

**KALAMAZOO OFFICE
4755 CAMPUS DRIVE
KALAMAZOO, MI 49008**

INTERIOR WALLS ARE INSULATED LIGHT-GAUGE METAL STUD FRAMING WITH GYPSUM BOARD CLADDING AND MILLWORK PANELS.

A. FIRE ALARM SYSTEM
B. COLD FORMED METAL FRAMING

A map showing the location of the Western Michigan School of Engineering & Applied Sciences. The school is marked with a red square on Campus Dr, near the intersection with I-19. Parkview Ave is shown as a horizontal road at the top. The map includes labels for 'PARKVIEW AVE', 'CAMPUS DR', '4755 CAMPUS DRIVE', and 'I-19'. The school's name, 'WESTERN MICHIGAN SCHOOL OF ENGINEERING & APPLIED SCIENCES', is written in the lower right area of the map.

Architectural rendering of a modern, single-story commercial building. The structure features a combination of light-colored horizontal siding and dark grey or black brickwork. Large, multi-paned windows are prominent, some of which are illuminated from within, showing a warm interior. A covered entrance area with a dark roof is visible on the left side of the main facade. To the right, a sign on the building reads "United Business Mutual". The building is situated on a green lawn, with a paved walkway leading to the entrance and a parking lot visible on the right. The sky is blue with scattered white clouds.

05/08/28 - DOC REL 02 - SPA	06/23/08 - DOC REL 03 - SPA REVISED	07/17/08 - DOC REL 05 - SPA REVISED
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• •	G00-00-02	GENERAL INFORMATION PROJECT INFORMATION
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• •	C2-01-00	VEHICLE RADIUS PLAN
• •	C3-00-00	GRADING PLAN
• •	C3-01-00	SESC PLAN
• •	C4-00-00	UTILITY PLAN
• •	C4-01-00	UTILITY PROFILES
• •	C4-02-00	STORMWATER CALCULATIONS
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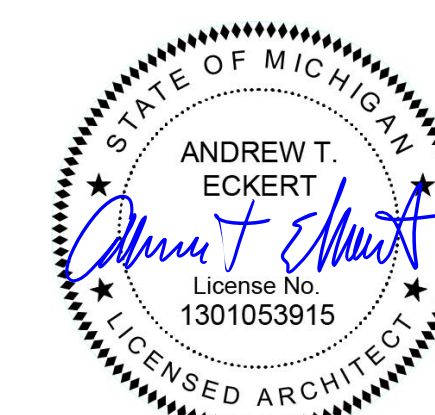
MECHANICAL ENGINEER
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PROJECT NUMBER: 2500713

ISSUED FOR: DOC REL 05 - SPA REVISED

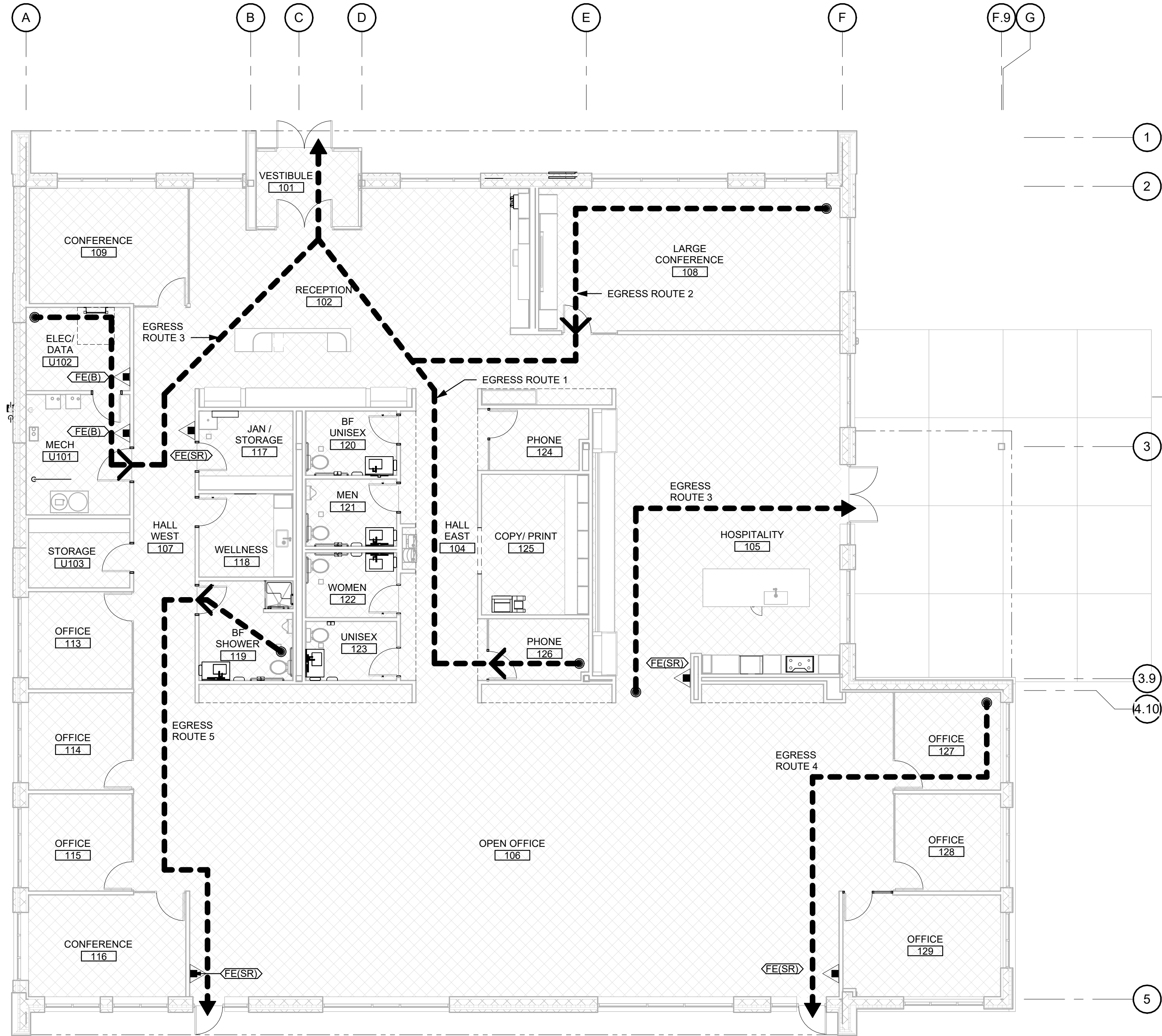
ISSUE DATE: 07/17/26





LIFE SAFETY PLAN

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



BUILDING CODE REVIEW SUMMARY (BASED ON 2021 INTERNATIONAL CODES)

2021 MICHIGAN BUILDING CODE (MBC) (AS AMENDED)
2021 MICHIGAN MECHANICAL CODE (AS AMENDED)
2021 MICHIGAN PLUMBING CODE (AS AMENDED)
2023 NATIONAL ELECTRIC CODE (NEC) (AS AMENDED - MICHIGAN AMENDMENTS PART 8 RULES)
2021 MICHIGAN COMMERCIAL ENERGY CODE
INTERNATIONAL ENERGY CONSERVATION CODE - 2021, SECTION 501.1
ANSI/ASHRAE/IESNA STANDARD 90.1-2019 (AS AMENDED) - CLIMATE ZONE 5A
2024 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2019 MICHIGAN FIRE ALARM CODE (NFPA 72 - 2019)
2019 MICHIGAN EMERGENCY AND STANDBY POWER CODE (NFPA 110 - 2019)
BARRIER FREE REQUIREMENTS:
AMERICANS WITH DISABILITIES ACT (ADAAG)
MBC-2021, CHAPTER 11
ACCESSIBILITY-STATE LAW CRS 9-5 & ICC A117.1-2017, EXCEPT SECTION 611 & 707

BUILDING - SUMMARY

OCCUPANCY TYPE: B - BUSINESS
CONSTRUCTION TYPE: II-B (NON-SPRINKLERED)
STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL GENERAL INFORMATION DRAWINGS)

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS

MBC-TABLE 601 / 602: TYPE II-B CONSTRUCTION, NON-SPRINKLERED		
ITEM	RATING (HOURS)	REMARKS
STRUCTURAL FRAME	0	MBC-TABLE 601
BEARING WALLS	0	MBC-TABLE 601
EXTERIOR	0	MBC-TABLE 601
INTERIOR	0	MBC-TABLE 601
NON-BEARING WALLS	0	MBC-TABLE 602 (FIRE SEPARATION > 30')
EXTERIOR (GROUP - B)	0	MBC-TABLE 601
INTERIOR	0	MBC-TABLE 601
FLOOR CONSTRUCTION	0	MBC-TABLE 601
SECONDARY MEMBERS	0	MBC-TABLE 601
ROOF CONSTRUCTION	0	MBC-TABLE 601
CORRIDORS	1	MBC-TABLE 1020.2 (OCCUPANT LOAD SERVED > 30) EGRESS CORRIDORS - FIRE PARTITIONS WITH SMOKE TIGHT CONSTRUCTION
FIRE BARRIER SEPARATIONS	2	MBC-508.4.4.1 / TABLE 508.4

BUILDING HEIGHT / STORIES (CH5)

ALLOWABLE BUILDING HEIGHT	55-FT ABOVE GRADE PLANE (NON-SPRINKLERED)	MBC-TABLE 504.3
ALLOWABLE STORIES	3 STORIES (NON-SPRINKLERED) B	MBC-TABLE 504.4
ACTUAL BUILDING HEIGHT	23-FT ABOVE GRADE PLANE	
ACTUAL STORIES	1 STORY	

BUILDING AREA (CH5)

USE GROUP	ALLOWABLE AREA (MBC-TABLE 506.2)	ACTUAL AREA
B	23,000 SF	8,870 GSF
GROSS FLOOR: ONE-STORY		8,870 GSF

BUILDING OCCUPANCY

B-BUSINESS: 8,870 SF / 150 GSF PER OCCUPANT = 59 OCCUPANTS

OCCUPANCY SEPARATION:

NONE REQUIRED (B - BUSINESS) MBC-TABLE 508.4

EXIT TRAVEL DISTANCES (CH10)

USE GROUP	COMMON PATH OF TRAVEL (MBC-T 1006.2.1)	EXIT ACCESS (MBC-T 1017.2)
B - BUSINESS (NON-SPRINKLERED)	75 FT	200 FT
DEAD END CORRIDOR LENGTH	20 FT (NON-SPRINKLERED)	MBC-SECTION 1020.5

INTERIOR FINISHES (CH8)

USE GROUPS (NON-SPRINKLERED)	GROUP-B
EXIT STAIRWAYS & PASSAGEWAYS	A
CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRS	B
ROOMS & ENCLOSED SPACES	C

CLASSES OF INTERIOR WALL AND CEILING FINISHES

CLASS	FLAMESPREAD	SMOKE DEVELOPMENT INDEX	MBC-SECTION 803
A	0-25	0-450	
B	26-75	0-450	
C	76-200	0-450	

ROOF ASSEMBLY CLASSIFICATION:

CONSTRUCTION TYPE II-B CLASS-C MINIMUM ROOF ASSEMBLY MBC-TABLE 1505.1

SOLAR-READY ZONE - COMMERCIAL: MCEC-APPENDIX CB-1

SOLAR-READY ZONE AREA MCEC-CB106.3
TOTAL SOLAR-READY ZONE AREA SHALL BE NOT LESS THAN 40% OF THE HORIZONTALLY PROJECTED GROSS ROOF AREA LESS THE AREA COVERED BY [...], MANDATORY ACCESS OR SET BACK AREAS AS REQUIRED BY THE IFC.

SOLAR-READY ZONE SIZE = 39,969 GSF ROOF AREA X 40% = 15,988 SF

ELECTRICAL ENERGY STORAGE SYSTEM-READY AREA MCEC-CB103.7
FLOOR AREA OF ELECTRICAL ENERGY STORAGE SYSTEM-READY AREA SHALL BE MIN 2-FT X 4-FT PER IFC-SECTION 1207 AND LOCATION & LAYOUT NOTED ON THE DRAWINGS.

ELECTRICAL SERVICE RESERVED SPACE MCEC-CB103.8
MAIN ELEC SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALL OF A DUAL-POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELEC AND DUAL-POLE CIRCUIT BREAKER FOR FUTURE ELEC ENERGY STORAGE SYSTEM INSTALL. THESE SPACES SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC AND STORAGE". THE RESERVED SPACES SHALL BE POSITIONED AT END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.

CONSTRUCTION DOCUMENT CERTIFICATE MCEC-CB103.9
A PERMANENT CERTIFICATE, INDICATING THE SOLAR-READY ZONE AND OTHER REQUIREMENTS OF THIS SECTION, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION BY THE [CONTACTOR].

PLUMBING FIXTURES

FIXTURE COUNTS (CH29)

MINIMUM NUMBER OF FIXTURES PER MPC TABLE 403.1 RATIOS.

OFFICE:

59 OCCUPANTS = 30 WOMEN + 30 MEN

	FEMALE (REQUIRED)	FIXTURES PROVIDED:
WC	25/25 = 1+ 5/25 = 1.2	2
LAV	30/40 = 0.75	2
	MALE (REQUIRED)	
WC	25/25 = 1+ 5/25 = 1.2	2
URINAL	67% OF WC MAX = 1 ALLOWED	1
LAV	30/40 = 0.75	2
	UNISEX (REQUIRED)	
WC	0	1
LAV	0	1
SHOWER	0	1
	OTHER (REQUIRED)	
DRINKING FOUNTAINS	59/100 = 0.59	1 HI-LO COMBINATION UNIT WITH BOTTLE FILLER
SERVICE SINKS	1	1

LIFE SAFETY PLAN GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PROTECTED AS INDICATED ON THE LIFE SAFETY DRAWINGS AND CODE SUMMARY. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED ON THESE SHEETS AND ON THE DETAILS, OR ELSEWHERE IN THE DOCUMENTS, CONSULT ARCHITECT.
- REFER TO LEGEND FOR RATING AND TYPE OF WALL SEPARATION REQUIRED. WALL TYPE FIRE RESISTIVE RATINGS ARE TO BE CONTINUOUS FOR THE ENTIRE LENGTH AND HEIGHT OF THE PARTITION.
- FLOOR/CEILING AND ROOF/CEILING RATINGS ARE AS INDICATED ON THE CODE SUMMARY. CONTINUITY OF PROTECTION SHALL BE ASSUMED FOR THE ENTIRE LENGTH AND HEIGHT OF CONSTRUCTION INDICATED.
- REFER TO DETAIL DRAWINGS FOR U.L. DESIGN NUMBER(S) AT ALL RATED CONSTRUCTION.
- ALL RECESSED CABINETS, PANELS, AND BOXES LOCATED IN FIRE RATED ASSEMBLIES SHALL BE INSTALLED TO MAINTAIN THE FIRE RATING. INCLUDE INTUMESCENT FIRE STOP PADS FOR LARGE ITEMS.

EGRESS LEGEND

- EXIT DOORS SWING IN THE DIRECTION OF EGRESS AND HAVE EXIT SIGN WITH PANIC HARDWARE
- TRAVEL DISTANCE
- COMMON PATH OF TRAVEL

FIRE RATING LEGEND

SYMBOL	FIRE RATING (HOUR)
----	1
----	2
----	3
----	4

USE GROUP LEGEND

▣	B
---	---

FIRE EXTINGUISHER LEGEND

SYMBOL	DESCRIPTION	CLASS
▲	DRY CHEMICAL EXTINGUISHER	AB/C
▲	WET CHEMICAL EXTINGUISHER	AK

CLASS DEFINITIONS

- CLASS A: ORDINARY COMBUSTIBLE MATERIALS
- CLASS B: FLAMMABLE / COMBUSTIBLE LIQUIDS AND FLAMMABLE GASES
- CLASS C: FIRES INVOLVING ENERGIZED ELECTRICAL EQUIPMENT
- CLASS D: COMBUSTIBLE METALS
- CLASS K: FIRES IN COOKING APPLIANCES WITH COMBUSTIBLE COOKING MEDIA

FIRE EXTINGUISHER ABBREVIATIONS

ABBREVIATION	DESCRIPTION
FE(B)	BACKET MOUNTED FIRE EXTINGUISHER
FE(R)	RECESSED FIRE EXTINGUISHER CABINET
FE(SC)	SURFACE MOUNTED FIRE EXTINGUISHER CABINET
FE(SR)	SEMI RECESSED FIRE EXTINGUISHER CABINET

EGRESS ROUTE SCHEDULE

EXIT ROUTE	USE GROUP	EGRESS DISTANCE	DISTANCE PERMITTED
1	B	75' - 3"	200' - 0"
2	B	87' - 4"	200' - 0"
3	B	42' - 5"	200' - 0"
4	B	51' - 8"	200' - 0"
5	B	62' - 9"	200' - 0"
6	B	70' - 9"	200' - 0"



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CONSULTANT INFORMATION

REGISTRATION SEAL

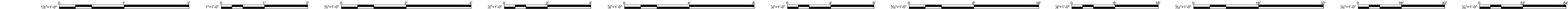


REV	DATE	DOC REL ## - DESCRIPTION
07/17/26	DOC REL 05 - SPA REVISED	
07/07/26	DOC REL 04 - DD	
06/23/26	DOC REL 03 - SPA REVISED	
05/06/26	DOC REL 02 - SPA	
04/27/26	DOC REL 01 - SD	

PROJECT # 2500713
PROJECT MANAGER A. NELSON
DESIGNED BY A. ECKERT
DRAWN BY B. CHIU
QUALITY CHECK A. ECKERT
SHEET TITLE

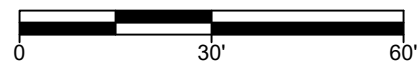
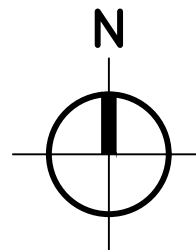
**GENERAL INFORMATION
CODE SUMMARY AND
LIFE SAFETY PLANS**

GO1-00-00
SHEET NUMBER



BENCHMARKS

BM#1
HYDRA B.M. SW FLANGE BOLT ELEVATION 941.53



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4755 CAMPUS DRIVE
KALAMAZOO, MI 49008

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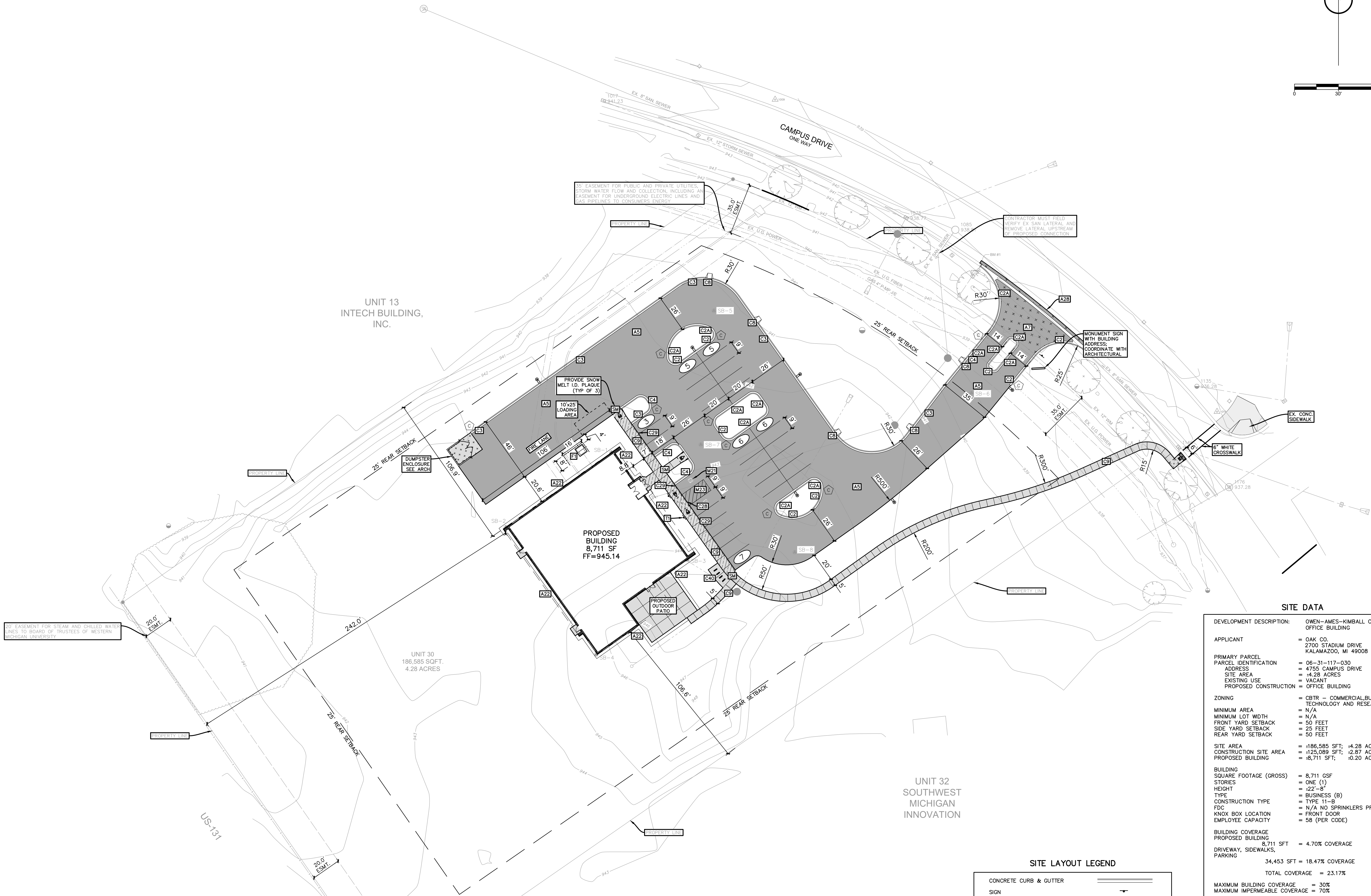
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CONSULTANT INFORMATION

Prein & Newhof
Engineers • Surveyors • Environmental • Laboratory

REGISTRATION SEAL

NOT FOR
CONSTRUCTION



SITE LAYOUT NOTES

- SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS ON SITE LIGHTING AND TRANSFORMER.
- REFER TO SPECIFICATIONS FOR BITUMINOUS PAVEMENT MIX REQUIREMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOP CONNECTION DETAILS AND DUMPSTER ENCLOSURE DETAILS.
- REFER TO SPECIFICATIONS FOR PAVEMENT EXPANSION AND CONTROL JOINTS.
- REFER TO MECHANICAL DRAWINGS FOR LOCATION AND DETAILS OF EQUIPMENT PADS.
- ALL BUILDING WORKING POINTS AND REFERENCE POINTS ARE GIVEN AT THE OUTSIDE CORNER OF BUILDING.
- COORDINATE WITH IRRIGATION AND ELECTRICAL CONTRACTOR FOR SIZE AND PLACEMENT OF ALL SLEEVES PRIOR TO PAVING, CONCRETE AND RESTORATION WORK.
- STANDARD PAVEMENT MARKINGS SHALL BE YELLOW. BARRIER FREE PAVEMENT MARKINGS SHALL BE BLUE.

