

small house designs

CENTRAL MORTGAGE AND HOUSING CORPORATION

two-storey
and
1½-storey
houses

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three-bedroom two-storey houses

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small house designs

two-storey and 1½-storey 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

bungalows and split-level 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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Vancouver	Lethbridge	Sudbury	Hamilton	Val d'Or	Rimouski
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					Gander

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 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

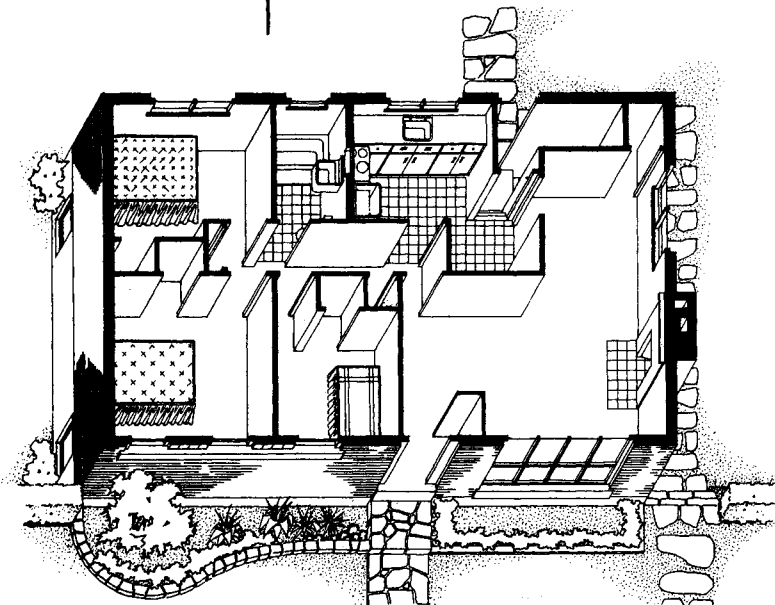


FIGURE A

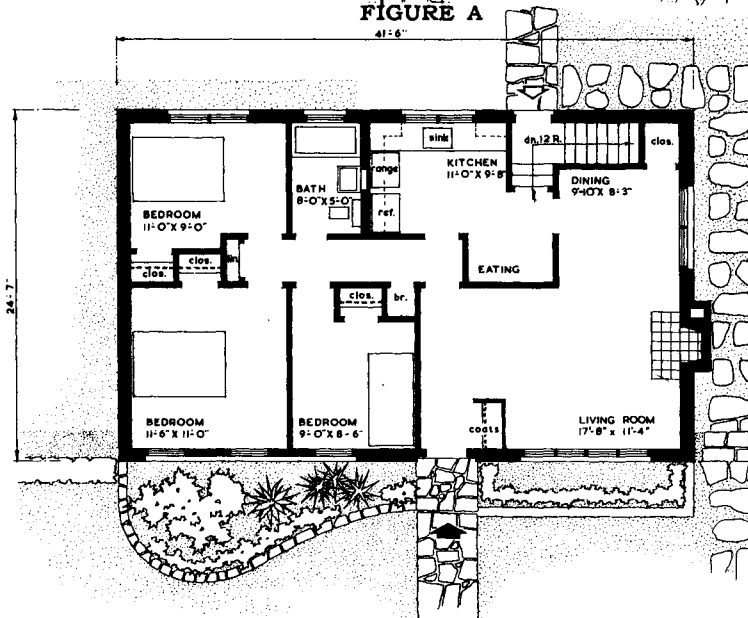


FIGURE B

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 9.

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



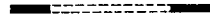
Front Entrance



Rear Entrance



Open stairs up and closed stairs down



Arch



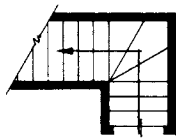
Arch with curtains



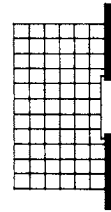
Closed stairs up and down



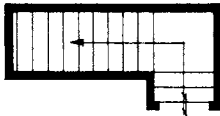
Window



Stairs with winders



Tile



Stairs with landing



Flagstone



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



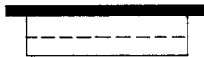
Chimney with one flue



Stoop with railings



Chimney with two flues



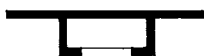
Kitchen cabinet upper and lower



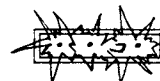
Side entrance stoop with railings



Closet with rod and shelf



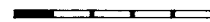
Linen closet with shelves



Flower box



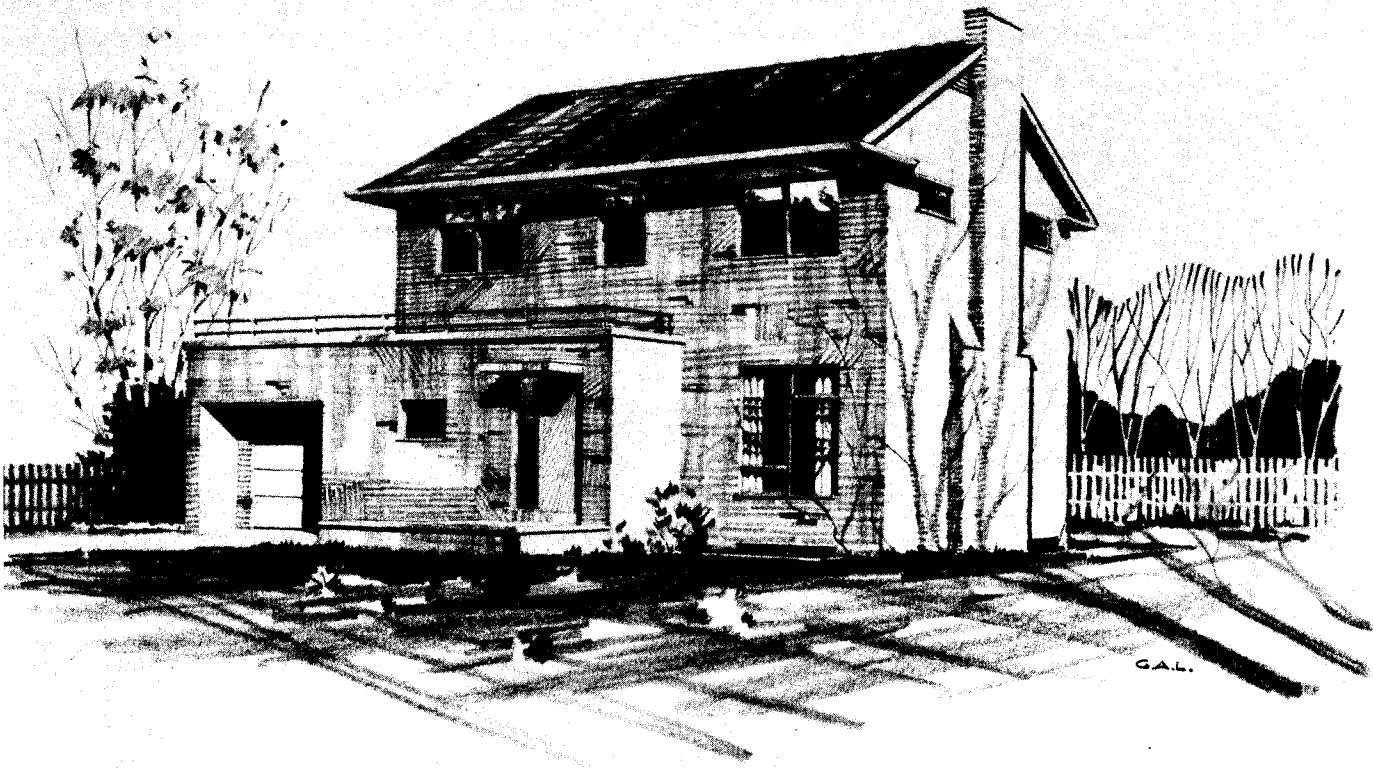
Medicine cabinet



Open partition

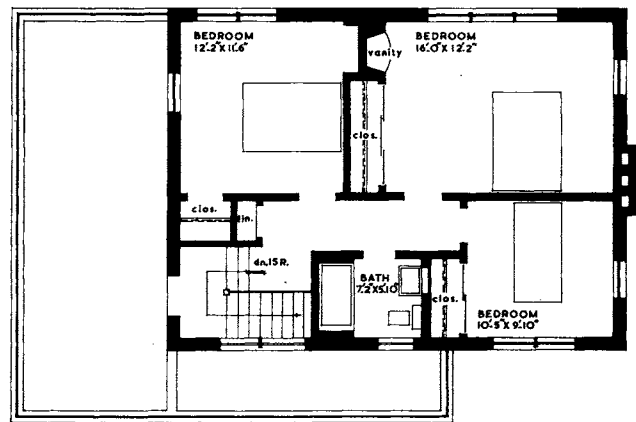
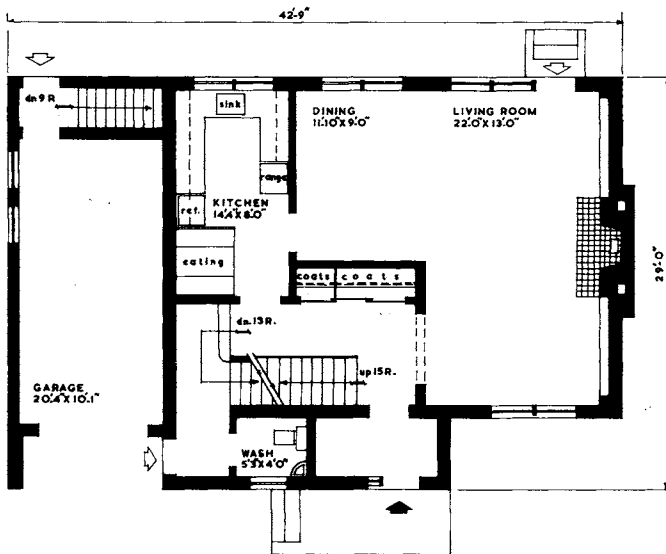
three-bedroom

**two-storey
houses**



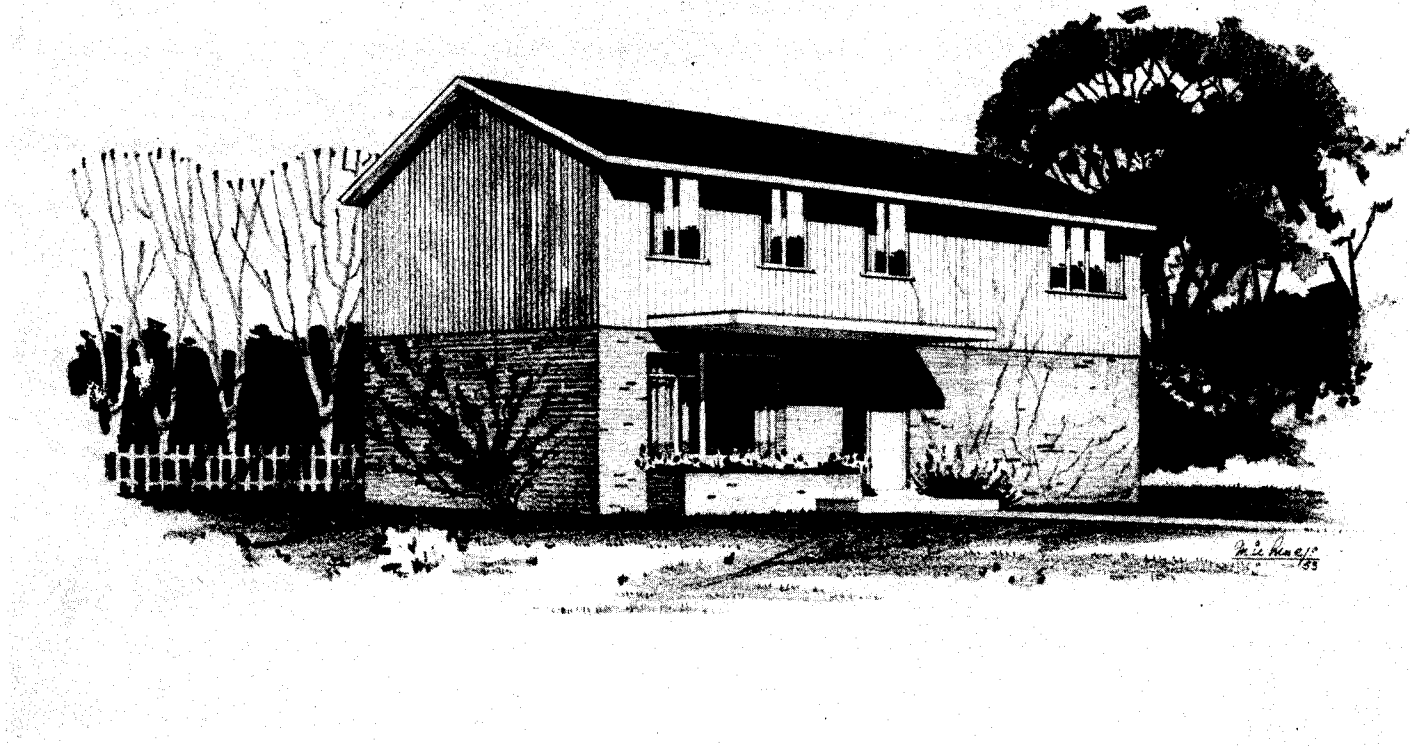
architect: G. BURNISTON, TORONTO, ONT.

DESIGN 519



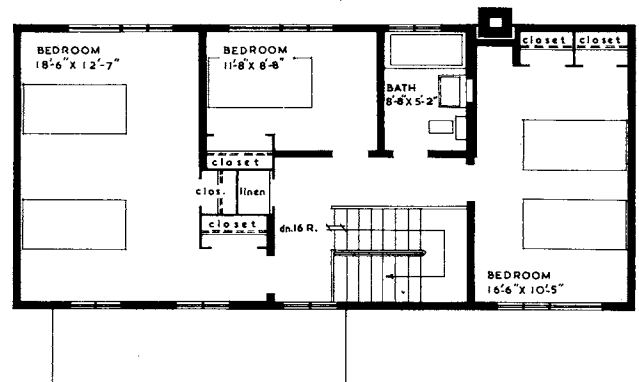
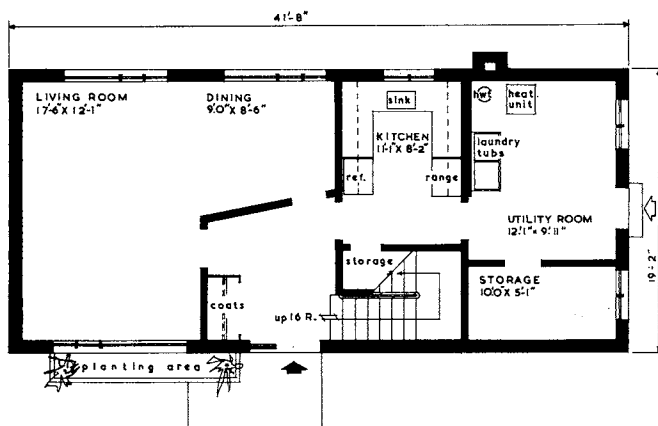
floor	
area	1,636 SQUARE FEET (exclusive of garage)

cubic	
contents	23,972 CUBIC FEET (exclusive of garage)



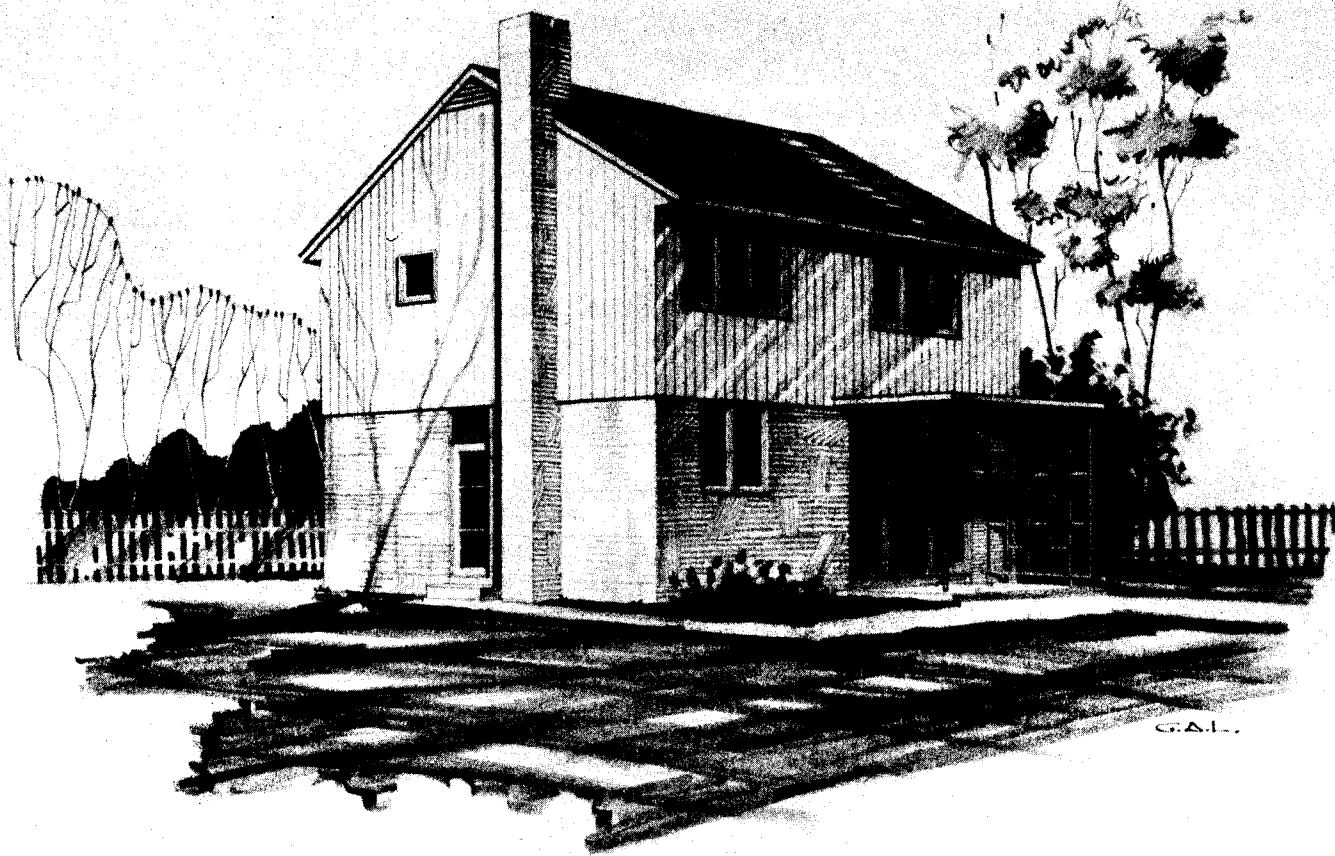
architect: B. CAPES, TORONTO, ONT.

DESIGN 523



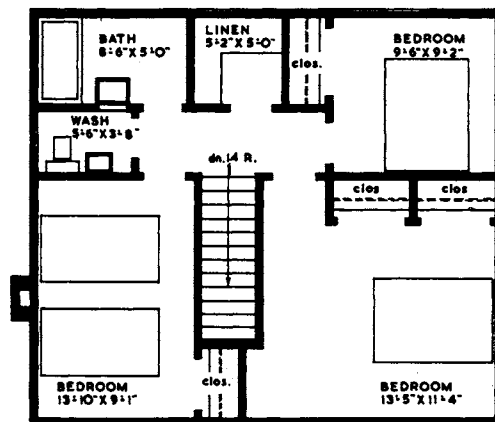
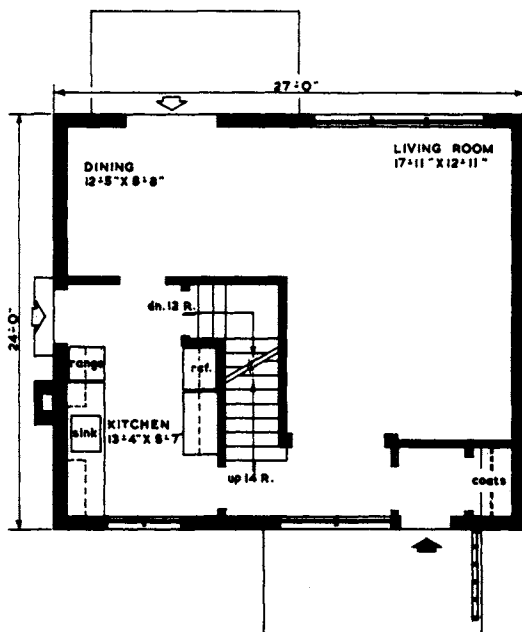
floor	
area	1,596 SQUARE FEET

cubic	
contents	17,820 CUBIC FEET



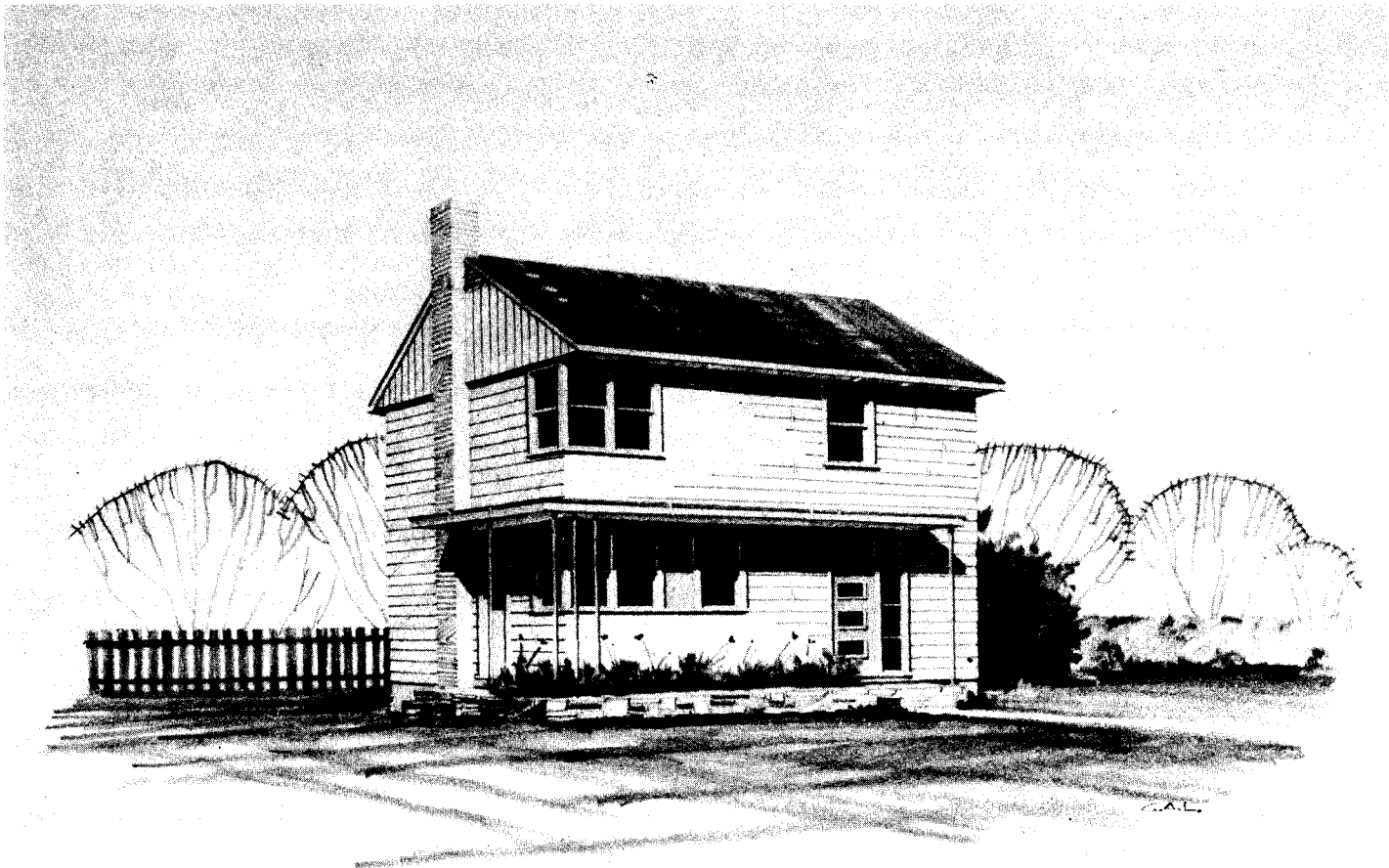
architect: HENRY FLIESS, TORONTO, ONT.

DESIGN 520



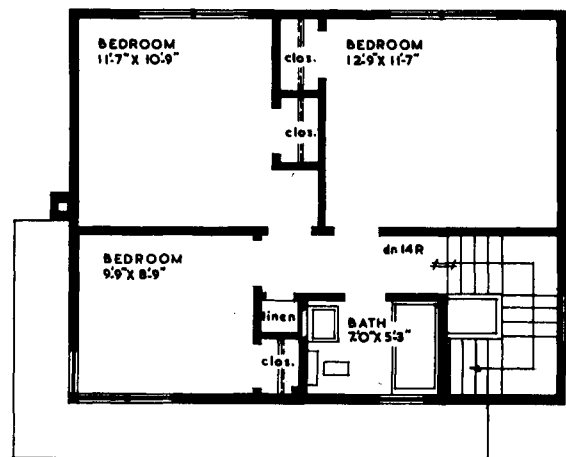
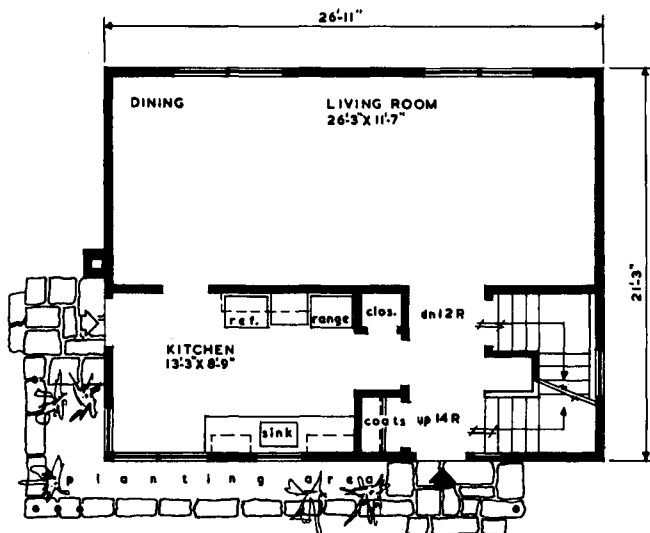
floor	
area	1,296 SQUARE FEET

cubic	
contents	18,144 CUBIC FEET



architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 518



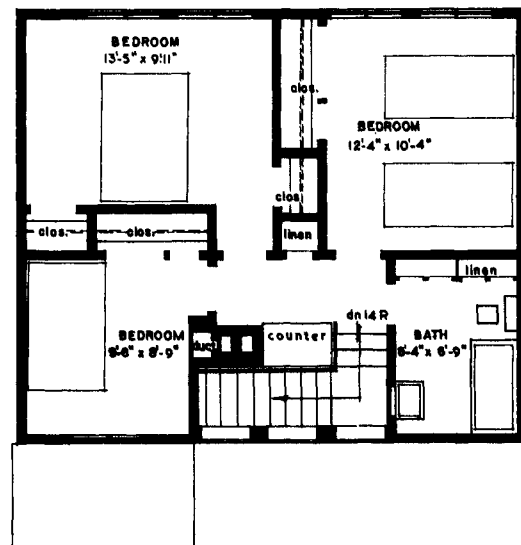
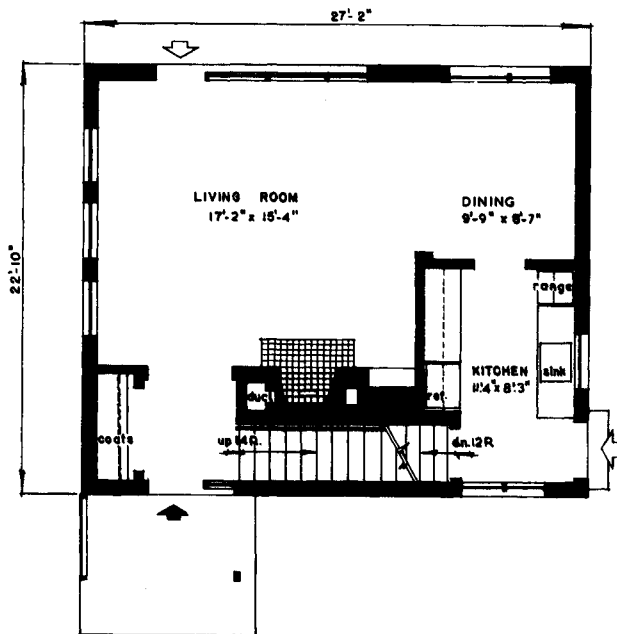
floor	
area	1,144 SQUARE FEET

cubic	
contents	15,875 CUBIC FEET



architect: HENRY FLIESS, TORONTO, ONT.

