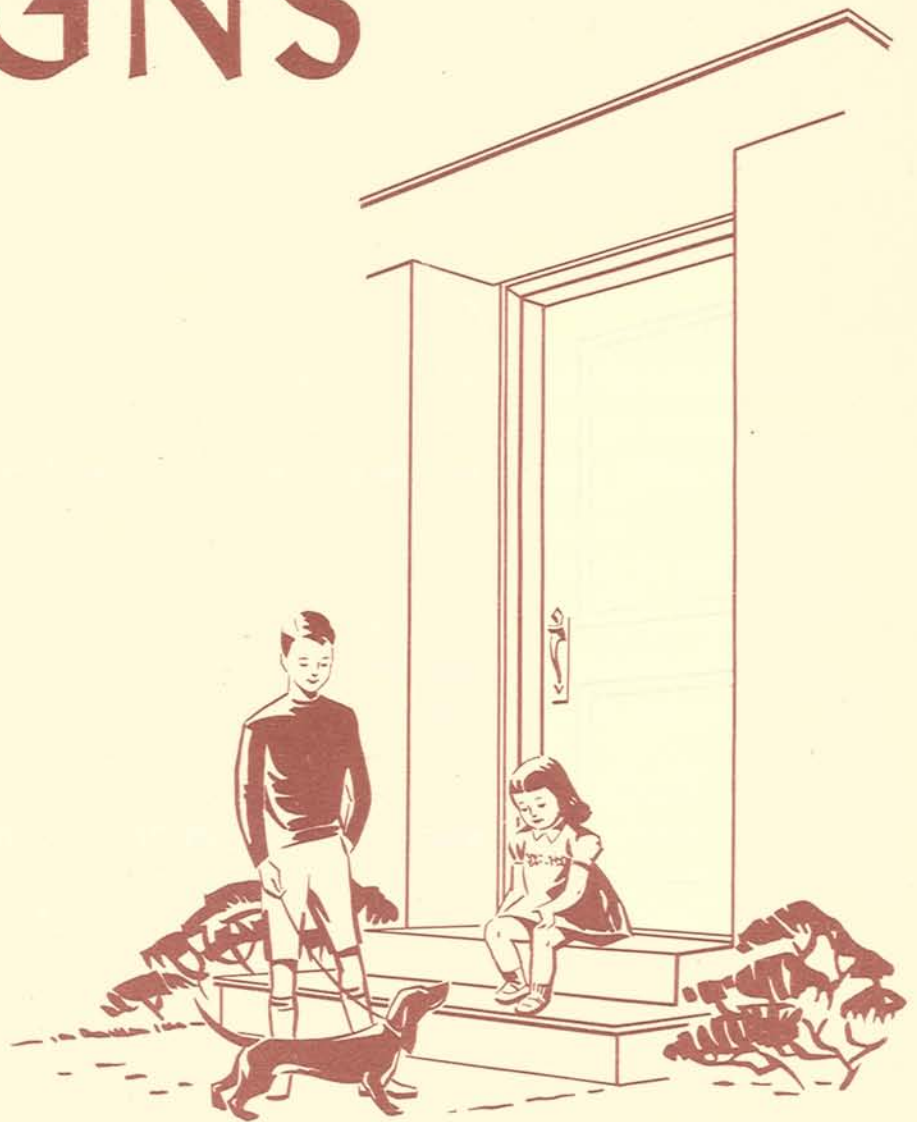
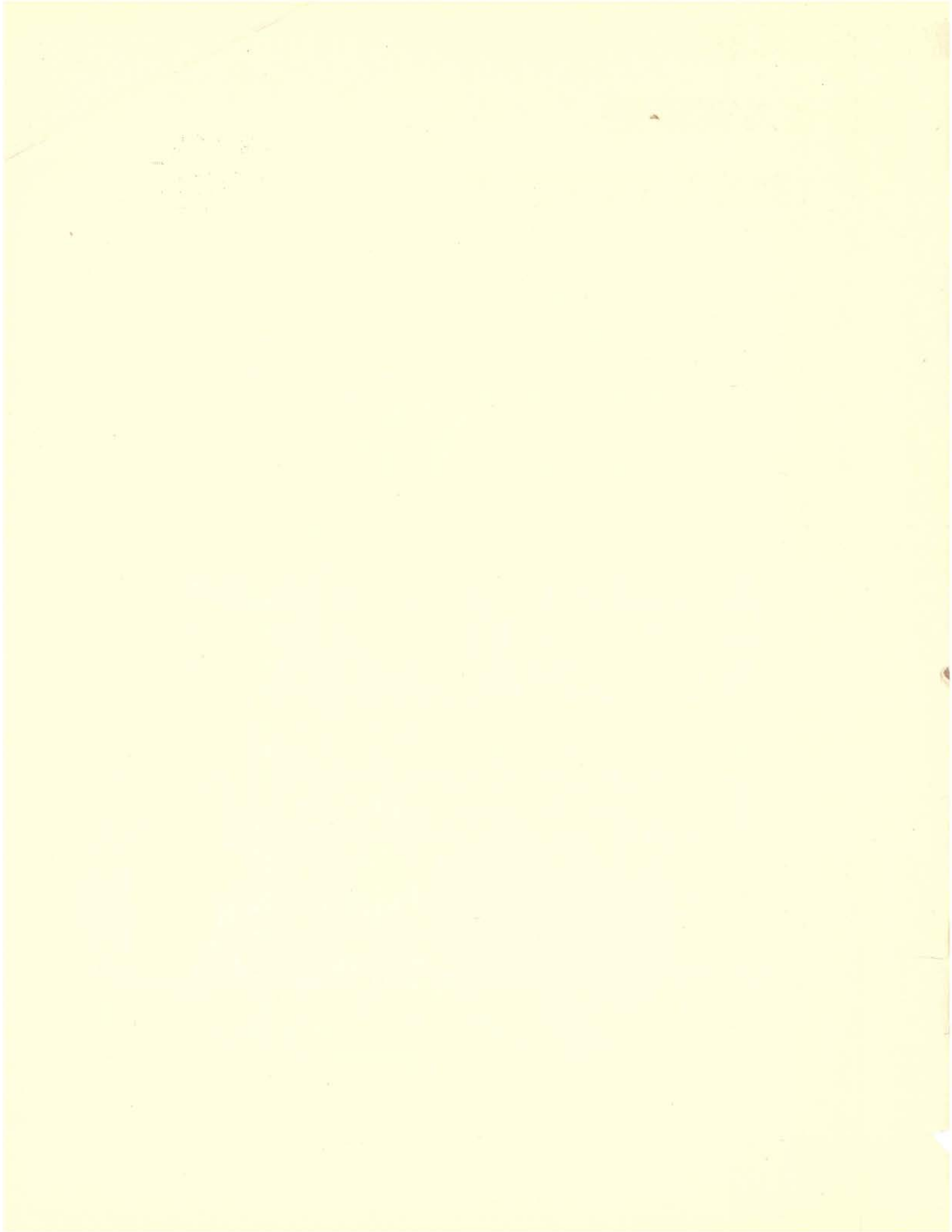


BUNGALOWS

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

Bungalows

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 — 1½-STOREY

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 |
|-----------|----------|---------|----------|---------|

BRANCH OFFICES

| | | | | |
|------------|--------------|--------------|----------------|-------------------|
| Victoria | Saskatoon | Sarnia | Kingston | Chicoutimi |
| Kelowna | Regina | London | St. Catharines | Val d'Or |
| Trail | Fort William | Kitchener | Ottawa | Saint John |
| Edmonton | Sudbury | Hamilton | Three Rivers | Moncton |
| 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

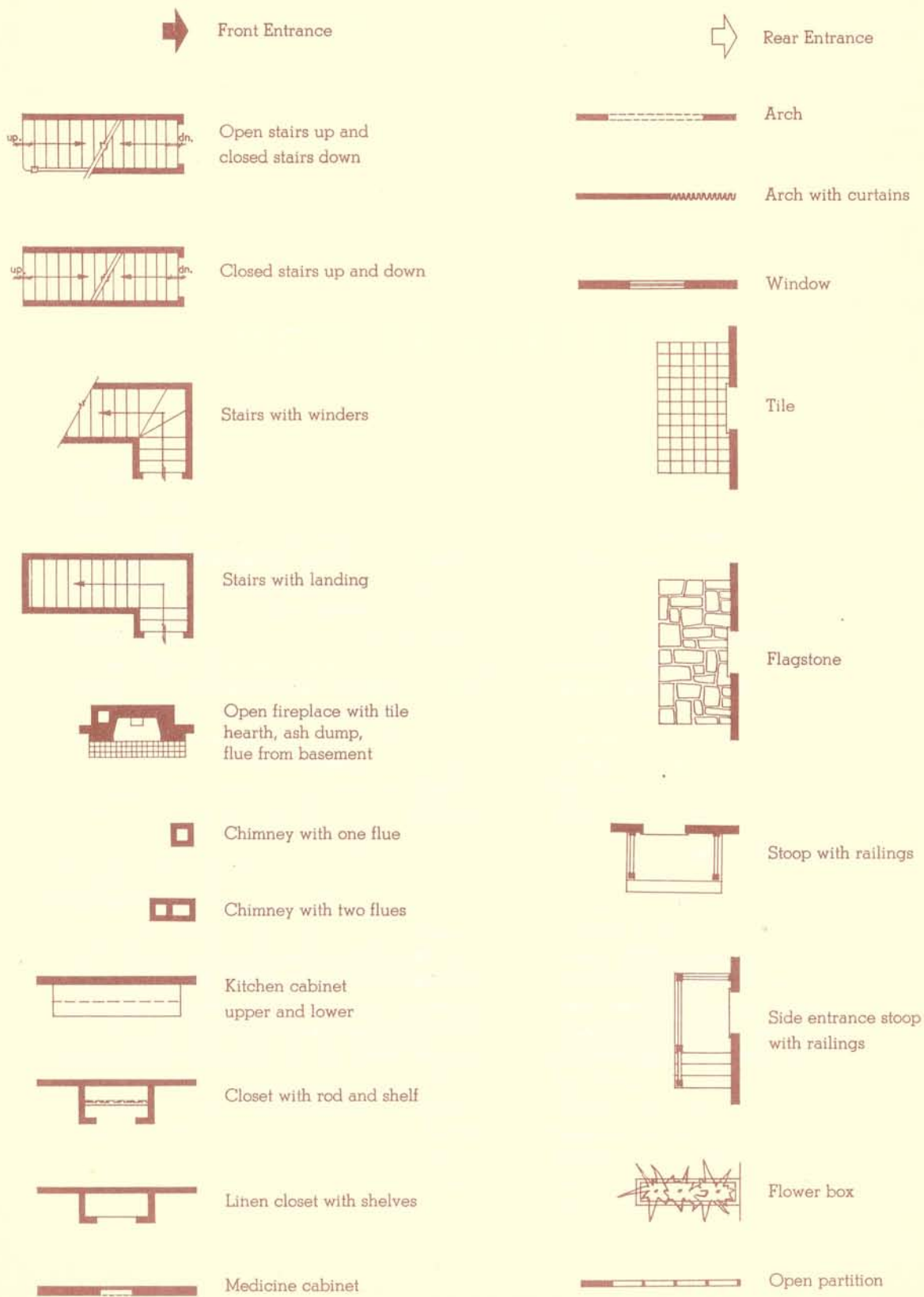
For the most satisfying results, ensure that the contractor gives you a faithful reproduction of the design you have chosen. Even minor changes in exterior detail can spoil the effect which has been carefully worked out by the designer. Minor changes in plan arrangement may not affect the structural 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



TWO-BEDROOM BUNGALOWS





Floor Area:

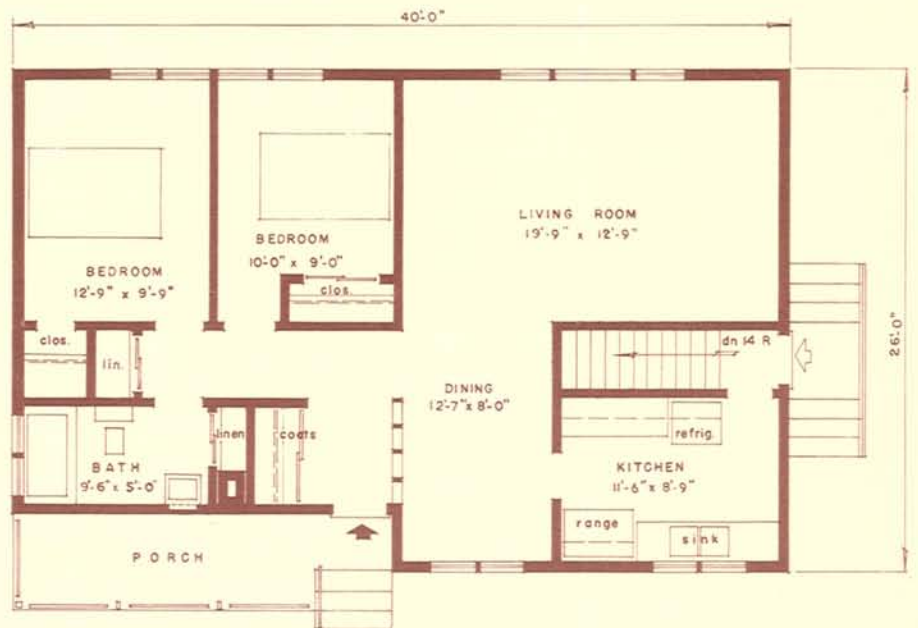
980 square feet

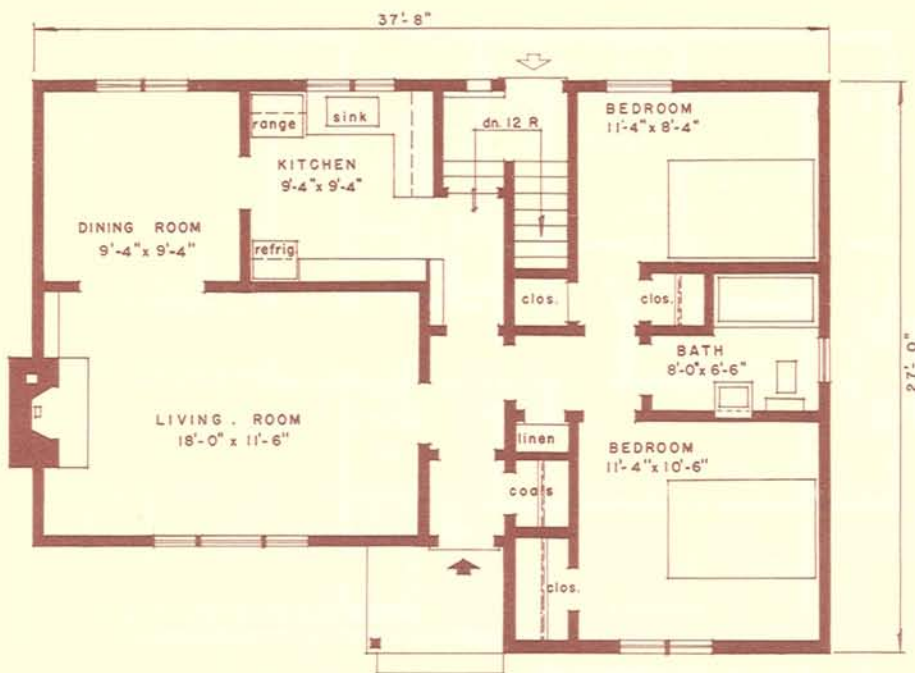
Cubic Contents:

19,600 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.





Floor Area:

904 square feet

Cubic Contents:

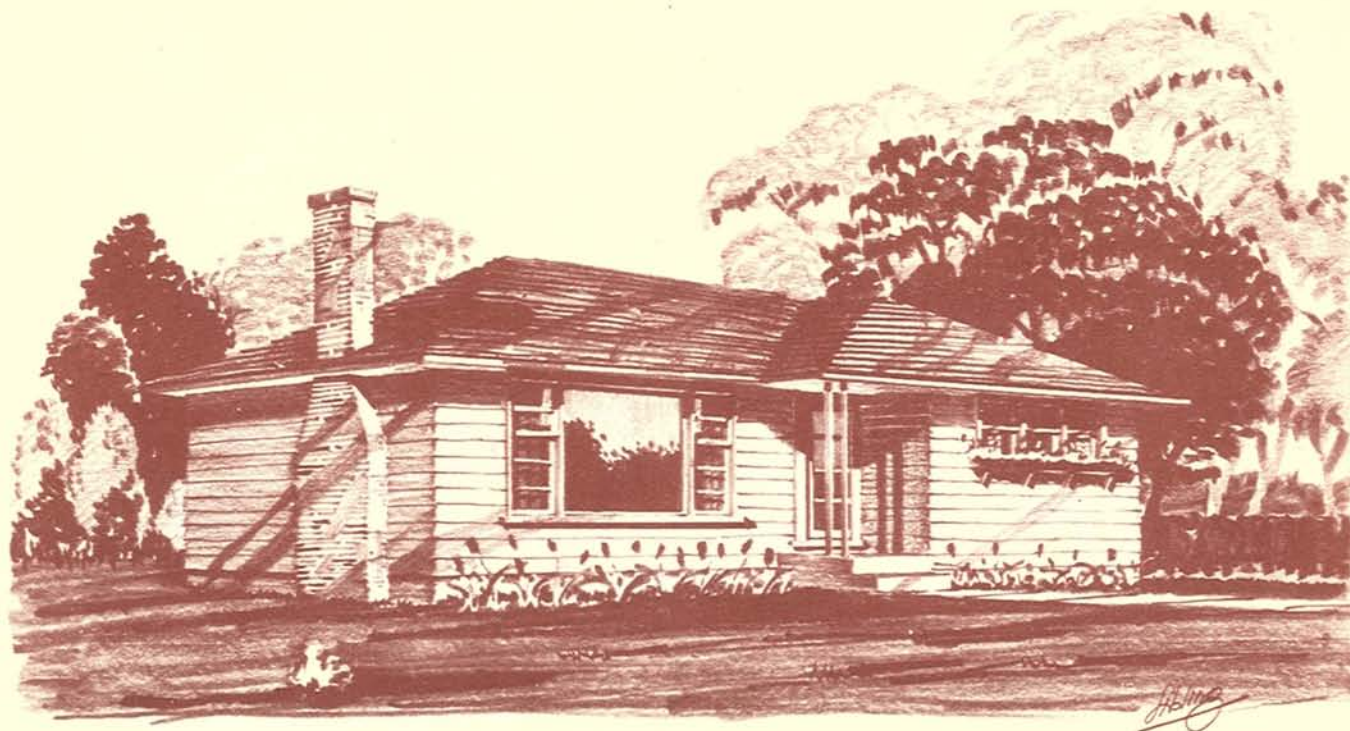
17,430 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 102 is a variation of this plan.)

**DESIGN
101**



Floor Area:

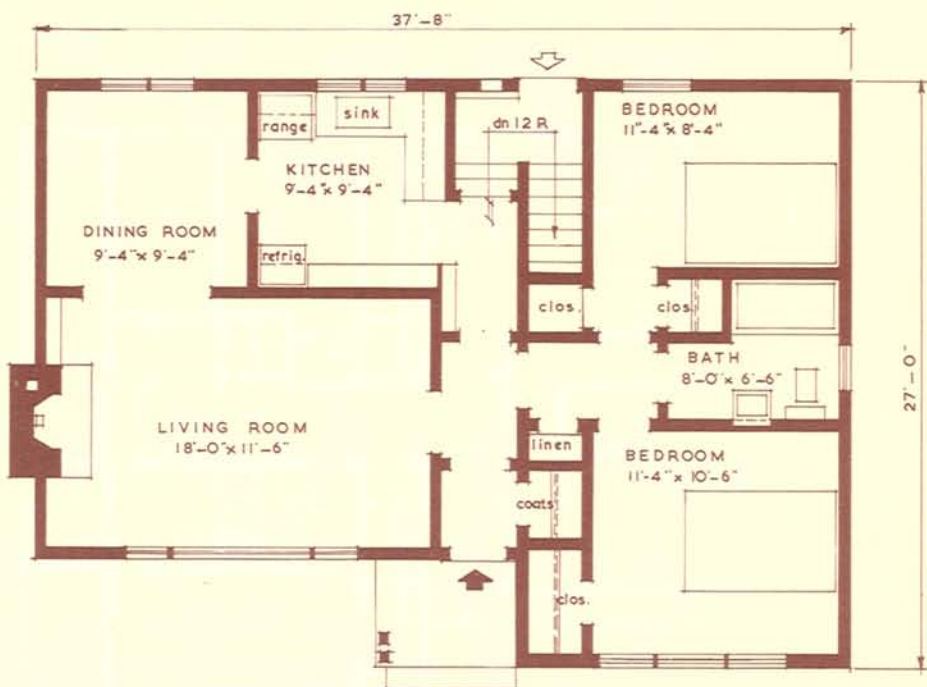
904 square feet

Cubic Contents:

17,395 cubic feet

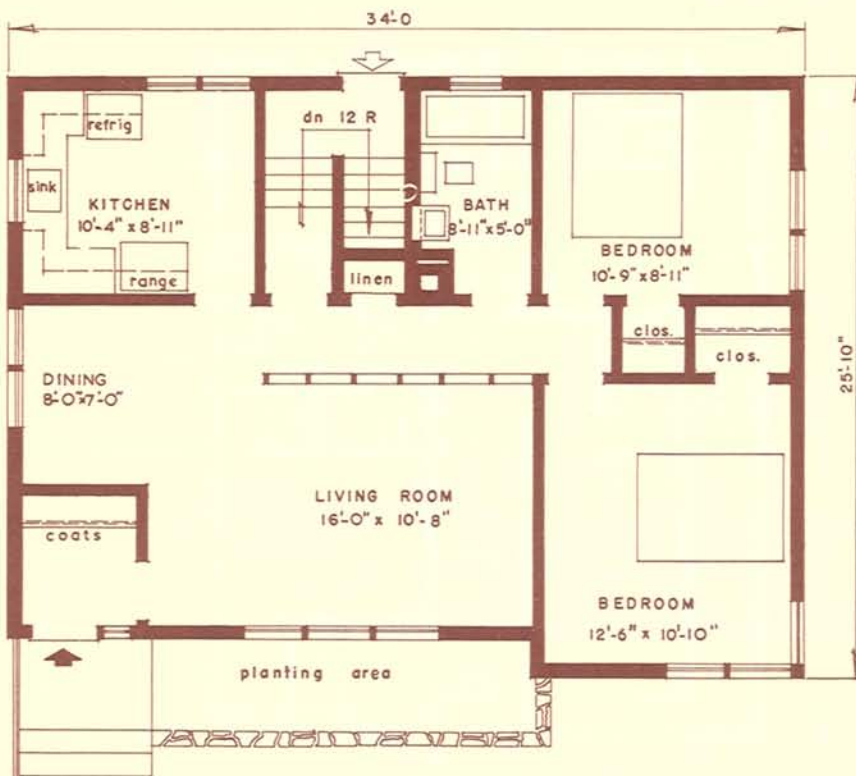
Architect:

M. G. Dixon,
Ottawa, Ont.



(Design 101 is a variation of this plan.)

DESIGN
102



Floor Area:

833 square feet

Cubic Contents:

16,680 cubic feet

Architects:

Smith, Munn, Carter
& Katelnikoff,
Winnipeg, Man.

