

**BRONSON PRIMARY CARE PARTNERS
WEST MAIN
6220 WEST MAIN
SECTION 14
OSHTEMO TOWNSHIP
KALAMAZOO COUNTY, MI**

**SITE DEVELOPMENT PLANS
MAY 23, 2019**

ISSUED FOR: SITE PLAN SUBMITTAL

SHEET INDEX	
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C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
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C5.0	DETAILS
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ES0.1	ELECTRICAL SITE PLANS
A1.0 - A1.3	FLOOR PLANS
A3.1 - A3.2	EXTERIOR BUILDING ELEVATIONS

REVISIONS			
No.	ISSUED FOR:	DATE:	BY:
0	SITE PLAN SUBMITTAL	05/02/2019	DL
1	ISSUED FOR BIDS	05/16/2019	DL
2	OSHTEMO COMMENTS	05/23/2019	DL
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5	.	.	.
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8	.	.	.
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OWNER/APPLICANT:

BRONSON HEALTHCARE GROUP
GREG MILLIKEN
601 JOHN STREET, BOX 9
KALAMAZOO, MI 49007

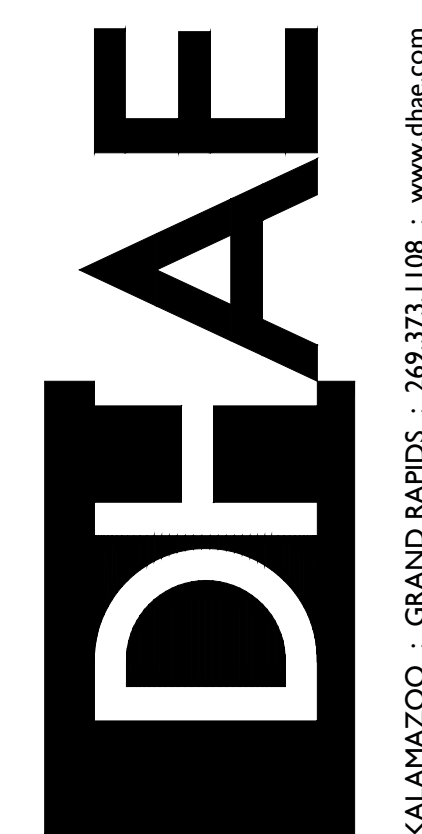
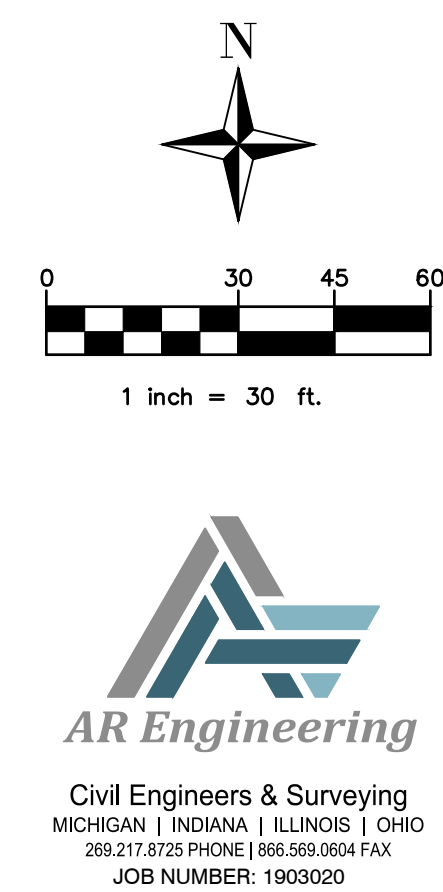
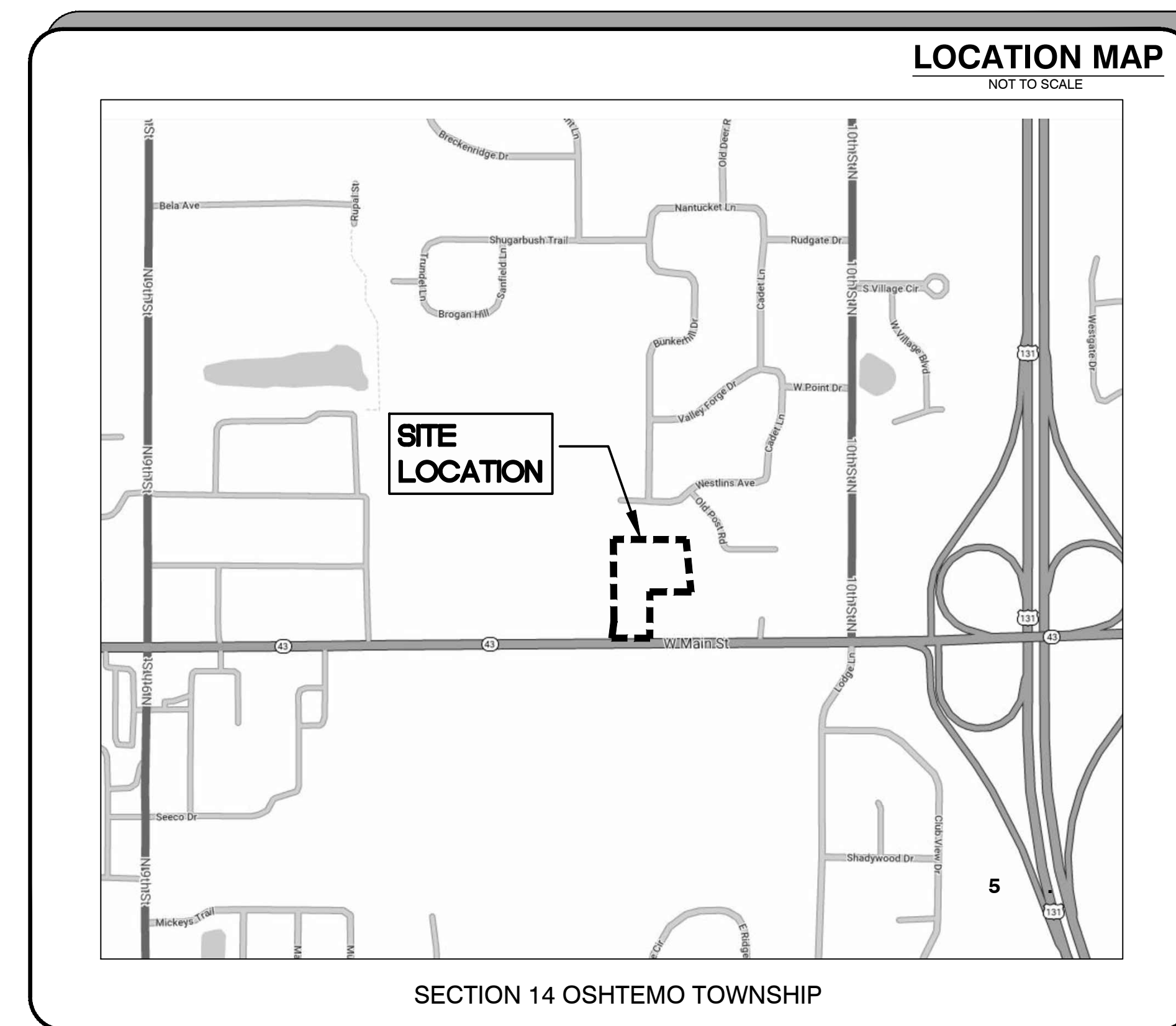
CIVIL ENGINEER:

AR ENGINEERING, LLC.
4664 CAMPUS DRIVE, SUITE 106
KALAMAZOO, MI 49008
TEL. (269) 207-4438 FAX. (866) 569-0604



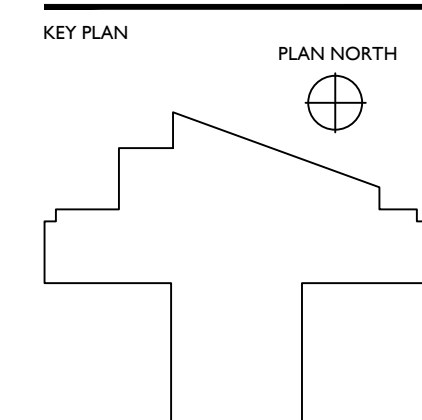
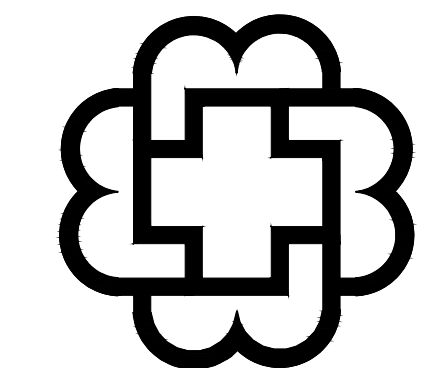
DAN LEWIS, P.E.

DATE

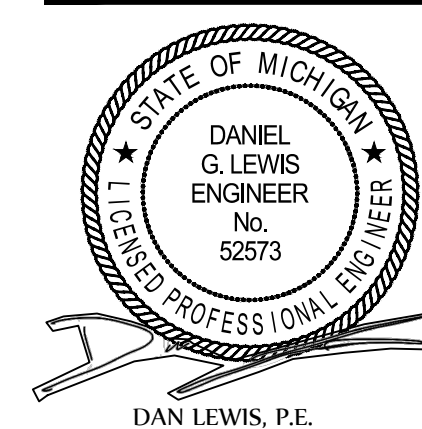


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Grand Rapids, Michigan 49503



ALL PLANS, ELEVATIONS, SCHEDULES, ETC. REFERENCE **PLAN NORTH**. ACTUAL BUILDING ORIENTATION ON THE **"TRUE NORTH"** DIFFERS FROM THE DRAWING **PLAN NORTH**. REFER TO COVER SHEET AND SITE PLAN FOR TRUE ORIENTATION OF THE BUILDING ON THE SITE.



W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
OSHTEMO TOWNSHIP, MICHIGAN 49009

REVISIONS	
NO.	DATE
0	05/02/2019
1	05/16/2019
2	05/23/2019

ISSUED
MAY 23, 2019

PROJECT NUMBER
19015.01

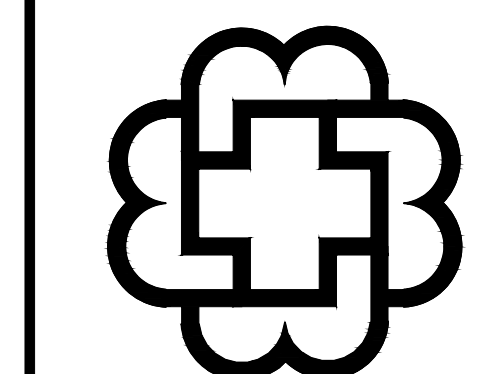
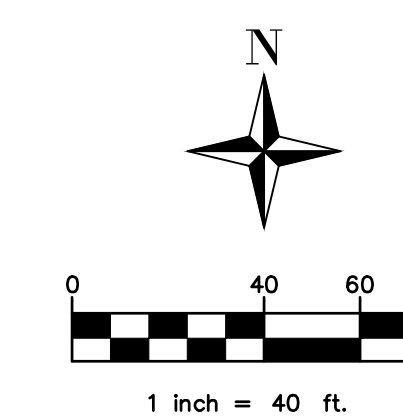
SHEET TITLE
TITLE PAGE

SHEET NUMBER

T1.0
CONST. DOCUMENTS

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ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: PREIN & NEWHOF



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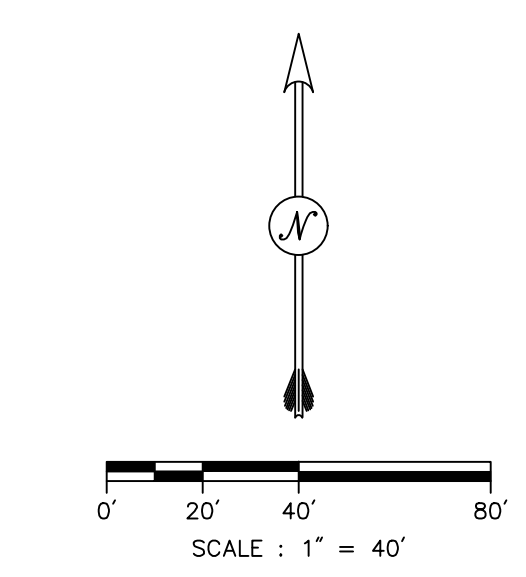
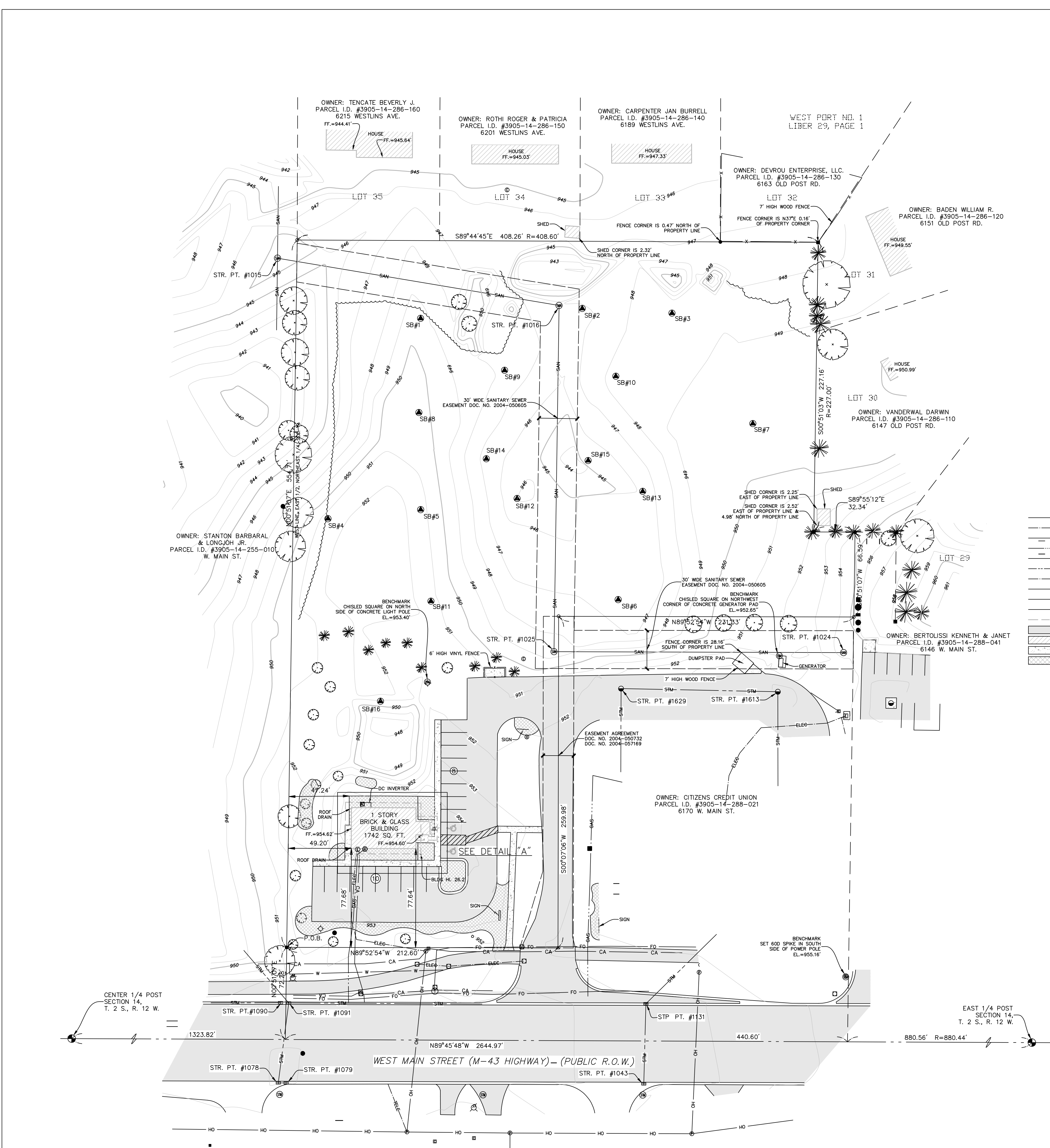
W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
OSHTEMO TOWNSHIP, MICHIGAN 49009

REVISIONS

NO.	DATE	DESCRIPTION
1	05/05/2019	SITE PLAN SUBMITTAL
2	05/14/2019	ISSUED FOR BIDS
3	05/23/2019	CONTRACT COMMENTS

ISSUED

MAY 23, 2019
PROJECT NUMBER
19015.01
SHEET TITLE
EXISTING CONDITIONS
SHEET NUMBER
C1.0
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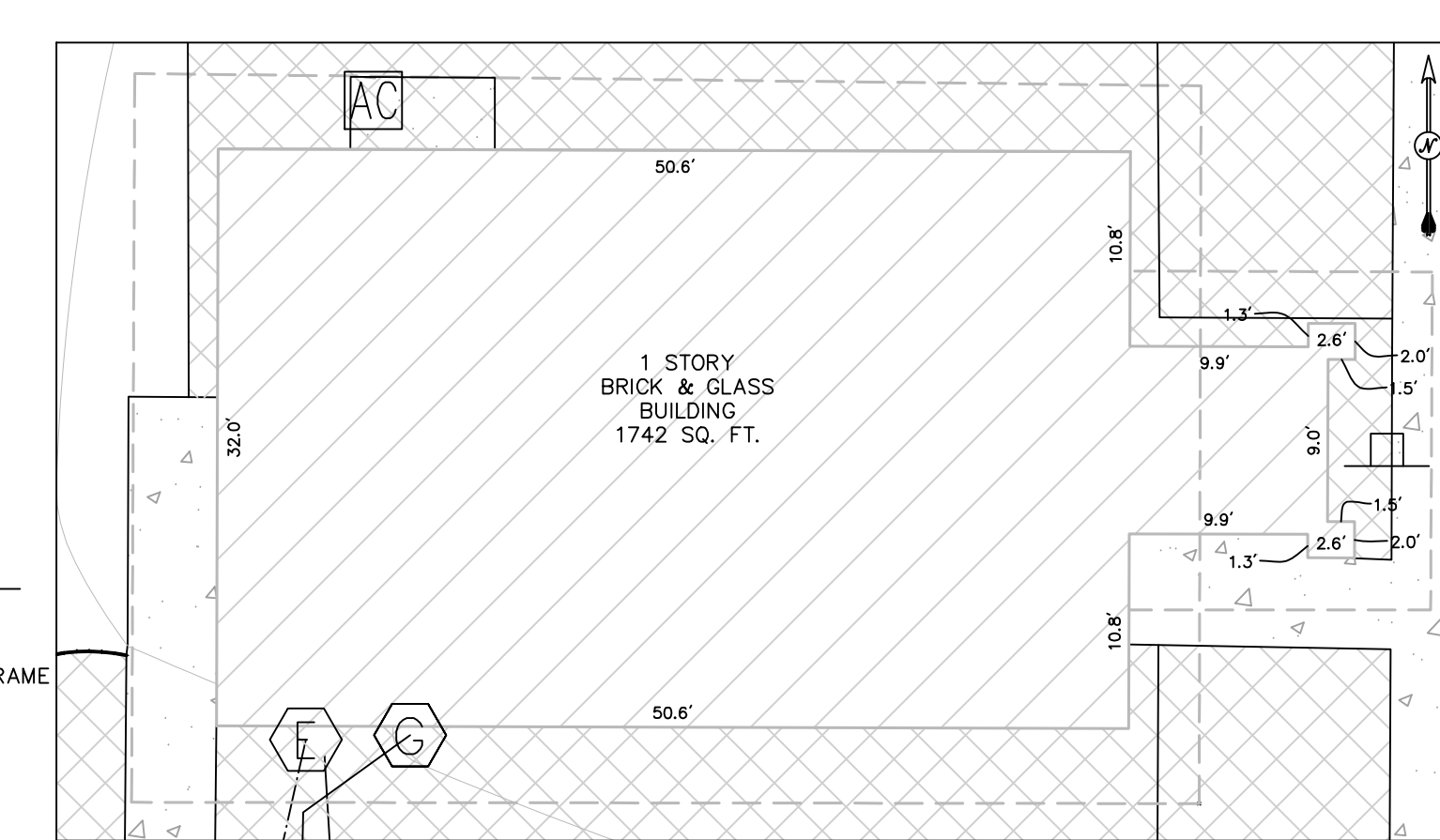


LEGEND

- AIR CONDITIONER
- BENCHMARK
- CATCH BASIN - RECTANGULAR FRAME
- CATCH BASIN - ROUND FRAME
- CLEANOUT
- DECIDUOUS TREE
- CONIFEROUS TREE
- FOUND CONCRETE MONUMENT
- ▲ FOUND IRON
- ▲ SET PK/MAG NAIL
- ▲ SET IRON
- ▲ CUT ANCHOR
- HANDHOLE
- HYDRANT
- LIGHT POLE
- MAILBOX
- MARKER - GENERIC
- MANHOLE - SANITARY
- MANHOLE - STORM
- MANHOLE - TELEPHONE
- ELECTRIC METER
- GAS METER
- SECTION CORNER
- POST
- SOIL BORING
- SIGN
- ELEC. EQUIP./TRANSFORMER
- UTILITY POLE
- VALVE & BOX
- RECORD

R
 CA UG CABLE
 ELEC UG ELECTRIC
 FO UG FIBER OPTIC
 GAS UG GAS
 SAN UG SANITARY
 STW UG STORM
 TELE UG TELEPHONE
 W UG WATER
 X FENCE
 OH OVERHEAD UTILITY

■
 BUILDING EAVE
 ASPHALT
 BUILDING
 CONCRETE
 LANDSCAPE



DETAIL "A"
SCALE 1"=10"

STRUCTURE TABLE

STRUCTURE NUMBER	TYPE OF UTILITY	RIM ELEVATION*	SIZE OF PIPE	DIRECTION OF PIPE	INVERT ELEVATION
#1131	STORM CB	952.35'	10"	SOUTH	947.25'
#1091	STORM CB	951.03	10"	EAST	945.53'
#1090	STORM CB	950.97	10"	WEST	945.67'
#1078	STORM CB	952.35	12"	EAST	946.45'
#1079	STORM CB	950.93'	12"	WEST	945.13'
#1043	STORM CB	952.28'	10"	NORTH	946.48'
#1613	STORM CB	952.67'	24" CPP	WEST	943.98'
#1629	STORM CB	952.11'	12" CPP	SOUTH	944.19'
#1629	STORM CB	952.11'	24"	SOUTH	945.84'
#1024	SANITARY MH	954.15'	8"	WEST	937.35'
#1025	SANITARY MH	948.43'	8"	NORTH	936.38'
#1015	SANITARY MH	944.63'	8"	EAST	927.95'
#1016	SANITARY MH	946.81'	8"	NORTH	927.91'
			8"	EAST	927.91'
			8"	EAST	934.22'
			8"	SOUTH	935.22'
			8"	WEST	935.21'

* RIM ELEVATIONS OF STORM CBS FOUND IN A CURBLINE ARE MEASURED TO FLOWLINE.

