

COREWELL HEALTH

71989 COUNTY ROAD 388
SOUTH HAVEN, MI 49090



ZONING

COREWELL HEALTH

ZONING: CSC-COMMUNITY SERVICE COMMERCIAL AND PUD
PROPOSED USE: MEDICAL OFFICE BUILDING (PERMITTED USE)

REQUIREMENTS:
MINIMUM LOT AREA: 10,000 SF (WITH PUBLIC WATER & SEWER)
MINIMUM LOT WIDTH: 66' (WITH PUBLIC WATER & SEWER)

SETBACKS:
FRONT: 50' FROM ROW LINE (CR 388)
SIDE: 10' MIN / 25' TOTAL FOR BOTH
REAR: 50'

MAX. LOT COVERAGE: 75%
PARKING REQUIREMENTS: 4 SPACES PER DOCTOR + 1 SPACE PER EXAM ROOM

DEVELOPMENT SUMMARY:

LOT AREA: 3.75 ACRES (163,258 SF)
LOT WIDTH: 224'

PROPOSED PARKING:
8 DOCTORS x 4 = 32 SPACES + 24 ROOMS = 56 SPACES
PROVIDED: 62 SPACES INCLUDING 6 BARRIER FREE SPACES

LOT COVERAGE:
PROPOSED: 14,660 SF BUILDING
23,500 SF PARKING
700 SF DUMPSTER ENCLOSURE
3,000 SF SIDEWALK
42,460 SF TOTAL STRUCTURES (26% COVERAGE)

PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER, PUBLIC SANITARY SEWER, A SHARED STORM WATER MANAGEMENT BASIN, AND ACCESS FROM A PRIVATE ROAD OFF CR 388.

DESCRIPTION

PARCEL "A"

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11 (ALSO BEING THE NORTHWEST CORNER OF SECTION 12); THENCE SOUTH 87 DEGREES 46 MINUTES 00 SECONDS EAST 97.99 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS WEST 728.49 FEET PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS WEST 223.95 FEET TO THE EAST LINE OF THE WEST 205 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11; THENCE NORTH 00 DEGREES 50 MINUTES 46 SECONDS EAST 727.44 FEET ALONG THE EAST LINE OF THE WEST 205 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11; THENCE NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST 125.79 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11 TO THE POINT OF BEGINNING, CONTAINING 3.75 ACRES OF LAND.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. ALSO SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR CONVEYANCES OF RECORD.

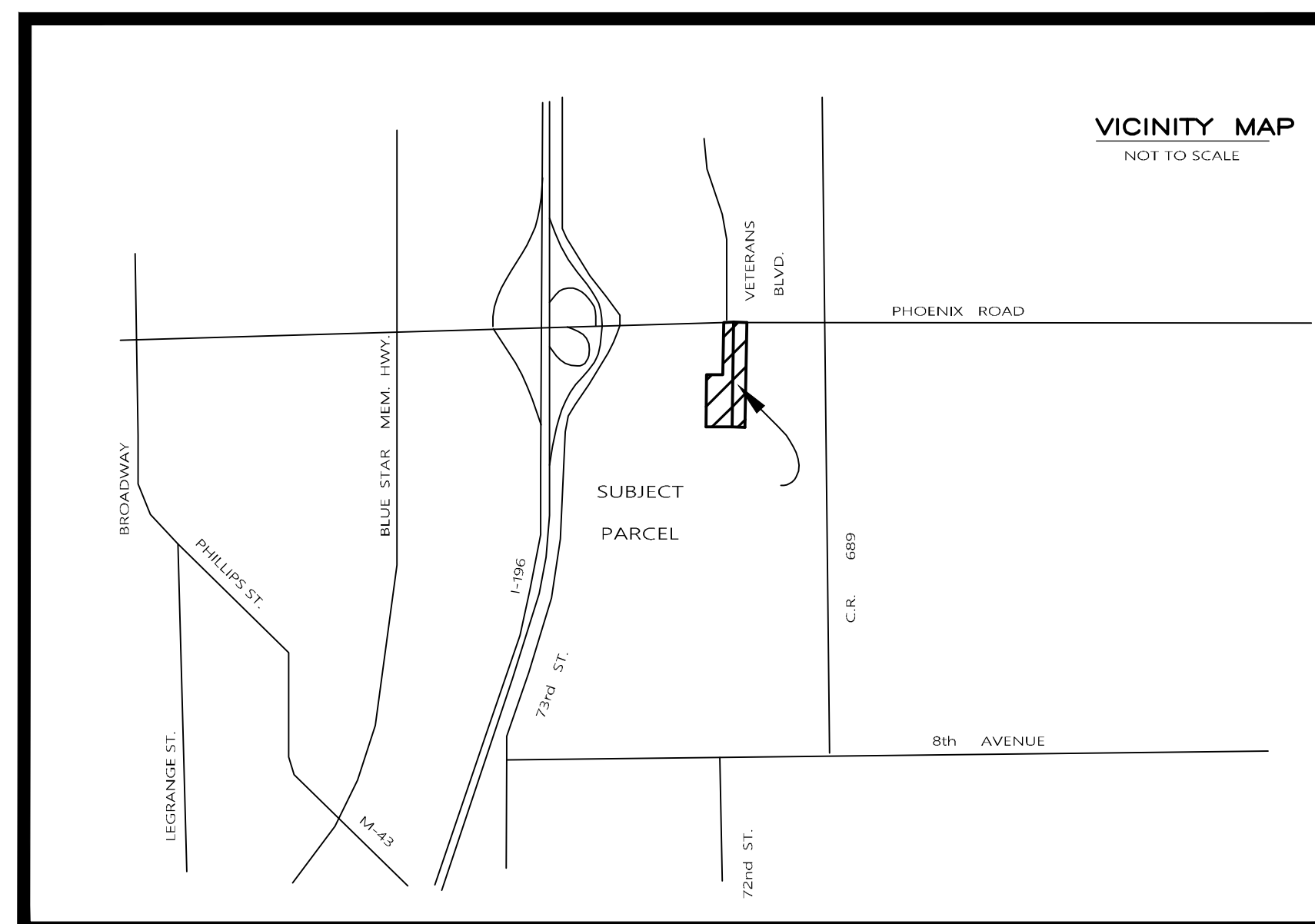


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LEGEND

<ul style="list-style-type: none"> ⊕ - TELEPHONE METER ⊠ - T.C.B. ⊣ - CURB INLET ⊞ - MEASURED ⊟ - DEEDED ● - FOUND CAPPED IRON #19618 ● - FOUND CAPPED IRON #43067 ● - SET CAPPED IRON #47966 ◇ - PLASTIC POST SET BY OTHERS ⊙ - SPOT SHOT ELEVATION 	<ul style="list-style-type: none"> ⊕ - SECTION CORNER ⊠ - SITE BENCHMARK ⊣ - SOIL BORING ⊞ - MANHOLE ⊟ - CATCHBASIN ⊙ - HYDRANT ⊕ - WATER VALVE ⊞ - UTILITY POLE ⊟ - LIGHT POLE ⊙ - CLEANOUT ⊕ - DECIDUOUS TREE 	<ul style="list-style-type: none"> —○—○— UNDERGROUND GAS —□—□— UNDERGROUND ELECTRIC —T—T— UNDERGROUND TELEPHONE —○—○— CHAIN LINK FENCE —○—○— MINOR CONTOUR —○—○— INDEX CONTOUR ■ - ASPHALT □ - CONCRETE ▨ - GRAVEL
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NOT FOR CONSTRUCTION

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DESIGN DEVELOPMENT

ISSUE DATE: 03/31/2026

REVISIONS

NO.	DATE	DESCRIPTION
1	03/27/2026	DESIGN DEVELOPMENT
2	03/31/2026	SITE PLAN SUBMITTAL
3	04/08/2026	SHAES COMMENTS
4	04/14/2026	SITE PLAN RE-SUBMITTAL



ATTN: MR. CHAD STEINKE
1234 NAPIER AVE
ST. JOSEPH, MI 49085

Project Manager BRUCE ZEINTRA, LLA	SOUTH HAVEN ICC
Drawn by PETER BULTEN, P.E. HEI Project Number 26-02-022	71989 CR 388 SOUTH HAVEN, MICHIGAN 49090 PT. OF THE NW 1/4, SECT 12, T1S, R17W SOUTH HAVEN TWP., VAN BUREN CO., MI.

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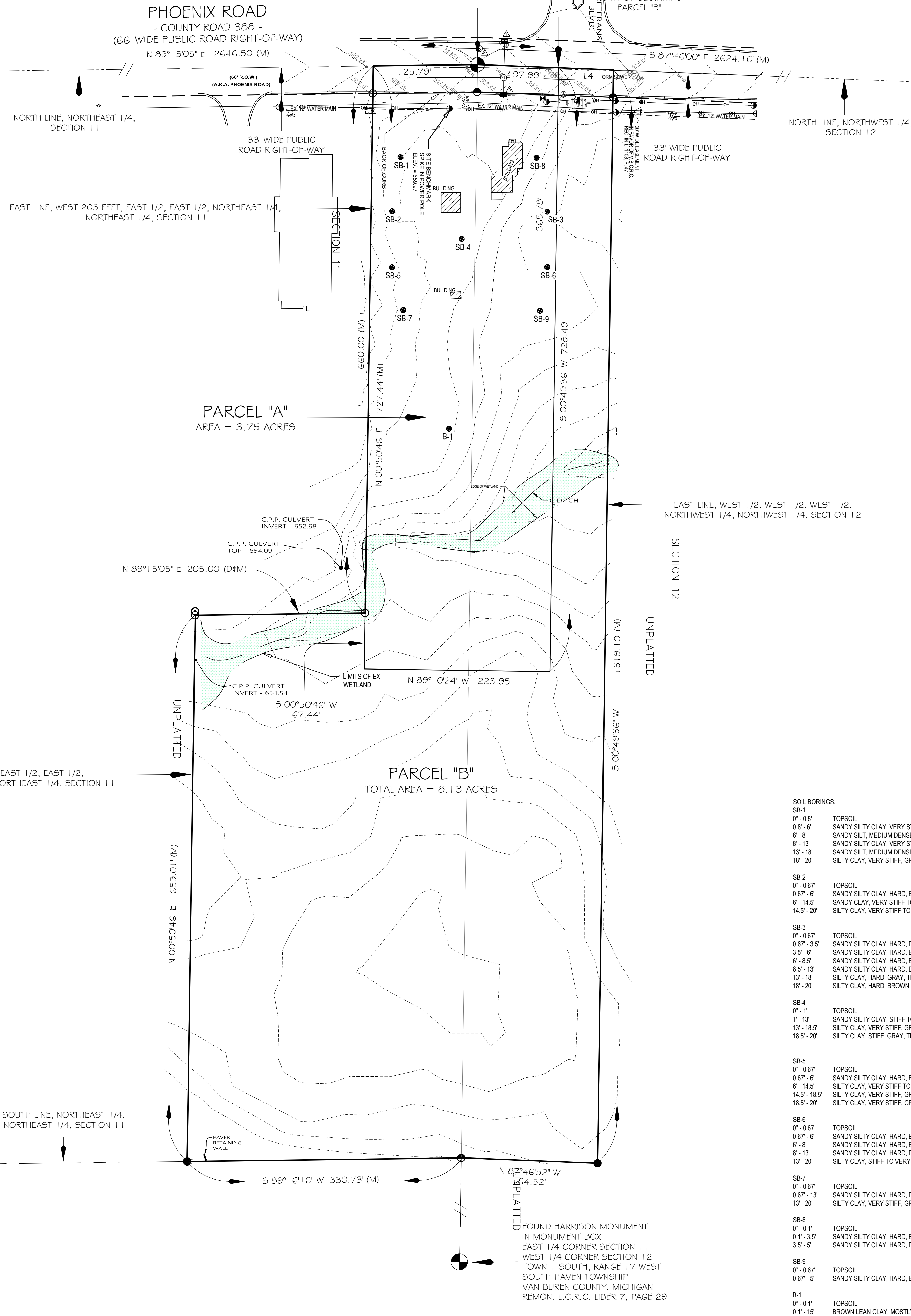
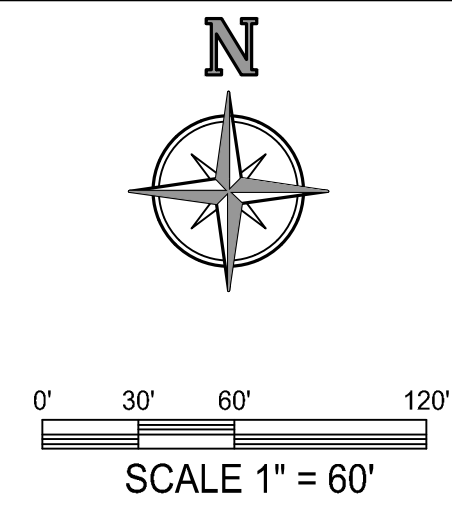
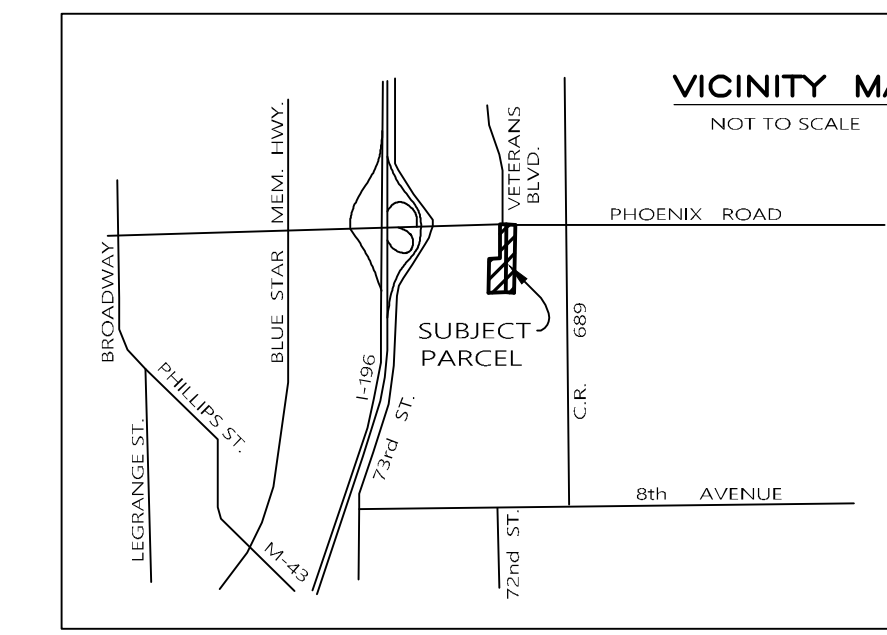
COVER SHEET

G-100

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UTILITY NOTE:
UTILITIES SHOWN ON THIS DRAWING ARE TAKEN FROM FIELD OBSERVATIONS ONLY. IT SHOULD NOT BE ASSUMED THAT THE UTILITIES SHOWN ON THIS DRAWING ARE THE ONLY UTILITIES IN THIS AREA.

SURVEY NOTES:
1) THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.
2) BEARINGS ARE REFERENCED TO PREVIOUS SURVEYS IN THE AREA.
3) THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE ENTITIES AND/OR INDIVIDUALS NAMED IN THE CERTIFICATION. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.
4) THIS SURVEY COMPLES WITH ACT 132 OF 1970, EXCEPT FOR PAPER SIZE.
5) VERTICAL DATA NAVD 88.

INVERT SCHEDULE

CURB INLET	RIM ELEV. - 656.66'
12" CONC. CULVERT - SOUTH - 652.66'	
STORM MANHOLE	RIM ELEV. - 657.27'
12" CONC. CULVERT - EAST - 650.02'	
12" CONC. CULVERT - WEST - 650.79'	
12" CONC. CULVERT - NORTH - 652.32'	
12" CONC. CULVERT - SOUTH - 652.37'	
CURB INLET	RIM ELEV. - 656.63'
12" CONC. CULVERT - NORTH - (OBSCURED BY DIRT)	
SANITARY MANHOLE	RIM ELEV. - 657.54'
8" PLASTIC PIPE - EAST - 648.61'	
8" PLASTIC PIPE - WEST - 648.67'	
SANITARY MANHOLE	RIM ELEV. - 651.18'
8" PLASTIC PIPE - EAST - 641.14'	
8" PLASTIC PIPE - WEST - 641.08'	
SANITARY MANHOLE	RIM ELEV. - 650.10'
6" PLASTIC PIPE - NORTH - 641.55'	
4" PLASTIC PIPE - SOUTH - 642.50'	

SOIL BORINGS:

SB-1	0' - 0.8'	TOPSOIL
	0.8' - 6'	SANDY SILTY CLAY, VERY STIFF TO HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
	6' - 8'	SANDY SILTY CLAY, MEDIUM DENSE, BROWN, MOIST TO WET
	8' - 13'	SANDY SILTY CLAY, VERY STIFF, BROWN TO GRAY, MOIST
	13' - 18'	SANDY SILT, MEDIUM DENSE, BROWN TO GRAY, MOIST
	18' - 20'	SILTY CLAY, VERY STIFF, GRAY, TRACE GRAVEL, MOIST
SB-2	0' - 0.67'	TOPSOIL
	0.67' - 6'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
	6' - 14.5'	SANDY CLAY, VERY STIFF TO HARD, BROWN, TRACE GRAVEL, MOIST
	14.5' - 20'	SILTY CLAY, VERY STIFF TO HARD, GRAY, MOIST
SB-3	0' - 0.67'	TOPSOIL
	0.67' - 3.5'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, TRACE ORGANIC MATERIAL, MOIST
	3.5' - 6'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, TRACE SHALE SEAM, MOIST
	6' - 8.5'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
	8.5' - 13'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, TRACE SANDSTONE, MOIST
	13' - 18'	SILTY CLAY, HARD, GRAY, TRACE GRAVEL, MOIST
	18' - 20'	SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
SB-4	0' - 1'	TOPSOIL
	1' - 13'	SANDY SILTY CLAY, STIFF TO HARD, BROWN TO GRAY, MOIST
	13' - 18.5'	SILTY CLAY, VERY STIFF, GRAY, MOIST
	18.5' - 20'	SILTY CLAY, STIFF, GRAY, TRACE GRAVEL, MOIST
SB-5	0' - 0.67'	TOPSOIL
	0.67' - 6'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, MOIST
	6' - 14.5'	SILTY CLAY, VERY STIFF TO HARD, GRAY, MOIST
	14.5' - 18.5'	SILTY CLAY, VERY STIFF, GRAY, TRACE GRAVEL, MOIST
	18.5' - 20'	SILTY CLAY, VERY STIFF, GRAY, MOIST
SB-6	0' - 0.67'	TOPSOIL
	0.67' - 6'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, TRACE ORGANIC MATERIAL, MOIST
	6' - 8'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
	8' - 13'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, MOIST
	13' - 20'	SILTY CLAY, STIFF TO VERY STIFF, GRAY, MOIST
SB-7	0' - 0.67'	TOPSOIL
	0.67' - 13'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
	13' - 20'	SILTY CLAY, VERY STIFF, GRAY, TRACE GRAVEL, MOIST
SB-8	0' - 0.1'	TOPSOIL
	0.1' - 3.5'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, TRACE ORGANIC MATERIAL, MOIST
	3.5' - 5'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
SB-9	0' - 0.67'	TOPSOIL
	0.67' - 5'	SANDY SILTY CLAY, HARD, BROWN TO GRAY, TRACE GRAVEL, MOIST
B-1	0' - 0.1'	TOPSOIL
	0.1' - 15'	BROWN LEAN CLAY, MOSTLY CLAYEY FINES, FEW COURSE TO FINE SAND, MOIST WITH OCCASIONAL ROOT AND FREQUENT SILT SEAMS

- (M) - TELEPHONE MANHOLE
- (X) - T.C.B.
- (C) - CURB INLET
- M - MEASURED
- D - DEEDED
- (●) - FOUND CAPPED IRON #19618
- (○) - FOUND CAPPED IRON #43067
- (●) - SET CAPPED IRON #47966
- (●) - SPOT ELEVATION
- (SM) - STORM MANHOLE
- (S) - SANITARY SEWER MANHOLE
- — — — — SANITARY SEWER LINE
- — — — — STORM LINE
- — — — — OVERHEAD LINE
- (▲) - INVERT POINT
- (TR) - TRANSFORMER
- (P) - POWER POLE
- (EM) - ELECTRIC METER
- (F) - FIRE HYDRANT
- (W) - WETLAND AREA

