

420 N. Martin Luther King Jr. Blvd.
Lansing, Michigan 48915



CODE SUMMARY:

2015 MICHIGAN RESIDENTIAL CODE

A SINGLE-FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON NOT LESS THAN TWO SIDES.

EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SHALL BE SEPARATED BY A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E119 OR UL263 WITH EXPOSURE FROM BOTH SIDES



DO NOT SCALE DRAWINGS

MECHANICAL (HVAC) NOTES:

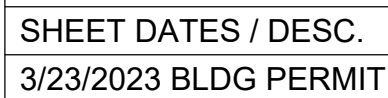
ELECTRICAL / LIGHTING NOTES:

PLUMBING NOTES:

LIST OF DRAWINGS

TODD R. CALLAWAY & ASSOCIATES
ARCHITECTS - DESIGNERS

4848 Freer Street, Rochester Hills, Michigan 48306
Ph: 586-243-5945, email: trcallaway@hotmail.com, www.trcallaway.com

[illegible]

NEW CONSTRUCTION

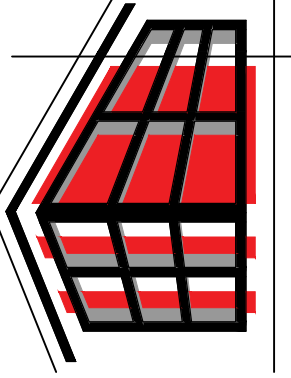
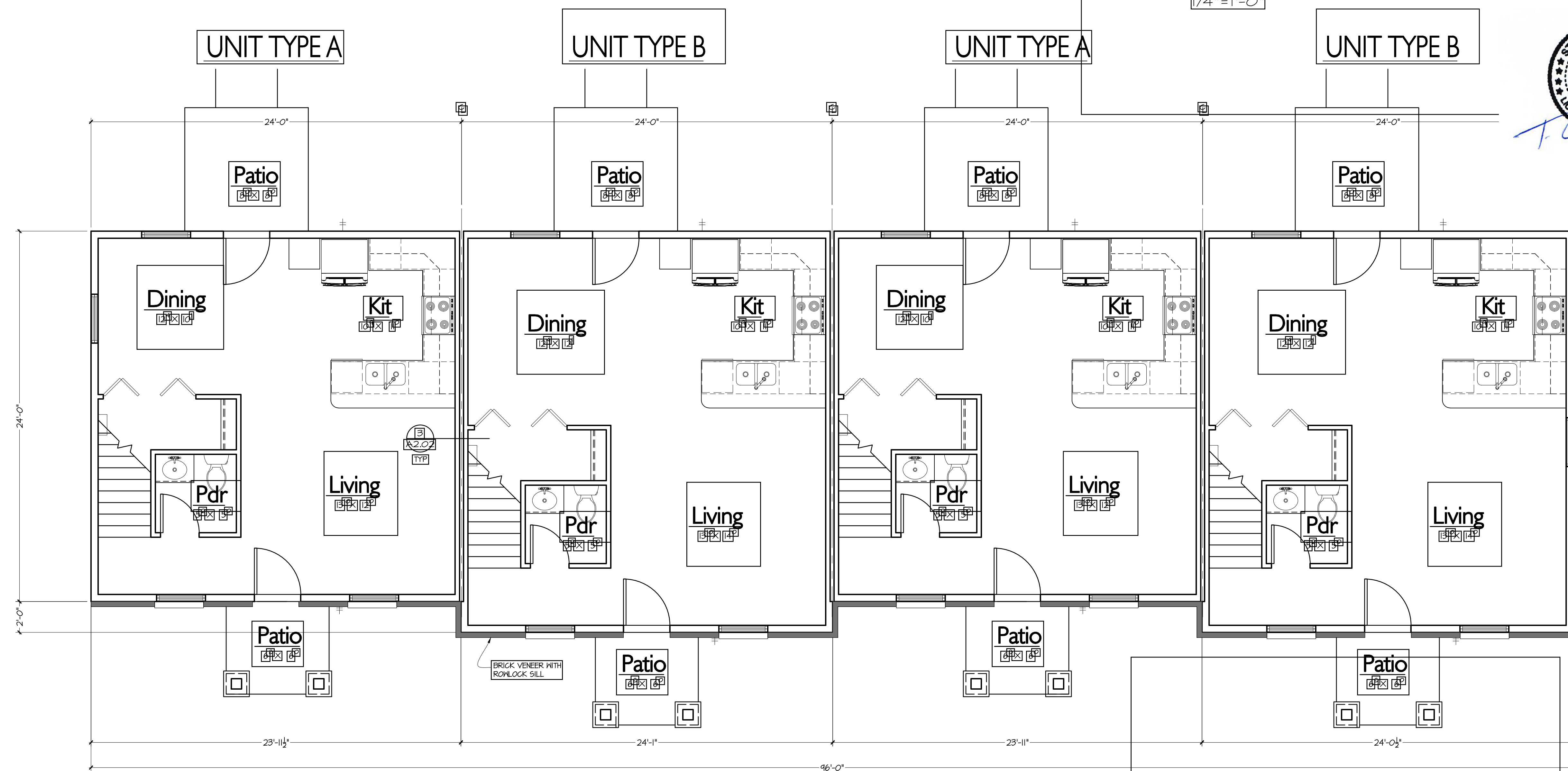
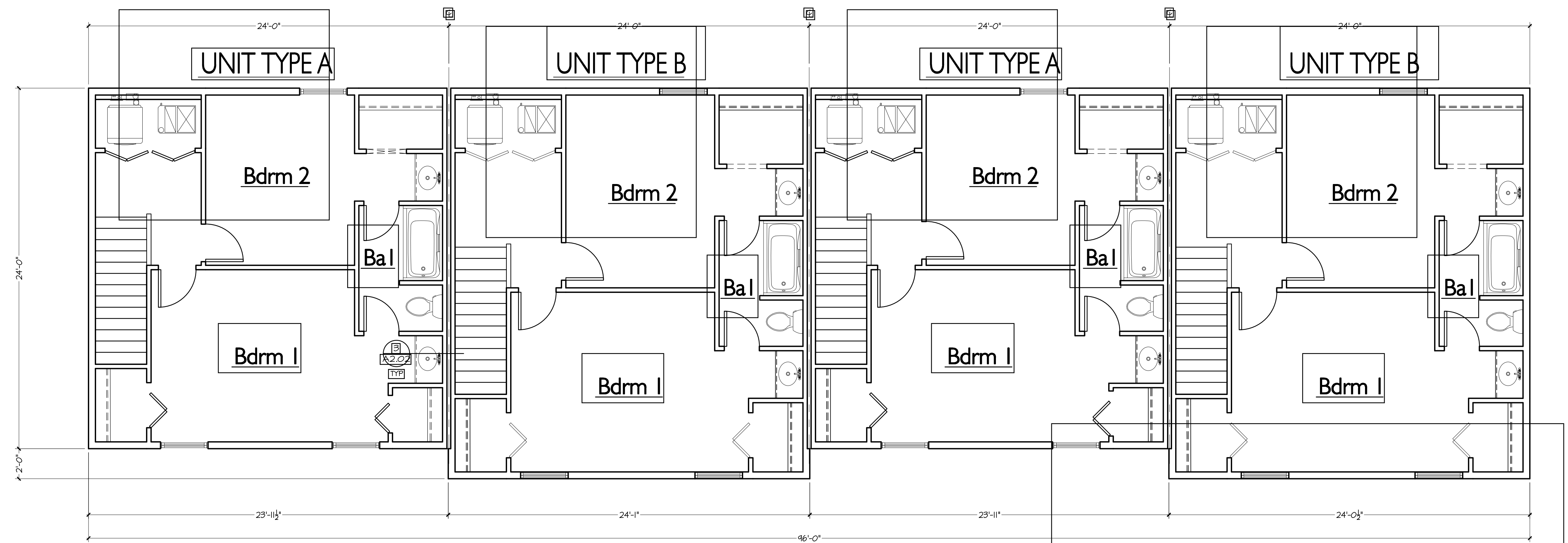
Genesee Pointe Condominiums

420 N. Martin Luther King Jr. Blvd.
Lansing, Michigan 48915

BUILDING / CODE INFO

202319

G1.01



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SHEET DATES / DESC.
03/23/2023 BLDG PERMIT



