

1½ - STOREY

SMALL HOUSE DESIGNS



CENTRAL MORTGAGE AND HOUSING CORPORATION

S M A L L

H O U S E

D E S I G N S

1½ - Storey

This is one of a series of booklets illustrating houses for which construction drawings have been made available to prospective home-owners and builders through the co-operation of Central Mortgage and Housing Corporation and Canadian architects. The booklets offer a wide variety of house types and plans which have been designed especially to meet Canadian requirements. Other booklets in the series include:

SMALL HOUSE DESIGNS — BUNGALOW

SMALL HOUSE DESIGNS — 2-STOREY

A complete set of working drawings for each house illustrated may be purchased from Central Mortgage and Housing Corporation for \$10.00. Drawings should be ordered by house design number from the nearest regional or branch office of the Corporation.

A leaflet illustrating DUPLEX DESIGNS may be obtained on request and, in addition, FARM HOUSE PLANNING, a volume of farm house designs prepared and published under the direction of the Prairie Rural Housing Committee, is also available. Working drawings of the duplex designs sell for \$15.00 per set and farm house designs for \$7.50 per set.

CENTRAL MORTGAGE AND HOUSING CORPORATION

REGIONAL OFFICES

Vancouver	Winnipeg	Toronto	Montreal	Halifax
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Victoria	Saskatoon	Sarnia	Kingston	Chicoutimi
Kelowna	Regina	London	St. Catharines	Val d'Or
Trail	Fort William	Kitchener	Ottawa	Saint John
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Calgary	North Bay	Toronto	Sherbrooke	St. John's, Nfld.
Lethbridge	Windsor	Peterborough	Quebec	

The HOUSE for you...

HOW TO SELECT IT

CHOOSING the right house design is the most fascinating part of planning successful home-ownership. A wise choice ensures the utmost in living convenience and comfort — both indoors and out — for those who will make the house their home.

The house designs illustrated in this series are intended to give variety in plan arrangements, house types and exterior finishes. Selections have been limited to designs with reasonable floor areas in relation to the accommodation provided. Separation of living and sleeping areas, good

circulation between rooms, and economy without austerity, have been integrated with sound structure to produce pleasant and attractive houses. Therefore, in selecting a house design from this series, it remains for you to choose the house which has the style and character you like and which provides satisfactory accommodation. You should also take into account the size and arrangement of rooms, the suitability of rooms for furniture placement, the type of house, the building site, and your financial capabilities.

THE SIZE

Before considering any particular design, a careful assessment of the family's present and future room requirements should be made. Since cost is generally an important consideration, a compromise on space may be necessary in the interest of economy. In many comfortable homes the dining room is combined with the living room or kitchen.

To determine whether or not a particular design will conveniently meet the living

needs of your family, draw the floor plan to a scale of one-quarter inch to one foot and make cut-outs of your major pieces of furniture and equipment to the same scale. By moving the cut-outs about on the scale drawing, you will be able to plan your furniture arrangement and check on the circulation within furnished rooms, door and window locations, adequacy of room sizes and shapes and many other details of living and house-keeping.

THE TYPE

It should be remembered that while the required livable floor area may be attained in the bungalow, 1½-storey or 2-storey types, the cost will vary considerably. Building costs per square foot for each type of house and type of construction should be obtained from builders who are familiar with building conditions in the area where the house is to be built.

The question of the basement or basementless house may arise. Houses without basements have gained popularity as a

result of new techniques and skills applied by builders but, if cost is a factor, the local climate, the soil conditions of the lot and the depth of the existing sewer and water services should be the guides. For example, if frost and soil conditions require that footings be placed at or near a depth necessary for a basement, the basement house will be less expensive since space for the heating plant and necessary storage can be provided in the basement at little additional cost.

THE SITE

The site for your house must be selected very carefully. First of all, the house and the neighborhood should be in character and the lot wide enough to allow for a driveway or future garage.

If the soil is rock, excavating for a basement will be expensive but if the rock provides satisfactory footing for the foundation, a house without a basement could be selected. The cost of providing space for the heating plant and storage on the first floor should be compared to the cost of excavating for a basement.

The natural drainage in the area should also be considered since excavating below the water level can result in a damp and unsatisfactory basement unless special precautions are taken. Otherwise, it will be

necessary to build above the water level and the house will project above the ground more than the designer intended. Expensive retaining walls and additional landscaping will then be required to give the house a proper setting. Water and sewer services at shallow depth can have a similar effect since they must be below the basement floor. In both cases the basementless house eliminates the problem.

Proper orientation of the house is related to the site. Most people like to have the early morning sun enter the kitchen and bedrooms and the afternoon and evening sun enter the living room. The main point is to decide what you want and then select the house design and site which together produce the desired orientation.

OTHER CONSIDERATIONS

For the most satisfying results, ensure that the contractor gives you a faithful reproduction of the design you have chosen. Even minor changes in exterior detail can spoil the effect which has been carefully worked out by the designer. Minor changes in plan arrangement may not affect the structural design of the house but major changes are sometimes difficult and often unsatisfactory. You should avoid selecting a plan which will require major changes. Where minor changes are desired, technical advice should be obtained.

For exterior finish, many variations are possible if the house is of frame construction. Masonry veneer construction is limited mainly to brick and stone while solid masonry may be brick, brick and tile, stone, concrete, or concrete blocks which are stuccoed, cement finished or painted with waterproofing paint.

And a final word of warning. Always obtain working drawings before starting construction. The sketches presented in this booklet are intended as illustrations only.

HOW TO READ FLOOR PLAN

Sketches



Front Entrance



Rear Entrance



Open stairs up and
closed stairs down



Closed stairs up and down



Stairs with winders



Stairs with landing



Open fireplace with tile
hearth, ash dump,
flue from basement



Chimney with one flue



Chimney with two flues



Kitchen cabinet
upper and lower



Closet with rod and shelf



Linen closet with shelves



Medicine cabinet



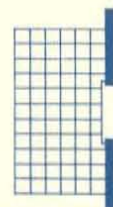
Arch



Arch with curtains



Window



Tile



Flagstone



Stoop with railings



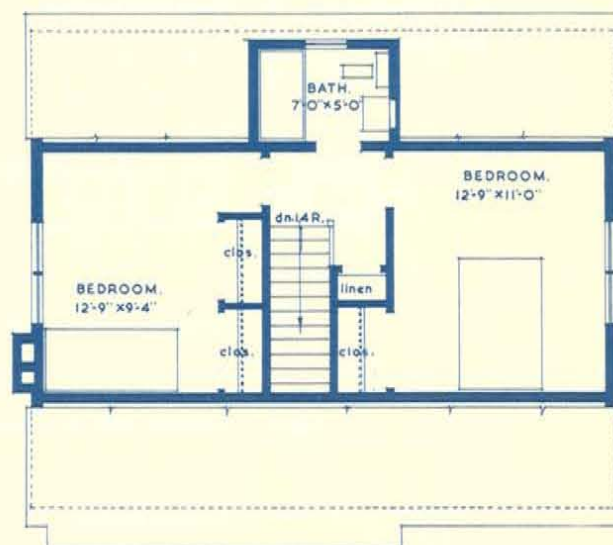
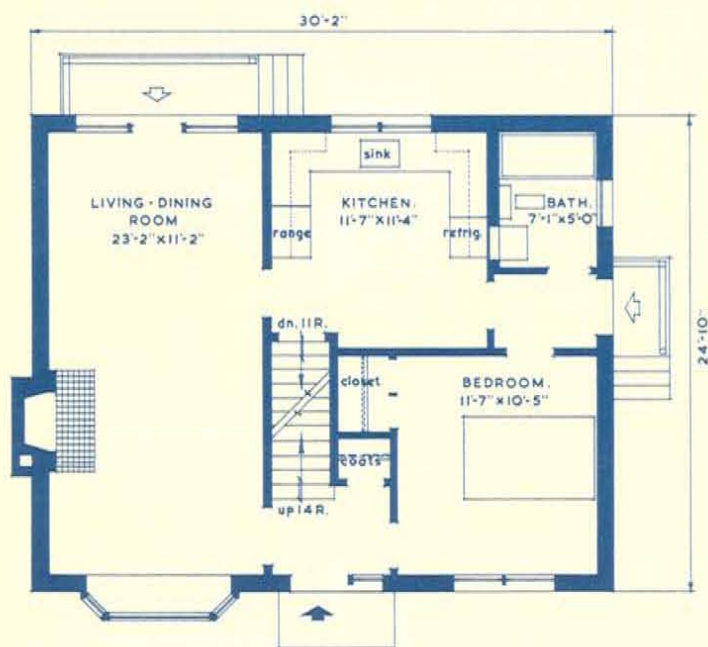
Side entrance stoop
with railings



Flower box



Open partition



**DESIGN
300**

Floor Area:

First floor — 759 sq. ft.

Second floor — 451 sq. ft.

Total 1210 sq. ft.

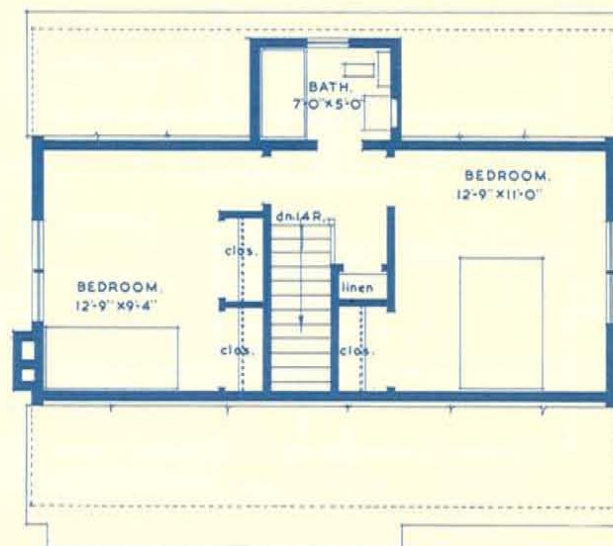
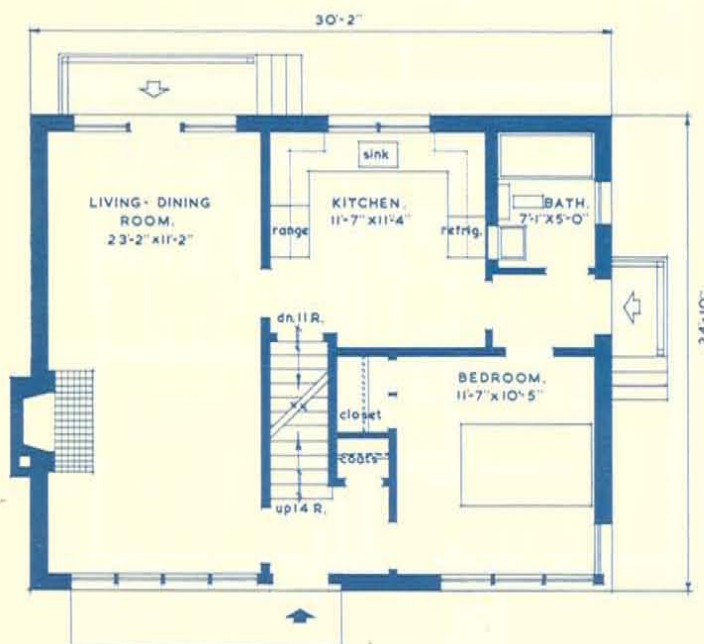
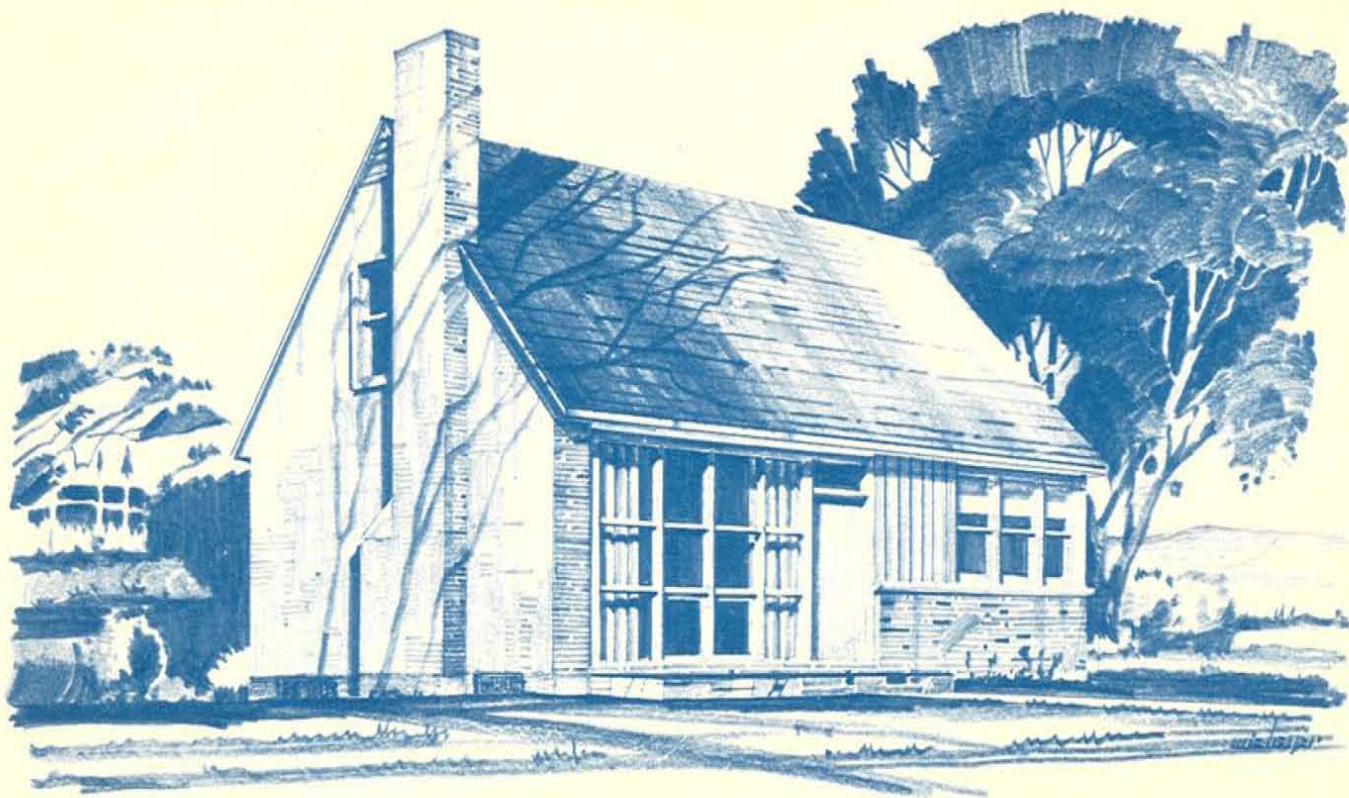
Cubic Contents:

18,335 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.

(Design 301 is a variation of this plan)



Floor Area:

First floor — 744 sq. ft.

Second floor — 451 sq. ft.

Total 1195 sq. ft.

Cubic Contents:

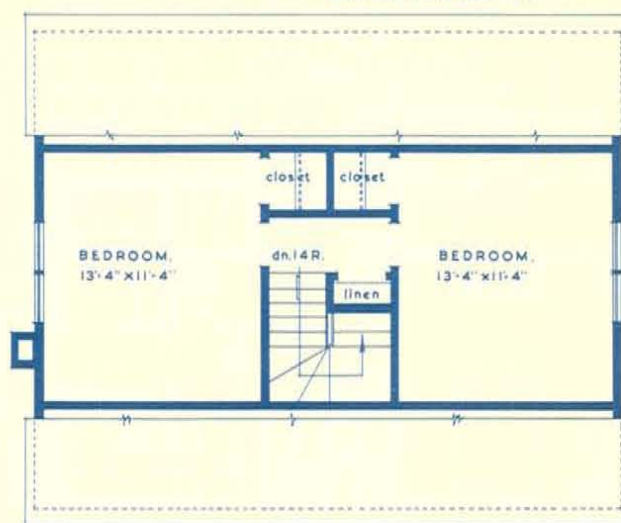
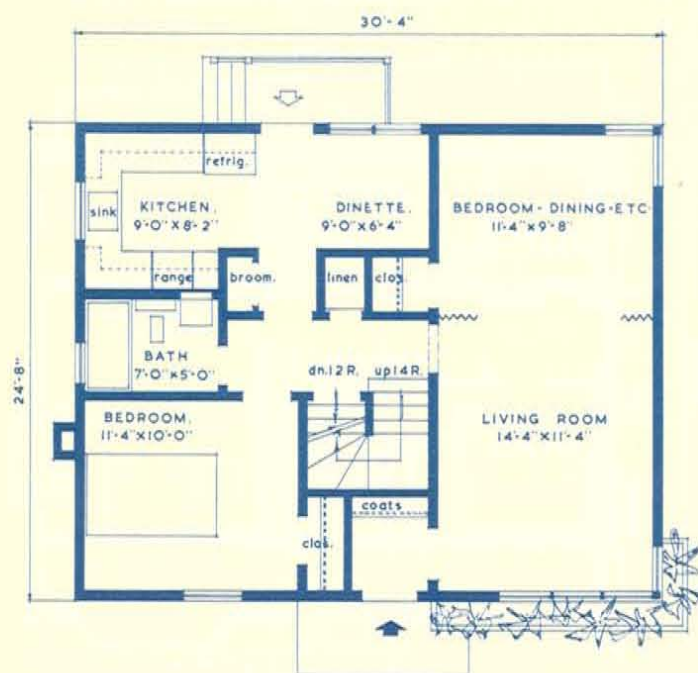
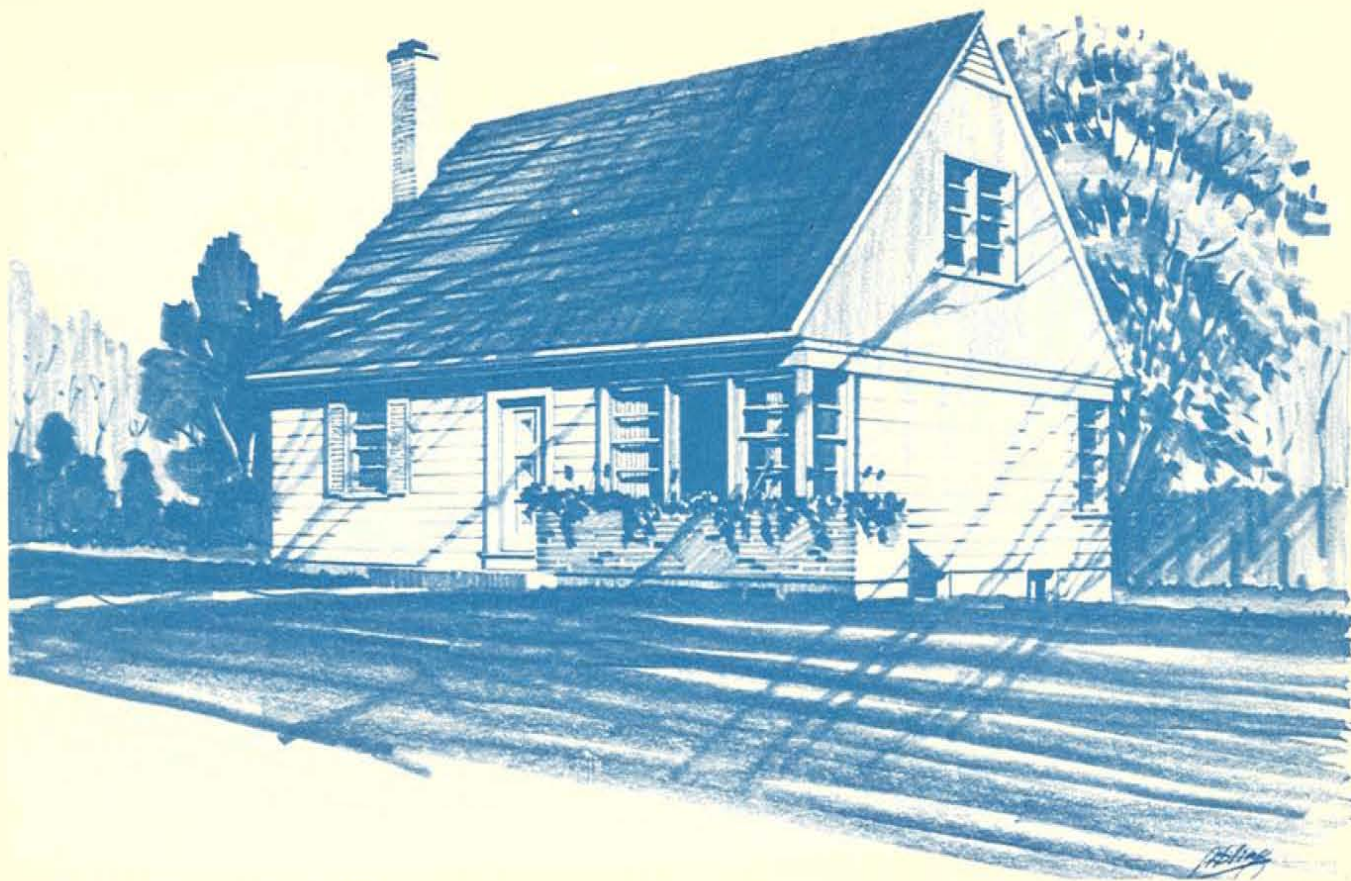
18,265 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.