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Corewell Health South
SOUTH HAVEN ICC
FAMILY PRACTICE & URGENT CARE
123 Street Address Here
South Haven, MI 49090
PROJECT: 2025.035

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Corewell Health

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1234 NAPIER AVE
ST. JOSEPH, MI 49085

Project Manager
BRUCE ZEINSTR, LLA SOUTH HAVEN ICC

Drawn by
PETER BULTEN, P.E. 71989 CR 388
HEI Project Number SOUTH HAVEN, MICHIGAN 49090

26-02-022 PT. OF THE NW 1/4, SECT 12, T1S, R17W
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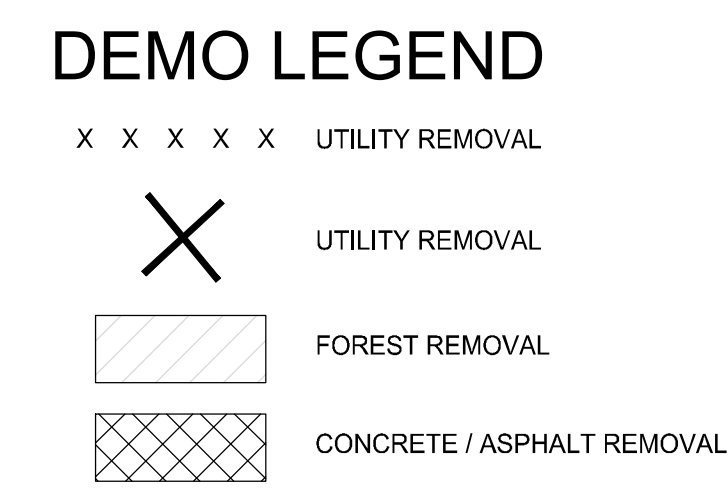
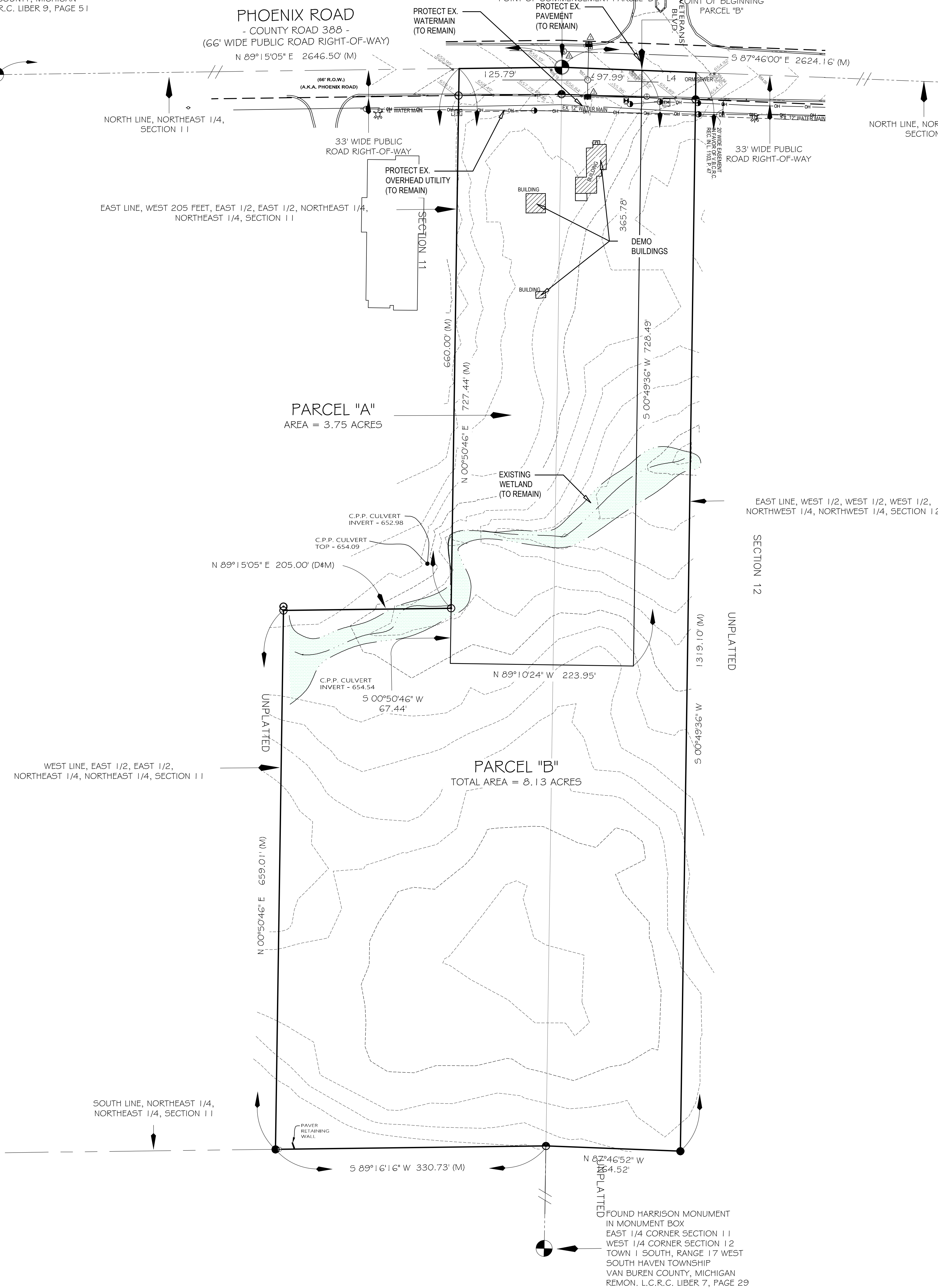
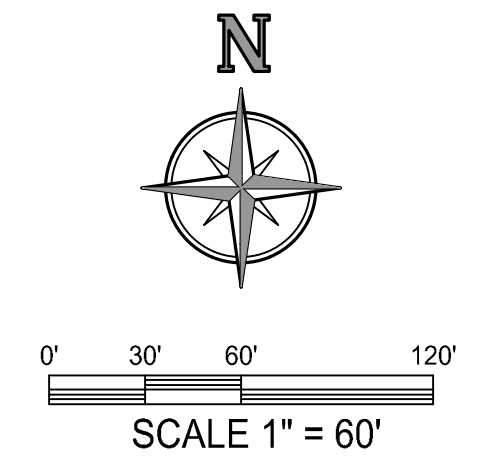
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- CIVIL DEMOLITION NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
 - SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
 - LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 - CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
 - REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
 - ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
 - ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
 - PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
 - ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
 - ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOIT, VAN BUREN COUNTY ROAD COMMISSION, AND SOUTH HAVEN TOWNSHIP.
 - THESE ARE EXISTING WETLAND AREAS ON THE PROPERTY. THESE WETLAND AREAS SHALL NOT BE DISTURBED. SHOULD DISTURBANCE TO THE WETLAND AREAS BECOME NECESSARY, CONTRACTOR SHALL ACQUIRE A PERMIT FROM THE EGE PRIOR TO ANY DISTURBANCE.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

ATTN: MR. CHAD STEINKE
1234 NAPIER AVE
ST. JOSEPH, MI 49085

Project Manager
BRUCE ZEINSTR, LLA

Project Name
SOUTH HAVEN ICC

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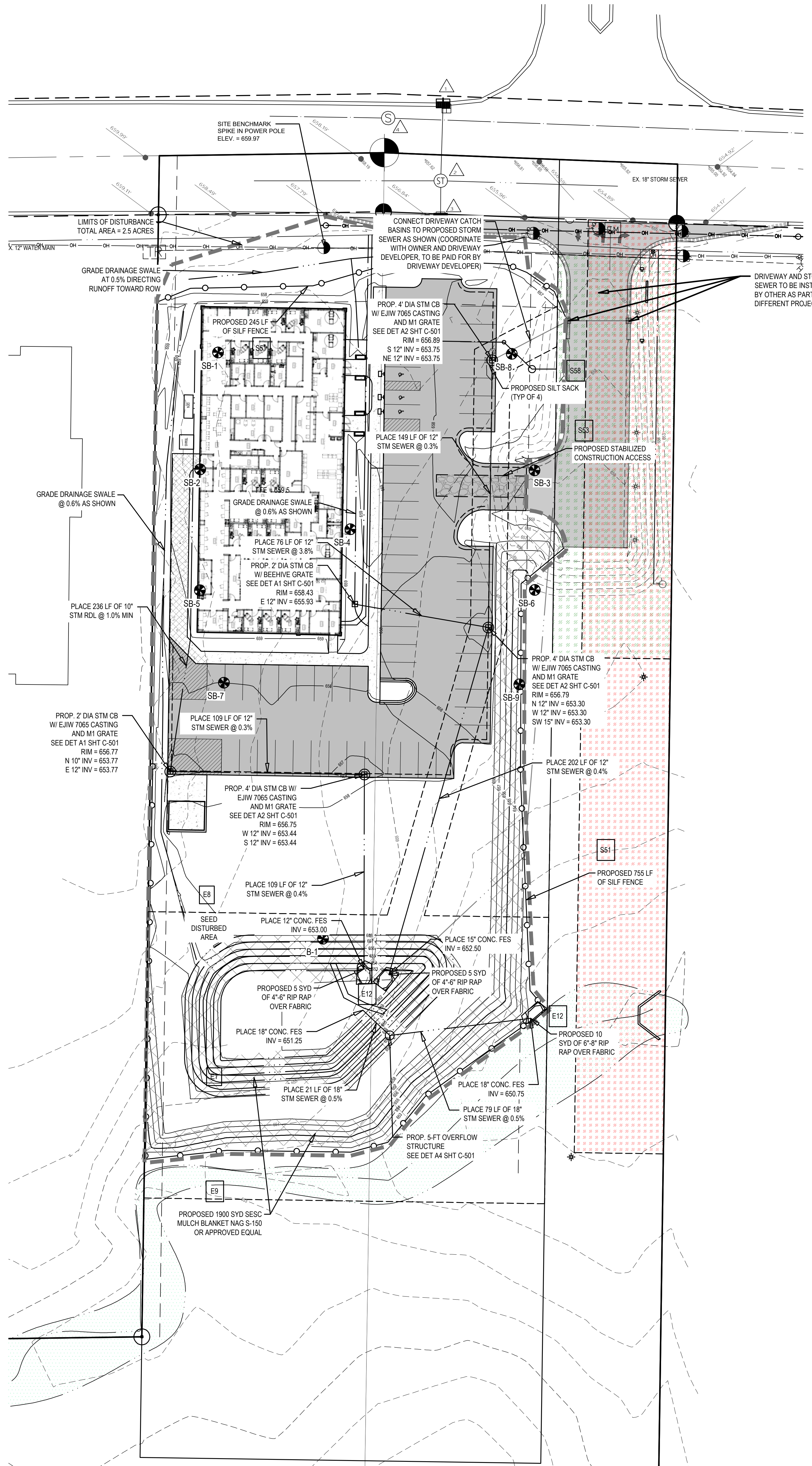
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CIVIL DEMOLITION

CD-101



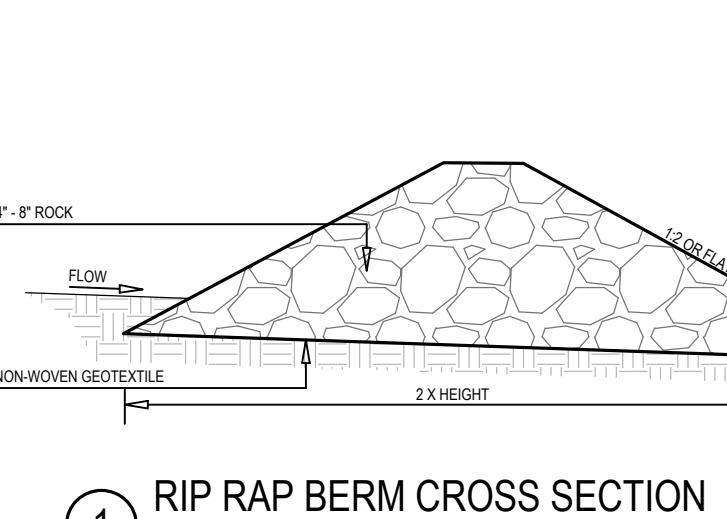
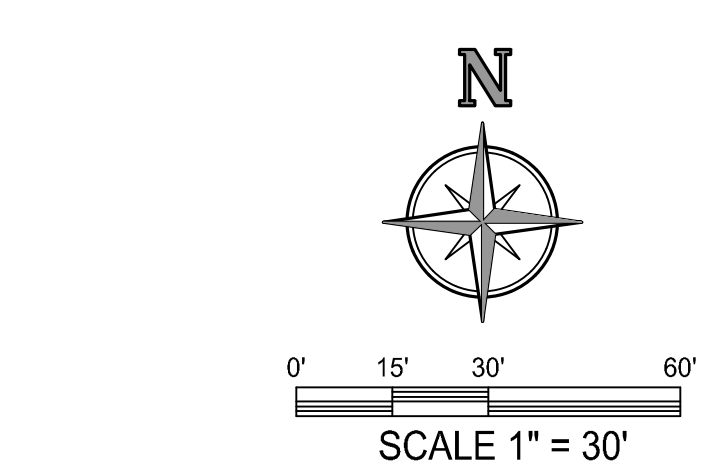
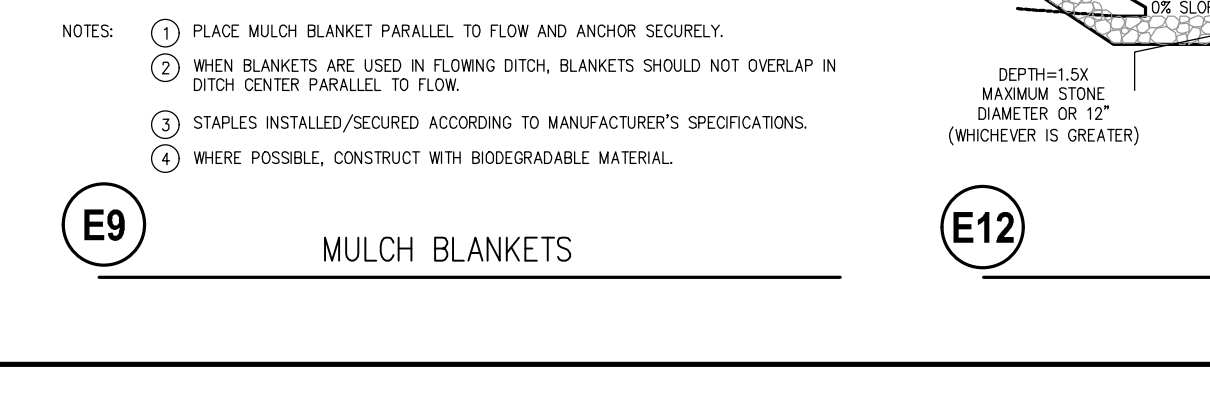
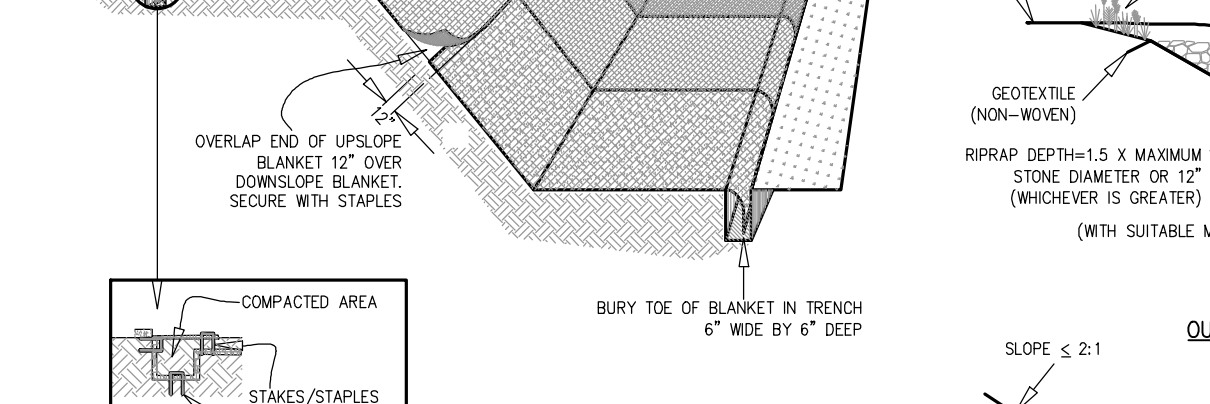
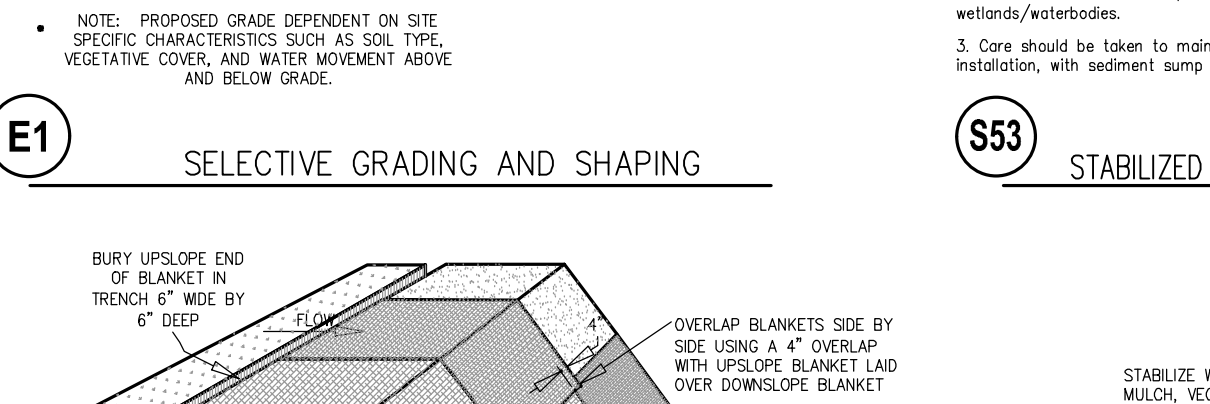
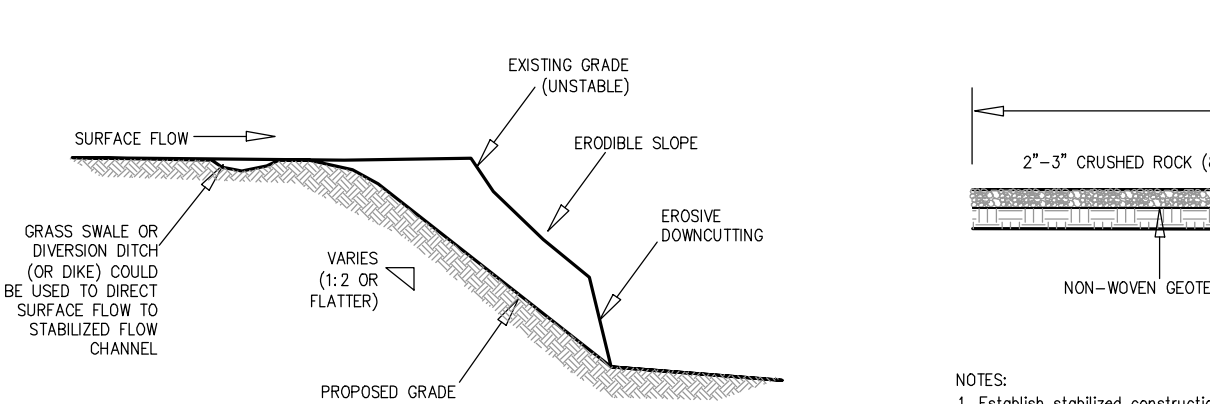
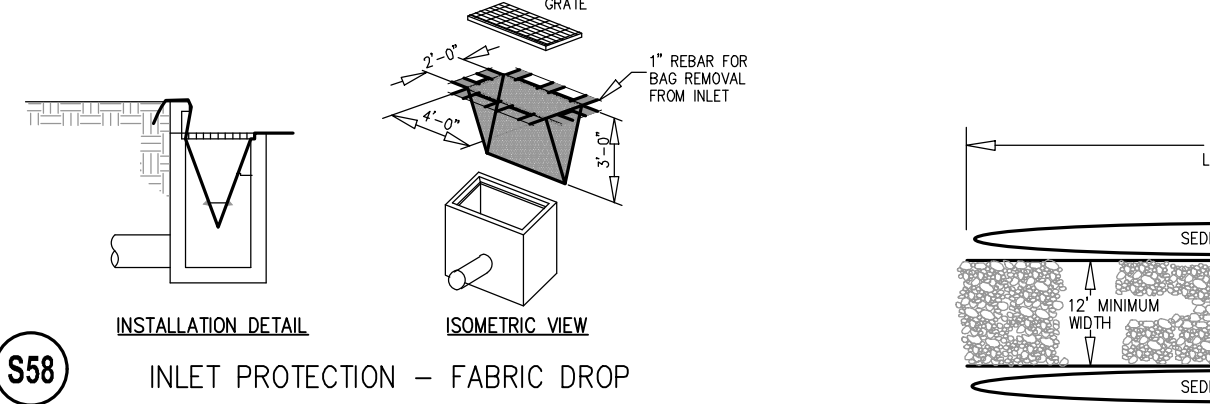
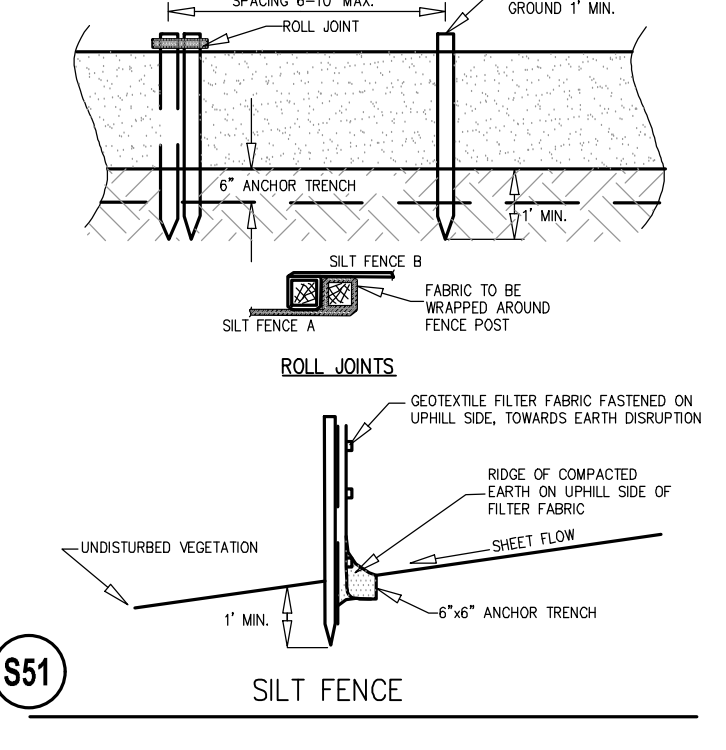
PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE
INSTALL CONTROLS								
CLEARING								
GRADE								
BUILDING								
UTILITIES								
PAVING								
RESTORE								

