

Sample Architecture



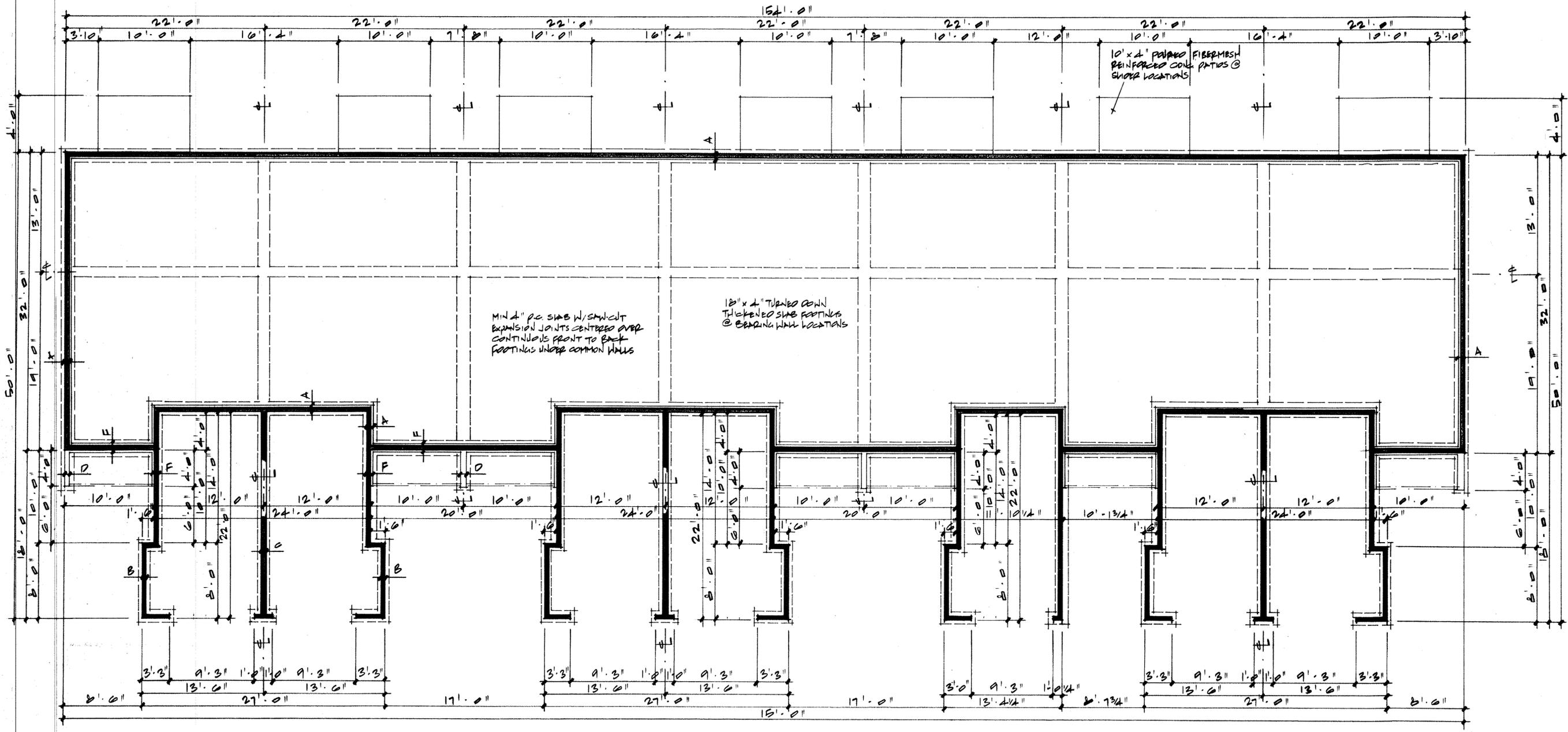
FAIRWAY CORNERS TOWNHOUSES INDEX

SEVEN UNIT BUILDING

PAGE	DESCRIPTION
1	INDEX
2	FOUNDATION WALL PLAN
3	LEFT MAIN FLOOR PLAN
4	RIGHT MAIN FLOOR PLAN
5	LEFT SECOND FLOOR PLAN
6	RIGHT SECOND FLOOR PLAN
7	FRONT, SIDE, REAR ELEVATIONS
8	ROOF PLAN
9	BUILDING CROSS SECTION
10	COMMON WALL SECTION