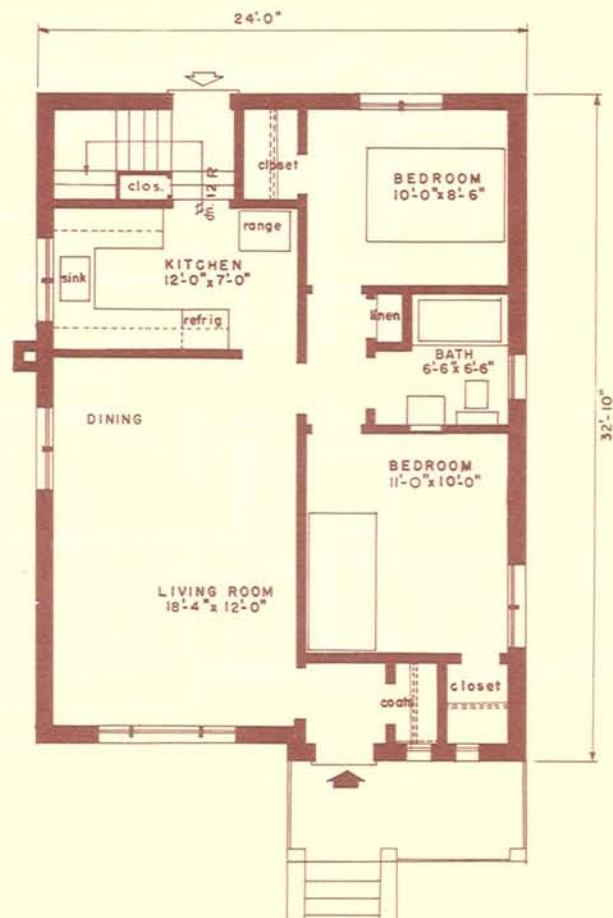


Floor Area:

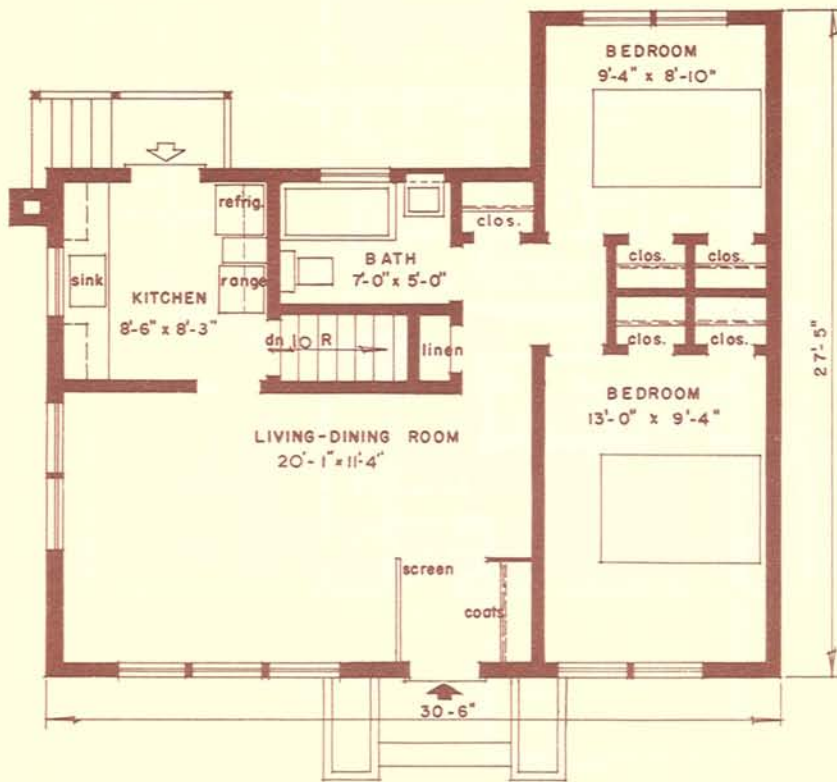
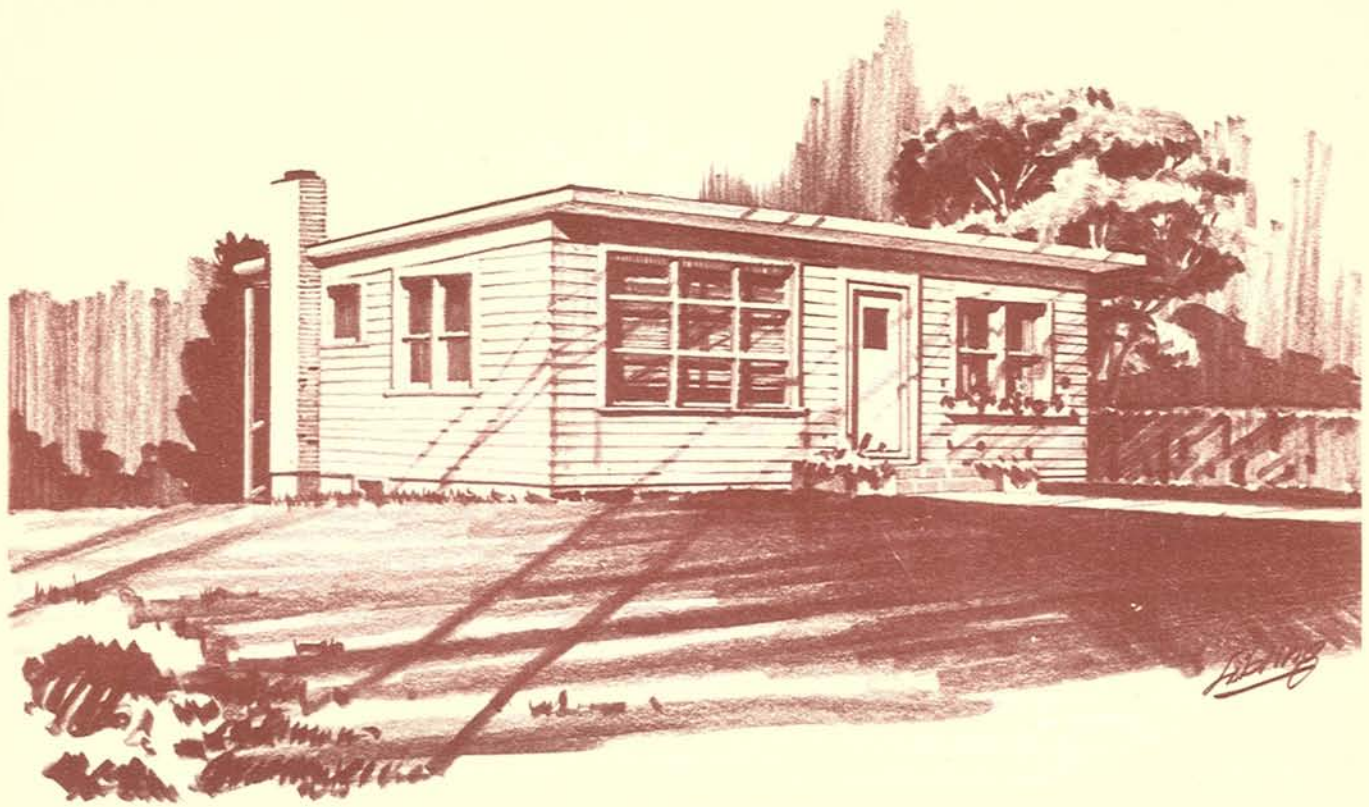
775 square feet

Cubic Contents:

15,100 cubic feet



**DESIGN
104**



Floor Area:

705 square feet

Cubic Contents:

11,645 cubic feet

Architect:

W. L. Somerville,
Toronto, Ont.

(Design 106 is a variation of this plan.)

**DESIGN
105**



Floor Area:

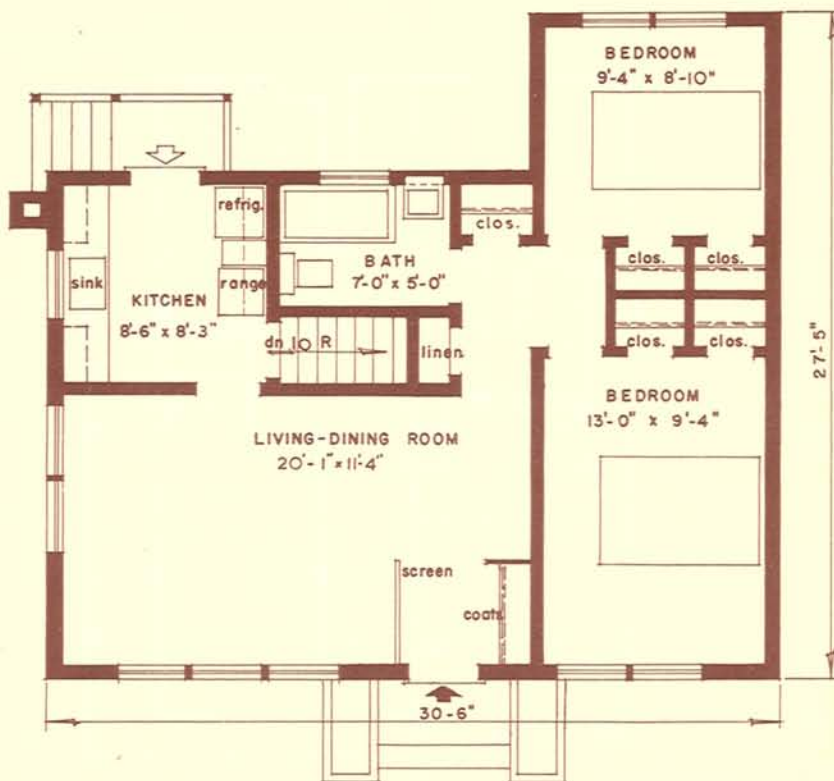
705 square feet

Cubic Contents:

13,345 cubic feet

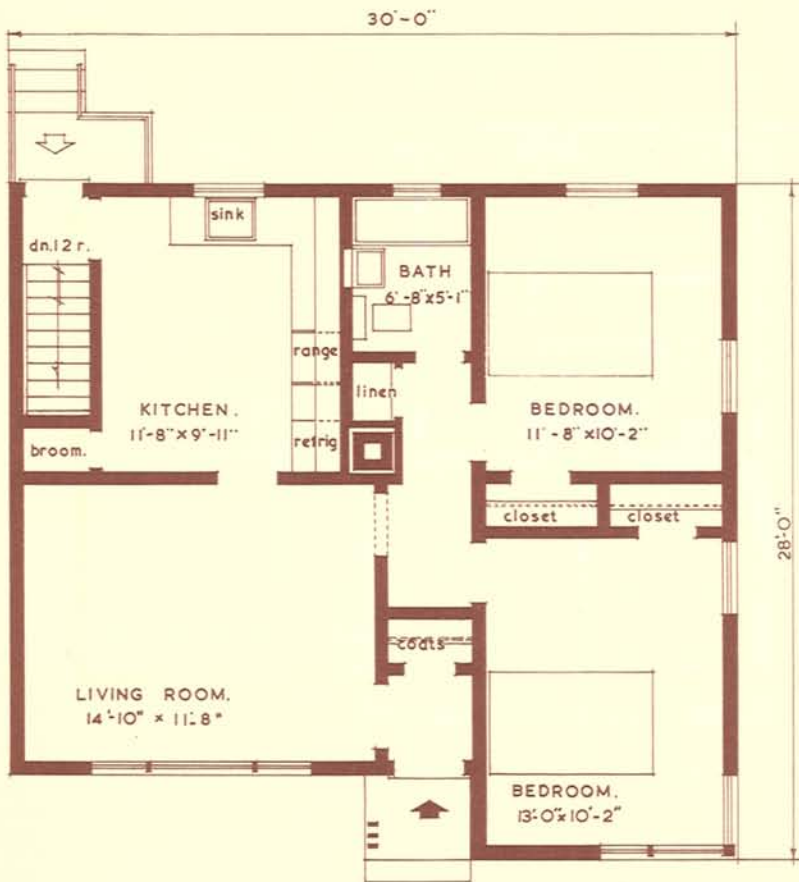
Architect:

W. L. Somerville,
Toronto, Ont.



**DESIGN
106**

(Design 105 is a variation of this plan.)



Floor Area:

769 square feet

Cubic Contents:

15,200 cubic feet

**DESIGN
107**



Floor Area:

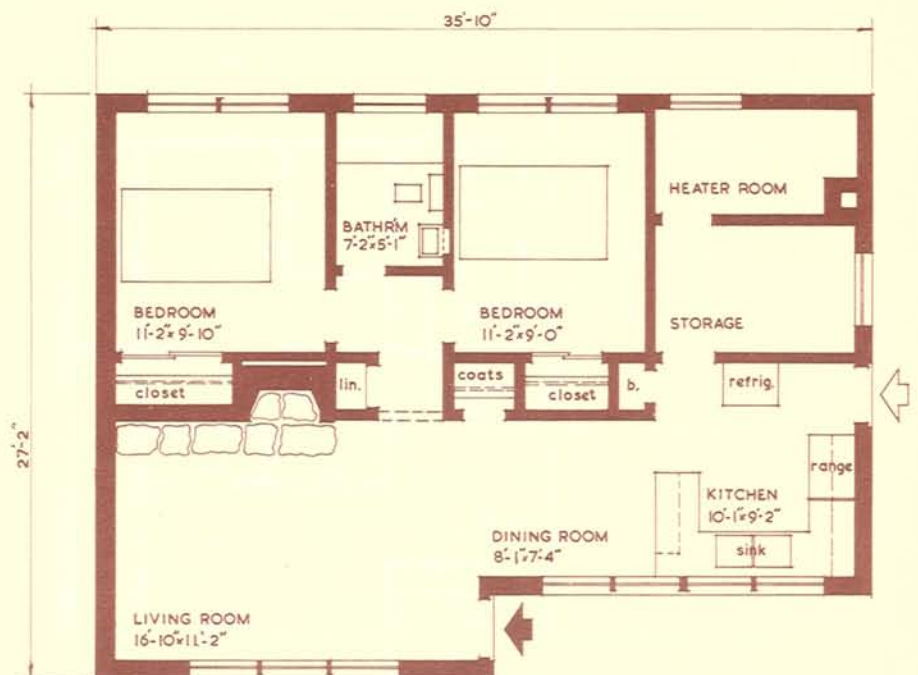
904 square feet

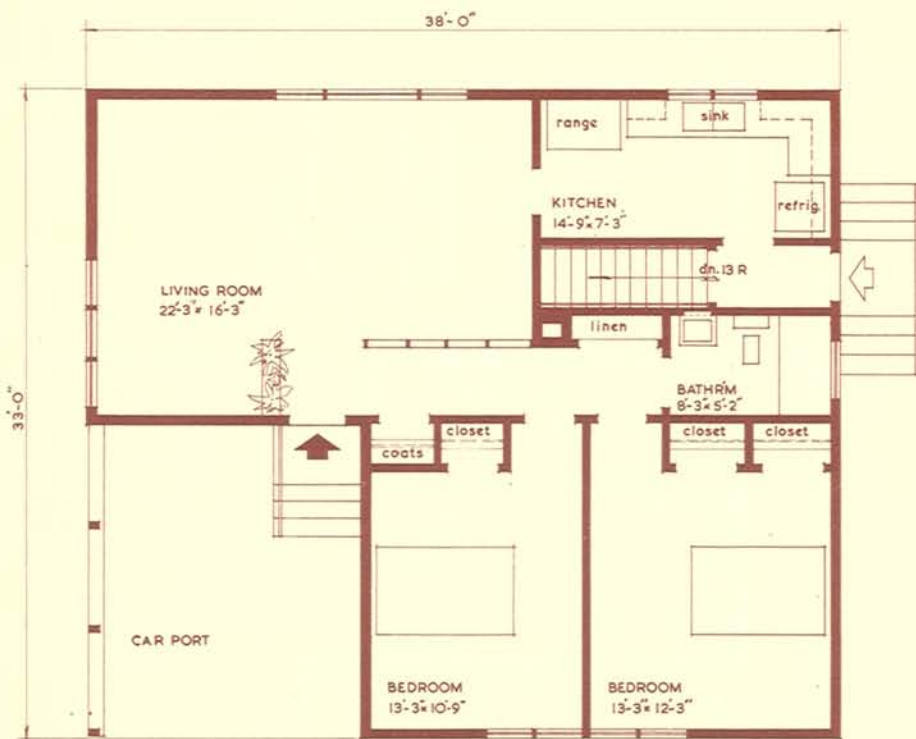
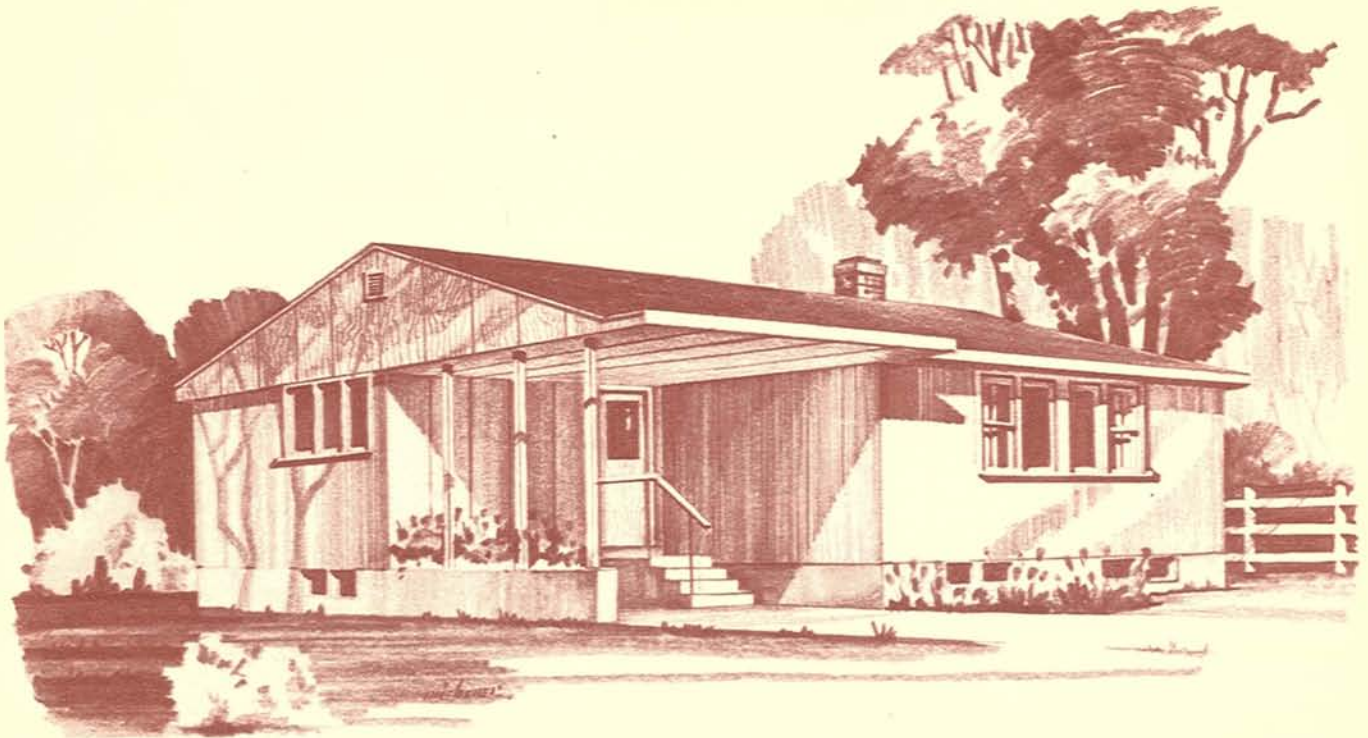
Cubic Contents:

12,665 cubic feet

Architect:

Alan Deacon,
Toronto, Ont.





Floor Area:

1,030 square feet

Cubic Contents:

20,085 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.

**DESIGN
109**

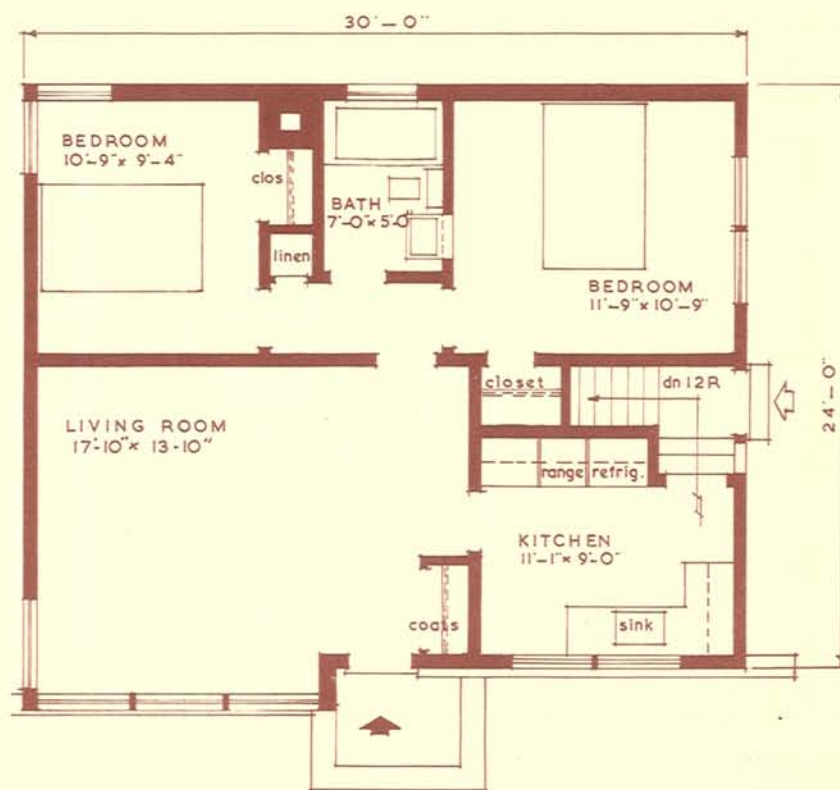


Floor Area:

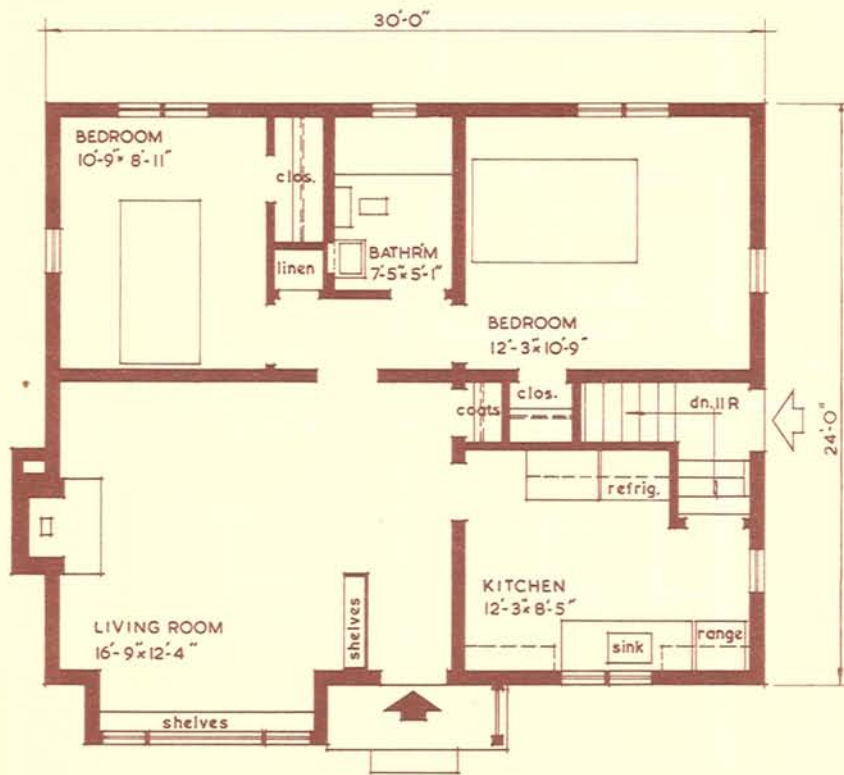
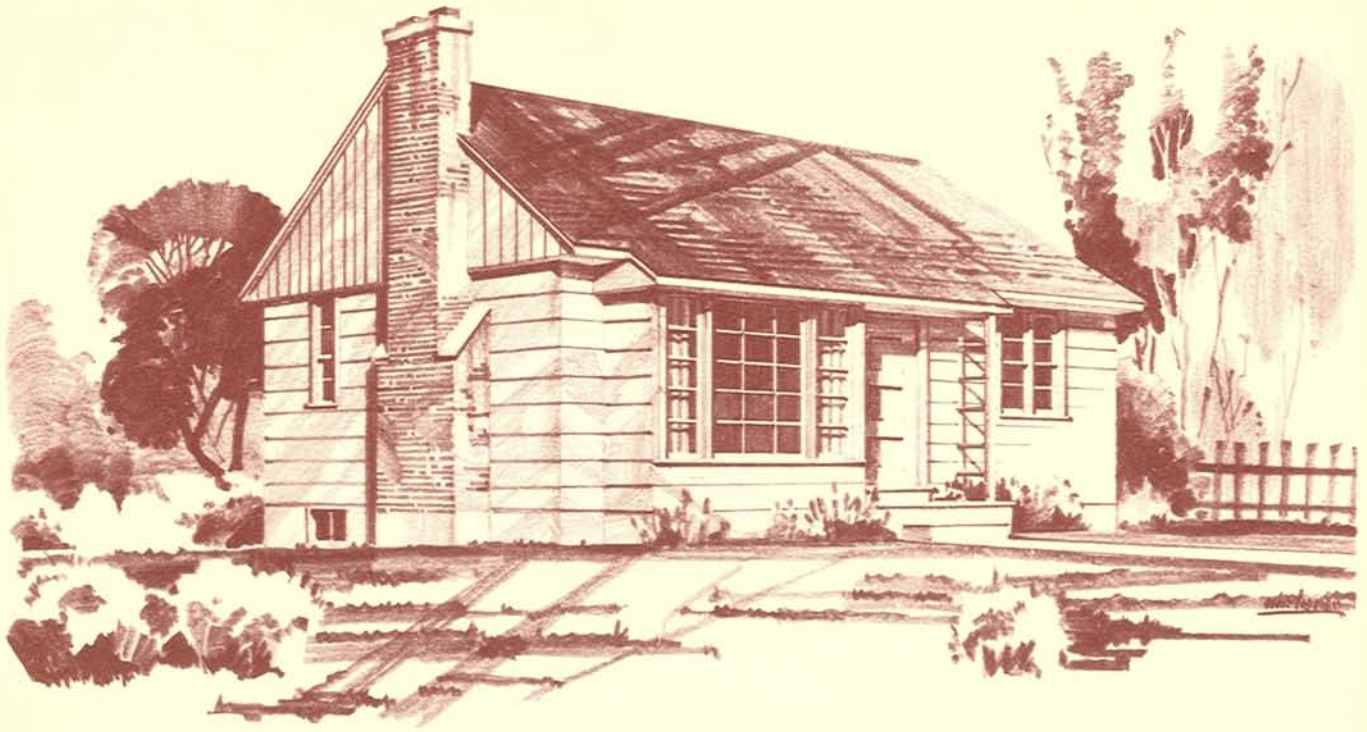
750 square feet

Cubic Contents:

15,010 cubic feet



DESIGN
110



Floor Area:

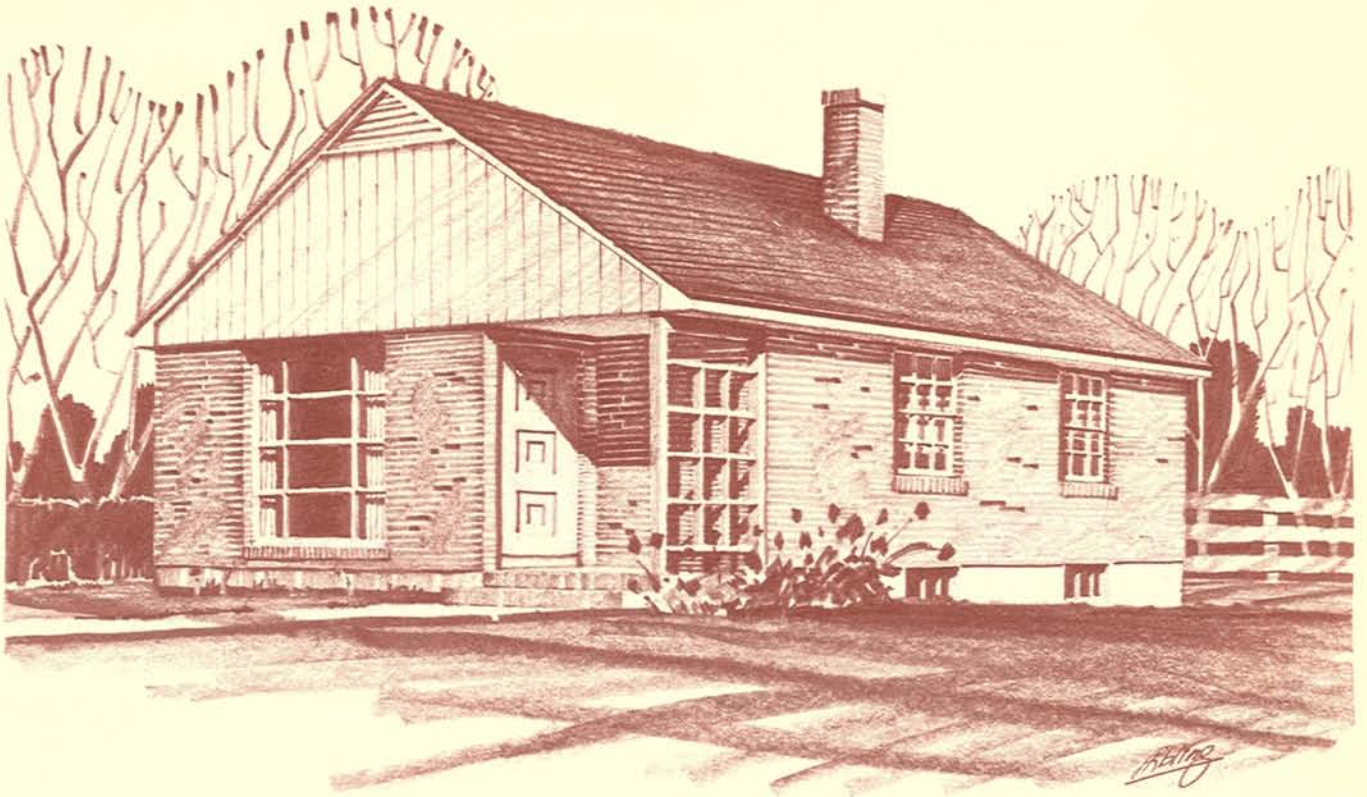
745 square feet

Cubic Contents:

15,520 cubic feet

DESIGN





Floor Area:

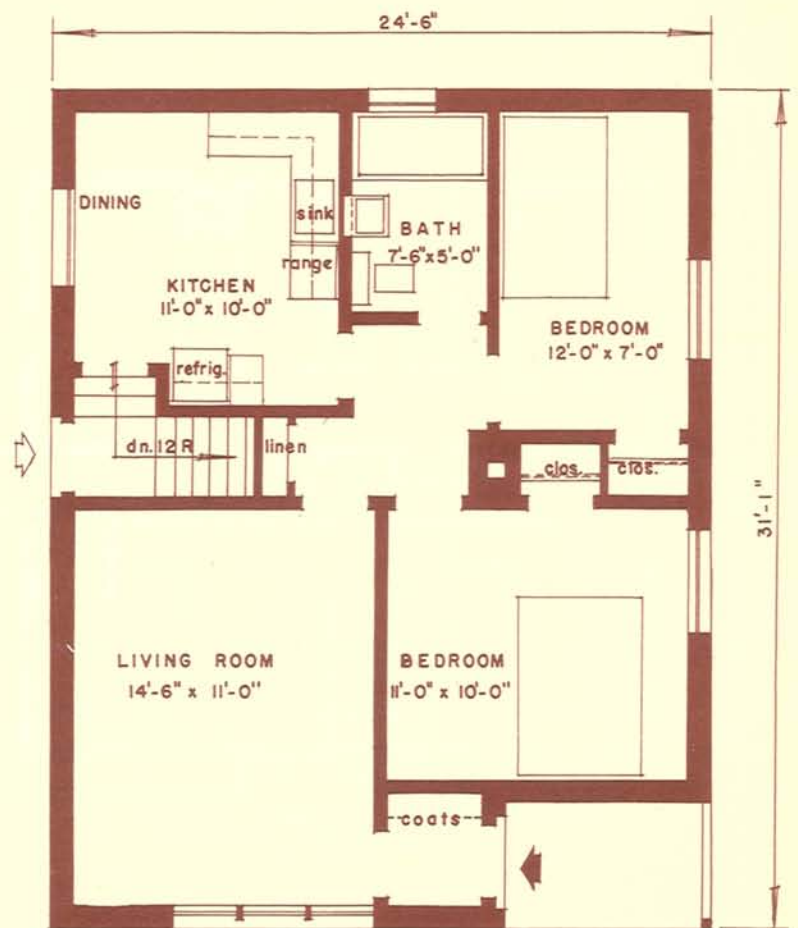
727 square feet

Cubic Contents:

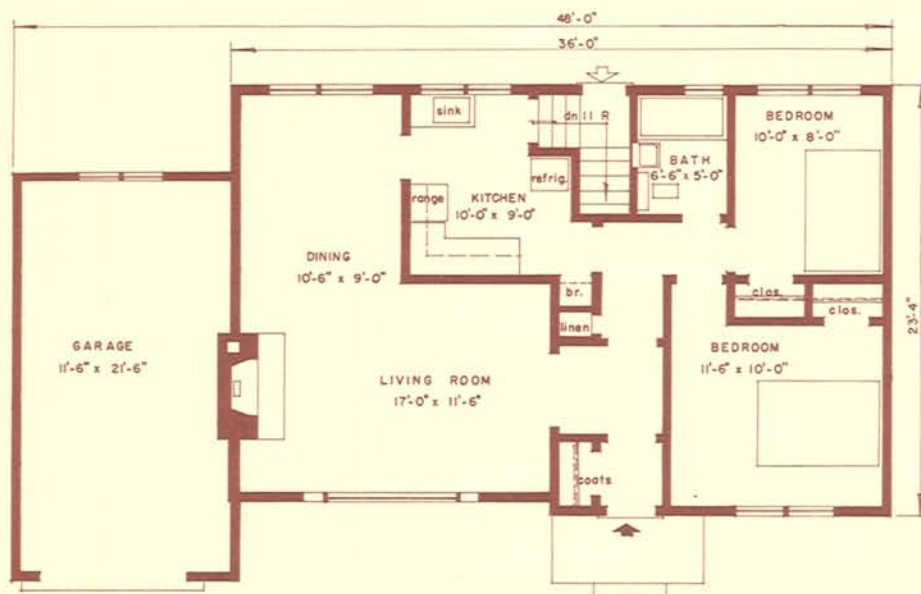
14,360 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.



DESIGN
112



Floor Area:

828 square feet
(exclusive of garage)

Cubic Contents:

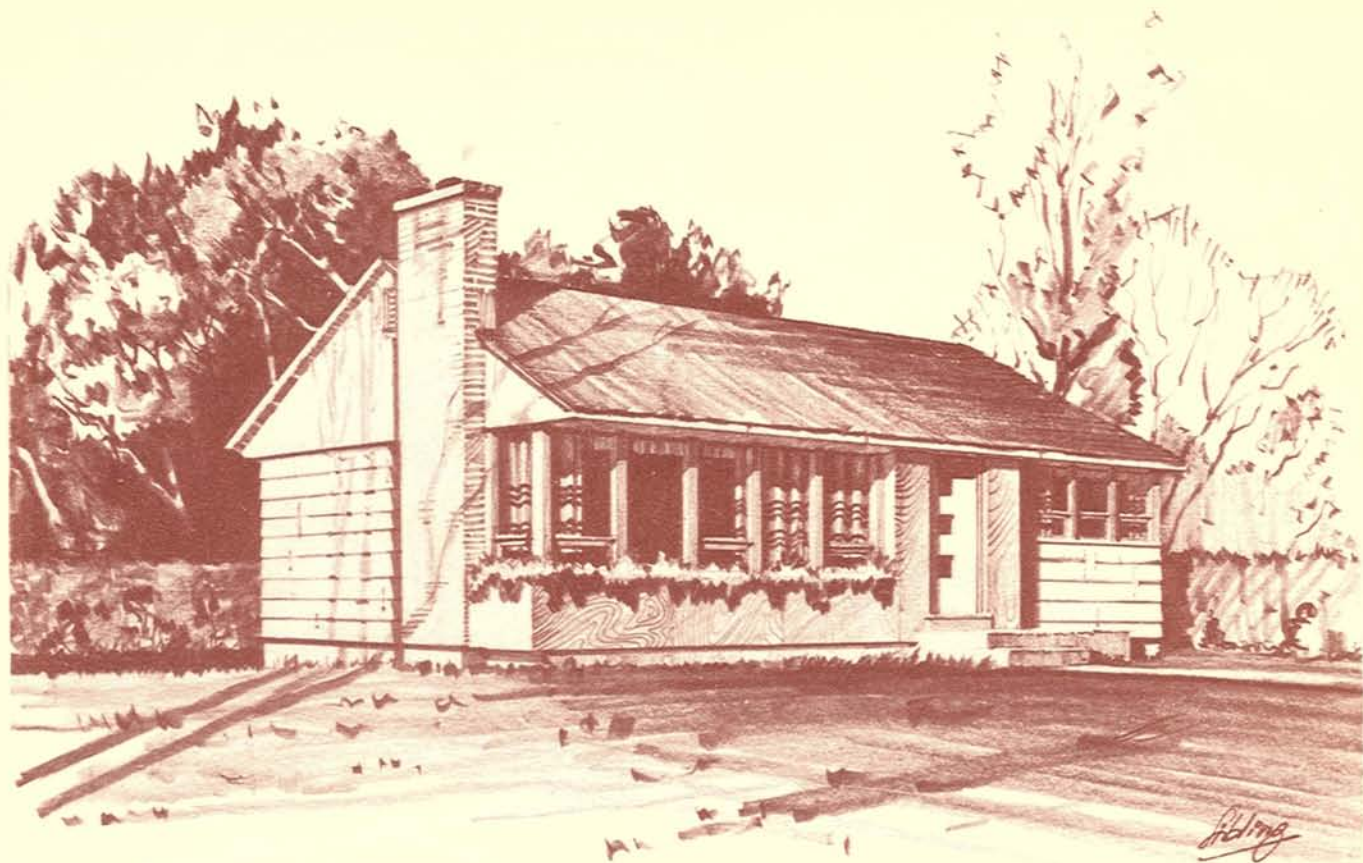
16,145 cubic feet
(exclusive of garage)

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 114 is a variation of this plan)

**DESIGN
113**



Floor Area:

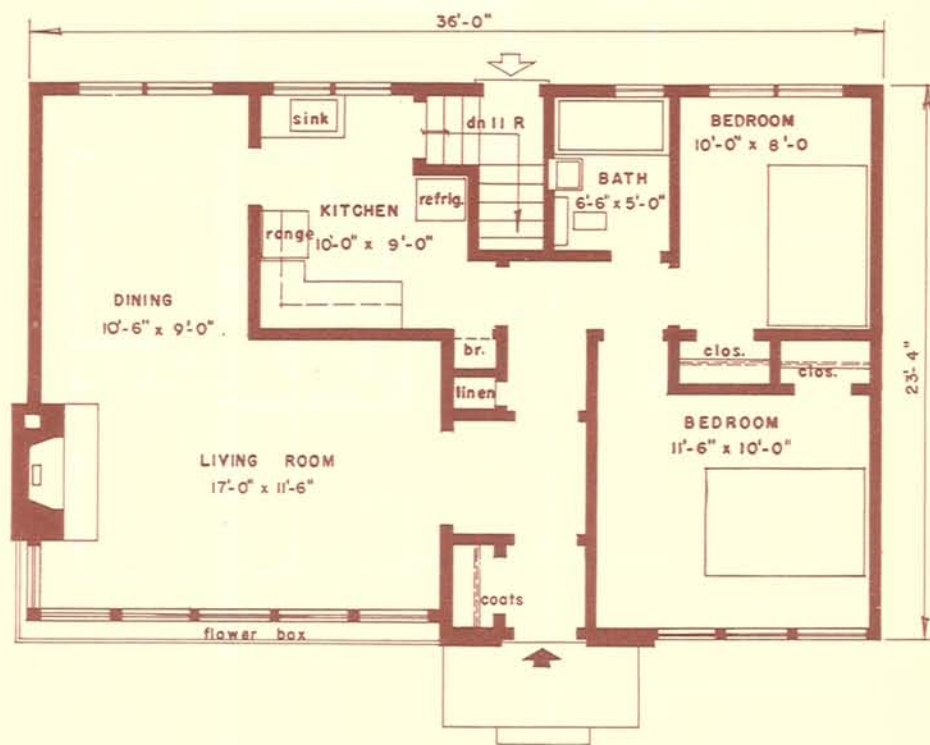
828 square feet

Cubic Contents:

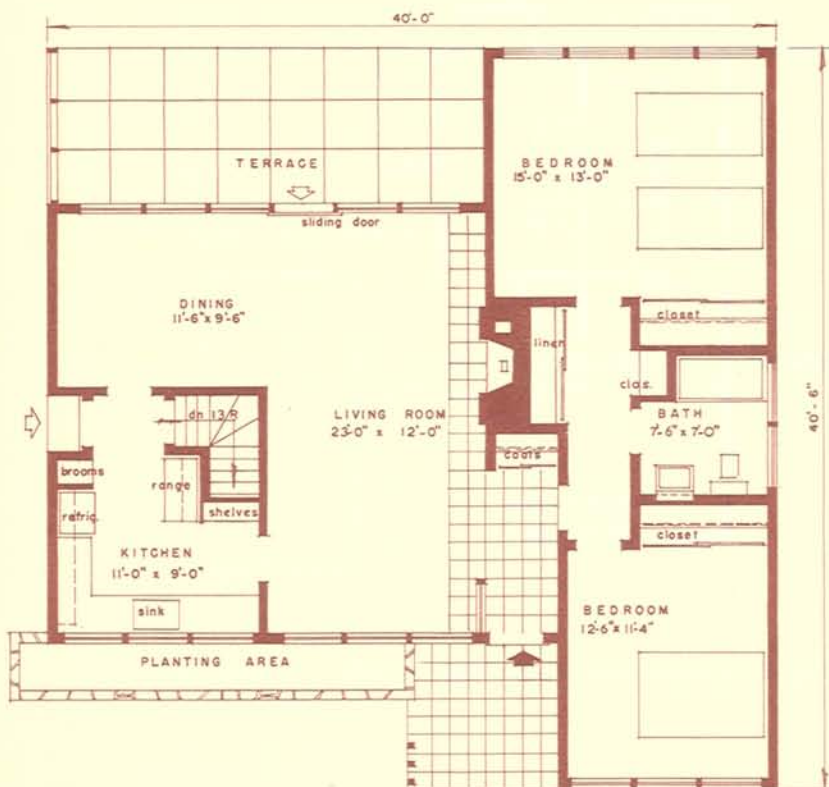
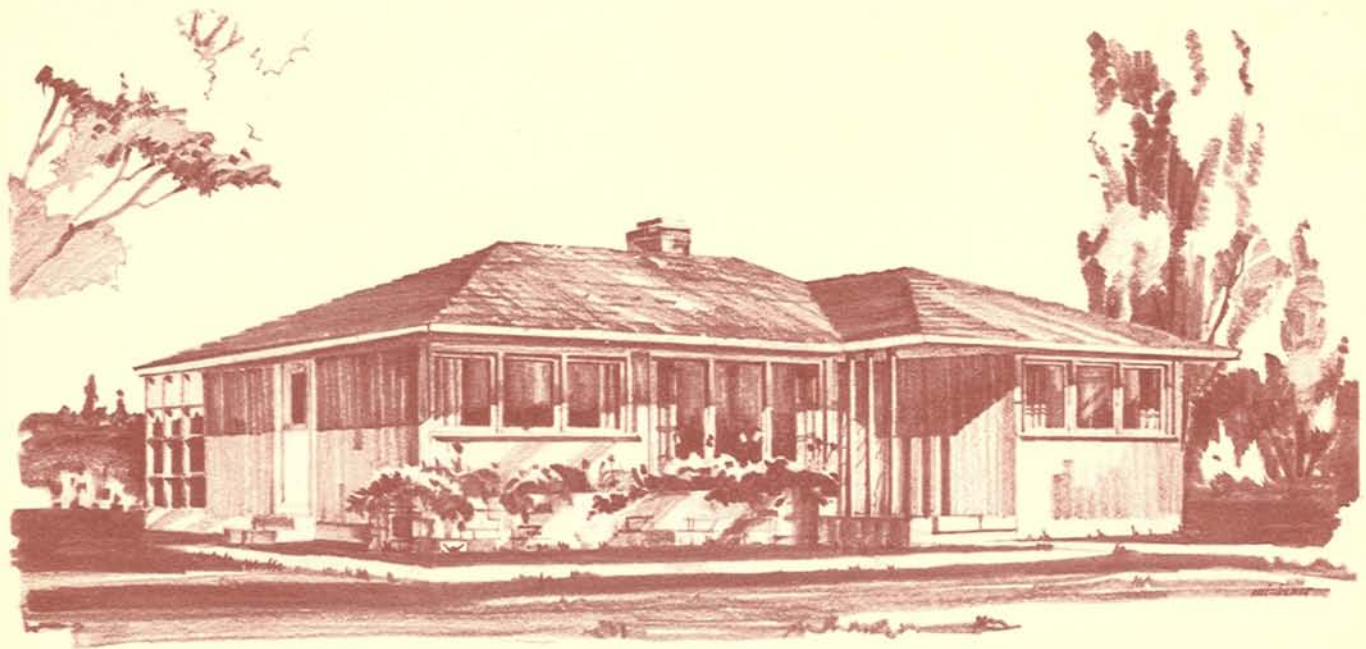
16,145 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



(Design 113 is a variation of this plan)



Floor Area:

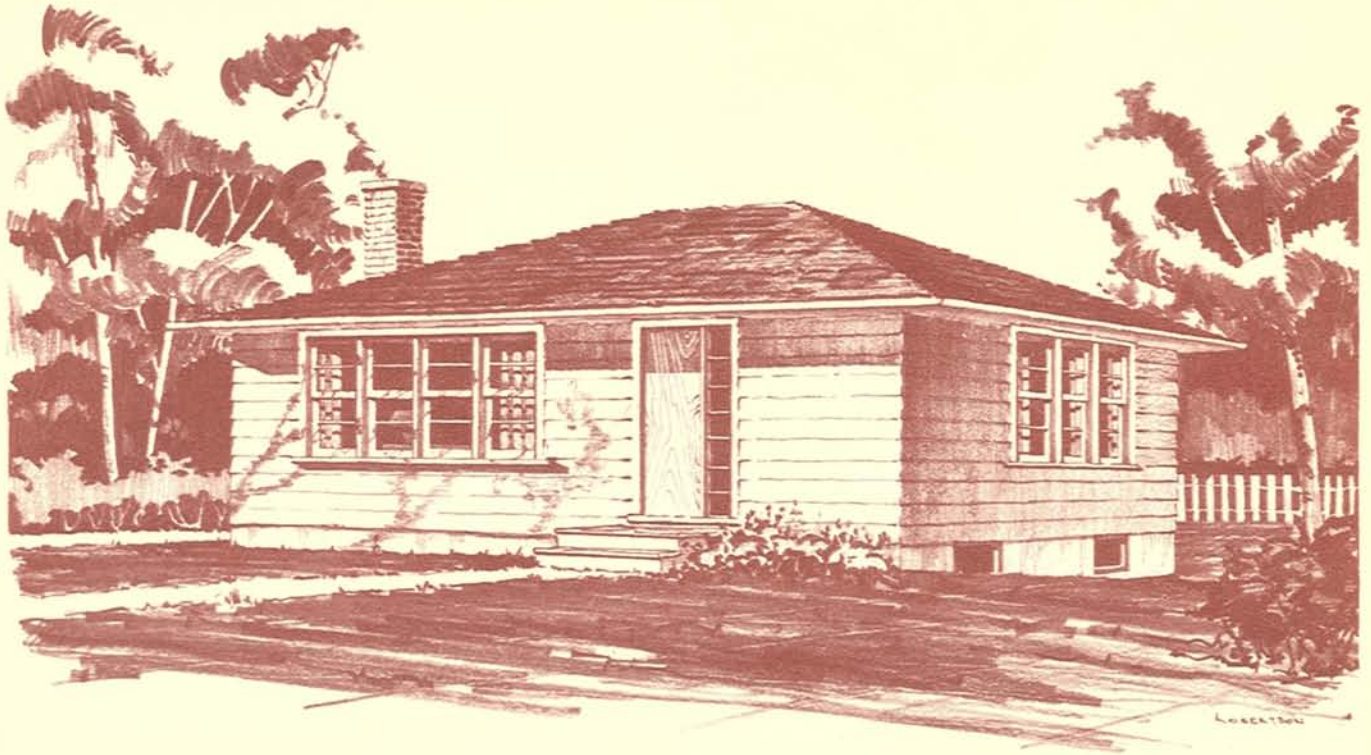
1,192 square feet

Cubic Contents:

20,965 cubic feet

Architect:

C. B. K. Van Norman,
Vancouver, B.C.

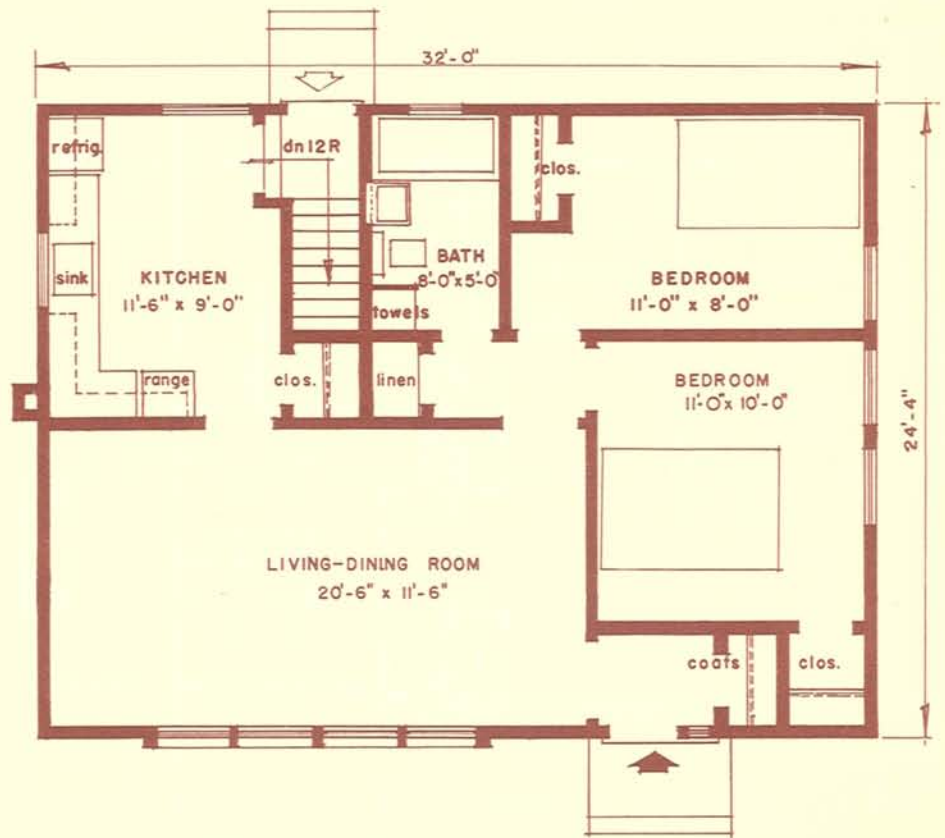


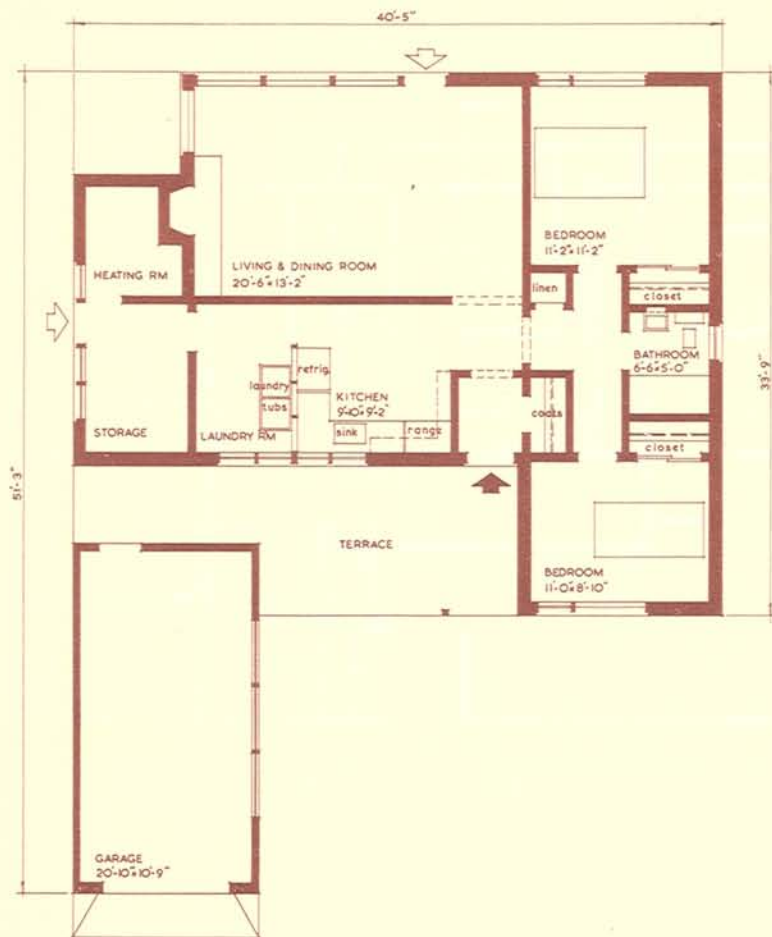
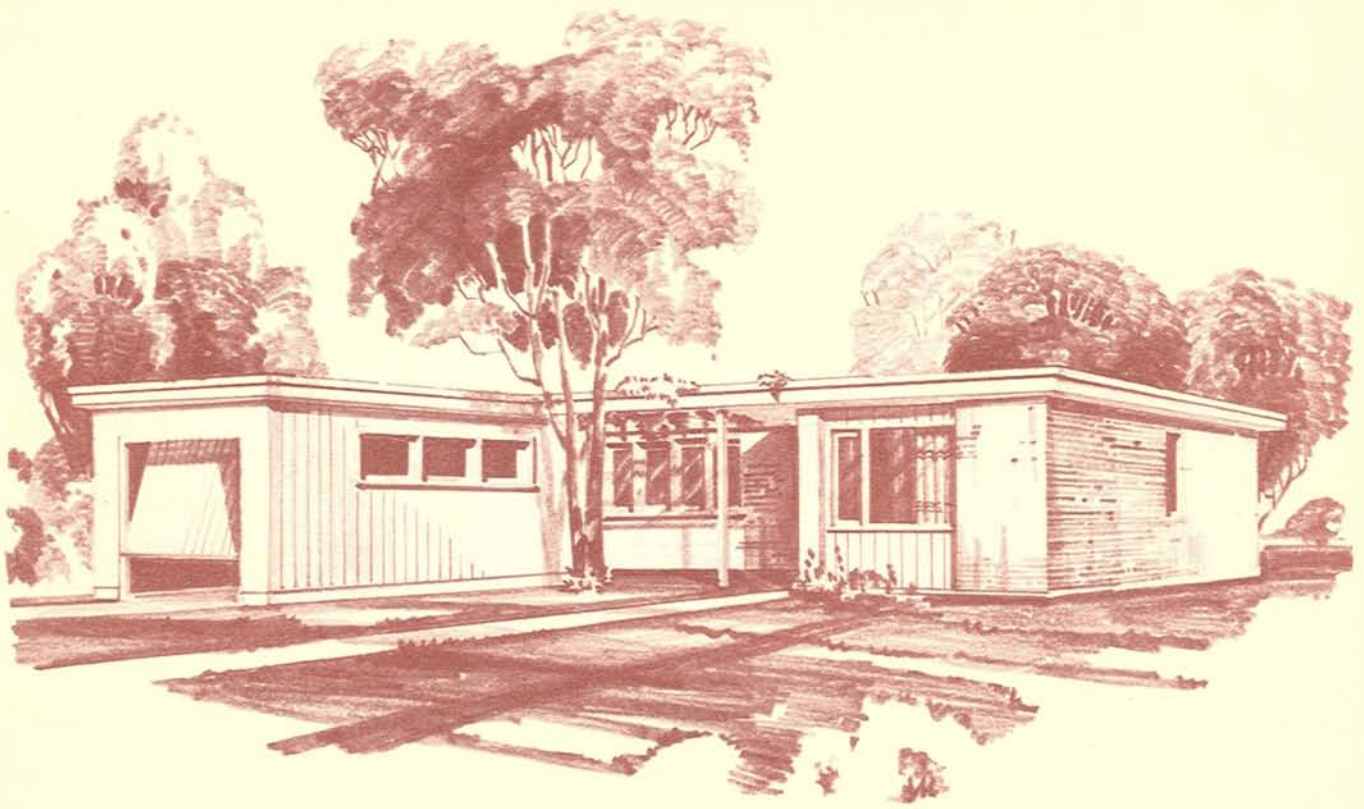
Floor Area:

785 square feet

Cubic Contents:

15,225 cubic feet





Floor Area:

963 square feet
(exclusive of garage)

Cubic Contents:

13,000 cubic feet
(exclusive of garage)

Architect:

Designer—
A. A. Perkins

Associate Architect—
Alan Deacon,
Toronto, Ont.