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE SCHEDULE IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

KEY	DESCRIPTION	NOTES
E1	SELECTIVE GRADING AND SHAPING	To reduce steep slopes and erode velocities.
E8	PERMANENT SEEDING	Stabilization method utilized on sites where earth change has been completed (final grading obtained).
E9	MULCH BLANKETS	On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RRIPRAP	Use along shoulders, cutaways, or where concentrated flow occurs. Slove velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE	Use adjacent to critical areas, to prevent sediment laden sheet flow from entering drain areas.
S53	STABILIZED CONSTRUCTION ACCESS	Used at every point where construction traffic enters or leaves a construction site.
S58	PAVED PROTECTION FABRIC DROP	Use at stormwater inlets, especially at construction sites.



1 RIP RAP BERM CROSS SECTION

GRADING & STORM SEWER NOTES:

- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY ANOTHER FIRM AND PROVIDED TO HEI BY THE CLIENT. HEI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION OR ANY DESIGN DISCREPANCIES RESULTING FROM THE PROVIDED SURVEY INFORMATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- WETLANDS EXIST WITHIN THE PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL NOT DISTURB THE WETLAND AREAS, UNLESS PERMITTED BY THE EGLE. CONTRACTOR SHALL COMPLETE ALL WETLAND DISTURBANCE WORK IN ACCORDANCE WITH THE EGLE USACE JOINT PERMIT AND EGLE STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A COPY OF THE EGLE USACE JOINT PERMIT.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM VAN BUREN ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE VAN BUREN DRAIN COMMISSION STORM WATER ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE TO CONNECT STORM WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
- SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
- ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOCK H-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE GLASS V PIPE WITH RUBBER GASKETS IS REQUIRED.
- IF UNDERDRAIN SHALL BE PLACED WITHIN THE SAND SUBBASE ALONG ALL EDGE OF PAVEMENT AND UNDER EACH LENGTH OF CURB AND GUTTER AND END OF CENTERLINE OF INVERTED CROWN DRIVES. UNDERDRAIN SHALL BE CONNECTED TO THE NEAREST CATCH BASIN TO PROPERLY DRAIN THE SAND SUBBASE LAYER. SEE SHEET C-202 DETAIL B4.
- IF EACH CATCH BASIN, CONNECT FOUR LENGTHS OF UNDERDRAIN WITH SOCK TO EXTEND RADIALLY A MINIMUM OF 20 FT.
- FOR EACH BATCH BASIN WITHIN CURB AND GUTTER PLACE SFT SQUARE OF CONCRETE AROUND CATCH BASIN INLET AS SHOWN.
- IF UNDERDRAIN SHALL BE PLACED WITHIN SAND SUBBASE UNDER SLAB FOUNDATIONS FOR EACH BUILDING TO ALLOW FOR PROPER DRAINAGE. PVC FLOORING DRAIN LEADS HAVE BEEN SHOWN ON THE PLAN.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.
- GRADE ADJACENT TO BUILDING SHALL BE 6" MIN BELOW FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.

SESC NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE VAN BUREN DRAIN COMMISSION SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE WRITES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOUTH HAVEN CHARTER TOWNSHIP AND VAN BUREN COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
- ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STODOPLE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE VAN BUREN DRAIN COMMISSION SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPILLS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPILLS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCLOSED BY WETLANDS OR FLOODPLAIN.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE VAN BUREN DRAIN COMMISSION.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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Project Manager
BRUCE ZEINTRA, LLA

Drawn by
PETER BULTEN, P.E.

HEI Project Number
26-02-022

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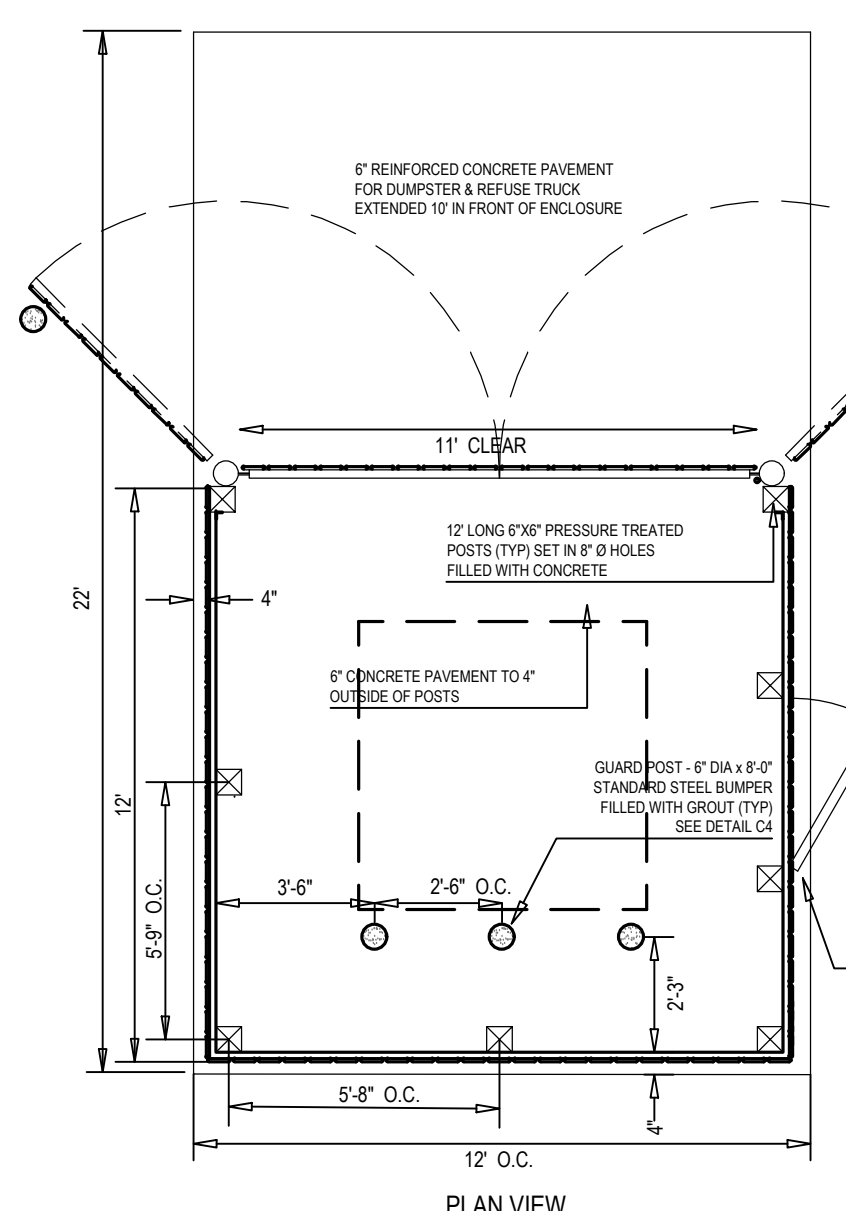
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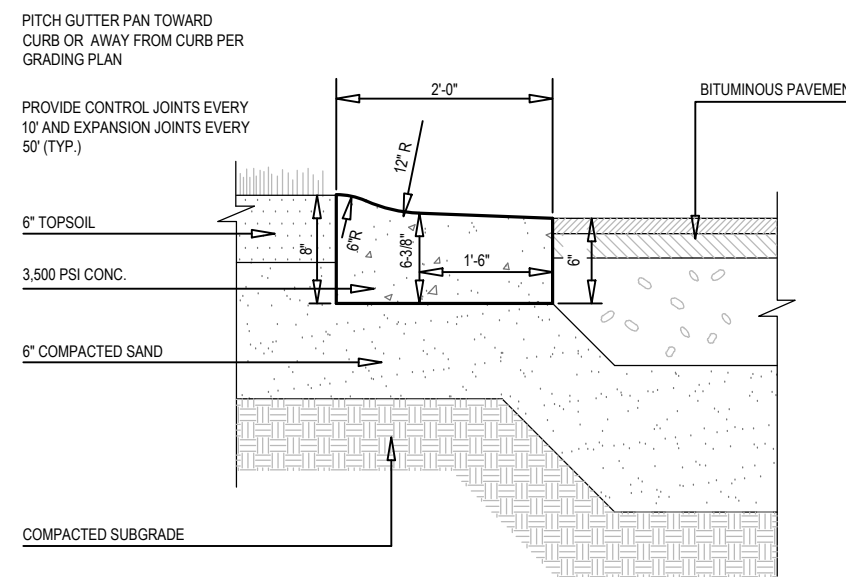
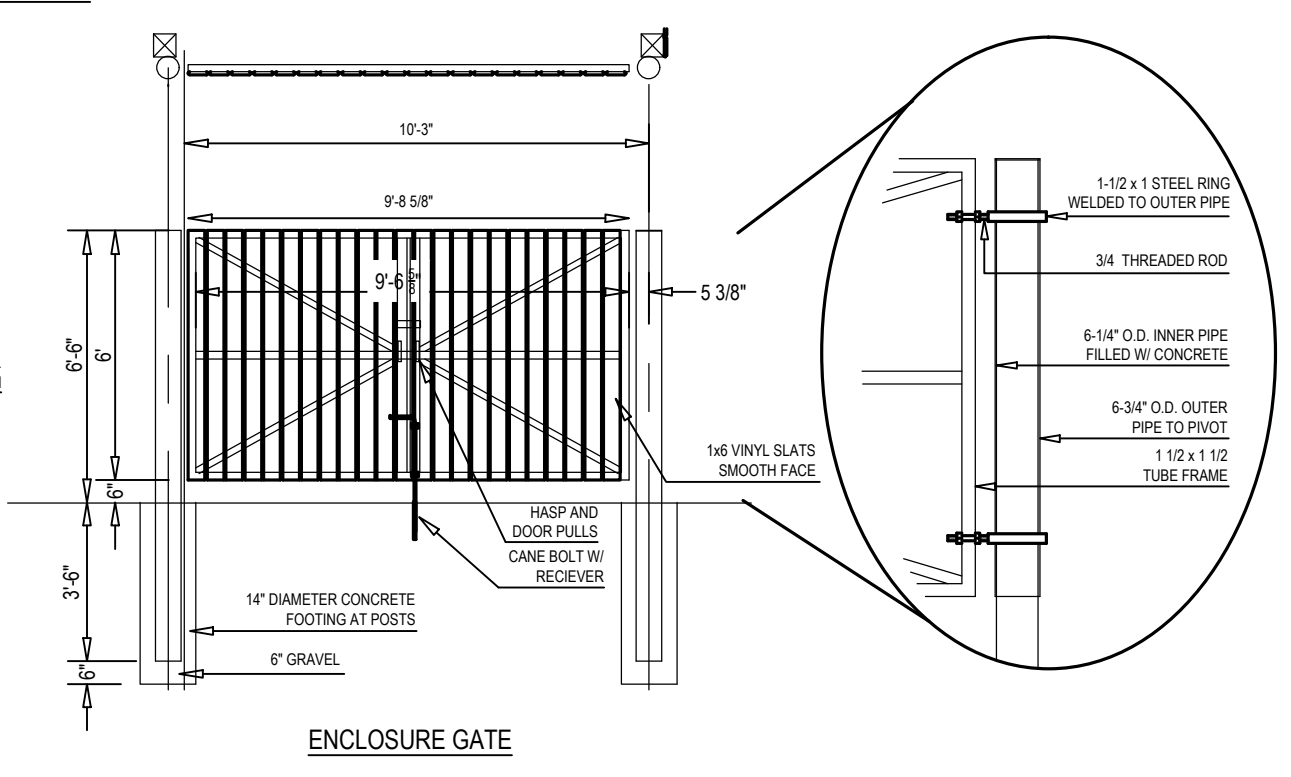
DESIGN DEVELOPMENT

ISSUE DATE: 03/31/2026

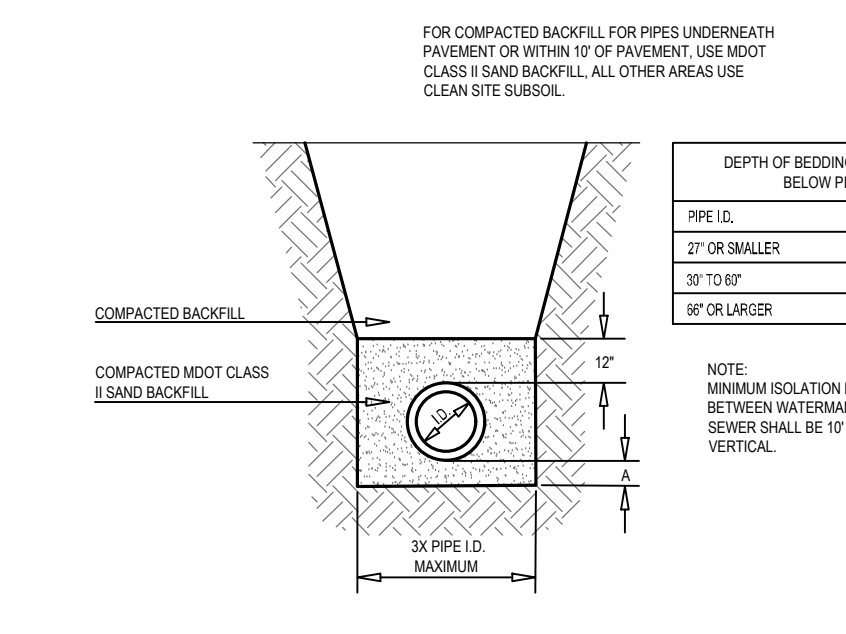
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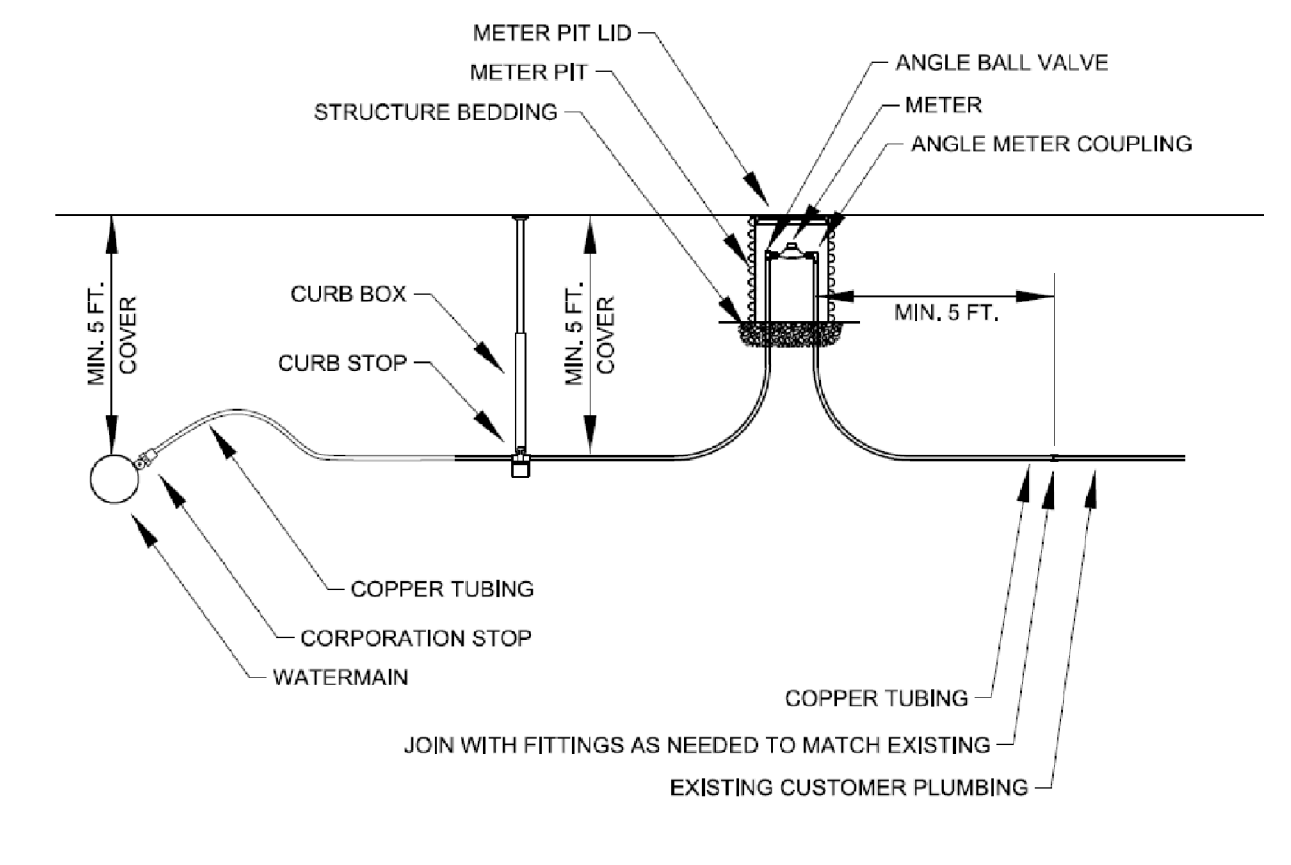
C1 DUMPSTER ENCLOSURE