DESIGN 500



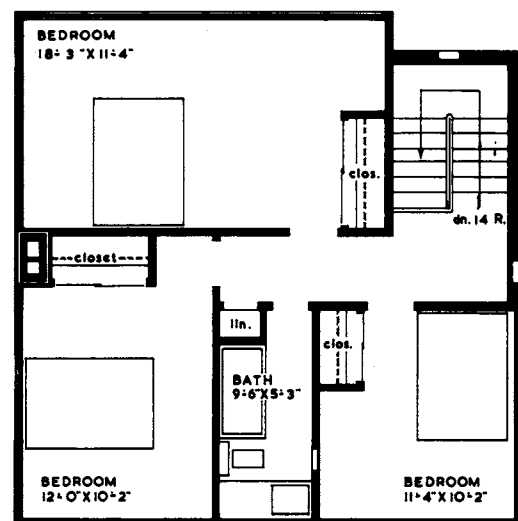
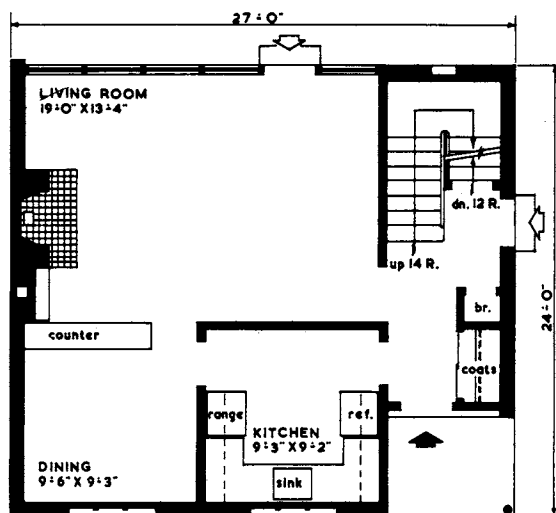
floor	
area	1,240 SQUARE FEET

cubic	
contents	17,205 CUBIC FEET



architect: E. D. ROSS, TORONTO, ONT.

DESIGN 522



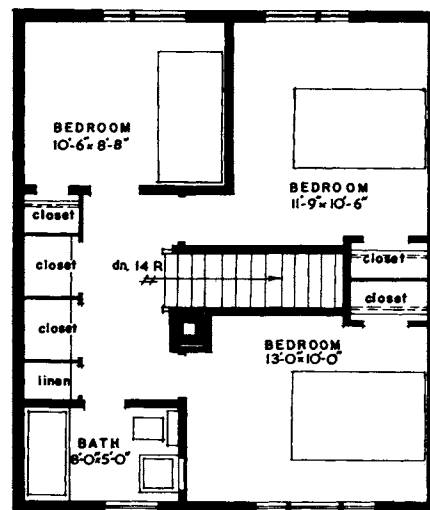
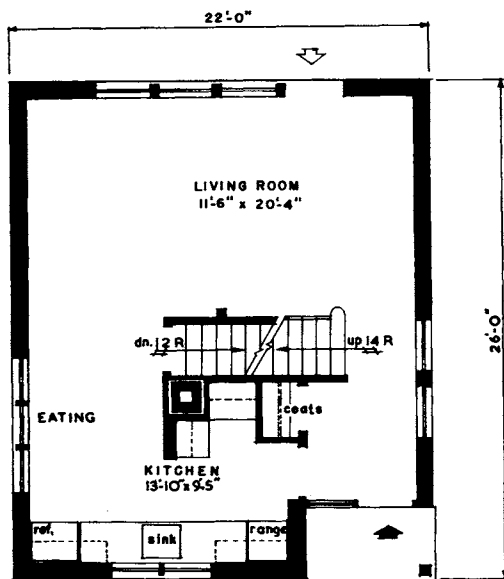
floor	
area	1,345 SQUARE FEET

cubic	
contents	18,330 CUBIC FEET



architect: MICHAEL BACH, TORONTO, ONT.

DESIGN 507



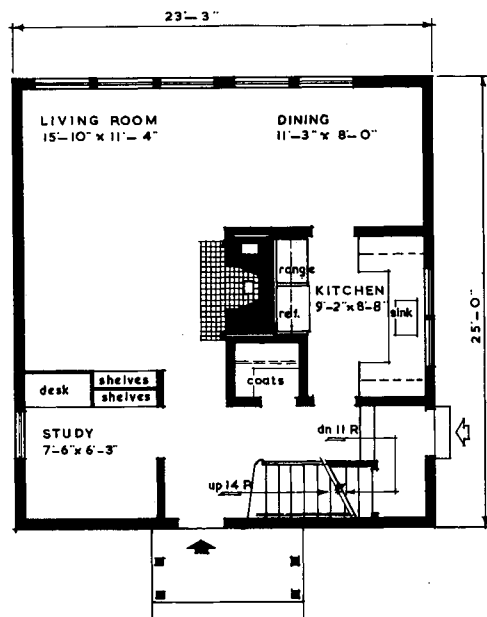
floor	
area	1,122 SQUARE FEET

cubic	
contents	15,345 CUBIC FEET

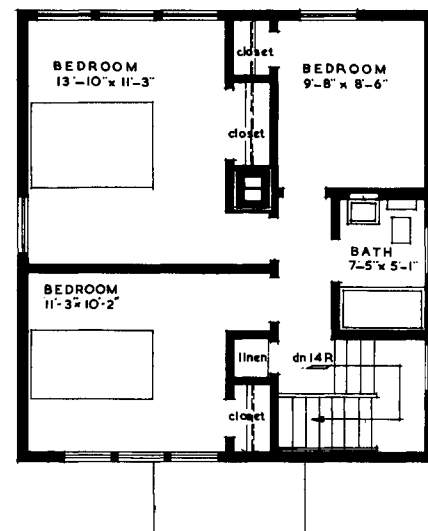


architect: KENT BARKER, TORONTO, ONT.

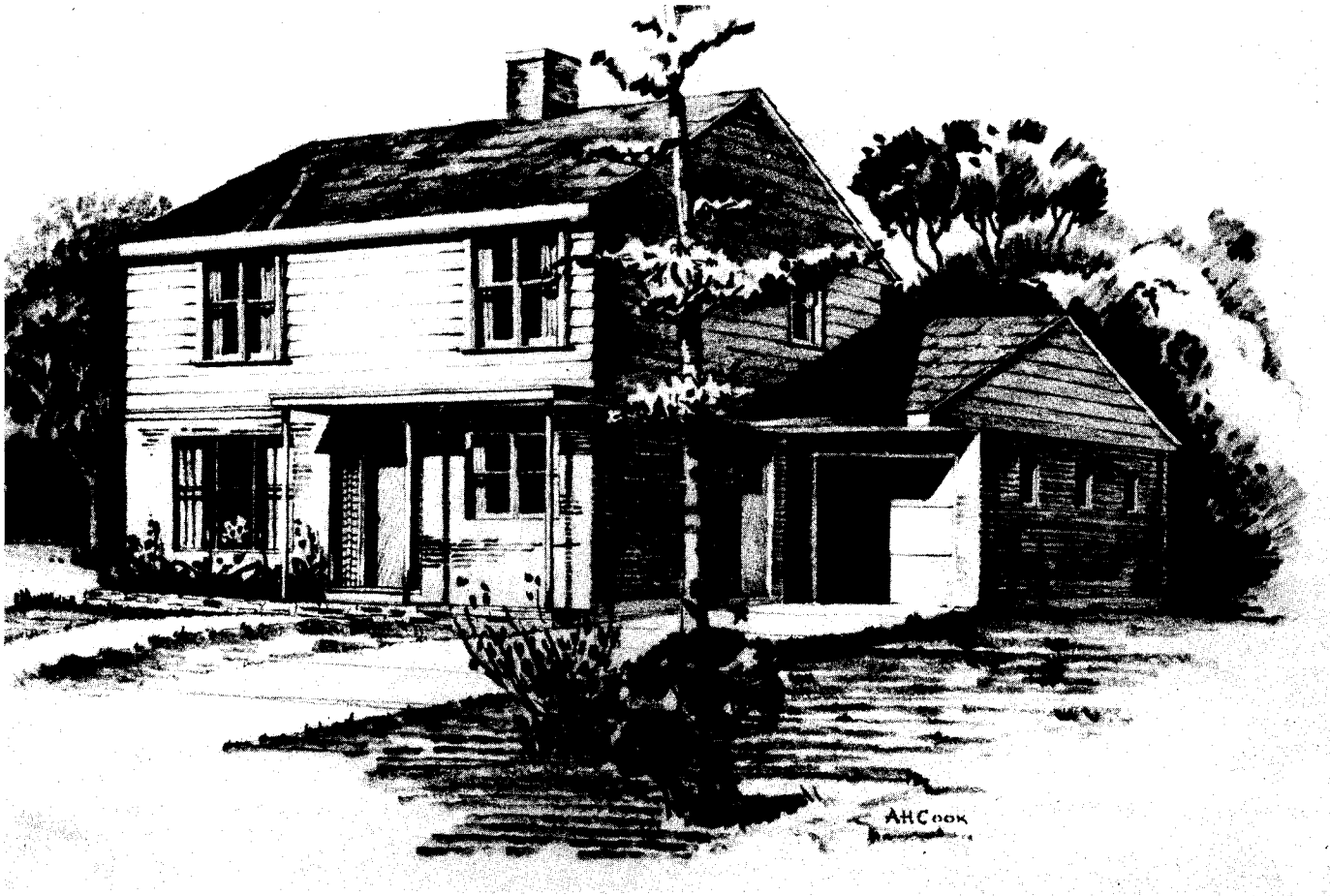
DESIGN 509



floor	
area	1,162 SQUARE FEET

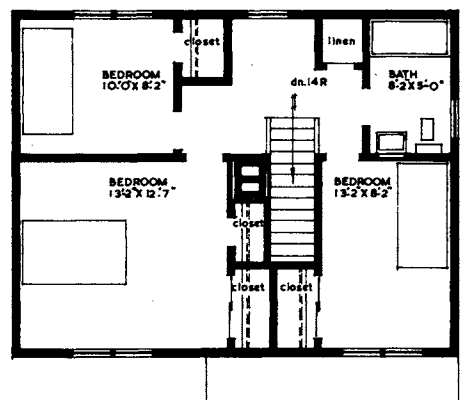
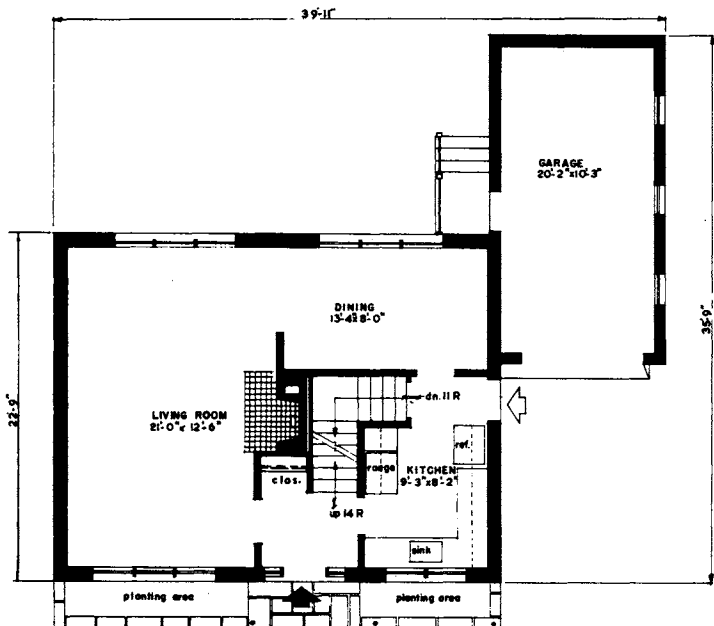


cubic	
contents	16,420 CUBIC FEET



architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 510



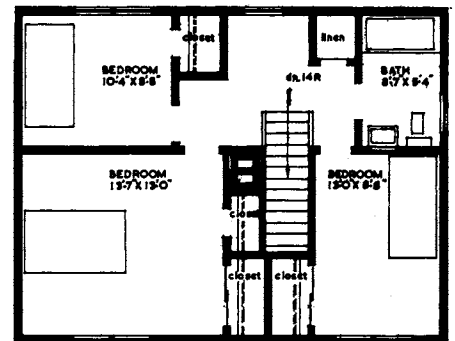
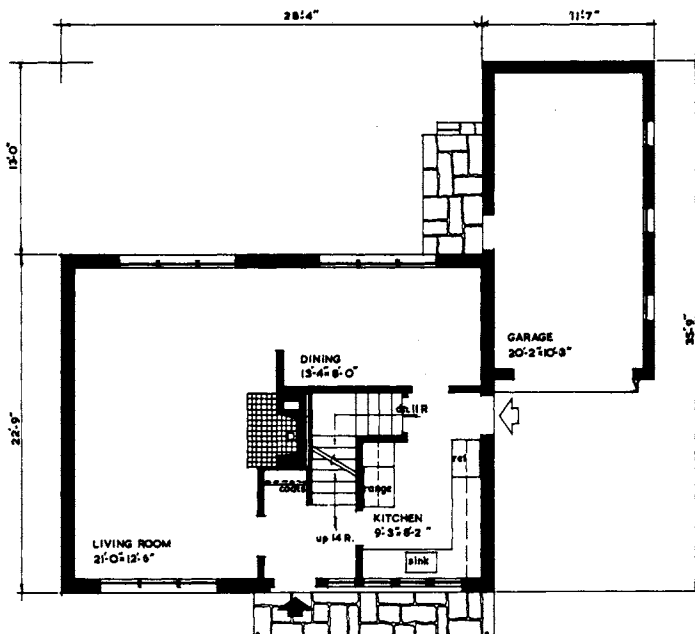
floor	
area	1,318 SQUARE FEET (exclusive of garage)

cubic	
contents	18,640 CUBIC FEET (exclusive of garage)



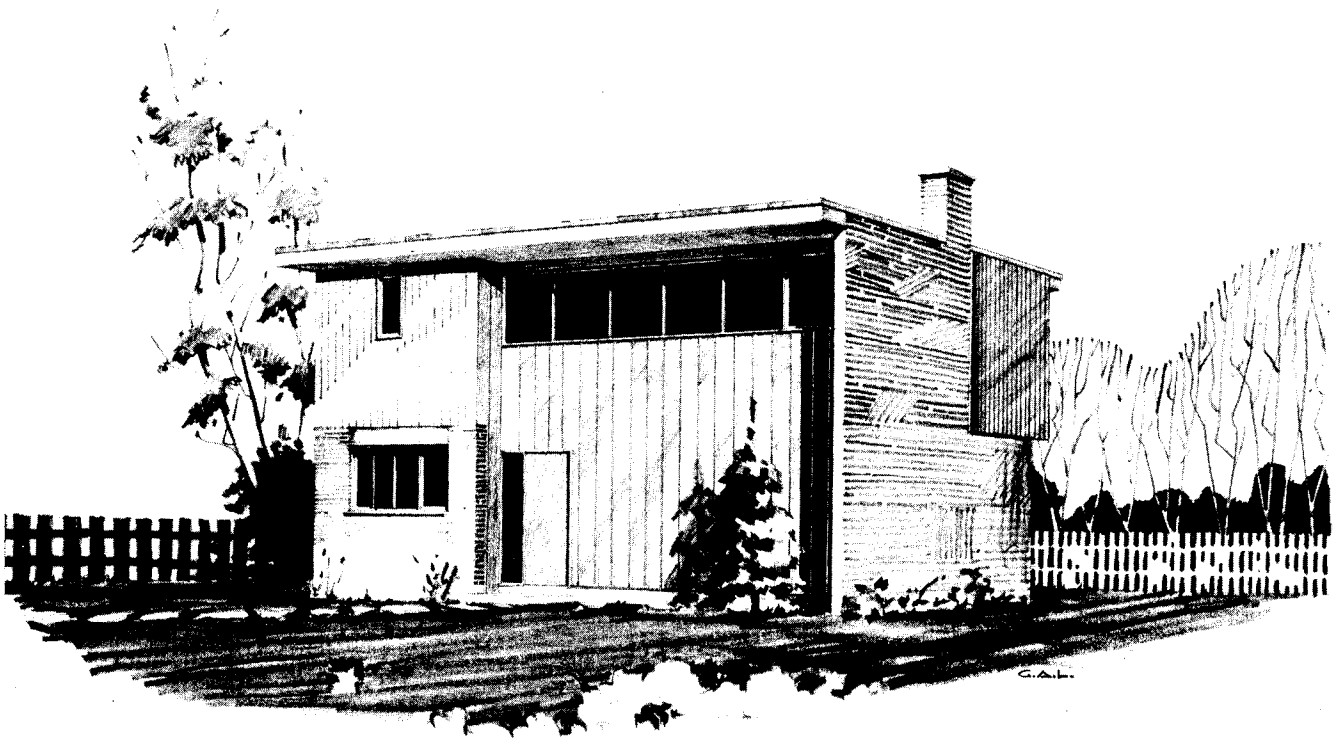
architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 511



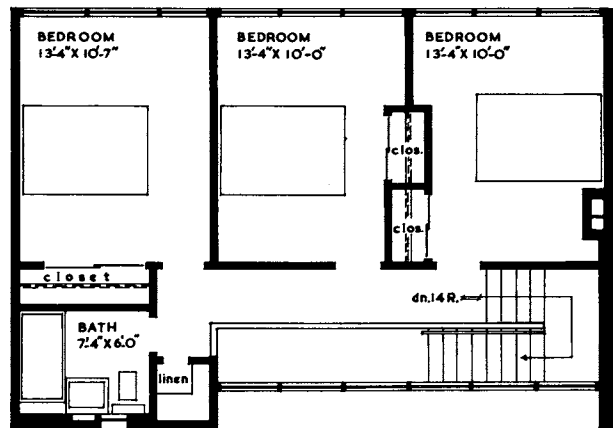
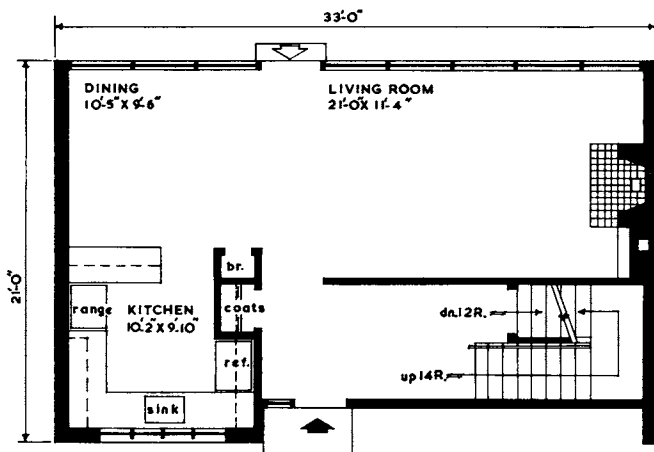
floor	
area	1,318 SQUARE FEET (exclusive of garage)

cubic	
contents	18,640 CUBIC FEET (exclusive of garage)



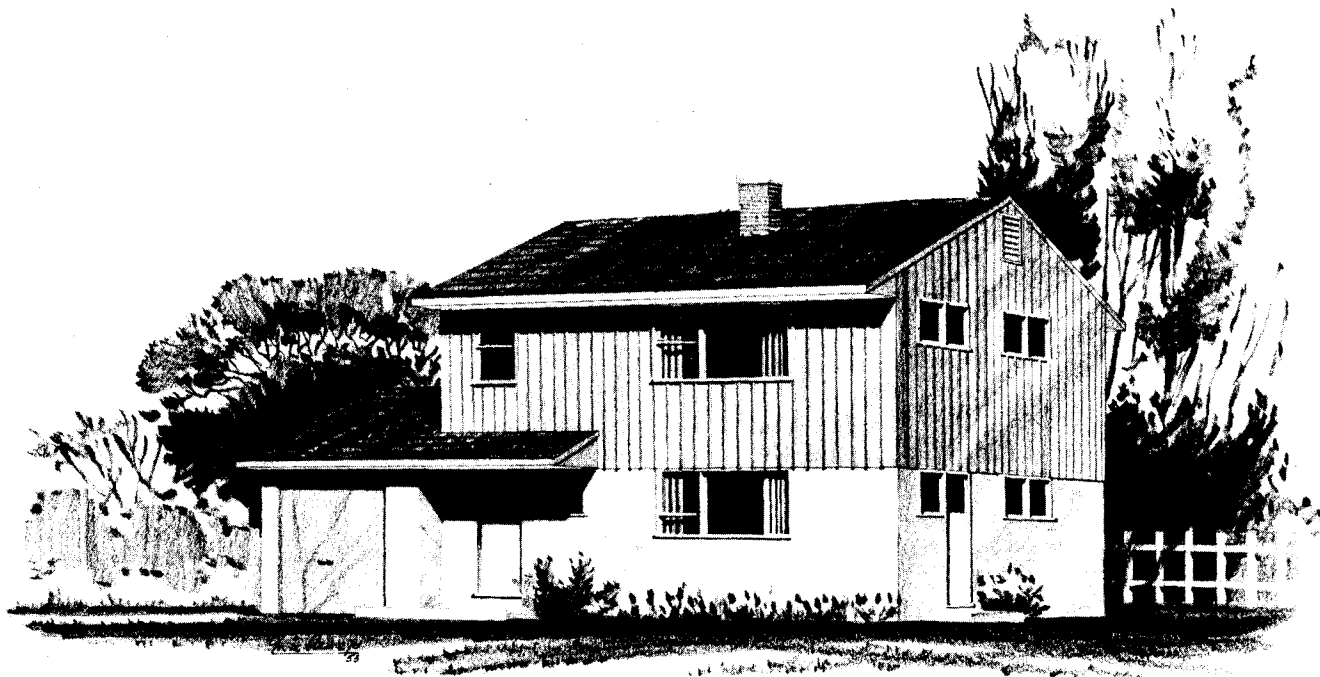
architect: E. D. ROSS, TORONTO, ONT.

DESIGN 521



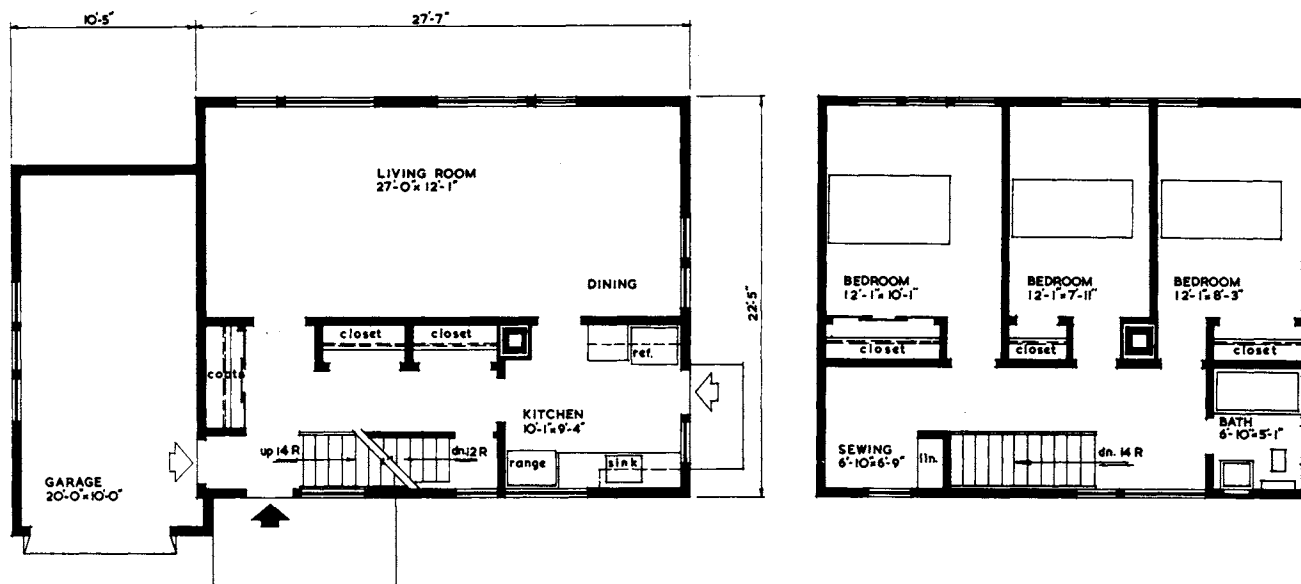
floor	
area	1,365 SQUARE FEET

cubic	
contents	17,351 CUBIC FEET



architect: ROY SELLORS, WINNIPEG, MAN.

