

CODE SHEET: Existing Building = 1025 Miller Road, Kalamazoo MI 49001

OCCUPANCY MIXED =

A-3 = ASSEMBLY (CONFERENCE ROOMS, 1 SMALL AND 1 LARGER)

M = MERCANTILE (IF FUTURE USE OF RETAIL)

Separation not required.

The building is to have an Automatic Sprinkler System.

A-3 = 2,399 sq. ft. of gross area.

1 person per 15 sq. ft. in the larger Conference Room = 54 chairs at tables.

1 person per 15 sq. ft. on the Mezzanine = 25 chairs at tables.

1 person per 7 sq. ft. in the small Conference Room = 26 chairs.

Net Area = includes 105 persons and 2 employees, = 107 total persons Max.

The owner designs for 107 persons Max.

M = 2,321 sq. ft. of gross area.

1 person per 60 sq. ft. gross in the Retail area and Kitchen = 25 persons and 1 employee.

The owner designs for 26 persons Max.

Type of Construction = Type "IIIB" = Non-protected, Sprinkled.

Masonry Walls and Steel Roof and Structure.

The east wall is 14 feet from the Property Line. The wall has no openings and is 12" Concrete Block.

The west wall is 90 feet from the "established" Property Line. The wall has 2 doors and 2 windows existing.

The south wall is built of 12" Concrete Block and glass windows.

The north wall has no windows, one steel door, and is built of 12" Concrete Block.

The entire building is in the Work Area. This area is being brought up to UBC 2015 and the Michigan Barrier-Free Code with new Accessible Toilet Rooms. The Front Entrance Doors are B-Free.

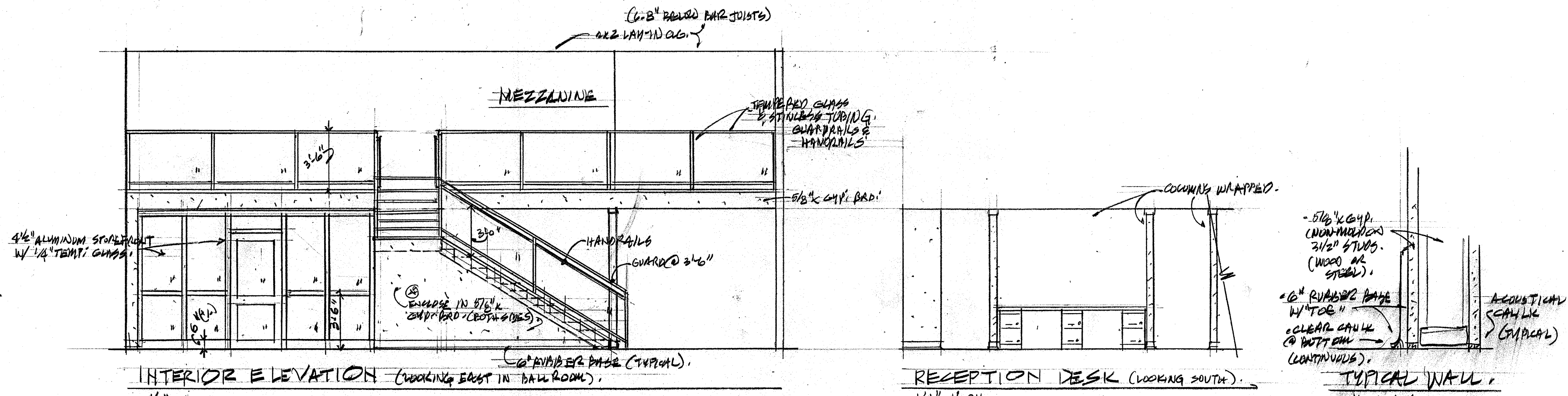
The new and remodeled Wall Types are called out on Sheet #A-2.
New Doors and frames are called out in the Specifications.

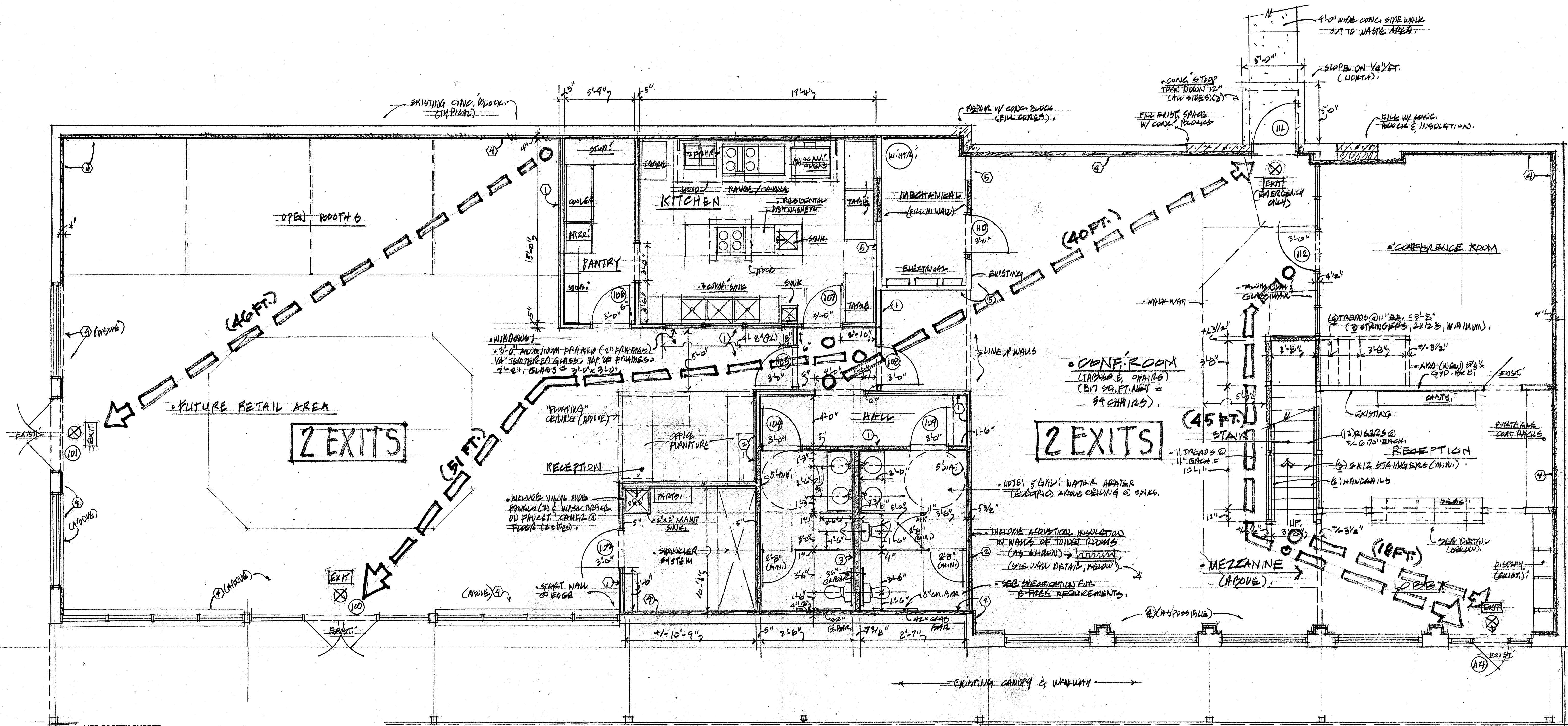
SHEET #CS-1

2-23-2024

REMODELED FLOOR PLAN

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





LIFE SAFETY SHEET: Existing Building = 1025 Miller Road, Kalamazoo MI 49001

OCCUPANCY MIXED:

A-3 = Assembly (Conference Rooms, 1 small and 1 larger)

M = Mercantile (future use of Retail)

Separation not required.

The building is to have an Automatic Sprinkler System.

A-3 = 2,399 sq. ft. of gross area.
Net area includes 107 persons max.
The owner designs for 107 persons Maximum.

M = 2,321 sq. ft. of gross area.
Net area includes 25 people and 1 employee.
(25 persons at 60 sq ft per person gross).
The owner designs for 26 persons Maximum.

Maximum travel to an exit:
Assembly side = 45 feet.
Exit Access Distance allowed by Code = 250 feet (with sprinklers).
Retail side = 51 feet.
Exit Access Distance allowed by Code = 250 feet (with sprinklers).

Exiting = Two Exits (36" each) are provided per each side.
Egress width provided = 36" doors which will provide exiting for 180 persons each.

Exit Lights and Emergency Lighting are shown and required at each exit door.
Fire Extinguishers = shown, (2) in each half and (1) in the Kitchen.

"IIB" Construction Type = Non-protected, Sprinkled.
Masonry walls and Steel roof and structure.

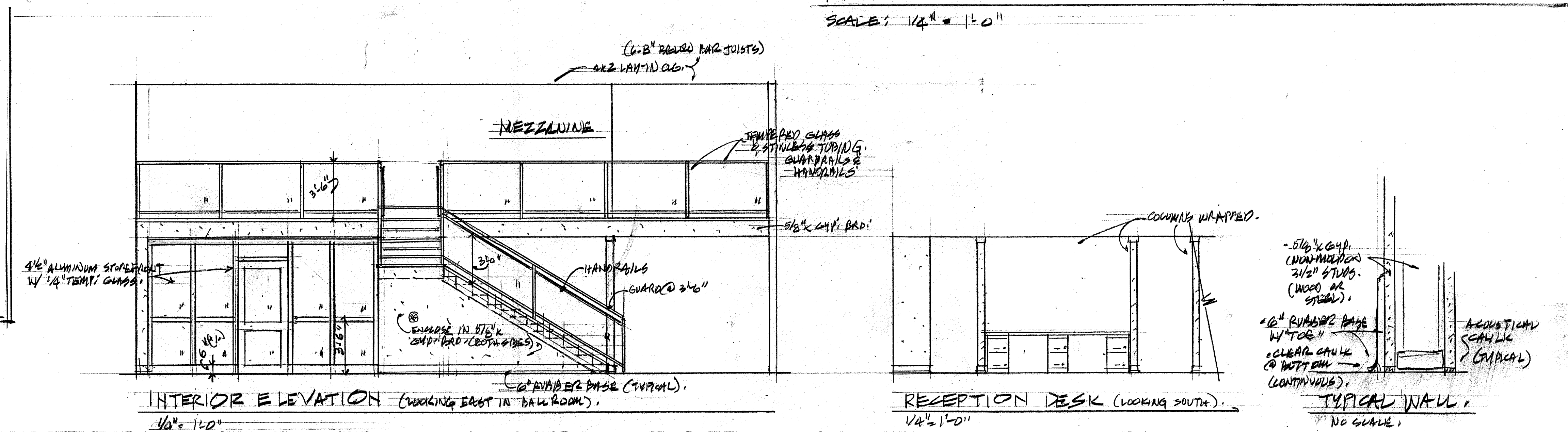
"Work Area" = 100 % of the Existing Building.