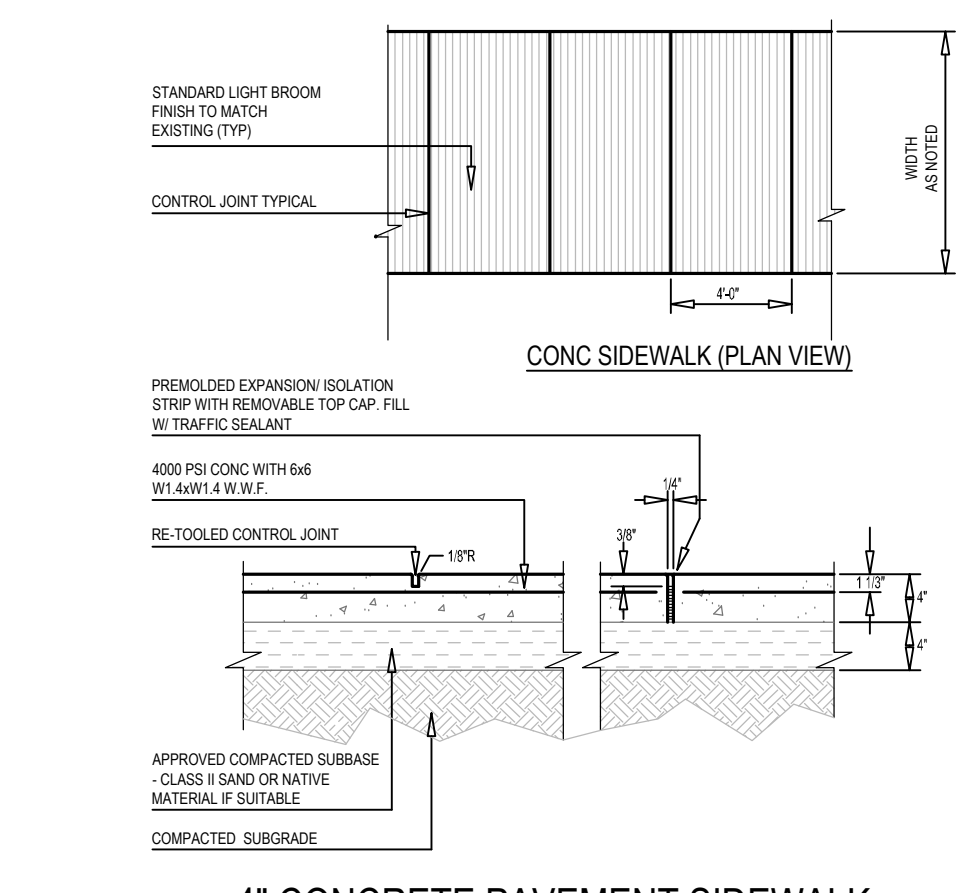
B1 24\"/>



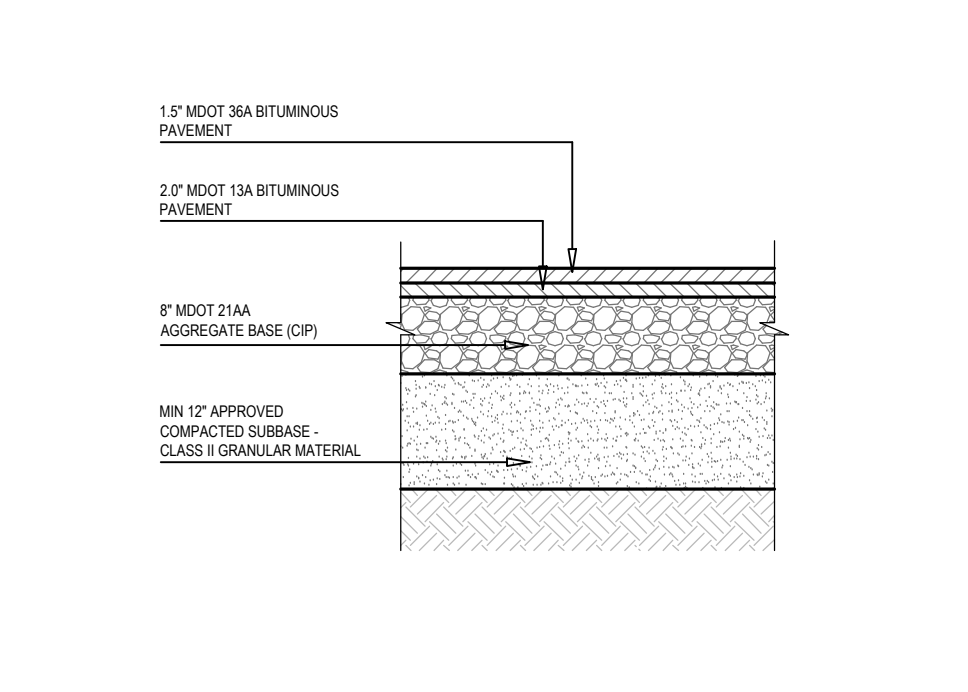
B2 CLASS B PIPE BEDDING



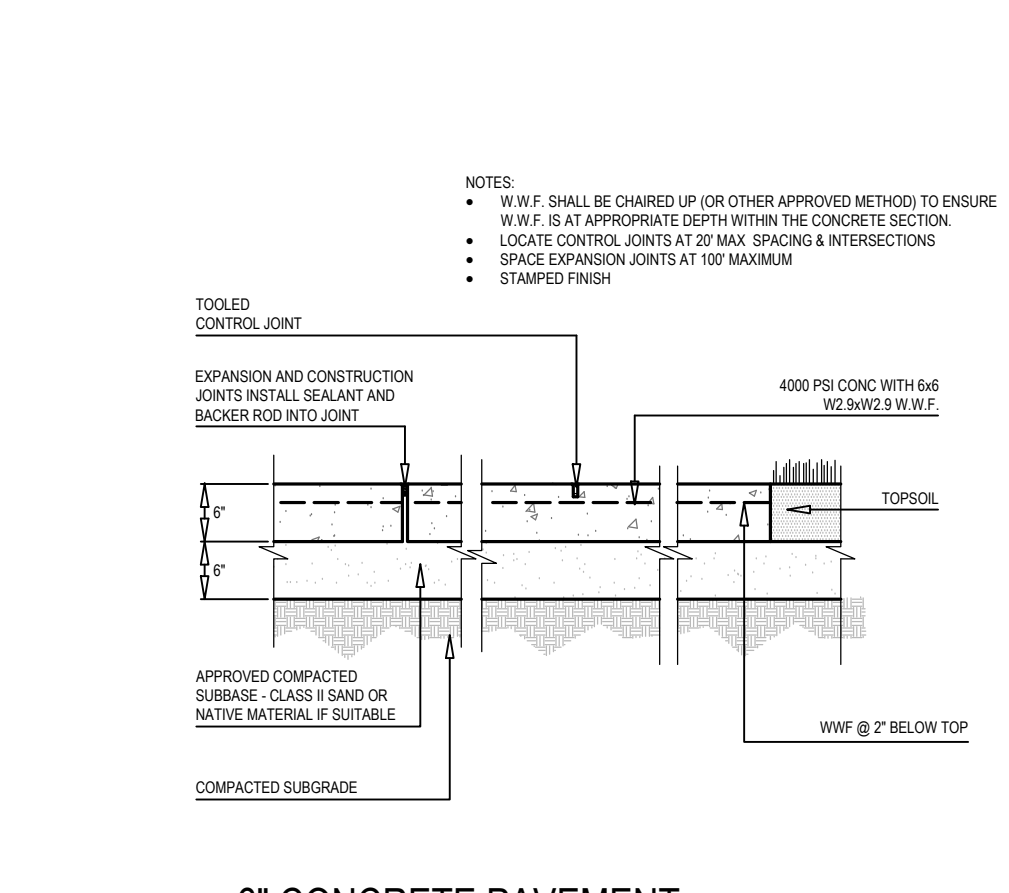
B3 WATER SERVICE CONNECTION



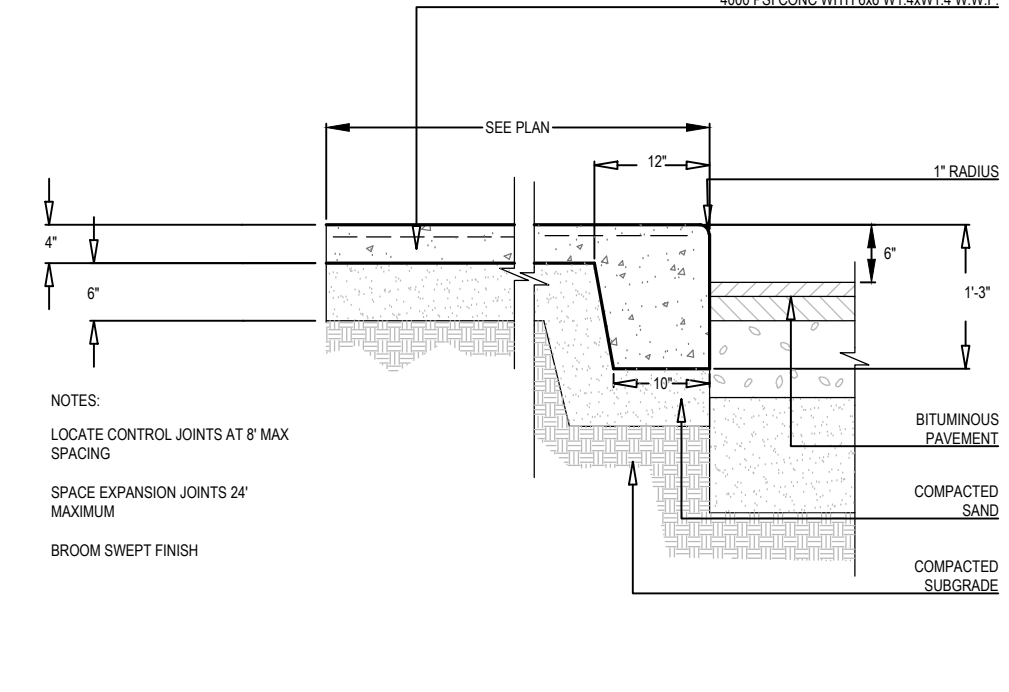
C2 4\"/>



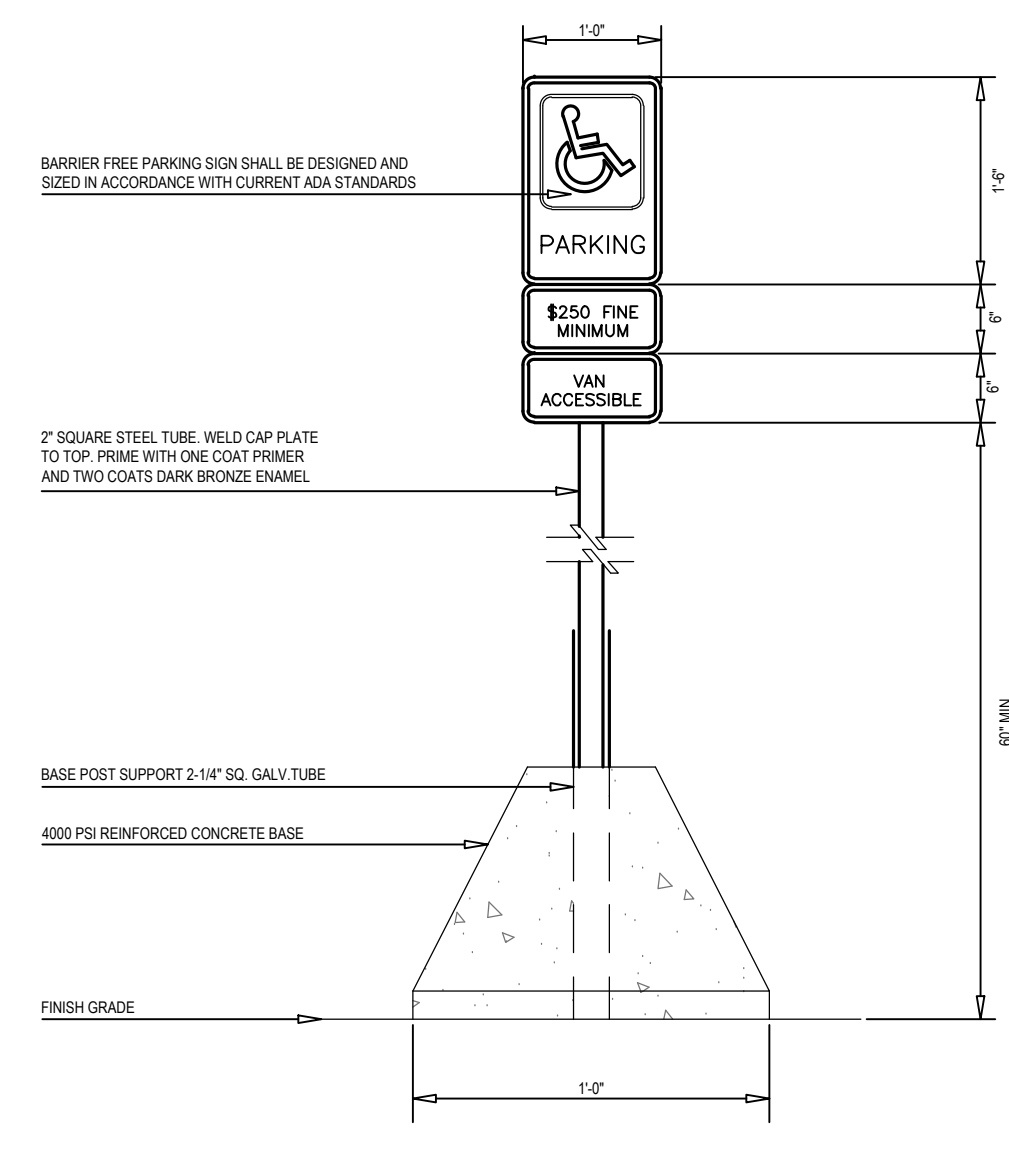
C3 BITUMINOUS PAVEMENT



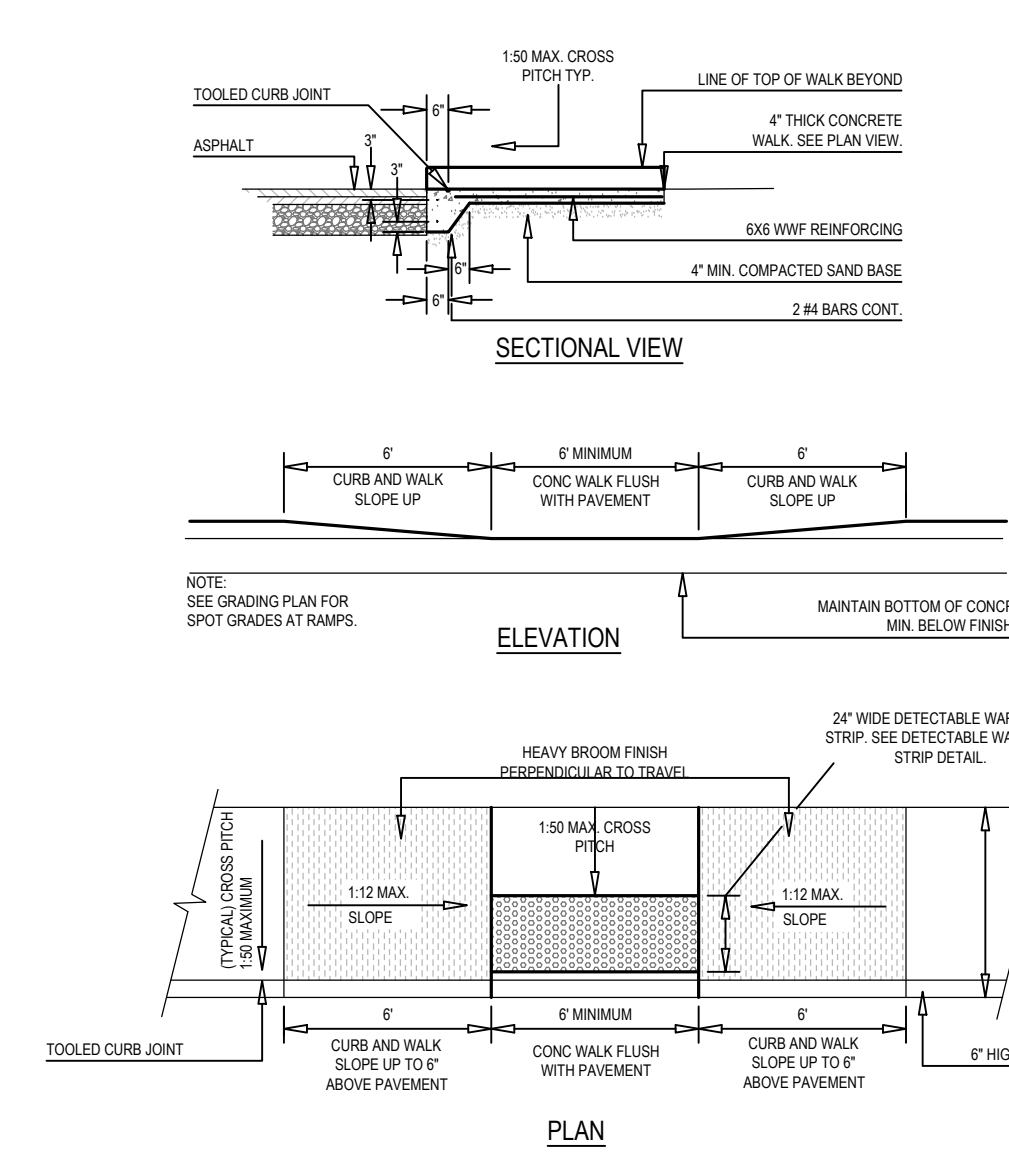
C4 6\"/>



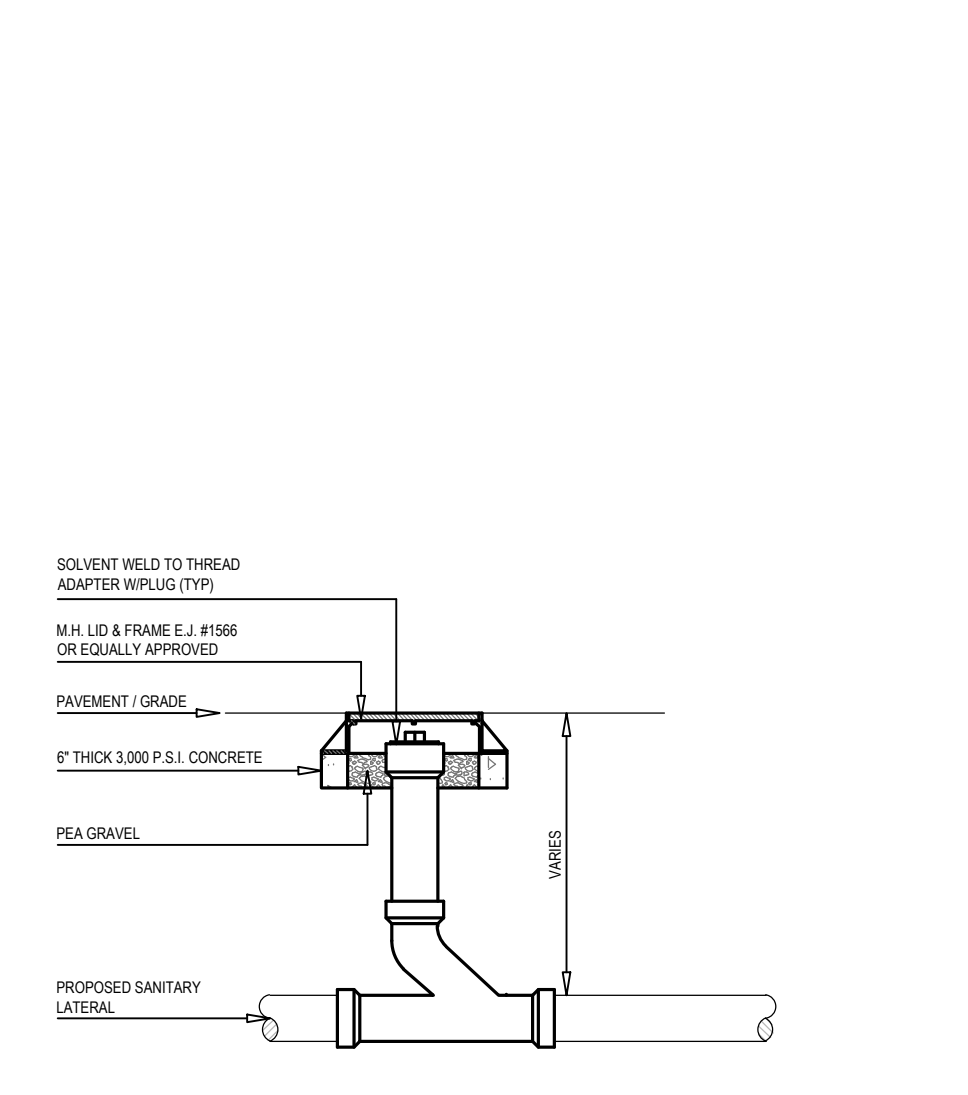
C5 4\"/>



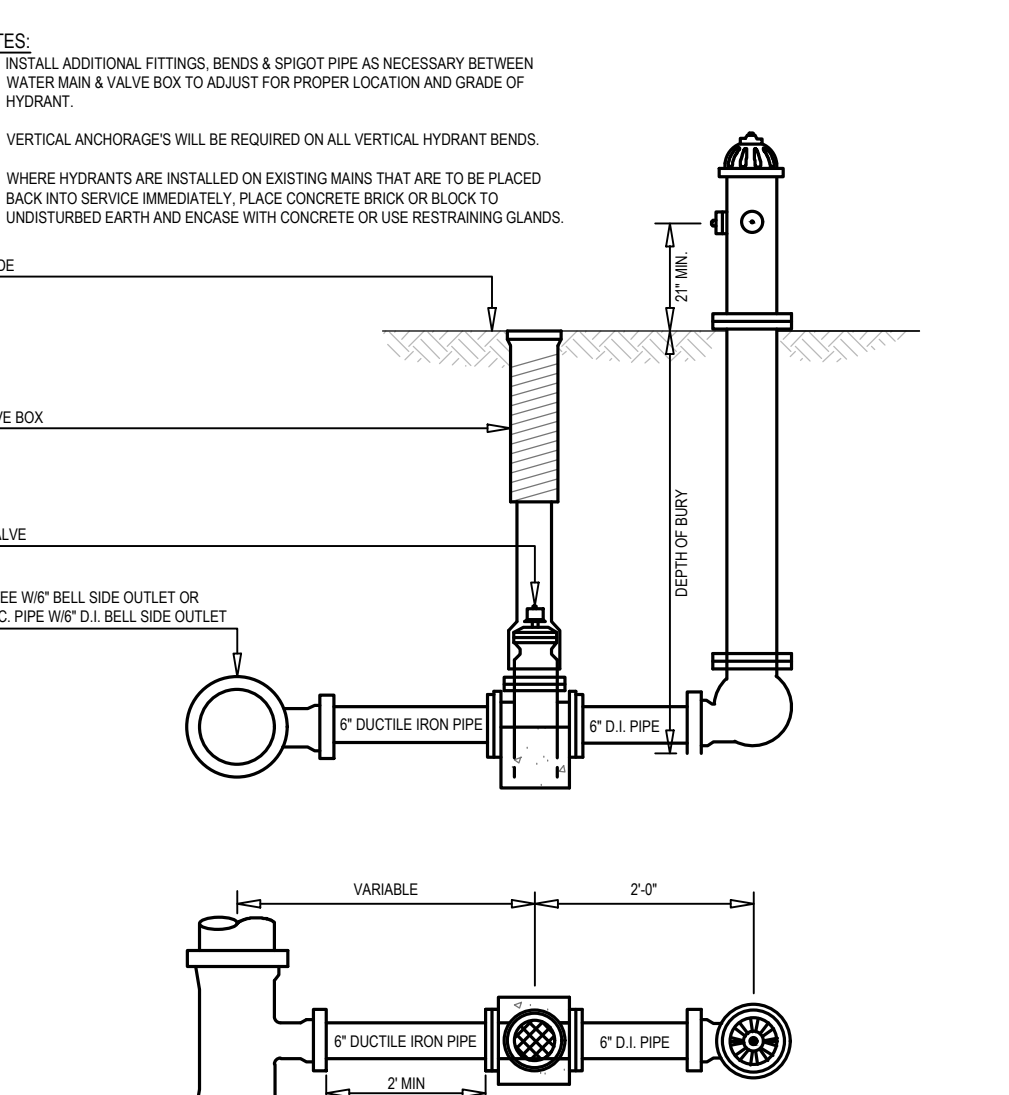
C6 BARRIER FREE PARKING SIGN



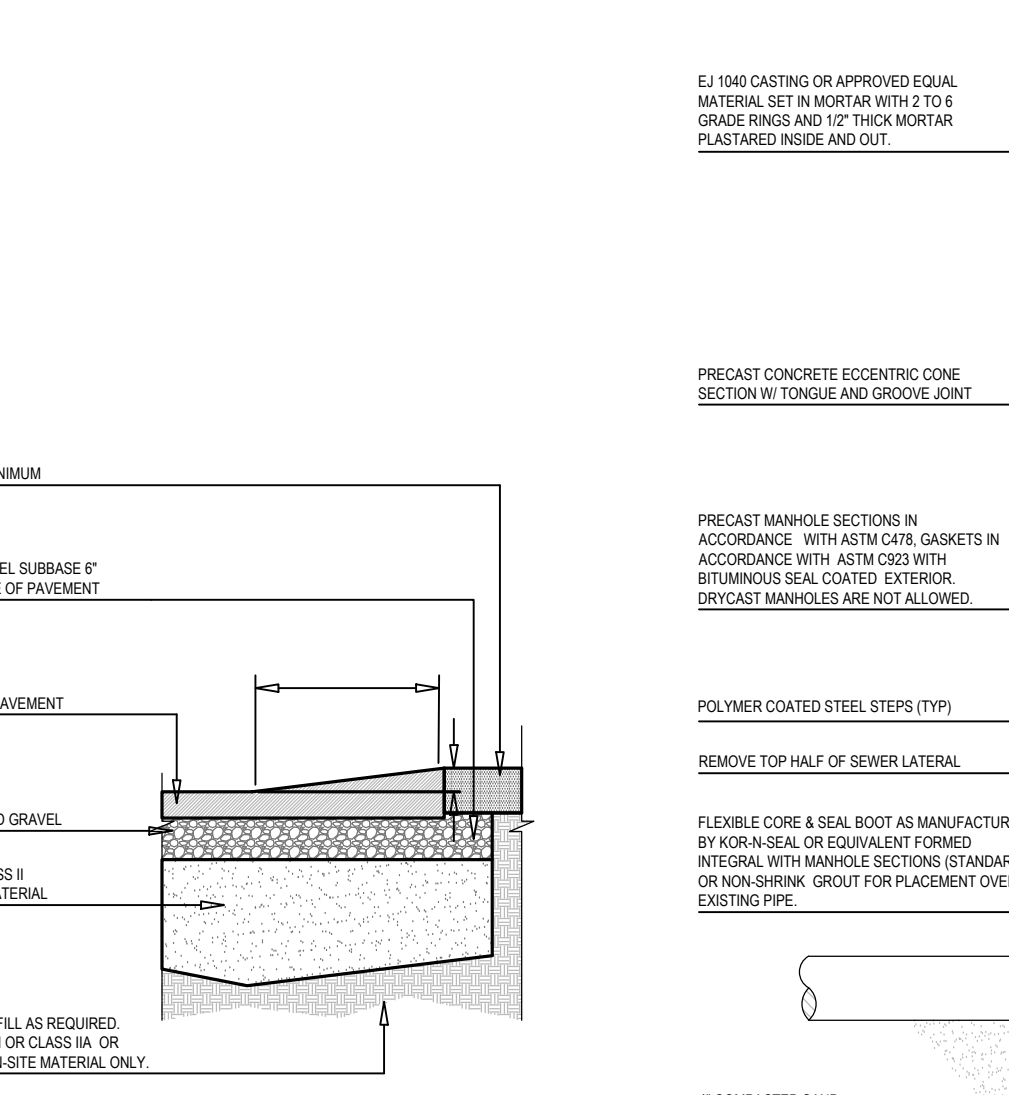
C7 TYPE F BARRIER FREE SIDEWALK RAMP



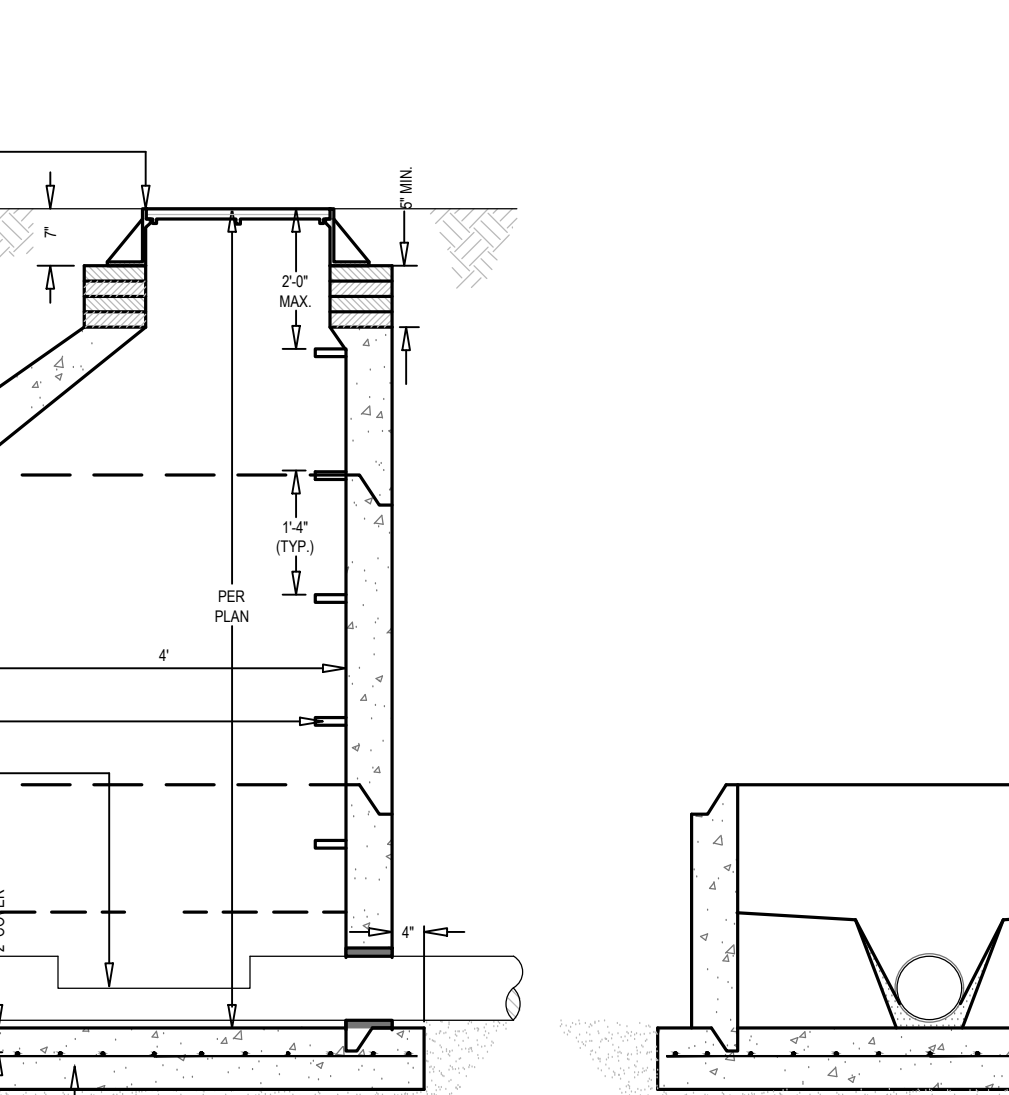
A4 SANITARY LATERAL CLEAN OUT



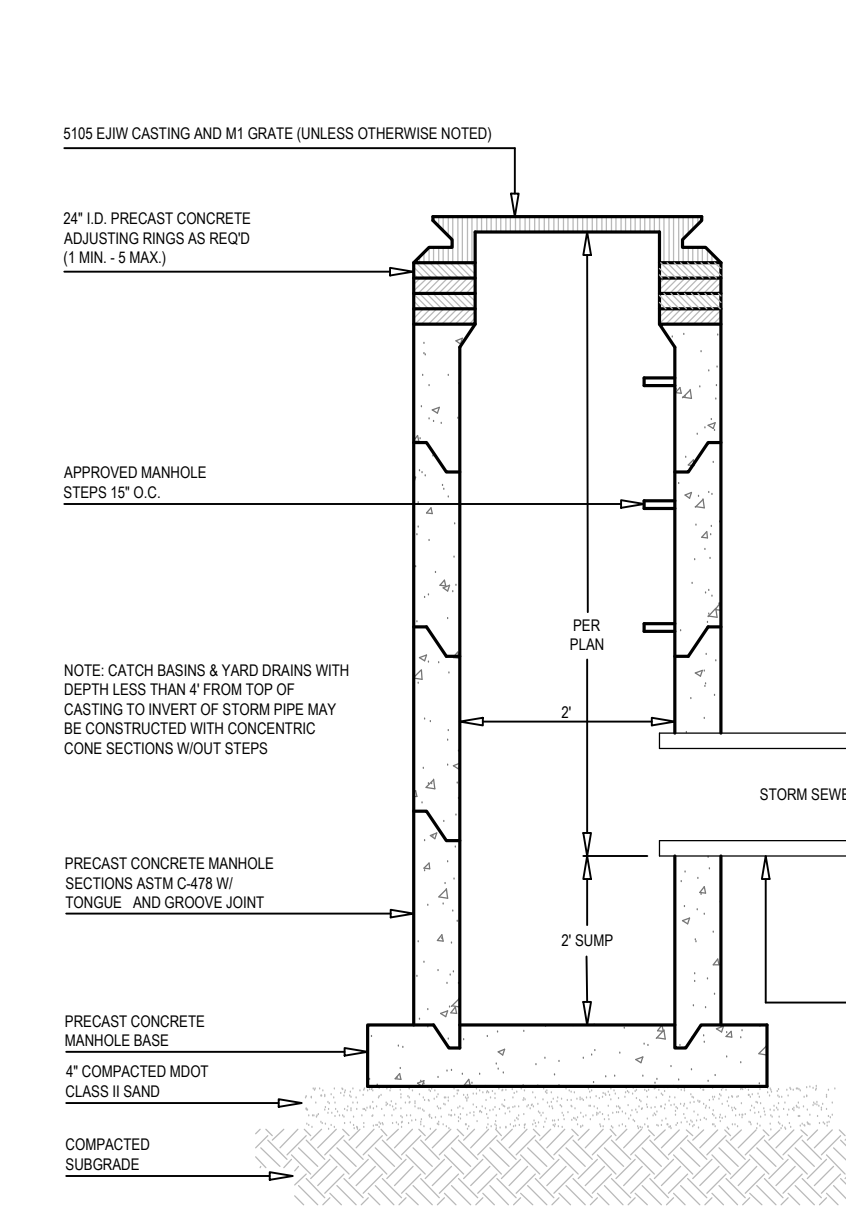
A5 FIRE HYDRANT ASSEMBLY \"T\" TYPE



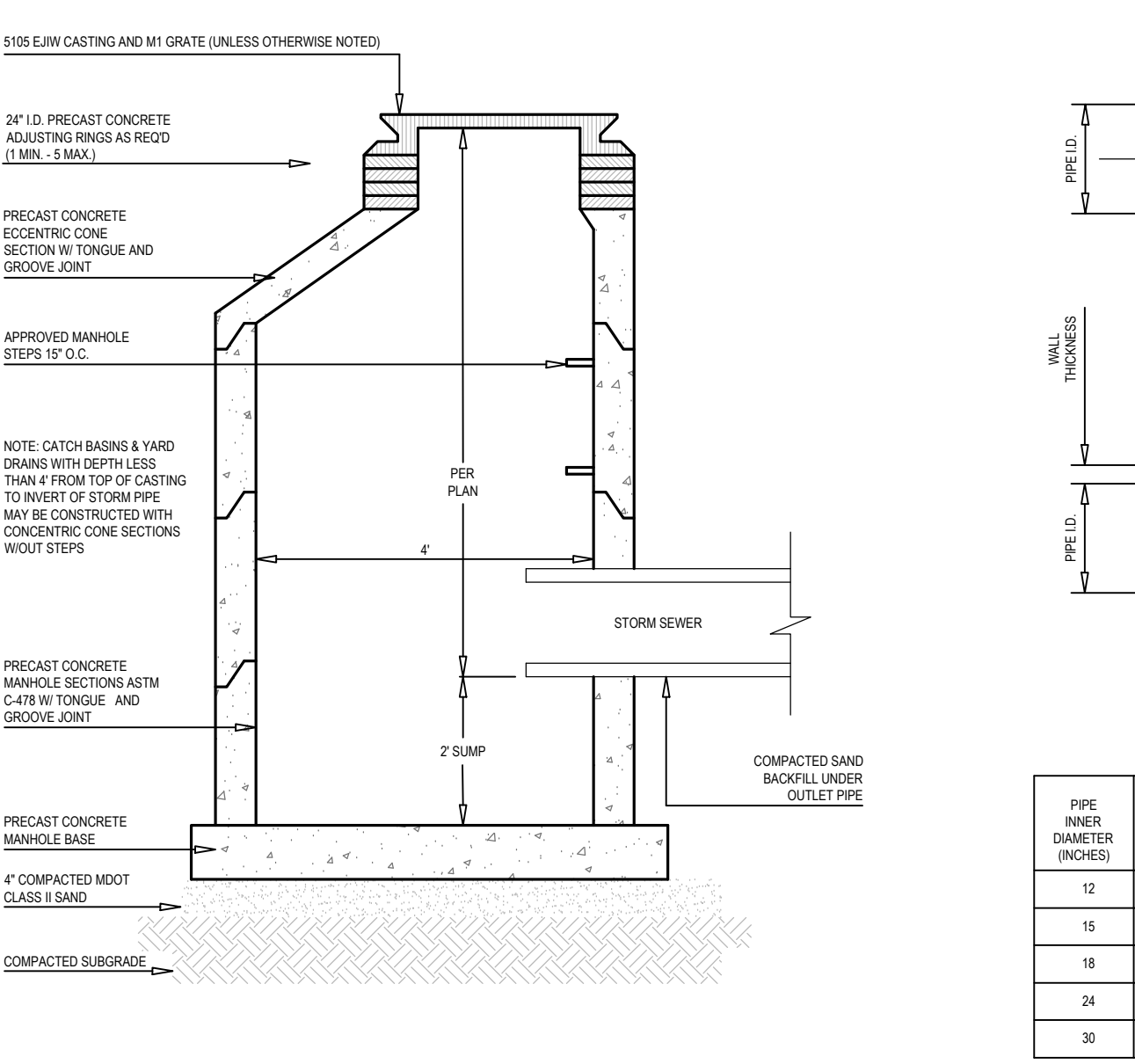
A6 BITUMINOUS VALLEY GUTTER



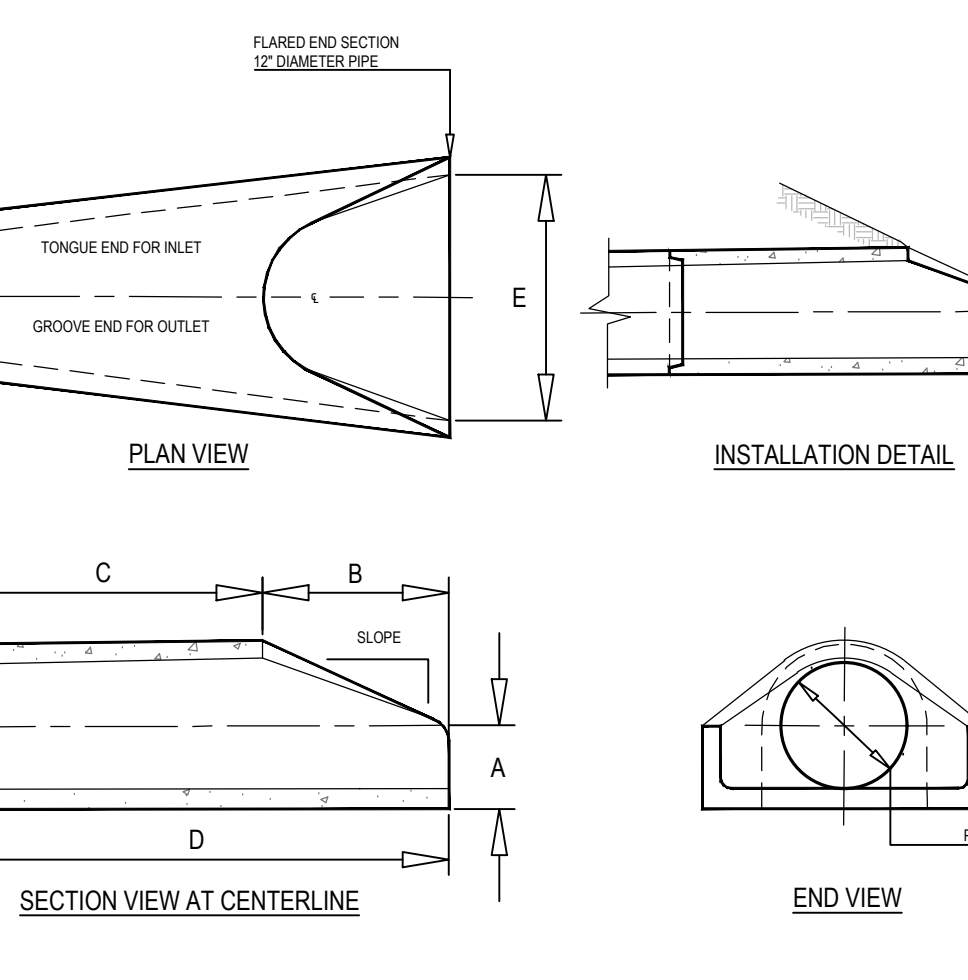
A7 SAMPLING MANHOLE



A1 2\"/>

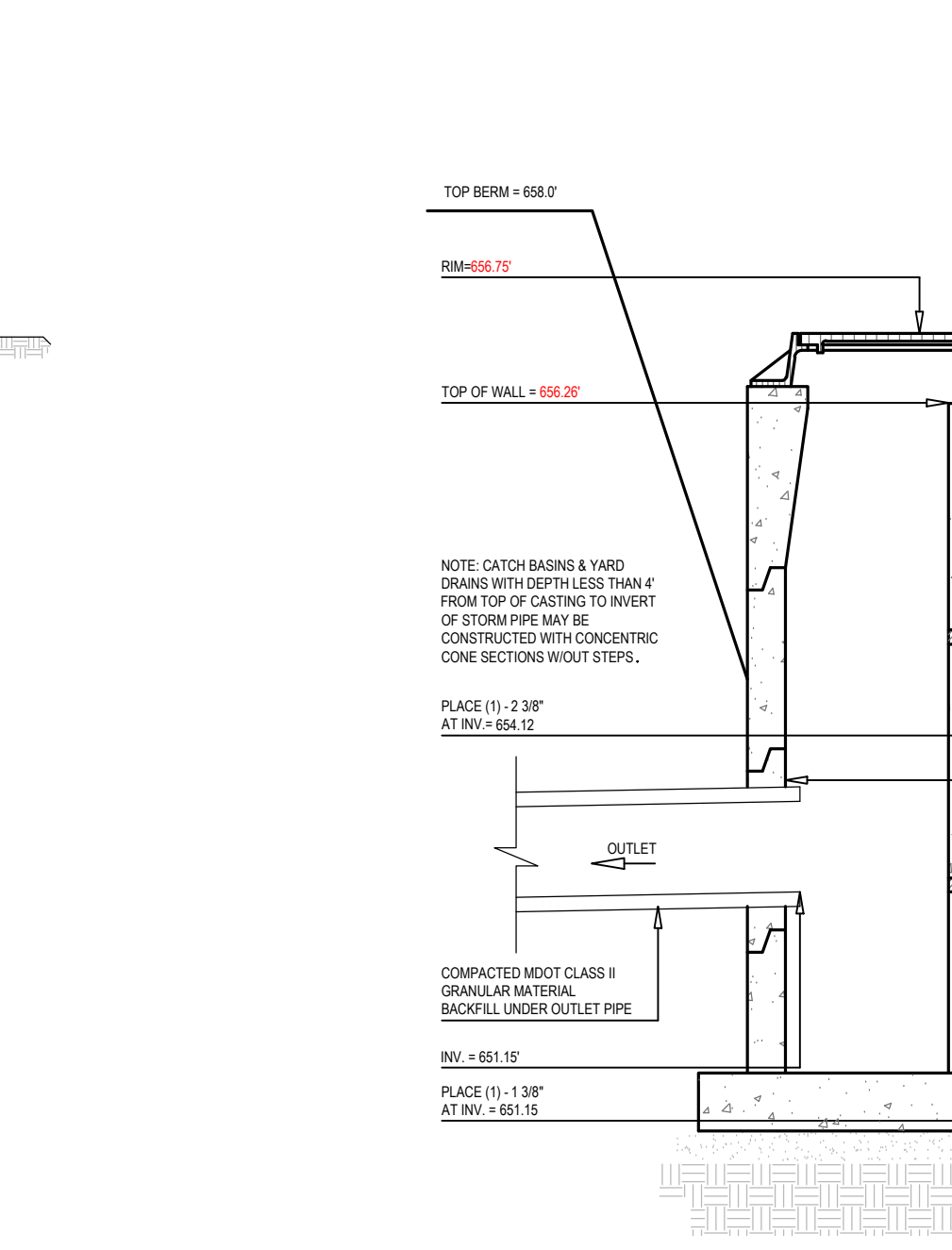


A2 4\"/>



A3 CONCRETE STORM FLARED END SECTION

PIPE DIAMETER (INCHES)	WALL THICKNESS (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	D (INCHES)	E (INCHES)	SLOPE
12	2	4	24	48.78	72.00	30	3:1
15	2.5/4	6	27	46	73	30	3:1
18	2.5/2	9	27	46	73	30	3:1
24	3	12	43.12	30	73.12	48	3:1
30	3.1/2	12	54	18.34	73.34	60	3:1



A4 5\"/>

Corewell Health

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Project Manager
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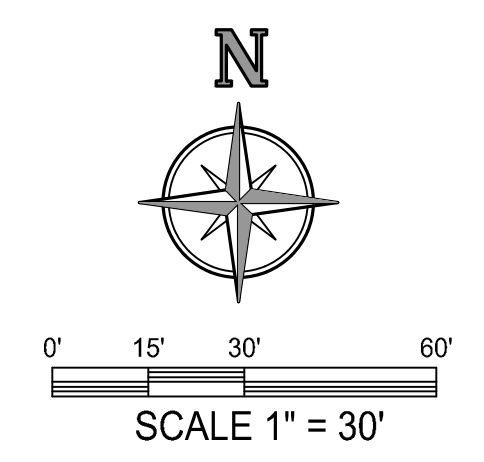
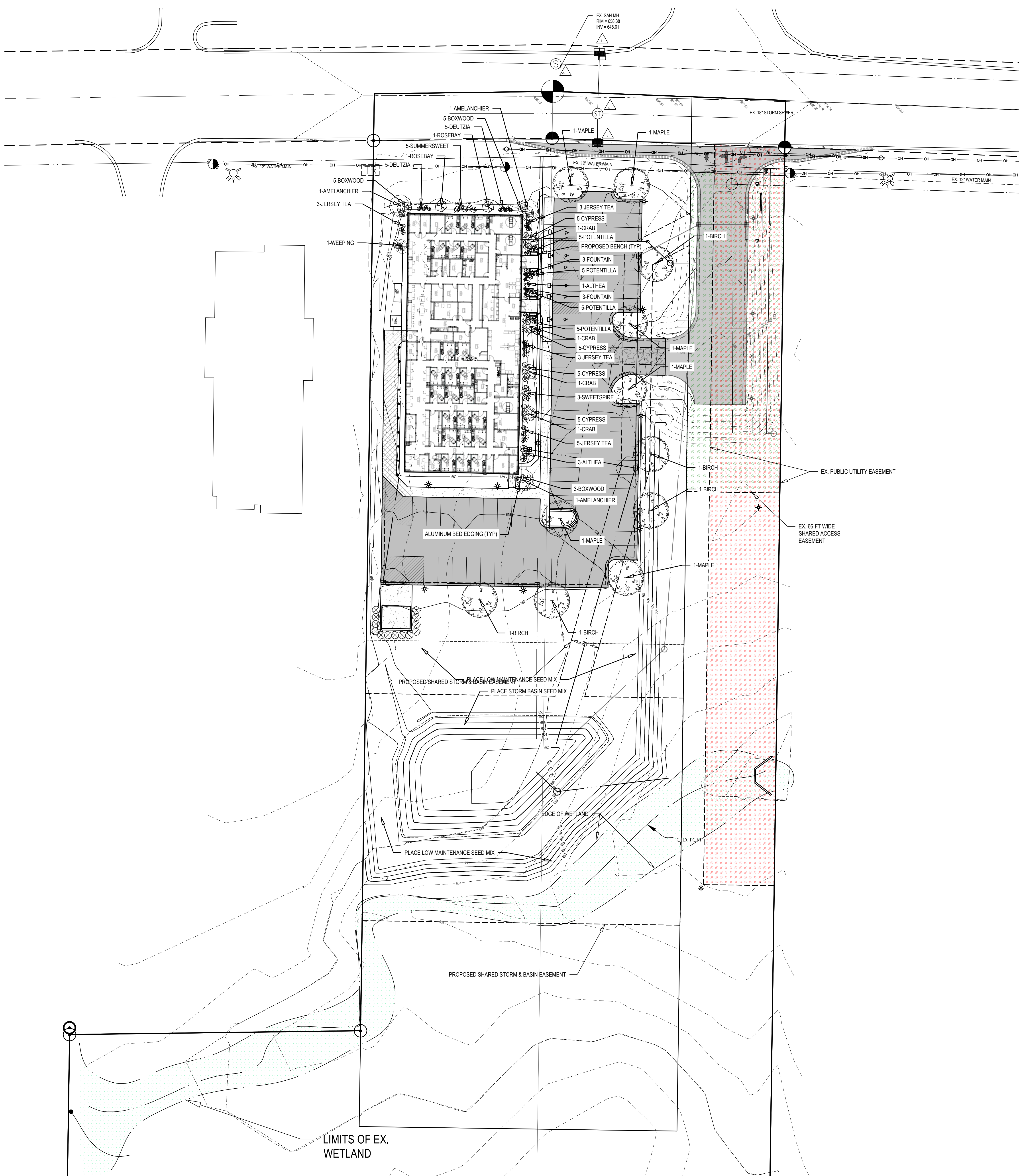
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PLANT LIST

KEY	SIZE	COMMON NAME	BOTANICAL NAME	NATIVE SIZE/COMMENTS
CANOPY TREES				
MAPLE	2-1/2\"/>			
BIRCH	2-1/2\"/>			
ORNAMENTAL TREES				
AMELANCHIER	2\"/>			
EVERGREEN SHRUBS				
BOXWOOD	24\"/>			
