Site Plan Review
Received: 11/20/2025
City of Kalamazoo
E.Szymanski

BOGAN DEVELOPMENTS

THE B ON BURDICK

BOGAN DEVELOPMENTS
802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SITE PLAN REVIEW

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Architecture · Engineering · Interiors

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
COVER SHEET

SHEET NUMBER
G 001
25-152.00

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2021 Michigan Building Code:
Construction Type: Type IA at first floor, Second Floor and above, Type IIIB.
Fully Sprinkled – NFPA 13 system – 13R system is not compliant for this building height.
Use Group for project area: Assembly (A-3: Fitness), Institutional (I-4: Daycare), Mercantile (M: Market) and Residential (R-2: Apartments)

High Rise 403

Section403.1 Occupied floors located more than 55'-0" above the lowest level of Fire Department vehicle access.

We are 50'-0" to the fifth floor from the level of FD access – we DO NOT meet the requirements for high rise.

Groups R-2 – Special Detailed Requirements Based on Occupancy and Use 420

Section 420.2 Separation Walls – Walls separating dwelling units in the same building, walls separating dwelling unit from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708
Section420.3 Horizontal Separation – Floor assemblies separating dwelling units in the same building, and floors separating dwelling units from other occupancies shall be constructed as horizontal assemblies in accordance with Section 711.
Section420.4 – Automatic Sprinkler System – Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.
Section420.5 – Fire Alarm Systems and Smoke Alarms – Fire alarm systems and smoke-alarms shall be provided in Group R-2 occupancies in accordance with section 907.2.6, 907.2.8 and 907.2.9, respectively. Single or multiple-station smoke alarms shall be provided in Group R-2 in accordance with Section 907.2.11.
Section420.10 – Group R Cooking Facilities – cooking appliances used for domestic cooking operations shall be inaccordance with section 917.2 of the Michigan Mechanical Code.

General Building Height and Area Limitations 504

Table 504.3 Allowable Building Height in Feet above Grade Plane (Sprinkled): 85 feet. Group A-3 and M: 85 feet, Use Group I-4: 85 feet, Use Group R-2: 75 (NFPA 13 sprinkler system, NOT 13R)
Table 504.4 Allowable Number of Stories above Grade Plane: Group A-3: 4, Group I-4: 4, Group M: 5, Group R-2: 5 – See 510, horizontal separation at first floor.

Building Area 506
Table 506.2 Allowable Area Factor: IA (First Floor), IIIB Second -Fifth Floors
Type IA
All groups (A-3, I-4, M and R-2) for this building are Unlimited, for both SM and NS.

Type IIIB
R-2: 96,000 (NS: 24000)

Section506.2.2 Mixed Occupancy Building: A = (96,000 + (24,000 x .75)
A = (96,0000 + 18,000)
A = 114,000
Section506.3 Frontage Increase: .75 [North: 49'-0" (including street width), East: 56'-0" (including street width), South: 42'-7" (to lot line), West: 133'-5" (to lot line)]

Mixed Use and Occupancy 508

Table 508.4 Required Separation of Occupancies: 1 hour rated between all occupancies.

Incidental Uses 509

Table 509.1: Incidental Uses:
- Furnace room where any piece of equipment is over 400,000Btu per hour input: 1-hour or auto. sprinkler system
- Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horseposer: 1-hour or auto. sprinkler system
- Electrical Installations and transformers: NFPA 70, sections 110.26-110.34 and 450.8-450.48.

Special Provisions 510 – Horizontal Building Separation Allowance

Section 510.2 – Horizontal Building Separation Allowance – A building shall be considered separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where the following conditions are met:
1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours. Where vertical offsets are provided as part of a horizontal assembly, the vertical offset and the structure supporting the vertical offset shall have a fire-resistance rating of not less than 3 hours.
2. The building below, including the horizontal assembly, is of Type 1A construction.
3. Shaft and stairway enclosures through the horizontal assembly shall have not less than a 2-hour fire resistance rating with opening protective's in accordance with Section 716. Exception: Do not meet exceptions.
4. The building above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each less than 300 occupants or Group B, M, R or S occupancies.
5. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with section 903.3.1.1 and shall be permitted to be any occupancy allowed by this code except group H.
6. The maximum building height in feet shall not exceed the limits set forth in section 504.3 for the building having the smaller allowable height as measured from the grade plane.

Types of Construction 601

Table 601 See Section 403.2.1.1.
- Type IA. Primary Structural Frame: 3 hour, Bearing Walls (interior and exterior): 3 hour, Nonbearing walls Exterior: 0 hour , Non-bearing interior: 0 hour, Floor construction and associated members: 3 hour (horizontal separation). Roof construction and associated secondary members: 1-1/2 hour (no exceptions)
- Type IIIB. Primary Structural Frame: 0 hour, Bearing Walls Exterior: 2 hour, Bearing Walls Interior: 0 hour, Nonbearing walls Exterior: 0 hour , Non-bearing interior: 0 hour, Floor construction and associated members: 0 hour, Roof construction and associated secondary members: 1 hour (no exceptions)

Fire-Resistance Ratings and Fire Tests

Section 703.2.1.5 Exterior Bearing Walls – Compliance with ASTM E119 or UL 263 criteria.
Section 703.4 Fire-Resistance-Rate Glazing – Compliance with ASTM E119 or UL 263 and complying with section 707.

Fire-Resistance Rating of Structural Members

Section 704.2 Column Protection – The entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. The encasement shall extent through ceilings where applicable.
Section 704.3 Protection of the Primary Structural Frame Other Than Columns – Members of the primary structural frame other than the columns that are required to have protection to achieve a fire-resistance rating and support more than two floors or one floor and roof, or support a load-bearing wall or a nonload-bearing wall more than two stories high, shall be provided individual encasement protection by protecting them on all sides for the full length, including connections to other structural members. Exception: encasement on all sides shall be permitted on all exposed sides per section 703.
Section 704.13 Spray Fire-Resistant Materials (SFRM)

Exterior Walls 705

Section 705.2.2 Type III Construction, Projections from walls shall be of any approved material.
Table 705.5 Exterior Wall Fire Resistance Rating – Rated inaccordance with Table 601 and Table 705.5 based on the fire separation distance. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. – We are not less than 10 feet so we do not meet the requirement for both sides. We are greater than 30 feet.
Section 705.8.1 Allowable Area of Openings: based on Table 705.8.

Fire Partitions 708

Section 708.1 – 1. Separation walls as required by section 420.2 for Group R occupancies. 3. Corridor Walls as required by section 1020.3. 4. Enclosed elevator lobby separation as required by section 3006.3. 7. Walls separating dwelling and sleeping units in Group R-2 in accordance with section 907.2.8.1 and 907.2.9.1.
Section 708.3 – Fire partitions shall have a fire-resistance rating of not less than 1-hour. Exception: 1. Corridor walls permitted to have a fire-resistance rating of ½ hour at R-2. A, M and I-4: no rating required. Per Table 1020.2.
Section 708.4 Continuity – Fire partitions shall extend from the top of the foundation or floor/ceiing assembly below as be securely attached to one of the following. Underside to the floor or roof sheathing , deck or slab above -or- the underside of a floor/ceiling or roof/ceiling assembly having a fire-resistance rating that is not less than the rating of the fire partition. Exception 2: Fire partitions serving as a corridor wall shall not be required to extend above the lower membrane of a corridor ceiling provided that the corridor ceiling membrane is equivalent to corridor wall membrane, and either of the following conditions is met: 2.1 The room-side membrane extends..... 2.2 The building is equipped throughout with an automatic sprinkler system, including the space between the top of the fire partition and underside of the floor or roof sheathing, deck or slab above. Exception 3: Fire partitions serving as corridor wall shall be permitted to terminate at the upper membrane of the corridor ceiling assembly where either corridor ceiling is constructed as required for the corridor wall.
Section 708.4.2 Fireblocks and Draftstops in combustible construction, Exception 4: In Group R-2 occupancies up to and including four stories in height in buildings not exceeding 60 feeing in height above grade plane, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet or above every two dwelling units, whichever is smaller.

Shaft Enclosures 713

Section 713.2 Shaft enclosures shall be constructed as fire barriers in accordance with section 707 or horizontal assemblies in accordance with section 711, or both.
Section 713.4 Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more. Shaft encloures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall bee the requirements of section 703.2.1.1
Section 713.5 Shaft enclosures shall be construction as fire barriers in accordance with section 707 or horizontal assemblies constructed in accordance with section 711, or both and shall have continuity in accordane with section 707.5 for fire barriers or section 711.2.2 for horizontal assemblies.
Section 713.7 Openings shall be protected in accordance with section 716 as required for fire barriers. Doors shall be self-closing or automatic closing by smoke detection in accordance with section 716.2.6.6.
Section 713.13 Waste, recycling and linen chutes shall comply with provisions of NFPA 82, Chapter 6 and shall meet the requirements of sections 716 and 713.13.1 through 713.13.6.
Section 713.13.1 A shaft enclosure containing recycling and waste shall not be use for any other purpose and shall be enclosed in accordance with section 713.4. A shaft enclosure shall be permitted to contain recycling and waste chutes. Openings into the shaft, from access room and discharge rooms, shall be protected in accordance with the section and section 716. Openings into chutes shall not be located in corridors. Doors into chutes shall be self-closing. Discharge doors shall be self-or automatic closing upon the actuation of a smoke detector in accordance with section 716.2.6.6, except that heat-activated closing devices shall be permitted between the shaft and the discharge room.
Section 713.13.3 Access openings for waste and recycling chutes shall be located in rooms or compartments enclosed by not less that 1-hour fire barriers constructed in accordance with section 707 or 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than ¾ hour. Doors shall be self-closing or automatic closing upon the detection of smoke in accordance with section 716.2.6.6. The room or compartment shall be configured to allow the access door to the room or compartment to close and latch with the access panel to the chute in any position.
Section 713.13.6 an approved automatic sprinkler system shall be installed in accordance with section 903.2.11.2.

Penetrations 714

Section 714.1.1 Ducts and Air Transfer Openings – Shall comply with 714.3 – 714.4.3.
Section 714.5 Horizontal Assemblies – Penetrations of a fire-resistance rated floor, floor/ceiling assembly or the ceiling membrane of a roof/ceiling assembly no required to be enclosed in a shaft by section 712.1 shall be protected in accordance with sections 714.5 through 714.5.4.
Section 714.5.1 Through Penetrations
Through penetrations of horizontal assemblies shall comply with Section 714.5.1.1 or 714.5.1.2.
Exceptions:
1. Penetrations by steel, ferrous or copper conduits, pipes, tubes or vents or concrete or masonry items through a single fire-resistance-rated floor assembly where the annular space is protected with materials that prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated. Penetrating items with a maximum 6-inch (152 mm) nominal diameter shall not be limited to the penetration of a single fire-resistance-rated floor assembly, provided that the aggregate area of the openings through the assembly does not exceed 144 square inches (92 900 mm2) in any 100 square feet (9.3 m2) of floor area.
2. Penetrations in a single concrete floor by steel, ferrous or copper conduits, pipes, tubes or vents with a maximum 6-inch (152 mm) nominal diameter, provided that the concrete, grout or mortar is installed the full thickness of the floor or the thickness required to maintain the fire-resistance rating. The penetrating items shall not be limited to the penetration of a single concrete floor, provided that the area of the opening through each floor does not exceed 144 square inches (92 900 mm2).
3. Penetrations by listed electrical boxes of any material, provided that such boxes have been tested for use in fire-resistance-rated assemblies and installed in accordance with the instructions included in the listing.

Section 714.5.1.2 Through penetrations shall be protected by an approved through-penetration firestop system installed and tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water (2.49 Pa). The system shall have an F rating/T rating of not less than 1 hour but not less than the required rating of the floor penetrated.
Exceptions:
1. Floor penetrations contained and located within the cavity of a wall above the floor or below the floor do not require a T rating.
2. Floor penetrations by floor drains, tub drains or shower drains contained and located within the concealed space of a horizontal assembly do not require a T rating.
3. Floor penetrations of maximum 4-inch (102 mm) nominal diameter metal conduit or tubing penetrating directly into metal-enclosed electrical power switchgear do not require a T rating.

Section 714.5.2 Penetrations of membranes that are part of a horizontal assembly shall comply with Section 714.5.1.1 or 714.5.1.2. Where floor/ceiling assemblies are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced.
Exceptions:

1. Membrane penetrations by steel, ferrous or copper conduits, pipes, tubes or vents, or concrete or masonry items where the annular space is protected either in accordance with Section 714.5.1 or to prevent the free passage of flame and the products of combustion. The aggregate area of the openings through the membrane shall not exceed 100 square inches (64 500 mm2) in any 100 square feet (9.3 m2) of ceiling area in assemblies tested without penetrations.
2. Ceiling membrane penetrations of maximum 2-hour horizontal assemblies by steel electrical boxes that do not exceed 16 square inches (10 323 mm2) in area, provided that the aggregate area of such penetrations does not exceed 100 square inches (44 500 mm2) in any 100 square feet (9.29 m2) of ceiling area, and the annular space between the ceiling membrane and the box does not exceed 1/8 inch (3.2 mm).
3. Membrane penetrations by electrical boxes of any size or type, that have been listed as part of an opening protective material system for use in horizontal assemblies and are installed in accordance with the instructions included in the listing.
4. Membrane penetrations by listed electrical boxes of any material, provided that such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The annular space between the ceiling membrane and the box shall not exceed 1/8 inch (3.2 mm) unless listed otherwise.
5. The annular space created by the penetration of a fire sprinkler, provided that it is covered by a metal escutcheon plate.
6. Noncombustible items that are cast into concrete building elements and that do not penetrate both top and bottom surfaces of the element.
7. The ceiling membrane of a maximum 2-hour fire-resistance-rated horizontal assembly is permitted to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard, provided that all penetrating items through the double top plates are protected in accordance with Section 714.5.1.1 or 714.5.1.2 and the ceiling membrane is tight to the top plates.
8. Ceiling membrane penetrations by listed luminaires (light fixtures) or by luminaires protected with listed materials, which have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing.

Section 714.5.3 Noncombustible penetrating items shall not connect to combustible materials beyond the point of firestopping unless it can be demonstrated that the fire-resistance integrity of the horizontal assembly is maintained.
Section 714.5.4 Penetrations in smoke barriers shall be protected by an approved through-penetration firestop system installed and tested in accordance with the requirements of UL 1479 for air leakage. The L rating of the system measured at 0.30 inch (7.47 Pa) of water in both the ambient temperature and elevated temperature tests shall not exceed either of the following:5.0 cfm per square foot (0.025 m3/ s × m2) of penetration opening for each through-penetration firestop system.A total cumulative leakage of 50 cfm (0.024 m3/s) for any 100 square feet (9.3 m2) of wall area, or floor area.

Opening Protectives 716

Tables 716.1, 716.1(2) and 716.1(3) meet for fire-rated openings, doors, sidelites, storefront, etc. Ducts and Air Transfer Openings 717
Section 717.1.1 – Ducts and air transfer openings transitioning horizontally between shafts shall not require a shaft enclosure if protected with dampers.
Section 717.1.2 – Ducts that penetrate fire-resistance-rated assemblies without dampers shall comply with 714.2-714.3.3.
Section 717.3.2.1 – fire damper ratings. Less than 3-hour rated assembly, 1.5-hour damper. Greater then 3-hour rated assembly, 3-hour damper.
Section 717.5 Dampers where required. Fire walls, Horizontal exits, Fire barriers, Fire Partitions, Corridors, Smoke partitions, horizontal assemblies.
Section 717.6 Horizontal Assemblies - Penetrations by ducts and air transfer openings of a floor, floor/ceiling assembly or the ceiling membrane of a roof/ceiling assembly shall be protected by a shaft enclosure that complies with Section 713 or shall comply with Sections 717.6.1 through 717.6.3.
Section 717.6.1 Through Penetrations In occupancies other than Groups I-2 and I-3, a duct constructed of approved materials in accordance with the Michigan Mechanical Code that penetrates a fire-resistance-rated floor/ceiling assembly that connects not more than two stories is permitted without shaft enclosure protection, provided that a listed fire damper is installed at the floor line or the duct is protected in accordance with Section 714.5. For air transfer openings, see Section 712.1.9.
Exception: A duct is permitted to penetrate three floors or less without a fire damper at each floor, provided that such duct meets all of the following requirements:

1. The duct shall be contained and located within the cavity of a wall and shall be constructed of steel having a minimum wall thickness of 0.0187 inches (0.4712 mm) (No. 26 gage).
2. The duct shall open into only one dwelling unit or sleeping unit and the duct system shall be continuous from the unit to the exterior of the building.
3. The duct shall not exceed 4-inch (102 mm) nominal diameter and the total area of such ducts shall not exceed 100 square inches (0.065 m2) in any 100 square feet (9.3 m2) of floor area.
4. The annular space around the duct is protected with materials that prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to ASTM E119 or UL 263 time-temperature conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.
5. Grille openings located in a ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly shall be protected with a listed ceiling radiation damper installed in accordance with Section 717.6.2.1.

Section 717.6.3 Nonfire-Resistance-Rated Floor Assemblies - Duct systems constructed of approved materials in accordance with the Michigan Mechanical Code that penetrate nonfire-resistance-rated floor assemblies shall be protected by any of the following methods:
1. A shaft enclosure in accordance with Section 713.
2. The duct connects not more than two stories, and the annular space around the penetrating duct is protected with an approved noncombustible material that resists the free passage of flame and the products of combustion.
3. In floor assemblies composed of noncombustible materials, a shaft shall not be required where the duct connects not more than three stories, the annular space around the penetrating duct is protected with an approved noncombustible material that resists the free passage of flame and the products of combustion and a fire damper is installed at each floor line.

Exception: Fire dampers are not required in ducts within individual residential dwelling units.

Fire Protection 901

Chapter 9 Fully Sprinkled
Section 903.2.11.2 Rubbish and Linen Chutes – An automatic sprinkler system shall be installed at the top of rubbish chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors, beginning with the second level below the last intake and ending with the floor above the discharge. Access to sprinklers in chutes shall be provided for servicing.

Fire Extinguishers 906

Section 906 Portable Fire Extinguishers shall be provided
Section 906.5 portable fire extinguishers shall be located in conspicuous locations where they will be readily seen and available. Along normal paths of travel.
Section 906.7 hand held portable fire extinguishers, not housed in cabinets, shall be installed of the hanger or brackets supplied.
Section 906.8 cabinets shall not be locked.
Section 906.9.1 portable extinguishers having a gross weight not exceeding 40 pounds shall be installed so that their tops are not more than 5 feet above the floor.
Section 906.9.2 portable extinguishers having a gross weight exceeding 40 pounds shall be installed so that their tops are not more than 3.5 feet above the floor.

Fire Alarm and Detection Systems

Section 907.2 Where Required—New Buildings and Structures - An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.
Exceptions:

1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.

Section907.2.9 Group R-2
Section 907.2.9.1 Manual Fire Alarm System - A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:
1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.
Exceptions:
1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

Section907.2.11 Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

Fire Pumps 913

Section 913.1 Where provided, fire pumps for fire protection systems shall be installed in accordance with this section and NFPA 20.
Section913.2.1 Protection of Fire Pump Rooms - Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.
Exceptions:
1. In other than high-rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Separation is not required for fire pumps physically separated in accordance with NFPA 20.

General Means of Egress 1003

Section 1003.2 Ceiling height minimum of 7'-6".
Section1003.3 Protruding objects in circulation path see sections 1003.3.1-1003.3.4. Head room. Horizontal projections no more than 4" in circulation path. Clear widths on accessible routes.

Occupant Load 1004

Section 1004 Occupant Load. In determining the means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be established by the largest number computed in accordance with Sections 1004.1.1 through 1004.1.3.

Table 1004.1.1 Maximum Floor Area Allowances per occupant

Daycare – 35 net
Exercise Rooms – 50 gross
Assembly – without fixed seats – unconcentrated – 15 net
Mercantile – 60 gross
Residential – 200 gross
Accessory (storage, mechanical room) – 300 gross

First Floor:		
A-3 (Fitness/Gym)	= 7,058 sq ft/50	= 141.16
A-3 (unconcen)	= 3,593 sq ft/15	= 239.53
I-4(Daycare)	= 3,126 sq ft/35	= 89.31
Mercantile (PFC)	= 4,133 sq.ft/60	= 68.88
Residental	=2,005 sq.ft./200	= 10.02
Accessory	= 1,043 sq ft/300	=3.47
		= 552.37
Second Floor:		
Residental	= 20,861 sq.ft./200	= 104.30
Third Floor:		
Residental	= 20,861 sq.ft./200	= 104.30
Fourth Floor:		
Residental	= 18,845 sq.ft./200	= 94.225
A-3 (Unconc)	= 668 sq.ft./15	= 44.53
Fifth Floor:		
Residental	= 17, 518 sq.ft./200	= 87.59
A-3 (Unconc)	= 1,318 sq.ft./15	= 87.86
		= 1,075.07 (1,076 Total)

Means of Egress Sizing 1005

Section1005.3.1 Stairways - The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.
Exceptions:
For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2. (Stair Width Calculation: 105 * 0.2 = 21", must meet code minimum of 44" wide between handrails)
Section 1005.4 – Continuity, minimum width of egress shall not be reduced along the path of egress travel until arrival at public way.
Section 1005.7.1 – Doors cannot reduce required width by more than 7 inches. See figure 1005.7.1 in commentary.
Section 1005.7.3 – Protruding Objects, Section 1003.3.1.

Number of Exits and Access Doorways 1006

Table 1006.2.1, See table for occupant load and common path of travel distance per room For one Exit or Exit Access Doorway Where occupant load exceeds the calues listed Two exits are required. Exception 3: Unoccupied mechanical rooms and penthouses are not required to comply with common path measurements.
A and M – 49 max occupant, 75' max, common path of egress travel distance
I-4 – 10 max occupant, 75' max, common path of egress travel distance
R-2 – 20 max occupant, 125' max, common path of egress travel distance

Section 1006.2.2.1 – Two exits required if boiler, incinerator or furnace rooms exceed 500 sq.ft. and have any fuel-fired equipment that exceeds 400,000 BTUs
Section 1006.2.2.4 – Electrical Rooms – Section 110.26 of NFPA 70 for electrical equipment rated 1,000 volts or less and section 110.33 of NFPA 70 for electrical equipment rated over 1,000 volts. Panic hardware shall be provided where required in accordance with section 1010.2.9.2.
Section 1006.3 – Egress from Stories or Occupied Roofs - The means of egress system serving any story or occupied roof shall be provided with the number of separate and distinct exits or access to exits based on the aggregate occupant load served in accordance with this section.
Section 1006.3.1 - Where stairways serve more than one story, or more than one story and an occupied roof, only the occupant load of each story or occupied roof, considered individually, shall be used when calculating the required number of exits or access to exits serving that story.
Table 1006.3.3 Minimum number of Exits or access to exits per story. (1-500 = 2 exits per story)

Exit and Exit Access Doorway Configuration 1007

Figures 1007.1.1 – ½ the diagonal between exits

Doors 1010 - Signage, Swing, clear widths per 1010

Exit Access Travel Distance 1017

Section 1017.2 Exit access travel distance with automatic sprinkling. Use groups A, M and R: 250 feet. Group I-4: 200 feet. Maximum distance from any point in a building floor area to the nearest exit along a natural and

Corridors 1020

Table 1020.1 Corridor Fire Resistance Rating with automatic sprinkler system. Use Groups A,B I-4 and M: no rating.
Table 1020.3 Minimum Corridor Width: 44", Within the dwelling unit: 36".
Section 1020.5 Dead End Corridors 20' in length maximum. Exception 2: M and R-2: 50'-0".

Interior Exit Stairways and Ramps 1023

Section 1023.1 Interior exit stairways and ramps serving as an exit component in a means of egress system shall comply with the requirements of this section. Interior exit stairways and ramps shall be enclosed and lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1024, except as permitted in Section 1028.2. An interior exit stairway or ramp shall not be used for any purpose other than as a means of egress and a circulation path.
Section 1023.2 Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Enclosures for interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.
Exceptions:
1. Interior exit stairways and ramps in Group I-3 occupancies in accordance with the provisions of Section 408.3.8.
2. Interior exit stairways within an atrium enclosed in accordance with Section 404.6.
3. Interior exit stairways in accordance with Section 510.2.

