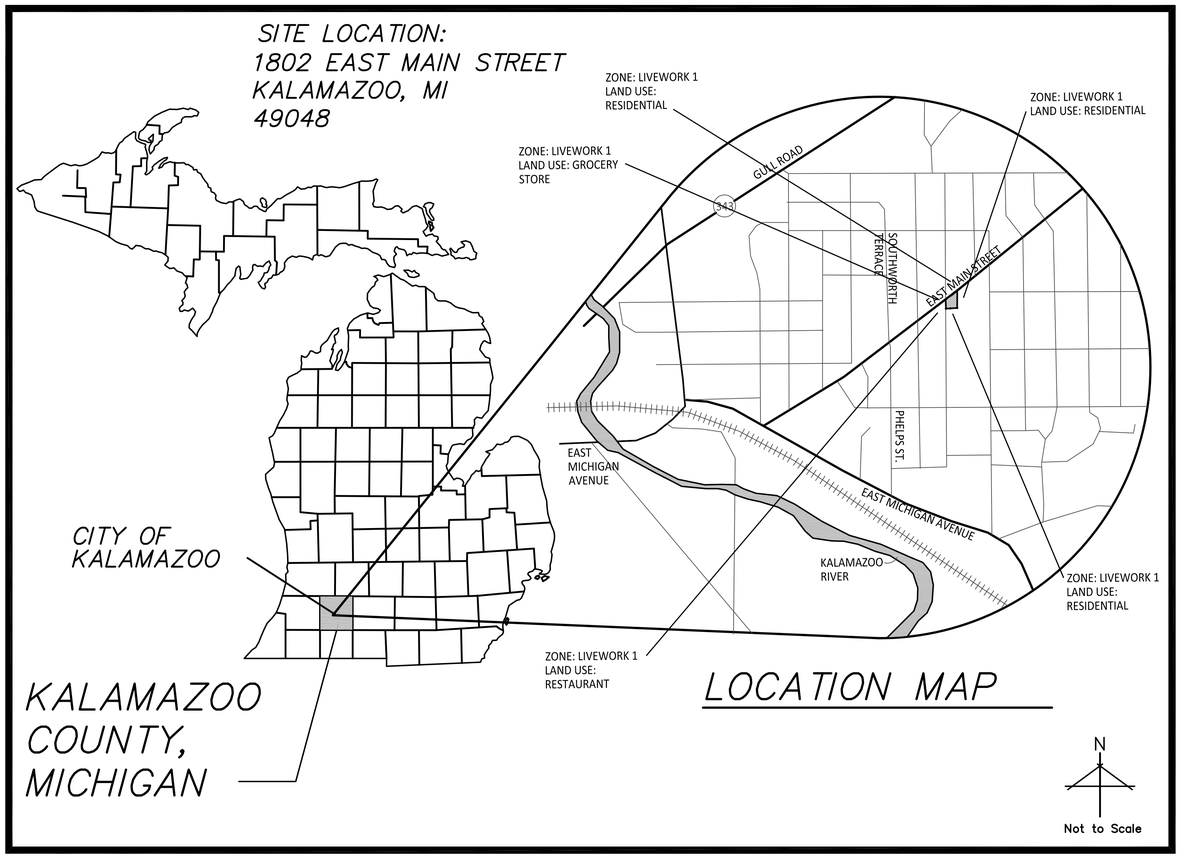
## KALAMAZOO EASTSIDE NEIGHBORHOOD ASSOCIATION

# 1802 EAST MAIN STREET RENOVATIONS

*KALAMAZOO, MICHIGAN*

**Full Site Plan Review**
**05-27-2022**
**City of Kalamazoo**

## LOCATION MAP




NOTES:

1) Except where other wise indicated on the plans or in the proposal and supplemental specifications or special provisions contained herein, all materials and workmanship shall be in accordance with Michigan Department of Transportation Standard Specifications for Construction, 1996 Edition.

2) Call Miss Dig, 1–800–482–7171 three working days, excluding Saturday, Sunday and holidays, before starting your project.

## SHEET INDEX


| NO. | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | DEMOLITION PLAN |
| C2.0 | LAYOUT PLAN |
| C3.0 | GRADING AND SESC PLAN |
| C4.0 | DETAILS |
| C4.1 | DETAILS |
| L1.0 | LANDSCAPE PLANS |
| G1.1 | CODE COMPLIANCE PLAN |
| A1.1 | FLOOR PLAN |
| A3.1 | EXTERIOR ELEVATIONS |


## PROPERTY INFORMATION

**1. 1802 East Main Street, Kalamazoo, Michigan 49048**
Property Identification Number:06-14-253-004
Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 02/01/2027. 33172 PHELPS ADDITION; Lot 34, excluding the South 6 Rods & excluding the East 67.85ft.

## SITE PLAN REVIEW NOTES

1. Proposed Use : Commercial/Retail
2. Property Owner: Kalamazoo County Land Bank Authority, 1523 Riverview Drive, Kalamazoo, Michigan 49004
3. Project Zoning: LW-1, Live Work 1
4. Front Yard Setback: 0'-0" Rear Yard Setback: 0'-0" Side Yard Setback: 0'-0"
5. Existing Off Street Parking Spaces: 0 spaces
6. Parking Spaces Required: Three (3) parking spaces
7. Proposed Parking Spaces : One (1) on-site barrier free parking space, one (1) on-street parking space, and one (1) parking space removed through the addition of ten (10) bicycle parking spaces on-site
8. Gross Overall Site Area: 3,792 sf (0.09 acres)
9. Gross Area of Earth Change: 3,792 sf (0.09 acres)
10. Gross Area of Building: 1,022 sf (0.02 acres)
11. Gross Usable Floor Area by Type: (x) sf (xacres), Commerical/Retail
12. Existing Impervious Area: 2,866 sf (0.07 acres)
13. Proposed Impervious Area : 2,548 sf (0.06 acres)
14. Existing Area of Open Space : 926 sf (0.02 acres)
15. Proposed Area of Open Space: 1,244 sf (0.03 acres)
16. Parcel is not located within a National or Local Historic Register District.
17. Number of Residential Units by Type: Zero (0)
18. This project site is located in the Eastside Neighborhood
19. This project is located within 10-Year Time of Capture Wellhead Protection Zoning.
20. This project is identified as "Neighborhood Edge" on the 2025 Future Land Use Plan.
21. This project is not located within a Natural Features Protection Overlay District.
22. Area of Regulated Wetlands: 0 sf, (0.00 acres)
23. Estimated Number of Vehicle Trips per Day: Estimated Number of Vehicle Trips per Day: Per the ITE Trip Generation (10th Edition) formula for Land Use Code: 936 (Coffee Shops without a Drive Through Window): 1,000 SF GFA x 36.31 multiplier for weekday totals: 1.02 x 36.31 = 37 vehicle trips per day.
24. Number of Bike Racks Required and Provided: Two (2) bicycle spaces are required and twelve (12) bicycle parking spaces will be provided. Ten (10) of the proposed bicycle parking spaces will be provided in lieu of one (1) on-site vehicle parking space.


**OWNER/CLIENT:**
KALAMAZOO EASTSIDE NEIGHBORHOOD ASSOCIATION
1301 EAST MAIN STREET
KALAMAZOO, MICHIGAN 49048
269–381–0700 TELE

**ARCHITECTS:**
INFORM ARCHITECTURE
401 EAST MICHIGAN AVENUE, SUITE 100
KALAMAZOO, MICHIGAN 49007
269–270–3331 TELE

**ENGINEERS:**
IGNYTE DESIGN
GRAND RAPIDS, MICHIGAN
269–203–5058 TELE

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|---|---|
| PRE–SPR SUBMITTAL | 4–29–22 |
| FINAL SPR SUBMITTAL | 5–27–22 |

Project:

**1802 East Main Street Renovations**

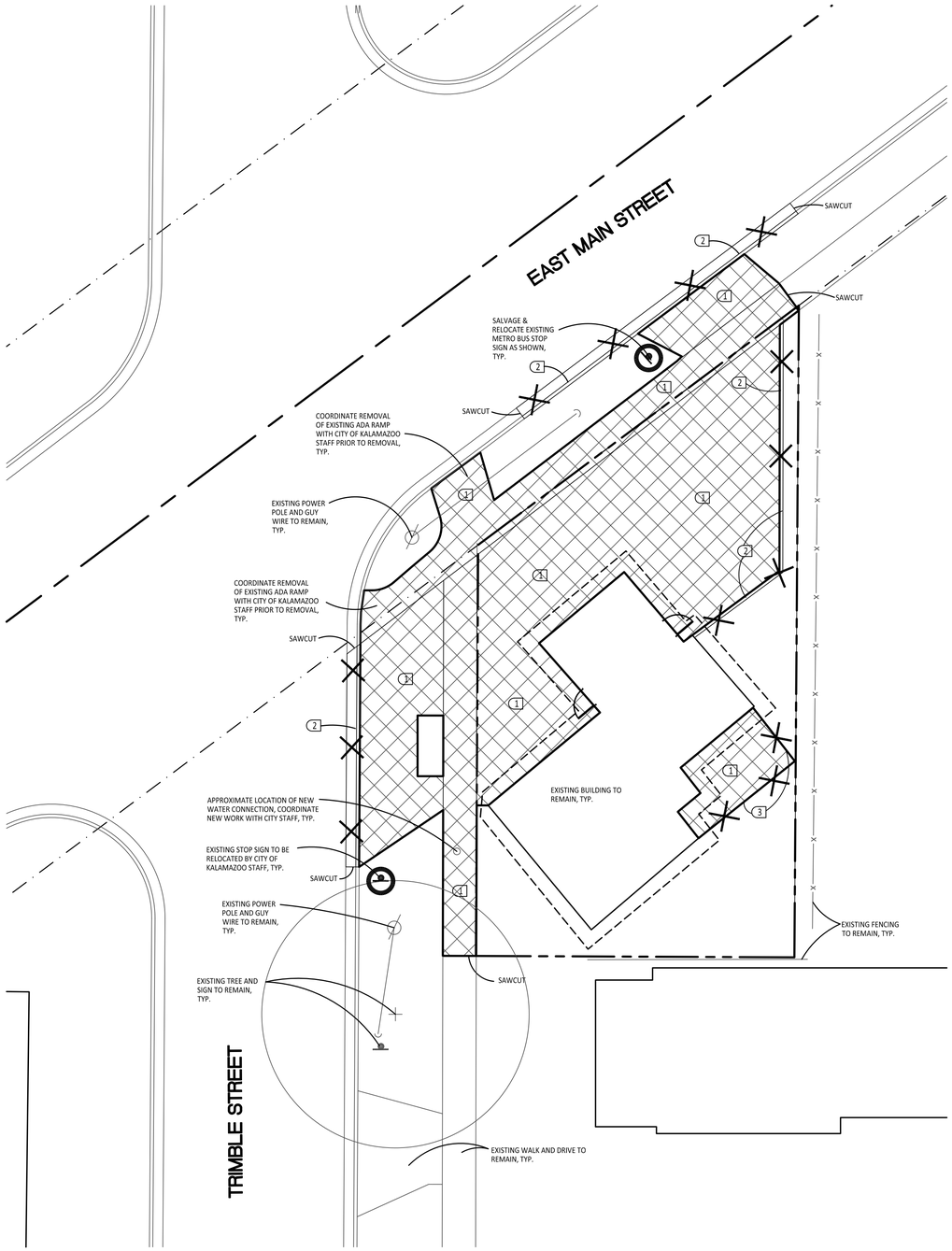
**Kalamazoo, Michigan**

Sheet Title

**Cover Sheet**

Job No. 22218

Sheet No. C0.0




1 **Site Demolition Plan**
Scale: 1" = 10'-0"

## DEMOLITION NOTES:

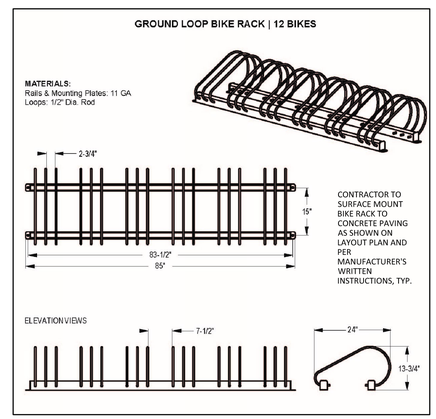
1. SURVEY OF EXISTING CONDITIONS PROVIDED BY HURLEY & STEWART, LLC, 2800 SOUTH 11TH STREET, KALAMAZOO, MICHIGAN 49009, (269)552-4960.
2. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
3. PROTECT ALL TREES & EXISTING FEATURES TO REMAIN AS SPECIFIED.
4. REFER TO LAYOUT PLAN FOR LIMITS OF WORK.
5. DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
6. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECT'S APPROVAL PRIOR TO CLEARING.
7. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.

## DEMOLITION LEGEND:

- REMOVE BITUMINOUS PAVEMENT AND BASE
- REMOVE CONCRETE
- REMOVE EXISTING FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE MISCELLANEOUS FEATURE AS NOTED
- LIMIT OF WORK

## SITE DEMOLITION KEY

1. REMOVE EXISTING CONCRETE PAVING INCLUDING SUB-BASE.
2. REMOVE EXISTING CURB (AND GUTTER).
3. REMOVE EXISTING FENCING COMPLETELY (INCLUDING FOUNDATIONS).




2 **Bike Loop Detail**
Not to Scale

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Fax (269) 381-2944

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Project:

# 1802 East Main Street Renovations

Kalamazoo, Michigan

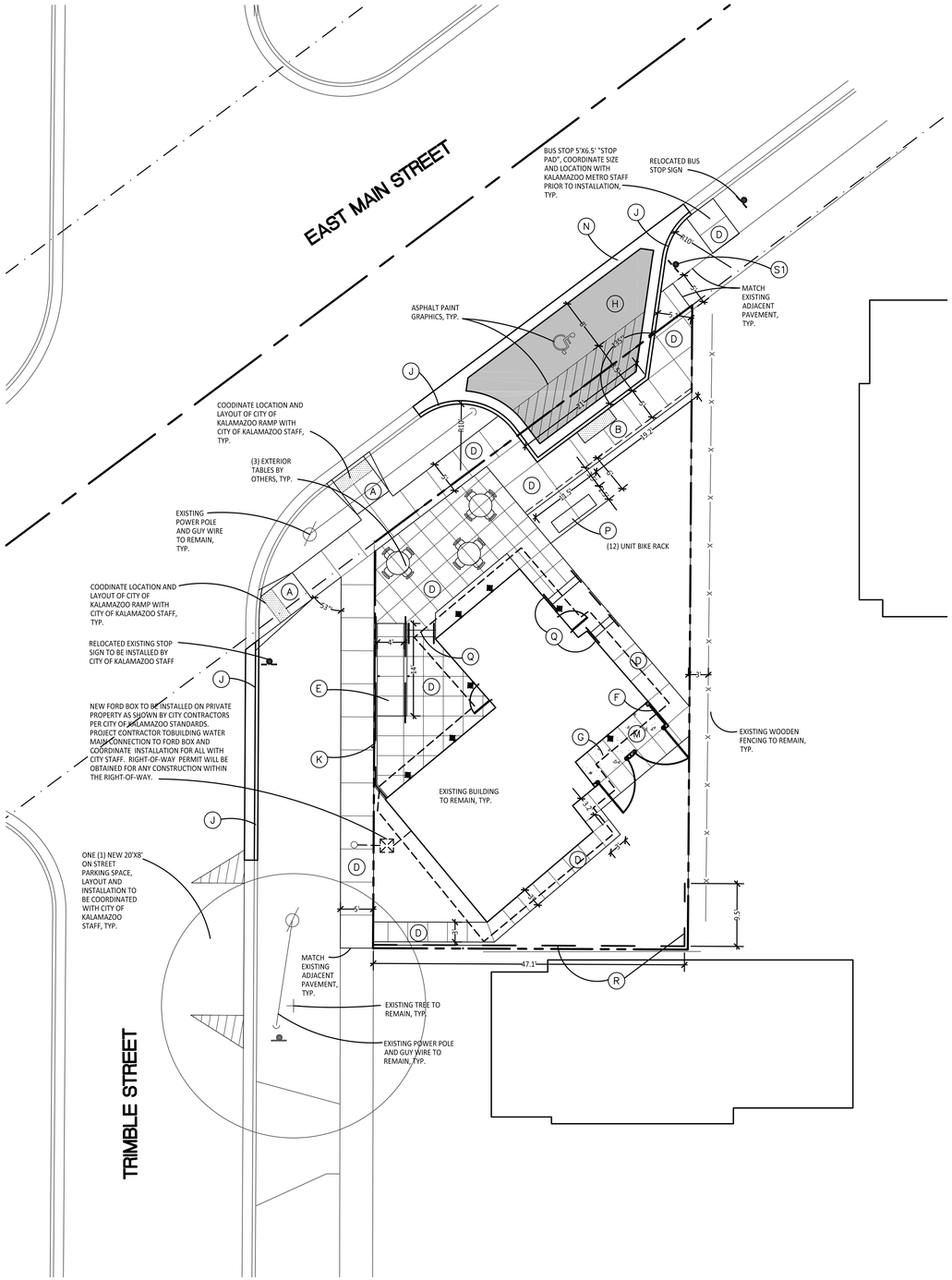
Sheet Title

## Demolition Plan

0 10 20 30
North
SCALE IN FEET

Job No. 22218

Sheet No. C1.0




## 1 Site Layout Plan
Scale: 1" = 10'-0"

# PROPOSED FEATURES LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | MODERATE BITUMINOUS PAVING |
| | 6" REINFORCED CONCRETE PAVING |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED INTEGRAL WALK AND CURB |
| | BARRIER FREE RAMP - TYPE II |
| | BARRIER FREE RAMP - TYPE I |
| | LIMIT OF WORK |
| | ENLARGEMENT LIMIT LINE |

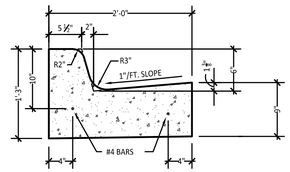
| KEY | DESCRIPTION | DETAIL |
|---|---|---|
| A | BARRIER FREE RAMP TYPE II | 1 /C4.0 |
| B | BARRIER FREE RAMP TYPE I | 4 /C4.0 |
| C | INTEGRAL CONCRETE WALK AND CURB | 5 /C4.0 |
| D | CONCRETE WALK | 5 /C2.0 |
| E | CONCRETE RAMP WITH HANDRAIL | 1 /C4.1 |
| F | WOODEN DUMPSTER FENCING | 9 /C4.0 |
| G | DUMPSTER LAYOUT | 6 /C4.0 |
| H | MODERATE DUTY BITUMINOUS PAVING | 3 /C4.0 |
| J | CONCRETE CURB AND GUTTER | 2 /C2.0 |
| K | ORNAMENTAL GUARDRAIL | 2 /C4.1 |
| M | REINFORCED CONCRETE PAVING | 6 /C2.0 |
| N | CONCRETE VALLEY GUTTER | 4 /C2.0 |
| P | BIKE RACK | 2 /C1.0 |
| Q | CONCRETE STEPS WITH HANDRAIL | 7 /C2.0 |
| R | 6' HIGH WOODEN SCREEN FENCING | 8 /C4.0 |

| SIGNS | | |
|---|---|---|
| S1 | BARRIER FREE PARKING- VAN ACCESSIBLE | 3 /C2.0 |

# PROPOSED PARKING SUMMARY:

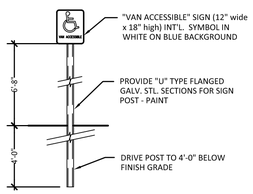
PER CITY OF KALAMAZOO ZONING ORDINANCE, ONE (1) PARKING SPACE IS REQUIRED PER OUTDOOR SEATING AREA TABLE. THE SITE IS PROPOSED TO HAVE THREE (3) OUTDOOR SEATING TABLES, SO THREE (3) PARKING SPACES ARE REQUIRED.

