


**SMALL  
HOUSE  
DESIGNS**

**Two-Storey**

**CENTRAL MORTGAGE AND HOUSING CORPORATION**



# FOREWORD

 ONE of a series of booklets containing attractive house plans designed especially by Canadian architects for Canadian requirements, SMALL HOUSE DESIGNS—2-STOREY has been published to provide prospective home-owners with suggestions for new homes in the form of standard plans and designs. Other booklets in the series are:

SMALL HOUSE DESIGNS—BUNGALOWS

SMALL HOUSE DESIGNS—1½-STOREY

In addition, duplex designs are available on request in loose-leaf form, together with FARM HOUSES, a volume of ten farm house designs prepared and issued under the direction of the Prairie Rural Housing Committee.

A complete set of working drawings of each house illustrated, comprising four copies of blueprints and four copies of "Outline Specification Form" (CMHC-24)—to be filled in by the owner and builder—may be purchased through Central Mortgage and Housing Corporation for \$10.00 (farm houses, \$7.50; duplexes, \$15.00).

Working drawings should be ordered by number from the nearest regional or branch office of Central Mortgage and Housing Corporation. Regional and branch offices are located as follows:

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Saint John

Lethbridge

Windsor

Kitchener

Sherbrooke

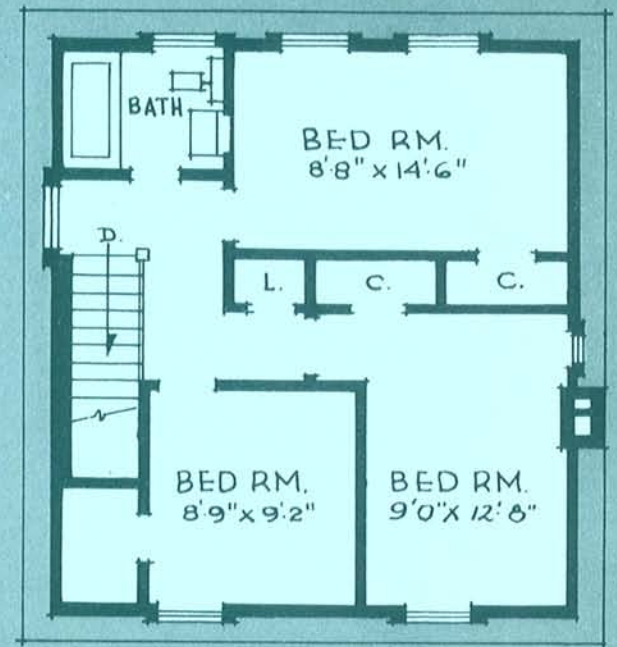
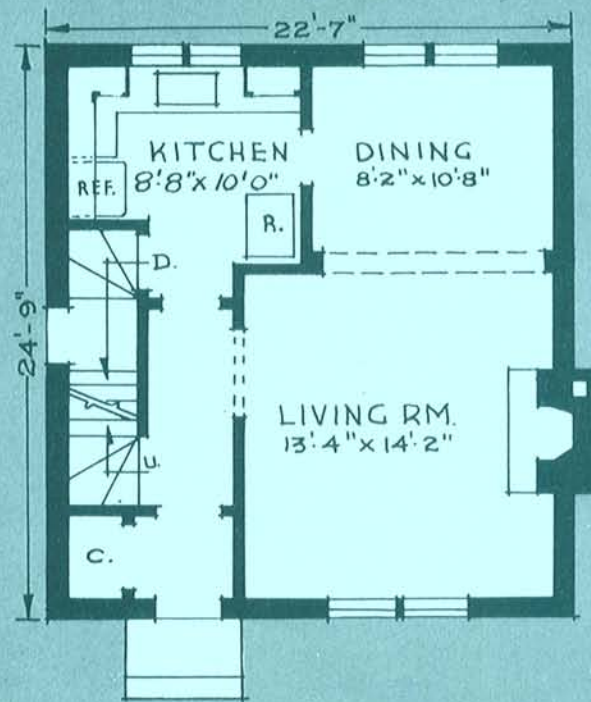
Moncton

Calgary

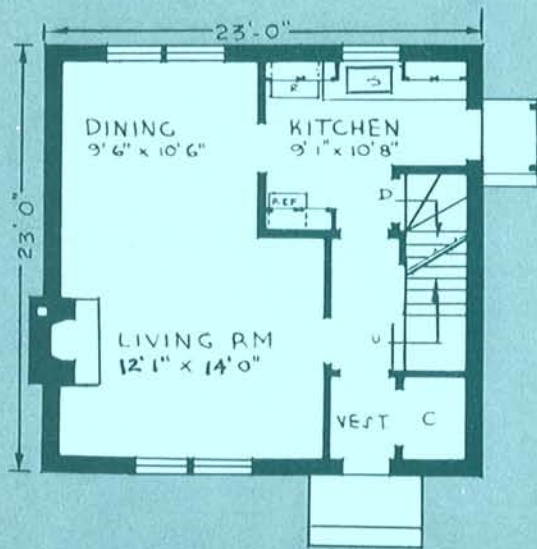
St. John's, Nfld.



Area:  
 1st Floor: 593 sq. ft.  
 2nd Floor: 591 sq. ft.  
 Total: 1,184 sq. ft.  
 Cubic Contents:  
 16,054 cu. ft.



**DESIGN N° 50-65**



Area:  
 1st Floor: 532 sq. ft.  
 2nd Floor: 532 sq. ft.  
 Total: 1,064 sq. ft.