DESIGN 517



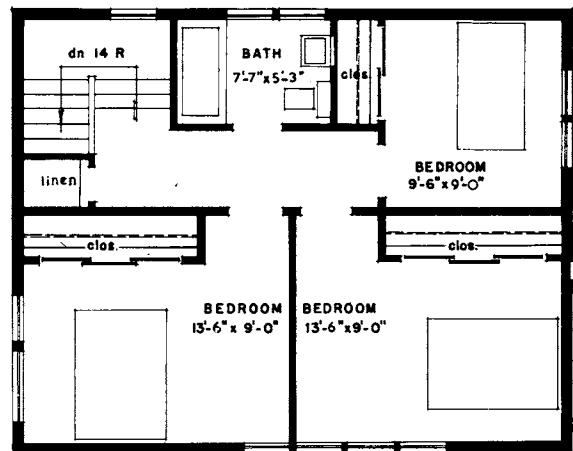
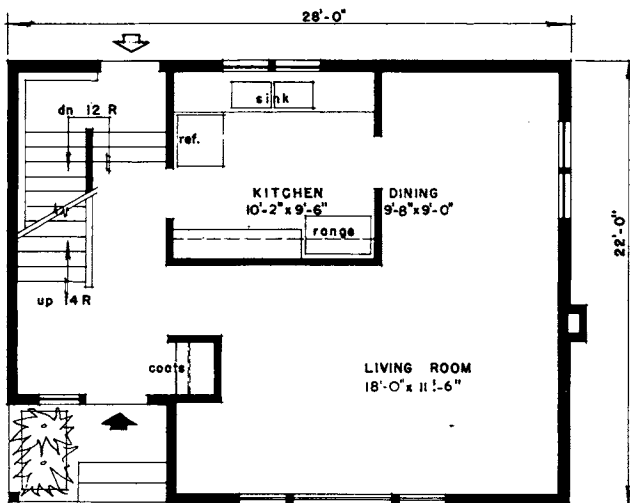
floor	
area	1,236 SQUARE FEET (exclusive of garage)

cubic	
contents	17,150 CUBIC FEET (exclusive of garage)



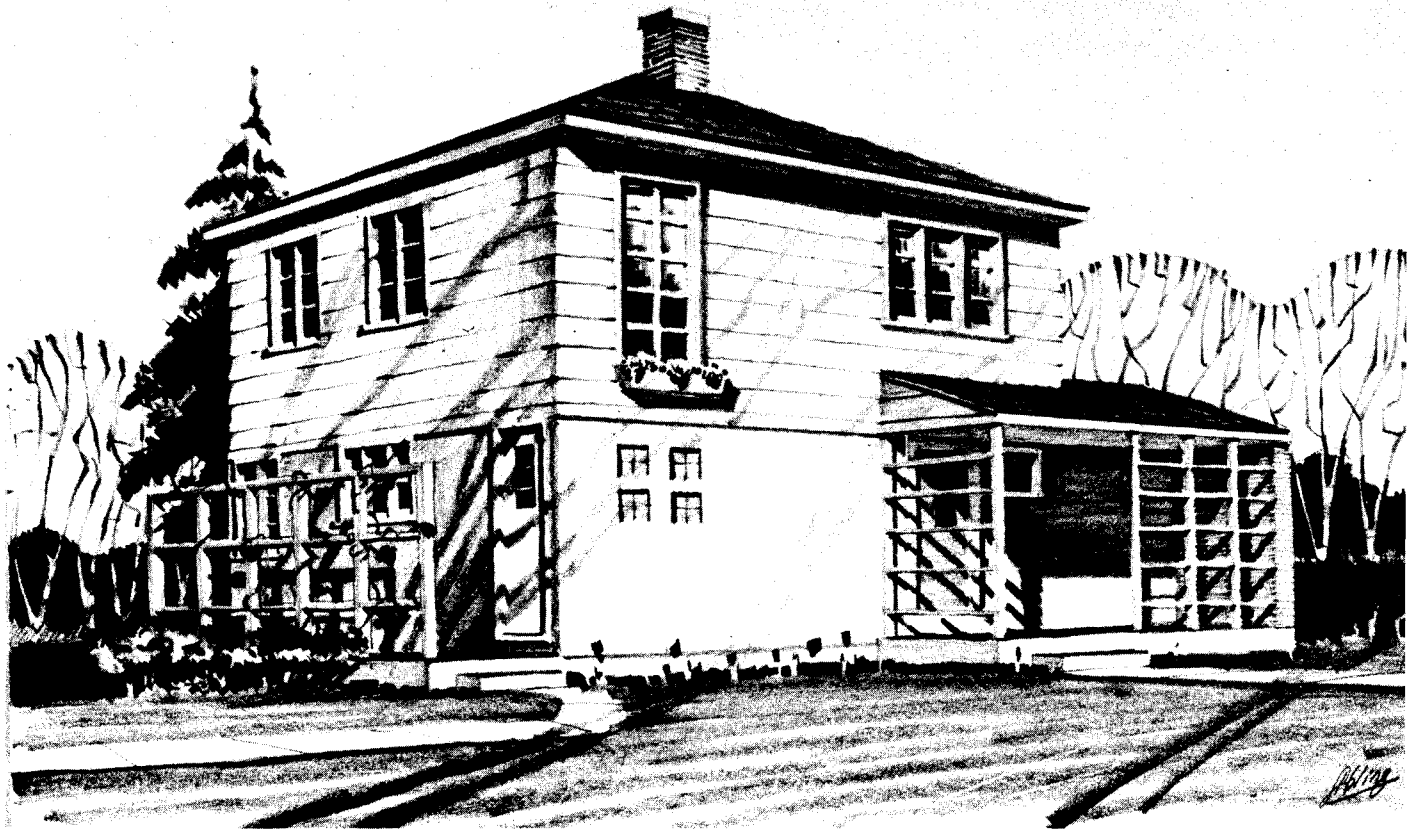
architect: EDWIN RAINES, WINNIPEG, MAN.

DESIGN 503



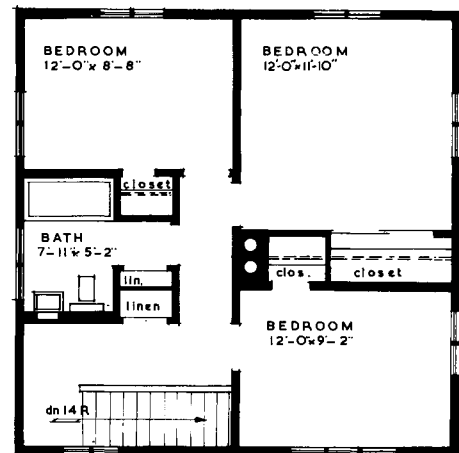
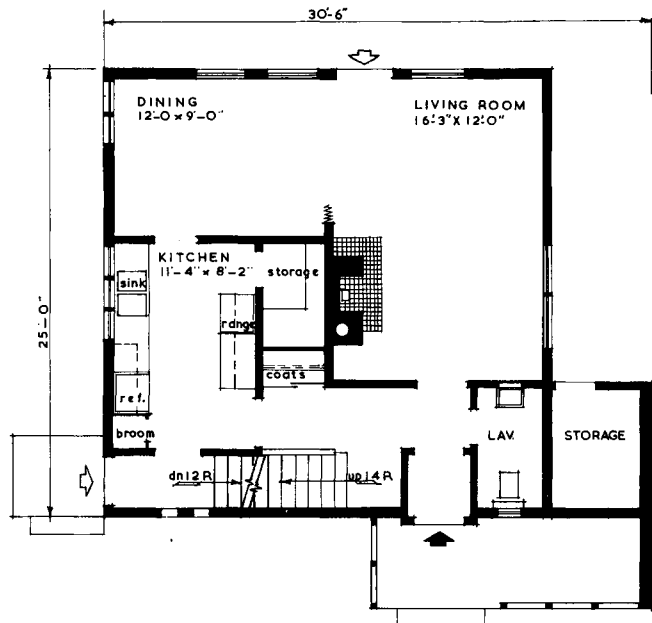
floor	
area	1,192 SQUARE FEET

cubic	
contents	16,260 CUBIC FEET



architect: A. HENRI TREMBLAY, QUEBEC, QUE.

DESIGN 513



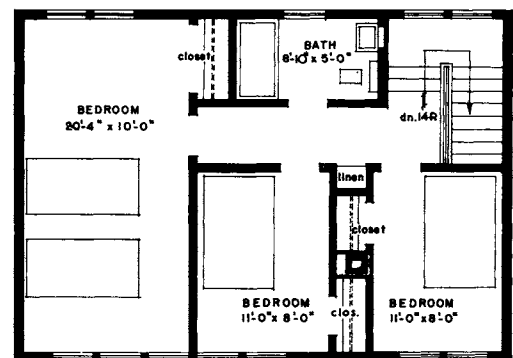
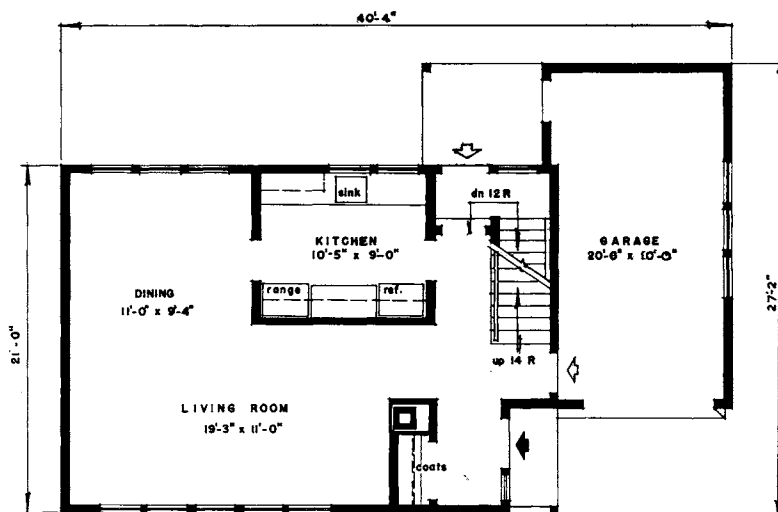
floor	
area	1,250 SQUARE FEET

cubic	
contents	17,155 CUBIC FEET



architect: ROY SELLORS, WINNIPEG, MAN.

DESIGN 514



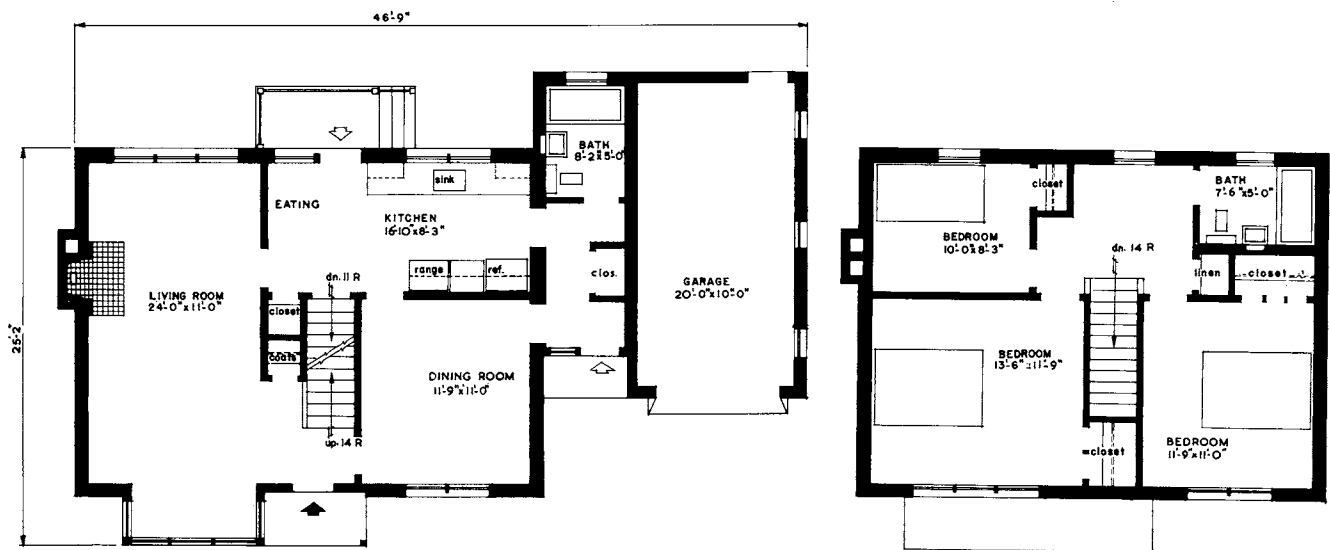
floor	
area	1,239 SQUARE FEET (exclusive of garage)

cubic	
contents	16,665 CUBIC FEET (exclusive of garage)



architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 516



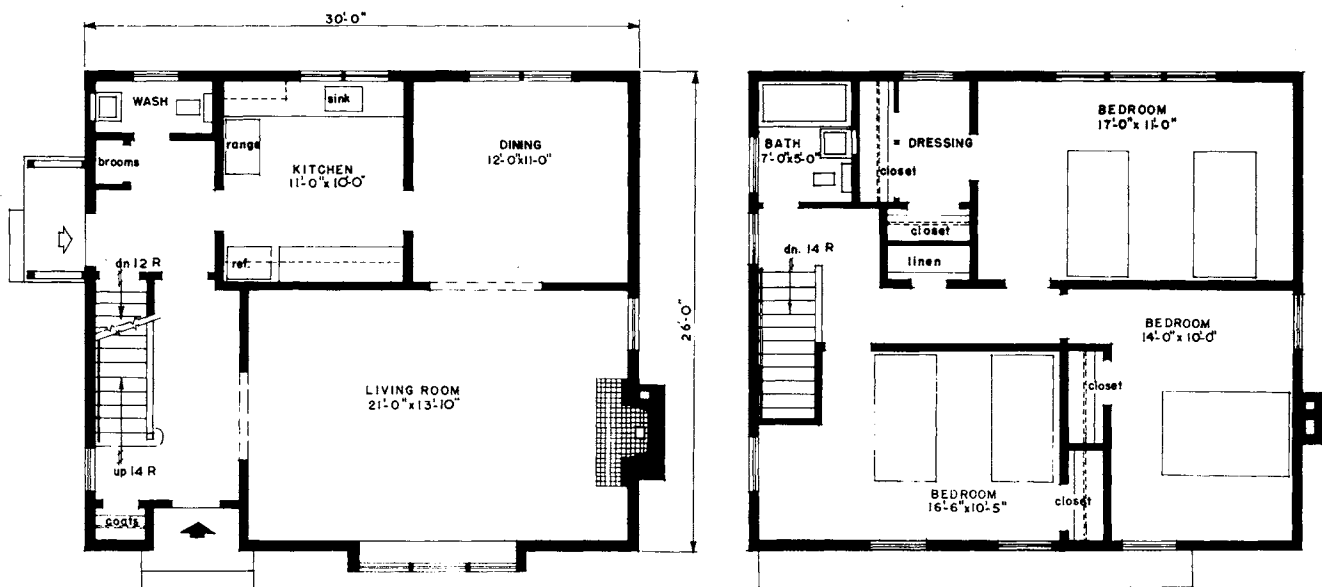
floor	
area	1,460 SQUARE FEET (exclusive of garage)

cubic	
contents	20,525 CUBIC FEET (exclusive of garage)



architect: CENTRAL MORTGAGE & HOUSING CORPORATION

DESIGN 515



floor	
area	1,550 SQUARE FEET

cubic	
contents	22,015 CUBIC FEET

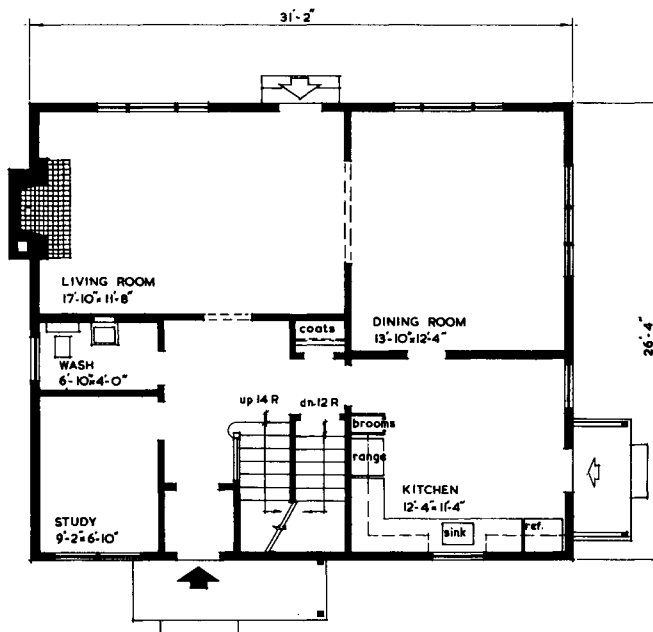
four-bedroom

**two-storey
houses**

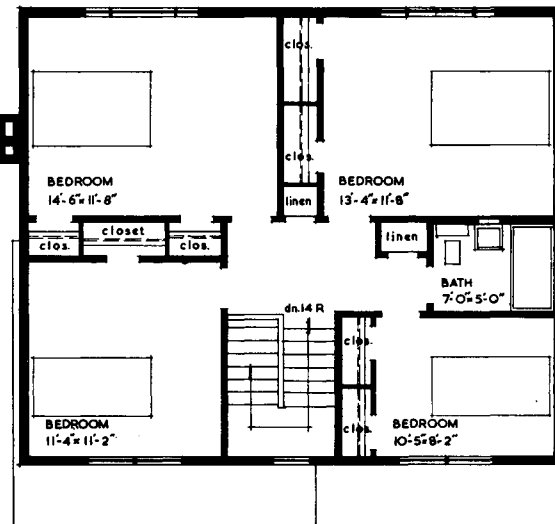


architect: CENTRAL MORTGAGE & HOUSING CORPORATION

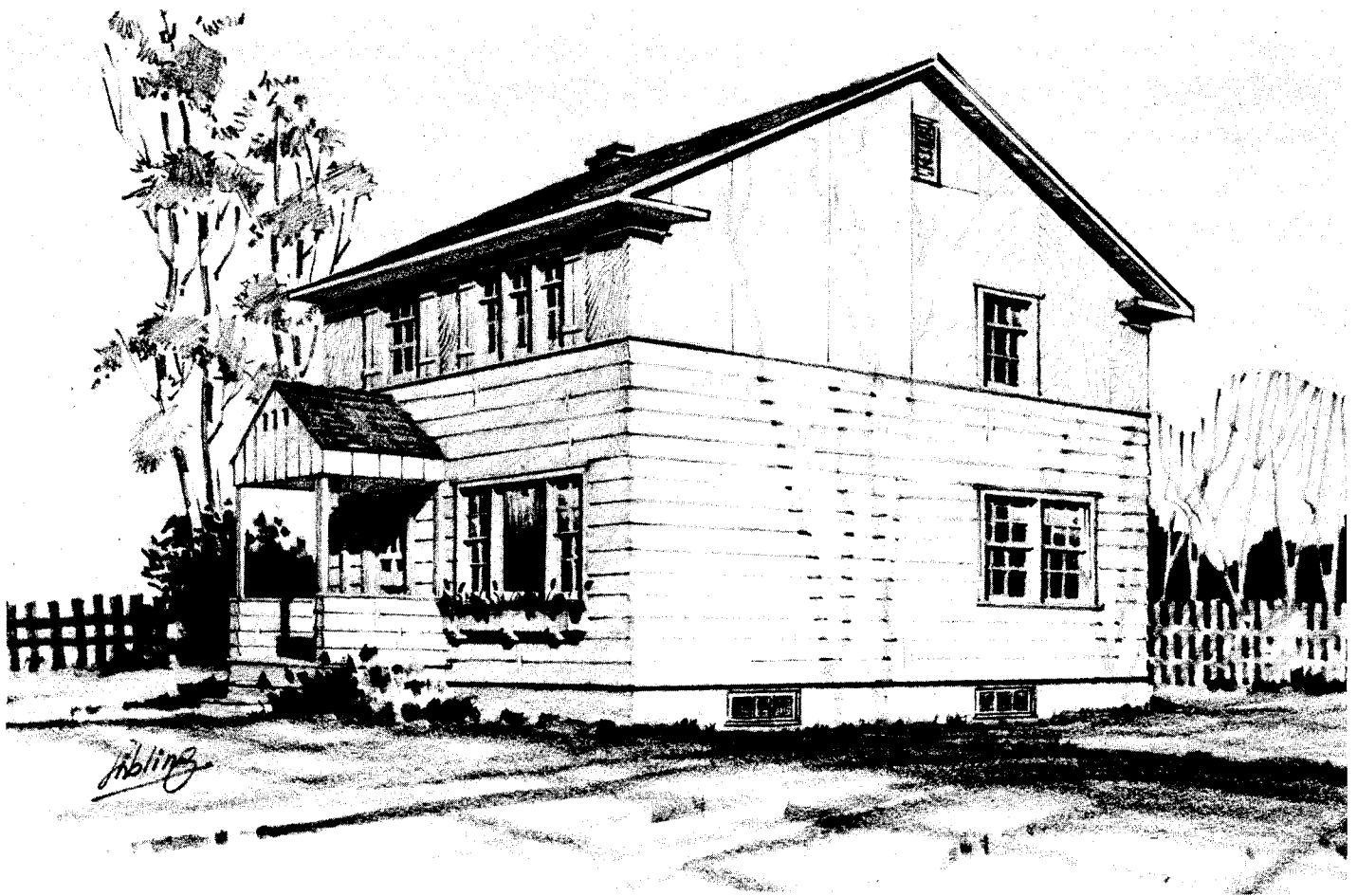
DESIGN 601



floor	
area	1,640 SQUARE FEET

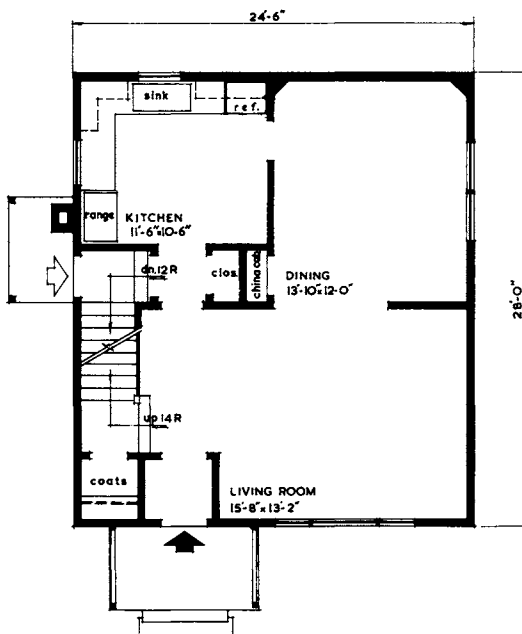


cubic	
contents	23,165 CUBIC FEET

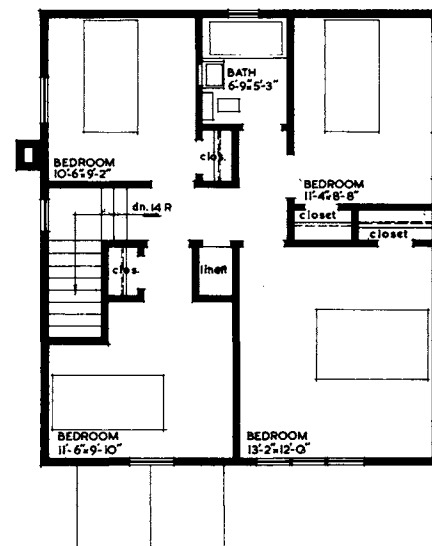


architect: RODOLPHE LAJOIE, MONTREAL, QUE.

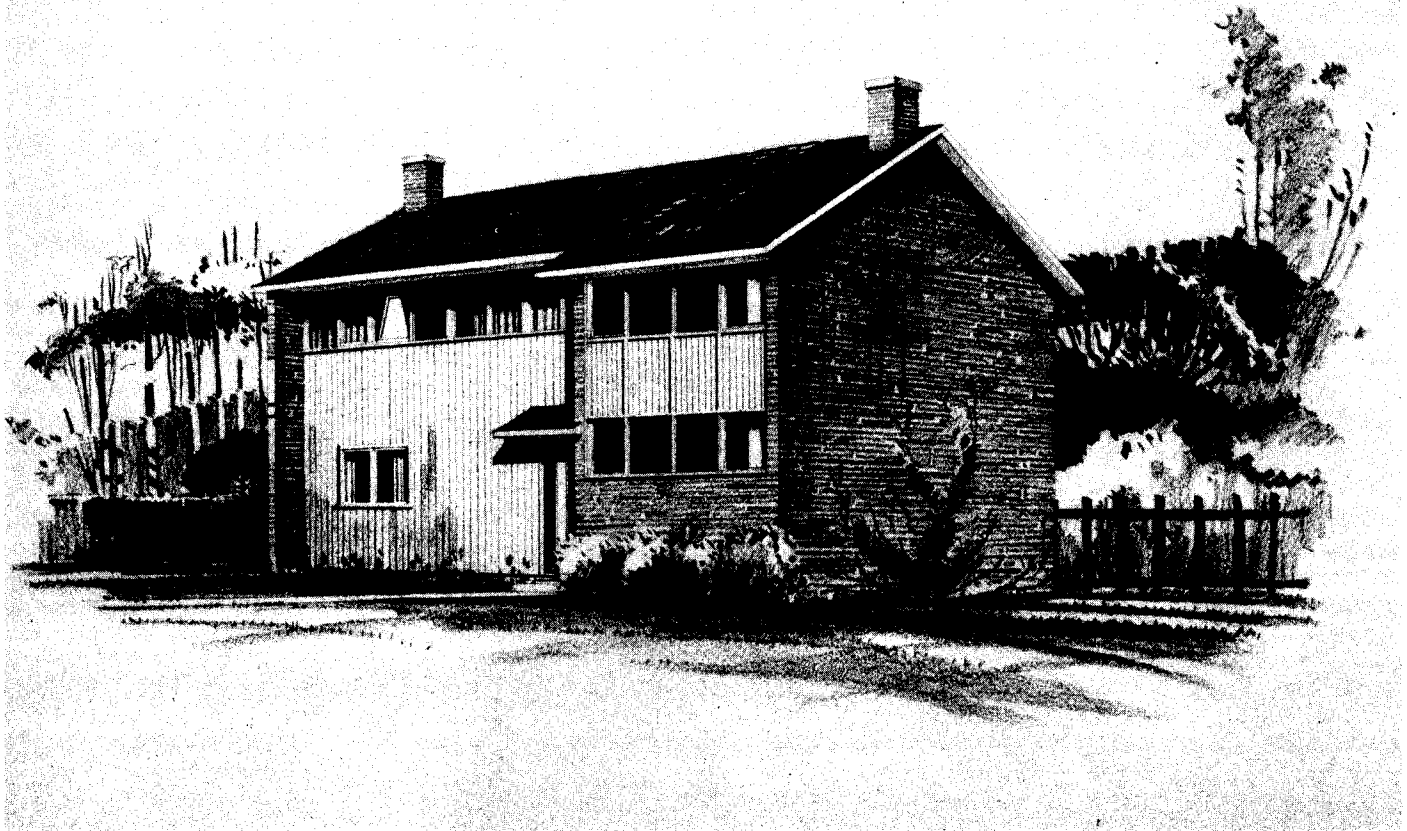
DESIGN 602



floor	
area	1,372 SQUARE FEET

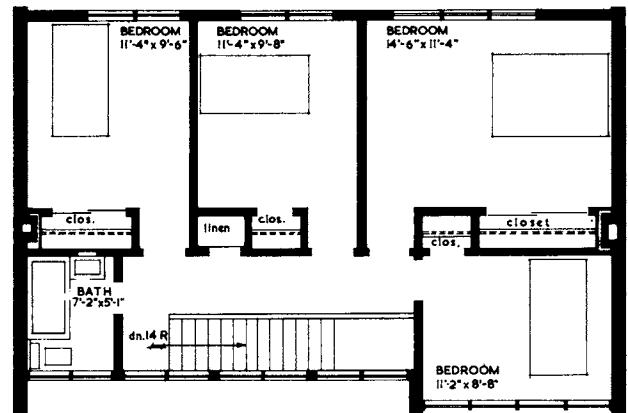
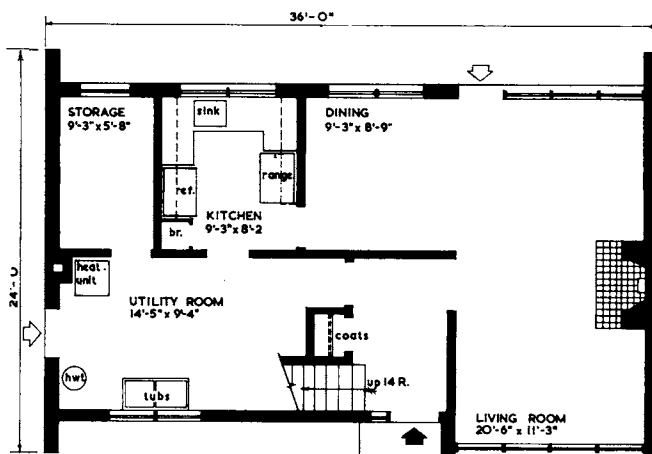


cubic	
contents	19,210 CUBIC FEET



architect: EDWARD ROSS, TORONTO, ONT.