Exit Passageways 1024

Section 1024.1 Exit passageways serving as an exit component in a means of egress system shall comply with the requirements of this section. An exit passageway shall not be used for any purpose other than as a means of egress and a circulation path
Section 1024.2 Width and Capacity - The required capacity of exit passageways shall be determined as specified in Section 1005.1 but the minimum width shall be not less than 44 inches (1118 mm), except that exit passageways serving an occupant load of less than 50 shall be not less than 36 inches (914 mm) in width. The minimum width or required capacity of exit passageways shall be unobstructed. Exception: Encroachments complying with Section 1005.7.
Section 1024.3 Construction - Exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp. Exit passageways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.
Section 1024.5 Openings - Exit passageway opening protectives shall be in accordance with the requirements of Section 716.Except as permitted in Section 402.8.7, openings in exit passageways other than unprotected exterior openings shall be limited to those necessary for exit access to the exit passageway from normally occupied spaces and for egress from the exit passageway. Where an interior exit stairway or ramp is extended to an exit discharge or a public way by an exit passageway, the exit passageway shall comply with Section 1023.3.1. Elevators shall not open into an exit passageway.

Exit Discharge 1028

Section 1028.1 Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits.
Exceptions:
1. Not more than 50 percent of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas, including atriums, on the level of discharge provided that all of the following conditions are met:
1.1. Discharge of interior exit stairways and ramps shall be provided with a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.
1.2. The entire area of the level of exit discharge is separated from areas below by construction conforming to the fire-resistance rating for the enclosure.
1.3. The egress path from the interior exit stairway and ramp on the level of exit discharge is protected throughout by an approved automatic sprinkler system. Portions of the level of exit discharge with access to the egress path shall be either equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, or separated from the egress path in accordance with the requirements for the enclosure of interior exit stairways or ramps.
1.4. Where a required interior exit stairway or ramp and an exit access stairway or ramp serve the same floor level and terminate at the same level of exit discharge, the termination of the exit access stairway or ramp and the exit discharge door of the interior exit stairway or ramp shall be separated by a distance of not less than 30 feet (9144 mm) or not less than one-fourth the length of the maximum overall diagonal dimension of the building, whichever is less. The distance shall be measured in a straight line between the exit discharge door from the interior exit stairway or ramp and the last tread of the exit access stairway or termination of slope of the exit access ramp.
2. Not more than 50 percent of the number and minimum width or required capacity of the interior exit stairways and ramps is permitted to egress through a vestibule provided that all of the following conditions are met:
2.1. The entire area of the vestibule is separated from areas below by construction conforming to the fire-resistance rating of the interior exit stairway or ramp enclosure.
2.2. The depth from the exterior of the building is not greater than 10 feet (3048 mm) and the length is not greater than 30 feet (9144 mm).
2.3. The area is separated from the remainder of the level of exit discharge by a fire partition constructed in accordance with Section 708. Exception: The maximum transmitted temperature rise is not required.
2.4. The area is used only for means of egress and exits directly to the outside.
3. Horizontal exits complying with Section 1026 shall not be required to discharge directly to the exterior of the building.

Emergency Escape and Rescue 1030

Section 1031.1 General - In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue in group R occupancies as applicable in section 101.2. Basements and sleeping rooms below the fourth story above grade plane shall have at least 1 exterior emergency escape and rescue opening in accordance with this section. Where basements contain 1 or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. The opening shall open directly into a public street, public alley, yard, or court.
Exceptions:
1. In other than group R-3 occupancies as applicable in section 101.2, buildings equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2.
2. In other than group R-3 occupancies as applicable in section 101.2, sleeping rooms provided with a door to a fire-resistance-rated corridor having access to 2 remote exits in opposite directions.
3. The emergency escape and rescue opening may open onto a balcony within an atrium in accordance with the requirements of section 404, provided the balcony provides access to an exit and the dwelling unit or sleeping unit has a means of egress that is not open to the atrium.
4. Basements with a ceiling height of less than 80 inches (2 032 mm) shall not be required to have emergency escape and rescue openings.
5. High-rise buildings in accordance with section 403.
6. Emergency escape and rescue openings are not required from basements, or sleeping rooms which have an exit door or exit access door that opens directly into a public street, public alley, yard, egress court, or to an exterior exit balcony that opens to a public street, public alley, yard, or egress court.
7. Basements without habitable spaces and having not more than 200 square feet (18.6 square meters) in floor area shall not be required to have emergency escape and rescue openings.

Section 1031.2 Where Required - In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.
Exceptions:
1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior egress balcony that opens to a public way.
3. Basements without habitable spaces and having not more than 200 square feet (18.6 m2) in floor area shall not be required to have emergency escape and rescue openings.
4. Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
5. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
5.1 One means of egress and one emergency escape and rescue opening.
5.2 Two means of egress.

Section 1031.3 Emergency Escape and Recue Opening comply with 1031.3.1 through 1031.3.3
Section 1031.3.1 Minimum Size - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).
Section 1031.3.2 Minimum Dimensions - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
Section 1031.3.3 Maximum Height From Floor - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

Accessibility 1100

Section 1104 Accessible routes within the site shall be provided
Section 1105.1 Accessible entrances – 60% of all public entrances shall be accessible
Section 1106 Accessible parking shall be provided – up to 100 parking spaces (5 Accessible spaces required) (Table 1106.1)
Section 1108 Dwelling Units and Sleeping Units that are required to be accessible units, Type A and Type B, shall comply with the applicable portions of Chapter 11 of ICC A117.1.
Section 1108.4 Accessible Route – Not fewer than one accessible route shall connect accessible building or facility entrances with the primary entrance of each accessible unit.
Section 1108.6 Group R
Section 1108.6.2 Group R-2 – Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1108.6.2.1 through 1108.6.2.3. Quantity of 4 Type A Units are to be provided, 1 is required to have a roll-in shower.
Section 1108.6.2.1 – Live/work Units constructed in accordance with Section 508.5, the nonresidential portion is required to be accessible. In a structure where there are four or more live/work units intended to be occupied as a residence, the residential portion of the live/work unit shall be a Type B unit.
Exception: The number of Type B units is permitted to be reduced in accordance with Section 1108.7.
Section 1110.1 Toilet and Bathing Facilities – Each toilet and bathing room shall be accessible. See Exceptions.
Section 1110.4 Kitchenettes – Where kitchens and kitchenettes are provided they shall be accessible
Section 1110.5 Drinking Fountains, no fewer than two drinking fountains shall be provided. One shall comply with wheel chair, one shall comply with standing persons. Bottle fillers provided for barrier-free height.
Section 1110.12 Seating at tables, counters and work surfaces shall meet accessibility

Sound Transmission 1206

Section 1206.2 Airborne Sound - Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50 where tested in accordance with ASTM E90, or have a Normalized Noise Isolation Class (NNIC) rating of not less than 45 if field tested, in accordance with ASTM E336 for airborne noise. Alternatively, the sound transmission class of walls, partitions and floor-ceiling assemblies shall be established by engineering analysis based on a comparison of walls, partitions and floor-ceiling assemblies having sound transmission class ratings as determined by the test procedures set forth in ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.
Section 1206.3 Structure-Borne Sound - Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50 where tested in accordance with ASTM E492, or have a Normalized Impact Sound Rating (NISR) of not less than 45 if field tested in accordance with ASTM E1007. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

Interior Space Dimensions 1208

Section 1208.4 Efficiency Dwelling Units - Efficiency dwelling units shall conform to the requirements of the code except as modified herein:The unit shall have a living room of not less than 190 square feet (17.7 m2) of floor area. The unit shall be provided with a separate closet.For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

Elevators and Conveying Systems 3000

Section 3001.2 Emergency Elevator Communication Systems for the Deaf, Hard of Hearing and Speech Impaired – An emergency two-way communication system shall be provided. The system shall provide visible text and audible modes that meet all of the following requirements:
1. When operating in each mode, include a live interactive system that allows back and forth conversation between the elevator occupants and emergency personnel.
2. Is operational when the elevator is operational.
3. Allows elevator occupants to select the text-based or audible mode depending on their communication needs to interact with emergency personnel.
Section 3002.4 Elevator Car to Accommodate Ambulance Stretcher - Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.
Section 3006 Elevator Lobbies and Hoistway Opening Protection

2021 Michigan Plumbing Code – Table 403.1 Minimum Number of Required Plumbing Fixtures

Toilet facilities for child care center, day care center, and nursery school facilities shall be provided in accordance with child day care licensing - child care centers, R 400.8101 to R 400.8840 of the Michigan department of licensing and regulatory affairs. R 400.8350 Toilets: hand washing sinks. Rule 350.
1. 1(b) A center operating with children in attendance 5 or more continuous hours a day shall provide at least 1 toilet and 1 handwashing sink for every 15 children or fraction there of.
2. Any center that is new shall have a diapering area with readily accessible, designate hand washing sink.
3. Hand washing sinks mush have warm running water not to exceed 120 degrees Fahrenheit.
4. Soap and single service towels or other approved hand drying devices must be provided near hand washing sinks.

First Floor

A-3 (uncon) (240 Occupants)	Toilets: Male:	1 per 125	= 2	
	Female:	1 per 65	= 4	
	Lavs: Male:	1 per 200	= 2	
	Female:	1 per 200	= 2	
	Drinking Fountain:	1 per 500	= 1	
	Service Sink:		= 1	
A-3 (Fitness) (142 Occupants)	Toilets: Male:	1 per 125	= 2	
	Female:	1 per 65	= 3	
	Lavs: Male:	1 per 200	= 2	
	Female:	1 per 200	= 2	
	Drinking Fountain:	1 per 500	= 1	
	Service Sink:		= 1	
M (PFC) (69 Occupants)	Toilets: Male:	1 per 500	= 1	
	Female:	1 per 500	= 1	
	Lavs: Male:	1 per 750	= 1	
	Female:	1 per 750	= 1	
	Drinking Fountain:	1 per 1,000	= 1	
	Service Sink:		= 1	

Second- Fifth Floors

R-2	Toilets:	1 per unit	
	Lavs:	1 per unit	
	Tub/Shower:	1 per unit	
	Kitchen Sink:	1 per unit	
	Washer connection:	1 per 20 units	
A-3 (uncon) (45 Occupants) (4th Floor)	Toilets: Male:	1 per 125	= 1
	Female:	1 per 65	= 2
	Lavs: Male:	1 per 200	= 1
	Female:	1 per 200	= 1
	Drinking Fountain:	1 per 500	= 1
	Service Sink:		= 1
A-3 (uncon) (88 Occupants) (5th Floor)	Toilets: Male:	1 per 125	= 1
	Female:	1 per 65	= 2
	Lavs: Male:	1 per 200	= 1
	Female:	1 per 200	= 1
	Drinking Fountain:	1 per 500	= 1
	Service Sink:		= 1

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
CODE REVIEW

SHEET NUMBER
G 004
25-152.00

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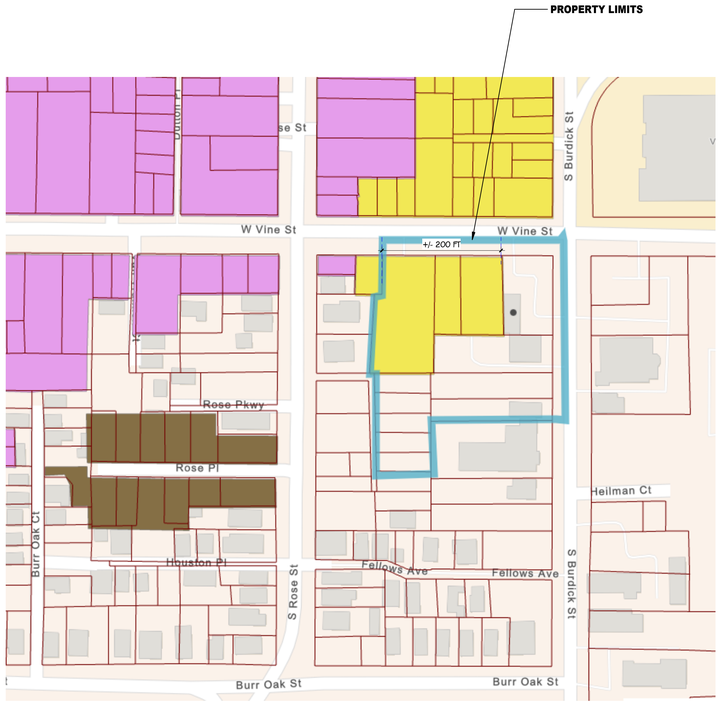
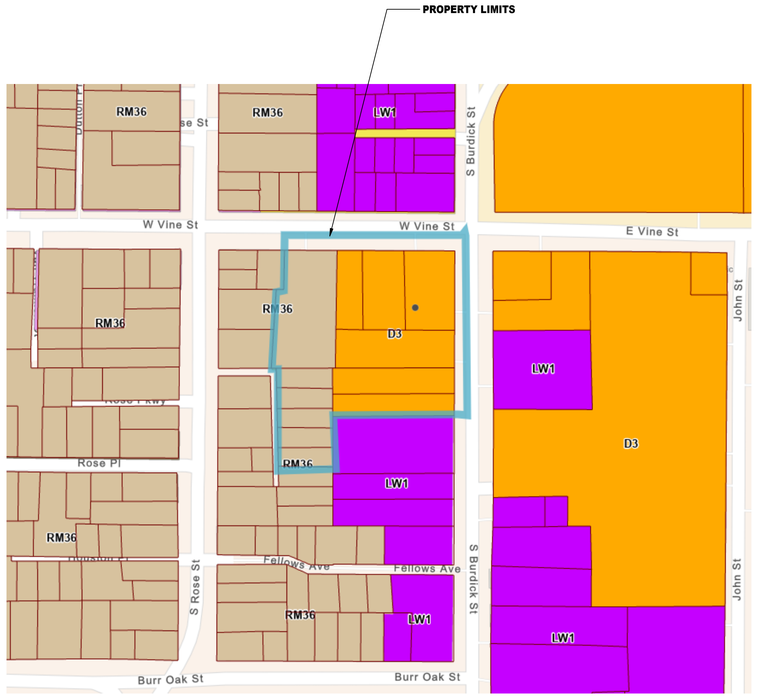
802 BURDICK PROPERTY LIMITS INCLUDE BROWN FIELD REDEVELOPMENT. THE PROPERTY OVERLAPS PARTIALLY INTO THE HISTORIC DISTRICT FROM THE WEST CORNER OF VINE ST. FRONTAGE SPANNING IN EAST 200 FT. THERE ARE NO NATURAL FEATURES WITHIN THE PROPERTY LIMITS.

VICINITY MAP - EXISTING STRUCTURES



VICINITY MAP - HISTORIC DISTRICT



VICINITY MAP - ZONING

VICINITY MAP INFORMATION FROM COK GSI AND ZONING MAPS ON NOV. 18TH 2025

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PROJECT TITLE
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OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
VICINITY MAP

DATE
NOVEMBER 20, 2025

SHEET NUMBER
G 005
25-152.00

FIRST FLOOR OCCUPANCY PLAN
SCALE: NONE

FIRST FLOOR CODE COMPLIANCE PLAN
3/32" = 1'-0"

CODE COMPLIANCE KEY

FIRE SAFETY SYMBOLS

CLASSROOM
A000A
400 | 20
20

- ROOM NAME AND ROOM NUMBER
- ROOM AREA
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD
- TRAVEL DISTANCE TO EGRESS DOOR (T.D.)
- DIRECTION OF EGRESS
- T.D. - 100' - 0"
- P.T.D. - 200' - 0"
- PERMITTED MAXIMUM TRAVEL DISTANCE PER CONDITION (P.T.D.)
- COMMON PATH OF TRAVEL (C.P.T.)
- DIRECTION OF EGRESS
- C.P.T. - 50' - 0"
- XX' / XXX — MAIN EGRESS EXIT
- SECONDARY EGRESS EXIT
- SMOKE EVACUATION
- H — HORIZONTAL EGRESS

FIRE SAFETY SYMBOLS

XFE	EXISTING FIRE EXTINGUISHER
XFEC	EXISTING FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) RECESSED CABINET
KNOX	KNOX BOX

FIRE-RATING KEY

COORDINATE ALL REQUIRED DAMPERS WITH MECHANICAL.

DESIGNATION	RATING	PRIORITY
	3 HOUR	1
	2 HOUR FIRE WALL - 706	2
	2 HOUR FIRE PARTITION - 708	2
	2 HOUR FIRE BARRIER - 707	2
	1 HOUR FIRE PARTITION - 708	3
	1 HOUR FIRE BARRIER - 707	3
	SMOKE RESISTANT	4

1. ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.
2. THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.
3. WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.
4. REFER TO SPECIFICATION U.L. RATING INFORMATION.
5. FIRE-RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO TOP OF WALL DETAIL AT ACOUSTIC DECK SHOWN ON THIS SHEET.

- FOR MASONRY WALLS THE MASON SHALL FILL VOIDS AND FIRE SPRAY WITH UL LISTED MATERIAL.
- FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK.

REFERENCED CODE

BUILDING:	2021 MICHIGAN BUILDING CODE & 2012 NFPA 101 LIFE SAFETY CODE
ENERGY:	2021 MICHIGAN ENERGY CODE
PLUMBING:	2021 MICHIGAN PLUMBING CODE
MECHANICAL:	2021 MICHIGAN MECHANICAL CODE
FUEL GAS:	(IFGC) 2015 INTERNATIONAL FUEL GAS CODE
ELECTRICAL:	2023 MICHIGAN ELECTRICAL CODE, PART 8
BARRIER FREE:	2021 MICHIGAN BUILDING CODE & 2009 ICC & C A117.1
USE GROUP:	A-3, I-4, M and R-2
CONSTRUCTION TYPE:	IA (GROUND FLOOR), IIIA (SECOND - FIFTH FLOOR)
SPRINKLERS:	FULLY SPRINKLED

PROJECT AREA

TOTAL FINISHED PROJECT	1000 SF

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
FIRST FLOOR CODE COMPLIANCE PLAN

SHEET NUMBER
G 101
25-152.00

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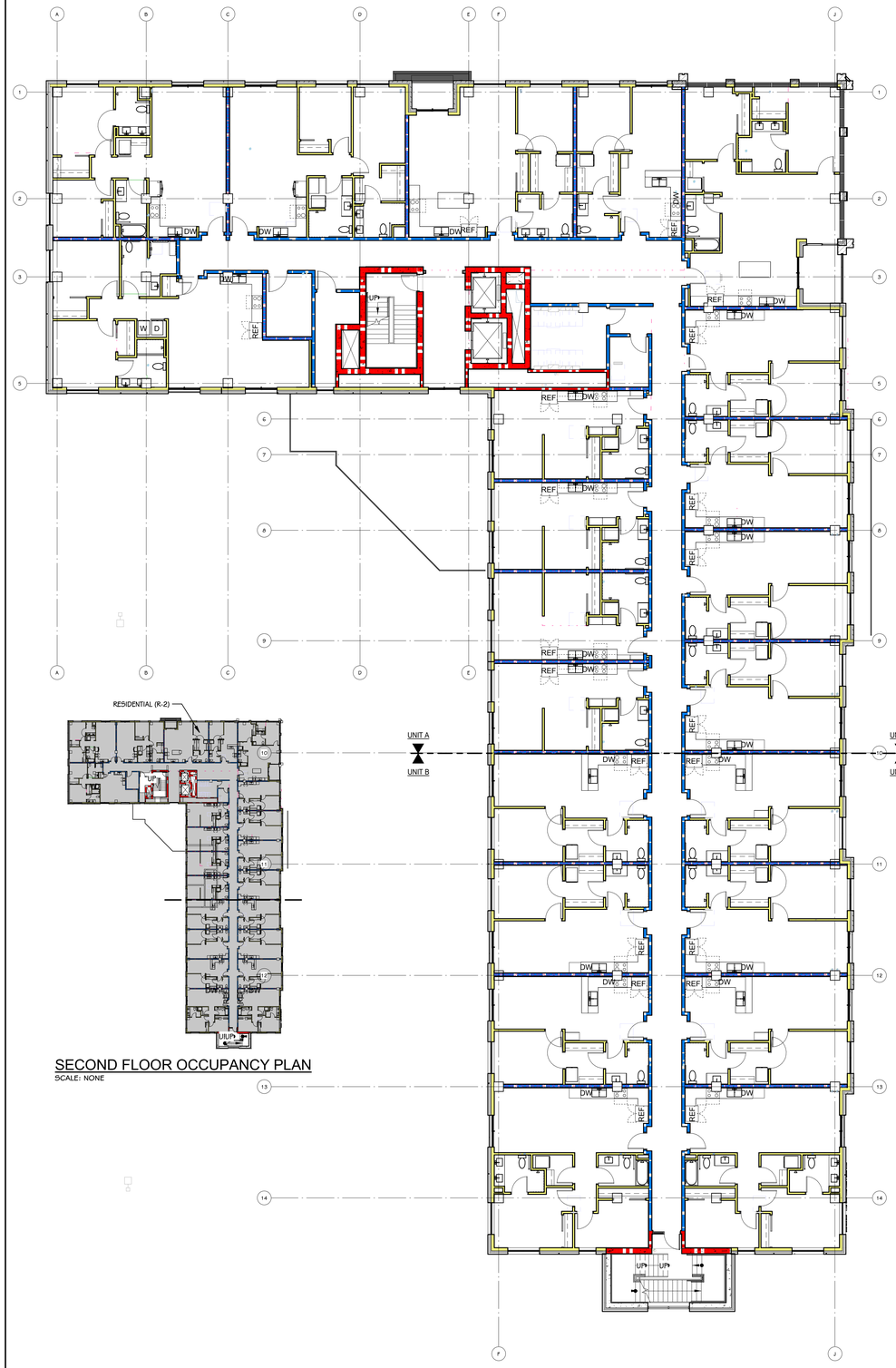
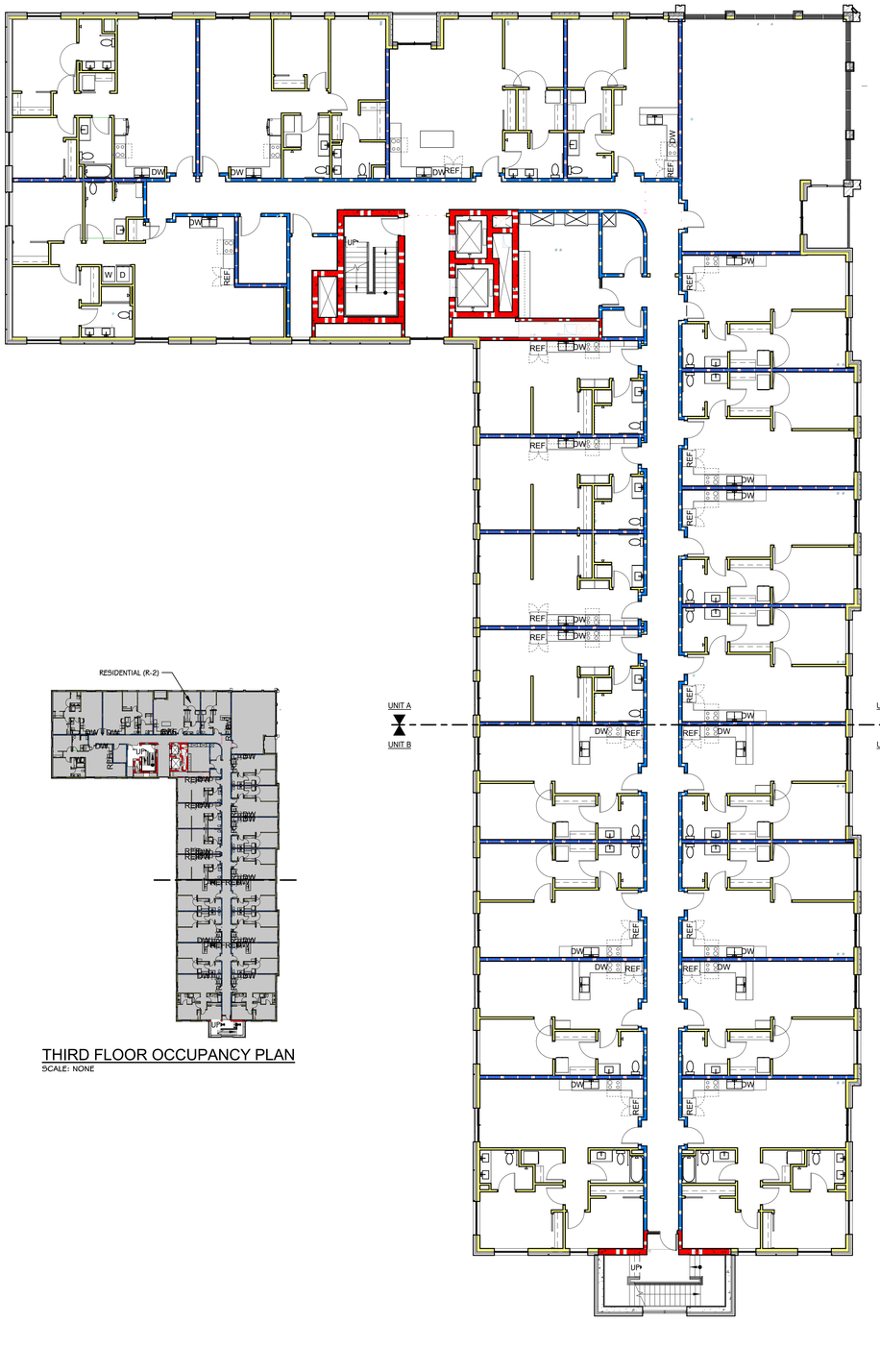


SECOND FLOOR OCCUPANCY PLAN
SCALE: NONE



THIRD FLOOR OCCUPANCY PLAN
SCALE: NONE

SECOND FLOOR CODE COMPLIANCE PLAN
3/32" = 1'-0"

THIRD FLOOR CODE COMPLIANCE PLAN
3/32" = 1'-0"

CODE COMPLIANCE KEY

FIRE SAFETY SYMBOLS

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400 | 20
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- C.P.T. - 50' - 0"
- MAIN EGRESS EXIT
- XX' / XXX
- SECONDARY EGRESS EXIT
- SMOKE EVACUATION
- H HORIZONTAL EGRESS

FIRE SAFETY SYMBOLS

XFE	EXISTING FIRE EXTINGUISHER
XFEC	EXISTING FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) RECESSED CABINET
KNOX	KNOX BOX

FIRE-RATING KEY

COORDINATE ALL REQUIRED DAMPERS WITH MECHANICAL.