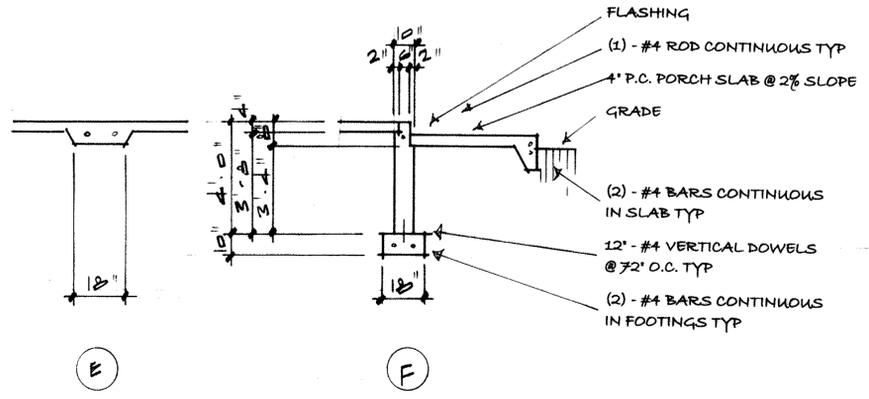
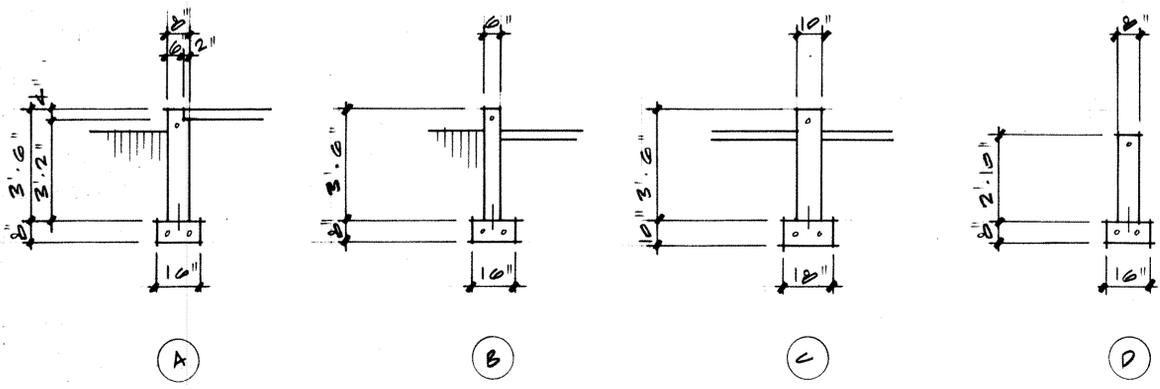
GENERAL INFORMATION

USE GROUP:	R-3
CONSTRUCTION TYPE:	5B
CODES & REFERENCE STANDARDS:	2015 MICHIGAN RESIDENTIAL CODE
DESIGN LOADS:	GROUND SNOW LOAD.....35# P.S.F. SNOW IMPORTANCE FACTOR.....1.0 EXPOSURE CATEGORY.....B THERMAL FACTOR.....1.1 SLOPED ROOF SNOW LOAD.....29.5# P.S.F. SITE CLASS.....D BASIC WIND SPEED.....120 MPH WIND IMPORTANCE FACTOR.....1.0 WINDWARD.....10# LEEWARD.....10#
ROOF LOADING DATA:	TOLL.....26.95# BCLL.....10# TCDL.....10# BCDL.....10# DRIFT LOAD.....35# P.S.F. ATTIC.....10# P.S.F.
FLOOR LOADING DATA:	(LL).....40# P.S.F. (DL).....17# P.S.F. (TOTAL).....57# P.S.F.
ROOF TRUSSES:	ROOF TRUSSES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN. SUBMIT TRUSS DETAILS TO INSPECTOR FOR REVIEW PRIOR TO ROUGH-IN INSPECTION
FIRE RESISTANCE AND SOUND TRANSMISSION CLASS RATINGS:	COMMON WALL...UL DES U336 2HR.....STC 60 SECTIONS AND TECHNICAL DATA FOR WALLS PROVIDED ON PAGE 10
SPECIFICATIONS:	SPECIFICATIONS AS NOTED HEREIN ARE CONDENSED SHORT FORM. SUBSTITUTION OF MATERIALS IS PERMITTED WHERE THE QUALITY OF THE MATERIAL BEING USED IS EQUAL OR BETTER.
MICHIGAN ENERGY CODE:	THE BUILDING COMPLIES WITH THE REQUIREMENTS OF THE MICHIGAN ENERGY CODE