Genesee Pointe Condominiums

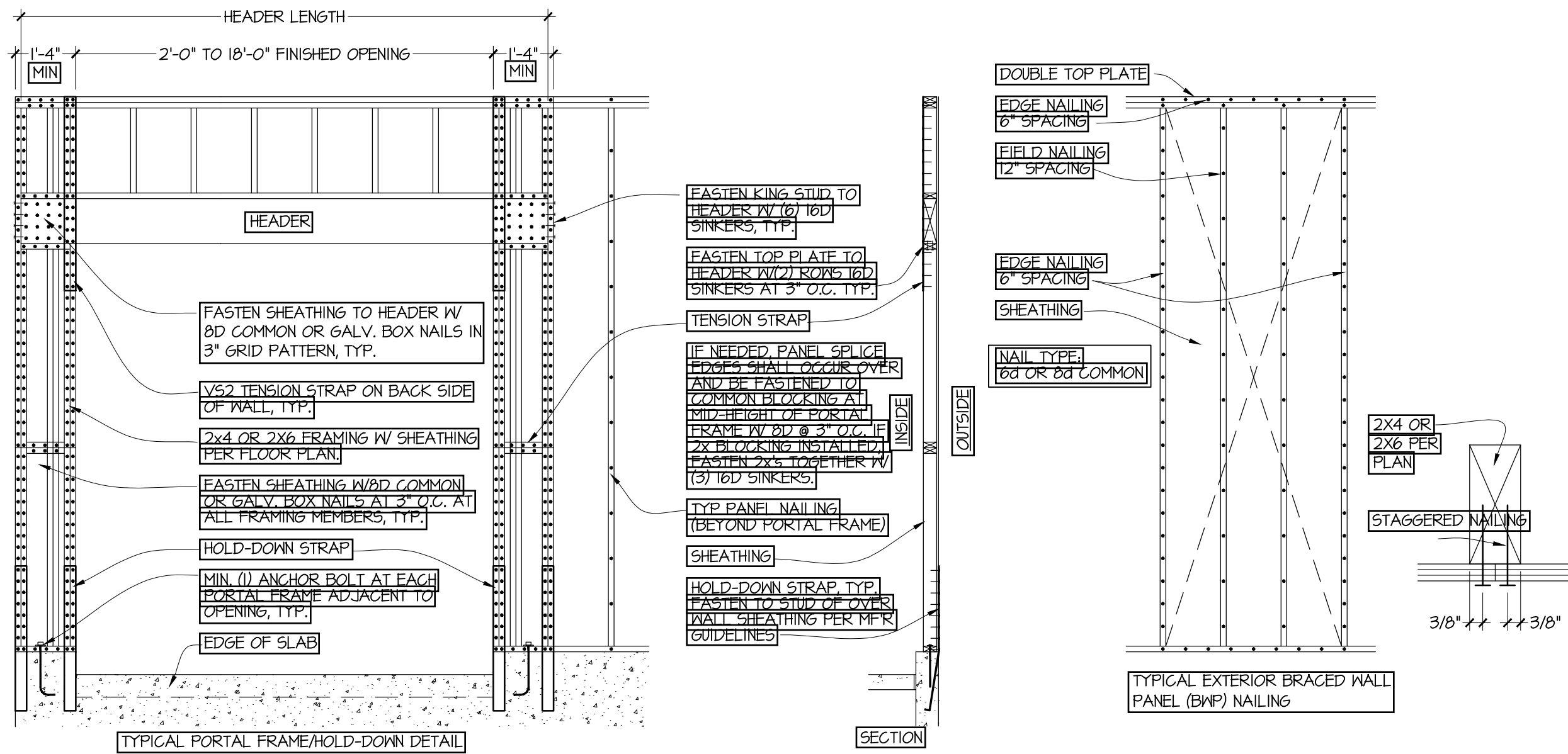
Lansing, Michigan 48915