DESIGNATION	RATING	PRIORITY
	3 HOUR	1
	2 HOUR FIRE WALL - 706	2
	2 HOUR FIRE PARTITION - 708	2
	2 HOUR FIRE BARRIER - 707	2
	1 HOUR FIRE PARTITION - 708	3
	1 HOUR FIRE BARRIER - 707	3
	SMOKE RESISTANT	4

1. ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.
2. THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.
3. WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.
4. REFER TO SPECIFICATION U.L. RATING INFORMATION.
5. FIRE-RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO TOP OF WALL DETAIL AT ACOUSTIC DECK SHOWN ON THIS SHEET.

- FOR MASONRY WALLS THE MASON SHALL FILL VOIDS AND FIRE SPRAY WITH UL LISTED MATERIAL.
- FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK.

REFERENCED CODE

PROJECT AREA

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

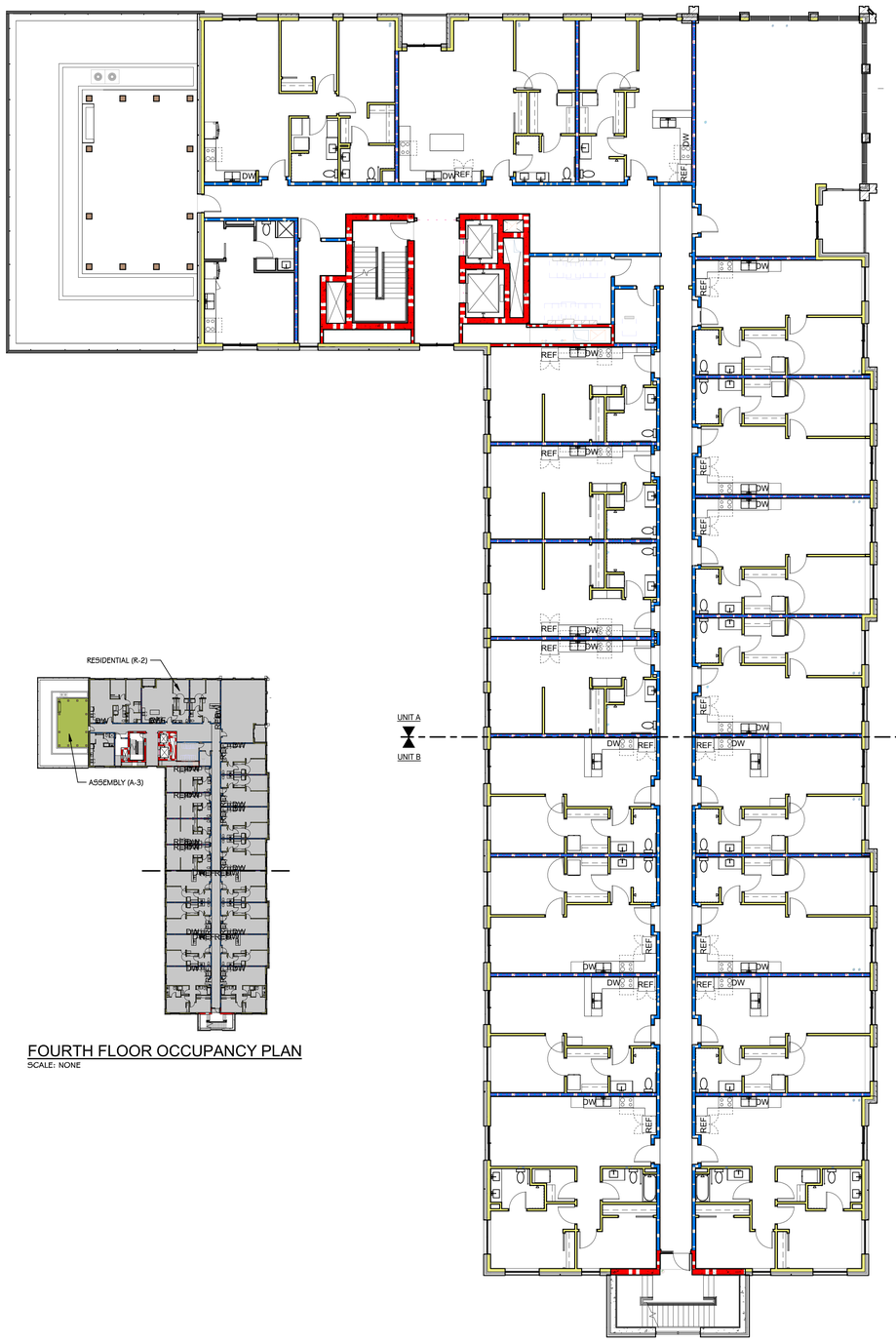
SHEET TITLE
SECOND AND THIRD FLOOR CODE COMPLIANCE PLANS

DATE
NOVEMBER 20, 2025

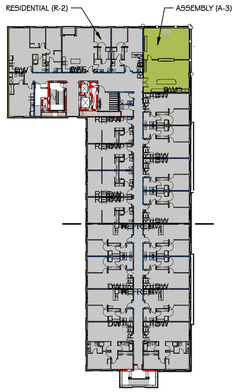
SHEET NUMBER
G102
25-152.00

DRAWN BY: TP2 11/18/2025 5:19:06 PM

FOURTH FLOOR OCCUPANCY PLAN
SCALE: NONE



FOURTH FLOOR CODE COMPLIANCE PLAN
3/32" = 1'-0"



FIFTH FLOOR OCCUPANCY PLAN
SCALE: NONE

FIFTH FLOOR CODE COMPLIANCE PLAN
3/32" = 1'-0"

CODE COMPLIANCE KEY

FIRE SAFETY SYMBOLS

CLASSROOM
A000A
400 | 20
20

- ROOM NAME AND ROOM NUMBER
- ROOM AREA
- OCCUPANT LOAD FACTOR
- OCCUPANT LOAD
- TRAVEL DISTANCE TO EGRESS DOOR (T.D.)
- DIRECTION OF EGRESS
- T.D. - 100' - 0"
- P.T.D. - 200' - 0"
- PERMITTED MAXIMUM TRAVEL DISTANCE PER CONDITION (P.T.D.)
- COMMON PATH OF TRAVEL (C.P.T.)
- DIRECTION OF EGRESS
- C.P.T. - 50' - 0"
- MAIN EGRESS EXIT
- XX' / XXX
- SECONDARY EGRESS EXIT
- SMOKE EVACUATION
- H
- HORIZONTAL EGRESS

FIRE SAFETY SYMBOLS

XFE	EXISTING FIRE EXTINGUISHER
XFEC	EXISTING FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED) RECESSED CABINET
KNOX	KNOX BOX

FIRE-RATING KEY

COORDINATE ALL REQUIRED DAMPERS WITH MECHANICAL.

DESIGNATION	RATING	PRIORITY
	3 HOUR	1
	2 HOUR FIRE WALL - 706	2
	2 HOUR FIRE PARTITION - 708	2
	2 HOUR FIRE BARRIER - 707	2
	1 HOUR FIRE PARTITION - 708	3
	1 HOUR FIRE BARRIER - 707	3
	SMOKE RESISTANT	4

1. ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.
2. THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.
3. WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.
4. REFER TO SPECIFICATION U.L. RATING INFORMATION.
5. FIRE-RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO 'TOP OF WALL DETAIL AT ACOUSTIC DECK' SHOWN ON THIS SHEET.

- FOR MASONRY WALLS THE MASON SHALL FILL VOIDS AND FIRE SPRAY WITH UL LISTED MATERIAL.
- FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK.

REFERENCED CODE

PROJECT AREA

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

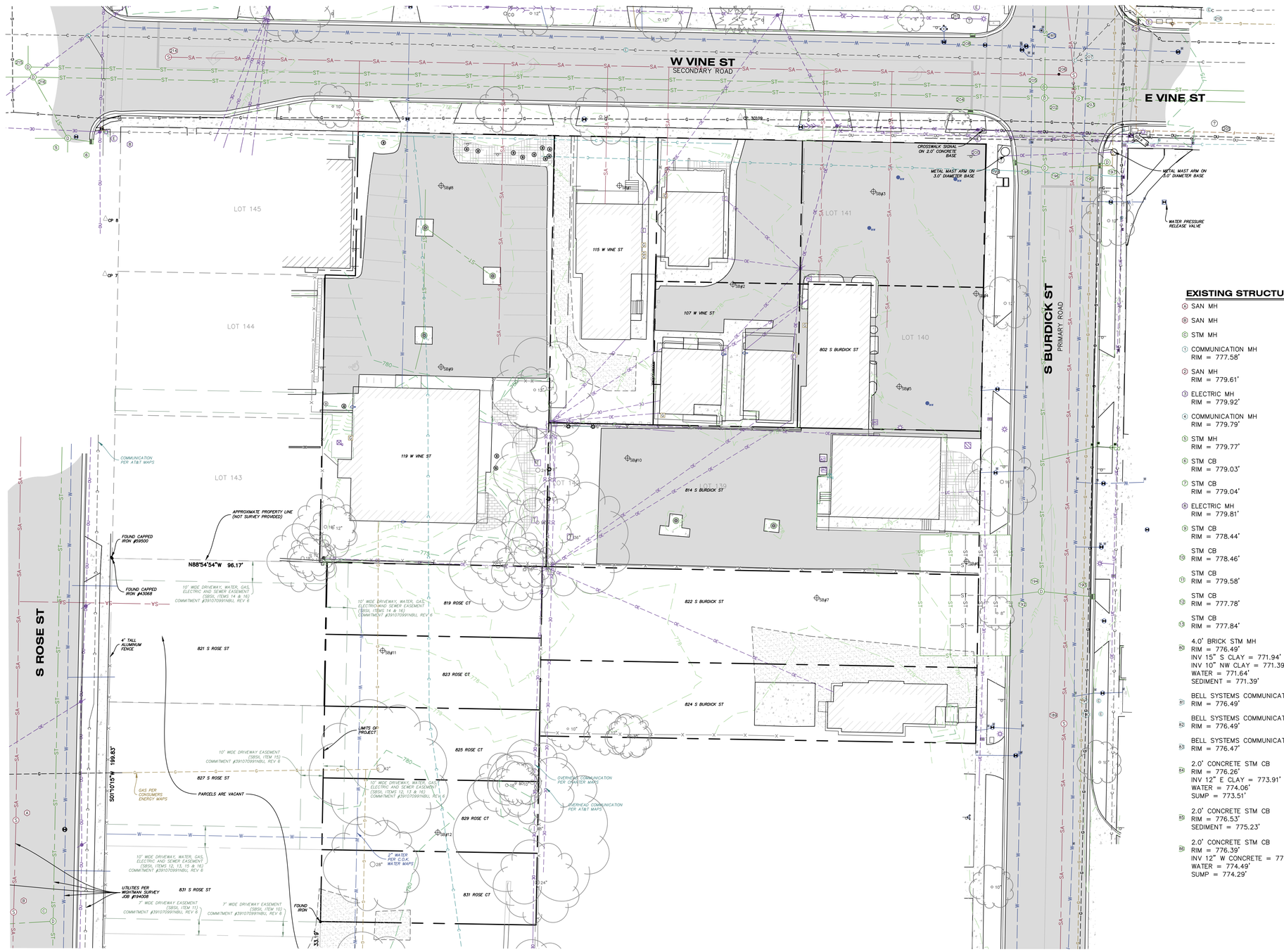
802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
FOURTH AND FIFTH FLOOR CODE COMPLIANCE PLANS

DATE
NOVEMBER 20, 2025

SHEET NUMBER
G 103
25-152.00

DRAWN BY: TP3 11/18/2025 5:19:51 PM



N
W E
S

0 10 20 40

1 inch = 20ft.

LEGEND

- BENCH MARK
- SET MONUMENT
- FOUND MONUMENT
- SET CAPPED IRON LIC. # 57885
- FOUND IRON
- SET CHISELED "X"
- FOUND CHISELED "X"
- CONTROL POINT
- P= PLATTED
- D= DESCRIBED
- M= MEASURED
- R= RECORD
- C= CALCULATED
- CURB CATCH BASIN
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- STORM MANHOLE
- DOWN SPOUT
- YARD DRAIN
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- WELL HEAD
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- MONITOR WELL
- POST INDICATOR VALVE
- SPIGOT
- TRANSFORMER
- YARD LIGHT
- HAND HOLE (ELECTRIC)
- LIGHT POLE
- (UTILITY, GUY, POWER) POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC MANHOLE
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- COMMUNICATION MANHOLE
- RISER
- PIPE MARKER COMMUNICATIONS
- PIPE MARKER FIBEROPTICS
- PIPE MARKER ELECTRIC
- PIPE MARKER GAS
- SIGN
- MAILBOX
- PARKING METER (SINGLE/DOUBLE)
- POST
- SOIL BORING
- FLAG
- BOLLARD
- CONTOUR HIGHLIGHTED
- CONTOUR NORMAL
- POWER LINE
- OVERHEAD UTILITY
- COMMUNICATION
- ELECTRIC
- FIBEROPTIC
- GAS
- SANITARY SEWER
- STORMWATER
- TELEPHONE
- WATER
- WETLAND MARKER
- UNKNOWN
- TREE LINE
- FENCE
- GUARD RAIL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- PAVEMENT
- CONCRETE SURFACE
- DETECTABLE WARNING
- GRAVEL
- LANDSCAPING
- PAVERS

EXISTING STRUCTURE DATA

- (A) SAN MH
- (B) SAN MH
- (C) STM MH
- (1) COMMUNICATION MH
  RIM = 777.58'
- (2) SAN MH
  RIM = 779.61'
- (3) ELECTRIC MH
  RIM = 779.92'
- (4) COMMUNICATION MH
  RIM = 779.79'
- (5) STM MH
  RIM = 779.77'
- (6) STM CB
  RIM = 779.03'
- (7) STM CB
  RIM = 779.04'
- (8) ELECTRIC MH
  RIM = 779.81'
- (9) STM CB
  RIM = 778.44'
- (10) STM CB
  RIM = 778.46'
- (11) STM CB
  RIM = 779.58'
- (12) STM CB
  RIM = 777.78'
- (13) STM CB
  RIM = 777.84'
- (80) 4.0' BRICK STM MH
  RIM = 776.49'
  INV 15" S CLAY = 771.94'
  INV 10" NW CLAY = 771.39'
  WATER = 771.64'
  SEDIMENT = 771.39'
- (81) BELL SYSTEMS COMMUNICATION MH
  RIM = 776.49'
- (82) BELL SYSTEMS COMMUNICATION MH
  RIM = 776.49'
- (83) BELL SYSTEMS COMMUNICATION MH
  RIM = 776.47'
- (84) 2.0' CONCRETE STM CB
  RIM = 776.26'
  INV 12" E CLAY = 773.91'
  WATER = 774.06'
  SUMP = 773.51'
- (85) 2.0' CONCRETE STM CB
  RIM = 776.53'
  SEDIMENT = 775.23'
- (86) 2.0' CONCRETE STM CB
  RIM = 776.39'
  INV 12" W CONCRETE = 774.29'
  WATER = 774.49'
  SUMP = 774.29'
- (87) 2.0' CONCRETE STM CB
  RIM = 776.51'
  INV 10" S PVC = 774.11'
  INV 10" E CLAY = 774.41'
  WATER = 774.31'
  SUMP = 774.06'
- (88) 4.0 BRICK STM MH
  RIM = 777.41'
  INV N = 769.36'
  INV W = 769.71'
  SUMP = 769.31'
- (89) 4.0' BRICK SAN MH
  RIM = 777.26'
  INV 8" N PVC = 768.36'
  INV 8" S PVC = 768.46'
  INV 6" W CLAY/IRON? = 770.11
  CHANNEL = 768.41
- (90) COMMUNICATION MH
  RIM = 777.23'
- (91) COMMUNICATION MH
  RIM = 777.22'
- (92) 2.0' CONCRETE STM CB
  RIM = 776.74'
  INV 12" E CONCRETE = 777.24'
  WATER = 774.19'
  SUMP = 773.99'
- (93) 2.0' CONCRETE STM CB
  RIM = 776.47'
  INV 12" W CONCRETE = 774.57'
  WATER 774.62'
  SUMP = 774.37'
- (94) 4.0' CONCRETE STM MH
  RIM = 776.98'
  INV 12" E CONCRETE 773.08'
  INV 12" N CONCRETE 772.18'
  INV 12" W CONCRETE 773.93
- (95) STM CB
  RIM = 775.47'
- (96) 4.0' BLOCK STM MH
  INV 12" S RCP = 771.11'
  INV 12" N PVC = 769.66' ±
  SEDIMENT = 469.46'
- (97) 2.0' CONCRETE STM CB
  RIM = 775.47'
  12" VERTICAL CLAY = 771.87'
  SUMP = 771.87'
- (98) 2.0' CONCRETE STM CB
  RIM = 776.08'
  12" VERTICAL CONCRETE 771.63'
- (99) ELECTRIC MH
  RIM = 776.26'
- (200) ELECTRIC MH
  RIM = 776.29'
- (201) UNKNOWN TYPE MH
  RIM = 774.12'
- (202) 4.0' BRICK STM MH
  RIM = 776.81'
  INV 15" N CLAY = 769.26' ±
  INV 15"-18" CLAY = 769.06'
  INV 36" W CONCRETE = 768.11'
  INV 36" E CONCRETE = 768.11'
  SEDIMENT = 768.11'
- (203) 4.0' BRICK STM MH
  RIM = 776.69'
  INV 36" W CONCRETE = 766.54'
  INV 36" E CONCRETE = 768.19'
  SUMP 766.54'
- (204) 2.0' CONCRETE STM CB
  RIM = 775.92'
  INV 12" N PVC = 770.67'
  WATER = 770.67'
  SUMP = 770.37'
- (205) 4.0' CONCRETE STM MH
  RIM = 776.83'
  INV 24" N CLAY = 768.68'
  INV 15" S CLAY = 769.23'
  INV 36" W CONCRETE = 768.28'
  INV 36" E CONCRETE = 768.23'
  SUMP 768.28'
- (206) SAN MH
  RIM = 776.74'
  INV 6" NW PVC = 767.14'
  INV 12" E CLAY = 766.44' ±
  INV 12" W CLAY = 766.44' ±
  INV 6" S PVC = 767.04'
- (207) AT&T COMMUNICATION MH
  RIM = 776.78'
- (208) 2.0' CONCRETE STM MH
  RIM = 776.29'
  INV 10" SE PVC = 772.49'
  WATER = 772.49'
  SUMP = 772.29'
- (209) ELECTRIC MH
  RIM = 775.91'
- (210) COMMUNICATION MH
  RIM = 774.97'
- (211) UNKNOWN TYPE MH
  RIM = 776.85
- (212) ELECTRIC MH
  RIM = 776.87'
- (213) 2' CONCRETE STM CB
  RIM = 776.37'
  10" VERTICAL CLAY = 771.57'
- (214) 4' CONC SAN MH
  RIM = 779.61'
  INV 12" W CONC = 768.91'
  INV 12" E CONC = 768.86'
- (215) 4' CONC STM MH
  RIM = 779.81'
  INV 15" N IRON = 772.59'
  INV 15" SE IRON = 772.59'
  INV 48" E CONC = 772.09'
- (216) 4' BRICK STM MH
  RIM = 780.01'
  INV 15" NW IRON = 772.36'
  INV 15" S IRON = 772.36'
  INV 48" W CONC = 771.86'
  INV 48" E CONC = 771.86'

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PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR	DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
TS 100
25-152.000

REMOVALS LEGEND

- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- MILL 1.5" OF PAVEMENT
- BUILDING DEMOLITION
- UTILITY LINE REMOVAL
- TREE REMOVAL
- (R) REMOVE
- (P) PROTECT
- (S) SALVAGE
- LIMITS OF CONSTRUCTION

N
W E
S

0 10 20 40
1 inch = 20ft.

REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KALAMAZOO COUNTY DRAIN COMMISSIONER. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
9. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
10. ALL WORK IN BURDICK STREET SHALL BE COMPLETED CONCURRENTLY WITH 2026 BURDICK STREET WATER MAIN PROJECT ROAD CLOSURE. COORDINATE WITH CITY OF KALAMAZOO FOR CONSTRUCTION SCHEDULE.

