

MWPS-71001

2-Bedroom Townhouse

Designed for wheelchairs, all doors 2' 8" min. No ceiling outlets - all wall outlets approximately 2' from floor. Reverse layout front-to-back to take advantage of view, sun, slope, etc. If street is in back, reverse carport front-to-back.

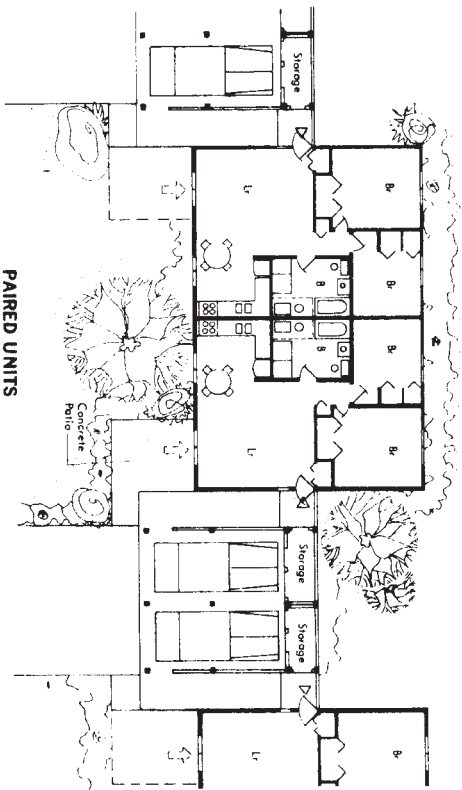
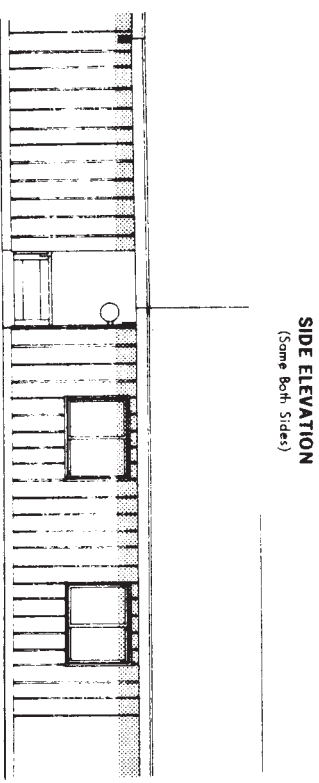
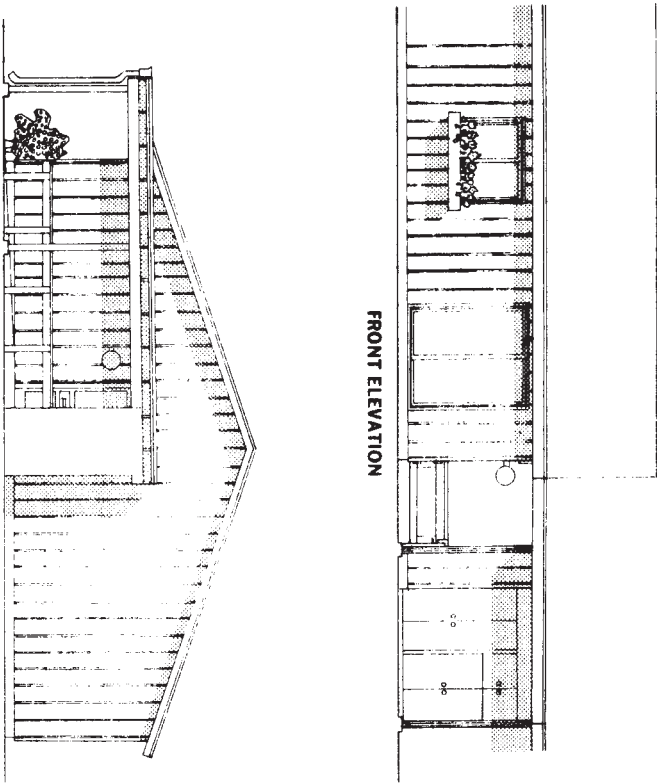
CAUTION!

