

WEST COAST HOUSE DESIGNS

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CENTRAL MORTGAGE AND HOUSING CORPORATION

WEST COAST HOUSE DESIGNS

Central Mortgage and Housing Corporation has commissioned Members of the Architectural Institute of British Columbia to provide prospective home owners with suggestions for new homes in plans that have been specifically designed to meet the special needs of British Columbia and to blend with existing homes.

The preparation of the Booklet has been carried out by Mr. Zoltan S. Kiss, in consultation with Professor Fred Lasserre, Director of the School of Architecture, University of British Columbia.

Working Drawings should be ordered by number from the B.C. Regional Office or the nearest Branch Office of Central Mortgage and Housing Corporation at a price of \$10.00 per set. These offices are located at:

VANCOUVER, B. C. (Regional Office)

VICTORIA, KELOWNA, TRAIL, B. C. (Branch Offices)

In addition to the WEST COAST HOUSE DESIGN BOOKLET, a series of other booklets is published by the Corporation and Working Drawings can also be purchased for these designs at a cost of \$10.00. (Farm Houses \$7.50; Duplexes, \$15.00). They are:

SMALL HOUSE DESIGNS—BUNGALOWS

SMALL HOUSE DESIGNS—1½ STORY

SMALL HOUSE DESIGNS—2 STORY

These Booklets and Working Drawings can be obtained from the Regional and Branch Offices as follows:

REGIONAL OFFICES

Vancouver - Winnipeg - Toronto - Montreal - Halifax

BRANCH OFFICES

Victoria	Edmonton	Sarnia	North Bay	Three Rivers
Trail	Regina	London	Peterborough	Quebec
Kelowna	Saskatoon	Hamilton	Ottawa	Saint John
Lethbridge	Windsor	Kitchener	Sherbrooke	Moncton
Calgary				St. John's, Nfld.

T H E S E L E C T I O N O F

Choosing the right house design is the most fascinating part of planning successful home-ownership. A wise choice ensures the utmost in living conveniences and comfort—both indoors and out—for those who will make the house their home.

The house designs illustrated in this series are intended to give variety in plan arrangements, house types and exterior finishes. Selections have been limited to designs with reasonable floor areas in relation to the accommodation provided. Separation of living and sleeping areas, good circulation between rooms, and economy without austerity, have been integrated with sound structures to produce pleasant and attractive houses. Therefore, in selecting a house design from this series, it remains for you to choose the house which has the style and character you like and which provides satisfactory accommodation. You should also take into account the size and arrangement of rooms, the suitability of rooms for furniture placement, the type of house, the building site, and your financial capabilities.

THE SIZE

Before considering any particular design, a careful assessment of the family's present and future room requirements should be made. Since cost is generally an important consideration, a compromise on space may be necessary in the interest of economy. In many comfortable homes the dining room is combined with the living room or kitchen.

To determine whether or not a particular design will conveniently meet the living needs of your family, draw the floor plan to a scale of one-quarter inch to one foot and make cut-outs of your major pieces of furniture and equipment to the same scale. By moving the cut-outs about on the scale drawing, you will be able to plan your furniture arrangement and check on the circulation within furnished rooms, door and window locations, adequacy of room sizes and shapes and many other details of living and house-keeping.

APPROPRIATE DESIGN

THE TYPE

It should be remembered that while the required livable floor area may be attained in the bungalow, 1½-storey or 2-storey types, the cost will vary considerably. Building costs per square foot for each type of house and type of construction should be obtained from builders who are familiar with building conditions in the area where the house is to be built.

The question of the basement or basementless house may arise. Houses without basements have gained popularity as a result of new techniques and skills applied by builders but, if cost is a factor, the local climate, the soil conditions of the lot and the depth of the existing sewer and water services should be the guides. For example, if frost and soil conditions require that footings be placed at or near a depth necessary for a basement, the basement house will be less expensive since space for the heating plant and necessary storage can be provided in the basement at little additional cost.

THE SITE

The site for your house must be selected very carefully. First of all, the house and the neighborhood should be in character and the lot wide enough to allow for a driveway or future garage.

If the soil is rock, excavating for a basement will be expensive but if the rock provides satisfactory footing for the foundation, a house without a basement could be selected. The cost of providing space for the heating plant and storage on the first floor should be compared to the cost of excavating for a basement.

The natural drainage in the area should also be considered since excavating below the water level can result in a damp and unsatisfactory

