYPES I AND II CONSTRUCTION, ALL DIMENSION LUMBER IN NONBEARING EXTERIOR WALLS AND ROOF CONSTRUCTION INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING SHALL BE PRESSURE TREATED / UL CERTIFIED NON-COMBUSTIBLE PER 2021 MBC SECTION 603.1 ITEM 1.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE. NOTIFY THE ARCHITECT OR OWNER PRIOR TO COMMENCING WORK OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS AND BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS. AN ADDENDUM WILL BE ISSUED AS NECESSARY AND WILL BECOME A PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.

CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS AND PROVIDE FINAL CLEAN-UP OF JOB SITE PRIOR TO MOVE-IN.

CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY PROTECTION TO ENSURE THE SAFETY OF THE EXISTING TENANT AND GENERAL PUBLIC DURING CONSTRUCTION.

COORDINATE ALL WORK BEFORE AND DURING CONSTRUCTION WITH ALL OTHER AFFECTED TRADES.

WHERE INTERFERENCES DEVELOP, NOTIFY ARCHITECT FOR RESOLUTION OF CONFLICT.

RELOCATION OF CONFLICTING INSTALLED WORK, DUE TO LACK OF COORDINATION, OR POOR COORDINATION WILL NOT BE CONSIDERED EXTRA WORK

ALL M.E.P. DRAWINGS ARE REVIEWED BY ARCHITECT FOR GENERAL CODE COMPLIANCE WITH THE CURRENT MICHIGAN BUILDING CODE ONLY. ANY & ALL ENGINEERING OF M.E.P. IS THE RESPONSIBILITY OF M.E.P. ENGINEERS AND THE M.E.P. SUB CONTRACTORS, AND DOES NOT FALL ONTO THE ARCHITECT.

MILLWORK NOTES:

ALL WOODWORK /MILLWORK SHALL CONFORM TO THE QUALITY STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI) PREMIUM GRADE FOR ALL APPLICABLE SECTIONS. FABRICATOR SHALL BE FAMILIAR WITH AWI STANDARDS.

FABRICATE WOODWORK /MILLWORK ITEMS TO ACTUAL FIELD DIMENSIONS. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS. CONTRACTOR(S) SHALL SUBMIT SHOP DRAWINGS, SAMPLES OR MANUFACTURERS LITERATURE OF ALL ITEMS. SHOP DRAWINGS SHALL SHOW SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH QUALITY STANDARDS AND DESIGN INTENT.

COORDINATE LOCATION OF BLOCKING WITHIN PARTITIONS FOR ITEMS TO BE SECURED TO SURFACE.

CABINET INTERIORS TO BE CONSTRUCTED OF MELAMINE-FUSED FINISH HIGH DENSITY PARTICLE BOARD. CABINET DOORS TO BE FULLY FINISHED IN SPECIFIED PLASTIC LAMINATE.

ALL FASTENERS SHALL BE CONCEALED. ALL HINGES SHALL BE CONCEALED. 3-WAY ADJUSTABLE, SELF CLOSING TYPE BY "STANLEY", "BLUM", "GRASS" OR "HAFELE". ALL DRAWER SLIDES SHALL BE BALL-BEARING, FULL EXTENSION TYPE BY "ACCURITE", OR "GRANT". USE LOAD RATING FOR APPLICATIONS AS RECOMMENDED BY MANUFACTURER.

PLUMBING NOTES:

CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.

CONTRACTOR TO PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED FOR COMPLETION (ie: DESIGN/BUILD).

CONTRACTOR SHALL PROVIDE OR REWORK PLUMBING SYSTEM PER INFORMATION ON DRAWINGS.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL STATE, AND FEDERAL CODES AND LAWS.

ANY ENGINEERED DRAWINGS REQUIRED BY CITY SHALL BE PREPARED AND SUBMITTED BY SUBCONTRACTOR. ARCHITECT SHALL RECEIVE RECORD COPY.

PHONE/DATA/COMMUNICATIONS NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A JUNCTION BOX WITH PULL STRING TO EACH WALL MOUNTED COMMUNICATIONS LOCATION.

ALL NEW TELEPHONE AND DATA WIRING IN CEILING PLENUM SHALL BE PLENUM-RATED WIRE.

ELECTRICAL NOTES:

CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.

CONTRACTOR TO PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED FOR COMPLETION (ie: DESIGN/BUILD).

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND LAWS.

CONTRACTOR SHALL INSTALL NEW EMERGENCY LIGHTS W/ BATTERY BACK-UP, AND EXIT SIGNS W/ BATTERY BACK-UP THROUGHOUT AS REQUIRED BY ALL CODES AND THE LOCAL FIRE MARSHAL. CONTRACTOR SHALL FIELD INSPECT EXISTING FIXTURES AND REPLACE IF FIXTURES ARE NON-FUNCTIONING OR NEED NEW BATTERY BACK-UP.

ANY ENGINEERED DRAWINGS REQUIRED BY CITY SHALL BE PREPARED AND SUBMITTED BY SUBCONTRACTOR. ARCHITECT SHALL RECEIVE RECORD COPY.

LOCATE POWER AND COMMUNICATION RECEPTACLES TO NEAREST STUD IN APPROXIMATE POSITION INDICATED ON PLANS. PROVIDE BRIDGING BETWEEN STUDS AS REQUIRED FOR ALL DIMENSIONED RECEPTACLE LOCATIONS. DO NOT LOCATE BOXES BACK-TO-BACK WITHIN PARTITIONS- STAGGER AS REQUIRED TO MINIMIZE SOUND TRANSMISSION.

ELECTRICAL CONTRACTOR TO VERIFY WORKING CONDITION OF ALL SWITCHES, LIGHT FIXTURES, BALLASTS, EXIT AND EMERGENCY LIGHT AND OUTLETS. REPLACE IF NECESSARY (TYPICAL THROUGHOUT, AND IN ACCORDANCE WITH SPECIFICATIONS).

MECHANICAL (HVAC) NOTES:

CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.

CONTRACTOR TO PROVIDE ALL ITEMS, ARTICLES, MATERIALS AND OPERATIONS SCHEDULED INCLUDING ALL LABOR, MATERIALS, AND INCIDENTALS REQUIRED FOR COMPLETION (ie: DESIGN/BUILD).

CONTRACTOR SHALL PROVIDE OR REWORK HVAC SYSTEM PER INFORMATION ON DRAWINGS.

ALL ROOMS TO HAVE A MINIMUM OF ONE (1) SUPPLY DIFFUSER AND ONE (1) RETURN AIR GRILLE.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL STATE, AND FEDERAL CODES AND LAWS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION, TESTING AND BALANCING OF THE HVAC SYSTEM. MODIFY AND SUPPLEMENT EXISTING SYSTEM AS NECESSARY. AIR DUCTS AND RETURN AIR GRILLES SHALL BE DAMPERED AS REQUIRED.

ANY ENGINEERED DRAWINGS REQUIRED BY CITY SHALL BE PREPARED AND SUBMITTED BY SUBCONTRACTOR. ARCHITECT SHALL RECEIVE RECORD COPY.

HVAC THERMOSTAT CONTROL FOR ALL ROOMS SHALL BE LOCATED WITHIN THE DEMISED SUITE. VERIFY AND REWORK EXISTING DUCTWOK AND THERMOSTATS AS REQUIRED. VERIFY LOCATIONS OF ALL THERMOSTATS WITH TENANT REPRESENTATIVE PRIOR TO INSTALLATION.

HVAC CONTRACTOR SHALL VERIFY WORKING CONDITON OF ALL VAV BOXES, EXHAUST FANS AND ANY OTHER DEVICES DIRECTY RELATED TO THE HVAC SYSTEM. CONTRACTOR SHALL NOTIFY TENANT REP. IMMEDIATELY UPON DISCOVERY OF ANY DEFECTIVE DEVICES.

HVAC CONTRACTOR TO VERIFY WORKING CONDITON OF EVERY THERMOSTAT AND REPLACE IF NECESSARY (TYPICAL THROUGHOUT).

UPON COMPLETION OF THE WORK, HVAC CONTRACTOR SHALL PROVIDE TO THE TENANT REP. A DRAWING (AT 1/8" = 1'-0") INDICATING THE LOCATION OF EACH THERMOSTAT AND THE SUPPLY DIFFUSERS WHICH ARE CONTROLLED BY THAT THERMOSTAT.

GENERAL NOTES:

CONSTRUCTION EQUIPMENT & MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFE GUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS, OR ADDITIONS TO ANY BUILDING OR STRUCTURE. AN ADEQUATE SUBSTITUTION SHALL BE AVAILABLE IF ANY OF THESE FEATURES BECOMES UNAVAILABLE. WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND PUBLIC RIGHTS-OF-WAY. A CONSTRUCTION BARRIER PROTECTING THE PEDESTRIANS, GENERAL PUBLIC, CUSTOMERS & EMPLOYEES SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.

FIRE ALARM NOTES:

FIRE ALARM CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.

FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR REVISED AND UPDATED DRAWINGS TO BE SUBMITTED TO CITY PRIOR TO BEGINNING WORK.

FIRE ALARM CONTRACTOR TO PROVIDE ALL ITEMS, ARTICLES, MATERIALS, & LABOR TO REVISE EXISTING SYSTEM AS REQUIRED (ie: DESIGN/BUILD).

LOCATION MAP



CODE ANALYSIS:

REVIEW CODE	2021 MICHIGAN REHABILITATION CODE
	FOR EXISTING BUILDINGS
	- ALTERATION LEVEL 2
	- WORK AREA COMPLIANCE METHOD
	2021 MICHIGAN MECHANICAL CODE
	2021 MICHIGAN PLUMBING CODE
	2023 NATIONAL ELECTRIC CODE (NEC)
	w/ MICHIGAN PART 8 AMENDMENTS
	2021 MICHIGAN COMMERCIAL ENERGY CODE
	2021 INTERNATIONAL FIRE CODE
	2021 INTERNATIONAL FUEL GAS CODE
	2019 NFPA 72
	2017 ICC/ANSI A117.1

USE GROUP

GROUP A-3, R-2

TYPE OF CONSTRUCTION

TYPE II-B

OCCUPANCY LOAD
(PER TABLE 1004.5 MBC 2021)

BASEMENT LEVEL (BELOW GRADE)	
LOCKER ROOM 1030SF / 50GROSS	= 21 OCC.
SWIMMING POOL (MIKVAH) 2795SF / 50 GROSS	= 6 OCC.
STORAGE/MECH. 2738SF / 300 GROSS	= 10 OCC.
TOTAL OCC.	= 37 OCC.

FIRST LEVEL	
LIBRARY 1006 SF / 100 GROSS	= 11 OCC.
SWIMMING POOLS (MIKVAH) 332 SF/50 GROSS	= 7 OCC.
CHANGING ROOMS 2 NET PER ROOM (9 ROOMS) = 18 OCC.	
RECEPTION (WAITING ROOM) 232 SF /15 GROSS	= 16 OCC.
STORAGE/MECH. 123 SF / 300 GROSS	= 10 OCC.
TOTAL OCC.	= 62 OCC.

SECOND LEVEL	
R-2 APARTMENTS 3757 SF/200 GROSS	= 19 OCC.
TOTAL OCC.	= 19 OCC.

TOTAL OCCUPANTS
= 118 OCCUPANTS

TOTAL FLOORS IN BLDG.
(PER TABLE 504.4 MBC 2021)

ALLOWED = 3
PROVIDED= 2

TOTAL HEIGHT
(PER TABLE 504.3 MBC 2021)

ALLOWED = 75 FT
PROVIDED = 29 FT

TOTAL AREA
(PER TABLE 506.2 MBC 2021)

ALLOWED = 28,500 S.F.
PROVIDED= 11,549 S.F.

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE OF CONSTRUCTION (XX) TYPE (XX) TYPE

PRIMARY STRUCTURAL FRAME 0 HR 0 HR

BEARING WALLS – EXTERIOR 0 HR 0 HR

BEARING WALLS – INTERIOR 0 HR 0 HR

NONBEARING WALLS 0 HR 0 HR

& PARTITIONS – EXTERIOR 0 HR 0 HR

NONBEARING WALLS 0 HR 0 HR

& PARTITIONS – INTERIOR 0 HR 0 HR

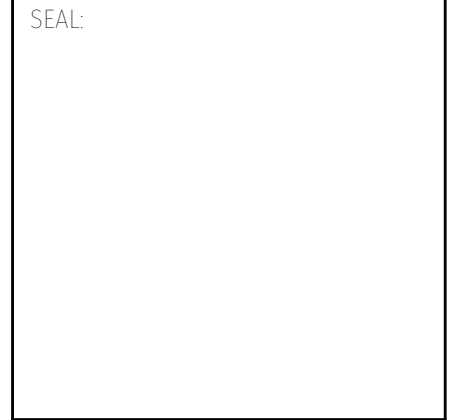
FLOOR CONSTRUCTION 0 HR 0 HR

ROOF CONSTRUCTION 0 HR 0 HR

TAKEN FROM 2021 MBC TABLE 601

SHEET INDEX

T01	COVER SHEET	WRC-1	OAKLAND WRC SOIL EROSION DETAILS
C-1	COVER SHEET	A2.1	LOWER LEVEL FLOOR PLAN
C-2	DEMOLITION PLAN	A2.2	MAIN LEVEL FLOOR PLAN
C-3	SITE PLAN	A2.3	UPPER LEVEL FLOOR PLAN
C-4	GRADING PLAN	A2.4	ROOF PLAN
C-5	UTILITY PLAN	A3.1	ELEVATIONS
C-6	LIGHTING PLAN	A3.2	ELEVATIONS
C-7	SOIL EROSION & SEDIMENT CONTROL PLAN		
C-8	LANDSCAPING PLAN		
C-9	LANDSCAPING DETAILS		
C-10	CONSTRUCTION DETAILS		
C-11	CONSTRUCTION DETAILS		
ALTA-1	ALTA/NSPS LAND TITLE SURVEY		

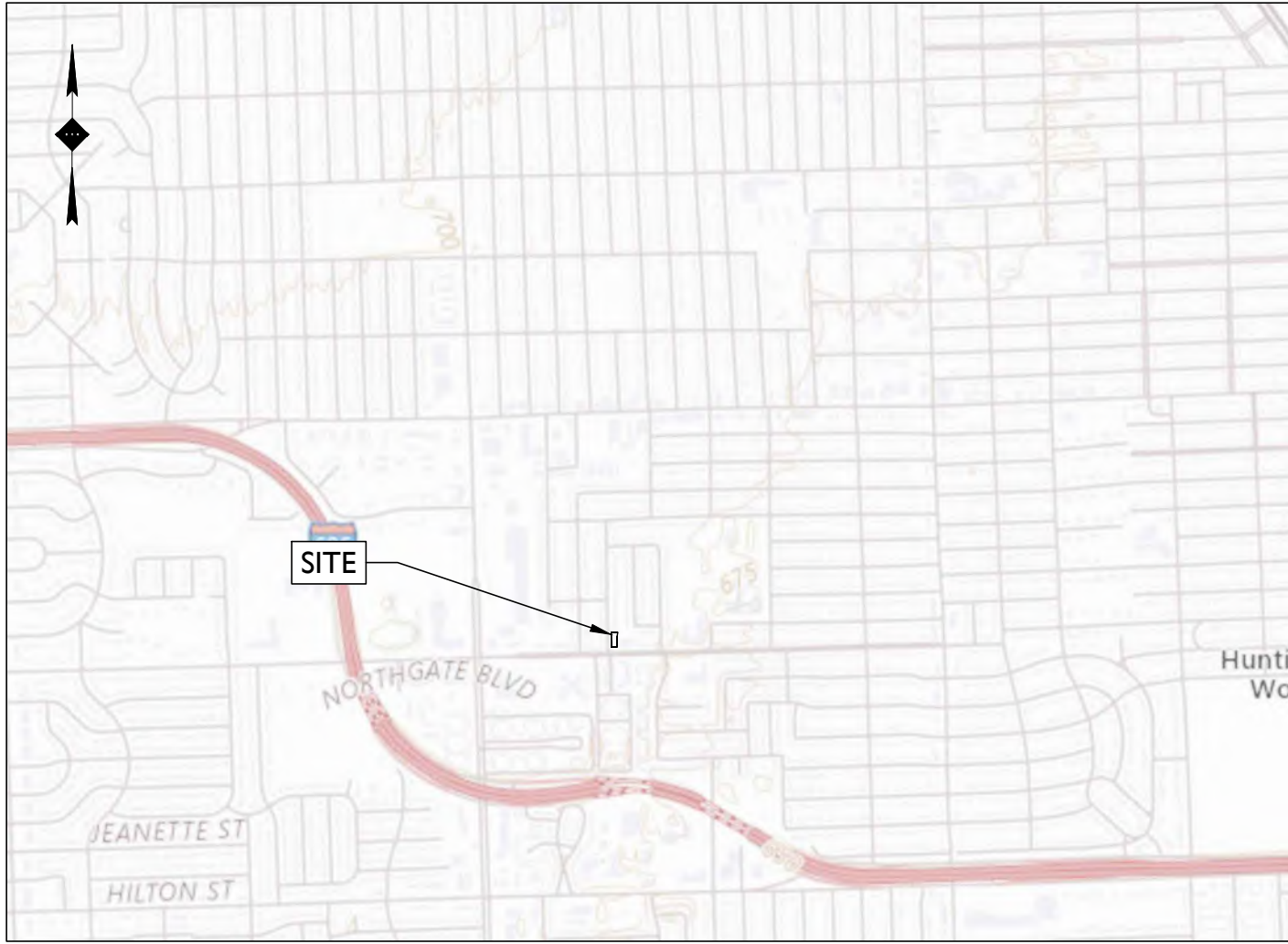


MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN:	NLG, MRA
DATE:	DECEMBER 3RD , 2025
SHEET TITLE:	COVER SHEET

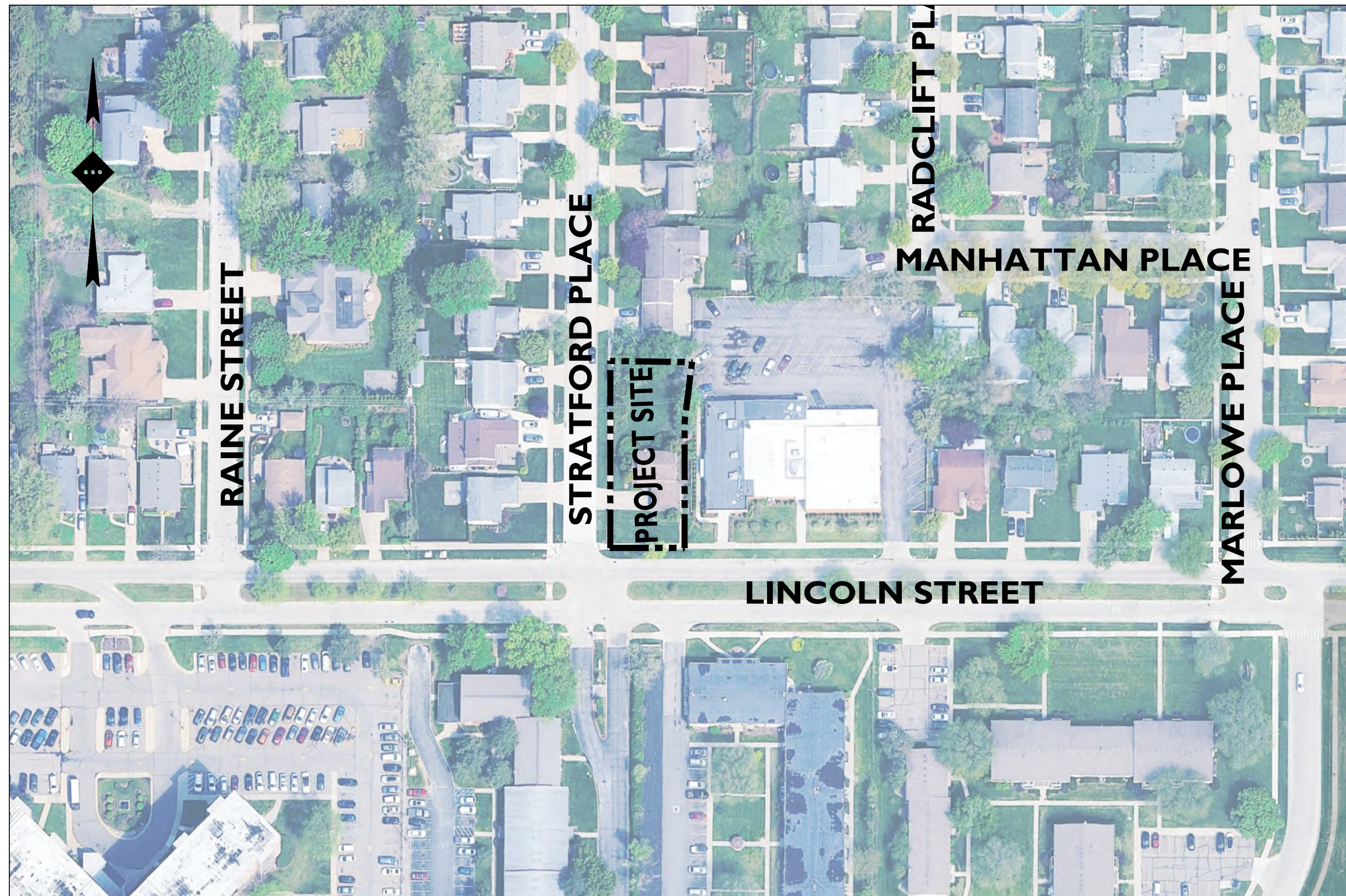
JOB NUMBER:	ABD1965
SHEET NUMBER:	T0.1



SOURCE: USGS MAPPING SYSTEM

LOCATION MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

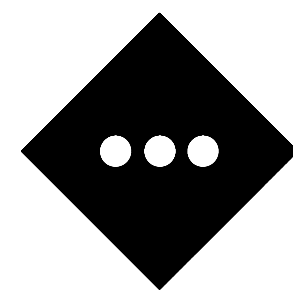
AERIAL MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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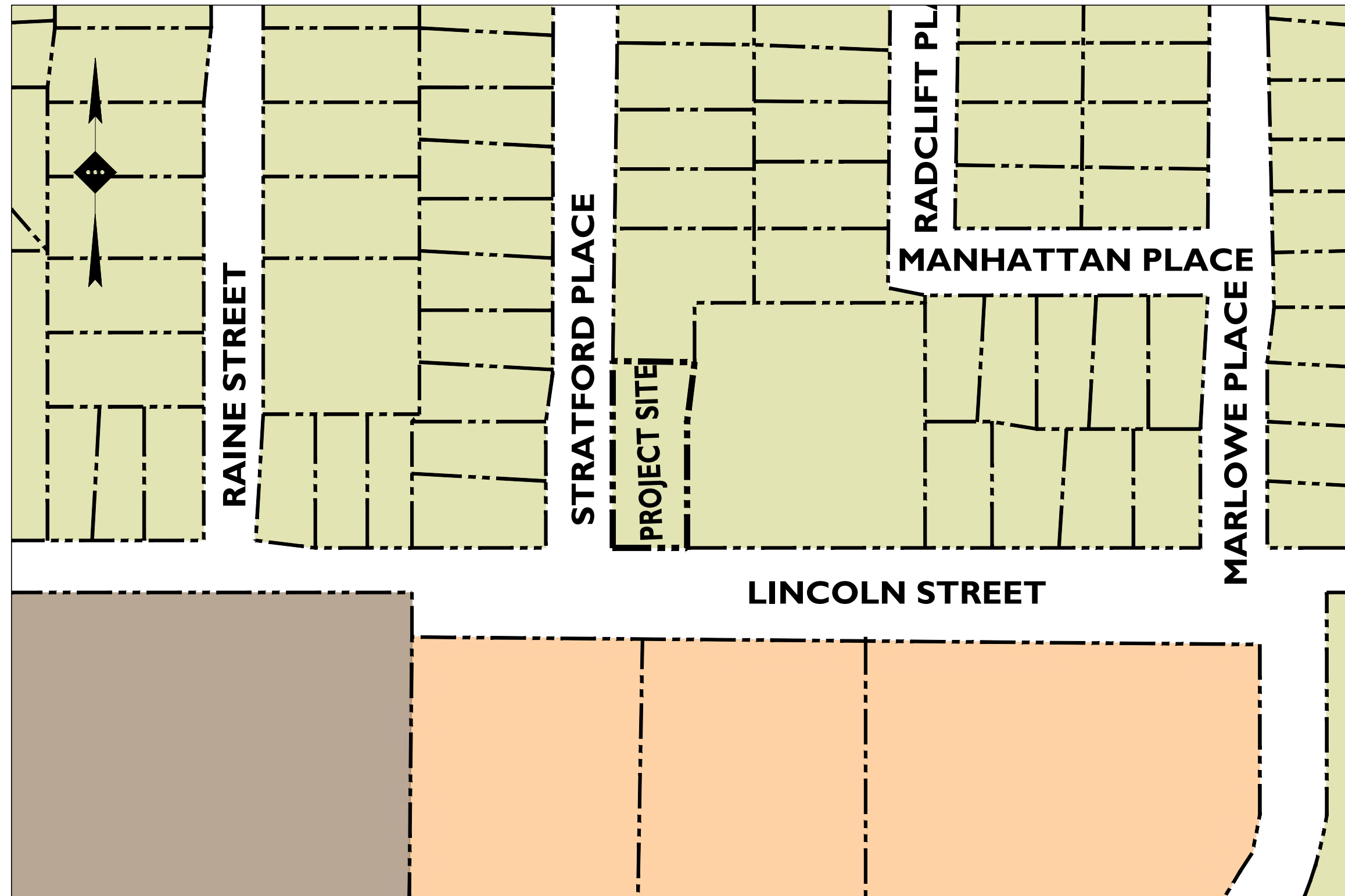
Phone 248.247.1115

SITE DEVELOPMENT PLANS FOR ABD ARCHITECTS PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018

14830 LINCOLN STREET

CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN 48237



SOURCE: CITY OF OAK PARK ZONING MAP, DATED 07/2020

ZONING KEY

- R-1: ONE-FAMILY RESIDENTIAL
- RM-1: MULTI-FAMILY RESIDENTIAL
- RM-2: MULTI-FAMILY RESIDENTIAL

ZONING MAP

SCALE: 1" = 100'±

PARCEL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF OAK PARK,
COUNTY OF OAKLAND, STATE OF MICHIGAN,
TO WIT:

OUTLOT A AND THE SOUTH HALF OF OUTLOT B,
LINCOLNSHIRE MANOR SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN LIBER 109 PAGES 34 AND 35,
OAKLAND COUNTY RECORDS.