CYPRESS	30\"/>			
CRAB	30\"/>			
EVERGREEN TREES				
PENDULA	6-8\"/>			
ORNAMENTAL SHRUBS				
JERSEY TEA	24\"/>			
SUMMERSWEET	24\"/>			
DEUTZIA	24\"/>			
ALTHEA	24\"/>			
ROSEBAY	24\"/>			
VIBURNUM	24\"/>			
SWEETSPIRE	24\"/>			
PERENNIALS				
FOUNTAIN	1 GAL	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	2-4\"/>

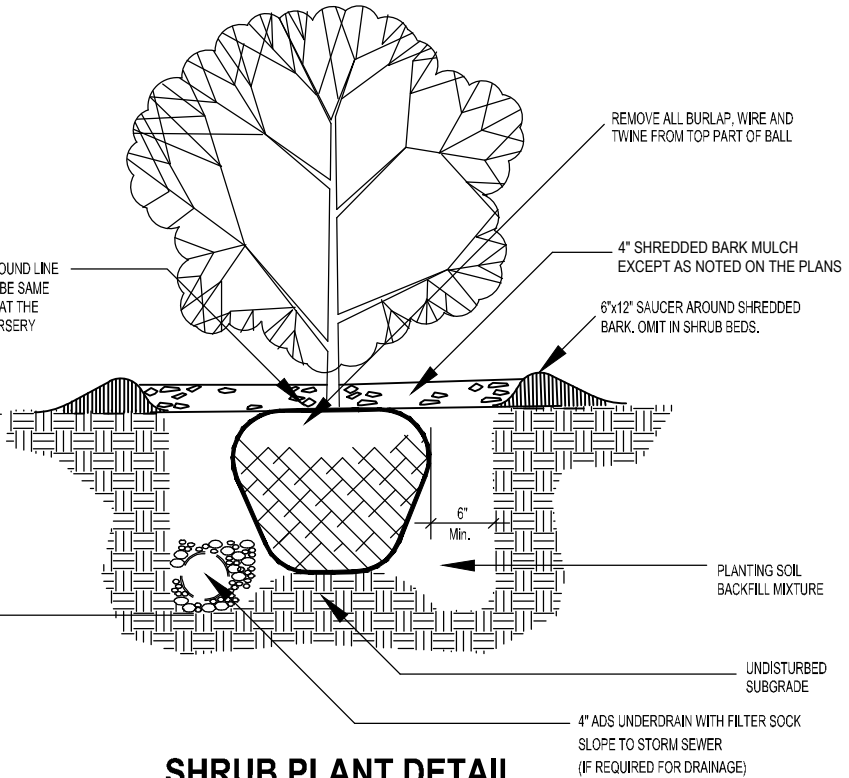
LAWN- SPARTAN GRADE A MIX
 SPARTAN GRADE A MIXTURE by Earth Carpet
 10% Common Kentucky Bluegrass
 10% Gold Rush Kentucky Bluegrass
 20% Rough Kentucky Bluegrass
 15% SR5100 Cheating Fescue
 25% SR210 Cheating Red Fescue
 10% SR400 Perennial Ryegrass
 10% Manhattan 4 Perennial Ryegrass

DETENTION BASIN SEED MIX
 STORMWATER SEED MIX BY STANTEC
 A WETLAND SEED MIX FOR SATURATED SOILS IN A DETENTION POND OR FOR SEEDING A SATURATED BASIN. THIS MIX WILL TOLERATE HIGHLY FLUCTUATING WATER LEVELS AND POOR WATER QUALITY ASSOCIATED WITH URBAN STORMWATER WETLANDS AND PONDS. FOR DETENTION BASINS THAT EXPERIENCE LONG, DRY PERIODS, USE THE ECONOMY PRAIRIE SEED MIX IN THE UPPER THIRD TO HALF OF THE BASIN AREA IN COMBINATION WITH THIS MIX. THIS SEED MIX INCLUDES AT LEAST 10 OF 13 NATIVE PERMANENT GRASS AND SEED SPECIES AND 13 OF 17 NATIVE FORB SPECIES. APPLY AT 30-35 POUNDS PER ACRE. [HTTPS://WWW.STANTEC.COM/SERVICES/NATIVE-PLANT-NURSERY](https://www.stantec.com/services/native-plant-nursery)
 PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.

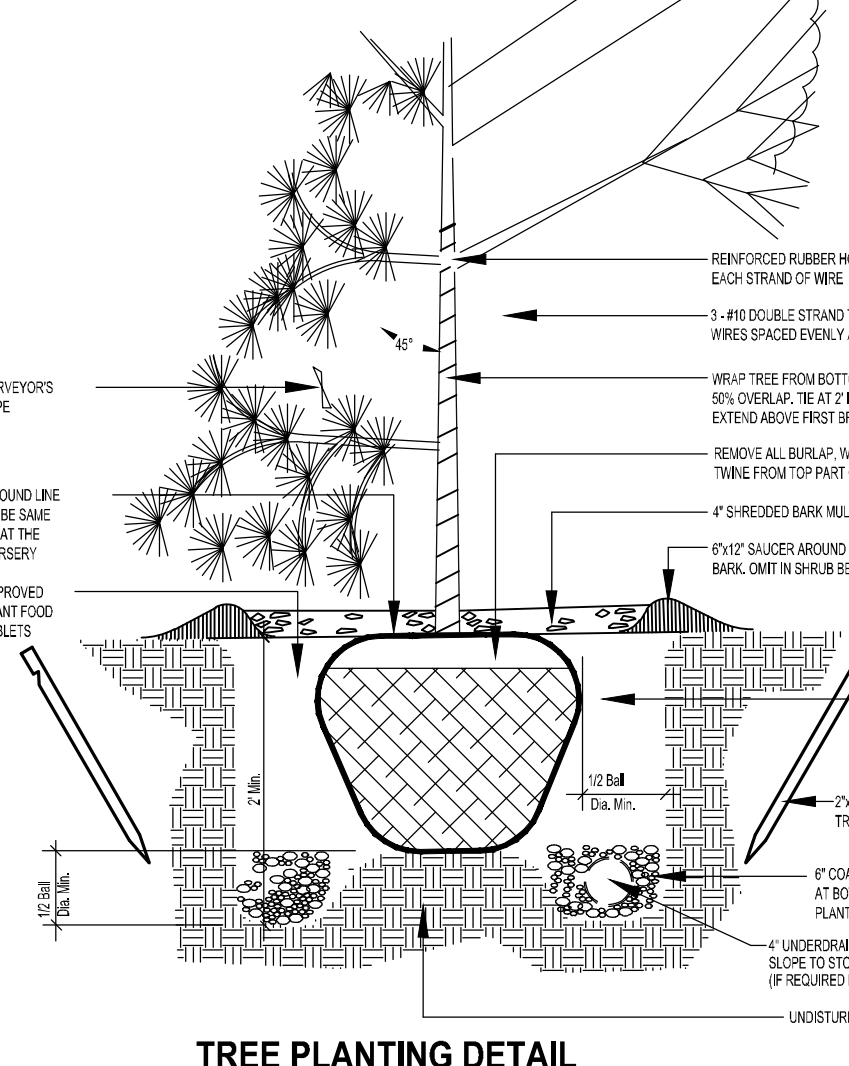
LOW MAINTENANCE SEED MIX
 ECONOMY PRAIRIE SEED MIX BY STANTEC
 THIS PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES, FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEED SPECIES AND 10 OF 15 NATIVE FORB SPECIES. APPLY AT 4.16 POUNDS PER ACRE. [HTTPS://WWW.STANTEC.COM/SERVICES/NATIVE-PLANT-NURSERY](https://www.stantec.com/services/native-plant-nursery)
 PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.

LANDSCAPE PLANTING NOTES:

- TREES SHALL BE PLANTED A MINIMUM OF 5' AWAY FROM PAVEMENT EDGES, UNDERGROUND UTILITIES, AND FIRE HYDRANTS.
- CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL MAINTAIN AND WARRANTY ALL PLANTS FOR 1 YEAR FROM DATE OF COMPLETION. MAINTENANCE OF TREES AND SHRUBS SHALL INCLUDE WATERING, FERTILIZATION, PRUNING, WEEDING, AND ADJUSTING GUY LINES AS NEEDED TO KEEP TREES AND SHRUBS IN HEALTHY GROWING CONDITION. REMOVE AND REPLACE DEAD OR DYING PALMS (MORE THAN 25% DEAD) AT END OF WARRANTY PERIOD.
- EDGING SHALL BE PERMALOC CLEANLINE ALUMINUM EDGING, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PLANTING BED MULCH SHALL BE SHREDDED HARDWOOD BARK SETTLED TO A MINIMUM DEPTH OF 4".
- PLANTING SOIL, CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL AREAS. GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8". SOIL SHALL BE TESTED FOR NUTRIENTS AND AMENDED AS RECOMMENDED BY AGRONOMIST TO GROW HEALTHY PLANTS.
- SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOIL SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL. REMOVE ALL STONES OVER 1" AND ALL STICKS, ROOTS, AND OTHER GARBAGE FROM SITE. SOILS SHALL BE TESTED FOR NUTRIENTS AND AMENDED AS RECOMMENDED BY AGRONOMIST TO GROW A HEALTHY LAWN.
- FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN LAWN AREAS UPON SEEDING IS ESTABLISHED, AT LEAST 60 GROWING DAYS AFTER SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING (WITH HERBICIDE IF NECESSARY), MOWING, TO PRODUCE A UNIFORM HEALTHY LAWN.
- PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER.



