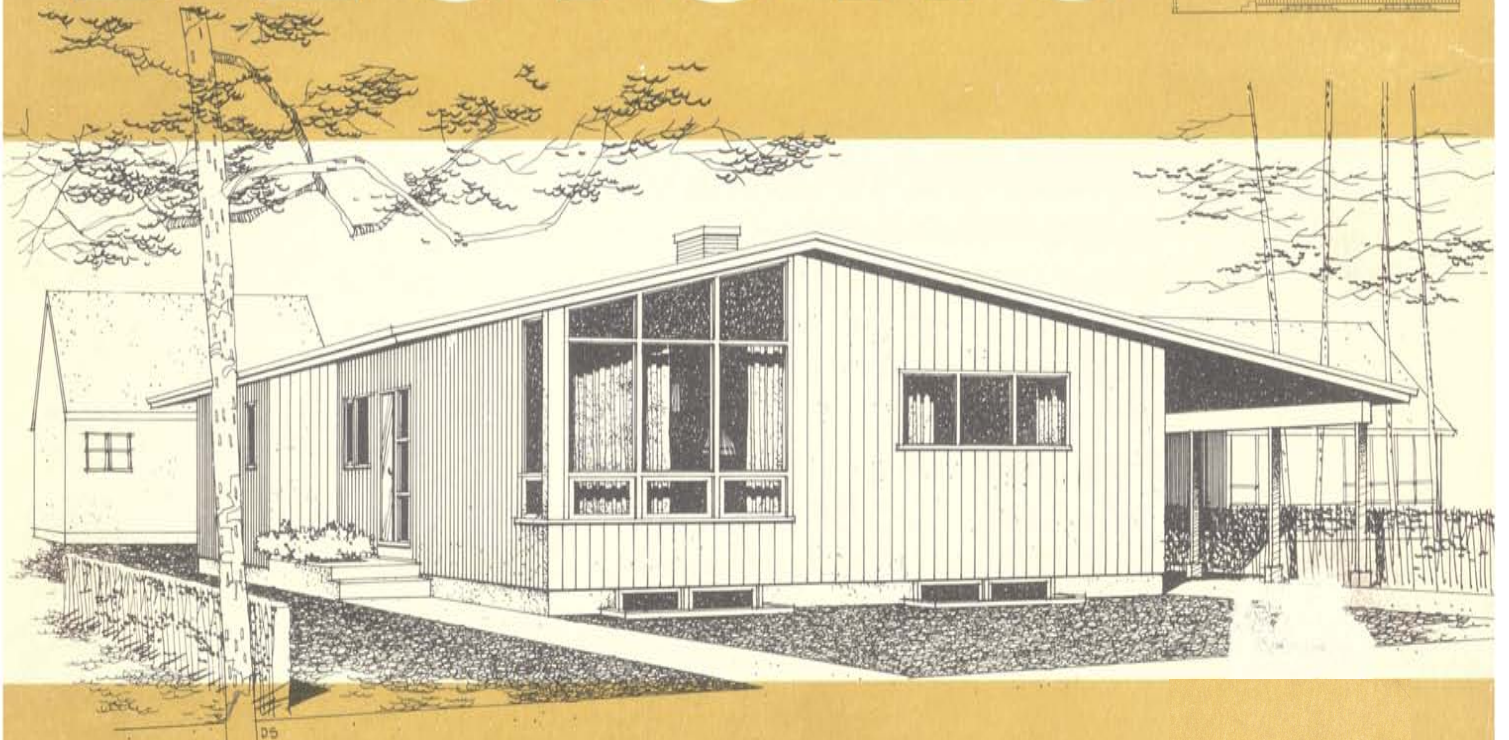
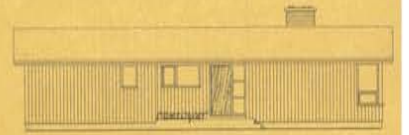
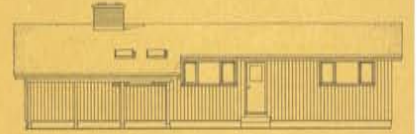


SMALL HOUSE DESIGNS



*Prepared by Canadian architects
for Central Mortgage and Housing Corporation*

SMALL HOUSE DESIGNS

This book illustrates 63 house designs for which working drawings are available to builders and prospective home-owners. Through the co-operation of Canadian architects this service has been maintained and periodically revised during the last ten years.

Before selecting any particular design it would be advisable to study "Choosing a House Design", a publication of Central Mortgage and Housing Corporation. This companion book directs attention to the many important items that should be considered before a decision is reached.

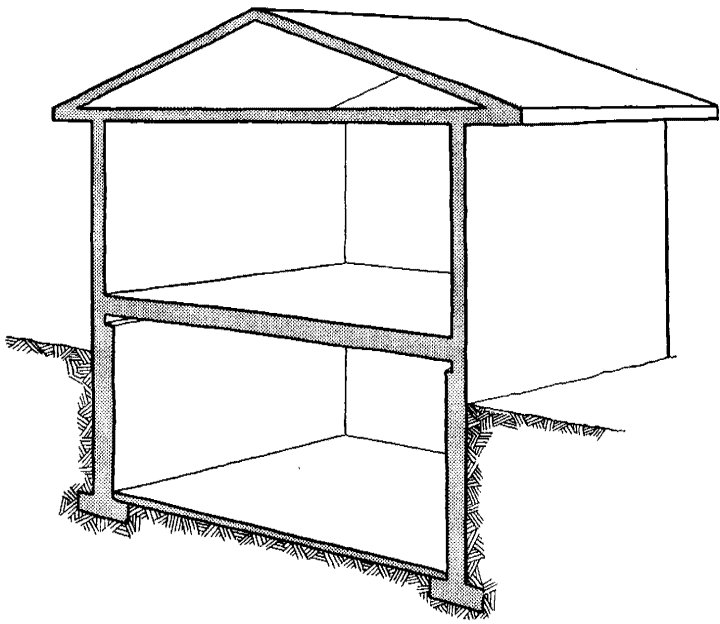
The sketches shown in this book are intended as illustrations only. Always obtain working drawings before completing a contract or starting construction. These designs have been carefully worked out and the results will be most satisfactory if no changes are made.

Four copies 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 numbers from the nearest regional, branch or loans office of the Corporation. Locations of these offices are listed at the back of this book. 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.

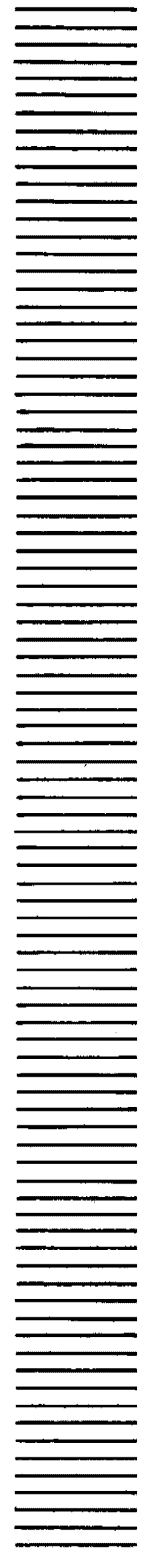
Index To Designs

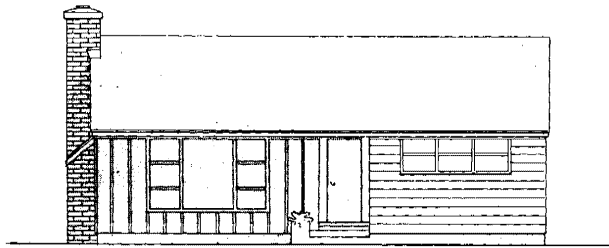
	<i>design</i>	<i>page</i>		<i>design</i>	<i>page</i>
BUNGALOWS		3	SPLIT-LEVEL HOUSES		69
<i>2 bedrooms</i>	124	4	<i>2 bedrooms</i>	700	70
	125	6		701	72
	130	8		704	74
	133	10	<i>3 bedrooms</i>	751	76
	136	12		753	78
	137	14		756	80
	138	16		757	82
<i>3 bedrooms</i>	218	18		758	84
	231	20		759	86
	232	22			
	233	24	1½-STOREY HOUSES		89
	234	26	<i>3 bedrooms</i>	301	90
	241	28		314	92
	242	30		316	94
	253	32		319	96
	254	34	<i>4 bedrooms</i>	400	98
	256	36		412	100
	258	38		415	102
	260	40			
	263	42	2-STOREY HOUSES		105
	264	44	<i>3 bedrooms</i>	507	106
	267	46		514	108
	268	48		517	110
	269	50		520	112
	270	52		523	114
	271	54		524	116
	272	56		525	118
	273	58		526	120
	274	60	<i>4 bedrooms</i>	601	122
<i>4 bedrooms</i>	801	62		604	124
	802	64		605	126
	803	66	C.M.H.C. BRANCHES		128

BUNGALOWS

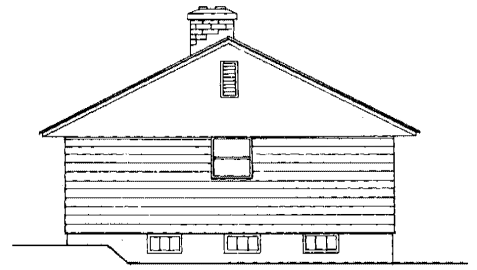


BUNGALOWS

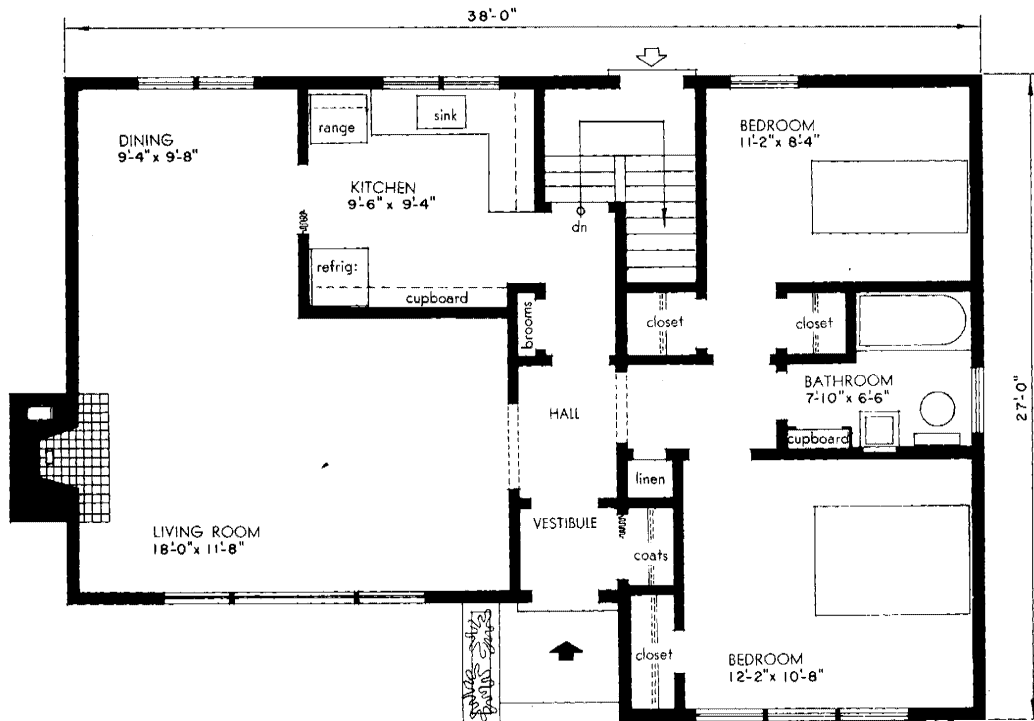




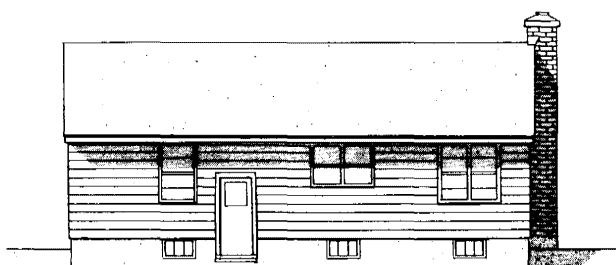
FRONT



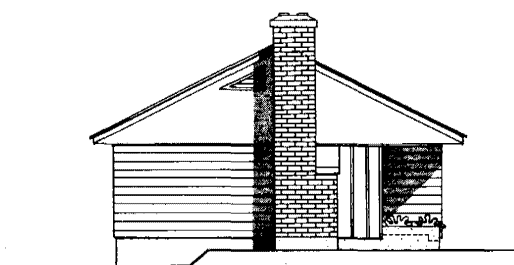
RIGHT



AREA: 912 square feet



BACK

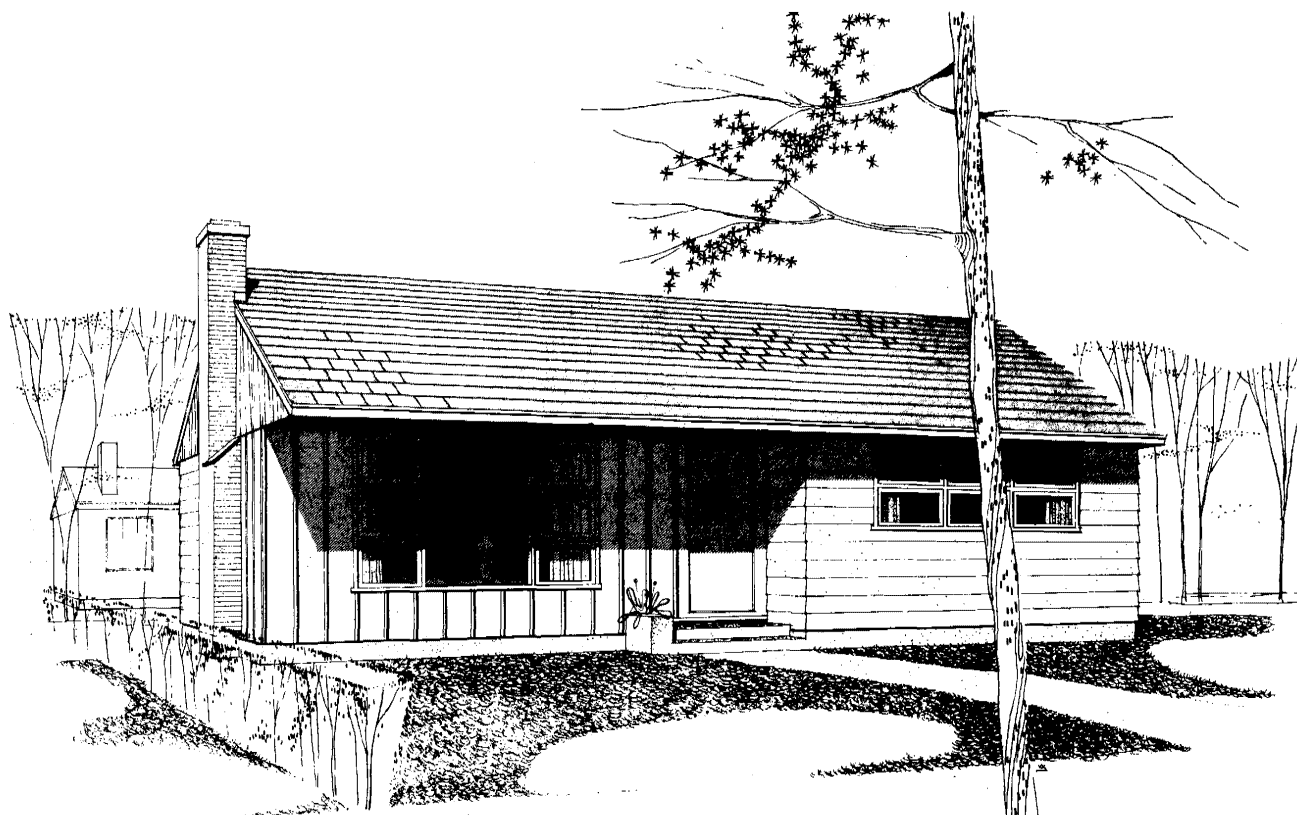


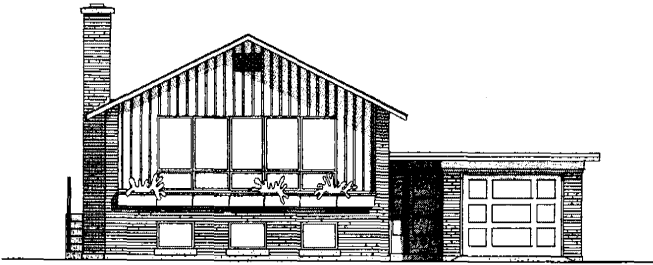
LEFT

The principal plan characteristic of this house is the arrangement of the hall which separates the bedrooms from the living room and kitchen. In a small house this gives privacy and isolates noise. There is maximum privacy from neighbours because all main windows look out on the front or the back. The basement, which is only 8 steps down from the rear entrance, has a cold storage cupboard and clear areas that could be used for workshop and playroom space. The best orientation of this house is to have the fireplace wall facing north.

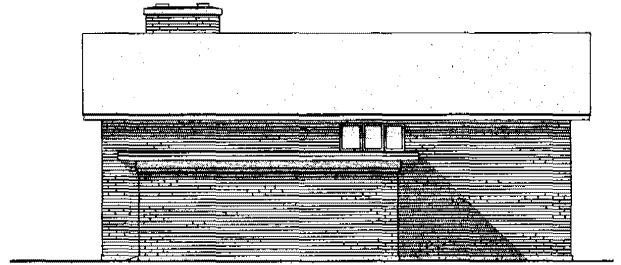
DESIGN 124

architect: M. G. DIXON, Ottawa, Ont.

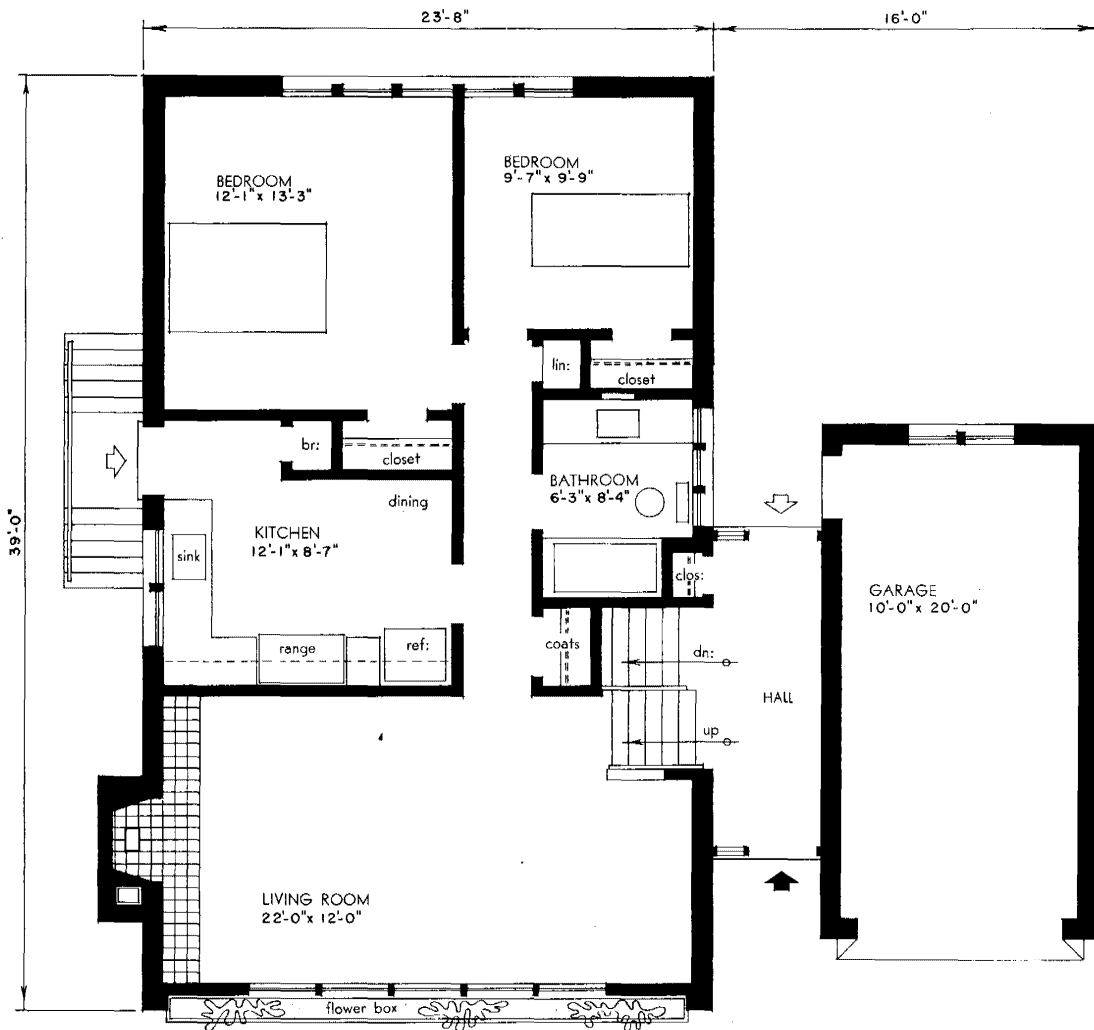




FRONT



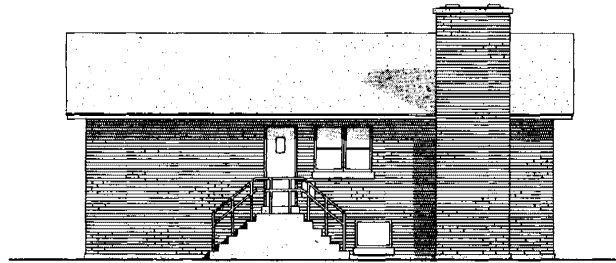
RIGHT



AREA: 993 square feet (excluding garage).



BACK

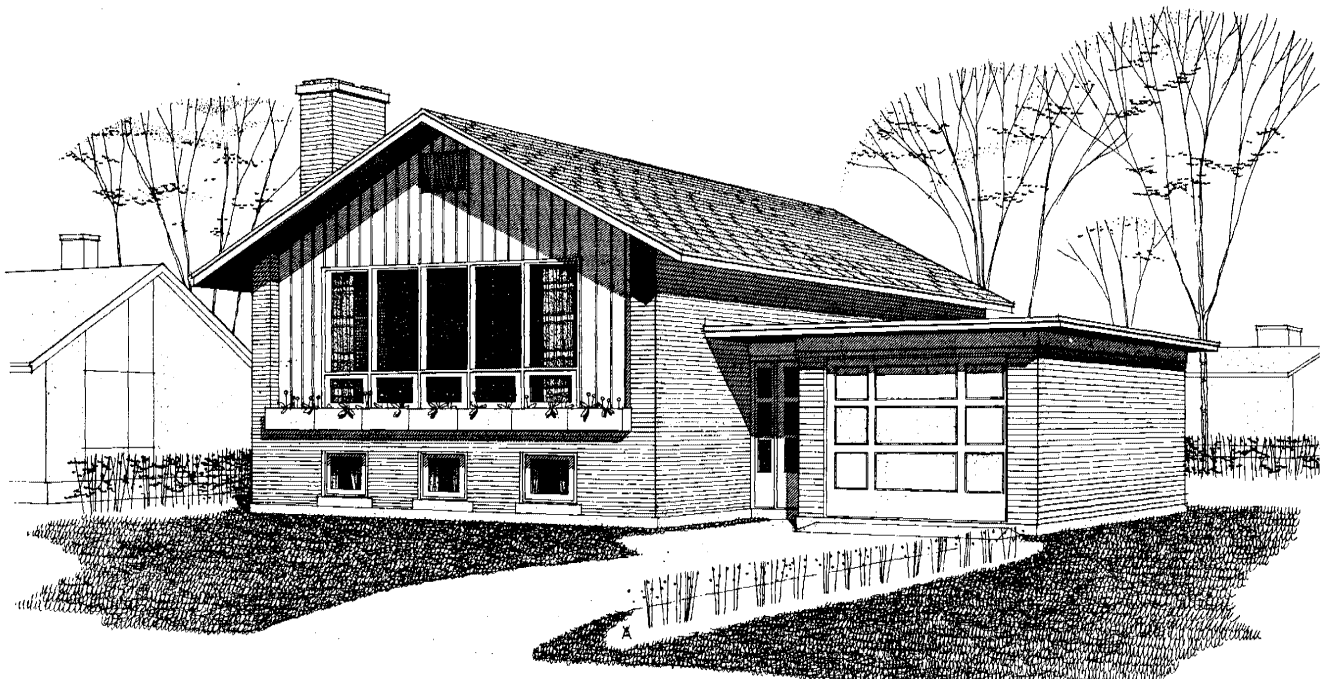


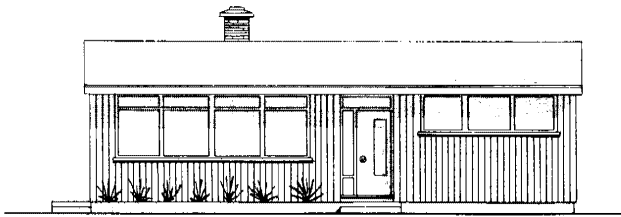
LEFT

With its gable end facing the street, this two bedroom bungalow is lifted out of the ground in order to give the basement good window light. There is a large interesting entrance hall with steps leading up to the living areas. The living room is well shaped and has a fireplace. Circulation areas are kept at a minimum. The basement is divided into furnace, laundry, hobby and games rooms. This design which includes an attached garage will fit on a standard lot. Living room windows should face in a southerly direction.

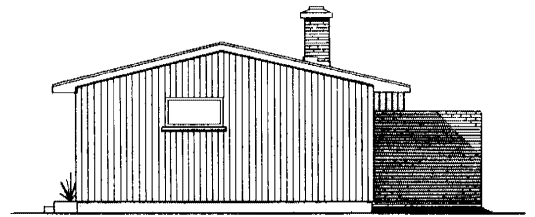
DESIGN 125

architect: F. R. BARNES, Toronto, Ont.

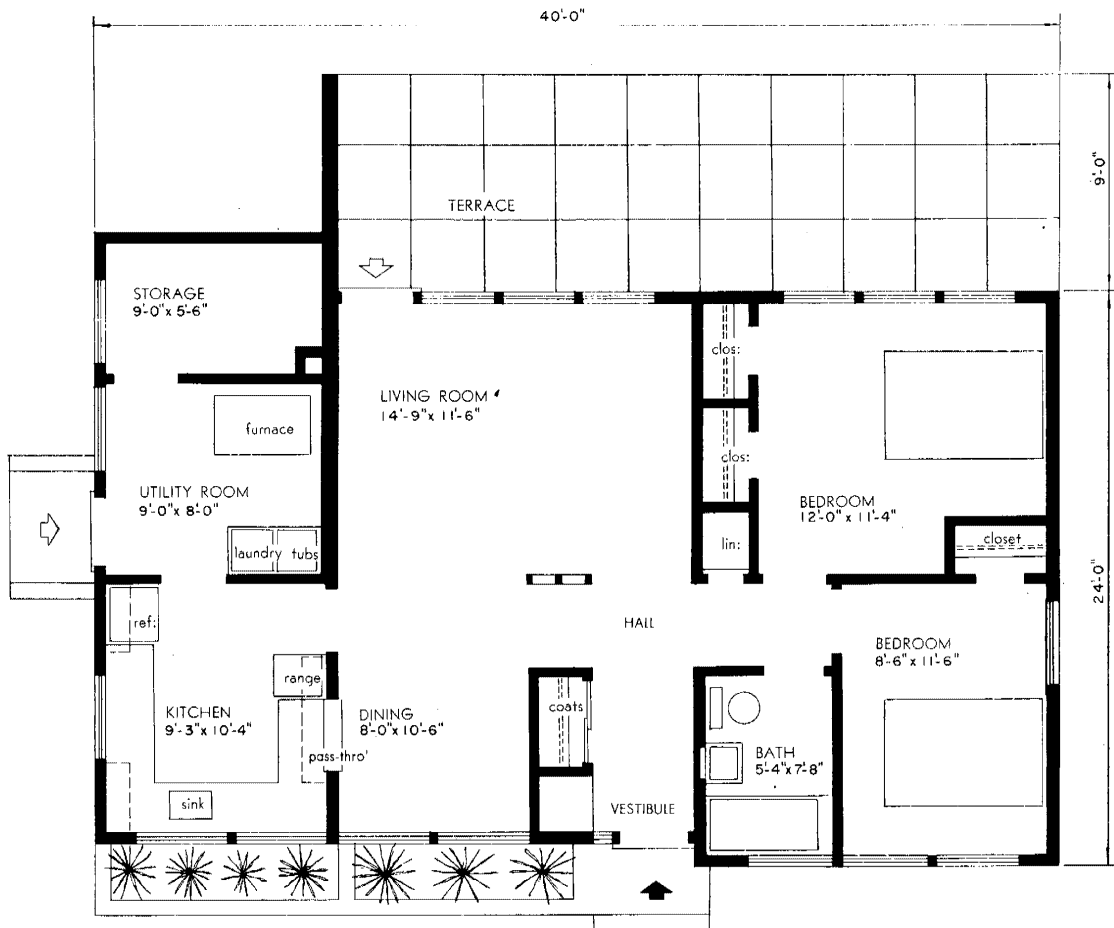




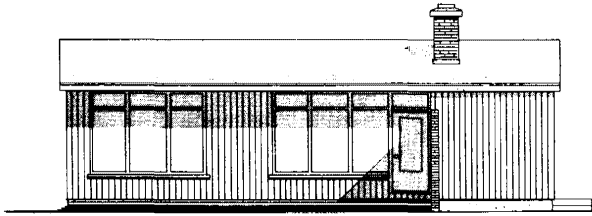
FRONT



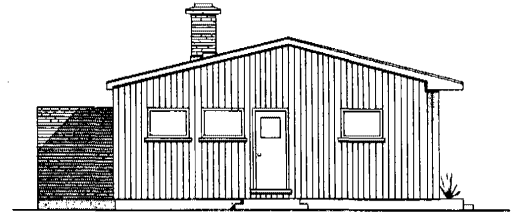
RIGHT



AREA: 960 square feet.



BACK

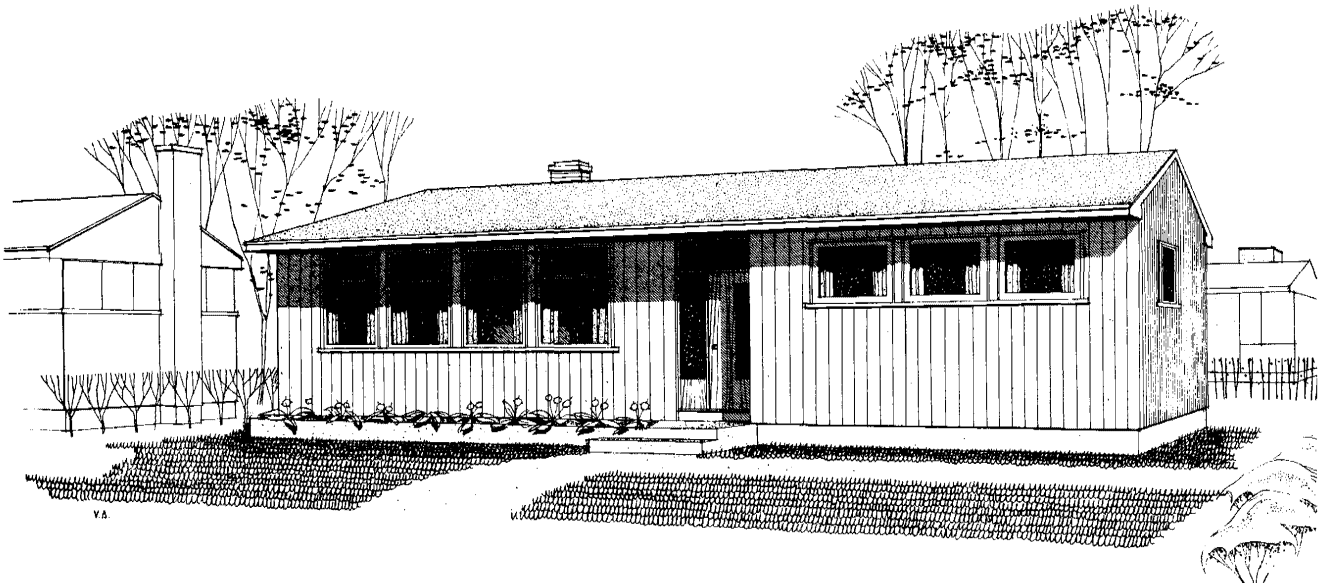


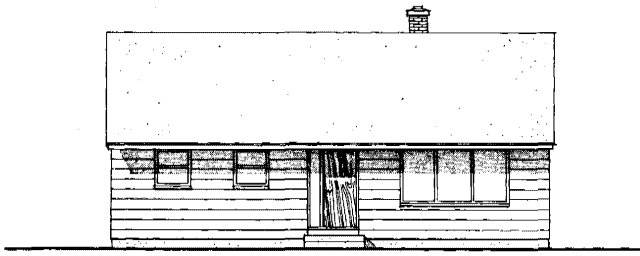
LEFT

The open planning of this house will make it appear larger inside than it is. The good sized entrance hall, the openness of the living room, its large windows, the door to the terrace and the raised living room ceiling all contribute towards this characteristic. The working, living and sleeping areas are well separated. In spite of the open planning the dining space is segregated. The living room with its garden terrace should face south.

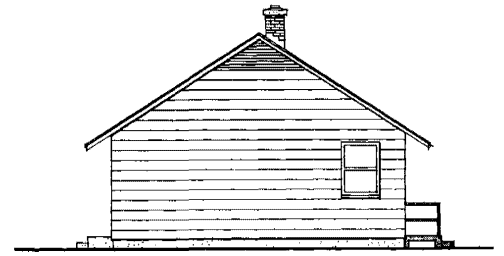
DESIGN 130

architect: K. R. D. PRATT, St-Vital, Man.

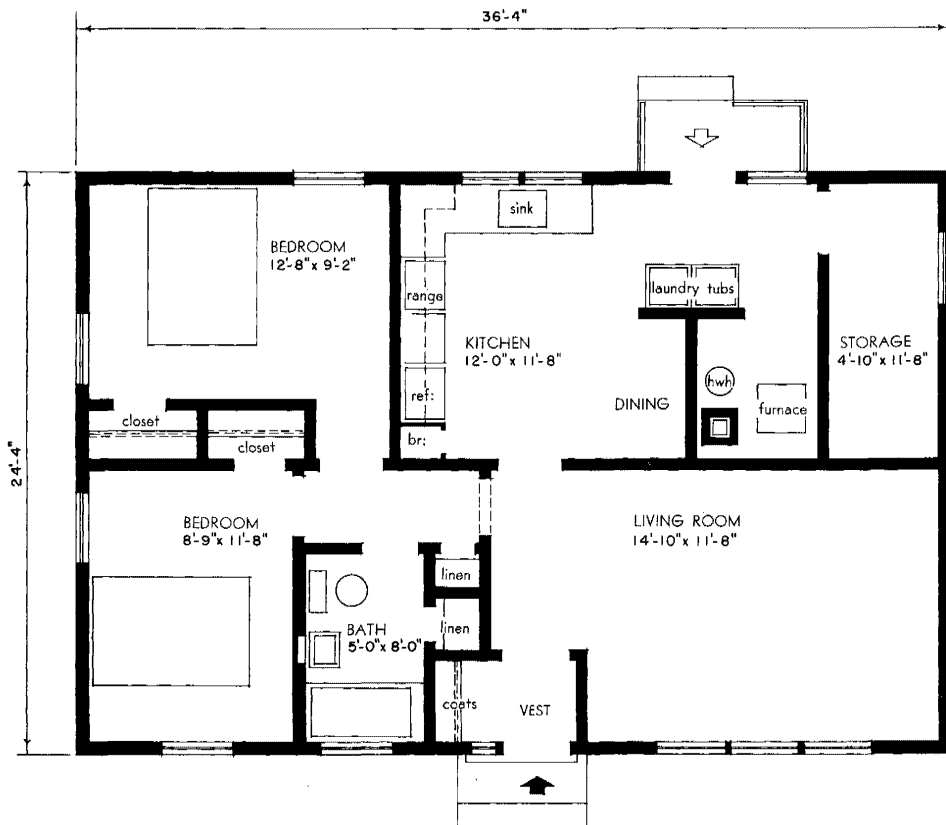




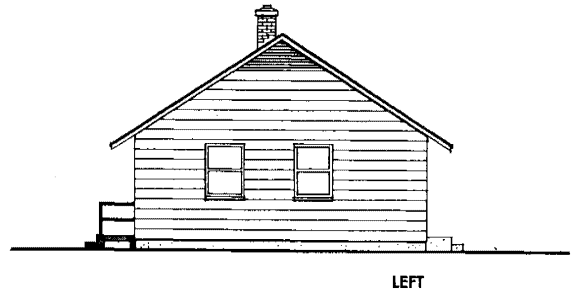
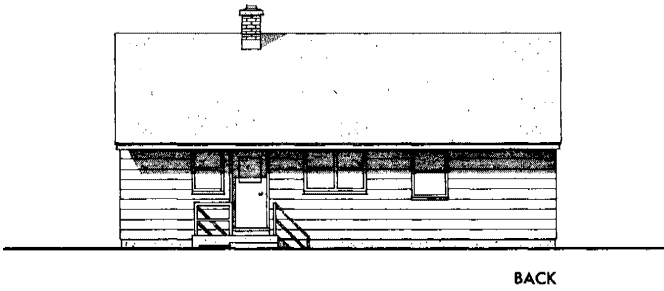
FRONT



RIGHT



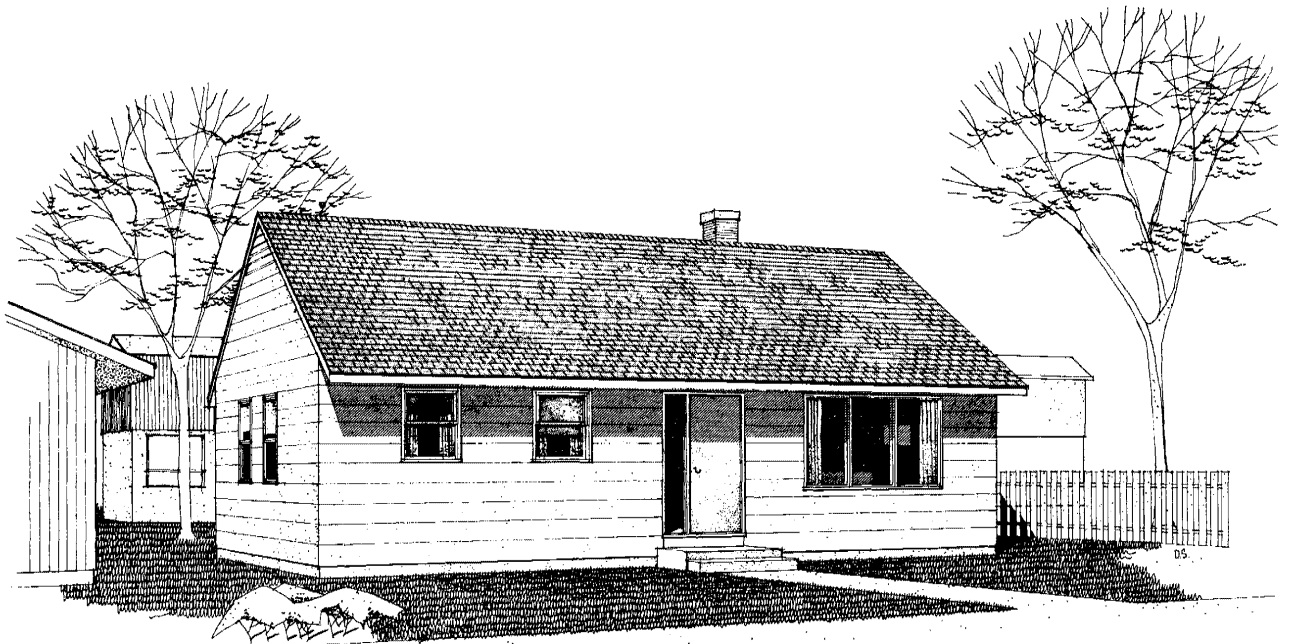
AREA: 885 square feet

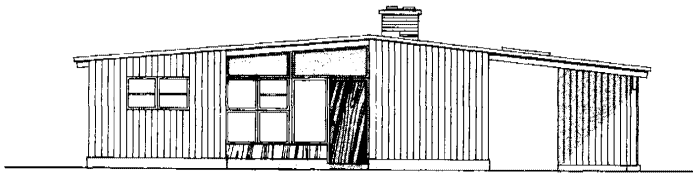


This is a small basementless bungalow. Hall space has been reduced to the minimum so as to gain the greatest amount of area for living and sleeping. There is dining space in the kitchen, a separate utility area and storage room. Additional storage is available under the roof with access by a disappearing stair.

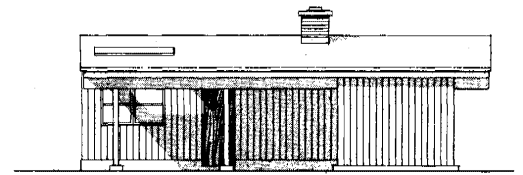
DESIGN 133

designed by: CENTRAL MORTGAGE &
HOUSING CORPORATION

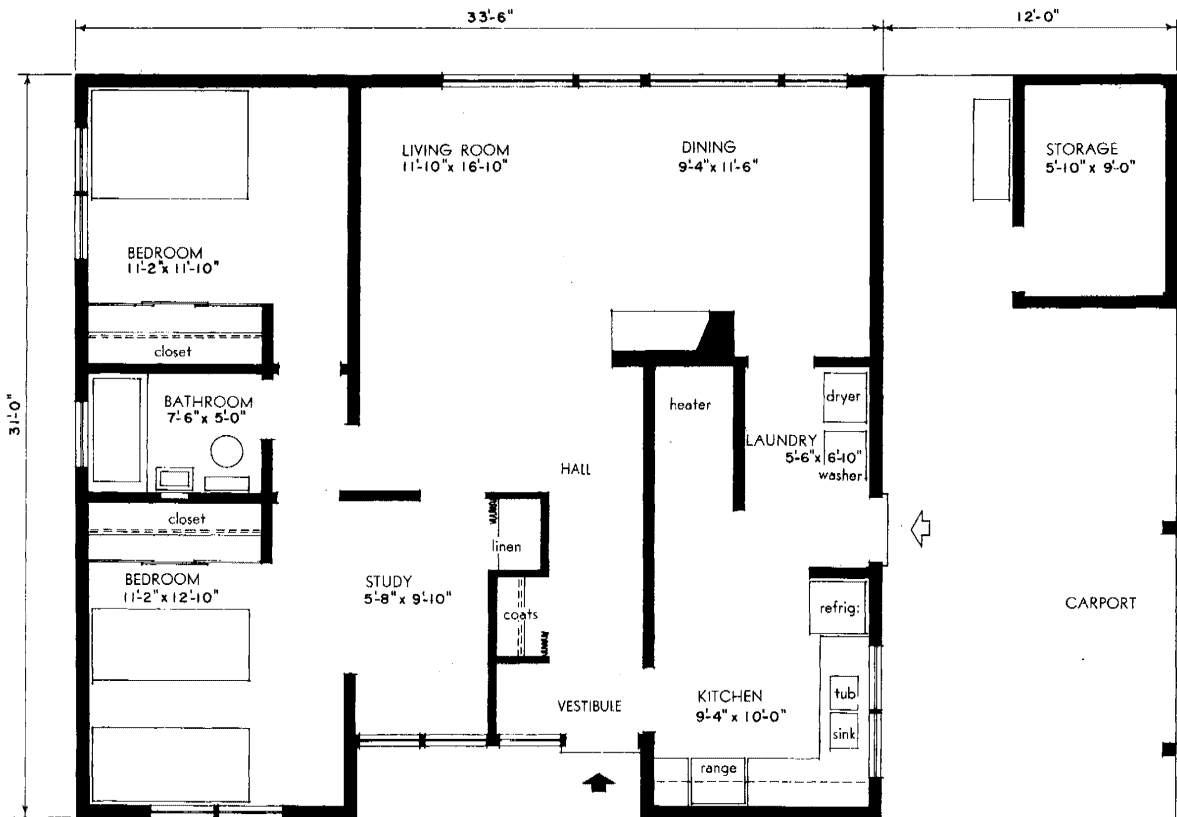




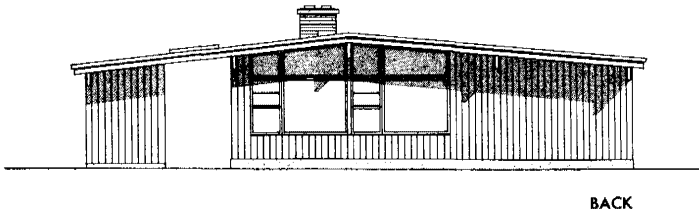
FRONT



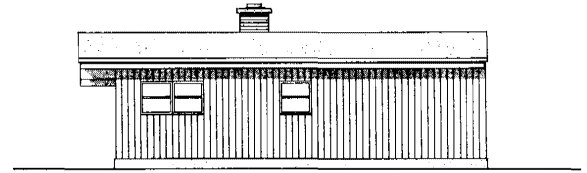
RIGHT



AREA: 1,039 square feet (excluding carport and outside storage).



BACK



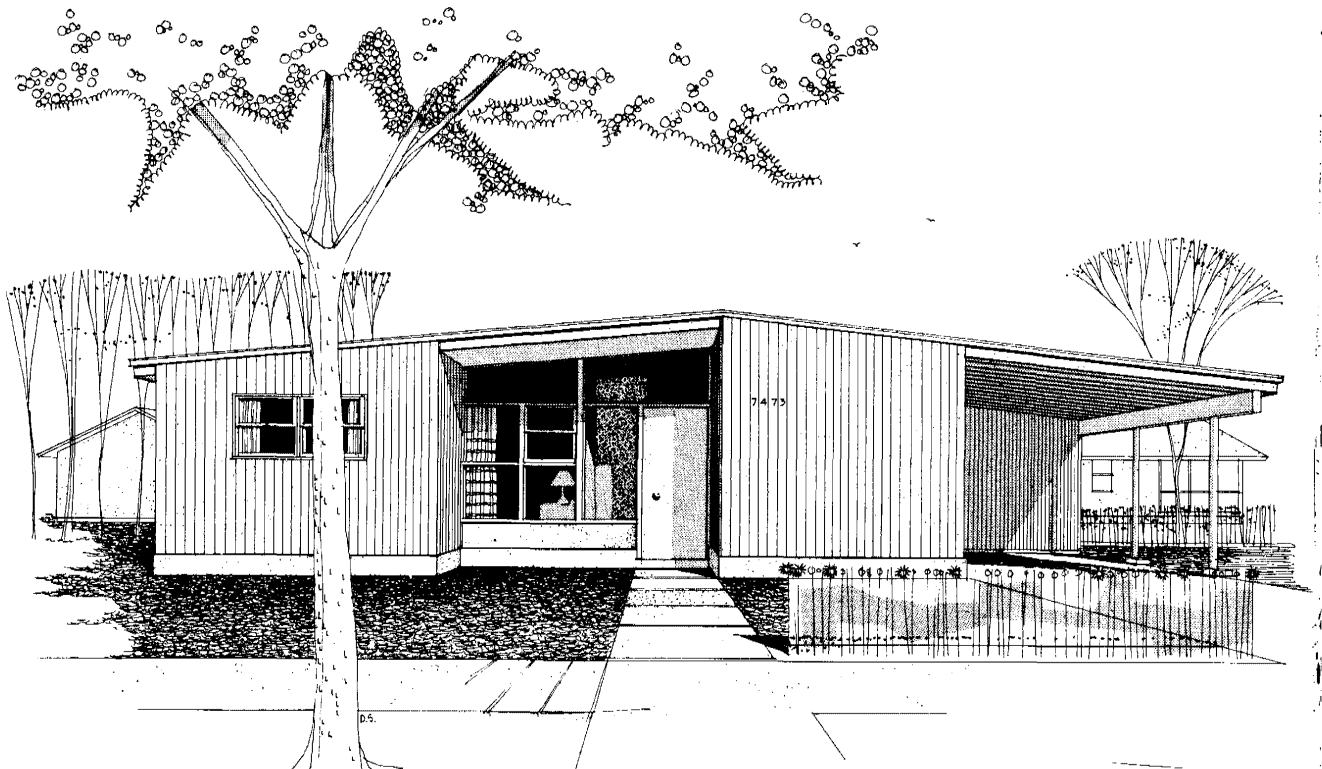
LEFT

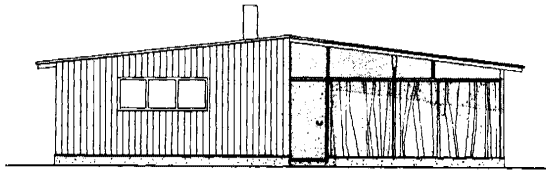
This basementless house on a concrete slab is designed so that the combined living and dining rooms take advantage of the back garden. A southerly exposure for these rooms would be best. Points to note are the high ceilings following the roof slope which will make the rooms seem larger than they are; the living room fireplace; the addition of the study area off the main bedroom; the compactness of hall space; dining in the kitchen; the integration of the carport into the house plan, and that the roof protects all exterior doors.

DESIGN 136

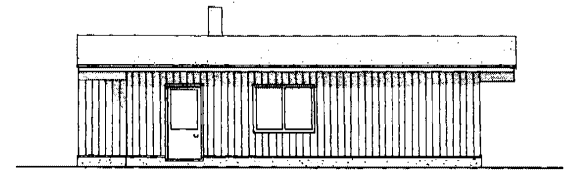
designer: ALAN HANNA, Regina, Sask.

architect: J. VARRO, Regina, Sask.

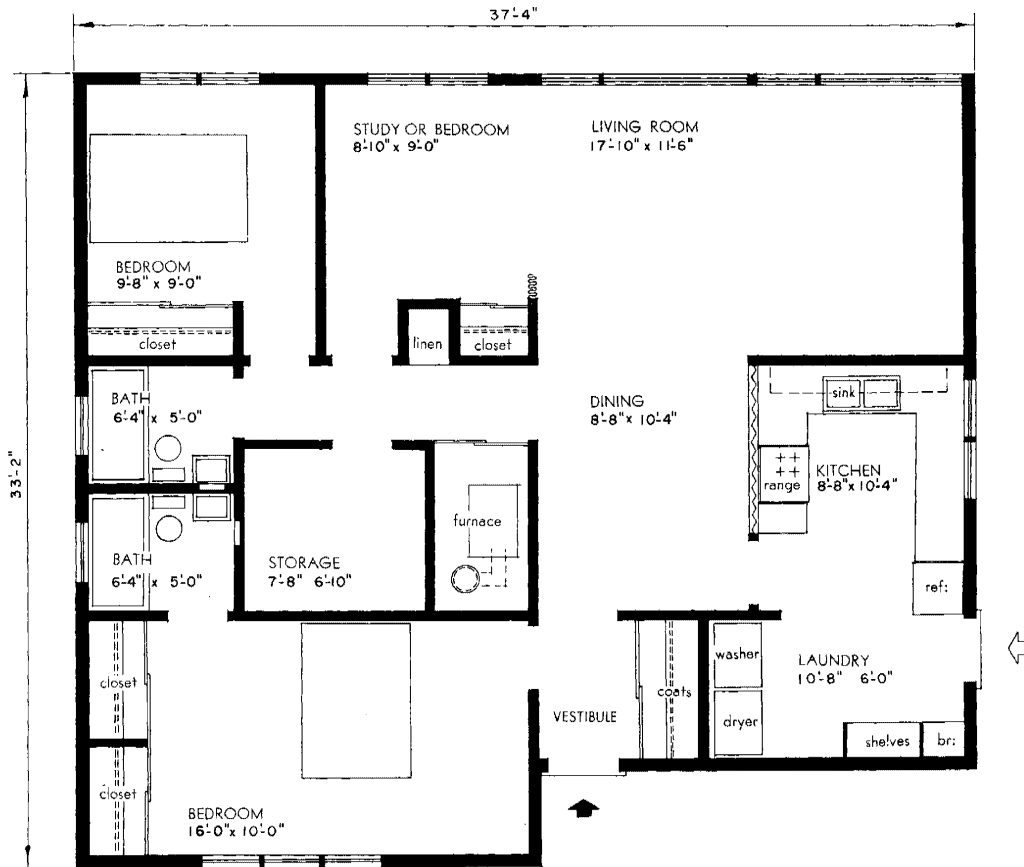




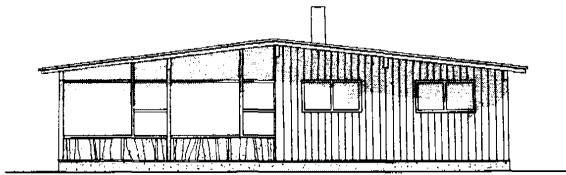
FRONT



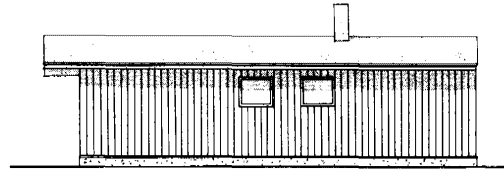
RIGHT



AREA: 1,166 square feet.



BACK



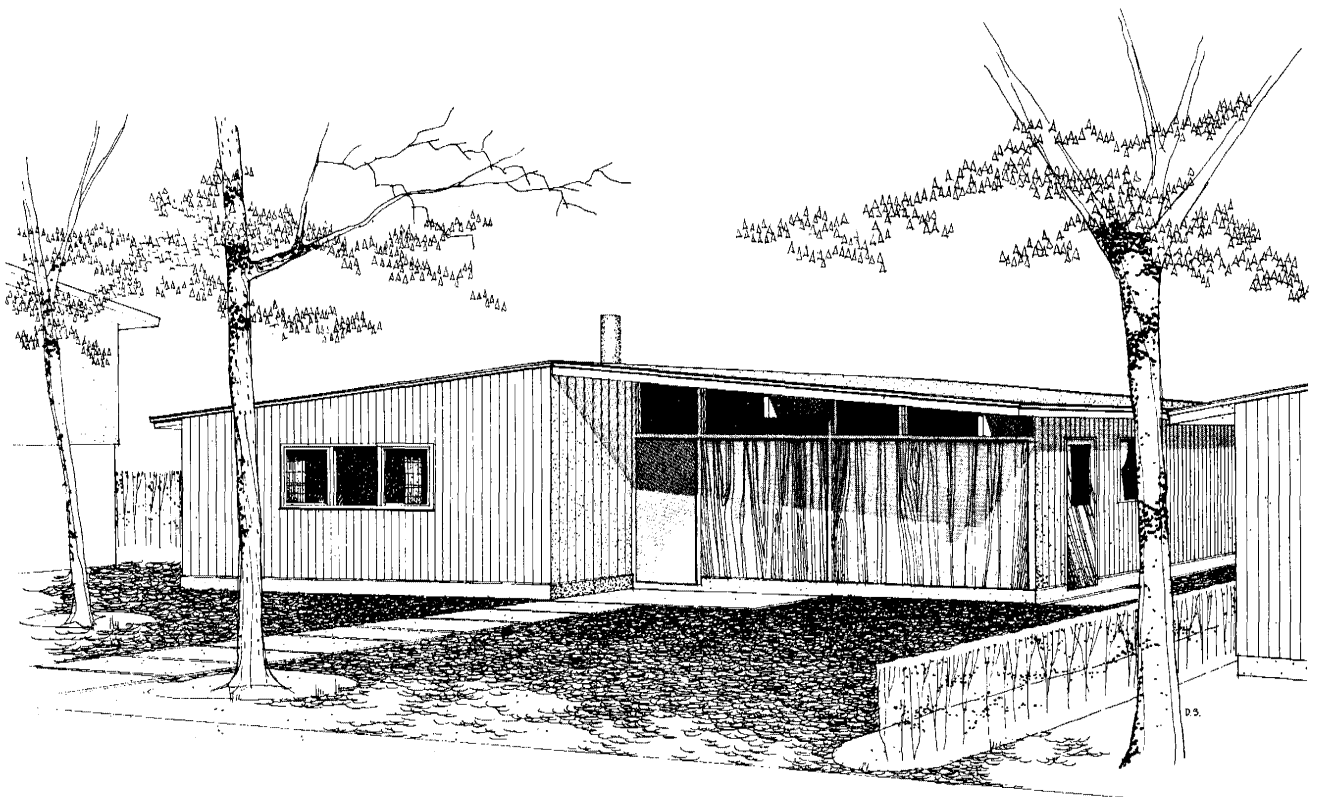
LEFT

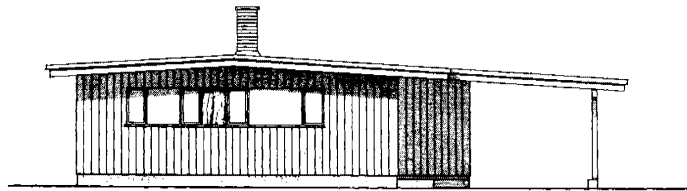
This basementless house on a concrete slab has as its main plan characteristics the segregation of master bedroom and its bathroom and the possible use of the study as a third bedroom. Through the house the ceilings follow the roof slope. The living room should face in a south or south-easterly direction and overlook the back garden.

DESIGN 137

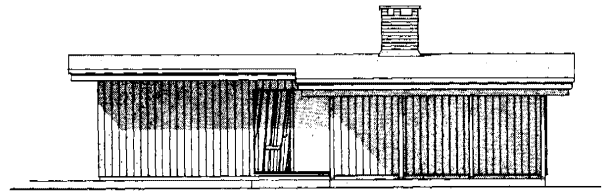
designer: ALAN HANNA, Regina, Sask.

architect: J. VARRO, Regina, Sask.

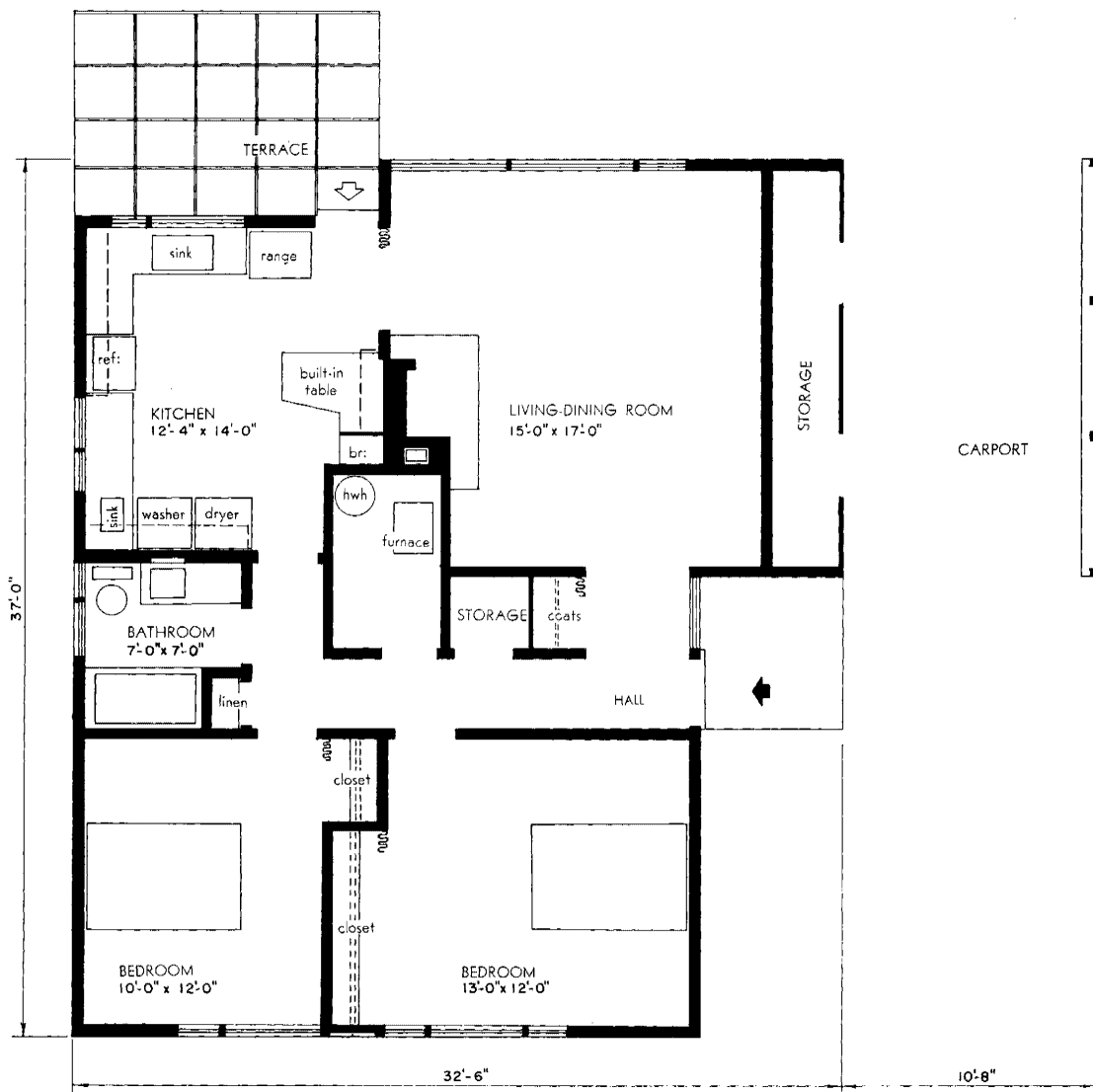




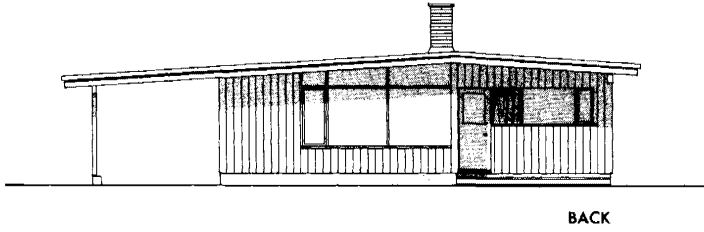
FRONT



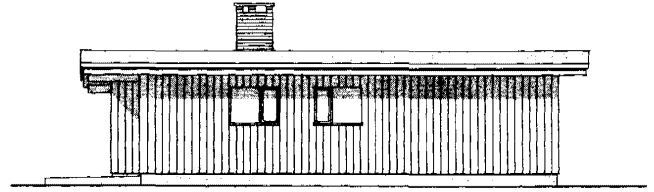
RIGHT



AREA: 1,004 square feet (excluding carport and outside storage).



BACK

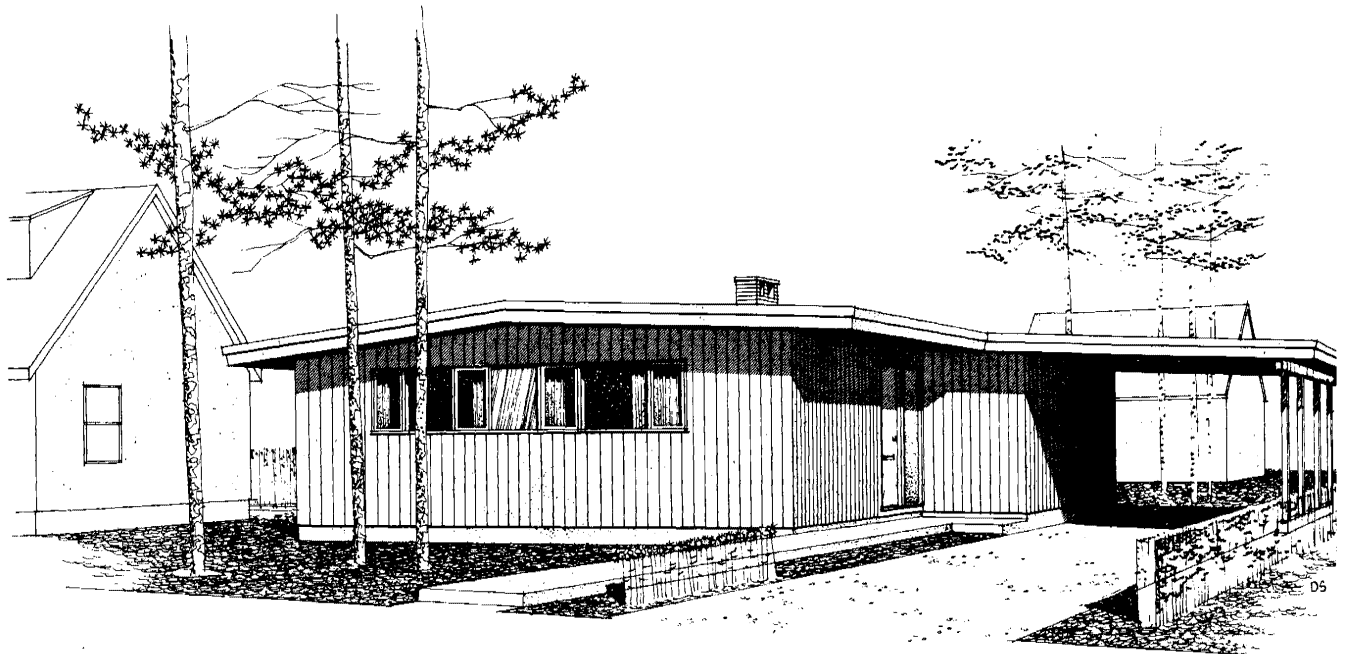


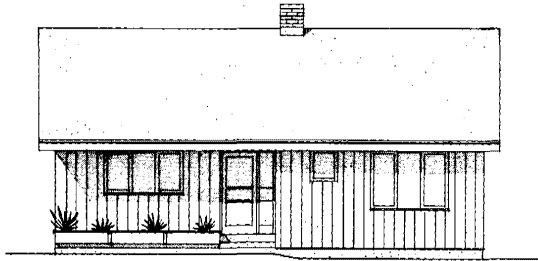
LEFT

This house has the living and working area on the garden side with the sleeping area on the street side. The garden side of the house would be best facing south. It is so designed that kitchen, dining area or terrace may be used for meals. It is a basementless design and has an attached carport.

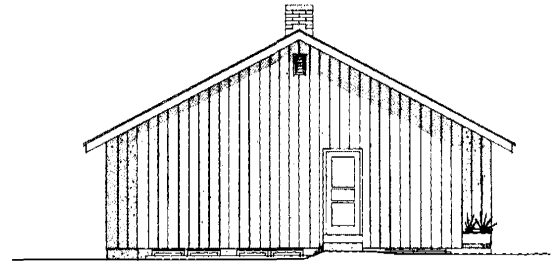
DESIGN 138

architect: DONALD M. MANNING,
North Vancouver, B.C.