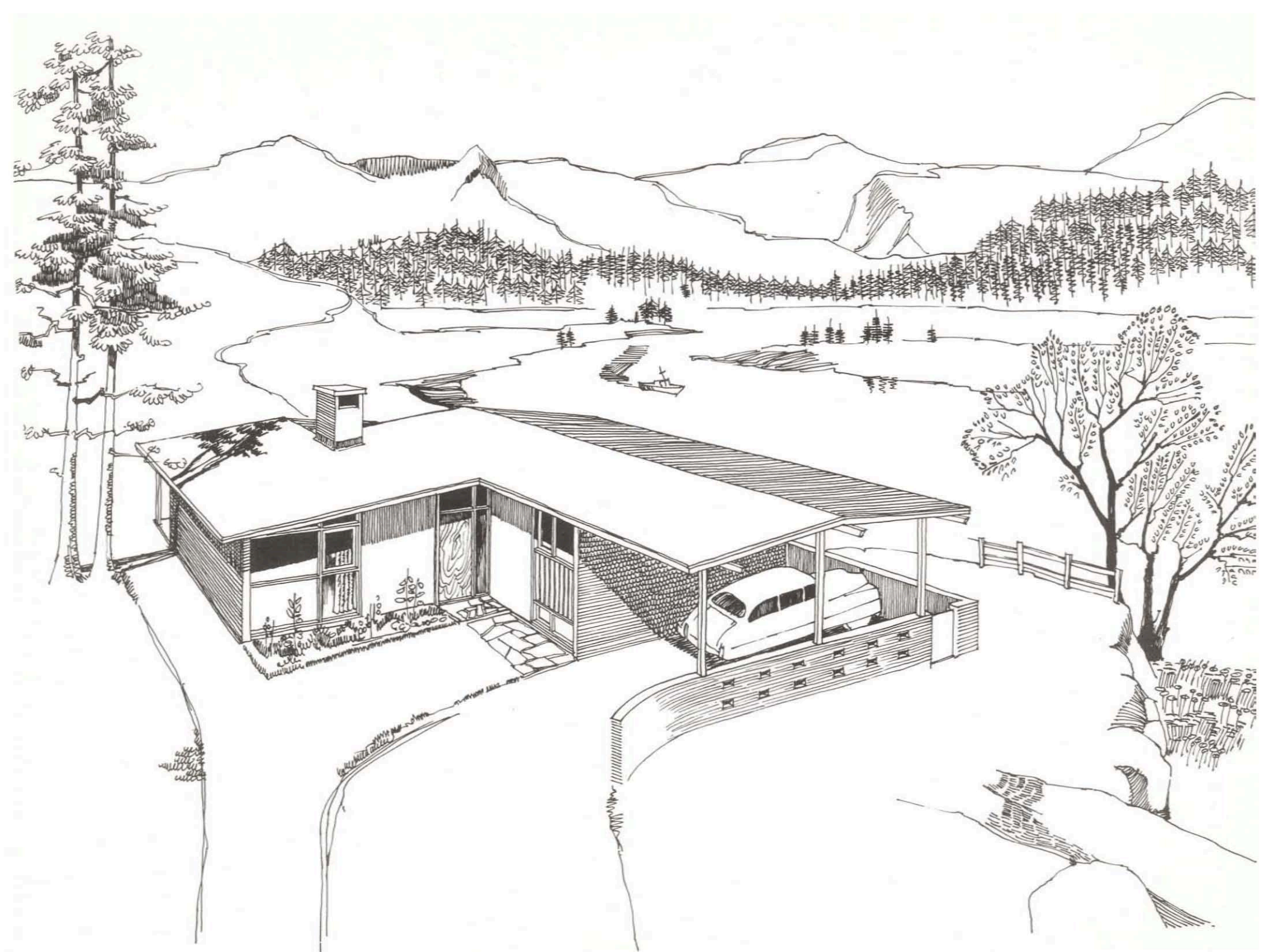
basement unless special precautions are taken. Otherwise, it will be necessary to build above the water level and the house will project above the ground more than the designer intended. Expensive retaining walls and additional landscaping will then be required to give the house a proper setting. Water and sewer services at shallow depth can have a similar effect since they must be below the basement floor. In both cases the basementless house eliminates the problem.

Proper orientation of the house is related to the site. Most people like to have the early morning sun enter the kitchen and bedrooms and the afternoon and evening sun enter the living room. The main point is to decide what you want and then select the house design and site which together produce the desired orientation.

For the most satisfying results, ensure that the contractor gives you a faithful reproduction of the design you have chosen. Even minor changes in exterior detail can spoil the effect which has been carefully worked out by the designer. Minor changes in plan arrangement may not affect the structural design of the house but major changes are sometimes difficult and often unsatisfactory. You should avoid selecting a plan which will require major changes. Where minor changes are desired, technical advice should be obtained.

For exterior finish, many variations are possible if the house is of frame construction. Masonry veneer construction is limited mainly to brick and stone while solid masonry may be brick, brick and tile, stone, concrete, or concrete blocks which are stuccoed, cement finished or painted with waterproofing paint.

And a final word of warning. Always obtain working drawings before starting construction. The sketches presented in this booklet are intended as illustrations only.