DESIGN 603

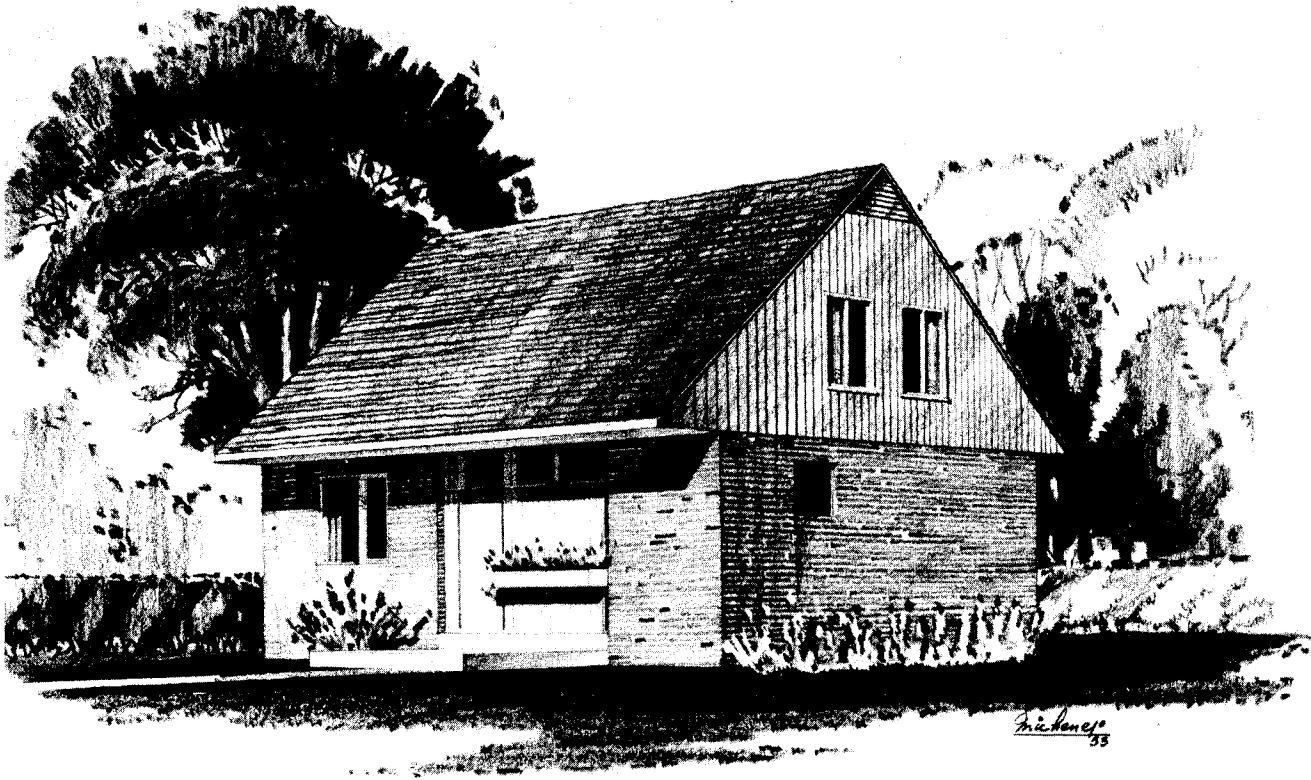


floor	
area	1,547 SQUARE FEET

cubic	
contents	16,740 CUBIC FEET

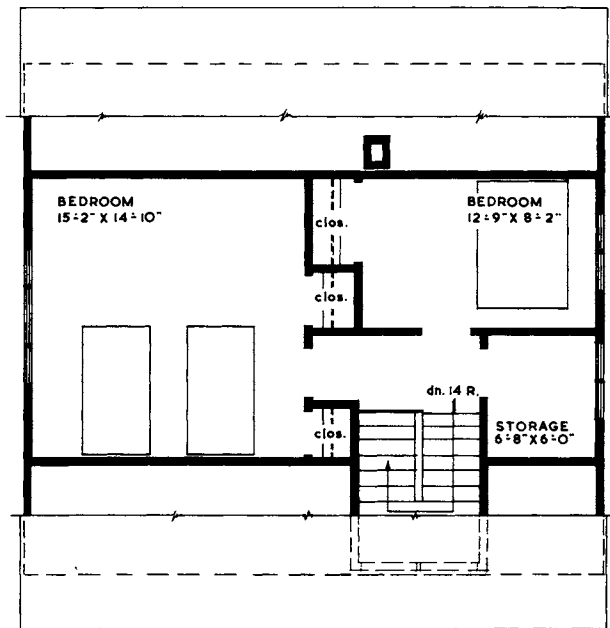
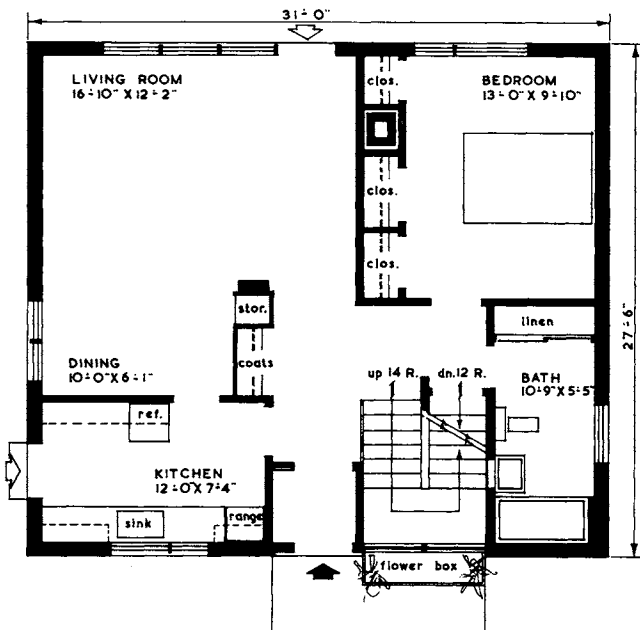
three-bedroom

**1½-storey
houses**



architect: HENRY FLIESS, TORONTO, ONT.

DESIGN 316



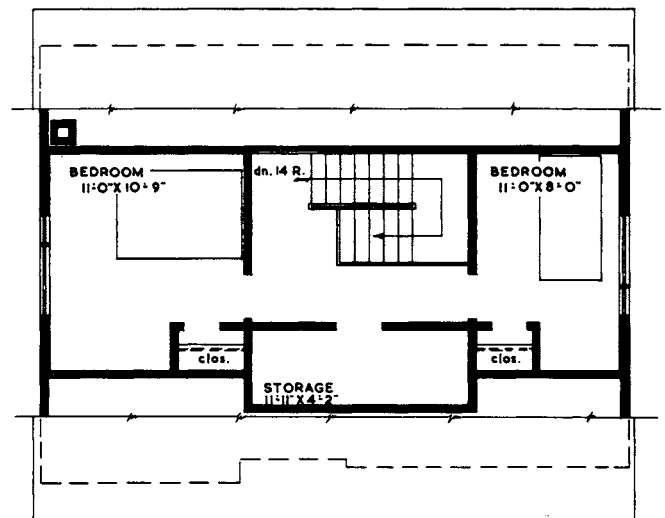
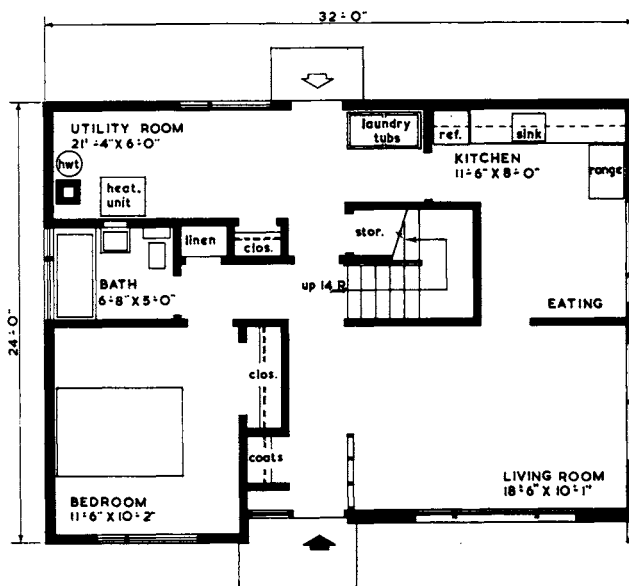
floor	
area	1,343 SQUARE FEET

cubic	
contents	21,200 CUBIC FEET



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

DESIGN 317



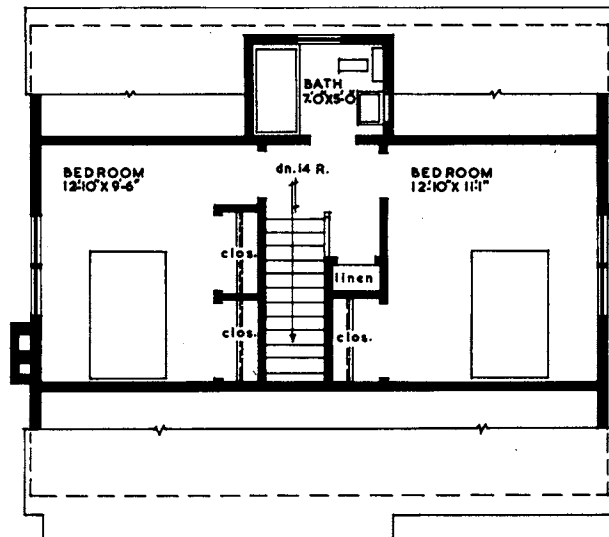
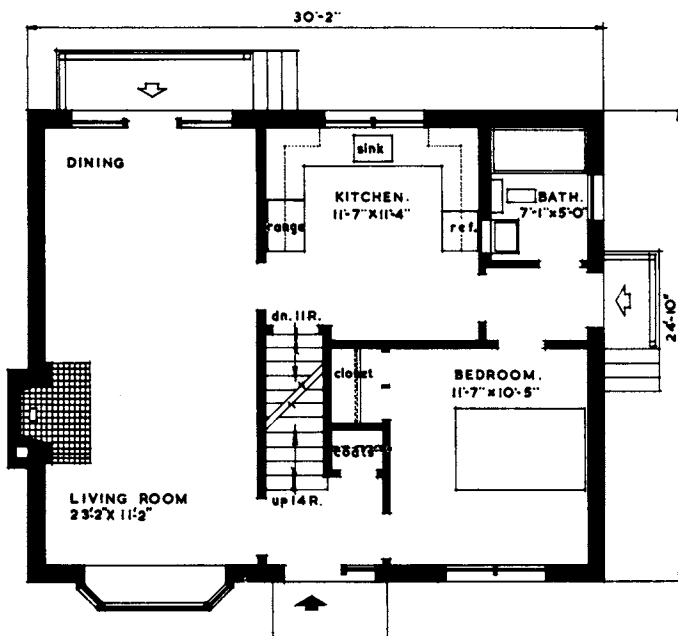
floor	
area	1,180 SQUARE FEET

cubic	
contents	14,800 CUBIC FEET



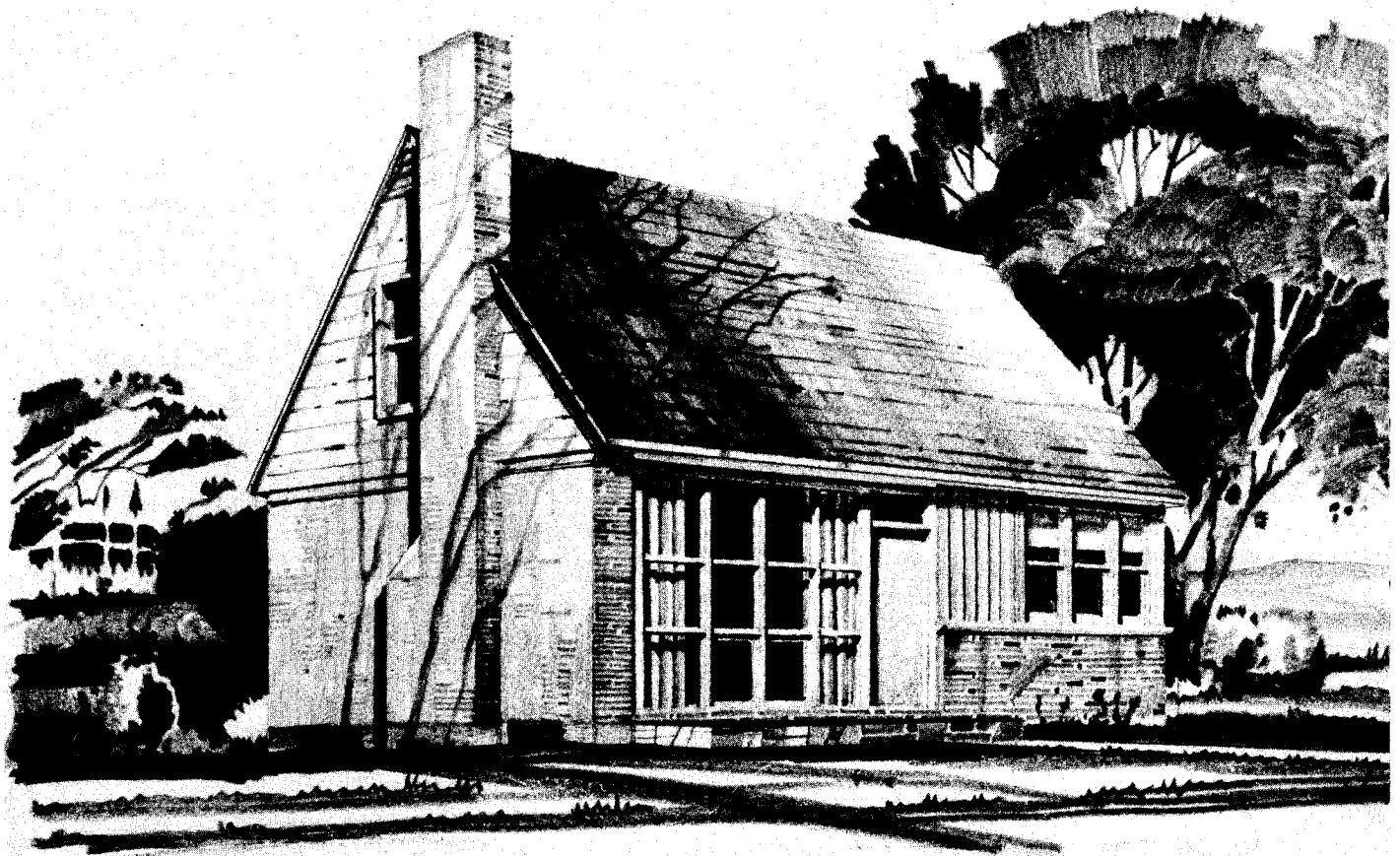
architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 300



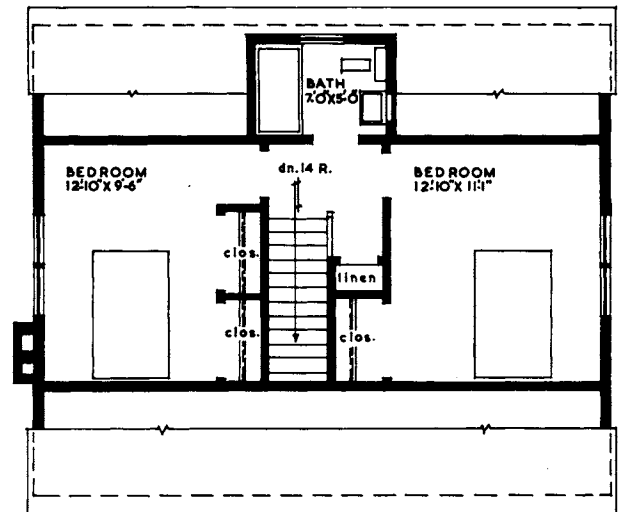
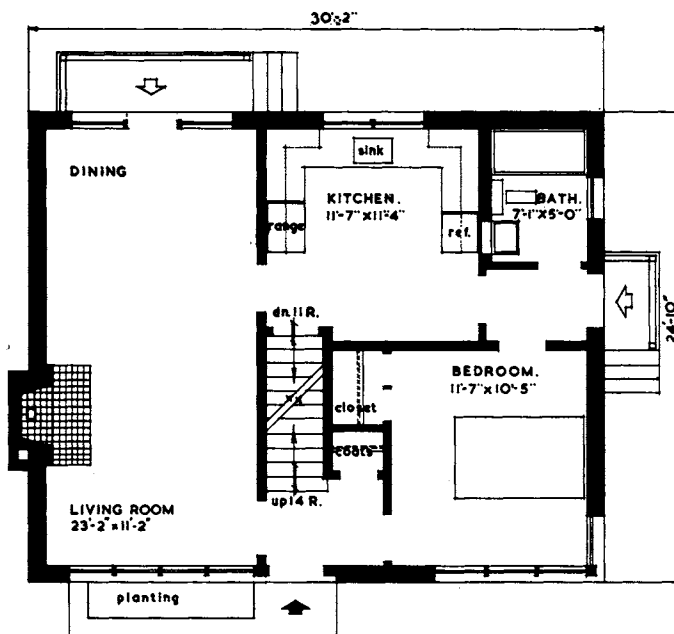
floor	
area	1,195 SQUARE FEET

cubic	
contents	18,335 CUBIC FEET



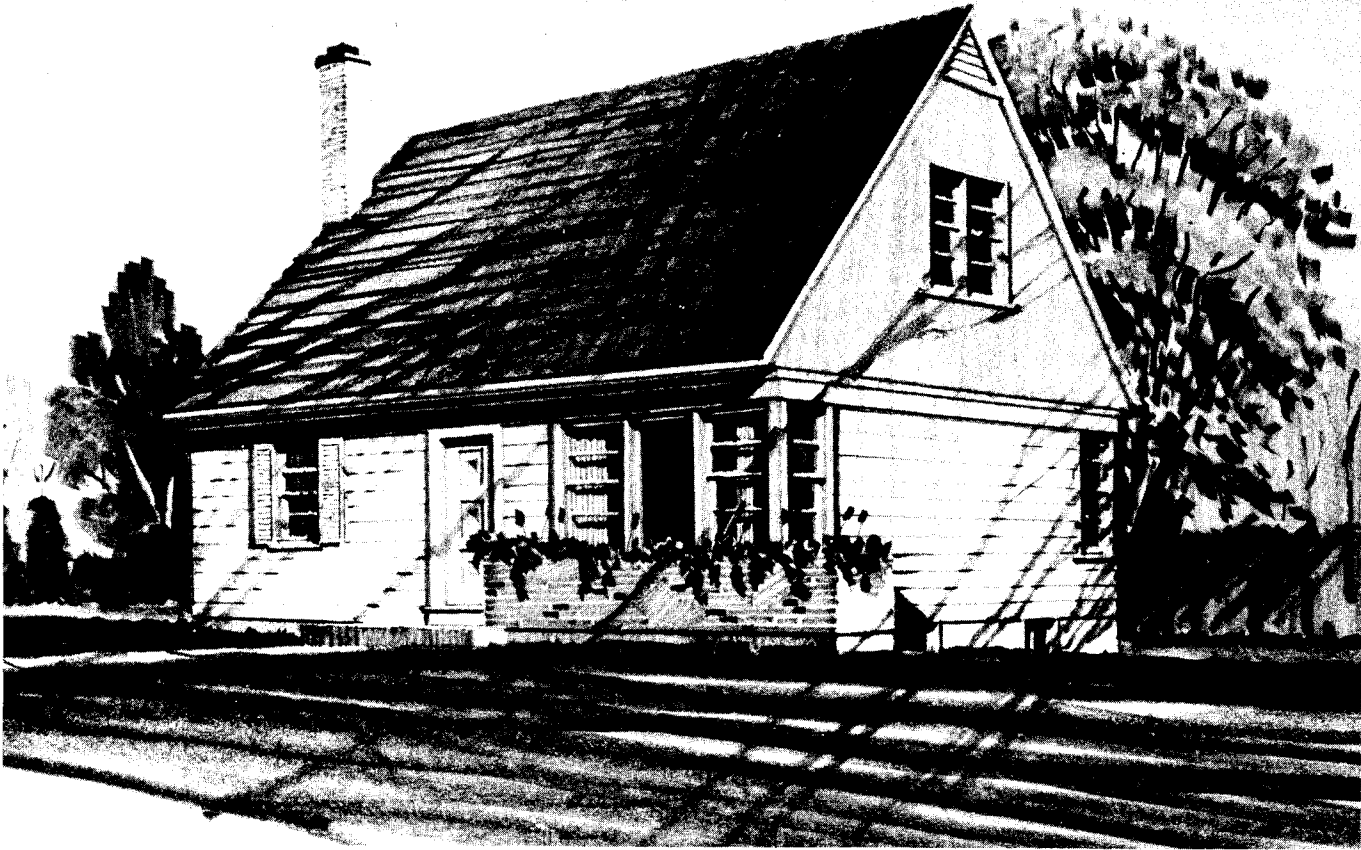
architect: WILSON & NEWTON, TORONTO, ONT.

DESIGN 301



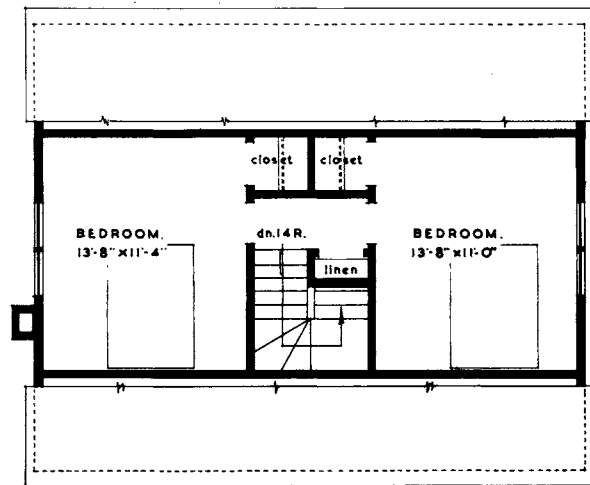
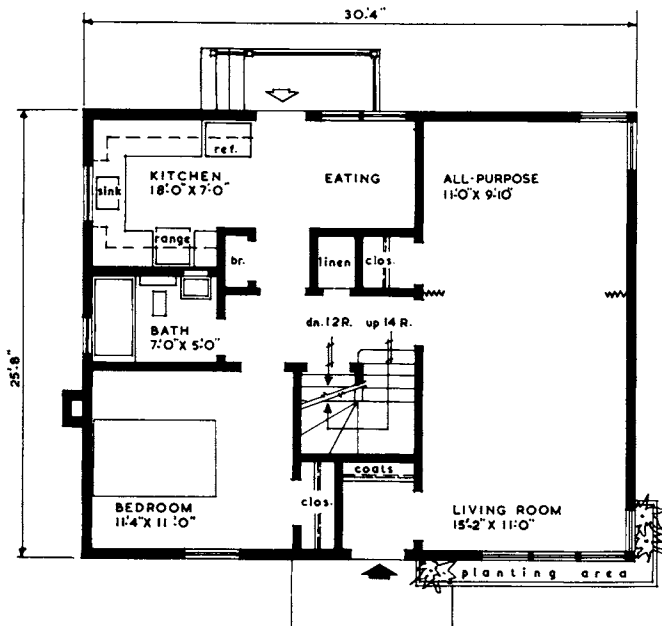
floor	
area	1,195 SQUARE FEET

cubic	
contents	18,265 CUBIC FEET



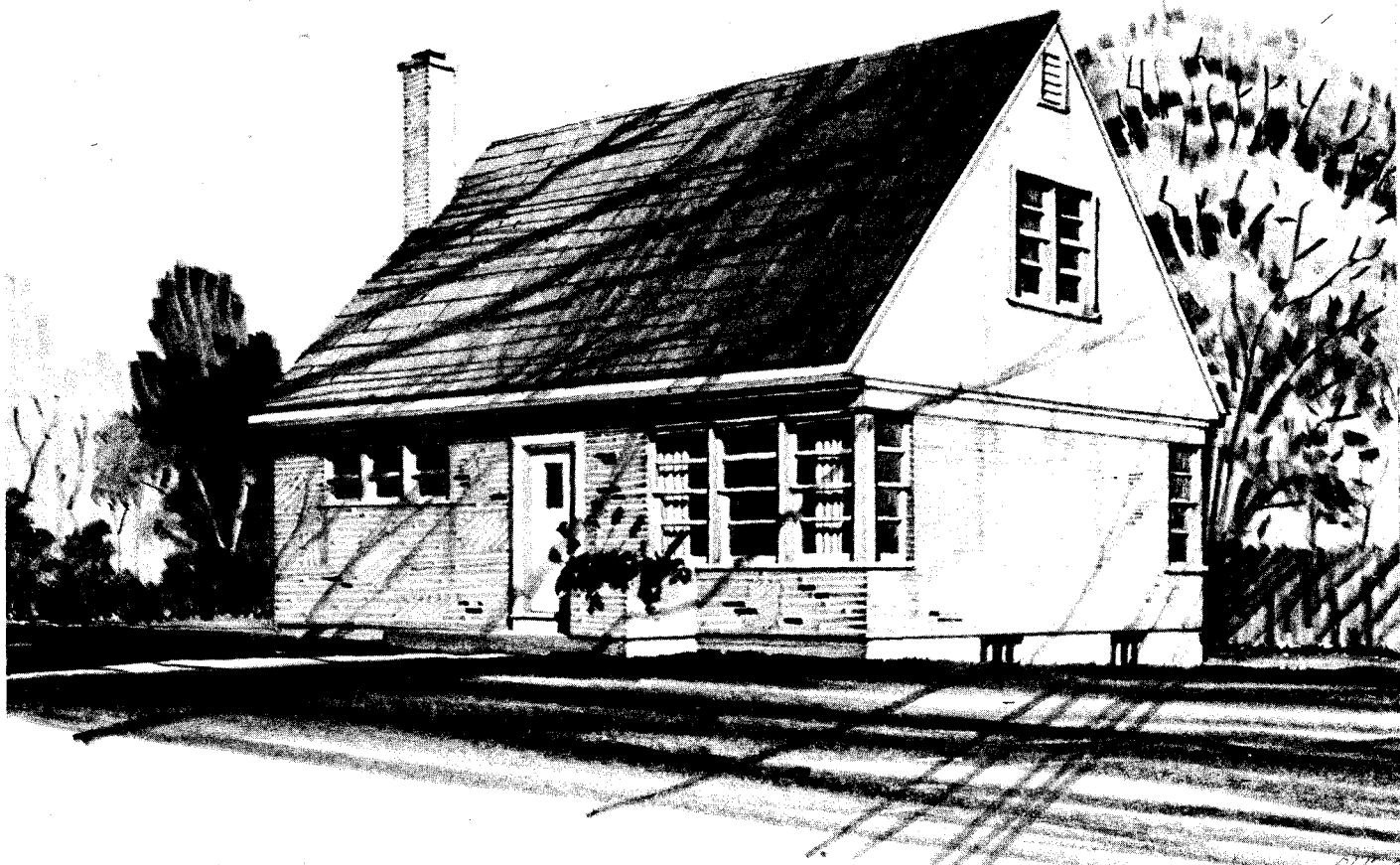
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 302