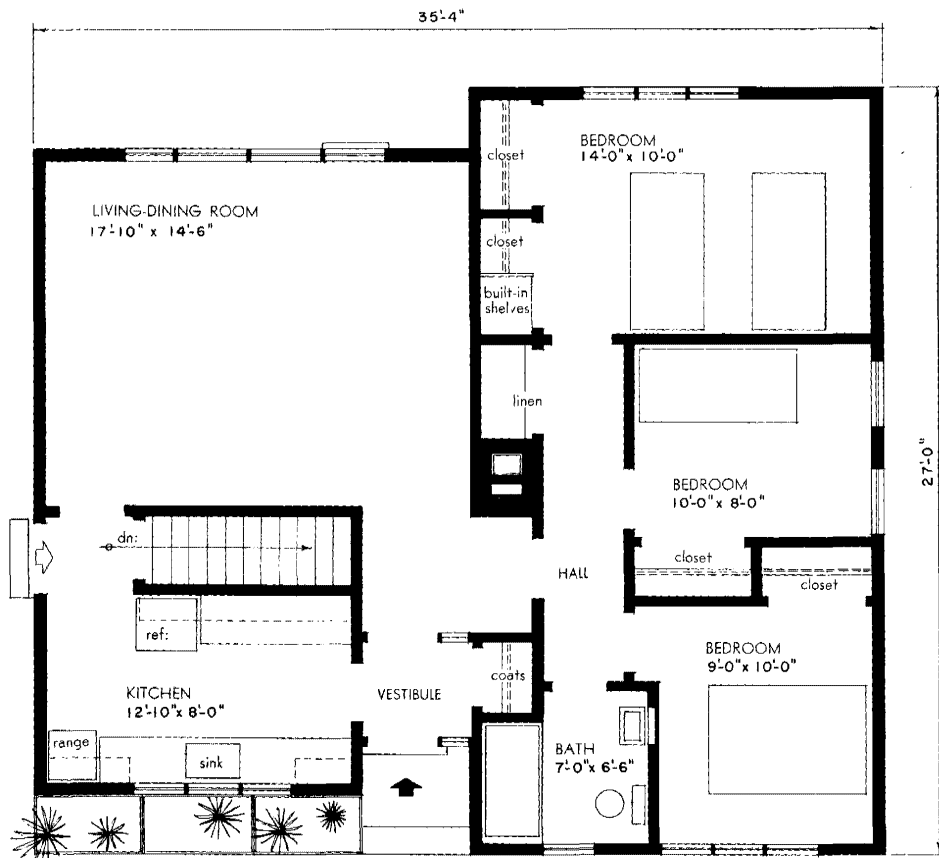




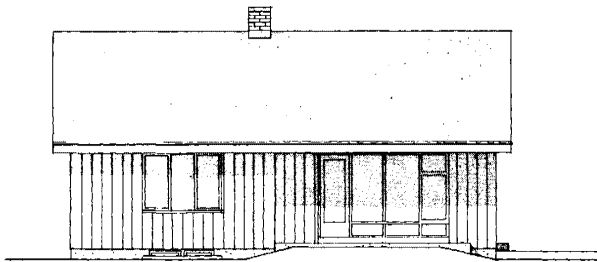
FRONT



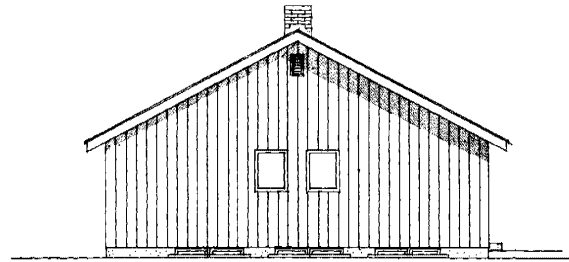
LEFT



AREA: 1,039 square feet.



BACK

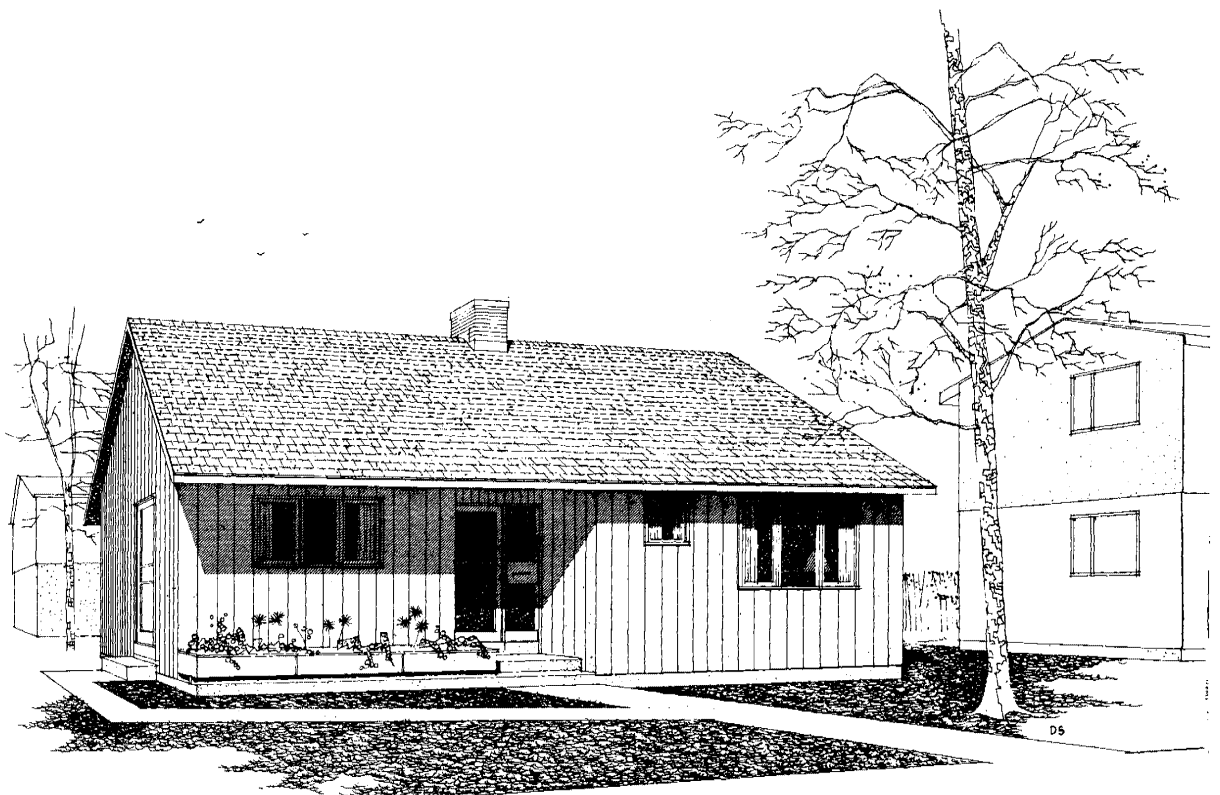


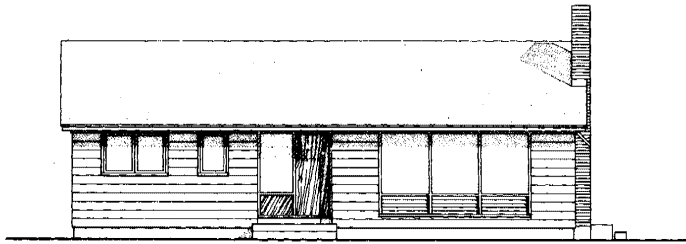
RIGHT

There is good separation between the living and sleeping areas of this three bedroom bungalow. The kitchen overlooks the street and is easily accessible from both front and side doors. The living-dining room has a sloping ceiling and large windows overlooking the garden. A door leads out into the garden. The front door is inset thereby giving protection from bad weather. The front of the house should face north.

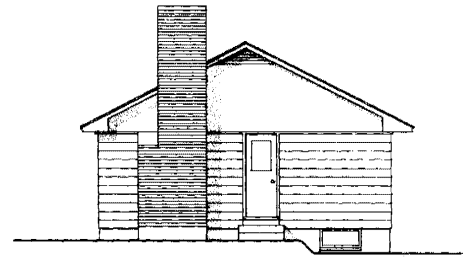
DESIGN 218

architect: HENRY FLIESS, Toronto, Ont.

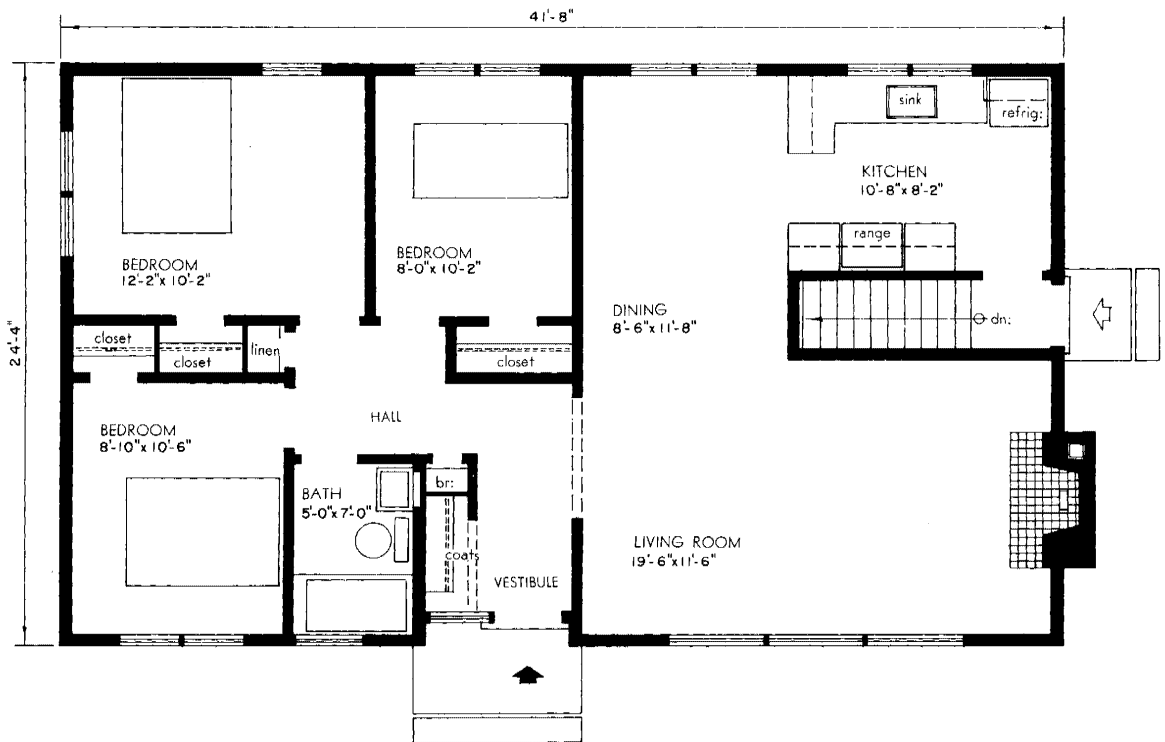




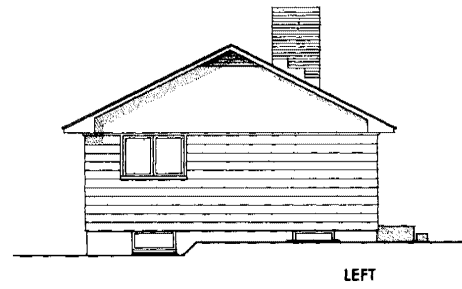
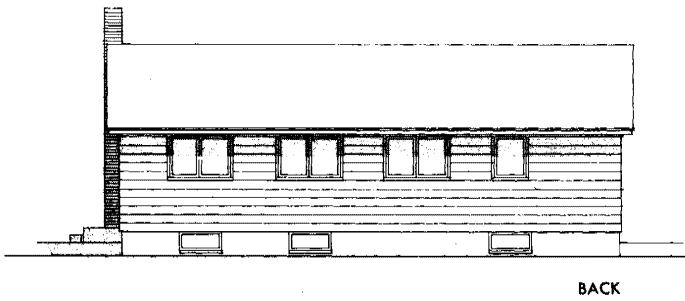
FRONT



RIGHT



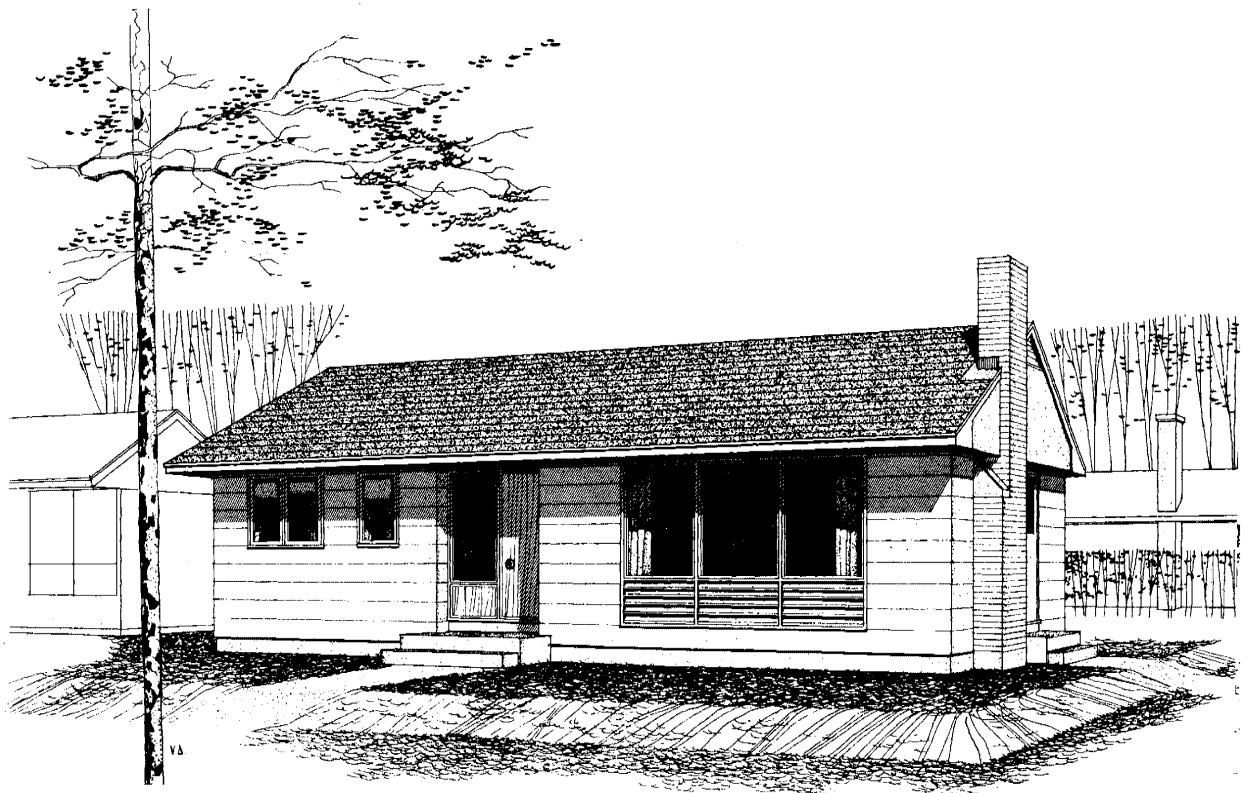
AREA: 1,013 square feet.



Kitchen, dining and living rooms are open to one another in this three bedroom bungalow. Laundry and heating are grouped in the basement around the stairs underneath the living room and kitchen areas so that the rest of the basement is quite clear to be partitioned as desired. The combined living-dining room with windows looking both to the garden and the street make each of these well defined rooms appear to be bigger than they are.

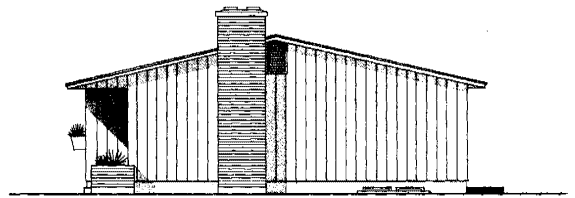
DESIGN 231

designed by: CENTRAL MORTGAGE &
HOUSING CORPORATION

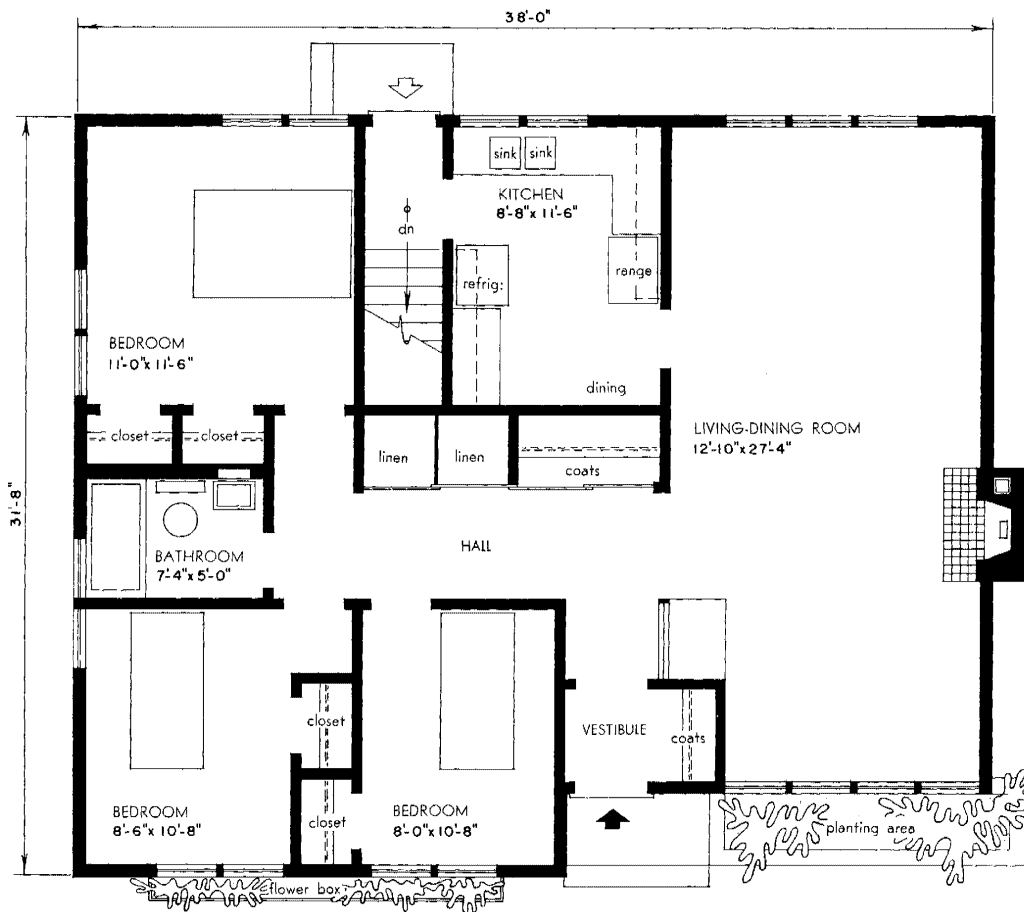




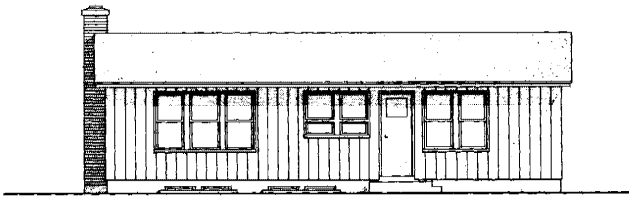
FRONT



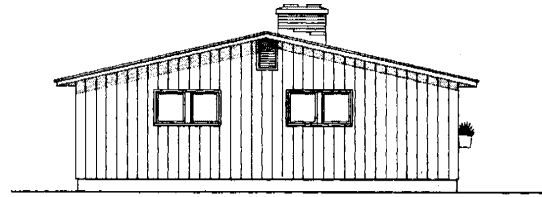
RIGHT



AREA: 1,142 square feet.



BACK

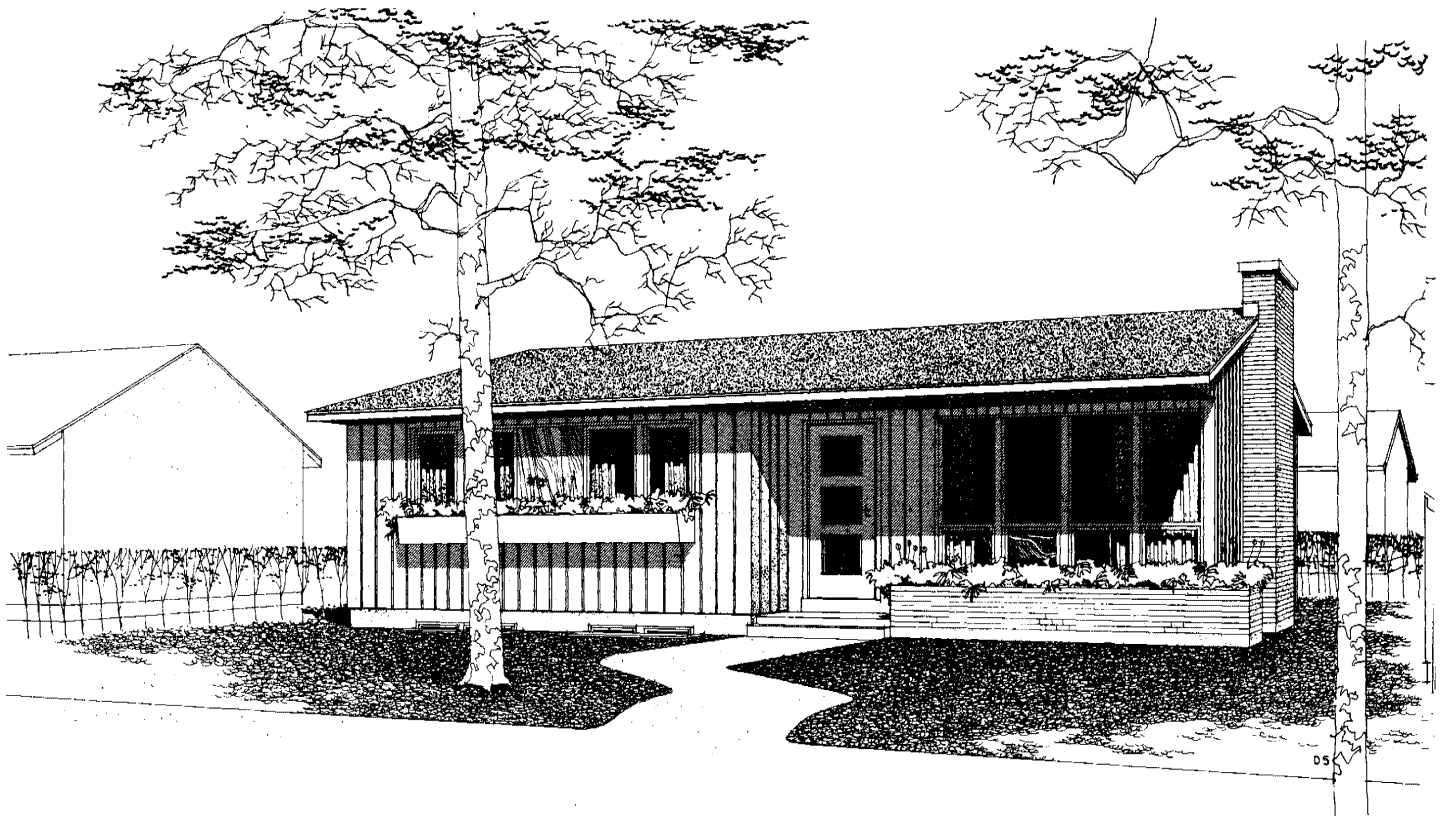


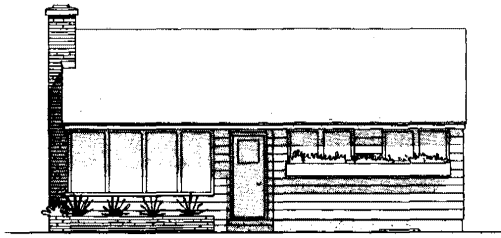
LEFT

This three bedroom frame bungalow has an unusually large combined living-dining room which runs from the front to the back of the house and has large windows at either end and a fireplace. Access from the back door to the basement is direct. A future games room could be added in the basement. Best orientation would be to have the gable wall with the chimney facing the south.

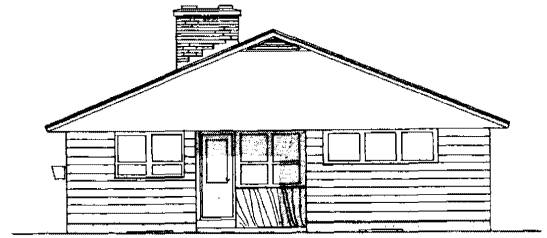
DESIGN 232

architect: ROY SELLORS, Winnipeg, Man.

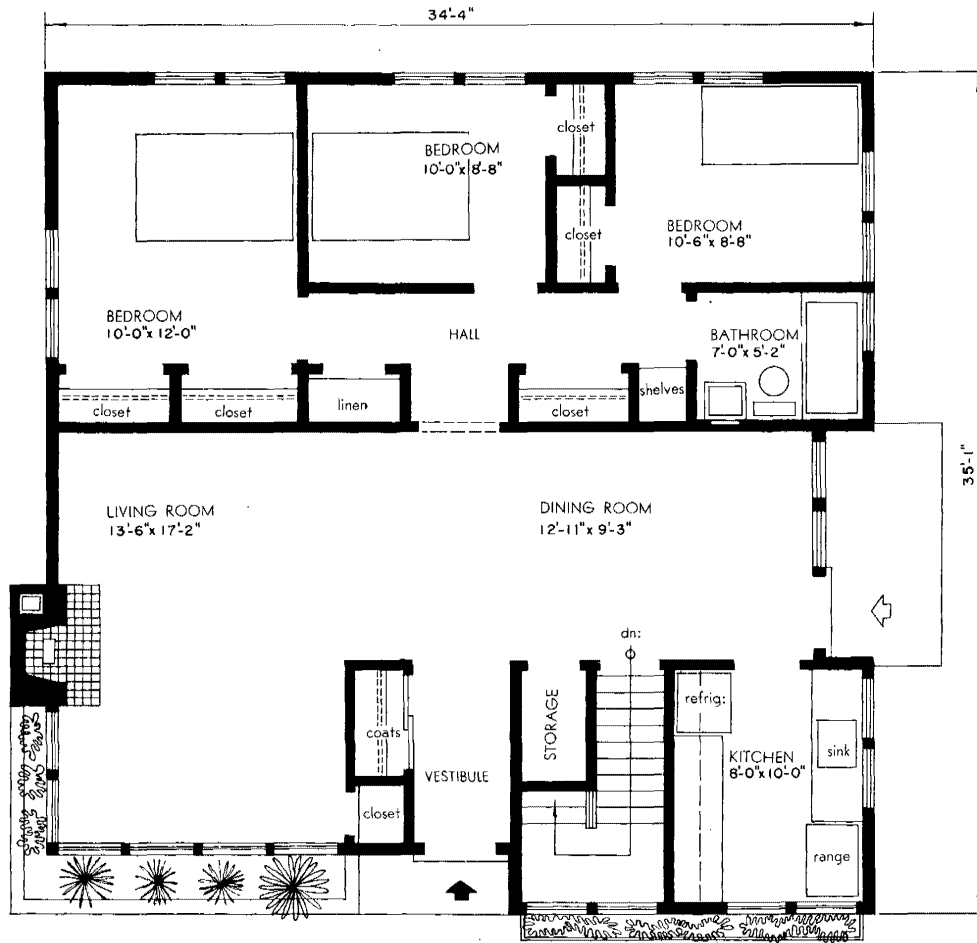




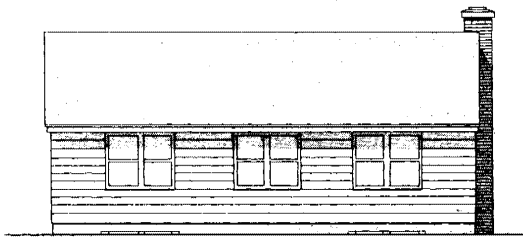
FRONT



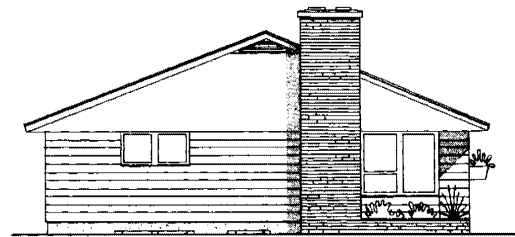
RIGHT



AREA: 1,156 square feet.



BACK

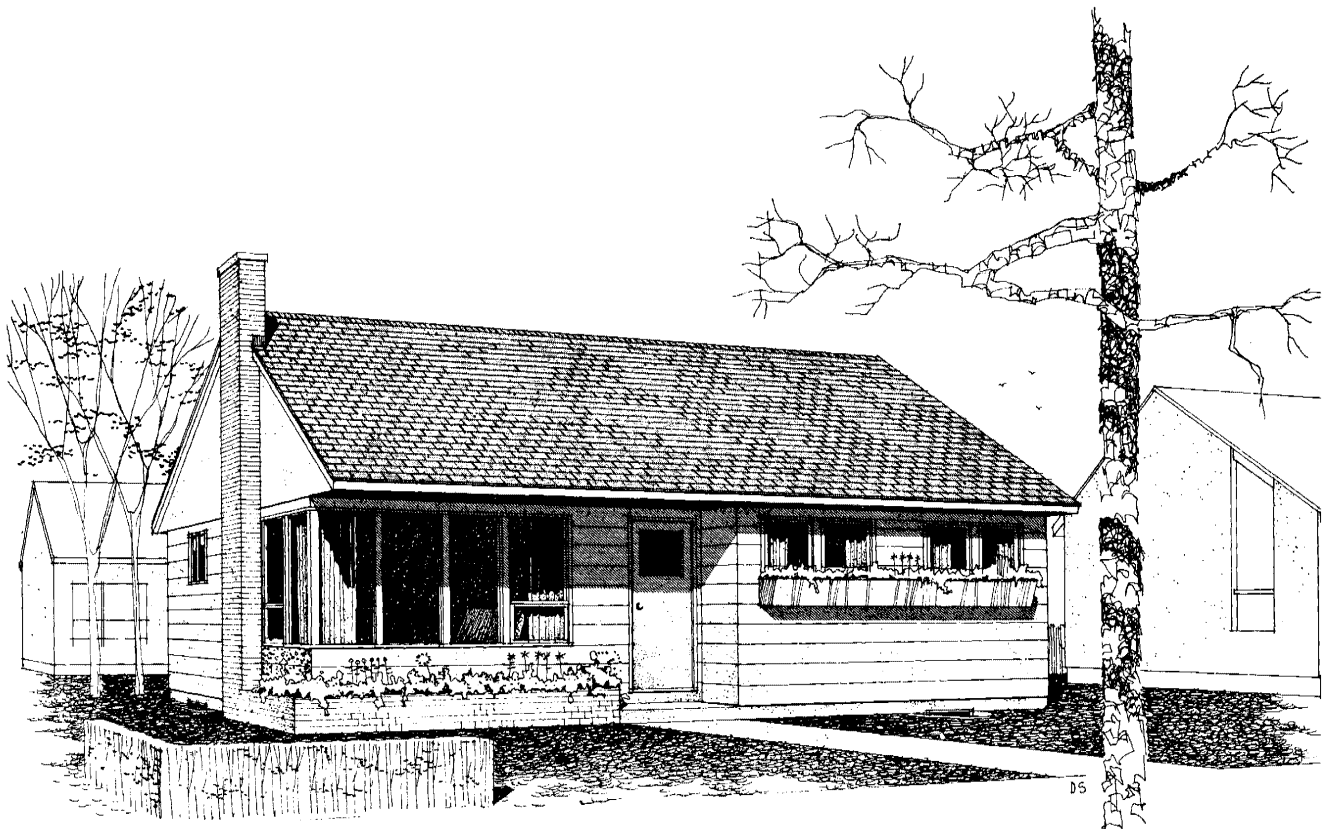


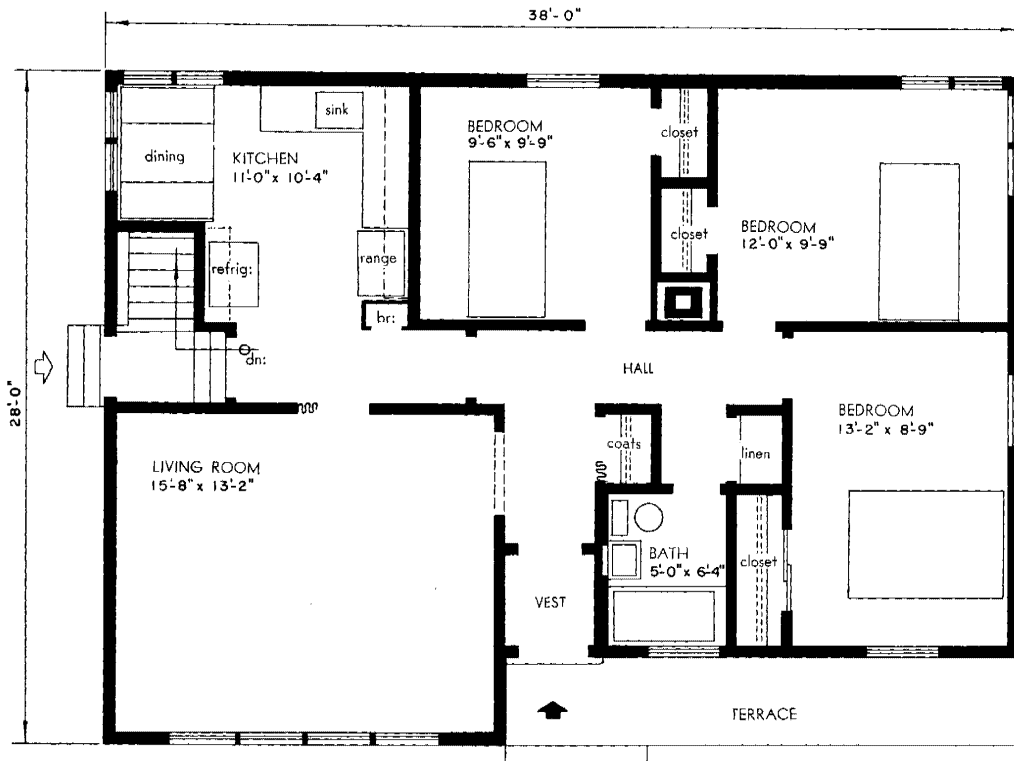
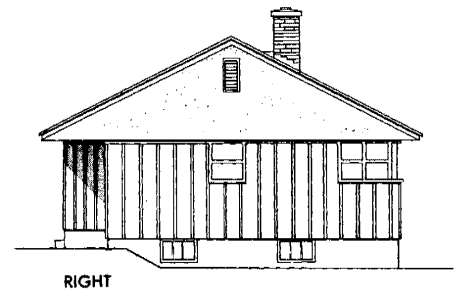
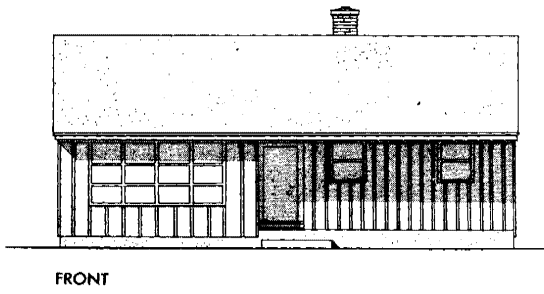
LEFT

The bedroom area is at the back of this house and its segregation is helped by closets between it and the living area. The arrangement of the living-dining areas gives a large open space. The kitchen is compact and allows supervision of children playing either in the dining room or out on the street. In addition there is ample room in the basement for a play room.

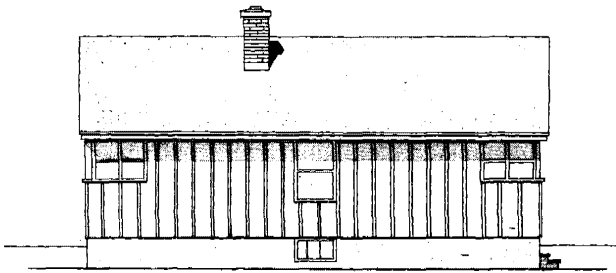
DESIGN 233

architect: ROY SELLORS, Winnipeg, Man.

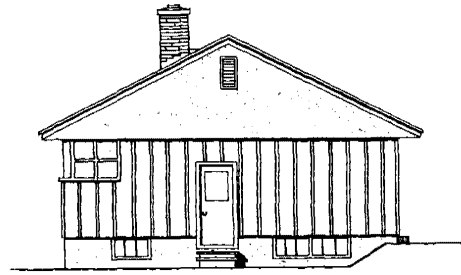




AREA: 985 square feet.



BACK

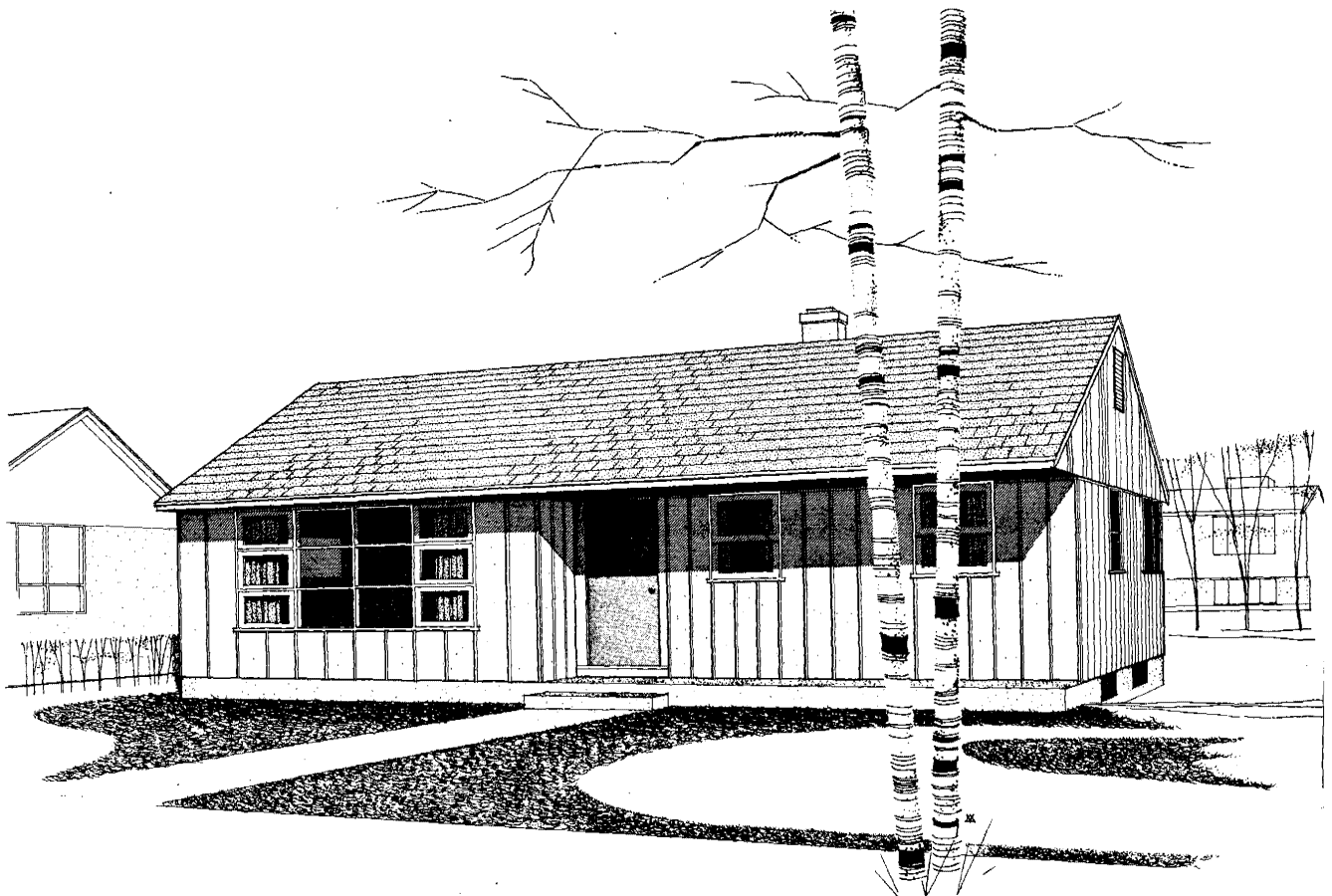


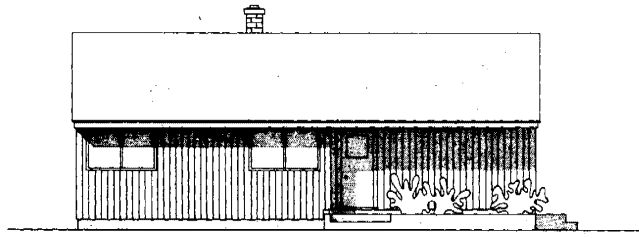
LEFT

There is a distinct division of sleeping and living areas in this house. The door from the hall to the kitchen discourages traffic in the living room. The kitchen has a built-in dining nook. The living room should face in a southerly direction.

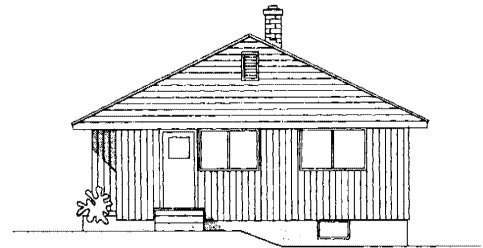
DESIGN 234

architect: M. G. DIXON, Ottawa, Ont.

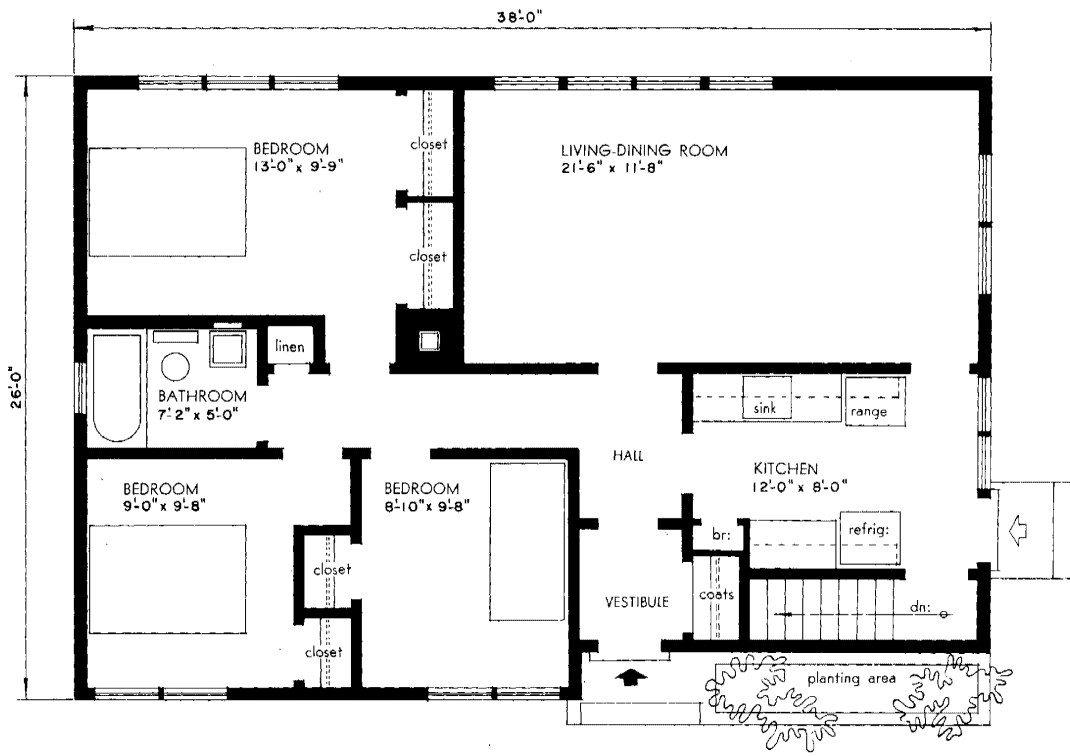




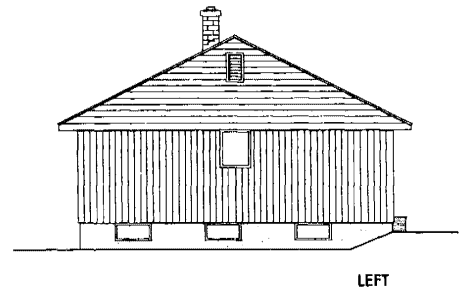
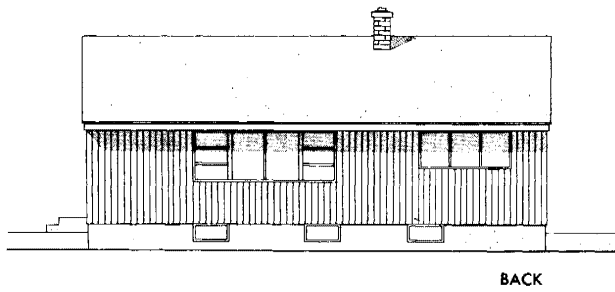
FRONT



RIGHT



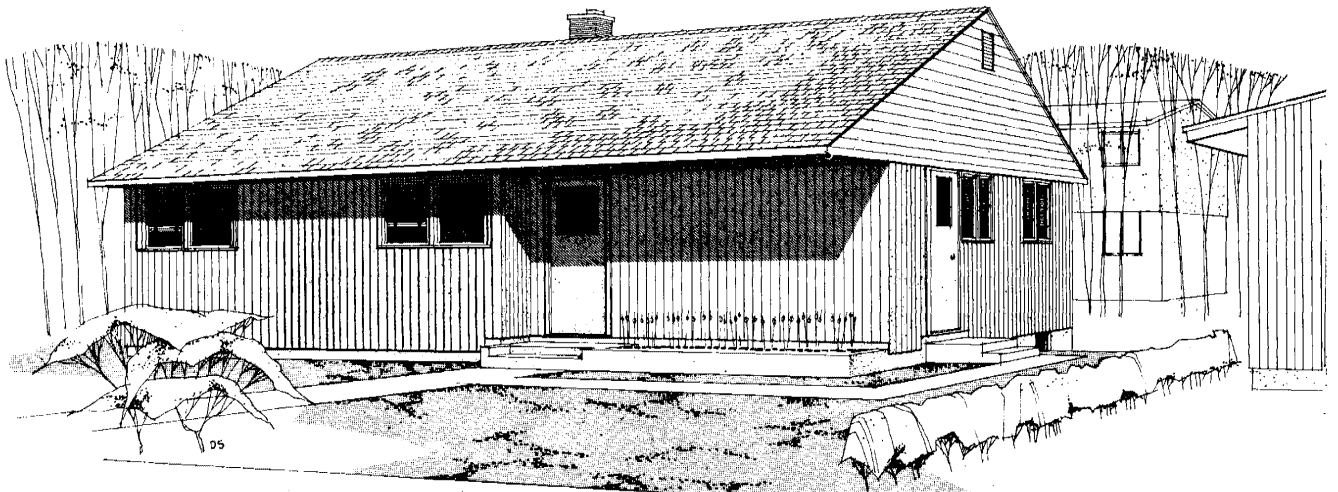
AREA: 954 square feet.

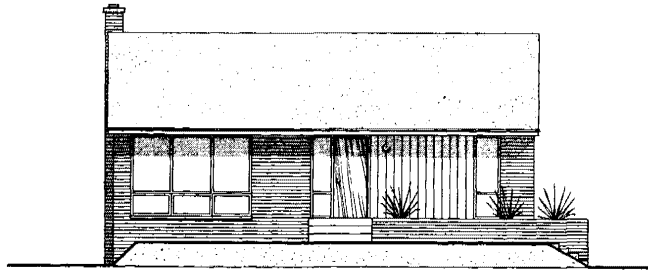


This is a small three bedroom frame house with a good sized combined living-dining room overlooking the garden. There is space in the basement for laundry, furnace, hobby and play rooms. The best orientation would be to have the kitchen door facing in a southerly direction.

DESIGN 241

architect: A. McPHALEN, Ottawa, Ont.

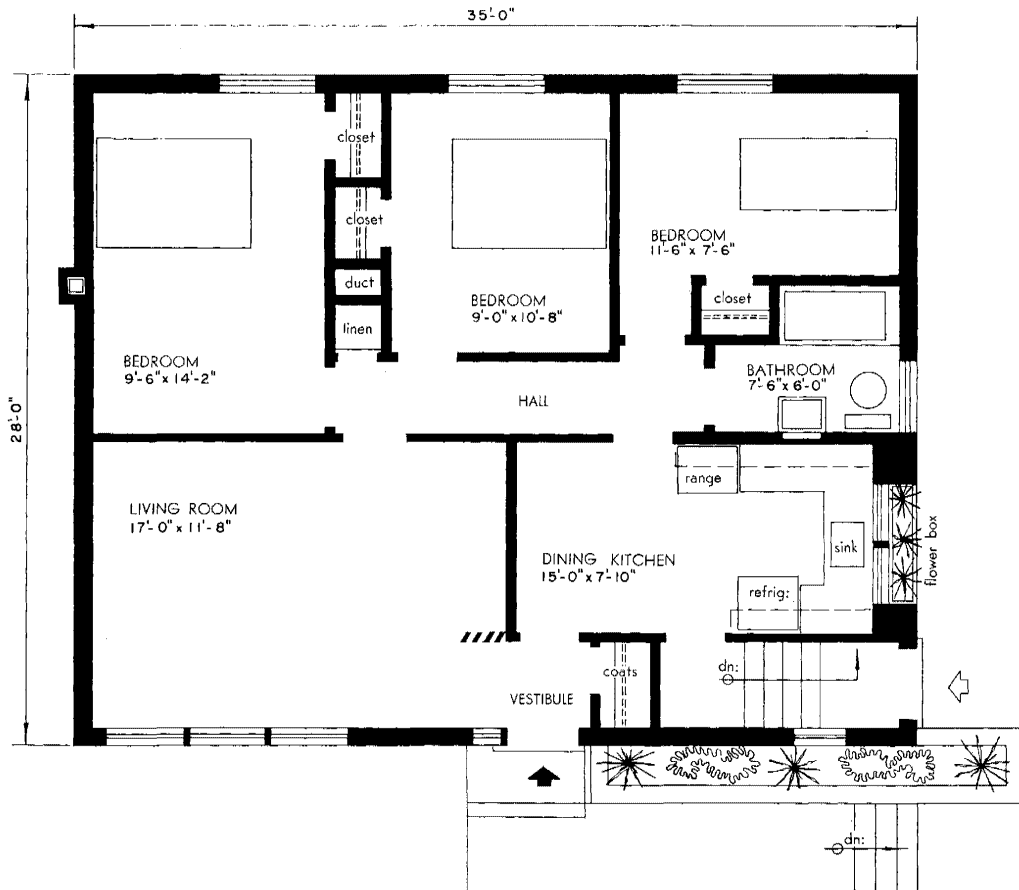




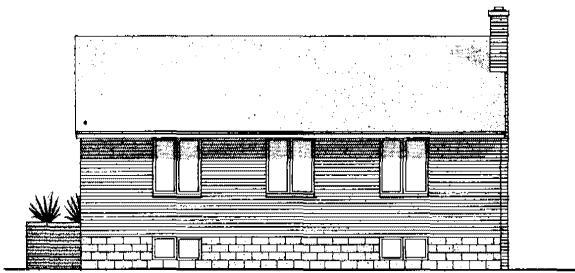
FRONT



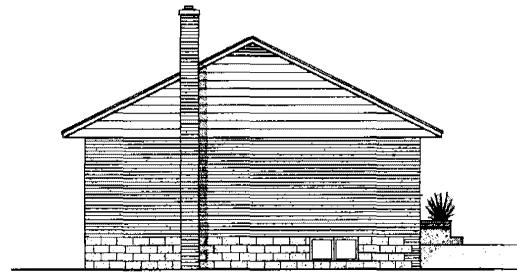
RIGHT



AREA: 980 square feet.



BACK



LEFT

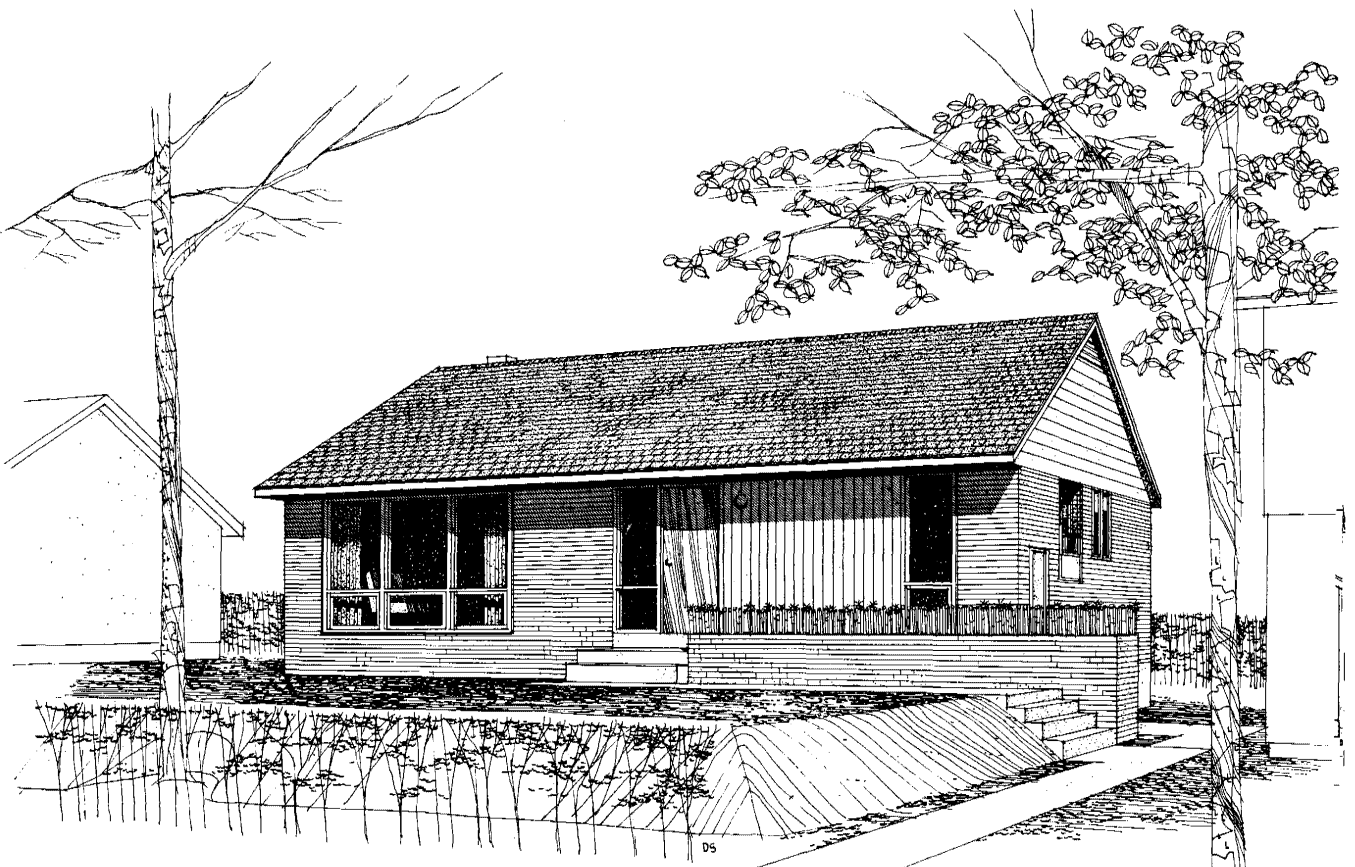
The bedrooms are at the back of this house and overlook the rear garden. These have direct access to the kitchen. Space for eating is provided in the kitchen. The window on the right front lights the basement stairwell. Basement facilities are well arranged so that a play room could be built under the living area of the ground floor plan. The chimney wall should face north.

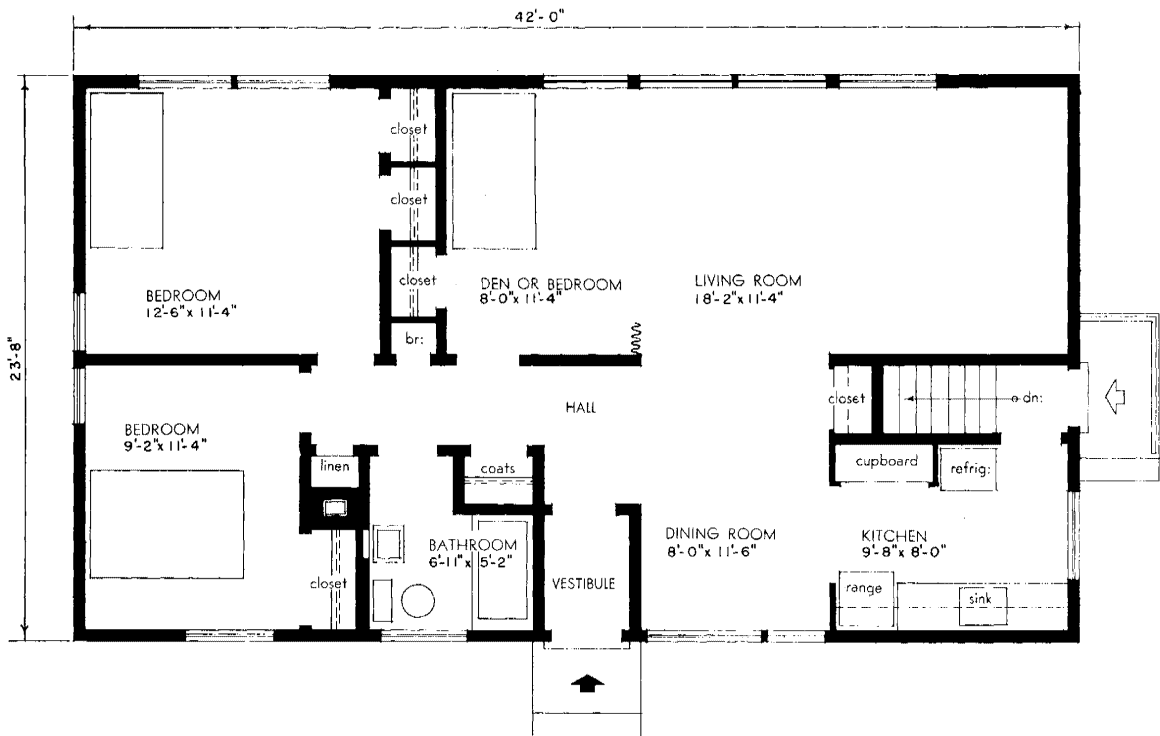
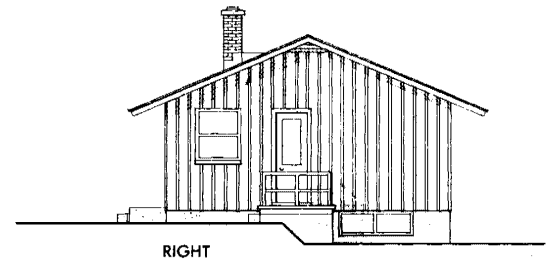
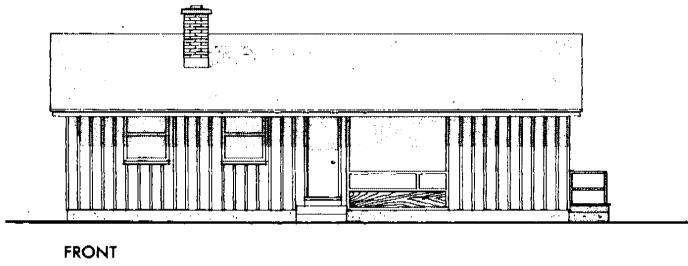
DESIGN 242

architect:

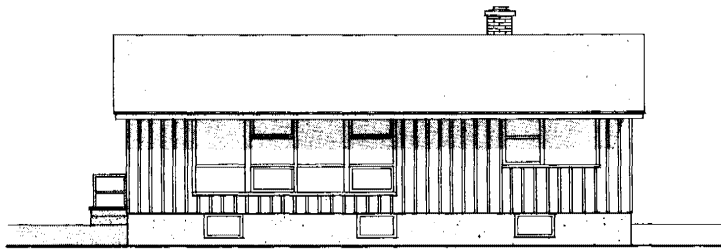
VENCHIARUTTI & VENCHIARUTTI,

Toronto, Ont.

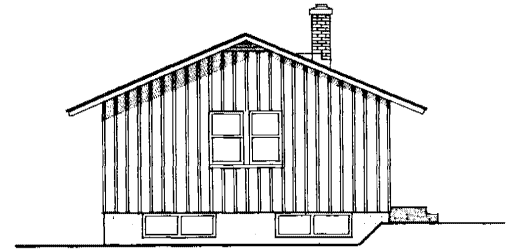




AREA: 994 square feet



BACK

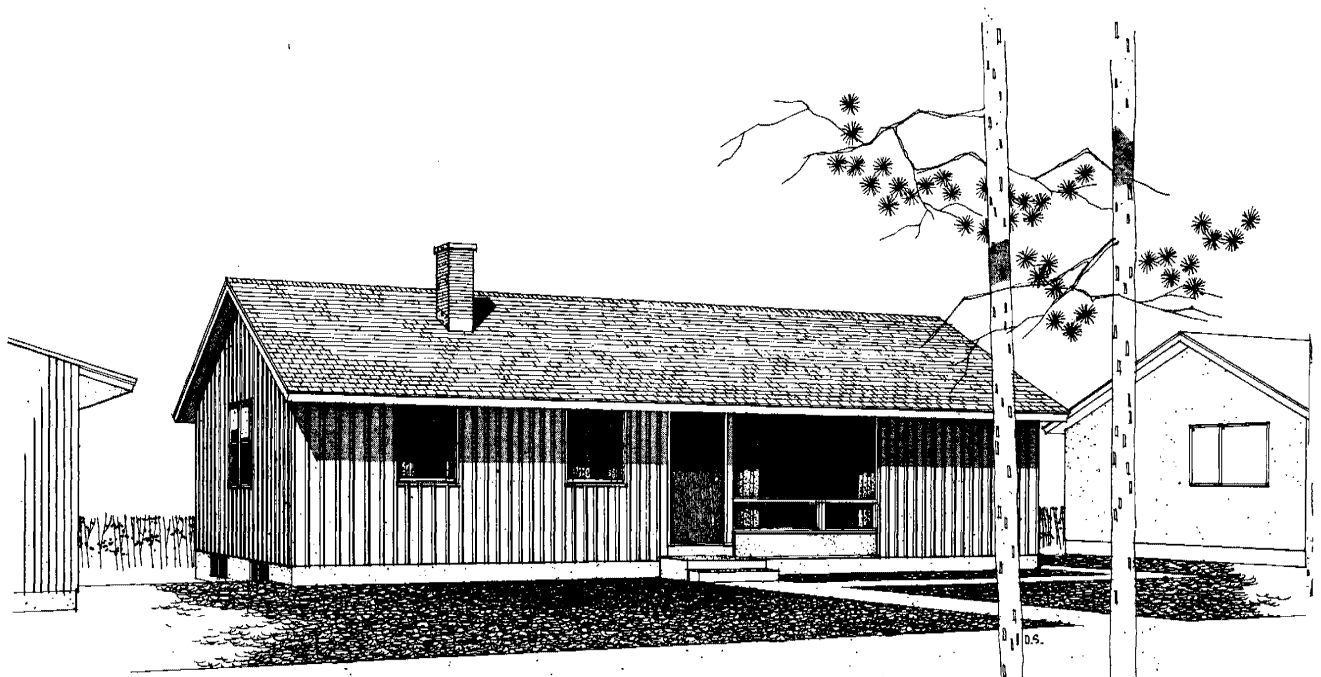


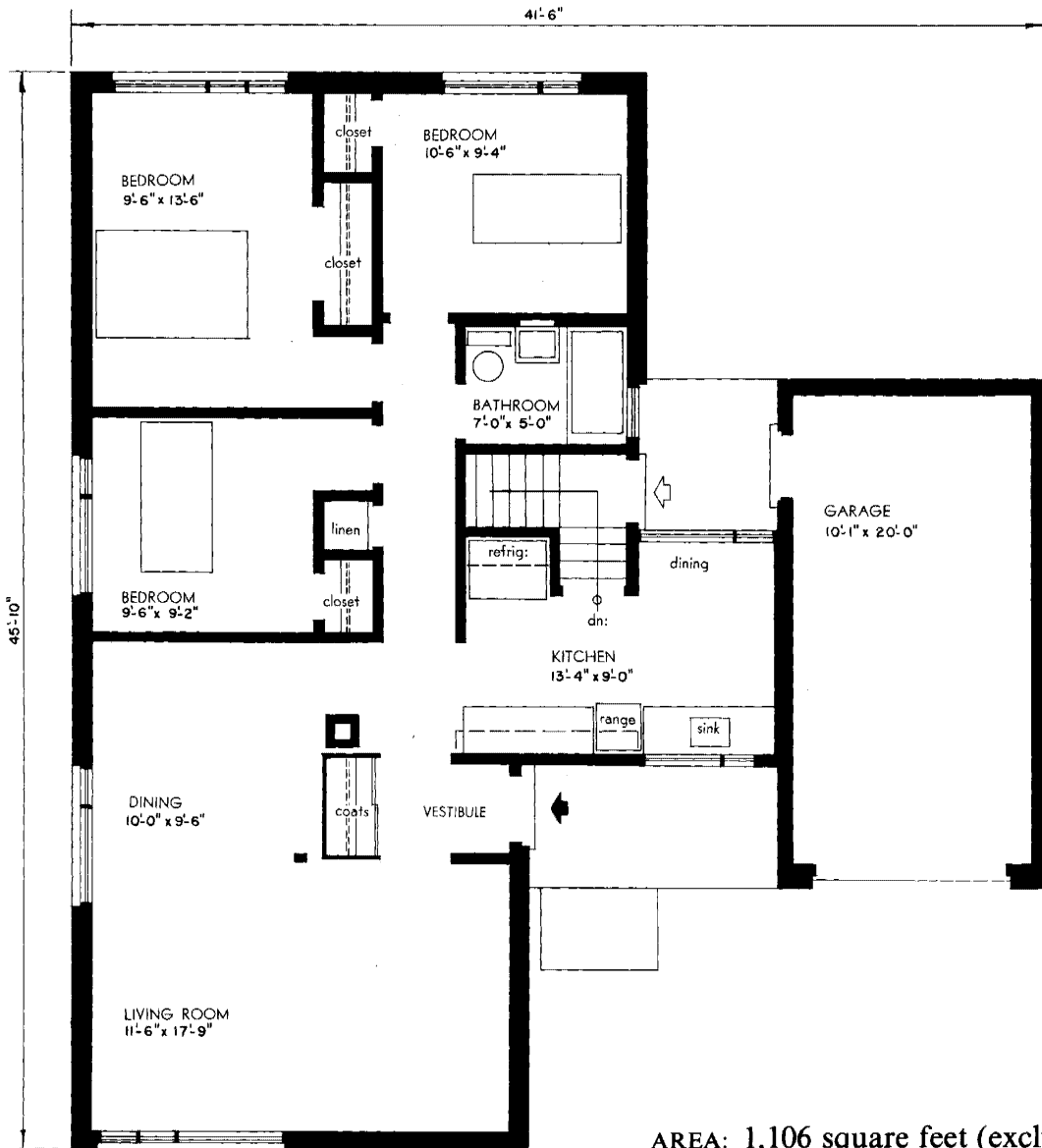
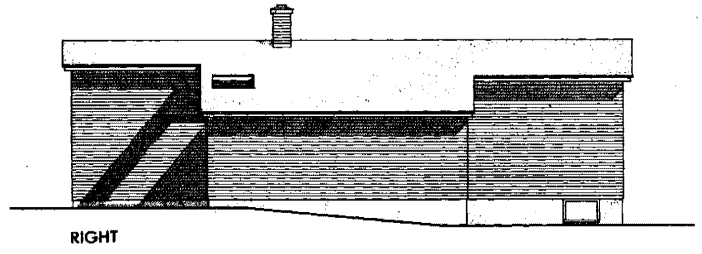
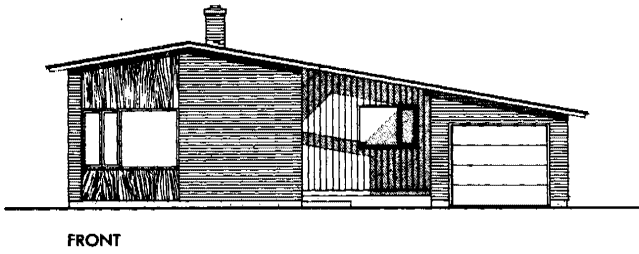
LEFT

The living room of this bungalow overlooks the back garden and extends into an all purpose area which can be closed off to become a study or guest room. The openness of the dining room to both the kitchen and the living room gives a feeling of space. Throughout the house closet areas are worth noting as are the bedrooms which have cross ventilation. There is a well-lit clear area in the basement running across the back of the house which could be made into a play room.