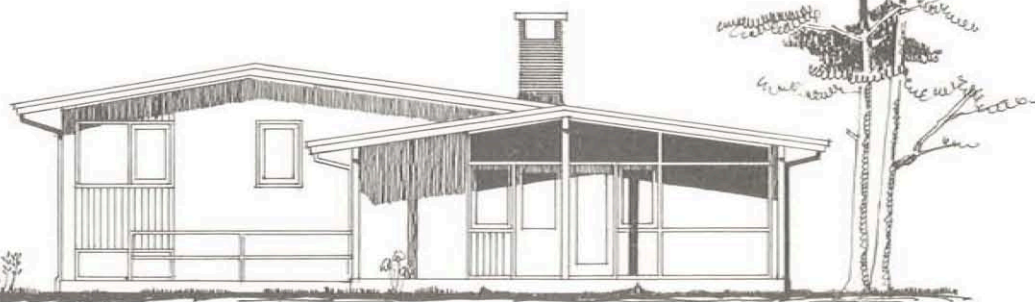
B.C.-1

1178 Sq. Ft.

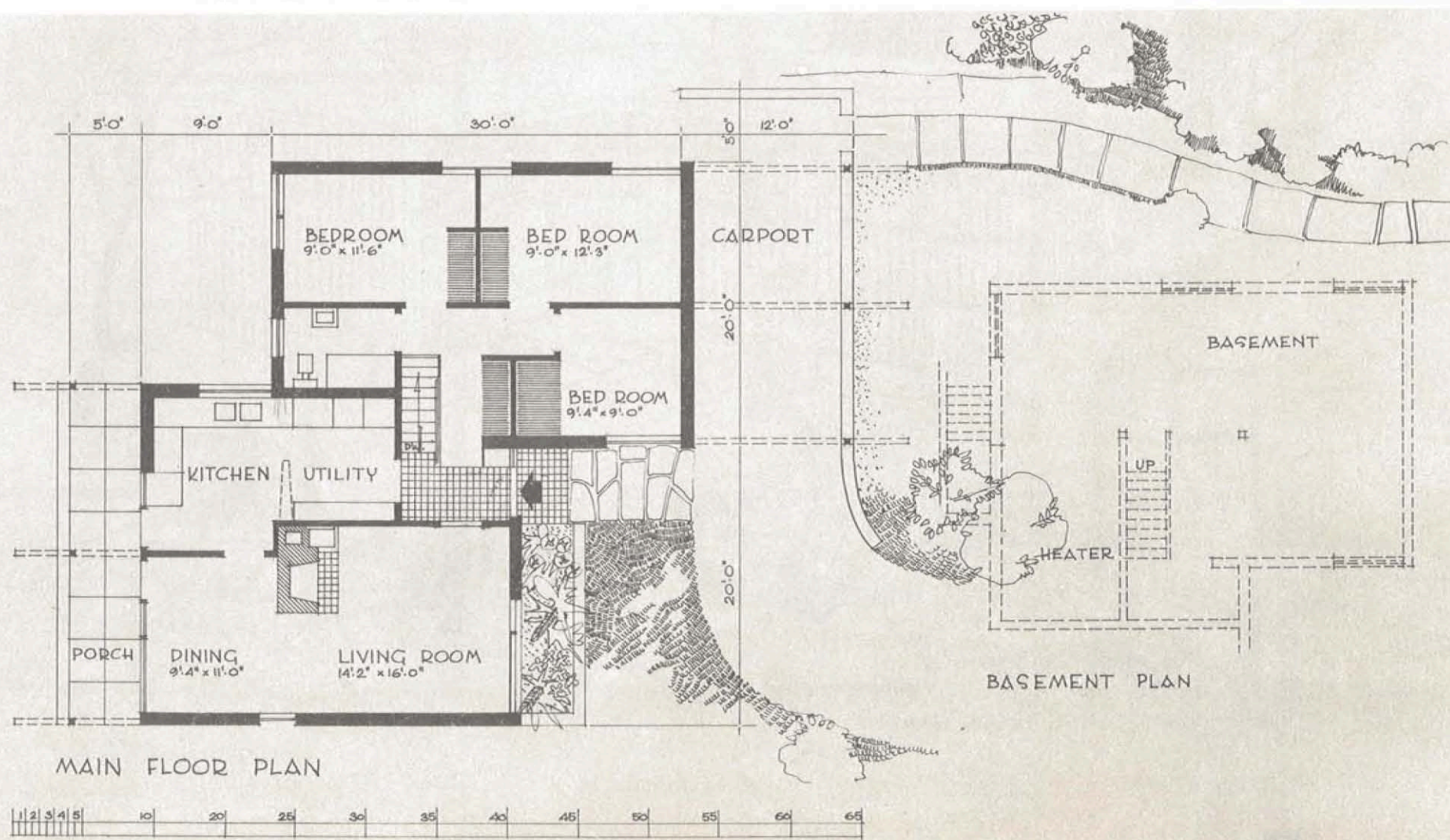
20180 Cu. Ft.

