

GENERAL NOTES

THE CONVERSION OF THE EXISTING HOTEL TO TRANSITIONAL HOUSING. GUEST ROOMS WILL BECOME INDIVIDUAL APARTMENTS. COMMON AREAS INCLUDE CONFERENCE ROOMS, THE LOBBY SPACE, A DINING ROOM WITH A SATELLITE WARMING KITCHEN. THE EXISTING POOL ROOM WILL HAVE THE POOL REMOVED AND NEW FLOORING FOR AN INDOOR PLAY AREA. THE SOUTH YARD WILL BE ENCLOSED WITH NEW FENCING, EGRESS GATES, AND NEW LIGHTING FOR ACTIVITIES. THE ADJACENT BUS STOP IS PROPOSED TO MOVED CLOSER TO THE PROJECT SITE. FIRE SUPPRESSION, NEW BUILDING SIGNAGE, AND LANDSCAPING TO BE PROVIDED.

BUILDING CODE INFORMATION

BUILDING CODE	2015 MICHIGAN BUILDING CODE
ENERGY CODE	2015 MICHIGAN ENERGY CODE (ASHRAE 90.1-2013)
PLUMBING CODE	2015 MICHIGAN PLUMBING CODE
MECHANICAL CODE	2021 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRIC CODE (NEC)
ACCESSIBILITY	ICC A117.1-2009

Renovation For

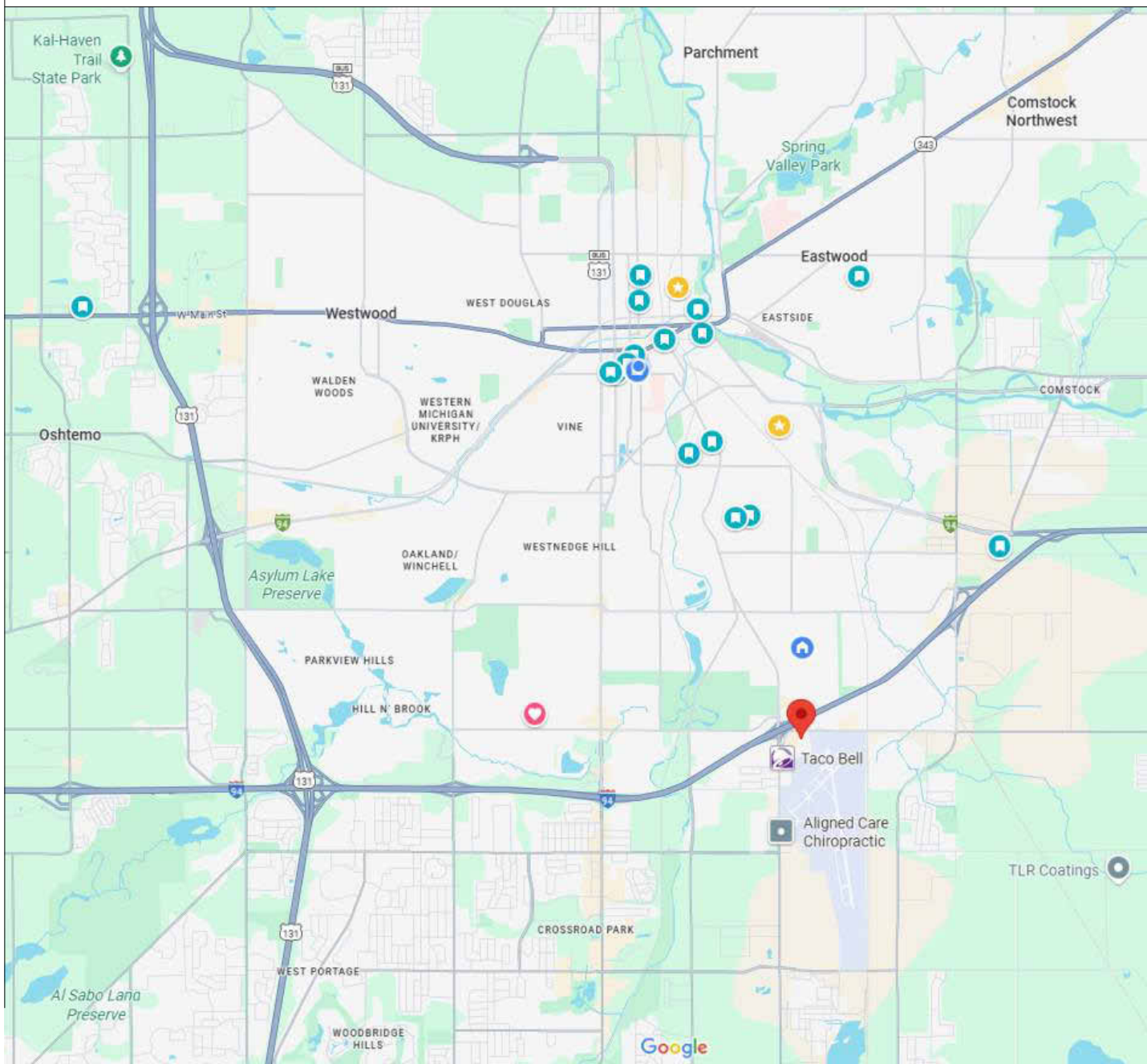
Kalamazoo County TRANSITIONAL HOUSING

KALAMAZOO, MICHIGAN

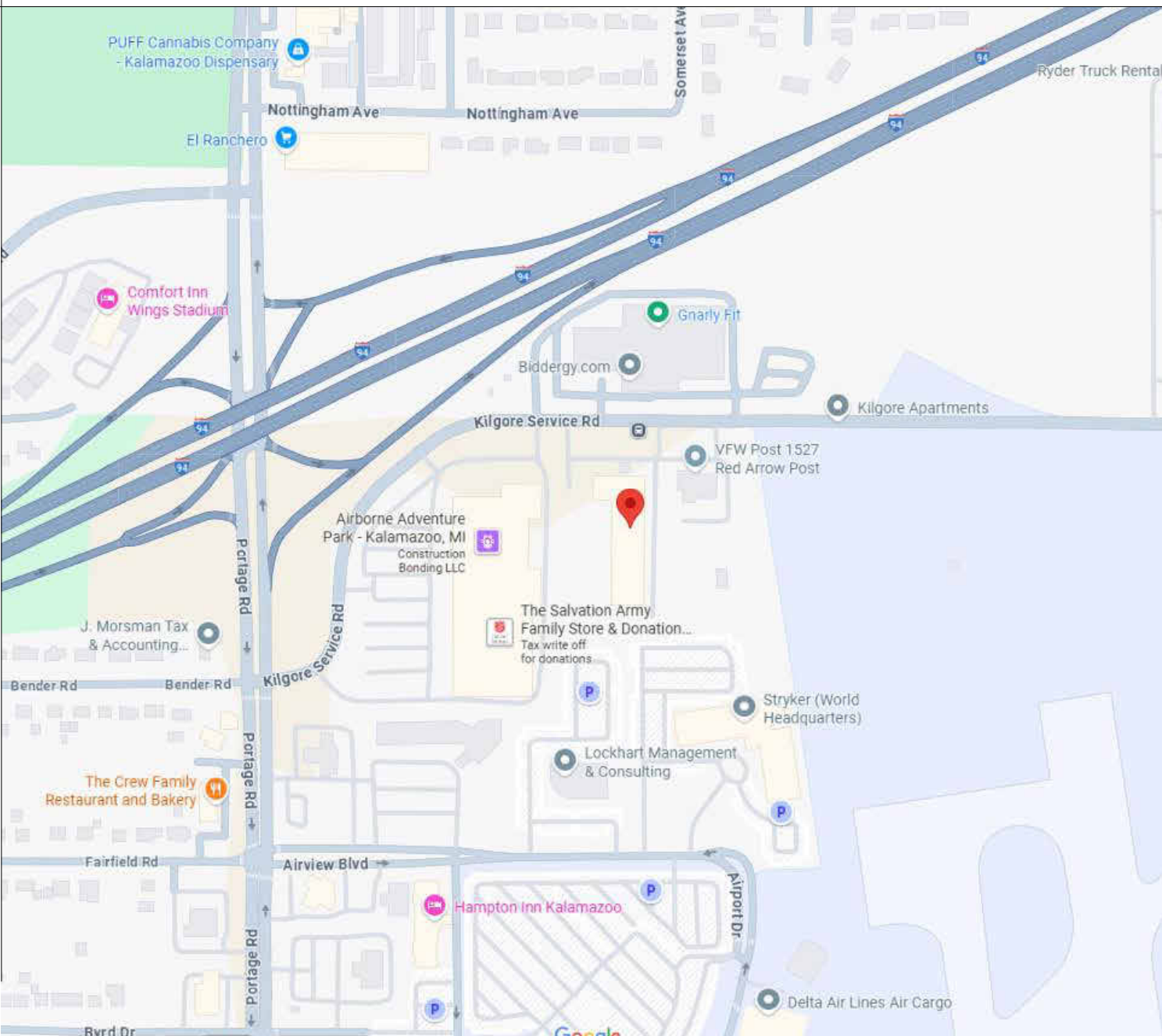
PERSPECTIVE VIEW

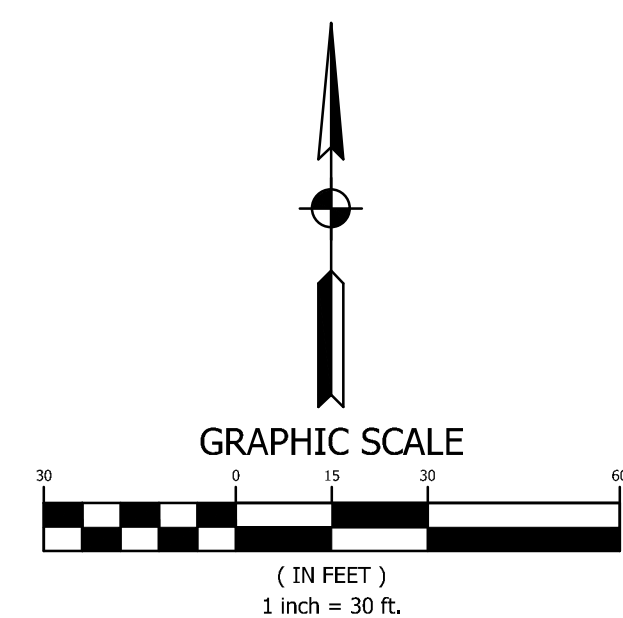
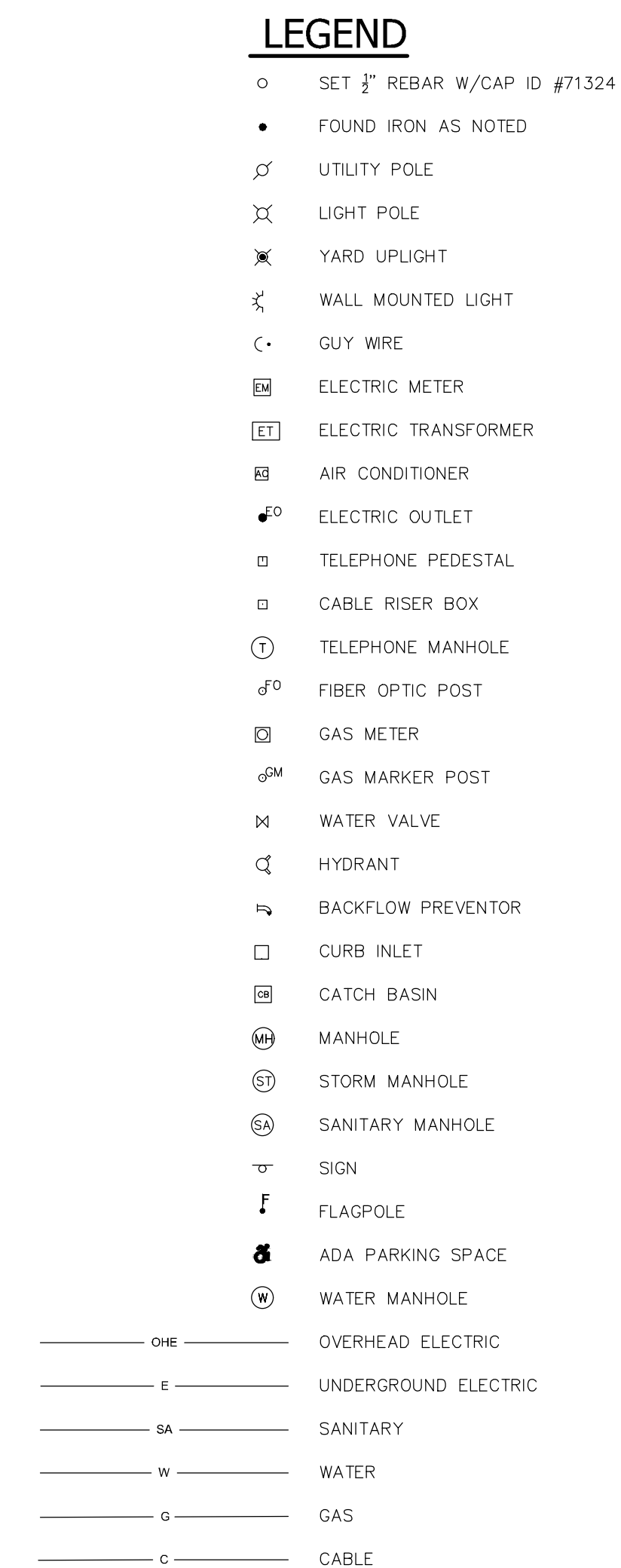