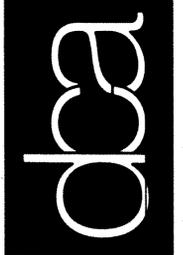


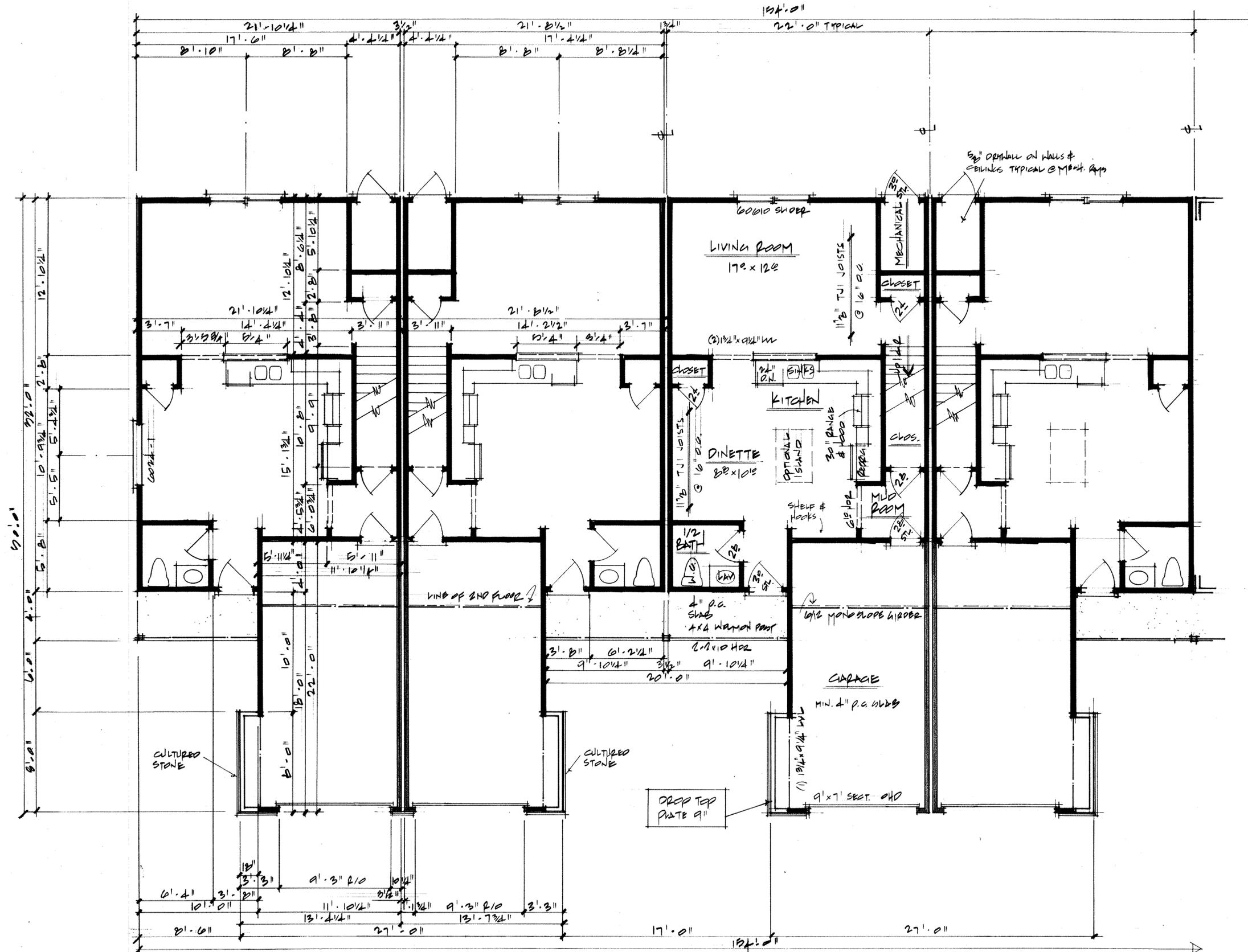
FOUNDATION PLAN

3/16" = 1'-0"



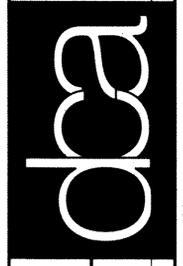
NOTE:
 REST ALL FOOTINGS ON UNDISTURBED SOIL - NOT ON FILL.





LEFT MAIN FLOOR