EXISTING STRUCTURE DATA

(A) SAN MH

(B) SAN MH

(C) STM MH

(1) COMMUNICATION MH
RIM = 777.58'

(2) SAN MH
RIM = 779.61'

(3) ELECTRIC MH
RIM = 779.92'

(4) COMMUNICATION MH
RIM = 779.79'

(5) STM MH
RIM = 779.77'

(6) STM CB
RIM = 779.03'

(7) STM CB
RIM = 779.04'

(8) ELECTRIC MH
RIM = 779.81'

(9) STM CB
RIM = 778.44'

(10) STM CB
RIM = 778.46'

(11) STM CB
RIM = 779.58'

(12) STM CB
RIM = 777.78'

(13) STM CB
RIM = 777.84'

(80) 4.0' BRICK STM MH
RIM = 776.49'
INV 15" S CLAY = 771.94'
INV 10" NW CLAY = 771.39'
WATER = 771.64'
SEDIMENT = 771.39'

(81) BELL SYSTEMS COMMUNICATION MH
RIM = 776.49'

(82) BELL SYSTEMS COMMUNICATION MH
RIM = 776.49'

(83) BELL SYSTEMS COMMUNICATION MH
RIM = 776.47'

(84) 2.0' CONCRETE STM CB
RIM = 776.26'
INV 12" E CLAY = 773.91'
WATER = 774.06'
SUMP = 773.51'

(85) 2.0' CONCRETE STM CB
RIM = 776.53'
SEDIMENT = 775.23'

(86) 2.0' CONCRETE STM CB
RIM = 776.39'
INV 12" W CONCRETE = 774.29'
WATER = 774.49'
SUMP = 774.29'

(87) 2.0' CONCRETE STM CB
RIM = 776.51'
INV 10" S PVC = 774.11'
INV 10" E CLAY = 774.41'
WATER = 774.31'
SUMP = 774.06'

(88) 4.0 BRICK STM MH
RIM = 777.41'
INV N = 769.36'
INV W = 769.71'
SUMP = 769.31'

(89) 4.0' BRICK SAN MH
RIM = 777.26'
INV 8" N PVC = 768.36'
INV 8" S PVC = 768.46'
INV 6" W CLAY/IRON? = 770.11
CHANNEL = 768.41

(90) COMMUNICATION MH
RIM = 777.23'

(91) COMMUNICATION MH
RIM = 777.22

(92) 2.0' CONCRETE STM CB
RIM = 776.74'
INV 12" E CONCRETE = 777.24'
WATER = 774.19'
SUMP = 773.99'

(93) 2.0' CONCRETE STM CB
RIM = 776.47'
INV 12" W CONCRETE = 774.57'
WATER 774.62'
SUMP = 774.37'

(94) 4.0' CONCRETE STM MH
RIM = 776.98'
INV 12" E CONCRETE 773.08'
INV 12" N CONCRETE 772.18'
INV 12" W CONCRETE 773.93

(95) STM CB
RIM = 775.47'

(96) 4.0' BLOCK STM MH
INV 12" S RCP = 771.11'
INV 12" N PVC = 769.66' ±
SEDIMENT = 469.46'

(97) 2.0' CONCRETE STM CB
RIM = 775.47'
12" VERTICAL CLAY = 771.87'
SUMP = 771.87'

(98) 2.0' CONCRETE STM CB
RIM = 776.08'
12" VERTICAL CONCRETE 771.63'

(99) ELECTRIC MH
RIM = 776.26'

(100) ELECTRIC MH
RIM = 776.29'

(101) UNKNOWN TYPE MH
RIM = 774.12'

(102) 4.0' BRICK STM MH
RIM = 776.81'
INV 15" N CLAY = 769.26' ±
INV 15"-18" CLAY = 769.06'
INV 36" W CONCRETE = 768.11'
INV 36" E CONCRETE = 768.11'
SEDIMENT = 768.11'

(103) 4.0' BRICK STM MH
RIM = 776.69'
INV 36" W CONCRETE = 766.54'
INV 36" E CONCRETE = 768.19'
SUMP 766.54'

(104) 2.0' CONCRETE STM CB
RIM = 775.92'
INV 12" N PVC = 770.67'
WATER = 770.67'
SUMP = 770.37'

(105) 4.0' CONCRETE STM MH
RIM = 776.83'
INV 24" N CLAY = 768.68'
INV 15" S CLAY = 769.23'
INV 36" W CONCRETE = 768.28'
INV 36" E CONCRETE = 768.23'
SUMP 768.28'

(106) SAN MH
RIM = 776.74'
INV 6" NW PVC = 767.14'
INV 12" E CLAY = 766.44' ±
INV 12" W CLAY = 766.44' ±
INV 6" S PVC = 767.04'

(201) AT&T COMMUNICATION MH
RIM = 776.78'

(208) 2.0' CONCRETE STM MH
RIM = 776.29'
INV 10" SE PVC = 772.49'
WATER = 772.49'
SUMP = 772.29'

(209) ELECTRIC MH
RIM = 775.91'

(210) COMMUNICATION MH
RIM = 774.97'

(211) UNKNOWN TYPE MH
RIM = 776.85

(212) ELECTRIC MH
RIM = 776.87'

(213) 2' CONCRETE STM CB
RIM = 776.37'
10" VERTICAL CLAY = 771.57'

(214) 4' CONC SAN MH
RIM = 779.61'
INV 12" W CONC = 768.91'
INV 12" E CONC = 768.86'

(215) 4' CONC STM MH
RIM = 779.81'
INV 15" N IRON = 772.59'
INV 15" SE IRON = 772.59'
INV 48" E CONC = 772.09'

(216) 4' BRICK STM MH
RIM = 780.01'
INV 15" NW IRON = 772.36'
INV 15" S IRON = 772.36'
INV 48" W CONC = 771.86'
INV 48" E CONC = 771.86'

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
CD 100
25-152.000

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. NO SNOW MELT SYSTEM UNDER ANY HARDSCAPE.
4. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
5. SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
6. SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
7. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
8. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF KALAMAZOO STANDARDS SPECIFICATIONS.
9. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
10. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
11. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
12. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
14. ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
16. ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
17. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

SITE LEGEND

- HMA HMA PAVEMENT
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- IC INTEGRAL CURB
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (9'x18')
- ADA ADA RAMP
- F FENCE (SEE LANDSCAPE PLAN)

ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED D3 (DOWNTOWN 3)

PROPOSED USE
FACILITY USE
CONSTRUCTION TYPE MIXED-USE

PARKING
TOTAL PARKING PROVIDED = 119 SPACES
109 PARKING LOT + 6 BARRIER FREE + 4 STREET

BARRIER FREE SPACES REQUIRED = 5

BARRIER FREE SPACES = 6 PROVIDED

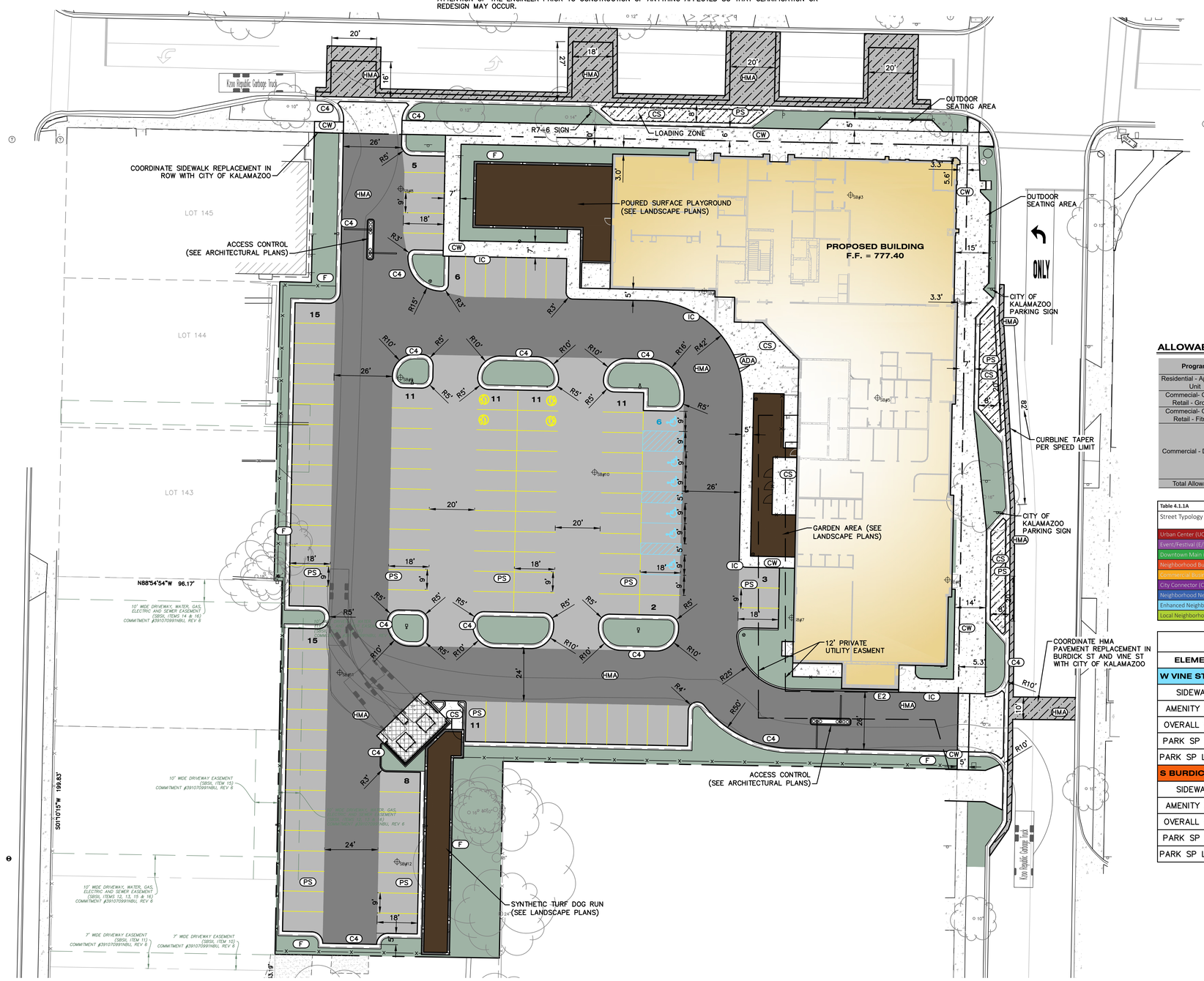
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

IMPERVIOUS COVERAGE

PRE-DEVELOPMENT IMPERVIOUS COVERAGE = 57.0%

POST-DEVELOPMENT IMPERVIOUS COVERAGE = 85.7%



LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- CITY OF KALAMAZOO HMA PAVEMENT (SEE DETAIL)
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED LANDSCAPING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER

ALLOWABLE PARKING

Program	Parking Ratio Table 7.2.1	Details	Factor	Max Parking	Parking User Goal:	Parking	Min. Bikes
Residential - Apartment Unit	1 per Dwelling Unit	85	-	84	100%	**84**	17.00
Commecial- General Retail - Grocery	1/330 SF		4000	12.1	100%	**12**	0.00
Commecial- General Retail - Fitness	1/330 SF		6900	20.9	100%	**21**	1.39
Commercial - DayCare	1 per employee on largest shift, in addition commercial facilities: 1 per 4 children	Occupant Ratio: 1 Student per 50SF of classroom space and 100SF of outdoor space. Employees:4 Students: 40	4/1 + 40/4	14	100%	**14**	0.93
Total Allowable:						**131**	19.3

Table 4.1.1A	Overall Widths			Sidewalk Width		Amenity Zone Width	
Street Typology	Target	Min. "A" (parking)	Min. "B" (no park.)	Target	Minimum	Target	Minimum
Urban Center (UC)	22'+	18'	19'	10-12'	8'	12'+	10'
Event/Festival (E/F)	16'+	12'	19'	10-12'	8'	8-12'	4'
Downtown Main (MS)	14'+	12'	19'	6-10'	6'	8'+	6'
Neighborhood Business (NB)	14'+	12'	19'	6-10'	6'	8-10'	6'
Commercial Connector (CC)	16'+	12'	19'	8-10'	6'	8-12'	4'
City Connector (CC)	16'+	12'	19'	8-10'	6'	8-12'	4'
Neighborhood Network (NN)	14'+	12'	19'	6-10'	6'	8'-12'	6'
Enhanced Neighborhood (EN)	12'+	9'	12'	6-8'	5'	6'-12'	4'
Local Neighborhood (LN)	12'+	9'	12'	6'	5'	6'-12'	4'

STREET DESIGN MANUAL COMPLIANCE

ELEMENT	TARGET	MIN	MAX	EXISTING	PROPOSED
W VINE ST - ENHANCED NEIGHBORHOOD					
SIDEWALK	6-8'	6'	-	5'	10'
AMENITY ZONE	6'-12'	4'	-	9'	8'
OVERALL WIDTH	12'+	9'	-	14'	18'
PARK SP WIDTH	-	7'	8'	-	8'
PARK SP LENGTH	20'	18'	-	-	20'
S BURDICK ST - NEIGHBORHOOD BUSINESS					
SIDEWALK	6'-10'	6'	-	5'	9' (4.5' PRIVATE)
AMENITY ZONE	8'-10'	6'	-	8'	8'
OVERALL WIDTH	14'+	12'	-	13'	17'
PARK SP WIDTH	-	7'	8'	-	8'
PARK SP LENGTH	20'	18'	-	-	20'

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

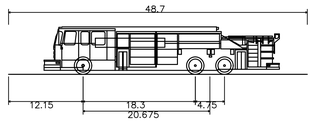
DATE
NOVEMBER 20, 2025

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C 100
25-152.000

LEGEND

- FDC — FIRE DEPARTMENT CONNECTION
- HYD — HYDRANT
- HYDRANT COVERAGE
- TRUCK PATH
- THREE STORY (65.5 FEET BUILDING HEIGHT)
- FIVE STORY (41.5 FEET BUILDING HEIGHT)



Kalamazoo Fire Truck 6-S5290

Overall Length	48.700ft
Overall Width	8.500ft
Overall Body Height	7.733ft
Min Body Ground Clearance	0.644ft
Track Width	8.100ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	38.300ft

EXISTING HYDRANT

W VINE ST
SECONDARY ROAD

E VINE ST

S BURDICK ST
PRIMARY ROAD

6" DOMESTIC/FIRE SUPPRESSION SERVICE

PROPOSED HYDRANT PER CITY OF KALAMAZOO BURDICK WATER MAIN REPLACEMENT PROJECT

PROPOSED HYDRANT PER CITY OF KALAMAZOO BURDICK WATER MAIN REPLACEMENT PROJECT

"CROSSWALK SIGNAL ON 3.0" CONCRETE BASE"

METAL MAST ARM ON 3.0" DIAMETER BASE

WATER PRESSURE RELEASE VALVE

Kalamazoo Fire Truck 6-S5290

100'
300'
94'
21'
28'
30'
26'
25'
100'
300'
100'
300'

LOT 145
LOT 144
LOT 143

APPROXIMATE PROPERTY LINE (NOT SURVEY PROVIDED)

N88°54'54"W 96.17'

10' WIDE DRIVEWAY, WATER, GAS, ELECTRIC AND SEWER EASEMENT (SBSII, ITEMS 14 & 16) COMMITMENT #3910709911NBU, REV 6

4" TALL ALUMINUM FENCE

821 S ROSE ST

827 S ROSE ST

S01°01'15"W 199.83'

PARCELS ARE VACANT

10' WIDE DRIVEWAY EASEMENT (SBSII, ITEM 15) COMMITMENT #3910709911NBU, REV 6

LIMITS OF PROJECT

10' WIDE DRIVEWAY, WATER, GAS, ELECTRIC AND SEWER EASEMENT (SBSII, ITEMS 12, 13, 15 & 16) COMMITMENT #3910709911NBU, REV 6

UTILITIES PER WIGHTMAN SURVEY JOB #194008

831 S ROSE ST

7' WIDE DRIVEWAY EASEMENT (SBSII, ITEM 11) COMMITMENT #3910709911NBU, REV 6

7' WIDE DRIVEWAY EASEMENT (SBSII, ITEM 10) COMMITMENT #3910709911NBU, REV 6

HEILMAN CT

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
FIRE ACCESS PLAN

DATE
NOVEMBER 20, 2025

SHEET NUMBER
C 101
25-152.000

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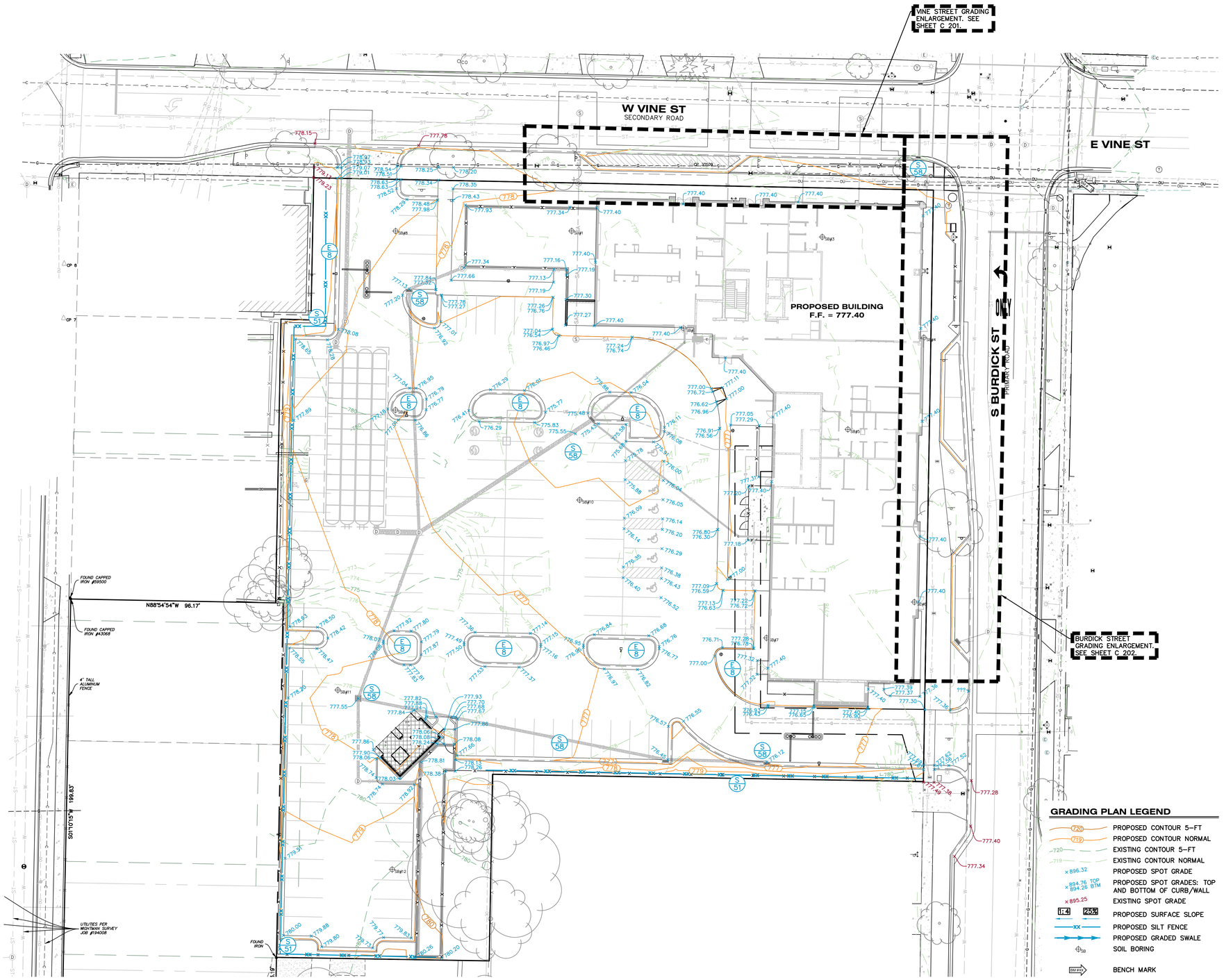

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E6	MULCH		For use in areas subject to erosive surface flows or severe wind or on newly seeded areas.
E7	TEMPORARY SEEDING		Stabilization method utilized on construction sites where earth change has been initiated but not completed within a 2 week period.
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

GRADING & SESC NOTES

1. ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY THE CITY OF KALAMAZOO.
2. FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
3. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
4. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
6. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
7. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
8. PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
9. SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
10. PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
11. WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
12. STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
13. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
14. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
15. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
16. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
17. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
19. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
20. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
21. CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
22. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
23. ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
24. ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
25. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
26. ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.
27. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
28. ONLY EROSION CONTROL BLANKETS SUCH AS NORTH AMERICAN GREEN BIONET S150BN AND WESTERN WOOD FIBERS EXCEL SS-2 ALL NATURAL (BIODEGRADABLE JUTE/SCRIM NETTING WITH LENO WEAVE TYPE MESH) OR EQUIVALENT ARE CONSIDERED ACCEPTABLE PRODUCTS. NET EROSION BLANKETS CONTAINING PLASTIC OR SYNTHETIC NET OR NETTING SHALL NO LONGER BE AUTHORIZED, NOR APPROVED FOR USE.

GRADING PLAN LEGEND

- 720 — PROPOSED CONTOUR 5-FT
- 719 — PROPOSED CONTOUR NORMAL
- 720 — EXISTING CONTOUR 5-FT
- 719 — EXISTING CONTOUR NORMAL
- x 896.32 — PROPOSED SPOT GRADE
- x 894.76 TOP / x 894.26 BTM — PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- x 895.25 — EXISTING SPOT GRADE
- 1:4 / 25% — PROPOSED SURFACE SLOPE
- XX — PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SB8 — SOIL BORING
- BM #45 — BENCH MARK
- E XX — SOIL EROSION MEASURE
- S XX — SEDIMENT CONTROL MEASURE

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THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
GRADING & SESC PLAN

SHEET NUMBER
C 200
25-152.000

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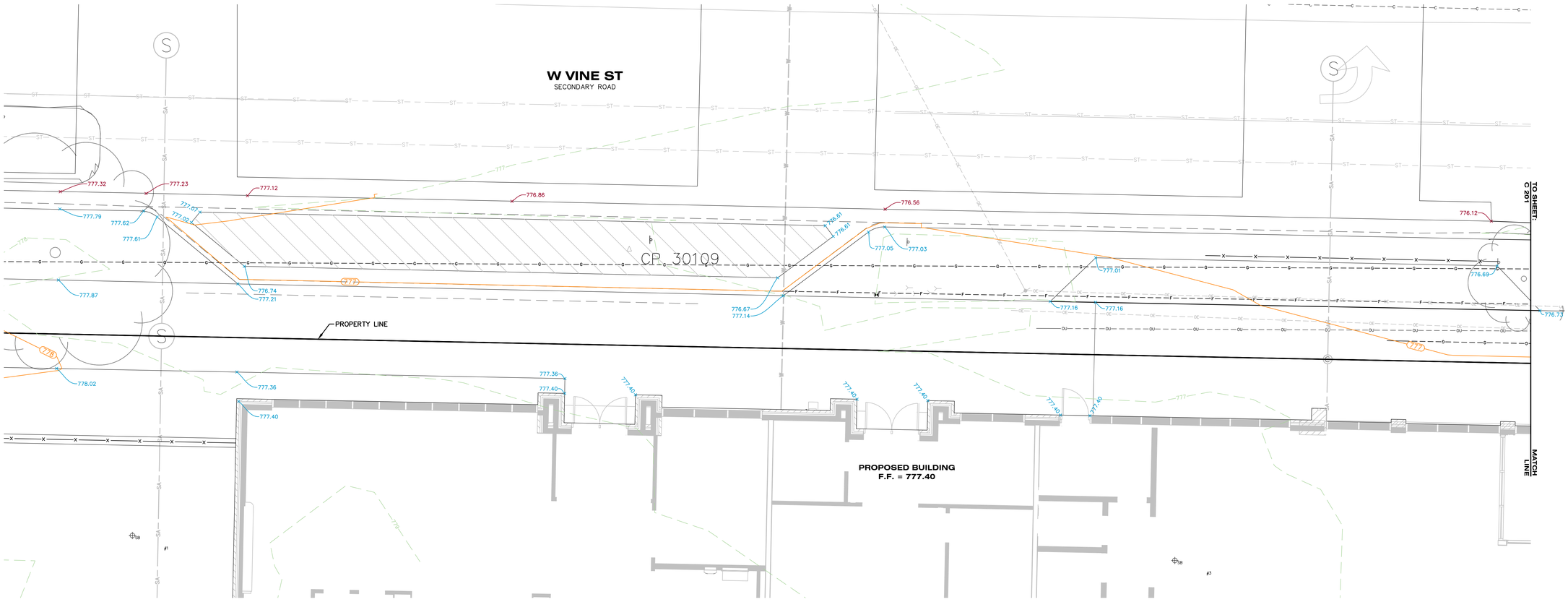

GRADING PLAN LEGEND

- PROPOSED CONTOUR 5–FT (720)
- PROPOSED CONTOUR NORMAL (719)
- EXISTING CONTOUR 5–FT (720)
- EXISTING CONTOUR NORMAL (719)
- PROPOSED SPOT GRADE (× 896.32)
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL (× 894.76 TOP, 894.26 BTM)
- EXISTING SPOT GRADE (× 895.25)
- PROPOSED SURFACE SLOPE (1:4, 25%)
- PROPOSED SILT FENCE (-XX-)
- PROPOSED GRADED SWALE
- SOIL BORING (SB #)
- BENCH MARK (BM # XX)
- SOIL EROSION MEASURE (E XX)
- SEDIMENT CONTROL MEASURE (S XX)

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OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
VINE STREET GRADING ENLARGEMENT

DATE
NOVEMBER 20, 2025

SHEET NUMBER
C 201
25-152.000

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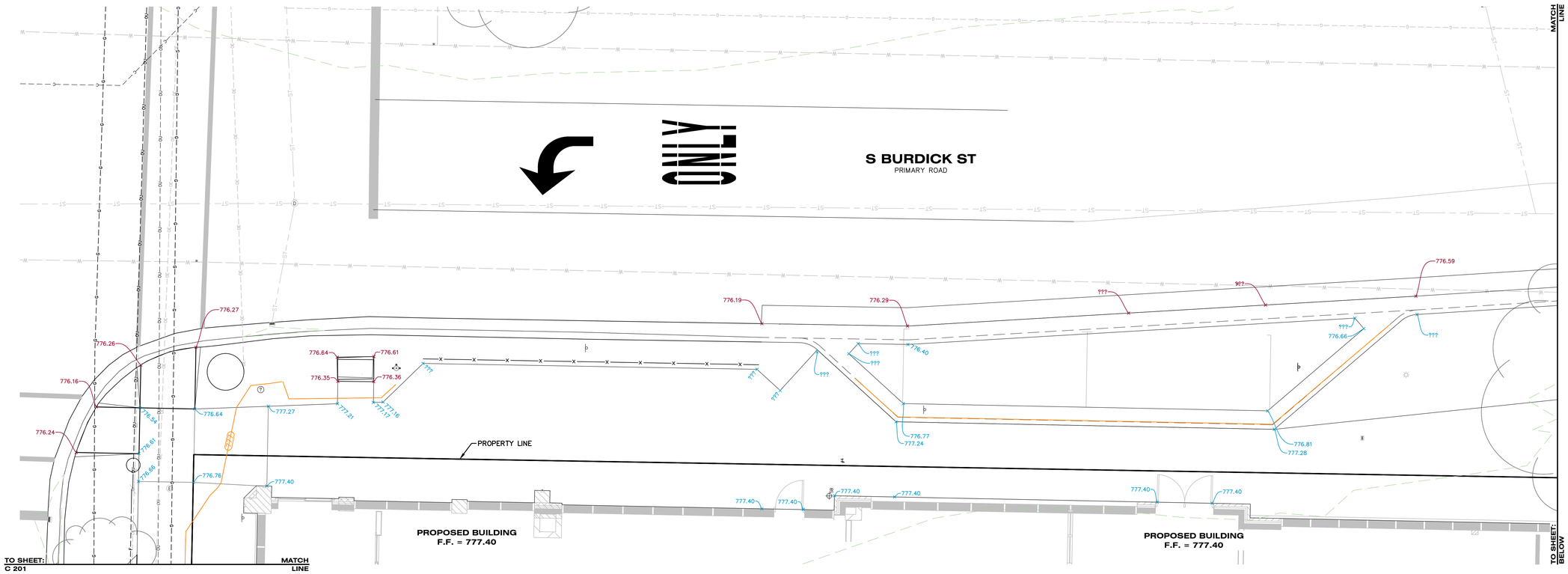