(Design 300 is a variation of this plan)

DESIGN
301



DESIGN 302

Floor Area:

First floor — 747 sq. ft.

Second floor — 404 sq. ft.

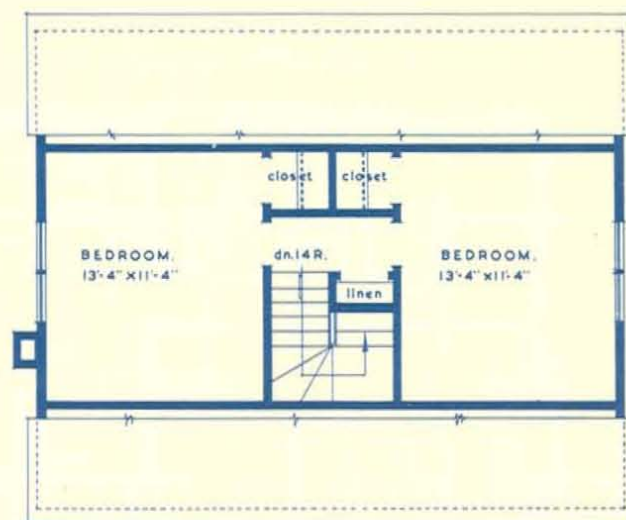
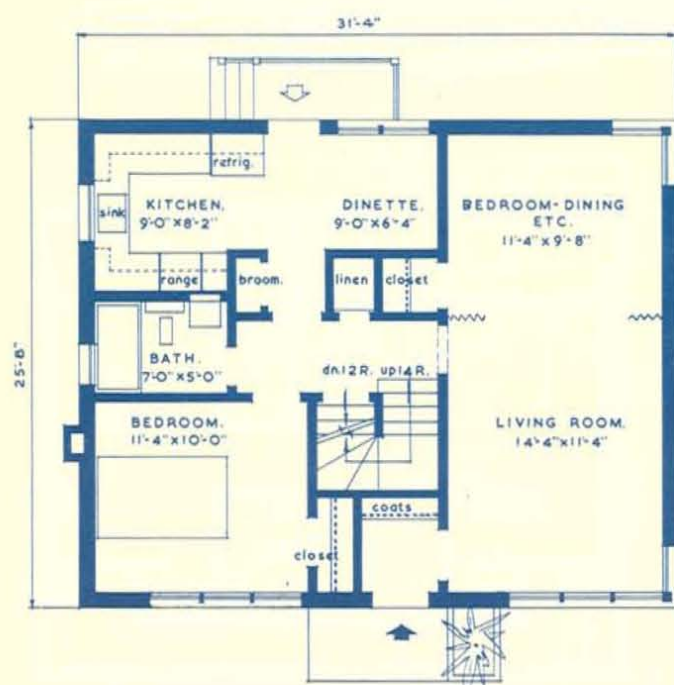
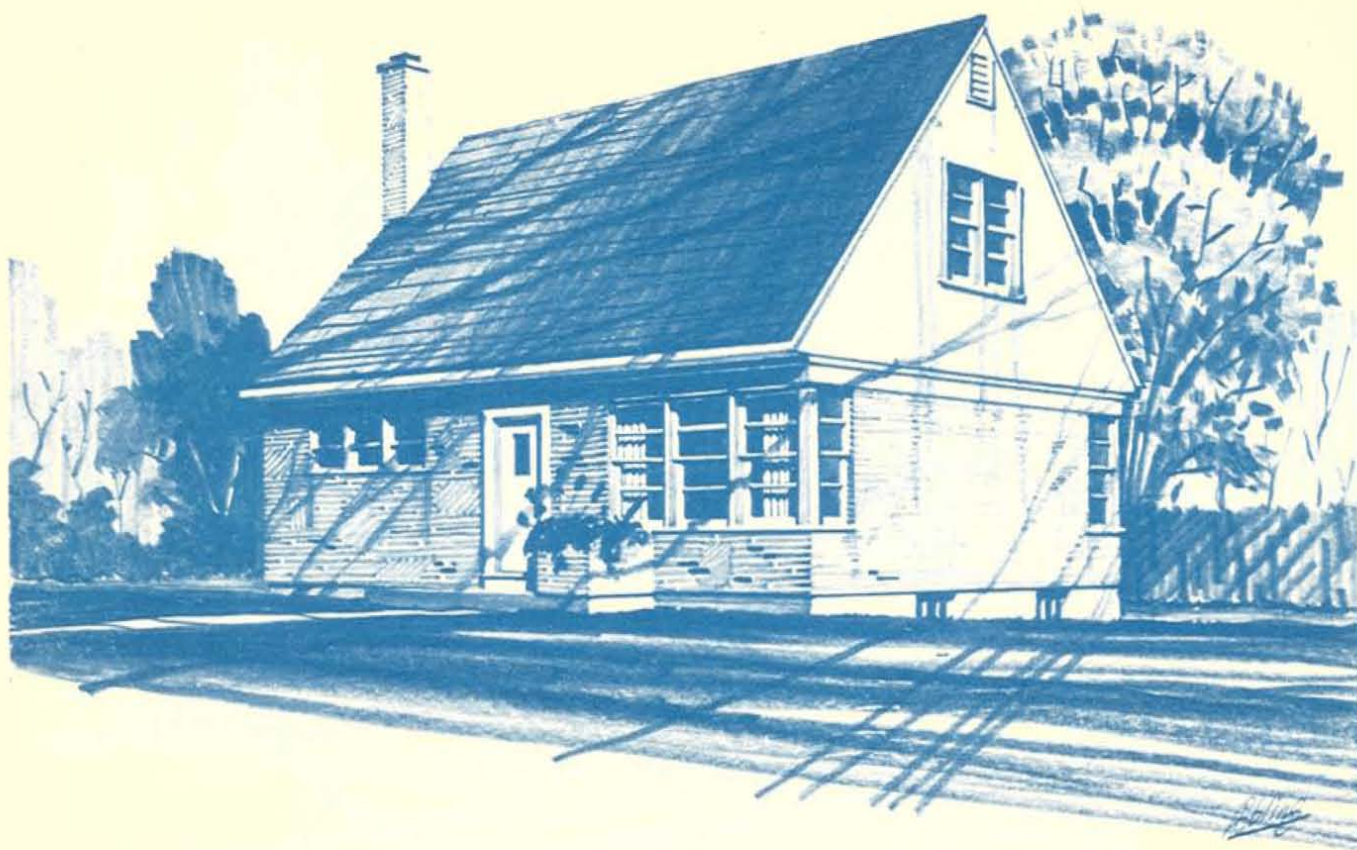
Total 1151 sq. ft.

Cubic Contents:

17,930 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



Floor Area:

First floor — 803 sq. ft.

Second floor — 417 sq. ft.

Total 1220 sq. ft.

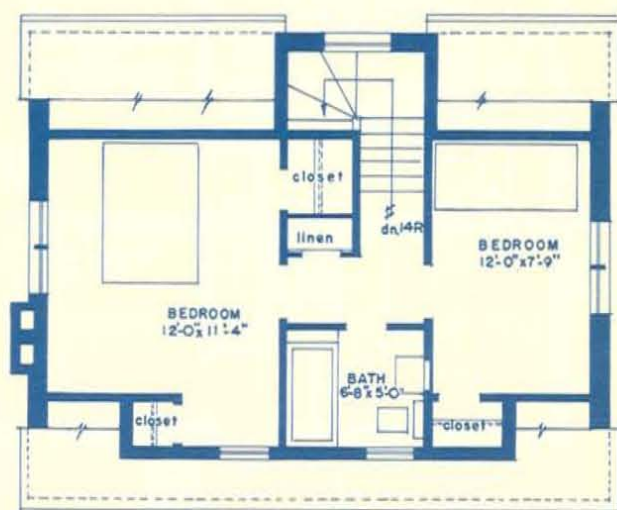
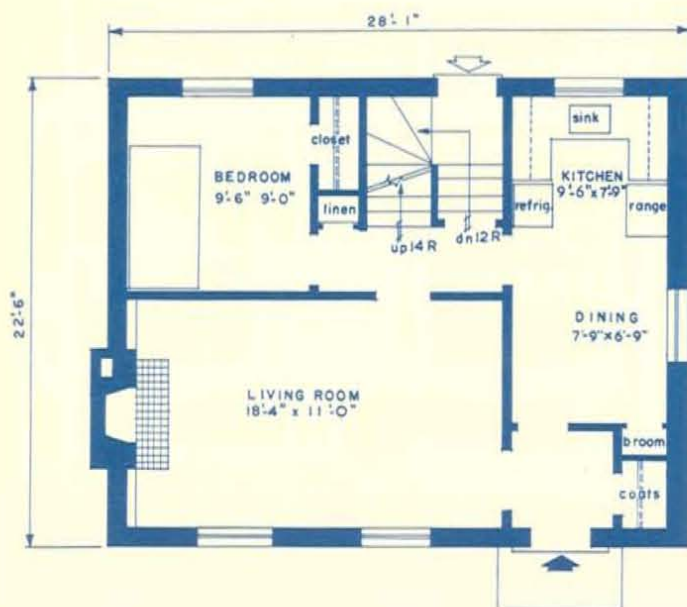
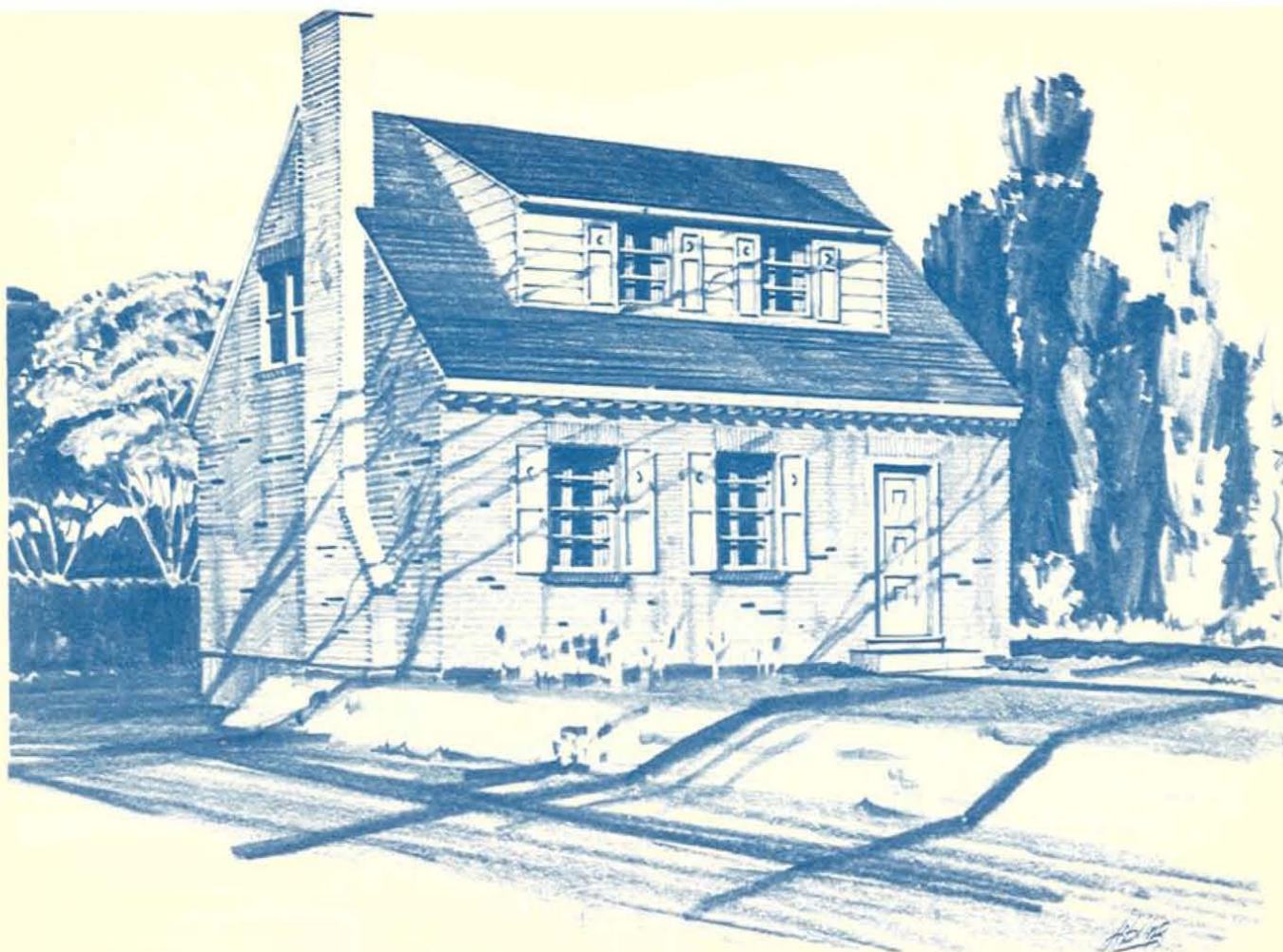
Cubic Contents:

19,270 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

DESIGN
303



Floor Area:

First floor — 632 sq. ft.

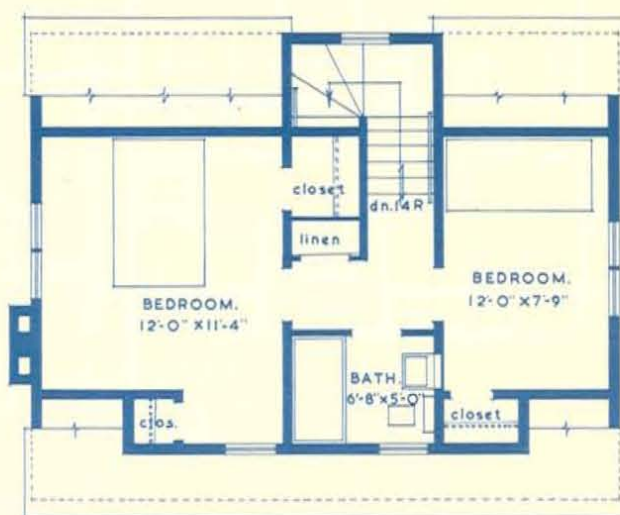
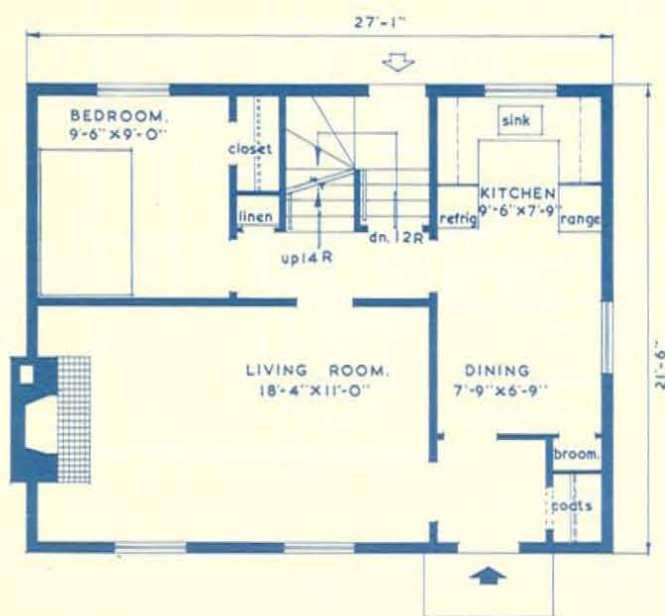
Second floor — 435 sq. ft.

Total 1067 sq. ft.

Cubic Contents:

15,195 cubic feet

DESIGN
304



Floor Area:

First floor — 582 sq. ft.