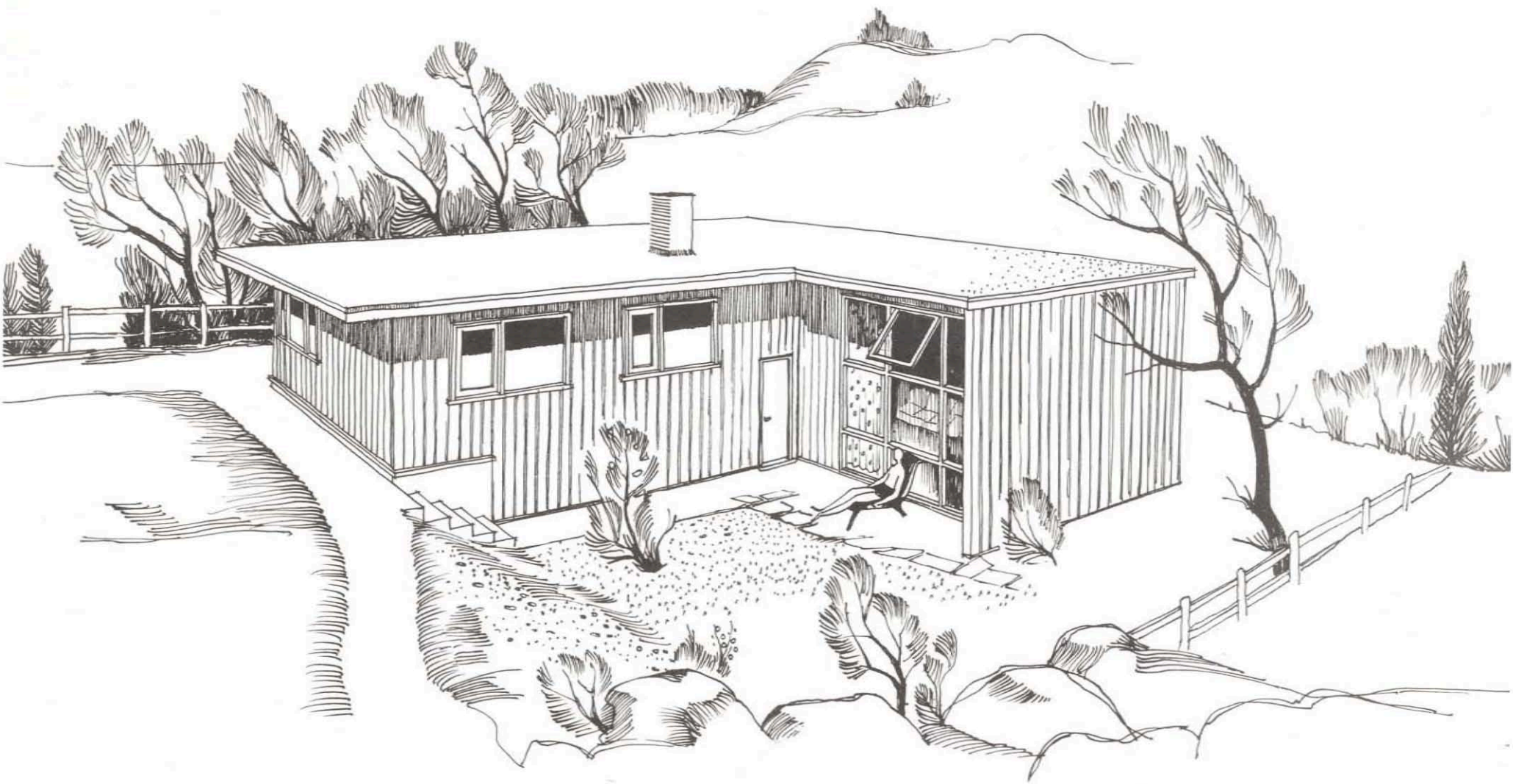
Architect

Fred S. Brodie



ELEVATION FROM GARDEN



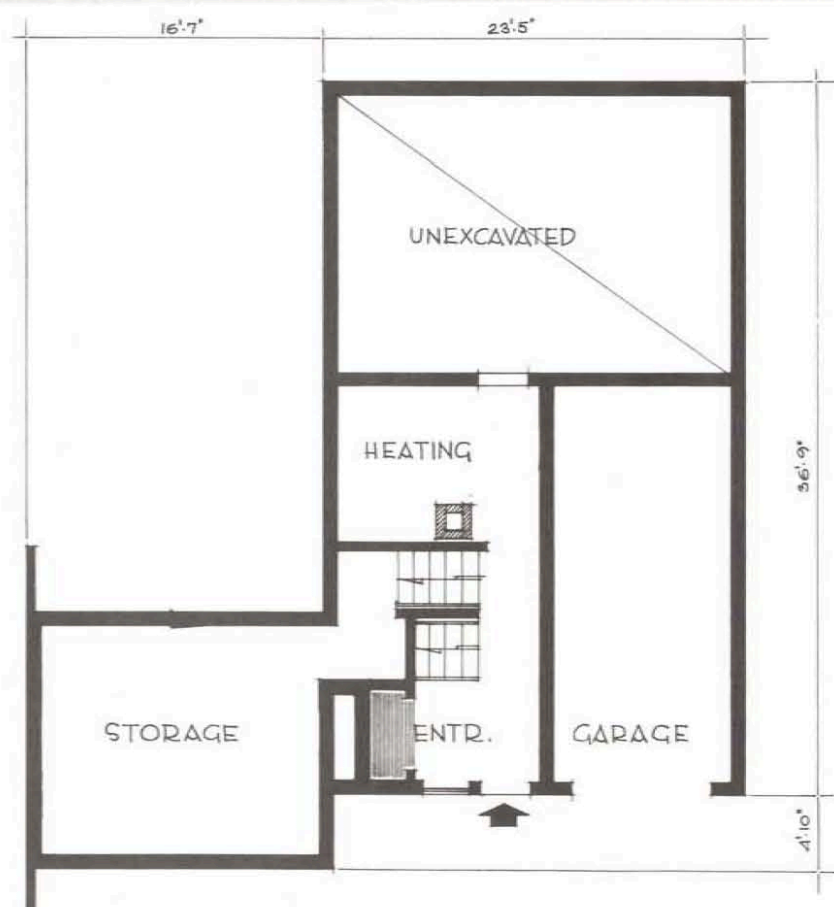
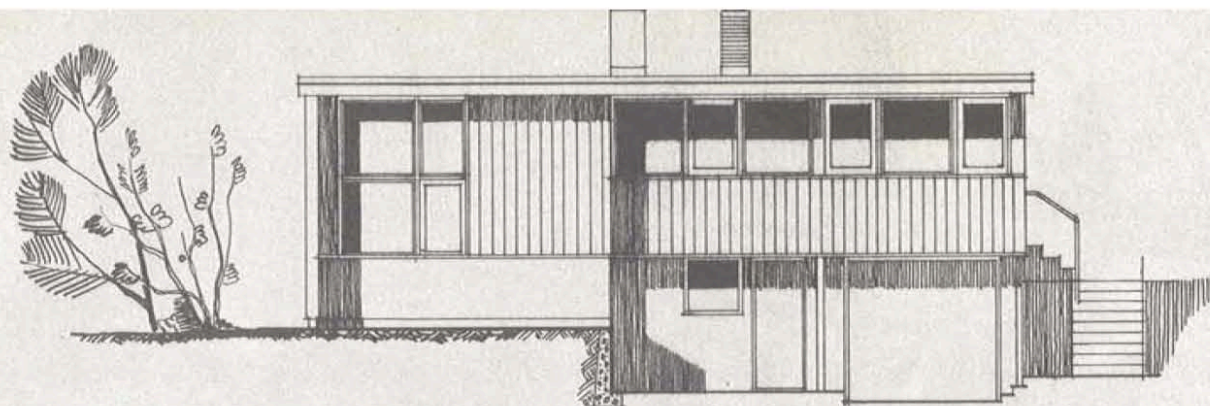