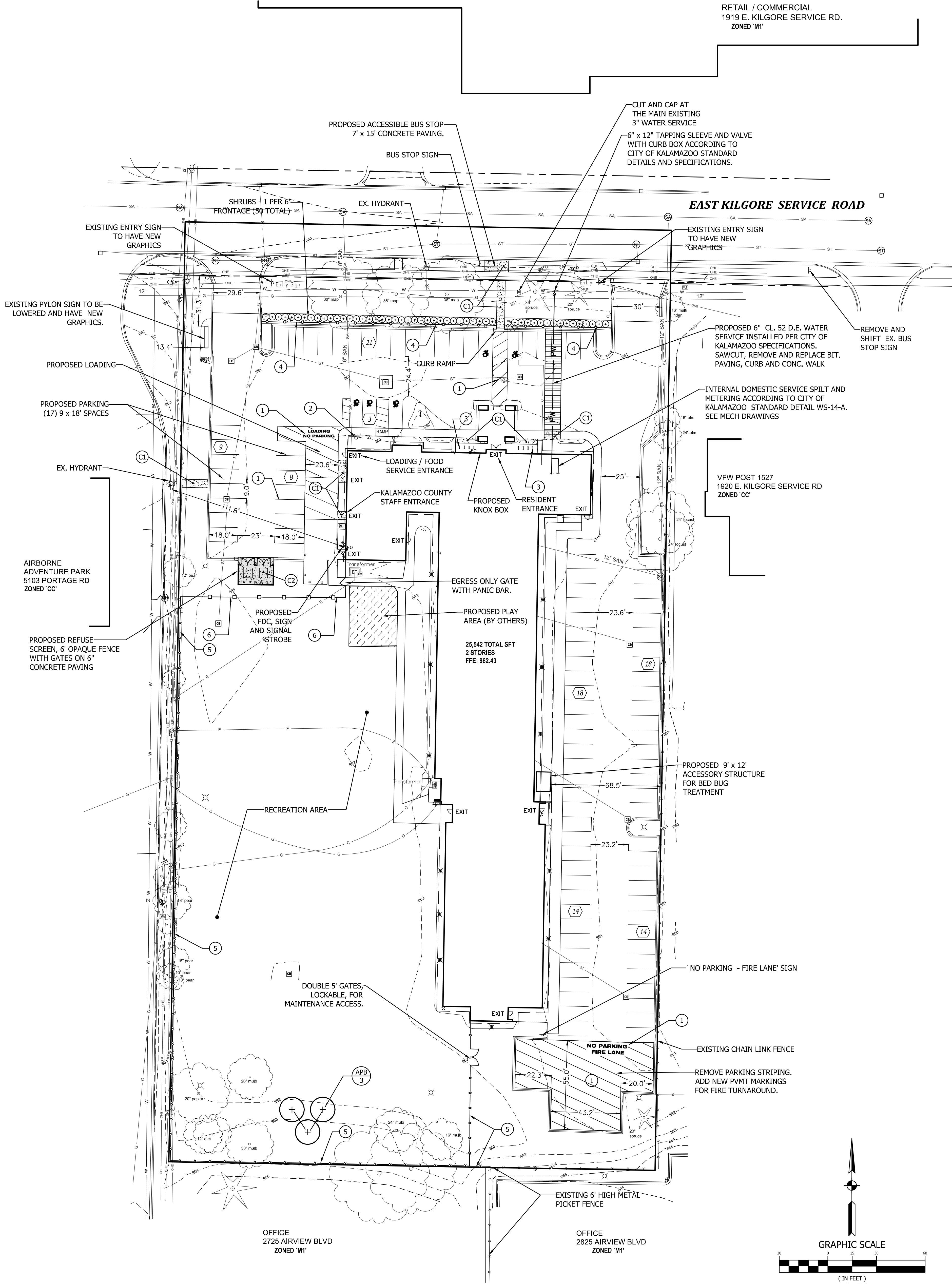
VICINITY MAP



LOCATION MAP







SITE NOTES

- 1. CURRENT ZONING: "CC" COMMUNITY COMMERCIAL
- 2. EXISTING USE: HOTEL (USE GROUP R - 1)
- 3. PROPOSED USE: TRANSITIONAL RESIDENCE (USE GROUP R-2) PLUS COMMERCIAL (OFFICE)
OFFICE SPACE TO BE USED BY KALAMAZOO COUNTY HOUSING DEPARTMENT STAFF.
- 4. BUILDING IS SERVICED BY EXISTING MUNICIPAL SANITARY AND NEW MUNICIPAL WATER SERVICE. PROPOSED WATER MAIN TO MEET CITY OF KALAMAZOO 2021 STANDARD SPECIFICATIONS FOR WATER MAIN INSTALLATION.
- 5. BUILDING FIRE SUPPRESSION IS PROPOSED.
- 6. PARCEL IS LOCATED IN THE 10 YEAR WELL HEAD PROTECTION ZONE.
- 7. NO ADDITIONAL ASPHALT PAVING OR MILLING / REPLACEMENT IS PROPOSED. ASPHALT REMOVAL AND REPLACEMENT IS LIMITED TO WORK FOR WATER SERVICE INSTALLATION.
- 8. NO NEW PAVING SNOWMELT SYSTEM IS PROPOSED.
- 9. SIGNAGE - SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DETAILS.
- 10. OWNER HAS NO KNOWLEDGE OF PRIOR ENVIRONMENTAL CONTAMINATION OR ENVIRONMENTAL REPORTS FOR THE PARCEL.
- 11. ACCORDING TO FEMA FLOODPLAIN MAP 26077C03.10E dated JULY 7, 2024 THE SUBJECT PARCEL IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 12. NO KNOWN WETLANDS ARE LOCATED IN THE SUBJECT PARCEL AND ADJACENT PARCELS ACCORDING TO EGLE WETLAND MAP VIEWER.
- 13. PROPOSED DWELLING UNITS = 78
- 14. PARKING STATISTICS
EXISTING PARKING = (94) 9 x 20' SPACES + (5) ADA SPACES = 99 TOTAL SPACES plus (4) TRUCK SPACES
REQUIRED PARKING = TRANSITIONAL RESIDENCE: (1) SPACE PER EMPLOYEE ON LARGEST SHIFT - NUMBER OF EMPLOYEES = 20 MAXIMUM
OFFICE: 1 SPACE PER 300 SFT - 760 SFT / 300 = 3 SPACES
TOTAL REQUIRED PARKING = 23 SPACES
PROPOSED PARKING = (100) SPACES + (5) EX. ADA SPACES = 105 TOTAL SPACES
- 15. BIKE PARKING
REQUIRED BIKE PARKING: 1 PER 5 DWELLING UNITS
78 DWELLING UNITS / 5 = 16 REQUIRED BIKE PARKING
16 BIKE PARKING PROVIDED
- 16. LANDSCAPE REQUIREMENTS
CHAPTER 50-8.4B TREE CANOPY: 1 TREE PER ACRE = 3.7 ACRES = 3 TREES
CHAPTER 50-8.4C: REQUIRED FRONTAGE LANDSCAPING
SHRUBS: (1) SHRUB PER 6 FT FRONTAGE = 300 / 6 = 50 SHRUBS
TREES: (1) TREE PER 35' FRONTAGE = 300 / 35 = 9 TREES
CREDIT FOR EXISTING TREES = (3) TREES >= 12" CAL = 9 TREES CREDIT

CONSTRUCTION NOTES

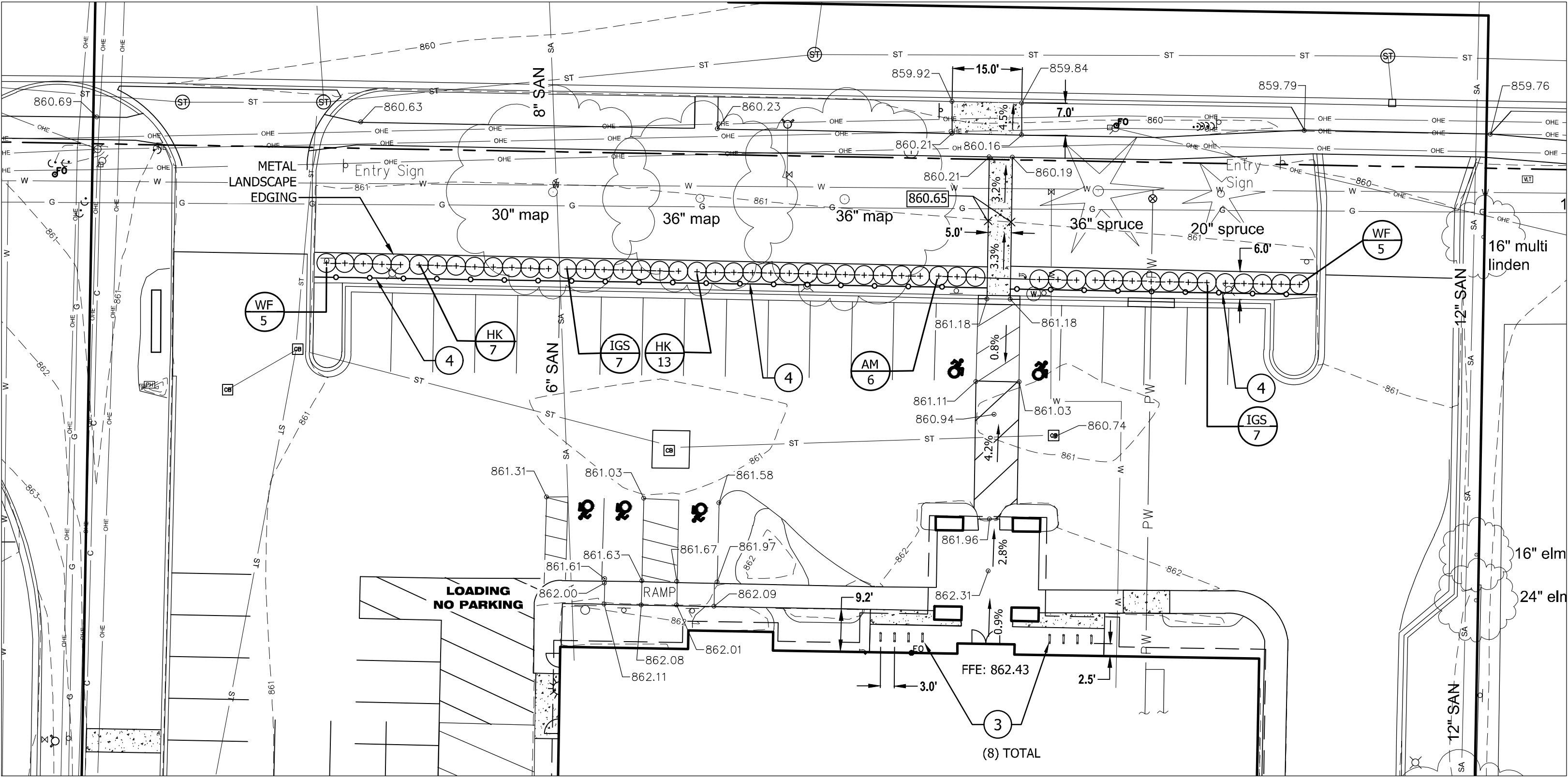
- 1. CONTRACTOR SHALL OBTAIN R.O.W PERMIT FROM THE CITY OF KALAMAZOO AND COMPLY WITH ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS. NO WORK SHALL COMMENCE IN THE ROAD R.O.W PRIOR TO APPROVAL OF R.O.W PERMIT FROM THE CITY OF KALAMAZOO. COORDINATE R.O.W. PERMIT WITH CITY ENGINEERING DIVISION AT 269-337-8533 OR ROWPERMIT@KALAMAZOO.ORG.
- 2. NO STREET OR LANE CLOSURE IN KILGORE SERVICE ROAD IS ANTICIPATED FOR SITE CONSTRUCTION.
- 3. CONTRACTOR SHALL REQUEST EXISTING UTILITY LOCATIONS FROM MICHIGAN 811 PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY RESULTING FROM CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND AS DIRECTED BY THE OWNER.
- 5. CONTRACTOR SHALL PROTECT THE WORK AND SAFETY OF THE PUBLIC IN ROAD R.O.W. AND ON SITE AND SHALL PROVIDE, ERECT AND MAINTAIN BARRICADES, SIGNALS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- 6. IN THE EVENT THAT THE CONTRACTOR DISCOVERS A DISCREPANCY IN THE CONTRACT DOCUMENTS OR A POTENTIAL CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE WORK IN QUESTION.
- 7. CONTRACTOR SHALL PREPARE RECORD DRAWINGS WITH FIELD LOCATIONS AND ELEVATIONS UPON COMPLETION OF THE WORK FOR SUBMITTALS TO THE ENGINEER.
- 8. DEWATERING IS NOT ANTICIPATED FOR PROPOSED CONSTRUCTION.

