small house designs

bungalows and split-level houses

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small house designs.

bungalows and split-level houses

This is one of two 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. The companion booklet is:

small house designs

two-storey and 11/2-storey houses

A complete set of working drawings for each house illustrated may be purchased from Central Mortgage and Housing Corporation for \$10.00, plus municipal and provincial taxes where applicable. Drawings should be ordered by house design number from the nearest regional, branch or loans office of the Corporation. Mail orders for drawings should be accompanied by a money order or cheque payable to Central Mortgage and Housing Corporation and cheques must include bank exchange charges. When required, extra copies may be purchased at \$2.50 each, plus taxes.

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

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selecting a house design

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 your 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

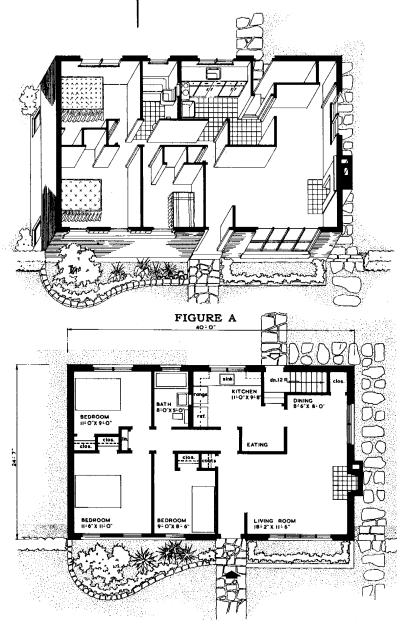
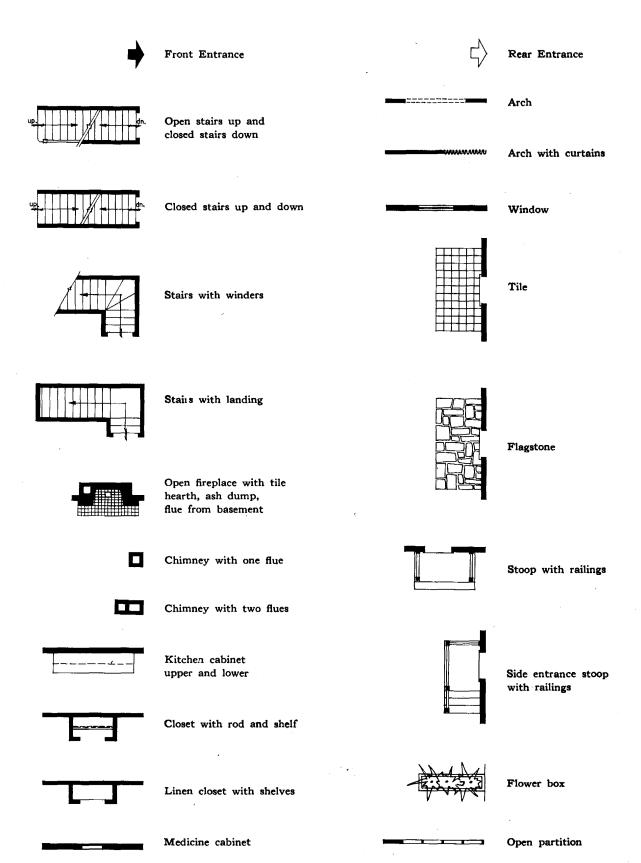


FIGURE B

The house designs offered in this booklet are illustrated by floor plan sketches and by perspective drawings which are really pencil pictures of the houses as conceived by the architects. To understand the floor plan sketches, reference should be made to Figures A and B on this page and to the Floor Plan Symbols on Page 7.

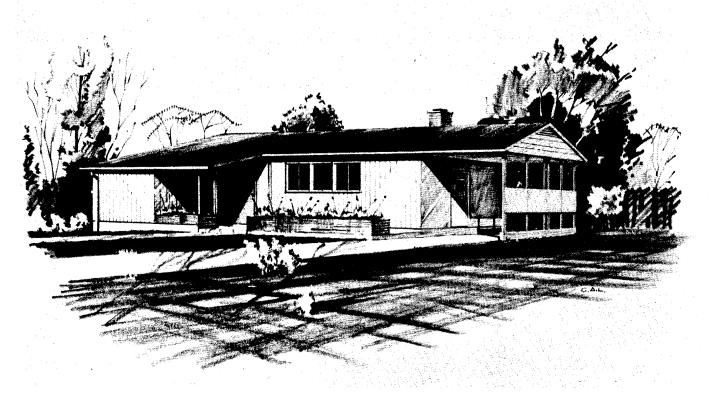
The floor plan sketch represents a horizontal slice through the house. It is necessary to vary the level of the slice to show all important features, such as window and door openings and fireplaces. The slice is illustrated by the drawing, Figure A, which results in the floor plan sketch, Figure B.

FLOOR PLAN SYMBOLS



two-bedroom

bungalows



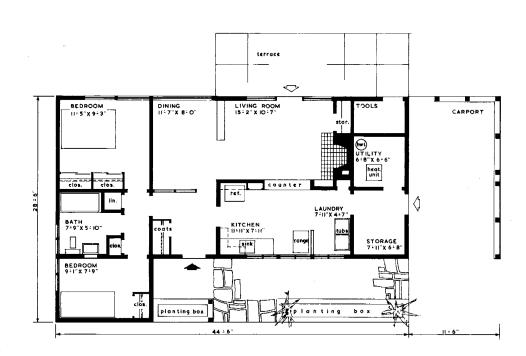
architect: W. R. H. CURTIS, VICTORIA, B.C.

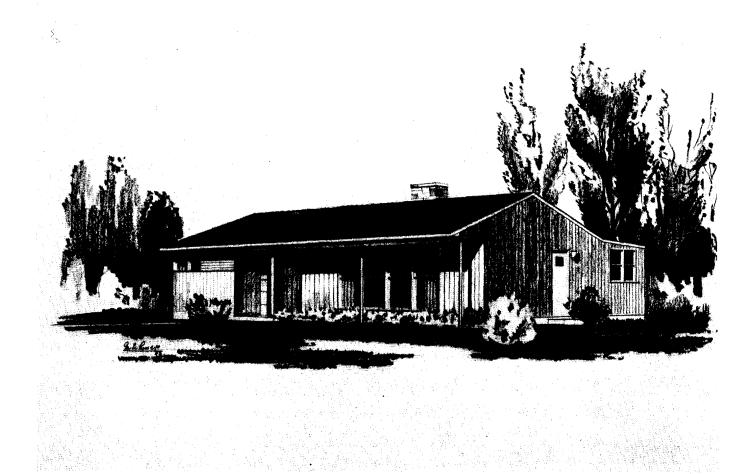
floor area:

1,003 SQUARE FEET

cubic contents:

13,178 CUBIC FEET





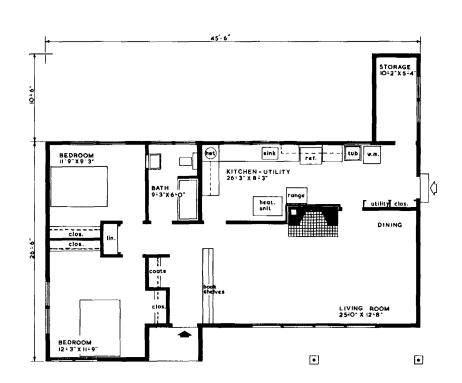
architect: S. LLOYD, VICTORIA, B.C.

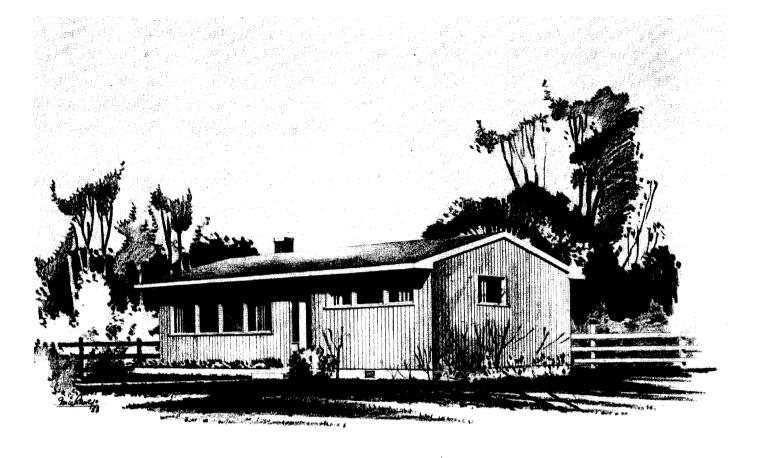
floor area:

1,137 SQUARE FEET

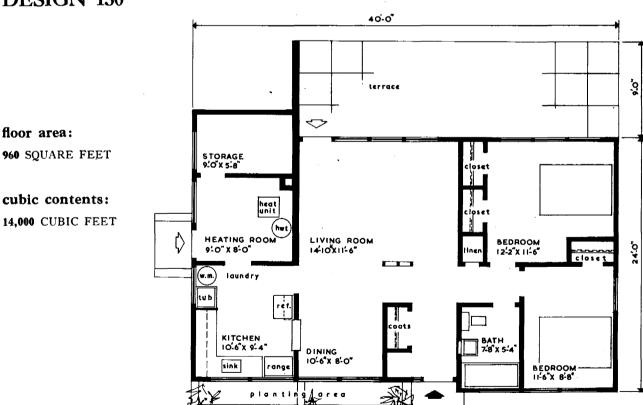
cubic contents:

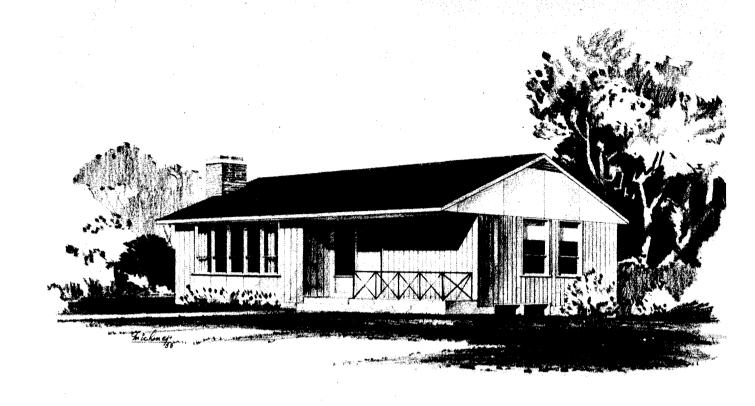
16,172 CUBIC FEET





architect: K. R. D. PRATT, ST. VITAL, MAN.





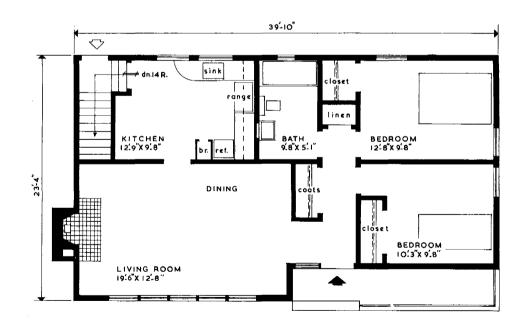
architect: B. BATEMAN, TORONTO, ONT.

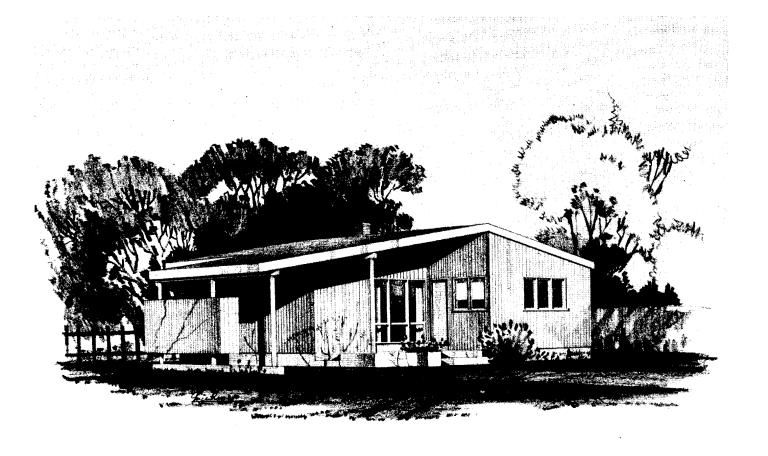
floor area:

871 SQUARE FEET

cubic contents:

18,000 CUBIC FEET





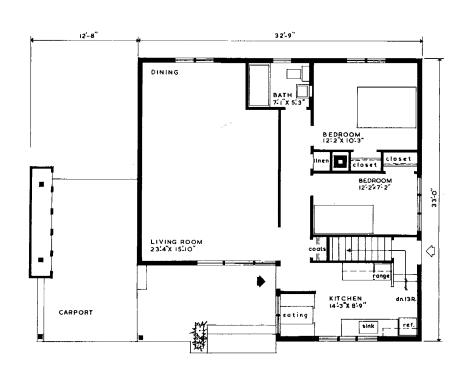
architect: T. M. KIRKHAM, WINNIPEG, MAN.

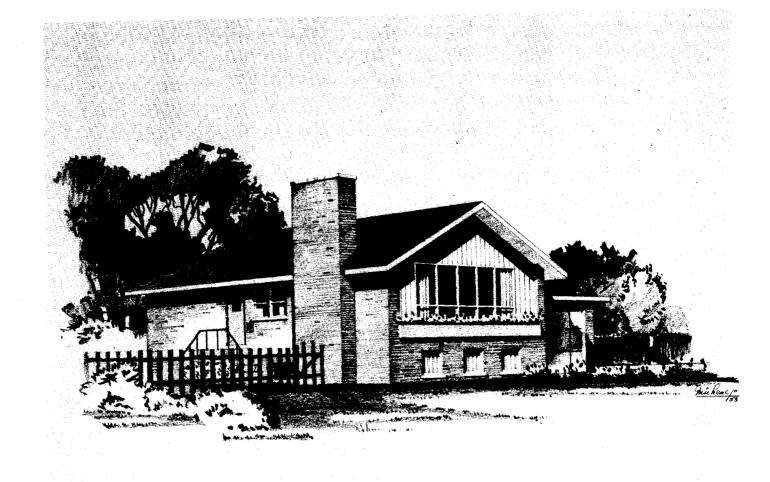
floor area:

938 SQUARE FEET

cubic contents:

17,700 CUBIC FEET





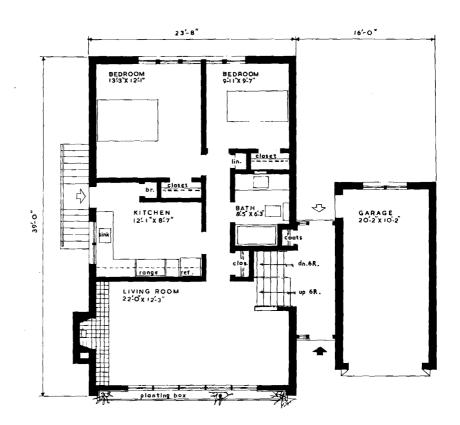
architect: F. R. BARNES, TORONTO, ONT.