SHRUB PLANT DETAIL



TREE PLANTING DETAIL

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Corewell Health

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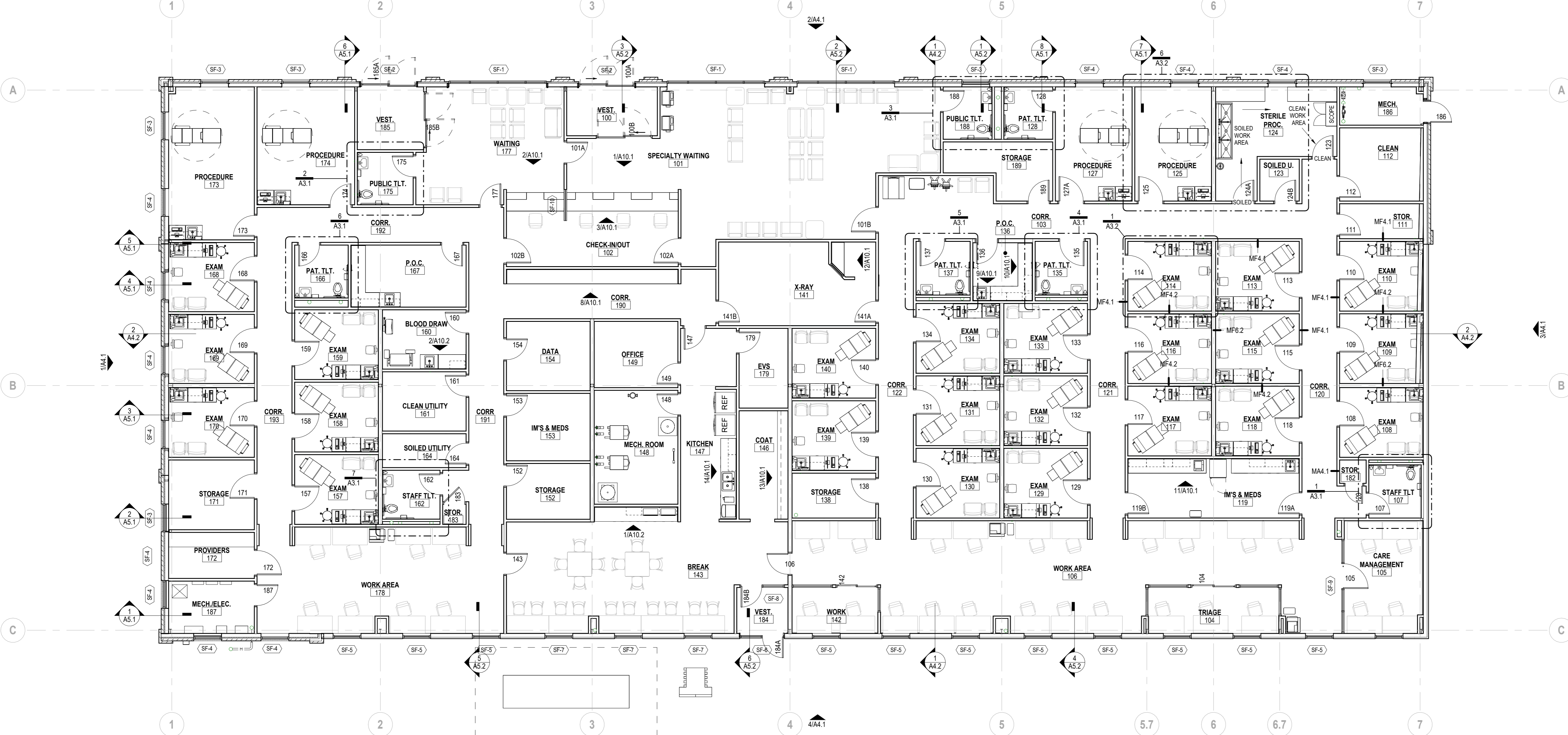
The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

SITE LAYOUT PLAN

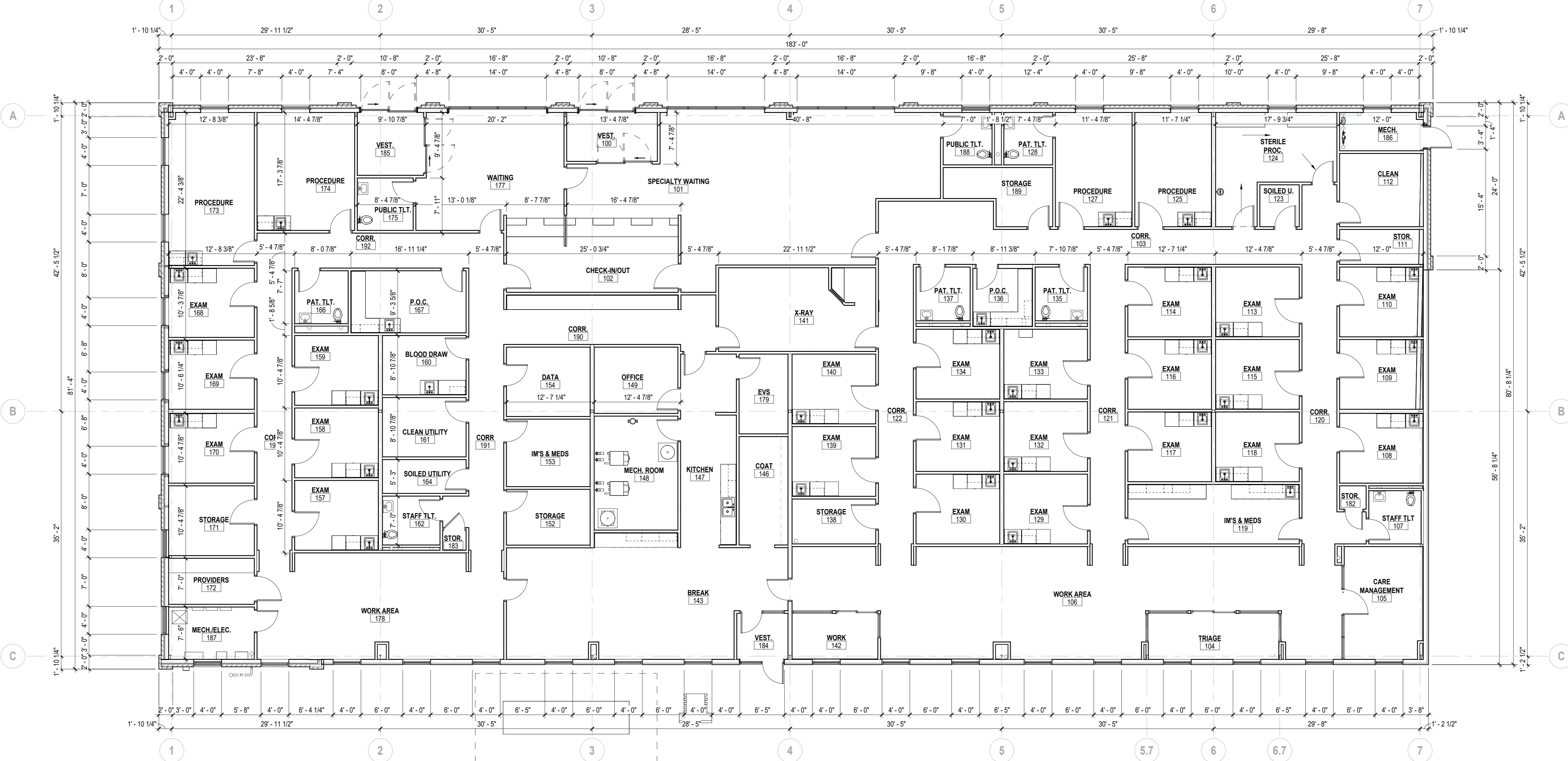
- ### GENERAL CONSTRUCTION NOTES
- REFER TO GENERAL INFORMATION SHEET G02 FOR SYMBOLS, LEGENDS AND ABBREVIATIONS.
 - CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT.
 - CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
 - CONTRACTORS SHALL FULLY REVIEW ALL PROJECT DOCUMENTS AND PROVIDE ALL INFORMATION AS REQUIRED FOR SUBMITTALS. CONTRACTORS ARE RESPONSIBLE TO REVIEW THE FULL EXTENT OF THE WORK PRIOR TO EXECUTION OF THE BIDS.
 - DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ENGINEER FOR IMMEDIATE RESOLUTION.
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARATION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
 - CONTRACTOR SHALL INCLUDE A SIGNED AUTHORIZATION WITH ALL MATERIAL AND EQUIPMENT SHOP DRAWING SUBMITTALS INDICATING THAT FIELD DIMENSIONS WERE OBTAINED AND ARE ACCURATE TO THE BEST OF THEIR KNOWLEDGE.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH THE EQUIPMENT MANUFACTURER TO ENSURE APPROPRIATE WALL BLOCKING REQUIREMENTS FOR SUPPORT OF THE EQUIPMENT AND ROUGH IN CLEARANCE REQUIREMENTS FOR EQUIPMENT INSTALLATION AND USE.
 - CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DETAILS AND NOTES ON THESE PAGES MAY BE GENERALIZED AND SHALL SERVE TO AID THE CONTRACTOR IN EVALUATION OF THIS WORK AS REQUIRED FOR NEW CONSTRUCTION, BUT DRAWINGS SHALL NOT BE HELD TO BE ALL INCLUSIVE. CONTRACTOR TO PERFORM FIELD ALTERATIONS, PATCHING AND PREPARATION FOR ALL NEW WORK AS REQUIRED WHETHER OR NOT IT IS SPECIFICALLY NOTED IN THESE DRAWINGS. CONSULT WITH PRODUCT MANUFACTURER FOR ALL THEIR REQUIREMENTS OF INSTALLATION.
 - IT IS PREFERRED THAT ALL CONTRACTORS UTILIZE THE SAME FIRESTOPPING CONTRACTOR FOR THE FIRESTOPPING SCOPE OF WORK. SEE THE FIRESTOPPING NOTES ON THE LIFE SAFETY PLAN FOR MORE INFORMATION.



PLAN CONSTRUCTION KEYNOTES



2 FLOOR PLAN - MAIN LEVEL - ANNOTATED
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - MAIN LEVEL - DIMENSIONED
SCALE: 1/8" = 1'-0"

Corewell Health South
SOUTH HAVEN ICC
FAMILY PRACTICE & URGENT CARE
123 Street Address Here
South Haven, MI 49090
PROJECT: 2025.0335

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DESIGN DEVELOPMENT		
ISSUE DATE: 03/27/2026		
REVISIONS		
NO.	DATE	DESCRIPTION

FLOOR PLANS - MAIN LEVEL

A1.1

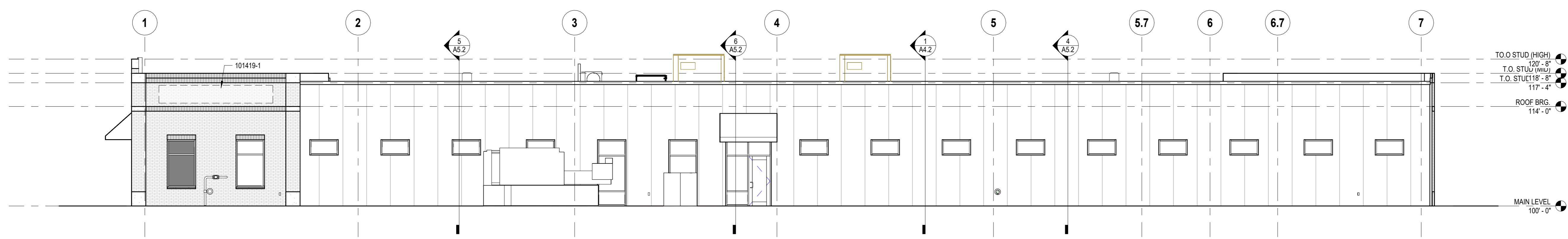
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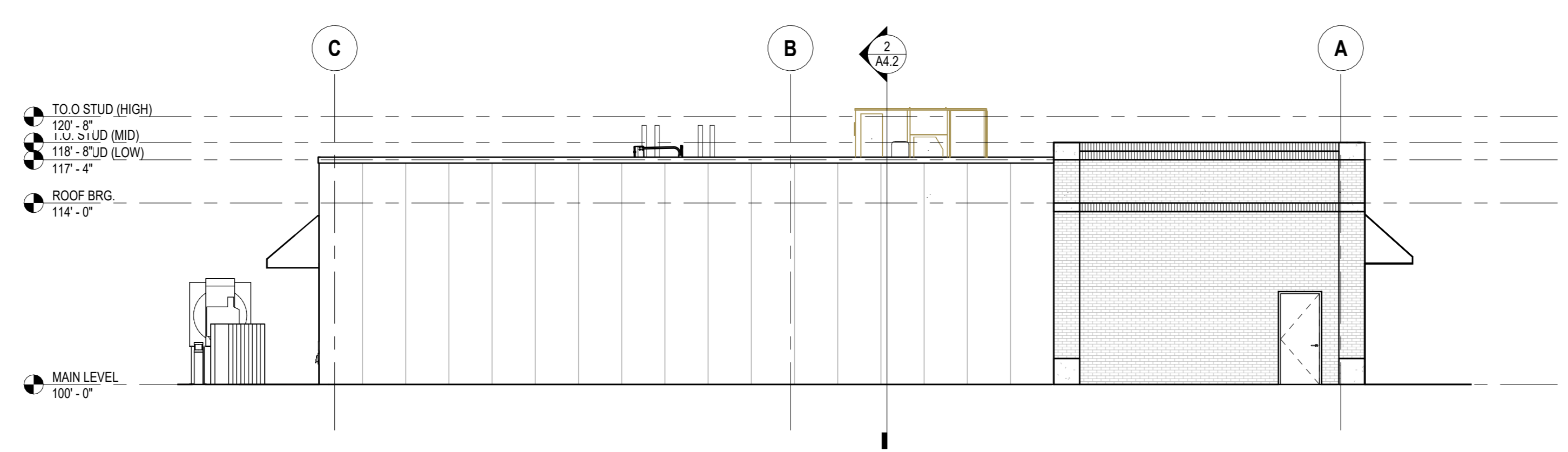
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DESIGN DEVELOPMENT		
ISSUE DATE: 03/27/2026		
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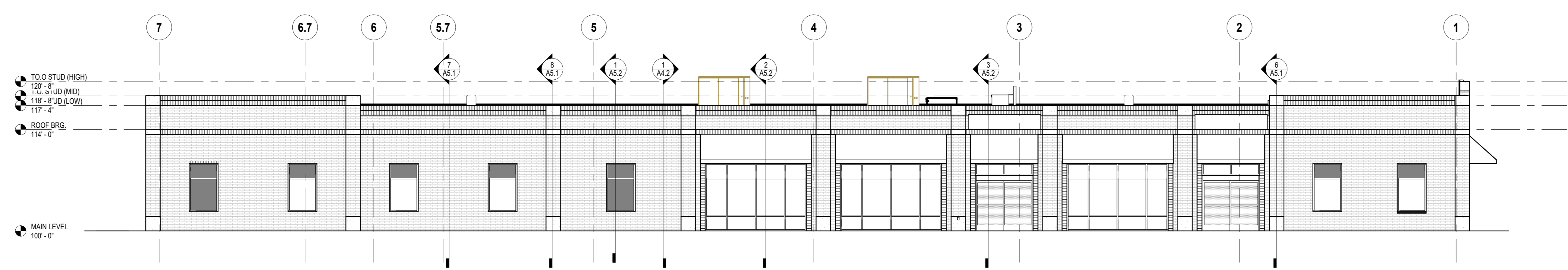
ELEVATION GRAPHIC LEGEND	
	MASONRY - BRICK VENEER
	MASONRY - LIMESTONE VENEER
	INSULATED METAL PANEL
	INSULATED CLEAR GLAZING
	INSULATED FULLY TEMPERED GLAZING
	INSULATED SPANDEL GLAZING



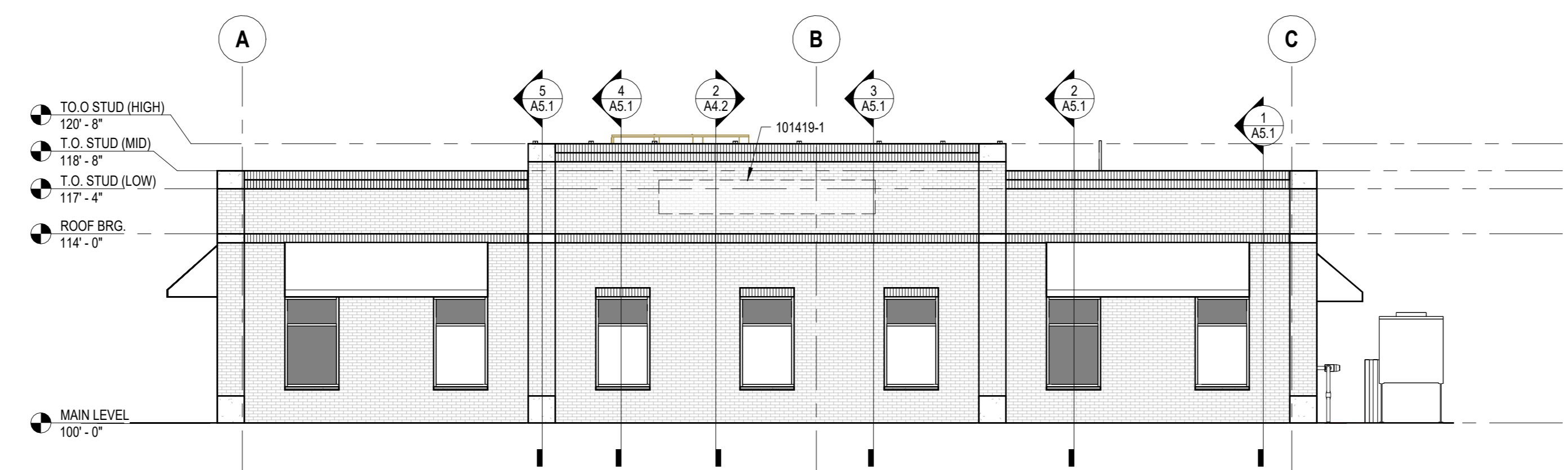
4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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



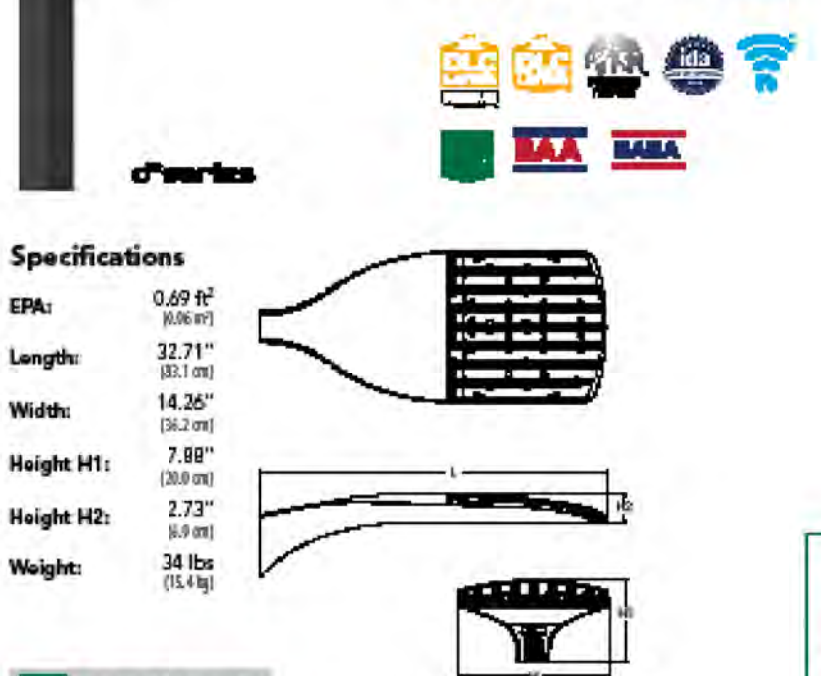
2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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

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D-Series Size 1 LED Area Luminaire



Specifications

EDA: 0.69 ft² (64 in²)
 Length: 14.25" (361 mm)
 Width: 1.88" (48 mm)
 Height H1: 7.88" (200 mm)
 Height H2: 2.73" (69 mm)
 Weight: 3.8 lbs (1.7 kg)

Color

Color:

Temp:

Introduction
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
 The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days. Items not marked by Design Select, visit www.lutron.com/DesignSelect for ordering information.

