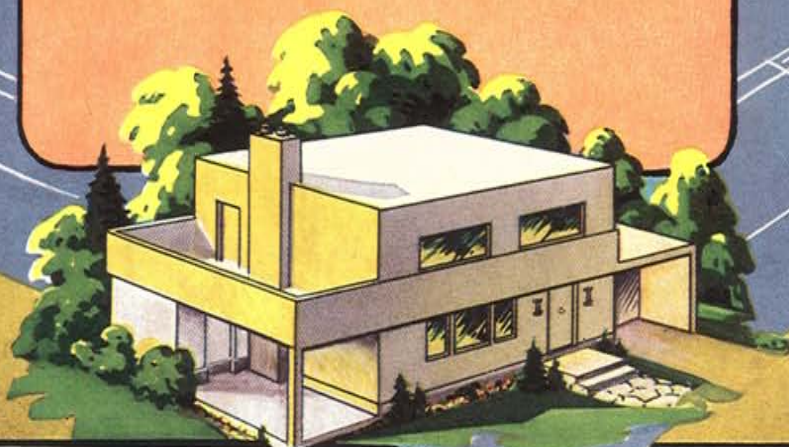


# 7 HOMES for CANADIANS

Attractive House Plans  
designed especially for  
Canadian requirements

*Including*

PRIZE WINNERS OF  
THE CANADIAN  
SMALL HOUSE  
COMPETITION

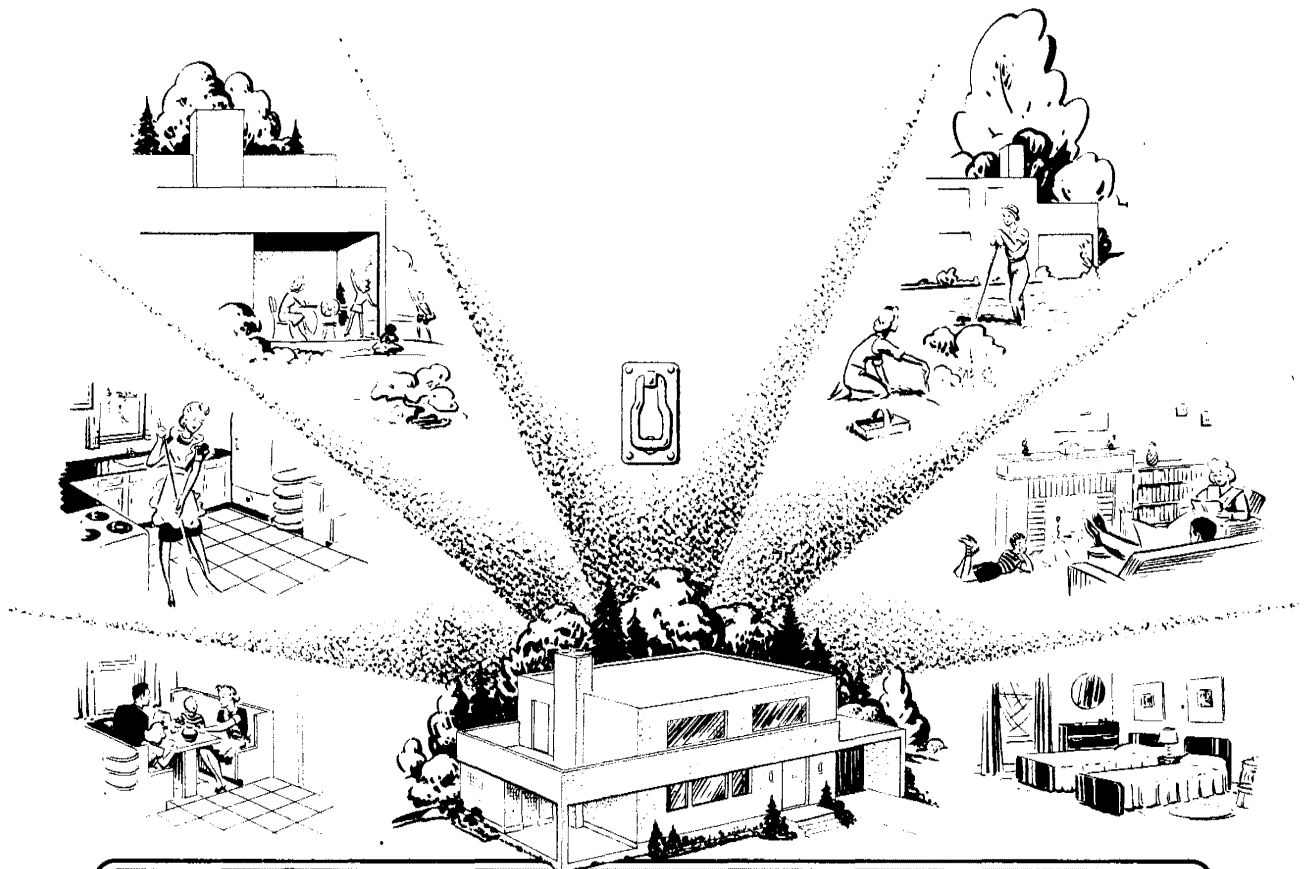


FAIRBAIN STUDIOS

CENTRAL MORTGAGE AND HOUSING CORPORATION  
OTTAWA • CANADA

# 67

## HOMES for CANADIANS



**CENTRAL MORTGAGE AND HOUSING CORPORATION**  
OTTAWA • CANADA

# FOREWORD

THERE has long been an urgent demand in Canada for new, attractive designs of low or moderate-cost houses suited especially to the Canadian way of living.

The purpose of "Homes for Canadians" is, in part, to help meet this demand and to provide the prospective house builder with general information on financing, costs, site selection, construction standards and planning.

This book is divided into three sections. The first contains a broad discussion of the above-mentioned subjects. The second presents 30 new designs for essentially Canadian homes. The third contains designs submitted by prize winners in the recent Canadian Small Homes Competition.

It is our hope that "Homes for Canadians" will help to meet an ever-increasing demand for information of this kind.

*S. B. Manonv.*

President,

Central Mortgage and Housing Corporation.

Ottawa, February 1st, 1947.

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# BUILDING YOUR HOME

**B**UILDING a home is one of the truly eventful experiences of family life.

Whether the decision be taken by young married couples planning for the future, by tenants who now require more than shelter for the rent they pay or by families who have doubled up with others for far too long, it is a momentous one. Often, it is the culmination of years of hope and sacrifice.

Home-building signifies many things—a lasting source of happiness, a kindly environment in which to raise children, a closer tie with community life, a new stake in the land.

To assure any or all of these, financing must be regarded as an integral part of the planning and building. Properly approached from a financial standpoint, home-ownership can bring satisfaction. Improperly approached, it can become a burden. A house which a family cannot afford can never be a home.

If, in your eagerness to build a house, you contract to pay more than you are able, you cannot stop payments and let the property go. You are liable for the entire amount of the mortgage. If you cannot sell the house for enough to pay it off,

you still owe the difference between the sale price and the amount of your mortgage indebtedness.

So vital is the problem of home-ownership that no one should contemplate it without first making a careful appraisal of all the factors involved.

For example, it is incorrect to assume that a house can always be sold easily or that all of the money invested can be realized at any time if the family decides to move. A home is an investment as well as a purchase of shelter; but a house, like any other physical asset, is subject to deterioration and obsolescence.

Three major considerations influence and, in large measure, determine future values. Perhaps the most important is the proper choice of a site. Unless the site you select is suitable for the type of house you propose to build and is protected by adequate zoning ordinances which are strictly enforced, the value of your property may drop sharply.

It is therefore essential that the location of your house be studied carefully with a view to determining the type and future growth of the community, and that a thorough

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investigation be made into existing zoning regulations and any other factors which might influence development of the neighborhood.

The second factor is the design of your house—not only a logical and adequate plan but the degree to which its external appearance fits in with other houses in the community. At all costs avoid "applied decoration": you date your house and from that moment obsolescence becomes effective.

Thirdly, to avoid excessive maintenance costs, care should be taken in the selection of building mate-

rials. Do not attempt to cover up sound structural materials that will resist wear and weather. If necessary, decorate construction but do not construct decoration.

If your house is properly located on a well protected site, is of moderate, pleasing design and built of the proper materials, you have made a good long-term investment for you will have done everything humanly possible to avoid the loss which can so easily result from neglect of these three basic considerations.

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## NATIONAL HOUSING ACT

The objective of the National Housing Act is to assist the Canadian who wishes to own his own home, by

- Insisting on a minimum standard of construction with a view to improving housing in Canada.

- Assuring that he will pay no more than  $4\frac{1}{2}\%$  interest per annum (calculated semi-annually) on any money borrowed under the Act.

- Enabling the borrower to pay for his home by convenient monthly payments comparable to rent.

- Offering a longer period for repayment than is normally allowed.

- Reducing the down payment which the borrower must make.

The basis on which the National Housing Act operates is a system of joint loans. They are called joint loans because 25% of the money borrowed is furnished by Central Mortgage and Housing Corporation and 75% by an approved lending institution, i.e., mortgage or insurance company. Joint loans are made *by and through* the lending institutions.

### *How to Apply for a Loan*

The first step is to see or write to the nearest representative of an approved lending institution or to the branch office of Central Mortgage and Housing Corporation in your area. You will be given copies of a Questionnaire (Form CMHC-23). This should be filled out in

duplicate and forwarded to an approved lending institution.

If your project seems satisfactory, you will receive the necessary Application Form (CMHC-70). This must also be sent to the lending institution, *and not to the Corporation*. With your application you must submit details of the lot on which you propose to build, plans and specifications for the house and an estimate of the cost of the completed project.

If you are planning to apply for a joint loan, first consider carefully the following three points:

1. Plans and specifications must be approved *before* construction is started, both by Central Mortgage and Housing Corporation and by the lending institution. The latter will forward them for you to the nearest branch office of the Corporation.

2. Applicants for joint loans must have an equity, or down payment, which is the difference between the cost of the completed project and the loan.

3. Present conditions inevitably affect both the cost and type of construction.

### *The Lot*

If you have not already purchased a lot, it is suggested that you first discuss its suitability with the lending institution with which you propose to deal. You may, if you wish, purchase your lot or you may take an option on it pending

approval of the loan. You must, however, *own* the lot before construction is started.

### *The Loan*

Joint loans are usually made for a period of 20 years from the date of completion of the house, with interest payable at the rate of  $4\frac{1}{2}\%$  per annum, calculated semi-annually. In certain circumstances, this term may be extended. Only under special conditions are they made for a period of less than 20 years.

Monthly repayments by the borrower include principal, interest and one-twelfth of the estimated annual municipal and school taxes. Dates for the commencement of repayment of principal will be specified in the mortgage, but payment of interest and taxes will start not later than two months after the property has been completed.

The amount to be borrowed depends on the lending value of the proposed property. Lending value consists of estimated cost of construction (including land) or the appraised value of the house (including land), whichever is the lesser. *Lending value does not necessarily represent the owner's cost.* In fact, unless the house is properly located in a zoned or restricted residential district, efficiently planned and of pleasing appearance, built of appropriate materials and not over-priced, *its lending value will not equal the cost.*

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## COST AND FINANCING PROBLEMS

How much can a person afford to spend on building a home or purchasing a newly built home through the medium of an N.H.A. Loan?

A commonly used rule-of-thumb is that a maximum of one-quarter of one's income may be paid out for heated housing accommodation. In actual fact, the maximum amount that a prospective homeowner can spend for a house depends entirely on his personal circumstances. He may have other obligations that will not permit him to spend one-quarter of his income for this purpose. On the other hand, a person living in a small community where living costs are low may safely spend somewhat more.

One simple, but sound, approach to this problem is to sit down and calculate exactly how much a month you can safely count on setting by for purchase and maintenance of housing accommodation. This is easily arrived at by deducting from your monthly income all your expenses and obligations, except any of the following charges that you are now paying: Rent, taxes, fire insurance, maintenance and repairs, heating and water costs. What is left is the amount per month that you can safely spend on housing accommodation.

The next step is to locate this figure in the left-hand column of the table set out on page 5. The amounts on a line to the right of this figure are the approximate lending values and maximum loans that the money you can spend on housing accommodation will permit. You will note that these figures vary, depending on whether you pay off the loan in 15, 20, or 25 years.

In using this table two things must be remembered:

1. The "Monthly Amount for Housing" will not only cover repayment of the loan, but also taxes, repairs and maintenance, heat, water, fire insurance, and three per cent interest on the sum which represents the difference between the lending value of the house and the amount of the loan (which sum you yourself must be prepared to contribute in cash).

2. The "lending value" does not necessarily represent the actual cost of the house. The cost may exceed the lending value, especially at the present time when material and labour costs are high. You must, therefore, be prepared to pay in cash the amount by which the actual cost exceeds the lending value (if any), as well as the equity referred to previously.



**MAXIMUM N.H.A. LOANS IN RELATION TO MONTHLY  
AMOUNTS AVAILABLE FOR HOUSING**

*Monthly Amount Available for Housing	15-year Mortgage		20-year Mortgage		25-year Mortgage	
	Lending Value	Maximum Loan	Lending Value	Maximum Loan	Lending Value	Maximum Loan
\$25.00	2,150	2,020	2,350	2,180	2,500	2,320
27.50	2,350	2,180	2,600	2,400	2,750	2,520
30.00	2,550	2,360	2,800	2,580	3,000	2,740
32.50	2,800	2,580	3,050	2,780	3,250	2,960
35.00	3,000	2,740	3,300	3,000	3,500	3,160
37.50	3,200	2,920	3,500	3,160	3,750	3,380
40.00	3,400	3,080	3,750	3,380	4,000	3,600
42.50	3,600	3,260	4,000	3,600	4,250	3,760
45.00	3,850	3,460	4,250	3,760	4,500	3,940
47.50	4,050	3,620	4,450	3,800	4,750	4,120
50.00	4,300	3,800	4,700	4,080	5,000	4,300
52.50	4,500	3,940	4,950	4,260	5,250	4,460
55.00	4,700	4,080	5,200	4,440	5,500	4,640
57.50	4,900	4,220	5,400	4,580	5,750	4,820
60.00	5,150	4,400	5,650	4,740	6,000	5,000
62.50	5,350	4,540	5,900	4,920	6,250	5,160
65.00	5,550	4,680	6,100	5,060	6,500	5,340
67.50	5,750	4,800	6,350	5,240	6,750	5,520
70.00	6,000	5,000	6,600	5,420	7,000	5,700
72.50	6,200	5,140	6,800	5,560	7,250	5,860
75.00	6,400	5,280	7,050	5,720	7,500	6,040
77.50	6,600	5,420	7,300	5,900	7,750	6,220
80.00	6,850	5,580	7,500	6,040	8,000	6,400

\* This sum covers mortgage payments, taxes, fire insurance, heating costs, water, maintenance and repairs, and three per cent interest on the owner's equity (difference between lending value and amount of loan).

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## EXAMPLES OF MONTHLY HOUSING COSTS FOR 20-YEAR LOANS

The following examples of average total monthly housing costs have been worked out on a basis of 20-year amortization which allows 20 years for the repayment of both principal and interest of the mortgage loan:

Lending Value.....	\$5,000	\$6,000	\$7,000	\$8,000
Maximum N.H.A. Loan	4,300	5,000	5,700	6,400
Equity (down payment)	700	1,000	1,300	1,600
<hr/>				
Payments Per Month...	\$27.11	\$31.52	\$35.93	\$40.35
Equity Interest Recovery	1.75	2.50	3.20	4.00
Insurance.....	1.25	1.50	1.75	2.00
Taxes.....	10.00	12.00	14.00	16.00
Maintenance & Repair	6.25	7.50	8.75	10.00
Heat & Water.....	7.50	9.00	10.50	12.00
<hr/>				
Total Monthly Cost....	\$53.86	\$64.02	\$74.13	\$84.35

There will be instances where a summary of the foregoing costs shows that your particular case is above or below the average annual cost of home-ownership illustrated in the tables. A variation below this average might permit you to make a larger capital expenditure

for your new home; a variation above might require you to make a lesser outlay. In such cases, it is recommended that you discuss this problem with an approved lending institution which will be able to guide you in this respect.

## CONSTRUCTION COSTS

It is important that prospective house owners should know the many items entering into the cost of a house and make sure that their budget provides for them.

### 1. Mortgage Costs

First of all there are the costs connected with the mortgage, such as searching the title of the land, appraising the lending value of the land and building, inspection of construction, preparing and recording the mortgage and the interest on the money advanced during construction. Providing the title to the property is clear, these costs will usually average 2% of the amount of the mortgage.

### 2. Architectural Services

This amount will range from \$10.00 for stock plans up to 6% of the cost of the construction of the house for complete architectural services, including supervision.

### 3. Land Cost

Unimproved land or land which has been improved but the improvements not paid for, should not exceed 10% of the total proposed investment. If the improvements have been partly or totally paid for, this percentage may vary from 10-15%, depending upon the percentage of the improvement cost which has been paid off at the time of construction of the house. Naturally, the monthly cost to the owner will reflect this difference in cost as the

owner must pay for these improvements either by a larger capital expenditure for the land or by added annual improvement taxes.

### 4. Construction Cost

A complete set of detailed working drawings, a complete specification, a contract and a reputable contractor are the only known and tried methods of securing a complete, ready-to-occupy house without "extras". Failure to have any one of these four essential requirements may mean grief for the owner. Secure a complete check list of items entering into the construction of your house and check them against the plans and specifications.

### 5. Equipment Costs

This item will include all equipment not called for in the construction contract, such as finish hardware, lighting fixtures, screens, storm sash and doors, special finish or decoration, kitchen stove, refrigerator and other kitchen equipment, venetian blinds or window shades, fireplace fittings and screen, built-in radio, garbage disposal equipment, deep freeze unit and garden tools.

### 6. Landscaping

This item will include finish grading and sodding, walks, driveway, fences, plants and shrubbery, if they are not covered in the construction contract.

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## COMMUNITY PLANNING AND ZONING

Community planning and zoning are intended to protect your community, your neighbourhood and your home against the hazards of unrestricted building.

Usually fire protection of some sort is available unless your new house is located in an unorganized, rural district, in which case fire insurance protection can be purchased to indemnify you against financial loss.

Police protection is available throughout the land, regardless of where you may build, and burglary insurance may also be obtained.

But what about the damage to your property that prospective neighbours may do, either innocently or deliberately?

You may invest your life savings in a new home and obligate yourself to pay off a much larger amount in the form of a mortgage. You may believe that your housing problems are solved for your lifetime only to learn that the lot next door has been sold to someone who proposes to erect a shack or other objectionable building. Then you realize that the value of your

property may drop as much as 25-50% and you can do nothing about it.

You are responsible because you did not take the precaution of seeing that your property was zoned or restricted or, better still, that there was an approved community plan. The municipality is also at fault for not giving you this very necessary protection.

Any municipality which does not protect prospective house builders by providing an approved master plan or at least adequate zoning restrictions properly enforced, is failing in its duty to its citizens:

Make absolutely sure that the property upon which you propose to build has protection and that it has services and transportation and is accessible to schools, churches, community shopping and recreation centres.

If there are any doubts in your mind as to what constitutes adequate protection, don't hesitate to consult the best authorities available. It will pay you well to do so.

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## BUILDING STANDARDS

The minimum standards of construction, developed under the National Housing Act over many years, prescribe certain measures that provide for safety, health and

efficiency in planning, require the use of materials that are structurally sound for the purpose for which they are to be used and are subject to modification only when geo-

graphic and climatic conditions warrant such modification.

These standards of construction are for the protection of the house owner. Structurally, nothing excessive is required. Minimum room sizes and window areas are the result of years of study and are the minimum for health and conveni-

ence. Lot coverage and side yard requirements have been scientifically determined. None of these requirements will cause a house builder to spend a dollar extra on his home that is not amply justified from the standpoint of health, safety and convenience.

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## CONTRACT DOCUMENTS

Before undertaking the building of a house, it is good policy to have a complete, detailed, properly and carefully prepared set of working drawings and specifications and a building contract. The specifications should provide for every item that is not shown on the plans and the building contract should be signed by a reputable builder or contractor.

The provincial laws respecting contracts, liens and trust funds vary from province to province and early familiarity with the laws governing your contract is wise.

Beware of the builder or contractor who is of limited responsibility and gives a very low bid. Perhaps he will fail to pay some accounts and leave the job in an unfinished condition with liens for you, as the owner, to pay.

When making payments on account to your builder or contractor ask him to show that any money previously advanced has actually been paid for labour and material used on your house and that there are no unpaid accounts outstanding. If there is any doubt in your mind, contact the various people who have supplied material and, if necessary, demand waivers of lien.

Home-building is not a matter to be taken lightly. That much is apparent from what has been said in the foregoing pages. At the same time, it is not something to be shunned because of possible hazards. You will have to think about it carefully; you will have to exercise caution both in planning your house and arranging the financing. But the rewards are worthwhile and lasting.

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# SMALL HOUSE DESIGNS

The following designs of small houses have been carefully selected to meet average Canadian conditions and the needs of the average Canadian family.

All plans conform to the minimum standards of construction required under the National Housing Act, 1944.

## WARNING

On all the designs illustrated in this book the square foot areas and the total cubic contents are shown. Prospective house builders are warned that both the square foot basis and the cubic foot method are not infallible as a means of estimating costs.

Unless you are comparing your proposed house with a completed house on which definite costs are available, and unless the completed house is similar in size, accommodation, materials, finish, equipment and location to the house you propose to build, you are quite likely to be away out in your estimates.

The only check on the cost of construction is to secure a definite tender in writing from a reliable contractor or builder who has figured his price from a complete set of working plans and specifications and is prepared to enter into a contract for the construction of your house for the amount stipulated in his tender.

Most of the designs shown could be constructed of frame, veneer or solid masonry having an exterior finish of siding, shingles, plywood, composition or plastic, stucco, brick, stone or cement. Where the choice of materials is restricted owing to special design

features, mention is made of the most suitable finishes that should be used.

Where the type of house is appropriate to any particular geographic location it is so stated. The majority of houses, however, may be built anywhere in Canada.



**W**ORKING drawings of the houses illustrated in the pages which follow, comprising four lots of blueprints and four copies of "Outline Specification Form" (CMHC-24) — to be filled in by the owner and the builder — may be purchased through Central Mortgage and Housing Corporation at \$10.00 a set.

Working drawings should be ordered by number from: Central Mortgage and Housing Corporation, 56 Lyon Street, Ottawa, or from the nearest regional or branch office.

Regional and branch offices are located as follows:

### REGIONAL OFFICES

Vancouver  
Winnipeg

Toronto  
Montreal

### BRANCH OFFICES

Victoria  
Vancouver  
Calgary  
Edmonton  
Regina

Winnipeg  
London  
Hamilton  
Toronto

Ottawa  
Montreal  
Quebec  
Saint John  
Halifax

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### Credits

M. G. Dixon,  
M.R.A.I.C., Architect,  
163 Laurier Ave., West,  
Ottawa, Ont.

Plans 47-1 to 47-6  
47-8  
47-10 to 47-19  
47-22  
47-24  
47-26 to 47-30

H. C. Jarvis,  
c/o Martineau & Talbot,  
Architects,  
200 Bay Street,  
Toronto, Ont.

Plans 47-7  
47-9  
47-20

C. B. K. Van Norman,  
M.R.A.I.C., Architect,  
Stock Exchange Bldg.,  
Vancouver, B.C.

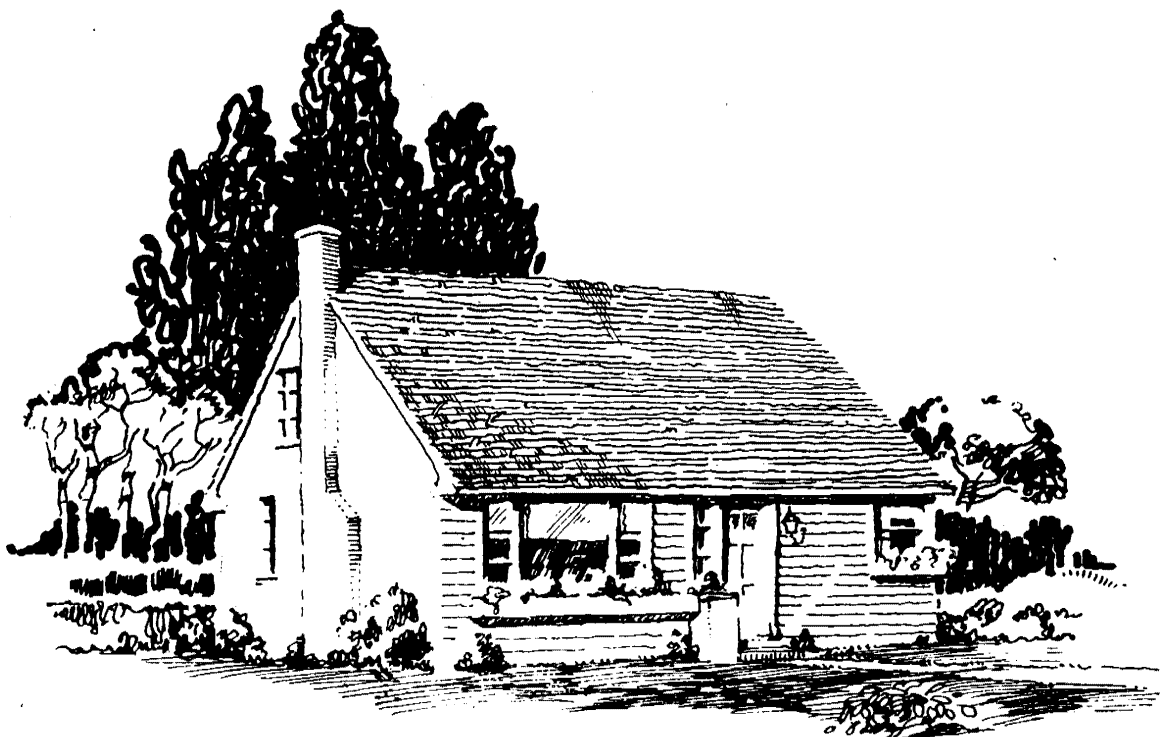
Plans 47-21  
47-23  
47-25

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# PLAN

## № 47-1

*Suitable for construction anywhere in Canada.*

*Area—730 sq. ft. Cubic contents—16,790 cu. ft.*

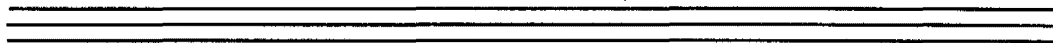
*Required lot frontage, without driveway—42'-0"  
with driveway—44'-0"*

*6½ rooms, including Living Room,  
Kitchen-Dining Room,  
4 Bedrooms and Bathroom. Full Basement.*

THIS plan combines an efficient layout with a very pleasing exterior appearance.

The front entrance gives access to a vestibule which has a coat closet of ample size and with natural light. The living room is of good size and proportion and contains flush wood or coal burning fireplace and side bookcases. There is a splendid window arrangement.

The kitchen opens off the living room and is spacious with dining nook and storage closet. Stair to basement leads from the kitchen. There is also a direct outside trade or service entrance.

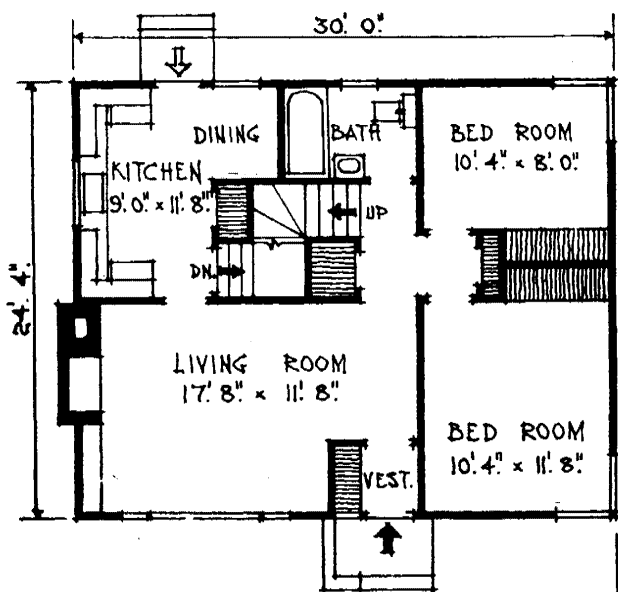


The bedroom portion of the house is accessible through a door from the living room thus enabling that part of the house to be shut off and completely separated from the rest of the house.

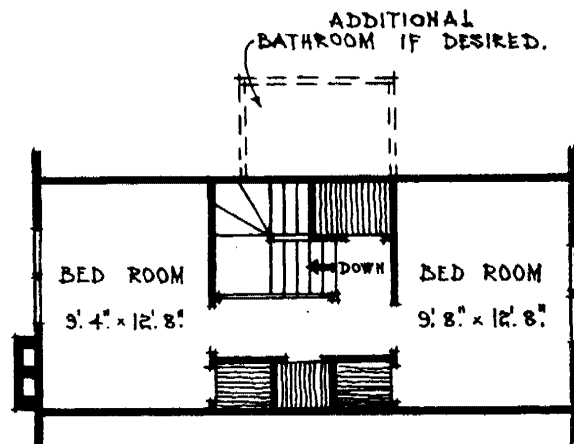
There are two bedrooms with corner windows and a bathroom on the first floor. On the second floor, space is provided for two additional bedrooms that could be finished for occupancy at a later date when needed.

An outstanding feature of this plan is the abundance of closet space, there being ten good sized closets. No roof dormer is required (unless an additional bathroom on the second floor is necessary), which contributes to economy of construction as well as maintenance.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



FIRST - FLOOR - PLAN

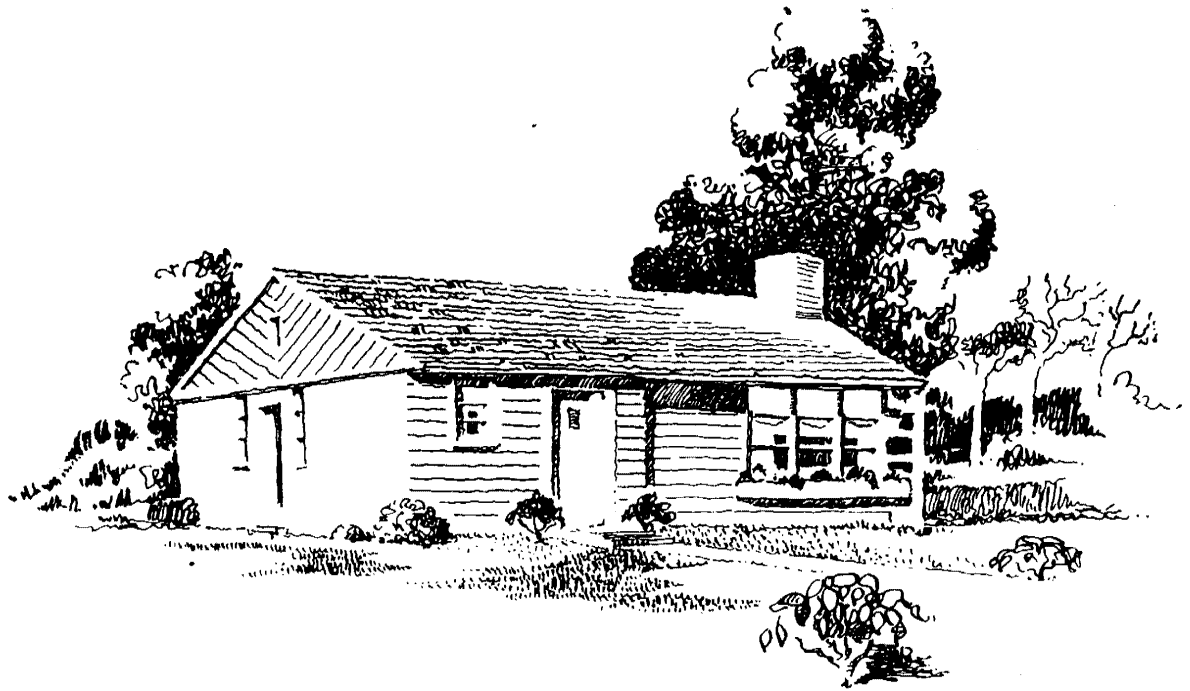


\* IF SIDE DRIVE IS REQUIRED MIN. LOT FRONTAGE SHOULD BE 44' 0".

\* 8' 0" MIN.  
DRIVE

FUTURE - SECOND - FLOOR

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# PLAN

## № 47-2

*Suitable for construction anywhere in Canada.  
Area—807 sq. ft. Cubic contents—16,140 cu. ft.  
Required lot frontage, without driveway—40'-0"  
with driveway—45'-0"*

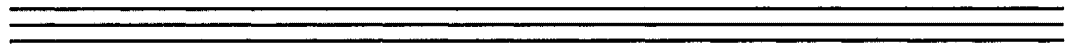
*4½ rooms, including Living Room,  
Kitchen-Dining Room,  
2 Bedrooms, Bathroom, 6 clothes and storage  
Closets,  
Full Basement, living room fireplace.*

HOUSE No. 47-2 strikes a modern note and would prove an attractive house located in any suburban area in Canada.

The vestibule affords protection and contains a coat closet. The hall gives access to the living room and the kitchen.

The living room is of ample size with window area concentrated where most useful. Ample wall space is provided for various furniture arrangements. The flush fireplace could be finished according to a variety of styles to suit the owner's individual taste.

The kitchen is well laid out and it is but a few short steps to serve meals in the living room when guests are present.

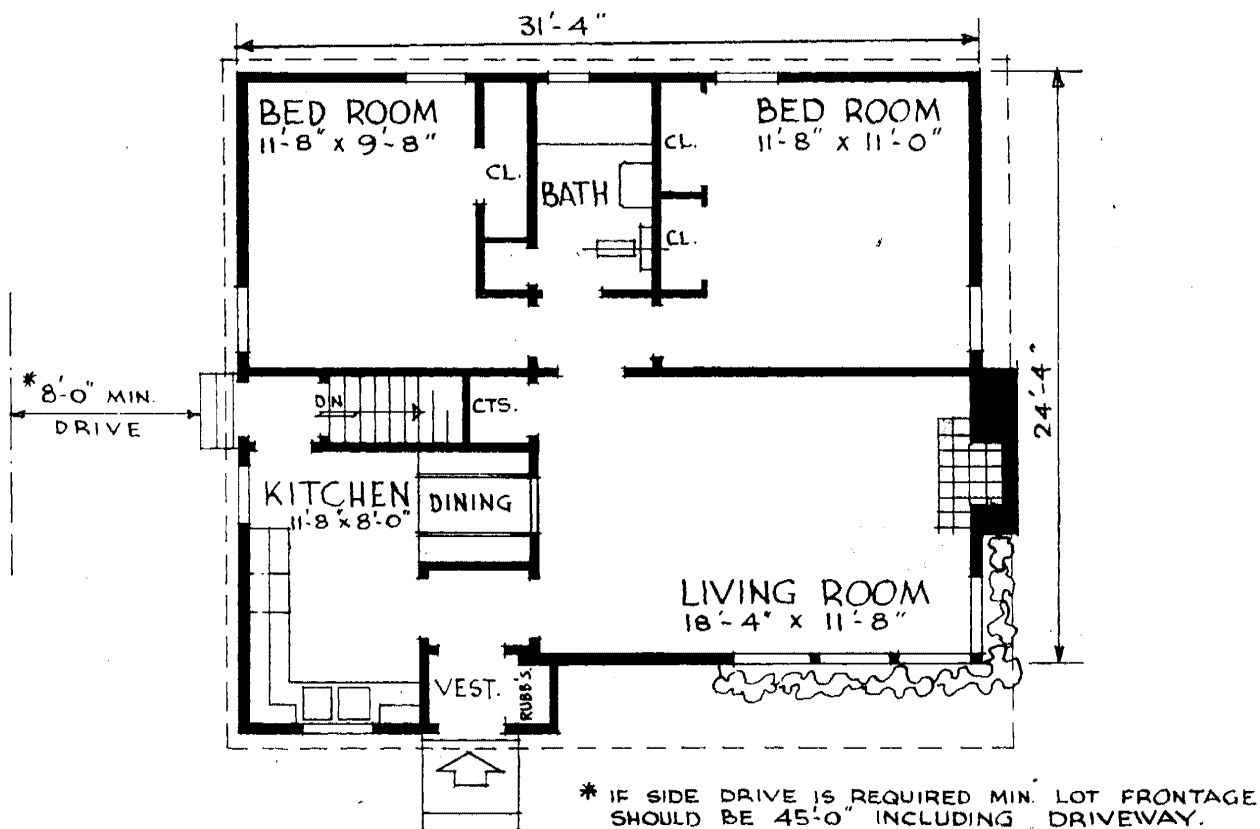


The dining alcove off the kitchen is just the place for family meals. By providing an access panel the dining table can be moved from kitchen to living room as required. The kitchen has good cross ventilation and gives direct access to the basement and service entrance.

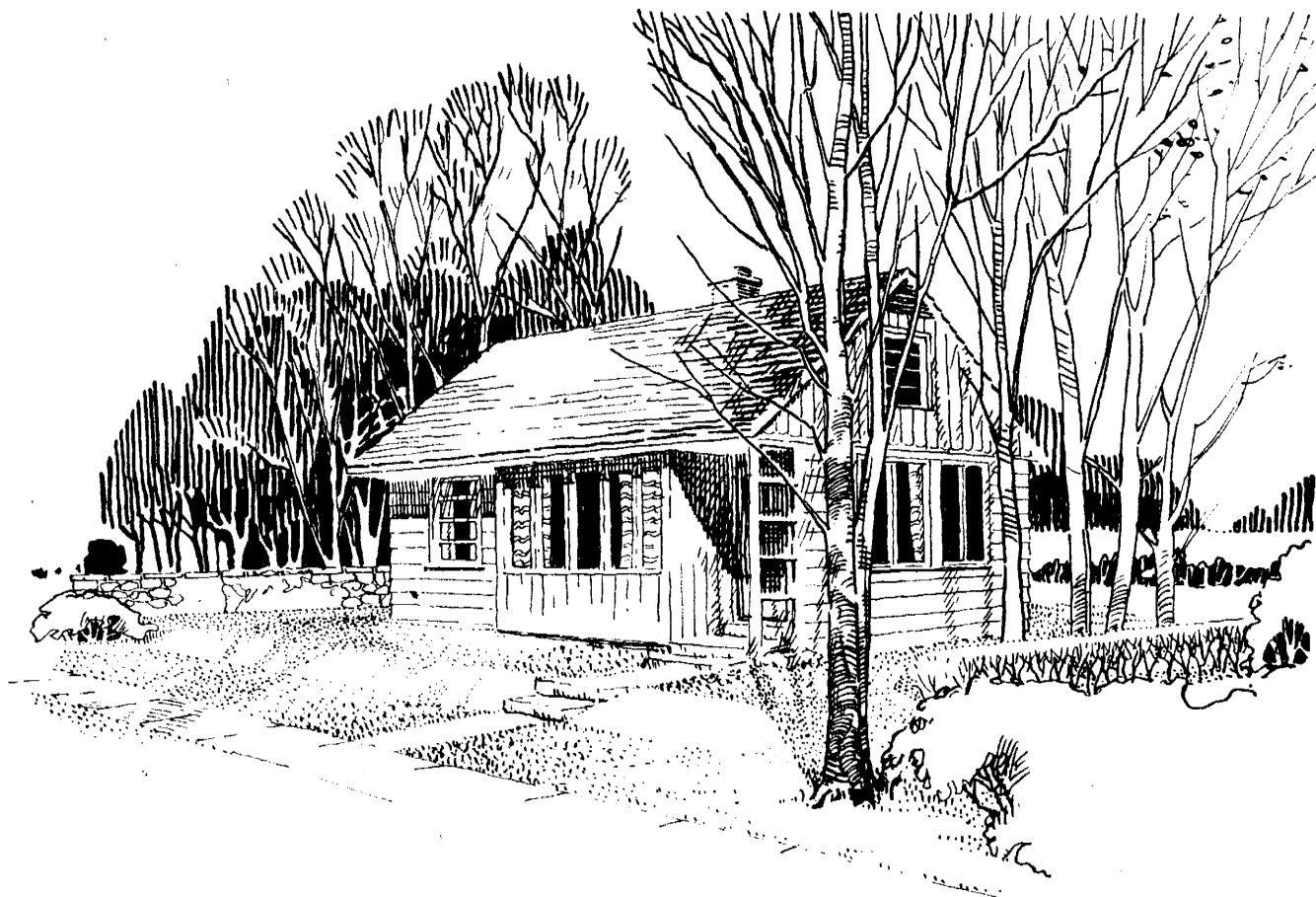
The bedrooms are large with cross ventilation and the clothes closets are exceptional. The largest bedroom has double closets and the linen closet is off the bathroom. A very useful storage closet off the living room is provided — a fine place for card table, games and vacuum cleaner.

This house should face south as provision has been made by means of ample roof projection over the living room windows to take advantage of solar heating in the winter and to provide shade from the direct sun in the summer.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1' 0".



**CM  
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# PLAN

## Nº 47-3

*Suitable for construction anywhere in Canada but particularly adaptable to districts in which a moderate climate prevails.*

*Area—750 sq. ft. Cubic contents—17,250 cu. ft.*

*Required lot frontage, without driveway—42'-0"  
with driveway—44'-0"*

*6½ Rooms, including Living-Dining Room, Kitchen, 4 Bedrooms and Bathroom. Full Basement.*

**T**HIS design shows a conveniently planned and pleasant appearing 1½-storey house.

The front entrance is protected from the weather and the vestibule contains coat closet.





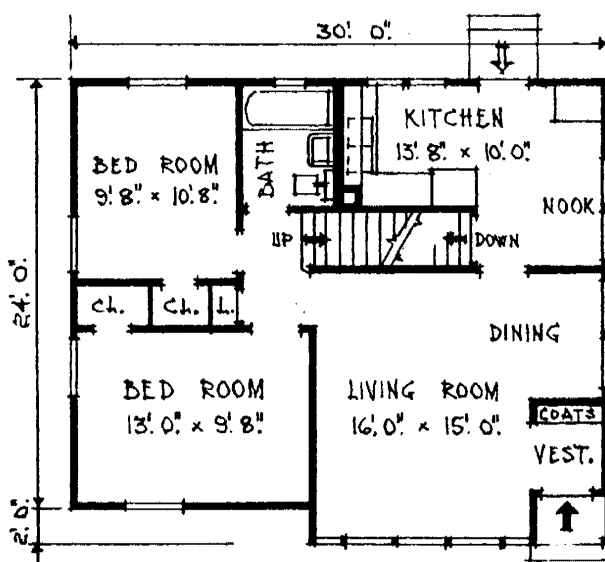
Space is provided in both the living room and kitchen for dining. The living room has large window areas yet sufficient wall space for satisfactory furniture arrangements.

A large kitchen with service entrance and stairs to basement, plenty of natural light and ventilation is provided.

Two bedrooms and bath are situated on the first floor with stairs leading from the bedroom hall to the second floor where two more bedrooms are available, with a large closet off the second floor hall.

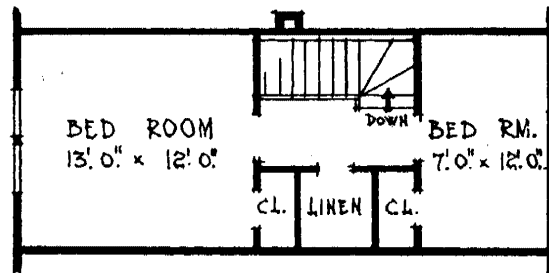
If built in low temperature districts it would be advisable to reduce the glass areas in the living-dining room unless insulated glass is used.

This design adapts itself to frame construction and is not recommended for construction in other materials.



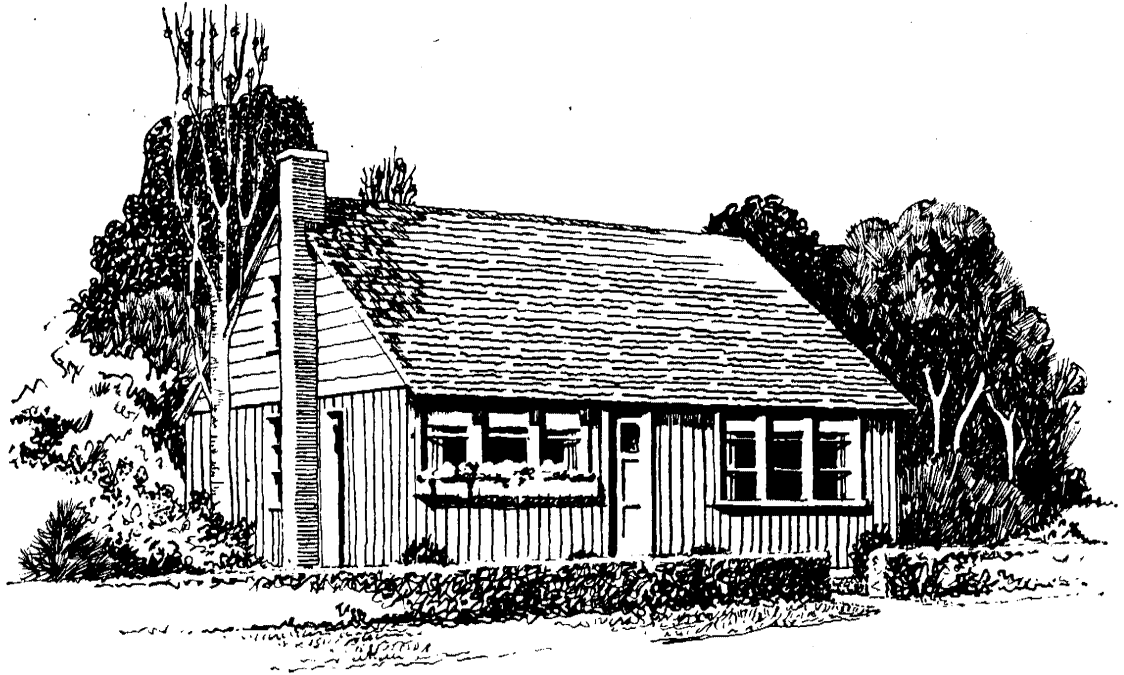
FIRST - FLOOR - PLAN

\* IF SIDE DRIVE IS REQUIRED MIN. LOT FRONTAGE SHOULD BE 44' 0"



FUTURE - SECOND - FLOOR

CM  
HC



# PLAN

## № 47-4

*Suitable for construction anywhere in Canada.*

*Area—730 sq. ft. Cubic contents—16,790 cu. ft.*

*Required lot frontage, without driveway—42'-0"  
with driveway—44'-0"*

*6½ Rooms, including Living-Dining Room, Kitchen,  
4 Bedrooms and Bathroom. Full Basement.*

THIS plan has certain features which make it desirable and practical for location on a rural or suburban lot when the owner wants a garden and needs direct access to the basement and also the bathroom without entering other rooms within the house.

A front kitchen is provided and a serving counter and cabinets form the end of the dining space, making it possible to set the dining table and remove dishes from the kitchen. The table can be moved from kitchen to dining room through the under part of the service space.