SCHEDULE B SPECIFIC EXCEPTIONS
REFERENCE: CHICAGO TITLE COMPANY COMMITMENT NO. 391057528BU MAY 4, 2018

EXCEPTION NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS
8	DOC.NO.2004-050605	SANITARY SEWER ESMT.	PLOTTED
9	DOC.NO.2004-050732; NO.2004-057169	EASEMENT AGREEMENT	PLOTTED
10	DOC.NO.2004-050732; NO.2004-057170	DECLARATION OF RESTRICTION	NOT-PLOTTED

ZONING INFORMATION
REFERENCE: Oshtemo Township
West Main Overlay Zone (Effective on 12/26/2014) Section 35.000

ZONE: DESCRIBED PARCEL IS ZONED WEST MAIN OVERLAY DISTRICT WITHIN

MAXIMUM BUILDING SIZE SINGLE-STORY (OVERLAY): 25,000 SQ FEET

MINIMUM SETBACKS (FEET):

FRONT (MAIN ST OVERLAY): 140 FEET TO C/L

SIDE (OVERLAY): SEE SECTION 35

MAXIMUM BUILDING COVER TO GROUND COVER (ZONE R-3): 30%

DESCRIPTION:
Commencing at the East 1/4 post of Section 14, T. 2 S., R. 12 W., Oshtemo Township, Kalamazoo County, Michigan; thence North 89°-45'-48" West along the East and West 1/4 line of said Section, 880.56 feet (recorded as 880.44 feet); thence continuing along said 1/4 line North 87°-45'-48" West, 440.60 feet to the West line of the Northeast 1/4 of said Section as monumented and recorded in West Part No. 1, Liber 29 of Plats on Page 1, Kalamazoo County Records; thence North 00°-51'-07" East, 72.28 feet to the Northern right-of-way of West Main Street (M-43 Highway) and the place of beginning of the land hereafter described; thence continuing North 00°-51'-07" East, 554.71 feet to the Southwest corner of Lot 35 of said Plat; thence South 89°-44'-45" East along the South line of Lots 32 thru 35 of said Plat, 408.26 feet (recorded as 408.60 feet); thence South 00°-51'-03" West along the West line of Lots 30 & 31 of said Plat, 227.16 feet (recorded as 227.00 feet); thence South 89°-55'-12" East along the South line of Lot 30 of said Plat, 32.34 feet to a point 440.60 feet East of the West line of the East 1/2 of the Northeast 1/4 of said Section; thence South 00°-51'-07" West parallel with said West line, 66.59 feet; thence North 89°-52'-54" West, 231.33 feet; thence South 00°-07'-08" West, 259.99 feet to said Northern right-of-way of West Main Street; thence North 89°-52'-54" West along said right-of-way, 212.80 feet of the place of beginning.

CERTIFICATE:
To Bronson Properties Corporation and Chicago Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18 & 21a of Table A thereof. The field work was completed on May 24, 2018.

Prein&Newhof

By: Christopher A. Kersten
Professional Surveyor No. 53500
Date:

NO.	REVISIONS	BY	DATE

Drawn By: S.J.V. Surveyed By: J.R. Project No. 2180246
Checked By: C.A.K. Date: 7/12/18 Sheet 1 of 1

Prein&Newhof
Engineers-Surveyors-Environmental-Laboratory
7123 Stadium Drive Kalamazoo, MI 49009 www.preinnewhof.com t. (269) 372-1158 f. (269) 372-3411 info@preinnewhof.com

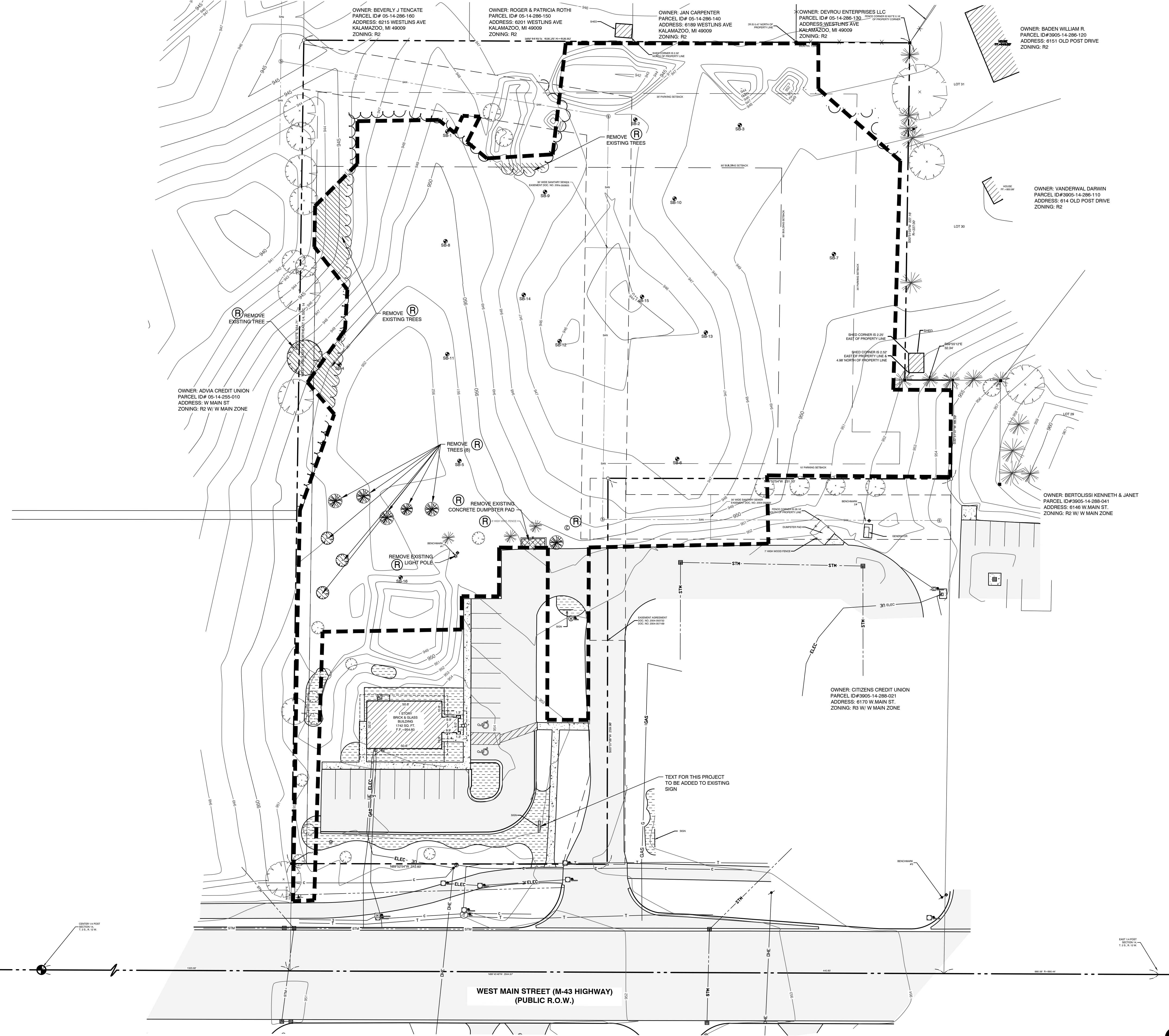
ALTA/NSPS LAND TITLE SURVEY FOR
BRONSON PROPERTIES CORPORATION
SECTION 14 T. 2 S., R. 12 W.
OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF KALAMAZOO AND KALAMAZOO COUNTY.
- CONTACT "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "811-MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- 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.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- 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.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- 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.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

LEGEND

- FULL DEPTH PAVEMENT AND AGGREGATE BASE REMOVAL
- SIDEWALK / CONCRETE REMOVAL
- BUILDING REMOVAL
- EXISTING LANDSCAPED AREA
- SAWCUT
- CURB & GUTTER REMOVAL
- UTILITY DEMOLINE
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION



N

1 inch = 30 ft.

AR Engineering
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DFAE

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Grand Rapids, Michigan 49503

KEY PLAN

PLAN NORTH

ALL PLANS, ELEVATIONS, SCHEDULES, ETC. REFERENCE **PLAN NORTH**. ACTUAL BUILDING ORIENTATION ON THE "TRUE NORTH" DIFFERS FROM THE DRAWING **PLAN NORTH**. REFER TO COVER SHEET AND SITE PLAN FOR TRUE ORIENTATION OF THE BUILDING ON THE SITE.

DAN LEWIS, P.E.
No. 52573

W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
 OSHTERHO TOWNSHIP, MICHIGAN 49009

BENCHMARK INFORMATION

BM #1	ELEV = 953.40	CHISLED SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE
BM#2	ELEV = 952.65	CHISLED SQUARE ON NORTHWEST CORNER OF CONCRETE GENERATOR PAD
BM#3	ELEV = 955.18	SET 600 SPIKE IN SOUTH SIDE OF POWER POLE

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REVISIONS

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ISSUED FOR BIDS	05/16/2019
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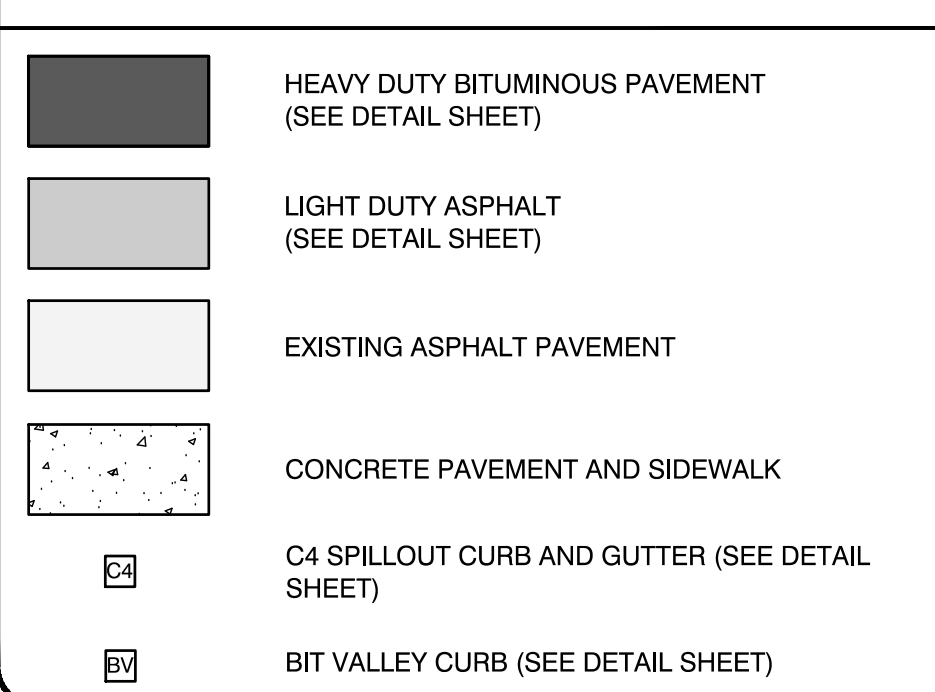
GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.E.P.A. NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER MDEQ AND CITY OF KALAMAZOO REQUIREMENTS.
- SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF CITY OF KALAMAZOO AND THE MICHIGAN DEPT. OF ENVIRONMENTAL QUALITY.
- ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.
- CONTACT "MISS DIG" AT 1-800-482-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTORS EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET CITY OF KALAMAZOO SPECIFICATIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.
- REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND POLE SPECIFICATIONS.
- DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE EXISTING MAIN. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE. THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE CITY OF KALAMAZOO.
- CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ON SITE.
- MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST ALL HAVE A SLUMP OF TWO FEET.
- ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR THE SPECIFIC REGION IN THE CITY OF KALAMAZOO.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT.

SITE PLAN NOTES

- 12' x 24' CONCRETE PAD FOR DUMPSTER W/ VINYL ENCLOSURE 6' TALL. MIN. SEE CONC PAVEMENT DETAIL.
- 18'x36' RELOCATED CONCRETE DUMPSTER PAD
- INTEGRAL CURB/WALK (SEE DETAIL SHEET).
- 40 SOFT MONUMENT SIGN TO BE APPROVED SEPARATELY AT LATER DATE
- BOLLARDS WITH DECORATIVE BOLLARD SLEEVE (SEE DETAIL SHEET)
- 6" WIDE Limestone SIDEWALK 8" DEEP
- PROPOSED HVAC CONDENSERS GENERATOR AND TRANSFORMER (REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION)
- LOADING AREA
- TWO-WAY YARD CLEANOUT
- SEWER LATERAL, COORDINATE CONNECTION WITH PLUMBING PLANS.
- CONNECT TO EXISTING SEWER LEAD. COORDINATE WITH MUNICIPALITY, I.E. = 935.39
- PRIVATE UTILITIES (ELECTRIC, GAS, FIBER, ETC) (SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION)
- 12' FLARED END SECTION WITH RIPRAP AND REFUSE SCREEN
- CONNECT TO EXISTING WATER MAIN. COORDINATE CONNECTION WITH CITY OF KALAMAZOO.
- SANITARY CLEANOUT
- BUILDING SIGN TO BE APPROVED AT A LATER DATE
- STOP SIGN
- IRRIGATION LINE (SEE IRRIGATION PLAN FOR CONTINUANCE)
- AT-GRADE RAMP (SEE GRADING PLAN)
- LIGHT POLE LOCATIONS (SEE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION)
- REMOTE FDC CONNECTION (48" IN HEIGHT AND HAVE LOCKING KNOX STORZGUARD WITH 30" OFFSET AND LOCKING CAP). WITH 12" x 24" RED REFLECTIVE BACKGROUND FDC WHITE LETTERING MOUNTED ON SIGN POST 6'-6" TO BOTTOM OF SIGN
- 2" STONE MAINTENANCE STRIP AROUND ENTIRE BUILDING (SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION)
- 8" ROOF DRAIN
- 6" WHITE CROSSWALK
- 20 SOFT DIRECTIONAL SIGN
- SIGN: FIRE LANE NO STOPPING STANDING OR LOADING. WHITE BACKGROUND WITH RED LETTERING (6'-6" TO BOTTOM OF SIGN)
- ELECTRIC LINE FROM BUILDING TO SIGN
- KNOX BOX LOCATIONS
- 33 LF 3" PE STORM FORCE MAIN OUTLET. PROVIDE 4' OF COVER
- 6" WATER VALVE

LEGEND

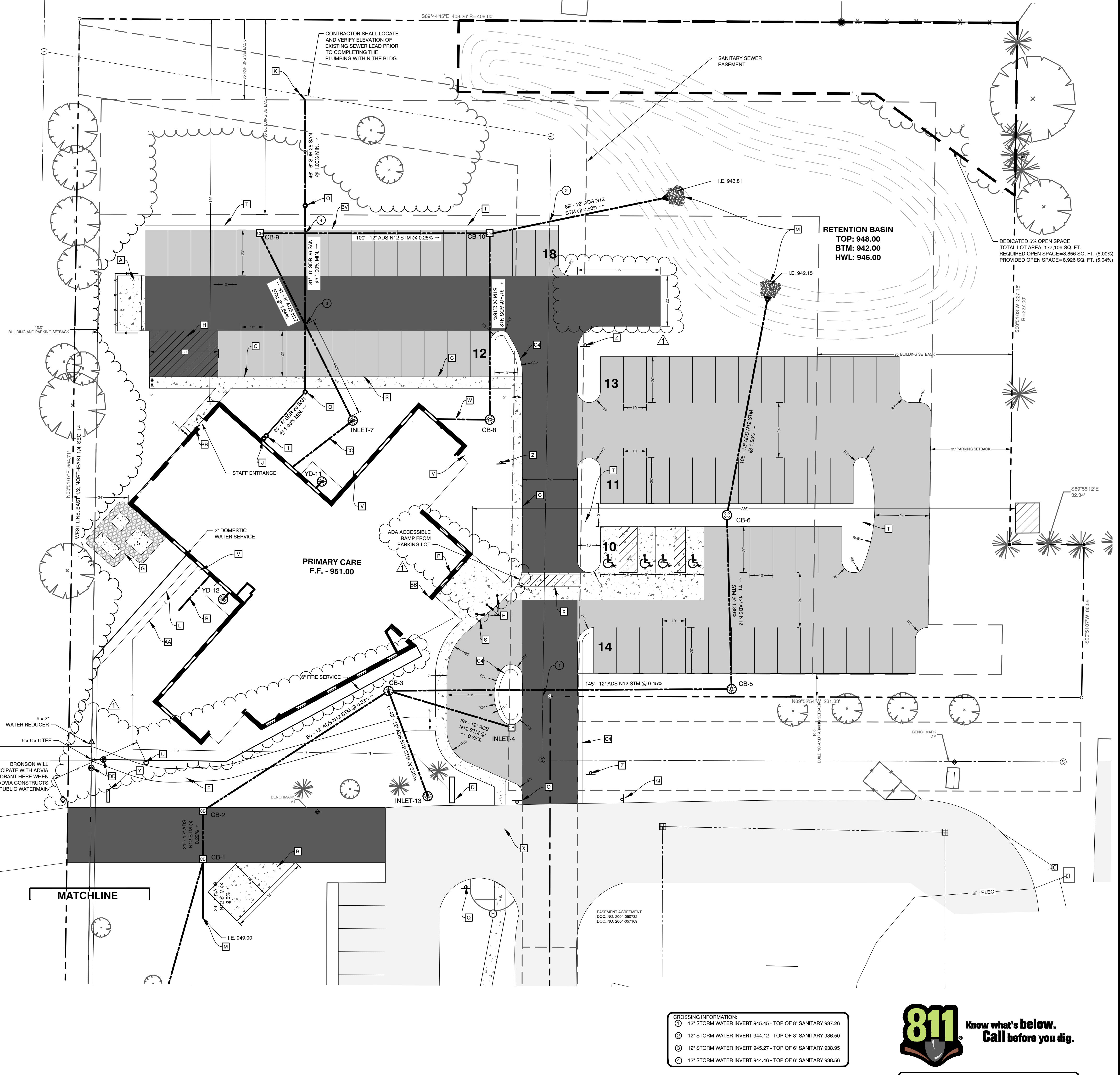
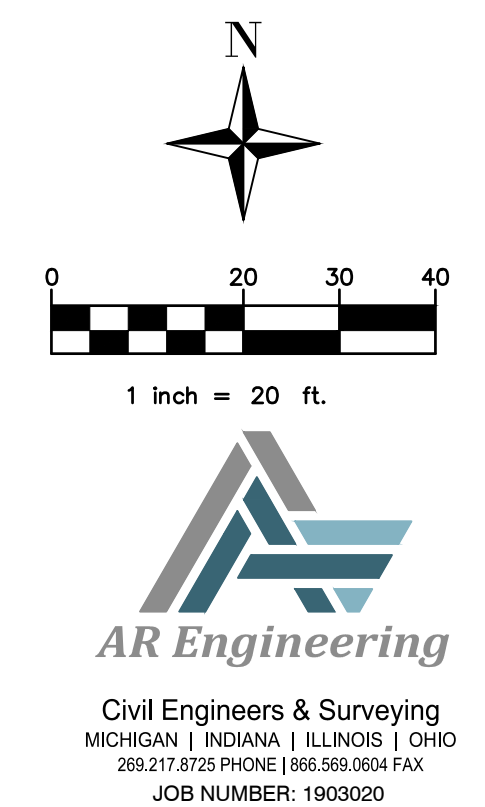