SHEET # LF-1

2-23-2024

REMODELED FLOOR PLAN

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

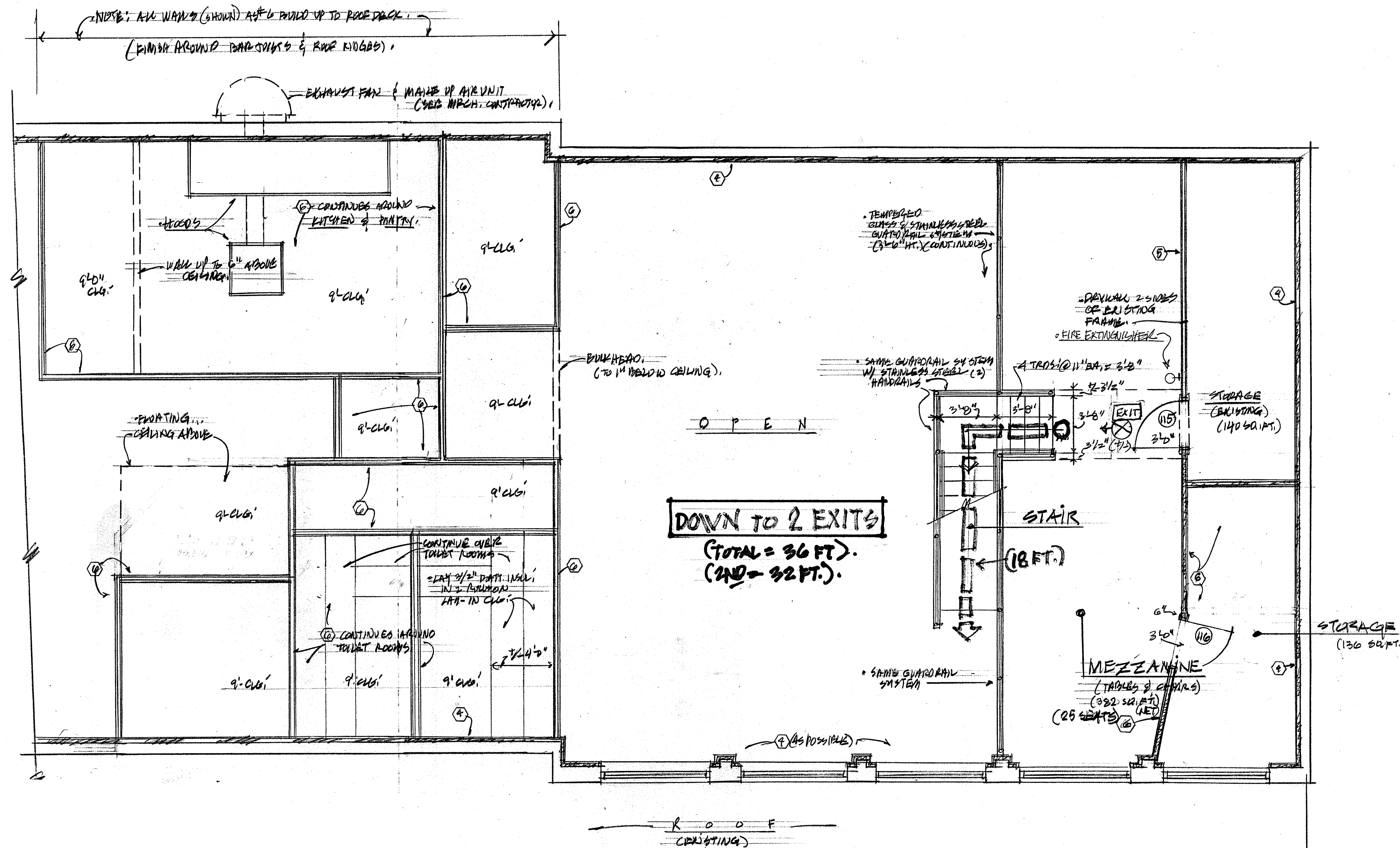


NELSON
BRECH
NAYE, AIA,
ARCHITECT
KALAMAZOO
MI 49007

"TRUTH and PARKS"
RENOVATE AND REMODEL A BUILDING
1025 MILLER ROAD, KALAMAZOO MI 49001

2-23-24

12-30-23
N. DATA
JOS. SHEET
7.5.23
LF-1



"TRUTH and PARKS"
 RENOVATE AND REMODEL A BUILDING
 1025 MILLER ROAD, KALAMAZOO MI 49001

NELSON
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2-20-24

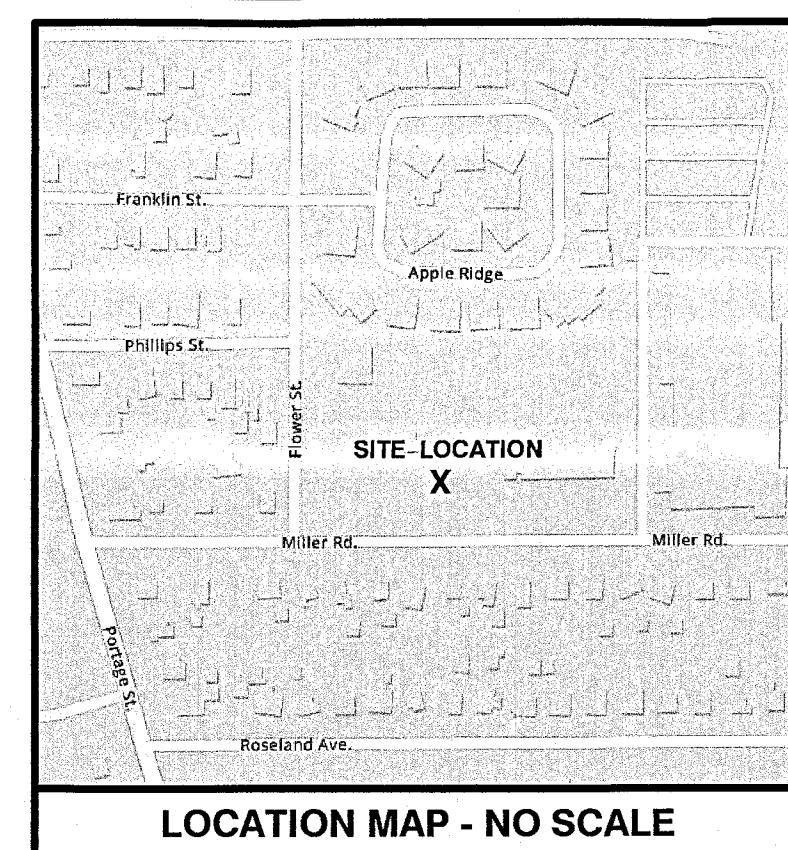
12-30-23

N. DATE
 JOB SHEET

#7.5.23

LF-2

File: C:\Users\gary.knapp\Dropbox (DAU)\Xolemazoo\Projects\2023\2350457.5A\dwg\2350457--TOPO.dwg
 Plotted: 6/29/2023 9:13 AM



SECT CAPPED MANHOLE 442348

FOUND IRON

CONTROL POINT

STORM SEWER MANHOLE

CATCH BASIN

ROOF DRAIN

FIRE HYDRANT

UTILITY POLE

LIGHT POLE

GUY ANCHOR

UTILITY POLE

LIGHT POLE

GUY ANCHOR

SIGN

BOLLARD POST

SPRINKLER CONTROL VALVE

SPRINKLER HEAD

VALVE (WATER & GAS)

GAS METER

UTILITY RISERS

UTILITY POLE

LIGHT POLE

GUY ANCHOR

SIGN

BOLLARD POST

FENCE LINE

OVERHEAD UTILITIES

UNDERGROUND ELECTRIC

COMMUNICATIONS

TELEPHONE

FIBER OPTIC

GAS LINE

EXISTING WATER LINE

EXISTING STORM SEWER

EXISTING SANITARY SEWER

BITUMINOUS SURFACE

CONCRETE SURFACE

GRAVEL SURFACE

BROKEN CONCRETE SURFACE

MISS DIG SURVEY TICKET # 2023061403992 REV: 000
(INCLUDES INFORMATION RECEIVED THROUGH 06-27-2023)

- CCI SYSTEMS / CHARTER - 06/15/2023 (MAPS RECEIVED)
- METRONET FIBER - 06/15/2023 (CLEAR)
- CITY OF KALAMAZOO - 06/23/2023 (MAPS RECEIVED)

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
3. THE FIELD WORK WAS COMPLETED ON JUNE 03, 2023.
4. SURVEY BASED ON SUN TITLE AGENCY'S COMMITMENT NO.: 219596, COMMITMENT DATE 5/8/2023.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26077C0189D, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010. ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
6. EXISTING PARKING SURFACE: 31 TOTAL SPACES, INCLUDING 0 HANDICAPPED SPACES
7. TOTAL LAND AREA: 3.61 ACRES (157,049.9 SQUARE FEET).
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. ADJOINING DEEDS OF RECORD WERE NOT PROVIDED TO SURVEYOR BY CLIENT AS SPECIFIED IN SECTION 4(C)(3) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS.

TO: SUN TITLE AGENCY OF MICHIGAN, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND BLACK WALL STREET KALAMAZOO, A MICHIGAN NON-PROFIT CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8, 9, 10, 11(a) & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 03, 2023

DATE: JUNE 27, 2023

Alan E Dahl
ALAN EDWARD DAHL, PROFESSIONAL SURVEYOR #4001047948

S1

1019 MILLER ROAD
1019 MILLER ROAD, KALAMAZOO, MI 49001
SECTION 26, T02S, R11W, CITY OF KALAMAZOO, KALAMAZOO CO.
-FOR-
BERKSHIRE HATHAWAY REAL ESTATE
6312 STADIUM DRIVE, KALAMAZOO, MI 49009

REVISIONS

[illegible]

Drawn By: _____

Scale:

Date: _____

Project #

Sheet Title:

**ALTA / NSPS
LAND TITLE
SURVEY**

Shoot ☐

V-101
1 of 1



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

SITE DATA

- PROPERTY INFORMATION:
PARCEL #S: 39-06-26-172-003

SITE AREA: 156,049 SF (3.61AC)

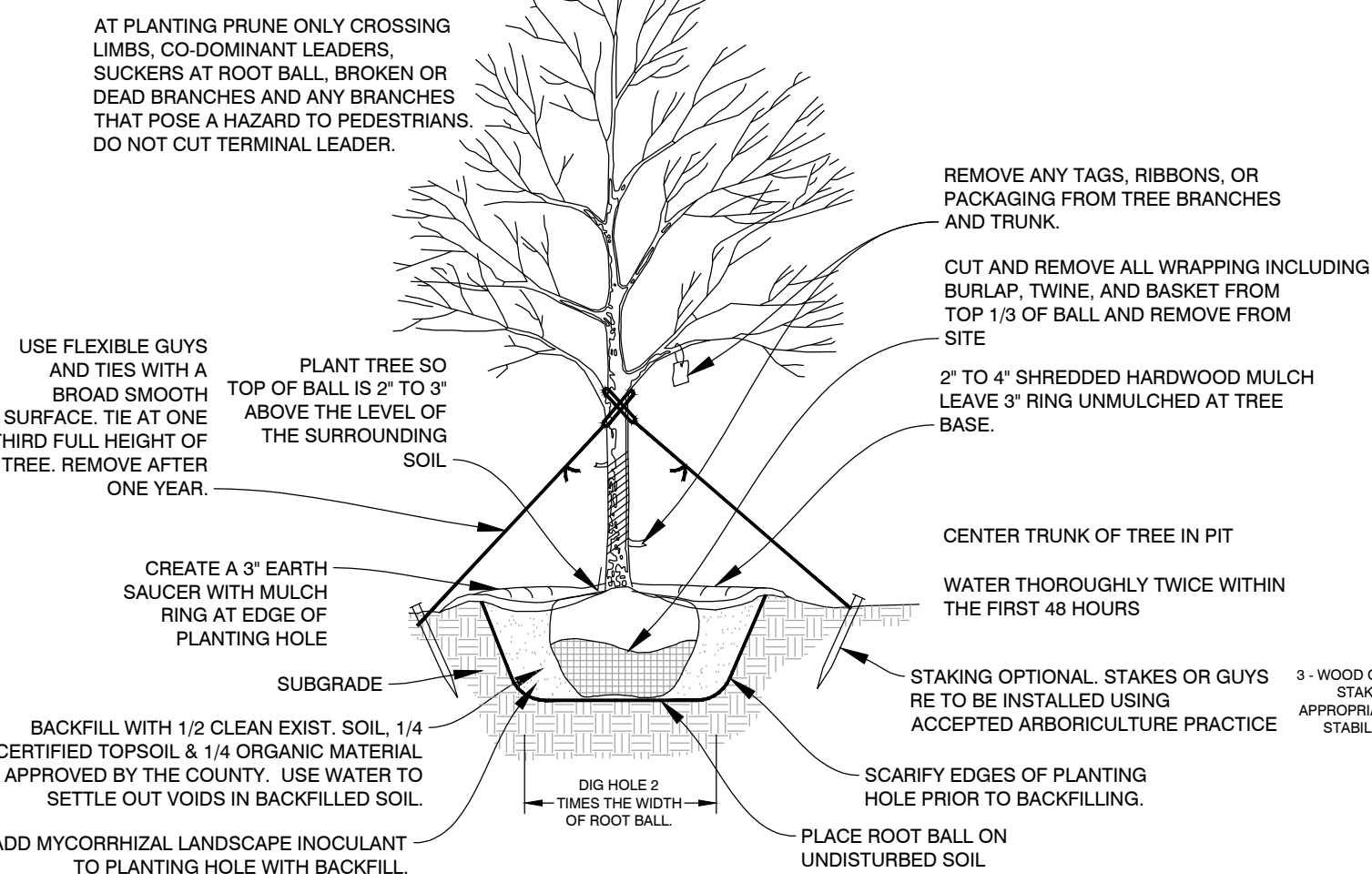
OWNER: CROWS BROS LLC
1019 MILLER ROAD
KALAMAZOO, MI 49001

DEVELOPER: NICOLE TRIPLETT
- ZONING:
PROPERTY CURRENTLY ZONED: RM36 - RESIDENTIAL, MULTI-DWELLING
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: RM36
SOUTH: RSS - RESIDENTIAL, SINGLE-DWELLING
EAST: RM36
WEST: RM36

PROPOSED LAND USE = RETAIL AND MEETING ROOM
- PARKING:
REQUIRED =
RETAIL: (1) PER 330 SFT
5,166 SF / 330 = 15.6 = 16 PARKING SPACES

PROVIDED = STANDARD 8.5'X18' SPACES = 37
BARRIER FREE SPACES = 2
TOTAL PROVIDED 39*
*EXISTING PARKING SPACES. LOT IS GOING TO BE CRACK SEALED AND RECOATED ONLY.
- BUILDING:
SINGLE-STORY
MAXIMUM HEIGHT: 6 STORIES
TOTAL AREA OF 5,166 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 6.8%
MAXIMUM IMPERVIOUS COVERAGE: 70%
PROPOSED IMPERVIOUS COVERAGE: 35%
- LOT:
MINIMUM LOT SIZE: 4,000 SFT
MINIMUM LOT WIDTH: 33 FT
LOT SIZE: 156,049 SFT / 3.61 ACRES
LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER MANAGEMENT:
NO PROPOSED CHANGE TO THE STORMWATER MANAGEMENT OR IMPERVIOUS AREA.