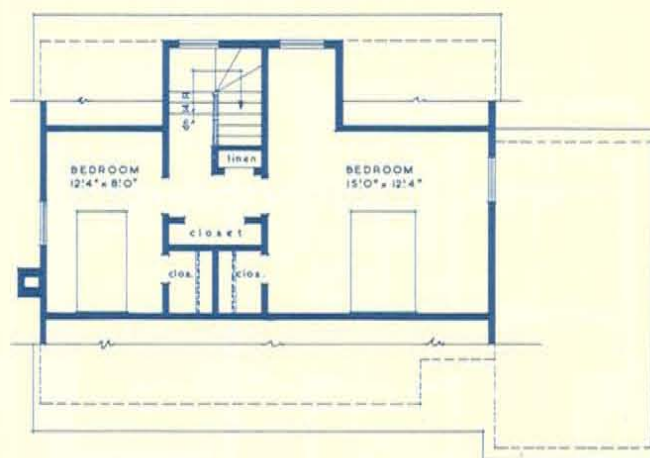
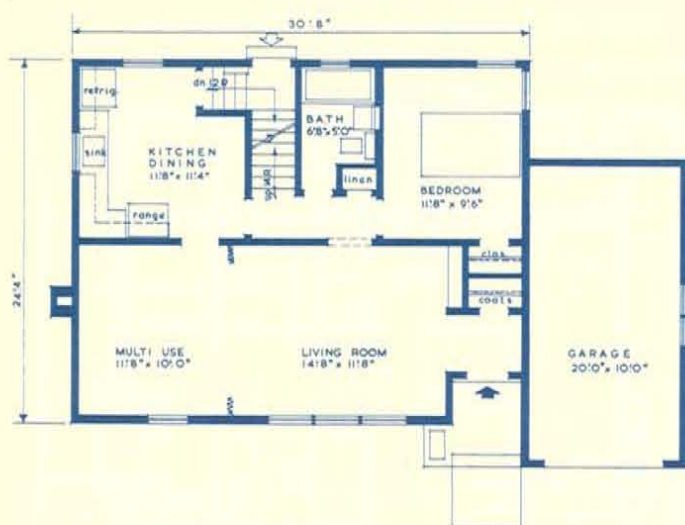
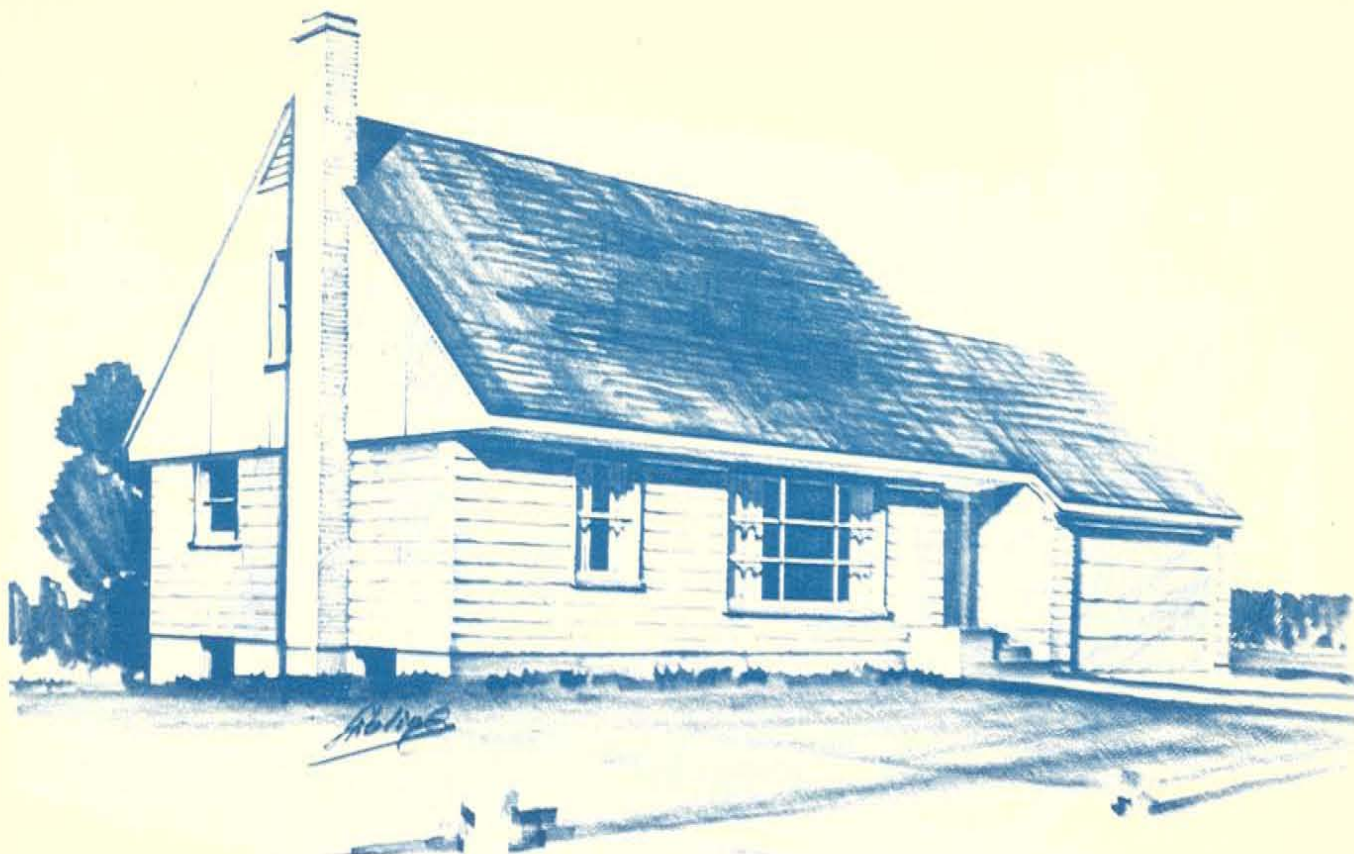
Second floor — 414 sq. ft.

Total 996 sq. ft.

Cubic Contents:

14,035 cubic feet

DESIGN
305



Floor Area:

First floor — 732 sq. ft.
 Second floor — 464 sq. ft.
 Total 1196 sq. ft.
 (exclusive of garage)

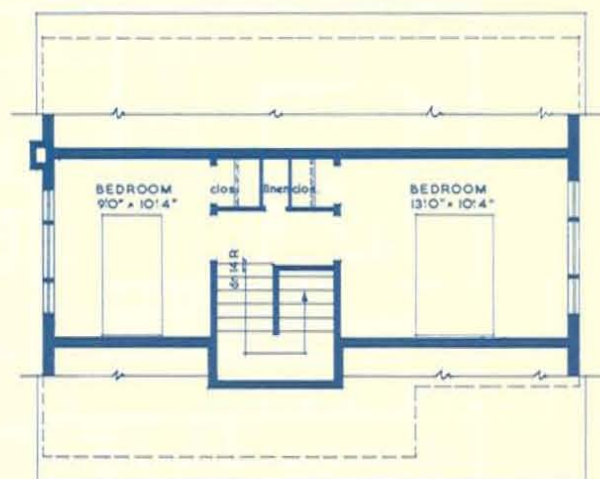
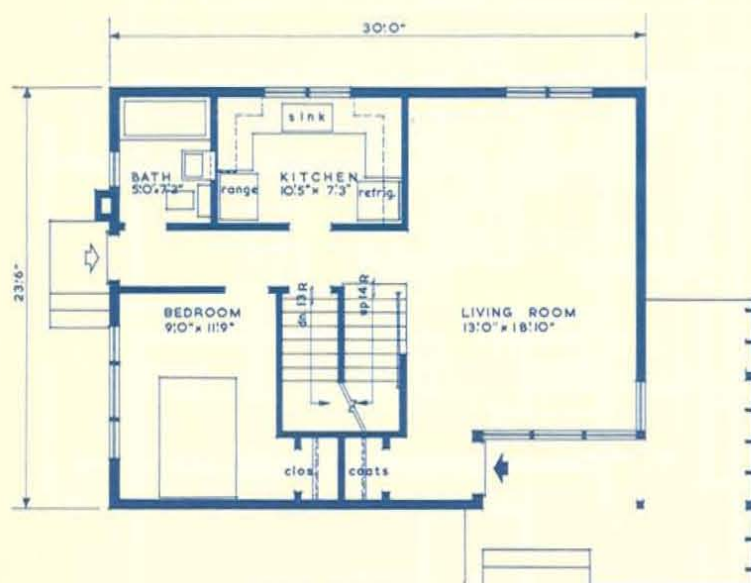
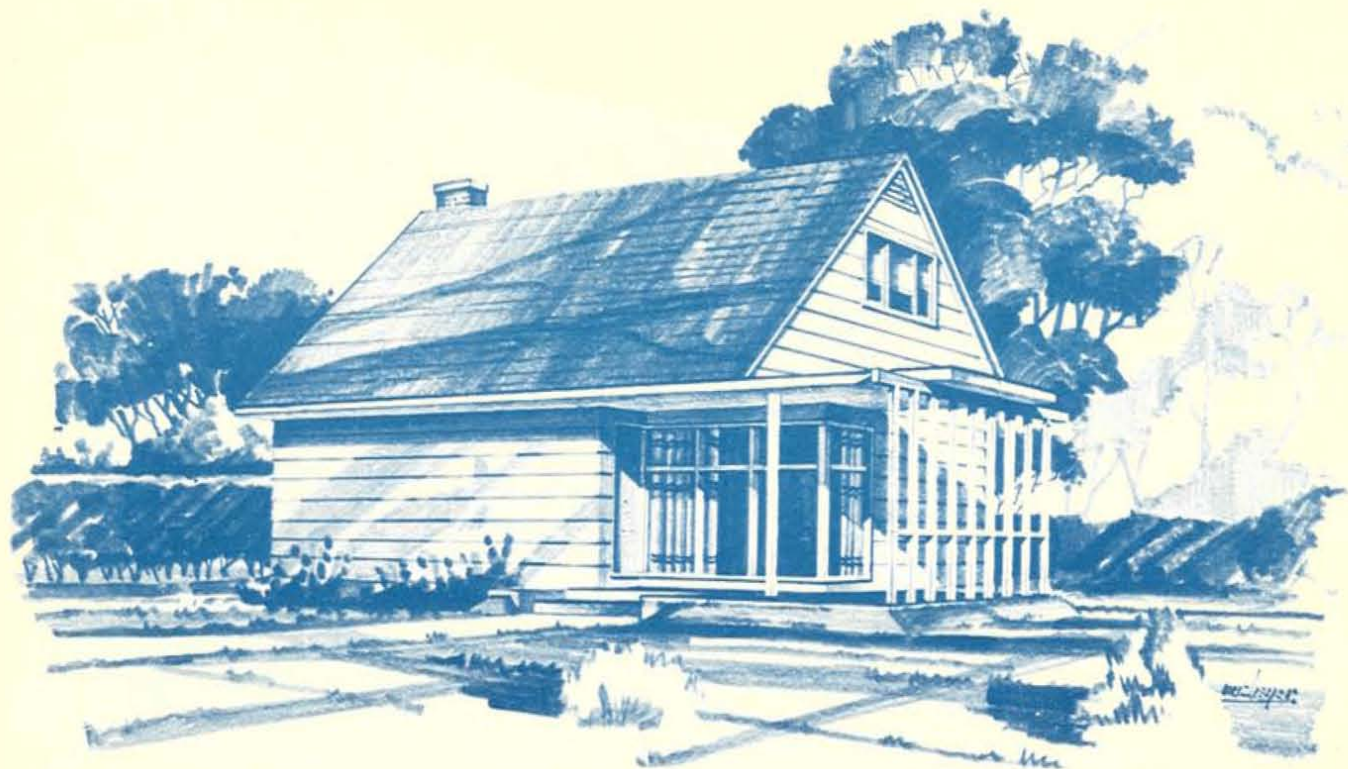
Cubic Contents:

17,360 cubic feet
 (exclusive of garage)

Architect:

M. G. Dixon,
 Ottawa, Ont.

**DESIGN
 306**



Floor Area:

First floor — 667 sq. ft.

Second floor — 355 sq. ft.

Total 1022 sq. ft.

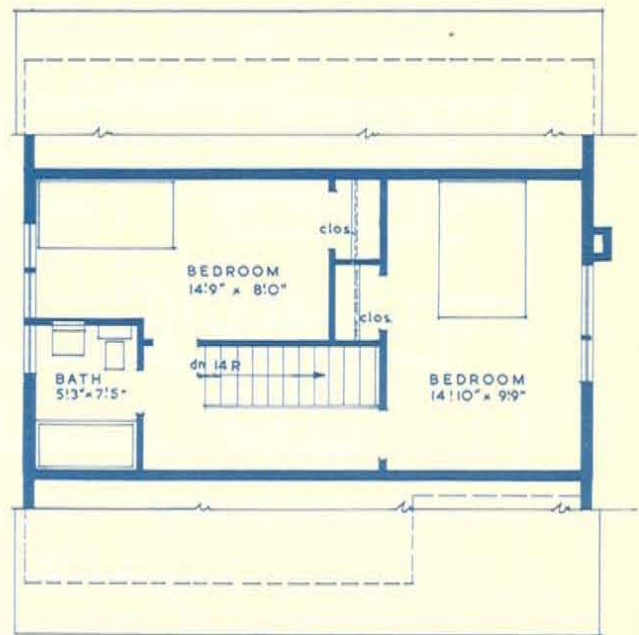
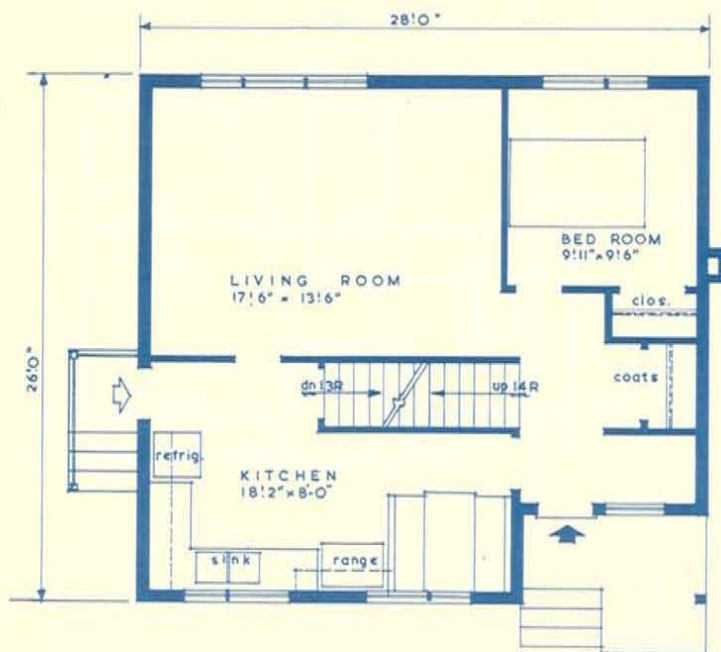
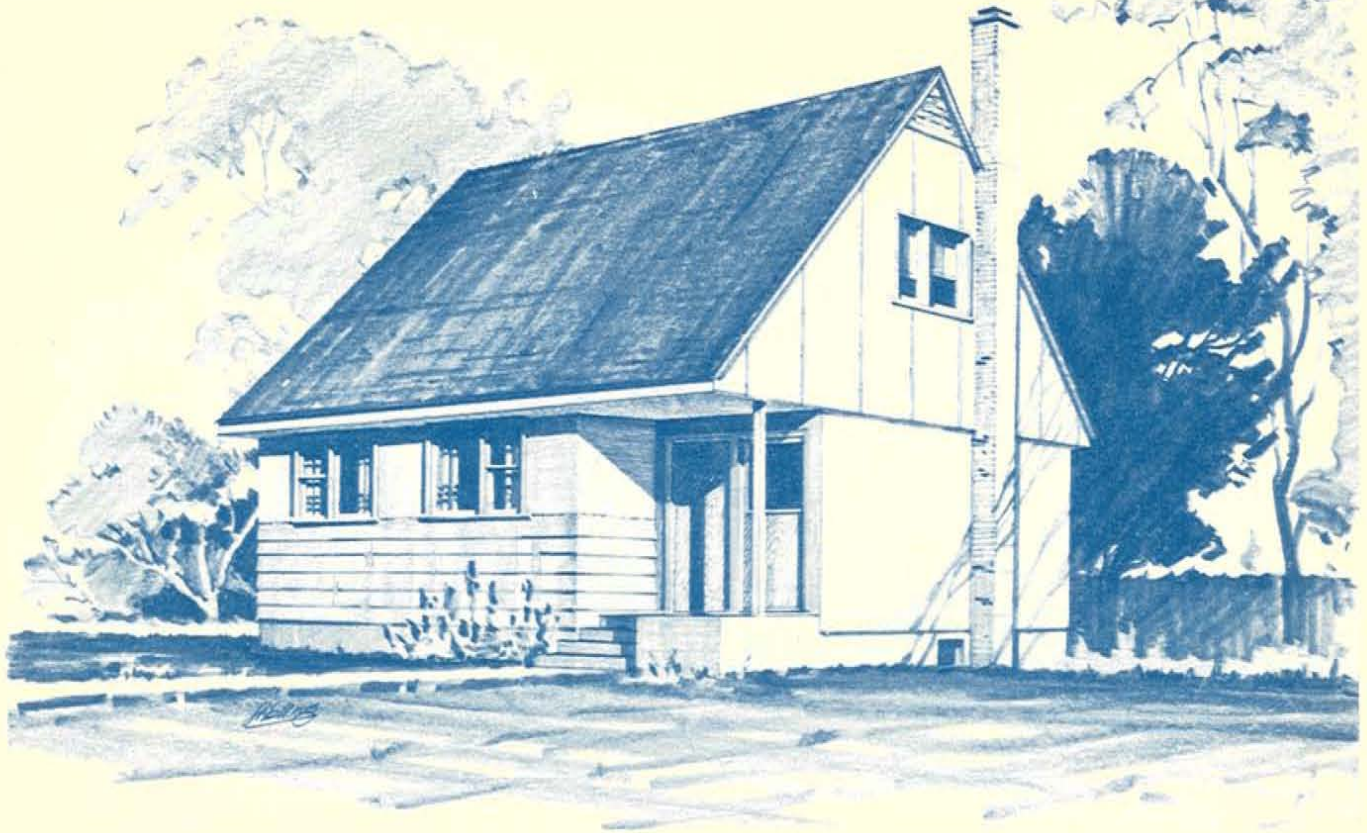
Cubic Contents:

16,010 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.

DESIGN
307



DESIGN
308

Floor Area:

First floor — 687 sq. ft.

Second floor — 434 sq. ft.