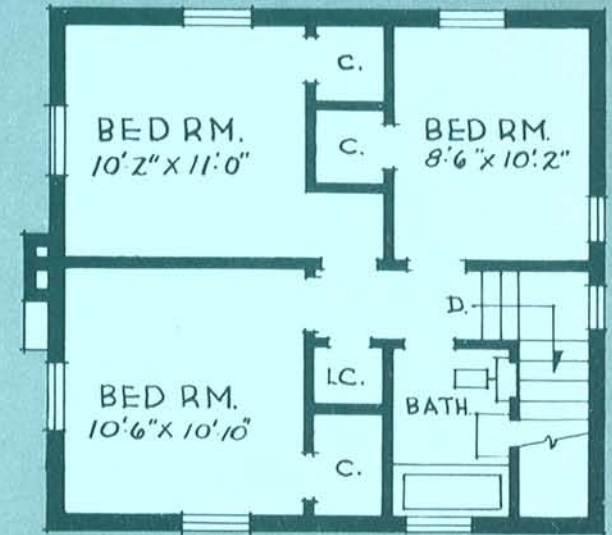
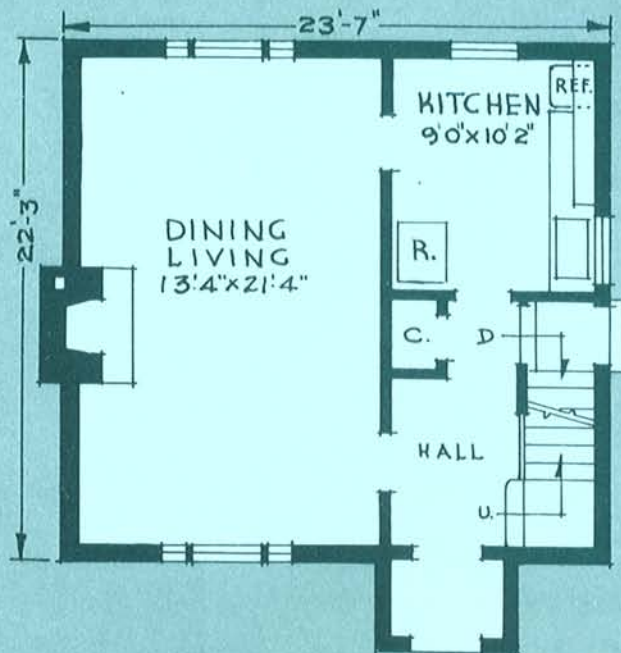
Cubic Contents:  
 14,364 cu. ft.

**DESIGN NO. 50-66**

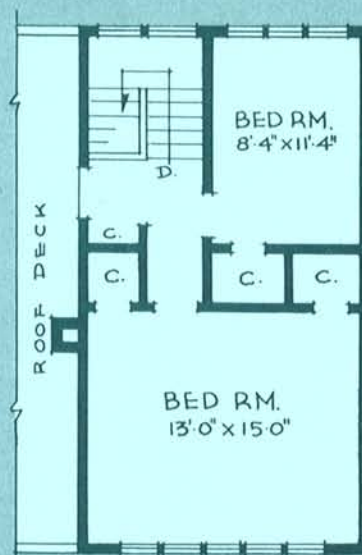


Area:  
 1st Floor: 543 sq. ft.  
 2nd Floor: 523 sq. ft.  
 Total: 1,066 sq. ft.

Cubic Contents:  
 14,642 cu. ft.



**DESIGN N° 50-67**



Area:  
 1st Floor: 830 sq. ft.  
 2nd Floor: 449 sq. ft.  
 Total: 1,279 sq. ft.

Cubic Contents:  
 18,216 cu. ft.

Architect:  
 M. G. Dixon

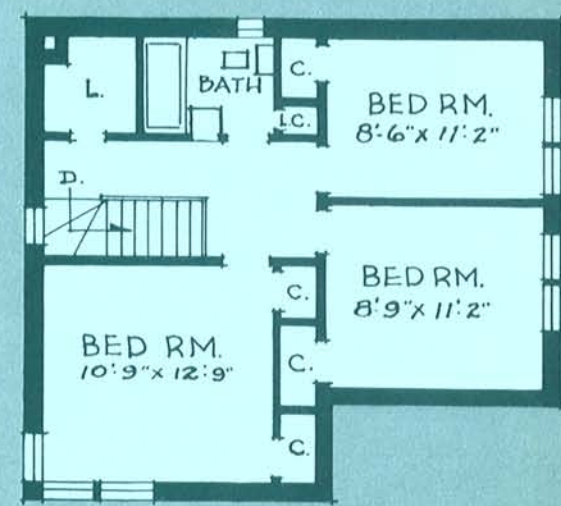
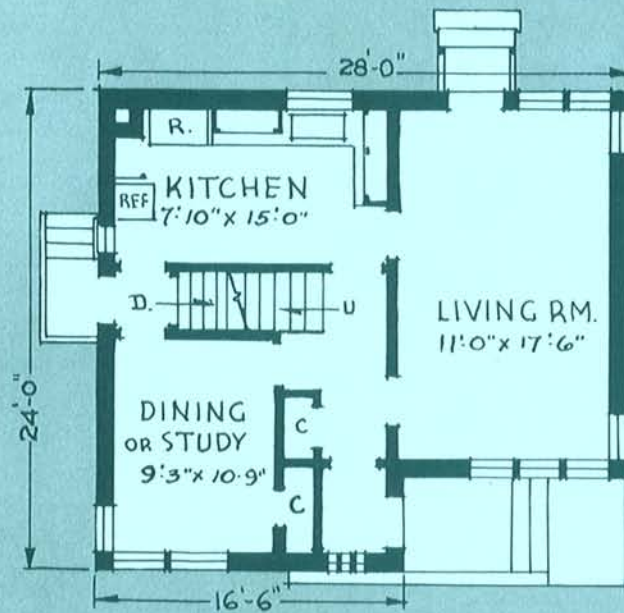
**DESIGN NO 50-68**