PARCEL ID 25-19-178-018

C/I/A: 14830 W LINCOLN, OAK PARK, MI 48237

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING AND DESIGN DATED 09/05/2025
 - ARCHITECTURAL PLANS PREPARED BY ABD ARCHITECTS DATED XX-XX-XXXX
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPPING SYSTEM
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

APPLICANT

ABD ARCHITECTS
ARI KOSTELITZ
100 EAST BIG BEAVER ROAD, SUITE 915
TROY, MICHIGAN 48063

OWNER

CONGREGATION DOVID BEN NUCHIM
14830 WEST LINCOLN STREET
OAK PARK, MICHIGAN 48237

LANDSCAPE ARCHITECT

PAUL DEVITTO III
STONEFIELD ENGINEERING AND DESIGN
15 SPRING STREET
PRINCETON, NJ 08542
908-415-6801
PDEVITTO@STONEFIELDENG.COM

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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD
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SCALE: AS SHOWN PROJECT ID: DET-250303

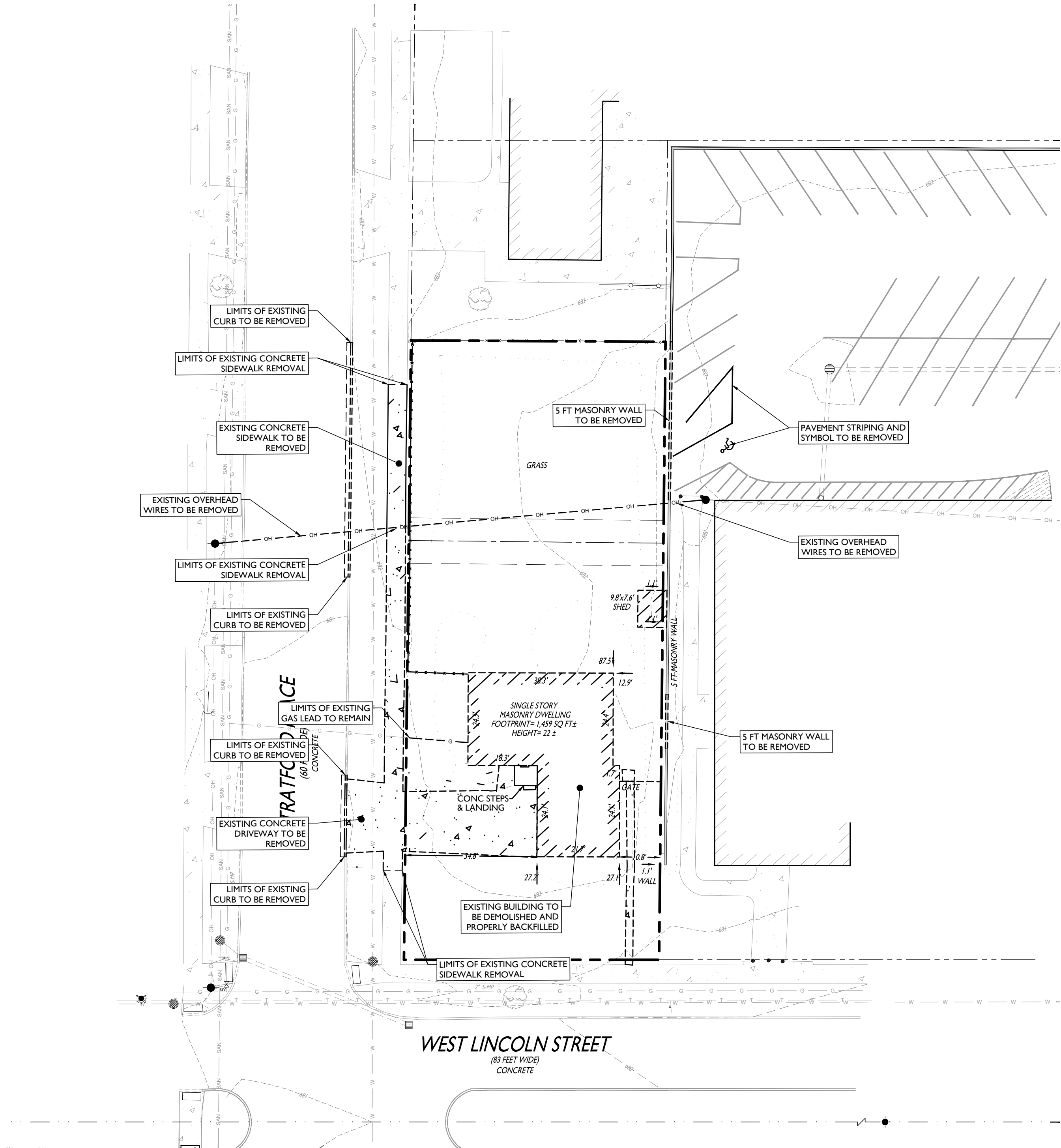
TITLE:

COVER SHEET

DRAWING:

C-1

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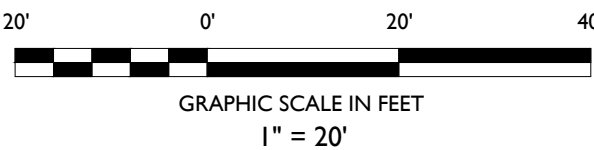
SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED

ALL SITE FEATURES WITHIN THE PROPERTY LINES ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. ALL SITE FEATURES OUTSIDE THE PROPERTY LINES ARE TO REMAIN AND BE PROTECTED THROUGHOUT THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED

NOT APPROVED FOR CONSTRUCTION

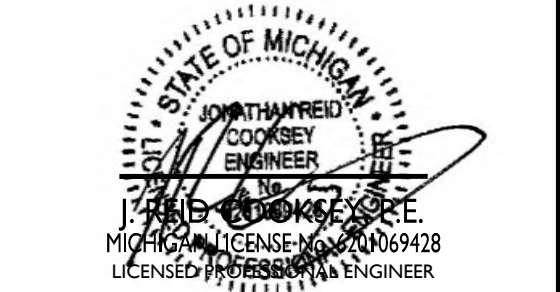
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ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



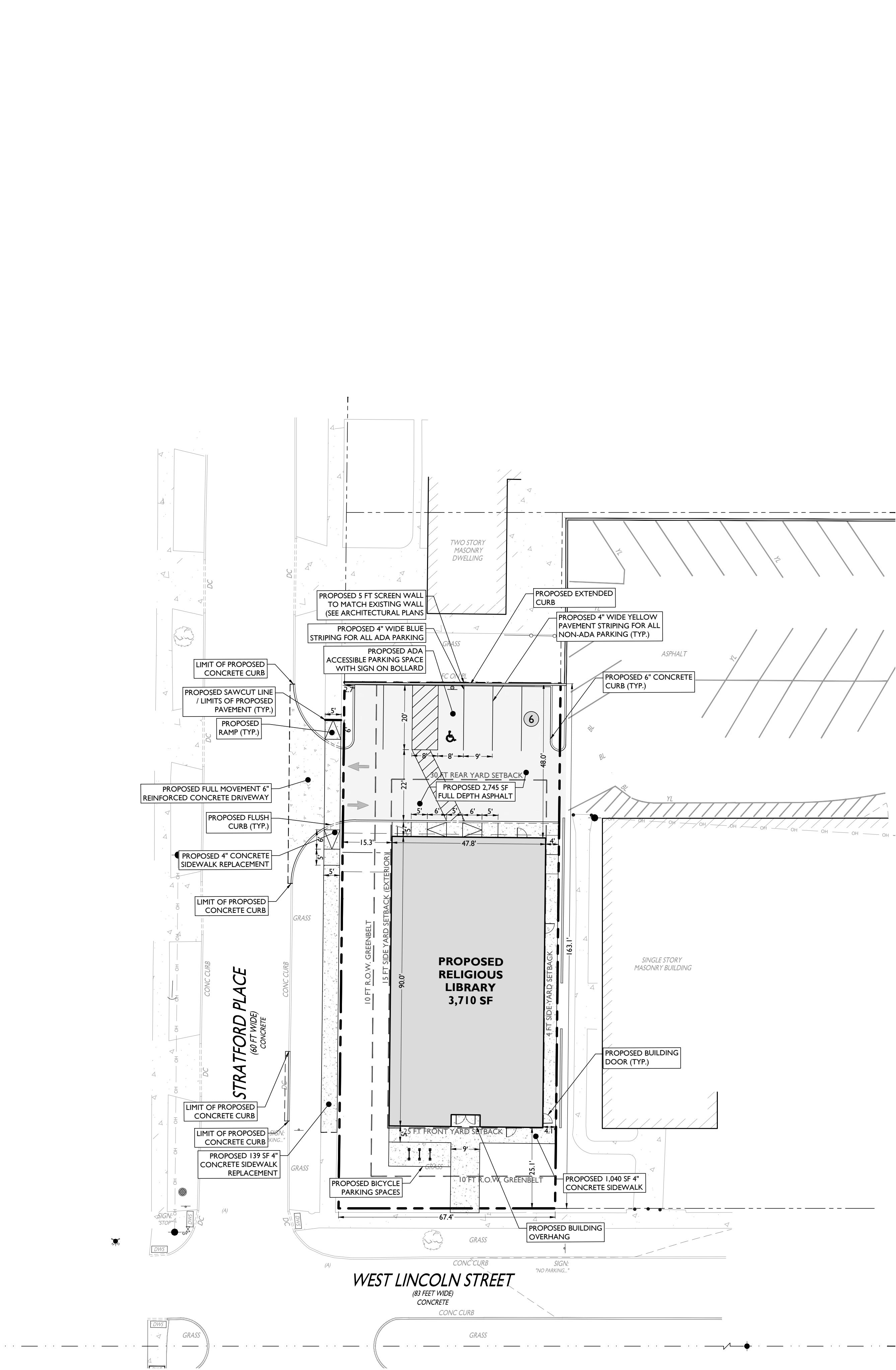
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SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:
DEMOLITION PLAN

DRAWING:
C-2

Z:\MICHIGAN\DET-25030\ABD ARCHITECTS - 14830 LINCOLN STREET - OAK PARK - MI\CAD\PROPOSAL\STUDYING



LAND USE AND ZONING			
PID: 25-19-178-018			
ONE-FAMILY RESIDENTIAL (R-1)			
CODE SECTION	PROPOSED USE	PERMITTED USE	
-	RELIGIOUS LIBRARY	REQUIRED	PROPOSED
§ 214	MINIMUM LOT AREA	6,000 SF	10,985 SF (0.25 AC)
§ 214	MINIMUM LOT WIDTH	50 FT	67.4 FT
§ 214	MAXIMUM LOT COVERAGE	35% (3,845 SF)	33.8% (3,710 SF)
§ 214	MAXIMUM BUILDING HEIGHT	27 FT (2 STORIES)	2 STORIES
§ 214	MINIMUM FRONT YARD SETBACK	25 FT	25.1 FT
§ 214	MINIMUM SIDE YARD SETBACK (EXTERIOR)	15 FT	15.3 FT
§ 214	MINIMUM SIDE YARD SETBACK (ONE)	4 FT	4.1 FT
§ 214	MINIMUM REAR YARD SETBACK	30 FT	48.0 FT
§ 215.d.	MAXIMUM IMPERVIOUS COVERAGE	70%	74.4% (8,173 SF) (V)
§ 445 a.l.	R.O.W. GREENBELT	10 FT	2.7 FT (V)

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 403	PLACES OF WORSHIP: 1 SPACE PER 3 PEOPLE AT MAX. CAPACITY (40 PEOPLE) (1 SPACE)/(3 PEOPLE) = 13 SPACES ⁽¹⁾	COMPLIES
§ 405.d.	90° PARKING: 9 FT X 20 FT VW/ 22 FT DRIVE AISLE	9 FT X 20 FT 22 FT DRIVE
§ 405 [g.]	BICYCLE PARKING: 1 SPACE PER 2,000 SF OF GFA (11,445 SF) (1/2,000 SF) = 6 SPACES	6 SPACES
§ 407.d.	LOADING: 1 SPACE: 10 FT X 50 FT ⁽¹⁾	TO OCCUR OFF HOURS

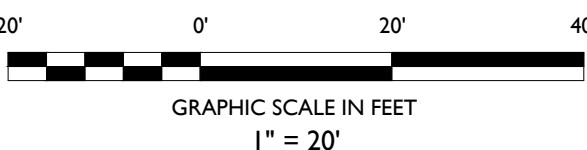
(1) SHARED PARKING AGREEMENT IN PLACE WITH EXISTING SYNAGOGUE TO THE EAST TO MEET PARKING REQUIREMENT

SYMBOL DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED EXTENDED CURB
- PROPOSED FLUSH CURB
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" REINFORCED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



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SCALE: 1" = 20' PROJECT ID: DET-250303

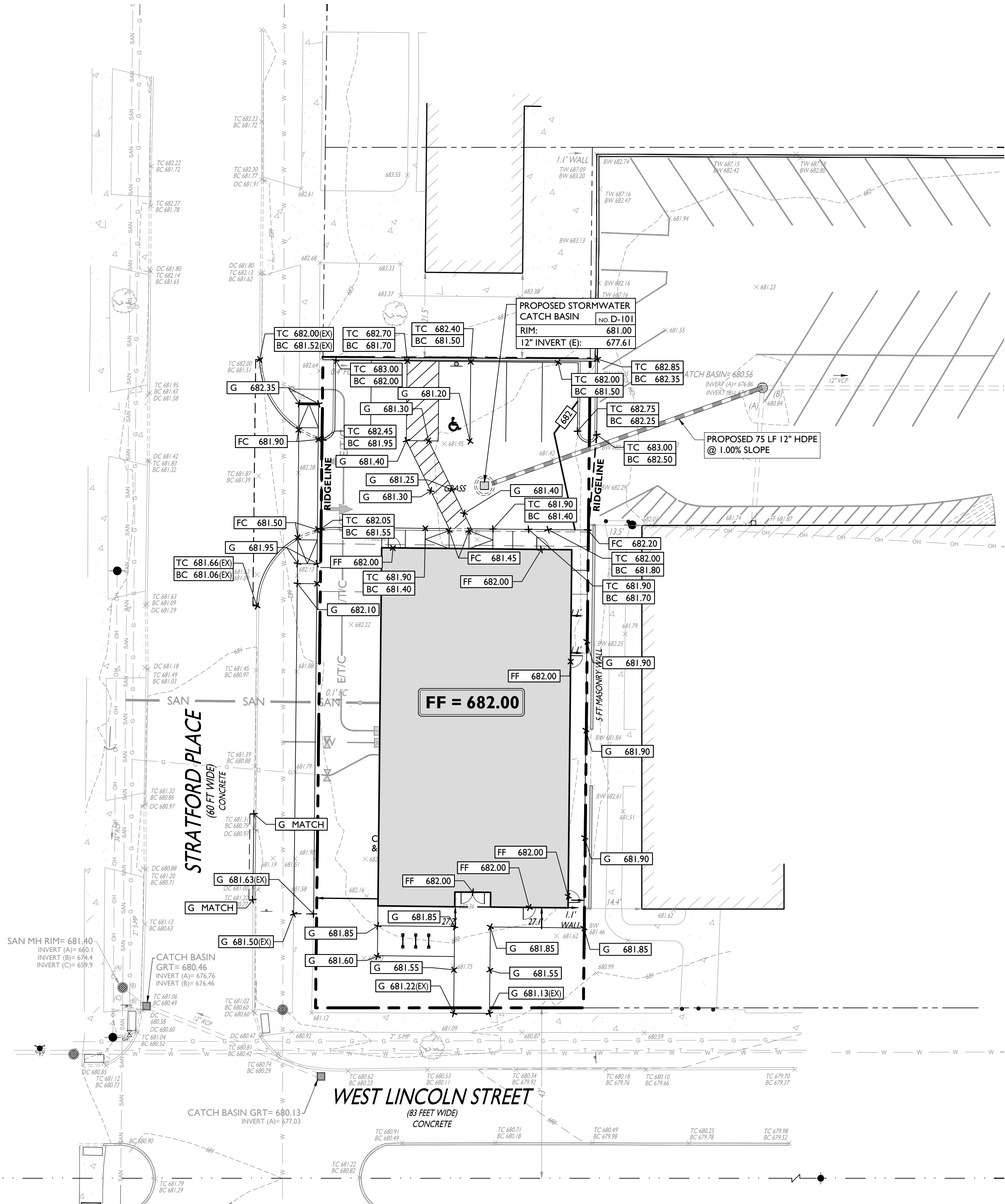
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SITE PLAN

DRAWING:

C-3

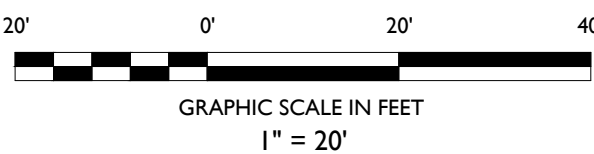
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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD
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SCALE: 1" = 20' PROJECT ID: DET-250393

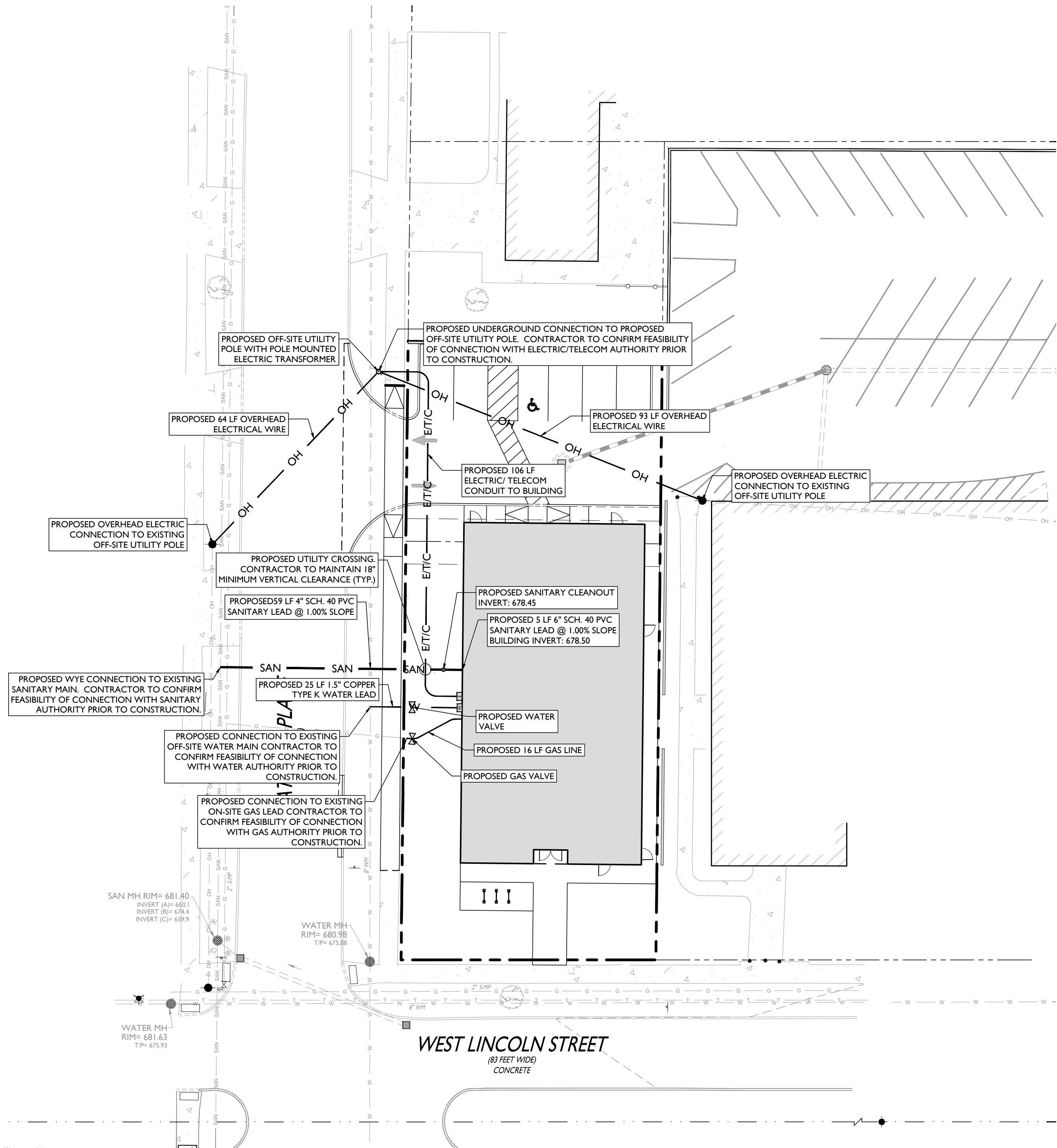
TITLE:

GRADING PLAN

DRAWING:

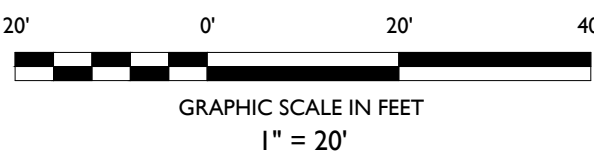
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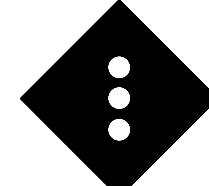
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SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
○	PROPOSED SANITARY CLEANOUT
⌋	PROPOSED UTILITY POLE

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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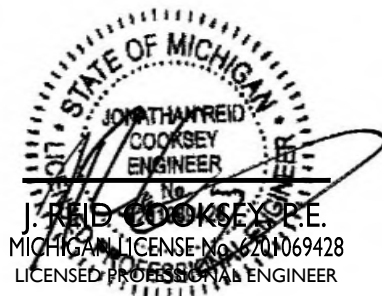
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

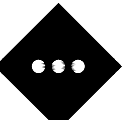
SITE DEVELOPMENT PLANS

ABD ARCHITECTS

PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



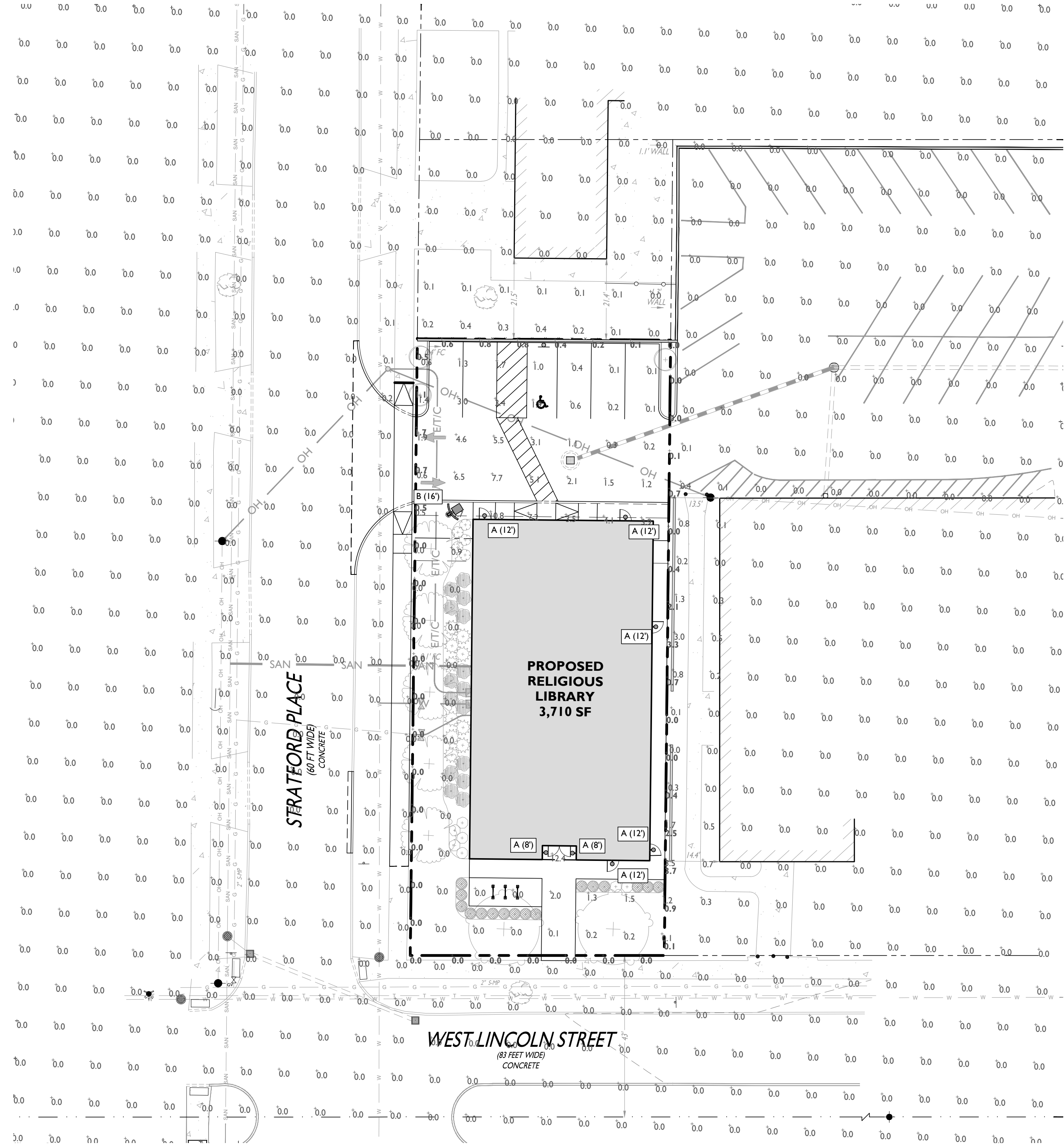
**STONEFIELD**
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:
UTILITY PLAN

DRAWING:
C-5

Z:\MICHIGAN\DET-25033\ABD ARCHITECTS - 1483 LINCOLN STREET, OAK PARK, MI\CADD\DET-25033\LIGHTING



PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	7	EXTERIOR WALL MOUNTED 12" DIAMETER WAREHOUSE FIXTURE, LED 4,000K	N/A	0.9	HI-LITE-MFG-CO	H-I5312-B-119-CGU-91-LED-20W-B-CH-MIES
	B	1	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT- FULL CUTOFF	FT	0.9	LSI LIGHTING	MRM-LED-18L-SIL-FT-30-70CRI-LIES

LIGHTING STATISTICS			
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	1.61 FC	0.0 FC	12.4 FC
PROPERTY LINE	0.48 FC	0.0 FC	3.7 FC

OUTDOOR LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 494.a.4	MAXIMUM MOUNTING HEIGHT: 20 FT	16 FT
§ 494.a.1	LIGHT POSITIONING: DIRECTED DOWN & FULLY SHIELDED	COMPLIES
§ 494.a.2	MAXIMUM PROPERTY LINE: 1 FC EXCEPT R.O.W	3.7 FC (EAST)(W) 0.8 FC (NORTH)

(W) WAIVER



FIXTURE 'A'

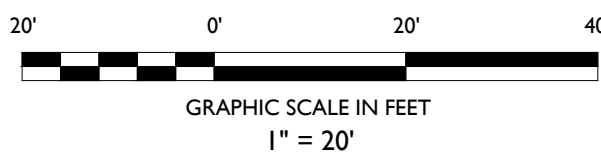


FIXTURE 'B'

SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOT-CANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:

LIGHTING PLAN

DRAWING:

C-6



SCALE: 1" = 2,000'±

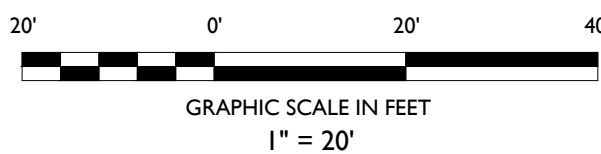
SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	UDORTHENTS AND UDIPASMENTS (EtrmaE)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.00 TO 0.01 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

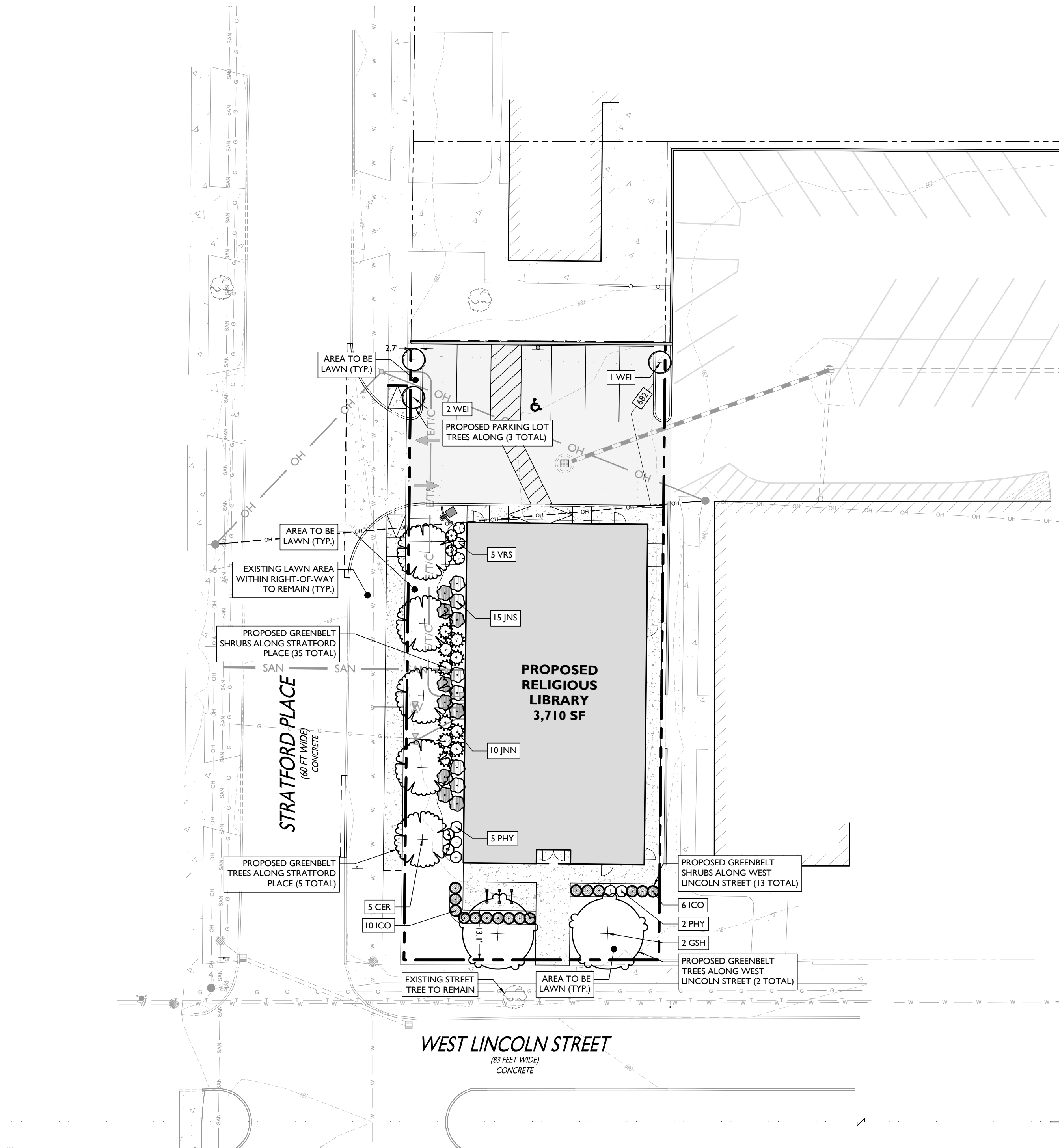
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



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Z:\MICHIGAN\PROJECTS\DET-25039\ABD ARCHITECTS - 14830 LINCOLN STREET, OAK PARK, MI\LANDSCAPE\DET-25039\811 LAND.DWG



Know what's below
Call before you dig.