ONE (1) PARKING SPACE WILL BE BARRIER FREE AND LOCATED ALONG EAST MAIN STREET. ONE (1) PARKING SPACE WILL BE IN A NEW ON-STREET PARKING SPACE LOCATED ON TRIMBLE AVENUE. ONE (1) PARKING SPACE WILL BE SUBSTITUTED FOR TEN (10) BICYCLE RACK SPACES PER SECTION 50-7.2.A.e.



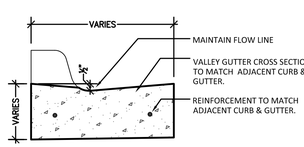

NOTE: WHERE CURB AND GUTTER ENDS, TAPER ENDS MIN. 3'

## 2 Concrete Curb & Gutter Detail
Not to Scale




PROVIDE (1) @ EACH BARRIER FREE PARKING SPACE

## 3 Barrier Free Signage Detail
Not to Scale




## 4 Section-Valley Gutter
Not to Scale

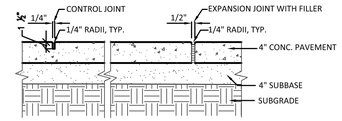
# LAYOUT NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY HURLEY & STEWART, LLC, 2800 SOUTH 11TH STREET, KALAMAZOO, MICHIGAN 49009, (269)552-4960.
2. PAVEMENT DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT OR BACK OF CURB.
3. DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
4. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
5. PROVIDE BARRIER FREE PARKING SIGNS FOR ALL BARRIER FREE PARKING SPACES. ALL SIGNS TO COMPLY WITH THE MDOT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. SITE LAYOUT POINTS SHOULD BE ESTABLISHED AND PROTECTED FOR FUTURE SITE WORK.

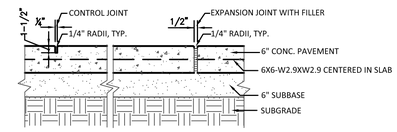
# BARRIER-FREE NOTES

BARRIER-FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND MICHIGAN BARRIER-FREE CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

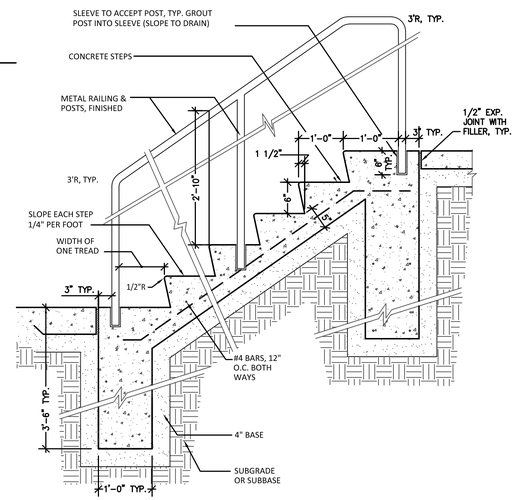
- 1:50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
- NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
- 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
- 1:50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.




## 5 Section-Conc. Paving & Jointing
Not To Scale




## 6 Section-6" Reinf. Conc. Pavement
Not To Scale




## 7 Section - Step & Railing Detail
Not To Scale

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Project:

# 1802 East Main Street Renovations

Kalamazoo, Michigan

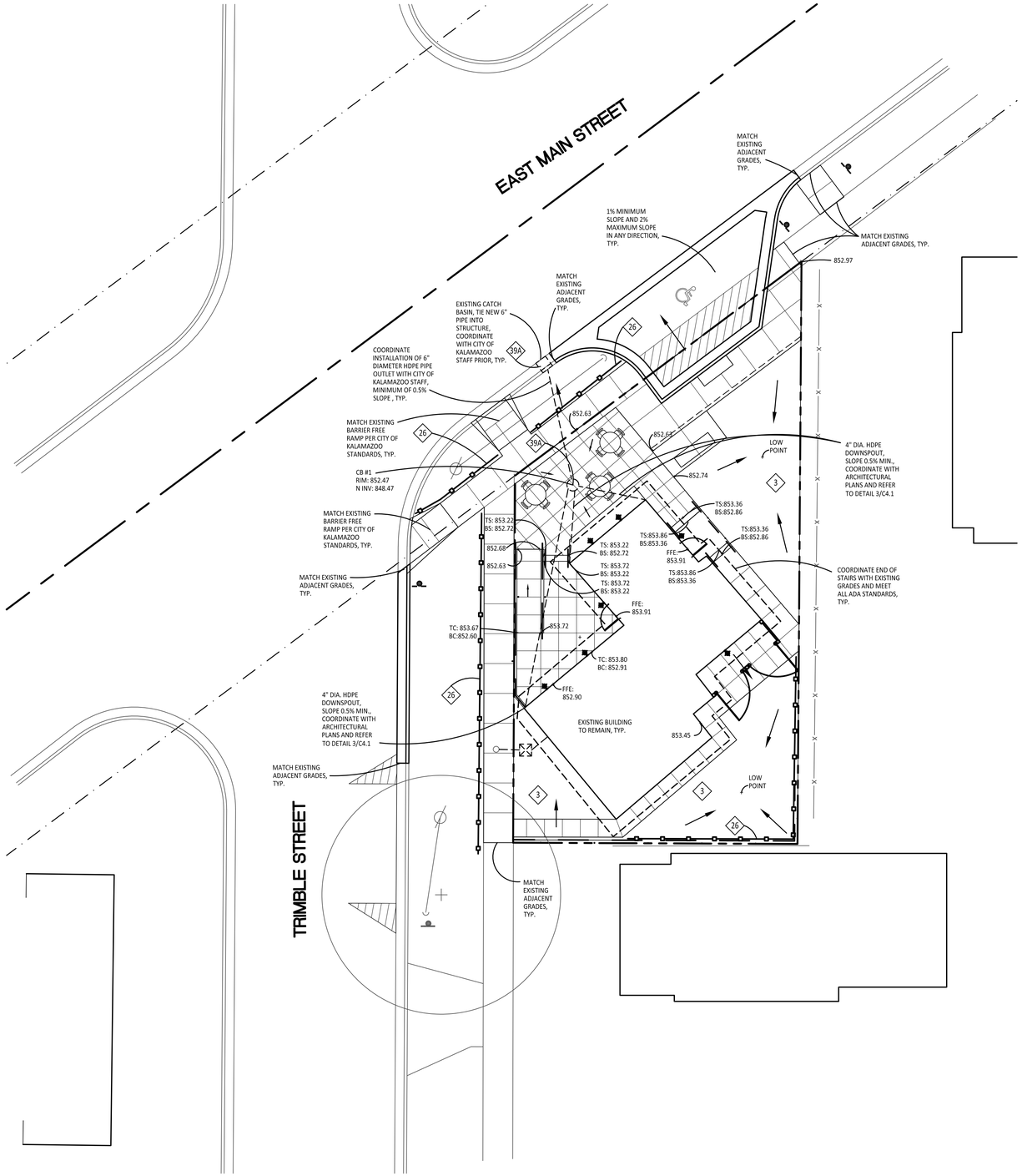
Sheet Title

## Layout Plan

0 10 20 30
North
SCALE IN FEET

Job No. 22218

Sheet No. C2.0




1 **Site Grading Plan**
Scale: 1" = 10'-0"

## PROPOSED FEATURES LEGEND:

| | |
|---|---|
| 695 | EXISTING CONTOURS |
| +711.55 2067 CONC. | EXISTING SPOT ELEVATIONS |
| 710 | PROPOSED CONTOURS |
| 949.5 + | PROPOSED SPOT ELEVATIONS |
| 2% | DIRECTION AND PERCENTAGE OF SLOPE |
| | PROPOSED STORM PIPE |
| | CATCH BASIN, REFER TO DETAIL 2 /C3.0 |
| FFE | FINISH FLOOR ELEVATION |
| INV | INVERT ELEVATION |
| TC | TOP OF CURB ELEVATION |
| BC | BOTTOM OF CURB ELEVATION |
| LP | LOW POINT |
| | SILT FENCE, REFER TO DETAIL 2/C4.0 |
| | WORK LIMIT LINE |

## GRADING NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY HURLEY & STEWART, LLC, 2800 SOUTH 11TH STREET, KALAMAZOO, MICHIGAN 49009, (269)552-4960.
2. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
3. ALL NEW PAVEMENTS AND TURF AREAS ARE INTENDED TO DRAIN FREELY WITH NO PONDING. IF THIS CANNOT BE ACHIEVED USING THE PROPOSED GRADES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
4. ALL NEW PAVEMENT ELEVATIONS AT EXTERIOR DOORS SHALL MATCH EXISTING FINISH FLOOR ELEVATIONS, TYPICAL.
5. FINISH GRADE SLOPE AT ALL BARRIER FREE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ALL DIRECTIONS, TYPICAL.
6. ADJUST TOP OF EXISTING MANHOLES, CATCH BASINS, VAULT COVERS, ETC. TO NEW FINISH GRADE AS REQUIRED.
7. SEE SITE MECHANICAL AND SITE ELECTRICAL PLANS FOR ALL ADDITIONAL SITE UTILITY DEMOLITION AND CONSTRUCTION.

IMPORTANT NOTE

## GENERAL EARTHWORK NOTE:

IMPORTANT NOTE

CUTS AND FILLS AT THIS SITE MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED EARTHWORK VOLUMES BASED ON THE GRADING PLAN SHOWN. IF FILL IS REQUIRED, THE CONTRACTOR SHALL INCLUDE THE REQUIRED VOLUME OF IMPORTED CLASS II SAND IN THE BASE BID PROPOSAL. IF EXCESS SOILS NEED TO BE SPOILED, THE CONTRACTOR SHALL INCLUDE HAULING AND SPOILING SOILS OFF SITE IN THE BASE BID PROPOSAL. NO CONTRACT COST ADJUSTMENTS WILL BE CONSIDERED FOR EARTHWORK REQUIRED TO BALANCE THE SITE.

