SOUTH BELLEVILLE VILLAS

515 SUMPTER ROAD
BELLEVILLE, MICHIGAN

GENERAL NOTES:

PLUMBING, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND FIRE ALARM SYSTEMS TO BE PERFORMED AS DESIGN/BUILD CONTRACTS, WITH EACH CONTRACTOR RESPONSIBLE FOR CODE COMPLIANT SYSTEMS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS ASSOCIATED WITH THEIR WORK.

CONTRACTOR TO COORDINATE WITH BUILDING OWNER & TENANT REGARDING ANY UTILITY SHUTDOWNS REQUIRED FOR CONSTRUCTION, AS WELL AS ANY ISSUES RELATED TO WORK IN THE BUILDING.

CONTRACTOR TO TURN OVER TO BUILDING OWNER ANY EQUIPMENT, LIGHT FIXTURES, HARDWARE, ETC. WHICH IS REMOVED BUT NOT REQUIRED FOR THIS TENANT BUILD-OUT.

ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ALL WOOD BLOCKING, PLYWOOD & LUMBER TO BE FIRE RETARDANT.

PROVIDE AND INSTALL FIRE EXTINGUISHERS AS DIRECTED BY THE FIRE MARSHAL.

ALL BUILDING AND TENANT AREAS ARE TO BE ACCESSIBLE PER MBC 2015 CHAPTER 11.

BUILDING TO BE FULL FIRE SUPPRESSED PER MBC 2015 CHAPTER 9.
THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, WHENEVER REQUIRED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO APPLICABLE CODES.

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A-210	Composite Plan
A-211	Large Scale Plans
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A-302	Elevations
A-303	Wall Details
A-304	Wall Details
E-211	Electrical Plan

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ASSOCIATE/CONSULTANT

SHEET TITLE: Cover Sheet

ISSUED FOR	DATE
Building Permit	03/15/23

PROJECT: South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED	DRAWING DATE 03/01/2023
CHECKED	DRAWN

PROJECT No. 22-591 .01

SHEET No. CS - 001

FOUNDATION NOTES:

The building area shall be cleared of debris, topsoil, and organic material. Any existing fill shall be removed and replaced. New fill material shall be clean, well-graded granular material and placed in lifts of not more than 9", with each lift being compacted to a minimum of 95% of the maximum dry density as determined by ASTM designation D-1557 (Modified Proctor).

Concrete for foundations and slab on grade shall have minimum compressive strengths of 3,000 p.s.i. in 28 days. Minimum cement contents shall be 5.5 bags per yard. Air entrainment shall be used for concrete exposed to weather.

Reinforcing steel shall be deformed bars with yield strengths in accordance with A.S.T.M. A-615 grade 60. Welded wire fabric (mesh) shall conform to A.S.T.M. A-185 with minimum side and end laps of 8".

All reinforcing shall be fabricated and placed according to the "Manual of Std. Practice for Detailing Reinforced Concrete", A.C.I. 318-65 revised. Bends, splices and cover shall be in accordance with A.C.I. 318-77.

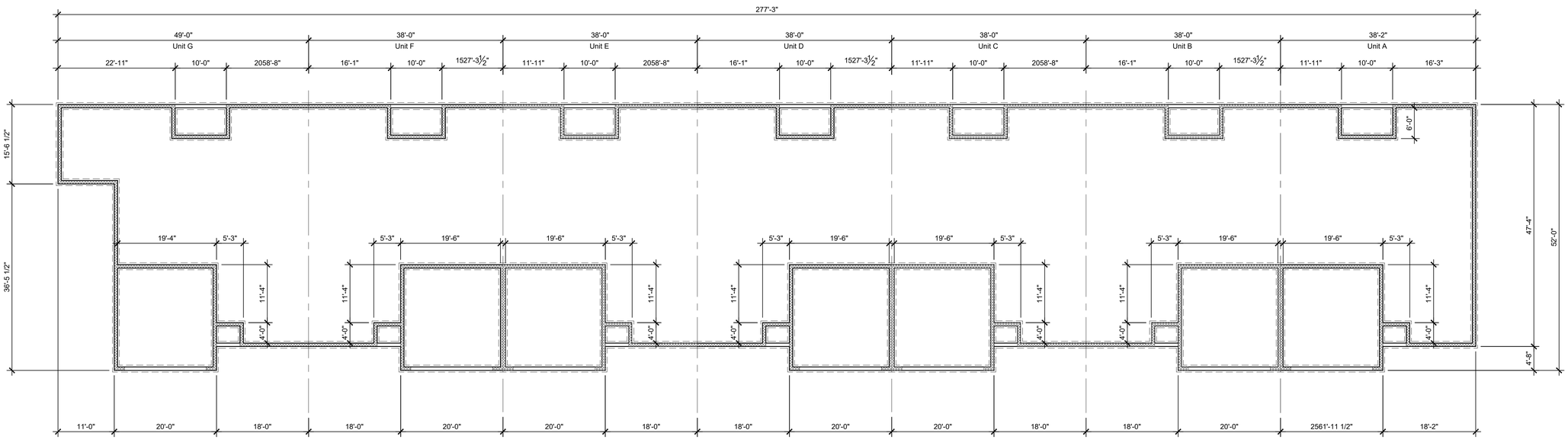
All foundations shall bear at depths shown or as recommended by a soils engineer. Bearing shall be in compacted virgin undisturbed soil with a minimum bearing capacity of 2,000 p.s.i. Compaction of the existing soil shall be in accordance with the recommendation of the soils engineer and shall be verified prior to placing concrete.