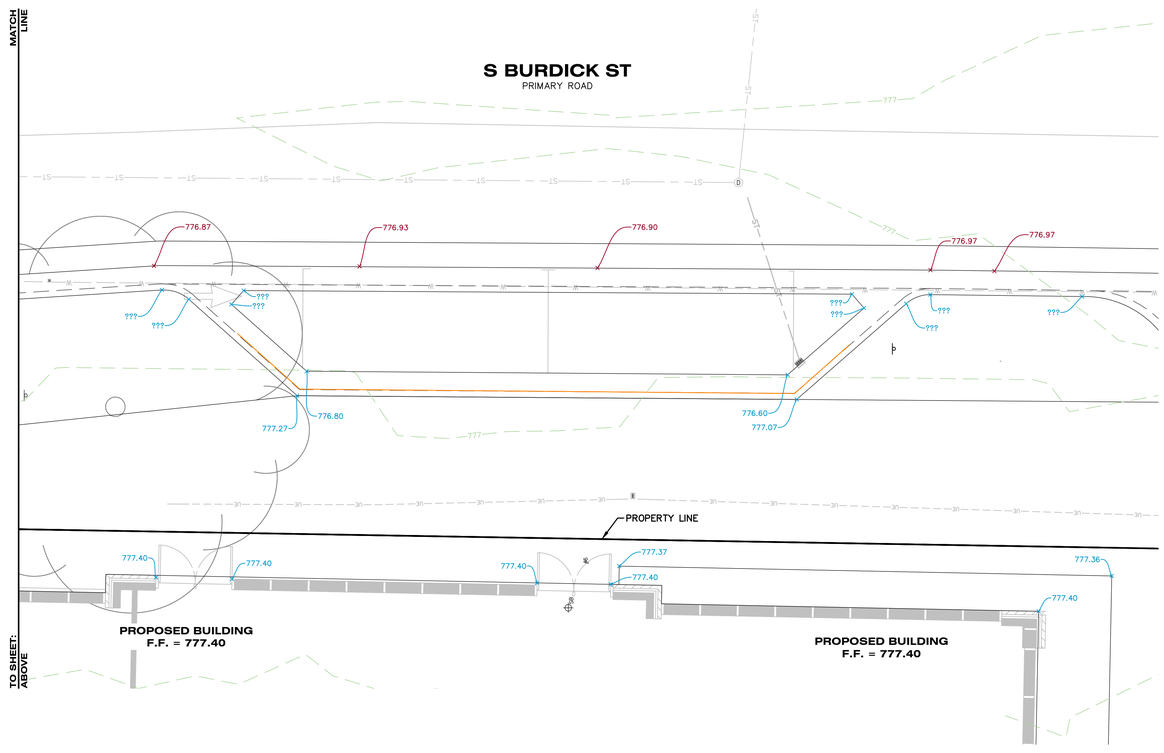

GRADING PLAN LEGEND

720	PROPOSED CONTOUR 5-FT
719	PROPOSED CONTOUR NORMAL
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× 896.32	PROPOSED SPOT GRADE
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1:4 / 25%	PROPOSED SURFACE SLOPE
xx	PROPOSED SILT FENCE
	PROPOSED GRADED SWALE
SB	SOIL BORING
BM #XX	BENCH MARK
E XX	SOIL EROSION MEASURE
S XX	SEDIMENT CONTROL MEASURE

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THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
BURDICK STREET GRADING
ENLARGMENT

DATE
NOVEMBER 20, 2025

SHEET NUMBER
C 202
25-152.000

WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
1	10" X 6" TAPPING SLEEVE AND VALVE	1

LEGEND

DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.

SANITARY SEWER STRUCTURE SCHEDULE

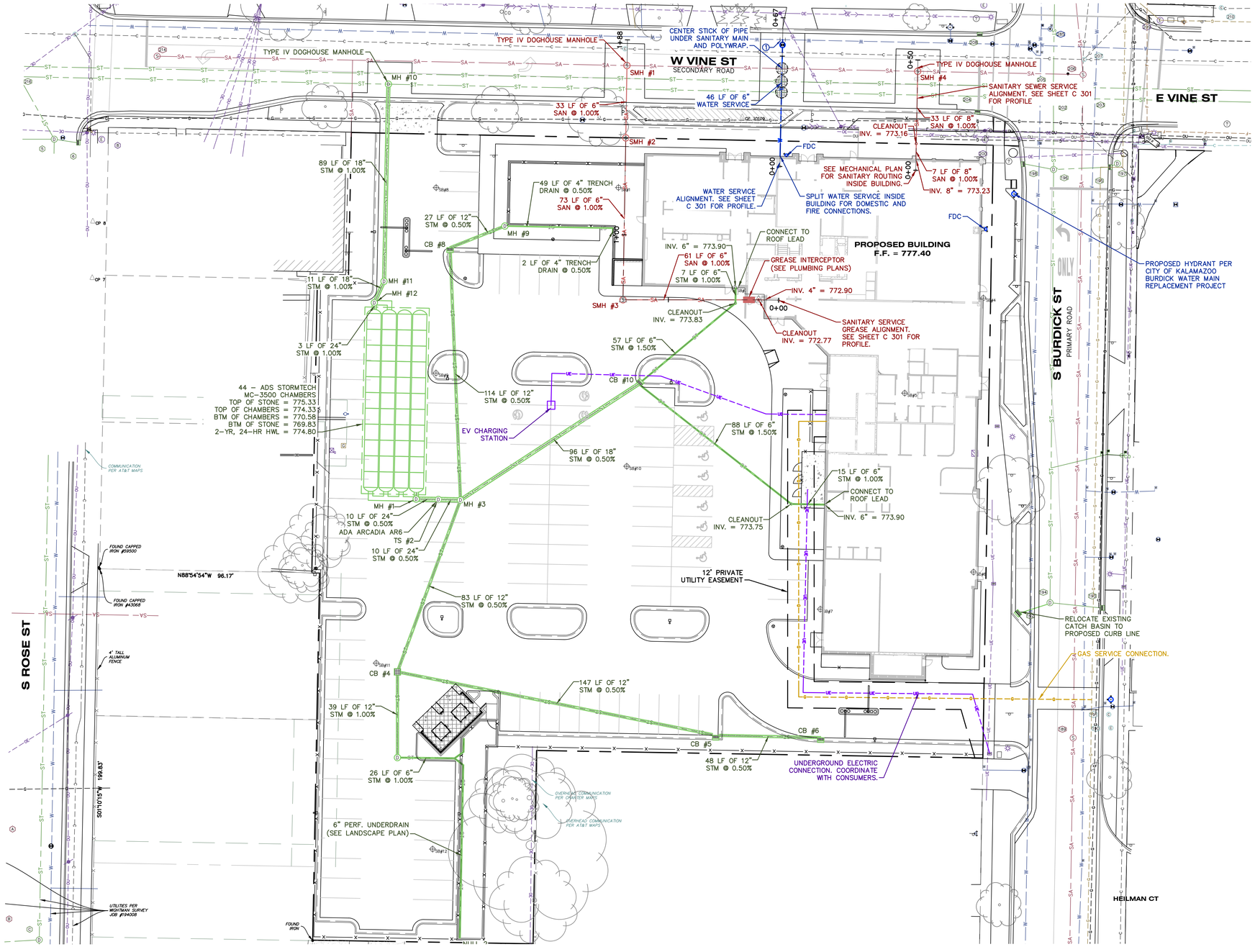
STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
SMH #1	777.41	4'	1040 A	12" W: 767.63 6" S: 768.33	12" E: 767.63
SMH #2	777.58	4'	1040 A	*6" S: 771.33	*6" N: 768.65
SMH #3	776.59	4'	1040 A	6" E: 772.16	6" N: 772.06
SMH #4	776.68	4'	1040 A	12" W: 766.87 8" S: 772.83	12" E: 766.87

* EXISTING PIPES

STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CB #4	777.55	4'	5105 M1	12" E: 771.88 12" S: 773.95	12" N: 771.88
CB #5	776.47	4'	7045 M1	12" E: 772.62	12" W: 772.62
CB #6	776.12	2'	7045 M1		12" W: 772.86
CB #8	777.13	4'	7045 M1	12" E: 773.36 12" S: 773.36	
CB #10	775.38	4'	7030 M1	18" SW: 771.35	6" SE: 772.43 6" NE: 772.97
MH #1	777.52	5'	1040 A	24" E: 770.77	24" N: 770.77
MH #3	777.14	5'	1040 A	12" S: 771.47	18" NE: 770.87 24" W: 770.87 12" N: 772.78
MH #7	778.34	4'	1040 A		12" N: 774.34 6" E: 775.16
MH #9	777.63	4'	1040A	4" E: 776.77	12" W: 773.49
MH #10	778.24	5'	1040 A	*36" W: 770.52 18" S: 771.91	*36" E: 770.52
MH #11	777.59	5'	1040 A	18" SW: 771.65	18" N: 772.80
MH #12	777.71	5'	1040 A	24" S: 771.76	18" NE: 771.76
**TS #2	777.33	6'	1040 A	24" E: 770.82	24" W: 770.82

* EXISTING PIPES
** ADS ARCADIA AR6 HYDRODYNAMIC SEPARATOR, SEE DETAIL.



UTILITY NOTES

1. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
2. ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
3. PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
4. ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 402.03.
5. DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
6. ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
7. STORM SEWERS SHALL BE CONCRETE C76-III, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND CITY OF KALAMAZOO. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
8. VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LEAD PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION.
9. ALL WATER MAIN INSTALLED IN GROUNDWATER SHALL BE WRAPPED WITH POLYETHYLENE.
10. PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE. SEE WATER MAIN PROFILE SHEET.
11. VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
12. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
13. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF KALAMAZOO STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
14. CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
15. SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
16. COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
17. SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH 2013 KALAMAZOO STANDARD SPECIFICATIONS FOR WATER SEWER INSTALLATION. COORDINATE WORK AND INSPECTIONS WITH CITY OF KALAMAZOO.
18. WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH 2013 KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN INSTALLATION. COORDINATE CONNECTIONS WITH CITY OF KALAMAZOO.
19. SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
20. UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
21. REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
22. ALL SANITARY SEWER SHALL BE PVC SDR35 UNLESS OTHERWISE NOTED.
23. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

N
W E
S

0 10 20 40
1 inch = 20ft.

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

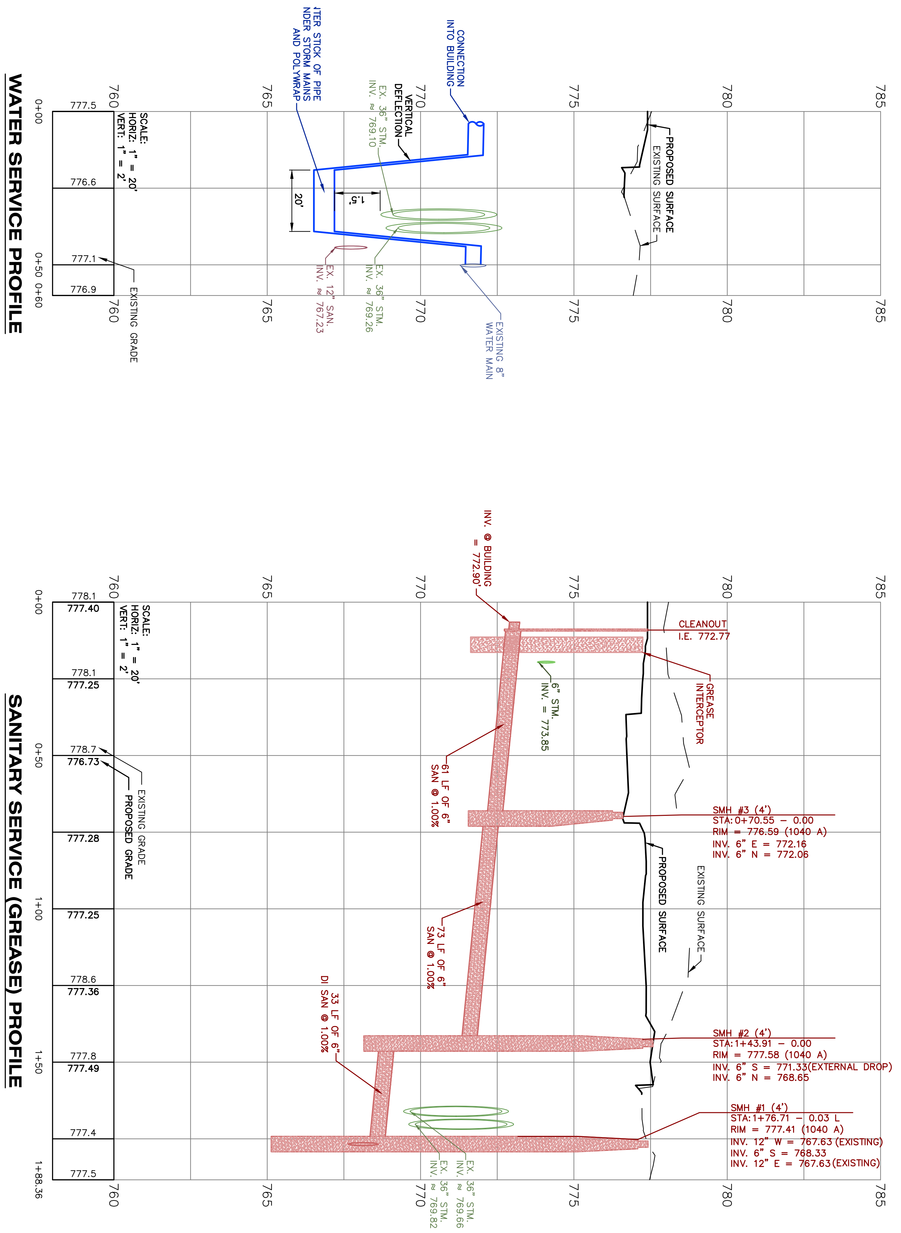
OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

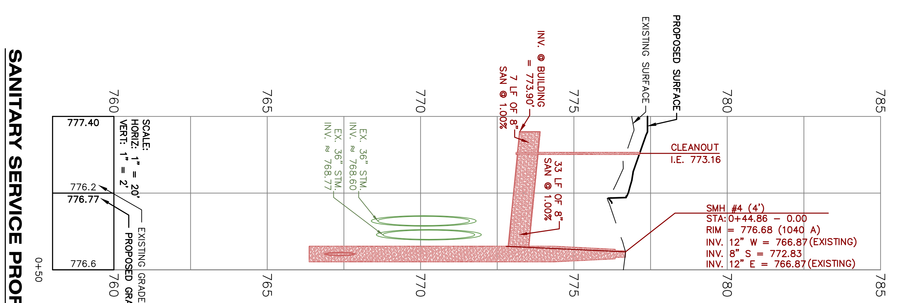
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C 300
25-152.000



WATER SERVICE PROFILE

SANITARY SERVICE (GREASE) PROFILE



SANITARY SERVICE PROFILE

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UTILITY PROFILES

SHEET NUMBER
C 301
25-152.000

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STORMWATER CALCULATIONS SUMMARY

EXISTING WATERSHED
TOTAL AREA = 90,039 SFT
PERVIOUS AREA = 64,376 SFT
GRAVEL AREA (50% EX CREDIT) = 1,894 SFT
BRICK/PAVERS AREA (50% EX CREDIT) = 120 SFT
ASPHALT/CONCRETE AREA (50% EX CREDIT) = 15,941 SFT
ROOF AREA (50% EX CREDIT) = 7,709 SFT

PROPOSED WATERSHED
TOTAL AREA = 90,039 SFT
PERVIOUS AREA = 11,858 SFT
GARDENS AREA = 1,052 SFT
GRAVEL AREA = 955 SFT
ASPHALT/CONCRETE AREA = 54,680 SFT
ROOF AREA = 21,494 SFT

STORMWATER CALCULATIONS WORKSHEET
REQUIRED STORAGE VOLUME, 2-YR 24-HR = 8,125 CFT

PROPOSED STORMWATER MEASURES
PROPOSED STORAGE VOLUME, 2-YR 24-HR = 8,227 CFT

OTHER STORMWATER CALCULATIONS
25-YR, 15-MIN RAINFALL INTENSITY = 3.90 IN/HR
TOTAL WATERSHED AREA = 2.07 ACRE
RUNOFF COEFFICIENT = 0.78
UNDETAINED 25-YR RUNOFF RATE = 6.32 CFS
18" PIPE @ 1.00% CAPACITY = 11.29 CFS
5' OVERFLOW WEIR W/ 0.75-FT OF HEAD CAPACITY = 10.81 CFS

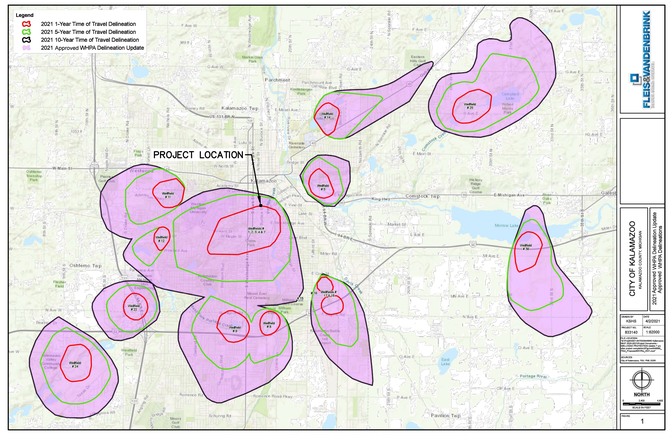
MEASURE INFILTRATION RATE = 2.9 IN/HR
FACTOR OF SAFETY = 2
DESIGN INFILTRATION RATE = 1.45 IN/HR
DRAWDOWN TIME = 43 HR

EXISTING LEGEND

- PERVIOUS (FOREST)
- GRAVEL
- BRICKS/PAVERS
- ASPHALT/CONCRETE
- ROOFS
- WATERSHED BOUNDARY

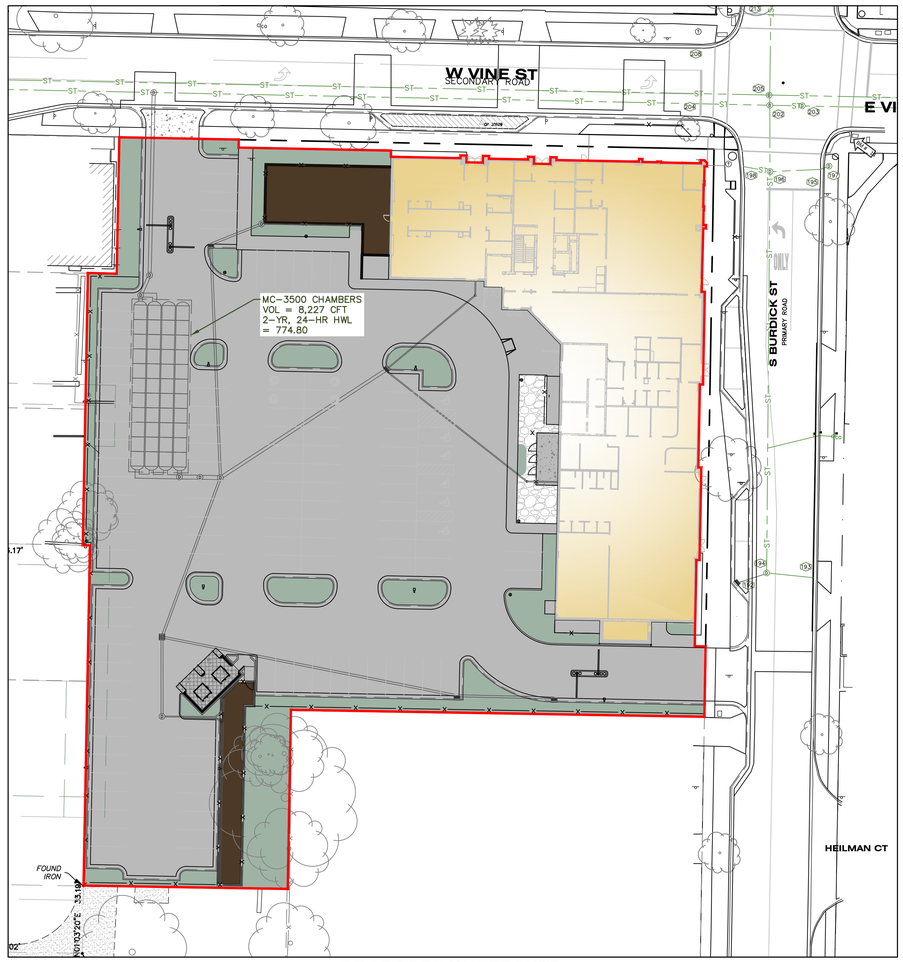
PROPOSED LEGEND

- LANDSCAPING (LAWNS)
- GARDENS (TURF GRASS)
- STONE LANDSCAPING
- ASPHALT/CONCRETE
- ROOFS
- WATERSHED BOUNDARY



WELLHEAD PROTECTION MAP

EXISTING WATERSHED



PROPOSED WATERSHED

N
W E
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0 15 30 60
1 inch = 30ft.

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SHEET TITLE
WATERSHED MAPS

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SHEET NUMBER
C 302
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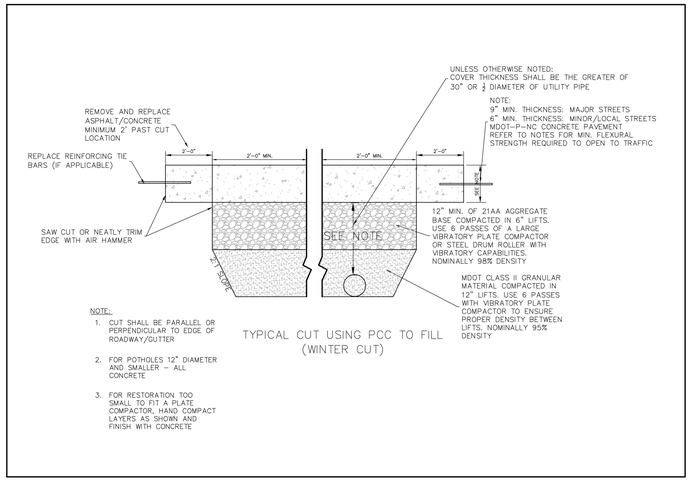


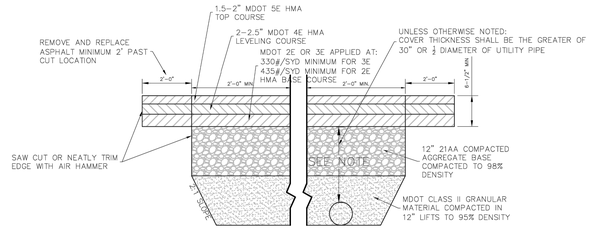
NOTE:

1. CUT SHALL BE PARALLEL OR PERPENDICULAR TO EDGE OF ROADWAY/GUTTER
2. FOR POTHOLES 12" DIAMETER AND SMALLER – ALL CONCRETE
3. FOR RESTORATION TOO SMALL TO FIT A PLATE COMPACTOR, HAND COMPACT LAYERS AS SHOWN AND FINISH WITH CONCRETE

TYPICAL CUT USING PCC TO FILL
(WINTER CUT)

TYPICAL CITY OF KALAMAZOO CONCRETE PAVEMENT RESTORATION DETAIL

NOT TO SCALE



NOTE:

1. CUT SHALL BE PARALLEL OR PERPENDICULAR TO EDGE OF ROADWAY/GUTTER
2. *SS–1H @ 0.10/GAL/SYD BETWEEN LIFTS
3. PERFORMANCE GRADE BINDER TO BE USED: PG 64–28
4. HEAVY COMMERCIAL ADT COULD WARRANT CHANGE TO DESIGN.

