

MWPS-71002

3-Bedroom Townhouse

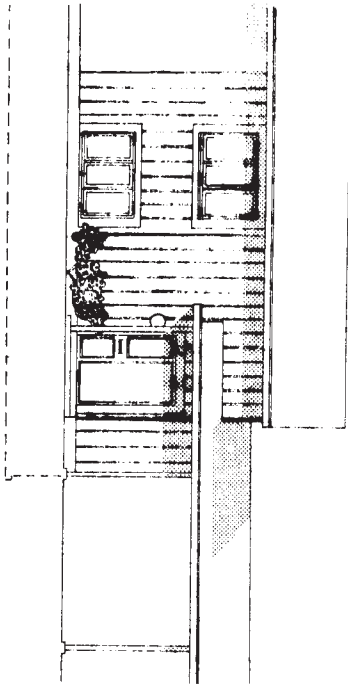
CAUTION!

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.**

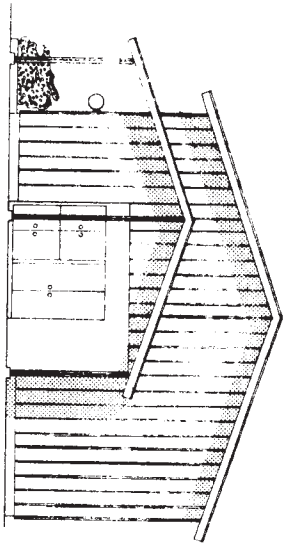
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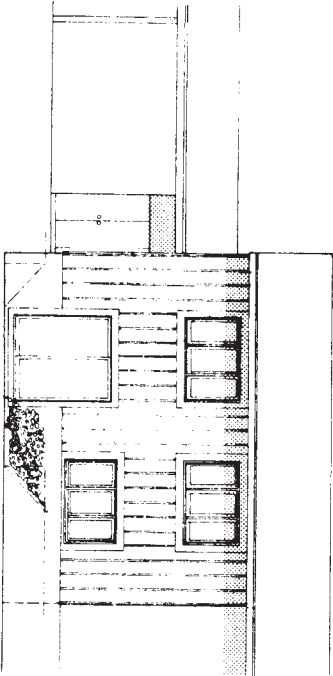
MIDWEST PLAN SERVICE
Cooperative Extension Work in Agriculture and Home Economics and Agricultural Experiment Stations of North Central Region - USDA Cooperating
3-Bedroom Townhouse
Title Page
MIDWEST PLAN NO. 71002



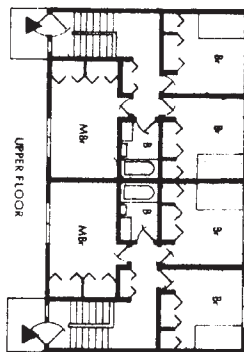
FRONT ELEVATION



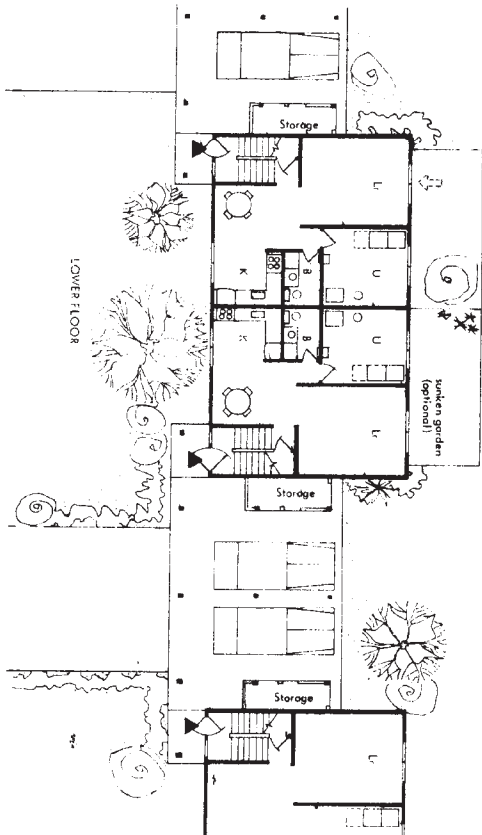
SIDE ELEVATION
(Same Both Sides)



REAR ELEVATION



UPPER FLOOR



LOWER FLOOR

3-BEDROOM, SPLIT ENTRY PAIRED UNITS

MIDWEST PLAN SERVICE

Cooperative Extension Work in
Agriculture and Home Economics
and Agricultural Experiment Stations
of North Central Region - USDA Cooperating

3-BEDROOM TOWNHOUSE

Sheet 1 of 4 Sheets

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The diagram shows a cross-section of a wall assembly. A horizontal siding board is attached to a vertical framing member. A framing anchor is shown passing through the siding and the framing member. A label 'Siding' points to the siding board, and another label 'Framing Anchor' points to the anchor. The text 'ANCHOR DIAGRAM' is written vertically on the right side of the diagram.

