



Archived Content

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Contenu archivé

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COMPETITION SERIES

Project #: 614 Both Number of Sheets: 3
Architect: G. E. Hacker, British Columbia
1963

Number of Storeys: 2--carport detached
Single detached

Number of Bedrooms: 4

Fireplace? yes, in living room with 2nd
stacked in master bedroom

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

Cladding:

Primary: Cedar siding--horizontal
-1" x 6" drop siding
Secondary: Vertical wood siding
-2" x 2" battens 6" o.c.
Other: Facebrick on chimney

Roof:

Materials: Cedar shingles, handsplit shakes; flat roof
on carport
Shape: Gable

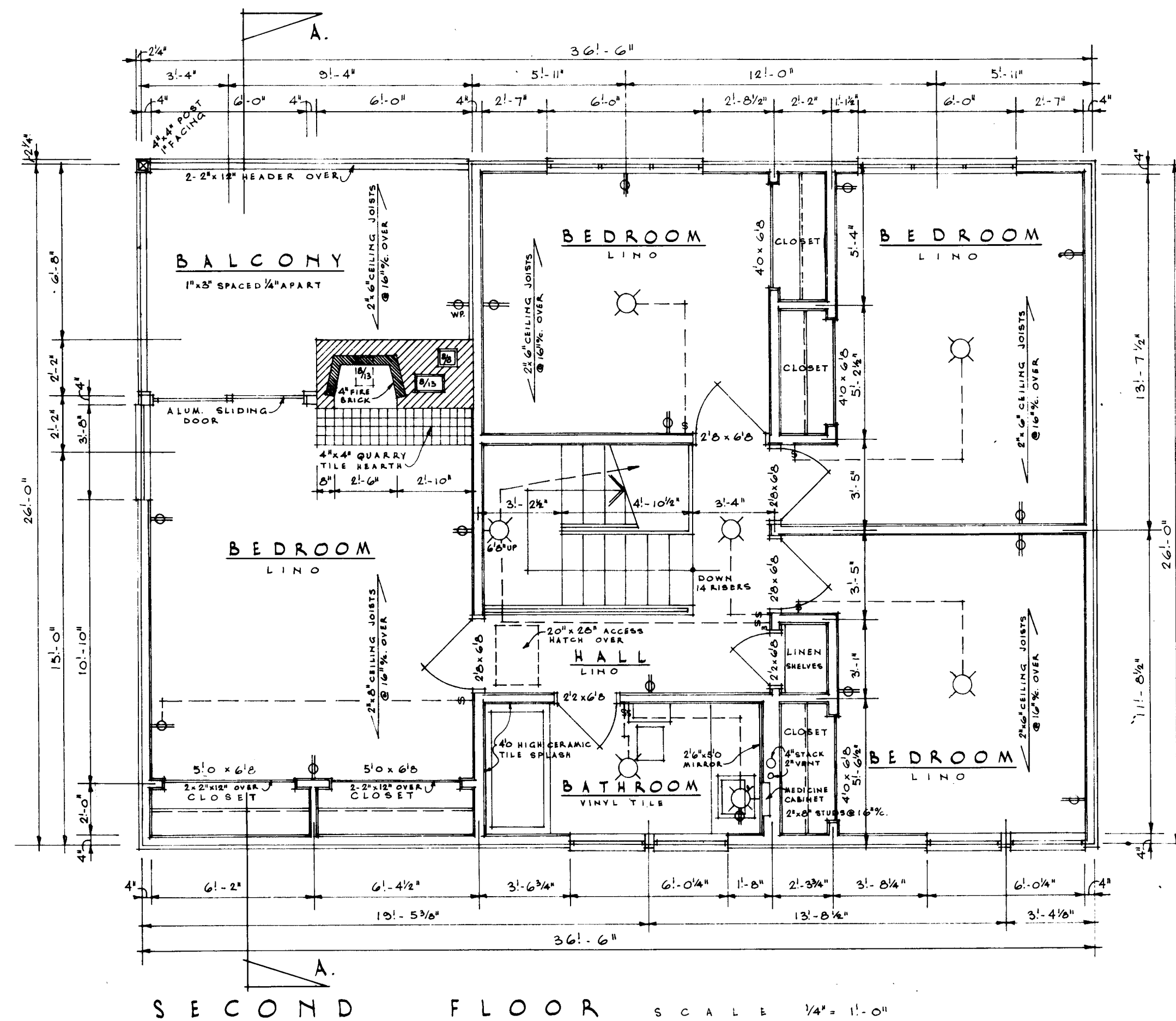
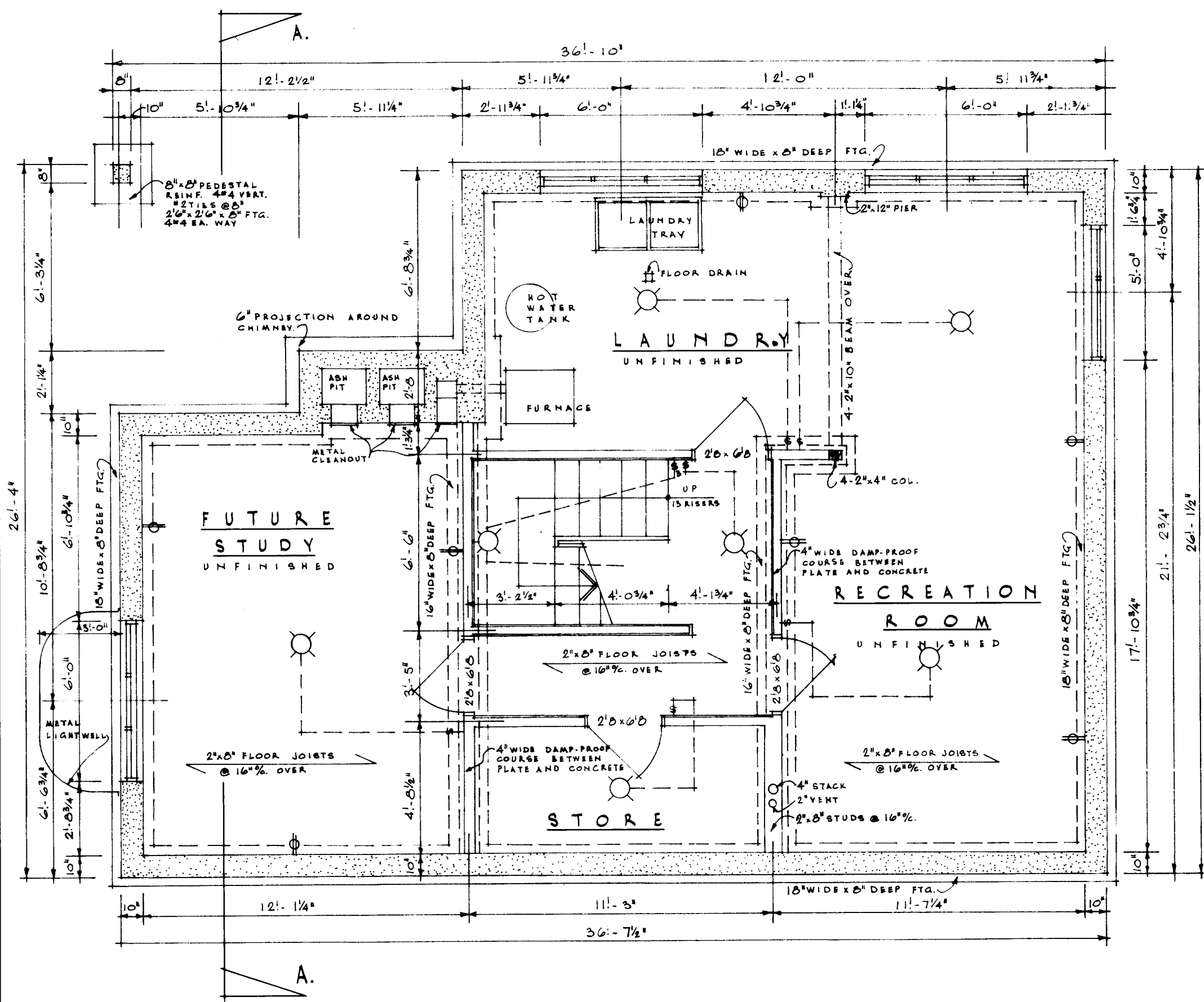
Special Features: Built-in planters
-Behind carport

