



SMALL
HOUSE
DESIGNS

Bungalows

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—BUNGALOWS** 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—1½-STOREY

SMALL HOUSE DESIGNS— 2-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).

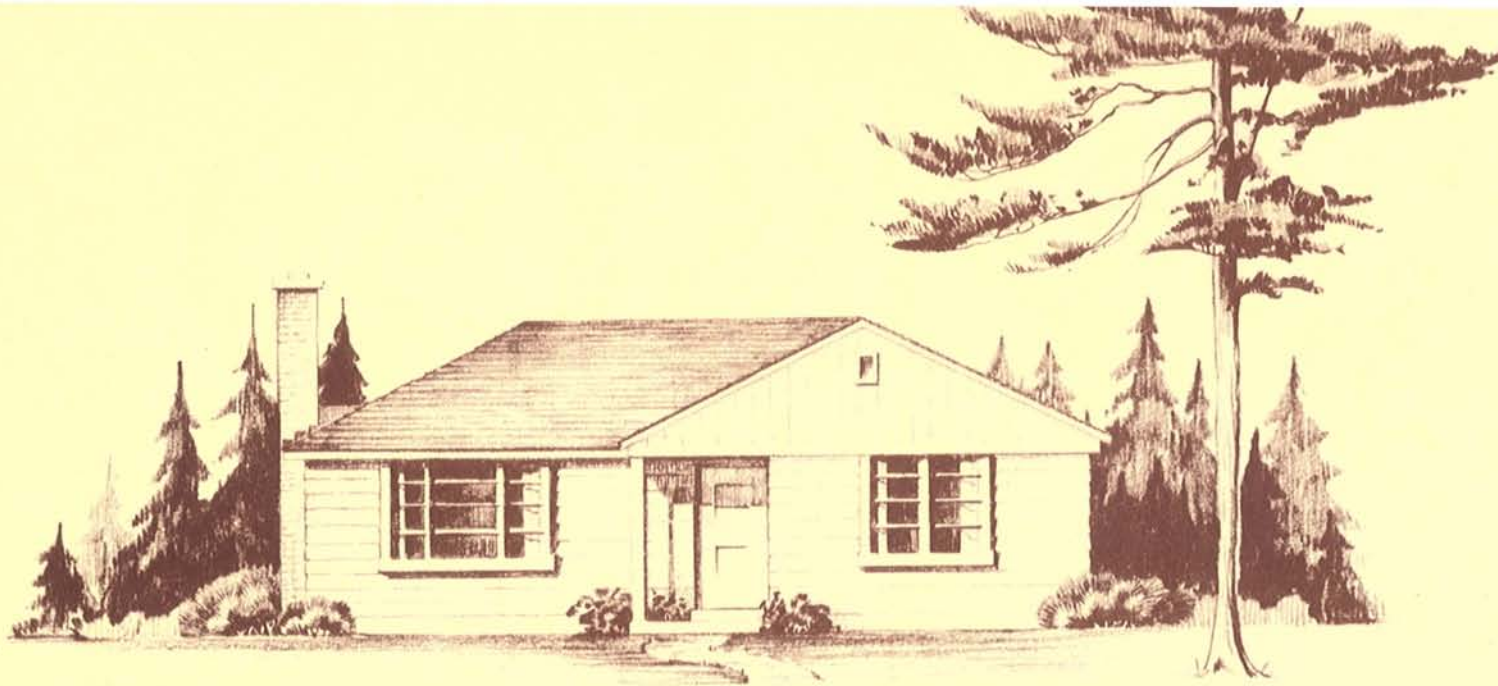
Working drawings should be ordered by number from the nearest regional or branch office of Central Mortgage and Housing Corporation. Regional and branch offices are located as follows:

REGIONAL OFFICES

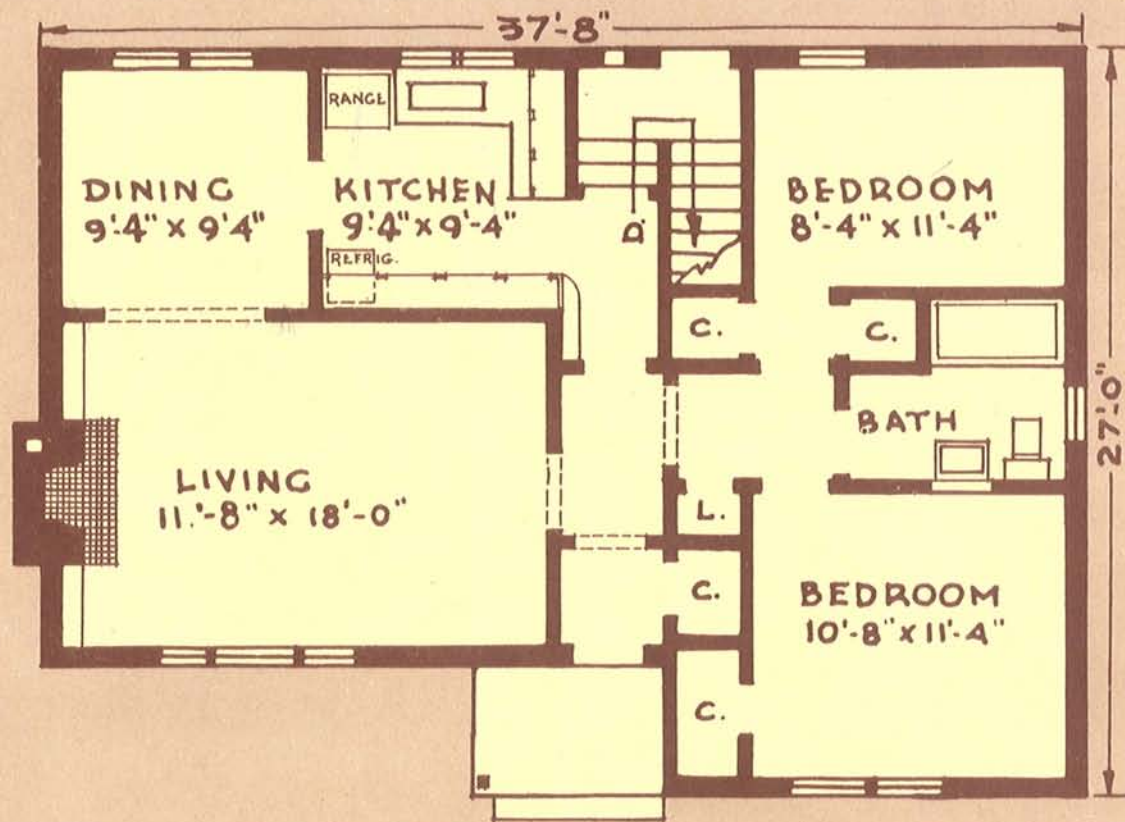
Vancouver	Winnipeg	Toronto	Montreal	Halifax
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BRANCH OFFICES

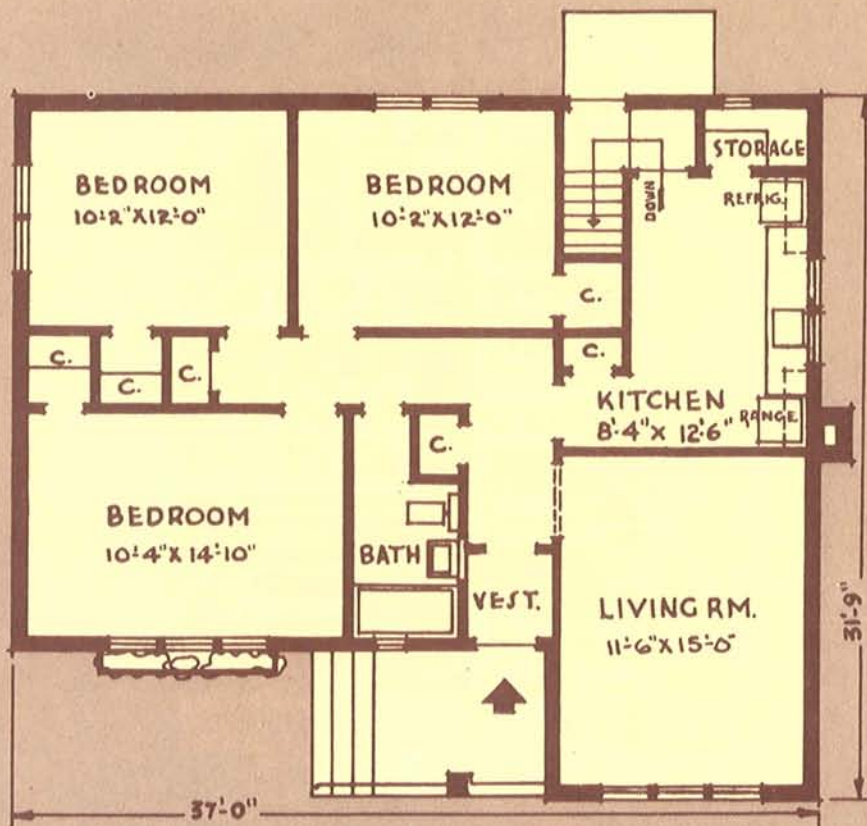
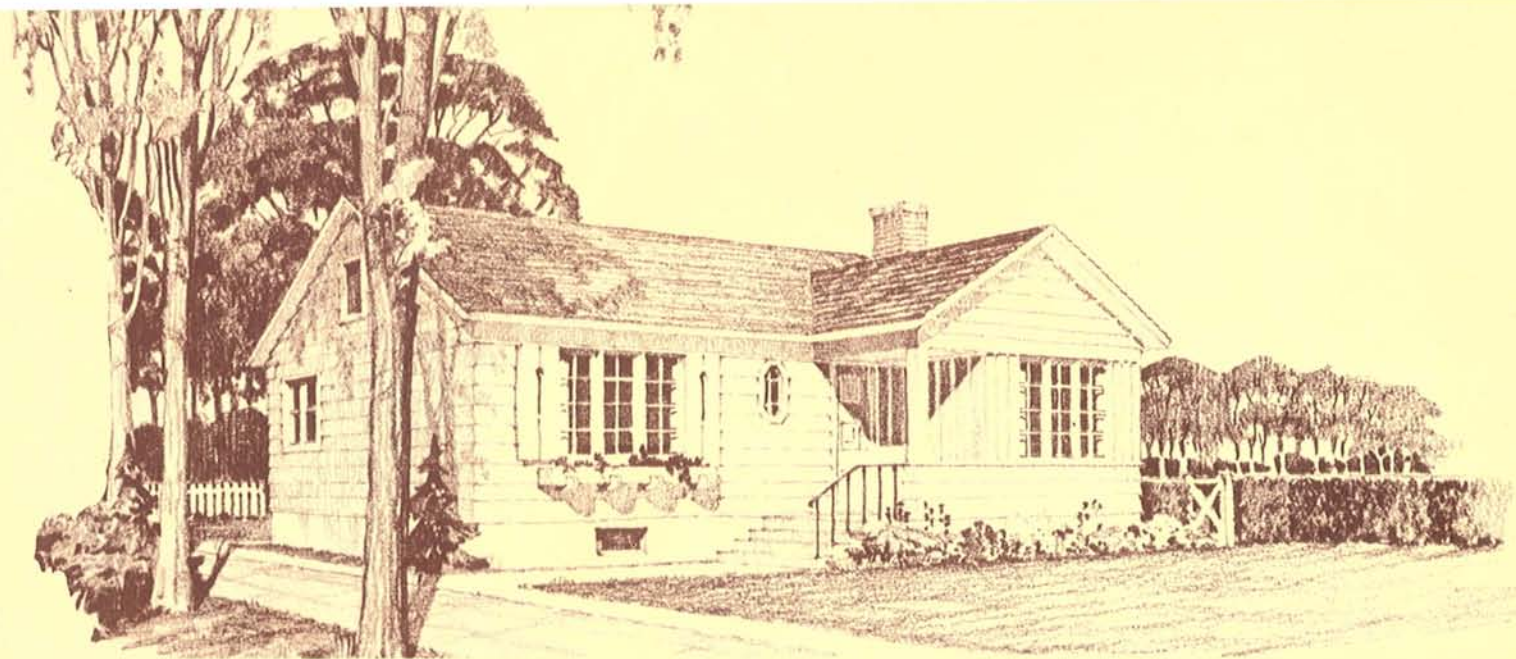
Victoria	Edmonton	Sarnia	North Bay	Three Rivers
Trail	Regina	London	Peterborough	Quebec
Kelowna	Saskatoon	Hamilton	Ottawa	Saint John
Lethbridge	Windsor	Kitchener	Sherbrooke	Moncton
Calgary				St. John's, Nfld.



Area: 904.6 sq. ft.
 Cubic Contents:
 17,431.5 cu. ft.
 Architect: M. G. Dixon



DESIGN N^o 50 -1

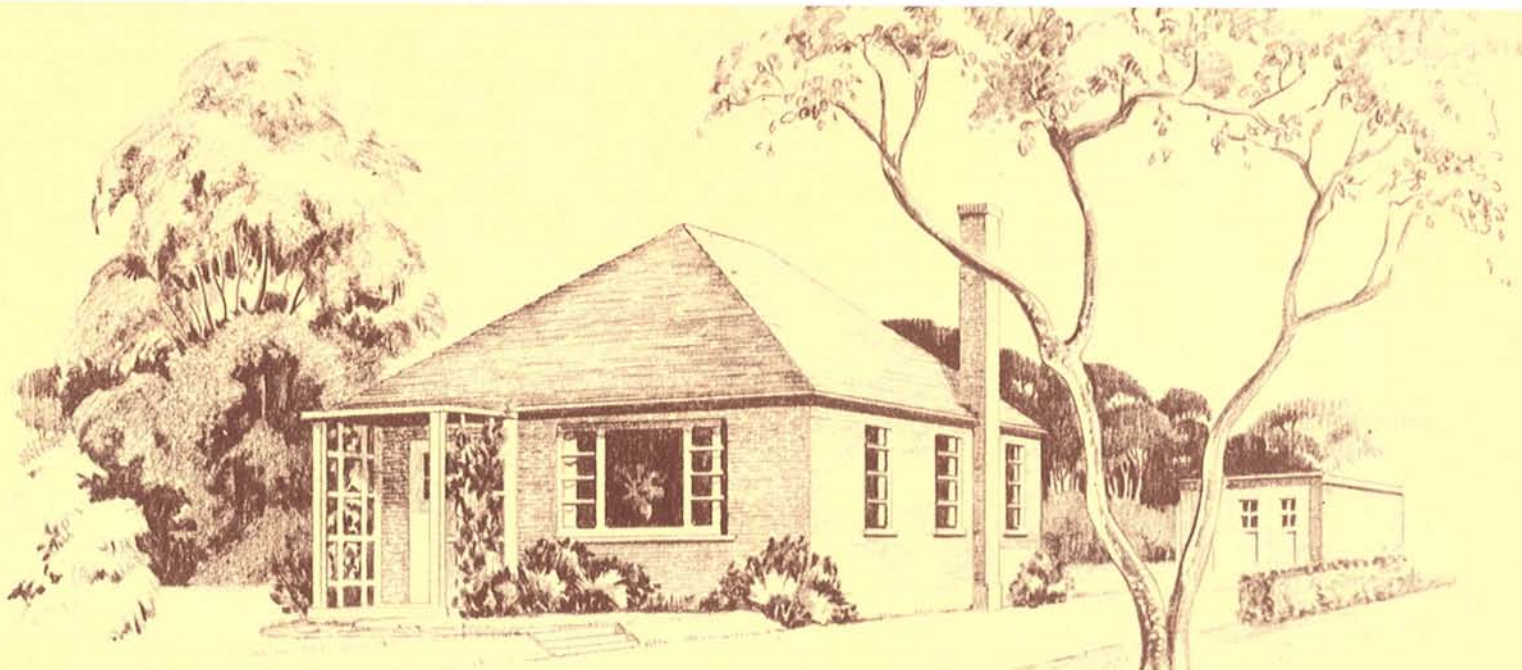


Area: 1,008 sq. ft.

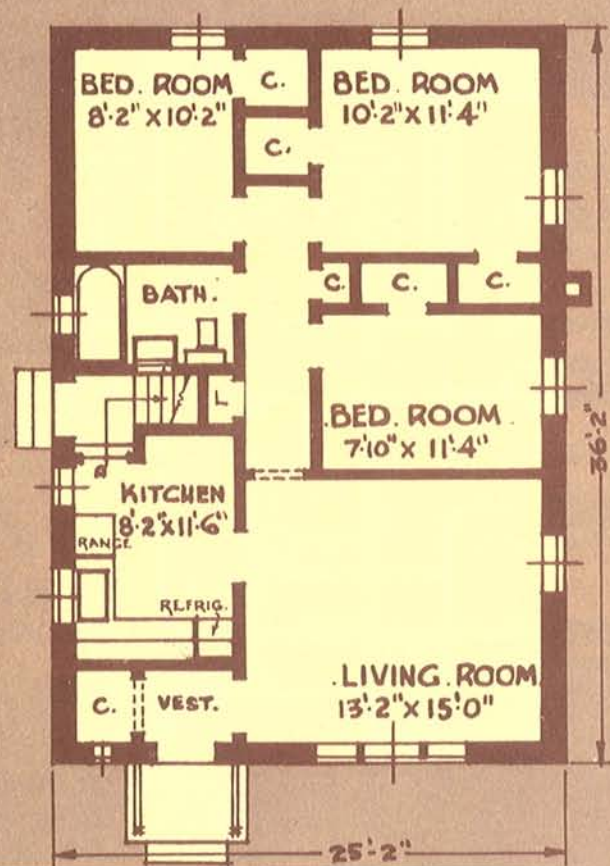
Cubic Contents:
21,150 cu. ft.

Architect: Roland Dumais

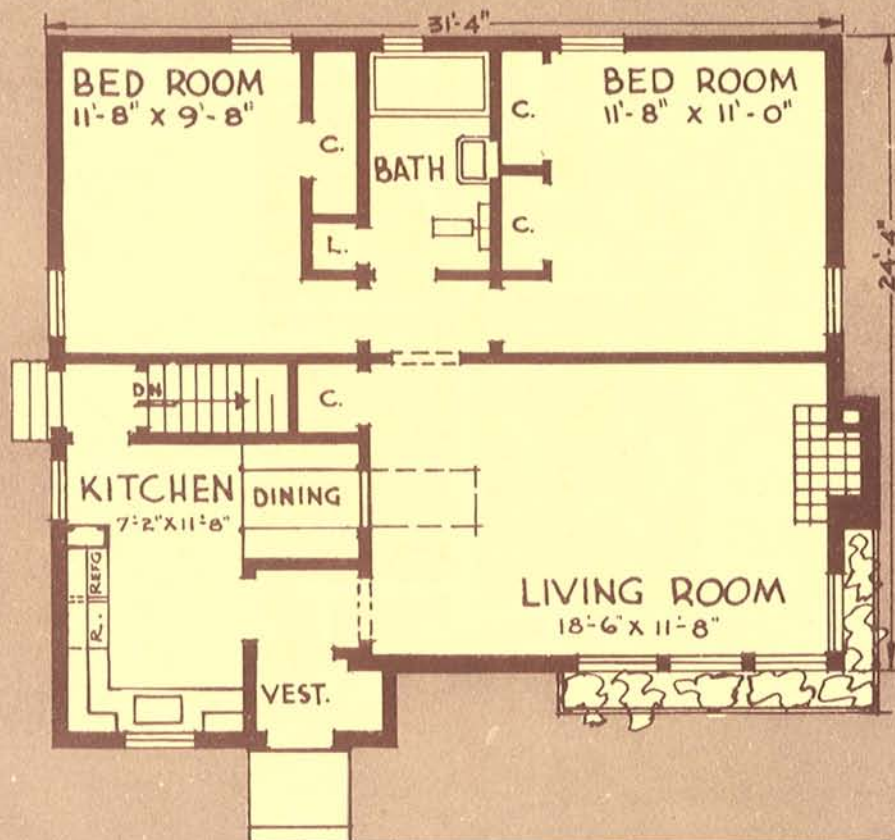
DESIGN NO. 50-2



Area: 910 sq. ft.
 Cubic Contents:
 18,424 cu. ft.



