

DATE: 9/5/24

REVISIONS

SECTION 12
TOWN 1 SOUTH, RANGE 17 WEST
SOUTH HAVEN TOWNSHIP
VAN BUREN COUNTY, MI

SITE PLAN
TOWNSHIP SITES
SLY SANDHIA
29870 MODERL RD
FRANKLIN HTS. MI 48134

SCALE: 1" = 40' FEET
N
0 40 80 120 160 200

SHEET NO. 03
PROJECT NO.

DATE: 9/5/24

LAND DEVELOPMENT SERVICES
The UMLOR Group
4287 WEST ROAD WILKON, MI 48193
TEL: 248.773.7656 FAX: 486.699.1307

Know what's below.
Call before you dig.
811

PROPOSED LOT BOUNDARY
PROPOSED SIDEWALK
PROPOSED MEDIUM DUTY ASPHALT
PROPOSED HEAVY DUTY ASPHALT
PROPOSED SAFETY PAVN ASPHALT
PROPOSED CONCRETE
PROPOSED STORM STRUCTURE
PROPOSED SANITARY CULVERT
PROPOSED SANITARY MANHOLE
PROPOSED INTERVAL
PROPOSED GAS VALVE & WELL
PROPOSED LIGHT POLE
EXISTING STORM STRUCTURE
EXISTING INTERVAL
EXISTING WATER VALVE
EXISTING SANITARY MANHOLE
EXISTING FUTURE UTILITIES

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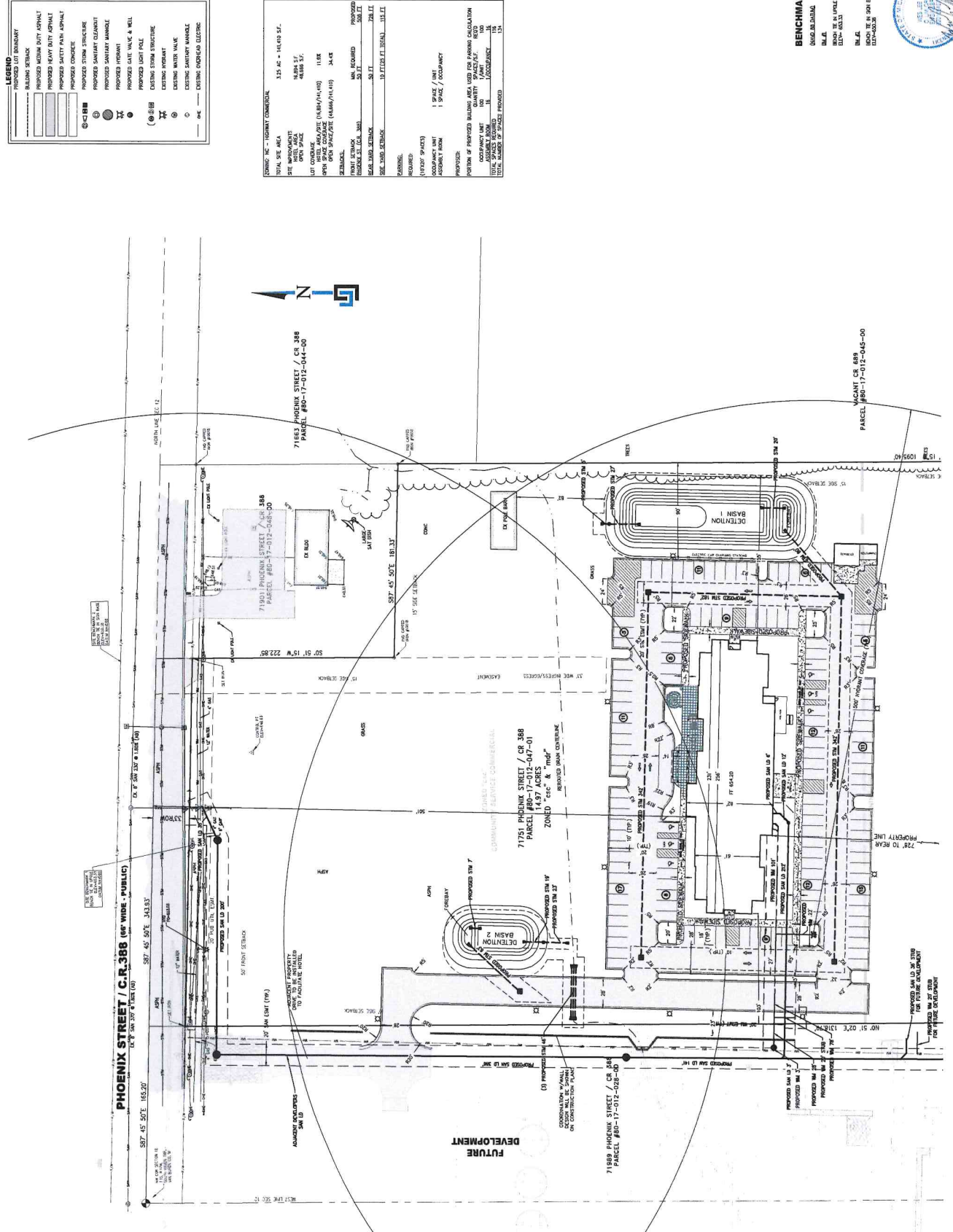
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71889 PHOENIX STREET / CR 388
PARCEL #80-17-012-005-00