SITE LAYOUT LEGEND

CONCRETE CURB & GUTTER	
SIGN	
BARRIER FREE LANDING	
STANDARD DUTY CONCRETE PAVEMENT	
STANDARD DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
SNOW MELT CONCRETE PAVEMENT	
SOIL BORING	
TRAFFIC FLOW	
PARKING STALL COUNT	
TRANSITION FROM NORMAL TO REVERSE SLOPE GUTTER SECTION (5' TRANSITION LENGTH)	
LIGHT POLE (REFER TO AE PLANS)	

SITE DATA

DEVELOPMENT DESCRIPTION:	OWEN-AMES-KIMBALL CO. (OAK) OFFICE BUILDING
APPLICANT	= OAK CO. 2700 STADIUM DRIVE KALAMAZOO, MI 49008
PRIMARY PARCEL	= 06-31-117-030
PARCEL IDENTIFICATION	= 4755 CAMPUS DRIVE
ADDRESS	= 4.28 ACRES
SITE AREA	= VACANT
EXISTING USE	OFFICE BUILDING
PROPOSED CONSTRUCTION	= CBR - COMMERCIAL BUSINESS, TECHNOLOGY AND RESEARCH
ZONING	= N/A
MINIMUM AREA	= 50 FEET
MINIMUM LOT WIDTH	= 25 FEET
FRONT YARD SETBACK	= 50 FEET
SIDE YARD SETBACK	= 50 FEET
REAR YARD SETBACK	= 50 FEET
SITE AREA	= 186,585 SFT; 4.28 ACRES
CONSTRUCTION SITE AREA	= 125,089 SFT; 2.87 ACRES
PROPOSED BUILDING	= 8,711 SFT; 0.20 ACRES
BUILDING SQUARE FOOTAGE (GROSS)	= 8,711 GSF
STORIES	= ONE (1)
HEIGHT	= 22'-0"
TYPE	= BUSINESS (B)
CONSTRUCTION TYPE	= TYPE 11-B
FDC	= N/A NO SPRINKLERS PROPOSED
KNOX BOX LOCATION	= FRONT DOOR
EMPLOYEE CAPACITY	= 58 (PER CODE)
BUILDING COVERAGE	8,711 SFT = 4.70% COVERAGE
PROPOSED BUILDING	
DRIVEWAY, SIDEWALKS, PARKING	34,453 SFT = 18.47% COVERAGE
TOTAL COVERAGE	= 23.17%
MAXIMUM BUILDING COVERAGE	= 30%
MAXIMUM IMPERMEABLE COVERAGE	= 70%
LAND RESERVED FOR OPEN SPACE	= 50%
TOTAL ACREAGE	= 4.28 ACRES
DEDICATED OPEN SPACE	= 2.14 ACRES
PARKING REQUIRED (1 SPACE/300 SFT)	= 32 SPACES ALLOWED
PARKING PROVIDED	= 32 SPACES
STANDARD PARKING	= 30 SPACES
B.F. VAN ACCESSIBLE	= 2 SPACES/1 B.F. AISLE
BIKE PARKING (1/7 PERSONS)	
58 PERSONS	= 8 SPACES REQUIRED
BIKE PARKING PROVIDED	= 8 SPACES

SITE LAYOUT KEY

A5	STANDARD DUTY BITUMINOUS PAVEMENT	SEE DETAIL A5
A7	HEAVY DUTY BITUMINOUS PAVEMENT	SEE DETAIL A7
A22	GRAVEL MAINTENANCE STRIP	SEE DETAIL A22
A28	BUTT JOINT CONNECTION TO EXISTING PAVEMENT	SEE DETAIL A28
C0	EXPANSION AND CONTROL JOINT	SEE DETAIL C0
C2	TIP IN MDT DET 01, MOD	SEE DETAIL C2
C2A	TIP OUT MDT DET 01, MOD	SEE DETAIL C2A
C3	TYPE 1 CONCRETE CURB & GUTTER	SEE DETAIL C3
C4	TYPE 2 CONCRETE CURB & GUTTER	SEE DETAIL C4
C8	CONCRETE GUTTER SPILLWAY	SEE DETAIL C8
C9	STANDARD DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C9
C10	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C10
C28	CONCRETE FLUSH TURNED DOWN WALK	SEE DETAIL C28
C29	CONCRETE TURNED DOWN WALK	SEE DETAIL C29
C40	BIKE LOOP LAYOUT	SEE DETAIL C40
F1	FENCE SCREEN	SEE DETAIL F1
M21	MISCELLANEOUS BARRIER FREE SYMBOL	SEE DETAIL M21
M23	BARRIER-FREE PARKING SPACE LAYOUT - VAN	SEE DETAIL M23
T1	BARRIER-FREE PARKING SIGN	SEE DETAIL T1

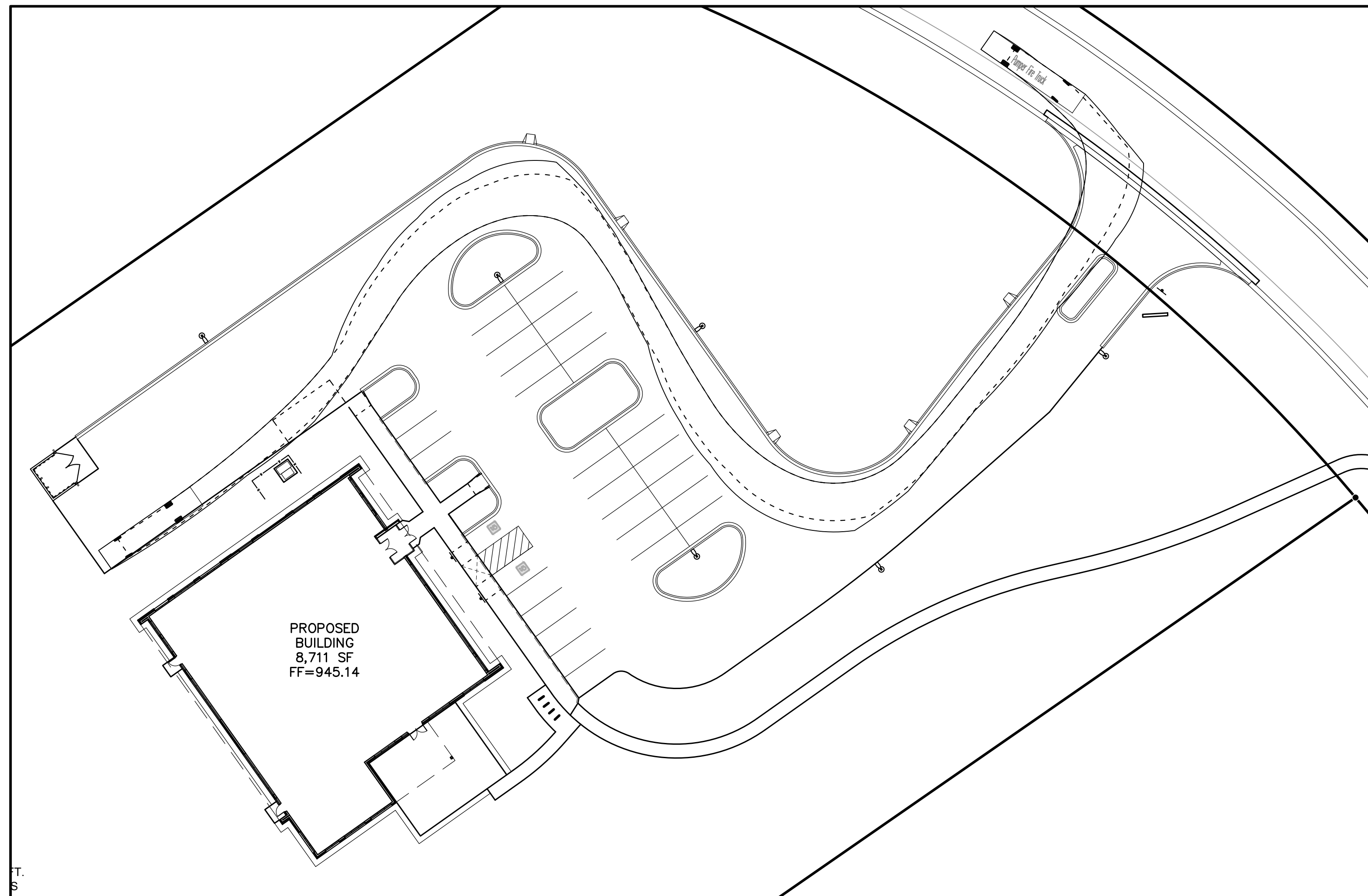


UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

SITE PLAN

PROJECT # 2500719
PROJECT MANAGER A NELSON
DESIGNED BY J VERPLANK
DRAWN BY J MILLER
QUALCHECK J VERPLANK
SHEET TITLE

C2-00-00
SHEET NUMBER

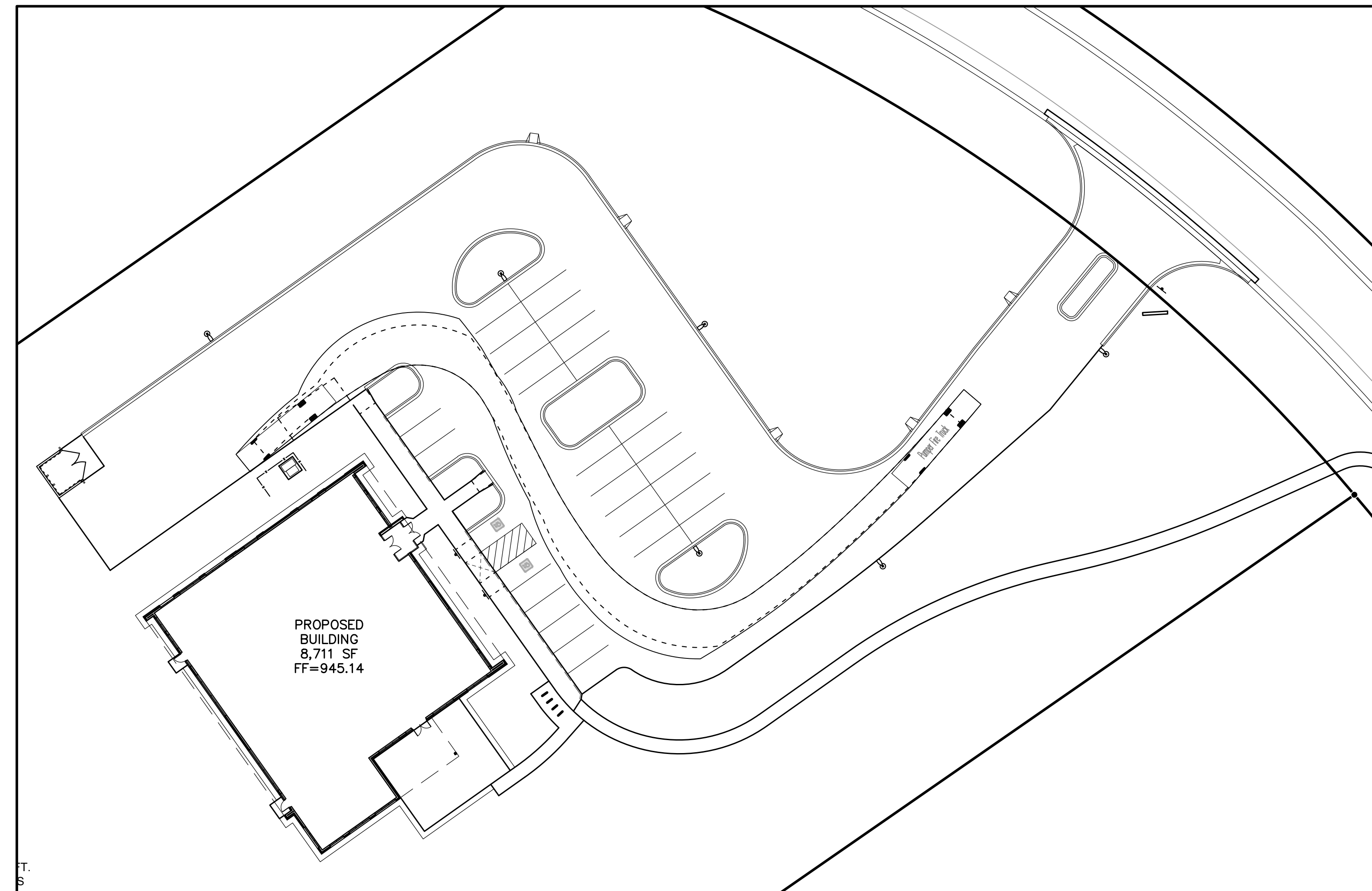


FIRE PUMPER TRUCK VEHICLE TRACK NO. 1

SCALE : 1" = 30'

0 30' 60'

North

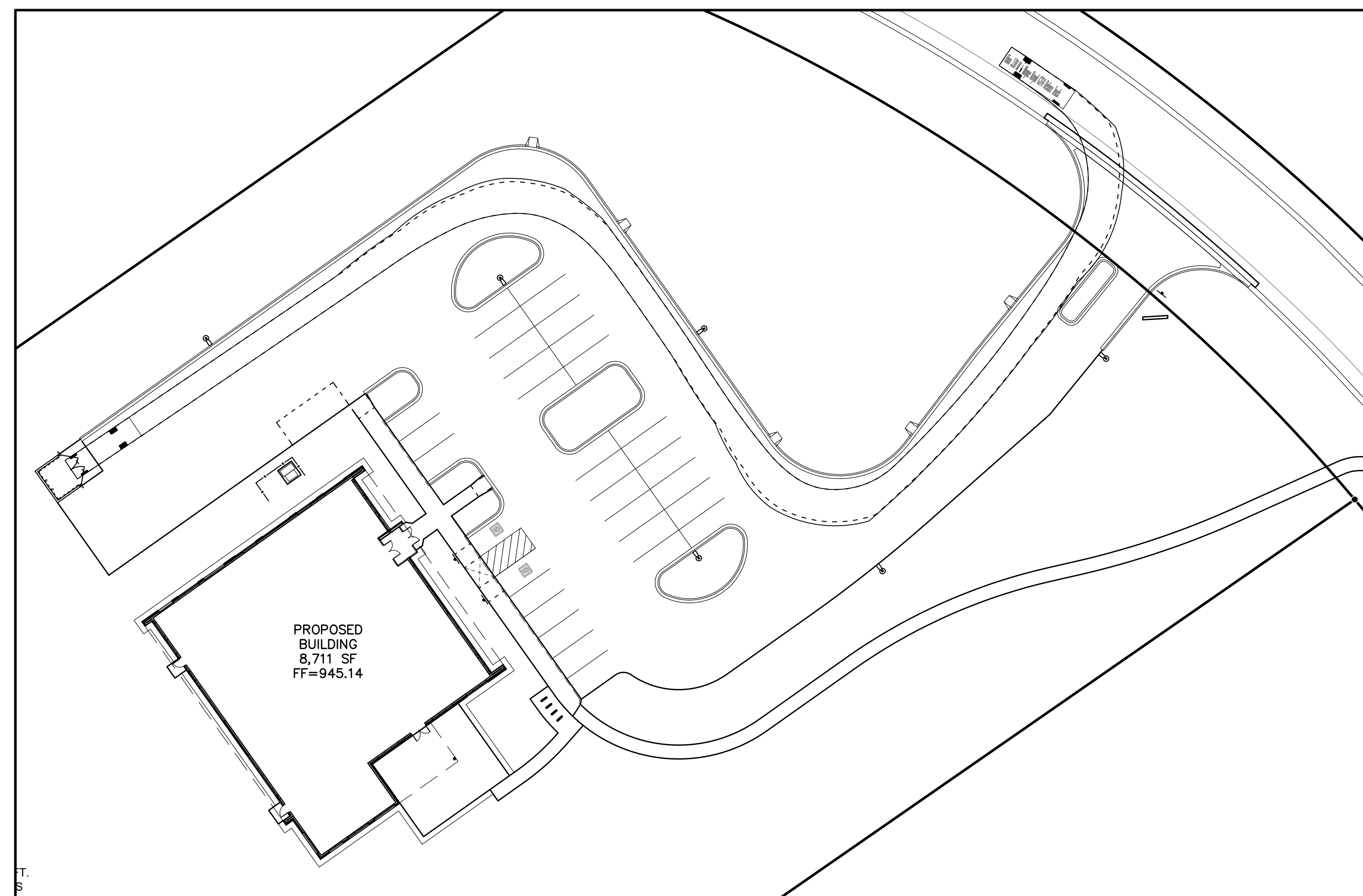


FIRE PUMPER TRUCK VEHICLE TRACK NO. 2

SCALE : 1" = 30'

0 30' 60'

North



DUMPSTER TRUCK VEHICLE TRACK

SCALE : 1" = 30'

0 30' 60'

North



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REGISTRATION SEAL

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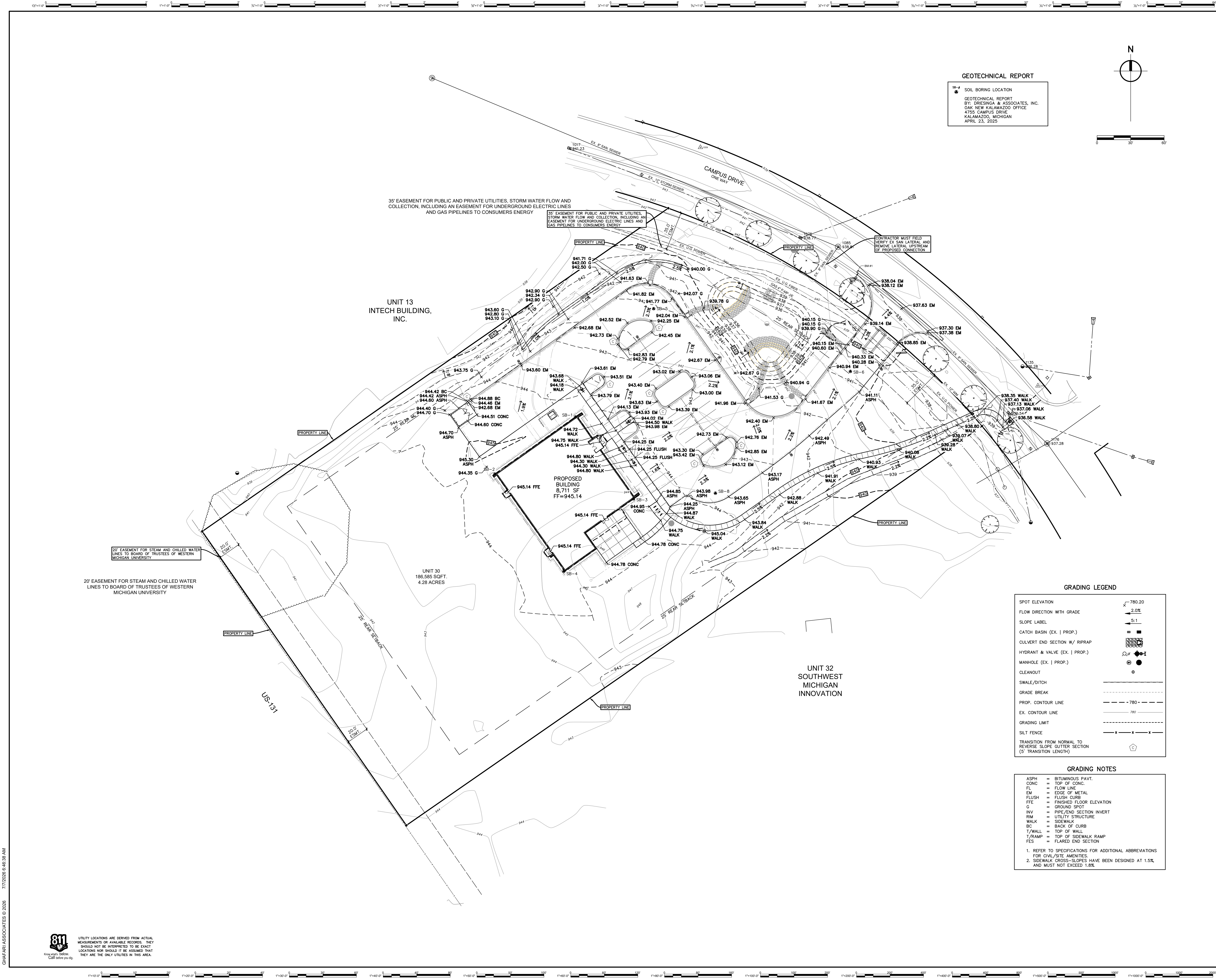
**NOT FOR
CONSTRUCTION**

[illegible]

PROJECT #	2500713
PROJECT MANAGER	A. NELSON
DESIGNED BY	J. VERPLANK
DRAWN BY	J. MILLER
QUALCHECK	J. VERPLANK
SHEET TITLE	

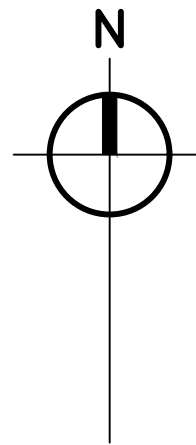
VEHICLE RADIUS PLAN

C2-01-00
SHEET NUMBER



GEOTECHNICAL REPORT

SOIL BORING LOCATION
GEOTECHNICAL REPORT
BY: DRIESING & ASSOCIATES, INC.
OAK NEW KALAMAZOO OFFICE
4755 CAMPUS DRIVE
KALAMAZOO, MICHIGAN
APRIL 23, 2025



0 30' 60'



owen-ames-kimball.com

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4755 CAMPUS DRIVE
KALAMAZOO, MI 49008

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REGISTRATION SEAL

NOT FOR
CONSTRUCTION

GRADING LEGEND

SPOT ELEVATION	780.20
FLOW DIRECTION WITH GRADE	2.0%
SLOPE LABEL	5:1
CATCH BASIN (EX. PROP.)	
CULVERT END SECTION W/ RIPRAP	
HYDRANT & VALVE (EX. PROP.)	
MANHOLE (EX. PROP.)	
CLEANOUT	
SWALE/DITCH	
GRADE BREAK	
PROP. CONTOUR LINE	780
EX. CONTOUR LINE	780
GRADING LIMIT	
SILT FENCE	
TRANSITION FROM NORMAL TO REVERSE SLOPE (GUTTER SECTION (5' TRANSITION LENGTH))	

GRADING NOTES

ASPH	= BITUMINOUS PAVT.
CONC	= TOP OF CONC.
FL	= FLOW LINE
EM	= EDGE OF METAL
FLUSH	= FLUSH CURB
FTE	= FINISHED FLOOR ELEVATION
G	= GROUND SPOT
R/V	= PIPE/END SECTION INVERT
SW	= UTILITY STRUCTURE
WALK	= SIDEWALK
BC	= BACK OF CURB
T/WALL	= TOP OF WALL
T/RAMP	= TOP OF SIDEWALK RAMP
FES	= FLARED END SECTION

- REFER TO SPECIFICATIONS FOR ADDITIONAL ABBREVIATIONS FOR CIVIL/SITE AMENITIES
- SIDEWALK CROSS-SLOPES HAVE BEEN DESIGNED AT 1.5%, AND MUST NOT EXCEED 1.8%

PROJECT #	2500719
PROJECT MANAGER	A. NELSON
DESIGNED BY	J. VERPLANK
DRAWN BY	J. MILLER
QUALCHECK	J. VERPLANK
SHEET TITLE	

GRADING PLAN

C3-00-00
SHEET NUMBER

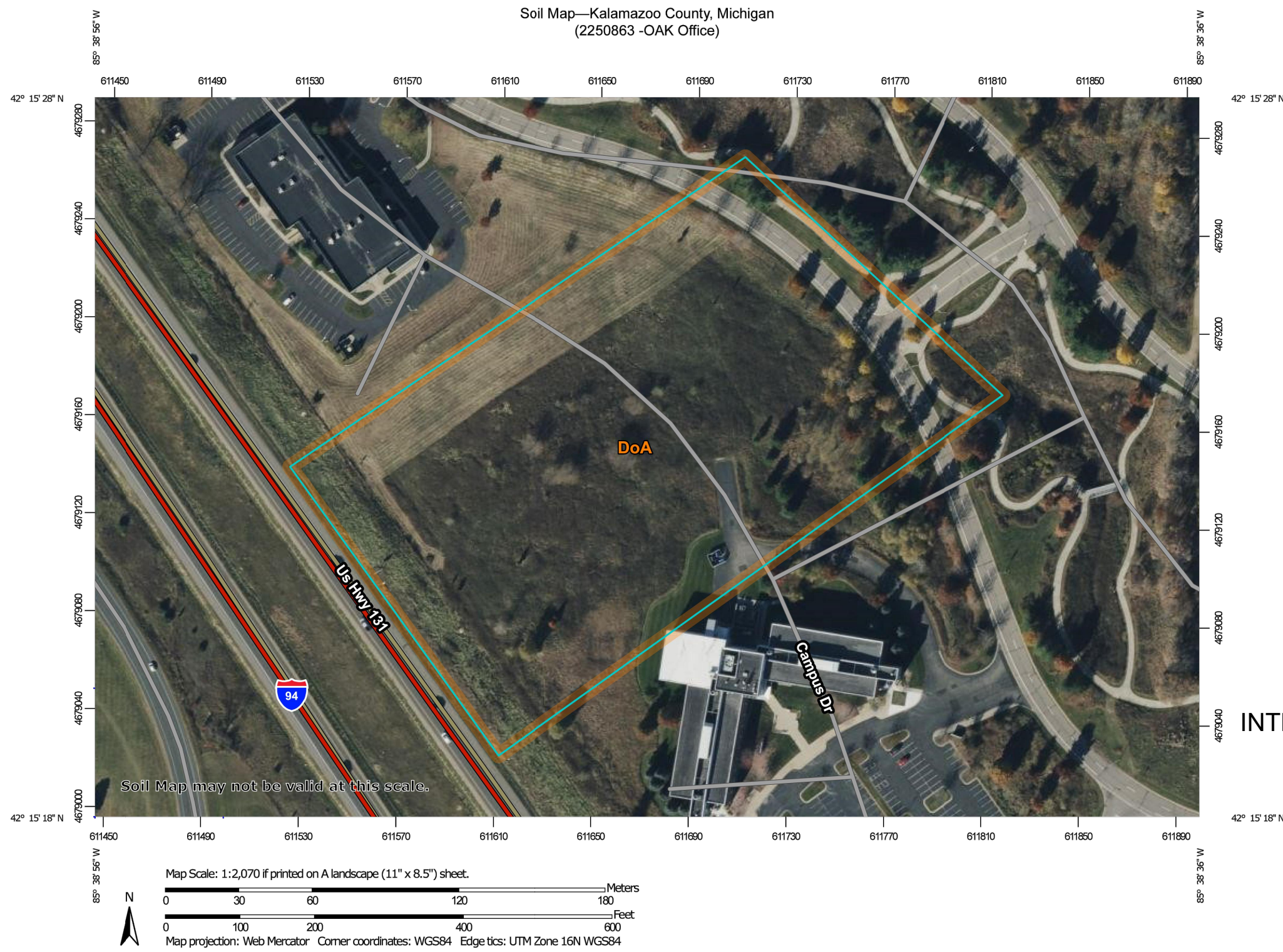


UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoA	Dowagiac town, 0 to 3 percent slopes	8.5	100.0%
Totals for Area of Interest		8.5	100.0%

Soil Map--Kalamazoo County, Michigan
(2250893 -OAK Office)



35' EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, STORM WATER FLOW AND COLLECTION, INCLUDING AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND GAS PIPELINES TO CONSUMERS ENERGY

35' EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, STORM WATER FLOW AND COLLECTION, INCLUDING AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND GAS PIPELINES TO CONSUMERS ENERGY

UNIT 13
INTECH BUILDING,
INC.

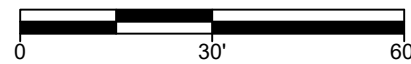
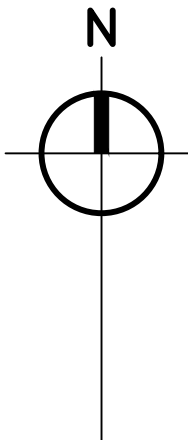
PROPOSED
BUILDING
8,711 SF
FF=945.14

UNIT 30
186,585 SQFT.
4.28 ACRES

UNIT 32
SOUTHWEST
MICHIGAN
INNOVATION

GEOTECHNICAL REPORT

35-#
SOIL BORING LOCATION
GEOTECHNICAL REPORT
BY: DRIESINGA & ASSOCIATES, INC.
OAK NEW KALAMAZOO OFFICE
4755 CAMPUS DRIVE
KALAMAZOO, MICHIGAN
APRIL 23, 2025



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REGISTRATION SEAL

**NOT FOR
CONSTRUCTION**

20' EASEMENT FOR STEAM AND CHILLED WATER
LINES TO BOARD OF TRUSTEES OF WESTERN
MICHIGAN UNIVERSITY

20' EASEMENT FOR STEAM AND CHILLED WATER
LINES TO BOARD OF TRUSTEES OF WESTERN
MICHIGAN UNIVERSITY

EROSION CONTROL NOTES

1. THE CONTRACTOR MUST COMPLY WITH MUNICIPALITY RULES & REGULATIONS FOR SOIL EROSION CONTROL & SUBMIT A SCHEDULE OF SOIL EROSION ACTIVITIES TO THE LOCAL ENFORCING AGENCY PRIOR TO ANY EARTH CHANGE.
2. THE CONTRACTOR MUST INSPECT ALL TEMPORARY & PERMANENT EROSION CONTROL MEASURES WEEKLY & IMMEDIATELY (WITHIN 24 HOURS) AFTER A SIGNIFICANT RAINFALL EVENT. ALL MEASURES REQUIRING MAINTENANCE REPAIR, OR REPLACEMENT SHALL BE CORRECTED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
3. PERMANENT SOIL EROSION CONTROL MEASURES, PLANTINGS & MULCHING FOR ALL SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FIVE (5) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE HAS BEEN COMPLETED.
4. ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE TO AID IN EROSION CONTROL OF SLOPED AREAS.
5. WHERE SEASONAL LIMITATIONS OR CONSTRUCTION DELAYS PREVENT SCHEDULED INSTALLATION OF PERMANENT CONTROL FACILITIES, APPROVED TEMPORARY MEASURES SHALL BE INSTALLED WITHIN FIVE (5) CALENDAR DAYS & MAINTAINED UNTIL REPLACED BY PERMANENT FACILITY.
6. THE LOCATION OF ANY TOPSOIL STOCKPILE MUST BE DESIGNATED BY THE OWNER PRIOR TO CONSTRUCTION. THIS AREA MUST BE ENCLOSED BY SILT FENCE A REASONABLE DISTANCE FROM THE TOE OF SLOPE UNTIL SUCH TIME IT IS USED TO TOPSOIL THE SITE.