Balcony(ies)
-Off master bedroom

Covered patio
-Under balcony, off living/dining room, protected two sides

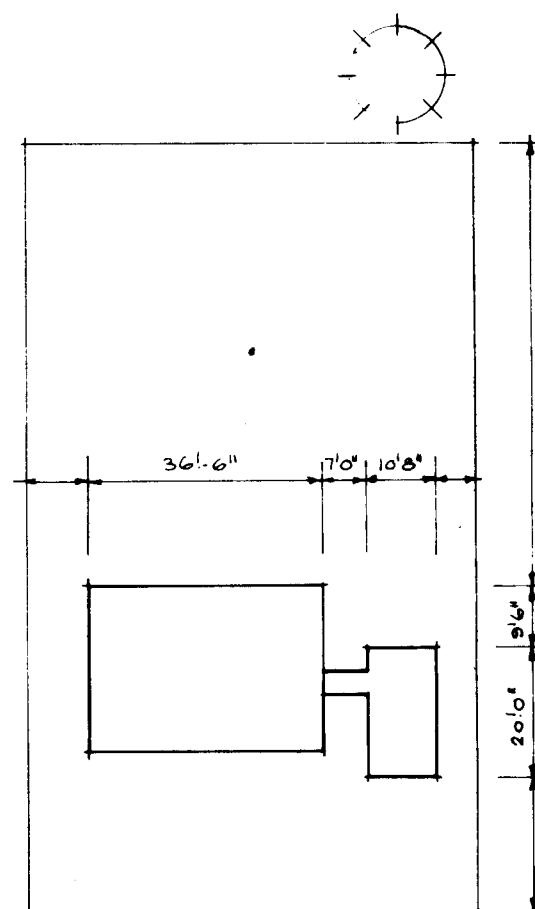
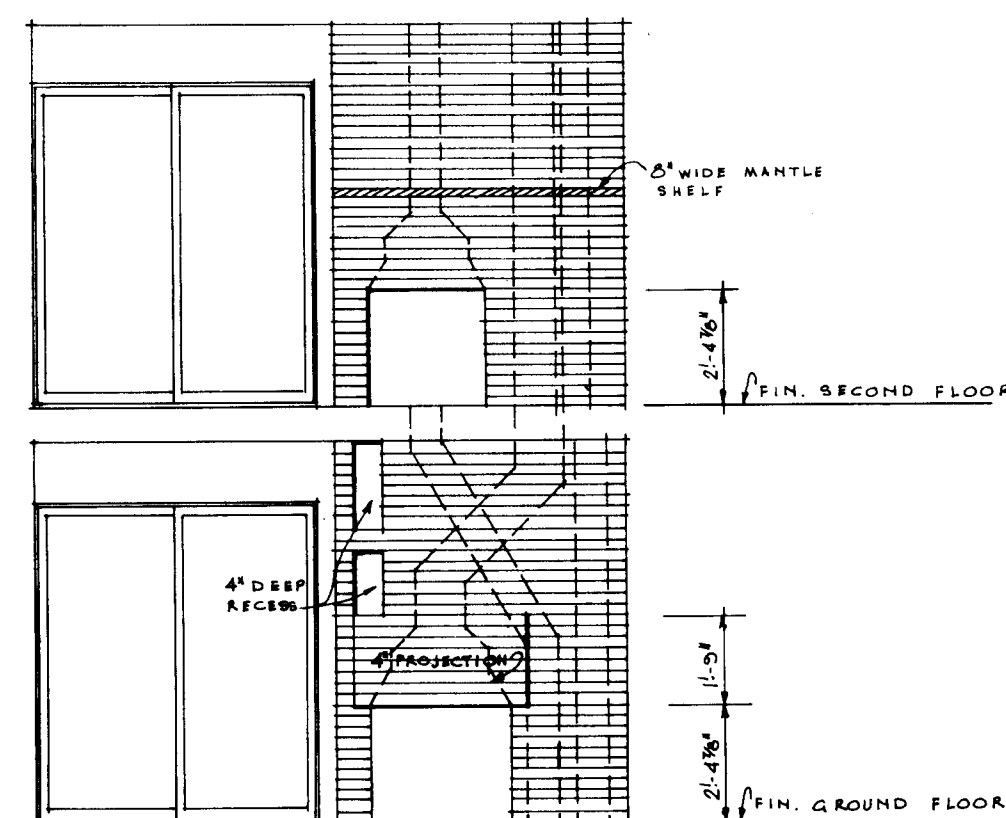
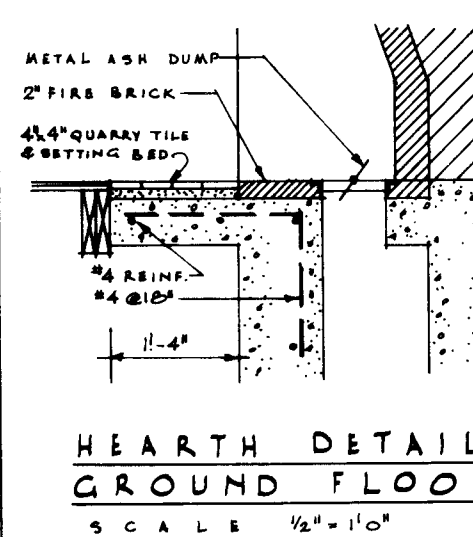