71751 PHOENIX STREET / CR 388
PARCEL #80-17-012-047-01
1.637 ACRES
ZONED "C1C" & "TRIMP"
REPROPOSED LOT CENTERLINE

71882 PHOENIX STREET / CR 388
PARCEL #80-17-012-044-00

71901 PHOENIX STREET / CR 388
PARCEL #80-17-012-048-00

PHOENIX STREET / CR 388 (64' WIDE - PUBLIC)

FUTURE DEVELOPMENT

BENCHMARKS:
BM 100
BM 101
BM 102
BM 103
BM 104
BM 105
BM 106
BM 107
BM 108
BM 109
BM 110
BM 111
BM 112
BM 113
BM 114
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BM 198
BM 199
BM 200



UTILITY PLAN
 TOWNPLACE SITES
 SLY SANDHIA
 2870 HICKORY RD
 FRANCHISON MTS. MI 48234



1. ALL UTILITIES TO HAVE 2' OF GROUND
 2. SANITARY AND WATER MAINS OF 12" OR LARGER TO BE EXPOSED AT THE SOUTH HAVEN TWP PLACE LINE (SEE PERMIT).

UTILITY NOTES:

- LEGEND**
- PROPOSED LOT BOUNDARY
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PROPOSED STORM SEWER LEAD
 - PROPOSED WATER LEAD
 - PROPOSED STORM STRUCTURE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM CLOSET
 - PROPOSED CIE W/ VALVE & WELL
 - PROPOSED STORM STRUCTURE NUMBER
 - PROPOSED SANITARY STRUCTURE NUMBER
 - PROPOSED AIR EXHAUSTION NUMBER
 - PROPOSED EXPOSED CONDUIT
 - EXTENSIVE WATER MAIN
 - EXTENSIVE WATER MAIN
 - EXTENSIVE SANITARY MANHOLE
 - EXTENSIVE WATER VALVE
 - EXTENSIVE HYDRO-PNEUMATIC TANK
 - EXTENSIVE PORTABLE ELECTRIC
 - EXTENSIVE STREET LIGHTING

DETENTION BASIN 1:
 Rational Method
 Detention Basin Sizing Tool

Area	Roof	Impervious Area	Runoff Coefficient	Time of Concentration	Peak Flow	Volume
1	ASPH	10,000	0.9	2.0	100	100,000
2	GRASS	5,000	0.2	3.0	50	50,000
3	GRASS	5,000	0.2	3.0	50	50,000