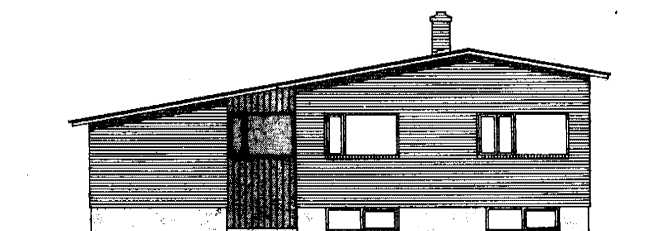
DESIGN 253

architect: R. T. AFFLECK, Montreal, Que.

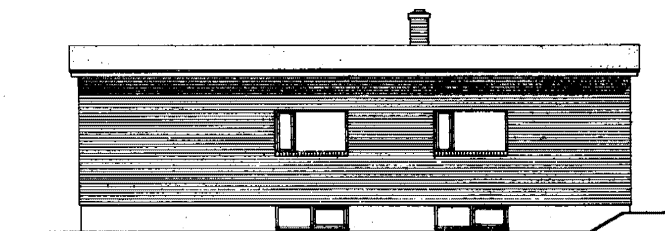




AREA: 1,106 square feet (excluding garage)



BACK

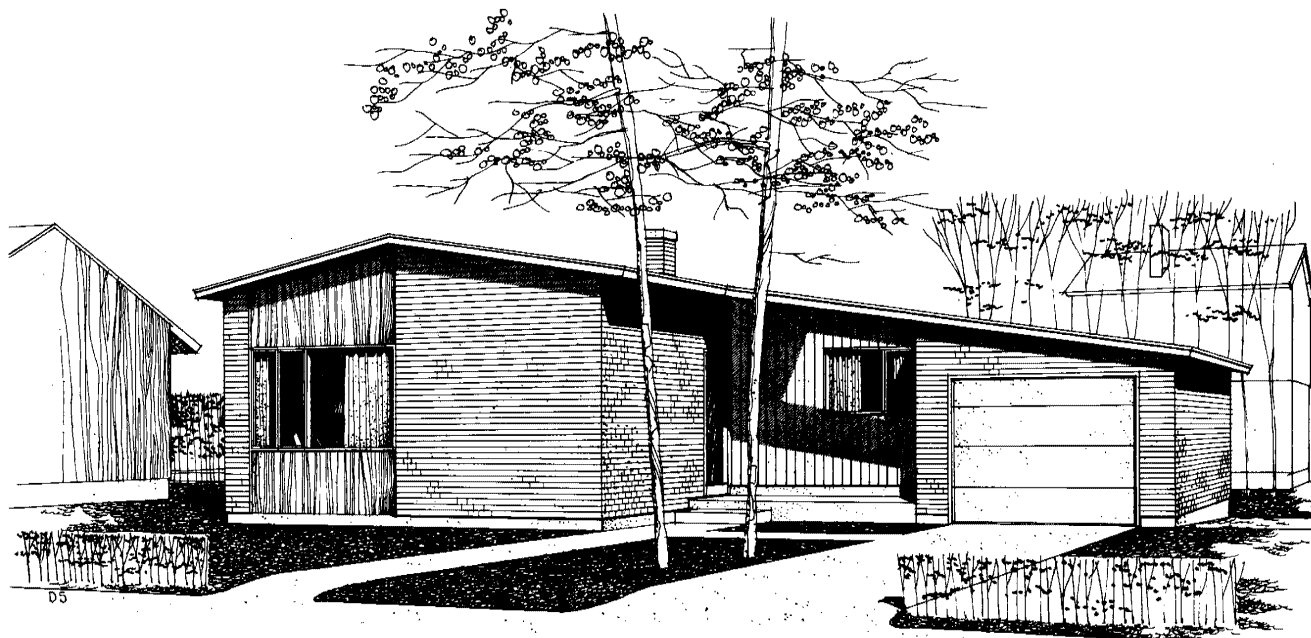


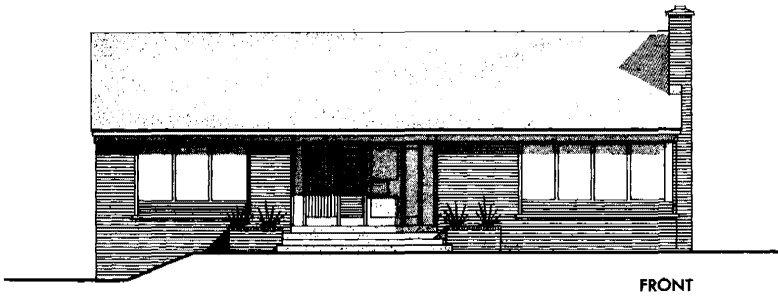
LEFT

The circulation and the separation of living, sleeping and working areas of this plan are good. There is a covered way from the garage to the rear door and to either the basement or the ground floor rooms. This solid brick house is best oriented with the living room window and garage door facing east.

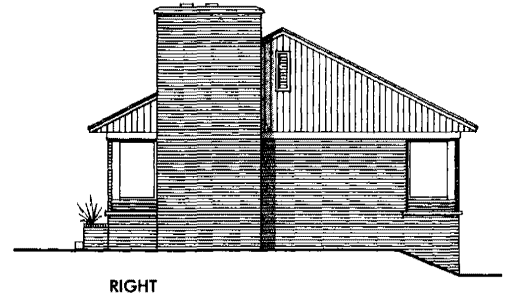
DESIGN 254

architect: JACKSON & YPES,
Willowdale, Ont.

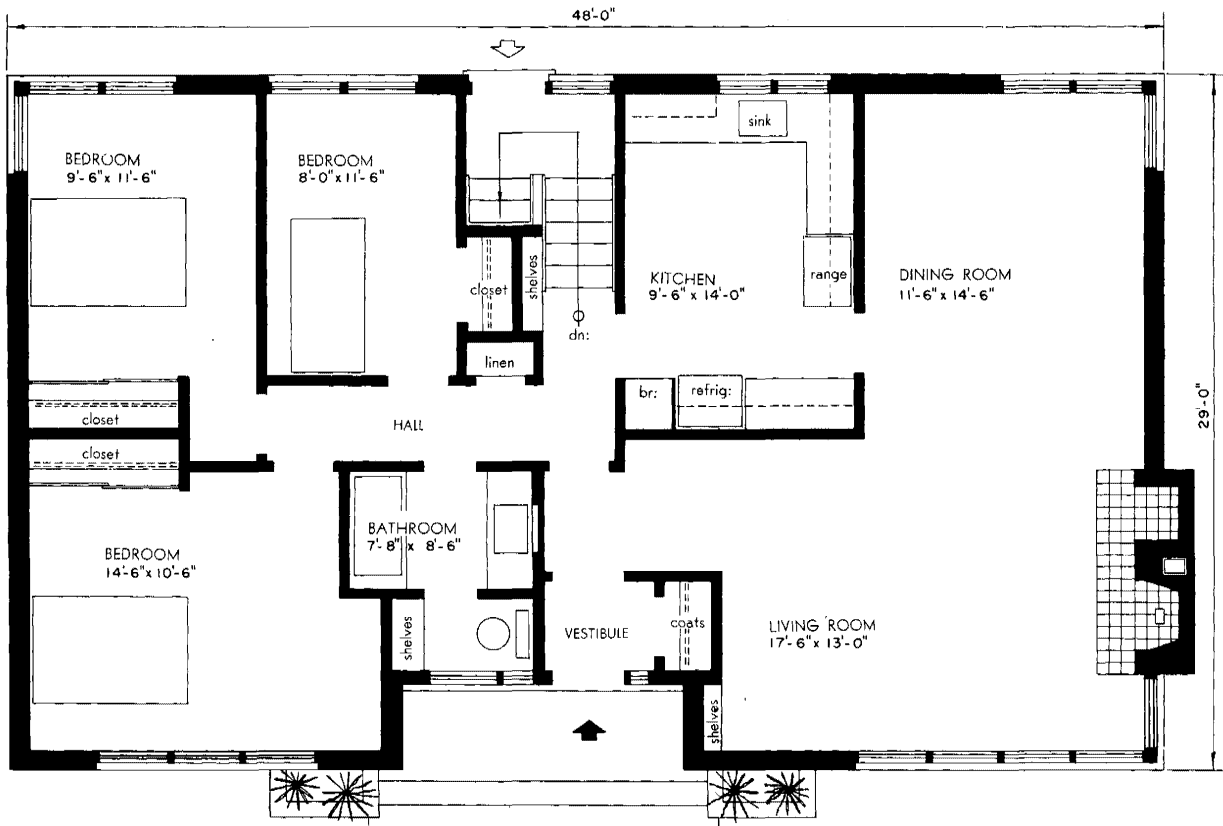




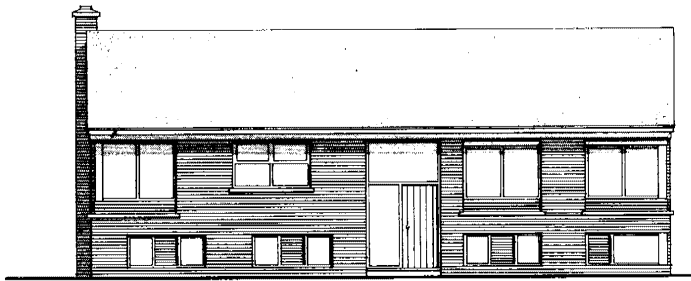
FRONT



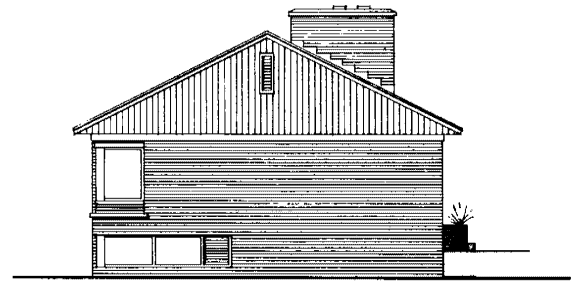
RIGHT



AREA: 1,392 square feet.



BACK

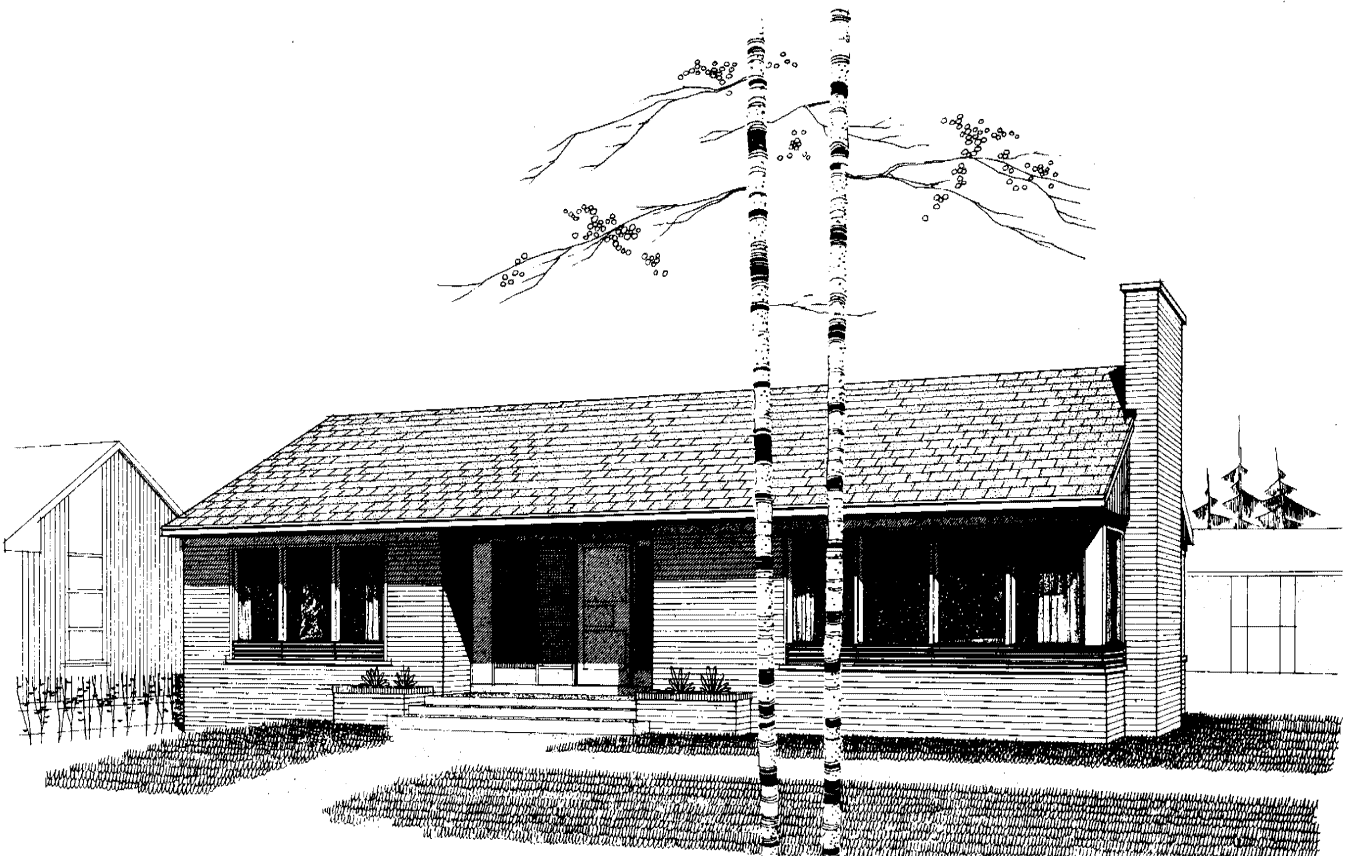


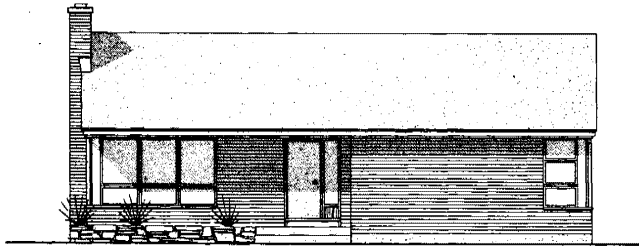
LEFT

This three bedroom brick bungalow has a large combined living-dining room with corner windows at either end and a fireplace with space for wood storage. The bedrooms can be closed off from the front entrance hall and living room; the rear grade entrance is well lit; the inset front door gives protection from the weather; and the basement has a large corner window that would light a play room. The best orientation for this house would be to face the gable wall with the chimney to the south.

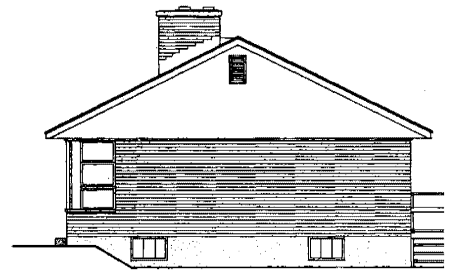
DESIGN 256

architect: PAUL MESCHINO, Toronto, Ont.

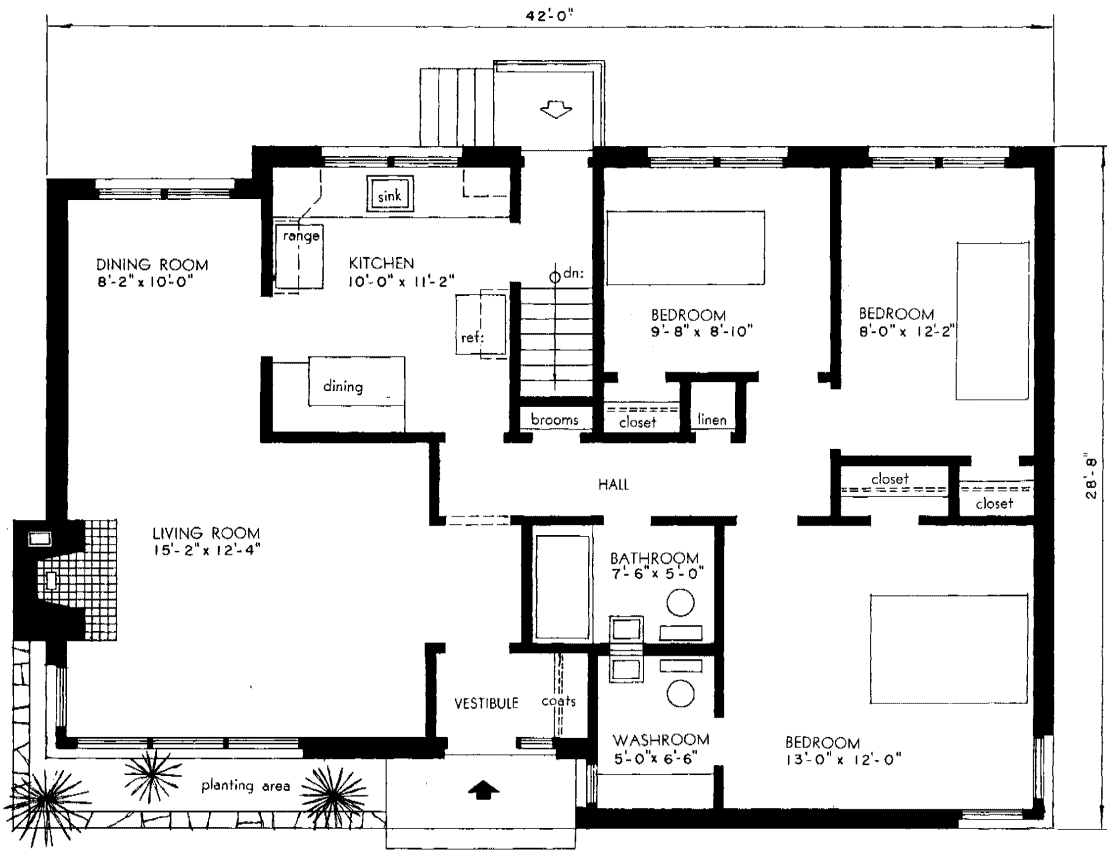




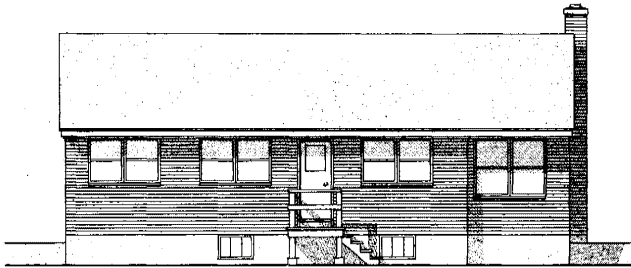
FRONT



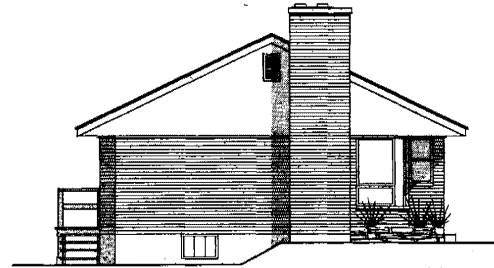
RIGHT



AREA: 1,124 square feet



BACK



LEFT

This is a three bedroom bungalow with a wash-room off the principal bedroom. In addition to the dining area there is room for eating in the kitchen. The basement has space for recreational use. This design shows a brick veneer finish. Design 257 is the same plan but with horizontal wood siding. Design 259 also in brick veneer, is similar in overall layout but has only one bathroom.

DESIGN 257 —

2 bathrooms — 3 bedrooms — wood siding

DESIGN 258 —

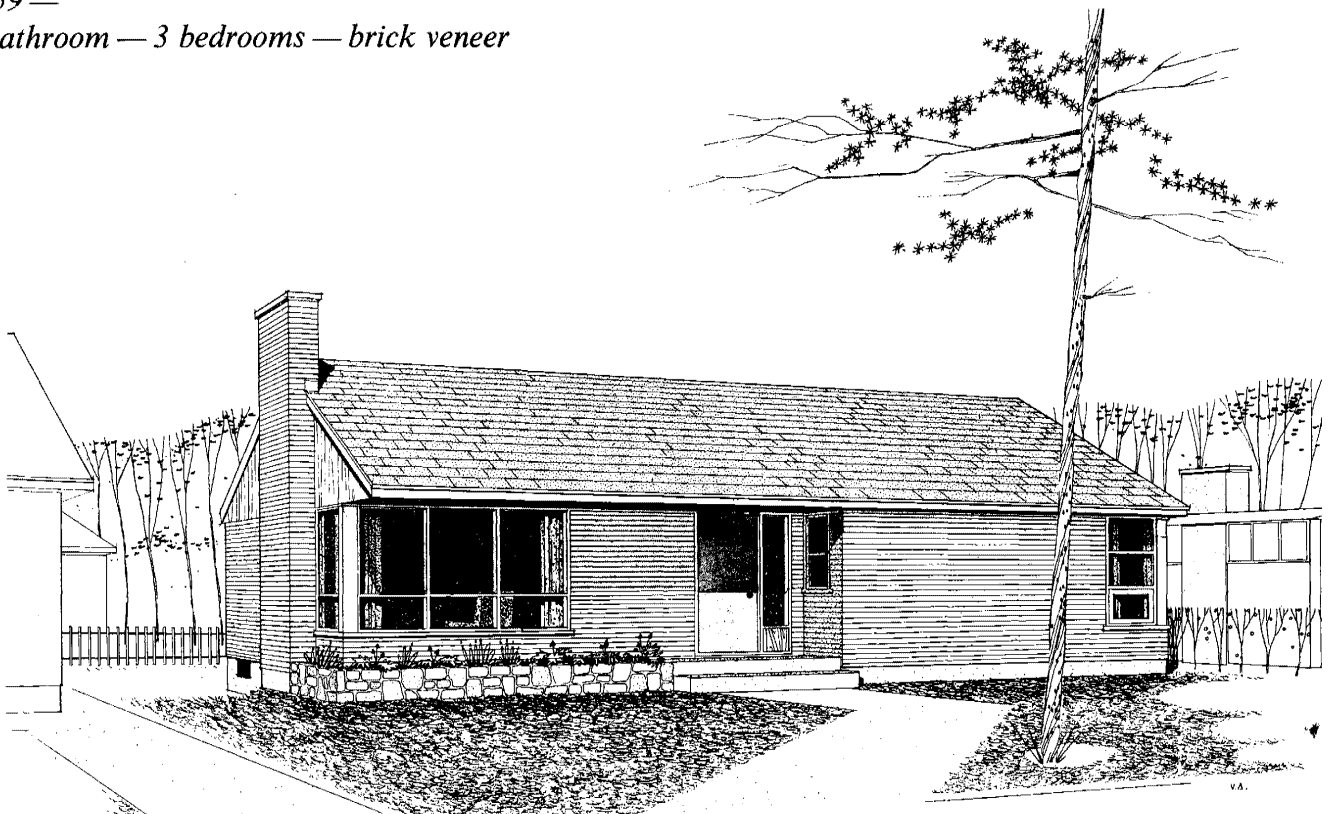
2 bathrooms — 3 bedrooms — brick veneer

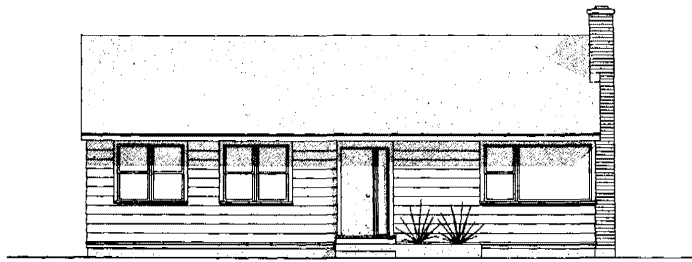
DESIGN 259 —

1 bathroom — 3 bedrooms — brick veneer

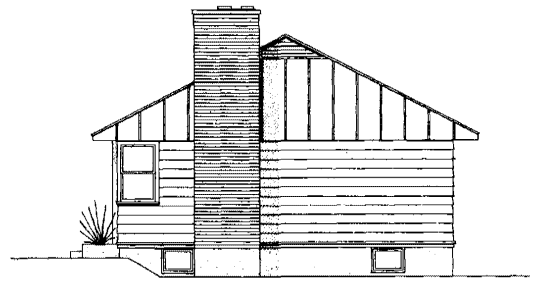
DESIGN 258

architect: M. G. DIXON, Ottawa, Ont.

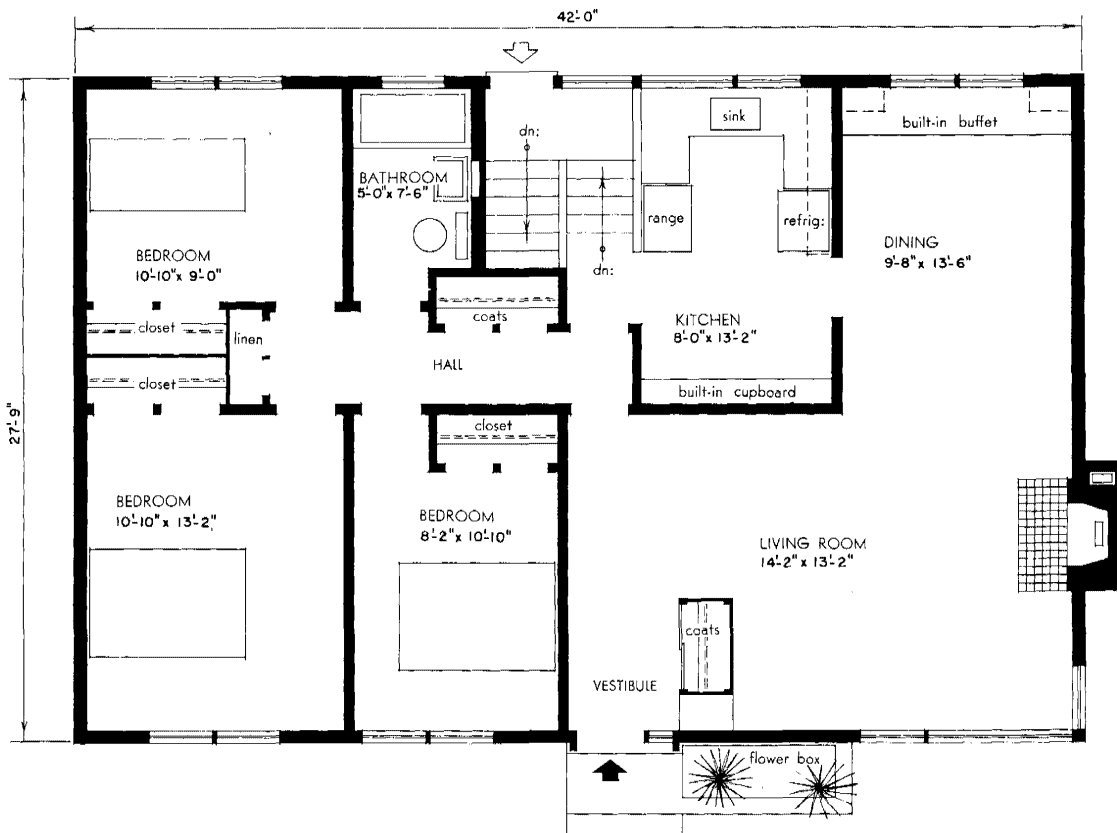




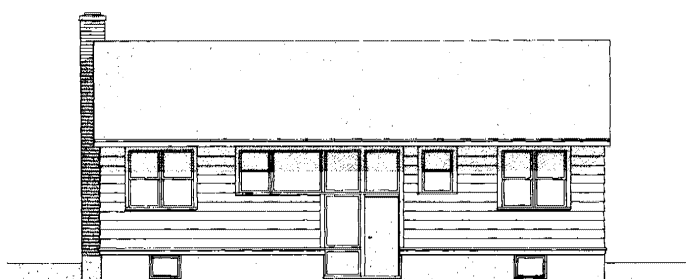
FRONT



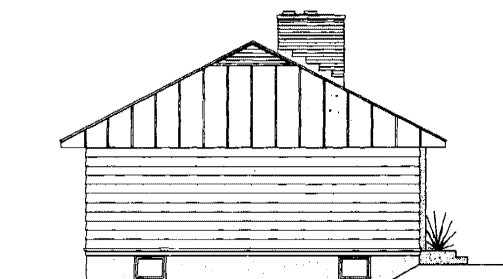
RIGHT



AREA: 1,168 square feet.



BACK



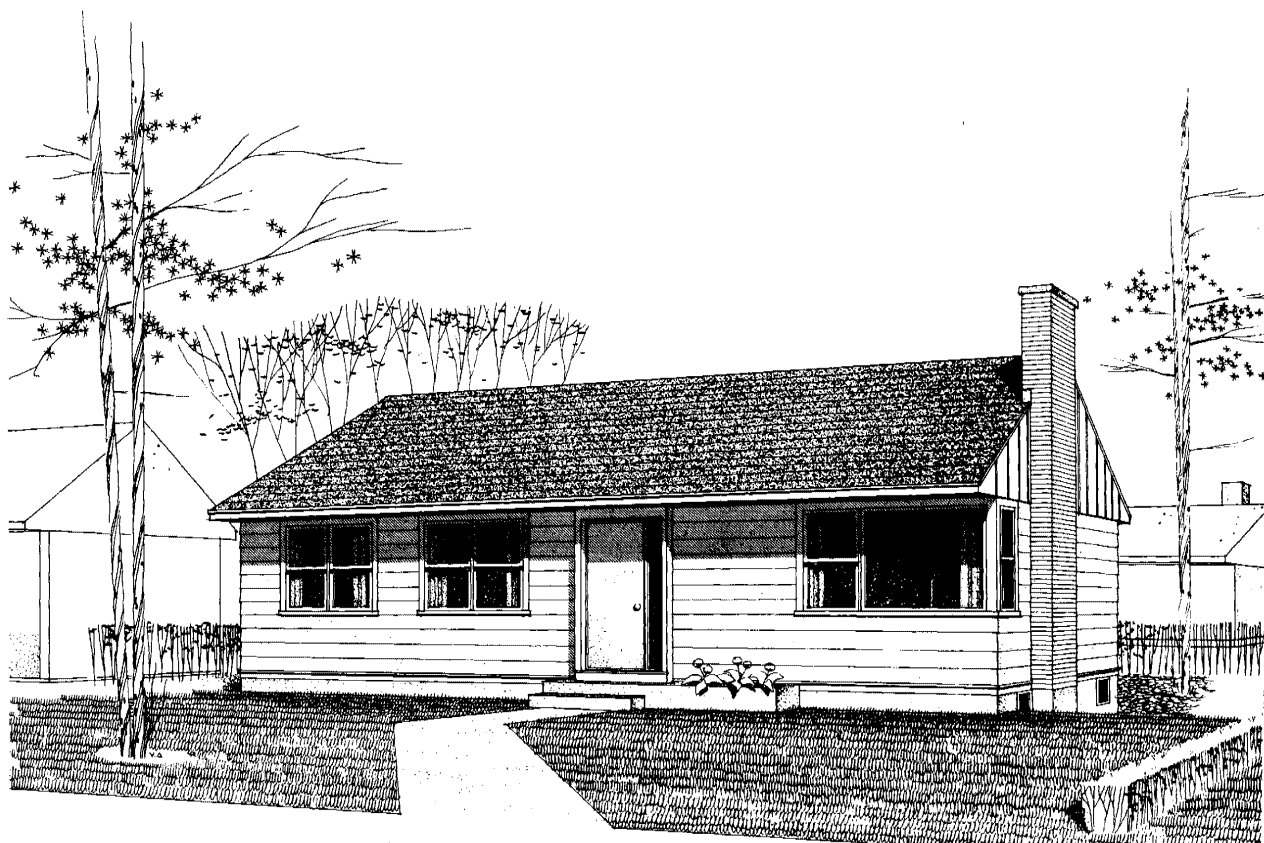
LEFT

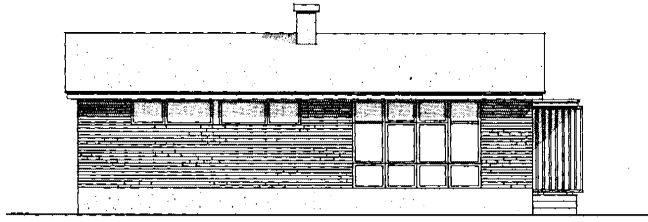
The living room of this three bedroom house has a large corner window and a fireplace and is open to the dining room. There is a "U" shaped kitchen from which it is possible to reach other parts of the house without crossing any rooms. A stairway leads directly from the rear grade entrance to the basement where there is space for laundry, heating and a play room. Two variations of this design are available—No. 261 with solid brick exterior and No. 262 with brick veneer finish. In both of these the corner window is replaced by a large window overlooking the street.

DESIGN 260

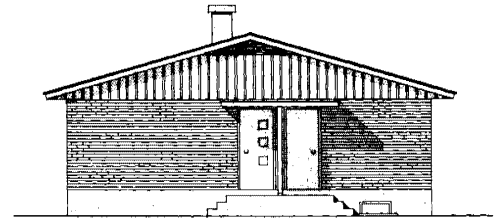
architect:

WILSON & NEWTON, Toronto, Ont.

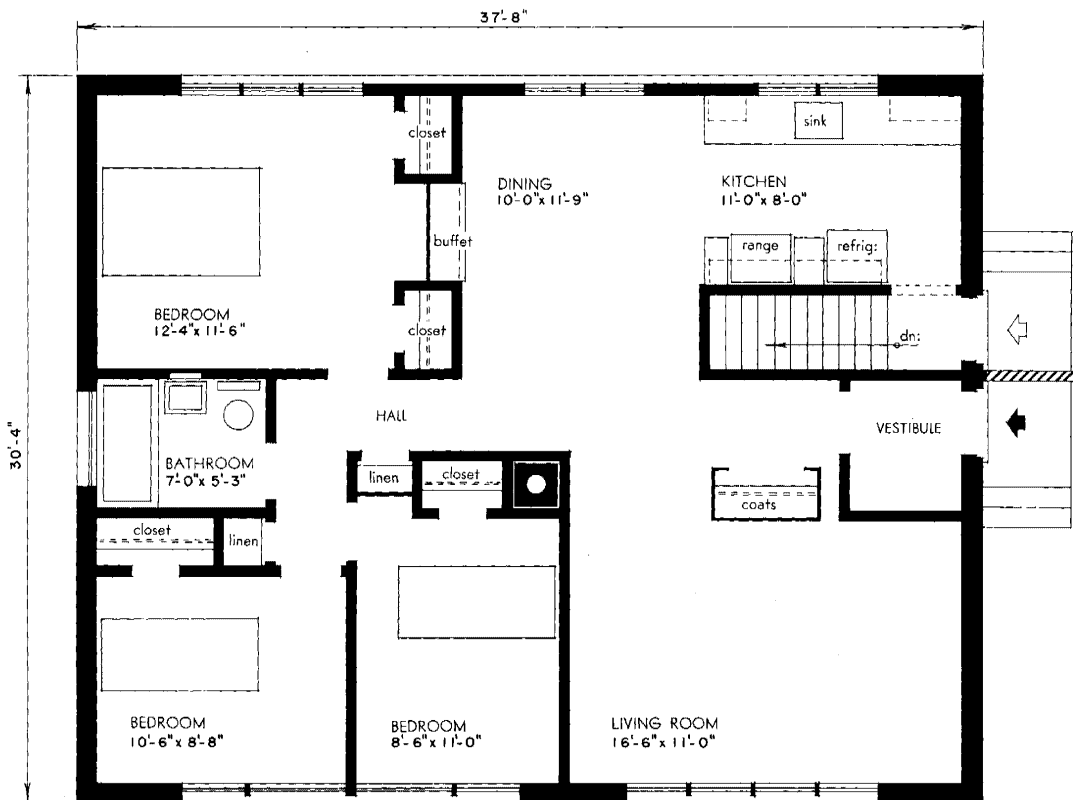




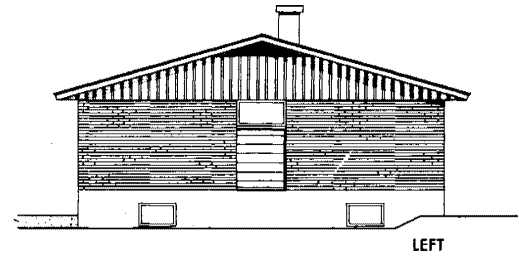
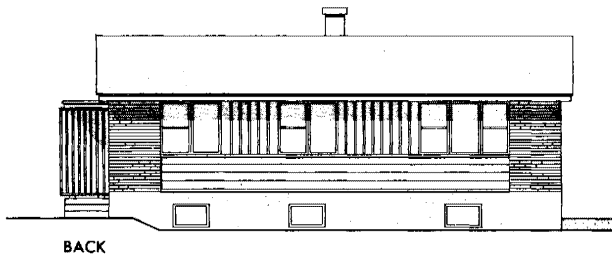
FRONT



RIGHT



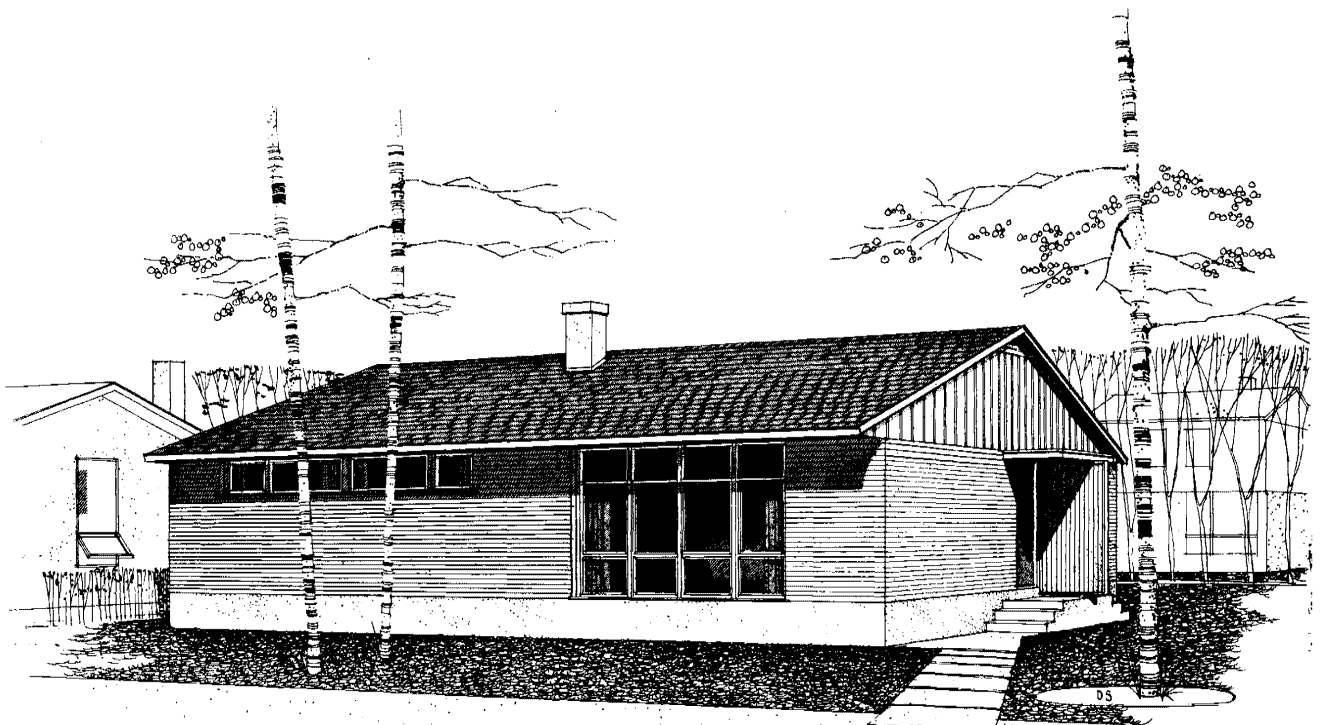
AREA: 1,142 square feet.

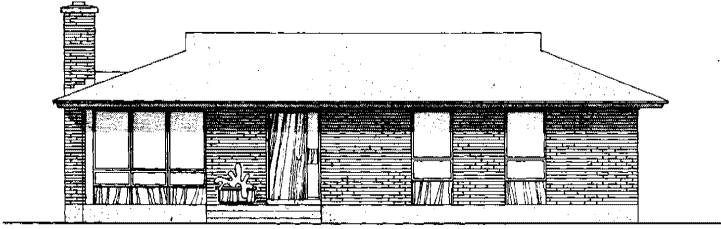


This three bedroom design may be built with or without the carport. Both entrances are on the side and next to each other, and are sheltered from the weather by either the carport roof or by a canopy. The living room is well segregated and faces the street. Its openness to the dining area across the hall gives an impression of space which is further emphasized by the openness of the kitchen to the dining room. The relationship of the bedrooms to bathroom and the privacy of the sleeping area from the living area is good. The basement stairs have a straight run from the back door and there is room for storage and a play room in the basement. The best orientation would be for the bathroom window to face north.

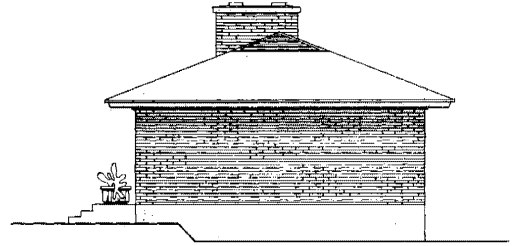
DESIGN 263

architect: JOHN BIRD, Montreal, Que.

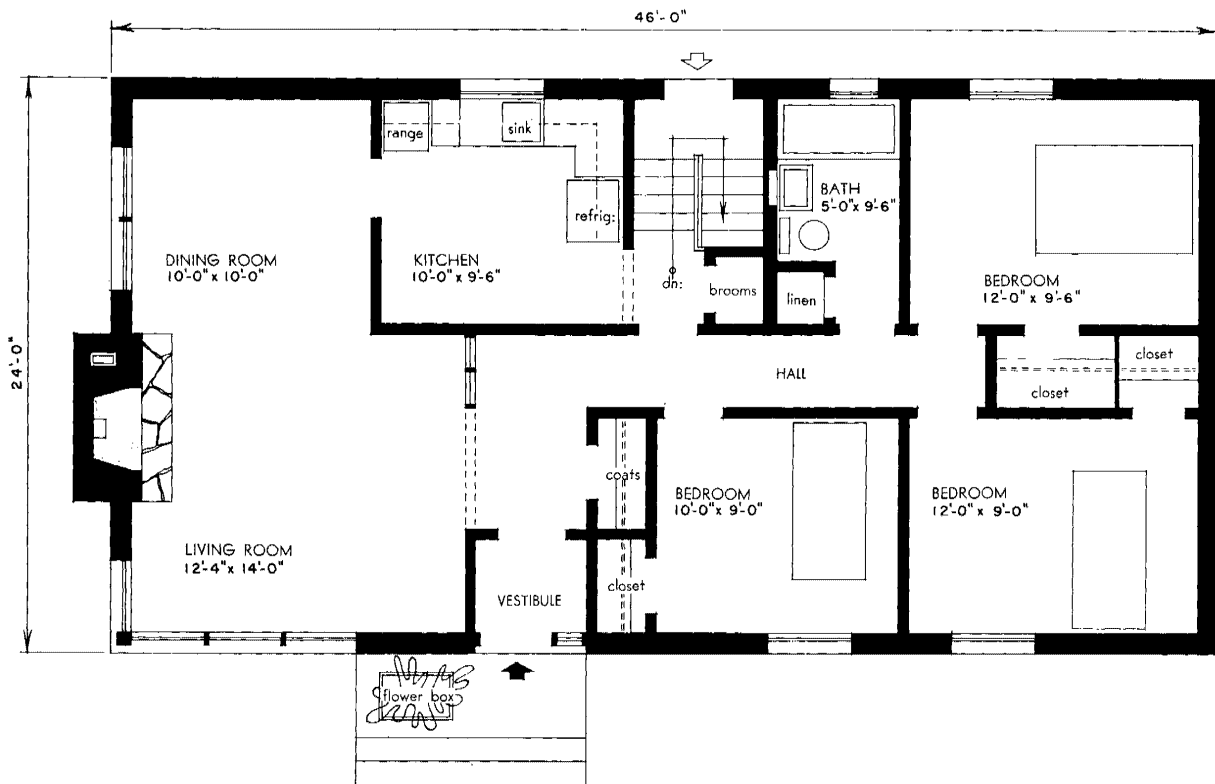




FRONT



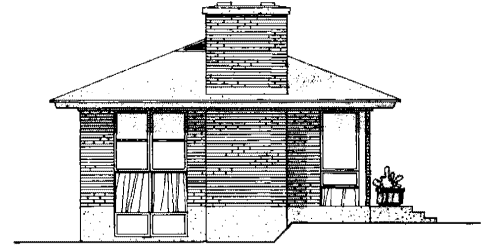
RIGHT



AREA: 1,104 square feet.



BACK



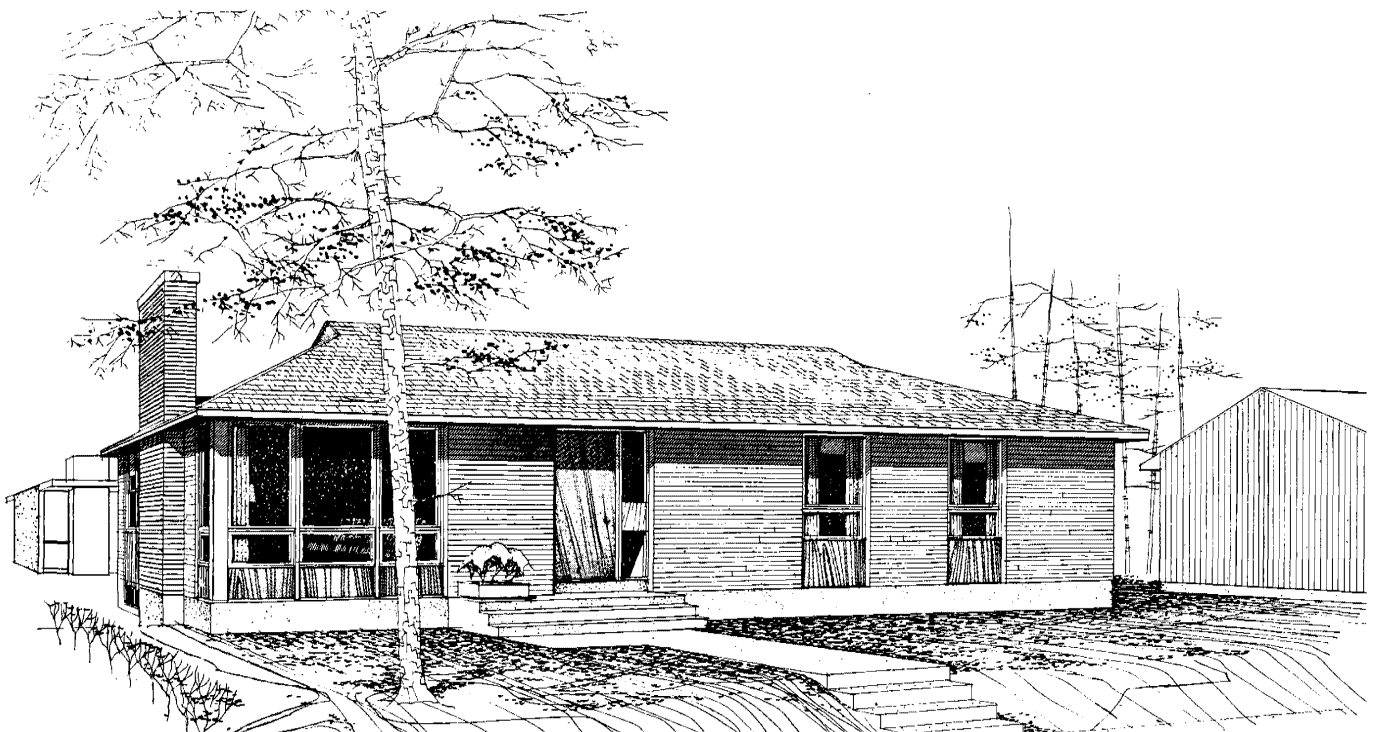
LEFT

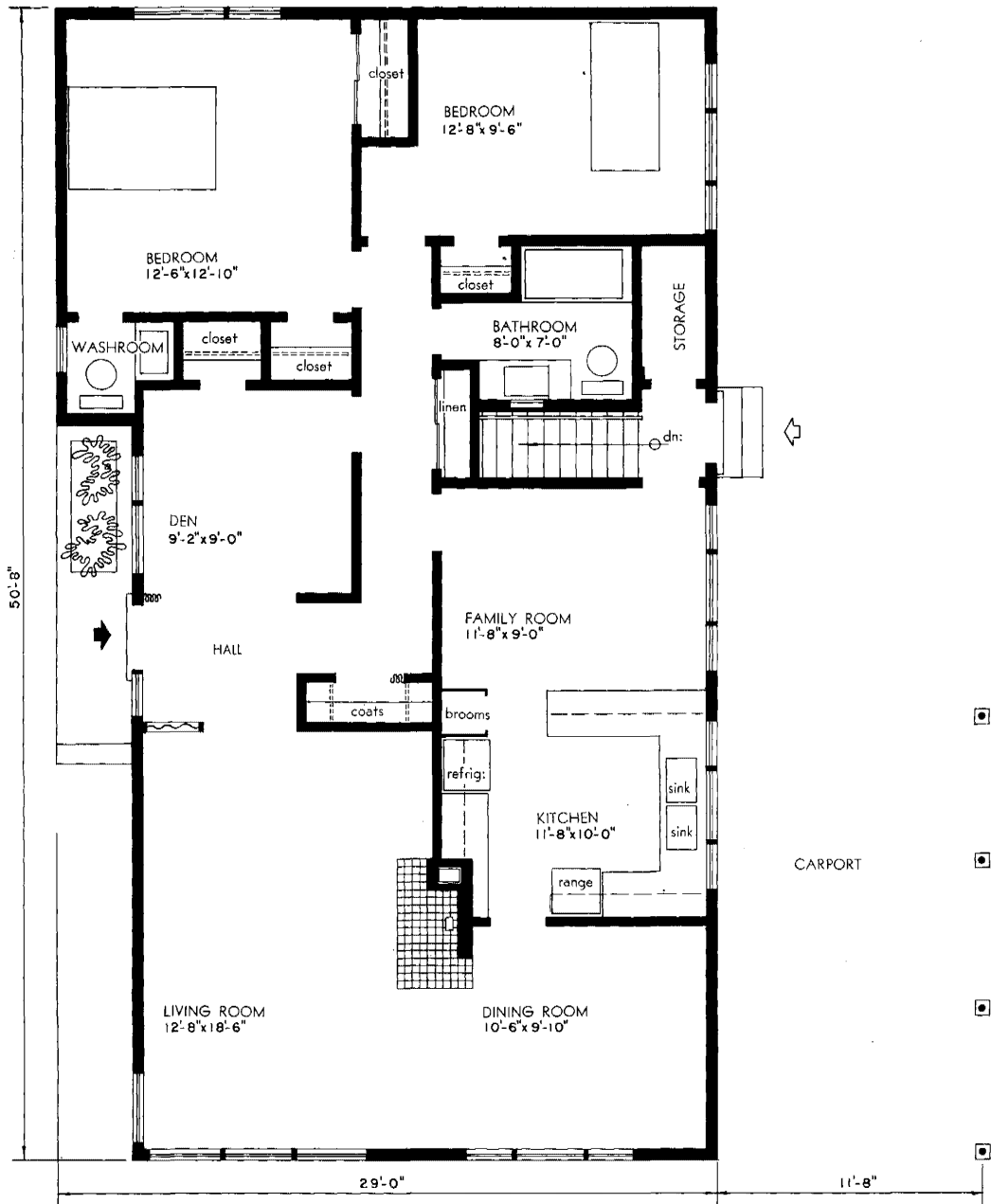
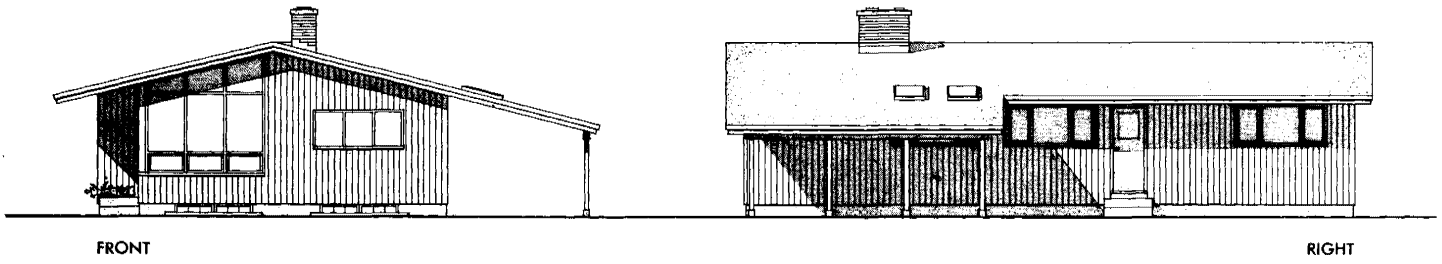
This brick veneer bungalow has been designed to be built of 'plank' construction. The dimensions are such that the more common frame construction can be substituted. The hall has room for a small table and chair. The living room has a fireplace and large corner window. In addition to the dining room there is space in the kitchen for a dining table. The kitchen and the rest of the house are shielded from the rear grade entrance. From this entrance there is a direct stairway to the basement where there is room for a play room. It would be best to place this house on the lot so that its blank end wall faces north.

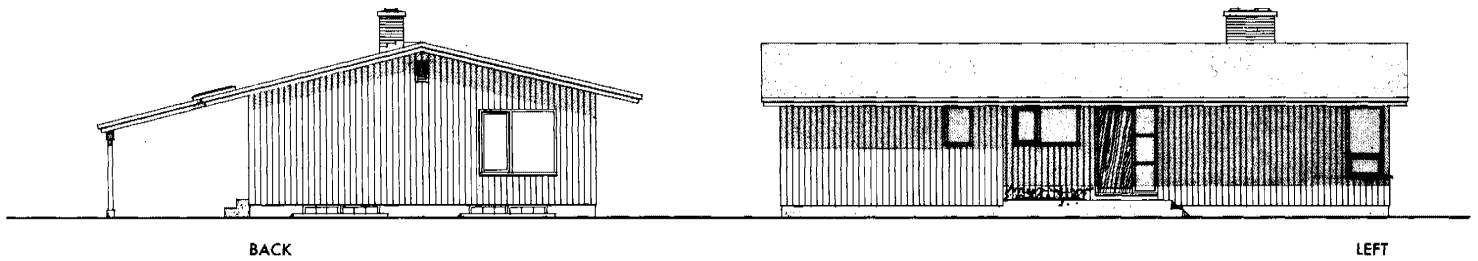
DESIGN 264

architect:

ROLAND DUMAIS, Montreal, Que.



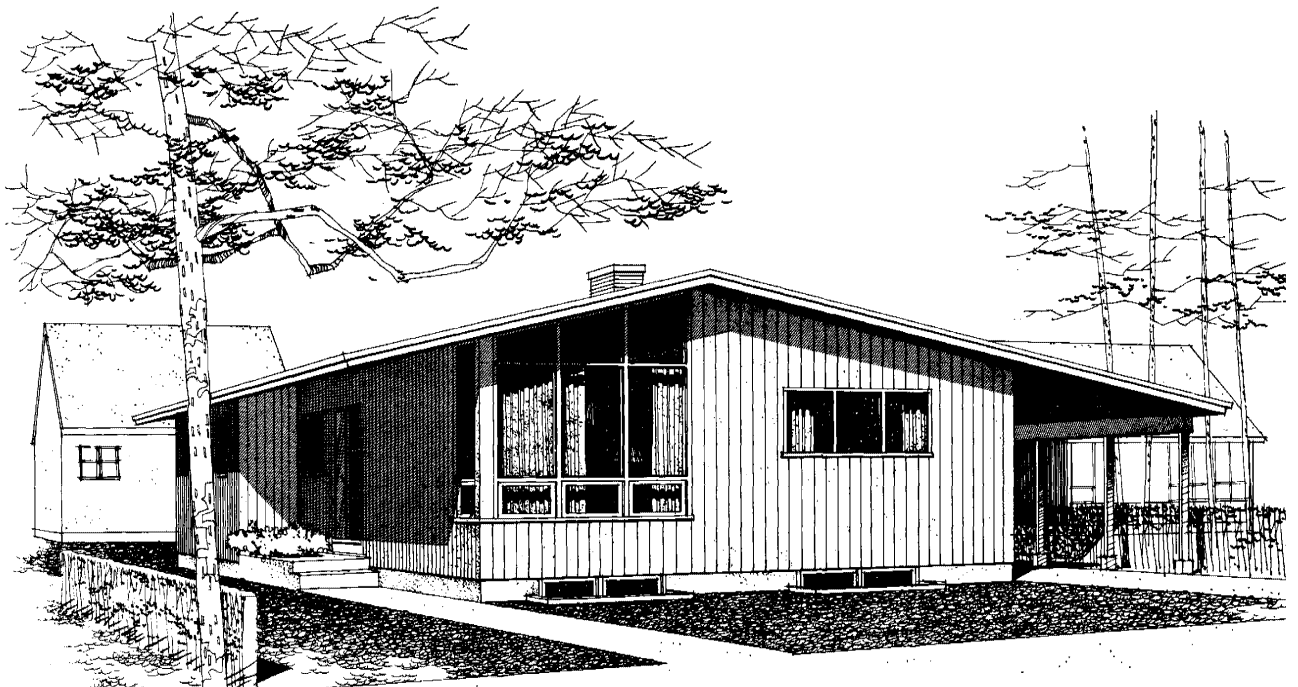


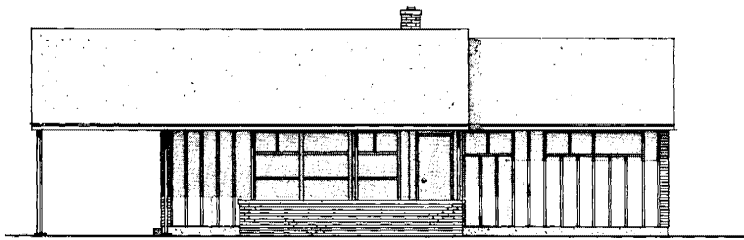


This three bedroom bungalow is so designed that it may be built on either a corner lot or an inside narrow frontage lot. Notice the following: the combined living-dining room in an "L" shape with corner fireplace; the compact "U" shaped kitchen overlooking the attached carport and open to a play room; the storage cupboard at the rear entrance hall with space for a baby carriage or bicycle; the third small bedroom which could be used for a study; and the wash-room off the master bedroom. The best way of placing this house on the land would be to face the front door in a northerly direction.

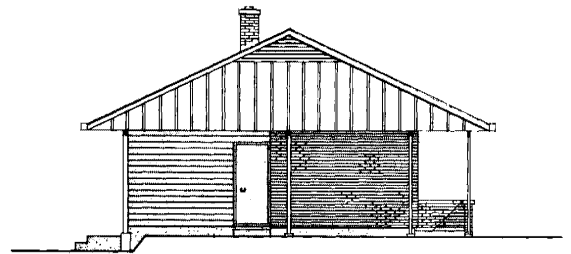
DESIGN 267

architect: M. G. DIXON, Ottawa, Ont.

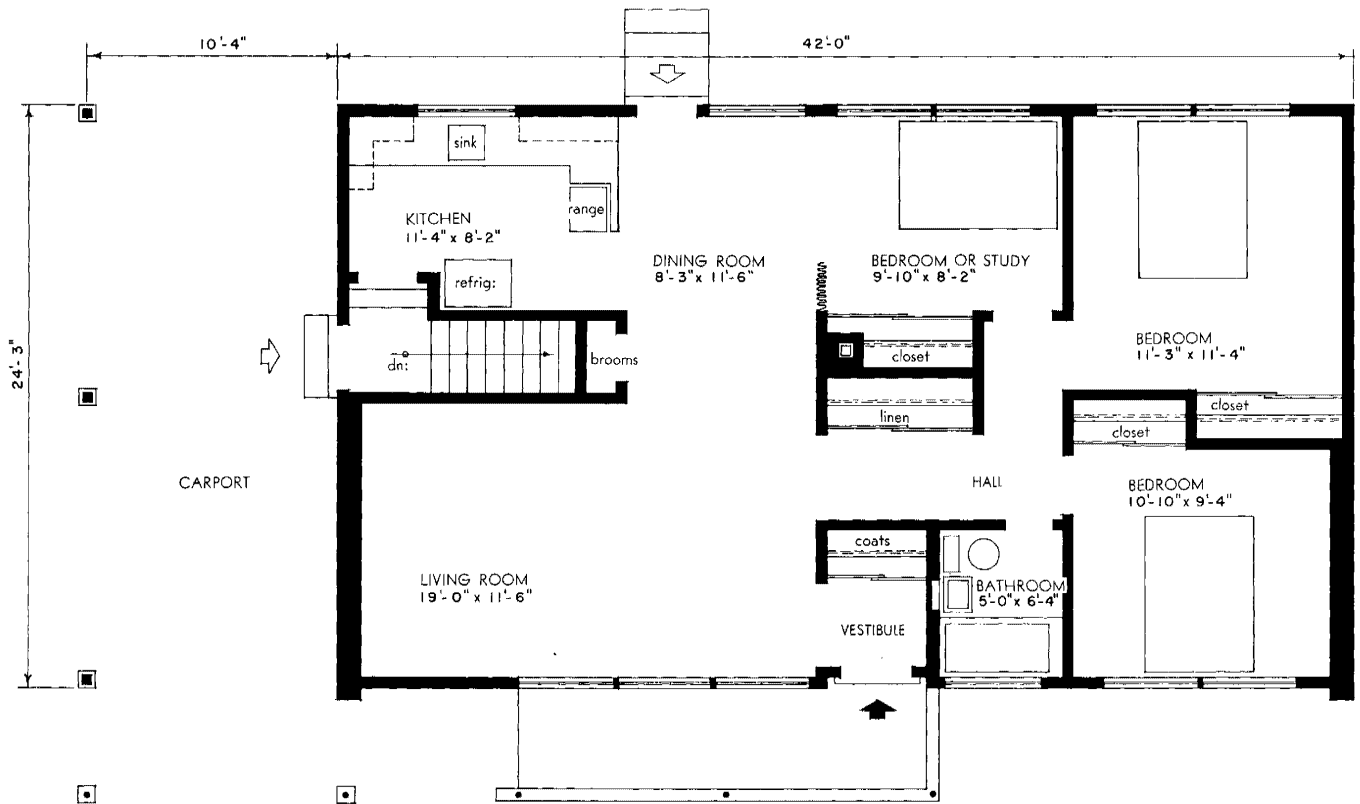




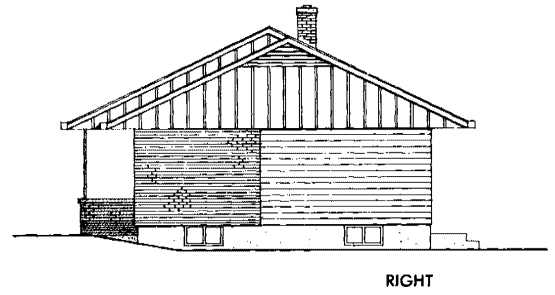
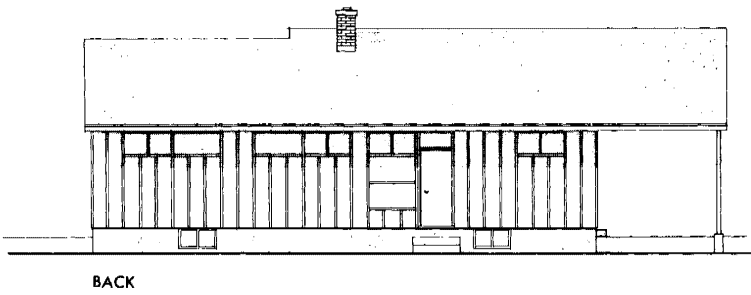
FRONT



LEFT



AREA: 1,018 square feet (excluding carport).

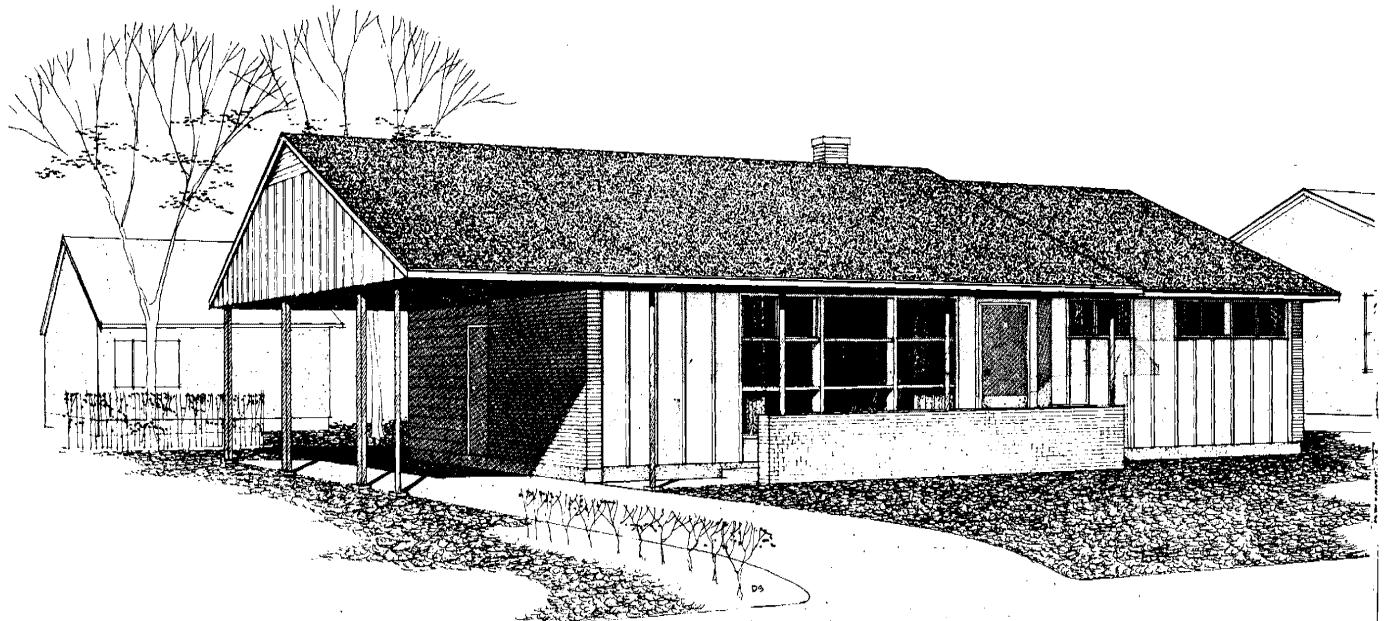


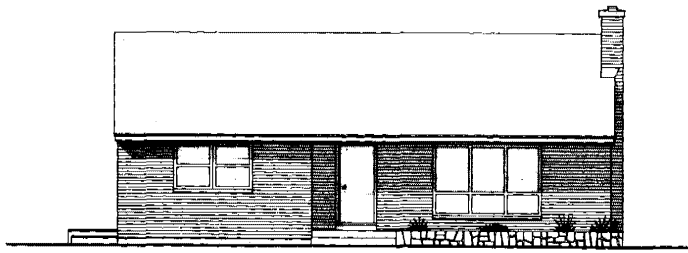
In this small bungalow the third bedroom can be used for other purposes. The living room is open to the dining area and it in turn to the kitchen. From the carport there is a covered walk to the front door and direct access to the basement. This latter has space for storage, play and family rooms as well as laundry and heating rooms.

DESIGN 268

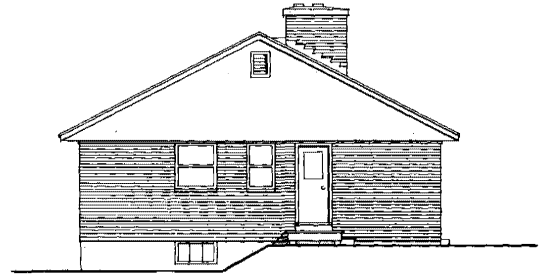
architect:

HUGET & SECORD, Hamilton, Ont.