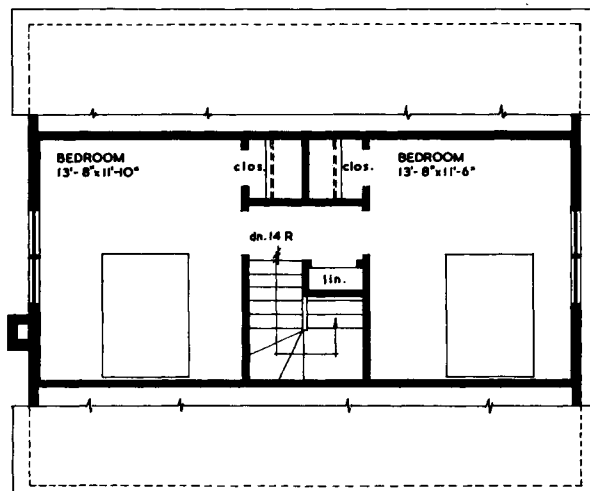
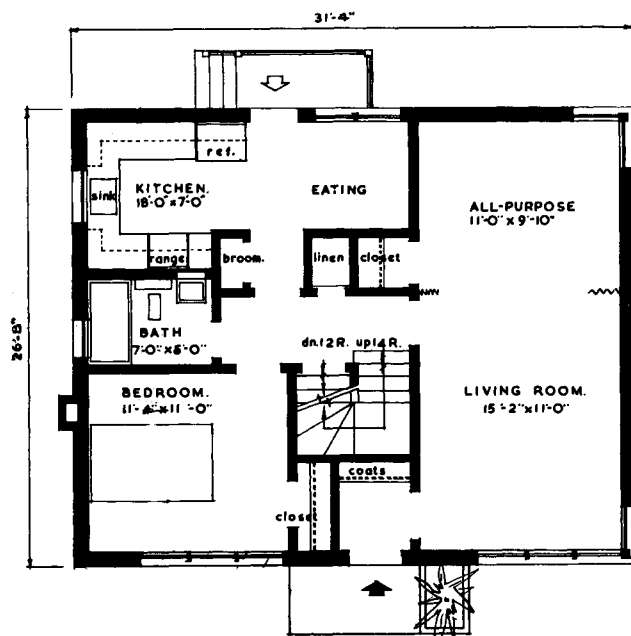
floor	
area	1,192 SQUARE FEET

cubic	
contents	18,600 CUBIC FEET



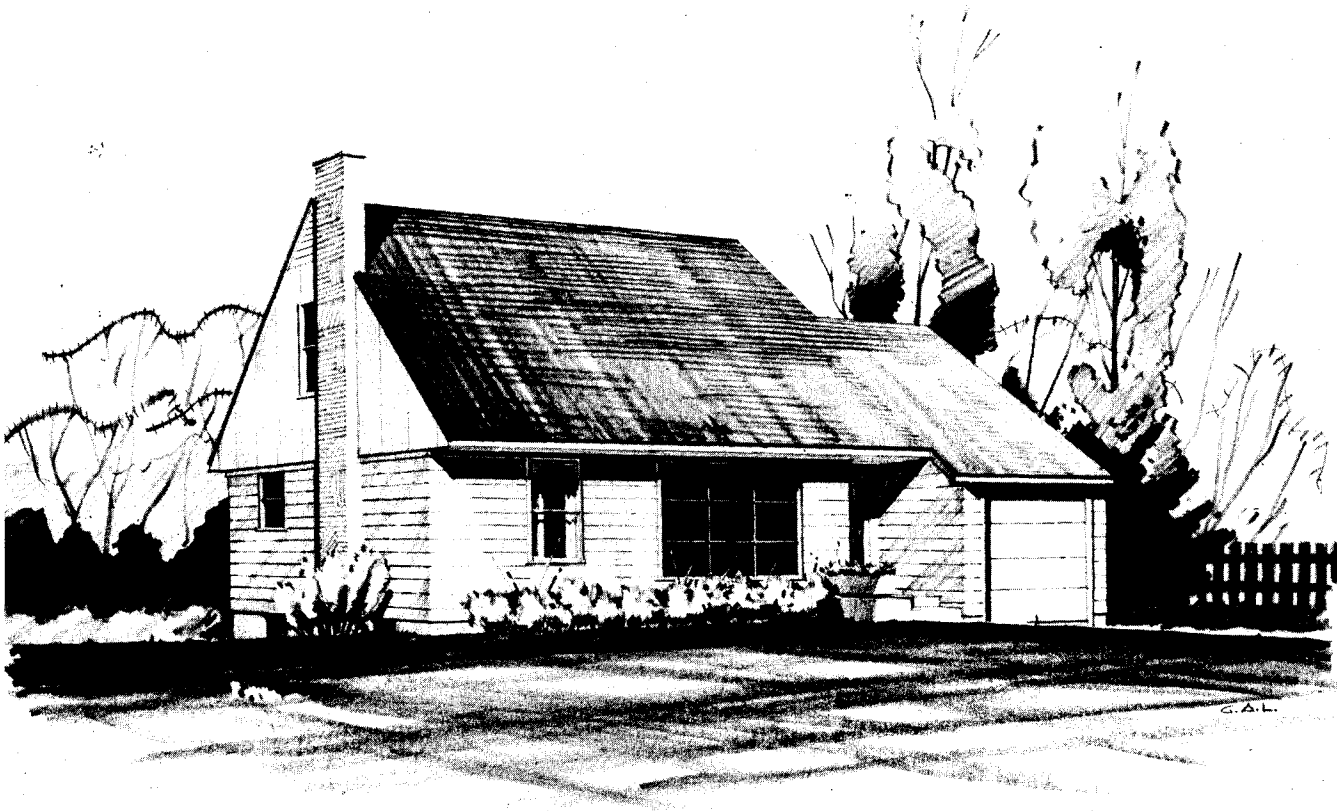
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 303



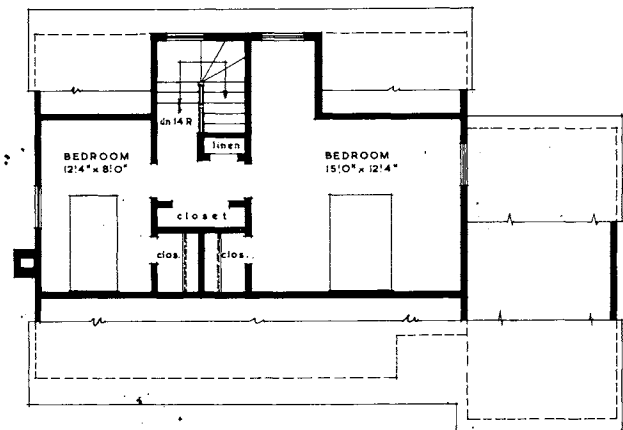
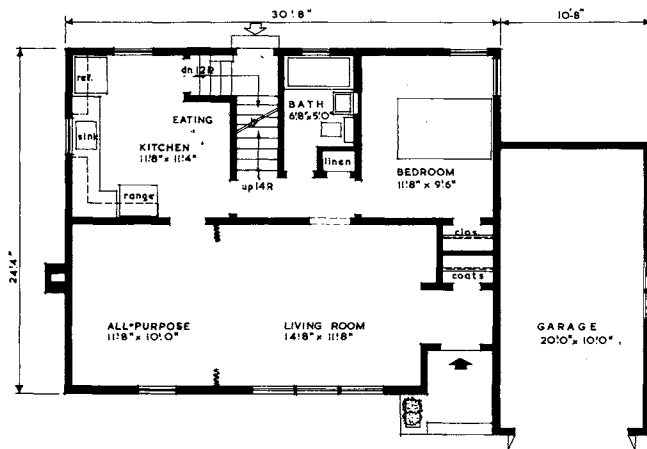
floor	
area	1,284 SQUARE FEET

cubic	
contents	20,812 CUBIC FEET



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

DESIGN 306



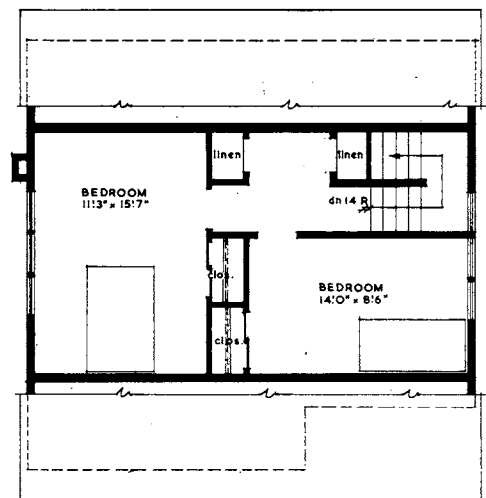
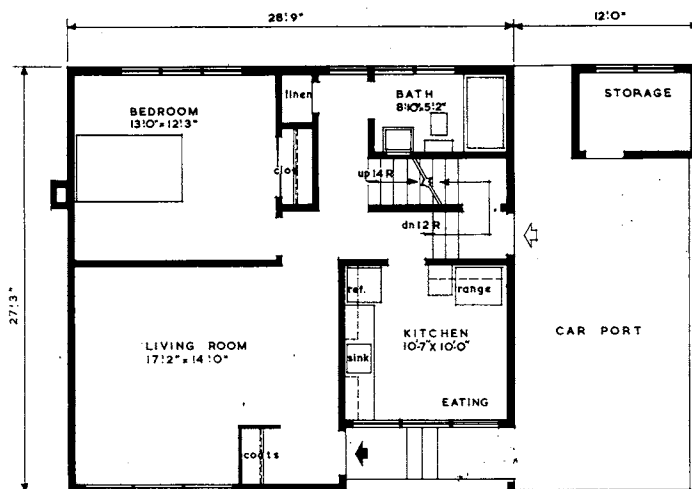
floor	
area	1,196 SQUARE FEET (exclusive of garage)

cubic	
contents	17,360 CUBIC FEET (exclusive of garage)



architect: EDWIN RAINES, WINNIPEG, MAN.

DESIGN 311



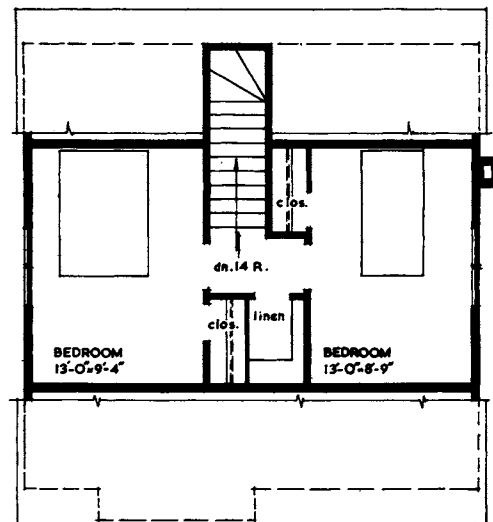
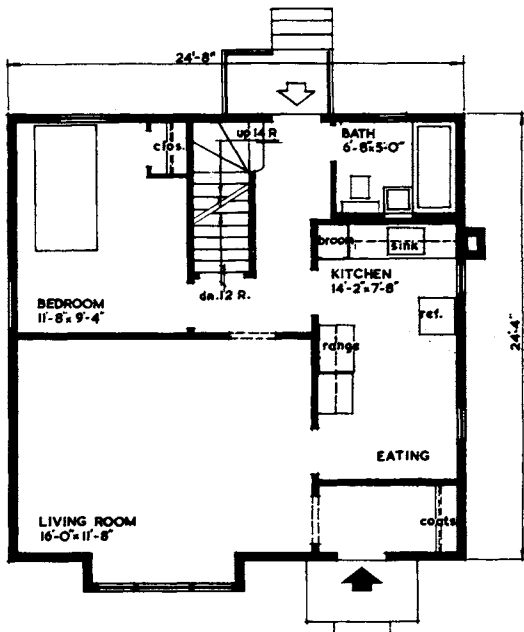
floor	
area	1,207 SQUARE FEET

cubic	
contents	18,870 CUBIC FEET



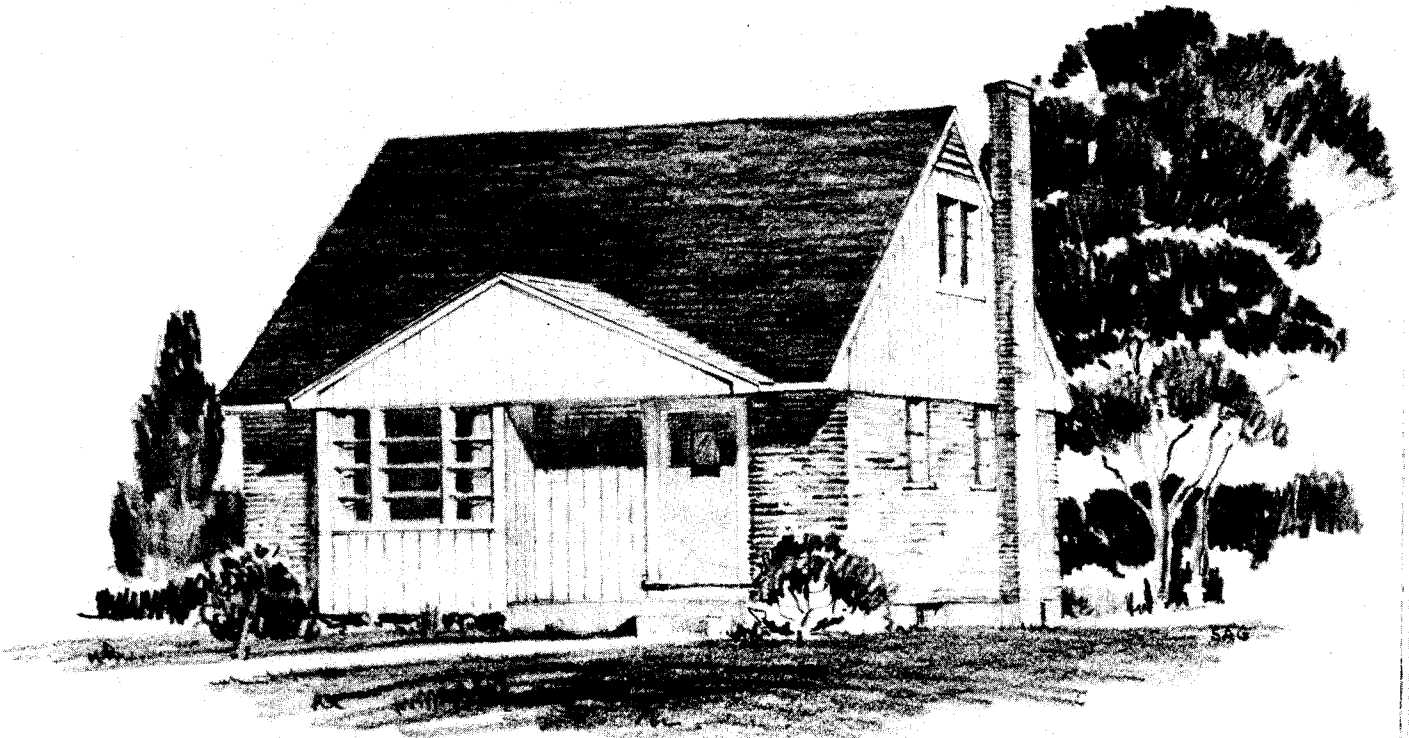
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

DESIGN 314



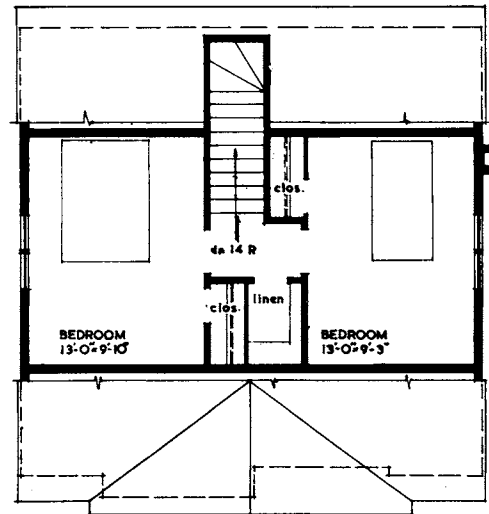
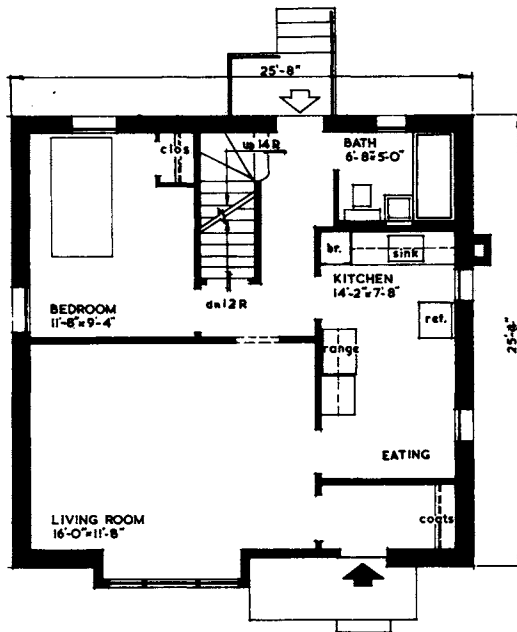
floor	
area	970 SQUARE FEET

cubic	
contents	13,790 CUBIC FEET



architect: CENTRAL MORTGAGE & HOUSING CORPORATION

DESIGN 315



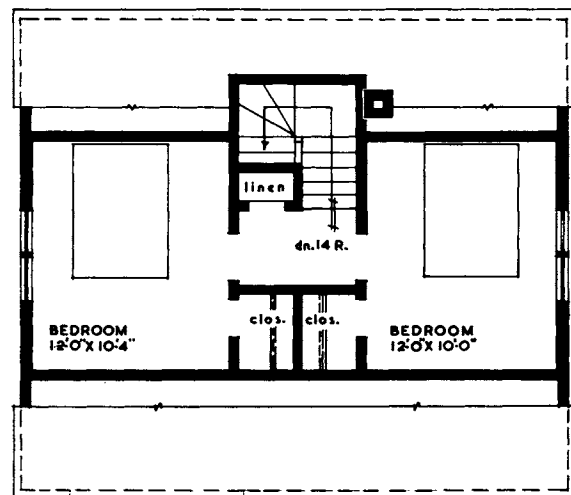
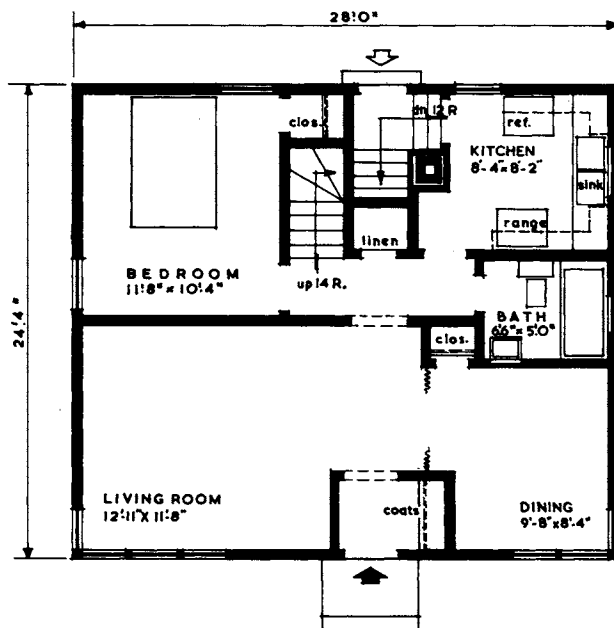
floor	
area	1,034 SQUARE FEET

cubic	
contents	14,950 CUBIC FEET



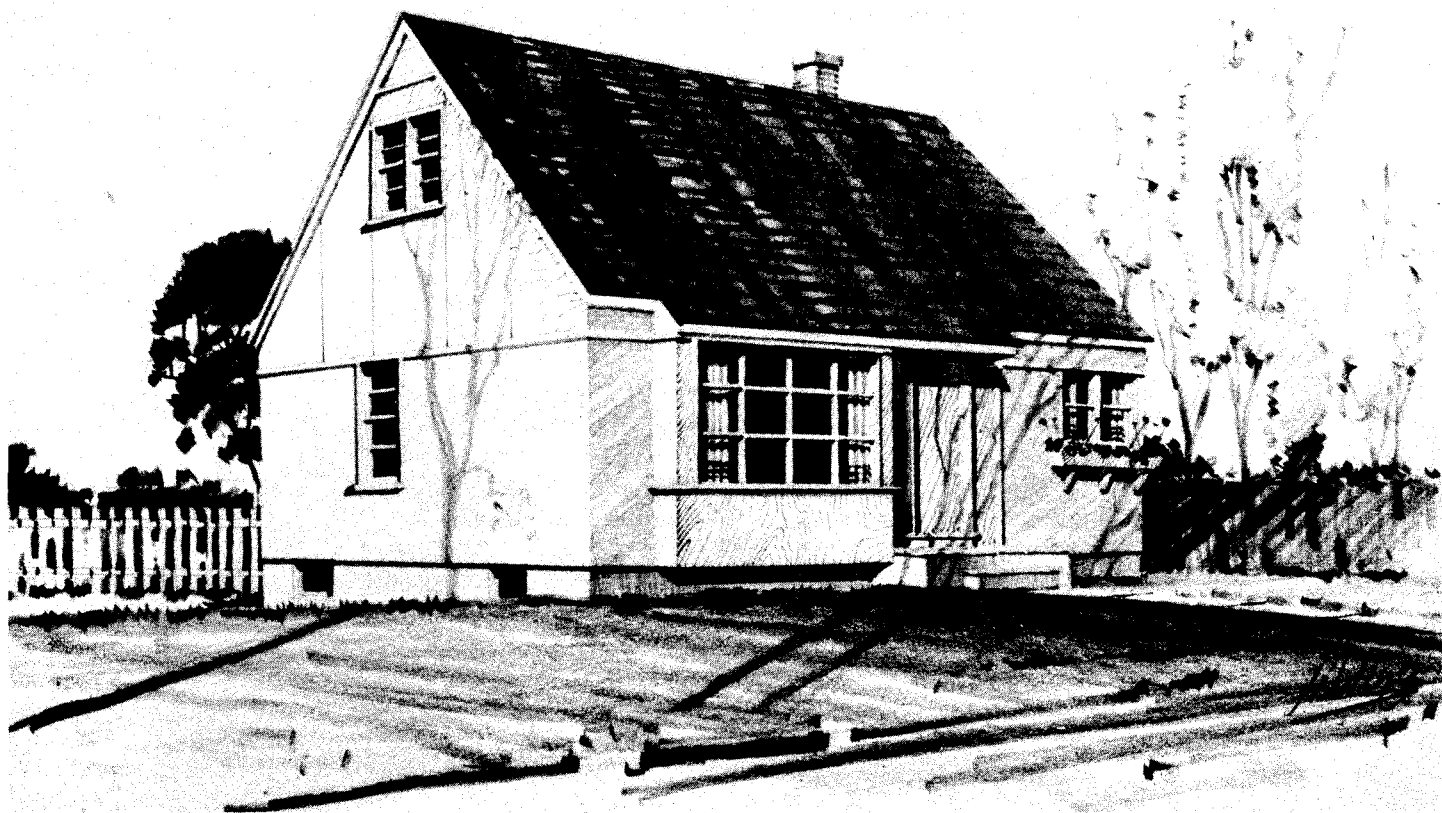
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 309