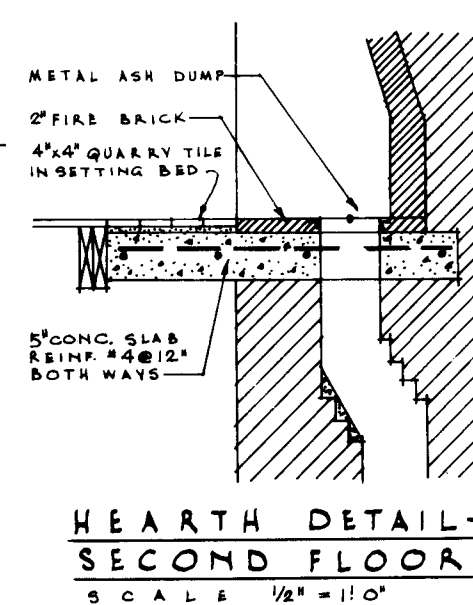
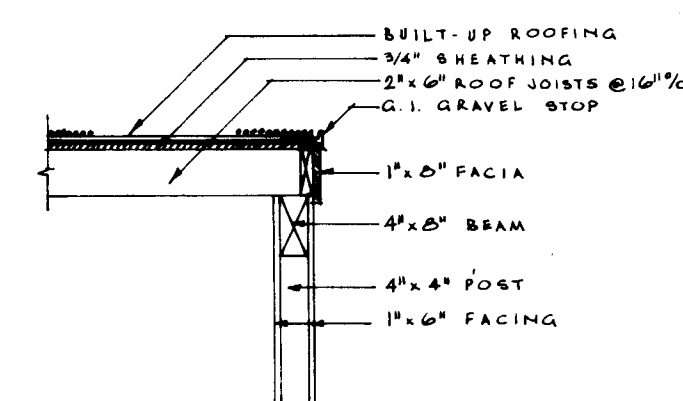
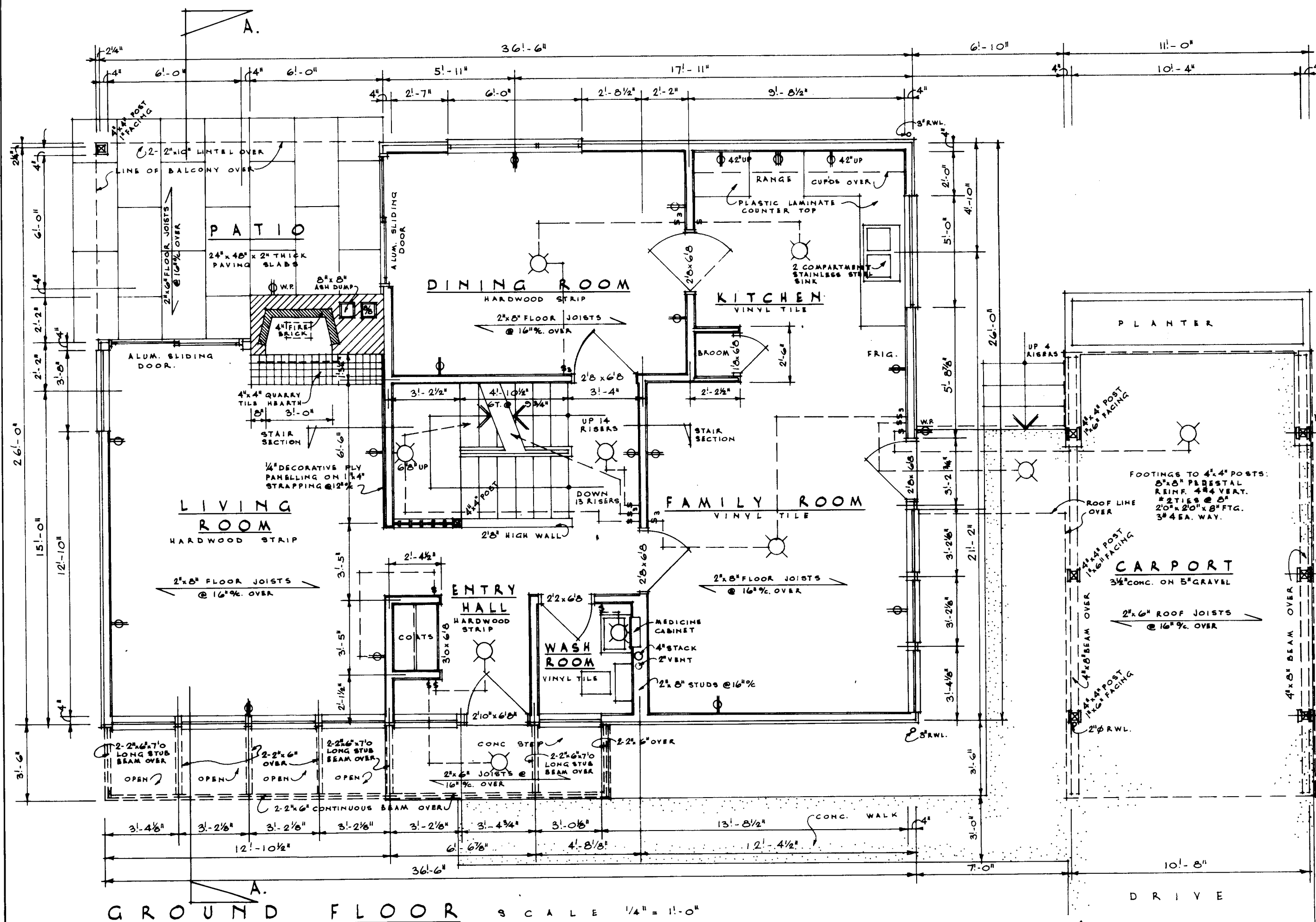
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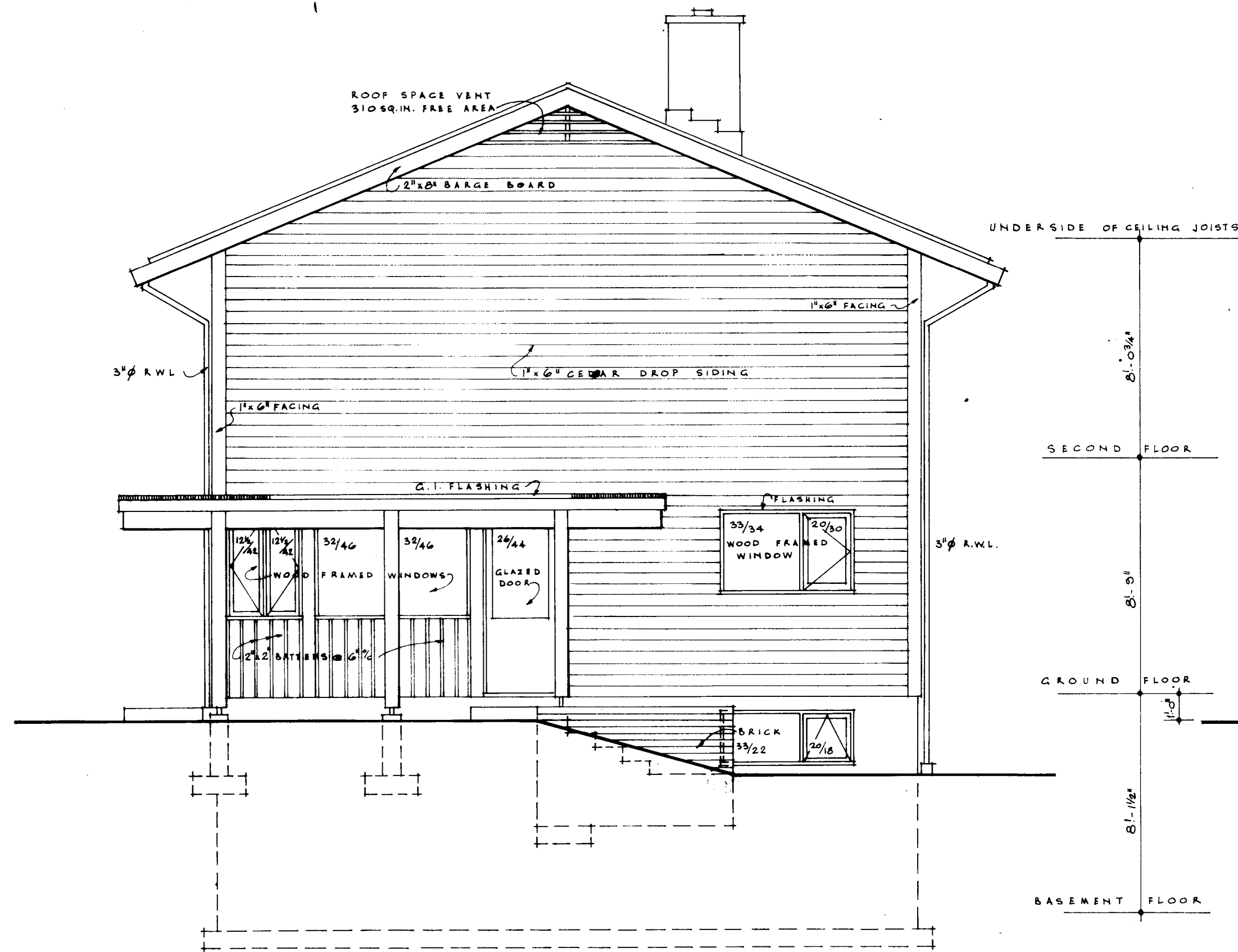


