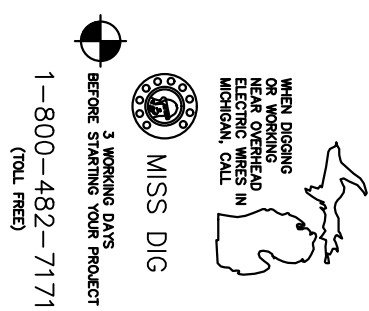


ZONED
 B-2: CENTRAL BUSINESS DISTRICT (CBD)
SETBACKS:
 FRONT: 0 FT.
 SIDE: 0 FT.
 REAR: 5 FT. (MIN.)

SITE PLAN
 SCALE 1" = 10'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- BUILDING LINE
- COMB. COMB. COMBINED SEWER LINE
- CURB LINE
- GAS LINE
- GATE
- OVERHEAD ELECTRIC LINE
- OVERHEAD PHONE LINE
- OVERHEAD PHONE & ELECTRIC LINE
- SAN. SAN. SANITARY LINE
- STN. STN. STORM LINE
- W. W. WATER LINE
- SET IRON
- FOUND IRON
- SET CONC. NAIL
- SET P.K. NAIL
- FOUND P.K. NAIL
- ⊙ SECTION CORNER
- ⊙ CLEAN OUT
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ GATE VALVE & WELL
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ MAIL BOX
- ⊙ MANHOLE
- ⊙ ASPH. ASPHALT
- ⊙ CONC. CONCRETE
- ⊙ F.F. FINISHED FLOOR
- ⊙ L.S. LANDSCAPED
- ⊙ O.P. OPEN PORCH
- ⊙ TOP OF FIN. ELEV.
- ⊙ PROP. ELEV.
- ⊙ SPOT ELEV.
- ⊙ REMAIN
- MONITORING WELL
- PUBLIC PHONE
- ROUND CATCH BASIN
- SANITARY MANHOLE
- SIGN POST
- SQUARE CATCH BASIN
- 6" STEEL POST
- STORM MANHOLE
- TRAFFIC SIGNAL
- TRANSFORMER
- UTILITY POLE
- WATER VALVE
- LIGHT POLE W/ (2) FIXTURES
- LIGHT POLE W/ (1) FIXTURE
- UNDERGROUND UTILITY
- UNDERGROUND UTILITY MARKER
- REMAINING TREE TO BE
- PROPOSED RELOCATED TREE
- EXISTING TREE TO REMAIN



