

MWPS-71003

4-Bedroom Townhouse

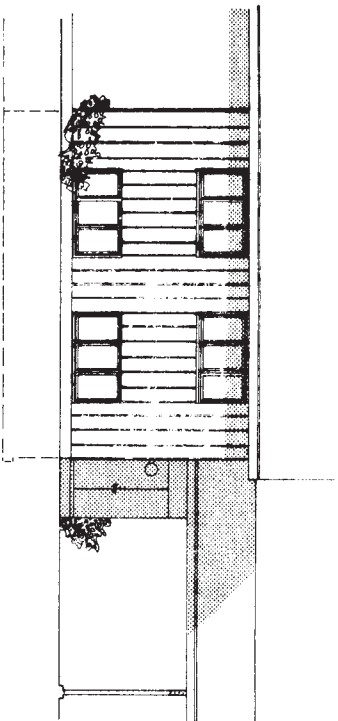
CAUTION!

Additional professional services will be required to tailor this plan to your situation, including but not limited to: assurance of compliance with codes and regulations; review of specifications for materials and equipment; supervision of site selection, bid letting and construction; and provision for utilities, waste management, roads or other access. **Furthermore, any deviation from the given specifications may result in structural failure, property damage, and personal injury including loss of life.**

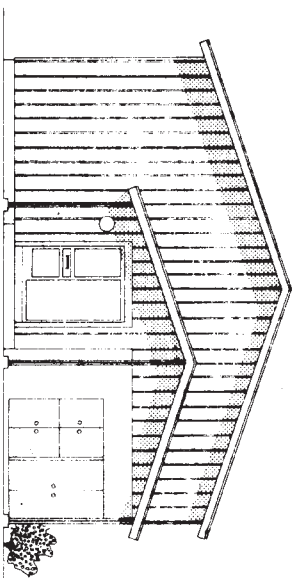
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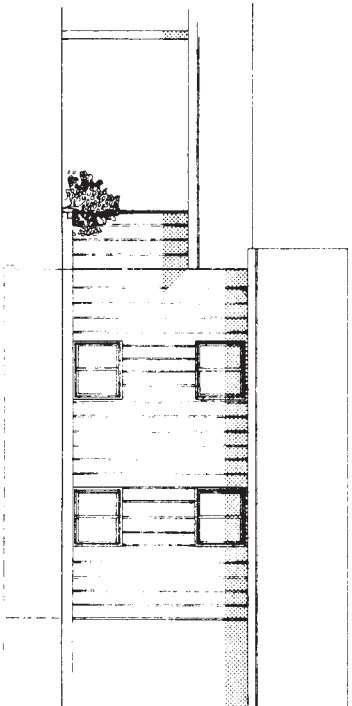
MIDWEST PLAN SERVICE
Cooperative Extension Work in Agriculture and Home Economics and Agricultural Experiment Stations of North Central Region - USDA Cooperating
4-Bedroom Townhouse
Title Page
MIDWEST PLAN NO. 71003



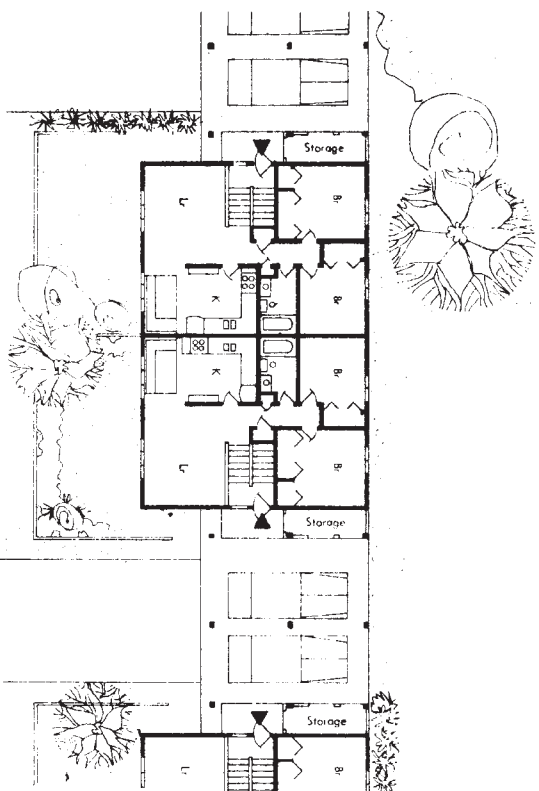
FRONT ELEVATION



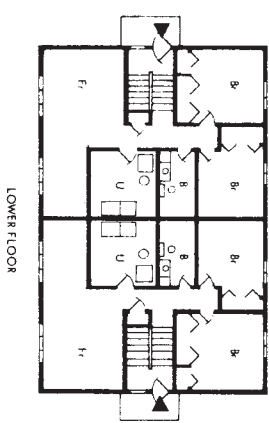
SIDE ELEVATION
(Some Both Sides)