CONSTRUCTION SEQUENCING

1. APPLY FOR & OBTAIN ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO SOIL SEDIMENT CONTROL PERMIT AND STATE NPDES PERMIT BY RULE FOR CONSTRUCTION ACTIVITIES.
2. INSTALL SILT FENCING & PERIMETER SOIL EROSION CONTROL MEASURES INDICATED ON THE PLANS & MAINTAIN AT ALL TIMES DURING CONSTRUCTION.
3. STRIP TOPSOIL AND REMOVE UNSUITABLE MATERIALS UNDER THE PROPOSED HARD SURFACED AREAS. STOCKPILE TOPSOIL IN AN AREA OUTSIDE OF THE IMPROVED AREAS AS DESIGNATED BY THE OWNER.
4. CONSTRUCT PROPOSED IMPROVEMENTS
5. RESTORE ALL DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS.
6. AFTER ALL DISTURBED AREAS HAVE BEEN RESTORED & VEGETATION IS ESTABLISHED, REMOVE SOIL EROSION CONTROL MEASURES.

EROSION CONTROL NOTE

1. CONTRACTOR TO INSTALL SILT FENCING SHOWN AFTER THE DETENTION AREAS HAVE BEEN DUG TO PROTECT FROM RUNOFF FROM THE ADJACENT PARKING LOT CONSTRUCTION.

GRADING LEGEND

SPOT ELEVATION	780.20
FLOW DIRECTION WITH GRADE	2.0%
SLOPE LABEL	5:1
CATCH BASIN (EX. PROP.)	
CULVERT END SECTION W/ RIPRAP	
HYDRANT & VALVE (EX. PROP.)	
MANHOLE (EX. PROP.)	
CLEANOUT	
SWALE/DITCH	
GRADE BREAK	
PROP. CONTOUR LINE	780
EX. CONTOUR LINE	780
GRADING LIMIT	
SILT FENCE	
TRANSITION FROM NORMAL TO REVERSE SLOPE GUTTER SECTION (5' TRANSITION LENGTH)	

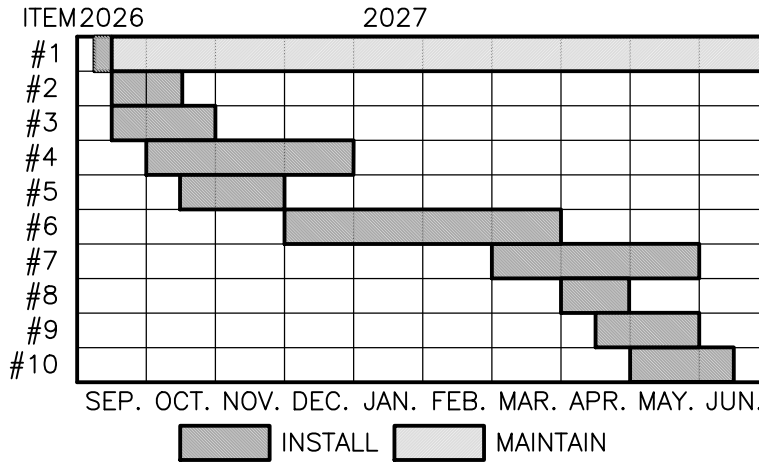
SOIL EROSION CONTROL LEGEND

3 PERMANENT/TEMPORARY SEEDING (T/P)	26 GEOTEXTILE SILT FENCE (T)
7 RIPRAP (P)	29 INLET PROTECTION SILT SACK (T)
55 CONSTRUCTION ACCESS (T)	33 MULCH BLANKETS & HIGH VELOCITY MULCH BLANKETS (P)
(T) TEMPORARY CONTROL MEASURE	
(P) PERMANENT CONTROL MEASURE	

ALL MEASURES PLACED IN ACCORDANCE OF MOST STANDARD DETAIL R-56-F SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

- 4" OF TOPSOIL AND SEED MUST BE INSTALLED AT ALL DISTURBED AREAS
- TEMPORARY SEEDING SHALL BE CAST ON ALL AREAS WITHIN 1 WEEK OF DISTURBANCE
- INSTALL SILT FENCE AROUND THE ENTIRE SITE PERIMETER
- PLACE CATCH BASIN SILT SACK OR EQUIVALENT AT ALL EXISTING AND PROPOSED CATCH BASINS. ADDITIONALLY, PLACE FILTER SOCKS AROUND ALL INLETS IN UNPAVED AREAS.
- WESTERN EXCELSIOR "EXCEL SS-2" DOUBLE NET SOIL EROSION CONTROL BLANKET (OR APPROVED EQUAL) MUST BE PLACED ON ALL DISTURBED SLOPES 1 AND 4 OR STEEPER AND ON ALL DISTURBED DITCH BOTTOMS
- WESTERN EXCELSIOR "EXCEL SR-1" SINGLE NET SOIL EROSION CONTROL BLANKET (OR APPROVED EQUAL) MUST BE PLACED ON ALL DISTURBED AREAS 1 AND 4 OR FLATTER

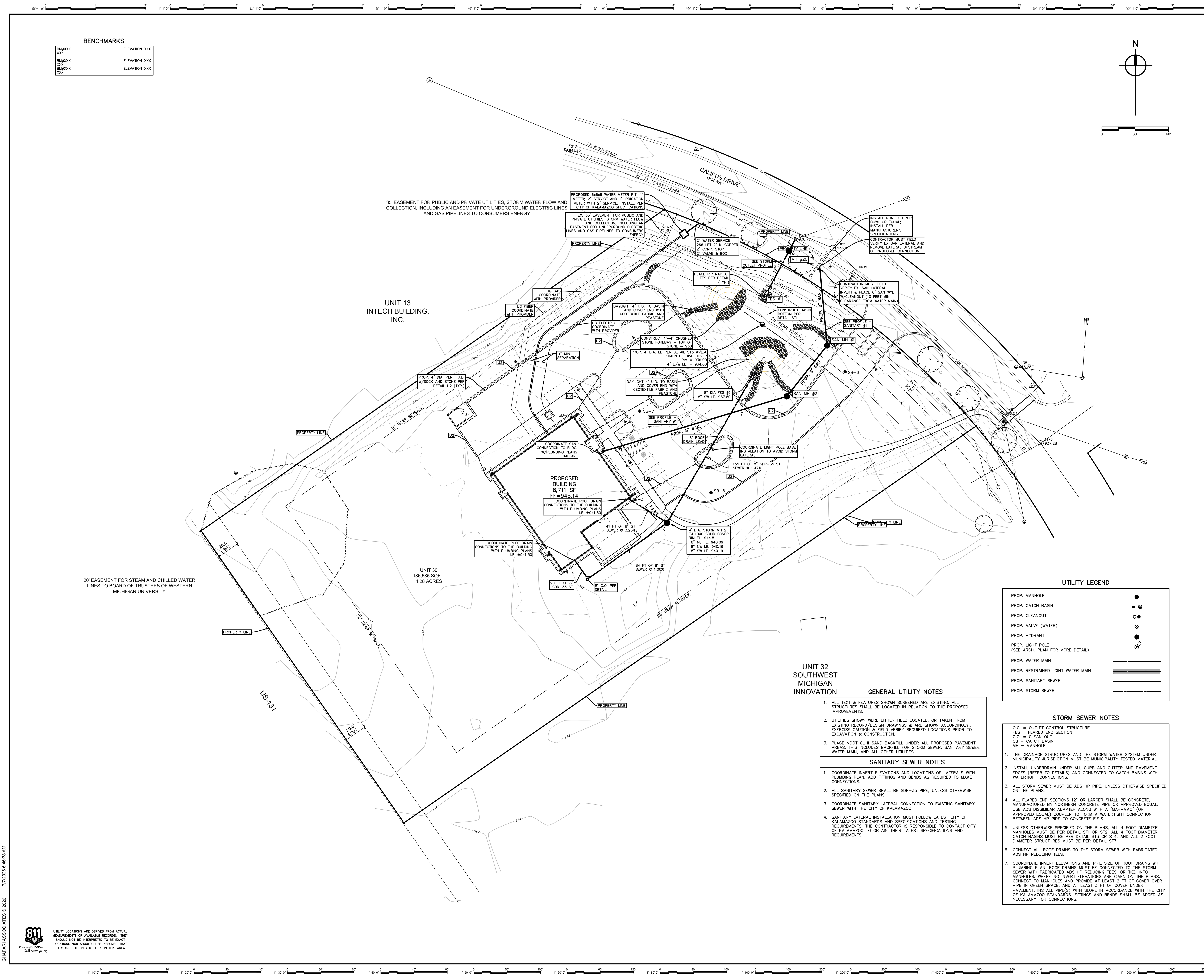
ANTICIPATED SCHEDULE



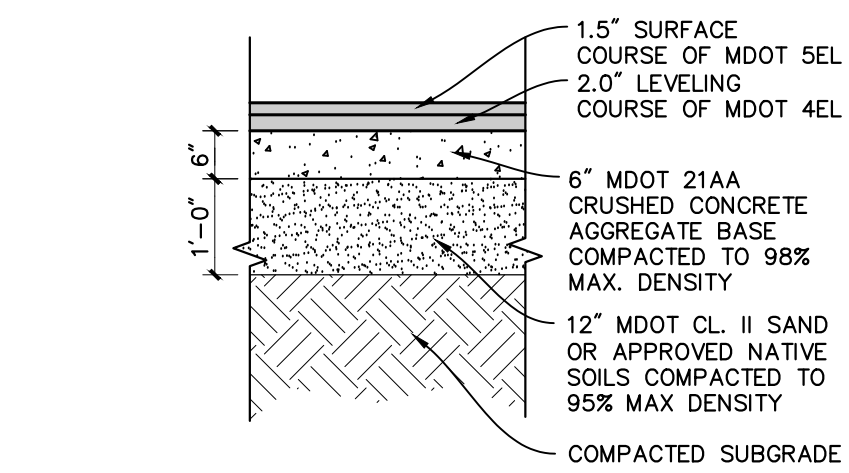
- #1 - INSTALL EROSION CONTROL DEVICES
- #2 - DEMOLISH (SITE REMOVALS)
- #3 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE
- #4 - INSTALL UNDERGROUND SITE UTILITIES
- #5 - INSTALL BUILDING FOUNDATIONS
- #6 - CONSTRUCT BUILDING
- #7 - SITE GRADING
- #8 - INSTALL CURB & GUTTERS
- #9 - INSTALL PAVING & SIDEWALKS
- #10 - INSTALL LANDSCAPING



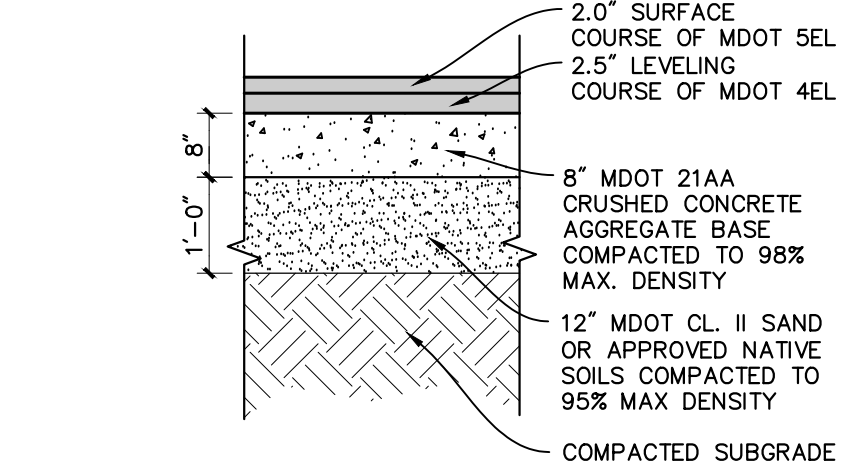
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. Call before you dig.



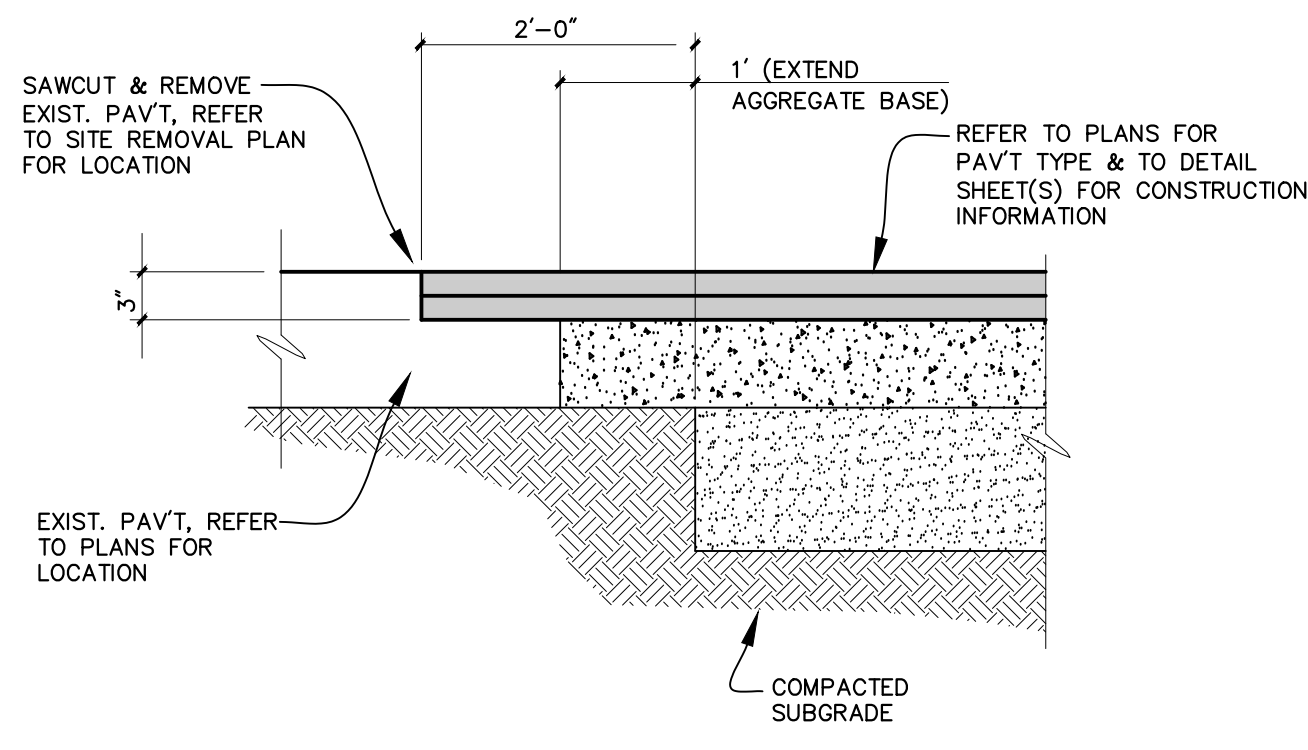
7/7/2026 8:45:38 AM GHAFARI ASSOCIATES © 2026



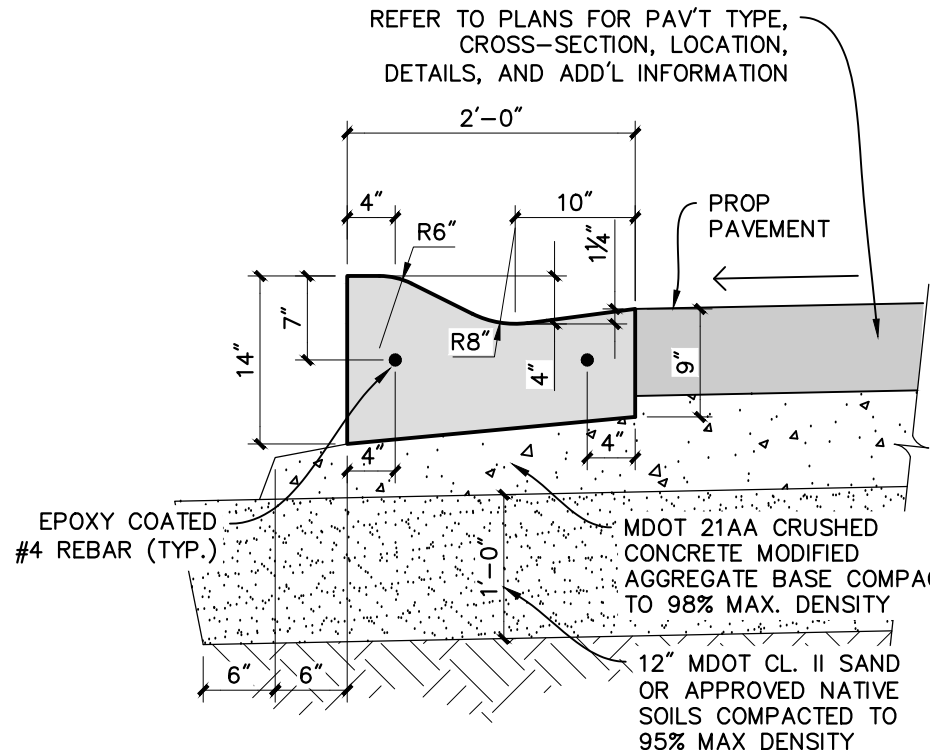
A5 STANDARD DUTY HMA PAVEMENT
SCALE: 1/2" = 1'-0"



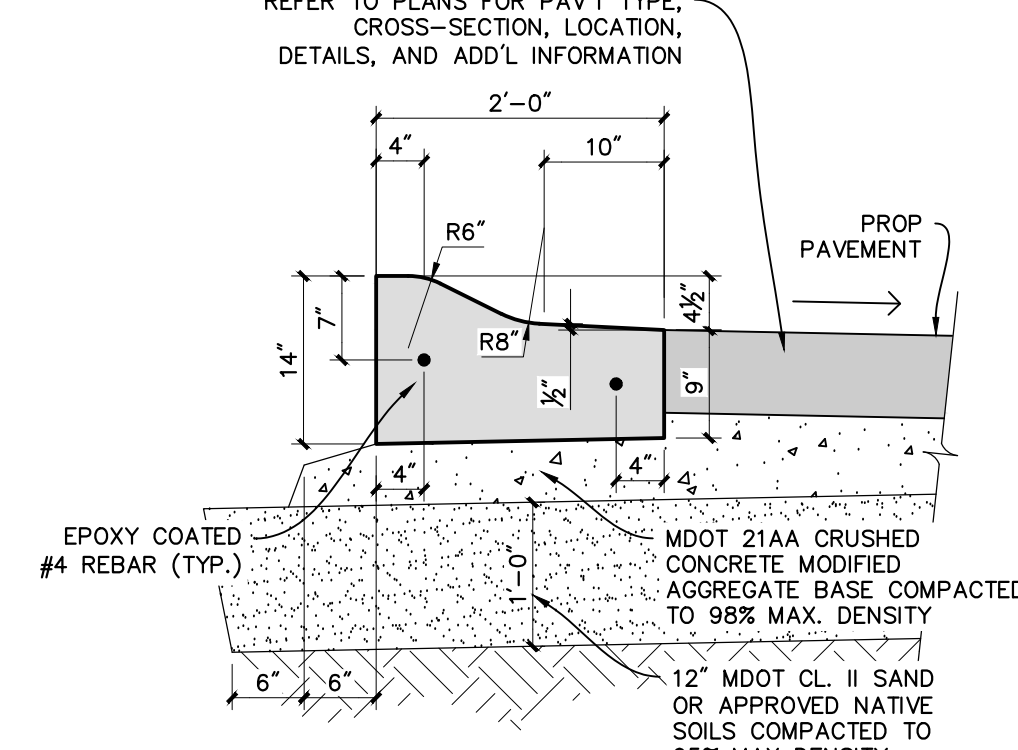
A7 HEAVY DUTY HMA PAVEMENT
SCALE: 1/2" = 1'-0"



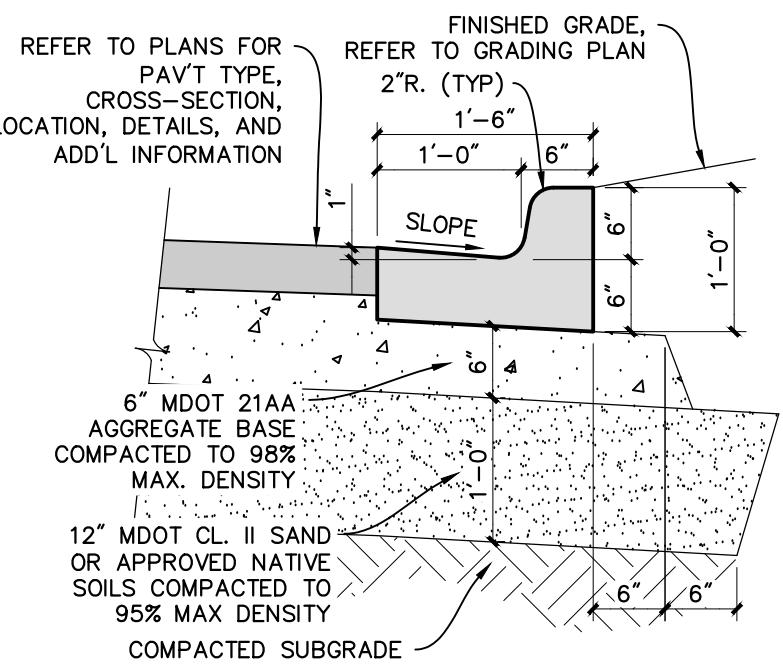
A28 BUTT JOINT CONNECTION TO EX. PAVEMENT
SCALE: NONE



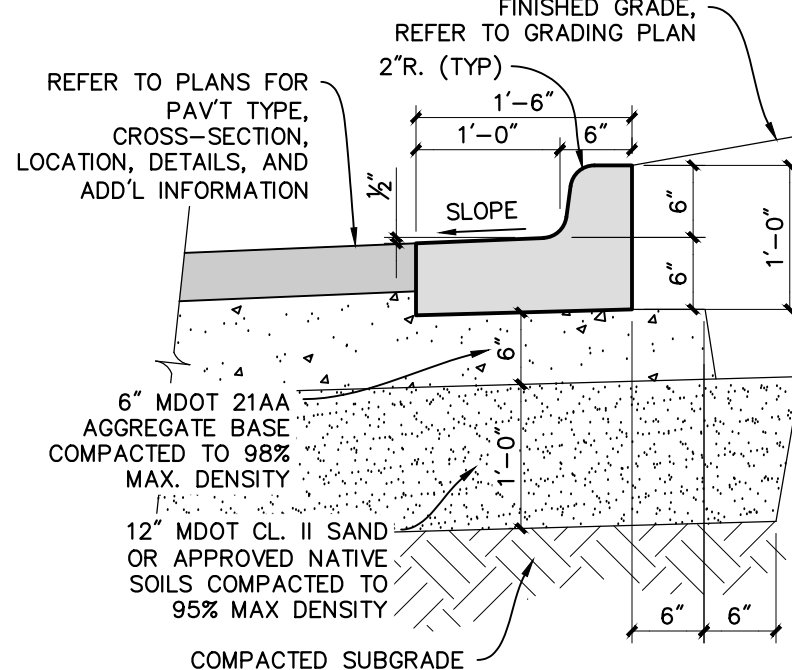
C2 TIP IN MDOT DET D1, MOD
SCALE: 3/4" = 1'-0"



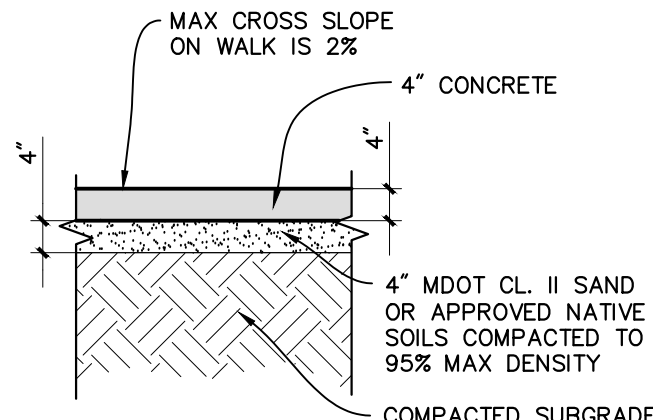
C2A TIP OUT MDOT DET D1, MOD
SCALE: 3/4" = 1'-0"



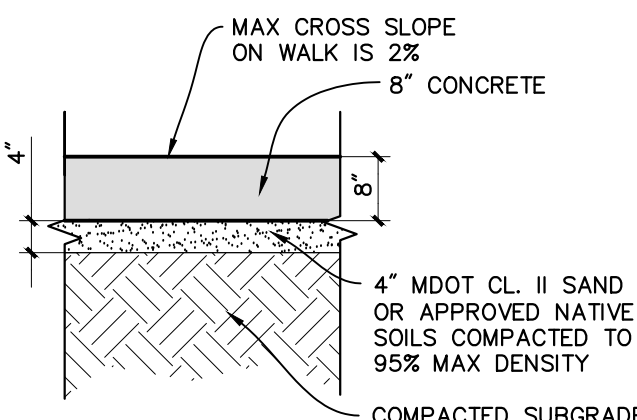
C3 TYPE 1 CONCRETE CURB & GUTTER
SCALE: 3/4" = 1'-0"



