

**SITE NOTES:**

- CONSTRUCTION TO BE IN COMPLIANCE WITH REQUIREMENTS OF STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF WORK.
- VERIFY ALL EXISTING SITE CONDITIONS AND FIELD VERIFY ALL DIMENSIONS.
- ANY DISCREPANCIES BETWEEN FIELD SITE CONDITIONS AND PLANS SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
- ALL CONSTRUCTION DETAILS ILLUSTRATED ON DETAIL SHEETS SHALL BE APPLIED TO PROPOSED WORK SCOPE, AS APPLICABLE.
- BUILDING SITE ADDRESSES SHALL BE IDENTIFIED, PLAINLY LEGIBLE AND VISIBLE FROM ADJACENT ROAD FRONTS: SITE ADDRESS TO BE IDENTIFIED AS FOLLOWS:
  - ADDRESS NUMBERS AND STREET NAME SHALL CONTRAST WITH THEIR BACKGROUND.
  - PROPERTIES FRONTING MORE THAN ONE STREET SHALL IDENTIFY THE ADDRESS(ES) BY BOTH NUMBER AND STREET NAME ON EACH SIDE OF FRONTAGE.
  - COMMERCIAL STRUCTURES SHALL HAVE ADDRESS NUMBERS AT LEAST 12" TO 24" HT.
  - ADDRESS LETTERS INDICATING STREET NAMES SHALL BE 6" TO 24" HT. TO BE APPROVED.
  - THE AHJ RESERVES THE RIGHT TO IMPLEMENT FIELD ADJUSTMENTS AS NEEDED.
- SCOPE OF WORK SHALL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING CONCRETE CURB & GUTTER AND BITUMINOUS PAVEMENT IN RIGHT OF WAY AS REQUIRED TO FACILITATE PROPOSED UTILITY CONNECTIONS.
- ALL DISTURBED LAWN AREAS SHALL BE EQUIPPED WITH TOPSOIL, SEED & MULCH. SEED MIX SHALL MATCH EXISTING LAWN TURF.
- CONTRACTOR SHALL PROVIDE AS-BUILT DOCUMENTATION OF ALL WORK TO PROJECT MANAGER UPON PROJECT COMPLETION.
- CONTRACTOR SHALL FURNISH AND INSTALL 3200 SERIES KNOX BOX(ES), MOUNTED UNOBSTRUCTED AND VISIBLE 5 FT ABOVE FINISH GRADE NEAR MAIN ACCESS DOORS ON EACH SIDE OF BUILDING. DEVICES MAY ONLY BE PURCHASED AT WWW.KNOXBOX.COM
- FURNISH & INSTALL KNOX ELEVATOR KEY BOX ADJACENT TO ALL ELEVATORS IN ACCORDANCE WITH FIRE MARSHAL REQUIREMENTS.
- BUILDING FIRE DEPARTMENT CONNECTION (FDC) SHALL SATISFY ALL CITY PUBLIC SAFETY REQUIREMENTS:
  - FDC SHALL BE IDENTIFIED BY A FIRE DEPARTMENT APPROVED SIGN, MOUNTED STREET FACING SIDE OF BUILDING.
  - FDC SHALL HAVE KNOX 5" LOCKING STORZ FDC PLUGS MODEL 5002.
  - INSTALL FDC SIGN, BUILDING MOUNTED, 10 FT ABOVE GRADE & A SECOND SIGN MOUNTED ABOVE OBSTRUCTIONS.
  - FDC SIGN SHALL ILLUSTRATE FDC LETTERS AT 6" MIN HT. IN ARABIC OR HELVETIC STYLE FONT. SIGN SHALL BE REFLECTIVE WITH WHITE LETTERS & RED BACKGROUND.
  - FDC SHALL HAVE EXTERIOR RATED HORN AND STROBE DEVICE ABOVE THE FDC AT A MINIMUM OF 10' ABOVE GRADE. DEVICE SHALL BE IN CLEAR VIEW TO APPROACHING FIRE APPARATUS. HORN AND STROBE SHALL REMAIN ACTIVE UNTIL MANUALLY RESET.
  - FDC SIGNS & LOCATIONS ARE SUBJECT TO FIRE MARSHAL APPROVAL.
  - FDC SHALL BE FULLY VISIBLE & RECOGNIZABLE FROM THE STREET.
  - FDC SHALL BE LOCATED IN A LOCATION APPROVED BY FIRE MARSHAL'S OFFICE.
- ALL EXTERIOR DOORS FOR EQUIPMENT ROOMS SHALL BE LABELED ACCORDINGLY.
- SITE WORK CONTRACTOR SHALL OBTAIN ROW PERMIT FROM CITY OF KALAMAZOO. COORDINATE PERMIT REQS WITH CITY OF KALAMAZOO ENGINEERING DIVISION AT (269) 337-8533 OR ROWPERMIT@KALAMAZOOCITY.ORG. NO DEMOLITION WITHIN RIGHT OF WAY CAN BEGIN UNTIL PERMIT IS APPROVED BY CITY.
- ALL SNOW MELT CONCRETE MUST BE BROOM FINISHED AND STAMPED TO INDICATE SNOW MELT SYSTEM IS IN USE.
- SIGNAGE FOR SNOW MELT SYSTEM MUST BE INSTALLED NEAR APPLICABLE BUILDING ENTRANCES AND SYSTEM CONTROL PANELS TO IDENTIFY SNOW MELT SYSTEM EQUIPMENT LOCATIONS.