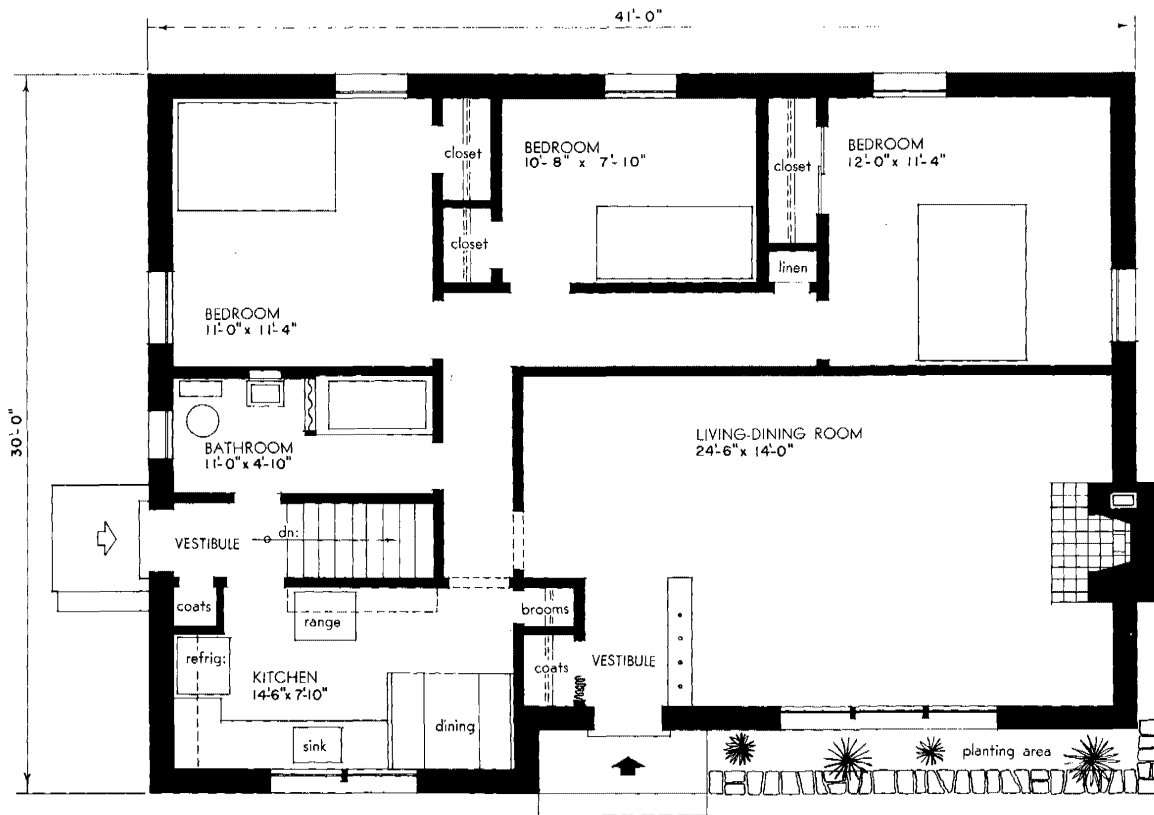




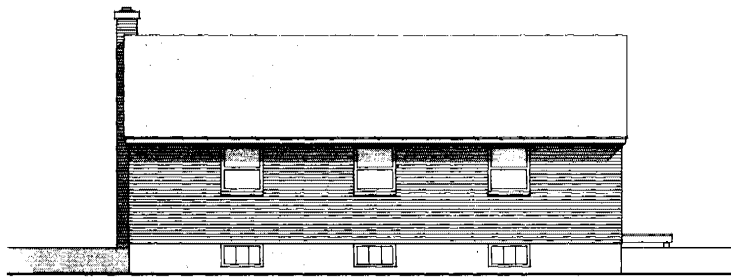
FRONT



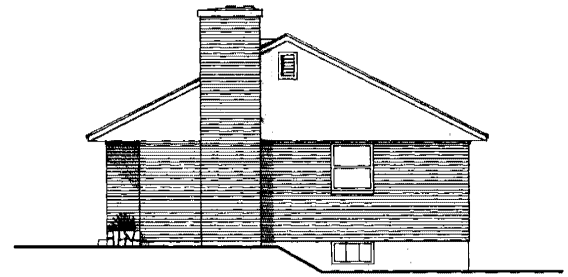
LEFT



AREA: 1,295 square feet.



BACK

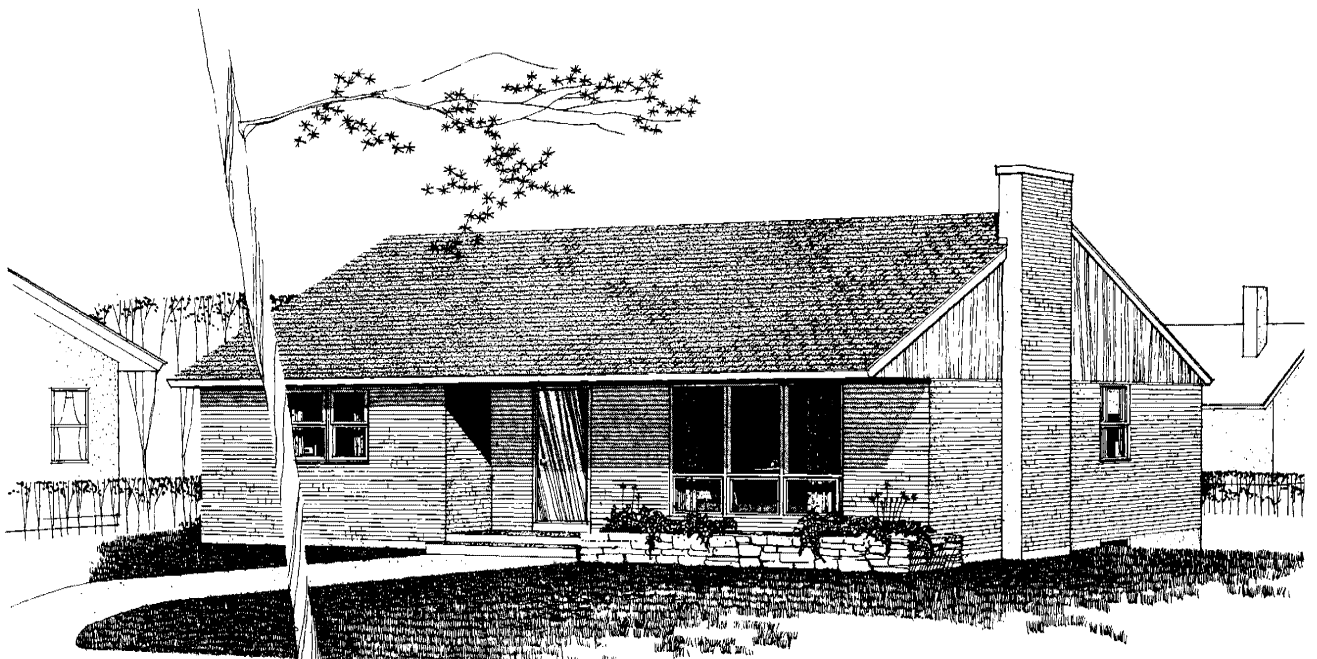


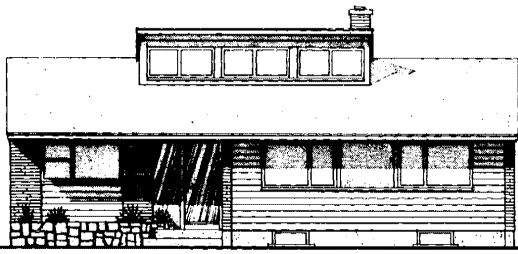
RIGHT

In this brick veneer bungalow the living, dining and kitchen areas face the front, the three bedrooms overlook the garden. There is a side entrance which leads to the kitchen and to the basement stairs. The vestibule of this entrance has a coat closet and a second access into the bathroom. There is room for meals in the kitchen. The main dining space is combined with the living room which has a fireplace on its end wall. The end gable wall with the fireplace would be best facing north.

DESIGN 269

architect: M. G. DIXON, Ottawa, Ont.

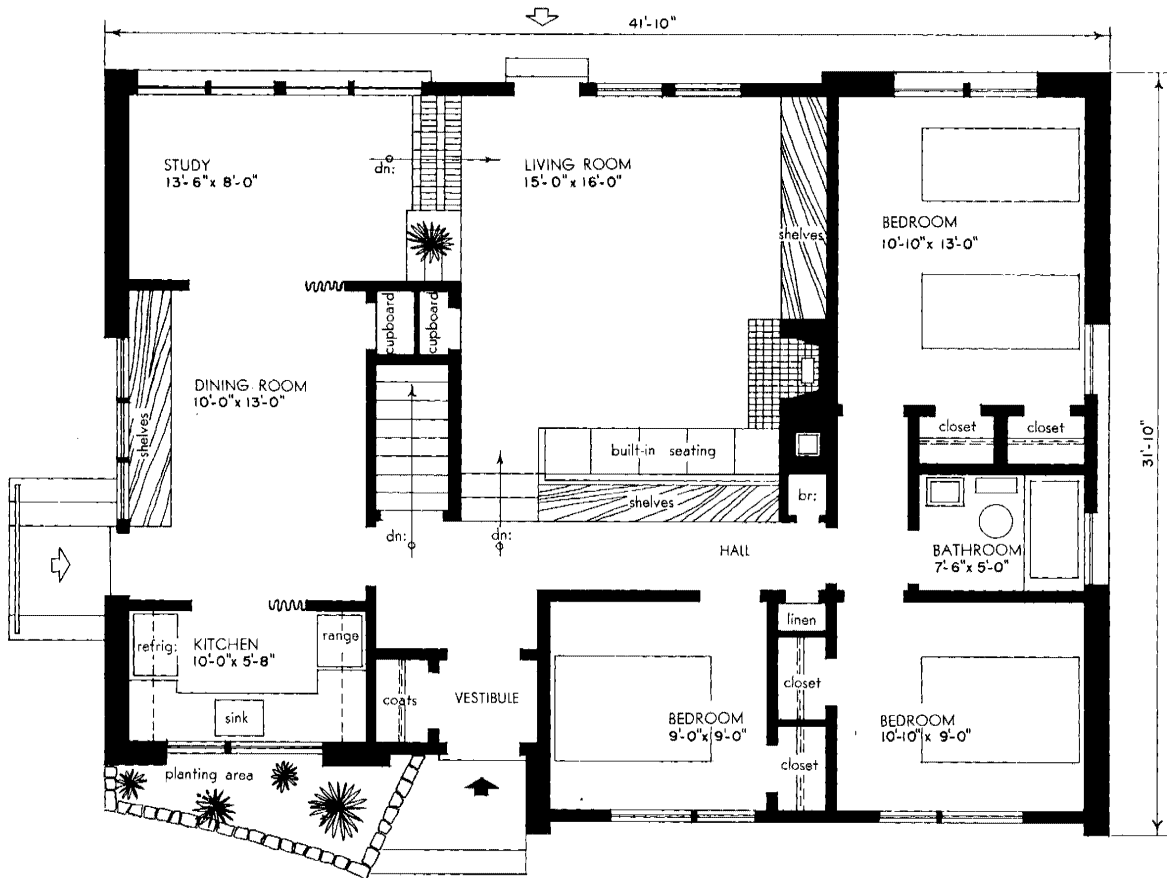




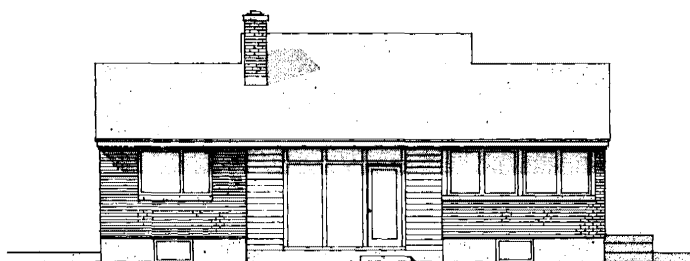
FRONT



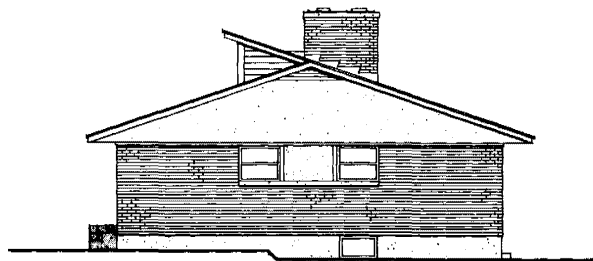
LEFT



AREA: 1,261 square feet.



BACK



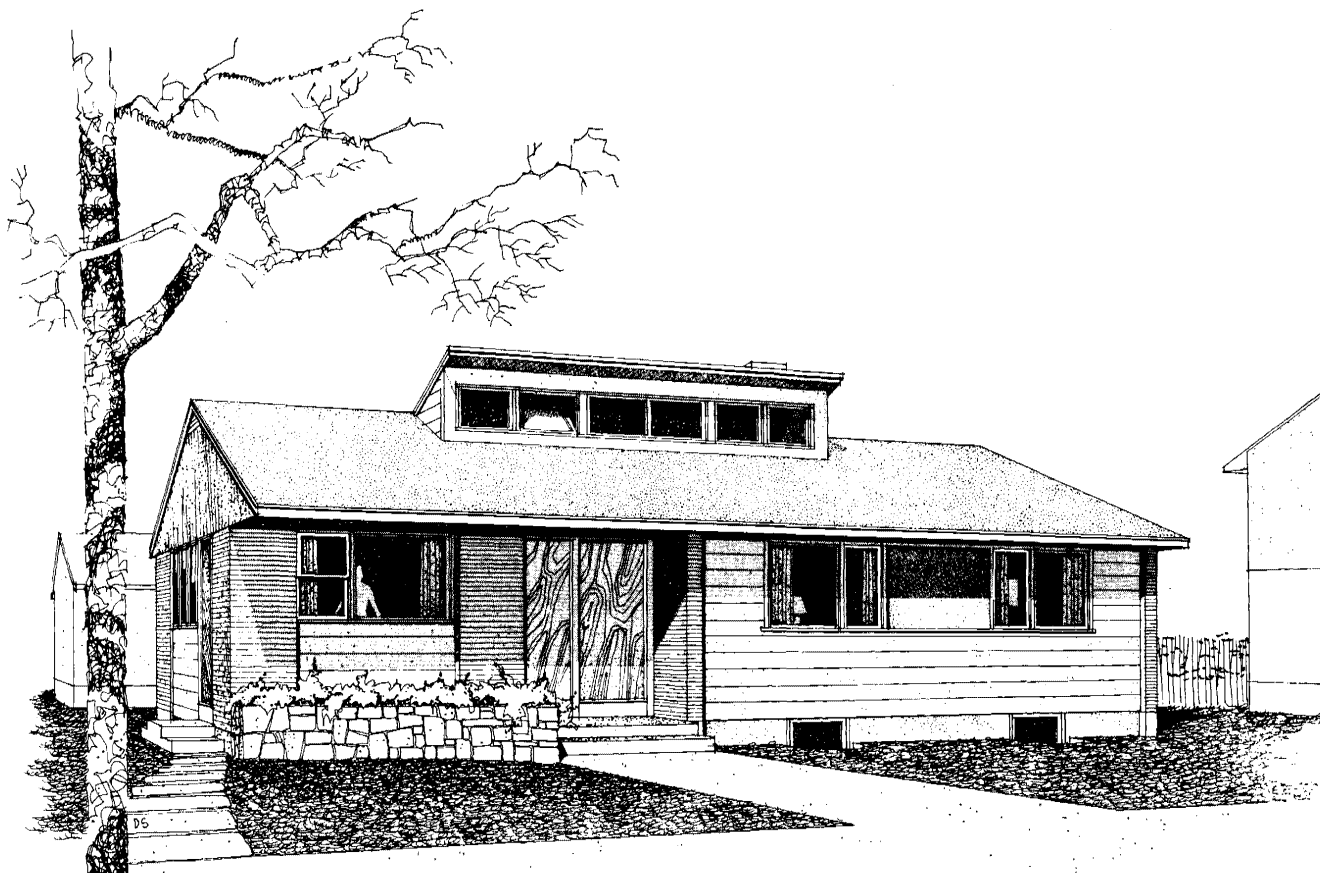
RIGHT

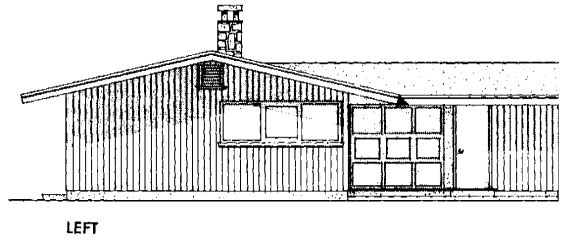
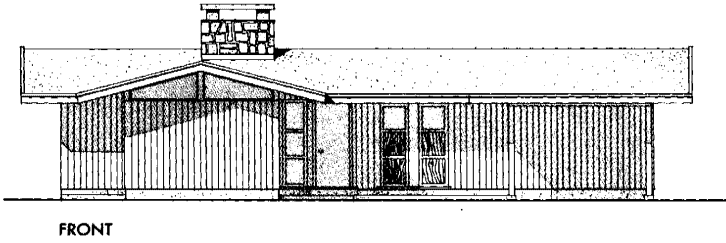
The most unusual feature of this three bedroom bungalow is the sunken living room and its high sloping ceiling lighted by "clerestorey" roof windows. The small kitchen opens onto a dining-family room which is reached from the main hall. This family room, which has built-in storage facilities, has at its end a study area with a large window looking out onto the back garden. Three steps lead down to the living room which has a door to the garden. Built-in shelves, cupboards and a couch separate the living room from the bedroom corridor. In the basement there is a laundry room, a large area for recreation and hobbies and a furnace room with a work bench at one end.

DESIGN 270

architect:

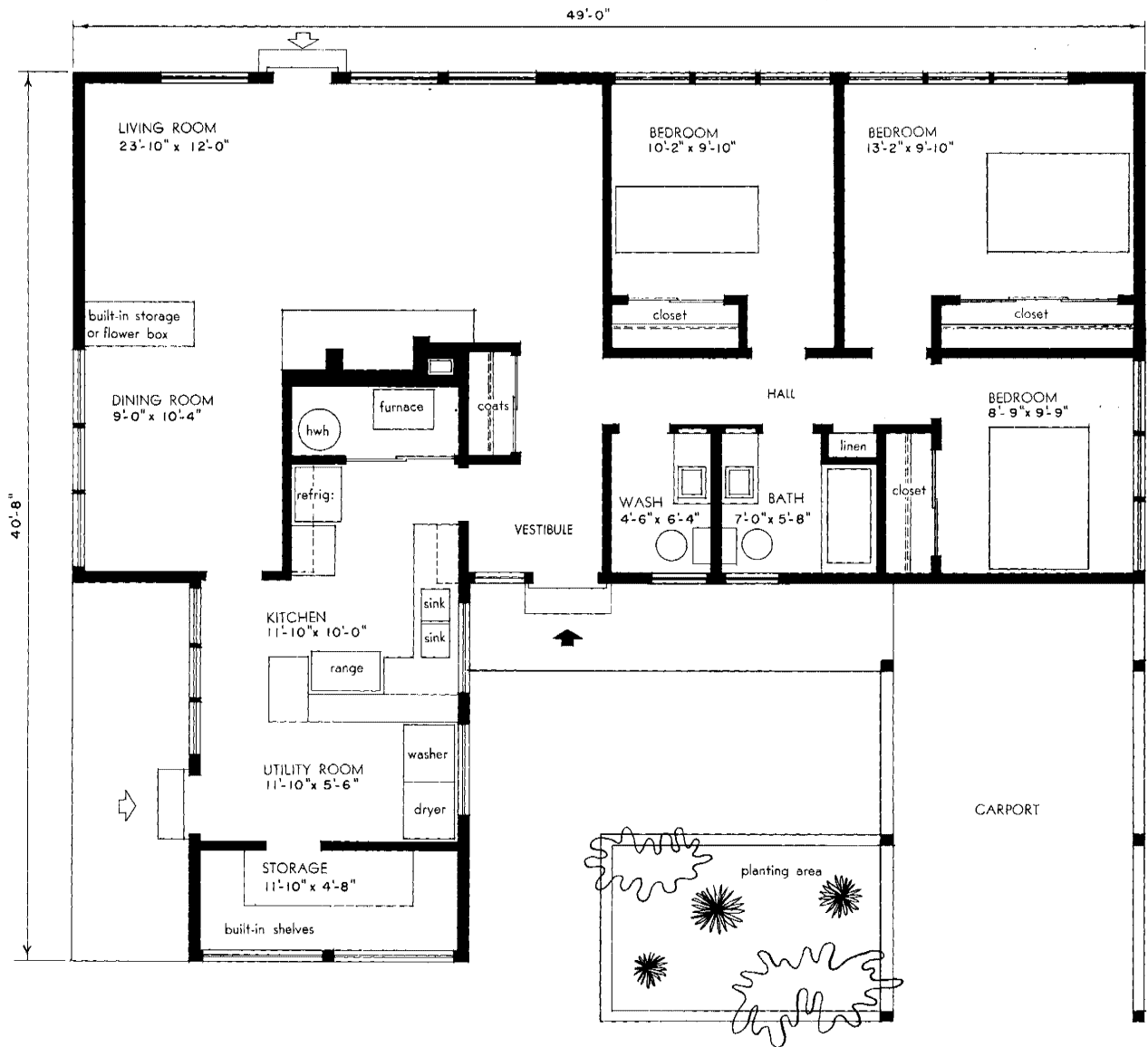
GILLELAND & STRUTT, Ottawa, Ont.



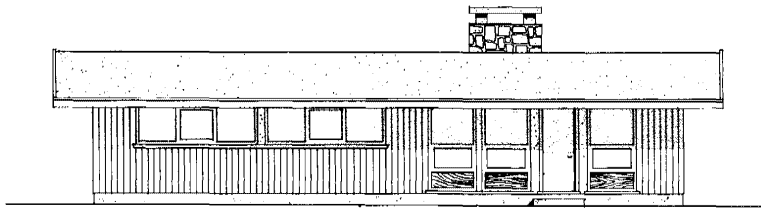


FRONT

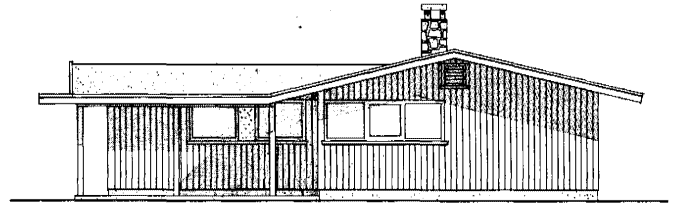
LEFT



AREA: 1,363 square feet (excluding carport).



BACK



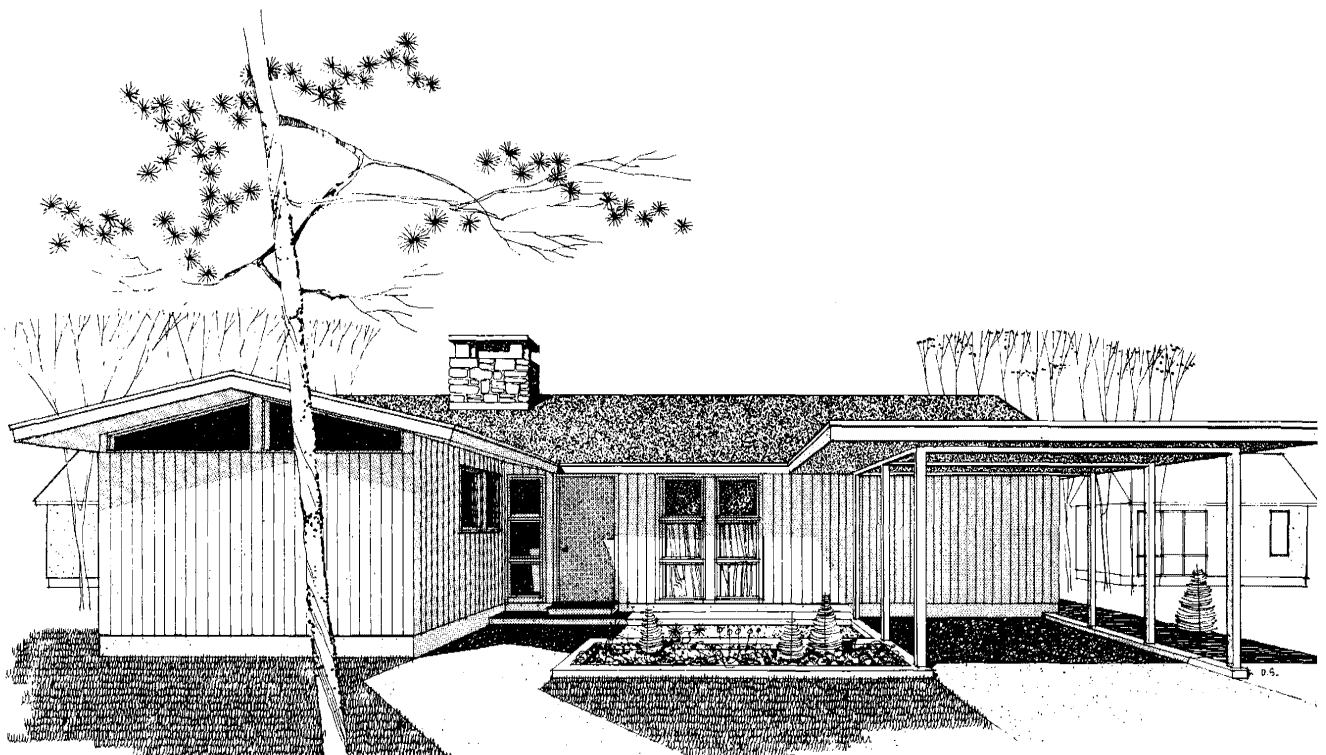
RIGHT

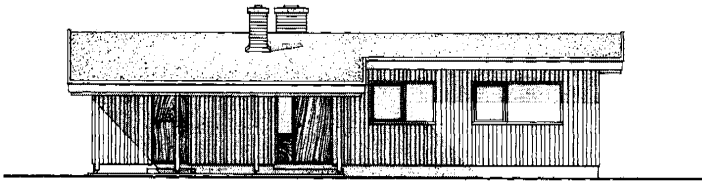
This three bedroom basementless bungalow differs from most because it has a separate wing for the kitchen and utility space. The entrance hall is well placed for reaching the living, sleeping and working areas. All bedrooms have large closets and in addition to the bathroom there is a washroom in the bedroom wing close to the front door. There is a door into the garden from the living room and its windows and those of two of the bedrooms overlook the garden. The best orientation would be to face the back of this house in a south-westerly direction.

DESIGN 271

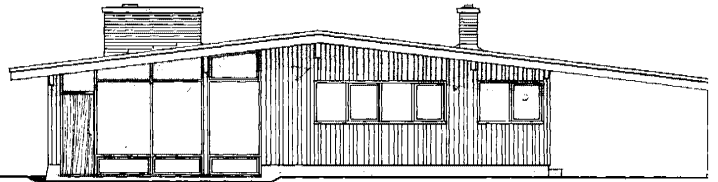
architect:

ANDREW CHOMICK, North Vancouver, B.C.

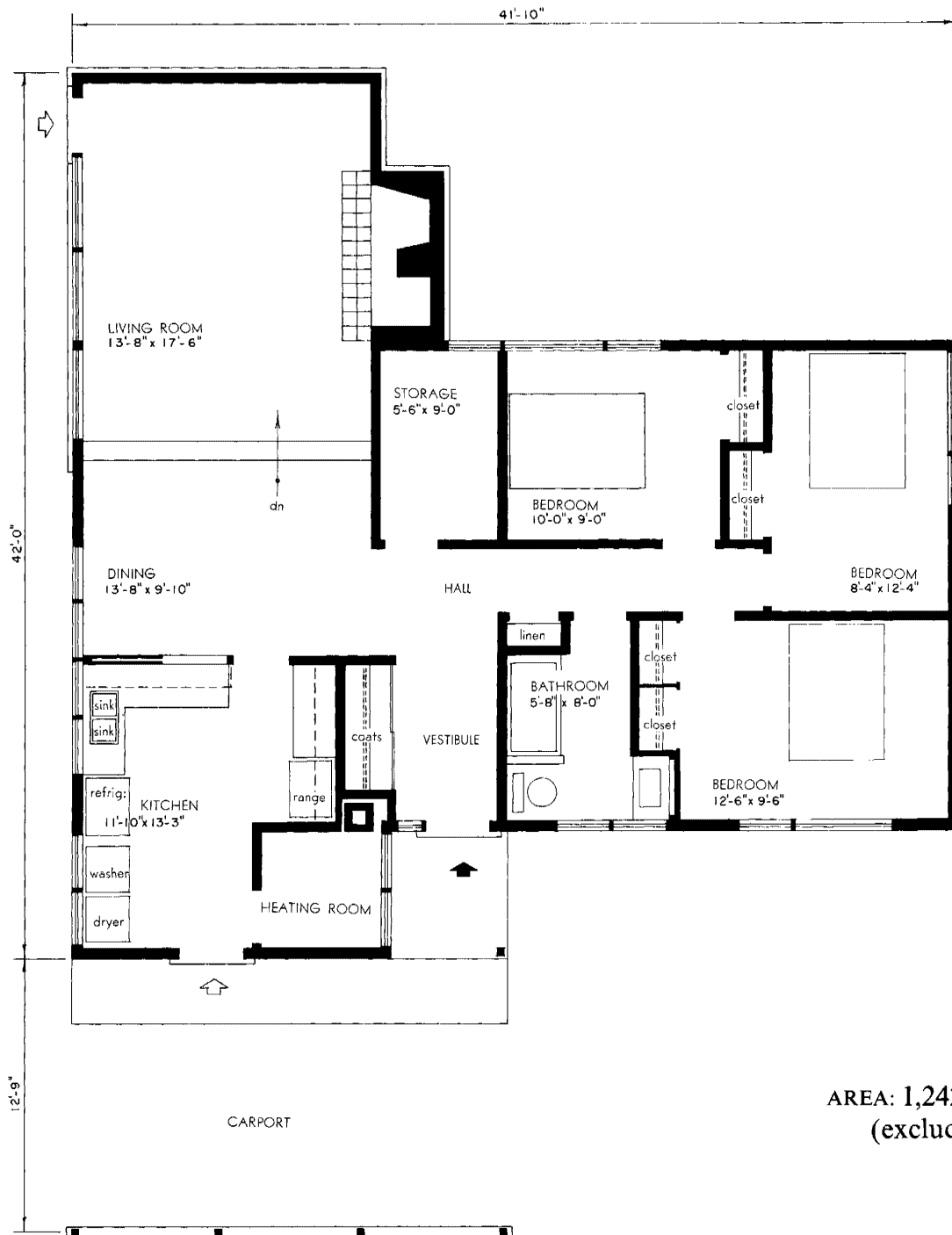




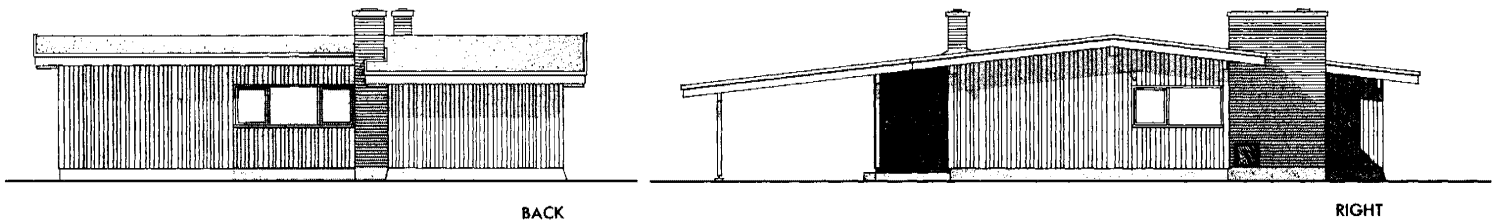
FRONT



LEFT



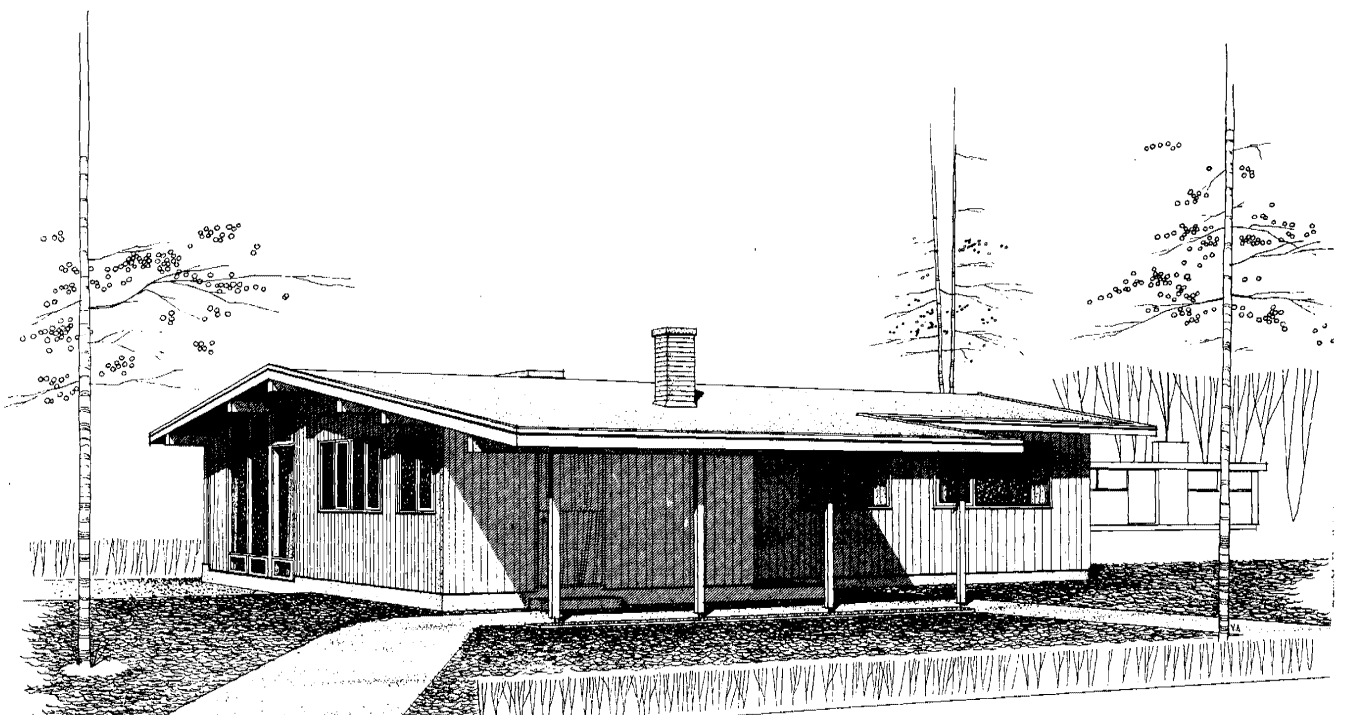
AREA: 1,242 square feet
(excluding carport).

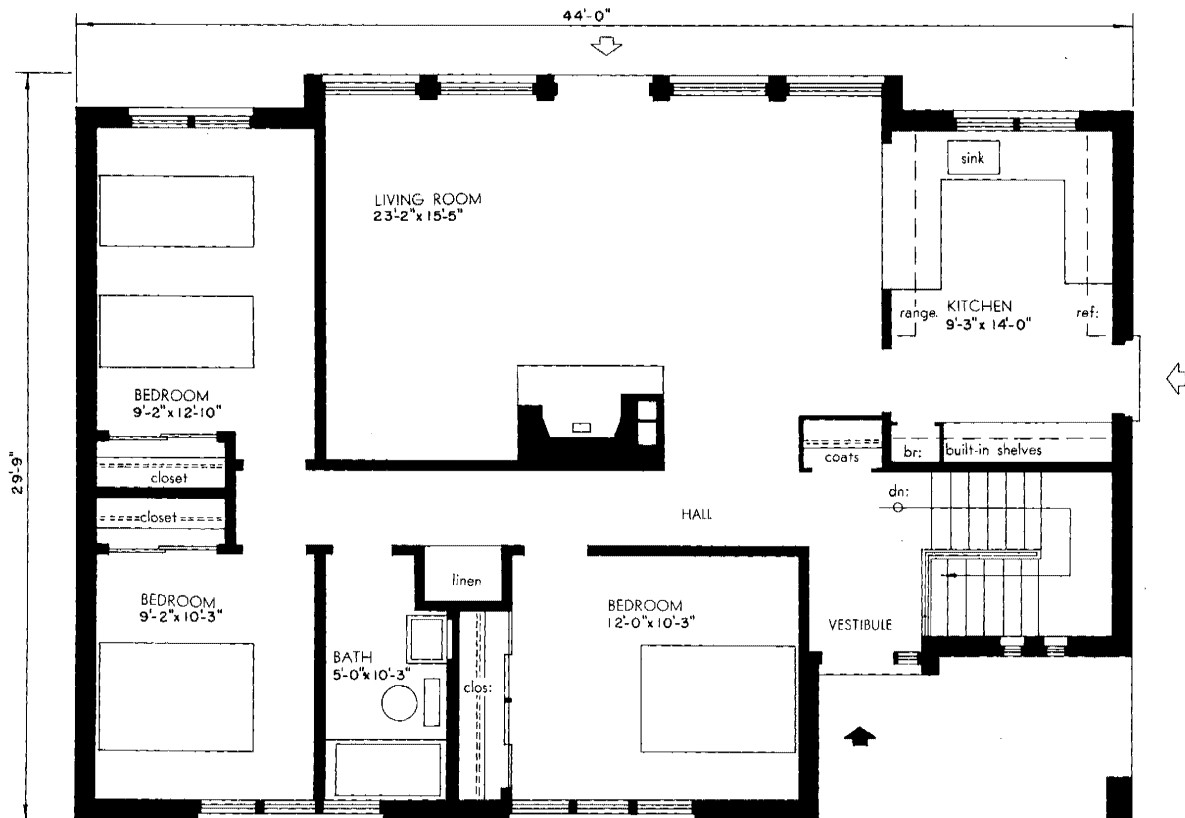
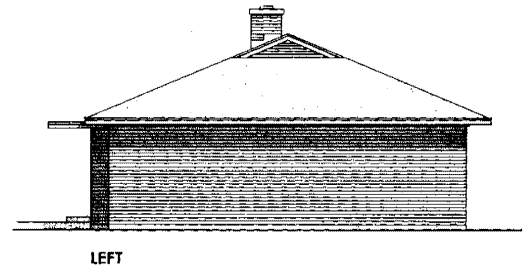
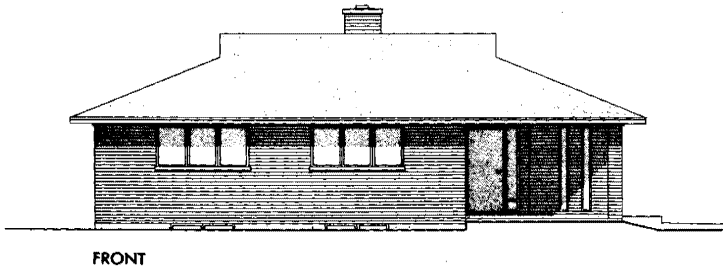


DESIGN 272

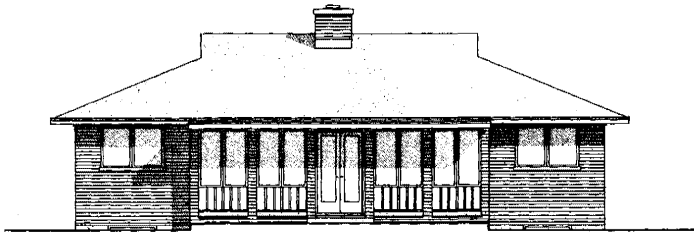
architect: DAVID H. MOLSON,
Vancouver, B.C.

This basementless three bedroom bungalow can be built two ways on an interior lot with the living room windows facing either the street or the back garden. It also could go on a corner lot site. The best orientation would be to have the living room windows face in a south-easterly direction. There is a clear separation between the living, working and sleeping areas. The living-dining room has large windows and a fireplace, with two steps down to the living room from the dining room. The slope of the roof is followed by the ceilings of the living-dining and kitchen. All exterior doors are protected by roof overhangs.

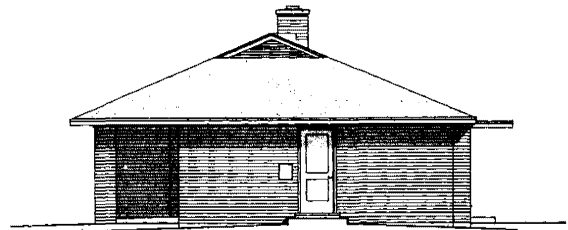




AREA: 1,258 square feet.



BACK

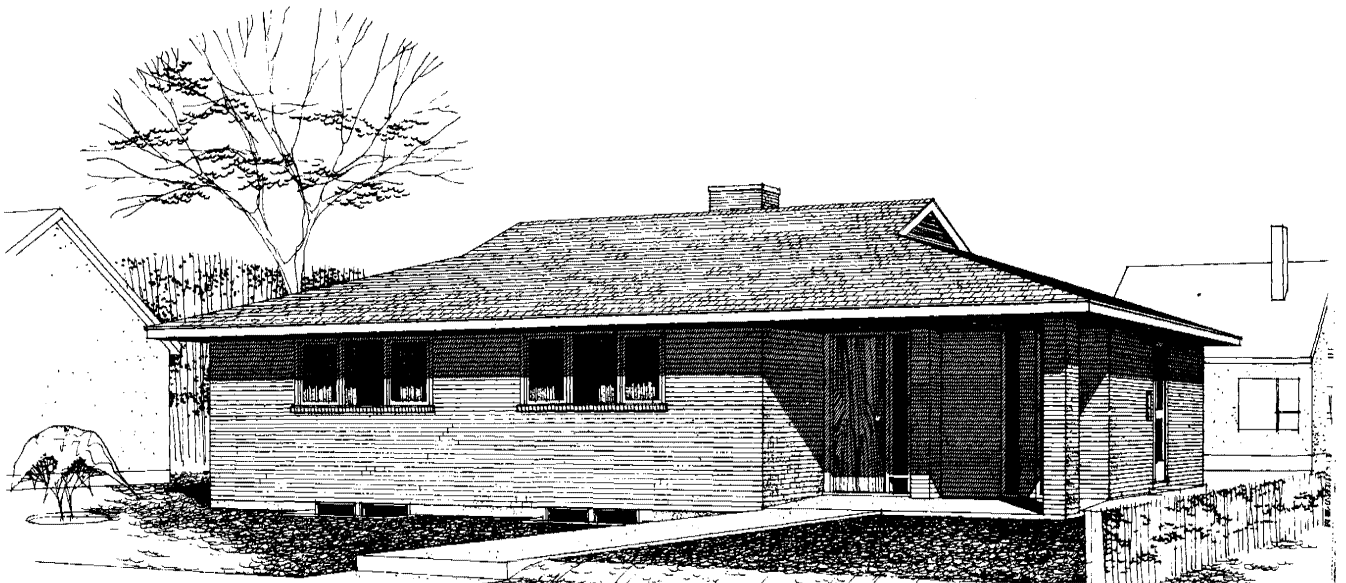


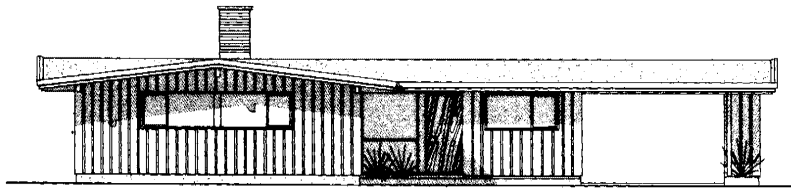
RIGHT

This solid brick three bedroom bungalow has a combined living-dining room with a fireplace and doors leading into the back garden. A bathroom separates the master bedroom from the other two bedrooms. The entrance has an open stairway leading to the basement. In the basement there is a fireplace and space for a large play room besides laundry, furnace and storage.

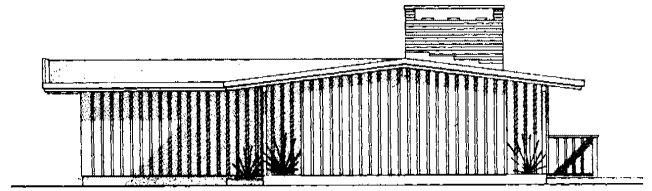
DESIGN 273

architect: DENNIS PETERS,
Oakville, Ont.

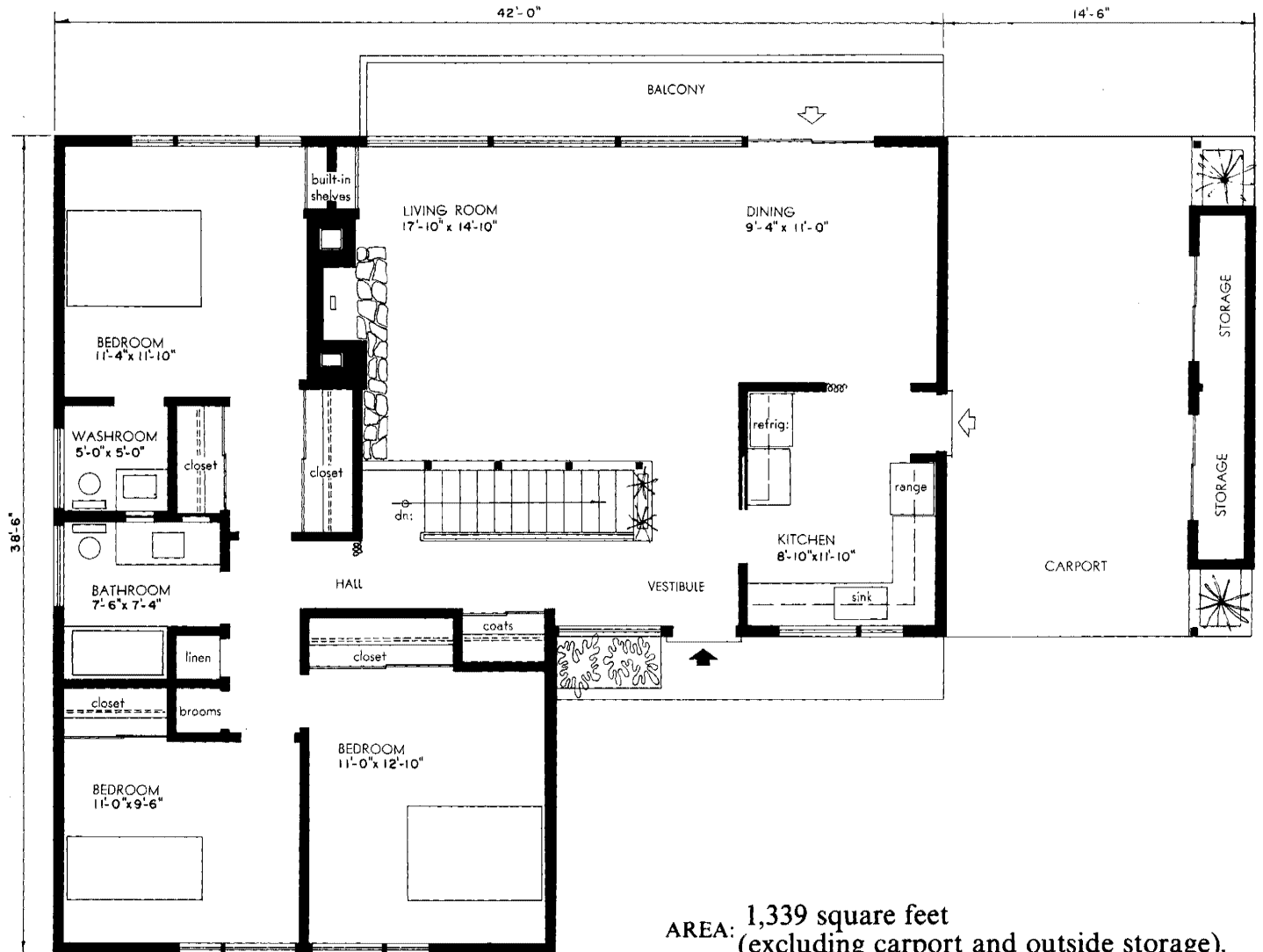




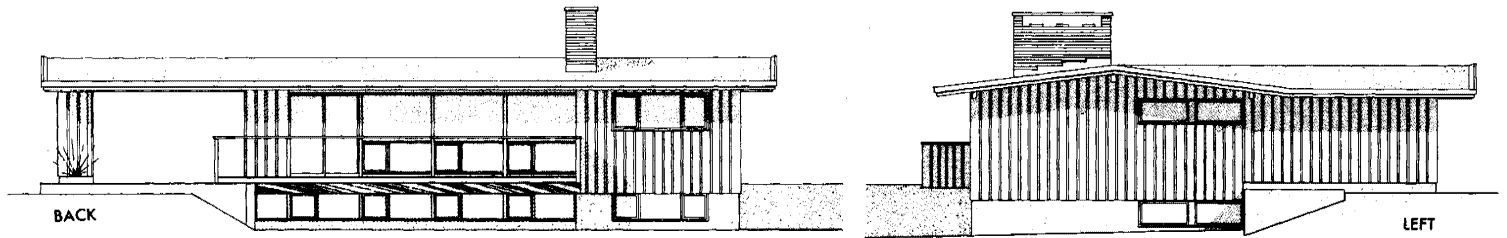
FRONT



RIGHT



AREA: 1,339 square feet
(excluding carport and outside storage).

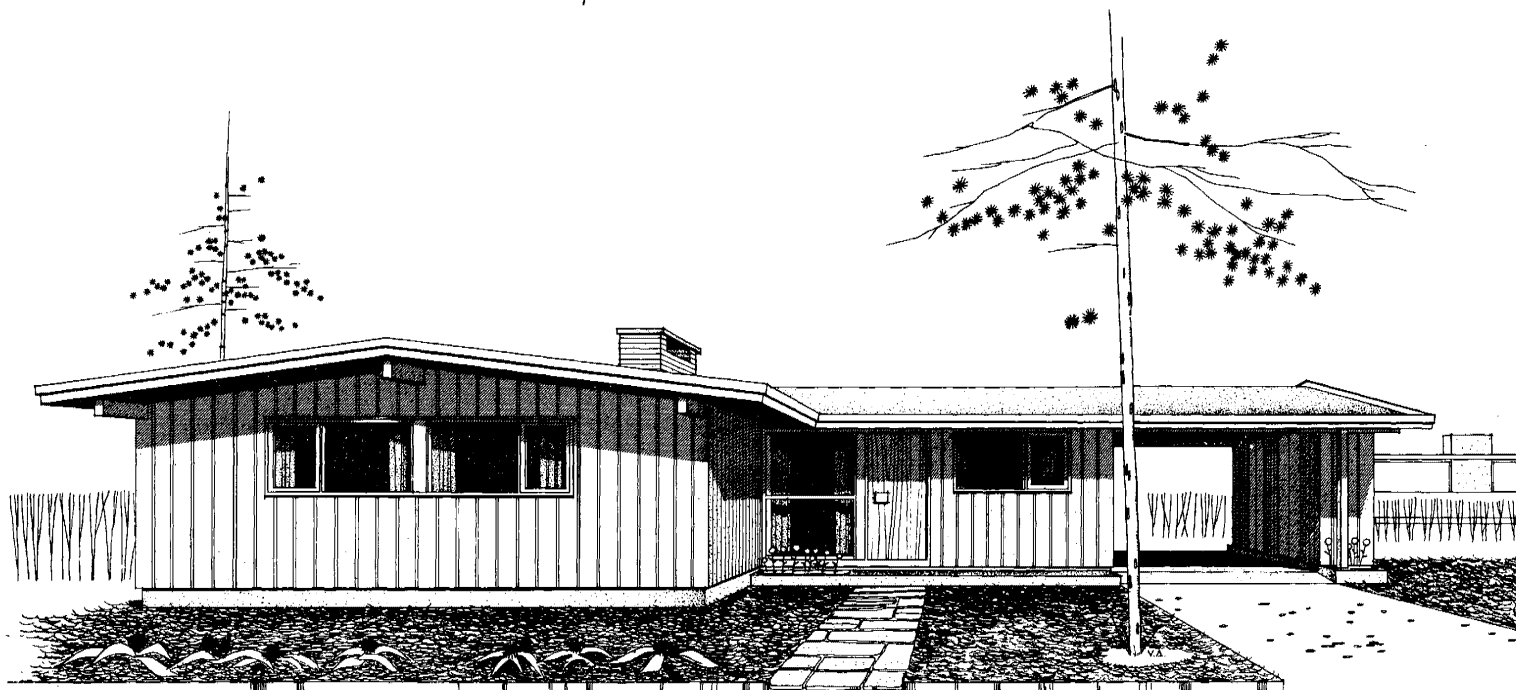


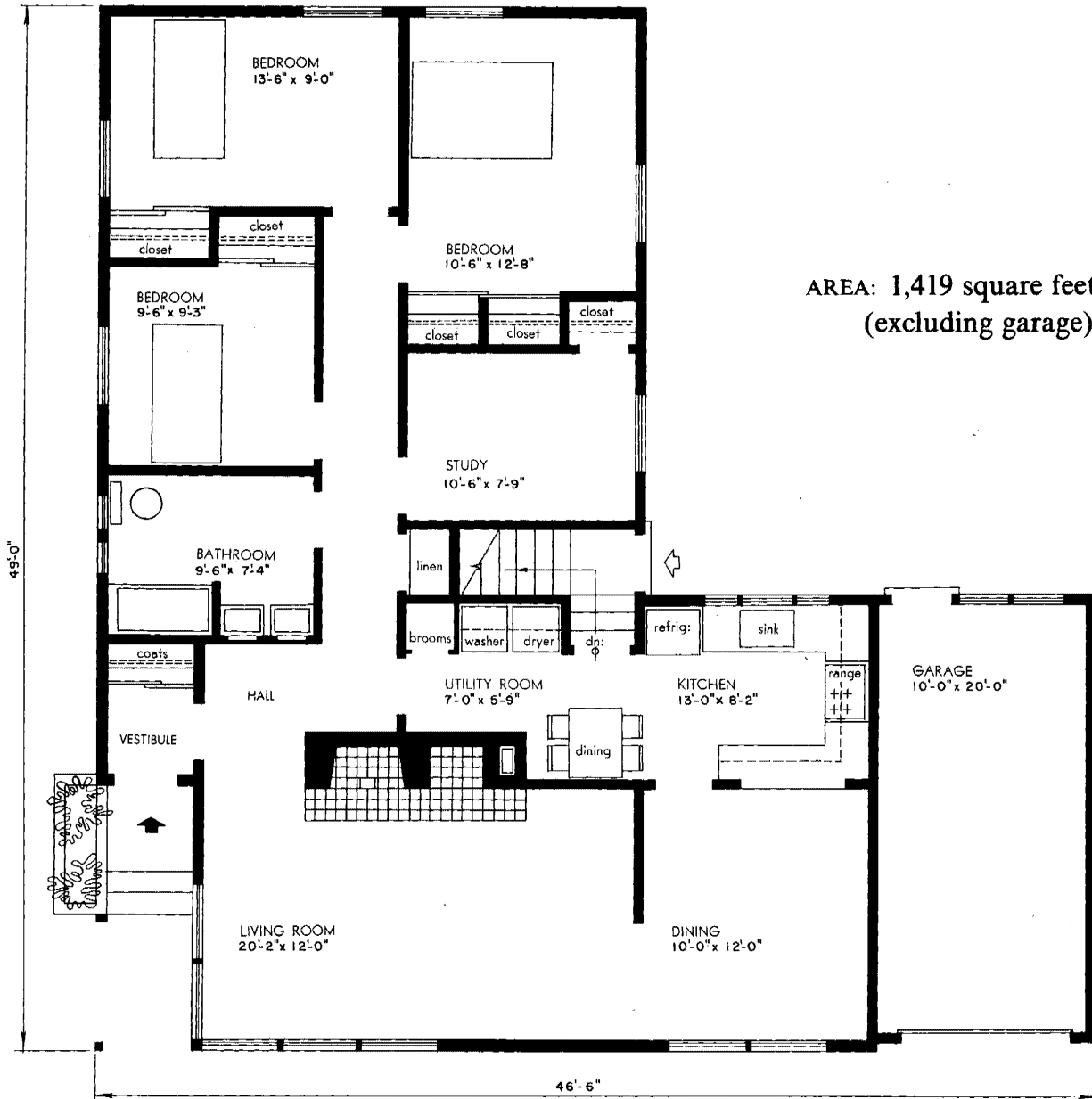
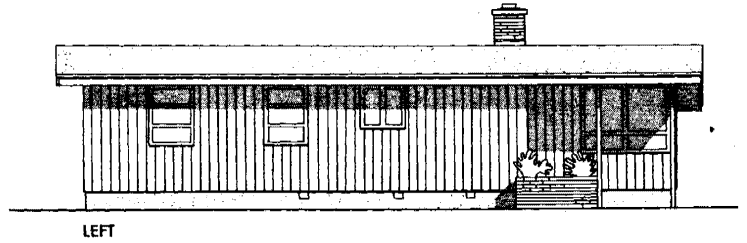
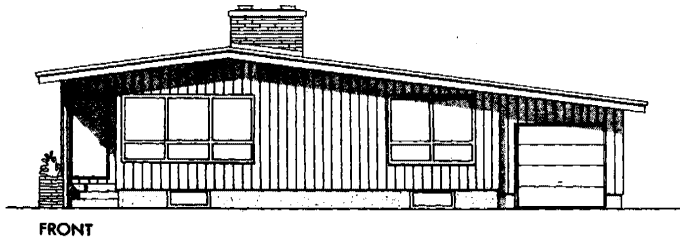
The full benefits of this design are obtainable on a site which slopes down from the street with the living room facing south. There are three bedrooms and a bathroom and a washroom on the main floor. Downstairs there is a fourth bedroom with washroom and a play room which has a fireplace. The entry hall, living room and dining room are open to one another.

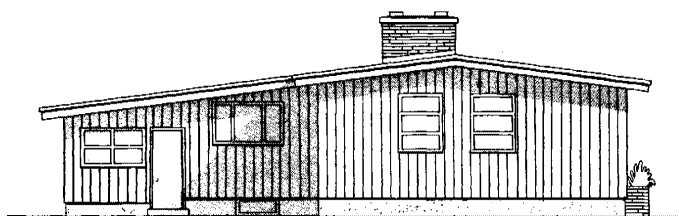
DESIGN 274

architect: ANDREW CHOMICK,

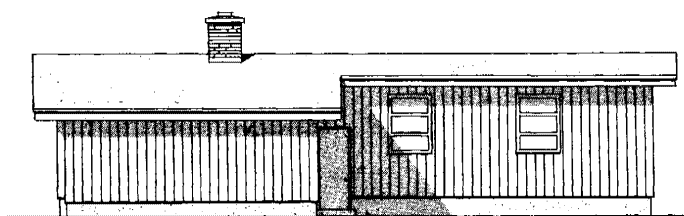
North Vancouver, B.C.







BACK



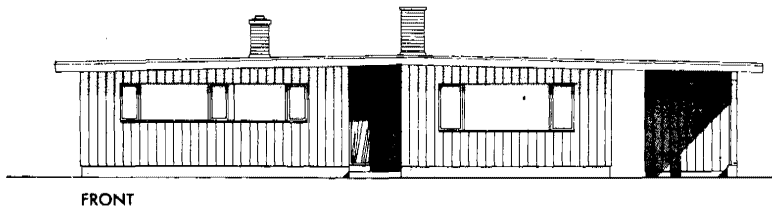
RIGHT

Suitable for a north-east or a north-west (by reversing the plan) corner lot, this four bedroom bungalow plan has good separation of living, kitchen and bedroom areas. The convenient "U" shaped kitchen has space for a dining table, washing and drying machines, and has a pass-through to the dining room. The basement extends under the front half of the house only. Access from the garage to the rear grade entrance is covered by the roof overhang.

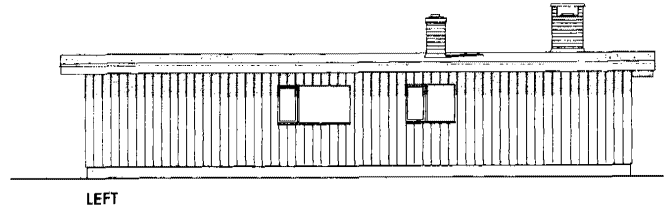
DESIGN 801

architect: EARLE INGRAM, Ottawa, Ont.

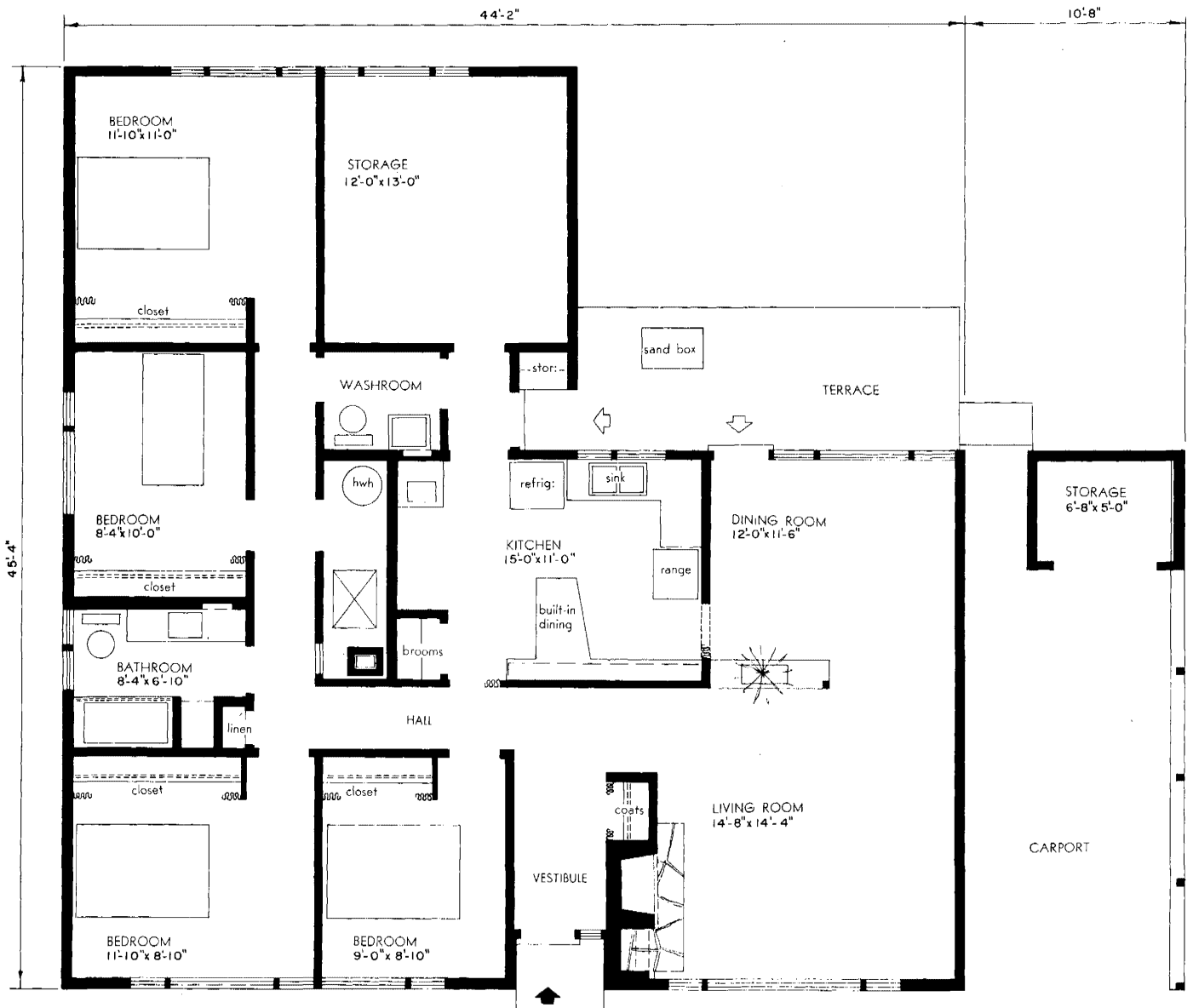




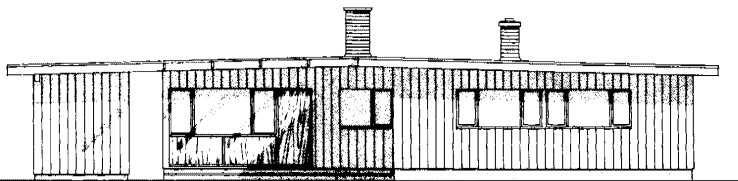
FRONT



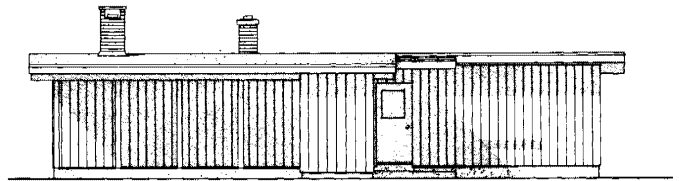
LEFT



AREA: 1,590 square feet
(excluding carport and outside storage).