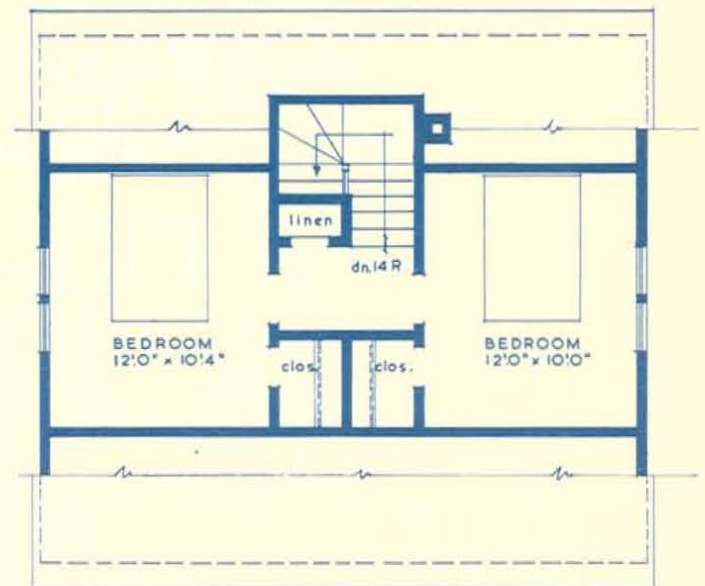
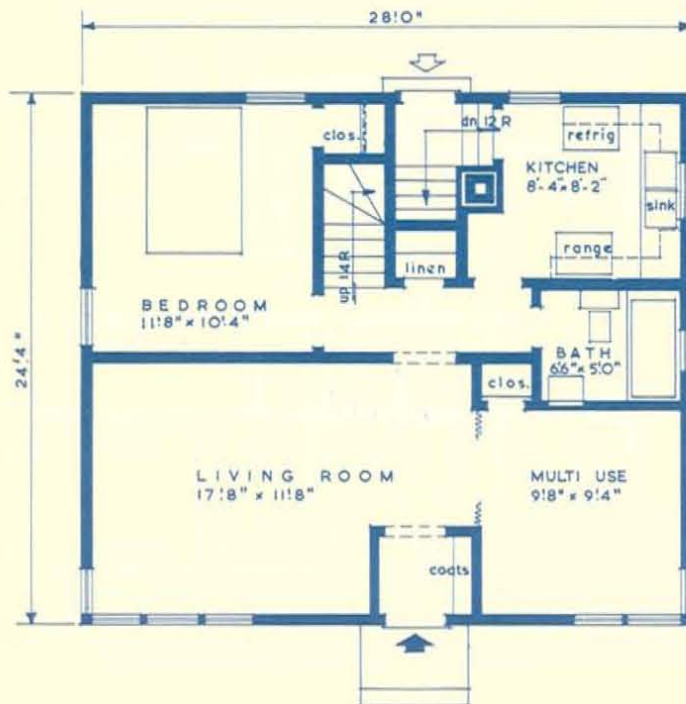
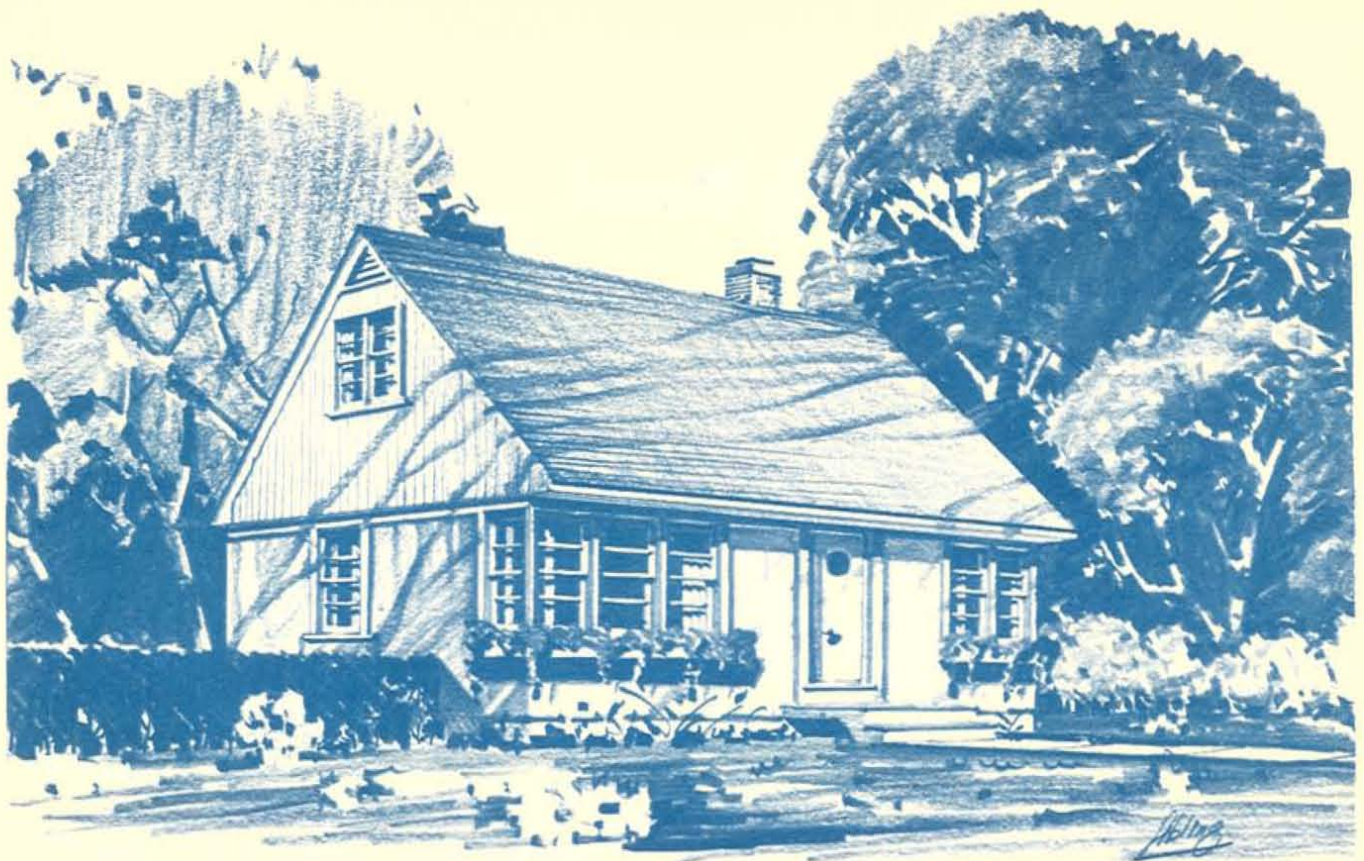
Total 1121 sq. ft.

Cubic Contents:

17,530 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.



Floor Area:

First floor — 680 sq. ft.
 Second floor — 376 sq. ft.
 Total — 1056 sq. ft.

Cubic Contents:

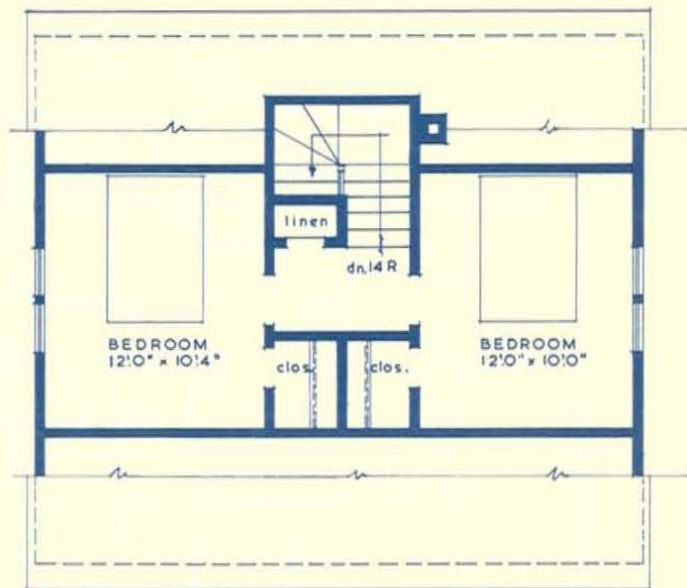
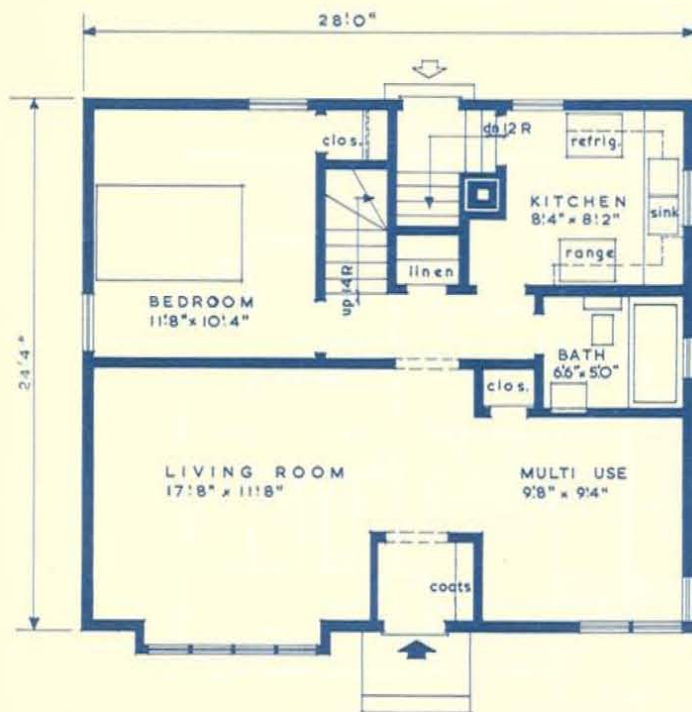
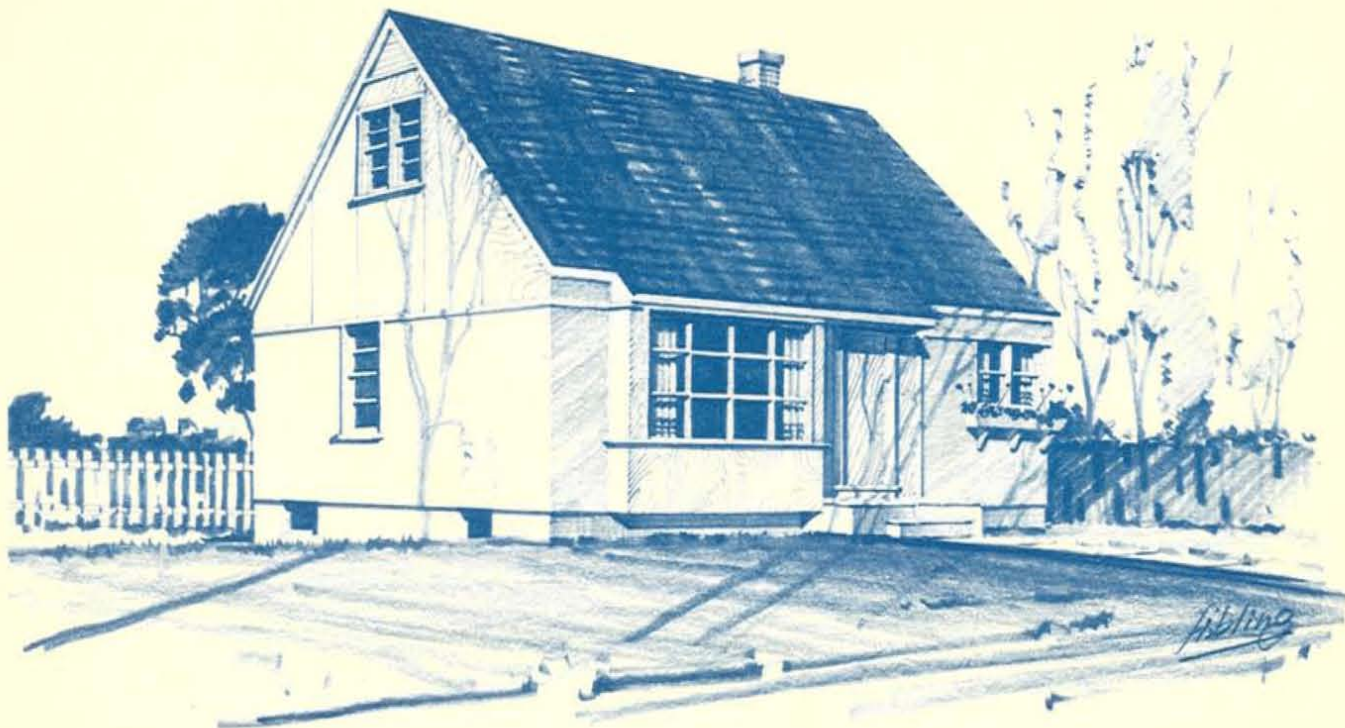
15,330 cubic feet

Architect:

M. G. Dixon,
 Ottawa, Ont.

(Design 310 is a variation of this plan)

DESIGN
 309



Floor Area:

First floor — 689 sq. ft.

Second floor — 376 sq. ft.

Total 1065 sq. ft.

Cubic Contents:

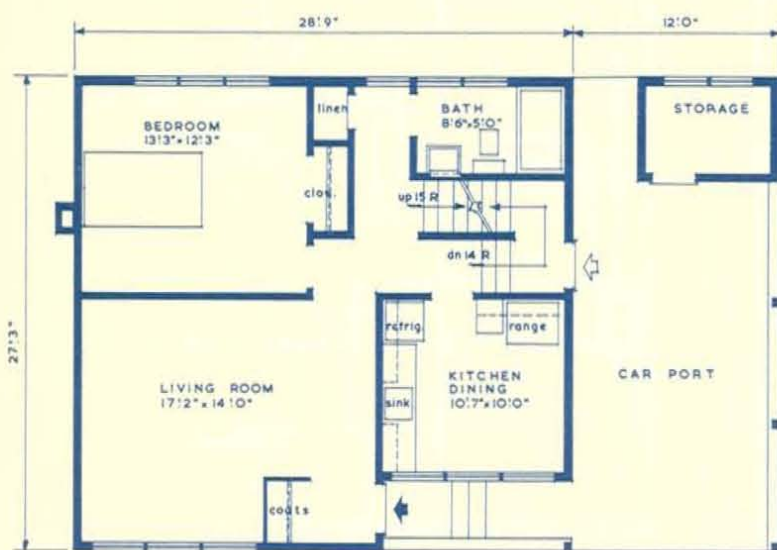
15,500 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 309 is a variation of this plan)

DESIGN
310



Floor Area:

First floor — 740 sq. ft.

Second floor — 467 sq. ft.

Total 1207 sq. ft.

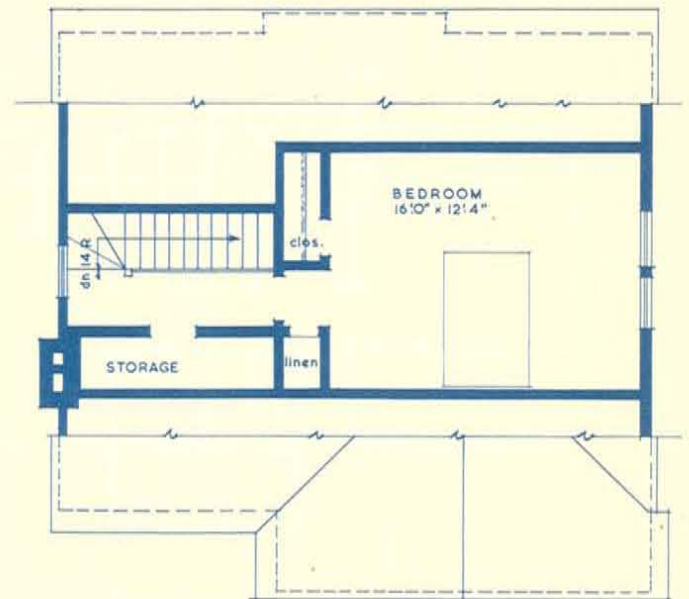
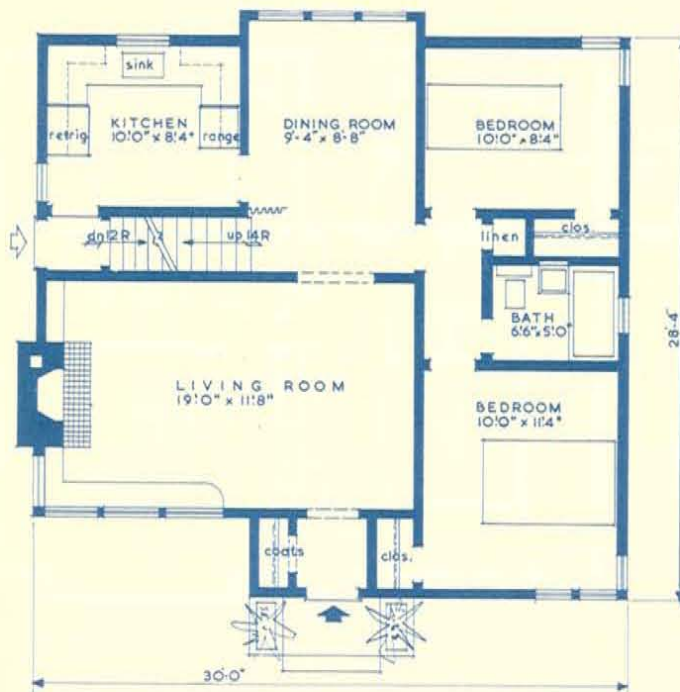
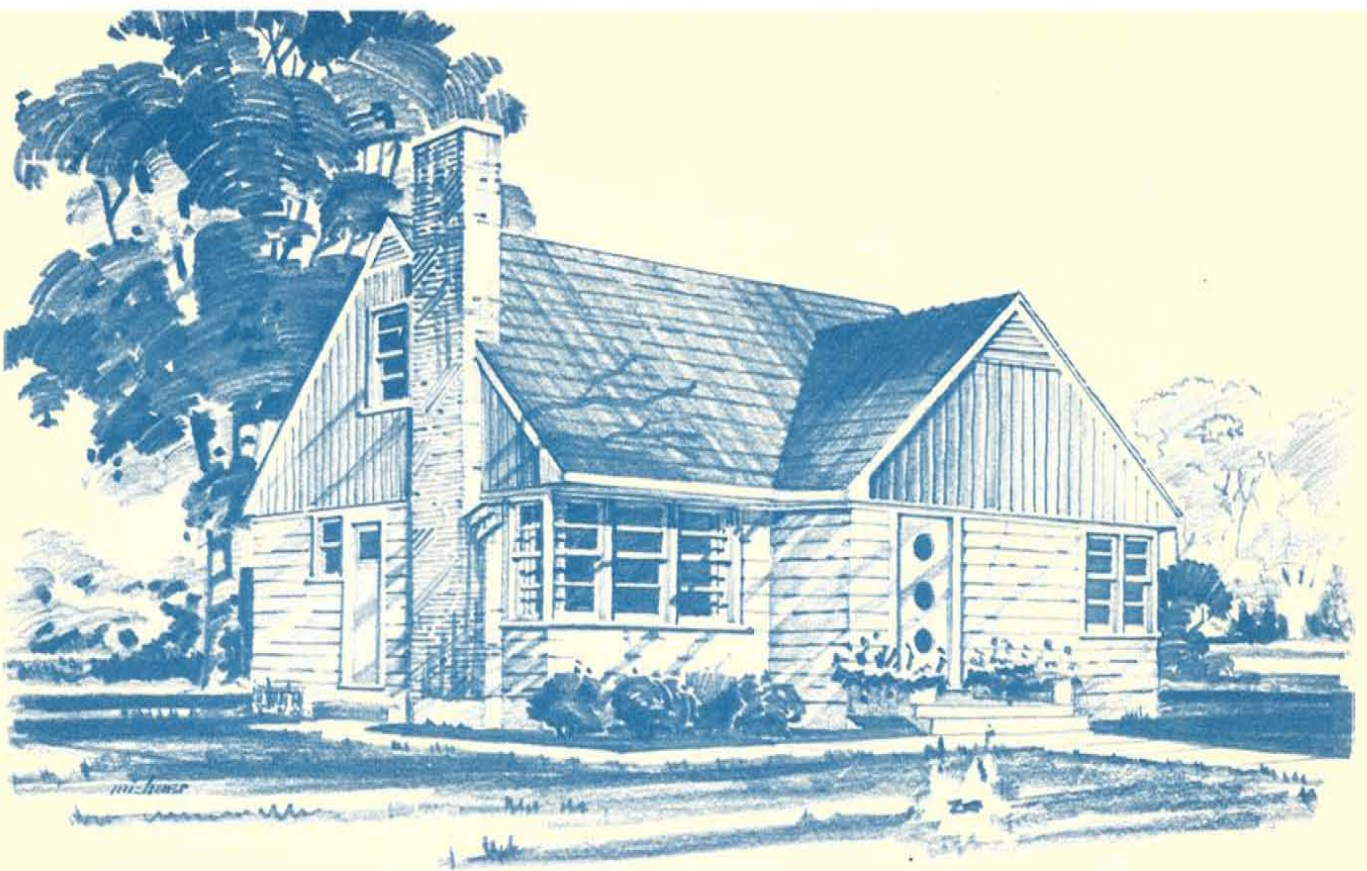
Cubic Contents:

18,870 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.