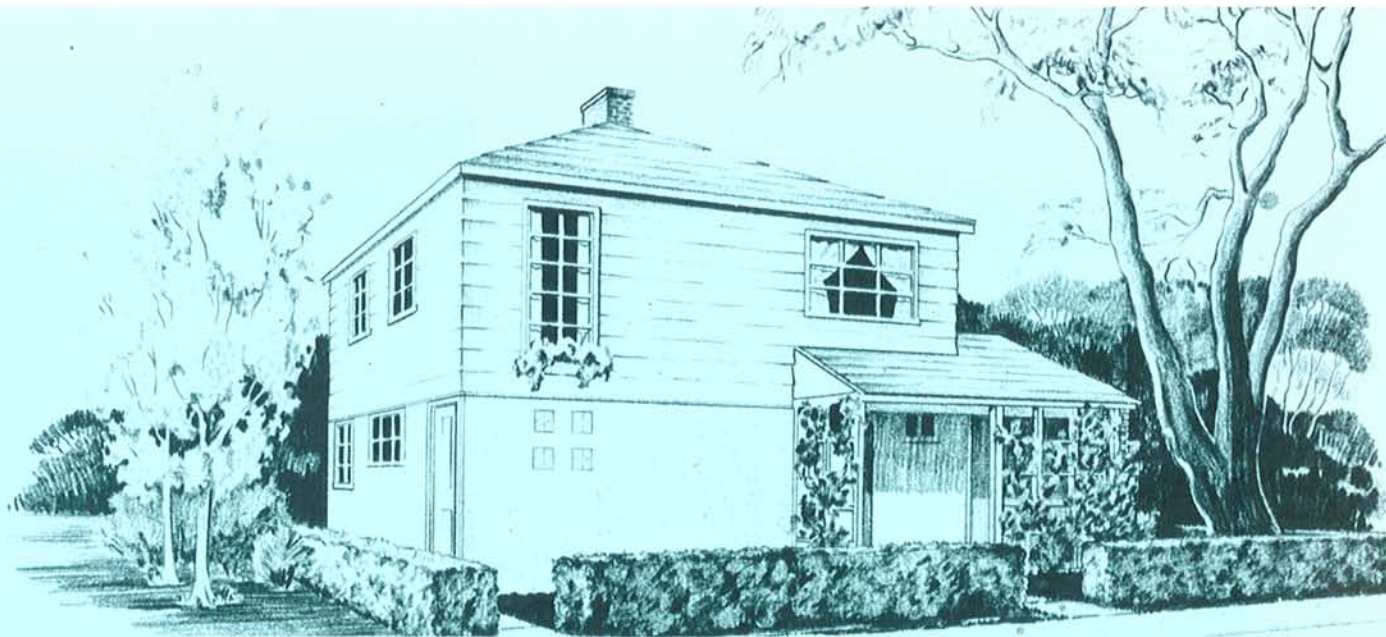
Area:  
 1st Floor: 615 sq. ft.  
 2nd Floor: 615 sq. ft.  
 Total: 1,230 sq. ft.

Cubic Contents:  
 17,820 cu. ft.

Architect:  
 Jacques-Yves Langlois



**DESIGN N° 50 -69**



Area:  
 1st Floor: 625 sq. ft.  
 2nd Floor: 625 sq. ft.  
 Total: 1,250 sq. ft.

Cubic Contents:  
 17,500 cu. ft.

Architect:  
 A. Henri Tremblay

**DESIGN NO. 50-70**





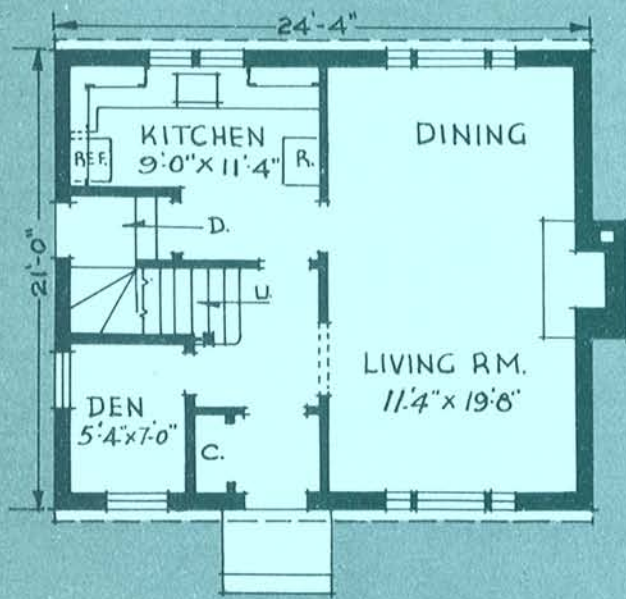
Area:  
 1st Floor: 552 sq. ft.  
 2nd Floor: 552 sq. ft.  
 Total: 1,104 sq. ft.

Cubic Contents:  
 12,696 cu. ft.

Architect:  
 Jean Favreau



**DESIGN N° 50 -71**



Area:  
1st Floor: 511 sq. ft.  
2nd Floor: 526 sq. ft.  
Total: 1,037 sq. ft.

Cubic Contents:  
14,280 cu. ft.