NEW COLLECTION

BUILDING PLANS

02319

A1.02

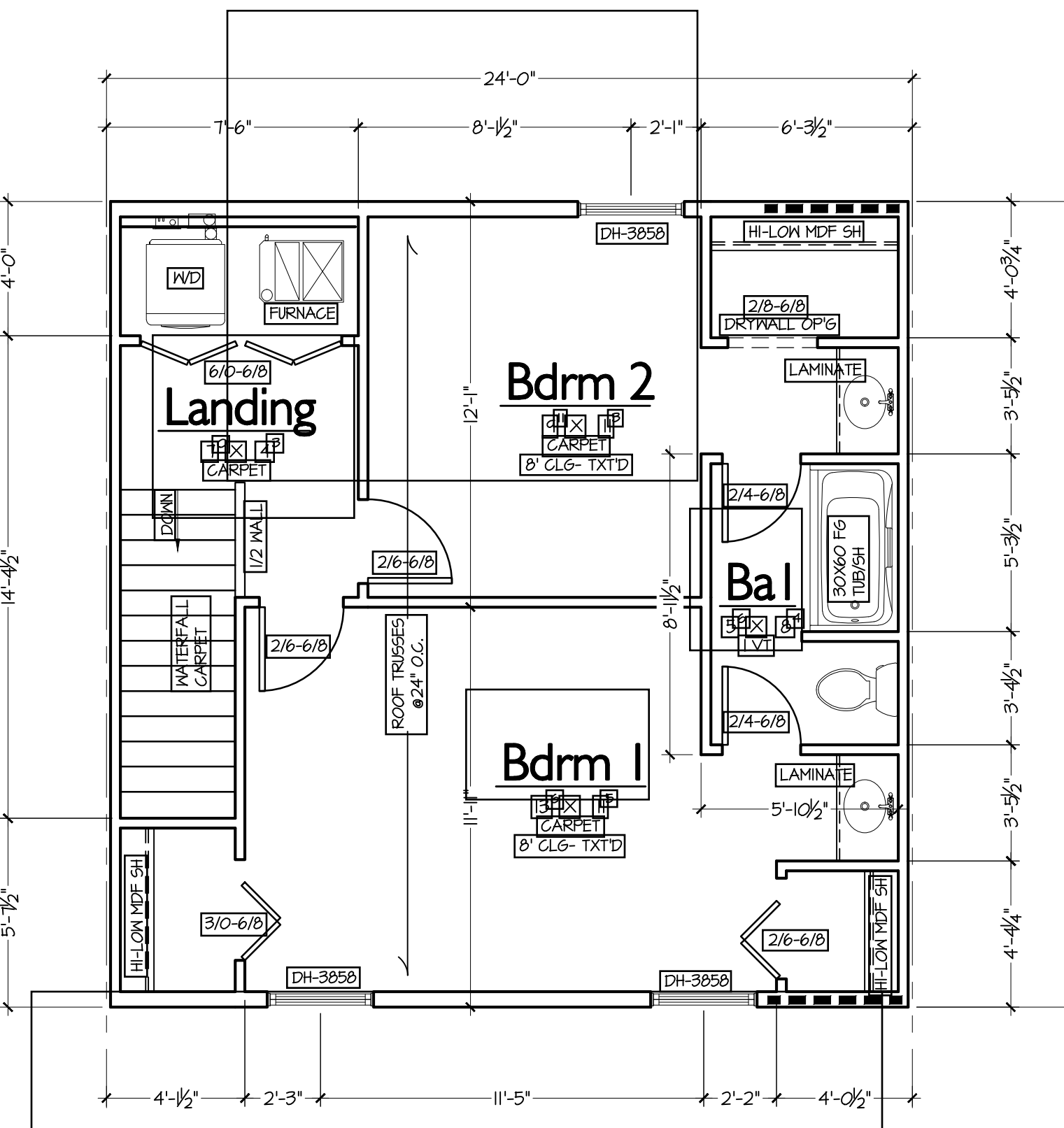


FLOOR PLAN NOTES:

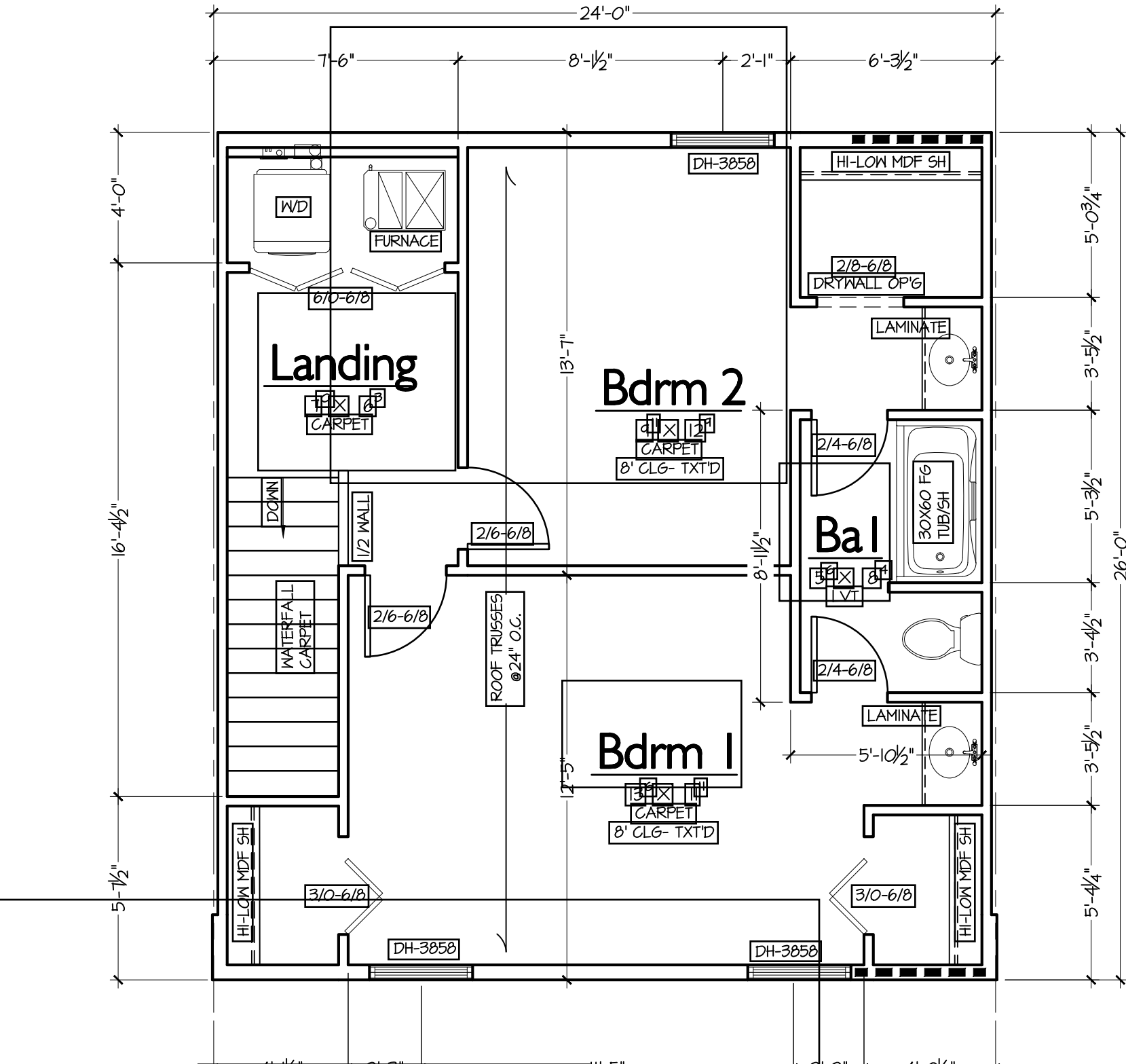
- ALL WINDOW SIZES GIVEN ARE GENERIC (W" X H"). SUBSTITUTE WITH CLOSEST STANDARD UNIT SIZE AVAILABLE FROM MANUFACTURER SELECTION.
 - DH: DOUBLE HUNG
 - SH: SINGLE HUNG
 - CS: CASEMENT
 - AW: AWNING
 - GL: GLIDER
 - TR: FIXED TRANSOM
 - FX: FIXED PICTURE
 - HO: HOPPER
- PROVIDE SOLID BLOCKING AT ALL LVL POINT LOAD LOCATIONS AND BEARING WALL LOCATIONS.
- DIMENSIONING NOTES: ALL DIMENSIONS ARE TO FACE OF STUDS, CENTER OF OPENING, OR FACE OF EXTERIOR SHEATHING UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS NOT DIMENSIONED AND APPEARING TO ALIGN WITH ADJACENT WALLS SHALL DO SO.
- DO NOT SCALE DRAWINGS. NOTE ANY DISCREPANCIES TO CONTRACTOR.
- ALL EXTERIOR WALLS TO BE 2X6 STUDS, EXCEPT GARAGE EXTERIOR WALLS UNLESS NOTED OTHERWISE. ALL INTERIOR PARTITIONS TO BE 2X4 STUDS UNLESS NOTED OTHERWISE.
- ALL CEILING HEIGHTS NOTED ON PLAN ARE NOMINAL. REFER TO WALL SECTIONS FOR ACTUAL CEILING HEIGHT.
- FLOOR JOISTS, LVL BEAMS, AND ROOF TRUSSES ARE A DELEGATED DESIGN BY OTHERS. REFER TO FLOOR JOIST AND ROOF SHOP DRAWINGS.