DESIGN
311



Floor Area:

First floor — 815 sq. ft.

Second floor — 359 sq. ft.

Total 1174 sq. ft.

Cubic Contents:

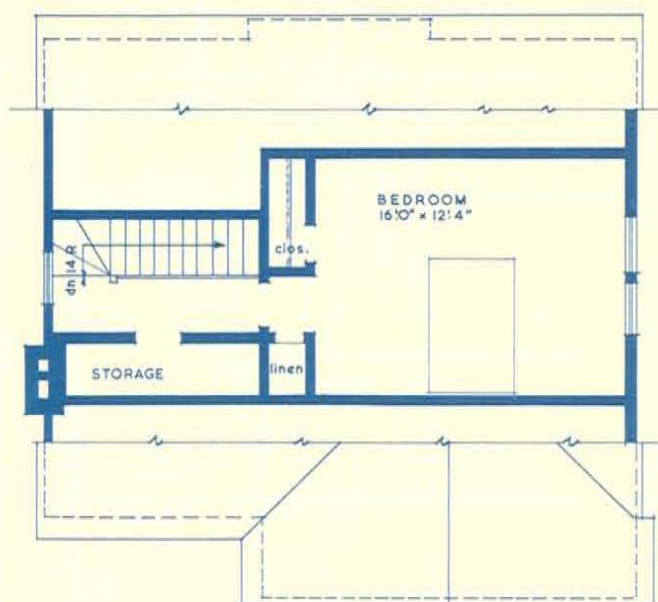
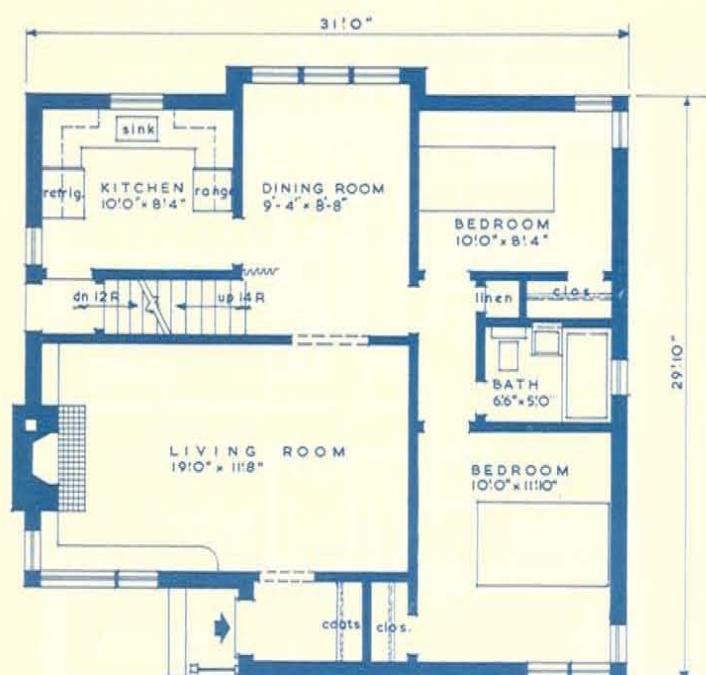
17,880 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 313 is a variation of this plan)

DESIGN
312



Floor Area:

First floor — 891 sq. ft.

Second floor — 370 sq. ft.

Total 1261 sq. ft.

Cubic Contents:

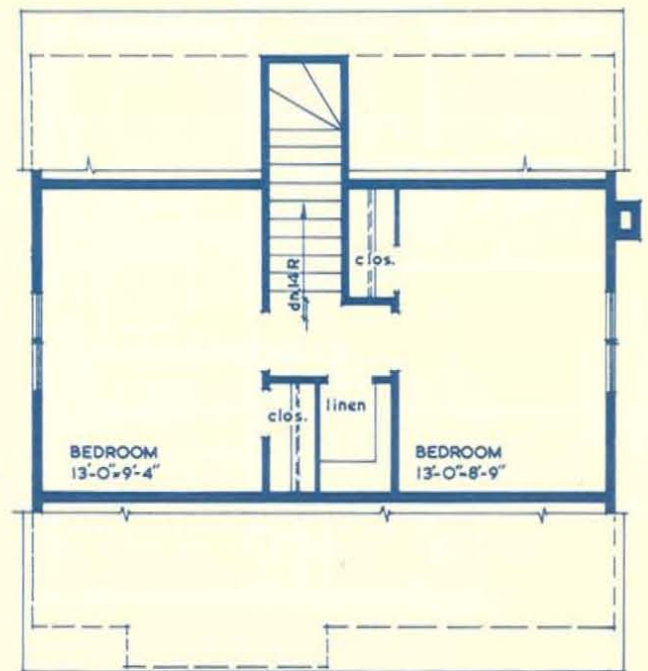
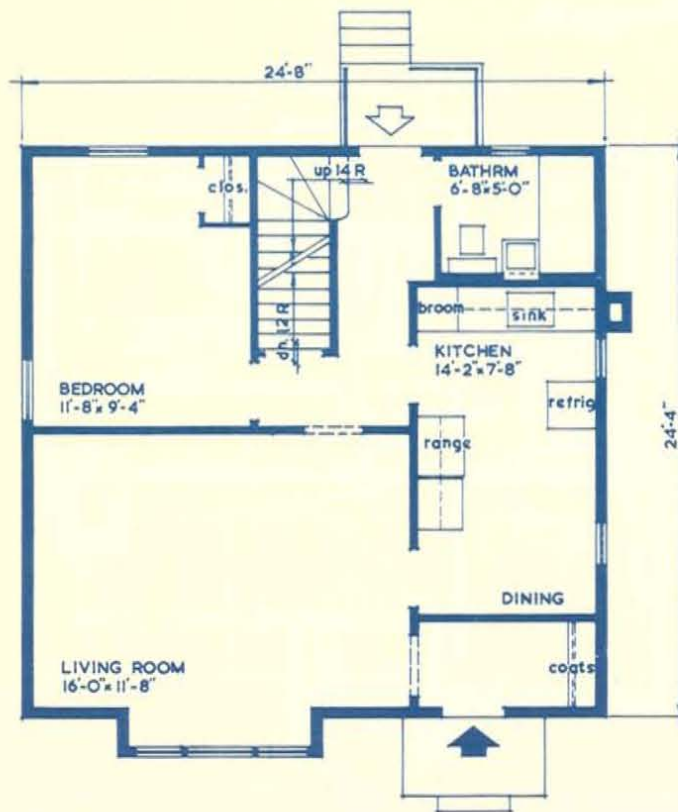
19,230 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 312 is a variation of this plan)

DESIGN
313



Floor Area:

First floor — 614 sq. ft.

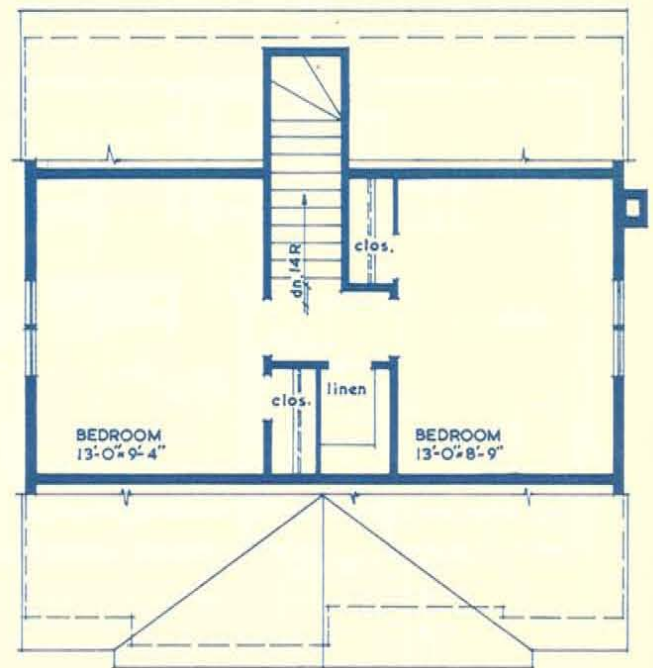
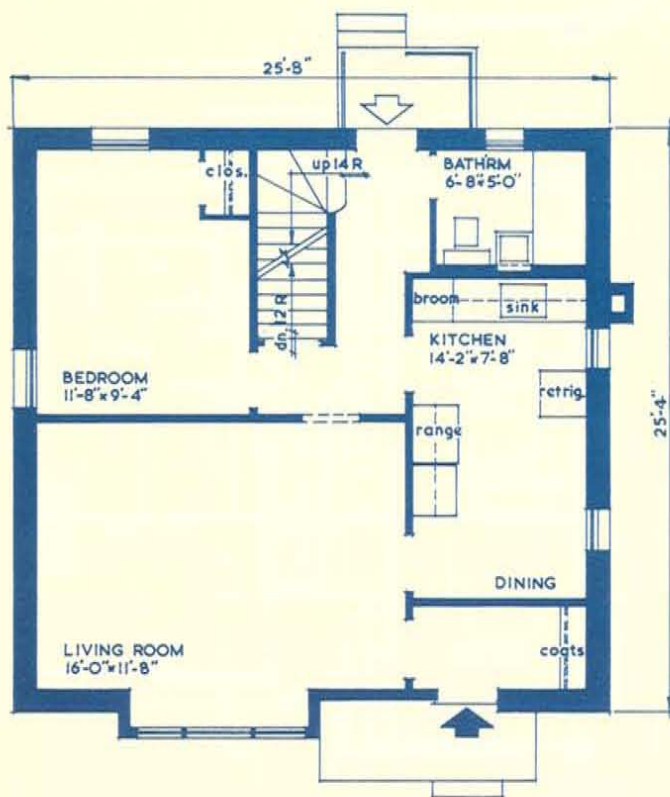
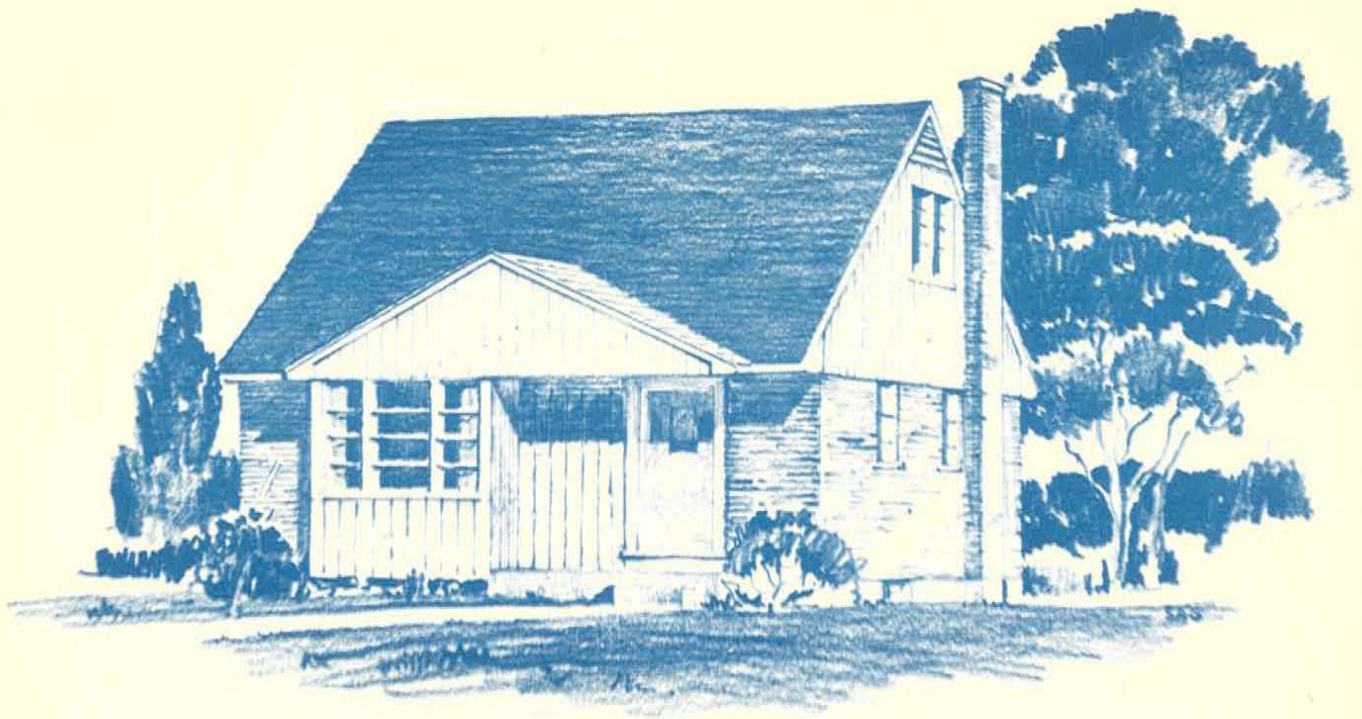
Second floor — 356 sq. ft.

Total — 970 sq. ft.

Cubic Contents:

13,790 cubic feet

DESIGN
314



Floor Area:

First floor — 664 sq. ft.

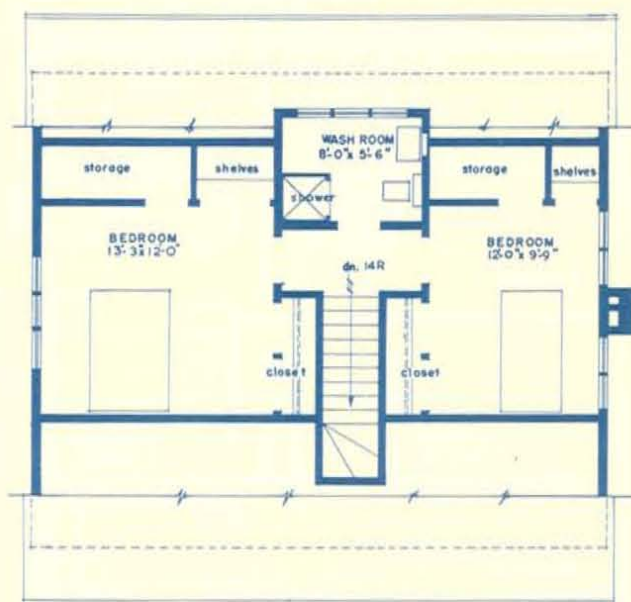
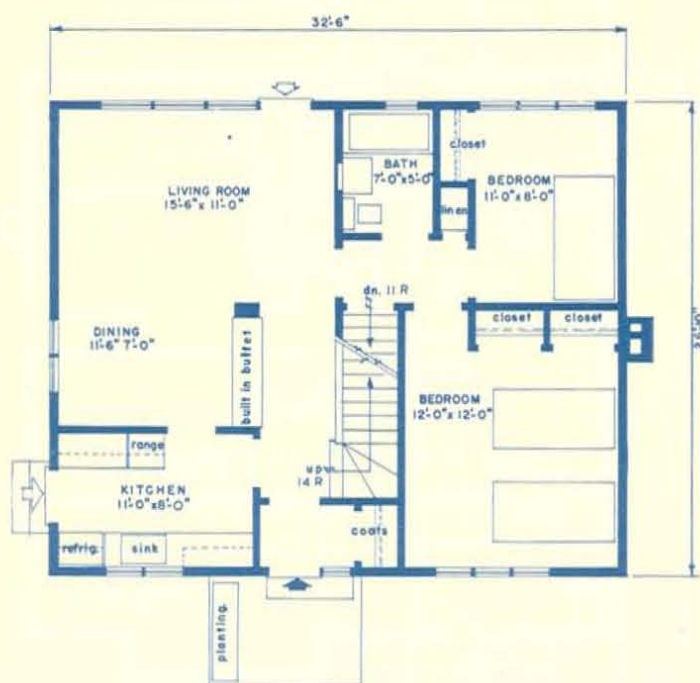
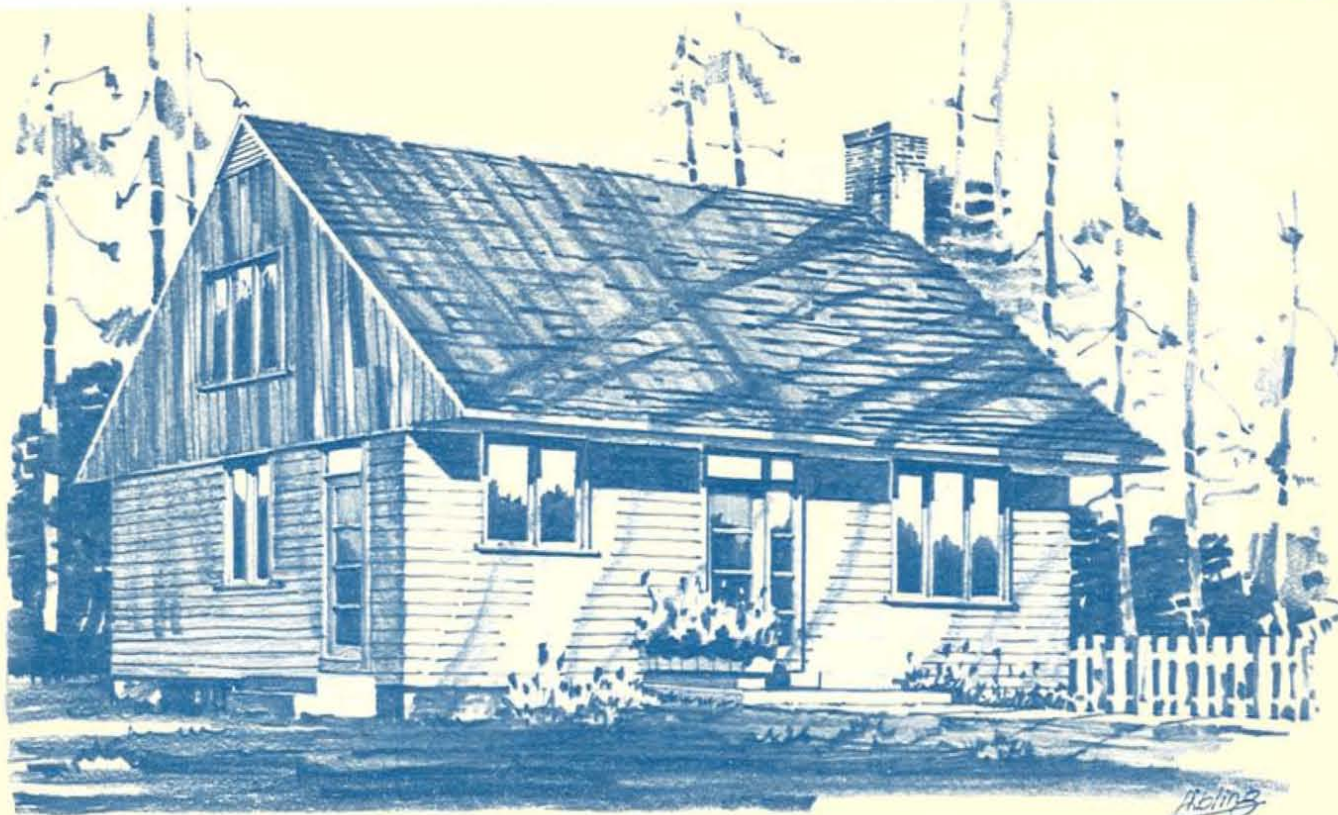
Second floor — 370 sq. ft.