**KEYED SITE NOTES:**

- 5'-0" HT DECORATIVE ALUMINUM FENCE PER DETAIL 4 SHEET C6.2
- VEHICULAR SLIDE GATE: 5 FT HT. ALUM. CANTILEVER VEHICULAR GATES, (2) 12 FT WIDE GATES. BOTH GATES SHALL OPEN FULLY AND ALLOW CLEAR 24 FT WIDE FIRE ACCESS LANE. GATES SHALL BE ABLE TO BE OVERRIDDEN USING KNOX GATE CONTROLLER MODEL 3501.
- PEDESTRIAN GATE: 5 FT HT. ALUM. SWING GATE WITH EMERGENCY EGRESS PUSH EXIT.
- 6 FT METAL SCREENING AT DUMPSTER ENCLOSURE TO MATCH ARCHITECTURAL SIDING
- NEW BITUMINOUS @ EXISTING, SEE DETAIL 2, SHEET C6.0
- BITUMINOUS PAVEMENT, SEE DETAIL 3, SHEET C6.0
- CONCRETE CURB & GUTTER, SEE DETAIL 5, SHEET C6.0
- GRAVEL MULCH, SEE LANDSCAPE PLANS
- BOLLARD, SEE DETAIL 7, SHEET C6.0
- SIGN POST, SEE DETAIL 8, SHEET C6.0
- CONCRETE WHEEL STOP, SEE DETAIL 6, SHEET C6.0
- SIDEWALK AT DRIVEWAY OPENING, SEE DETAIL 10, SHEET C6.0
- DRIVEWAY OPENING, SEE DETAIL 11, SHEET 6.0
- SURFACE MOUNT BICYCLE HOOP, (6) SPACES
- PATCH PAVEMENT TO MATCH EXISTING, SEE DETAIL 9, SHEET C6.0
- STREETSCAPE PLANTING BOX. SEE LANDSCAPE PLANS

**FIRE MARSHAL FENCE REQUIREMENT:**

SECURITY GATES RESTRICTING ACCESS SHALL BE APPROVED PURSUANT TO CODE. APPROVED FENCES, GATES, OR OTHER BARRIERS SHALL BE ACCESSED THROUGH KNOX PADLOCKS OR ACCESS SWITCHES.

SIGN SCHEDULE							
MARK	S-1	S-2	S-3	S-4	S-5	S-6	S-7
SIGN VISUAL							
DIMENSION	12x18"	12x18"	12x18"	30x30"	CoK STD.'S	12x18"	12x18"
QUANTITY	4	1	1	1	1	1	1

**NOTE:**  
DUMPSTER ENCLOSURE SUBJECT TO CHANGE DEPENDING ON OWNER FINAL SELECTION OF PREFERRED SERVICE PROVIDER.  
CONFIRM ENCLOSURE MEETS REQUIREMENTS OF SERVICE PROVIDER