DESIGN N^o 50 - 3

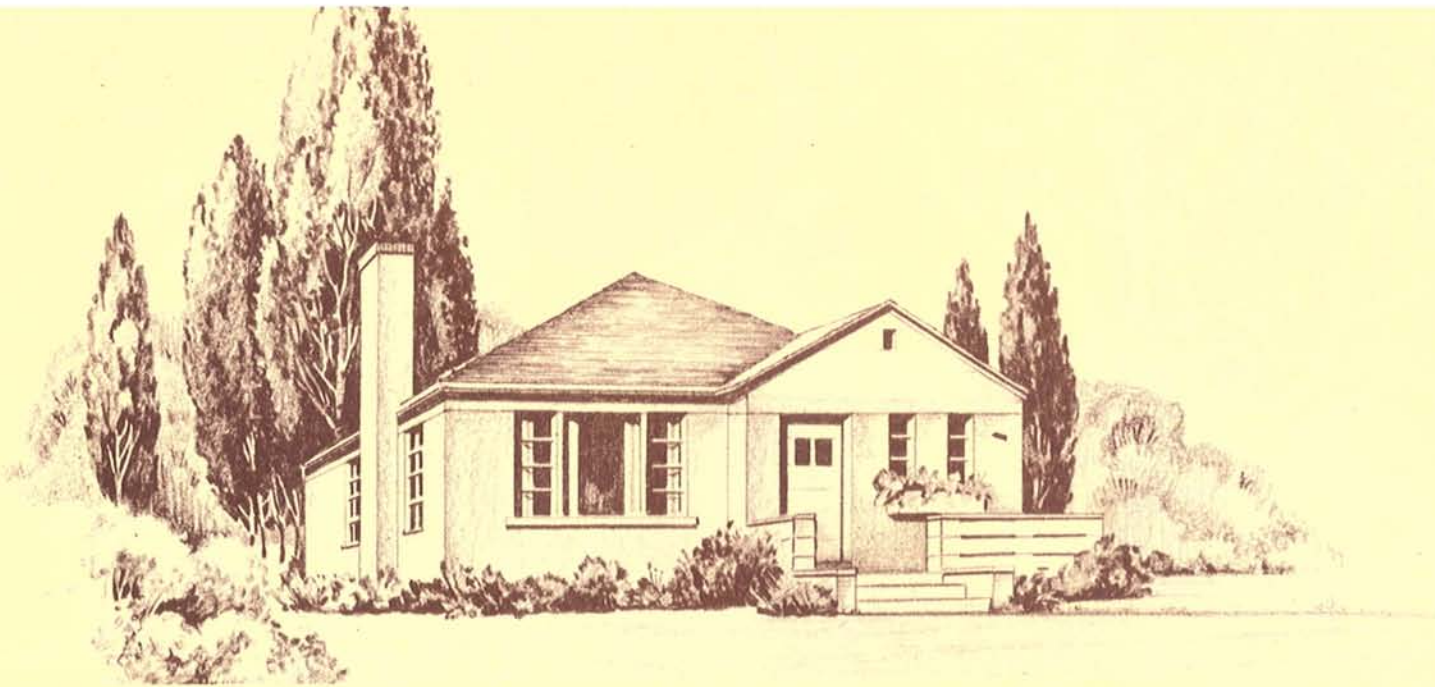


Area: 806 sq. ft.

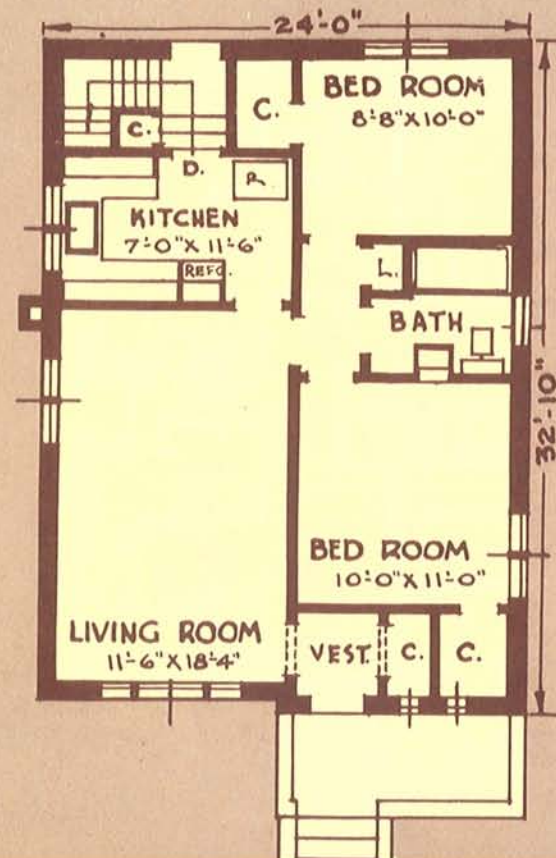
Cubic Contents:
16,930 cu. ft.

Architect: M. G. Dixon

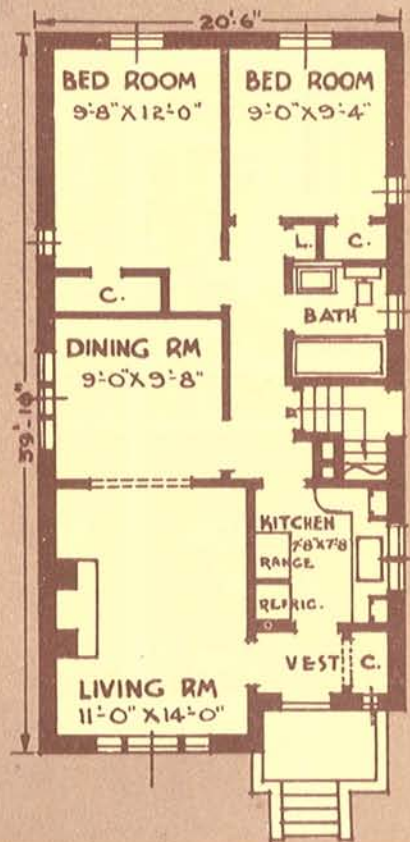
DESIGN NO. 50 - 4



Area: 780.5 sq. ft.
 Cubic Contents:
 15,098.7 cu. ft.



DESIGN N° 50 -5



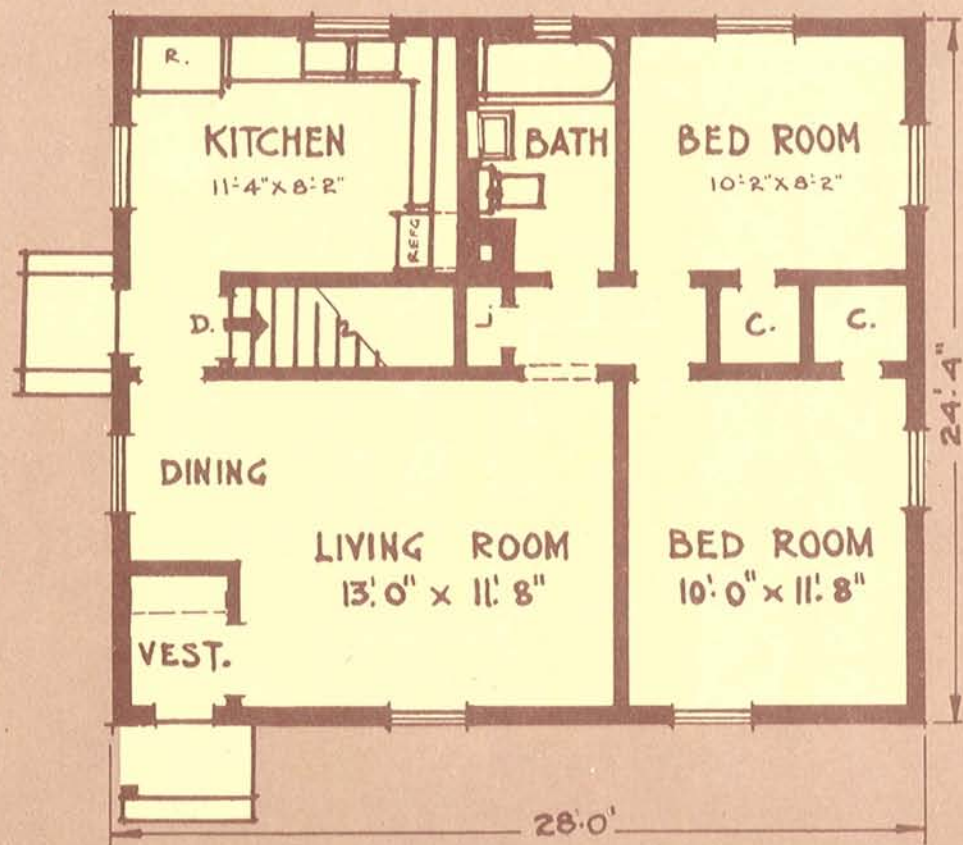
Area: 798.5 sq. ft.
Cubic Contents:
16,160 cu. ft.

DESIGN NO 50 - 6

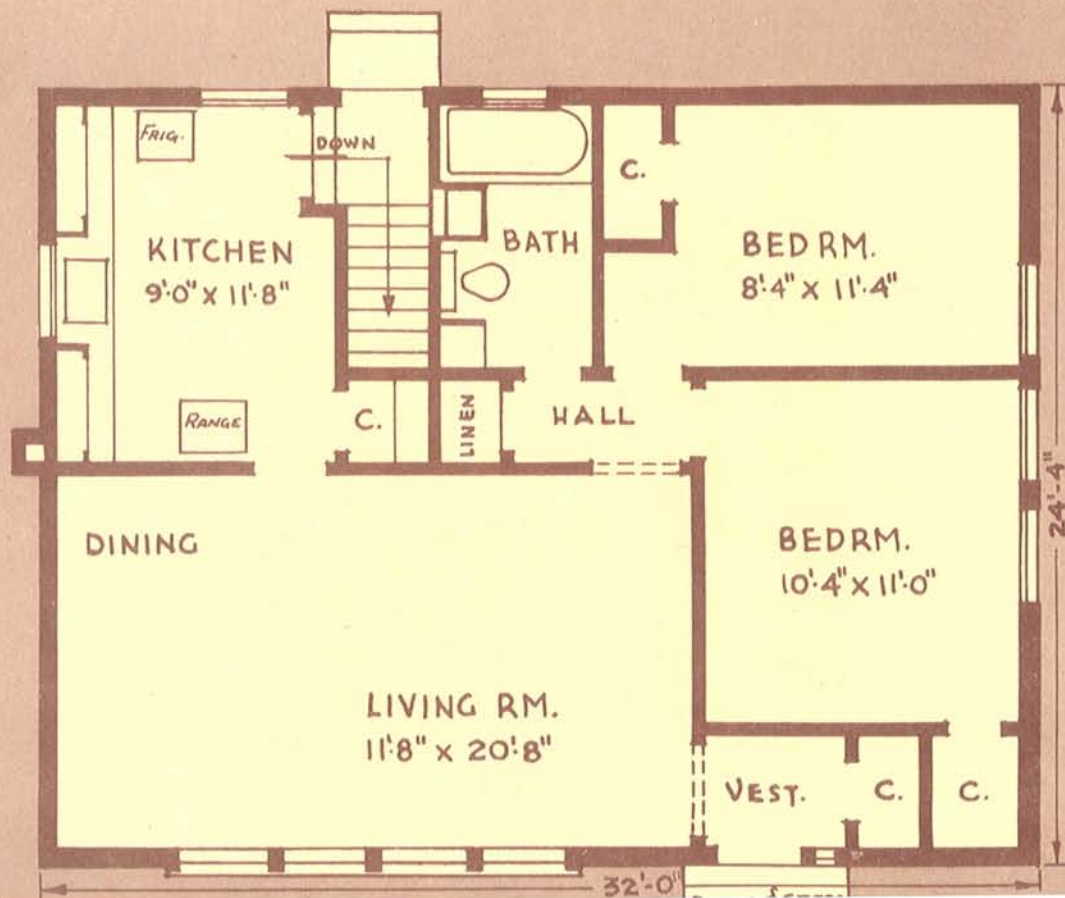


Area: 681 sq. ft.
 Cubic Contents:
 13,790 cu. ft.

Architect: M. G. Dixon



DESIGN N^o 50 - 7



Area: 779 sq. ft.
Cubic Contents:
14,979 cu. ft.

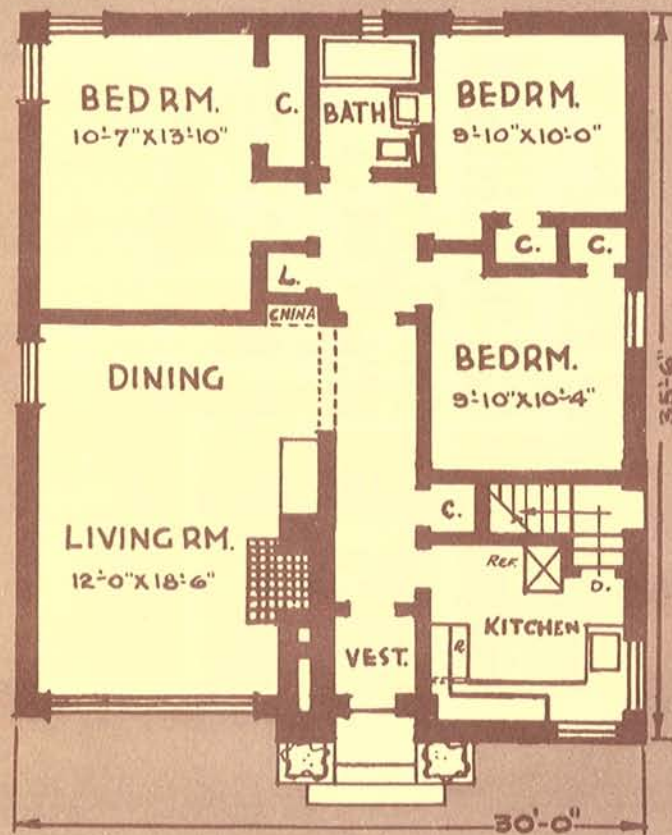
Architect: M. G. Dixon

DESIGN No 50-8

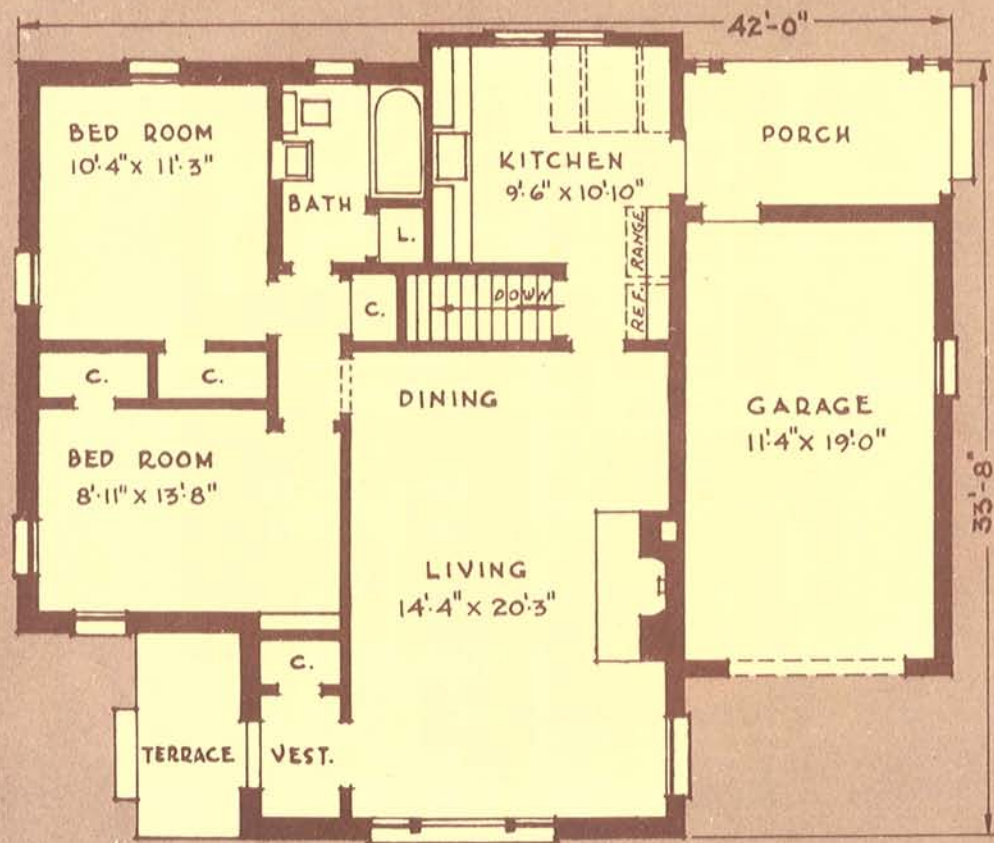
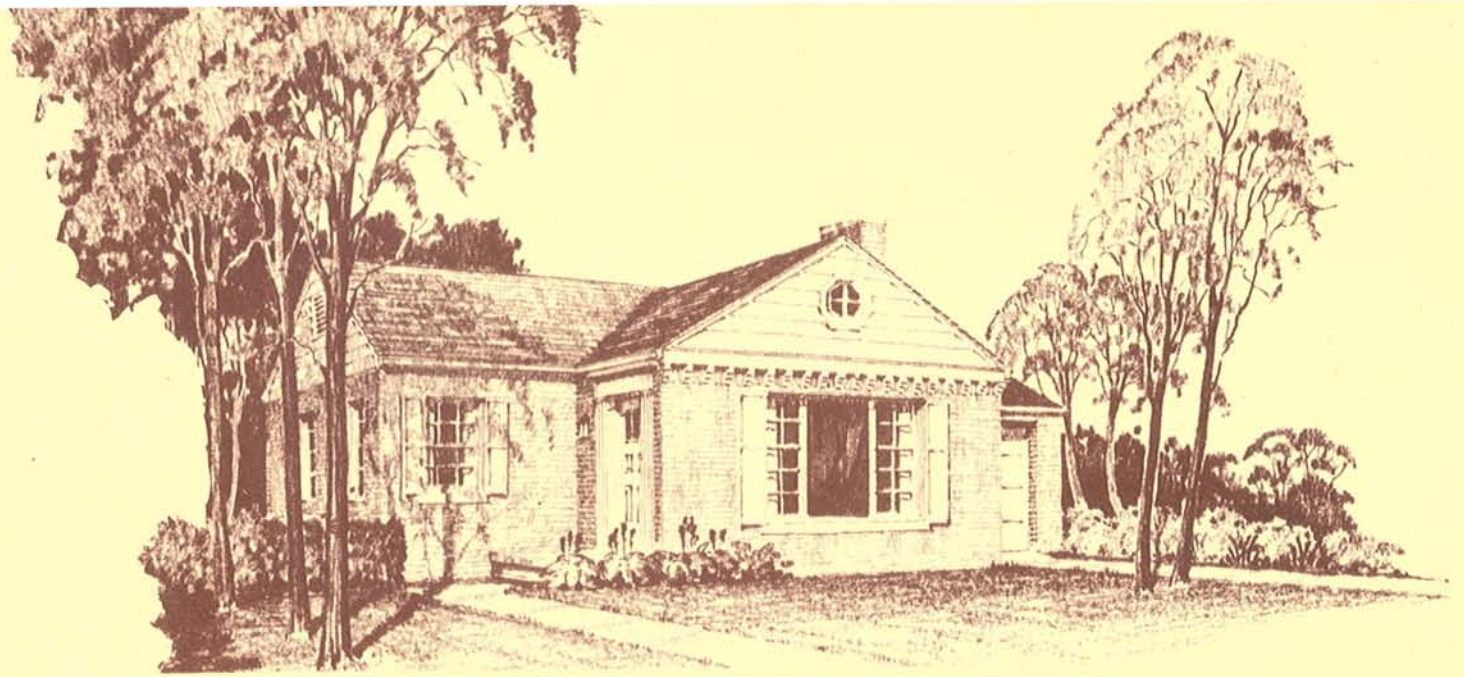


Area: 1,045 sq. ft.
 Cubic Contents:
 22,500 cu. ft.