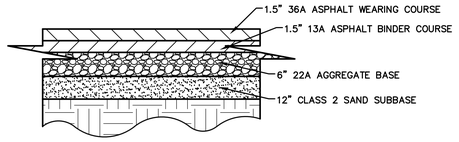
COMMERCIAL ROAD
ASPHALT UTILITY TRENCH
DETAIL

GENERAL NOTES:

- MDOT STANDARD PLANS R–28–J, R–29–I, R–30–G, AND R–44–F SHALL BE FOLLOWED IN CONJUNTION WITH THESE STANDARD PLANS
- ALL SAW CUTTING SHALL BE DONE PERPENDICULAR AND PARALLEL TO THE DIRECTION OF TRAVEL
- SAW CUTTING SHALL PROVIDE A STRAIGHT, CLEAN, EDGE TO ENHANCE BONDING
- ALL CUTS SHALL BE RECTANGULAR AND NEATLY CUT TO AVOID SPALLING OF PAVEMENT
- IN GENERAL ALL ROAD/UTILITY CUTS OF AN AREA GREATER THAN 25SFT (5FTX5FT TYPICAL) SHALL EXTEND THE FULL WIDTH OF THE TRAVEL LANE
- FOR PAVEMENT WITH LOAD TRANSFER DOWEL RODS OR REINFORCEMENT: NEW LOAD TRANSFER DOWELS/REINFORCEMENT SHALL BE PLACED TO MAINTAIN BEARING CAPACITY OF ROADWAY
- CUTS LESS THAN 12" SHALL BE PATCHED WITH PCC. IF GREATER THAN 12", ENSURE CUT IS IN ACCORDANCE WITH STANDARD DETAILS AND MATCHING EXISTING ROADWAY
- BUMPS/CUTS/MILLED AREAS WITH EDGE GREATER THAN 2" DEEP/HIGH MUST BE WEDGED WITH HMA BEFORE OPEN TO TRAFFIC. SEE STANDARD DETAIL.
- MEANDERING SIDEWALK SHALL ONLY BE PLACED IN THE CITY'S ROW OR WHERE AN EASEMENT IS ESTABLISHED
- NEW SIDEWALK CONSTRUCTION SHALL MEET OR EXCEED CURRENT ADA AND ACCESSIBILITY STANDARDS
- REPLACED SIDEWALK SHALL, TO THE EXTENT PRACTICABLE, MEET OR EXCEED ADA AND ACCESSIBILITY STANDARDS
- SIDEWALK, DRIVEWAY OPENINGS & APPROACHES SHALL CONFORM TO MDOT STANDARD PLAN DETAILS R–28–J AND R–29–I
- MARSHALL MIX 13A (BASE/LEVELING) MAY BE SUBSTITUTED FOR SUPERPAVE HMA BASE MIX DESIGNS WITH CITY OF KALAMAZOO APPROVAL IF DEEMED APPROPRIATE BY THE ENGINEER
- ASPHALT BINDER SHALL BE INCLUDED IN THE PAY ITEM FOR HMA
- MDOT PCC P1 MIX DESIGN SHALL BE USED FOR ALL CONCRETE UNLESS OTHERWISE STATED OR DIRECTED BY THE ENGINEER
- OPENING TO TRAFFIC STRENGTHS (2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION, TABLE 603–1):
  - –– <72 HOURS, GRADE P–NC, 300 psi
  - –– 72 HOURS +, GRADE P1, P1M, 550 psi

TYPICAL CITY OF KALAMAZOO UTILITY TRENCH RESTORATION DETAIL

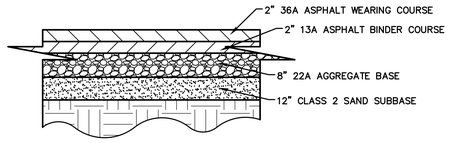
NOT TO SCALE



ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE

LIGHT DUTY ASPHALT DETAIL

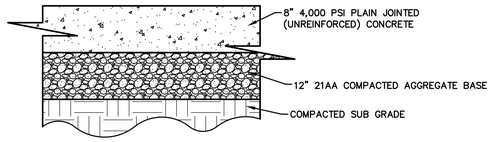
NOT TO SCALE



ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE

HEAVY DUTY ASPHALT DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL

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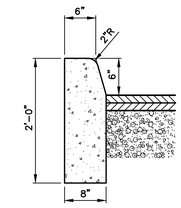
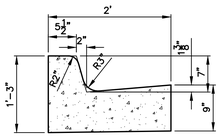


"E2" CURB DETAIL

NOT TO SCALE



"C4" CURB DETAIL

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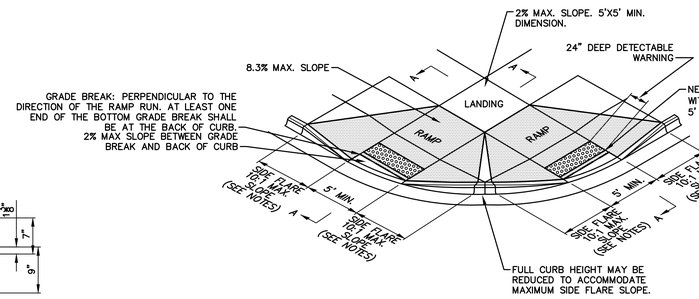
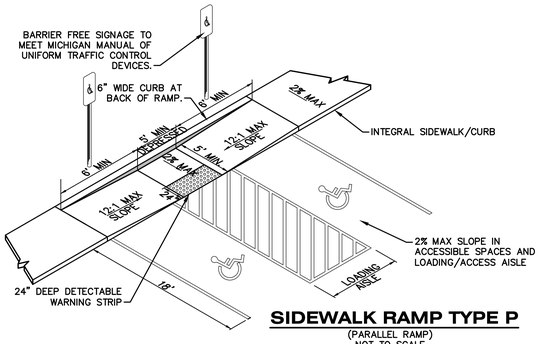


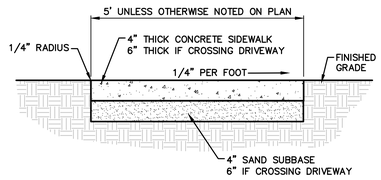
SIDEWALK RAMP TYPE F

(FLARED SIDES, TWO RAMPS ARE SHOWN)
NOT TO SCALE



SIDEWALK RAMP TYPE P

(PARALLEL RAMP)
NOT TO SCALE



SIDEWALK DETAIL

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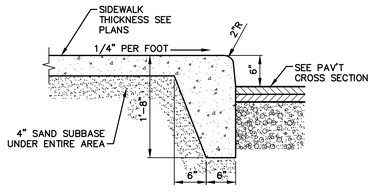
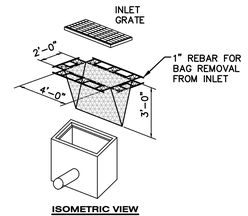
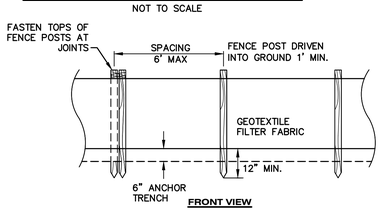


INTEGRAL SIDEWALK/CURB

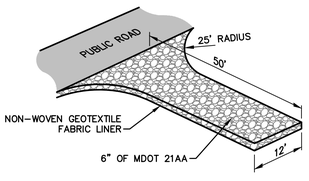
NOT TO SCALE



ISOMETRIC VIEW

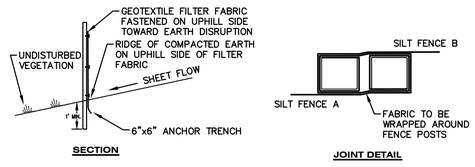


FRONT VIEW



S53 STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE

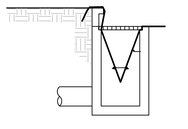


SECTION

JOINT DETAIL

S51 SILT FENCE DETAIL

NOT TO SCALE



INSTALLATION DETAIL

S58 INLET PROTECTION FABRIC DROP

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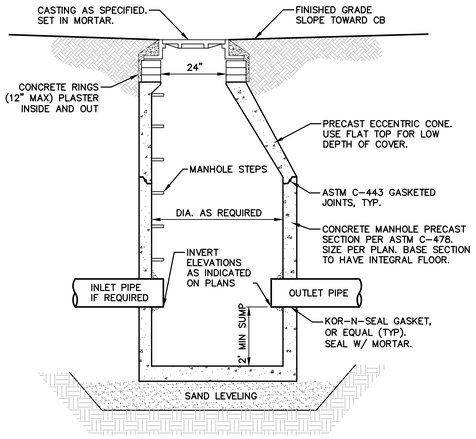
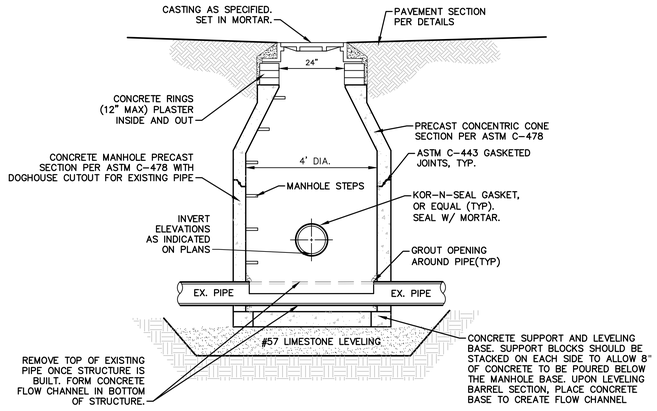


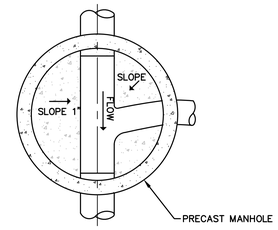
CATCH BASIN DETAIL

NOT TO SCALE

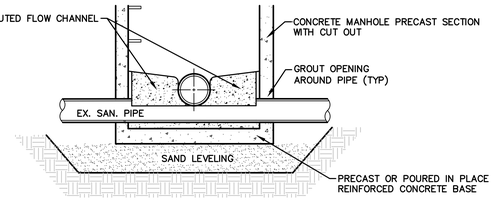


DOGHOUSE MANHOLE DETAIL

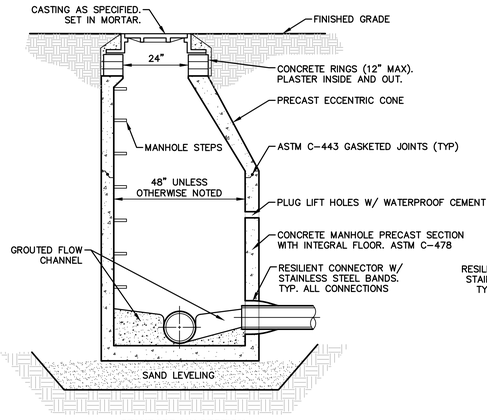
NOT TO SCALE



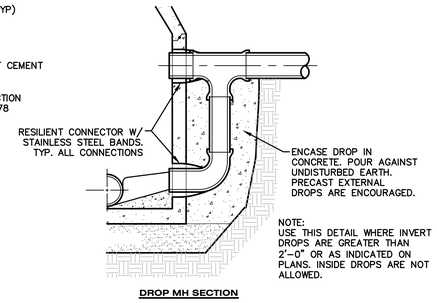
PLAN VIEW



MH OVER EX. SANITARY SEWER



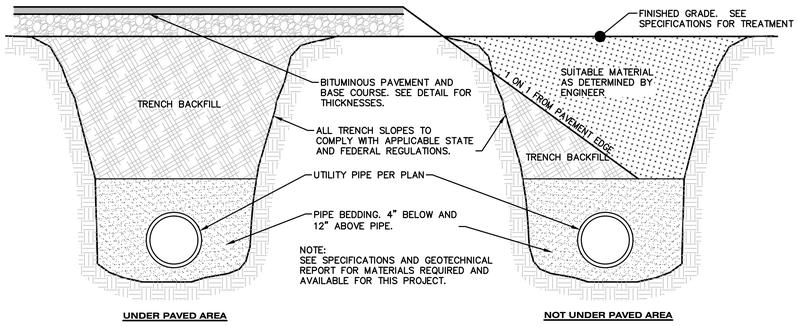
STANDARD MH SECTION



DROP MH SECTION

SANITARY MANHOLE DETAILS

NOT TO SCALE

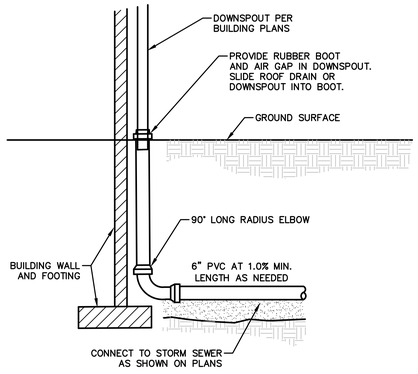


UNDER PAVED AREA

NOT UNDER PAVED AREA

TRENCH DETAILS

NOT TO SCALE



ROOF LEAD/ DOWNSPOUT DETAIL

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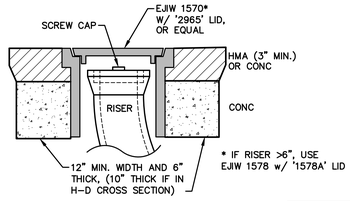
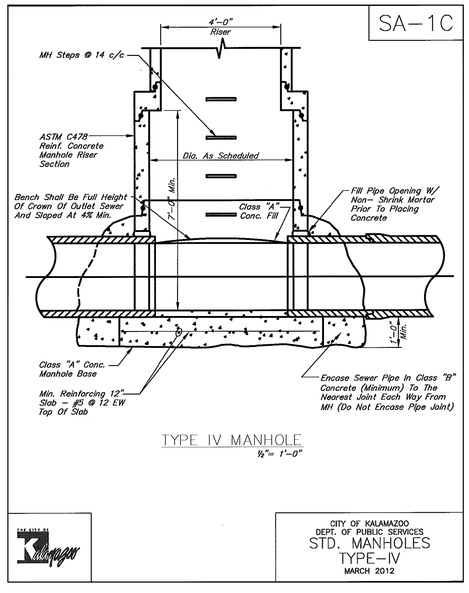
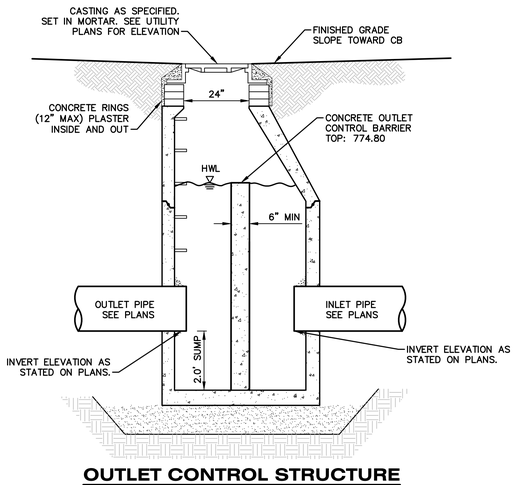


CLEANOUT IN PAVEMENT/CONC AREA

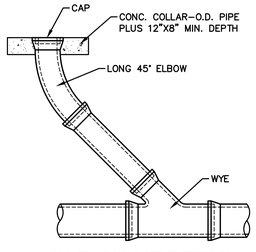
NOT TO SCALE





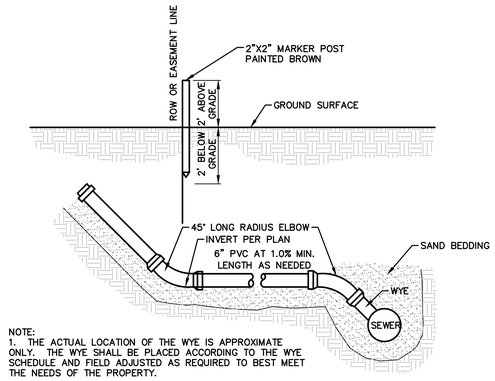
OUTLET CONTROL STRUCTURE

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE



NOTE:
1. THE ACTUAL LOCATION OF THE WYE IS APPROXIMATE ONLY. THE WYE SHALL BE PLACED ACCORDING TO THE WYE SCHEDULE AND FIELD ADJUSTED AS REQUIRED TO BEST MEET THE NEEDS OF THE PROPERTY.

2. RECORD ALL WYE LOCATIONS ON THE DRAWINGS.

SANITARY LEAD DETAIL

NOT TO SCALE

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

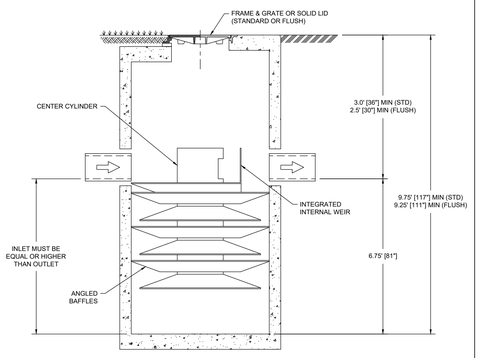
802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

DATE
NOVEMBER 20, 2025

SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
C 500
25-152.000

ARCADIA AR6PC



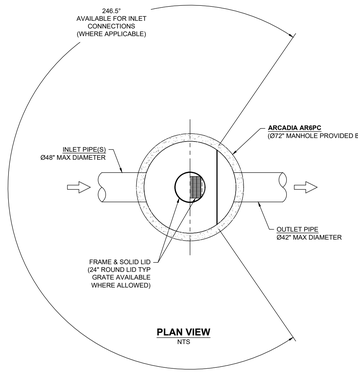
PROFILE VIEW
NTS

PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.



PLAN VIEW
NTS

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

ARCADIA AR6PC
CONCRETE MANHOLE

DATE: 04/23/25 | DRAWN: JLM | CHECKED: CJD/AT | DRAWING # 530-610

DATE	BY	CHK'D	DESCRIPTION
01/2/25	JLM	DJ	CONFIGURATION & PIECE UPDATED

ARCADIA
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

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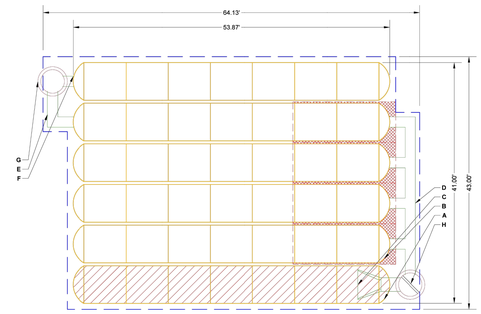
SHEET 1 OF 1

PROPOSED LAYOUT		PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
42	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	781.50					
12	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	775.50					
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	775.00	PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06'	
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	775.00					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	775.00	PREFABRICATED END CAP	B	18" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77'	
8584	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	774.50		C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
		TOP OF MC-3500 CHAMBER	773.50	MANIFOLD	D	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77'	
		24" ISOLATOR ROW PLUS INVERT:	769.95	MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77'	
		18" x 18" BOTTOM MANIFOLD INVERT:	769.95					
2593	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	769.95	PIPE CONNECTION	F	18" BOTTOM CONNECTION	1.77'	
214.3	SYSTEM PERIMETER (ft)	12" BOTTOM CONNECTION INVERT:	769.95	CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
		BOTTOM OF MC-3500 CHAMBER:	769.79	CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		19.2 CFS IN
		BOTTOM OF STONE:	769.00	WEIR				



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.55' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

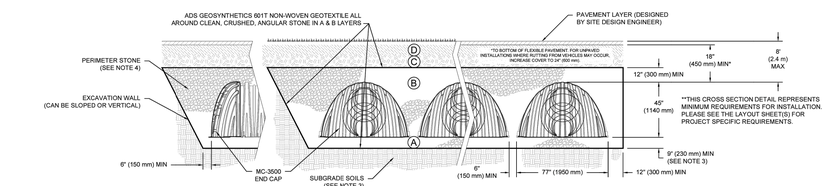
NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



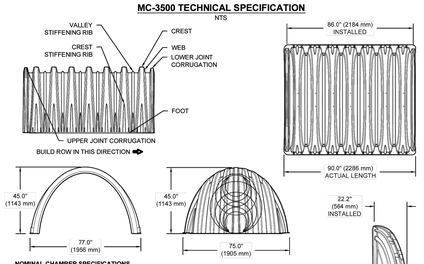
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

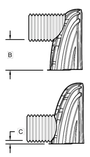
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500EPP06B		---	0.66" (17 mm)
MC3500EPP08T	8" (200 mm)	31.56" (791 mm)	---
MC3500EPP08B			0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500EPP10B		---	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500EPP12B		---	1.35" (34 mm)
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500EPP15B		---	1.50" (38 mm)
MC3500EPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500EPP18TW			
MC3500EPP18BC		---	1.77" (45 mm)
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500EPP24TW			
MC3500EPP24BC		---	2.06" (52 mm)
MC3500EPP24BW			
MC3500EPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

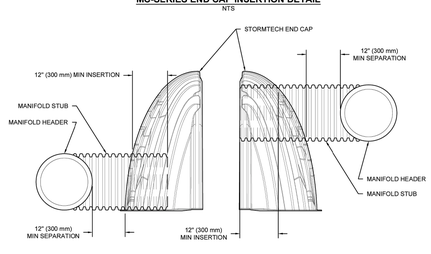


CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

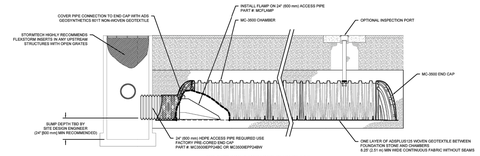
MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL
FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED-CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED.