[illegible]

Casein (990-125A, type 11, mold resistant) is not waterproof, but is highly water resistant. Use it for trusses that will stay dry throughout their life. Resorcinol resin is waterproof. 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 40°.

Casolin (W90-125A, type II mold resistant) is not water proof, but is highly water resistant. Use it for trusses that will stay dry throughout their life. Resorcinol resin is waterproof. 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 (after mixing), temperature, etc.

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 one week at 40°.

Apply a gusset to each side of each joint. Nails apply pressure to the joint until the glue sets. Use 6d or 7d cement coated box nails. Use enough nails -- see diagram. 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.

[illegible]

COLUMN FOOTING DETAIL

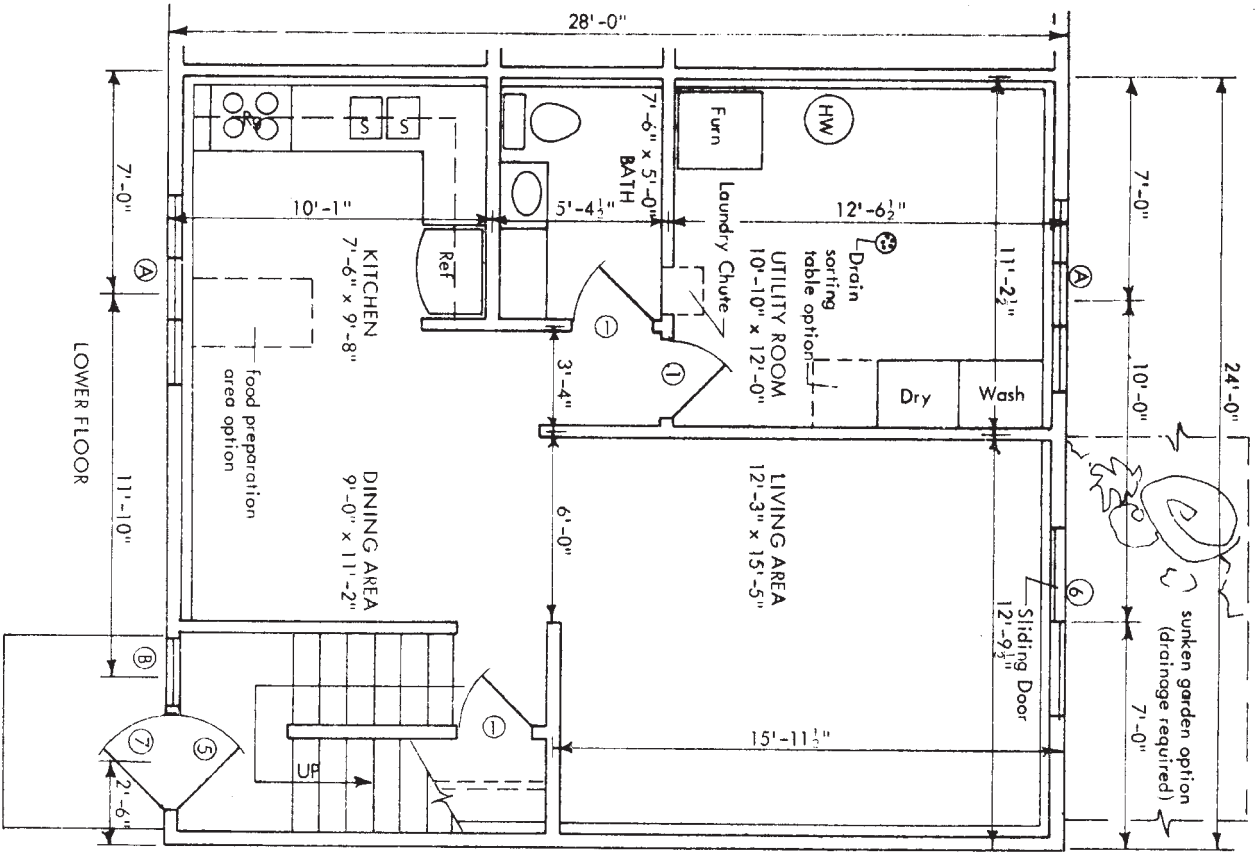
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Back of Sheet 1