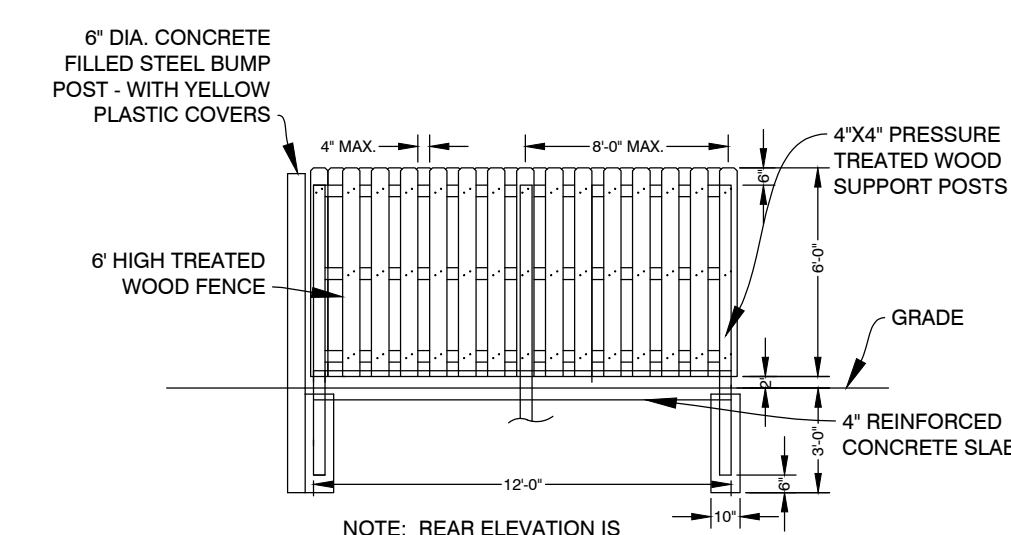
NOTE:
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR.
CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



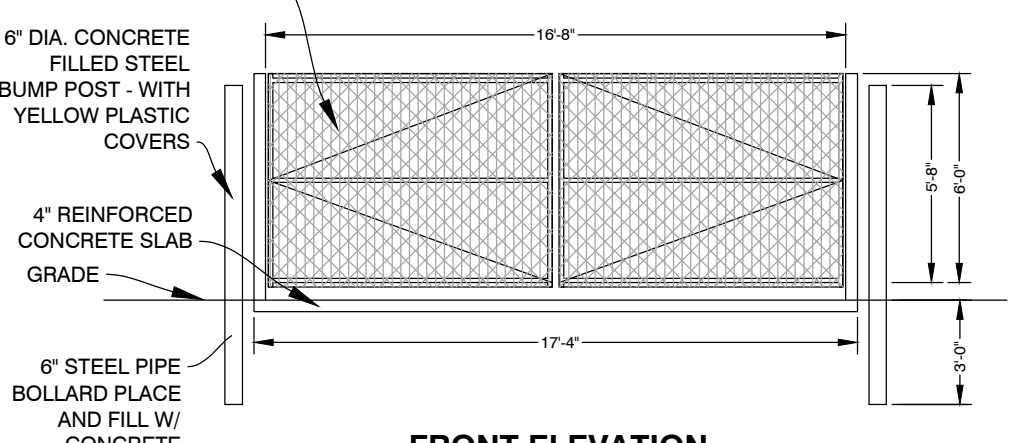
TYPICAL DESCIDUOUS TREE PLANTING DETAIL

C2.0 - 170102

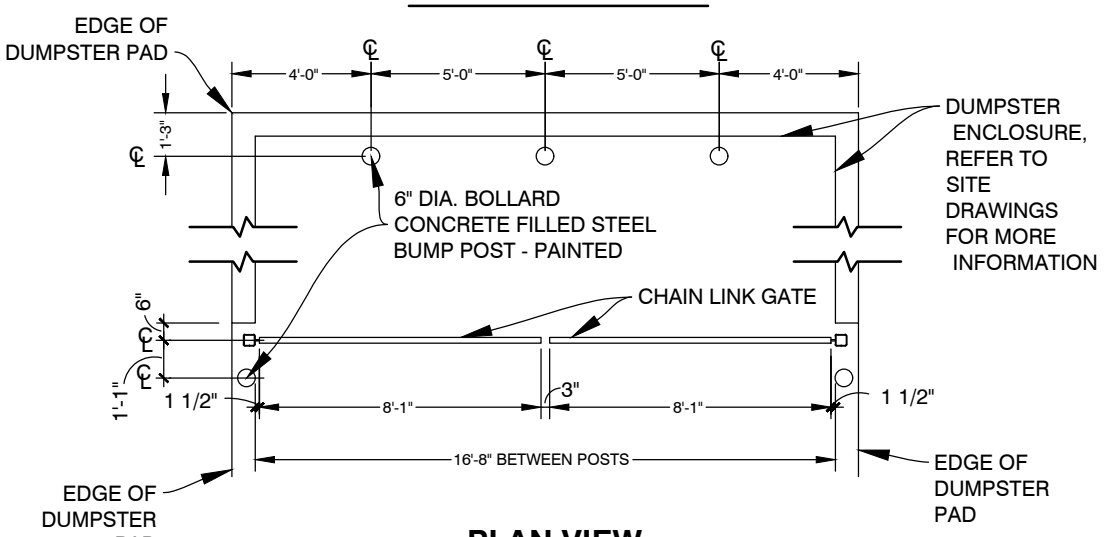
NOT TO SCALE



SIDE ELEVATION



FRONT ELEVATION



PLAN VIEW

DUMPSTER ENCLOSURE DETAIL

C2.0 - 110104

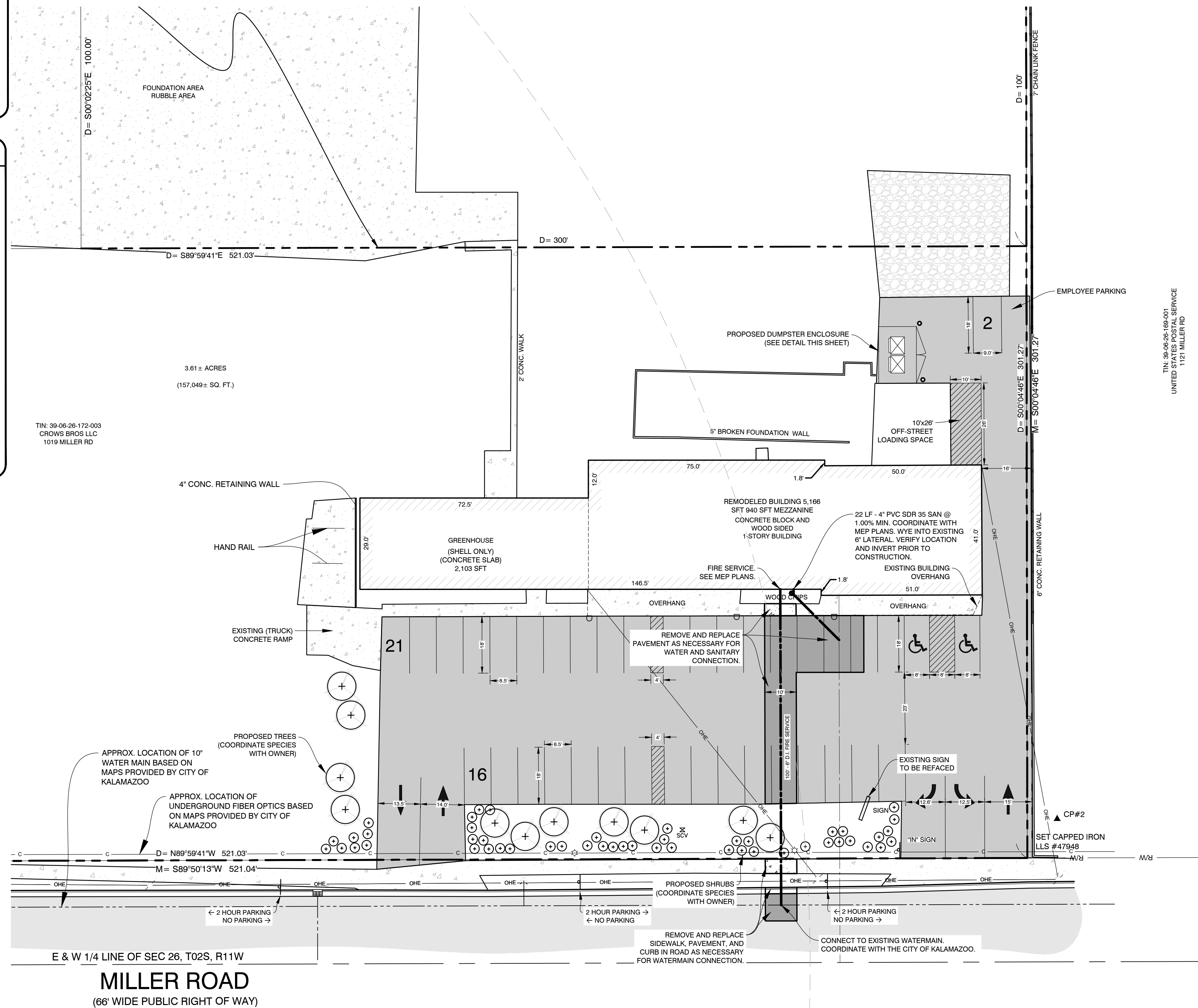
NOT TO SCALE

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4\"/>

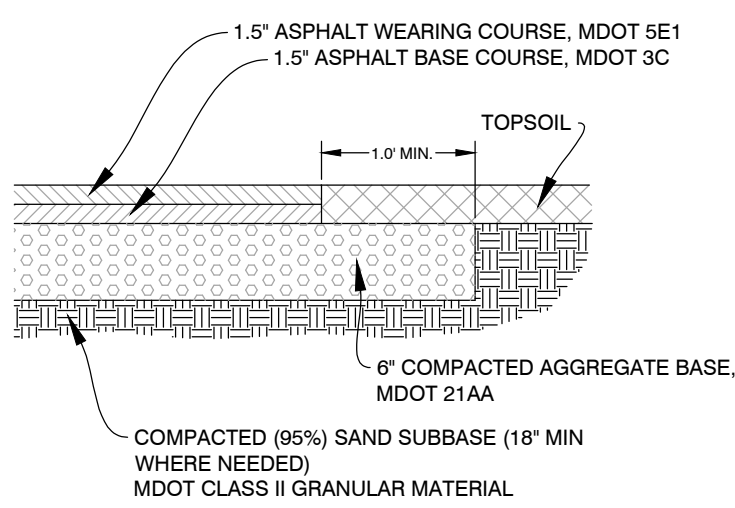
LEGEND

- CRACK SEAL AND RESTRIPE
- EXISTING PAVEMENT
- PROPOSED HMA PAVEMENT (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE (SEE DETAIL THIS SHEET)
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED TREE
- PROPOSED SHRUB



