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MODEST HOUSE DESIGNS, USED OR REVISED FOR RNH PROGRAM ALSO

Series: 1976 (Letter-Number)

Project #: K-2 Number of Sheets (Total): 5 Without Duplicates: 2
Number of Versions: Sheets Per Version:

Official Language: E
Measurement System: Imperial
File System: Hardcopy
Architect or Branch: CMHC, in-house
Year: 1976
Project Description: K-2 (see K2-A of RNH plans)
4-Bedroom Bi-Level
76.65 m² Upper Level
Number of Storeys: 1½, Split Level
Type: Single detached
Occupancy: Single family
Number of Bedrooms: 4
Finished Area
(Building Total): 1212 ft²/ (Approximate)

Drawings:

Scale:

- | | |
|--|----------|
| 1. Plans; Section; Detail Wall Section; Elevation; Kitchen Elev's. | As Noted |
| 2. Duplicate--Page 1 | As Noted |
| 3. Duplicate--Page 1 | As Noted |
| 4. Site Plan; Section; Exterior Perspective | |
| 5. Page 4--Original | |

Basement: Yes--partially finished
Foundation: poured concrete
Comments: 3rd bedroom and 4th bedroom,
utility, and laundry

Fireplace? no Comments:

Car Accommodation: no car accommodation

Cladding:

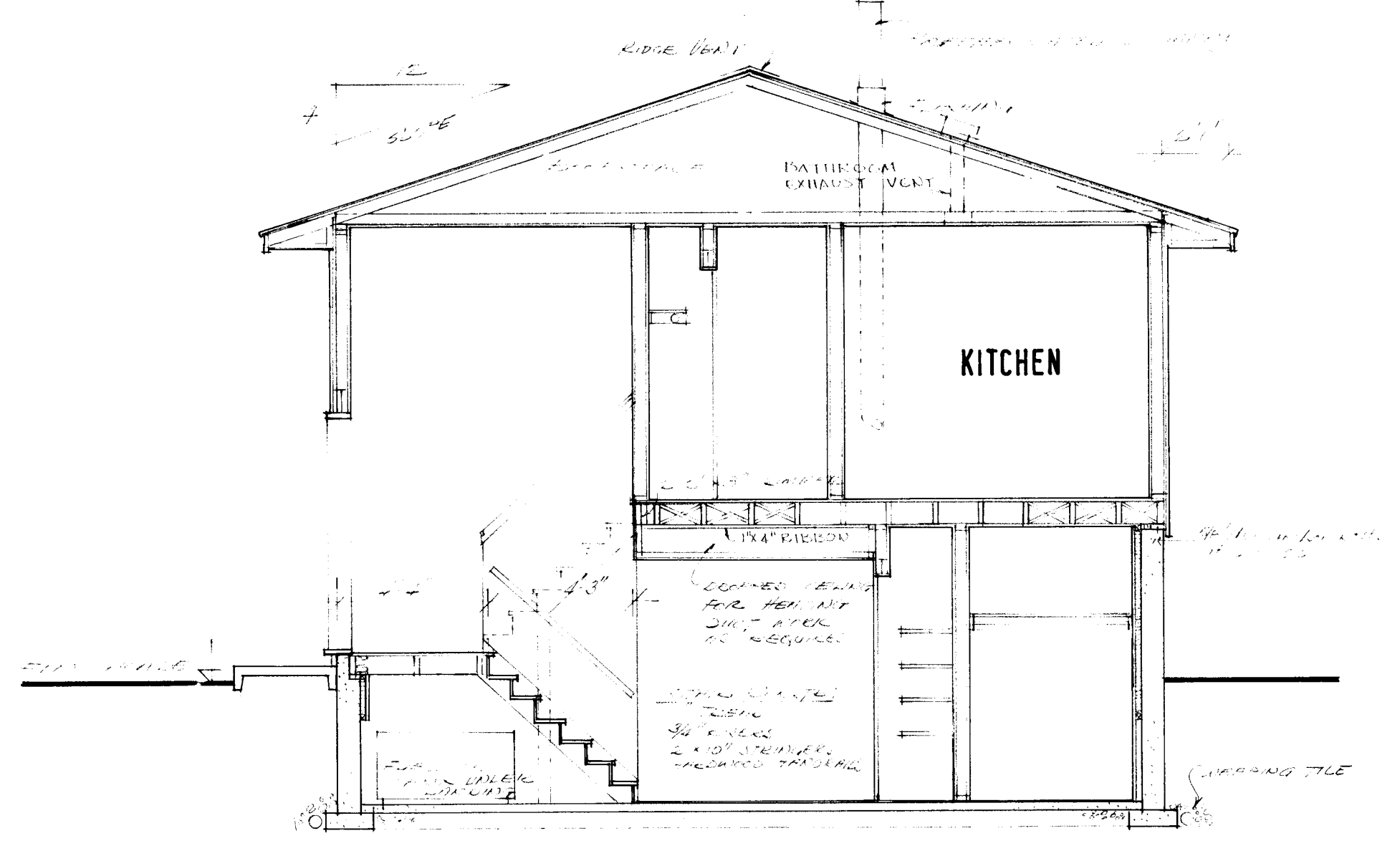
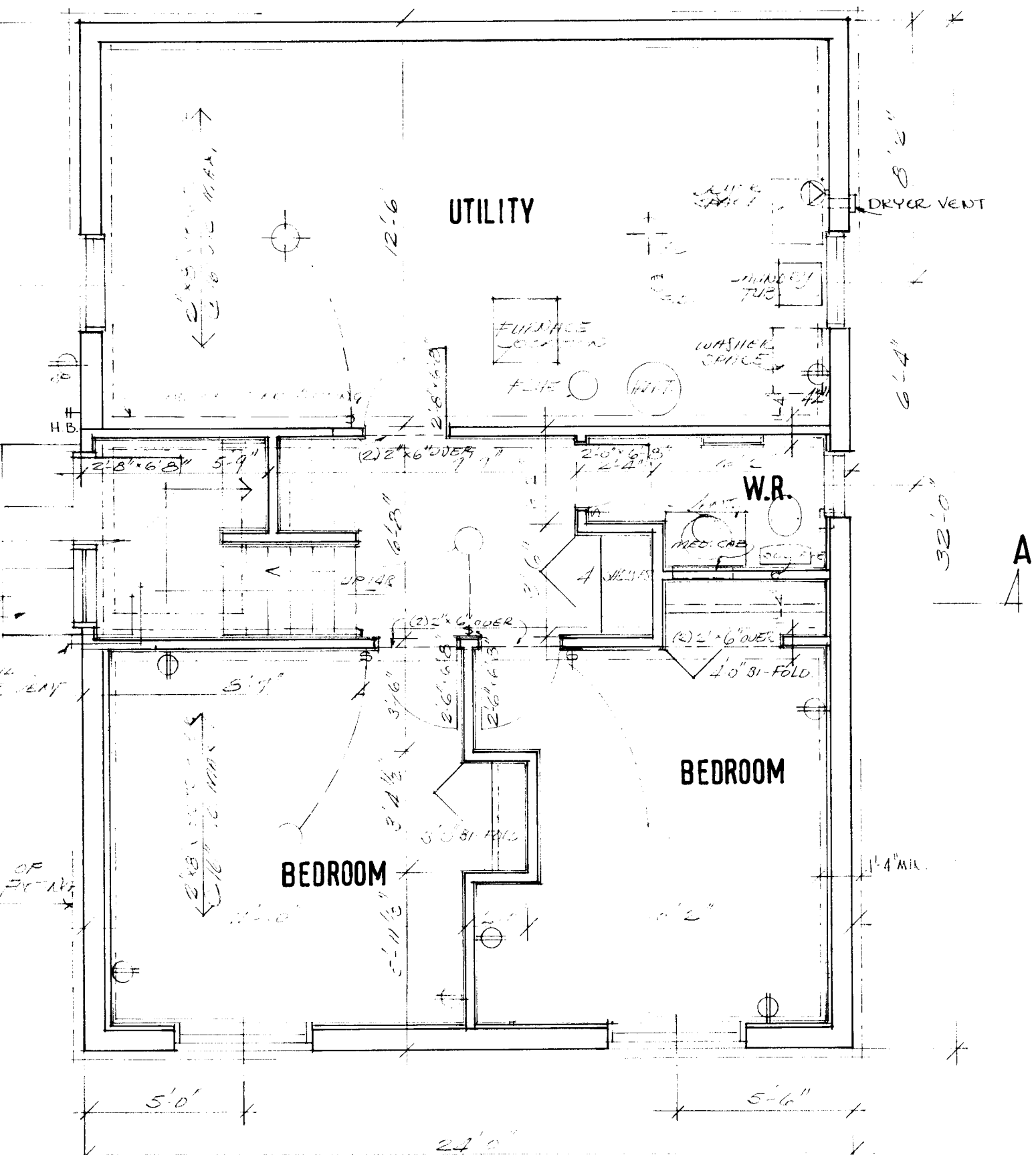
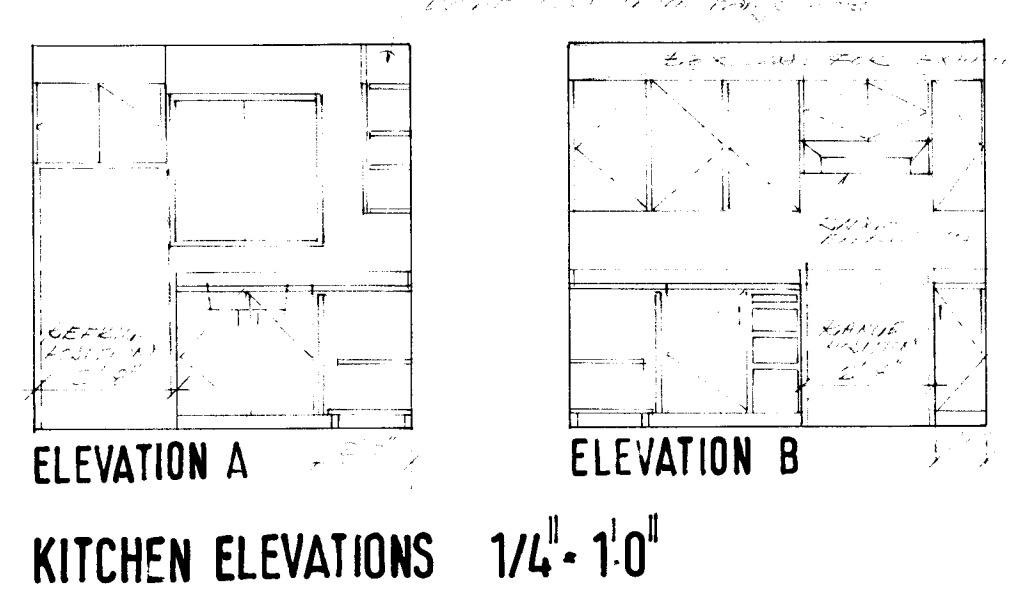
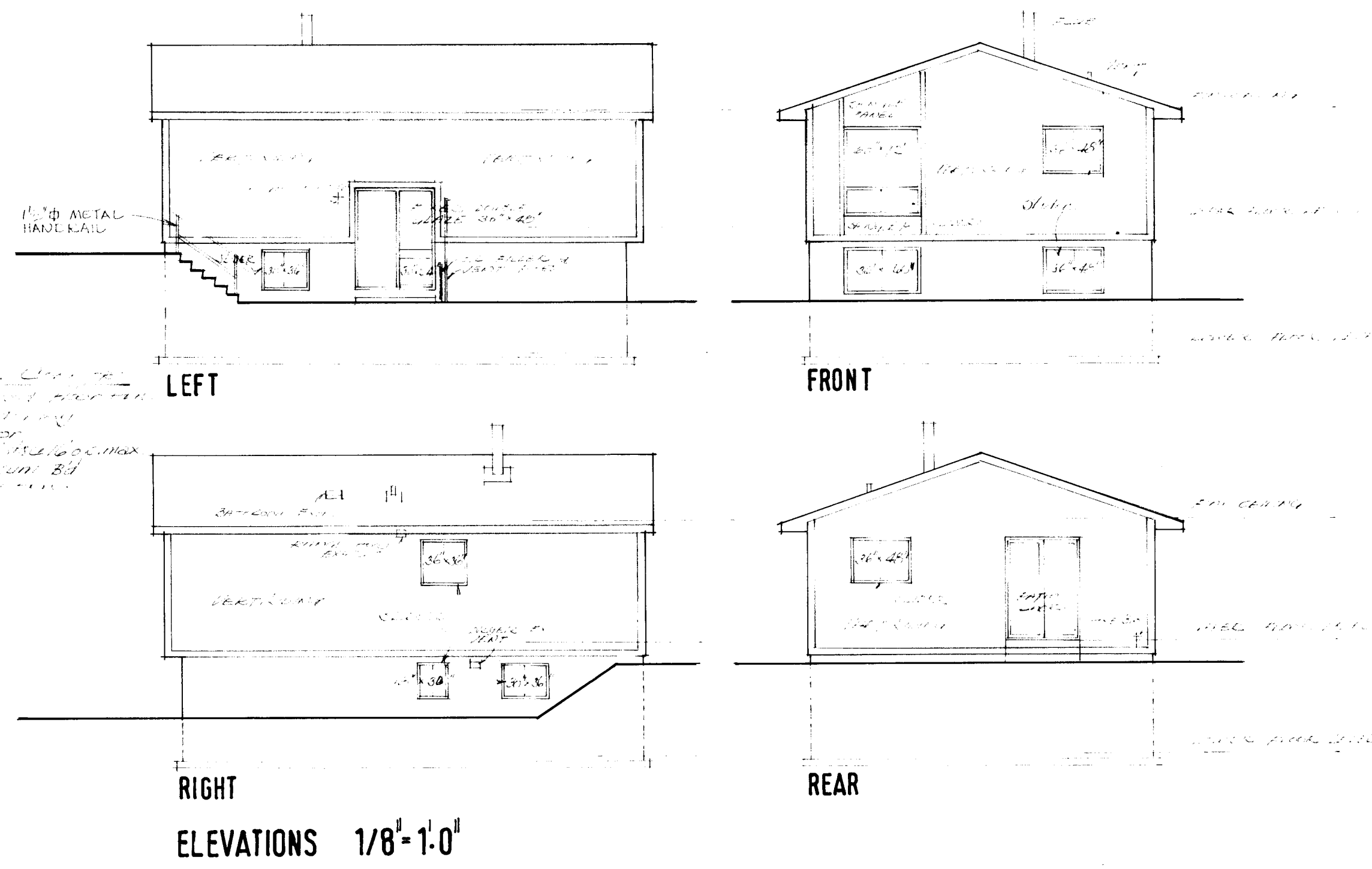
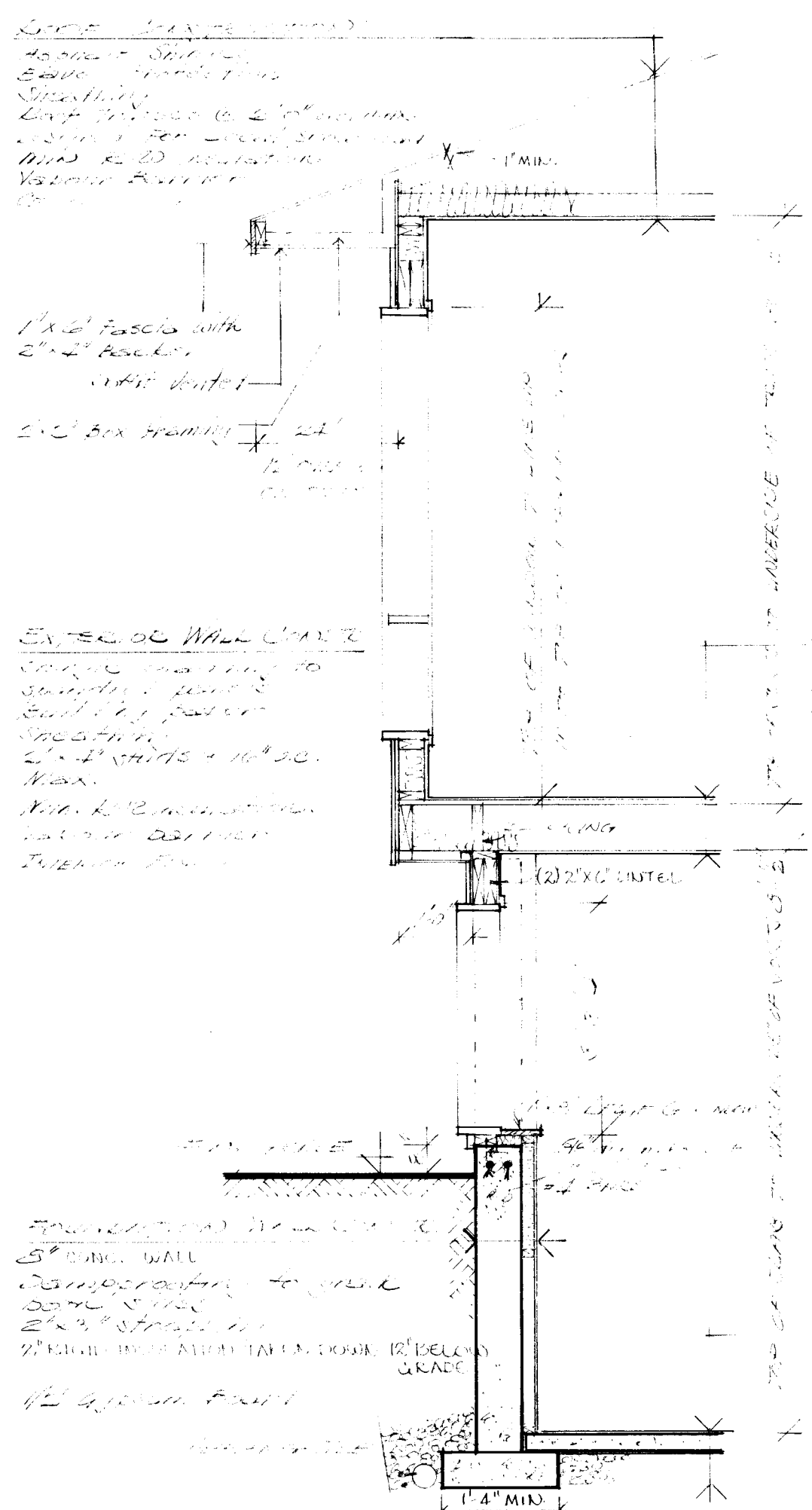
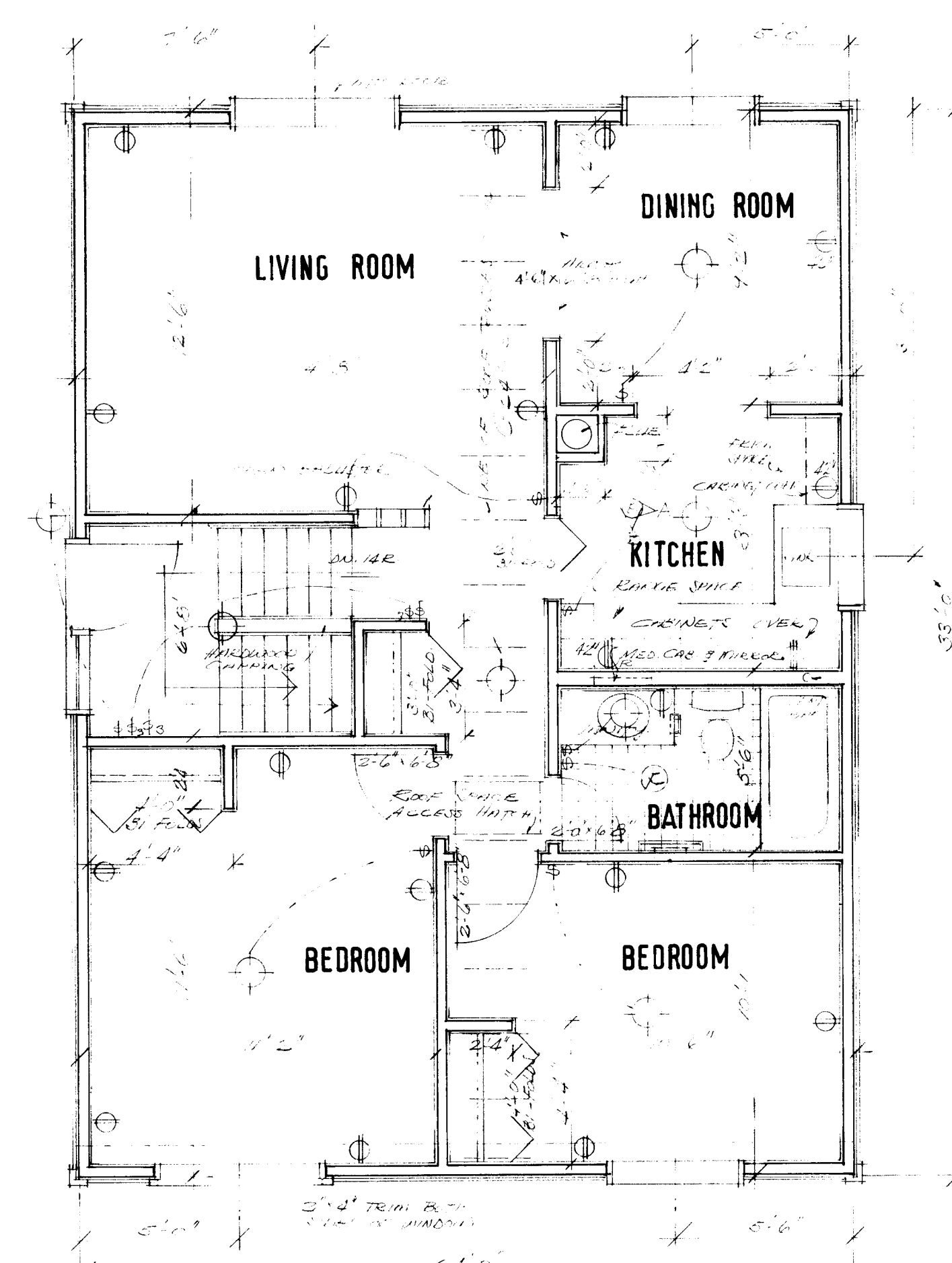
Primary Exterior Cladding: Vertical wood siding
Specifications:

Secondary Exterior Cladding: Cedar shingles
Specifications: Accent panels

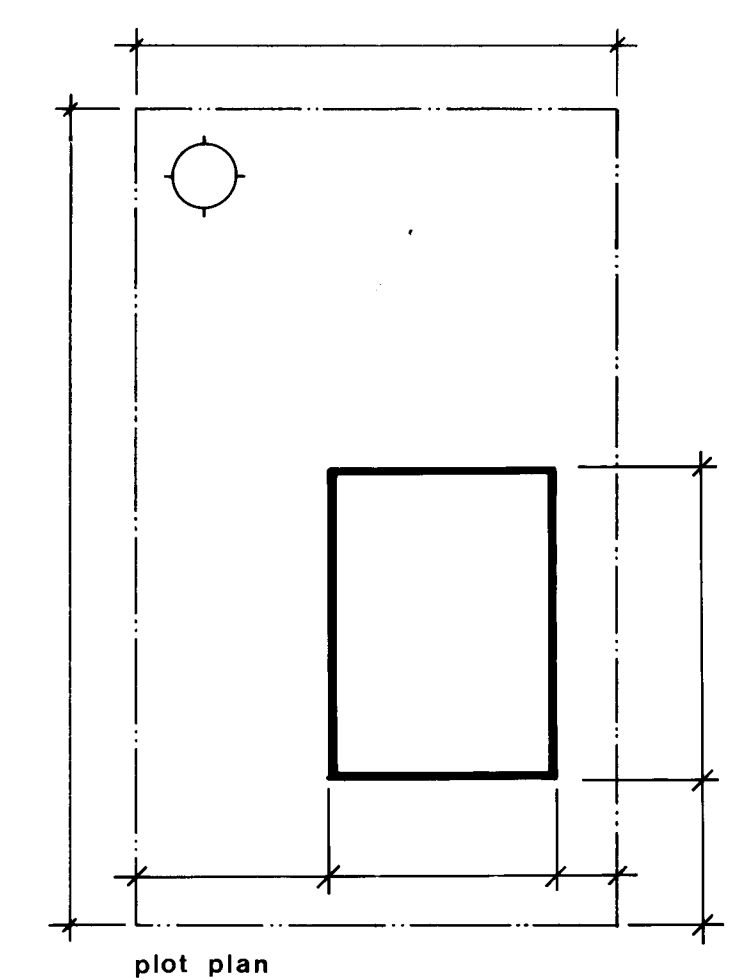
Other Cladding: Large areas of exposed finished foundation wall

Roofing: Asphalt shingles
Roof Shape: Gable
Comments:

Special Features: N/A
Comments:



- GENERAL NOTES**
1. ALL FOOTINGS AND FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OR ROCK. FOOTINGS AND FOUNDATIONS MAY HAVE TO BE INCREASED TO SUIT EXISTING LOCAL SOIL CONDITIONS.
 2. DOUBLE 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.
 3. THE POSITION AND NUMBER OF ELECTRICAL OUTLETS MAY BE RELOCATED BUT MUST IN ALL CASES MEET THE MINIMUM REQUIREMENTS OF THE RESIDENTIAL STANDARDS AND COMPLY WITH LOCAL CODES.
 4. PROVIDE A ROD AND AT LEAST ONE SHELF IN ALL COAT AND CLOTHES CLOSETS.
 5. ALL FLOOR JOISTS ARE DESIGNED TO NO. 1 GRADE SPRUCE. ANY CHANGE OR SUBSTITUTION MUST BE APPROVED BY AUTHORITY HAVING JURISDICTION.
 6. ALL CONSTRUCTION MUST COMPLY WITH THE RESIDENTIAL STANDARDS CURRENT AT THE TIME OF CONSTRUCTION AND ANY APPLICABLE LOCAL CODES.
 7. THIS DRAWING IS INTENDED AS A GUIDE ONLY. THE FINAL CHOICE AND USE OF MATERIALS, AND METHODS AND DETAILS OF CONSTRUCTION, IS THE RESPONSIBILITY OF THE USER.