NOTES:

1. 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.
2. DOUBLED JOISTS REQUIRED UNDER PARTITIONS RUNNING PARALLEL TO THE FLOOR JOISTS MAY BE BLOCKED APART 6" AT 4' O.C. TO PERMIT THE PASSAGE OF HEATING DUCTS, ETC.
3. FOR ORDINARY LOADING CONDITIONS, WOOD LINTELS OVER DOORS, WINDOWS, ETC., IN OUTSIDE AND INSIDE WALLS TO BE PLACED ON EDGE.
4. ALL DIMENSIONS ARE NOTED FROM OUTSIDE FACE OF STUDS IN FRAME, BRICK OR STONE VENEER CONSTRUCTION AND FROM THE OUTSIDE FACE OF SOLID MASONRY TO CENTRE LINE OF INTERIOR PARTITIONS.
5. WHILE THE POSITION AND NUMBER OF ELECTRICAL OUTLETS MAY BE ALTERED OR INCREASED TO SUIT INDIVIDUAL TASTES, THEY MUST IN ALL CASES MEET THE MINIMUM REQUIREMENTS OF THE HOUSING STANDARDS AND COMPLY WITH PROVINCIAL REGULATIONS.
6. PROVIDE A SHELF AND ROD IN THE COAT AND CLOTHES CLOSETS.
7. PROVIDE AN EXTERIOR HOSE BIB.
8. ALL STRUCTURAL MEMBERS WILL BE CONSTRUCTION GRADE DOUGLAS FIR, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. ADDITIONAL INSULATING MATERIAL MAY BE NECESSARY IN CERTAIN LOCALITIES TO PROVIDE THE REQUIRED RESISTANCE TO HEAT FLOW FOR SUCH AREA.
10. THE STRUCTURAL MEMBERS ARE DESIGNED FOR A LIVE ROOF LOAD OF 50 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.