MILLER ROAD

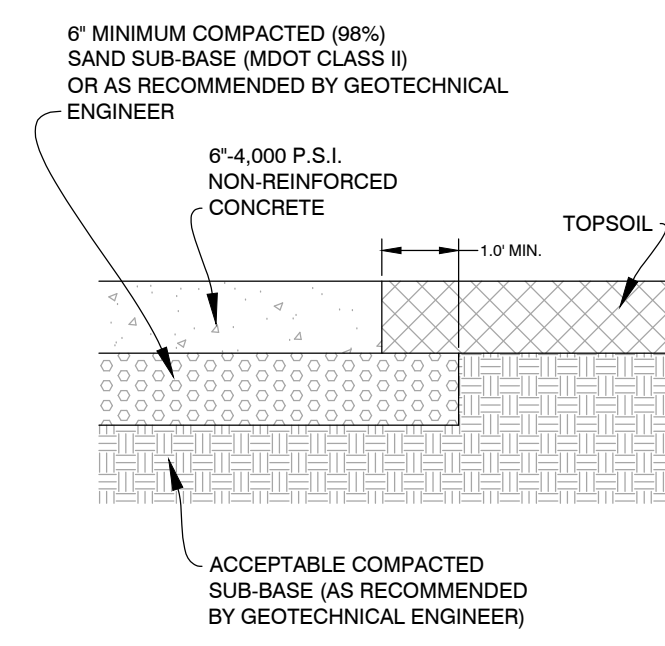
(66' WIDE PUBLIC RIGHT OF WAY)



ASPHALT SECTION

C2.0 - 030401

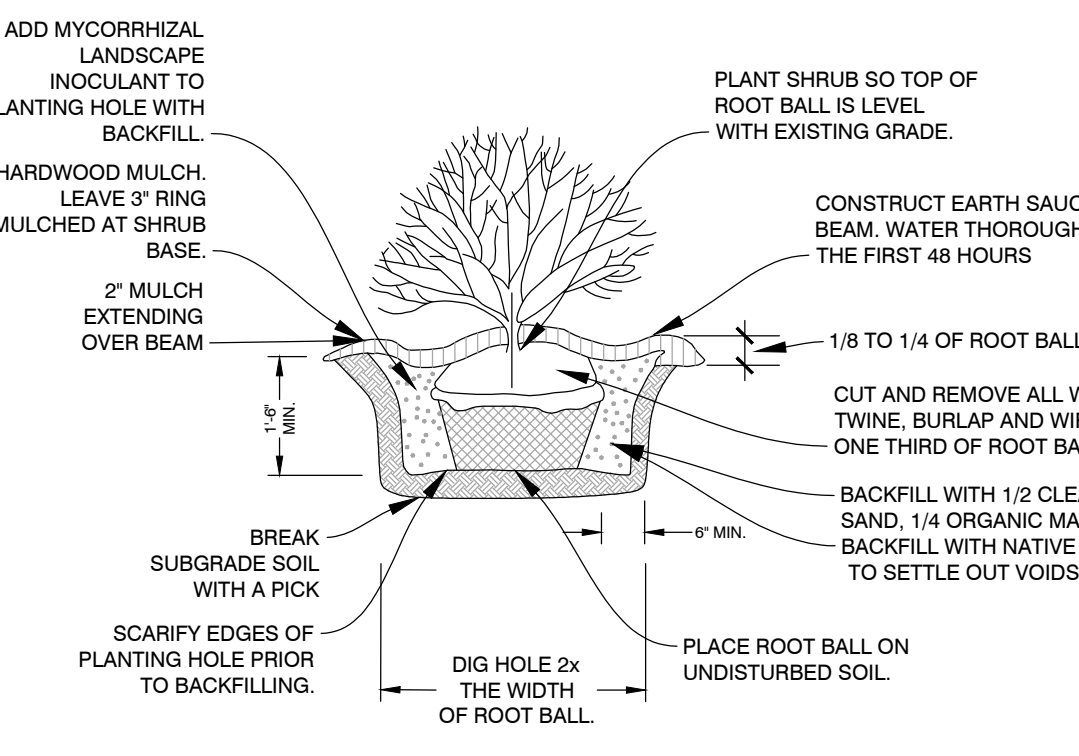
NOT TO SCALE



CONC. PAVEMENT SECTION

C2.0 - 030402

NOT TO SCALE



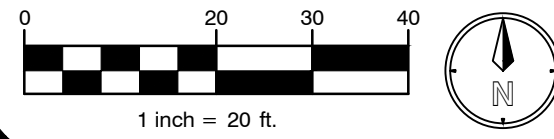
TYPICAL SHRUB PLANTING DETAIL

C2.0 - 170103

NOT TO SCALE



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PLANS PREPARED BY:



DRAWN: cvk
CHECKED: ASR

NO.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	11/28/2023	cvk
1			
2			
3			
4			

SITE & UTILITY PLANS

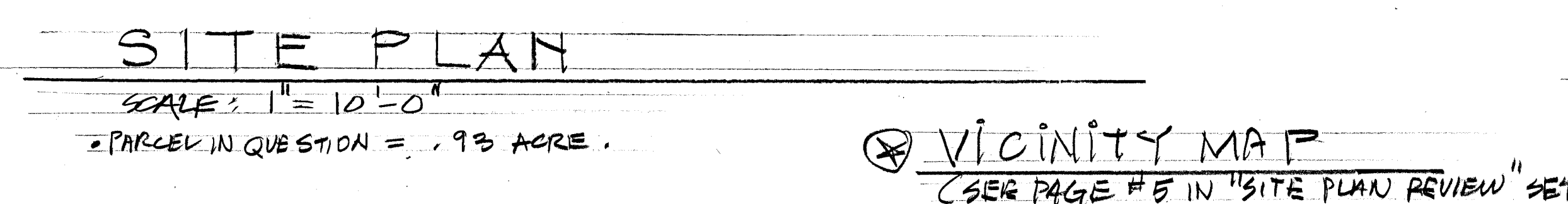
TRUTH & PARKS
TRIPLETT
1019 MILLER ROAD
SECTION 26, T02S, R11W

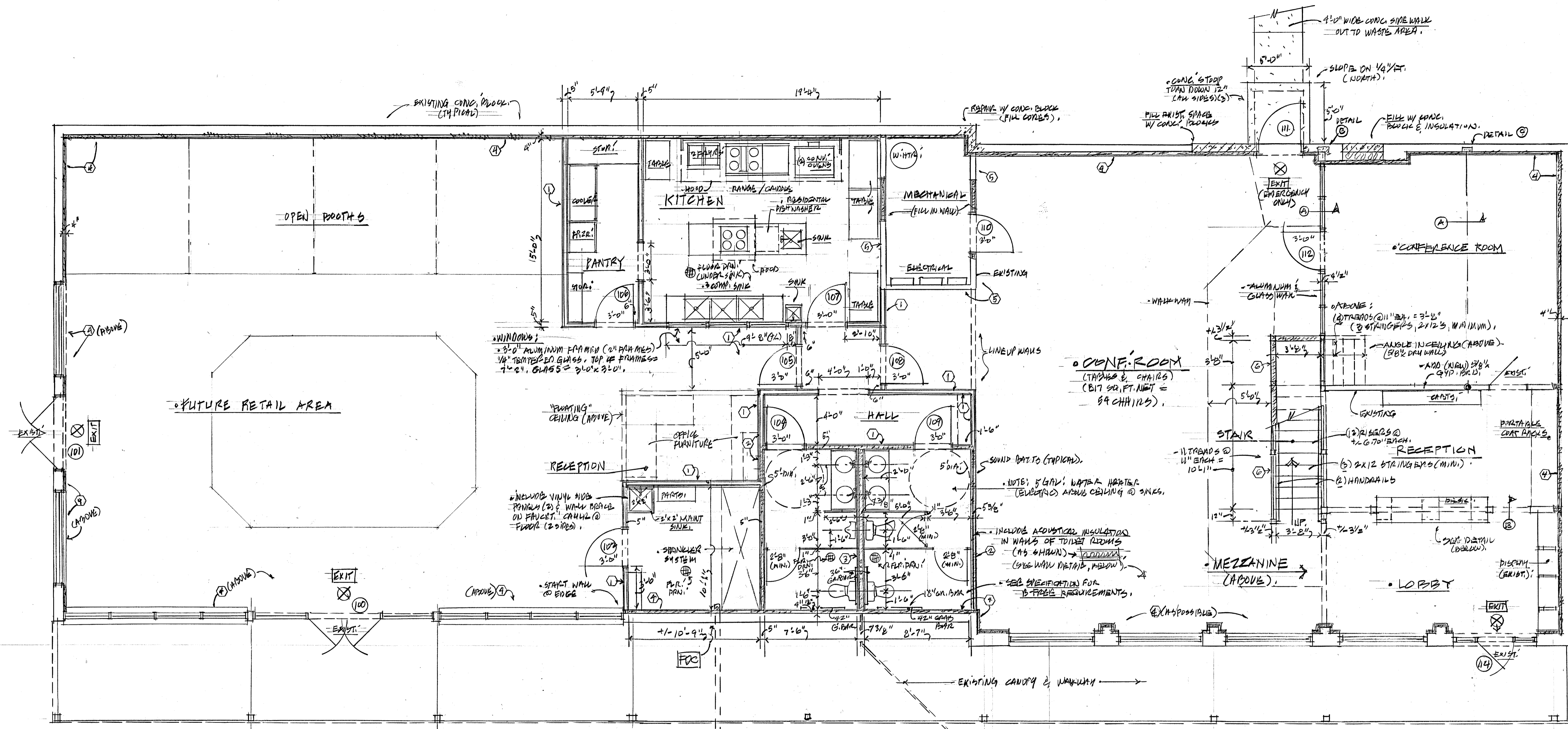
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PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23171001