DETENTION BASIN 2:
 Rational Method
 Detention Basin Sizing Tool

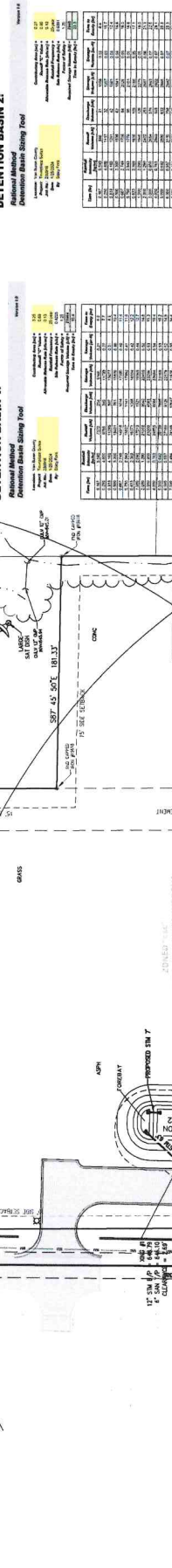
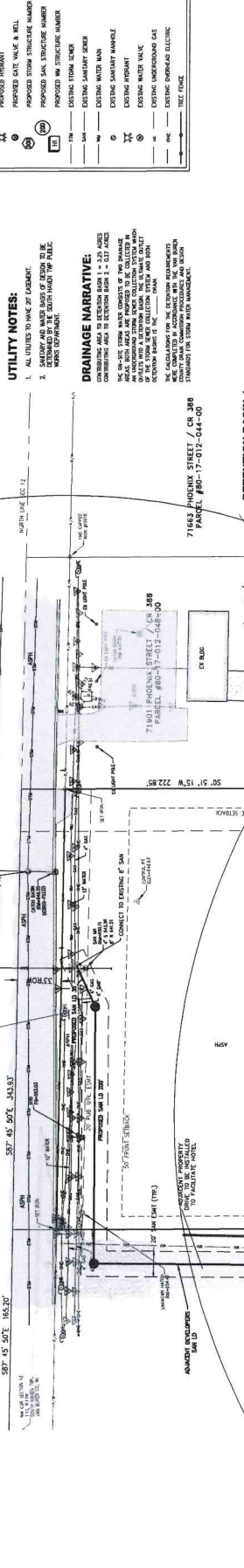
Area	Roof	Impervious Area	Runoff Coefficient	Time of Concentration	Peak Flow	Volume
4	ASPH	10,000	0.9	2.0	100	100,000
5	GRASS	5,000	0.2	3.0	50	50,000
6	GRASS	5,000	0.2	3.0	50	50,000