REAR ELEVATION



UPPER FLOOR
4-BEDROOM, SPLIT ENTRY PAIRED UNITS
Reverse layout front-to-back to take advantage of view, sun, slope, etc.
If street is in back reverse carport front-to-back.



LOWER FLOOR

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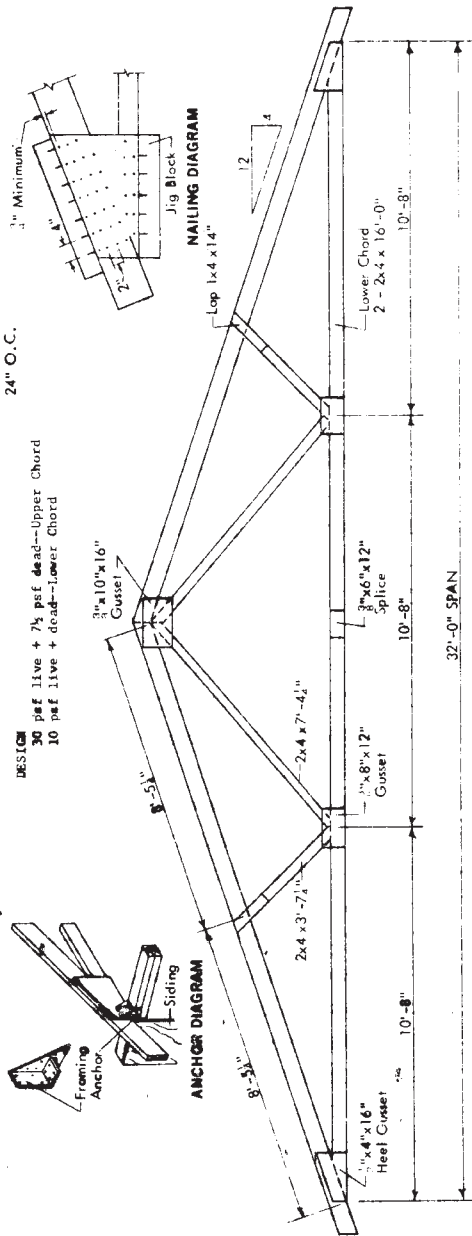
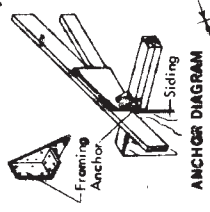
4 - BEDROOM TOWNHOUSE

MIDWEST PLAN NO. 71003
Sheet 1 of 4 Sheets

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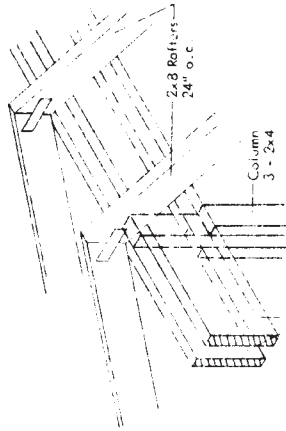
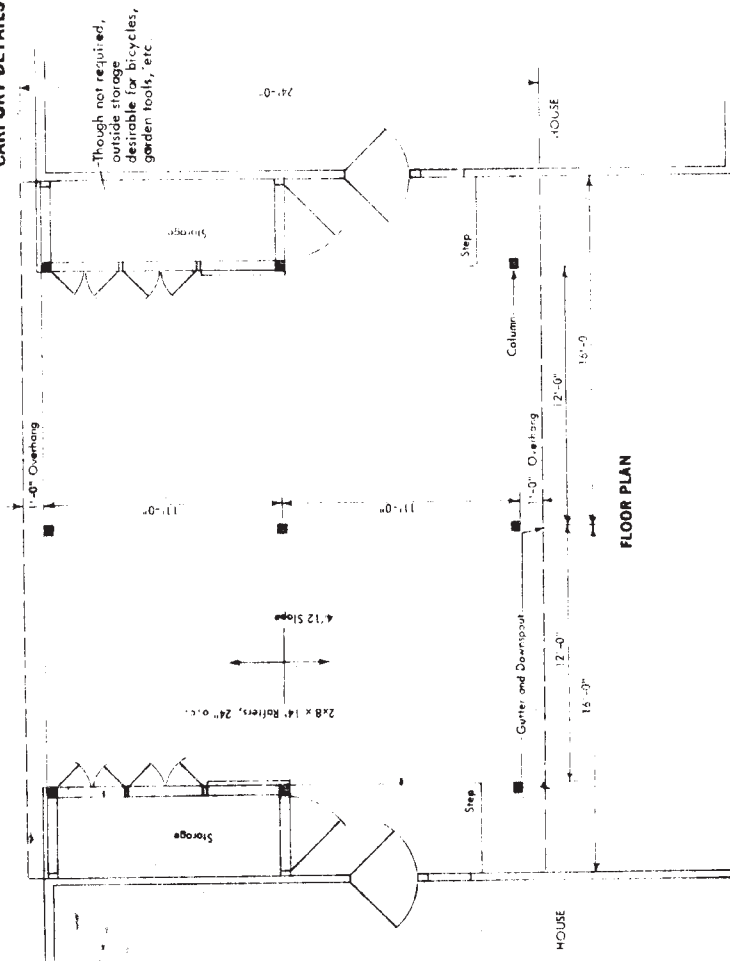
32' TRUSS 24" O.C.