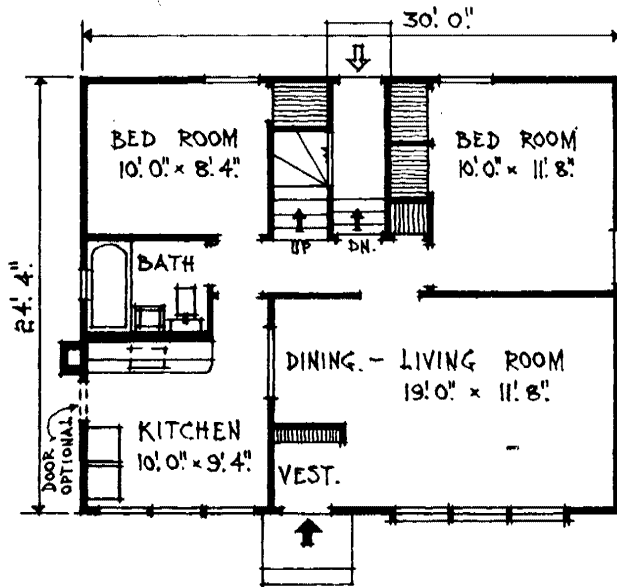
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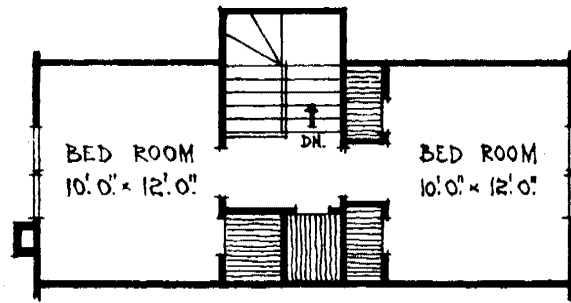
There are two bedrooms and bath and plenty of closet space on the first floor. Upstairs, two additional bedrooms are located and also more closet space. No break in roof lines is necessary as dormer windows are not required.

A fireplace could be built into the entire end wall of the living room.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



FIRST • FLOOR • PLAN

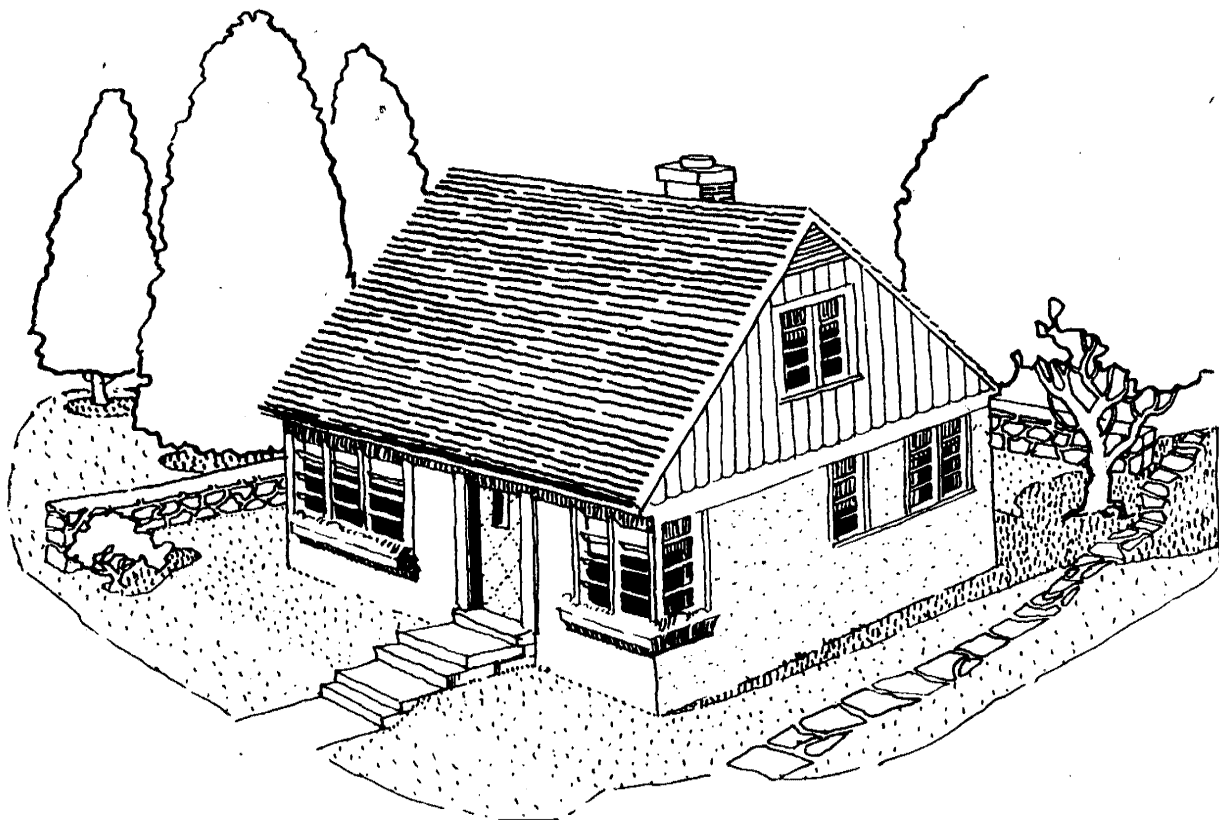


\* IF SIDE DRIVE IS REQUIRED MIN.  
LOT FRONTAGE SHOULD BE 44' 0"

\* 8' 0" MIN.  
DRIVE

FUTURE • SECOND • FLOOR

CM  
HC



# PLAN

## Nº 47-5

*Suitable for construction anywhere in Canada.*

*Area—680 sq. ft. Cubic contents—15,640 cu. ft.*

*Required lot frontage, without driveway—40'-0"  
with driveway—42'-0"*

*6 Rooms, including Living Room, Kitchen,  
Dining Room,  
3 Bedrooms and Bathroom. Full Basement.*

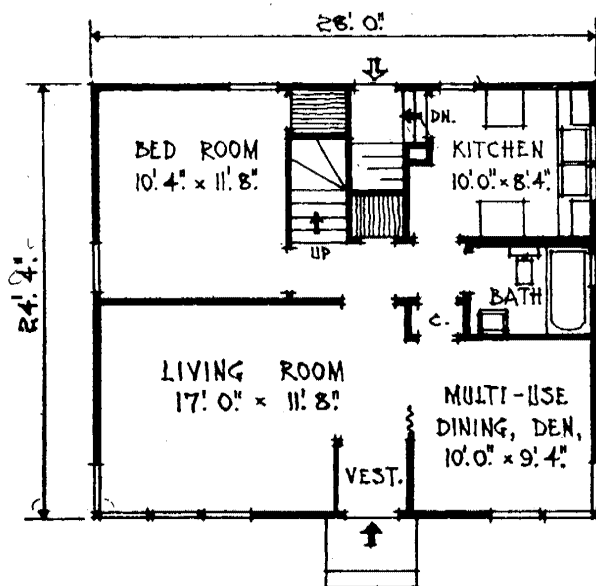
THIS house provides for maximum accommodation within a minimum area and utilizes the attic space for two large bedrooms.

The multi-use room or dining room could be used as a den, study or occasional bedroom. The closet used as a passage or as a closet is accessible from two sides if required.

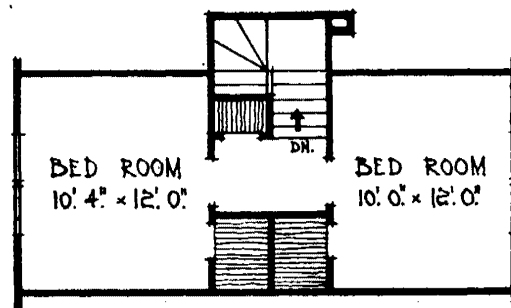
Access to the basement and the kitchen is by a grade service door. The coat closet, usually located in the front vestibule, has been shifted to the rear hall where it is more readily accessible to the rear entrance. The bathroom is also handy so that children coming in from playing may be washed and their clothes hung in the closet without tracking mud through the house.

Corner windows add to the view from the interior, give more wall space for furniture and add a modern touch to the exterior.

The plan and elevation show frame construction and exterior finished in stucco with gables having vertical wood boarding. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



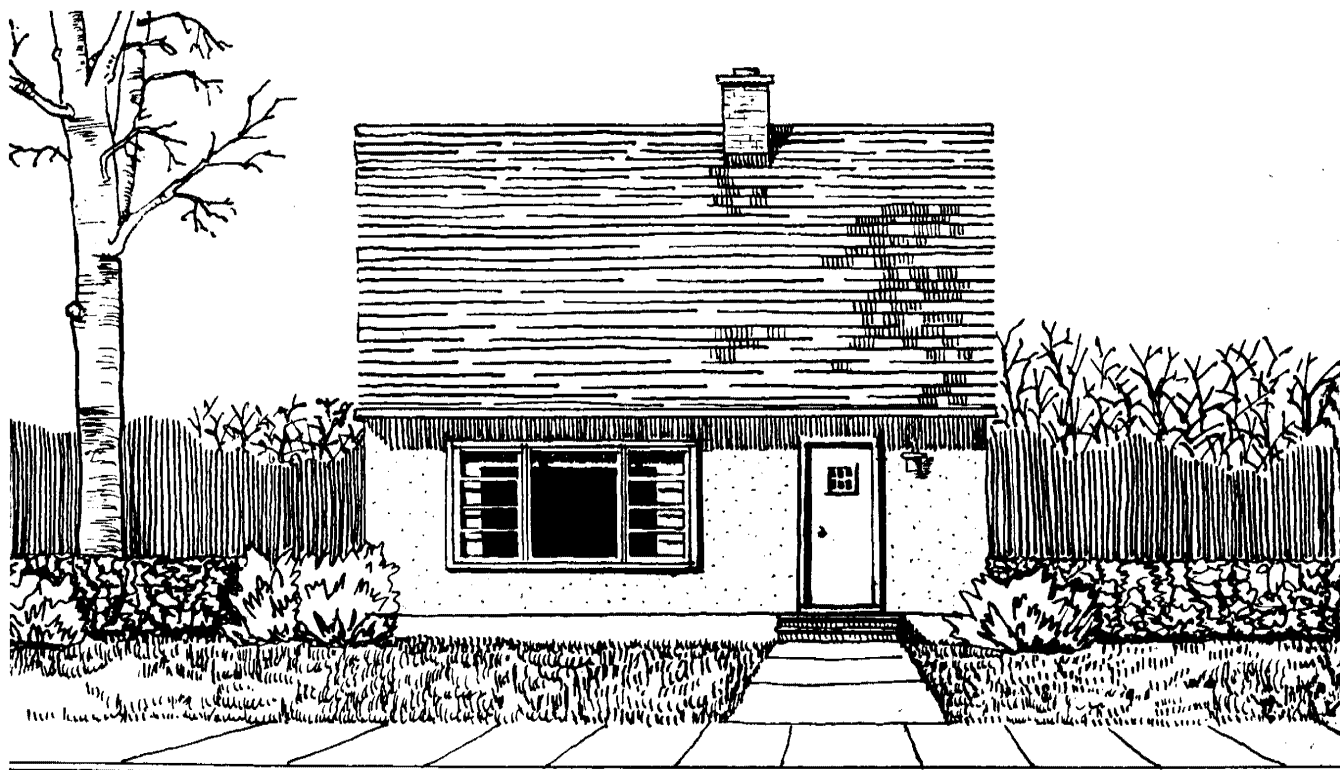
FIRST - FLOOR - PLAN



\*IF SIDE DRIVE IS REQUIRED MIN.  
LOT FRONTAGE SHOULD BE 42' 0"

FUTURE - SECOND - FLOOR

CM  
HC



# PLAN

## Nº 47-6

*Suitable for construction anywhere in Canada.*  
*Area—660 sq. ft. Cubic contents—15,180 cu. ft.*  
*Required lot frontage, without driveway—38'-0"*  
*with driveway—40'-0"*

*5½ Rooms, including Living-Dining Room, Kitchen,  
 3 Bedrooms and Bathroom. Full Basement.*

THIS is a minimum sized house, yet by ingenious planning three bedrooms are provided. There is ample closet space and a very convenient arrangement of grade entrance leading to basement and handy bathroom location for washing after working in the garden.

The alcove adjoining the kitchen may be used as an office, den, sewing alcove or as a breakfast alcove with convenient service direct from the kitchen through the cabinet.



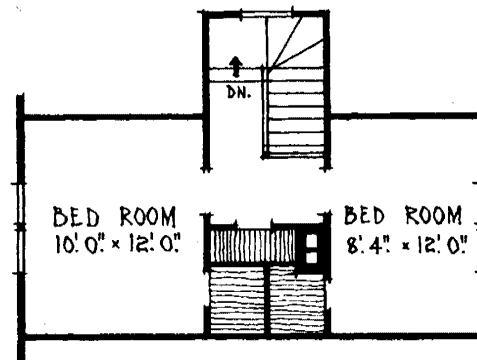
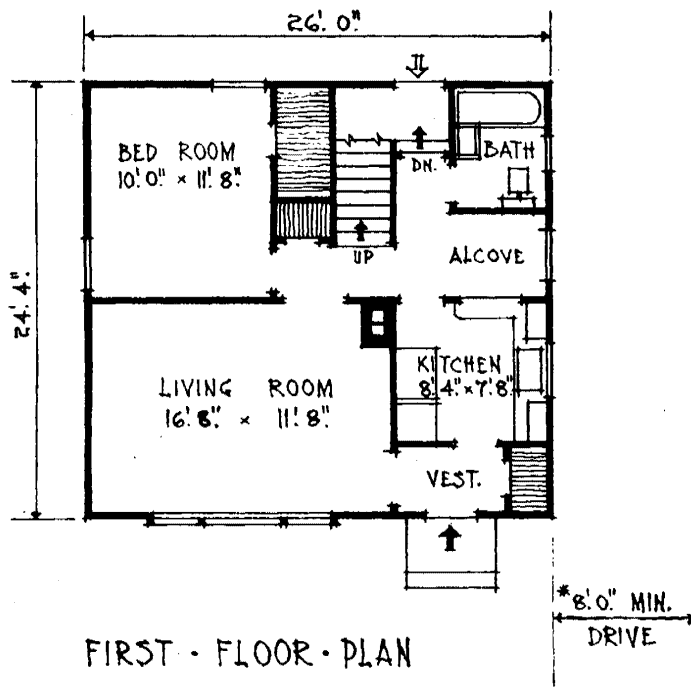
The vestibule provides a large coat closet and opens off the living room as well as the kitchen. The circulation in this plan is excellent.

One or two bedrooms upstairs could be left unfinished and only completed as the family needs justify.

The location of chimney flues provides for the kitchen range and a heater in the living room. If a central heating system is located in the basement in place of the living room heater the same flue is used, and if an electric kitchen is installed the flue becomes an efficient kitchen vent, or it can be omitted entirely and the chimney thus made smaller.

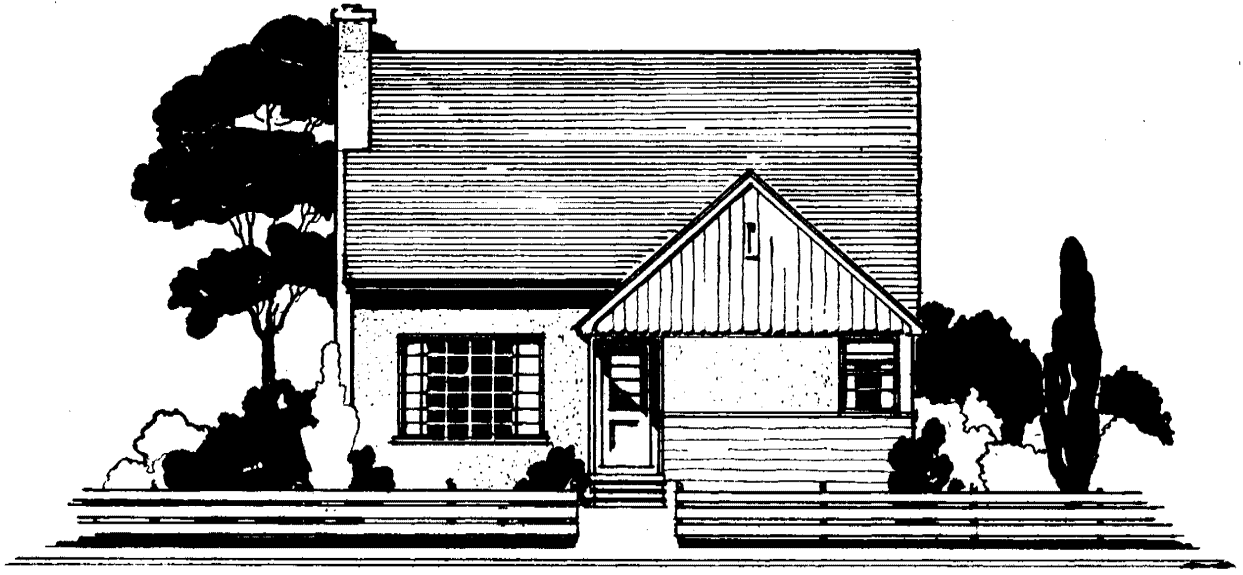
A fireplace could be built at either end of the living room.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



\* IF SIDE DRIVE IS REQUIRED MIN. LOT FRONTAGE SHOULD BE 40' 0"

CM  
HC



# PLAN

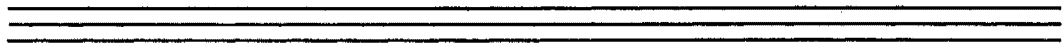
## No 47-7

*Suitable for construction anywhere in Canada.  
Area—930 sq. ft. Cubic contents—22,820 cu. ft.  
Required lot frontage, without driveway—43'-0"  
Required lot frontage, with driveway—45'-0"  
7 Rooms, including Living Room,  
Dining Room, Kitchen,  
4 Bedrooms and Bathroom. Full Basement.*

**T**HIS is a comparatively large house with an efficient plan and an attractive exterior.

The front entrance, which is protected by a porch, has a coat closet and gives access to the living room. The living room has a fireplace and by keeping the outside wall free of partitions creates a feeling of space.

Two bedrooms are provided on the first floor, one large and one small, the large room having corner windows.

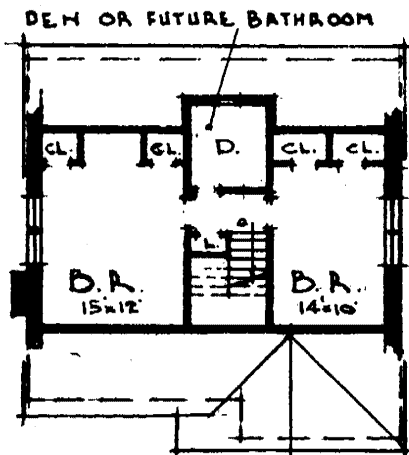


The second floor need not be finished until the extra bedrooms are needed. If required a second floor bathroom could be installed above the kitchen where it would be readily accessible to the kitchen plumbing stack. Alternatively, this room could be used as a den, storage or sewing room.

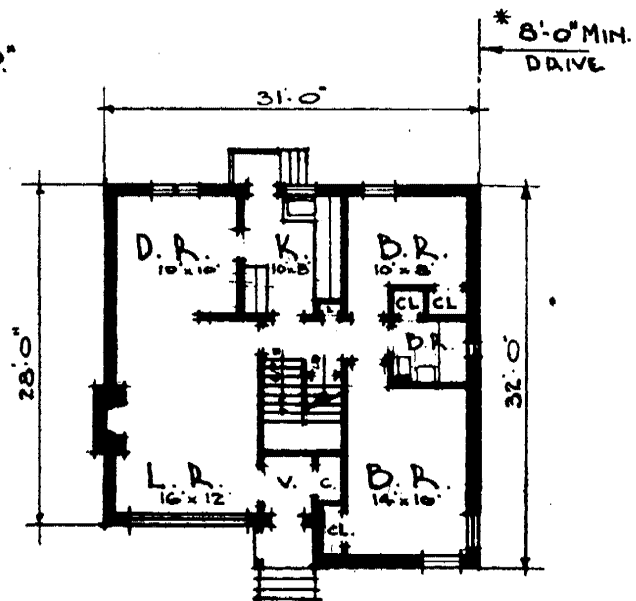
There is plenty of closet space, a total of ten closets being provided.

The plan and elevation show masonry construction with stucco finish. This house could also be finished in brick or stone. If frame construction is desired, the outside over-all dimensions of the house and the minimum lot frontage dimension may be reduced by approximately 1'-0".

\* IF SIDE DRIVE IS REQUIRED MIN. LOT FRONTAGE SHOULD BE 45'-0"



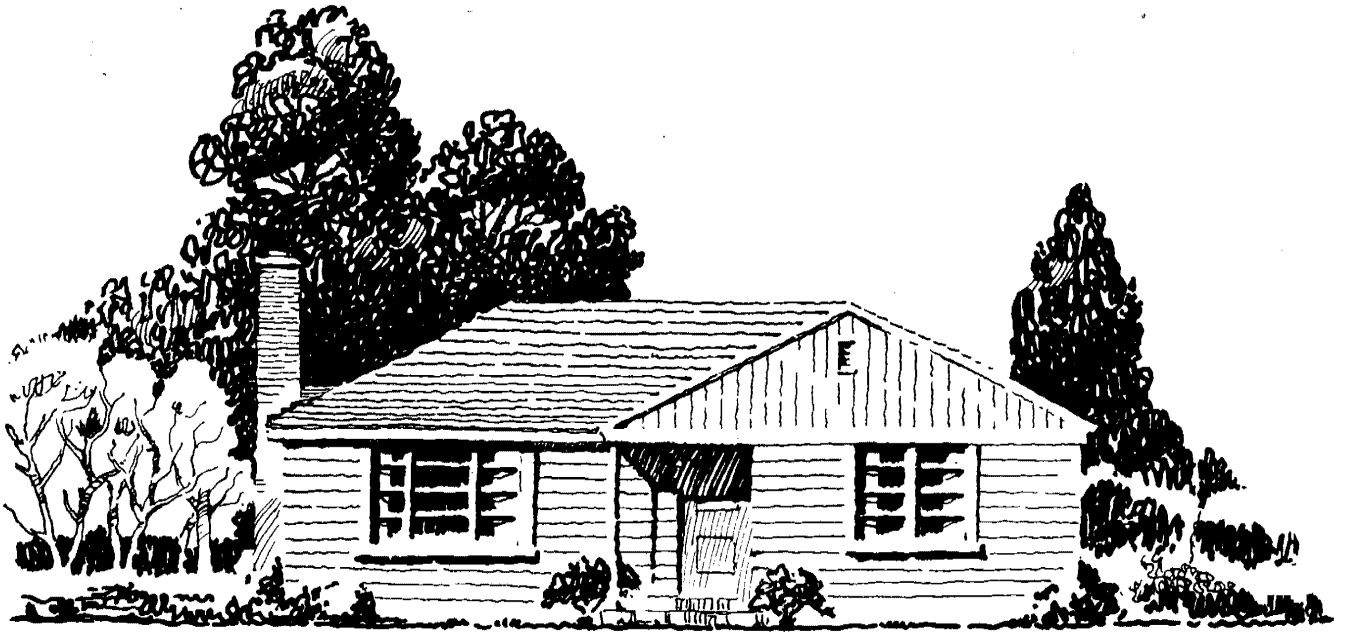
SECOND FLOOR  
COMPLETED - 4 BED ROOMS.



FIRST FLOOR  
2 BED ROOMS

SCALE.

CM  
HC



# PLAN

## Nº 47-8

*Suitable for construction anywhere in Canada.*  
*Area—936 sq. ft. Cubic contents—17,195 cu. ft.*  
*Required lot frontage, without driveway—47'-0"*  
*Required lot frontage with driveway—50'-0"*  
*5 Rooms, including Living Room,*  
*Dining Room, Kitchen,*  
*2 Bedrooms and Bathroom. Full Basement.*

THIS attractive house boasts a very pleasing exterior and an efficient plan. The entrance is protected by a porch and if necessary a vestibule can be built by closing off the front part of the hall. Also the bedroom section of the house can be shut off from the rest of the house by a door dividing the hall.

The living room has a fireplace and side bookcases. The dining room is ample for a modern dining room suite and the kitchen is a model of efficiency and connects directly with the trade entrance and basement.

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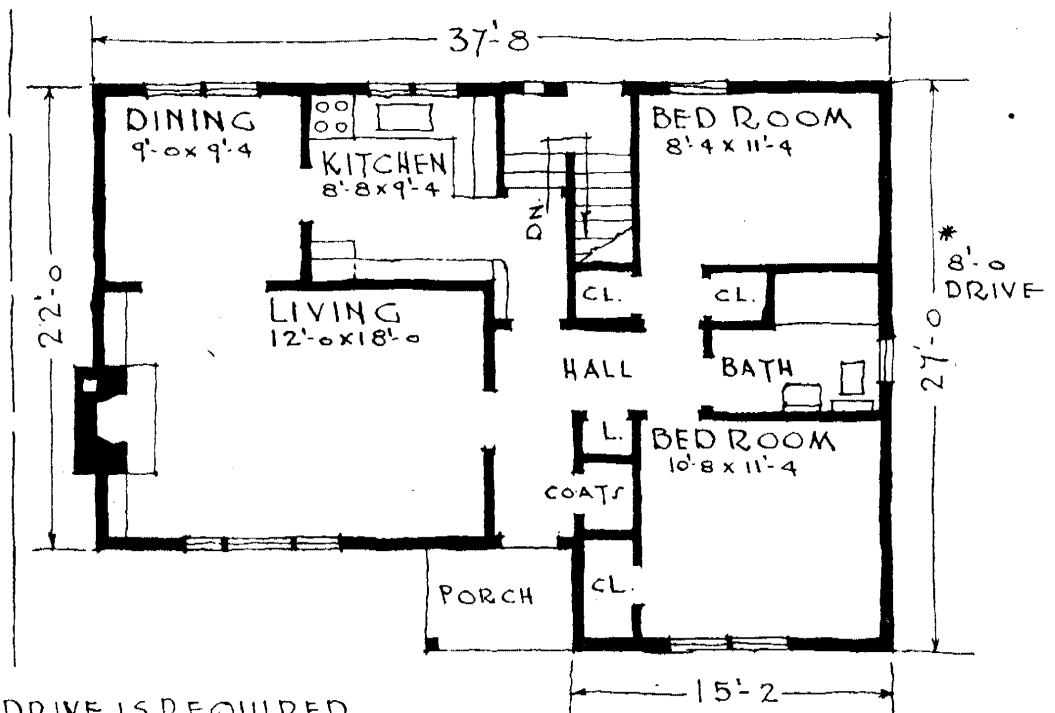
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The bedrooms are well planned for wall space and have ample adjacent closet space. A generous sized bathroom and a linen closet complete the sleeping quarters of this house.

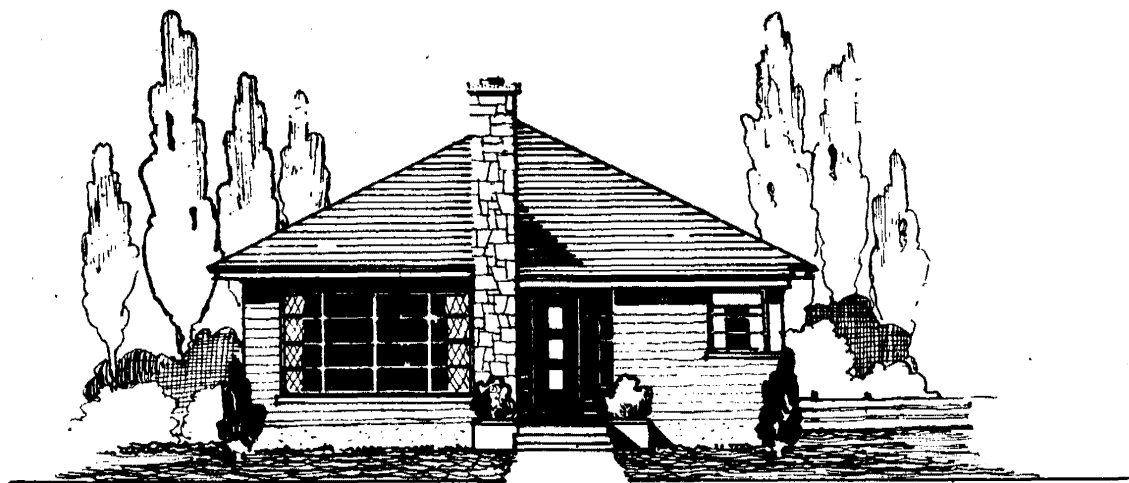
The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased, by approximately 1'-0".

This house requires a wide lot or would fit on a shallow corner lot, in which case the dining room windows could be moved to the other wall.



\* IF SIDE DRIVE IS REQUIRED  
MIN. LOT WIDTH: 50'-0"

CM  
HC



# PLAN

## Nº 47-9

*Suitable for construction anywhere in Canada.*

*Area—1,020 sq. ft. Cubic contents—20,910 cu. ft.*

*Required lot frontage, without driveway—37'-6"  
with driveway—42'-0"*

*5½ rooms, including Living-Dining Room, Kitchen,  
3 Bedrooms and Bathroom. Full Basement.*

THIS one-storey house has a highly efficient plan which provides excellent circulation.

The front door is protected by the generous roof projection. The vestibule contains a coat closet. The living-dining room is of ample size, pleasing proportion, and with excellent window arrangement. The modern stone fireplace provides the focal point for a pleasing furniture assembly.

The kitchen has a very desirable front location and outlook with good wall space for equipment and cabinets and direct access to basement and trade entrance.

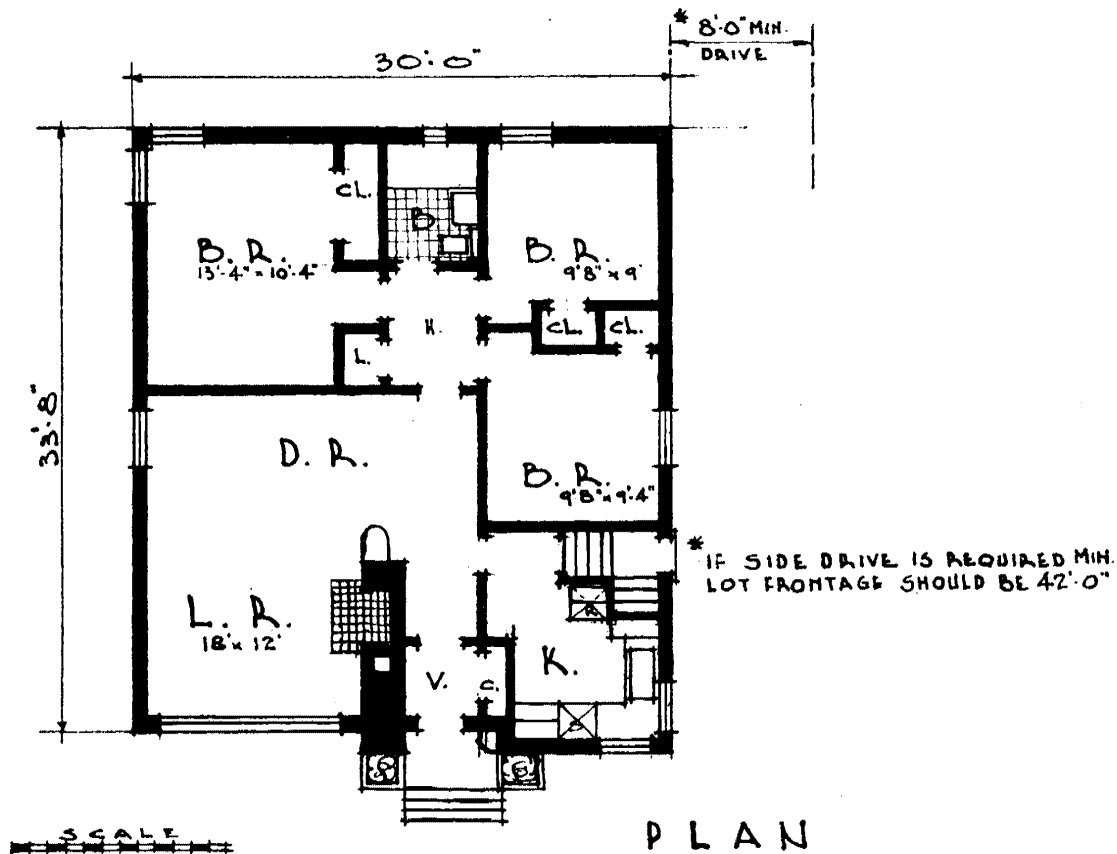




Three bedrooms, a bathroom and four closets complete the plan. The larger bedroom with corner windows has ample space for twin beds and a good furniture arrangement.

The exterior appearance is modern, attractive and logical. The projecting stone chimney protects the front entrance, while the large living room window gives light and view just where it is most needed.

The plan and elevation show masonry construction and would be equally attractive in brick or stone. If frame construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension may be reduced by approximately 1'-0".



CM  
HC



# PLAN

## Nº47-10

*Suitable for construction anywhere in Canada.*

*Area—700 sq. ft. Cubic contents—12,950 cu. ft.*

*Required lot frontage, without driveway—33'-0"  
with driveway—33'-0"*

*4½ Rooms, including Living-Dining Room, Kitchen,  
2 Bedrooms and Bathroom. Full Basement.*

THIS is an excellent plan that has stood the test of time. Designed for a narrow lot with a definitely modern elevation, this house would attract attention and favourable comment.

The vestibule gives access to living room, kitchen and trade entrance, also to coat closet. This closet has a sloping floor in order to provide headroom for basement stairs. The living-dining room is of generous size for a small house, with dining space at the rear,

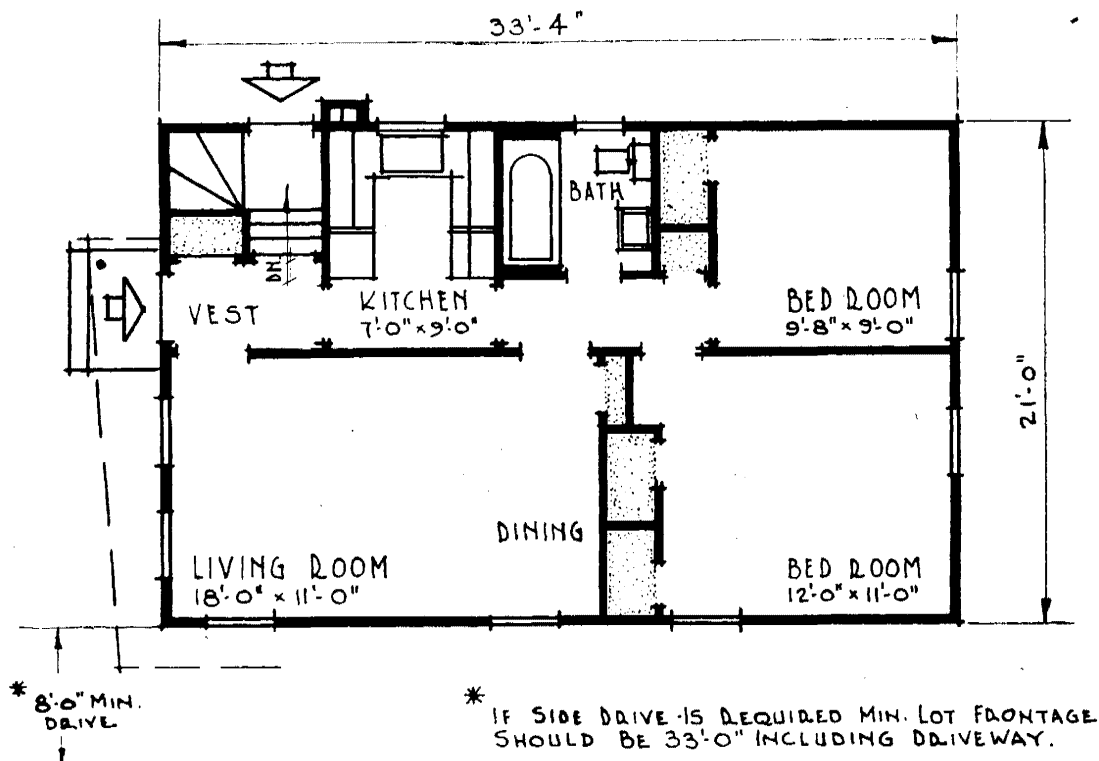


where a handy closet is also located. The kitchen is the popular U shape which gives plenty of wall space and also space for a small dining table. The bathroom adjoins, thus economizing in plumbing.

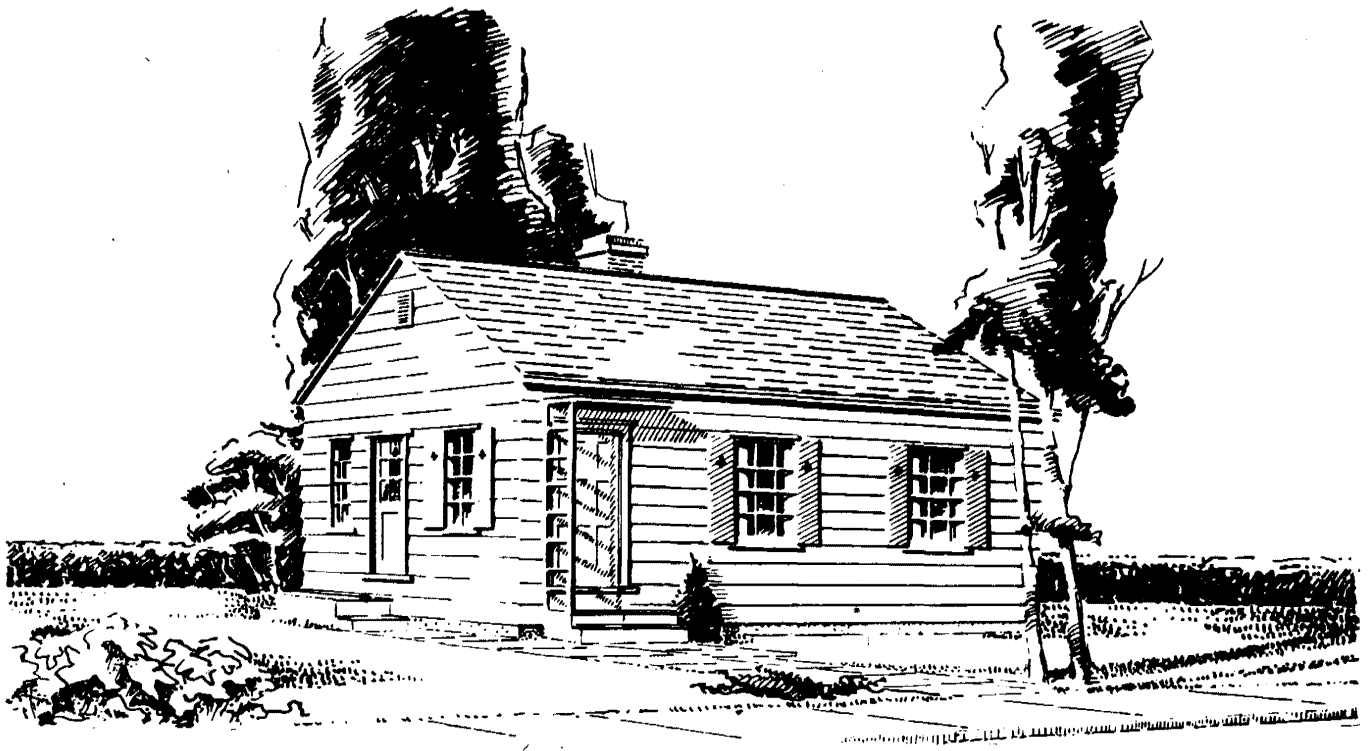
The bedrooms are shielded from noise by generous clothes closets, the large bedroom having double closets. The linen closet is in its proper place in the bedroom hall.

If a driveway is to be located on the entrance side an additional foot in lot width will be required to clear the projecting chimney.

The plan and elevation show frame construction. If veneer or solid masonry construction is required the outside over-all dimensions of the old house and the minimum lot frontage dimension must be increased by approximately 1'-0".



CM  
HC



# PLAN

## Nº 47-11

*Suitable for construction anywhere in Canada.*

*Area—681 sq. ft. Cubic contents—13,620 cu. ft.*

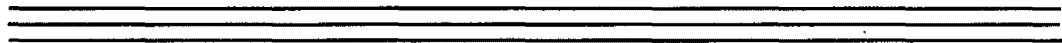
*Required lot frontage, without driveway—35'-0"  
with driveway—43'-0"*

*4½ Rooms, including Living-Dining Room, Kitchen,  
2 Bedrooms and Bathroom. Full Basement.*

ALL unnecessary features have been eliminated in this house—in order to keep both initial and maintenance costs at a minimum. By sloping the side grade up so as to require only one step, this house with an 8'-0" side drive could be located on a 40'-0" lot.

The vestibule protects the living room in cold weather and has a coat closet for hanging outer garments.

The living room affords a great deal of unbroken wall space for advantageous furnishing and is well lighted by two large windows. The new unit furniture, particularly sofas or day-beds that can be paired to form a right-angle along two walls would make the



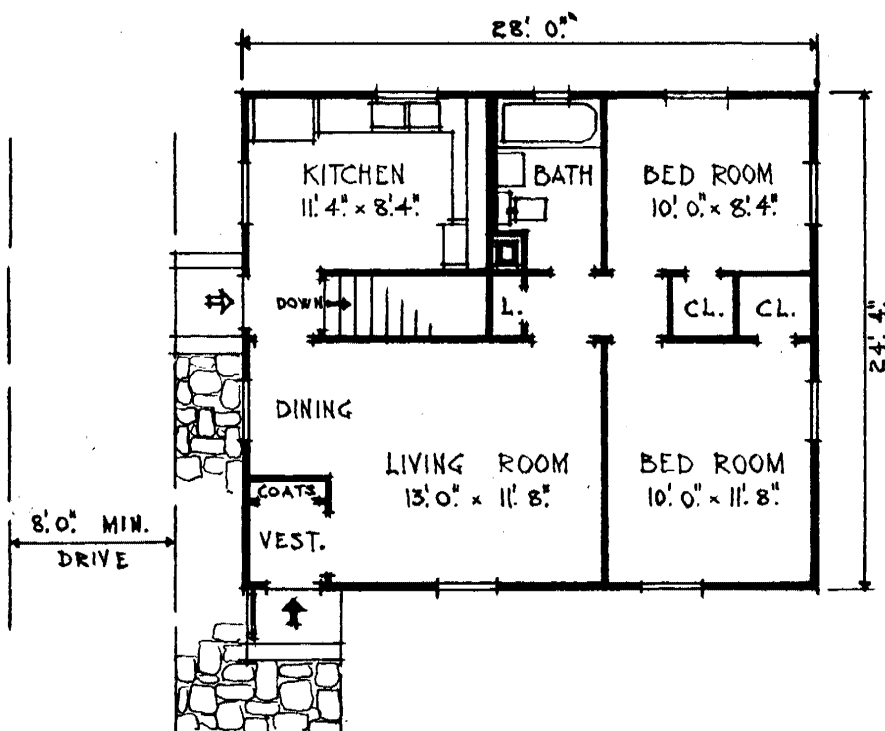
room exceedingly smart in appearance and able to hold quite a gathering without undue crowding. Dining space off the living room and adjacent to the kitchen is provided.

The excellent placement of the windows—in both bedrooms—means plenty of sun and air, without sacrifice of wall space. Access to the bathroom—from bedrooms or living room—is by the central hall.

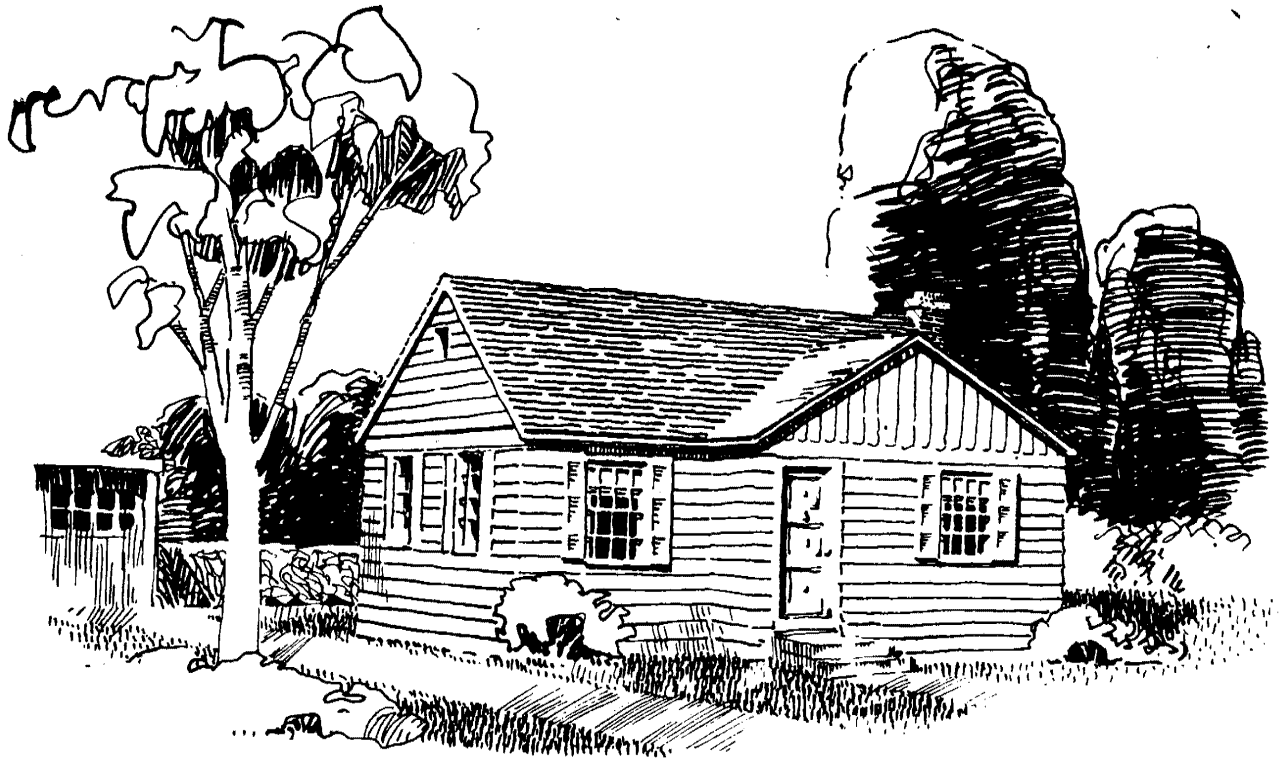
Good arrangement and two windows make the kitchen a cheerful working place with adequate light and cross ventilation. Interior steps lead to the basement—in which laundry and heating equipment are located. Plenty of space is available for a rumpus room and additional storage in the basement.

This plan could provide for one or two additional bedrooms by using the present bedroom closets as a passageway to an addition and providing for closet space between the original walls and the addition.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



CM  
HC



# PLAN

## Nº47-12

*Suitable for construction anywhere in Canada.*

*Area—652 sq. ft. Cubic contents—13,040 cu. ft.*

*Required lot frontage, without driveway—33'-0"  
with driveway—37'-0"*

*4½ Rooms, including Living Room,  
Kitchen-Dining Room,  
2 Bedrooms and Bathroom. Full Basement.*

IN this plan a vestibule protects the living room and provides a closet for hanging outer garments. Two windows provide sunlight and cross ventilation for the living room. This room is designed for a maximum of usable wall space.

The two bedrooms are at the rear of the house for quietness and privacy; the kitchen faces towards the street—in line with the most up-to-date planning. The home-maker can see who comes to the door or what is going on outside, without being readily visible herself.