DETENTION BASIN 1 Calculations

Peak Flow = 100 CFS
 Volume = 100,000 GALS

DETENTION BASIN 2 Calculations

Peak Flow = 50 CFS
 Volume = 50,000 GALS



DETENTION BASIN 1 Calculations

Peak Flow = 100 CFS
 Volume = 100,000 GALS

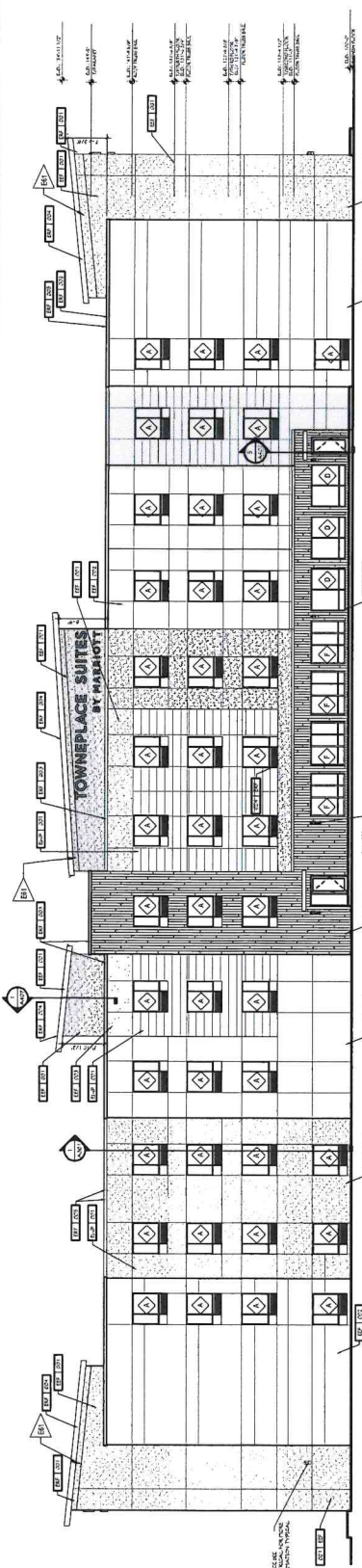
DETENTION BASIN 2 Calculations

Peak Flow = 50 CFS
 Volume = 50,000 GALS

BENCHMARKS:
 1. MONUMENT CH. 689
 2. MONUMENT 17-012-045-00

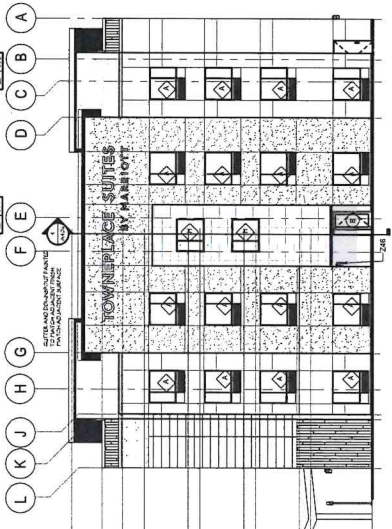


- ARCHITECTURAL
- REARS TO GUESTROOM PLANS FOR W.D.O. DIMENSIONS BETWEEN FACE OF EXTERIOR WALL AND INTERIOR WALL
- TYPICAL GUESTROOM WINDOW
- CHANNEL LETTER SIGNAGE AT FACE OF BUILDING. SEE RECOMMENDATIONS FOR MOUNTING AND BIDDING. PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE
- ENGINEERING
- FFFC COVER INTERNAL WITH WINDOW FRAME. FINISH AT EXTERIOR SIGNAGE PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MOUNTING FRAMES. ELECTRICAL COMPONENTS AND MOUNTING FRAMES DESCRIBED SEPARATELY BROUGHT TO SIGN LOCATION FOR STANDARD HEIGHT LIGHT FIXTURES. SEE DWGS FOR MOUNTING AND PROVIDE CONTINUOUS BAND OF LIGHT TO MOUNTING FRAMES FOR UP LIGHT
- DECORATIVE METAL BRAT PANEL AT FIRE EXIT OPTIONAL. REFER TO BUILDING SITE - EXTERIOR SIGNAGE DWGS FOR DETAILS