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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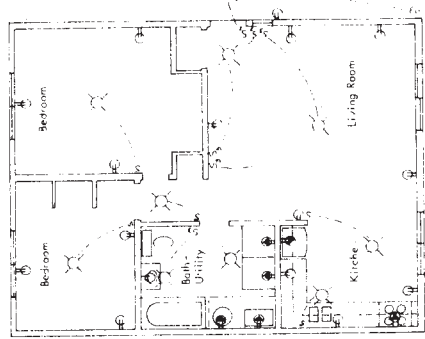
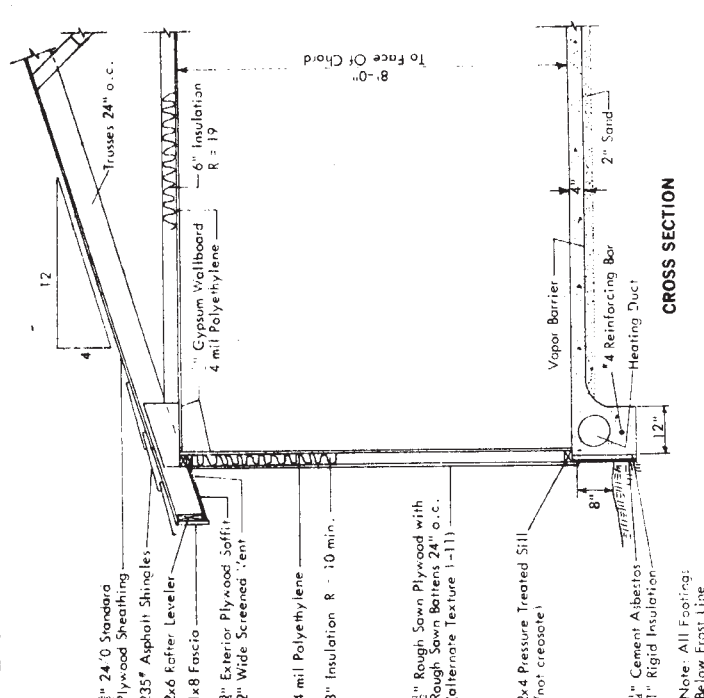