Architect:
 A. Martineau —
 del. H. C. Jarvis



DESIGN N^o 50 - 9



Area: 897.5 sq. ft.

Cubic Contents:
18,209 cu. ft.

Architect: H. C. Beckett

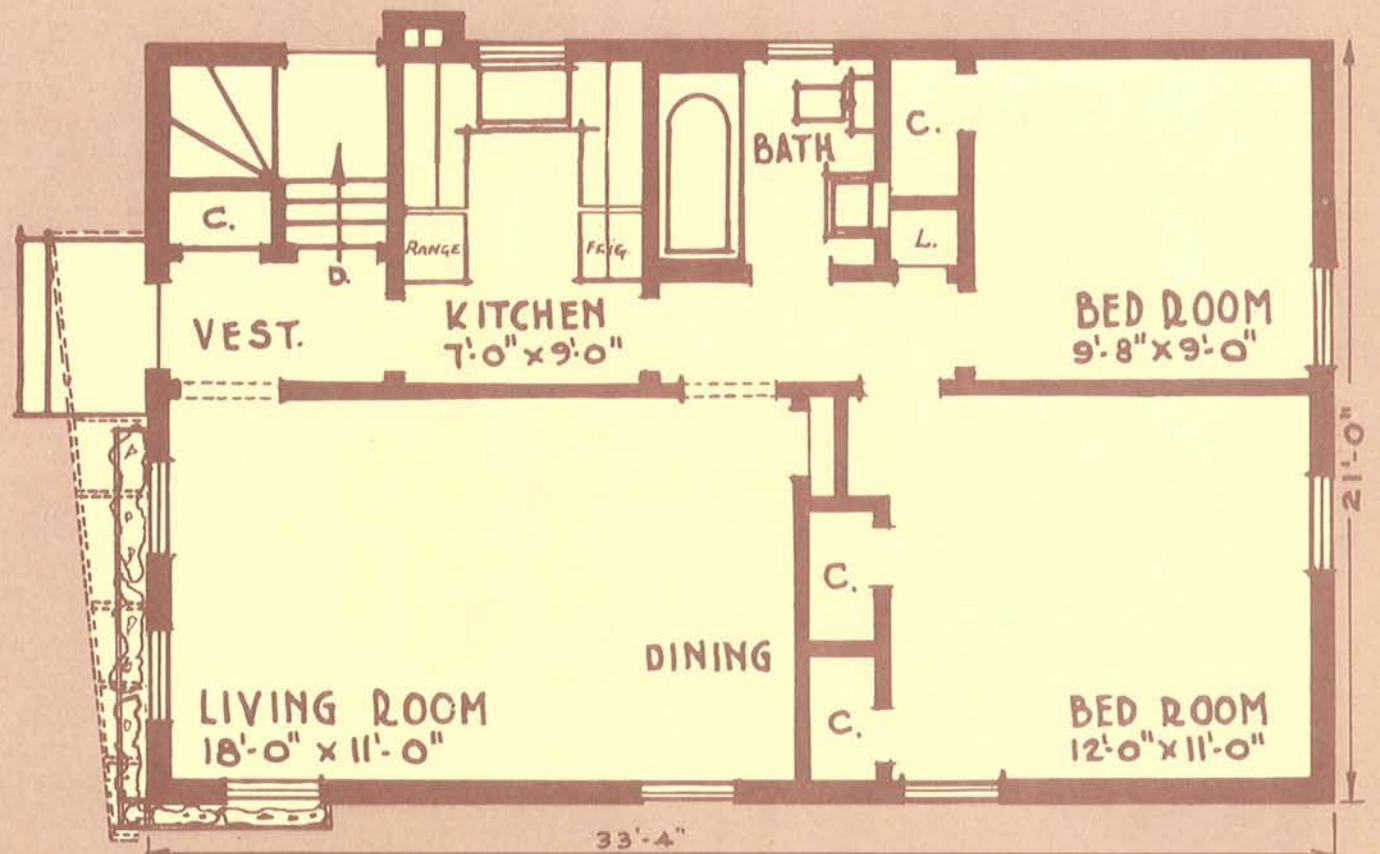
DESIGN No 50-10

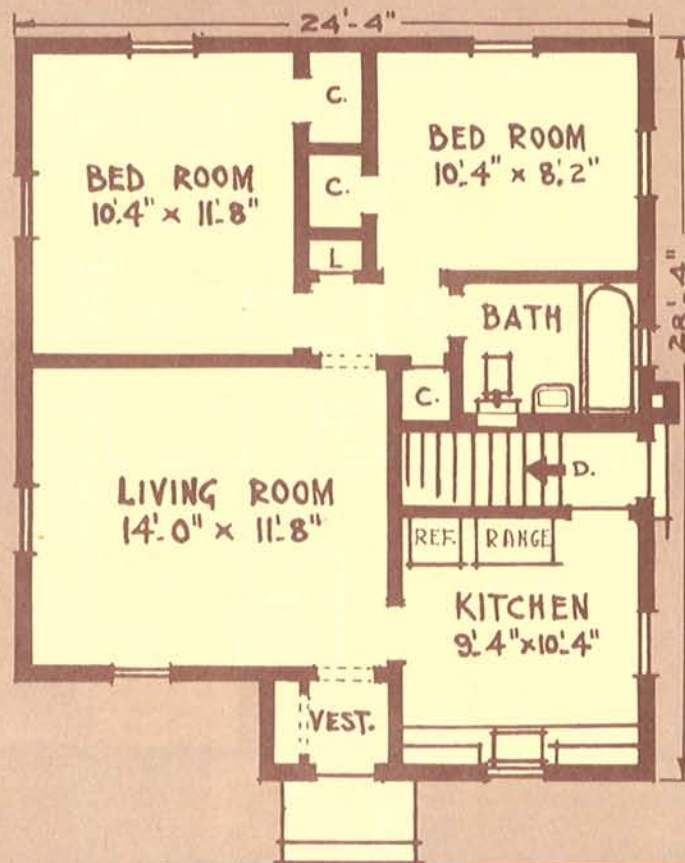
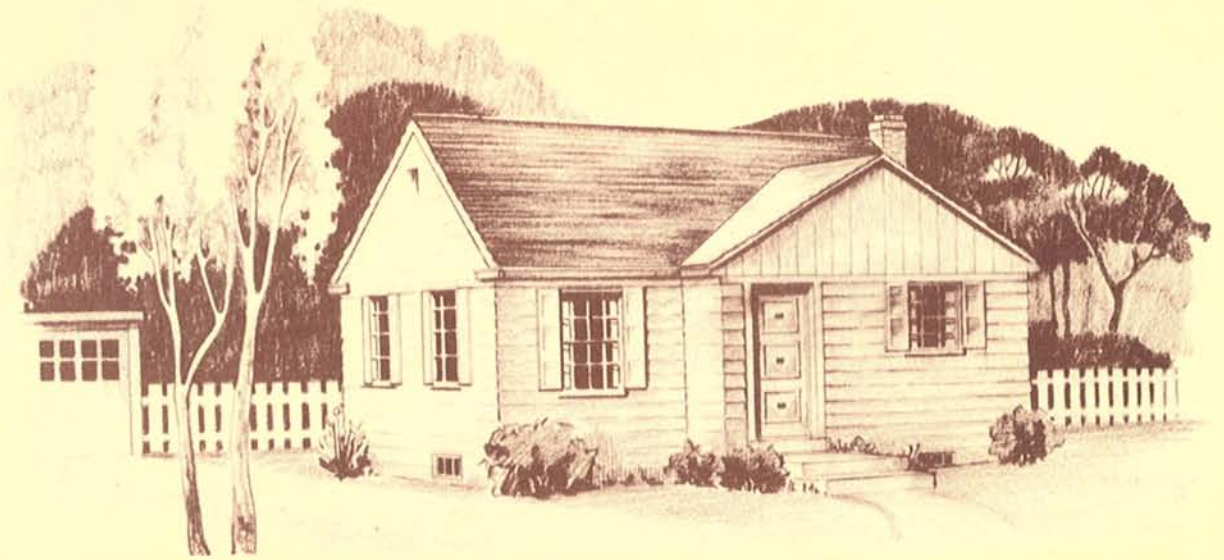


Area: 700 sq. ft.

Cubic Contents:
13,930 cu. ft.

Architect: M. G. Dixon





Area: 652 sq. ft.

Cubic Contents:
12,950 cu. ft.

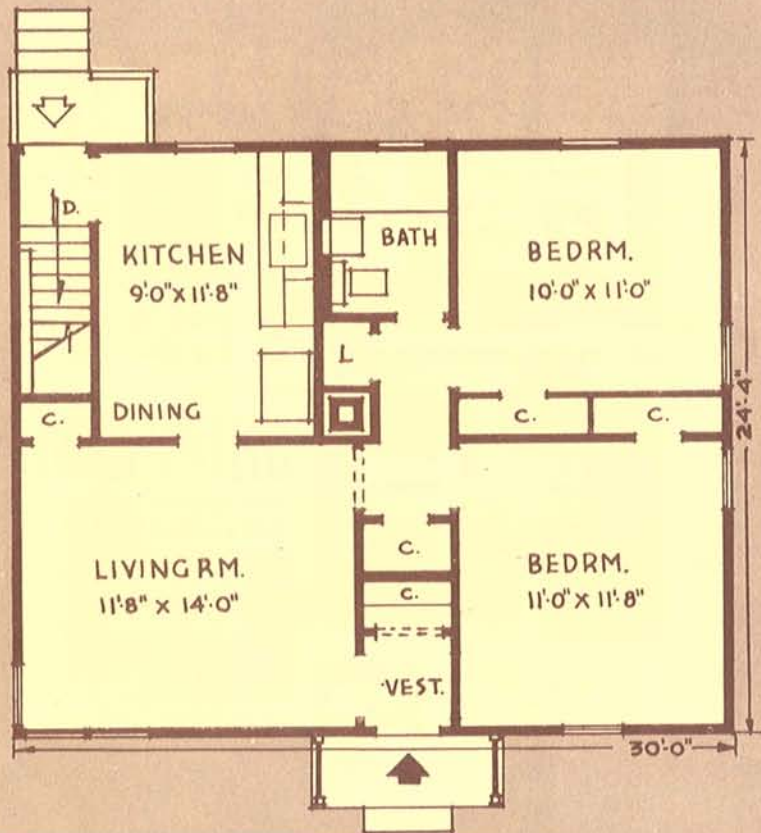
Architect: M. G. Dixon

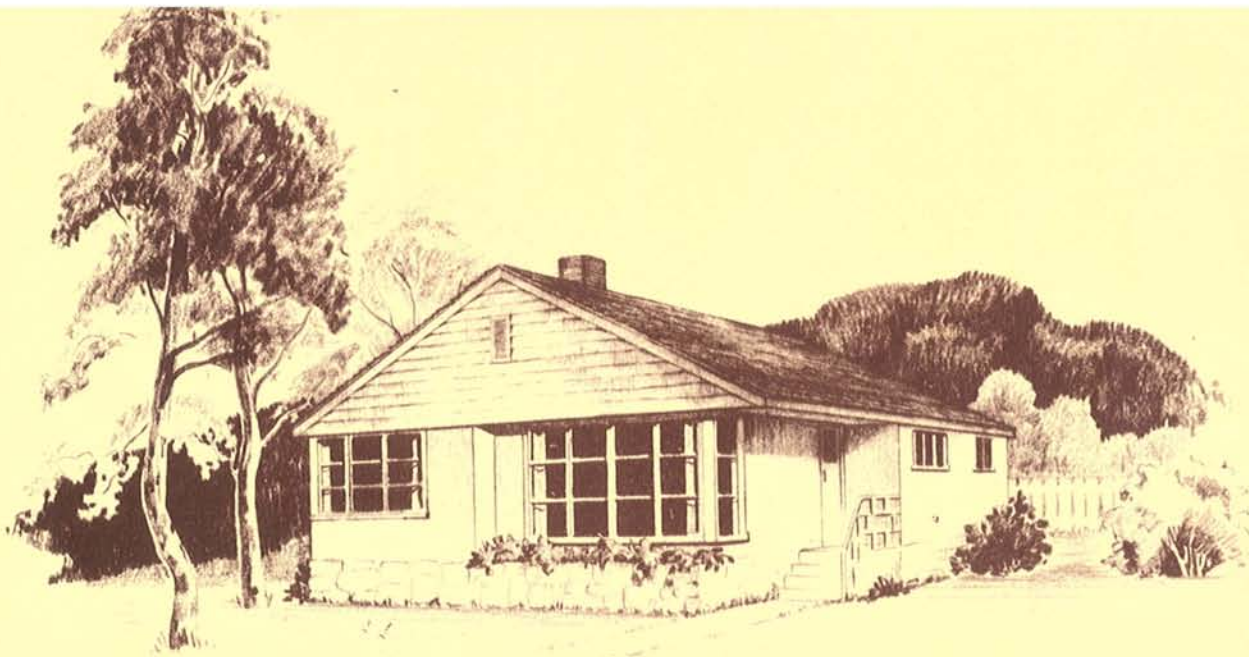
DESIGN No. 50-12



Area: 730 sq. ft.
 Cubic Contents:
 14,008 cu. ft.

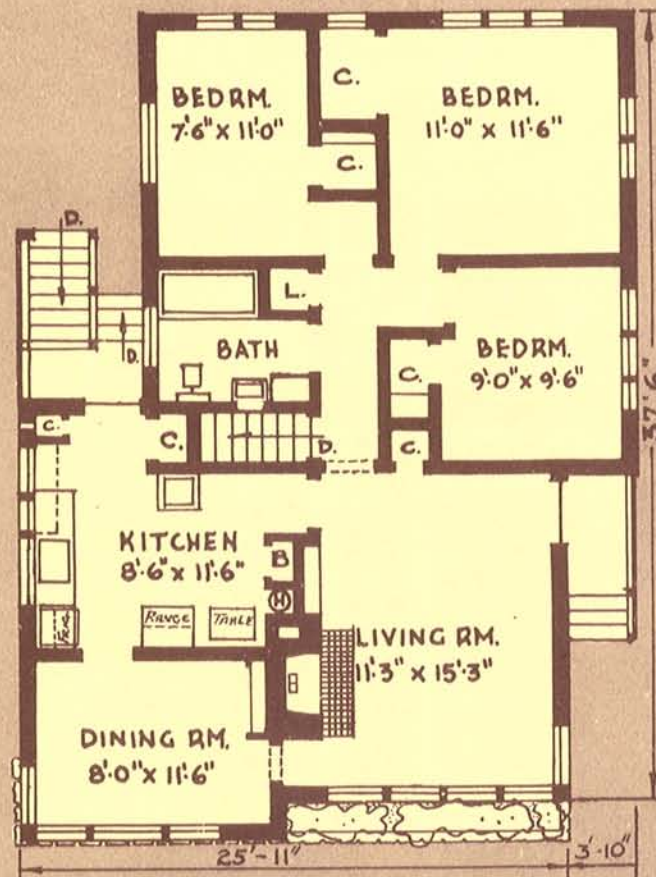
DESIGN N° 50-13



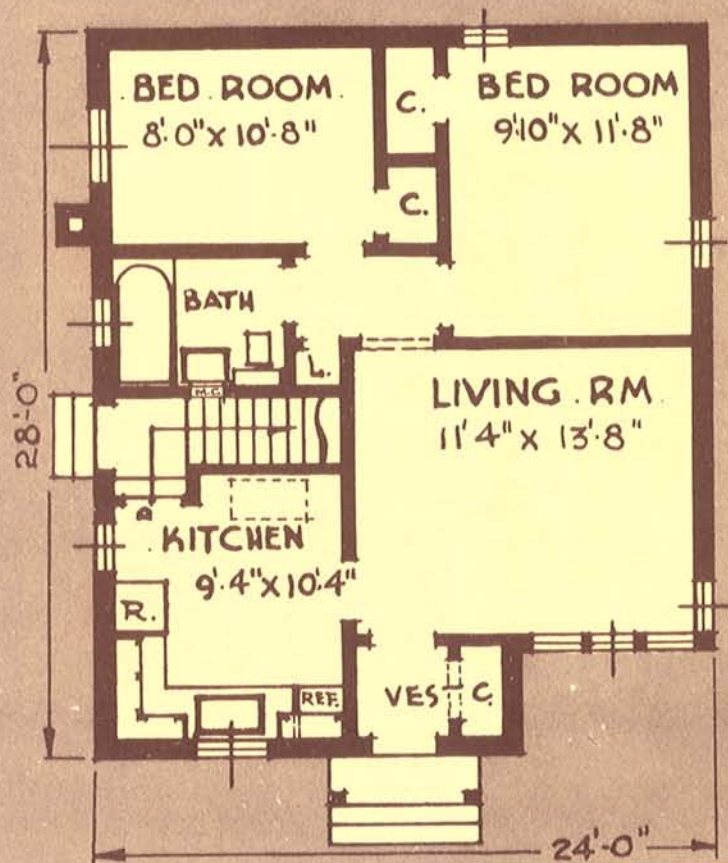


Area: 982 sq. ft.
 Cubic Contents:
 18,046 cu. ft.