TABULATED SITE DATA

	AREA ACRES (SQ.FT.)	PERCENTAGE
TOTAL PARCEL (less R.O.W.)	3.76 AC (164,132 SF)	
EXISTING BUILDING	0.59 (25,542 SF)	15.57%
EXISTING PAVING	1.27 (55,497 SFT)	33.81%
CONCRETE	0.19 (8,279 SFT)	
ASPHALT	1.08 (47,218 SFT)	
PROPOSED ACCESSORY BUILDING	0.0024 (108 SF)	0.06%
PROPOSED CONCRETE PAVING	0.015 (655 SF)	0.40%
PROPOSED ASPHALT PAVING	0.00	0.0%
OPEN SPACE / LANDSCAPE AREA	1.84 (82,330 SF)	50.16%
TOTAL	3.76 (164,132 SF)	100%

PROPOSED FEATURES LEGEND

	SAWCUT AND FULL-DEPTH ASPHALT REPLACEMENT FOR UTILITY INSTALLATION
	SIDEWALK CONCRETE, 4 INCH SEE CONSTRUCTION DETAILS
	CONCRETE PAVEMENT, 6 INCH NON-REINFORCED SEE CONSTRUCTION DETAILS
	NUMBER OF 9'X18' PARKING SPACES
	1 LINE, PAINT, or MARKINGS, SOLID, YELLOW, 4 IN.
	2 SIGN AND POST, ADA PARKING, SEE DETAIL
	3 BIKE RACK, (8) TOTAL, SEE CONSTRUCTION DETAILS
	4 36" HIGH DECORATIVE METAL FENCE. SEE DETAIL
	5 6' HIGH VINYL COATED CHAIN LINK FENCE. COLOR BLACK
	6 6' HIGH SOLID OPAQUE METAL FENCE.



PLAN ENLARGEMENT

SCALE: 1" = 20'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
APB	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-7' HT.	cont.	20' O.C.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
AM	Aronia melanocarpa 'UCONNAM165'	Lowscape Mound Chokeberry	18" HT.	cont.	4' O.C.
HK	Hypericum kalmianum 'Despe'	Sunny Boulevard St. John's Wort	18" HT.	cont.	4' O.C.
IGS	Ilex glabra 'ILEXFARROWTRACEY'	Strong Box Inkberry Holly	18" HT.	cont.	4' O.C.
JS	Juniperus squamata 'Blue Star'	Blue Star Juniper	18" Spread	cont.	4' O.C.
WF	Wiegela florida 'SMNWDFDPD'	Very Fine Wine Wiegela	18" HT.	cont.	4' O.C.

THE LANDING
TRANSITIONAL HOUSING
FOR
KALAMAZOO COUNTY HOUSING DEPARTMENT
1912 EAST KILGORE SERVICE ROAD KALAMAZOO, MI

NOT FOR CONSTRUCTION
SITE PLAN

SHEET TITLE: PROJECT: KALAMAZOO COUNTY HOUSING DEPARTMENT 1912 EAST KILGORE SERVICE ROAD KALAMAZOO, MI

DRAWN BY: PHW

DESIGNED BY: PHW

PM REVIEW: GAJ

QA/QC REVIEW:

DATE: 06/27/2025

SEAL:

SIGNATURE:

DATE:

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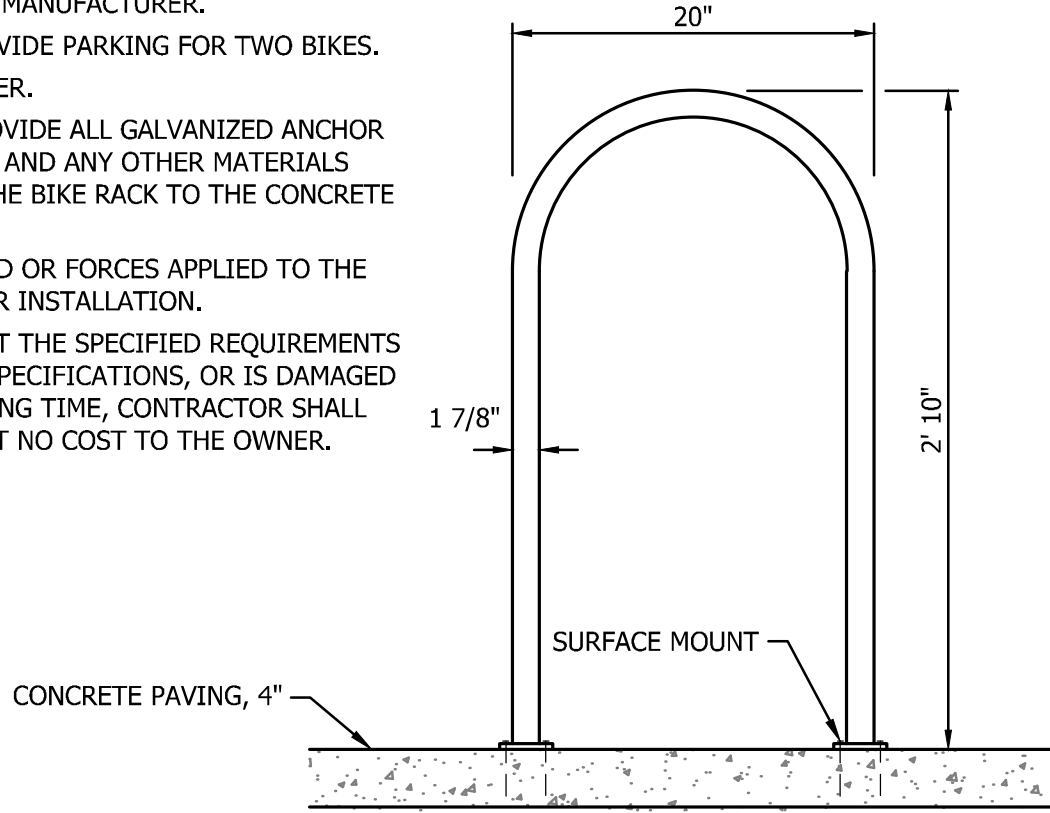
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ACJ JOB # 25-0409

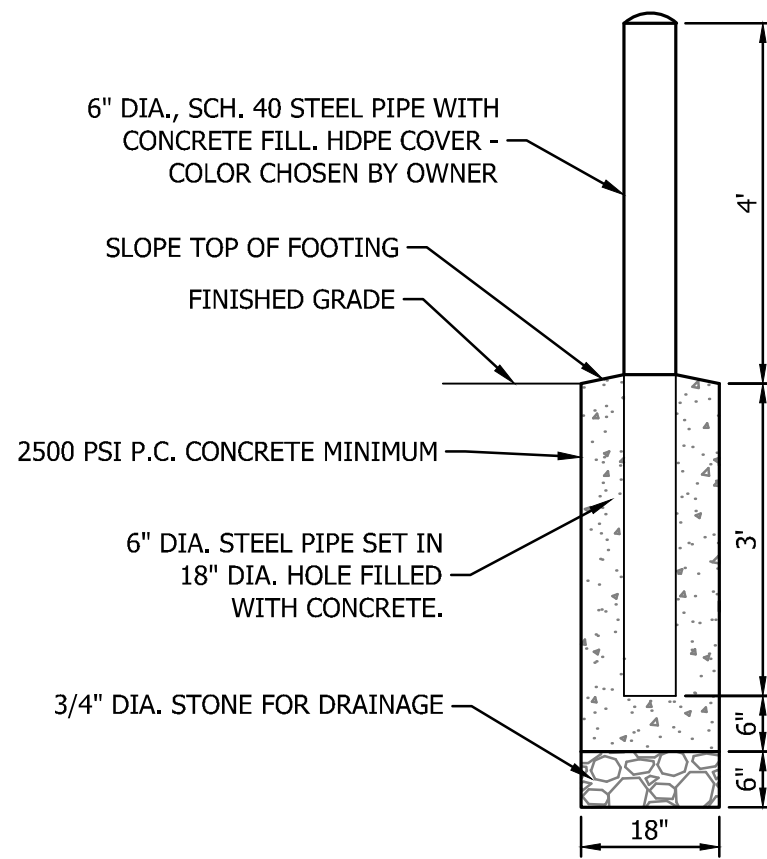
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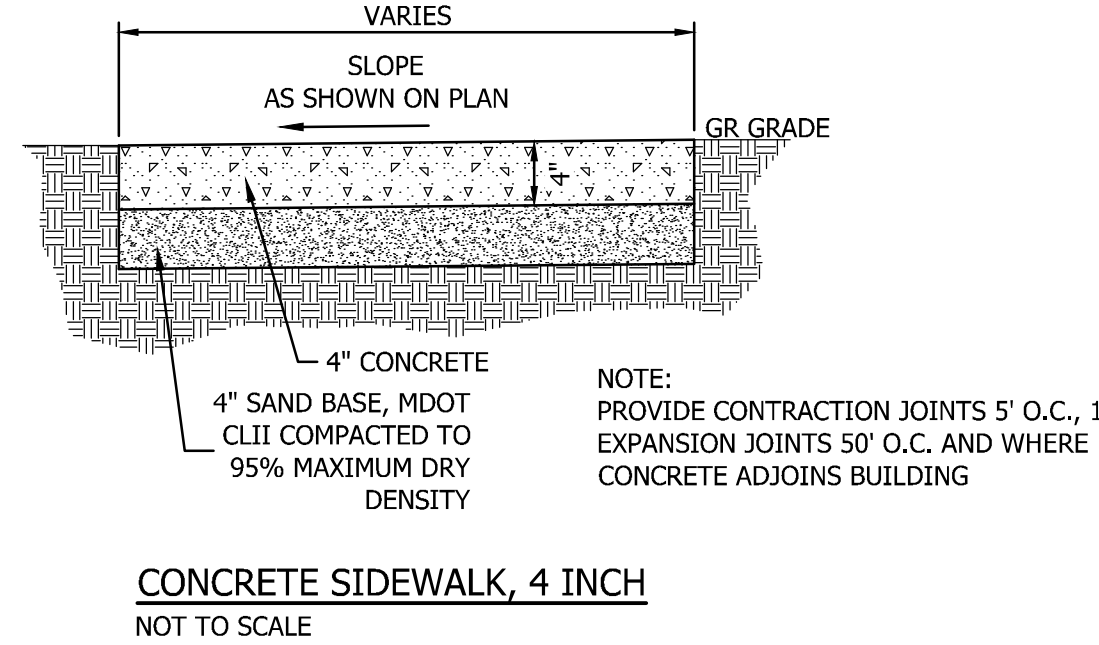
1. RACK SHALL BE INSTALLED IN A VERTICALLY PLUMB POSITION AND SECURED TO THE CONCRETE SLAB IN ACCORDANCE WITH THE MANUFACTURER.
2. EACH BIKE RACK TO PROVIDE PARKING FOR TWO BIKES.
3. COLOR CHOSEN BY OWNER.
4. CONTRACTOR SHALL PROVIDE ALL GALVANIZED ANCHOR BOLTS, WASHERS, NUTS, AND ANY OTHER MATERIALS REQUIRED TO SECURE THE BIKE RACK TO THE CONCRETE SLAB.
5. RACK SHALL NOT BE USED OR FORCES APPLIED TO THE RACK FOR 28 DAYS AFTER INSTALLATION.
6. IF WORK DOES NOT MEET THE SPECIFIED REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS, OR IS DAMAGED DURING CONCRETE CURING TIME, CONTRACTOR SHALL REMOVE AND REPLACE AT NO COST TO THE OWNER.