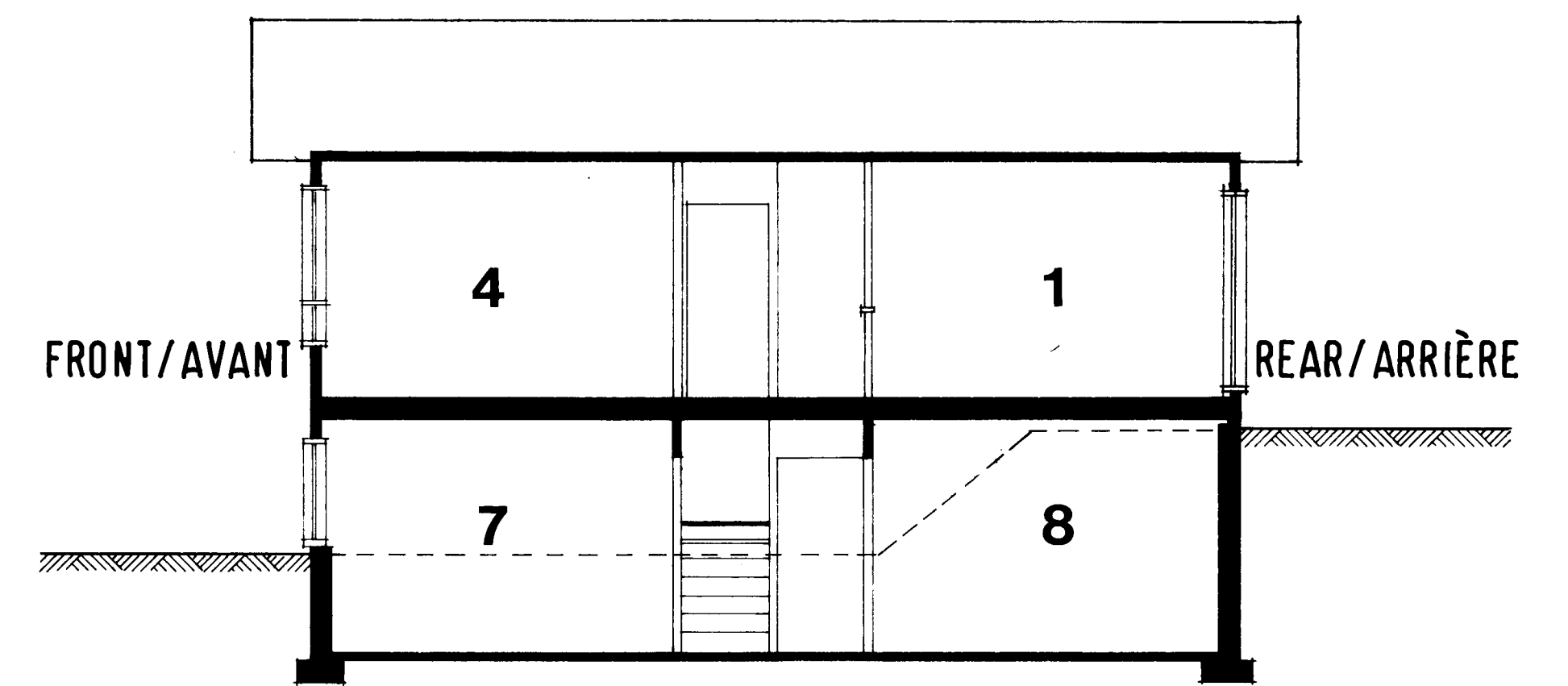
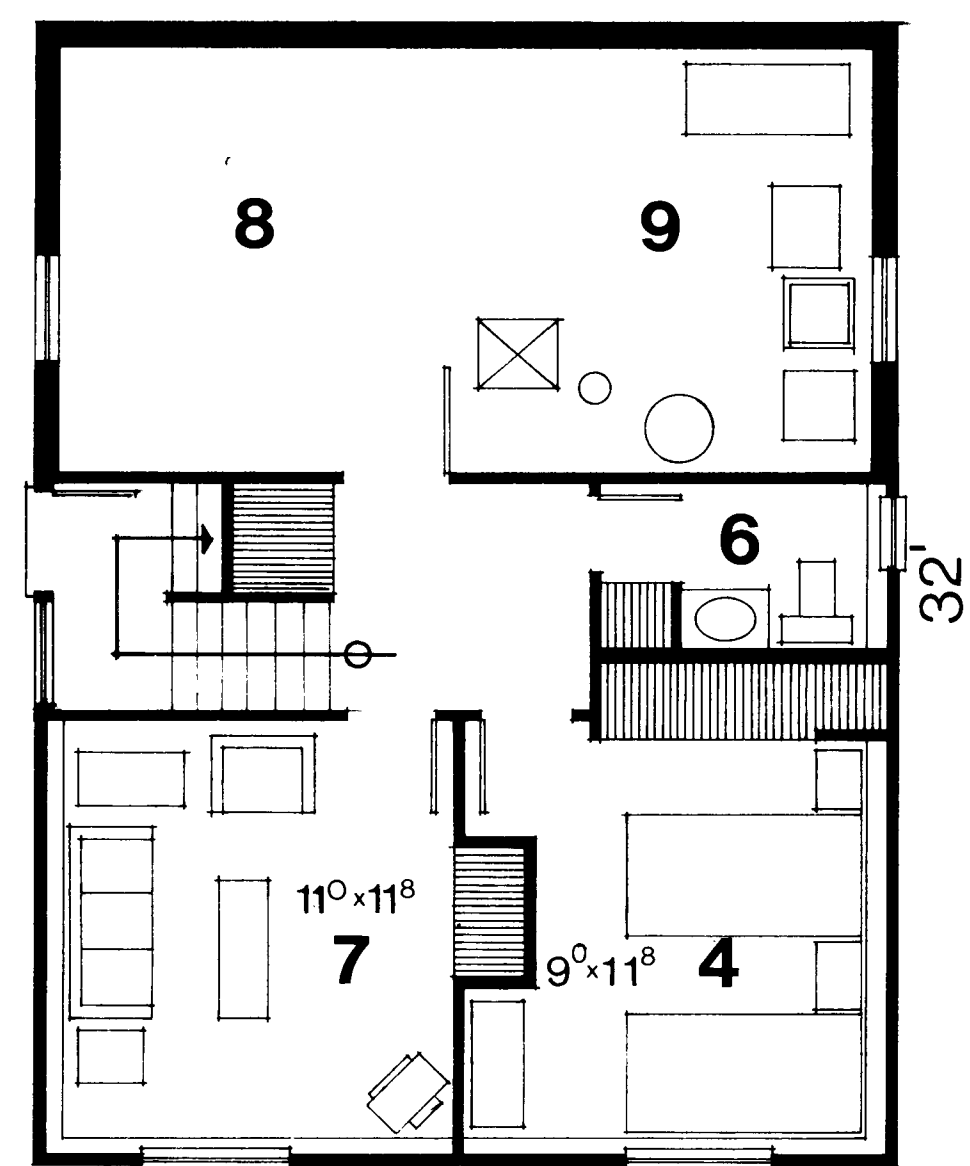
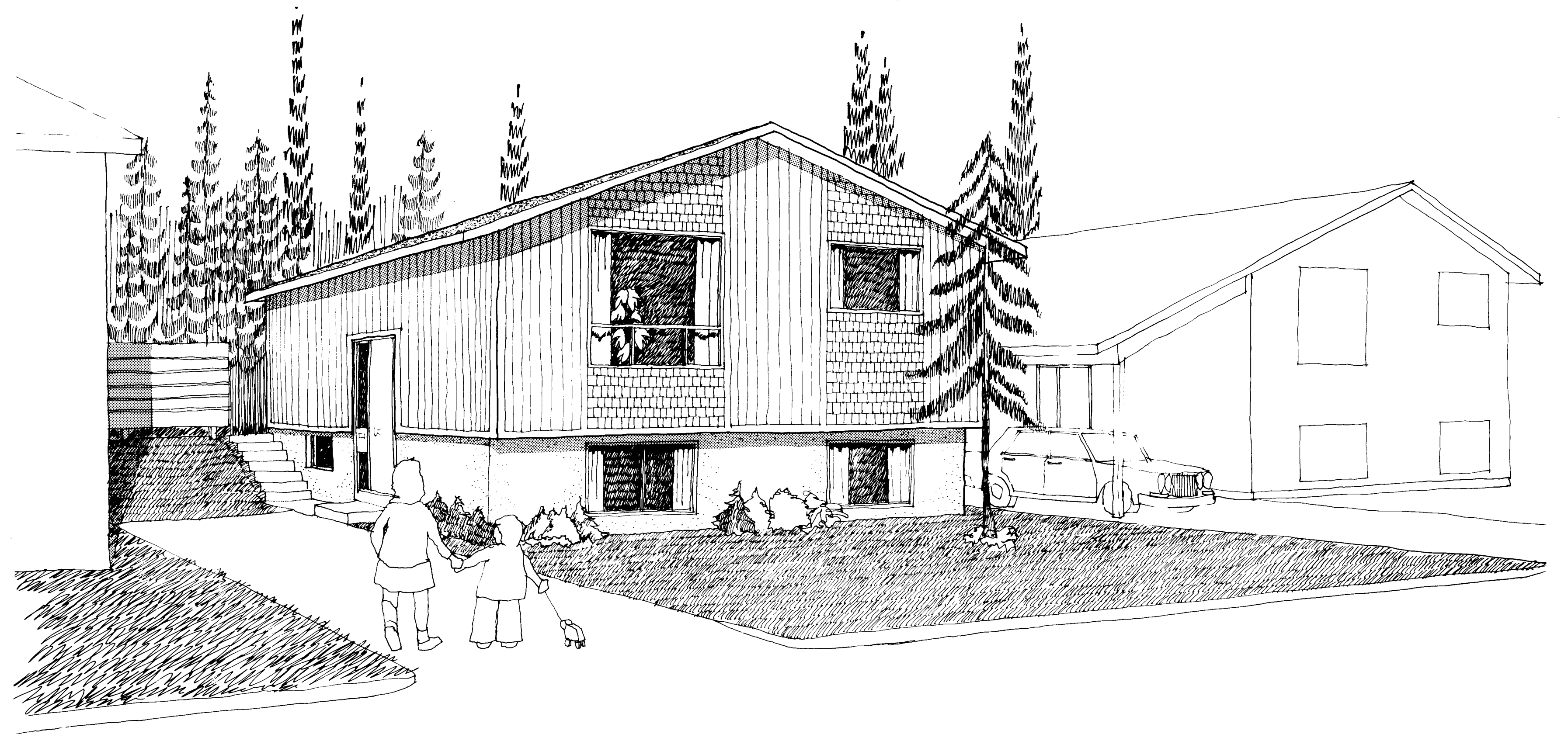
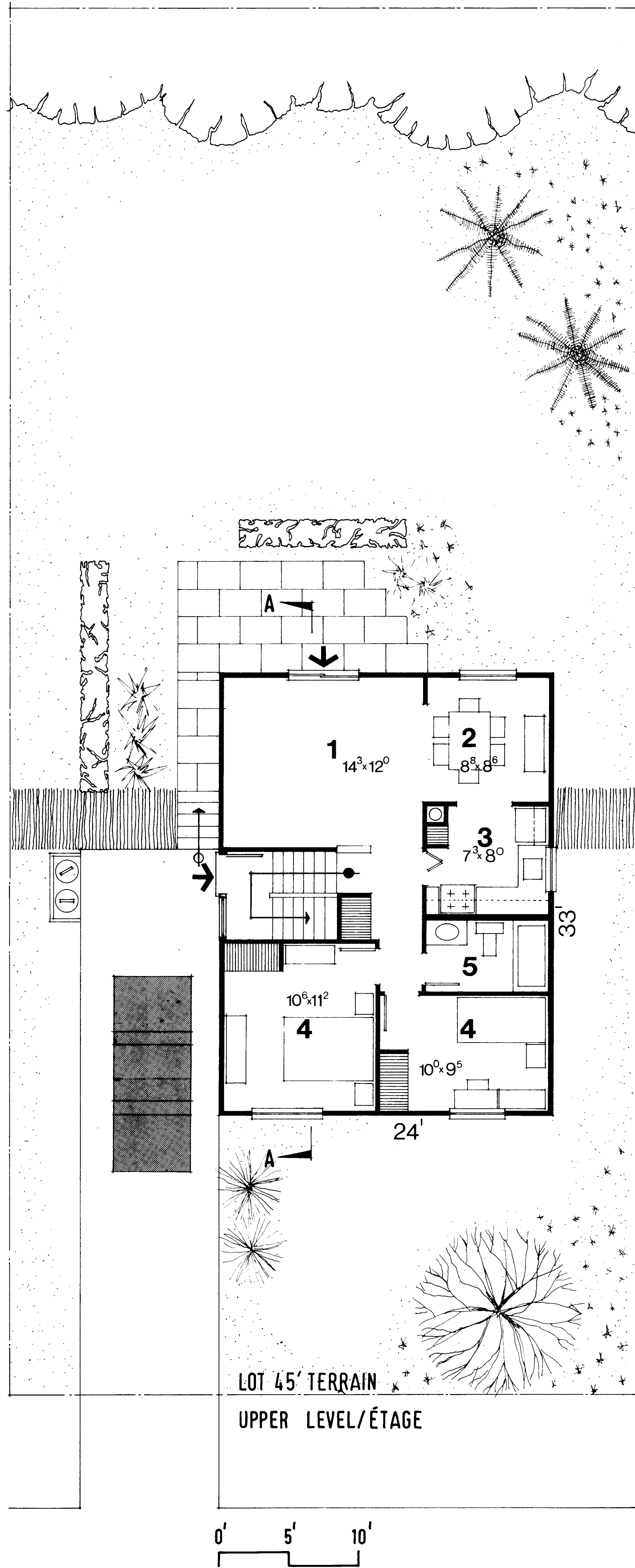