Architect: A. W. Gray

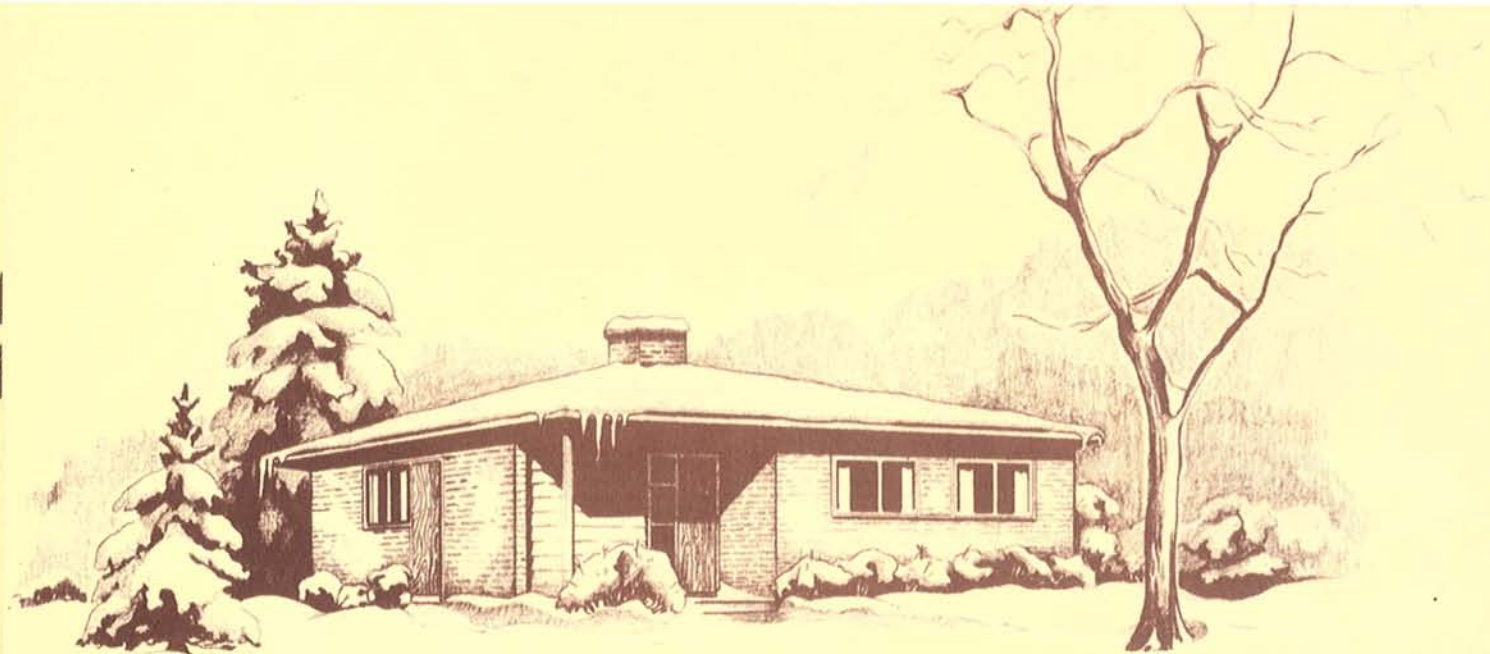


DESIGN N° 50-15



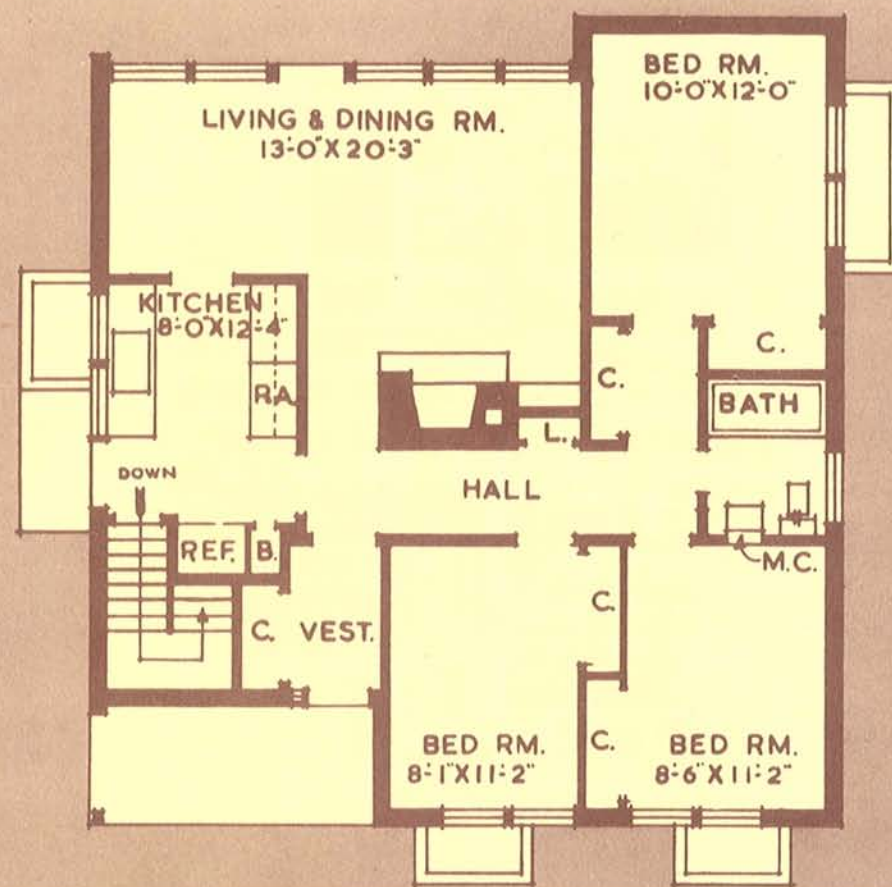
Area: 641 sq. ft.
 Cubic Contents:
 12,505.5 cu. ft.

DESIGN No 50-16

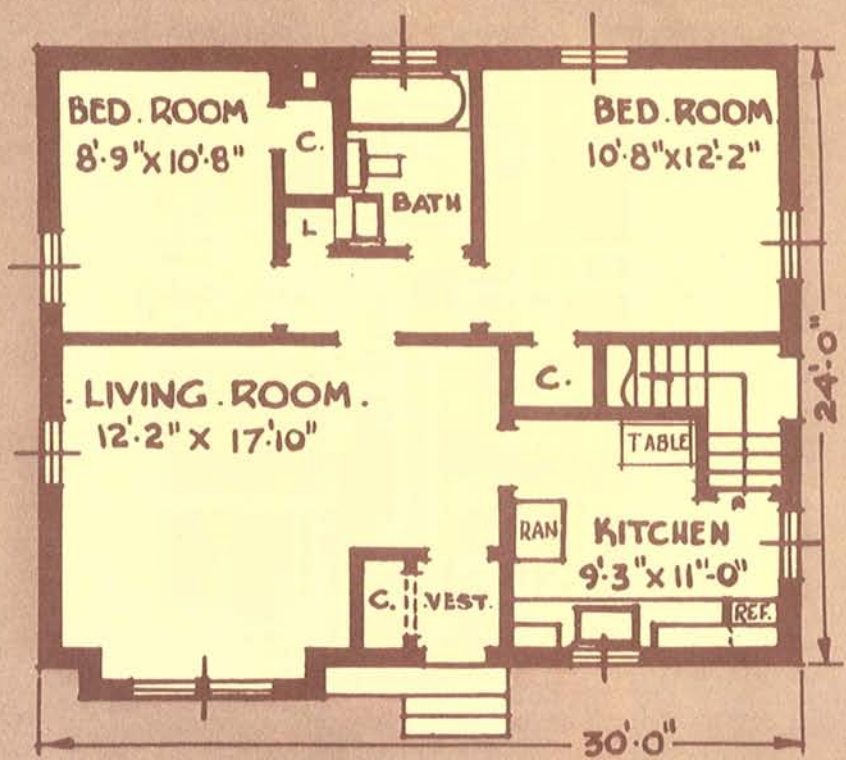


Area: 987 sq. ft.
 Cubic Contents:
 19,523 cu. ft.

Architects:
 G. Burniston; J. Storey

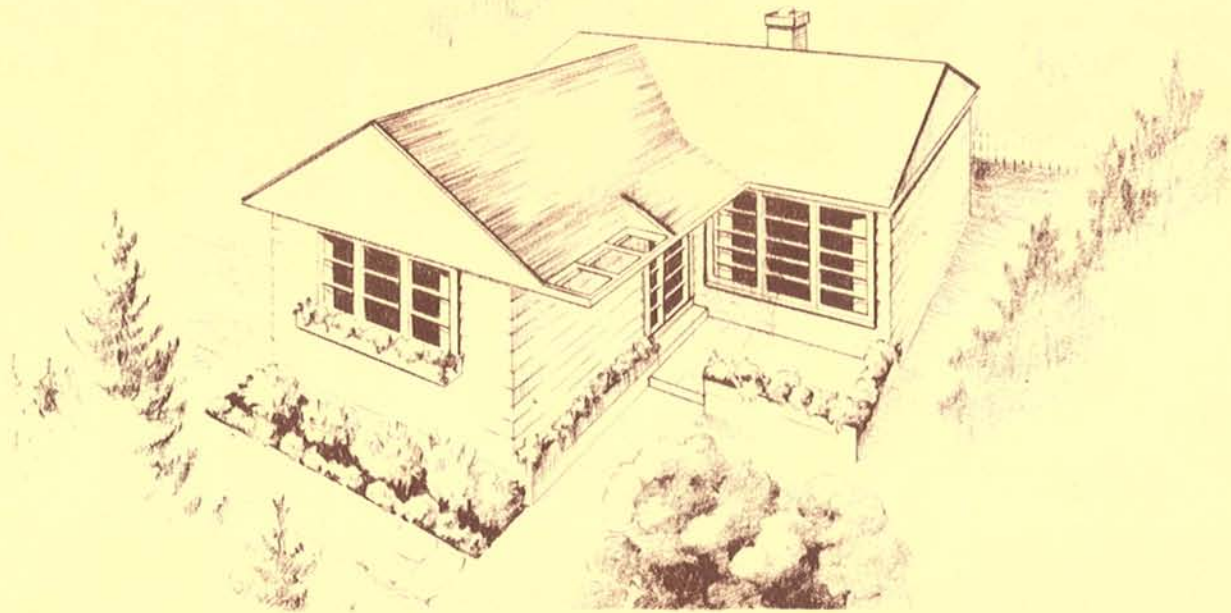


DESIGN N° 50 -17



Area: 732 sq. ft.
 Cubic Contents:
 15,228 cu. ft.

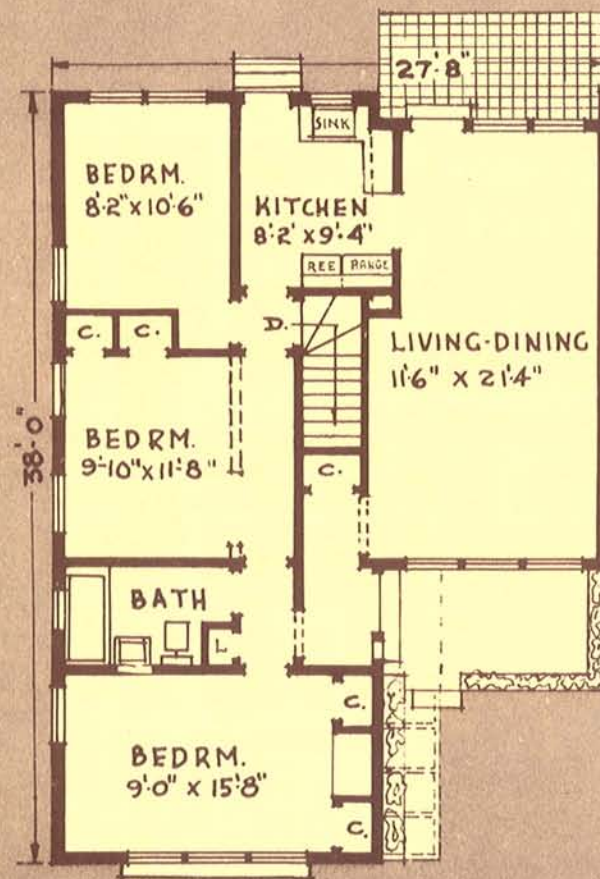
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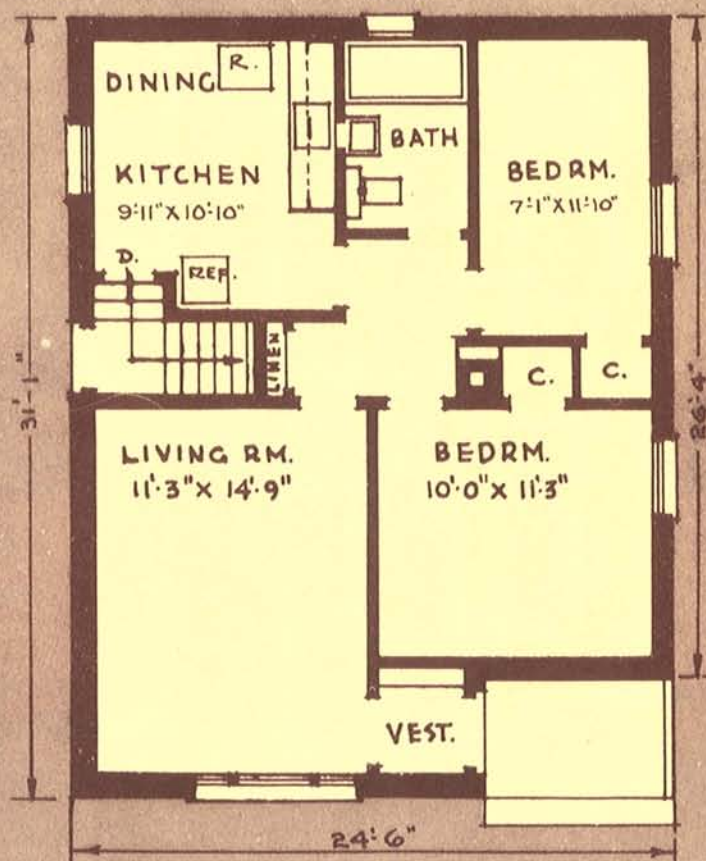
Area: 870 sq. ft.

Cubic Contents:
16,720 cu. ft.

Architect: M. G. Dixon



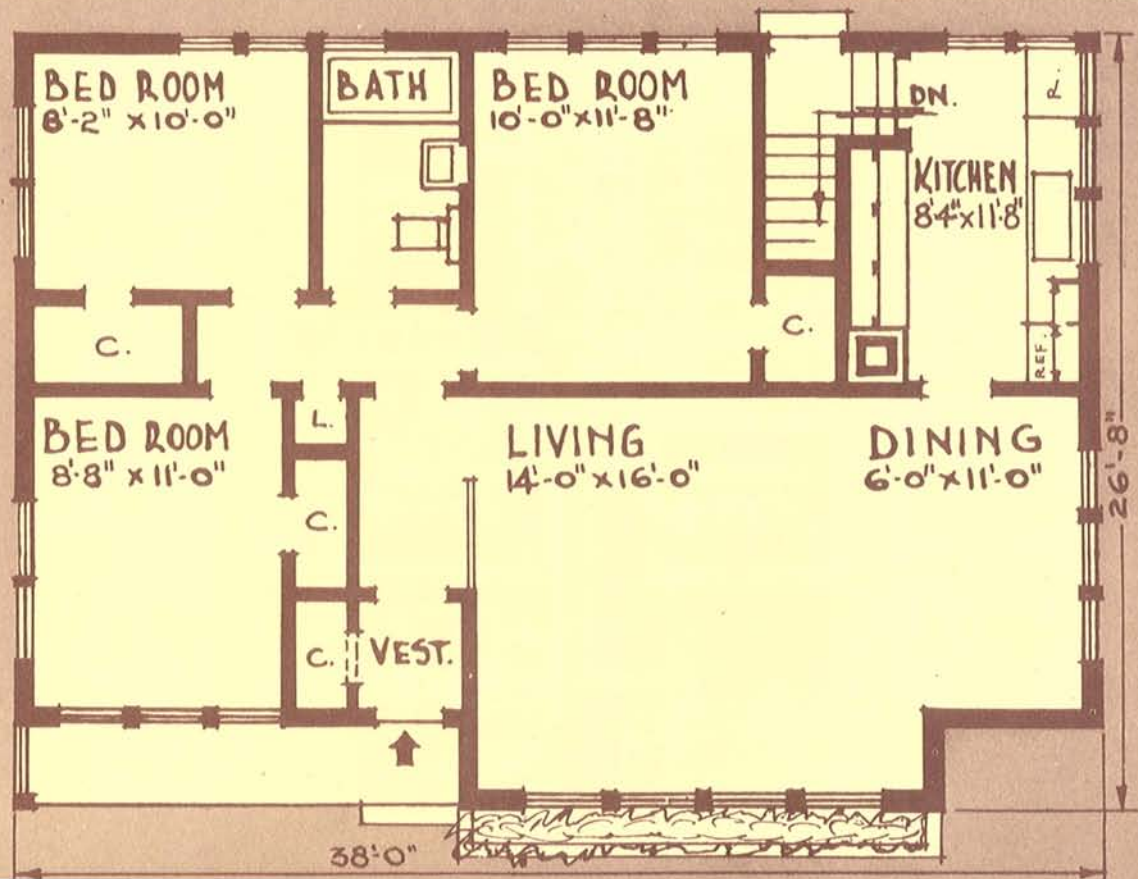
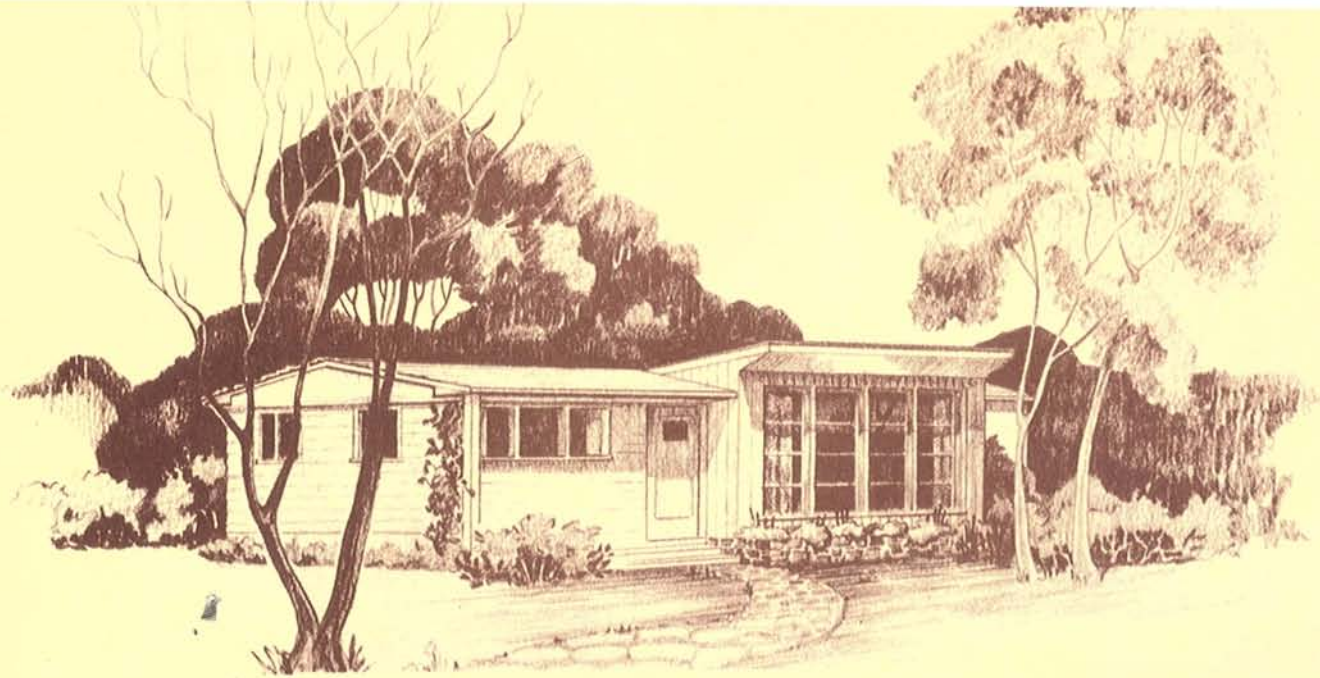
DESIGN N^o 50-19



Area: 725 sq. ft.
 Cubic Contents:
 14,178.5 cu. ft.