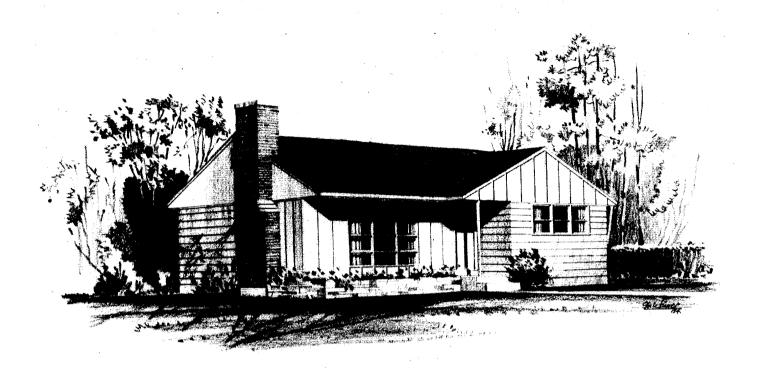
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993 SQUARE FEET (exclusive of garage)

cubic contents:

19,100 CUBIC FEET exclusive of garage)





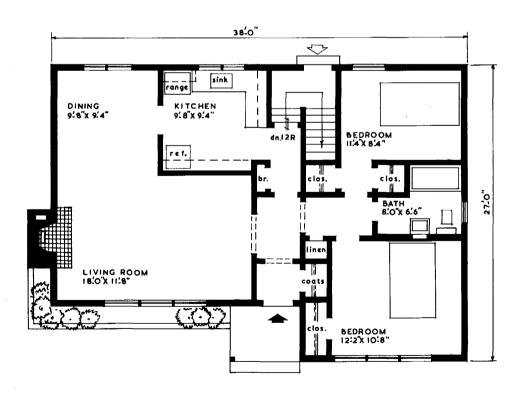
architect: M. G. DIXON, OTTAWA, ONT.

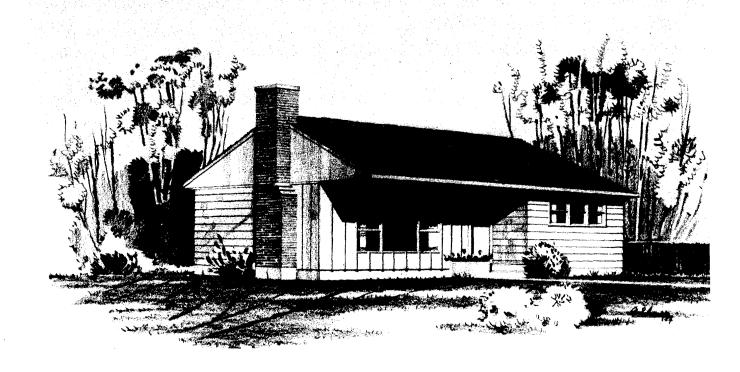
floor area:

904 SQUARE FEET

cubic contents:

17,430 CUBIC FEET





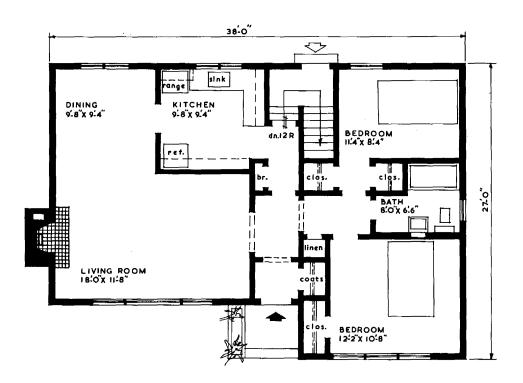
architect: M. G. DIXON, OTTAWA, ONT.

floor area:

904 SQUARE FEET

cubic contents:

17,430 CUBIC FEET

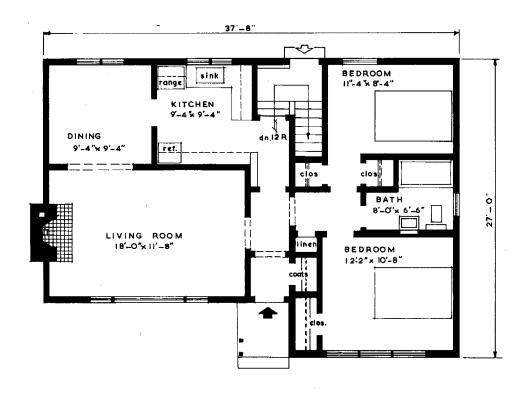


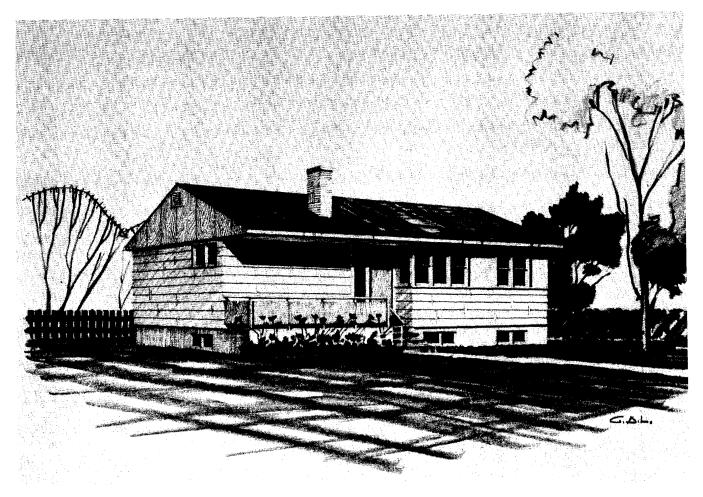


architect: M. G. DIXON, OTTAWA, ONT.

floor area:
904 SQUARE FEET

cubic contents:
17,395 CUBIC FEET





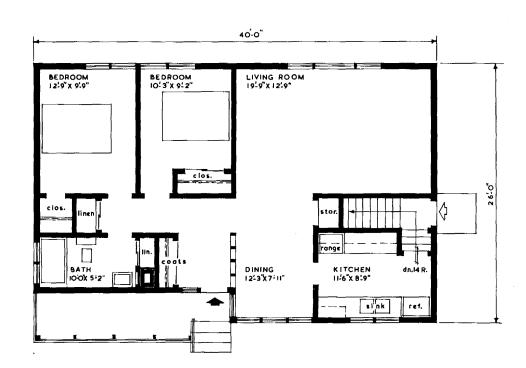
architect: EDWIN RAINES, OTTAWA, ONT.

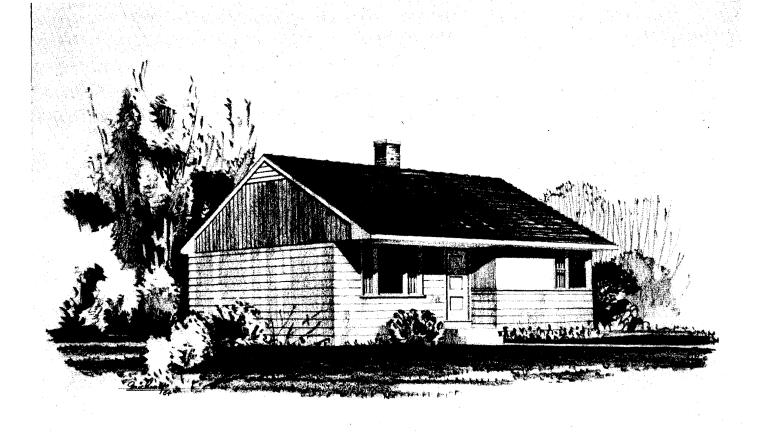
floor area:

980 SQUARE FEET

cubic contents:

19,600 CUBIC FEET

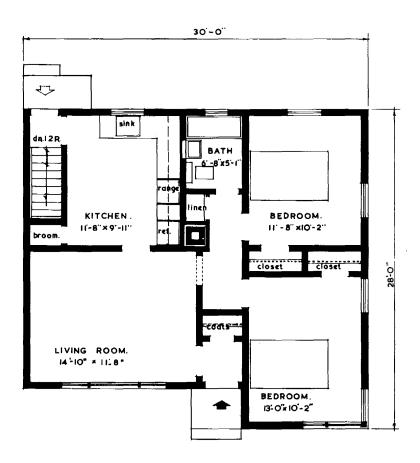


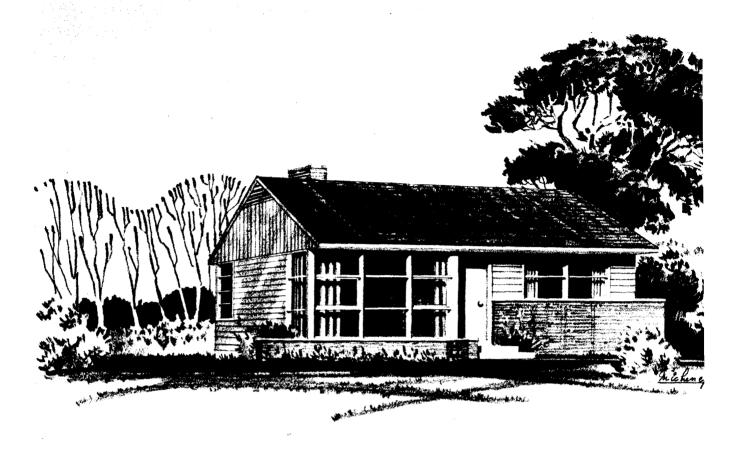


floor area: 769 SQUARE FEET

cubic contents:
15,500 CUBIC FEET

architect: CENTRAL MORTGAGE & HOUSING CORPORATION





architect: CENTRAL MORTGAGE & HOUSING CORPORATION

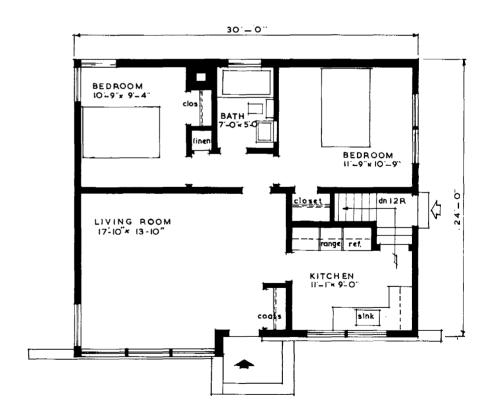
DESIGN 110

floor area:

750 SQUARE FEET

cubic contents:

15,010 CUBIC FEET





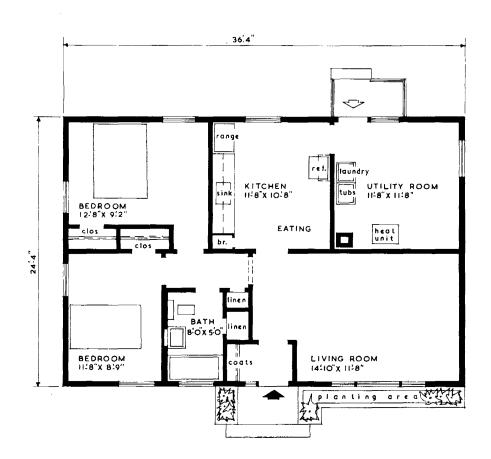
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

floor area:

884 SQUARE FEET

cubic contents:

14, 140 CUBIC FEET





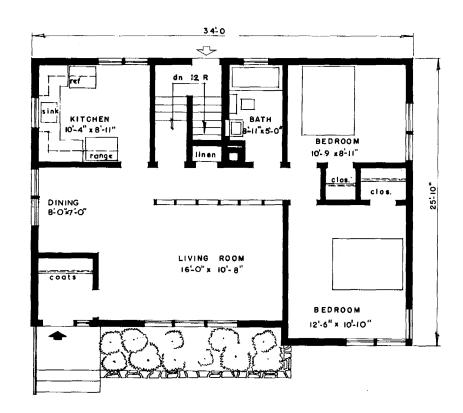
architect: SMITH, MUNN, CARTER & KATELNIKOFF, WINNIPEG, MAN.

floor area:

833 SQUARE FEET

cubic contents:

16,680 CUBIC FEET





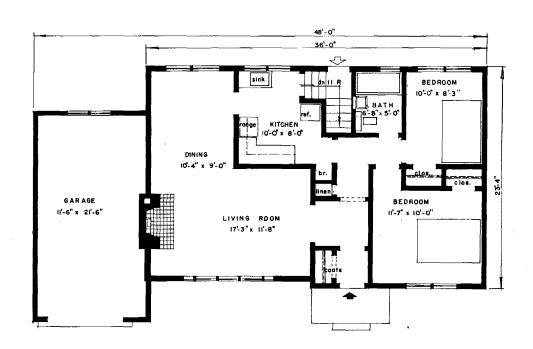
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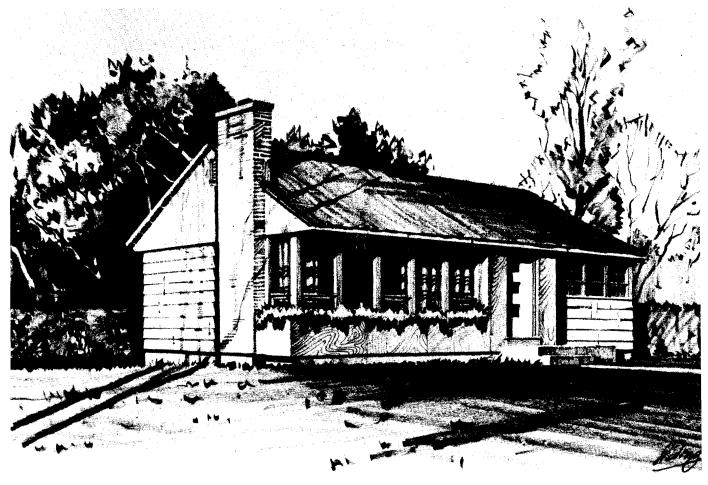
floor area:

828 SQUARE FEET (exclusive of garage)

cubic contents:

16,145 CUBIC FEET (exclusive of garage)

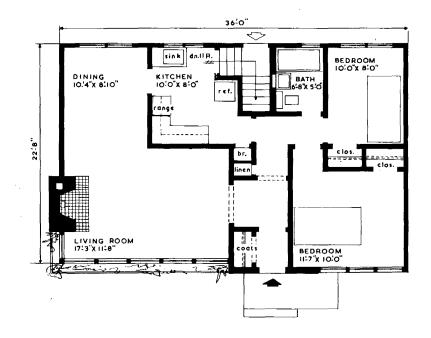


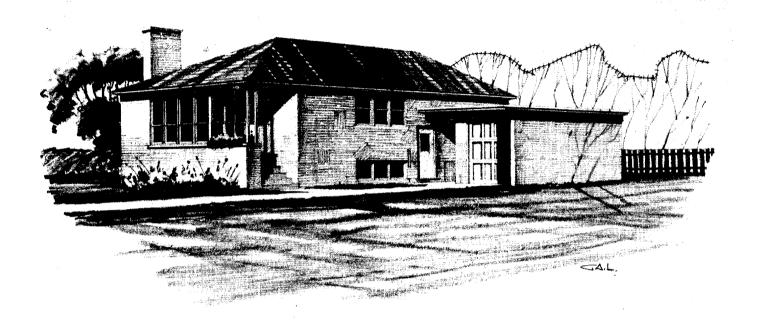


architect: M. G. DIXON, OTTAWA, ONT.