Architect:  
M. G. Dixon

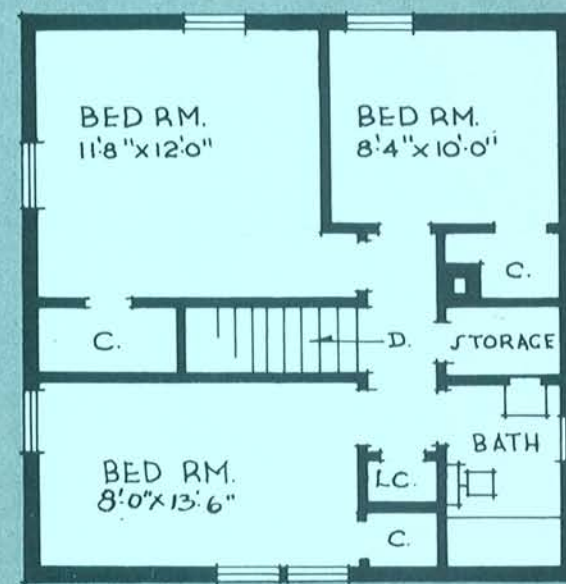
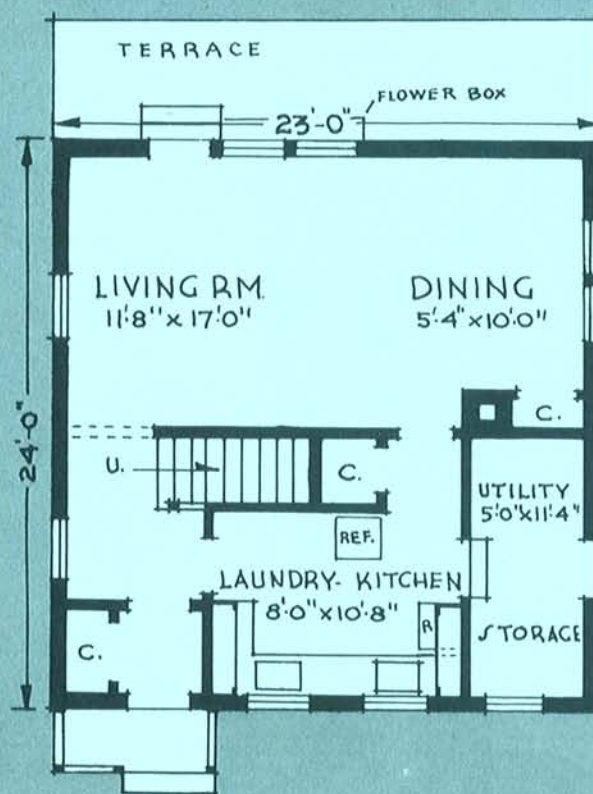
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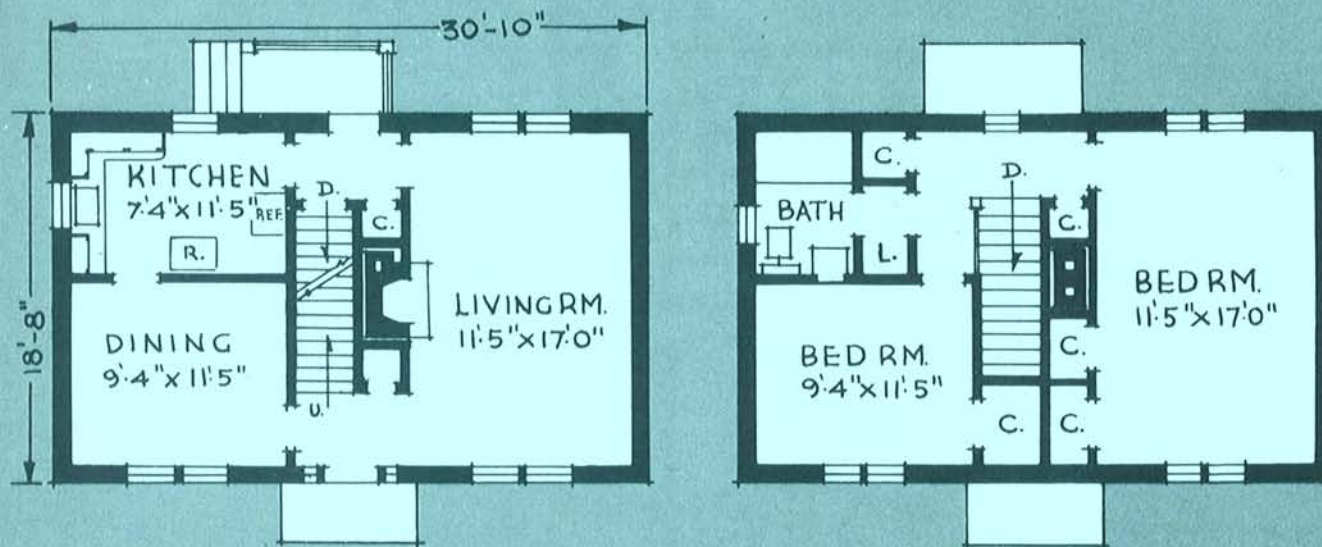
Area:  
 1st Floor: 552 sq. ft.  
 2nd Floor: 552 sq. ft.  
 Total: 1,104 sq. ft.

Cubic Contents:  
 12,150 cu. ft.

Architect:  
 M. G. Dixon



**DESIGN N° 50-73**



Area:  
 1st Floor: 576 sq. ft.  
 2nd Floor: 576 sq. ft.  
 Total: 1,152 sq. ft.

Cubic Contents:  
 15,217 cu. ft.

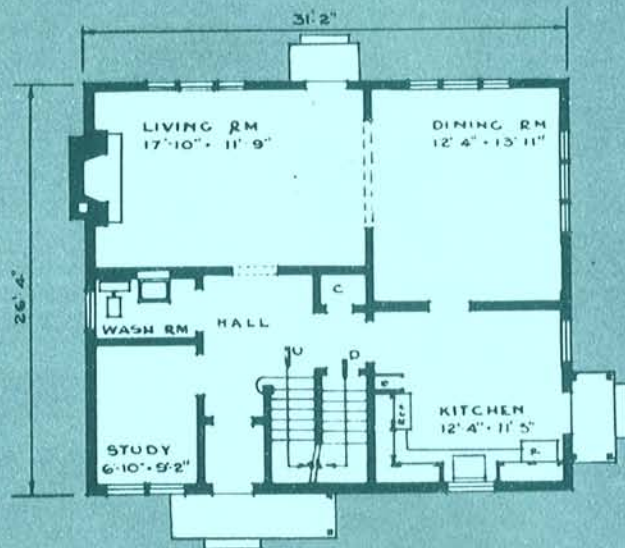
Architects:  
 Wilson & Newton

**DESIGN NO 50-74**

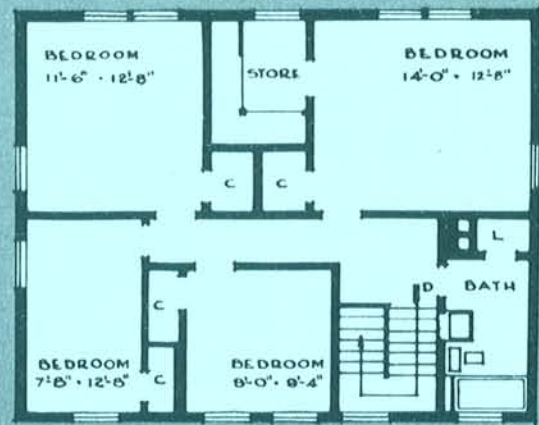
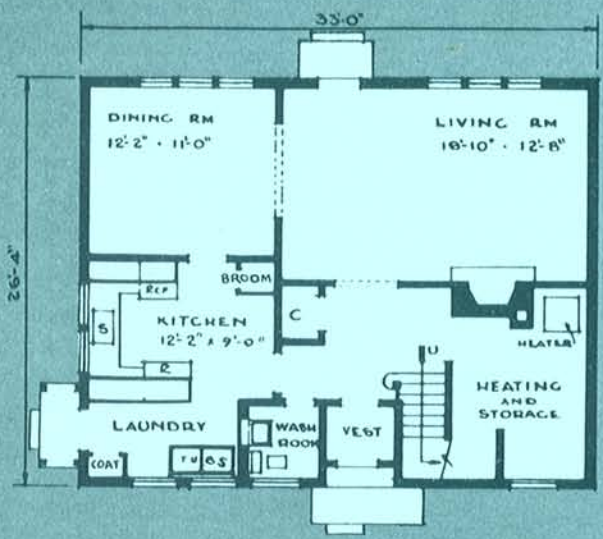


Area:  
 1st Floor: 820 sq. ft.  
 2nd Floor: 820 sq. ft.  
 Total: 1,640 sq. ft.

Cubic Contents:  
 23,616 cu. ft.