CITY OF OAK PARK MINIMUM STANDARDS:

- A. TIMING OF PLANTING: ALL REQUIRED PLANT MATERIAL SHALL BE PLANTED PRIOR TO ISSUING A FINAL CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL, A FINANCIAL GUARANTEE IN THE AMOUNT OF THE REMAINING IMPROVEMENTS SHALL BE PROVIDED IN A FORM OF PAYMENT ACCEPTABLE TO THE CITY.
- B. COMPLETION OF IMPROVEMENTS: TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GROWING SEASON.
- C. IRRIGATION: ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM. IF THE LANDSCAPE MATERIALS USED MAY SURVIVE WITHOUT IRRIGATION, THE APPLICANT MUST DEMONSTRATE OR PROVIDE DATA TO CONFIRM THAT IRRIGATION IS NOT NEEDED FOR SURVIVAL.
- D. MAINTENANCE: LANDSCAPED AREAS AND PLANT MATERIALS REQUIRED BY THIS CHAPTER SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN 30 DAYS WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.

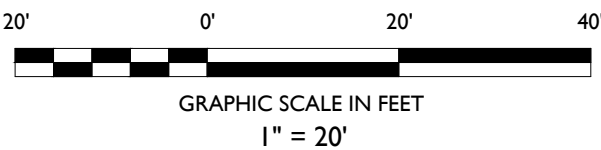
IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

PAUL DEVITTO, L.L.A.
MICHIGAN LICENSE No. 3901001797
LICENSED LANDSCAPE ARCHITECT



LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
GREENBELTS		
§ 445.a.	REQUIRED FOR TRANSITION BETWEEN THE ROADWAY AND EXISTING/PROPOSED LAND USE	COMPLIES
§ 445.a.1.	MINIMUM WIDTH: 10 FT	STRATFORD PLACE: 2.7 FT (W) W LINCOLN STREET: 13.1 FT
§ 445.a.4.	1 TREE & 6 SHRUBS FOR EVERY 30 LF OF FRONTAGE STRATFORD PLACE: 163 FT (163 FT) * (1 TREE / 30 FT FRONTAGE) = 5 TREES (163 FT) * (6 SHRUBS / 30 FT FRONTAGE) = 33 SHRUBS W LINCOLN STREET: 67 FT (67 FT) * (1 TREE / 30 FT FRONTAGE) = 2 TREES (67 FT) * (6 SHRUBS / 30 FT FRONTAGE) = 13 SHRUBS	5 TREES 35 SHRUBS 2 TREES 13 SHRUBS
§ 445.b.1.	PARKING LOT LANDSCAPING MINIMUM 10% INTERIOR LANDSCAPING REQUIRED (2,703 SF) * (0.10) = 270 SF	277 SF (10.2%)
§ 445.b.1.	1 TREE FOR EVERY 100 SF OF LANDSCAPING (270 SF) * (1 TREE / 100 SF) = 3 TREES	3 TREES
§ 445.d.	INTERIOR SITE LANDSCAPING MINIMUM 10% OF LOT SHALL BE LANDSCAPED EXCEPT IN R-1 & R-2 RESIDENTIAL DISTRICTS	N/A

(W) WAIVER
N/A NOT APPLICABLE

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GSH	2	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	B&B
	WEI	3	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	2.5" - 3" CAL	B&B
EVERGREEN TREES						
	JNN	10	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	5' - 6' HT	B&B
	JNS	15	JUNIPERUS VIRGINIANA 'SPARTAN'	SPARTAN EASTERN REDCEDAR	5' - 6' HT	B&B
ORNAMENTAL TREES (SINGLE-STEM)						
	CER	5	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS						
	VRS	5	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	36" - 42"	POT
	PHY	7	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	36" - 42"	POT
EVERGREEN SHRUBS						
	ICO	16	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
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OAKLAND COUNTY, MICHIGAN 48237



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SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:

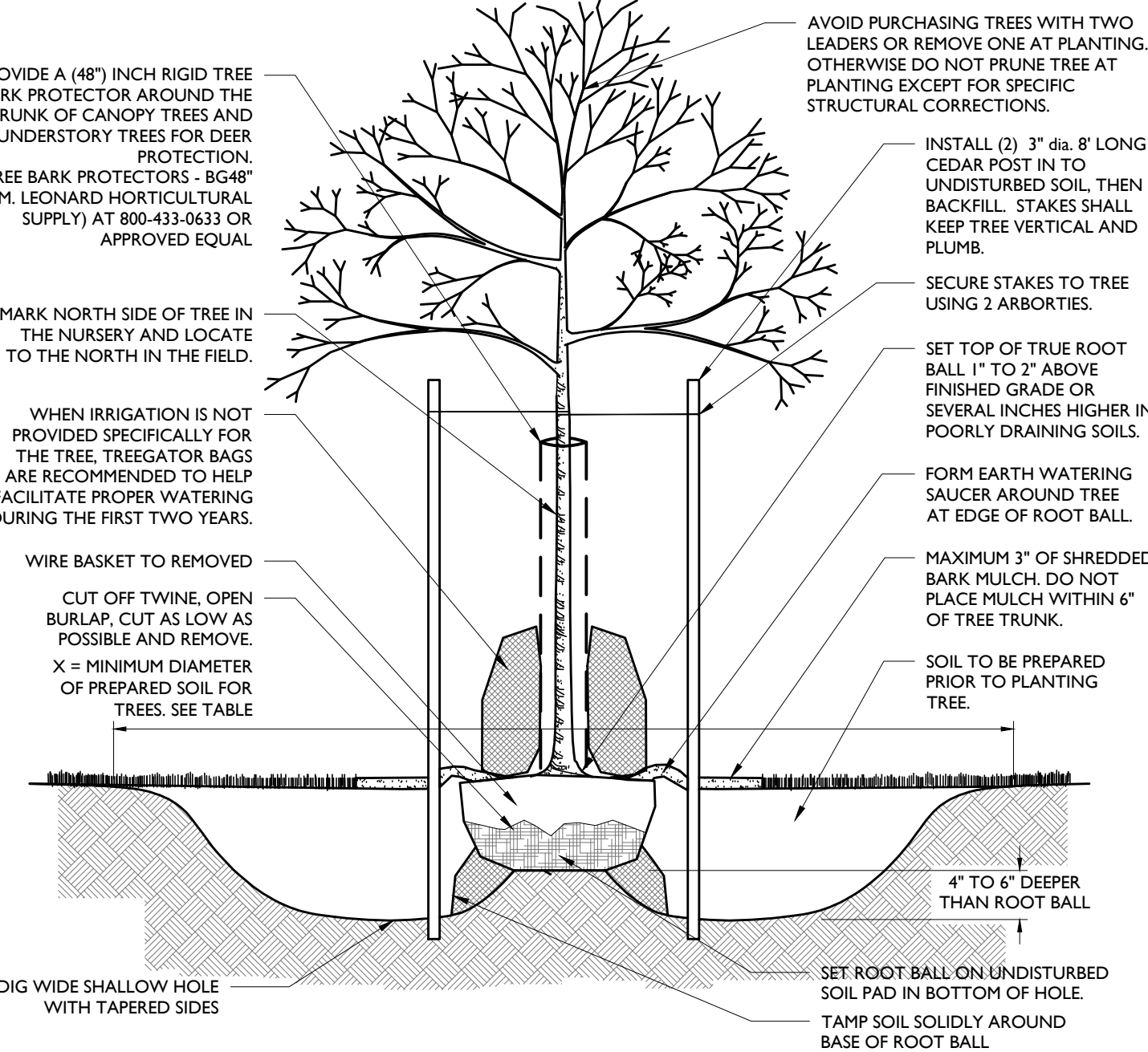
LANDSCAPING PLAN

DRAWING:

C-8

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

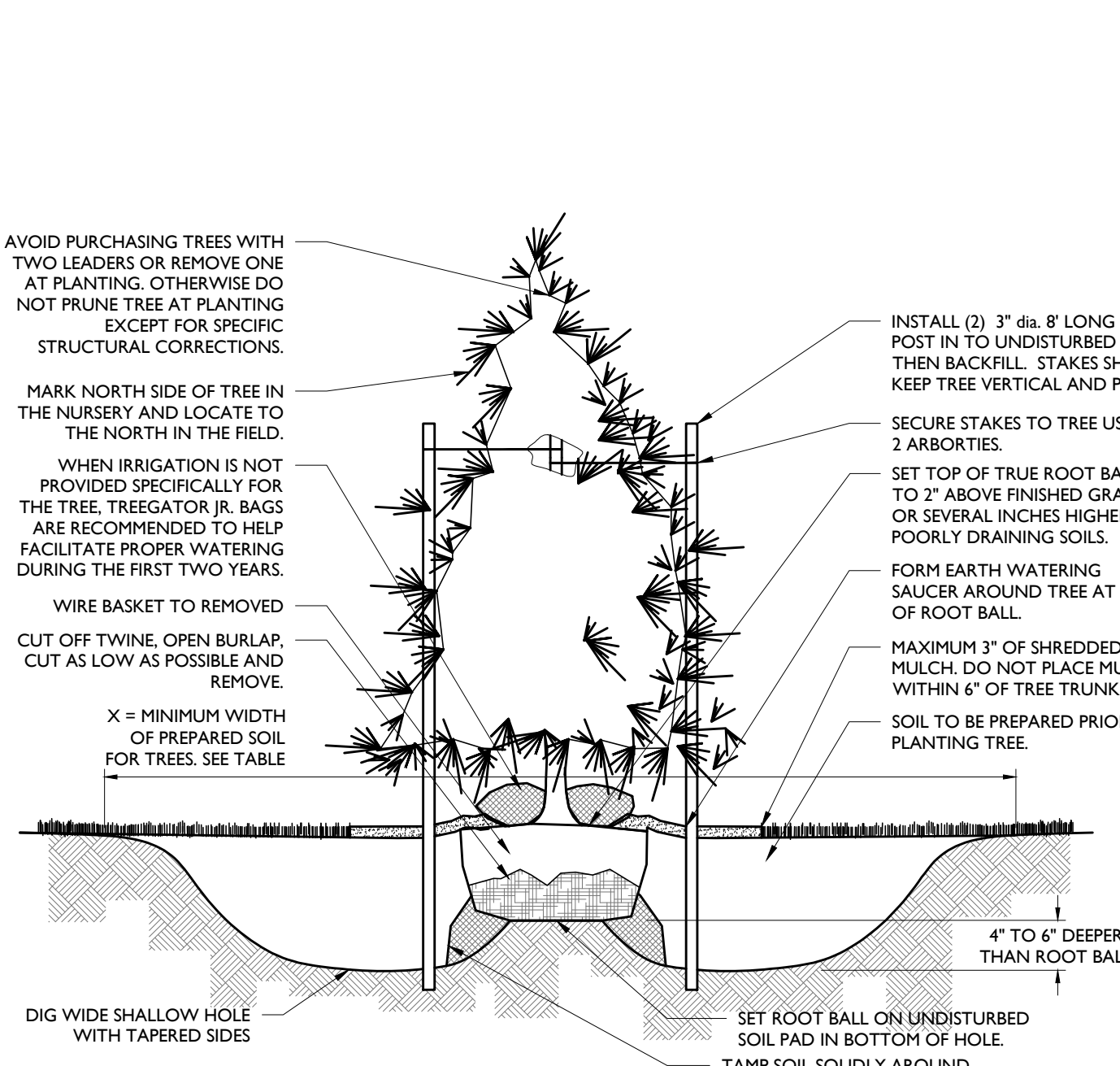


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

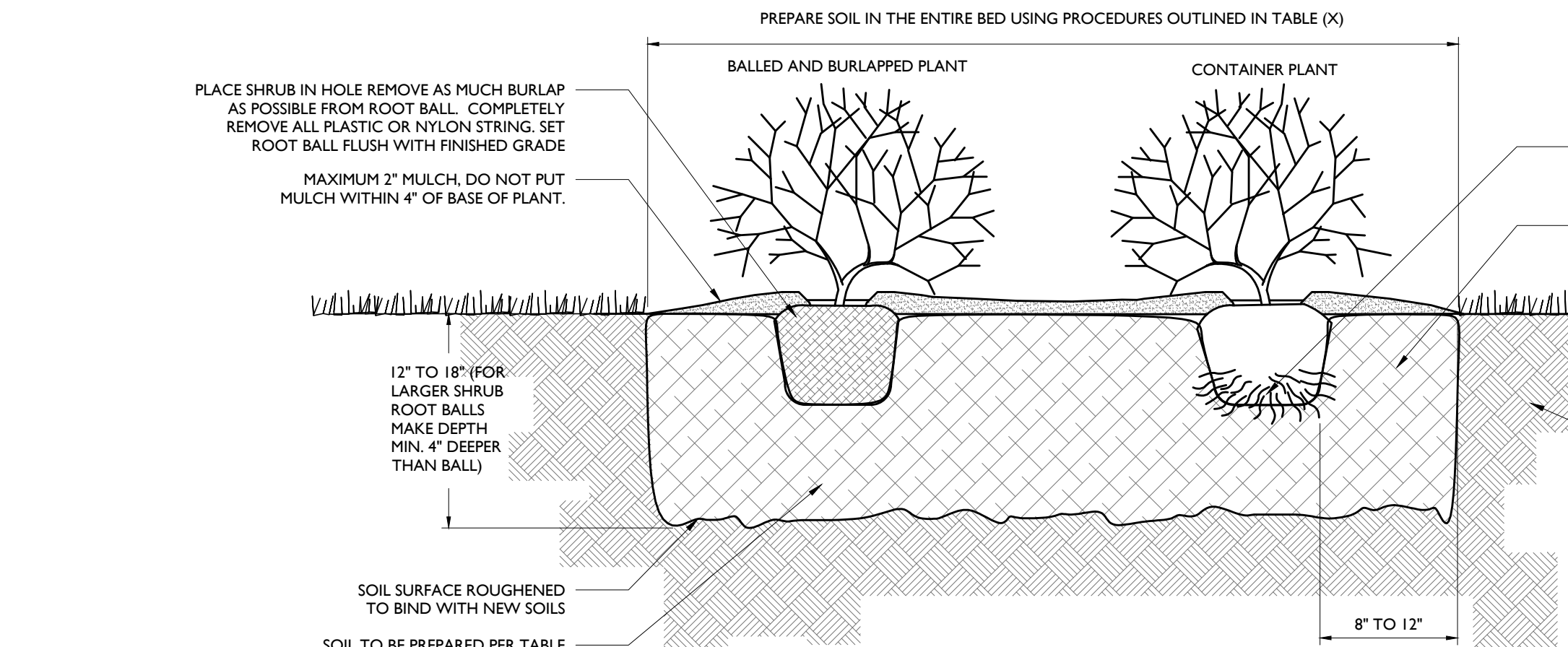
NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

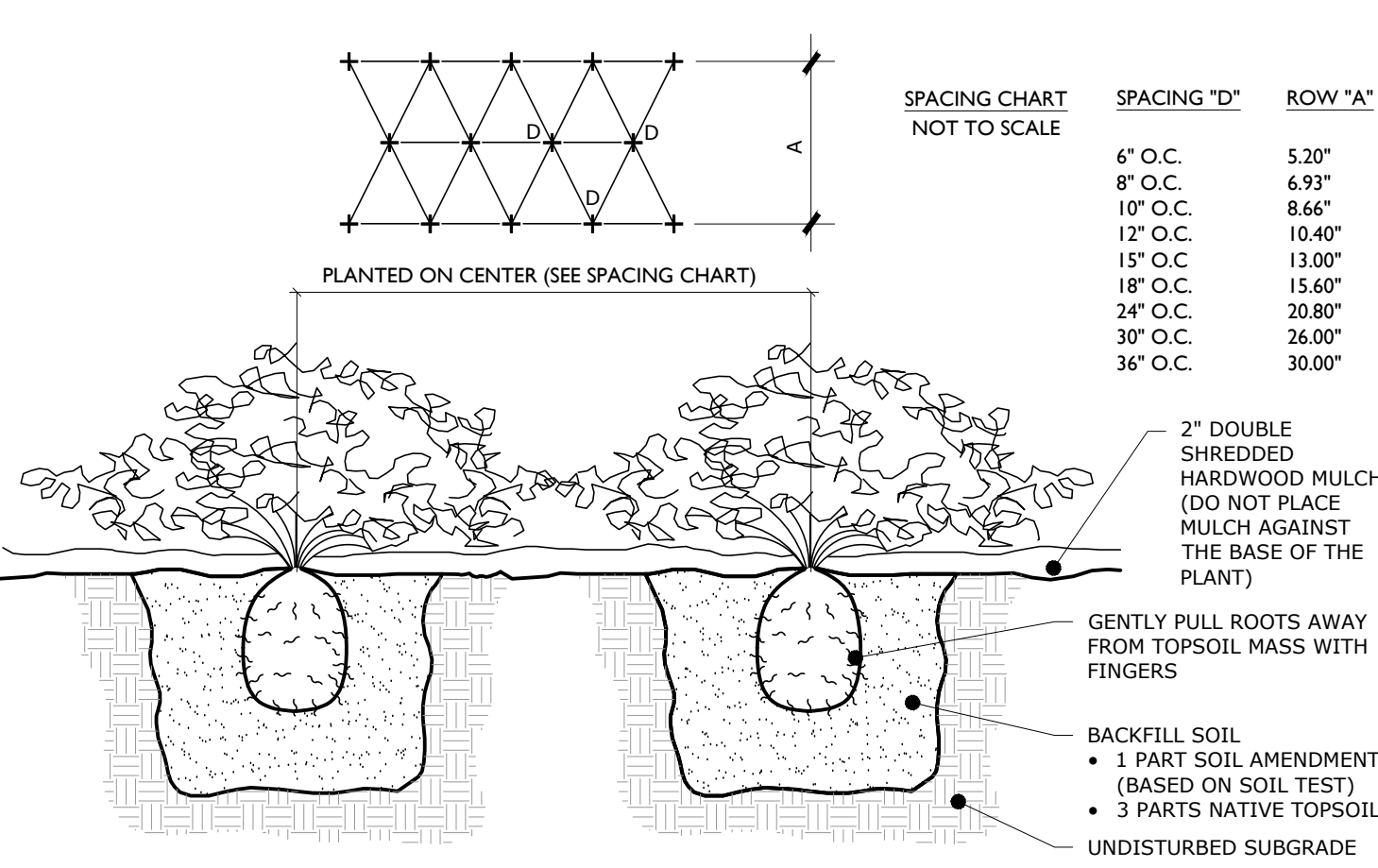


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

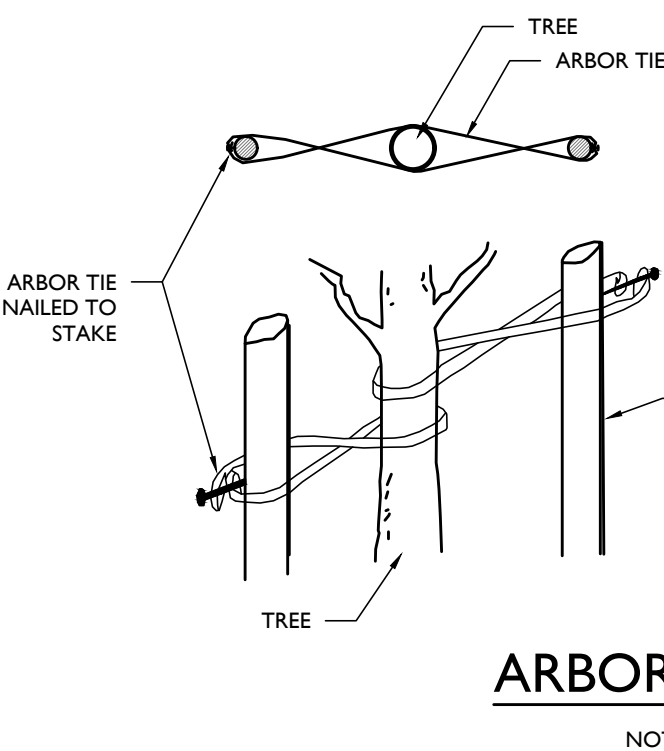
NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE



ARBOR TIE DETAIL

NOT TO SCALE

- INSTALLATION GUIDELINES:
- LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
 - REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
 - FOLD ENDS OF ARBOR TIE BACK, SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
 - CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
 - SOURCES INCLUDE:
 - GEMLERS 1-800-332-6744 or GEMPLERS.COM
 - CSP OUTDOORS.COM

NOTES:

- FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

IRRIGATION DURING ESTABLISHMENT		
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" > CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

- TABLE NOTES:
- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
 - WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
 - WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION WILL BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES, IF ROOT OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. APPROXIMATELY TWO INCHES (2") ABOVE THE FINISHED GRADE, THE GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

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- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

DATE	BY	ISSUE	FOR SITE PLAN APPROVAL	DESCRIPTION
09/12/2015	N/A	1		

NOT APPROVED FOR CONSTRUCTION

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ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-250303

TITLE:

LANDSCAPING DETAILS

DRAWING:

C-9



- 7



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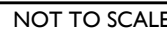
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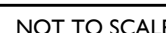
- 555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248 247 1115

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN





- NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. $\frac{1}{2}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER. RECESSED $\frac{1}{4}$ " FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 3. 1" DEEP AND $\frac{1}{2}$ " WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.



- NOTES:
1. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



- NOTE:**
- MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
 - GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
 - SEWER SERVICE - 36" MINIMUM
 - WATER SERVICE - 48" MINIMUM



1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF. SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE SHALL BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/SFSA 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. CONTRACTOR SHALL FOLLOW ALL STANDARD PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.



All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirad (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



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NOT TO SCALE



Suitable for wet location

NOT TO SCALE

SCALE: AS SHOWN	PROJECT ID: DET-250303
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TITLE:

**CONSTRUCTION
DETAILS**

DRAWING

C-11

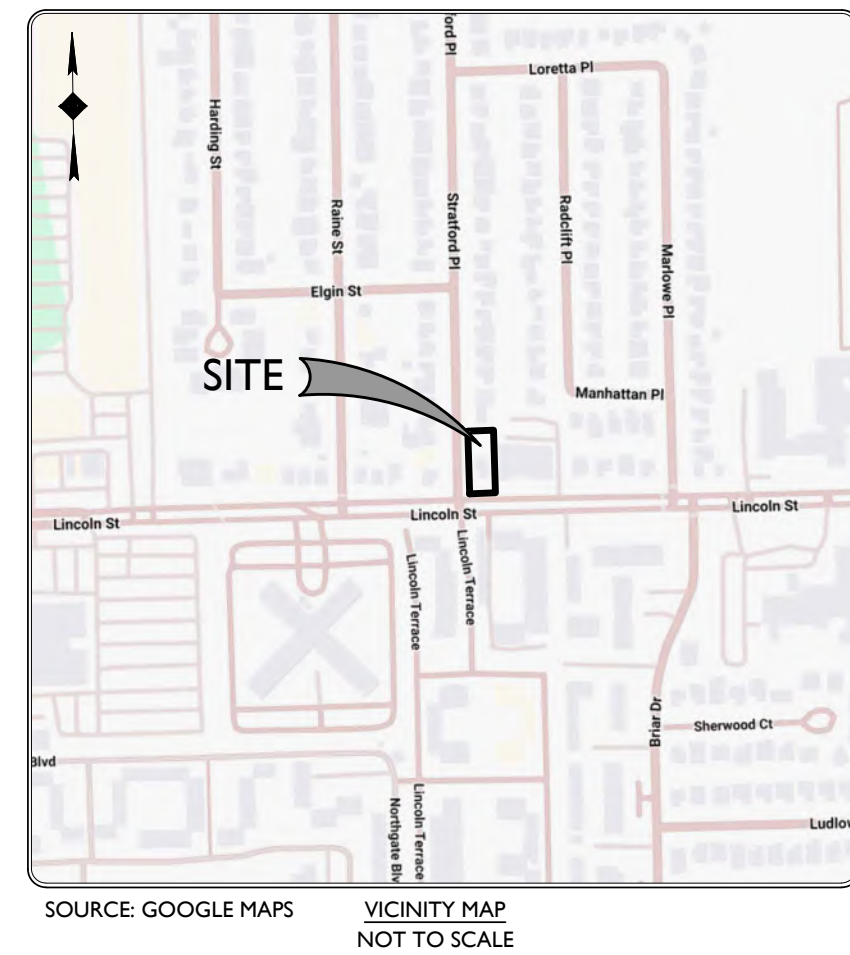
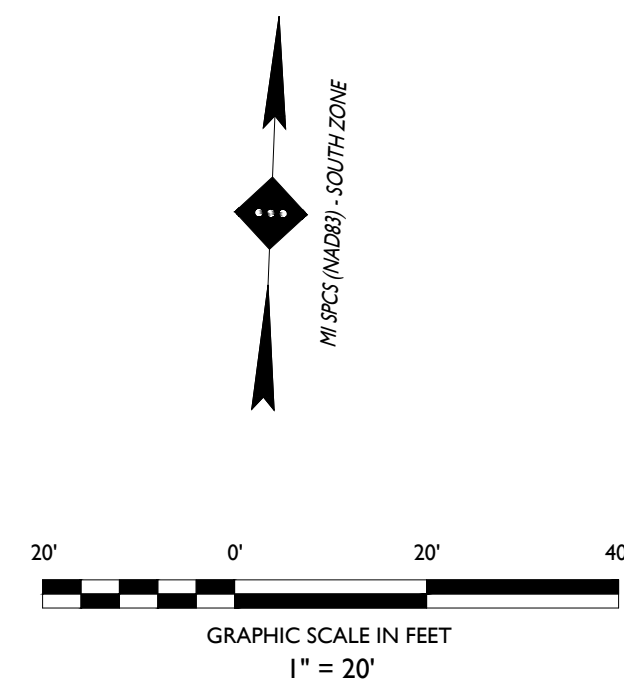
1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 21, 2023, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY REGARDING THE ACCURACY OF THE UTILITIES SHOWN. SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS SURVEYING. THE SURVEYOR HAS NO AFFILIATION OR DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (MDOT CORS).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. BENCHMARK #1 = SET CAPED IRON = 680.90 (NAVD88).
 - GRASS AREA #1 AT THE INTERSECTION OF THE NORTHERLY LINE OF LINCOLN STREET AND EASTERLY LINE OF STRATFORD PLACE
 - BENCHMARK #2 = SET CAPED IRON = 681.00 (NAVD88).
 - IN GREENBELT / NORTHWEST OF NORTHWEST CORNER OF SUBJECT PARCEL

C/K/A: I4830 W LINCOLN, OAK PARK, MI 48237

1. A DEED BETWEEN LORETTA N. BLUMENFELD TRUST (GRANTOR) AND CONGREGATION DOVID BEN NUCHIM (GRANTEE), DATED FEBRUARY 7, 2025 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, OAKLAND COUNTY, MICHIGAN IN LIBER 60035, PAGE 136.
2. "LINCOLNSHIRE MANOR SUBDIVISION" MAP OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST, CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN, DATED NOVEMBER 8, 1963 AND RECORDED IN THE OAKLAND COUNTY REGISTER OF DEEDS OFFICE IN LIBER 109 OF PLATS, PAGE 34.
3. A TITLE COMMITMENT PREPARED BY M.S. TITLE AGENCY, LLC, ISSUING OFFICE FILING NUMBER MST-24-008813, COMMITMENT DATE OCTOBER 29, 2024 AT 12:00 AM.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED), (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260323, MAP NUMBER ##26125C0677F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

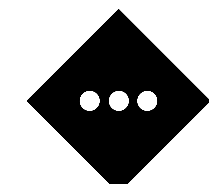
14. EASEMENTS, SETBACK LINES, AND RESTRICTIONS AS SHOWN ON THE PLAT MAP
(SHOWN)



Know what's **below**
Call before you dig.