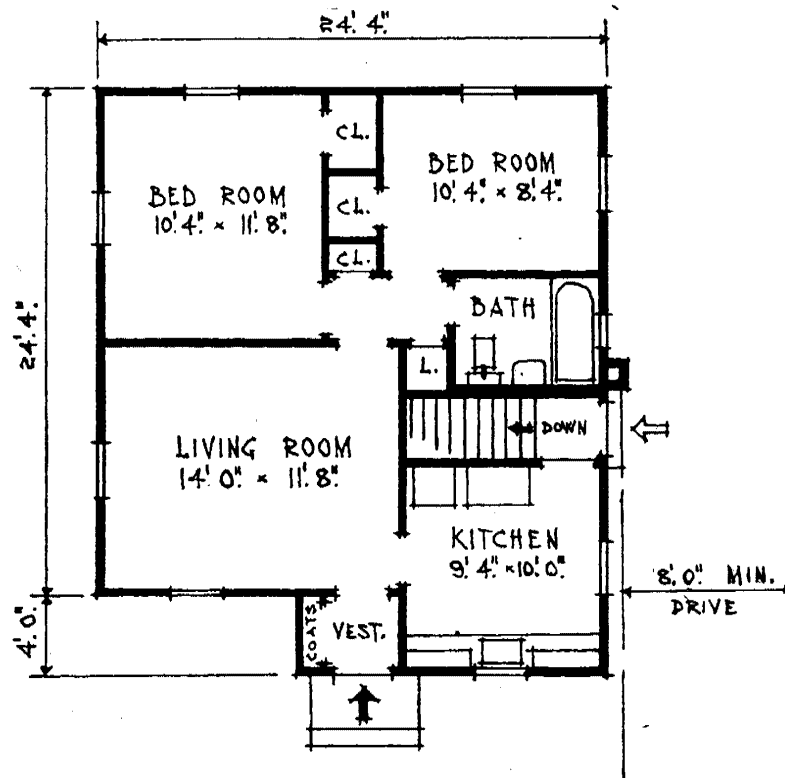
A large sink, several feet of counter space, overhead and underneath cupboards, cross ventilation, a bright spot under the window for a breakfast table, and ample room for range and refrigerator—these complete the details of this modern work area.

A small hall protects the kitchen. Access to the basement, which houses the laundry, heater and storage space, is from this landing.

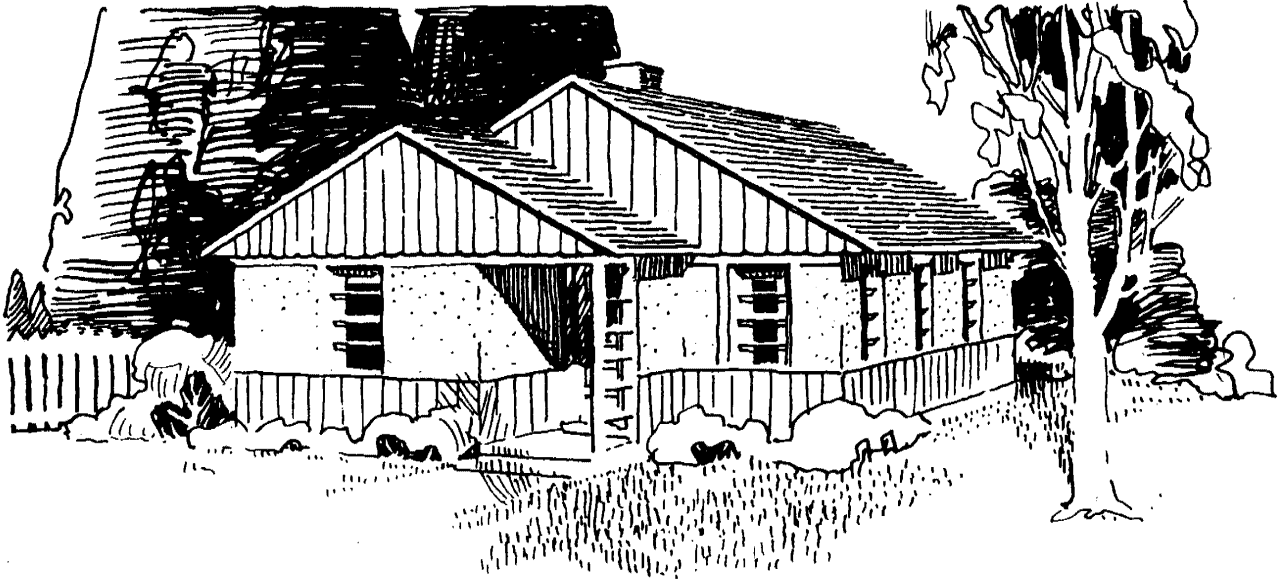
Two bedrooms and the bath open off the hallway behind the living room. The hall itself has two closets. Each bedroom has its own generous closet and cross ventilation. The bedrooms are soundproofed from each other by the bank of closets between them.

An additional bedroom can be provided by extending the hall across the large bedroom and building the extra bedroom as an addition.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



**CM  
HC**



# PLAN

## Nº 47-13

*Suitable for construction anywhere in Canada.*

*Area—860 sq. ft. Cubage—17,200 cu. ft.*

*Required lot frontage, without driveway—33'-0"  
with driveway—37'-9"*

*5½ Rooms, including Living Room,  
Kitchen-Dining Room,  
3 Bedrooms and Bathroom. Full Basement.*

HERE is a "large" small home that respects all the best traditions of comfort and privacy. Yet—in the interest of economy—it eliminates every non-essential.

Its gables and simplicity of line lend it dignified charm. The living room is protected by a vestibule which contains a coat closet.

The rectangular living room with three generous windows affords excellent unbroken wall expanses to accommodate all necessary furniture. The middle of the room is thus kept free for activity.

Three bedrooms and the bath open off a hall behind the living room. Each of the bedrooms has ample windows, care-

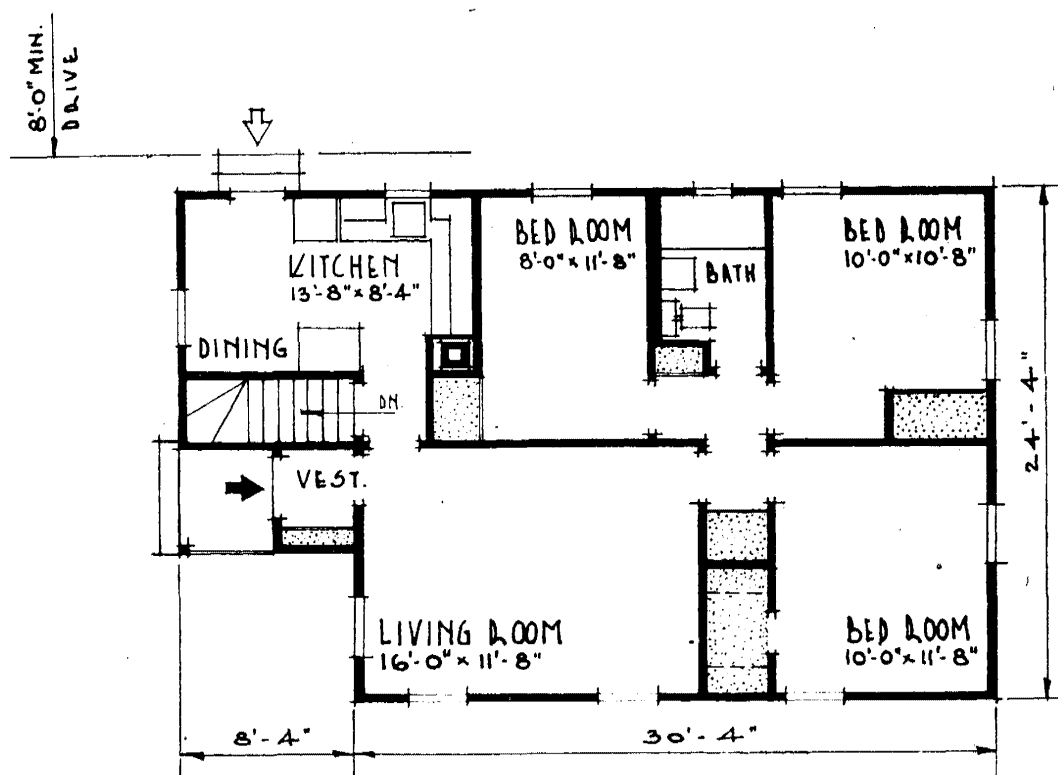


fully placed to increase furnishing efficiency. The largest bedroom has a six foot walk-in closet—the other bedrooms have ample closet space. While not large in actual size, these rooms are skillfully designed to serve more than one purpose. They can be combination sleeping-study, or sleeping-play rooms, with plenty of space for desks, toy chests and book-cases.

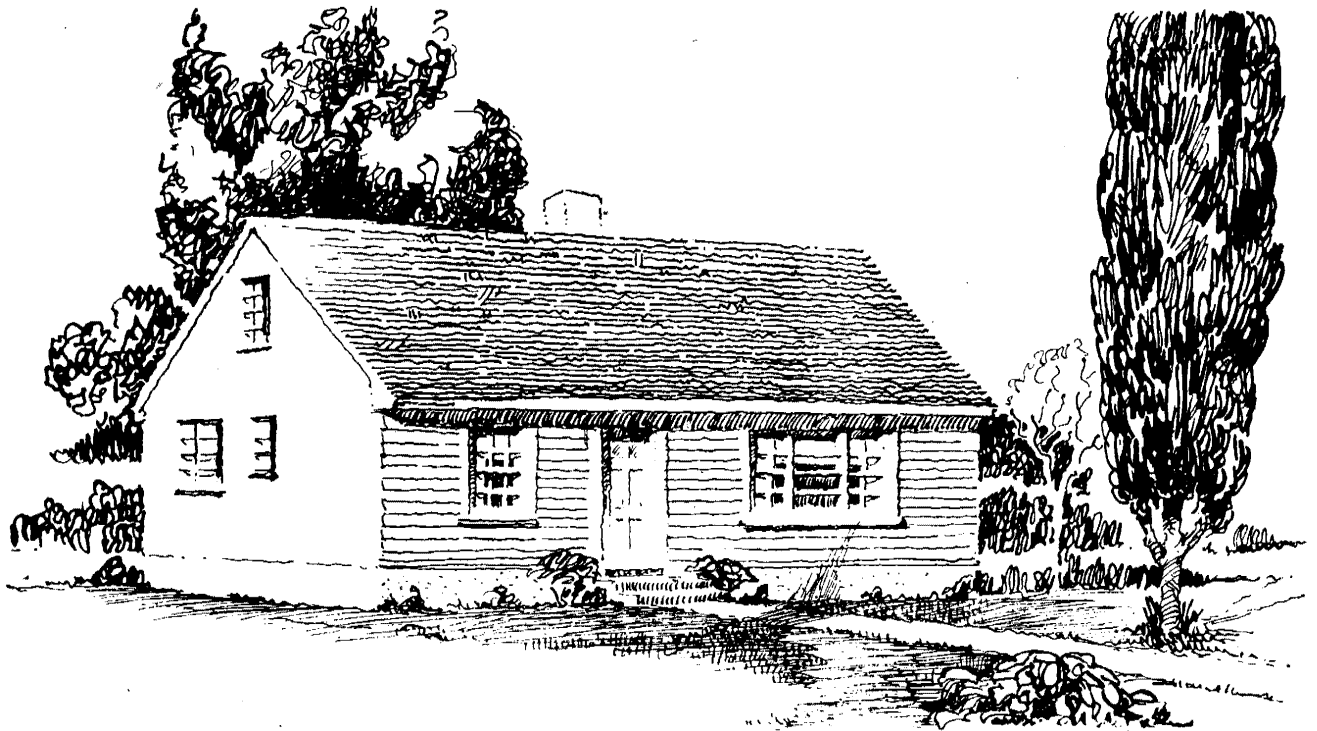
Ample, window-brightened dining space for a "three-bedroom" family is provided along an eight-foot wall in the kitchen. The obvious convenience and economy of the dining-kitchen are rapidly coming into high favour with today's home purchasers. This generous room has cupboards, counters and space for all major equipment, cross ventilation and outside door.

Stairs to a full basement, for heater, additional storage and laundry, lead down from the kitchen. There is ample space in the basement for a rumpus room.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



CM  
HC



# PLAN

## Nº 47-14

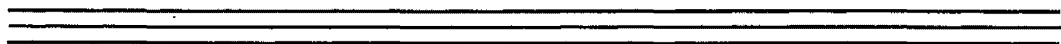
*Suitable for construction anywhere in Canada.  
Area—768 sq. ft. Cubic contents—16,900 cu. ft.  
Required lot frontage, without driveway—44'-0"  
with driveway—46'-0"*

*4½ Rooms, including Vestibule, Living Room,  
Kitchen-Dining Room,  
2 Bedrooms and a Bathroom on the first floor and,  
when required, two additional bedrooms on the  
second floor. Full Basement.*

THIS is a substantial appearing Cape Cod type of house with horizontal lines which tend to tie the house to the land.

The vestibule contains a coat closet and gives direct access to the living room.

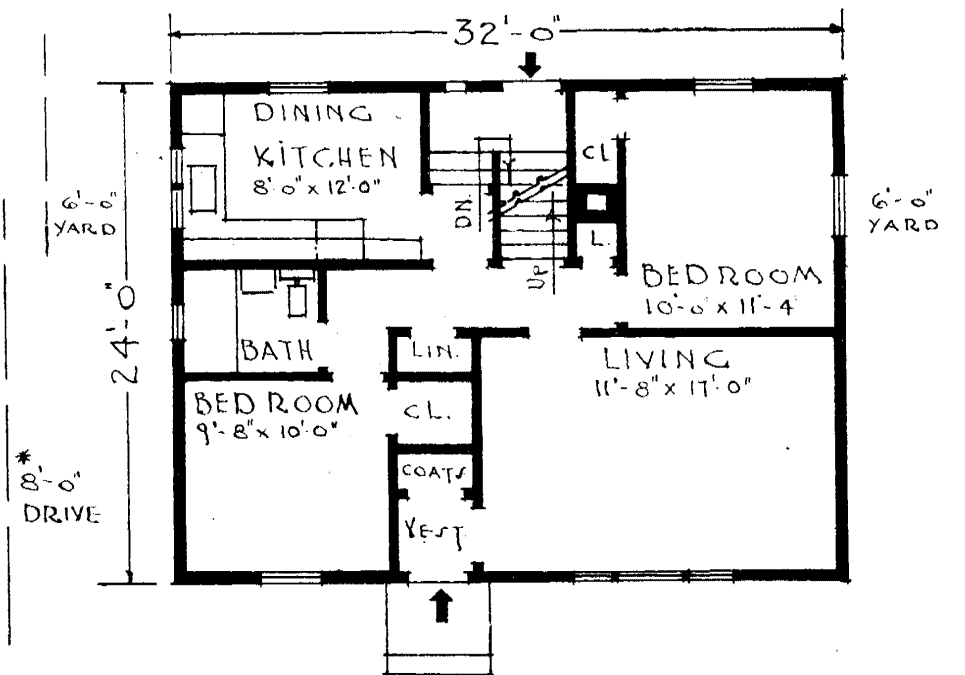
The living room is of pleasing proportions and has ample wall space for an interesting grouping of furniture.



The kitchen is sufficiently large to provide dining space for an average family.

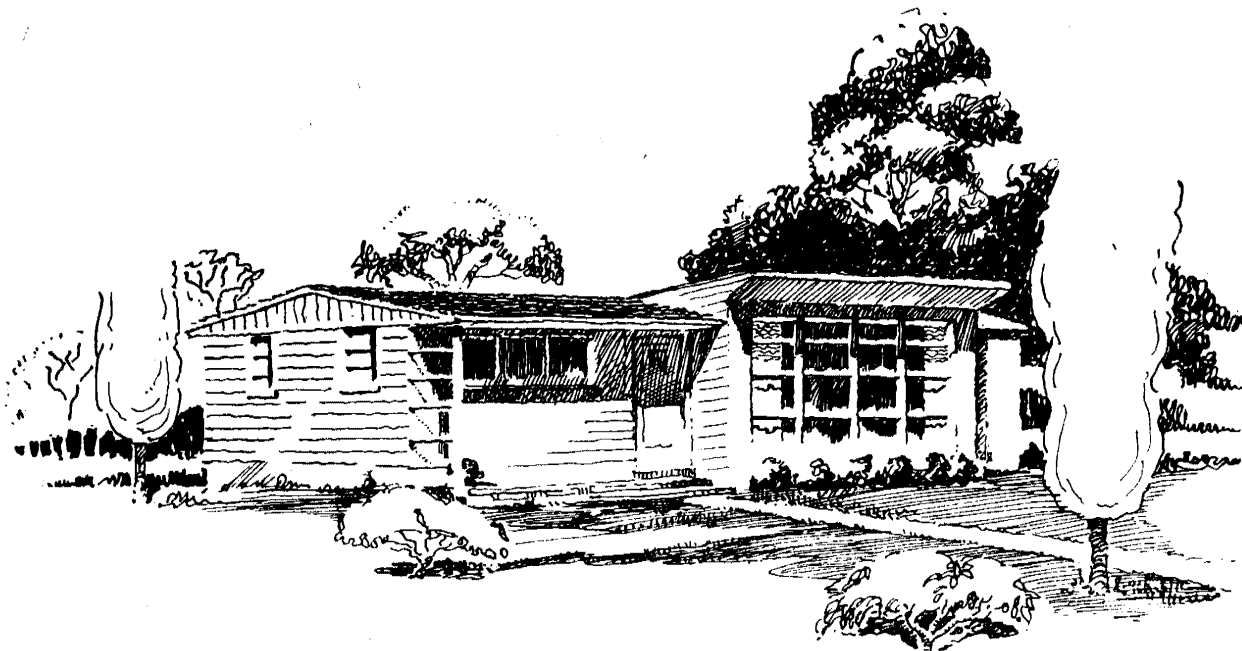
The service or trade entrance is at the grade and gives direct access to the kitchen and the basement. The bedrooms are located at opposite corners of the first floor and the stair to the future two bedrooms opens into the bedroom hall. The bathroom is also off this hall.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



\* IF SIDE DRIVE IS REQUIRED MIN. LOT FRONTAGE SHOULD BE 46'-0" INCLUDING DRIVEWAY

CM  
HC



# PLAN

## Nº 47-15

*Suitable for construction in locations where a moderate climate exists.*

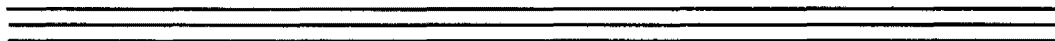
*Area—950 sq. ft. Cubic contents—16,620 cu. ft.*

*Required lot frontage, without driveway—47'-6"  
with driveway—51'-0"*

*5½ Rooms, including Vestibule,  
Living-Dining Room, Kitchen,  
3 Bedrooms and Bathroom. Full Basement.*

THIS modern design is particularly adaptable to locations such as the West Coast and Vancouver Island, and is designed to have the front face the South so as to take advantage of solar heat.

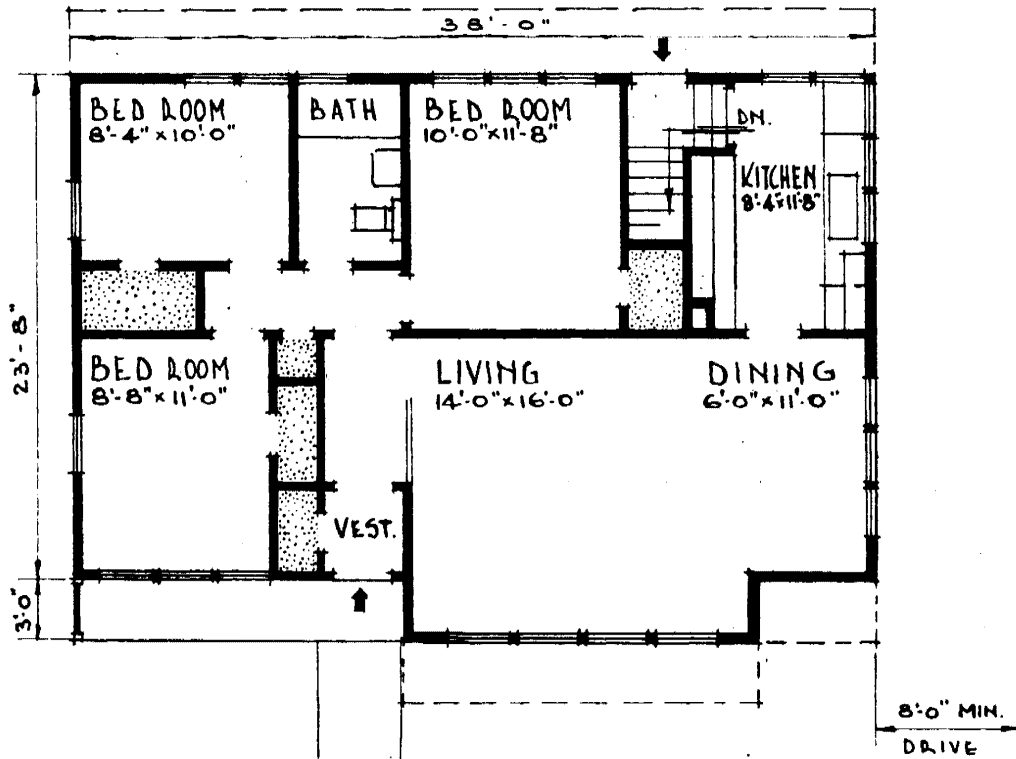
The entrance vestibule is protected by a wide overhang which forms a porch. The living-dining room is of generous proportions, with a sloping ceiling and high windows which attract the sun in winter time and a roof overhang which provides shade in the summer time.



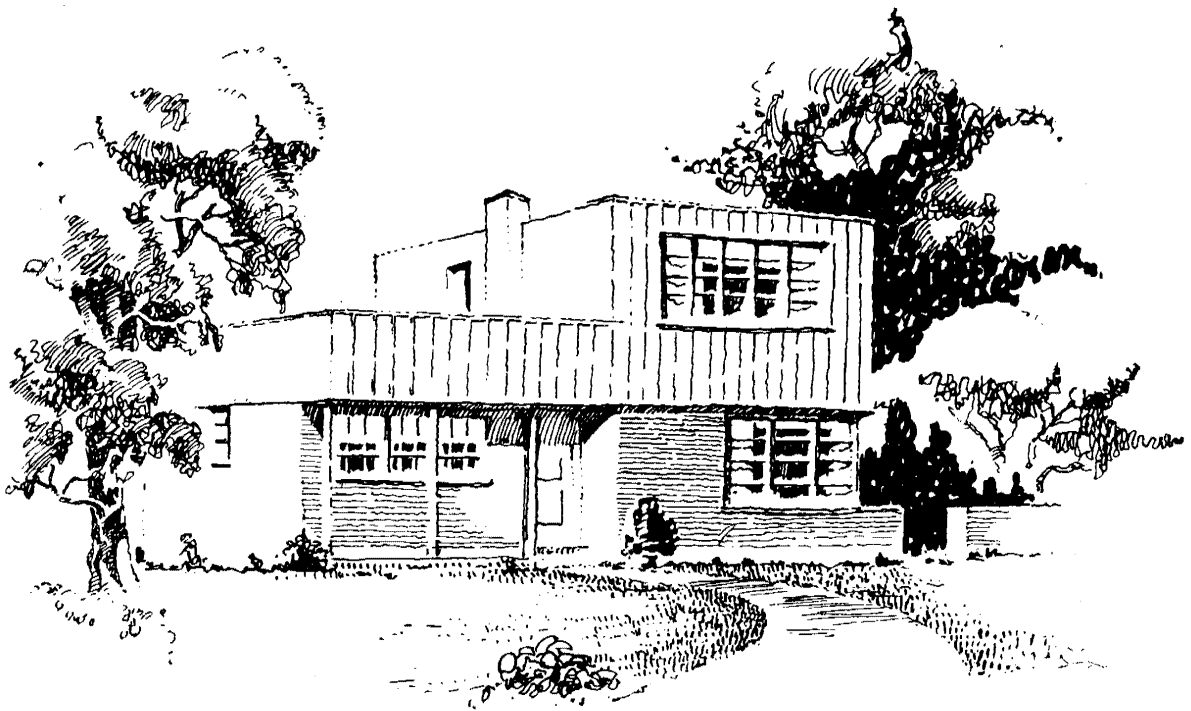
Three moderate sized bedrooms and the bathroom plus four clothes closets complete the bedroom part of the house.

The kitchen is of ample size and efficient layout with steps down to a grade entrance and on down to the basement.

The design of this house would appear to be most suitable for frame construction.



CM  
HC



# PLAN

## Nº 47-16

*Suitable for construction anywhere in Canada.*

*Area—830 sq. ft. Cubic contents—16,200 cu. ft.*

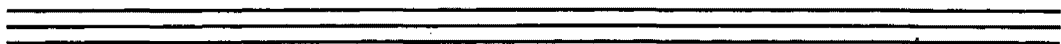
*Required lot frontage, without driveway—42'-0"  
with driveway—44'-0"*

*6½ Rooms, including Vestibule,  
Living-Dining Room, Kitchen,  
4 Bedrooms and a Bathroom. Part Basement.*

THIS house of striking appearance is definitely modern, with the lower floor brick and the upper part vertical siding.

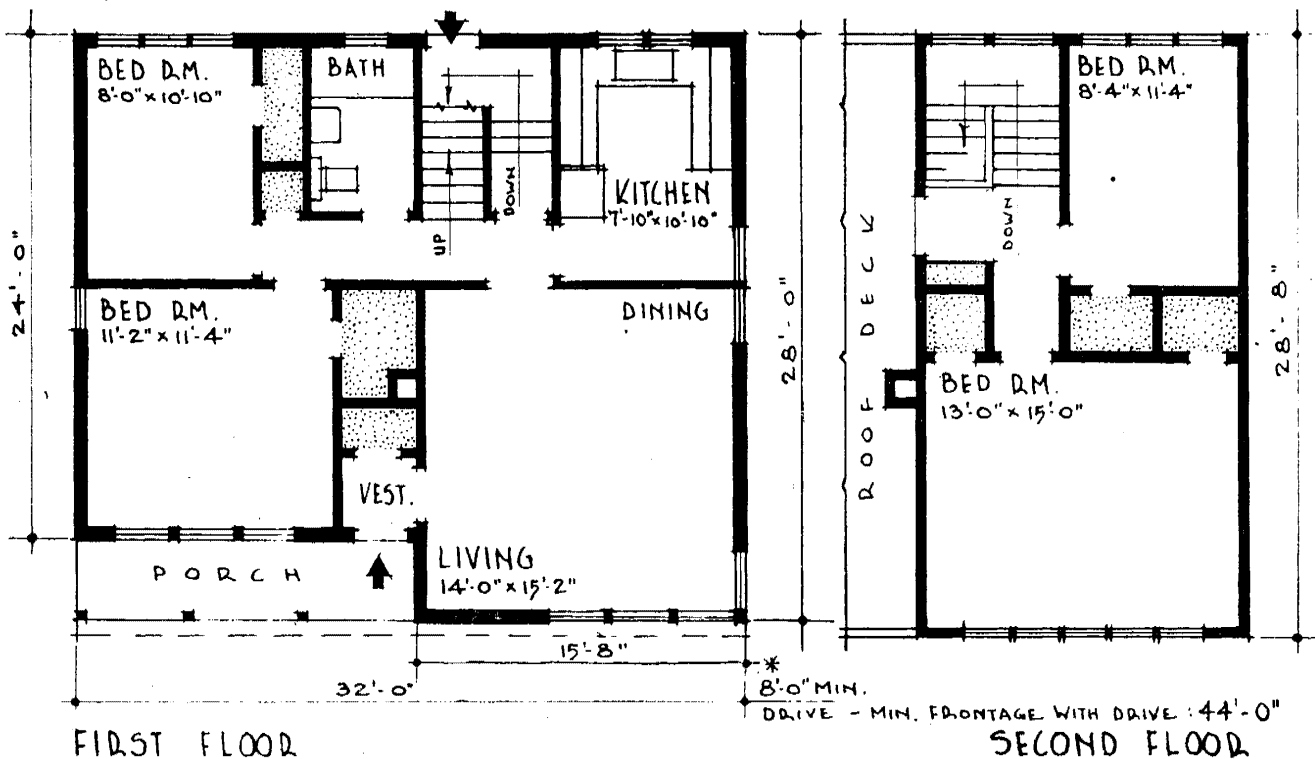
The vestibule contains a coat closet and gives direct access to the living room.

The living-dining room is of pleasing proportions and the corner windows add to the attractiveness of the room, leaving plenty of wall space for furniture. The kitchen is well planned with cross ventilation.

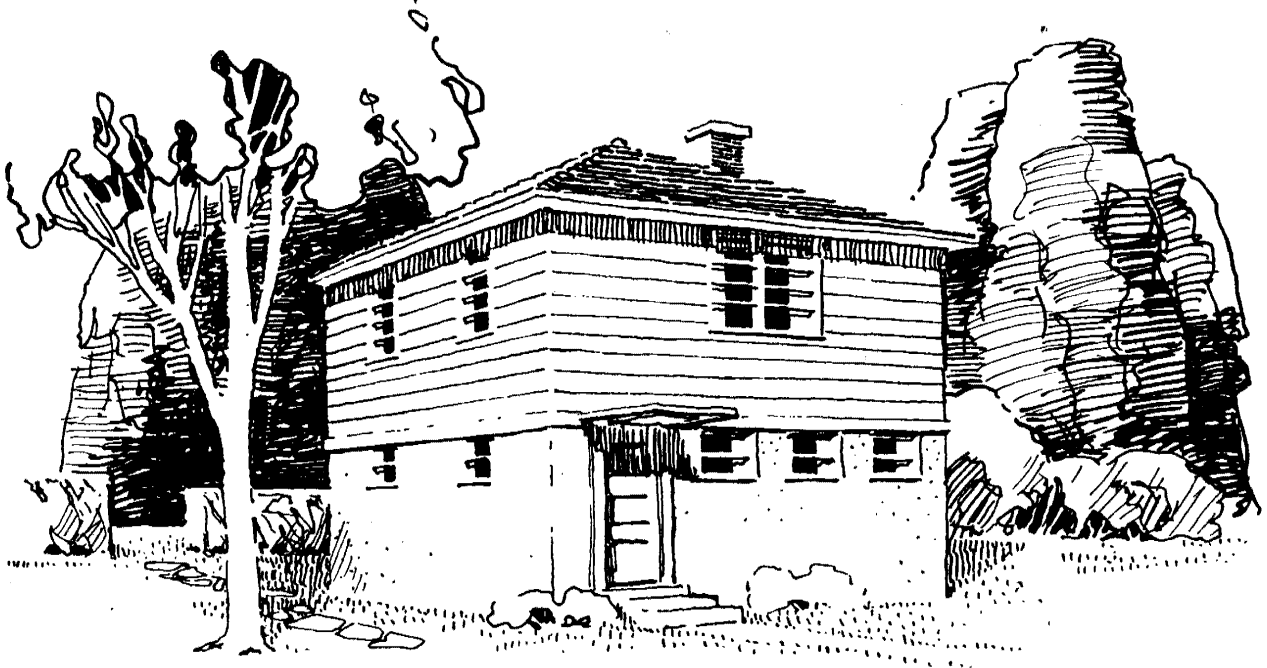


Two bedrooms are provided on the first floor with plenty of closet space, and an additional two bedrooms on the second floor. The bathroom and stairway are conveniently located to all the bedrooms.

A door from the second floor hall gives access to the roof deck, which if properly surfaced would be an excellent sun deck or play space.



CM  
HC



# PLAN

## Nº 47-17

*Suitable for construction anywhere in Canada.*  
*Area—552 sq. ft. Cubic contents—12,150 cu. ft.*  
*Required lot frontage—without driveway—35'-0"*  
*with driveway—37'-0"*  
*with attached garage—46'-0"*

*6 Rooms, including Vestibule, Hall, Living-Dining Room, Kitchen-Laundry, 3 Bedrooms and Bathroom.*

*Seven Closets. There is no Basement. The utility storage is located on the first floor.*

THIS two-storey house with stucco and frame exterior walls has a modern and attractive appearance.

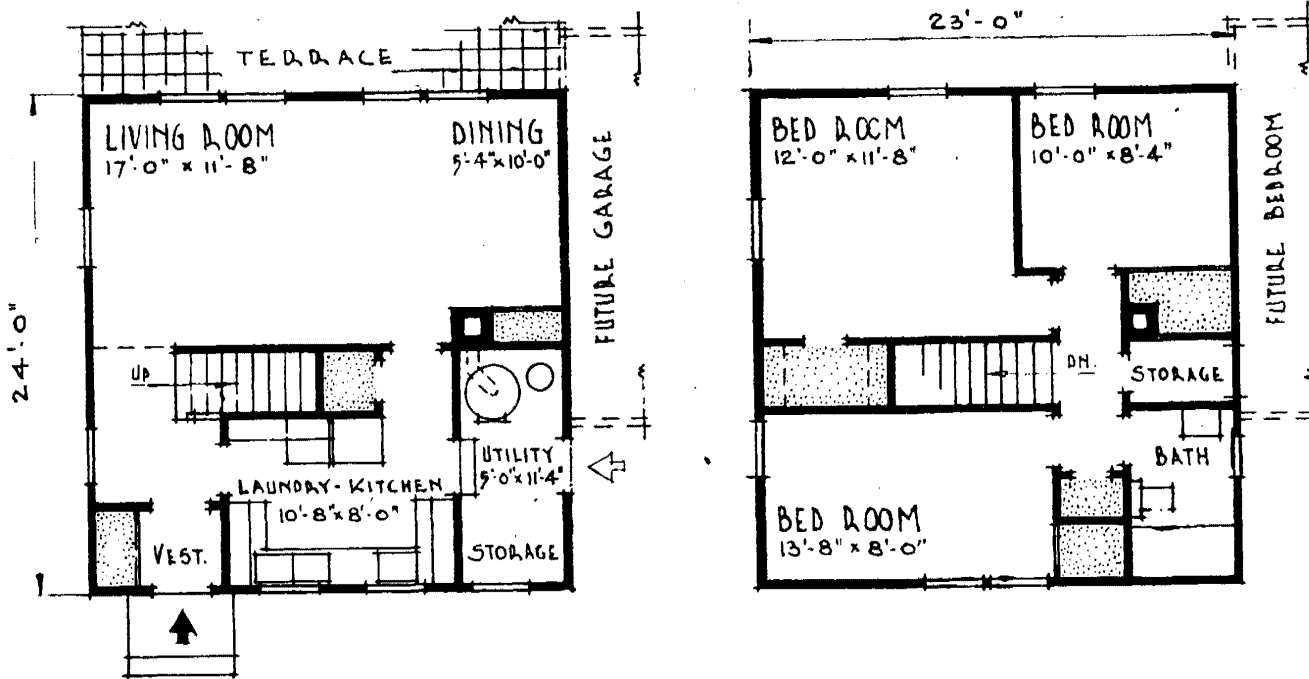
The vestibule contains the necessary coat closet and is easily accessible from the living room and kitchen. The utility-storage located adjacent to the kitchen saves the many steps required when such space is located in the basement.



Three bedrooms, bathroom and ample closet and storage space are provided on the second floor.

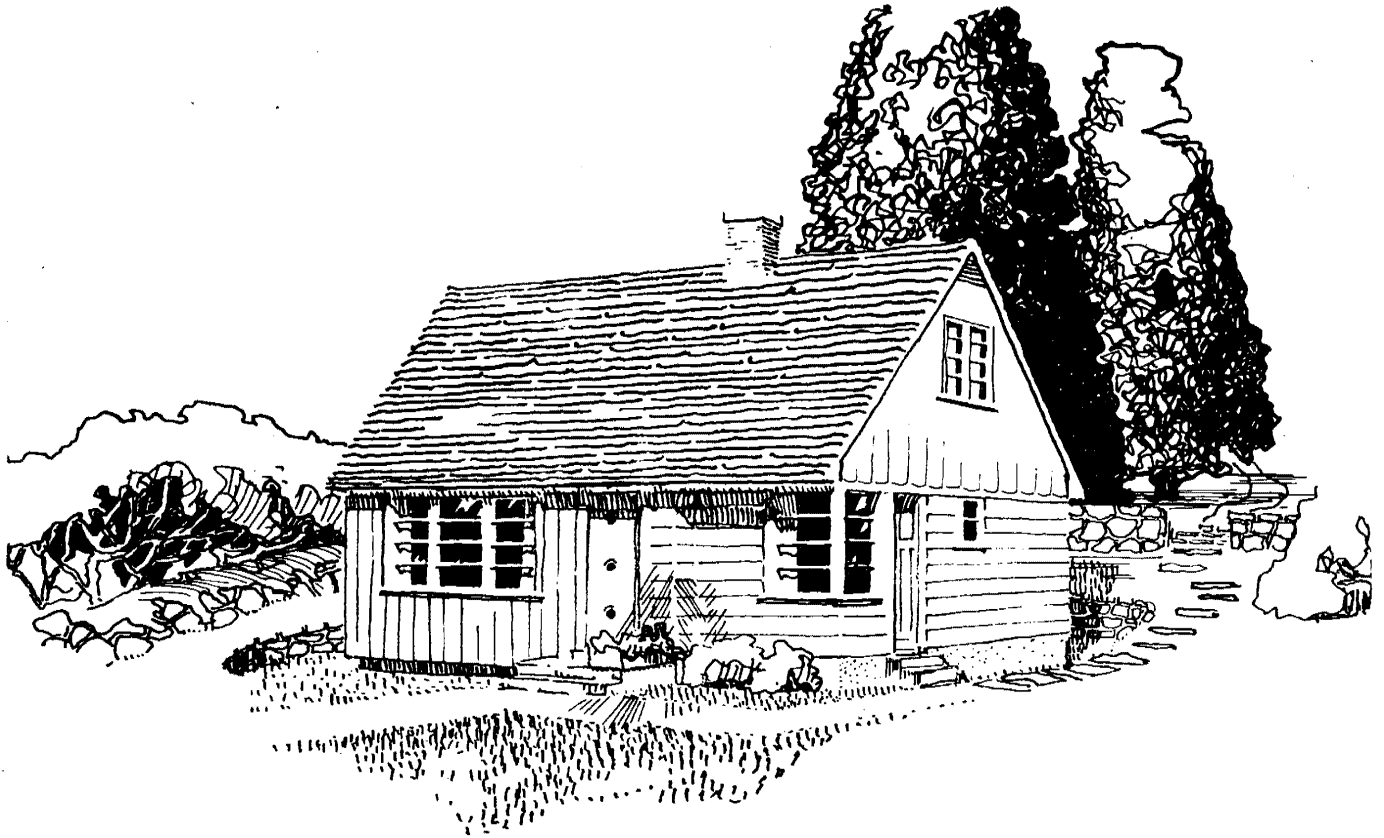
Provision is made for an attached garage which could contain a fourth bedroom above the garage, accessible through the second floor storage space, which would then become a hall.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



\* TO PROVIDE FOR FUTURE GARAGE & BEDROOM  
MINIMUM LOT FRONTAGE SHOULD BE 46'-0"

CM  
HC



# PLAN

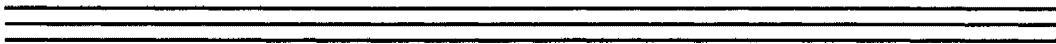
## Nº 47-18

*Suitable for construction anywhere in Canada.  
Area—675 sq. ft. Cubic contents—15,300 cu. ft.  
Required lot frontage, without driveway—40'-0"  
with driveway—42'-0"*

*4½ Rooms, including Vestibule, Living Room,  
Kitchen-Dining Room, 2 Bedrooms and a Bath-  
room. Two additional Bedrooms are located on  
the second floor. Full Basement.*

THIS is a minimum size house which provides accommodation for an average family and meets sound standards of design.

The vestibule contains a coat closet and gives direct access to living room and kitchen. The kitchen has a dining alcove of sufficient size and gives ample working area. The kitchen and bathroom plumbing are arranged around the same stack.

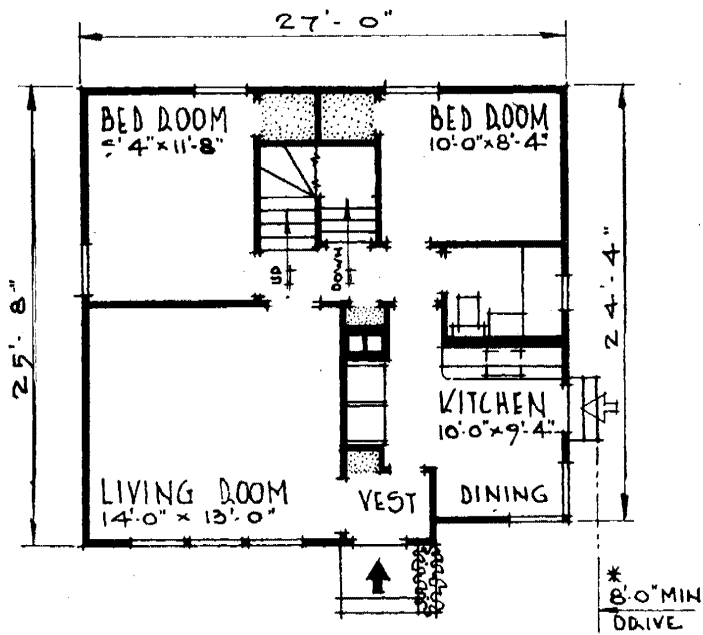


The living room is nearly square and provides good wall space.

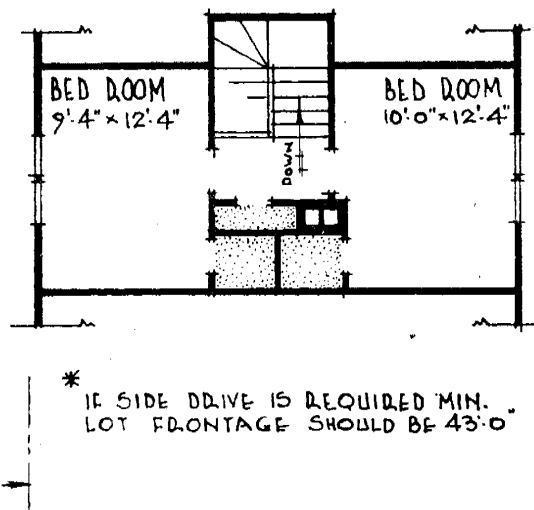
The stairs which lead to the second floor also go to the basement.

The exterior of vertical and horizontal siding presents an attractive appearance. The corner window in the kitchen gives a modern touch to this small house which contains so much usable space.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".

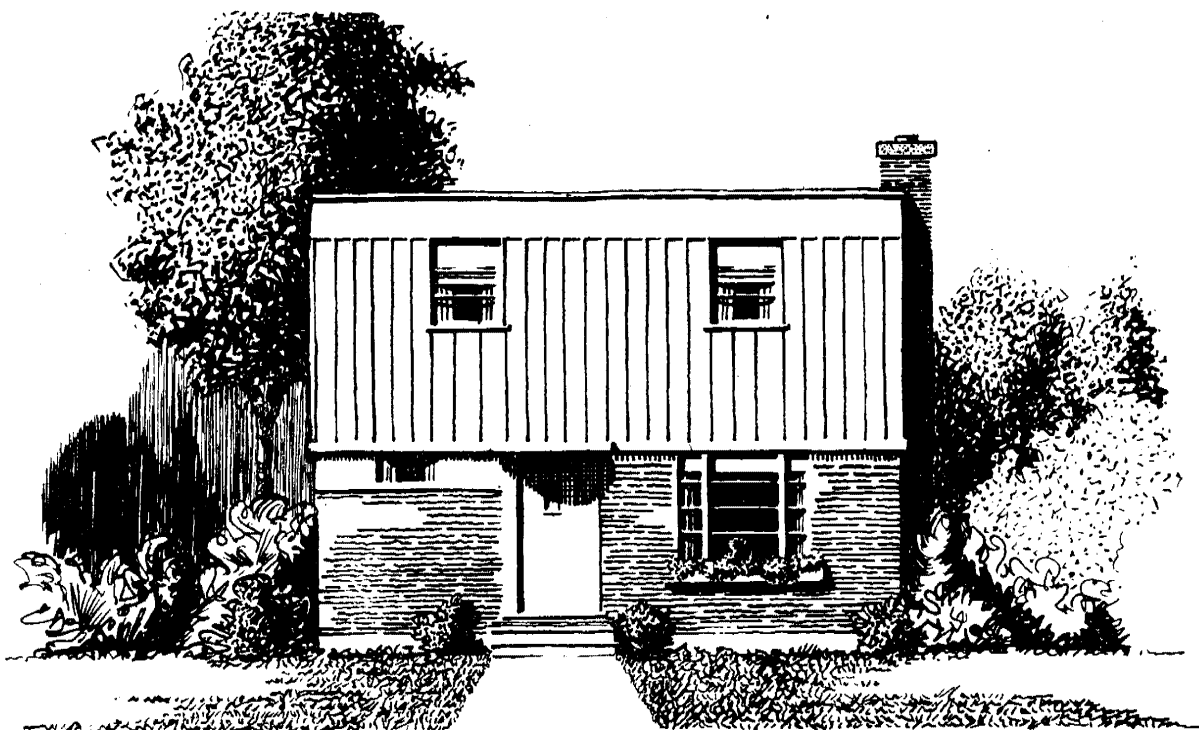


• FIRST FLOOR •



• FUTURE SECOND FLOOR •

CM  
HC



# PLAN

## Nº 47-19

*Suitable for construction anywhere in Canada.  
Area—511 sq. ft. Cubic contents—13,460 cu. ft.  
Required lot frontage, without driveway—37'-0"  
with driveway—39'-0"*

*6½ Rooms, including Vestibule, Living-Dining  
Room, Kitchen, 3 Bedrooms, and Bathroom.*

*Full Basement.*

*Living room fireplace. 5 Closets.*

THIS two-storey house has many desirable features in the plan, and the exterior is of striking appearance.

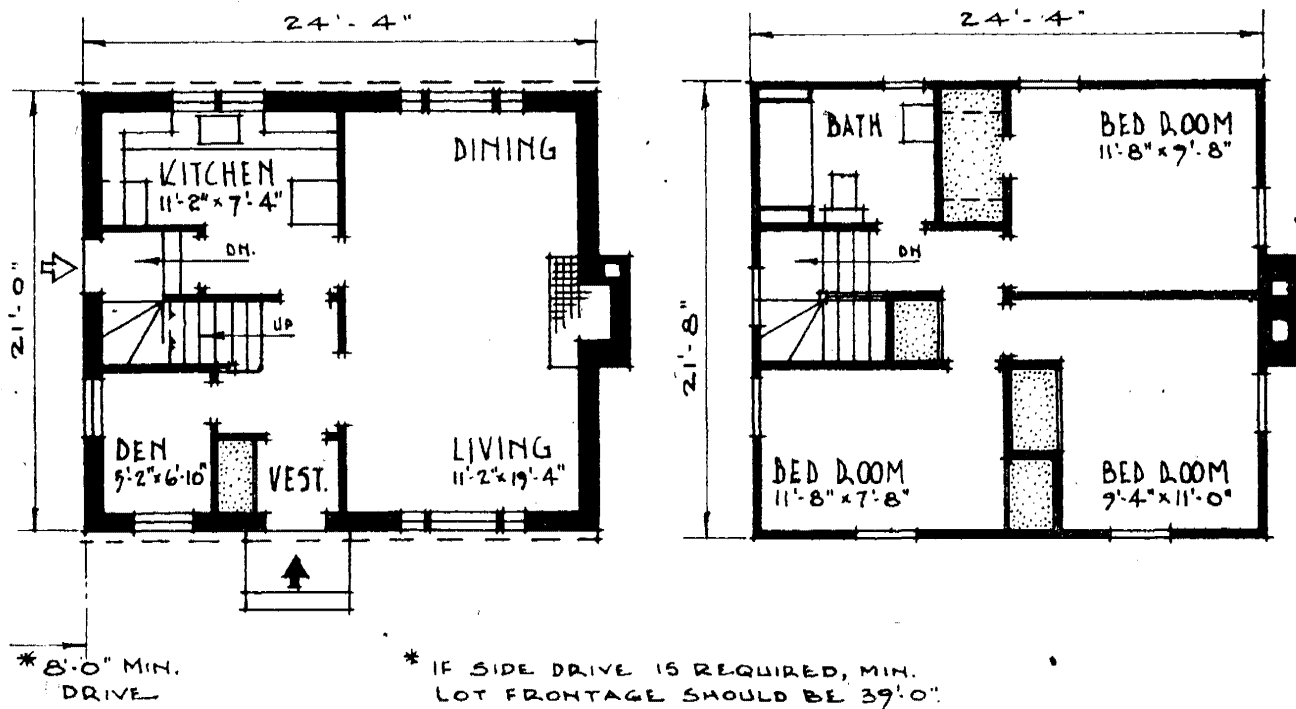
The vestibule contains a coat closet. A small den opens off the hall and would provide seclusion for the man of the house, or a sewing room for the lady of the house.