**DESIGN N° 50-75**

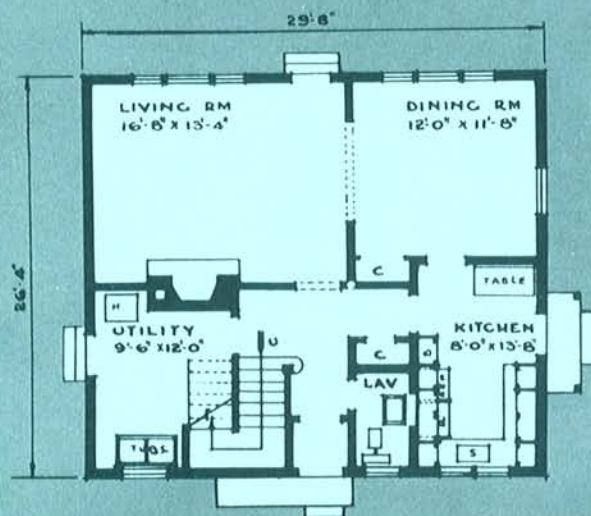


Area:  
 1st Floor: 868 sq. ft.  
 2nd Floor: 868 sq. ft.  
 Total: 1,736 sq. ft.  
 Cubic Contents:  
 18,644 cu. ft.

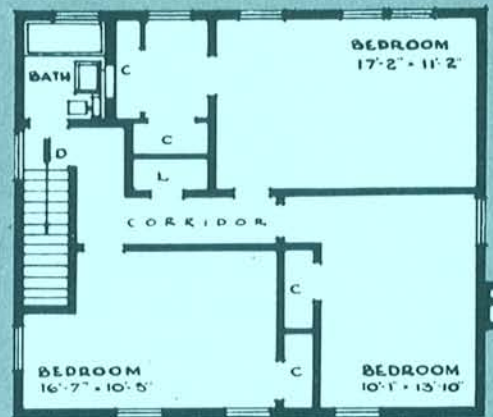
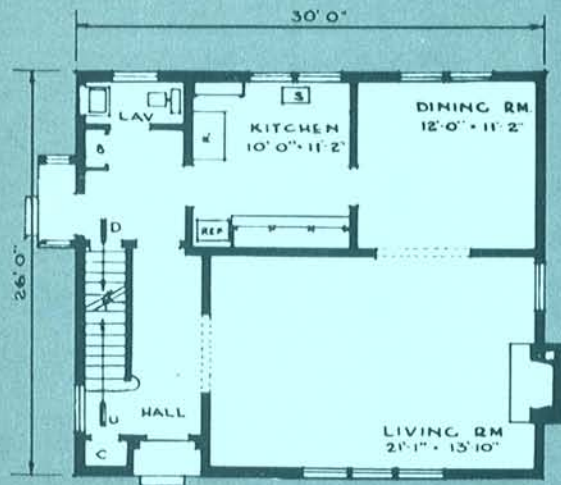
**DESIGN NO 50-76**



Area:  
 1st Floor: 780 sq. ft.  
 2nd Floor: 780 sq. ft.  
 Total: 1,560 sq. ft.  
 Cubic Contents:  
 18,720 cu. ft.



**DESIGN N° 50-77**



Area:  
 1st Floor: 780 sq. ft.  
 2nd Floor: 780 sq. ft.  
 Total: 1,560 sq. ft.

Cubic Contents:  
 22,542 cu. ft.

**DESIGN NO 50-78**

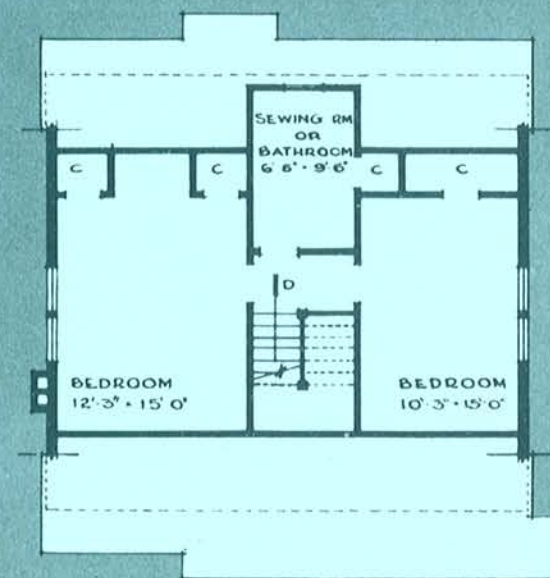
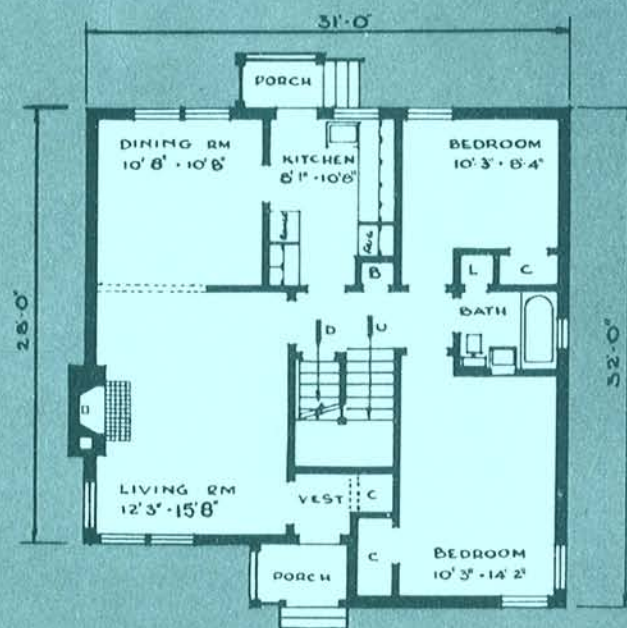