floor area: 828 SQUARE FEET

cubic contents:
16,145 CUBIC FEET



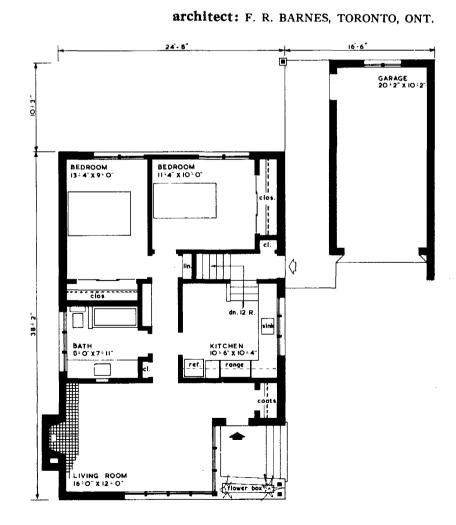


floor area:

884 SQUARE FEET (exclusive of garage)

cubic contents:

17,000 CUBIC FEET (exclusive of garage)





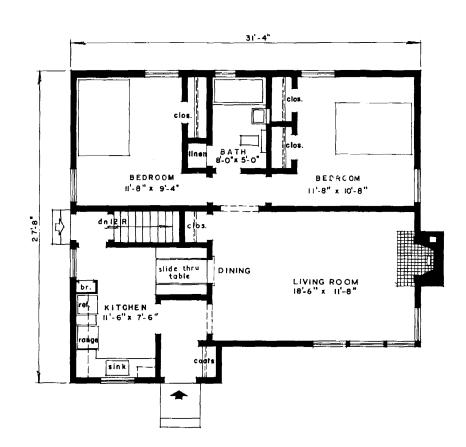
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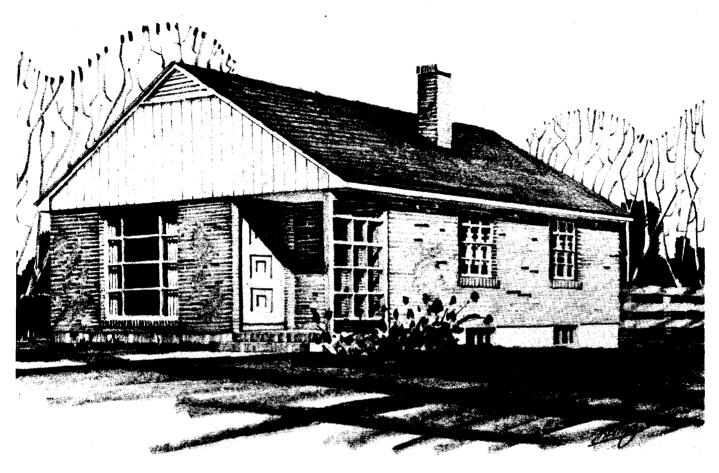
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804 SQUARE FEET

cubic contents:

16,480 CUBIC FEET





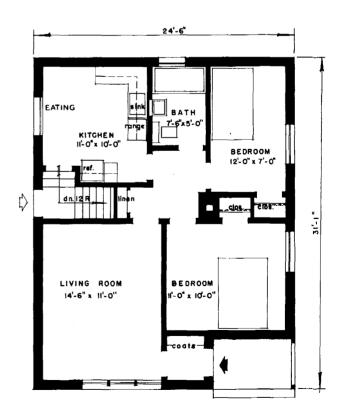
architect: WILSON & NEWTON, TORONTO, ONT.

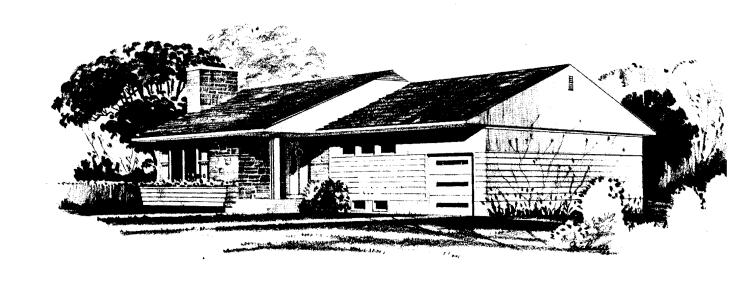
floor area:

727 SQUARE FEET

cubic contents:

14,360 CUBIC FEET





architect: E. BUJOLD, MONTREAL, QUE.

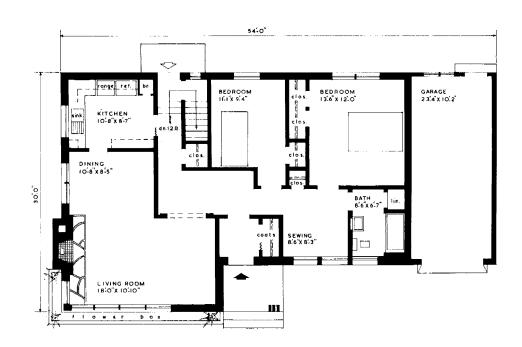
DESIGN 132

floor area:

1,164 SQUARE FEET (exclusive of garage)

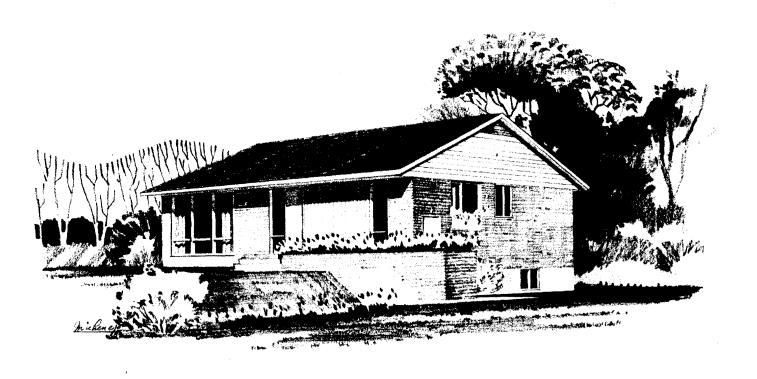
cubic contents:

25,000 CUBIC FEET (exclusive of garage)



three-bedroom

bungalows



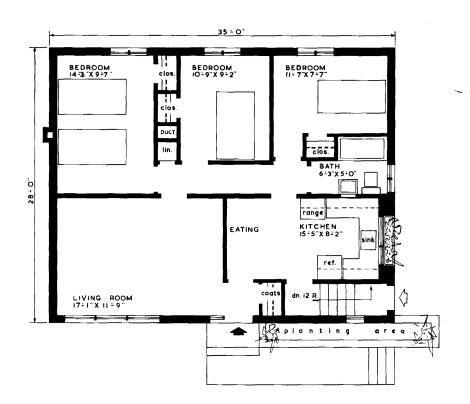
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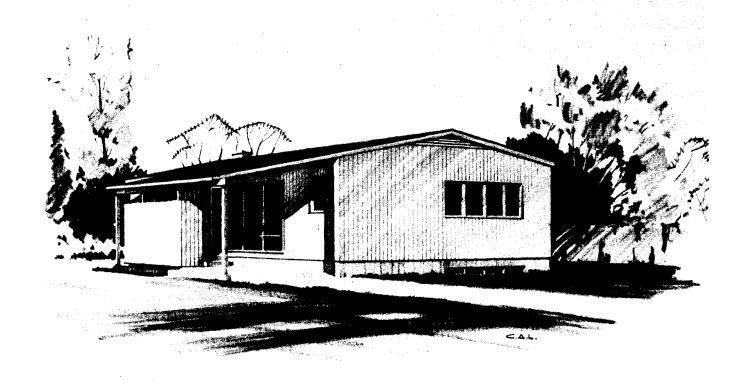
floor area:

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cubic contents:

19,600 CUBIC FEET





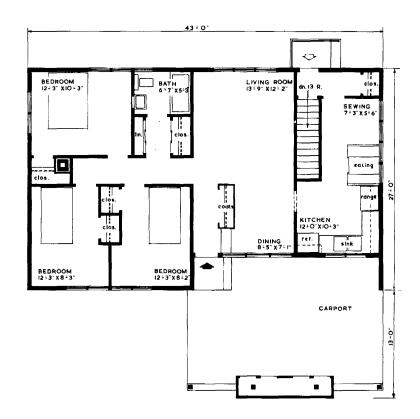
architect: T. M. KIRKHAM, WINNIPEG, MAN.

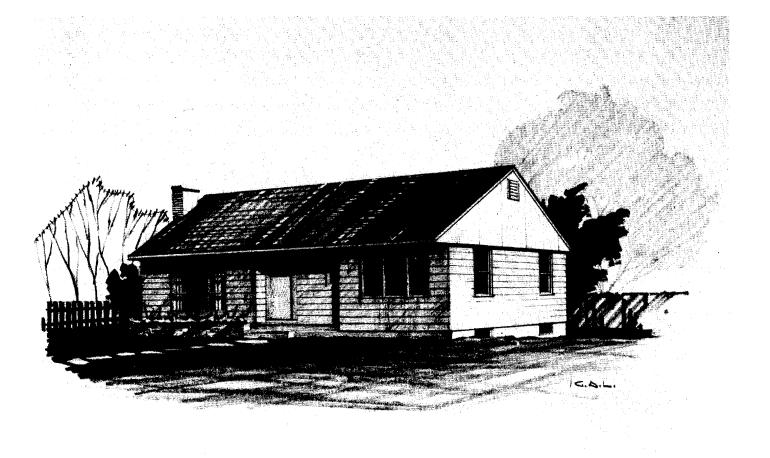
floor area:

1,069 SQUARE FEET

cubic contents:

19,535 CUBIC FEET





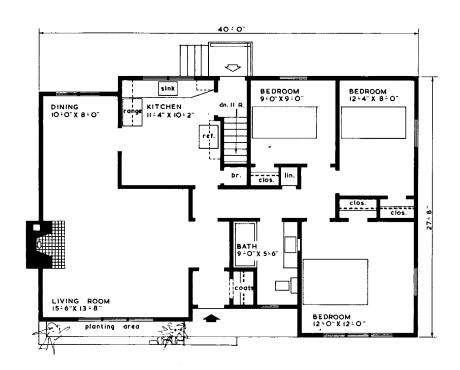
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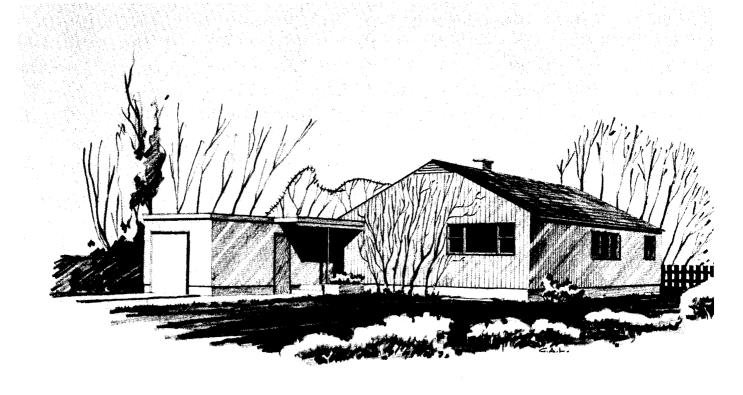
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1,032 SQUARE FEET

cubic contents:

20,320 CUBIC FEET





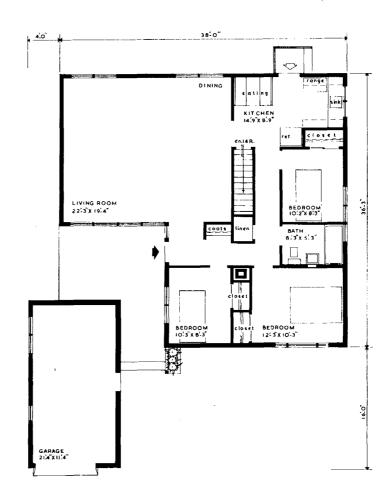
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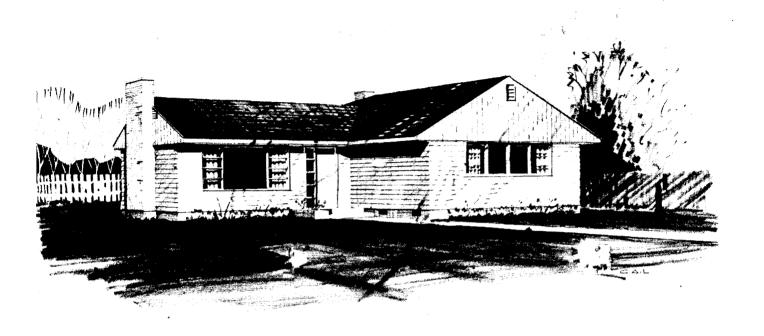
floor area:

1,150 SQUARE FEET (exclusive of garage)

cubic contents:

22,720 CUBIC FEET (exclusive of garage)





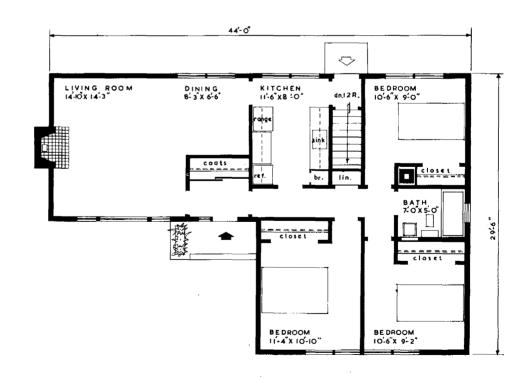
architect: A. McPHALEN, OTTAWA, ONT.



995 SQUARE FEET

cubic contents:

17,300 CUBIC FEET





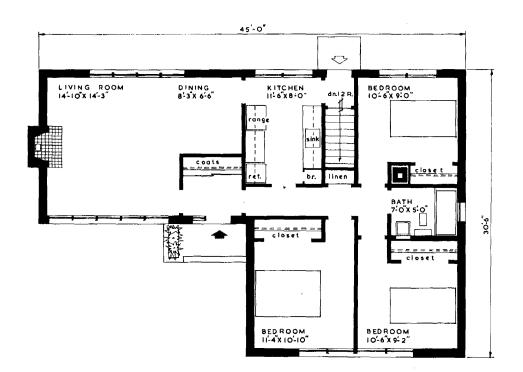
architect: A. McPHALEN, OTTAWA, ONT.