The living-dining room is of generous size and contains a flush fireplace which could be finished in a design to suit the personal requirements of the owner.

The kitchen is compact and accessible to the grade entrance and basement, and also the dining end of the living room.

Three ample-sized bedrooms with the bath located above the kitchen occupy the second floor.

The wall construction is masonry with the upper part finished in vertical siding which gives a modern feeling. The roof is flat.



CM  
HC



# PLAN

## Nº 47-20

*Suitable for construction anywhere in Canada.  
Area—624 sq. ft. Cubic contents—17,000 cu. ft.  
Required lot frontage, without driveway—38'-0"  
with driveway—40'-0"*

*With the addition of the sun room, an additional  
10'-0" frontage is required.*

*6 Rooms, including Vestibule, Living Room, Dining  
Room, Kitchen, 3 Bedrooms and Bathroom.  
5 Closets. Full Basement.*

THIS two-storey house is of traditional style, pleasing and acceptable to many families.

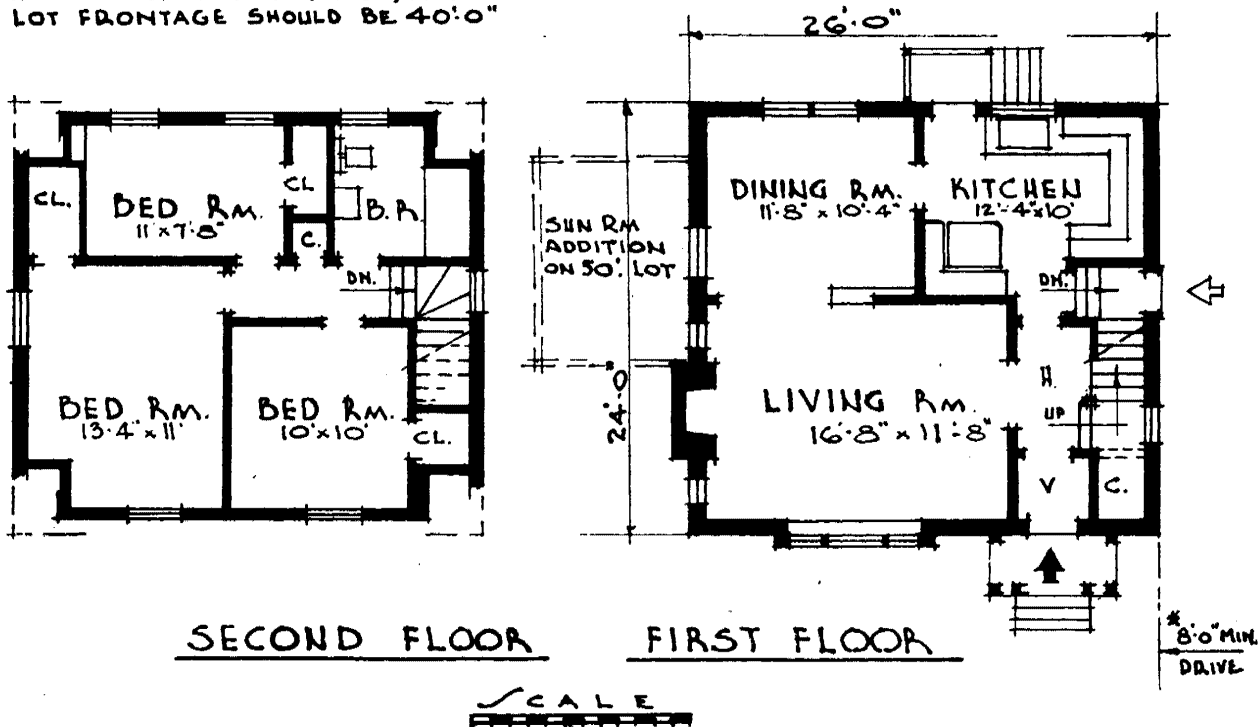
A porch and vestibule give access to the hall. There is a clothes closet off the stair landing. The hall leads to the living room and kitchen. The living room has a fireplace on the end wall, with space for bookcases flanking the fireplace. The dining room has wall space for buffet and china cabinet. A sun room could be built off the dining room.

The kitchen is of ample size and contains a corner suitable for a breakfast nook.

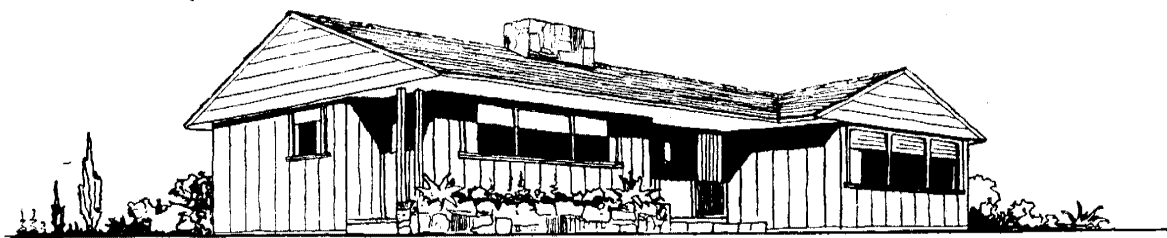
There is a grade service entrance which also serves the basement. There is also a garden entrance to the kitchen.

The plans and elevation show masonry construction, stucco covered. If frame construction is used, the outside overall dimensions of the house and the minimum lot frontage dimension may be reduced by approximately 1'-0".

\* IF SIDE DRIVE IS REQUIRED, MIN. LOT FRONTAGE SHOULD BE 40'-0"



CM  
HC



# PLAN

## Nº 47-21

*Suitable for construction on the West Coast.*

*Area—1,207 sq. ft. Cubic contents—20,590 cu. ft.*

*Required lot frontage, without driveway—51'-0"  
with driveway—54'-6"*

*4½ Rooms, including Living-Dining Room, Kitchen,  
2 Bedrooms and Bathroom. Part Basement.*

THIS attractive house is decidedly "West Coast" and would be a delightful home in which to live. The exterior is also very attractive.

The plan provides for a house of generous size, a protected entrance, a large hall giving access to the living room, bedrooms and kitchen. A large coat closet is adjacent to the entrance hall. The kitchen and utility room are combined, providing for laundry on the first floor.

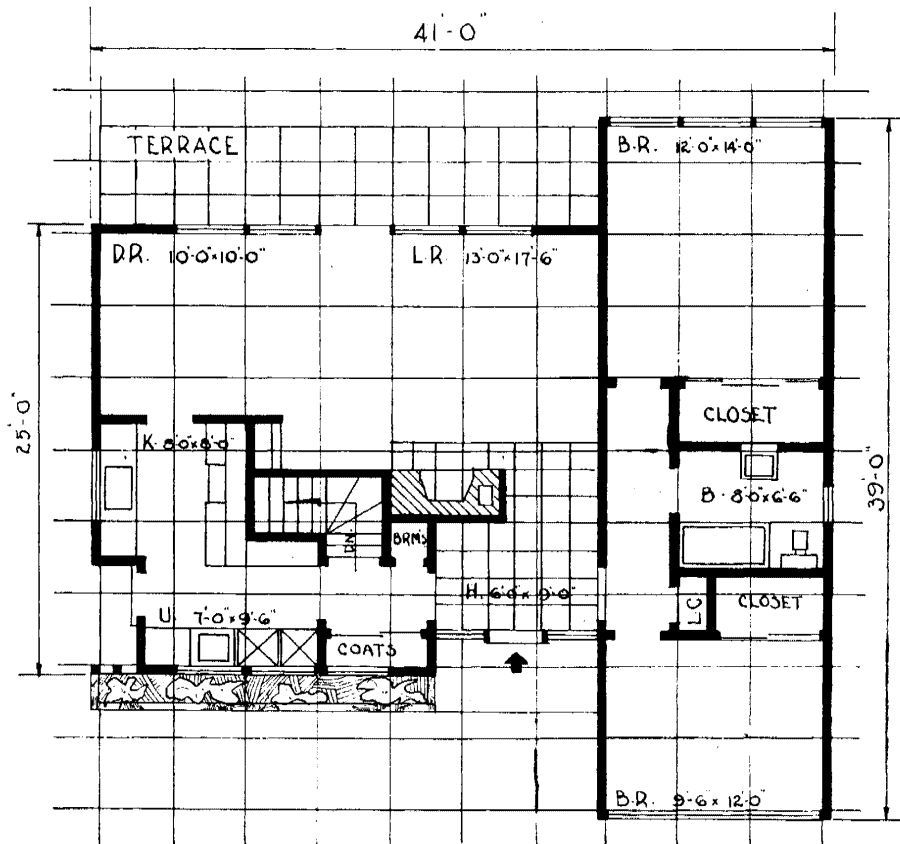
The living-dining room is over 27' long and lends itself to a most livable furniture arrangement. The fireplace with hearth treatment extended to the entrance hall as flooring would be distinctive and provide protection where most needed.





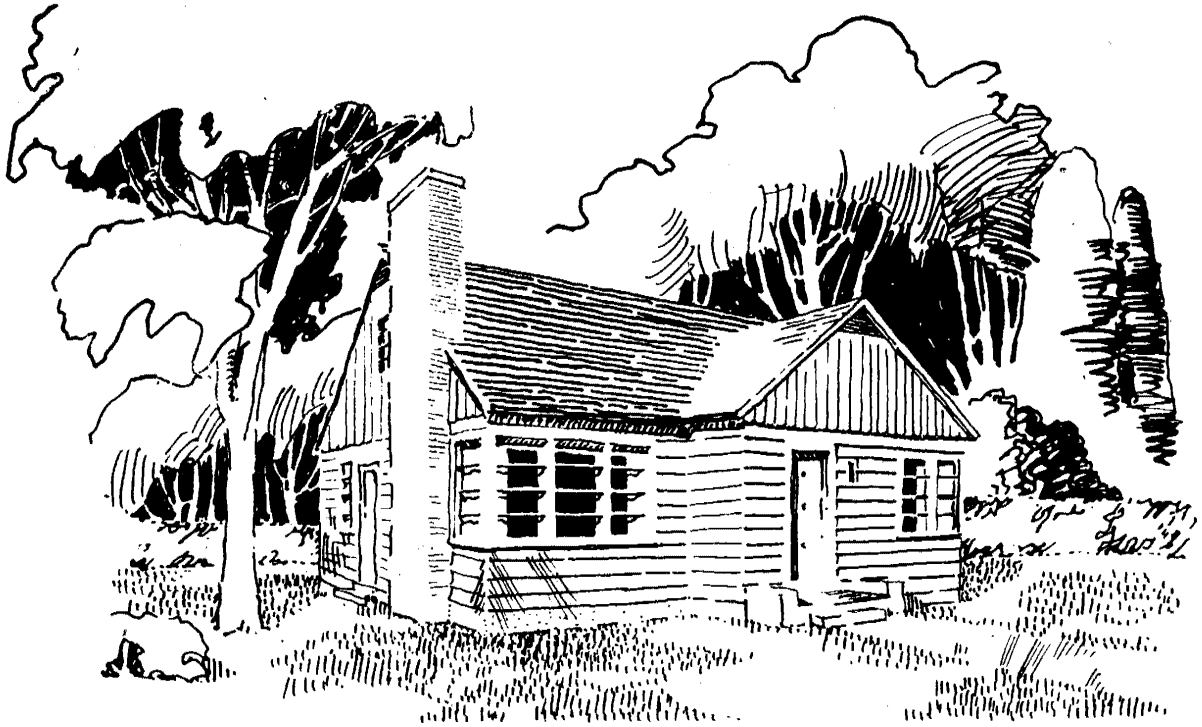
The bedrooms are large and the closet space is unusually large.

By using the space occupied by the stairs as heater and storage space the basement could be eliminated, thus reducing the cubage to approximately 15,000 cu. ft., thereby substantially reducing the cost.



• FLOOR • PLAN •

CM  
HC



# PLAN

## Nº47-22

*Suitable for construction anywhere in Canada.  
Area—820 sq. ft. Cubic contents—18,660 cu. ft.  
Required lot frontage, without driveway—42'-0"  
with driveway—45'-0"*

*6 Rooms, including Living Room,  
Dining Room, Kitchen,  
2 Bedrooms and Bathroom on the first floor and a  
future Bedroom or Hobby room on the second  
floor. Full Basement.*

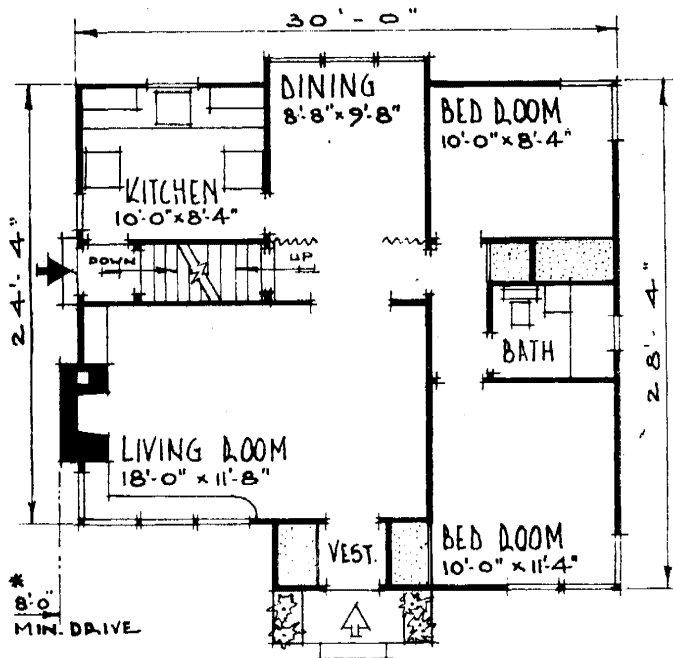
THIS generous sized house with corner windows is modern in appearance. The rooms are all of ample size and pleasing proportion.

The vestibule contains a large coat closet and opens directly into the living room. The living room has a fuel burning fireplace with window seat adjoining. Bookcases could be provided both under the window seat and at the side of the fireplace.

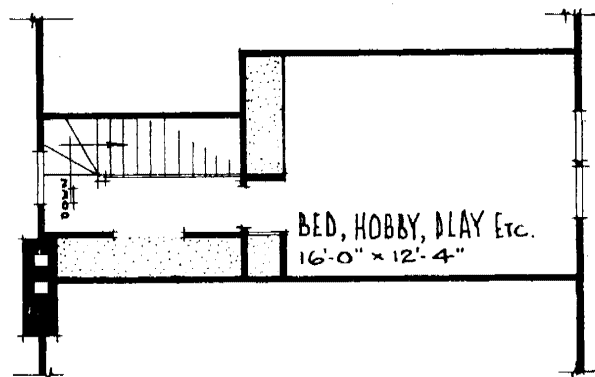
The separate dining room has high windows across the end, leaving space for buffet. The kitchen is conveniently arranged with a door leading to the trade entrance and the basement. The bedrooms have corner windows which leave ample wall space and the bedroom clothes closets are large.

The second floor, which may be finished when required, provides storage space and a hobby or play room which could be used as a third bedroom.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



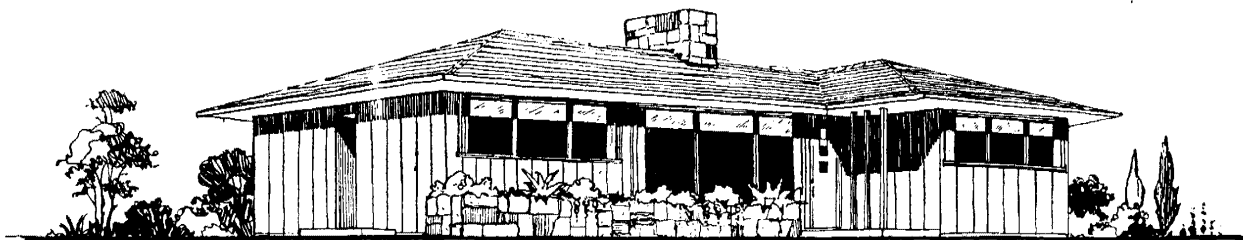
FIRST FLOOR



\* IF SIDE DRIVE IS REQUIRED, MIN. LOT FRONTAGE SHOULD BE 45'-0"

FUTURE  
SECOND FLOOR

CM  
HC



# PLAN

## Nº 47-23

*Suitable for construction on the West Coast.*

*Area—1,325 sq. ft. Cubic contents—25,300 cu. ft.*

*Required lot frontage, without garage—51'-0"  
with driveway—54'-6"*

*4½ Rooms, including Living-Dining Room, Kitchen,  
2 Bedrooms and Bathroom. Full Basement.*

THIS attractive West Coast type house meets all the requirements for an average family living in a moderate climate.

The front entrance is protected by a porch and enters into a corner of the living room. Access to the bedroom portion of the house is handy and by crossing the living room the kitchen is readily accessible.

The living-dining room is large with plenty of wall space and also large window areas. A door leads directly to the terrace. A large flush fireplace is centrally located.

The kitchen has a service entrance, also a stair leading directly to the basement. Doors lead from both ends of the kitchen making it possible to use either end of the living room as dining space.

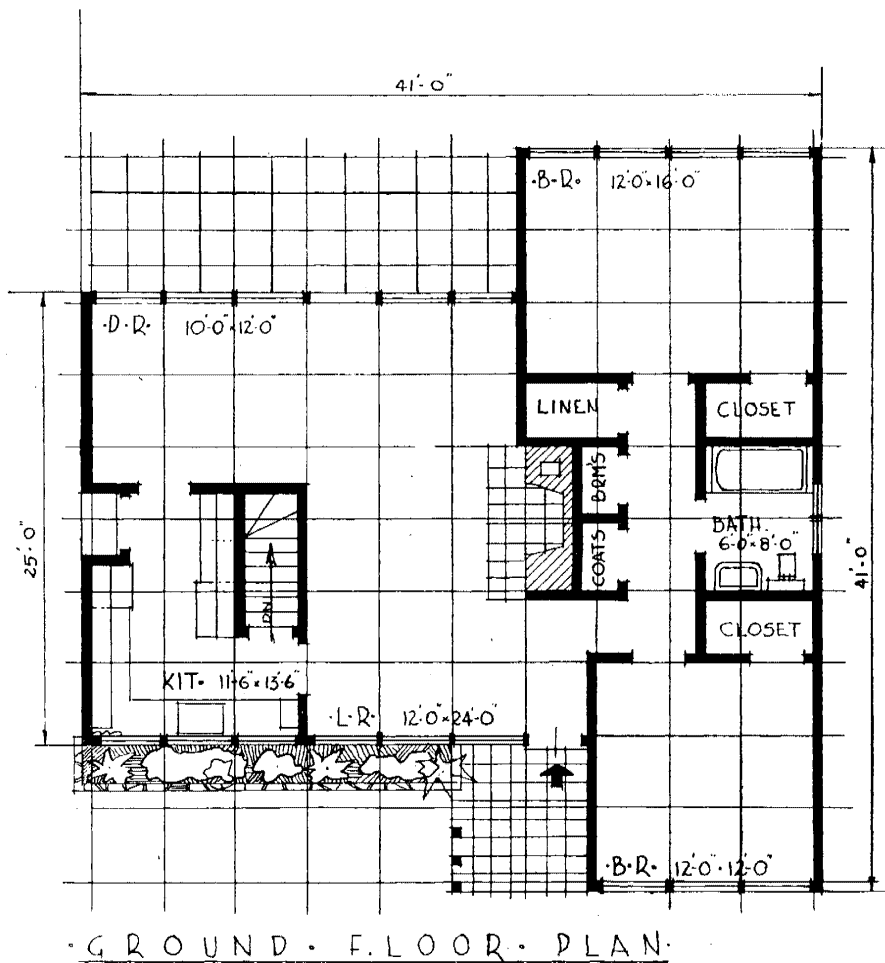
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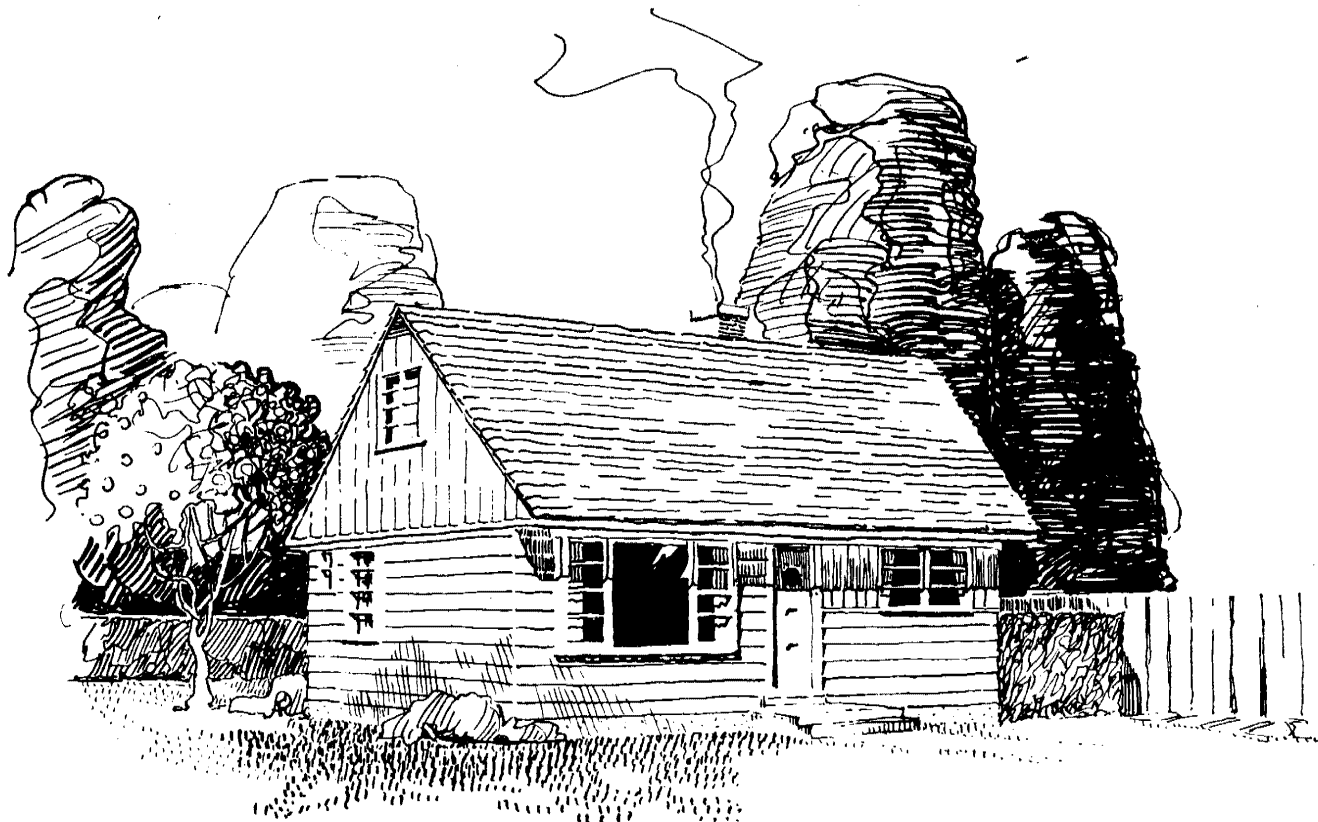
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The bedroom hall connects two bedrooms, three closets and the bathroom. The bedrooms are large with plenty of window area, yet there is good wall space for furniture.

If this house were located with the Southern exposure to the rear, it could be a splendid example of solar heating.



CM  
HC



# PLAN

## Nº47-24

*Suitable for construction anywhere in Canada.*

*Area—670 sq. ft. Cubic contents—15,500 cu. ft.*

*Required lot frontage, without driveway—40'-0"  
with driveway—44'-0"*

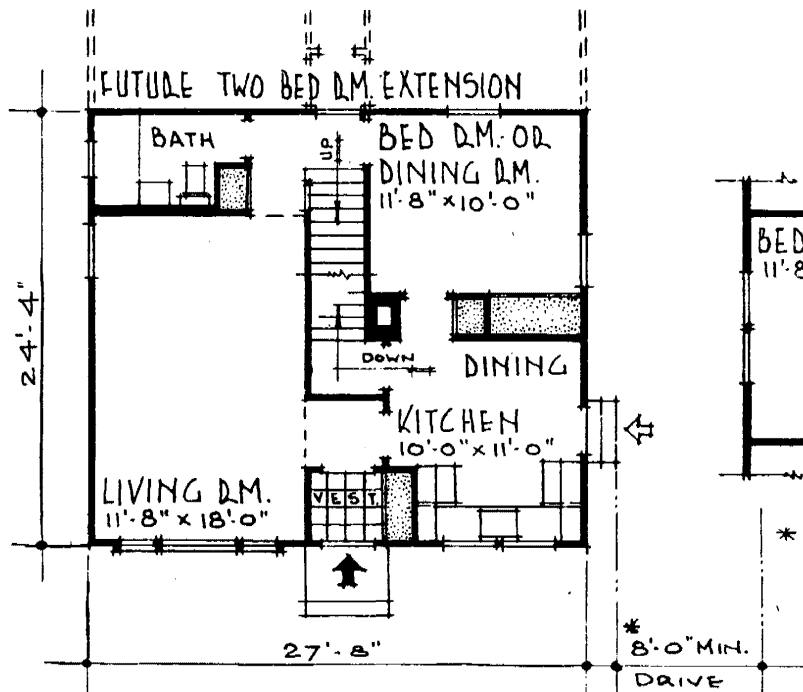
*5½ Rooms, including Living Room,  
Kitchen-Dining Room,  
3 Bedrooms and Bathroom. Full Basement.*

THIS flexible or expandable house provides for a possible five bedrooms or four bedrooms and a dining room. It could be finished with just one bedroom by leaving the second floor unfinished and gradually expanded by finishing the two bedrooms upstairs and a further extension at the rear providing for an additional two bedrooms.

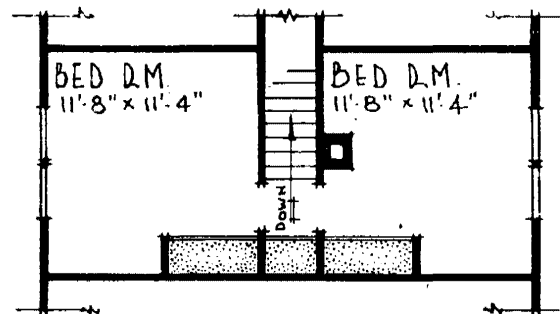
The vestibule has a large coat closet and gives access to the hall which leads to both the living room and the kitchen.

The living room is of good size and an opening at the rear leads to the stairway to the second floor and the bedroom hall and the bathroom.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside over-all dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



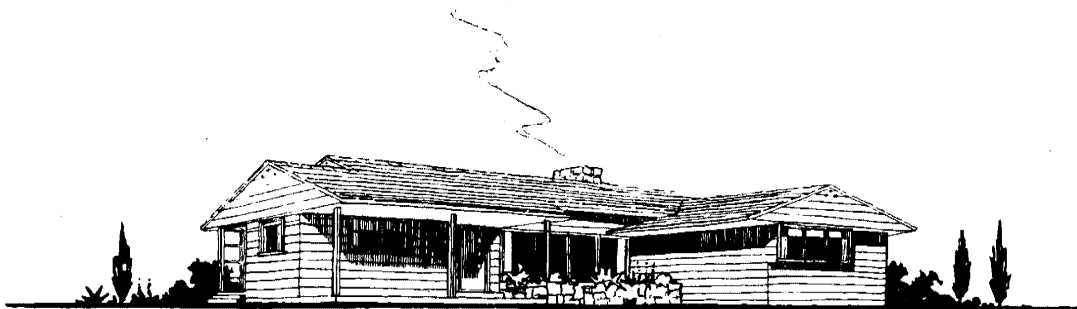
• FIRST FLOOR •



\* IF SIDE DRIVE IS REQUIRED, MIN. LOT FRONTAGE SHOULD BE 44'-0"

• FUTURE SECOND FLOOR •

CM  
HC



# PLAN

## Nº 47-25

*Suitable for construction on the West Coast.*

*Area—1,760 sq. ft. Cubic contents—25,400 cu. ft.*

*Required lot frontage, without driveway—75'-6"  
with driveway—80'-0"*

*5½ Rooms, including Living-Dining Room, Kitchen,  
3 Bedrooms and Bathroom. Part Basement.*

THIS delightful house, emblematic of the West Coast in its layout and appearance, would provide for very generous living. The entrance porch and living terrace would contribute to outdoor living.

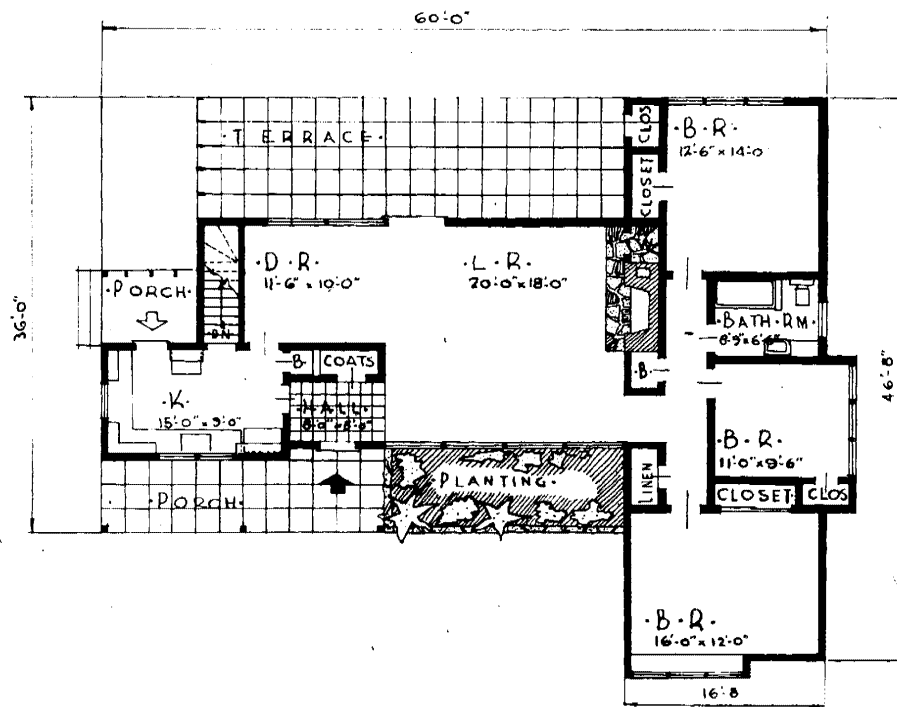
The hall has a large coat closet and leads directly to the living room and also to the kitchen. The kitchen has a large porch which acts as a service or trade entrance.

The living-dining room with its stone fireplace and hearth would be a delightful room for family living and entertaining. The windows opening from the entrance front and looking over the plant-



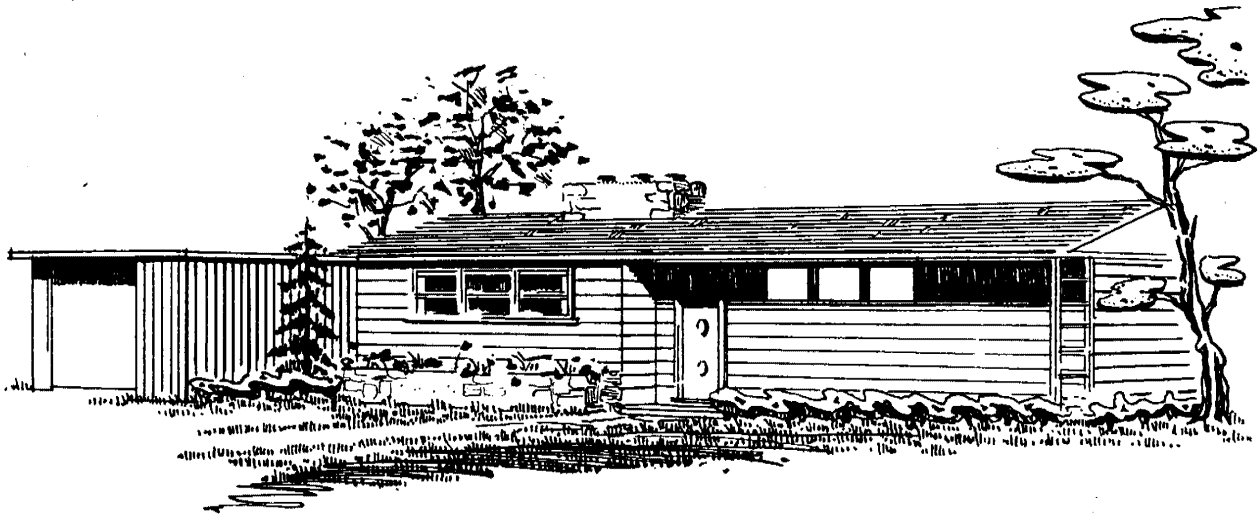
ing space would be most attractive. If the terrace is on the South side window could be used to advantage in place of the wall adjoining the fireplace.

Three bedrooms of ample size, plenty of closet space and a bathroom complete the sleeping part of the house.



· G R O U N D · F L O O R · P L A N ·





# PLAN

## Nº47-26

*Suitable for construction in moderate climates, particularly the West Coast.*

*Area—873 sq. ft. not including garage. Cubic contents—13,100 cu. ft. including garage.*

*Required lot frontage, without garage—52'-0"  
with garage—65'-0"*

*4½ Rooms, including Living-Dining Room,  
Kitchen-Utility Room,  
2 Bedrooms and Bathroom. No Basement.*

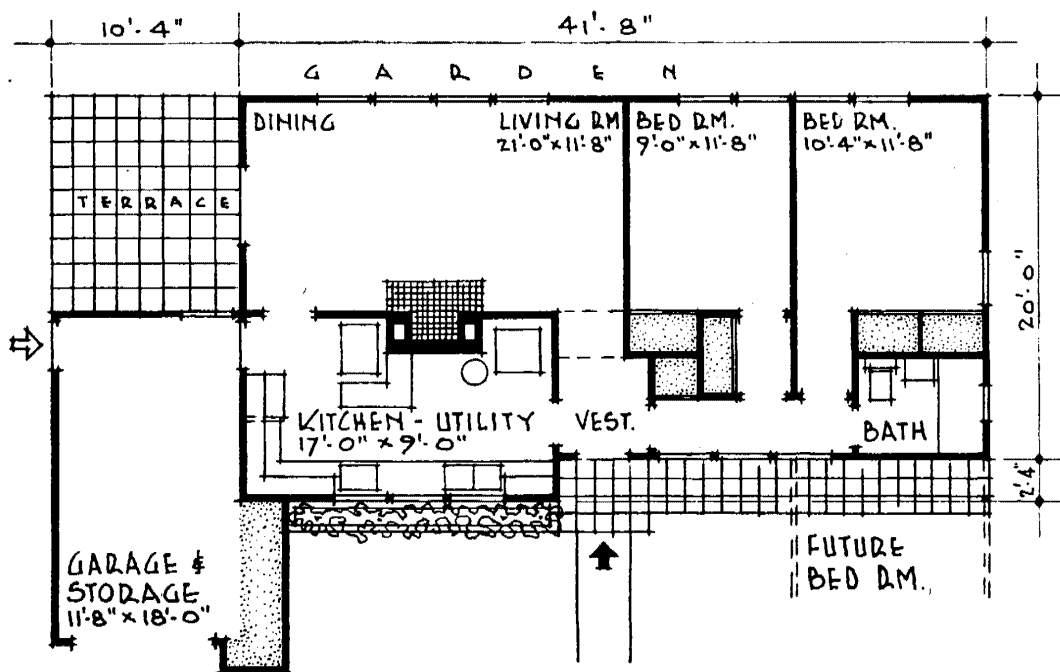
THIS attractive modern house is designed for practical living with a minimum of effort required for maintenance.

The entrance is protected by overhanging roof and the vestibule leads directly to the living room, bedroom hall and kitchen-utility room.

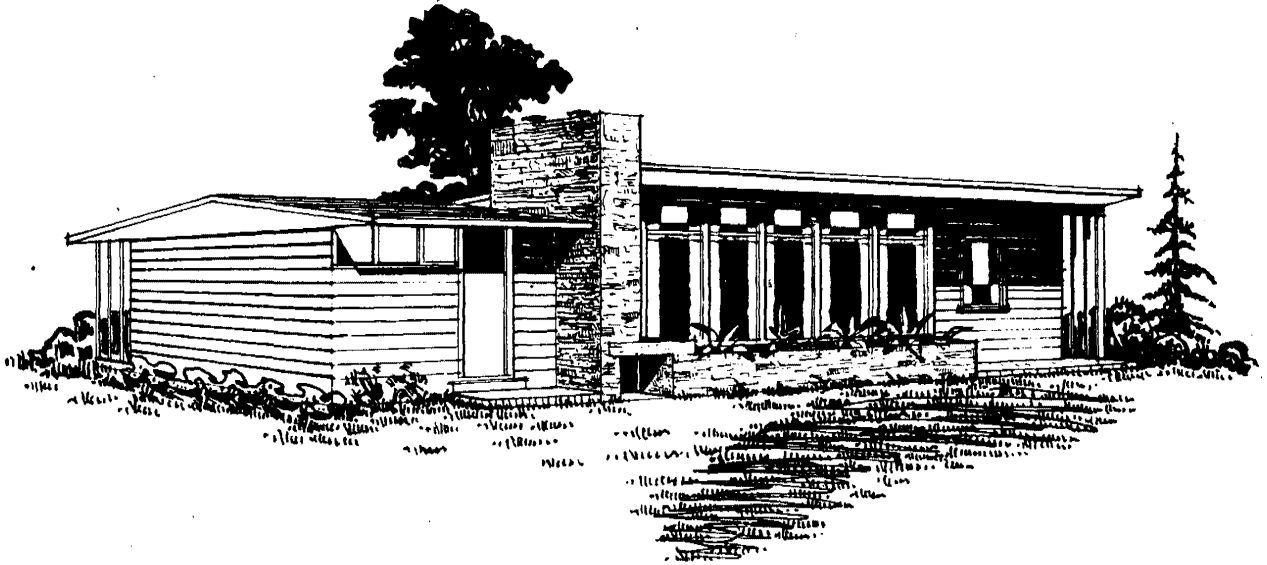
The living-dining room is of pleasing proportions and should preferably face South. A large stone fireplace and picture windows are central features in this room. The dining-lounging terrace would be a most inviting spot for relaxation.

The kitchen-utility room contains all the necessary equipment for food preparation, laundry and heating. The garage contains storage space and a work bench.

Two bedrooms and a bathroom complete the house. Provision is made for adding a future bedroom.



CM  
HC



# PLAN

## Nº47-27

*Suitable for construction anywhere in Canada, and particularly the West Coast.*

*Area—778 sq. ft. not including garage. Cubic contents—14,000 cu. ft. including garage.*

*Required lot frontage, without garage—52'-6"  
with garage—65'-0"*

*4½ Rooms, including Living-Dining Room,  
Kitchen-Utility Room,  
2 Bedrooms and Bathroom. 1-Car Garage.  
No Basement.*

THIS modern house, with the practical and increasingly popular shed type roof designed for erection in suburban areas where a Southern view is available, would make a charming and convenient home.

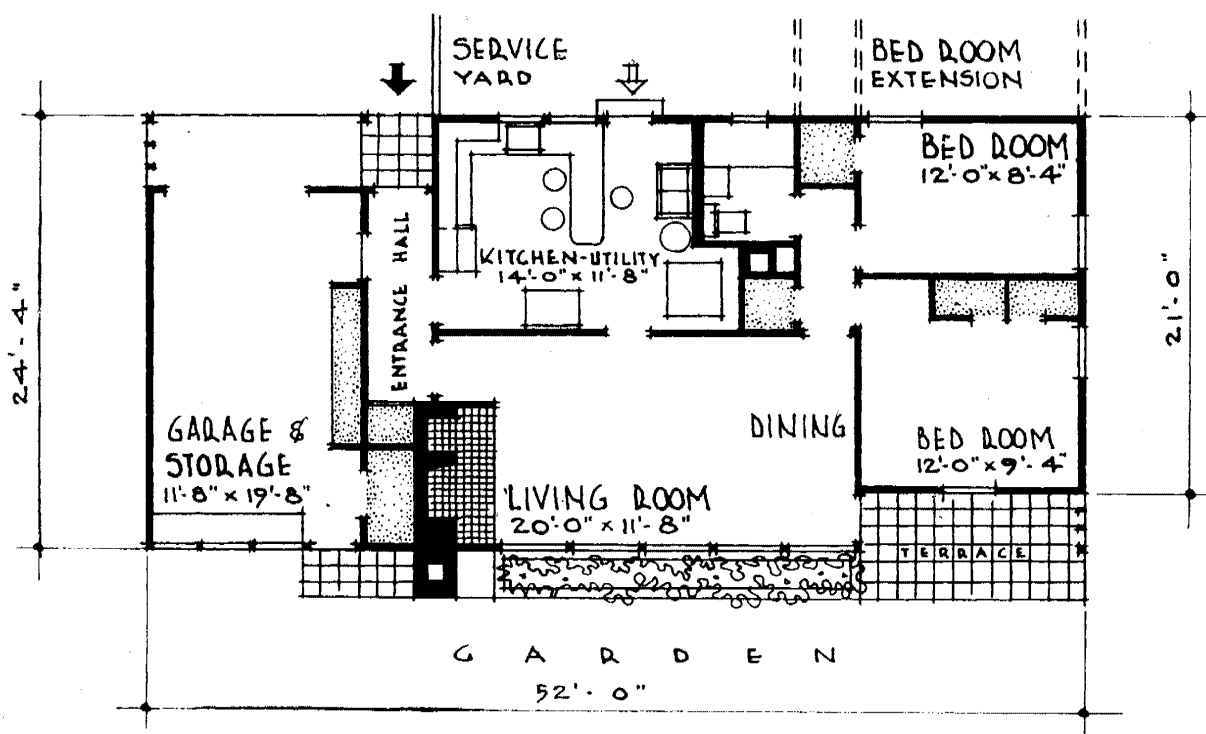
The entrance porch leads to the hall, garage and kitchen, making a most convenient arrangement for the family who will be using an automobile as a usual means of transportation.

The living-dining room is of ample size with a large stone fireplace at the living room end. The entire side is of glass, giving a sense of space within and providing for solar heat.

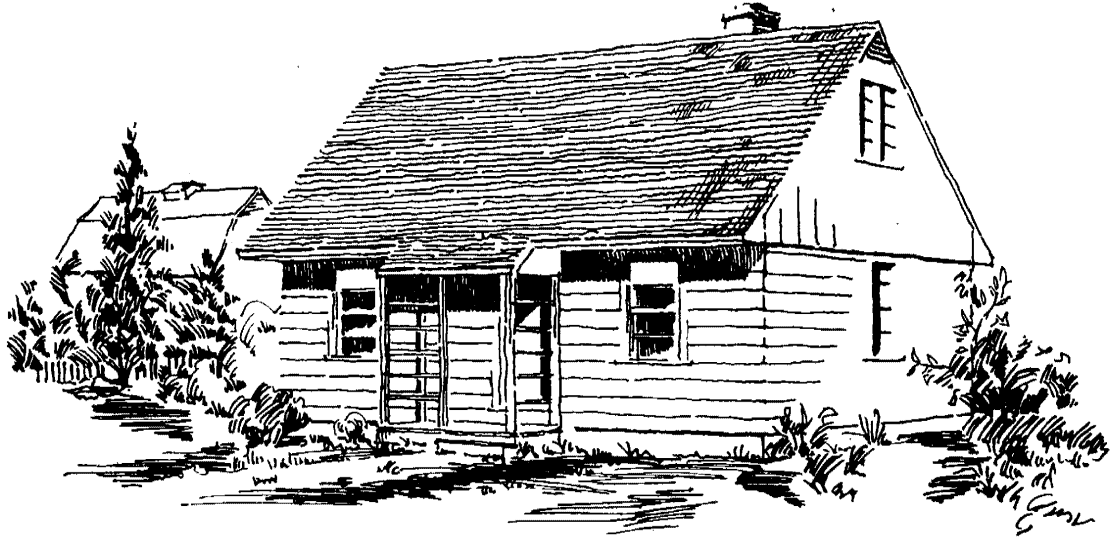
The kitchen-utility room is large, and provides for laundry and heater as well as the usual kitchen equipment. The garage and storage provides work space and storage for logs for the fireplace which are available through an opening into the living room.

The terrace off the dining space would provide a fine place for outside dining and lounging. A very attractive feature is the barbecue or outside fireplace which forms part of the stone chimney and would be popular for outdoor living.

Two bedrooms and a bath complete the sleeping part of the house. Extra bedrooms could be made available by an extension.



CM  
HC



# PLAN

## Nº 47-28

*Suitable for construction in rural or remote districts in Canada.*

*Area—605 sq. ft. Cubic contents—9,400 cu. ft.*

*Required lot frontage, without driveway—40'-0"  
with driveway—42'-0"*

*5½ Rooms, including combination Living—  
Dining-Kitchen area,  
2 Bedrooms on the first floor and 2 future Bedrooms  
or Storage Rooms on the second floor. No Basement.*

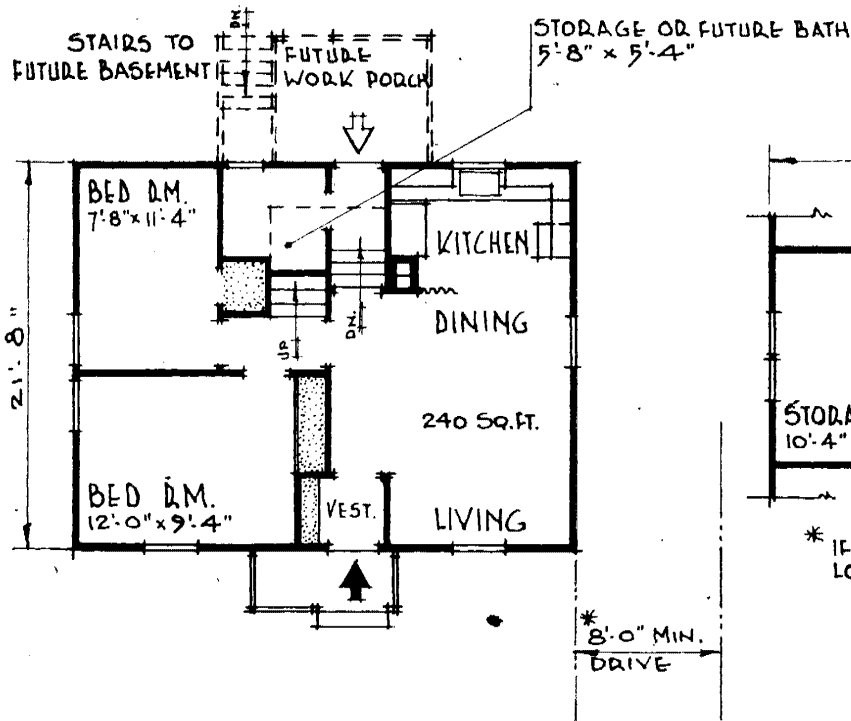
THIS house is designed as a small farm house or a fisherman's house. It meets all the requirements of such a house within a minimum floor area.

The vestibule protects the living room and contains a coat closet. The living-dining kitchen contains 240 sq. ft. and provides for all the functions of country family life.