A SHED ENCROACHES ADJACENT LOT

	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT
	CHAIN LINK FENCE
	UTILITY POLE
	GUY WIRE
	SIGNS
	WATER VALVE
	GAS VALVE
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	FIRE HYDRANT
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	SANITARY SEWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT SHOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	DETECTABLE WARNING STRIP
	HANDICAP PARKING WALL
	PAVEMENT STRIPING
	VEGETATION LINE
	ROOF LEADER
	SECTION CORNER
	IRON ROD
	BENCH MARK
	DECIDUOUS TREE
	ELEVATION
	FINISH FLOOR
	MANHOLE
	MEASURED
	RECORD
	TOP OF PIPE



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ALTA / NSPS LAND TITLE SURVEY

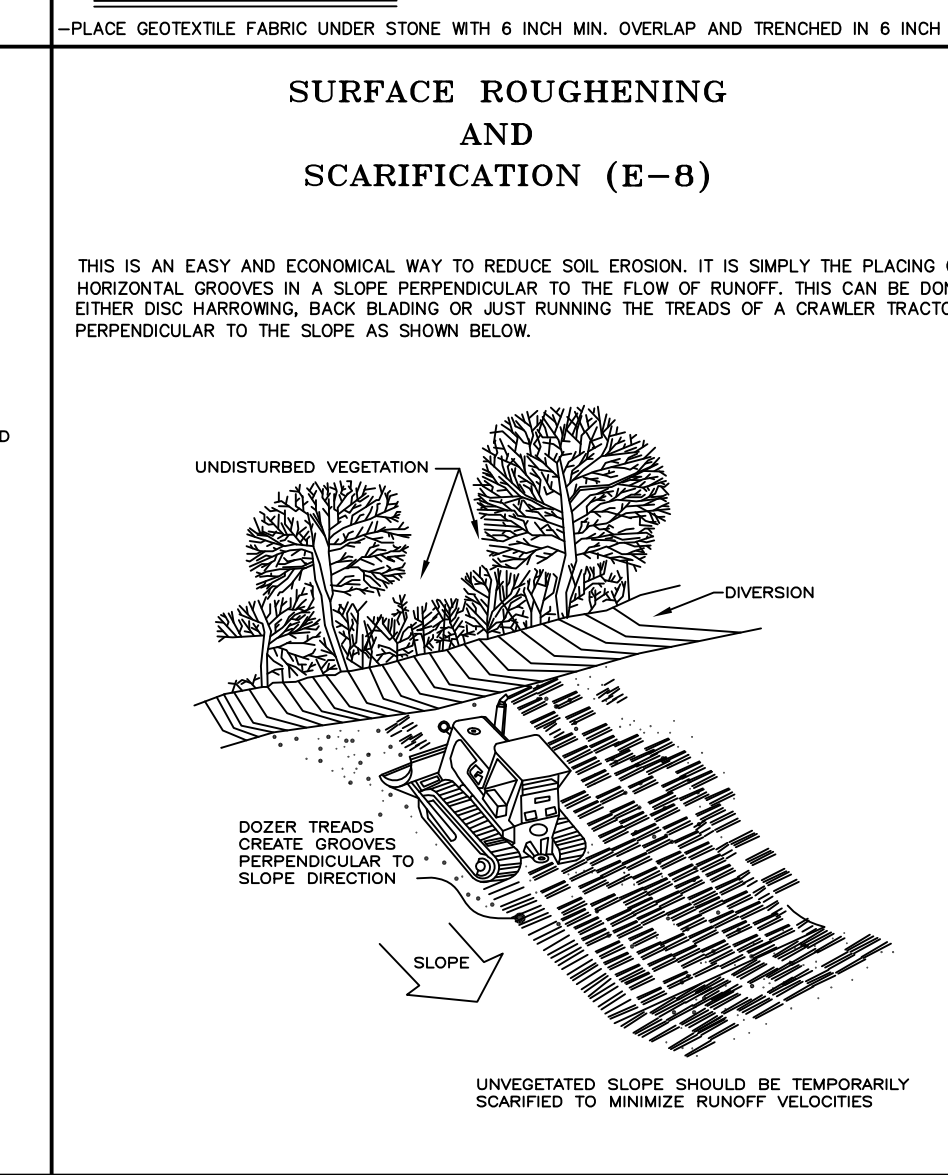
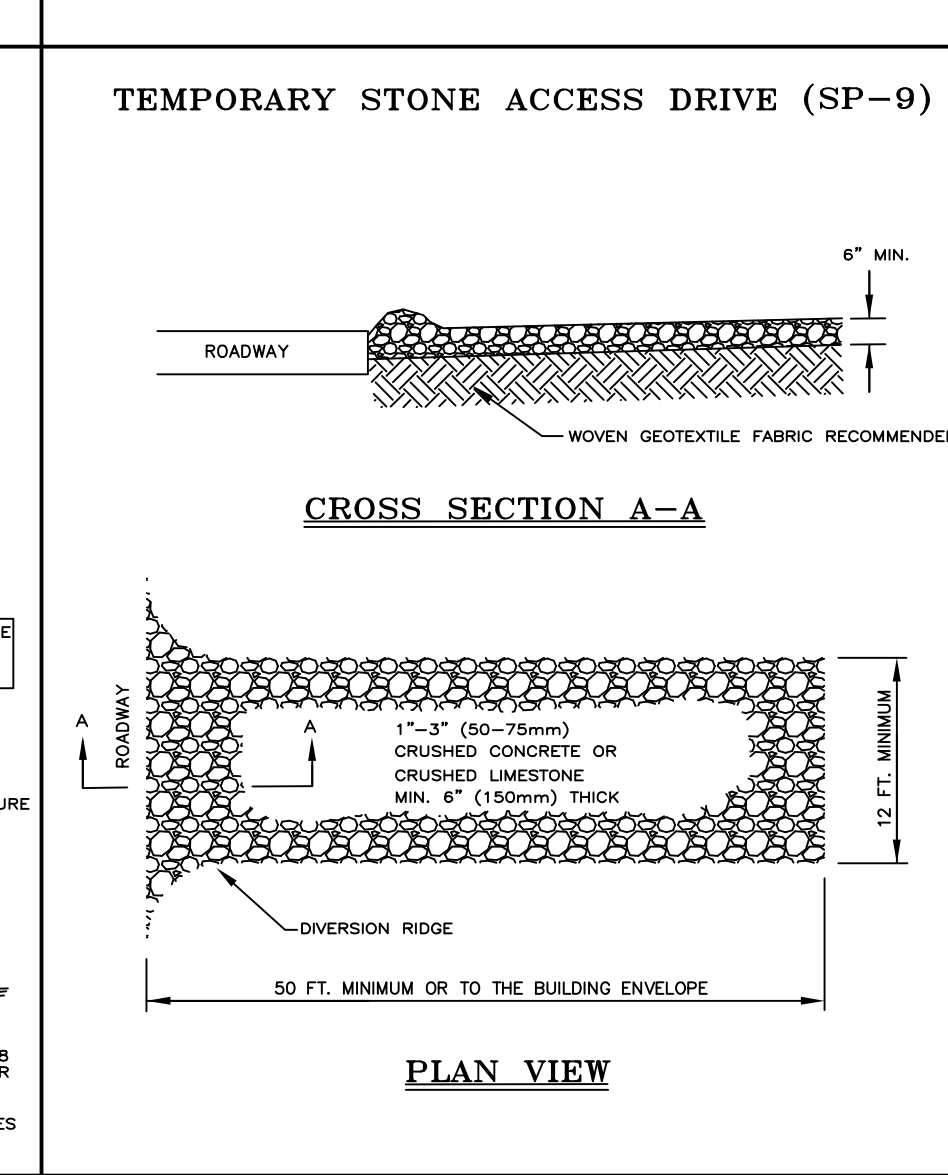
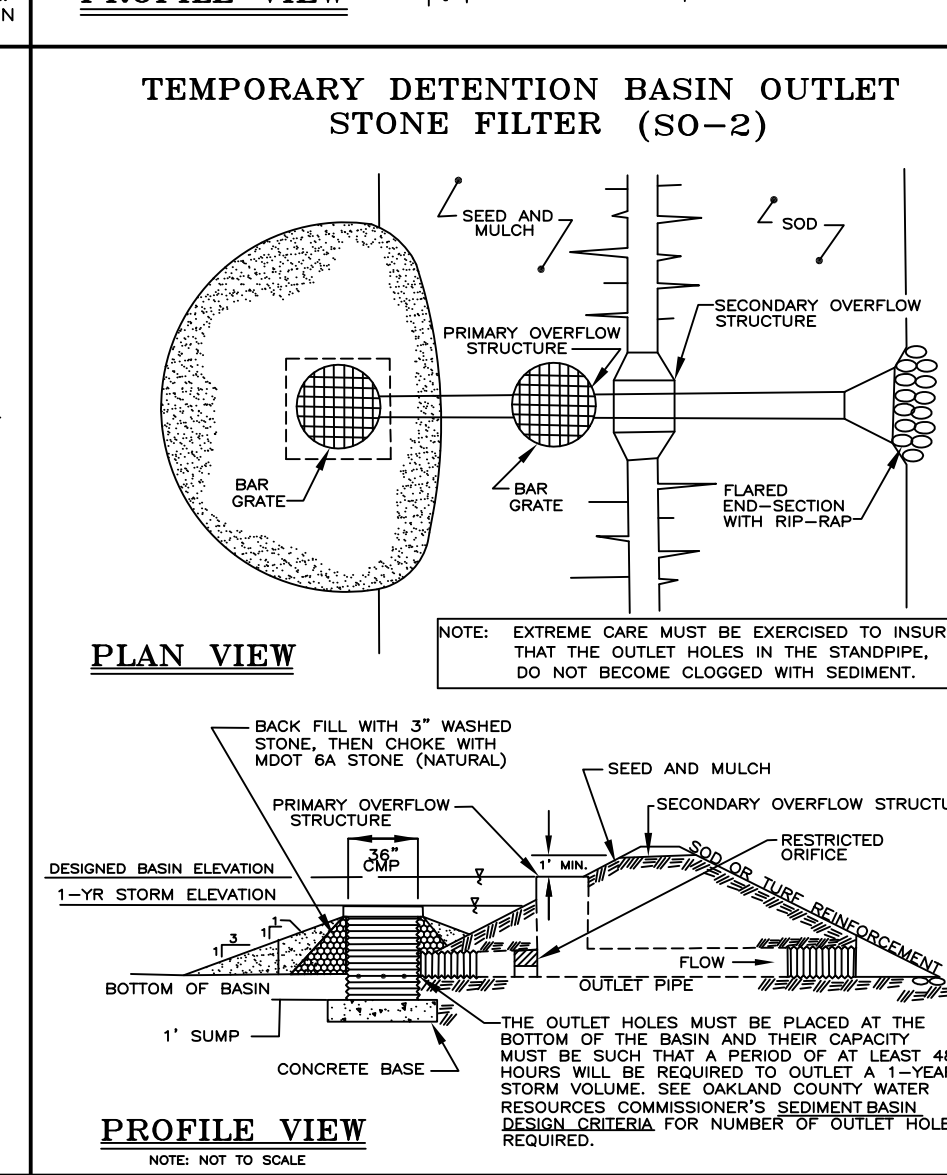
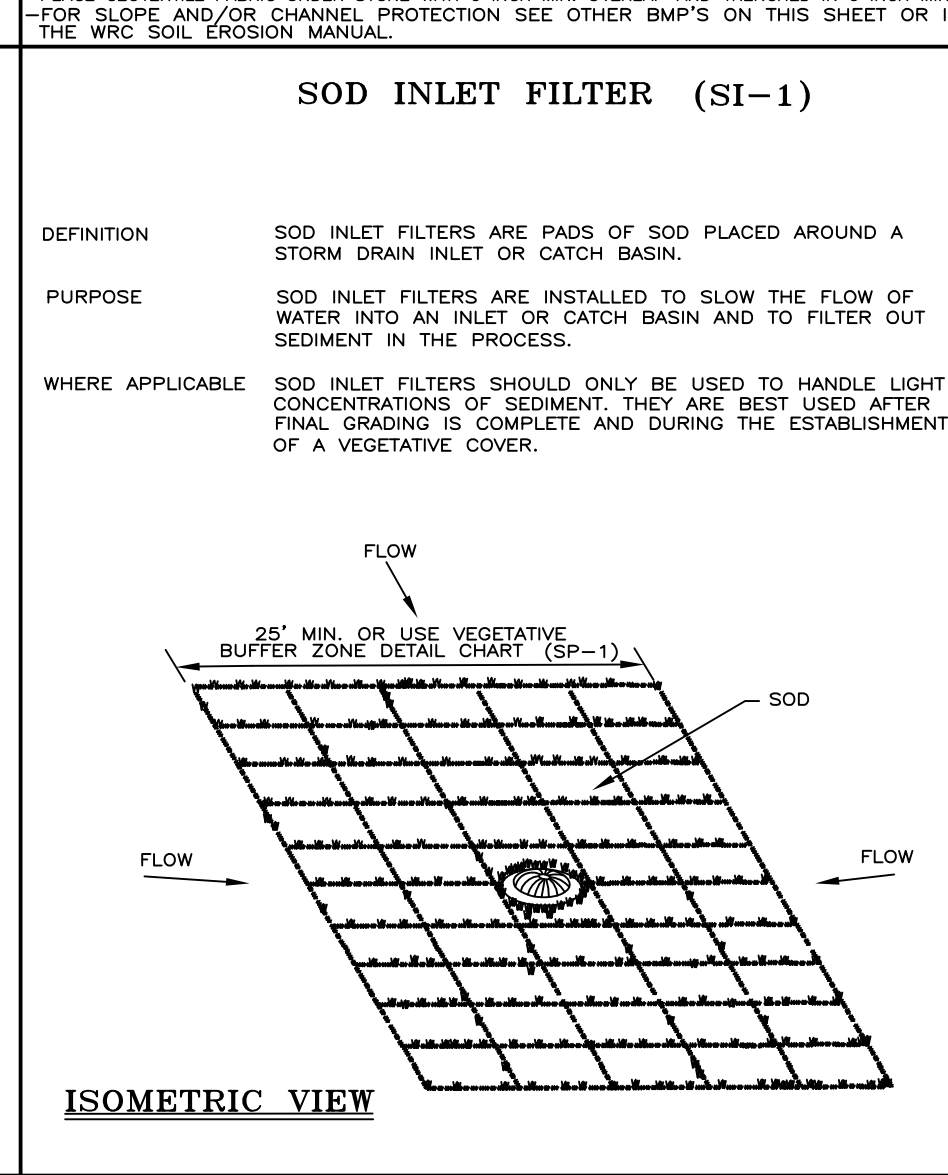
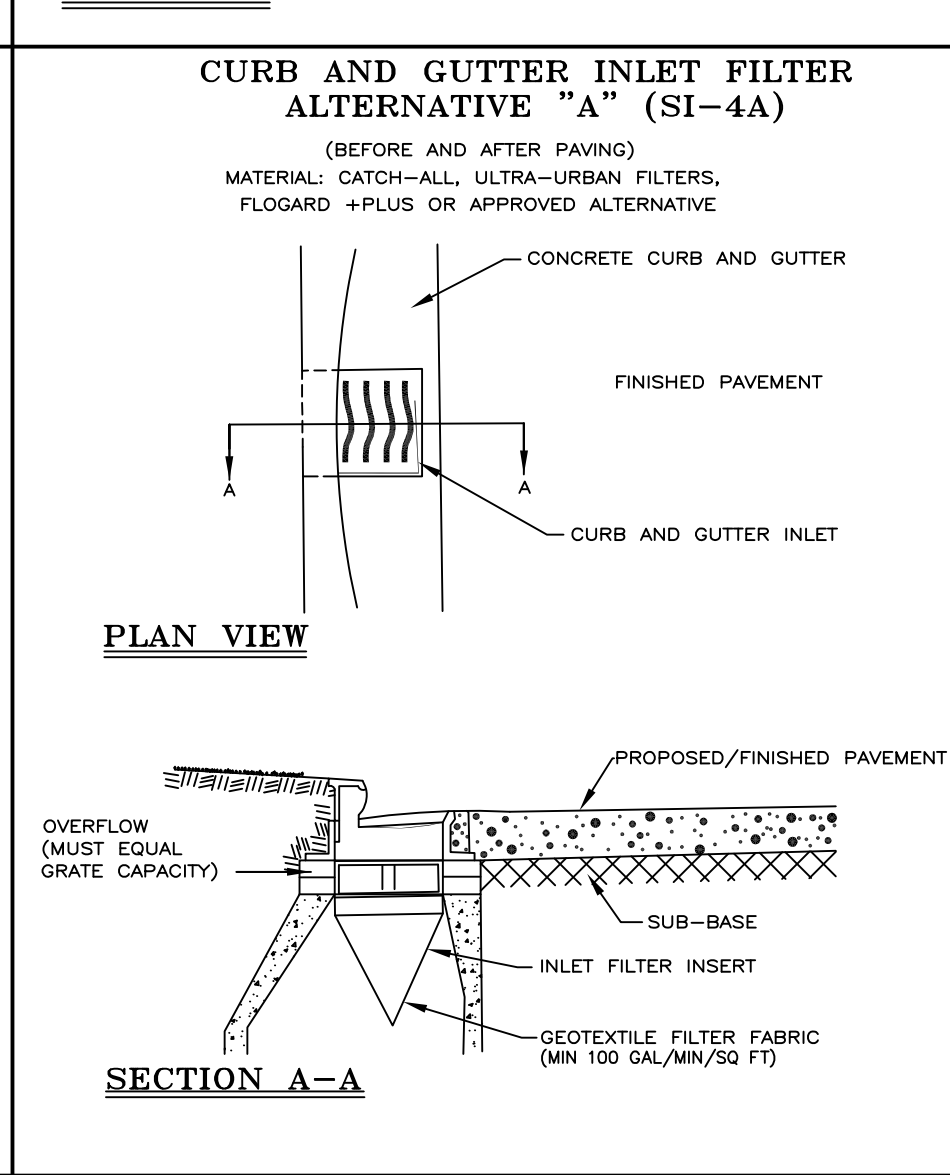
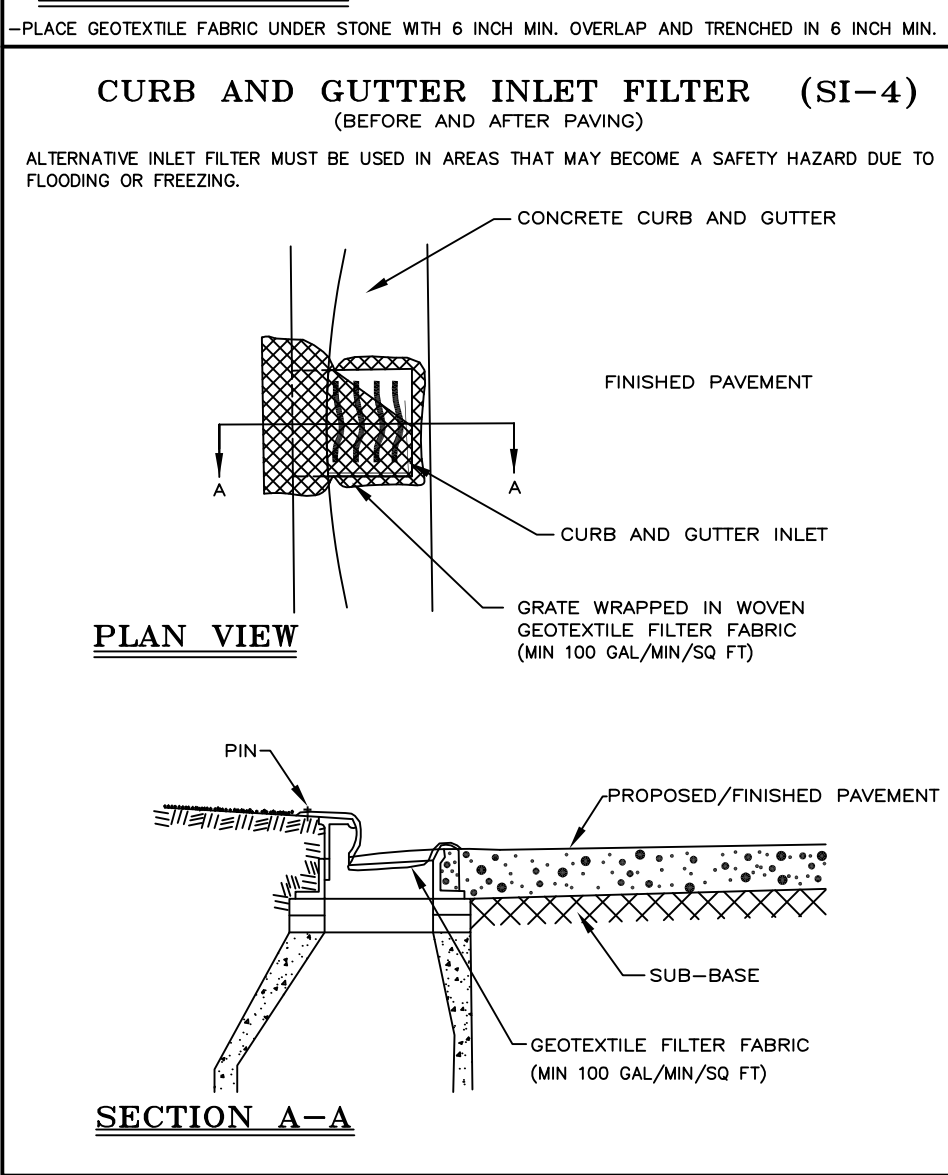
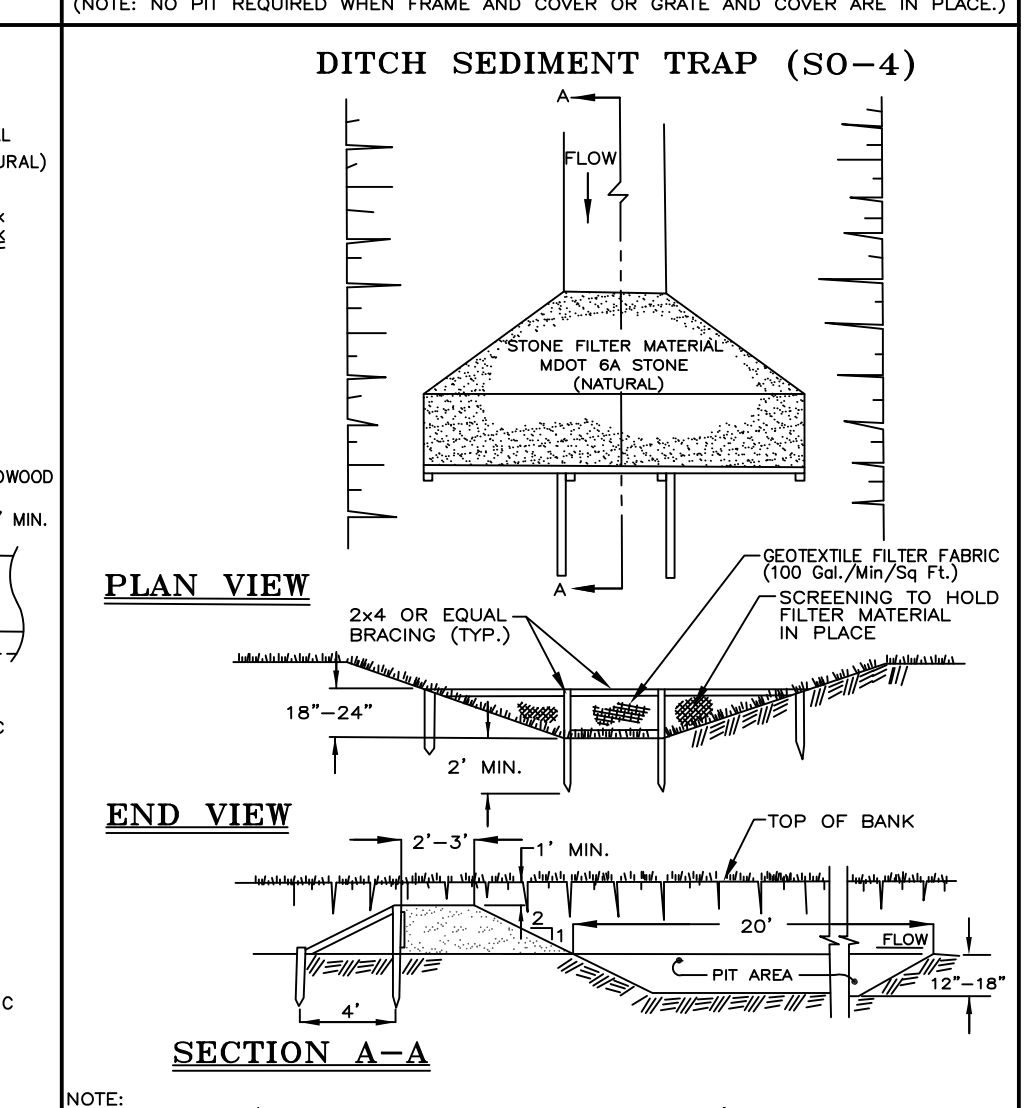
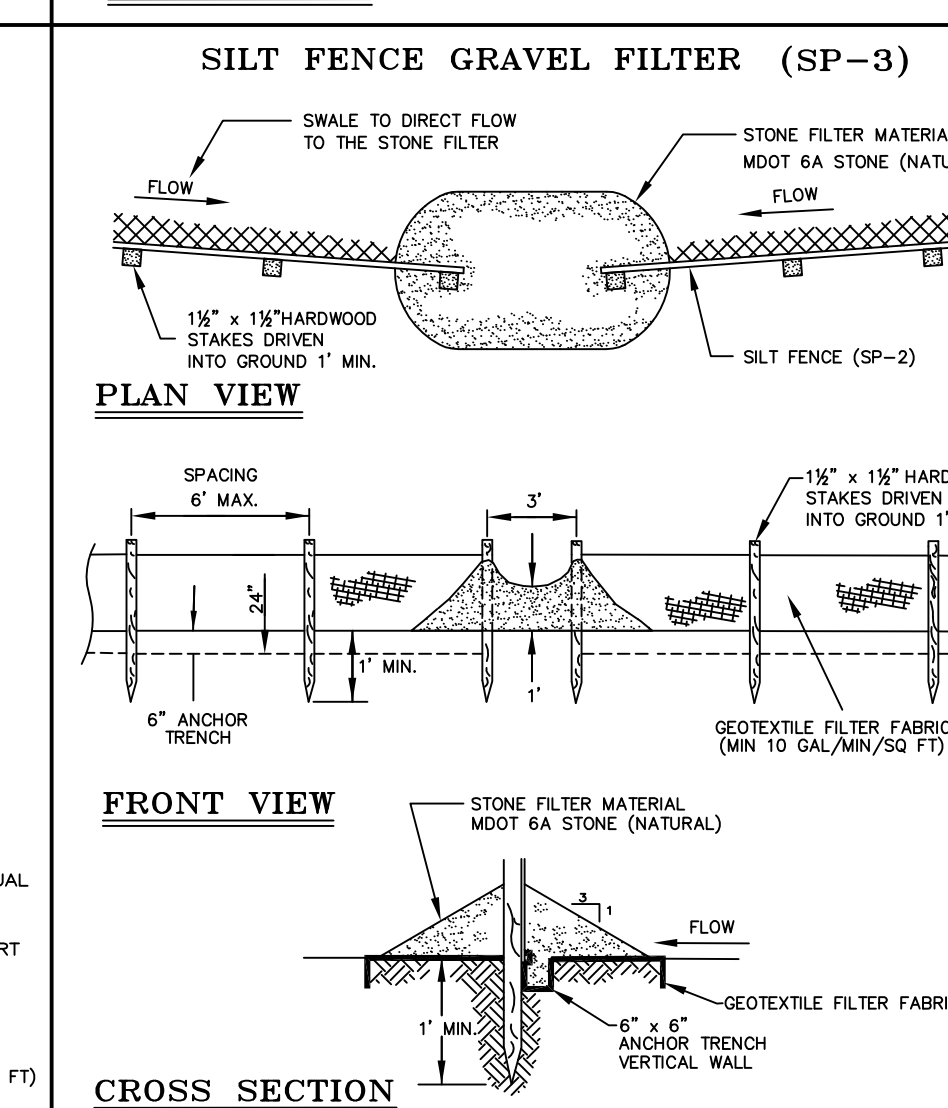
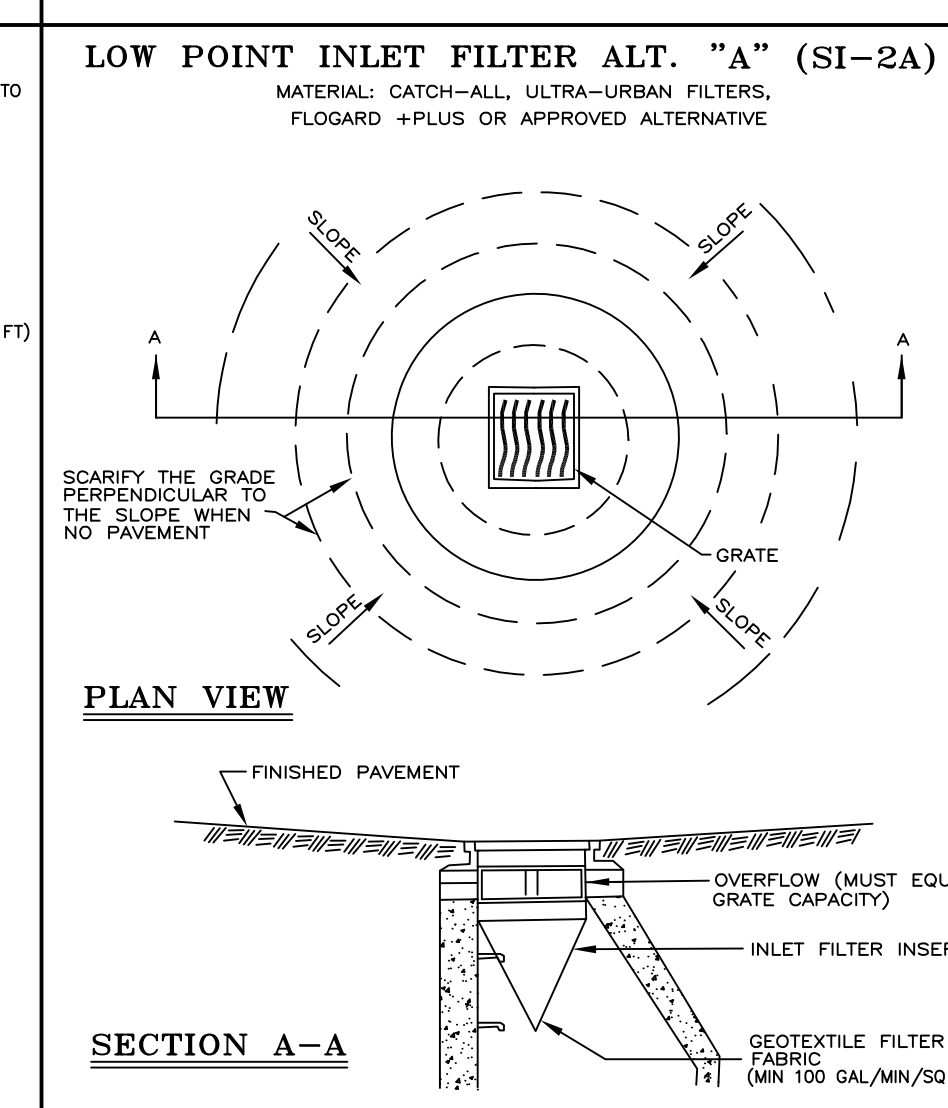
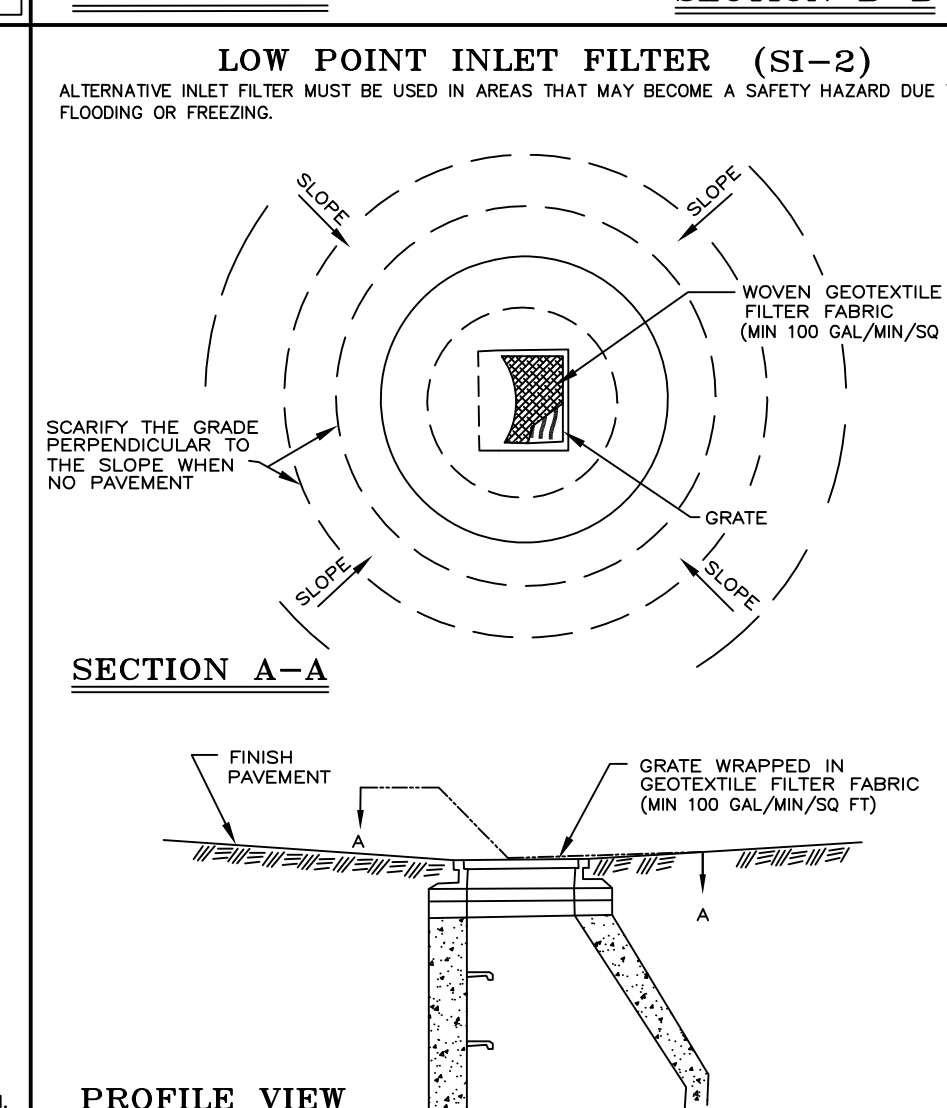
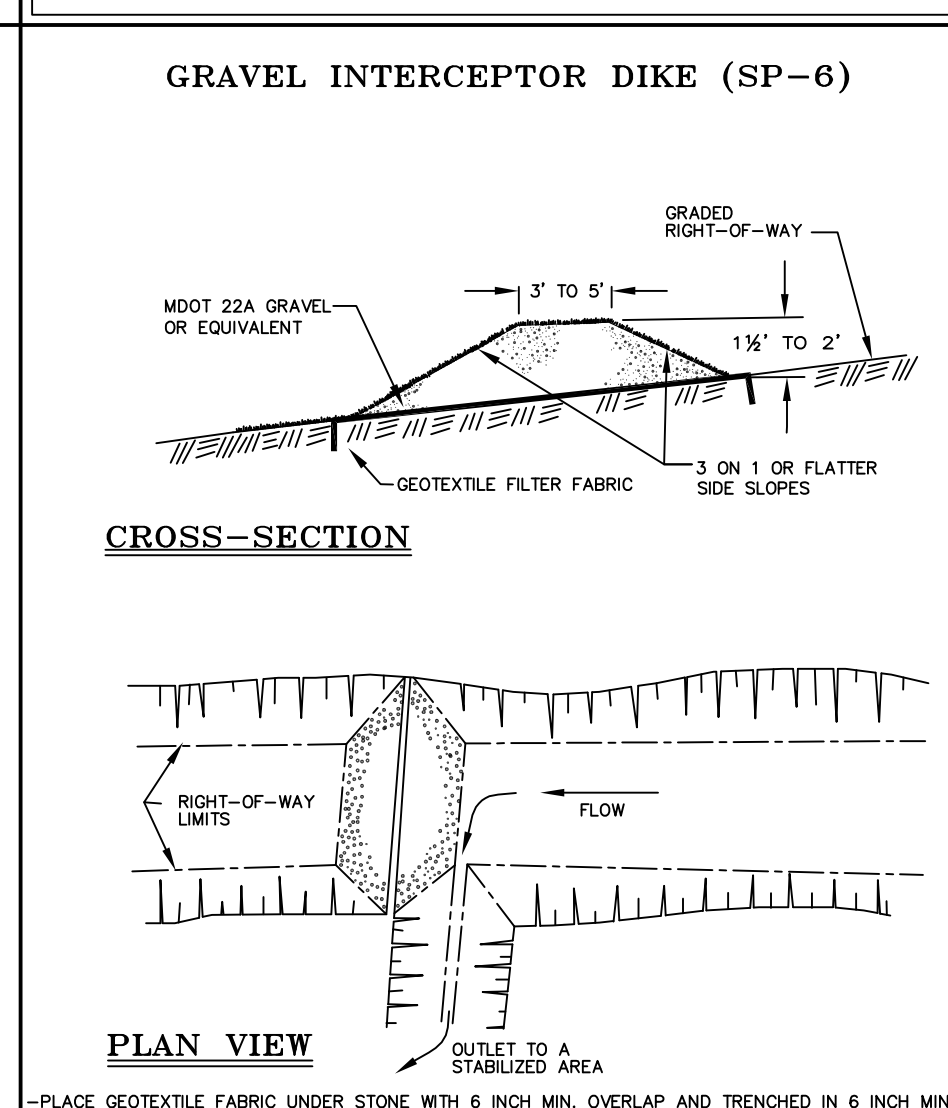
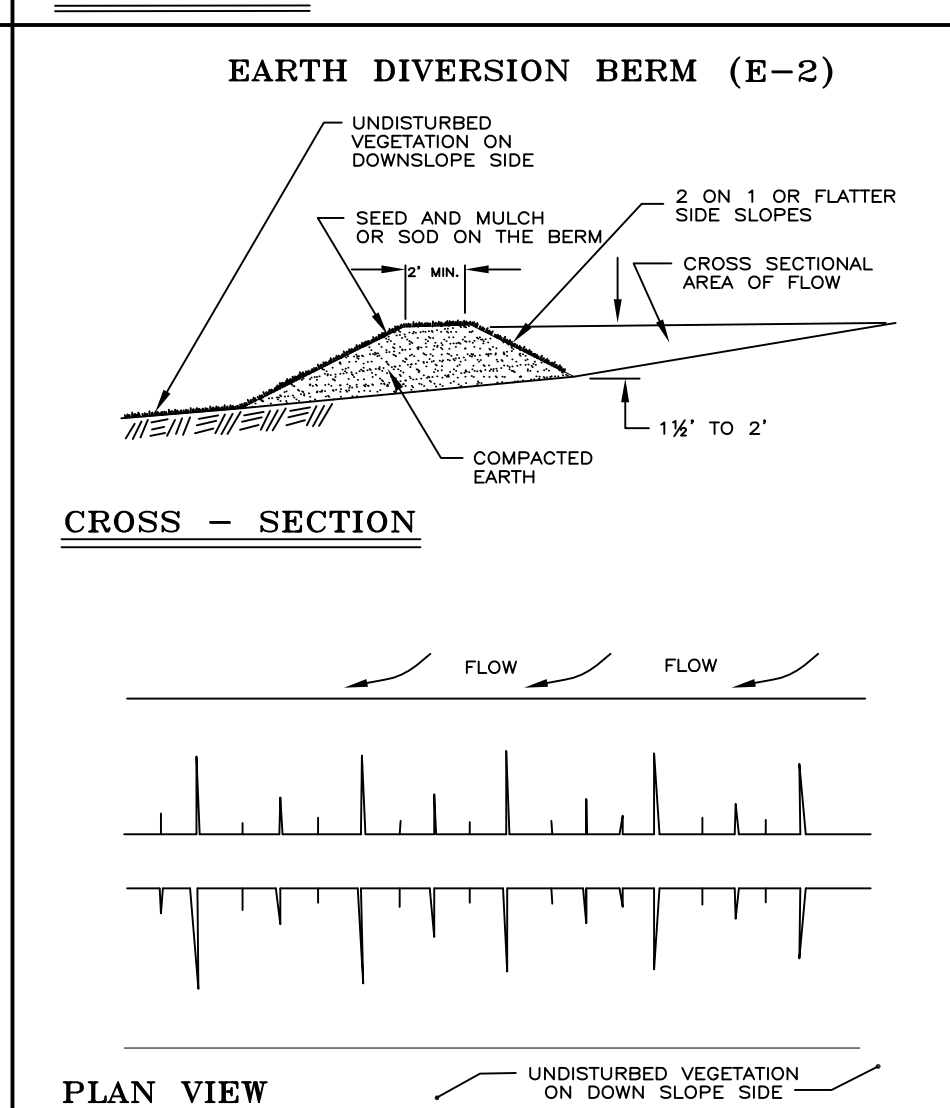
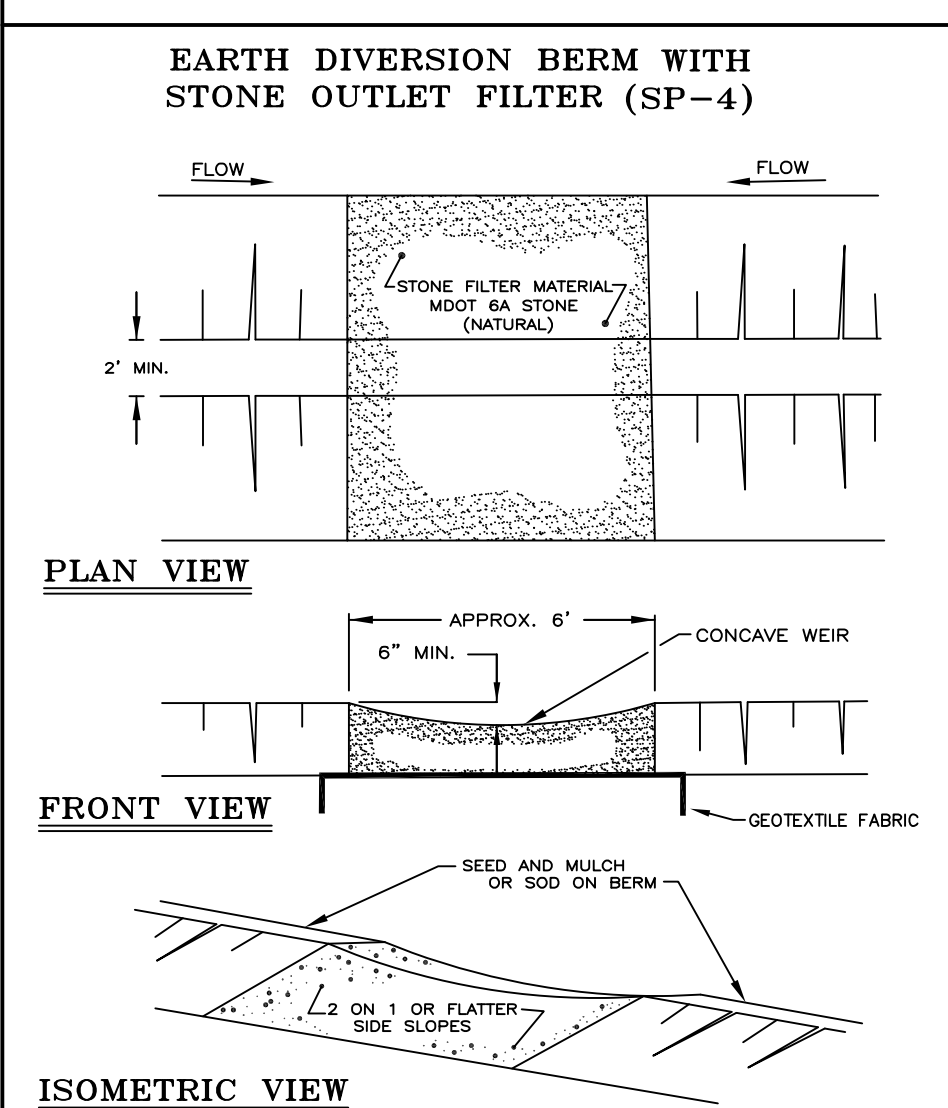
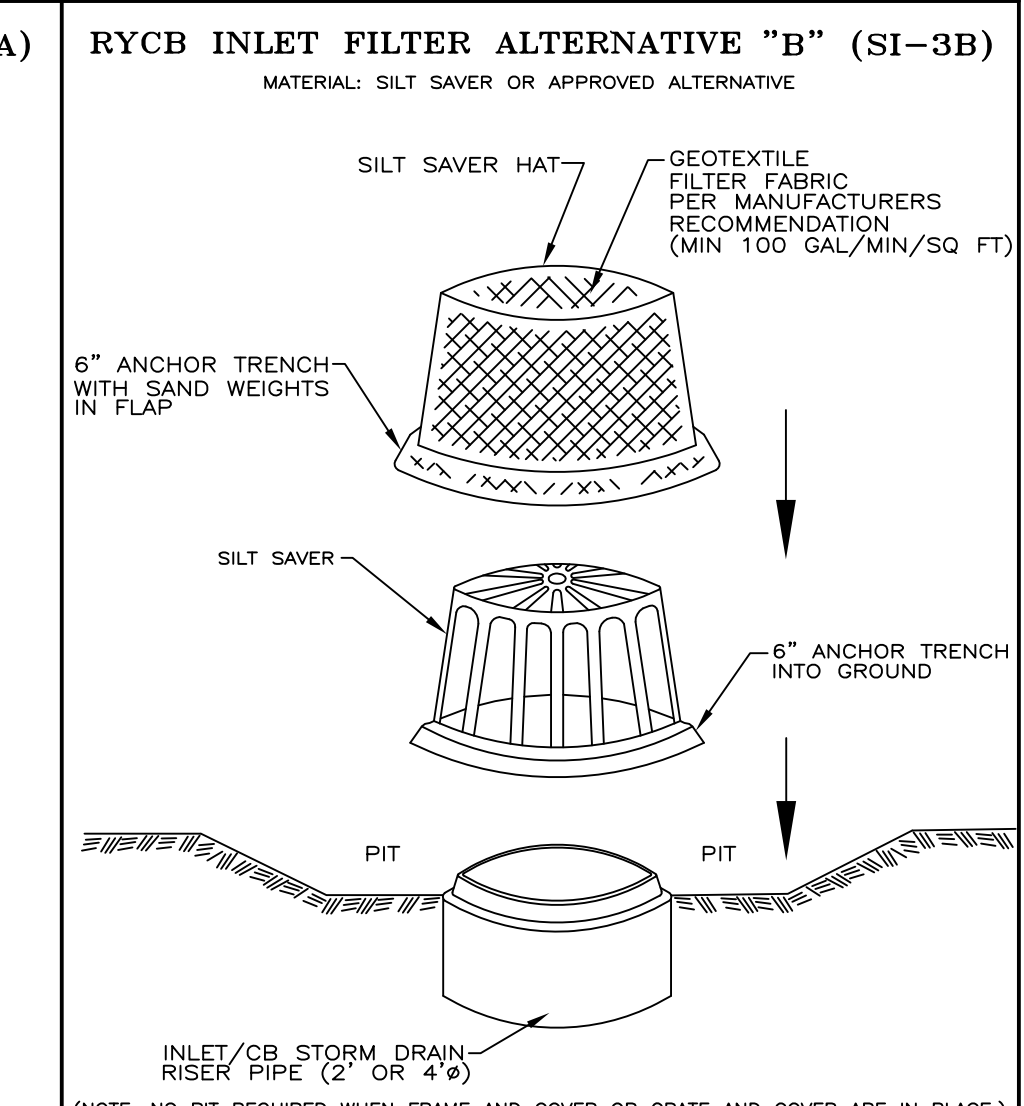
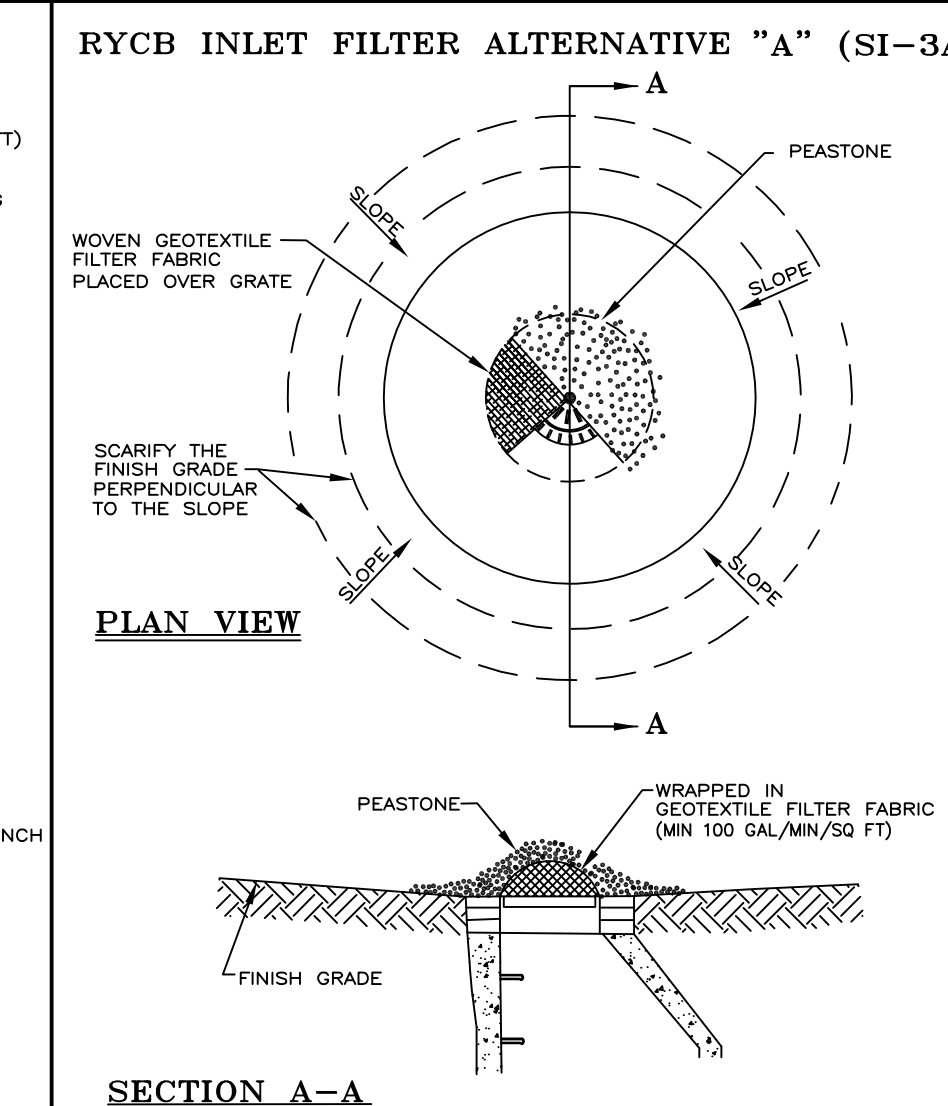