DESIGN
30 pcf live + 7½ pcf dead—Upper Chord
10 pcf live + dead—Lower Chord

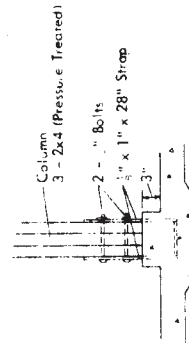


NOTES:
Use #2 Douglas fir-larch or equivalent, milled and used at 12s.
Use Exterior-type, CC Grade, Douglas Fir or Southern Pine Plywood. Interior type in either sanded or sheathing grades should not be used.
Glue: Use 100-100-100, Type II, mola resistant) is not water-proof, but is highly water resistant. Use it for trusses that will stay dry throughout their life. **Regrain:** Regrain is water-proof. Use it for trusses with any joint exposed to unusual moisture conditions. Follow the manufacturer's specs for mixing, pot life (how long the glue stays good after mixing), temperature, etc.
Remove all dirt, oil, and sand from the lumber and plywood. Protect the glued joints from moisture for one week after fabrication. Temperatures below 70° delay curing. Trusses can be erected in 24 hours at 70°, but need at least a week at 50°.
Gussets and Laps: Apply a gusset to each side of each joint. Nails apply pressure to the joint until the glue sets. Use 6d or 7d galvanized or cement coated box nails. Use enough nails -- see diagrams. If machine nailing is used, hit each nail or staple at least once with a hammer.
Anchor trusses to plate with at least one framing anchor at each end of each truss.