 656 S.F. / UNIT TYPICAL 1/4" = 1'-0"

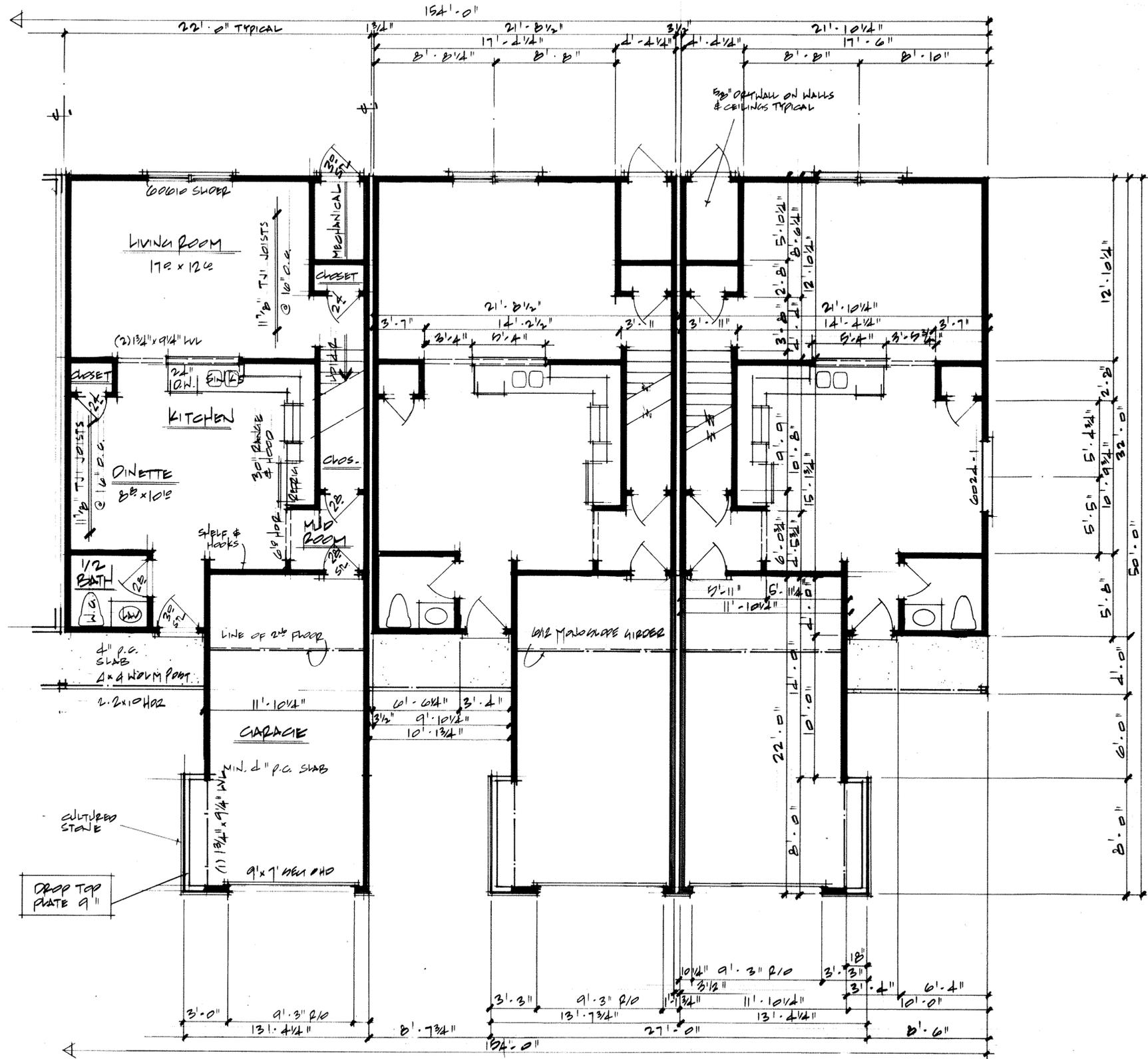
Residential and Commercial Designers
 dennis childress & associates
 2876 28th SW, Suite 208
 Grandville, Michigan 49418
 Phone: (616) 534-6484