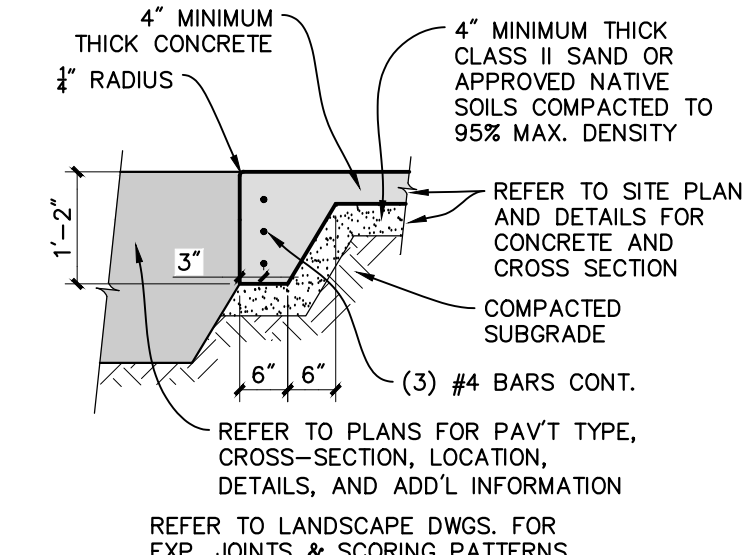
C4 TYPE 2 CONCRETE CURB & GUTTER
SCALE: 3/4" = 1'-0"



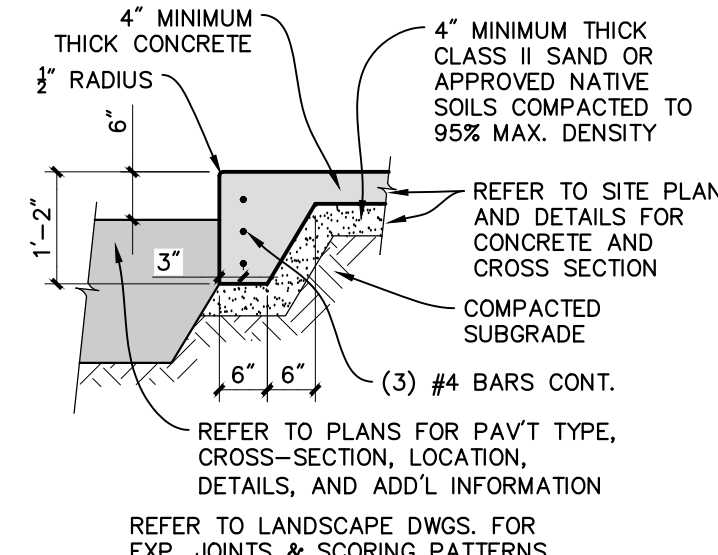
C9 STANDARD DUTY CONCRETE WALKWAY/PAVEMENT
SCALE: 1/2" = 1'-0"



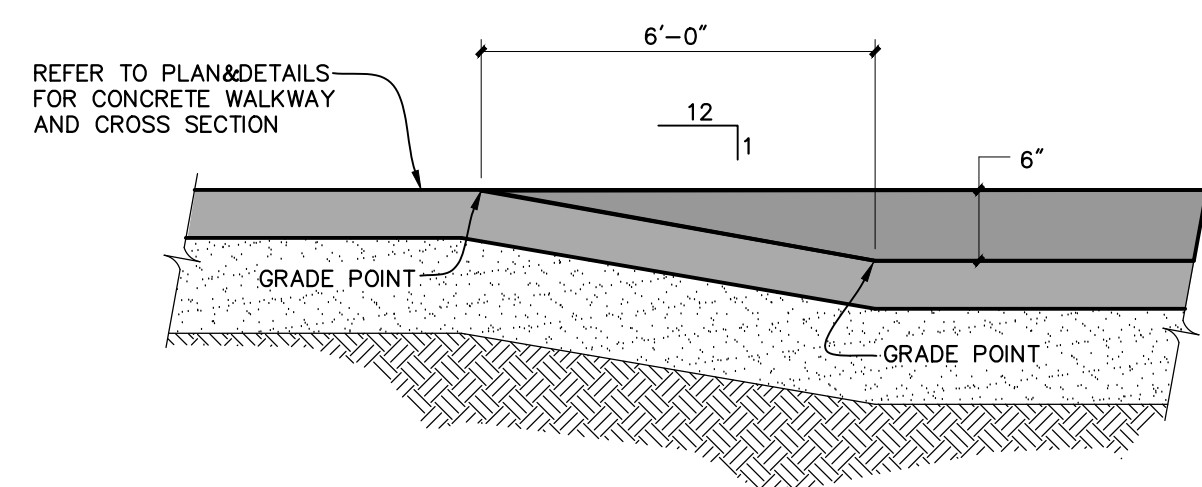
C10 HEAVY DUTY CONCRETE WALKWAY/PAVEMENT
SCALE: 1/2" = 1'-0"



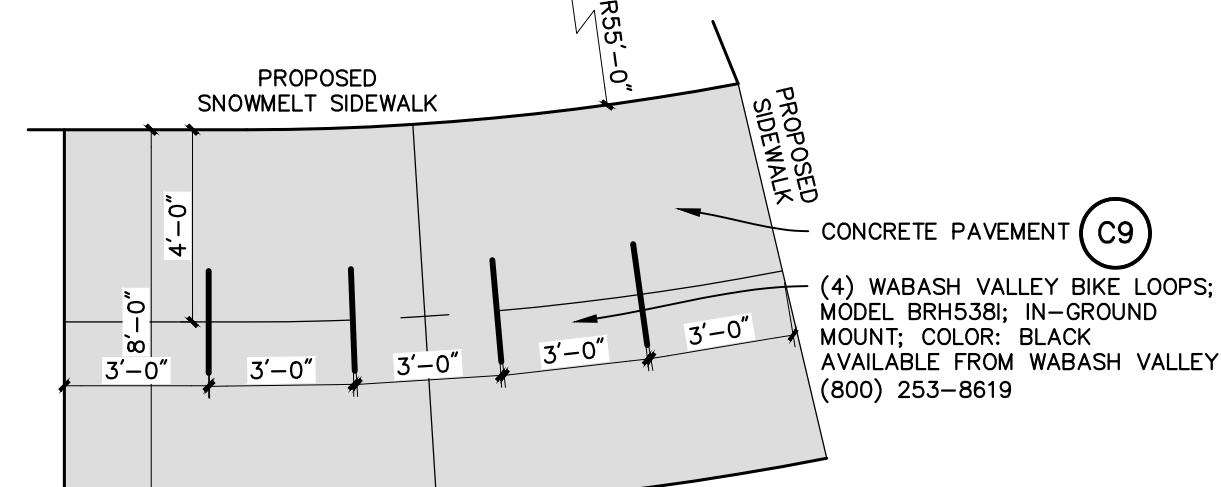
C28 CONCRETE FLUSH TURNED DOWN WALK
SCALE: 1/2" = 1'-0"



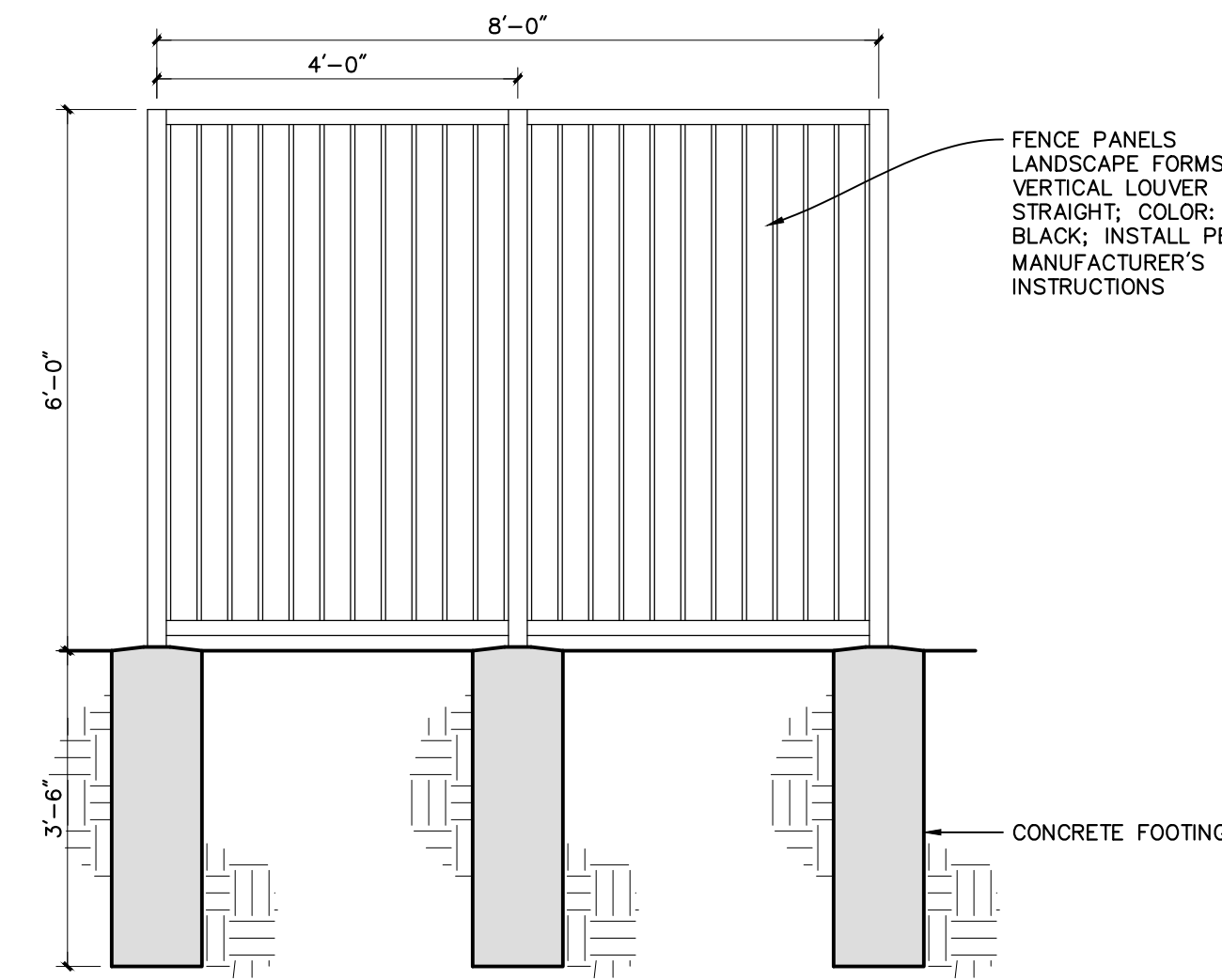
C29 CONCRETE TURNED DOWN WALK
SCALE: 1/2" = 1'-0"



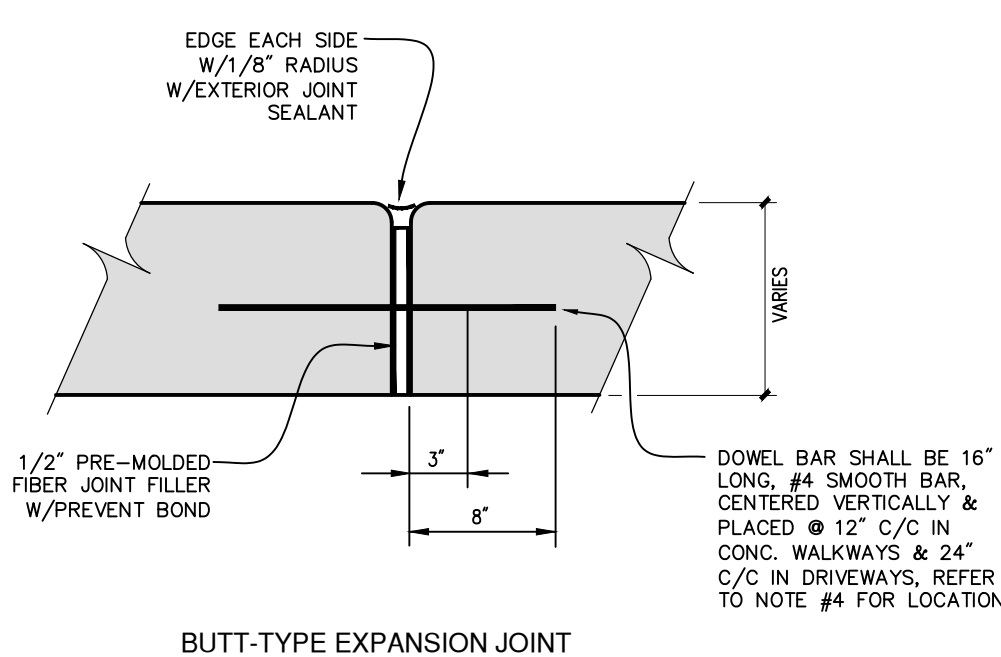
C36 SECTION BARRIER FREE CONCRETE WALK RAMP
SCALE: NONE



C40 BIKE LOOP LAYOUT
SCALE: 1/4" = 1'-0"

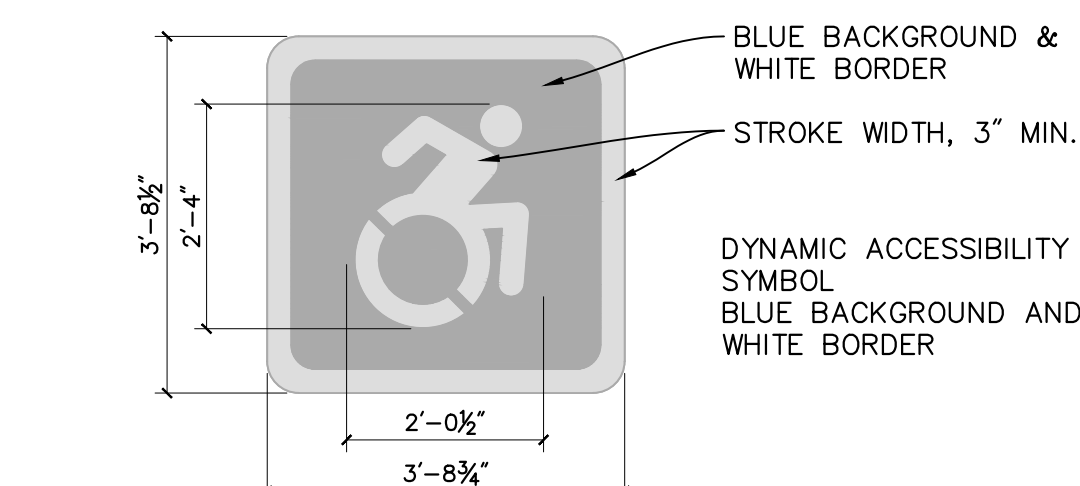


F1 FENCE SCREEN
SCALE: 1/2" = 1'-0"



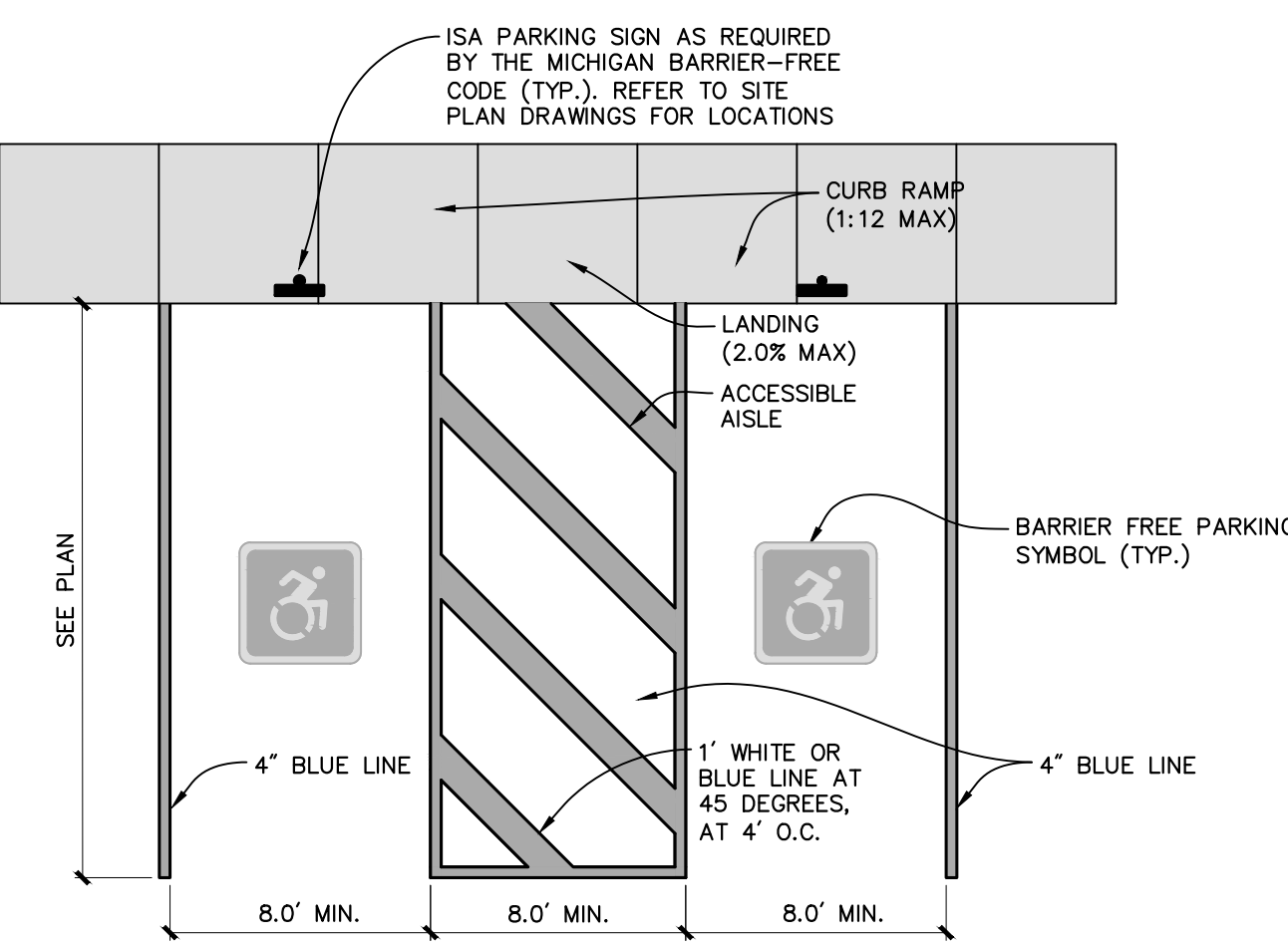
C0 EXPANSION & CONTROL JOINT
SCALE: NONE

- EXPANSION/CONTROL JOINT NOTES**
1. CURBS SHALL BE SAWCUT OR TOoled AT 10' ON-CENTER, EXCEPT WHERE EXP. JNTS. ARE REQ'D.
 2. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
 3. SEPARATE CONCRETE POURS WILL REQUIRE BUTT-TYPE EXPANSION JOINTS.
 4. DOWELS ARE TO BE PLACED IN EXPANSION JOINTS AT BUILDING & CONCRETE STOOPS INTERFACE; REFER TO ARCH. DETAILS.
 5. REFER TO DETAIL C35 FOR DOWELS INTO EXISTING CONCRETE SIDEWALKS.

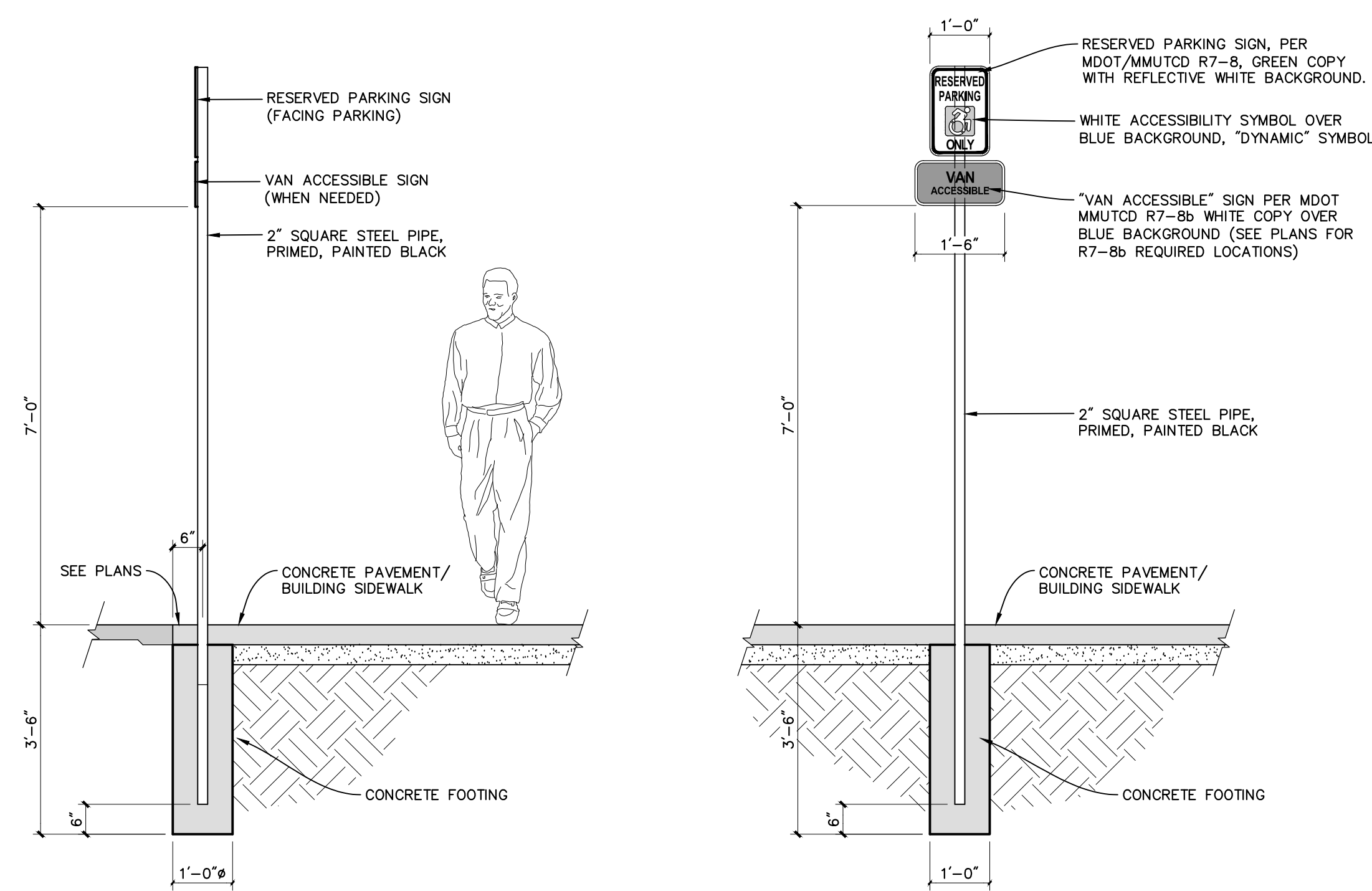


M21 BARRIER-FREE PARKING SYMBOL
SCALE: 1/2" = 1'-0"

NOTE
BARRIER-FREE PARKING SPACES SHALL BE LOCATED TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE. ONE (1) IN EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NO LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 6'-0" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE."