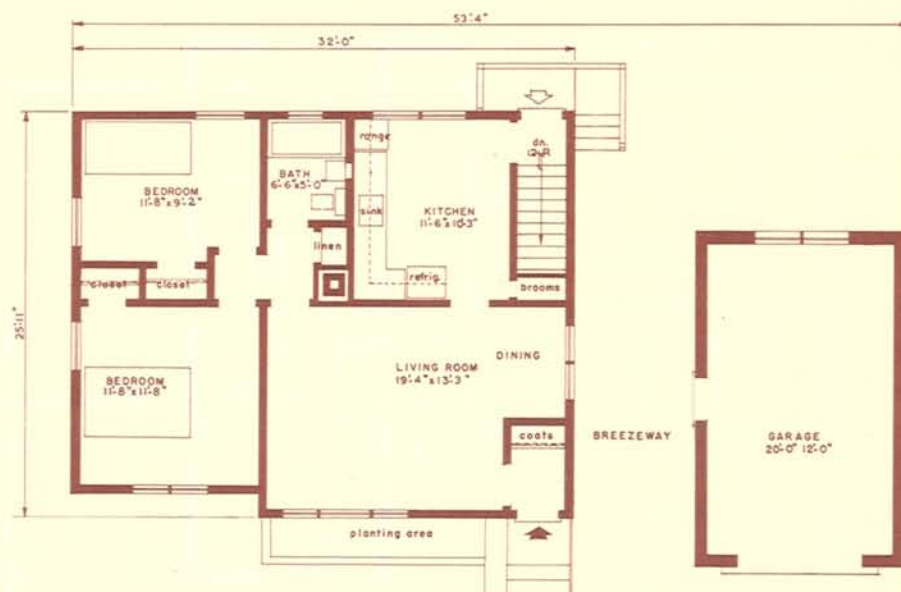


Floor Area:

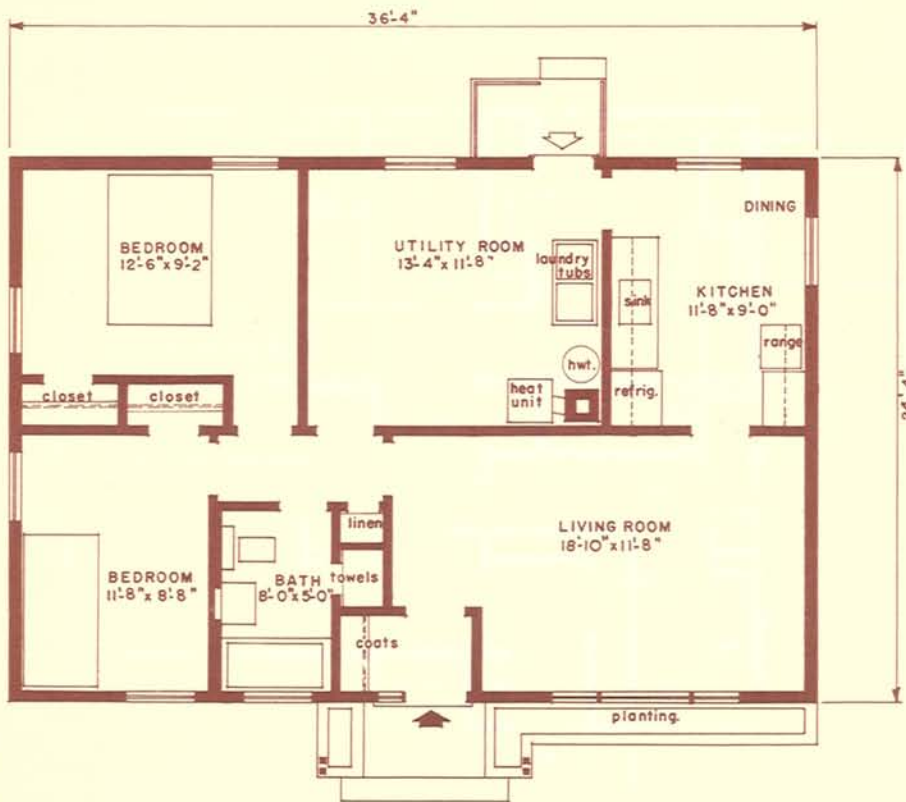
810 square feet
(exclusive of breeze-
way & garage)

Cubic Contents:

16,070 cubic feet
(exclusive of breeze-
way & garage)



**DESIGN
118**



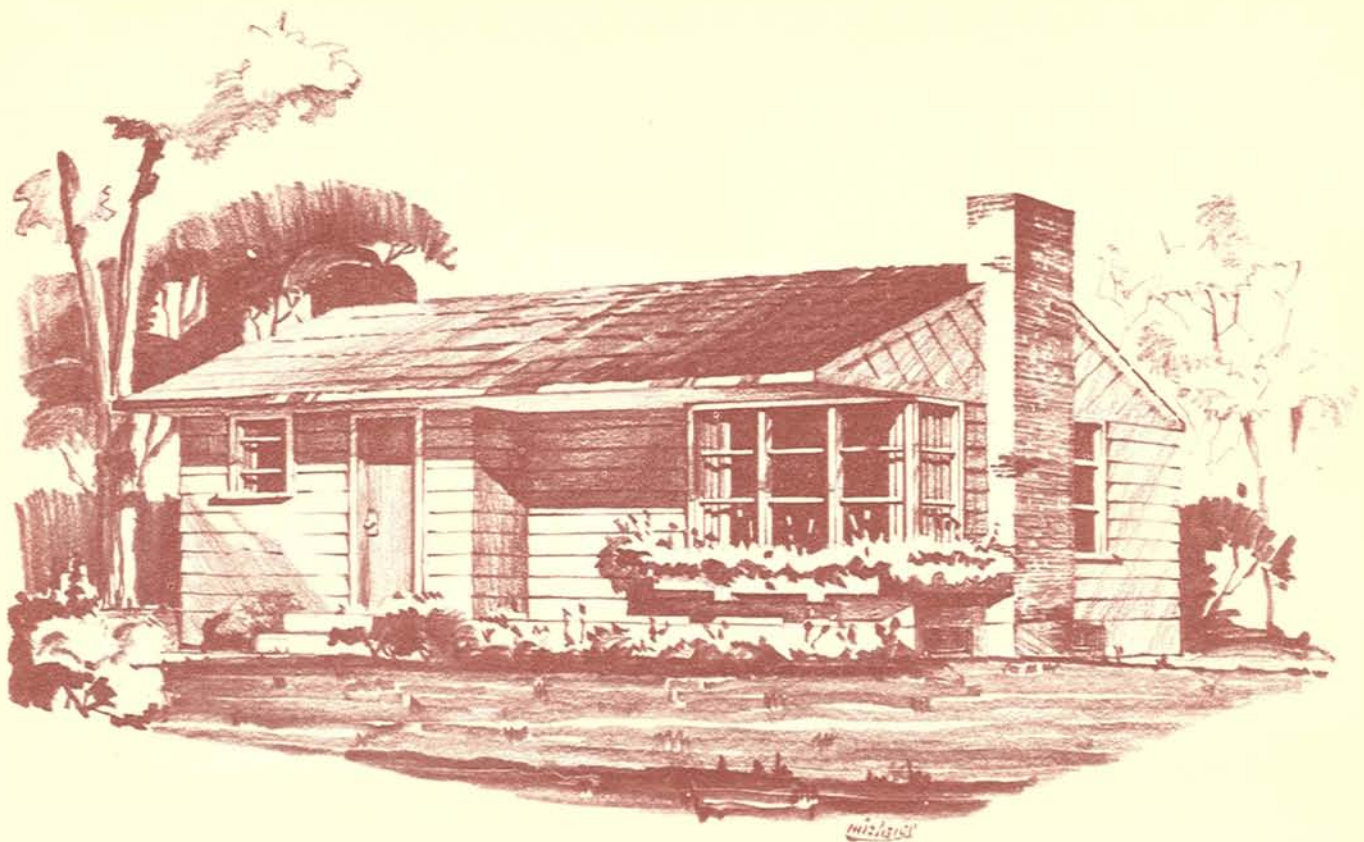
Floor Area:

884 square feet

Cubic Contents:

14,140 cubic feet

DESIGN
119



Floor Area:

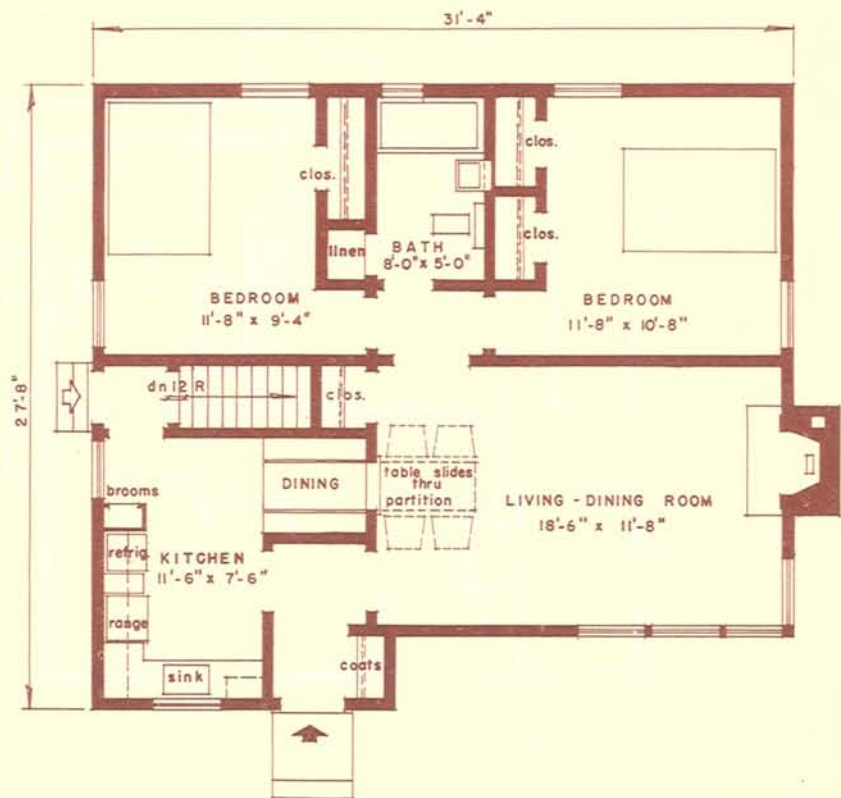
804 square feet

Cubic Contents:

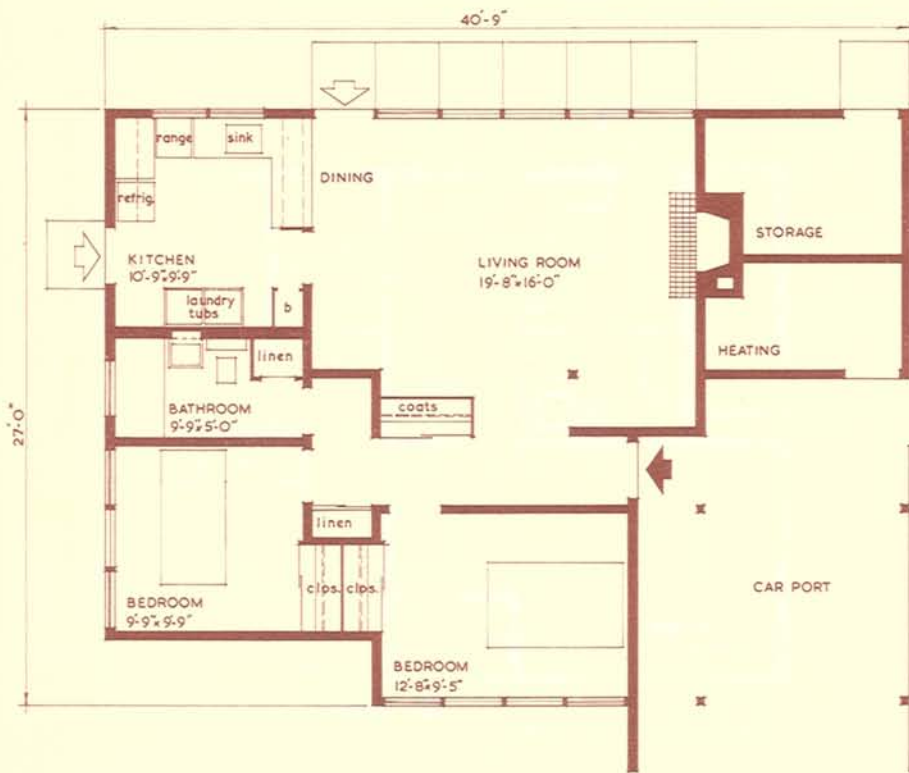
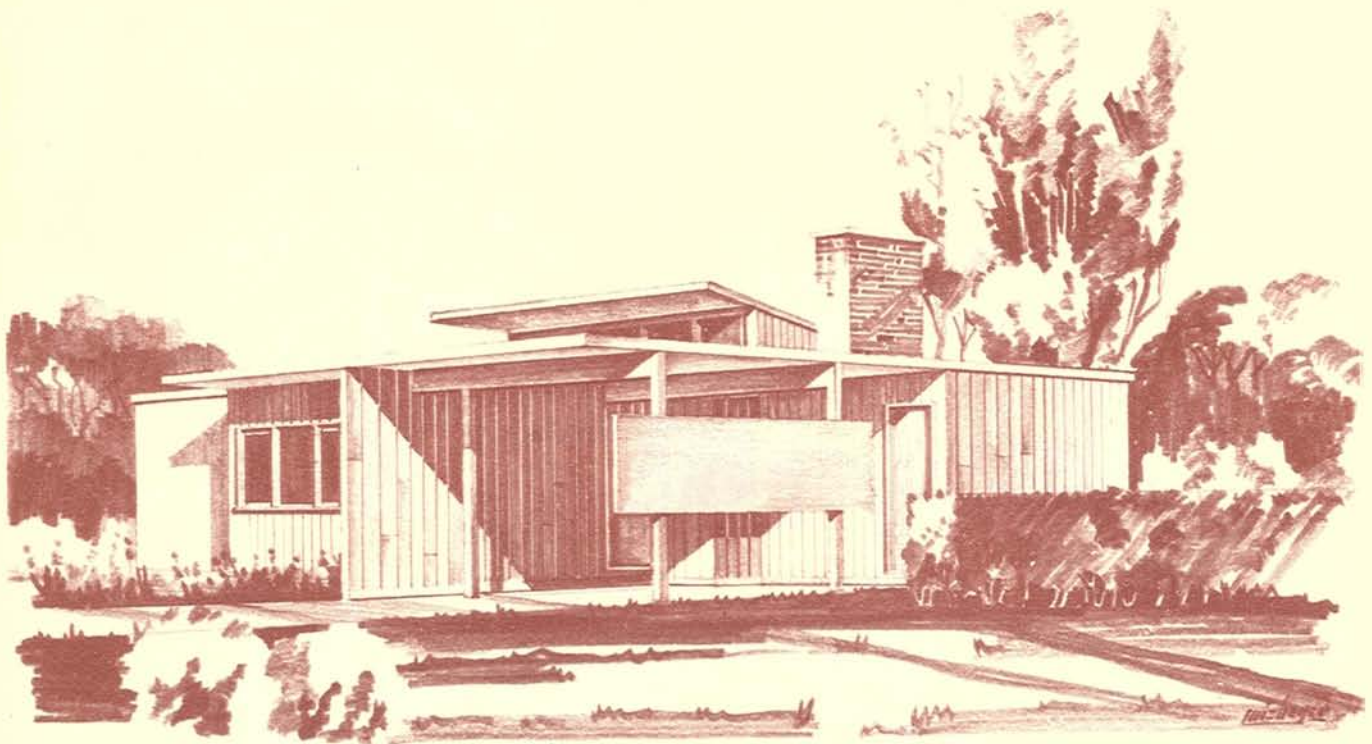
16,480 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



DESIGN
120



Floor Area:

921 square feet

Cubic Contents:

11,560 cubic feet

Architects:

Semmens & Simpson
Vancouver, B.C.

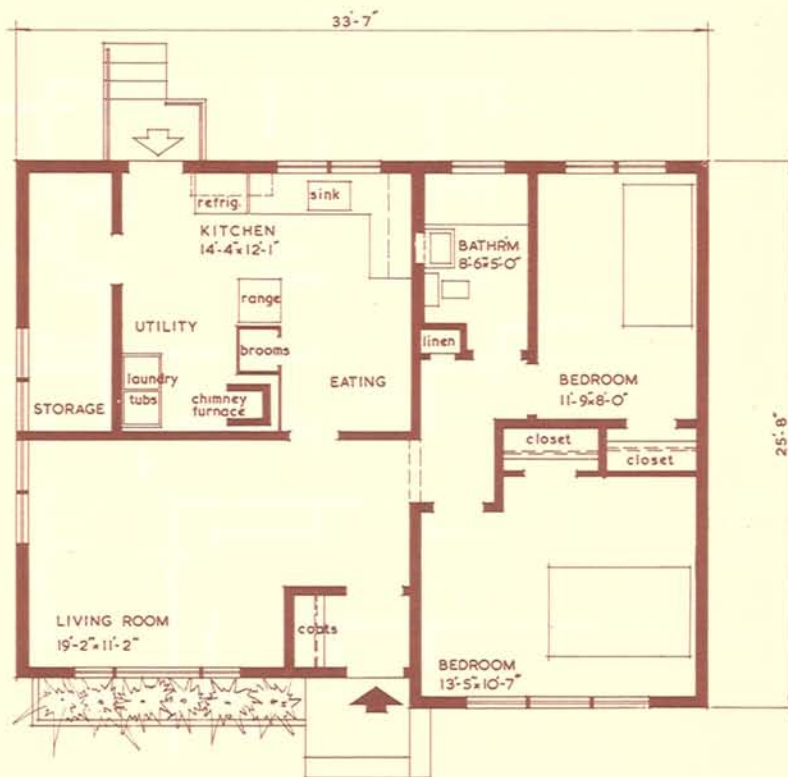


Floor Area:

834 square feet

Cubic Contents:

12,510 cubic feet



**DESIGN
122**

THREE-BEDROOM BUNGALOWS



HOUSE PLAN

Floor Area:

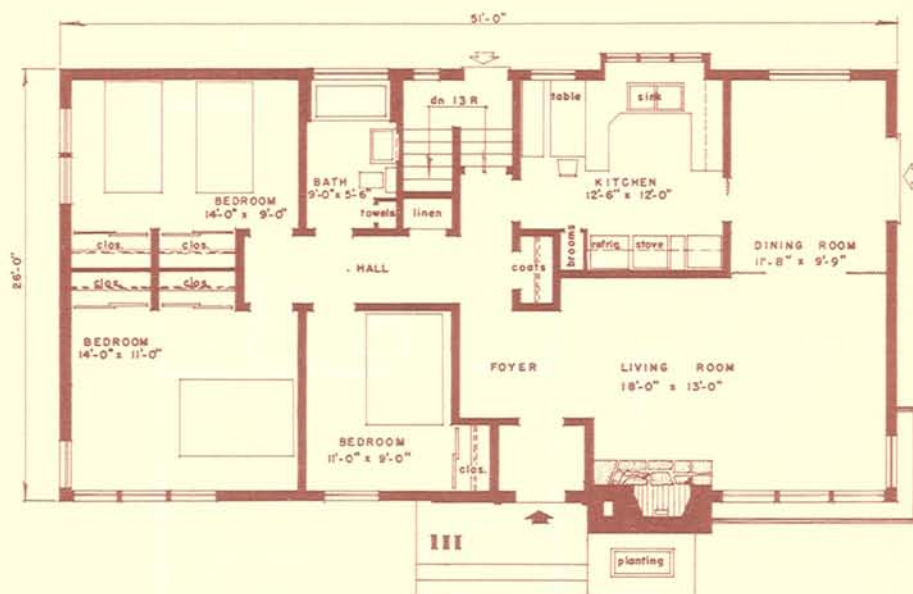
1,351 square feet

Cubic Contents:

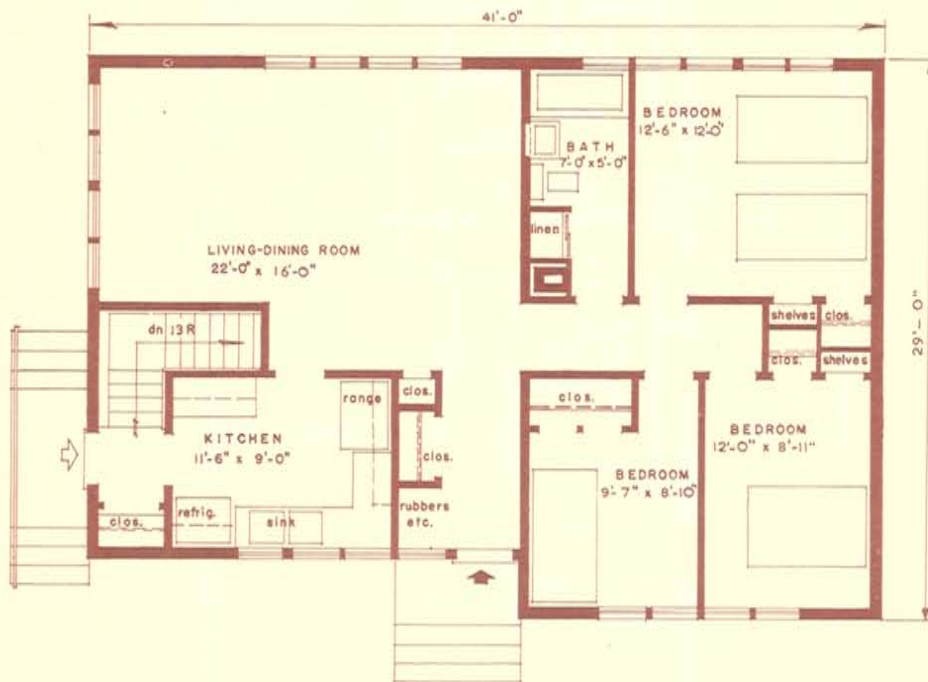
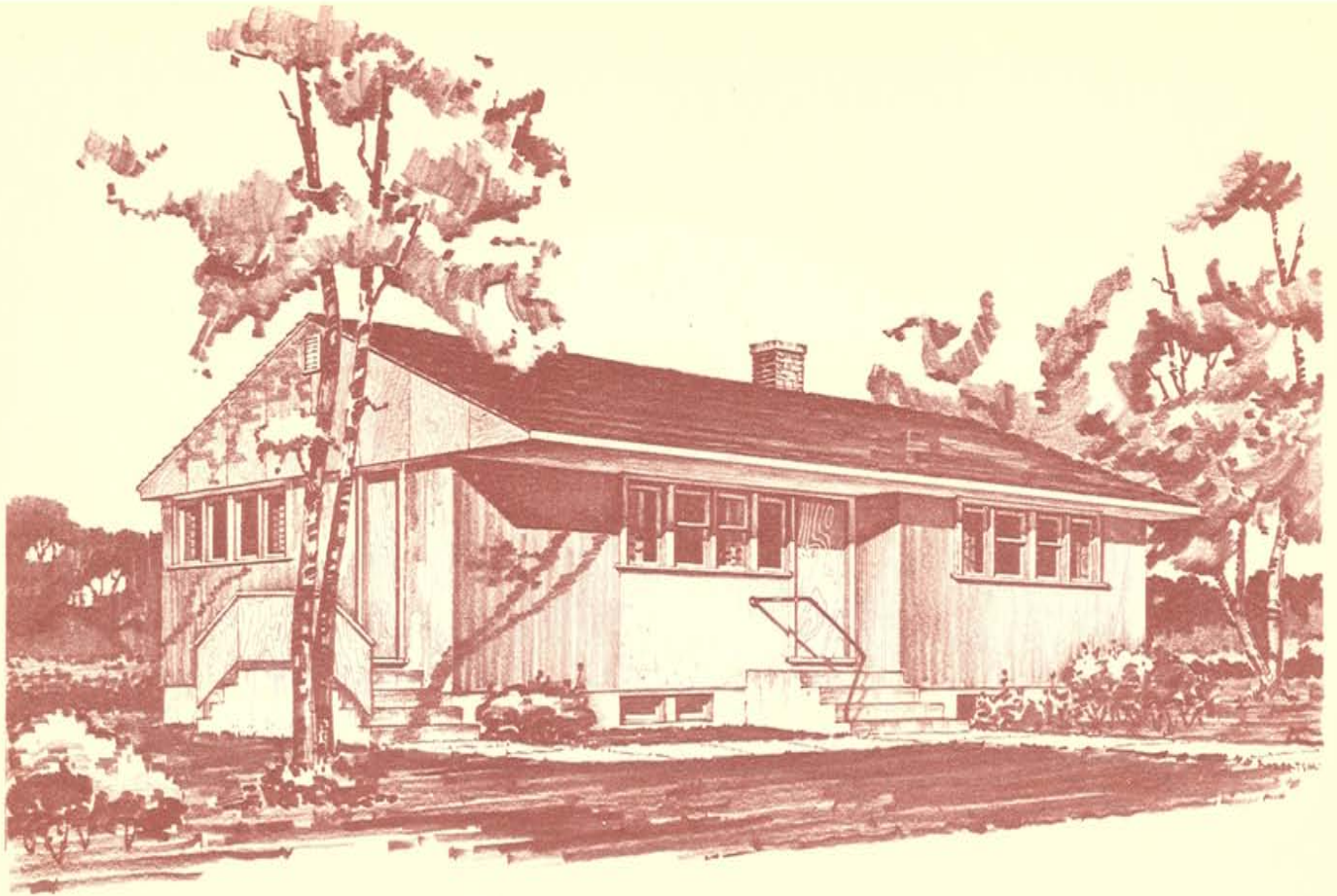
27,890 cubic feet

Architect:

Roland Dumais,
Montreal, P.Q.