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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NOVEMBER 20, 2025

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ISSUED FOR DATE

PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

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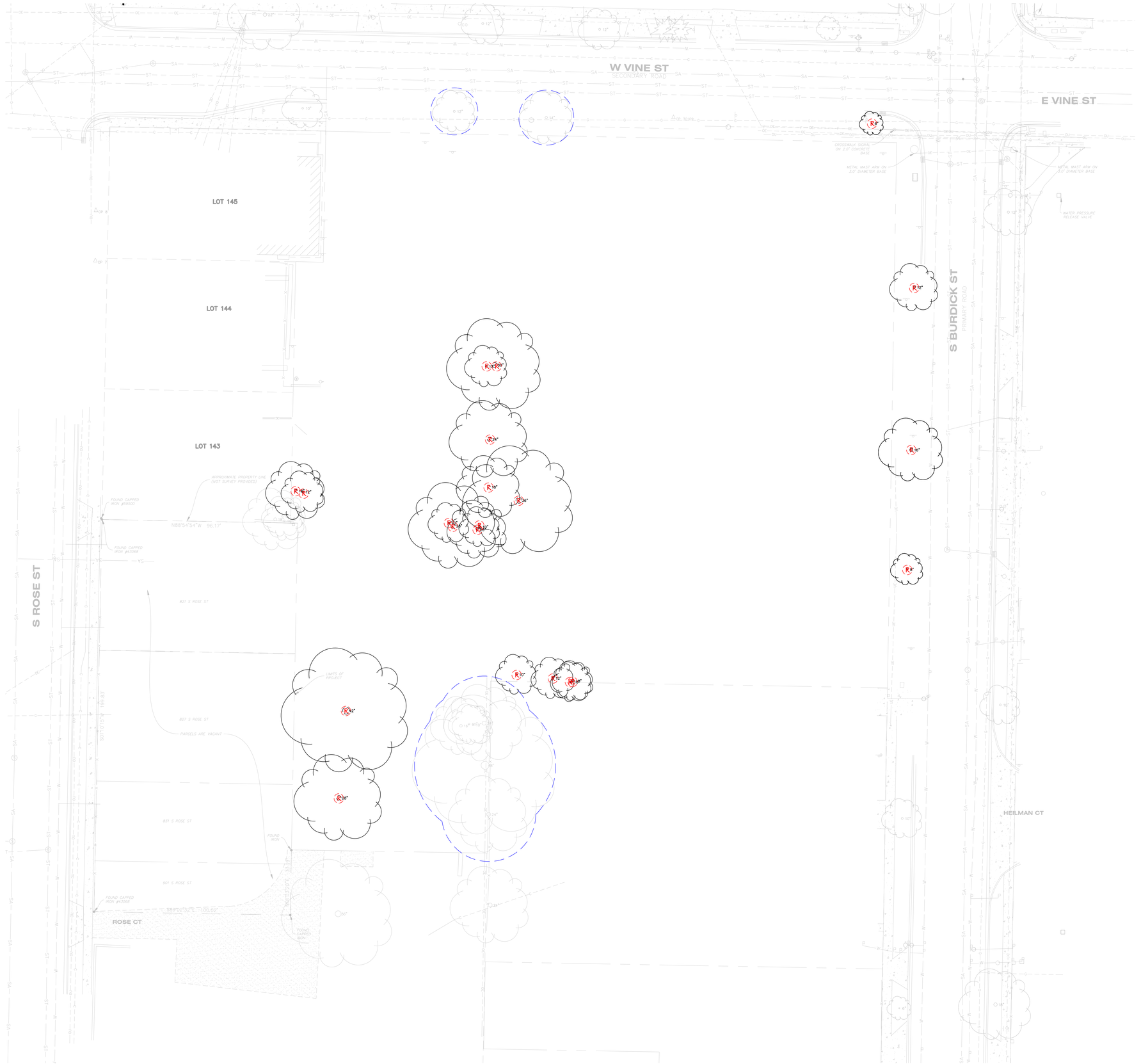

NOTES - SITE - GENERAL

1. THE SURVEY FOR THIS PROJECT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTORS SHALL OBTAIN OFFICIAL SIGNED COPY AND BECOME FAMILIAR WITH IT, EXISTING CONDITIONS, AND SITE CONTEXT PRIOR TO CONSTRUCTION. SEE PROJECT MANUAL FOR SURVEY COMPANY CONTACT INFORMATION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INCONSISTENCIES ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF THE SURVEY.
2. THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT HAS BEEN REFERENCED DURING PREPARATION OF THESE DOCUMENTS. CONTRACTORS SHALL OBTAIN OFFICIAL SIGNED COPY AND BECOME FAMILIAR WITH IT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR INCONSISTENCIES WITH PREPARATION OR DOCUMENTATION OF THE REPORT.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMITS OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITIONS, ETC., FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, THE CONTRACTOR SHALL CONTACT THE THE LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY THE CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THOUGH HIS/HER MEANS AND METHODS TO CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS, REQUIREMENTS, ORDINANCES, AND CODES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FOR WORK INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR WORK IN ROW AND ON ANY UTILITY CONNECTIONS OR ABANDONMENT PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC CONTROL INCLUDING SIGNAGE, BARRIERS, FLAG PERSONNEL AND ANY ADDITIONAL REQUIREMENTS OF THE LOCAL ROAD COMMISSION OR MUNICIPALITY. CONTRACTOR SHALL FOLLOW MOST RECENT EDITION OF MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

NOTES - SITE - PLANT PROTECTION + REMOVAL

1. PLANT SYMBOLS AS INDICATED ON THE DRAWINGS DO NOT REPRESENT ACTUAL DRIP LINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED PLANT PROTECTION FENCING SHALL BE PLACED OUTSIDE OF EDGE OF ACTUAL DRIP LINES OR A DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
2. PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN PLANT PROTECTION ZONES.
3. COORDINATE WITH CITY FORESTER PRIOR TO CONDUCTING ANY TREE REMOVAL OR PRUNING.
4. TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.

LEGEND - SITE - PLANT PROTECTION + REMOVAL

TREE REMOVAL

TREE PROTECTION FENCING

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PROJECT TITLE
THE B ON BURDICK

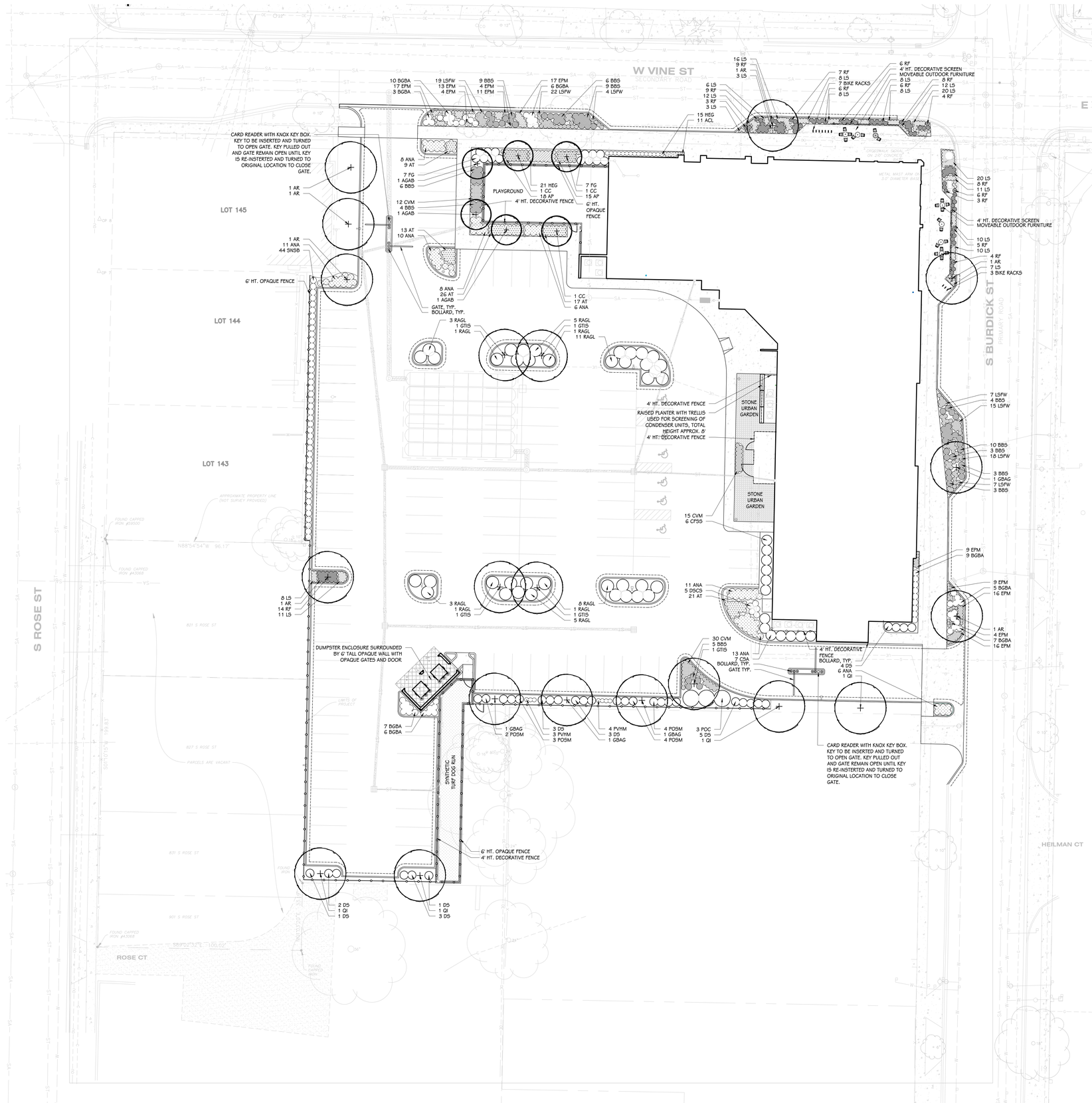
OWNER
BOGAN DEVELOPMENTS

Kalamazoo, MI

SHEET TITLE
TREE DEMOLITION AND PROTECTION PLAN

DATE
NOVEMBER 20, 2025

SHEET NUMBER
L 101
25-152.000



NOTES - SITE - PLANTING

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING OF ALL RELATED EXISTING CONDITIONS, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, AND SEED MIXES.
3. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
4. WHERE PROVIDED , AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
6. EDGING TO BE PLACED BETWEEN ALL LANDSCAPE BEDS AND LAWN AREAS.
7. HARDWOOD SHREDDED MULCH SHALL BE PLACED AT A 3" DEPTH AROUND ALL TREES IN IN ALL LANDSCAPE BEDS.
8. ALL UNPAVED AREAS OF THE SITE AND ADJACENT AREAS DISTURBED BY CONSTRUCTION SHALL RECIVE 6" TOPSOIL. SUPPLEMENT WITH IMPORTED TOPSOIL AS REQUIRED TO PROVIDE 6" DEPTH.

LEGEND - SITE - PLANTING

- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS + ORNAMENTAL GRASSES
- ADIANTUM PEDATUM - NORTHERN MAIDENHAIR FERN
- AQUILEGIA CANADENSIS L. - RED COLUMBINE
- ASCLEPIAS TUBEROSA - BUTTERFLY MILKWEED
- ASTER NOVAE-ANGLIAE 'PURPLE DOME' - PURPLE DOME NEW ENGLAND ASTER
- BAPTISIA HYBRID 'BLUEBERRY SUNDAE' - DECADENCE 'BLUEBERRY SUNDAE' FALSE INDIGO
- COREOPSIS VERTICILLATA 'MOONBEAM' - MOONBEAM THREADLEAF COREOPSIS
- ECHINACEA PURPUREA 'MAGNUS' - MAGNUS PURPLE CONEFLOWER
- HEUCHERA X HYBRID 'EVENING GOWN' - DRESSED UP EVENING GOWN CORAL BELLS
- LIATRIS SPICATA 'FLORISTAN WHITE' - FLORISTAN WHITE GAYFEATHER
- LOBELIA SIPHILITICA - GREAT BLUE LOBELIA
- RUDBECKIA FULGIDA - BLACK EYED SUSAN
- STONE MULCH
- SYNTHETIC TURF
- ALUMINUM EDGEING

LANDSCAPE ZONING REQUIREMENTS CALCULATIONS

50-8.4-B: Tree Canopy Requirement

Site Size: 1.38 Acres

Required:	Proposed:	Notes:
1 Tree per Acre for Sites over 1 Acre in Size		
2.12 Acres / 1 = 2 trees	11 trees	Trees planted to meet other required landscape and screening requirements may be applied to meet the tree canopy requirement.

50-8.4-D: Interior Parking Lot Landscaping

Parking Lot Size: 52,224 Sft

Required:	Proposed:	Notes:
Min. 5% of total parking lot size to be internal landscape area		
52,224 Sft *.05 = 2,611 sft	2,749 sft	
1 tree per 300 Sft Internal landscape area		
2,611 Sft / 300 sft = 9 trees	9 trees	

50-8.4-E-2: Tree Preservation Credits

"Preserved Tree (Caliper Inches at DBH)"	Number of Trees Credited per Size Preserved	Qty Preserved Trees	Total Tree Credits
12"+	3.00	6.00	18
8" – 11.9"	2.00		
2.5" – 7.9"	1.00	2.00	2
		Total Tree Credits:	20

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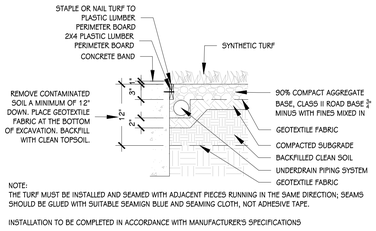
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS
Kalamazoo, MI

DATE
NOVEMBER 20, 2025

SHEET TITLE
LANDSCAPE PLAN

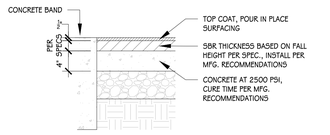
SHEET NUMBER
L102
25-152.000



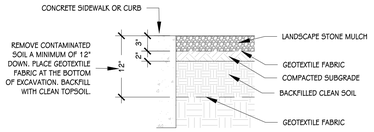
NOTE:
THE TURF MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMIGN BLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

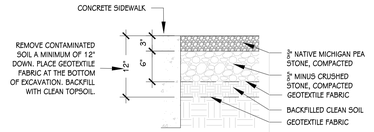
1 SYNTHETIC TURF DETAIL
NOT TO SCALE



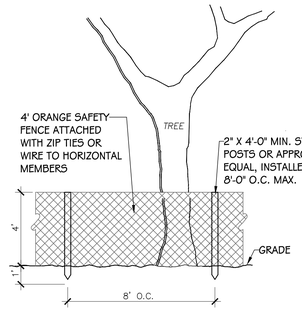
2 POURED IN PLACE RUBBER SURFACE
NOT TO SCALE



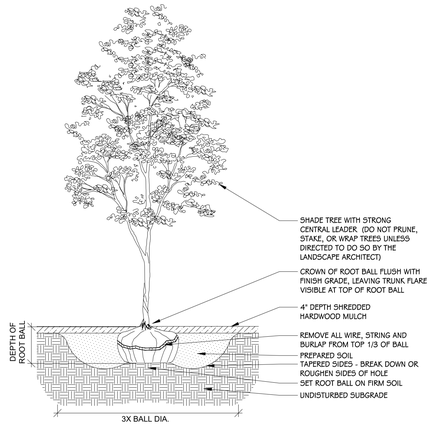
3 LANDSCAPE STONE MULCH
NOT TO SCALE



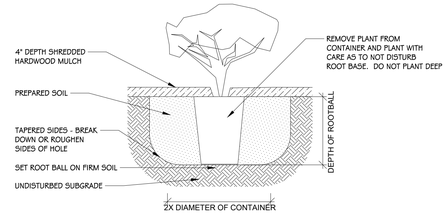
4 GARDEN AREA STONE MULCH
NOT TO SCALE



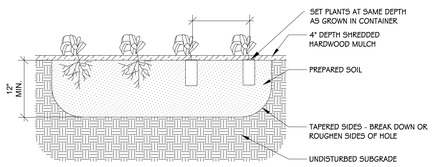
5 TREE PROTECTION DETAIL
NOT TO SCALE



6 TREE PLANTING DETAIL
NOT TO SCALE



7 SHRUB PLANTING DETAIL
NOT TO SCALE



8 PERENNIAL PLANTING DETAIL
NOT TO SCALE

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	ROOT	REMARKS	
SHADE TREES								
AR	ACER RUBRUM	RED MAPLE	7	3"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE OR NATIVAR
GBAG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINGKO	4	3"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
GTIS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	5	3"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE OR NATIVAR
QI	QUERCUS IMBRICARIA	SHINGLE OAK	4	3"		B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE OR NATIVAR
ORNAMENTAL TREES								
AGAB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	3		8'	B&B	MULTI-STEM, 4-5 STEMS MINUMUM OR SINGLE STRAIGHT TRUNK	NATIVE OR NATIVAR
CC	CERCIS CANADENSIS	EASTERN REDBUD	3		8'	B&B	MULTI-STEM, 4-5 STEMS MINUMUM OR SINGLE STRAIGHT TRUNK	NATIVE OR NATIVAR
SHRUBS								
CFSS	CALYCANTHUS FLORIDUS 'SIMPLE SCENTSATIONAL'	SIMPLY SCENTSATIONAL SWEETSHRUB	6			#5	5'-0" ON CENTER	NATIVE OR NATIVAR
CSA	CORNUS SERICEA 'ALLEMANS'	ALLEMAN'S RED TWIG DOGWOOD	7			#5	5'-0" ON CENTER	NATIVE OR NATIVAR
DSCS	DIERVILLA SESSILIFOLIA' COOL SPLASH	COOL SPLASH BUSH-HONEYSUCKLE	5			#5	3'-0" ON CENTER	NATIVE OR NATIVAR
DS	DIERVILLA X SPLENDENS	SPLENDENS BUSH-HONEYSUCKLE	21			#5	4'-0" ON CENTER	NATIVE OR NATIVAR
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	14			#5	3'-0" ON CENTER	NATIVE OR NATIVAR
POC	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	3			#5	8'-0" ON CENTER	NATIVE OR NATIVAR
POSM	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	9			#5	4'-0" ON CENTER	NATIVE OR NATIVAR
RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	39			#5	6'-0" ON CENTER	NATIVE OR NATIVAR
GRASSES								
BGBA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	53			#3	3'-0" ON CENTER	NATIVE OR NATIVAR
PVHM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	7			#3	2'-0" ON CENTER	NATIVE OR NATIVAR
SNSB	SORGHASTRUM NUTANS 'SIOUX BLUE'	SIOUX BLUE INDIAN GRASS	44			#3	3'-0" ON CENTER	NATIVE OR NATIVAR
PERENNIALS								
AP	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN	33			#1	2'-0" ON CENTER	NATIVE OR NATIVAR
ACL	AQUILEGIA CANADENSIS L.	RED COLUMBINE	11			#1	1'-6" ON CENTER	NATIVE OR NATIVAR
AT	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	86			#1	2'-0" ON CENTER	NATIVE OR NATIVAR
ANA	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	73			#1	3'-0" ON CENTER	NATIVE OR NATIVAR
BBS	BAPTISIA HYBRID 'BLUEBERRY SUNDAE'	DECADENCE 'BLUEBERRY SUNDAE' FALSE INDIGO	62			#1	3'-0" ON CENTER	NATIVE OR NATIVAR
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM' THREADLEAF COREOPSIS	57			#1	2'-0" ON CENTER	NATIVE OR NATIVAR
EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	120			#1	1'-6" ON CENTER	NATIVE OR NATIVAR
HEG	HEUCHERA X HYBRID 'EVENING GOWN'	DRESSED UP EVENING GOWN CORAL BELLS	36			#1	2'-0" ON CENTER	
LSFW	LIATRIS SPICATA 'FLORISTAN WHITE'	FLORISTAN WHITE GAYFEATHER	92			#1	1'-6" ON CENTER	NATIVE OR NATIVAR
LS	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	165			#1	1'-6" ON CENTER	NATIVE OR NATIVAR
RF	RUDBECKIA FULGIDA	BLACK EYED SUSAN	91			#1	2'-0" ON CENTER	NATIVE OR NATIVAR

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENTS
Kalamazoo, MI

SHEET TITLE
LANDSCAPE DETAILS

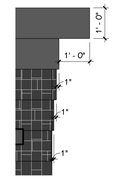
DATE
NOVEMBER 20, 2025

SHEET NUMBER
L 103
25-152.000

2 / A 301 NORTH ELEVATION - VINE ST
1/8" = 1'-0"

EXTERIOR ELEVATION KEY

- BRICK 1, COLOR: BLACK
- BRICK 2, COLOR: RED
- METAL PANEL 1, COLOR: DARK GRAY
- METAL PANEL 2, COLOR: LIGHT GRAY
- METAL PANEL 3, COLOR: WHITE
- COMMUNITY MURALS TO BE PAINTED AT THESE LOCATIONS
- SPANDREL BIRD SAFE GLASS
- GLASS
  70% ON VINE ST
  75% ON BURDICK ST
- FRAME COLOR DARK GRAY, TYP.



3 / A 301 BRICK CORBEL DETIAL
1/2" = 1'-0"

1 / A 301 EAST ELEVATION - BURDICK ST
1/8" = 1'-0"

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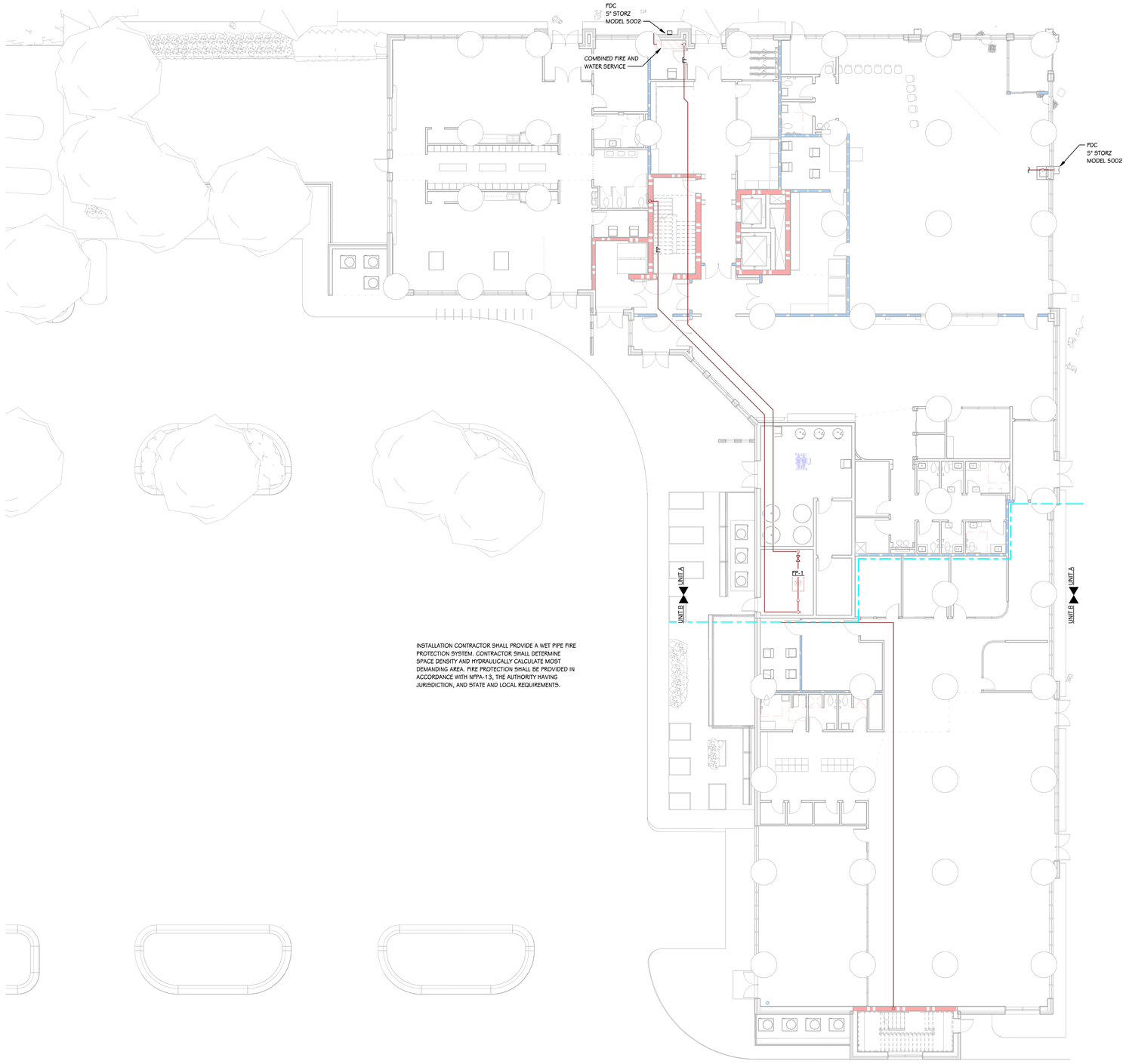
OWNER
BOGAN DEVELOPMENTS

802 SOUTH BURDICK STREET
KALAMAZOO, MICHIGAN 49001

SHEET TITLE
EXTERIOR ELEVATIONS

DATE

SHEET NUMBER
A 301
25-152.00



INSTALLATION CONTRACTOR SHALL PROVIDE A WET PIPE FIRE PROTECTION SYSTEM. CONTRACTOR SHALL DETERMINE SPACE DENSITY AND HYDRAULICALLY CALCULATE MOST DEMANDING AREA. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA-13, THE AUTHORITY HAVING JURISDICTION, AND STATE AND LOCAL REQUIREMENTS.

FIRST FLOOR FIRE PROTECTION PLAN
3/32" = 1'-0"

GENERAL NOTES - FIRE PROTECTION

1 DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. DRAWINGS ARE NOT TO BE CONSIDERED FABRICATION DRAWINGS.

2 IF THE CONTRACTOR ELECTS TO PROVIDE EQUIPMENT OTHER THAN BASIS OF DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE LAYOUT AND CLEARANCE REQUIREMENTS IN ALL SPACES CONTAINING EQUIPMENT AND PROVIDE EQUIPMENT MEETING THE SPECIFICATIONS AND ACHIEVING CODE REQUIRED CLEARANCES WITHIN THE SPACE PROVIDED.

3 COORDINATE ALL NEW CONSTRUCTION WORK OR ACTIVITY WITH THAT WHICH IS REQUIRED BY OTHER TRADES OR INSTALLERS IN ORDER TO PROVIDE A COMPLETE SYSTEM INCLUDING ALL NECESSARY COMPONENTS, FITTINGS, AND OFFSETS.

4 INSTALLER SHALL VERIFY ALL EXISTING JOBSITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING WORK.

5 FIRE SEAL ALL PENETRATIONS, SUCH AS PIPES, DUCTS, CONDUIT, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.

6 FIRE PROTECTION INSTALLER IS RESPONSIBLE FOR PATCHING OF WALLS, CEILINGS, AND FLOORS WHERE FIRE PROTECTION PIPING HAS BEEN REMOVED, RELOCATED, OR INSTALLED.