MIXED USE DEVELOPMENT FOR KEN VOIGT
 SUMPTER RD.
 BELLEVILLE, MICHIGAN

SITE PLAN

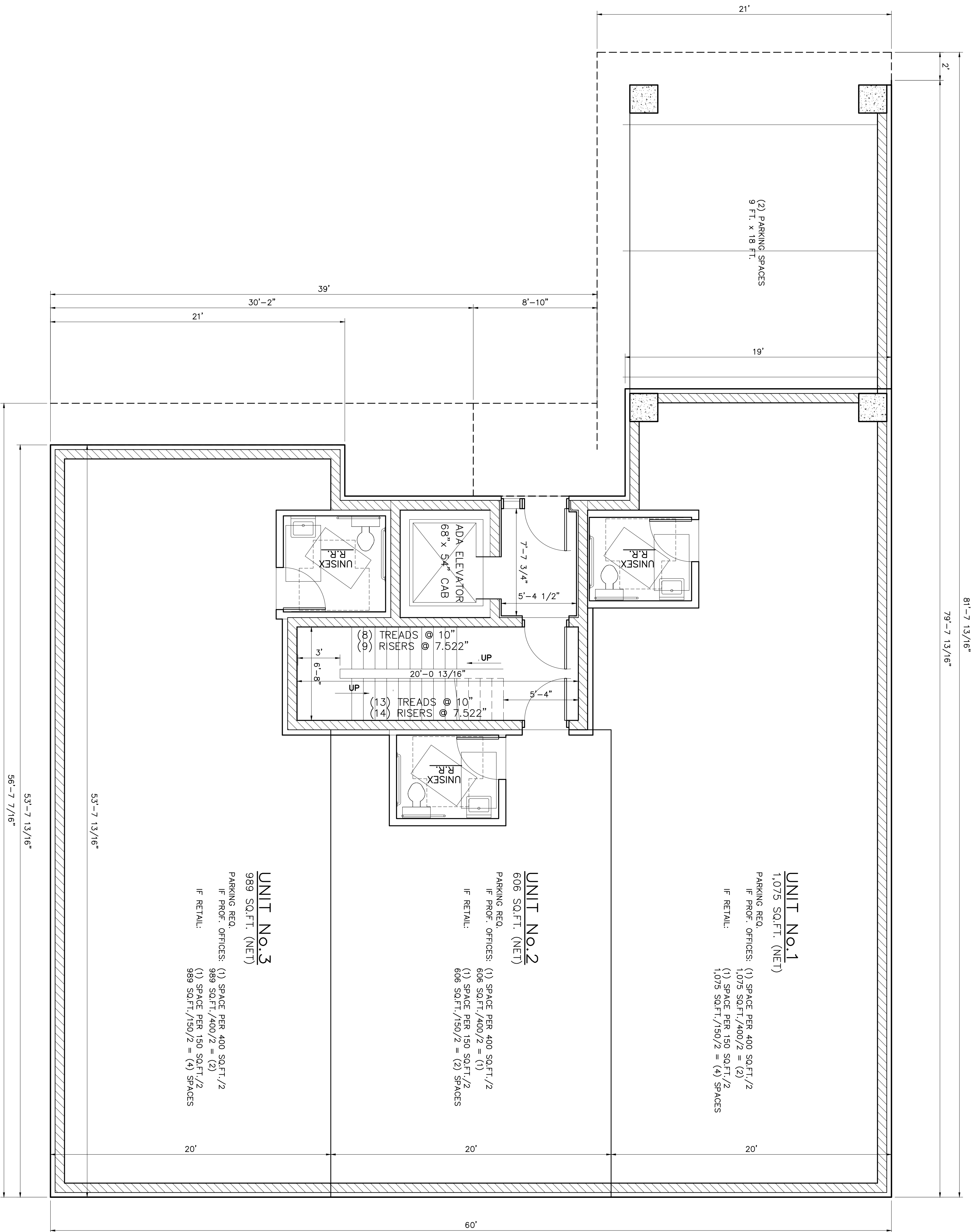
| NO. | REVISION | DATE |
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| 2 | | |
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| BY | DATE |
|-----|---------|
| LDW | 1/15/26 |
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| | |

L. WARDEN, DESIGNER
 LANCE WARDEN, BUILDING SPECIALIST L.L.C.

3819 PINEVIEW DRIVE EAST DEXTER, MICHIGAN 48130
 (734) 276-8872

DESIGNED BY: LDW DATE: JAN. 2026
 DRAWN BY: LDW DATE: JAN. 2026
 CHECKED BY: LDW DATE: JAN. 2026
 SCALE: 1" = 30' DRAWING
 PROJECT: 260110
 SHEET NO. **C1.0**



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ZONING
B-2: CENTRAL DISTRICT

HEIGHT (MEASURED TO ROOF):
MAXIMUM ALLOWED: IF (3) STORIES: 37 FT. (MIN.), 46 FT. (MAX.)
IF (2) STORIES: 25 FT. (MIN.), 34 FT. (MAX.)

GROUND FLOOR INTERIOR HEIGHT IS TO BE 14 FT. (MIN.) TO THE BOTTOM OF THE 'DECK' ABOVE.
UPPER LEVEL'S INTERIOR FLOOR TO BOTTOM OF 'DECK' HEIGHT IS TO BE 10 FT. (MIN.).

OCCUPANCY CLASSIFICATIONS

- B: BUSINESS
- M: MERCANTILE
- R-2: INCLUDES APARTMENT HOUSES

| | |
|--------------------|----------|
| DESIGNED BY | DATE |
| LDW | FEB 2026 |
| DRAWN BY | DATE |
| LDW | FEB 2026 |
| CHECKED BY | DATE |
| LDW | FEB 2026 |
| EXT | FILE |
| SCALE 1/4" = 1'-0" | |
| DRAWING | |
| PROJECT | 260110 |
| A1.0 | |
| SHEET NO. | |

VOIGT MULTI-USE BUILDING
SUMPTER RD.
BELLEVILLE, MICHIGAN

MAIN LEVEL FLOOR PLAN (REV.)