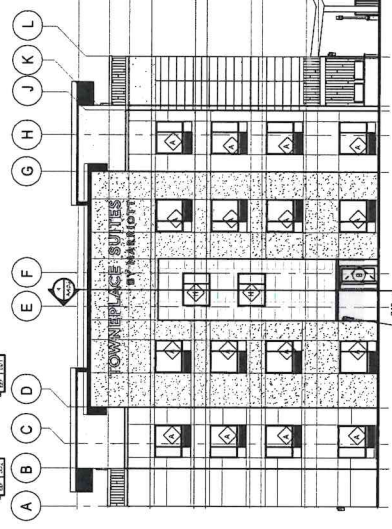


4 REAR ELEVATIONS
SCALE: 3/32" = 1'-0"

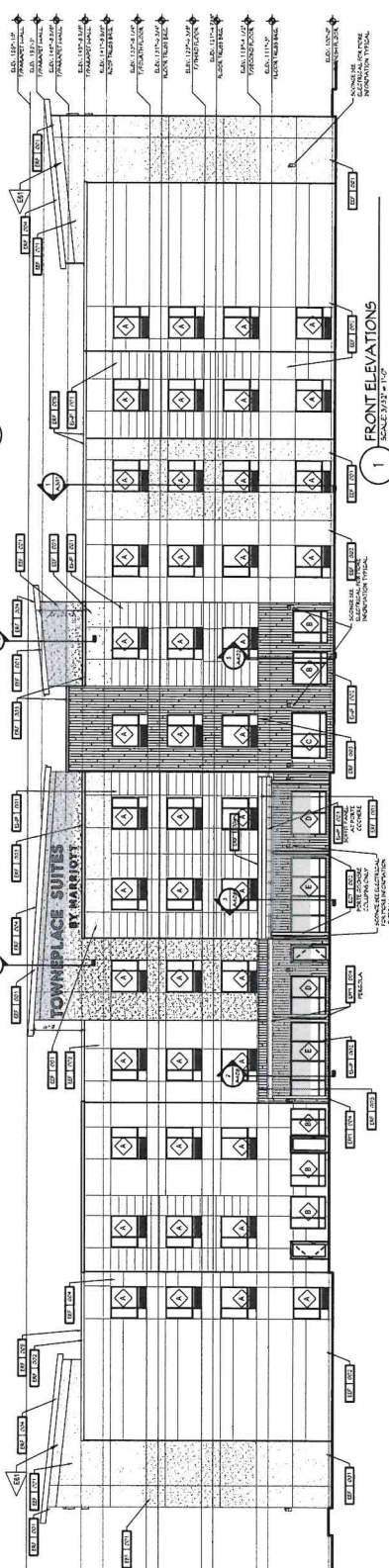
EF-201	BELMONT MOORE 'STONE BROWN' HD. 111539	EF-202	BELMONT MOORE 'STONE BROWN' HD. 111520
EF-203	BELMONT MOORE 'MAGAZINE BLUE' HD. 101	EF-204	NORTH SHADE 'EMERALD SMOOTH'
EF-205	BELMONT MOORE 'TUMBLER' RAMP NO. 111448	EF-206	FIRE-CEMENT SMOOTH PANEL
EF-207	INDIA 'WHITE DUMPO' HD. 212	EF-208	FIRE-CEMENT SMOOTH PANEL
EF-209	COLOR TO MATCH ADJACENT WALL	EF-210	WHITE ON BLACK
EF-211	MATCH INCHIA WHITE DIAMOND	EF-212	BLACK



2 RIGHT ELEVATIONS
SCALE: 3/32" = 1'-0"



3 LEFT ELEVATIONS
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATIONS
SCALE: 3/32" = 1'-0"

MAUIST ARCHITECTURAL SERVICES, INC.
DIVISION OF
112 NORTH MAIN STREET
GOSHEN, INDIANA 46538

PHONE (771) 337-5000
FAX (771) 337-5000

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GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.

3. ALL EXTERIOR SIGNAGE TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT.

4. ALL EXTERIOR SIGNAGE TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT.

REVISIONS:

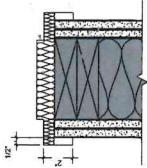
NO.	DESCRIPTION

DATE: 9/17/24
JOB NO.: PMS-24-113
PROJECT: BUILDING ELEVATIONS
SHEET: A201

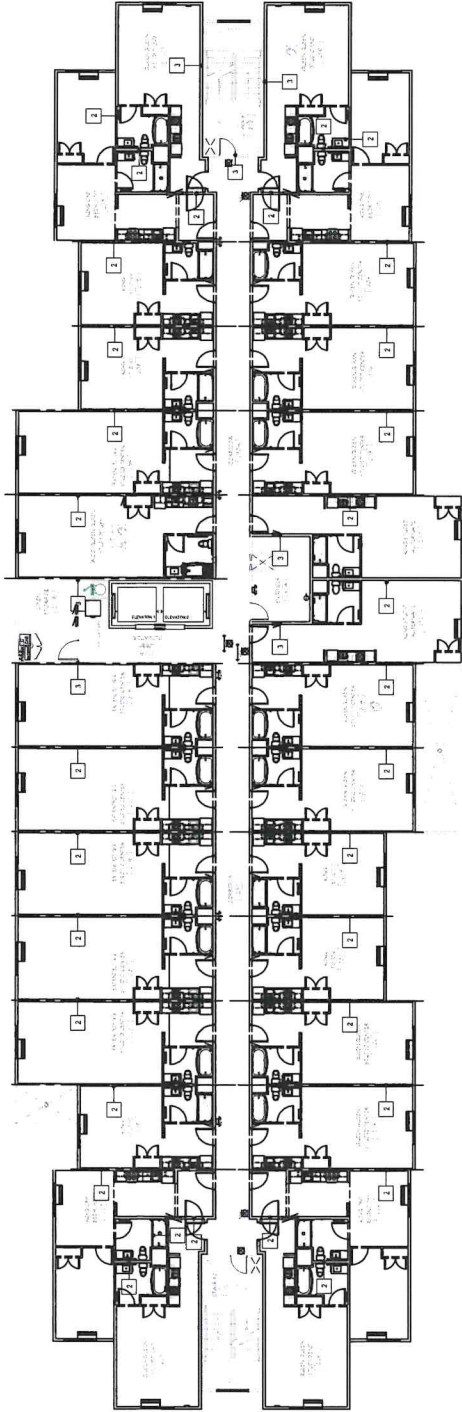
TOWNEPLACE SUITES BY MARRIOTT

SOUTH HAVEN, INDIANA

ALL PARTITION
AC INSULATION
AC REFLECTED
HOLLOW METAL
SPACER
3x6 WOOD FLOOR FRAMING
2x8 W/PRECASTED
GAS TIGHT BARRIER



4 GUEST ROOM ENTRY & CONNECTOR DOOR
SCALE: 1/2" = 1'-0"



2 UPPER FLOOR STC DIAGRAM
SCALE: 1/32" = 1'-0"



1 FIRST FLOOR/LOBBY LEVEL STC DIAGRAM
SCALE: 1/32" = 1'-0"

- 1 SEALANT APPLY CONTINUOUS SEALANT ON ALL PARTITION AND WALL FRAMING AND FLOOR STRUCTURAL AND AC INSULATING WALLS
- 2 GUEST ROOMS OFFSET AND STAIRS TO BE SET IN GUEST ROOMS OFFERING OPENINGS WITH FINITY AND SEALING MATERIAL
- 3 ACoustic INSULATION: PERMANENT, NON-FIBRIL, FIT PARTITION PERFORM

3 ACOUSTIC WALL PLAN / SECT.
SCALE: 1/2" = 1'-0"

DETAIL NOT PART OF IT
DESIGN STANDARDS
NO. 1000
REVISED 7/2013

ACOUSTIC REQUIREMENTS - CONSTRUCTION CRITERIA	
TYPE	STC
1 FLOOR / CEILING ASSEMBLY	57
2 GUESTROOM PARTY WALL (INCLUDING SHUTT / CHASE WALL BETWEEN GUEST ROOMS)	56
3 GUESTROOM PARTY WALL (INCLUDING SERVICE AREAS, ELEVATORS, EQUIPMENT ROOMS, JANITORY AND SERVICE AREAS)	55+
4 CORRIDOR WALLS	50