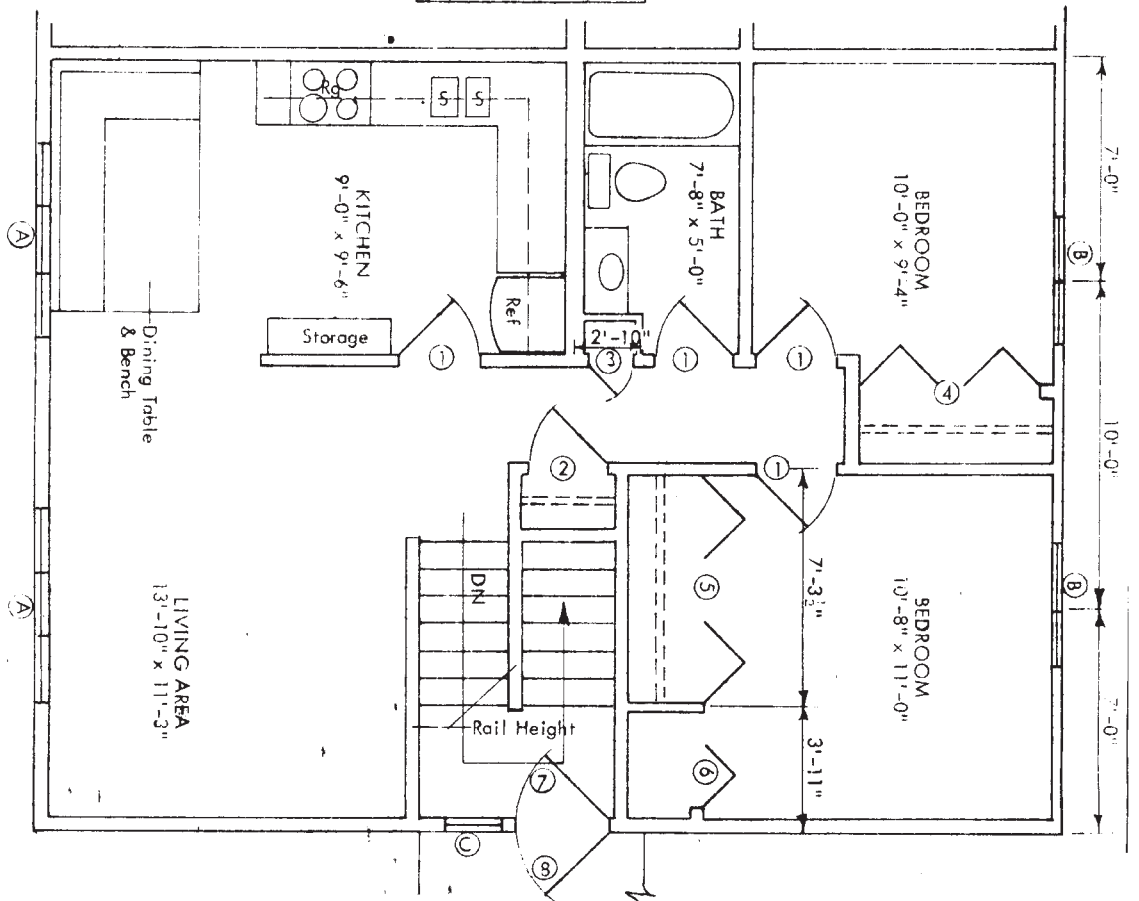
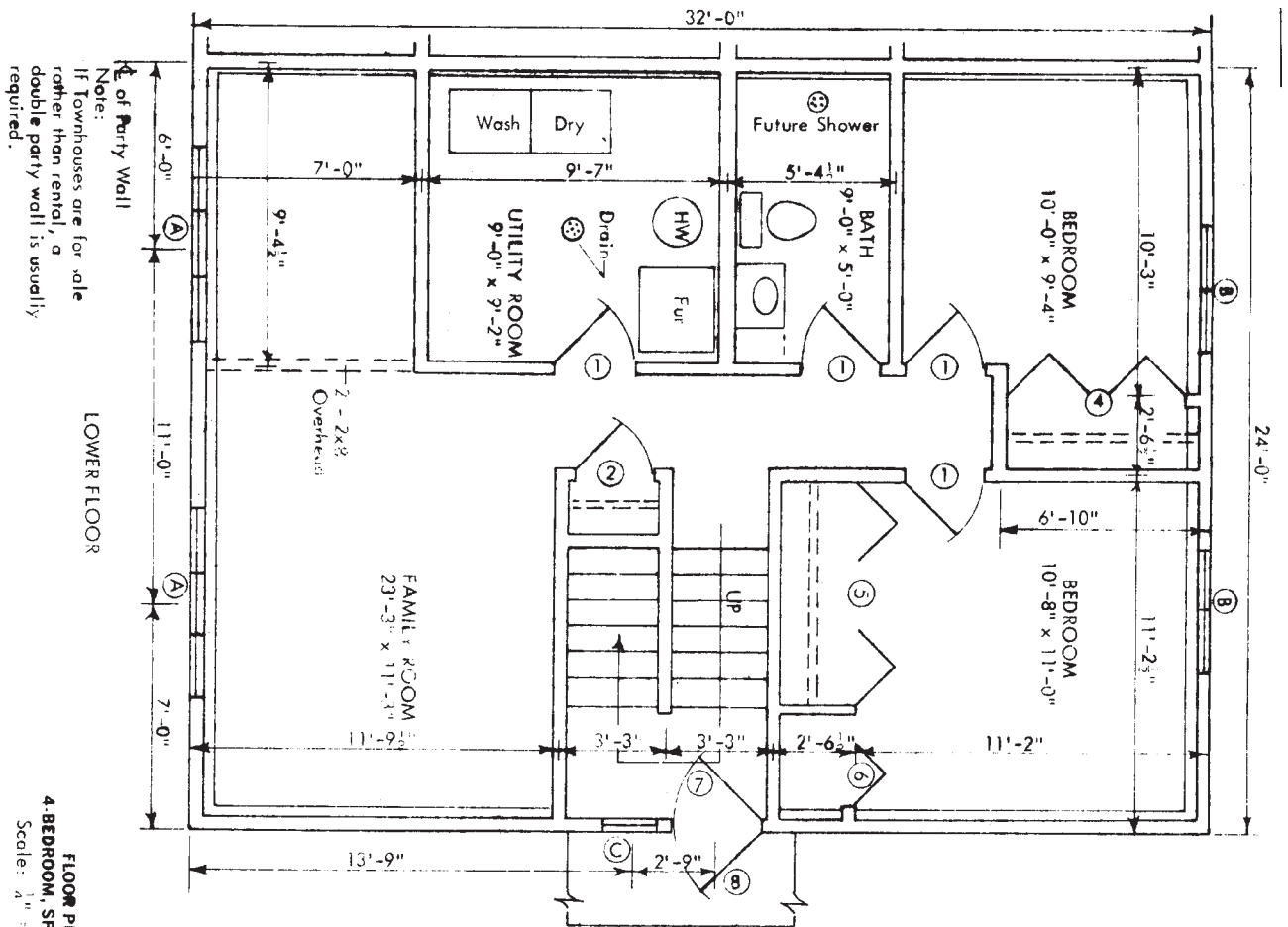
CARPORT DETAILS