IMPORTANT NOTE

## EROSION CONTROL TIMELINE

| ITEM | DESCRIPTION | APPROXIMATE TIME FRAME | NOTES: |
|---|---|---|---|
| 1. | INSTALL SILT FENCING / PERIMETER EROSION CONTROL | SUMMER '22 | 1. CONTRACTOR SHALL MONITOR AND MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD. |
| 2. | STRIP & STOCKPILE TOPSOIL | SUMMER '2 | |
| 3. | INSTALL STORM SEWER STRUCTURES AND PIPING | SUMMER '22 | |
| 4. | INSTALL INLET SEDIMENT FILTERS AT CATCH BASINS | SUMMER '22 | |
| 5. | INSTALL PAVEMENT SUB-BASE | FALL '22 | 2. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED TO MINIMIZE SILT LEAVING THE CONSTRUCTION SITE. |
| 6. | INSTALL TEMPORARY STABILIZATION SEEDING | FALL '22 | |
| 7. | INSTALL LEVELING COURSE OF PAVING | FALL '22 | |
| 8. | INSTALL WEARING COURSE OF PAVING | FALL '22 | |
| 9. | FINISH GRADE AND SEED / STABILIZE ALL AREAS | FALL '22 | |

## EROSION CONTROL REQUIREMENTS:

ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (P.A. 347 OF 1972, AS AMENDED) AS ADMINISTERED BY CITY OF KALAMAZOO AND KALAMAZOO COUNTY. THE FOLLOWING EROSION CONTROL DEVICES ARE REFERENCED IN THE STANDARD EROSION CONTROL HANDBOOK PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION. (MDOT DRAWING R-96-C, 8-9-2001)

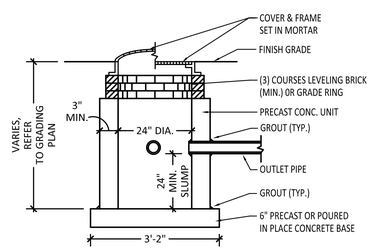
ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AT THE END OF CONSTRUCTION. TEMPORARY EROSION CONTROL DEVICES SHOULD BE IN PLACE PRIOR TO EXCAVATION, TO THE EXTENT POSSIBLE.

| KEY | DESCRIPTION | TEMPORARY / PERMANENT | KEY | DESCRIPTION | TEMPORARY / PERMANENT |
|---|---|---|---|---|---|
| 3 | PERMANENT/TEMPORARY SEEDING | P | 26 | GEOTEXTILE SILT FENCE | T |
| | | | 39A | INLET PROTECTION FABRIC DROP | T |

## STORM STRUCTURE SCHEDULE :

STORM SEWER SYSTEM
STRUCTURE SUMMARY

| PROPOSED STRUCTURE # | DIAMETER | RIM TYPE | RIM ELEVATION AT FLOW LINE | INVERT ELEVATION | INVERT DIRECTION | COMMENTS |
|---|---|---|---|---|---|---|
| 1 | 2' | EJIW 2890Z | 852.47 | 848.47 | N | 6" DIAMETER HDPE PIPE |
| | | | | | SE | 4" DIAMETER HDPE PIPE, DOWNSPOUT |
| | | | | | S | 4" DIAMETER HDPE PIPE, DOWNSPOUT |
| | | | | | SW | 4" DIAMETER HDPE PIPE, DOWNSPOUT |




2 **24" Dia. Catch Basin Detail**
Not to Scale

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Project:

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Kalamazoo, Michigan

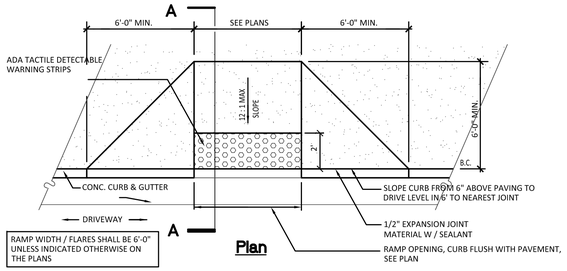
Sheet Title

## Grading Plan

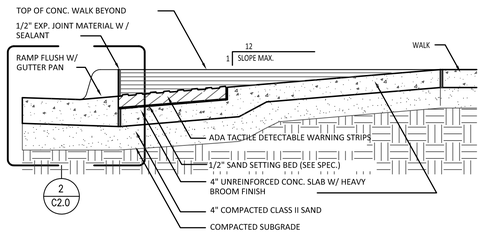
0 10 20 30
North
SCALE IN FEET

Job No. 22218

Sheet No. C3.0



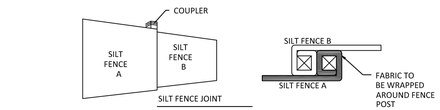

## Plan




## Section 'A-A'

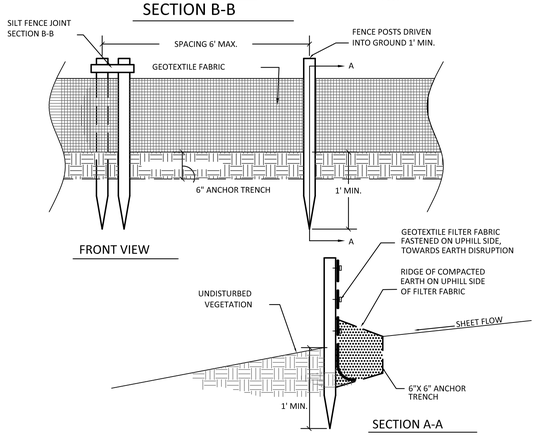
## 1 Barrier Free Ramp (Type II) Detail

Not to Scale



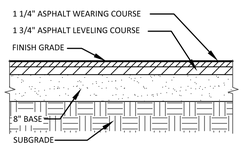

## SECTION B-B



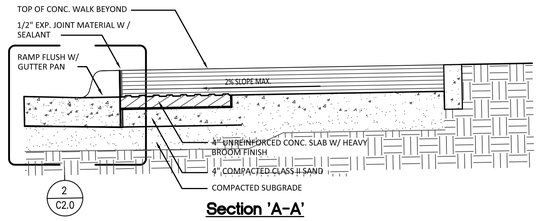

## 2 Silt Fencing Detail

NOT TO SCALE

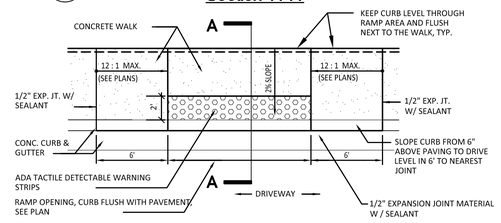



## 3 Section-Bituminous Pavement Moderate Duty

Not to Scale

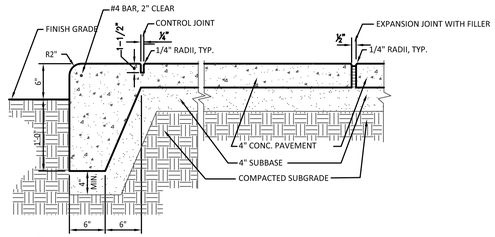



## Section 'A-A'



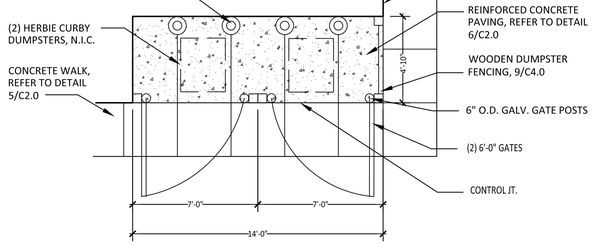

## 4 Barrier Free Ramp Type I Detail

Not To Scale



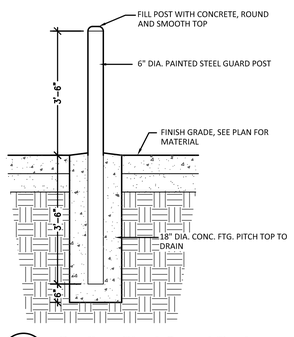

## 5 Section-Integral Walk + Curb 4" Subbase

Not To Scale



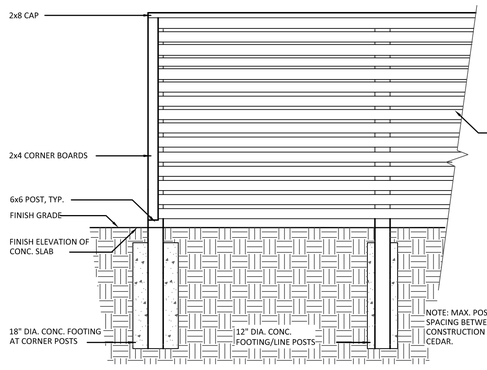

## 6 Dumpster Enclosure Plan Detail

Not to Scale

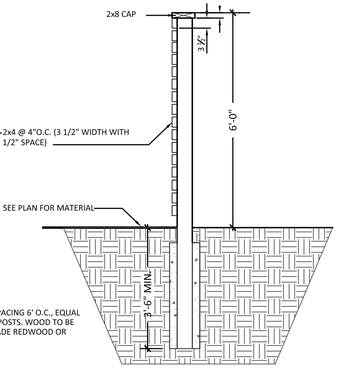



## 7 Section-Steel Guard Post

Not to Scale



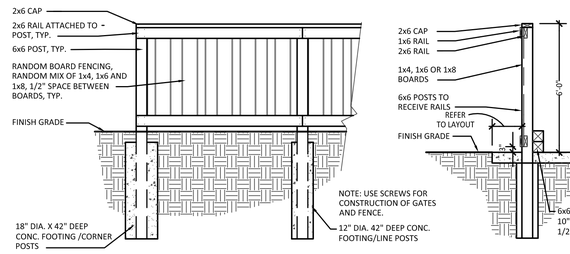

## Screen Fence Elevation



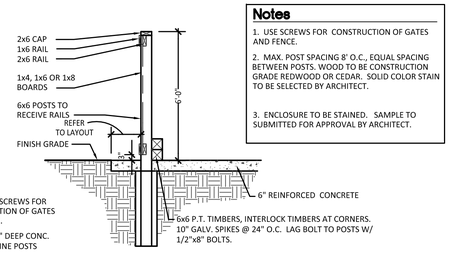

## Screen Fence Section

## 8 6' Height Wooden Screen Fence Detail

Not to Scale



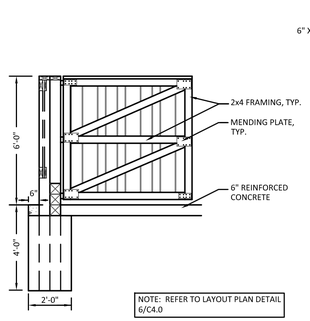

## Fence Elevation




## Fence Section

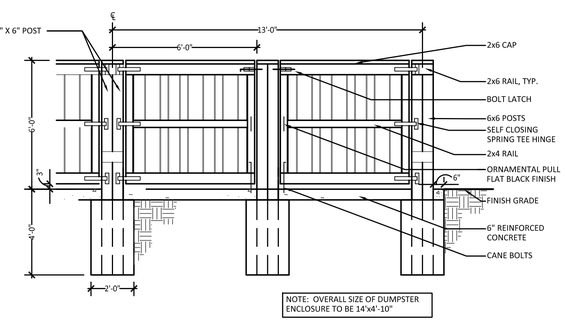
### Notes

1. USE SCREWS FOR CONSTRUCTION OF GATES AND FENCE.
2. MAX. POST SPACING 8' O.C., EQUAL SPACING BETWEEN POSTS. WOOD TO BE CONSTRUCTION GRADE REDWOOD OR CEDAR. SOLID COLOR STAIN TO BE SELECTED BY ARCHITECT.
3. ENCLOSURE TO BE STAINED. SAMPLE TO SUBMITTED FOR APPROVAL BY ARCHITECT.




## Gate Elevation (Inside)

Not to Scale




## Gate Elevation (Outside)

Not To Scale

## 9 Dumpster Enclosure

Not To Scale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| PRE-SPR SUBMITTAL | 4-29-22 |
| FINAL SPR SUBMITTAL | 5-27-22 |

Project:

# 1802 East Main Street Renovations

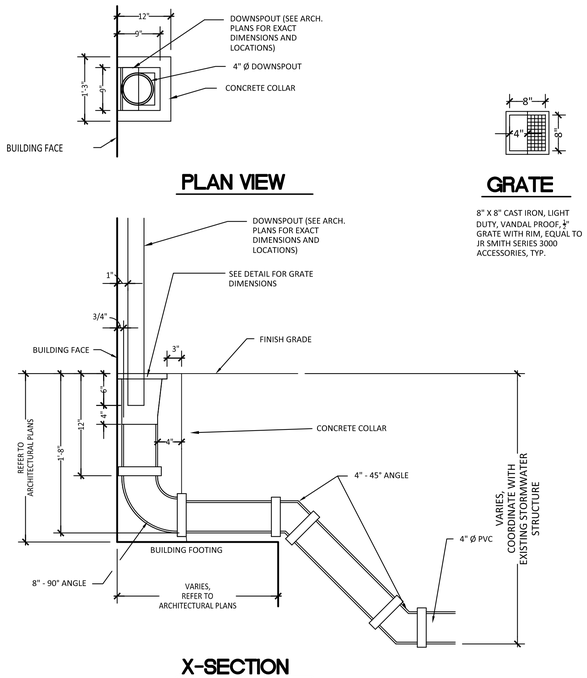
Kalamazoo, Michigan

Sheet Title

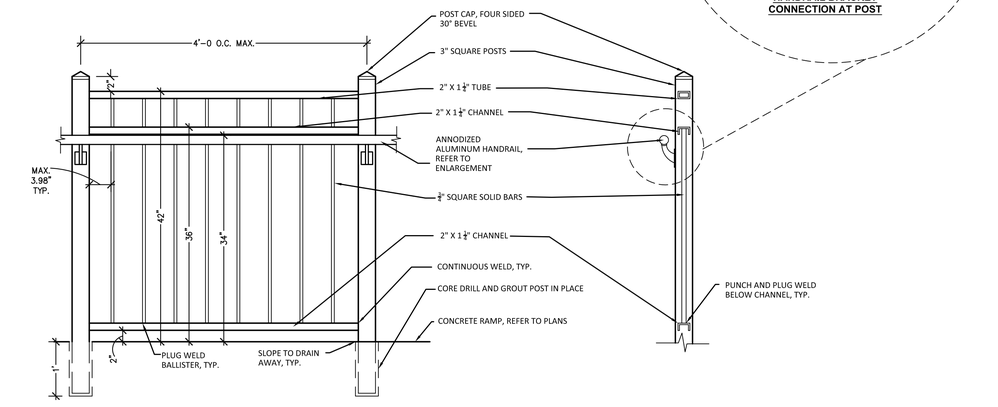
# Details

Job No. 22218

Sheet No. C4.0




**3 Downspout Collector Detail**
Not To Scale

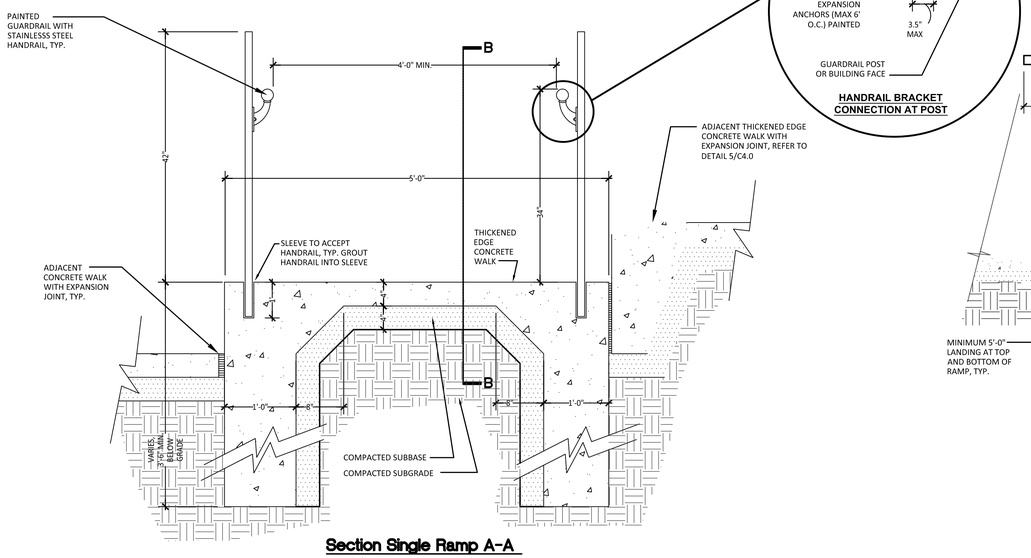


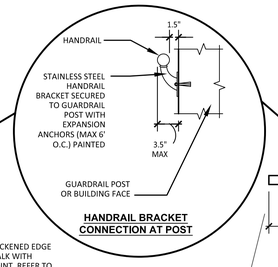

**2 Painted Guardrail Detail**
Not to Scale

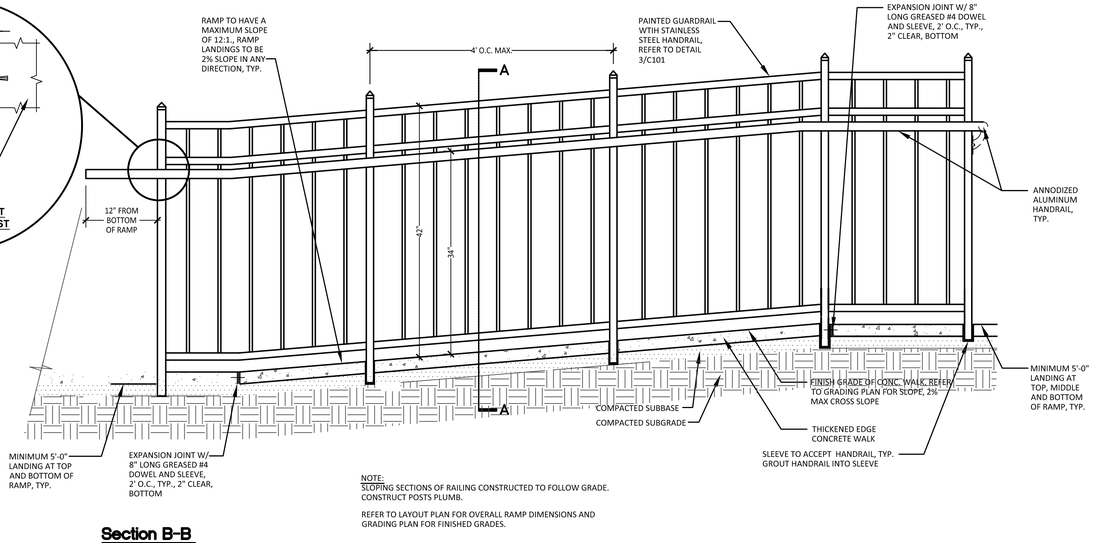
NOTE:
SLOPING SECTIONS OF RAILING CONSTRUCTED TO FOLLOW GRADE. CONSTRUCT POSTS PLUMB.

REFER TO LAYOUT PLAN FOR OVERALL RAMP DIMENSIONS AND GRADING PLAN FOR FINISHED GRADES.

NOTE: PROVIDE VERTICAL CONTROL JOINTS @ 10' O.C. AND EXPANSION JOINTS @ 30' O.C., TYPICAL.




NOTE:
SLOPING SECTIONS OF RAILING CONSTRUCTED TO FOLLOW GRADE. CONSTRUCT POSTS PLUMB.

REFER TO LAYOUT PLAN FOR OVERALL RAMP DIMENSIONS AND GRADING PLAN FOR FINISHED GRADES.