Total 1034 sq. ft.

Cubic Contents:

14,950 cubic feet

DESIGN
315



Floor Area:

First floor — 871 sq. ft.

Second floor — 538 sq. ft.

Total 1409 sq. ft.

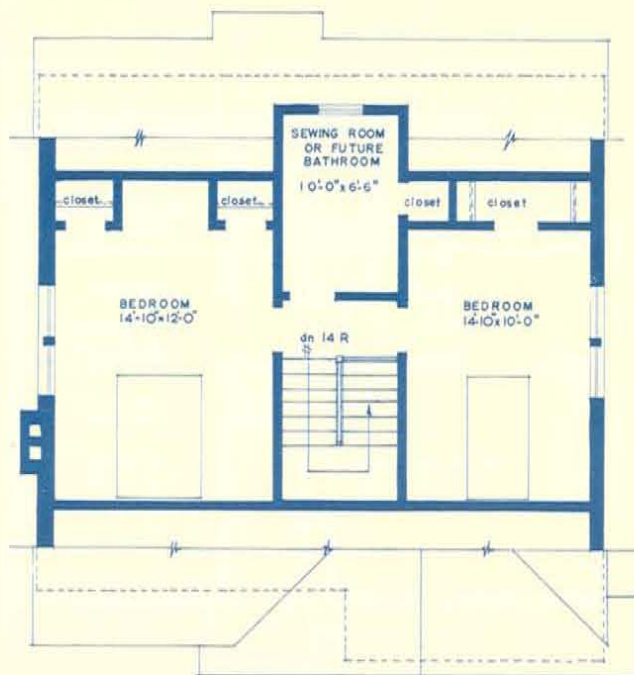
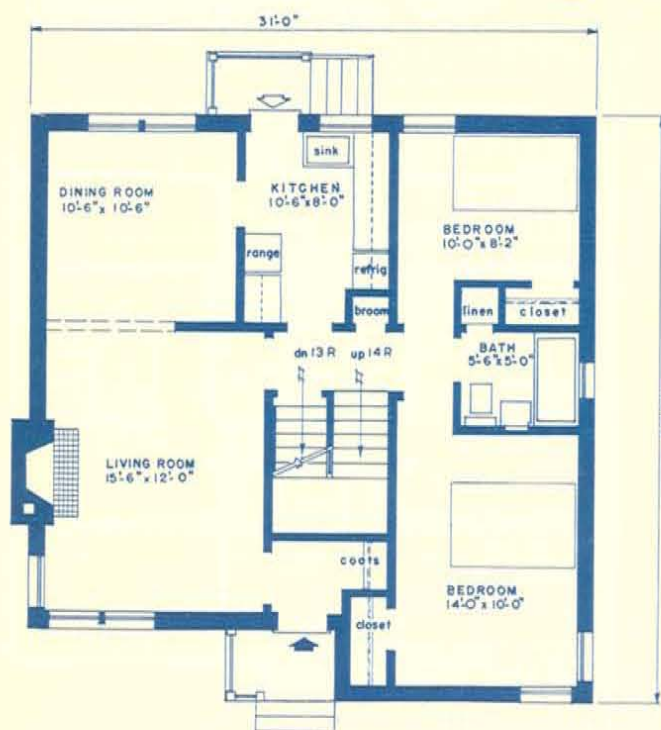
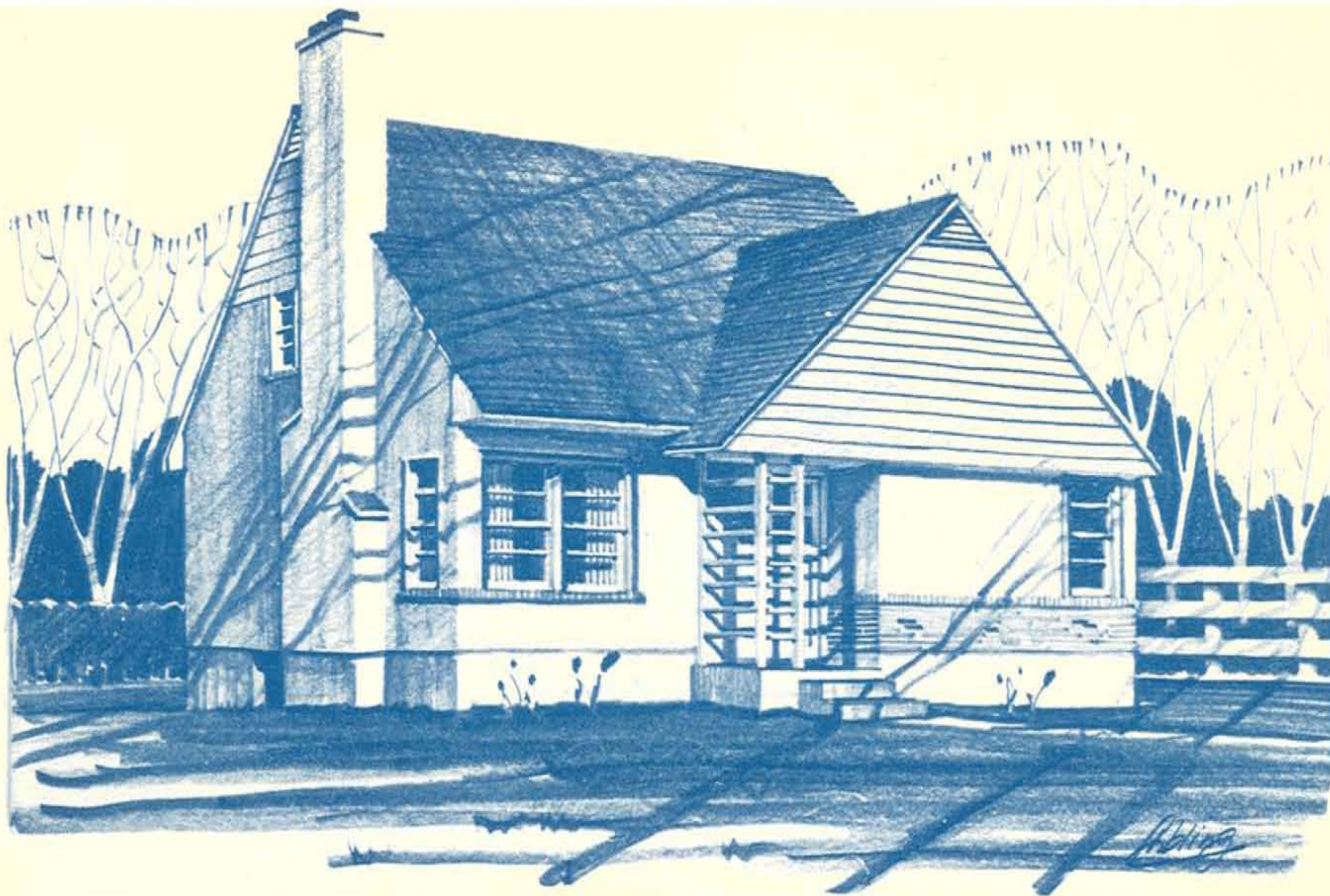
Cubic Contents:

20,490 cubic feet

Architect:

Henry Fliess,
Toronto, Ont.

DESIGN
400



Floor Area:

First floor — 924 sq. ft.
 Second floor — 587 sq. ft.
 Total 1511 sq. ft.

Cubic Contents:

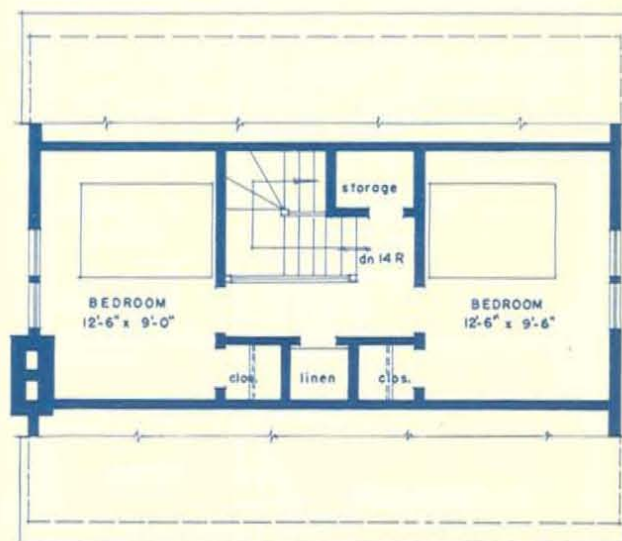
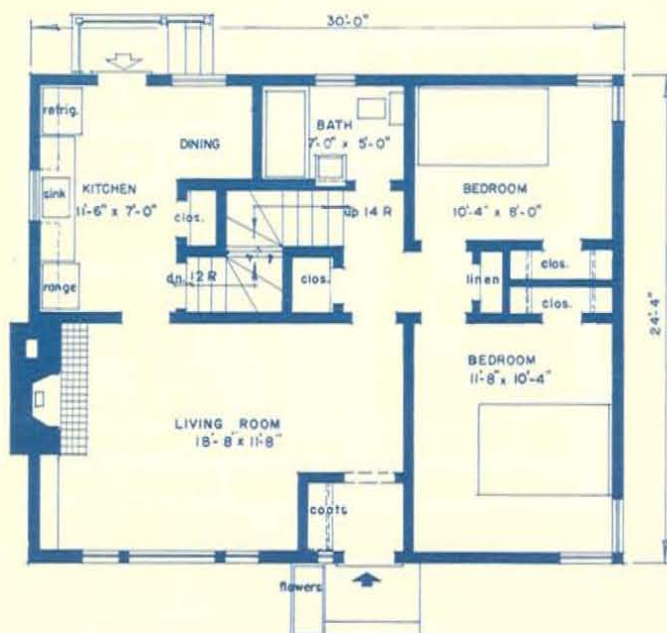
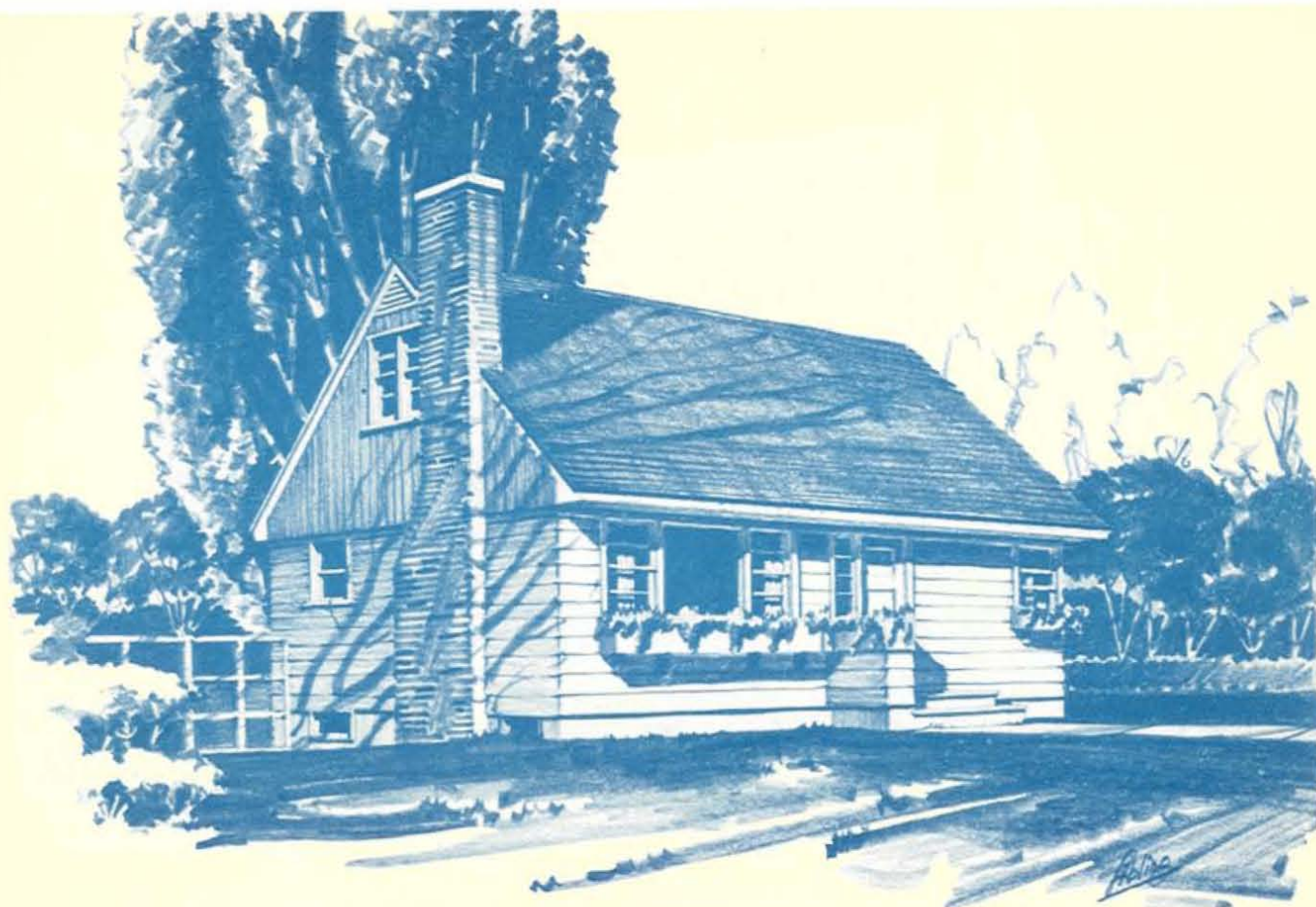
23,500 cubic feet

Architect:

Designer—
 H. C. Jarvis
 Ottawa, Ont.

Associate Architect—
 A. Martineau
 Ottawa, Ont.

DESIGN
 401



Floor Area:

First floor — 730 sq. ft.

Second floor — 400 sq. ft.

Total — 1130 sq. ft.