BACK



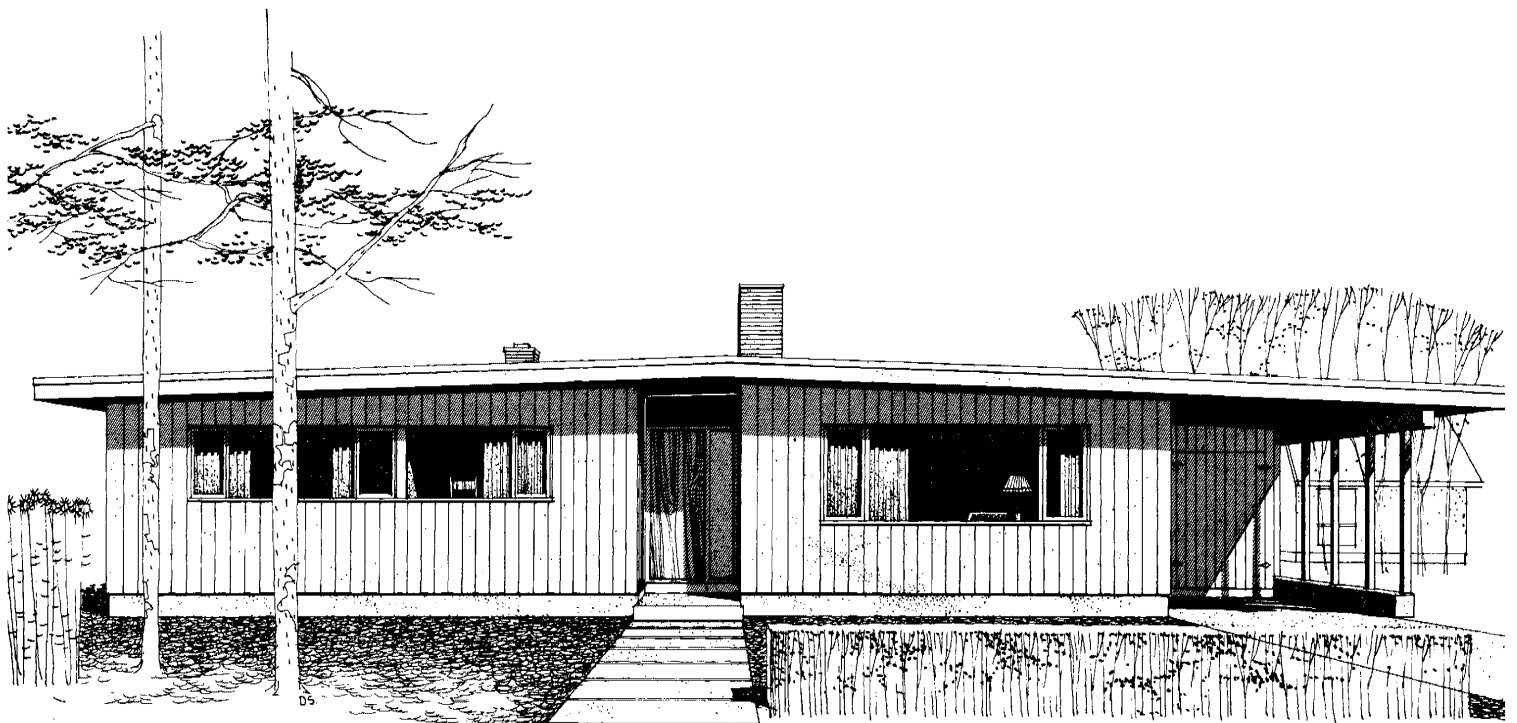
RIGHT

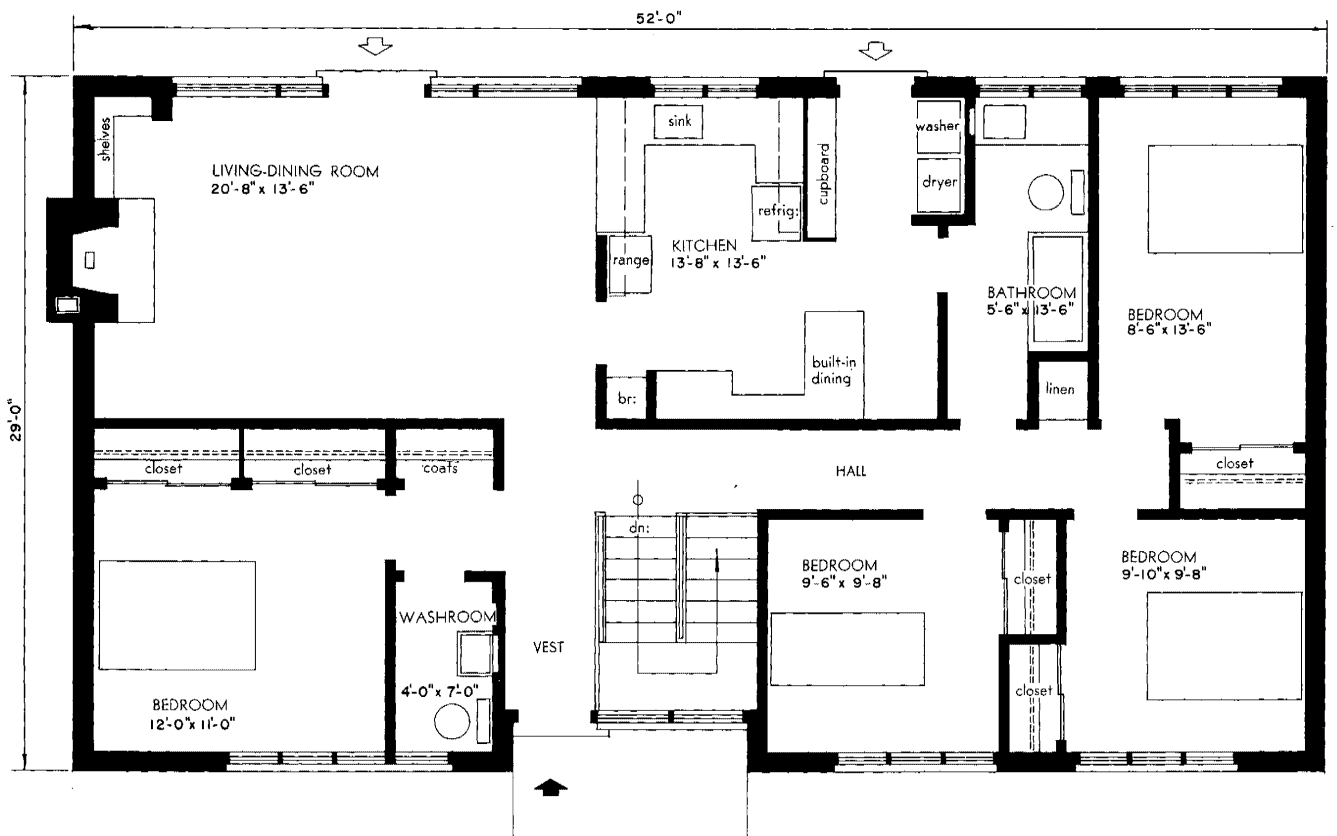
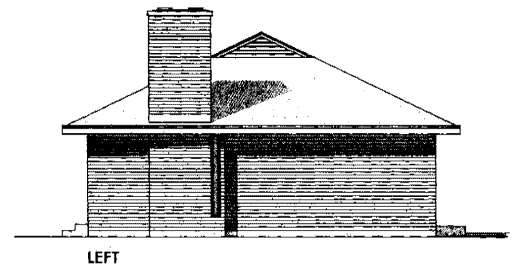
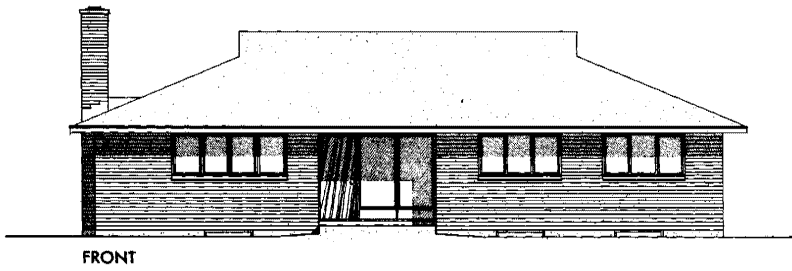
This is a large basementless four bedroom bungalow. The combined living-dining room is separated from the bedrooms by the entrance hall and kitchen. There is a bathroom and a washroom in the bedroom area. The washroom has a second door leading to the back entrance vestibule, off which there is the kitchen and an all-purpose room that could be used for storage and a play room. There is additional storage provided for garden equipment at the end of the carport. This plan would fit on a corner or inside lot oriented with the front door facing the north-west.

DESIGN 802

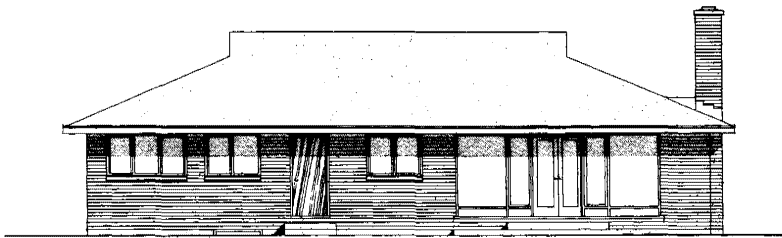
architect: DONALD M. MANNING,

North Vancouver, B.C.

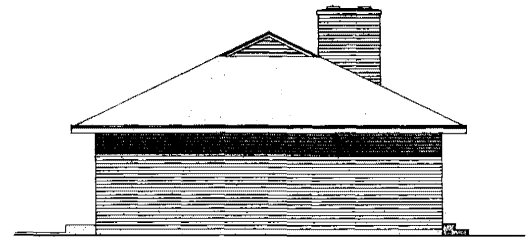




AREA: 1,508 square feet.



BACK

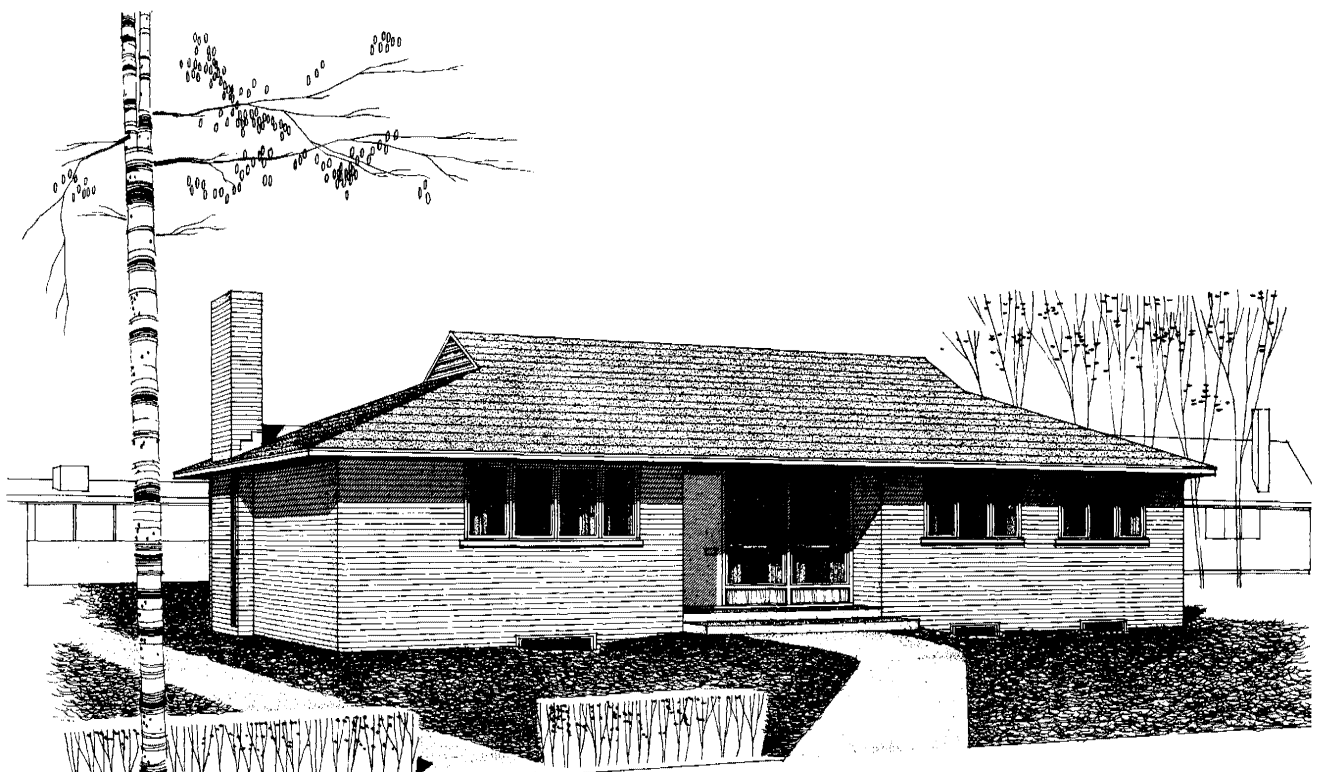


RIGHT

In this four bedroom house the master bedroom is separated from the other bedrooms by the large entrance hall. This hall has an open stairway to the basement where there is space for a playroom. Notice the living-dining area overlooking and opening onto the back garden; the arrangement for eating in the kitchen; the access from the back door to the bathroom and the privacy gained by having no windows in the side walls of the house. The back of the house should face in a southerly direction.

DESIGN 803

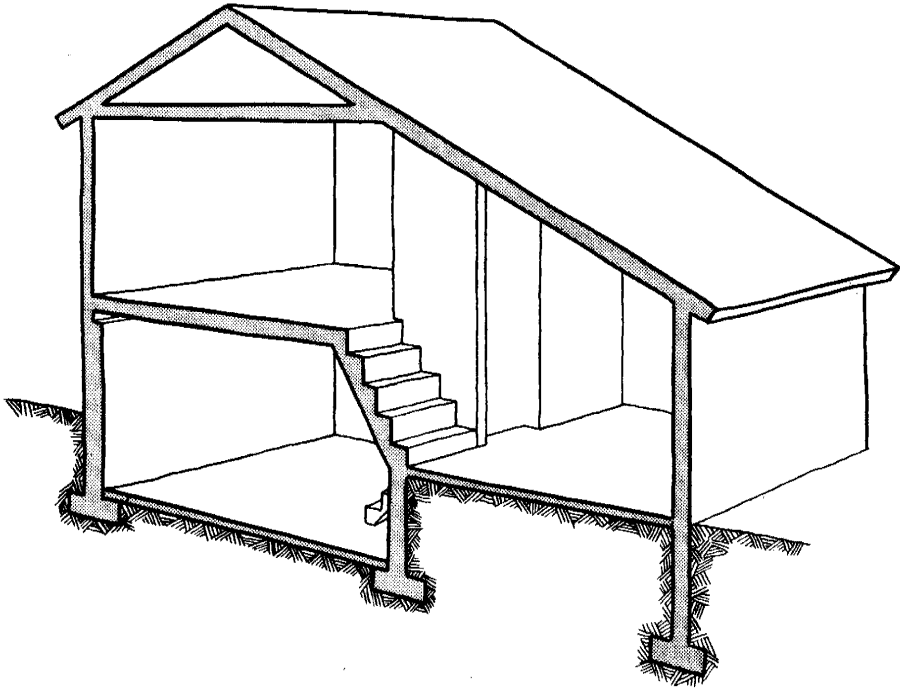
architect: DENNIS PETERS, Oakville, Ont.



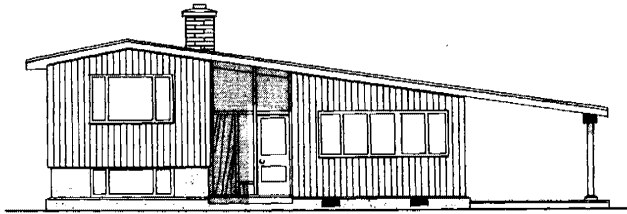




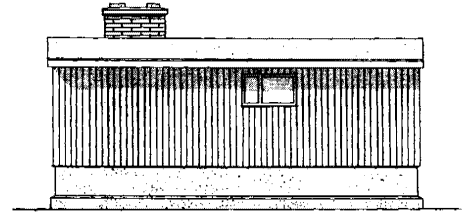
SPLIT-LEVEL HOUSES



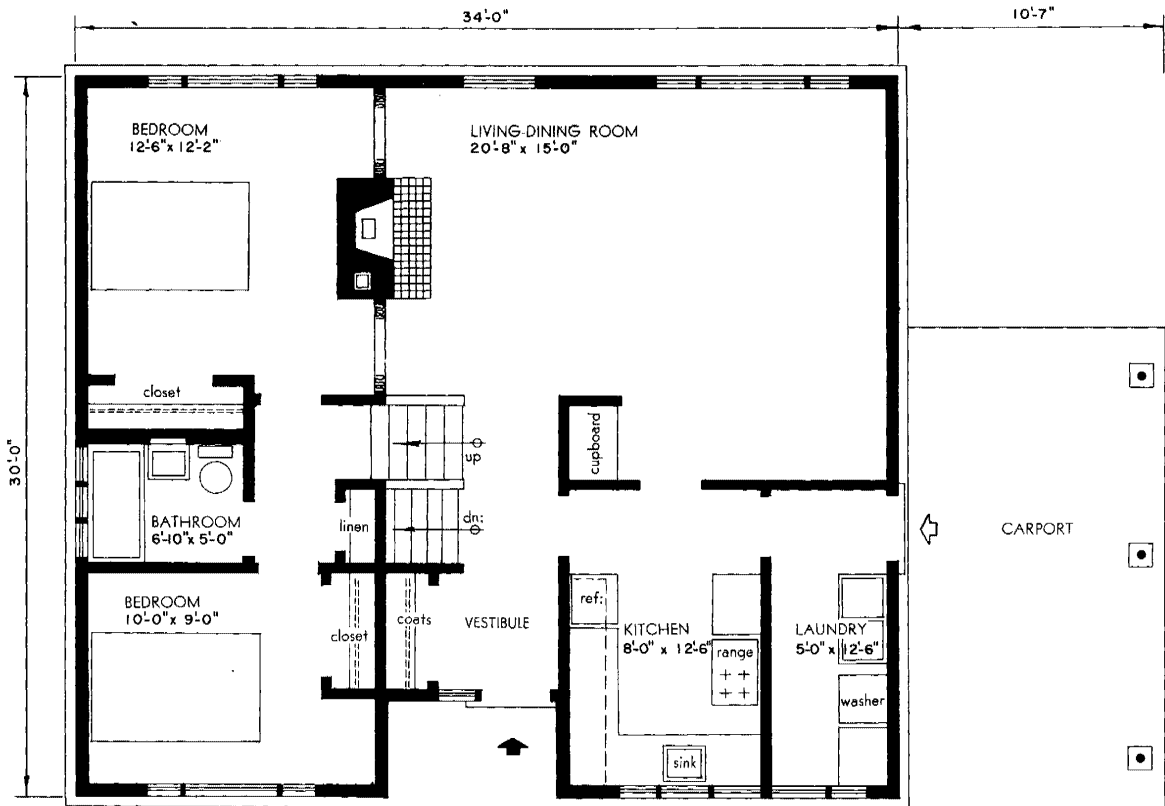
SPLIT-LEVEL HOUSES



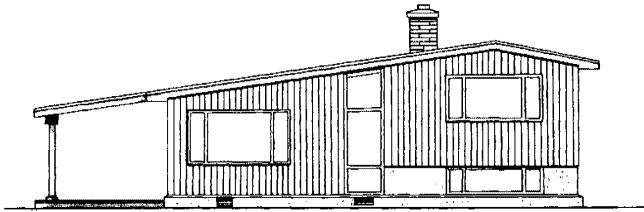
FRONT



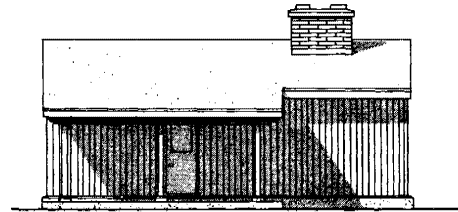
LEFT



AREA: 1,020 square feet (excluding carport).



BACK

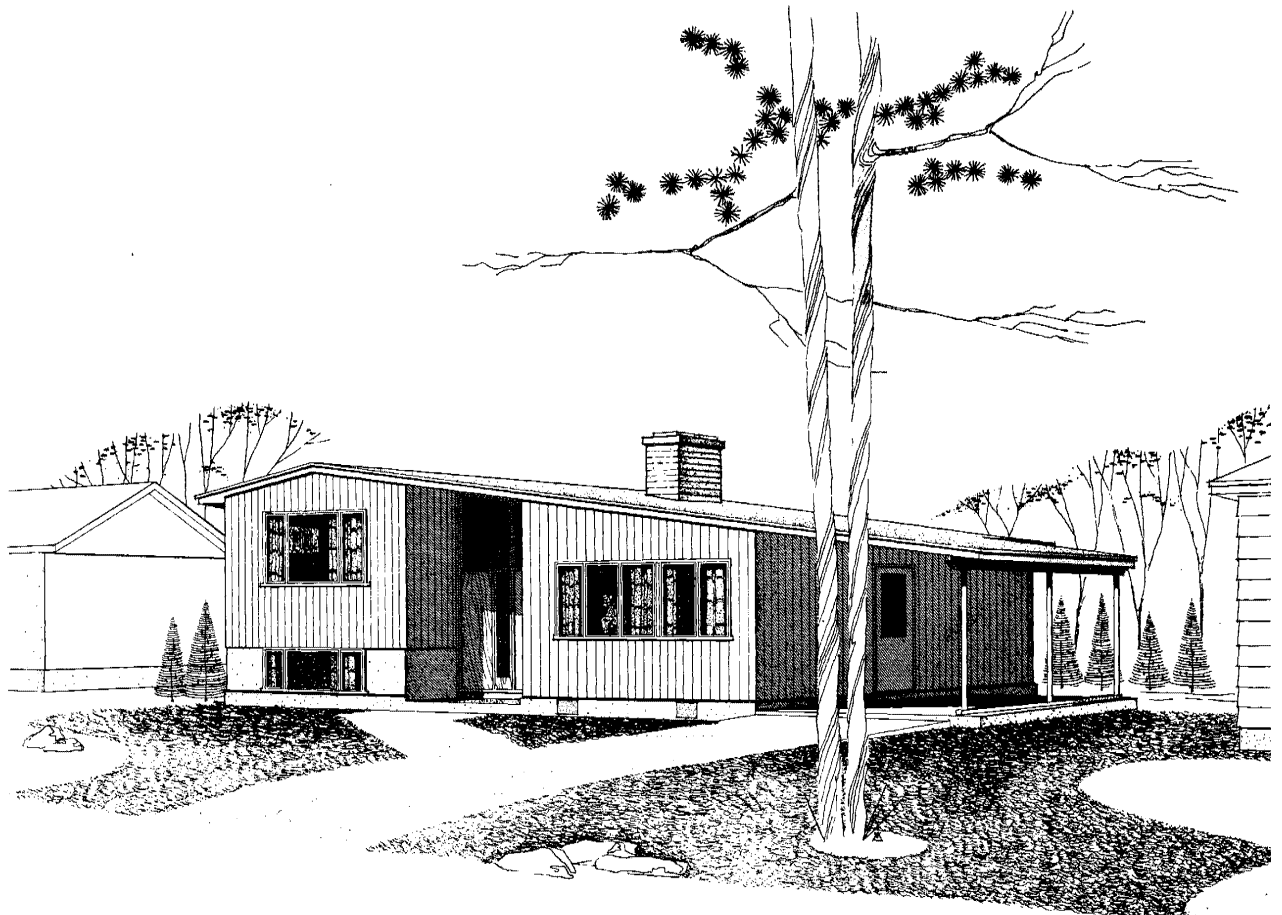


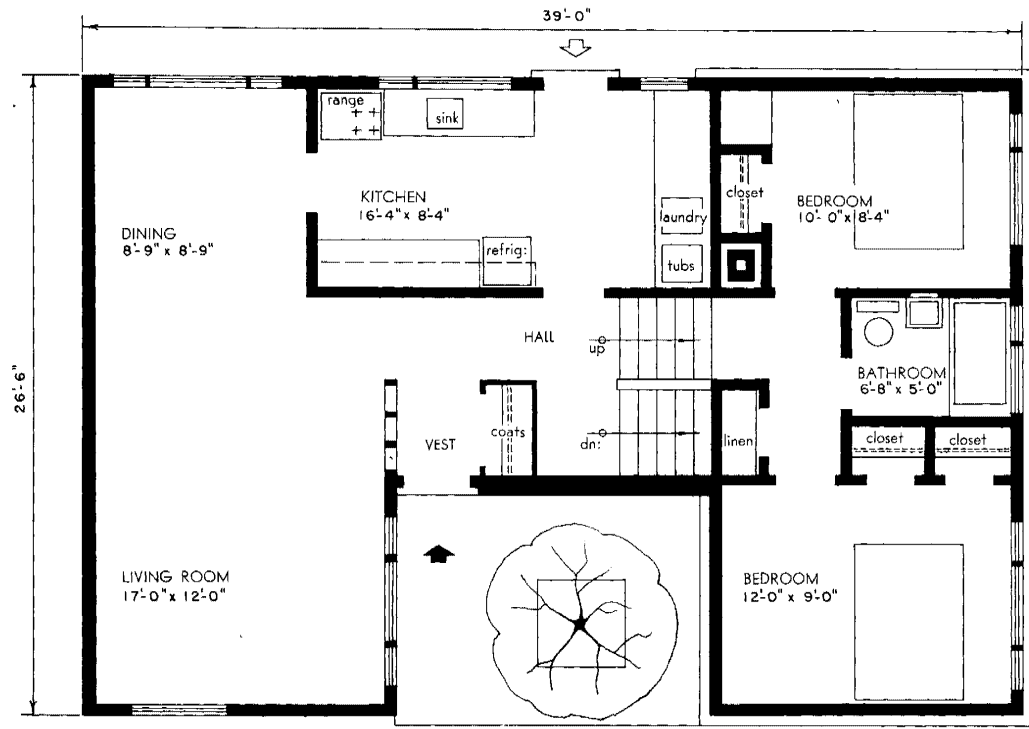
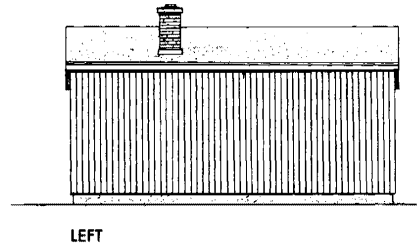
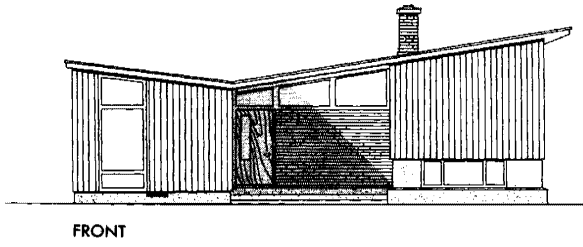
RIGHT

In looking at this design the following should be noted—the living room with a fireplace and a sloping ceiling, only six steps up to the two bedrooms, and the “U” shaped kitchen with good access through a laundry to a service entrance at the carport. Both the front entrance and the back entrance are protected by the roof. The best orientation for this house is to face the living room window in a south-westerly direction.

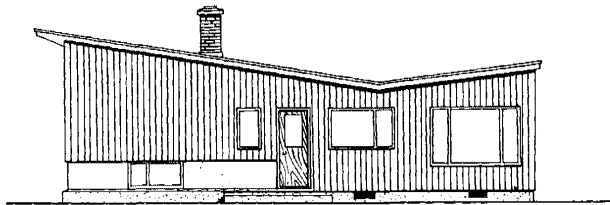
DESIGN 700

architect: K. R. D. PRATT, St-Vital, Man.

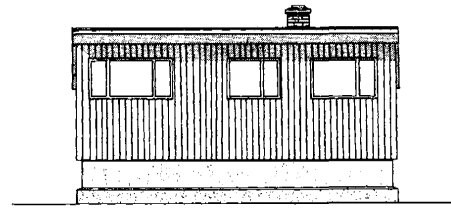




AREA: 914 square feet.



BACK

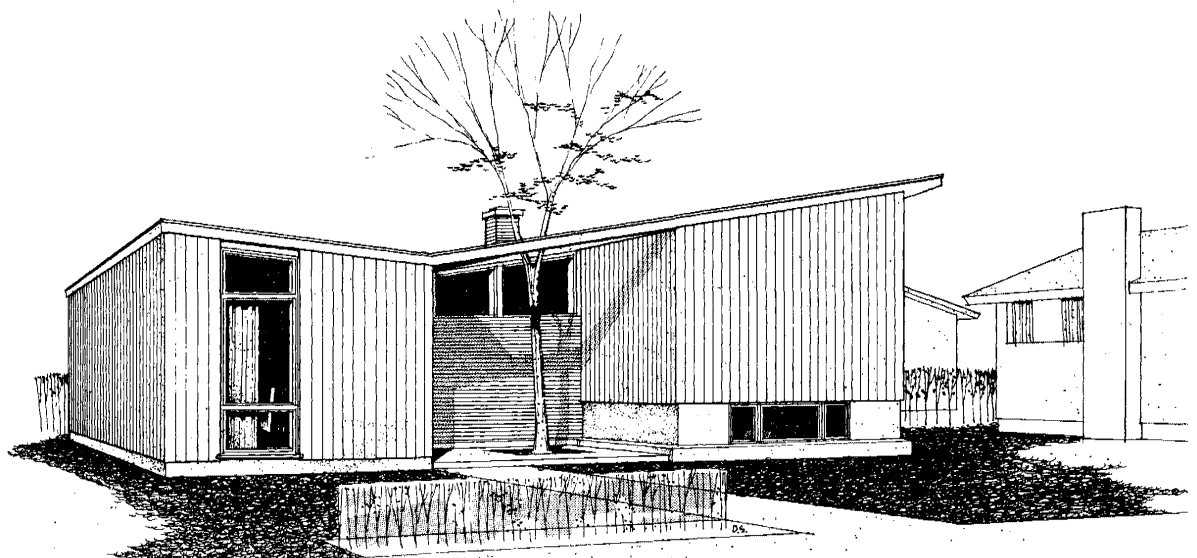


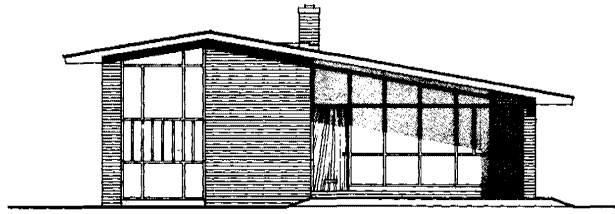
RIGHT

The most noticeable thing about this house is the courtyard entrance. This courtyard is overlooked by the living room. The corridor type kitchen with the laundry at one end has a back door leading out to the garden. In the lower part of the house, below the bedroom wing, there is space for a games room. All the ceilings are sloping ones except in the bathroom. For the best orientation the front of the house should have a south-westerly exposure.

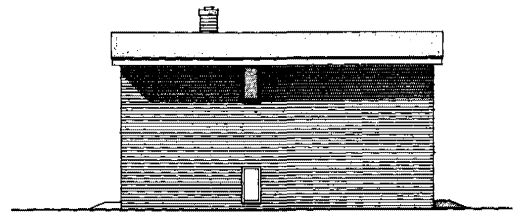
DESIGN 701

architect: K. R. D. PRATT, St-Vital, Man.

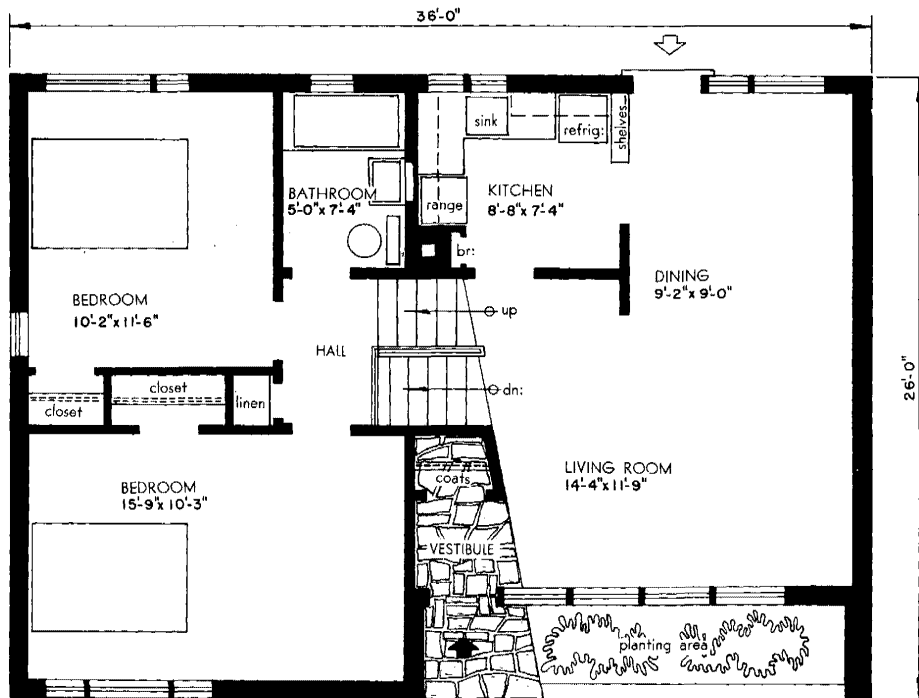




FRONT

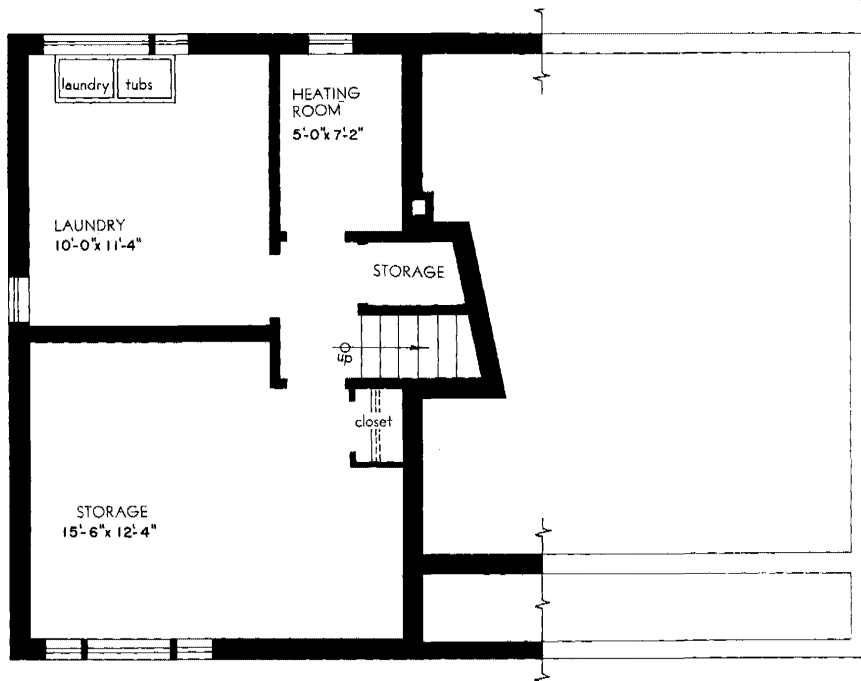


LEFT

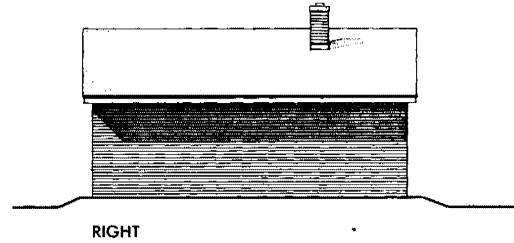
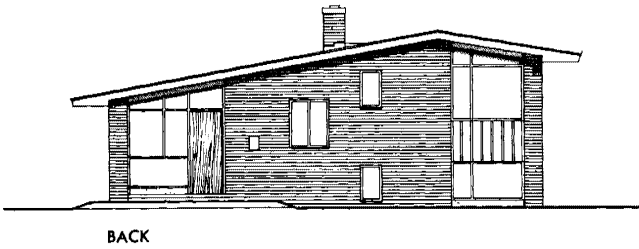


UPPER FLOOR PLAN

AREA: 1,108 square feet.



LOWER FLOOR PLAN



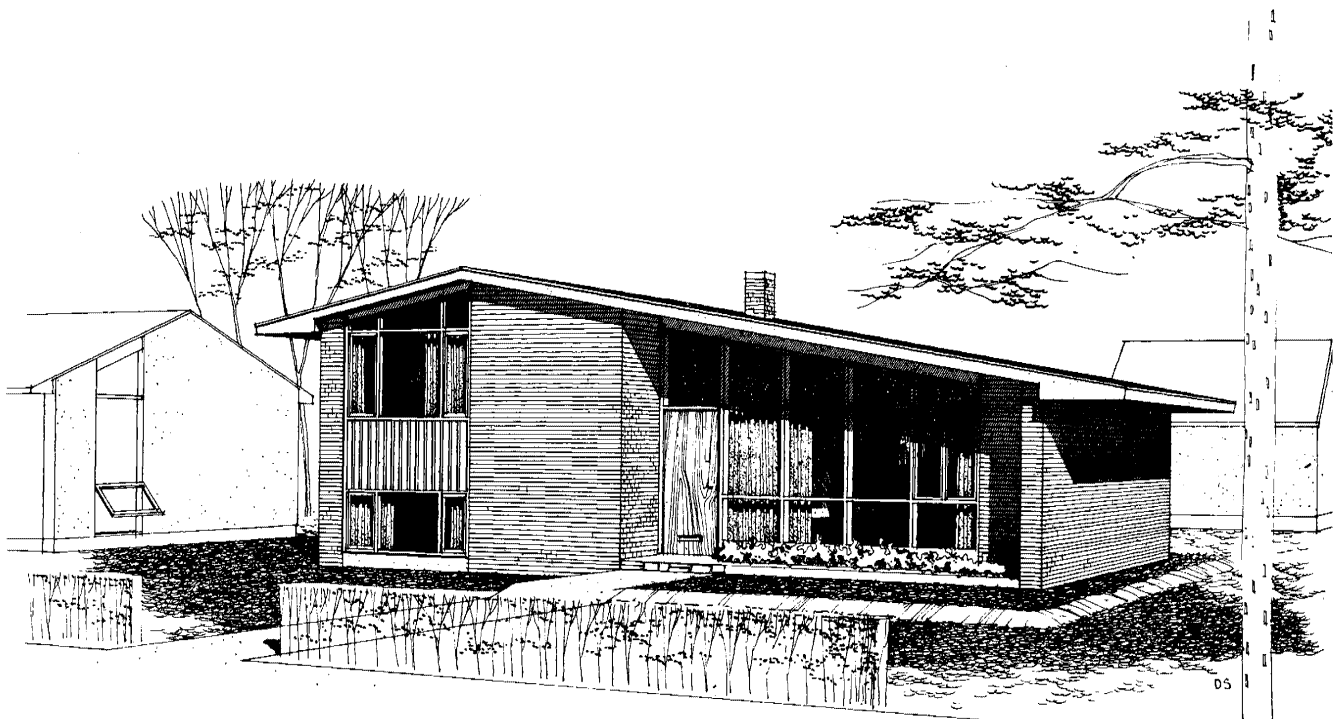
This house has a combined living-dining room which runs from the front to the back of the house. These rooms have large windows and a high sloping ceiling with exposed beams. This should make the rooms appear bigger than they are. There are two good sized bedrooms upstairs and a den or play room on the lower level.

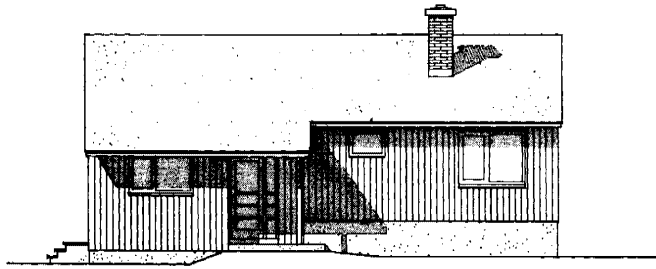
DESIGN 704

architect:

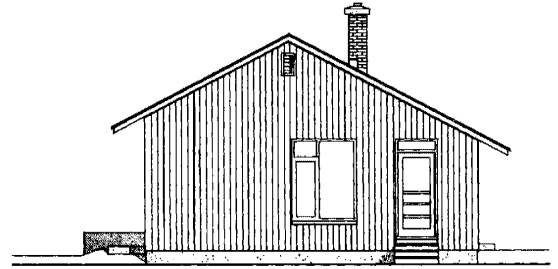
VENCHIARUTTI & VENCHIARUTTI,

Toronto, Ont.

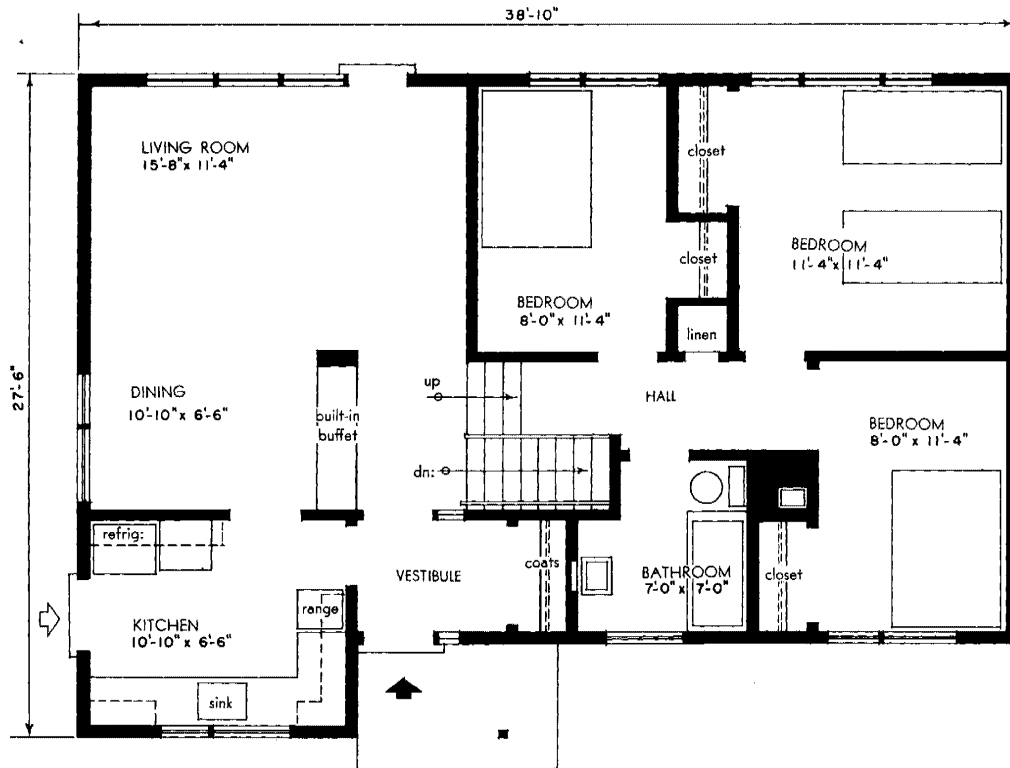




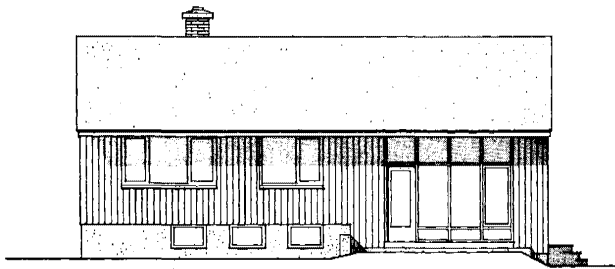
FRONT



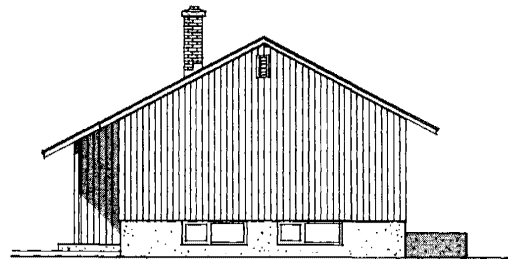
LEFT



AREA: 960 square feet.



BACK

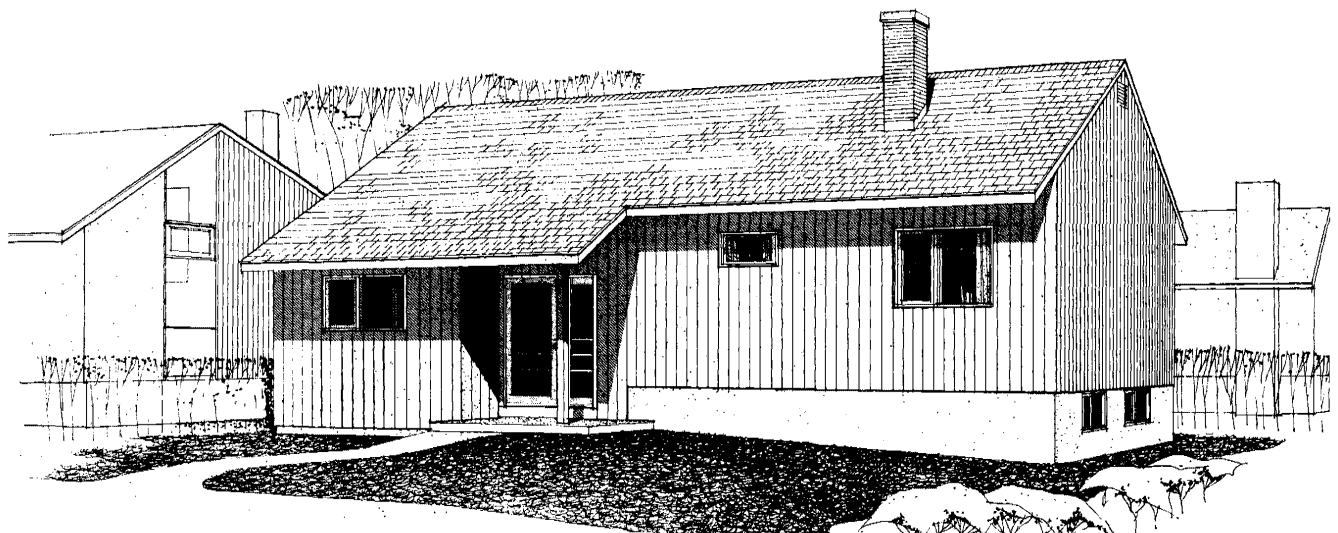


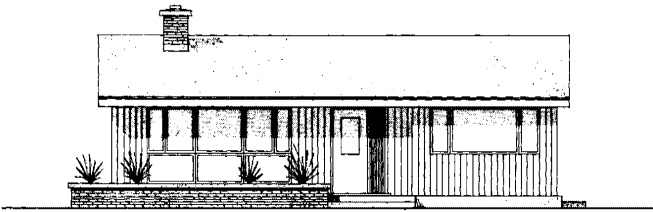
RIGHT

From the street this house appears to be a bungalow, however, it is a split-level with four steps up to the bedroom area. Two of the bedrooms and the living room overlook the garden and the living room has a sloping ceiling which is higher than the others in the house. With the kitchen facing east and the street, the principal rooms will have the advantage of facing south.

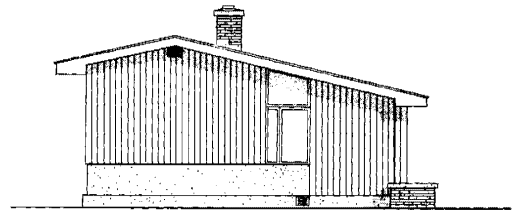
DESIGN 751

architect: HENRY FLIESS, Toronto, Ont.

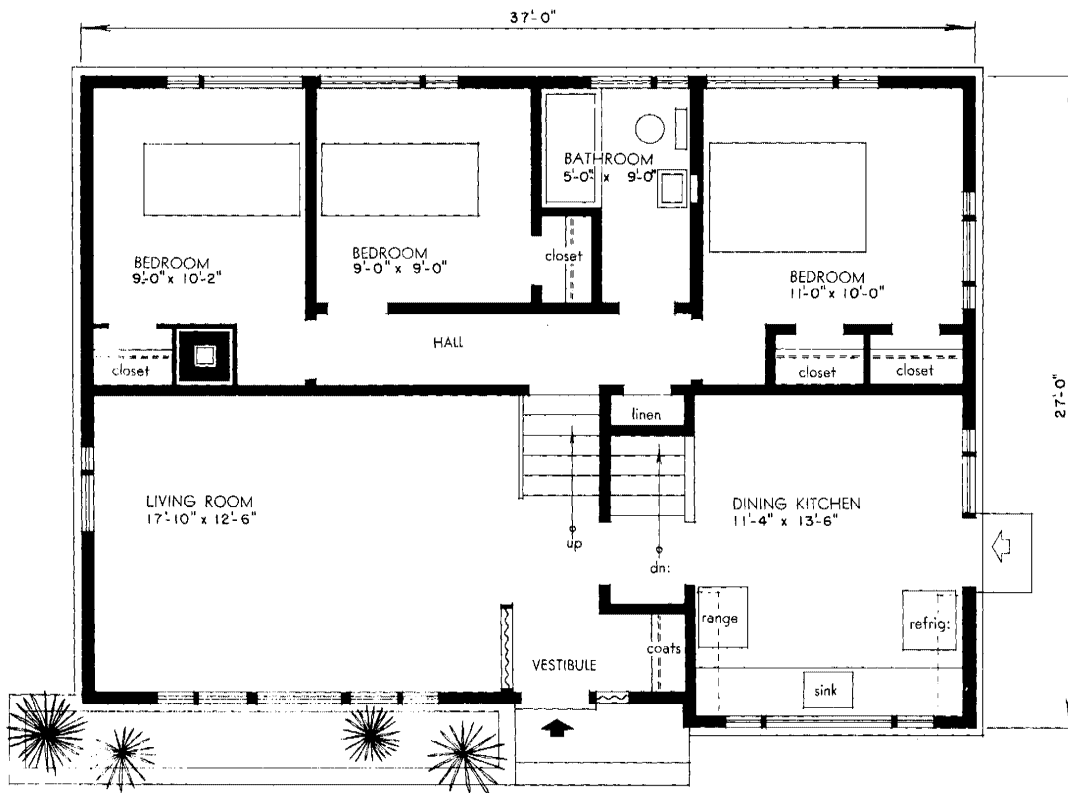




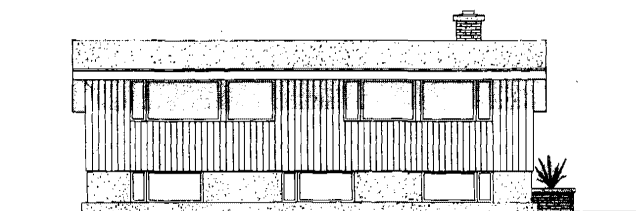
FRONT



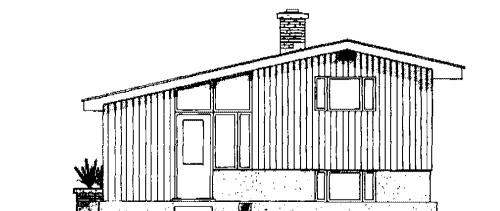
LEFT



AREA: 974 square feet.



BACK

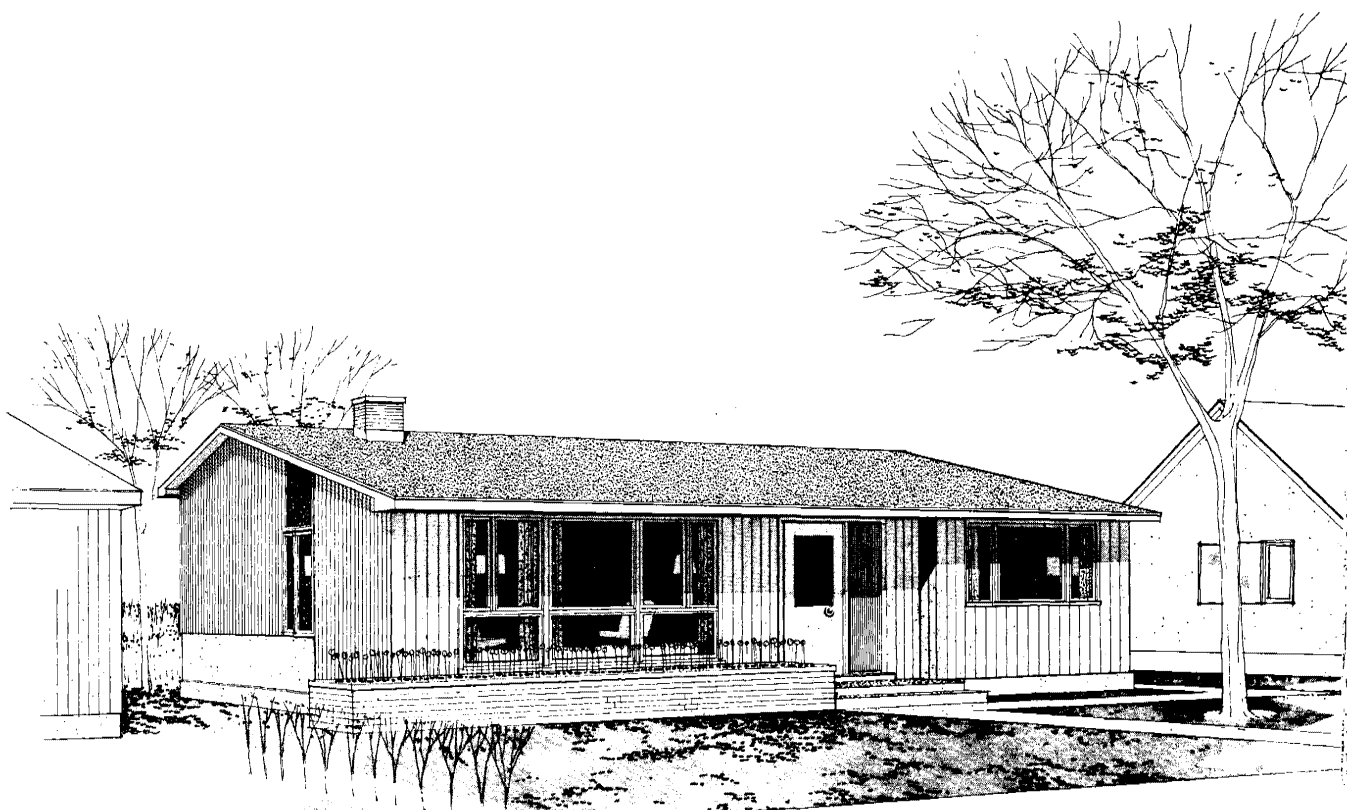


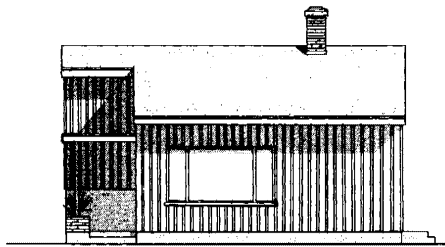
RIGHT

From the street this house does not give the impression of being a three bedroom split-level design. The living room and the combined kitchen-dining room overlook the street and with the entrance hall, they extend across the front of the house. Similarly the bedrooms extend across the back of the house overlooking the garden. Below the bedrooms are the heating, utility and recreation rooms. These lower rooms would be at their best on a lot sloping down and away from the street.

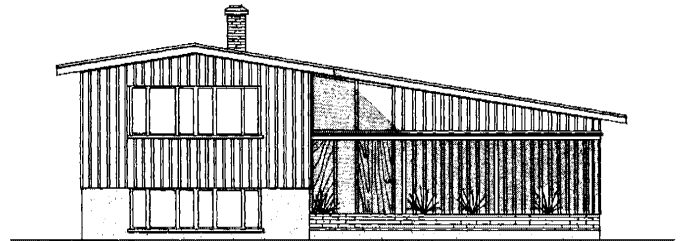
DESIGN 753

architect: K. R. D. PRATT, St-Vital, Man.

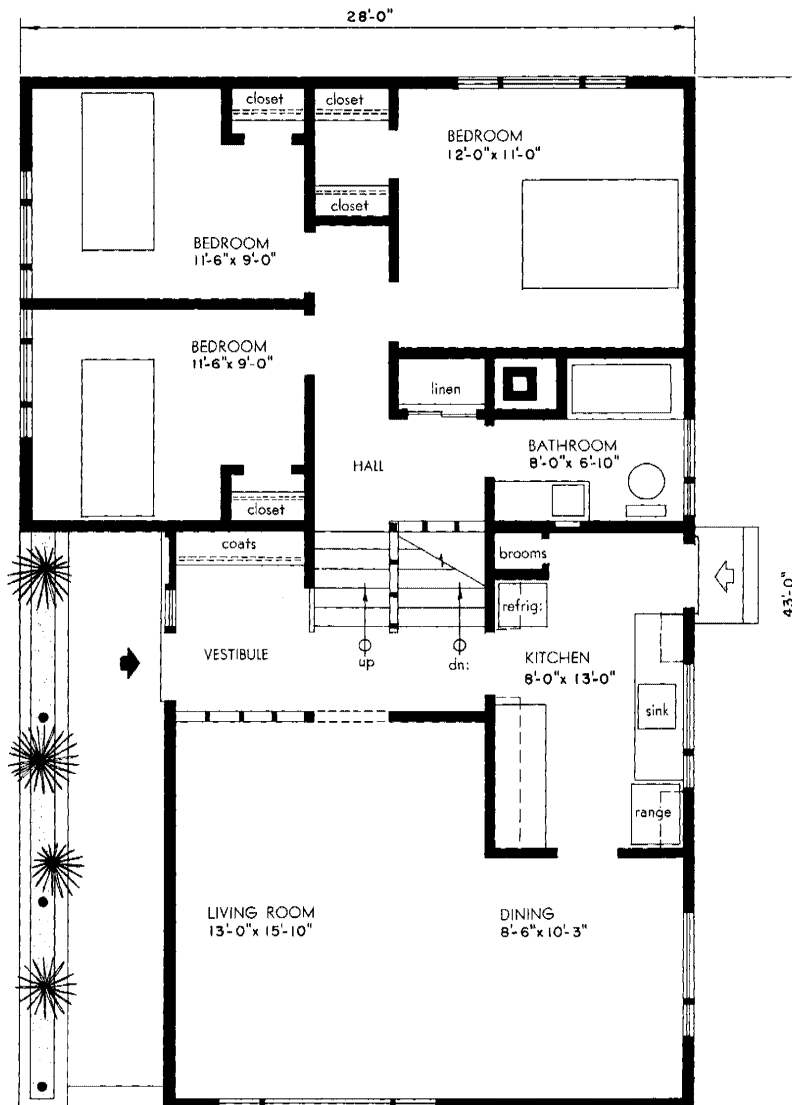




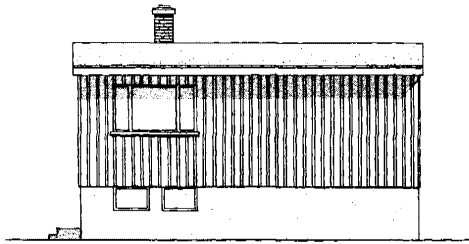
FRONT



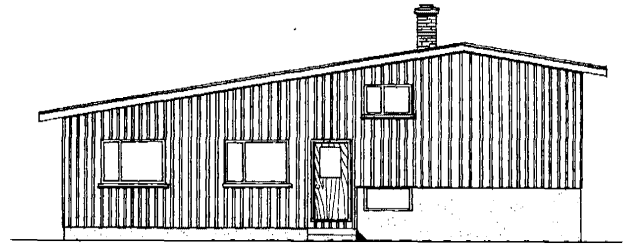
LEFT



AREA: 1,060 square feet.



BACK

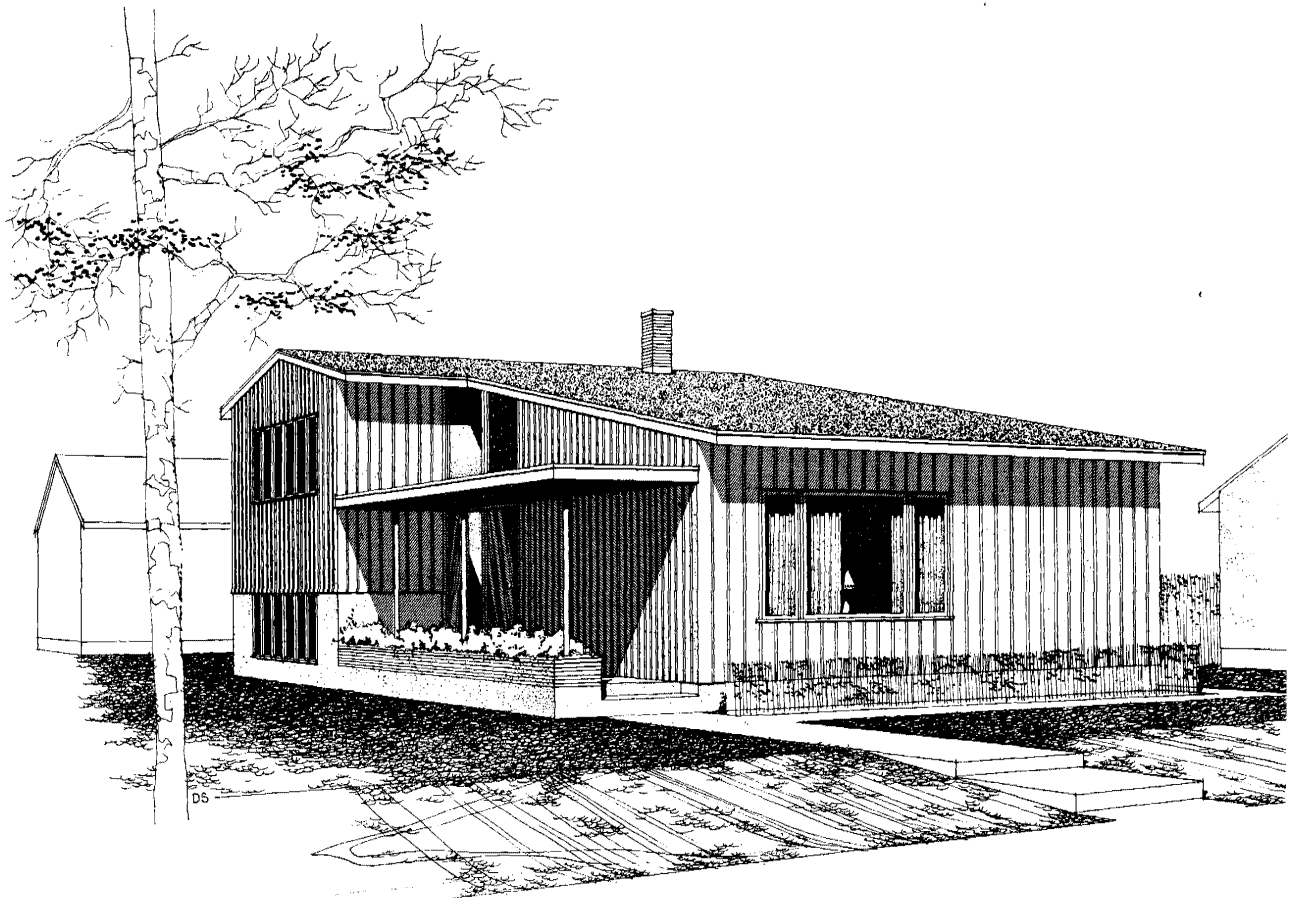


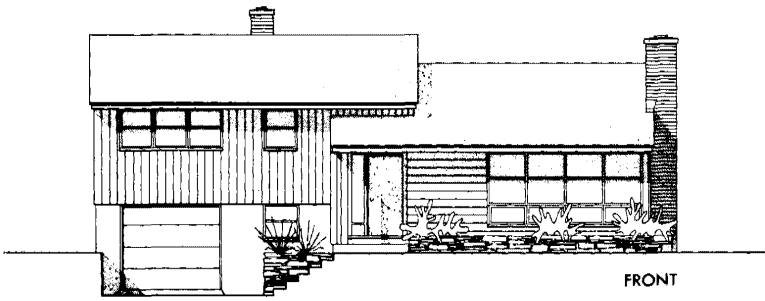
RIGHT

This board and batten three bedroom split-level house is suitable for a narrow lot, either a level one or one where the ground slopes away from the road. It would also fit a corner lot. A feeling of space is given by the high and sloping ceilings of the hall, kitchen and living room. In the lower level below the bedroom wing are a play room and a laundry-heating room. A wood canopy protects the main entrance from the weather.

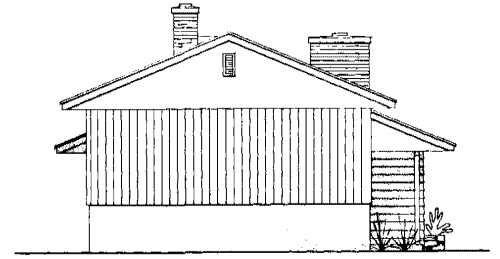
DESIGN 756

architect: K. R. D. PRATT, St-Vital, Man.

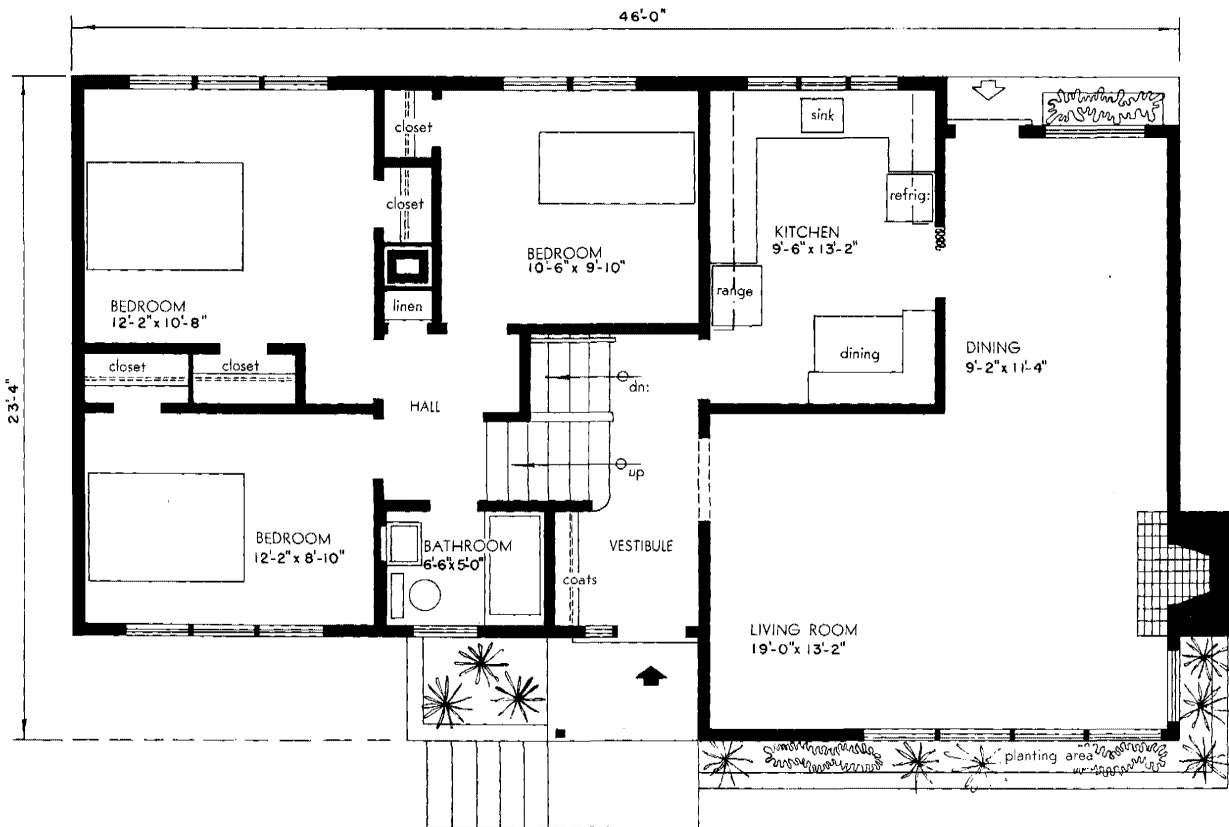




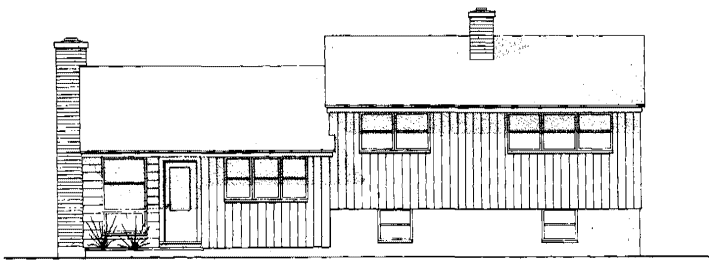
FRONT



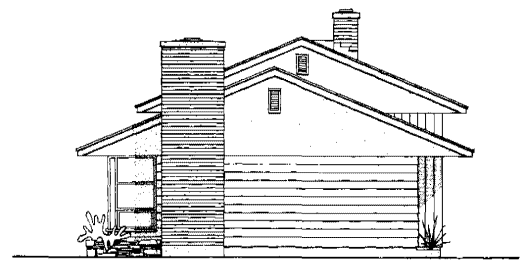
LEFT



AREA: 1,158 square feet (excluding garage).



BACK



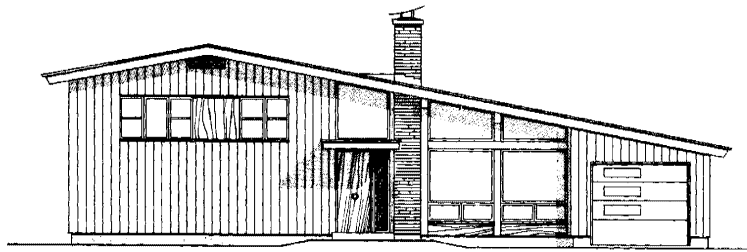
RIGHT

Two bedrooms, the kitchen and the dining room overlook the garden of this three bedroom split-level house. The garage is below the bedroom wing and has a door leading from it to the lower part of the house where there is a laundry, storage and furnace room. The "U" planned kitchen has room for a dining table. The dining room has a door leading out to the garden and is open to the living room which has a fireplace and a large corner window. It would be best to face this house with fireplace chimney end to the south and to choose a lot which slopes down from that end towards the garage.

