

GENERAL SITE NOTES:

- WHERE INDICATED, PROVIDE 12" X 18" ALUMINUM "RESERVED PARKING" SIGN WITH SILK-SCREEN SYMBOL AND LETTERING EQUAL TO R7-8 AS REQUIRED BY THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- SIGNS SHALL BE MOUNTED ON 16" SQUARE GALVANIZED STEEL POST. WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS. LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
- PARKING STALL STRIPES SHALL BE PAINTED AS SHOWN ON THE DRAWINGS. LINES SHALL BE 4" WIDE, APPLIED IN ONE COAT USING A STANDARD STRIPING MACHINE. PAINT SHALL BE ROMARK #3 PARLON TRAFFIC PAINT OR EQUAL. COLOR: WHITE.
- PROVIDE STRIPING AT NEW PAVEMENT AS INDICATED ON THE DRAWINGS.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE ROYAL OAK ZONING ORDINANCE AND BE DIRECTED DOWNWARD AND SHIELDED AWAY FROM ADJACENT PROPERTY.
- SITE IDENTIFICATION SIGNAGE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CITY OF ROYAL OAK STANDARDS.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING REQUIREMENTS & PLAN. REFER TO CIVIL ENGINEERING SHEETS FOR PAVEMENT & GRADING INFORMATION.
- EXTERIOR CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES A CURB.
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  - MAXIMUM SLOPE SHALL BE 1:12. THE TRANSITION FROM WALKS, GUTTERS OR STREETS SHALL BE FLUSH.
  - THE MINIMUM WIDTH SHALL BE 36" EXCLUSIVE OF FLARES, UNLESS OTHERWISE NOTED ON THE PLANS.
  - CURB RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.8 INCHES A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- A DETECTABLE WARNING SHALL BE PROVIDED IN SIDEWALKS WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE MINIMUM. THE DETECTABLE WARNING SHALL COMPLY WITH THE CRITERIA STATED ABOVE FOR CURB RAMPS.
- CALL MISS DIG 72 HOURS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROYAL OAK.
- NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
- CONCRETE CURBING SHALL BE PROVIDED AS SHOWN ON PLAN.
- PER THE CITY OF ROYAL OAK ZONING ORDINANCE, THERE WILL BE NO OUTDOOR STORAGE OF VEHICLES, CONSTRUCTION MATERIALS, EQUIPMENT, ETC. PERMITTED ON THE SITE. ALL STORAGE SHALL OCCUR WITHIN THE BUILDING.
- ALL EXTERIOR ENTRY DOORS SHALL BE PROVIDED WITH LATCH PLATE PROTECTION.
- A RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
- ALL GARBAGE AND REFUSE TO BE LOCATED INSIDE OF BUILDING PER SPA COMMENTS.
- TRASH ENCLOSURE TO HOUSE (1) TRASH AND (1) RECYCLING CONTAINER.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

PARKING DATA:

PROPOSED USE : PILATES STUDIO/OFFICE  
PROPOSED OCCUPANT LOAD:  
PILATES STUDIO 3,000 SF @ 61 OCC = 16 PARKING SPACES  
OFFICE 1,200 SF @ 25 SF = 4 SPACES  
SECOND LEVEL 1,200 SF @ 25 SF = 0 SPACES  
TOTAL PARKING REQ'D = 20 SPACES  
EXISTING PARKING SPACES : 12 SPACES  
(PARKING VARIANCE REQUIRED) 20-12 = (8) SPACE VARIANCE

Delemere Street

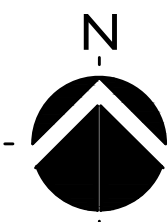
ZONED  
GENERAL  
INDUSTRIAL

4300 DELEMERE  
ZONED  
GENERAL  
INDUSTRIAL

ZONED  
ONE FAMILY

ZONED  
ONE FAMILY

Entry Drive to  
Normandy Oaks Park



SITE PLAN  
SCALE: 1" = 10'