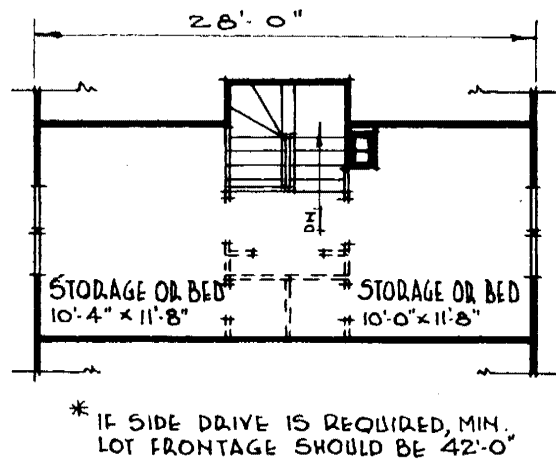
The bedrooms are of minimum size, each with clothes closet.

Under the stairs is a storage or future bathroom, easily accessible to the rear entrance, and provision has been made for a future work porch. If a basement is required the basement stairs could be located adjoining this porch.

A direct entrance from the rear entry to the kitchen could be had by having a door and steps into the kitchen in place of the entrance shown on the plans.

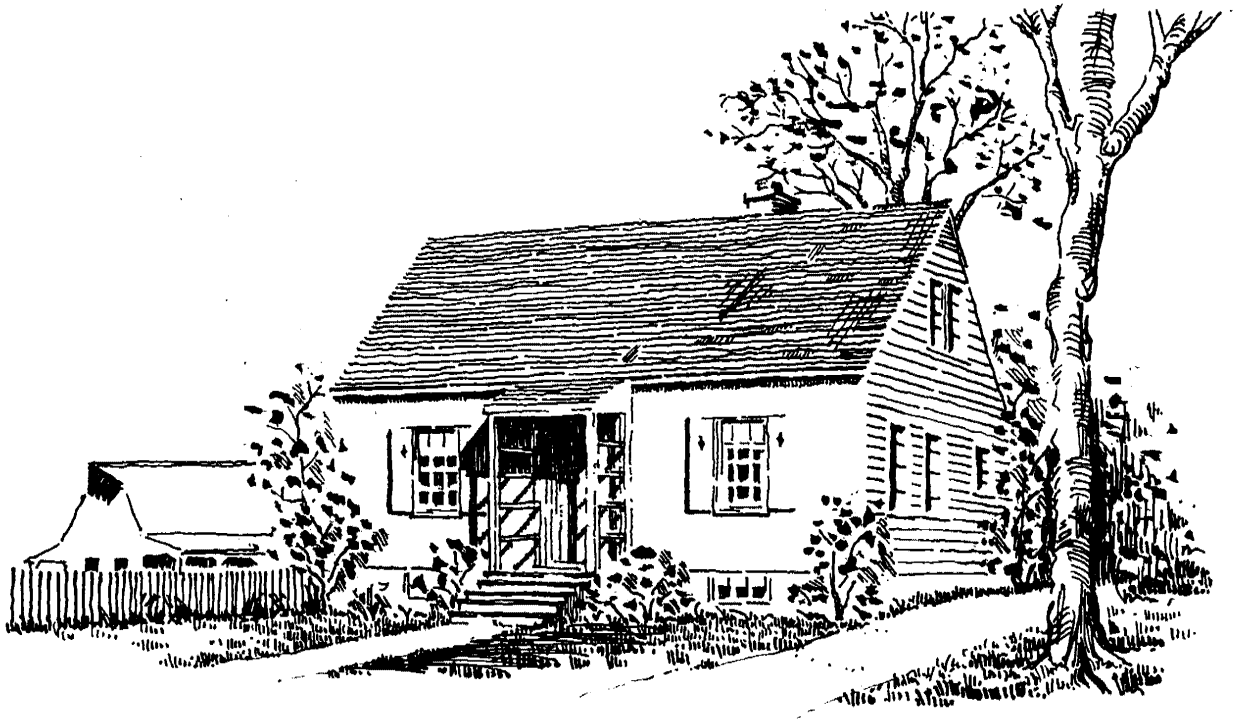


• FIRST FLOOR •



• FUTURE SECOND FLOOR •

CM  
HC



# PLAN

## Nº47-29

*Suitable for construction in farm, rural or out-lying districts.*

*Area—842 sq. ft. Cubic contents—20,230 cu. ft.*

*Required lot frontage, without driveway—44'-0"  
with driveway—46'-0"*

*6½ Rooms, including Living Room,  
Kitchen—Dining Room,  
4 Bedrooms and Bathroom. Full Basement.*

THIS house, designed primarily as a farm house, is spacious and contains a large kitchen and a work room which could be used as an office or a fourth bedroom. The basement is easily accessible from the rear entrance, kitchen and work room or office.

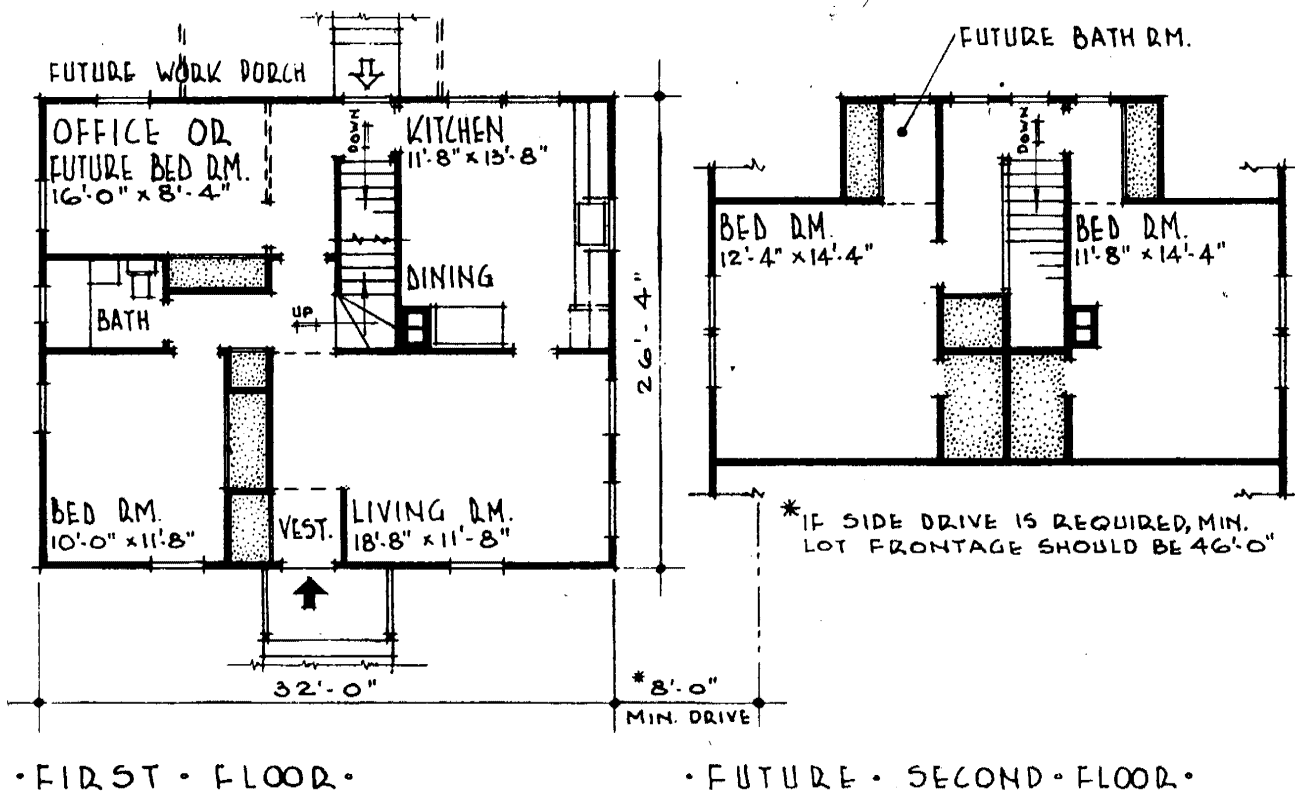
The vestibule contains a coat closet and opens directly into the living room. The chimney is readily available for kitchen range and either basement furnace or space heater in the living room.



On the second floor there are two large bedrooms and an abundance of closet space. Each room in the house has cross ventilation.

Provision is made for an extension to the rear of the house to provide for a work porch which is essential for some kinds of farming.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



CM  
HC



# PLAN

## Nº47-30

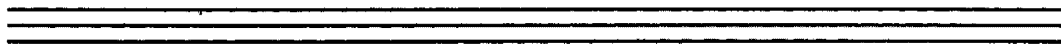
*Suitable for construction in farm, rural or remote districts.*

*Area—988 sq. ft. Cubic contents—19,400 cu. ft.  
Required lot frontage, without driveway—50'-0"  
with driveway—55'-6"*

*6 Rooms, including Living Room,  
Dining Room, Kitchen,  
Work Porch, 2 Bedrooms and a Bathroom.  
Full Basement.*

**T**HIS attractive farm house provides for the usual functions of the farm. There is a large kitchen, work porch, basement with grade entrance, plenty of storage space, and a chimney accessible to kitchen, living room and basement.

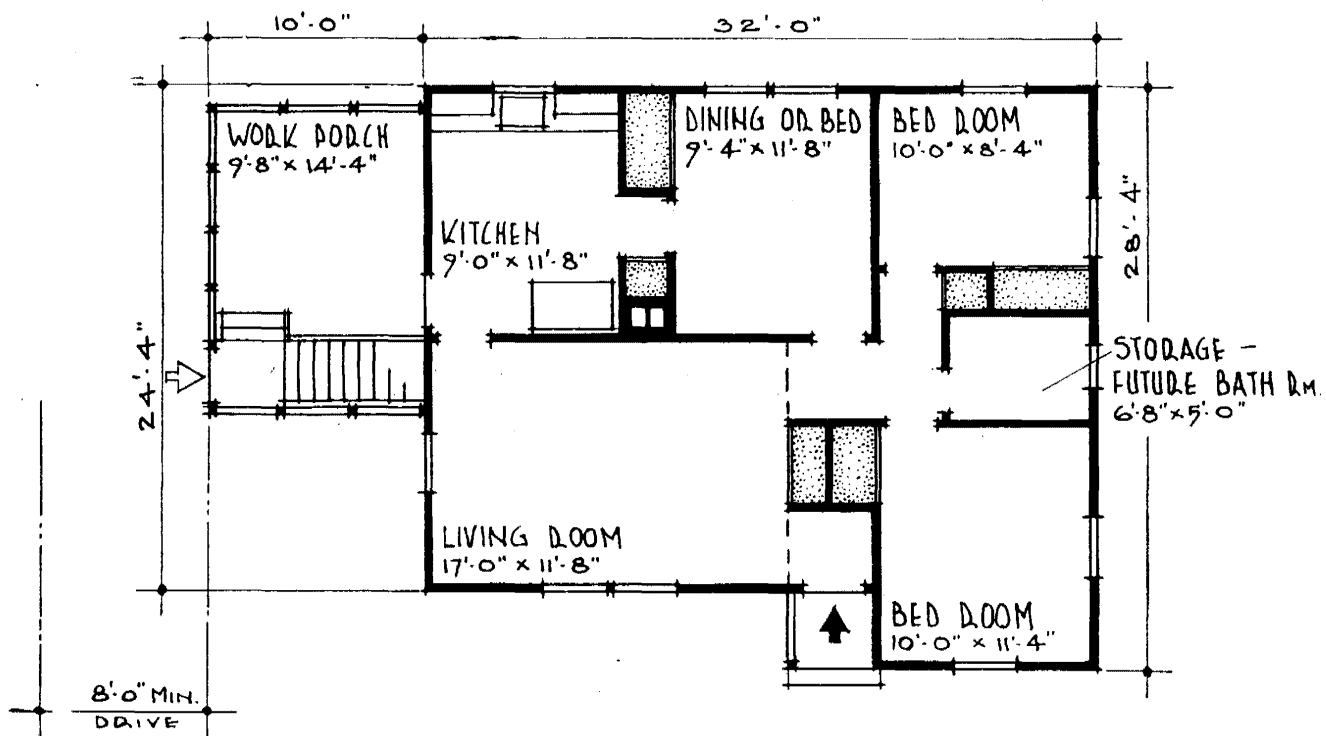
The front porch protects the vestibule which gives access to the living room. A handy coat closet is provided. The living room has good lighting and plenty of wall space.



The kitchen is connected to the living room, work porch and the dining room. The dining room may be used as a third bedroom as it has a generous closet and connects directly to the bathroom hall.

Unless the owner is ready to install the complete bathroom the space may be used as storage.

The plan and elevation show frame construction. If veneer or solid masonry construction is desired the outside overall dimensions of the house and the minimum lot frontage dimension must be increased by approximately 1'-0".



CM  
HC



PRIZE-WINNING  
DESIGNS

*of*

CANADIAN SMALL HOUSE  
COMPETITION

*Sponsored by*

CENTRAL MORTGAGE AND HOUSING CORPORATION

# CANADIAN SMALL HOUSE COMPETITION

## THE PROBLEM

### THE CLIENT

The Client, Mr. Canada, an average Canadian in his middle 30's, has needed a house since the end of the war. He, his wife, his daughter aged five, and a son of two years, are now living in overcrowded accommodation. They need a house immediately that will provide them with convenient and healthful living conditions in accordance with their requirements.

### THE CLIENT'S PROBLEM

Mr. Canada tried to buy a house but could not find one which provided the accommodation and convenience he and his family require. He then considered building but found costs out of line with his budget. He had Victory Bonds and other savings sufficient to provide the equity to finance the construction of a house to cost approximately \$6,000.00 under the National Housing Act. He has a job and a reasonable assurance of permanency. He should not, however, exceed this expenditure and is very desirous of obtaining a house compatible with his family's needs at a lesser cost. He knows of the shortage of materials and high construction costs but in view of his plight he must build immediately. Having heard of new building techniques he hopes his architect will

be able to employ them to solve his problem.

### THE CLIENT'S REQUIREMENTS

Mr. and Mrs. Canada have seen many houses which had small and insufficient numbers of rooms. They feel that these would not provide them with the conditions of health and convenience they are determined to have. They require all rooms as large as possible within the means of their budget. They have no preference concerning style but dislike the freakish or bizarre and picturesque. They are very interested in contemporary ideas of utility and livability and would like "built-in furniture," but do not want "gadgets." Their aim is basic accommodation so as to obtain the maximum of living space for their money. A no-basement house appeals to them if this can be provided without sacrificing accommodation, especially storage space, laundry, utility, and heating facilities; and within their "price ceiling." They do not own an automobile and the provision of a garage is optional. They want a well-lighted and healthful interior and are interested in the trend to larger glass areas. Since their budget is carefully planned, heating and maintenance costs should be at a minimum. They depend upon their architect to advise them upon

the building materials and equipment to be used. They have no objection to departures from traditional materials provided their architect can assure them that the new ones he suggests will give just as good service. Mrs. Canada expects to do her own housework and supervise the children. She naturally wants the rooms planned and arranged to make her household tasks easier and more pleasant, and to allow her as much free time as possible. Mr. and Mrs. Canada have found several urban lots which might be suitable. These are located on various streets and with different orientations. All the lots that they can obtain are internal ones, 40' wide or less, generally flat with a good depth of soil; some have lanes

at the rear and others have not. The usual utilities are available. They expect their architect to select and make the best use of a lot and to design the house so as to obtain the best orientation. They wish to finance the construction of the house under the terms of the National Housing Act, 1944.

### THE ARCHITECT'S PROBLEM

The problem for the architect is the development of a design which will utilize materials, construction and planning methods in such a way as to provide Mr. Canada with a solution to his requirements at the *minimum cost* compatible with acceptability under the Minimum Standards of the National Housing Act, 1944.

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## CONSTRUCTION COSTS

In normal times, it has always been difficult to appraise in advance with any degree of accuracy the actual building cost of a house. In these uncertain days of material shortages, it is even more hazardous. Two identical houses built on opposite sides of the same street by the same contractor may vary in actual costs. Further, costs may change from one locality to another and depend a great deal on the efficiency of local labour and the profits that may satisfy the builder.

A cost of \$6,000 was set for the Canadian Small House Competition as an approximate maximum goal for the competitors. The designs shown in this book generally are valued at \$6,000 — some, of course, may cost more and some less. However, this figure should be used only as a guide for value and not as an estimate of actual cost. To avoid any difficulties, prospective home-owners who wish to build from these plans would be well advised to seek the advice of a local architect or contractor to estimate as closely as possible the cost of building such a house. This should be done before any commitments of any kind are undertaken. In this way, prospective home-builders will lessen the danger of unintentionally incurring costs beyond their means.

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CM  
HC

# CANADIAN SMALL HOUSE COMPETITION

## REPORT OF THE JUDGES

In the opinion of the judges, this competition produced an extraordinary variety of plan arrangements. Competitors made a most exhaustive study of different ways of putting together the elements of the small house plan. In previous competitions there has been some concentration on pretty elevations to make nice exteriors, but in this competition the concentration of the designers on plan arrangements was very noticeable. The plan arrangement was superior to the architectural form in which it was expressed. In fact, perhaps the great outstanding outcome of the competition was the tremendous variety in the architectural character. It is apparent that we are moving away from what is generally considered to be a house of orthodox appearance.

The judges doubted whether there had emerged any great distinction between the regions in the form of plan. It is quite possible that the designs contributed in any region could have been suitable and successful in any other region. The general quality of entries was not up to expectation. The judges felt some disappointment that many experienced firms of architects had been unable to contribute on account of the pressure of present business. The hope was expressed that in any subsequent competi-

tions it would be possible to draw in the practising architectural firms in greater numbers than had been possible on this occasion. Nevertheless, it was obvious to the judges that a great deal of fundamental thinking on Canadian small house planning has now been done.

Much discussion took place concerning the ability of small contractors and speculative builders to carry out some of the designs. It was recognized that a few of the best designs would require careful supervision and skillful craftsmanship for execution. The fear was expressed that if left to second class firms of contractors some designs which looked beautiful might result in very poor creations.

A fundamental issue of consideration was, of course, land coverage, since the bungalow type occupies a large proportion of the lot while a two storey house economizes on roof and lot areas. Preference was given to the house with a basement, particularly on the urging of one of the jury members. The overflow of storage space was regarded as very important in a house of minimum room sizes.

Other plan features most carefully examined by the judges was the communication from front entrances to the rest of the house. Preference was given to those designs which avoided using the living room as a passage. The judges



continually considered the difficulties of the housewife in keeping floors clean and keeping the mess left by children away from the living room. The ease of access from the kitchen, as the working center of the house, to all other parts was a very important factor in decision.

Some difficulty arose concerning the question of garages. It was noticeable that many plans occupied the greater part of a forty-foot lot and therefore made it necessary to place the garage either in front of the house or on the back lot line, assuming a rear lane in many municipalities. Either of these locations would not be very satisfactory within present restrictions.

Another important factor considered was the cost of maintenance throughout the life of the house. A design with a simple roof has obvious advantages since breaks in roofline, pitch, etc., are

obvious causes of future maintenance trouble.

It is felt by the judges that the first three choices in each Region would well provide the Canadian public with some novel and interesting designs for future house construction. It is hoped that further Competitions will be held to stimulate thought and interest in house design and in the development of an architecture which will express the Canadian way of life.

In general the judges believe that this Competition was well worthwhile even though no new building techniques or materials evolved. Three hundred and thirty-one designs were submitted. It is gratifying that the Competition obtained such a wide response throughout the Dominion.

Harold Lawson, F.R.A.I.C.,  
Professional Adviser.

#### JUDGES

Humphrey Carver,  
Research Associate, School of Social Work,  
University of Toronto, Ontario.

Ernest Cormier,  
B.Sc.A., F.R.A.I.C., D.P.L.G.F., R.C.A., F.R.I.B.A.,  
Montreal, Quebec.

L. R. Fairn,  
F.R.A.I.C.,  
Wolfville, Nova Scotia.

William Fredk. Gardiner,  
M.R.A.I.C.,  
Vancouver, British Columbia.

L. J. Green,  
M.R.A.I.C.,  
Winnipeg, Manitoba.

Ernest Ingles,  
O.B.E., Vice-President, International  
Brotherhood of Electrical Workers,  
London, Ontario.

Mrs. Monica McQueen,  
Executive Secretary, Council of Social Agencies  
of Greater Winnipeg, Manitoba.

W. Bruce Riddell,  
F.R.A.I.C.,  
Hamilton, Ontario.

#### PROFESSIONAL ADVISOR

Harold Lawson,  
F.R.A.I.C.,  
Montreal, Quebec.

Competition approved by the Royal Architectural Institute of Canada

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**CM  
HC**

# CANADIAN SMALL HOUSE COMPETITION

## MARITIMES REGION

### No. 47-31 First Prize

This design was thought by many of the judges to be amongst the best submitted. It can be built anywhere in Canada. The plan circulation is excellent and the living-dining room with its large glass area to the south should provide attractive living conditions. The exterior design was considered to be of utmost simplicity and of very fine appearance.

### No. 47-32 Second Prize

Another attractive design which could be built anywhere in Canada. A feature is the provision of a play-room which could become a bedroom when the children grow older. The circulation is not as good as in the first prize winner, although it will be possible to have access to any room in the house without going through another habitable room when the house is finally completed. The plan has a very small area but is not as compact as the first prize winner. The circulation from the front door to the kitchen and from the basement stair to the outside could have been better and the long distance around the house to the rear entrance was commented on. The chief factors responsible for this design being premiated were the accommodation obtained in a small floor area and the pleasant exterior design.

### No. 47-33 Third Prize

This design provides good circulation and the essential accommodation required by the program. It would be popular anywhere in Canada. It was believed that a door from the living room to the rear garden might have been desirable. The judges felt that in this Region a vestibule should have been provided. The provision of an extra study room within the small confines of this house was considered to be excellent.

## QUEBEC REGION

### No. 47-34 First Prize

An excellent design with good circulation and good architectural features. It raised a great deal of discussion regarding the acceptability of a basementless house without characteristics common to the Quebec area. This house was given a first prize, not because of its particular suitability to the Quebec Region but because of its faultless plan arrangements and good architectural features. The judges considered this design to be outstanding and as nearly ideal as possible.

### No. 47-35 Second Prize

Another house design which could be built anywhere in Canada. The judges were impressed with the provision of a potential

four bedrooms. The provision of closet space is excellent. It was felt that the dining table and wicket arrangement could be improved by providing a continuous counter on the kitchen side. The exterior proportions are very simple and pleasing. The outside stair with no provision for covering was questioned.

**No. 47-36 Third Prize**

This design closely approaches the traditional Quebec domestic architecture. It would undoubtedly be acceptable to many families in Quebec. Three bedrooms are provided, but it is necessary for the occupants of the first floor bedroom to pass through the front hall in order to reach the bathroom on the second floor, but this could easily be altered to provide the privacy required.

## **ONTARIO REGION**

**No. 47-37 First Prize**

The display of good taste, distinctive design and general pleasant appearance were the underlying factors that led to its selection. Some of the judges felt that it did not meet the problem since it would suit a corner lot more favourably. There was also some criticism concerning the necessity of passing through the living and dining rooms to reach the kitchen and rear bedroom hall from the front entrance. The arrangement of the kitchen and bathroom plumbing was considered to be very economical and the rear entrance to the kitchen is very well located.

**No. 47-38 Second Prize**

This design was carefully considered for first place but the plumbing arrangements and the small size of the kitchen and its general design characteristics relegated it to second place. It has a very compact functional plan.

**No. 47-39 Third Prize**

This design reduced the two floor square plan to its simplest terms. It has excellent arrangements of side delivery with access to kitchen and heater room. Generally the circulation is very good. The architectural quality is good, although the excessive amount of glass area was questioned for some parts of the Ontario Region.

## **PRAIRIE REGION**

**No. 47-40 First Prize**

A three level house rather more successfully planned than the West Coast prize winner. The junctions of roofs and walls would be much easier to construct. The circulation is very good, except that it is necessary to pass through the dining-living room and main entrance hall to reach the basement from the kitchen. However, the judges believed that this defect could be easily overcome by a minor change such as opening a door from the kitchen to the front hall. A vestibule would have helped this design, particularly in the Prairie Region. The handling of the multipurpose room in the basement was considered to have unusual merit. Some concern was expressed re-



garding the large glass areas for the Prairie Region.

**No. 47-41      Second Prize**

A well planned house with good circulation and accommodation that meets the requirements of the program. The provision of dining space in the kitchen was favourably commented upon. However, it is of a larger size than some of the other prize winners.

**No. 47-42      Third Prize**

This design of unusual appearance contains a very spacious living-dining-kitchen area. A fixed partition or screen between the kitchen and living room might have been an improvement. No vestibule is indicated, but this could be easily provided. The glass area was considered to be slightly excessive for the Region and the type of heating equipment which might be considered normal for houses in this price range.

## **WEST COAST REGION**

**No. 47-43      First Prize**

This design was the most controversial of all. It provoked the great-

est discussion and was finally selected because of its unique features. The split level plan results in good circulation. The exterior design, while original, impressed the Jury as not having been given sufficient study. It was also felt that careful supervision and craftsmanship would be absolutely necessary in the execution of this house. Some concern was expressed regarding its cost.

**No. 47-44      Second Prize**

An economical West Coast type bungalow. The circulation, while good, requires passage through the living-dining room to reach any part of the house from the kitchen. A higher ranking prize might have been awarded had the design been more distinctive.

**No. 47-45      Third Prize**

One of a large group of similar plans submitted in this Region. The plan provides good circulation. The opening between the kitchen and dining-living room was considered unfavourably. The plan is practical and efficient and meets the requirements set forth in the program.

# CANADIAN SMALL HOUSE COMPETITION

## HONOURABLE MENTIONS MARITIMES REGION

No. 47-46

### First Honourable Mention

An attractive and well planned small house. Since it is necessary to pass through the living room to reach the bathroom from the future upstairs bedroom, this house would be considered as a two bedroom house under the National Housing Act standards. However, the judges felt this could be easily overcome by a detailed change in planning, hence it was awarded a mention.

No. 47-47

### Second Honourable Mention

Another bungalow type of basementless house which provides for the requirements of the program. The bedroom-hall space is considered to be a little excessive.

## QUEBEC REGION

No. 47-48

### First Honourable Mention

The arrangement of the living-dining room, kitchen and main entrance hall helped win a Mention for this design. The garage location is also very good, except that it cannot be provided without the consent of the adjoining property owner. A slightly wider lot would

enable this design to be carried out entirely on the owner's property. The exterior design could have been given further study.

No. 47-49

### Second Honourable Mention

This entry meets all the requirements of the program in a generous manner. The circulation is good and convenient and the plan shape is economical. The living-dining arrangement creates a good feeling of spaciousness. The provision of an extra washroom on the ground floor was considered excessive for a house in this price range. The shed for a workshop attached to the side of the house would require a larger lot or be removed entirely.

No. 47-50

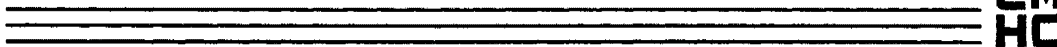
### Third Honourable Mention

A two storey basementless house which could be built in any Region. The circulation is good and the plan compact. However, the elevations could be improved.

No. 47-51

### Fourth Honourable Mention

A two storey design which utilizes the space below the grade for living quarters. It was considered to be unfortunate that it was necessary to mount five steps to reach the vestibule of the house and then descend four to the main



floor level. The circulation was generally not as good as in some of the others. The exterior design was considered to be generally pleasing.

No. 47-52

**Fifth Honourable Mention**

This plan provides for the necessary accommodation, but does not utilize the space as efficiently as some of the other designs. It was felt that the elevations could be improved with more study.

**ONTARIO REGION**

No. 47-53

**First Honourable Mention**

A modern design that could provide suitable living accommodation. It was felt that the bedroom hall was rather long. The dining space being located in the direct path of traffic from the entrance to the rest of the house was criticized. A screen between the kitchen and dinette would have improved this layout. The elevations are rather pleasant, except that the glass area was considered to be excessive for some parts of the Ontario Region. The garage was located in a poor position.

No. 47-54

**Second Honourable Mention**

Another bungalow with a compact plan but in which the arrangement of the rooms is not as good as some of the others. The hall length is a little excessive and circulation a little indirect. While this was considered an attractive design, it did

not have the merit of some of the others.

No. 47-55

**Third Honourable Mention**

Another three level design. Again the glass area was considered to be a little excessive for the Ontario Region. The circulation could also have been improved. The angular chimney treatment is unusual. The general purpose room is well handled. The circulation in this plan is a little difficult. It is necessary to cross the living-dining area to reach the kitchen or bedrooms from the main entrance.

No. 47-56

**Fourth Honourable Mention**

A good house economically planned for low cost. The circulation and room arrangements were not considered to be as good as some of the others.

No. 47-57

**Fifth Honourable Mention**

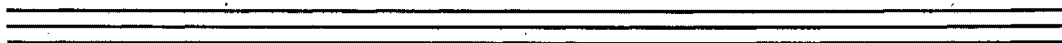
A fairly good plan which occupies more ground area than the prize winners. The hall space is a little excessive, the bathroom seems cramped. The only access to the rear entrance is via the terrace. It was felt that this point could have been handled in a better fashion.

**PRAIRIE REGION**

No. 47-58

**First Honourable Mention**

The exterior of this house is ordinary and practical. The plan is fairly good, except that the kitchen



is cramped and the open basement stair would be a source of worry as far as the children were concerned, even though a gate is indicated. The glass area is a little on the large size for this Region.

No. 47-59

**Second Honourable Mention**

A fairly good plan except that the circulation from the kitchen to the main entrance could have been arranged in a better manner. The exterior elevations are plain, depending on window arrangement for interest. Again, it was felt that the window area might be excessive for this Region and should be reduced to save on heating bills.

No. 47-60

**Third Honourable Mention**

This design has a modern shed roof, which though it is economical could have been handled more skillfully. The plan circulation is good, even though it is necessary to use the living room as a passage from the front entrance. The combination of heater room, play area is thought to be a good idea.

No. 47-61

**Fourth Honourable Mention**

A good plan. The arrangement of the rear entrance providing access to the kitchen and heating room was considered to be very good. Windows were considered to be large for the Prairie Region and the house occupies a larger area than some of the prize winners, which would reflect in higher costs.

No. 47-62

**Fifth Honourable Mention**

This design has a larger outside perimeter and the circulation was not as good as some of the others. The kitchen is very small.

## **WEST COAST REGION**

No. 47-63

**First Honourable Mention**

The bedroom wing in this design was considered to be good but the circulation in the living part of the house had some shortcomings. The coat closet off the living room is small and it is necessary to use the living room as passageway to go from the front door to any part of the house. The provision of a separate dining room was considered to be a little extravagant for the small house.

No. 47-64

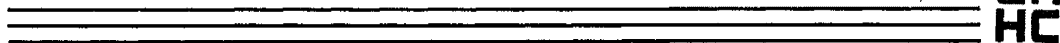
**Second Honourable Mention**

Another plan with good circulation but which covers a large area. The rear bedroom hall was considered to be a little wasteful. The elevations are uninspiring.

No. 47-65

**Third Honourable Mention**

This design provides a small house which meets the requirements of the program. However, the hall space is a little long and the kitchen-front door relationship could have been improved.



No. 47-66

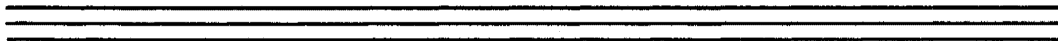
**Fourth Honourable Mention**

The unusual feature about this design is the method used to secure basement space without much excavation. The circulation is a little complicated and a certain amount of passage through habitable rooms is required to reach the other rooms. The elevations are ordinary.

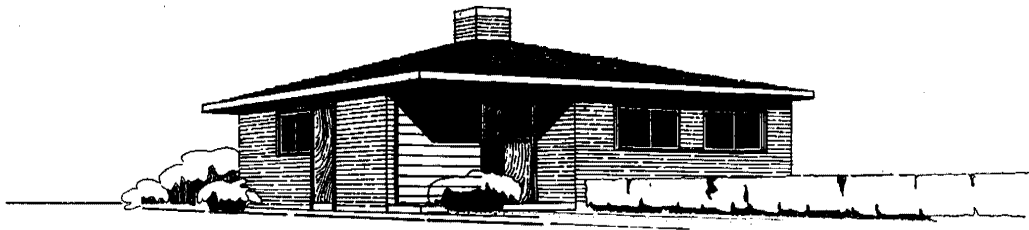
No. 47-67

**Fifth Honourable Mention**

One of the two storey plan types. The circulation is good but is not as direct as some of the other plans. The living-dining room is large, and should provide good living accommodation.







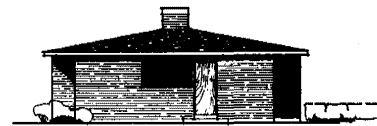
PERSPECTIVE OF NORTH & EAST ELEVATIONS



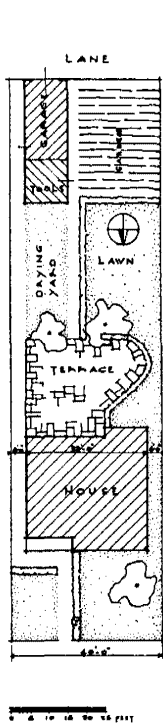
WEST ELEVATION



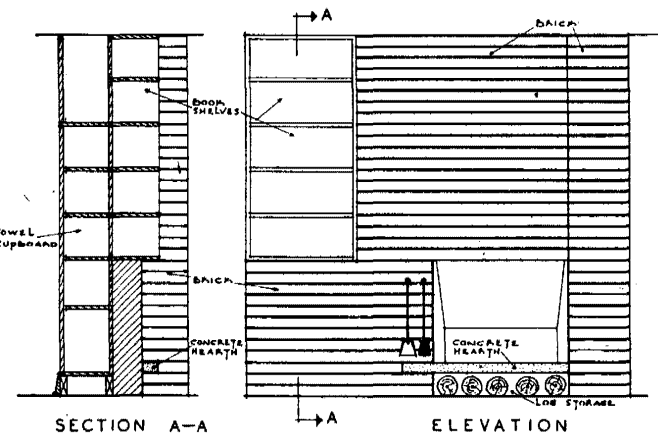
SOUTH ELEVATION



EAST ELEVATION

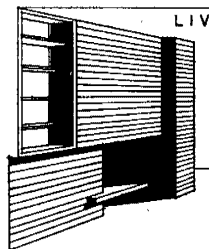


LOT PLAN

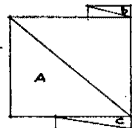


SECTION A-A

ELEVATION

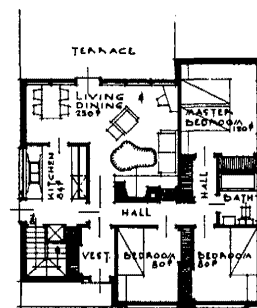


LIVING ROOM FIREPLACE DETAIL

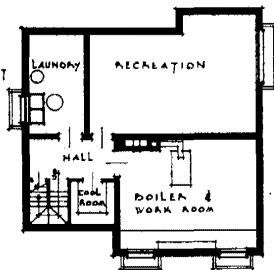


AREA DIAGRAM

A	27'-0" x 33'-0" = 894 sq. ft.
B	31'-0" x 11'-6" = 356 sq. ft.
C	31'-6" x 20'-0" = 630 sq. ft.
TOTAL	1880 sq. ft.



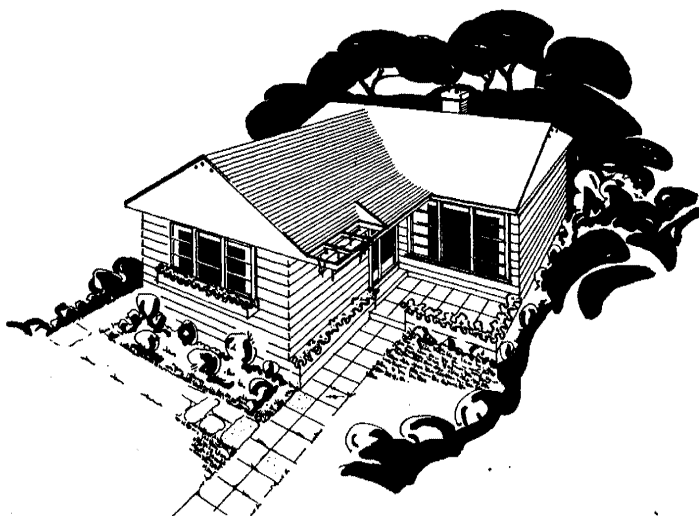
FIRST FLOOR



BASEMENT

MARITIME REGION

# CANADIAN SMALL HOUSE COMPETITION



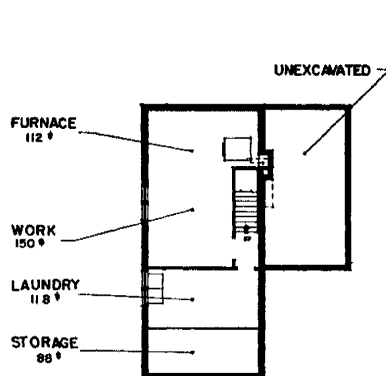
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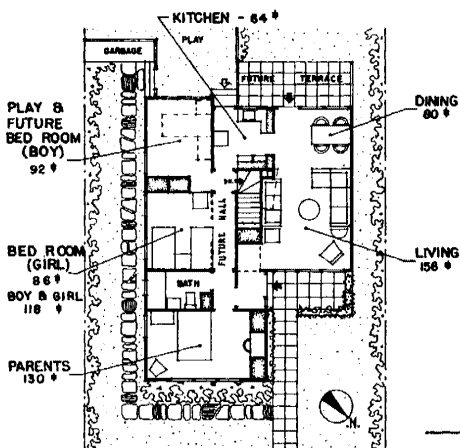
REAR



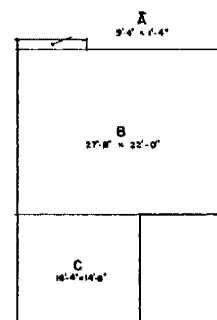
LEFT



BASEMENT

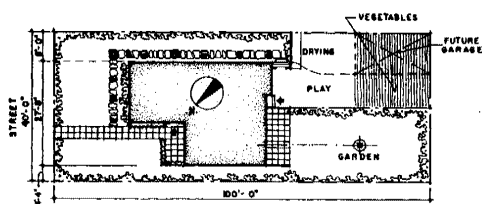


FIRST FLOOR



AREA  
DIAGRAM

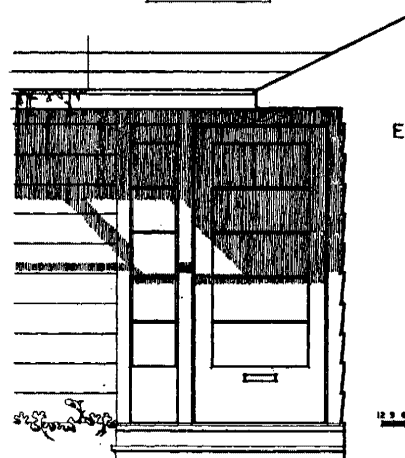
A	13
B	607
C	240
<b>TOTAL AREA</b>	<b>860</b>



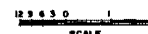
PLOT PLAN



SCALE FOR PLANS AND ELEVATIONS

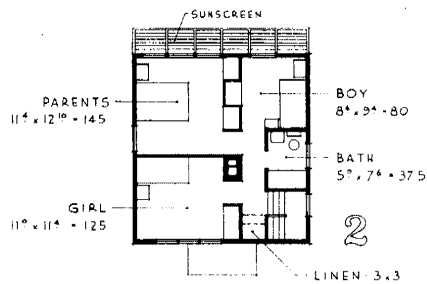
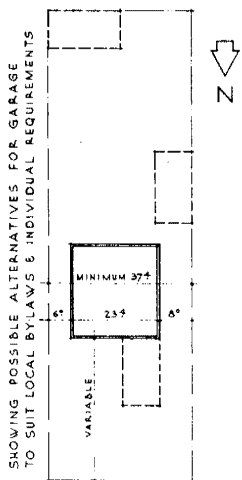


ENTRANCE  
DETAIL

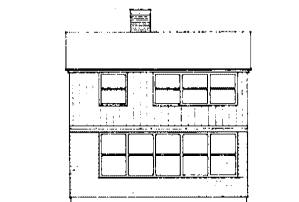


# MARITIME REGION CANADIAN SMALL HOUSE COMPETITION

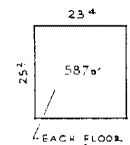
PLOT PLAN  
1/8" SCALE



WEST ELEVATION

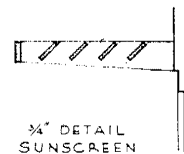
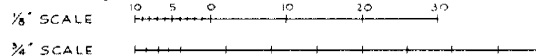
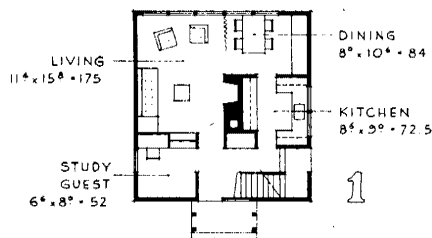


SOUTH ELEVATION

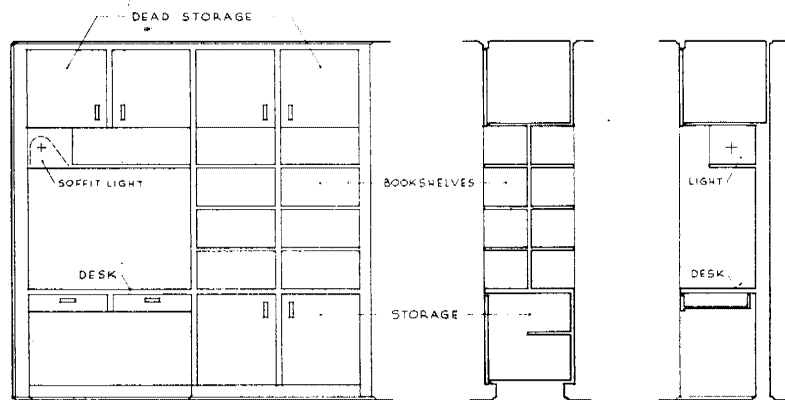
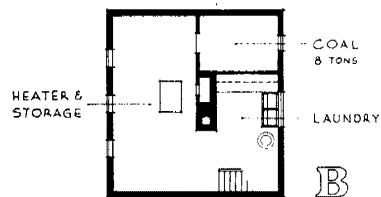


EACH FLOOR

TOTAL: 1174 sq'  
AREA DIAGRAM



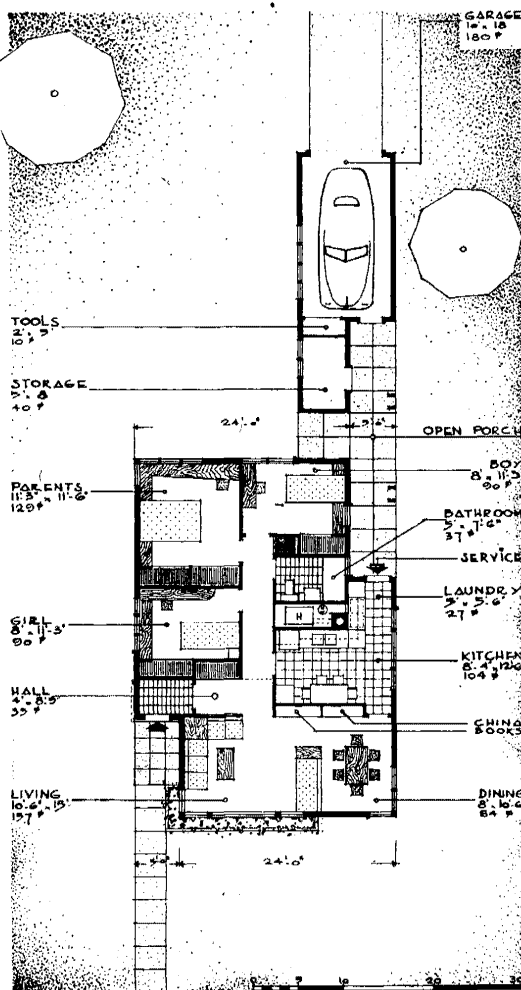
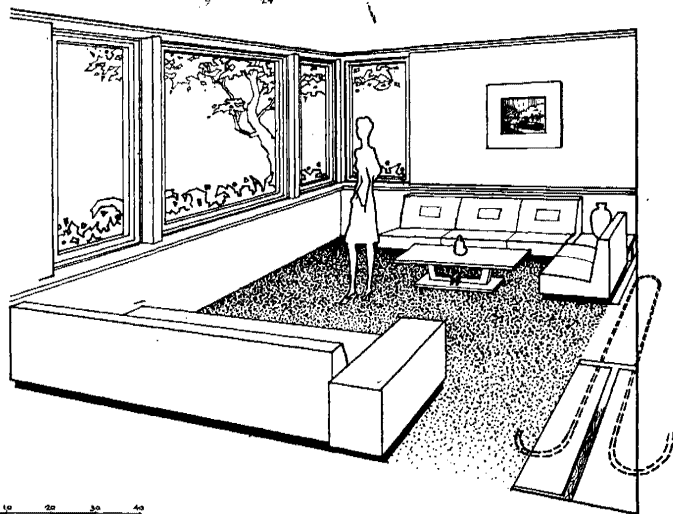
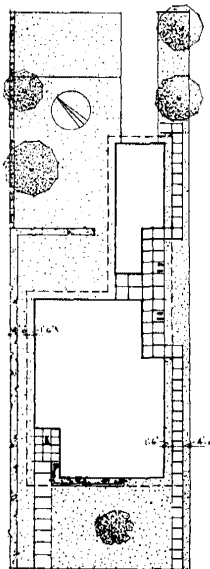
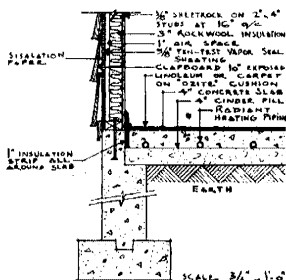
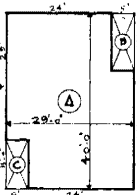
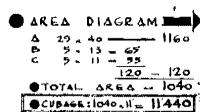
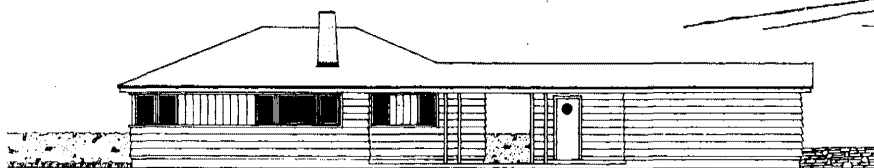
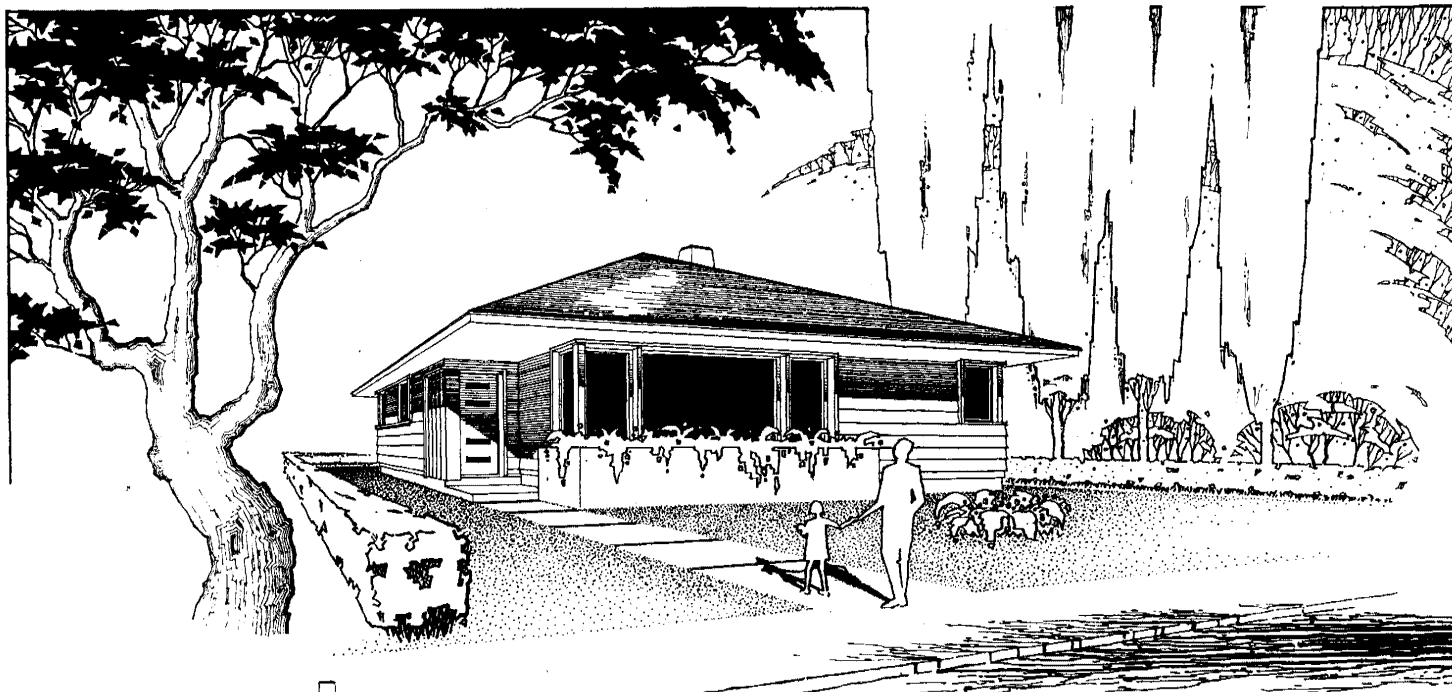
1/4" DETAIL  
SUNSCREEN



1/4" DETAIL - STORAGE UNIT IN STUDY-GUEST ROOM

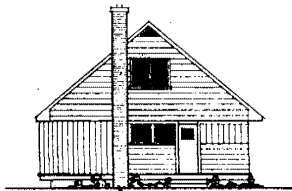
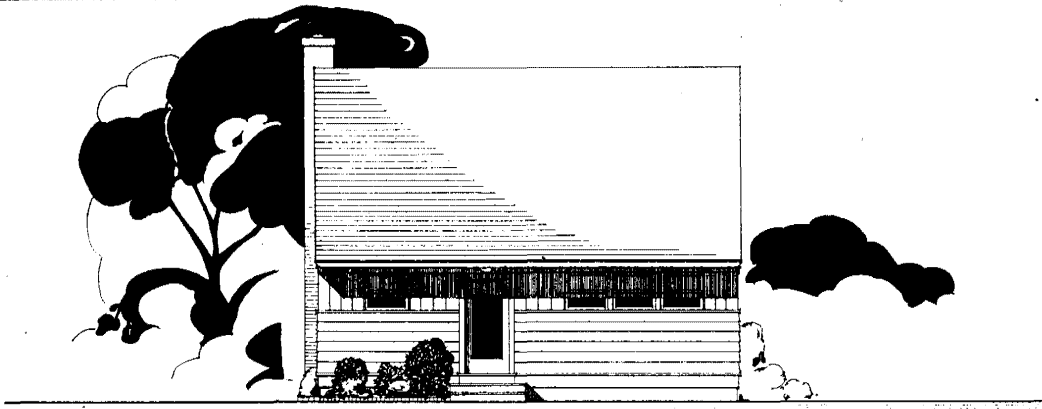
MARITIME REGION

# CANADIAN SMALL HOUSE COMPETITION

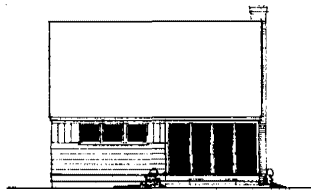


QUEBEC REGION

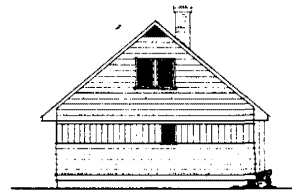
# CANADIAN SMALL HOUSE COMPETITION



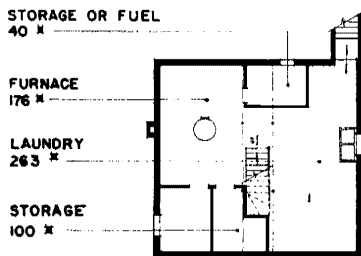
LEFT



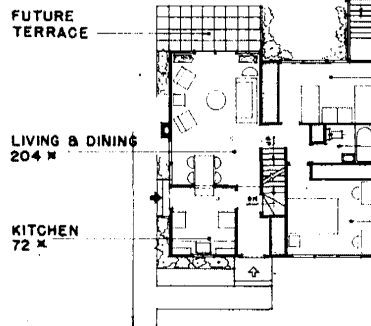
REAR



RIGHT



BASEMENT

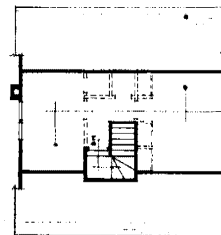


FIRST FLOOR

CHILDREN  
104' x

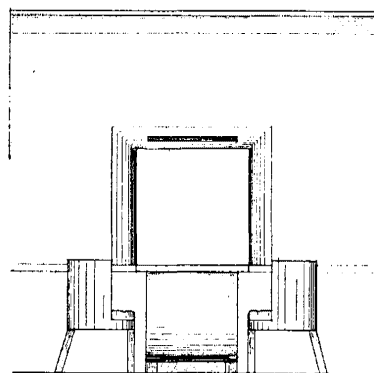
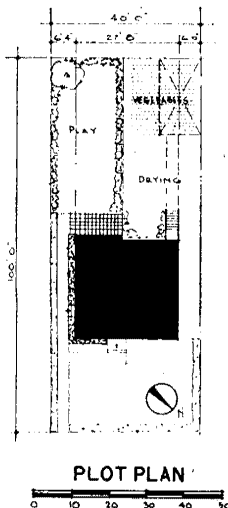
BATH  
30' x

PARENTS  
126' x

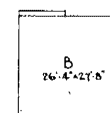


FUTURE SECOND FLOOR

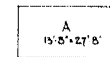
BED ROOMS  
104' x 130' x



DINING SERVING UNIT



FIRST FLOOR



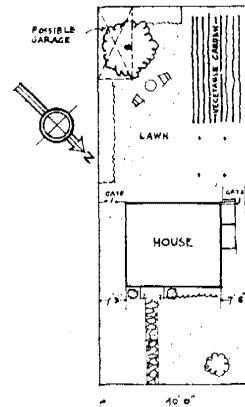
FUTURE SECOND FLOOR

AREA OF FIRST FLOOR: A+B = 742 SQ. FT.  
AREA OF SECOND FLOOR: A+B = 582 SQ. FT.