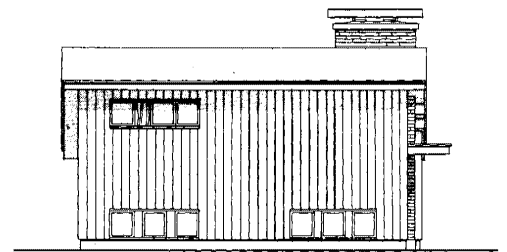
DESIGN 757

architect: M. G. DIXON, Ottawa, Ont.

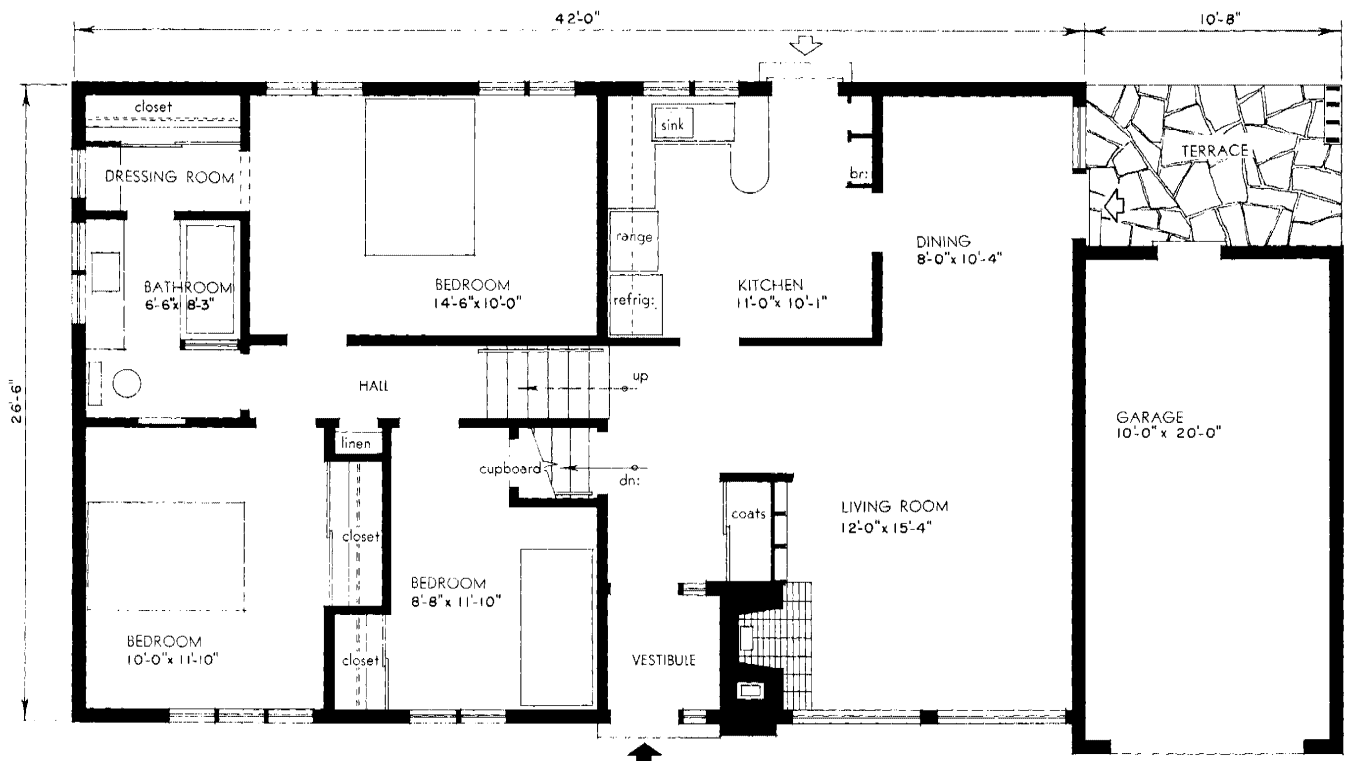




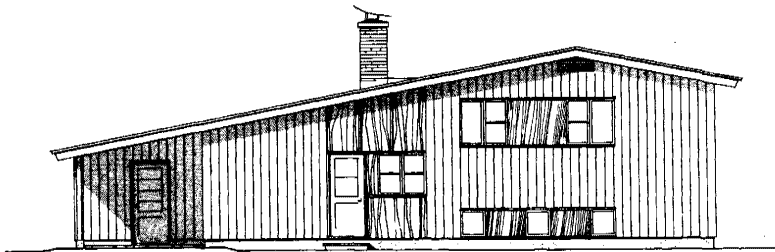
FRONT



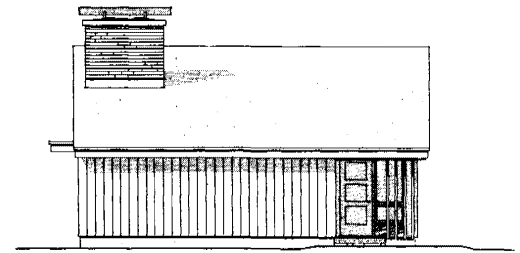
LEFT



AREA: 1,113 square feet (excluding garage).



BACK



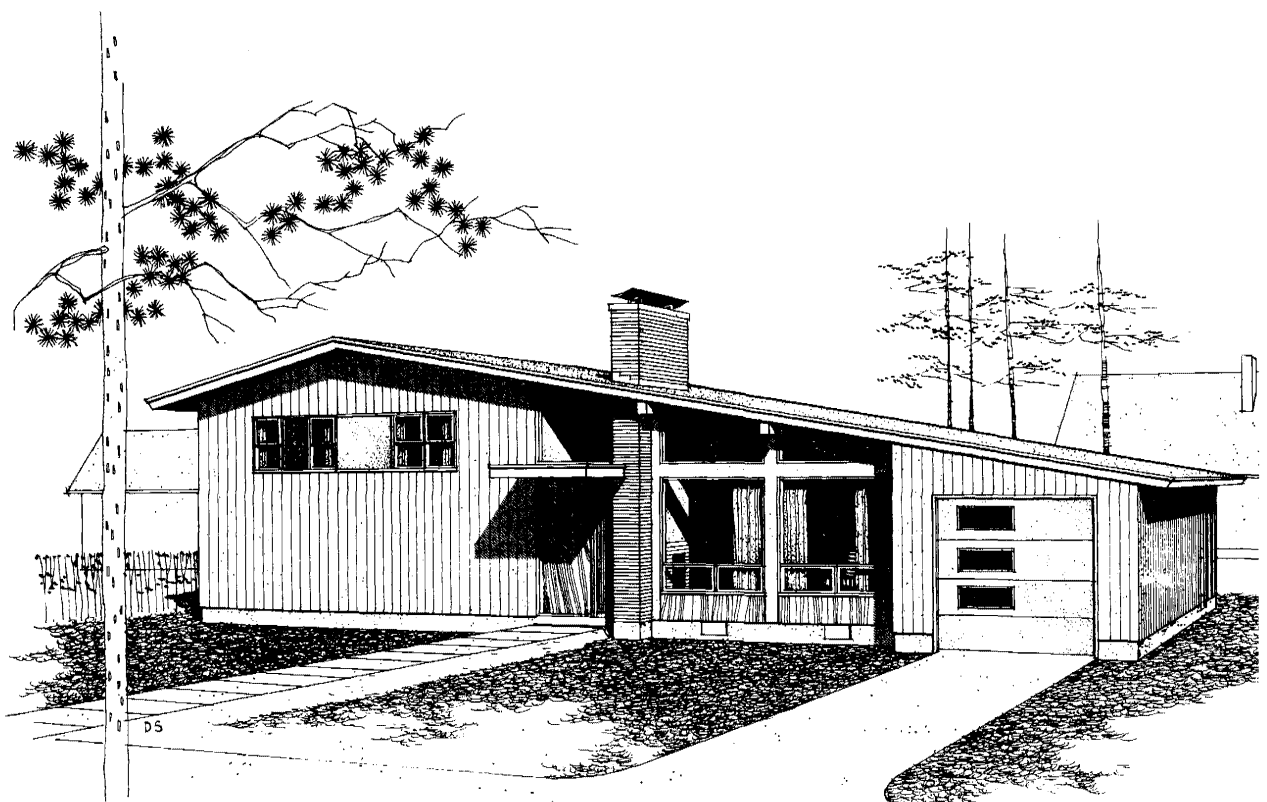
RIGHT

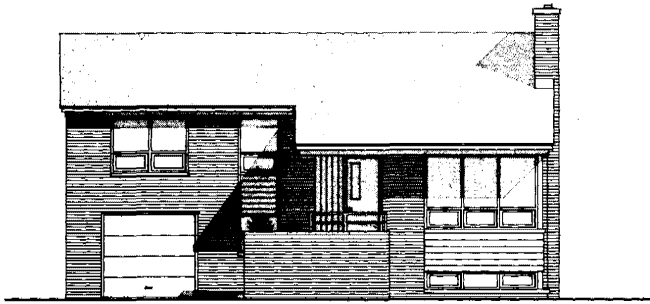
A wide lot would be needed to accommodate this three bedroom split-level house. The gable end faces the street with the roof line carried over the garage which is part of the overall design. Behind the garage and facing the garden is a covered terrace which opens off the dining room. Interesting points to note about this design are the living room fireplace with its raised hearth and wide chimney, the large living room windows, the size of the master bedroom and the dressing room which leads into the bathroom.

DESIGN 758

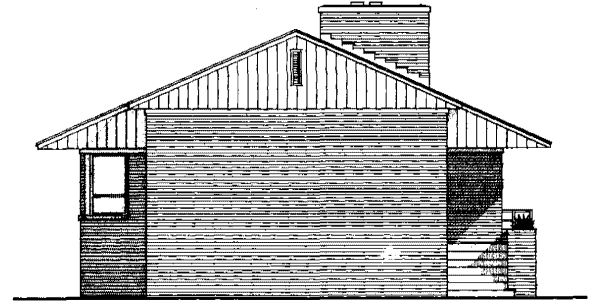
architect: JEAN-LUC POULIN,

Montreal, Que.

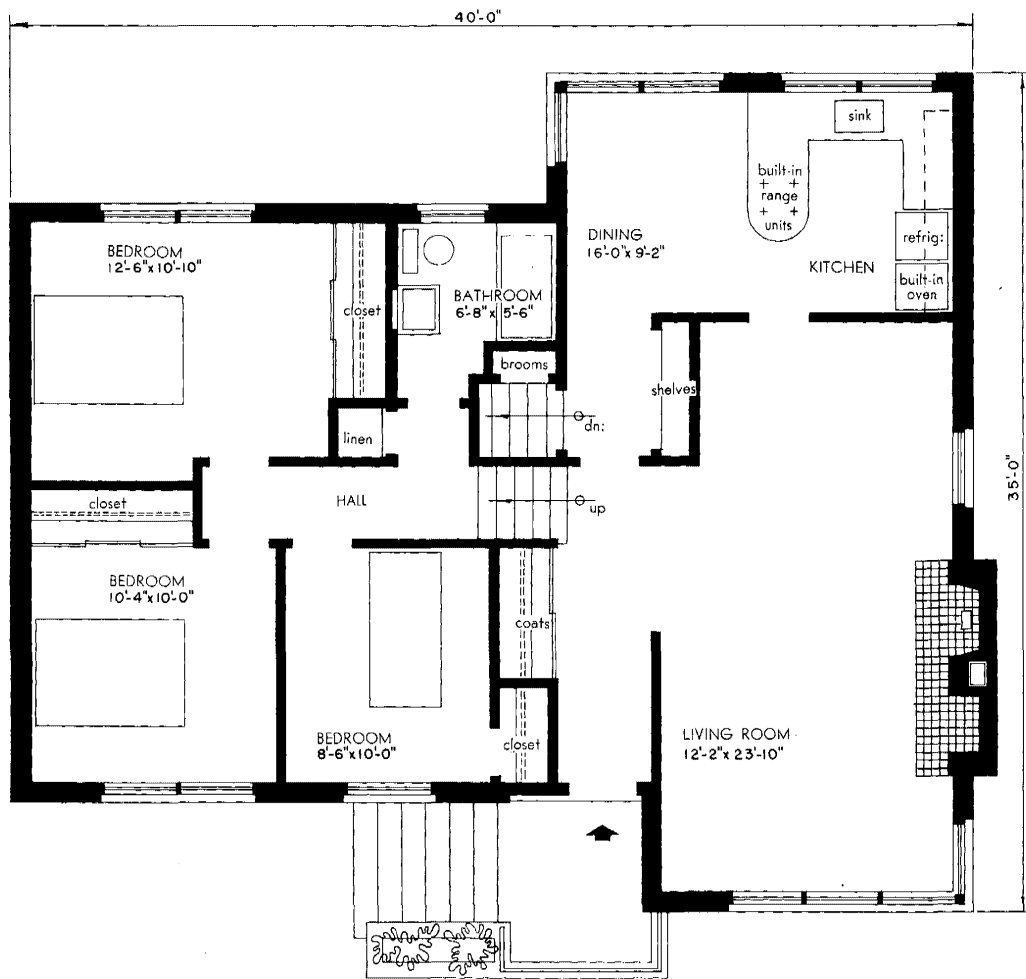




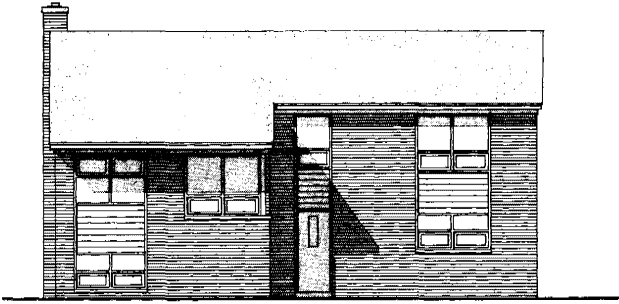
FRONT



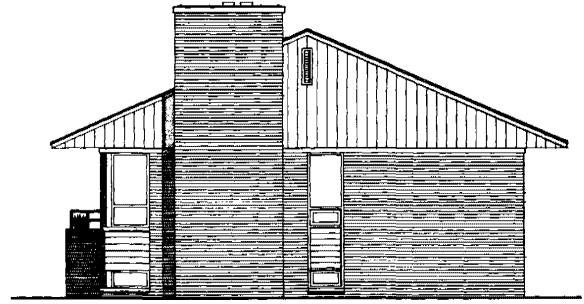
LEFT



AREA: 1,159 square feet (excluding garage).



BACK

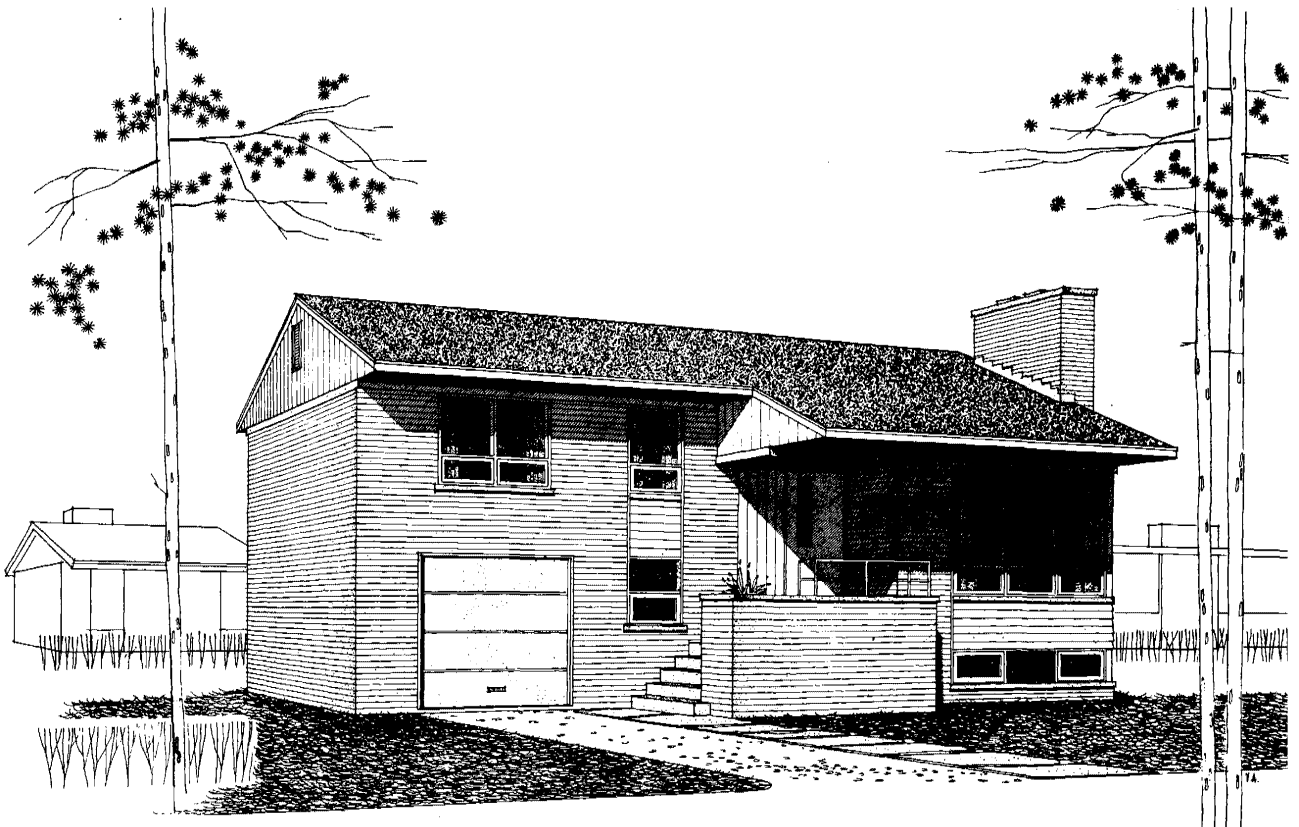


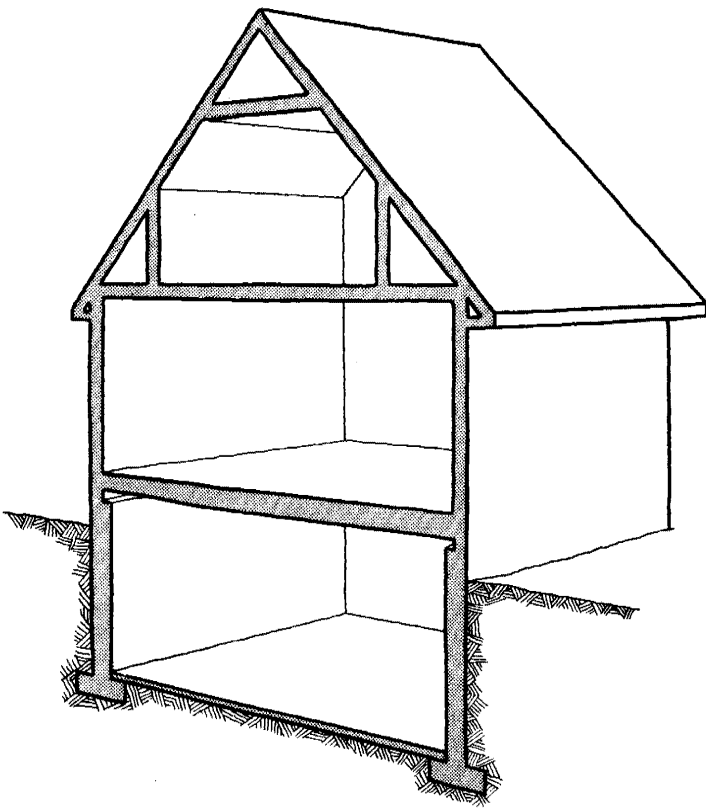
RIGHT

This solid brick three bedroom split-level house has four levels. The lowest floor is under the living area where there is the furnace and space for a games room. Below the bedrooms is another floor, which is at grade level, where there are the garage, laundry room and a large back entrance hall. The stair from this floor leads into the kitchen area of the main floor. On this floor is a combined living-dining room with a fireplace and space for wood storage. The kitchen has space for a dining table.

DESIGN 759

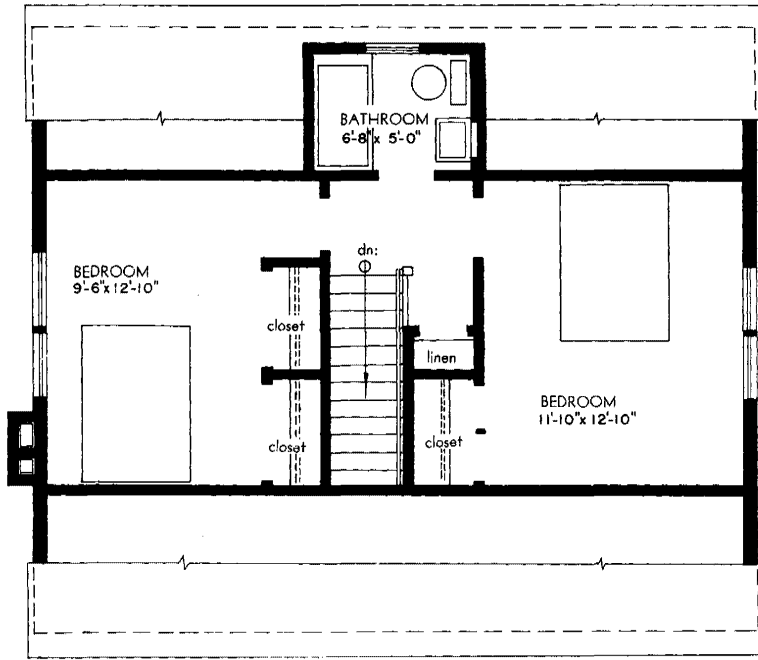
architect: PAUL MESCHINO, Toronto, Ont.





1½ STOREY HOUSES

1½ STOREY HOUSES

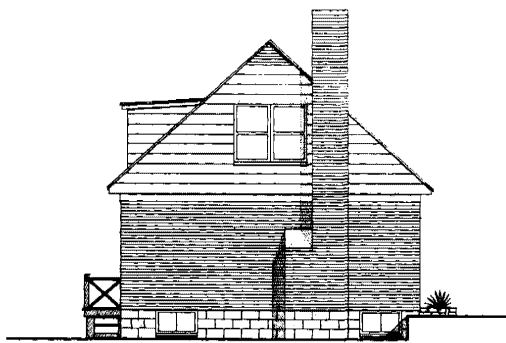


SECOND FLOOR PLAN

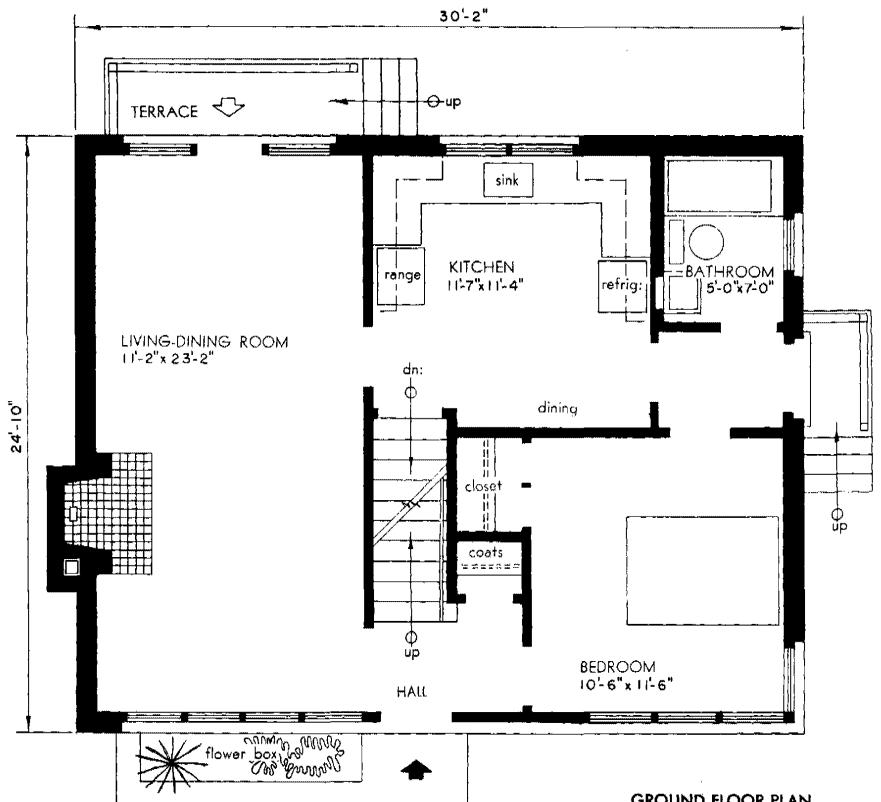


RIGHT

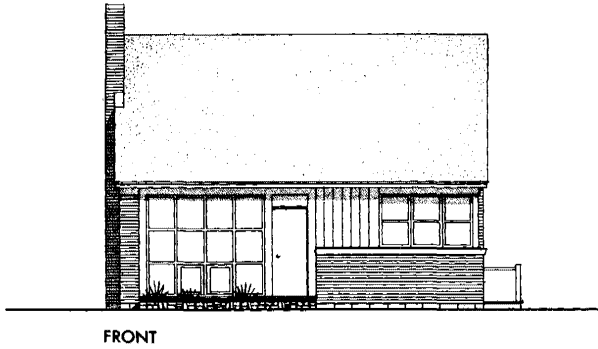
AREA: 1,196 square feet.



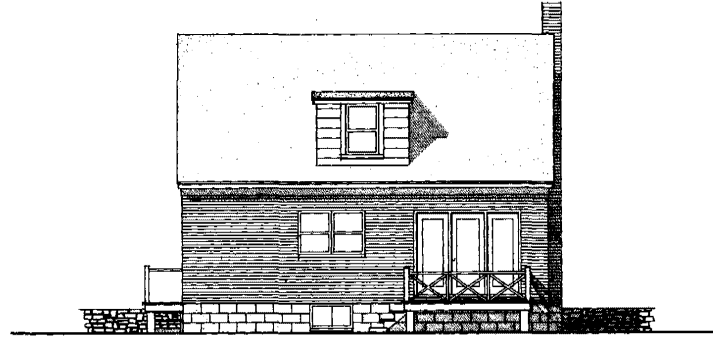
LEFT



GROUND FLOOR PLAN



FRONT



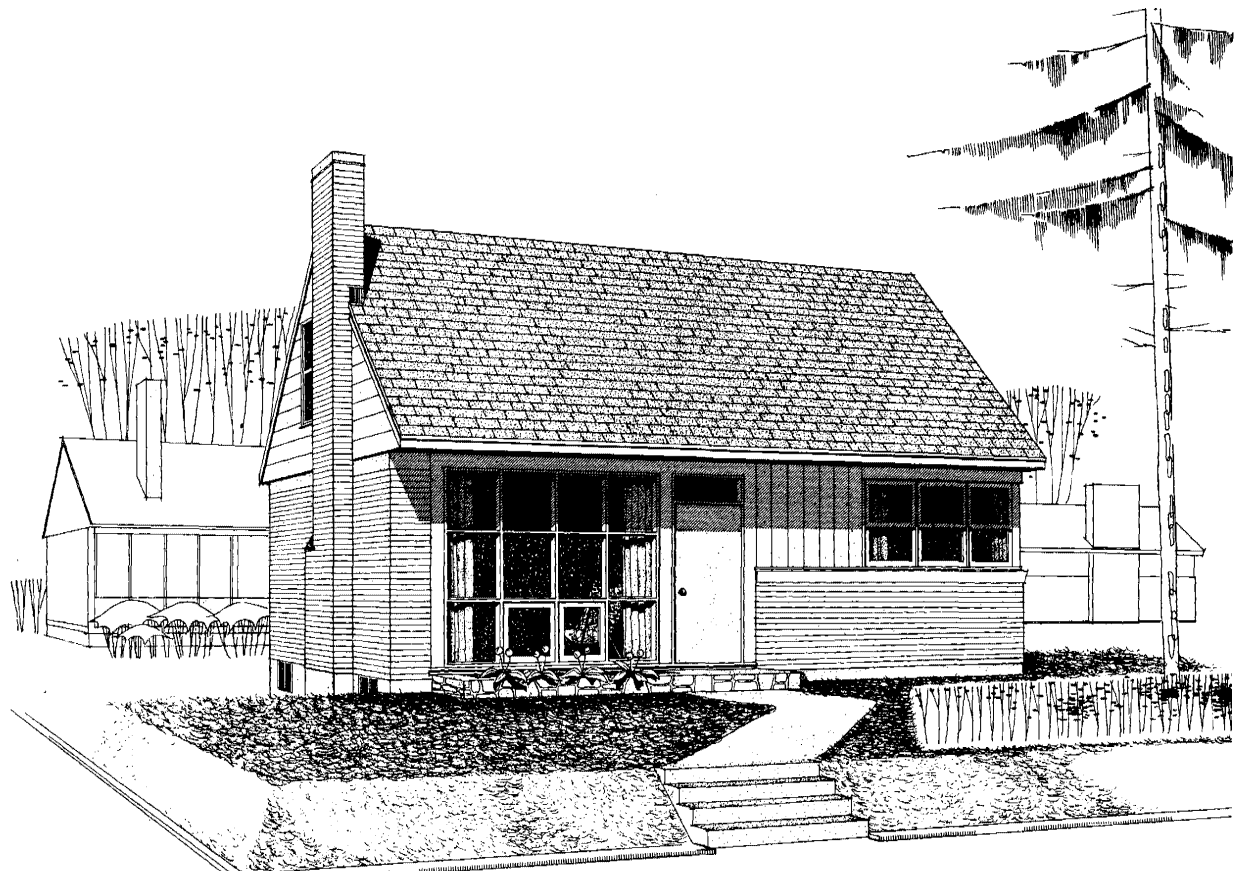
BACK

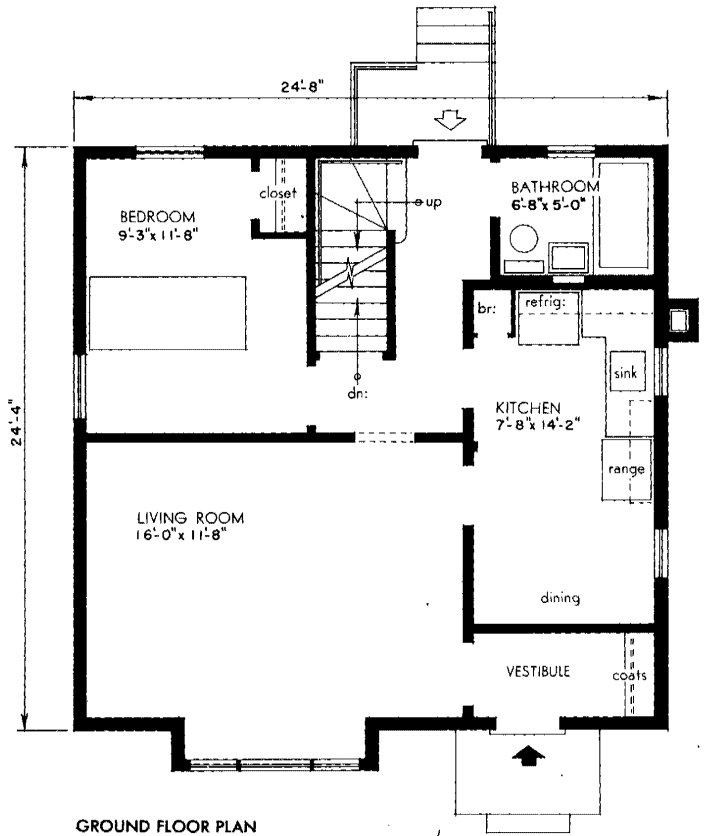
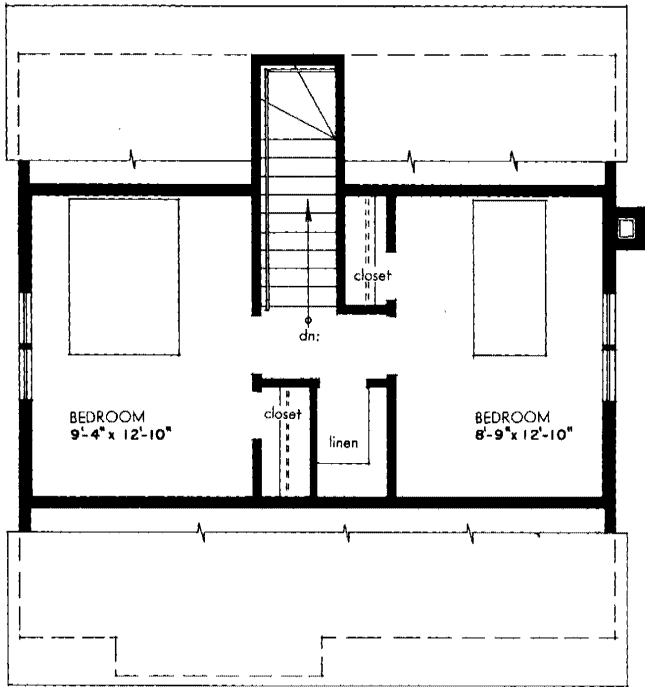
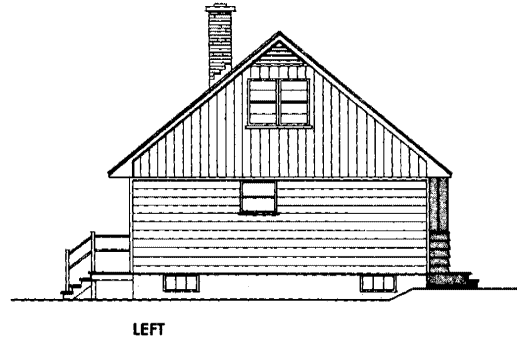
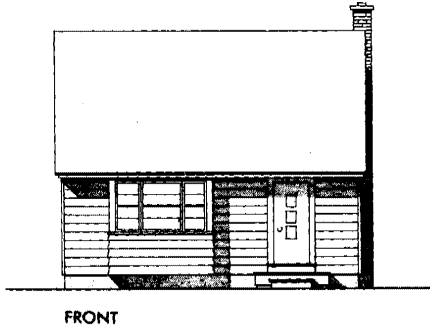
This house would suit a family that has a special need for a downstairs bedroom and bathroom. The rectangular shaped combined living-dining room has a fireplace, and windows at either end. A door leads to the back garden from the dining area. The kitchen has room for a dining table. Upstairs there are two good sized bedrooms and an additional bathroom.

DESIGN 301

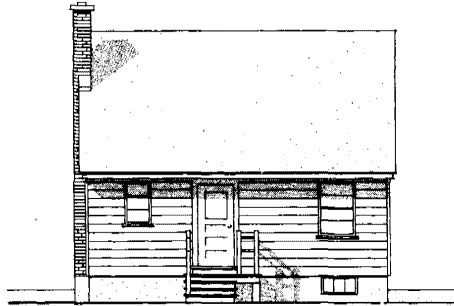
architect:

WILSON & NEWTON, Toronto, Ont.

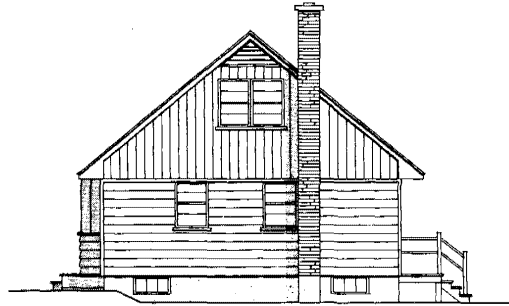




AREA: 969 square feet.



BACK

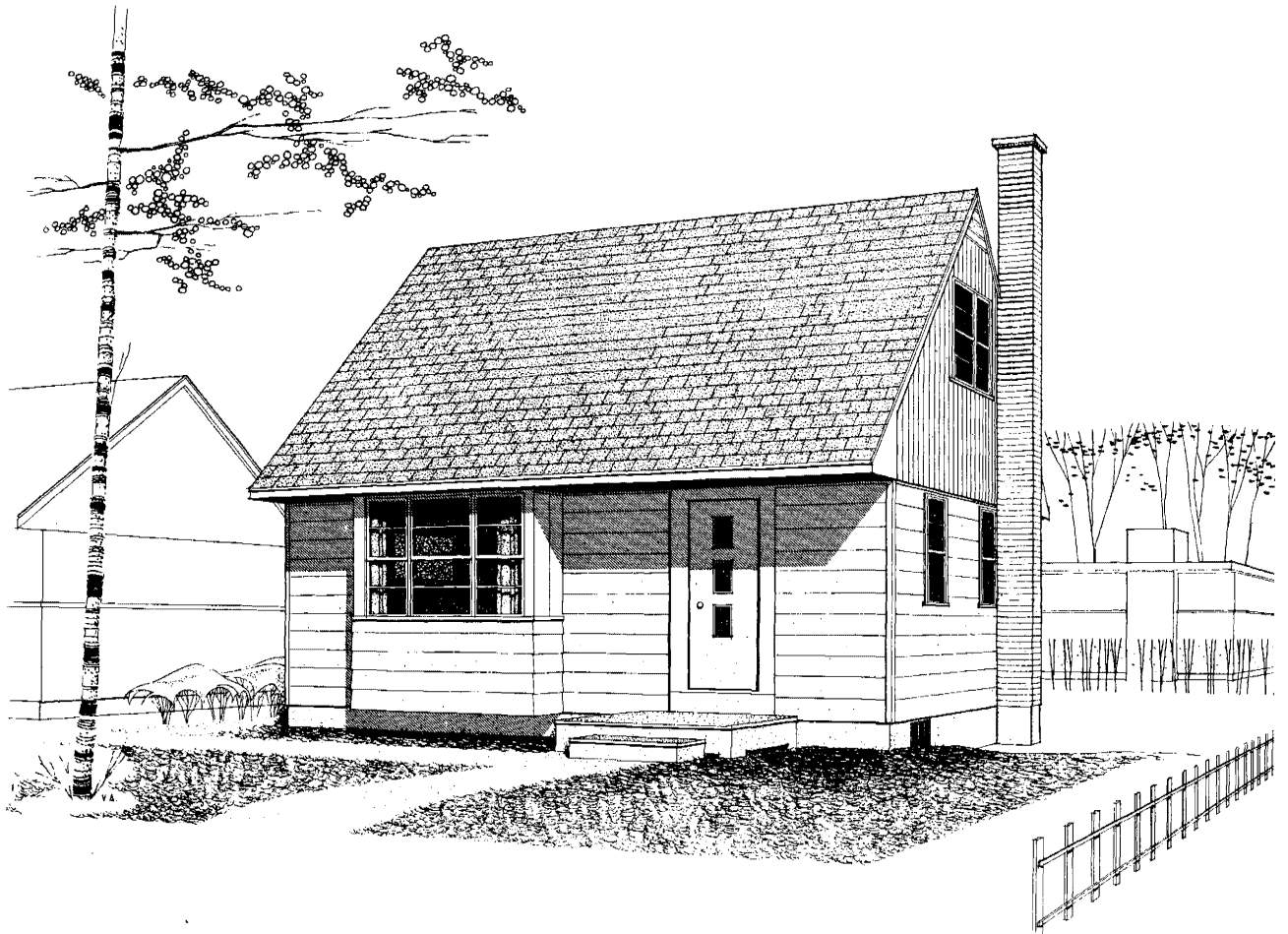


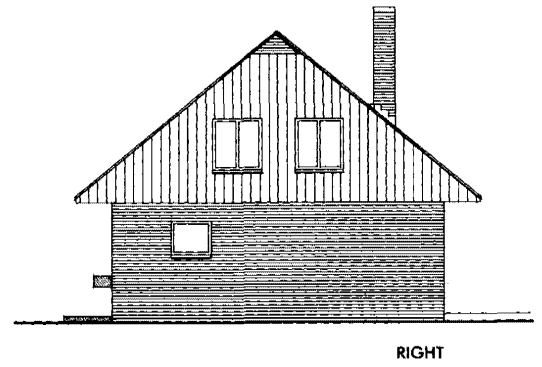
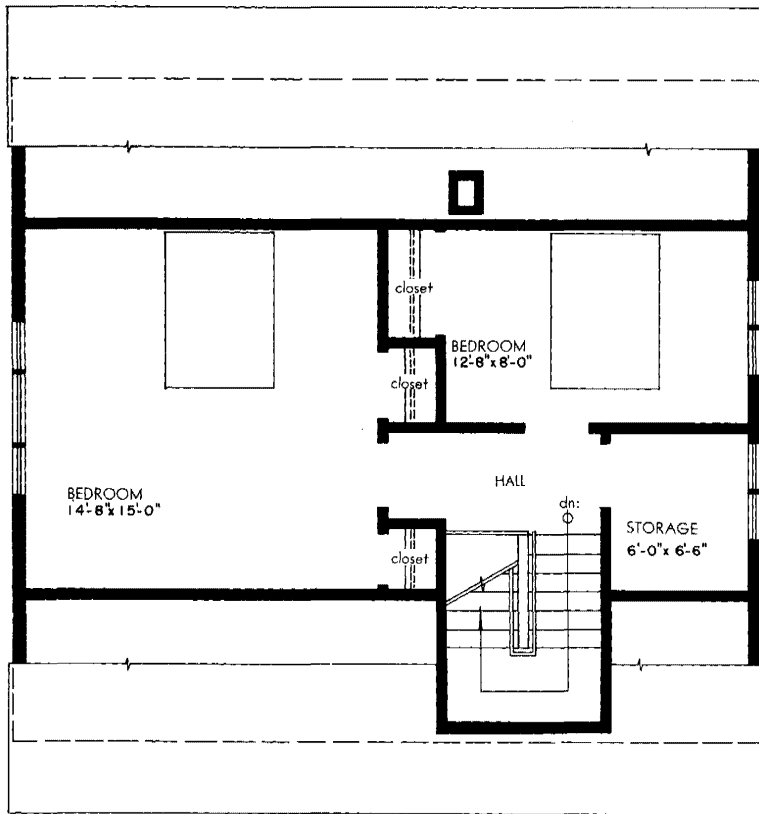
RIGHT

This is a small three bedroom house with dining space in the kitchen. The third bedroom, which is on the ground floor, could be used for other purposes. The living room has a bay window on the street side. The bathroom is beside the back door and at the foot of the main stairs. There is room for a play room as well as heating and laundry in the basement.

DESIGN 314

designed by: CENTRAL MORTGAGE
& HOUSING CORPORATION

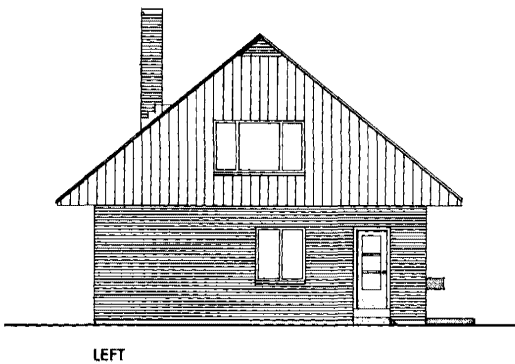




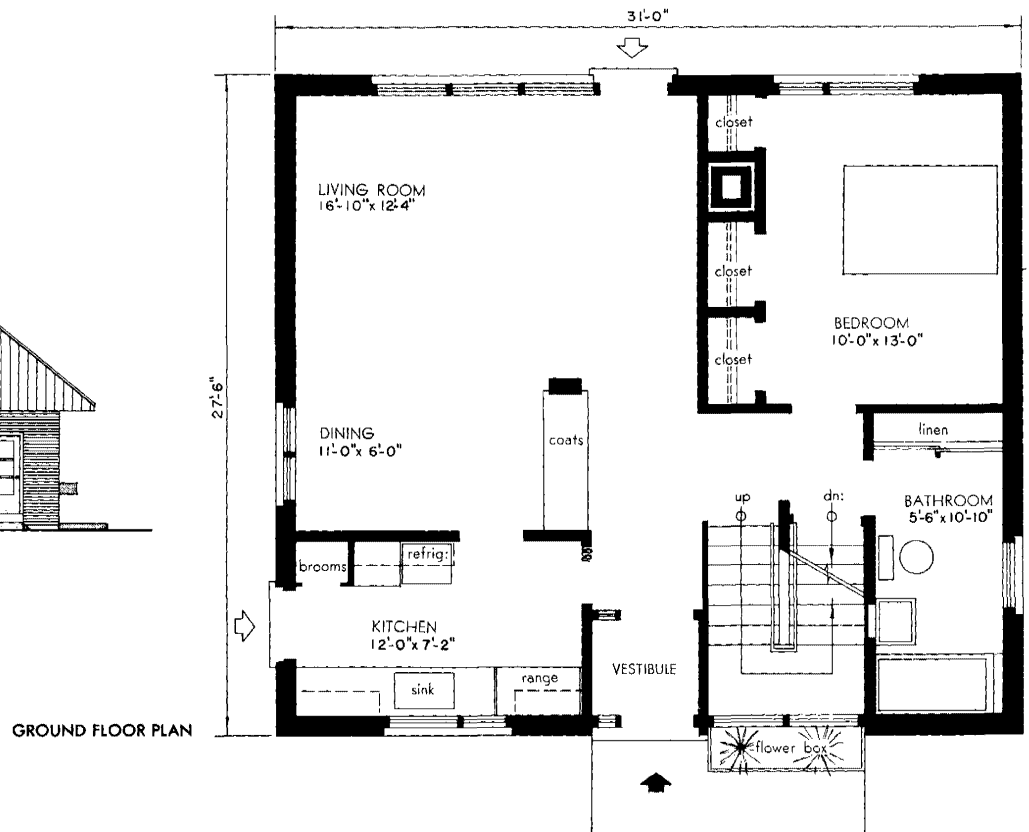
RIGHT

SECOND FLOOR PLAN

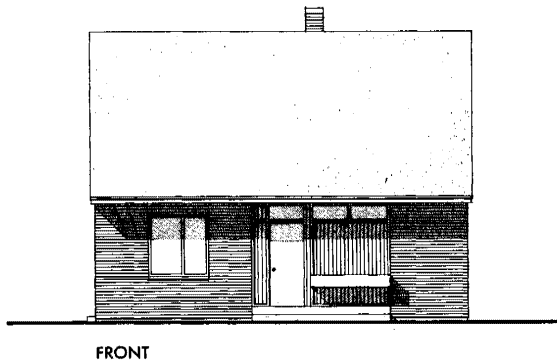
AREA: 1,383 square feet.



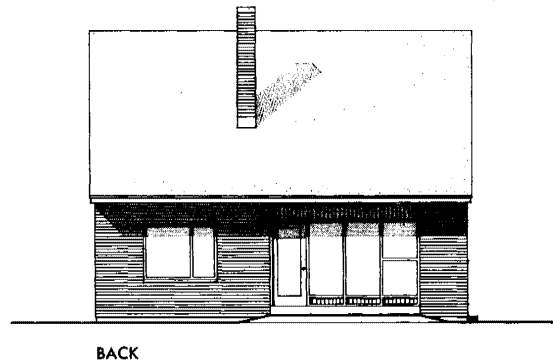
LEFT



GROUND FLOOR PLAN



FRONT

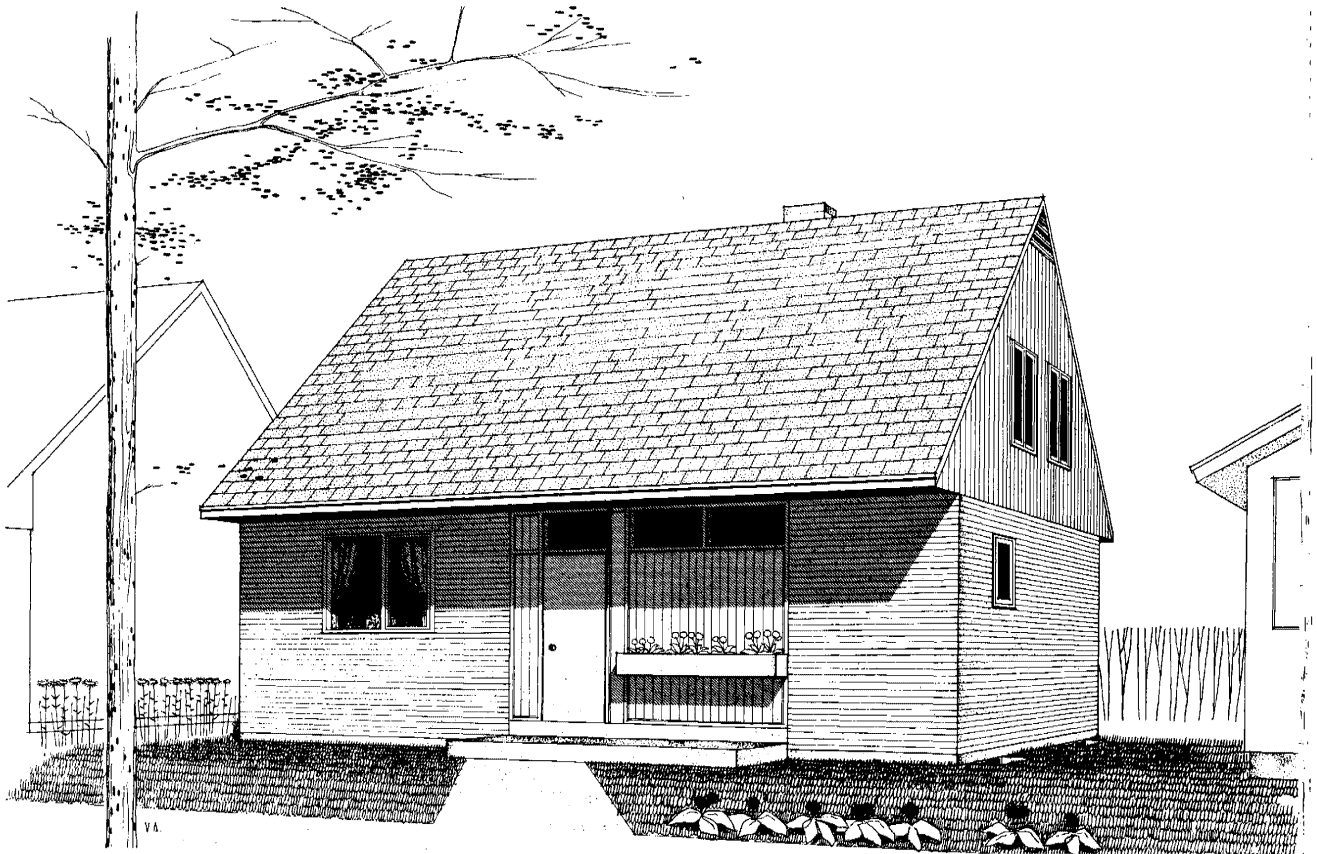


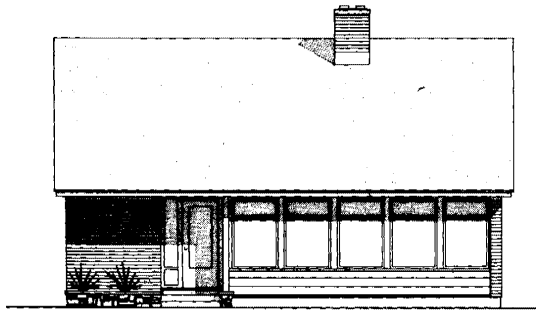
BACK

The absence of dormers is worth noting in this storey and a half house as all second floor rooms including the storage space, which could be converted into a second bathroom, have windows on the gable ends. Bedroom sizes are generous as are the closets throughout the house. The living room overlooking the back garden should face in a southerly direction. The basement has space for a large play room in addition to the laundry and furnace room. The roof overhang protects the front and garden doors from the weather.

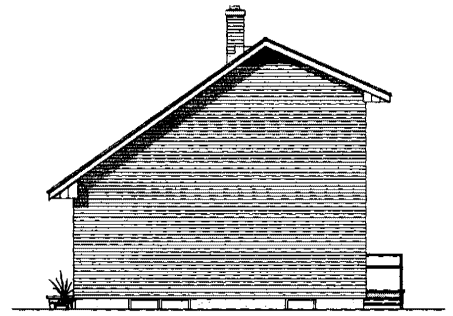
DESIGN 316

architect: HENRY FLIESS, Toronto, Ont.

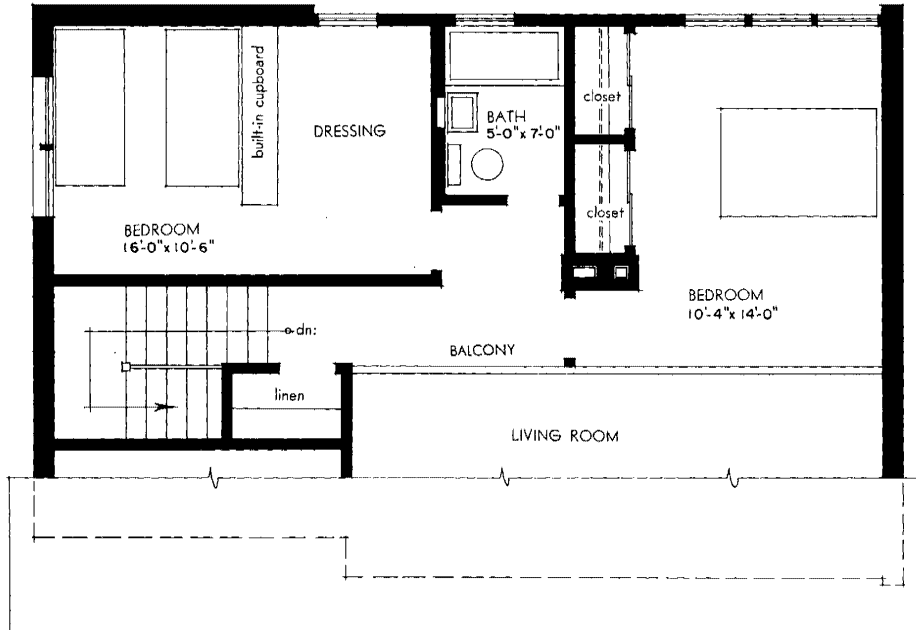




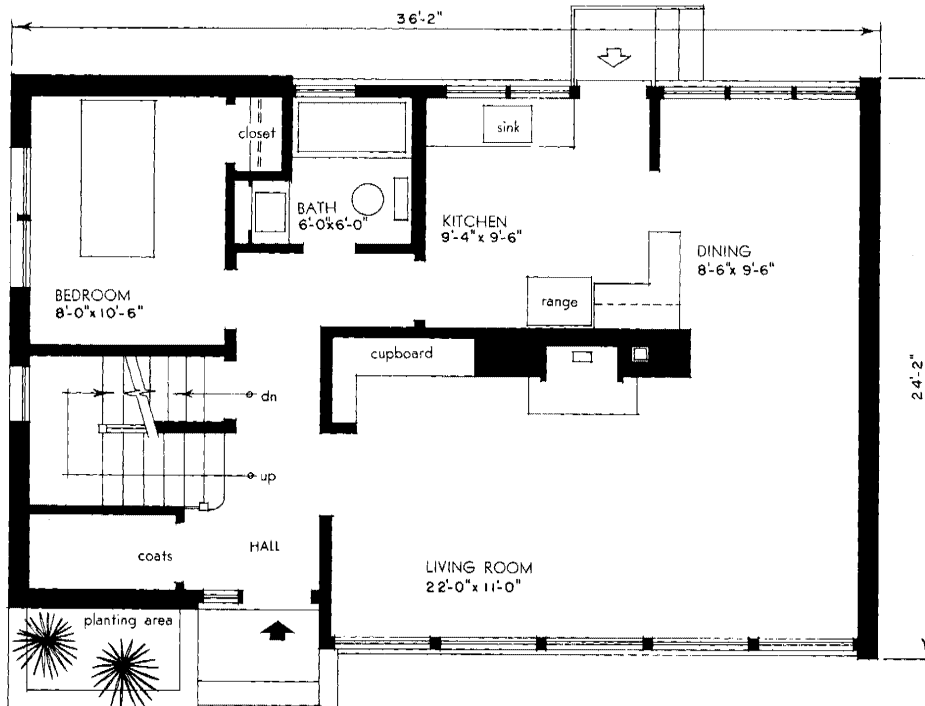
FRONT



RIGHT

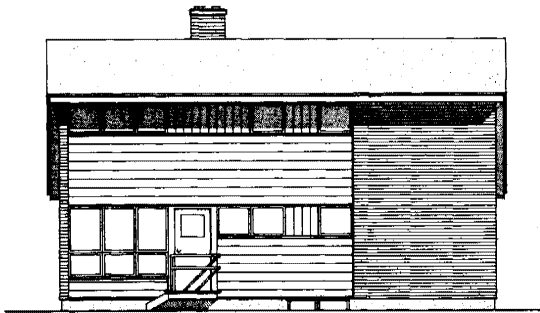


SECOND FLOOR PLAN



GROUND FLOOR PLAN

AREA: 1,436 square feet.



BACK

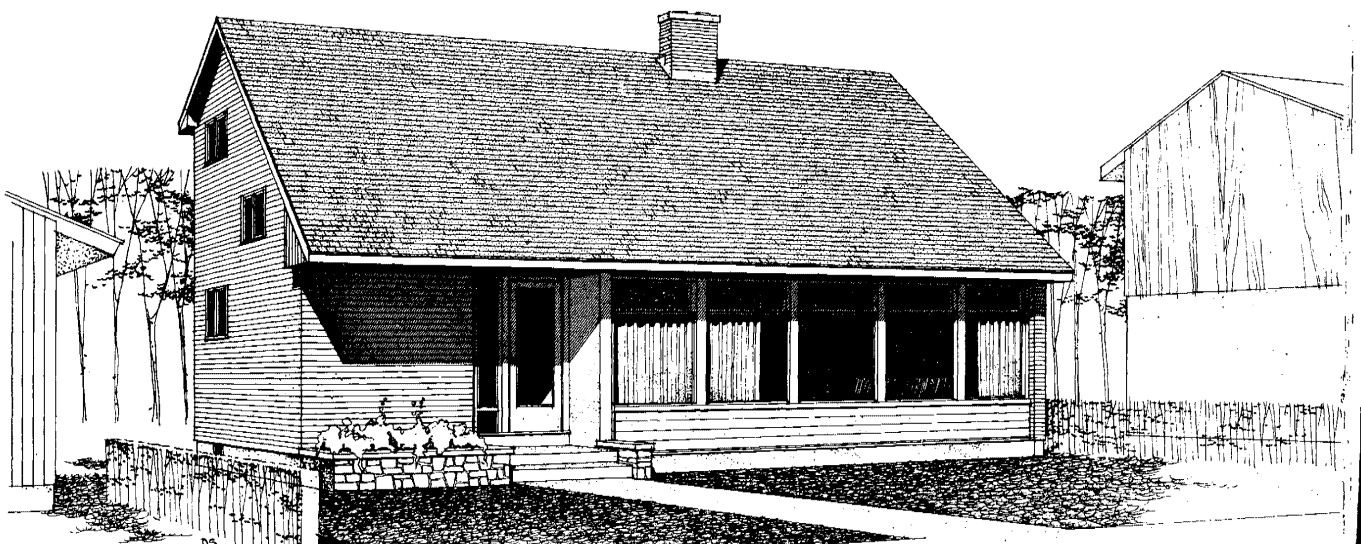


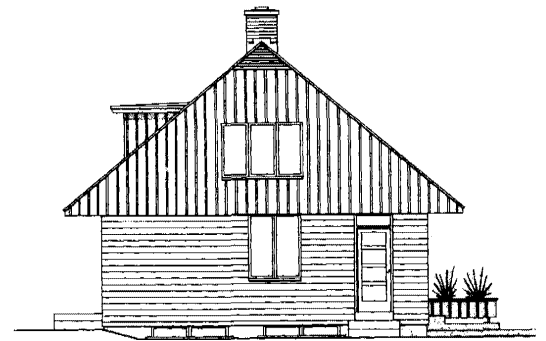
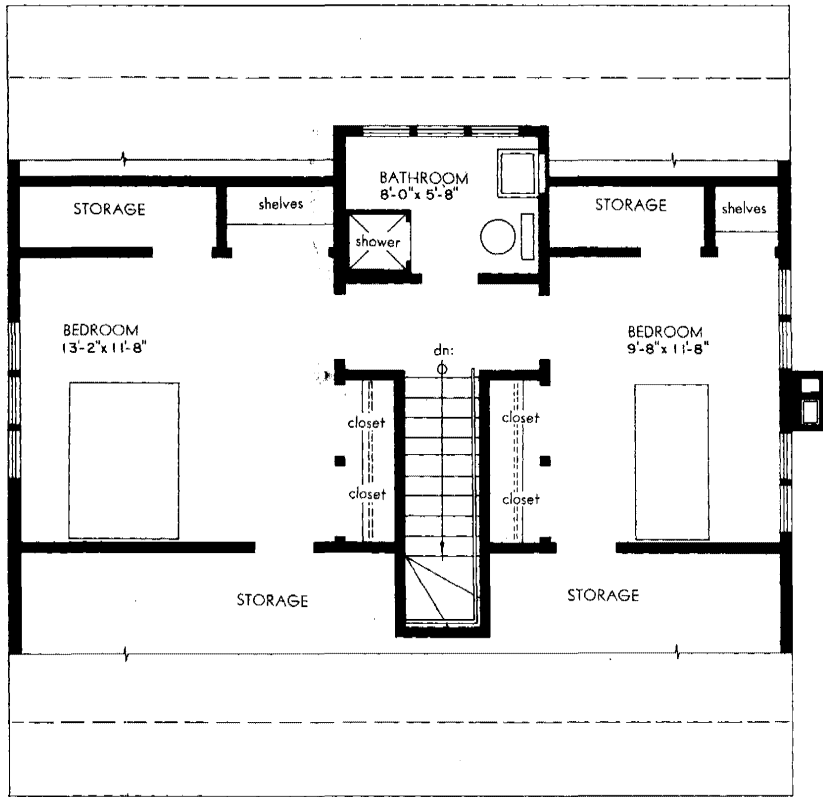
LEFT

The living room ceiling of this house follows the roof line to a second floor balcony and to a glazed wall of the master bedroom. There are two bedrooms and a bathroom on the second floor and a third bedroom and bathroom on the ground floor. The living room has windows extending across the wall facing the street and opposite these are a fireplace and bookcase wall. There is a combined kitchen and dining area. The best orientation for this house would be to have the living room facing south-west.

DESIGN 319

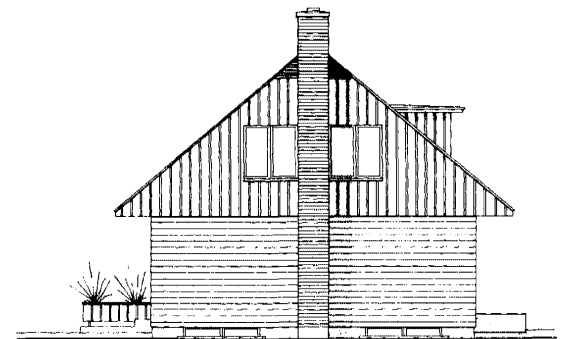
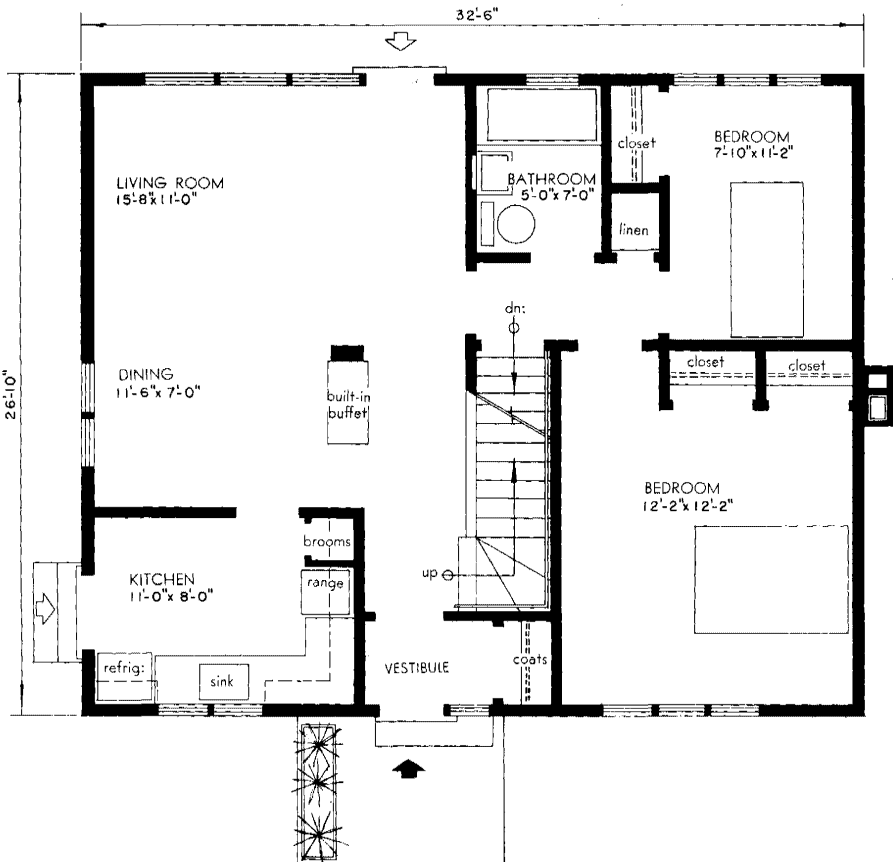
architect: L. F. GAUER, Winnipeg, Man.





LEFT

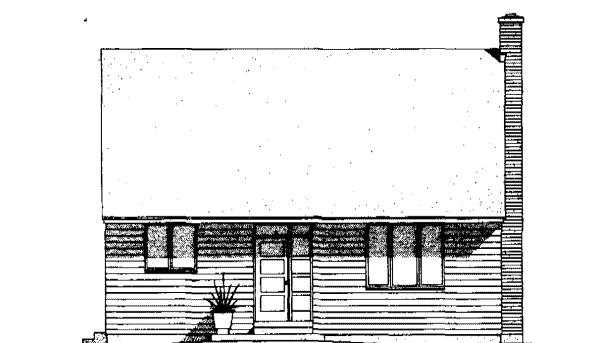
SECOND FLOOR PLAN



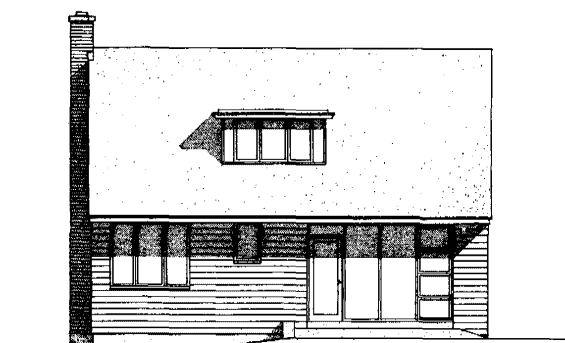
RIGHT

GROUND FLOOR PLAN

AREA: 1,409 square feet.