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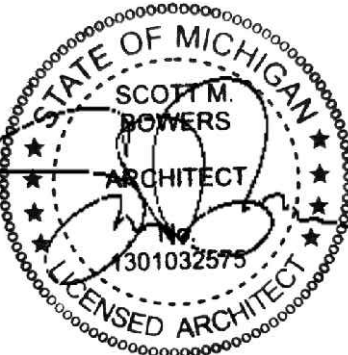
4300 DELEMERE CT  
ROYAL OAK, MI

PROJECT + NUMBER

24-312

ISSUE + DATE

19 DEC 2024 PRELIM  
15 JAN 2025 S. PLAN



SHEET + TITLE

PRELIMINARY  
SITE PLAN

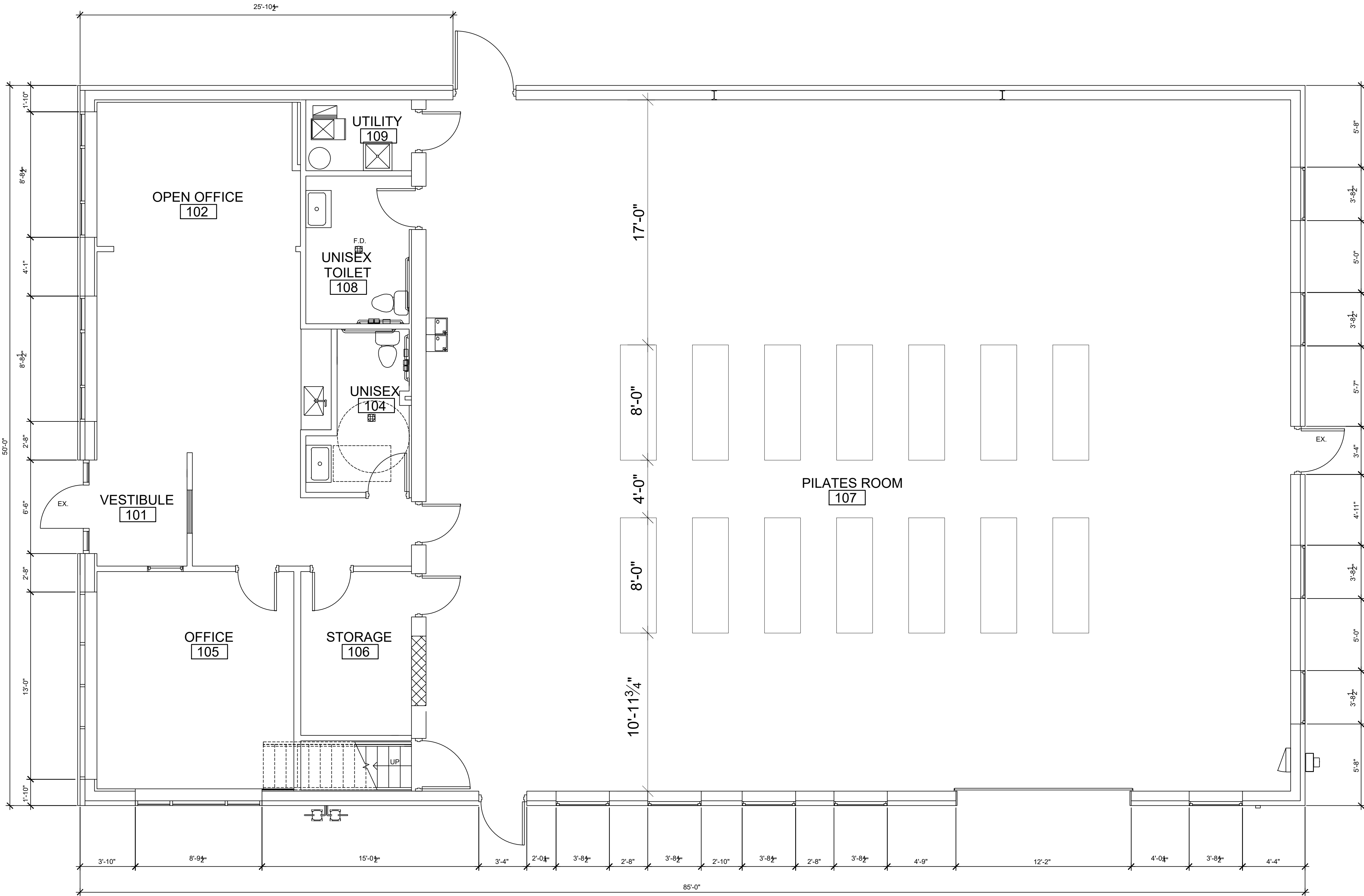
24312z100.dwg

SHEET + NUMBER


SP-100

PROPOSED USE : PILATES STUDIO/OFFICE