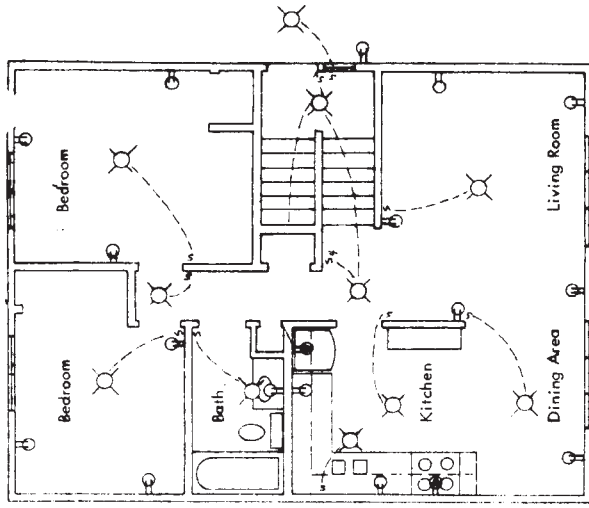


RAFTER-JOIST DETAIL

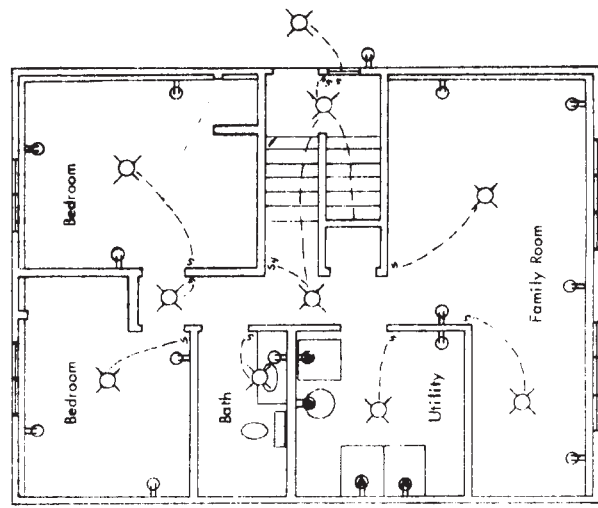


COLUMN FOOTING DETAIL



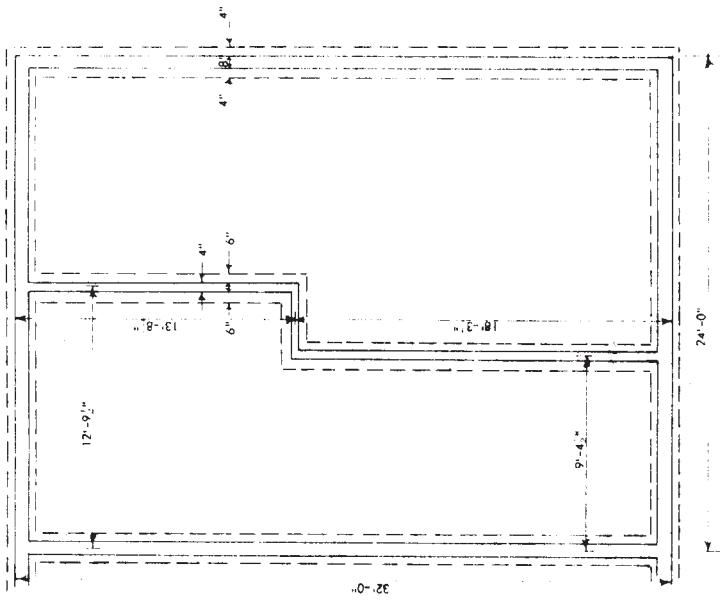


Upper Floor

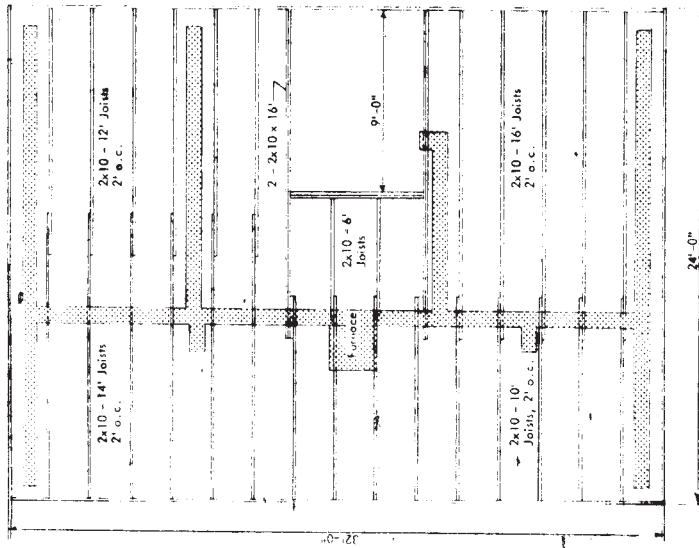


Lower Floor

ELECTRICAL LAYOUT

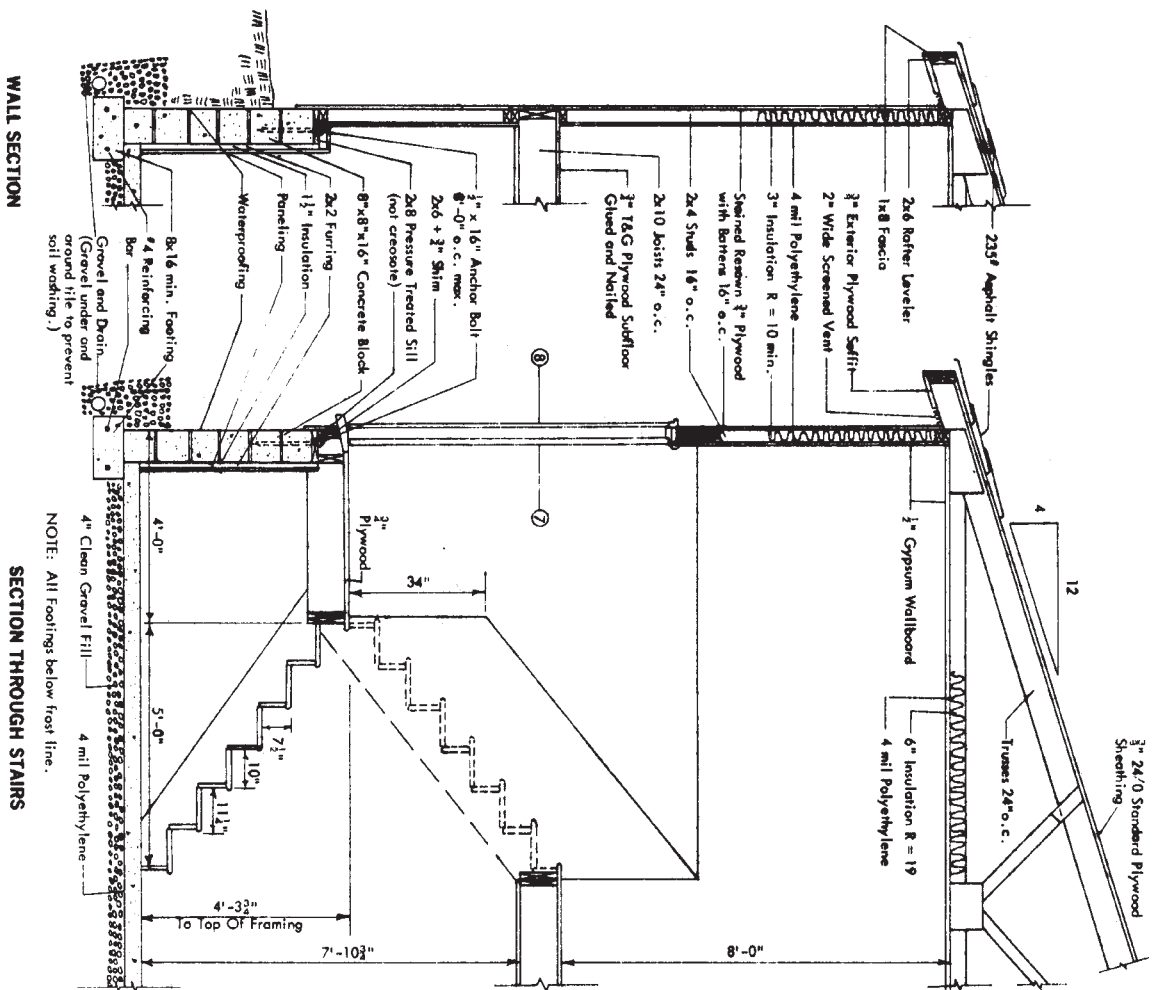


FOUNDATION PLAN



HEATING DUCT LAYOUT

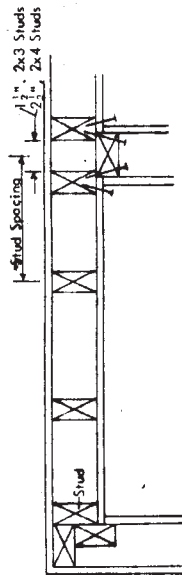
Approx. Duct Locations



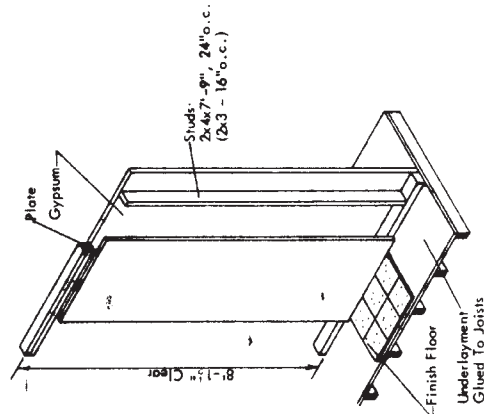
DOOR SCHEDULE				
MARK	SIZE		REMARKS	REQUIRED
	WIDTH	HEIGHT	THICK	
1	2'-6"	6'-8"	1 3/8"	Hollow Interior 10
2	2'-0"	6'-8"	1 3/8"	Hollow Interior 2