Rafter-Joist Detail

2 - 2x12 joists →

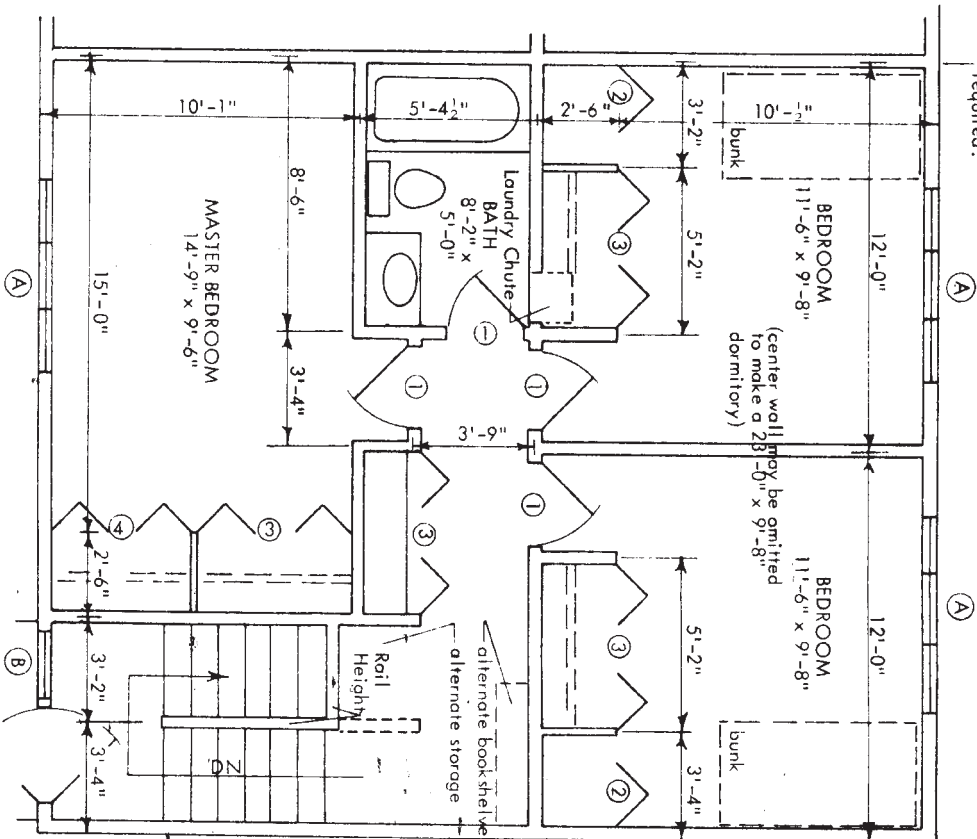
Column
3 - 2x4 (Pressure treated)

2 - 1/4" Bolts



FLOOR PLAN
3-BEDROOM, SPLIT ENTRY
Scale: $\frac{1}{4}" = 1'-0"$

of Party Wall
NOTE:
If townhouses are
for sale rather than
for rental, a double
party wall is usually
required.

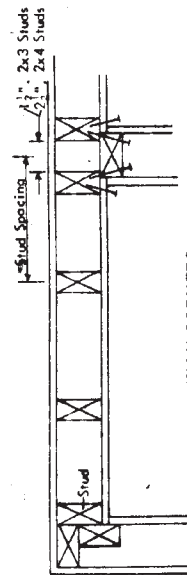


UPPER FLOOR

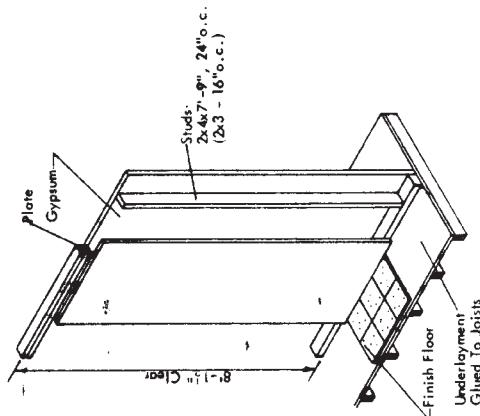


* Bifold doors may be more expensive than by-pass sliding doors, but are much more convenient. Full-height (8'-0") doors require less framing and expose overhead shelves.