MASONRY NOTES:

All work shall conform to the "American Standard Building Code Requirements for Masonry", U.S. Department of Commerce National Bureau of Standards Miscellaneous Publication 211 (American Standards Association A41.1).

Provide 8" solid masonry under ends of walls bearing beams, joists and lintels unless noted otherwise.

All block masonry work below grade shall be 8" or 12" thick concrete block masonry filled with 3,000 PSI concrete with pea gravel aggregate.



Foundation Plan

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

FOUNDATION NOTES:

1. Step down trench footing per Civil Drawings, see Elevations for approximate location of step downs.
2. Add concrete block masonry as required from top of trench footing up to finish floor, see wall sections.

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SHEET TITLE: Foundation Plan

ISSUED FOR	DATE
Building Permit	03/15/23

PROJECT
South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED	DRAWING DATE 02/01/2023
CHECKED	DRAWN

PROJECT No. 22-591 .01

SHEET No. A - 110

TRUSS NOTES:

MATERIALS

Wood Trusses shall be fabricated by an authorized Truss Plate Institute Manufacturer and in accordance with "Design Specifications for Light Metal Plate Connected Wood Trusses" (TPI-74), TPI Quality Control Manual QCM-77, and "National Design Specifications for Stress Grade Lumber and its Fastenings" (NFPA).

Provide sway bracing, cross-bracing, strut bracing, bottom chord restraint and all anchorage accessories s required.

DESIGN

The wood truss shall be custom designed to fit the dimensions indicated on the plans. All designs shall be in accordance with allowable values assigned by the building code approval, except that snow load shall be verified with local building codes. Complete design calculation showing internal layout, member forces and stress control points are to be available upon request for each truss design. The design of the wood truss system, including trusses, bracing, ties, bridging and anchors, is to be under the supervision of a Professional Engineer, registered in the state where the work occurs.

WOOD FRAMING:

Stud Framing:

General: Provide stud framing where shown. Use 2" x 4" or 2"x6" wood studs 16" o.c. for exterior and bearing walls as shown; for other interior partitions, use 2" x 4" wood studs spaced 16" o.c. Provide single bottom plate and double plate and double-top plates 2" thick by width of studs, except for anchor plates to supporting construction. Construct corners and intersections with not less than 3 studs; anchor to abutting masonry or concrete, if any. Provide miscellaneous blocking and framing as shown and as required for support of facing materials, fixtures, specialty items and trim.

Joist Framing:

General: Provide framing of sizes and on spacing shown. Support ends of each member with not less than 1-1/2" of bearing on wood or metal or 3" on masonry. Attach to wood bearing members by toe nailing or metal connectors; frame to wood supporting members with wood ledgers, or with metal connectors. Frame openings with headers and trimmers supported by metal joist hangers; double headers and trimmers where span of header exceeds four feet. Do not notch in middle third of joists; limit notches to not more than 1/6 depth of joist or locate closer than 2" from top or bottom. Provide alternate solid blocking (2" thick by depth of joist) at ends of joist unless nailed to header or band member.

Provide bridging between joists whose nominal depth-to-thickness ratio exceeds 5, at intervals of 8 feet. Use bevel cut 1" x 4" or 2" x 3" wood bracing, double-crossed and nailed both ends to joists.

LUMBER SPECIFICATIONS:

USAGE/ LOCATION	SIZE CLASSIFICATION	MATERIAL	DESIGN VALUES (psi)
Misc. Framing Walls, Partitions Joists	2"x4" or 2"x6" studs 2"x10 or 2"x12" joists	Hem-Fir #2 or better	Fb = 850 (S) Fb = 975 (R) Ft = 625 Fv = 150 Fc⊥ = 405 Fc = 1,300 E = 1,200,000

SELECTIONS OF THE FOLLOWING MATERIALS, EQUIPMENT AND FIXTURES ARE TO BE MADE BY THE OWNER / DEVELOPER.

INSTALLATION IS TO BE IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

. Window type, other than specified product and installation details.
. Exterior brick and block.
. Exterior siding and trim.
. Exact type of gutters and downspouts. Coordinate location of downspouts with the Developer.
. Sealant type and color.
. Roof shingles.
. Floor finishes, as listed.
. Wall & ceiling finishes other drywall.
. Paint materials.
. Interior door and frame details.
. Kitchen and vanity cabinets type and detail.
. Plumbing fixtures.
. Electrical devices and light fixtures.
. HVAC equipment and systems.

FINISHES AND MATERIALS

FLOOR:

1. Luxury vinyl tile - Living areas, kitchen, eating areas,bathrooms, bedrooms, closets,
2. Concrete - Utility & Garage

BASE:

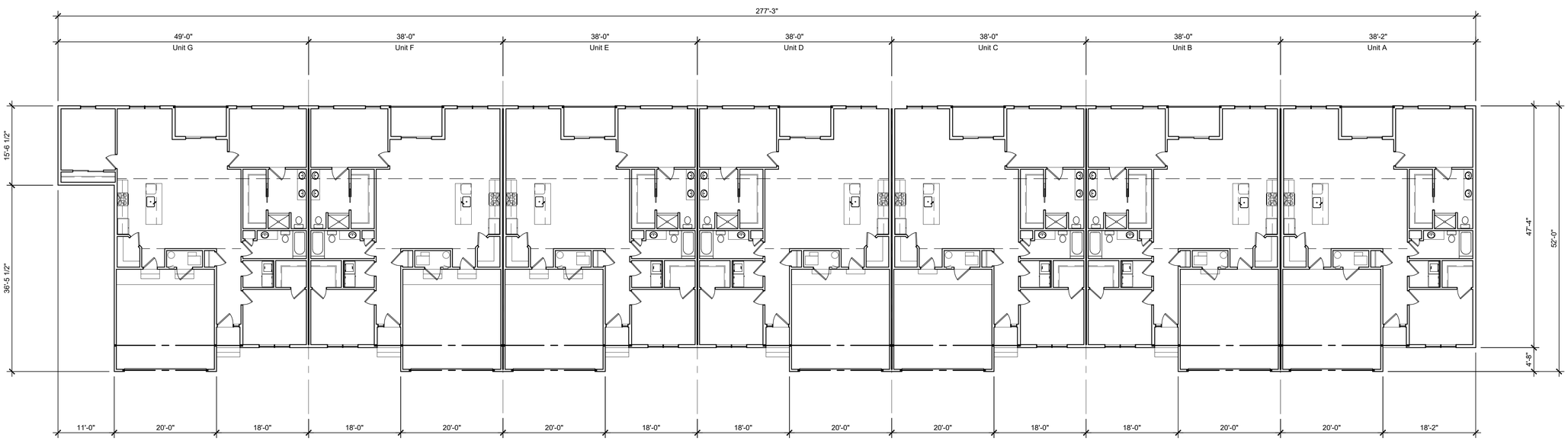
1. Wood straight base - all areas with Luxury Vinyl Tile and in Utility Room.

WALLS:

1. Gypsum Board - Painted

CEILING:

1. Gypsum Board - Painted



Composite Floor Plan
SCALE: 3/32"=1'-0"

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ASSOCIATE CONSULTANT

SHEET TITLE
Composite Floor Plan

ISSUED FOR	DATE
Site Plan Approval	01/04/23
Site Plan Approval	02/07/23
Building Permit	03/15/23

PROJECT
South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED
DRAWING DATE 11/14/2022
CHECKED
DRAWN

PROJECT No. 22-591 .01

SHEET No. A -210

WINDOW SCHEDULE

	NO.	ANDERSEN 200 SERIES TYPE	UNIT	HAND	MAT.	HEAD	REMARKS
Units A, B, C, D, E, F	F01	Double Hung	244DH3060-2 - Egress Compliant	-	Clad	8'-0"	White exterior, white interior
	F02	Double Hung	244DH3060 - Egress Compliant	-	Clad	8'-0"	White exterior, white interior
	F03	Gliding Door	NLGD6080R	Right	Clad	8'-0"	White exterior, white interior
Unit G	G01	Double Hung	244DH3060-2 - Egress Compliant	-	Clad	8'-0"	White exterior, white interior
	G02	Double Hung	244DH3060 - Egress Compliant	Left	Clad	8'-0"	White exterior, white interior
	G03	Gliding Door	NLGD6080L	-	Clad	8'-0"	White exterior, white interior

DOOR SCHEDULE

	DR. NO.	DOOR SIZE	MAT.	THRES.	REMARKS
Units A, B, C, D, E, F	F101	3'-0" x 8'-0" x 1 3/4"	F. G.	Alum.	
	F102	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	F103	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	F104	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	F105	2'-8" x 6'-8" x 1 3/4"	Wd.	Mar.	
	F106	1'-6" x 6'-8" x 1 3/4"	Wd.	-	
	F107	2'-6" x 6'-8" x 1 3/4"	Wd.	-	Pocket door
	F108	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	F109	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	F110	2'-6" x 6'-8" x 1 3/4"	Wd.	-	Wood & opaque glass door
	F111	2'-8" x 6'-8" x 1 3/4"	Stl.	Alum.	45 Minute Rated
	F112	2'-8" x 6'-8" x 1 3/4"		Alum.	45 Minute Rated
	F113	2'-6" x 6'-8" x 1 3/4"	Wd.	-	
	F114	16'-0" x 8'-0" x 2"	Stl.	-	Insulated overhead door