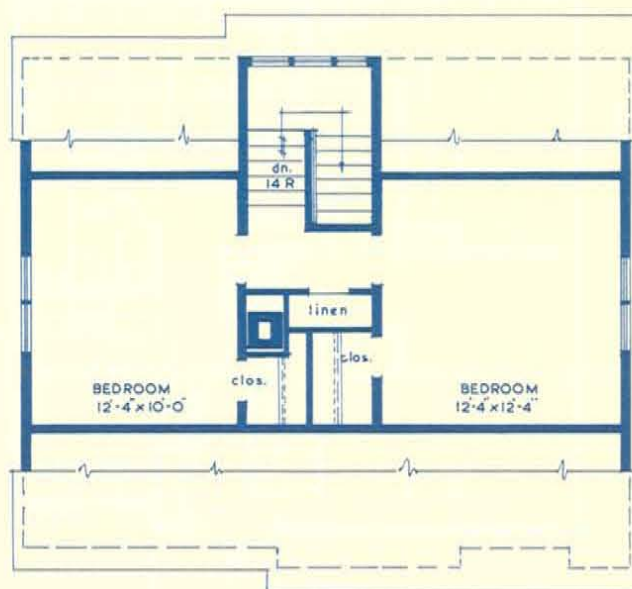
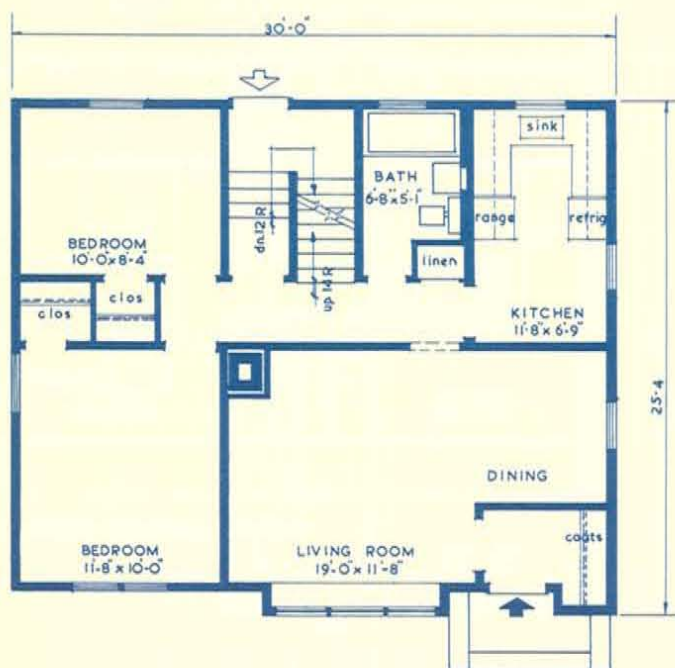
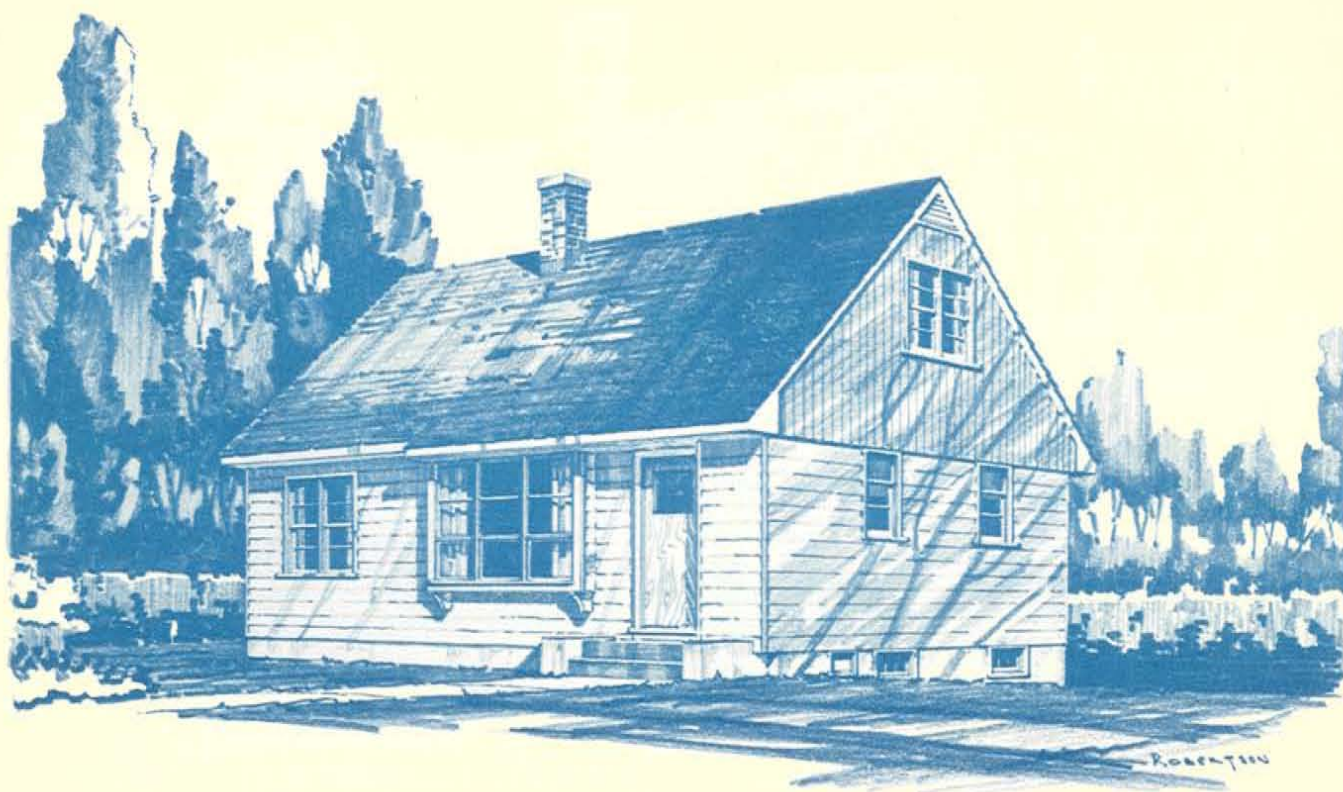
Cubic Contents:

16,425 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

**DESIGN
402**



Floor Area:

First floor — 737 sq. ft.

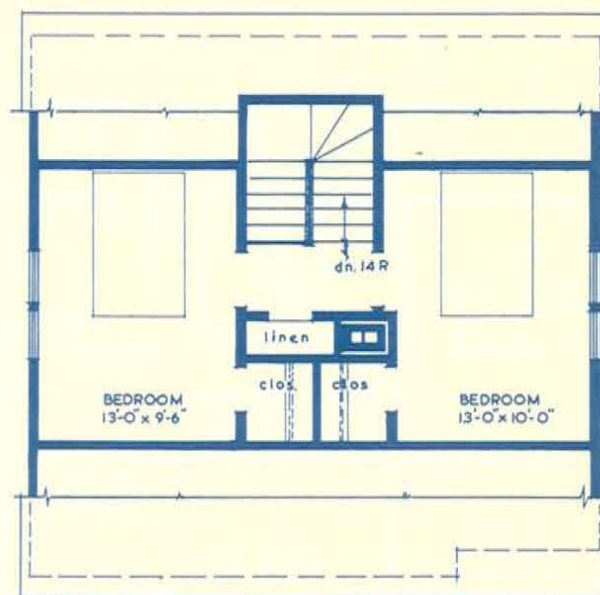
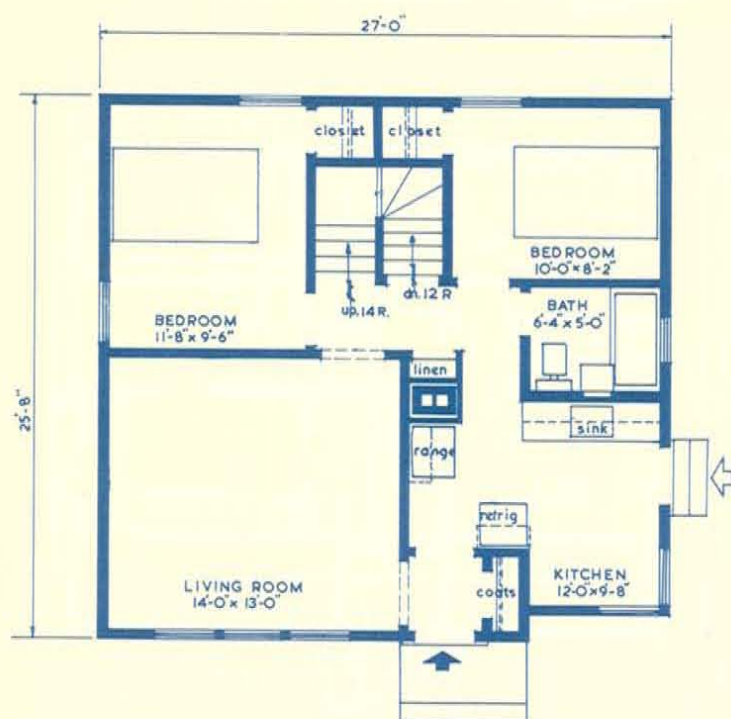
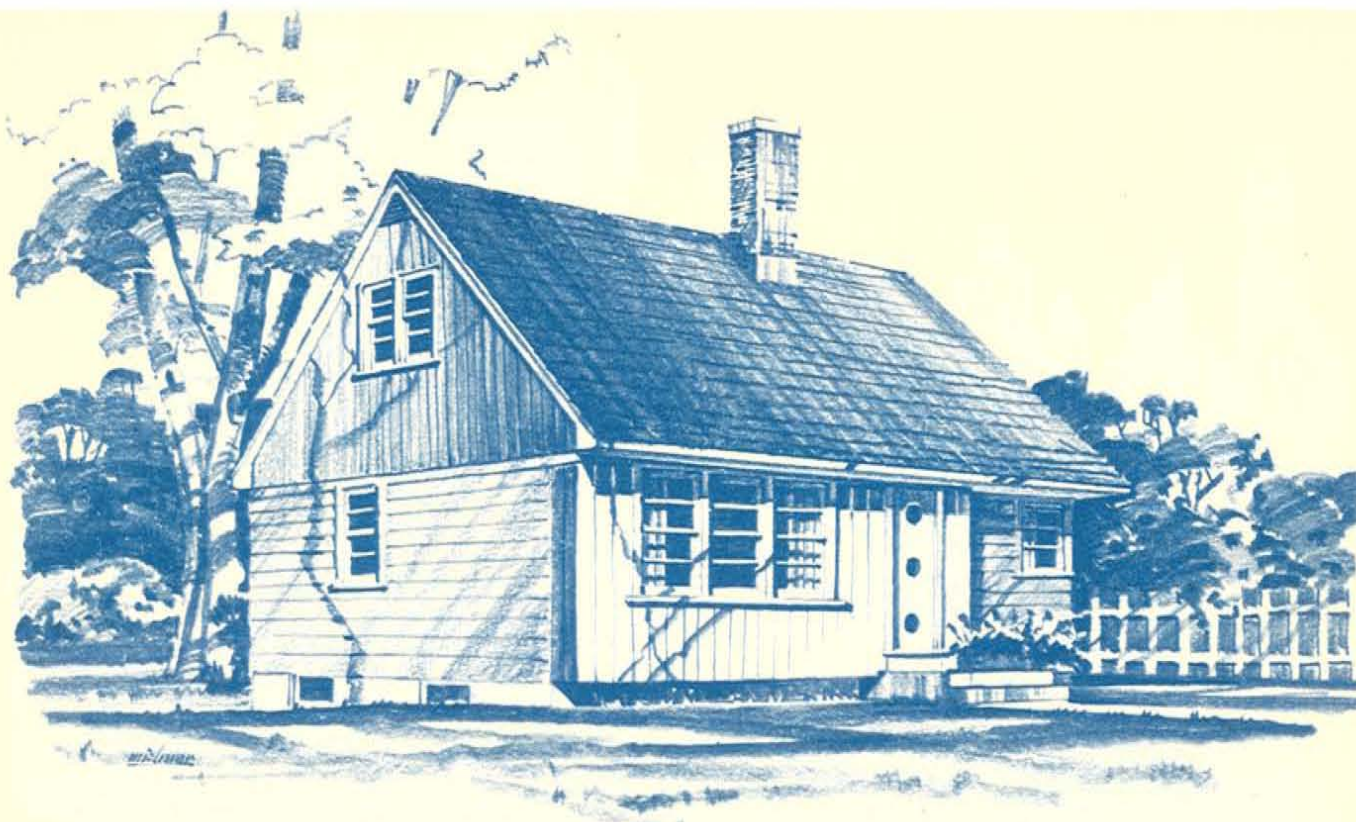
Second floor — 432 sq. ft.

Total 1169 sq. ft.

Cubic Contents:

16,680 cubic feet

DESIGN
403



Floor Area:

First floor — 684 sq. ft.

Second floor — 391 sq. ft.

Total 1075 sq. ft.

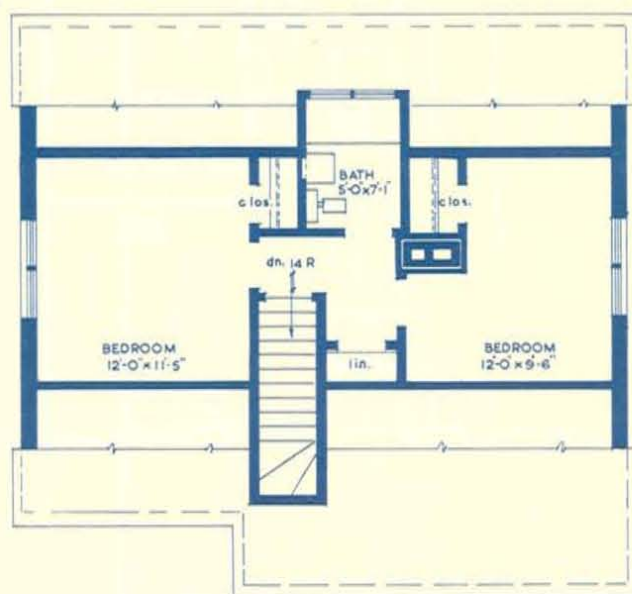
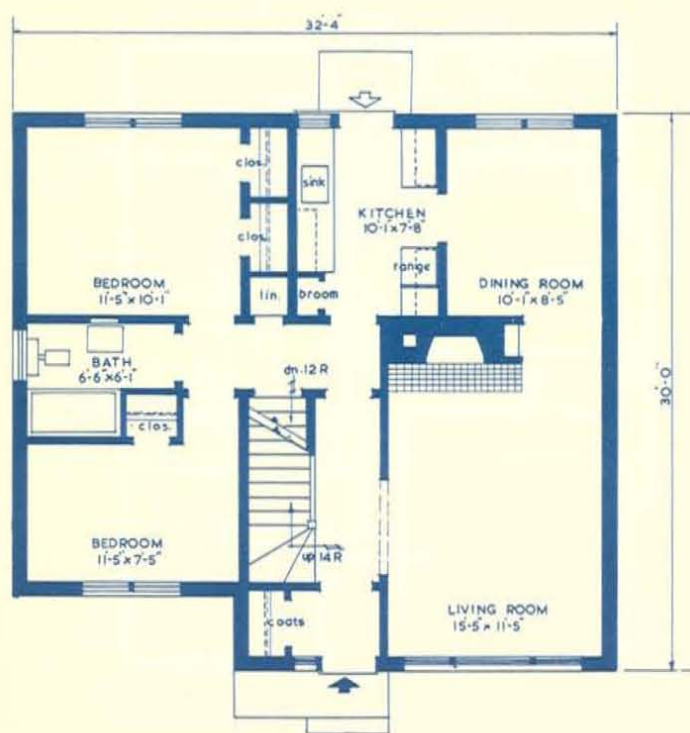
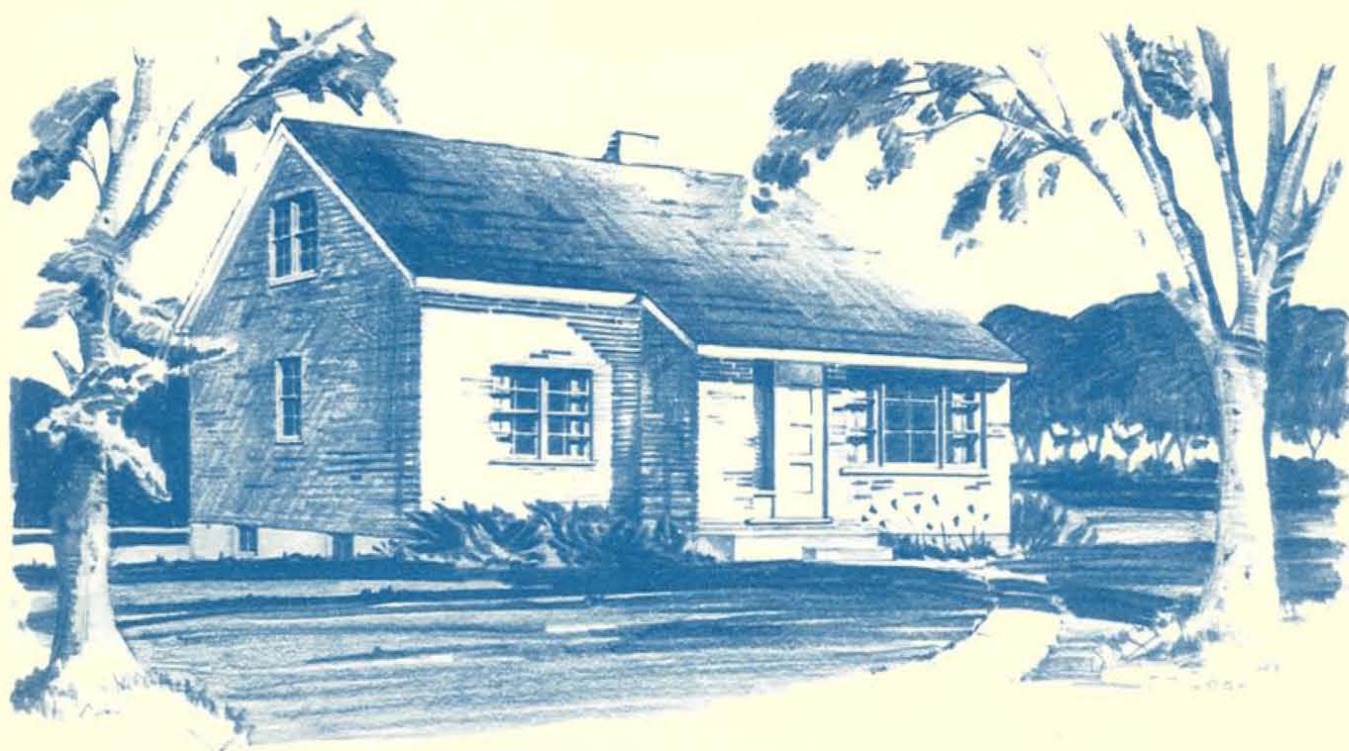
Cubic Contents:

15,385 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

**DESIGN
404**



Floor Area:

First floor — 922 sq. ft.

Second floor — 451 sq. ft.

Total 1373 sq. ft.

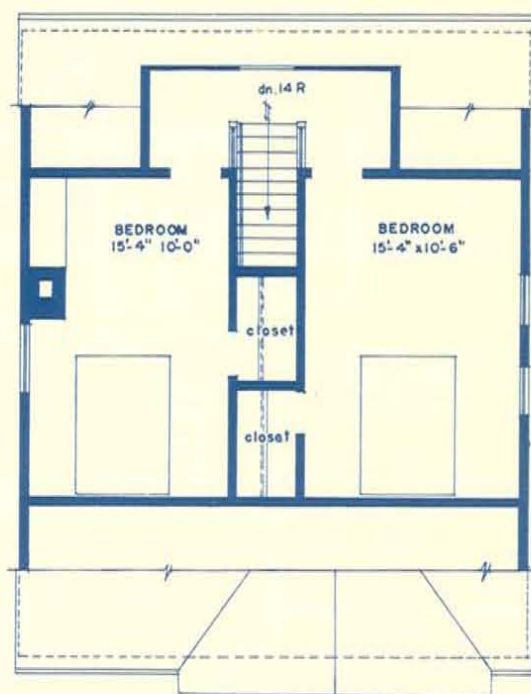
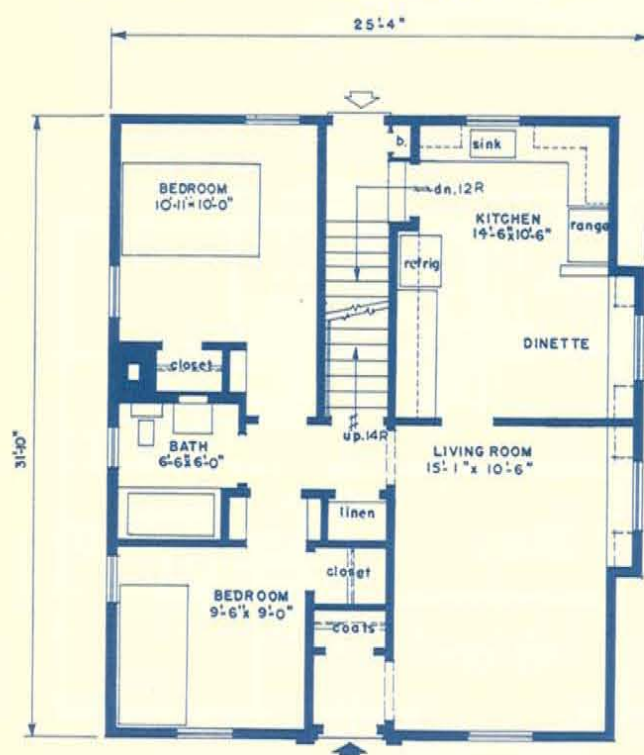
Cubic Contents:

20,585 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.