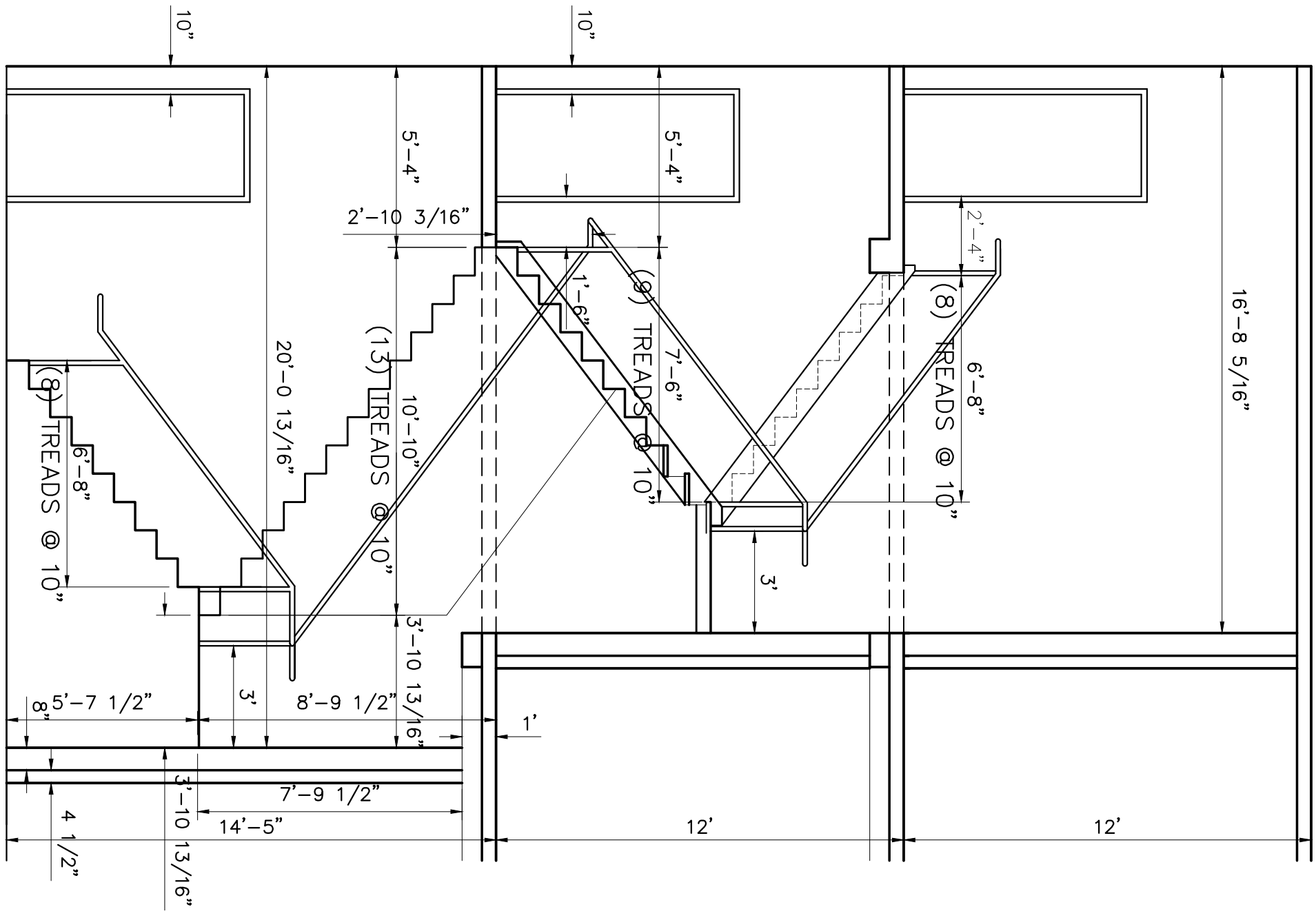
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| 1 | REVIEW ONLY | | 2/25/26 |
| 2 | | | |
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REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