PERSPECTIVE FROM GARDEN

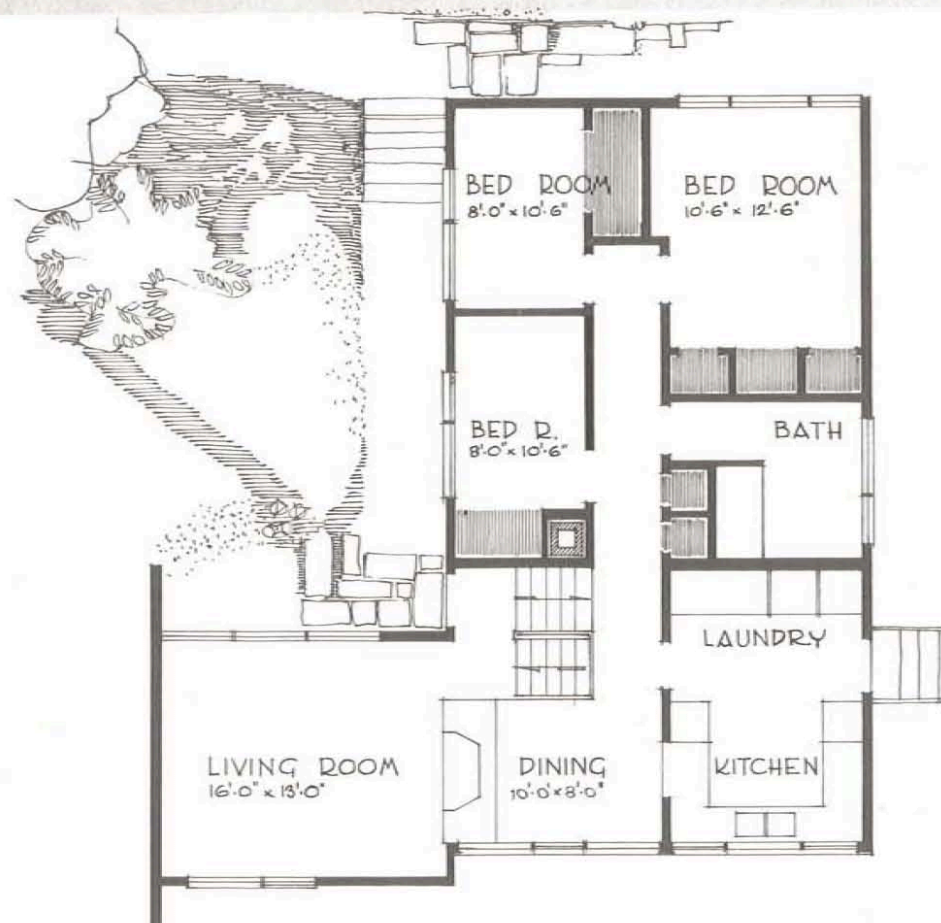
B. C. - 2

1166 Sq. Ft.
19145 Cu. Ft.

Architect
Ralph E. Cole



BASEMENT PLAN