PROPOSED OCCUPANT LOAD :  
PILATES STUDIO 3,050 SF/50 = 61 OCC  
OFFICE 1,200 SF(USABLE 850) = 4 OCC.



NORTH  
FLOOR PLAN  
SCALE: 1/4"=1'-0"



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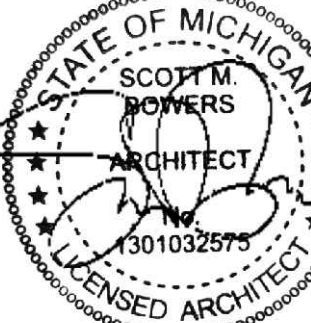
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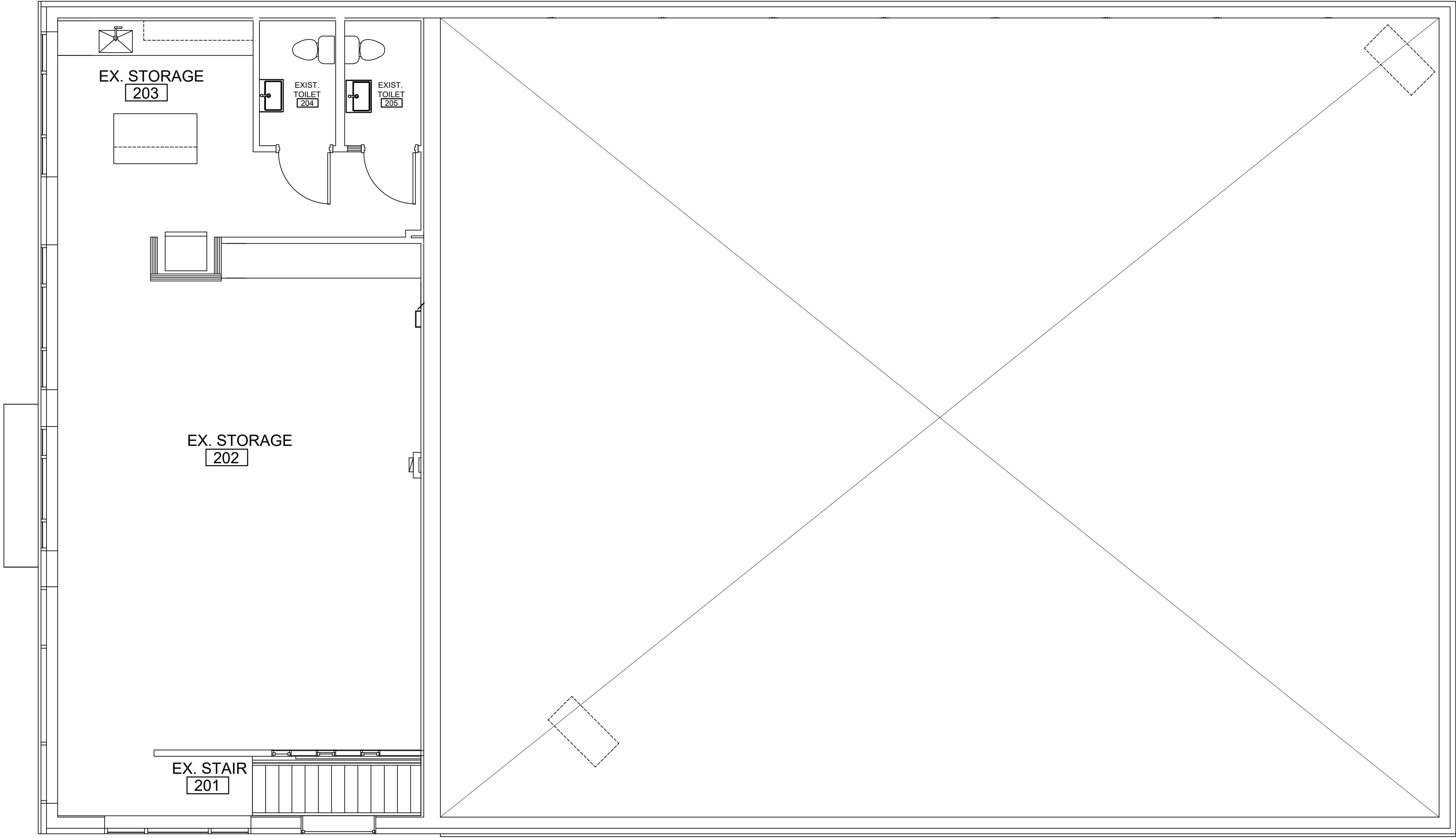
FIRST FLOOR PLAN