TWO BEDROOM, SINGLE STORY

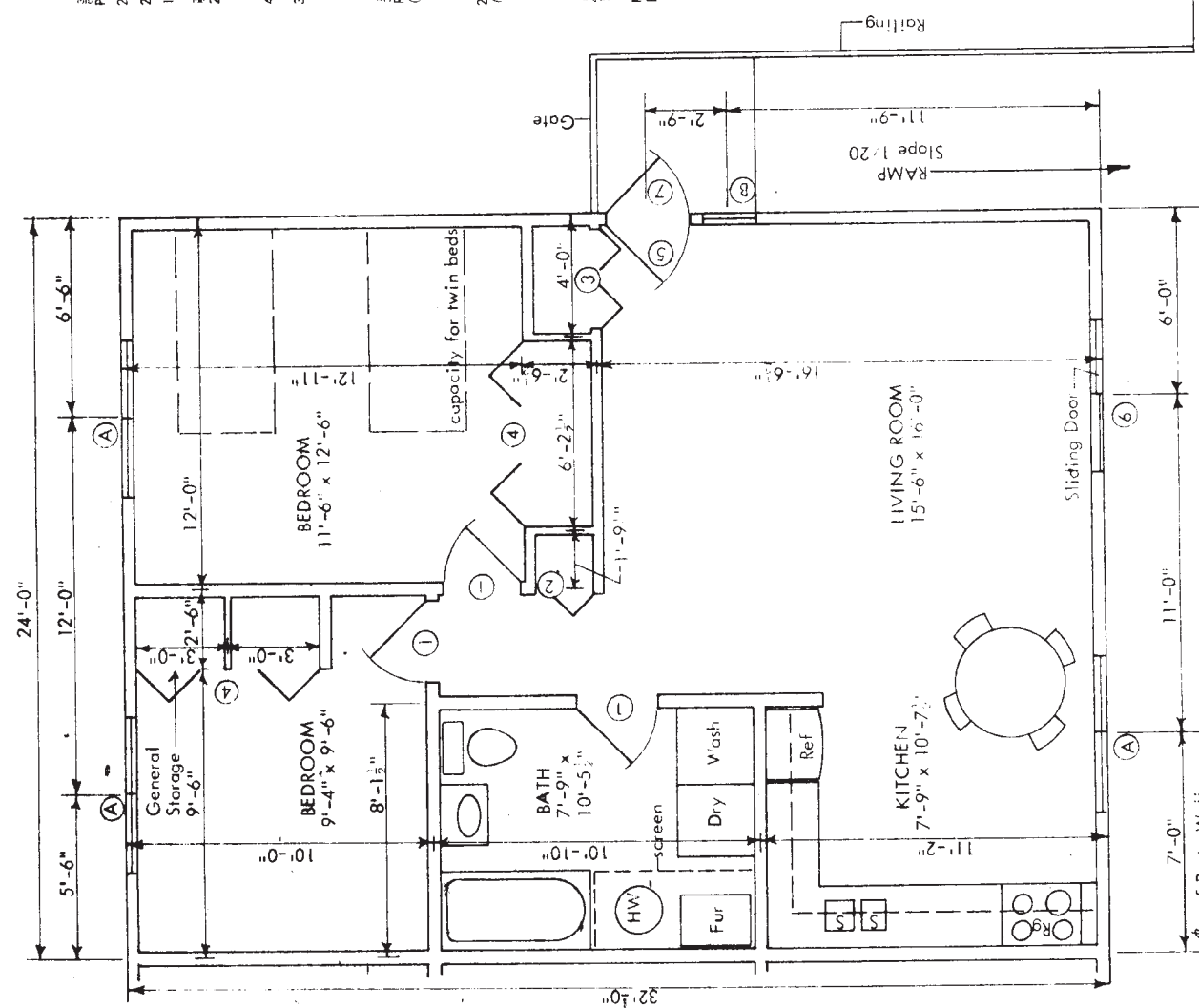
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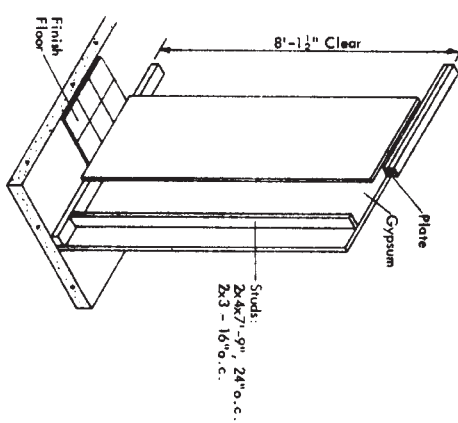
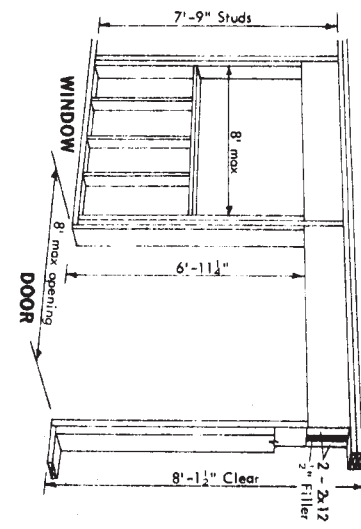
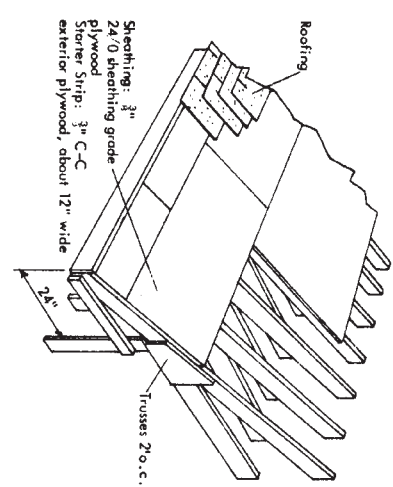
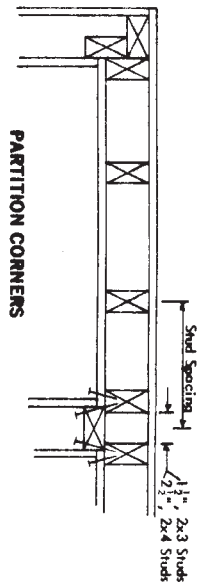
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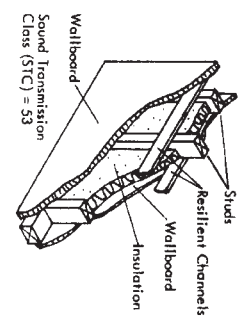
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NOTE:
 If townhouses are for sale rather than rental,
 a double entry wall is usually required