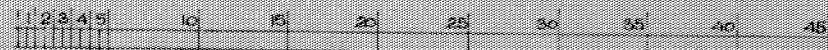
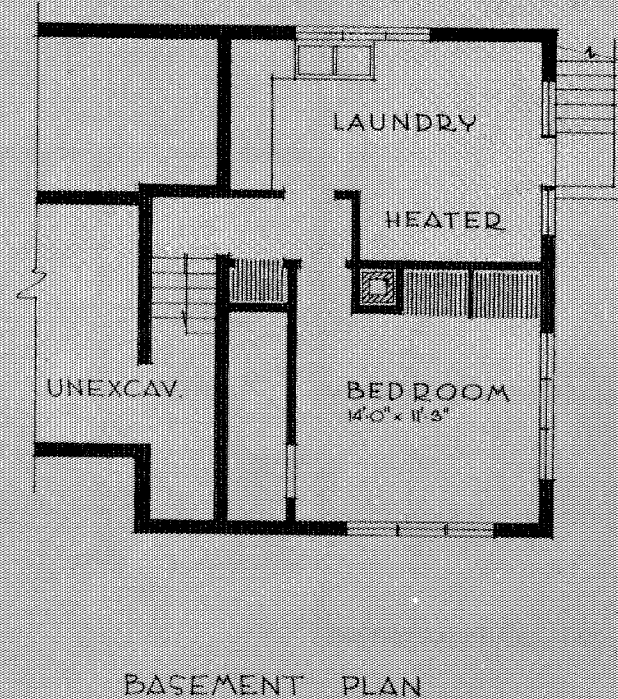
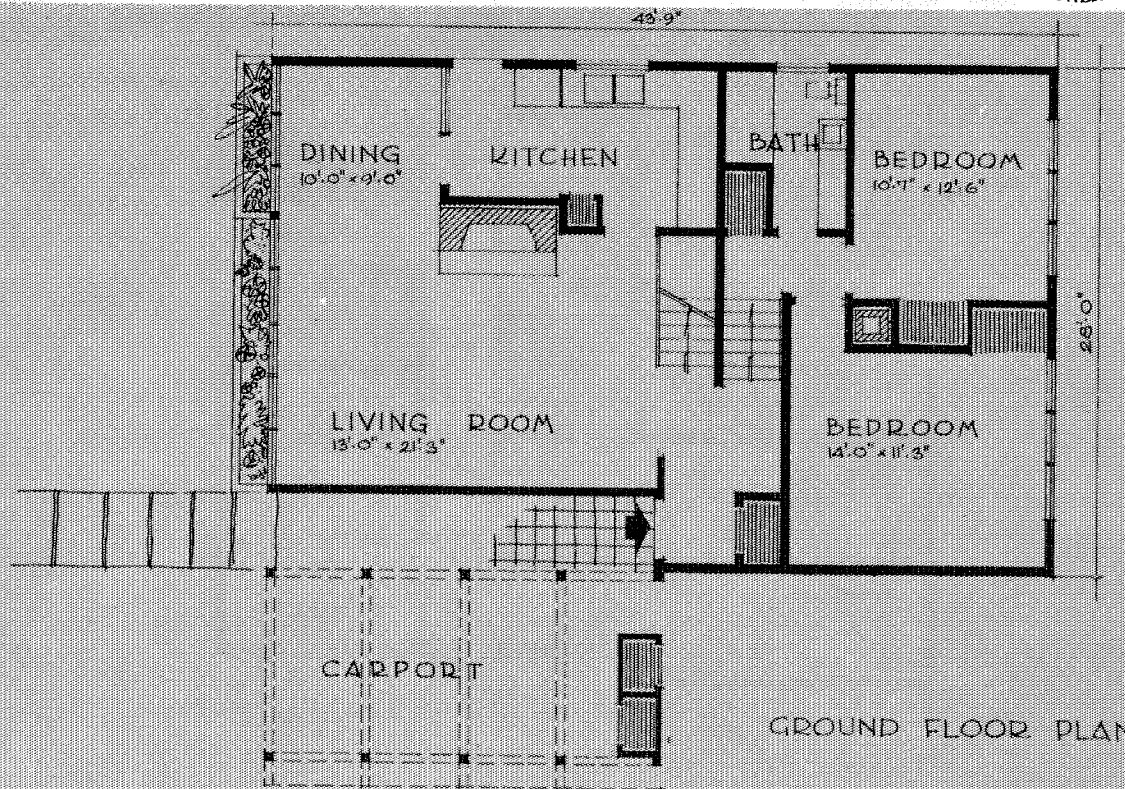
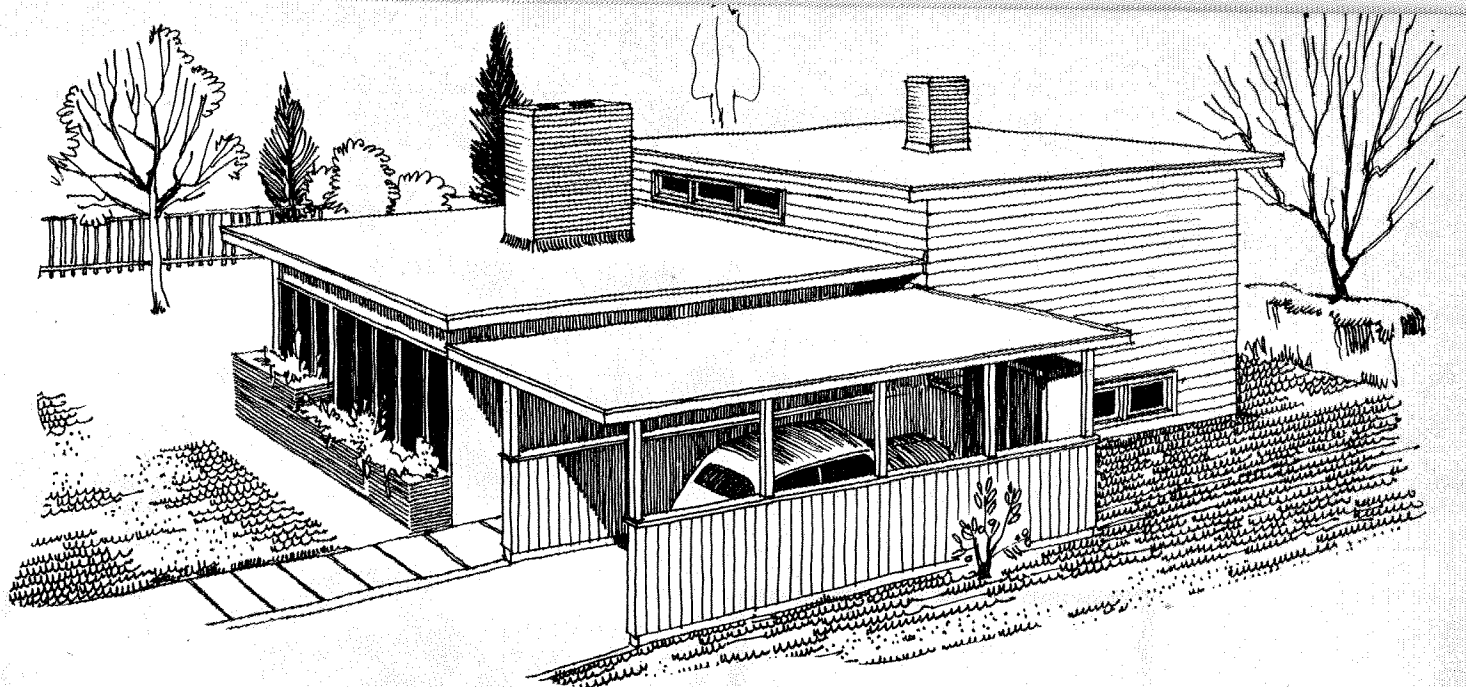
FLOOR PLAN