Table from SoundProof Suites by Harsco Design Standards, Chapter 7 Guest Accommodations, Page 2-2, STC, ITC, A-weighted, © 2006, Revised June 2015

DATE: 12/13/13
CON. NO. - PAS 15-16
MARKS/DRAWINGS
SHEET: A18C
FLINT-HORGAN

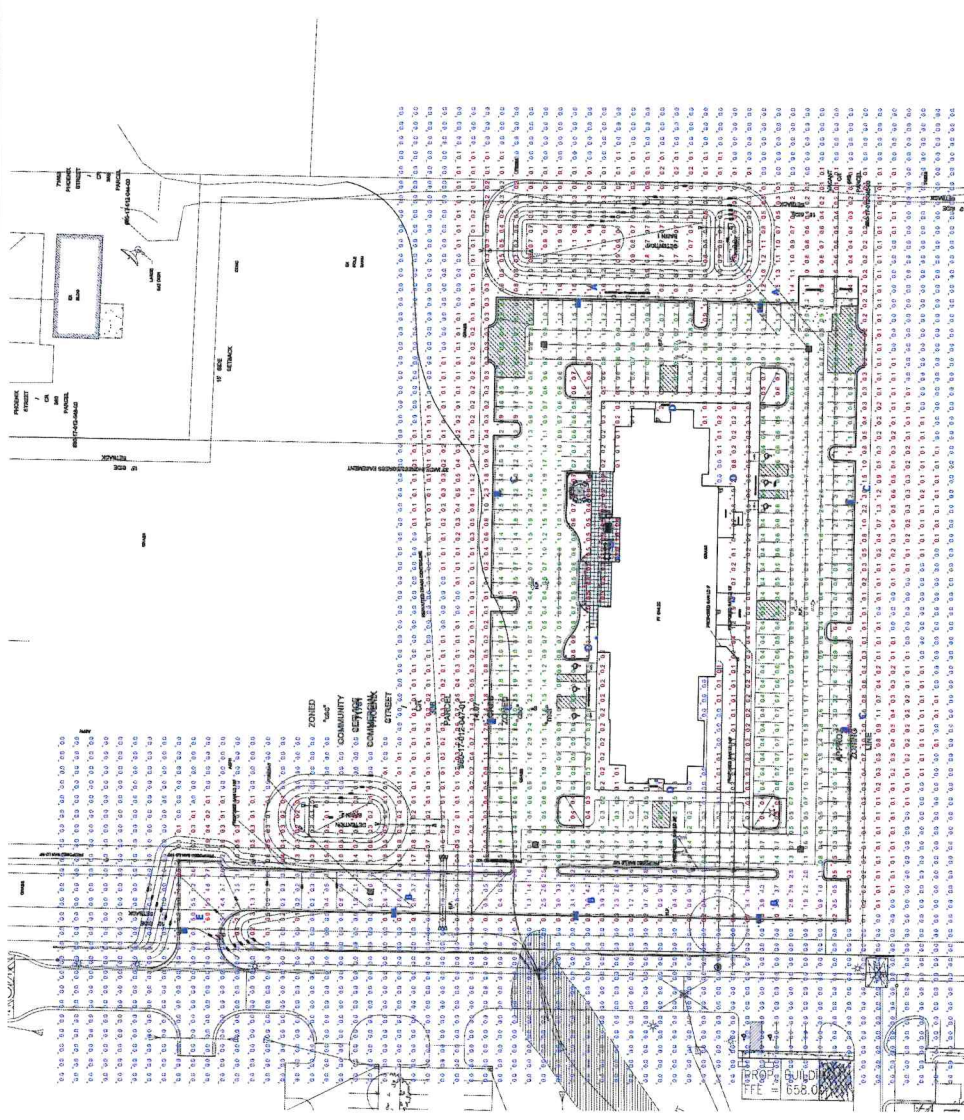
TOWNEPLACE SUITES
BY MARRIOTT

REVISIONS:
PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES.