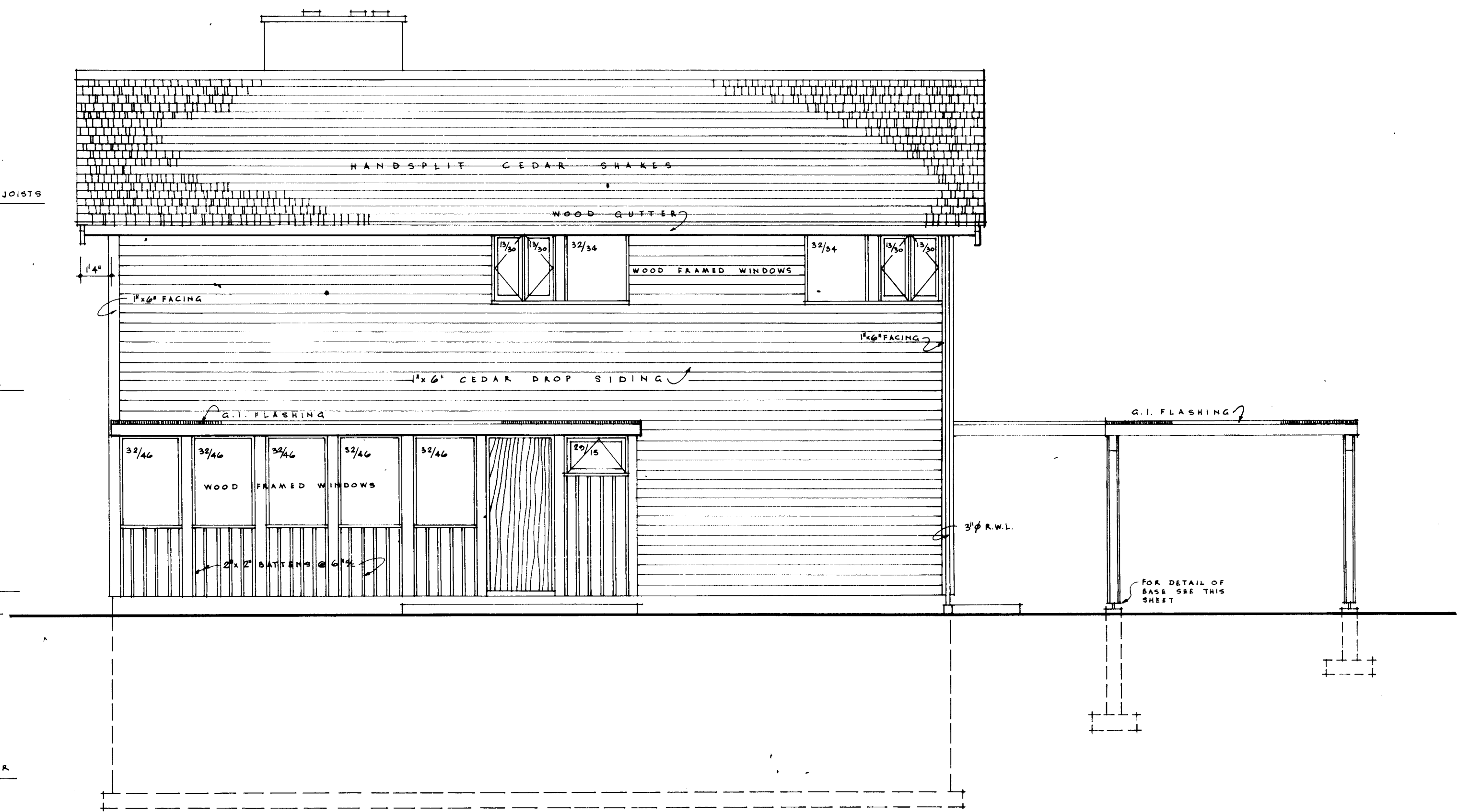


DATE: 12/1/60		NHA. STDS. CHKD. BY: [Signature]		DATE: []		REVISIONS: []		BY: []	
REGISTERED ARCHITECT GEOFFREY E. HACKER VANCOUVER BRITISH COLUMBIA				ARCHITECT G.E. HACKER					
DESIGN NO. 614				SHEET NO. 1 OF 3					
CENTRAL MORTGAGE AND HOUSING CORPORATION									



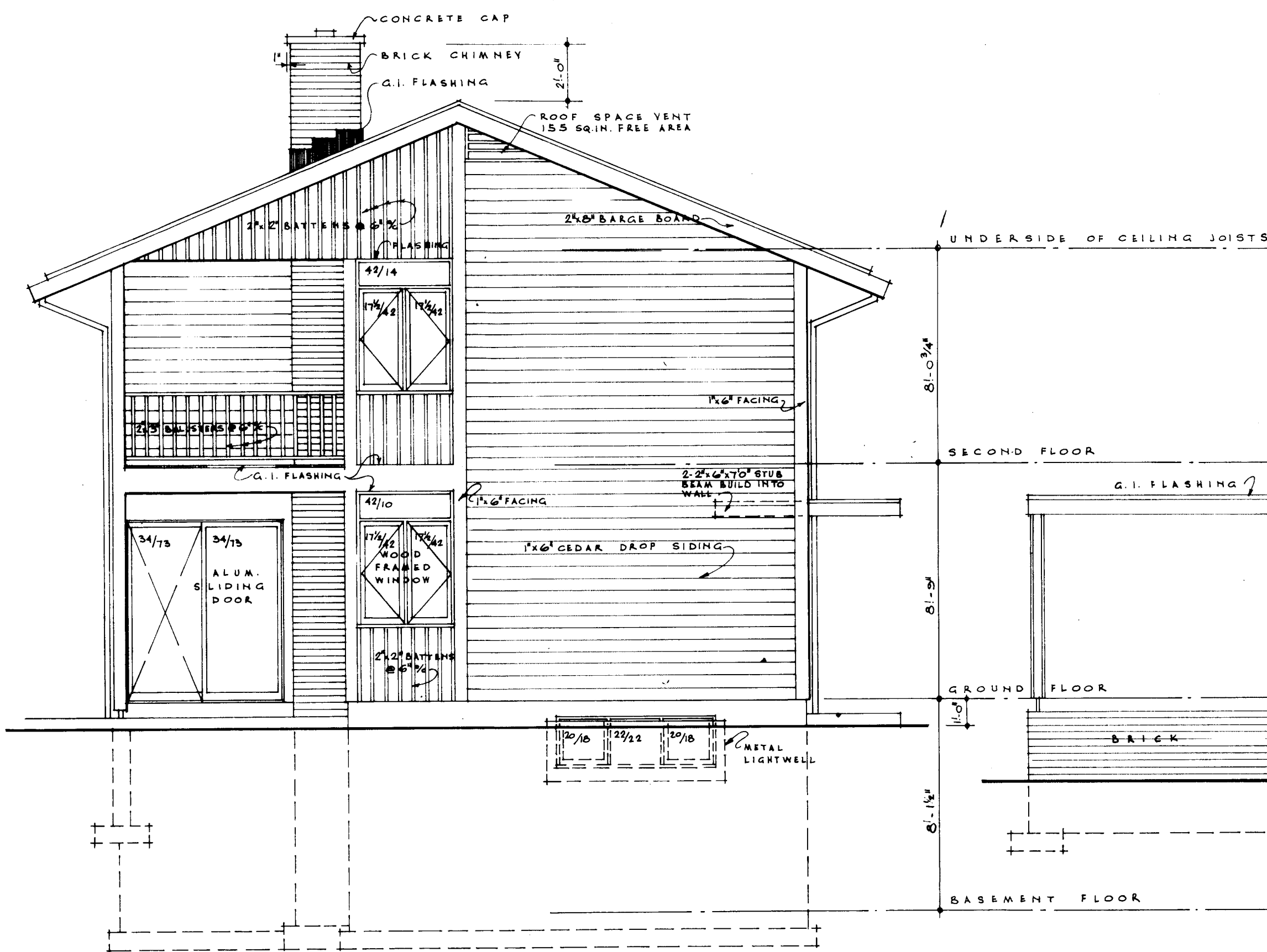
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