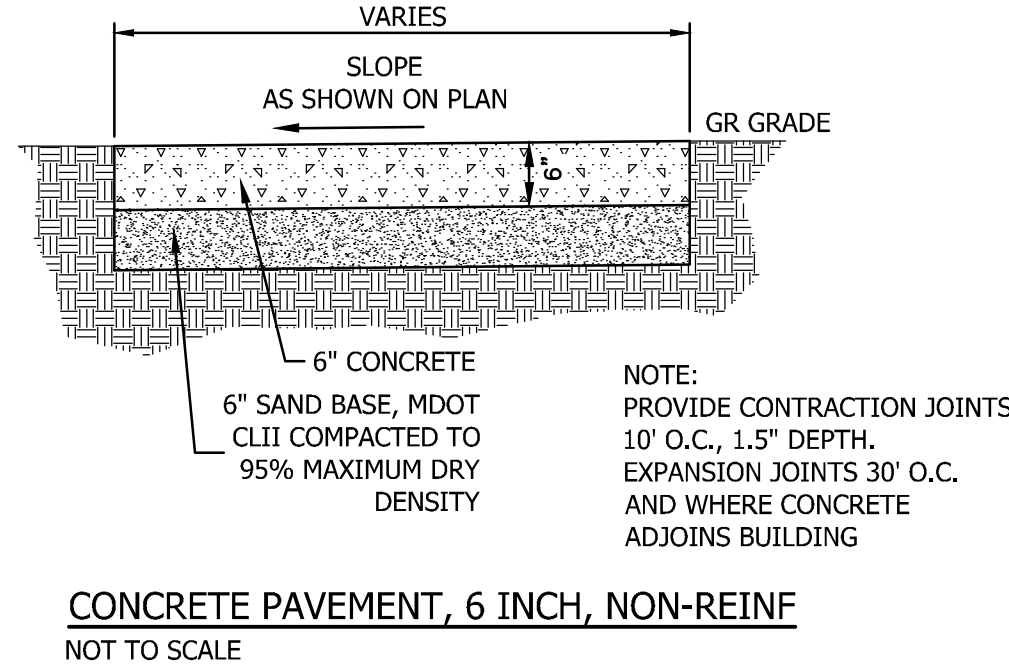
BIKE RACK DETAIL
NOT TO SCALE



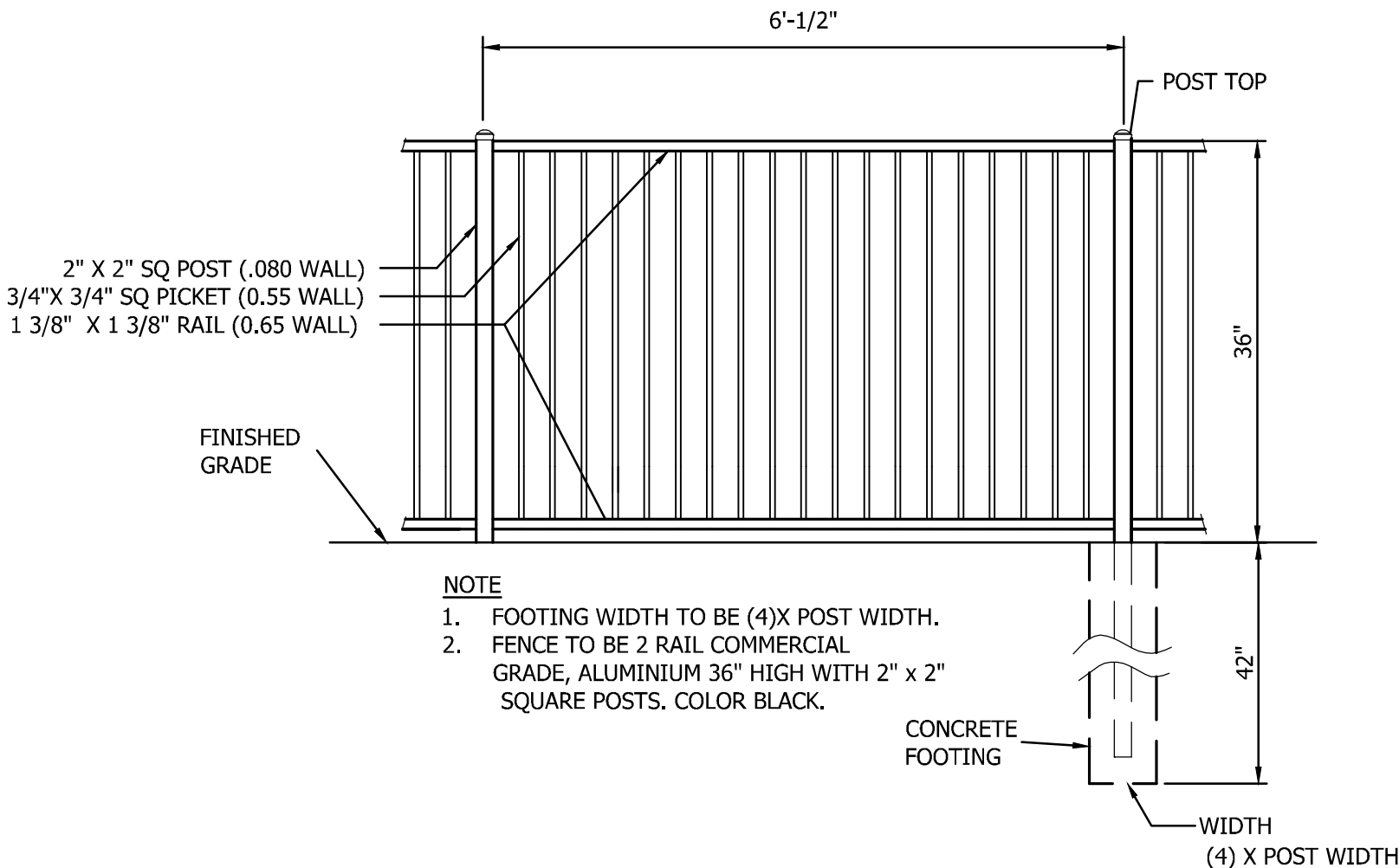
BOLLARD DETAIL
NOT TO SCALE



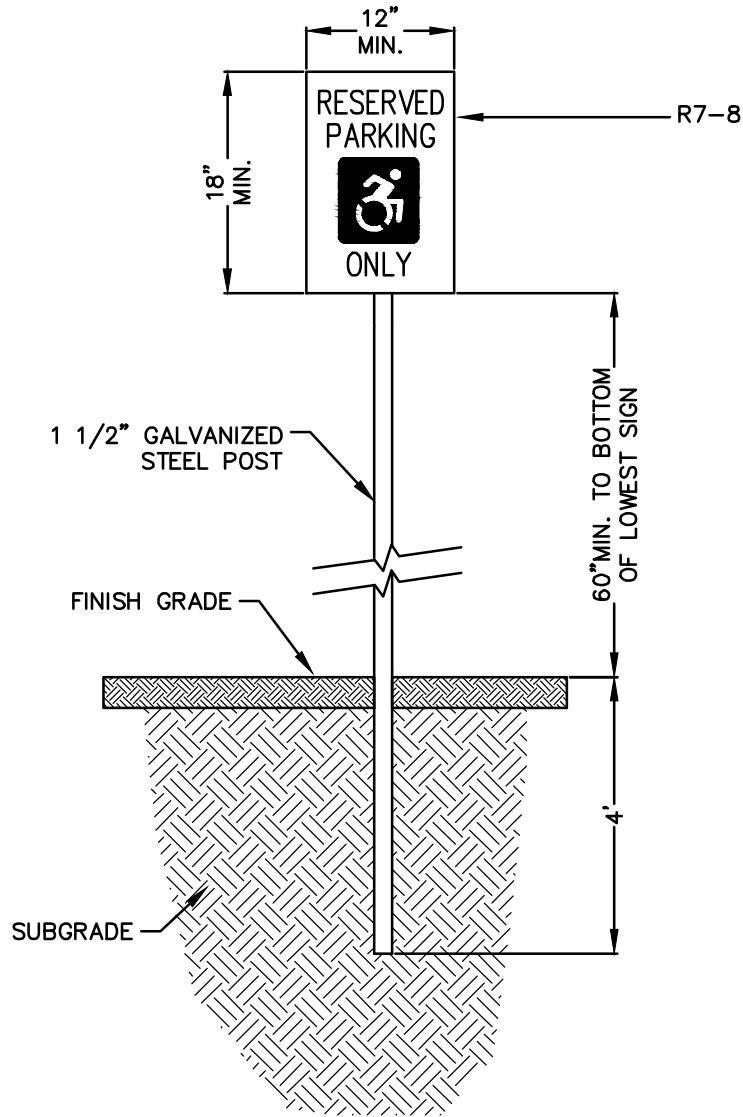
CONCRETE SIDEWALK, 4 INCH
NOT TO SCALE



CONCRETE PAVEMENT, 6 INCH, NON-REINF
NOT TO SCALE

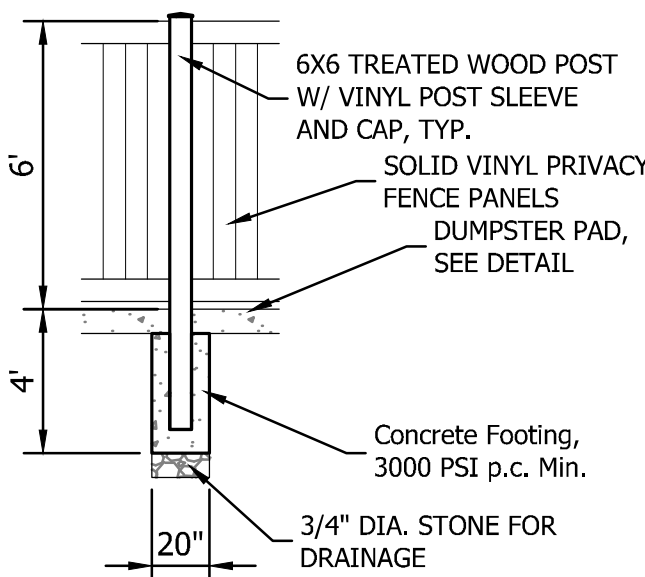
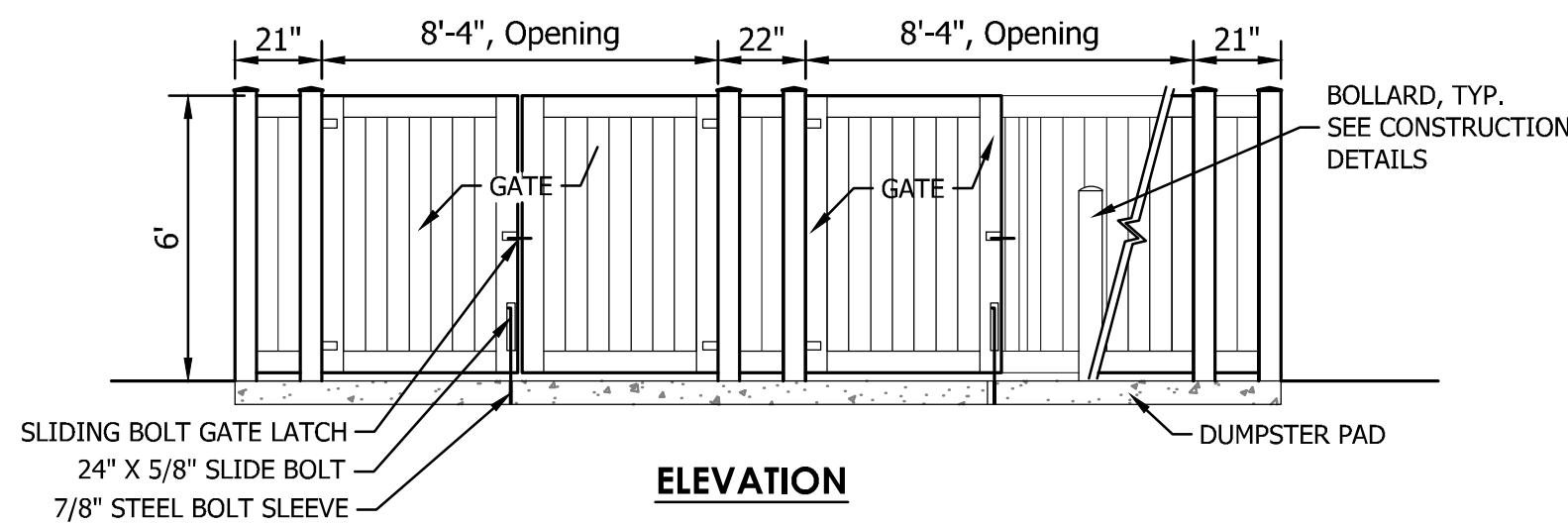


ORNAMENTAL FENCE, 36" HIGH DETAIL
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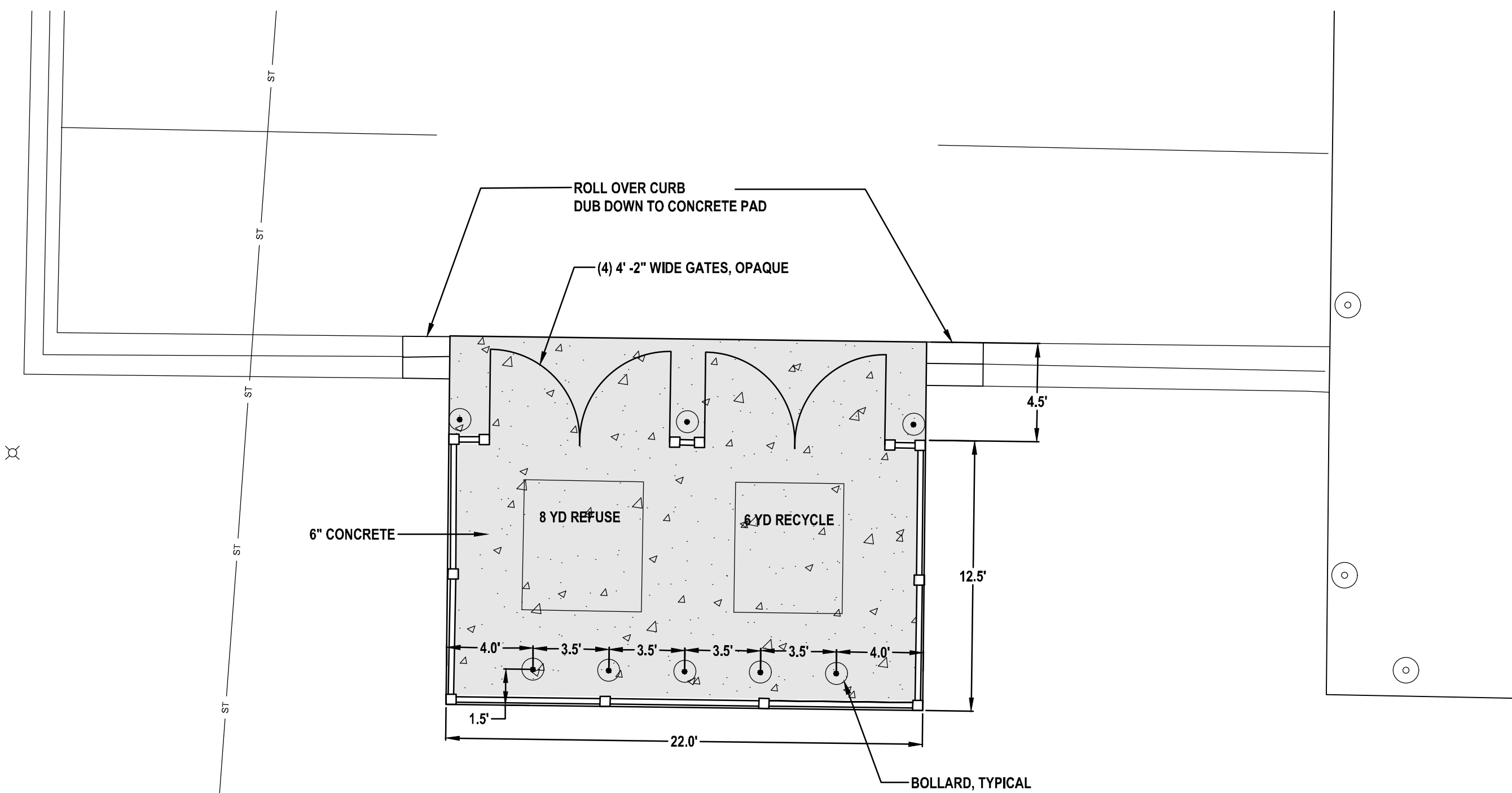