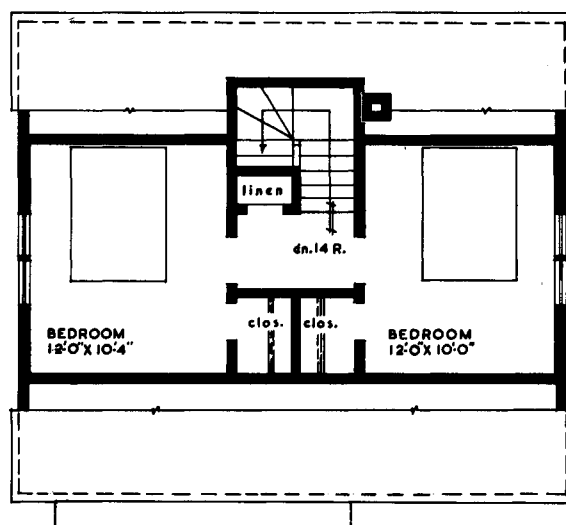
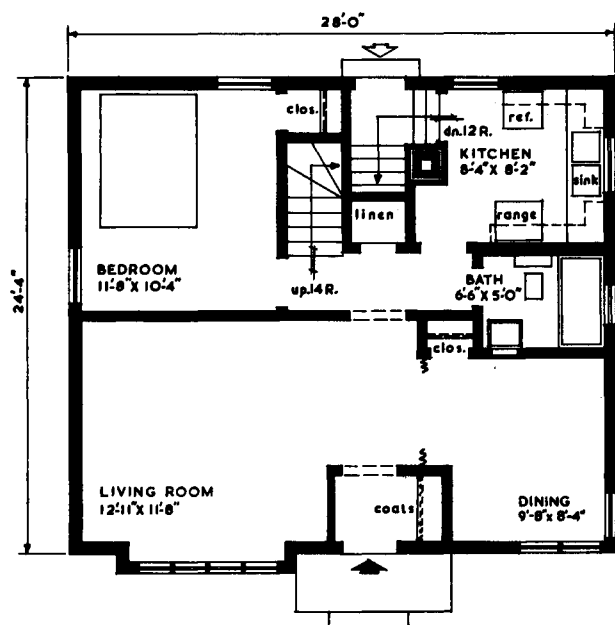
floor	
area	1,056 SQUARE FEET

cubic	
contents	15,330 CUBIC FEET



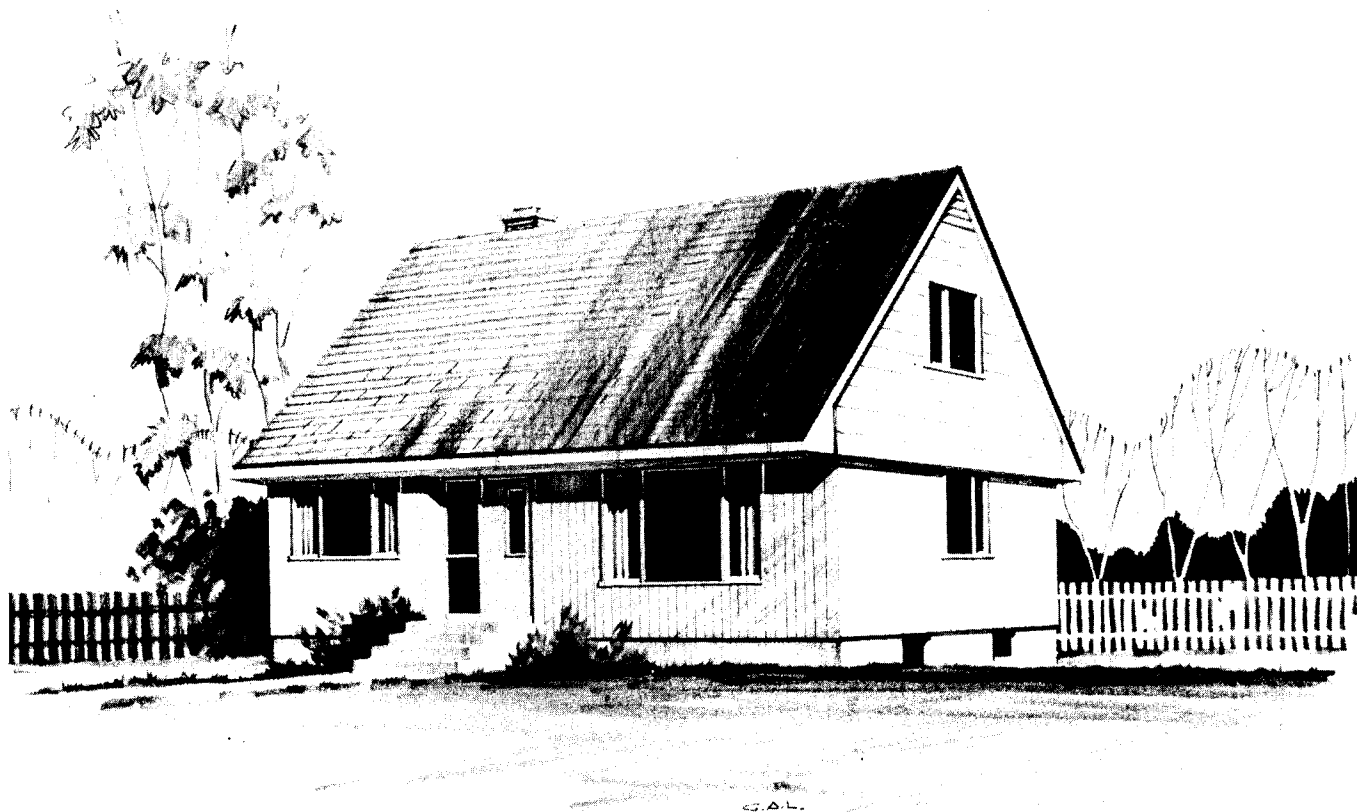
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 310



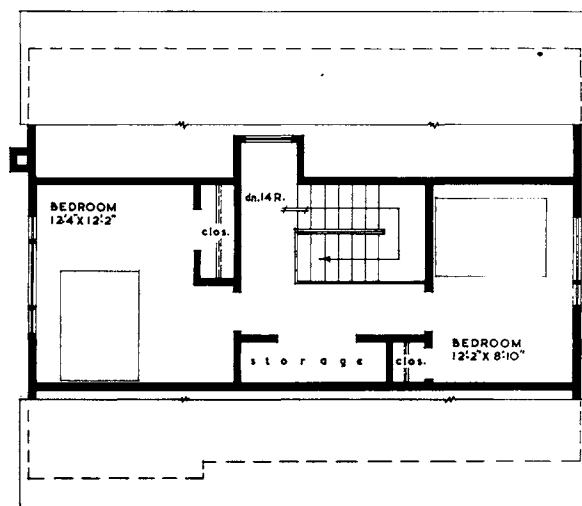
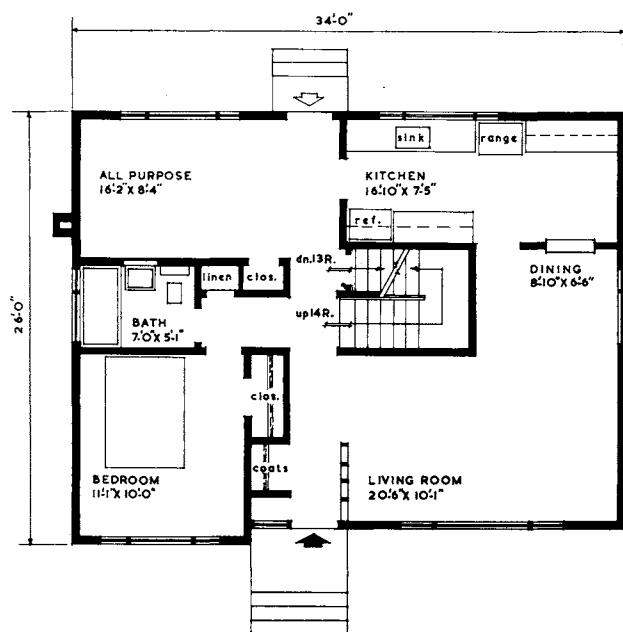
floor	
area	1,065 SQUARE FEET

cubic	
contents	15,500 CUBIC FEET



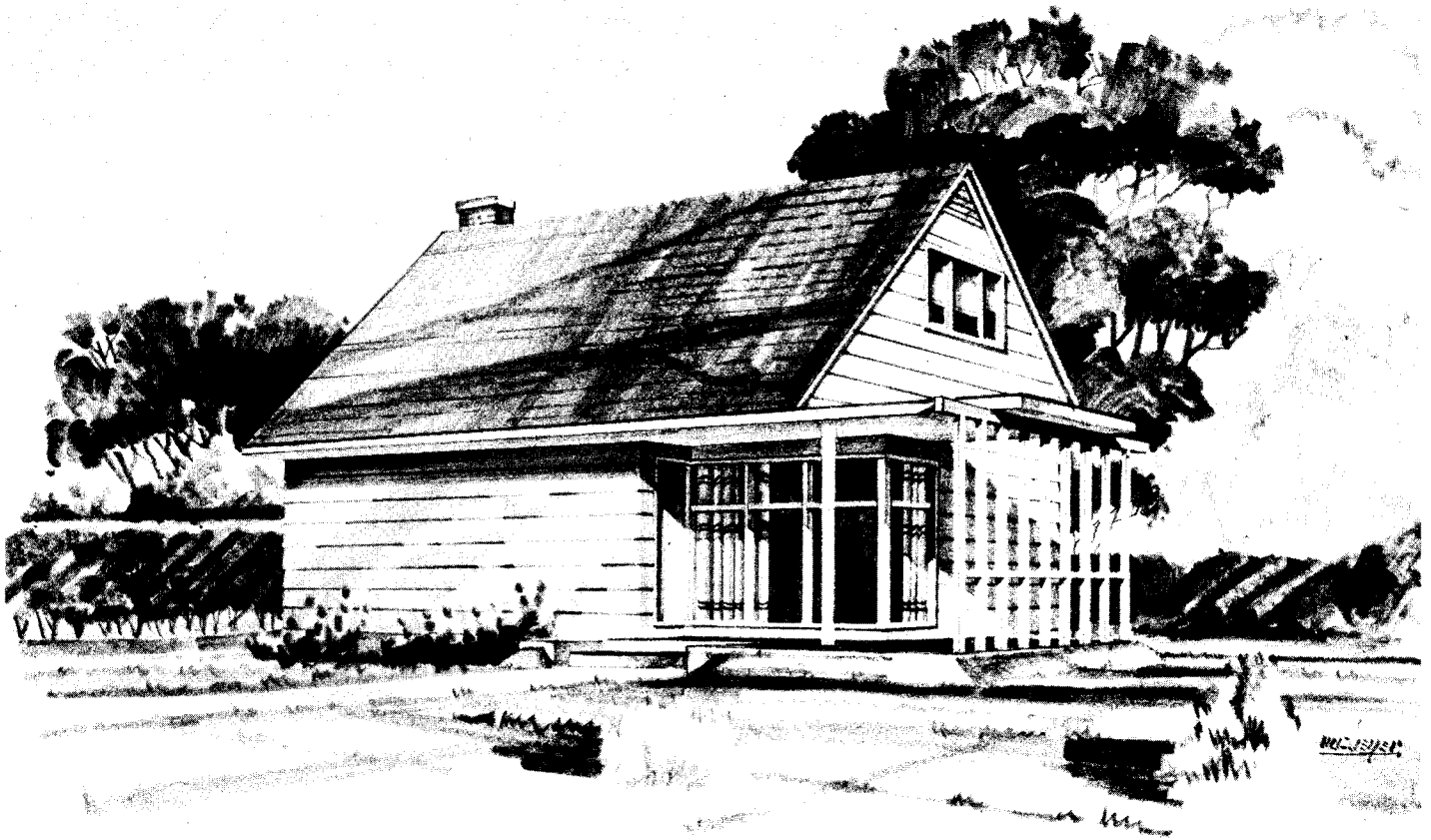
architect: K. R. D. PRATT, ST. VITAL, MAN.

DESIGN 318



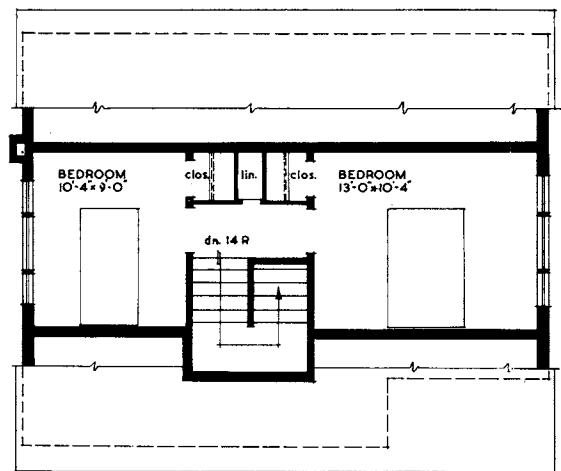
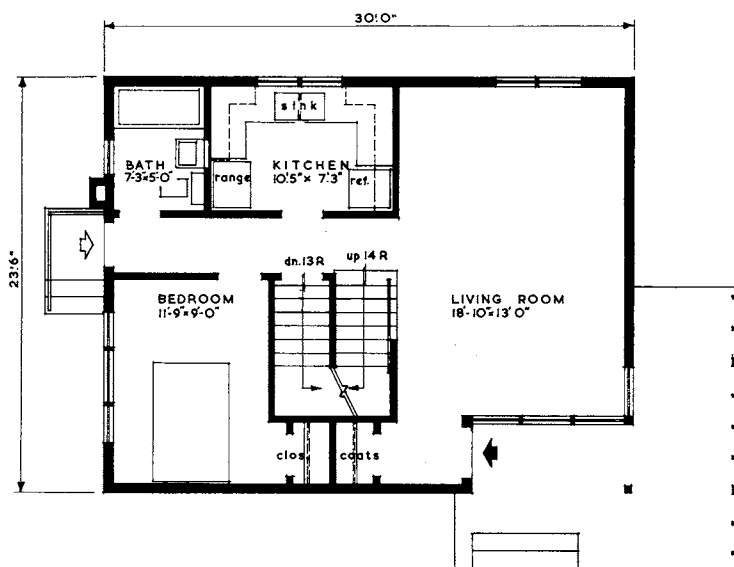
floor	
area	1,294 SQUARE FEET

cubic	
contents	20,630 CUBIC FEET



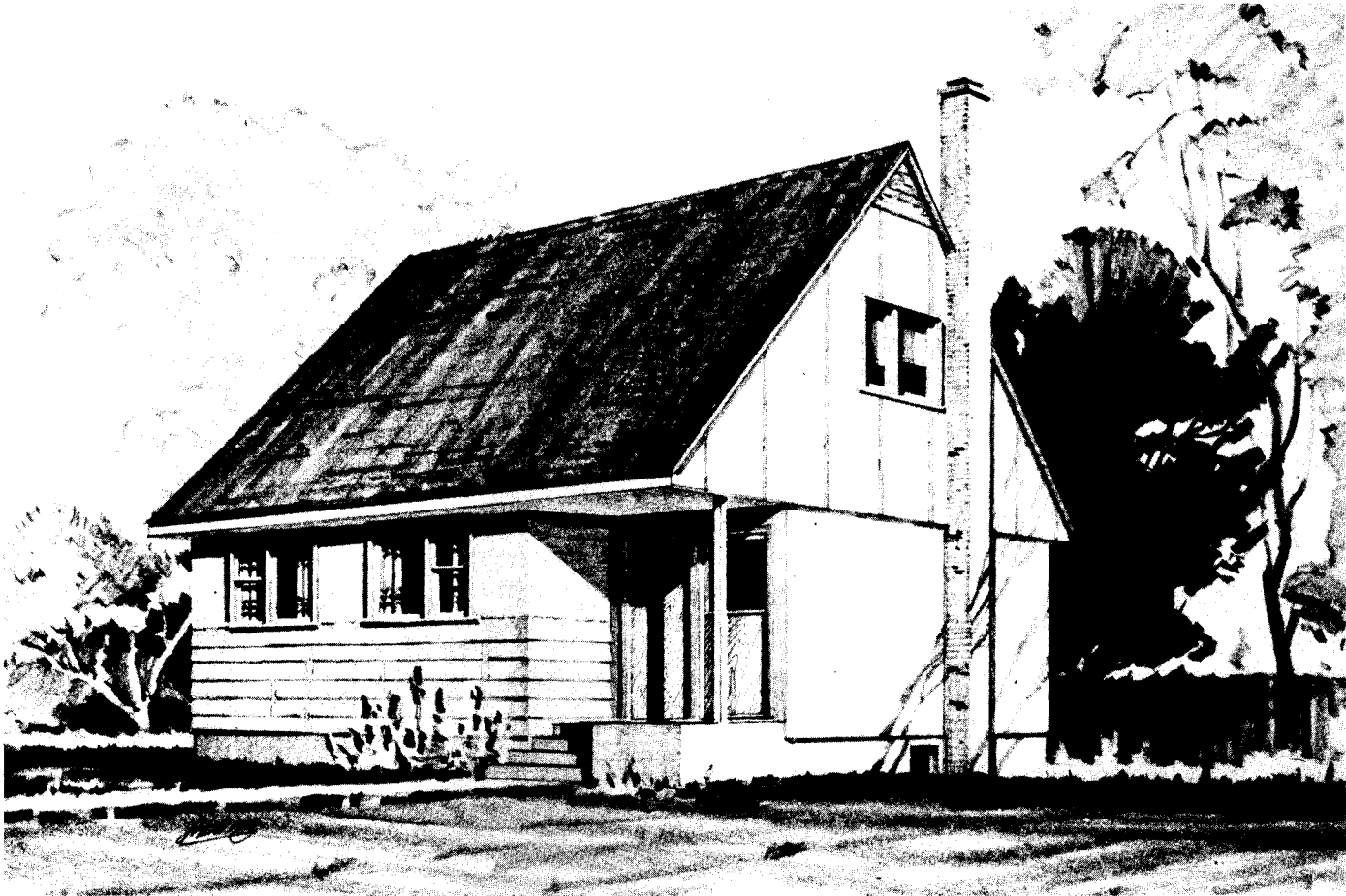
architect: EDWIN RAINES, WINNIPEG, MAN.

DESIGN 307



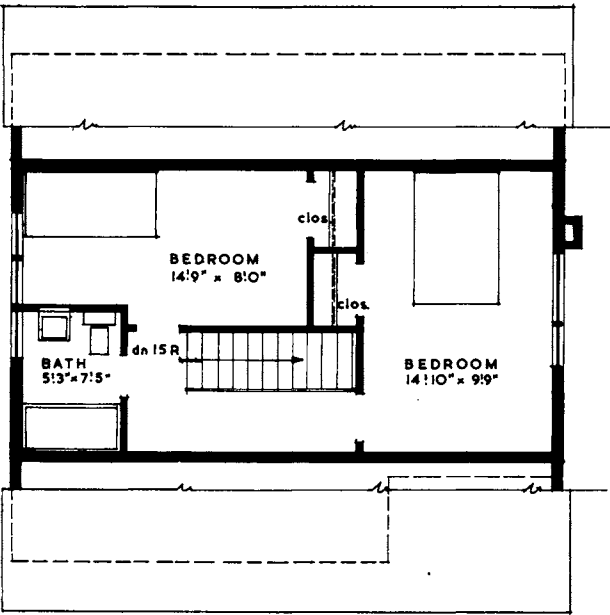
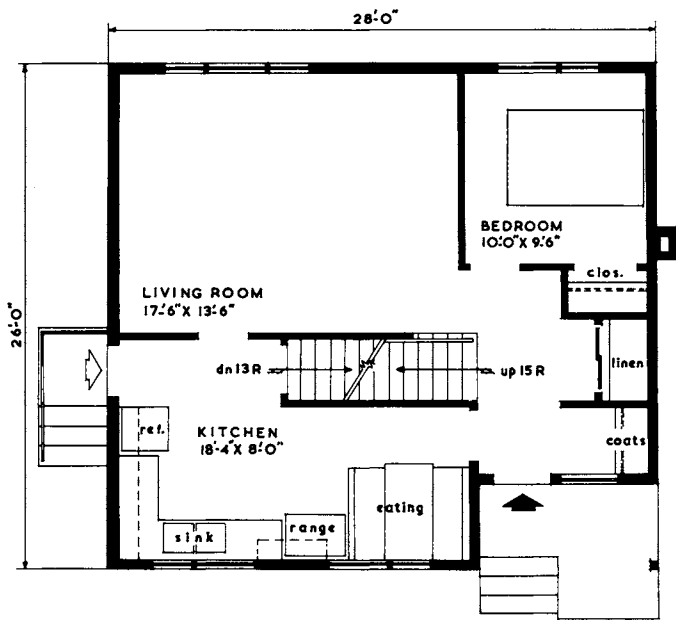
floor	
area	1,022 SQUARE FEET

cubic	
contents	16,010 CUBIC FEET



architect: EDWIN RAINES, WINNIPEG, MAN.

DESIGN 308

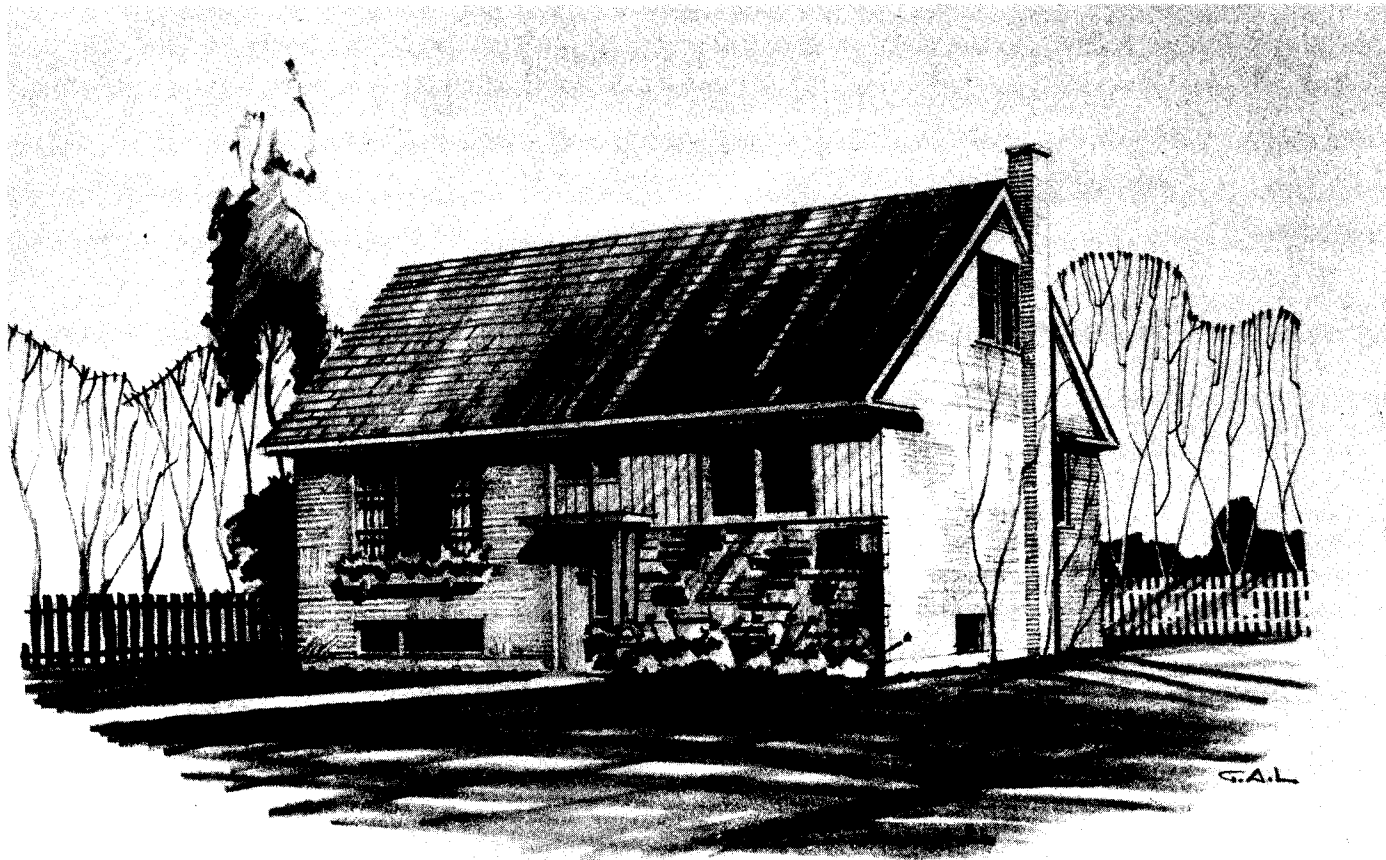


floor	
area	1,121 SQUARE FEET

cubic	
contents	17,530 CUBIC FEET

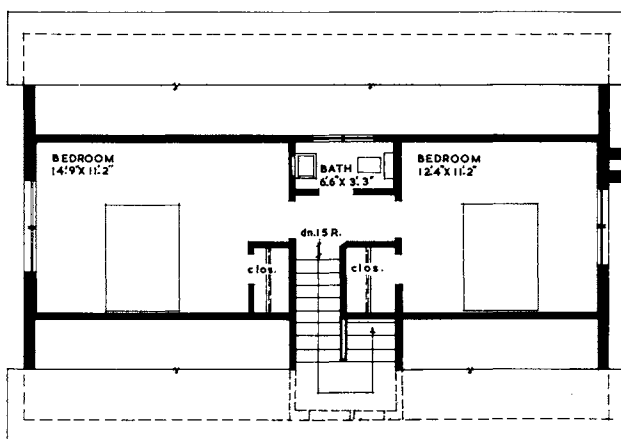
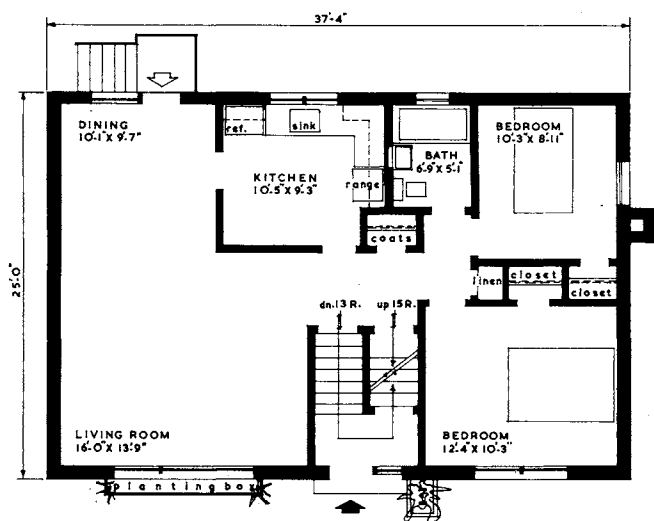
four-bedroom

**1½-storey
houses**



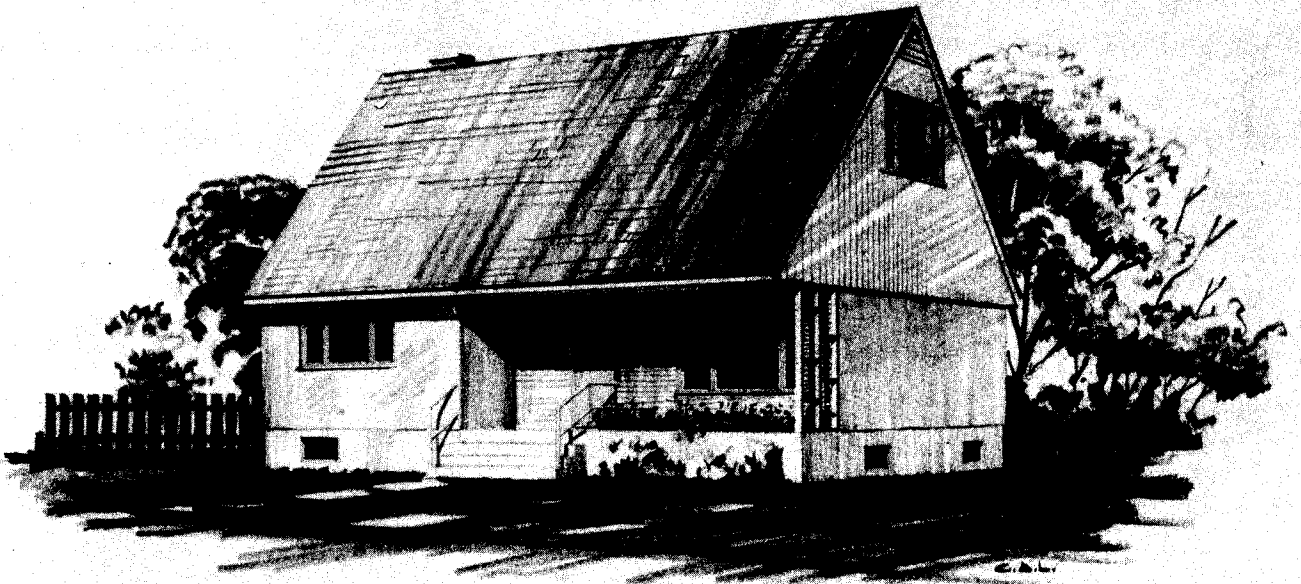
architect: M. KALMAN, MONTREAL, QUE.