**APPROVED**  
Site Plan Review - Revision #4  
Approved: 01/14/2026  
City of Kalamazoo  
E Szymanski

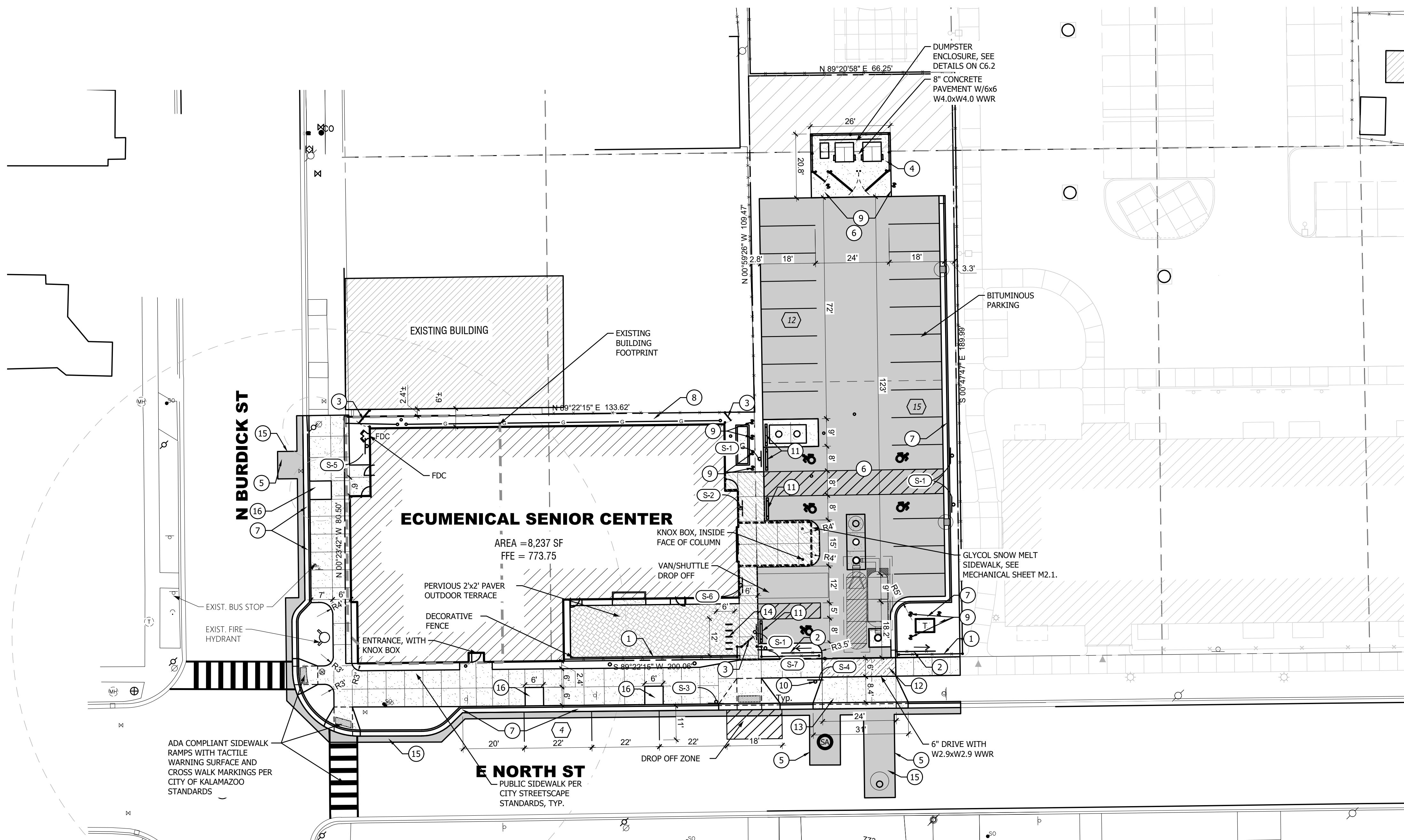
FORM BASED ZONING CODE REQUIREMENTS		
ZONING	LIVE-WORK 1	
TYPE	CIVIC	
REQUIREMENT	EXISTING	ACTUAL PROPOSED
MULTIPLE PRINCIPAL BUILDINGS	YES	NO
FRONT LINE COVERAGE	N/A	N/A
OCCUPATION OF CORNER	YES	YES
FRONT BUILD-TO-LINE	0 - 25 FT	0 - 25 FT
CORNER BUILD-TO-ZONE	0 - 15 FT	0 - 15 FT
IMPERVIOUS SURFACE MAX.	70%	80.0 % (VARIANCE REQUEST)
SEMI-IMPERVIOUS SURFACE	10%	3.6 %
PARKING LOCATION	REAR, SIDE YARDS	83.6% (VARIANCE REQUEST)
LOADING & SERVICE LOCATION	REAR, SIDE CORNER, SIDE FACADE	SIDE FACADE
VEHICLE ENTRANCE BAY	N/A	SIDE FACADE
DRIVEWAY LOCATION	ALLEY, 1 CORNER, 1 FRONT IF INTERIOR	FRONT
BUILDING HEIGHT		
MAX. BUILDING HEIGHT	3 STORIES	2 STORIES
MIN. BUILDING HEIGHT	1 STORY	NA
GROUND FLOOR HEIGHT	15 - 30 FT	15 FT
UPPER FLOOR HEIGHT	9 - 14 FT	14 ft
TRANSPARENCY		
MINIMUM	15% PER STREET FACADE	
BLANK WALL LIMITATIONS	NO	
ENTRANCE		
LOCATION	FRONT FACADE, BUILDING CORNER	BUILDING CORNER
ENTRANCE TREATMENT	STOOP	STOOP
ENTRANCES ON STREET SIDE	1 PER 60 FT BUILDING LENGTH	1 PER 60 FT BUILDING LENGTH
OTHER FACADE ENTRANCES:	YES	YES