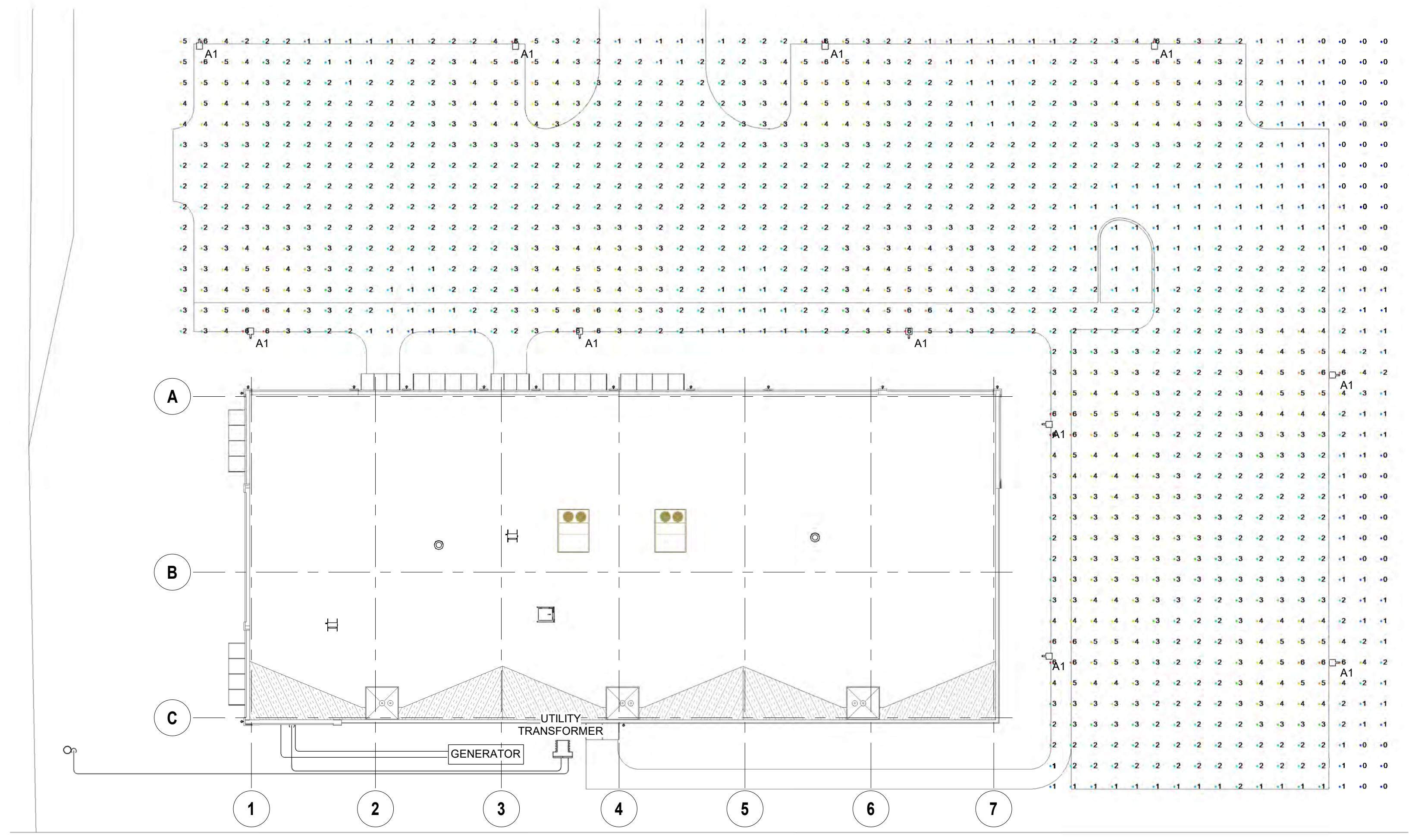
Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DD6XD

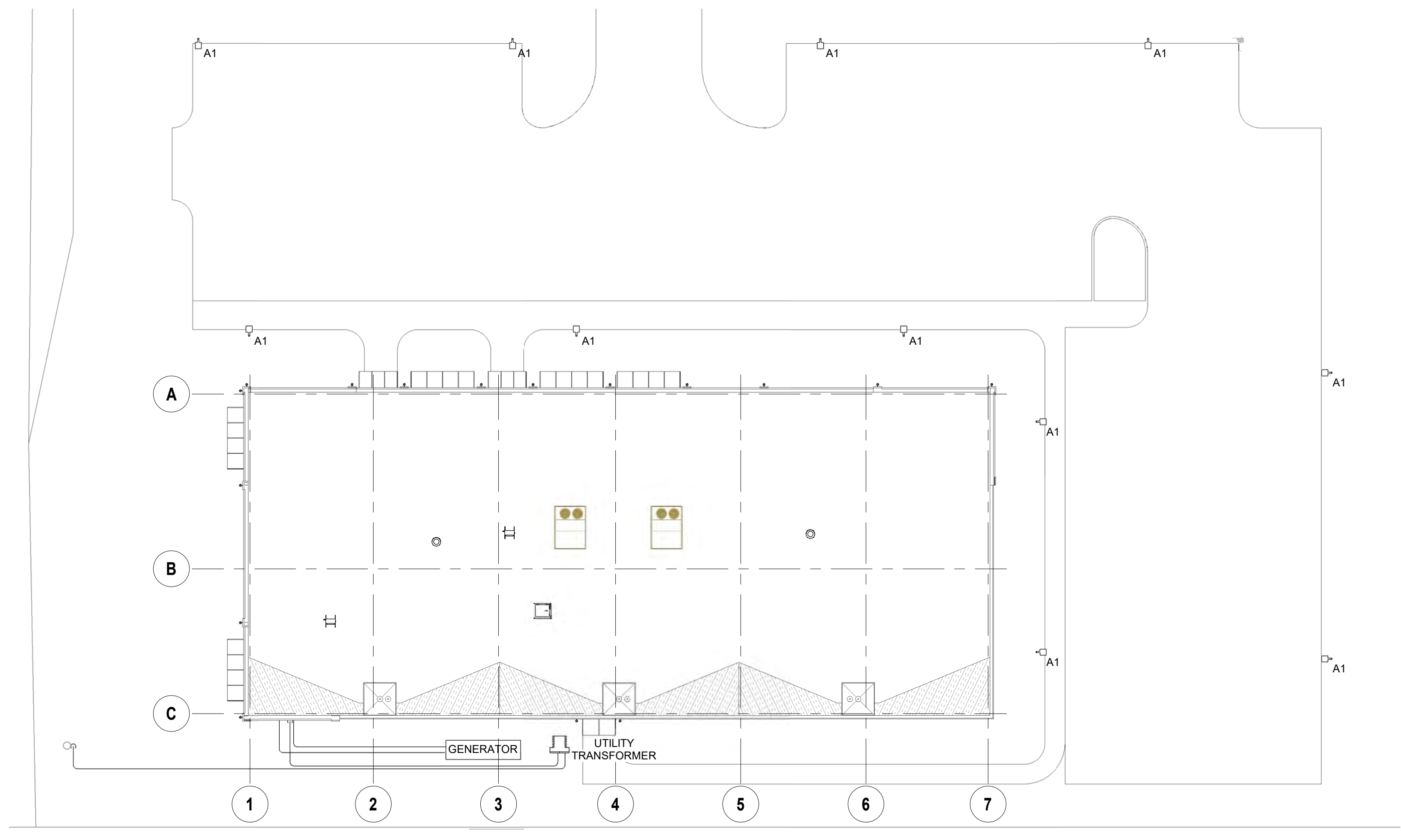
Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Mounting	Package	Shipping
DSX1B	Forward facing	40K	70CRI	TC	TC	1000	1000
P1	P6	30K	90CRI	TC	TC	1000	1000
P2	P7	40K	80CRI	TC	TC	1000	1000
P3	P8	50K	80CRI	TC	TC	1000	1000
P4	P9	60K	80CRI	TC	TC	1000	1000
P5	P10	70K	80CRI	TC	TC	1000	1000
Standard options	30K	3000K	80CRI	TC	TC	1000	1000
PI1	PI2	50K	2000K	80CRI	TC	1000	1000
PI3	PI4	60K	4000K	80CRI	TC	1000	1000
PI5	PI6	50K	5000K	80CRI	TC	1000	1000

Control options	Other options	Finish options
Shipped installed	SPR20W 20W emergency	SHD05 Dark Bronze
SHD01 Black	SHD06 30W emergency	SHD10 Nickel Diamond
SHD02 White	SHD07 40W emergency	SHD15 Silver
SHD03 Dark Bronze	SHD08 50W emergency	SHD20 Satin Dark Bronze
SHD04 White	SHD09 60W emergency	SHD25 Satin Black
SHD05 Dark Bronze	SHD10 70W emergency	SHD30 Satin Nickel
SHD06 30W emergency	SHD11 80W emergency	SHD35 Satin White
SHD07 40W emergency	SHD12 90W emergency	
SHD08 50W emergency	SHD13 100W emergency	
SHD09 60W emergency	SHD14 110W emergency	
SHD10 70W emergency	SHD15 120W emergency	
SHD11 80W emergency	SHD16 130W emergency	
SHD12 90W emergency	SHD17 140W emergency	
SHD13 100W emergency	SHD18 150W emergency	
SHD14 110W emergency	SHD19 160W emergency	
SHD15 120W emergency	SHD20 170W emergency	
SHD16 130W emergency	SHD21 180W emergency	
SHD17 140W emergency	SHD22 190W emergency	
SHD18 150W emergency	SHD23 200W emergency	
SHD19 160W emergency	SHD24 210W emergency	
SHD20 170W emergency	SHD25 220W emergency	
SHD21 180W emergency	SHD26 230W emergency	
SHD22 190W emergency	SHD27 240W emergency	
SHD23 200W emergency	SHD28 250W emergency	
SHD24 210W emergency	SHD29 260W emergency	
SHD25 220W emergency	SHD30 270W emergency	
SHD26 230W emergency	SHD31 280W emergency	
SHD27 240W emergency	SHD32 290W emergency	
SHD28 250W emergency	SHD33 300W emergency	
SHD29 260W emergency	SHD34 310W emergency	
SHD30 270W emergency	SHD35 320W emergency	
SHD31 280W emergency	SHD36 330W emergency	
SHD32 290W emergency	SHD37 340W emergency	
SHD33 300W emergency	SHD38 350W emergency	
SHD34 310W emergency	SHD39 360W emergency	
SHD35 320W emergency	SHD40 370W emergency	
SHD36 330W emergency	SHD41 380W emergency	
SHD37 340W emergency	SHD42 390W emergency	
SHD38 350W emergency	SHD43 400W emergency	
SHD39 360W emergency	SHD44 410W emergency	
SHD40 370W emergency	SHD45 420W emergency	
SHD41 380W emergency	SHD46 430W emergency	
SHD42 390W emergency	SHD47 440W emergency	
SHD43 400W emergency	SHD48 450W emergency	
SHD44 410W emergency	SHD49 460W emergency	
SHD45 420W emergency	SHD50 470W emergency	
SHD46 430W emergency	SHD51 480W emergency	
SHD47 440W emergency	SHD52 490W emergency	
SHD48 450W emergency	SHD53 500W emergency	
SHD49 460W emergency	SHD54 510W emergency	
SHD50 470W emergency	SHD55 520W emergency	
SHD51 480W emergency	SHD56 530W emergency	
SHD52 490W emergency	SHD57 540W emergency	
SHD53 500W emergency	SHD58 550W emergency	
SHD54 510W emergency	SHD59 560W emergency	
SHD55 520W emergency	SHD60 570W emergency	
SHD56 530W emergency	SHD61 580W emergency	
SHD57 540W emergency	SHD62 590W emergency	
SHD58 550W emergency	SHD63 600W emergency	
SHD59 560W emergency	SHD64 610W emergency	
SHD60 570W emergency	SHD65 620W emergency	
SHD61 580W emergency	SHD66 630W emergency	
SHD62 590W emergency	SHD67 640W emergency	
SHD63 600W emergency	SHD68 650W emergency	
SHD64 610W emergency	SHD69 660W emergency	
SHD65 620W emergency	SHD70 670W emergency	
SHD66 630W emergency	SHD71 680W emergency	
SHD67 640W emergency	SHD72 690W emergency	
SHD68 650W emergency	SHD73 700W emergency	
SHD69 660W emergency	SHD74 710W emergency	
SHD70 670W emergency	SHD75 720W emergency	
SHD71 680W emergency	SHD76 730W emergency	
SHD72 690W emergency	SHD77 740W emergency	
SHD73 700W emergency	SHD78 750W emergency	
SHD74 710W emergency	SHD79 760W emergency	
SHD75 720W emergency	SHD80 770W emergency	
SHD76 730W emergency	SHD81 780W emergency	
SHD77 740W emergency	SHD82 790W emergency	
SHD78 750W emergency	SHD83 800W emergency	
SHD79 760W emergency	SHD84 810W emergency	
SHD80 770W emergency	SHD85 820W emergency	
SHD81 780W emergency	SHD86 830W emergency	
SHD82 790W emergency	SHD87 840W emergency	
SHD83 800W emergency	SHD88 850W emergency	
SHD84 810W emergency	SHD89 860W emergency	
SHD85 820W emergency	SHD90 870W emergency	
SHD86 830W emergency	SHD91 880W emergency	
SHD87 840W emergency	SHD92 890W emergency	
SHD88 850W emergency	SHD93 900W emergency	
SHD89 860W emergency	SHD94 910W emergency	
SHD90 870W emergency	SHD95 920W emergency	
SHD91 880W emergency	SHD96 930W emergency	
SHD92 890W emergency	SHD97 940W emergency	
SHD93 900W emergency	SHD98 950W emergency	
SHD94 910W emergency	SHD99 960W emergency	
SHD95 920W emergency	SHD100 970W emergency	
SHD96 930W emergency	SHD101 980W emergency	
SHD97 940W emergency	SHD102 990W emergency	
SHD98 950W emergency	SHD103 1000W emergency	

LITRONIX
 1 Avery Way • Decatur, Georgia 30035 • Phone: 1-800-755-5ERV (57876) • www.lutron.com
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2 SITE ELECTRICAL PLAN - PHOTOMETRICS
 SCALE: 1" = 20'-0"



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

GENERAL ELECTRICAL NOTES

- THE SCOPE OF THE WORK COVERED BY THESE DRAWINGS AND SPECIFICATIONS INCLUDES LABOR, EQUIPMENT, AND MATERIALS FOR THE COMPLETE ELECTRICAL SYSTEM.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
- THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
- ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
- COORDINATE WITH VENDOR DRAWINGS FOR ADDITIONAL LOW VOLTAGE DEVICES. LOCATIONS OF ALL DEVICES INCLUDING TVS. PROVIDE POWER AS REQUIRED. NOT SHOWN ON ELECTRICAL DRAWINGS.
- FIELD VERIFY EVERY CIRCUIT AND PROVIDE UPDATED, TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD AFFECTED BY CONSTRUCTION.
- NO TYPE CABLE ALLOWABLE IN CONCEALED HORIZONTAL RUNS. INSTALLED CONCEALED IN STUD WALLS BETWEEN OUTLET DEVICES. CONNECTIONS TO MOVING OR VIBRATING EQUIPMENT, AND FOR FINAL CONNECTION TO LIGHT FIXTURES (8 FT. MAX).
- USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
- A STRUCTURED CABLING PACKAGE SHALL BE PROVIDED AS PART OF THIS PROJECT. THE E.C. IS RESPONSIBLE FOR DATA RACKS, CABLING AND TERMINATIONS, PATCH PANELS, BACKBOXES, CONDUIT PATHWAYS, CABLE TRAY AND LADDER RACK, AND LINE VOLTAGE POWER. OWNER I.T. SHALL PROVIDE ALL TELECOMMUNICATIONS EQUIPMENT AS WELL AS PERFORM FINAL SET-UP AND PROGRAMMING.

GENERAL LIGHTING NOTES

- FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTURE. WHERE FIXTURE IS ALSO LABELED AS NIGHT LIGHT, WIRE FIXTURE UNSWITCHED DIRECTLY TO CIRCUIT. WHERE FIXTURE IS ALSO SHOWN TO BE SWITCHED, PROVIDE ADDITIONAL UNSWITCHED LEAD TO BATTERY PACK TO SENSE POWER LOSS AND TRANSFER POWER.
- WHERE EMERGENCY FIXTURES ARE SHOWN ON EXTERIOR OR IN DRYWALL CEILING, LOCATE BATTERY REMOTELY, IN CONDITIONED SPACE, ABOVE ACCESSIBLE CEILING.
- CONNECT ALL EXIT SIGNS, SELF-CONTAINED, BATTERY POWERED EMERGENCY LIGHTS, AND LIGHT FIXTURES LABELED AS NIGHT LIGHTS UNSWITCHED TO LIGHTING CIRCUIT IN THAT AREA, BYPASSING ALL SWITCHES OR CONTROLS.
- LIGHT FIXTURES SHALL BE AS SCHEDULED OR APPROVED EQUAL. 10 DAYS PRIOR TO BID.
- OCCUPANCY SENSORS SHALL HAVE SEPARATE LINE VOLTAGE RELAYS/POWER PACKS FOR CONTROL OF LIGHTING CIRCUIT AND LOW VOLTAGE WIRING CONNECTION TO SENSOR TO ALLOW FOR RELOCATION OR MULTIPLE SENSORS. SENSORS SHALL BE DUAL TECHNOLOGY TYPE. APPROVED MANUFACTURERS FOR LINE VOLTAGE CEILING AND WALLBOX SENSORS SHALL BE WATT STOPPER, SENSOR SWITCH, HUBBELL, ACUITY, AND LEVITON.
- OCCUPANCY SENSOR LOCATIONS ON PLANS ARE SHOWN TO INDICATE AREAS TO BE COVERED, AND LIGHTS TO BE CONTROLLED. OCCUPANCY SENSOR MANUFACTURER SHALL ADJUST LOCATIONS, QUANTITIES, AND SENSOR TYPES TO ENSURE PROPER COVERAGE OF ALL AREAS. PROVIDE ADDITIONAL SENSORS IF NEEDED TO COVER ENTIRE AREA. USE WALL MOUNTED, LONG THROW SENSORS FOR CORRIDORS WHERE APPLICABLE, AND CEILING MOUNTED SENSORS IN OTHER AREAS.
- CEILING MOUNTED OCCUPANCY SENSORS MOUNTED IN WOOD, OR PAINTED CEILING SHALL BE PAINTED TO MATCH CEILING COLOR. VERIFY FINISH WITH ARCHITECT PRIOR TO PAINTING.
- WALLBOX TYPE SENSORS SHALL HAVE INTEGRAL ON/OFF OVERRIDE SWITCH, ADJUSTABLE TIME DELAY, AND PROGRAMMABLE MODES OF OPERATION (MANUAL, ON/OFF, AUTO, ON/OFF, ETC). SENSORS SHALL BE CAPABLE OF BEING MASKED OFF TO PREVENT FALSE ON SIGNAL FROM CERTAIN AREAS OF COVERAGE.
- WHERE CEILING MOUNTED STAND ALONE SENSORS ARE SHOWN IN ROOMS WITH LINE VOLTAGE SWITCHES, SWITCH AND SENSOR SHALL BE WIRED IN SERIES. SEE SENSOR WIRING DETAIL ON SHEET E3.1.
- IN AREAS WHERE LED FIXTURES ARE SHOWN TO BE DIMMED, CONTRACTOR SHALL RUN LOW VOLTAGE CONTROL CABLE TO EACH FIXTURE IN ADDITION TO LINE VOLTAGE WIRING. CONTROL WIRING MAY BE RUN USING OPEN CABLING.
- E.C. SHALL PROVIDE ALL REQUIRED CABLING TO INTERCONNECT ALL CONTROL DEVICES, INCLUDING RJ-45 PLUGS ON ALL CABLES.
- LIGHT FIXTURES IN COMMON SPACES - CORRIDORS, BREAK AREAS, ETC. ARE TO BE CONTROLLED BY TIME OF DAY FUNCTIONS AND OCCUPANCY SENSORS. LIGHTS SHALL COME ON AT TIME DETERMINED BY OWNER. NO OVERRIDE TO BE PROVIDED DURING NORMAL OPERATING HOURS. MOTION SENSORS TO FUNCTION AS PRIMARY CONTROL DURING OFF HOURS - SENSORS SHALL BRING LIGHTS ON AFTER HOURS. VERIFY TIME DELAY OVERRIDE WITH OWNER. COORDINATE ALL SCHEDULING WITH OWNER.
- FIXTURES IN OPEN OFFICE AREAS ARE TO BE CONTROLLED BY OCCUPANCY SENSOR AND TIME OF DAY FUNCTIONS. LIGHTS SHALL COME ON USING TIME OF DAY FUNCTION AT TIME DETERMINED BY OWNER. TIME OF DAY SCHEDULE TO BE PRIMARY CONTROL DURING NORMAL OPERATING HOURS. MOTION SENSOR FUNCTION TO CONTROL DURING OTHER HOURS. EACH OPEN OFFICE AREA SHALL HAVE LOCAL OVERRIDES WHERE SHOWN ON PLANS WITH PRESET MANUAL OVERRIDES. DEFAULTS SHALL RESET UPON NEXT SCHEDULED EVENT. COORDINATE PROGRAMMING OF OVERRIDES WITH OWNER.

POWER PLAN KEYNOTES

LIGHTING PLAN KEYNOTES

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DESIGN DEVELOPMENT

ISSUE DATE: 02/26/2026

REVISIONS

NO.	DATE	DESCRIPTION
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