7 ALL PIPING SHALL AVOID LOCATIONS DIRECTLY ABOVE ALL ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL.

KEYED NOTES - FIRE PROTECTION - CONSTRUCTION

KEYED NOTES - FIRE PROTECTION - DEMOLITION

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OWNER
BOGAN DEVELOPMENT

802 SOUTH BURDICK
STREET
KALAMAZOO, MI

SHEET TITLE
FIRST FLOOR FIRE PROTECTION PLAN

DATE
NOVEMBER 20, 2025

SHEET NUMBER
FP 101
25-152.00

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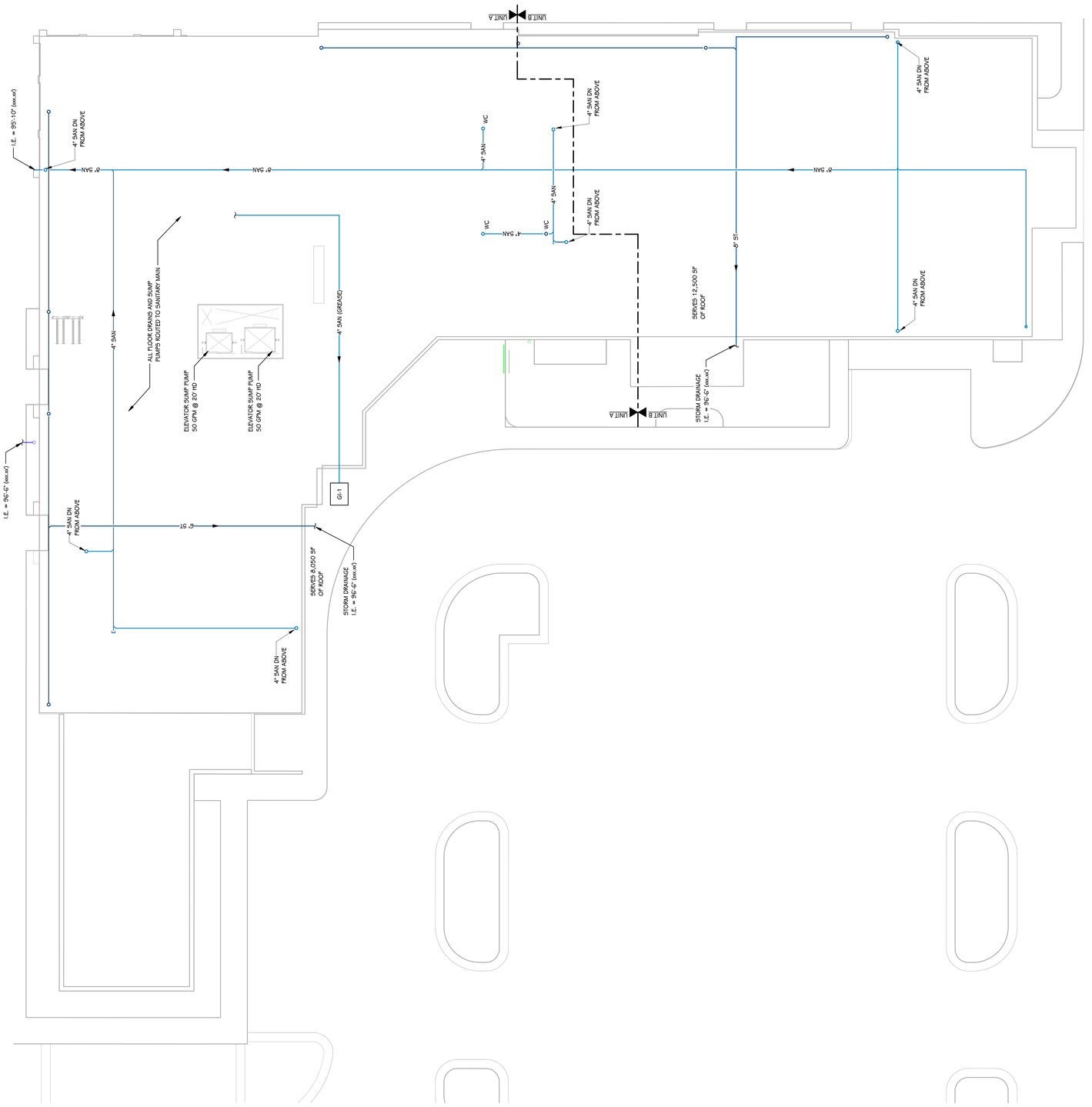
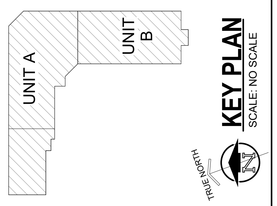


FOUNDATION PLUMBING PLAN
3/32" = 1'-0"

KEYED NOTES - PLUMBING - DOMESTIC

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

THE B ON BURDICK



SHEET TITLE
FOUNDATION PLUMBING PLAN

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BOGAN DEVELOPMENT

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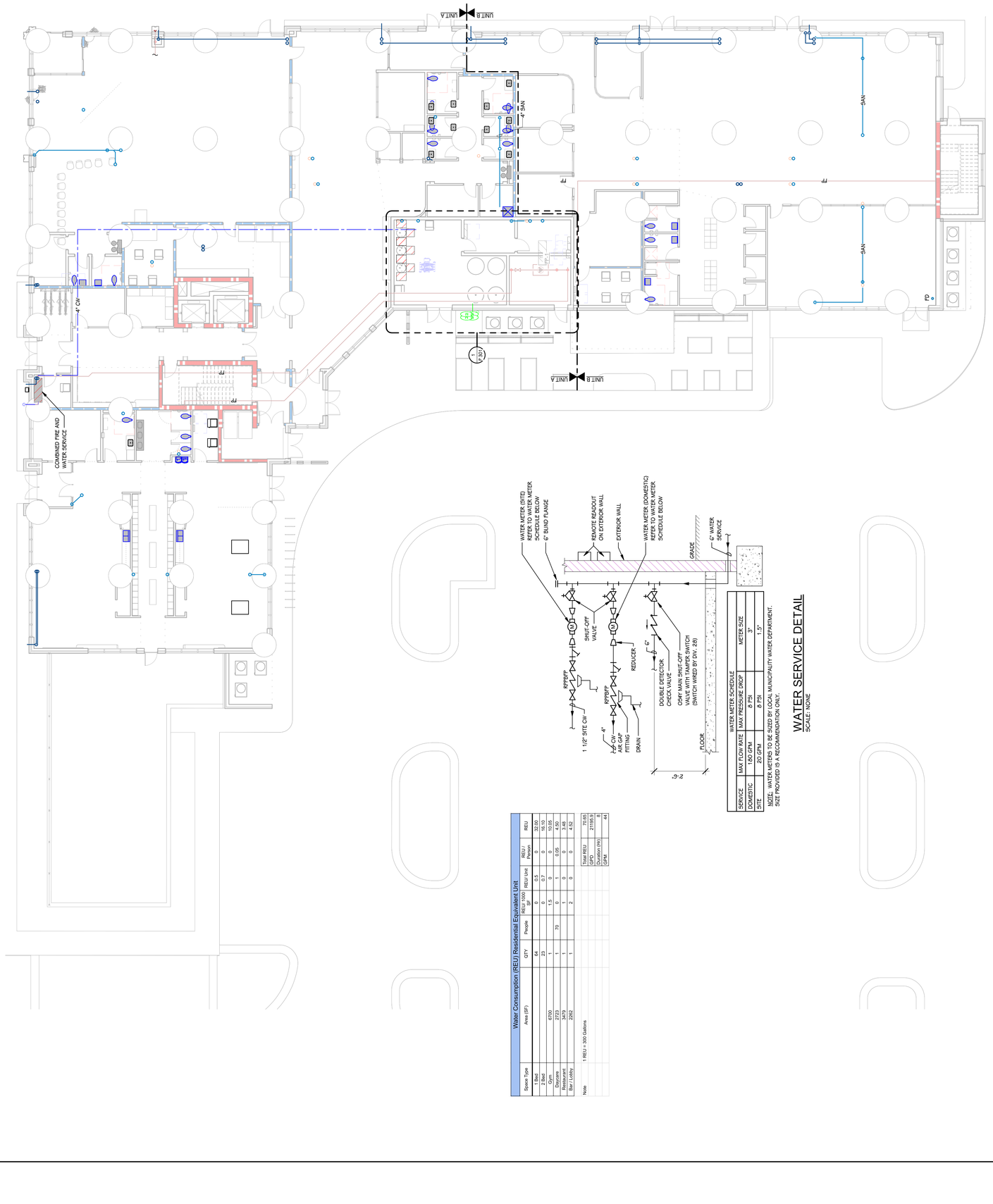

FIRST FLOOR PLUMBING PLAN
3/32" = 1'-0"

WATER SERVICE DETAIL
SCALE: NONE

WATER METER SCHEDULE			
SERVICE	MAX FLOW RATE	MAX PRESSURE DROP	METER SIZE
DOMESTIC	180 GPM	8 PSI	3"
SITE	20 GPM	8 PSI	1.5"

NOTE: WATER METERS TO BE SIZED BY LOCAL MUNICIPALITY WATER DEPARTMENT. SIZE PROVIDED IS A RECOMMENDATION ONLY.

Water Consumption (REU) Residential Equivalent Unit

Space Type	Area (SF)	QTY	People	REU / 1000 SF	REU / Person	REU
1 Bed		44		0	0.5	22.00
2 Bed		23		0	0.7	16.10
Gym	6700	1	15	0	0	10.05
Daycare	5773	1	70	1	0.05	4.40
Restaurant	4291	1		1	0	4.29
Bar / Lobby	2922	1		2	0	4.62

Note: 1 REU = 300 Gallons

Total REU		70.65
GPD		21169.5
Duration (Hr)		8
GPM		44

KEYED NOTES - PLUMBING - DOMESTIC

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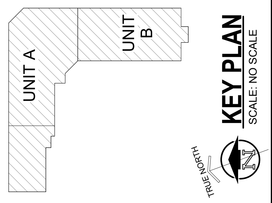
THE B ON BURDICK



SHEET TITLE
FIRST FLOOR PLUMBING PLAN

OWNER
BOGAN DEVELOPMENT

PROJECT TITLE
THE B ON BURDICK

802 SOUTH BURDICK
STREET
KALAMAZOO, MI

DATE
NOVEMBER 20, 2025

SHEET NUMBER
P 101
25-152.00

ISSUED FOR
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DATE

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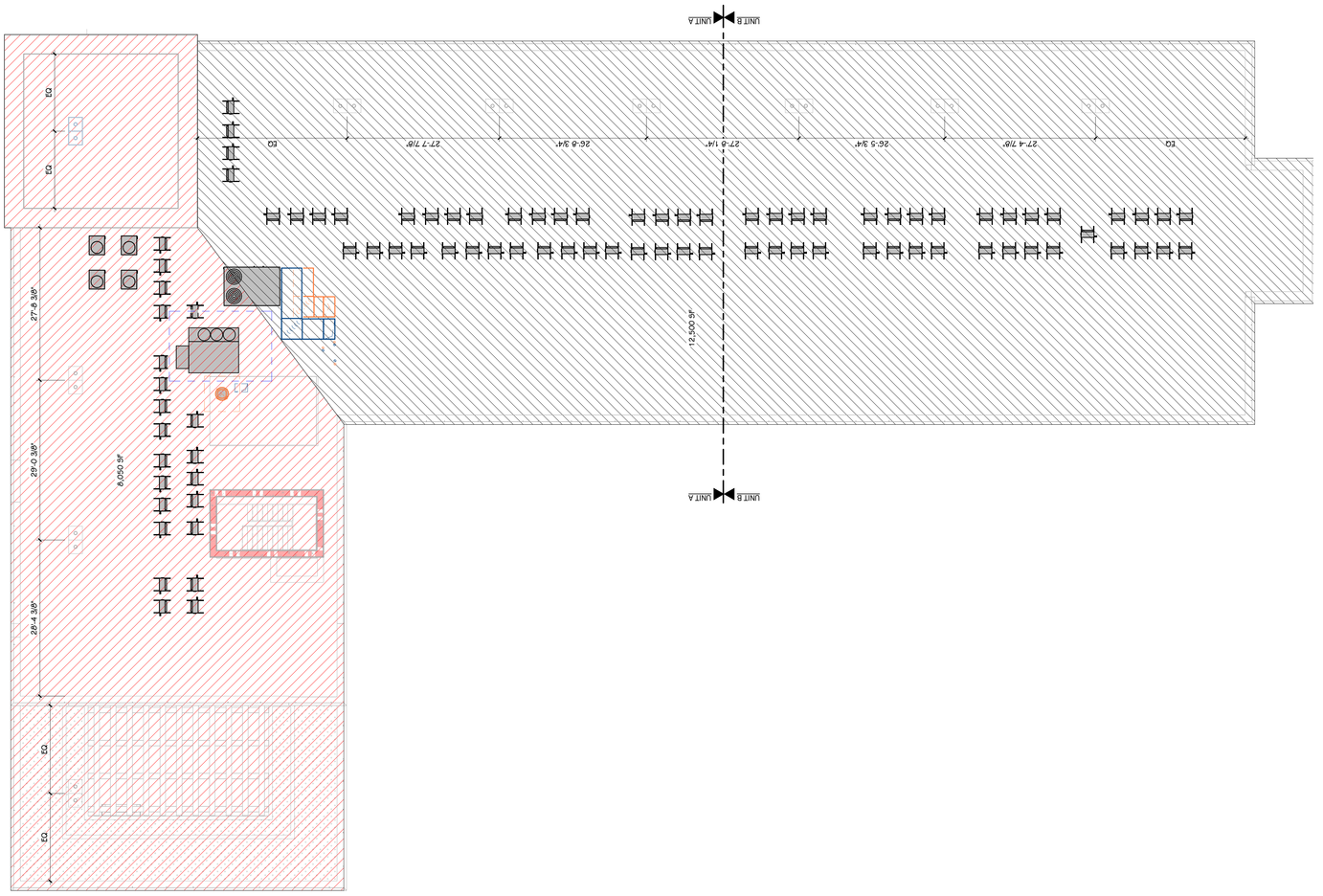

ROOF PLUMBING PLAN
3/32" = 1'-0"

KEYED NOTES - PLUMBING - DOMESTIC

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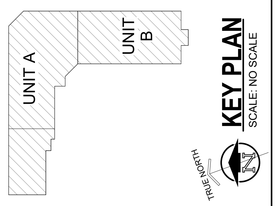
THE B ON BURDICK



KEY PLAN
SCALE: NO SCALE

SHEET TITLE
ROOF PLUMBING PLAN

SHEET NUMBER
P 106

DATE
NOVEMBER 20, 2025

25-152.00

802 SOUTH BURDICK
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SHEET TITLE
ELECTRICAL SITE PLAN

OWNER
BOGAN DEVELOPMENT

PROJECT TITLE
THE B ON BURDICK

801 N PITCHER ST
KALAMAZOO, MI

DATE
NOVEMBER 20, 2025

SHEET NUMBER
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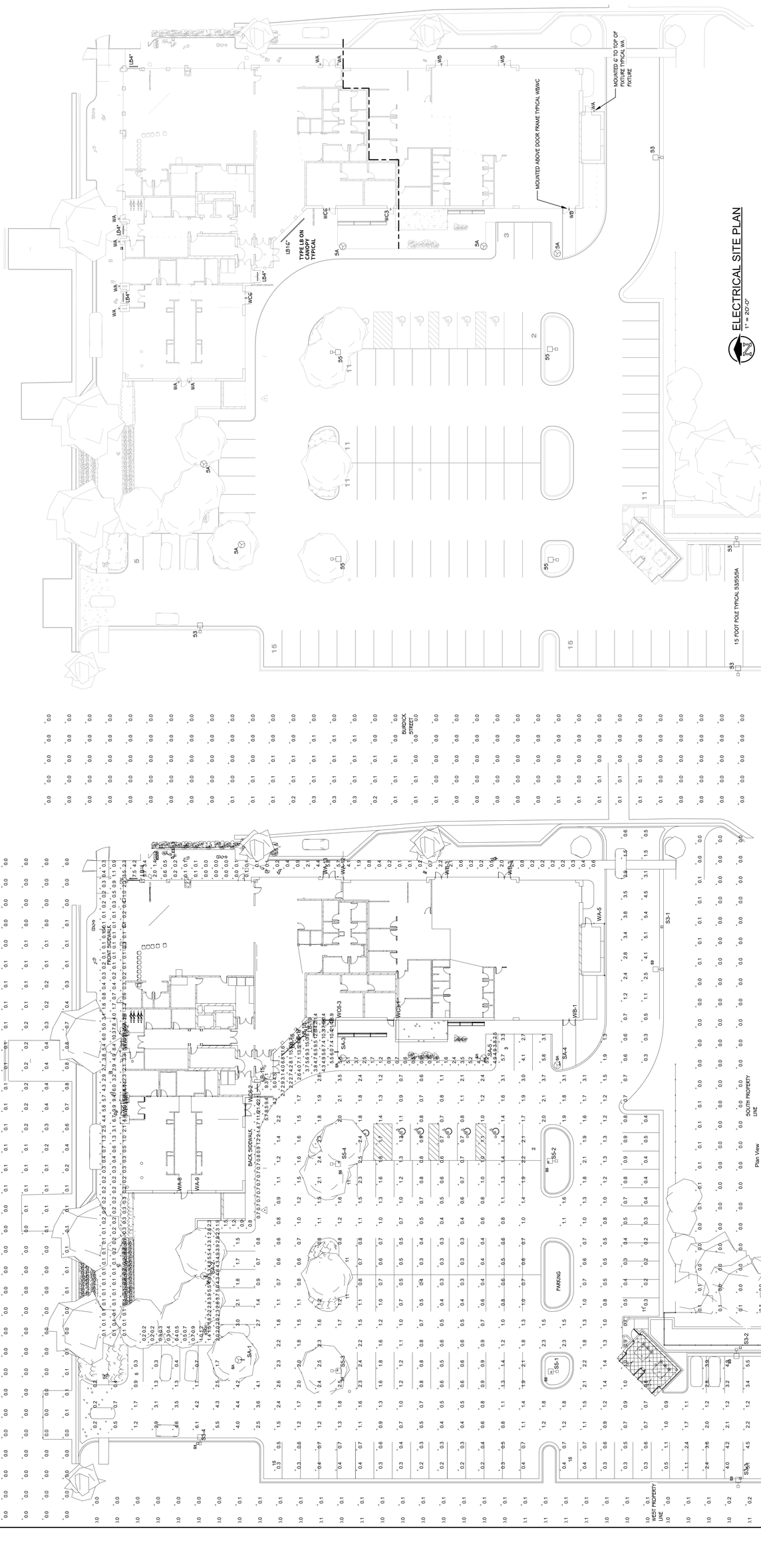
SITE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	WATTS	MANUFACTURER	NOTES
LB	RECESSED LINEAR	RECESSED	18 VA	PINELITE HP4-WET-B-40K	1, 2
LB	RECESSED LINEAR	RECESSED	74 VA	PINELITE HP4-WET-B-40K	1, 2
S3	TYPE 3 LED AREA LIGHT	15' SQUARE POLE	73 VA	LITHONIA: RSX1 LED P2 40K R3 HS	1, 2
S5	TYPE 5 LED AREA LIGHT	15' SQUARE POLE	73 VA	LITHONIA: RSX1 LED P2 40K R5	1, 2
SA	DECORATIVE PEDESTRIAN AREA LIGHT	15' POLE	40 VA	BEGA 84126	1, 2
WA	DECORATIVE WALL SCONCE	WALL	32 VA	BROWNBEE 71115-SK-COLOR-HS2-40K	1, 2
WB	DECORATIVE RECESSED LIGHT	WALL	10 VA	SUPERIOR WL	1, 2
WC3	WALL LIGHT	WALL	15 VA	LUMINAIRE AEL-3C-MW10-20RV-15-35K-MVOLT-DP-COLOR-PC	1, 2
WC6	WALL LIGHT	WALL	30 VA	LUMINAIRE AEL-72-MW10-20RV-30-35K-MVOLT-DP-COLOR-PC	1, 2

1. ALL LED FIXTURES TO HAVE WARRANTY TO MEET OR EXCEED WARRANTY INCLUDED IN BASIS OF DESIGN. FIXTURES LISTED AS EQUALS SHALL MEET DELIVERED LUMENS, CRI, EFFICACY AND OPTIONS OF THAT SPECIFIED. REFER TO SPECIFICATIONS 265100 AND 265600 FOR ADDITIONAL REQUIREMENTS.
2. THE MOUNTING DESCRIPTION IS GENERAL. REFER TO SHOP DRAWINGS AND MANUFACTURERS INSTALLATION INSTRUCTIONS FOR SPECIFIC MOUNTING DETAILS.
3. REFER TO BUILDING ELEVATIONS FOR FIXTURE PLACEMENT, CENTER OVER DOORS, ALIGN SIMILAR FIXTURES.

ELECTRICAL SITE PLAN
1" = 20'-0"



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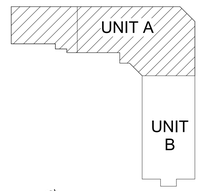
E 204A - FOURTH FLOOR LIGHTING PLAN - UNIT A
1/8" = 1'-0"

KEYED NOTES - ELECTRICAL - LIGHTING

THE B ON BURDICK



KEY PLAN
SCALE: NO SCALE

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PROJECT TITLE
THE B ON BURDICK

OWNER
BOGAN DEVELOPMENT

801 N PITCHER ST
KALAMAZOO, MI

SHEET TITLE
FOURTH FLOOR LIGHTING PLAN - UNIT A

DATE
NOVEMBER 20, 2025

SHEET NUMBER
E 204A
25-152.00

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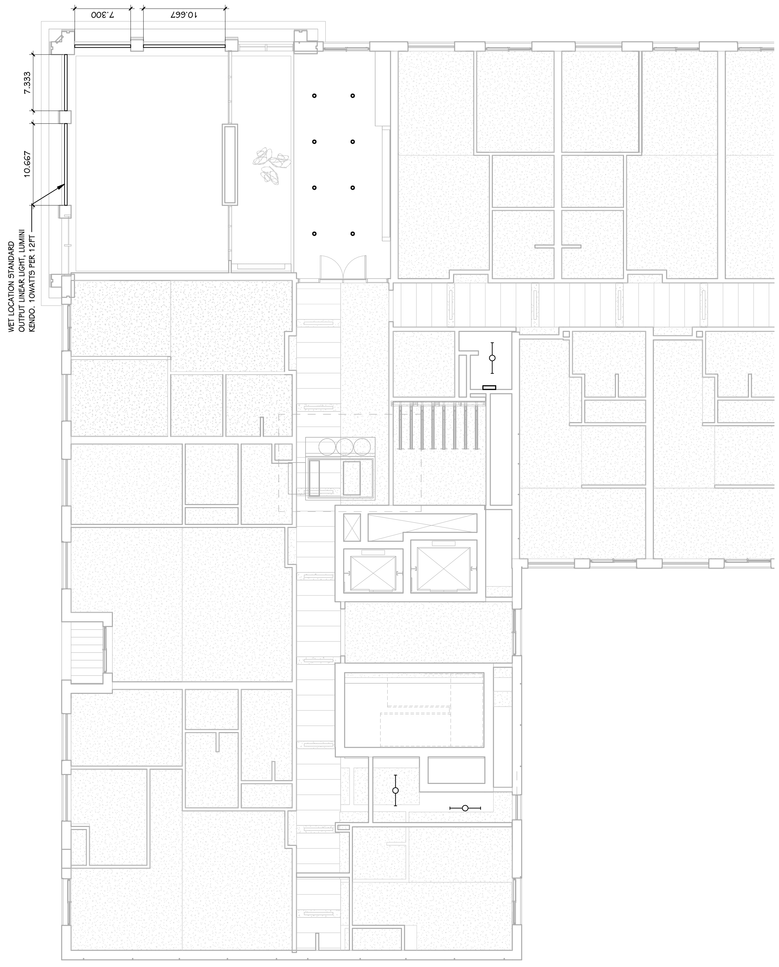

E.205A - FIFTH FLOOR LIGHTING PLAN - UNIT A
1/8" = 1'-0"

KEYED NOTES - ELECTRICAL - LIGHTING

THE B ON BURDICK

UNIT A
UNIT B
TRUE NORTH
KEY PLAN
SCALE: NO SCALE

SHEET TITLE
FIFTH FLOOR LIGHTING PLAN - UNIT A

OWNER
BOGAN DEVELOPMENT

PROJECT TITLE
THE B ON BURDICK

801 N PITCHER ST
KALAMAZOO, MI

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E 205A

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