AREA DIAGRAM

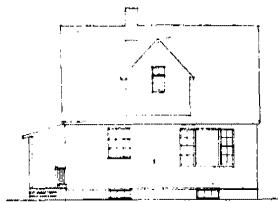
QUEBEC REGION

# CANADIAN SMALL HOUSE COMPETITION

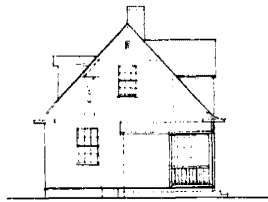


PLOT PLAN

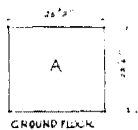
10 20 30 40 FT.



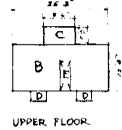
REAR ELEVATION



SIDE ELEVATION

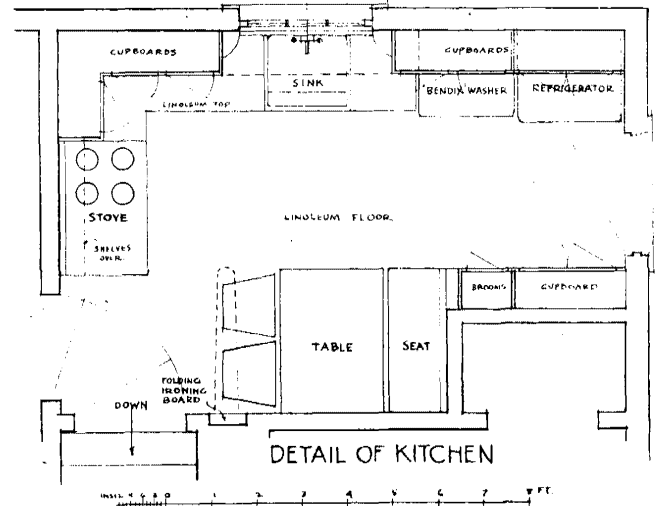


GROUND FLOOR



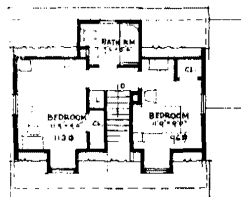
UPPER FLOOR

FLOOR AREA A = 568.12  
B + E = 285.31  
C = 42.50  
D = 7.4  
TOTAL 810.93 SQ. FEET.

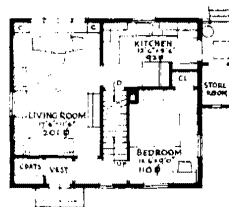


DETAIL OF KITCHEN

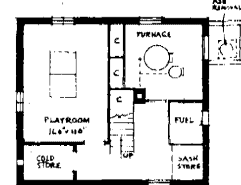
SCALE FOR PLANS & ELEVATIONS



FIRST FLOOR



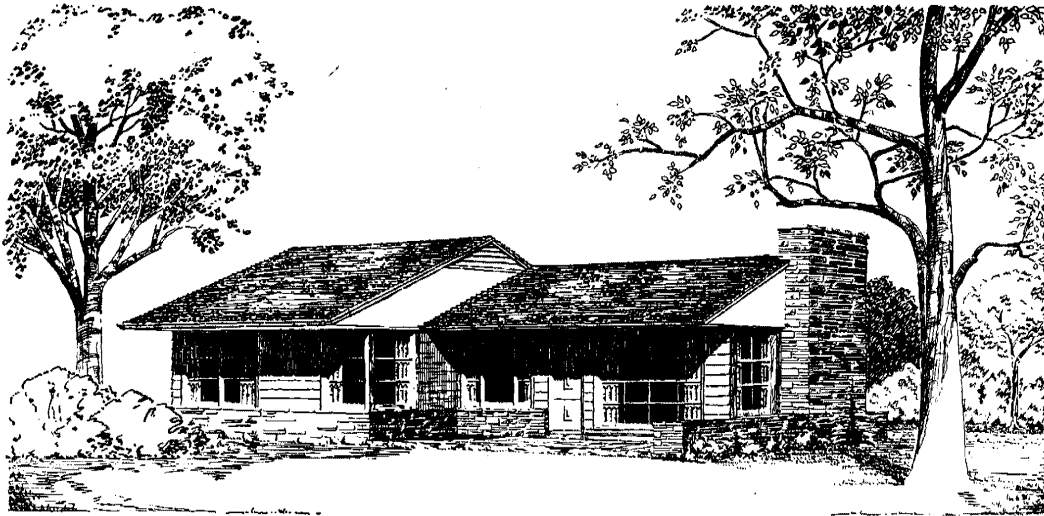
GROUND FLOOR



BASEMENT

QUEBEC REGION

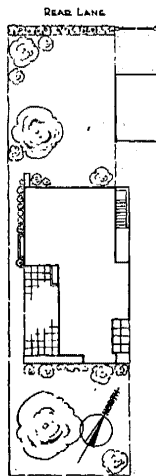
# CANADIAN SMALL HOUSE COMPETITION



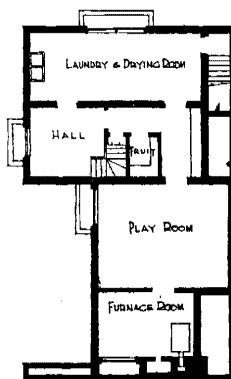
NORTH  
GARDEN FRONT



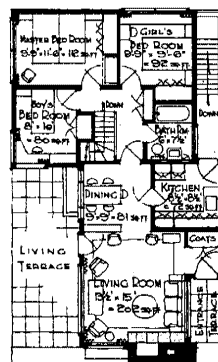
WEST  
ENTRANCE FRONT



PLOT PLAN

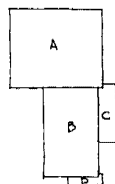


BASEMENT

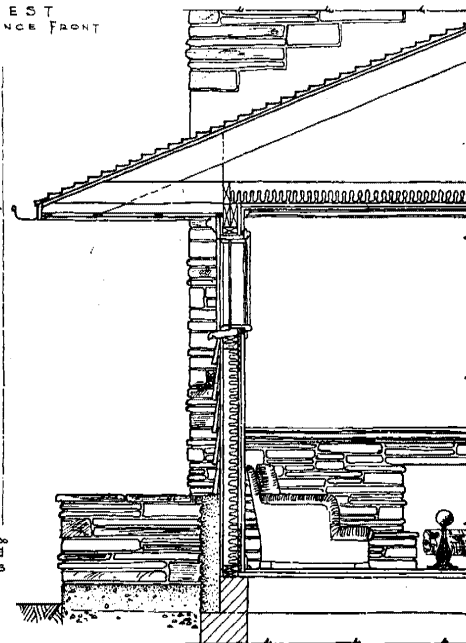


GROUND FLOOR

10 5 0 10 20 30  
SCALE OF PLANS & ELEVATIONS



A = 21' x 24' = 515  
B = 14' x 24' = 348  
C = 4' x 15' = 70  
D = 2' x 9' = 20  
TOTAL AREA = 953 sq. ft.



ONTARIO REGION

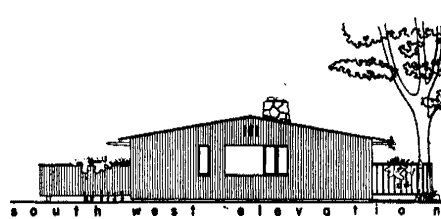
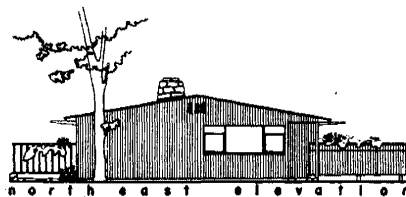
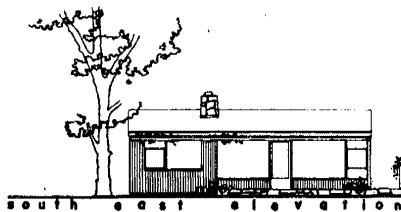
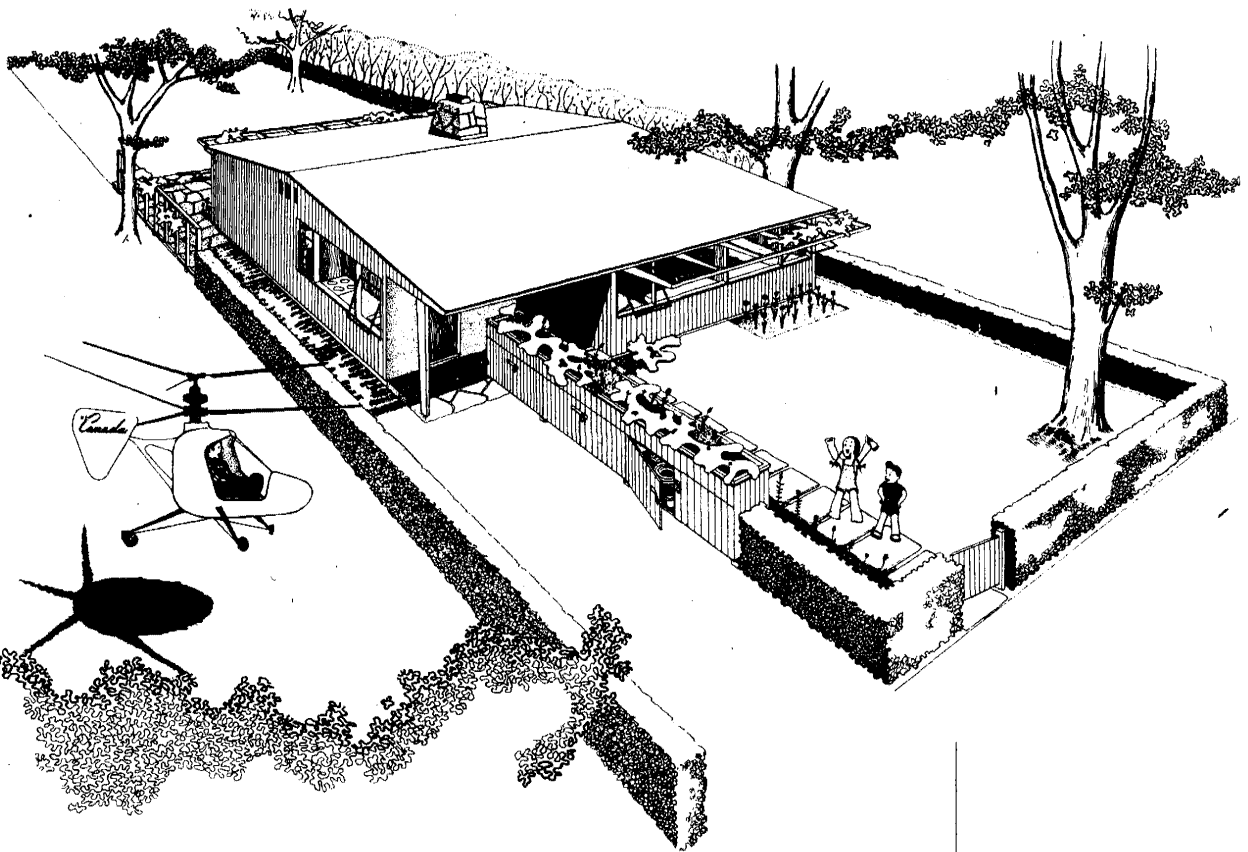
# CANADIAN SMALL HOUSE COMPETITION

E. C. S. Cox,  
Architect,  
Thorncrest Village,  
Islington, Ont.

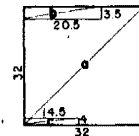
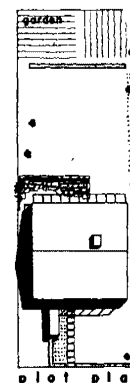
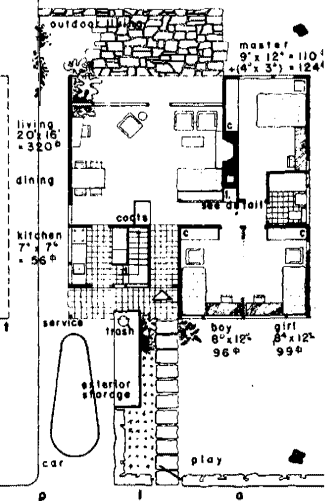
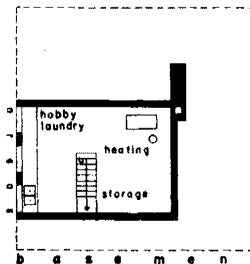
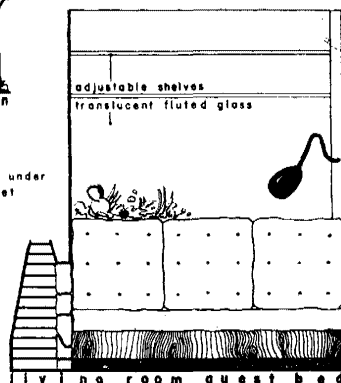
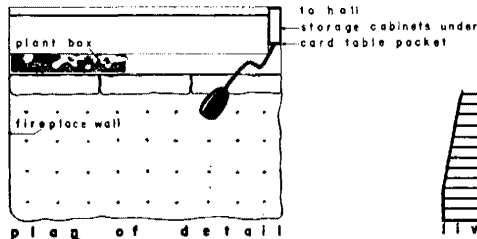
Design No. 47-37  
(First Prize)

PAGE NINETY-ONE

construction of a square house planned to a four foot module, to facilitate construction and reduce cost whether conventional or prefabricated wall panel construction is used. Prefabricated roof trusses plus the square plan permit variety when the plan is used in group housing as roof trusses of identical design can be used to make roof slopes in either direction. Fixed glass is set directly into structural members eliminating millwork, while casements are in even stud multiples minimizing window framing. Prefabricated closet units add further economies to the house.



0 5 10 15 20 25 30 35  
scale one eighth



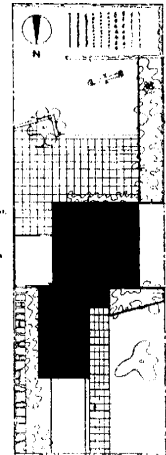
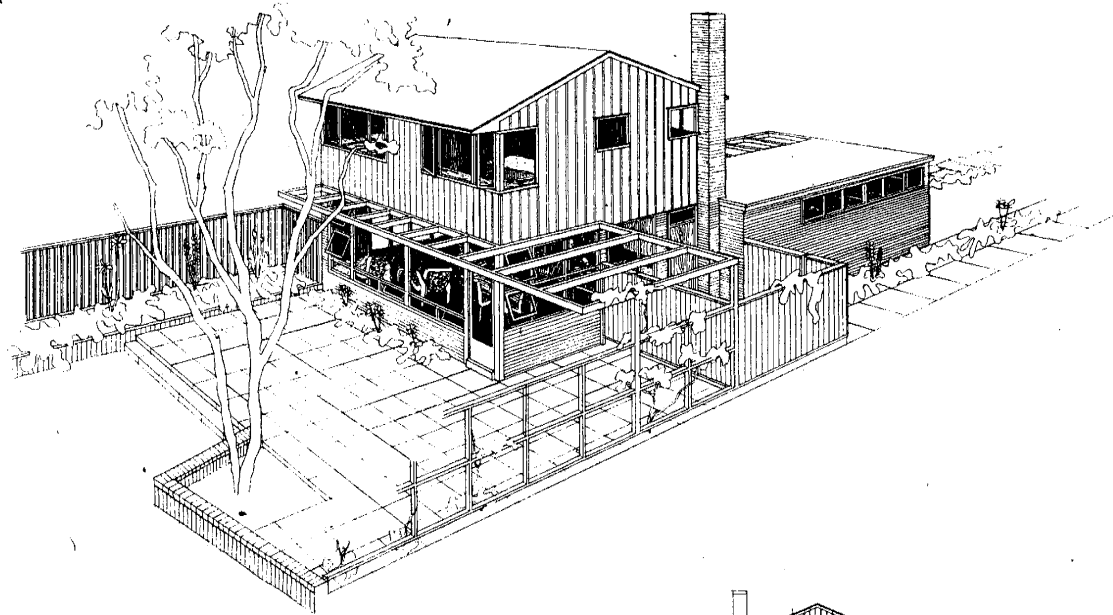
scale 1" = 20'  
lot coverage 22%  
when the lot is  
40' x 120'  
or 25% when it is  
40' x 100'

a 32 x 32 = 1024  
b 20.5 x 3.5 = 71.75  
c 4.5 x 4 = 58  
net floor area a-(b+c) = 894  
sq. ft

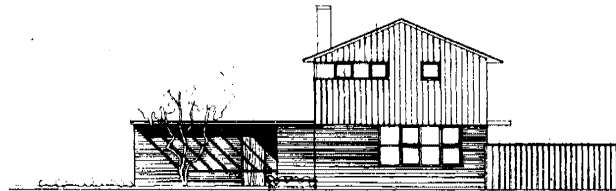
ONTARIO REGION

# CANADIAN SMALL HOUSE COMPETITION

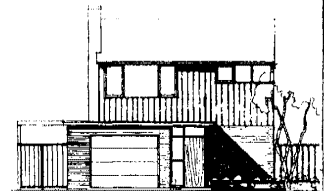




SITE PLAN



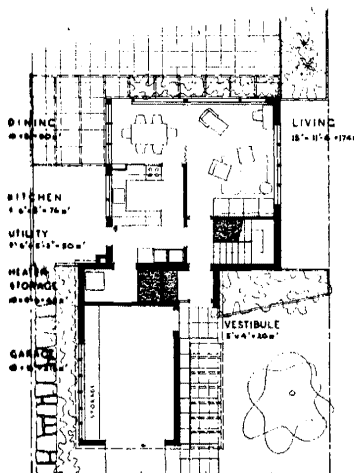
WEST ELEVATION



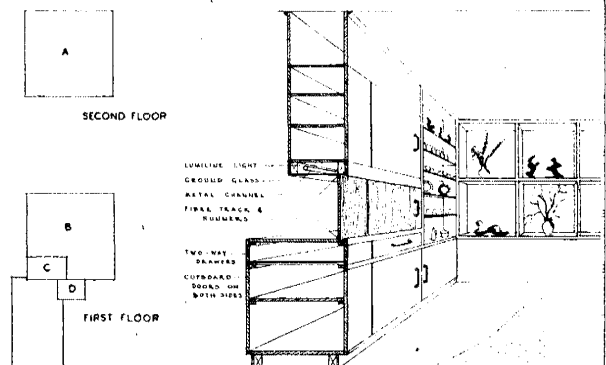
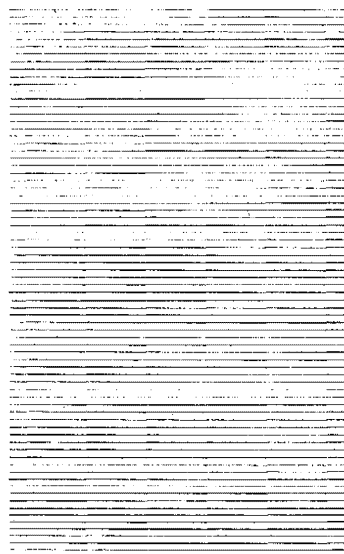
NORTH ELEVATION



SECOND FLOOR PLAN



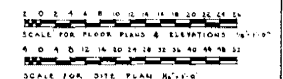
FIRST FLOOR PLAN



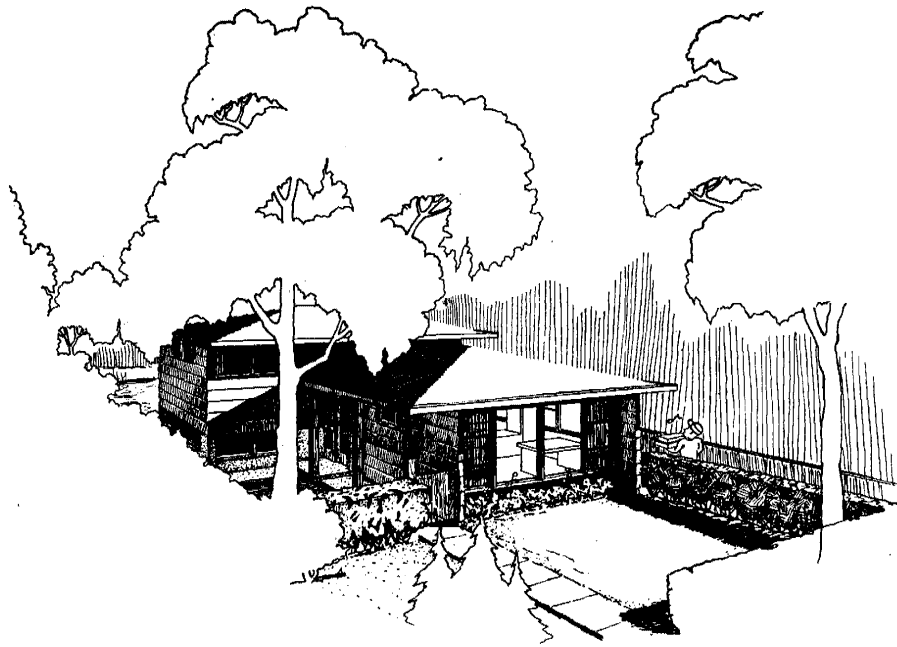
DETAIL OF PASS-THROUGH  
HATCH FROM KITCHEN  
TO DINING ROOM

AREA A	23'-0" x 23'-0" = 529'	529'
AREA B + C	23'-0" x 23'-0" = 529'	
AREA D	7'-0" x 5'-0" = 35'	
AREA E	10'-0" x 6'-0" = 60'	
TOTAL	511'	511'
GRAND TOTAL		1046'

AREA COMPUTATION



# ONTARIO REGION **CANADIAN SMALL HOUSE COMPETITION**



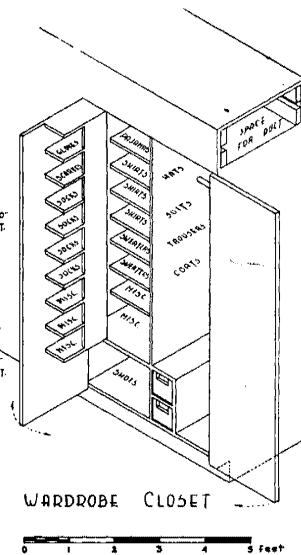
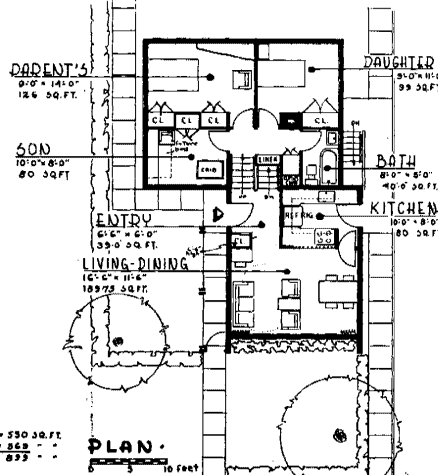
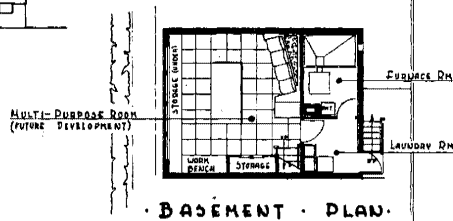
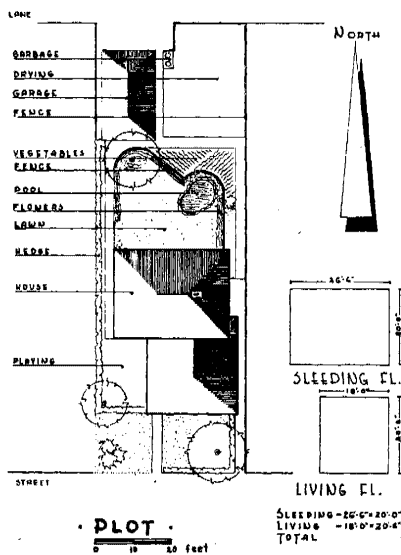
• PERSPECTIVE •  
VIEW FROM SOUTH-WEST



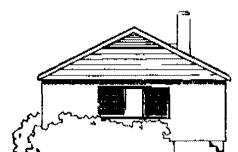
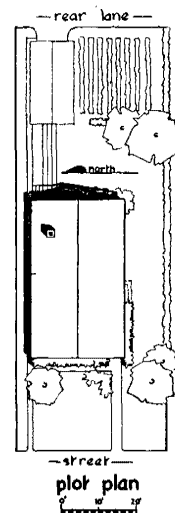
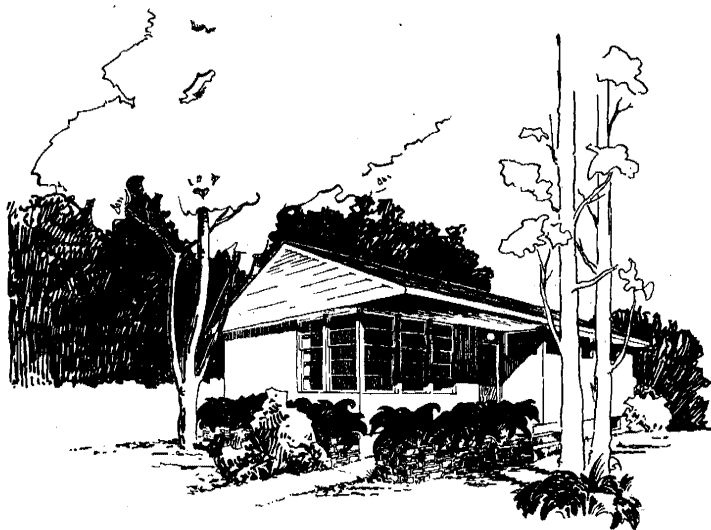
• EAST • ELEVATION •  
0 5 10 feet



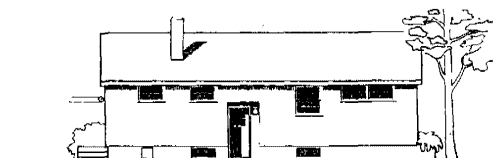
• NORTH • ELEVATION •  
0 5 10 feet



# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION

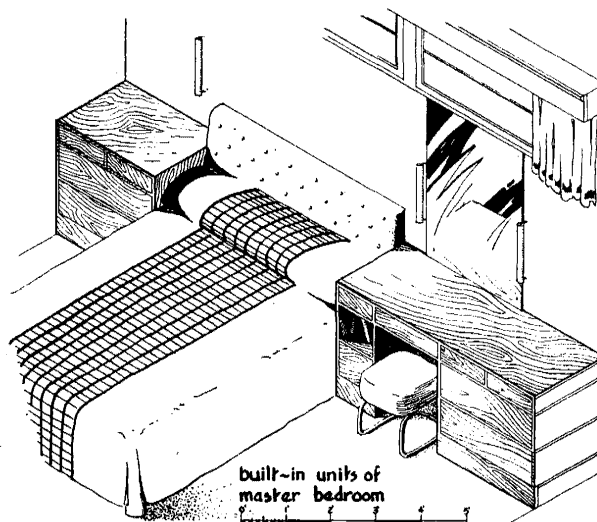
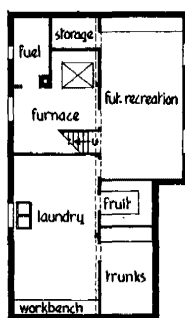
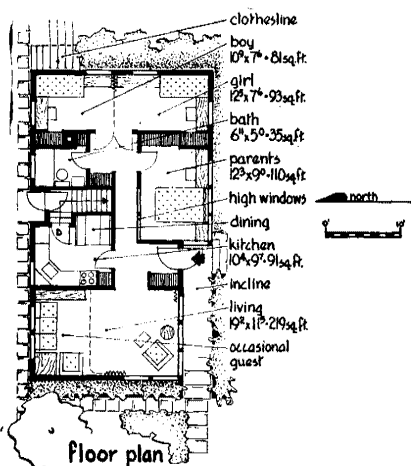
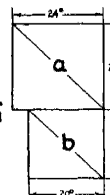


east

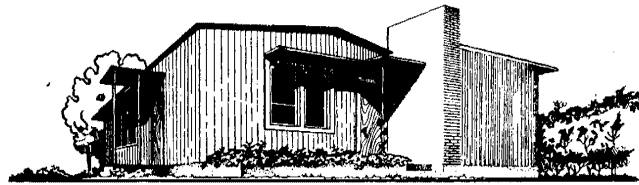


north

area diagram  
 $a = 24 \times 23 = 552$   
 $b = 20 \times 18 = 360$   
 total ... 912



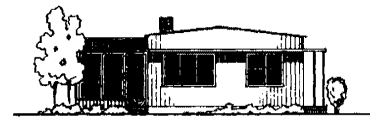
# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION



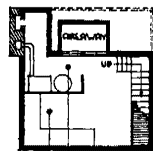
PERSPECTIVE *from* NORTH-EAST



WEST ELEV.



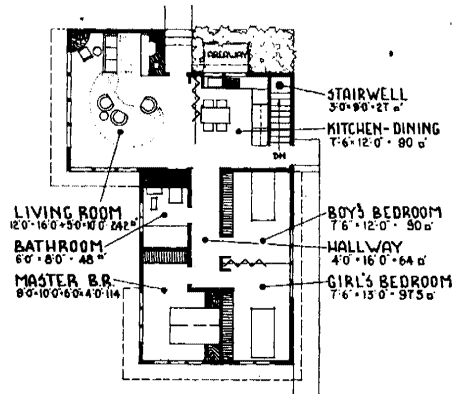
SOUTH ELEV.



HEATING RM.  
UTILITY RM.

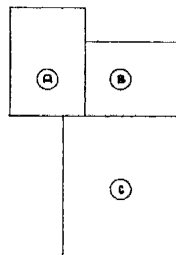
**BASEMENT  
PLAN**

SCALE in feet



**MAIN FLOOR PLAN**

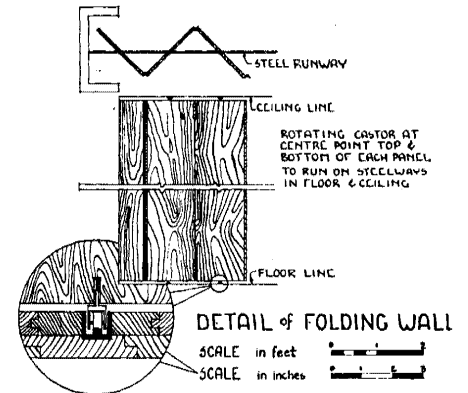
SCALE in feet



**AREA DIAG.**

A 13'0" x 18'0" = 247.0'  
B 15'0" x 17'0" = 221.0'  
C 20'6" x 25'6" = 522.75'  
TOTAL = 980.75'

SCALE in feet



**DETAIL of FOLDING WALL**

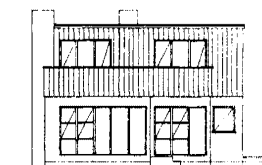
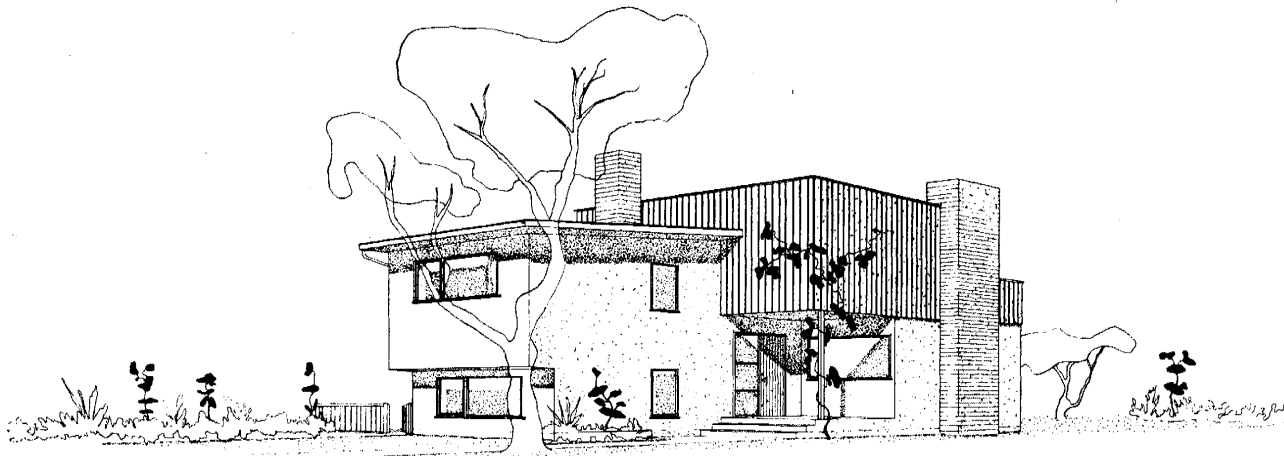
SCALE in feet  
SCALE in inches

**PLOT  
PLAN**

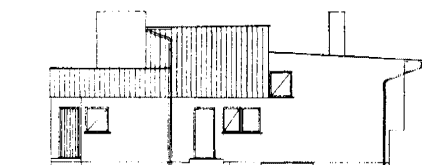
SCALE in feet



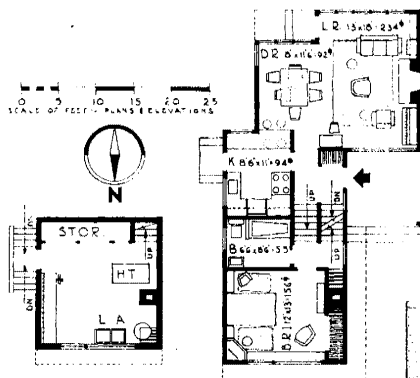
# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION



SOUTH ELEVATION

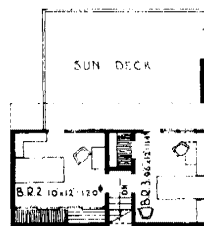


EAST ELEVATION

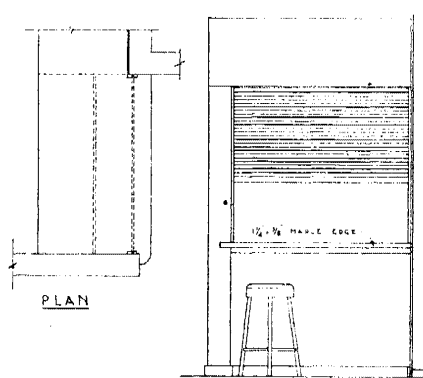


BASEMENT

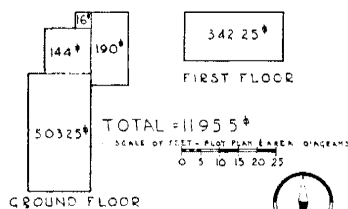
GROUND FLOOR



FIRST FLOOR

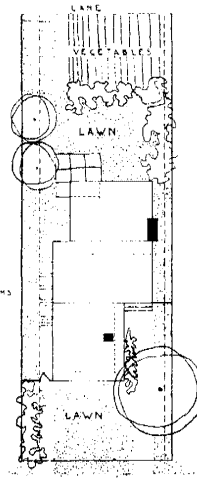


DINING ROOM ELEVATION

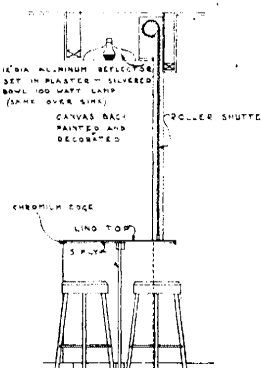


GROUND FLOOR

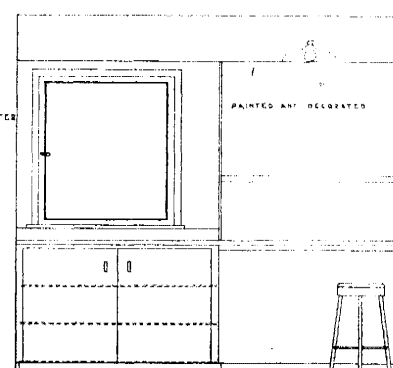
AREA DIAGRAMS



PLOT PLAN



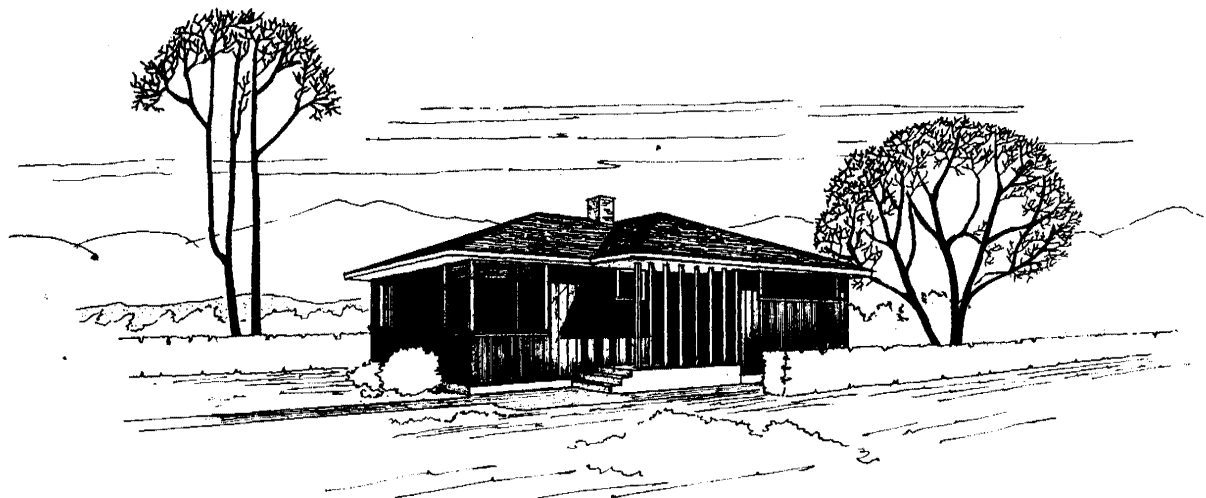
SECTION



KITCHEN ELEVATION

BREAKFAST COUNTER DETAILS

# CANADIAN WEST COAST SMALL HOUSE COMPETITION

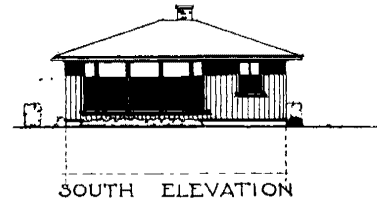
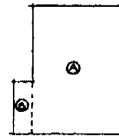


PERSPECTIVE  
VIEW FROM NORTH WEST  
SCALE  $\frac{1}{8}'' = 1'$

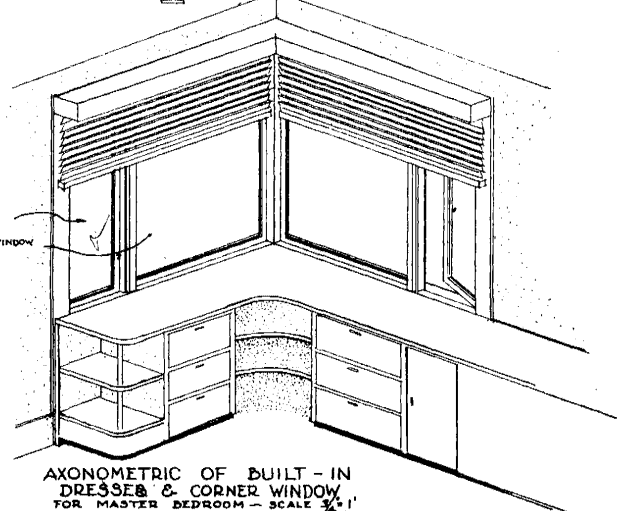
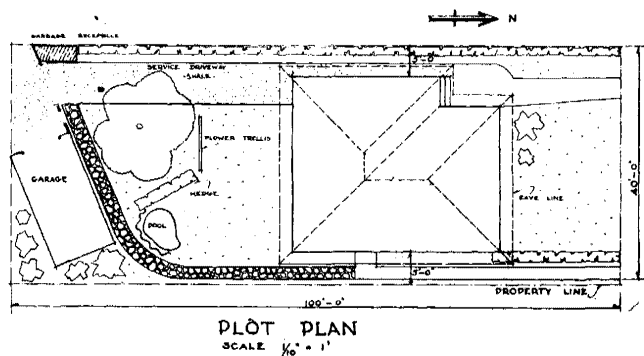
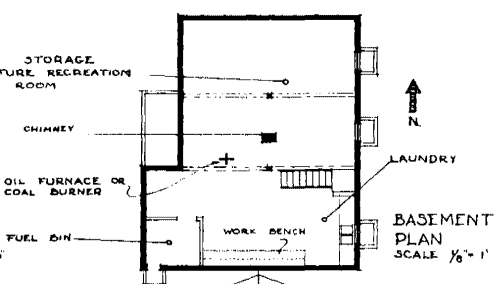
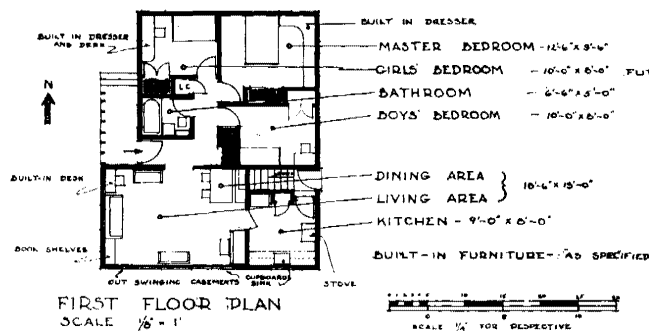


EAST ELEVATION

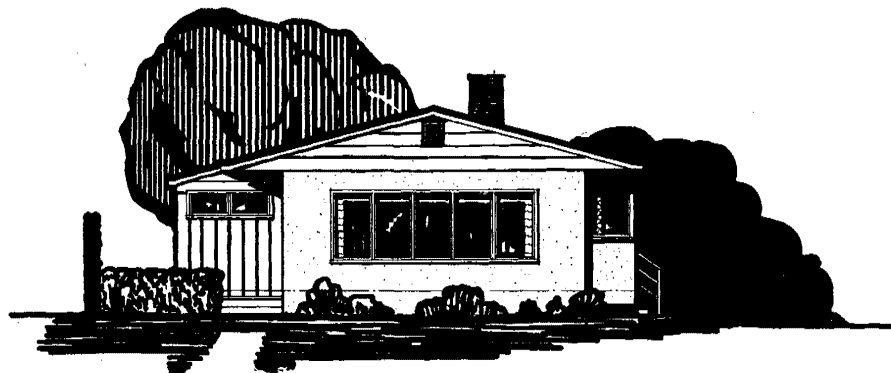
LIVING SPACE  
ALL FIRST FLOOR AREA  
SLEEPING - 24'-0" x 34'-6" = 828"  
SLEEPING - 14'-0" x 4'-0" = 56"  
TOTAL - 884"



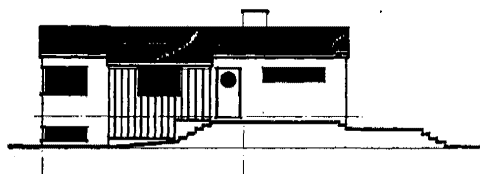
SOUTH ELEVATION



# WEST COAST REGION CANADIAN SMALL HOUSE COMPETITION



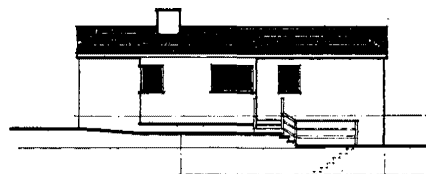
SOUTH.