FAIRWAY CORNERS TOWNHOUSES
LEFT MAIN FLOOR PLAN

PLAN #22-04
 12/15/22

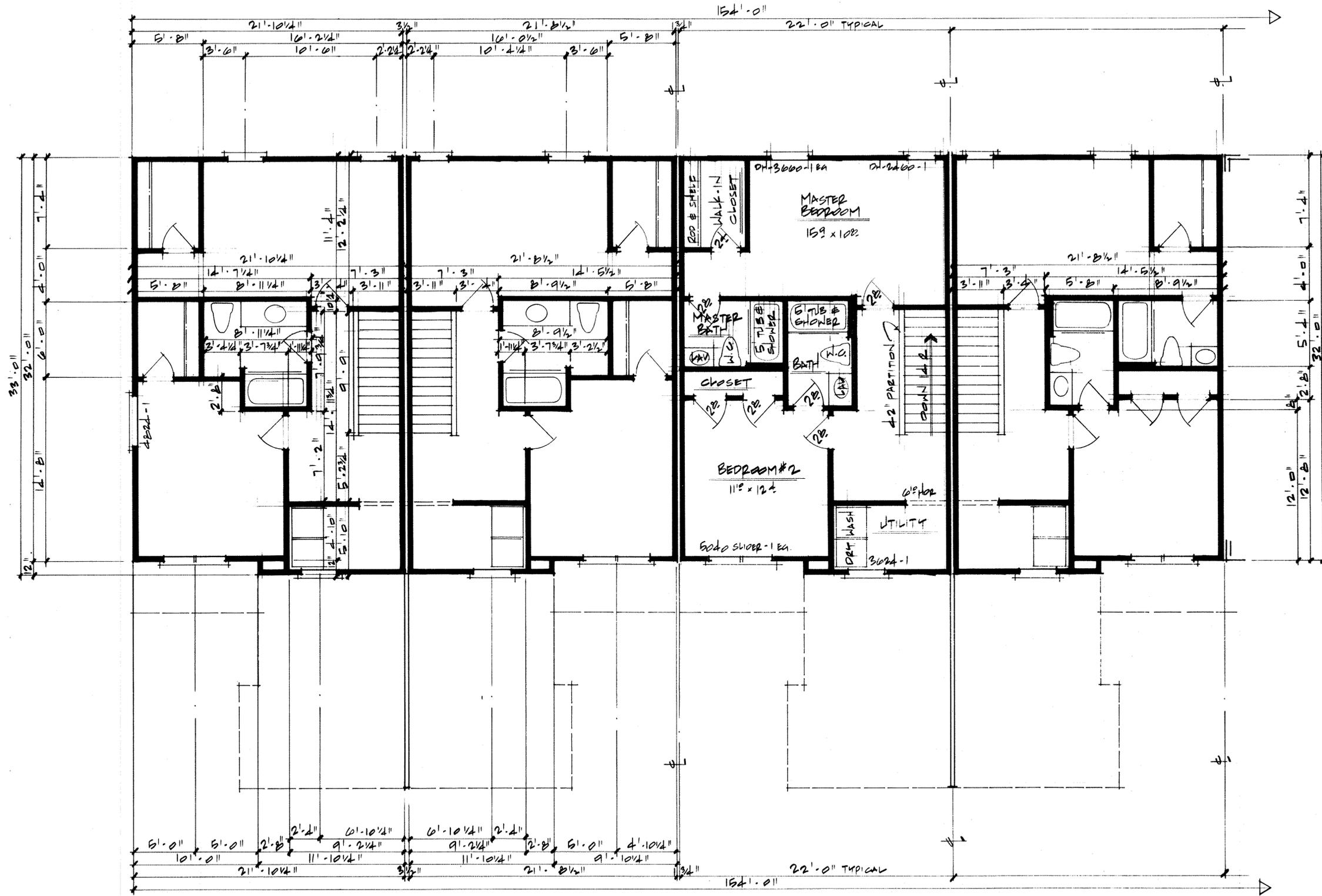
3



RIGHT MAIN FLOOR

656 S.F. / UNIT TYPICAL 1/4" = 1'-0"

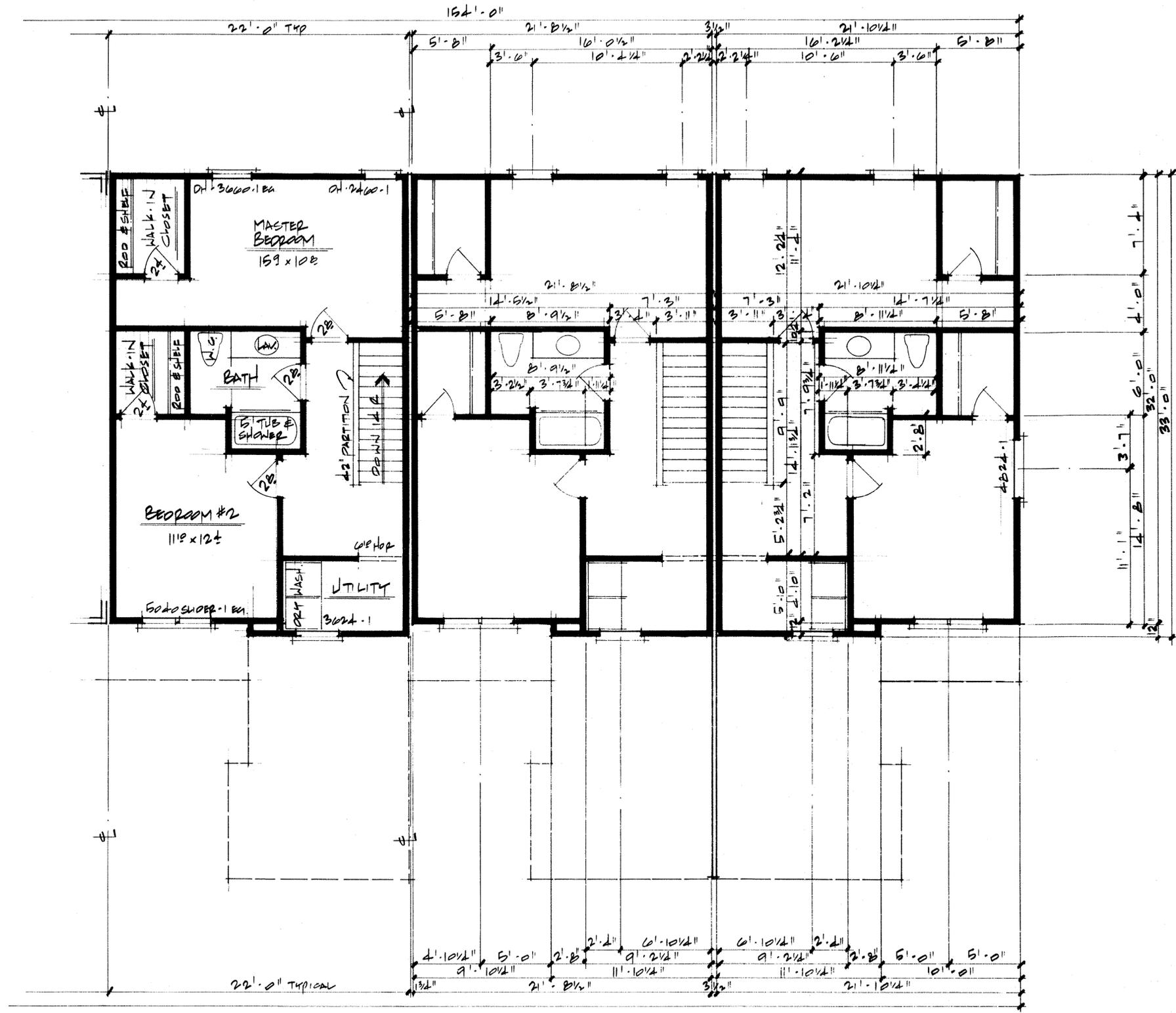




LEFT 2ND FLOOR

716 S.F. / UNIT TYPICAL

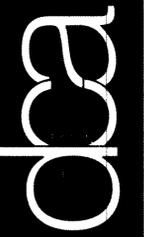
1/8" = 1'-0"