date	n.h.a.	stds	chkd	by	date	revisions	by
1/5/76	J. Hanson						

CMHC SCHL
 Central Mortgage and Housing Corporation / Société centrale d'hypothèques et de logement

designer
C.M.H.C.
 design no.
K-2

scale **as shown**
 date **May 1976**
 drawing no. **1 of 1**



DESIGN/MODÈLE

K-2

GENERAL 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 8" AT 4'-0" O.C. TO PERMIT THE PASSAGE OF HEATING DUCTS ETC.
3. FOR ORDINARY LOADING CONDITIONS, WOOD LINTELS OVER DOORS, WINDOWS ETC. IN EXTERIOR AND INTERIOR WALLS SHALL BE PLACED ON EDGE.
4. THE POSITION AND NUMBER OF ELECTRICAL OUTLETS MAY BE RELOCATED BUT MUST IN ALL CASES MEET THE MINIMUM REQUIREMENTS OF THE HOUSING STANDARDS AND COMPLY WITH LOCAL CODES.
5. PROVIDE A SHELF AND ROD IN THE COAT AND CLOTHES ETC.
6. ADDITIONAL INSULATING MATERIAL MAY BE NECESSARY IN CERTAIN LOCALITIES TO PROVIDE THE REQUIRED RESISTANCE TO HEAT FLOW FOR SUCH AREA.
- 7a) THE STRUCTURAL MEMBERS ARE DESIGNED FOR A LIVE ROOF LOAD OF 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.
- b) ALL STRUCTURAL MEMBERS WILL BE CONSTRUCTION GRADE AND SPECIES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. All construction must comply with the Canadian Code for Residential Construction and any applicable local codes.
9. This drawing is intended as a Guide only. The final choice and use of methods and details of construction and materials is the responsibility of the user.

ROOF CONSTRUCTION:

Asphalt Shingles
Sarking Protection
Sheathing
Roof Trusses @ 2'0" o.c. Max.
Designed For Local Snow Load
Min. R-20 Insulation
Vapour Barrier
Ceiling Finish

1" x 6" Fascia with
2" x 4" Batten
Soffit vented
2" x 2" Box Framing
2" x 2" x 24"

EXTERIOR WALL CONSTR.
Single cladding to
siding panels
building paper
sheathing
2" x 4" studs @ 16" o.c.
Max.
Min. R-12 Insulation
Vapour barrier
Interior finish

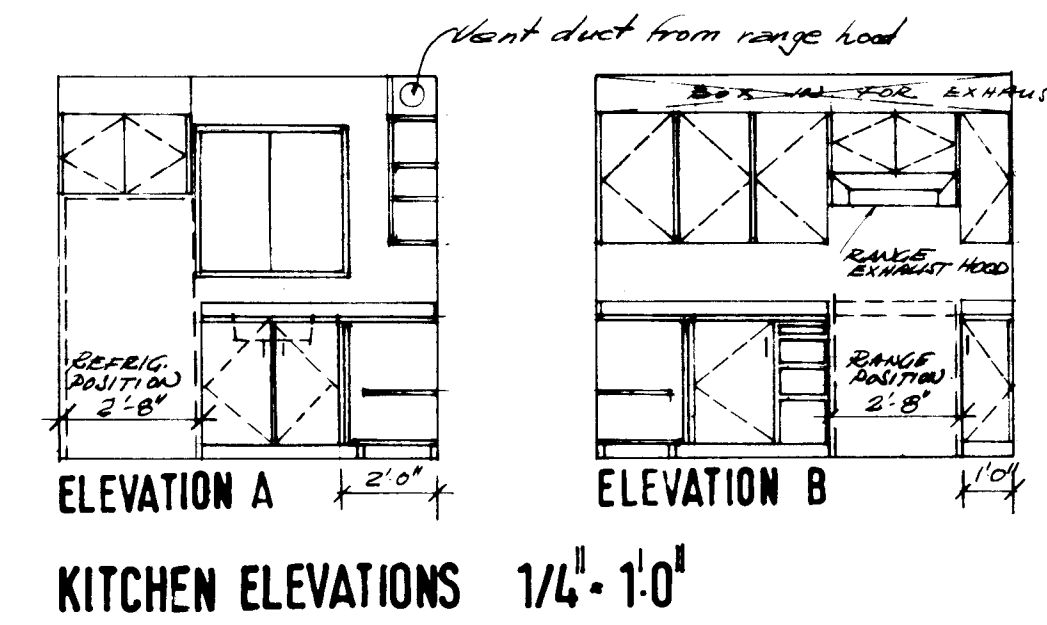
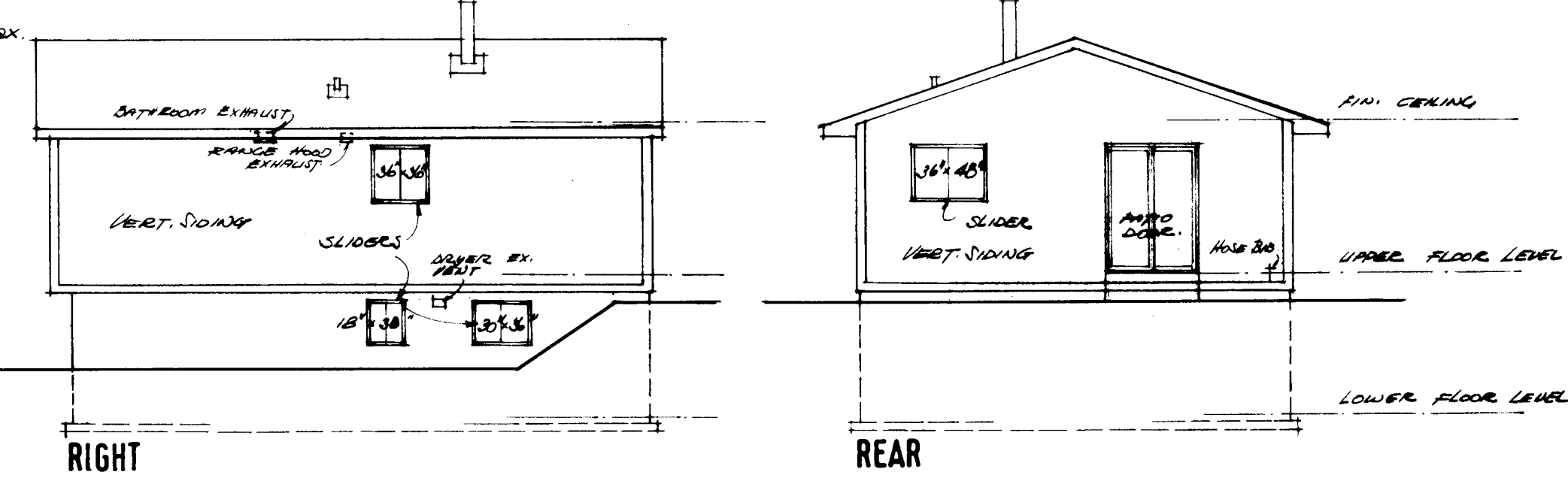
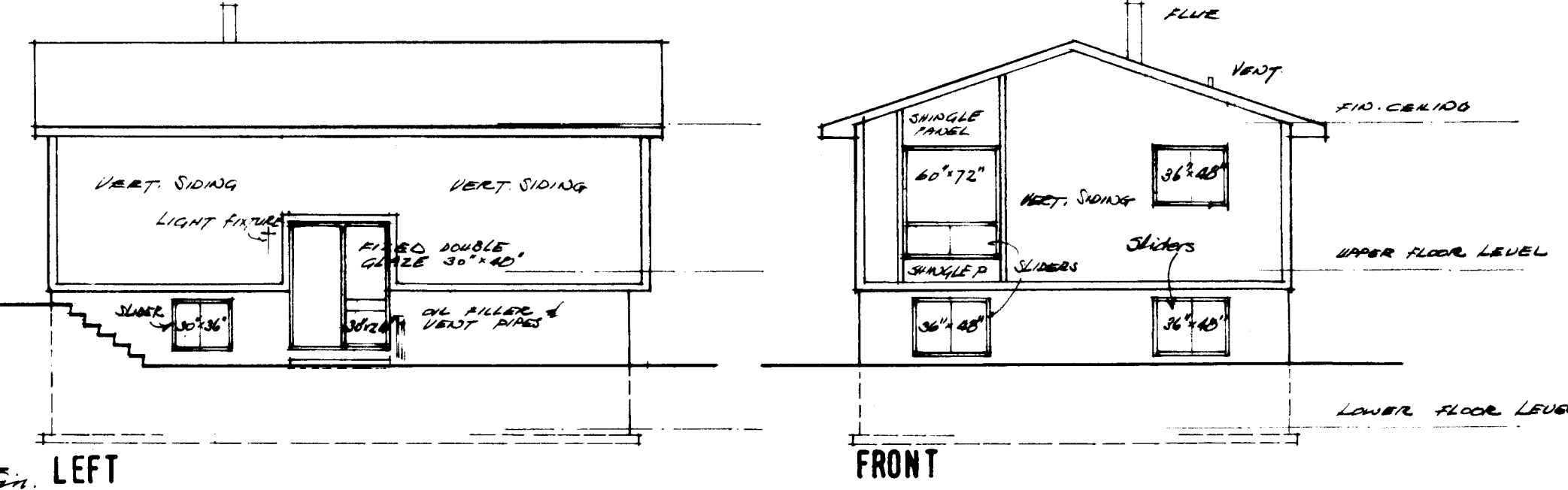
FOUNDATION WALL CONSTR.
3" poured conc.
damp-proofing to grade
both sides
2" x 4" strapping
insulation to top half only
Vapour barrier
1/2" gypsum board.