3	1'-6"	6'-8"	1 3/8"	Hollow Interior 1
4	6'-0"	6'-8"	1 3/8"	Bifold* 2
5	7'-0"	6'-8"	1 3/8"	Bifold* 2
6	3'-0"	6'-8"	1 3/8"	Bifold* 2
7	3'-0"	6'-8"	1 3/8"	Exterior Combination Storm-Screen Tempered Glass 1
8	3'-0"	6'-8"	-	

*Bifold doors may be more expensive than by-pass sliding doors, but are much more convenient. Full-height (8'-0") doors require less framing and expose overhead shelves.

WINDOW SCHEDULE				
MARK	TYPE	GLASS SIZE		NUMBER REQUIRED
		WIDTH	HEIGHT	
A	Sliding	6'-0"	3'-6"	Sized for Fire Exit (not casement because of cost) 4
B	Sliding	4'-0"	3'-6"	Sized for Fire Exit (not casement because of cost) 4
C	Fixed	2'-0"	6'-8"	Double Glazed 1

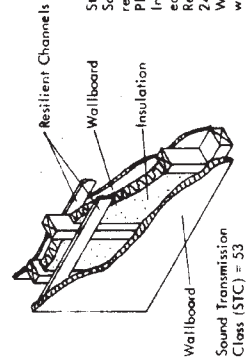


PARTITION CORNERS



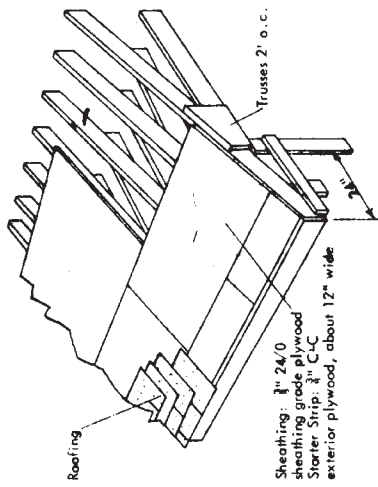
INTERIOR PARTITION

Studs: Sole, or Plate; Stud grade DF, SYP, or equiv.
Studs: Upstairs - 2x4x7'-9", 24" o.c.
Downstairs - 2x4x7'-6", 24" o.c.
Bearing Walls: 16" o.c.
Non-bearing Walls: 16" o.c.
Sole - 2x4 over 4 rows of resilient caulk
Plate - 2 - 2x4
Insulation - 3" fiberglass or equivalent
Resilient Channels - horizontal, 24" o.c.
Wallboard - 1/2" gypsum fastened with 1" screws