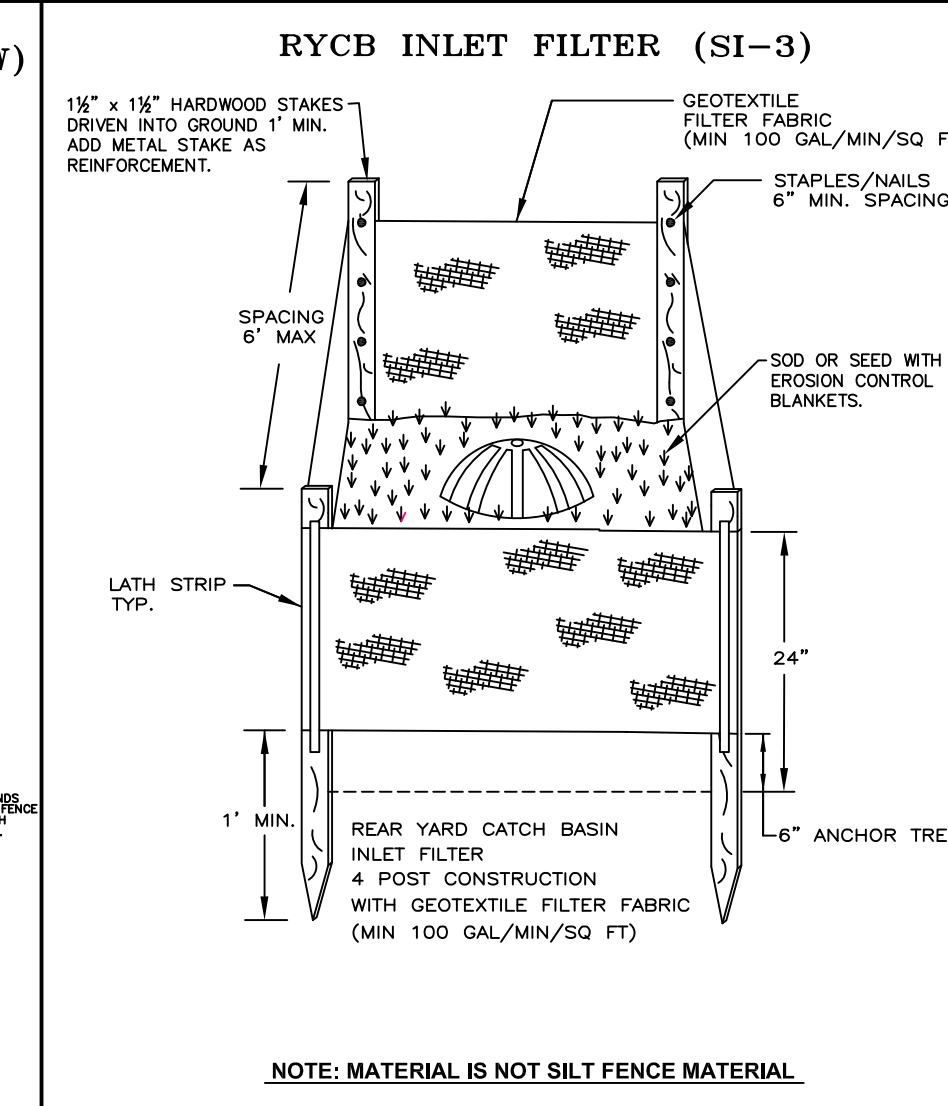
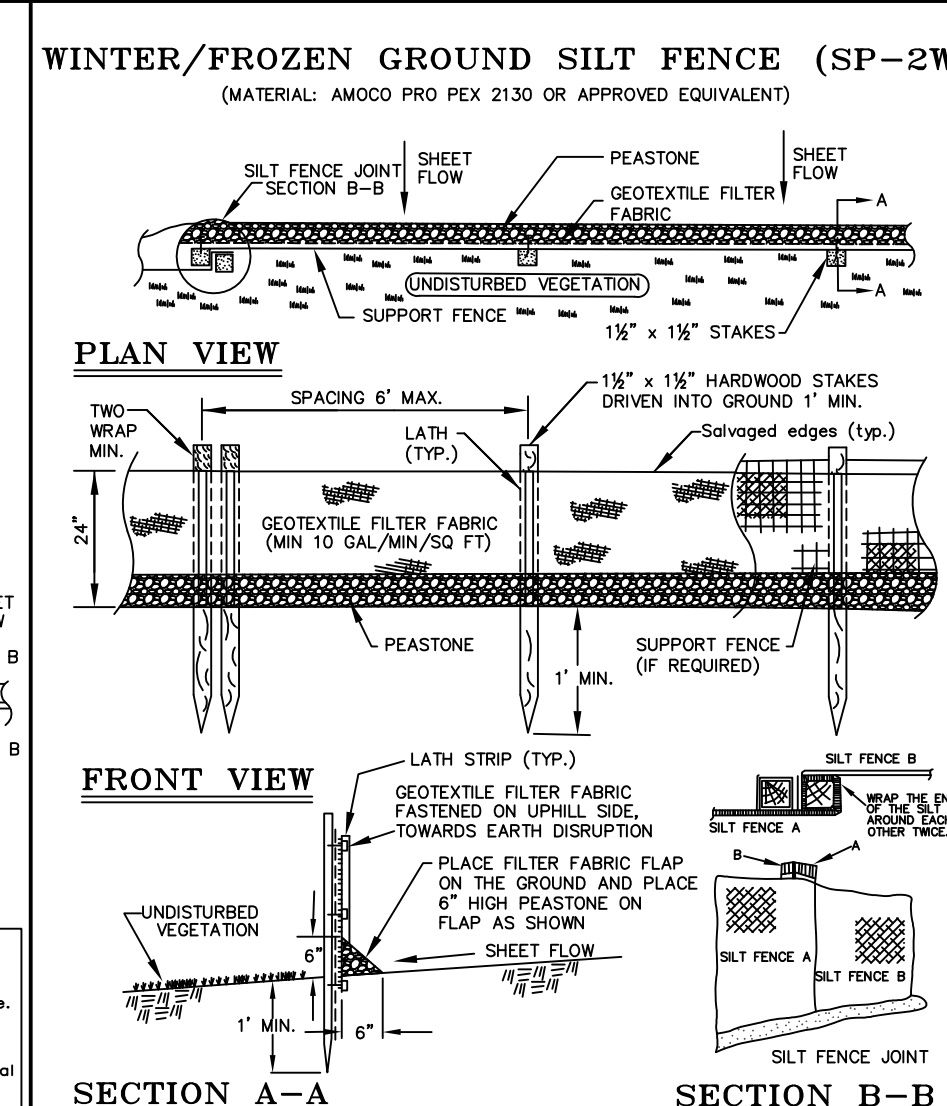
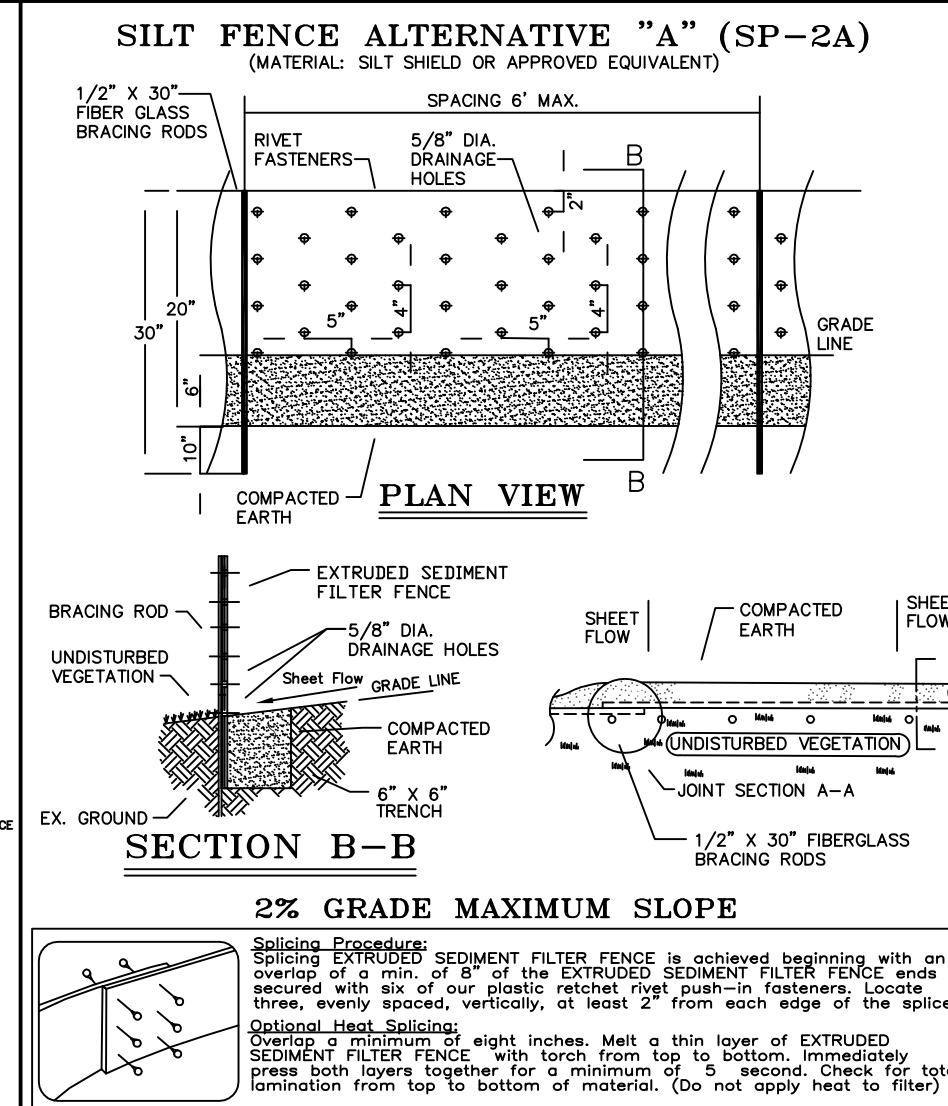
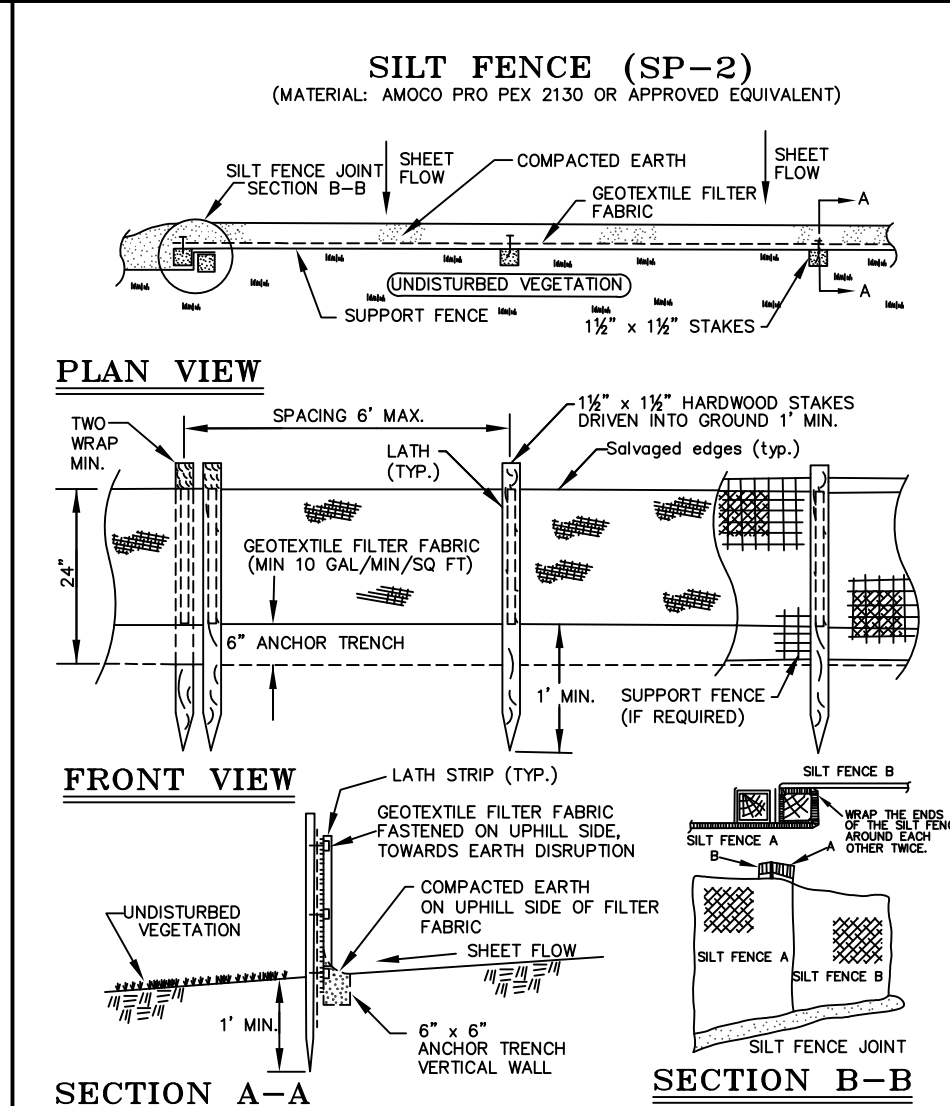
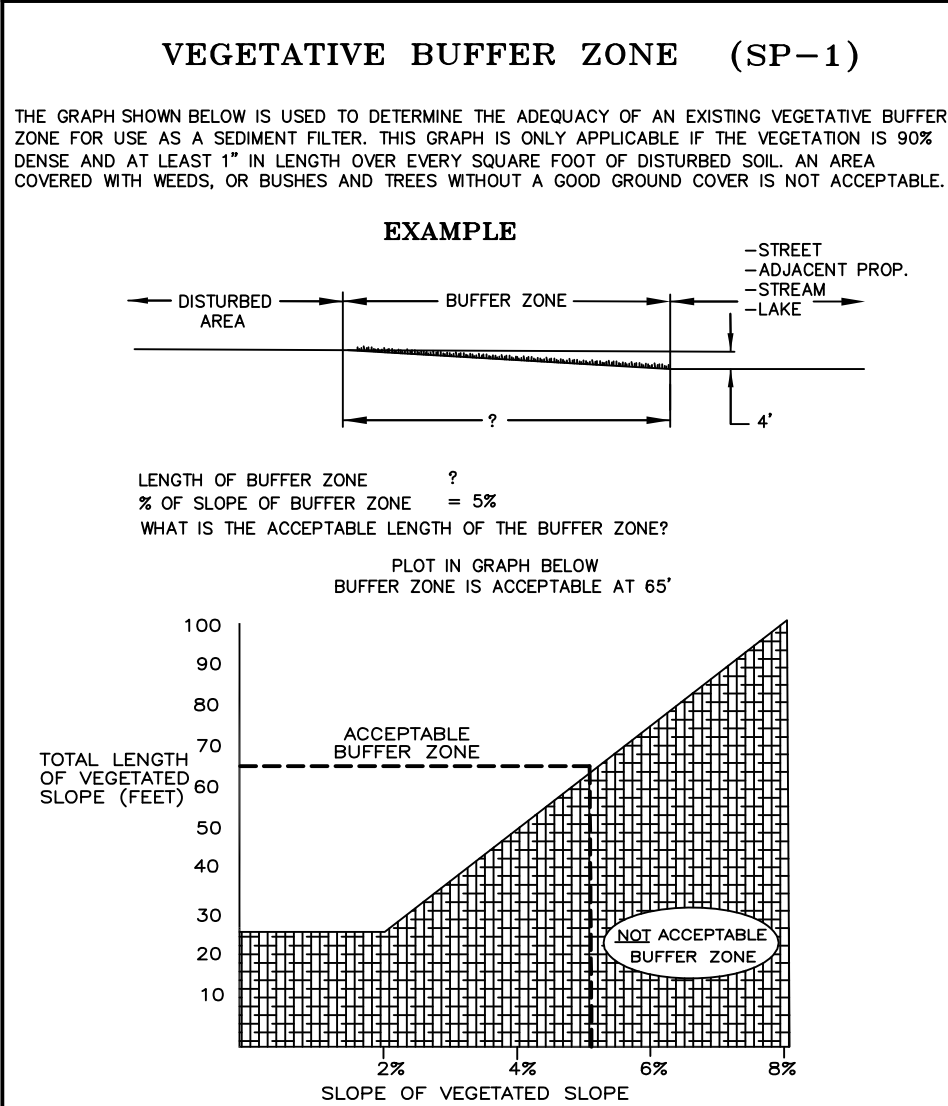
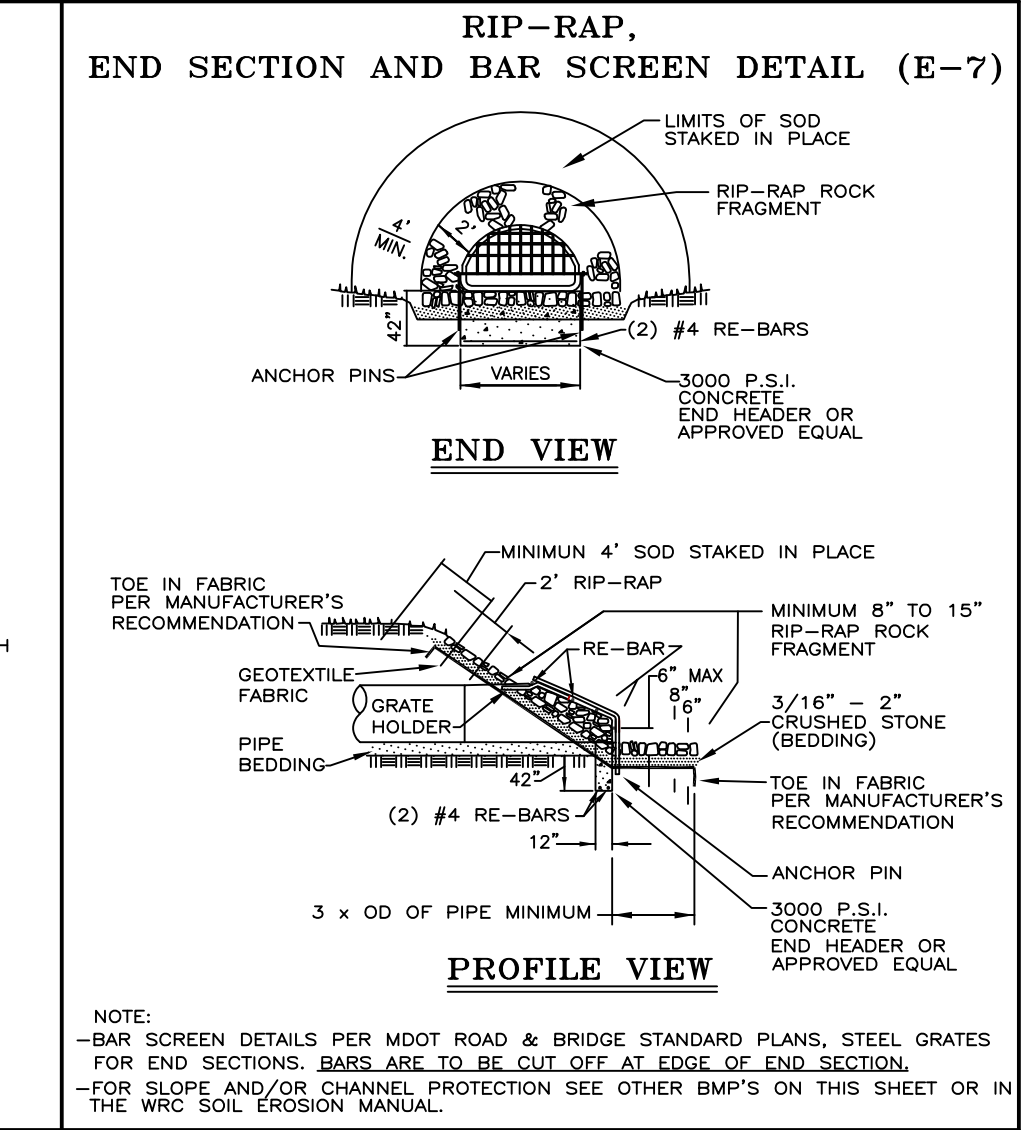
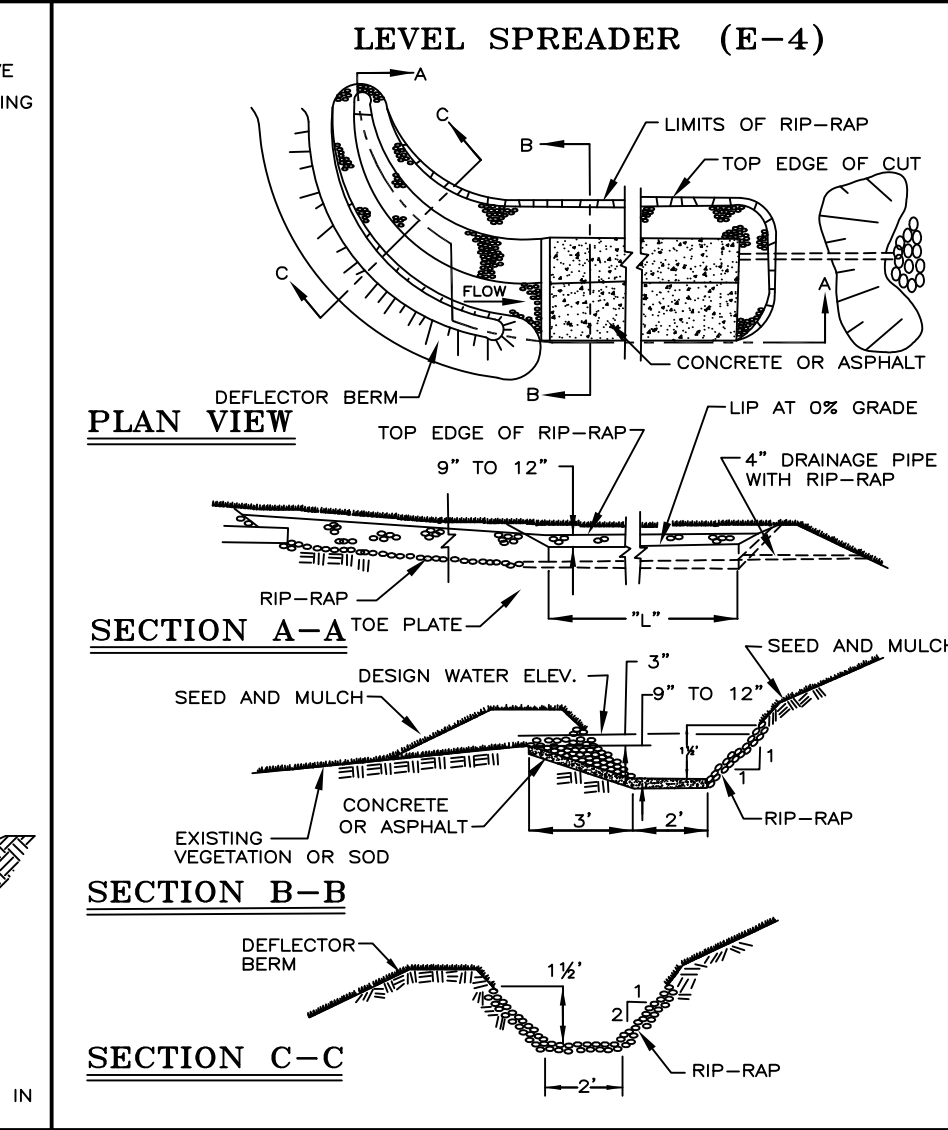
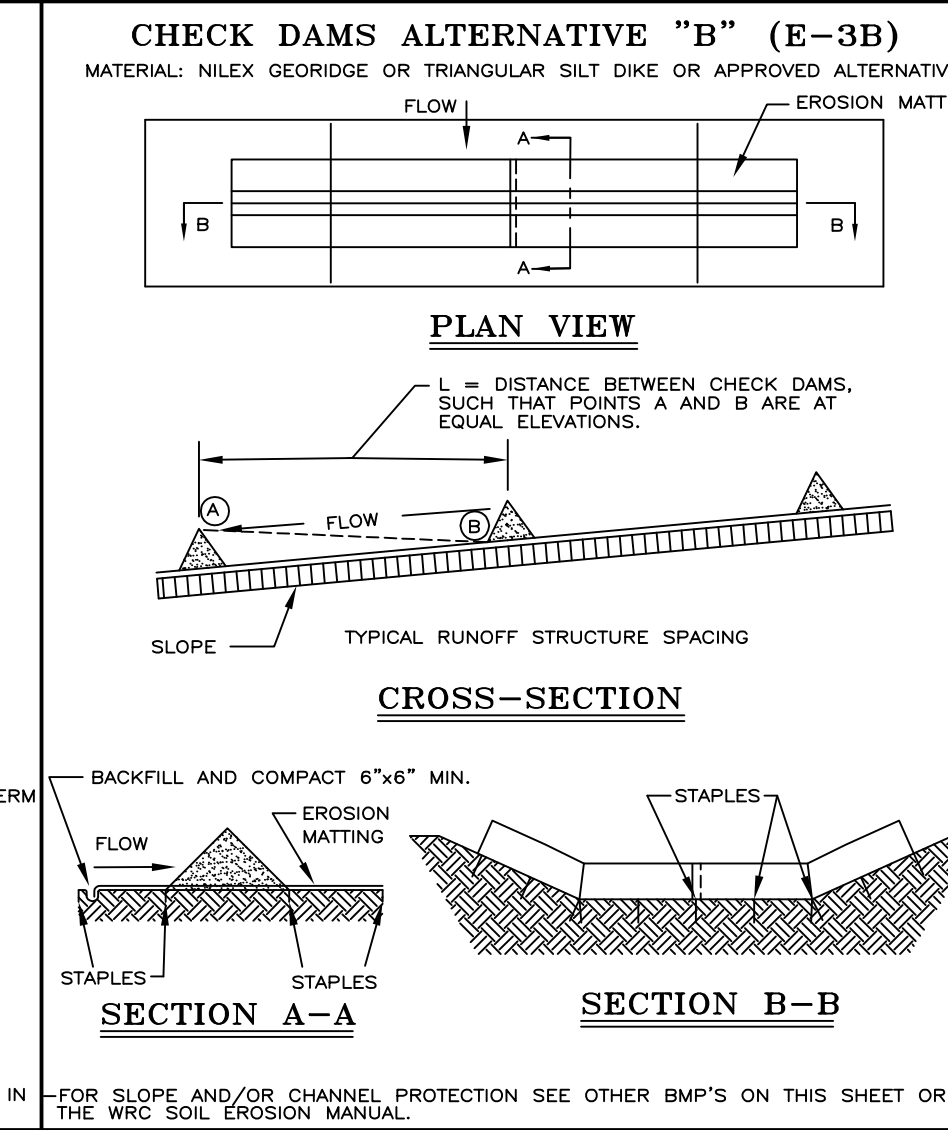
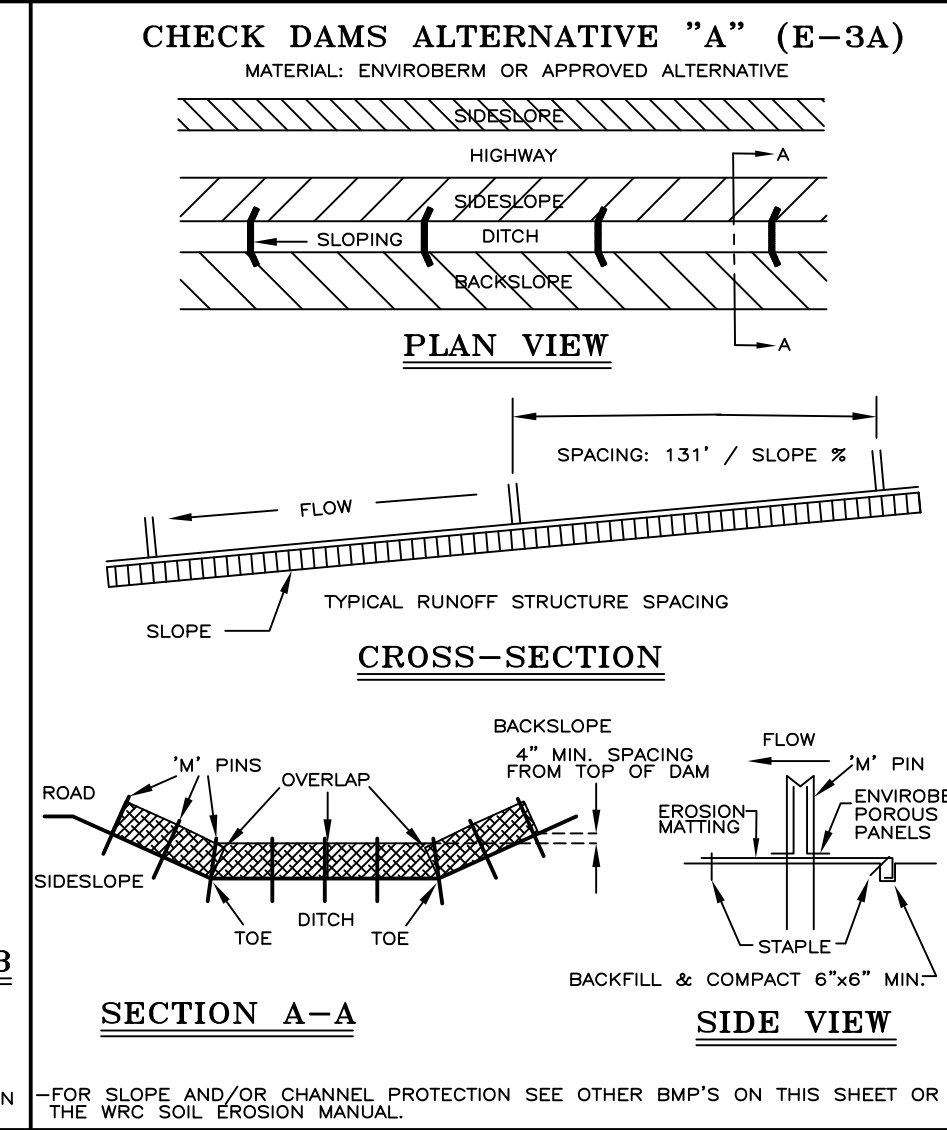
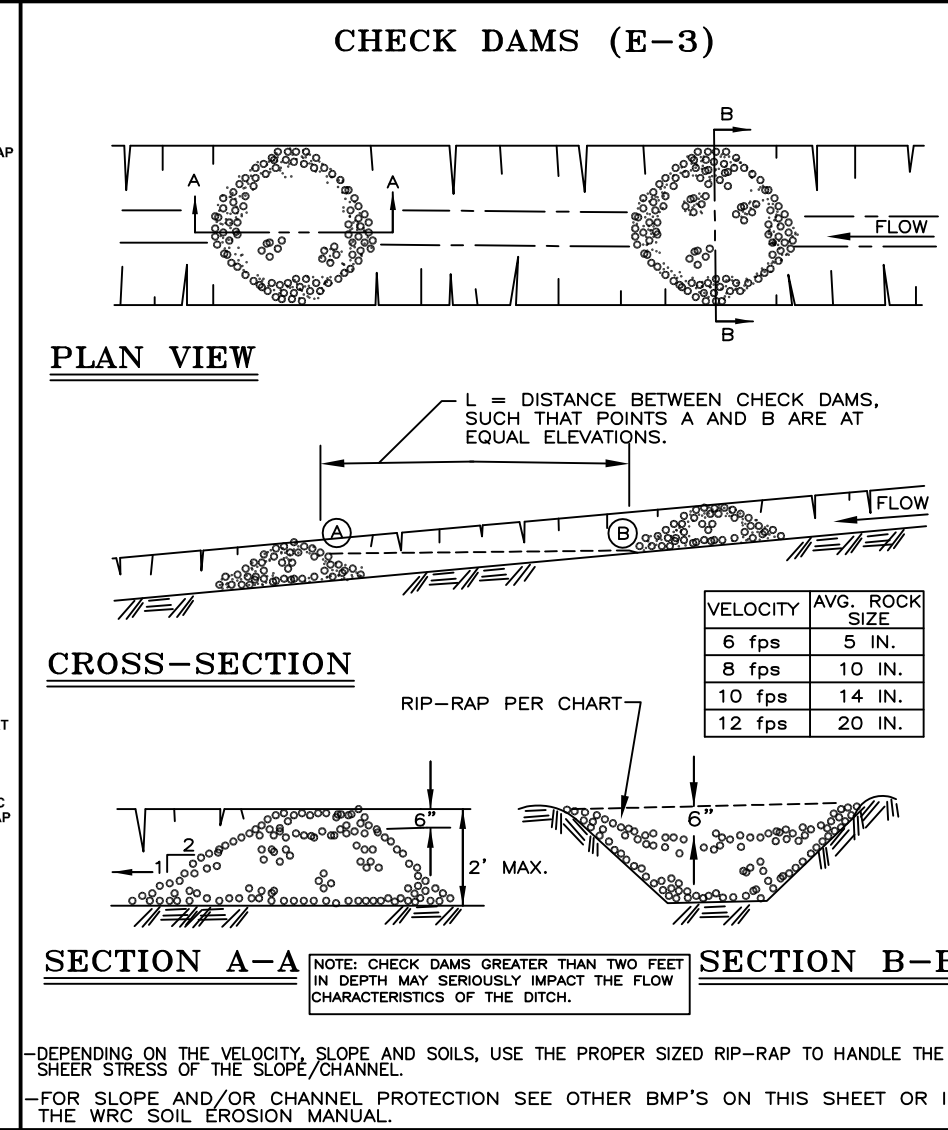
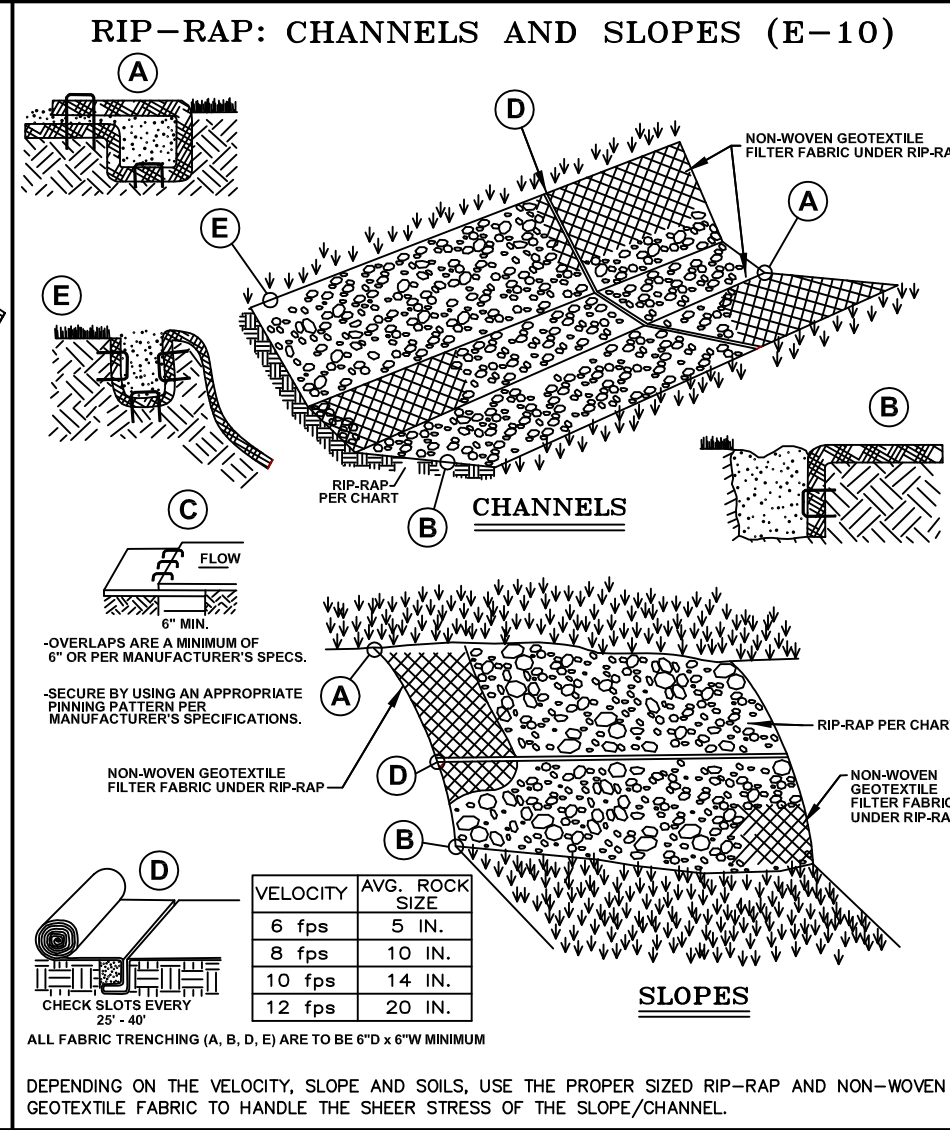
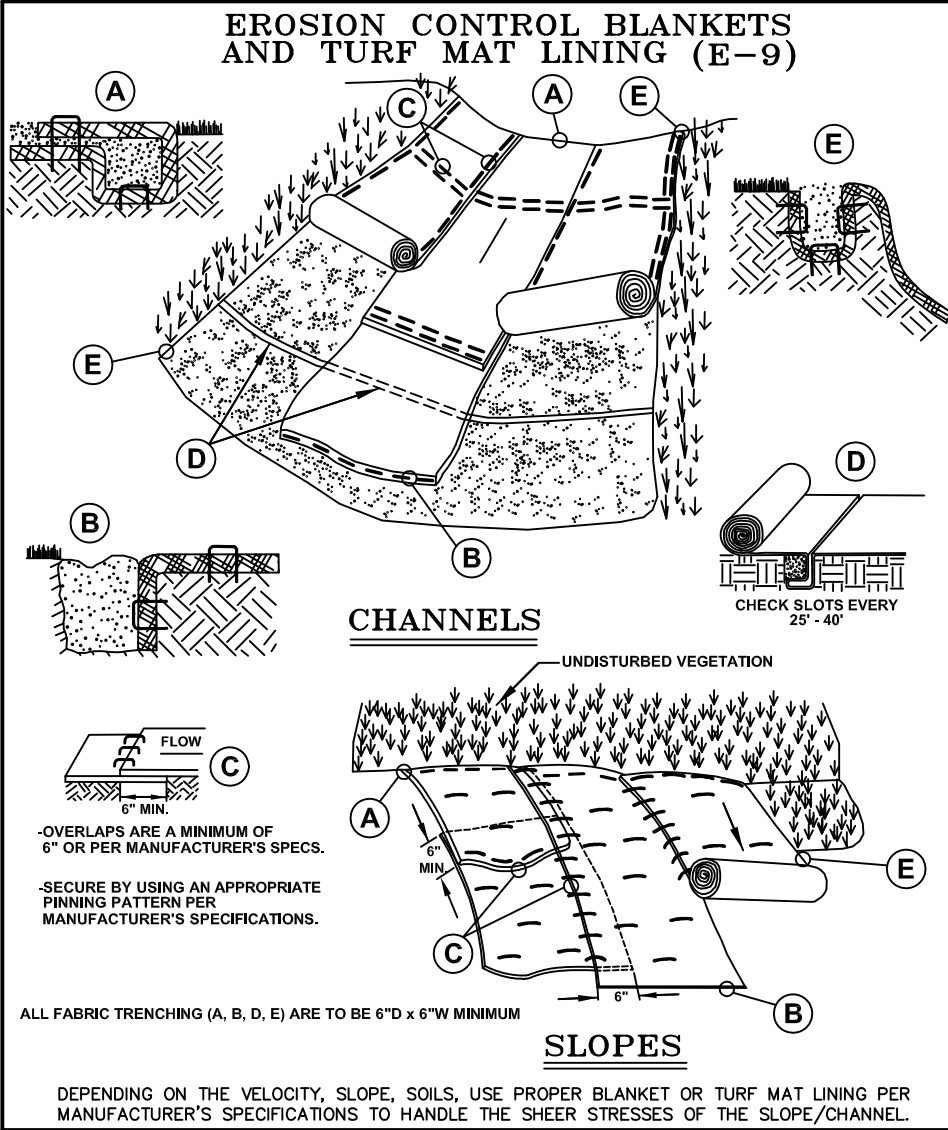
**PARCEL #: 25-19-178-018
PART OF THE NW 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST
14830 LINCOLN STREET
CITY OF OAK PARK,
OAKLAND COUNTY, MICHIGAN**