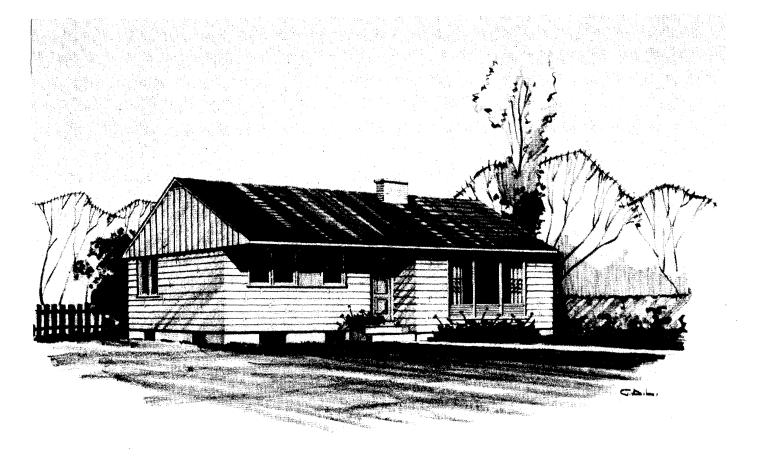
floor area:

995 SQUARE FEET

cubic contents:

17,500 CUBIC FEET





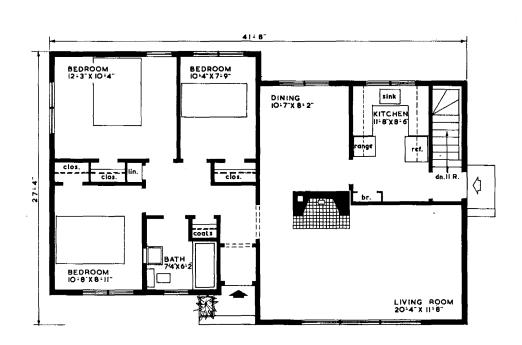
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

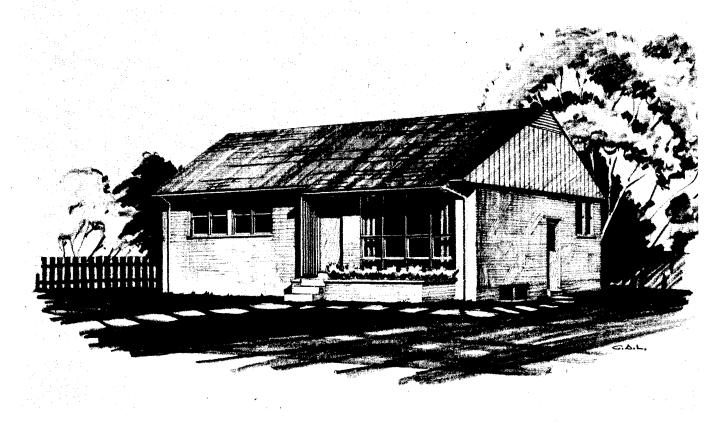
floor area:

1,012 SQUARE FEET

cubic contents:

20,240 CUBIC FEET





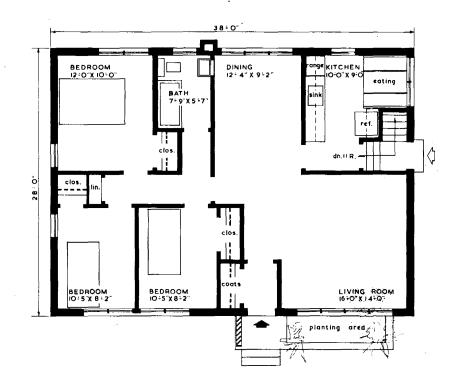
architect: JACKSON & YPES, WILLOWDALE, ONT.

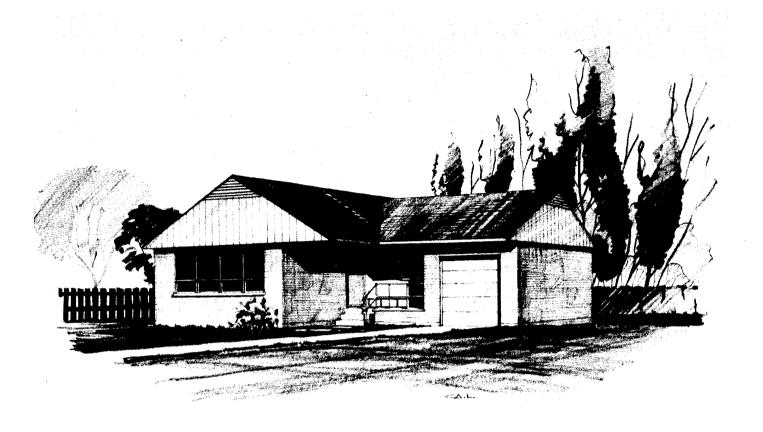
floor area:

1,064 SQUARE FEET

cubic contents:

21,546 CUBIC FEET





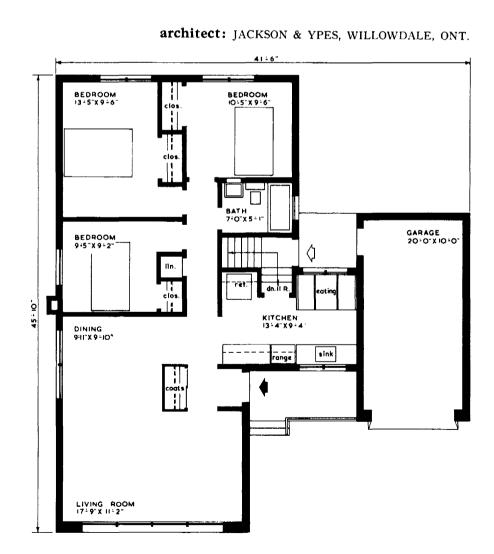
DESIGN 254

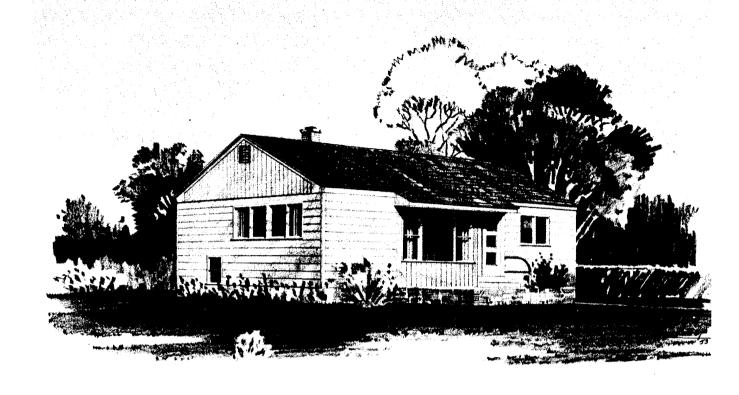
floor area:

1,106 SQUARE FEET (exclusive of garage)

cubic contents:

22,124 CUBIC FEET (exclusive of garage)





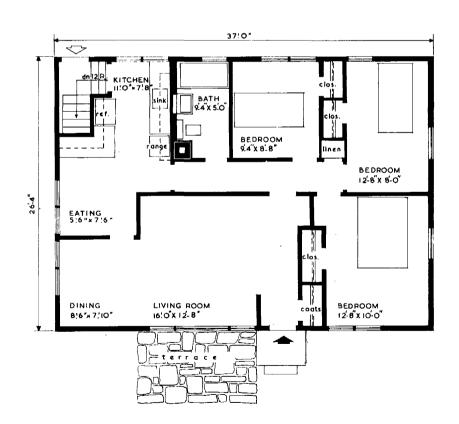
architect: E. J. DANOS, OTTAWA, ONT.

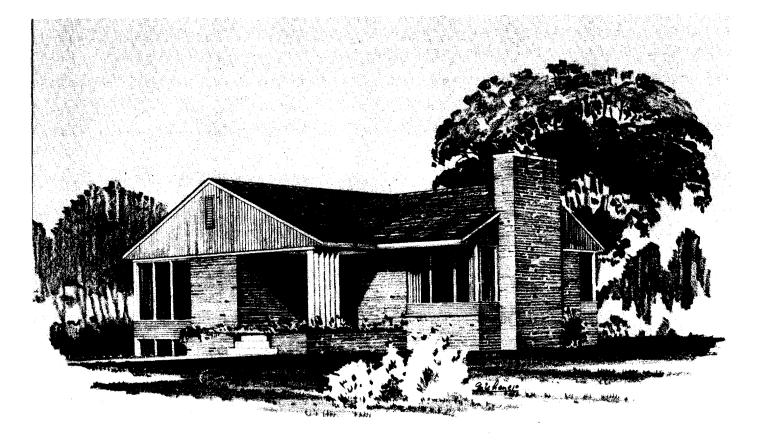
floor area:

974 SQUARE FEET

cubic contents:

19,480 CUBIC FEET





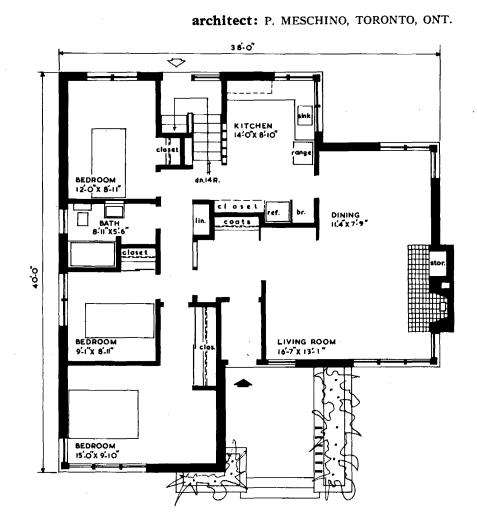
DESIGN 251

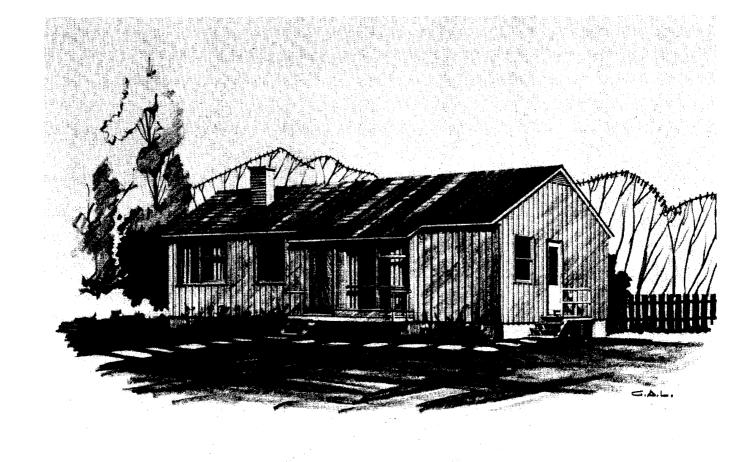
floor area:

1,213 SQUARE FEET

cubic contents:

25,850 CUBIC FEET





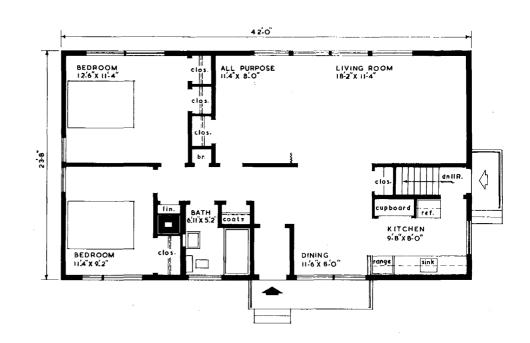
architect: R. T. AFFLECK, MONTREAL, QUE.

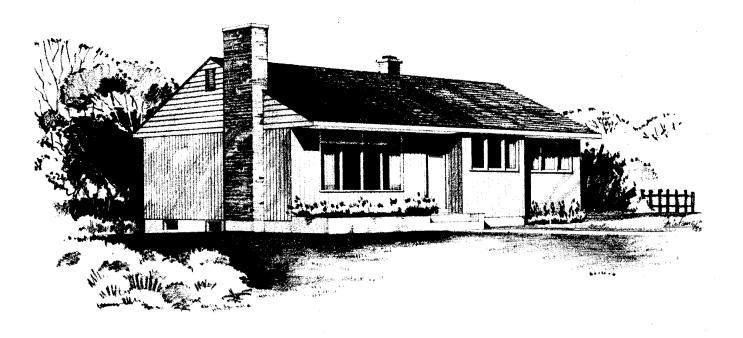
floor area:

994 SQUARE FEET

cubic contents:

19,130 CUBIC FEET





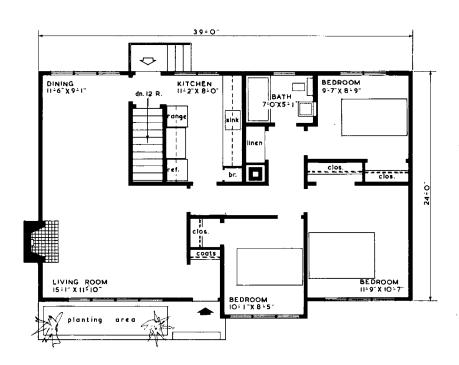
architect: A. McPHALEN, OTTAWA, ONT.

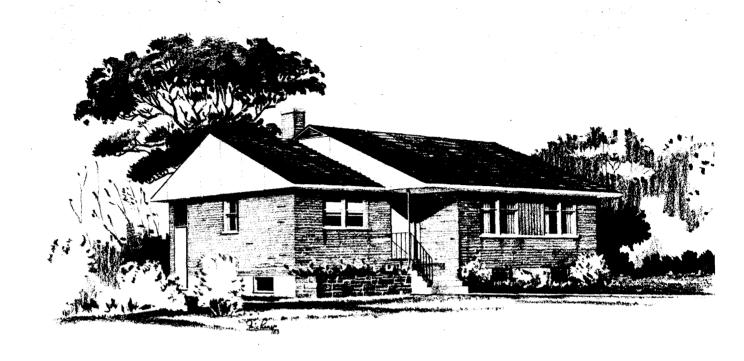
floor area:

952 SQUARE FEET

cubic contents:

18,482 CUBIC FEET





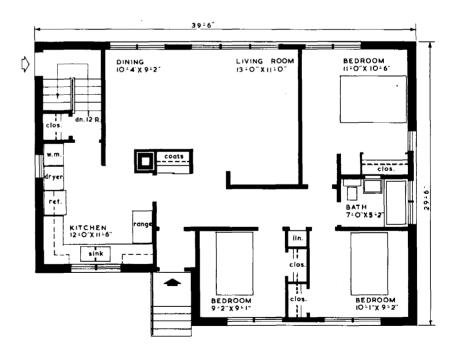
architect: O. J. BALESHTA, SUDBURY, ONT.

floor area:

1,075 SQUARE FEET

cubic contents:

21,600 CUBIC FEET





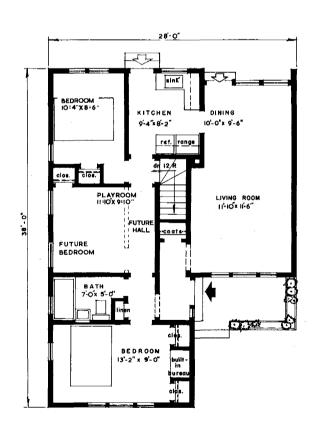
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

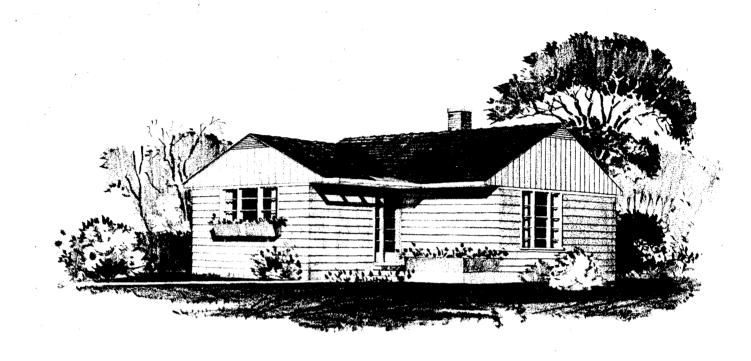
floor area:

880 SQUARE FEET

cubic contents:

15,460 CUBIC FEET





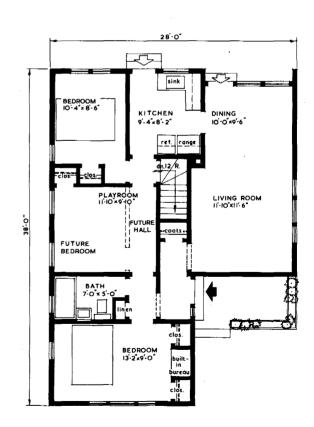
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

floor area:

880 SQUARE FEET

cubic contents:

15,460 CUBIC FEET





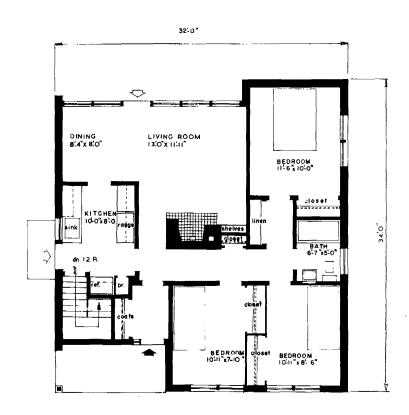
architect: G. BURNISTON & J. STOREY, TORONTO, ONT.