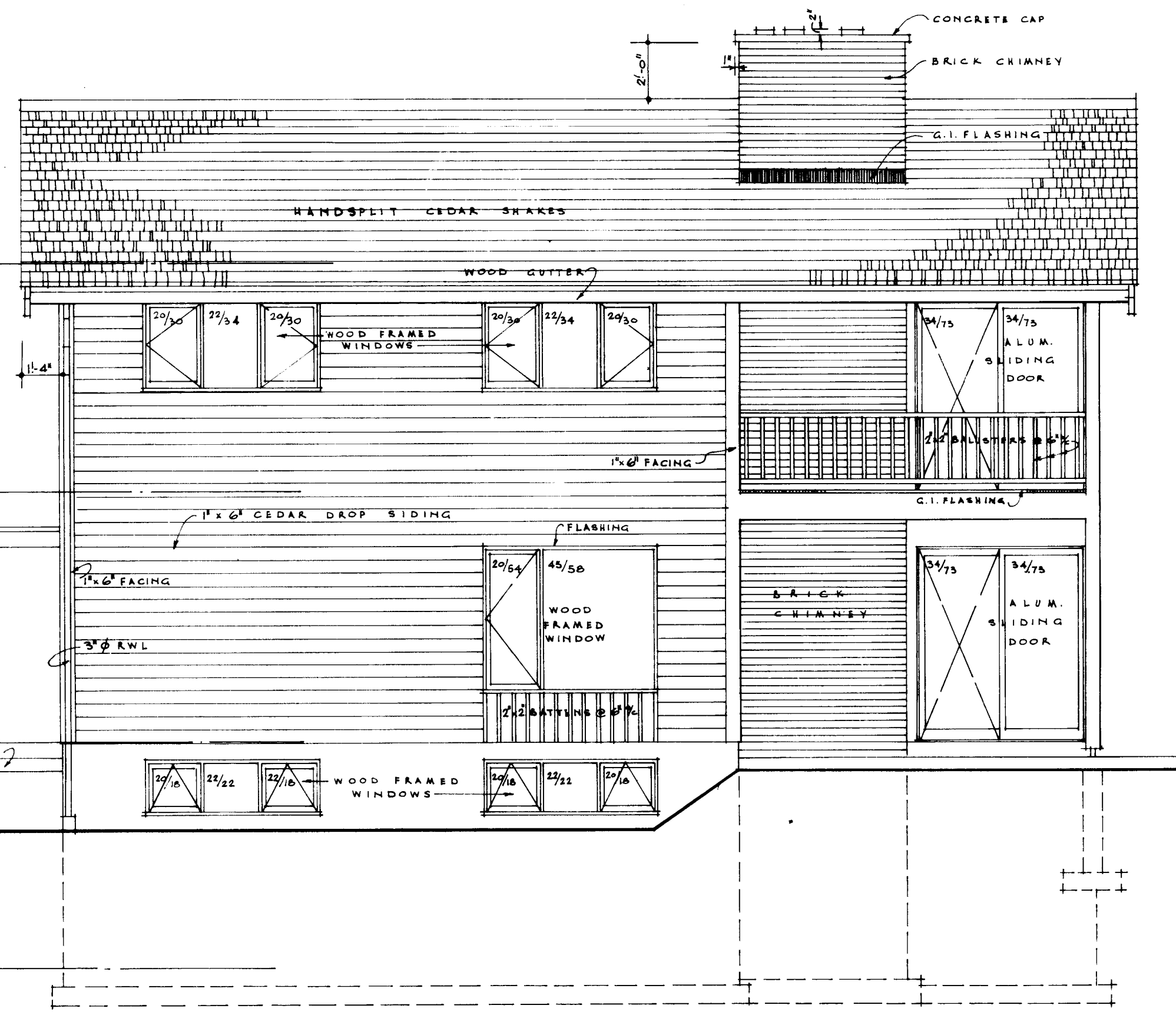
FRONT ELEVATION

SCALE 1/4" = 1'-0"



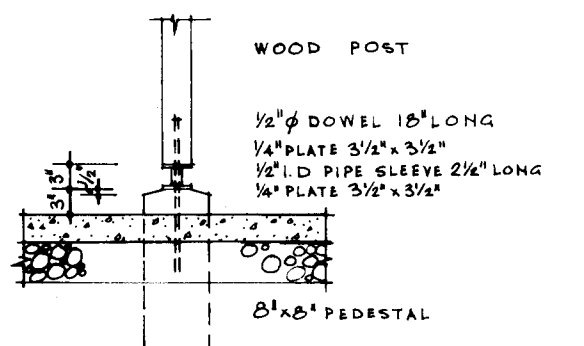
LEFT ELEVATION

SCALE 1/4" = 1'-0"



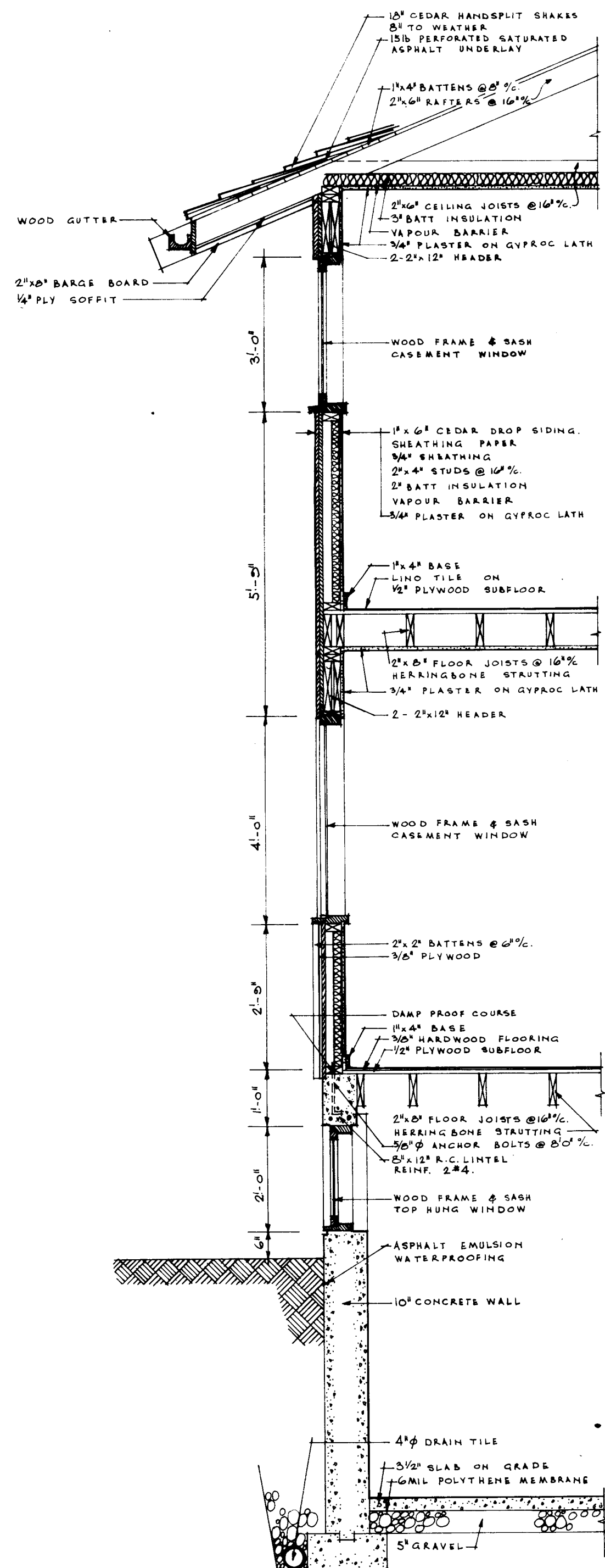
REAR ELEVATION

SCALE 1/4" = 1'-0"