DESIGN
200



Floor Area:

1,122 square feet

Cubic Contents:

22,725 cubic feet

Architect:

Edwin Raines,
Winnipeg, Man.

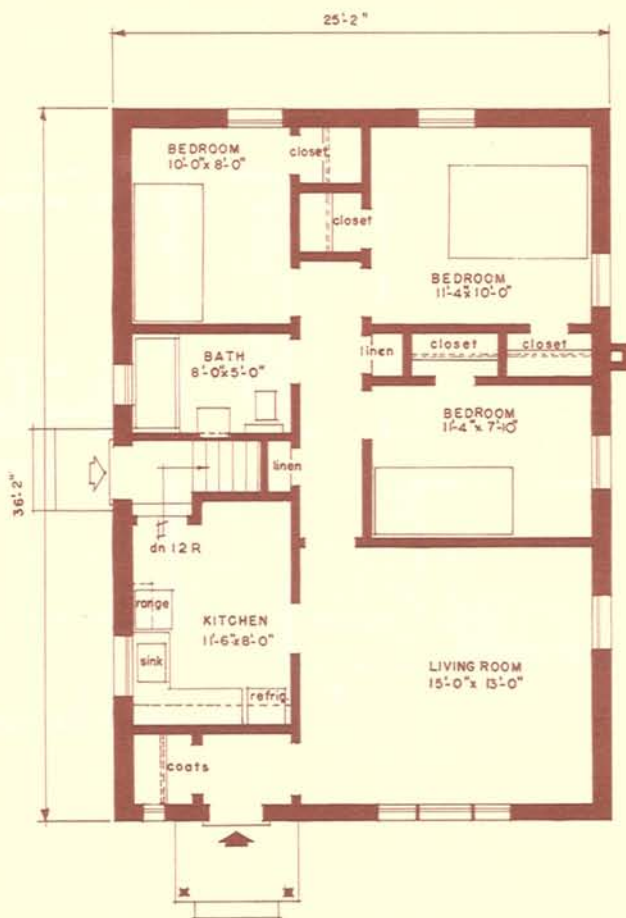


Floor Area:

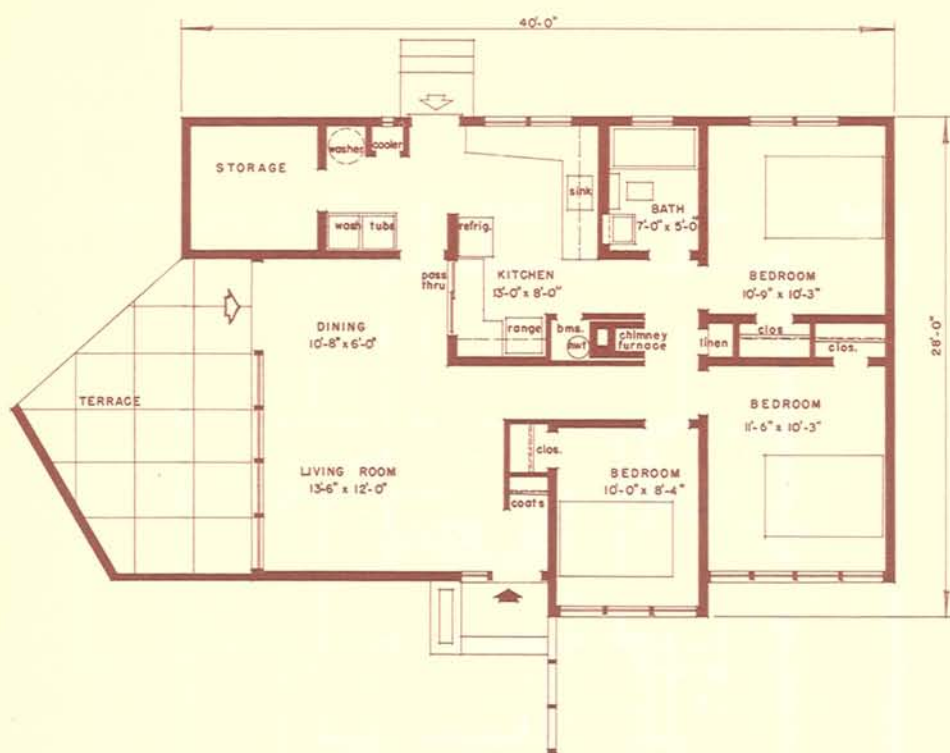
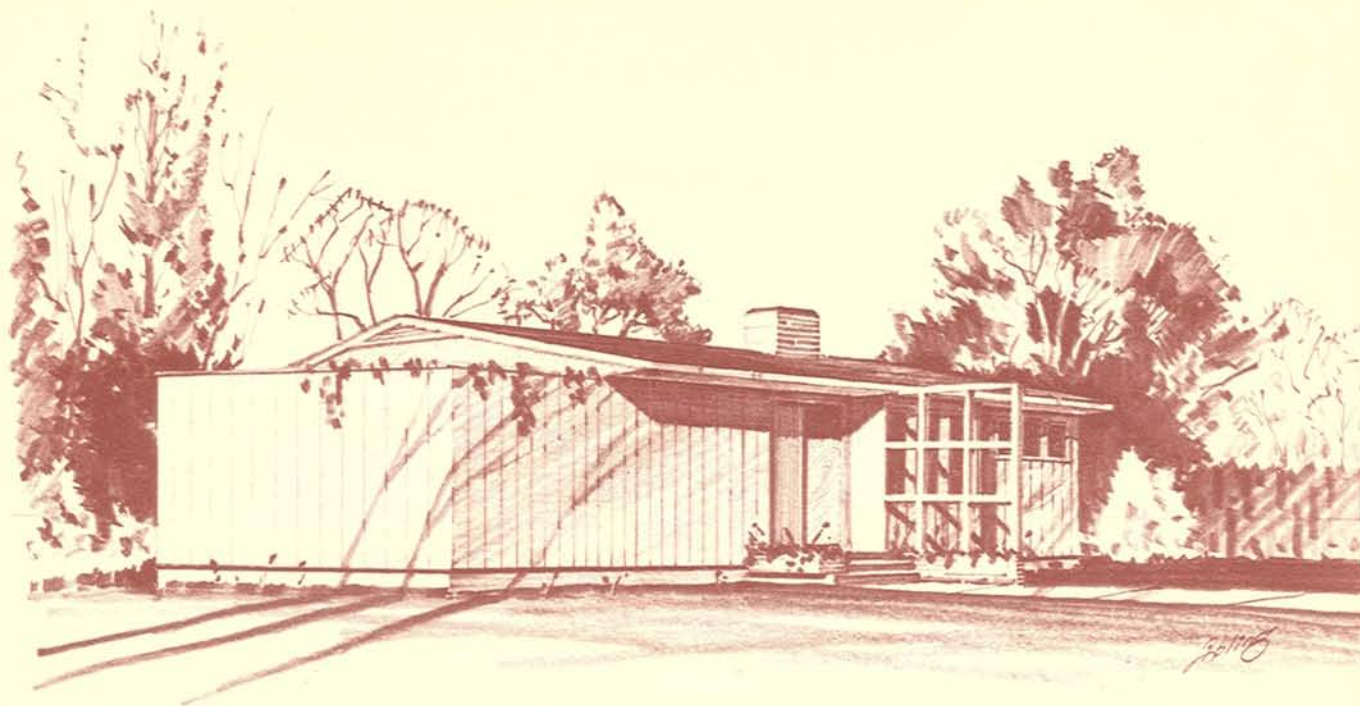
910 square feet

Cubic Contents:

18,425 cubic feet



**DESIGN
202**



Floor Area:

985 square feet

Cubic Contents:

12,310 cubic feet

Architects:

Semmens & Simpson,
Vancouver, B.C.

(Design 228 is a variation of this plan.)



Floor Area:

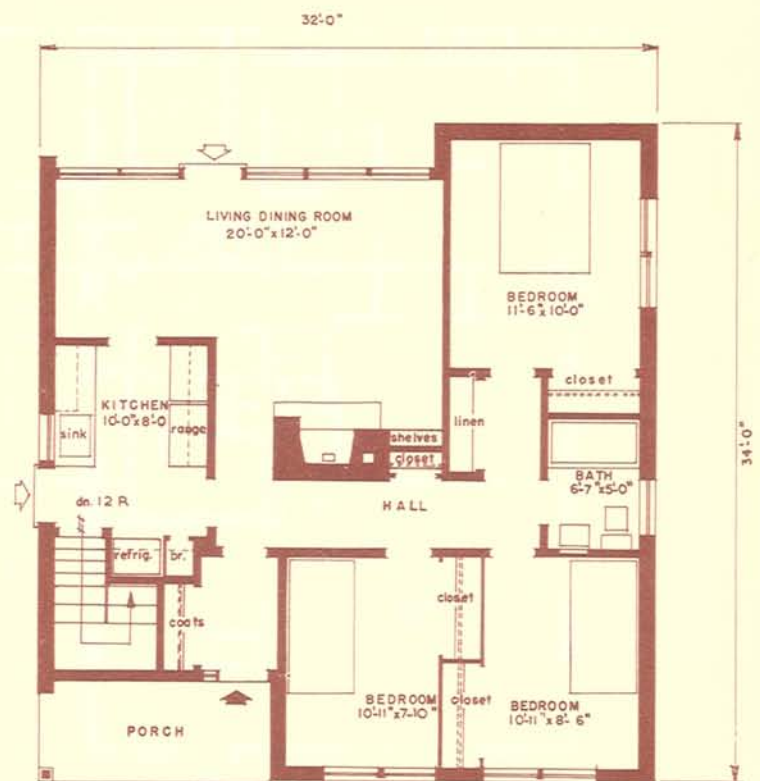
987 square feet

Cubic Contents:

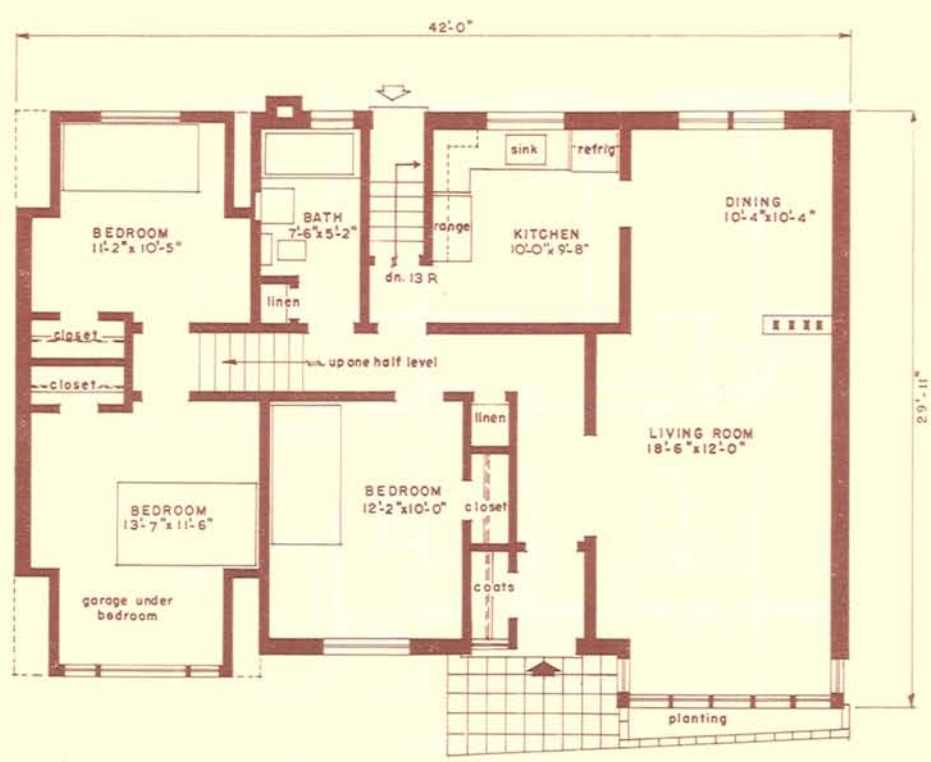
18,620 cubic feet

Architects:

G. Burniston,
J. Storey,
Toronto, Ont.



DESIGN
204



Floor Area:

1,163 square feet
(exclusive of garage)

Cubic Contents:

22,935 cubic feet
(exclusive of garage)

Architect:

E. I. Richmond,
Toronto, Ont.



Floor Area:

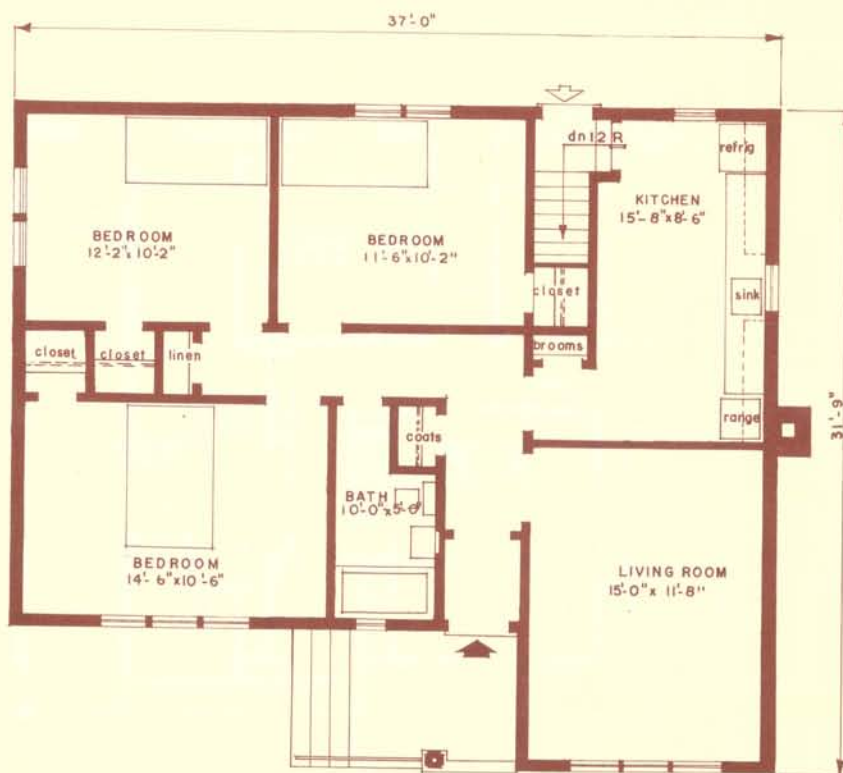
1,008 square feet

Cubic Contents:

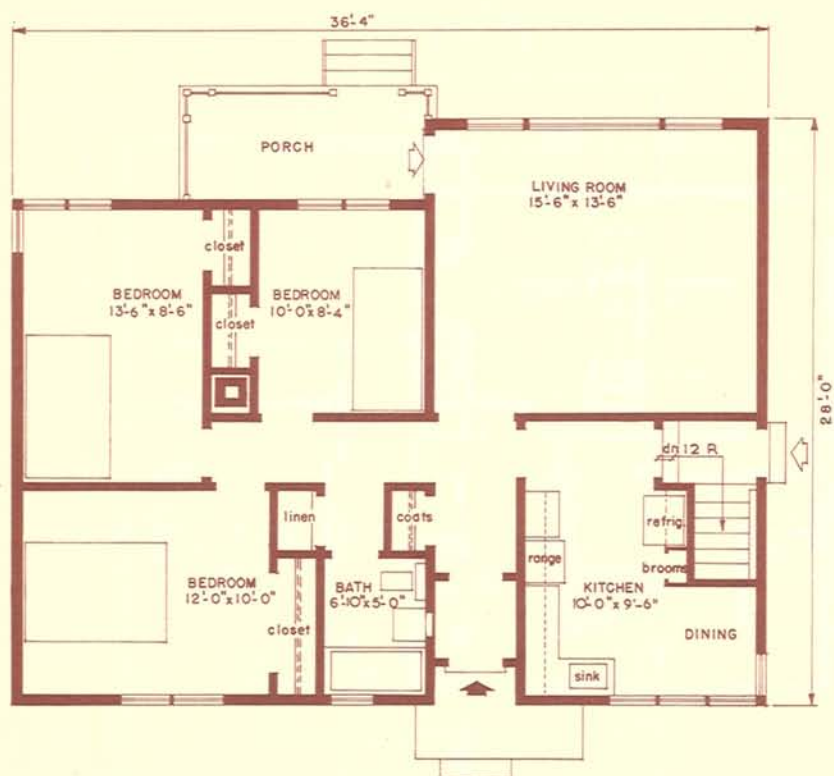
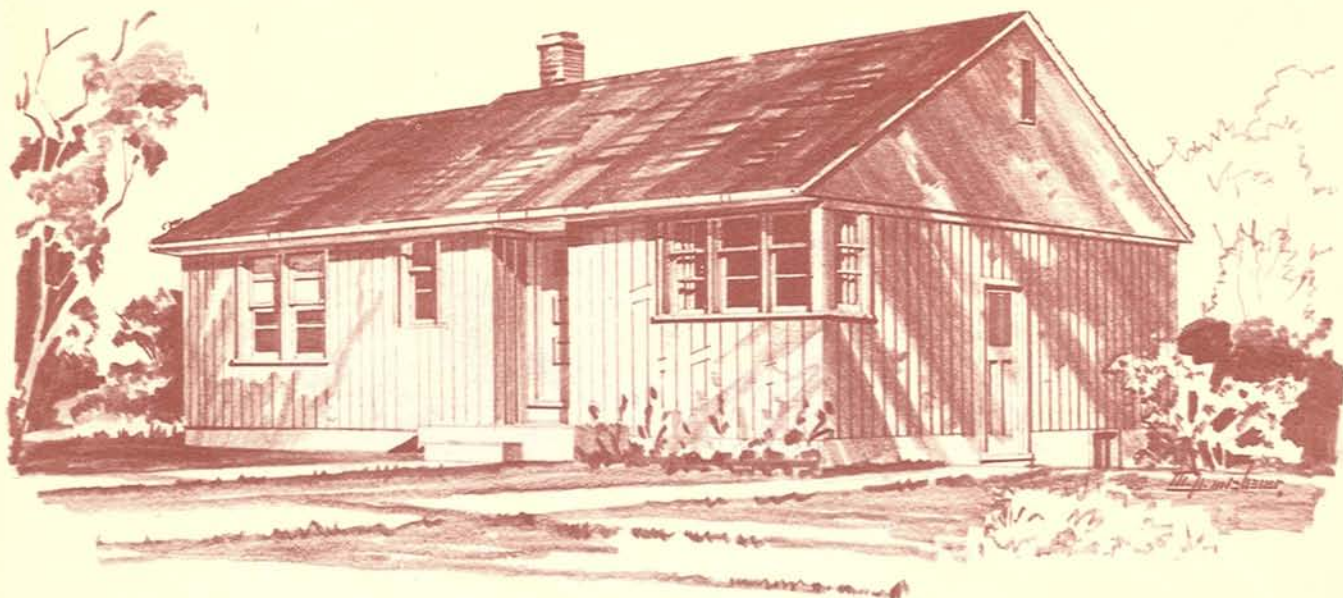
20,595 cubic feet

Architect:

Roland Dumais,
Montreal, P.Q.



DESIGN
206



Floor Area:

944 square feet

Cubic Contents:

18,880 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Design 208 is a variation of this plan)

**DESIGN
207**



Floor Area:

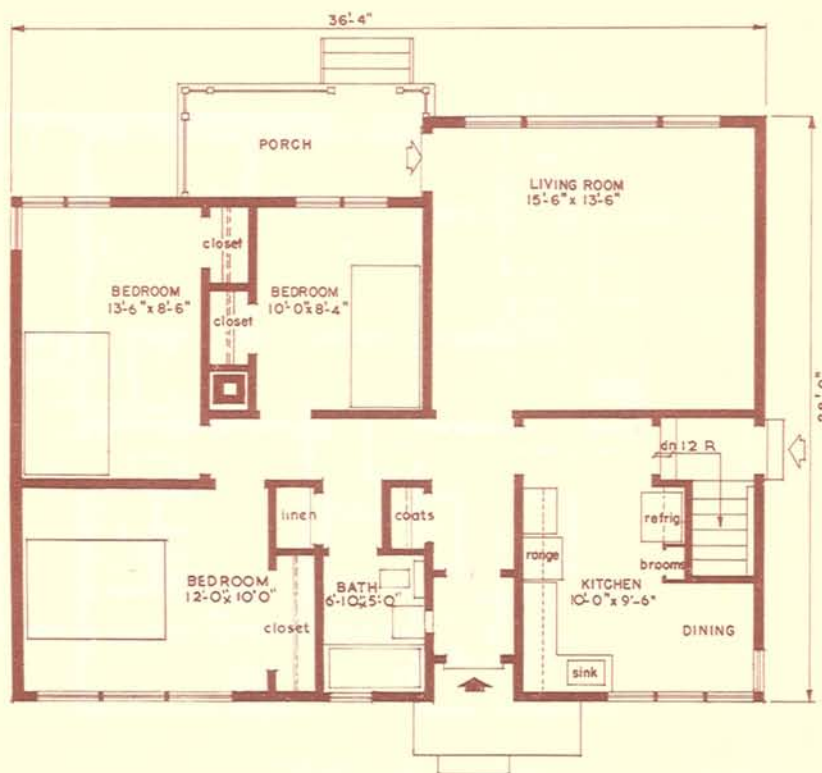
944 square feet

Cubic Contents:

17,700 cubic feet

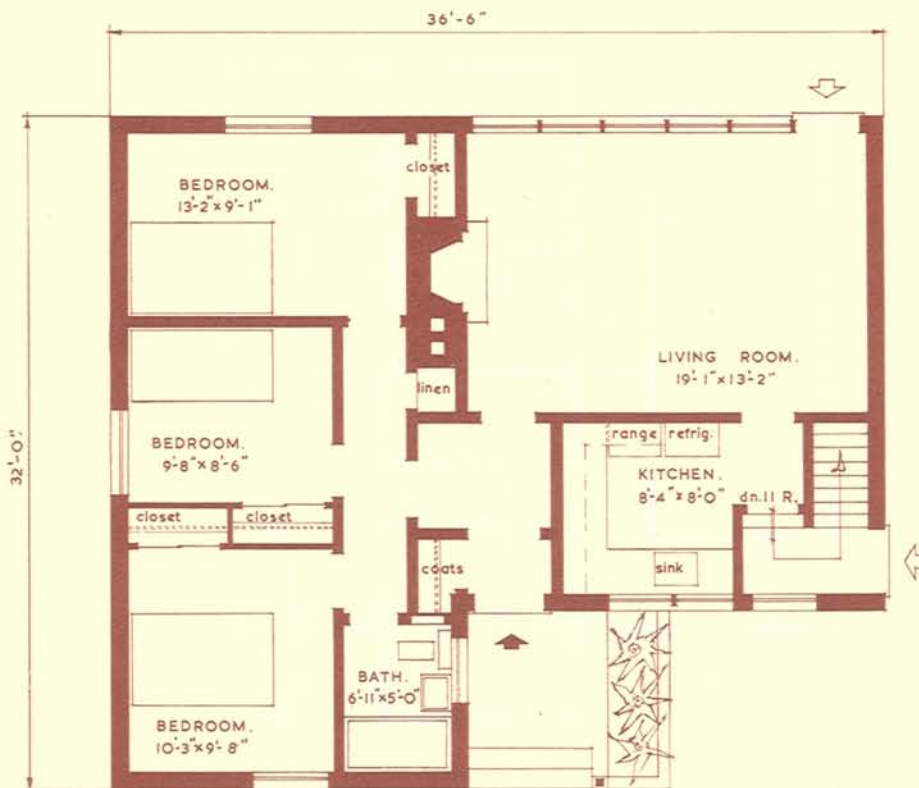
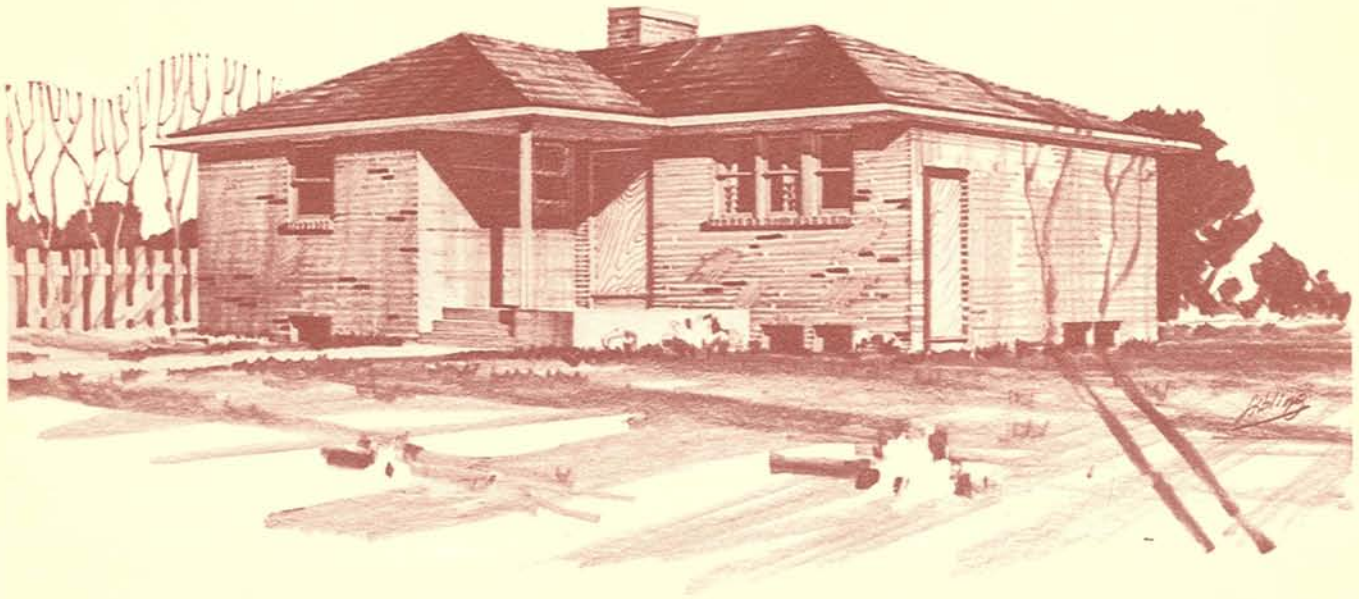
Architect:

M. G. Dixon,
Ottawa, Ont.



**DESIGN
208**

(Design 207 is a variation of this plan)