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

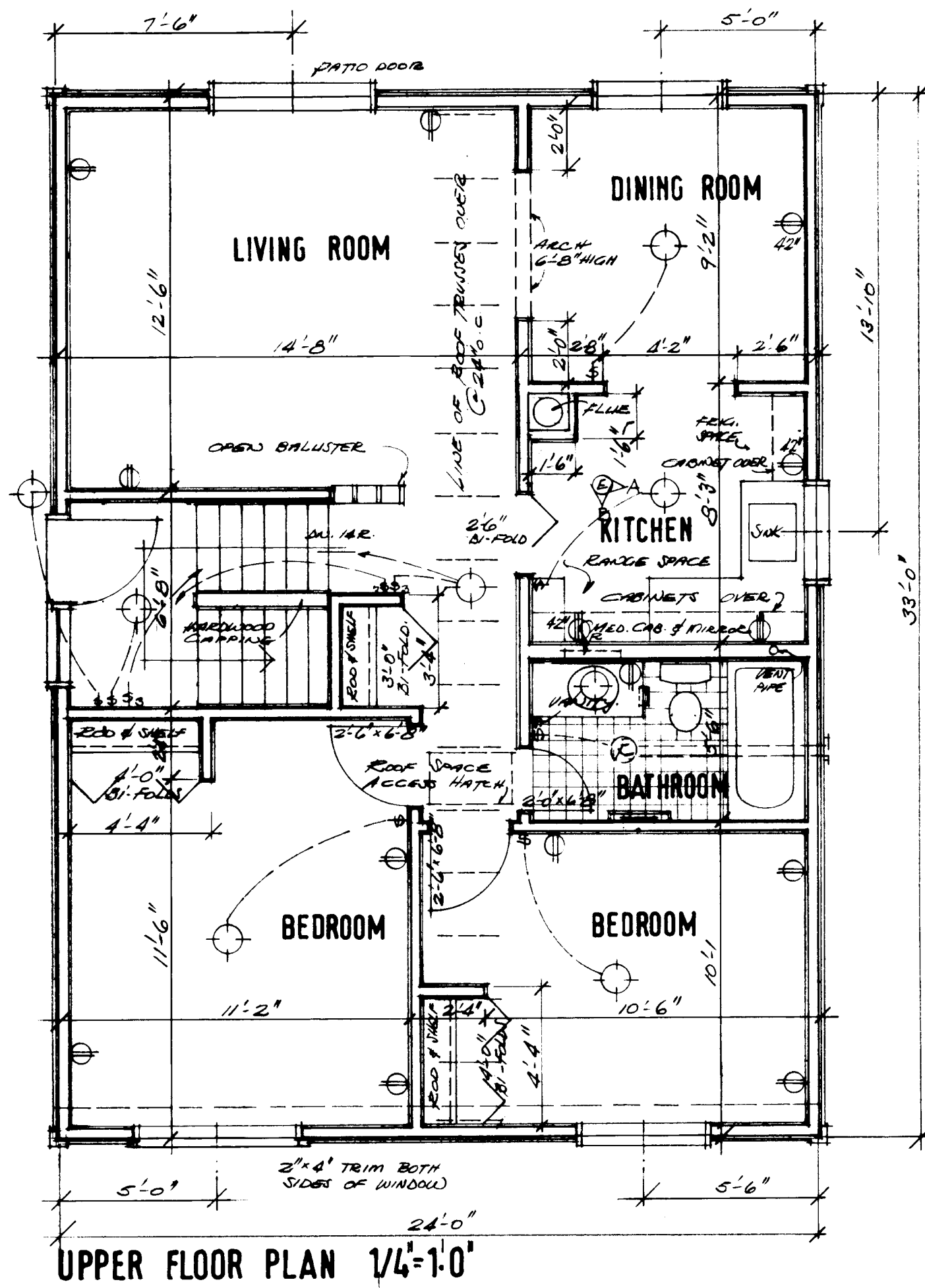
LOWER FLOOR CONSTR.
3" conc. slab
damp-proofing
sanding plus granular
fill - Min. 5"

FLOOR CONSTR.
Approved floor fin.
on underlaid
Sub-floor
2" x 8" joists @ 16" o.c. max.
1/2" gypsum bd.
Ceiling fin.

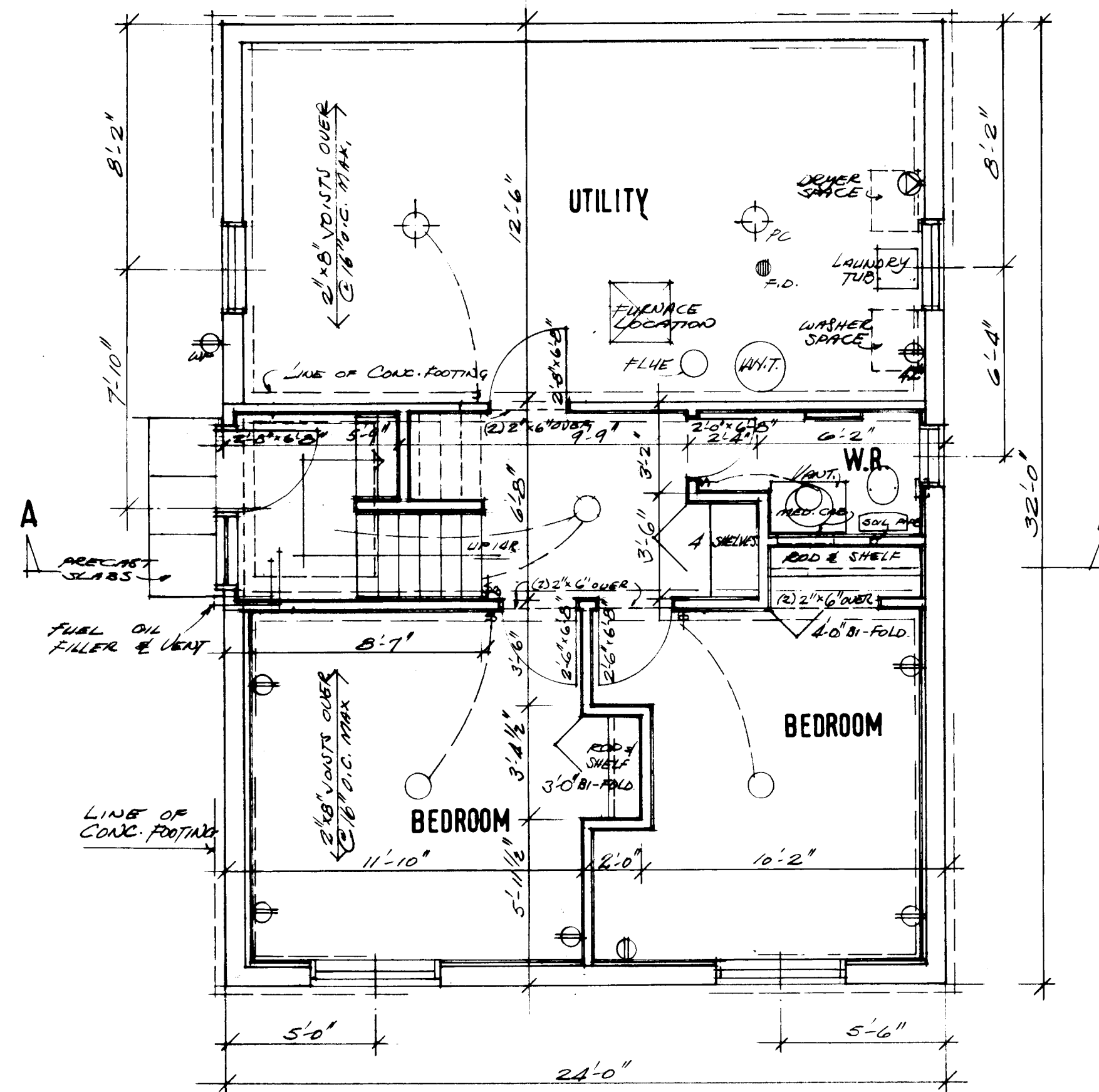
ELEVATIONS 1/8" = 1'-0"