BENCHMARK INFORMATION

- BM #1
ELEV = 953.40
CHISEL SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE
- BM#2
ELEV = 952.65
CHISEL SQUARE ON NORTHWEST CORNER OF CONCRETE GENERATOR PAD
- BM#3
ELEV = 955.18
SET 100 SPIKE IN SOUTH SIDE OF POWER POLE

SITE MATERIALS & CONSTRUCTION NOTES:

- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
- STORM SEWER SHALL BE CORRUGATED HDPE PIPE WITH SMOOTH INTERIOR WALL. BY ADS OR EQUAL LEACHING BASINS AND MANHOLES ARE TO BE REINFORCED CONCRETE WITH RIM AND SLOTTED GRATING (AS SHOWN), STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.
- SANITARY SEWER PIPE MAY BE PVC SDR 3034 AND SHALL BE BROUGHT TO WITHIN 5' OF BUILDING.
- WATER SERVICE LINE SHALL BE DUCTILE IRON AND SHALL BE BROUGHT TO WITHIN 5' OF BUILDING.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE Limestone AGGREGATE AND SHALL HAVE 4 - 6% AIR ENTRAINMENT WITH A BROOM FINISH.
- EXPANSION JOINTS IN CONCRETE PAVEMENT AND WALLS SHALL BE 1/2" ASPHALT IMPREGATED FULL DEPTH 40' O.C. MAXIMUM & AT SIDEWALK INTERSECTIONS, CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10'-0" O.C. IN DRIVES.

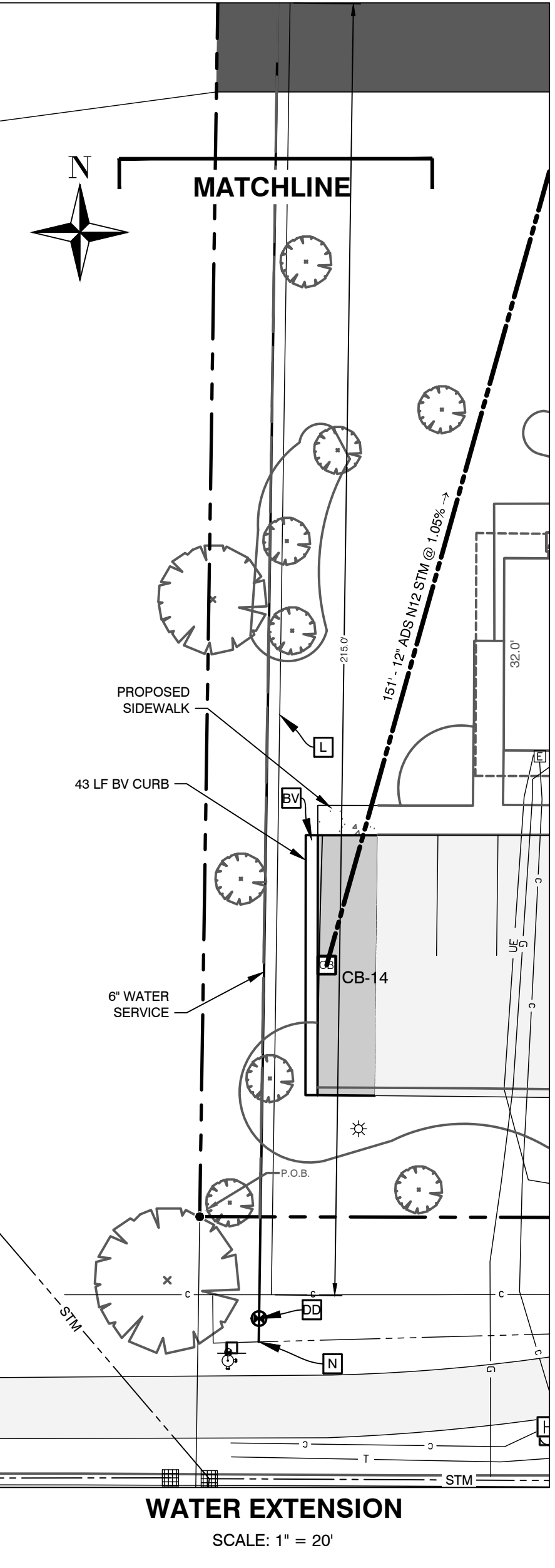


GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDISIGN MAY OCCUR.
- ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWING, NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.
- GROSS SITE AREA: 177,106 SQ. FT. PRIMARY CARE = 12,706 SQ. FT. FAST CARE = 1284 SQ. FT. BUILDING COVERAGE = 8% OPEN SPACE = 57%
- ZONING IS R3 WITH WEST MAIN OVERLAY
- BUILDING HEIGHT = 30.75'
- PARKING CALCUS REQUIRED = 8,900 SQ. FT. USEABLE FLOOR AREA / 150 SQ SPACES REQUIRED MAXIMUM OF 66 SPACES PROVIDED 78 SPACES 4 ADA 74 REGULAR

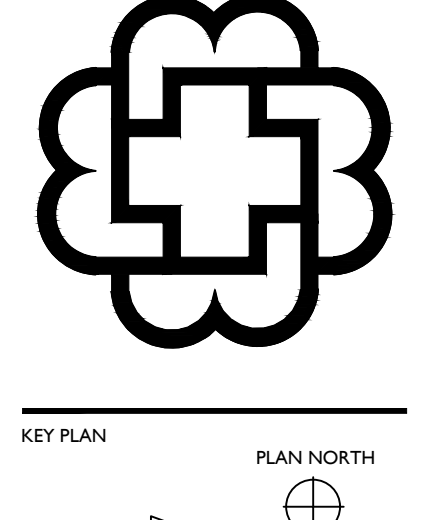
STORM STRUCTURE DATA

CB-1, 4 DIA. E.I.W 7080 RIM = 949.08 12" HDPE N 946.00 12" HDPE S 946.00 12" HDPE SW 946.00	CB-8, 4 DIA. BEEHIVE RIM = 949.00 8" HDPE N 946.00 8" HDPE W 946.00
CB-2, 4 DIA. E.I.W 7080 RIM = 950.01 12" HDPE NE 945.95 12" HDPE S 945.95	CB-9, 4 DIA. E.I.W 7080 RIM = 948.50 8" HDPE SE 944.50 12" HDPE E 944.50
CB-3, 4 DIA. BEEHIVE RIM = 949.50 12" HDPE SW 945.74 12" HDPE SE 946.32 12" HDPE S 945.74 12" HDPE E 945.74	CB-10, 4 DIA. E.I.W 7080 RIM = 948.25 8" HDPE W 944.25 8" HDPE S 945.25 12" HDPE NE 944.25
INLET-4, 2' DIA. E.I.W 7045 RIM = 949.92 12" HDPE NW 945.92	YD-11, 2' DIA. E.I.W 1130, TYPE N RIM = 938.67 BTM = 933.17 6" PVC SW, NE 934.17
CB-5, 4 DIA. BEEHIVE RIM = 948.50 12" HDPE N 945.09 12" HDPE SW 945.09	YD-12, 2' DIA. E.I.W 1130, TYPE N RIM = 938.67 BTM = 933.17 6" PVC SW, NE 934.17
CB-6, 4 DIA. BEEHIVE RIM = 948.10 12" HDPE N 944.10 12" HDPE S 944.10	INLET-13, 2' DIA. BEEHIVE RIM = 950.43 12" HDPE N 946.43
INLET-7, 2' DIA. BEEHIVE RIM = 949.00 8" HDPE NW 946.00 3" PE W 946.00	CB-14, 2' DIA. E.I.W 7080 RIM = 951.90 12" HDPE N 947.90 * ALL CATCH BASINS HAVE 2 SUMPS, UNLETS DO NOT



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W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
OSHTENO TOWNSHIP, MICHIGAN 49009

REVISIONS

SITE PLAN SUBMITTAL	05/02/2019
ISSUED FOR BIDS	06/10/2019
CONTRACT COMMENTS	06/20/2019
ADDENDUM #01	06/30/2019
POST-BID ADDENDUM #01	06/30/2019

ISSUED
JUNE 06, 2019

PROJECT NUMBER
19015.01

SHEET TITLE
SITE / UTILITY PLAN

SHEET NUMBER
C3.0

CONSTRUCTION DOCUMENTS

This drawing is an instrument of service, is owned by the design team architect, and should not be interpreted to be exact location nor should it be assumed that they are the ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: PHEN & NEWHOFF

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CROSSING INFORMATION:

12" STORM WATER INVERT 945.45 - TOP OF 8" SANITARY 937.28
12" STORM WATER INVERT 944.12 - TOP OF 8" SANITARY 936.50
12" STORM WATER INVERT 945.27 - TOP OF 8" SANITARY 936.55
12" STORM WATER INVERT 944.46 - TOP OF 8" SANITARY 938.56

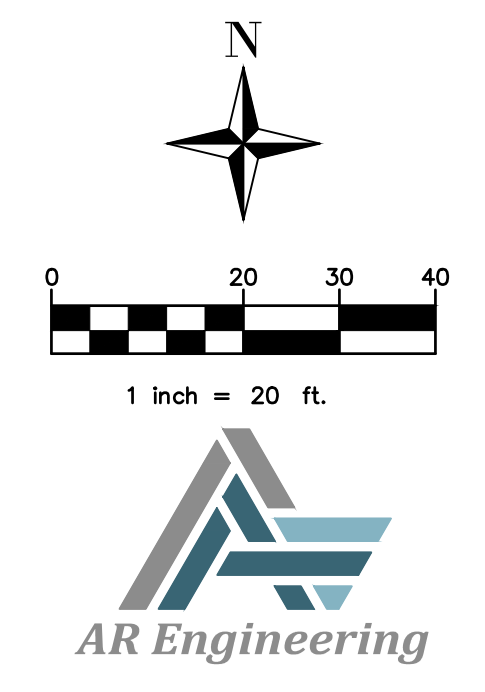
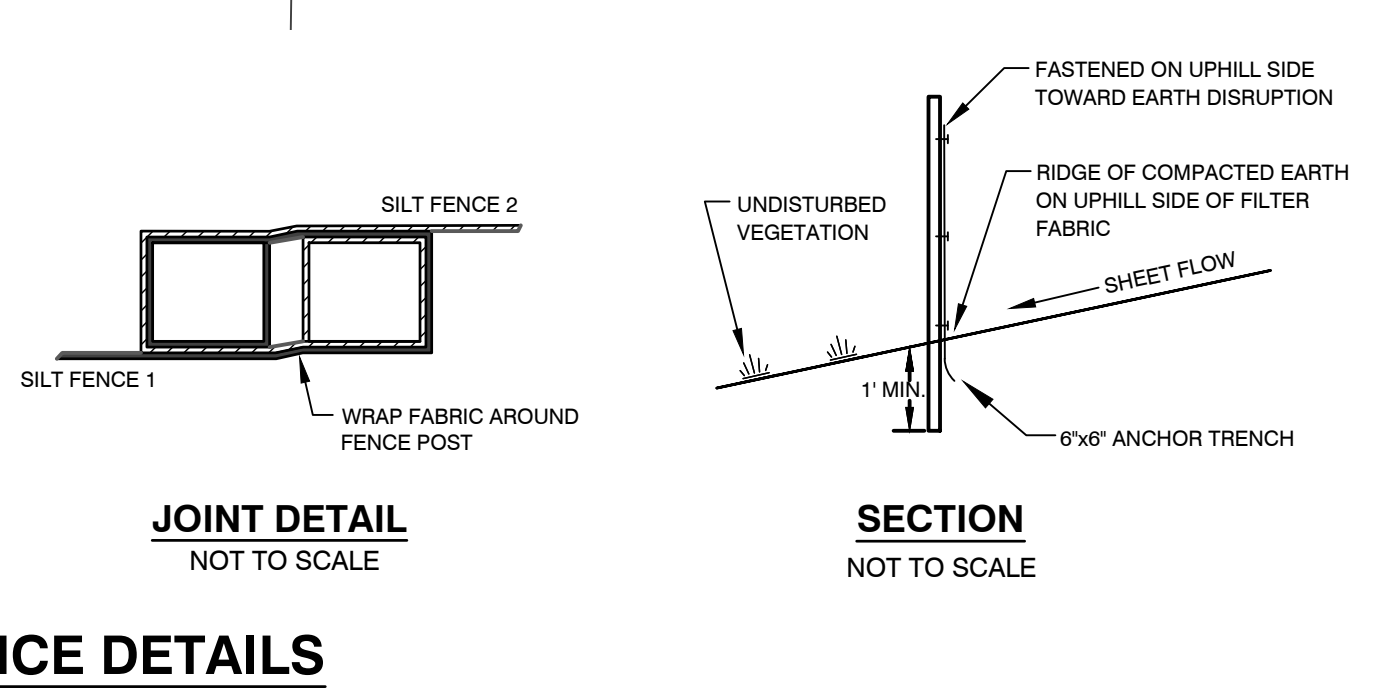
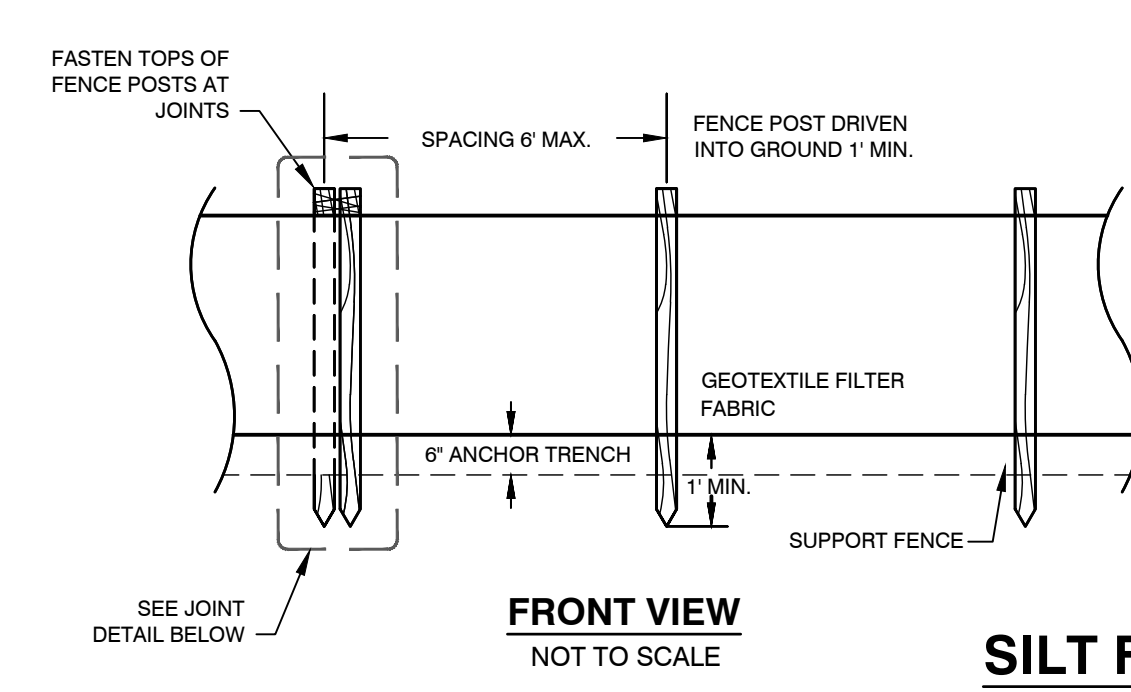
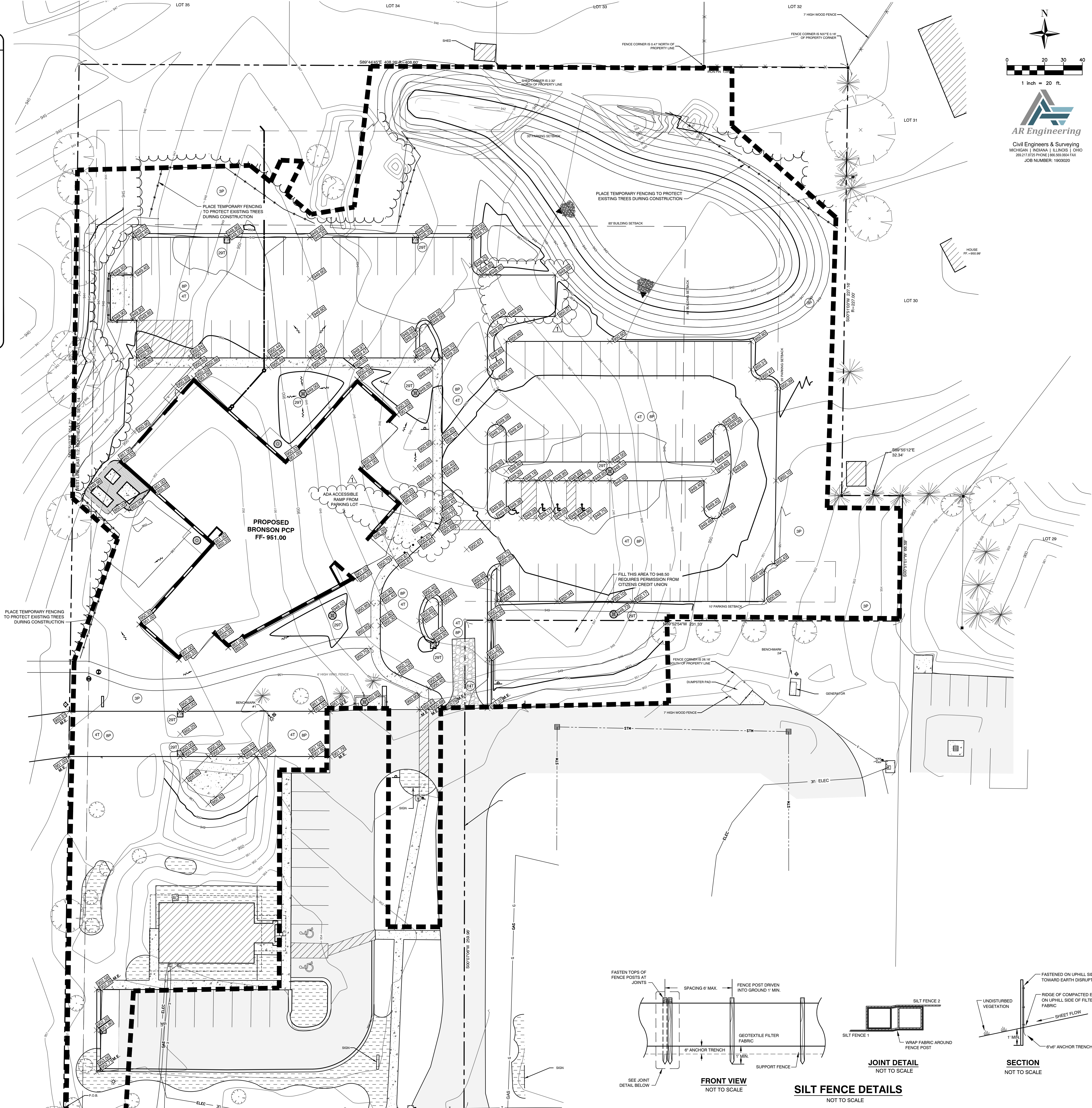
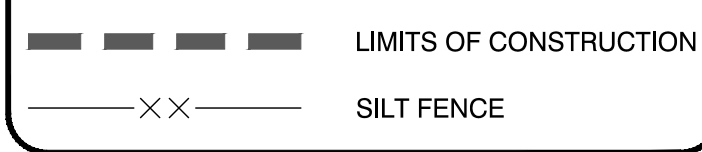
SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A 'SOIL EROSION PERMIT' FROM THE COUNTY AND A 'PERMIT BY RULE/NOTICE OF COVERAGE' FROM MDOE. IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY 'SOIL EROSION PERMIT' AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE 'PERMIT BY RULE'. EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS ON MDOE STANDARD PLAN R-96-D, SOIL EROSION & SEDIMENTATION CONTROL MEASURES. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
- 207 DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE SHALL 3 INCH MDOE SEEDING MIXTURE TLIF APPLIED AT A RATE OF 220 LB/ACRE. FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE. MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
- 41 DENOTES DUST CONTROL. DUST CONTROL MAY BE REQUIRED ON THE SUBGRADE CONSTRUCTION AND WILL INCLUDE APPLYING FRESH WATER TO BE INCLUDED IN THE ITEM OF EMBANKMENT. DUST CONTROL ON THE AGGREGATE BASE COURSE WILL BE ACCOMPLISHED BY APPLYING FRESH WATER (INCLUDED IN THE ITEM OF AGGREGATE BASE 6 INCH) AND APPLYING DUST PALLIATIVE. APPLIED, CaCl₂ (TON) AS DIRECTED BY THE PROJECT ENGINEER.
- 207 DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
- 141 DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE
- 207 DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.