Floor Area:

998 square feet

Cubic Contents:

18,110 cubic feet

**DESIGN
209**



Floor Area:

937 square feet

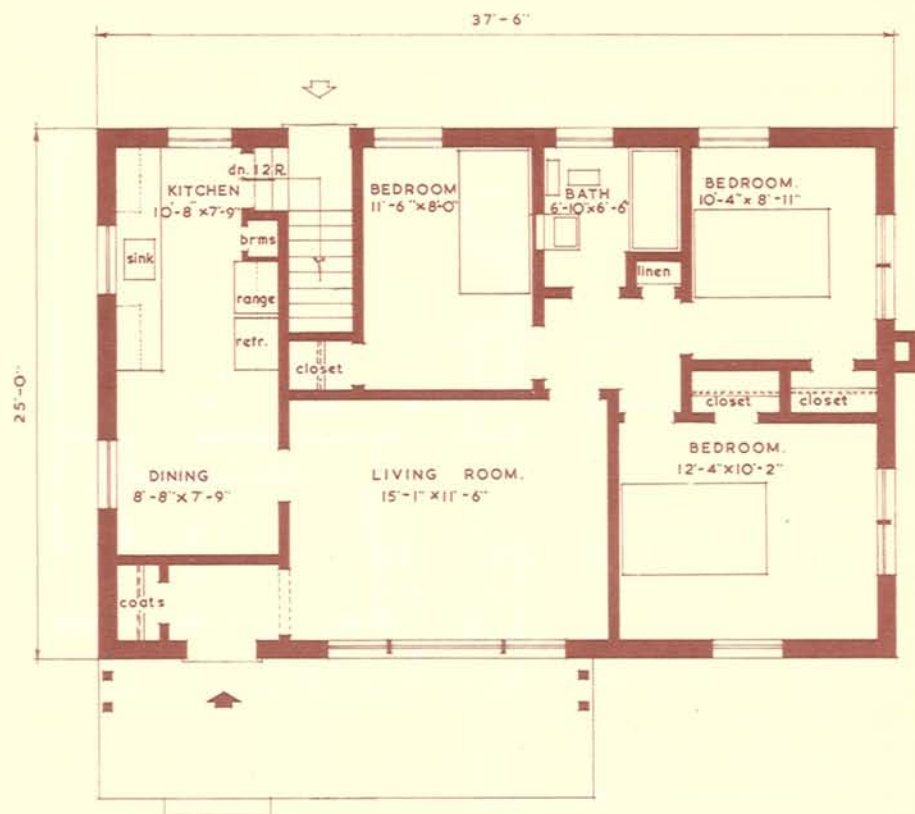
Cubic Contents:

18,850 cubic feet

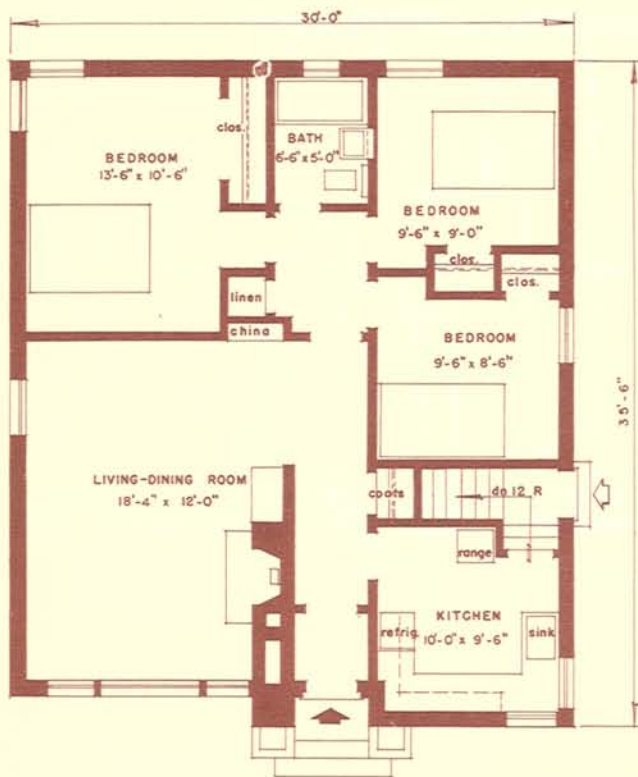
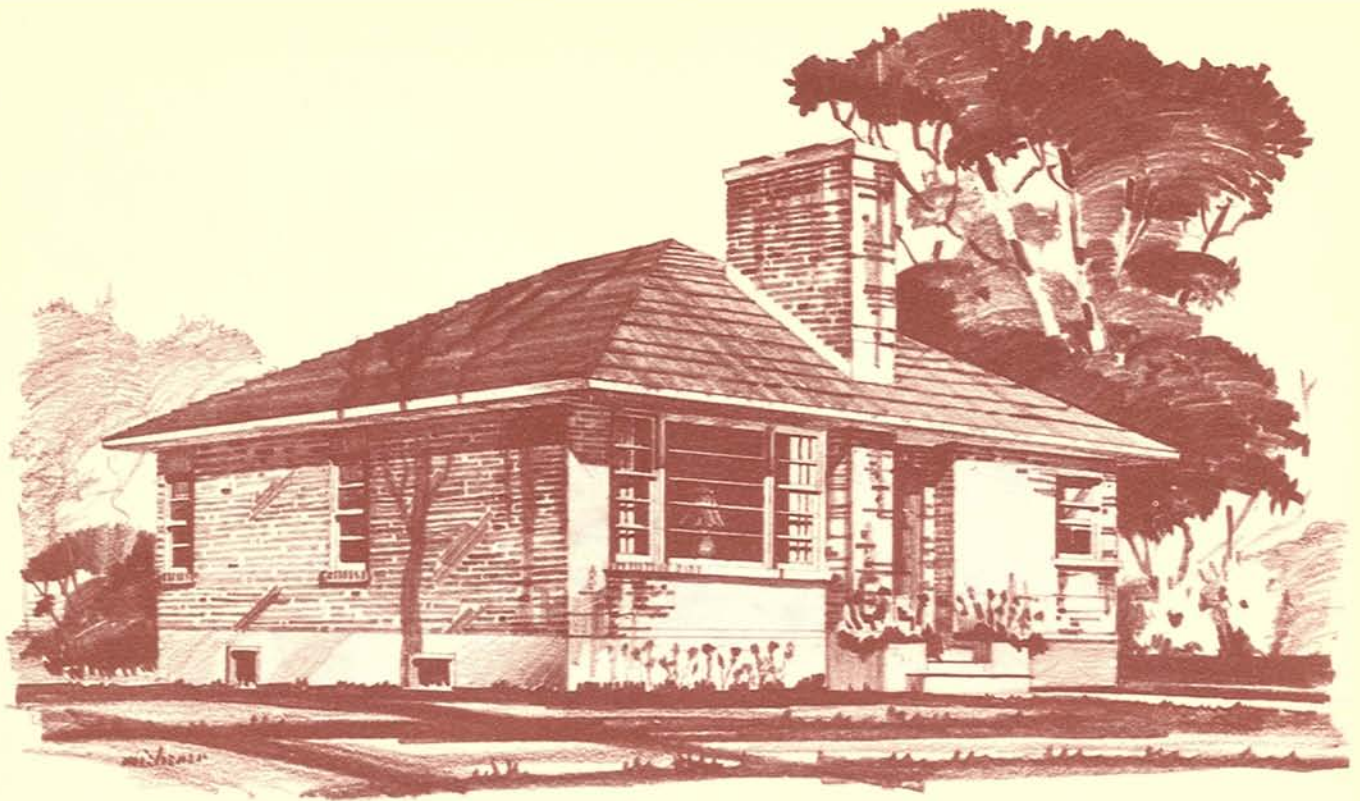
Architect:

Designers—
Roy James Construction Co., Ltd.,
London, Ont.

Associate Architects—
Riddle, Connor & Associates,
London, Ont.



**DESIGN
210**



Floor Area:

1,045 square feet

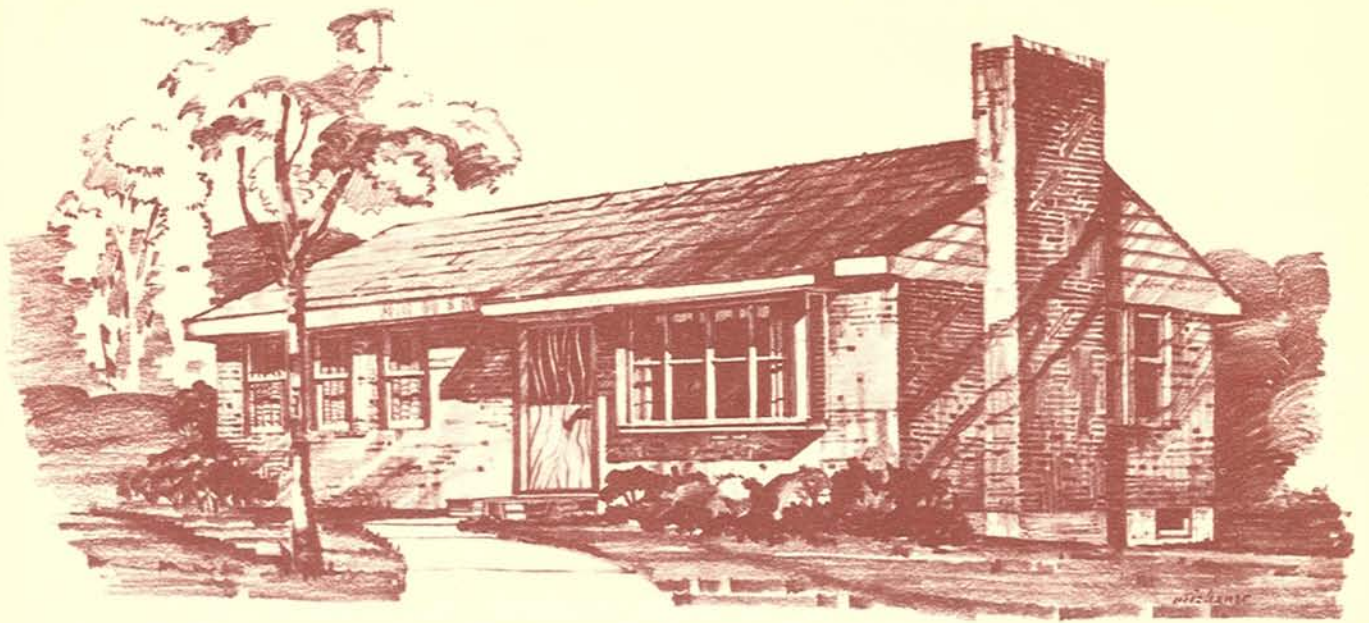
Cubic Contents:

21,160 cubic feet

Architect:

Designer—
H. C. Jarvis,
Ottawa, Ont.

Associate Architect—
A. Martineau
Ottawa, Ont.



Floor Area:

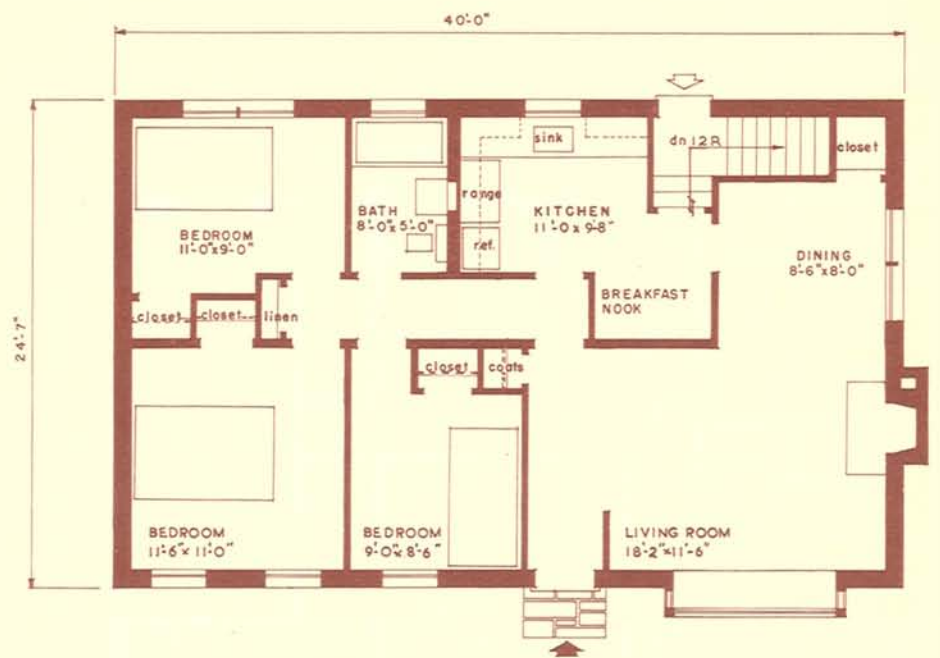
996 square feet

Cubic Contents:

18,760 cubic feet

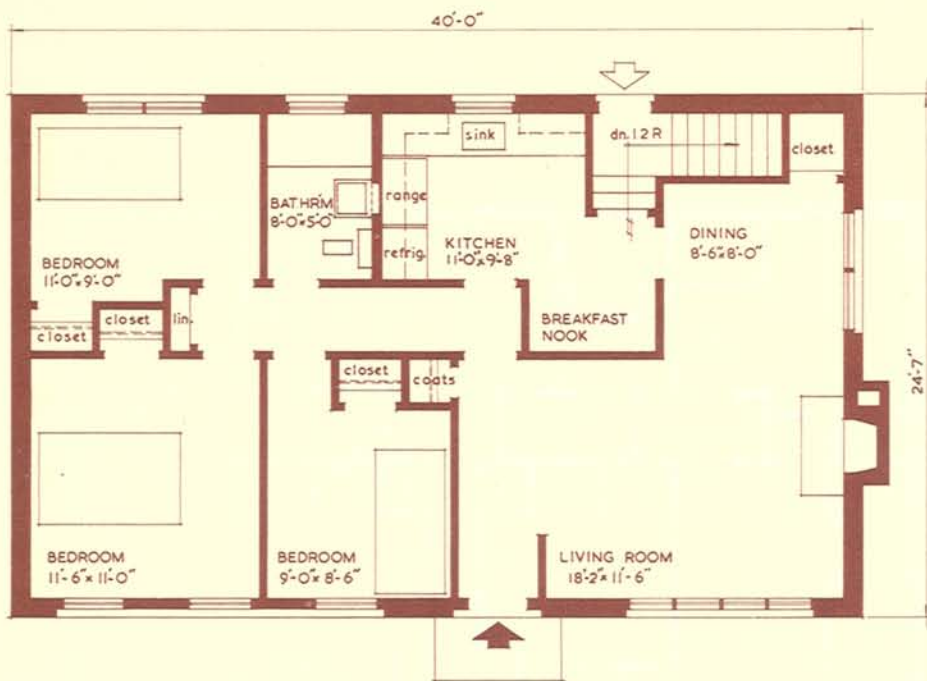
Architects:

Wilson & Newton,
Toronto, Ont.



**DESIGN
212**

(Designs 213, 214 and 215 are variations of this plan.)



Floor Area:

983 square feet

Cubic Contents:

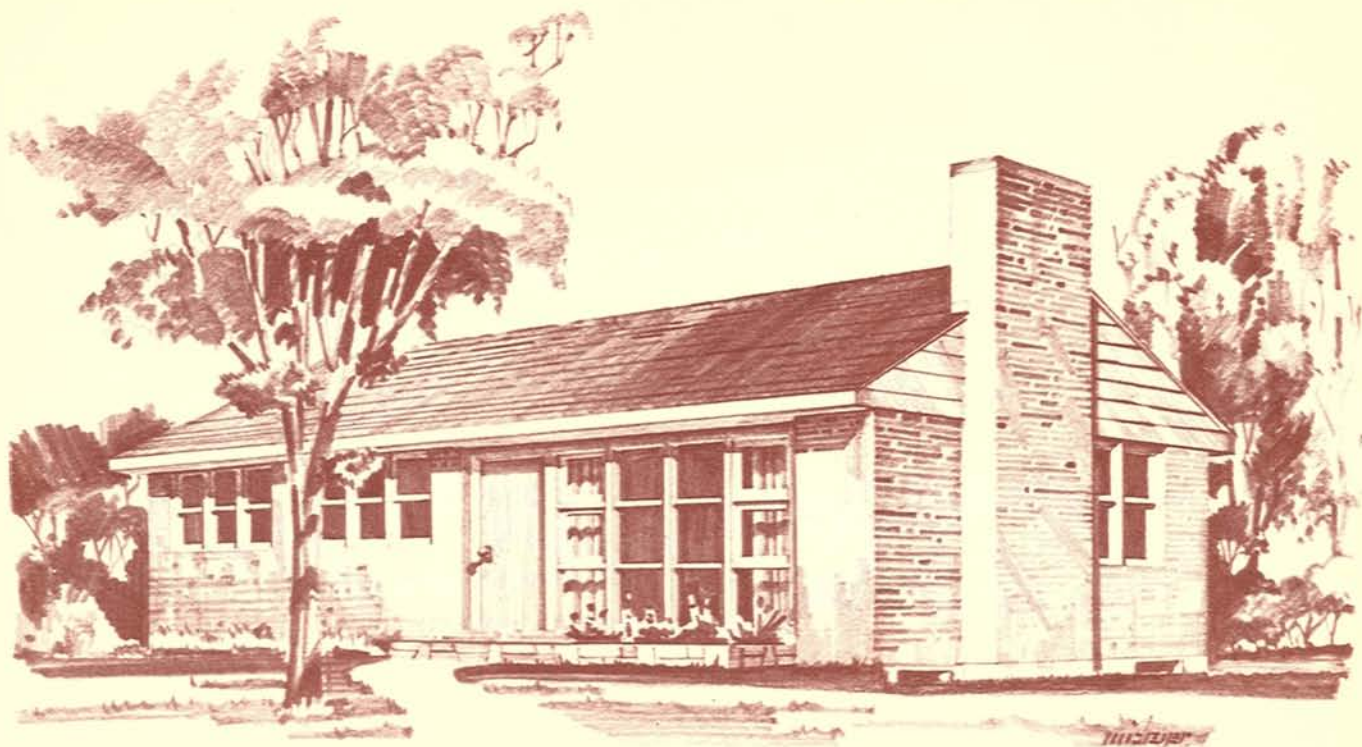
18,435 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.

(Designs 212, 214 and 215 are variations of this plan.)

**DESIGN
213**



Floor Area:

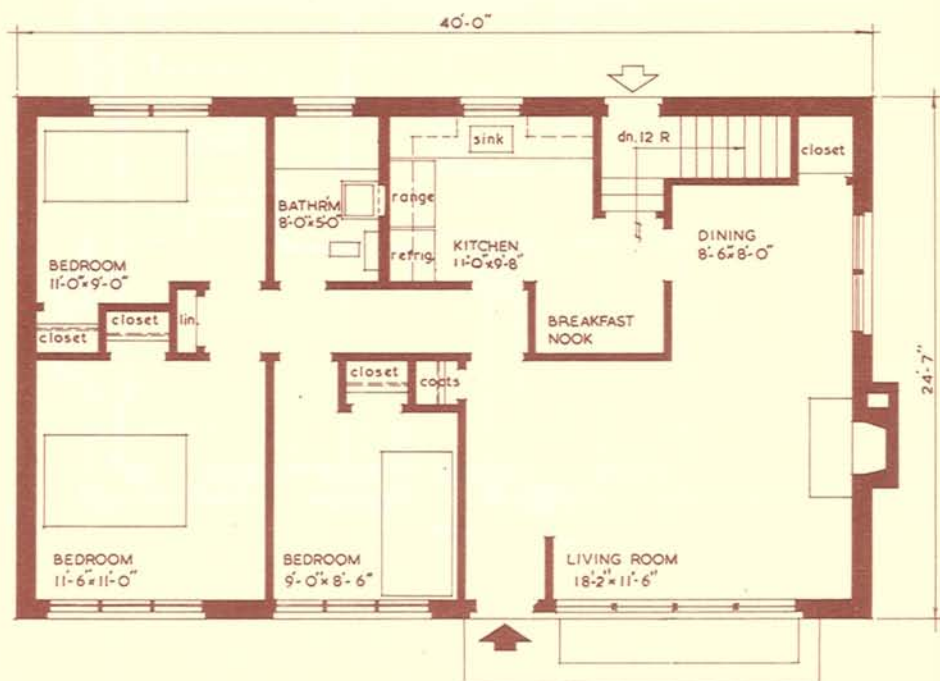
983 square feet

Cubic Contents:

18,435 cubic feet

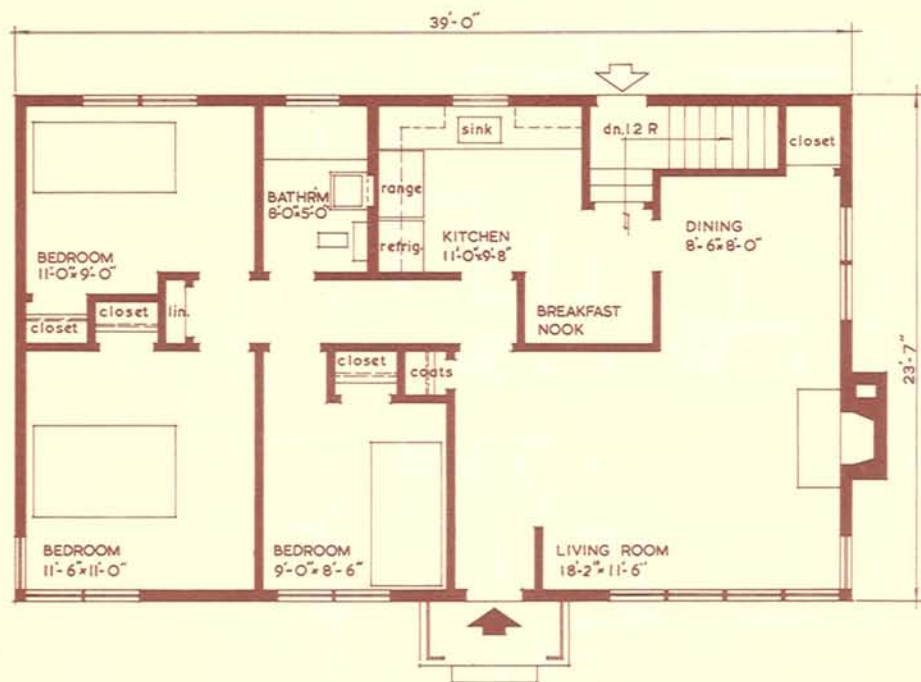
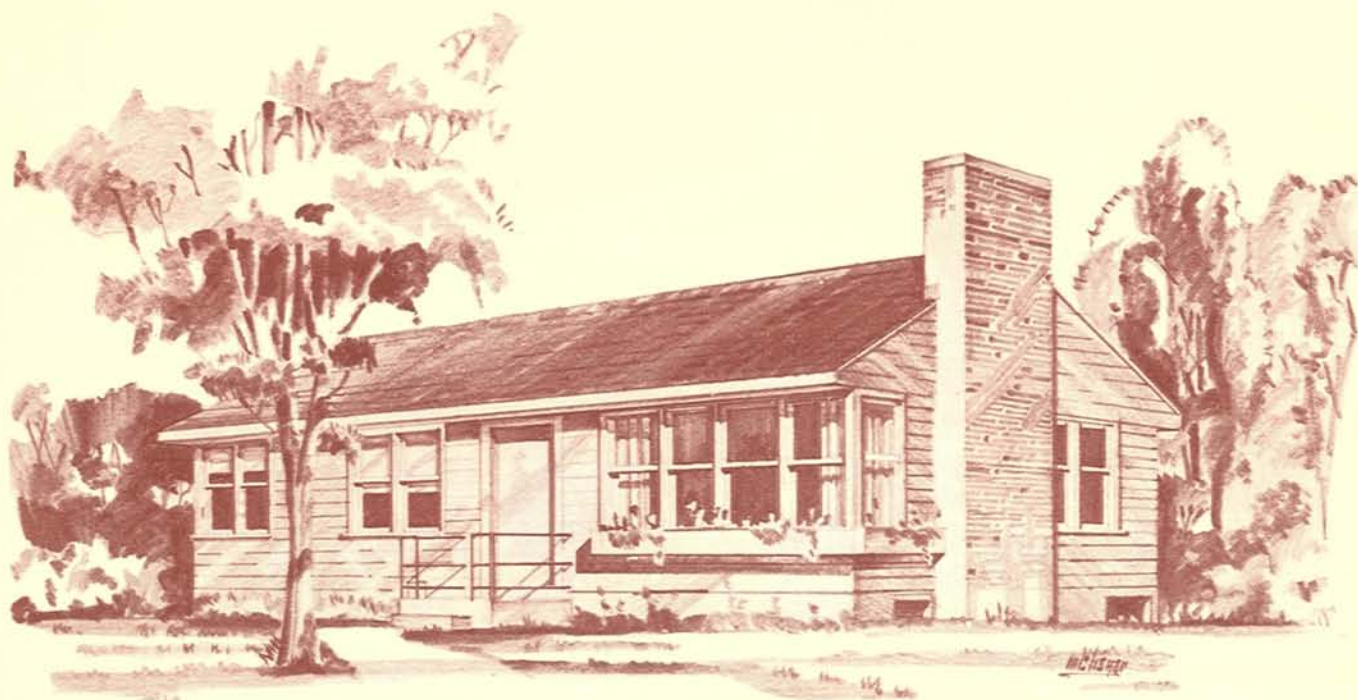
Architects:

Wilson & Newton,
Toronto, Ont.



(Designs 212, 213 and 215 are variations of this plan.)

**DESIGN
214**



Floor Area:

919 square feet

Cubic Contents:

17,470 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.

(Designs 212, 213 and 214 are variations of this plan.)