LANDSCAPED AREAS

SIGN AND POST DETAIL
NOT TO SCALE

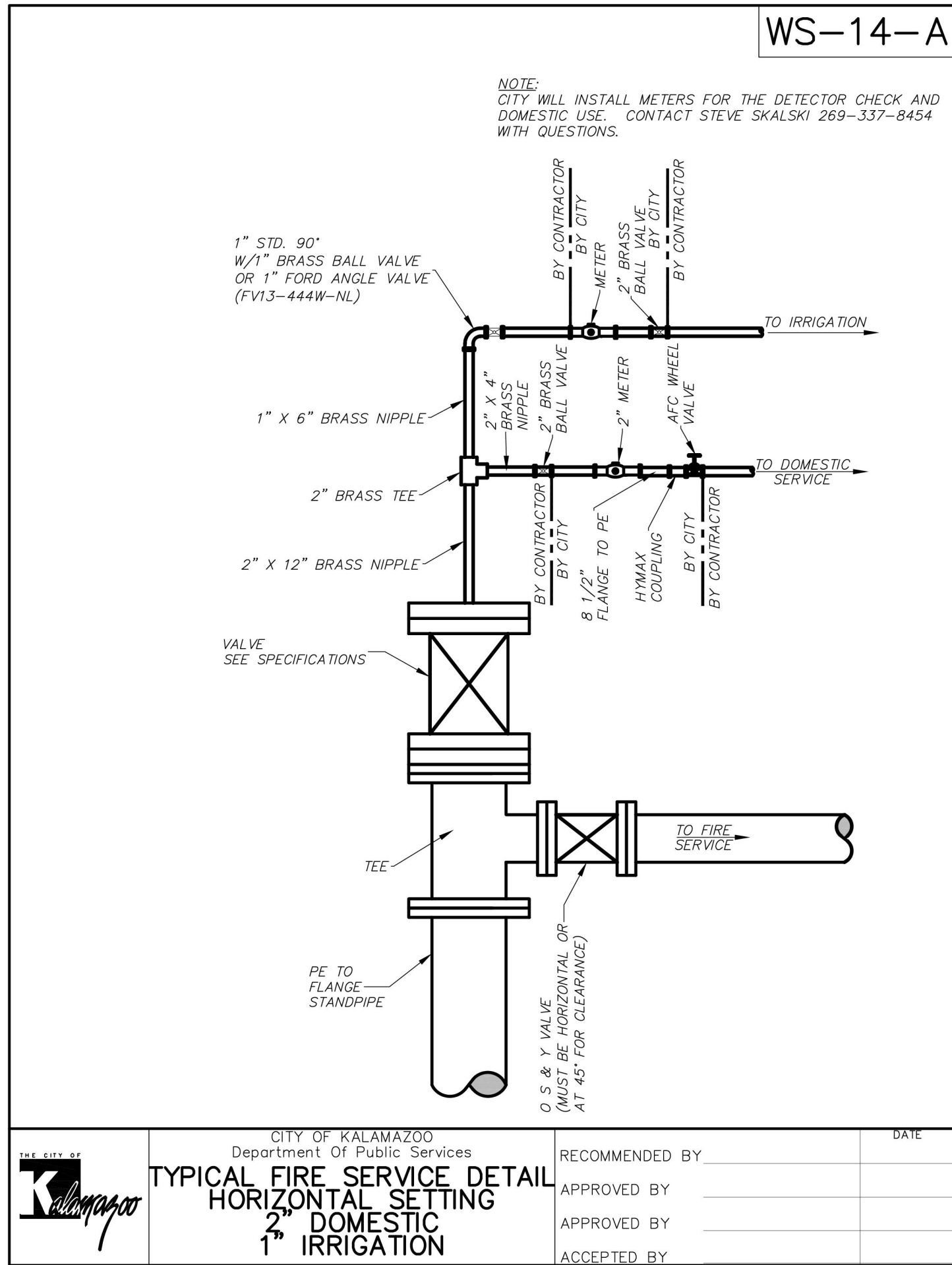


SECTION A-A



6" REFUSE SCREEN AND GATES

SCALE: 1" = 5'

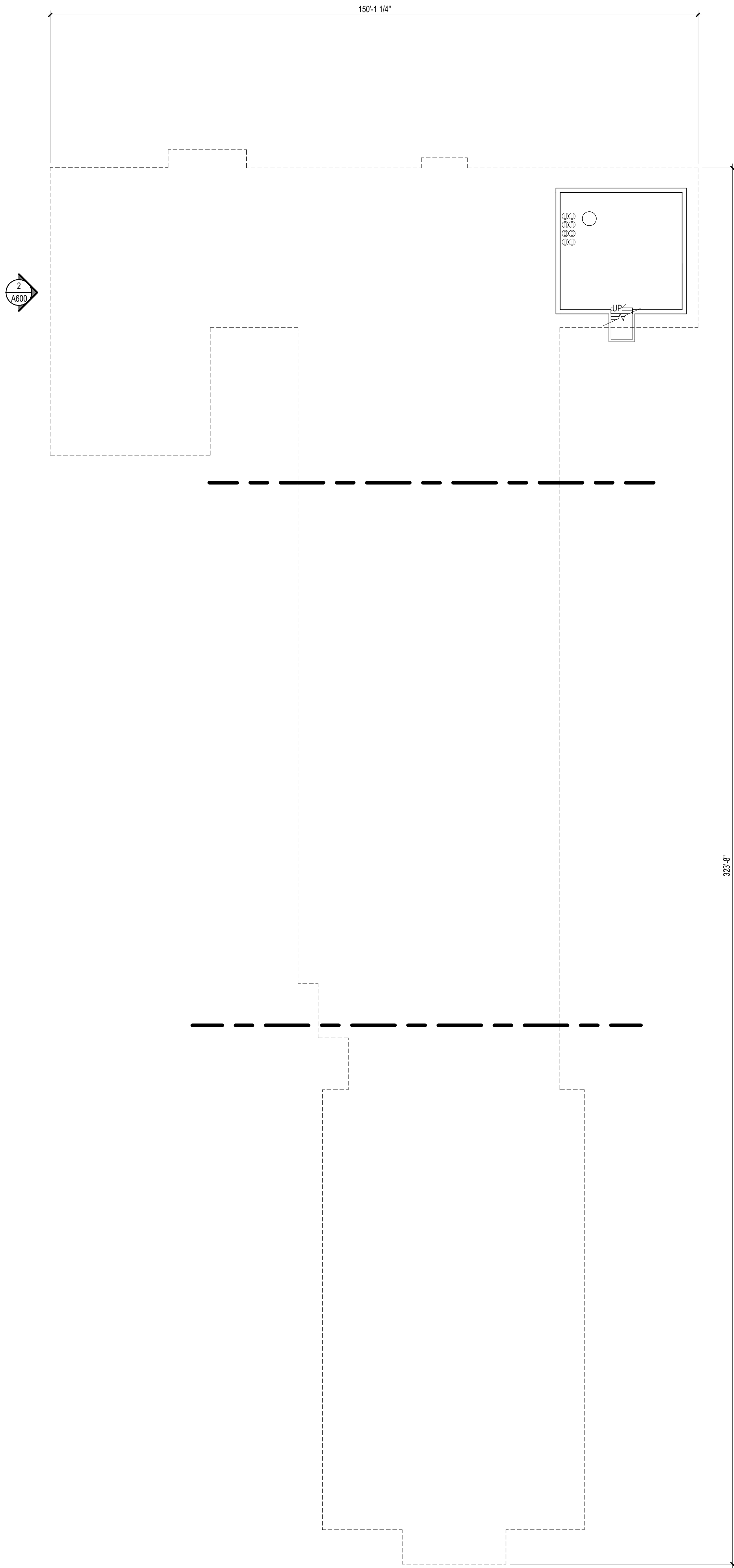


THE LANDING
TRANSITIONAL HOUSING
FOR
KALAMAZOO COUNTY HOUSING DEPARTMENT
1912 EAST KILGORE SERVICE ROAD KALAMAZOO, MI

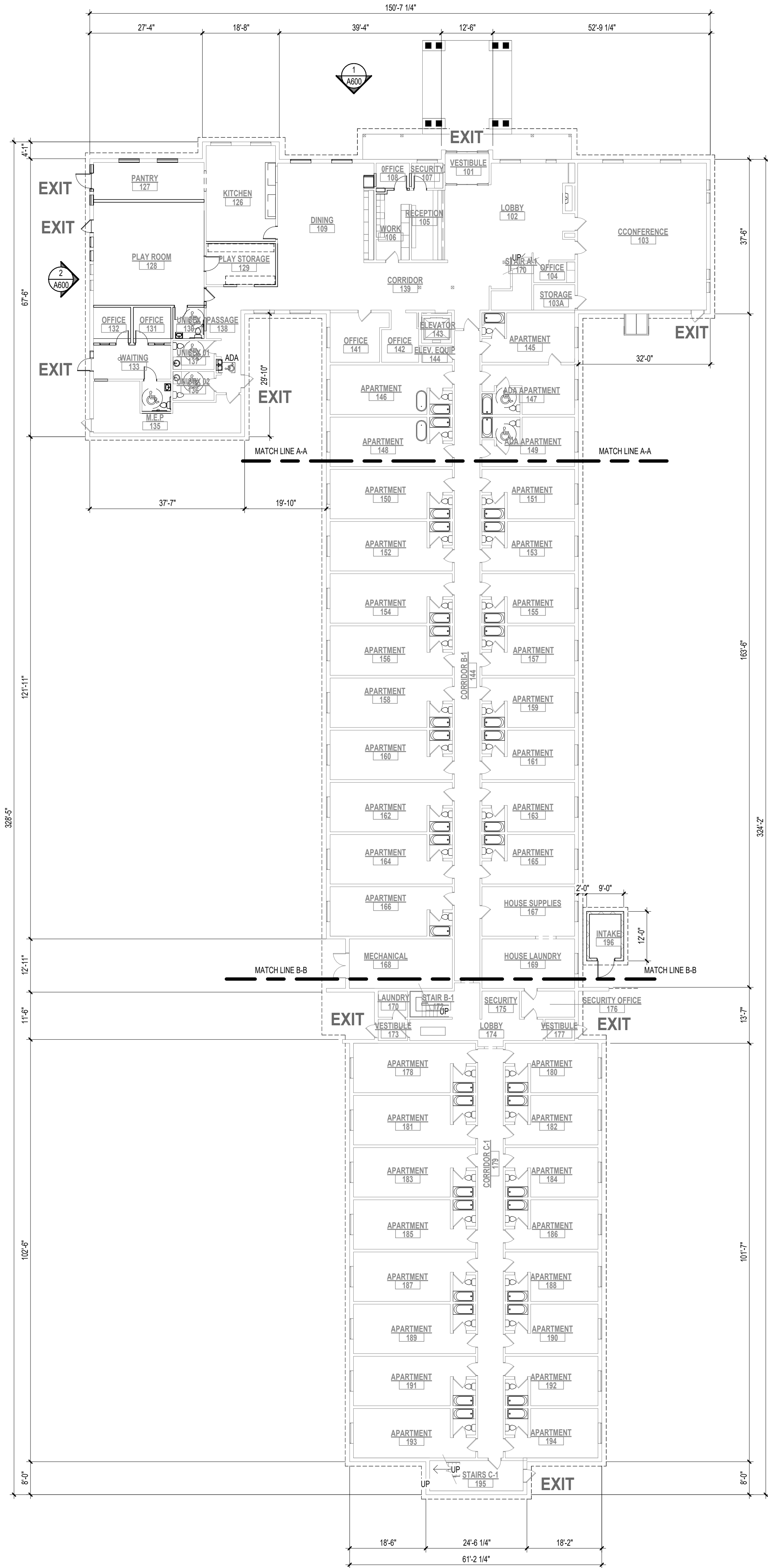
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DETAILS

SHEET TITLE:
DRAWN BY: PHW
DESIGNED BY: PHW
PM REVIEW: GAJ
QA/QC REVIEW:
DATE: 06/27/2025
SEAL:
PRELIMINARY
SIGNATURE:
DATE:
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SHEET NO. C3.0