M23 BARRIER-FREE PARKING SPACE LAYOUT - VAN ACCESSIBLE
SCALE: NONE



T1 BARRIER FREE SIGN
SCALE: 1/2" = 1'-0"



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CONSULTANT INFORMATION

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Engineers • Surveyors • Environmental • Laboratory

REGISTRATION SEAL

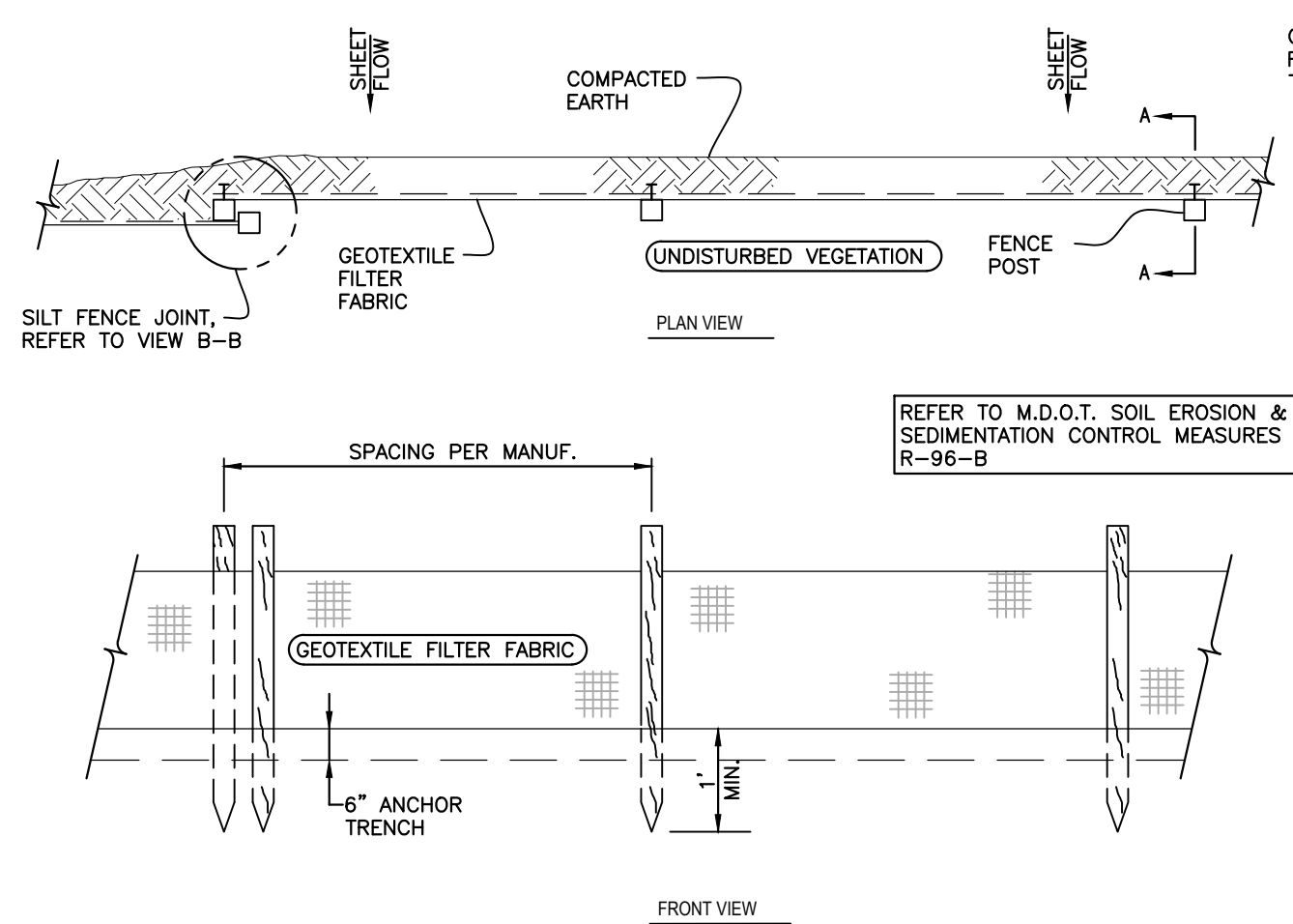
NOT FOR CONSTRUCTION

REV	DATE	DOC REL # - DESCRIPTION
07/17/26	DOC REL 05 - SPA REVISED	
07/07/26	DOC REL 04 - DD	
06/23/26	DOC REL 03 - SPA REVISED	
05/06/26	DOC REL 02 - SPA	
04/27/26	DOC REL 01 - SD	
04/20/26	OWNER REVIEW	
02/11/26	DOC REL 02 - SPA	
10/07/25	DOC REL 01- SD	
08/28/25	PRELIMINARY SD	
REV	DATE	DOC REL # - DESCRIPTION

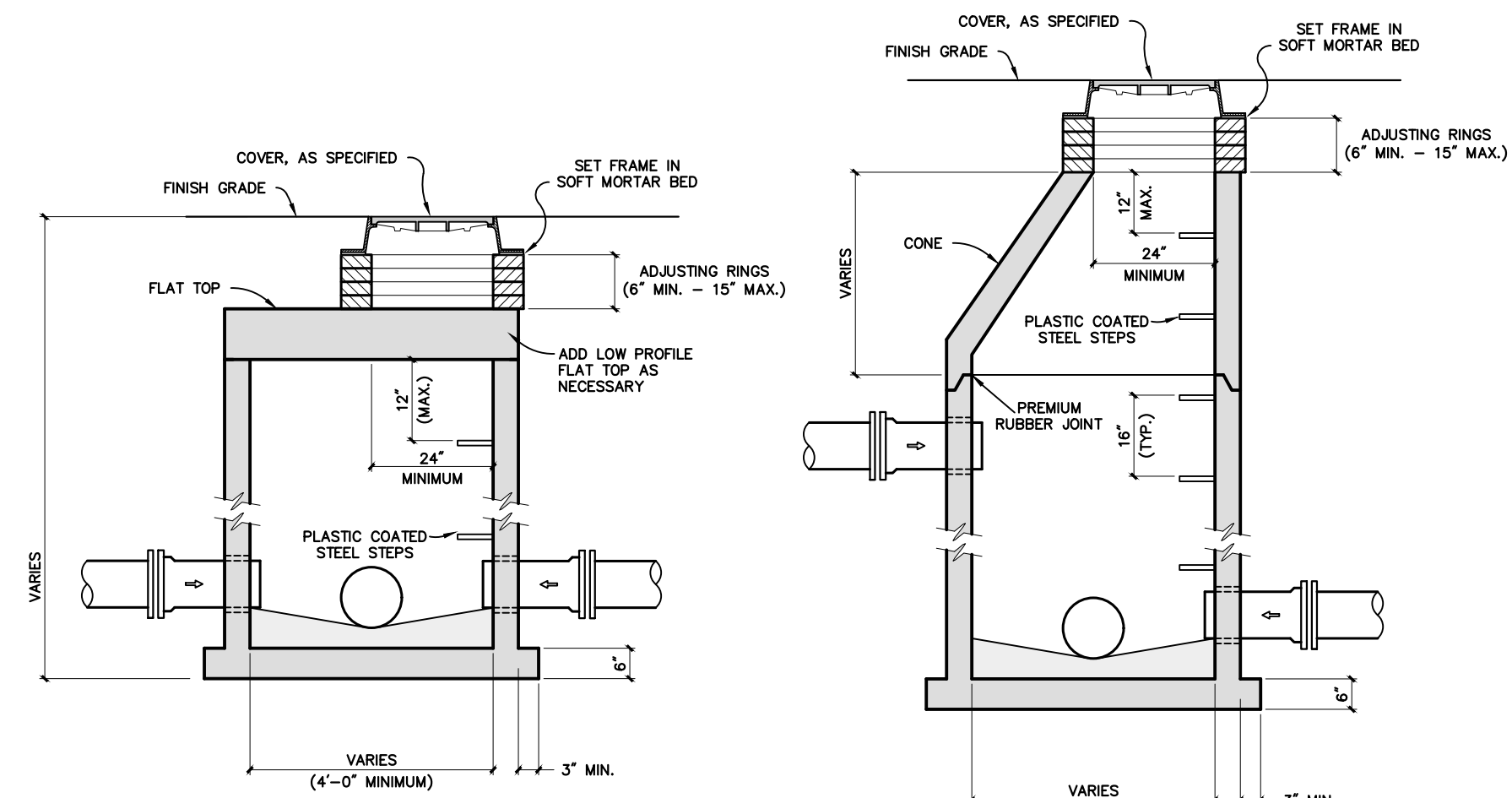
PROJECT # 2500719
PROJECT MANAGER A. NELSON
DESIGNED BY J. VERPLANK
DRAWN BY J. MILLER
QUALCHECK J. VERPLANK
SHEET TITLE

SITE DETAILS

C5-00-00
SHEET NUMBER

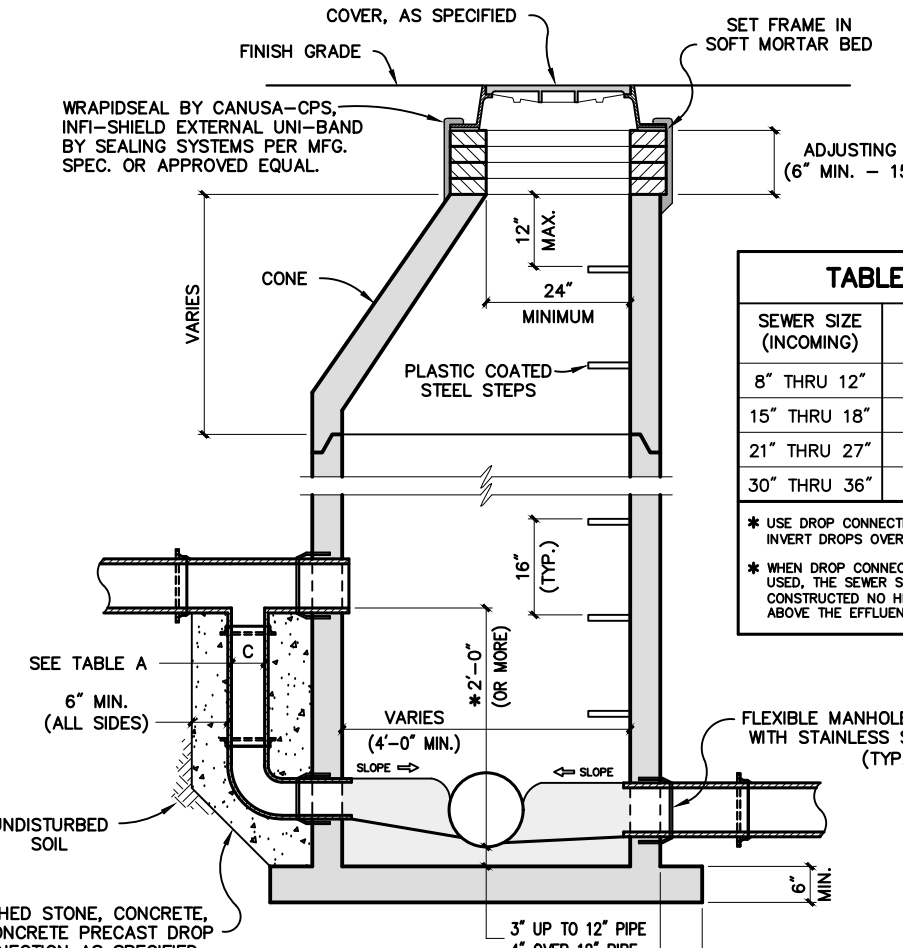
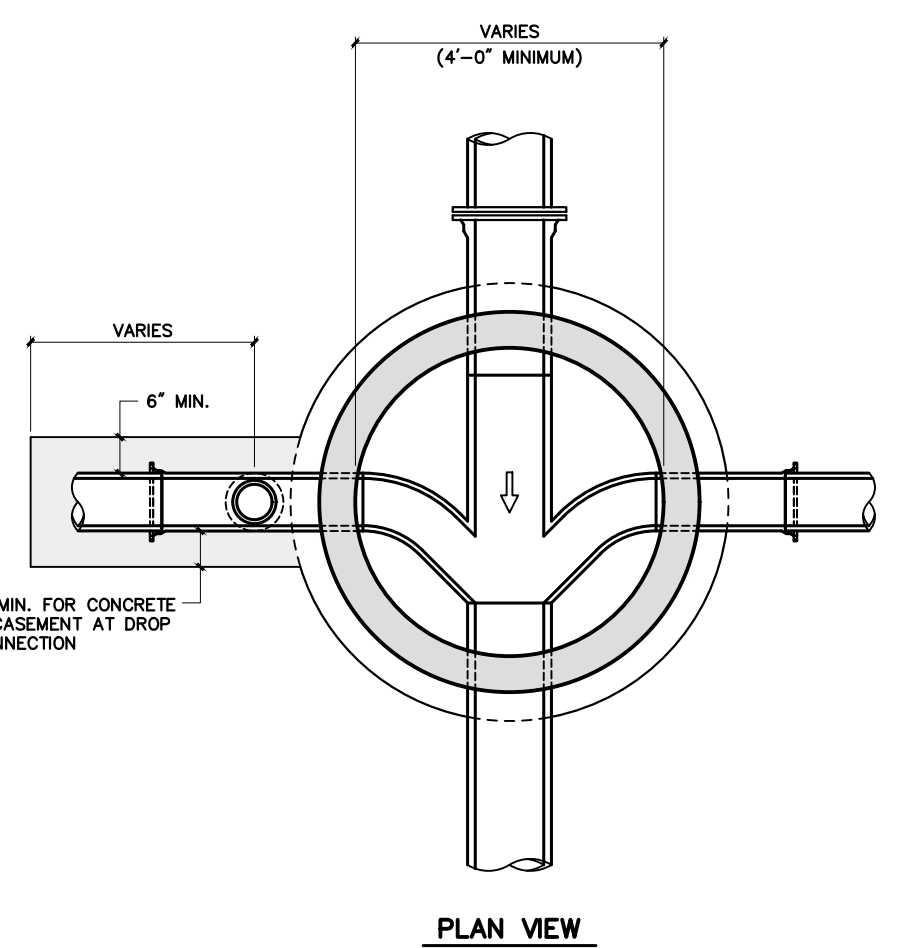


26 SOIL EROSION CONTROL
GEOTEXTILE SILT FENCING
NOT TO SCALE



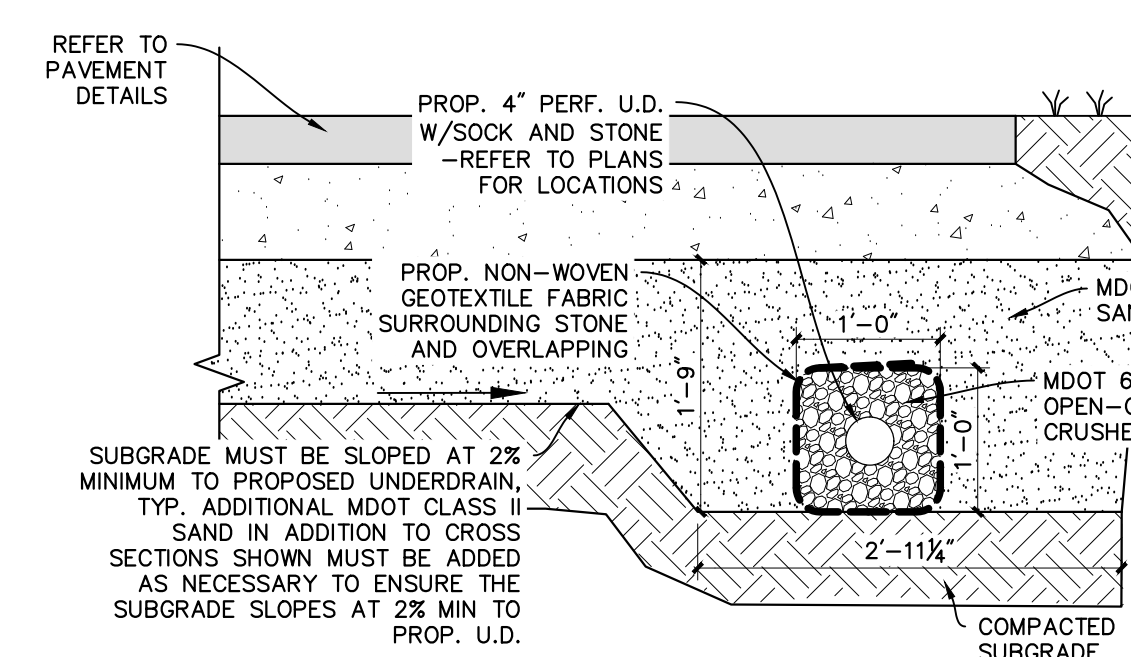
ST1 STANDARD PRECAST
FLAT TOP MANHOLE
NOT TO SCALE

ST2 STANDARD PRECAST
CONE TOP MANHOLE
NOT TO SCALE

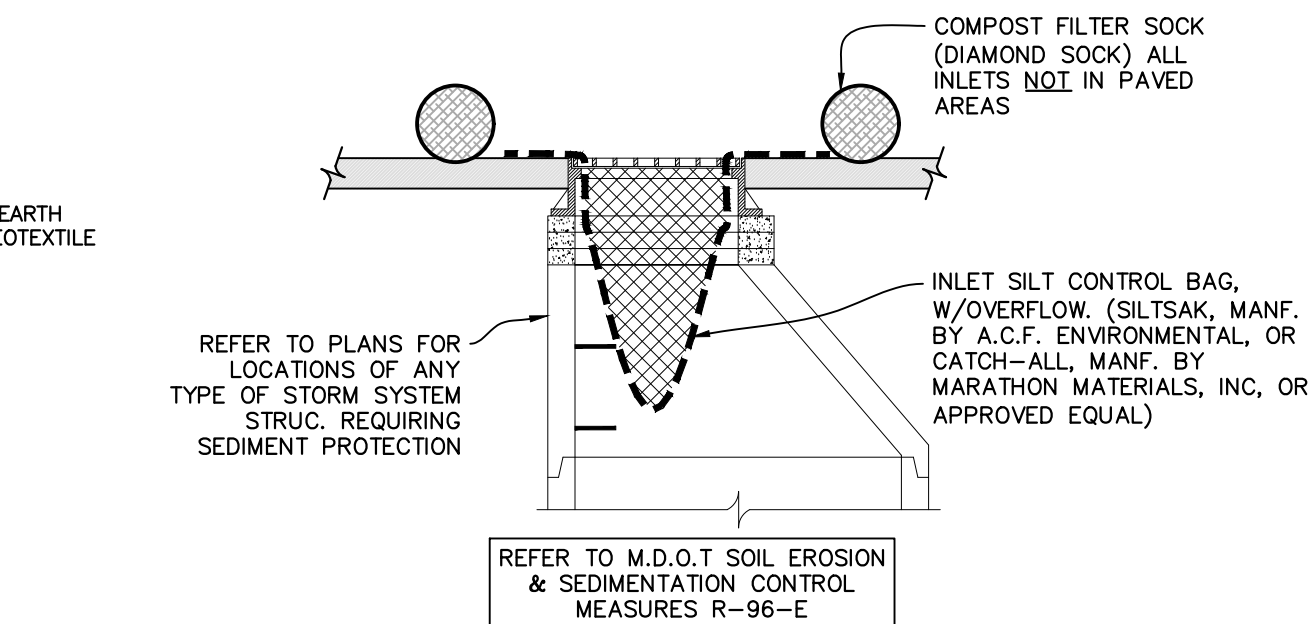


SN1 STANDARD PRECAST
SANITARY SEWER MANHOLE
NOT TO SCALE

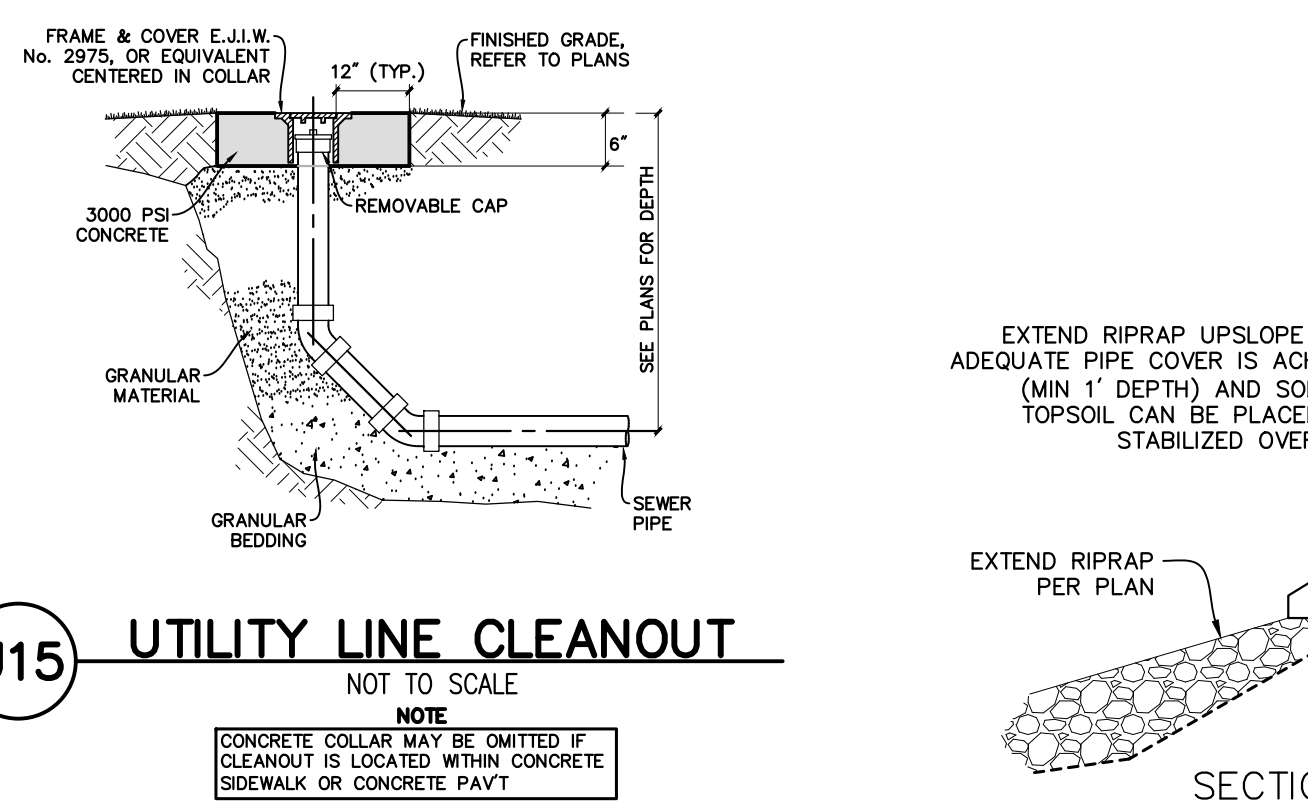
- NOTES
1. PRECAST CONCRETE MANHOLE SHALL MEET ASTM C478.
 2. IF BOTTOM IS PRECAST CONCRETE, SET ON MINIMUM 4" SAND SUBBASE (CP) OR CLASS 1A CRUSHED STONE WRAPPED IN GEOTEXTILE FABRIC.
 3. CONE MAY BE ROTATED TO ALIGN STEPS TO VARIOUS LOCATIONS IN MANHOLE.
 4. FLOW CHANNEL WALL HEIGHT SHALL BE EQUAL TO CROWN OF PIPE.



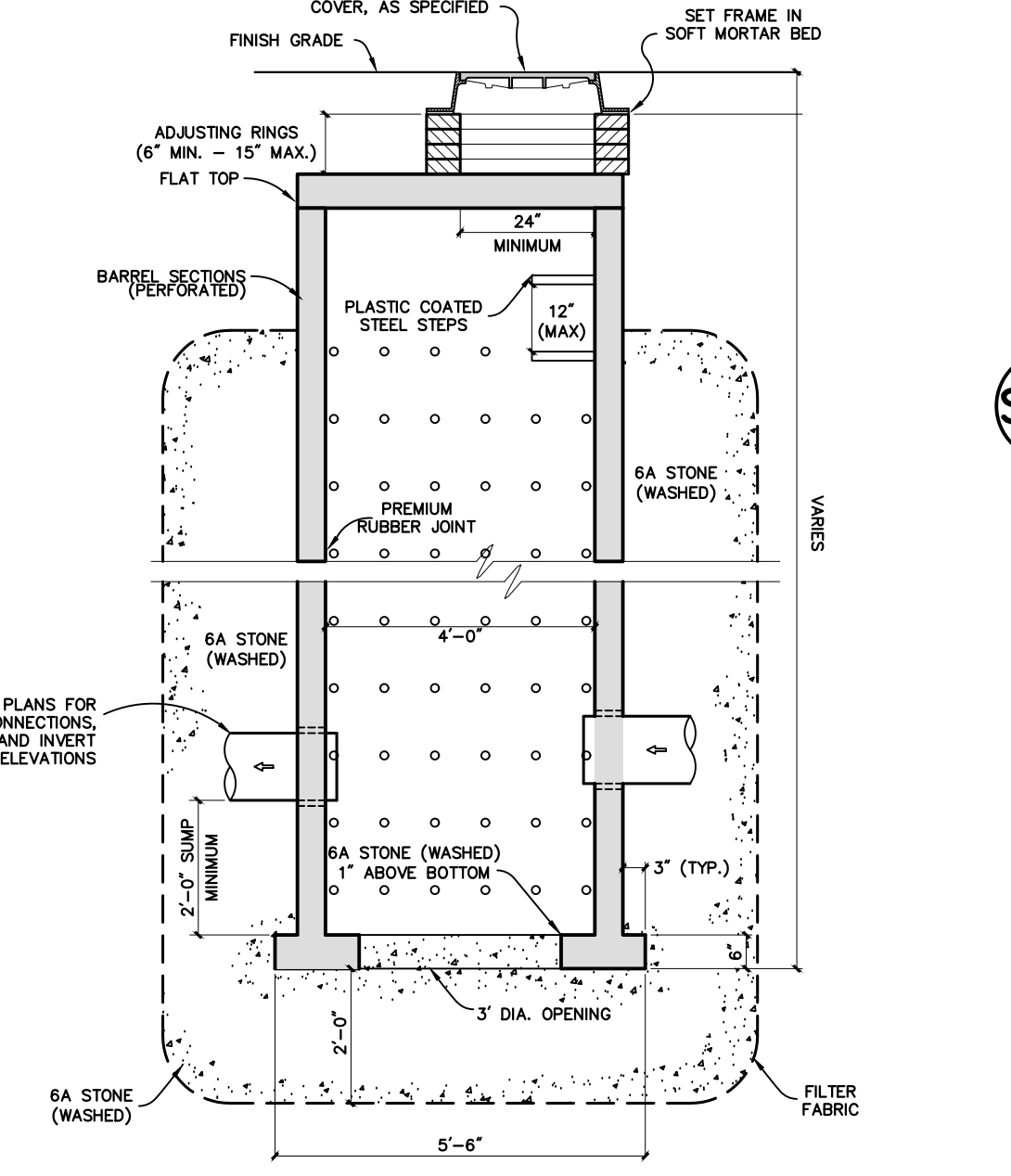
U2 UNDERDRAIN
AT PAVEMENT AREAS
SCALE: NONE