**DESIGN
215**



Floor Area:

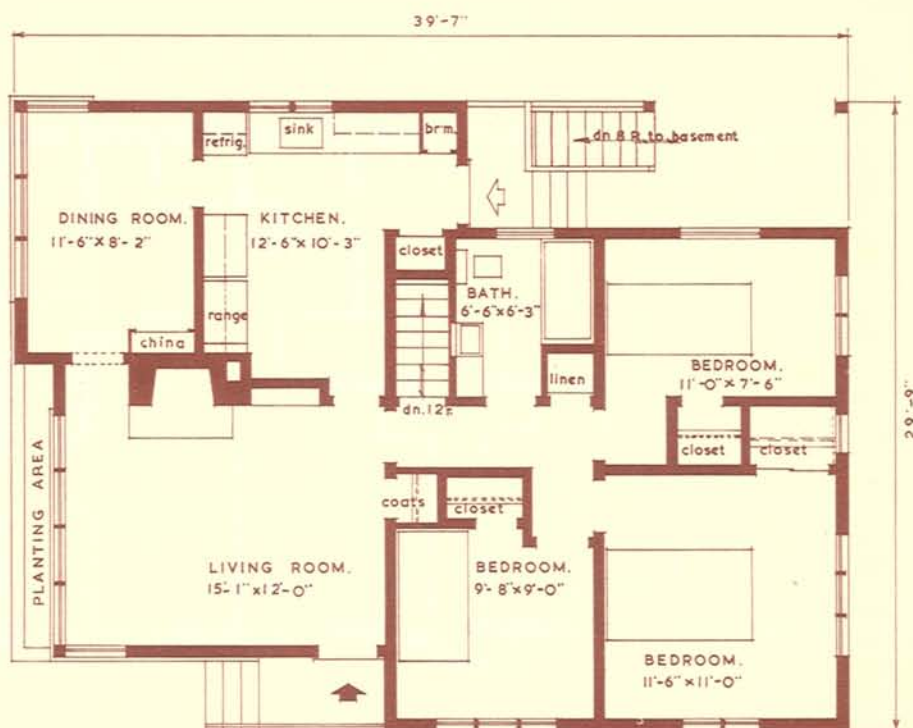
989 square feet

Cubic Contents:

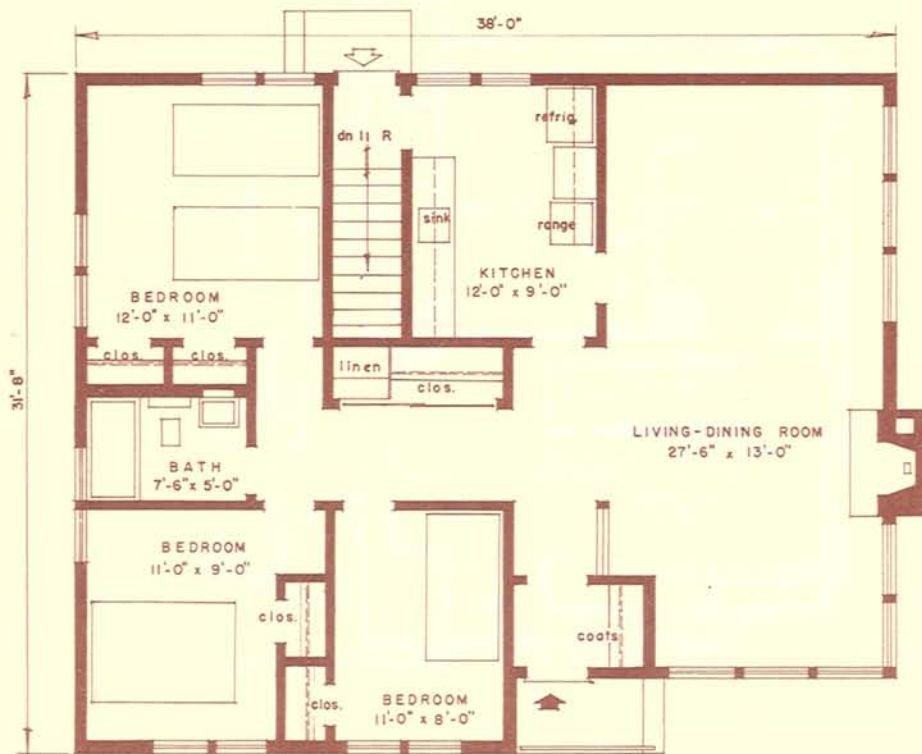
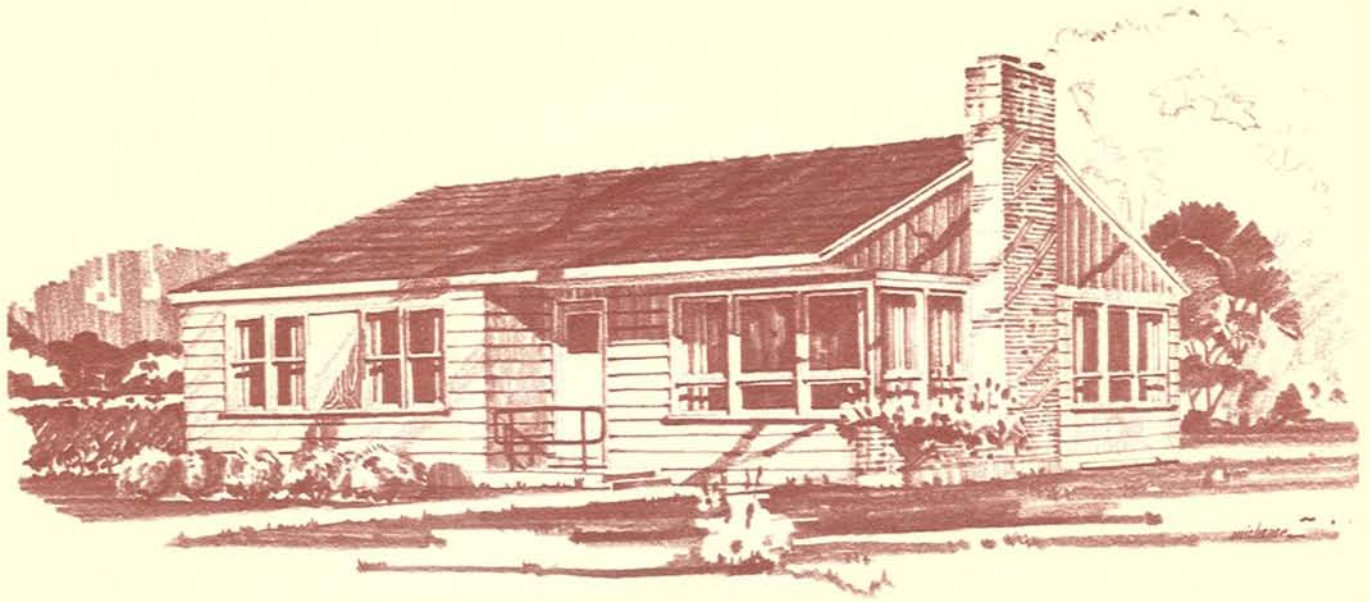
18,160 cubic feet

Architect:

A. W. Gray,
Vancouver, B.C.



DESIGN
216



Floor Area:

1,141 square feet

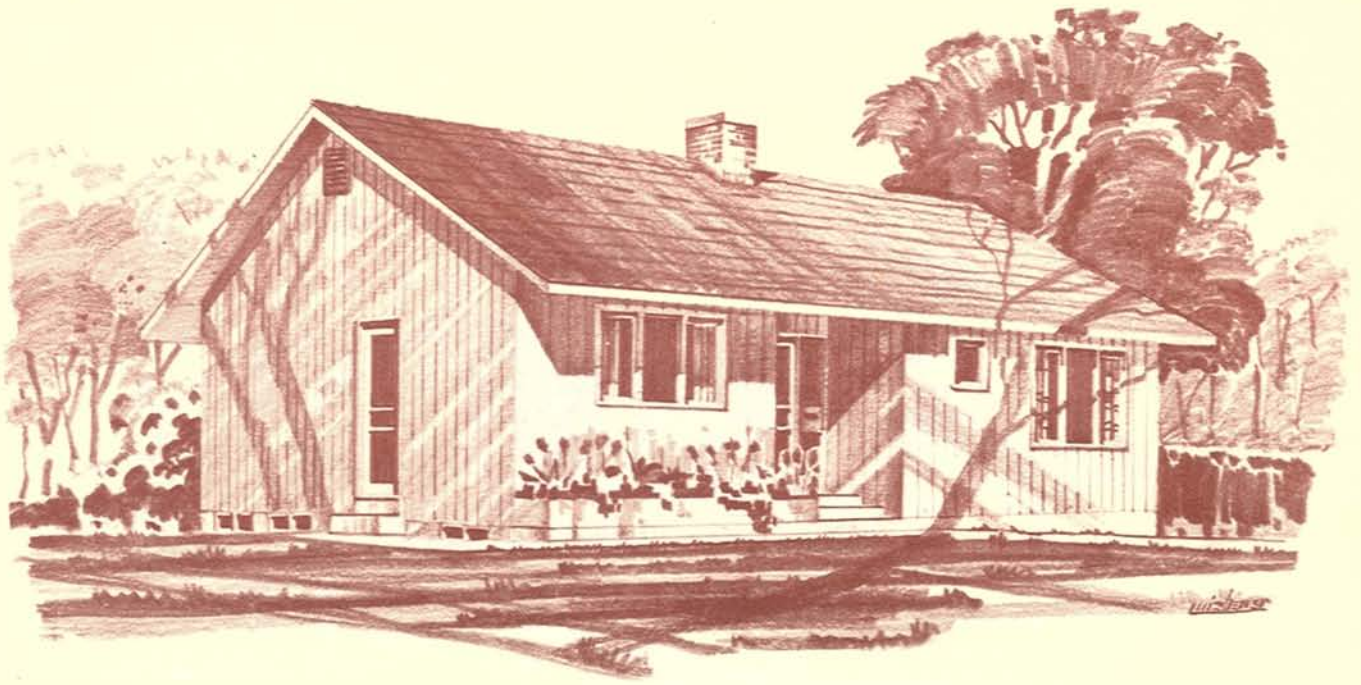
Cubic Contents:

22,820 cubic feet

Architect:

Roy Sellors,
Winnipeg, Man.

DESIGN
217



Floor Area:

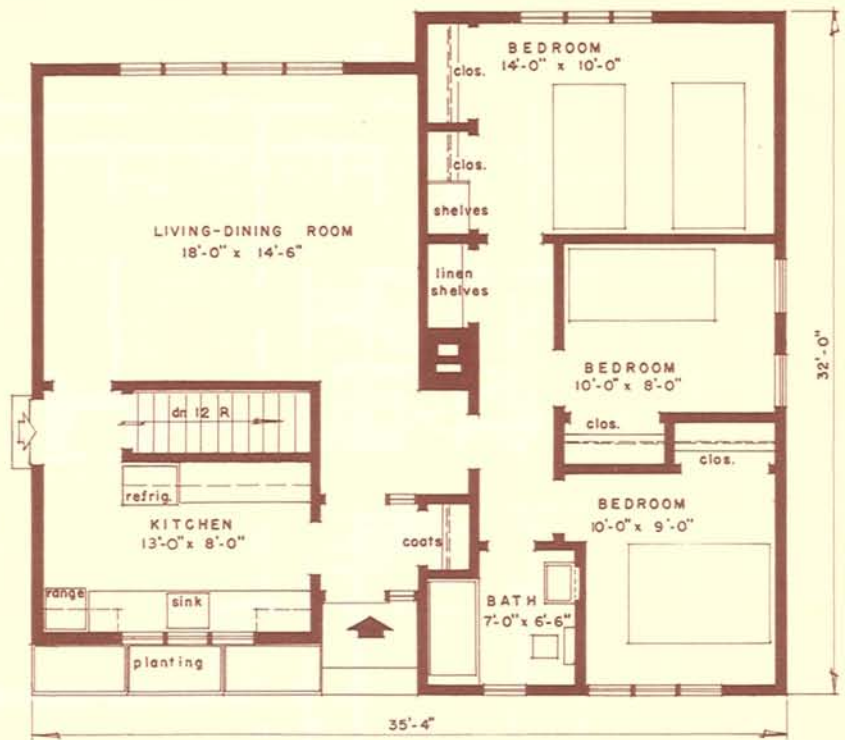
1,039 square feet

Cubic Contents:

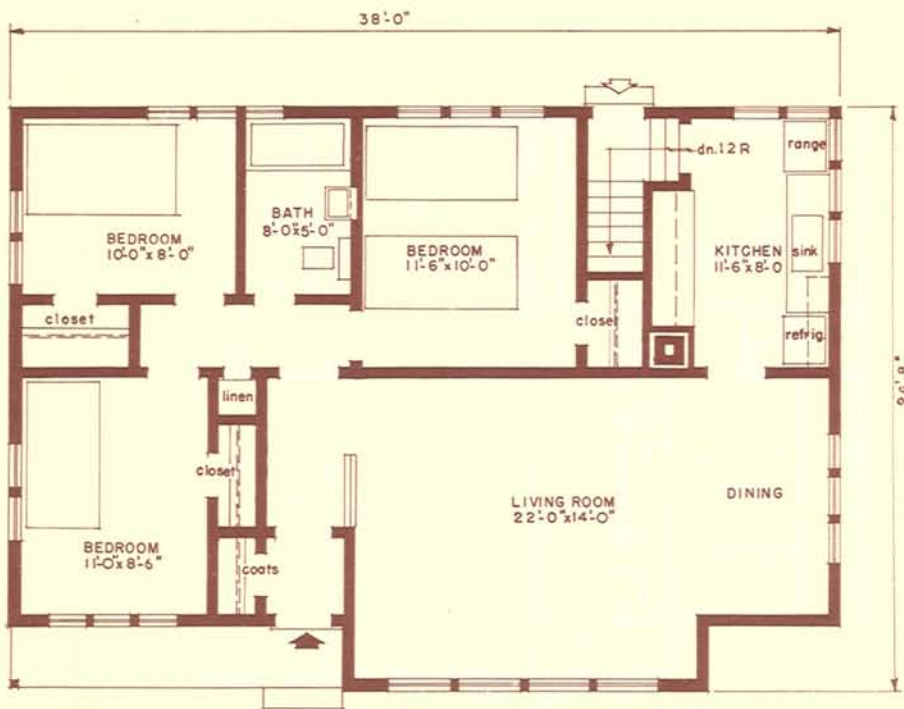
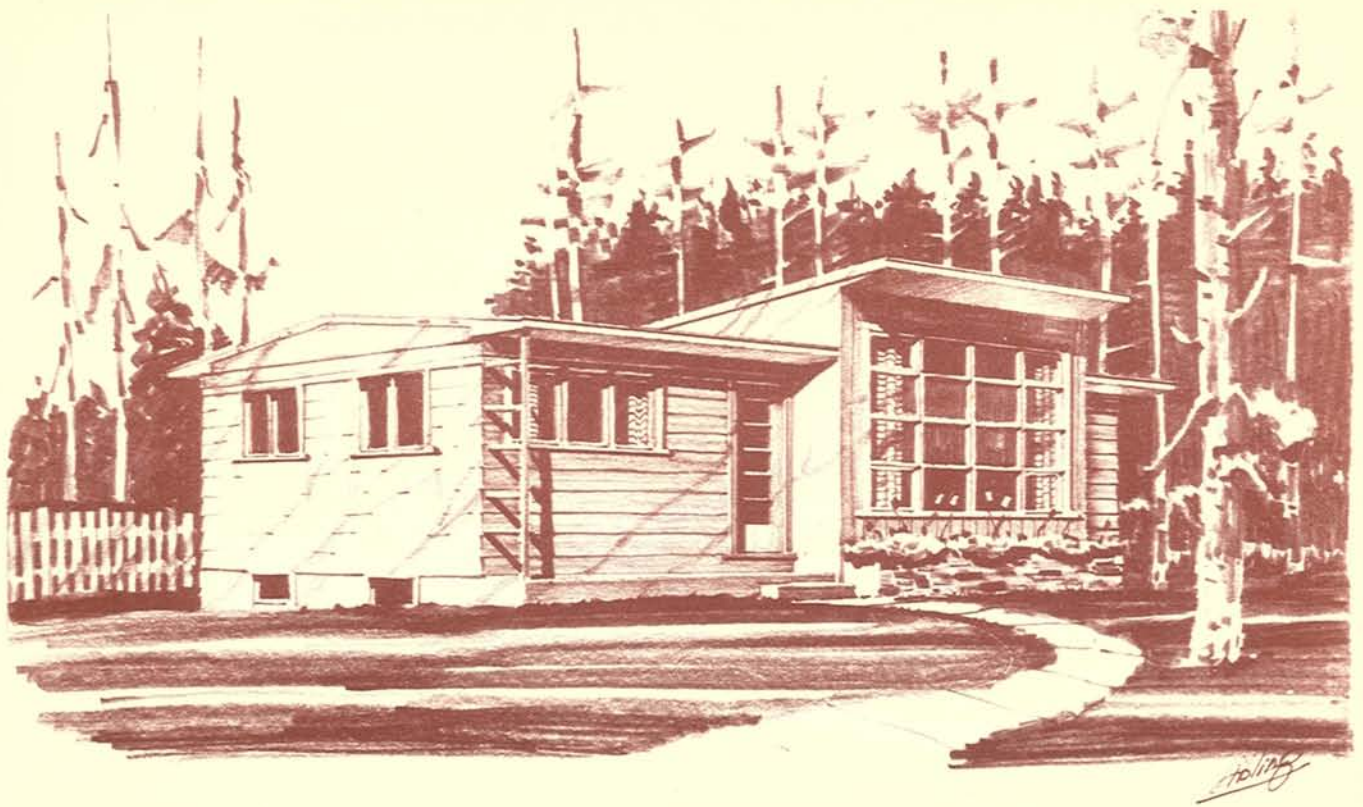
21,820 cubic feet

Architect:

Henry Fliess,
Toronto, Ont.



DESIGN
218



Floor Area:

949 square feet

Cubic Contents:

16,910 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Designs 220 and 221 are variations of this plan.)

DESIGN
219



Floor Area:

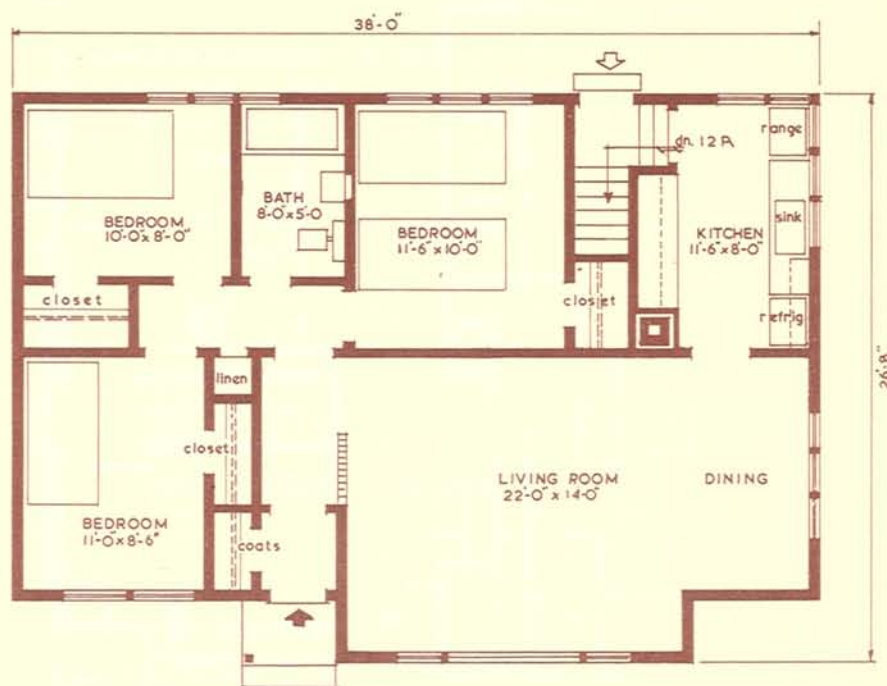
949 square feet

Cubic Contents:

18,250 cubic feet

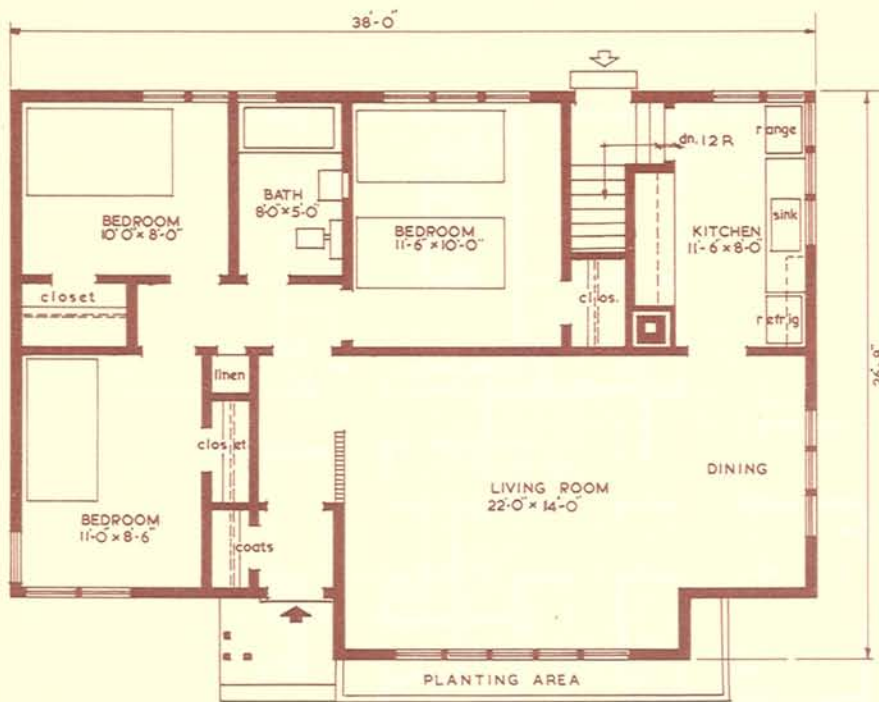
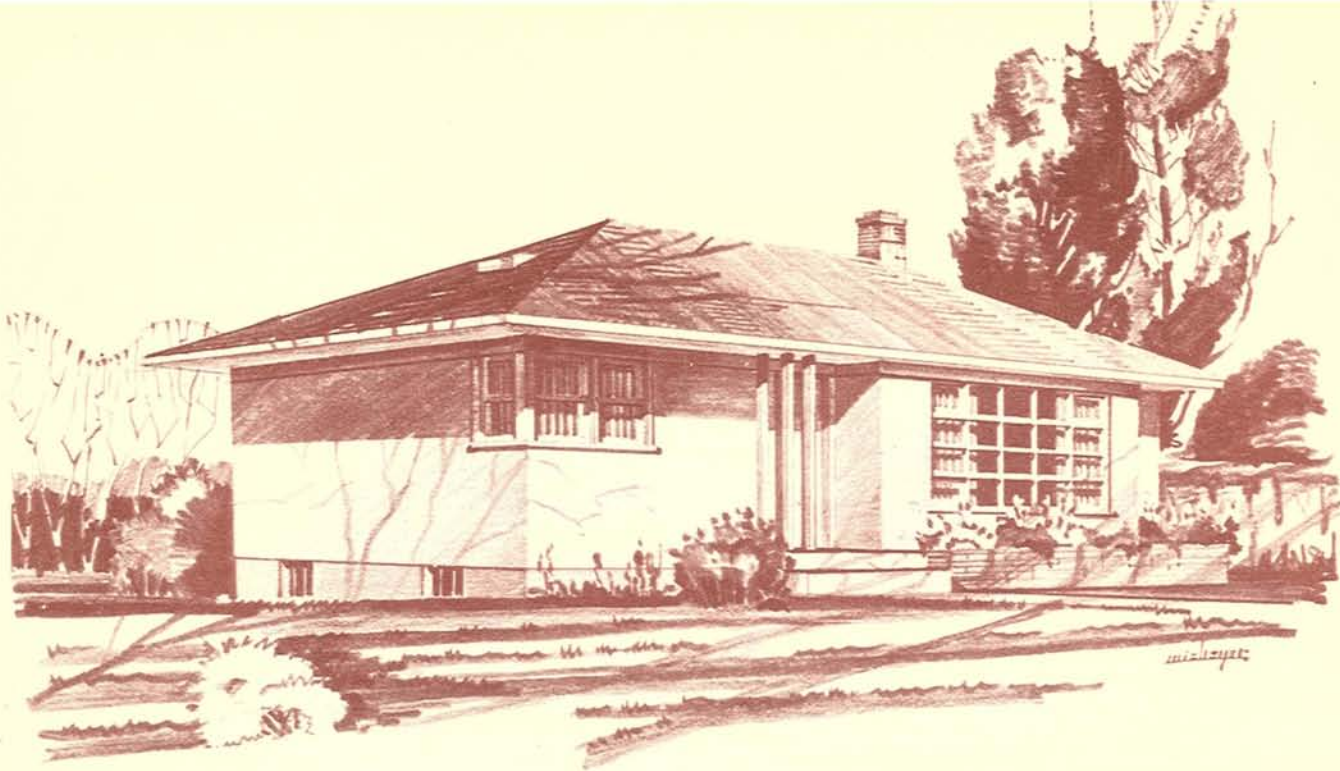
Architect:

M. G. Dixon,
Ottawa, Ont.



(Designs 219 and 221 are variations of this plan.)

DESIGN
220



Floor Area:

949 square feet

Cubic Contents:

17,705 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

(Designs 219 and 220 are variations of this plan.)