B. C. - 3

1140 Sq. Ft.
14686 Cu. Ft.

Architect
Sam Collins



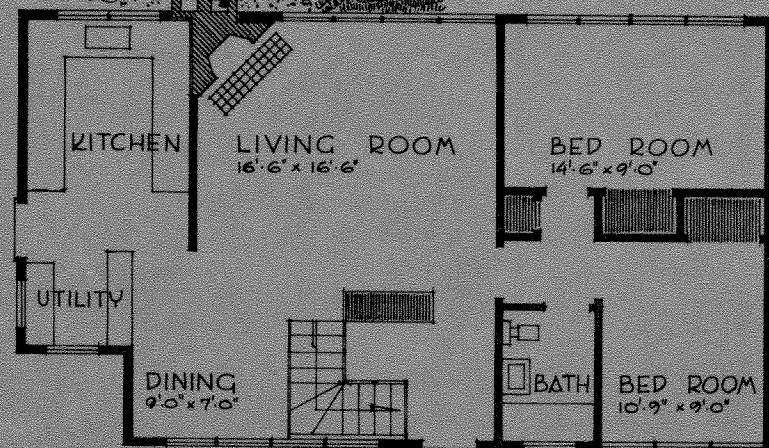
B. C. - 4

980 Sq. Ft.

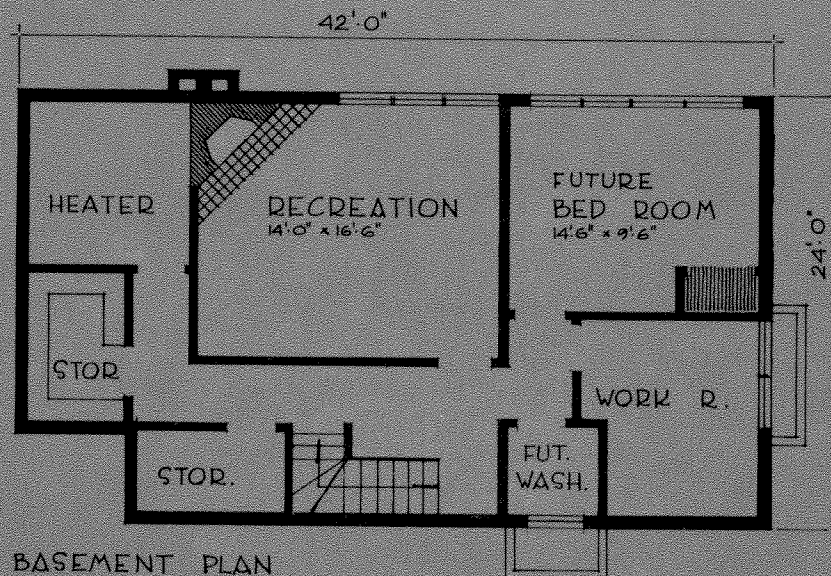
19890 Cu. Ft.