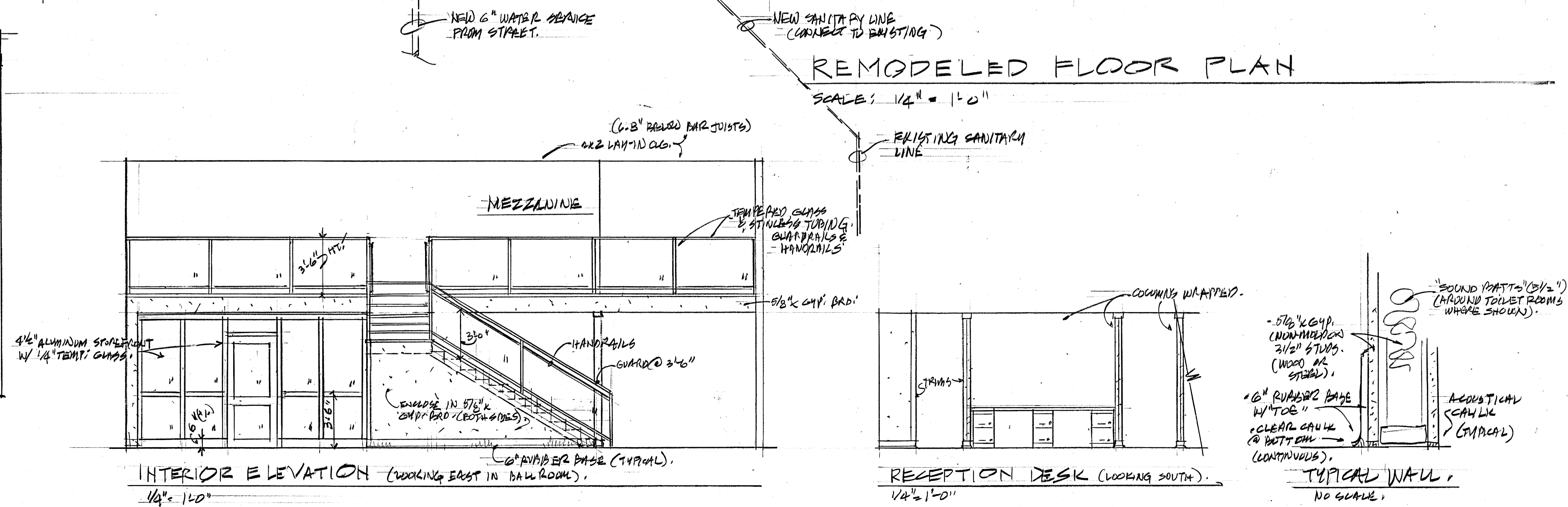
DATE
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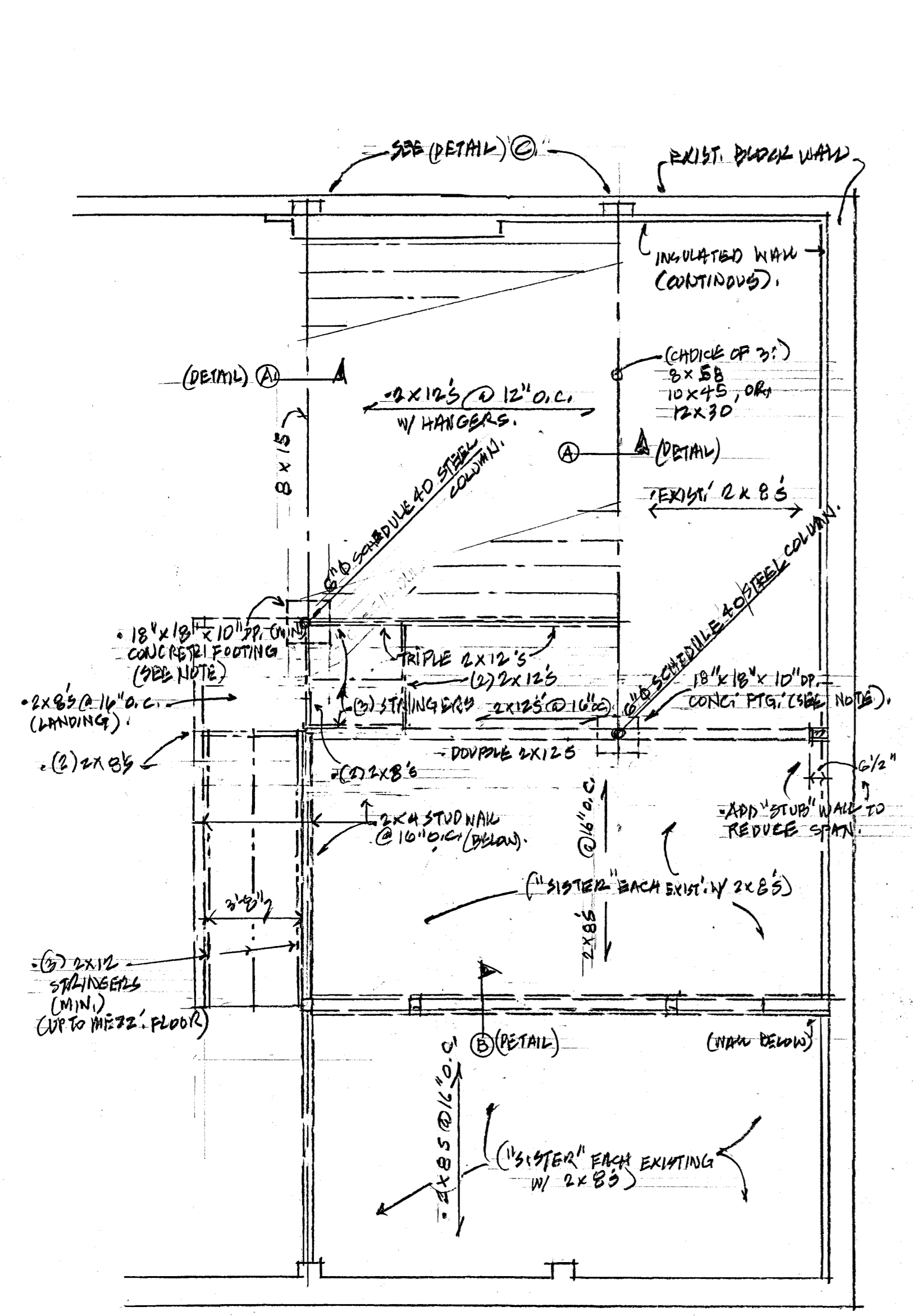
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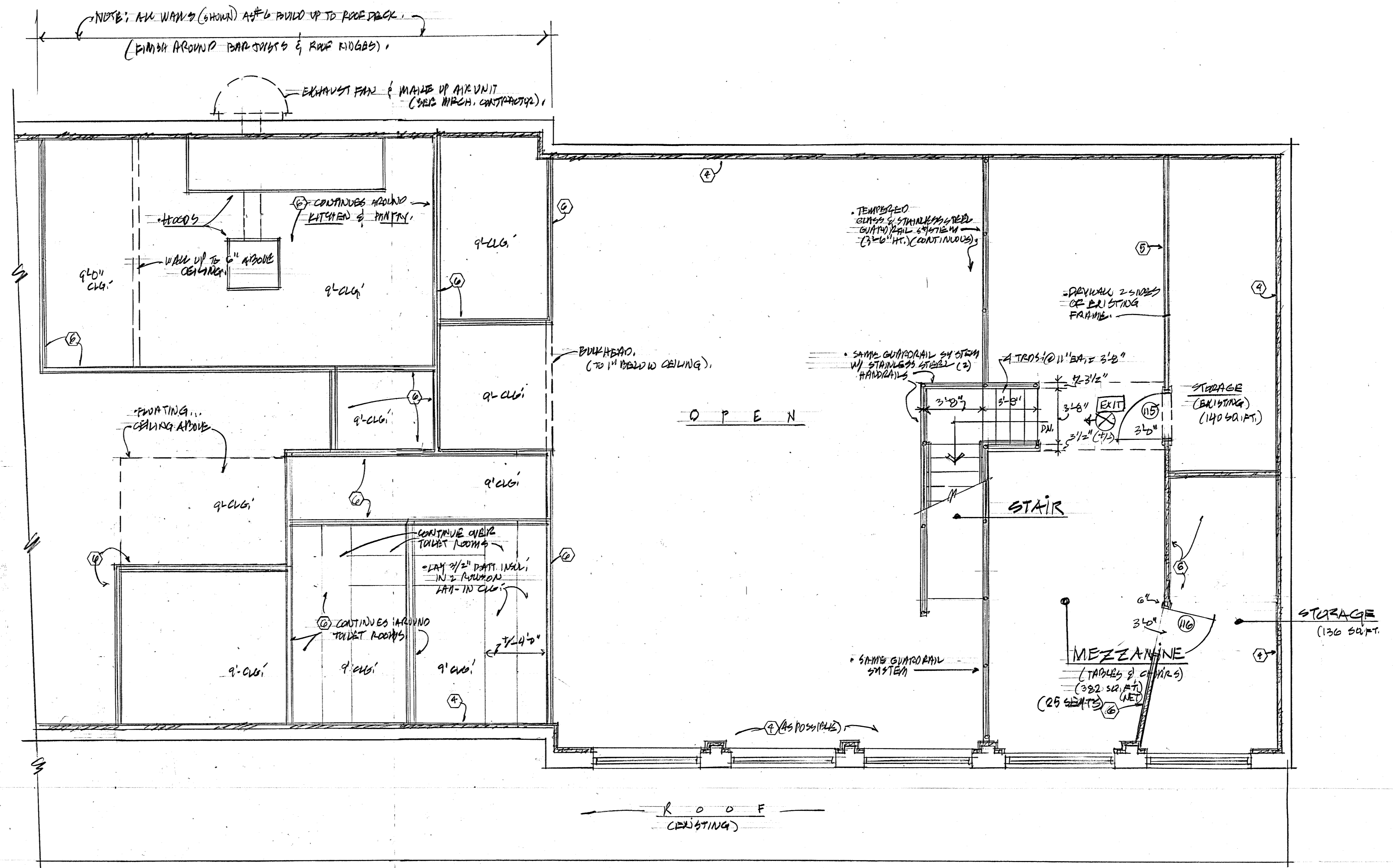


- WALL TYPES:**
- ① = 2x4 (OR 3 1/2" STEEL STUD), (1) LAYER OF 5/8" x NON-MOLD GYPSUM BOARD EACH SIDE. TYPICAL (ALL WALLS) AND ACUSTICAL CAULK @ ALL SIDES AGAINST WALLS, FLOOR, & STEEL DECK IN ANY GAP.
 - ② = 2x4 (OR STEEL) W/ (1) LAYER ON ONE SIDE AND (2) LAYERS ON OTHER SIDE.
 - ③ = 2x6 (OR STEEL) W/ (1) LAYER ON ONE SIDE AND (2) LAYERS 5/8" x NON-MOLD ON OTHER SIDE.
 - ④ = 2x4 (OR STEEL) 2 1/2" BATT INSULATION W/ VAPOR BARRIER (OUTSIDE = WARM SIDE) AND (1) LAYER 5/8" x GYPSUM BOARD (NON-MOLD).
 - ⑤ = ADD OR REPLACE (1) LAYER OF 5/8" x NON-MOLD GYPSUM.
 - ⑥ = 2x4, W/ (1) LAYER 5/8" x NON-MOLD ON EACH SIDE.
- TRIMS: TRIM DOORS, WINDOWS, & COUNTERS W/ 1/4" x 3/4" WOOD.

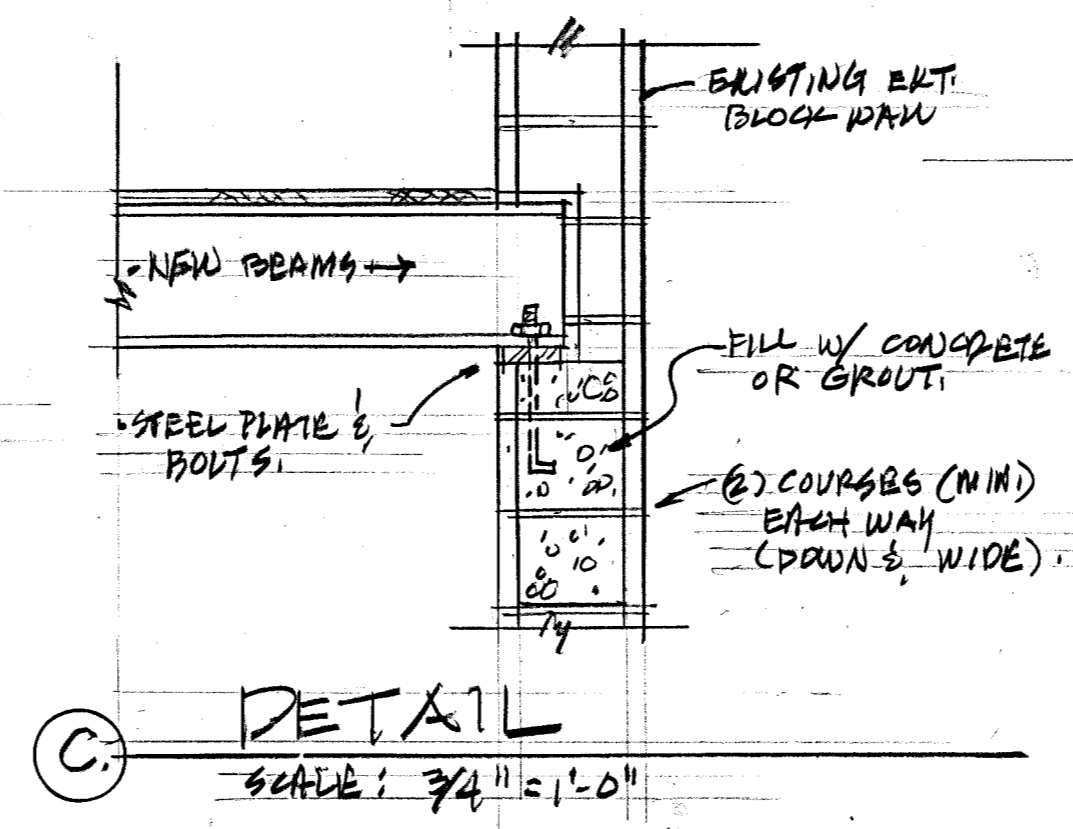
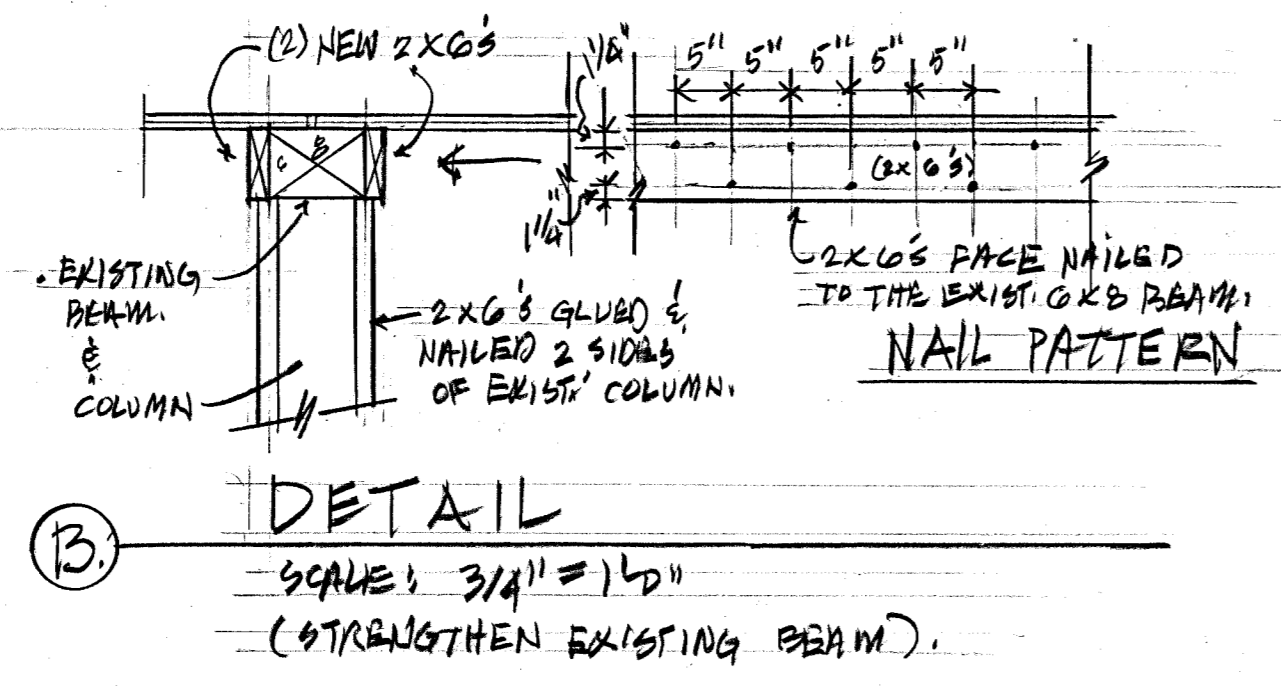
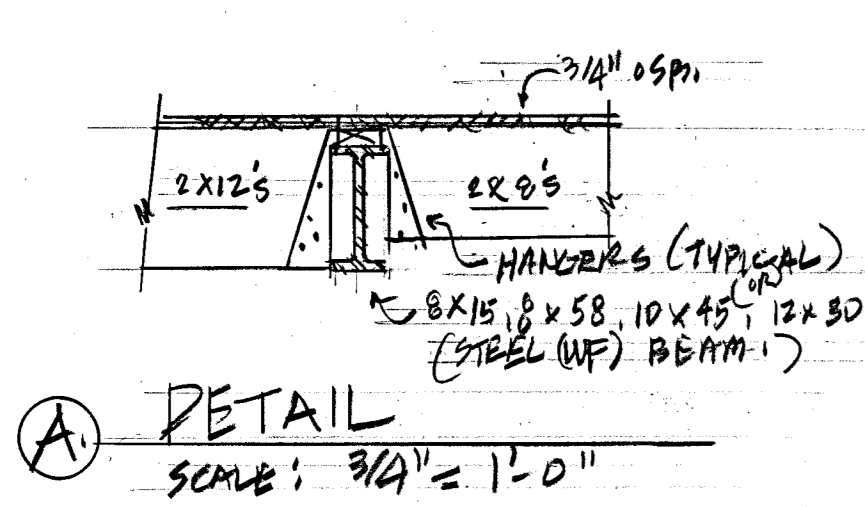