FRONT

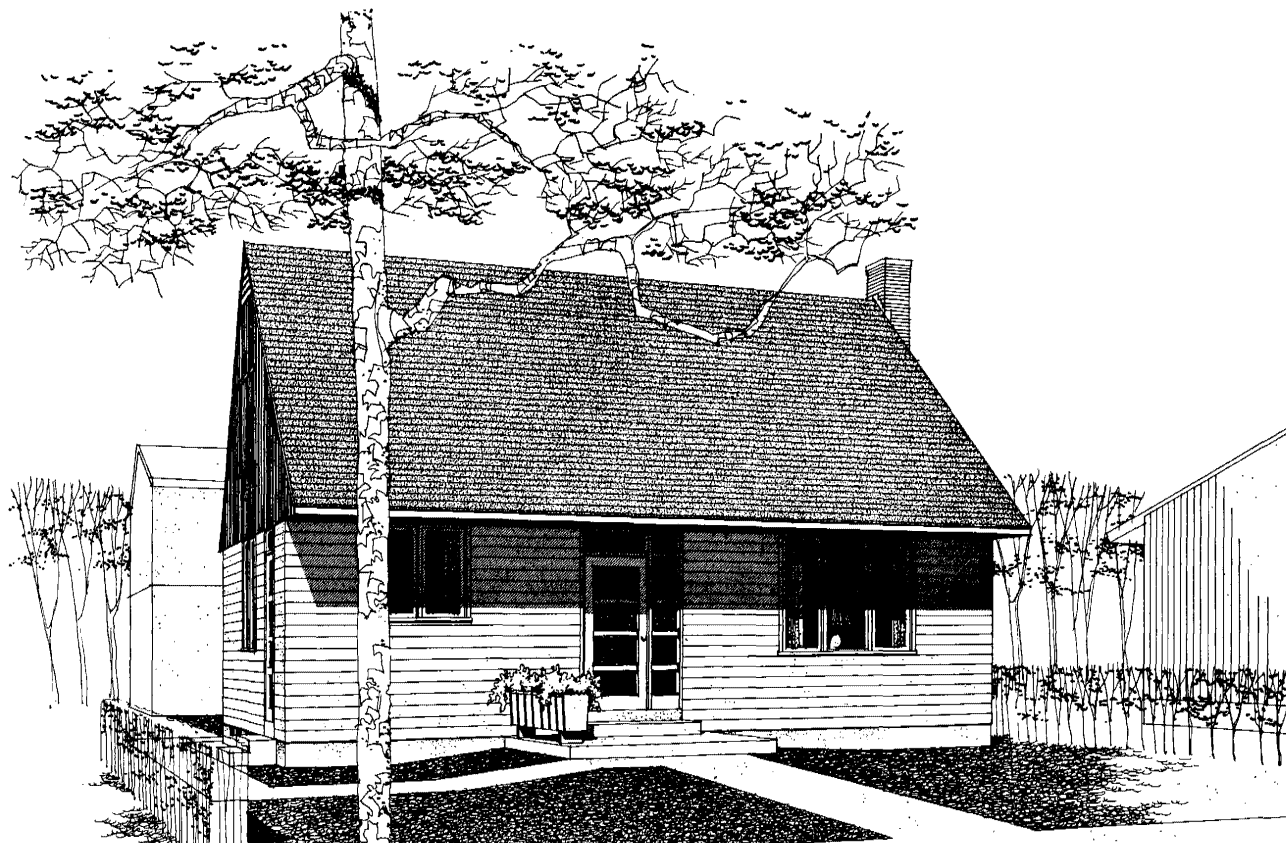


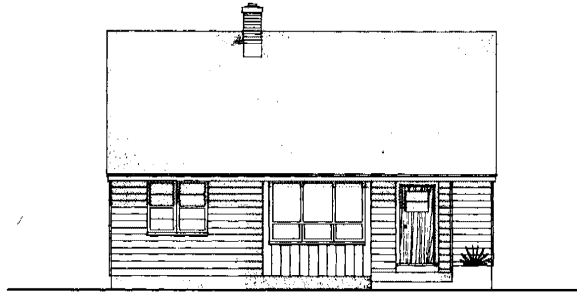
BACK

There is a great deal of living space in this one and a half storey house. The kitchen is on the street side and the living room with its large windows opens onto the garden. Also on the ground floor are a single and a large double bedroom, both with good closet space and a bathroom and linen closet. The second floor has two bedrooms one of which is large. They each have closet and storage space under the roof. There is also a washroom above the ground floor bathroom. The basement is so planned that there is room for a good sized laundry, furnace and a large play room running under the living-dining-kitchen area.

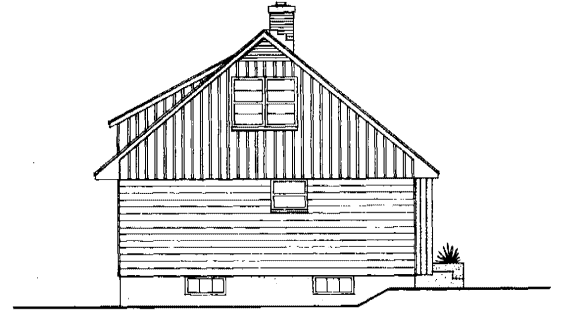
DESIGN 400

architect: HENRY FLIESS, Toronto, Ont.

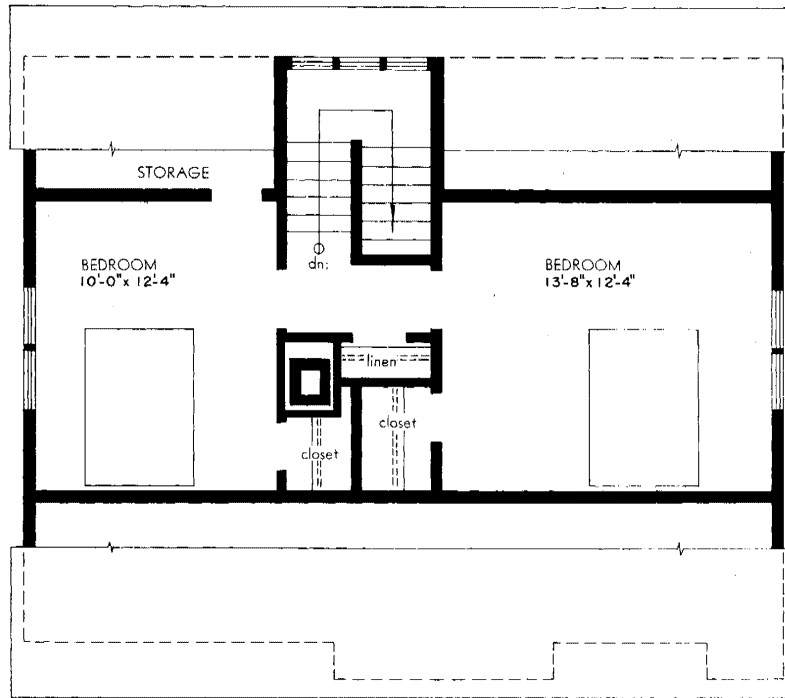




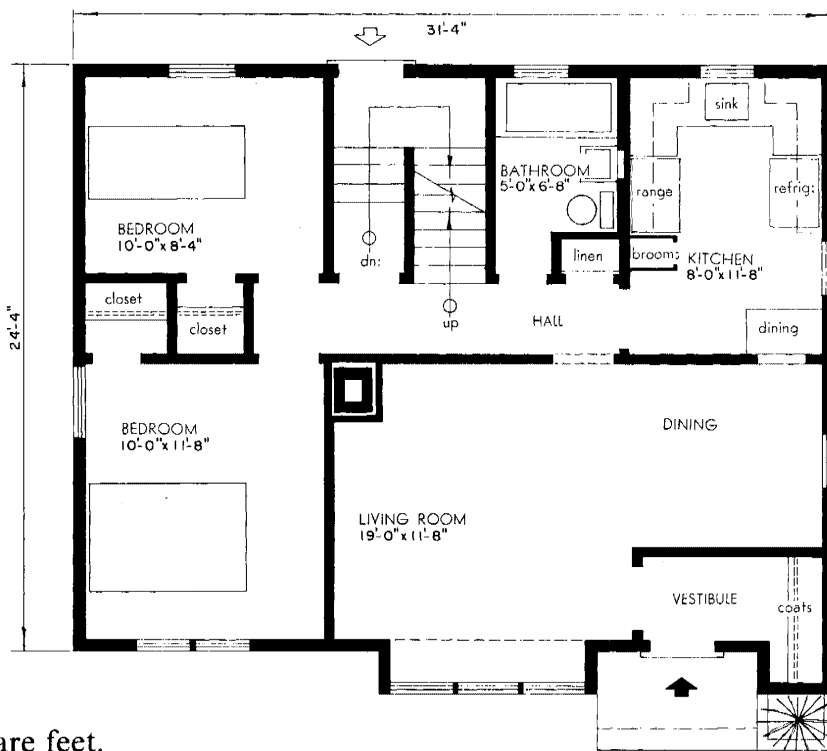
FRONT



LEFT

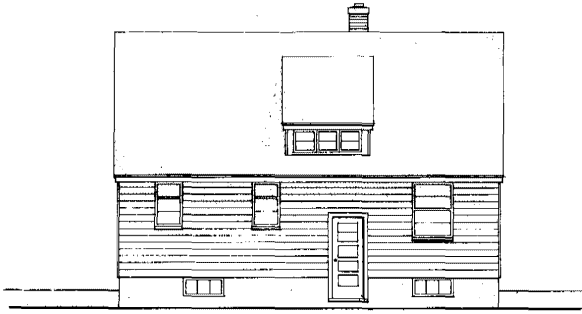


SECOND FLOOR PLAN

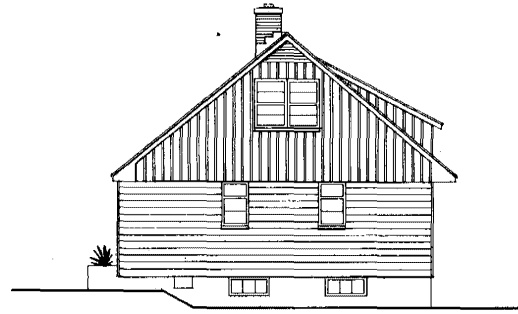


GROUND FLOOR PLAN

AREA: 1,229 square feet.



BACK

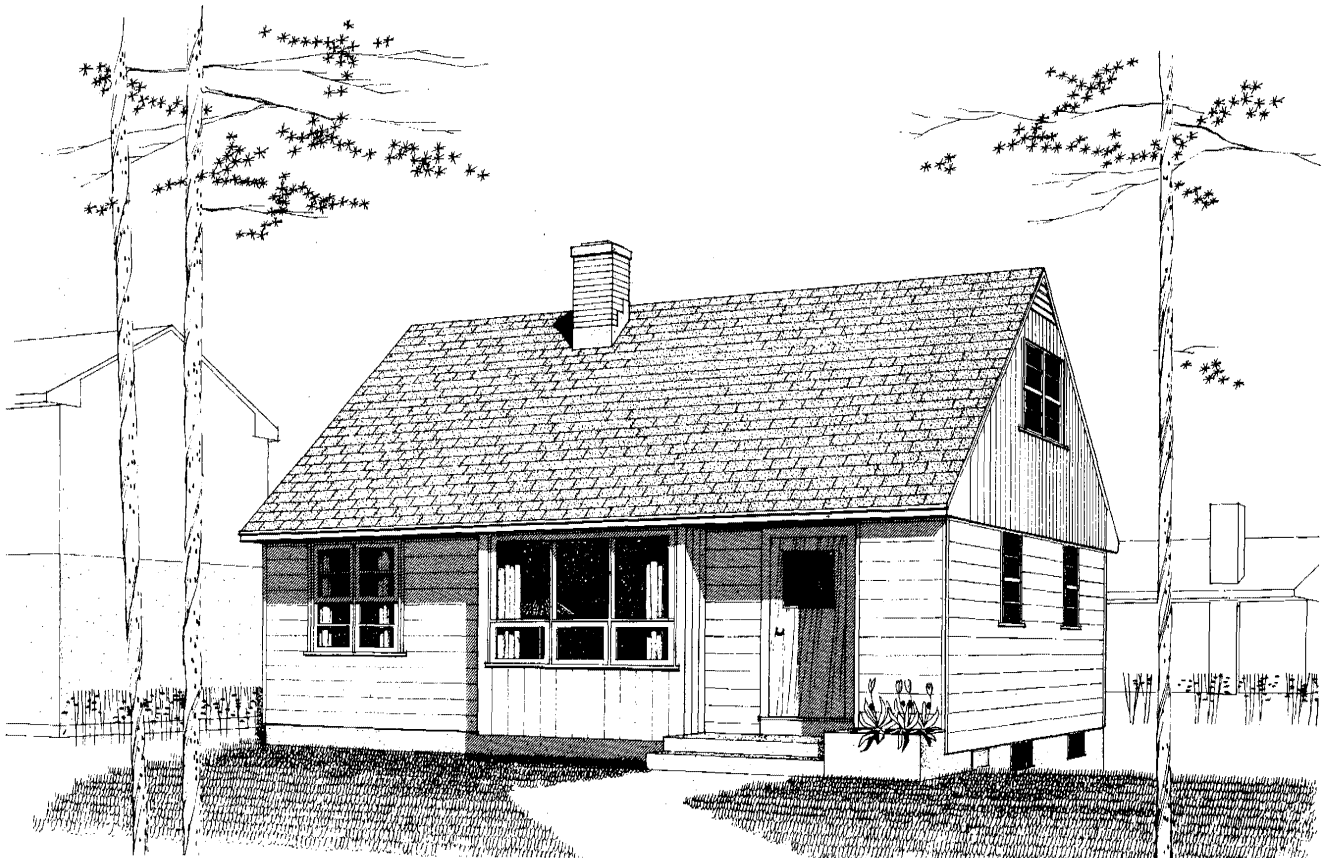


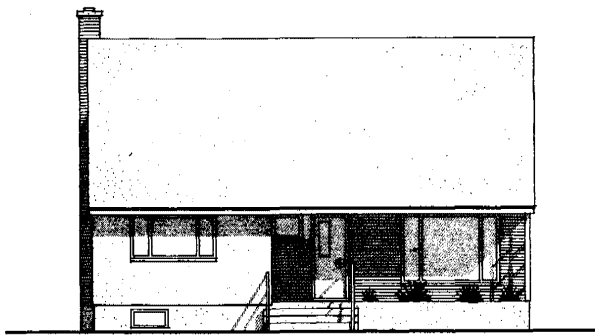
RIGHT

This is a minimum type of four bedroom storey and a half house. The entrance vestibule has a large coat closet. The bay window in the living area and the openness to the dining space help offset the small size of this room. The kitchen is also minimum with room for a table and a pass-through to the dining space. A play room can be built in the basement. This house should have the living room window face in a south-westerly direction.

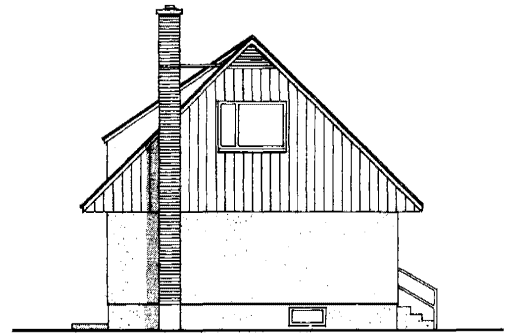
DESIGN 412

designed by: CENTRAL MORTGAGE
& HOUSING CORPORATION

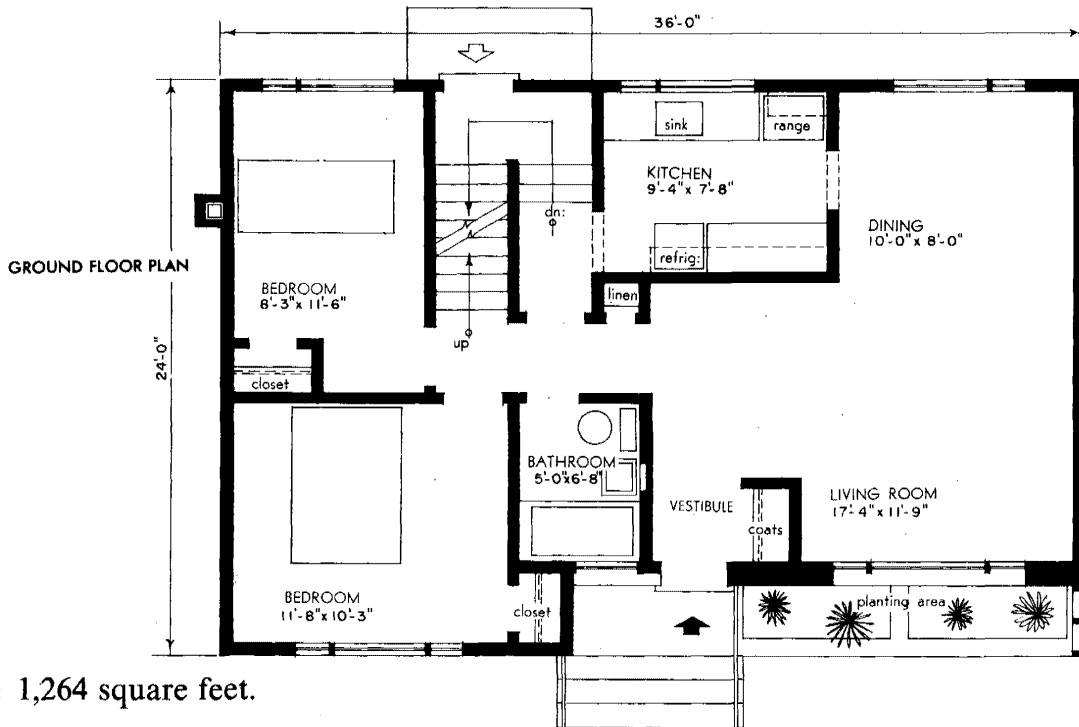
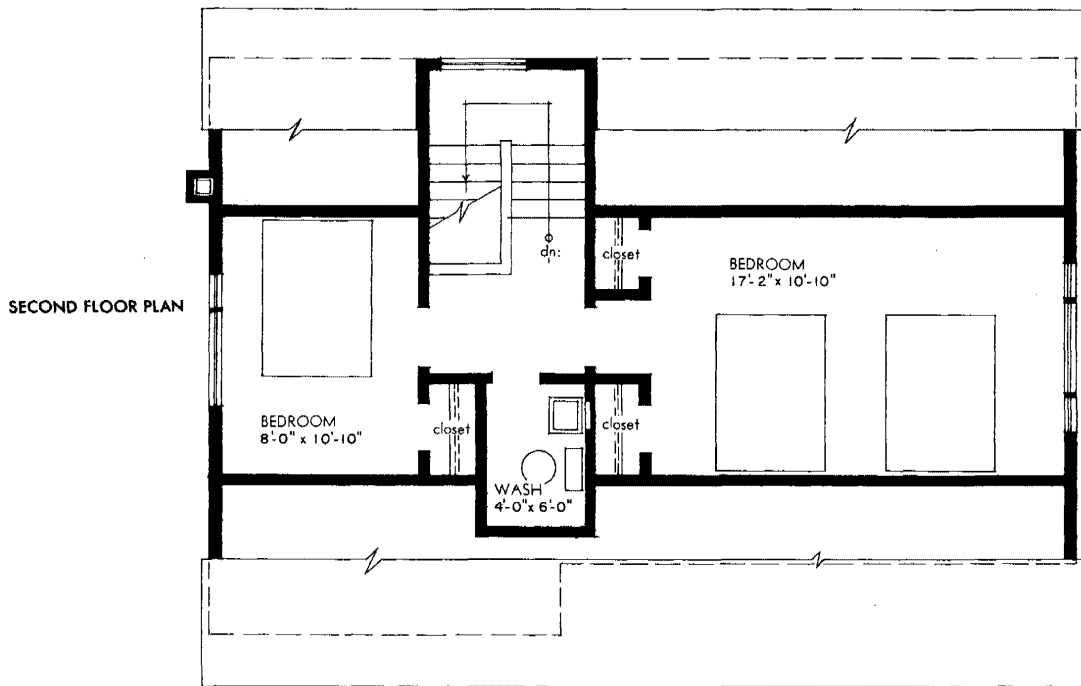




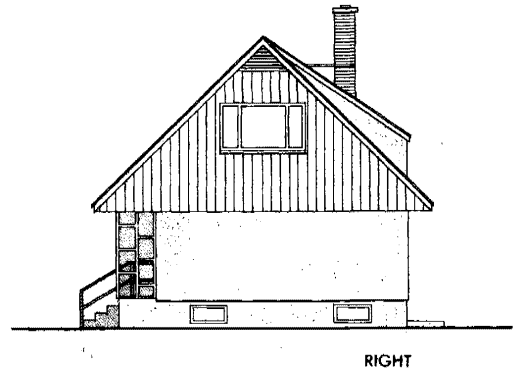
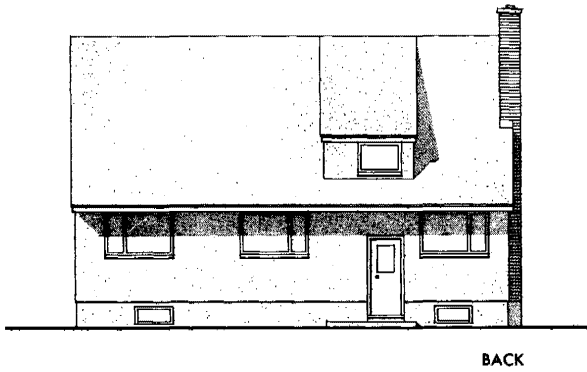
FRONT



LEFT



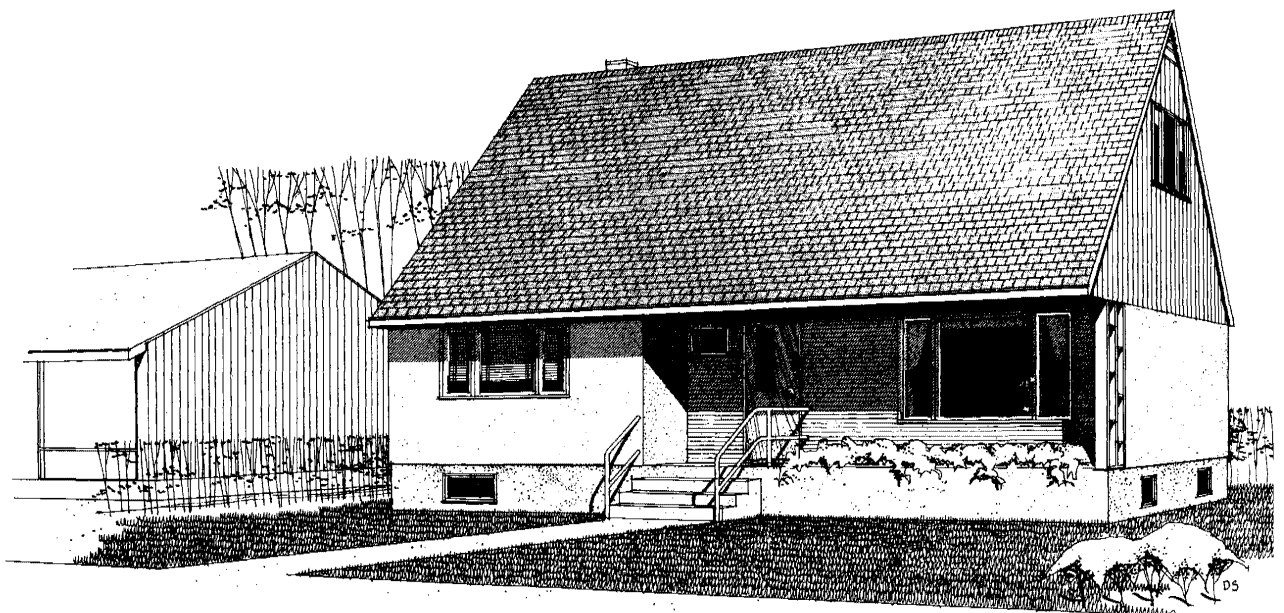
AREA: 1,264 square feet.

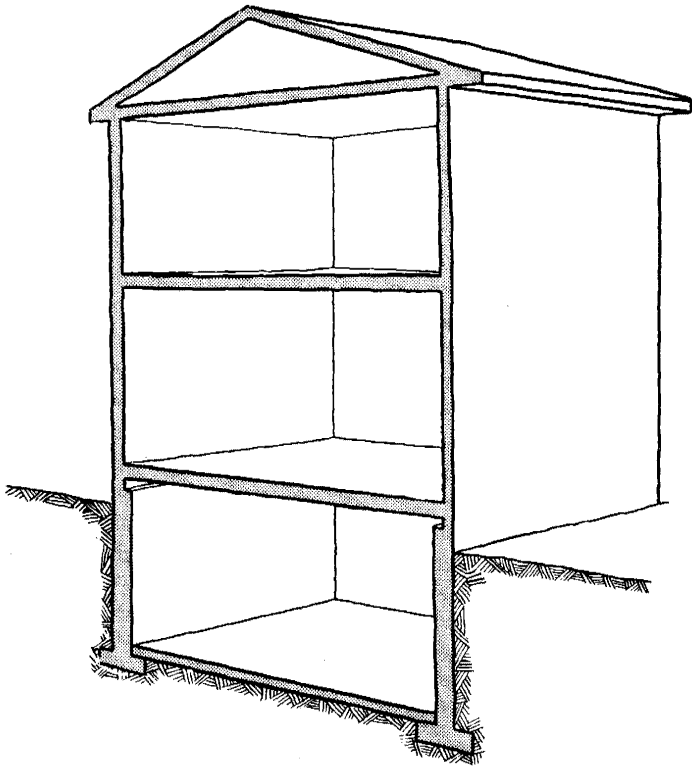


In the upstairs of this storey and a half there is a washroom and two bedrooms one of which is large and has two cupboards. On the ground floor there are two bedrooms and a bathroom, a small kitchen and a combined living-dining room running from the front to the back of the house. There is a back entrance at grade with stairs leading directly to the basement where there is room for a play room.

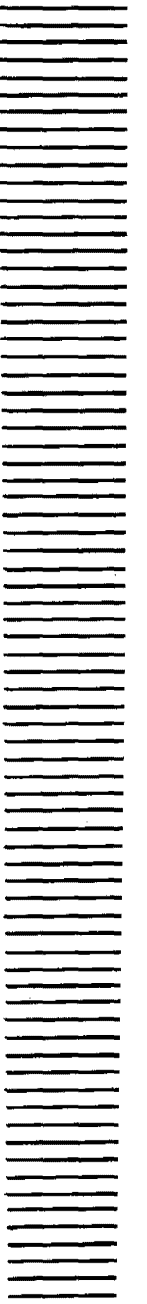
DESIGN 415

architect: K. R. D. PRATT, St-Vital, Man.

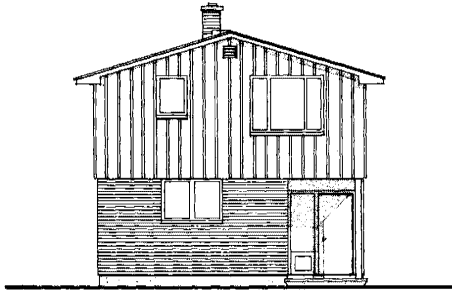




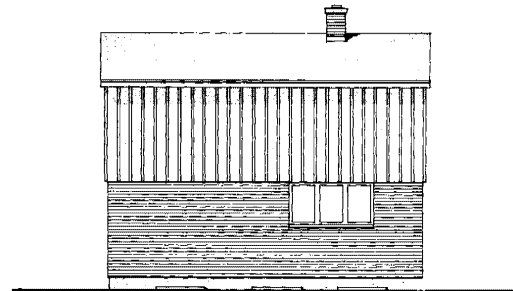
2 STOREY HOUSES



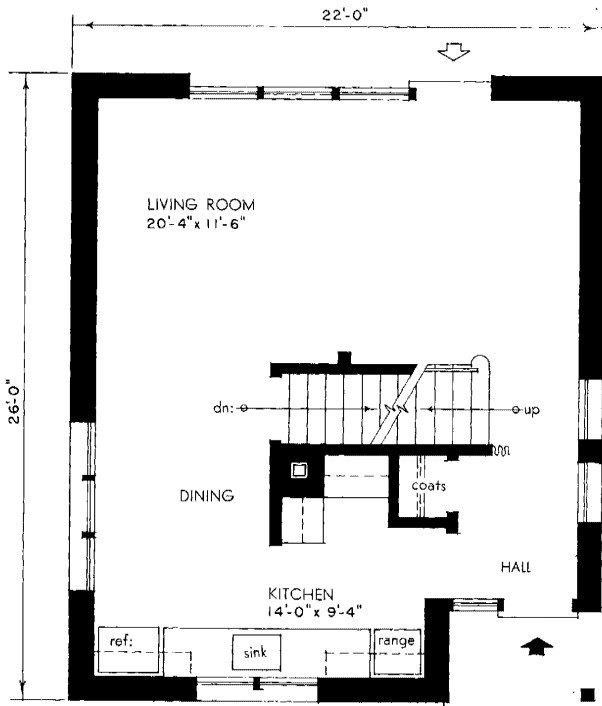
2 STOREY HOUSES



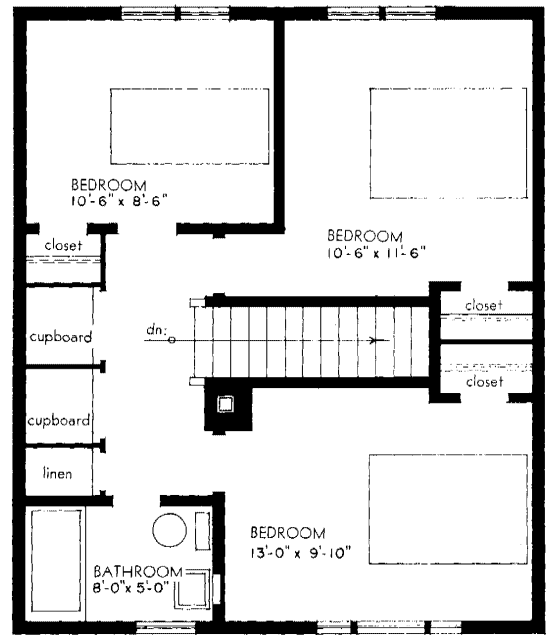
FRONT



LEFT

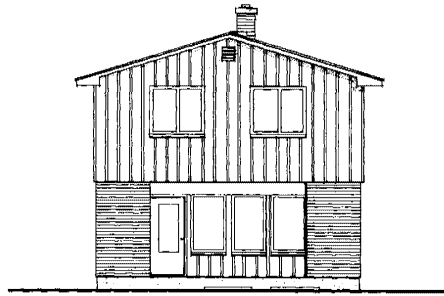


GROUND FLOOR PLAN

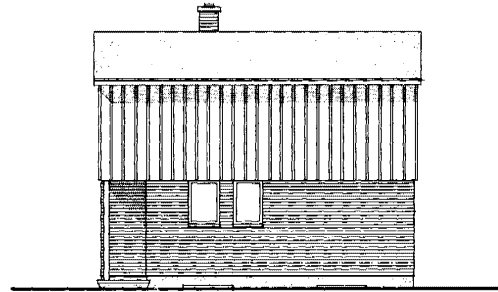


SECOND FLOOR PLAN

AREA: 1,144 square feet.



BACK

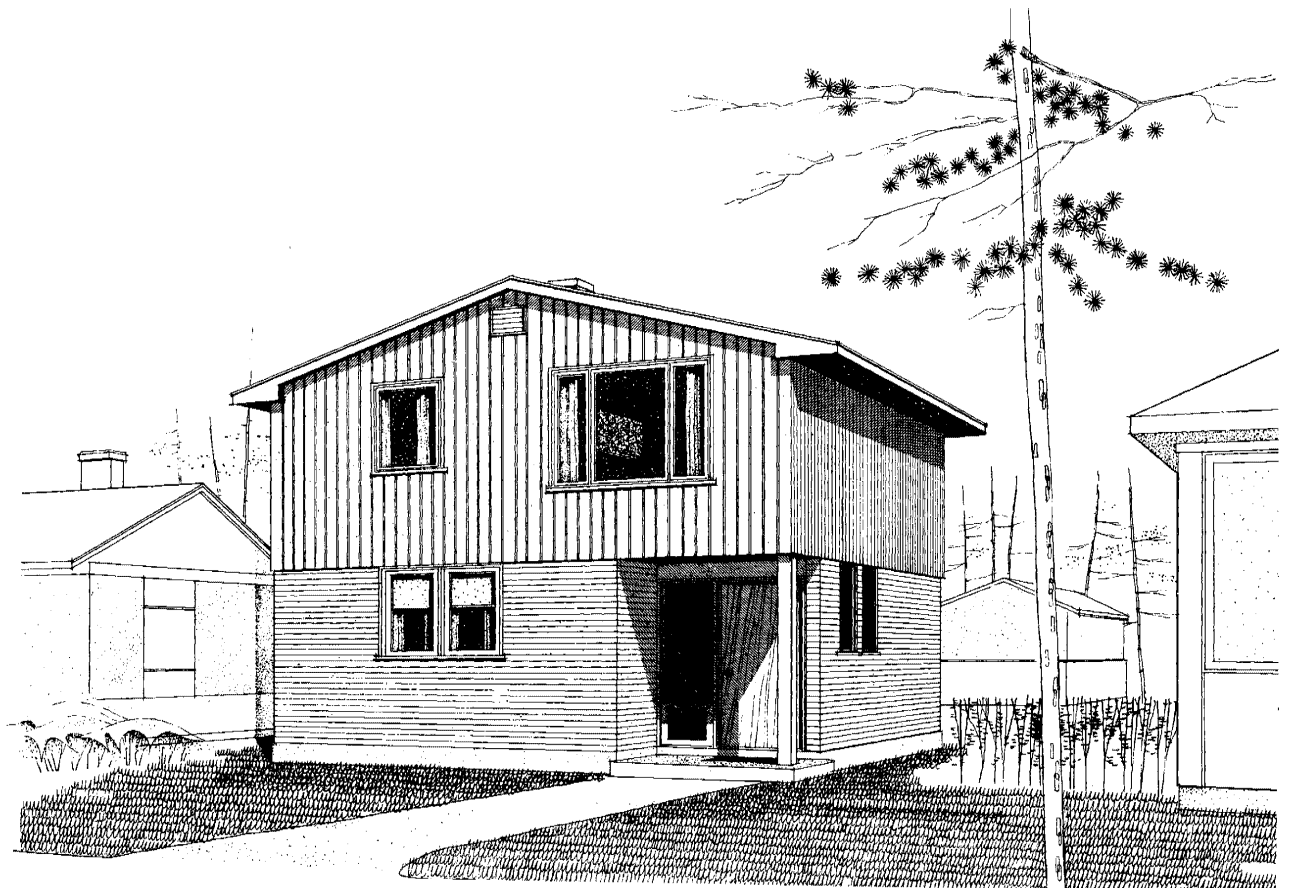


RIGHT

This three bedroom two storey house is only 22' wide so it is suitable for a narrow lot. The rooms on the ground floor are open to each other and the living room has large windows overlooking the garden and a door leading out to it. There are large storage cupboards in the upstairs hall and room for other storage, furnace, laundry and play room in the basement. The house should have the living room facing south.

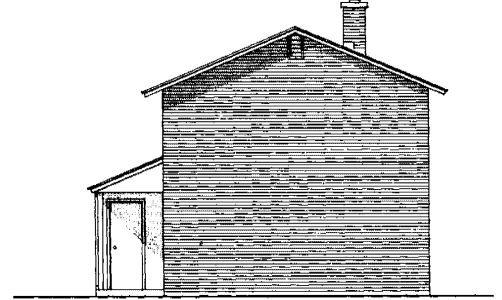
DESIGN 507

architect: MICHAEL BACH, Toronto, Ont.

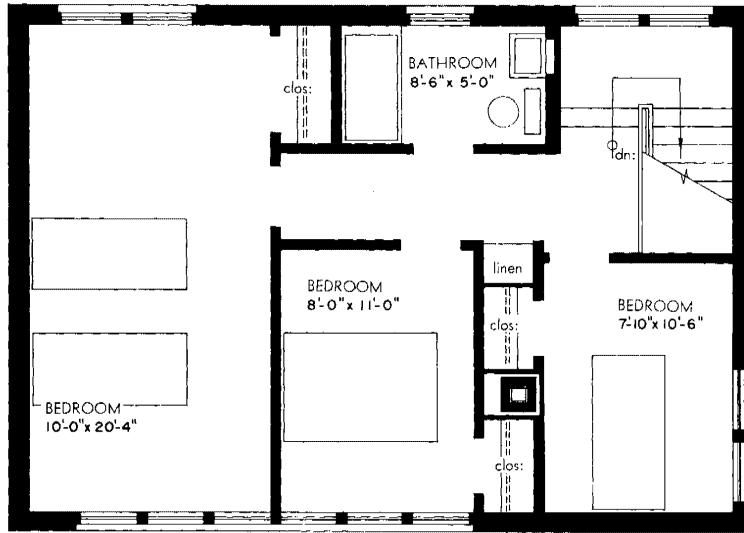




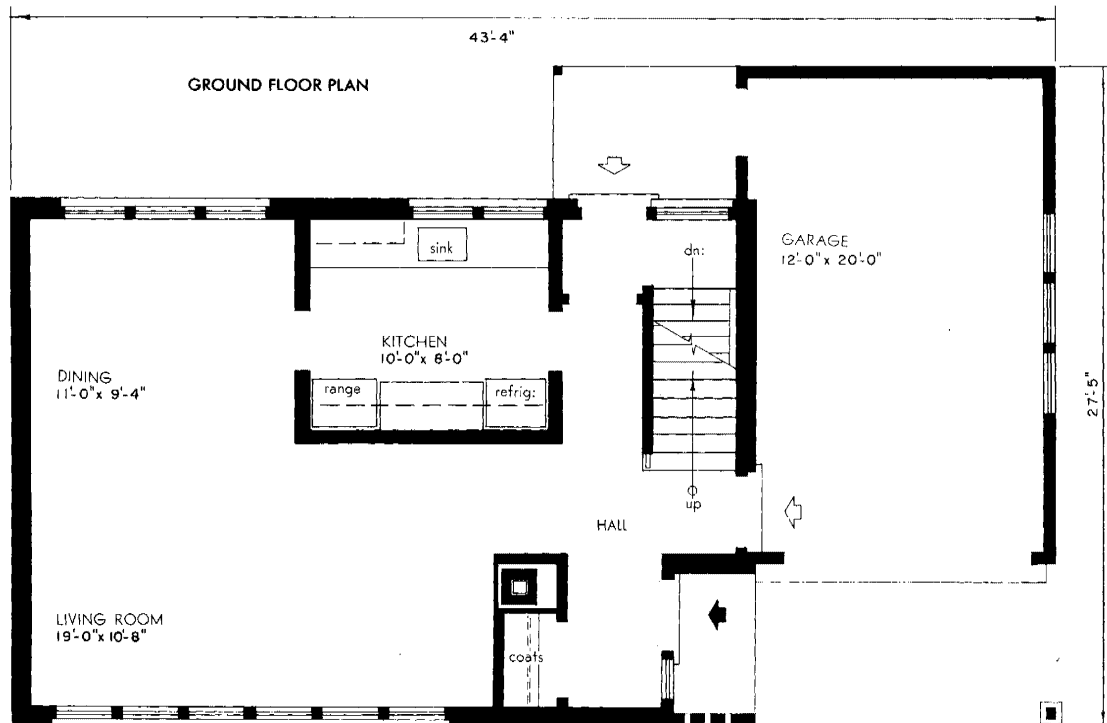
FRONT



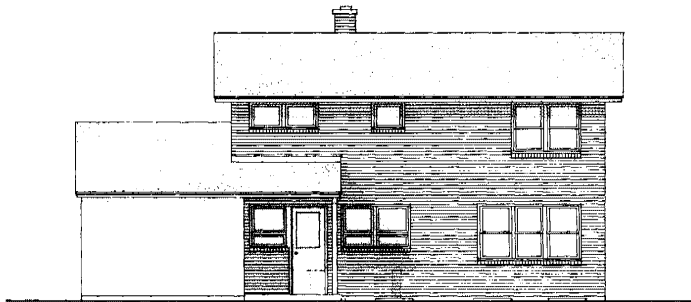
LEFT



SECOND FLOOR PLAN



AREA: 1,352 square feet (excluding garage).



BACK

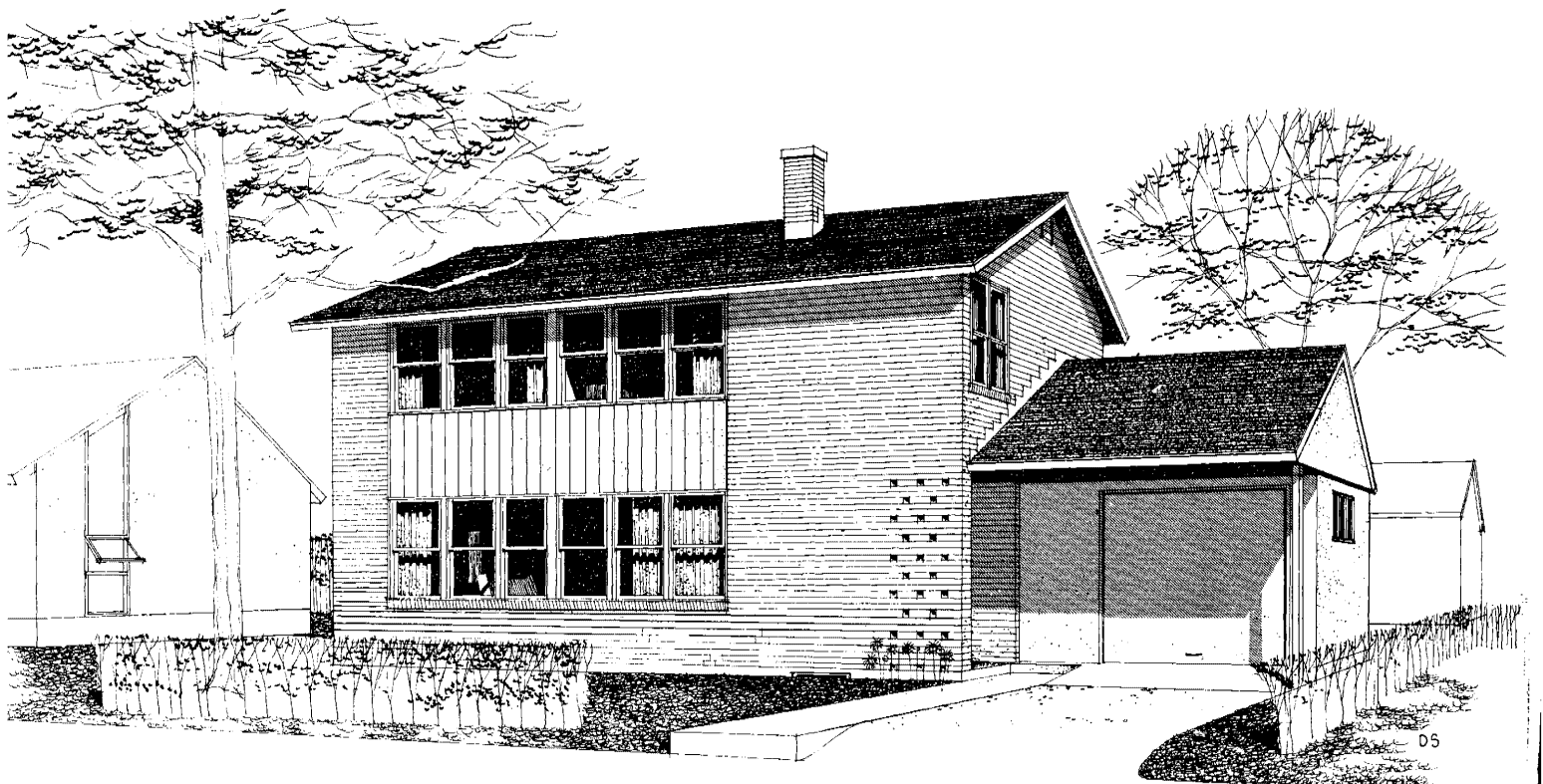


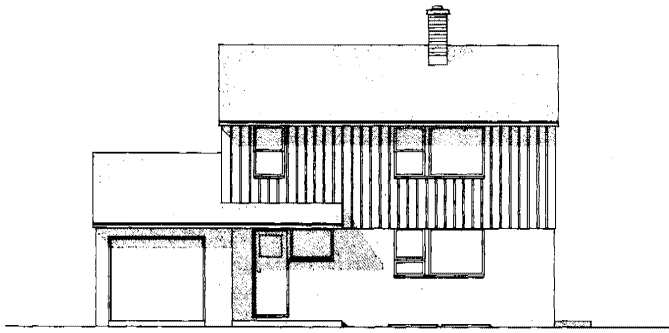
RIGHT

The well protected front door of this three bedroom brick veneer house opens into a hall which leads directly to all other parts of the house and to the garage. The combined living-dining room has windows facing both the front and the back. Upstairs are two small bedrooms and a third very large one. There is space in the basement for a games room. This house should be built so that the blank gable end wall faces to the north.

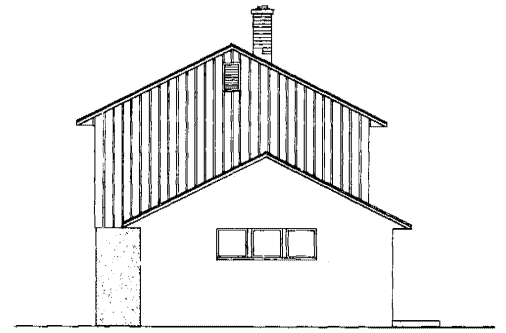
DESIGN 514

architect: ROY SELLORS, Winnipeg, Man.

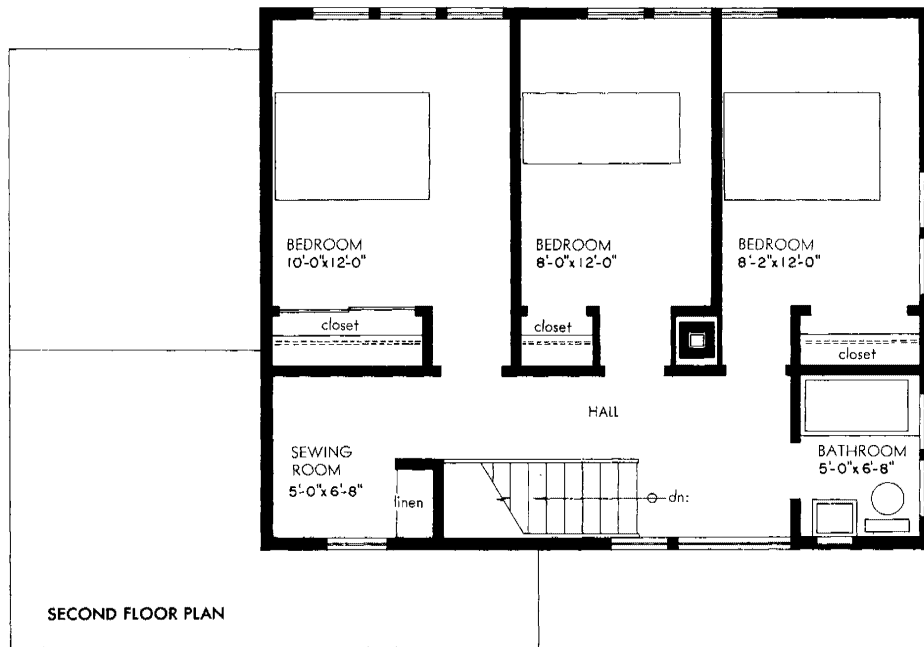




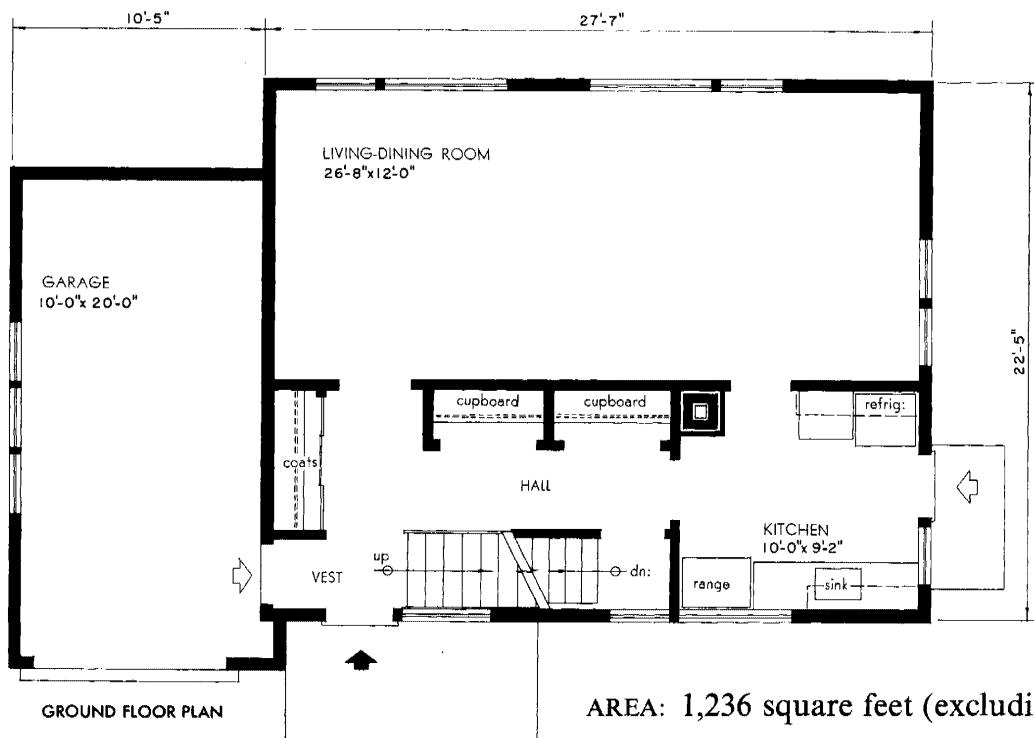
FRONT



LEFT

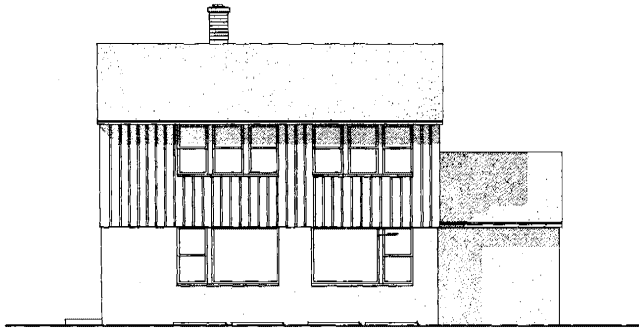


SECOND FLOOR PLAN

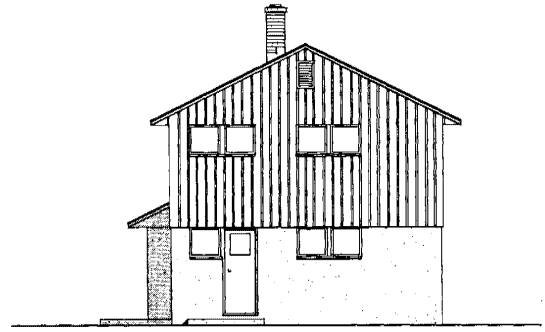


GROUND FLOOR PLAN

AREA: 1,236 square feet (excluding garage).



BACK

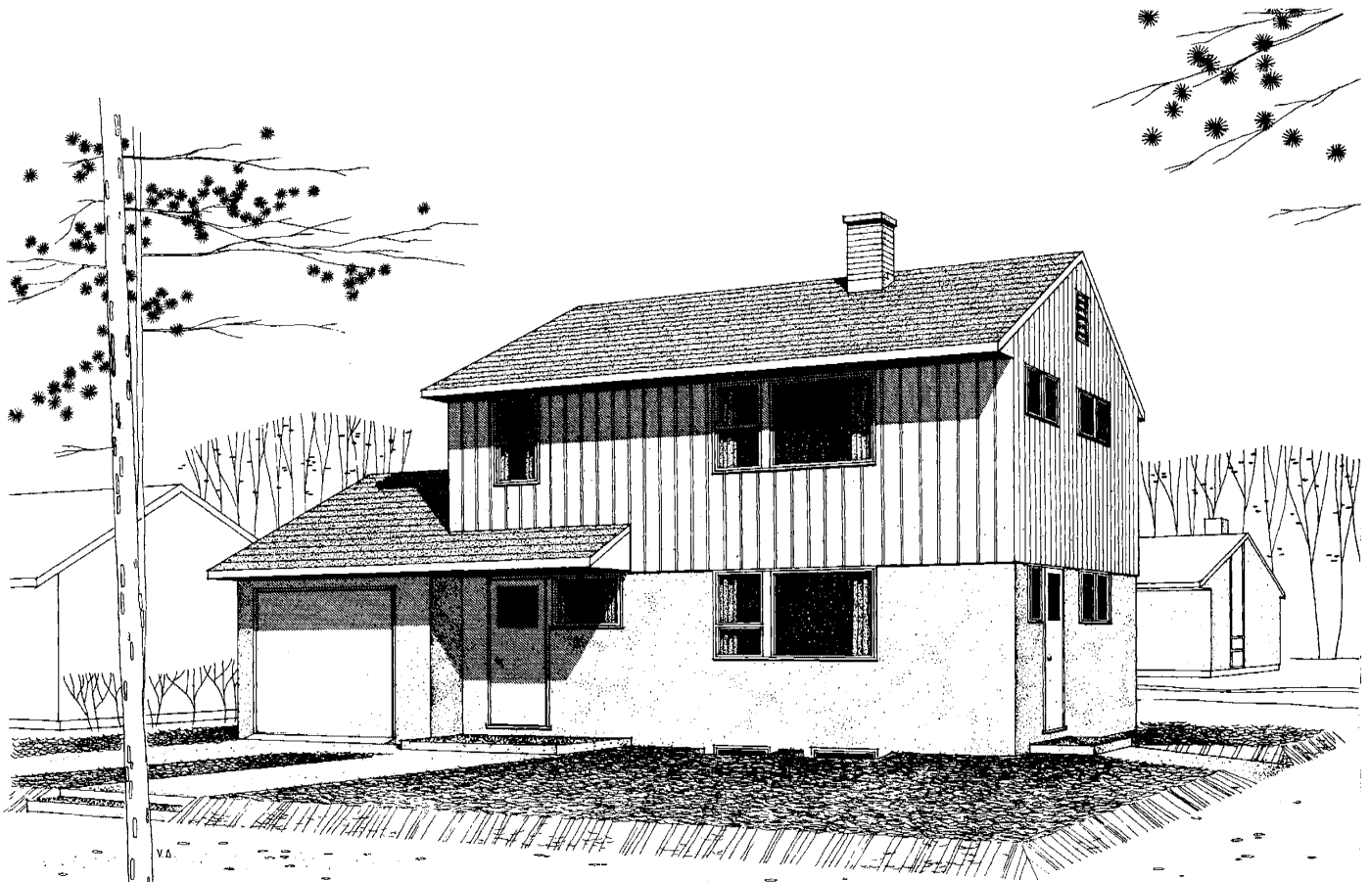


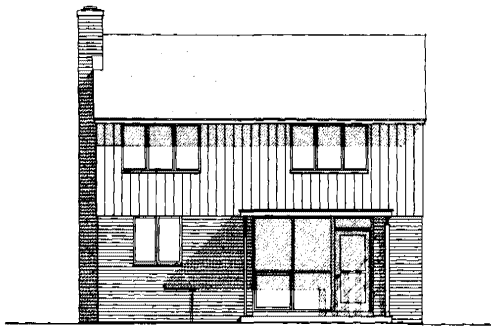
RIGHT

The living-dining area and the three bedrooms all overlook the garden, and the working areas of the house face the street. Outside dimensions of house and garage make it suitable for most 50 foot lots. The ground floor closets are large and there is a door leading from the hall directly into the garage. There is a sewing and linen room off the open upstairs hall. The front door is well protected from the weather. In the basement there is, under the living-dining area, a similar space suitable for a play room. Best orientation would be obtained by placing the garage on the northern side of the lot.

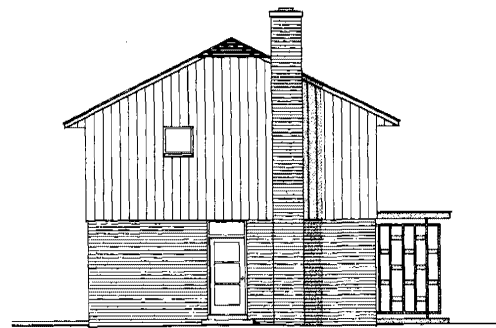
DESIGN 517

architect: ROY SELLORS, Winnipeg, Man.



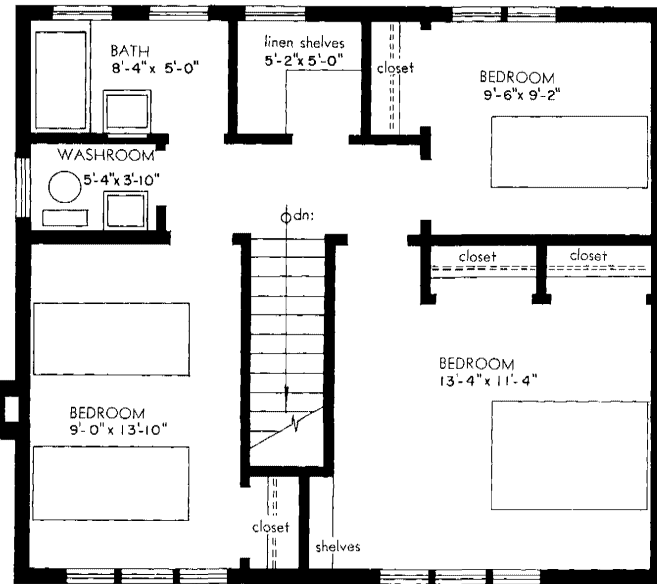


FRONT

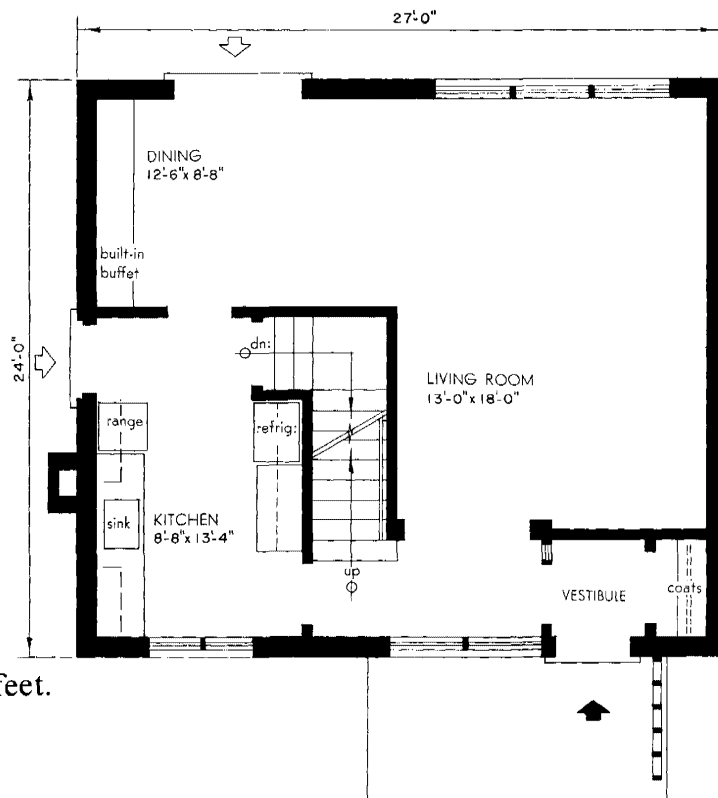


LEFT

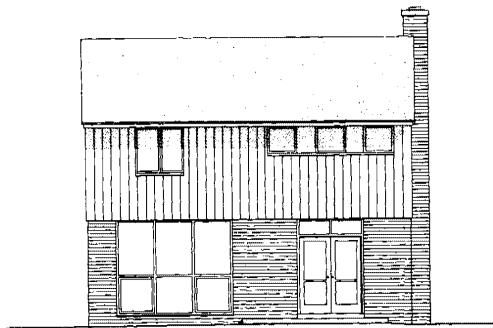
SECOND FLOOR PLAN



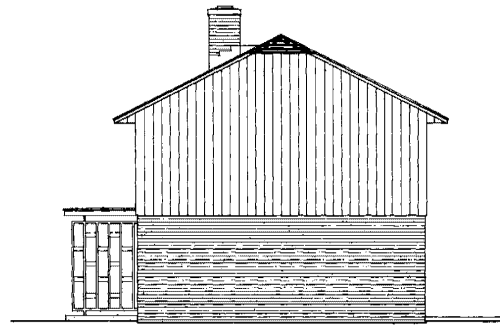
GROUND FLOOR PLAN



AREA: 1,296 square feet.



BACK

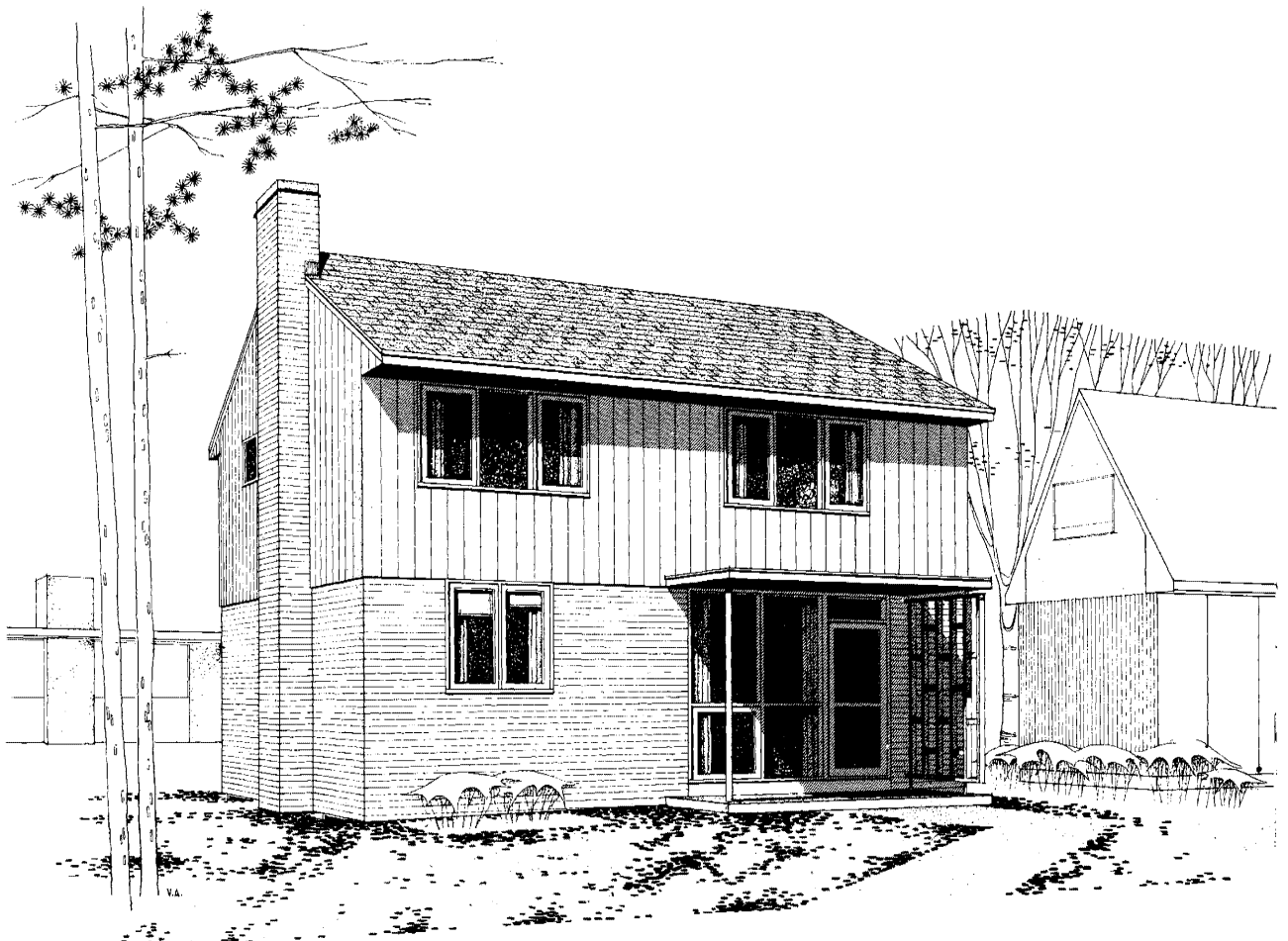


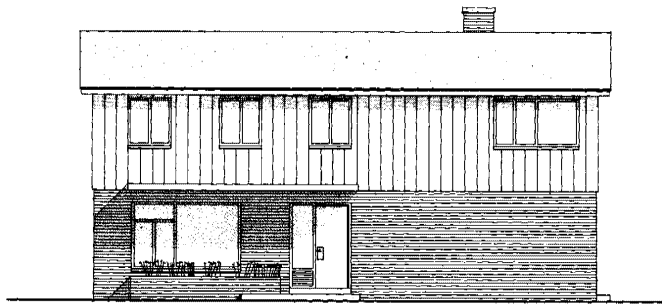
RIGHT

This three bedroom two storey house has a narrow frontage. On the ground floor, which has a solid brick exterior, the combined living-dining room is "L" shaped, looking over the garden with french doors leading out into it. Downstairs and upstairs circulation space is kept to a minimum. Closet space on the upper floor is good, particularly the linen storage. The double bathroom arrangement is worth noting. Under the living room in the basement is space for a play room. The best orientation would be to face the blank gable end wall to the north.

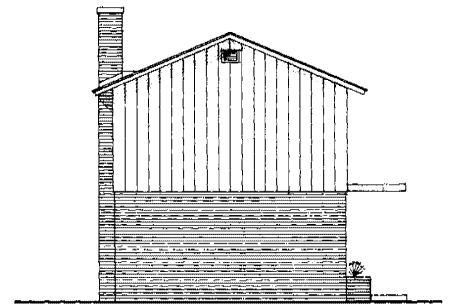
DESIGN 520

architect: HENRY FLIESS, Toronto, Ont.

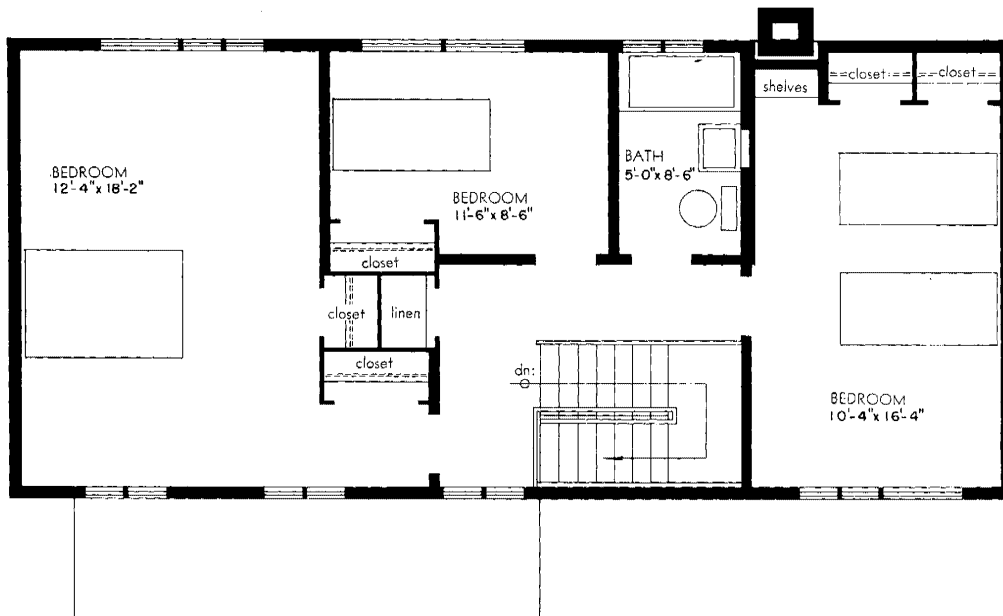




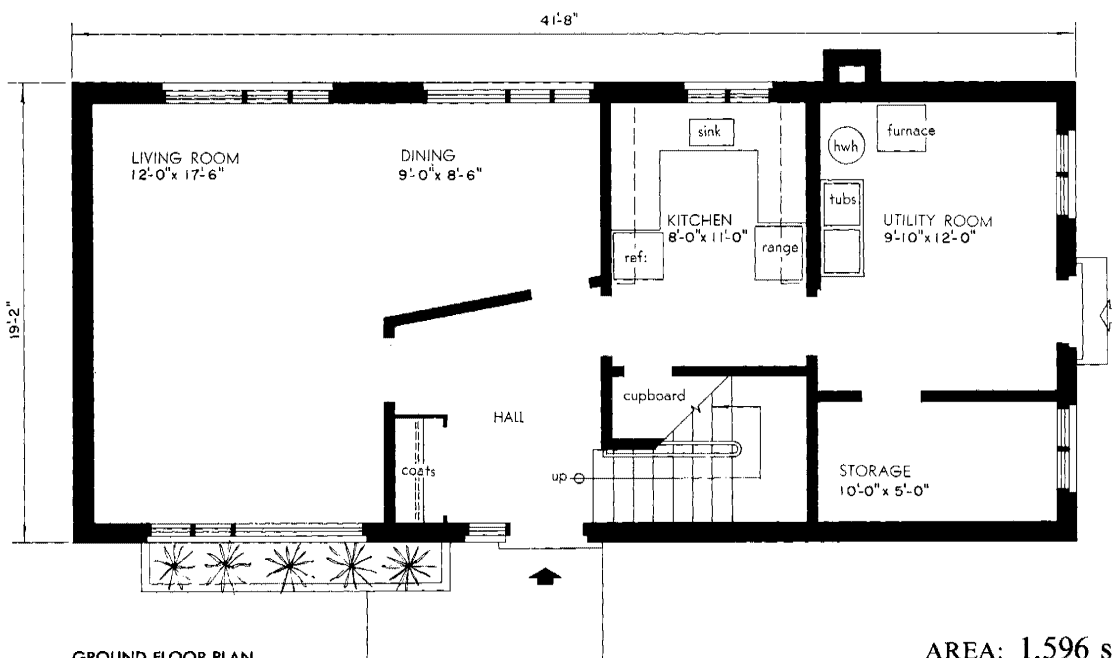
FRONT



LEFT

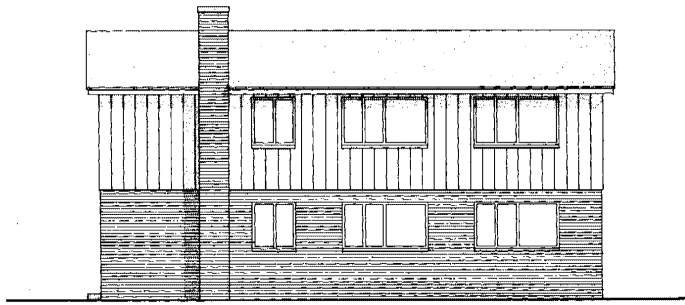


SECOND FLOOR PLAN

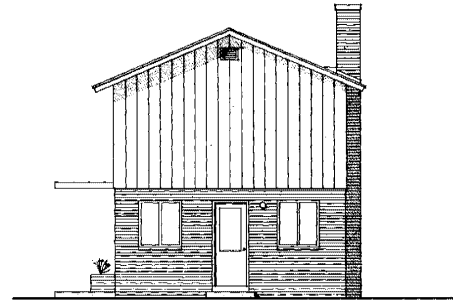


GROUND FLOOR PLAN

AREA: 1,596 square feet.