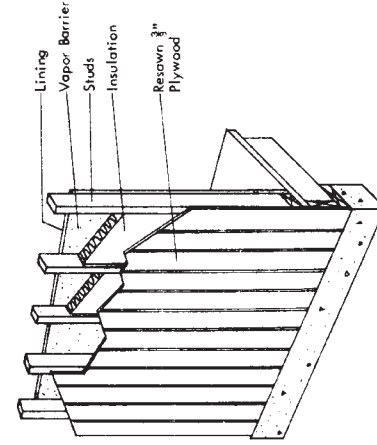


PARTY WALL
ONE-HOUR FIRE RATING

Studs - 2x4x7'-9", 16" o.c.
Sole - 2x4 over 4 rows of resilient caulk
Plate - 2 - 2x4
Insulation - 3" fiberglass or equivalent
Resilient Channels - horizontal, 24" o.c.
Wallboard - 1/2" gypsum fastened with 1" screws

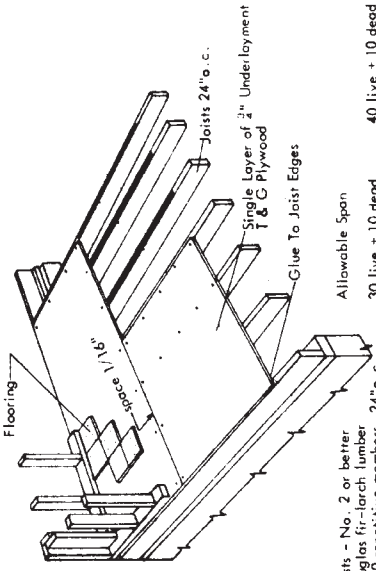
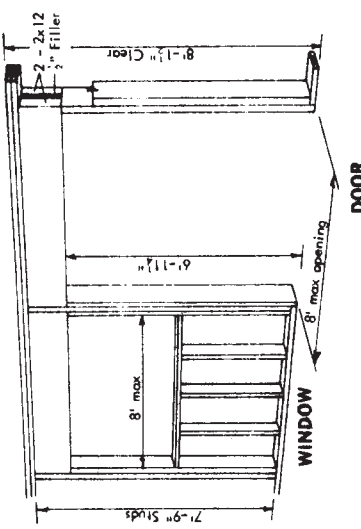


ROOF



EXTERIOR WALL—SINGLE SKIN

Sill - 2x6 or 2x8 preservative treated, 1/4x6" anchor bolt 8' o.c.
Studs - Stud grade DF, SYP, or equiv. 2x4x7'-9", 16" o.c.
Sheathing - none
Siding - Resawn 3/4" plywood with battens 16" o.c. or Texture 1-11
Finish: exterior, penetrating, oil base stain
8d non-corrosive casing or siding nails 6" o.c. at panel edges, 12" o.c. at intermediate supports
Nail shiplap joints with one row of nail, at a slight angle thru the joint
Caulking needed only at inside and outside corners
Insulation - 3" fiberglass or equivalent R = 10 or more
Vapor Barrier - 4 mil polyethylene
Lining - 1/2" gypsum wallboard



FLOOR—Single Underlayment

Joists - No. 2 or better Douglas fir-larch lumber 2x10 repetitive members, 24" o.c.
Grade # Moist
No. 1 15%
No. 2 15%
Underlayment - single layer of 3/4" plywood T&G (interior, or interior with exterior glue) staggered end joints
Leave 1/16" between sheets at side and end joints
Sill-applied elastomeric construction adhesive on joist faces and on T&G plywood joints
Nailing: 6d deformed shank, or 8d common, 12" spacing along all bearings
If plywood is not T&G, block under all joints
Finish - tile, carpet, linoleum or other non-structural flooring

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3 or 4-BEDROOM TOWNHOUSE
Sheet 4 of 4 Sheets
MIDWEST PLAN NO. 71002 or 71003
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