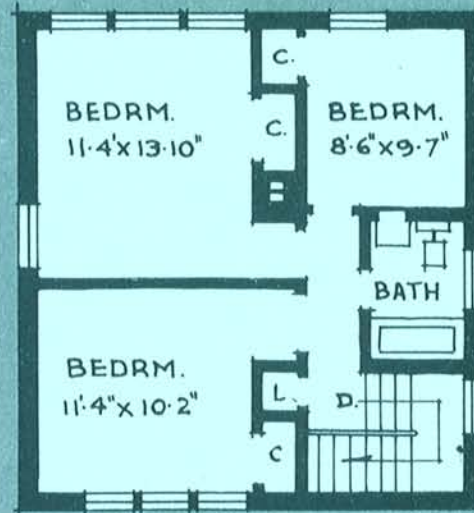
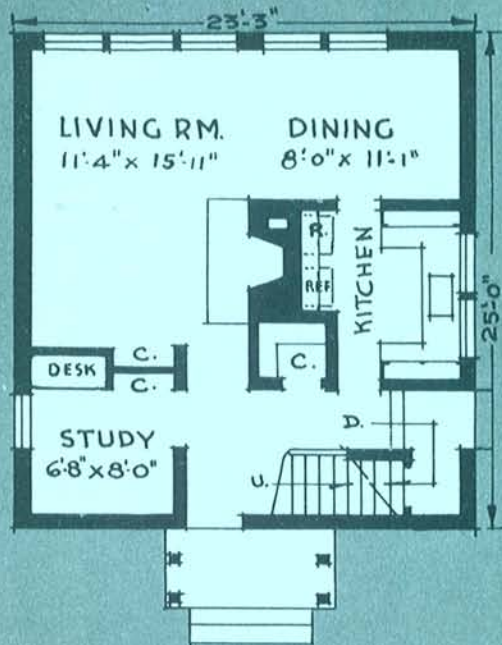
Area:  
 1st Floor: 924 sq. ft.  
 2nd Floor: 587 sq. ft.  
 Total: 1,511 sq. ft.

Cubic Contents:  
 24,070 cu. ft.

Architect:  
 M. G. Dixon



**DESIGN N° 50-79**

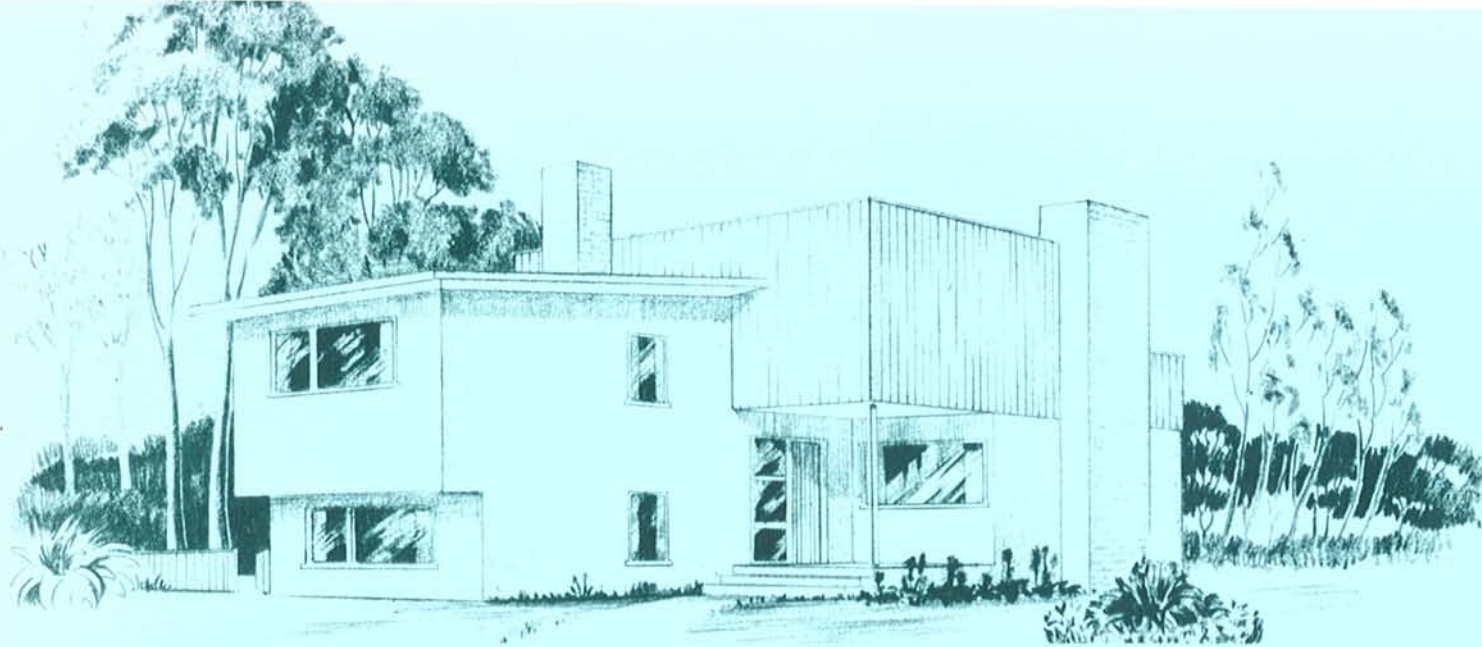


Area:  
 1st Floor: 581 sq. ft.  
 2nd Floor: 581 sq. ft.  
 Total: 1,162 sq. ft.

Cubic Contents:  
 16,442 cu. ft.