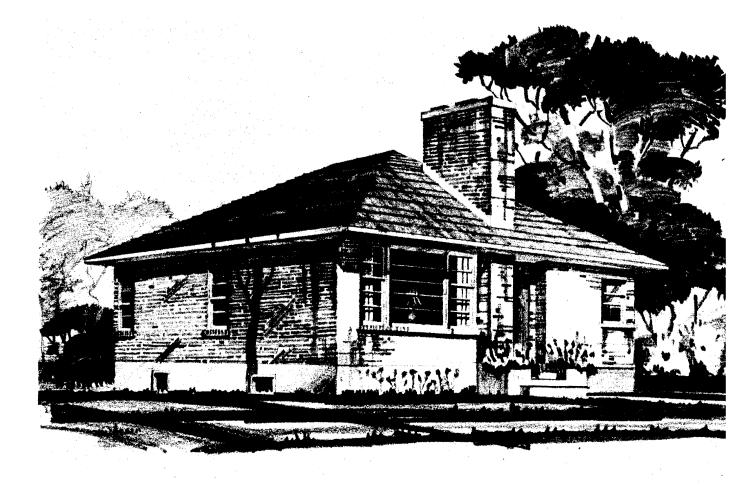
floor area:

987 SQUARE FEET

cubic contents:

18,620 CUBIC FEET





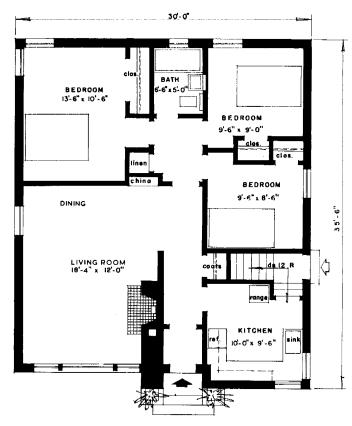
floor area:

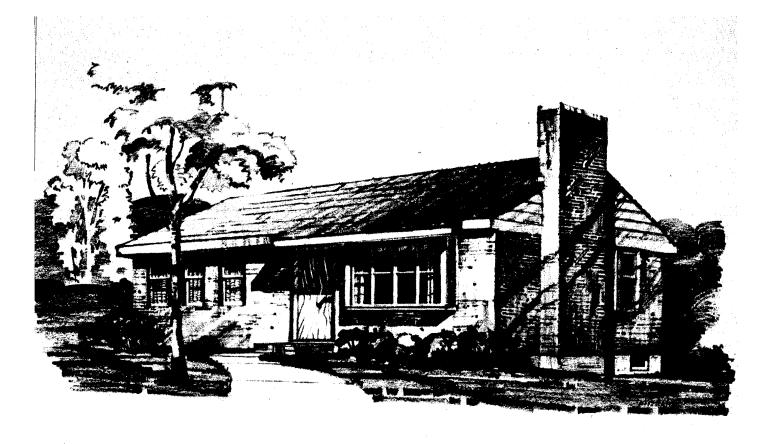
1,045 SQUARE FEET

cubic contents:

21,160 CUBIC FEET

designer: H. C. JARVIS, OTTAWA, ONT. associate architect: A. MARTINEAU, OTTAWA, ONT.





architect: WILSON & NEWTON, TORONTO, ONT.

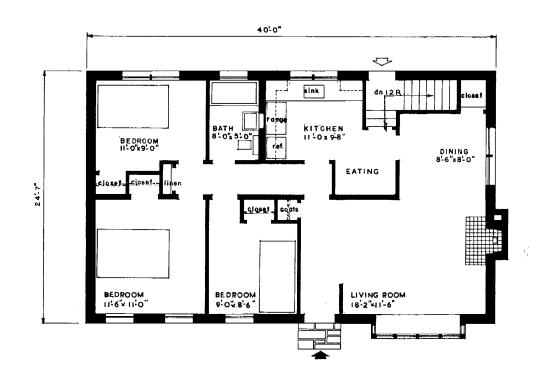
DESIGN 212

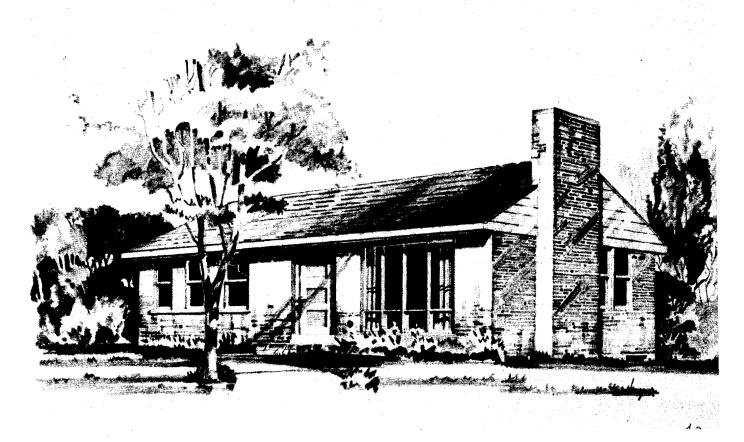
floor area:

983 SQUARE FEET

cubic contents:

18,535 CUBIC FEET





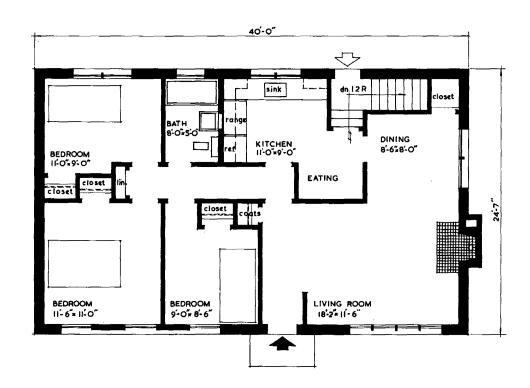
architect: WILSON & NEWTON, TORONTO, ONT.

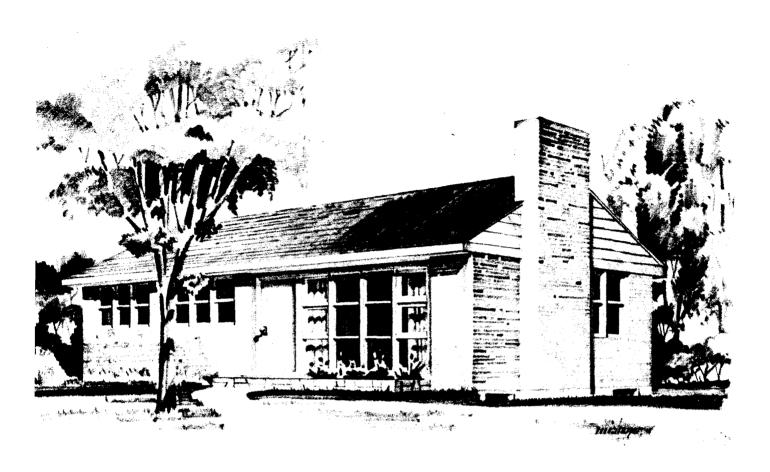
floor area:

983 SQUARE FEET

cubic contents:

18,435 CUBIC FEET





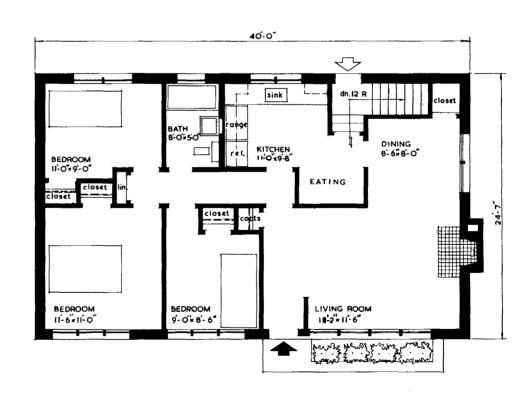
architect: WILSON & NEWTON, TORONTO, ONT.

floor area:

983 SQUARE FEET

cubic contents:

· 18,435 CUBIC FEET





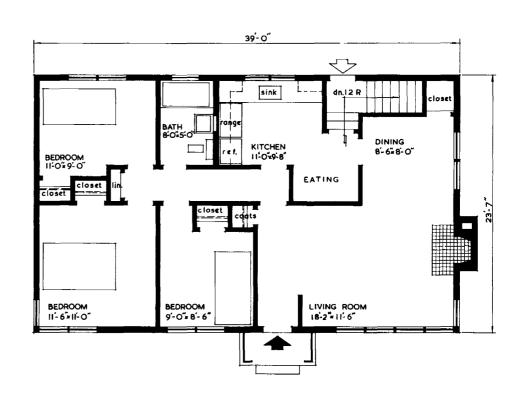
architect: WILSON & NEWTON, TORONTO, ONT.

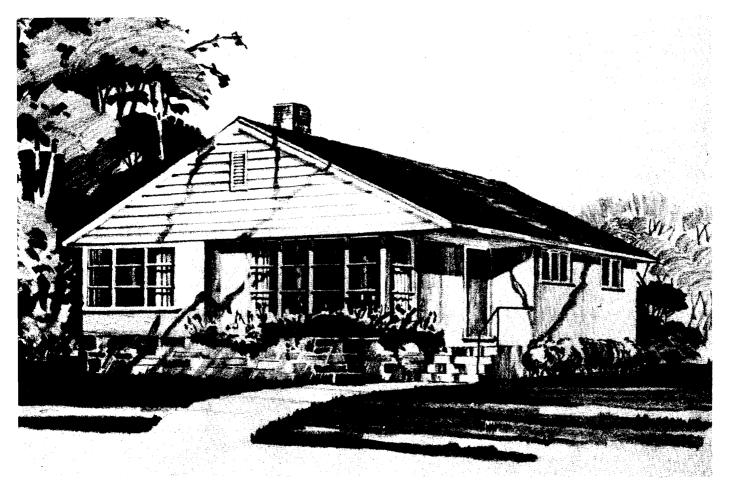
floor area:

919 SQUARE FEET

cubic contents:

17,470 CUBIC FEET





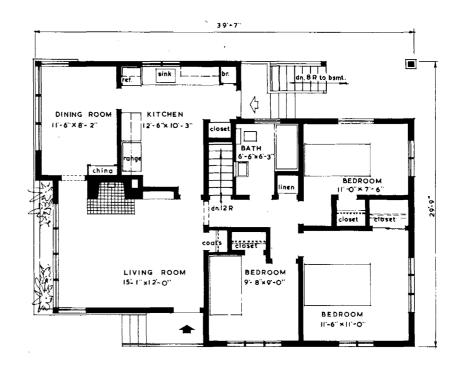
architect: A. W. GRAY, VANCOUVER, B.C.

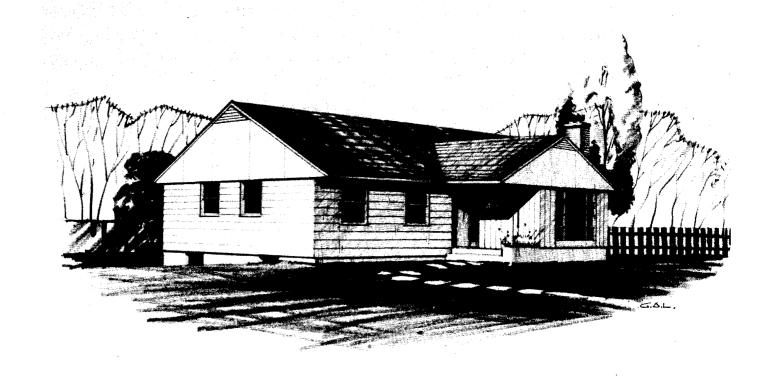
floor area:

989 SQUARE FEET

cubic contents:

18,160 CUBIC FEET





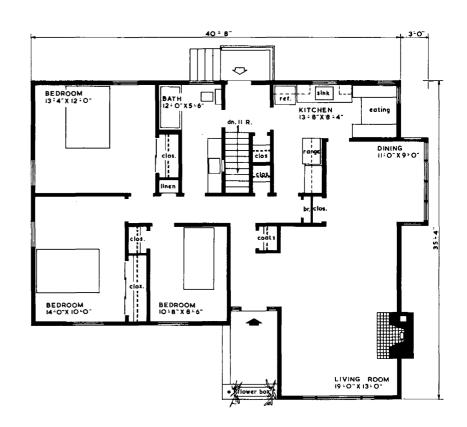
architect: M. G. DIXON, OTTAWA, ONT.

floor area:

1,233 SQUARE FEET

cubic contents:

25,000 CUBIC FEET





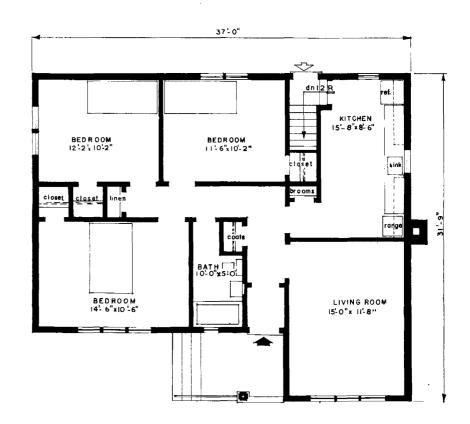
architect: ROLAND DUMAIS, MONTREAL, QUE.