Architects:
 Wilson & Newton

DESIGN No 50-20

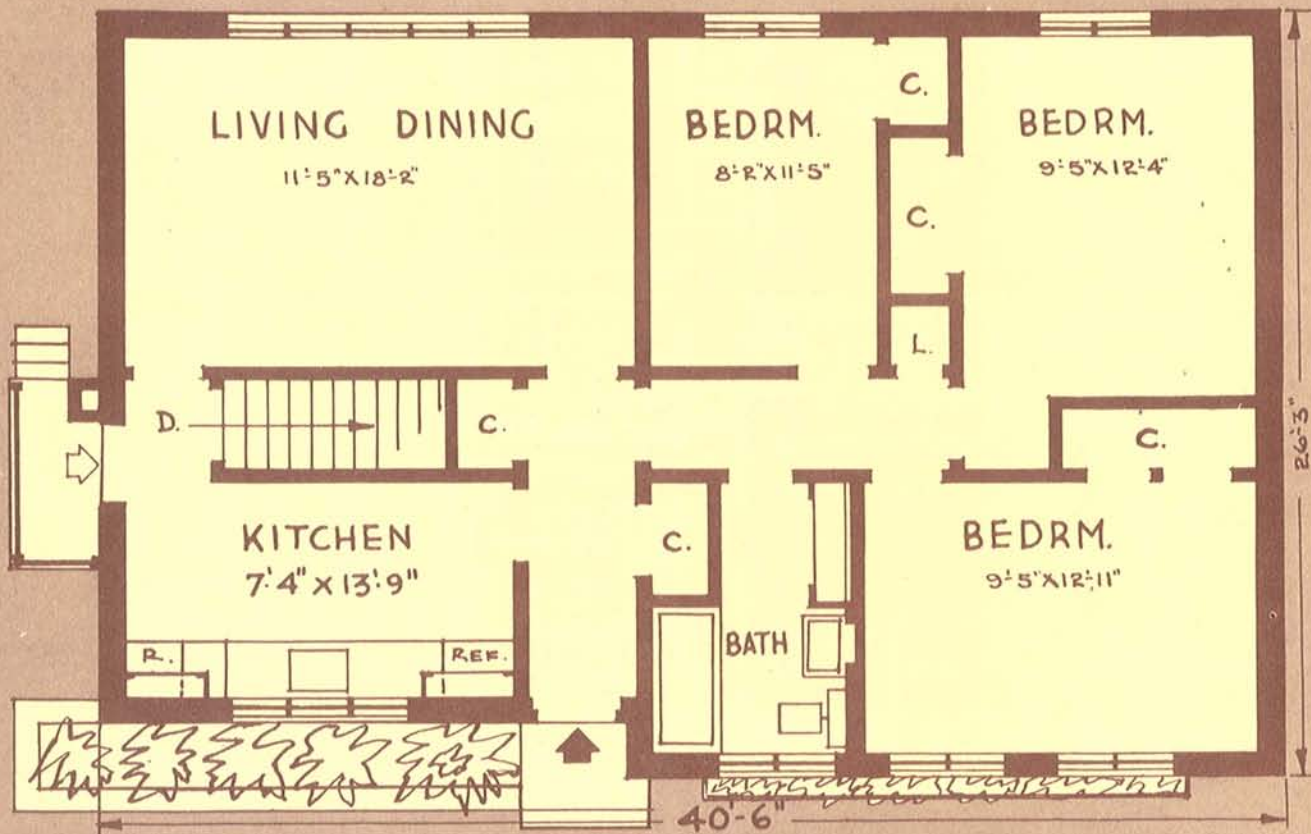
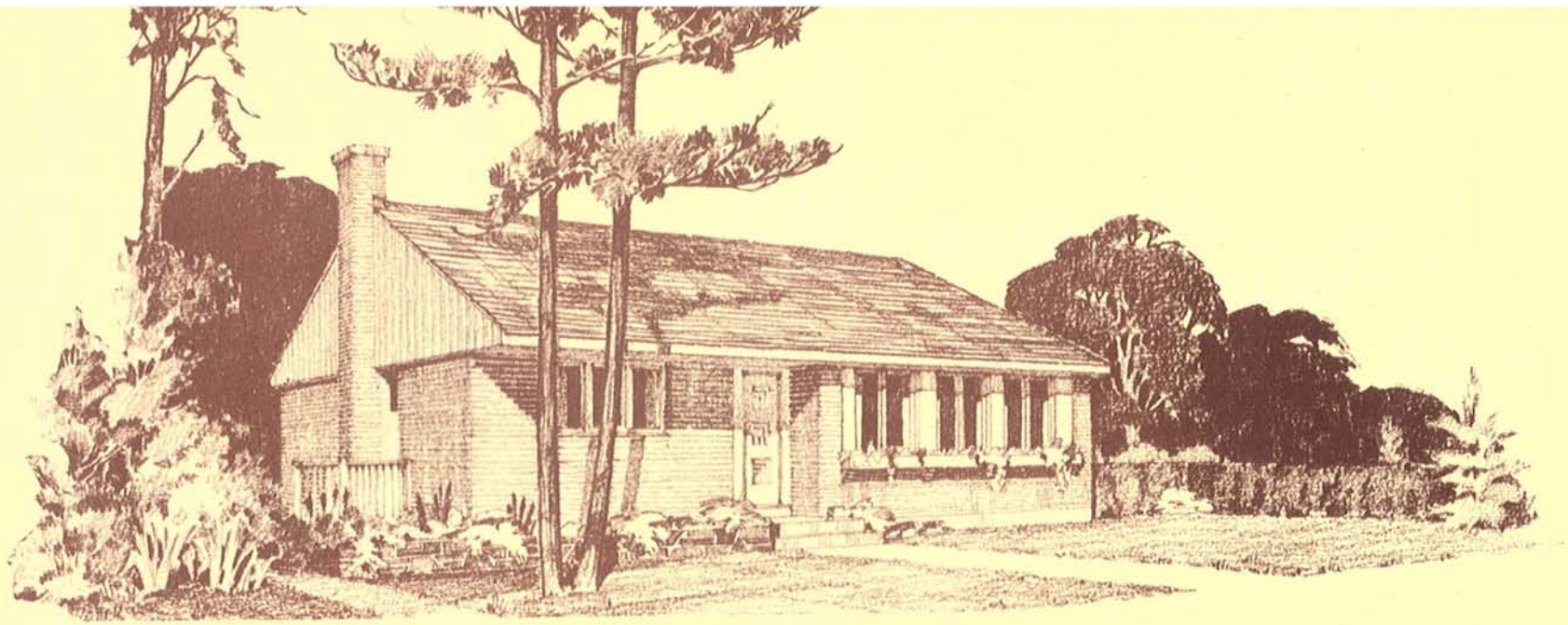


Area: 950 sq. ft.

Cubic Contents:
17,775 cu. ft.

Architect: M. G. Dixon

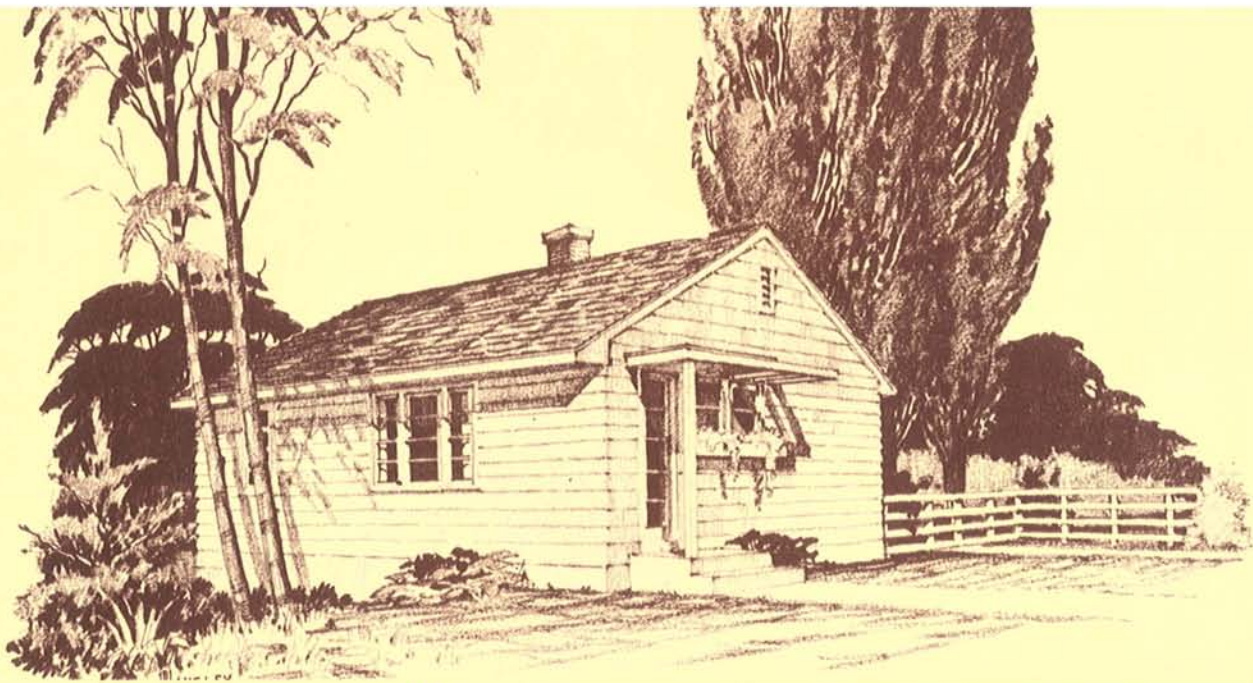
DESIGN N^o 50-21



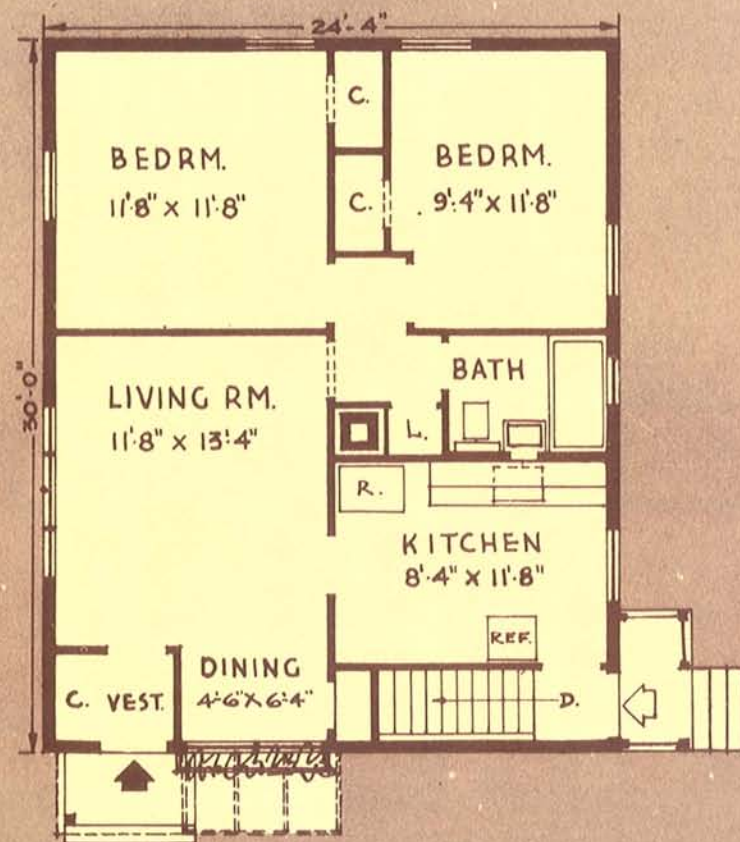
Area: 1,026 sq. ft.
Cubic Contents:
20,520 cu. ft.

Architects:
Wilson & Newton

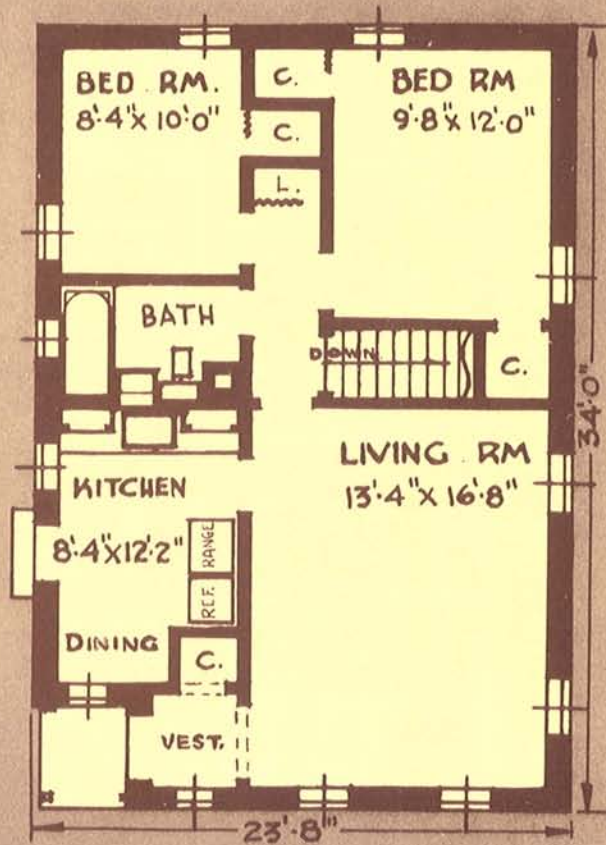
DESIGN NO. 50-22



Area: 730 sq. ft.
 Cubic Contents:
 14,600 cu. ft.



DESIGN N° 50-23



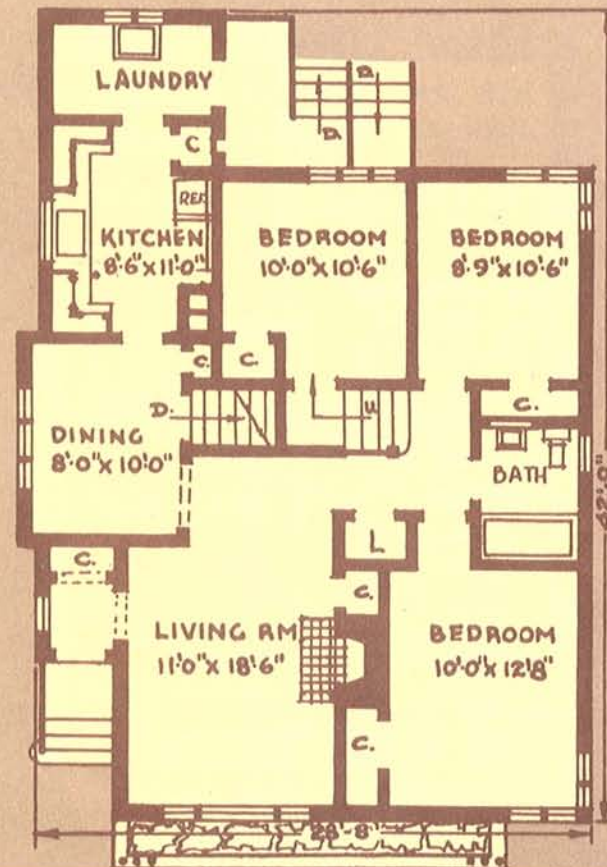
Area: 784 sq. ft.
 Cubic Contents:
 17,349 cu. ft.

DESIGN NO. 50-24

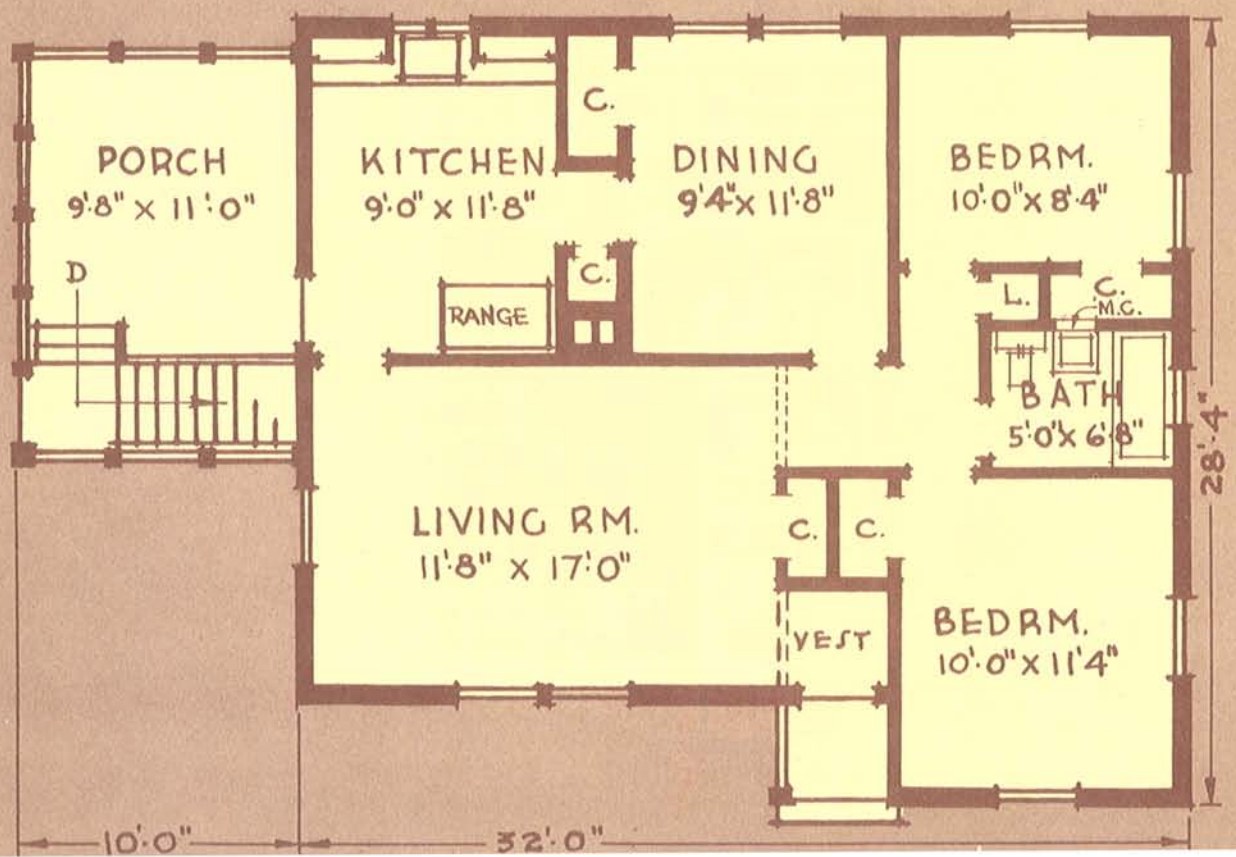


Area: 1,022 sq. ft.
 Cubic Contents:
 16,600 cu. ft.

Architect:
 J. Douglas Hunter

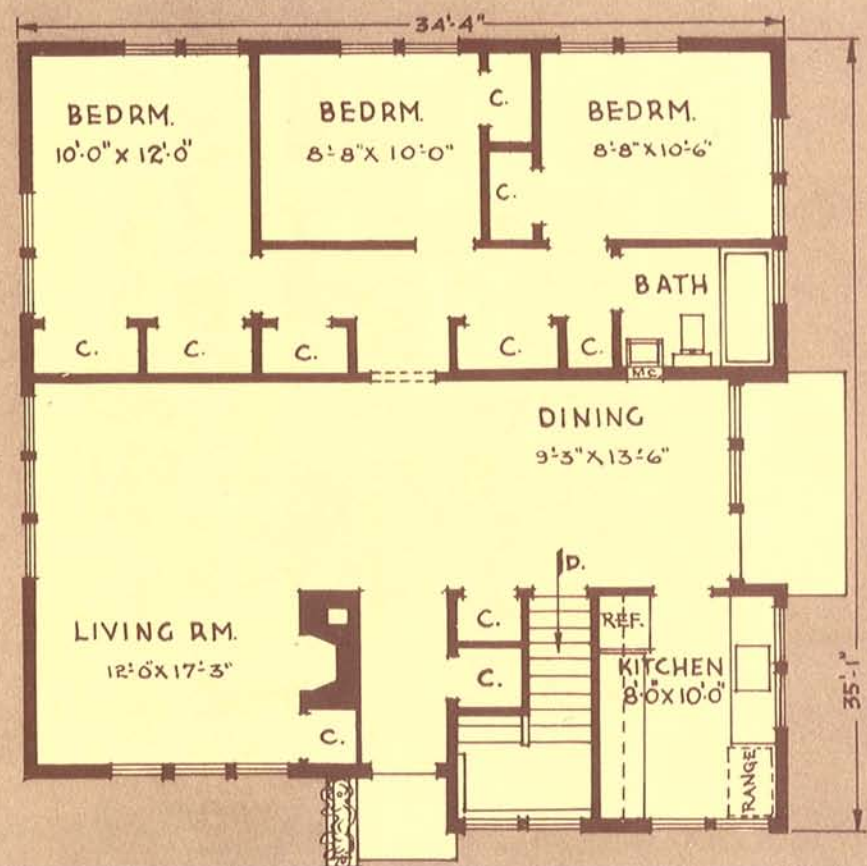
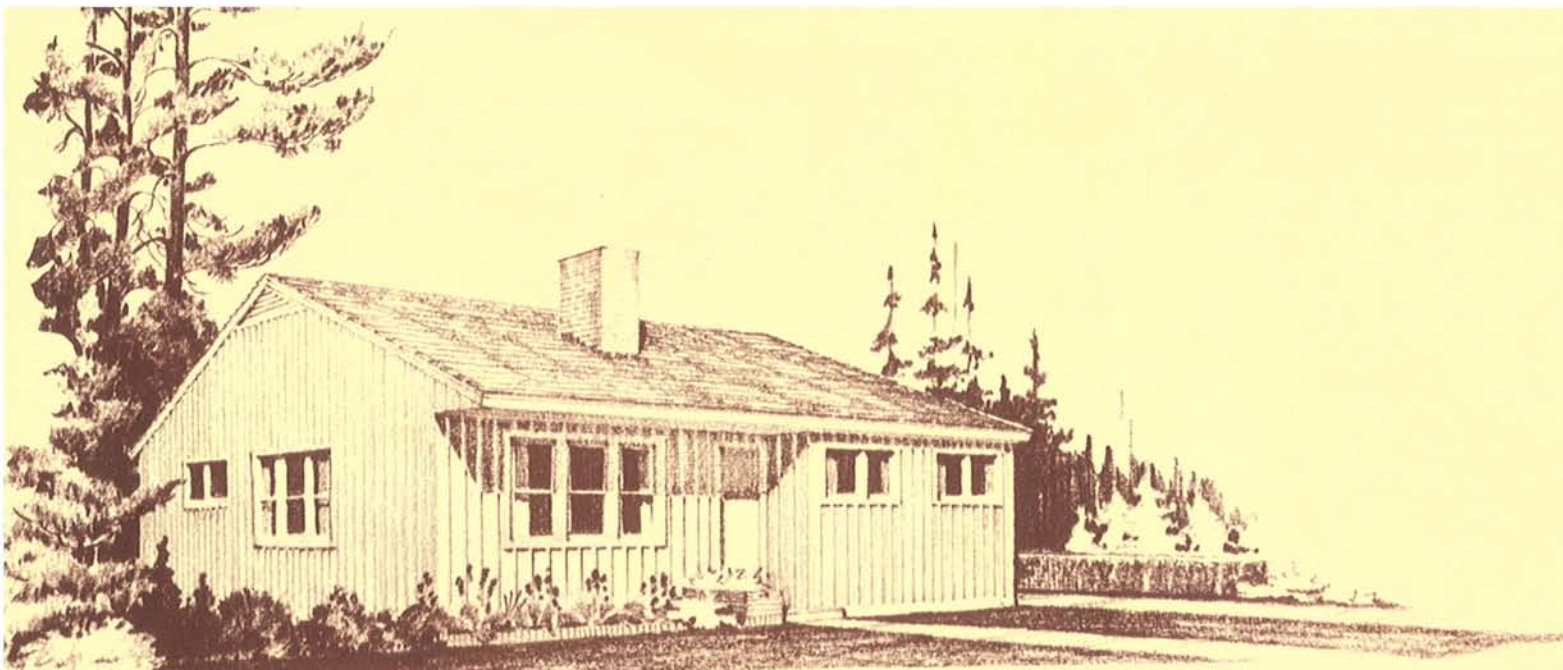