GRADING NOTES

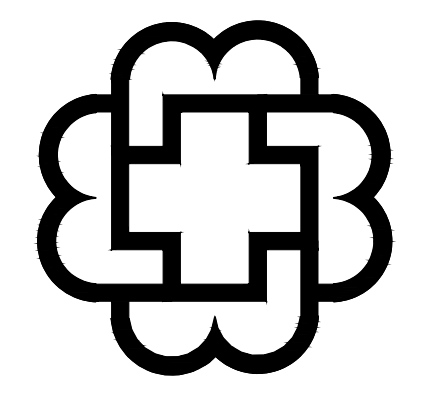
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF KALAMAZOO.
- CONTACT '811' AT 1-800-482-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE '811' ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

LEGEND

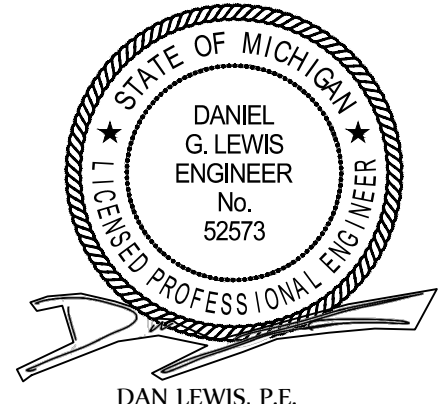


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JOB NUMBER: 1903020

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W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
OSHTENO TOWNSHIP, MICHIGAN 49009

REVISIONS	DATE
SITE PLAN SUBMITTAL	05/02/2019
ISSUED FOR BIDS	05/16/2019
CONTRNO COMMENTS	05/20/2019
ADDENDUM #01	05/20/2019
POST-BID ADDENDUM #01	06/03/2019

ISSUED
JUNE 06, 2019

PROJECT NUMBER
19015.01

SHEET TITLE
GRADING & SESC PLAN

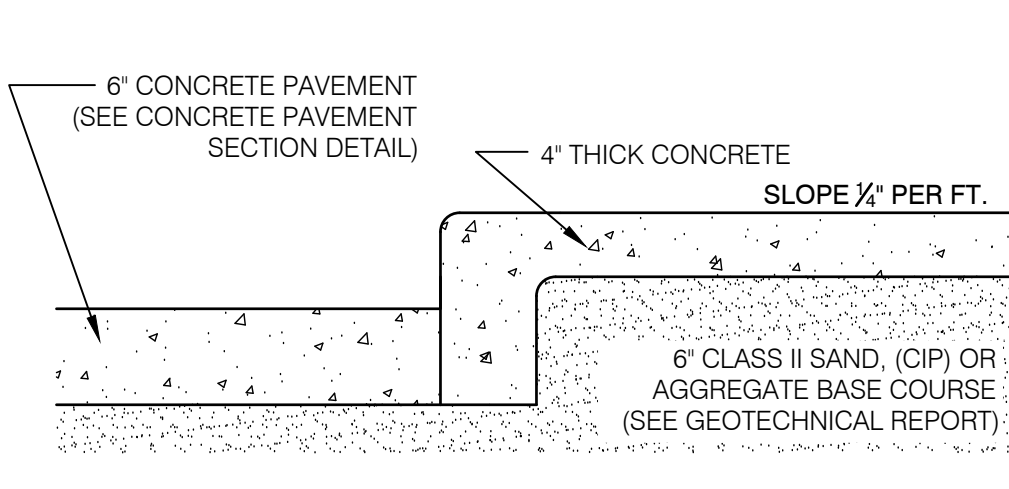
SHEET NUMBER
C4.0

CONST. DOCUMENTS

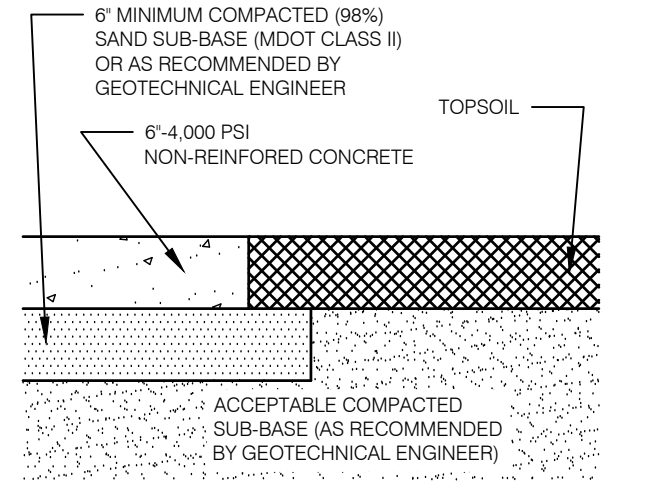
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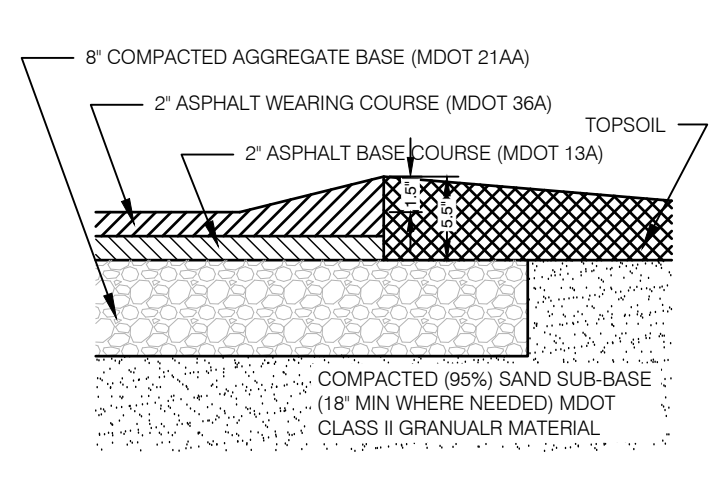
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: PREIN & NEWHOF



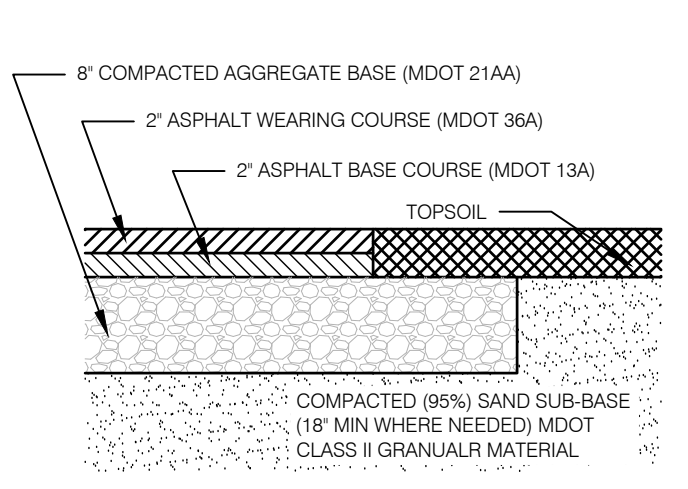
PROPOSED CONCRETE RAISED WALK SECTION
NOT TO SCALE



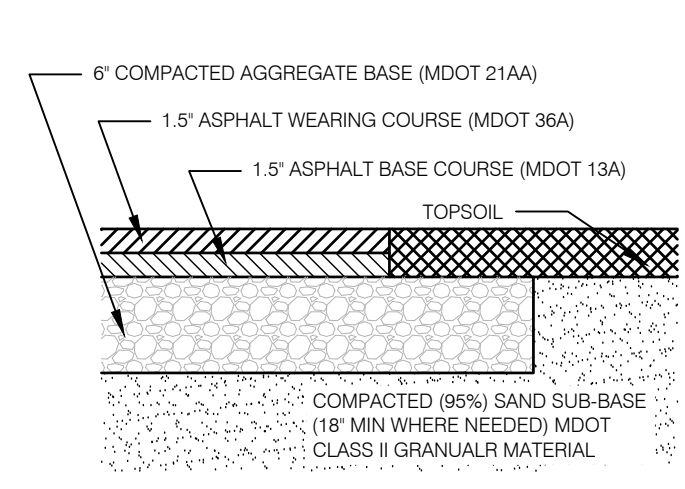
PROPOSED CONCRETE PAVEMENT SECTION
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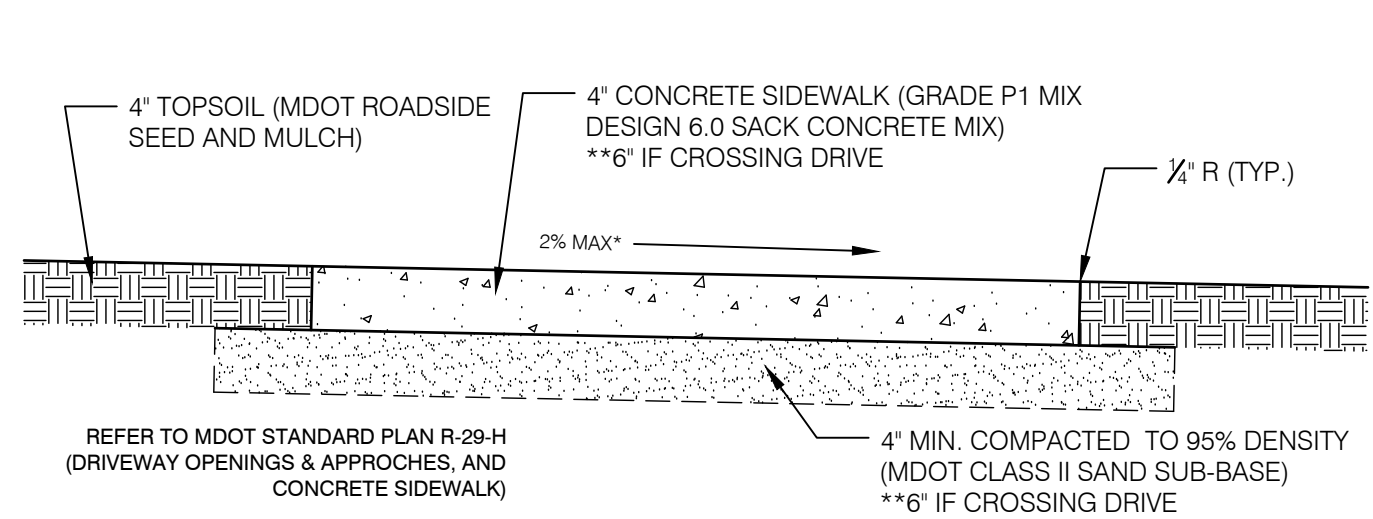
PROPOSED ASPHALT VALLEY GUTTER SECTION
NOT TO SCALE



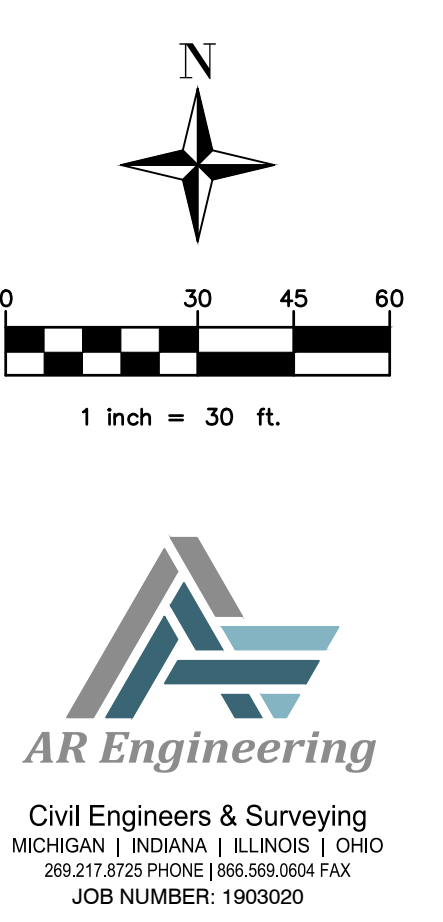
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT SECTION
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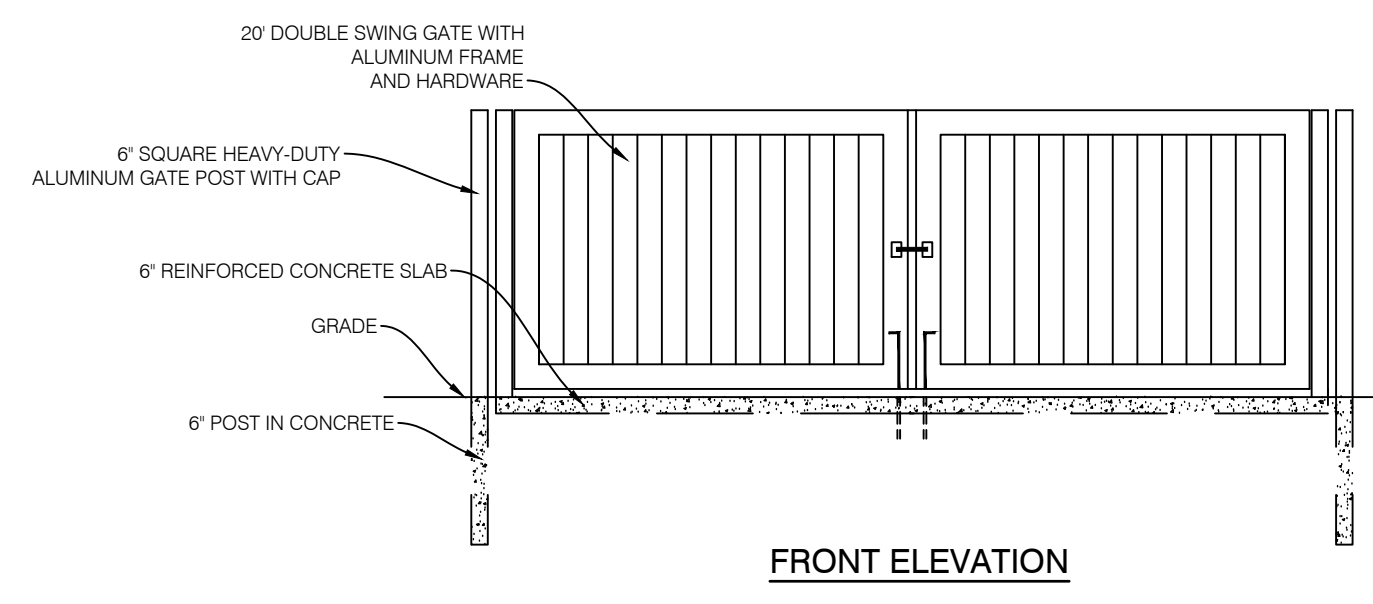
PROPOSED LIGHT-DUTY ASPHALT PAVEMENT SECTION
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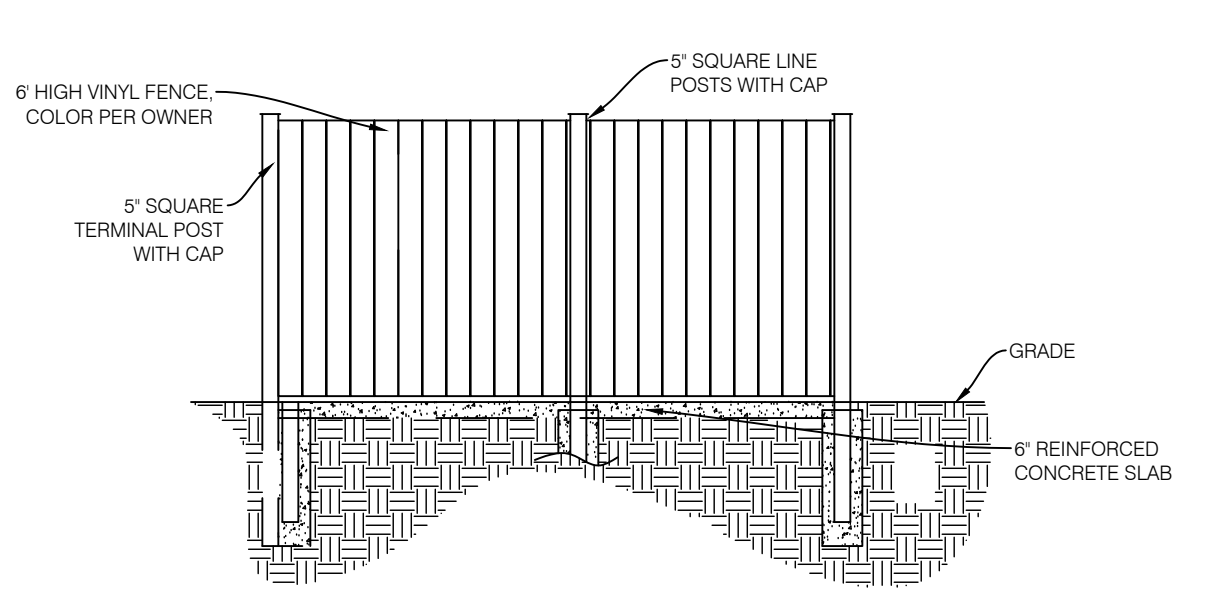
PROPOSED SIDEWALK SECTION
NOT TO SCALE