DESIGN
221



Floor Area:

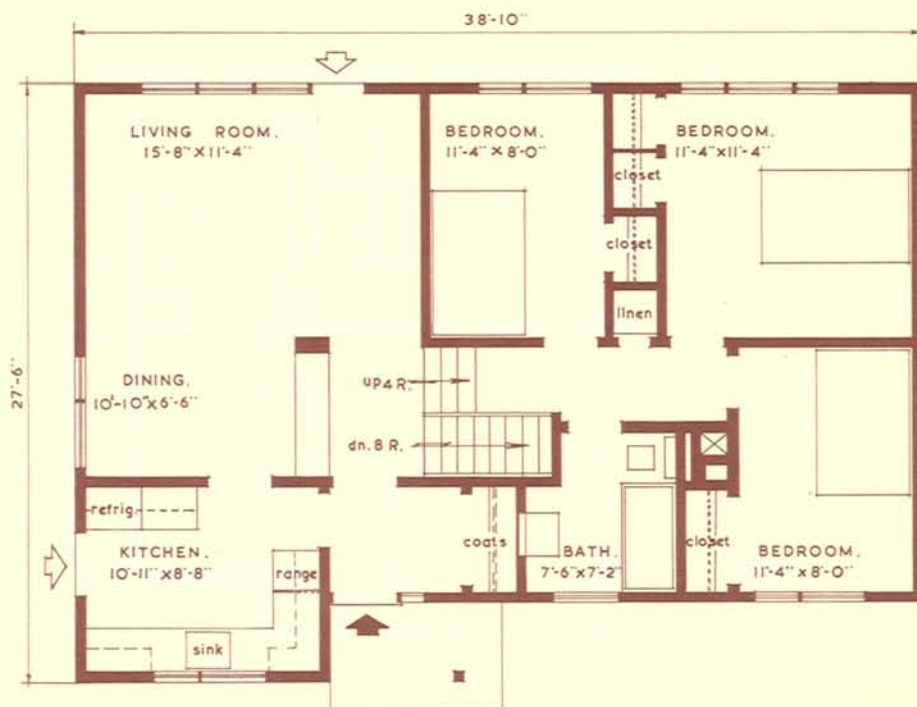
960 square feet

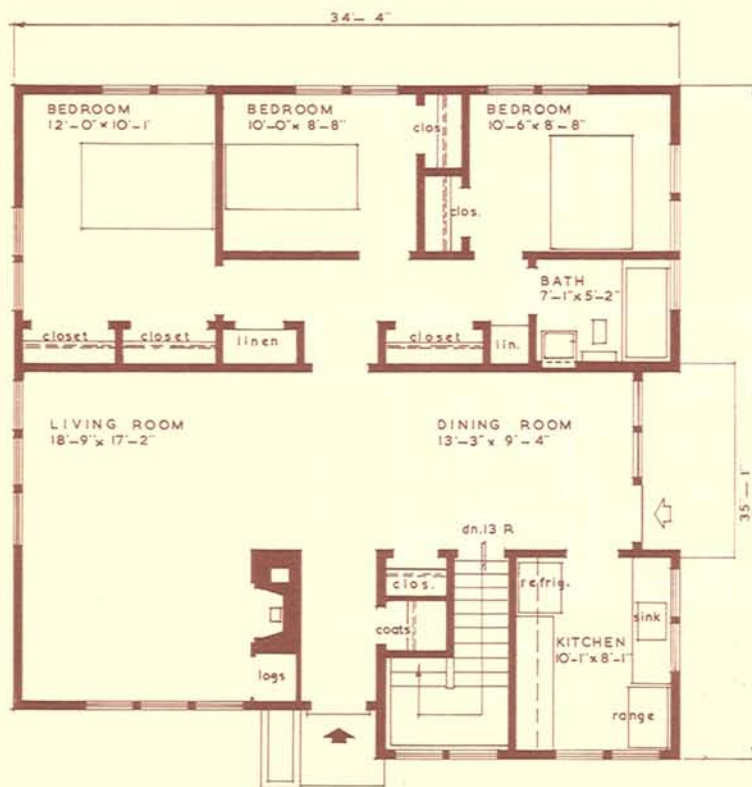
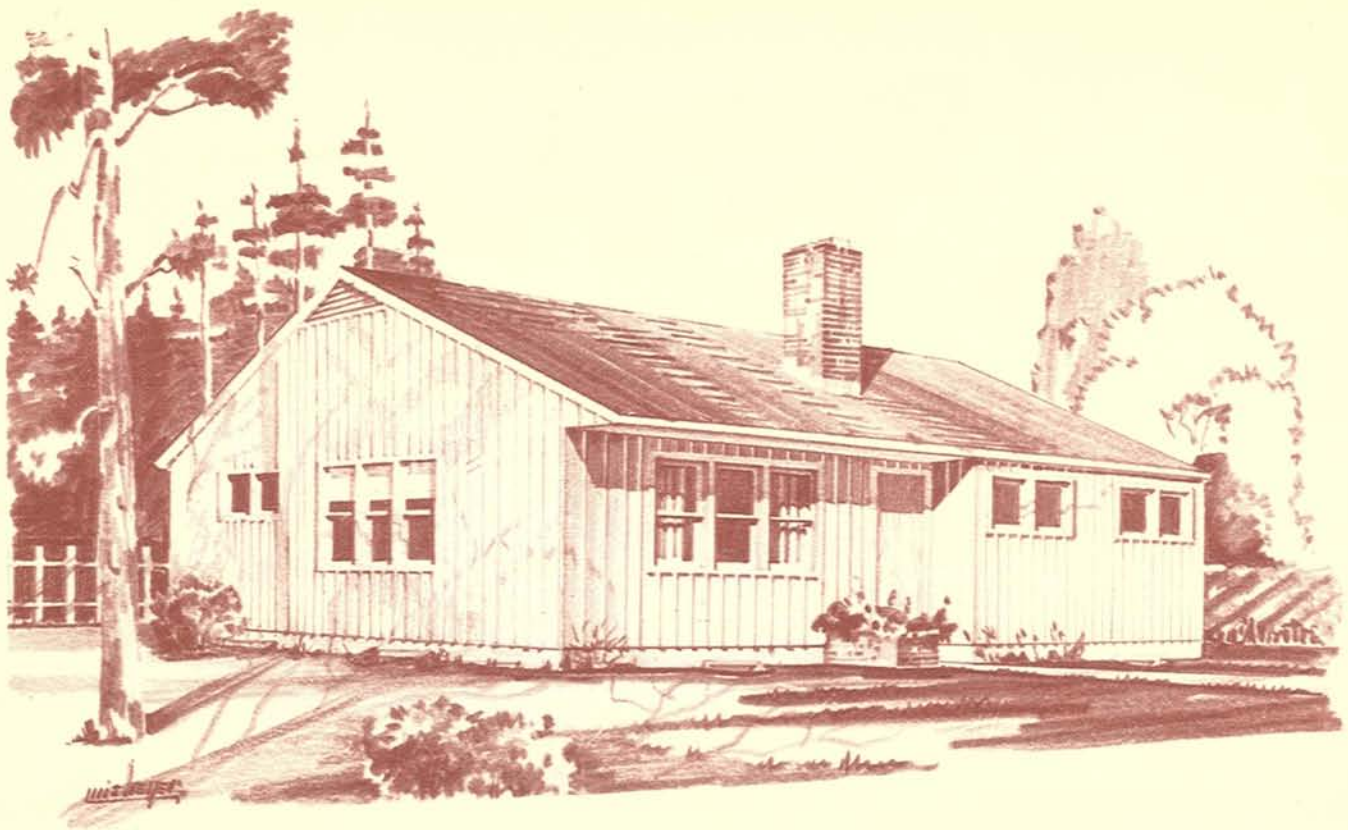
Cubic Contents:

17,035 cubic feet

Architect:

Henry Fliess,
Toronto, Ont.





Floor Area:

1,138 square feet

Cubic Contents:

22,755 cubic feet

Architect:

Roy Sellors,
Winnipeg, Man.

**DESIGN
223**



Floor Area:

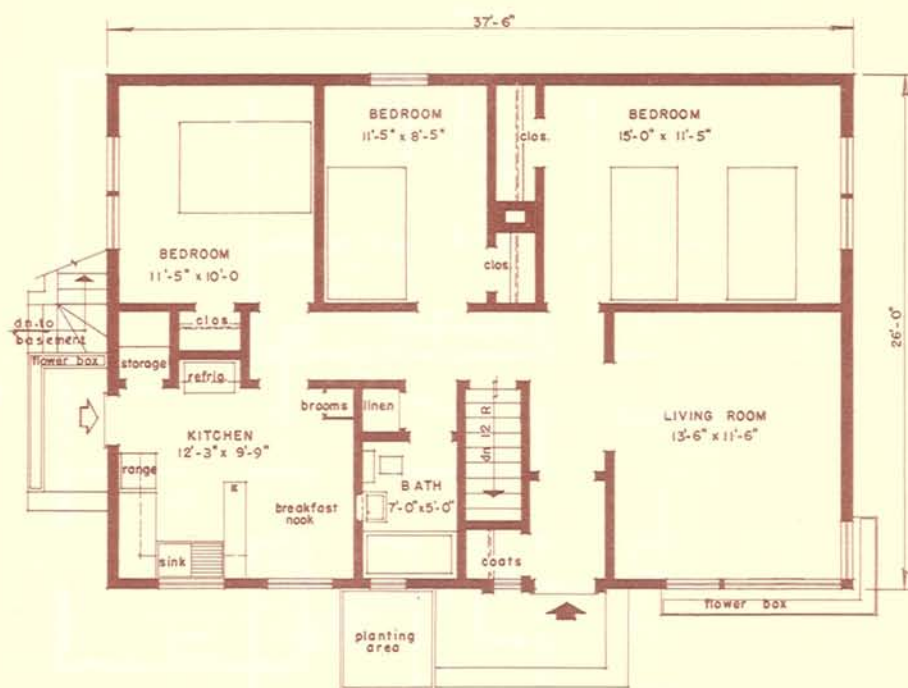
975 square feet

Cubic Contents:

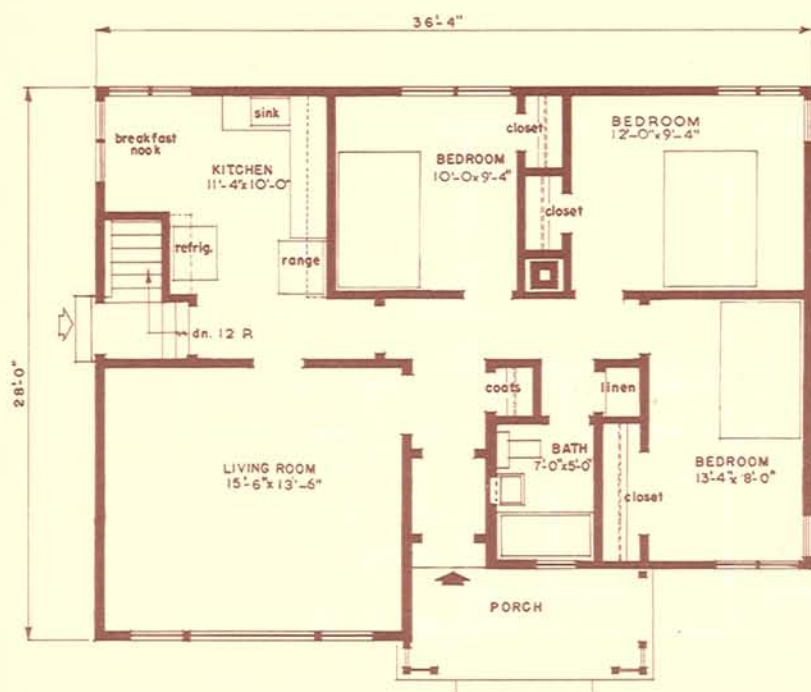
20,720 cubic feet

Architect:

Roland Dumais,
Montreal, P.Q.



DESIGN
224



Floor Area:

942 square feet

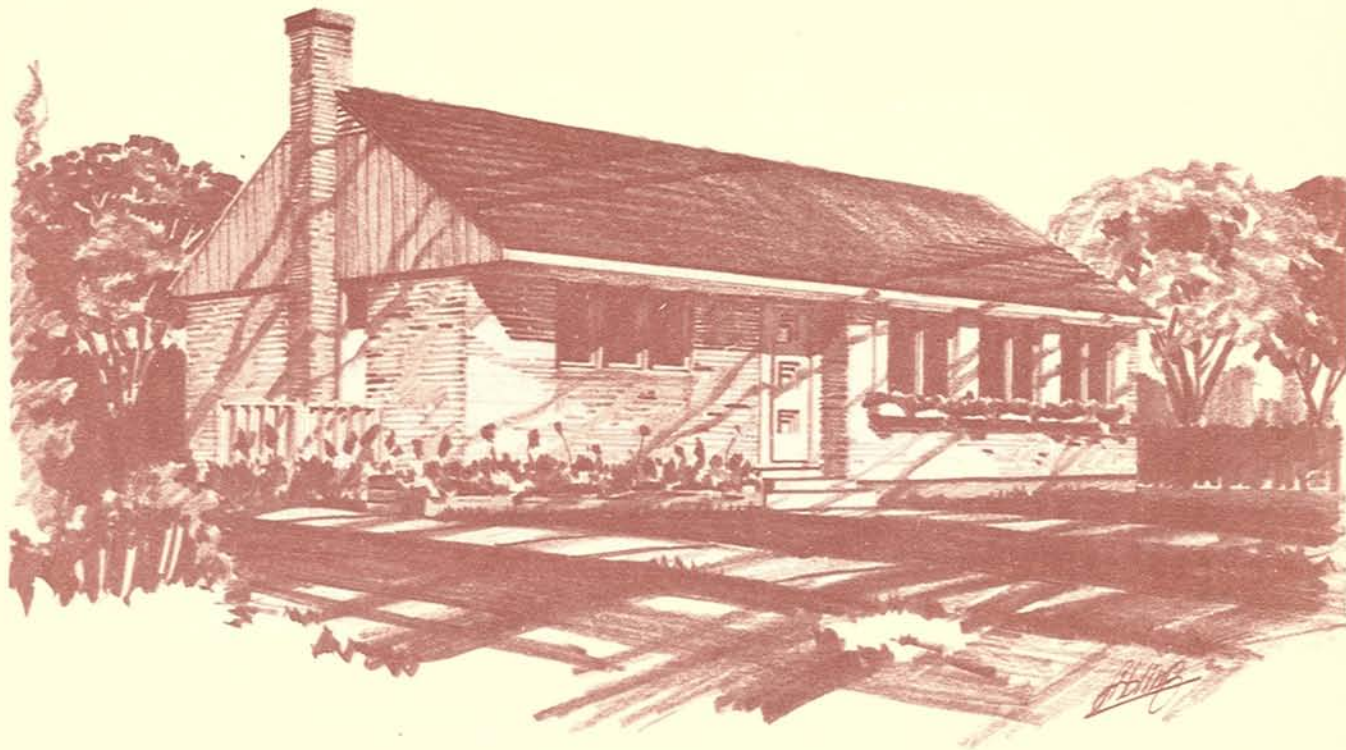
Cubic Contents:

18,855 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.

DESIGN
225



Floor Area:

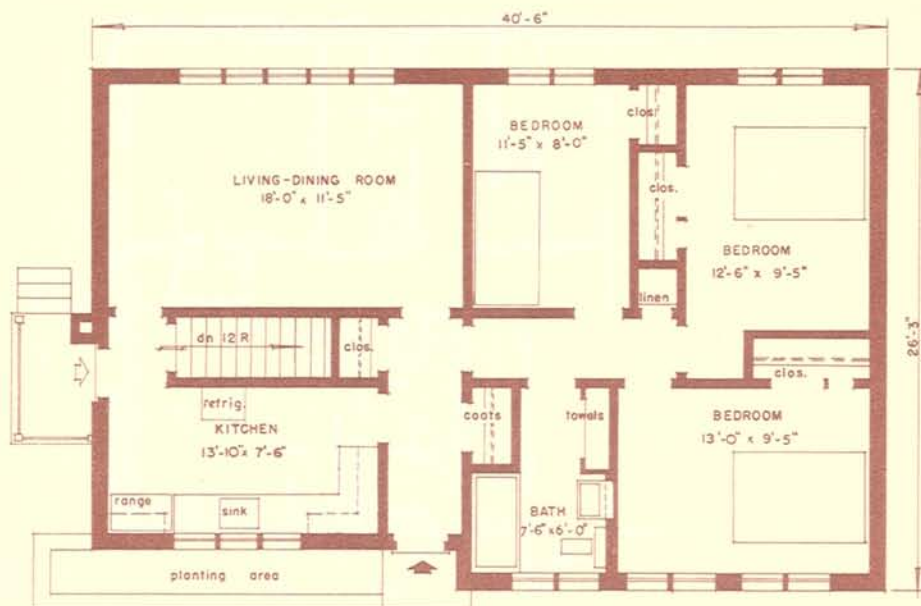
1,028 square feet

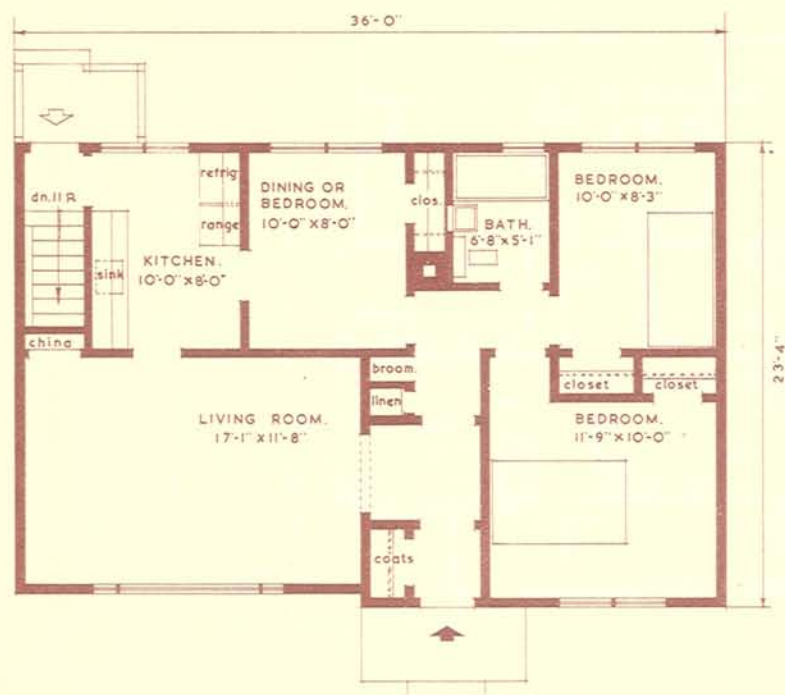
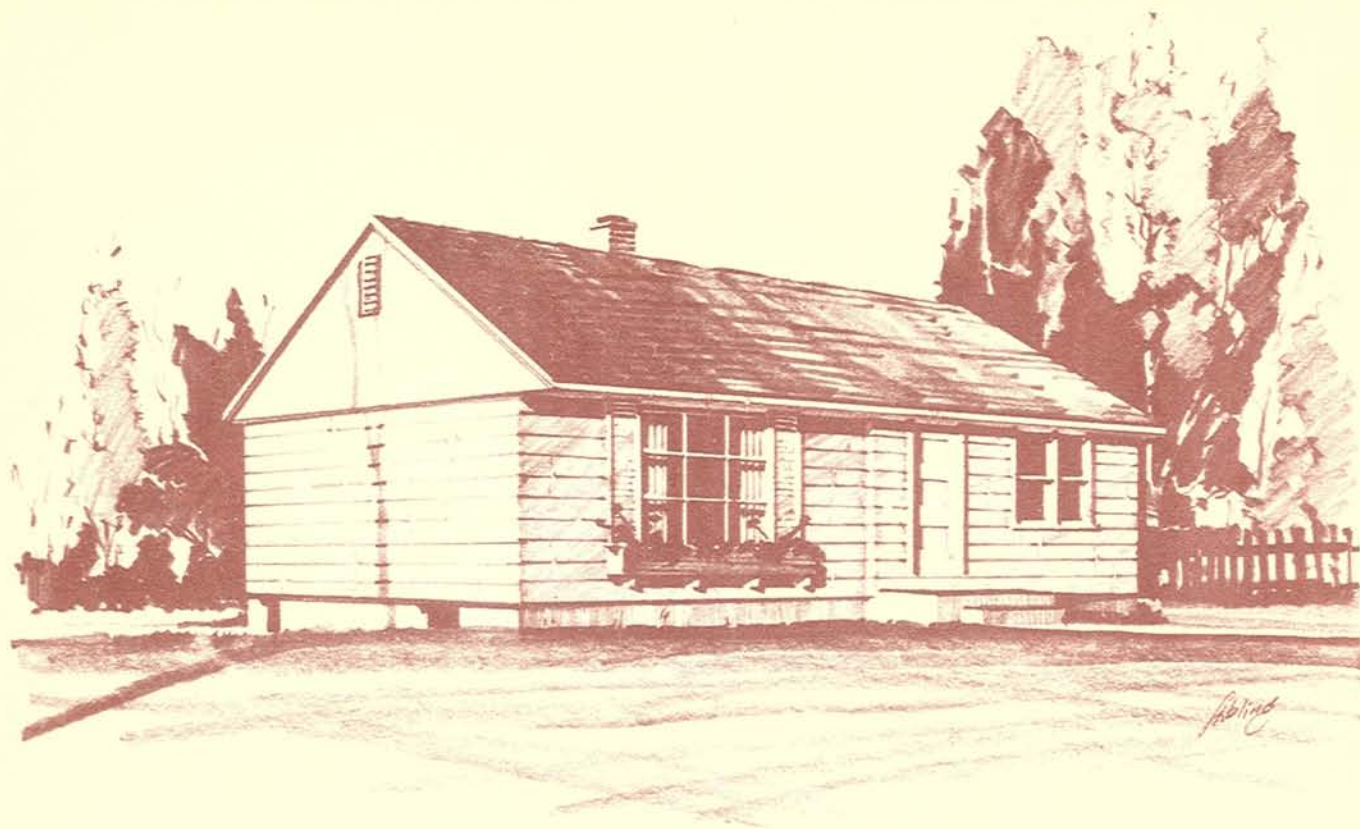
Cubic Contents:

20,715 cubic feet

Architects:

Wilson & Newton,
Toronto, Ont.





Floor Area:

828 square feet

Cubic Contents:

16,145 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



Floor Area:

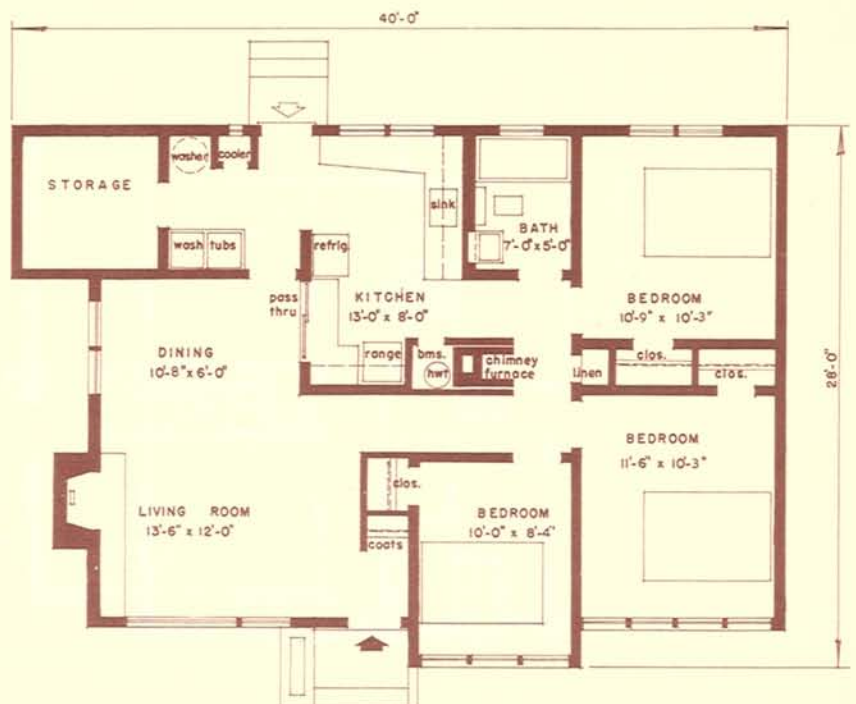
985 square feet

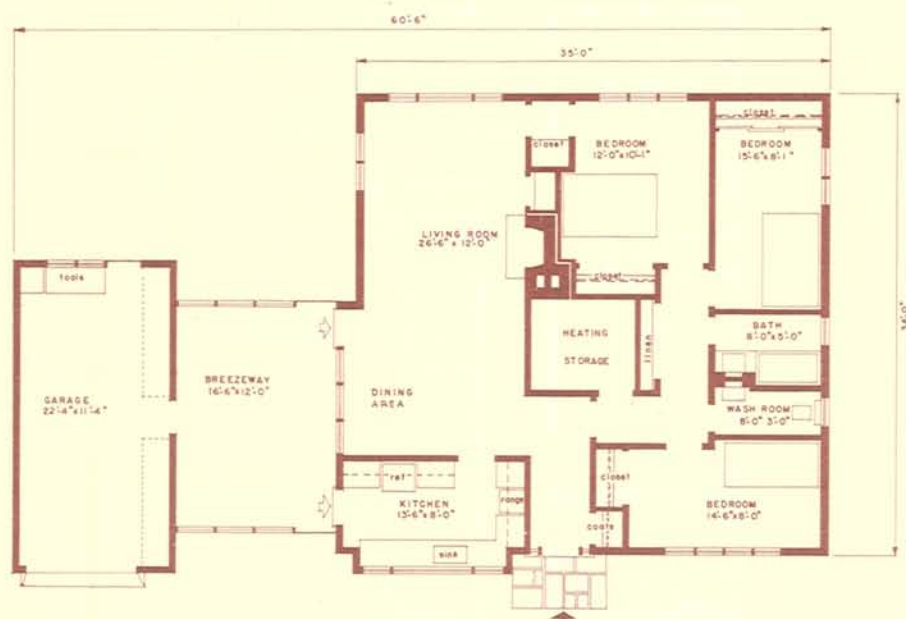
Cubic Contents:

12,310 cubic feet

Architects:

Semmens & Simpson,
Vancouver, B.C.





Floor Area:

1,235 square feet
(exclusive of breezeway & garage)

Cubic Contents:

15,620 cubic feet
(exclusive of breezeway & garage)

Architects:

Fetherstonhaugh,
Durnford, Bolton
& Chadwick,
Montreal, P.Q.



Floor Area:

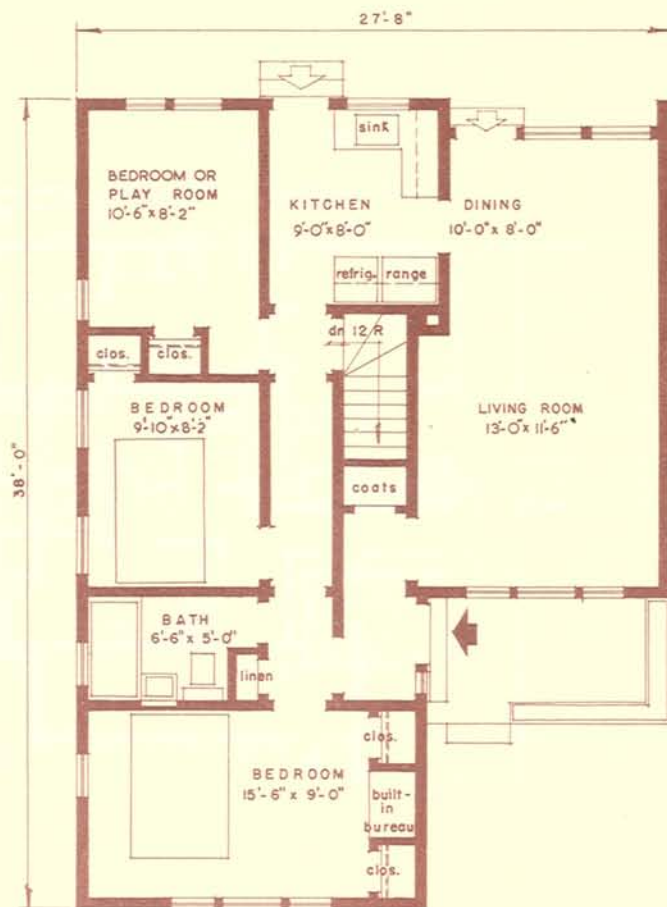
870 square feet

Cubic Contents:

16,720 cubic feet

Architect:

M. G. Dixon,
Ottawa, Ont.



**DESIGN
230**

Central
Mortgage and
Housing
Corporation