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COMPETITION SERIES

Project #: 417 Both Number of Sheets: 2
Architect: Forrest W. Sunter,
1967

Number of Storeys: 2--garage attached
Single detached

Number of Bedrooms: 4

Fireplace? no,

Basement: -Yes--provisional designs to finish
-Laundry tubs located

Cladding:

Primary: Brick
-
Secondary: Stucco
-Accent panels
Other: N/A

Roof:

Materials: Asphalt shingles,

Shape: Gable--saltbox shape

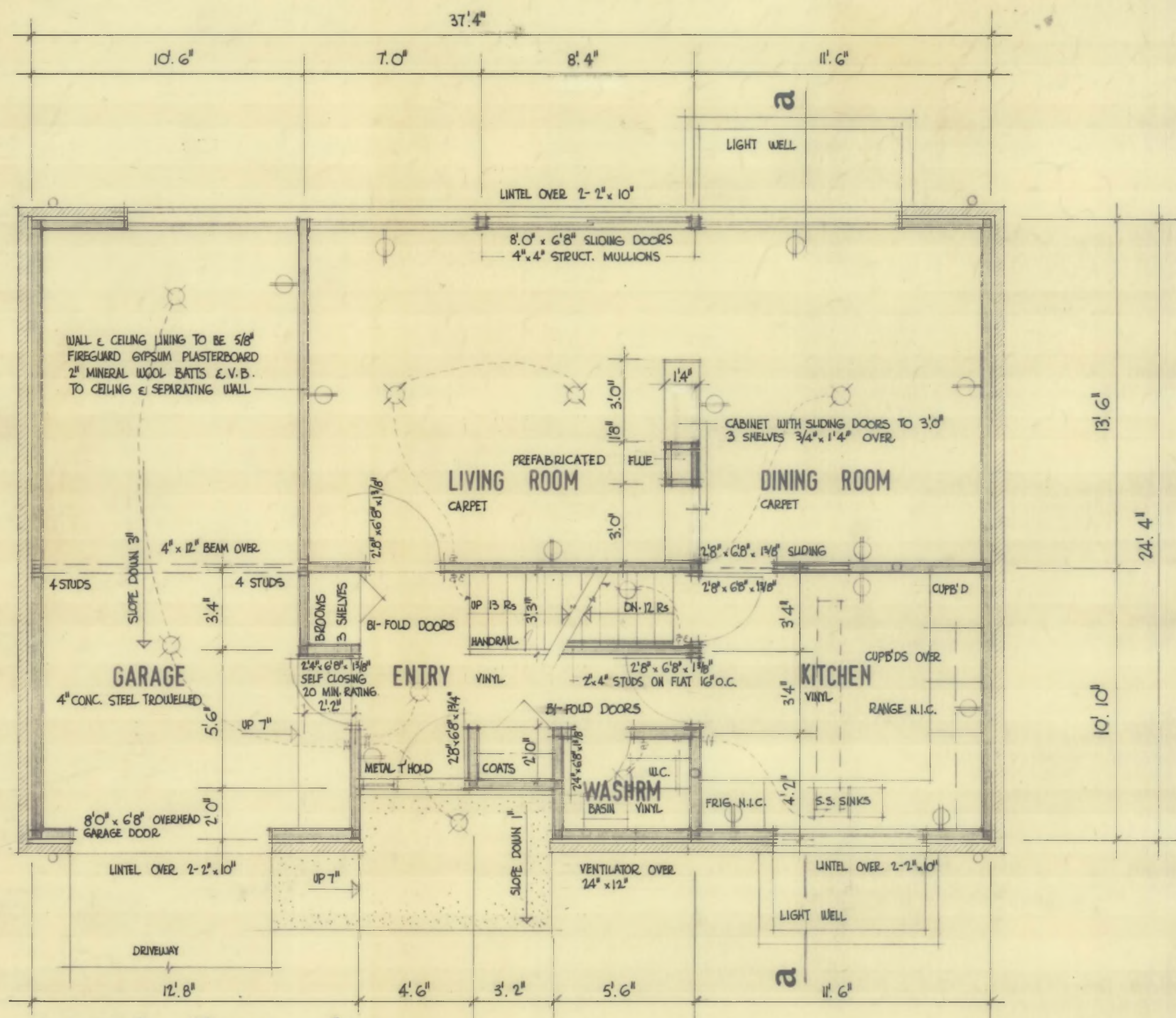
Special Features: Balcony(ies)
-Rear balcony accessible from bedrooms