DESIGN 414



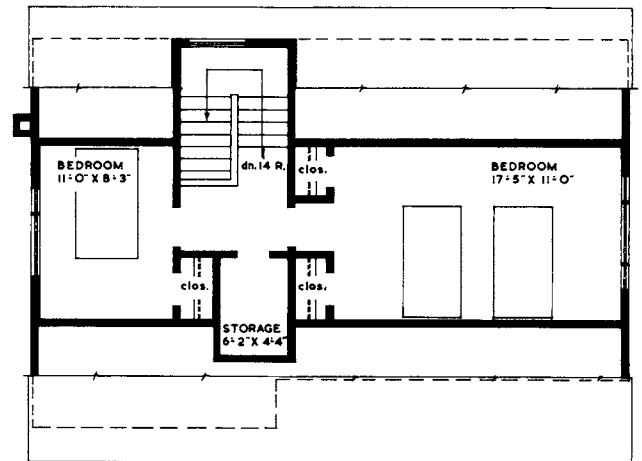
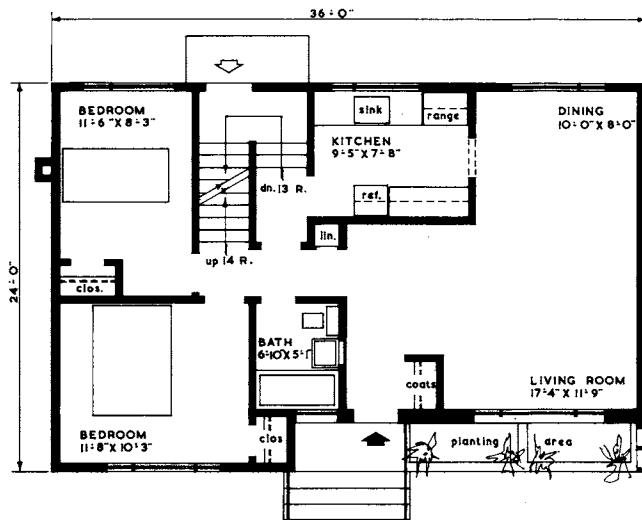
floor	
area	1,380 SQUARE FEET

cubic	
contents	21,550 CUBIC FEET



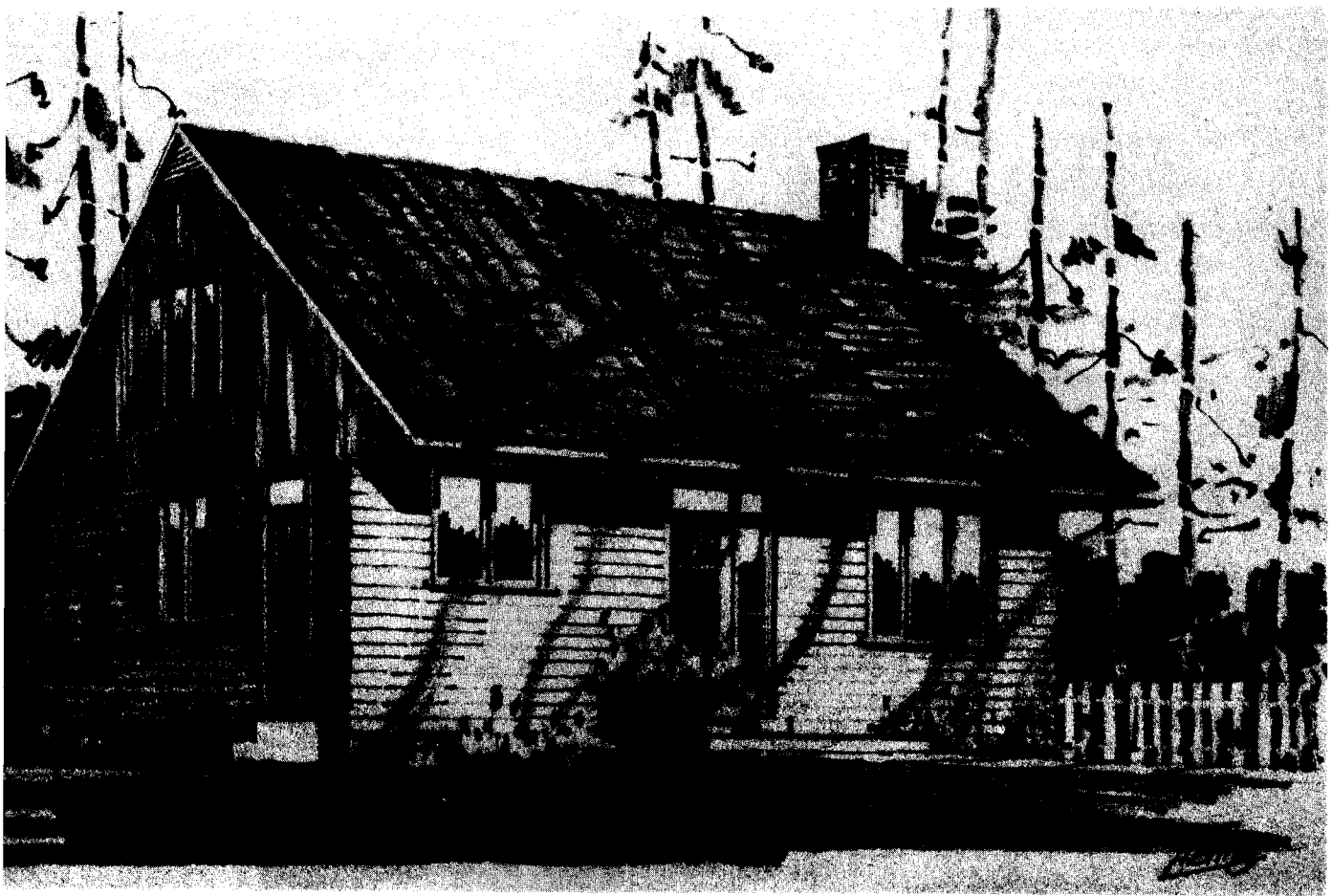
architect: K. R. D. PRATT, ST. VITAL, MAN.

DESIGN 415



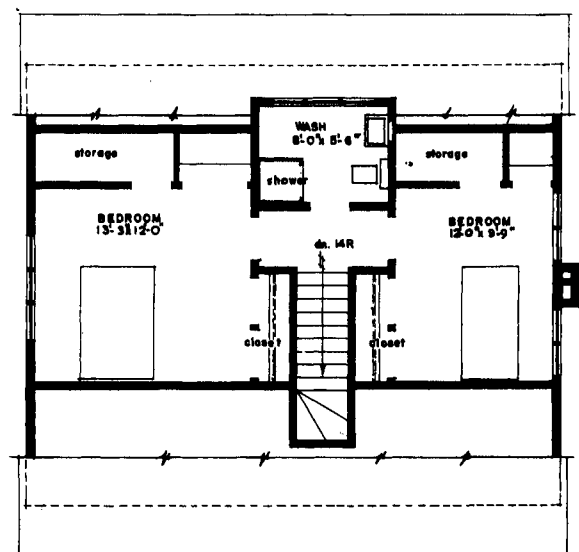
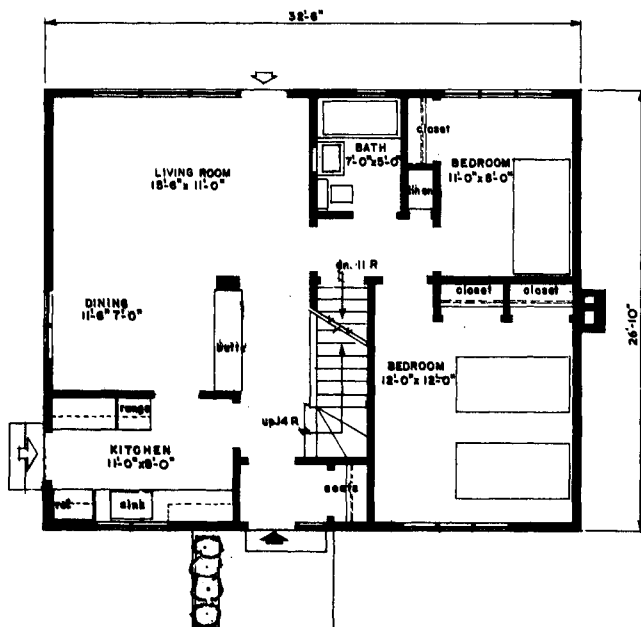
floor	
area	1,260 SQUARE FEET

cubic	
contents	19,200 CUBIC FEET



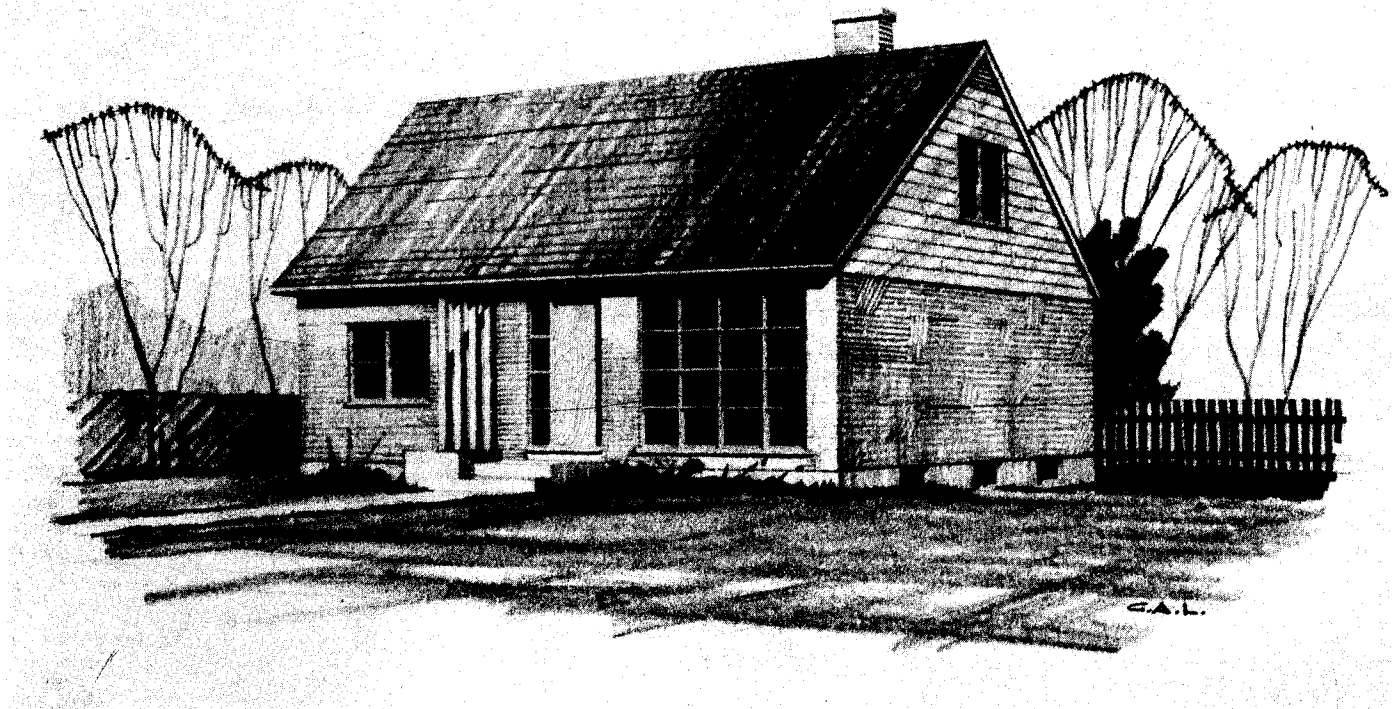
architect: HENRY FLIESS, TORONTO, ONT.

DESIGN 400



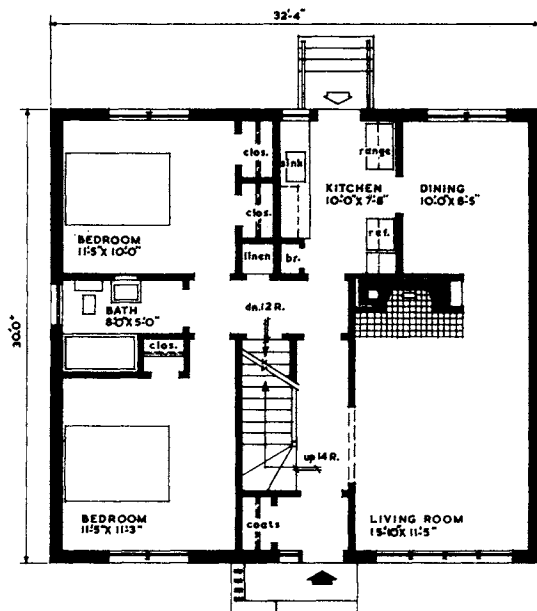
floor	
area	1,409 SQUARE FEET

cubic	
contents	20,490 CUBIC FEET

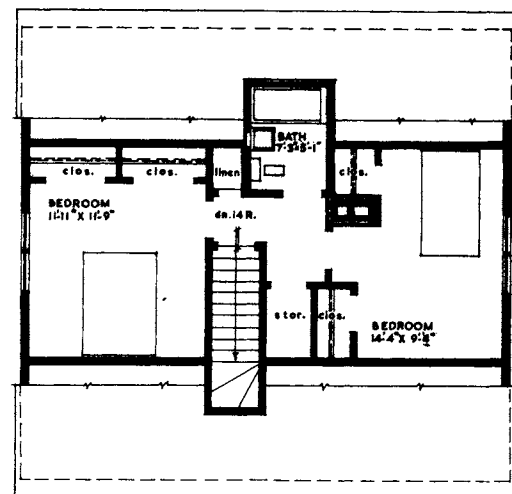


architect: WILSON & NEWTON, TORONTO, ONT.

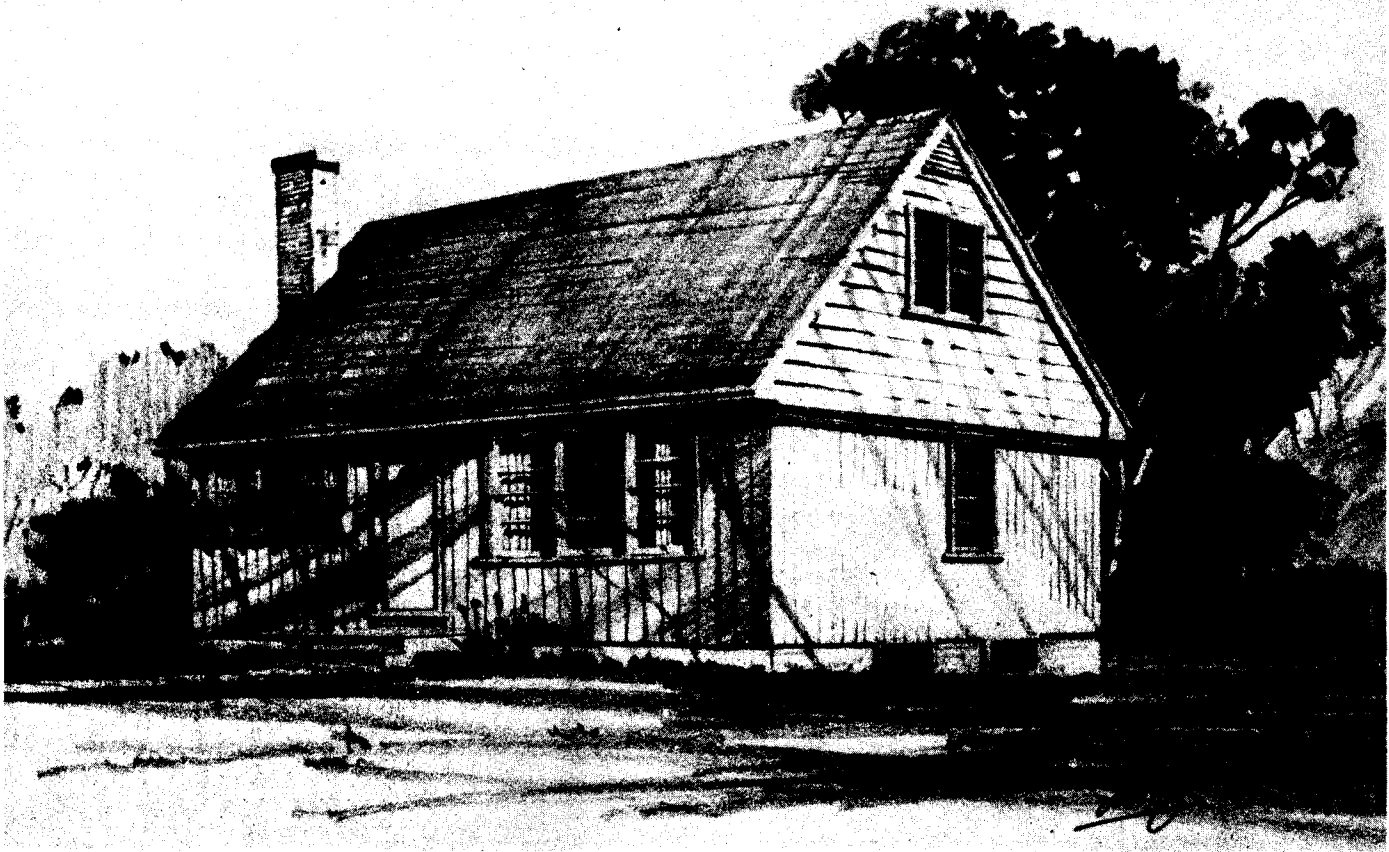
DESIGN 413



floor	
area	1,491 SQUARE FEET

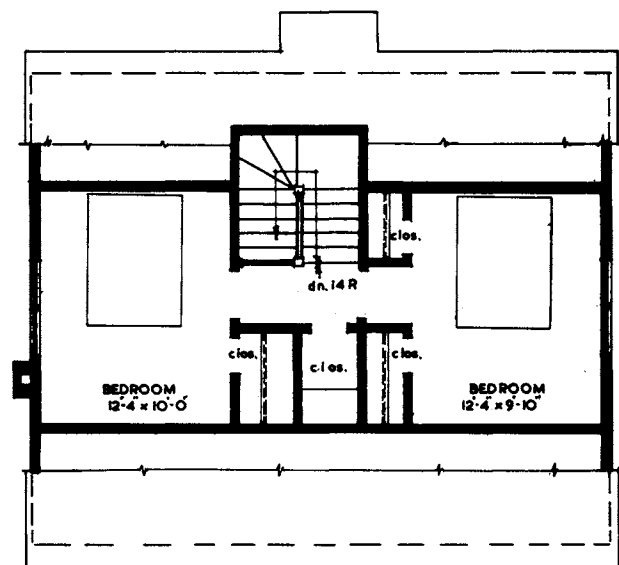
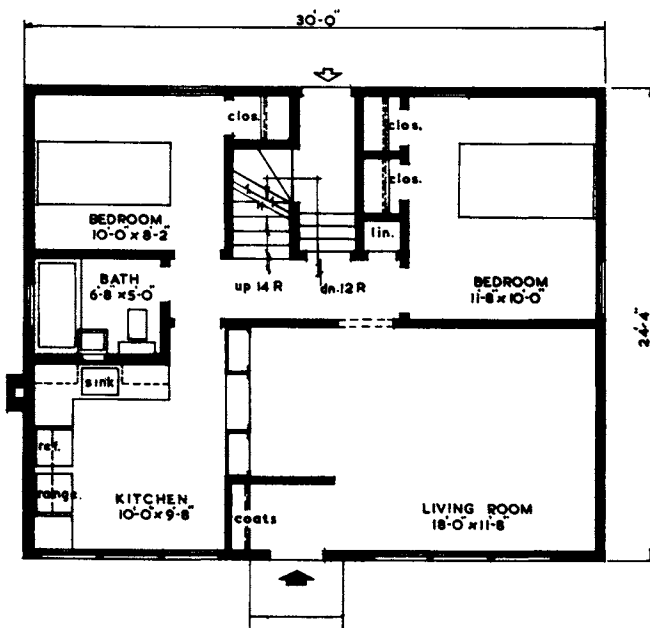


cubic	
contents	22,271 CUBIC FEET



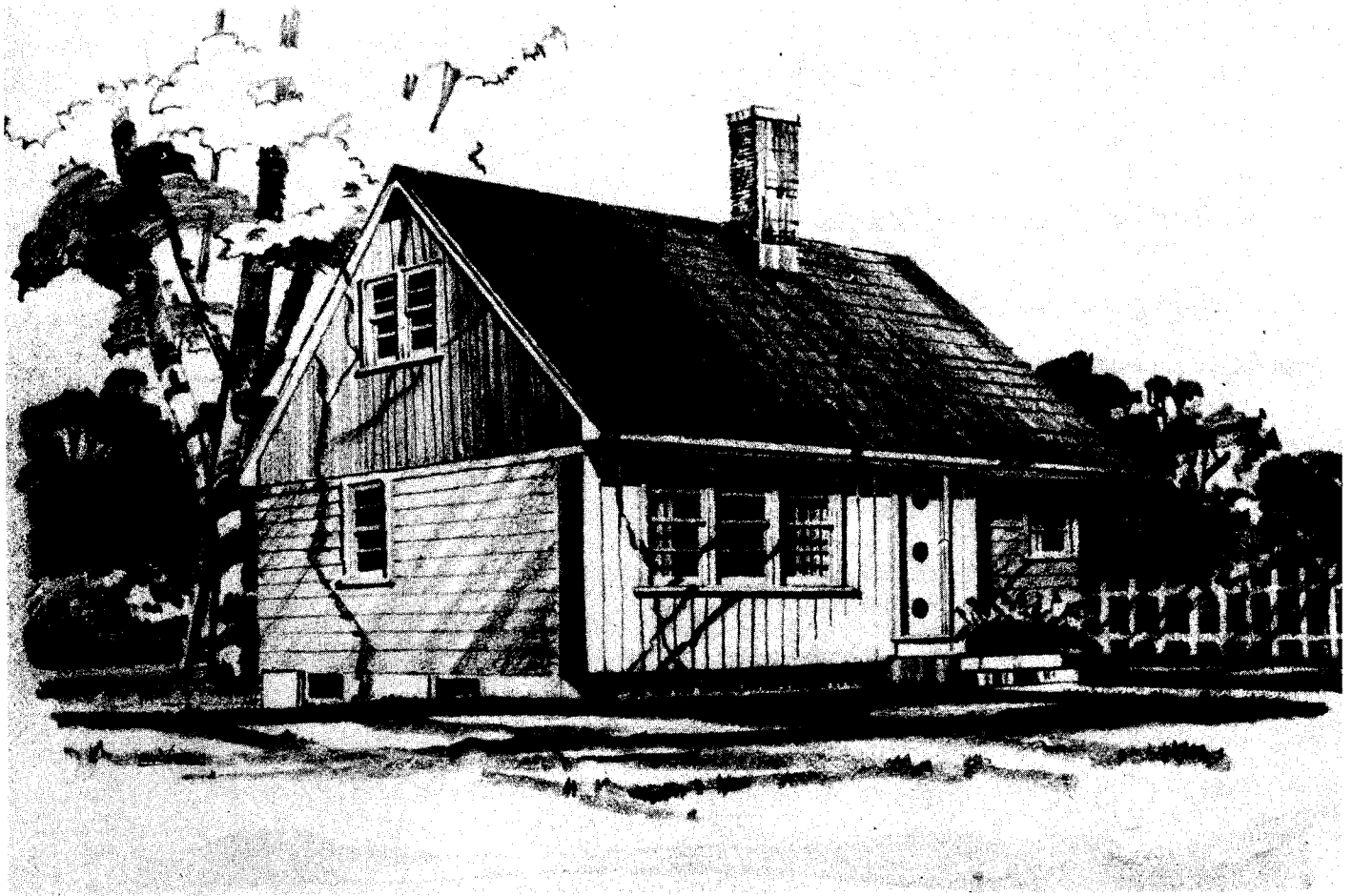
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 406