Alum. = Aluminum
F. G. = Fiberglass
Mar. = Marble
Stl. = Steel
Wd. = Wood

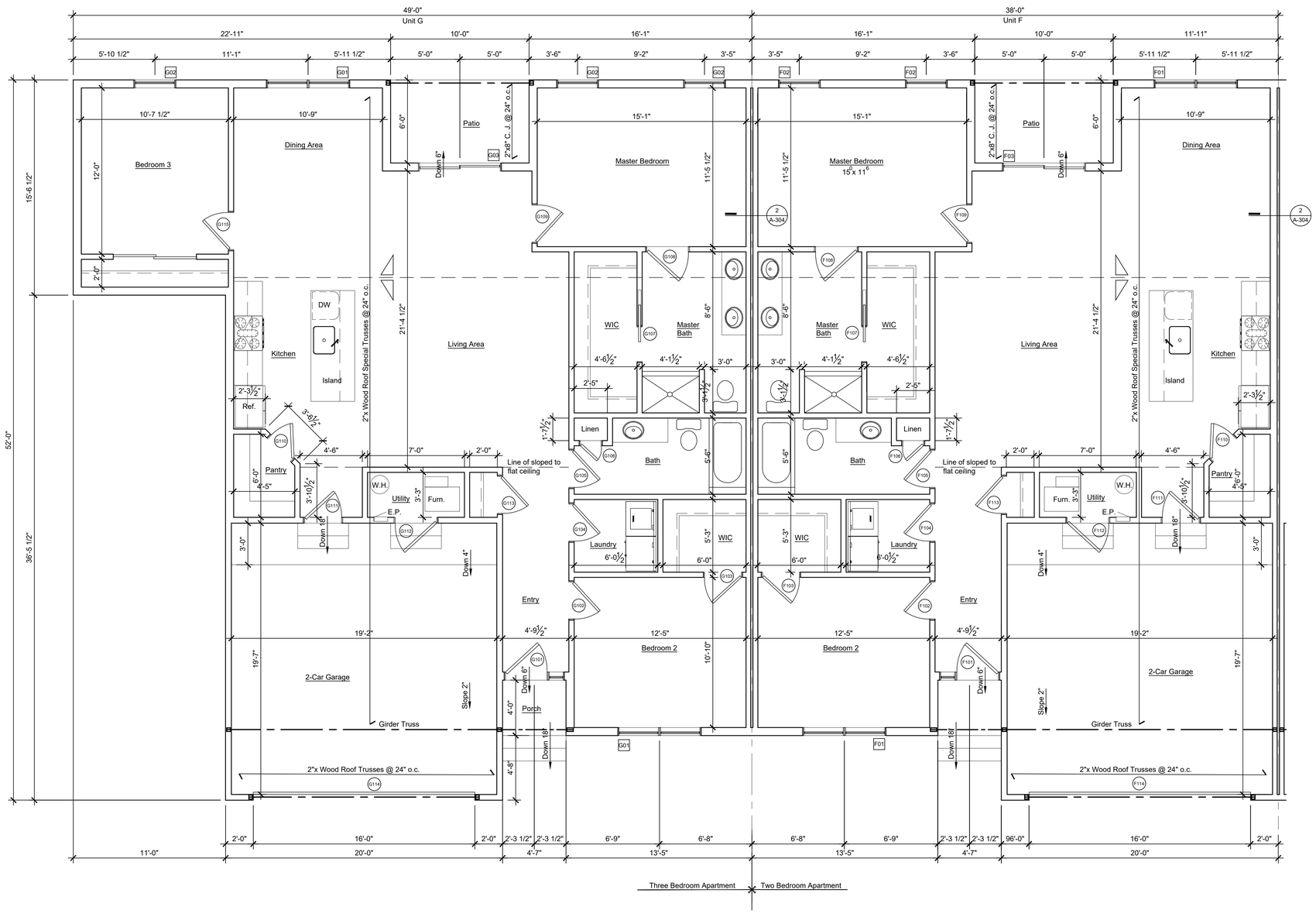
Interior Doors: Jeld Wen
2-Panel Continental Primed
Smooth Molded Composite
Door

DOOR SCHEDULE

	DR. NO.	DOOR SIZE	MAT.	THRES.	REMARKS
Unit G	G101	3'-0" x 8'-0" x 1 3/4"	F. G.	Alum.	
	G102	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	G103	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	G104	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	G105	2'-8" x 6'-8" x 1 3/4"	Wd.	Mar.	
	G106	1'-6" x 6'-8" x 1 3/4"	Wd.	-	
	G107	2'-6" x 6'-8" x 1 3/4"	Wd.	-	Pocket door
	G108	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	G109	2'-8" x 6'-8" x 1 3/4"	Wd.	-	
	G110	2'-6" x 6'-8" x 1 3/4"	Wd.	-	Wood & opaque glass door
	G111	2'-8" x 6'-8" x 1 3/4"	Stl.	Alum.	45 Minute Rated
	G112	2'-8" x 6'-8" x 1 3/4"		Alum.	45 Minute Rated
	G113	2'-6" x 6'-8" x 1 3/4"	Wd.	-	
	G114	16'-0" x 8'-0" x 2"	Stl.	-	Insulated overhead door
	G115	2'-8" x 6'-8" x 1 3/4"	Wd.	-	

GENERAL NOTES:

1. All exterior walls are 7" thick unless noted otherwise.
2. All interior walls are 4½" thick unless noted otherwise.
3. All new door and window headers minimum (2) 2"x10.
4. Linen, closet, & pantry shelving as selected by the Owner.
5. Unit's A, B, C, D, E, & F are identical 2-bedroom units, but may by mirrored or reversed from typical Unit F shown.
6. Unit G is a 3-bedroom unit.
7. 1-Hour fire partition between units refer to detail.
8. Attic Ventilation (per unit):
   Provide a minimum net free ventilation of 1/150 of the area of the attic.
   Units A -F Attic area =
   3,310 s.f. / 150 = 22.1 s.f. of net free ventilation required.
9. Each unit separated from adjoining unit by 1-hour fire rated walls.



Large Scale Floor Plans

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

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ASSOCIATE/CONSULTANT

SHEET TITLE: Two Unit Floor Plan

ISSUED FOR	DATE
Site Plan Approval	01/04/23
Site Plan Approval	02/07/23
Building Permit	03/15/23

PROJECT: South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

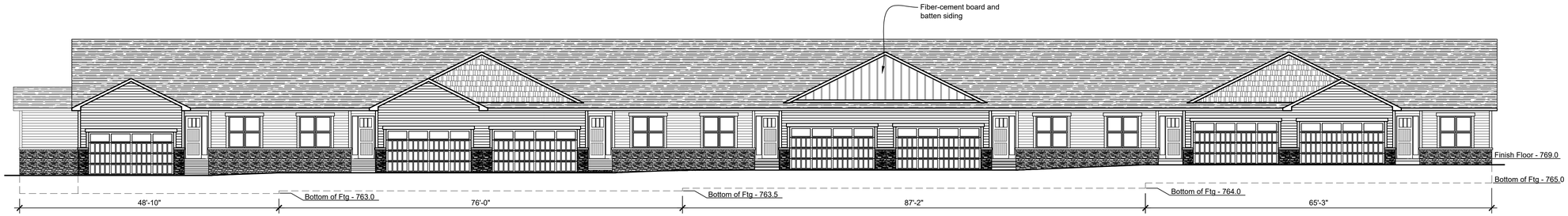
APPROVED
DRAWING DATE 11/14/2022
CHECKED
DRAWN