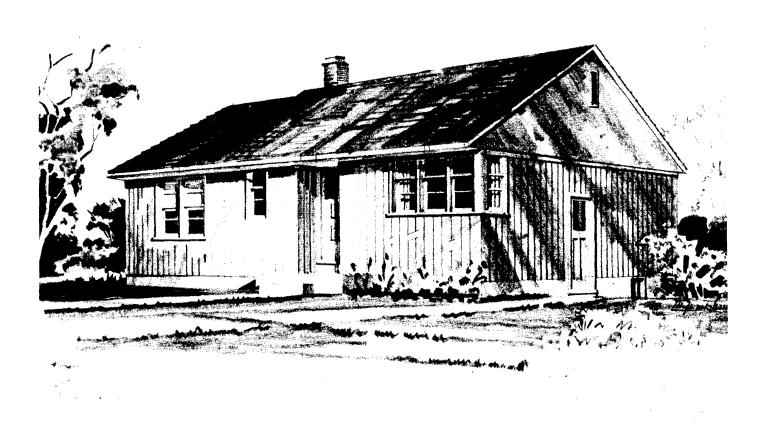
floor area:

1,008 SQUARE FEET

cubic contents:

20,595 CUBIC FEET





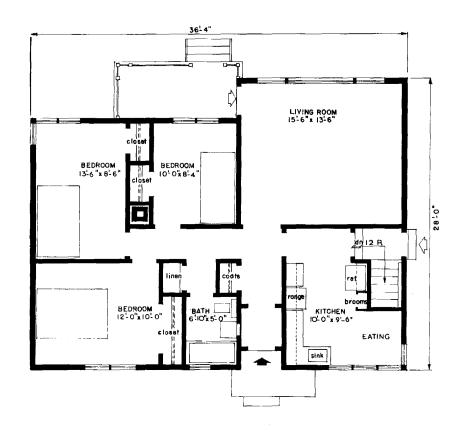
architect: M. G. DIXON, OTTAWA, ONT.

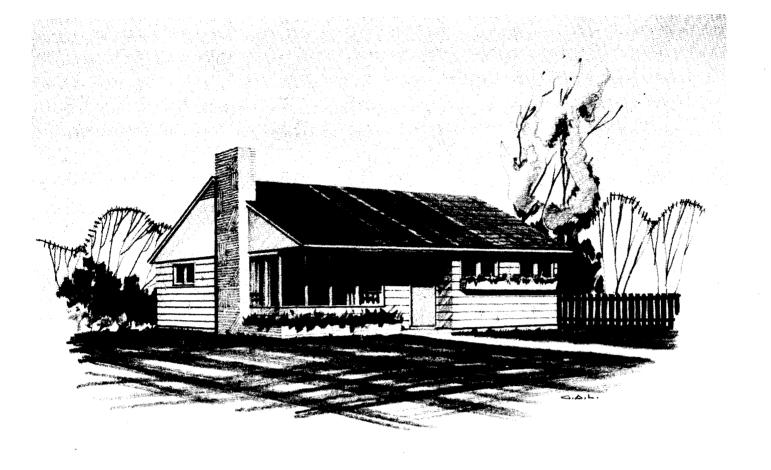
floor area:

944 SQUARE FEET

cubic contents:

18,880 CUBIC FEET





architect: ROY SELLORS, WINNIPEG, MAN.

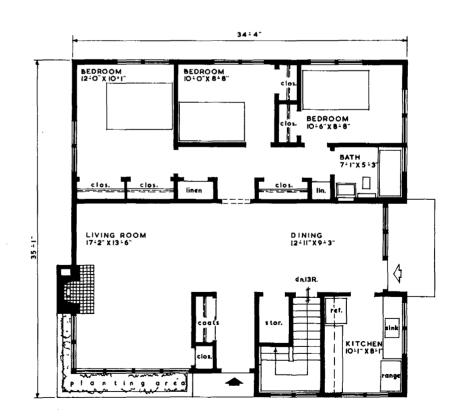
DESIGN 233

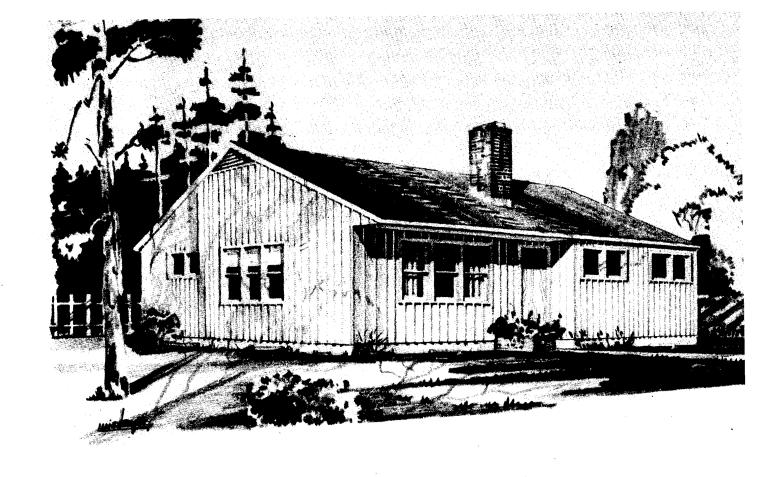
floor area:

1,138 SQUARE FEET

cubic contents:

22,755 CUBIC FEET





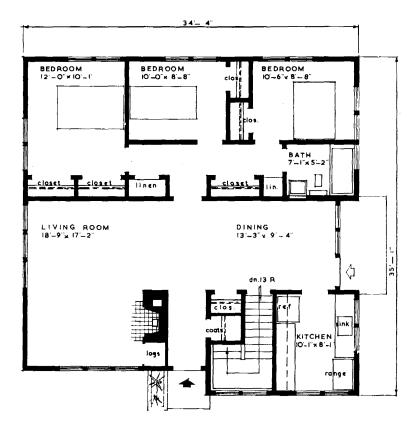
architect: ROY SELLORS, WINNIPEG, MAN.

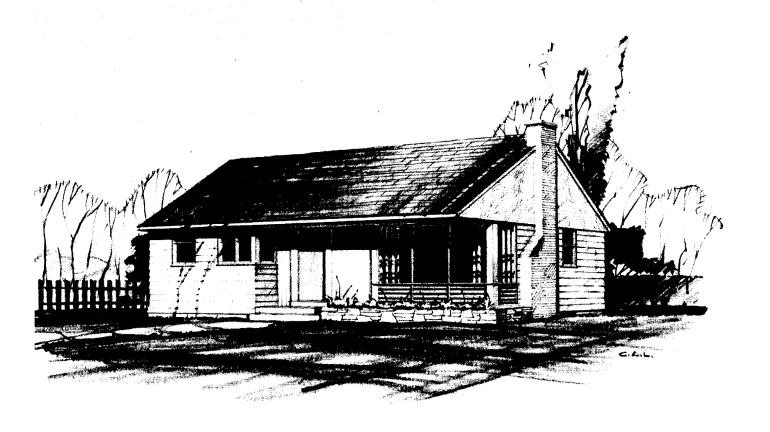
floor area:

1,138 SQUARE FEET

cubic contents:

22,755 CUBIC FEET





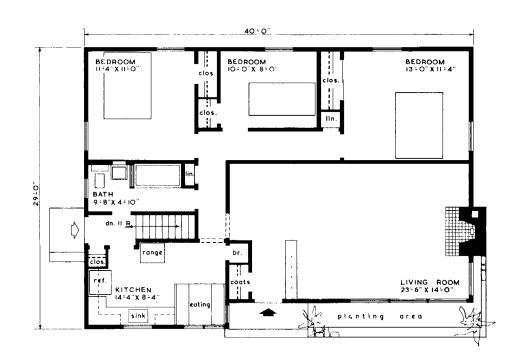
architect: M. G. DIXON, OTTAWA, ONT.

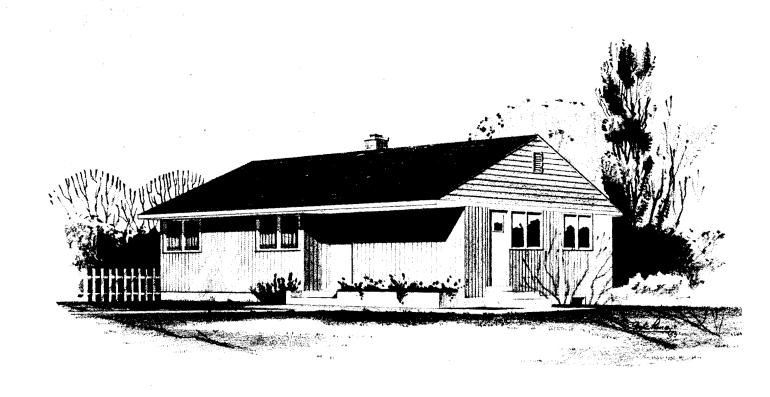
floor area:

1,092 SQUARE FEET

cubic contents:

22,200 CUBIC FEET





architect: A. McPHALEN, OTTAWA, ONT.

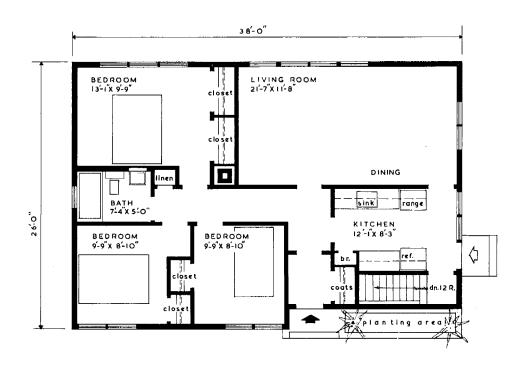
DESIGN 241

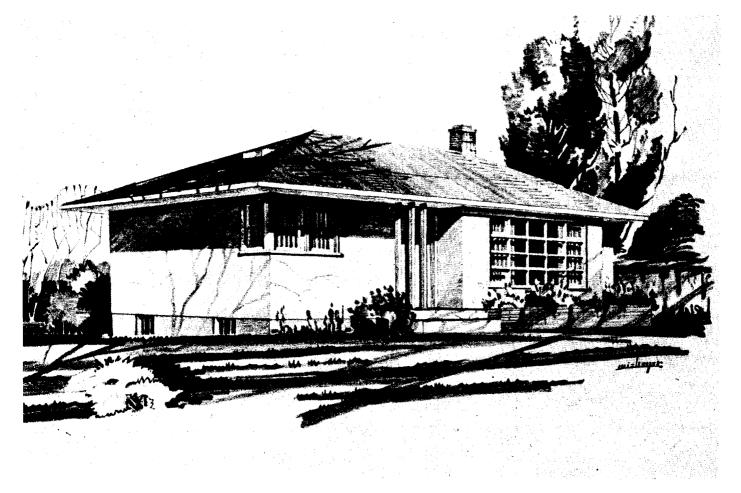
floor area:

954 SQUARE FEET

cubic contents:

19,080 CUBIC FEET





DESIGN 221

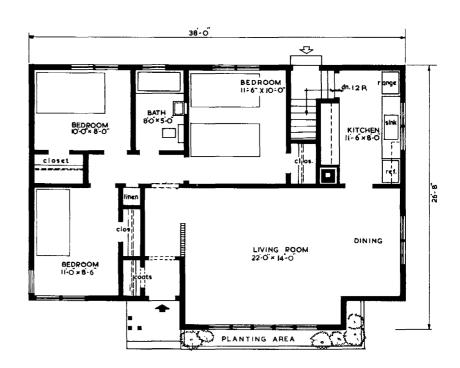
architect: M. G. DIXON, OTTAWA, ONT.

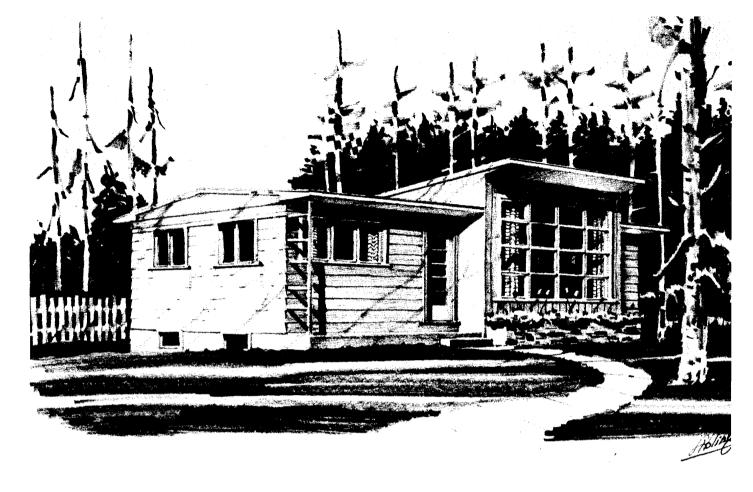
floor area:

949 SQUARE FEET

cubic contents:

17,705 CUBIC FEET





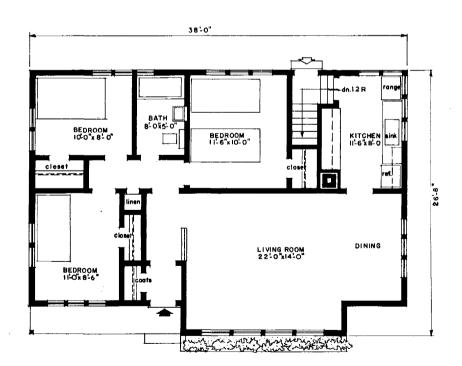
architect: M. G. DIXON, OTTAWA, ONT.

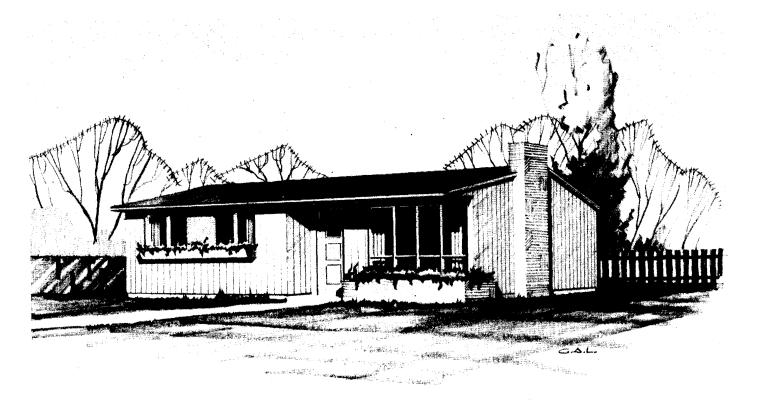
floor area:

949 SQUARE FEET

cubic contents:

16,910 CUBIC FEET





architect: ROY SELLORS, WINNIPEG, MAN.

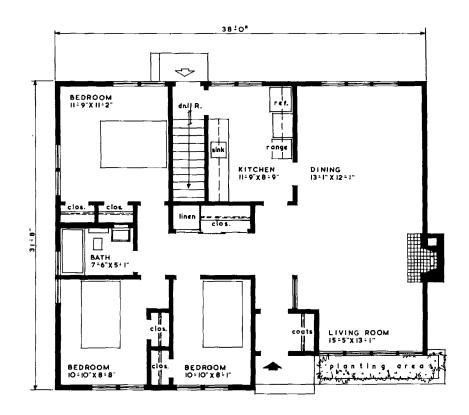
DESIGN 232

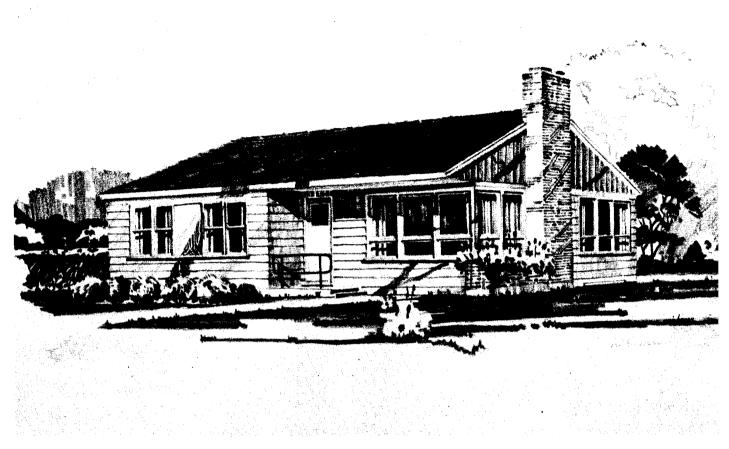
floor area:

1,141 SQUARE FEET

cubic contents:

22,820 CUBIC FEET





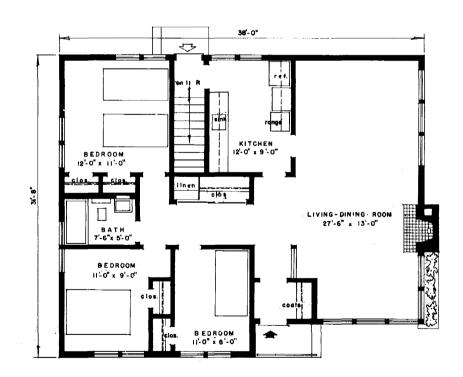
architect: ROY SELLORS, WINNIPEG, MAN.