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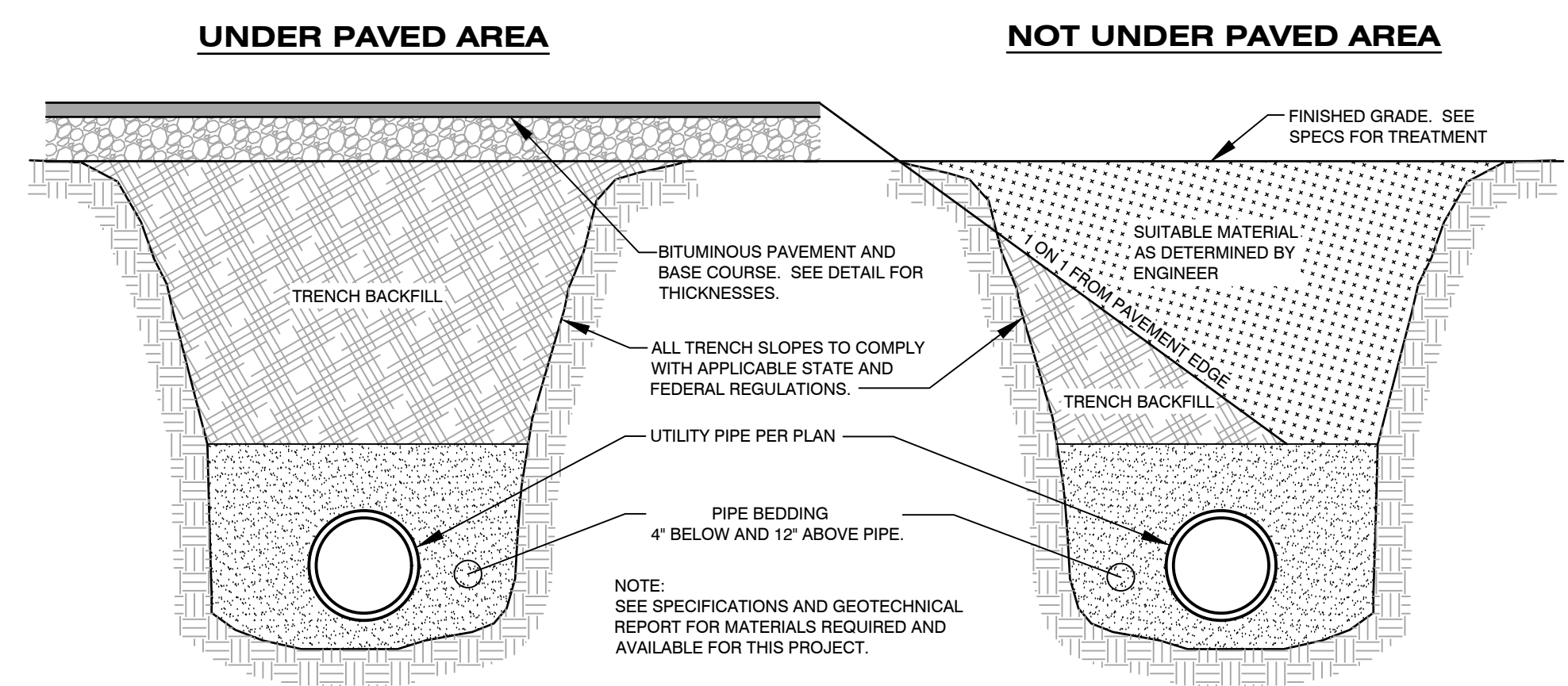


FRONT ELEVATION

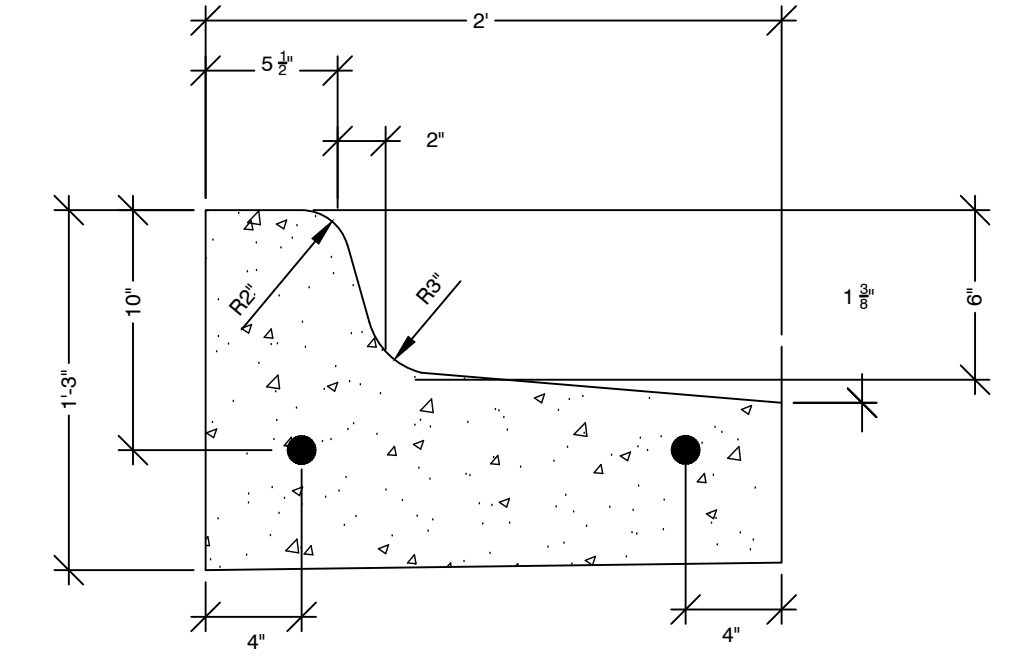


SIDE ELEVATION

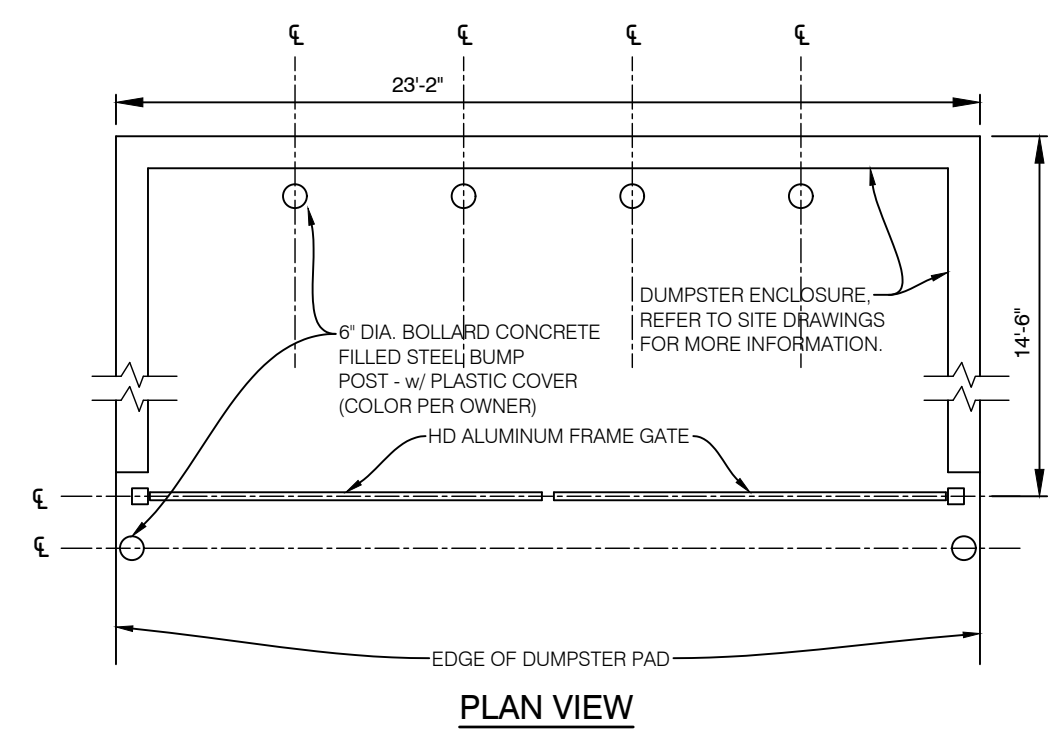
NOTE: REAR ELEVATION IS SIMILAR, EXCEPT 23'-2" WIDE



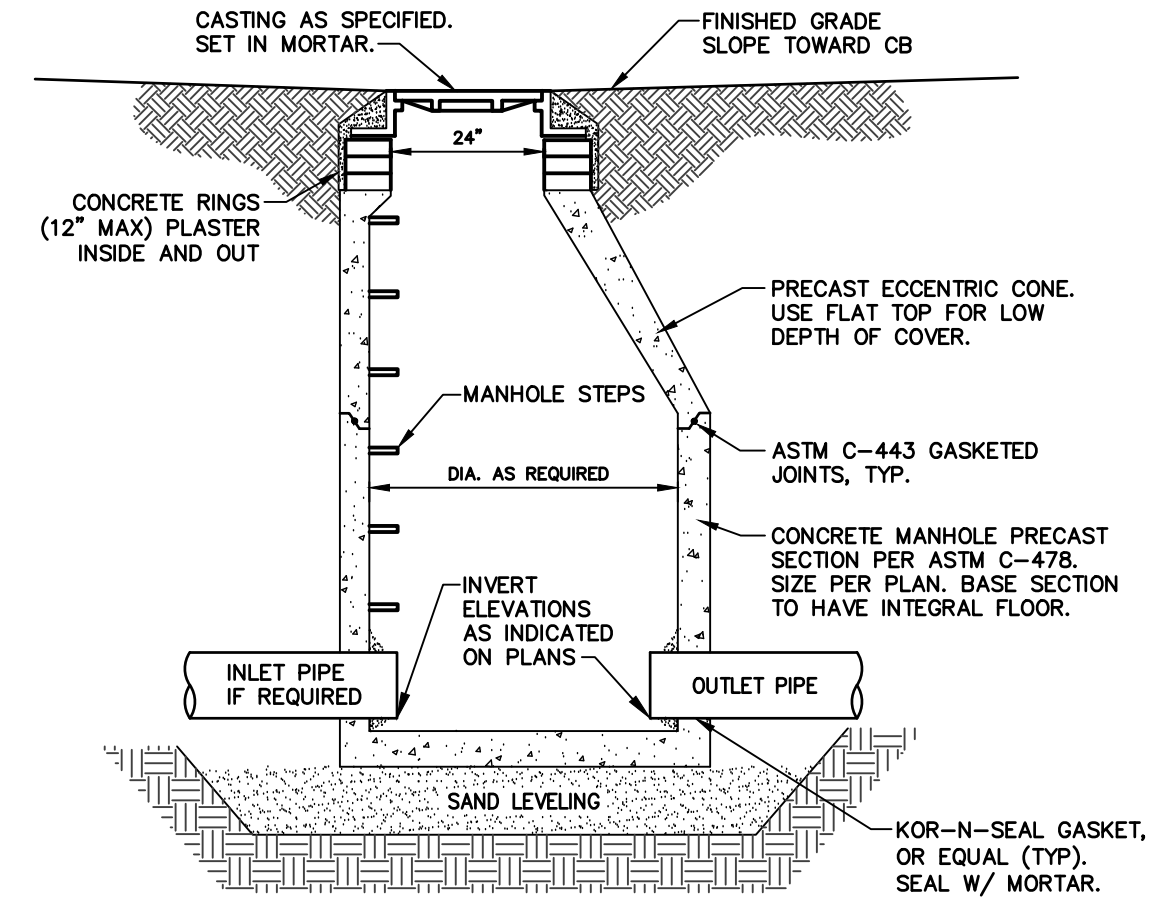
TRENCH DETAILS



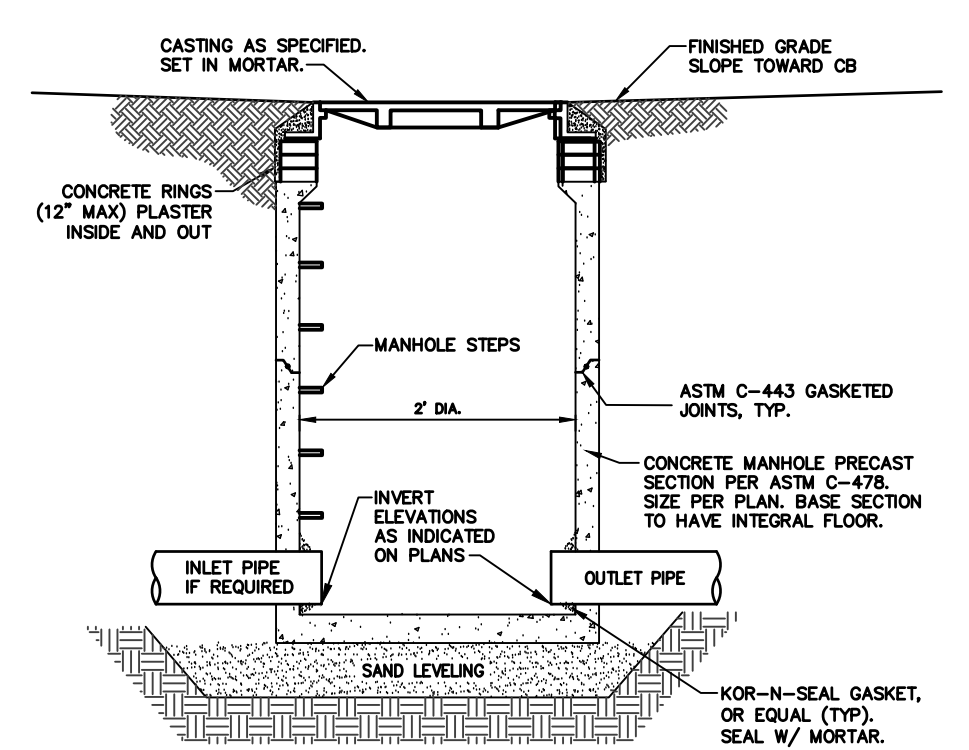
SPILLOVER CURB DETAIL
NOT TO SCALE



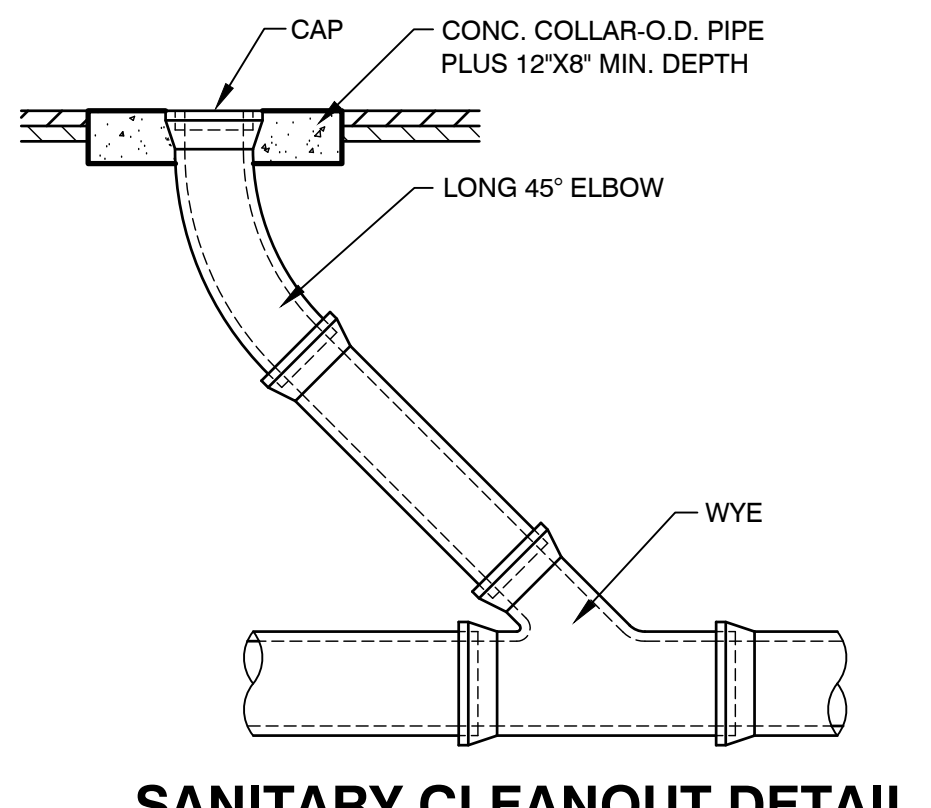
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