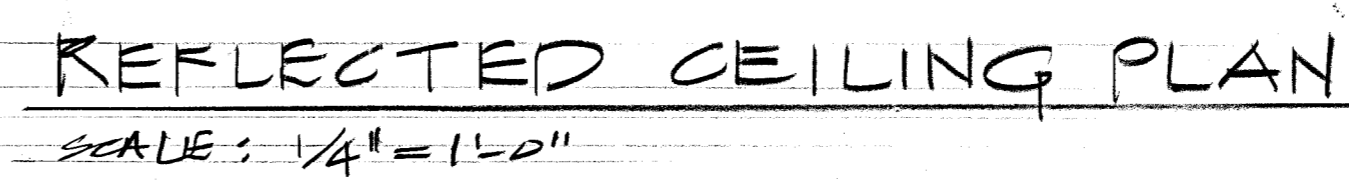
MEZZANINE FRAMING PLAN & DETAILS
SCALE: 1/4" = 1'-0"

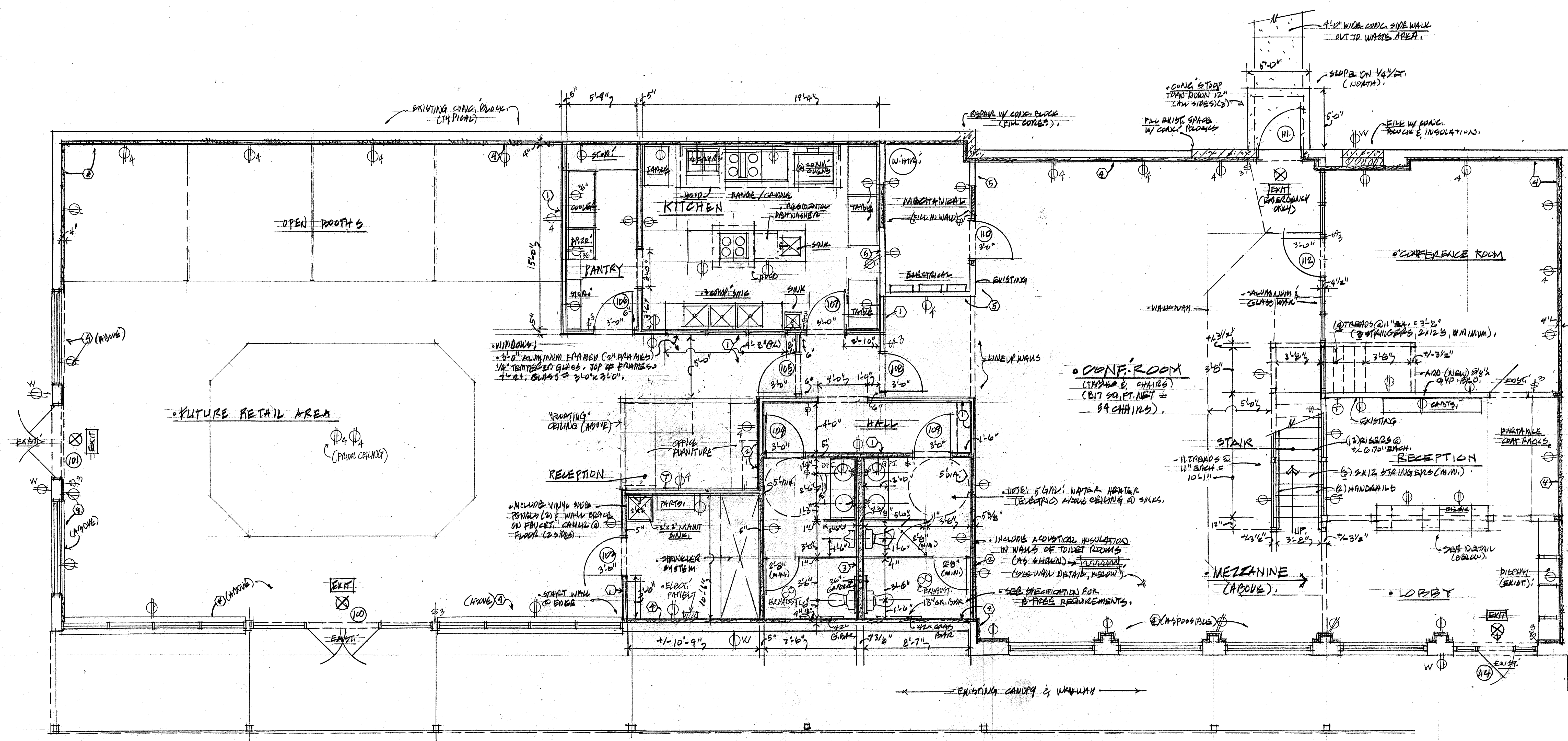


MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

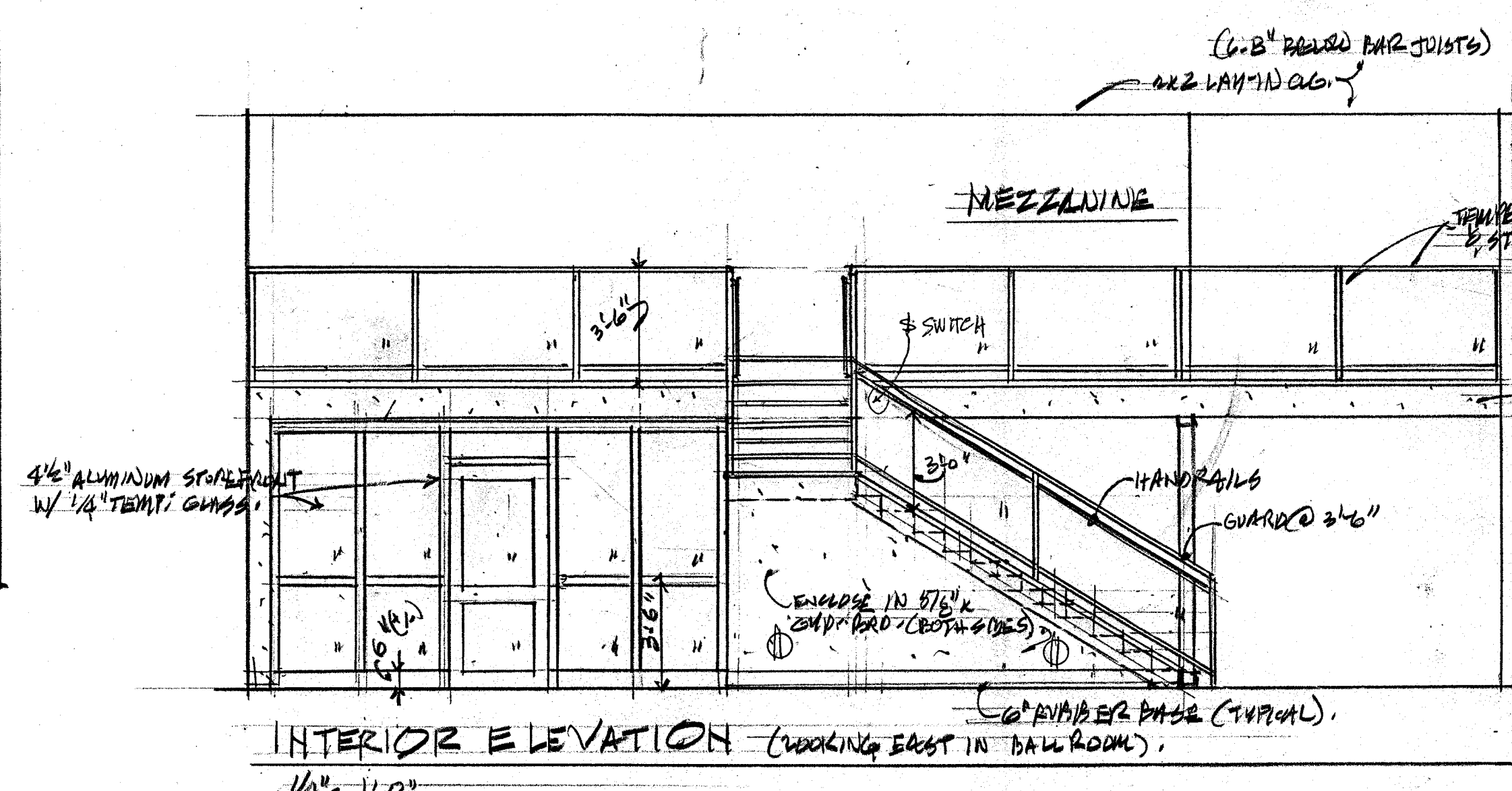


NOTE: IF THE EXISTING FLOOR SLAB IS 5" THICK (OR MORE) IN THIS AREA THE (A) FOOTINGS ARE NOT NEEDED. THE (C) & SCHEDULE 40 COLUMNS NEED PLATES & BOLTS TOP & BOTTOM.