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
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SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

ROBERT E. HORNYAK, PS
MICHIGAN PROFESSIONAL SURVEYOR No. 4001044286

SCALE: 1"=20' PROJECT ID: DET-250303 SHEET: 1 OF 1



NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK

Rev.	By	Desc.
1	WRC	PROPOSED DETAIL
2	WRC	PROPOSED DETAIL
3	WRC	PROPOSED DETAIL
4	WRC	PROPOSED DETAIL
5	WRC	PROPOSED DETAIL
6	WRC	PROPOSED DETAIL
7	WRC	PROPOSED DETAIL
8	WRC	PROPOSED DETAIL
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49	WRC	PROPOSED DETAIL
50	WRC	PROPOSED DETAIL

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48320-1907

SHEET NO.:

1 of 1

Page 57 of 78

SEAL:

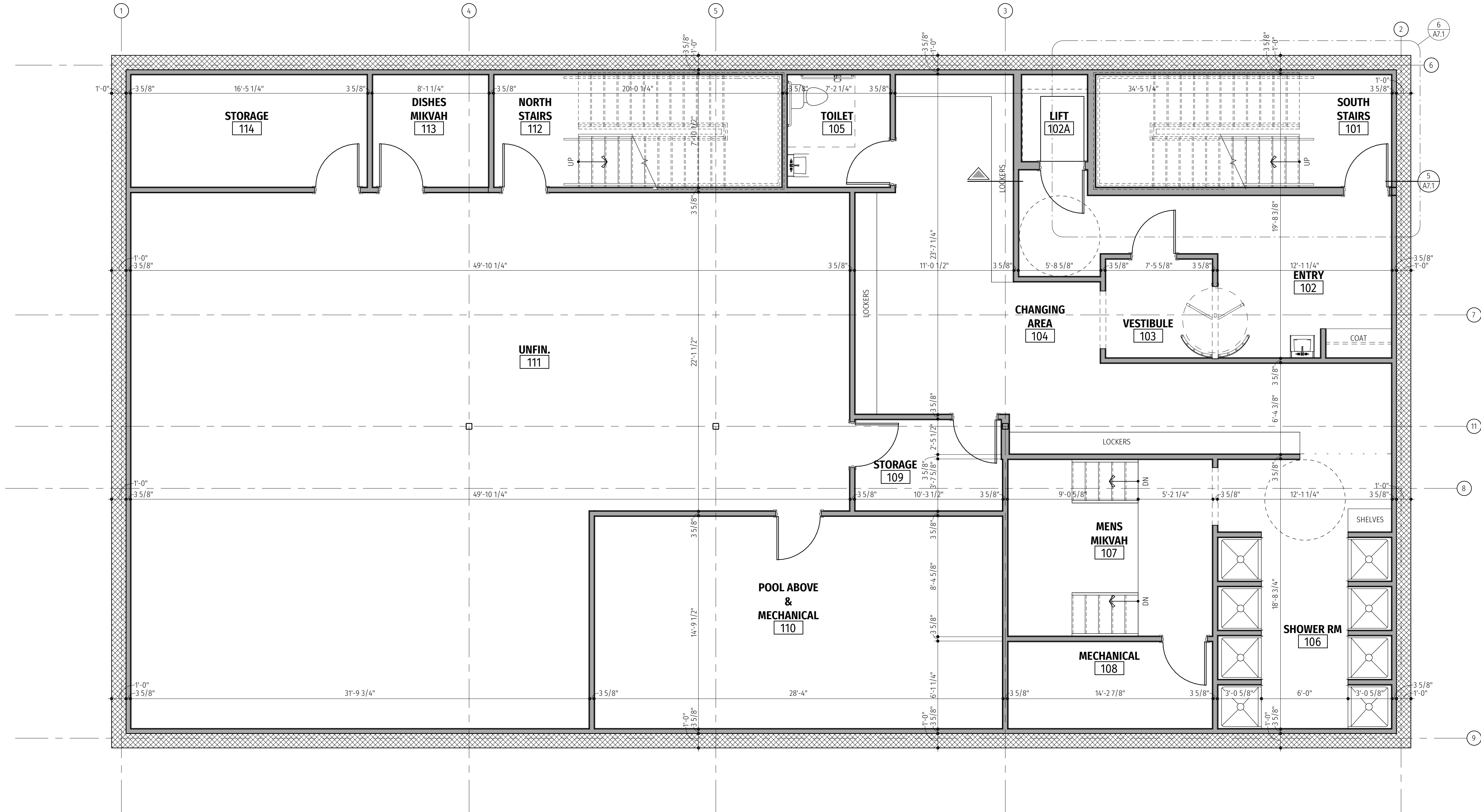
MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: LOWER LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.1



1 BASEMENT LEVEL FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

SEAL:

MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: MAIN LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.2



1 1ST LEVEL FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

SEAL:

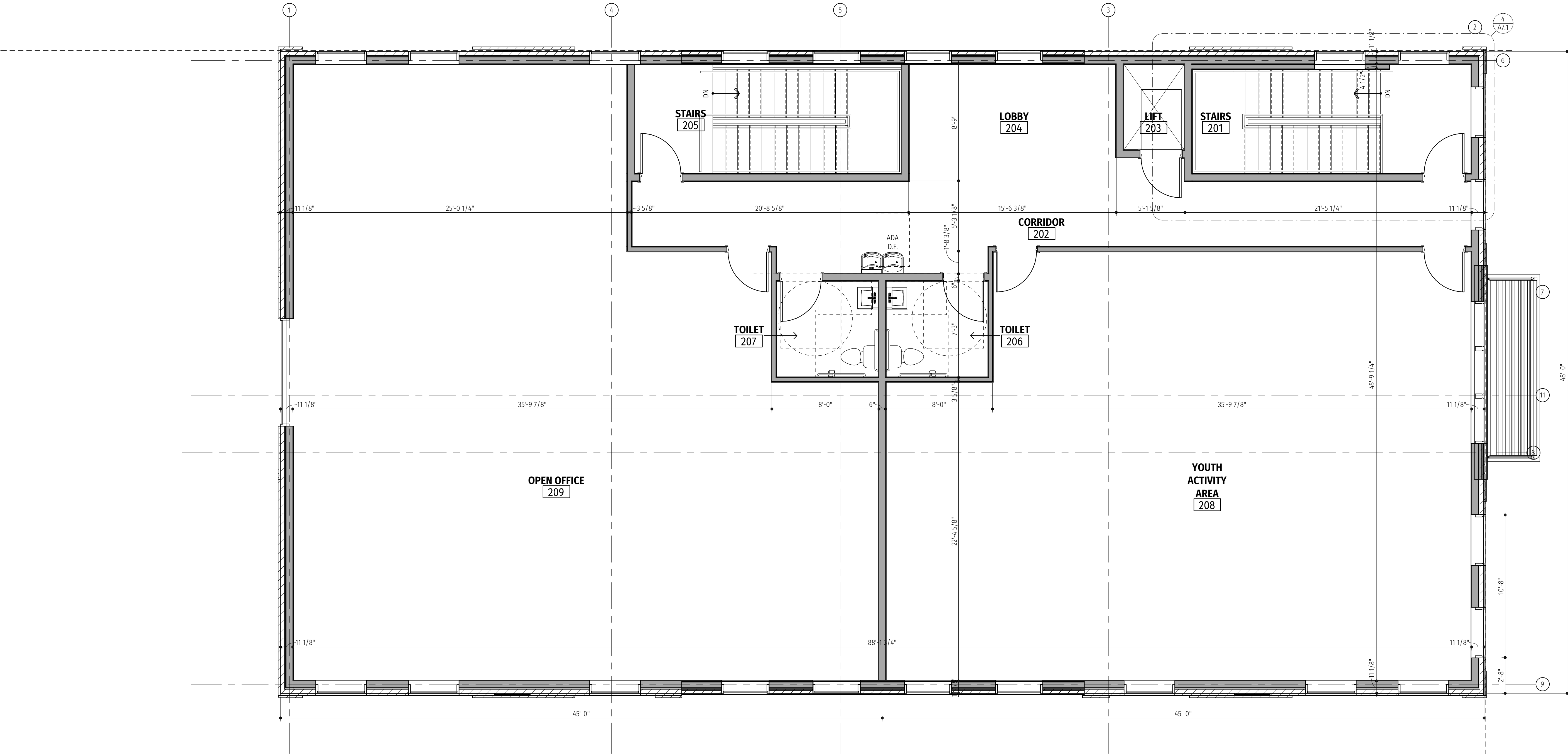
MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: UPPER LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.3



1 2ND LEVEL FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

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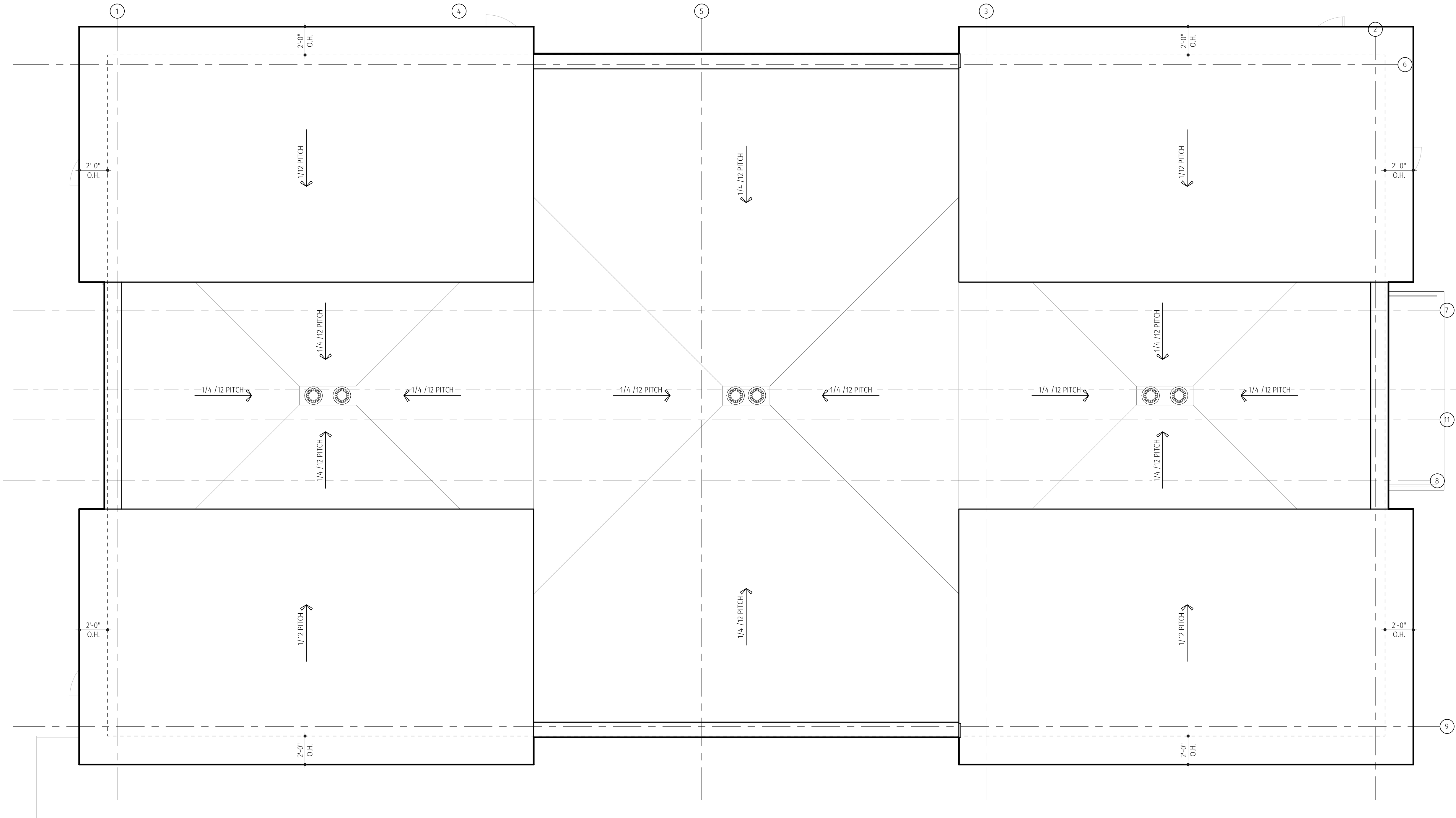
MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: ROOF PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.4

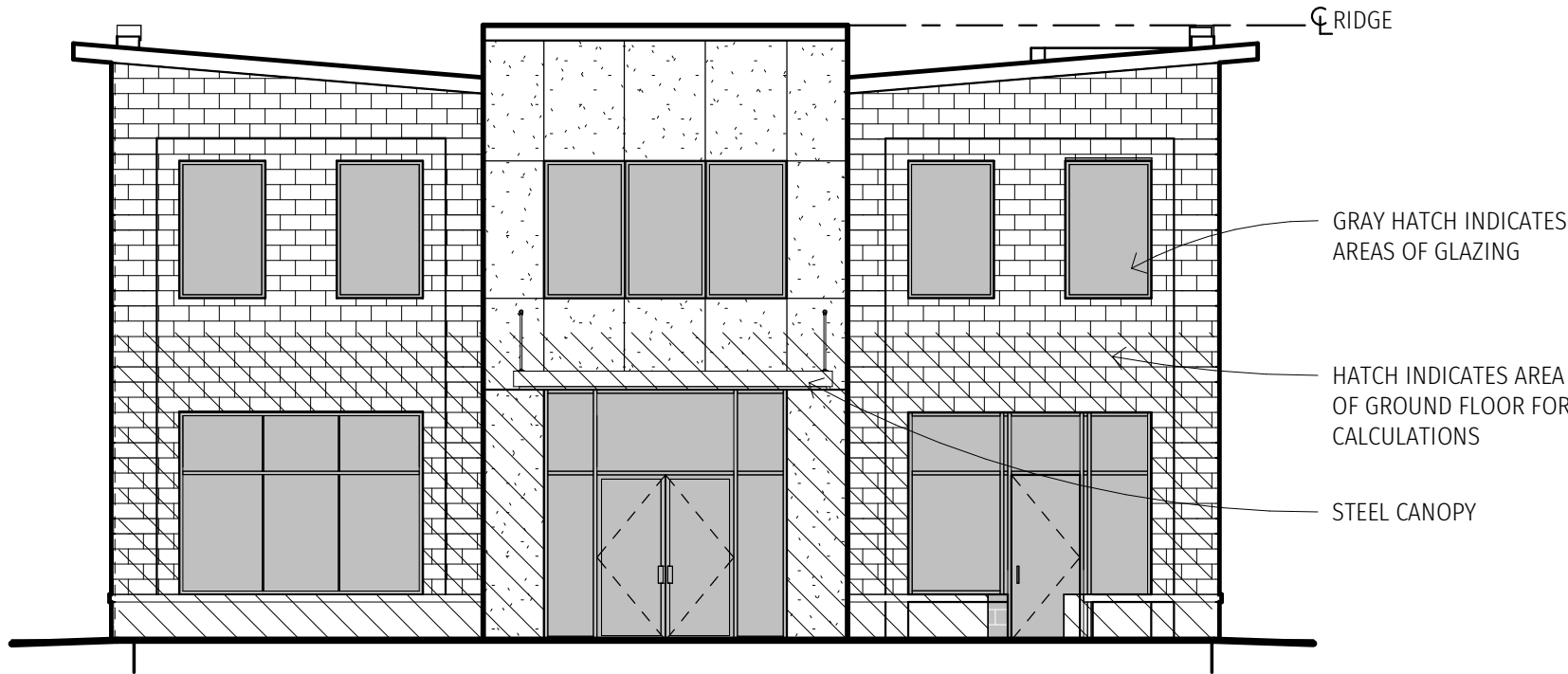


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

FENESTRATION ANALYSIS	
PRIMARY FACADE	1235 S.F.
TOTAL GLAZING	452 S.F.
TOTAL COVERAGE	37%
REQUIRED COVERAGE	35%
GROUND FLOOR FACADE	649 S.F.
GROUND FLOOR GLAZING	295 S.F.
TOTAL COVERAGE	45%
REQUIRED COVERAGE	40%

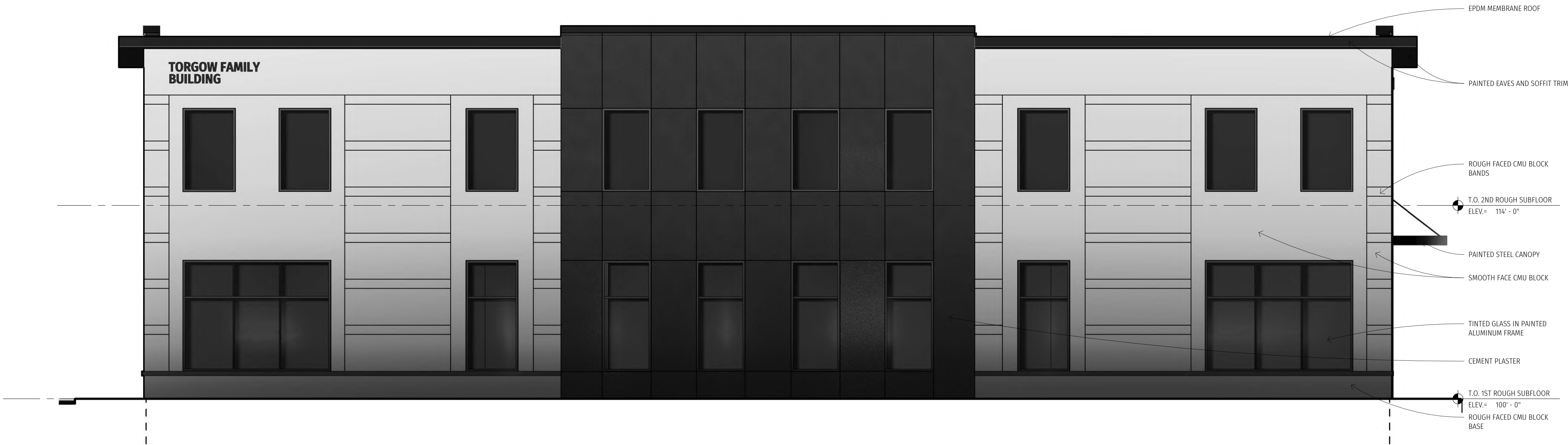
BOTH PRIMARY FACADE AND GROUND FLOOR FACADE ARE COMPLIANT WITH OAK PARK ZONING ORDINANCE SEC. 356