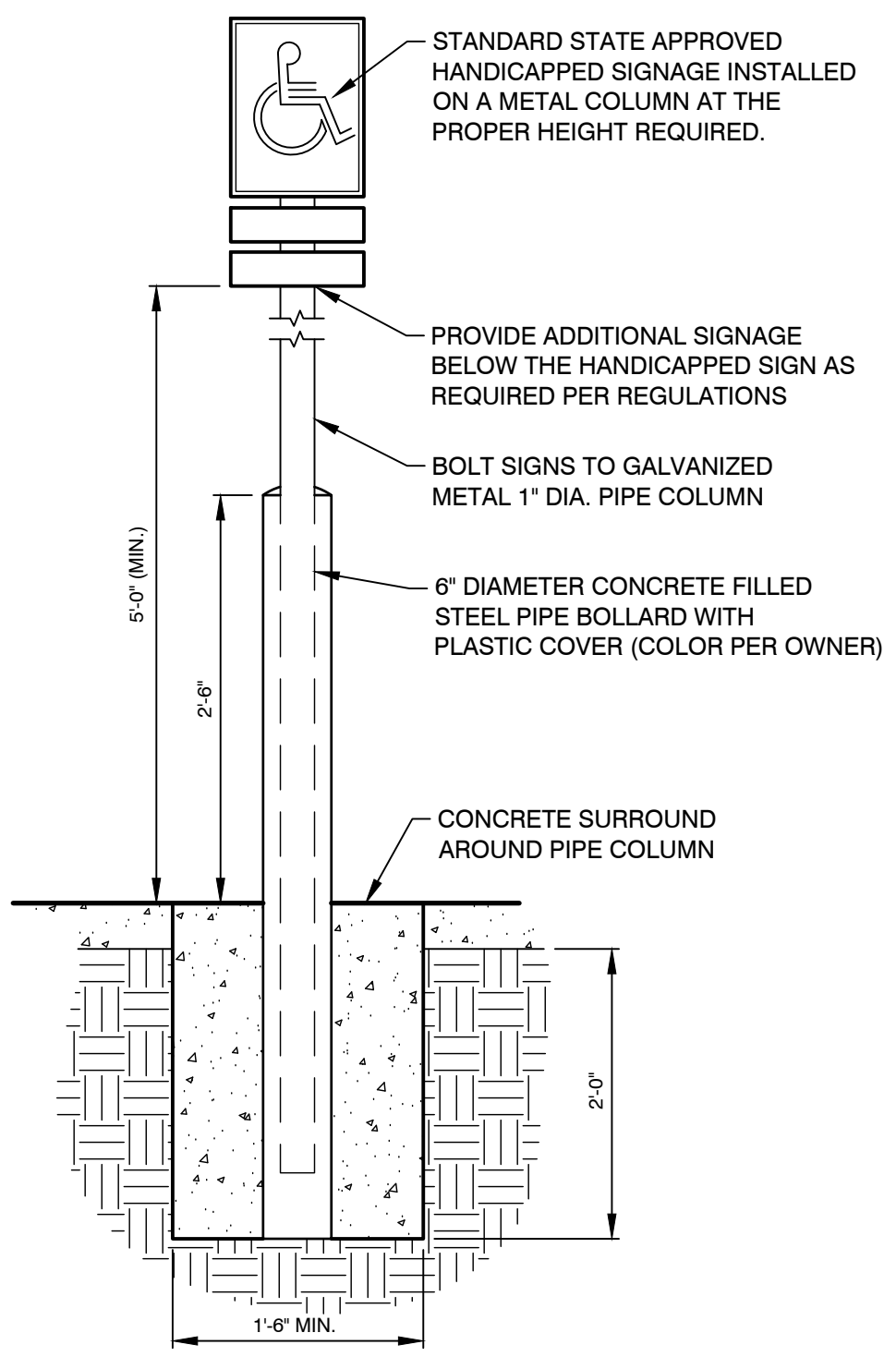
CATCH BASIN DETAIL
NO SCALE



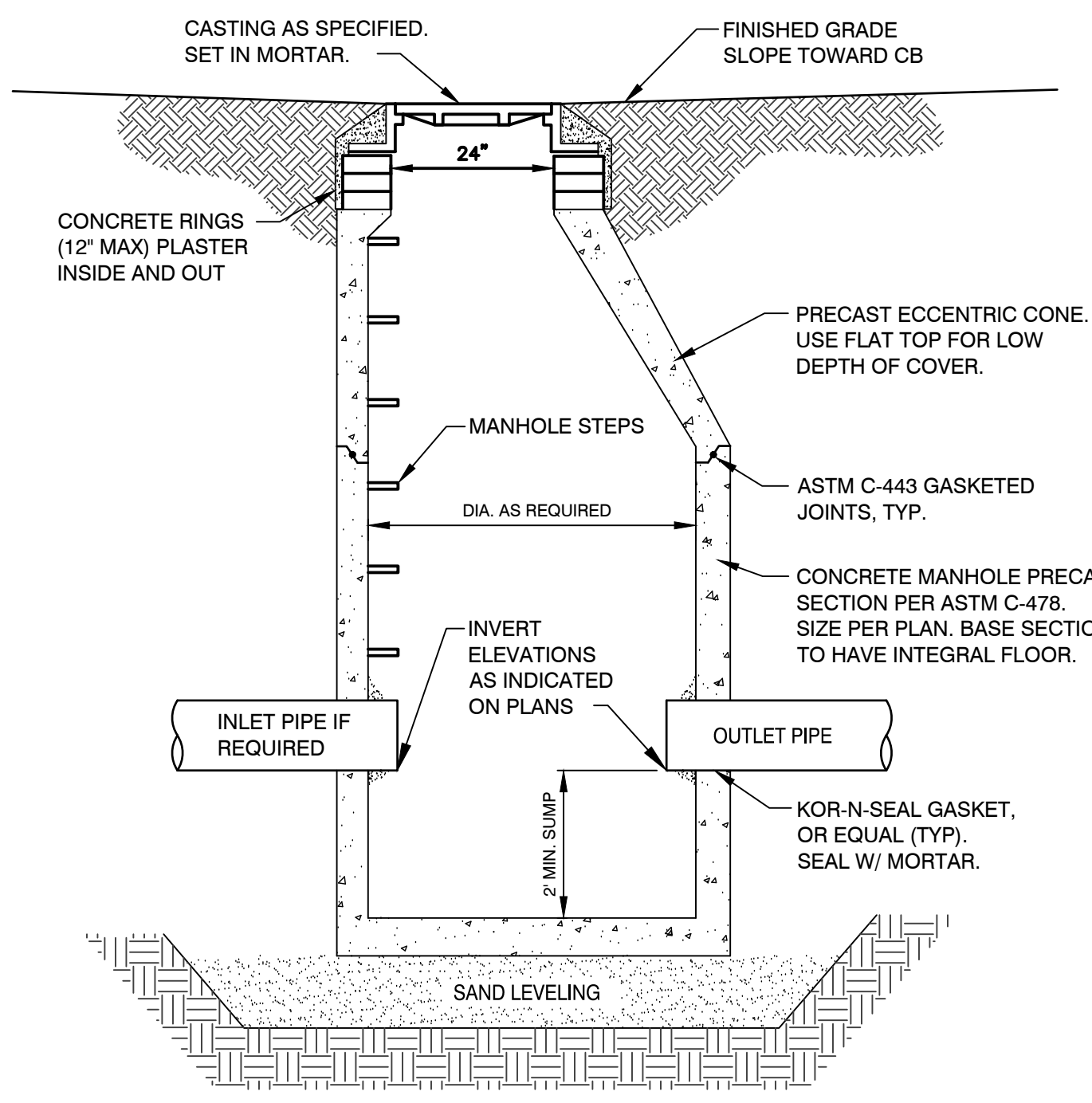
STORM INLET DETAIL
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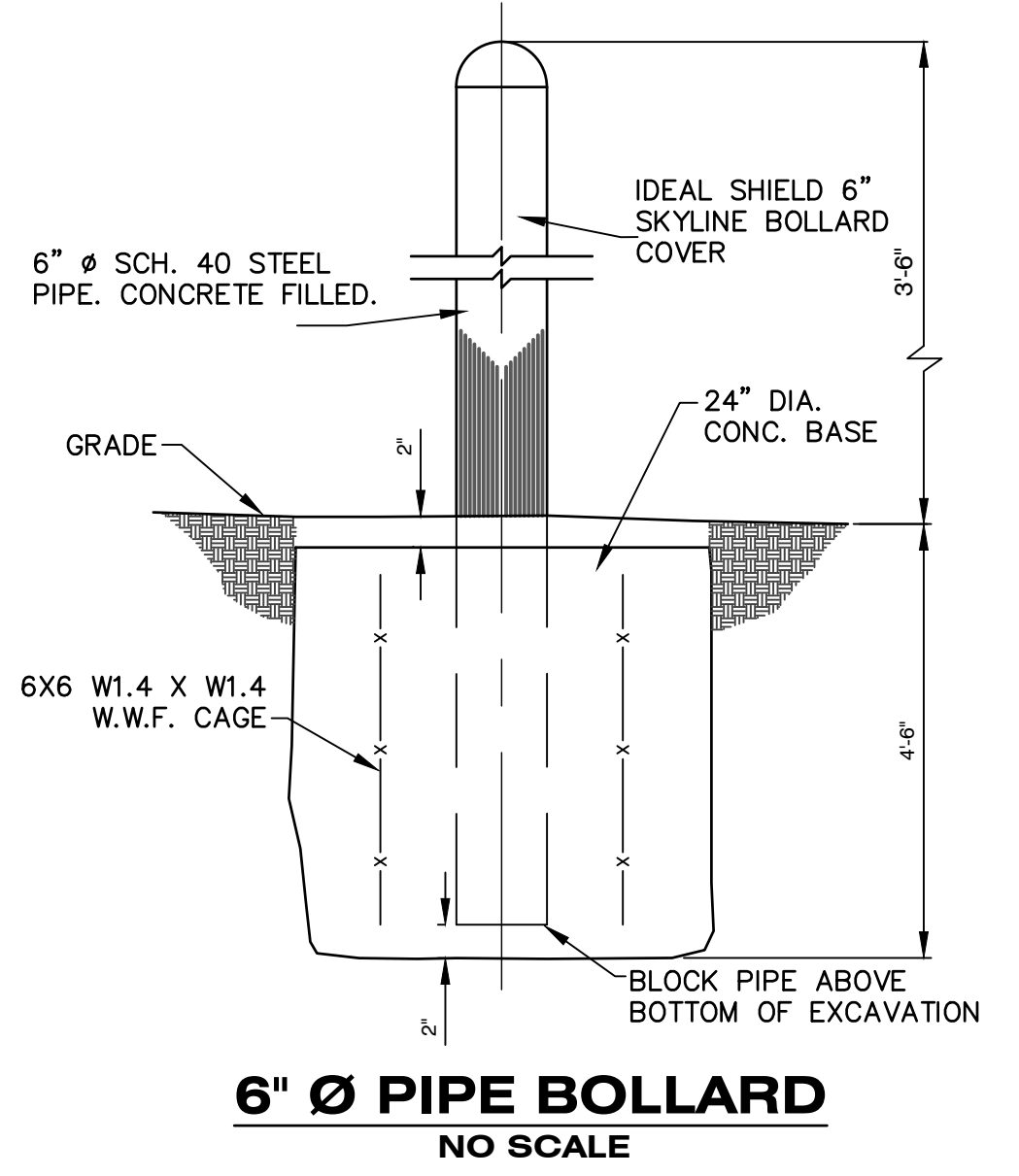
SANITARY CLEANOUT DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



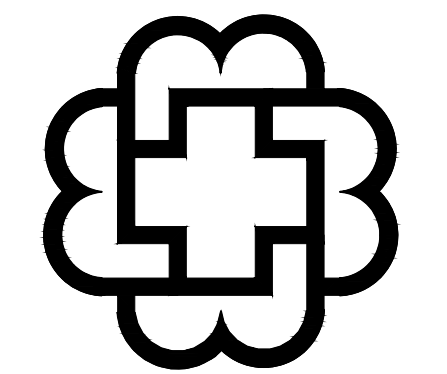
CATCH BASIN DETAIL
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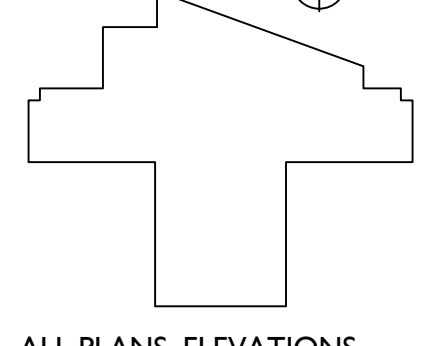
6" Ø PIPE BOLLARD
NO SCALE

- LEGEND**
- C = EXISTING CABLE
 - E = EXISTING ELECTRIC LINE
 - OHE = EXISTING ELECTRIC LINE (OVERHEAD)
 - FO = EXISTING FIBER OPTIC LINE
 - G = EXISTING GAS LINE
 - T = EXISTING TELEPHONE LINE
 - OHE = EXISTING UTILITY LINE (OVERHEAD)
 - F = EXISTING FENCE
 - FC = EXISTING FORCEMAIN
 - GS = EXISTING GUARDRAIL
 - SS = EXISTING SANITARY SEWER
 - SS = EXISTING STORM SEWER
 - TL = EXISTING TREE LINE
 - WM = EXISTING WATER MAIN
 - BA = TO BE ABANDONED
 - PL = PROPOSED DITCH LINE
 - PE = PROPOSED ELECTRIC LINE
 - PF = PROPOSED FENCE
 - PC = PROPOSED FORCEMAIN
 - PG = PROPOSED GAS LINE
 - PGU = PROPOSED GUARDRAIL
 - PS = PROPOSED SANITARY SEWER
 - PS = PROPOSED STORM SEWER
 - PTL = PROPOSED TELEPHONE LINE
 - WMA = PROPOSED WATER MAIN
 - WMA = PROPOSED WATER MAIN OTHER MATERIAL
 - CL = EXISTING CENTER LINE
 - PC = PROPOSED CENTER LINE
 - EL = EASEMENT LINE/GRADING PERMIT
 - GL = GRADING LIMITS/LIMITS OF DISTURBANCE
 - PL = PROPERTY LINE
 - RL = RIGHT-OF-WAY LINE
 - SL = SECTION LINE
- TREE DESIGNATORS**
- B = BUSH
 - C = CONIFEROUS TREE
 - CR = CONIFEROUS TREE REMOVED
 - D = DECIDUOUS TREE
 - DR = DECIDUOUS TREE REMOVED
 - S = STUMP
- LEGEND (continued)**
- A = ANTENNA
 - CB = CATCH BASIN
 - CR = CABLE RISER BOX
 - CO = CLEAN OUT
 - CI = CURB INLET
 - EM = ELECTRIC MANHOLE
 - ER = ELECTRIC RED PAINT
 - FH = FIRE HYDRANT
 - FI = FOUND IRON PIPE
 - GF = GAS MARKER FLAG
 - GI = GAS VALVE
 - GY = GAS YELLOW PAINT
 - GA = GUY ANCHOR
 - IE = INGRESS & EGRESS
 - LP = LIGHT POLE
 - MB = MAILBOX
 - MW = MONITORING WELL
 - P = POST
 - SD = SATELLITE DISH
 - SM = SANITARY MANHOLE
 - SC = SECTION CORNER
 - SI = SIGN
 - SB = PAVEMENT/SOIL BORING
 - SH = PROPOSED HYDRANT
 - SGV = PROPOSED GATE VALVE & BOX
 - SR = PROPOSED REDUCER
 - SMH = PROPOSED SANITARY MANHOLE
 - SMH = PROPOSED STORM MANHOLE
 - SMH = STORM MANHOLE
 - TMH = TELEPHONE MANHOLE
 - TMF = TELEPHONE MARKER FLAG
 - TOP = TELEPHONE ORANGE PAINT
 - TRB = TELEPHONE RISER BOX
 - TP = TURNING POINT/TRaverse
 - UP = UTILITY POLE
 - V = VAULT
 - WE = WATER ELEVATION
 - WMH = WATER MANHOLE
 - WM = WATER METER
 - WBP = WATER BLUE PAINT
 - WV = WATER VALVE
 - WSP = WATER SPIGOT
 - W = WELL
- LEGEND (continued)**
- AP = APPLE
 - AB = ARBORVITAE
 - AS = ASH
 - BA = BASSWOOD
 - BI = BIRCH
 - BO = BOX ELDER
 - CA = CATALPA
 - CH = CHERRY
 - CW = COTTONWOOD
 - EL = ELM
 - LO = LOCUST
 - MA = MAPLE
 - MJ = MULBERRY
 - OA = OAK
 - PR = PEAR
 - SP = SPRUCE
 - TW = TWIN
 - WA = WALNUT
 - WL = WILLOW

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KEY PLAN
PLAN NORTH



ALL PLANS, ELEVATIONS, SCHEDULES, ETC. REFERENCE **PLAN NORTH**. ACTUAL BUILDING ORIENTATION ON THE "TRUE NORTH" DIFFERS FROM THE DRAWING **PLAN NORTH**. REFER TO COVER SHEET AND SITE PLAN FOR TRUE ORIENTATION OF THE BUILDING ON THE SITE.



W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRNSON HEALTHCARE GROUP
OSHTHO TOWNSHIP, MICHIGAN 49009

REVISIONS

NO.	DATE	DESCRIPTION
1	05/22/2019	SITE PLAN SUBMITTAL
2	05/23/2019	ISSUED FOR BIDS
3	05/23/2019	CONTRNO COMMENTS

ISSUED
MAY 23, 2019
PROJECT NUMBER
19015.01
SHEET TITLE
DETAILS

SHEET NUMBER
C5.0
CONST. DOCUMENTS
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LANDSCAPING NOTES

- PLANT MATERIALS:**
- PLACE SHREDED HARDWOOD BARK MULCH ON TO A UNIFORM 4" DEPTH IN ALL TREE & SHRUB BEDS & TO A DEPTH OF 2" IN PERENNIAL/GROUND COVER AREAS.
 - ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH DEVELOPED BRANCHING SYSTEMS AND VIGOROUS, HEALTHY ROOT SYSTEMS.
 - STAKING/GUYSING TREES SHALL TAKE PLACE WHERE PLANTS ARE EXPOSED TO DIRECT WEST WIND OR HAVE A ROOT SYSTEM THAT WHEN PLANTED BECOMES LOOSE AFTER WATERING BACKFILL WHEN PLANTING. THIS SHALL BE AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR.
 - PLANT MIX BACKFILL SHALL BE A BLEND OF 1/3 TOPSOIL, 1/3 SAND, 1/3 PEAT OR COMPOST.
 - ALL EDGING IS TO BE STANDARD COMMERCIAL EDGING 1/8" X 4" MILL FINISH EDGING EDGING AND INSTALL PER DETAIL. ALL AREAS WHERE TURF/SOD MEETS PLANTING BED OR MAINTENANCE STRIP IS TO HAVE EDGING.
 - ALL MAINTENANCE STRIP STONE IS TO BE CLEAN WASHED 3/4" CRUSHED NATURAL STONE ON DEWITT WEED BARRIER OR DUPONT TYPAR OR EQUAL HEAVY FABRIC FOR WEED CONTROL.
 - ALL PLANT MATERIALS HAVE A ONE YEAR WARRANTY WHICH STARTS UPON AGREED UPON SUBSTANTIAL COMPLETION DATE BY OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS WHICH INCLUDES BUT IS NOT LIMITED TO WATERING, CONTROLLING WEED GROWTH, FERTILIZING, PRUNING, TRIMMING FOR DURATION OF CONSTRUCTION AND UNTIL AGREED UPON SUBSTANTIAL COMPLETION.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND REPEATED AS NECESSARY TO ENSURE HEALTHY NURSERY STOCK.
 - MAINTAIN ALL PLANT MATERIALS DURING THE ENTIRE DURATION OF CONSTRUCTION THRU SUBSTANTIAL COMPLETION.
 - CONTRACTOR TO CARRY ONE YEAR WARRANTY ON ALL PLANT MATERIALS.
- SEEDING:**
- PRIOR TO ANY SEEDING, CONTRACTOR MUST OBTAIN A MINIMUM OF THREE SOIL SAMPLES OF DIFFERENT TOPSOIL AREAS ON SITE TO DETERMINE IF ANY AMENDMENTS ARE NEEDED FOR SEEDING AREAS.
 - ALL MOWABLE CLASS A LAWN AREAS SHALL BE HYDROSEED WITH THE FOLLOWING MIXTURE:
34% PERENNIAL TURF TYPE RYEGRASS
33% CREEPING RED FESCUE
33% KENTUCKY BLUEGRASS
AT A RATE OF 6 LBS/1000S.F.
 - ALL NATIVE SEED AREAS SHALL BE APPLIED WITH A NO-TILL SEED DRILL AT A RATE PER SEED MIX SPECIFICATION AND MULCHED WITH CLEAN STRAW MULCH APPLIED AT 2 TON/ACRE.
 - ALL LOW MAINTENANCE FESCUE SHALL BE HYDROSEED OR STRAW MULCHED AND APPLIED WITH A TACKIFIER TO HOLD IN PLACE.
 - ALL AREAS GREATER THAN 1:3 SHALL BE SEEDING AND MATTED WITH D875 OR EQUAL EROSION MATTING.
 - PROTECT ADJACENT AND ADJOINING SIDEWALKS, PAVEMENTS AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
 - PRIOR TO PLANTING APPLY GLYPHOSPHATE HERBICIDE TO EXISTING WEED GROWTH IN AREAS TO BE PLANTED WITH NATIVE SEED AND ALL SEED. REPEAT TREATMENT AS NEEDED TO WITHIN FOUR OR FIVE DAYS OF PLANTING FOR ADEQUATE ERADICATION OF WEED GROWTH ERADICATION OF EXISTING SOIL WEED GROWTH.
 - REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE ANY STICKS, ROOTS, RUBBISH PRIOR TO SEEDING.
 - MAINTAIN LAWN AREAS UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES. WITH COVERAGE EXCEEDING 90%.
 - MAINTAIN ALL AREAS FROM EROSION AND RESEED ANY AREAS THAT DO NOT HAVE PROPER GROWTH.

LANDSCAPE SYMBOLS:

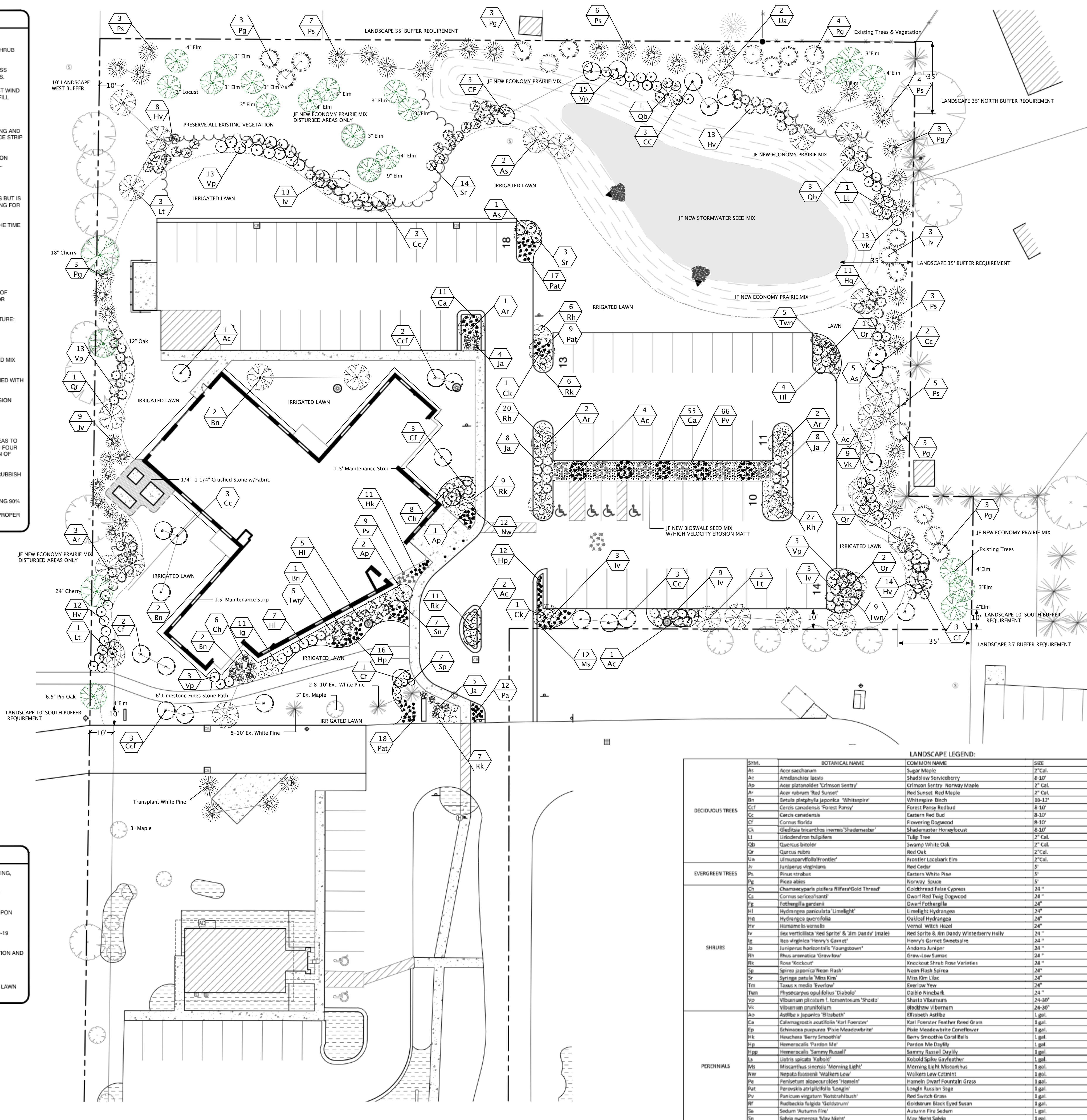
- DECIDUOUS TREE
- PRESERVED TREE
- FLOWERING UNDERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS & EVERGREEN SHRUBS

LANDSCAPE NOTES

- 18" MAINTENANCE STRIP AROUND BUILDING PERIMETER TO INCLUDE 1/2" x 4" ALUMINUM EDGING, 100% 1/2" CRUSHED STONE 4" DEPTH ON HEAVY FABRIC.
- ALL PLANTING BEDS TO HAVE 4" HARDWOOD SHREDED BARK MULCH UNLESS NOTED AND REQUIRE 6" OF PLANT MIX (1/3 SAND, 1/3 TOPSOIL, 1/3 COMPOST) TILLED INTO NATIVE SOIL.
- ALL PROPOSED TREES ARE TO BE STAKED IF OPEN EXPOSURE TO DIRECT WEST WIND OR UPON INSTALLATION APPEAR TO BE UNSTABLE IN ROOTBALL.
- ALL DISTURBED AREAS TO BE HYDRO SEEDING WITH SPARTAN GRADE A TURF MIX USE 19-19-19 STARTER FERTILIZER.
- ONE YEAR WARRANTY ON PLANT MATERIALS WHICH STARTS AFTER SUBSTANTIAL COMPLETION AND 60 DAY MAINTENANCE ON TURF UNTIL FINAL ACCEPTANCE.
- ALL PLANTING BEDS ADJACENT TO TURF HAVE 1/2" x 4" ALUMINUM EDGING UNLESS NOTED.
- LANDSCAPE CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR IRRIGATING PROPERTY FOR LAWN AND PLANTING BEDS EFFICIENTLY.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: FREN & NEWHOFF



N
0 10 20 30 40
1 inch = 20 ft.