Built-ins
-Dining buffet, bedroom storage in low parts of gable

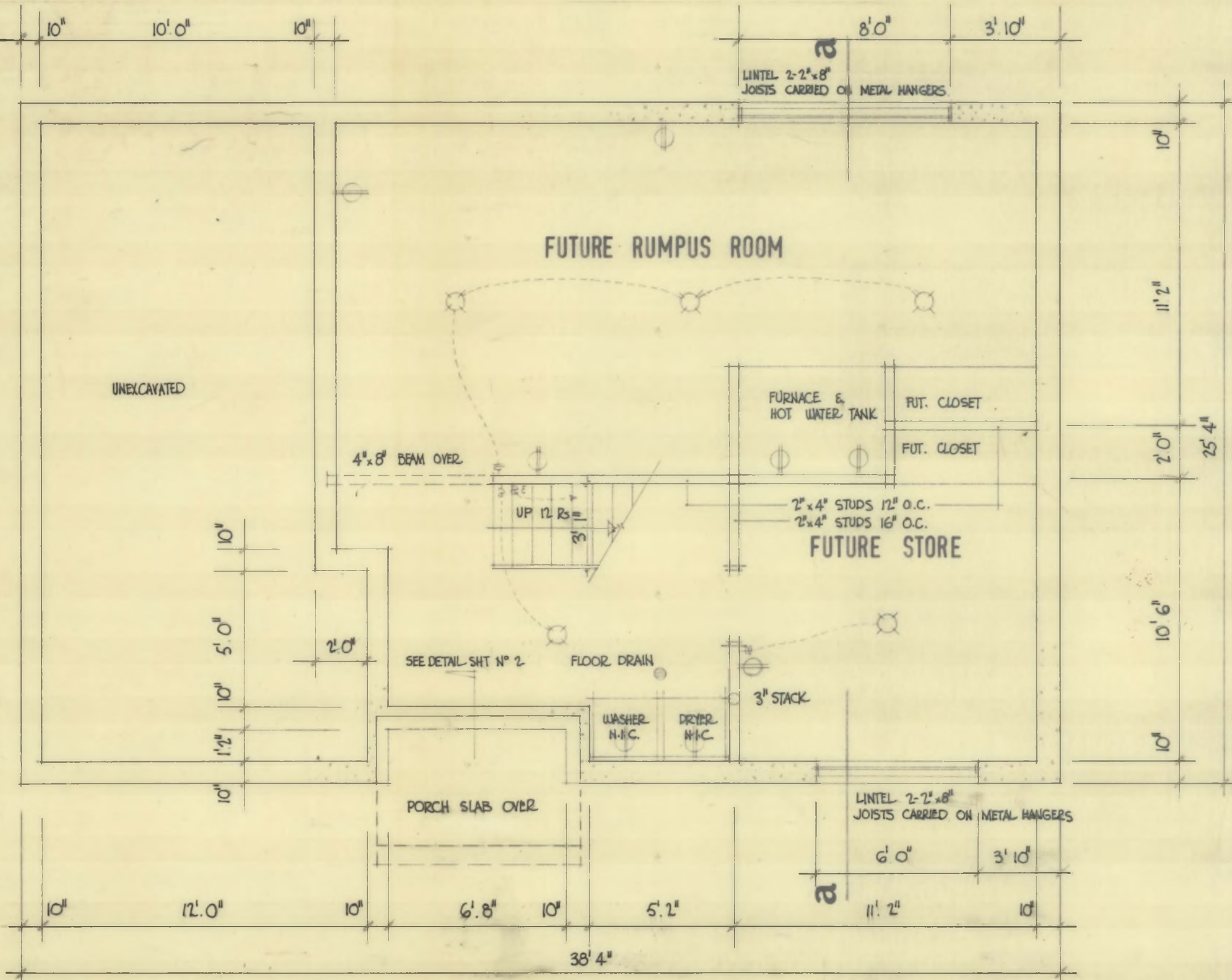
Recessed roof window
-Two on upper floor, front