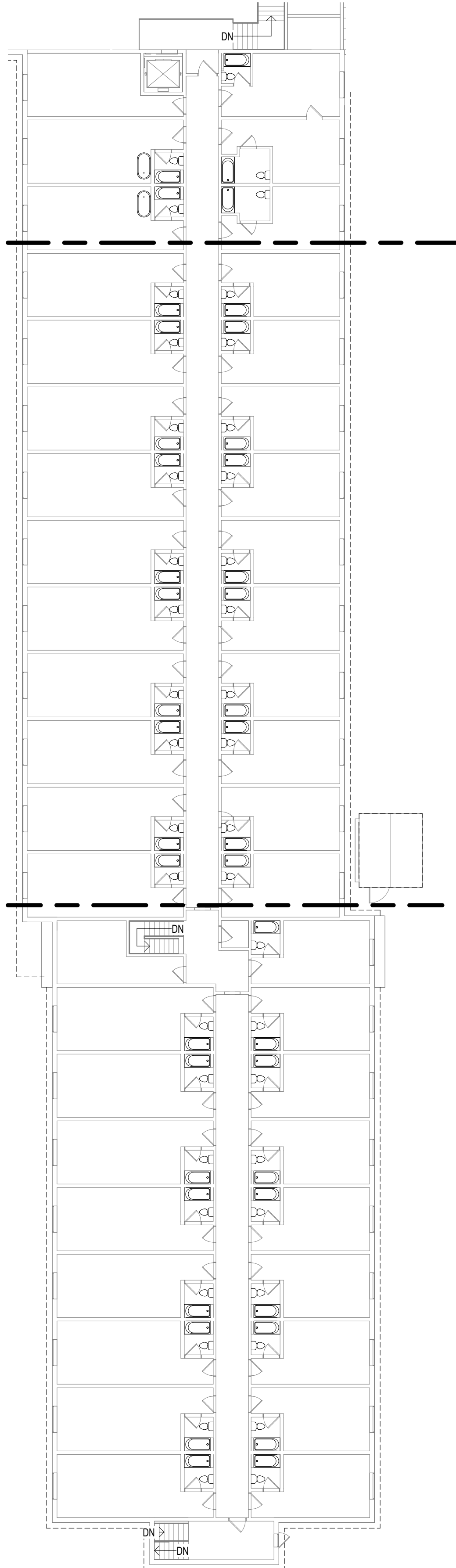
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3 BASEMENT
A110 SCALE: 1/16\"/>

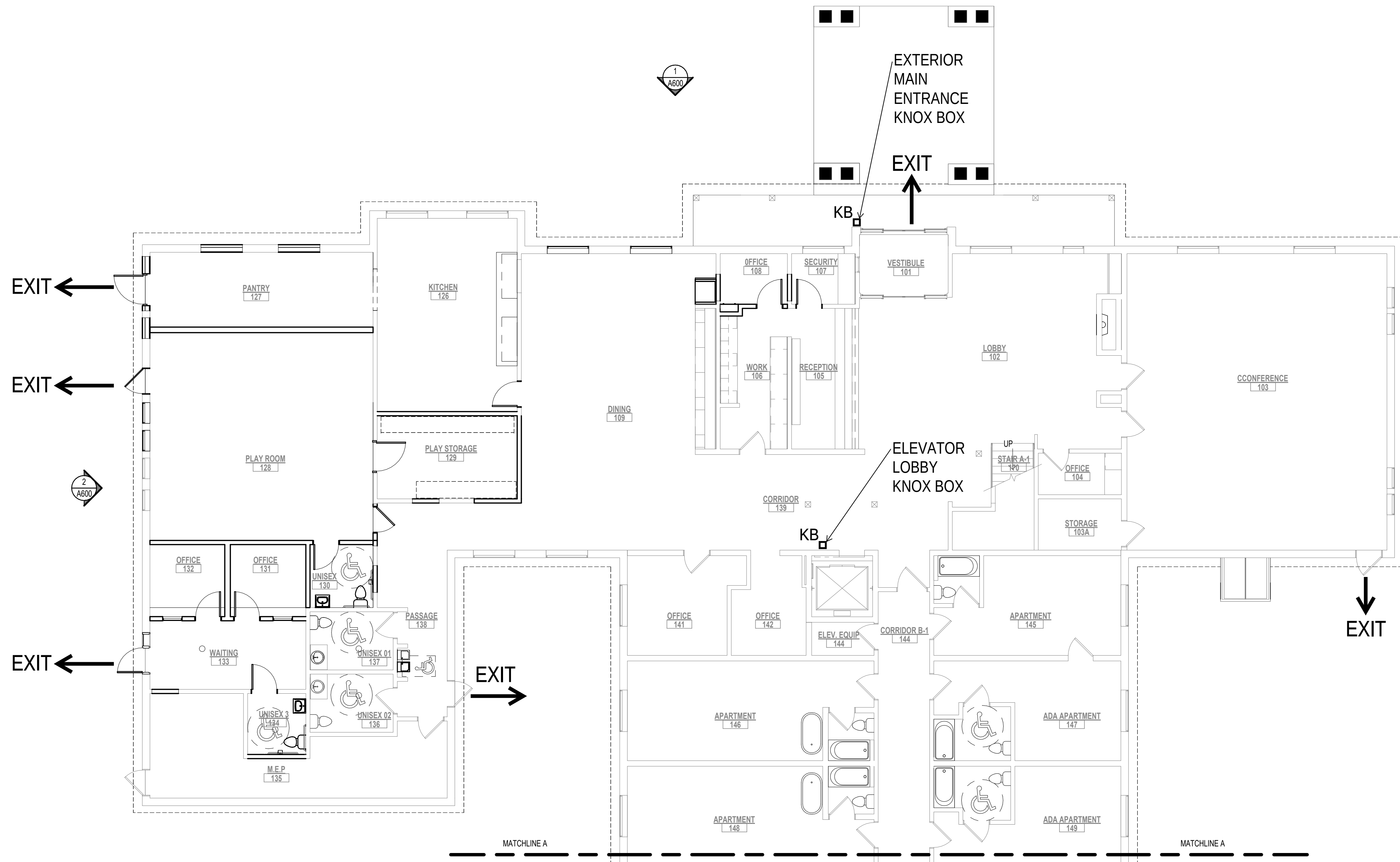


1 OVERALL FIRST FLOOR PLAN
A110 SCALE: 1/16\"/>

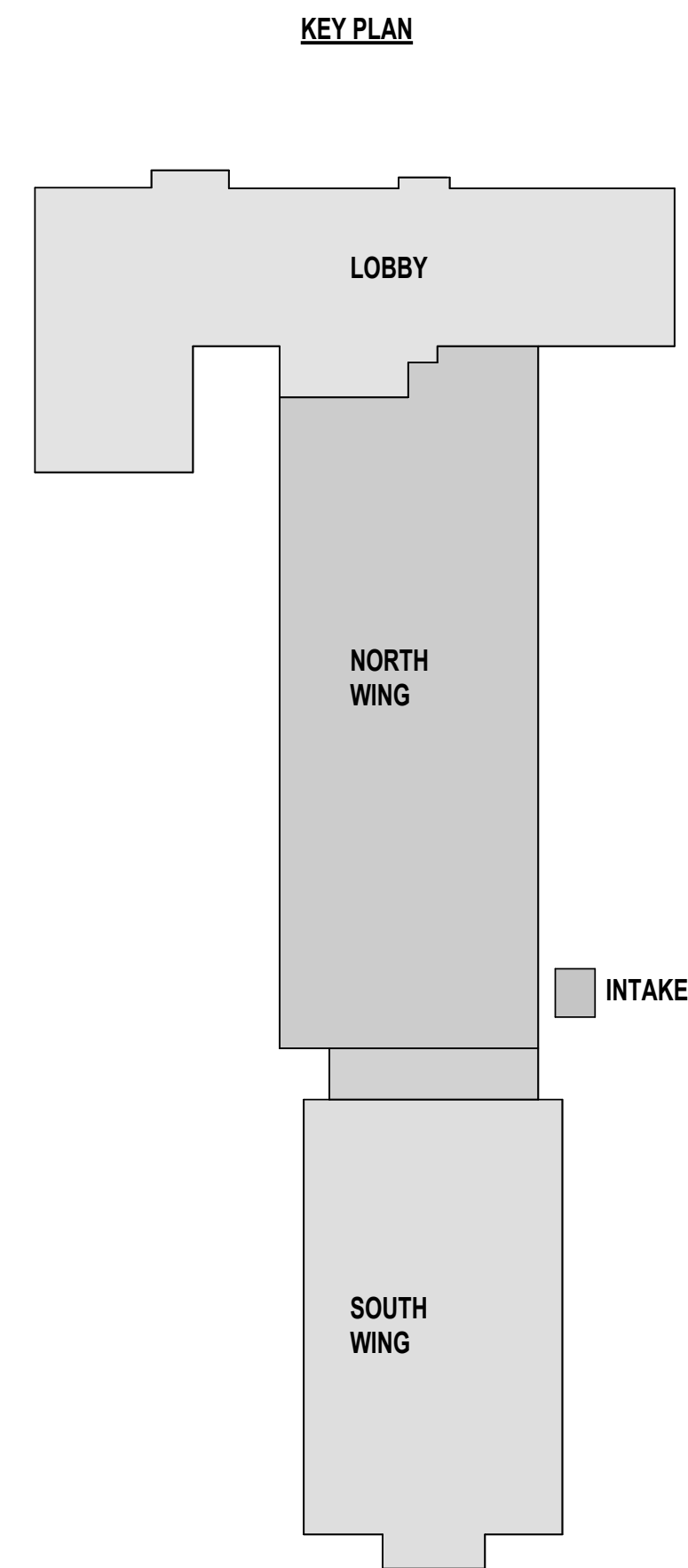


2 SECOND FLOOR PLAN
A110 SCALE: 1/16\"/>

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1 PARTIAL FIRST FLOOR LOBBY PLAN
A111 SCALE: 1/8" = 1'-0"



Renovation For:
TRANSITIONAL HOUSING
KALAMAZOO COUNTY
1912 EAST KILGORE SERVICE DRIVE,
KALAMAZOO, MI. 49002

SITE PLAN REVIEW
PARTIAL FIRST FLOOR PLANS

SHEET TITLE:

MODELED BY: Author
DESIGNED BY: Designer
PM REVIEW: Approver
QA/QC REVIEW: Checker
DATE: 2025.06.27
SEAL:

SIGNATURE:
DATE:

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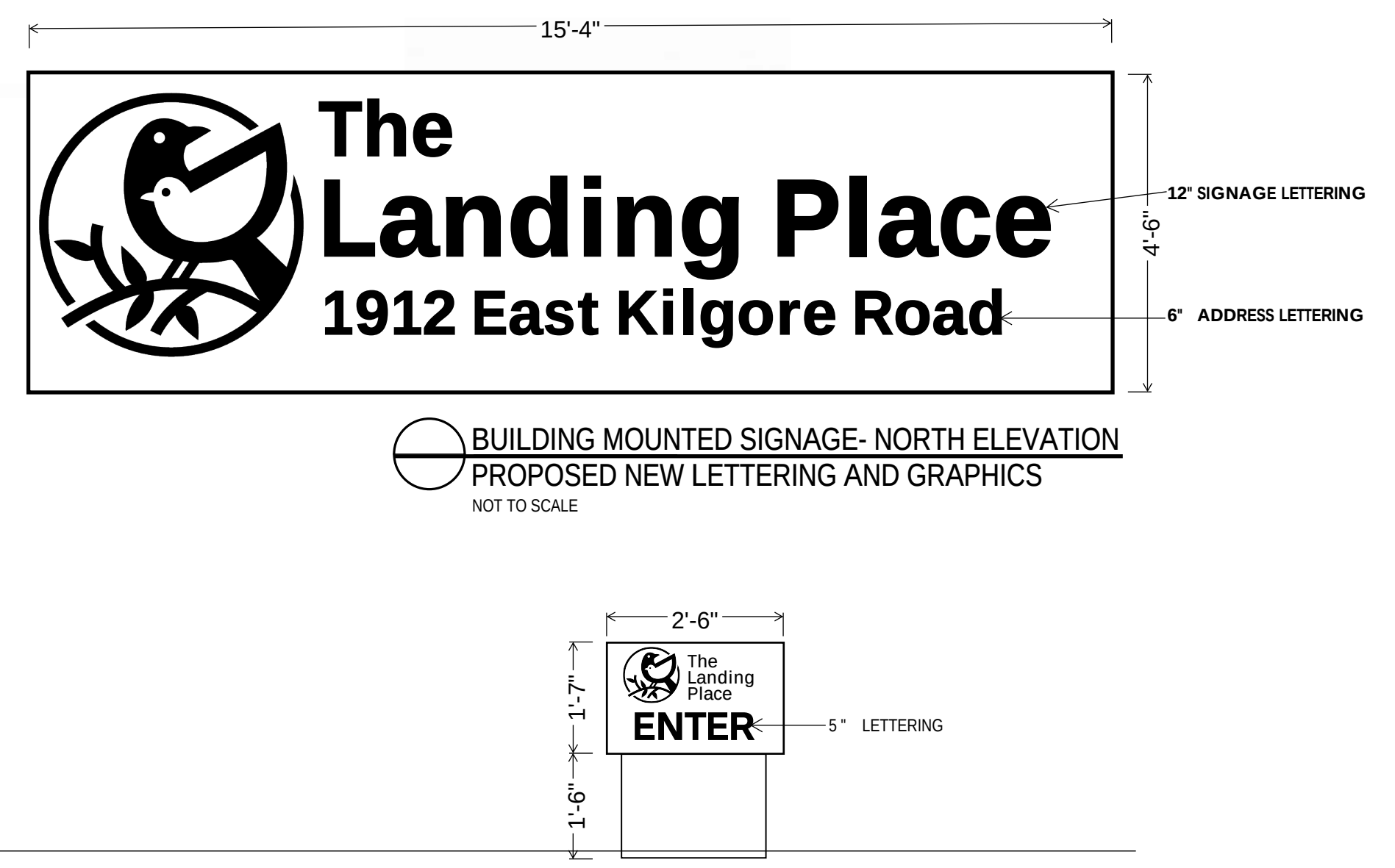
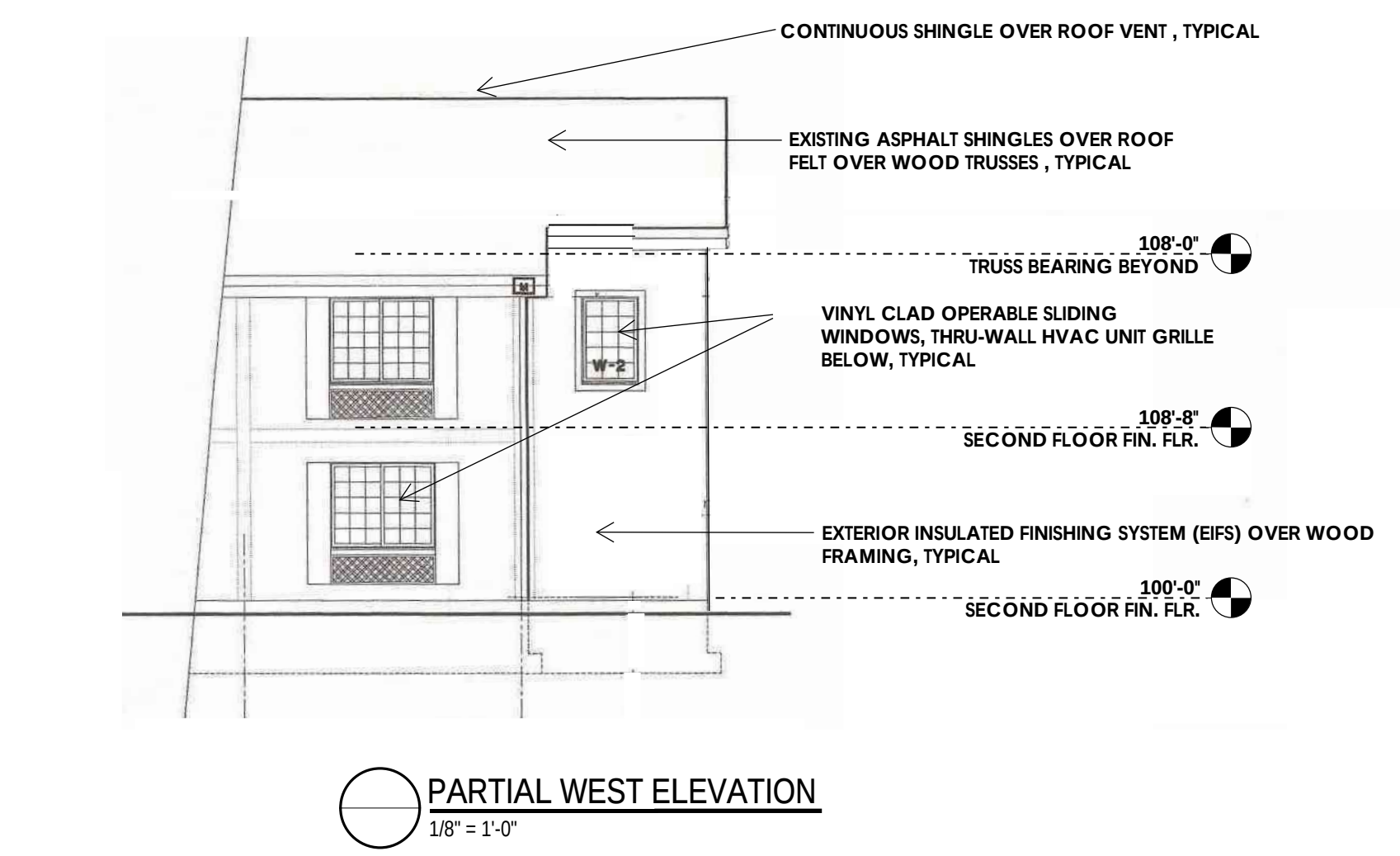
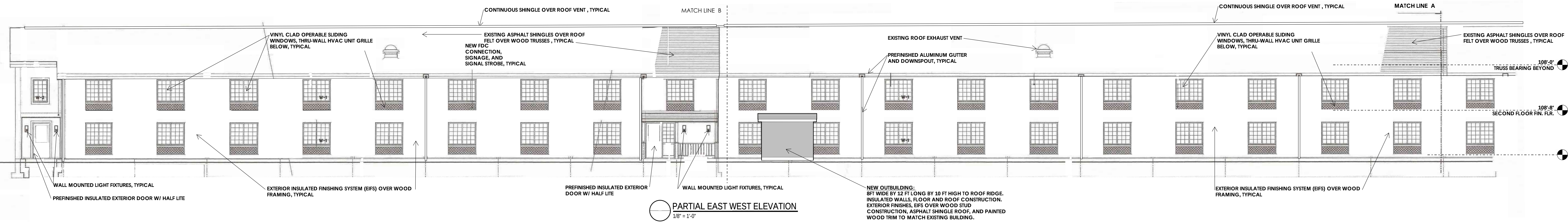
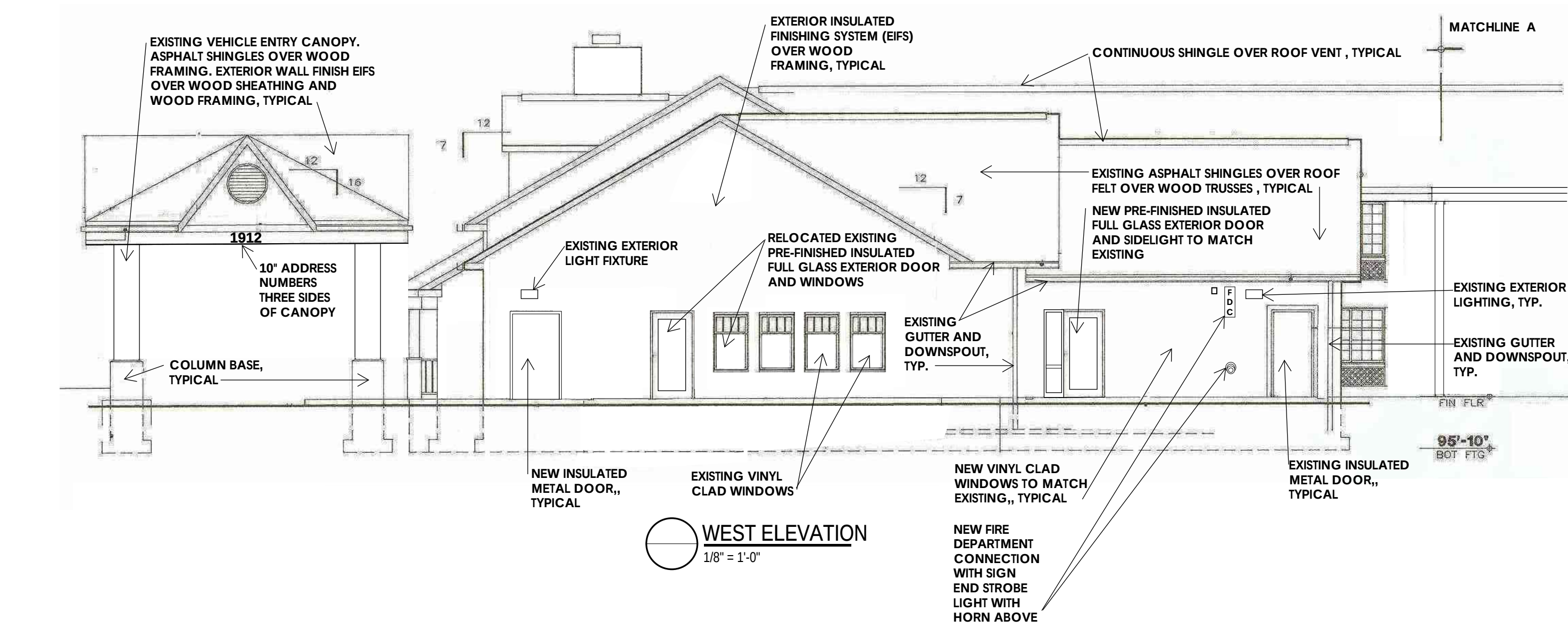
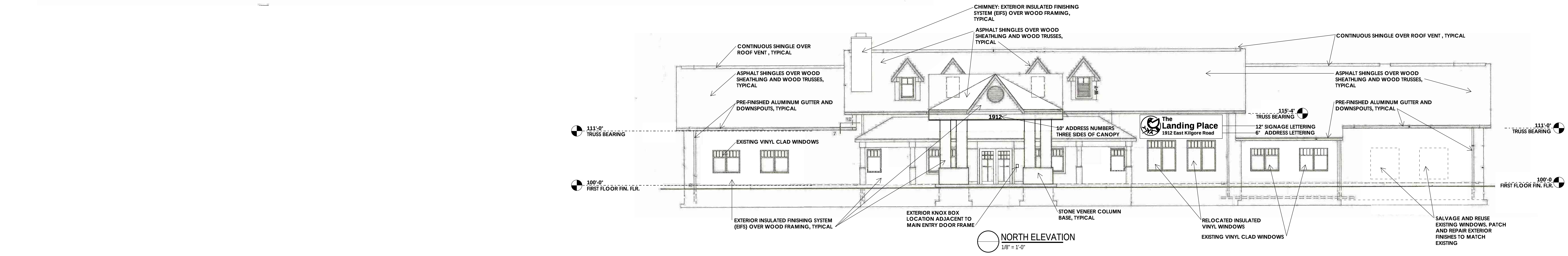
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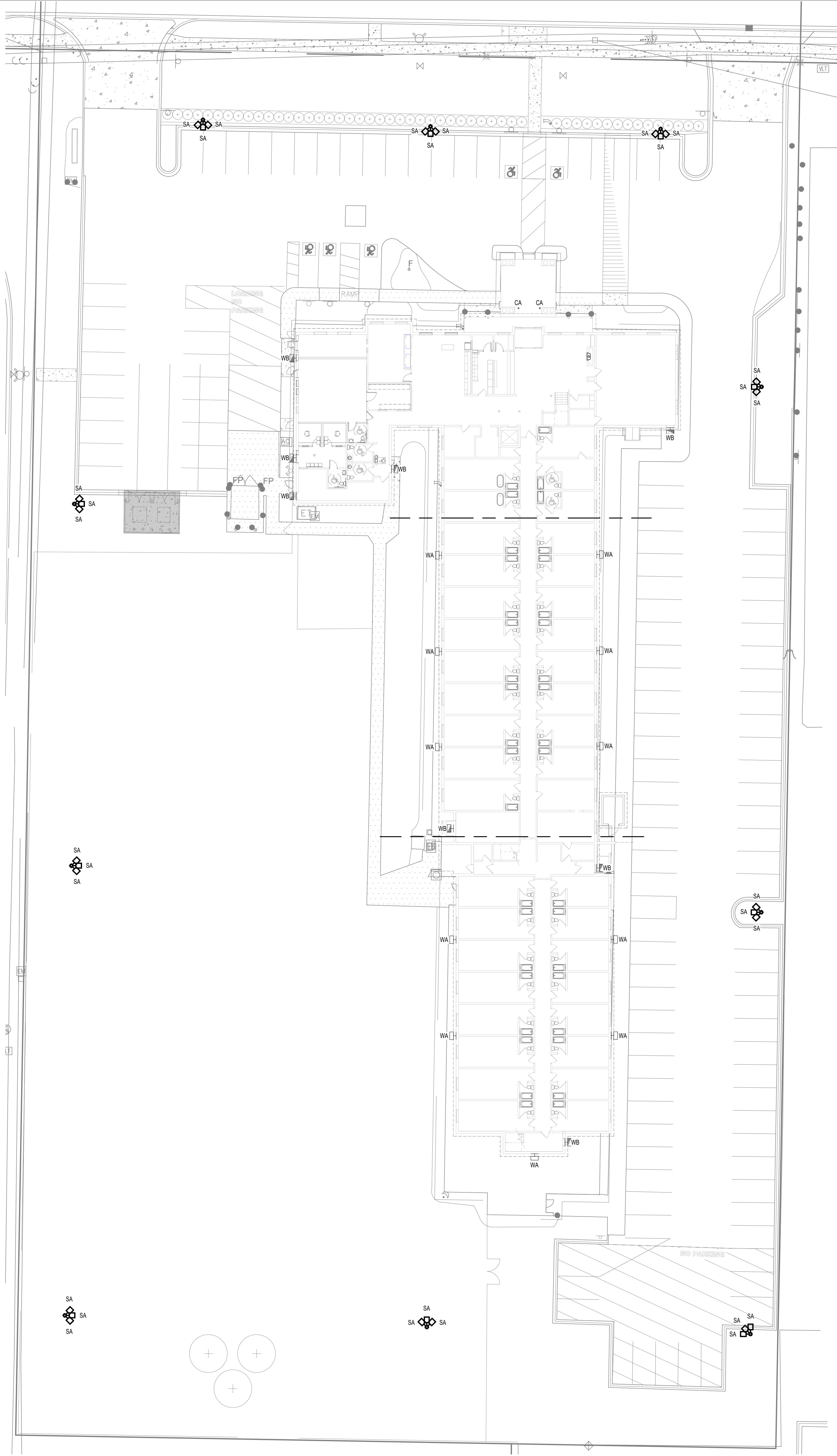
A111