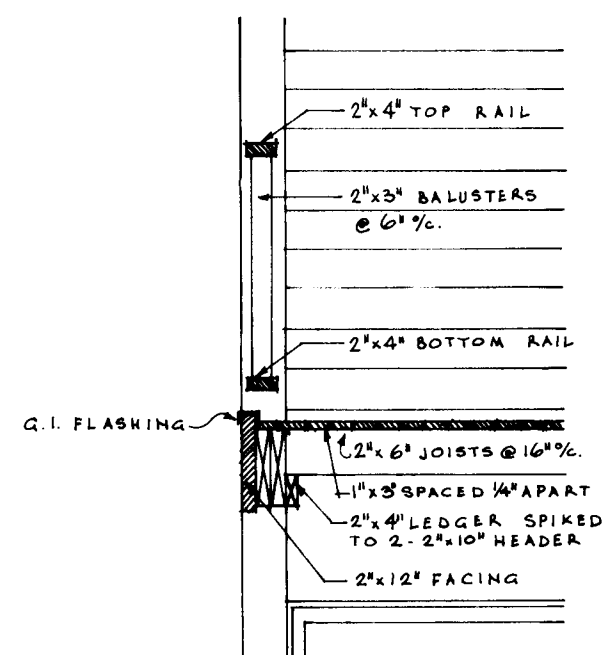


TYPICAL BASE
DETAIL FOR WOOD
COLUMNS SCALE 1/2" = 1'-0"

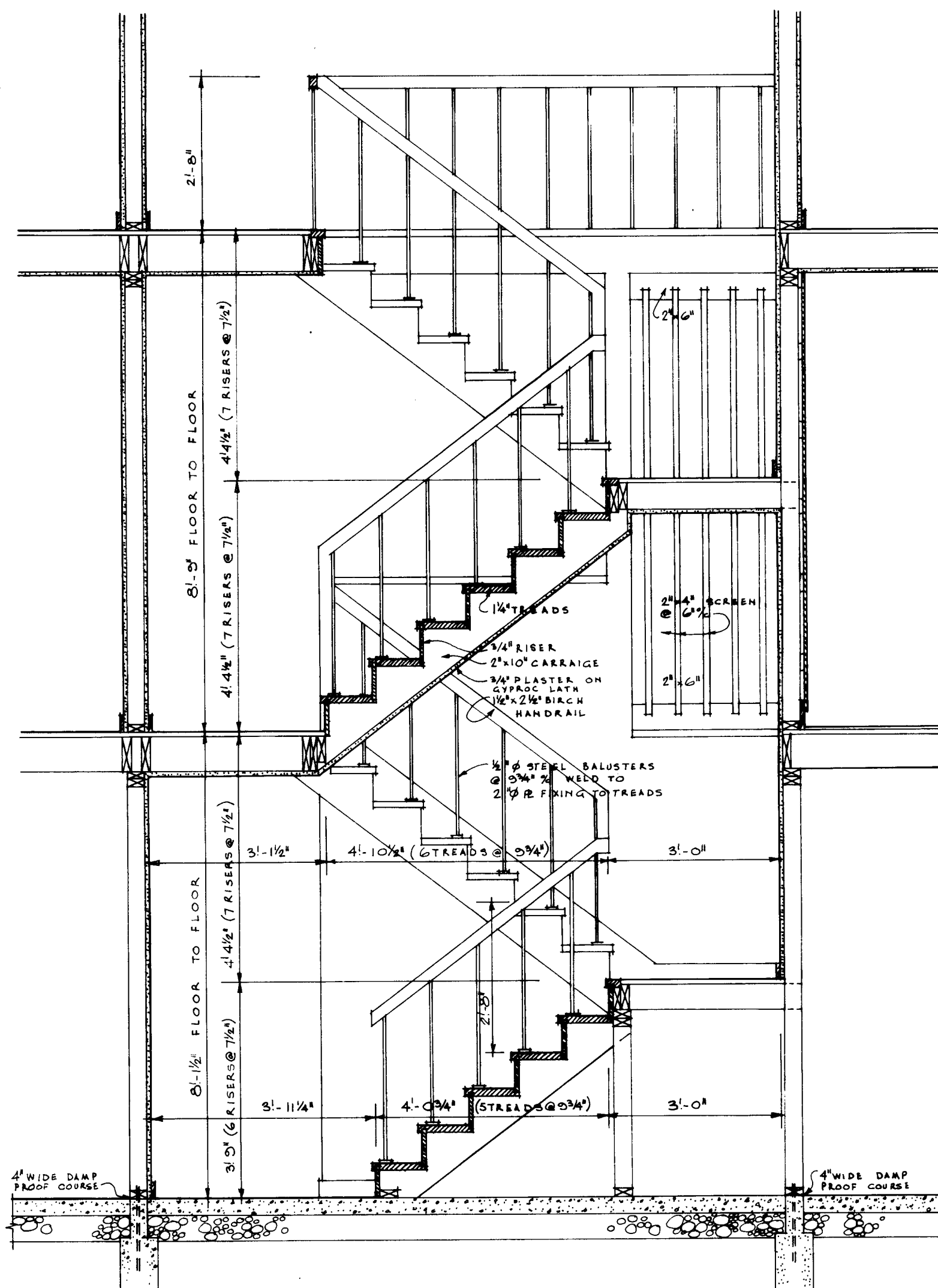
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DATE		NHA		STDS		CHKD	
		ARCHITECT		G. E. HACKER			
		DATE					
		DESIGN NO.		SHEET NO.			
		614		2 OF 3			
		CENTRAL MORTGAGE AND HOUSING		CORPORATION			