DESIGN
405



Floor Area:

First floor — 800 sq. ft.

Second floor — 477 sq. ft.

Total 1277 sq. ft.

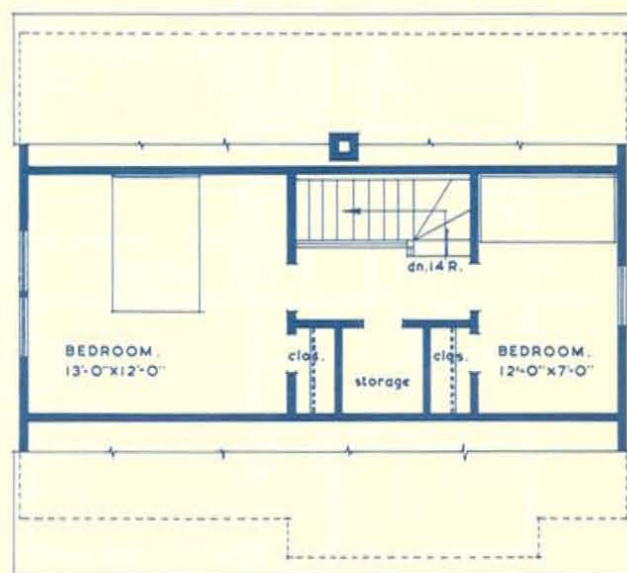
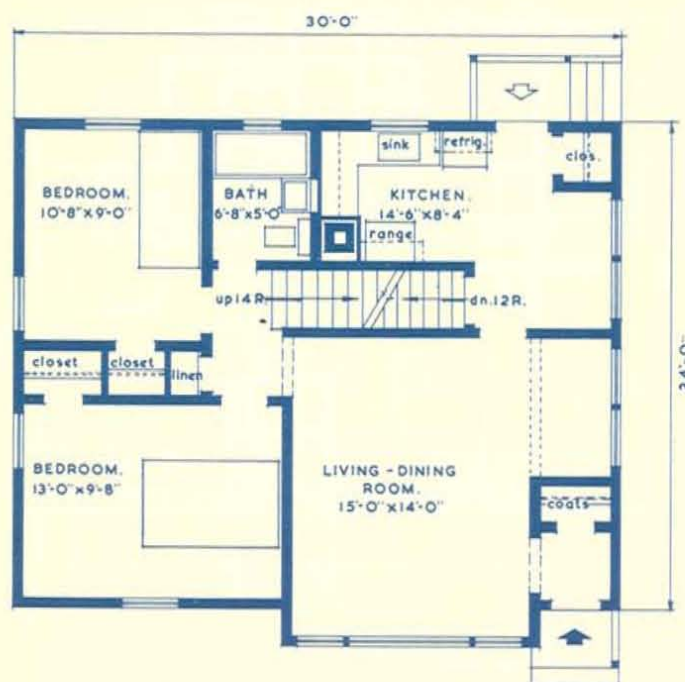
Cubic Contents:

18,345 cubic feet

Architect:

H. C. Beckett,
Windsor, Ont.

DESIGN
407



DESIGN
408

Floor Area:

First floor — 745 sq. ft.

Second floor — 380 sq. ft.

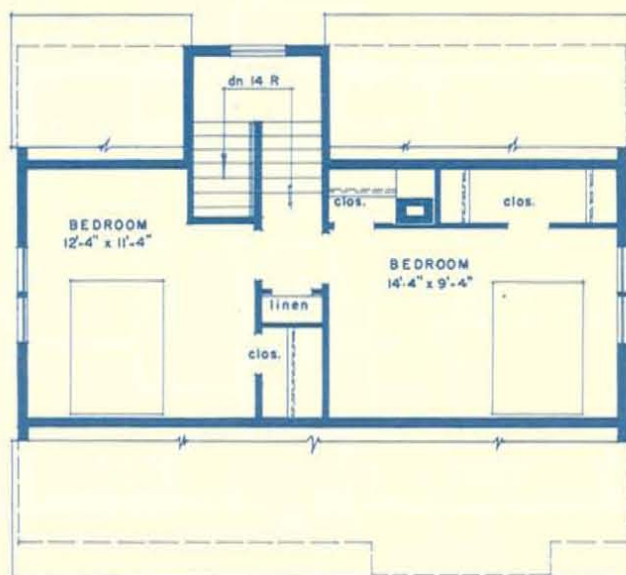
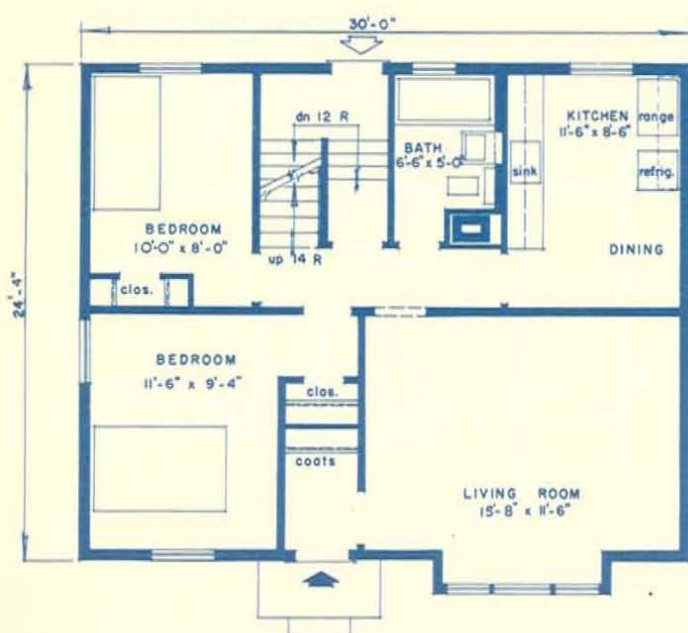
Total 1125 sq. ft.

Cubic Contents:

16,635 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



Floor Area:

First floor — 744 sq. ft.

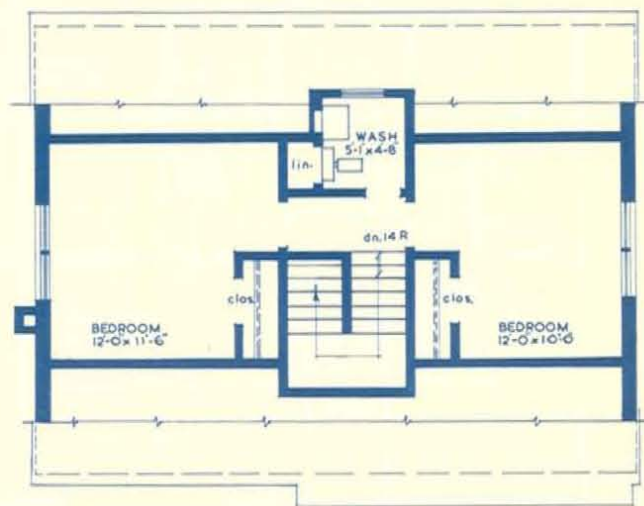
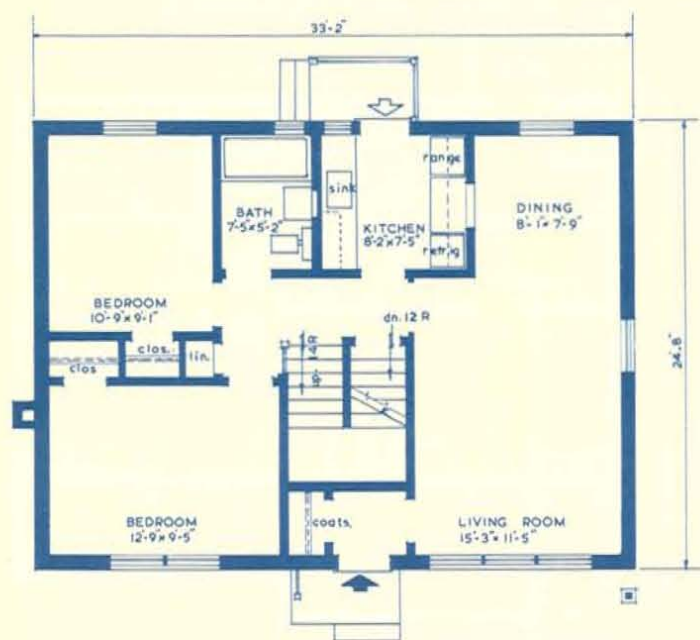
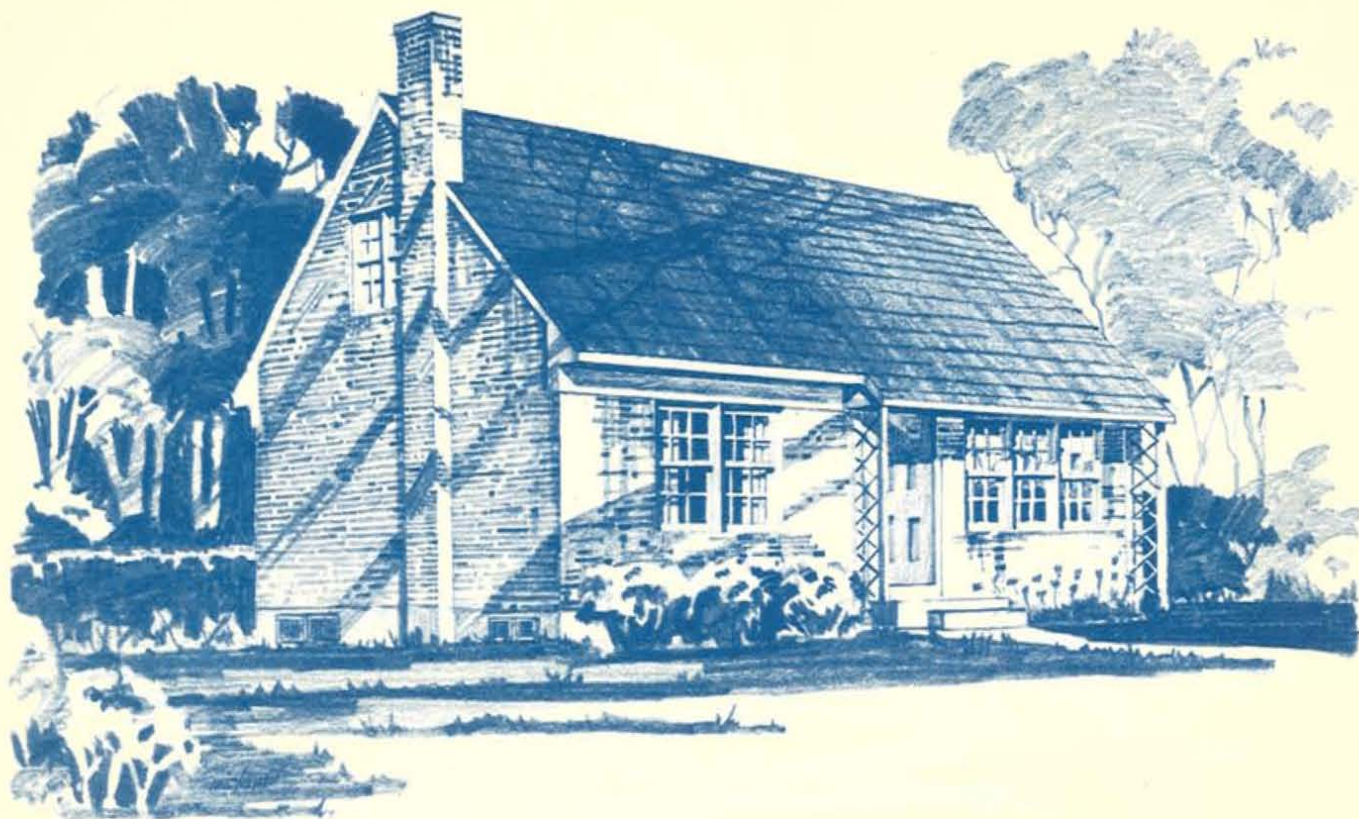
Second floor — 428 sq. ft.

Total 1172 sq. ft.

Cubic Contents:

16,675 cubic feet

DESIGN
409



DESIGN
410

Floor Area:

First floor — 817 sq. ft.

Second floor — 456 sq. ft.

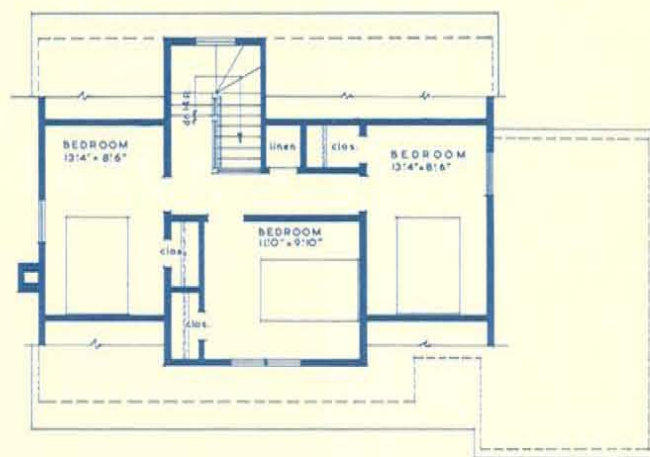
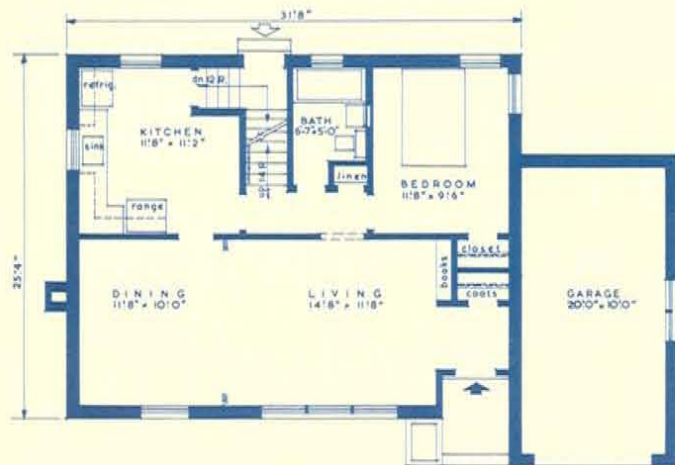
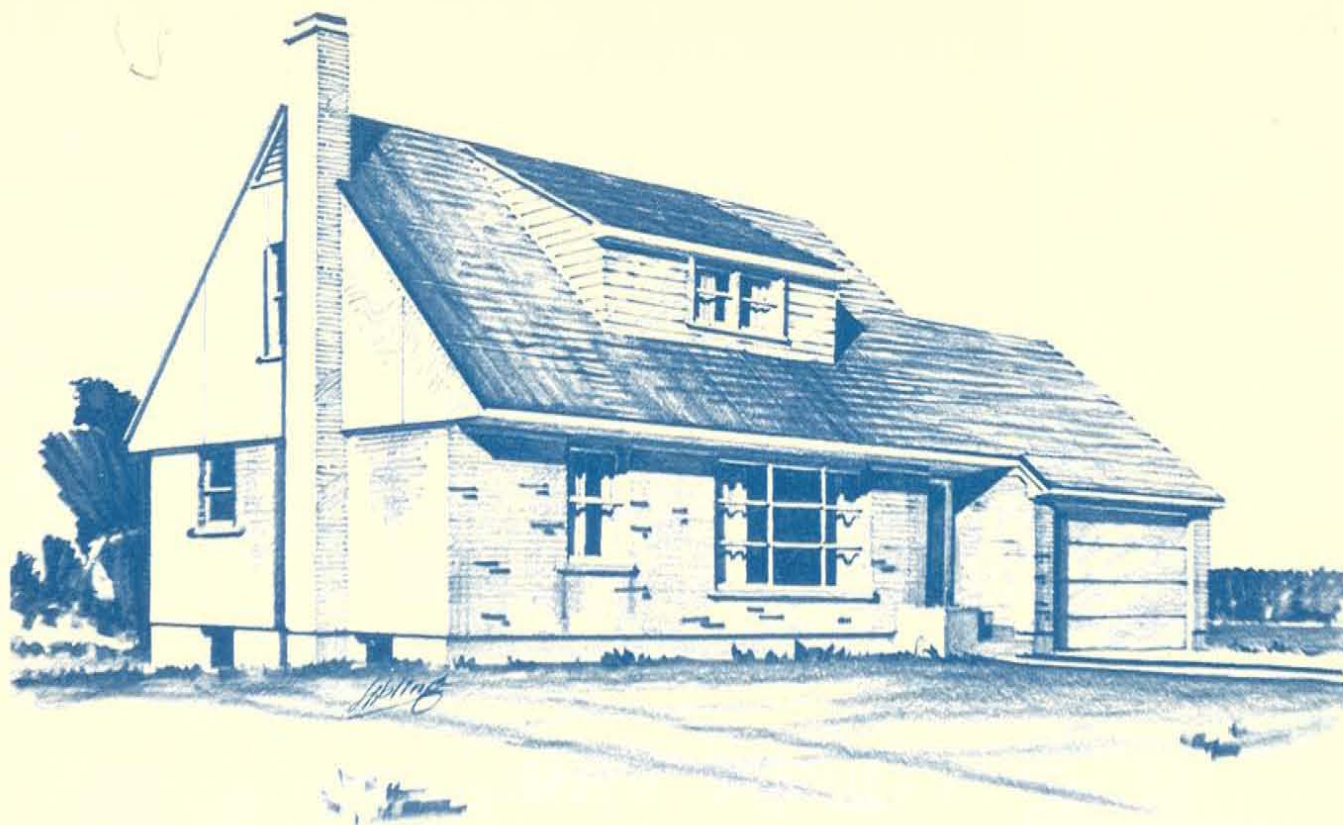
Total 1273 sq. ft.

Cubic Contents:

18,245 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.



Floor Area:

First floor — 787 sq. ft.

Second floor — 523 sq. ft.

Total 1310 sq. ft.
(exclusive of garage)

Cubic Contents:

18,850 cubic feet
(exclusive of garage)

Architect:

M. G. Dixon,
Ottawa, Ont.

DESIGN
411

Central
Mortgage and
Housing
Corporation

PRINTED IN CANADA
OTTAWA, JANUARY, 1952