PROJECT:

ABONMARCHÉ BYCE
304.5 KALAMAZOO MALL
KALAMAZOO, MI 49007
PH: 262.381.4176
CBO@ABONMARCHÉ.COM
ABONMARCHÉ.COM
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Engineering, Architecture, Land Surveying
Goshen
Benton Harbor
Grand Haven
Hobart
Kalamazoo
Kalamazoo/Portage
South Bend
Fort Wayne
Valparaiso

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LIGHT FIXTURE SCHEDULE					
MARK	SYMBOL	LAMPS		MANUFACTURER	REMARKS
		WATTS	TYPE		
CA		18 W	LED	LITHONIA LDN6-30/15-L06-WR-LD-TRW-MVOLT-G210-E10WCP OR EQUIVALENT	6" DIAMETER RECESSED DOWNLIGHT WITH 10W EMERGENCY BATTERY BACKUP. 1514 DELIVERED LUMENS, 3000K COLOR TEMPERATURE.
SA		102 W	LED	LITHONIA DSX1 LED - P3 - 30K - 70CRI - T4M - MVOLT- SPA - DBLXD OR EQUIVALENT	DARK SKY APPROVED. MOUNT TO EXISTING POLES. 13,403 DELIVERED LUMENS, 3000K COLOR TEMPERATURE, 70 CRI.
WA		19 W	LED	LITHONIA WDO3 LED - P1 - 30K - 70CRI - R3 - MVOLT - SRM - DBLXD OR EQUIVALENT	DARK SKY APPROVED. 6,922 DELIVERED LUMENS, 3000K COLOR TEMPERATURE, 70 CRI.
WB		24 W	LED	LITHONIA WPX1 LED P2 - 30K - MVOLT - E14WC - DBLXD OR EQUIVALENT	DARK SKY APPROVED. 2,900 DELIVERED LUMENS, WITH 14W EMERGENCY BATTERY BACKUP. 3000K COLOR TEMPERATURE.

ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

NO.	REVISION DESCRIPTION	BY	DATE
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NOT FOR CONSTRUCTION

Renovation For:
**TRANSITIONAL HOUSING
KALAMAZOO HOUSING
1912 EAST KILGORE SERVICE DRIVE,
KALAMAZOO, MI. 49002**

PROJECT:

SHEET TITLE:

MODELED BY:

DESIGNED BY: **Designer**

PM REVIEW: **Approver**

QA/QC REVIEW: **Checker**

DATE: **XX/XX/XXXX**

SEAL:

SIGNATURE:

DATE:

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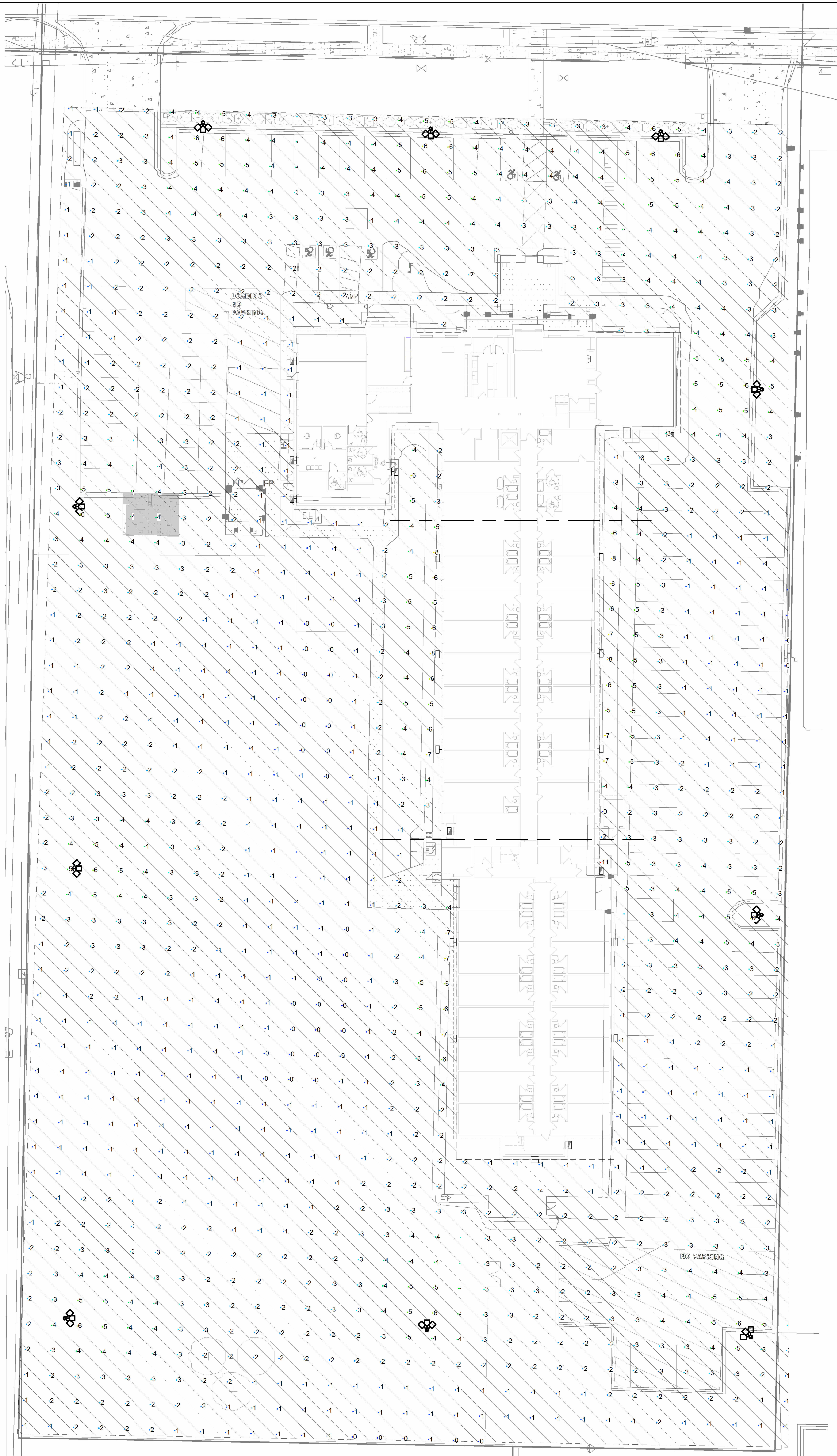
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ACI JOB #

25-0409

SHEET NO.

EC100



SITE ILLUMINATION RESULTS				
Calculation Points	Average	Maximum	Minimum	Max/Min
Name				
Site Plan	2.3 fc	10.8 fc	0.0 fc	74819.2

 **ELECTRICAL SITE PHOTOMETRICS PLAN**
SCALE: 1" = 20'-0"

NO.	REVISION DESCRIPTION	BY	DATE
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NOT FOR CONSTRUCTION

ELECTRICAL SITE PHOTOMETRICS PLAN

PROJECT:

Renovation For:
**TRANSITIONAL HOUSING
KALAMAZOO HOUSING
1912 EAST KILGORE SERVICE DRIVE,
KALAMAZOO, MI. 49002**

SHEET TITLE:

MODELED BY:

DESIGNED BY: Designer

PM REVIEW: Approver

QA/QC REVIEW: Checker

DATE: XX/XX/XXXX

SEAL:

SIGNATURE:

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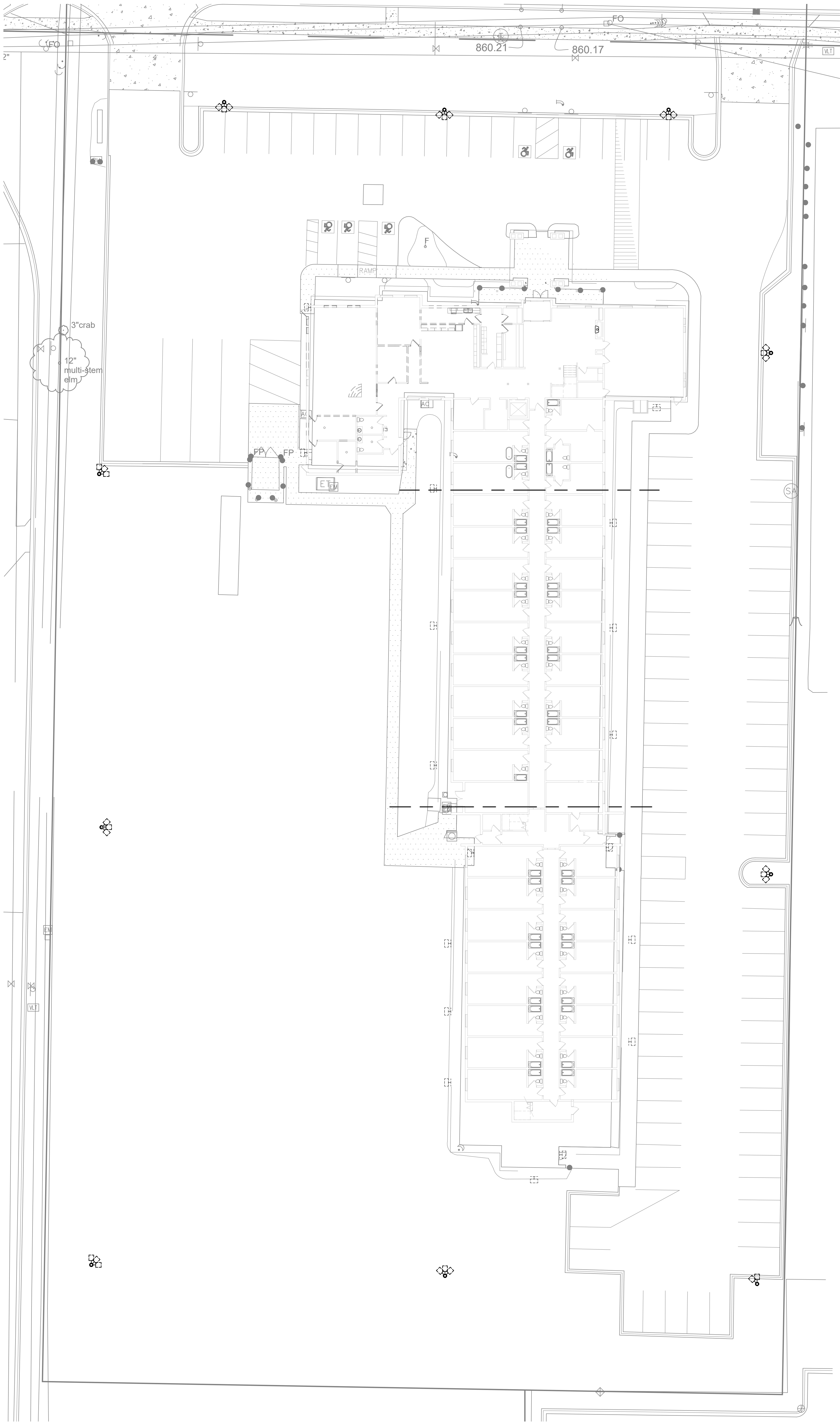
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25-0409

SHEET NO.

EC110



ELECTRICAL SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"

- ELECTRICAL SITE DEMOLITION NOTES:**
1. THE EXISTING SITE POLES WILL REMAIN, BUT NEW LED LIGHTS WILL BE INSTALLED TO REPLACE THE EXISTING SITE LIGHTING.
 2. ALL WALL PACK LIGHTS OVER DOORS ARE TO BE REPLACED WITH NEW LED FIXTURES.
 3. THE FLOOD LIGHTS AROUND THE BUILDING WILL BE REPLACED WITH WALL PACKS TO HELP WITH ILLUMINATION.
 4. ALL LIGHTING THAT IS REPLACED IS TO BE CIRCUITED TO THE EXISTING CIRCUIT OF THE LIGHT THAT WAS REPLACED.

NOT FOR CONSTRUCTION

ELECTRICAL SITE DEMOLITION PLAN

Renovation For:
**TRANSITIONAL HOUSING
KALAMAZOO HOUSING
1912 EAST KILGORE SERVICE DRIVE,
KALAMAZOO, MI. 49002**

PROJECT:

SHEET TITLE:

MODELED BY:	
DESIGNED BY:	Designer
PM REVIEW:	Approver
QA/QC REVIEW:	Checker
DATE:	XX/XX/XXXX
SEAL:	

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 30" x 42" WHEN PLOTTED
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