MANN ARCHITECTURAL SERVICES
112 NORTH MAIN STREET
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Plan View
 Scale - 1" = 40ft

Drawing Note
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
 FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Footcandle	Symbol	Qty	Mounting Height	Description	Height
A	[Symbol]	1	10'	1x 1x1 LED Luminaire (0.000)	20' 0"
B	[Symbol]	3	10'	1x 1x1 LED Luminaire (0.000)	20' 0"
C	[Symbol]	1	10'	1x 1x1 LED Luminaire (0.000)	20' 0"
D	[Symbol]	1	10'	1x 1x1 LED Luminaire (0.000)	20' 0"
E	[Symbol]	1	10'	1x 1x1 LED Luminaire (0.000)	20' 0"

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E	[Symbol]	1	10'	1x 1x1 LED Luminaire (0.000)	20' 0"

General Note
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE WILL VARY BASED ON VARIOUS FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT

D-Series Size 0 LED Area Luminaire

Specifications
 Length: 18.5" (468mm)
 Width: 18.5" (468mm)
 Height H1: 2.5" (63.5mm)
 Height H2: 7.6" (193mm)
 Weight: 2.8lbs (1.2kg)

Introduction
 The D-Series Size 0 LED Area Luminaire is a highly refined, minimalist LED luminaire designed for use in a variety of applications. It features a sleek, modern design with a wide beam spread, making it ideal for use in open areas, walkways, and parking lots. The luminaire is constructed from high-quality materials and is designed to provide long, reliable service life.

EXAMPLE: DS00 LED FA 80K TCR1 TM MOUNT SPA 162W/181W/181W/181W/181W

Item	Description	Quantity	Unit Price	Total Price
1	DS00 LED FA 80K TCR1 TM MOUNT SPA 162W/181W/181W/181W/181W	1	162.00	162.00
2	DS00 LED FA 80K TCR1 TM MOUNT SPA 181W/181W/181W/181W/181W	1	181.00	181.00
3	DS00 LED FA 80K TCR1 TM MOUNT SPA 181W/181W/181W/181W/181W	1	181.00	181.00
4	DS00 LED FA 80K TCR1 TM MOUNT SPA 181W/181W/181W/181W/181W	1	181.00	181.00
5	DS00 LED FA 80K TCR1 TM MOUNT SPA 181W/181W/181W/181W/181W	1	181.00	181.00

WPX LED Wall Packs

Specifications
 Length: 18.5" (468mm)
 Width: 18.5" (468mm)
 Height H1: 2.5" (63.5mm)
 Height H2: 7.6" (193mm)
 Weight: 2.8lbs (1.2kg)

Introduction
 The WPX LED Wall Packs are a highly efficient, compact luminaire designed for use in a variety of applications. They feature a sleek, modern design with a wide beam spread, making them ideal for use in walkways, parking lots, and outdoor areas. The wall packs are constructed from high-quality materials and are designed to provide long, reliable service life.

EXAMPLE: WPX2 LED 80K MOUNT DOBBO

Item	Description	Quantity	Unit Price	Total Price
1	WPX2 LED 80K MOUNT DOBBO	1	80.00	80.00
2	WPX2 LED 80K MOUNT DOBBO	1	80.00	80.00
3	WPX2 LED 80K MOUNT DOBBO	1	80.00	80.00
4	WPX2 LED 80K MOUNT DOBBO	1	80.00	80.00
5	WPX2 LED 80K MOUNT DOBBO	1	80.00	80.00

FEATURES & SPECIFICATIONS
 • High-efficiency LED technology
 • Wide beam spread for uniform illumination
 • Durable, weather-resistant construction
 • Easy installation and maintenance
 • Long service life (up to 50,000 hours)
 • Low energy consumption
 • Compact, modern design
 • Available in multiple mounting options
 • Compliant with all applicable codes and standards