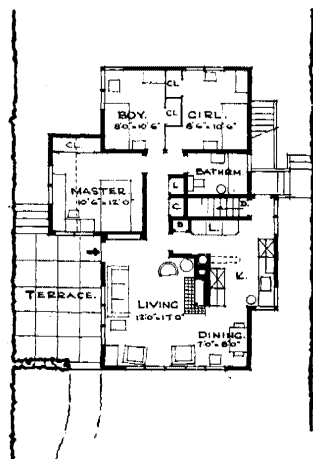
WEST.



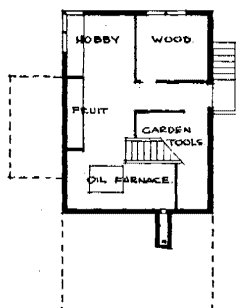
NORTH.



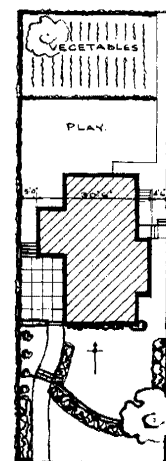
EAST.



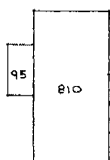
PLAN.



BASEMENT.



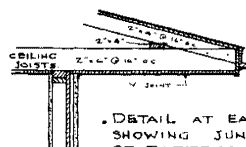
PLOT.



<u>ROOM AREAS.</u>	
LIVING-DINING.	246 SQ. FT.
KITCHEN-LAUNDRY.	120 - -
MASTER BEDRM.	126 - -
BOYS BEDRM.	84 - -
GIRLS BEDRM.	88 - -
BATHRM.	44 - -

TOTAL AREA.

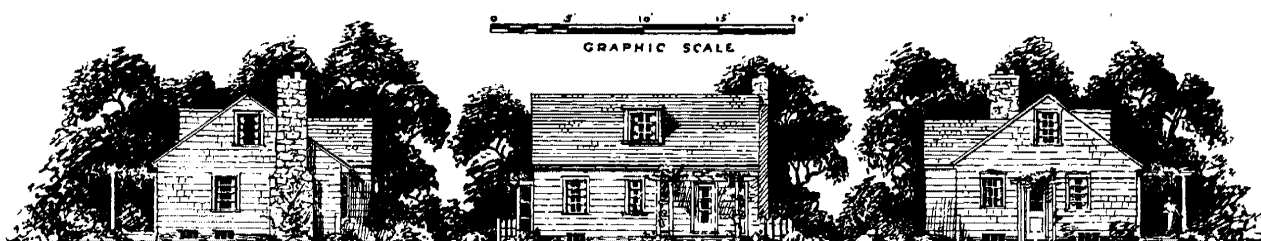
$$810 + 95 + 54 = 959 \text{ SQ. FT.}$$



DETAIL AT EAVES  
SHOWING JUNCTION  
OF RAFTERS  
CEILING JOISTS.

WEST COAST REGION

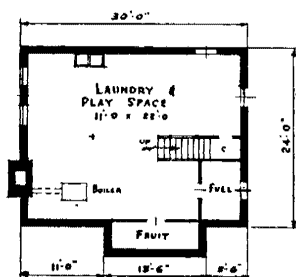
# CANADIAN SMALL HOUSE COMPETITION



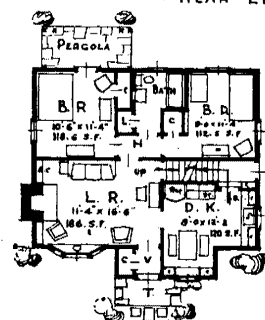
• SIDE ELEVATION •

• REAR ELEVATION •

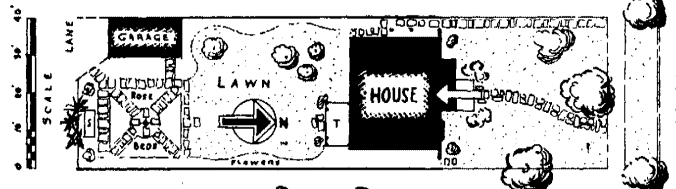
• SIDE ELEVATION •



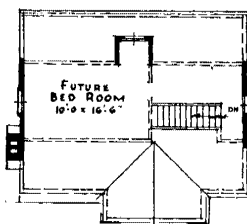
• BASEMENT PLAN •



• FIRST FLOOR PLAN •



• PLOT PLAN •



• ATTIC PLAN •  
FOR FUTURE EXPANSION

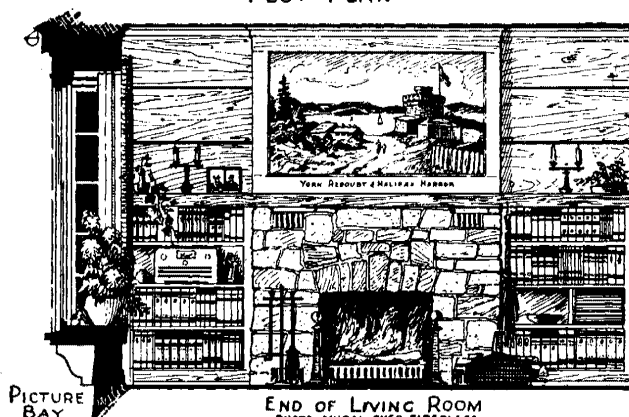


SCALE FOR PLANS

SCALE FOR DETAIL



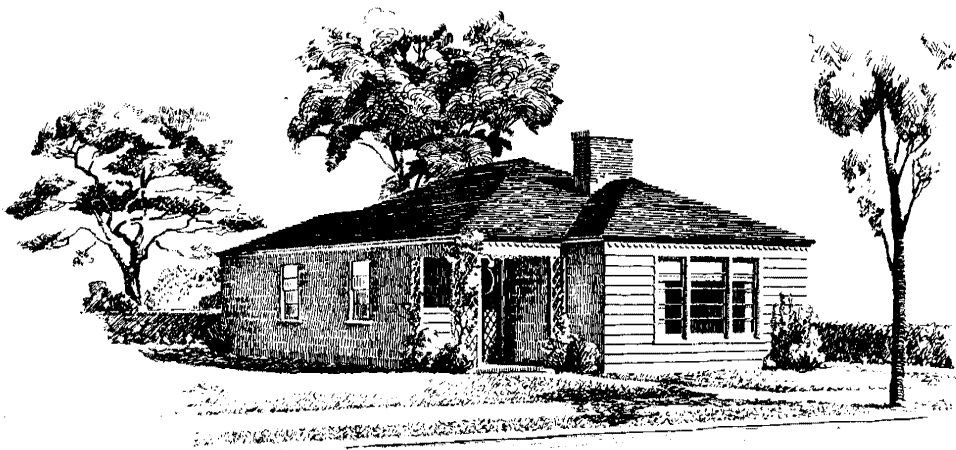
• AREA DIAGRAM •



END OF LIVING ROOM  
PHOTO MURAL OVER FIREPLACE

# MARITIME REGION CANADIAN SMALL HOUSE COMPETITION

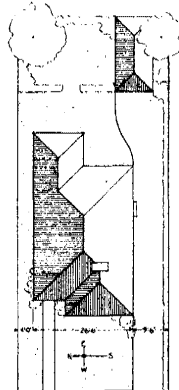




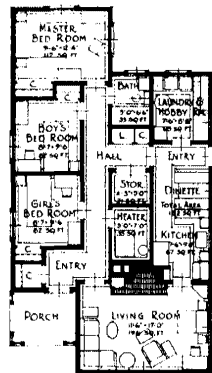
EAST ELEVATION



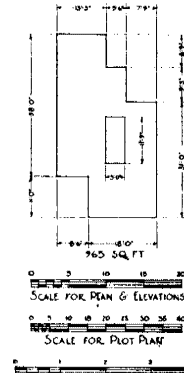
SOUTH ELEVATION



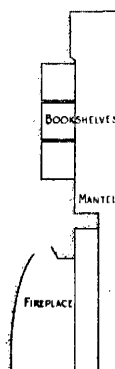
PLOT PLAN



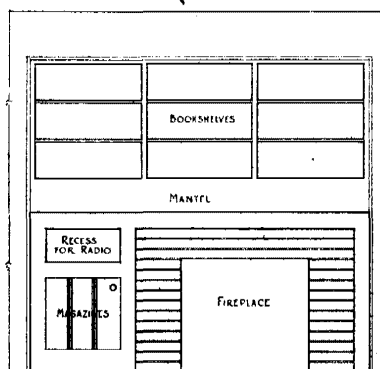
FLOOR PLAN



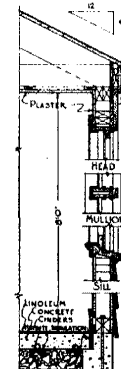
SCALE FOR PLAN & ELEVATIONS  
SCALE FOR PLOT PLAN



SECTION THROUGH MANTEL



ELEVATION OF LIVING ROOM MANTEL



WALL SECTION

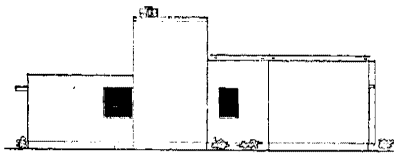
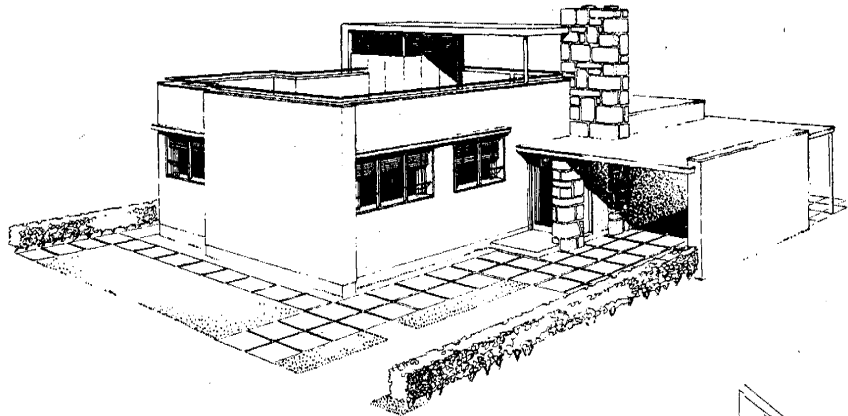
MARITIME REGION

# CANADIAN SMALL HOUSE COMPETITION

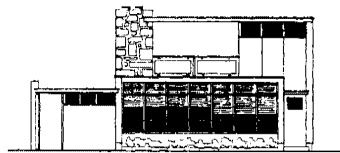
Stanley W. Emmerson,  
c/o Alward & Gillies, Architects,  
Canada Permanent Bldg.,  
Saint John, N.B.

Design No. 47-47  
(Second Honourable Mention)

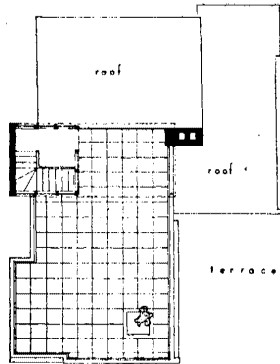
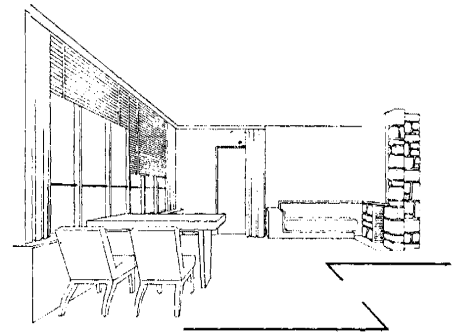
PAGE ONE HUNDRED AND ONE



SIDE ELEVATION

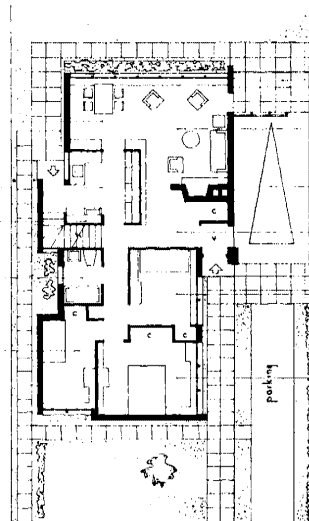


GARDEN ELEVATION



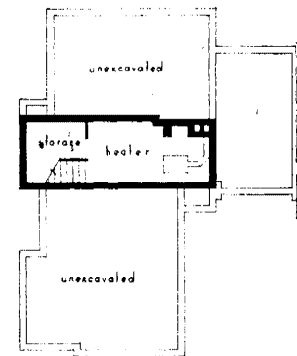
ROOF PLAN

DINING 90 sq ft  
KITCHEN 85 sq ft  
washing  
BATH 35 sq ft  
BOY 82 sq ft

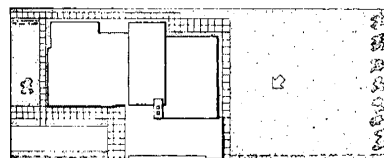


covered terrace  
LIVING 161 sq ft  
garage  
HALL 50 sq ft  
GIRL 87 sq ft  
PARENTS 124 sq ft

FLOOR PLAN

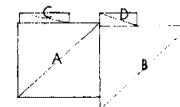


BASEMENT



PLOT PLAN

0 5 10 15 20 30 40

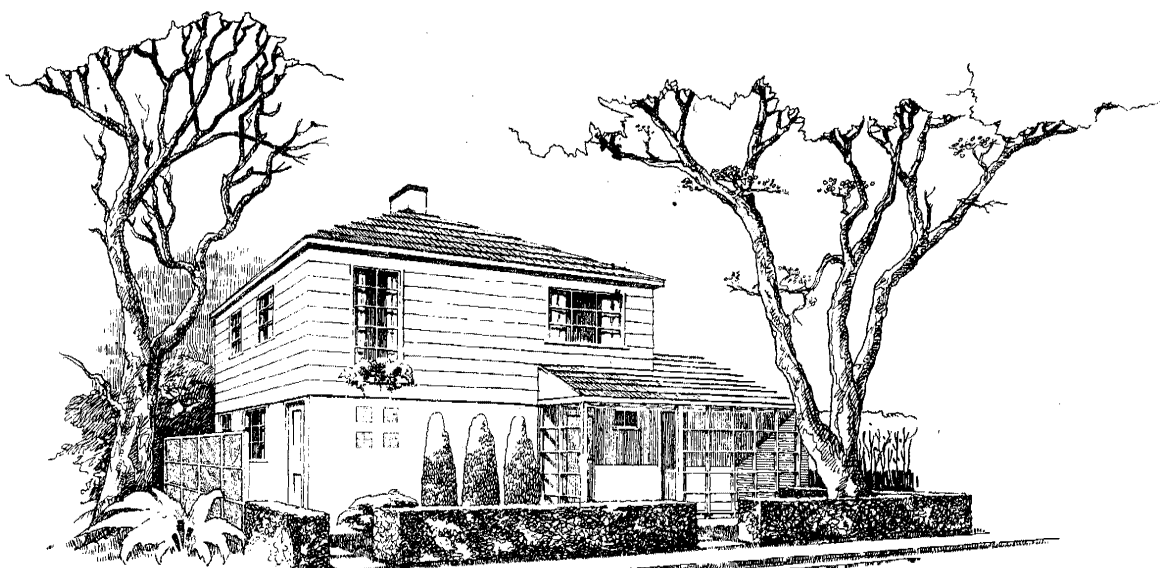


COMPUTATION OF AREA

A 22 x 191 = 420  
B 24 x 225 = 540  
C 13 x 3 = 39  
D 10 x 35 = 35  
TOTAL = 1034 sq ft

QUEBEC REGION

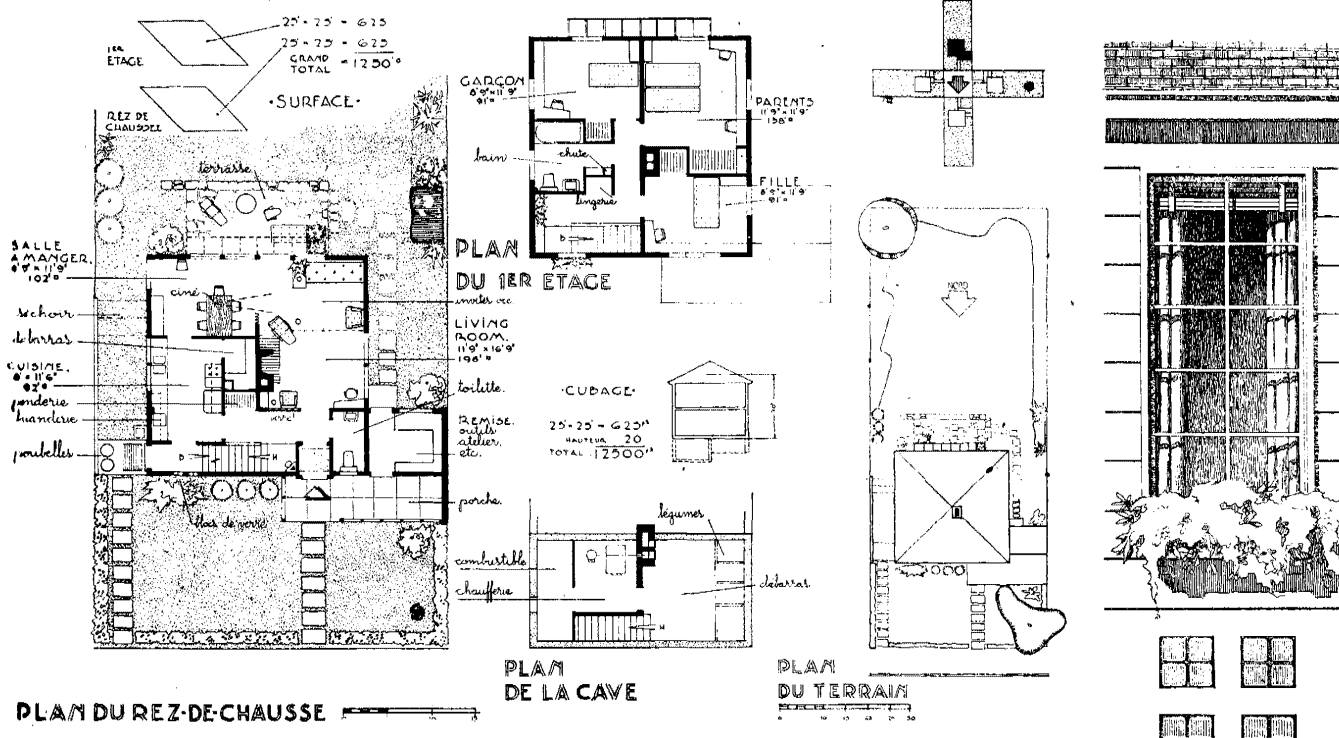
# CANADIAN SMALL HOUSE COMPETITION



WEST



SUD



REGION DE QUEBEC

# CONCOURS D PETITES MAISONS CANADIENNES

A. Henri Tremblay,  
70—6ème Ave.,  
Québec, P.Q.

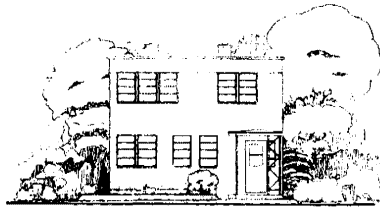
Design No. 47-49  
(Second Honourable Mention)

PAGE ONE HUNDRED AND THREE

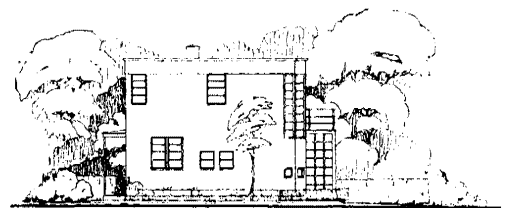
Si la remise est incluse tel que montré, il  
faudra que le terrain soit plus large.



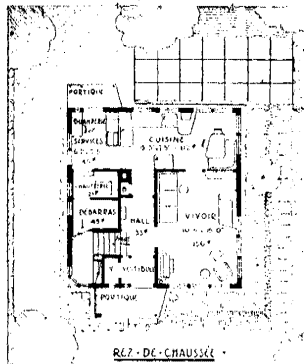
PERSPECTIVE



ELEVATION EST

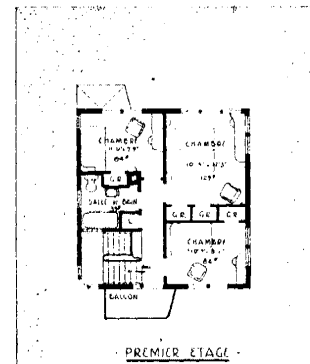


ELEVATION NORD

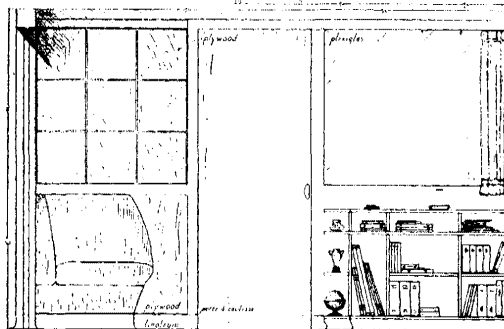


REZ-DE-CHAUSSEE

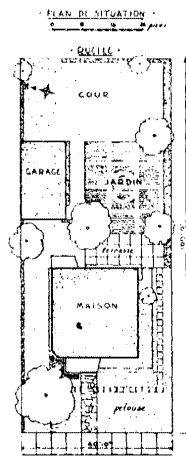
ELEVATIONS ET PLANS  
Echelle en pieds



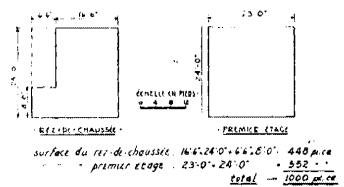
PREMIER ETAGE



VUE DU VIVANT VERS LA CUISINE

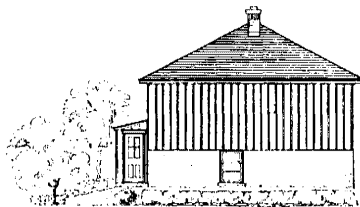
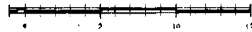


RUE

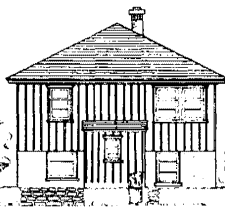


PIEDS CUBES	
REZ-DE-CHAUSSEE	448 - 9'0" - 4032
PREMIER ETAGE	552 - 9'9" - 5288
TOTAL	9414 p.c.

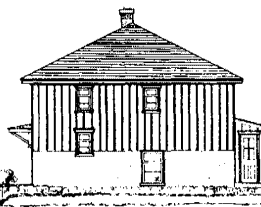
# QUEBEC REGION **CANADIAN SMALL HOUSE COMPETITION**



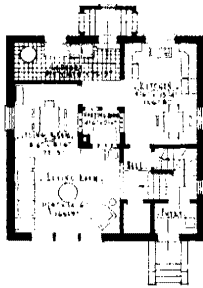
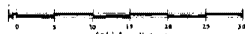
Left Side Elevation



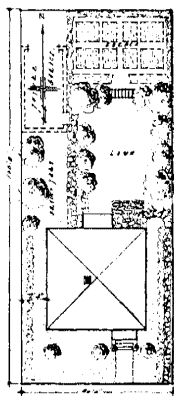
Front Elevation



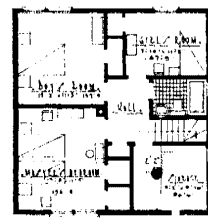
Right Side Elevation



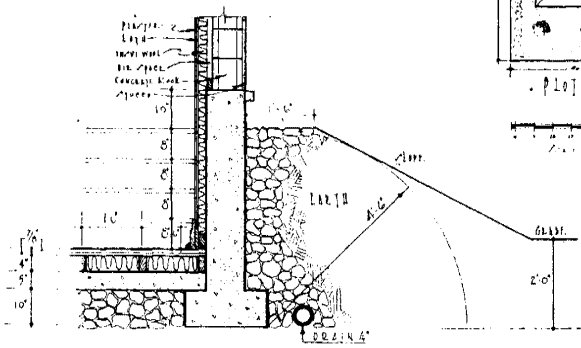
First floor plan



Plot Plan



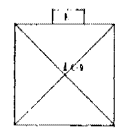
Second floor plan



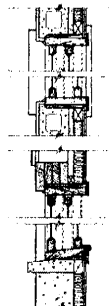
Foundation Wall Detail



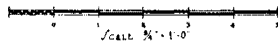
First floor & second floor area	
First floor	70
Second floor	70
Roof	1000.0
Basement	1000.0
Total	1440.0
Without Porch & Storage	1210.0
Total	1210.0



Cross Section



Window Detail

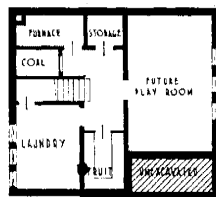
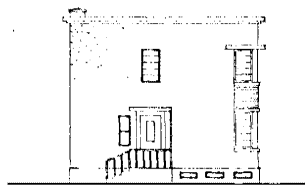
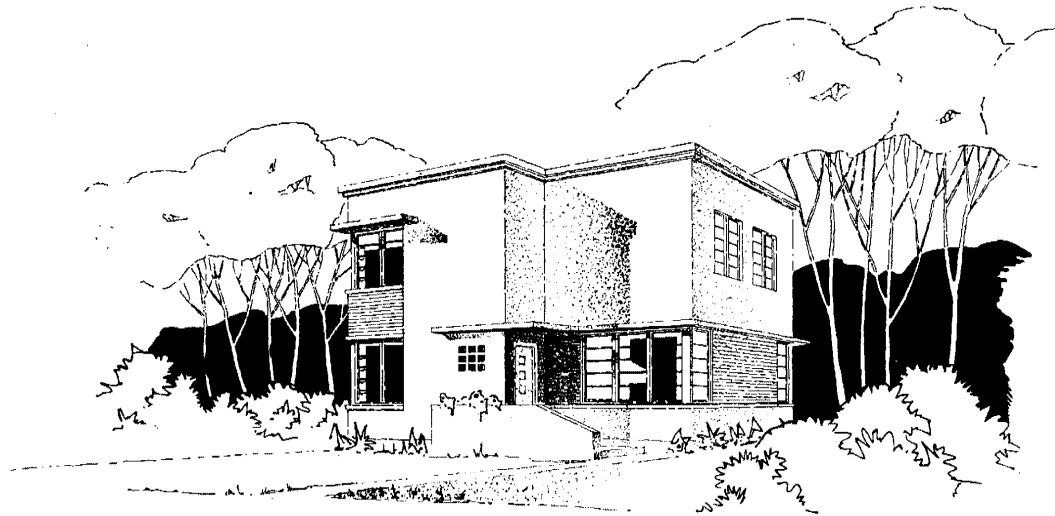


# QUEBEC REGION **CANADIAN SMALL HOUSE COMPETITION**

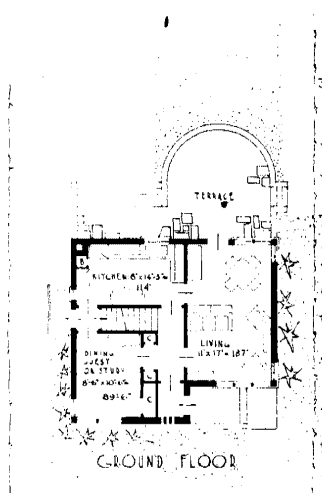
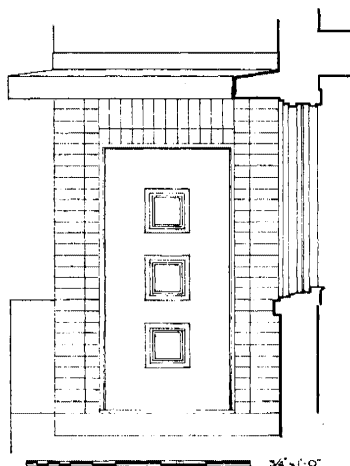
Victor Laliberté,  
1864 Plessis,  
Montreal 24, P.Q.

Design No. 47-51  
(Fourth Honourable Mention)

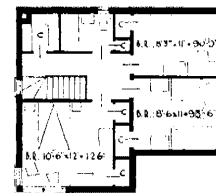
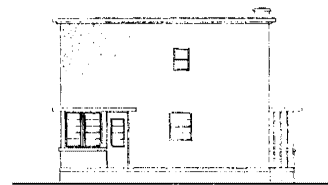
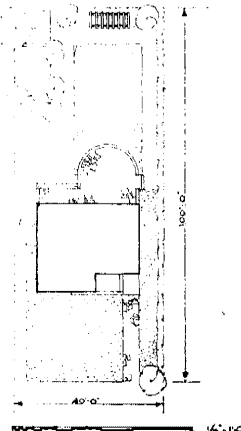
PAGE ONE HUNDRED AND FIVE



BASEMENT

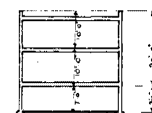


GROUND FLOOR



SECOND FLOOR

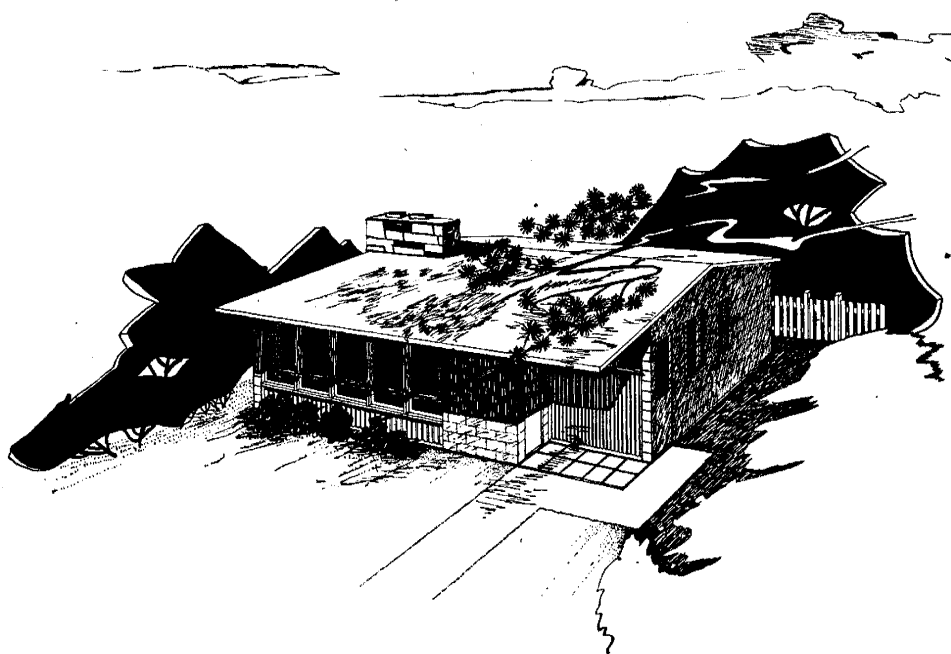
$27'-3"$   
 $15'-9"$   
 $A = 18'-6" \times 27'-3" = 504'-0"$   
 $B = 5'-0" \times 15'-9" = 78'-0"$   
 $A + B = 582'-0"$



CUBAGE:  
 $582'-0" \times 20'-0" = 11640'-0"$   
 $11640'-0" + 4074'-0" = 15714'-0"$   
**TOTAL :** 15714'-0"

QUEBEC REGION

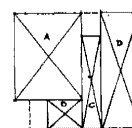
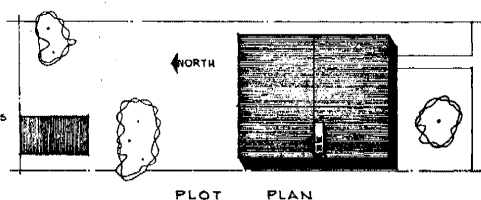
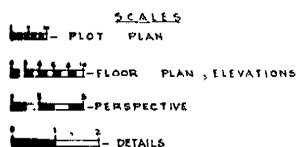
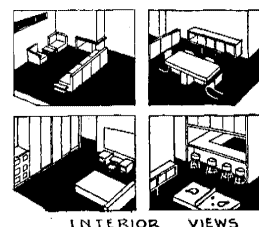
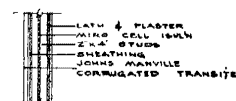
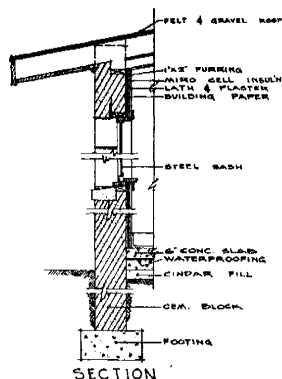
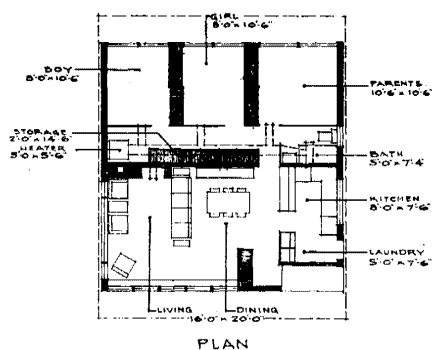
# CANADIAN SMALL HOUSE COMPETITION



WEST ELEVATION



NORTH ELEVATION



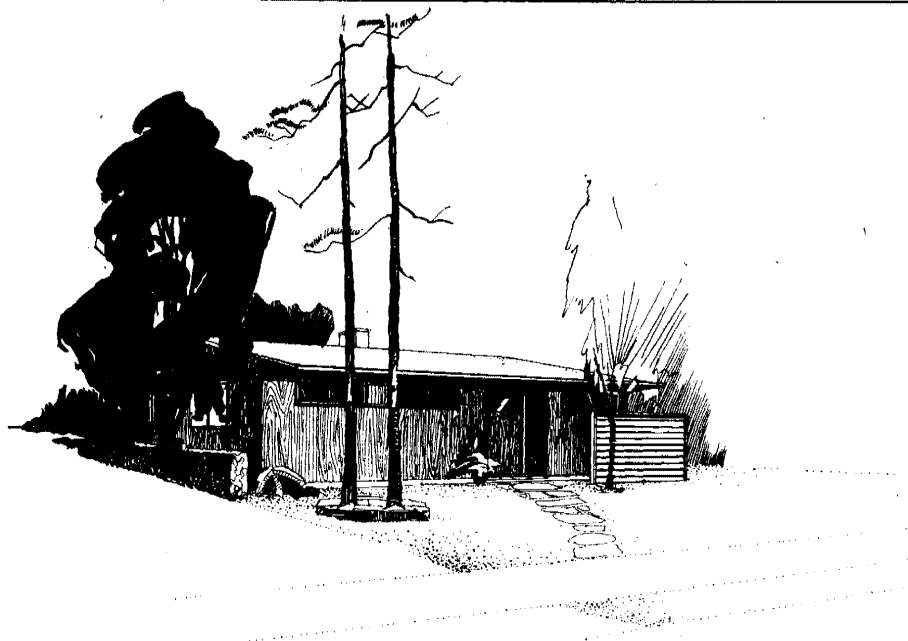
A -	400
B -	117
C -	150
D -	352
TOTAL	1007 SQ. FT.

# ONTARIO REGION CANADIAN SMALL HOUSE COMPETITION

Robert A. Huddleston,  
 443½ Charlotte St.,  
 London, Ont.

Design No. 47-53  
 (First Honourable Mention)

PAGE ONE HUNDRED AND SEVEN



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

0 5 10 15 20 25 FT.

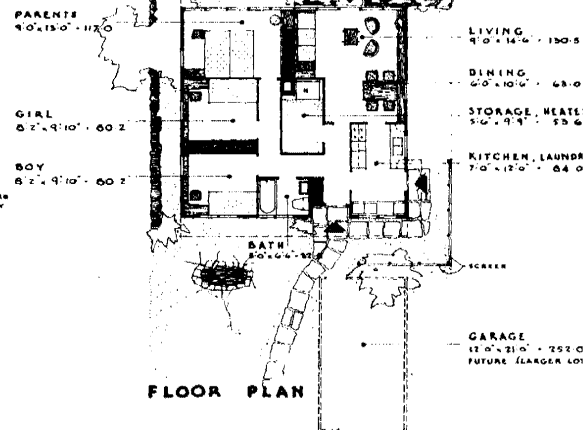


PLOT PLAN  
GARAGE NOT INCLUDED

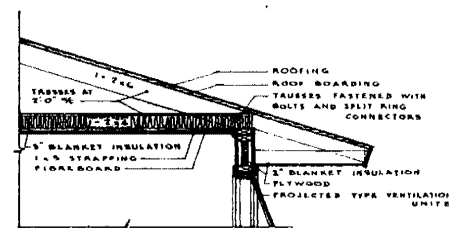


FLOOR AREA  
26'0" x 30'0" = 840'0"  
16'0" x 9'0" = 144'0"  
TOTAL 984'0" 30 FT.

0 5 10 15 20 25 30 FT.



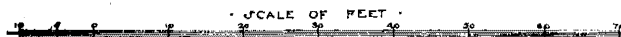
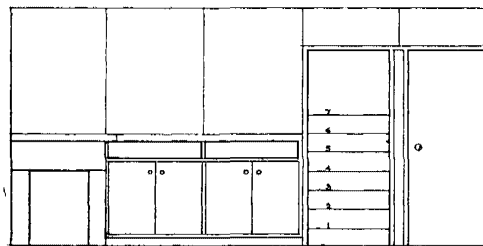
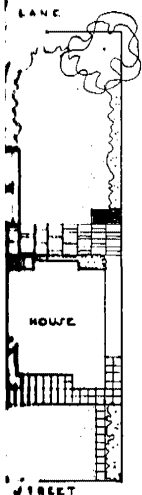
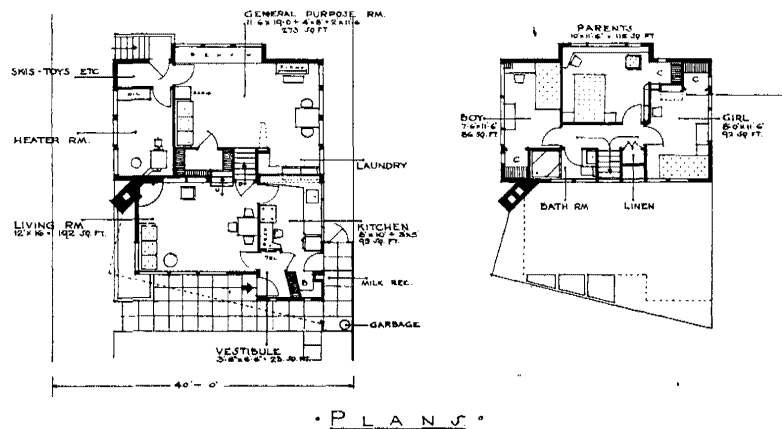
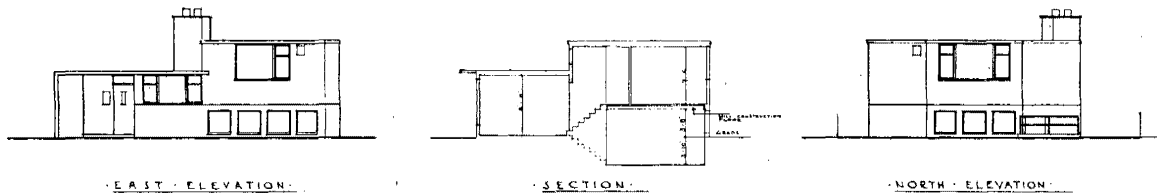
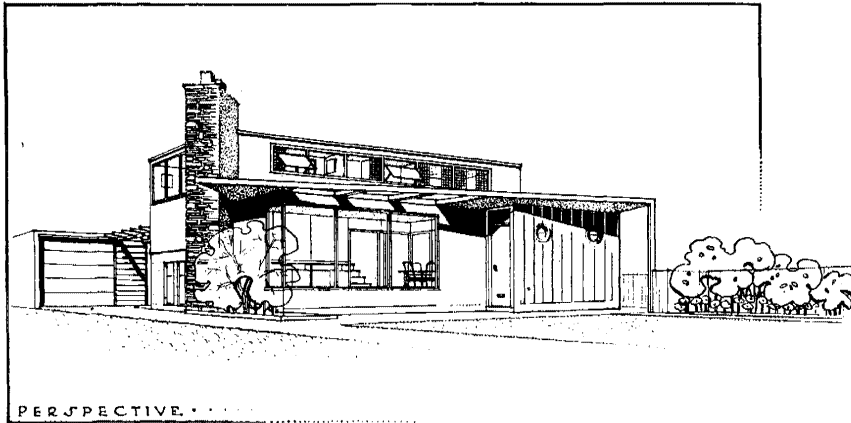
FLOOR PLAN



WALL AND ROOF DETAIL

# ONTARIO REGION CANADIAN SMALL HOUSE COMPETITION

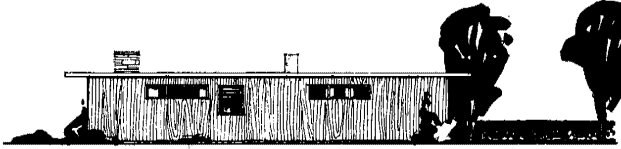
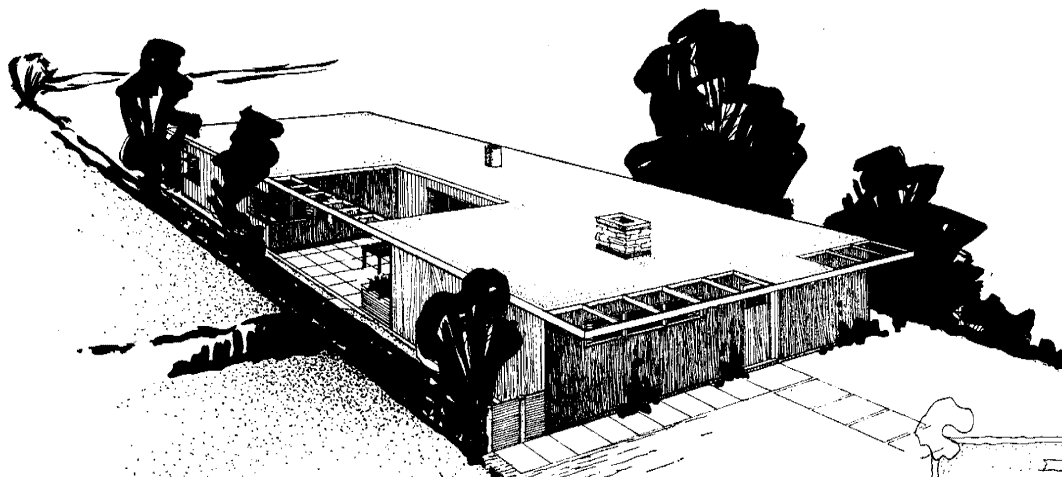




CUBICAL CONTENTS	
SECTION MARKED A	
28' x 16' = 448	
12' x 2' = 24	
467 x 17' = 7939	8,279
SECTION MARKED B	
28' x 16' = 448	
12' x 2' = 24	
344 x 9' = 3096	3,268
TOTAL 11,547	

# ONTARIO REGION **CANADIAN SMALL HOUSE COMPETITION**





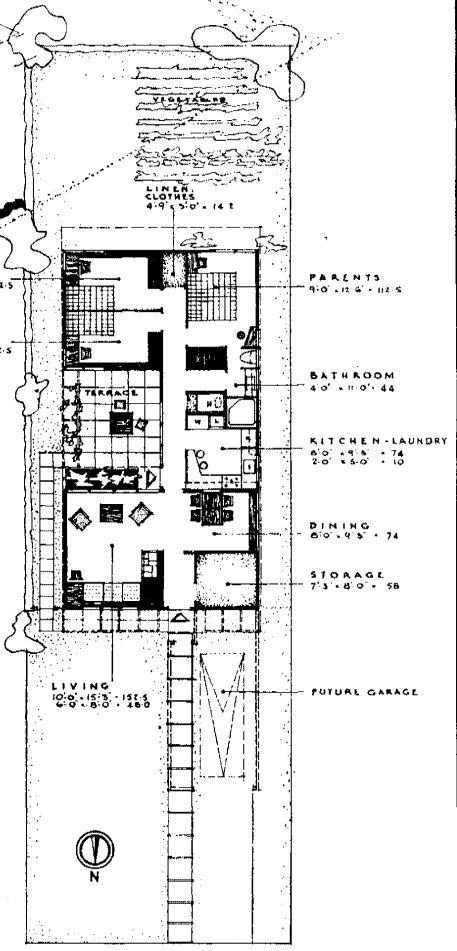
WEST ELEVATION



SOUTH ELEVATION

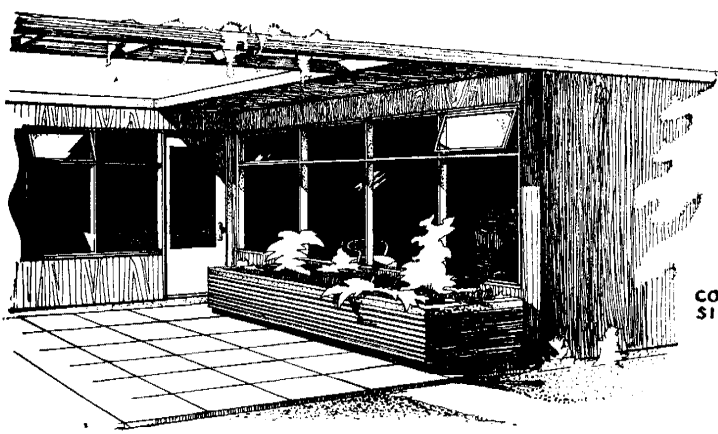


FLOOR AREA  
 A - 16'-7 1/2" x 8'-6"  
 B - 15'-16" x 2'-0"  
 C - 16'-7 1/2" x 8'-6"  
 TOTAL 1,320 SQ. FT.