PROJECT No. 22-591 .01

SHEET No. A -211

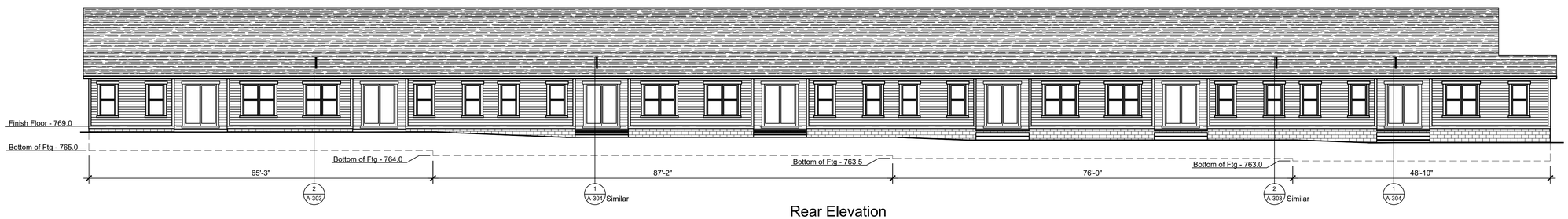
EXTERIOR NOTES:

1. Colors of all materials as selected by the Developer.
2. Provide gutters and downspouts. Located downspouts as directed by the Developer.



Front Elevation

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



Rear Elevation

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

Partial Front Elevation

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

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SHEET TITLE: Elevations

ISSUED FOR	DATE
Site Plan Approval	01/04/23
Site Plan Approval	02/07/23
Building Permit	03/15/23

PROJECT: South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

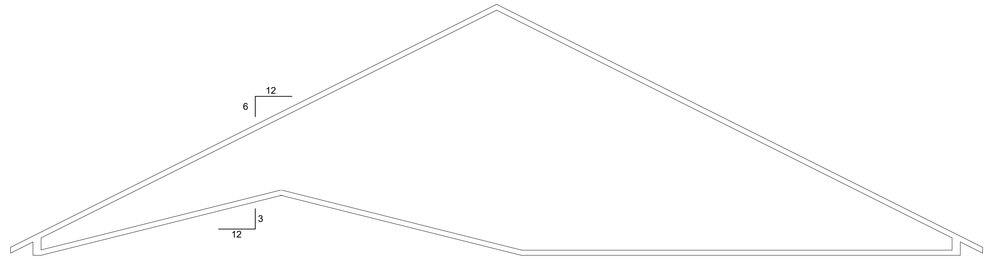
APPROVED	DRAWING DATE 11/14/2022
CHECKED	DRAWN

PROJECT No. 22-591 .01

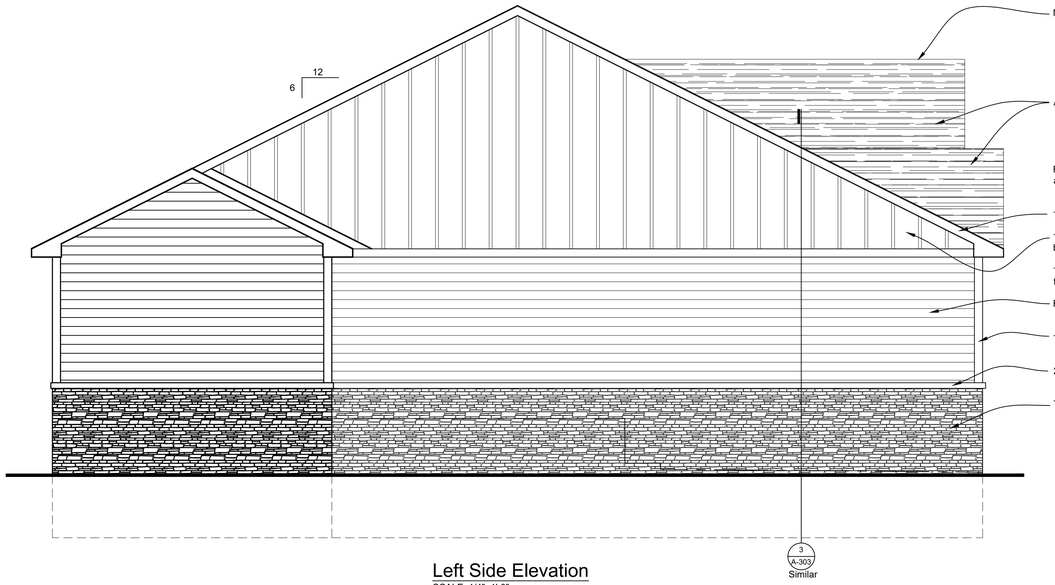
SHEET No. A - 301

EXTERIOR NOTES:

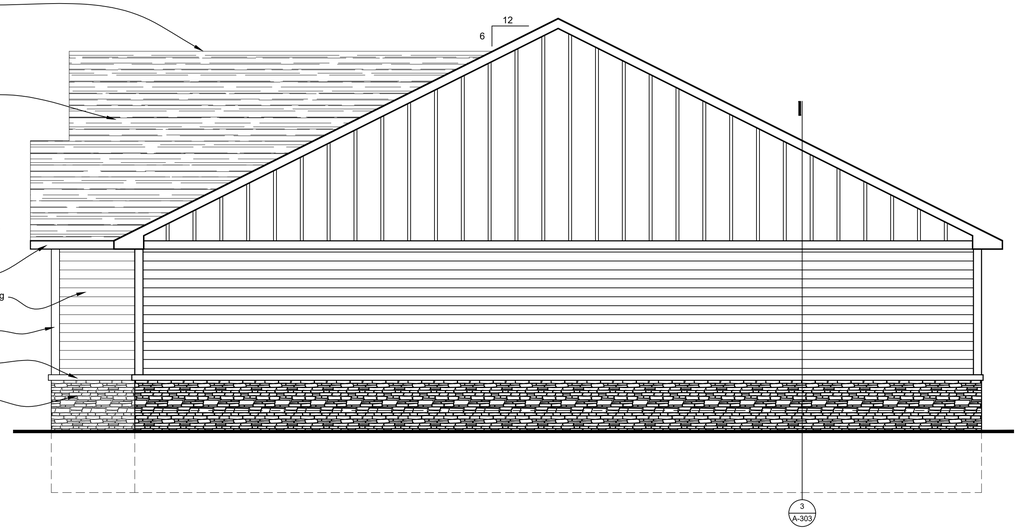
1. Colors of all materials as selected by the Developer.
2. Provide gutters and downspouts. Located downspouts as directed by the Developer.



Special Truss Profile
SCALE: 1/4"=1'-0"



Left Side Elevation
SCALE: 1/4"=1'-0"



Right Side Elevation
SCALE: 1/4"=1'-0"

Partial Rear Elevation
SCALE: 1/4"=1'-0"

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SHEET TITLE
Elevations

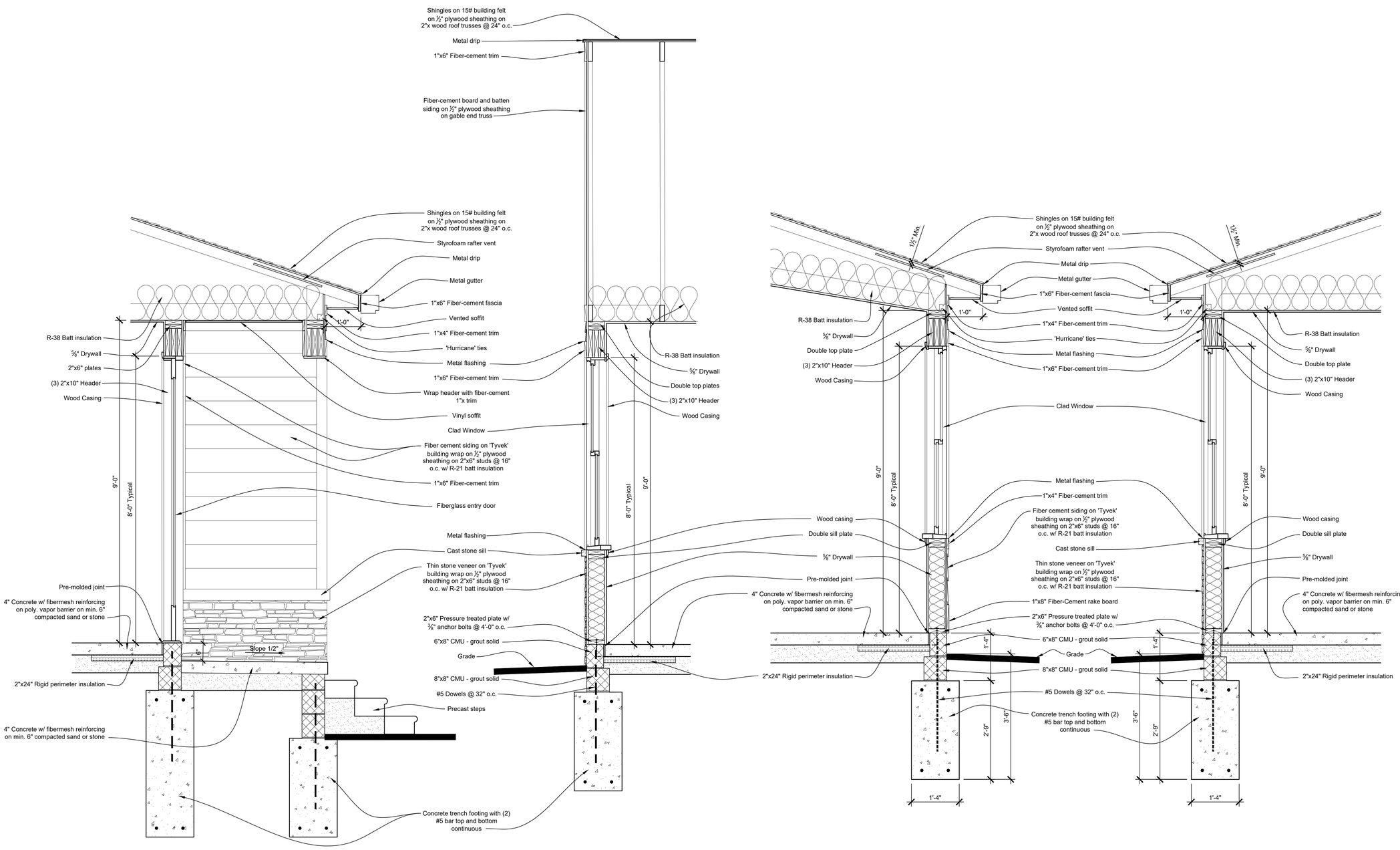
ISSUED FOR	DATE
Site Plan Approval	01/04/23
Site Plan Approval	02/07/23
Building Permit	03/15/23