Architect:  
 Kent Barker

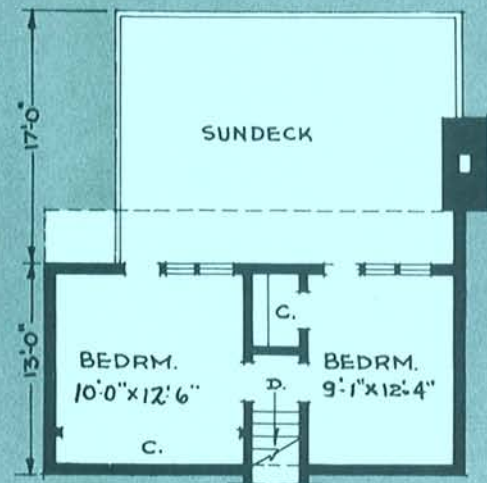
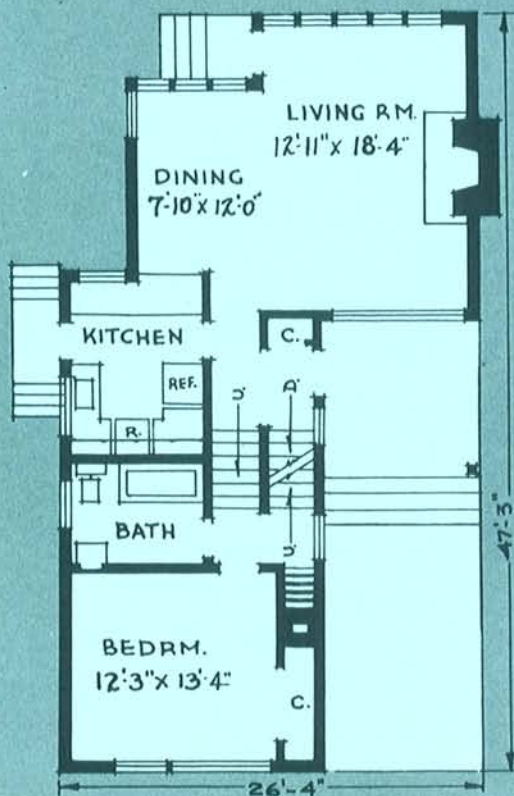
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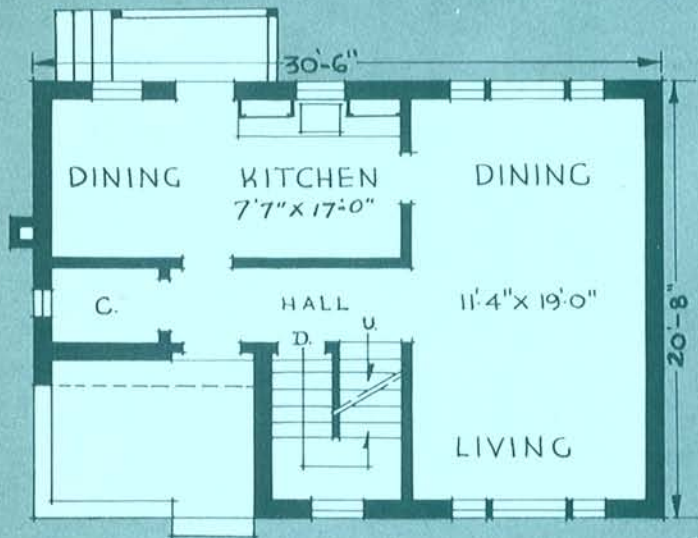
Area:  
 1st Floor: 882 sq. ft.  
 2nd Floor: 342 sq. ft.  
 Total: 1,224 sq. ft.

Cubic Contents:  
 16,618 cu. ft.

Architect:  
 E. A. Mulford



**DESIGN N° 50-81**



Area:  
 1st Floor: 554 sq. ft.  
 2nd Floor: 569 sq. ft.  
 Total: 1,123 sq. ft.

Cubic Contents:  
 16,030 cu. ft.

Architects:  
 Wilson & Newton

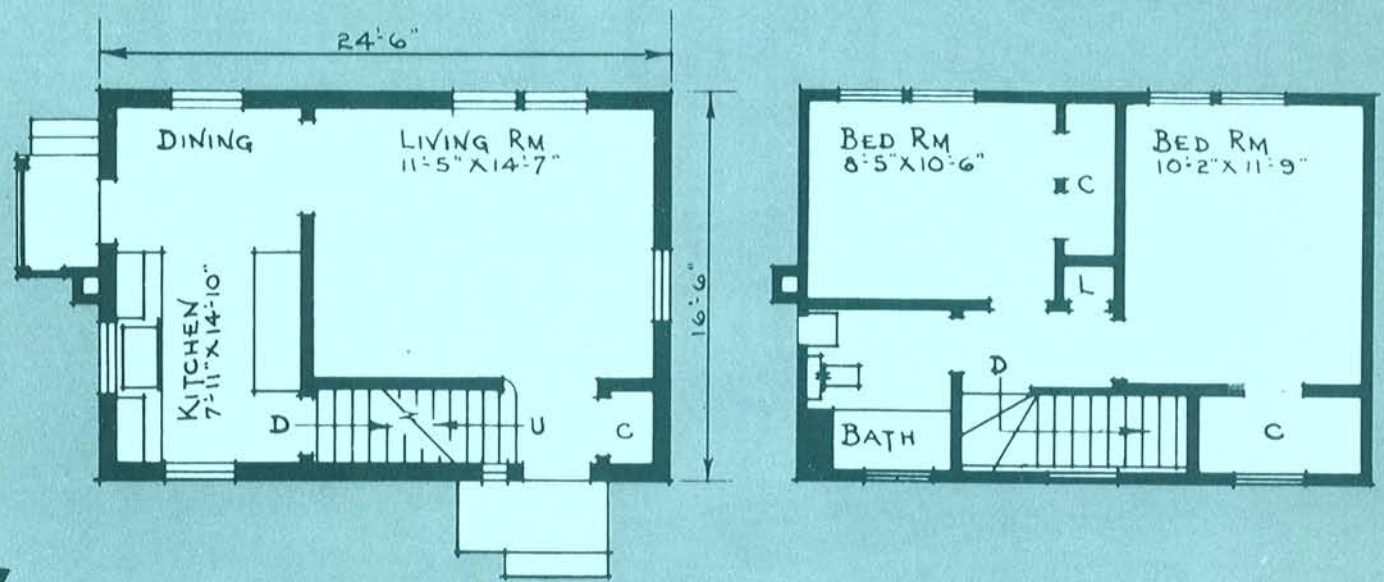
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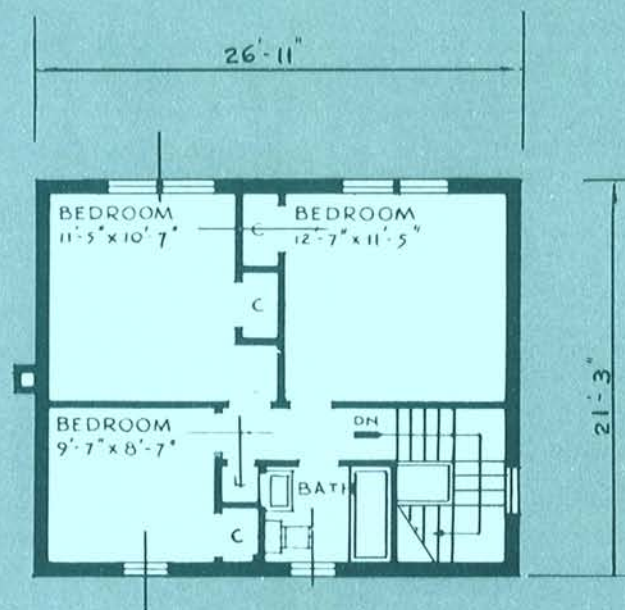
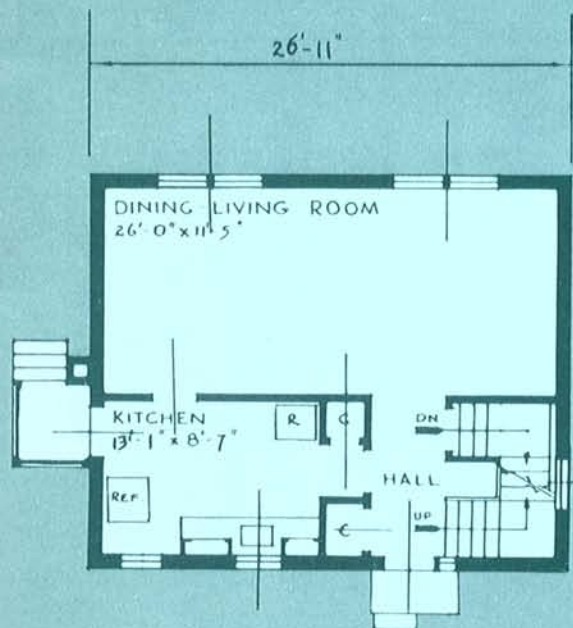
Area:  
 1st Floor: 404 sq. ft.  
 2nd Floor: 404 sq. ft.  
 Total: 808 sq. ft.