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W. MAIN ST. - NEW PRIMARY CARE BUILDING
BRONSON HEALTHCARE GROUP
OSHTEMO TOWNSHIP, MICHIGAN 49009

REVISED: 05/03/2019
SITE PLAN SUBMITTAL: 05/16/2019
CONTRACT COMMENTS: 05/28/2019

DATE: **MAY 23, 2019**

PROJECT NUMBER: **19015.01**

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: **L1.0**

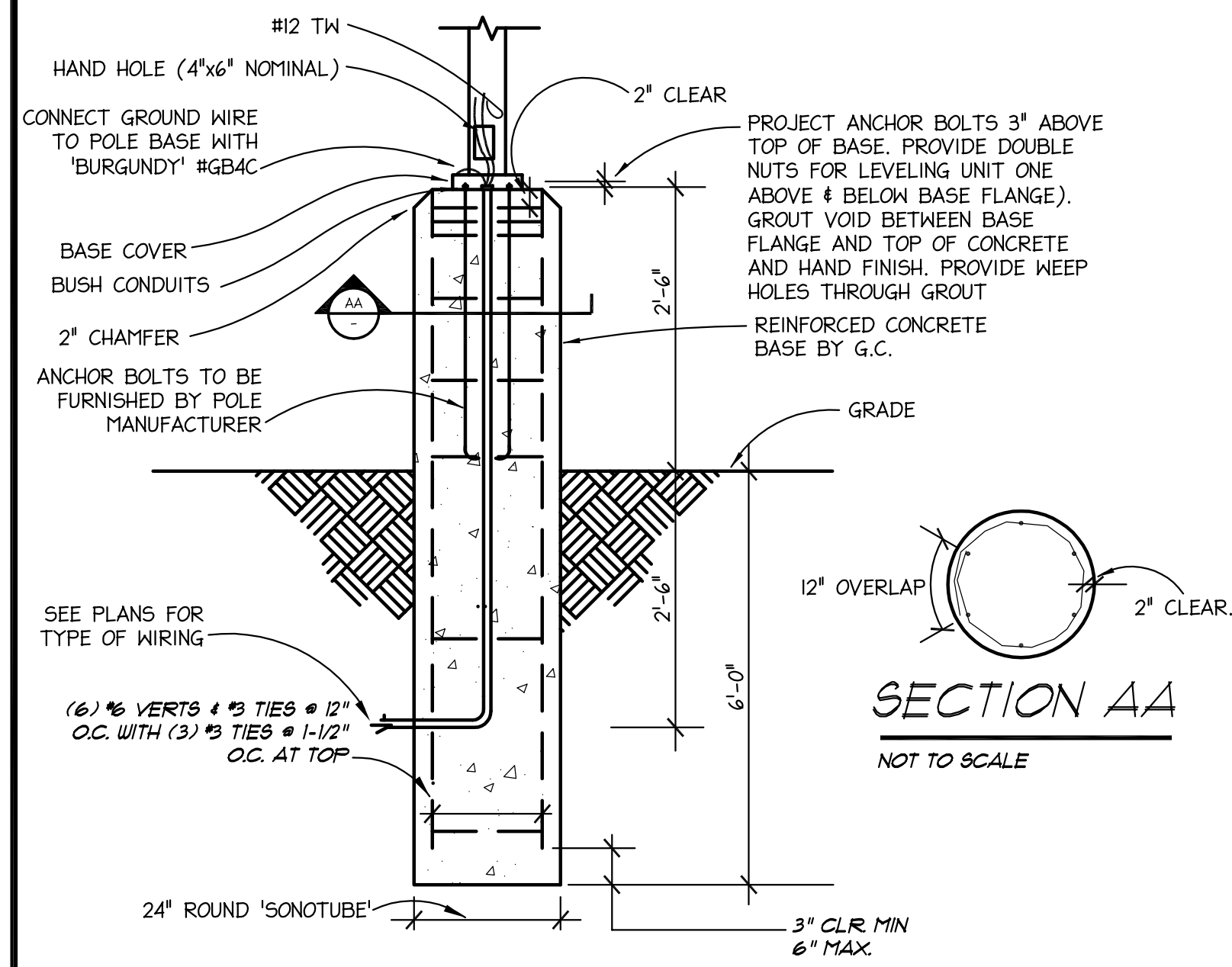
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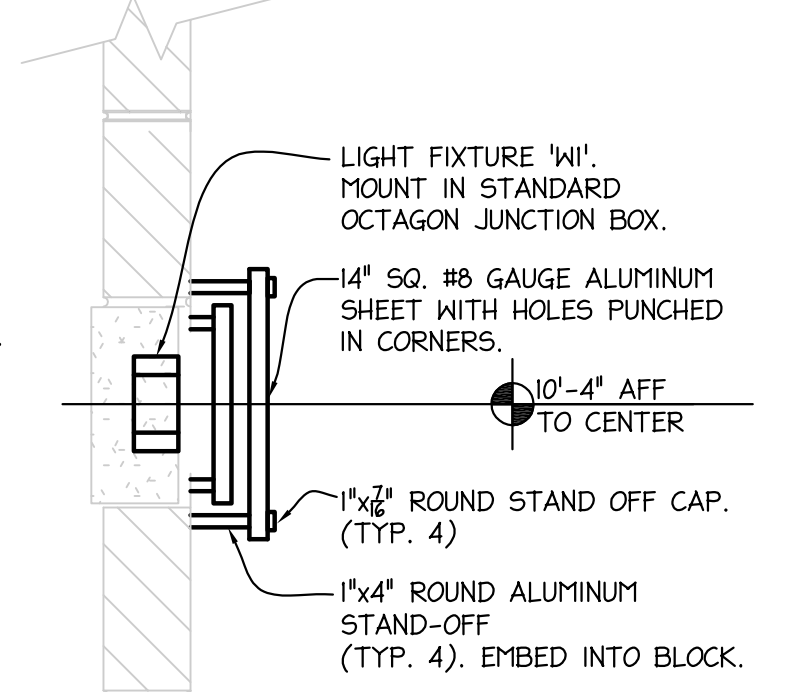
LANDSCAPE LEGEND:

SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
Ac	Acer saccharum	Sugar Maple	2" Cal.	BBB	
Ac	Acer glabrum	Smooth Serviceberry	6-10"	BBB	Multi-stem
Ap	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal.	BBB	
Ar	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2" Cal.	BBB	
Bn	Betula papyrifera 'Whiteters'	Whiteters Birch	10-12"	BBB	Multi-stem
Ca	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	8-10"	BBB	Multi-stem
Cc	Cercis canadensis	Eastern Red Bud	8-10"	BBB	
Cf	Cornus florida	Flowering Dogwood	8-10"	BBB	
Ck	Gleditsia triacanthos 'Inermis' 'Shademaster'	Shademaster Honeylocust	6-10"	BBB	
Ll	Liquidambar styraciflua	Talis Tree	2" Cal.	BBB	
Qb	Quercus bicolor	Swamp White Oak	2" Cal.	BBB	
Qr	Quercus rubra	Red Oak	2" Cal.	BBB	
Ua	Ulmus americana 'Frontier'	Frontier Lacebark Elm	2" Cal.	BBB	
Ju	Juniperus virginiana	Red Cedar	5"	BBB	
Pi	Pinus strobus	Eastern White Pine	5"	BBB	
Pg	Picea abies	Norway Spruce	5"	BBB	
Ch	Chamaecyparis pisifera 'Filifera' 'Gold Thread'	Goldthread False Cypress	24"	cont.	
Ca	Cornus sericea 'Lanceol'	Dwarf Red Twig Dogwood	24"	cont.	
Fa	Fothergilla gardenii	Dwarf Fothergilla	24"	cont.	
Hl	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24"	cont.	
Hg	Hydrangea serrifolia	Oakleaf Hydrangea	24"	cont.	
Hv	Hymenocallis versalis	Vernal Witch Hazel	24"	cont.	
Iv	Ilex verticillata 'Red Sprite' & 'Jim Dandy' (male)	Red Sprite & Jim Dandy Winterberry Holly	24"	cont.	Ratio-3 Red Sprite, 1 Jim Dandy
Hg	Hebe x exoniifolia 'Henry's Garnet'	Henry's Garnet Hebe	24"	cont.	
Ja	Juniperus horizontalis 'Youngstown'	Anderson Juniper	24"	cont.	
Rh	Rhus aromatica 'Groenlow'	Groenlow Sumac	24"	cont.	
Rk	Rosa 'Knockout'	Knockout Shrub Rose Varieties	24"	cont.	
Sp	Spiraea japonica 'New Flash'	New Flash Spiraea	24"	cont.	
Sc	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"	cont.	
Yw	Taxus x media 'Everest'	Everlow Yew	24"	cont.	
Tw	Thuja occidentalis 'Diabolo'	Diablo Nisberg	24"	cont.	
Vp	Viburnum plicatum f. tomentosum 'Shasta'	Shasta Viburnum	24-30"	cont.	
Vv	Viburnum prunifolium	Blackhaw Viburnum	24-30"	cont.	
As	Aspidistra 'Elizabeth'	Elizabeth Aspidistra	1 gal.	cont.	18" O.C.
Ca	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	cont.	18" O.C.
Ep	Echinacea purpurea 'Pinn Meadowbrite'	Pinn Meadowbrite Coneflower	1 gal.	cont.	24" O.C.
Hc	Heuchera 'Berry Smoothie'	Berry Smoothie Coral Bells	1 gal.	cont.	18" O.C.
Hp	Heimerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	cont.	24" O.C.
Hsp	Heimerocallis 'Sammy Russell'	Sammy Russell Daylily	1 gal.	cont.	24" O.C.
Is	Iris 'Spartan'	Kobold Spikes Gayfeather	1 gal.	cont.	24" O.C.
Ls	Liatris spicata 'Rebelle'	Rebelle Liatris	1 gal.	cont.	24" O.C.
Mt	Miscanthus sinensis 'Morning Light'	Morning Light Miscanthus	1 gal.	cont.	24" O.C.
Nw	Nepeta 'Six O'Clock'	Walker Low Catmint	1 gal.	cont.	24" O.C.
Pa	Penstemon alpestris 'Haven'	Haven Dwarf Fountain Grass	1 gal.	cont.	24" O.C.
Pat	Perovskia atriplicifolia 'Longin'	Longin Russian Sage	1 gal.	cont.	24" O.C.
Pv	Plantain virginiana 'Walden'	Red Switch Grass	1 gal.	cont.	18" O.C.
Rt	Rudbeckia 'Goldstrahlung'	Goldstrahlung Black-eyed Susan	1 gal.	cont.	18" O.C.
Sa	Sedum 'Autumn Fire'	Autumn Fire Sedum	1 gal.	cont.	18" O.C.
Sn	Salvia nemorosa 'May Night'	May Night Salvia	1 gal.	cont.	18" O.C.

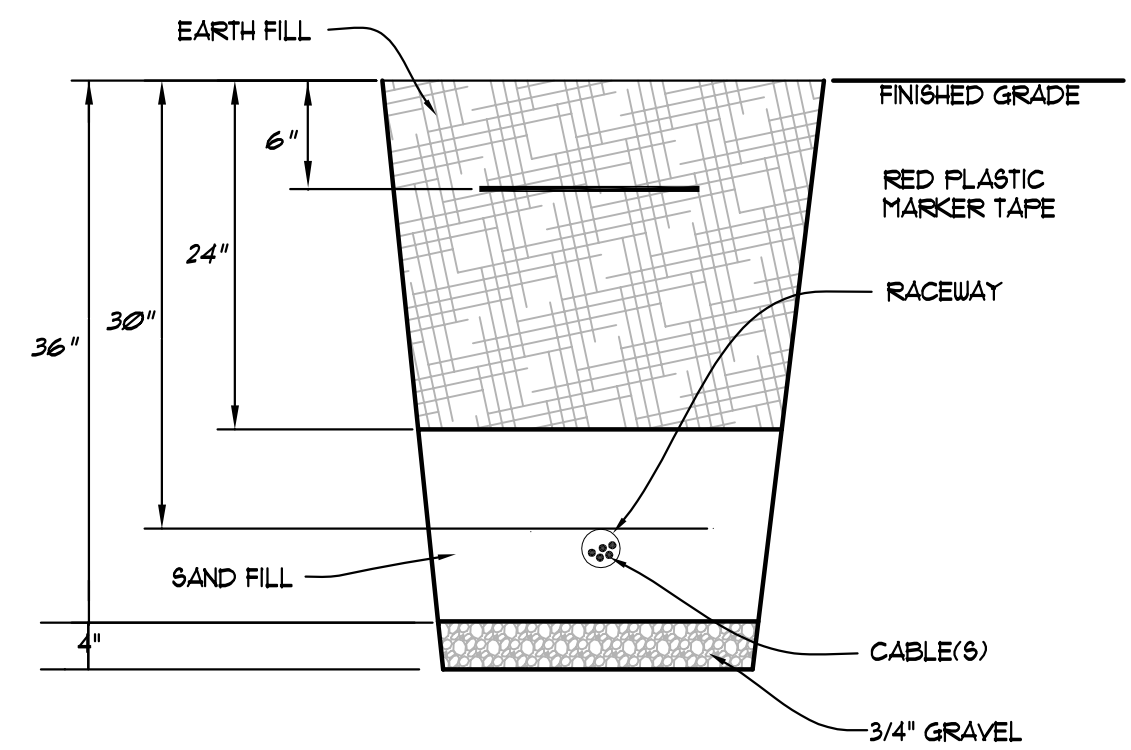


04 SITE LIGHT RAISED POLE BASE DETAIL
ES0.1 NOT TO SCALE

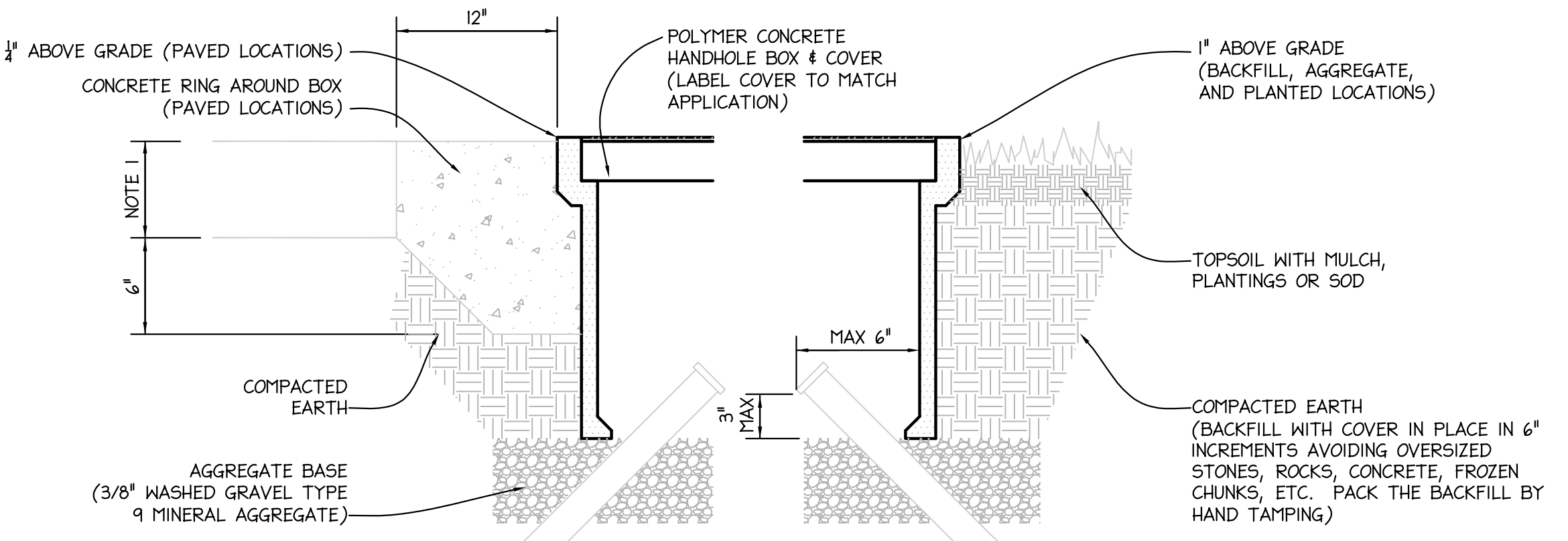
GENERAL NOTES:
FOR INSTALLATION IN ALL LOCATIONS ADJACENT TO PARKING SPACES, DRIVEWAYS, ROADS, OR WHERE SUSCEPTIBLE TO VEHICLE TRAFFIC.