PROJECT
South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED	DRAWING DATE
	11/14/2022
CHECKED	DRAWN

PROJECT No.
22-591 .01

SHEET No.
A - 302



4 / A-301 SCALE:3/4"=1'-0"

3 / A-302 SCALE:3/4"=1'-0"

2 / A-301 SCALE:3/4"=1'-0"

1 / A-301 SCALE:3/4"=1'-0"

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SHEET TITLE: Wall Details

ISSUED FOR	DATE
Building Permit	03/15/23

PROJECT: South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED
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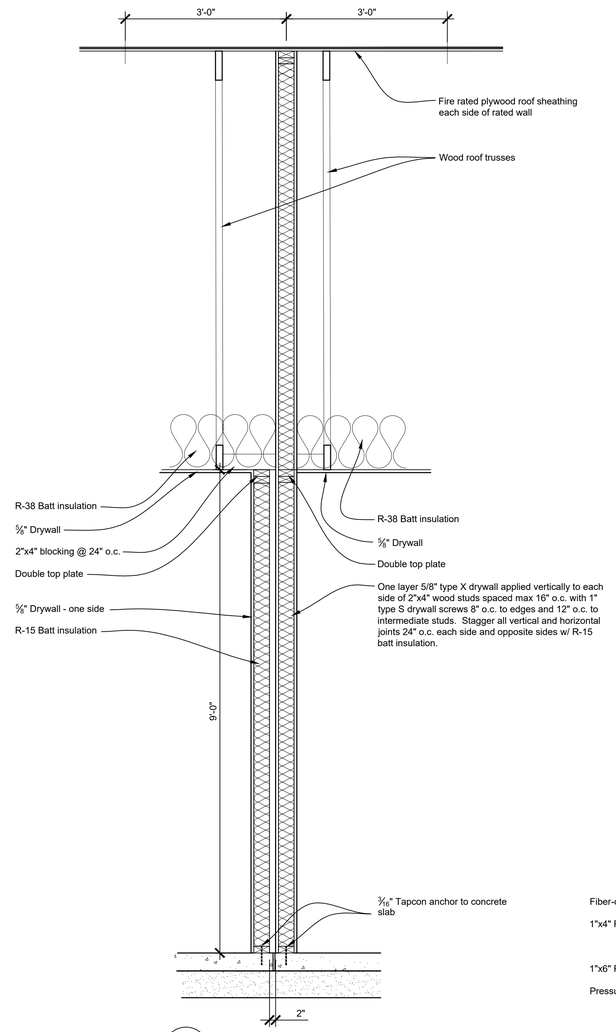
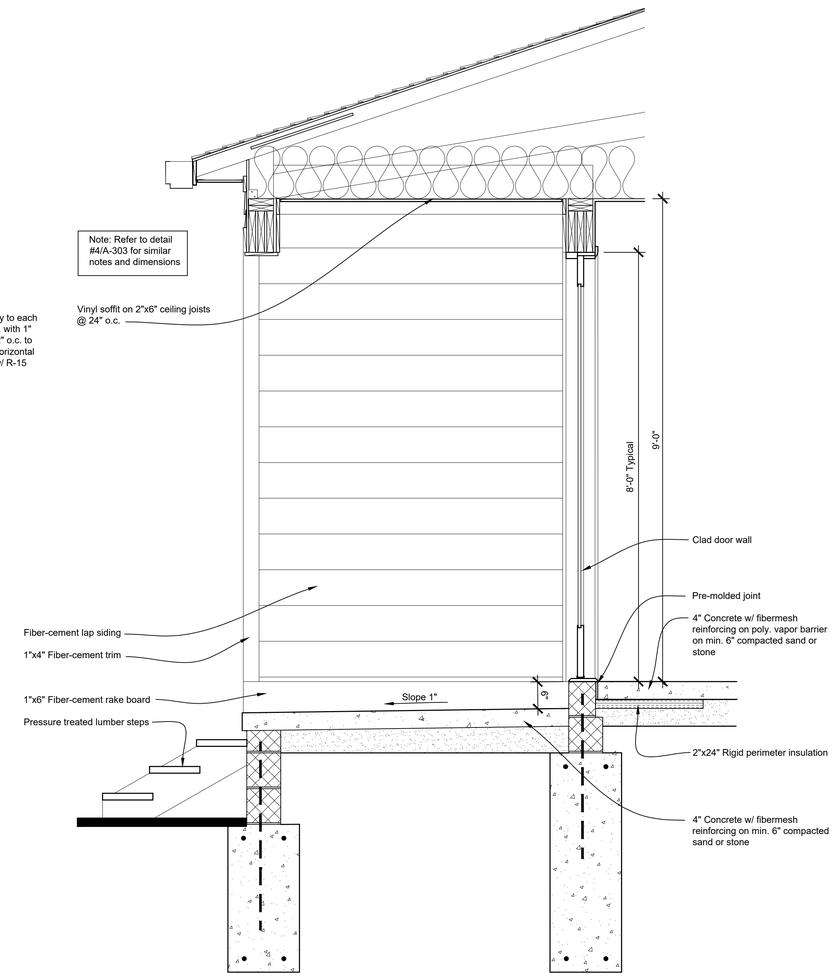
PROJECT No. 22-591 .01

SHEET No. A - 303



2 / A-211 Typical 1-Hour Fire Wall - UL U-305
SCALE:3/4"=1'-0"



1 / A-301 SCALE:3/4"=1'-0"