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**A-100**

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NORTH  
2nd FLOOR PLAN  
SCALE: 1/4"=1'-0"



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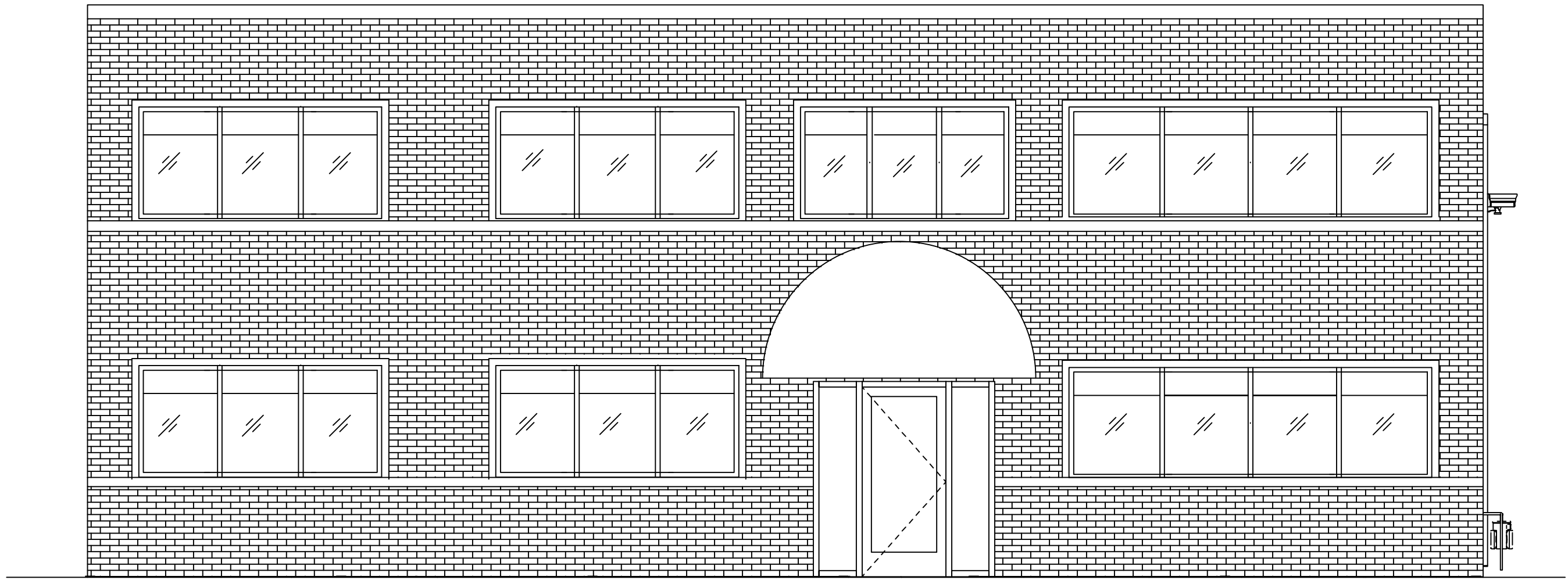
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SECOND FLOOR PLAN