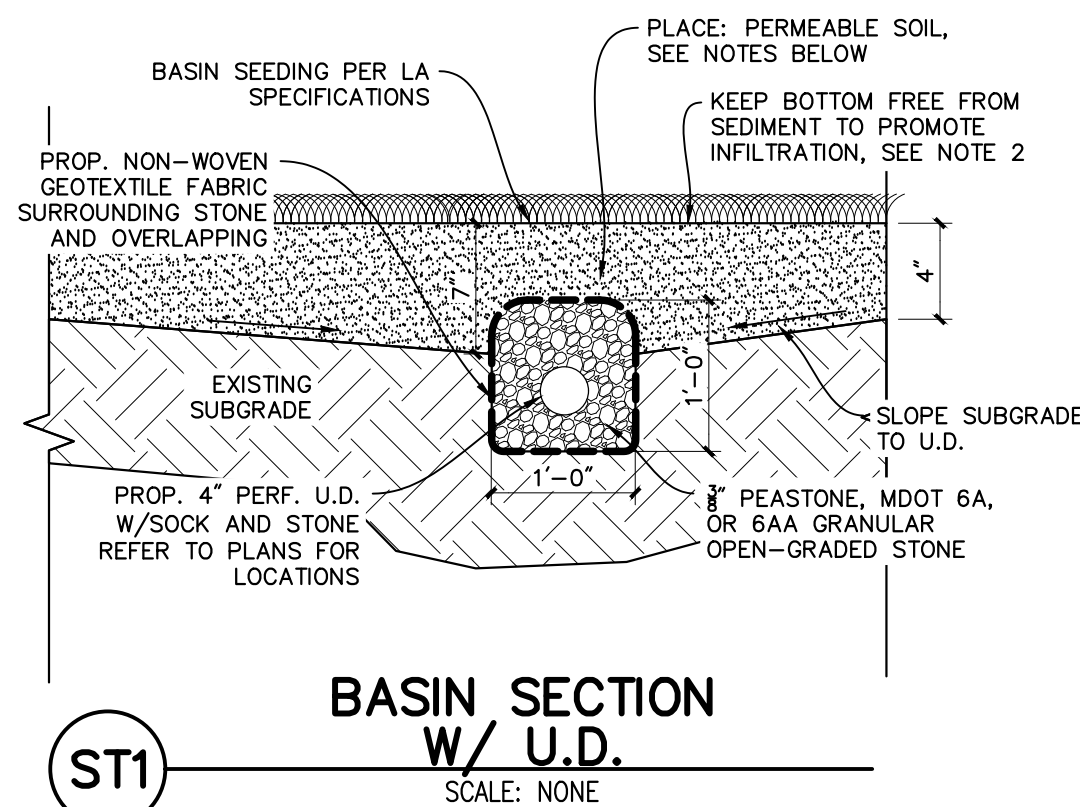
29 SOIL EROSION CONTROL
INLET PROTECTION
NOT TO SCALE



U15 UTILITY LINE CLEANOUT
NOT TO SCALE

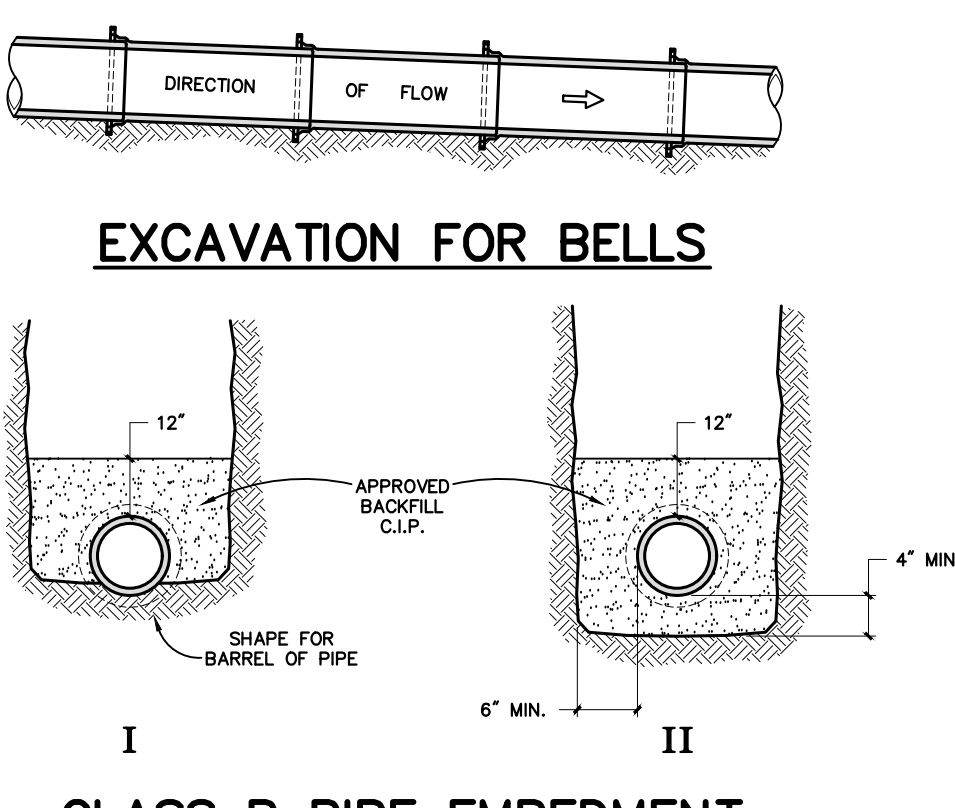


ST5 STANDARD PRECAST
FLAT TOP LEACH BASIN
NOT TO SCALE

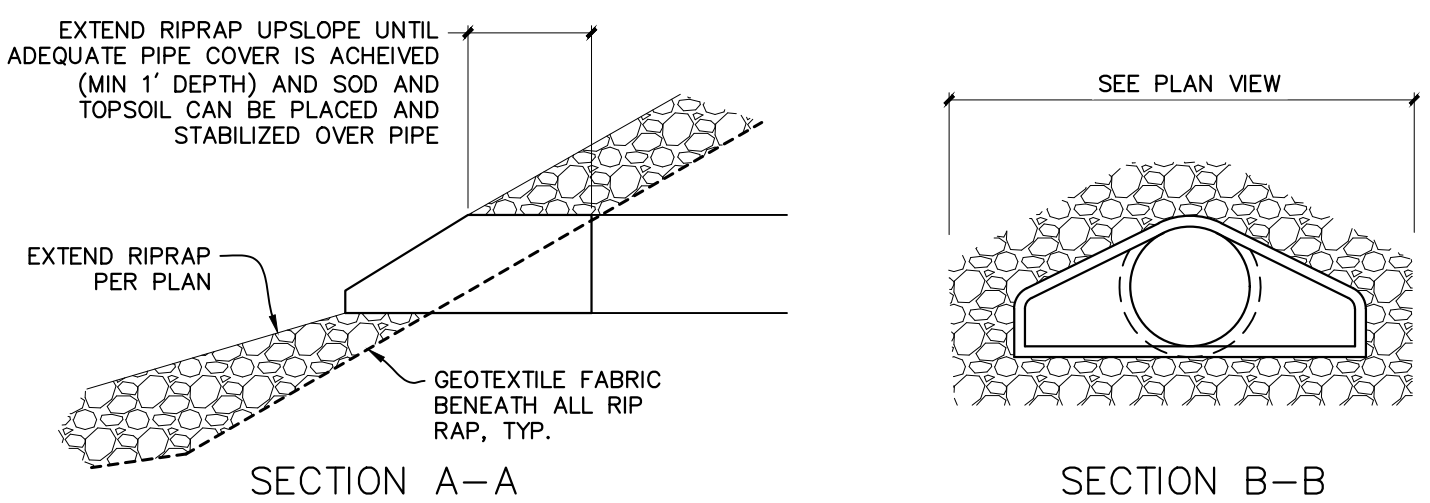


ST1 BASIN SECTION
W/ U.D.
SCALE: NONE

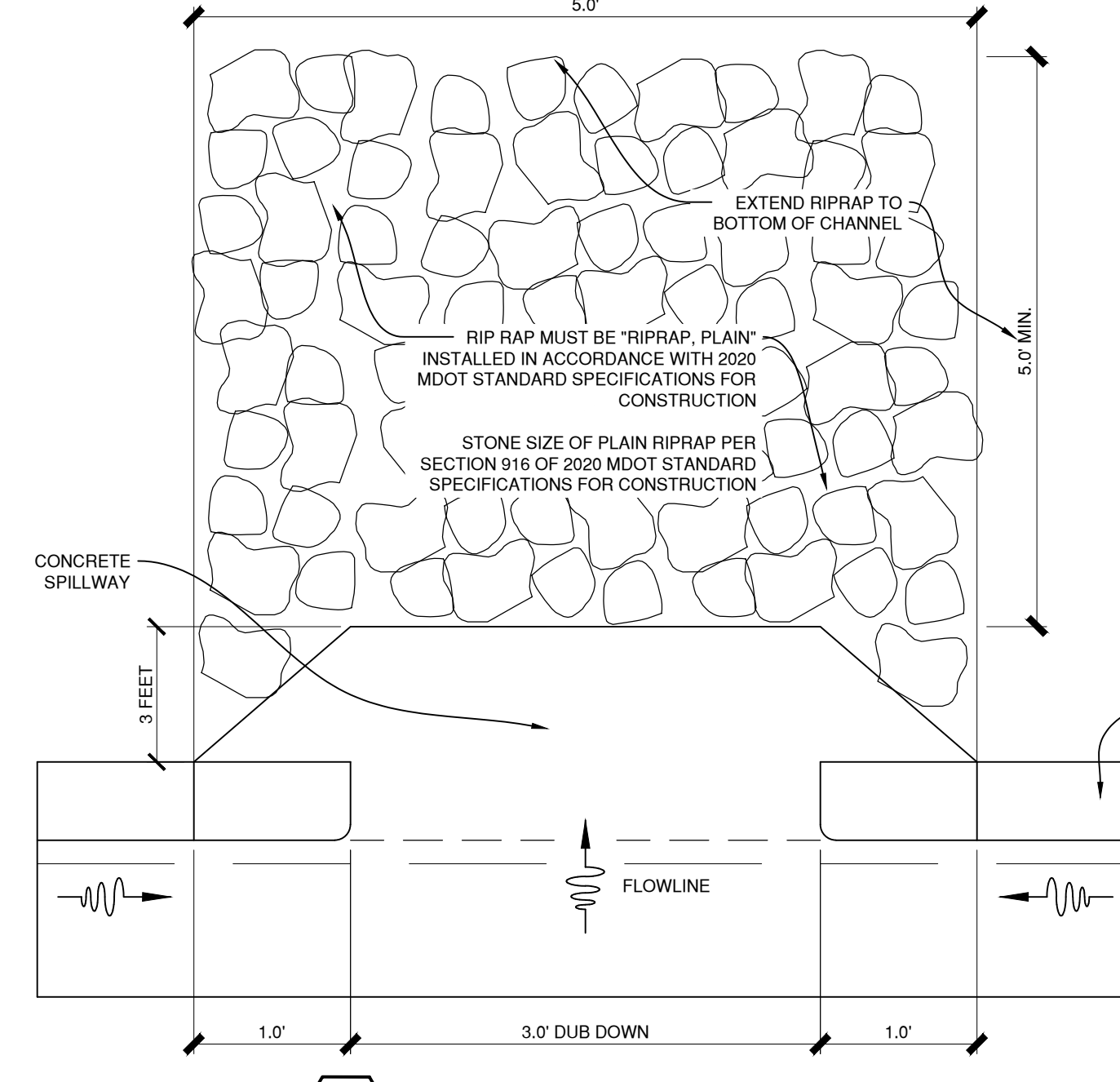
- NOTES
1. PERMEABLE SOIL MUST BE "BIOSWALE MIX" BY RENEWED EARTH OR APPROVED EQUAL.
 2. DO NOT PLACE PERMEABLE SOIL UNTIL ENTIRE SITE HAS BEEN ESTABLISHED WITH GRASS TO ENSURE THE TOP LAYER OF PERMEABLE SOIL REMAINS CLEAR OF SEDIMENT.



CLASS B PIPE EMBEDMENT
NOTES



ST2 RIPRAP AT
FLARED END SECTION
NOT TO SCALE



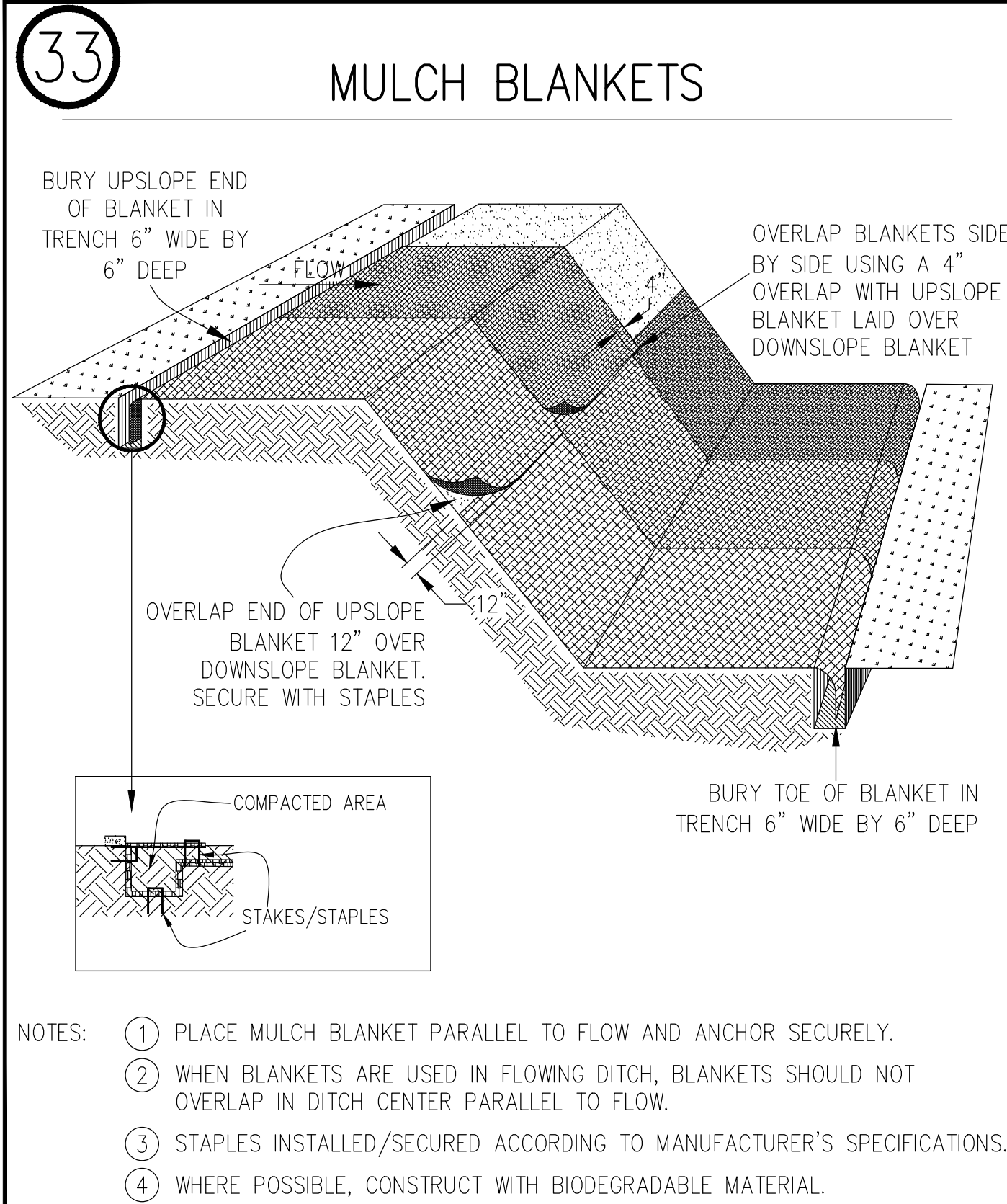
7 CONCRETE
GUTTER SPILLWAY
SCALE: NONE

SIZE OF TYPICAL RIPRAP STONES			
Weight (lbs.)	Average Spherical Diameter (in.) D ₅₀	Typical Rectangular Shape Length (in.)	Width/Height (in.)
50	10	18	6
100	13	21	7
150	14	24	8
300	18	30	10
500	22	36	12
1000	27	45	15
1500	31	52	17
2000	34	57	19
4000	43	72	24
6000	49	83	28
8000	54	90	30

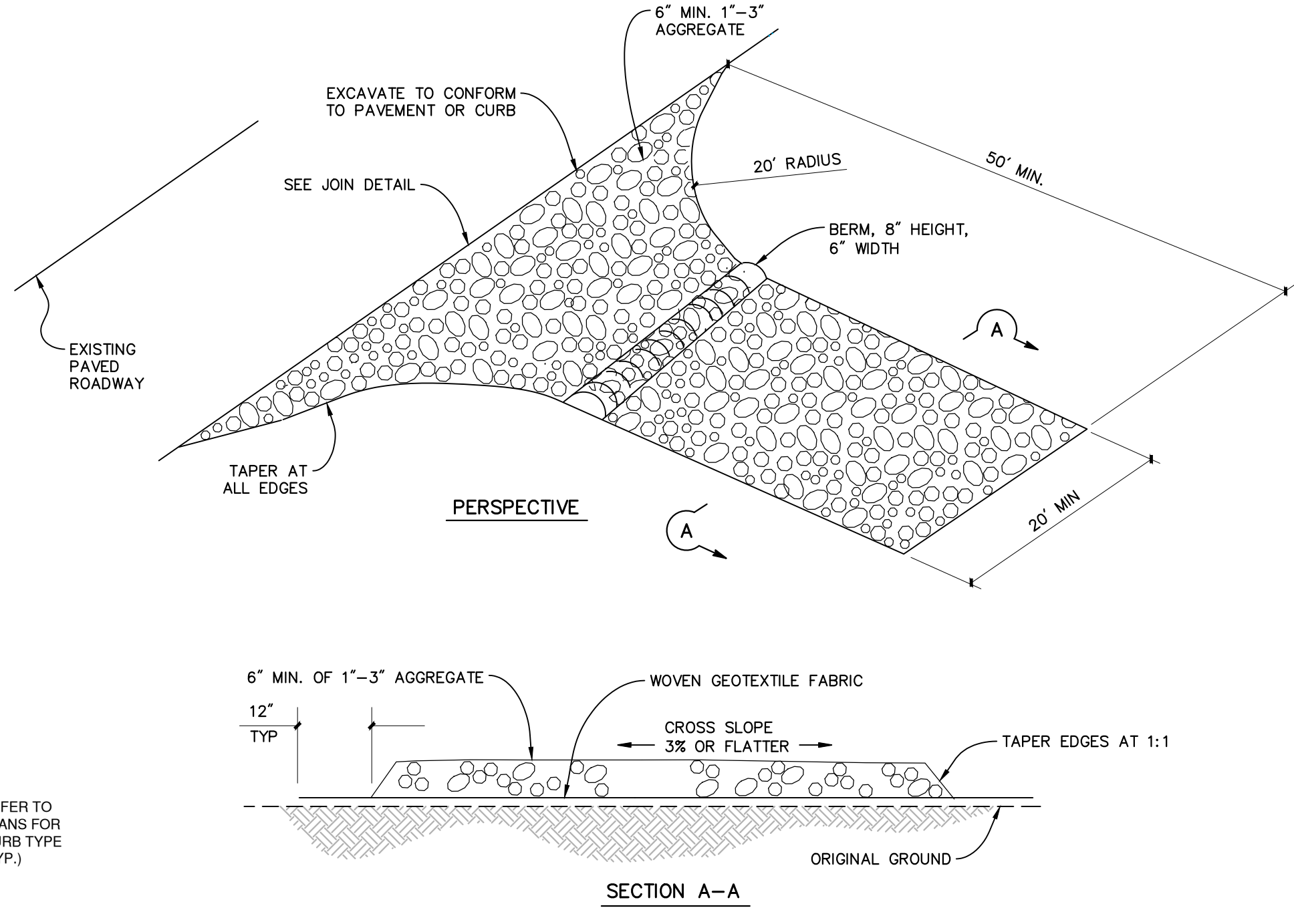
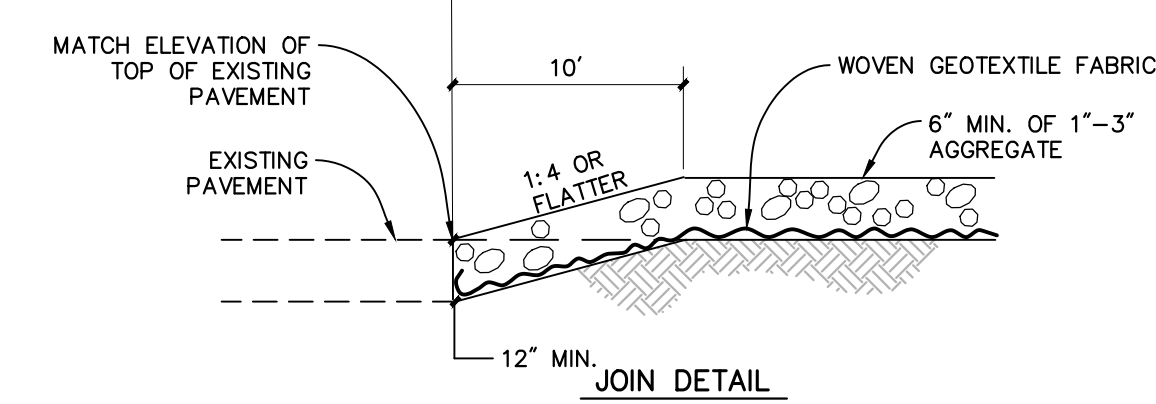
Source: Adapted from USDA NRCS

6. Material selected for riprap should be hard, angular, and resistant to weathering. Appropriate material size depends on expected water energy and intended function of the material.
7. Riprap mixture should be an even mixture of stone sizes based on the average, or D₅₀. This means 50% of the stone, by size, will be larger than the diameter specified, and 50% will be smaller than the size specified. The diameter of the largest stone should not be more than 1.5 times the D stone size.
8. See table on the following page for typical riprap stone sizes.
9. Rock shall be placed so that larger rocks are uniformly distributed and in contact with one another. Smaller rocks should fill the voids.
10. When in contact with moving water, riprap will tie into a stable bank at the downstream end and will be keyed into the bank at the upstream end. Riprap should extend 3 ft. above the ordinary high water mark or to the top of the bank on short slopes. Extend riprap a minimum 10 ft. beyond active erosion area.

- Maintenance
- All installations should be inspected immediately after the first rainfall to confirm the stability of the placed material. Follow-up inspections should occur regularly and provisions made for prompt repair if needed.



- NOTES
1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
 2. WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
 3. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 4. WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.



S53 STABILIZED CONSTRUCTION ACCESS
SCALE: NONE

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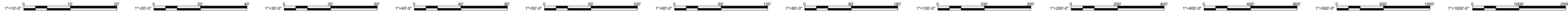
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CONSTRUCTION

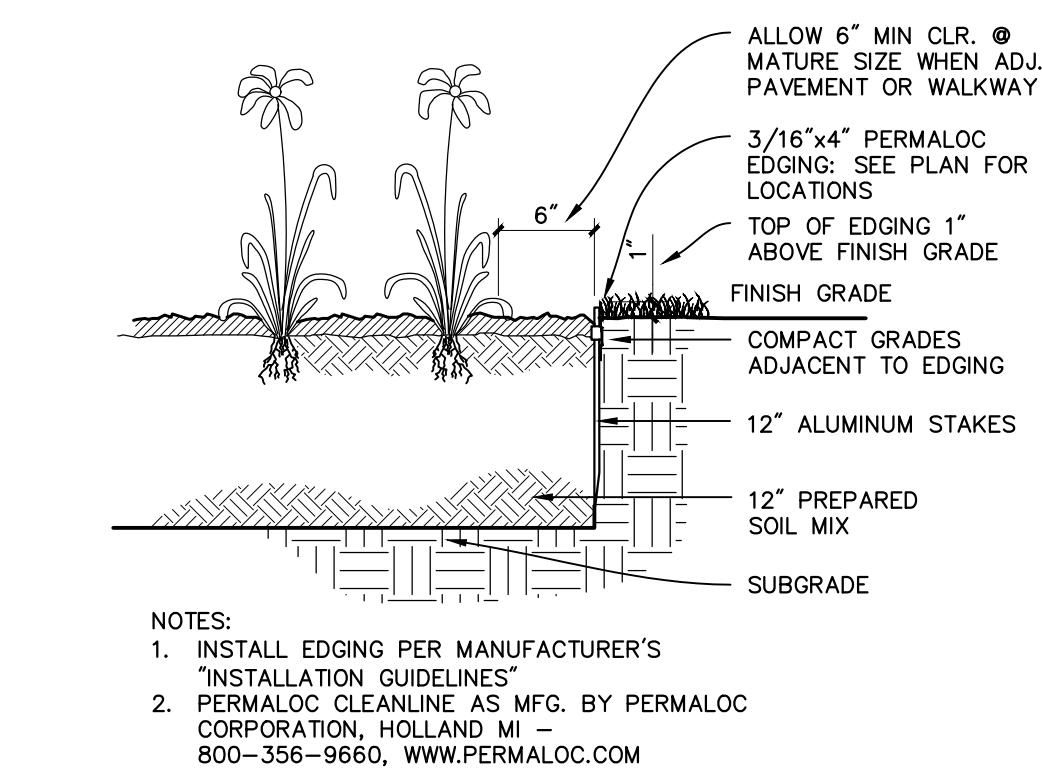
REV	DATE	DOC REL # - DESCRIPTION
07/17/26	DOC REL 05 - SPA REVISED	
07/07/26	DOC REL 04 - DD	
06/23/26	DOC REL 03 - SPA REVISED	
05/06/26	DOC REL 02 - SPA	
04/27/26	DOC REL 01 - SD	
04/20/26	OWNER REVIEW	
02/11/26	DOC REL 02 - SPA	
10/07/25	DOC REL 01 - SD	
08/28/25	PRELIMINARY SD	

PROJECT # 2500719
PROJECT MANAGER A NELSON
DESIGNED BY J VERPLANK
DRAWN BY J MILLER
QUALCHECK J VERPLANK
SHEET TITLE

UTILITY AND SESC DETAILS

C6-00-00
SHEET NUMBER





1
L100

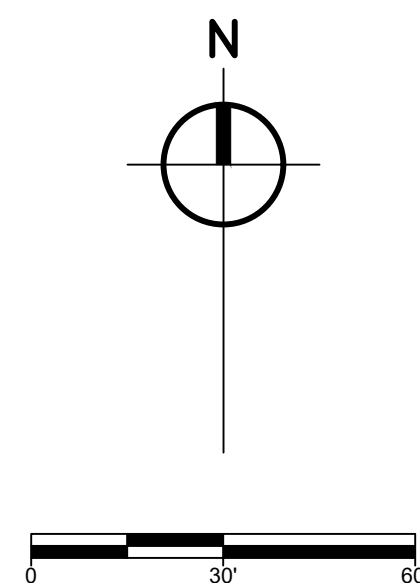
3 TREE PLANTING
SCALE : 1/2" = 1'-0"

SCALE : 1/2" = 1'-0"