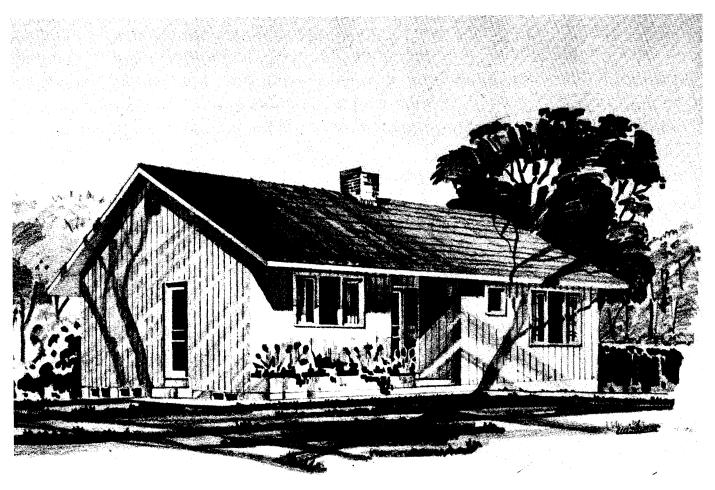
floor area:

1,141 SQUARE FEET

cubic contents:

22,820 CUBIC FEET





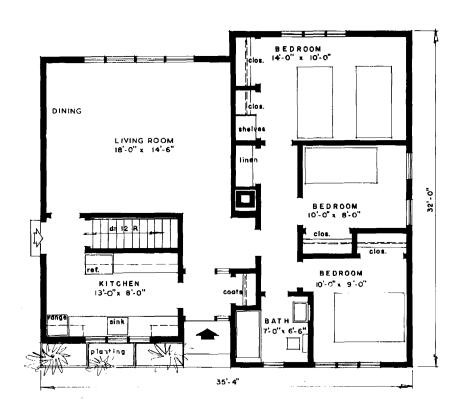
architect: HENRY FLIESS, TORONTO, ONT.

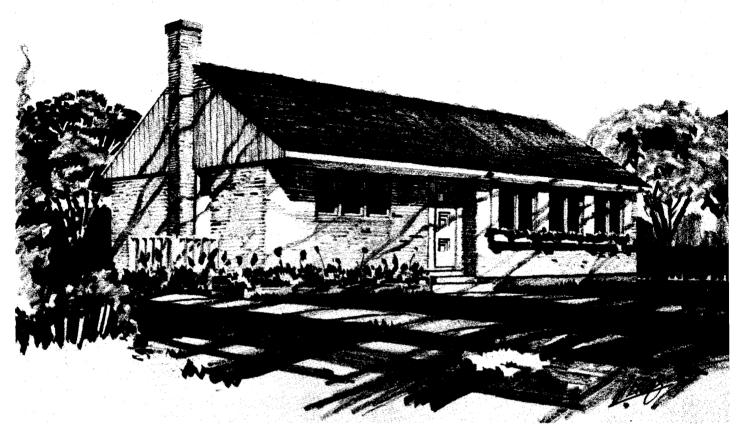
floor area:

1,039 SQUARE FEET

cubic contents:

21,820 CUBIC FEET





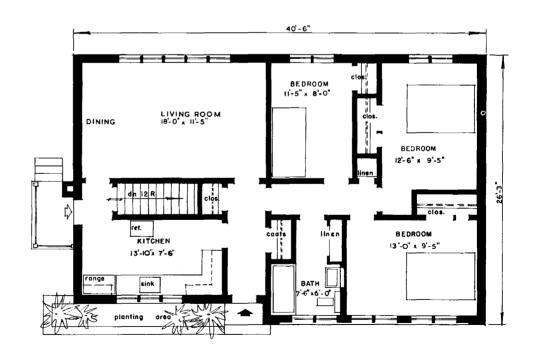
architect: WILSON & NEWTON, TORONTO, ONT.

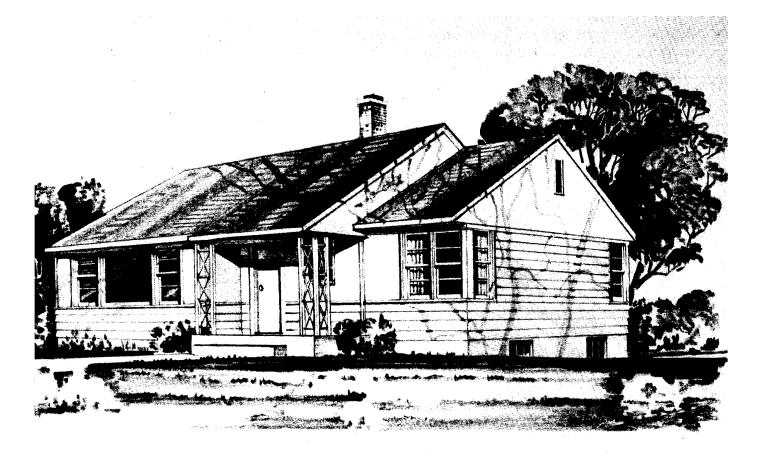
floor area:

1,028 SQUARE FEET

cubic contents:

20,715 CUBIC FEET





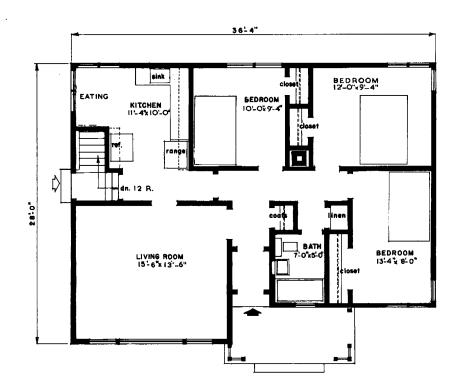
architect: M. G. DIXON, OTTAWA, ONT.

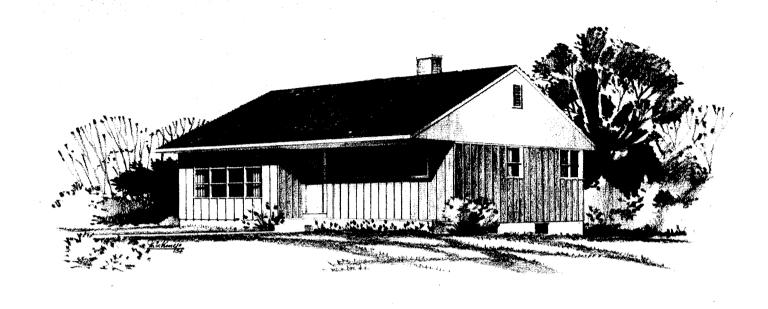
floor area:

942 SQUARE FEET

cubic contents:

18,855 CUBIC FEET





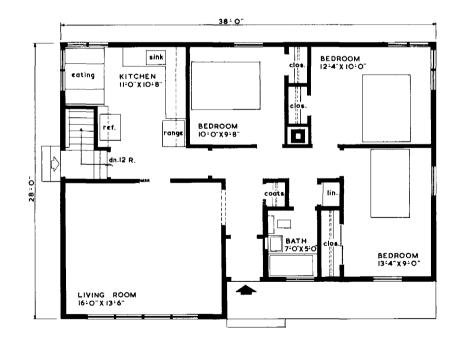
architect: M. G. DIXON, OTTAWA, ONT.

floor area:

986 SQUARE FEET

cubic contents:

20,400 CUBIC FEET





architect: EDWIN RAINES, OTTAWA, ONT.

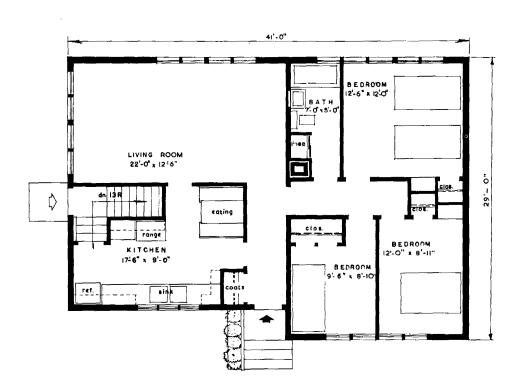
DESIGN 255

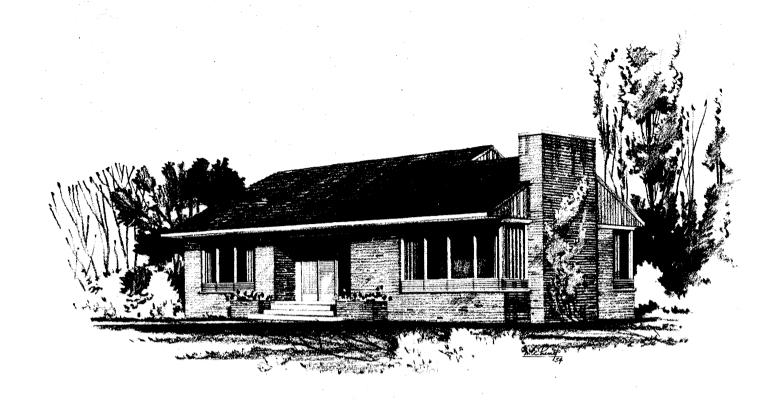


1,122 SQUARE FEET

cubic contents:

22,725 CUBIC FEET





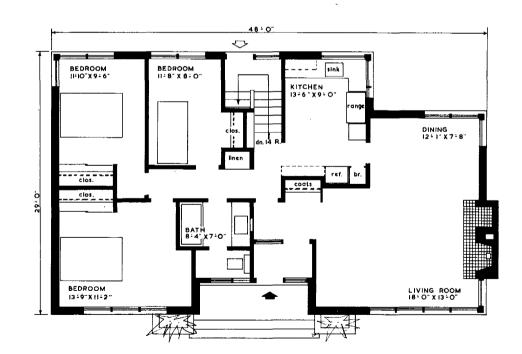
architect: P. MESCHINO, TORONTO, ONT.

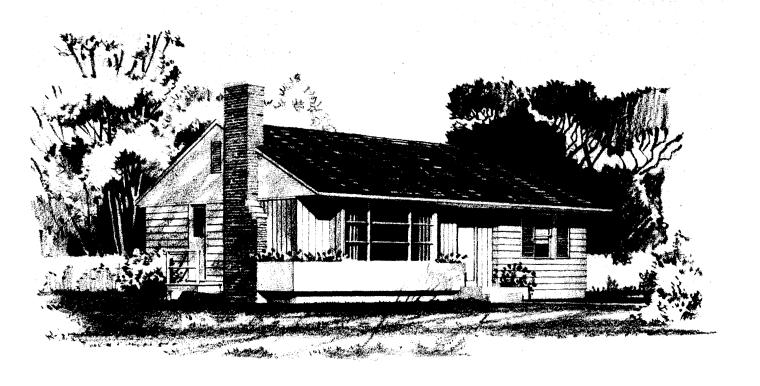
floor area:

1,268 SQUARE FEET

cubic contents:

27,000 CUBIC FEET





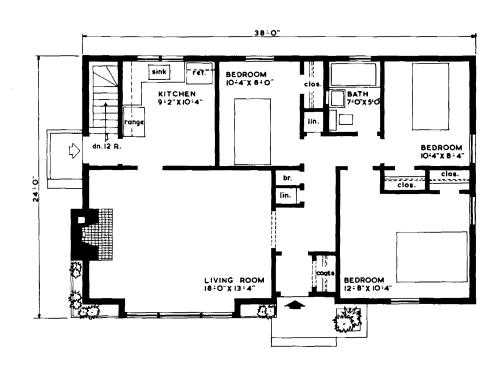
architect: M. G. DIXON, OTTAWA, ONT.

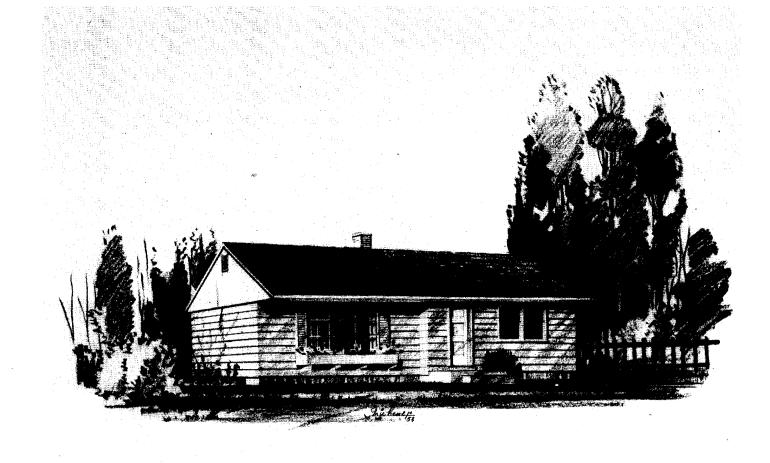
floor area:

927 SQUARE FEET

cubic contents:

18,120 CUBIC FEET





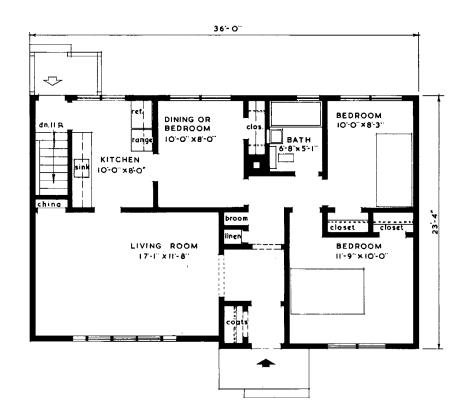
architect: M. G. DIXON, OTTAWA, ONT.