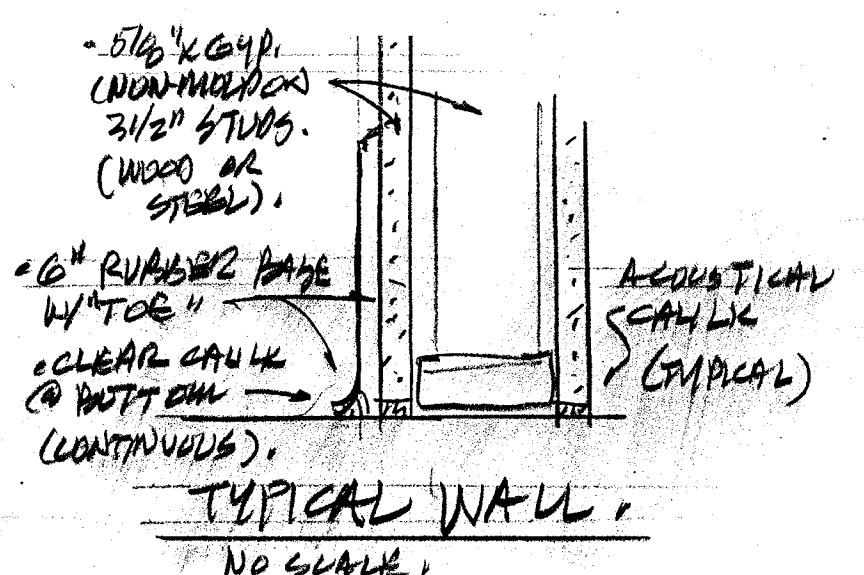
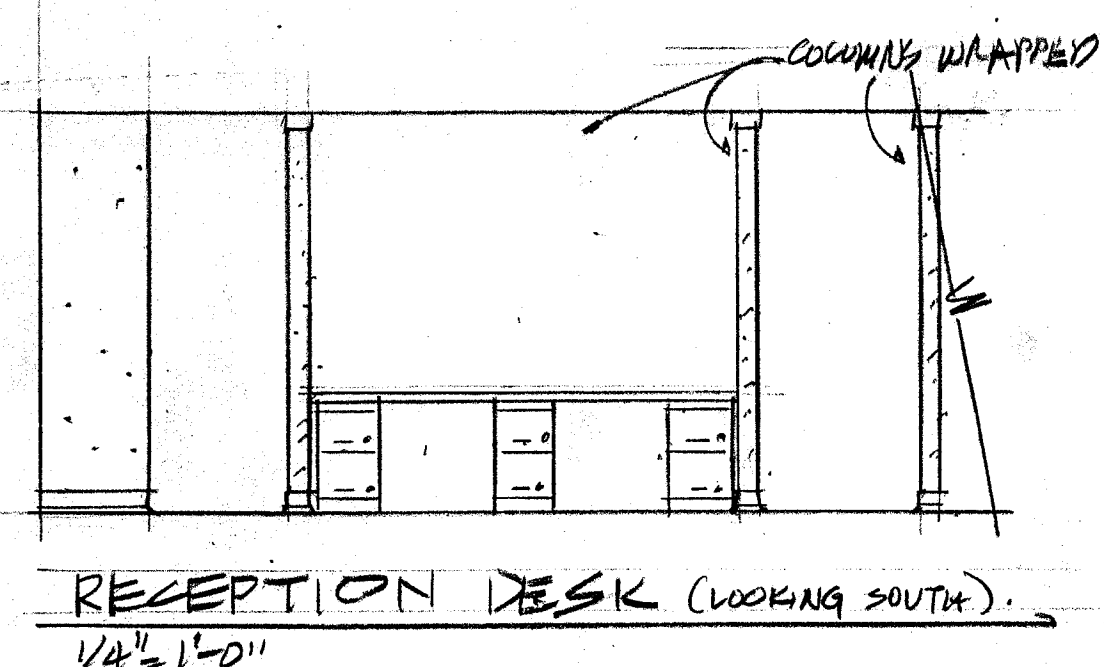




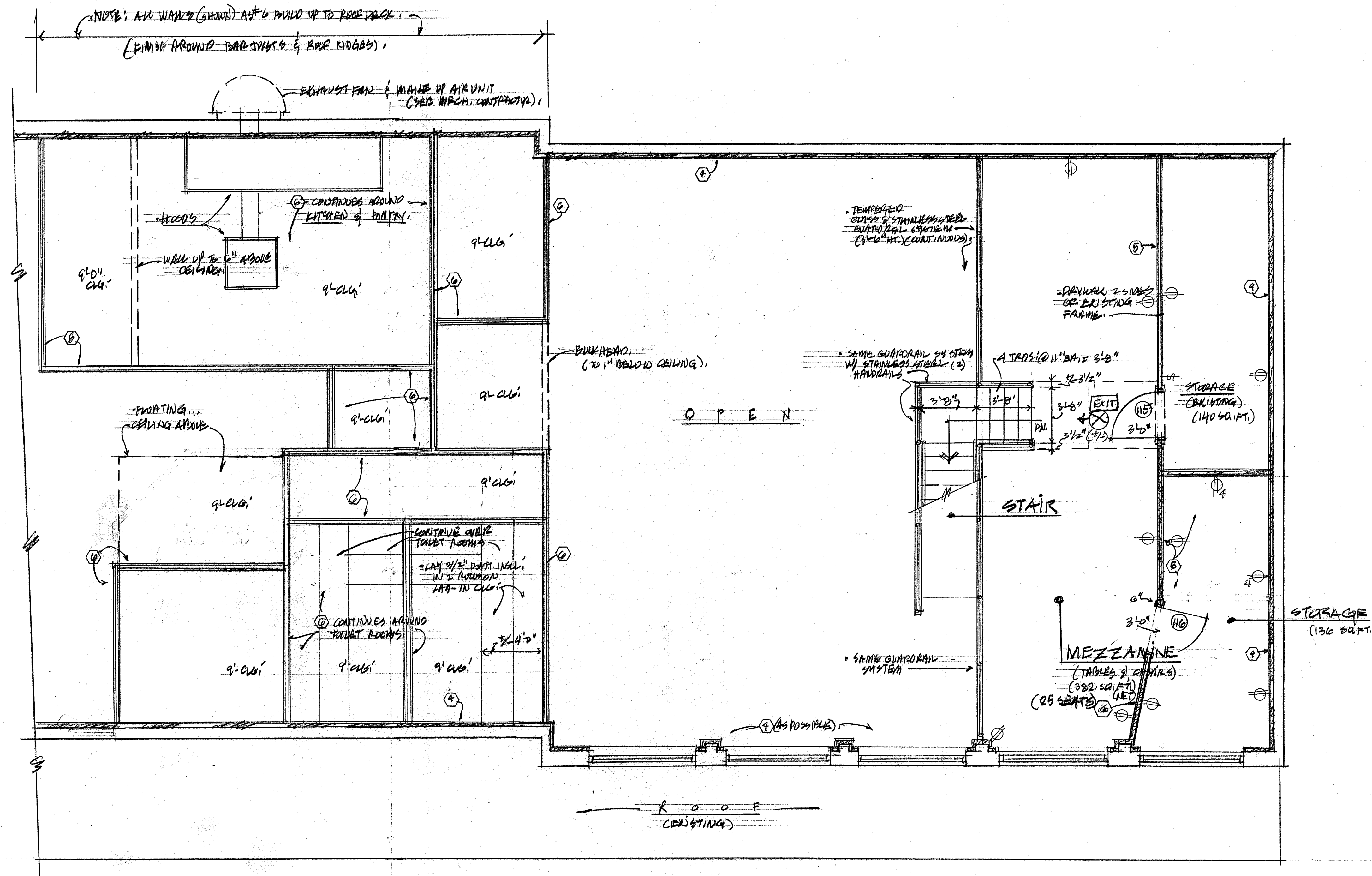
- WALL TYPES:**
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 - ② = 2x4 (OR STEEL) W/ (1) LAYER ON ONE SIDE AND (2) LAYERS ON OTHER SIDE.
 - ③ = 2x6 (OR STEEL) W/ (1) LAYER ON ONE SIDE AND (2) LAYERS 5/8" NON-MOLD ON OTHER SIDE.
 - ④ = 2x4 (OR STEEL) 7/16" PART INSULATION W/ VAPOR BARRIER (CONTINUOUS = WATERPROOF) AND (1) LAYER 5/8" GYPSUM BOARD (NON-MOLD).
 - ⑤ = AND OR REPLACE (1) LAYER OF 5/8" NON-MOLD GYPSUM.
 - ⑥ = 2x4, W/ (1) LAYER 5/8" NON-MOLD ON EACH SIDE.



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



- ELECTRICAL PLAN KEY**
- ⊕ DUPLEX (2) OUTLET
 - ⊕₄ QUAD (4) OUTLET
 - ⊕ SWITCH
 - ⊕₃ SWITCH (3 WAY)
 - ⊕ THERMOSTAT
 - ⊕ EXHAUST FAN



MEZZANINE LEVEL FLOOR PLAN

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

ELECTRICAL PLAN

ELECTRICAL PLAN KEY

- ⊕ DUPLEX (2) OUTLET
- ⊕₄ QUAD (4) OUTLET
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- ⊕₃ SWITCH (3 WAY)
- ⊕ THERMOSTAT
- ⊗ EXHAUST FAN

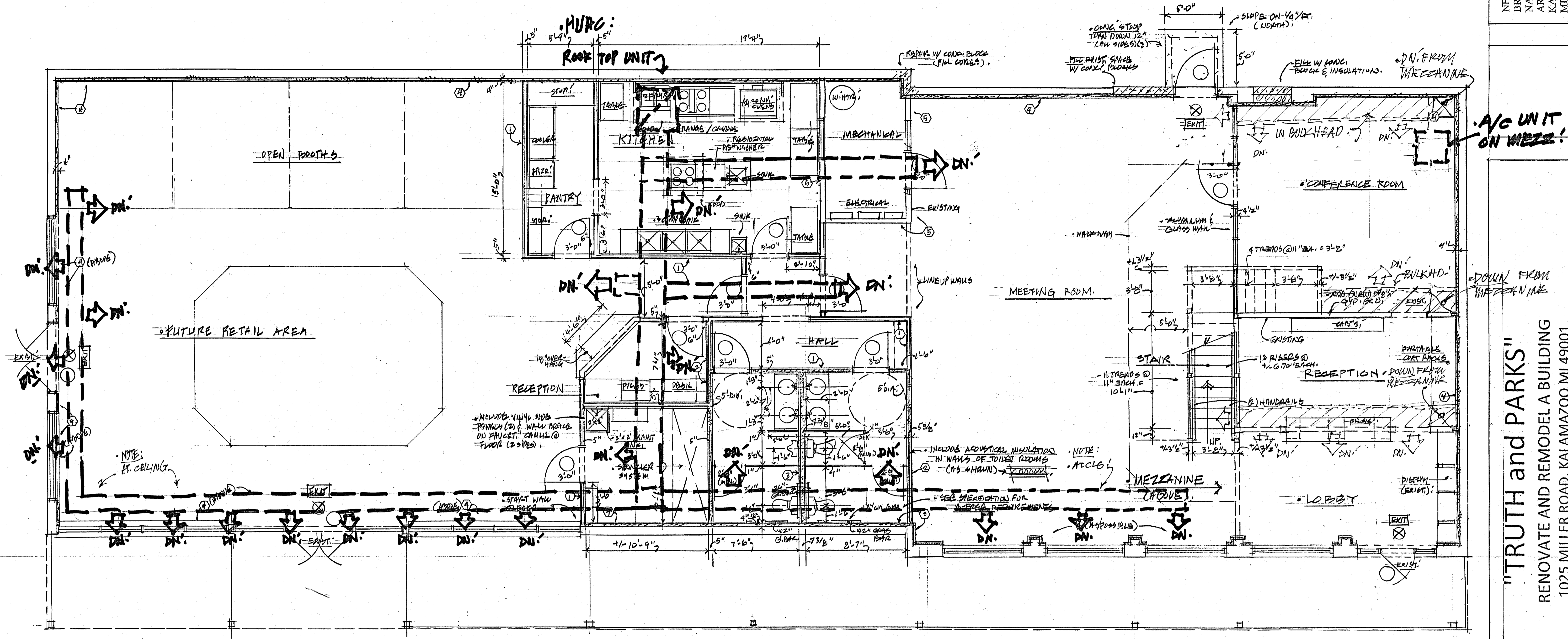
"TRUTH and PARKS"
 RENOVATE AND REMODEL A BUILDING
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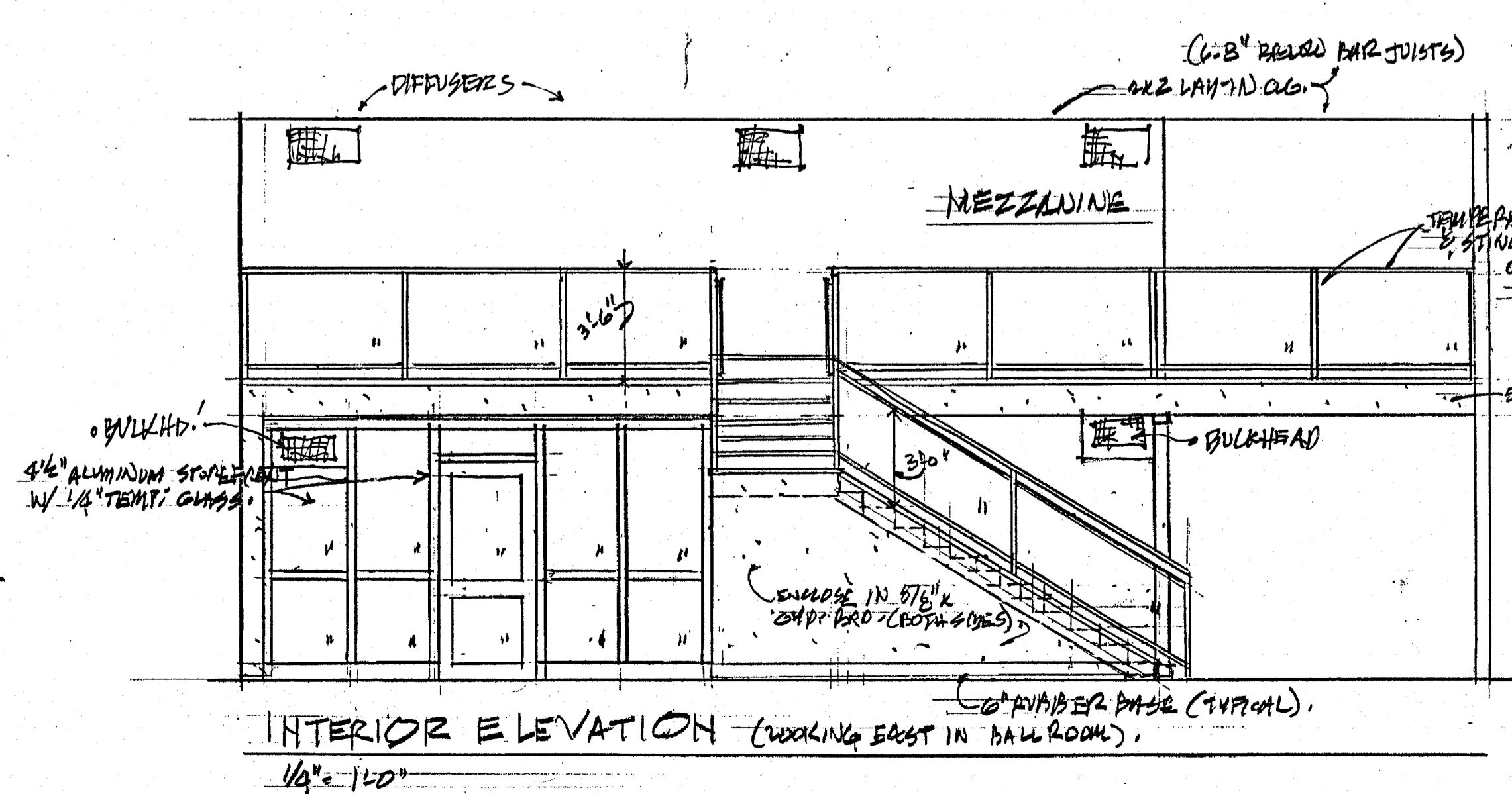
2-23-24