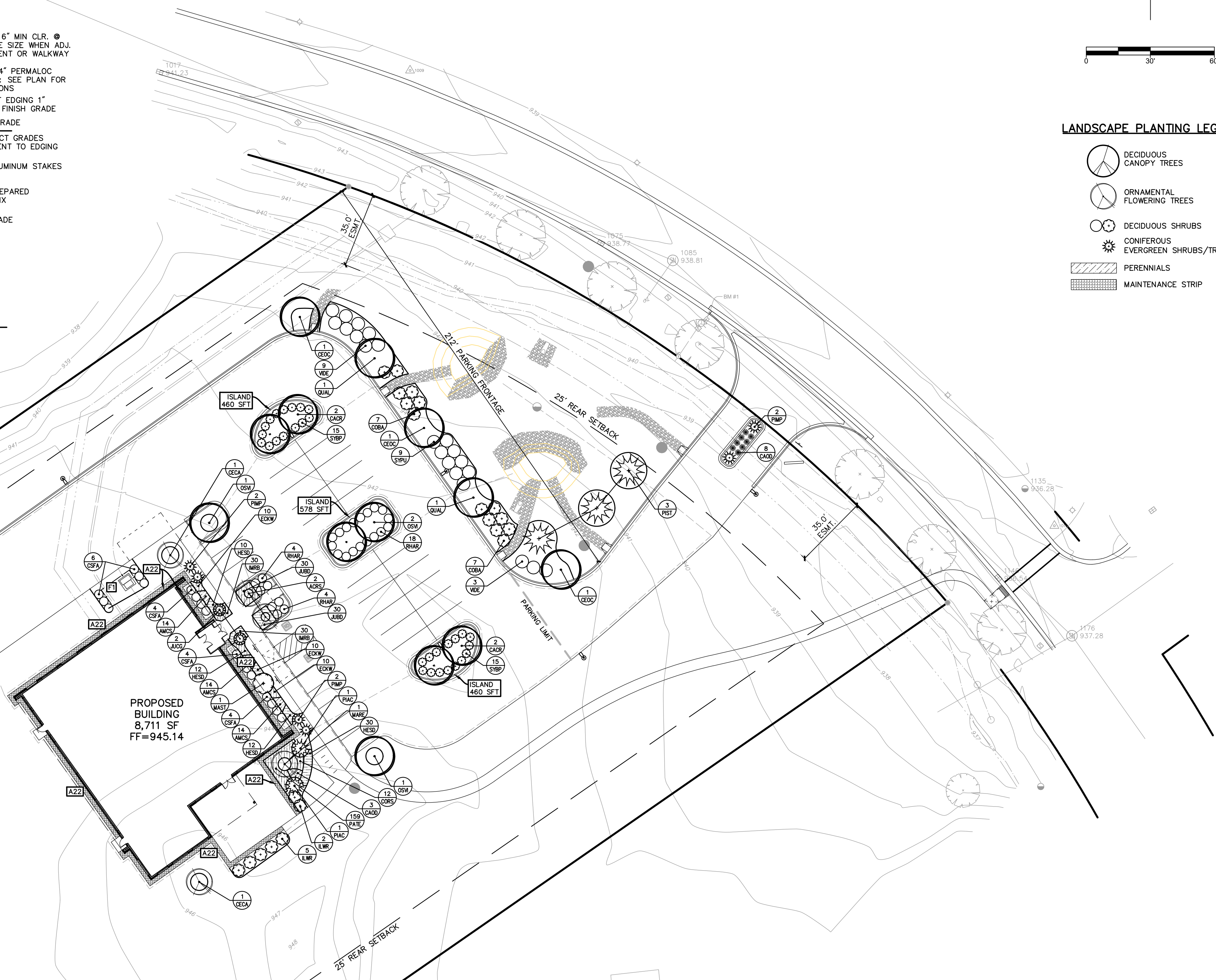
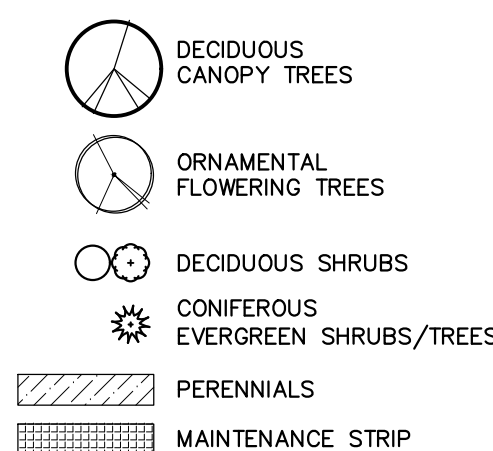


SCALE : NONE

SCALE : 1" = 1'-0"



LANDSCAPE PLANTING LEGEND



LANDSCAPE PLANTING NOTES

1. TOPSOIL AND SEED ALL DISTURBED AREAS NOT DESIGNATED FOR LANDSCAPE BEDS/PLANT MATERIALS. CONTRACTOR SHALL REMOVE DISTURBED AREAS WITHIN TOPSOIL AND SEED DAMAGED AS RESULT OF CONSTRUCTION.
2. SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLANS AS SHOWN.
3. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. SPECIFIC CONTAINER GROWN PLANTS SHALL BE ACCEPTED IF IT IS ROOT BOUND, NOT ROOT WRAPPING. MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. PLANTS SHALL BE PLANTED THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
4. REMOVE THE CONTAINER FROM CONTAINER GROWN STOCK, AND CUT THE BALL VERTICALLY THROUGH THE SURFACE OF THE TWO LOCATIONS.
5. STAKE THE LOCATION OF ALL TREES AND SHRUBS FOR APPROXIMATELY THE OWNER'S REPRESENTATIVE ONE DAY PRIOR TO PLANTING.
6. SPRAY ALL PLANTS WITH AN ANTI-DESICCANT WITHIN 24 HOURS OF PLANTING, AND AT THE BEGINNING OF THEIR FIRST WINTER.
7. AL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND CONFORM TO THE AMERICAN NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. THOROUGHLY WATER ALL PLANTS TWICE DURING THE FIRST YEAR OF PROPOSED ACTION.

LANDSCAPE REQUIREMENTS

1. TREE CANOPY (50-8.40)
 - 1.1. TREE CANOPY: THE REQUIREMENT OF ONE TREE PER ACRE IS SATISFIED WITH OTHER REQUIRED LANDSCAPING.
2. PARKING AND LOADING LANDSCAPING (50-8.4C)
 - 2.1. PARKING FRONTAGE = 212 LFT.
 - 2.2. ONE TREE PER 35 LFT. = 6 TREES REQUIRED/PROVIDED
 - 2.3. ONE SHRUB PER 6 LFT. = 35 SHRUBS REQUIRED/PROVIDED
3. INTERIOR PARKING LOT LANDSCAPING (50-8.4D)
 - 3.1. MINIMUM 50 LANDSCAPED AREA
 - 3.2. PARKING AREA = 1,498 SFT. (5% = 1,336 SFT.)
 - 3.3. LANDSCAPED AREA PROVIDED = 1,498 SFT.
 - 3.4. ONE TREE/300 SFT. OF INTERIOR LANDSCAPED AREA
 - 3.5. TREES REQUIRED (1,498/300 SFT) = 5 TREES
 - 3.6. TREES PROVIDED = 6 TREES

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
ACRS	2	ACER RUBRUM 'RED SENTINEL'	RD SENTINEL MAPLE	2 1/2' CAL	B&B
CACR	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2' CAL	B&B
CEOC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2' CAL	B&B
OSVI	2	OSTRYA VIRGINIANA	IRONWOOD	2 1/2' CAL	B&B
QUAL	2	QUERUS ALBA	WHITE OAK	3' CAL	B&B
ORNAMENTAL TREES					
CECA	2	CERCIS CANADENSIS	REDDEN REDBUD	6' HT	B&B
MARE	1	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2' CAL	B&B
MAST	1	MAGNOLIA STELLATA	STAR MAGNOLIA	4' HT	B&B
EVERGREEN TREES					
PIAC	2	PICEA ABIES 'CUPRESSINA'	COLUMMAR NORWAY SPRUCE	8'	B&B
PIST	3	PINUS STROBUS	EASTERN WHITE PINE	8'	B&B
DECIDUOUS SHRUBS					
COBA	14	CORNUS BAILEY	BAILET RED TWIG DOGWOOD	#5 CONT	6' OC SPACING
CSFA	18	CORNUS STOLONIFERA 'ARROW'	ARTIC FIRE RED TWIG DOGWOOD	#5 CONT	36" OC SPACING
RHAR	26	RHUS AROMATICA 'GROW LOW'	'GROW LOW' FRAGRANT SUMAC	#2 POT	42" OC SPACING
SYBP	30	SYRINGA X BOEMERING 'PURPLE'	BOEMERING REBLOOMING LILAC	#5 CONT	4' OC SPACING
SYPU	9	SYRINGA PUBESCENS 'PAINE MISS KIM'	MISS KIM LILAC	#5 CONT	6' OC SPACING
VIDE	12	VIORUNIA DENTATUM 'SYNLETSTEVED'	CHICAGO LUSTRE VIBURNUM	#5 CONT	6' OC SOACING
EVERGREEN SHRUBS					
ILWR	7	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	#5 CONT	8' OC SPACING
JUGC	2	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT	6' OC SPACING
PIMP	6	FINIS MUGO PUMILO 'COMPACT SELECT'	COMPACT MUGO PINE	#5 CONT	36" OC SPACING
PERENNIALS & ORNAMENTAL GRASSES					
AMCS	42	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	#1 POT	16" OC SPACING
CAOD	11	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	VAREGATED FEATHER REED GRASS	8/FLAT	36" OC SPACING
CORS	12	COREOPSIS 'RED SATIN'	'RED SATIN' THREADLEAF COREOPSIS	8/FLAT	24" OC SPACING
ECKW	30	ECHINACEA KISMET WHITE	KISMET WHITE CONEFLOWER	8/FLAT	18" OC SPACING
HESD	64	HEMERICALLIS 'STELLA DE ORO'	'STELLA DE ORO' DAYLILY	8/FLAT	18" OC SPACING
IMRB	60	IMPERATORIA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	8/FLAT	12" OC SPACING
JURD	60	JUNCUS 'BLUE DART'	'BLUE DART' RUSH	8/FLAT	18" OC SPACING
PATE	159	PACHYSANDRA TERMINALIS	GREEN CARPET PACHYSANDRA	24/FLAT	12" OC SPACING



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REGISTRATION SEAL

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[illegible]

PROJECT #	2500713
PROJECT MANAGER	A. NELSON
DESIGNED BY	J. VERPLANK
DRAWN BY	J. MILLER
QUALCHECK	J. VERPLANK
SHEET TITLE	

LANDSCAPE PLANTING PLAN

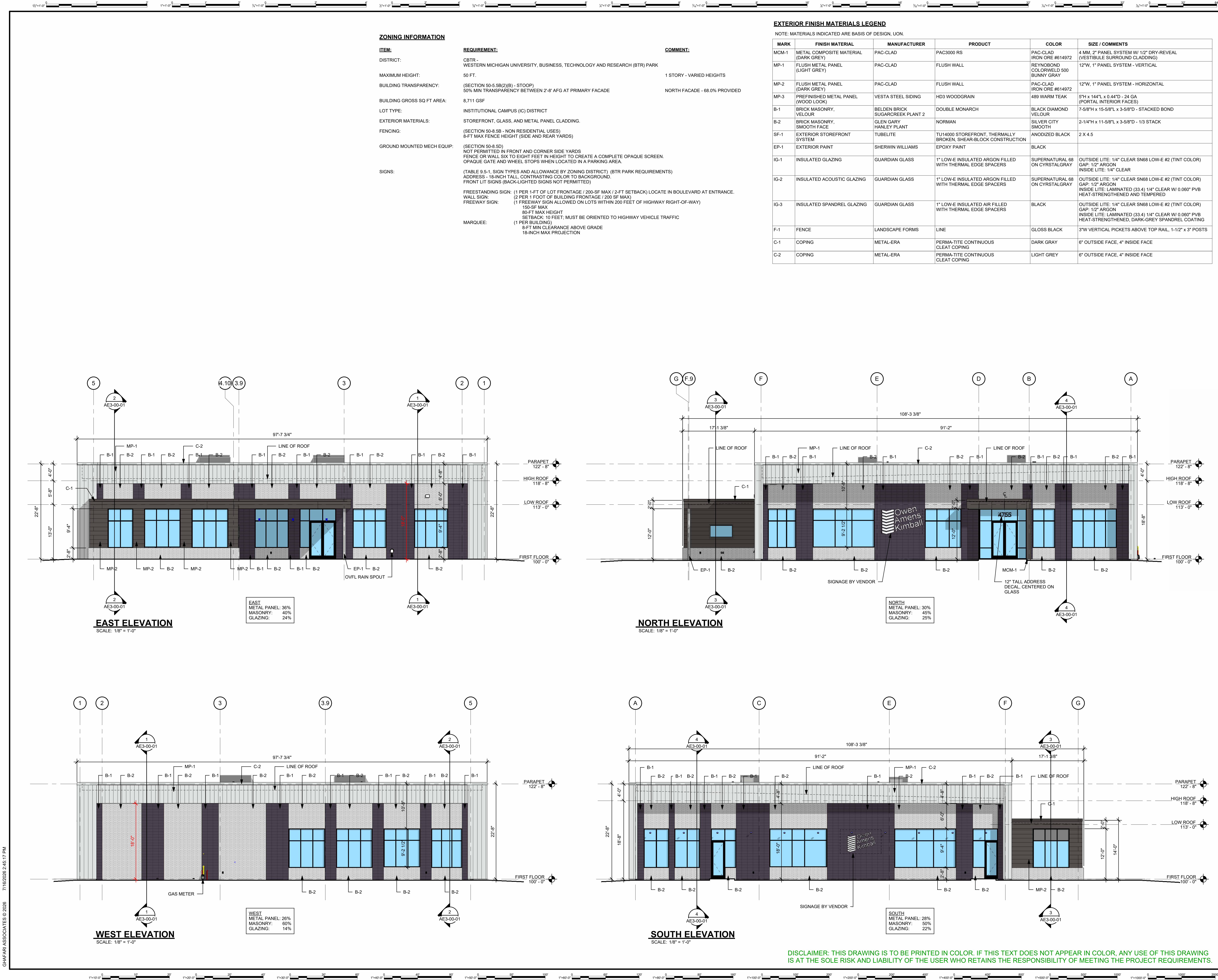
L1-00-00
SHEET NUMBER



NOTE NUMBER	NOTE TEXT
1	RECESSED TV/DATA BOX
2	GAS METER, REFER TO PLUMBING
3	TRANSFORMER, REFER TO ELEC, REFER TO CIVIL FOR SCREENING & LOCATION
4	LADDER REINFORCEMENT, REFER TO STRUCTURE
5	VENT, PAINT TO MATCH BRICK, REFER TO MECH
6	FROST PROTECTED STOP. REFER TO CIVIL & STRUCT

AE1-01-00
SHEET NUMBER

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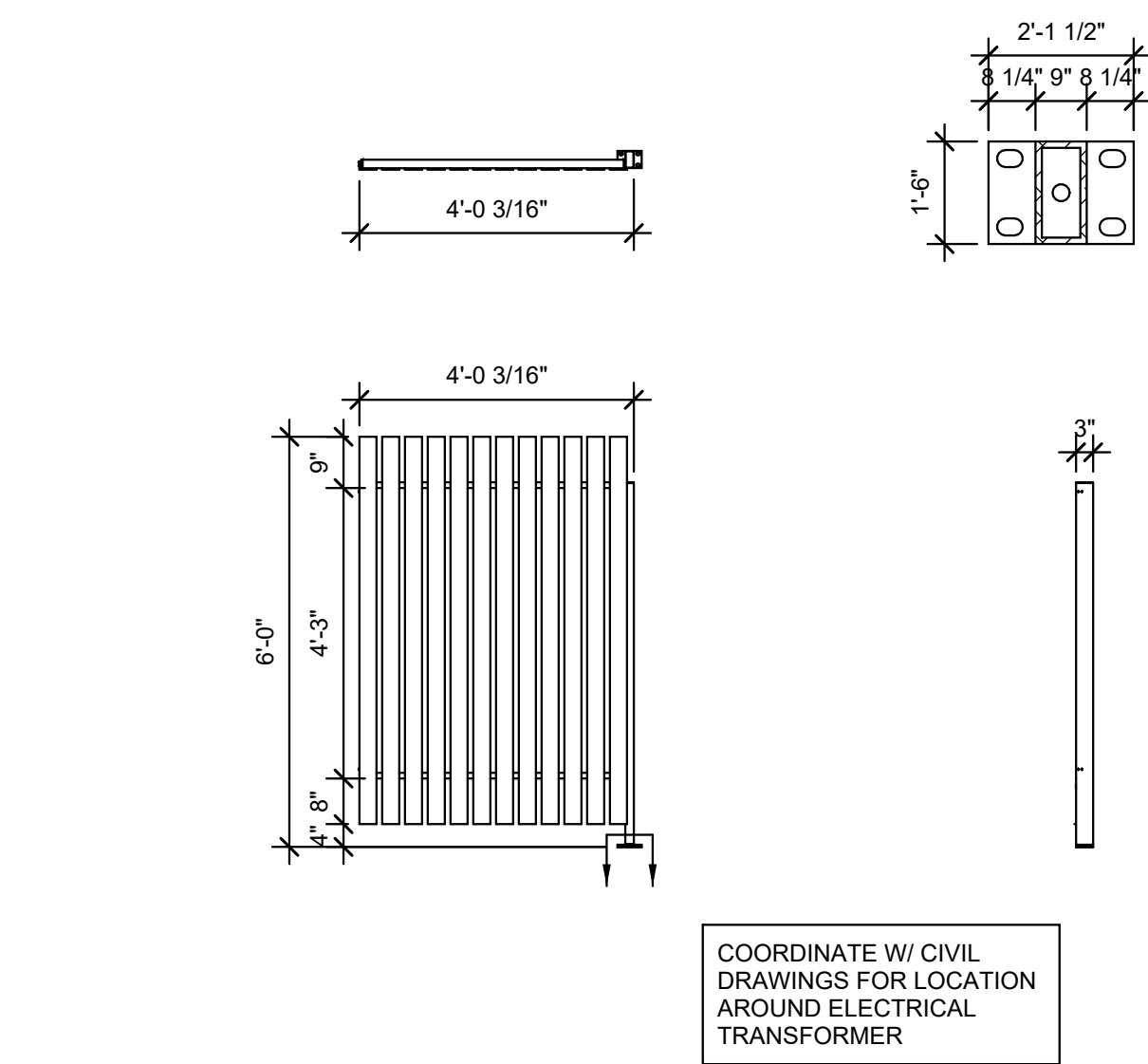
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	07/07/26	DOC REL 04 - DD
	06/23/26	DOC REL 03 - SPA REVISED
	05/06/26	DOC REL 02 - SPA
	04/27/26	DOC REL 01 - SD
REV	DATE	DOC REL ## - DESCRIPTION