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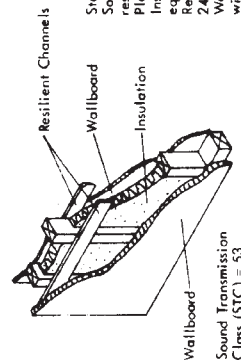


PARTITION CORNERS

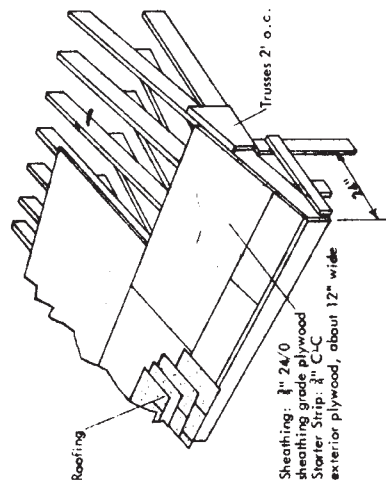


Sole, or Plates: Stud grade DF, SYP, or equiv.
 Studs: 2x4x7'-9", 24" o.c.
 Downstairs - 2x4x7'-9", 24" o.c.
 Bearing Walls 16" o.c.
 Non-bearing Walls 24" o.c.
 Lining: 1/2" gypsum wallboard on 7'-9" studs 24" o.c.
 1/2" gypsum wallboard on 7'-9" studs 16" o.c.

INTERIOR PARTITION

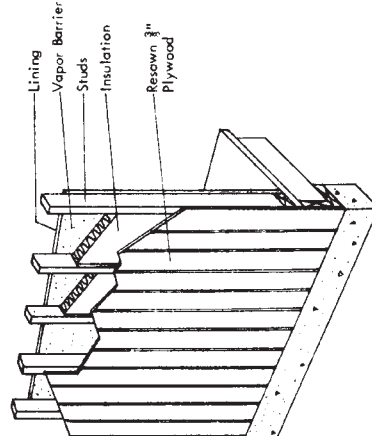


PARTY WALL
 ONE-HOUR FIRE



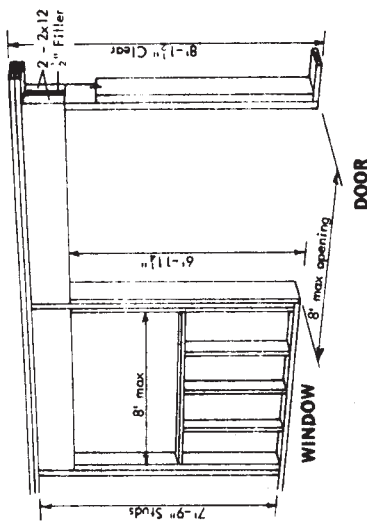
Sheathing - 3/4" 24/0 standard sheathing or C-C exterior plywood with face grain across the rafters
 Stagger end joints
 Roof edges at gutters: apply 12" wide strips of 3/4" C-C exterior plywood
 6d nails 6" apart along edges, 12" apart along intermediate rafters
 Roofing - 235# asphalt shingles; follow manufacturer's specifications for roofing felt and application

ROOF

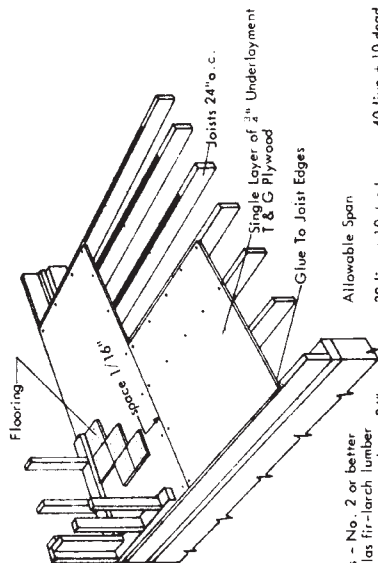


Sill - 2x6 or 2x8 preservative treated, 3/4"x6" anchor bolt 8' o.c.
 Studs - Stud grade DF, SYP, or equiv. 2x4x7'-9", 16" o.c.
 Sheathing - none
 Siding - Resawn 3/4" plywood with battens 16" o.c. or Texture 1-11
 Finish - exterior, penetrating, oil base stain
 8d non-corrosive casing or siding nails 6" o.c. at panel edges, 12" o.c. at intermediate supports
 Nail shiplap joints with one row of nails 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

EXTERIOR WALL - SINGLE SKIN



DOOR



Joists - No. 2 or better Douglas fir-larch lumber 2x10 repetitive members, 24" o.c.
 Allowable Span
 30 live + 10 dead sleeping & attic 17'-0"
 16'-3"
 16'-1"
 16'-1"
 19
 40 live + 10 dead other areas 15'-5"
 14'-1"
 14'-7"
 14'-7"

Underlayment - single layer of 1/2" plywood T&G (interior, or interior with exterior glue)
 Stagger end joints
 Leave 1/16" between sheets at side and end joints
 Site-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

FLOOR - Single Underlayment

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Cooperative Extension Work in Agriculture and Home Economics	
Regional Agricultural Experiment Stations of North Central Region - USDA Cooperating	
3 or 4-BEDROOM TOWNHOUSE	
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