WALL BRACING CRITERIA

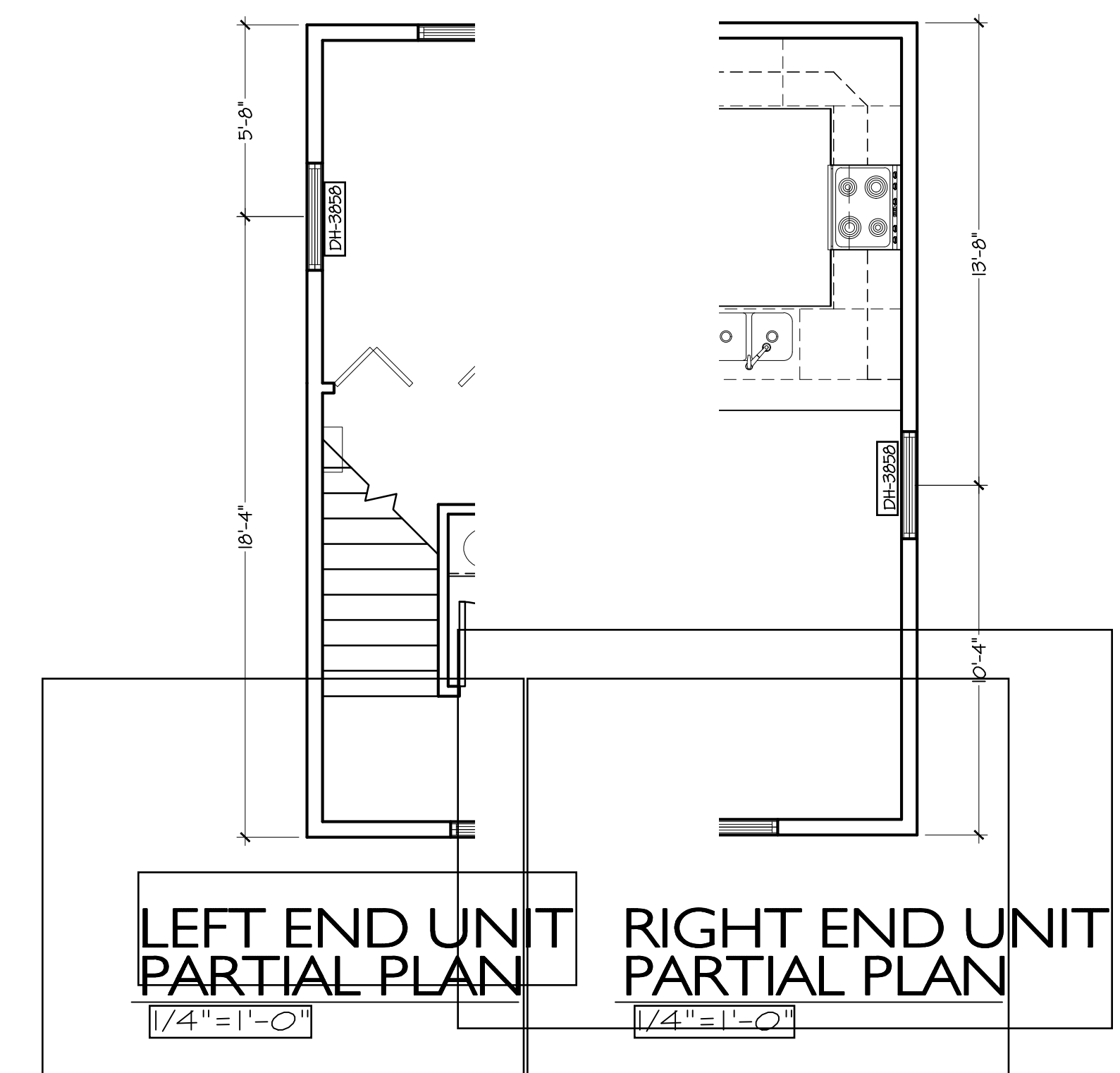
EXTERIOR WALLS: METHOD CS-WSP	
INTERIOR WALLS: METHOD DSCB	
BWP	EXTERIOR BRACED WALL PANEL
48" U.O.	
IBWP	INTERIOR BRACED WALL PANEL
48" U.O.	
ABWP	ALTERNATE BRACED WALL PANEL (TYP. 32" MIN.) REQUIRES HOLD DOWN BRACKETS EA. END 1 STORY ONLY
PFG	PORTAL FRAME AT GARAGE