PROJECT # 2500713
PROJECT MANAGER A. NELSON
DESIGNED BY A. ECKERT
DRAWN BY B. CHIU
QUALCHECK A. ECKERT
SHEET TITLE

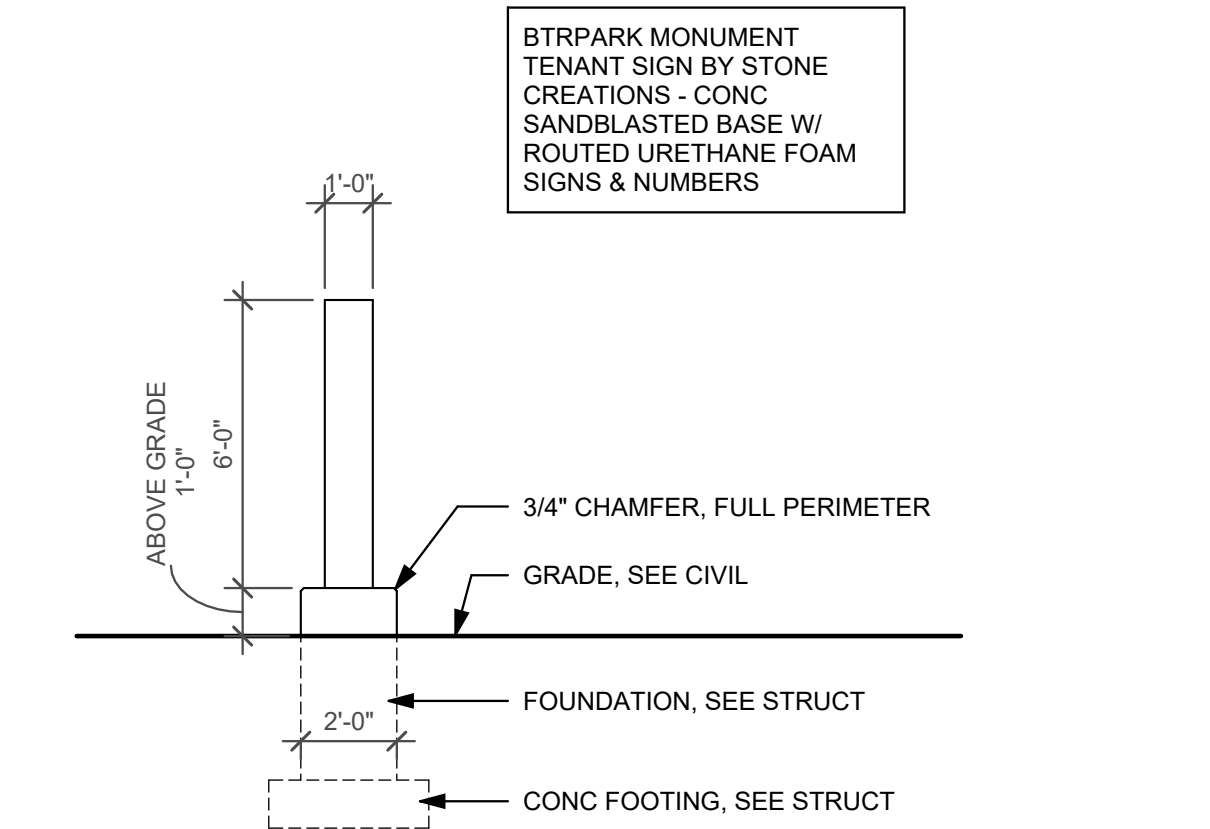
**ARCHITECTURAL
BUILDING
ELEVATIONS**

AE2-00-01
SHEET NUMBER

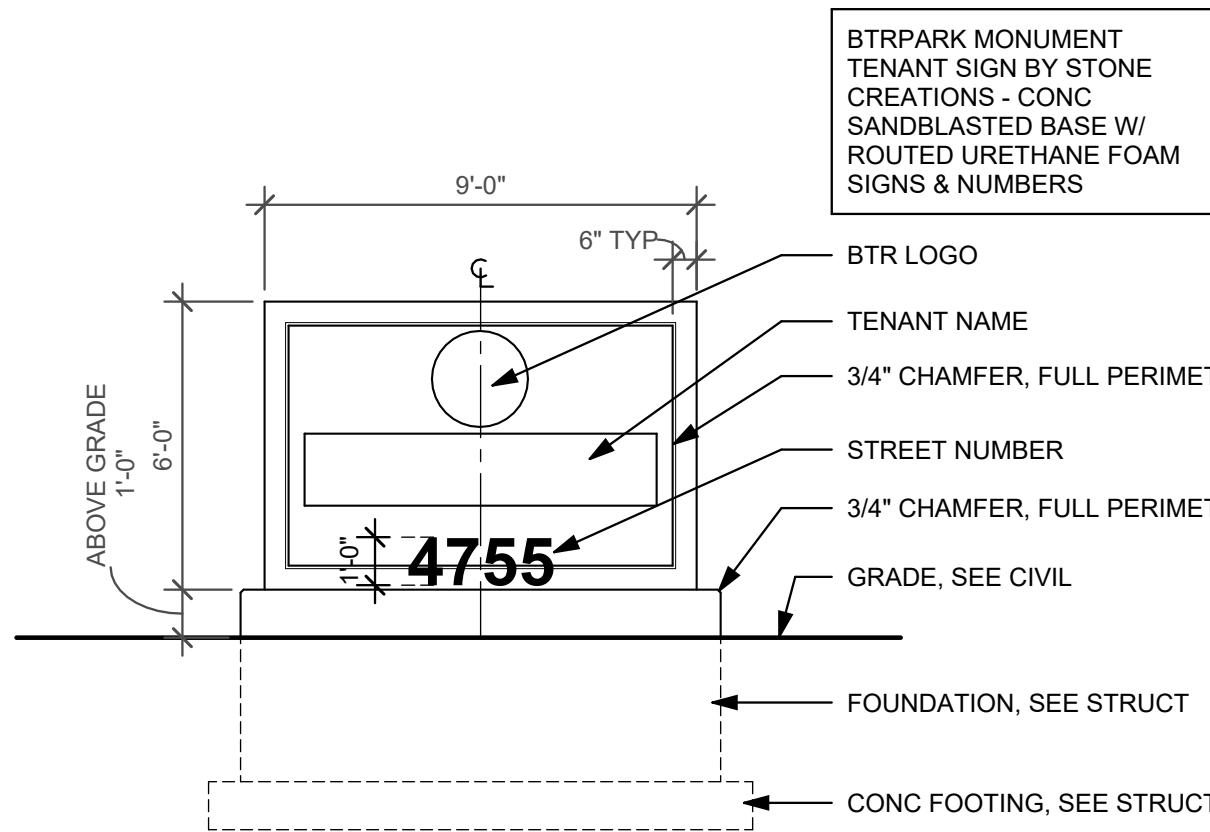
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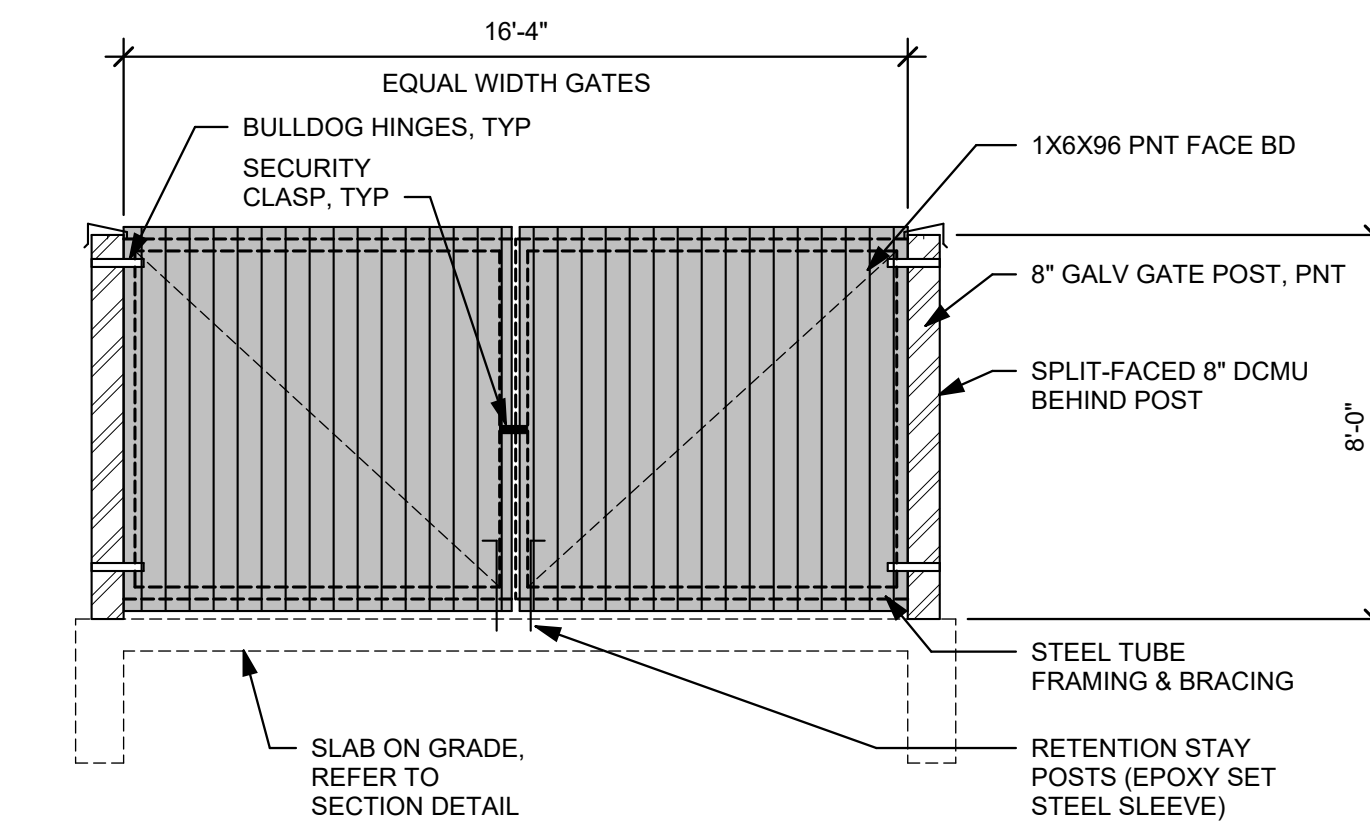
8 FENCE DETAILS TYP
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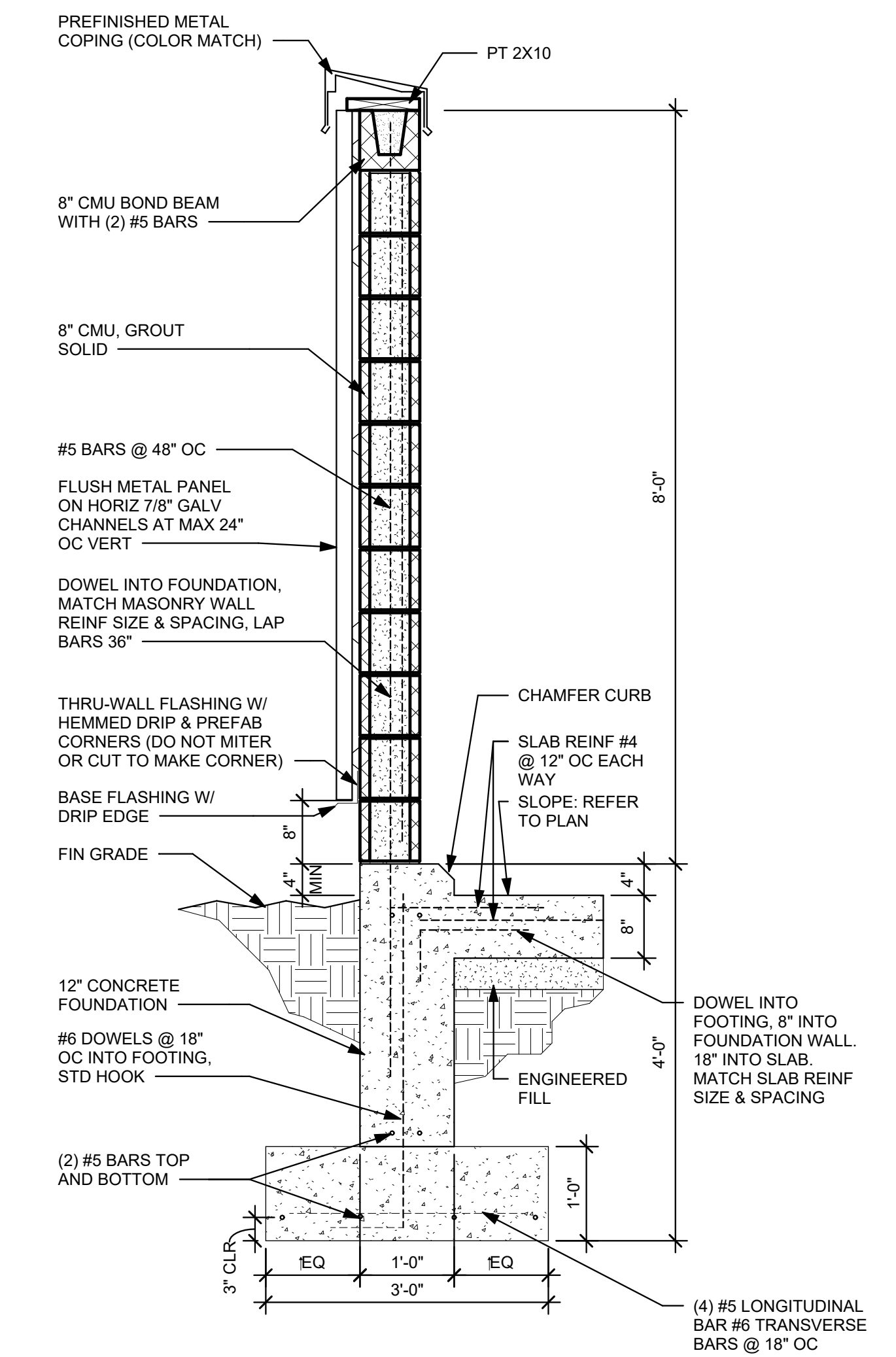
7 MONUMENT SIGN SIDE
SCALE: 1/4" = 1'-0"



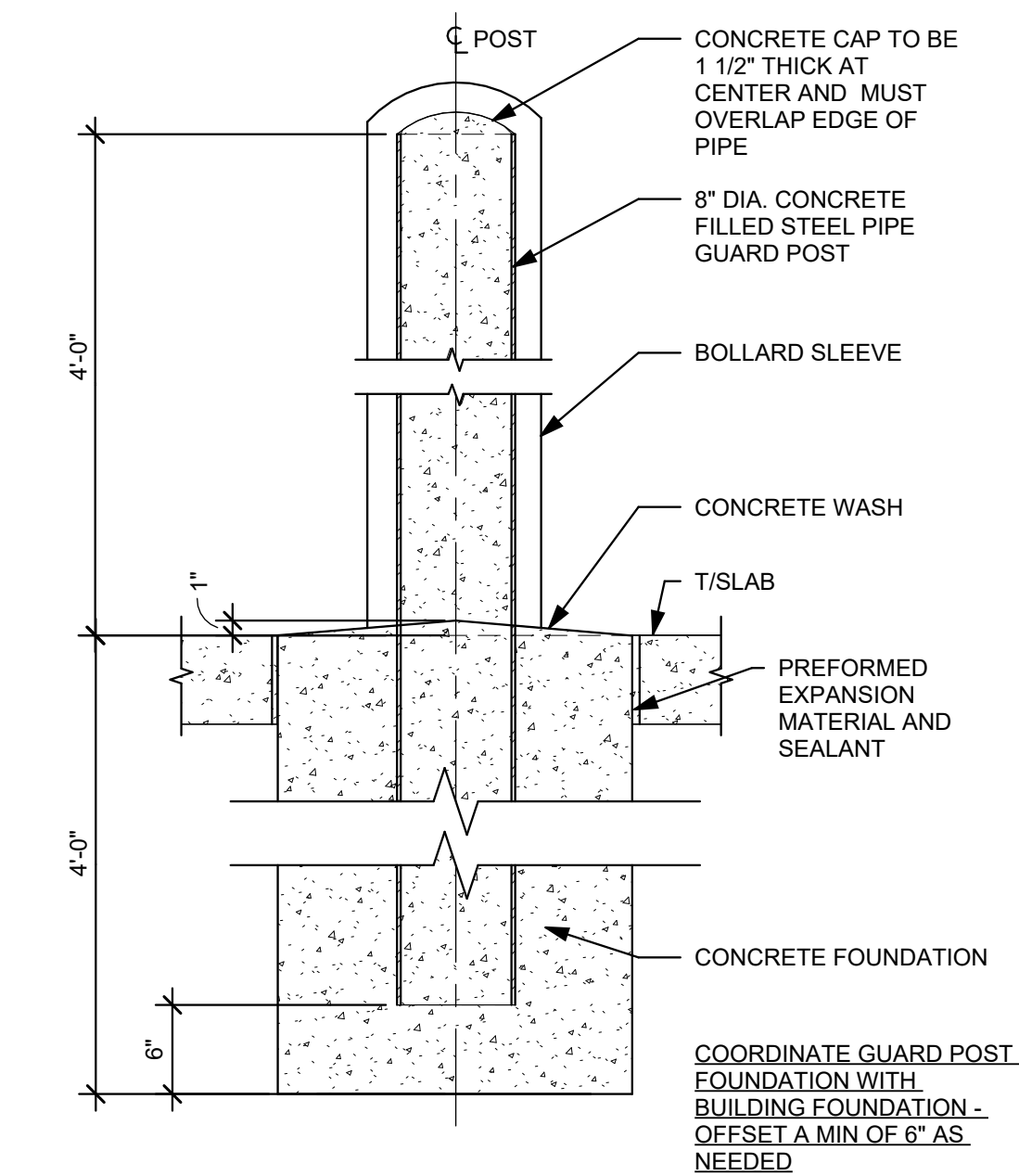
6 MONUMENT SIGANGE
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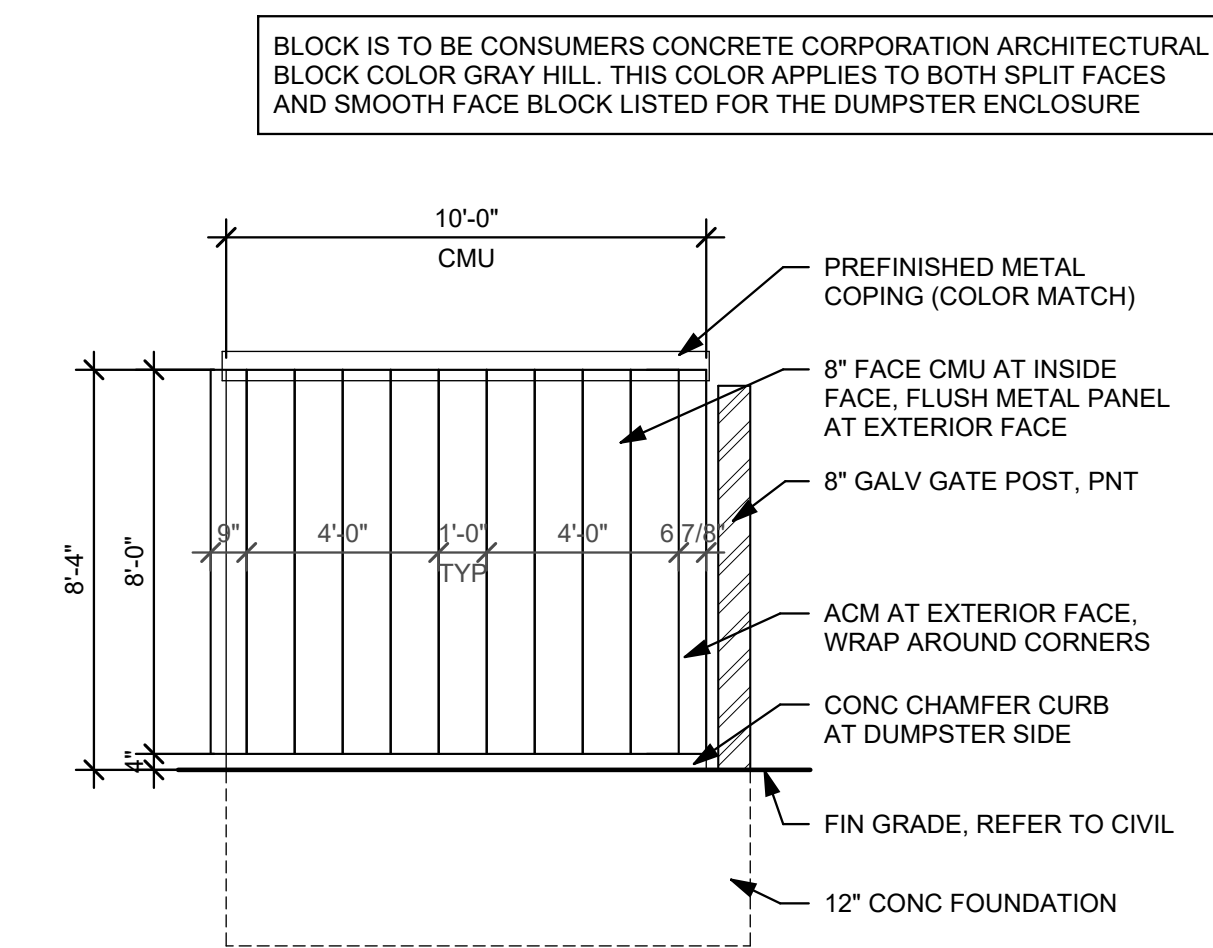
4 DUMPSTER ELEVATION
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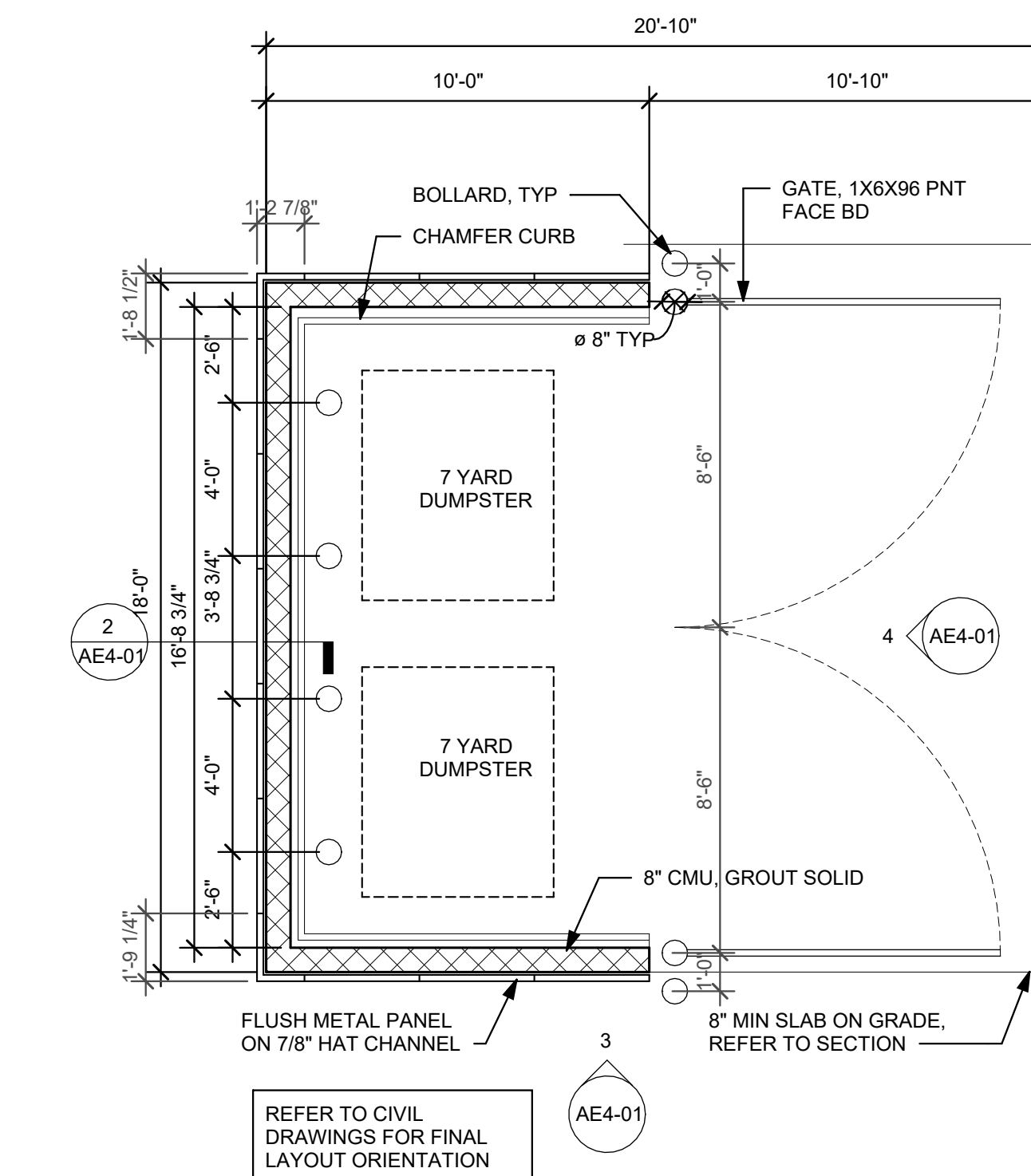
2 DUMPSTER SECTION
SCALE: 3/4" = 1'-0"



5 EXTERIOR BOLLARD
SCALE: 1" = 1'-0"



3 DUMPSTER ELEVATION TYP
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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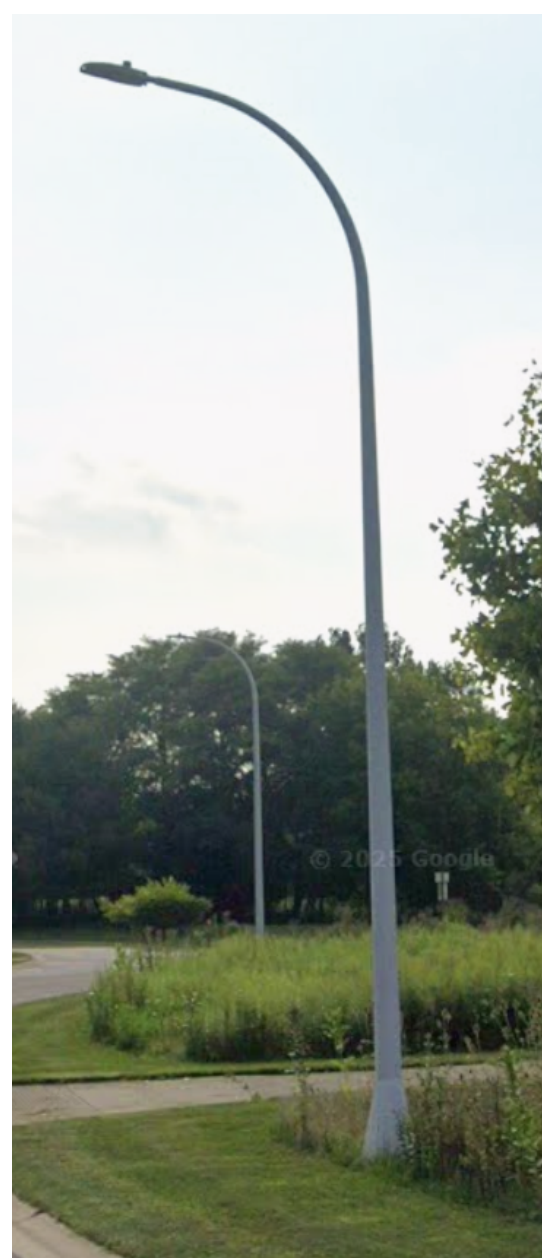


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	05/06/26	DOC REL 02 - SPA
	04/27/26	DOC REL 01 - SD
REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2500713
PROJECT MANAGER	
DESIGNED BY	Designer
DRAWN BY	Author
QUALITY CHECK	Checker
SHEET TITLE	

MONUMENT SIGN &
DUMPSTER ENCLOSURE
DETAILS

AE4-01-01
SHEET NUMBER

[illegible][illegible]

Pole and base shall match existing
Millerbemd #LDA6-300 GRAY

[illegible][illegible][illegible]

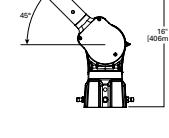


COOPER INDUSTRIES
A Tenneco Company

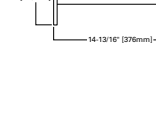
Product Line
Engineering Department

Streetworks

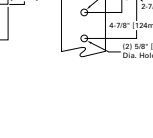
Mounting Details



12" Straight Arm



12" Straight Arm



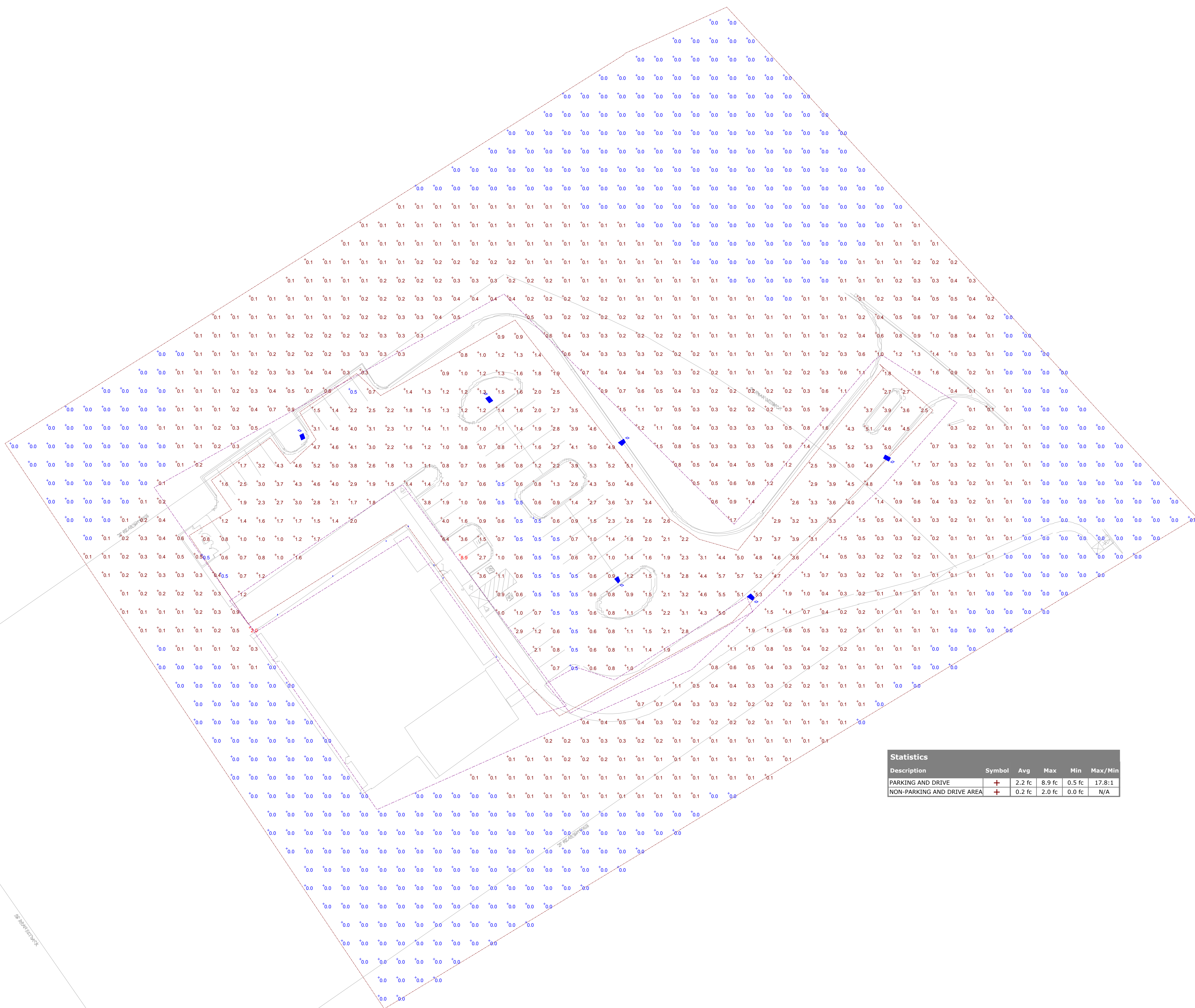
12" Straight Arm

Energy and Performance Data

Power and lumens per watt (typical)

Power and lumens per watt (typical)		Power and lumens per watt (typical)									
		12" Straight Arm		12" Straight Arm		12" Straight Arm		12" Straight Arm		12" Straight Arm	
Power (W)	Lumens (lm)	Power (W)	Lumens (lm)	Power (W)	Lumens (lm)	Power (W)	Lumens (lm)	Power (W)	Lumens (lm)	Power (W)	Lumens (lm)
100	10,000	100	10,000	100	10,000	100	10,000	100	10,000	100	10,000
150	15,000	150	15,000	150	15,000	150	15,000	150	15,000	150	15,000
200	20,000	200	20,000	200	20,000	200	20,000	200	20,000	200	20,000
250	25,000	250	25,000	250	25,000	250	25,000	250	25,000	250	25,000
300	30,000	300	30,000	300	30,000	300	30,000	300	30,000	300	30,000
350	35,000	350	35,000	350	35,000	350	35,000	350	35,000	350	35,000
400	40,000	400	40,000	400	40,000	400	40,000	400	40,000	400	40,000
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650	65,000	650	65,000	650	65,000	650	65,000	650	65,000	650	65,000
700	70,000	700	70,000	700	70,000	700	70,000	700	70,000	700	70,000
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1000	100,000	1000	100,000	1000	100,000	1000	100,000	1000	100,000	1000	100,000

Archeon Modulo

[illegible][illegible]

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
PARKING AND DRIVE	+	2.2 fc	8.9 fc	0.5 fc	17.8:1
NON-PARKING AND DRIVE AREA	+	0.2 fc	2.0 fc	0.0 fc	N/A



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	07/07/2026	DOC REL 04 - DD
	05/06/2026	DOC REL 02 - SPA
REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2500713
PROJECT MANAGER	A. NELSON
DESIGNED BY	L. BECRAFT
DRAWN BY	L. BECRAFT
QUALCHECK	L. BECRAFT
SHEET TITLE	

SITE LIGHTING CALCULATIONS

ES0-01-00
SHEET NUMBER