DESIGN N° 50-25



Area: 963 sq. ft.
 Cubic Contents:
 18,604 cu. ft.
 Architect: M. G. Dixon

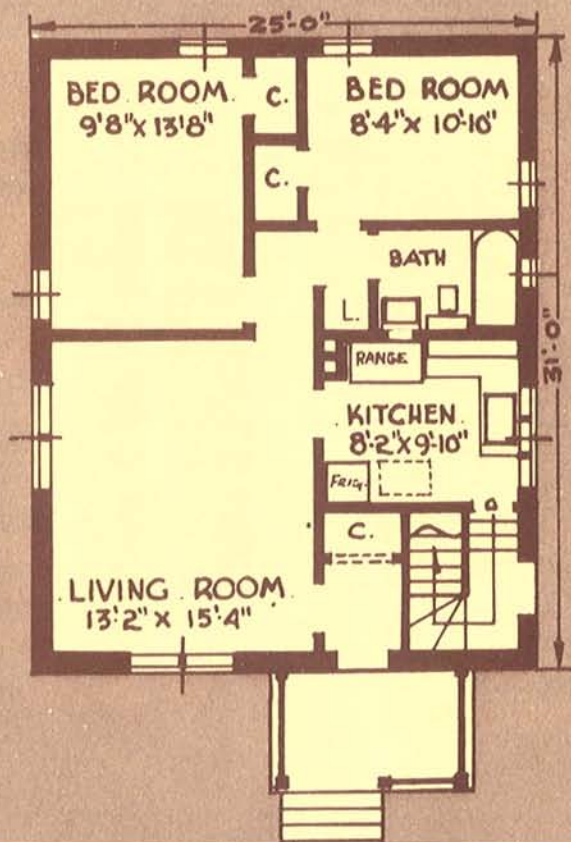
DESIGN No 50-26



Area: 1,138 sq. ft.
 Cubic Contents:
 24,211 cu. ft.

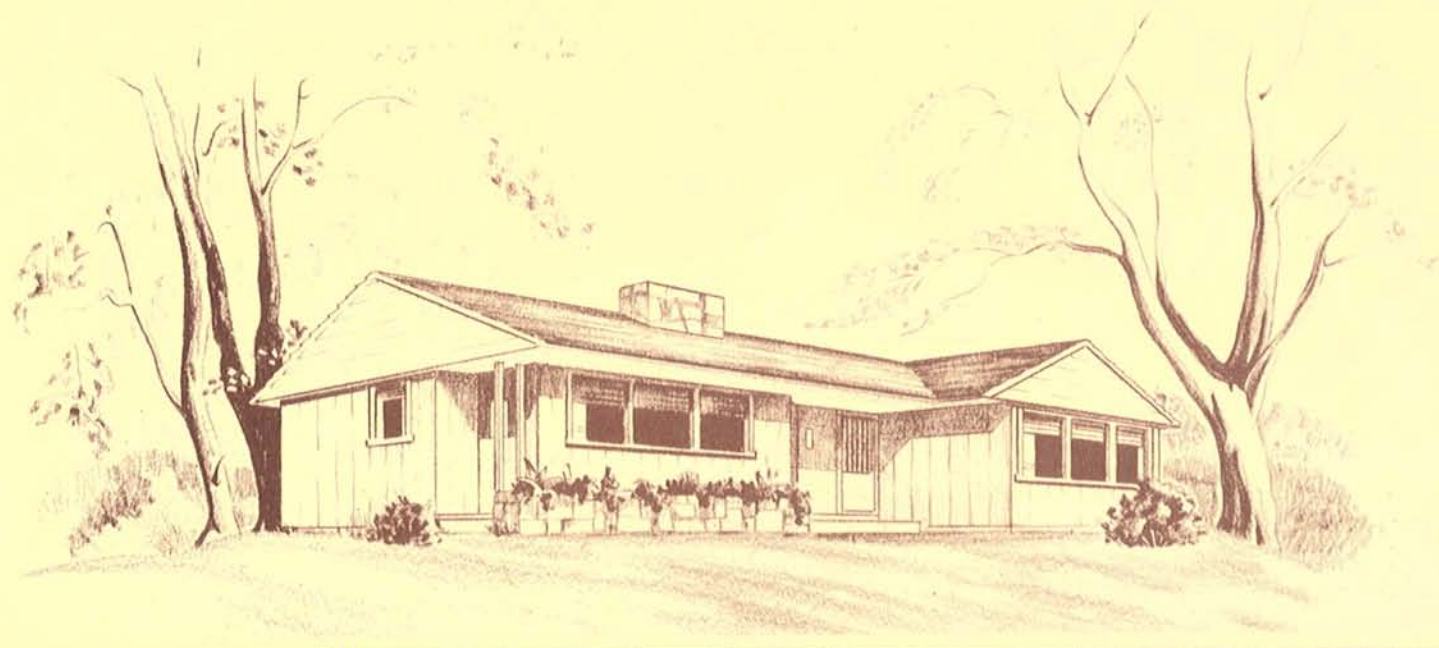
Architect: Roy Sellors

DESIGN NO 50-27

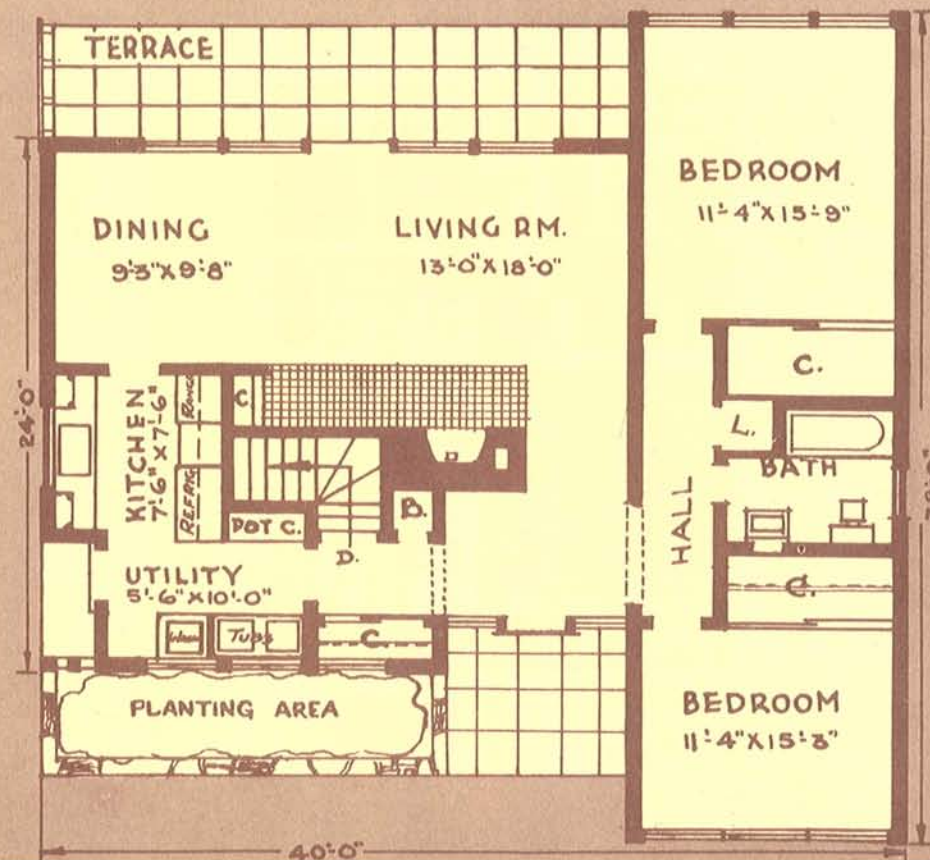


Area: 775 sq. ft.
Cubic Contents:
15,550 cu. ft.

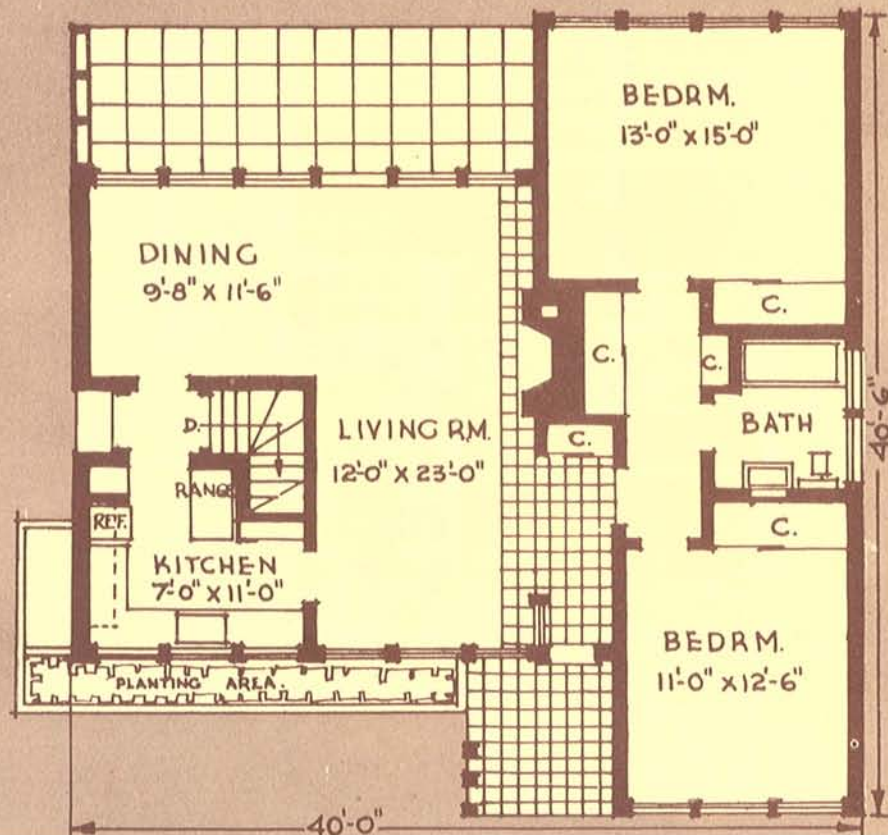
DESIGN NO. 50-28



Area: 1,097 sq. ft.
 Cubic Contents:
 19,236 cu. ft.
 Architect:
 C. B. K. Van Norman



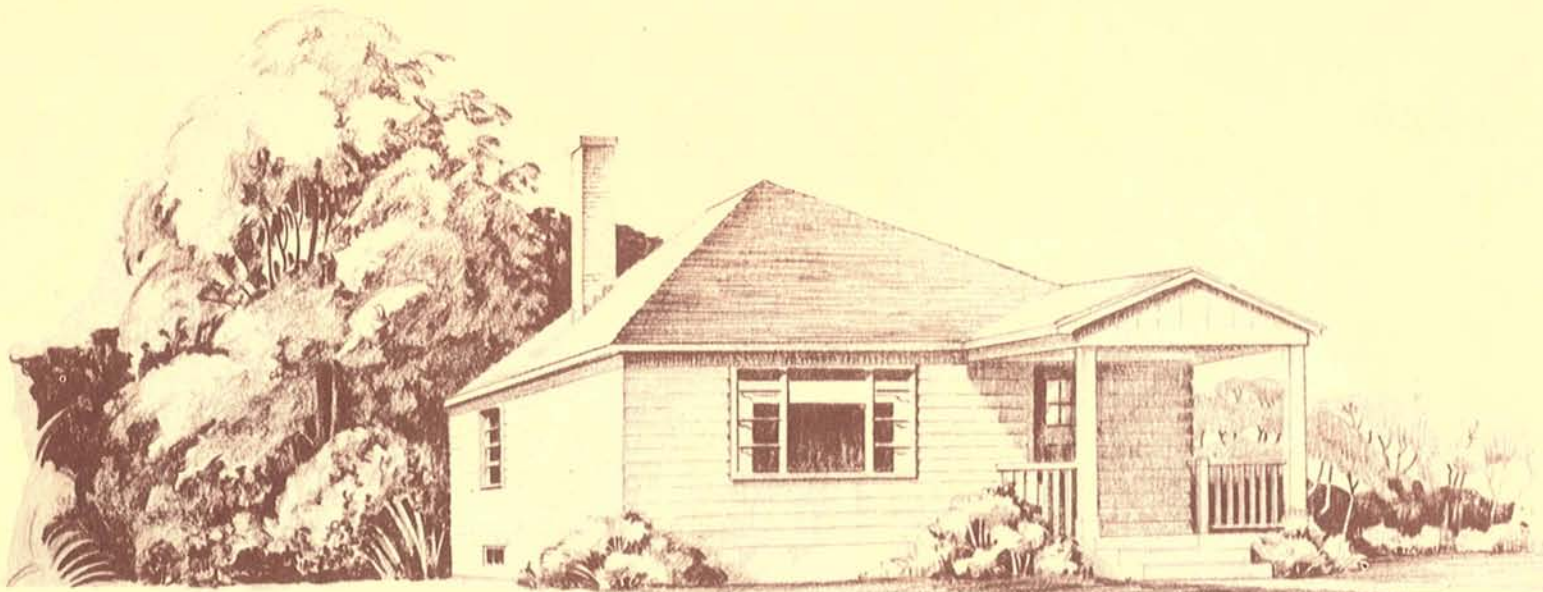
DESIGN NO. 50-29



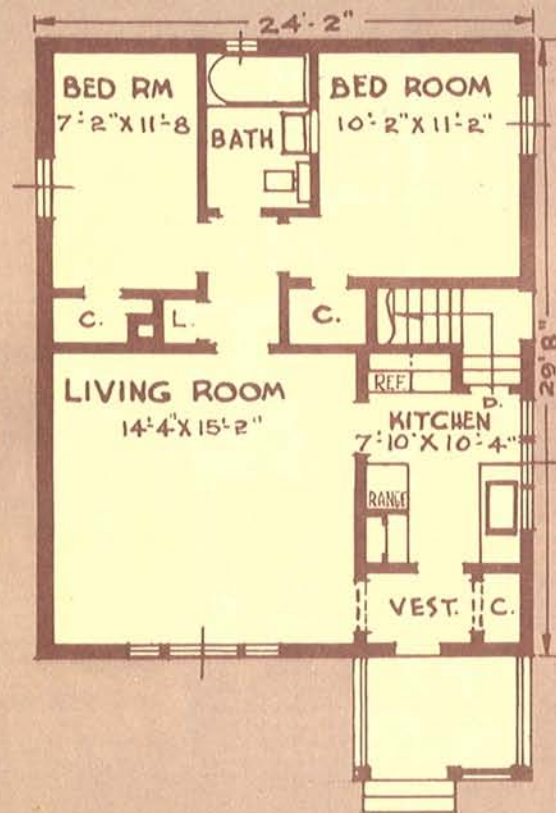
Area: 1,192 sq. ft.
Cubic Contents:
20,674 cu. ft.

Architect:
C. B. K. Van Norman

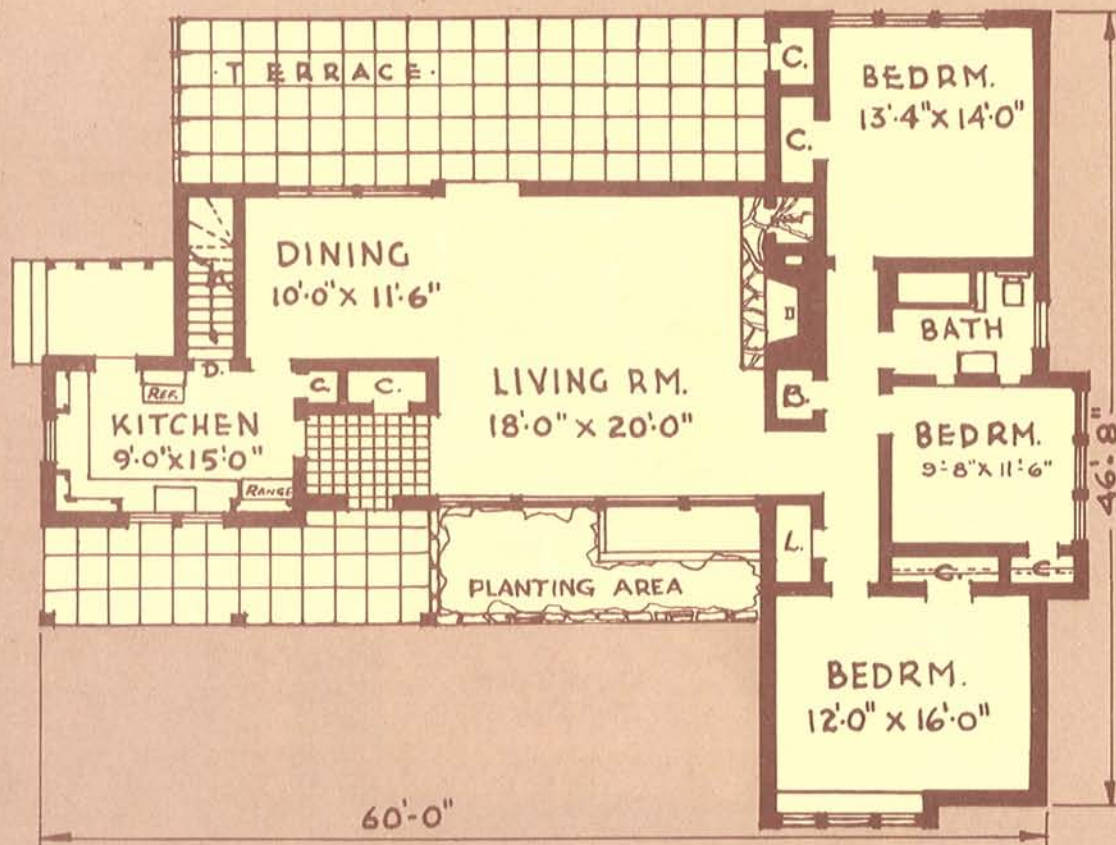
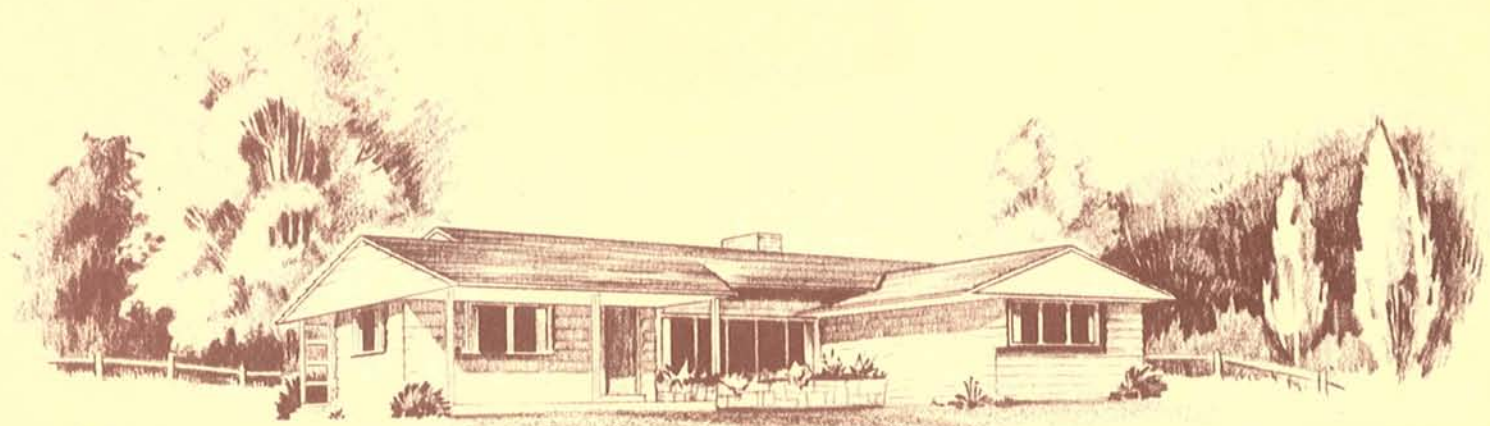
DESIGN NO 50-30



Area: 717 sq. ft.
 Cubic Contents:
 13,756 cu. ft.