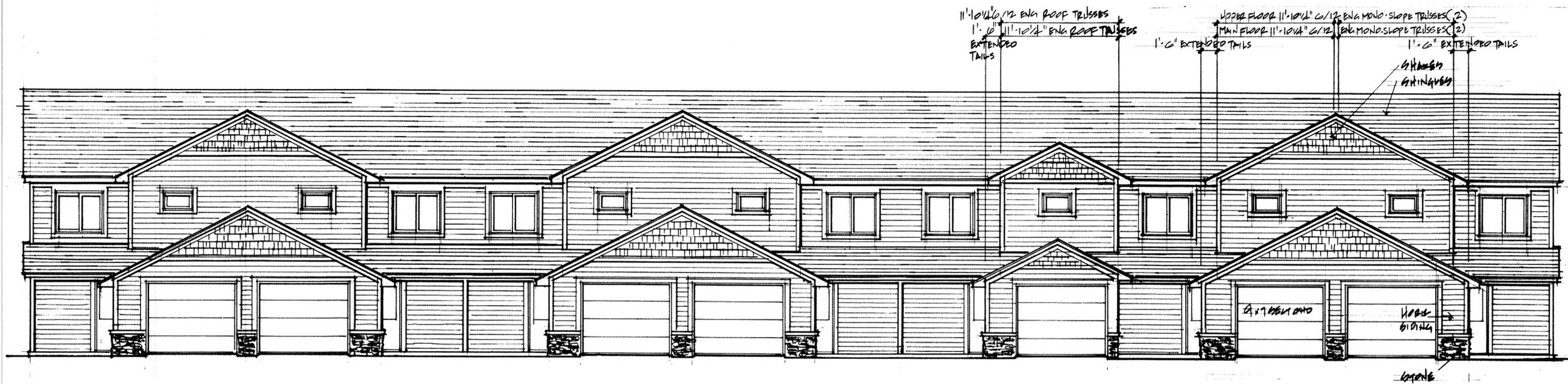


RIGHT 2ND FLOOR

716 S.F. / UNIT TYPICAL

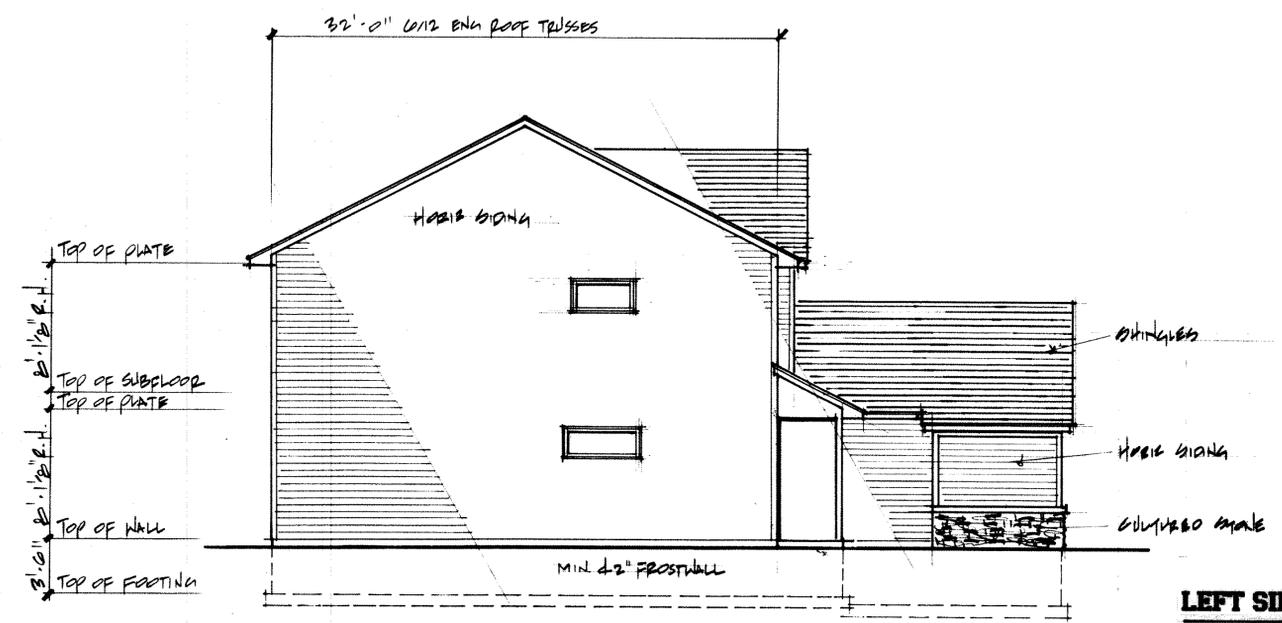
1/4" = 1'-0"





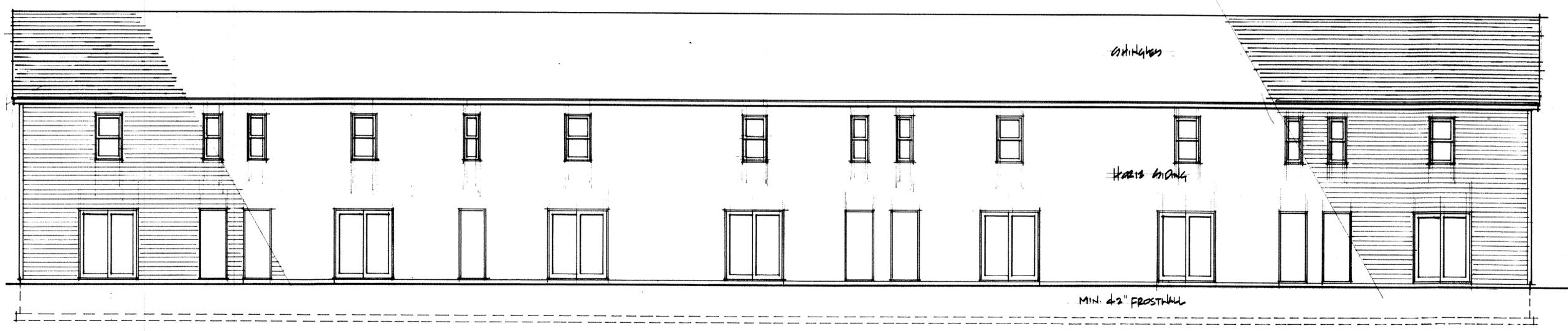
FRONT ELEVATION

3/16" = 1'-0"



LEFT SIDE ELEVATION

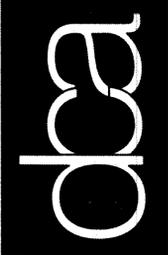
RIGHT SIDE REVERSED 3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