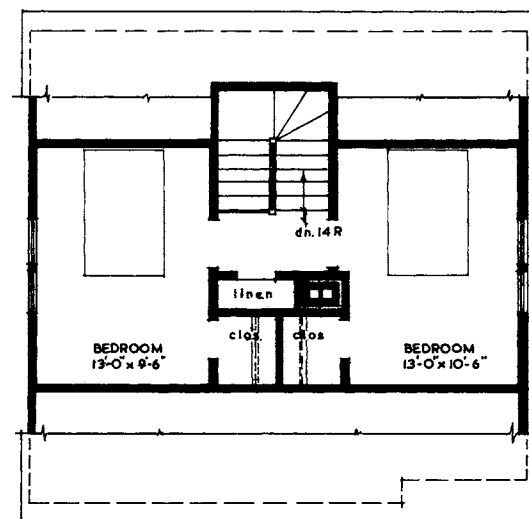
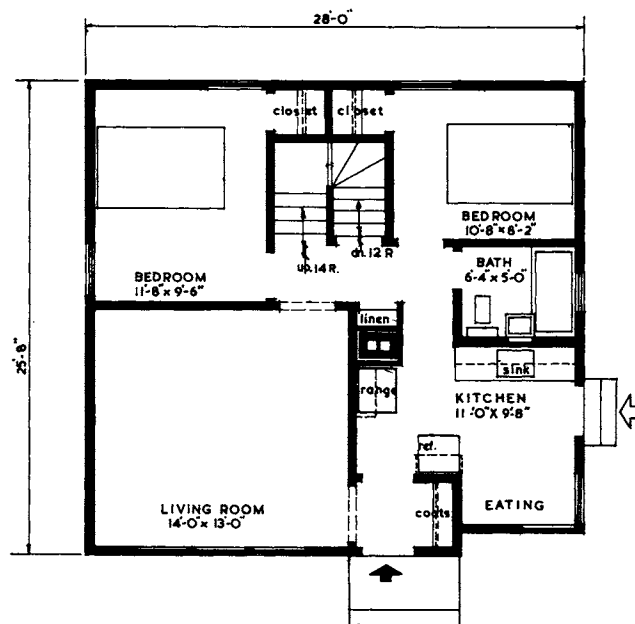
floor	
area	1,139 SQUARE FEET

cubic	
contents	16,430 CUBIC FEET



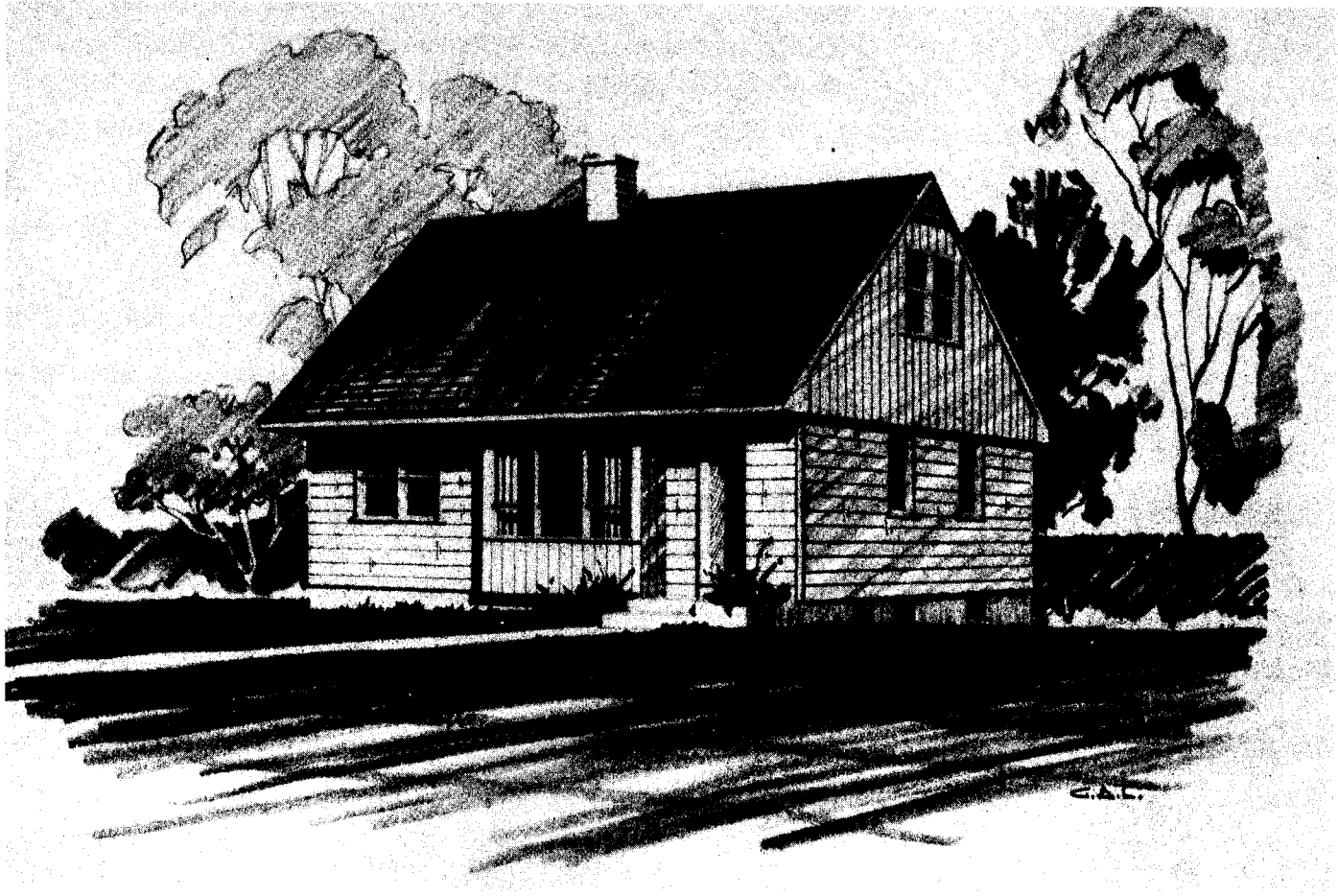
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 404



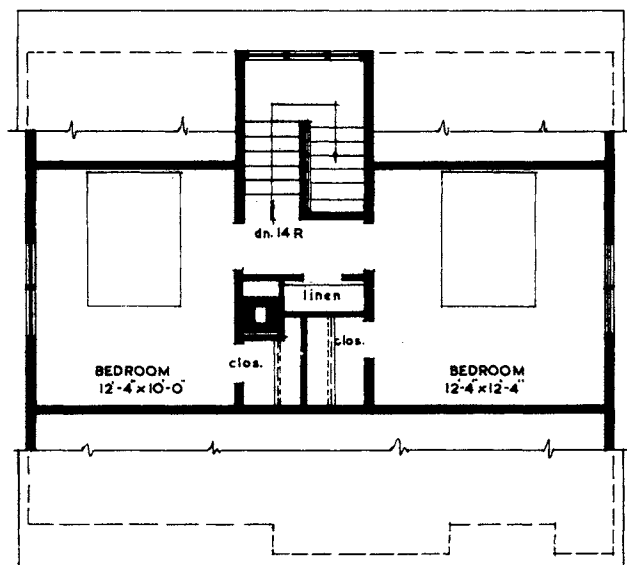
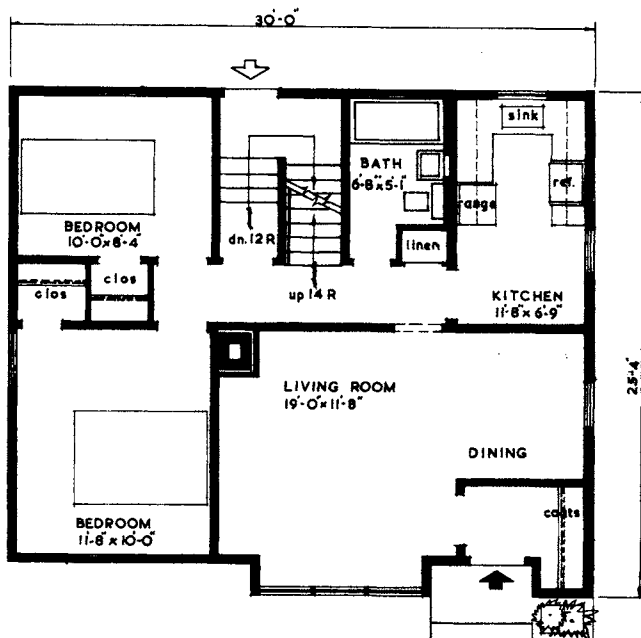
floor	
area	1,113 SQUARE FEET

cubic	
contents	15,739 CUBIC FEET



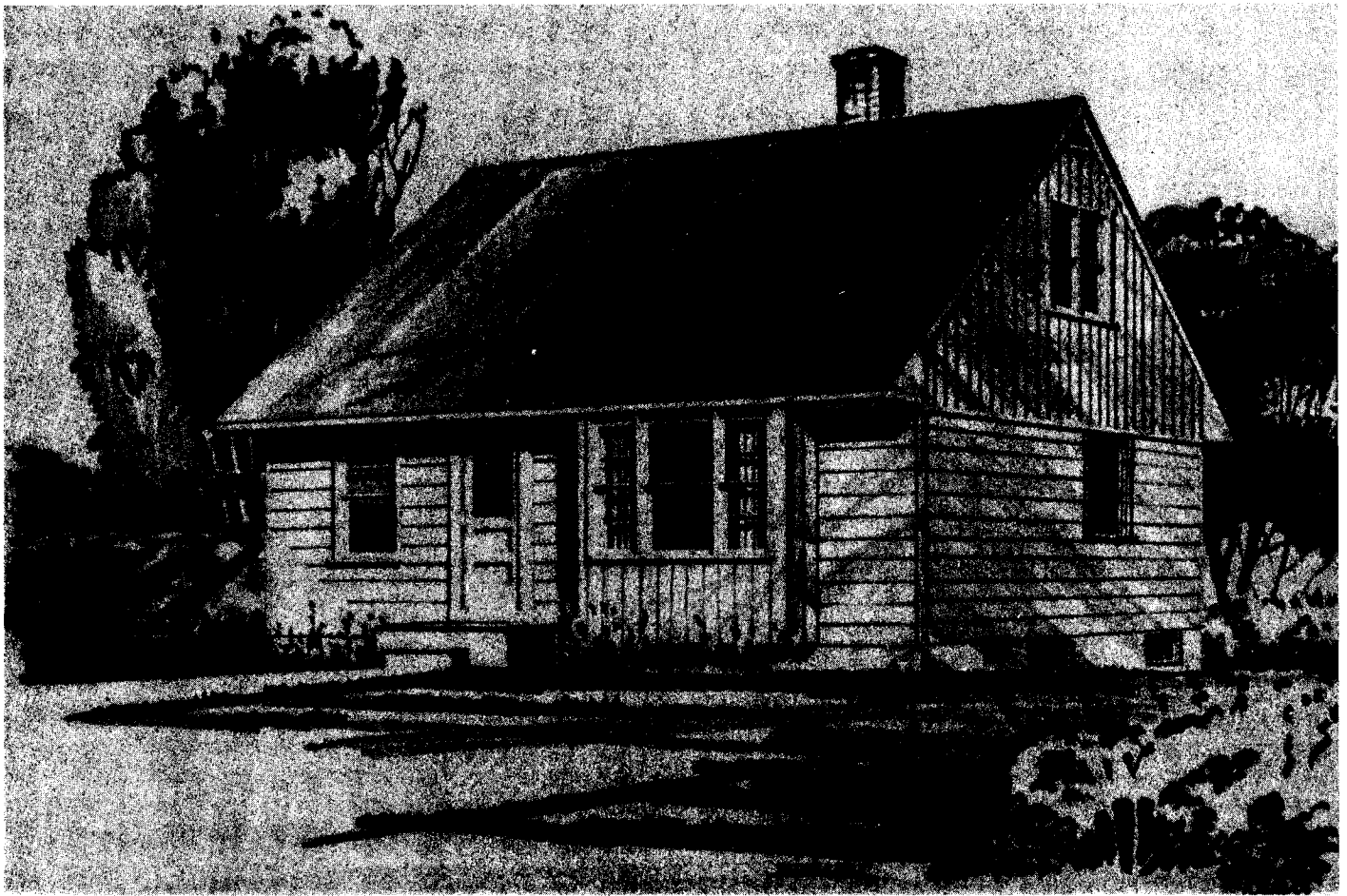
architect: CENTRAL MORTGAGE & HOUSING CORPORATION

DESIGN 412



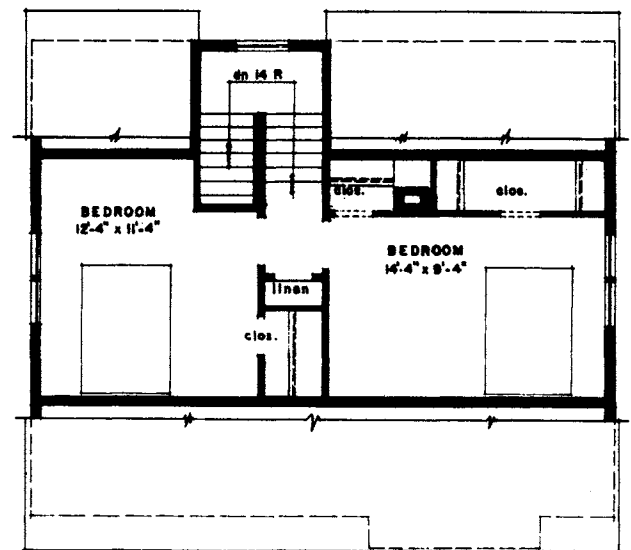
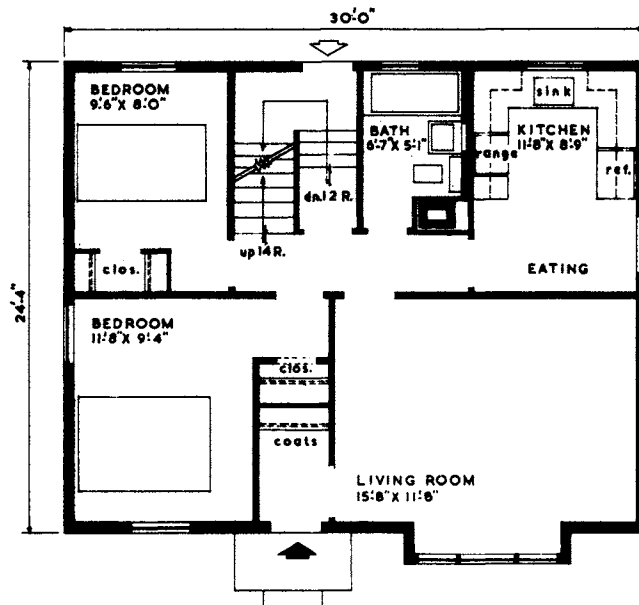
floor	
area	1,179 SQUARE FEET

cubic	
contents	16,714 CUBIC FEET



architect: CENTRAL MORTGAGE & HOUSING CORPORATION

DESIGN 409



floor	
area	1,172 SQUARE FEET

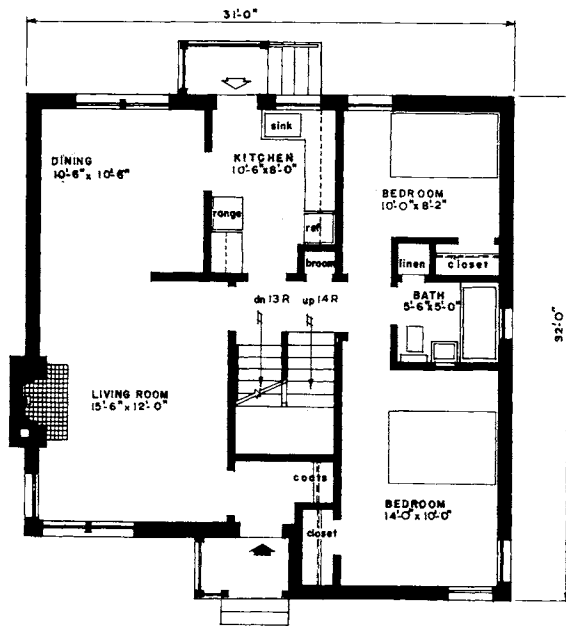
cubic	
contents	16,675 CUBIC FEET



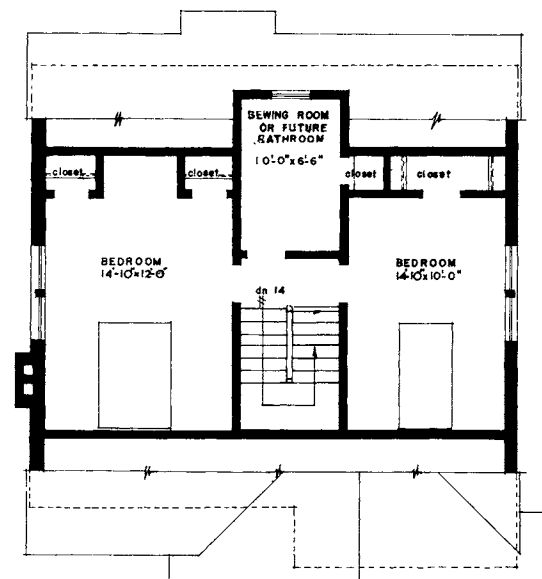
designer: H. C. JARVIS, OTTAWA, ONT.

associate architect: A. MARTINEAU, OTTAWA, ONT.

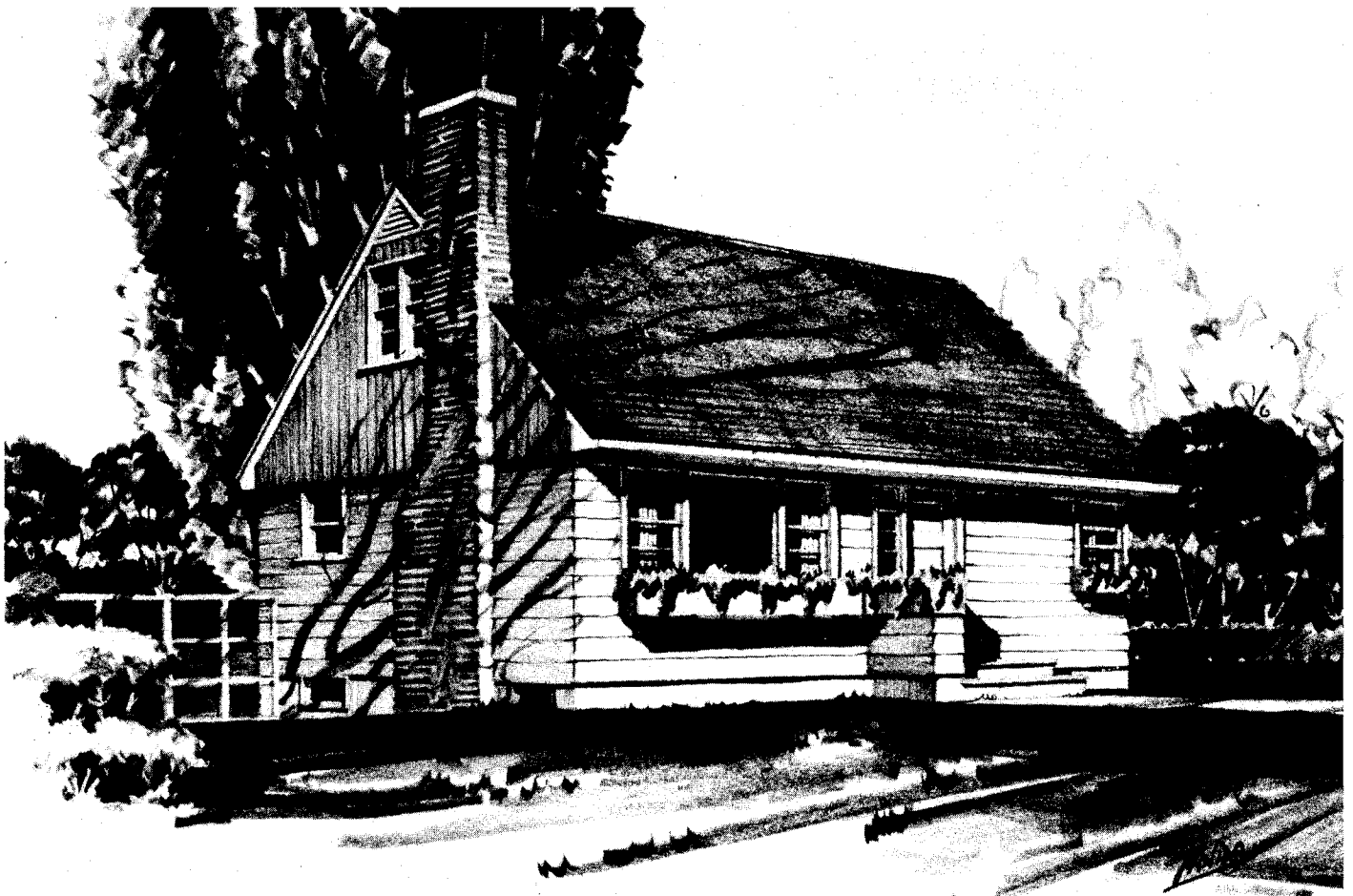
DESIGN 401



floor	
area	1,511 SQUARE FEET

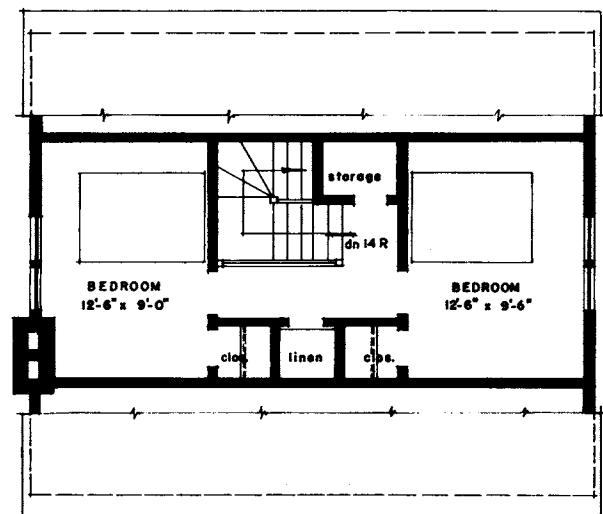
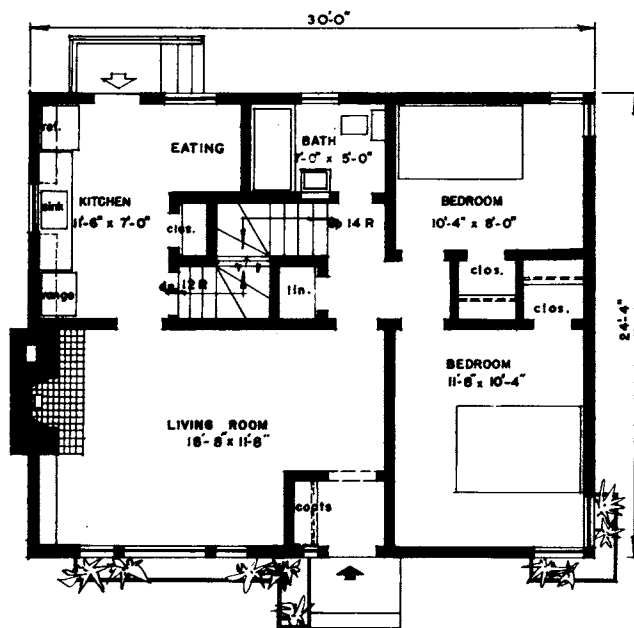


cubic	
contents	23,500 CUBIC FEET



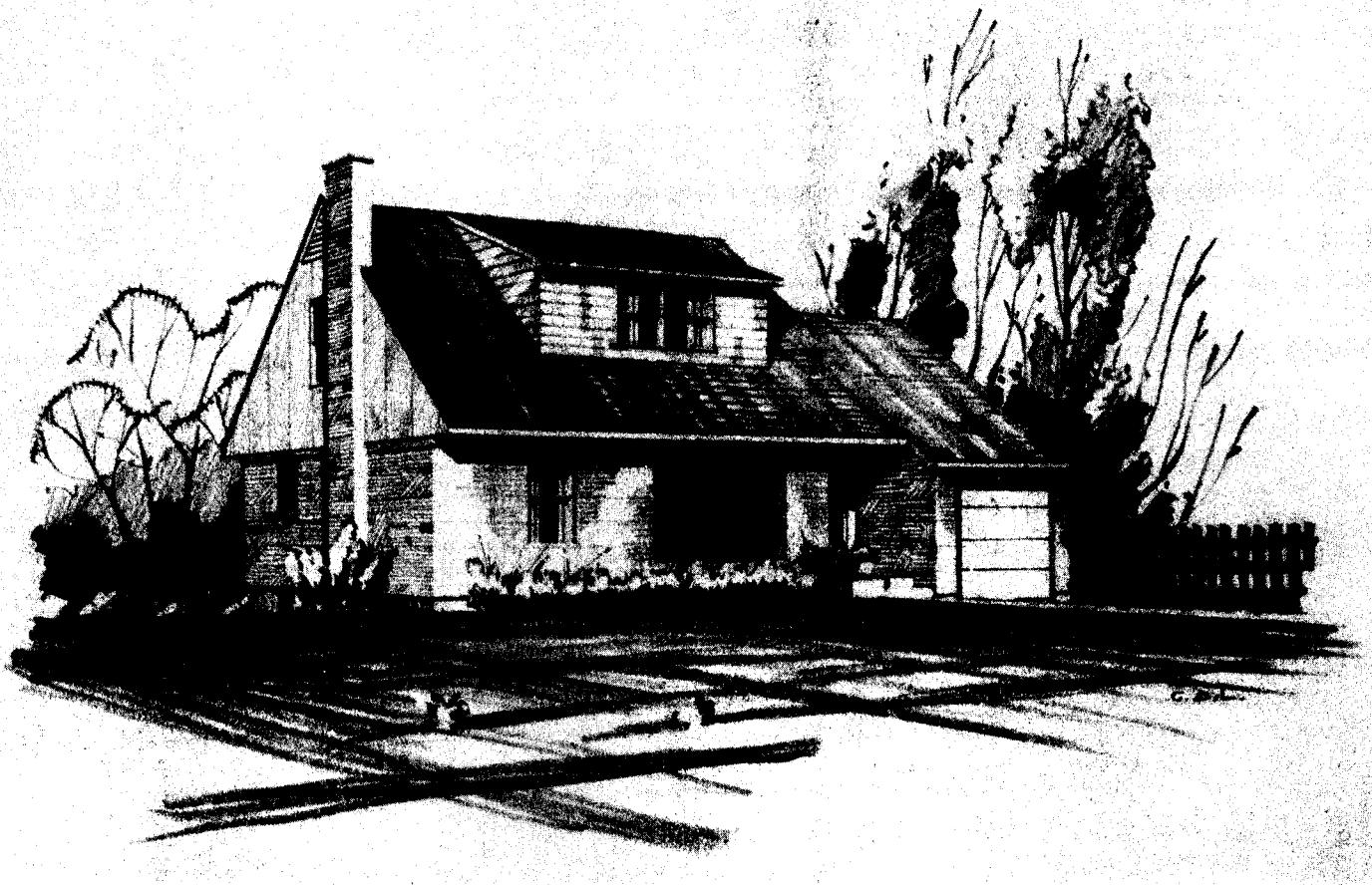
architect: M. G. DIXON, OTTAWA, ONT.

DESIGN 402



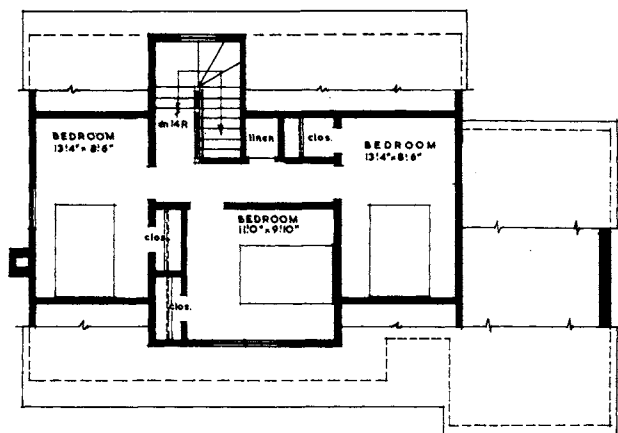
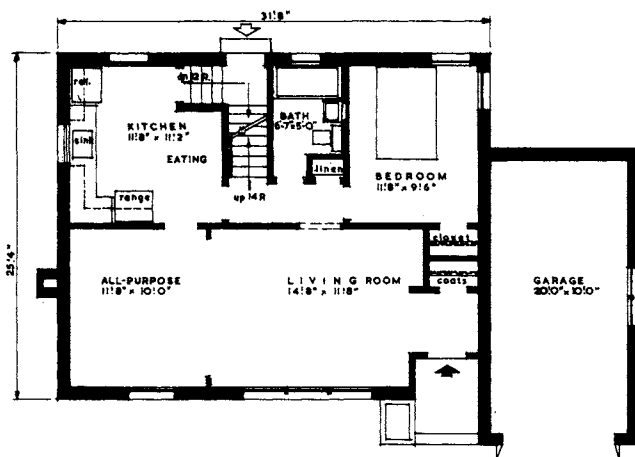
floor	
area	1,130 SQUARE FEET

cubic	
contents	16,425 CUBIC FEET



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

DESIGN 411



floor	
area	1,310 SQUARE FEET (exclusive of garage)

cubic	
contents	18,850 CUBIC FEET (exclusive of garage)

central mortgage and housing corporation

NOVEMBER 1954