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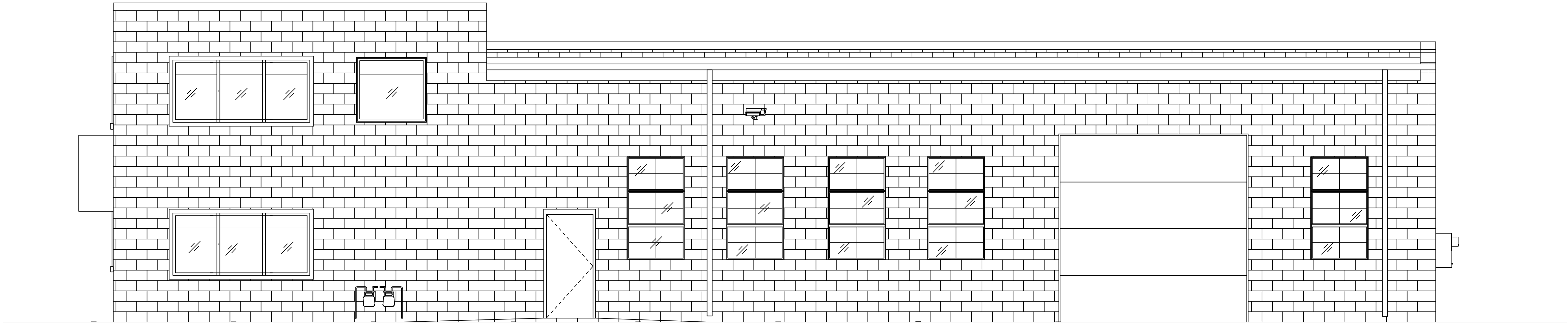
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201.02  
A.101

EXIST. WEST ELEVATION

SCALE: 1/4"=1'-0"



201.01  
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EXIST. SOUTH ELEVATION

SCALE: 1/4"=1'-0"

  
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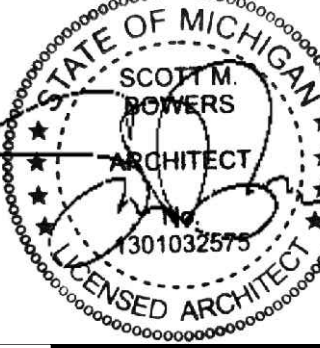
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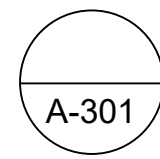
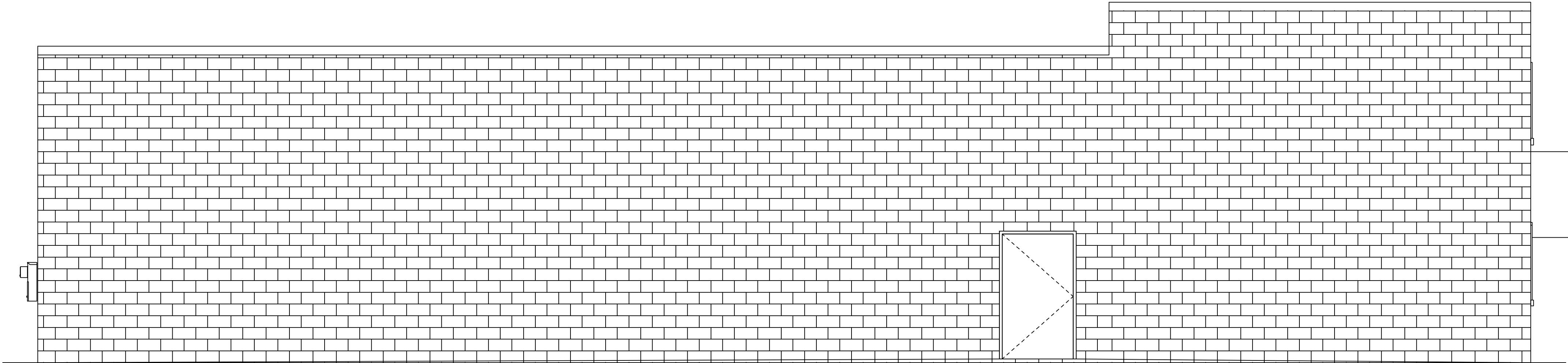
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EXTERIOR ELEVATIONS