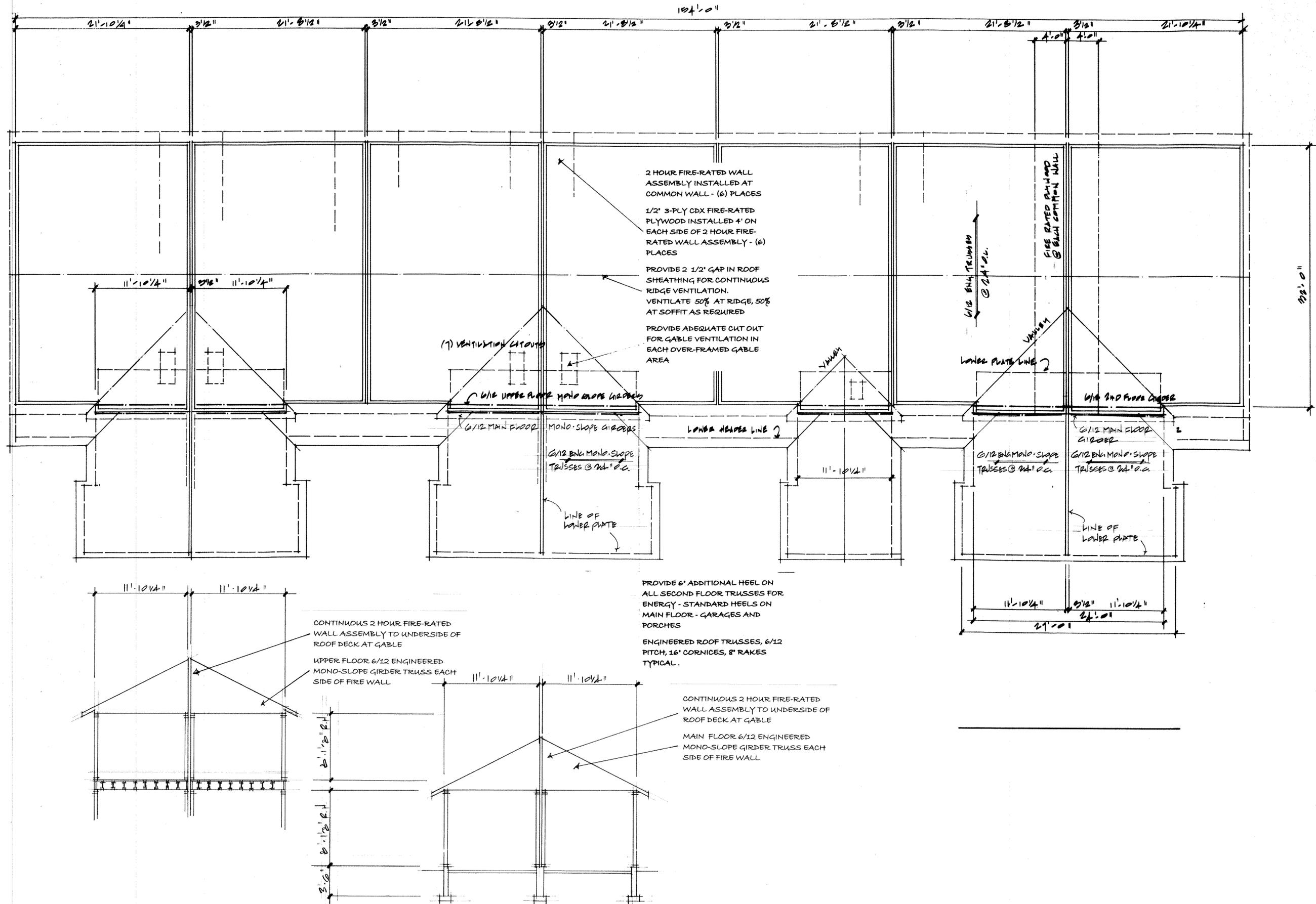
Residential and Commercial Designers
 dennis childress & associates
 2876 28th SW, Suite 208
 Grandville, Michigan 49418
 Phone: (518) 534-6484



FAIRWAY CORNERS TOWNHOUSES
 FRONT, SIDE, REAR ELEVATIONS

PLAN #22-04
 12/15/22

7



2 HOUR FIRE-RATED WALL ASSEMBLY INSTALLED AT COMMON WALL - (6) PLACES
 1/2\" 3-PLY CDX FIRE-RATED PLYWOOD INSTALLED 4\" ON EACH SIDE OF 2 HOUR FIRE-RATED WALL ASSEMBLY - (6) PLACES
 PROVIDE 2 1/2\" GAP IN ROOF SHEATHING FOR CONTINUOUS RIDGE VENTILATION. VENTILATE 50% AT RIDGE, 50% AT SOFFIT AS REQUIRED
 PROVIDE ADEQUATE CUT OUT FOR GABLE VENTILATION IN EACH OVER-FRAMED GABLE AREA

PROVIDE 6\" ADDITIONAL HEEL ON ALL SECOND FLOOR TRUSSES FOR ENERGY - STANDARD HEELS ON MAIN FLOOR - GARAGES AND PORCHES
 ENGINEERED ROOF TRUSSES, 6/12 PITCH, 16\" CORNICES, 8\" RAKES TYPICAL.

CONTINUOUS 2 HOUR FIRE-RATED WALL ASSEMBLY TO UNDERSIDE OF ROOF DECK AT GABLE
 MAIN FLOOR 6/12 ENGINEERED MONO-SLOPE GIRDER TRUSS EACH SIDE OF FIRE WALL

CONTINUOUS 2 HOUR FIRE-RATED WALL ASSEMBLY TO UNDERSIDE OF ROOF DECK AT GABLE
 UPPER FLOOR 6/12 ENGINEERED MONO-SLOPE GIRDER TRUSS EACH SIDE OF FIRE WALL

Residential and Commercial Designers
dennis childress & associates
 2876 28th SW, Suite 208
 Grandville, Michigan 49418
 Phone: (616) 534-8484