N/A

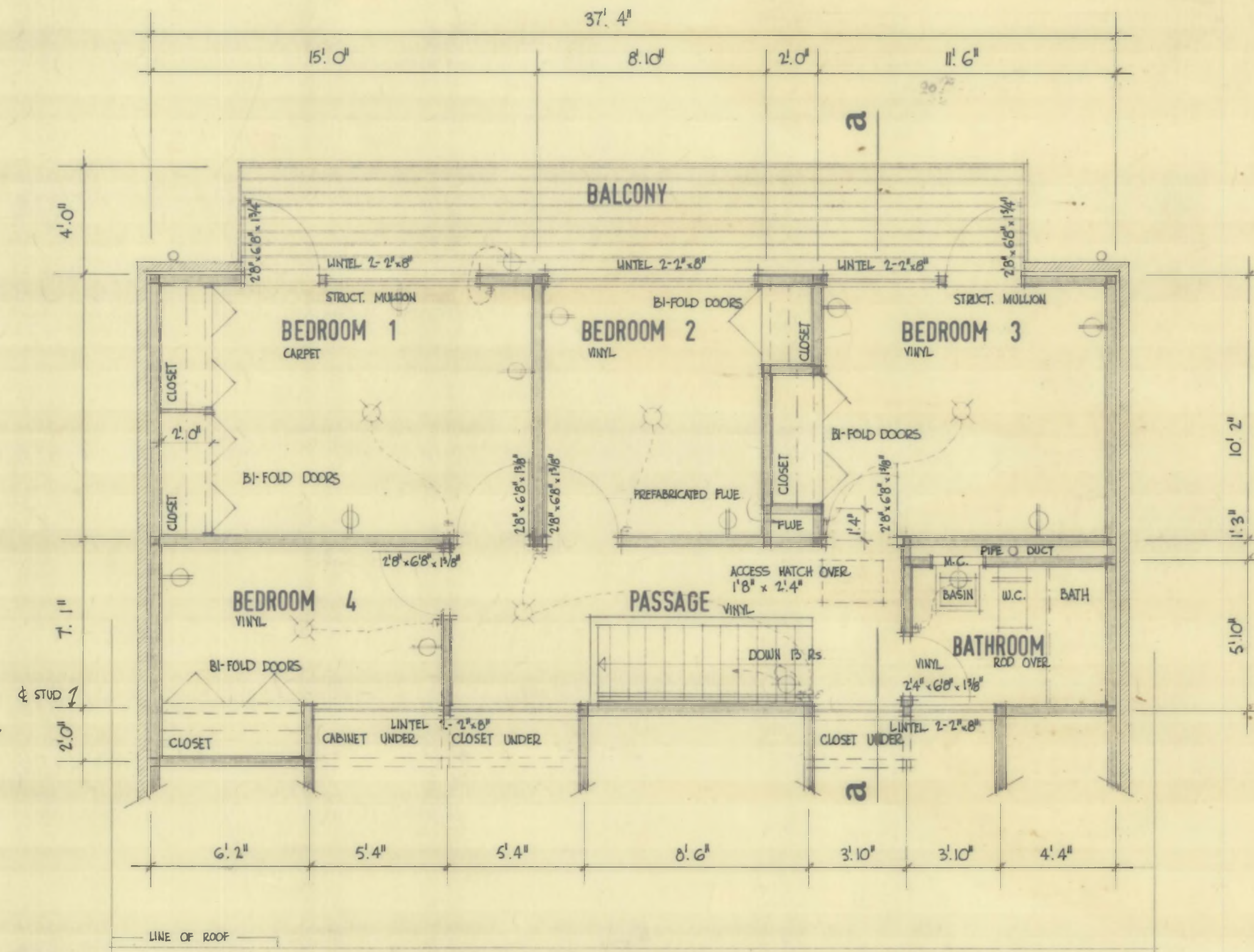
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