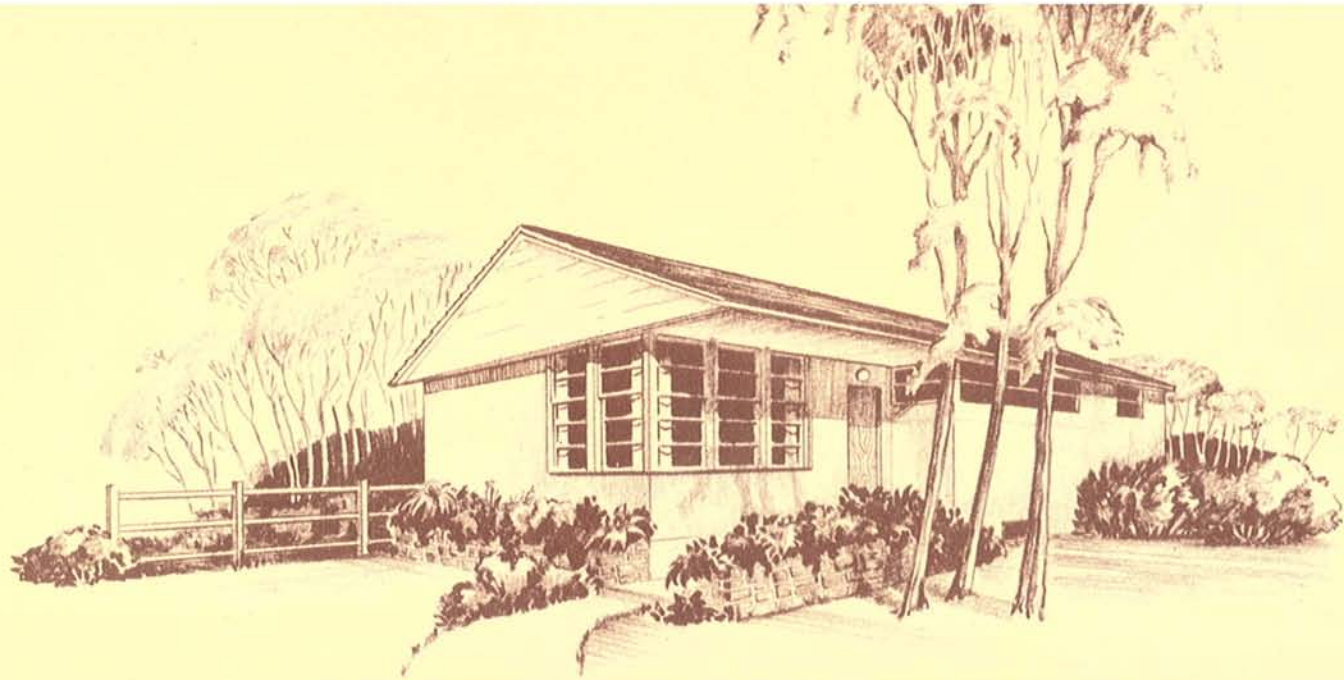
DESIGN N^o 50-31



Area: 1,875 sq. ft.
 Cubic Contents:
 26,660 cu. ft.

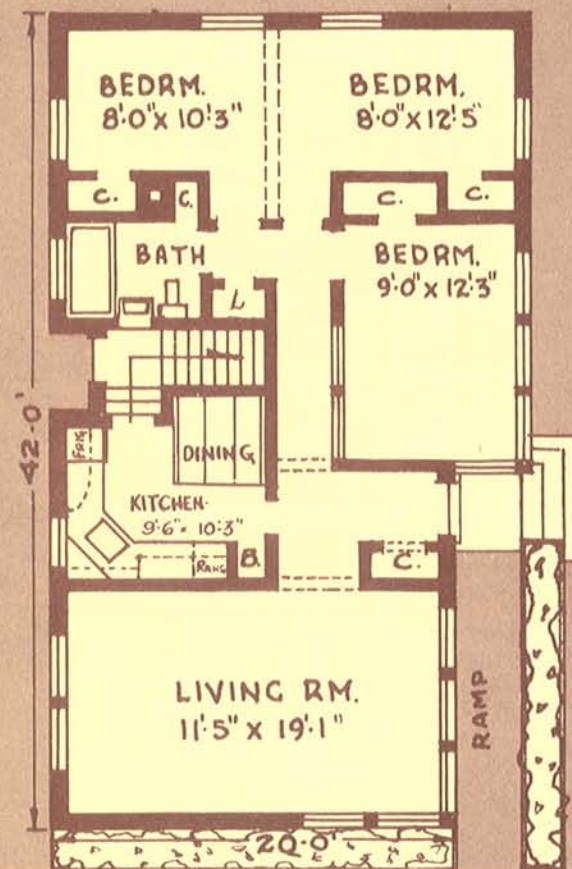
Architect:
 C. B. K. Van Norman

DESIGN NO. 50-32

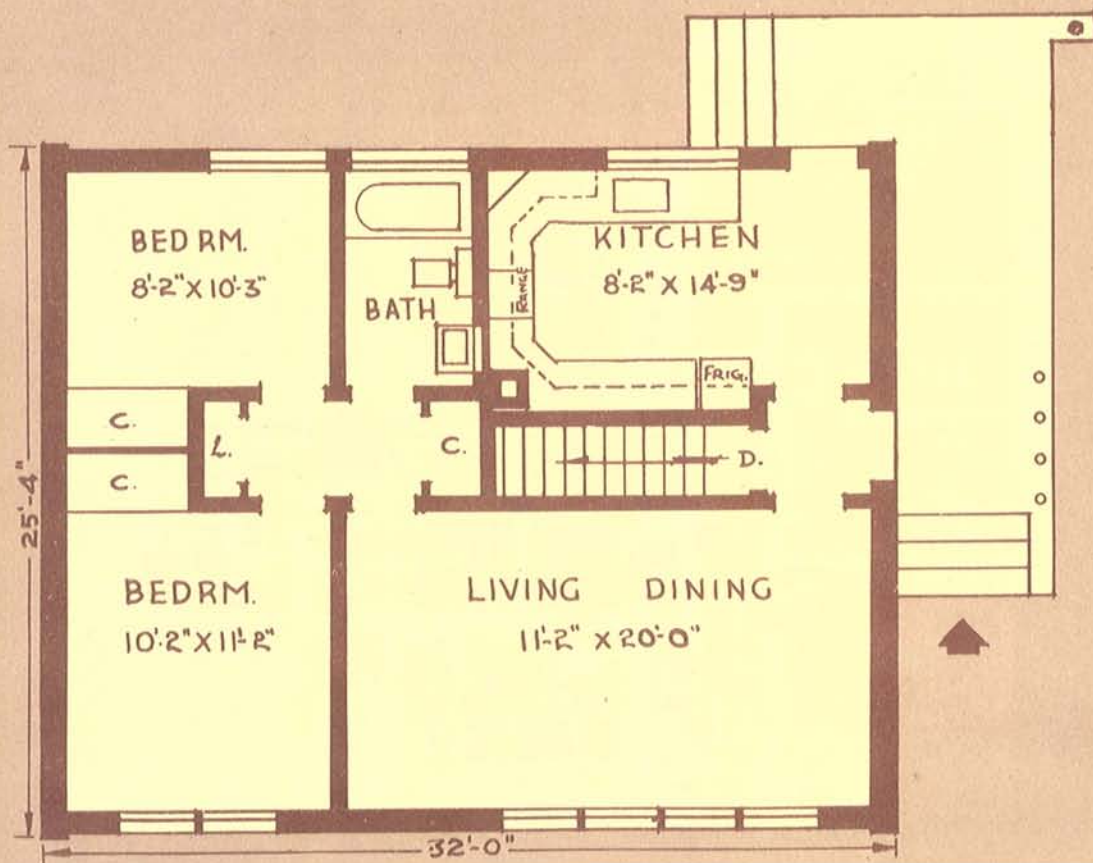
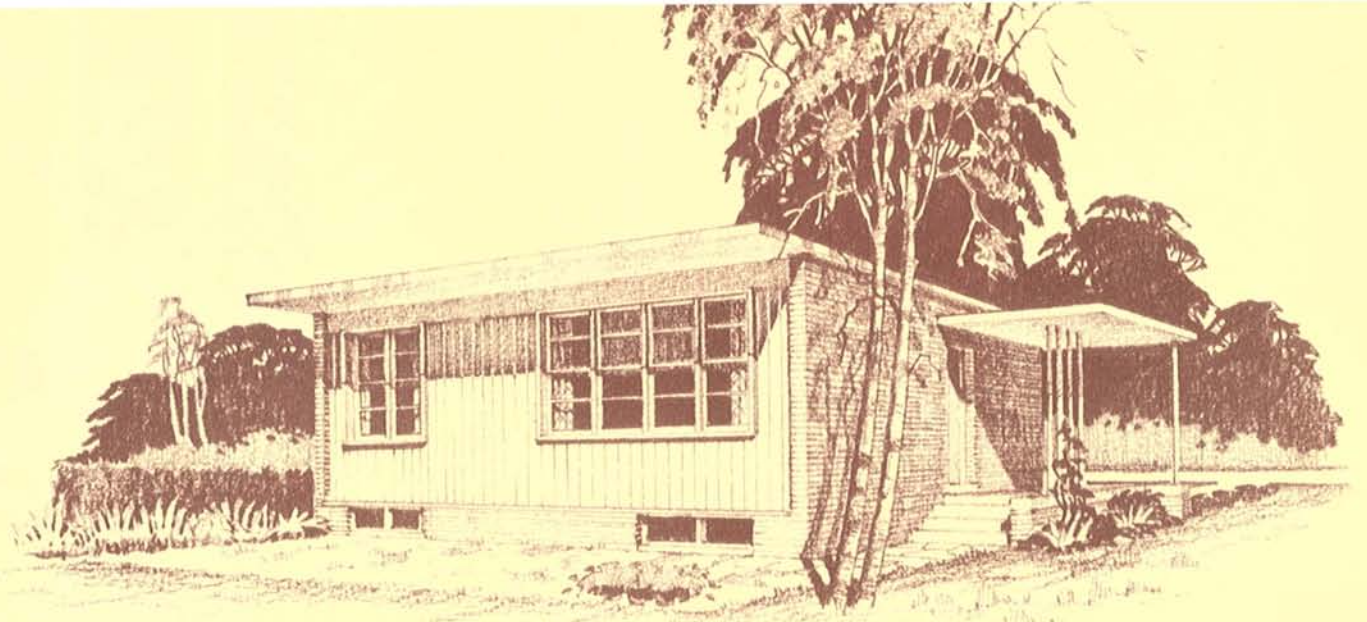


Area: 926 sq. ft.
 Cubic Contents:
 19,229 cu. ft.

Architect: A. B. Stovel

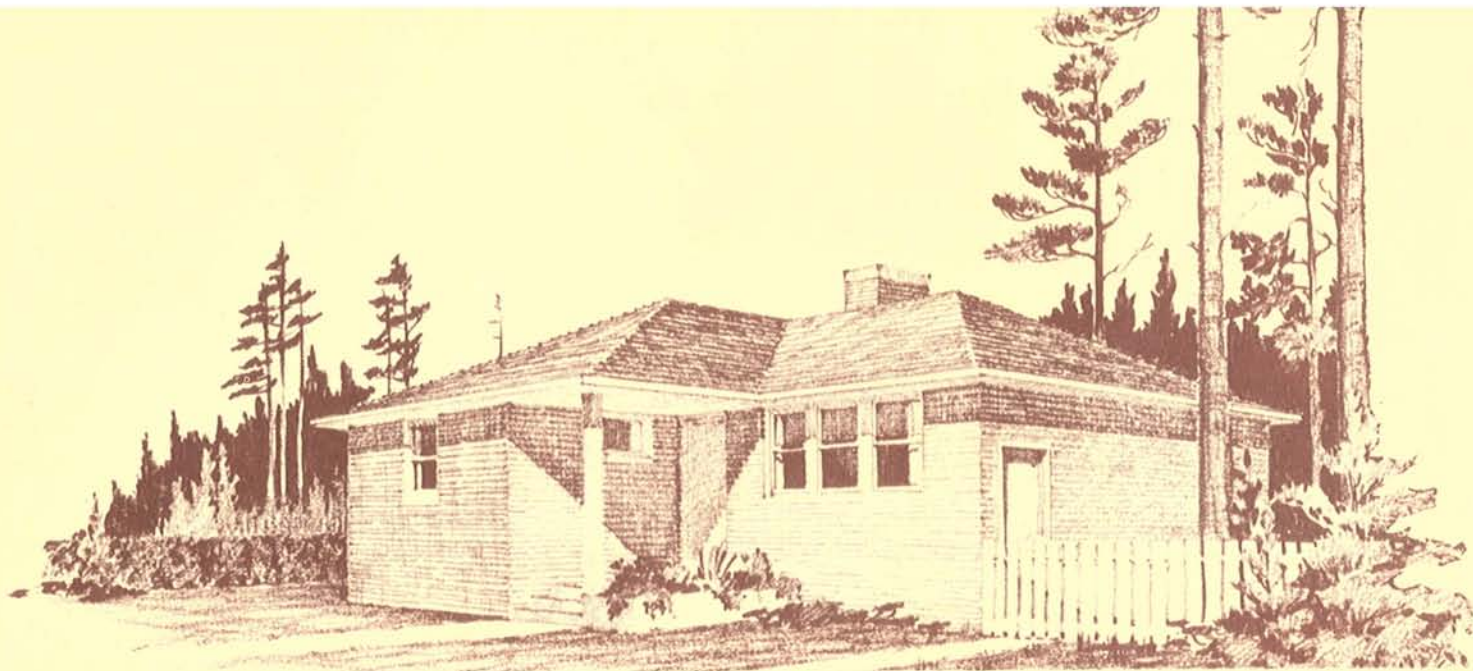


DESIGN N^o 50-33

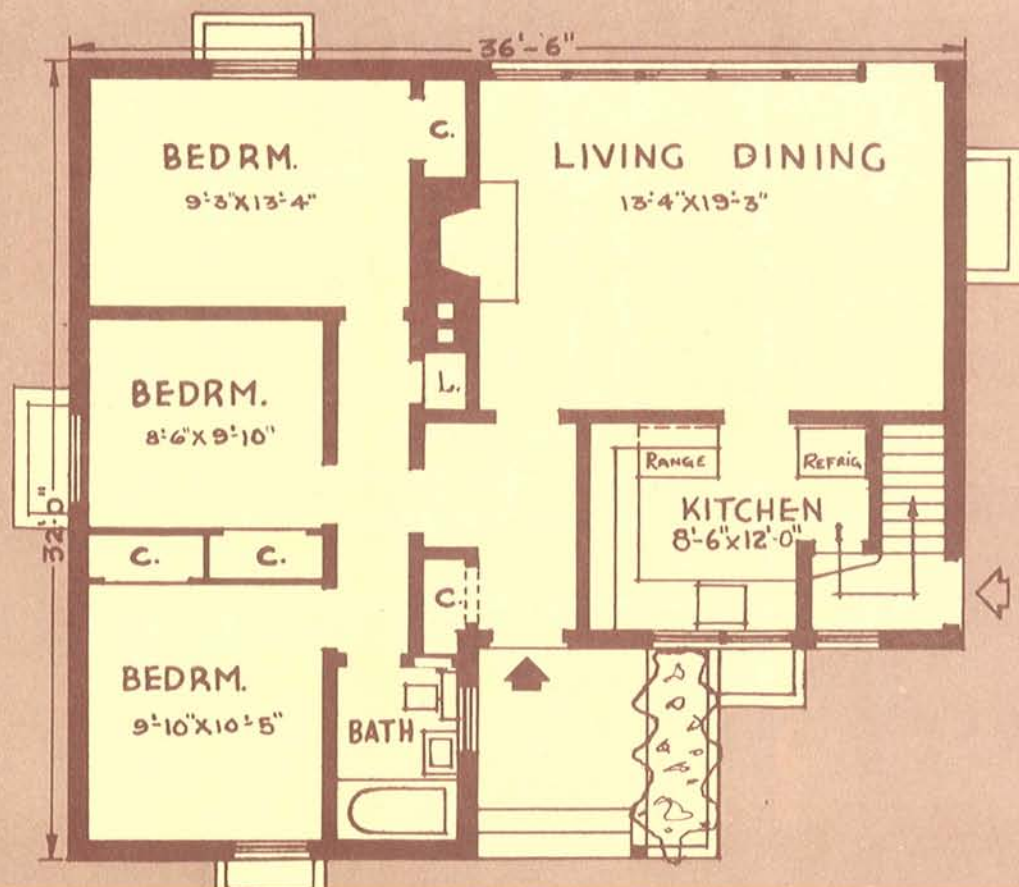


Area: 810 sq. ft.
Cubic Contents:
14,175 cu. ft.