**SITE DATA:**

ZONING: LIVE-WORK 1 - CIVIC  
 PARCEL NO.: 06-15-187-010  
 DEVELOPMENT AREAS:  
 PARCEL: 0.53 ACRES /23,315 SF  
 EXISTING IMPERVIOUS: (89.0%) 20,741 SF  
 PROPOSED IMPERVIOUS:  
 IMPERVIOUS (ZBA APPROVED 80%): (77.86%) 18,154 SF  
 PAVERS: (3.49%) 813 SF  
 TOTAL IMPERVIOUS: (81.3%) 19,451 SF  
 TOTAL GREENSPACE: (18.7%) 3,865 SF  
 MAX. REQUIRED OFF-STREET PARKING:  
 ASSEMBLY (THEATER):  
 1 PER 3 PERSONS @ MAX.OCCUPANCY  
 9,600 SF/15 SF = 640 PERSONS/3 = 213 SPACES  
 OFFICE:  
 1 PER 300 SF OFFICE SPACE  
 4,000 SF/300 SF = 14 SPACES  
 MAXIMUM PARKING SPACES = 227 SPACES  
 PROVIDED PARKING:  
 OFF-STREET PARKING SPACES = 27 SPACES  
 (5 ADA SPACES)  
 ON-STREET PARKING SPACES = 4 SPACES  
 TOTAL AVAILABLE PARKING SPACES = 31 SPACES  
 OWNER PROVIDED SHUTTLE SERVICE = 14 PERSONS  
 MIN. REQUIRED BICYCLE PARKING:  
 ASSEMBLY (THEATER):  
 1 PER 50 PERSONS @ MAX. OCCUPANCY  
 9,600 SF/15 SF = 640 PERSONS/50 = 14 SPACES  
 OFFICE:  
 1 PER 7 EMPLOYEES  
 13 EMPLOYEES/7 = 2 SPACES  
 TOTAL REQUIRED BICYCLE PARKING = 16 SPACES  
 PROVIDED BICYCLE PARKING (ZBA) = 6 SPACES

**LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY (ROW)
- PROPOSED FENCE
- NEW CONCRETE
- 6" CONCRETE AT DRIVEWAY CROSSING
- SNOWMELT SYSTEM LIMITS
- NEW BITUMINOUS
- POWER POLE
- PROPOSED PIER-MOUNTED LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- PROPOSED CATCH BASIN/MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING HANDHOLE
- EXISTING SIGN
- PROPOSED SIGN
- ADA PARKING STALL



NO.	REVISION DESCRIPTION	DATE
2	SITE PLAN, REV 2	2025.12.04
1	SITE PLAN, REV 1	2025.11.03

**ABONMARCHÉ BYCE**  
 Valparaiso, Indiana  
 Kalamazoo, Michigan  
 Grand Haven, Michigan  
 Fort Wayne, Indiana  
 Lafayette, Louisiana  
 300 S. Kalamazoo Mall  
 Kalamazoo, MI 49007  
 T: 269.381.6170  
 abonmarche.com

**PROJECT:**  
**New Facility for:**  
**Ecumenical Senior Center**  
 702 N. Burdick St., KALAMAZOO, MI 49007

**SITE PLAN**

**FOR CONSTRUCTION DOCUMENTS**

**SHEET TITLE:**

**MODELED BY:**

**DESIGNED BY:**

**PM REVIEW:**

**QA/QC REVIEW:**

**DATE:** 2025.10.13

**SEAL:**

**SIGNATURE:**

**DATE:**

**HARD COPY IS INTENDED TO BE 24" x 36" WHEN PLOTTED (SCALE) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES**

**SCALE:** AS NOTED

**JOB #** 21100109

**SHEET NO.** C2.0

C:\Users\mhaman\AppData\Local\Temp\AutoPlot\2354421100109\_C\_SA\_Ecumenical Senior Center.dwg last saved: 12/04/2025  
 Plotted Thu, 12/4/2025 at 12:38pm by mhaman