Section B-B
Not to Scale

**1 Barrier Free Ramp w/ Handrail**
Not to Scale

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Project:

# 1802 East Main Street Renovations

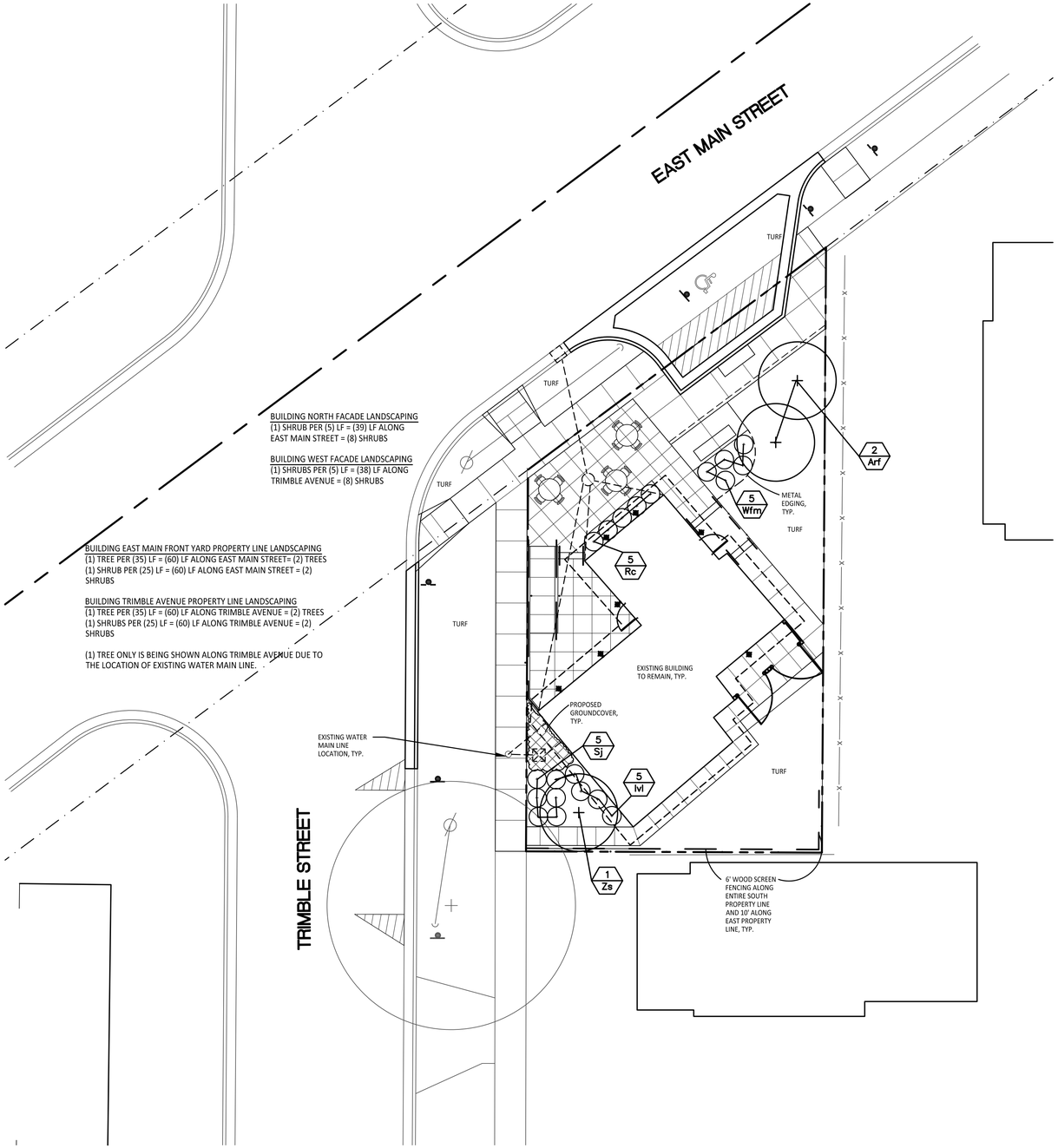
## Kalamazoo, Michigan

Sheet Title

# Details

Job No. 22218

Sheet No. C4.1




1 **Site Landscape Plan**
Scale: 1" = 10'-0"

# LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY HURLEY & STEWART, LLC, 2800 SOUTH 11TH STREET, KALAMAZOO, MICHIGAN 49009, (269)552-4960.

2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.

4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.

5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.

6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.

7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.

8. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.

9. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.

10. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.

11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.

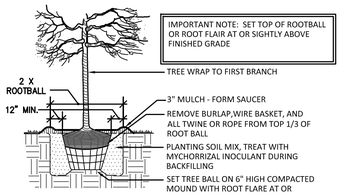
12. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.

13. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.

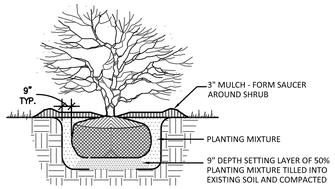
14. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

# PROPOSED FEATURES LEGEND:

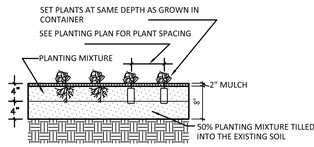
| SYMBOL | DESCRIPTION | DETAIL |
|---|---|---|
| + | DECIDUOUS TREE | 2 / L1.0 |
| ⊙ | SHRUB | 3 / L1.0 |
| | GROUNDCOVER OR PERENNIALS | 4 / L1.0 |
| | METAL EDGING | 5 / L1.0 |
| | LIMIT OF WORK | |
| | PROPERTY LINE | |
| | ENLARGEMENT LIMIT LINE | |
| 6 Bn | PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR. | |




2 **Tree Planting Detail**
Not To Scale

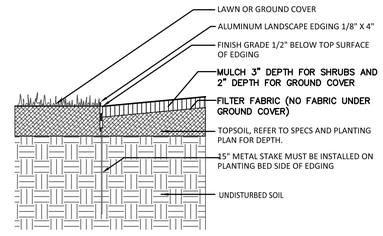



3 **Shrub Planting Detail**
Not To Scale




NOTE:
PLANT GROUND COVERS TO WITHIN ONE FOOT OF TREE OR SHRUB PLANTED WITHIN THE AREA.

4 **Groundcover Planting Detail**
Not To Scale




5 **Metal Edging Detail**
Not To Scale

# PLANT LIST:

| | SYM. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | COM. |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | Arf | Acer rubrum 'Franksred' or 'Firzam' or 'Northwood' | Red Sunset Red Maple | 2" Cal. | B&B | |
| | Zs | Zelkova serrata 'Green Vase' | Green Vase Zelkova | 3" Cal. | B&B | |
| SHRUBS | Ivl | Itea v. 'Little Henry' | Little Henry Virginia Sweetspire | 15" Ht. | Cont. | 3' O.C. |
| | Rc | Rosa 'Carefree Wonder' | Carefree Wonder Shrub Rose | 15" Ht. | B&B | 3' O.C. |
| | Sj | Spiraea japonica 'Little Princess' | Little Princess Spiraea | 30" Ht. | B&B | 3' O.C. |
| | Wfm | Weigela florida 'Minuet' | Minuet Weigela | 18" Ht. | Cont. | 3' O.C. |

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Project:

**1802 East Main Street Renovations**

**Kalamazoo, Michigan**

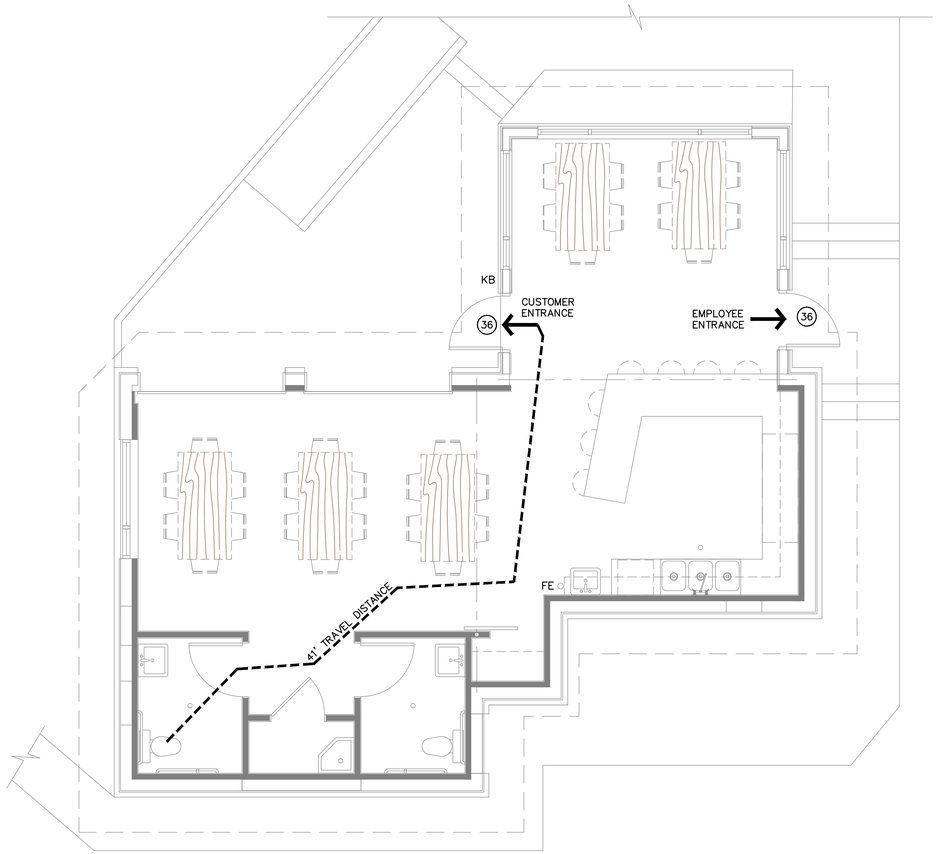
Sheet Title

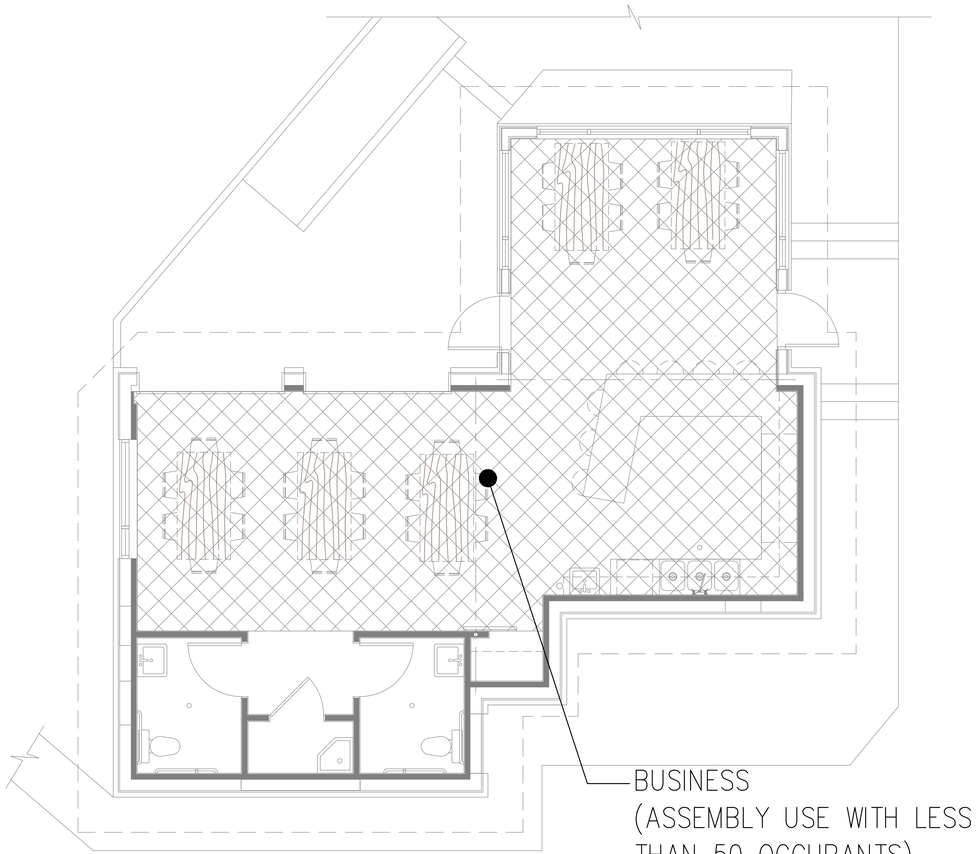
**Landscape Plan**

0 10 20 30
North
SCALE IN FEET

Job No. 22218

Sheet No. L1.0




## CODE COMPLIANCE LEGEND

EXIT

FE — FIRE EXTINGUISHER

EGRESS PATH

TRAVEL DISTANCE ALLOWED IS AS FOLLOWS:
A=200'

KB — KNOX BOX

## OCCUPANCY CALCULATIONS

FLOOR AREA: 683 SF
CALCULATED OCCUPANCY
35 INDOOR SEATING; 12 OUTDOOR SEATING; 2 EMPLOYEES = TOTAL 49 OCCUPANTS
EGRESS WIDTH REQUIRED: 9

## BUILDING INFORMATION

| building construction | existing building - no changes |
|---|---|
| FLOOR STRUCTURE | SLAB ON GRADE |
| ROOF STRUCTURE | WOOD TRUSSES WOOD DECK ASPHALT SHINGLES |
| WALL CONSTRUCTION | WOOD STUD & GYP BOARD / CMU |
| CONSTRUCTION TYPE | TYPE V-B |
| BUILDING OCCUPANCY | B - BUSINESS (A-2 ASSEMBLY WITH UNDER 50 OCCUPANTS) |
| TYPE B AREA | 683 SF |
| TOTAL AREA | 948 SF |
| BUILDING HEIGHT | 1 STORY (1 STORY ALLOWED) |
| ZONING | LW1 / FLEX |
| TOTAL OCCUPANCY CALCULATED | 49 OCCUPANTS, INCLUDING OUTDOOR SEATING |
| FIRE PROTECTION SYSTEM | NONE EXISTING / NONE REQUIRED |
| PARKING REQUIRED<br>CITY OF KALAMAZOO ORDINANCE | ON-SITE PARKING = 1 BARRIER-FREE SPACE WITH ACCESS AISLE<br>OFF-SITE PARKING WITHIN 600 FEET<br>BIKE RACKS FOR 12 BIKES |

## CODE INFORMATION

APPLICABLE CODES

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE
2017 MICHIGAN ELECTRICAL CODE RULES
CITY OF KALAMZOO ZONING ORDINANCE

PLUMBING FIXTURE REQUIREMENTS

BUSINESS USE

| | |
|---|---|
| TOILETS | 1 WC PER 25 FOR THE FIRST 50<br>49 OCC = 2 REQUIRED - 2 PROVIDED |
| LAVATORIES (EACH TOILET ROOM) | 1 LAV PER 40 FOR FIRST 80<br>49 OCCUPANTS = 2 REQUIRED - 2 PROVIDED |
| DRINKING FOUNTAIN | RESTAURANT - WATER TO BE SERVED - NOT REQUIRED |
| UTILITY SINK | 1 REQD - 1 PROVIDED |

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Renovation to:
1802 E. Main St.
Kalamazoo, MI 49048

sheet name
CODE COMPLIANCE PLAN

project number
22015

drawing date
For Site Plan Review
05.25.2022

sheet number
G1.1

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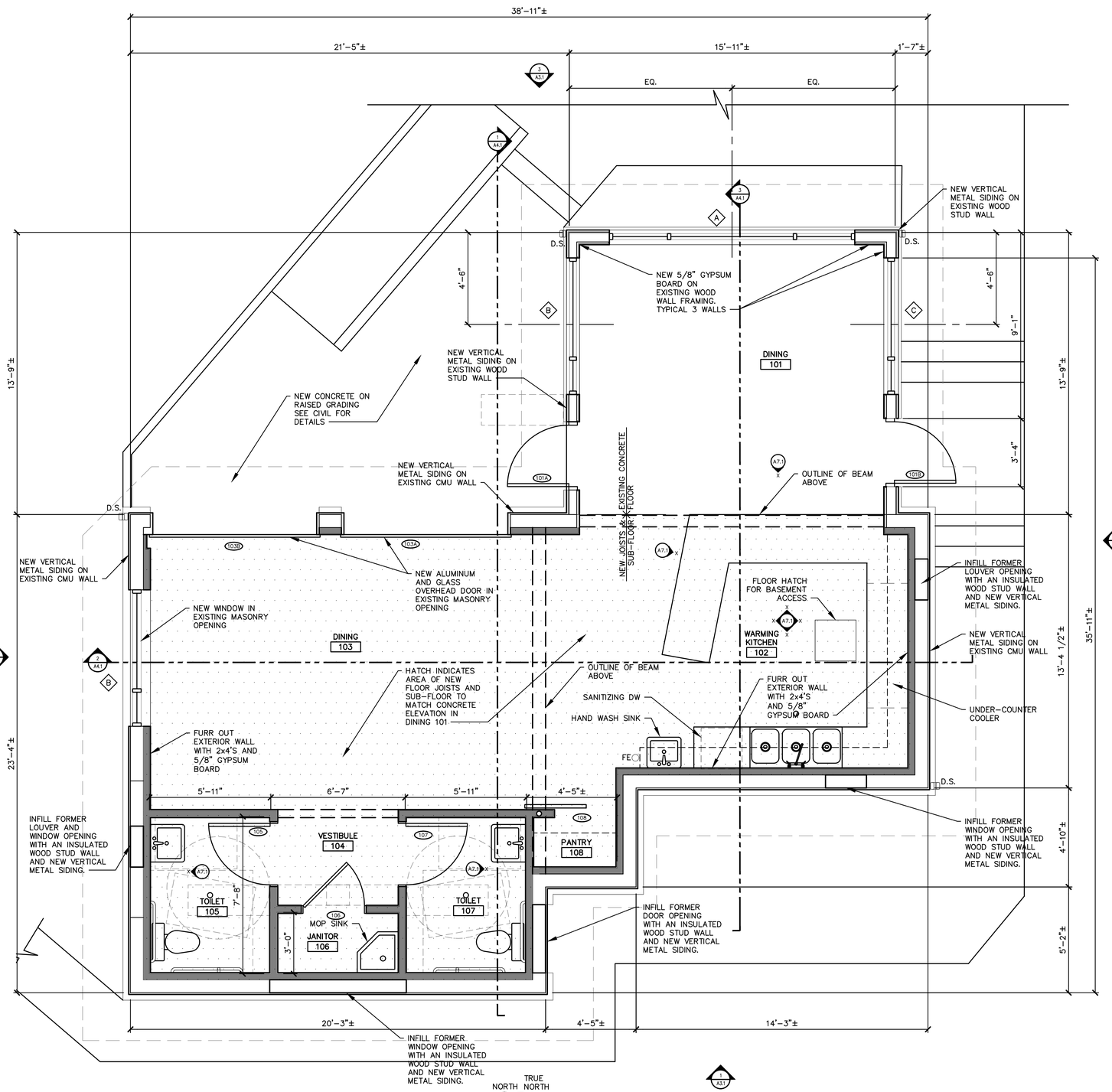


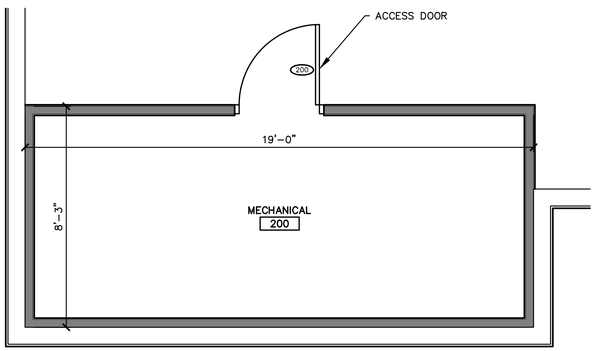


TRUE NORTH
NORTH

## MECHANICAL SPACE ABOVE TOILET ROOMS

SCALE: 3/8" = 1'–0"