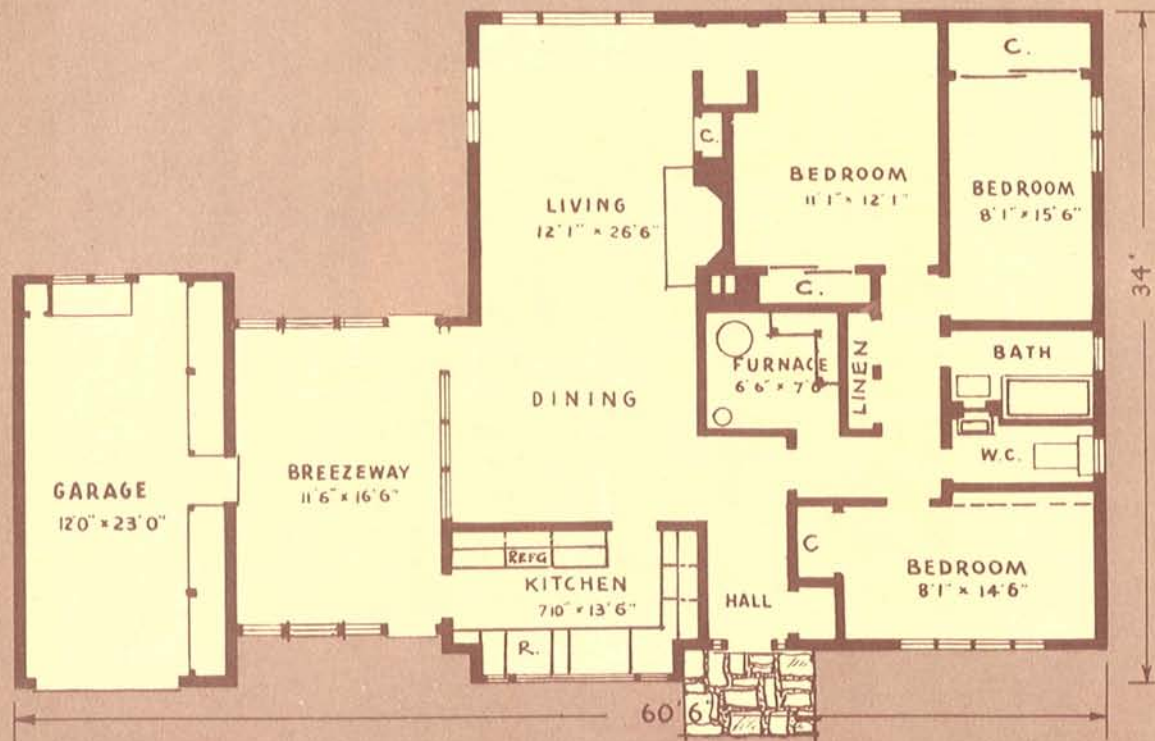
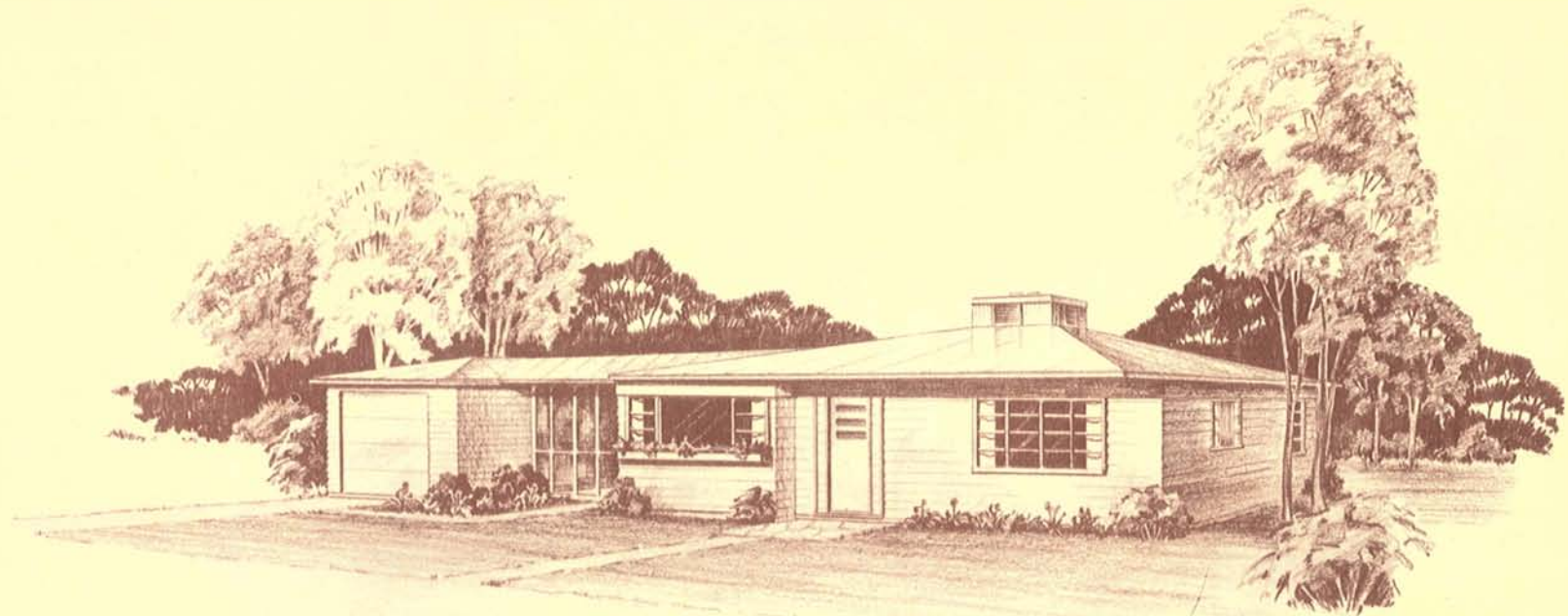
DESIGN NO 50-34



Area: 1,000 sq. ft.
 Cubic Contents:
 16,855 cu. ft.



DESIGN N^o 50-35



Area: 1,235 sq. ft.

Cubic Contents:

15,117 cu. ft.

Architects:

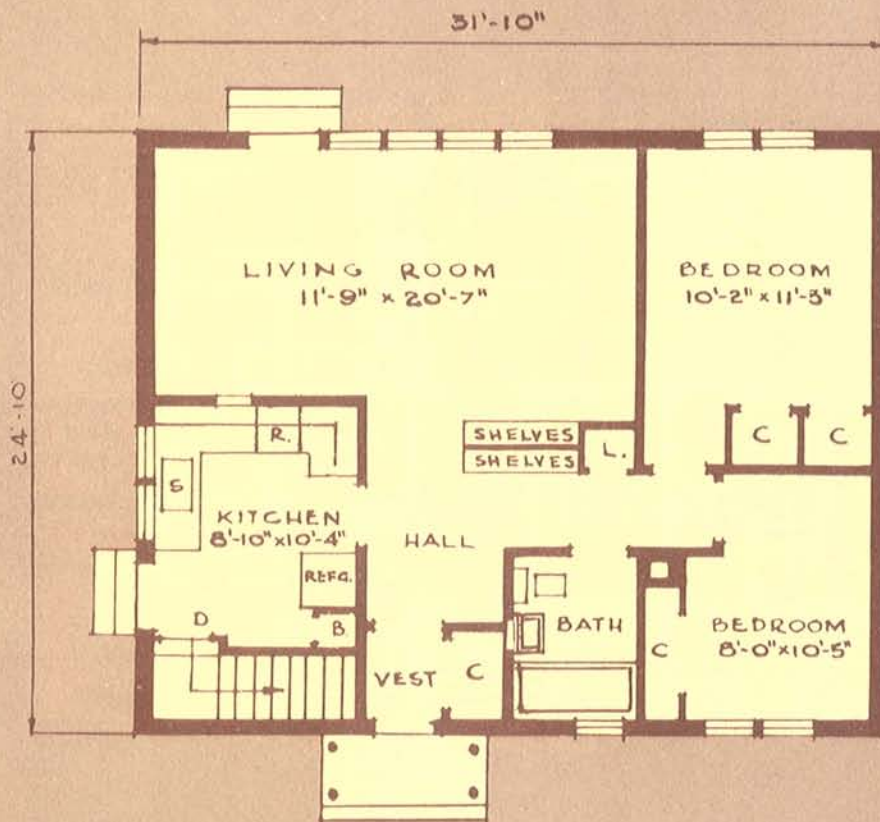
Fetherstonhaugh,
Dumford, Bolton and
Chadwick

DESIGN NO. 50-36

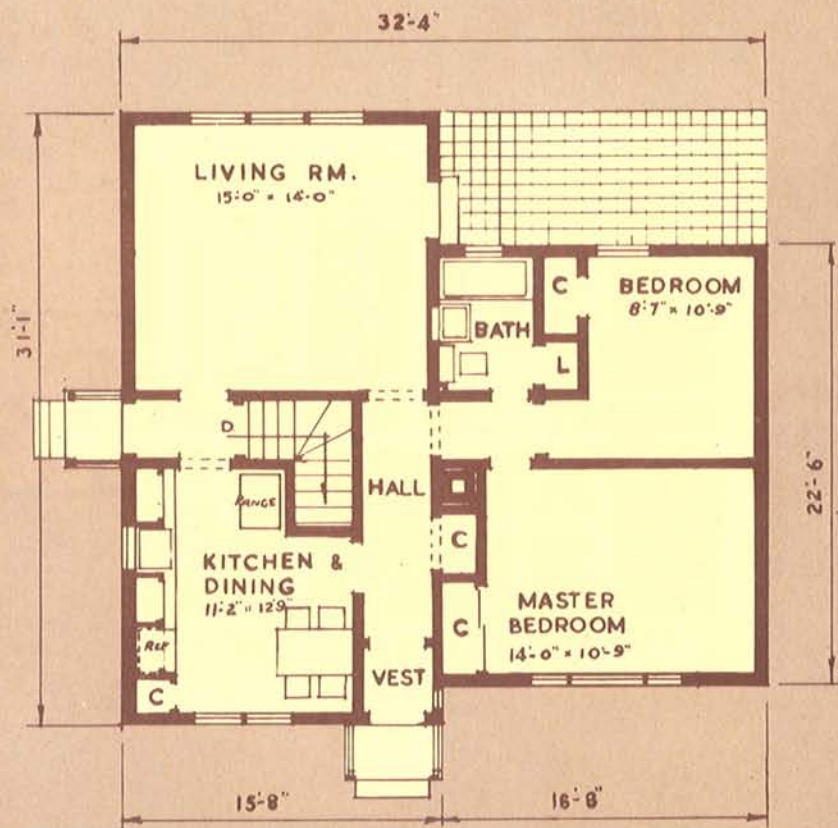


Area: 788.6 sq. ft.
 Cubic Contents:
 16,694 cu. ft.

Architect:
 Erwin Bamberger —
 del. J. Bird

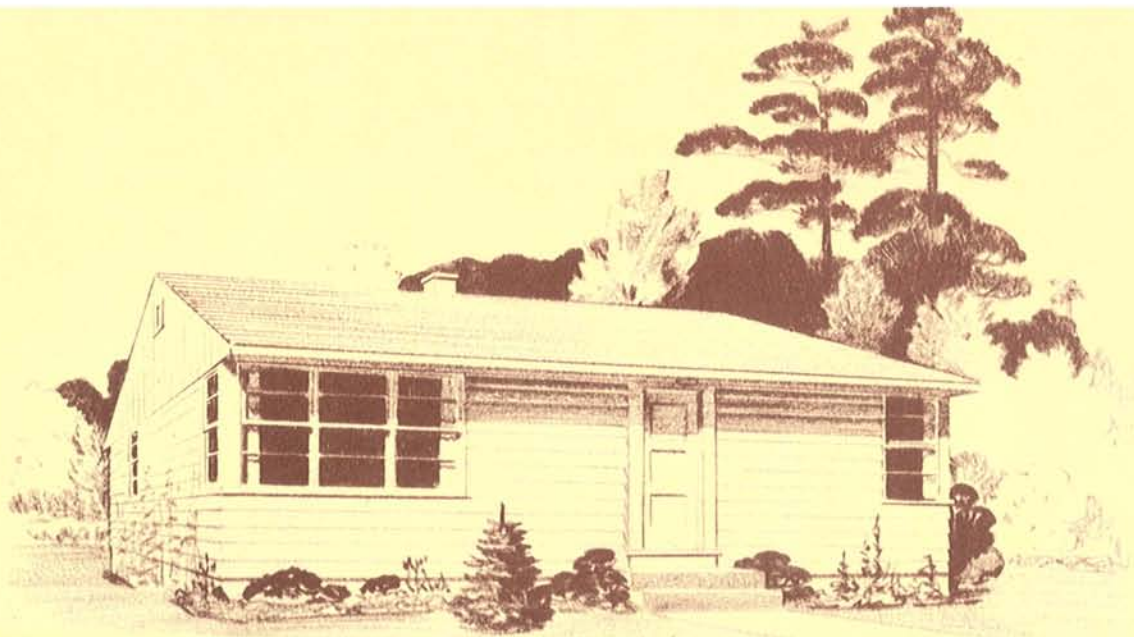


DESIGN NO. 50-37

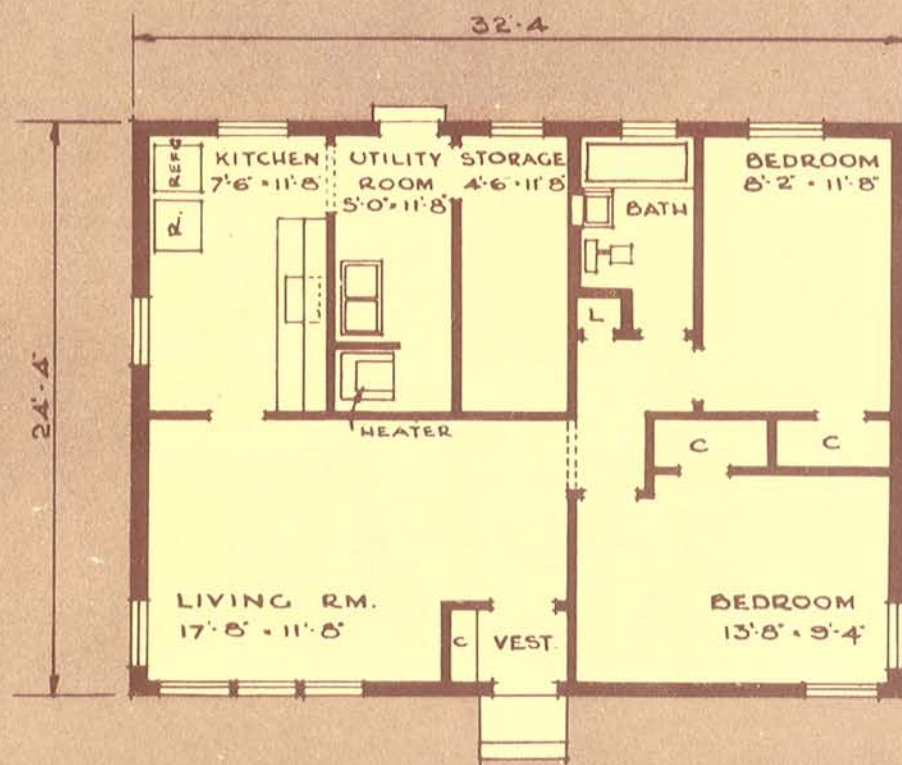


Area: 862 sq. ft.
Cubic Contents:
17,194 cu. ft.

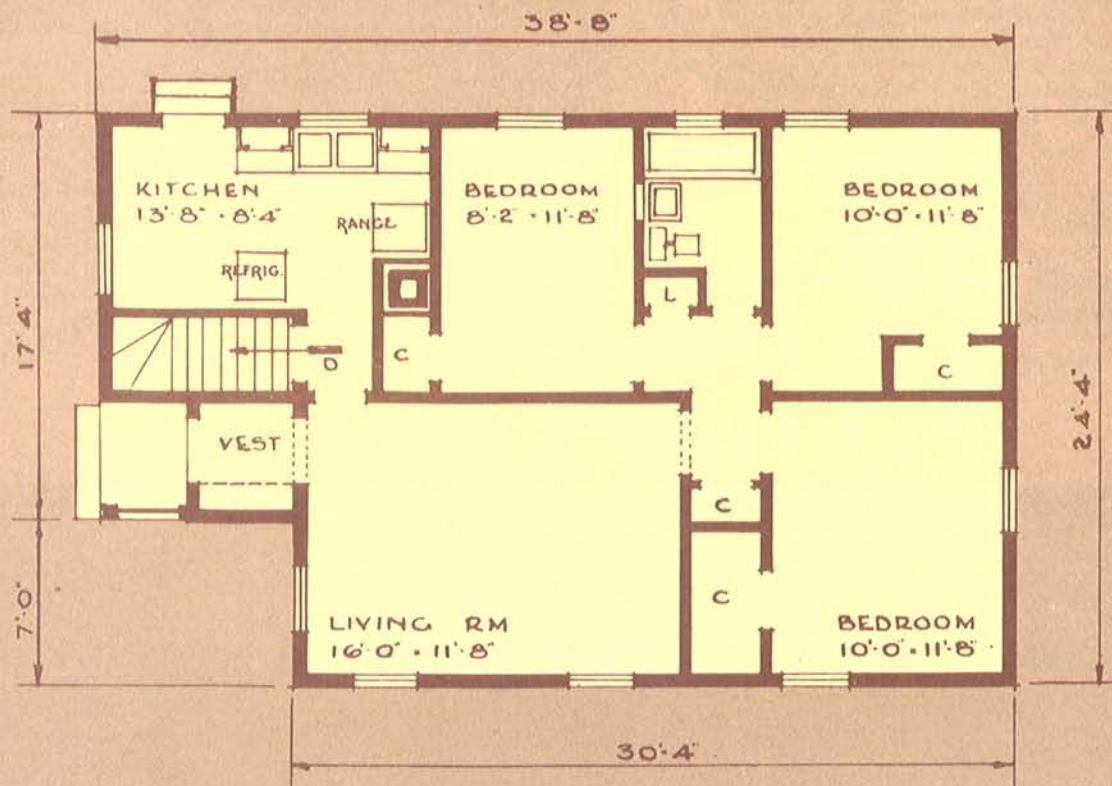
DESIGN NO. 50-38



Area: 785 sq. ft.
 Cubic Contents:
 12,952 cu. ft.



DESIGN N^o 50-39



Area: 862 sq. ft.
Cubic Contents:
18,512 cu. ft.

Architect: M. G. Dixon

DESIGN No. 50-40

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.

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

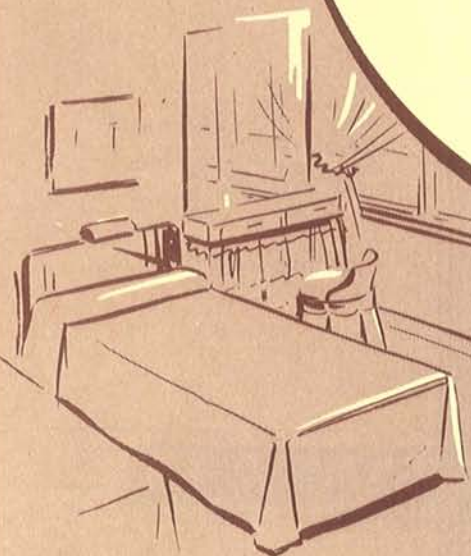
Bedroom
Living Room

LAUNDRY

Utility Room
Kitchen
Basement

STORAGE

Closets
Cupboards



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.

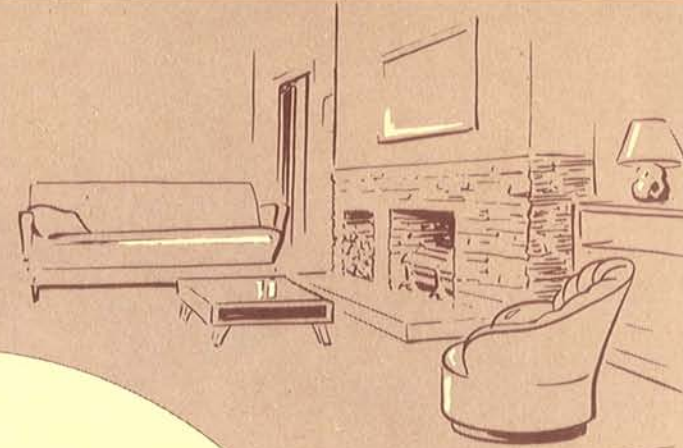
Here are a few other suggestions:

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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