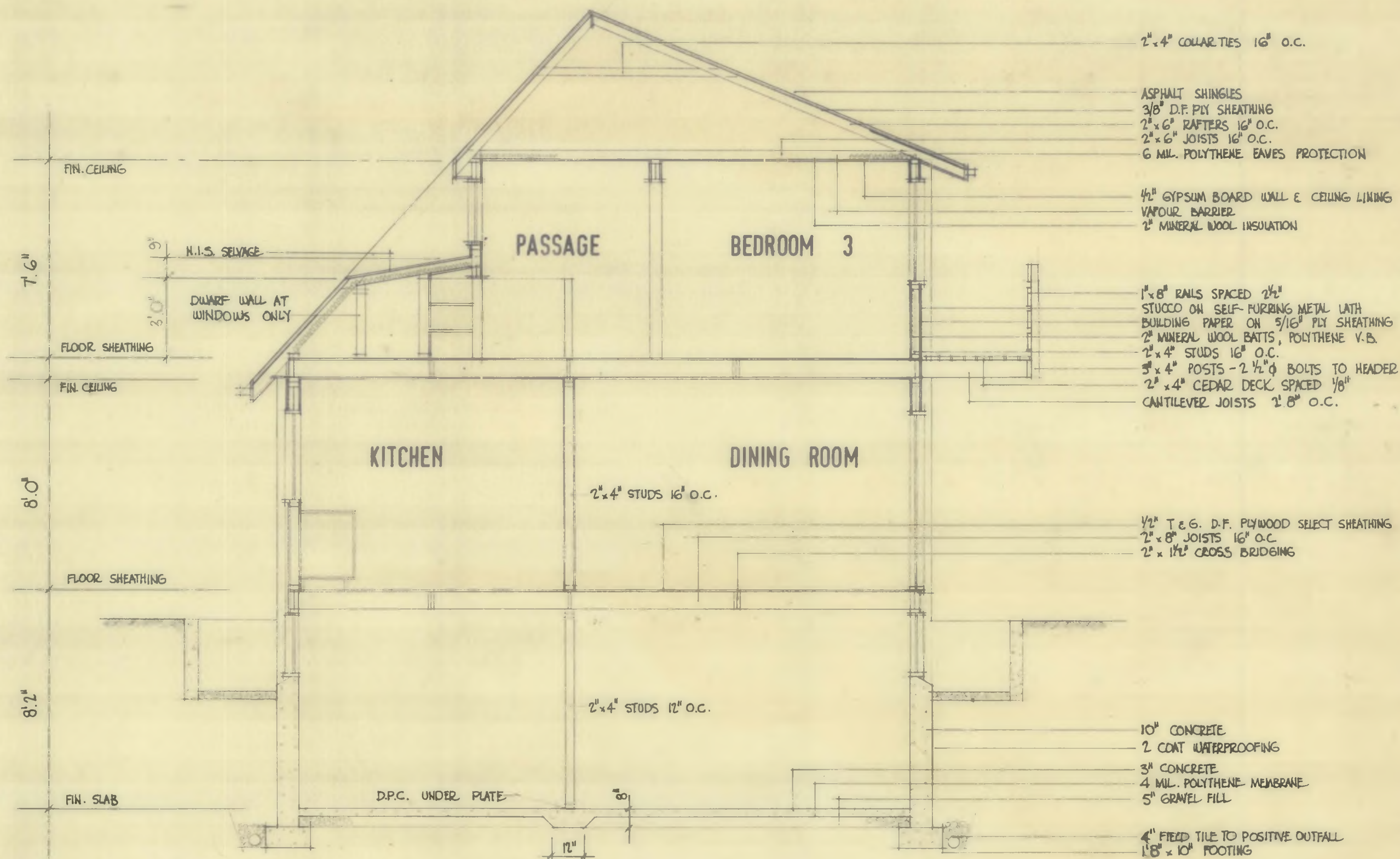
ground floor plan