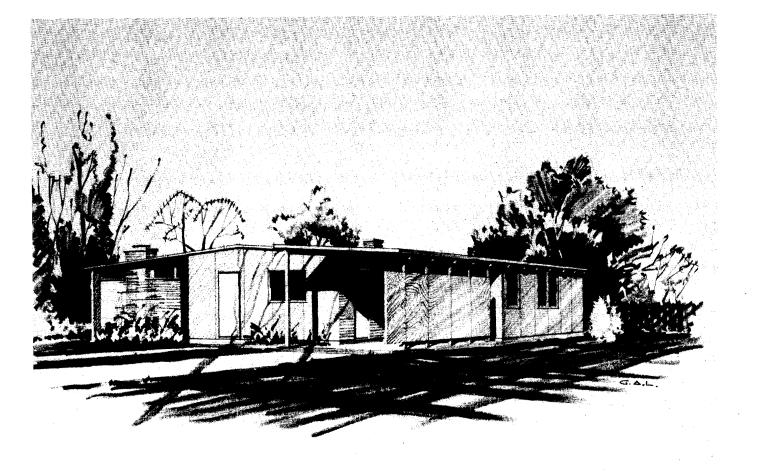
floor area:

828 SQUARE FEET

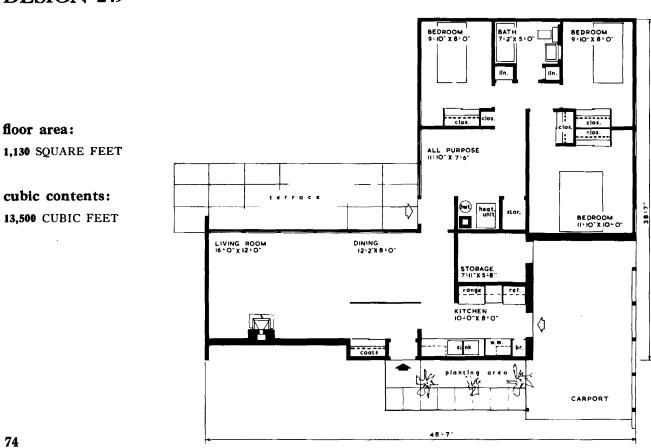
cubic contents:

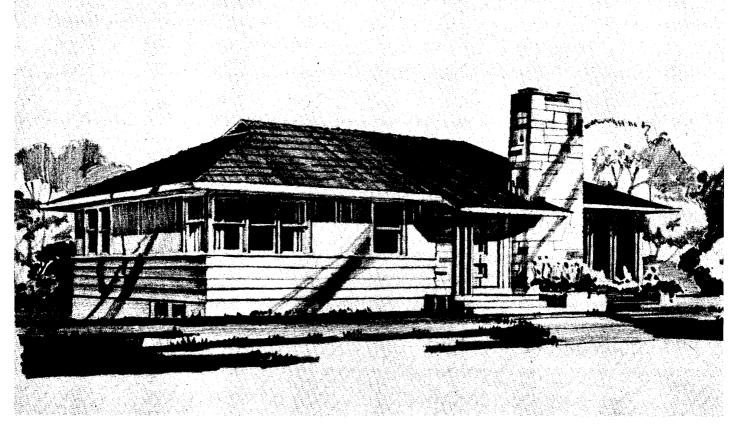
16,145 CUBIC FEET





architect: A. HENRI TREMBLAY, QUEBEC, QUE.





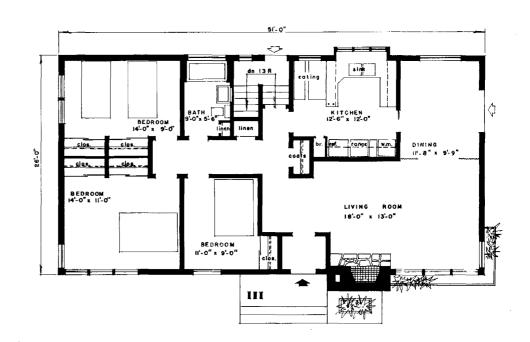
architect: ROLAND DUMAIS, MONTREAL, QUE.

floor area:

1,351 SQUARE FEET

cubic contents:

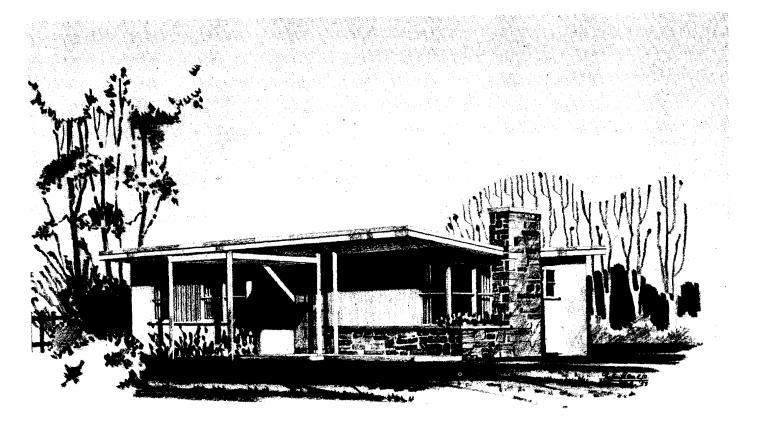
27,890 CUBIC FEET



		1	

four-bedroom

bungalow



architect: FISET & DESCHAMPS, QUEBEC, QUE.

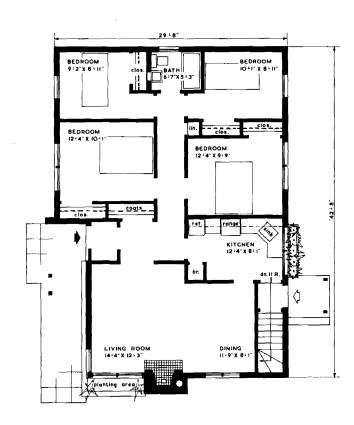
DESIGN 800

floor area:

1,190 SQUARE FEET

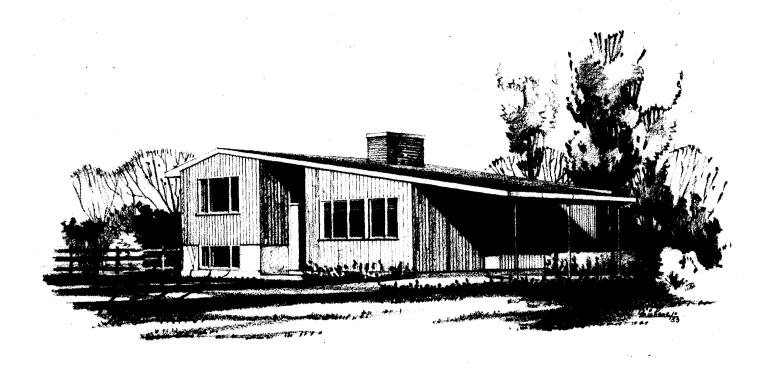
cubic contents:

20,500 CUBIC FEET



two-bedroom

split-level houses



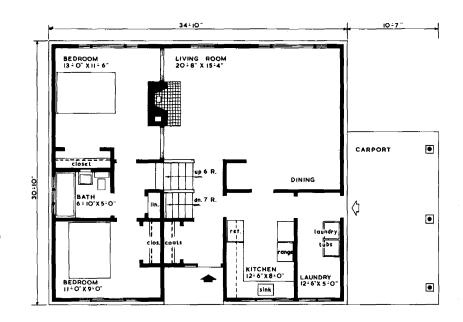
architect: K. R. D. PRATT, ST. VITAL, MAN.

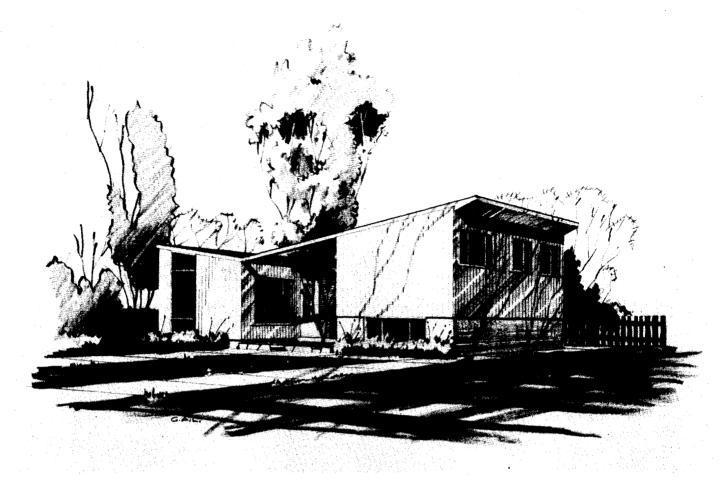
floor area:

1,020 SQUARE FEET

cubic contents:

15,000 CUBIC FEET





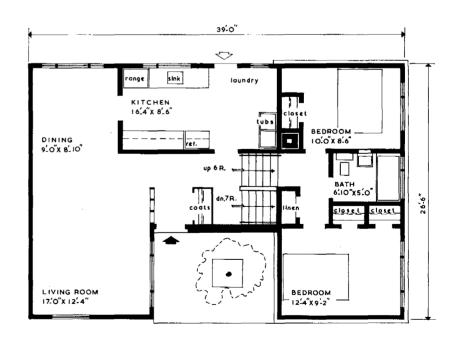
architect: K. R. D. PRATT, ST. VITAL, MAN.

floor area:

915 SQUARE FEET

cubic contents:

13,700 CUBIC FEET



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				·		
					,	

three-bedroom split-level houses



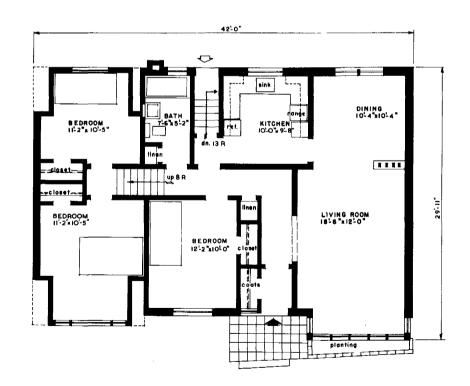
architect: E. I. RICHMOND, TORONTO, ONT.

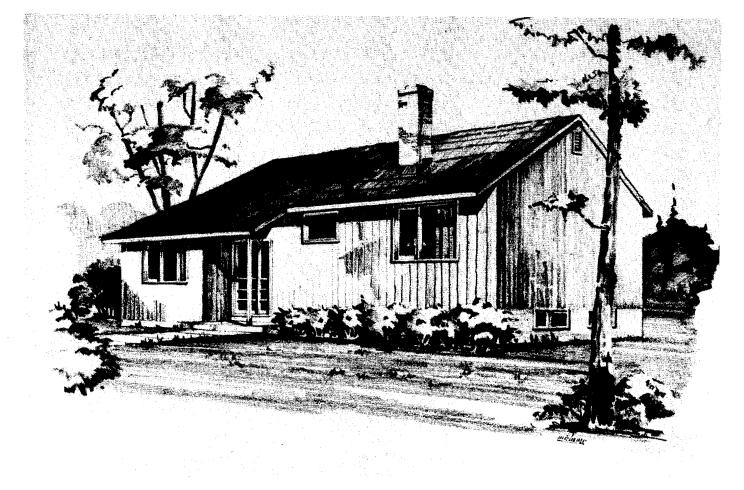
floor area:

1,163 SQUARE FEET

cubic contents:

22,935 CUBIC FEET





architect: HENRY FLIESS, TORONTO, ONT.

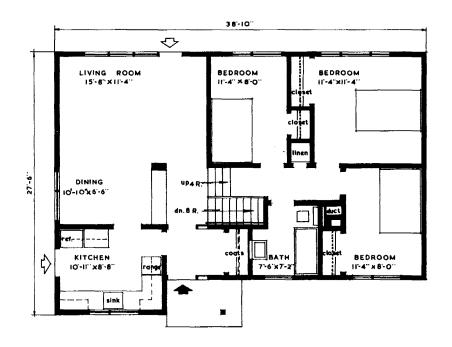
DESIGN 751

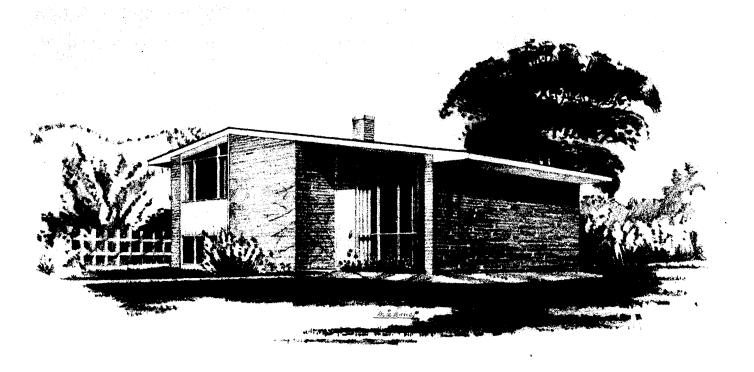
floor area:

960 SQUARE FEET

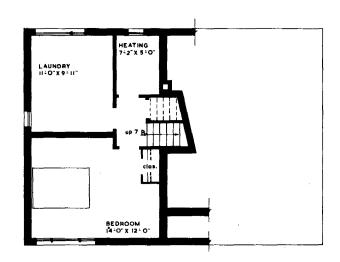
cubic contents:

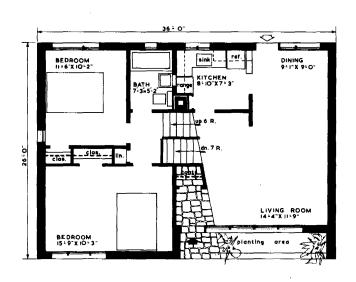
17,035 CUBIC FEET





architect: VENCHIARUTTI & VENCHIARUTTI, TORONTO, ONT.



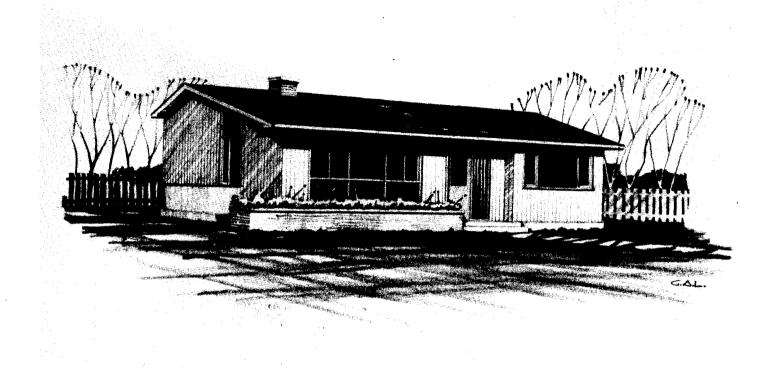


floor area:

1,108 SQUARE FEET

cubic contents:

12,400 CUBIC FEET



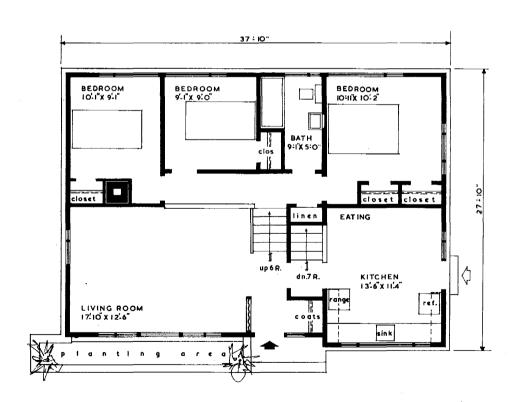
architect: K. R. D. PRATT, ST. VITAL, MAN.

floor area:

974 SQUARE FEET

cubic contents:

15,000 CUBIC FEET



central mortgage and housing corporation
APRIL 1954