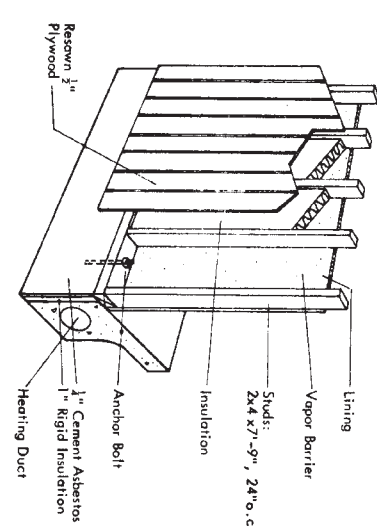
Studs, Sill, or Plate: Stud grade DF, SYP, or equiv.
Sill - preservative treated; 2x4 (2x3 with 2x3 studs) over concrete or solid masonry.
Elastomeric construction adhesive (or anchor bolts) on concrete or solid masonry; anchor bolts in hollow masonry.
Lining: 3/4" gypsum wallboard on 7'-9" studs 24" o.c.; 8" gypsum wallboard on 7'-9" studs 16" o.c.



PARTY WALL
ONE-HOUR FIRE RATING

Sheathing - 3/4" 24/0 standard sheathing or C-C exterior plywood with face grain across the rafters.
Sagger and joints.
Roof edges at gutters: apply approx. 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 - preservative treated; 2x4 (2x3 with 2x3 studs) over concrete or solid masonry; 2x8 over 8" hollow masonry.
Anchors - 3/4" x 6 or 8" anchor bolt, 8" o.c. Fill cores of top/bottom masonry unit.
Siding - Resawn 3/4" plywood with battens 24" o.c.
8d non-corrosive casing or siding nails 6" o.c. at panel edges, 12" o.c. at intermediate supports.
Nail shingle joints with one row of nails at a slight angle thru the joint.
Caulking needed only at inside and outside corners.
Insulation - wall: 3" fiberglass or equivalent R = 10 or more foundation: 4" cement asbestos + 1" rigid insulation.
Vapor Barrier - 4 mil polyethylene.
Lining - 3/4" gypsum wallboard.

EXTERIOR WALL—SINGLE SKIN ON SLAB OR MASONRY

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

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

WINDOW SCHEDULE				
MARK	TYPE	GLASS SIZE	DESCRIPTION	NUMBER REQUIRED
A	Sliding	5'-0" x 4'-0"	(not casement because of cost)	3
B	Fixed	1'-6" x 6'-5 1/2"	Double Glazed	1

NOTES:

1. Use #2 Douglas fir-larch or equivalent, milled and used at 15%.

2. Use Exterior-type, CC Grade, Douglas Fir or Southern Pine Plywood. Interior type in either sanded or sheathing grades should not be used.

3. Glue Casein (MM-125A, type 11, mold resistant) is not waterproof, but is highly water resistant. Use 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.

4. 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°.

5. Gussets and laps

6. 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 diagram. If machine nailing is used, hit each nail or staple at least once with a hammer.

7. Anchor trusses to plate with at least one framing anchor at each end of each truss.



ROOF FRAMING DETAIL

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