12-30-23
 N. DATE
 JDB SHEET

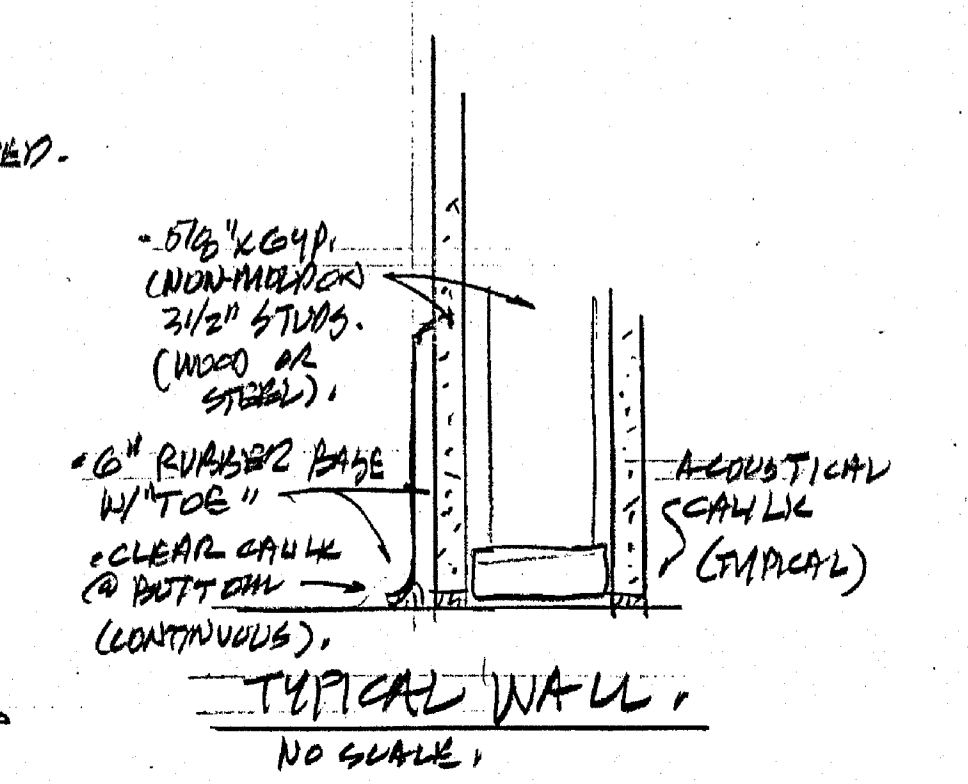
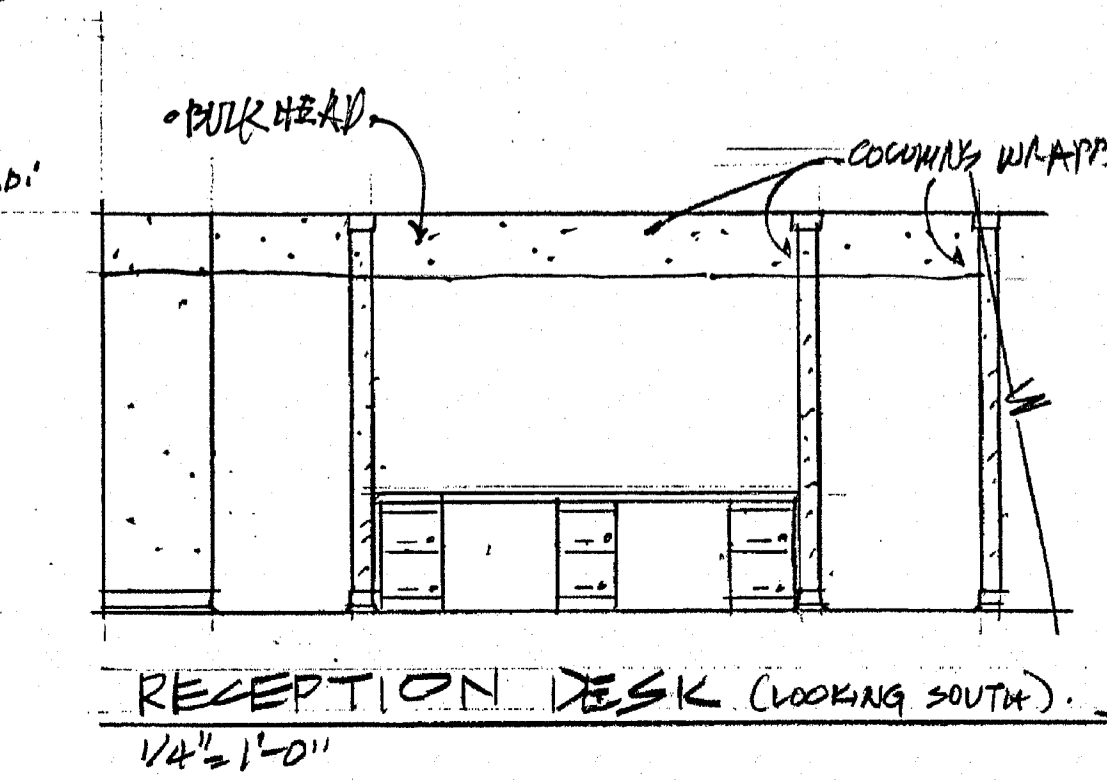
#7.5.23 E-2



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 - ③ = 2x6 (OR STEEL) W/ (1) LAYER ON ONE SIDE AND (2) LAYERS 5/8" x NON-MOLD ON OTHER SIDE.
 - ④ = 2x4 (OR STEEL) 3/4" BATT INSULATION W/ VAPOR BARRIER (ON INSIDE = WARM SIDE) AND (1) LAYER 5/8" x GYPSUM BOARD (NON-MOLD).
 - ⑤ = ADD OR REPLACE (1) LAYER OF 5/8" x NON-MOLD GYPSUM.

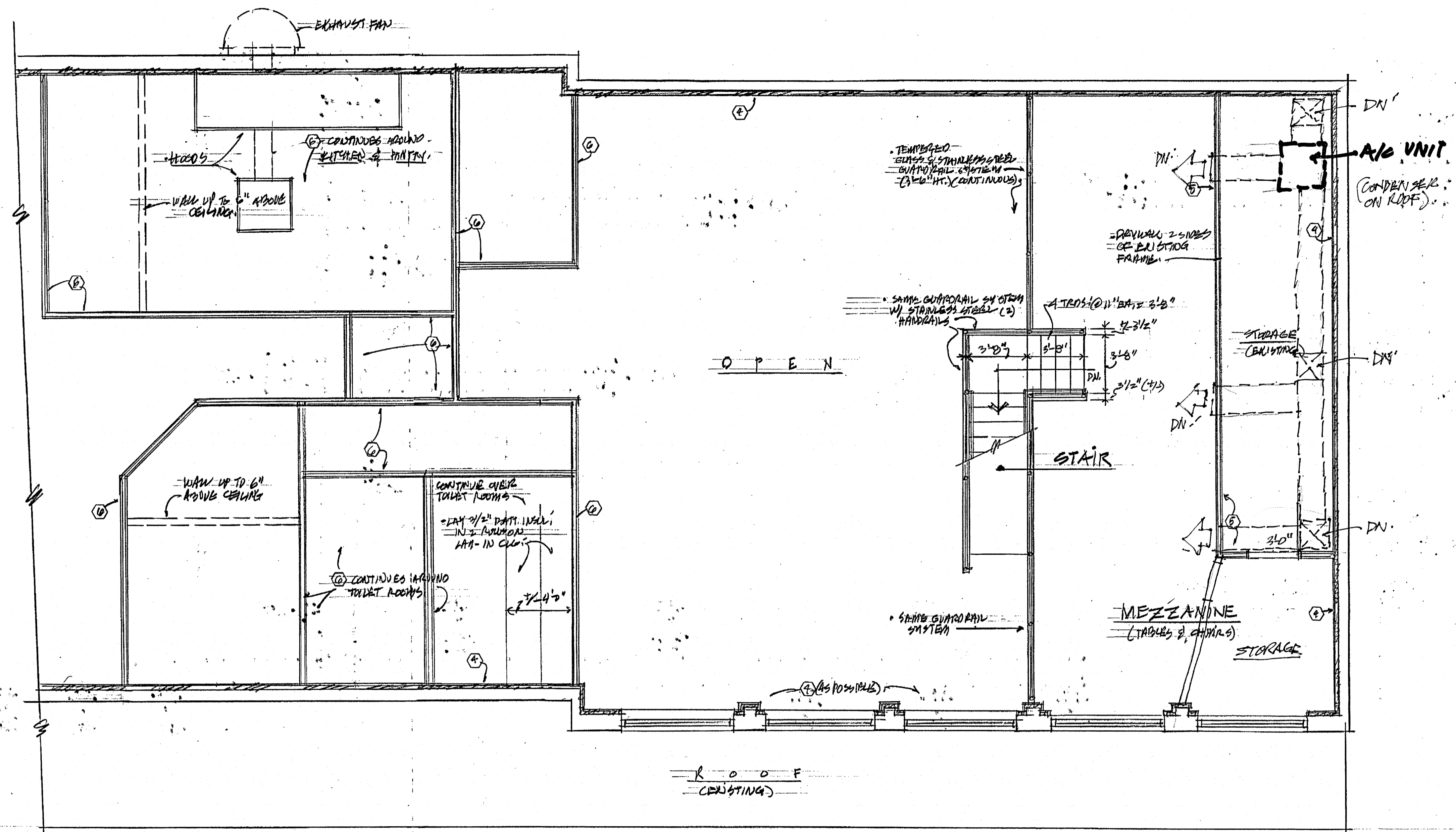


REMODELED FLOOR PLAN
SCALE: 1/4" = 1'-0"



2-23-24

MECHANICAL



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