basement plan



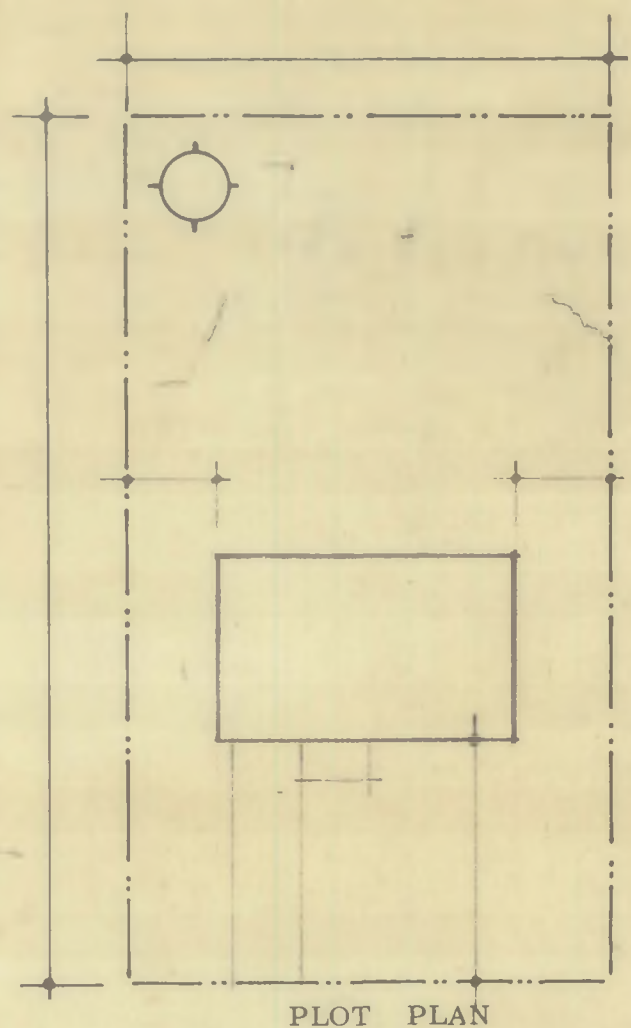
second floor plan



section a a

GENERAL NOTES

- ALL FOOTINGS AND FOUNDATIONS SHALL BE TAKEN DOWN TO SOLID BEARING AND BELOW THE ACCEPTED LOCAL FROST PENETRATION LINE. FOOTINGS AND FOUNDATIONS MAY HAVE TO BE INCREASED TO SUIT EXISTING SOIL CONDITIONS.
- DOUBLED JOISTS REQUIRED UNDER PARTITIONS RUNNING PARALLEL TO THE FLOOR JOISTS MAY BE BLOCKED APART 8" AT 4'-0" O.C. TO PERMIT THE PASSAGE OF HEATING DUCTS ETC.
- FOR ORDINARY LOADING CONDITIONS, WOOD LINTELS OVER DOORS, WINDOWS ETC. IN EXTERIOR AND INTERIOR WALLS SHALL BE PLACED ON EDGE.
- THE POSITION AND NUMBER OF ELECTRICAL OUTLETS MAY BE RE-LOCATED BUT MUST IN ALL CASES MEET THE MINIMUM REQUIREMENTS OF THE RESIDENTIAL STANDARDS AND COMPLY WITH LOCAL CODES.
- PROVIDE A SHELF AND ROD IN THE COAT AND CLOTHES CLOSETS.
- ADDITIONAL INSULATING MATERIAL MAY BE NECESSARY IN CERTAIN LOCALITIES TO PROVIDE THE REQUIRED RESISTANCE TO HEAT FLOW FOR SUCH AREA.
- THE STRUCTURAL MEMBERS ARE DESIGNED FOR A LIVE ROOF LOAD OF 40 LBS PER SQUARE FOOT. IN AREAS WHERE A ROOF LOAD IN EXCESS OF THE DESIGN LOAD IS EXPECTED, IT WILL BE NECESSARY TO REDESIGN THE STRUCTURAL MEMBERS ACCORDINGLY.
- ALL STRUCTURAL MEMBERS WILL BE CONSTRUCTION GRADE AND WEST COAST HEMLOCK SPECIES UNLESS OTHERWISE NOTED ON THE DRAWINGS.



PLOT PLAN

DATE		NHA. STDS. CHKD. BY		DATE	REVISIONS	BY
26/1/16		Forrest W. Sunter		ARCHITECT		
DATE		DESIGN NO.		SHEET NO.		
4/7		1 of 2		CENTRAL MORTGAGE AND HOUSING CORPORATION		