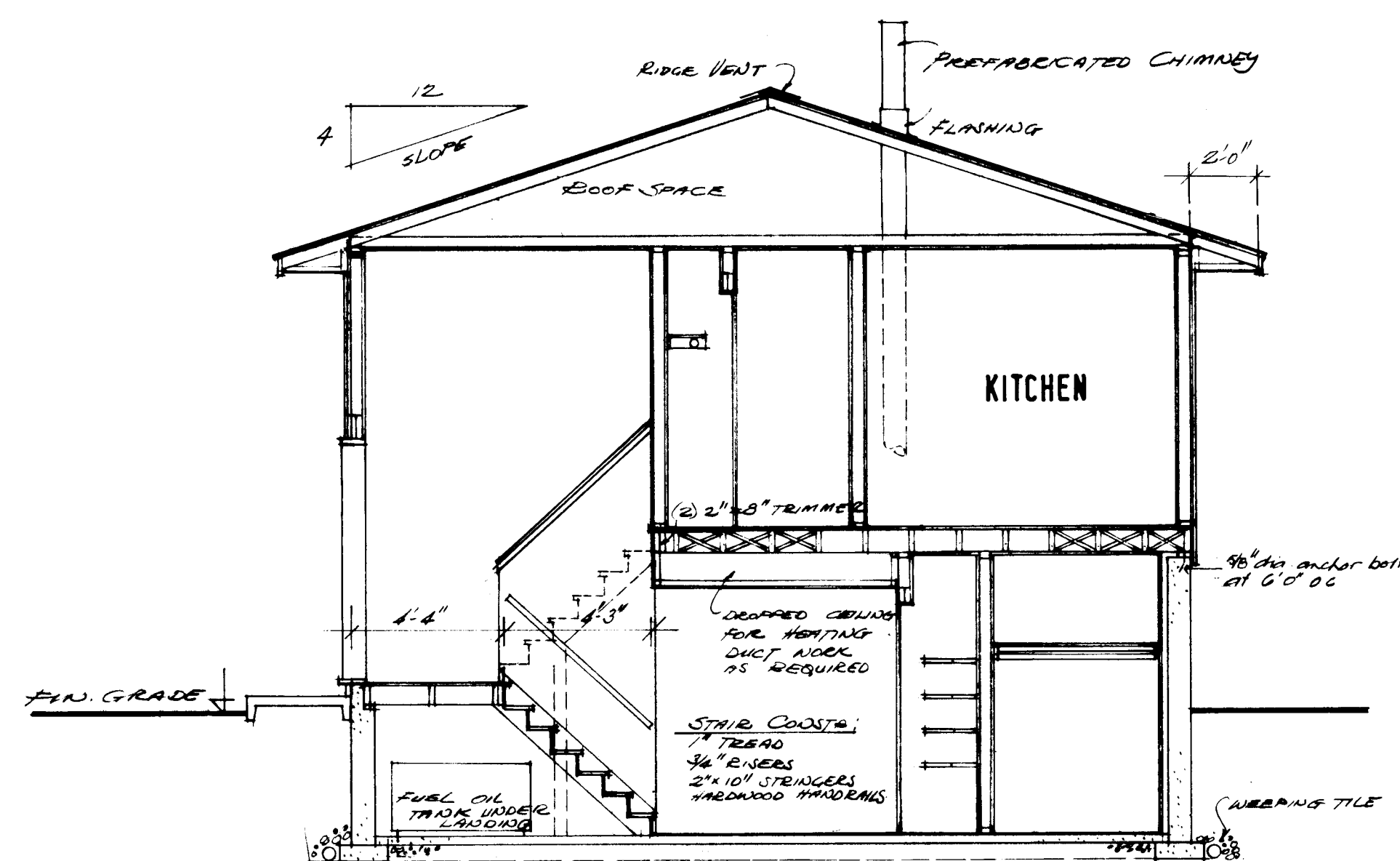
KITCHEN ELEVATIONS 1/4" = 1'-0"



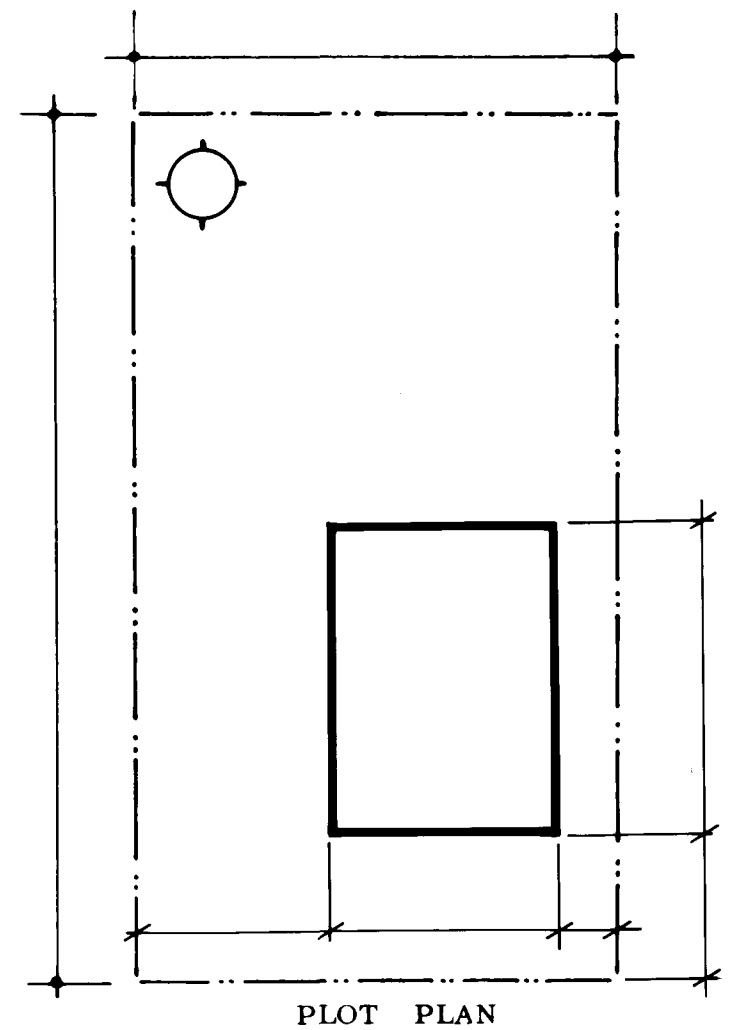
UPPER FLOOR PLAN 1/4" = 1'-0"



LOWER FLOOR PLAN 1/4" = 1'-0"



TYPICAL CROSS SECTION AA 1/4" = 1'-0"