06 LIGHT FIXTURE 'W1' MOUNTING DETAIL
ES0.1 NOT TO SCALE

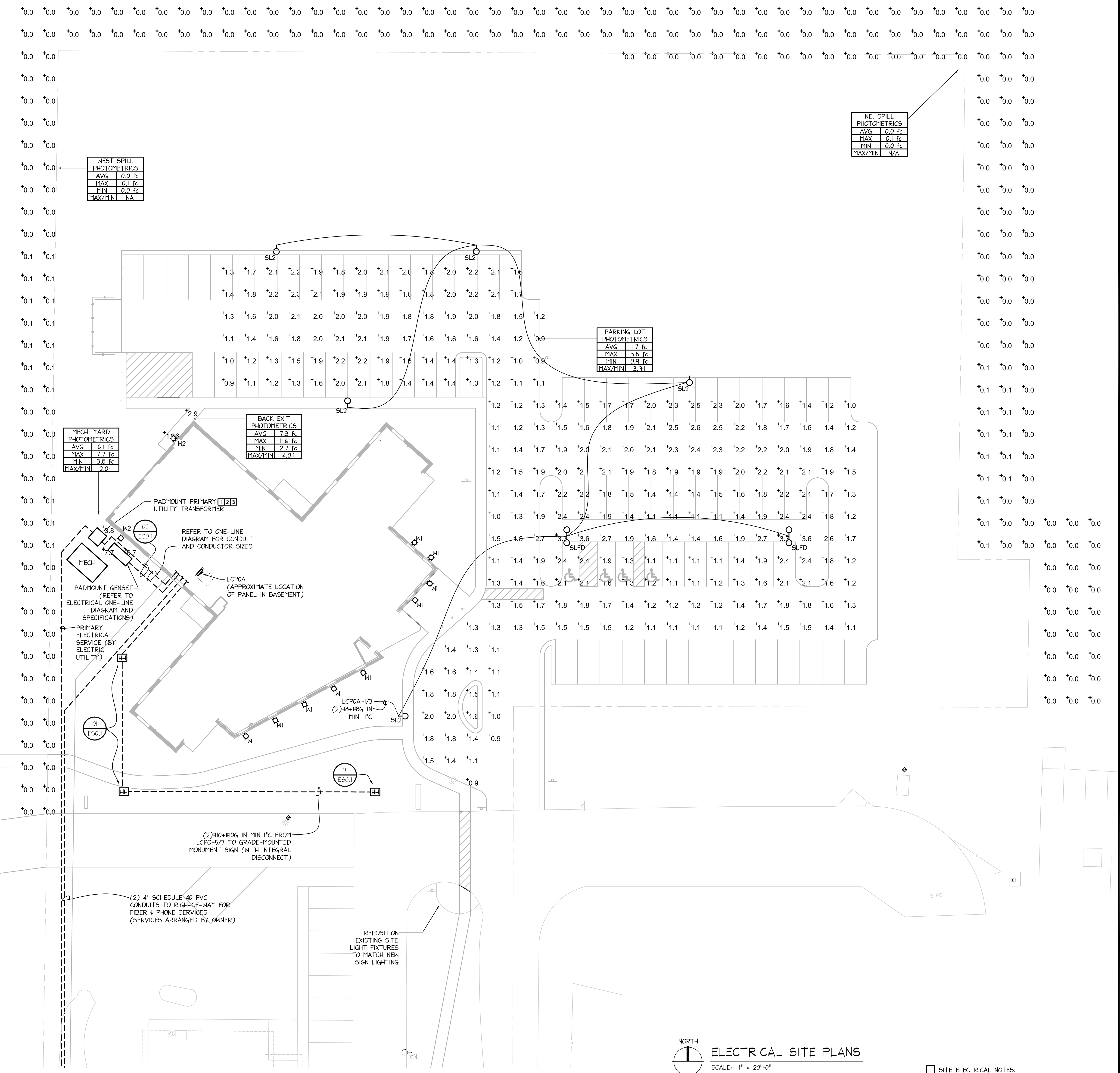


02 UNDERGROUND SERVICE ENTRANCE FEEDER DETAIL
ES0.1 NOT TO SCALE



01 HANDHOLE INSTALLATION DETAIL
ES0.1 NOT TO SCALE

- CONCRETE COLLAR TO BE INSTALLED IN PAVED INSTALLATION APPLICATIONS. USE 3,000 PSI MINIMUM AND EQUAL TO DESIGN PAVEMENT DEPTH.
- PAVEMENT, LANDSCAPE, AND SUBGRADE TO BE AS SHOWN PER CIVIL PLANS.
- QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATION.
- EXCAVATE 12" - 18" LARGER THAN THE BASE OF THE BOX AND 6" DEEPER TO ACCOMMODATE AGGREGATE.
- UNUSED CONDUITS SHALL BE PLUGGED AND PROTECTED. USED CONDUITS SHALL BE SEALED WITH DUCT SEAL OR FOAM.

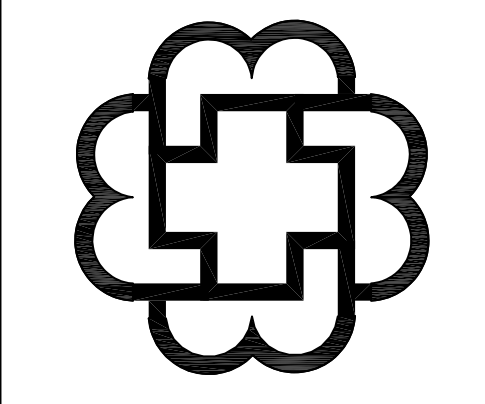


SITE LUMINAIRE SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP DATA		TOTAL WATTS	VOLTS	TOTAL HEIGHT	NOTES	BASE DETAIL
				TYPE	QTY					
XS1	EXISTING POLE MOUNT SITE LIGHT									
SL2	LED ARCHITECTURAL ARM MOUNTED 4 POLE (TYPE 2 MEDIUM DISTRIBUTION)	LITHONIA	LIGHT: DSX0-LED-P4-40K-T2M-MVOLT-SPA-DNAXD + NLTAIR2 POLE: 555-22-6-4C-DM19AS-DNAXD	LED	N/A	92	120VOLT	25'-0"	4	ES0.1
SLFD	LED ARCHITECTURAL ARM MOUNTED 4 POLE (FORWARD THROW DISTRIBUTION)	LITHONIA	LIGHT: DSX0-LED-P4-40K-TFTM-MVOLT-SPA-DNAXD + NLTAIR2 POLE: 555-22-6-4C-DM2BAS-DNAXD	LED	N/A	92	120VOLT	25'-0"	4	ES0.1
W1	LED EXTERIOR WALL SCENCE	WINONA	POPSM-NL-FUC-SPM1-L5RI-350MA-GRN-MVOLT	LED	N/A	4	120VOLT		1,3,4	ES0.1
W2	LED ARCHITECTURAL WALL PACK	LITHONIA	WST-LED-P2-40K-V2-MVOLT-DNAXD + NLTAIR2	LED	N/A	25	120VOLT		2,3	ES0.1

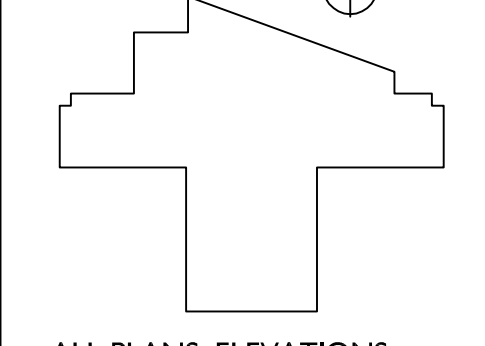
- LUMINAIRE SCHEDULE NOTES:
- MOUNT FIXTURE AT 10'-4" AFF TO CENTER.
 - MOUNT FIXTURE AT 12" AFF TO BOTTOM.
 - REFER TO INTERIOR LIGHT PLANS FOR FIXTURE CIRCUITING AND CONTROL.
 - PHOTOCELL ON/TIMECLOCK DIMMING TO 30% POWER FROM ONE HOUR BEFORE BUSINESS OPENING. FIXTURE MOUNTED OCCUPANCY SENSOR TO RAISE LEVEL TO 100% WHEN PRESENCE IS DETECTED DURING REDUCED LIGHT LEVEL HOURS.

01 - RE-SUBMISSION - 2019.05.23

- KEYED NOTES:
- CONSUMERS ENERGY CONTACT FOR NEW SERVICE COORDINATION PURPOSES:
THAYNE HAEGELE
248-337-2324
THAYNE.A.HAEGELE@CMSENERGY.COM
 - CONSUMERS ENERGY SCOPE:
1. ALL PRIMARY EQUIPMENT AND CONDUCTORS, INCLUDING POLES AND UNDERGROUND CONDUCTORS.
2. PROVISION AND INSTALLATION OF FIBERGLASS UTILITY TRANSFORMER PAD.
3. TERMINATIONS OF PRIMARY AND SECONDARY CONDUCTORS AT UTILITY TRANSFORMER.
4. UTILITY TRANSFORMER GROUNDING.
 - ELECTRICAL CONTRACTOR SCOPE:
1. COORDINATION OF SECONDARY STUB-UP AT UTILITY TRANSFORMER WITH CONSUMERS.
2. COORDINATION OF TIMING TO STUB UNDERGROUND CONDUITS WITH CONSUMERS.



KEY PLAN PLAN NORTH



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REVISION:
01 - RE-SUBMISSION - 2019.05.23

ISSUED
MAY 16, 2019

PROJECT NUMBER
19015.01

SHEET TITLE
ELECTRICAL SITE PLANS

SHEET NUMBER
ES0.1

CONSENT DOCUMENTS

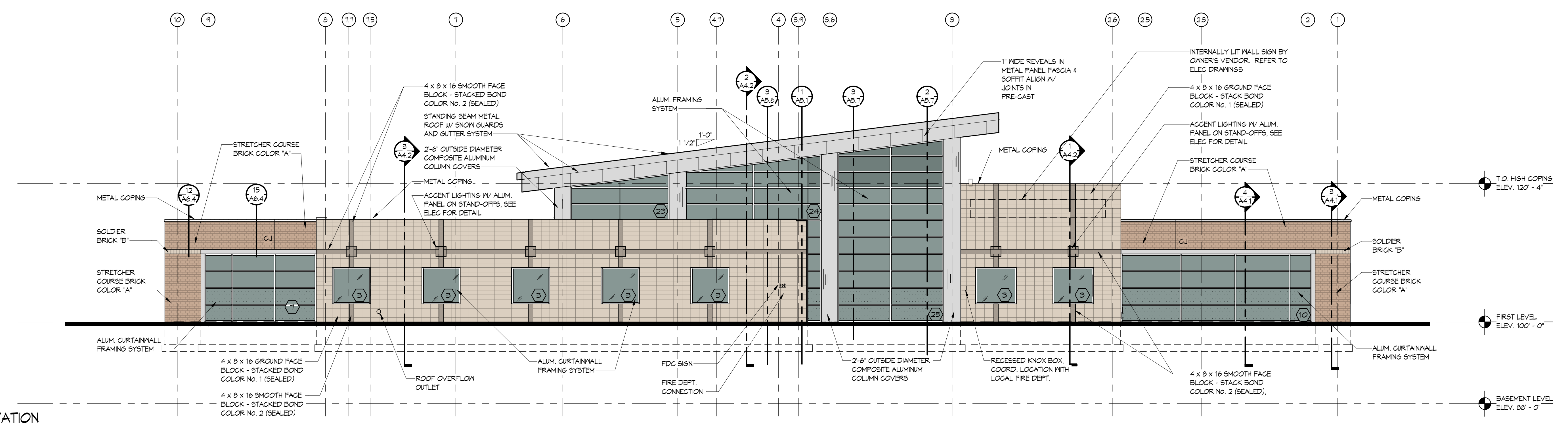
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north elevation

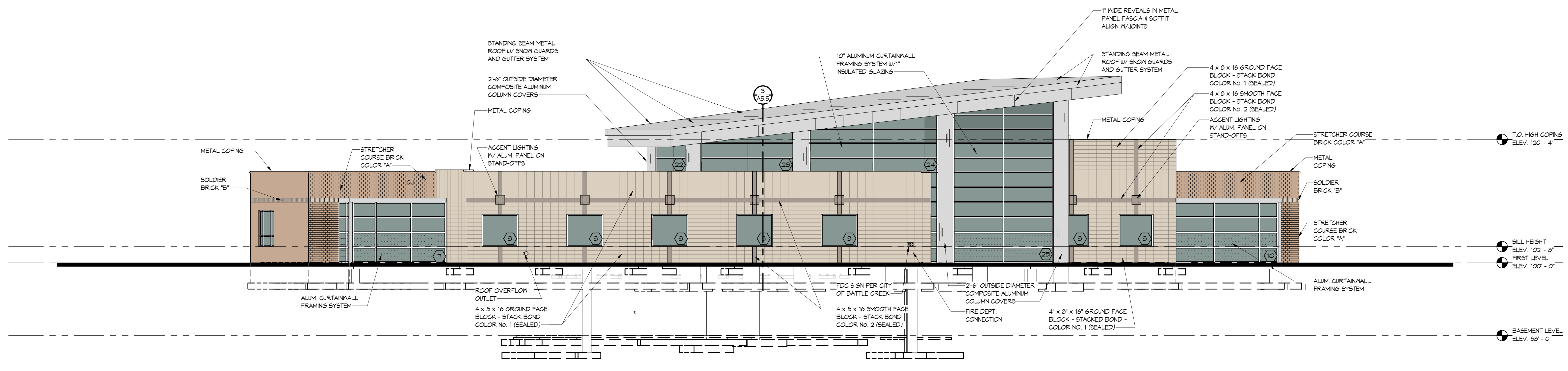


north west elevation

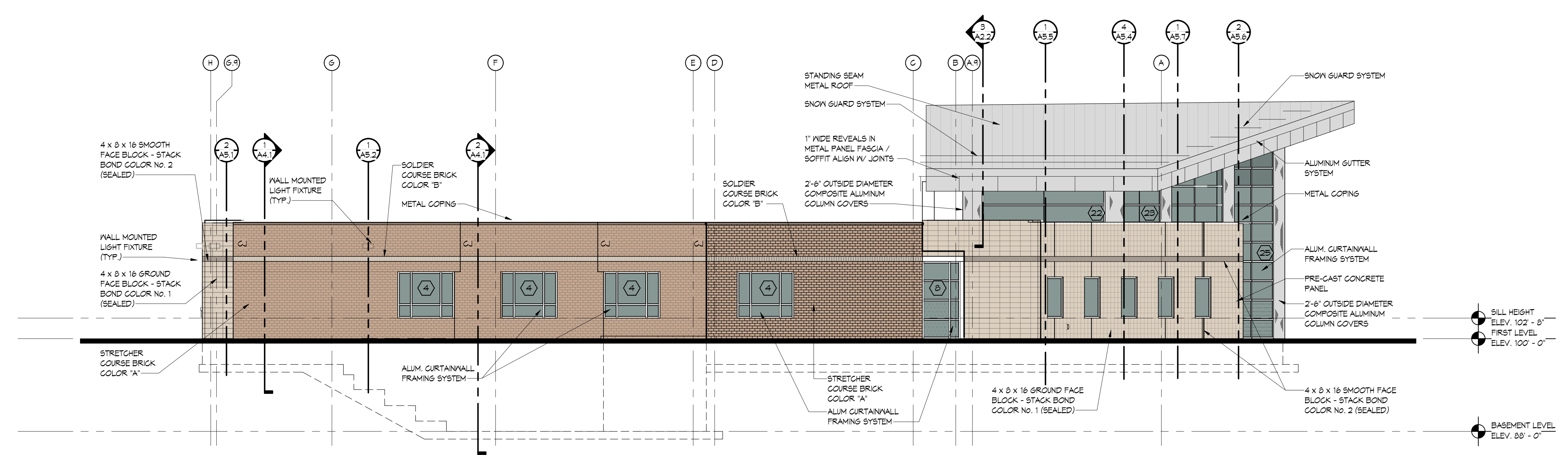
GLAZING LEGEND	
	GL-1 INSULATED SAFETY GLAZING
	GL-2 INSULATED GLAZING UNIT
	GL-3 INSULATED SPANDELR UNIT
	GL-4 INFILL PANEL



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



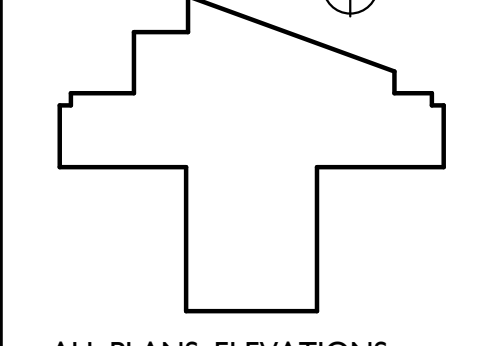
2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



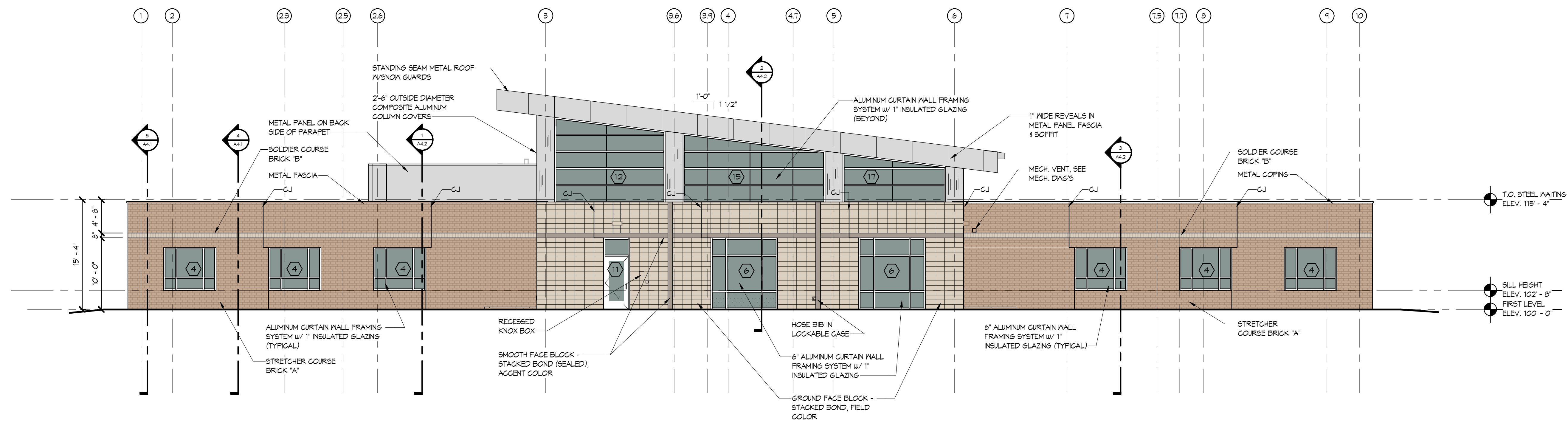
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



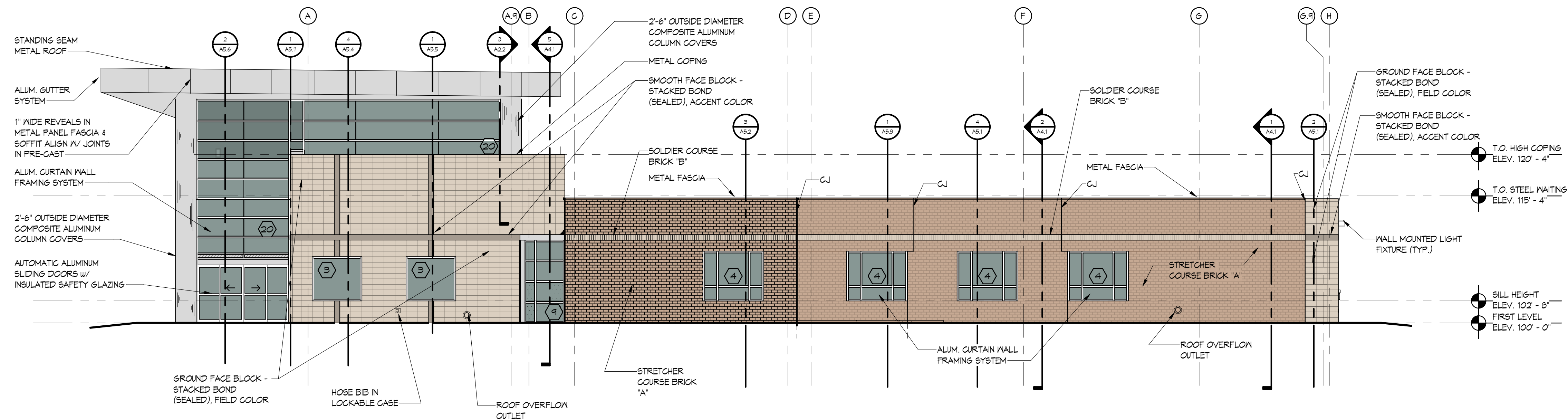
KEY PLAN PLAN NORTH



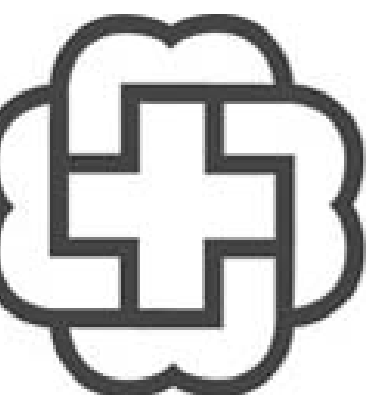
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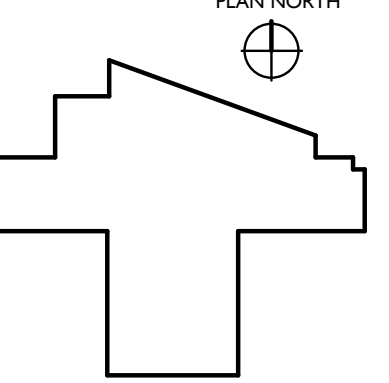
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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REVISIONS

ISSUED
MAY 16, 2019

PROJECT NUMBER
19015.01

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.2
CONST. DRAWINGS