UNIT TYPE A
SECOND FLOOR PLAN
1/4" = 1'-0"

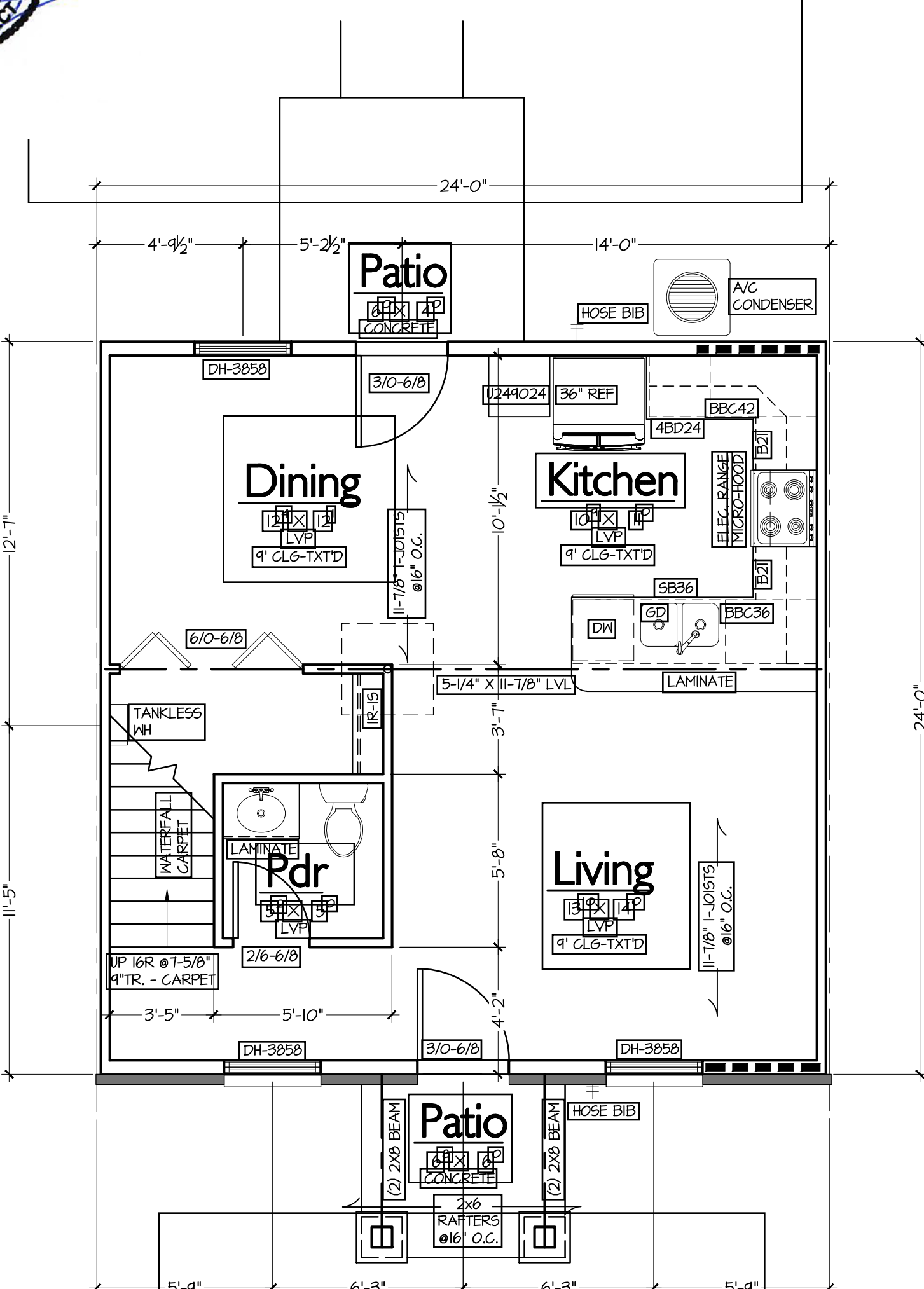


UNIT TYPE B
SECOND FLOOR PLAN
1/4" = 1'-0"