1 FRONT- LINCOLN ST. FACADE STUDY
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (FRONT- LINCOLN ST.)
A3.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION (STRATFORD PL)
A3.1 SCALE: 1/4" = 1'-0"

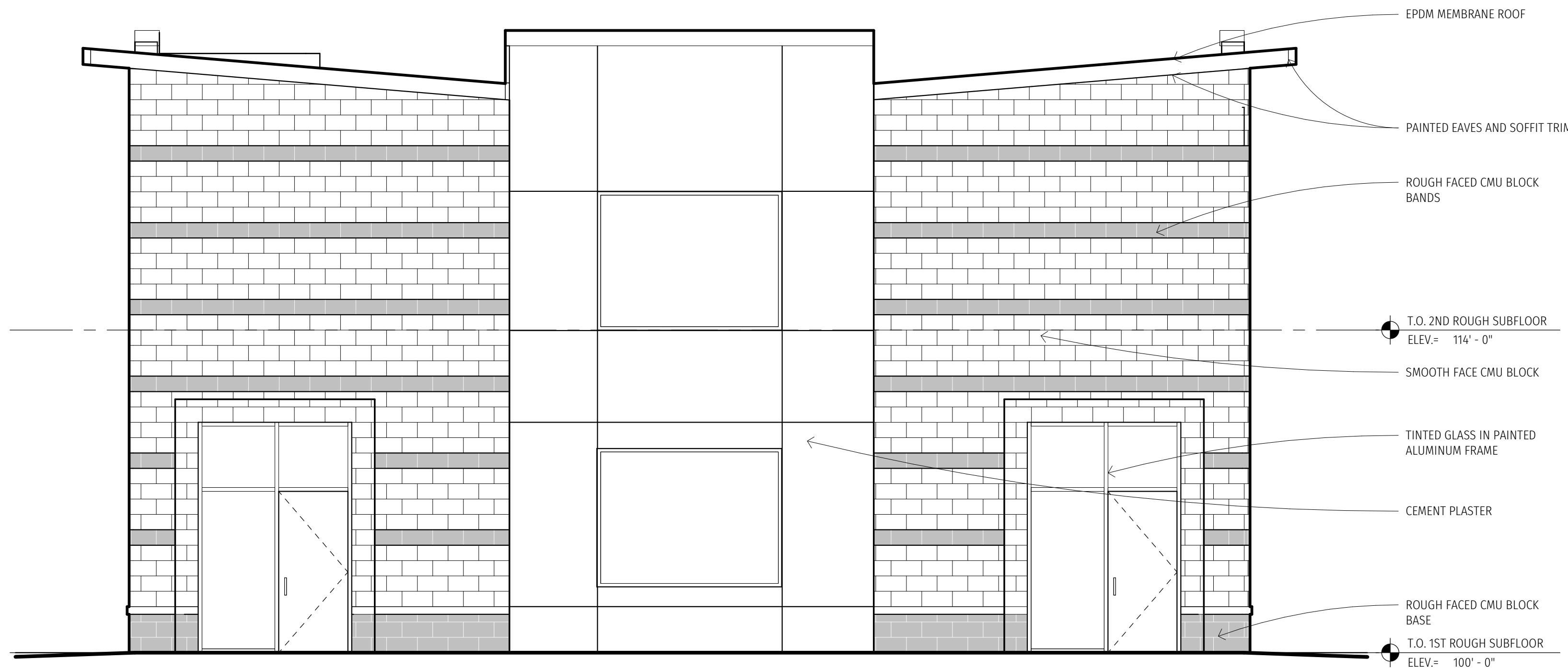
MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:	
12-03-25	SITE PLAN SUBMISSION
02-06-26	DRAWING UPDATE

DRAWN:	NLG, MRA
DATE:	DECEMBER 3RD , 2025
SHEET TITLE:	ELEVATIONS

JOB NUMBER:
ABD1965
SHEET NUMBER:

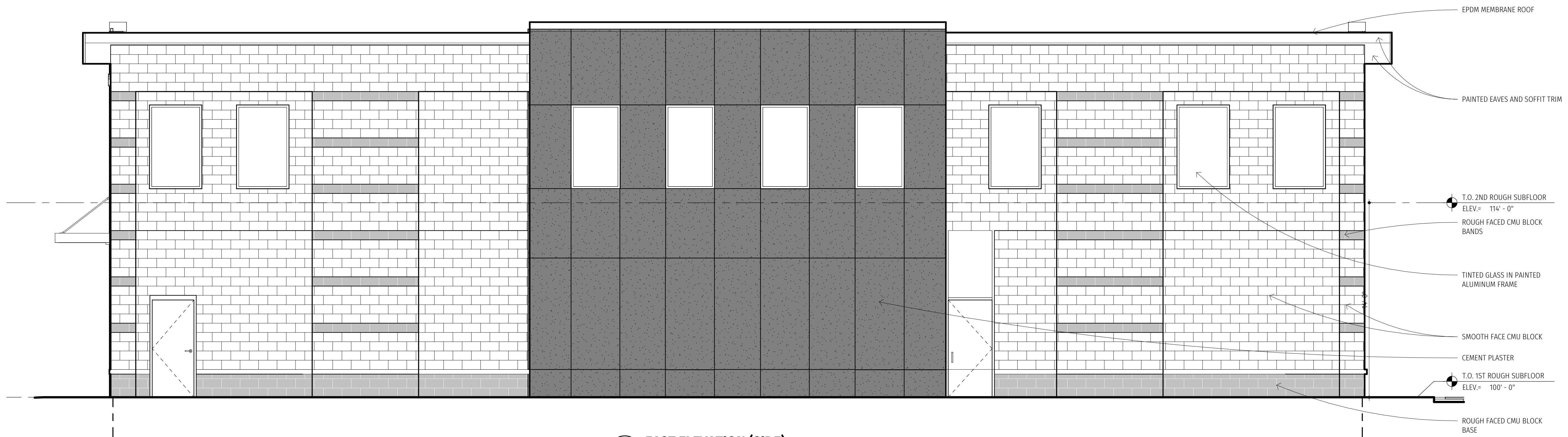
A3.1



1

A3.2

NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



2

A3.2

EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

SEAL:

MIKVAH BUILDING

PRELIMINARY

14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:

12-03-25 SITE PLAN SUBMISSION

02-06-26 DRAWING UPDATE

DRAWN:

NLG, MRA

DATE:

DECEMBER 3RD, 2025

SHEET TITLE:

ELEVATIONS

JOB NUMBER:

ABD1965

SHEET NUMBER:

A3.2



CITY OF OAK PARK

MEMORANDUM

TO: Planning Commission Members
FROM: Kimberly Marrone, AICP, Economic Development and Planning Director
Salam Habhab, Economic Development and Planning Specialist
DATE: March 5, 2026
FILE: APLNCOM /SPR
2026-03 Gloworks –
21116 Greenfield

SUBJECT: Site Plan Review, Gloworks Wholesale, 21116 Greenfield Road

This is a Site Plan Review (SPR) request submitted by Robin Razzak, on behalf of Gloworks Inc. to operate a wholesale with retail showroom business, at 21116 Greenfield Rd. The property is located south of 9 Mile Rd., north of 8 Mile Rd., west of Coolidge Hwy., and east of Greenfield Rd., in the southwest ¼ of Section 31, T1N, R11E, property ID #52-25-31-351-040.

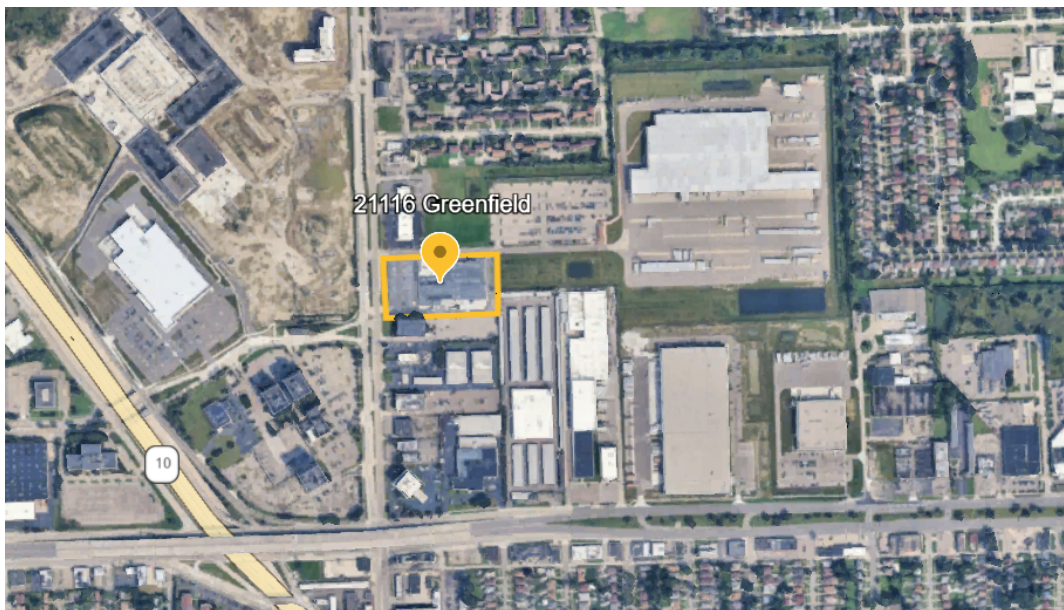


Figure 1. Location Map

SITE AND PROJECT CHARACTERISTICS

The site of 4.29 acres (187,047 square feet) comprises an existing building of 91,006 square feet. Currently, Office Depot occupies 30,008 sq. ft. of the west portion of the building, and Gloworks occupies the remaining space of 60,998 square feet. Gloworks sells toys, gifts, novelties, closeout sports apparel, and hot-market items to the public and smaller resellers. The property has a primary frontage on Greenfield Road; the front yard is improved with greenbelt landscaping and an off-street hard-surfaced parking area.

On March 14, 2022, Gloworks received Site Plan Approval. The original approval included the development of the vacant parcel located to the north with a warehouse building. The vacant parcel was not developed as approved and subsequently commenced operations without complying with the conditions of the approval or obtaining the required business license. The applicant indicated that, due to financial constraints, they do not intend to proceed with the development of the vacant parcel located to the north with the previously approved warehouse building.

The original Site Plan Approval expired on September 14, 2023. Operation of the business without complying with the conditions of the approval and without a business license constitutes noncompliance with the City regulations. The Economic Development and Planning staff has been working with the applicant to resolve the violation through submission of a new Site Plan Review application and completion of the business license process to bring the property into compliance.

ZONING DISTRICT AND LAND USE

The property is zoned B-2, General Business District, and Wholesale establishments and warehouse clubs are permitted within the B-2 District by right, subject to the provisions of Article 5, Division 1: Site Plan Review.

The immediate adjacent properties to the north and south are zoned B-2, General Business District, to the east is LI, Light Industrial District, and to the west is Greenfield Road right-of-way then the City of Southfield.

GENERAL BUSINESS DISTRICT

All General Business principal uses, conditional uses, and special land uses, are subject to the following site development requirements:

Building Design Standards

The Site Plan has to meet the general architectural standards by building types as regulated in *Article 3, Division 2: Architectural Building Standards*. Commercial buildings shall comply with Sec. 356.

This Site Plan does not depict any proposed modifications to the existing building. Any modifications to the existing building shall comply with the requirements of the Zoning Ordinance.

Schedule of Regulations: Bulk, Area, Density, and Setbacks

The Zoning Ordinance requires the following:

TABLE 1. SEC. 234 SCHEDULE OF REGULATIONS		
Location	Required	Existing Building
Front (west)	10'	Approx. 192'
Rear (east)	25'	Approx. 25'
Side (north); Least 1	15	Approx. 25'
Side; Total 2	30'	Approx. 51
Height	2-Story, 30	-

The Site Plan does not indicate in writing the setback dimensions of the existing building. However, it appears that the existing building meets the schedule of regulations of the zoning ordinance.

Site Development Requirements

Off-Street Parking and Loading Standards.

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Wholesale Establishments & Warehouse Clubs	1.0 space per 500 sf. of GFA	$28,540/500 = 57.08$ 57 spaces	90 spaces
Warehousing and Wholesale Establishments (Non-retail), Truck Terminals	1.0 space per 1700 sf. of GFA	$23,308/1,700 = 13.7$ 14 spaces	
General Retail & Service Uses Not Otherwise Specified (Office Depot)	1.0 space per 250 sf. of GFA	$25,507/250 = 102.028$ 102 spaces	
Total		173 spaces	90 spaces

The site plan does not meet the off-street parking requirements of the zoning ordinance for Office Depot and Gloworks. Per Section 401, the Planning Commission may approve a reduction of up to 50% of the required off-street parking upon a review of a parking study prepared by a qualified professional.

The applicant submitted a parking study conducted by Kimley Horn evaluating the parking demand for the existing tenants, Gloworks and Office Depot. The study determined that the observed peak parking demand for the overall development was 24 spaces, which is significantly lower than the 173 parking spaces required by the zoning ordinance. The site currently provides 90 parking spaces. Based on the findings of the parking study, the Economic Development and Planning staff finds that the existing parking supply is sufficient to accommodate the observed peak parking demand.

It is important to note that during the operation of Gloworks, the city observed vehicles parking along the main entrance on the north side of the building. Parking in this location interferes with vehicular circulation within the drive aisle, which provides access to FedEx and other adjacent properties. The applicant shall install “No Parking” signage along the north side of the building and shall take all necessary measures to prohibit parking in this area to ensure safe and unobstructed vehicular circulation throughout the site.

Sec. 404 Barrier Free Parking Requirements requires barrier-free spaces in compliance with the State Building Code. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.

Sec 408 Bicycle Parking requires one bicycle parking space for each 2,000 square feet of gross floor area up to 20,000 square feet; 1 space per 5,000 square feet area thereafter; a minimum of 4 spaces. Gloworks’ retail space is approximately 28,540 square feet; the applicant shall provide 14 bicycle parking spaces to comply with the zoning ordinance.

Landscape Standards.

Sec. 448 Standards for Compliance for Existing Sites does not require full compliance with the landscaping standards for existing sites if the building or parking area is not being increased. The site plan depicts new plantings in the existing planters along the north side of the building, as well as improvements to the landscaping throughout the site with the addition of 11 trees and 91 shrubs/flowers.

The Economic Development and Planning staff finds that the applicant provides a significant improvement to an existing site that will enhance the appearance, function, and value of the property and surrounding areas, while bringing the developed site into greater conformity with the Zoning Ordinance.

Sec. 447 requires all landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without irrigation. The landscape plan shall indicate the irrigation system or demonstrate or provide data to confirm that irrigation is not needed for survival when drought-resistant species are proposed.

Sec 448 requires all landscaped areas and plants to be kept from refuse and debris. Lawns and plants shall be maintained in a healthy growing condition and be kept in neat and orderly appearance in accordance with the site plan. If any plant dies or becomes diseased, it shall be replaced within 30 days.

Access management and Driveway Standards. No modifications are proposed to the existing main accesses/driveways. Any modifications to the accesses on Greenfield Road shall require obtaining permits/approval from the City of Oak Park Engineering Department and Oakland County Road Commission (OCRC).

Dumpster enclosure. The site plan does not depict an exterior dumpster and dumpster enclosure. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Section 333 of the zoning ordinance.

Lighting. Any existing or proposed exterior light fixtures should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4, Division 5.

Mechanical Equipment. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3, Division 1, Sec.318.

Signs. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.

STAFF RECOMMENDATION

Upon the findings of this report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for Gloworks Wholesale Business located at 21110 Greenfield Road, property ID 52-25-31-351-040 with the following conditions:

Conditions of Site Plan approval:

1. The applicant shall install “No Parking” signage along the north side of the building and shall take all necessary measures to prohibit parking in this area to ensure safe and unobstructed vehicular circulation throughout the site.
2. The applicant shall provide 14 bicycle parking spaces on-site to comply with the zoning ordinance.

3. All landscaped areas to be provided with a functional underground irrigation system, unless the proposed landscaped materials used may survive without irrigation. The landscape plan shall indicate the irrigation system or demonstrate or provide data to confirm that irrigation is not needed for survival when drought-resistant species are proposed.
4. All landscaped areas and plants be kept from refuse and debris. Lawns and plants shall be maintained in a healthy growing condition and be kept in neat and orderly appearance in accordance with the site plan. If any plant dies or becomes diseased it shall be replaced within 30 days.
5. Any modifications to the accesses on Greenfield Road shall require obtaining permits/approval from the City of Oak Park Engineering Department and Oakland County Road Commission (OCRC).
6. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3. Division 1. Section 333 of the zoning ordinance.
7. Any existing or proposed exterior light fixtures should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provisions of Article 4. Division 5.
8. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provisions of Article 3. Division 1. Sec.318.
9. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
10. This review is from the Economic Development and Planning Department only. The site and building shall comply with all applicable building and fire codes and obtain the necessary approvals from the Engineering, Building, and Fire Departments of the City of Oak Park.



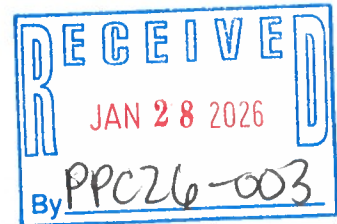
CITY OF OAK PARK

MUNICIPAL SERVICES

ECONOMIC DEVELOPMENT & PLANNING DIVISION

14300 Oak Park Blvd,

Oak Park, Michigan 48237



APPLICATION FOR SITE PLAN REVIEW

FEES

☒ Site Plan Review	\$750.00
☐ Special Land Use and Public Hearing (including Site Plan Review)	\$1,000.00
☐ Administrative Review	\$300.00
☐ Text or Zoning Amendments (rezoning*)	\$600.00
☐ Planning Commission Special Meeting (in addition to other fees)	\$600.00
☐ Deviation from Approved Site Plan (major modifications)	\$300.00

Date Received

01/28/2026

Fee Paid

\$750.00

Site Plan No.

PPC26-003

Site Plan Review

Site Plan Review is the process of reviewing drawings that illustrate the layout of land and structures for conformance with ordinance requirements and both on-site and off-site impacts. These requirements may include ingress/egress, traffic flow, landscaping, storm drainage, soil erosion, grading of land, parking, and signage.

Site Plan Reviews are conducted and approved by the Planning Commission, with the exception of the Administrative Review. We encourage you to request a conceptual site plan review meeting. This service is free of charge and helps to expedite the approval process. Please contact the Economic Development and Planning Department to schedule a meeting at (248) 691-7455.

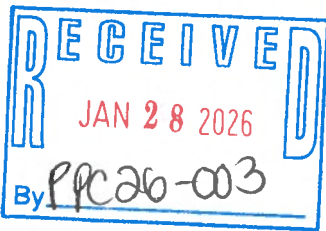
Notice to Applicant

Completed Applications must be submitted to the Economic Development and Planning Department (30) days prior to the Planning Commission meeting at which the application will be considered.

Complete sets must include the following:

- ☐ Application
- ☐ Review Fee
- ☐ Plans (15 sets) (folded)
- ☐ Electronic Copy of all Plans

The Planning Commission meets the second Monday of the month at 7:00 PM in the City Council Chamber at the City Hall, 14000 Oak Park Blvd. Oak Park, MI 48237



PROPERTY INFORMATION

Name of Proposed Development	Gloworks Inc.		
Property Address	21116 Greenfield Rd.		
Parcel Number Sidwell Number			
Legal Description			
Existing Land Use			
Proposed Land Use/ Text or Zoning Amendments (Detailed Description).			
Wholesale distribution with retail show room.			
Estimated Monetary Investment	\$ TBD	Projected Number of Employees	10

PROPERTY OWNER INFORMATION

Owner Name	Joseph Iacona						
Owner Address	22431 Beach St						
City	St. Clair Shores	State	MI	Zip	48081	Phone	586-873-0503
Signature of Property Owner				Print Name	Joseph Iacona		
Email Address	Joe@gloworks.com						

APPLICANT INFORMATION

Applicant Name and Role	Robin Razzak Office Manager						
Applicant Address	18441 31 Mile Rd.						
City	Ray	State	MI	Zip	48096	Phone	586-784-7069
Signature of Applicant				Print Name	Robin Razzak		
Email Address	Robin@gloworks.com						

MEMORANDUM

To: Robin Razzak – Gloworks, Inc.

From: Rory Fancier, AICP, PTP – Kimley-Horn

Date: September 16, 2024
Revised: January 27, 2026

RE: Gloworks Parking Review
21116 Greenfield Road
Oak Park, Michigan

Kimley-Horn of Michigan, Inc. (Kimley-Horn) was retained by Gloworks, Inc. to perform a parking review for the existing development at 21110 and 21116 Greenfield Road in Oak Park, Michigan. The eastern portion of the building (21116 Greenfield Road) includes a 51,848 square-foot wholesaler (Gloworks); the western portion of the building (21110 Greenfield Road) includes a 25,507 square-foot retailer (Office Depot). This review was completed in order to assess parking demand for the overall development relative to the existing shared parking supply.

Executive Summary

The existing development encompasses approximately 77,355 square feet and includes a 51,848 square-foot wholesaler (Gloworks) and a 25,507 square-foot retailer (Office Depot). The site provides a total of 90 parking spaces or 52 percent of the City's requirements. Therefore, the applicant requests Planning Commission approval of a 48 percent reduction to the City's minimum parking requirements based on the unique operational characteristics of the existing uses. Per Section 401 (General requirements) of the *City of Oak Park Zoning Ordinance*, Planning Commission may approve fewer parking spaces based on a parking study; however, in no case shall the total parking spaces be reduced by more than 50 percent.

The minimum parking requirements outlined in the *City of Oak Park Zoning Ordinance* do not reflect the unique operational characteristics of the existing uses. For example, Gloworks has a total of five employees with approximately two to three retail customers per day. Therefore, parking demand for Gloworks is typically seven to eight vehicles, which is significantly less than spaces required by the *City of Oak Park Zoning Ordinance*.

Based on a review parking demand on a typical weekday during normal business hours when both businesses are open (9:00AM to 5:00PM), peak parking demand was 24 spaces, which would be accommodated within the 90 spaces. After 5:00PM on weekdays and during the weekend, the wholesaler is not open; and therefore, the parking supply is expected to be sufficient to accommodate peak retail demand. Based on observed parking conditions, parking demand would be accommodated onsite; spillover parking to adjacent properties is not anticipated.

Existing Site Development

The existing multi-tenant building totals approximately 77,355 square feet. A total of 90 parking spaces (85 standard, 5 ADA) are currently provided on the west side of the building. The north side of the building is signed "No Semi or Overnight Parking | Violators Will Be Towed at Owners Expense".

Access to the existing development is provided via a full-access driveway to Greenfield Road and two full-access driveways to the shared east-west drive aisle located along the north side of the building.

City Code Review

Per Section 403 (Parking space numerical requirements) of the *City of Oak Park Zoning Ordinance*, the following minimum parking requirements apply to the existing development. For purposes of this review, approximately 28,540 square feet of Glowworks was assumed to be wholesale retail use, and 23,308 square feet was assumed to be warehouse (non-retail).

- Retail: 1 space per 250 square feet of gross floor area
- Wholesale Establishments: 1 space per 500 square feet of gross floor area
- Warehouse: 1 space per 1,700 square feet of gross floor area

Based on the mix of wholesaler and retail uses, a summary of the required parking is shown in **Table 1**.

Table 1. City of Oak Park Required Parking

Land Use		Size (GFA)	Parking Ratio	Code Required Spaces	Parking Supply	
					Existing	Surplus / Deficit
Glowworks	Wholesale	28,540 SF	1 / 500 SF	57	90	-83
	Non-Retail Warehouse	23,308 SF	1 / 1,700 SF	14		
Office Depot	Retail	25,507 SF	1 / 250 SF	102		
Total				173	90	-83

As shown, a total of 173 spaces is required for the existing development. A total of 90 parking spaces are provided for the development. These spaces are shared between Glowworks and Office Depot.

Existing Parking Demand

To evaluate the unique parking demand characteristics for Glowworks and Office Depot, Kimley-Horn conducted parking occupancy counts every 30 minutes during one typical weekday as summarized below. The count periods capture normal business hours for Glowworks (weekdays from 9:00AM to 5:00PM). The count period was selected in order to evaluate peak parking demand for the overall development.

- Tuesday, August 6, 2024, from 9:00AM to 5:00PM

The parking occupancy counts are summarized in **Table 2**. Parking was observed in the lot on the west side of the building as well as along the east-west drive aisle located on the north side of the building.

Table 2. Observed Parking Occupancy

Time of Day	Tuesday, August 6, 2024			
	West Lot	On-street Parking ¹	Total	
	Occupied Spaces	Occupied Spaces	Occupied Spaces	Percent Occupied
9:00AM	6	2	8	9%
9:30AM	10	5	15	17%
10:00AM	8	6	14	16%
10:30AM	8	6	14	16%
11:00AM	7	5	12	13%
11:30AM	7	7	14	16%
12:00PM	15	6	21	23%
12:30PM	15	8	23	26%
1:00PM	14	8	22	24%
1:30PM	16	7	23	26%
2:00PM	17	7	24	27%
2:30PM	12	5	17	19%
3:00PM	10	5	15	17%
3:30PM	10	10	20	22%
4:00PM	11	5	16	18%
4:30PM	14	10	24	27%
5:00PM	10	6	16	18%
Minimum	6	2	8	9%
Peak	17	10	24	27%
Average	10	6	16	17%

¹Parking observed on the east-west drive aisle located along the north side of the building.

During the weekday, peak parking demand occurred at 2:00PM with a total of 24 occupied spaces. The observed peak parking demand is significantly less than the 90 parking spaces provided in the parking lot on the west side of the building. During the observation period, the parking lot had a total of 66 to 82 vacant spaces.

Conclusion

The City of Oak Park requires a total of 173 parking spaces for the wholesaler and retail uses at 21110 and 21116 Greenfield Road. A total of 90 spaces are provided or 52 percent of the City's requirements. Therefore, the applicant seeks Planning Commission approval of a 48 percent reduction to the City's minimum parking requirements based on the unique operational characteristics of the existing uses.

Gloworks has a total of five employees with approximately two to three retail customers per day. Therefore, parking demand for Gloworks is typically seven to eight vehicles, which is significantly less than the 71 spaces required by the *Zoning Ordinance*.

To evaluate parking demand, parking occupancy counts were conducted on a typical weekday from 9:00AM to 5:00PM when Gloworks and Office Depot were open for business. Although Office Depot is open till 8:00PM on weekdays and open Saturday and Sunday, Gloworks is closed at

this time; and therefore, the count period captures peak parking demand for the overall development. The observed peak parking demand for the overall development was 24 spaces (27%), which is significantly lower than the 173 spaces required by the *Zoning Ordinance*. The existing parking supply (90 spaces) is sufficient to accommodate observed peak demand; spillover parking to adjacent properties is not anticipated.

A decorative border from a manuscript, featuring a repeating pattern of stylized flowers and leaves in blue, green, and red, set against a gold background. The pattern is enclosed within a thin gold line.

Mercurialis perennis L. Sp. Pl. 1040. Hardwood. Mutch.

Existing Vegetation

Parvite. Hydrangea.
Hydrangea. Penicillata.

Lithium



Russian Saye
Pondus asphyxiata
Pondus asphyxiata
Pondus asphyxiata

Trans. Soc. Sericulture
Vol. 10. No. 1. 1911.
Page 10.

Fiction is Brighter than Life

10

How Safe
is a Synthetic "May-Right" Drug?

the "Black Panther" Civil Rights
movement.

Planter Boxes: Chewy Divest

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117-118

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