DATE	NHA STDS. CHKD. BY	DATE	REVISIONS	BY
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ARCHITECT

CMHC

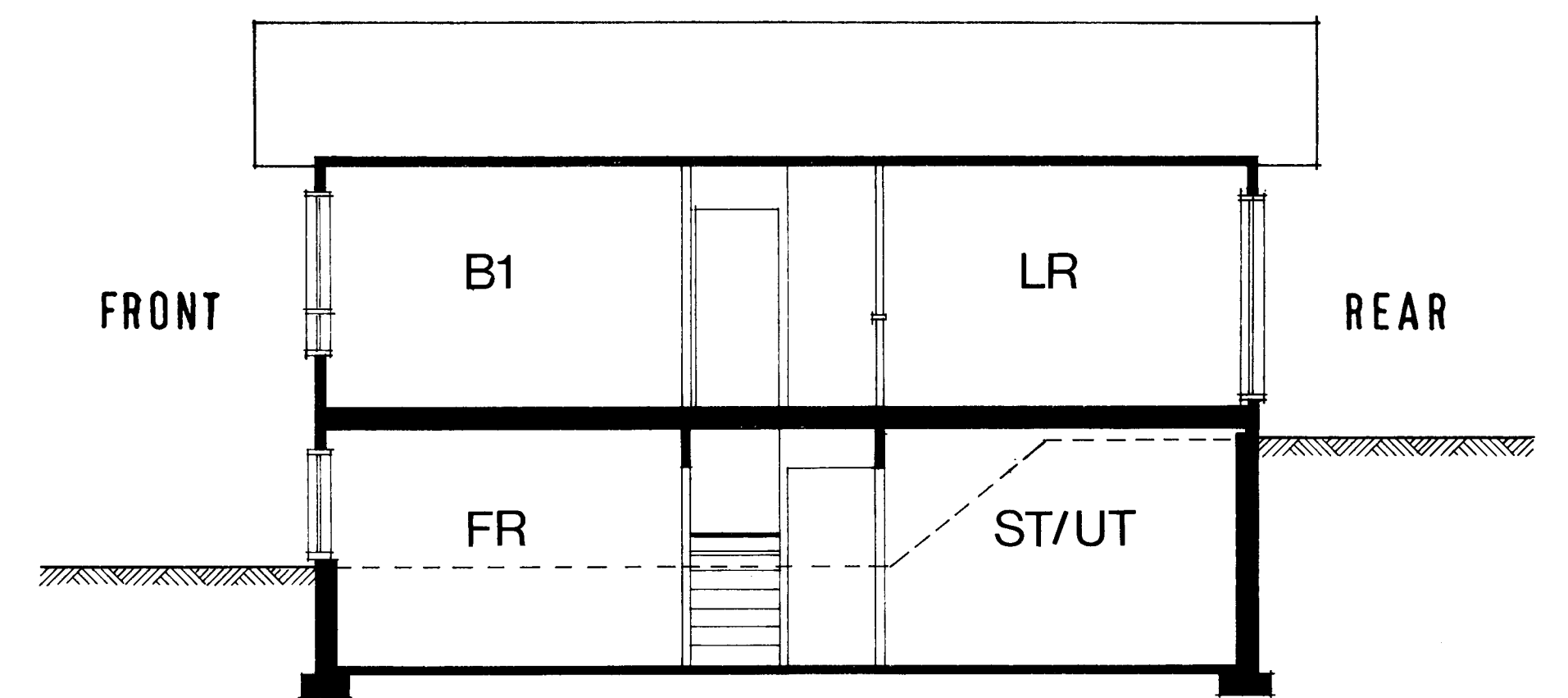
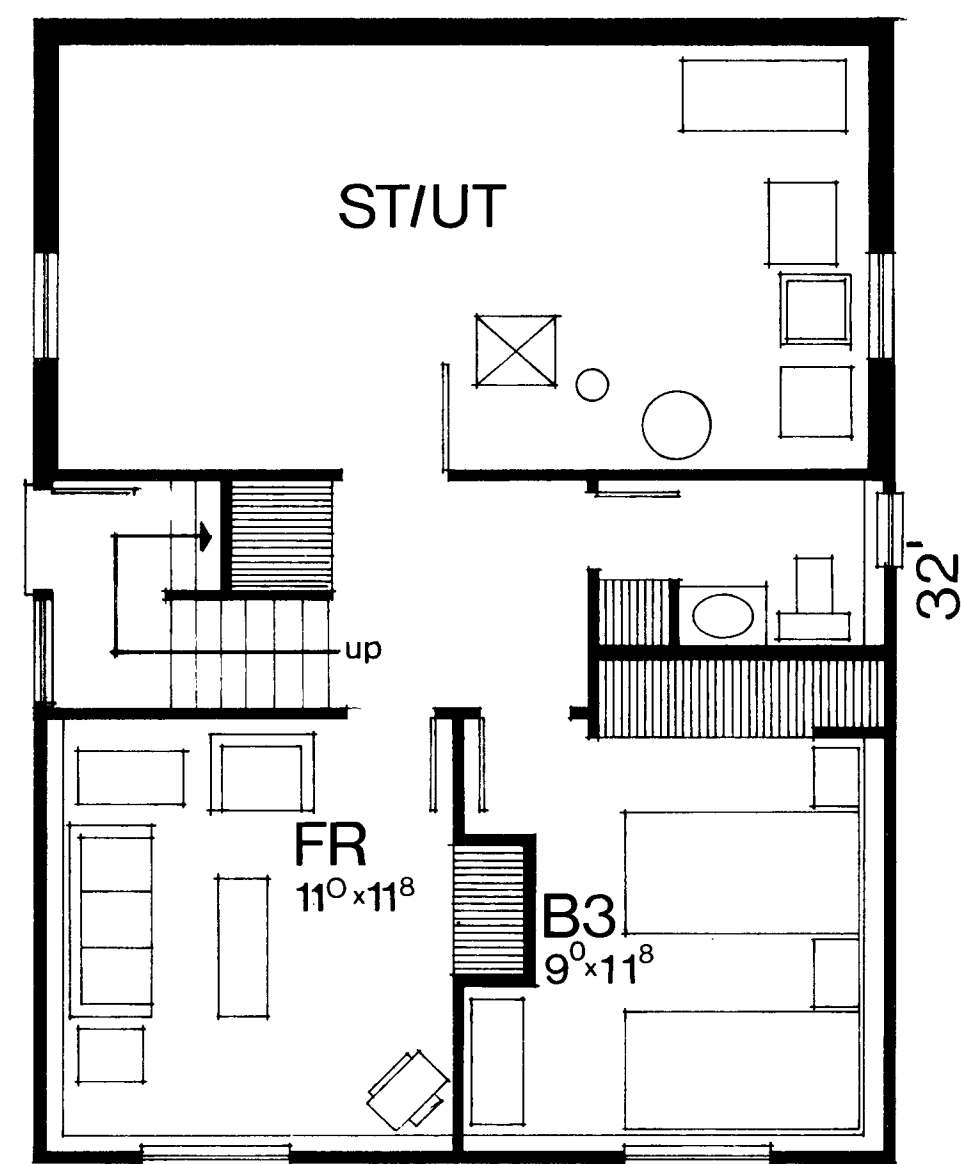
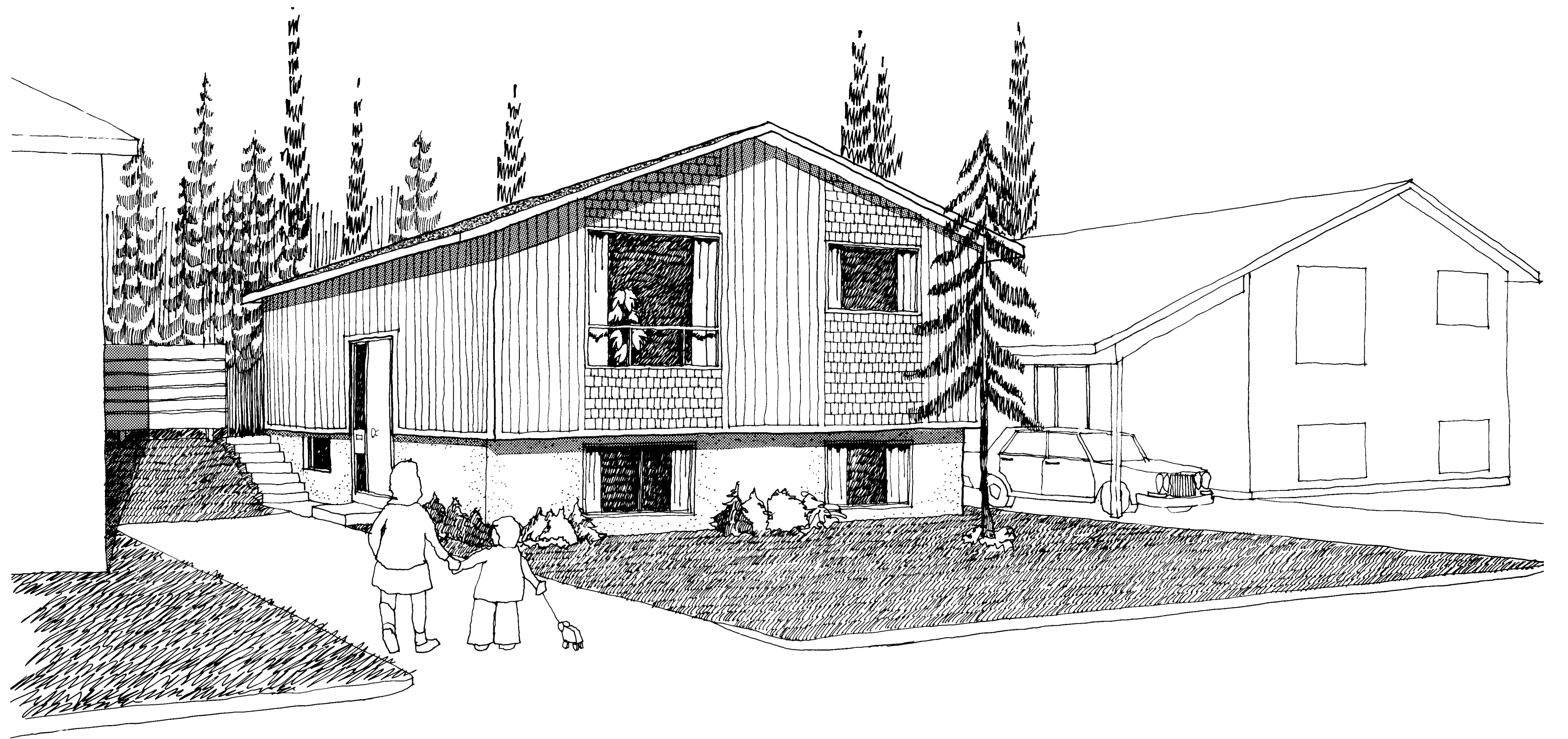
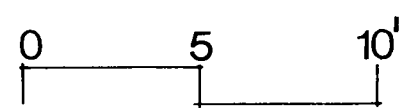
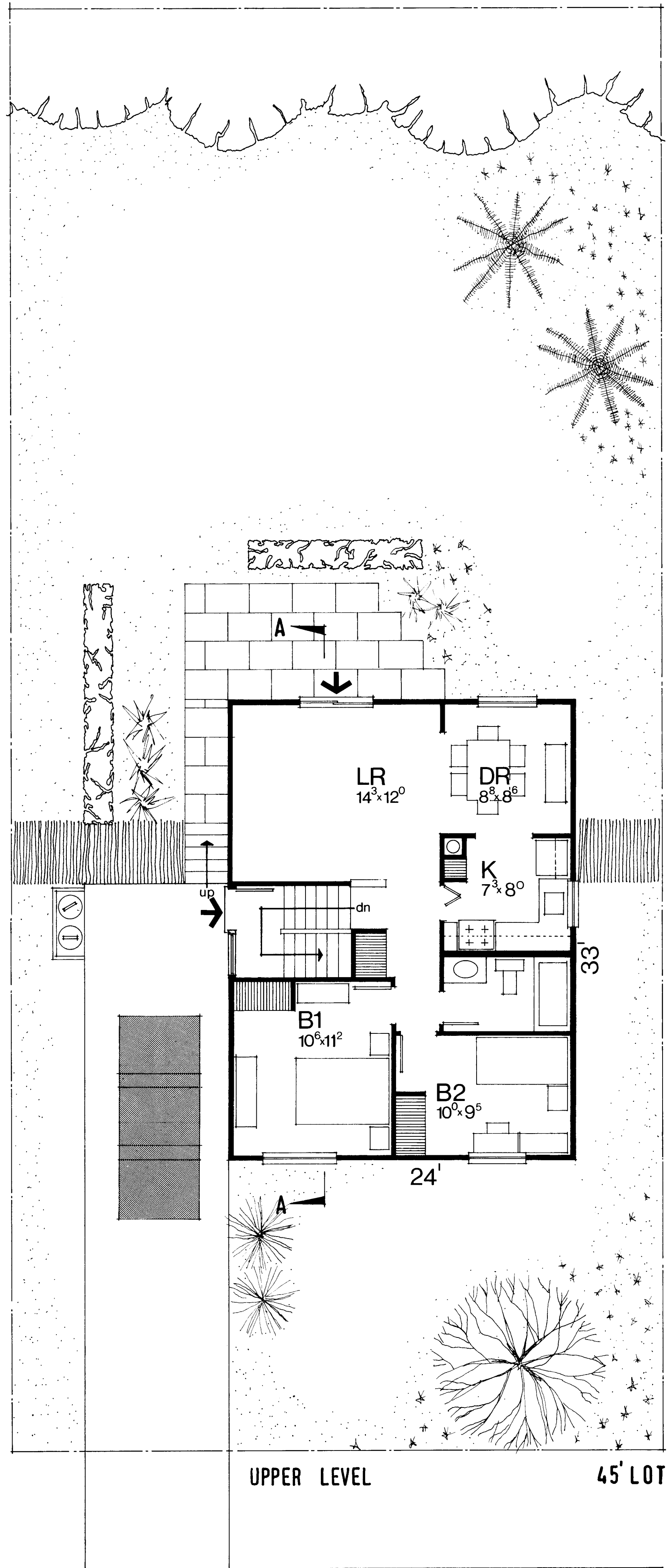
DATE

DESIGN NO. SHEET NO.

NHA 5120-13

K-2 1of1

CENTRAL MORTGAGE AND HOUSING CORPORATION



BI-LEVEL
CMHC

K#2