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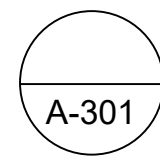
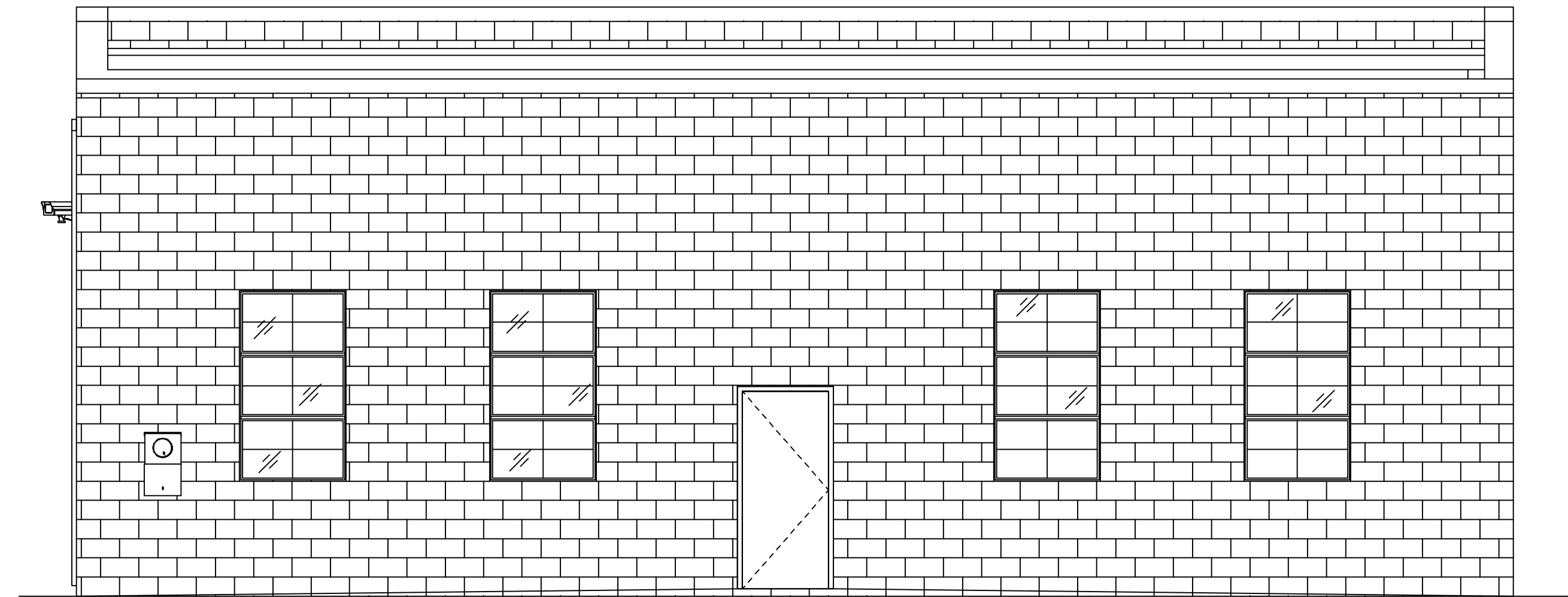
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EXIST. NORTH ELEVATION

SCALE: 1/4"=1'-0"



EXIST. EAST ELEVATION

SCALE: 1/4"=1'-0"



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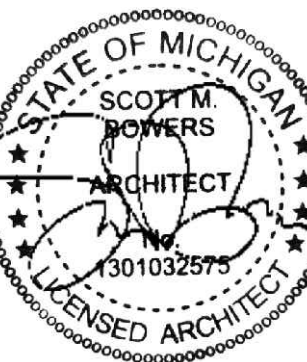
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SHEET + TITLE  
EXTERIOR ELEVATIONS

24312A1xx.dwg

SHEET + NUMBER

A-301