BACK

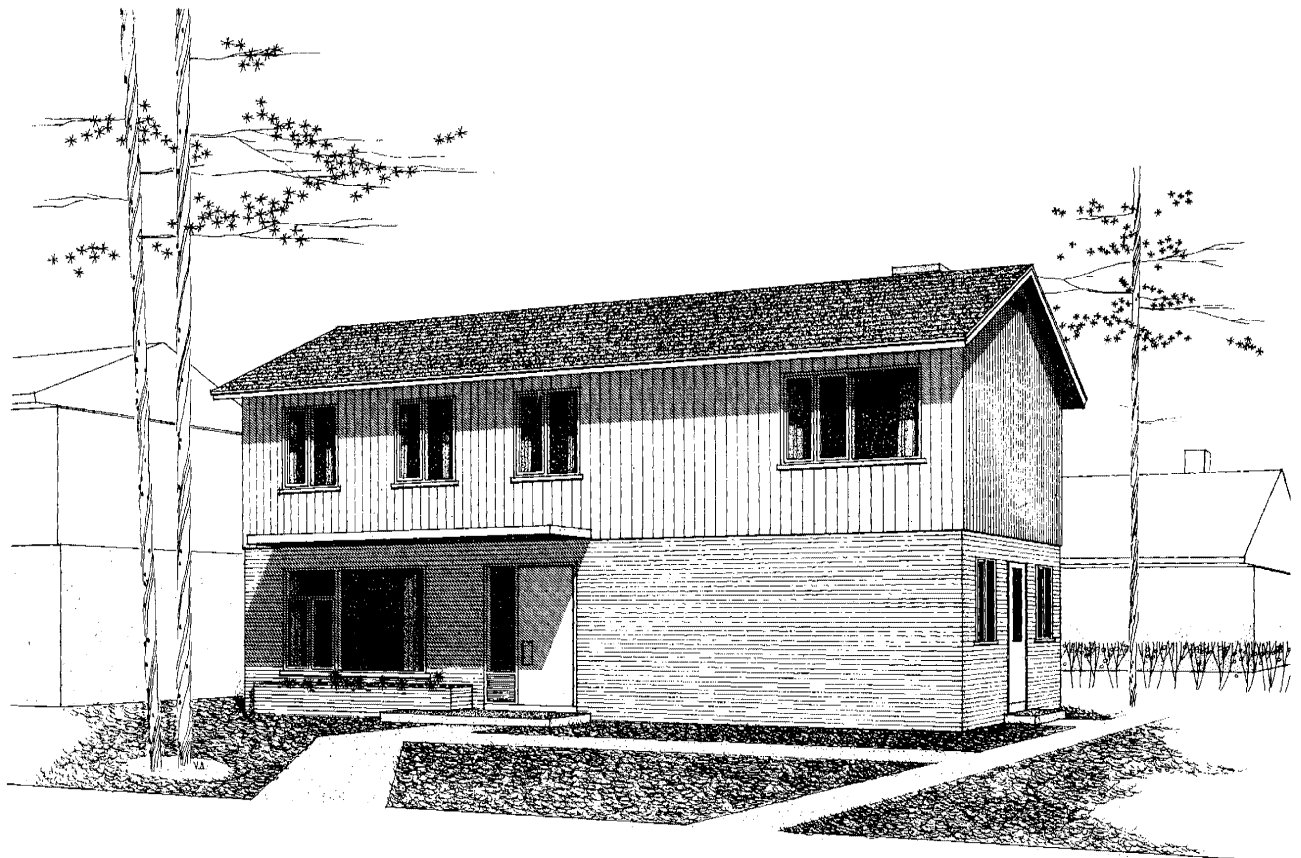


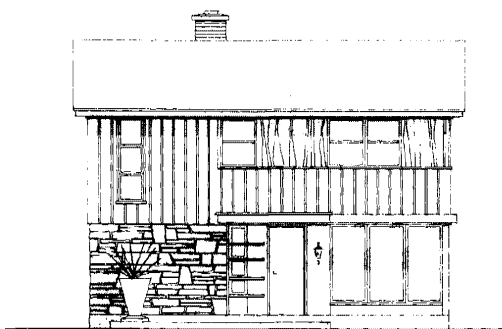
RIGHT

This is a basementless three bedroom two storey house, suitable for a wide lot. The living room overlooks both street and garden and forms an "L" with the dining room. The kitchen is laid out in a "U" shape and the back door is reached through a utility room with space for furnace and laundry. Storage is provided under the stairs off the kitchen and also off the utility room. Two of the bedrooms upstairs are extra large. It would be best to face the living-dining-kitchen side of the house to the south.

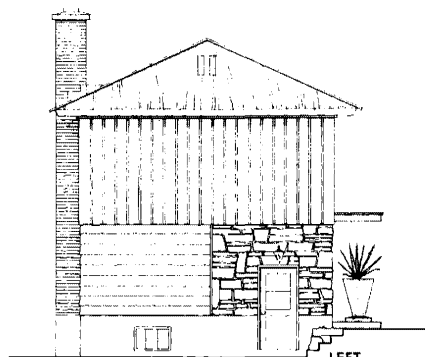
DESIGN 523

architect: BASIL CAPES, Toronto, Ont.



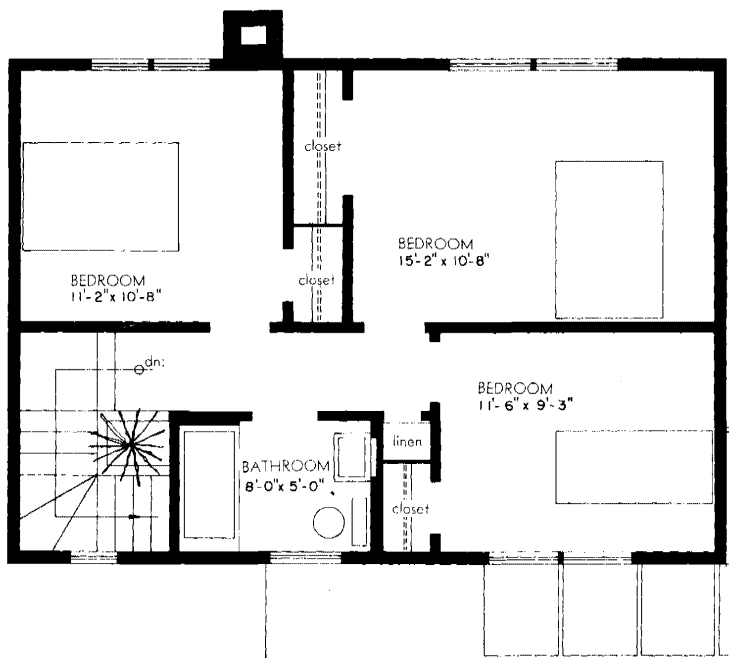


FRONT

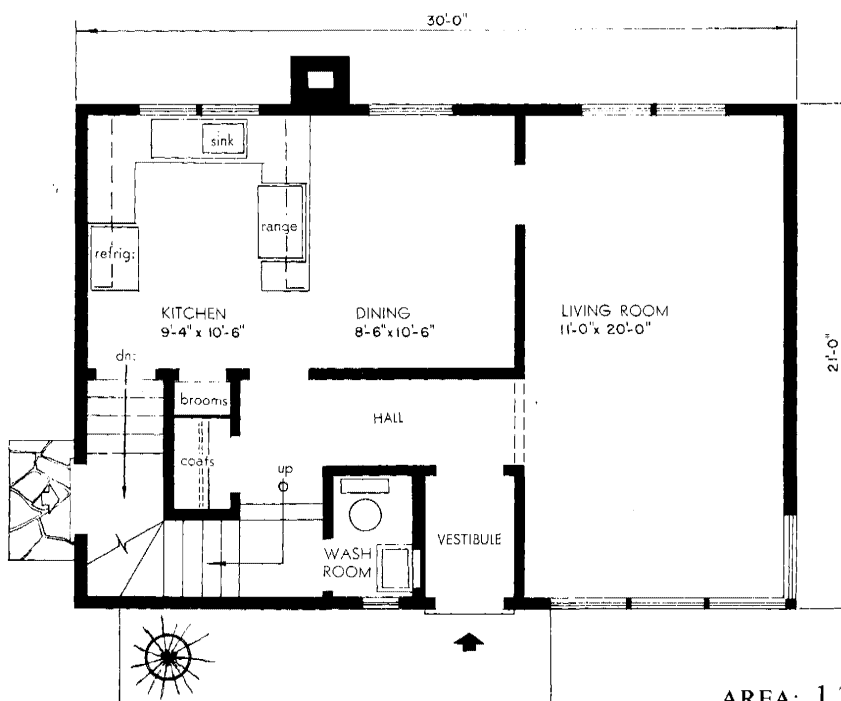


LEFT

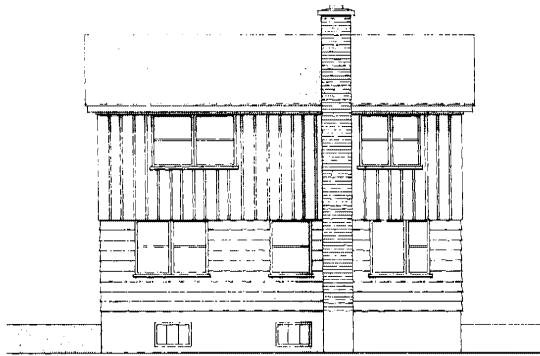
SECOND FLOOR PLAN



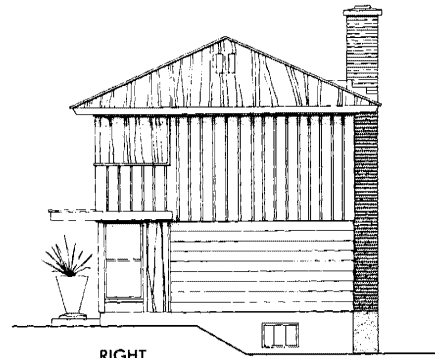
GROUND FLOOR PLAN



AREA: 1,260 square feet.



BACK

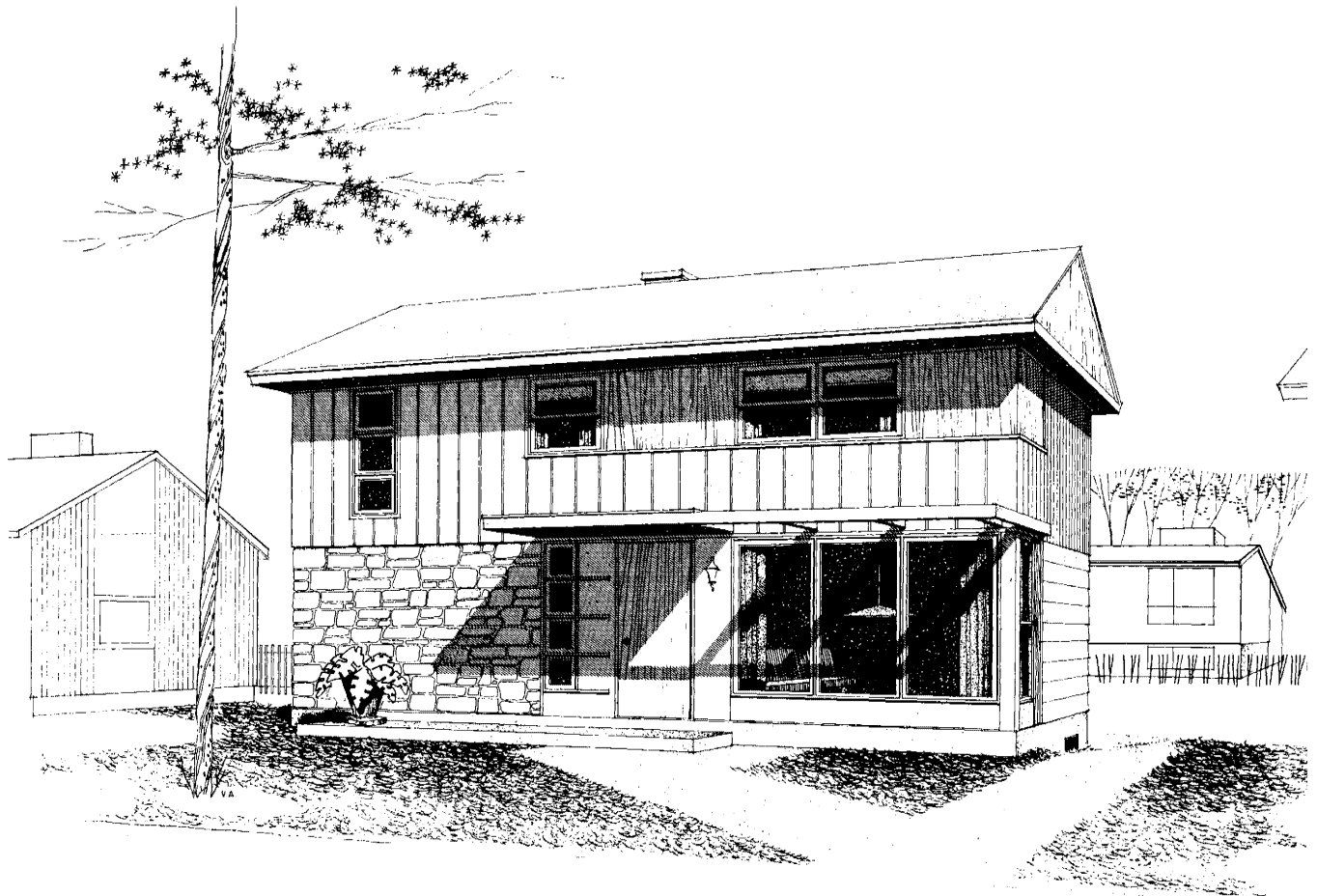


RIGHT

Notice in this three bedroom two storey house the good sized living room with a corner window on the street and a window overlooking the garden; also the small amount of hall space on both floors, the downstairs washroom and kitchen with a "U" layout combined with the dining room. There is a grade entrance at the side door from which stairs lead to the kitchen and to the basement. There is space for a play room in the basement. It would be best to have this house with the side door facing in a northerly direction.

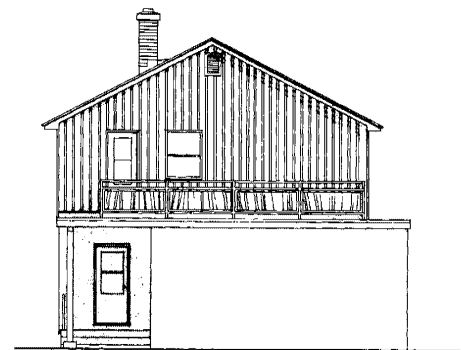
DESIGN 524

architect: P. M. BEAUVAIS, Montreal, Que.



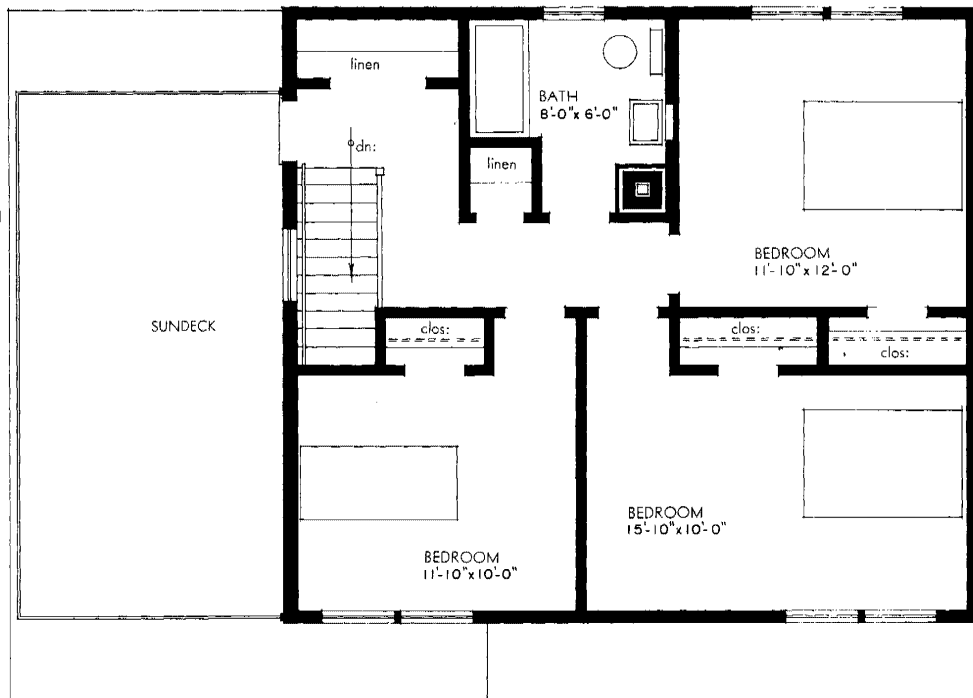


FRONT

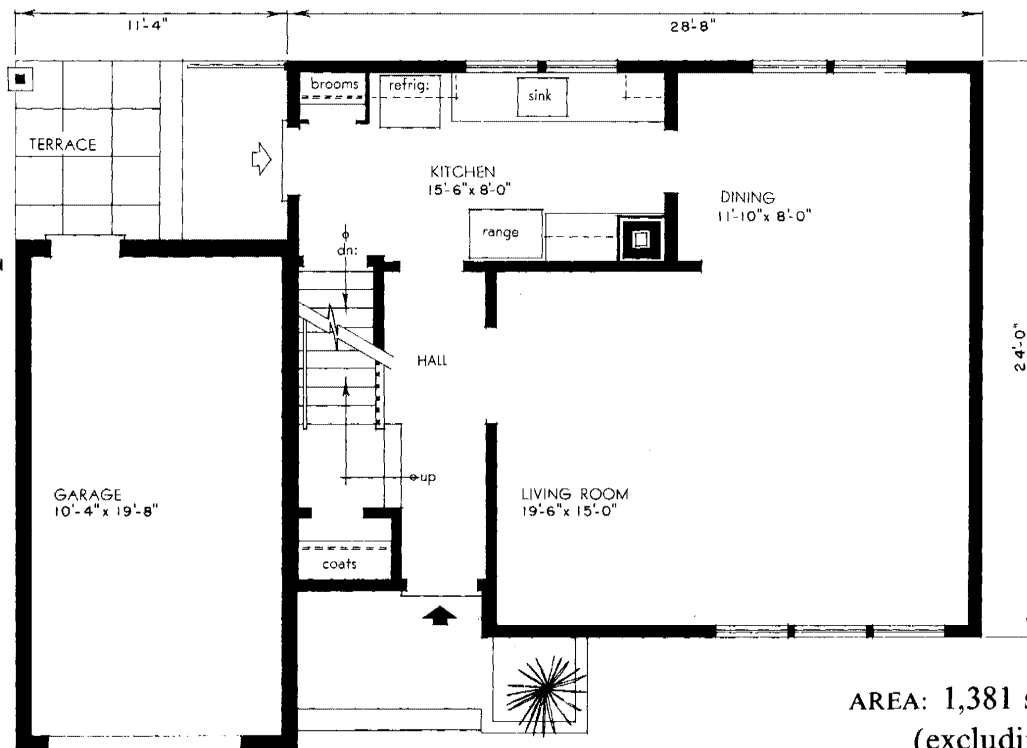


LEFT

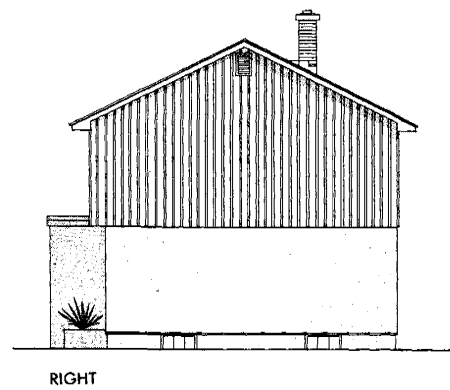
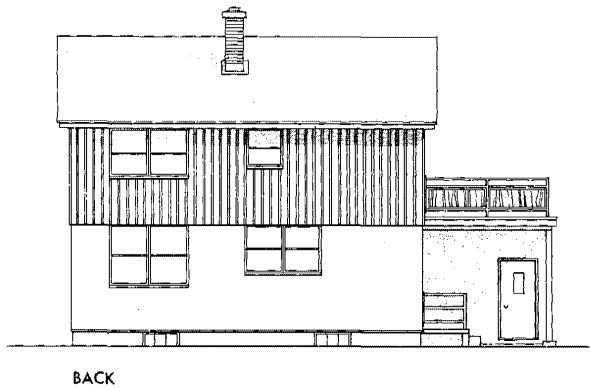
SECOND FLOOR PLAN



GROUND FLOOR PLAN



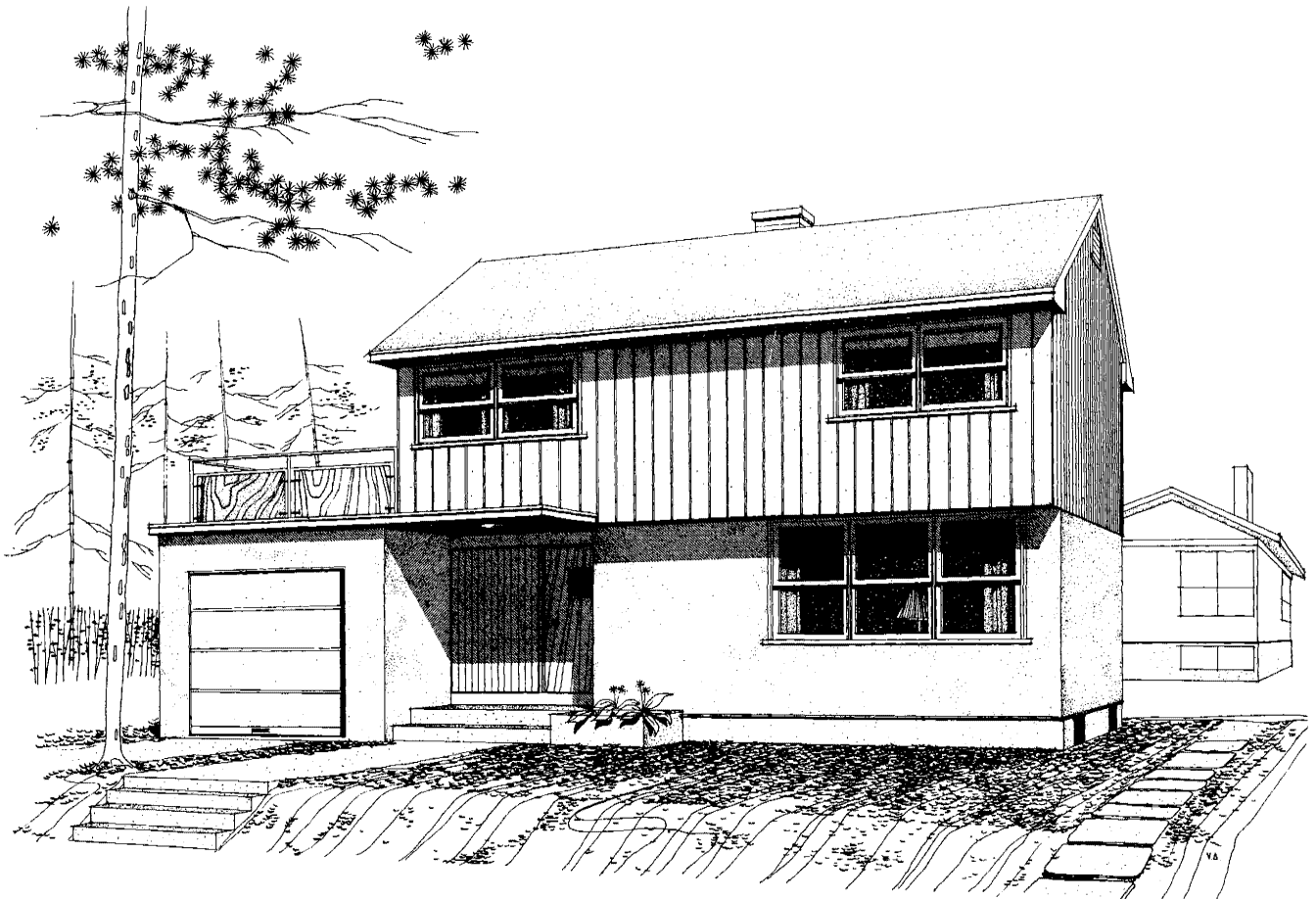
AREA: 1,381 square feet
(excluding garage).

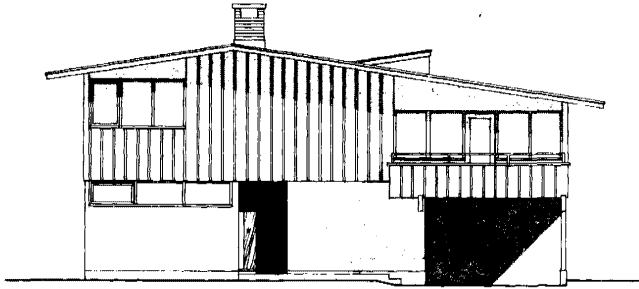


On the ground floor of this house there is an "L" shaped living-dining room with windows facing the street as well as the garden side. The kitchen also faces the garden. Upstairs there are three bedrooms and an extra closet in the hall for storage. There is a garage and a door opening into its roof from the upper hall. The front entrance is sheltered. There is room for a play room in the basement. The garage side of the house should face to the north.

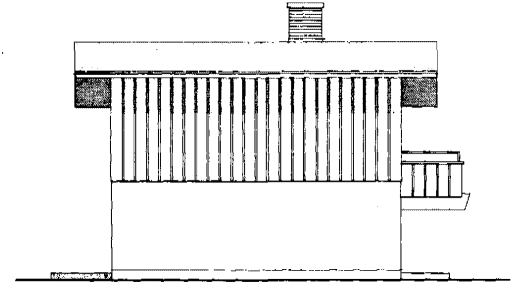
DESIGN 525

designer: F. R. SENIOR, Wrightville, Que.
architect: ORVAL F. BUSH, Ottawa, Ont.



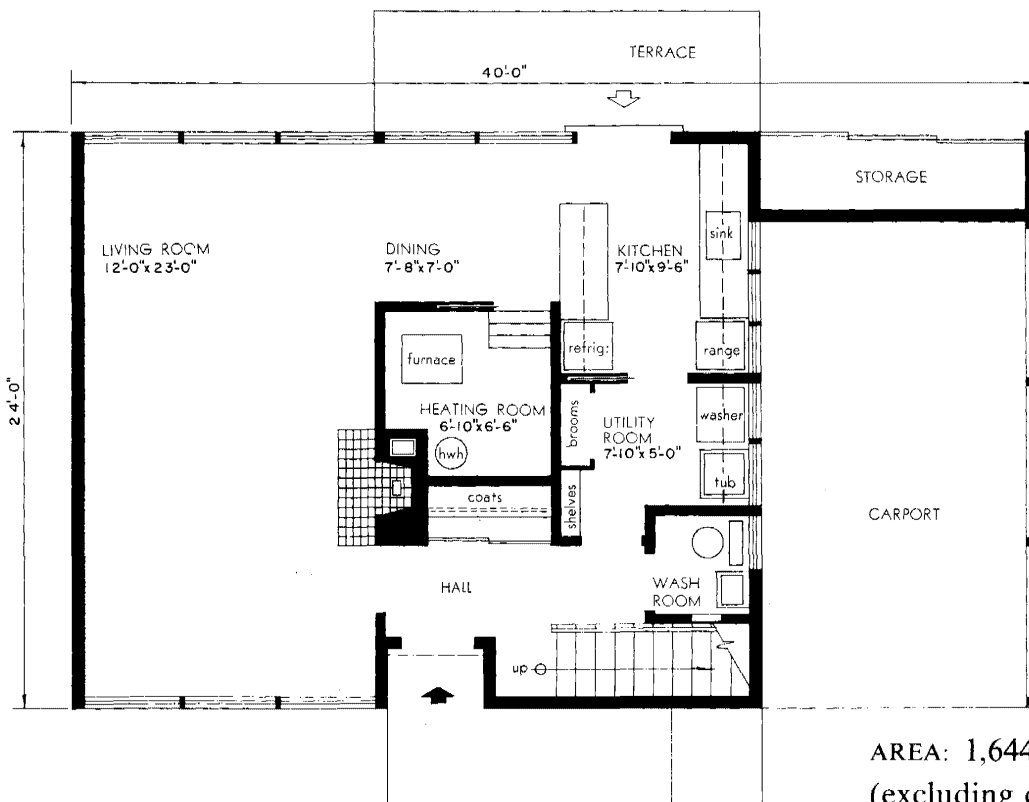
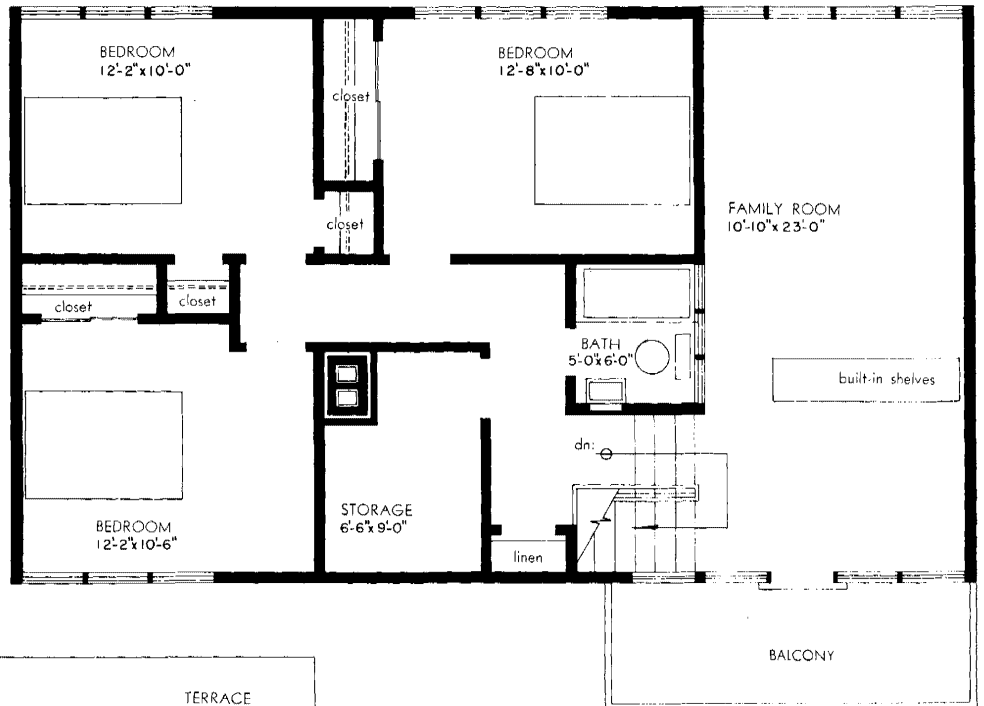


FRONT

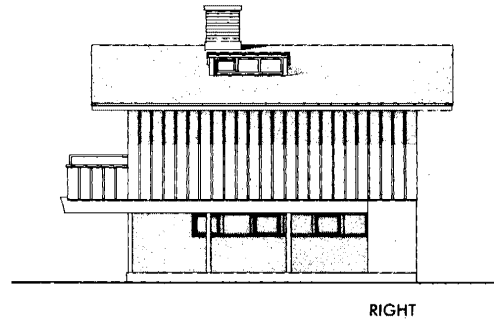
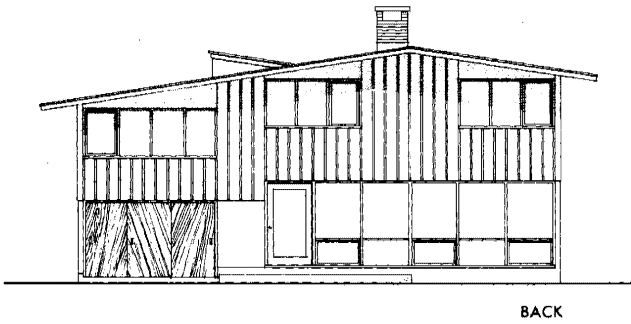


LEFT

SECOND FLOOR PLAN



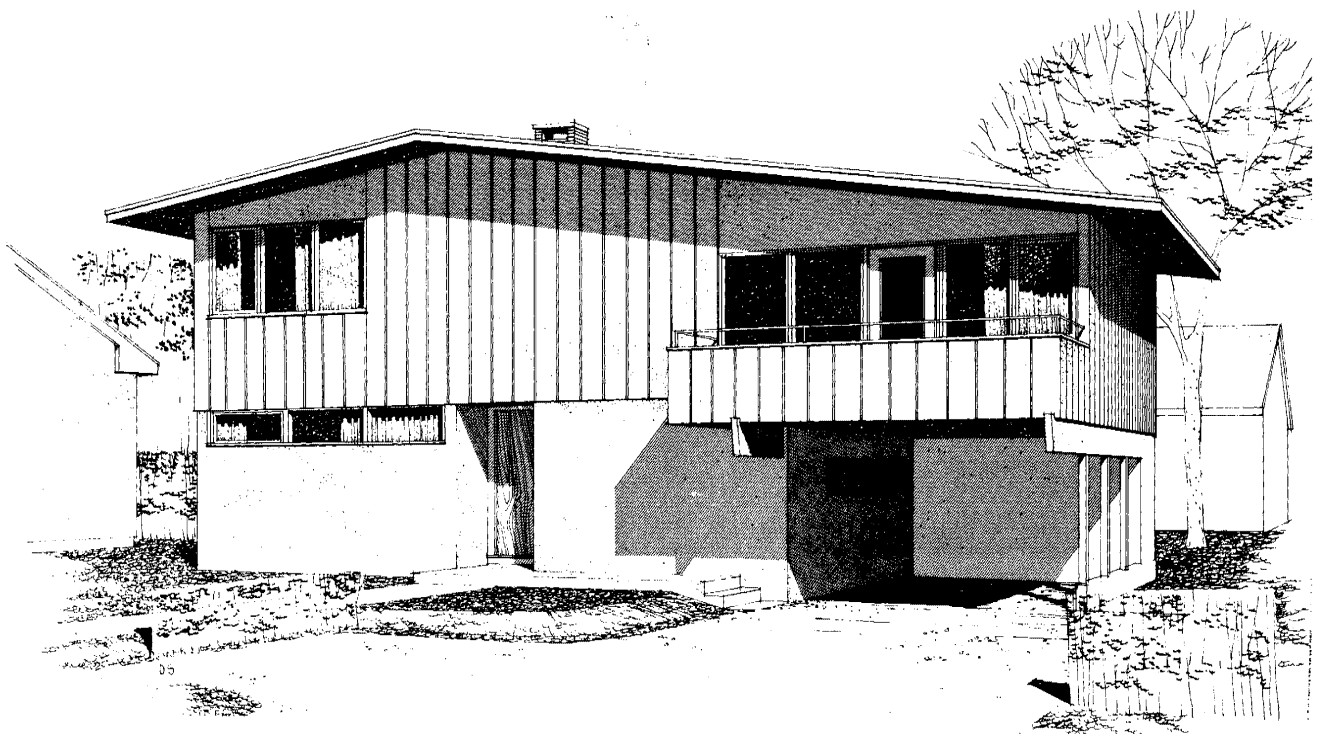
AREA: 1,644 square feet
(excluding outside storage and carport).

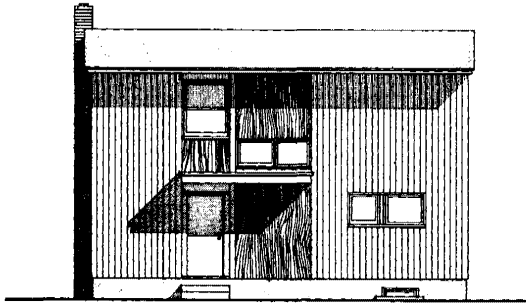


This is a basementless two storey house with a family room over the carport and halfway up the stairs. The front door is protected from the weather and leads into a hall off which there is a washroom. The kitchen, which is reached from the hall through a utility room, overlooks the carport and is open to the dining room. The living room runs from the front to the back of the house, has large windows and a fireplace. Upstairs there are three bedrooms and a storage room. The carport should face either north or south.

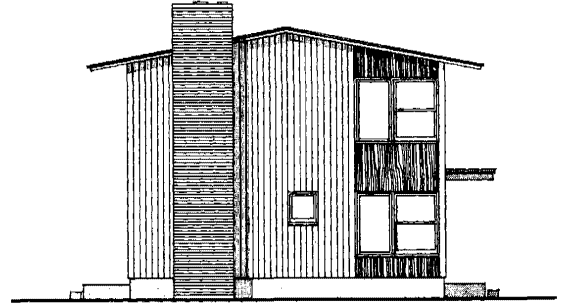
DESIGN 526

architect: L. F. FONSECA, Vancouver, B.C.

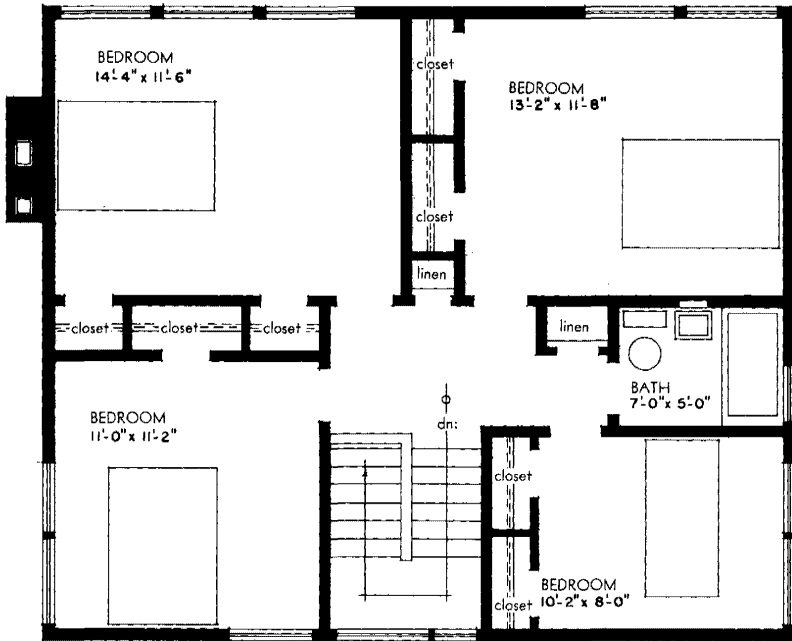




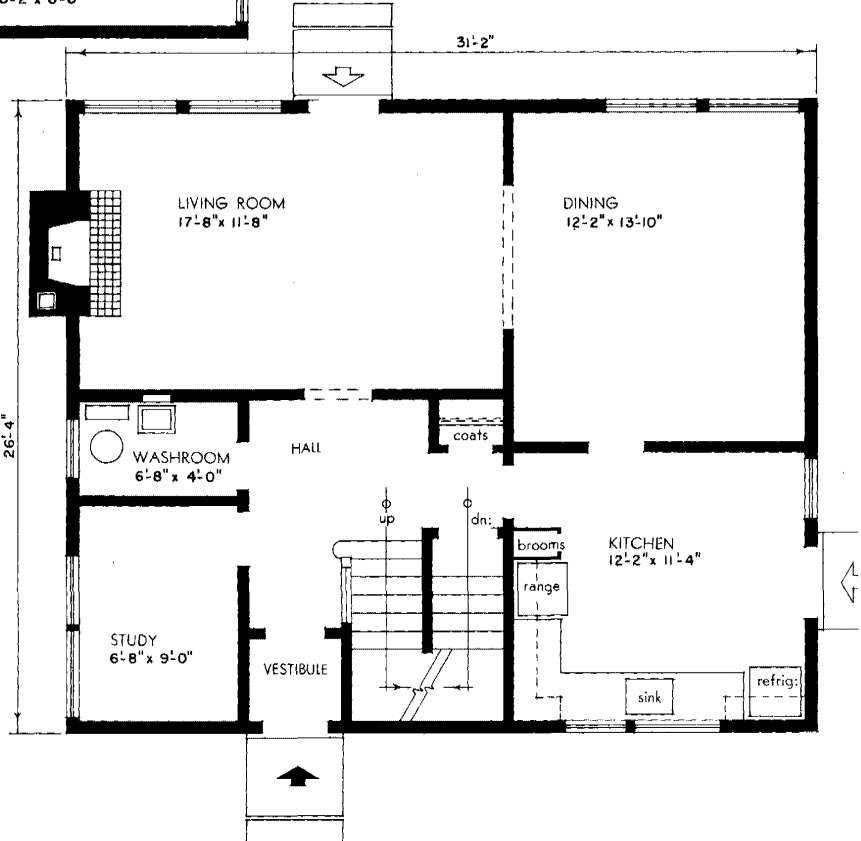
FRONT



LEFT

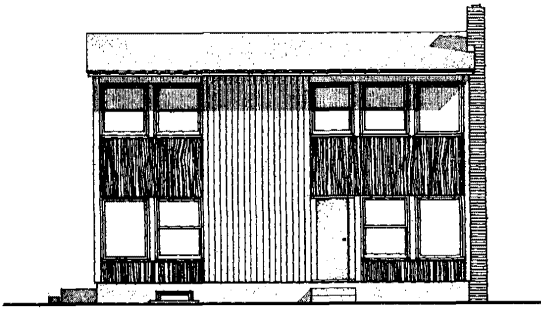


SECOND FLOOR PLAN

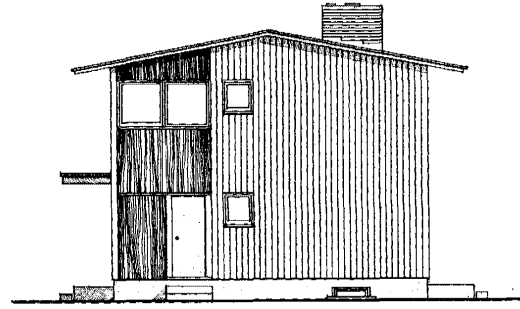


GROUND FLOOR PLAN

AREA: 1,641 square feet.



BACK

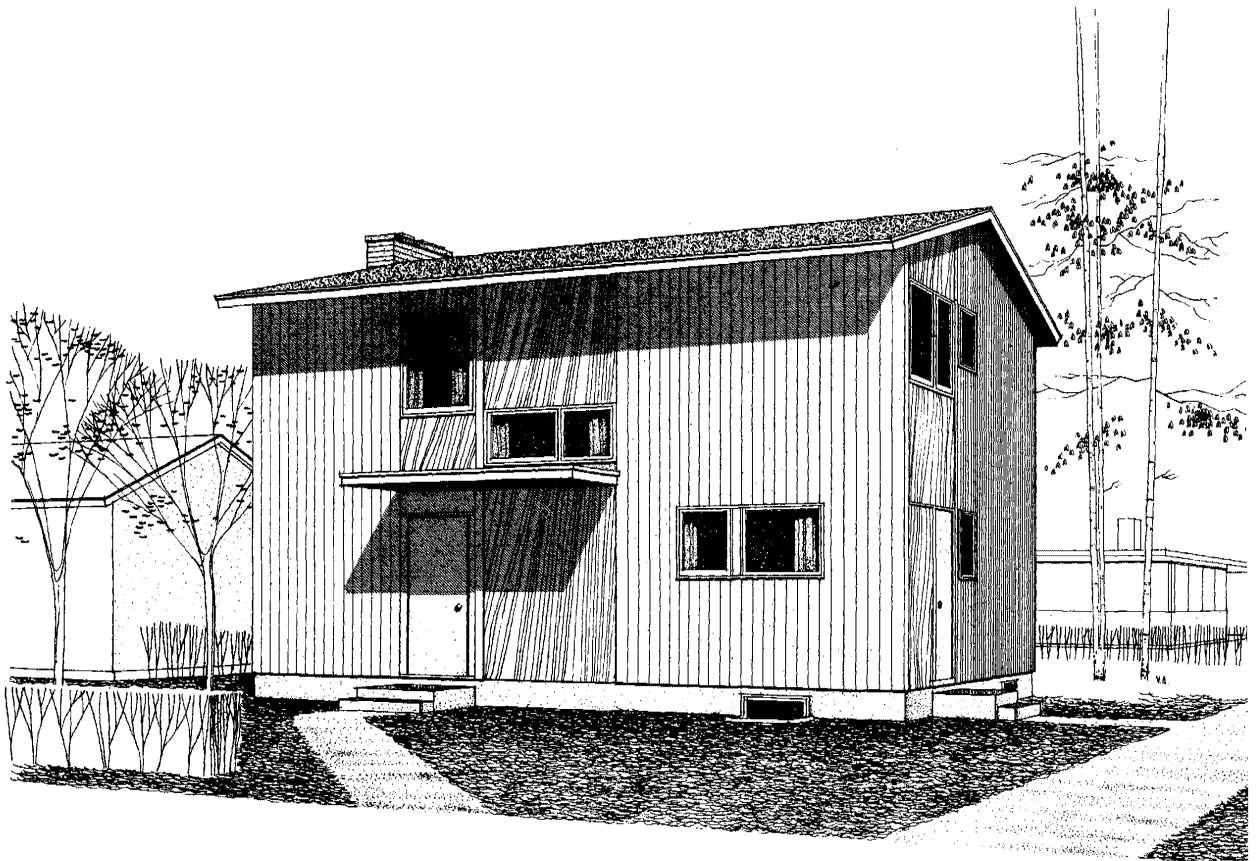


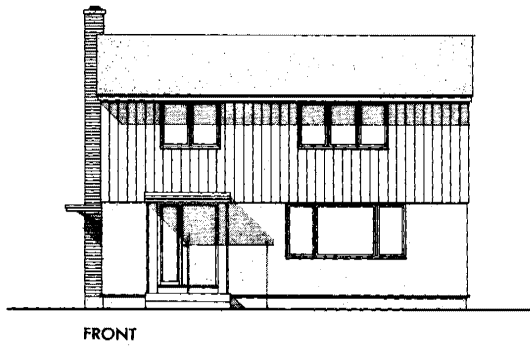
RIGHT

The living room and dining room of this four bedroom two storey house are on the garden side. The living room has a fireplace and a door to the garden. On the street side are a small study, a washroom and kitchen where there is room for a dining table. There is space for a play room in the basement. It would be best for the living and dining rooms to face south.

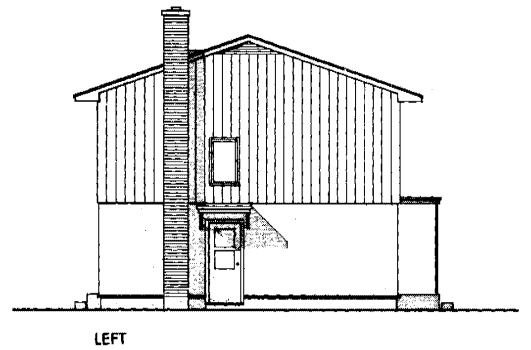
DESIGN 601

designed by: CENTRAL MORTGAGE
& HOUSING CORPORATION

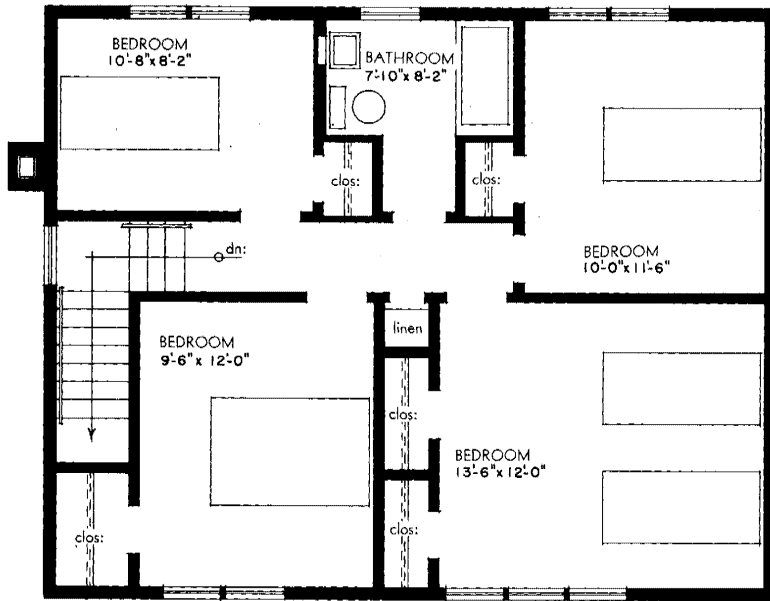




FRONT

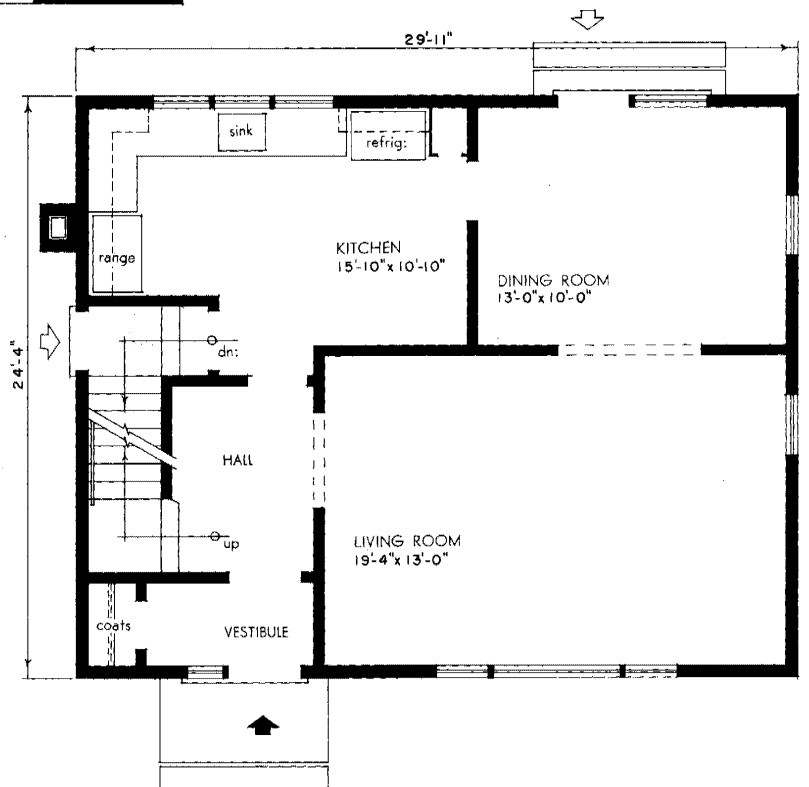


LEFT

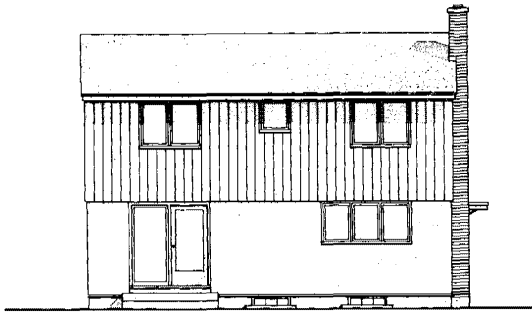


SECOND FLOOR PLAN

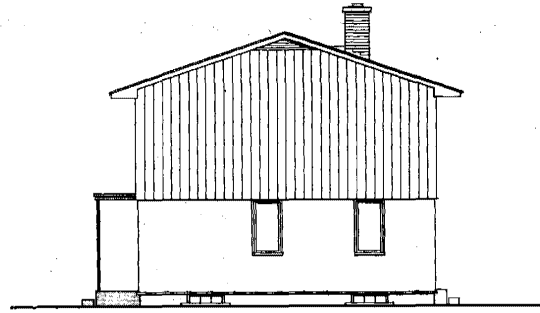
GROUND FLOOR PLAN



AREA: 1,474 square feet.



BACK

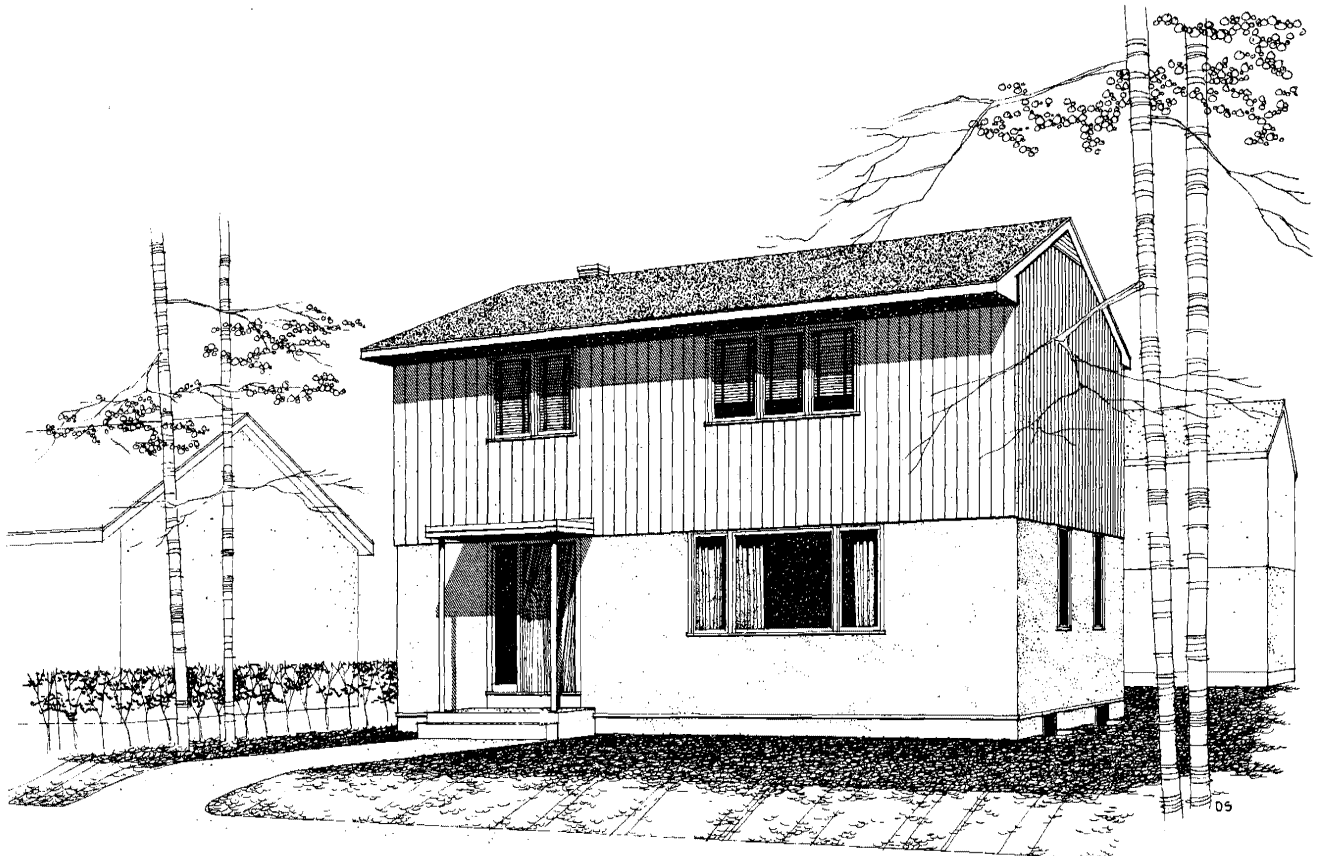


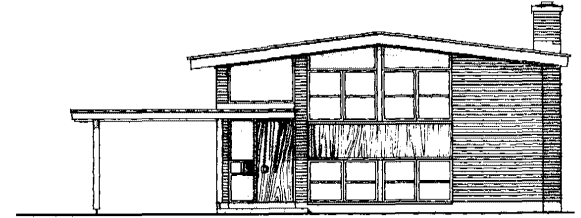
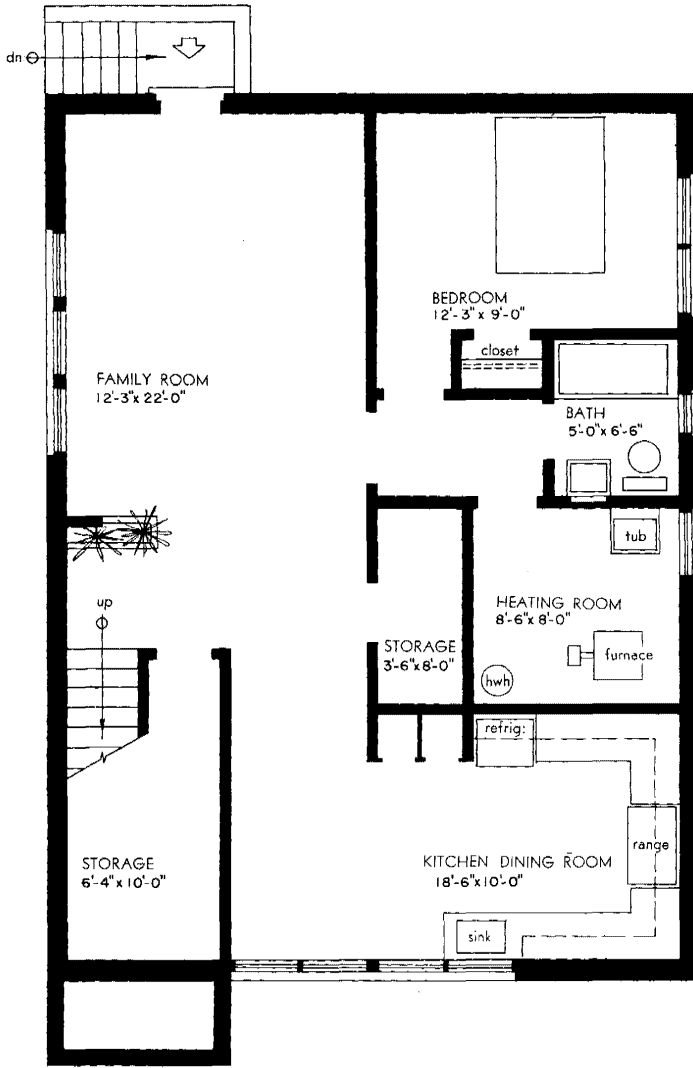
RIGHT

In this four bedroom two storey house the living room overlooks the street and the dining room, opening off it, overlooks the garden; so does the kitchen, which is a large one and has room for a dining table. In the basement there is space for a play room. Face the kitchen and dining room to the south-east for the best orientation.

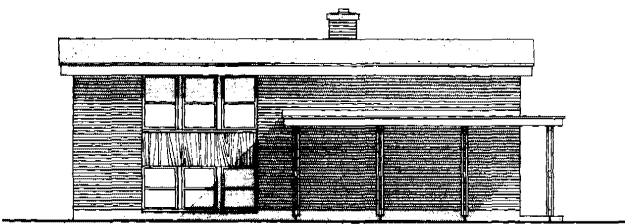
DESIGN 604

designed by: CENTRAL MORTGAGE
& HOUSING CORPORATION

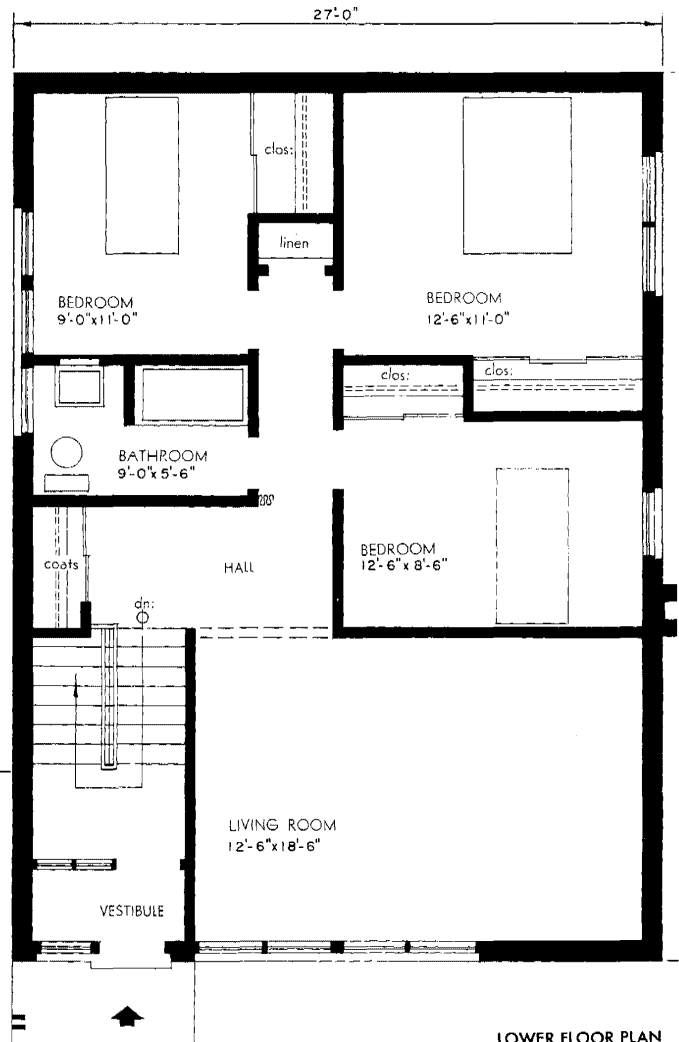




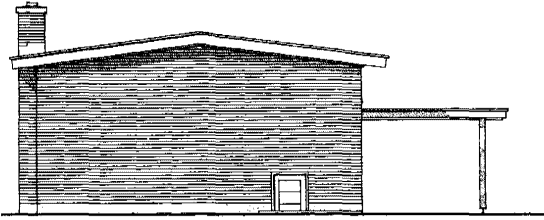
FRONT



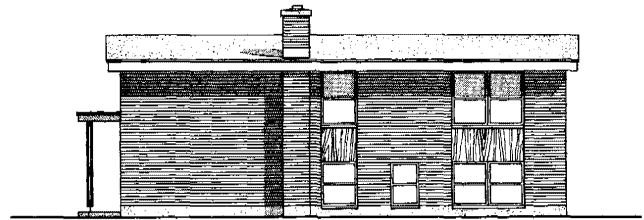
LEFT



AREA: 1,998 square feet (excluding garage).



BACK

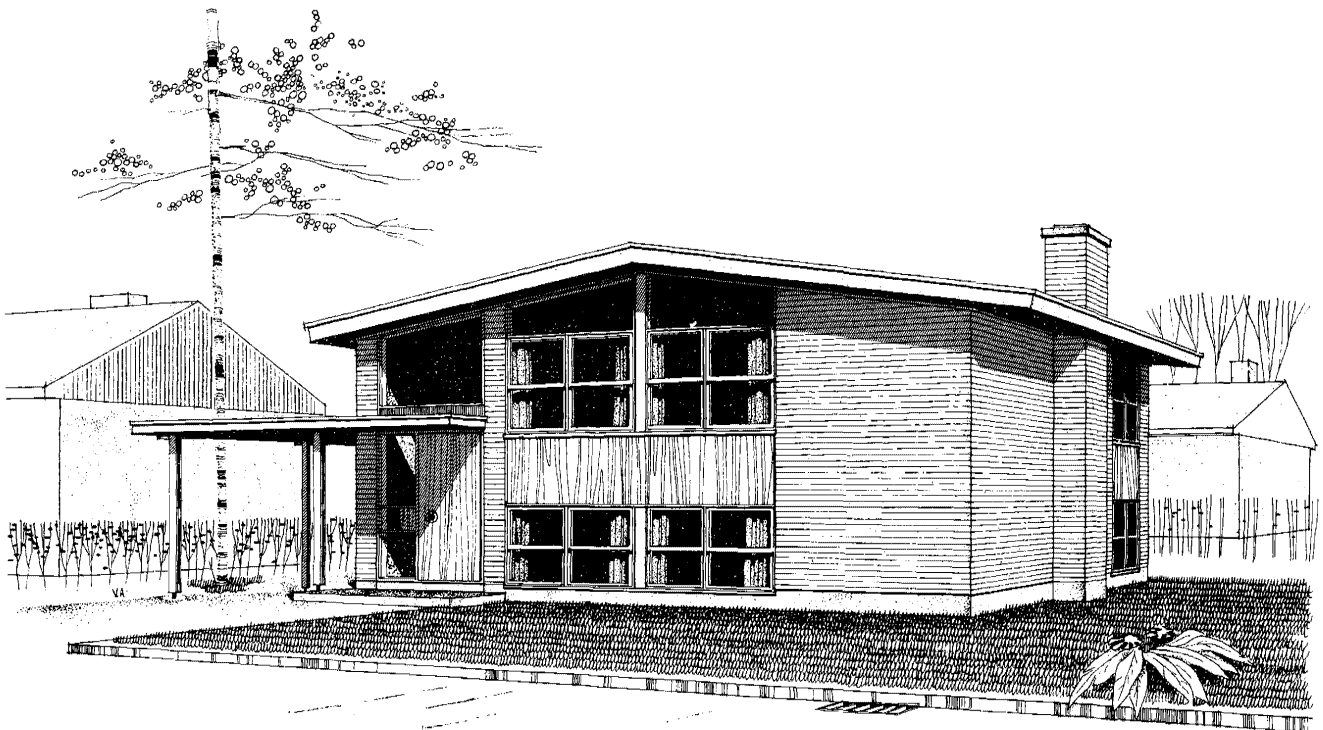


RIGHT

This is a two storey house set into the ground. From the grade level front entrance hall the stairs lead up and down to the two floors. Three bedrooms, a bathroom and the living room are reached by going up eight steps; while the combination kitchen-dining room, the family room, fourth bedroom and second bathroom and the heating and storage rooms are reached by going down seven steps. There is a door from the family room through an area way to the garden. The protected entrance and narrow frontage of this house should be noted.

DESIGN 605

architect: BRUNO BEDARD, Montreal, Que.



Central Mortgage and Housing Corporation Offices

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