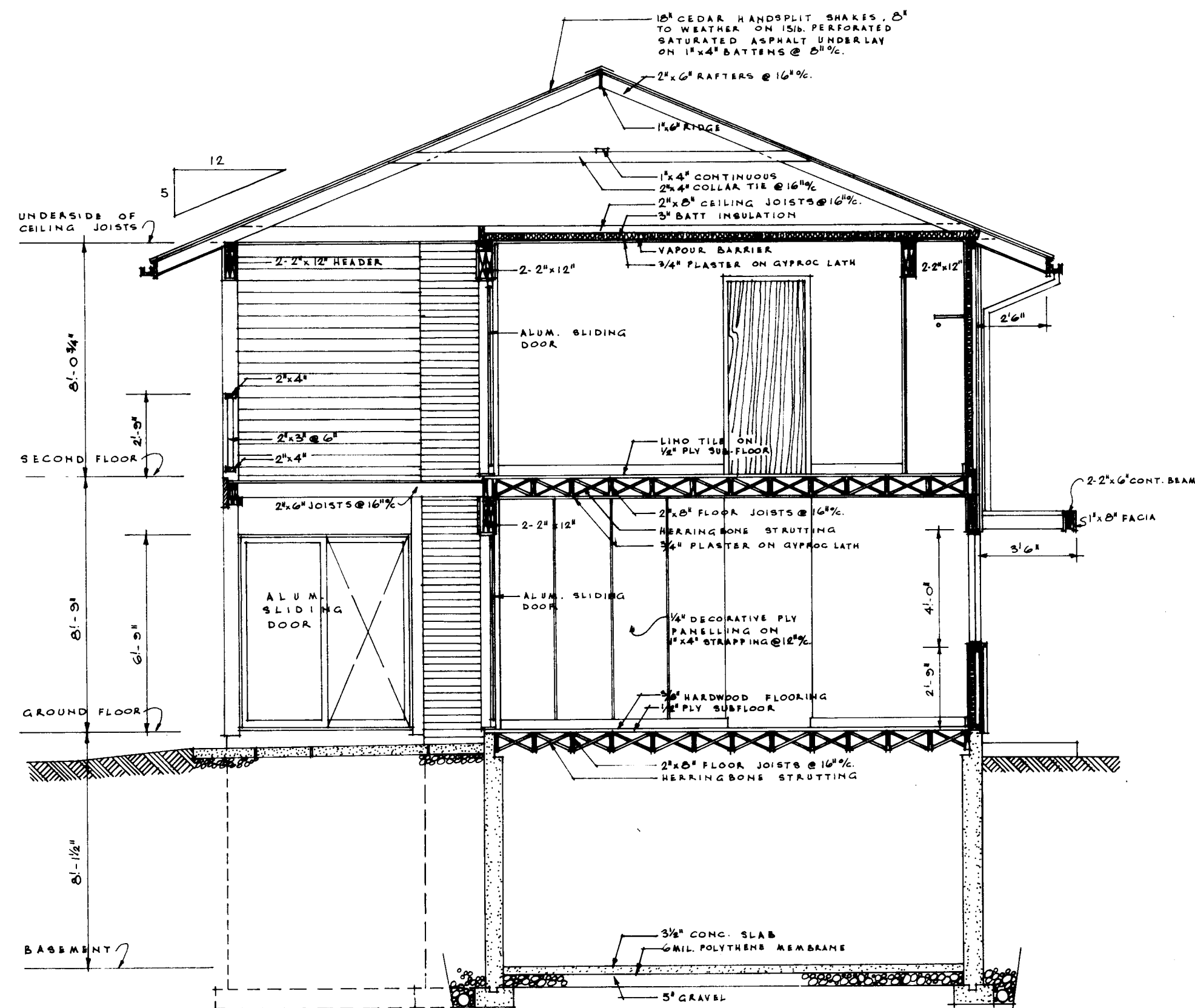
TYPICAL WALL SECTION SCALE 1/2" = 1'-0"



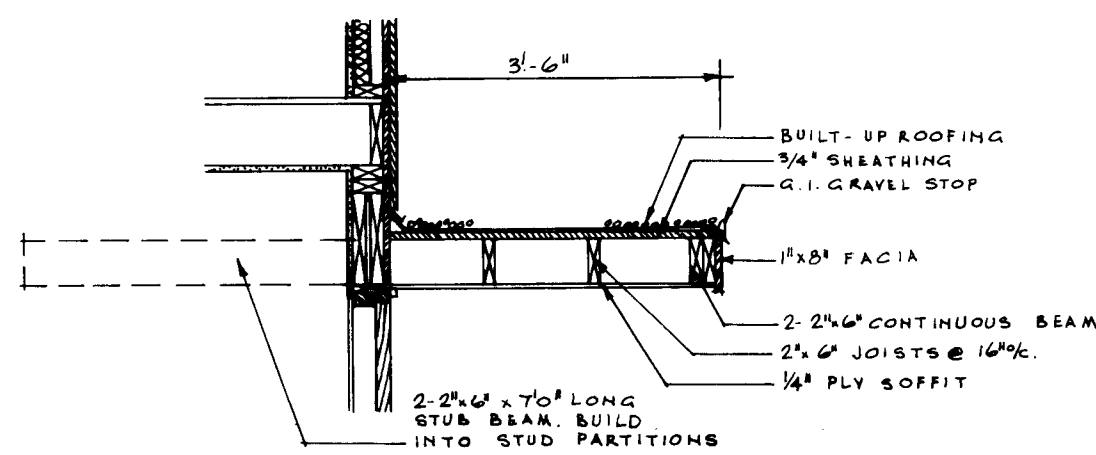
DETAIL OF BALCONY RAIL SCALE 1/2" = 1'-0"



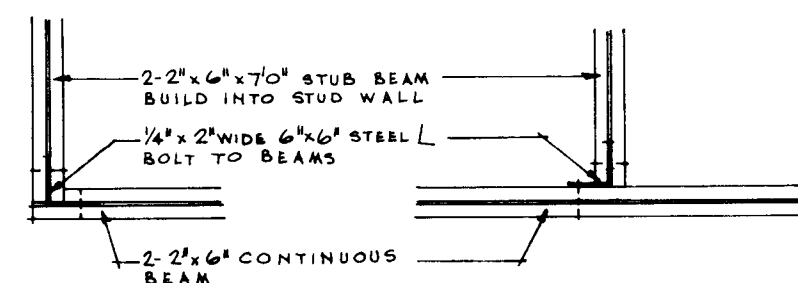
STAIRCASE DETAILS SCALE 1/2" = 1'-0"



SECTION A-A SCALE 1/4" = 1'-0"

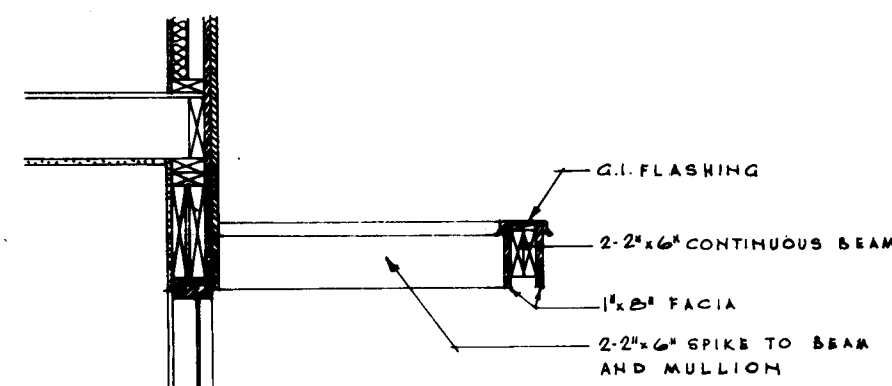


DETAIL OF CANOPY OVER ENTRY DOOR SCALE 1/2" = 1'-0"



CORNER CONNECTION INTERMEDIATE CONNECTION

CANOPY FRAMING DETAILS SCALE 1/2" = 1'-0"



DETAIL OF CANOPY OVER WINDOWS SCALE 1/2" = 1'-0"

DATE: 2/1/64		NHA. STDS. CHKD. BY: [Signature]		DATE: []		REVISIONS: []		BY: []	
REGISTERED ARCHITECT G. E. HACKER VANCOUVER BRITISH COLUMBIA				ARCHITECT G. E. HACKER					
DATE: []				DESIGN NO. 614		SHEET NO. 3 OF 3			
CENTRAL MORTGAGE AND HOUSING CORPORATION									