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SHEET TITLE: Wall Details

ISSUED FOR	DATE
Building Permit	03/15/23

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Davenport Brothers Construction Co.
Steve Davenport
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APPROVED	DRAWING DATE
	11/14/2022
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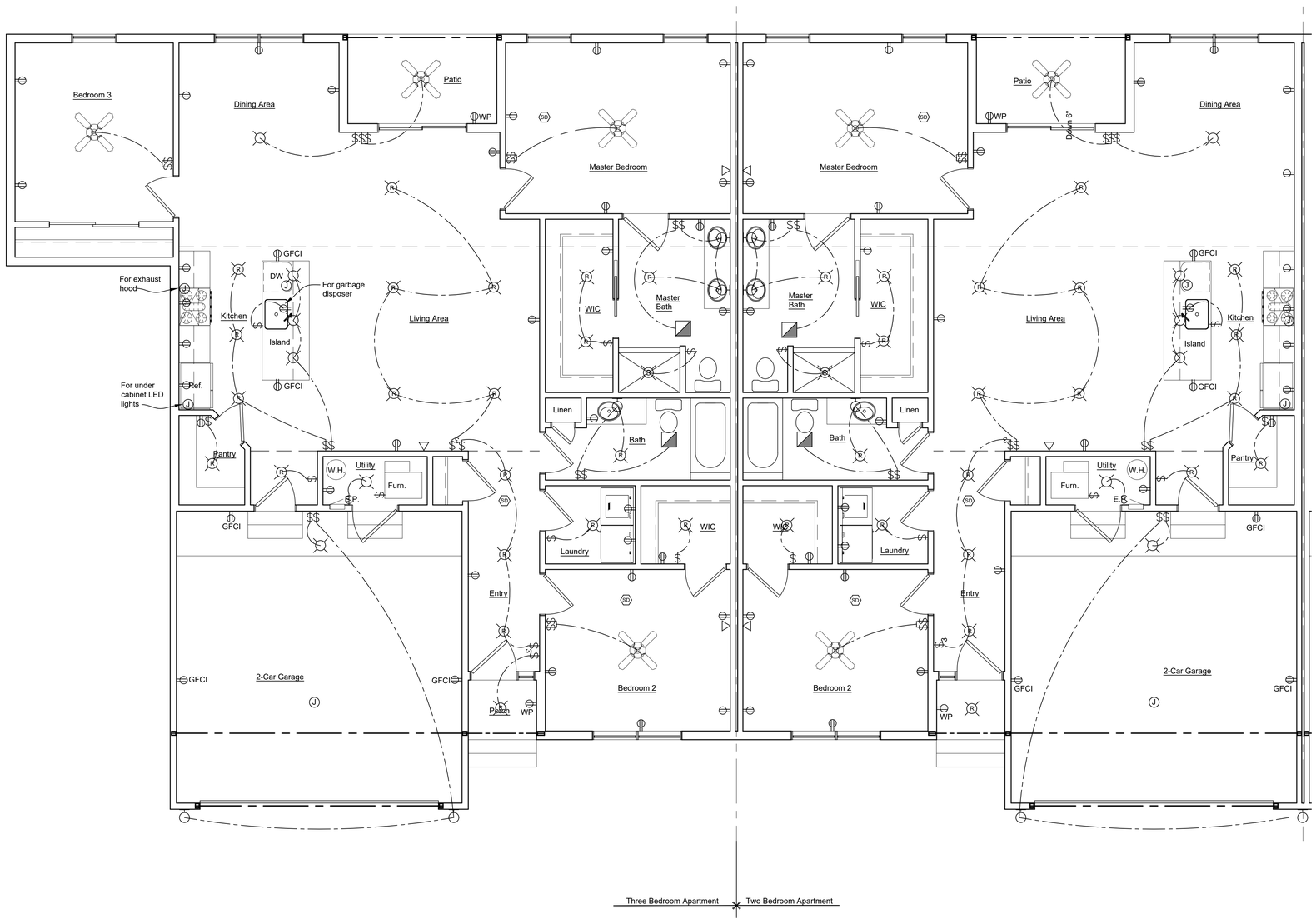
PROJECT No. 22-591 .01

SHEET No. A - 304

ELECTRICAL LEGEND

	15A 115V DUPLEX RECEPTACLE
WP	15A 115V DUPLEX RECEPTACLE IN WEATHER PROOF BOX
GFCI	15A 115V GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
	15A 115V IN FLOOR RECEPTACLE
	30A 220V APPLIANCE RECEPTACLE
	CAT3 TELEPHONE OUTLET
$	15A SINGLE POLE SWITCH
$3	15A 3-WAY SWITCH
$D	15A DIMMING SWITCH
J	JUNCTION BOX w/ 15A CIRCUIT
SD	HARD WIRED, INTERCONNECTED COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	WALL MOUNTED LIGHT FIXTURE
	CEILING RECESSED CAN LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
P.C.	WALL MOUNTED LIGHT FIXTURE ON PHOTO CELL
	CEILING FAN
	120V CEILING MOUNTED EXHAUST FAN / LIGHT FIXTURE
	120v CEILING MOUNTED EXHAUST FAN



Large Scale Floor Plans

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

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ASSOCIATE CONSULTANT

SHEET TITLE: Two Unit Electrical Plans

ISSUED FOR	DATE
Building Permit	03/15/23

PROJECT: South Belleville Villas
Davenport Brothers Construction Co.
Steve Davenport
455 Sumpter Road
Belleville, MI 48111

APPROVED	DRAWING DATE
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PROJECT No. 22-591 .01

SHEET No. E -211