Cubic Contents:  
 10,807 cu. ft.

Architects:  
 Wilson & Newton



**DESIGN N° 50-83**



Area:  
 1st Floor: 572 sq. ft.  
 2nd Floor: 572 sq. ft.  
 Total: 1,144 sq. ft.

Cubic Contents:  
 16,016 cu. ft.

Architects:  
 Wilson & Newton

**DESIGN No. 50-84**

# Choosing the right design

The prime function of a house is to meet the needs of those who will make it their home. Thus, selection of a plan involves, first of all, an assessment of the family's actual living needs, made with one eye to the future, when children grow older and other conditions change.

In planning a house, the object is to obtain the maximum amount of livability, privacy and convenience within the floor area the budget will allow. Livability is dependent upon adequate room areas, the relationship

of rooms so as to afford privacy between living and sleeping areas, the circulation or traffic within and between rooms and equipment to provide for the convenience and comfort of the family, as well as sufficient light and air.

In the preceding column is shown a check list of the activities of the normal Canadian family and the rooms or areas which may accommodate them.

In a well-designed house, these functions are integrated with sound structure to produce a pleasant and attractive house. Consequently, once the family needs are known, the next step is to determine the relationship between the required rooms with a view to arranging a satisfactory house plan and, finally, to select or prepare a design which most closely approximates this arrangement. From the great variety of house designs illustrated in this and other books in the series, most families may find one to meet their particular tastes, budget and needs.

A good functional plan separates the two main uses of a house — living and sleeping. The living uses include cooking, dining and the various family activities associated with the living room. Rooms in this area may be separate or serve combination uses but the floor areas should be in relation to the functions to assure livability.

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#### FOOD PREPARATION

Kitchen

#### DINING

Dining Room  
Part of Living Room  
Part of Kitchen

#### SLEEPING

Bedrooms

#### SANITATION

Bathroom

#### RECREATION

Living Room  
Basement Game Room

#### TRAFFIC BETWEEN ROOMS

Halls

#### CHILDREN'S ACTIVITIES

Playroom  
Living Room  
Bedroom  
Terrace, Porch or Yard

#### GUEST ACCOMMODATION

Bedroom  
Living Room

#### LAUNDRY

Utility Room  
Kitchen  
Basement

#### STORAGE

Closets  
Cupboards

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Rooms used for sleeping should generally be located in corners to provide cross-ventilation and the bathroom should be easily accessible to all rooms and be located for a maximum of privacy.

Compromises will often be necessary but even the small house can be planned to provide ample living comfort and convenience by compact arrangement of space and to reflect simplicity, harmony and refinement in exterior design. Where two functions are combined in any room, for example, a compromise is made in the interest of space economy. Economy in planning also requires the elimination of waste space, especially unnecessary hall areas. It also demands rooms whose shape and wall space permit the use and arrangement of essential movable furniture in a minimum floor area. Economy in planning is related to the structural elements of the house and the installation of mechanical equipment, particularly those of heating and plumbing.

Exterior appearance is generally dictated by personal taste. However, unnecessary frills which add to the cost but do not serve a useful purpose should be avoided.

Structural soundness, pleasant appearance and eligibility for mortgage financing on easy terms are recom-

mendations for any design. And because a well-designed house will be suitable to the greatest number of people, it will have a good re-sale value.

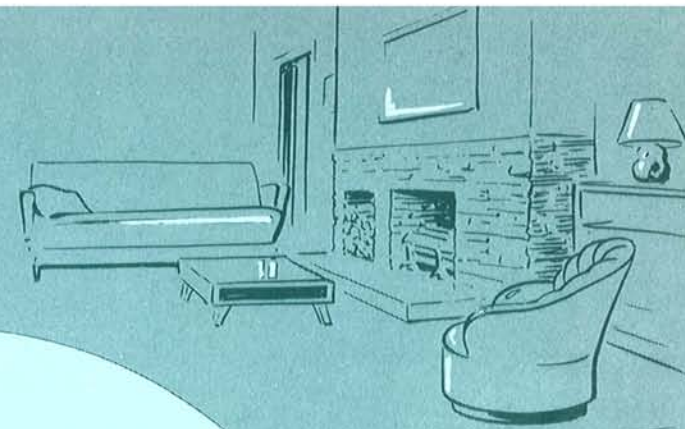
Here are a few other suggestions:

Use natural characteristics to advantage in locating the house on the lot. Leave room for a garden and garage. If possible, the latter should be attached to the house. A breezeway is a most attractive and convenient link.

Avoid windows that look into those of neighbours, but if there's a view capture it with a picture window. Rooms should be so arranged in relation to orientation that each room will get its share of sunshine during the day.

Finally, an effort should be made to visualize existing and contemplated furniture and equipment in the house and to determine whether or not it will conveniently meet the living needs of the family.

A good method of checking is to draw the floor plans to a scale of  $\frac{1}{4}$ " equals 1' and then sketch in furniture to the same scale. This provides a check on the circulation, door and window locations, adequacy of room sizes and shapes and many other details as the requirements of living and house-keeping habits are pictured in the house furnished on paper.





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**Central**

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