TRUE NORTH
NORTH

## FLOOR PLAN

SCALE: 3/8" = 1'–0"

sheet name
FLOOR PLAN

project number
22015

drawing date
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sheet number
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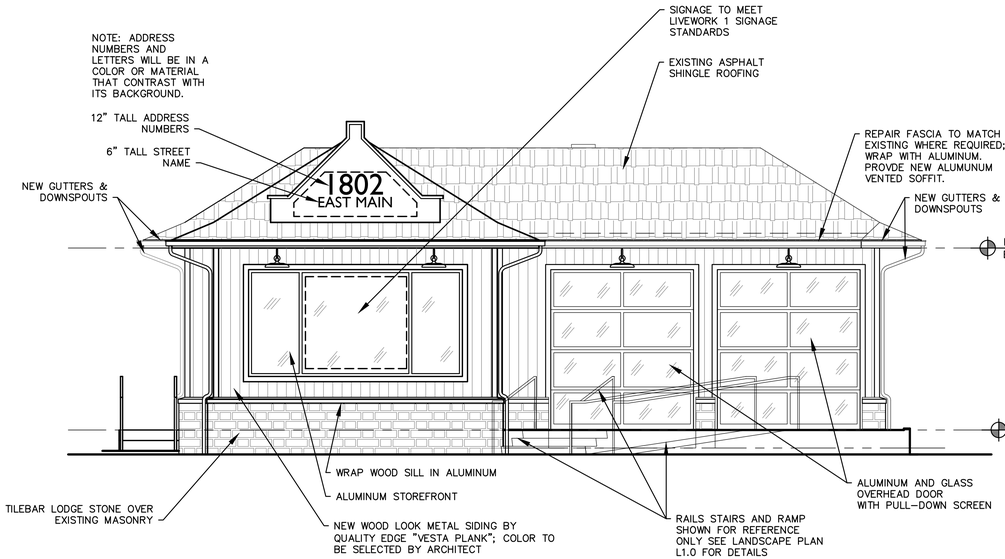
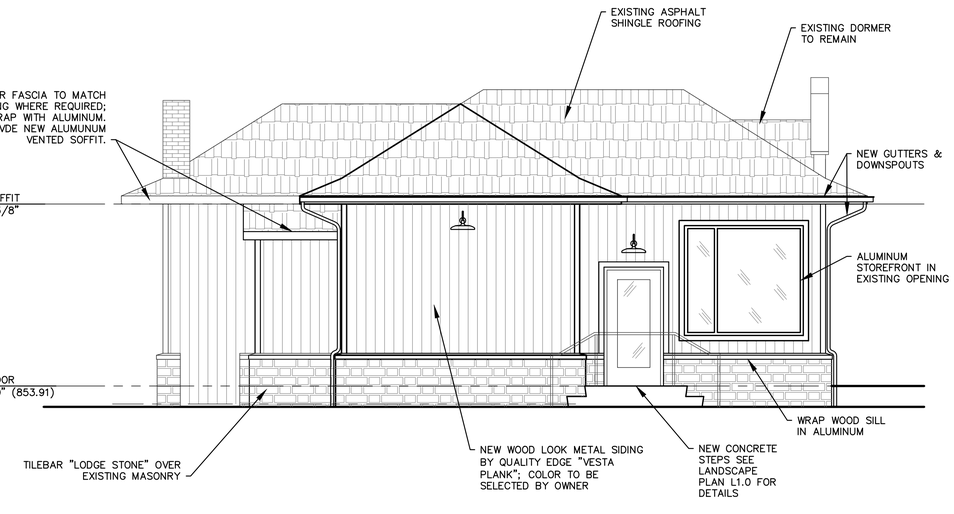


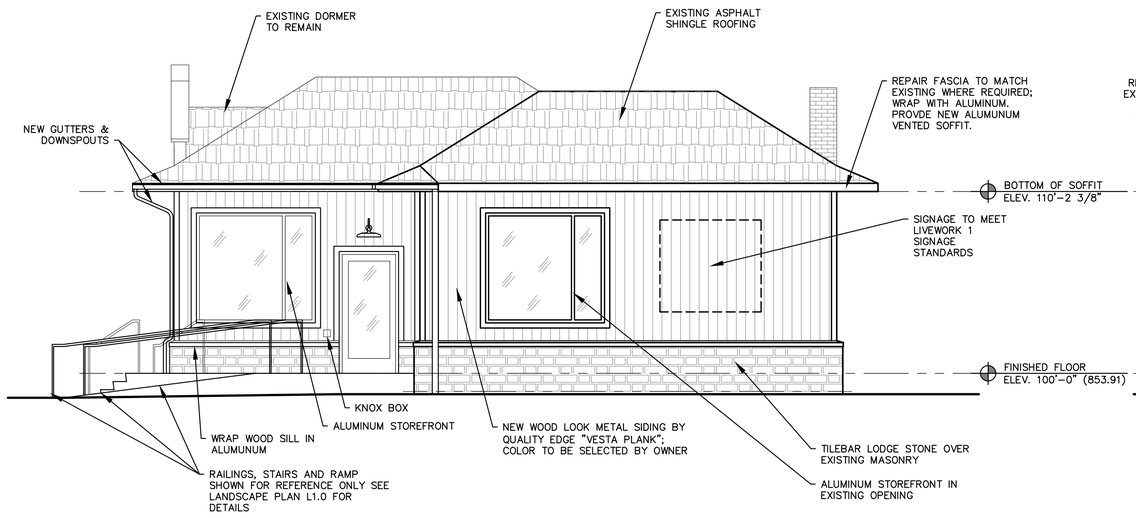

4 A3.1 NORTHWEST (FRONT) ELEVATION

SCALE 1/4" = 1'-0"



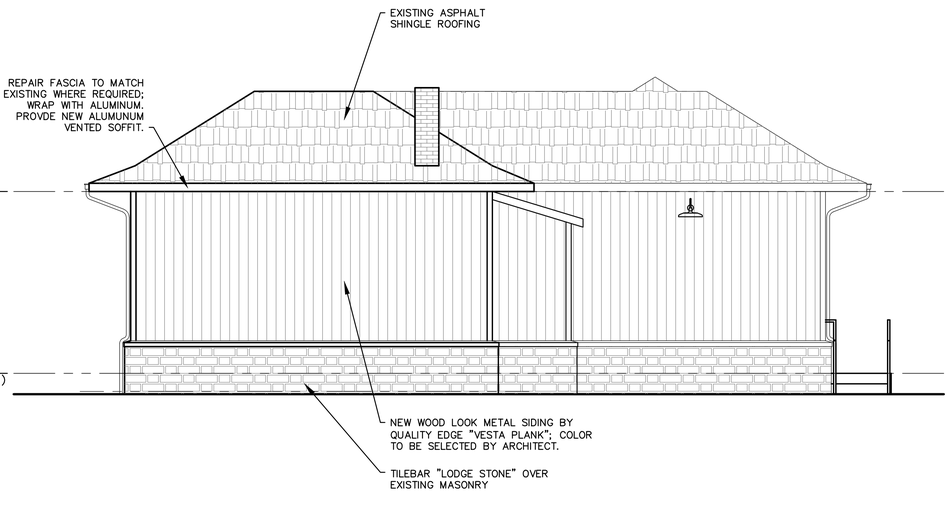

3 A3.1 NORTHEAST (SIDE) ELEVATION

SCALE 1/4" = 1'-0"




2 A3.1 SOUTHWEST (SIDE) ELEVATION

SCALE 1/4" = 1'-0"




1 A3.1 SOUTHEAST (BACK) ELEVATION

SCALE 1/4" = 1'-0"

Renovation to:
1802 E. Main St.
Kalamazoo, MI 49048

sheet name

EXTERIOR ELEVATIONS

project number

22015

drawing date

For Site Plan Review
05.25.2022

sheet number

A3.1

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05-27-2022

# 1802 East Main - Flex Lot Zoning Information

| Heading | Item | Required | Existing | Proposed |
|---|---|---|---|---|
| **Street Frontage** | | | | |
| | Multiple Principal Buildings permitted | Yes | No | No |
| | Front lot line coverage (min) along East Main | 70% | 60% | No change |
| | Occupation of Corner | YES | Yes | Yes |
| | Front Built-to Zone | 0-10' | Varies; > 10' | No change |
| | Corner Build-to Zone | 0-10' | Varies; > 10' | No change |
| | ROW encroachment | OK | Yes | Yes |
| **Lot Area** | | | | |
| | Side yard setback | 0 | Varies; > 0' | No change |
| | Rear yard setback - residential adjacent | 0 | Varies; > 0' | No change |
| | Rear yard setback - commercial adjacent | 0 | Varies; > 0' | No change |
| **Height** | | | | |
| | Height | 1-3 stories | Varies | No change |
| | Ground floor height | 12-24' | Varies | No change |
| | Upper floor height | 9-14' | n/a | No change |
| **Uses** | | | | |
| | Ground floor use | Per Table 4-1.1 | Vacant | Food Establishment |
| **Lot Coverage** | | | | |
| | Impervious surface (max) | 75% | 43% | 68% |
| | Semi-impervious surface | 15% | | no change |
| **Parking, loading and access** | | | | |
| | Parking location | Rear yard | Front yard | Front yard |
| | Loading and service location | Rear side | n/a | n/a |
| | Driveway location | Alley | Front yard | Front yard |
| **Street-facing facades** | | | | |
| | Transparency (min) - facing East Main | 70% | 6% | 30% |
| | Transparency (min) - facing Trimble | 70% | 0% | 19% |
| **Entrance** | | | | |
| | Location | Front façade facing Trimble | Front facing Trimble | No change |
| | Entrance treatment | Stoop? | | Storefront |

| | | | | |
|---|---|---|---|---|
| | Entrances on street-facing façade | 1 / 60' | 1/52' | 1/52' |
| | Other façade entrances | Yes | No | Yes |
| **Roof Type** | | | | |
| | Tower | Permitted | | No |
| | Spire | Not Permitted | | No |