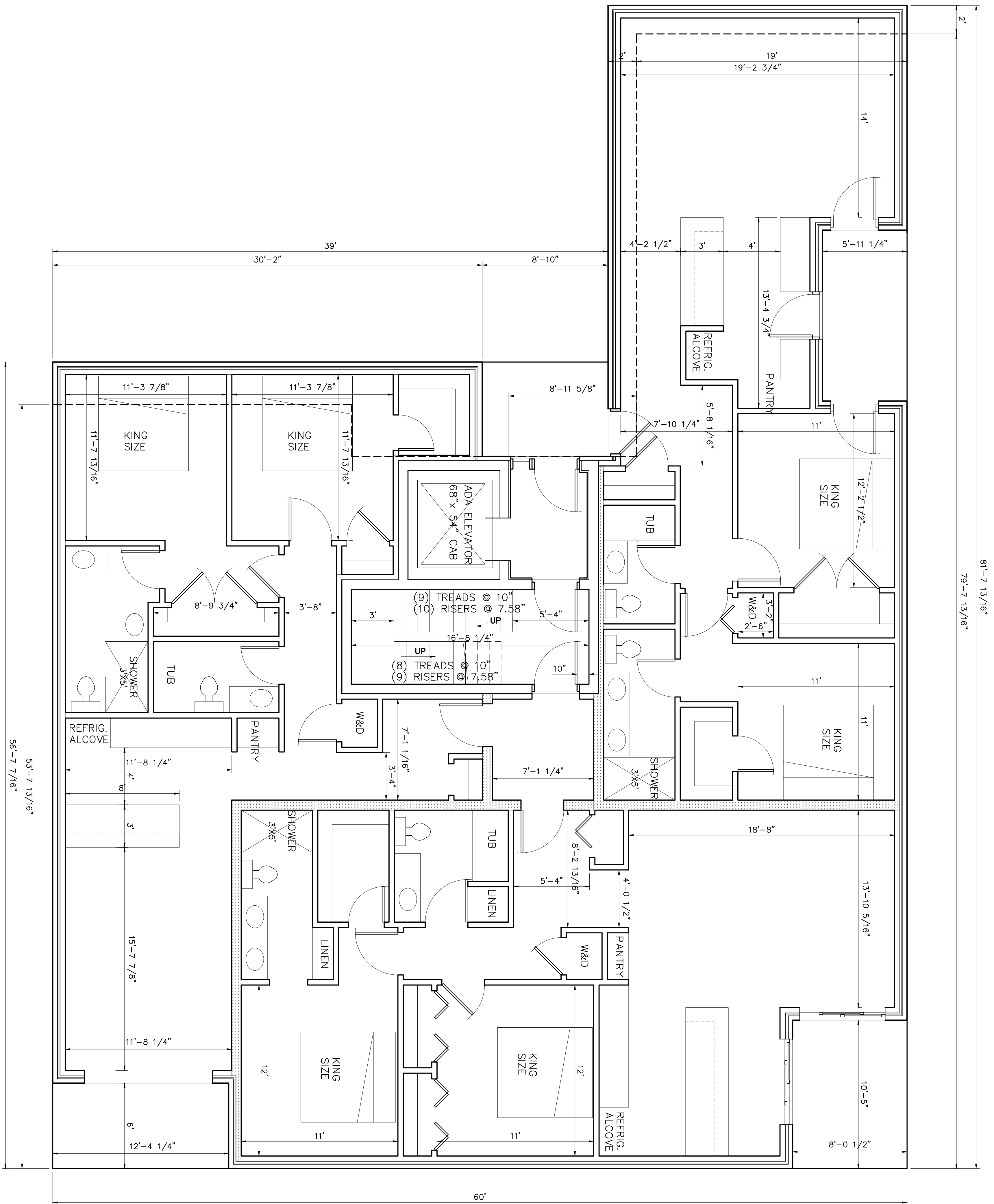
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L. WARDEN, DESIGNER
LANCE WARDEN, BUILDING SPECIALIST L.L.C.

3819 PINEVIEW DRIVE EAST DEXTER, MICHIGAN 48130
PHONE No.: (734) 276-8672



STAIR SECTION
SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

VOIGT MULTI-USE BUILDING
SUMPTER RD.
BELLEVILLE, MICHIGAN
UPPER LEVEL FLOOR PLANS (REV.)

| NO. | REVISIONS | BY | DATE |
|-----|-------------|--------|---------|
| 1 | REVIEW ONLY | L.D.W. | 2/25/26 |
| 2 | | | |
| 3 | | | |
| 4 | | | |

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

L. WARDEN, DESIGNER
LANCE WARDEN, BUILDING SPECIALIST L.L.C.
3819 PINEVIEW DRIVE EAST DEXTER, MICHIGAN 48130
PHONE No.: (734) 276-8672

DESIGNED BY: LDW DATE: FEB 2026
DRAWN BY: LDW DATE: FEB 2026
CHECKED BY: LDW DATE: FEB 2026
EXT: FILE

SCALE: 1/4" = 1'-0"

PROJECT: 260110
SHEET NO. **A1.1**