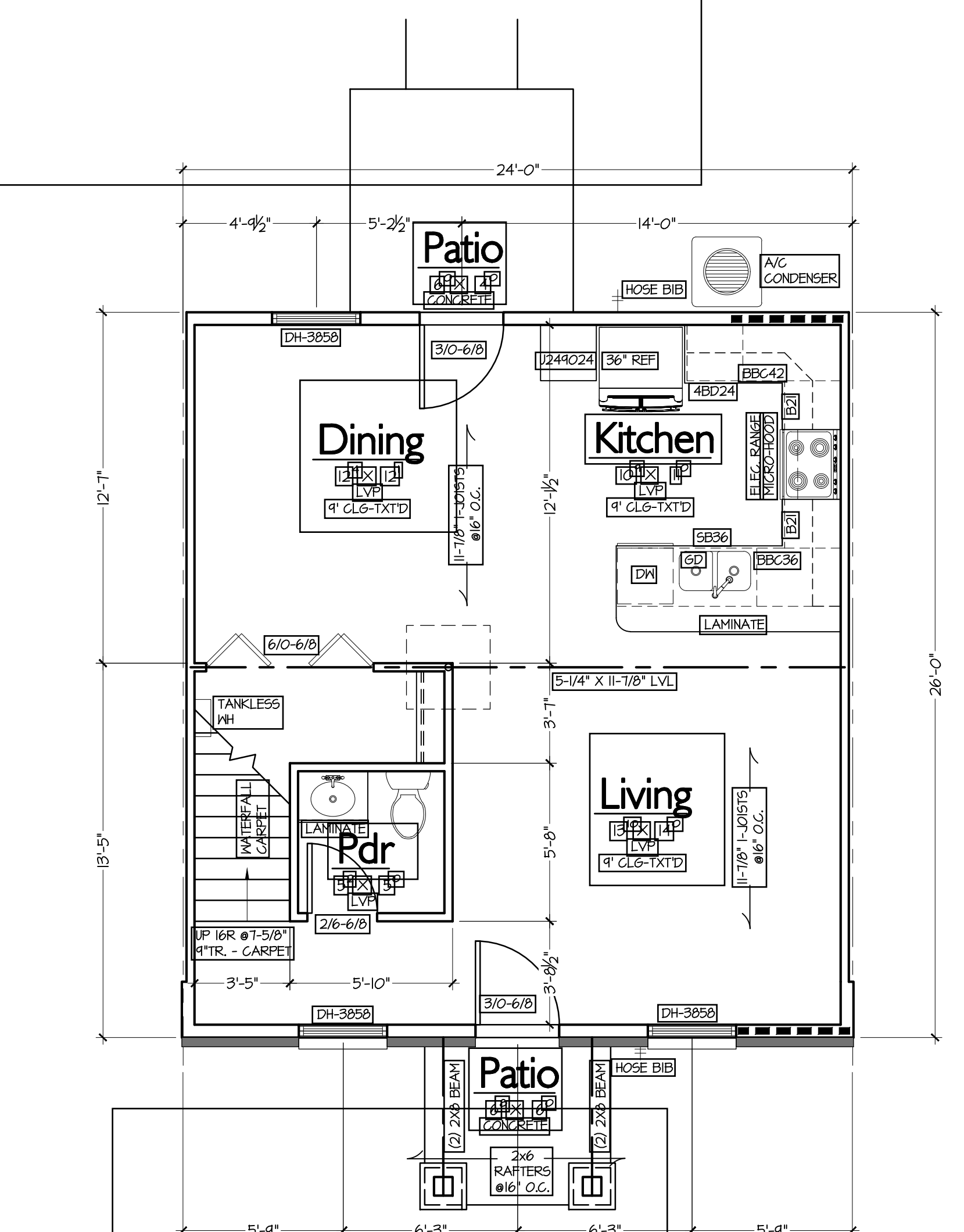


LEFT END UNIT
PARTIAL PLAN
1/4" = 1'-0"

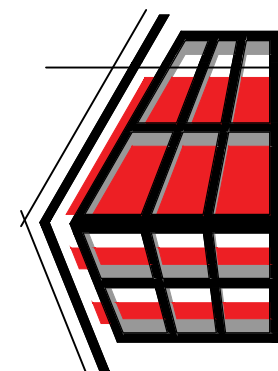
RIGHT END UNIT
PARTIAL PLAN
1/4" = 1'-0"



UNIT TYPE A
FIRST FLOOR PLAN
1/4" = 1'-0"



UNIT TYPE B
FIRST FLOOR PLAN
1/4" = 1'-0"





REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