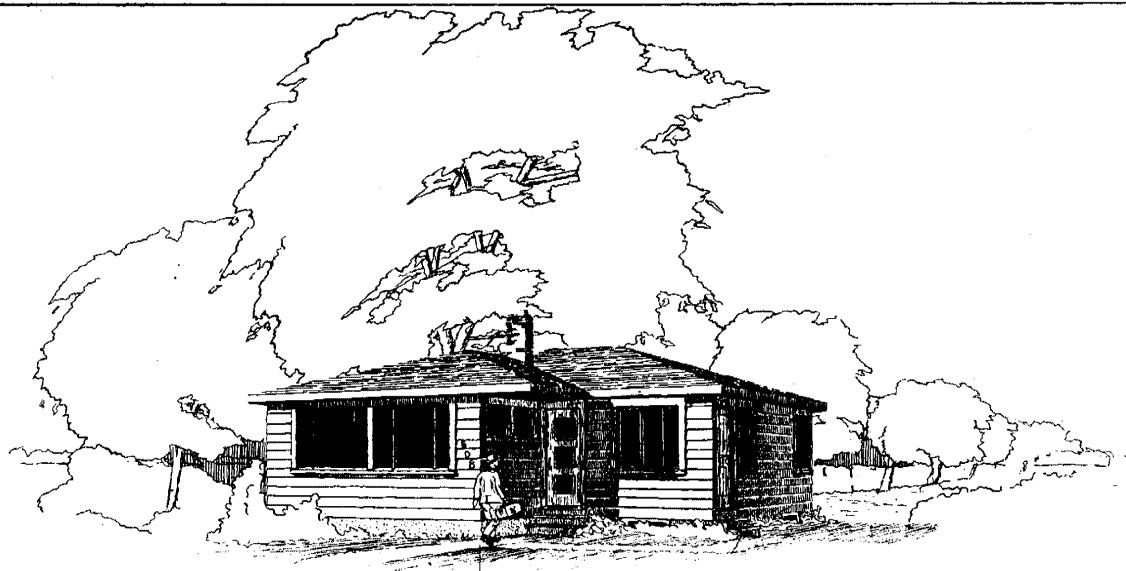
FLOOR AND PLOT PLAN

0 5 10 15 20 25 30 35 FEET



COURT AND SIDE ENTRANCE

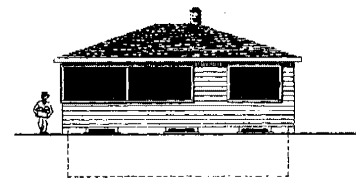
# ONTARIO REGION **CANADIAN SMALL HOUSE COMPETITION**



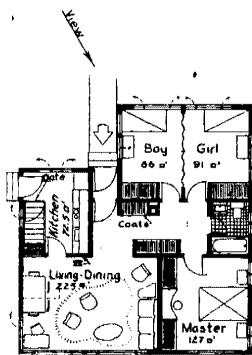
Perspective from NW



East Elevation  
Scale

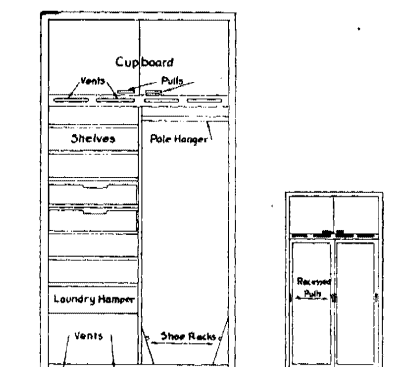


South Elevation  
Scale



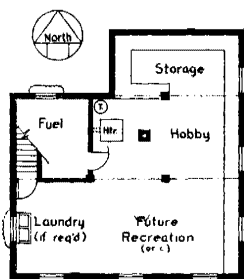
Main Floor Plan

Scale of Plans



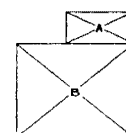
Closet Detail  
(Man's Closet - Master Bedroom)  
Scale

Sketch, with Sliding Doors  
in Place (3/4" Plywood Stock)

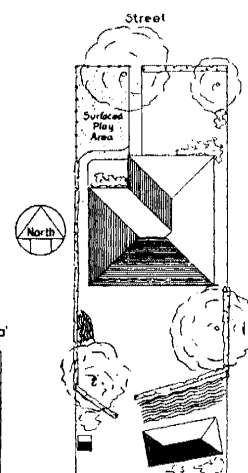


Basement Plan

Area A: 15'-6" x 153'  
Area B: 31' x 25' = 775  
Total = 928 sq'

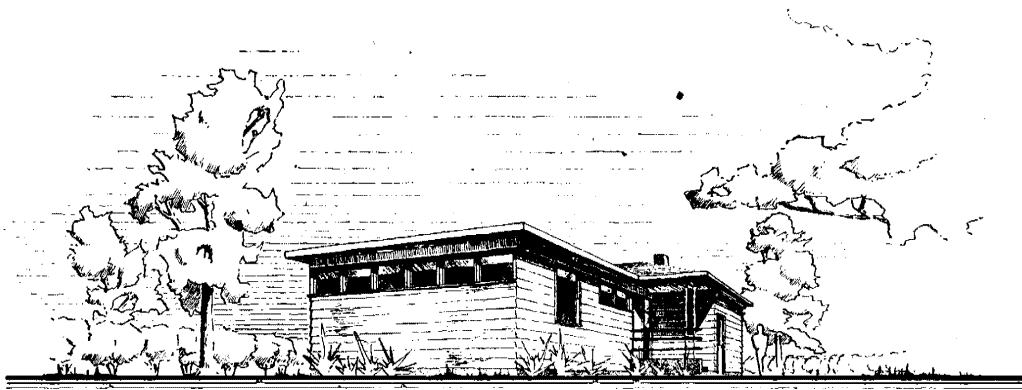


Area Plan  
Scale



Plot Plan

# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION

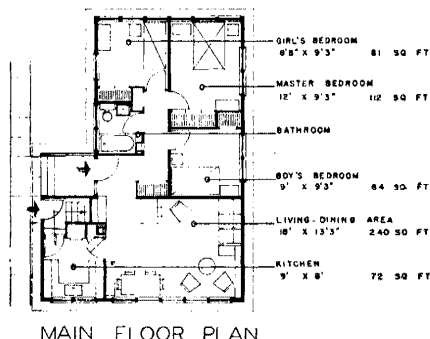
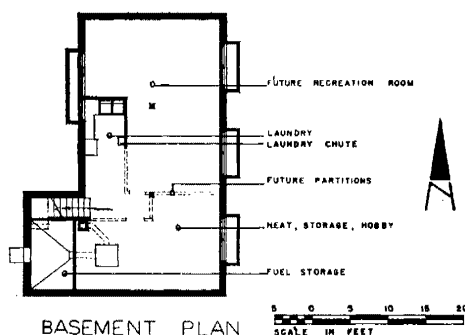


VIEW FROM NORTH - WEST

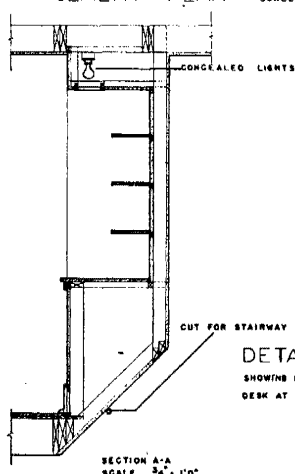


EAST ELEVATION

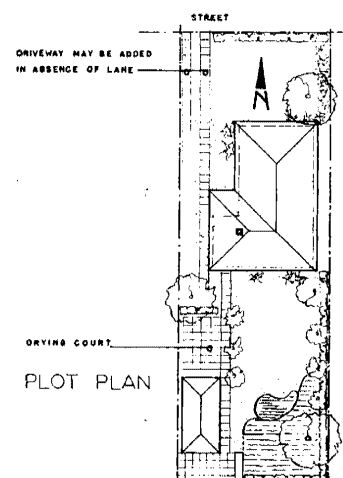
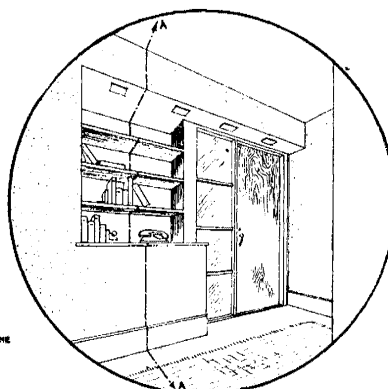
SOUTH ELEVATION



38' X 19'10"	753
72' X 14'2"	112
TOTAL	863 SQ. FT.
AT 8.50	\$ 5600.00

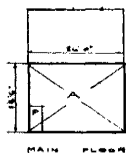
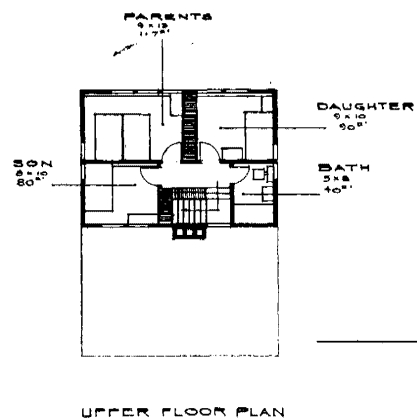
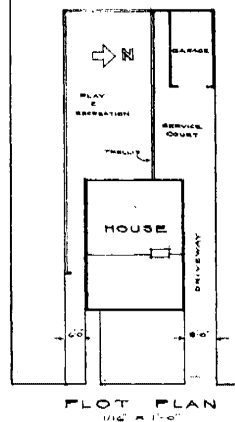
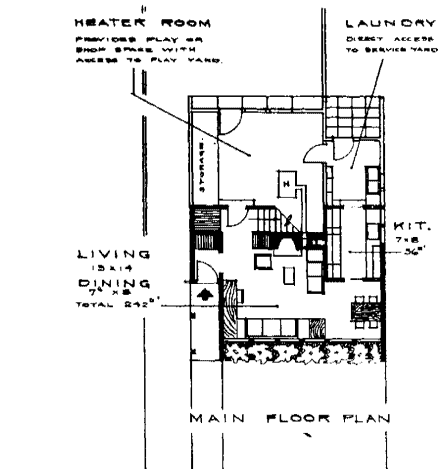
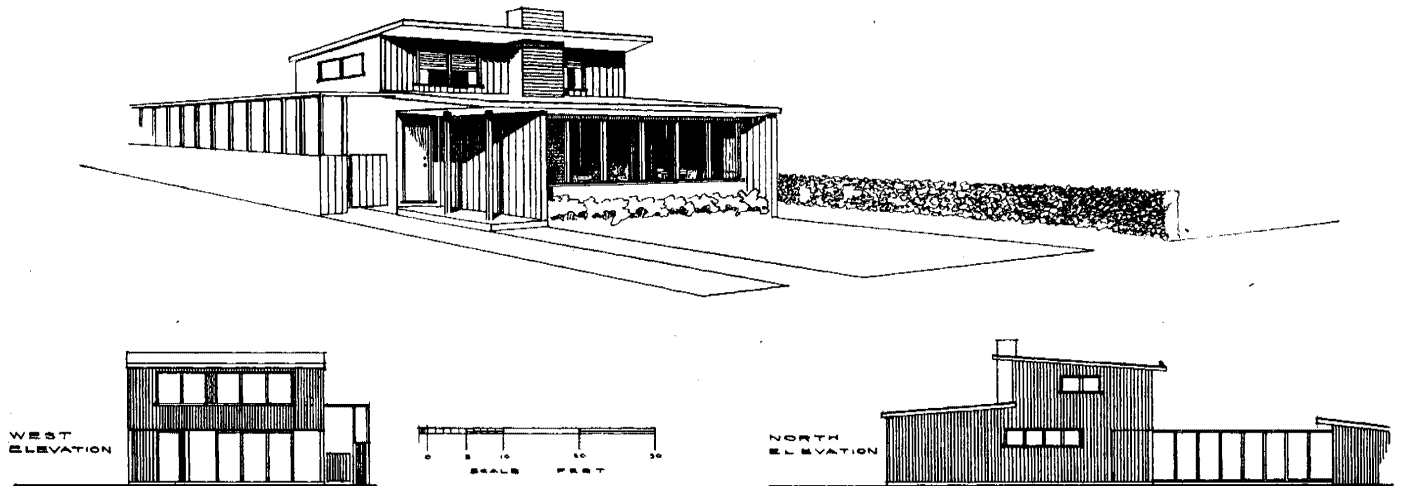


DETAIL  
SHOWING BOOKCASE, TELEPHONE  
DESK AT ENTRANCE

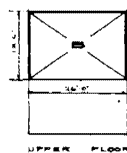


PRAIRIE REGION

# CANADIAN SMALL HOUSE COMPETITION



FLOOR AREA  
A: 16' x 26' = 416  
D: 18' x 26' = 468  
TOTAL 884  
DEDUCT PORCH P. = 32  
TOTAL AREA 852'

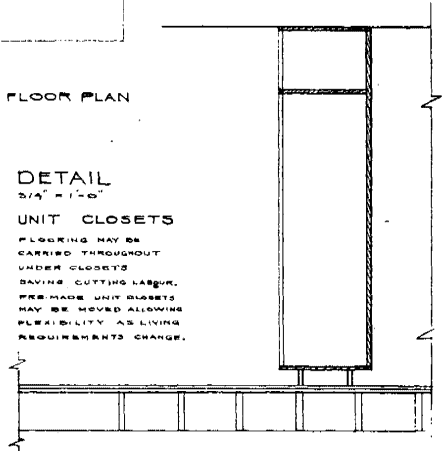


DETAIL

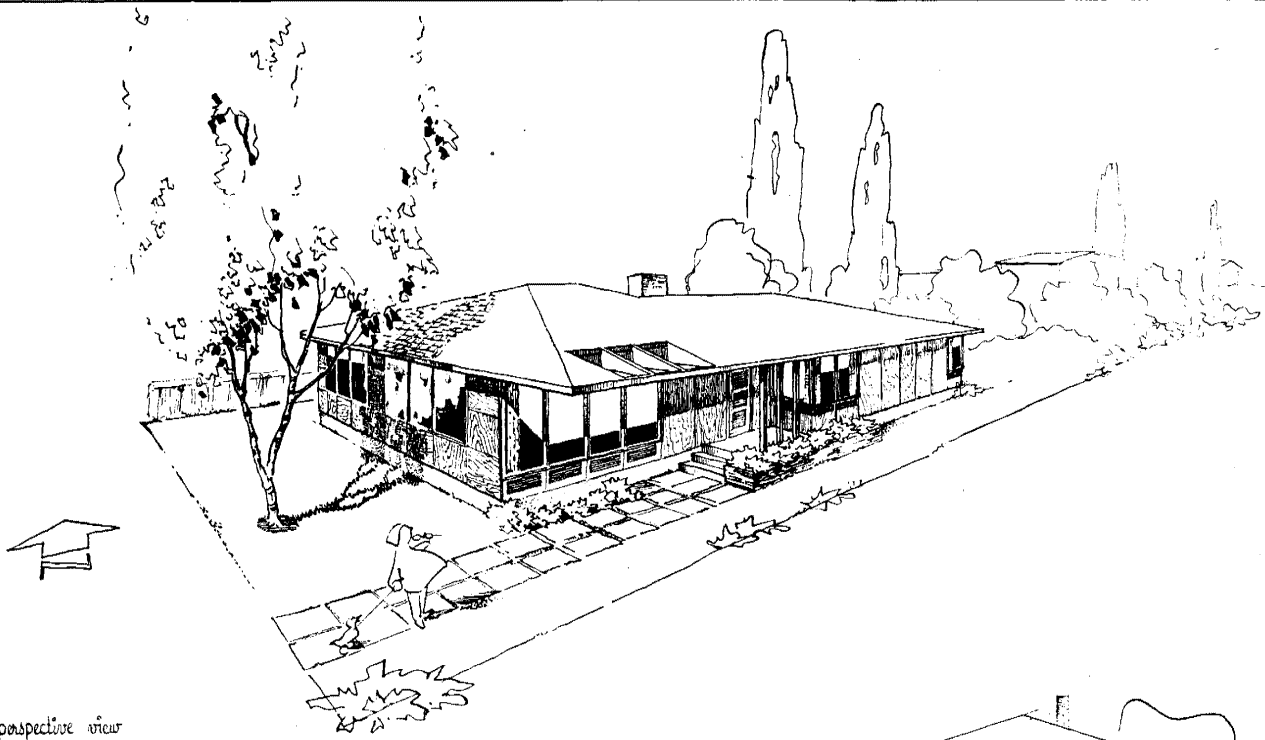
3/4" = 1'-0"

UNIT CLOSETS

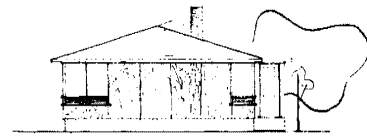
FLOORING MAY BE  
CARRIED THROUGHOUT  
UNDER CLOSETS  
SAVING CUTTING LABOR.  
PRE-MADE UNIT CLOSETS  
MAY BE MOVED ALLOWING  
FLEXIBILITY AS LIVING  
REQUIREMENTS CHANGE.



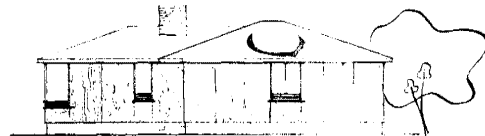
# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION



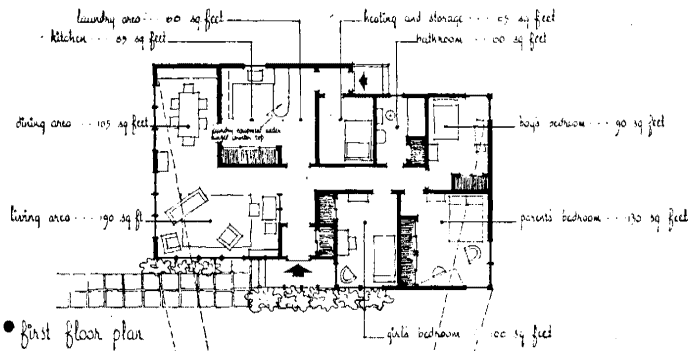
• perspective view



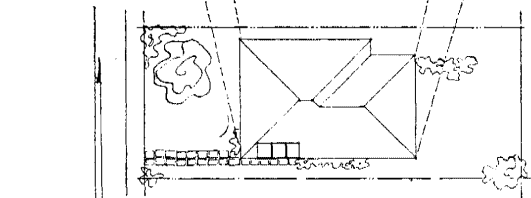
• east elevation



• north elevation



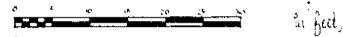
• first floor plan



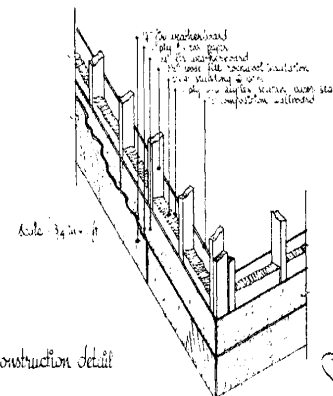
• plot plan

area A	254 sq ft	area C	174 sq ft
area B	300 sq ft	area D	341 sq ft
area A	254 sq ft		
area B	300 sq ft		
area C	174 sq ft		
area D	341 sq ft		
total	1070 sq ft		

• area diagram



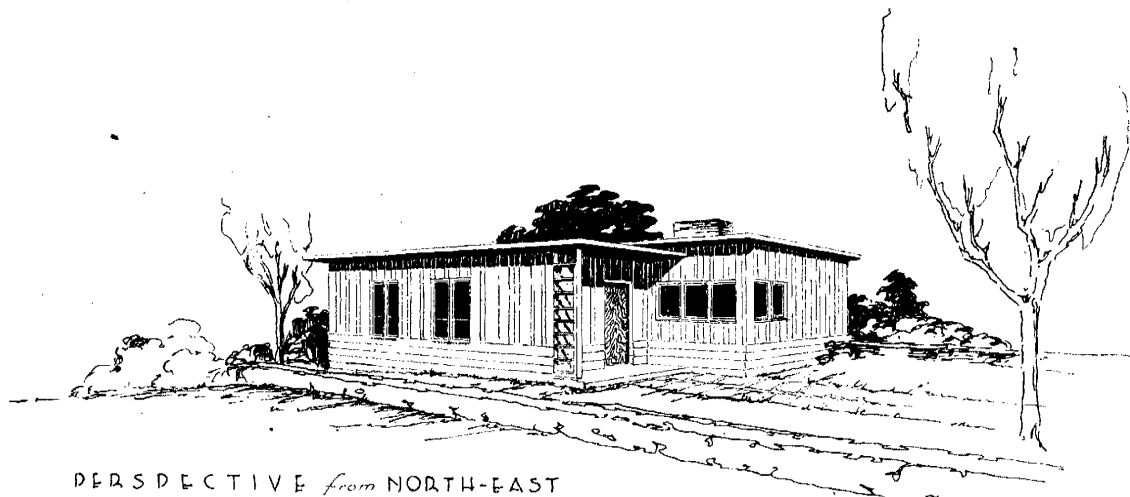
• graphic scale for plan and elevations



• construction detail

RAM DE GUERRA

# PRAIRIE REGION CANADIAN SMALL HOUSE COMPETITION



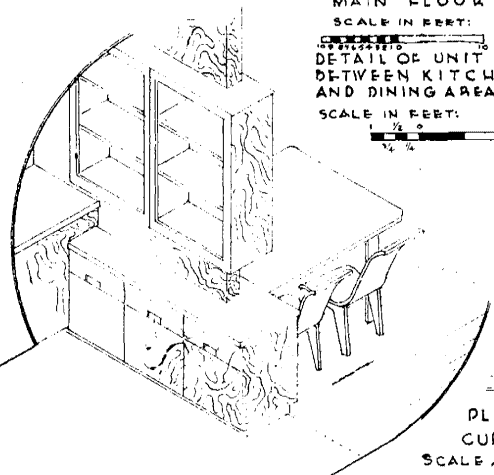
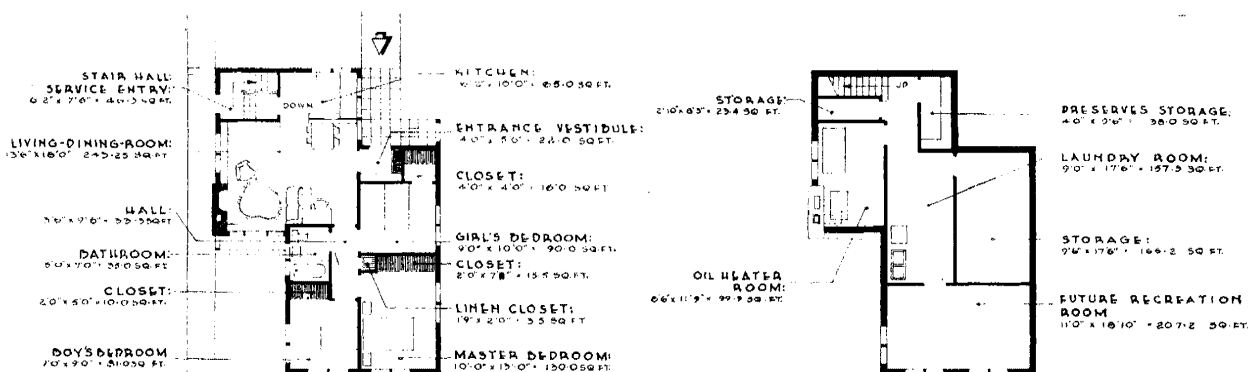
PERSPECTIVE from NORTH-EAST



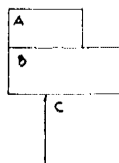
SOUTH ELEVATION



WEST ELEVATION



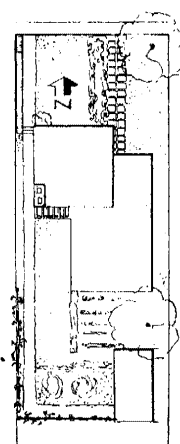
PLAN of CURBOARD  
SCALE AS ABOVE



A	19'6" x 10'0" =	195.0 sq'
B	12'0" x 30'0" =	360.0 sq'
C	16'6" x 20'6" =	379.25 sq'
TOTAL		934.25 sq'

SCALE IN FEET:  
1" = 4'-0"

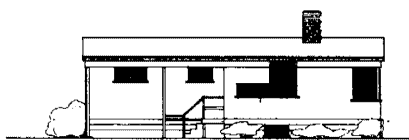
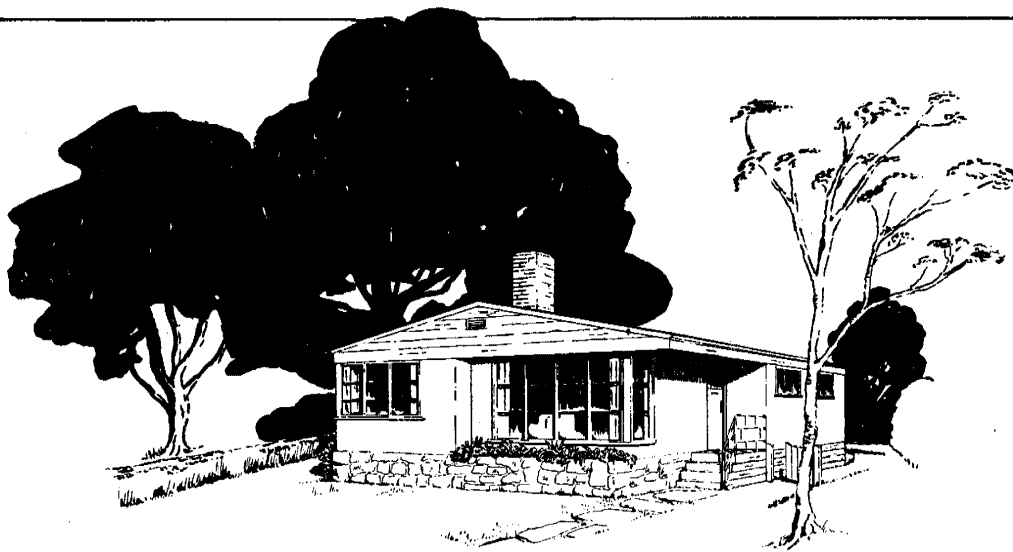
PLOT PLAN  
SCALE IN FEET:  
1" = 4'-0"



PRAIRIE REGION

# CANADIAN SMALL HOUSE COMPETITION

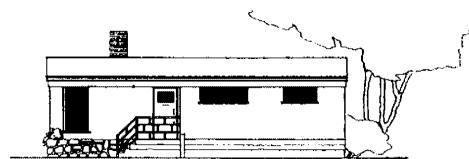




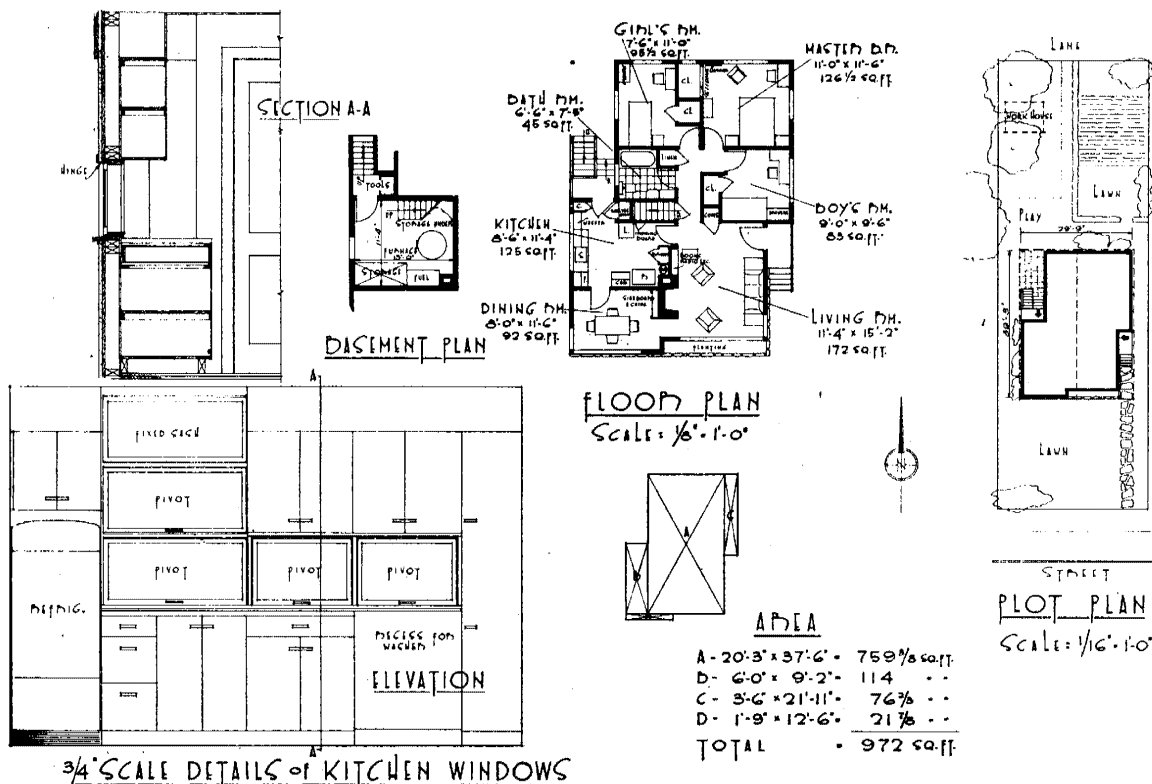
WEST ELEVATION

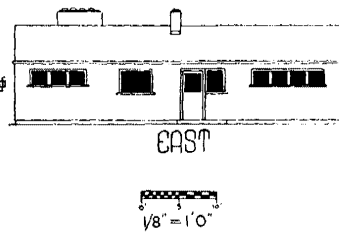
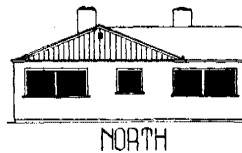
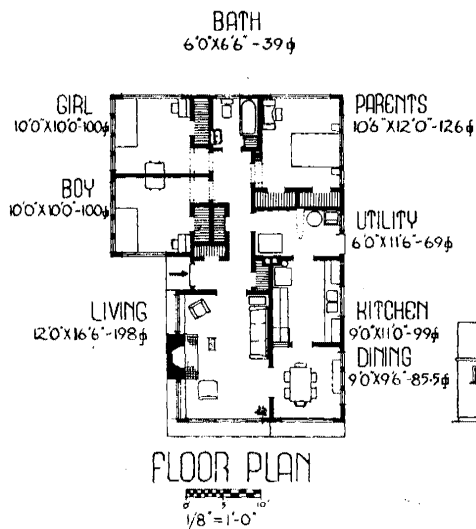
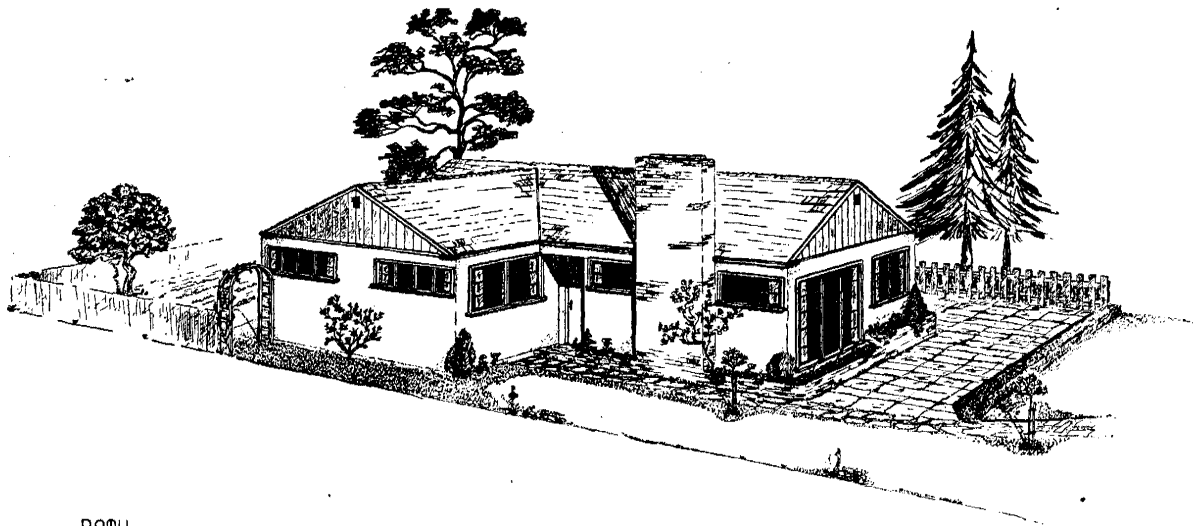


NORTH ELEVATION



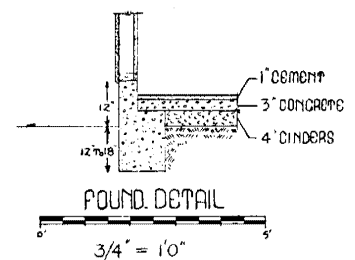
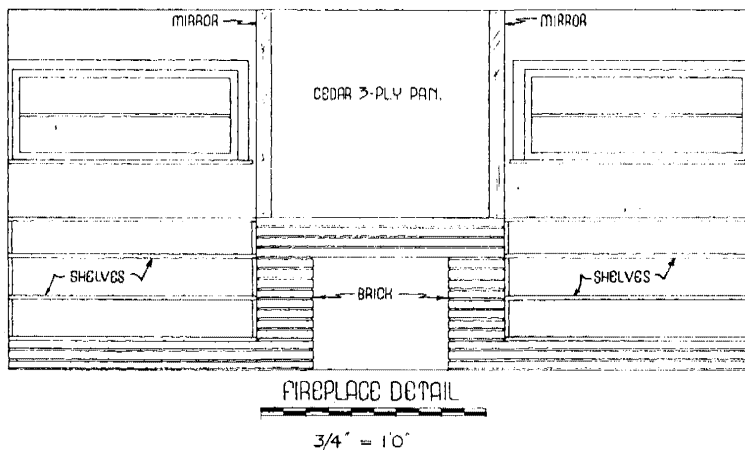
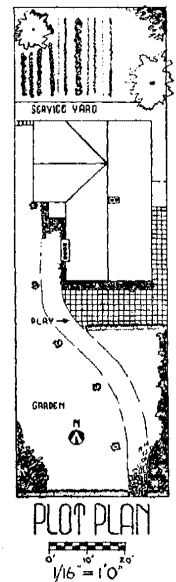
EAST ELEVATION





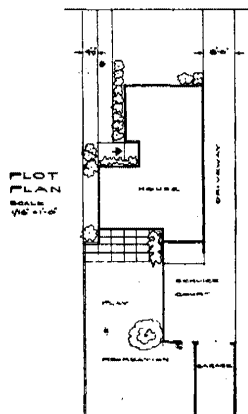
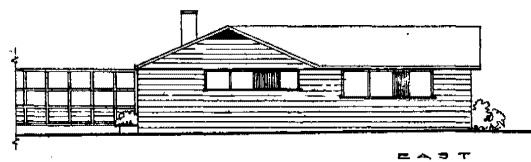
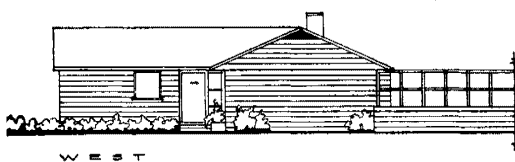
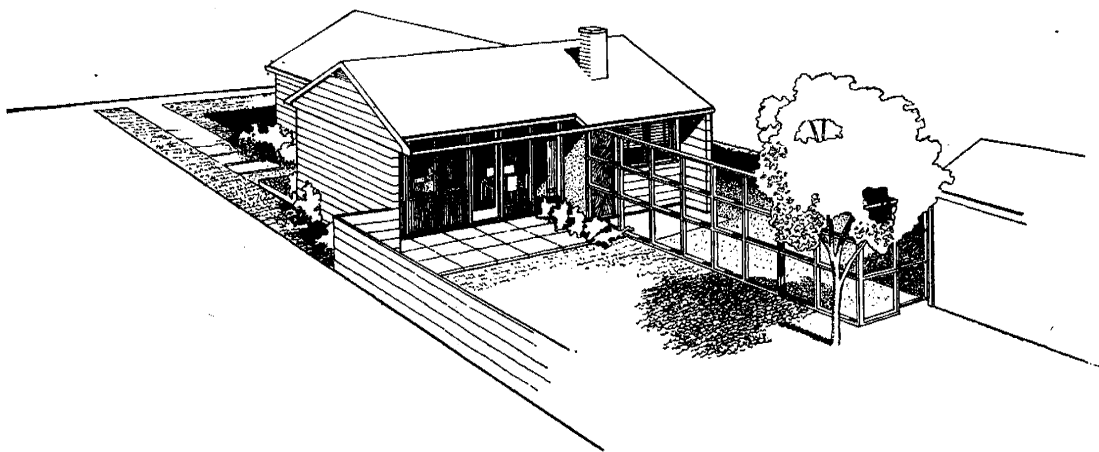
COMPUTATION OF AREA AND CUBE

A	408.5 sq
B	186 sq
C	82 sq
D	293.75 sq
TOTAL LIVABLE AREA	1070.25 sq
SERVICE AREA	72 sq
TOTAL AREA	1142.25 sq
CUBE - 1/42.25 X 12	= 13707 CU FT



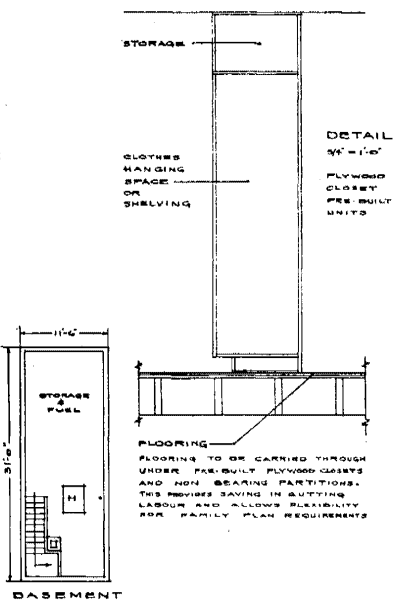
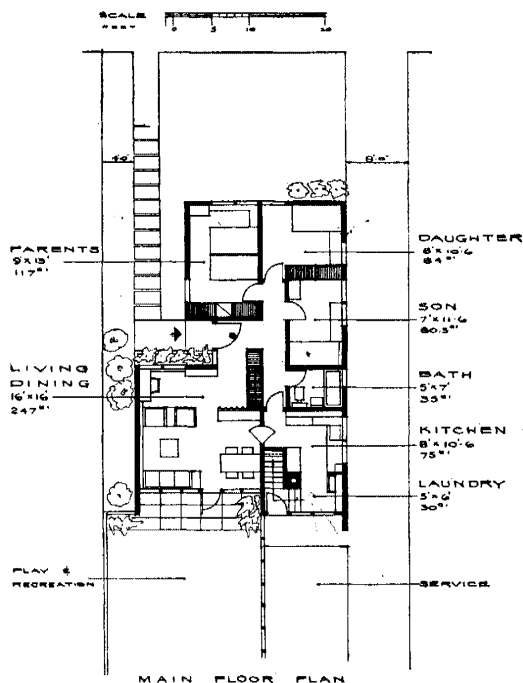
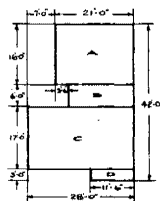
WEST COAST REGION

# CANADIAN SMALL HOUSE COMPETITION



AREA

A	16' x 21' =	336
B	6' x 17' =	102
C	17' x 22' =	374
D	3' x 11' =	33
TOTAL		922
DECK		30
LAUNDRY		30
TOTAL AREA		922



# WEST COAST REGION CANADIAN SMALL HOUSE COMPETITION



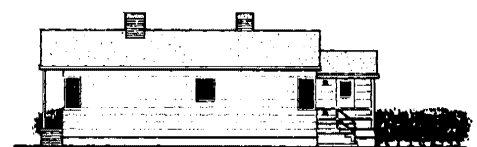
SOUTH ELEVATION



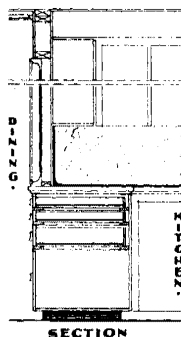
WEST ELEVATION



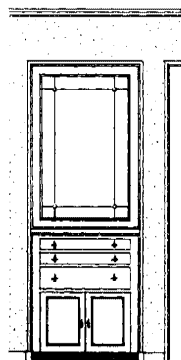
NORTH ELEVATION



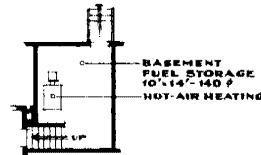
EAST ELEVATION



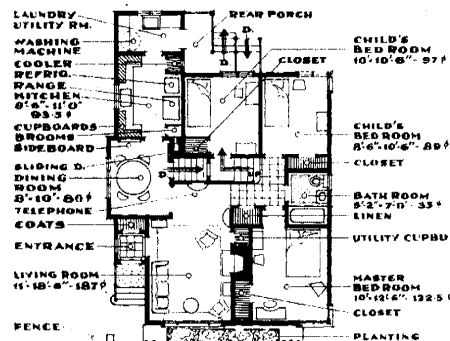
SECTION



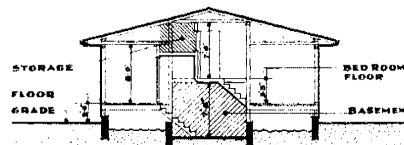
SIDEBOARD ELEVATION



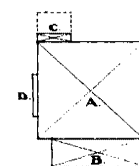
BASEMENT PLAN



FLOOR PLAN



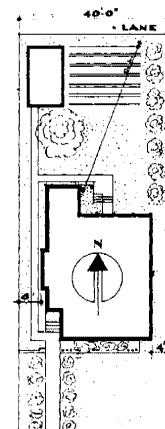
SECTION THROUGH STAIR



FLOOR AREA

A - 730.5 SQ. FT.  
B - 212.5 . . .  
C - 19.0 . . .  
D - 11.0 . . .

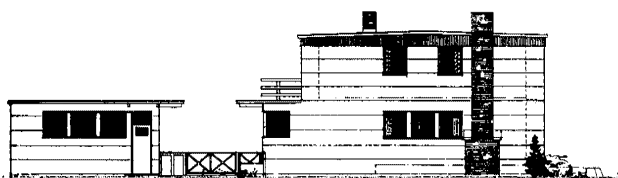
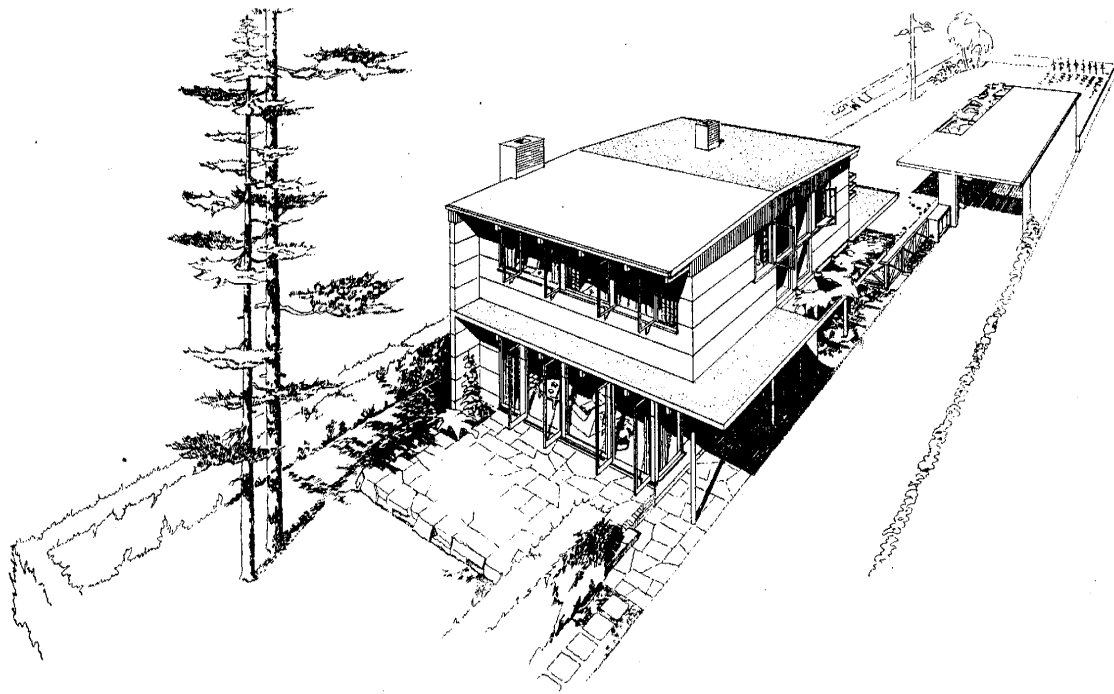
TOTAL 982.0 SQ. FT.



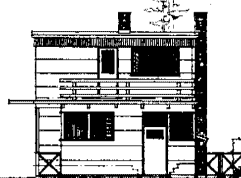
PLOT PLAN

WEST COAST REGION

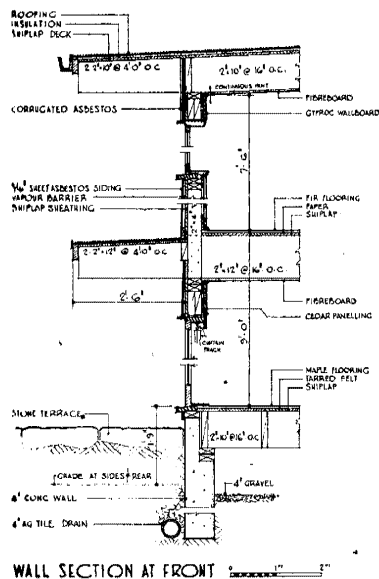
# CANADIAN SMALL HOUSE COMPETITION



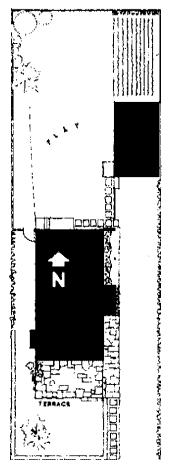
WEST



NORTH



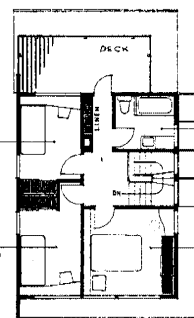
WALL SECTION AT FRONT



PLOT PLAN



ORIENTATION

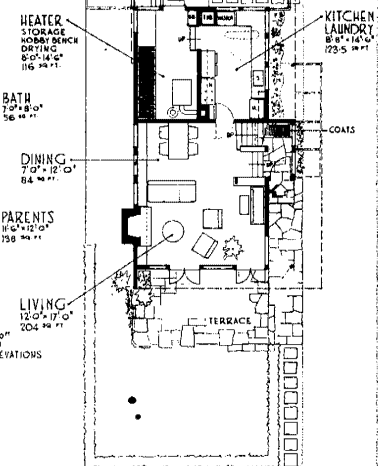


SLEEPING FLOOR

0 1 2 3 4 5 6 7 8 9 10' 20"

A	18'0" x 20'0"	360
B	3'6" x 8'0"	28
C	9'6" x 15'0"	142.5
D	21'0" x 27'0"	567.0
E	8'6" x 15'0"	127.5
F	12'0" x 20'0"	240.0

TOTAL AREA - 1249.25 sq. ft.



LIVING FLOOR

WEST COAST REGION

# CANADIAN SMALL HOUSE COMPETITION

Frederick S. Brodie,  
3705 Hazel St.,  
New Westminster, B.C.

Design No. 47-67  
(Fifth Honourable Mention)

PAGE ONE HUNDRED AND TWENTY-ONE