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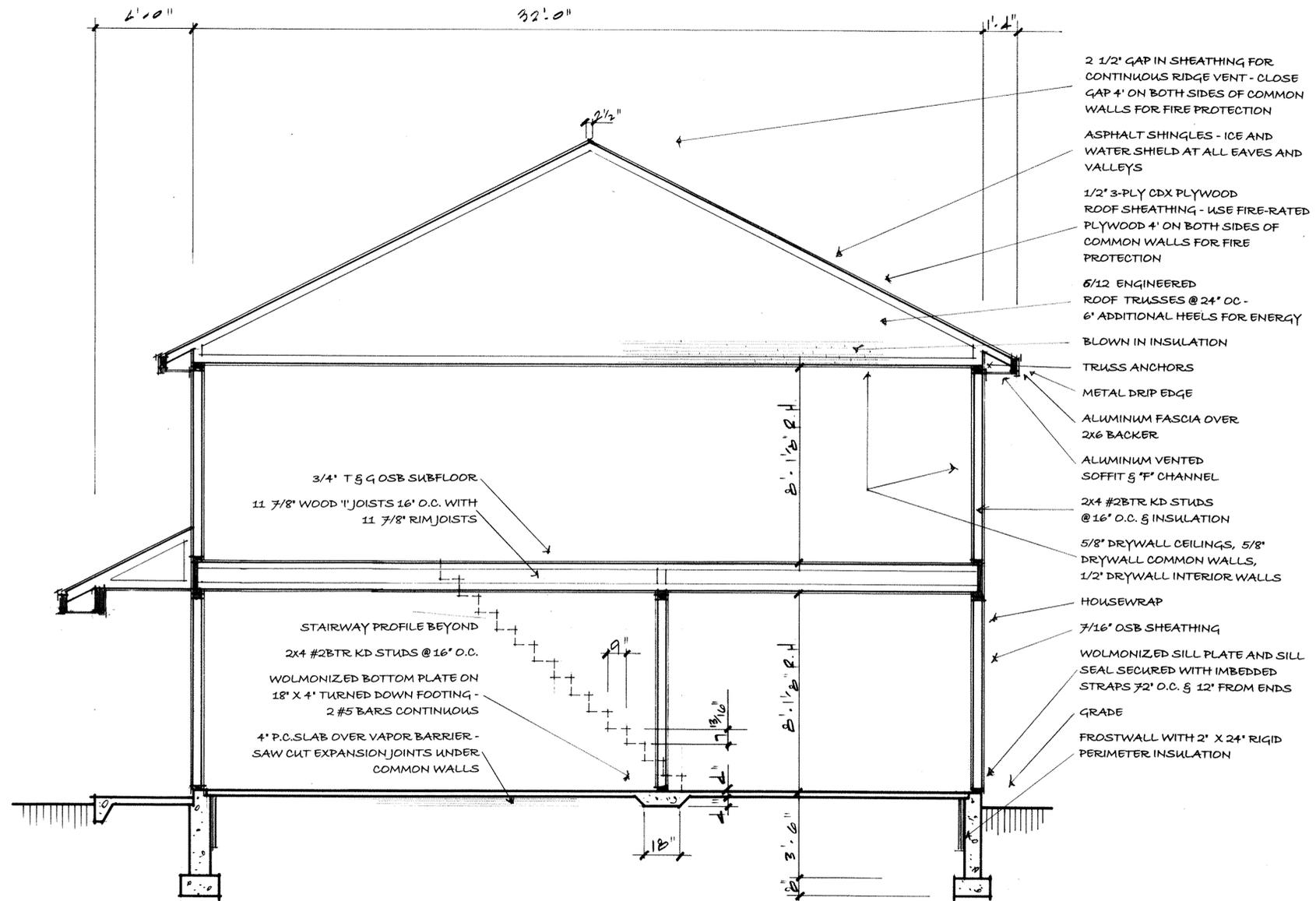
FAIRWAY CORNERS TOWNHOUSES
ROOF PLAN

PLAN #22-04
 12/15/22

8

GENERAL SPECIFICATIONS:

1. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY SHALL BE SEALED OFF WITH NON-COMBUSTIBLE FIRE-BLOCKING MATERIALS SUCH AS BATT INSULATION, SECURELY HELD IN OPENINGS.
2. FIRE-BLOCKING SHALL NOT BE CONCEALED UNTIL AFTER APPROVED ROUGH-IN INSPECTION BY BUILDING DEPARTMENT
3. INSULATION IN CONCEALED AREAS SHALL BE FIBERGLASS WITH A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION IN EXPOSED AREAS SHALL BE FIBERGLASS WITH A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
4. HANDRAILS SHALL HAVE A CIRCULAR SHAPE AND AN OUTSIDE DIAMETER OF 1 1/4" - 2". THEY SHALL NOT PROJECT MORE THAN 4 1/2" INTO THE STAIRWAY. THEY SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE THE TREAD NOSING. THEY SHALL BE ABLE TO WITHSTAND A 200# LOAD IN ANY DIRECTION. THE ENDS OF THE HANDRAILS SHALL RETURN TO THE WALL.
5. THE ATTIC SHALL HAVE AN ACCESS OPENING OF 22' X 30' - LOCATION TO BE SITE DETERMINED.
6. ROOF UNDERLAYMENT: INSTALL SINGLE LAYER OF 15# FELT UNDER THE ASPHALT ROOF SHINGLES. INSTALL ICE GUARD AT THE EAVES TO A POINT 48" FROM THE OUTSIDE WALL AND AT VALLEYS.
7. SHEAR WALLS: INSTALL SIMPSON HDSA CONNECTORS AT FRONT AND REAR OF INTERIOR COMMON WALLS WITH 5/8" DIA. BOLTS. USE GALVANIZED STRAPS @ 30' O.C. INSTALL DIAGONAL METAL BRACING.



CROSS SECTION

3/8"=1'-0"