Architect

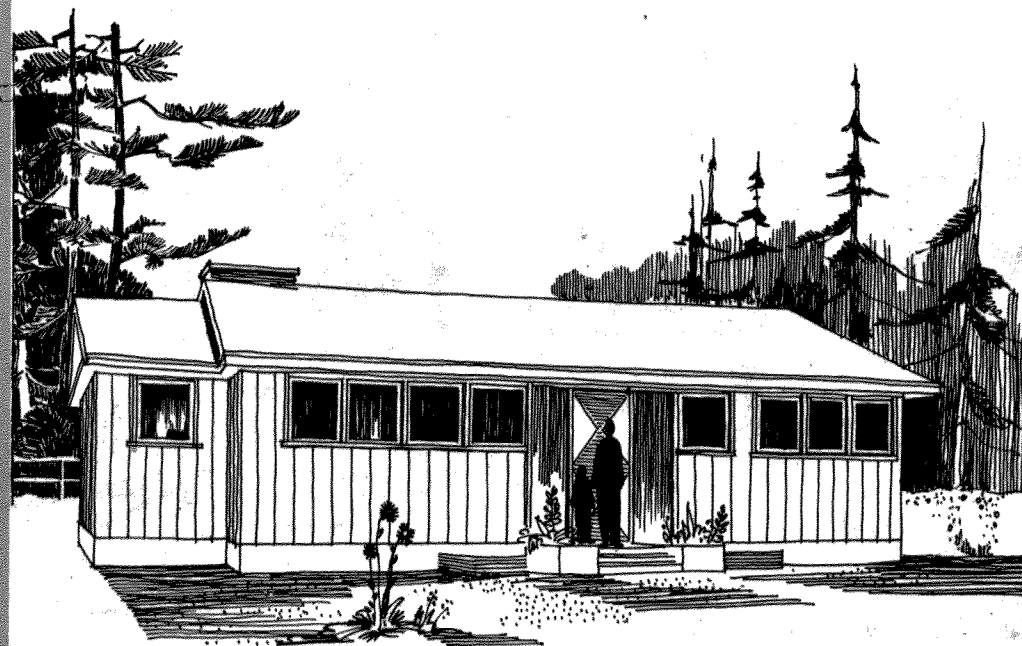
Jocelyn Davidson



FLOOR PLAN



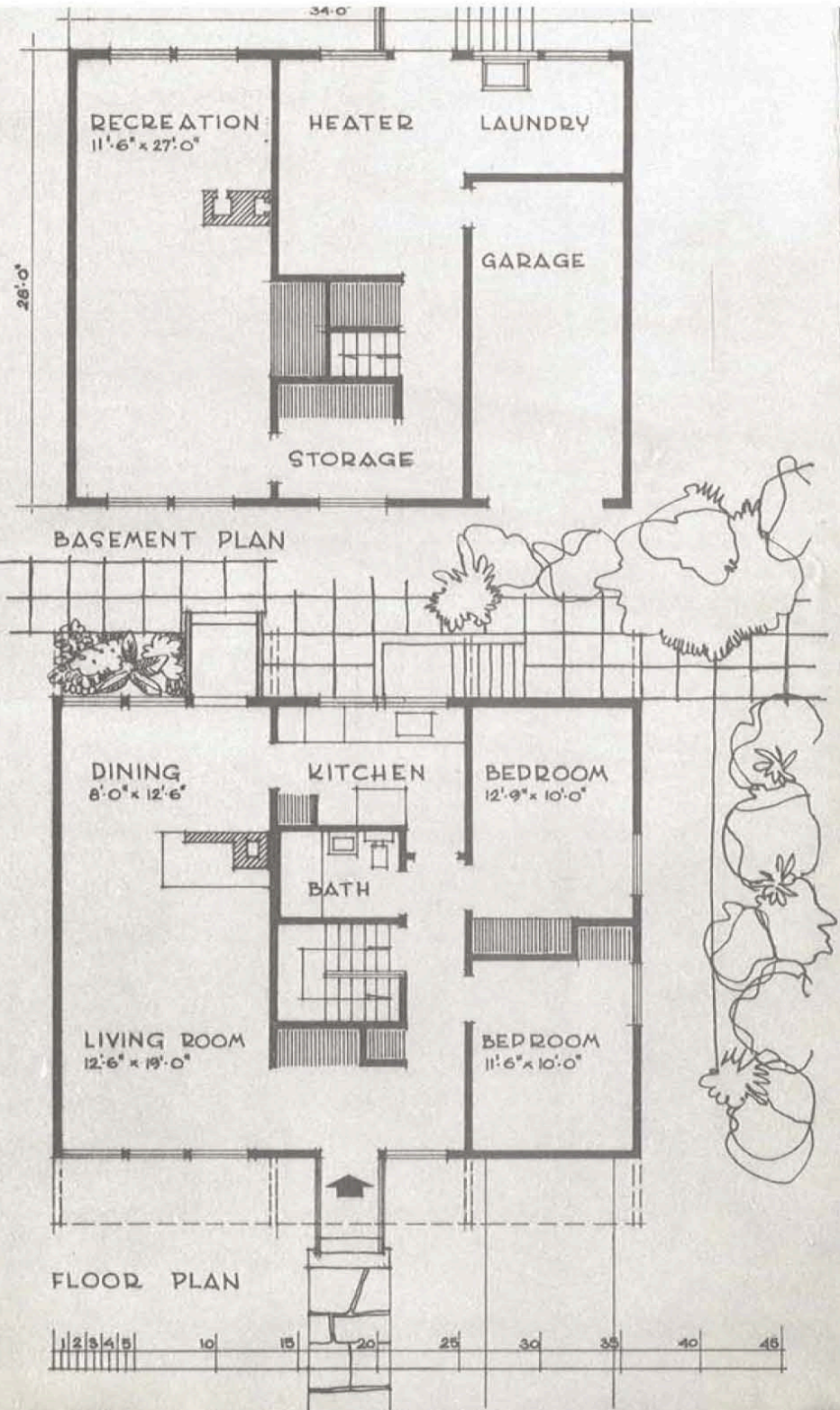
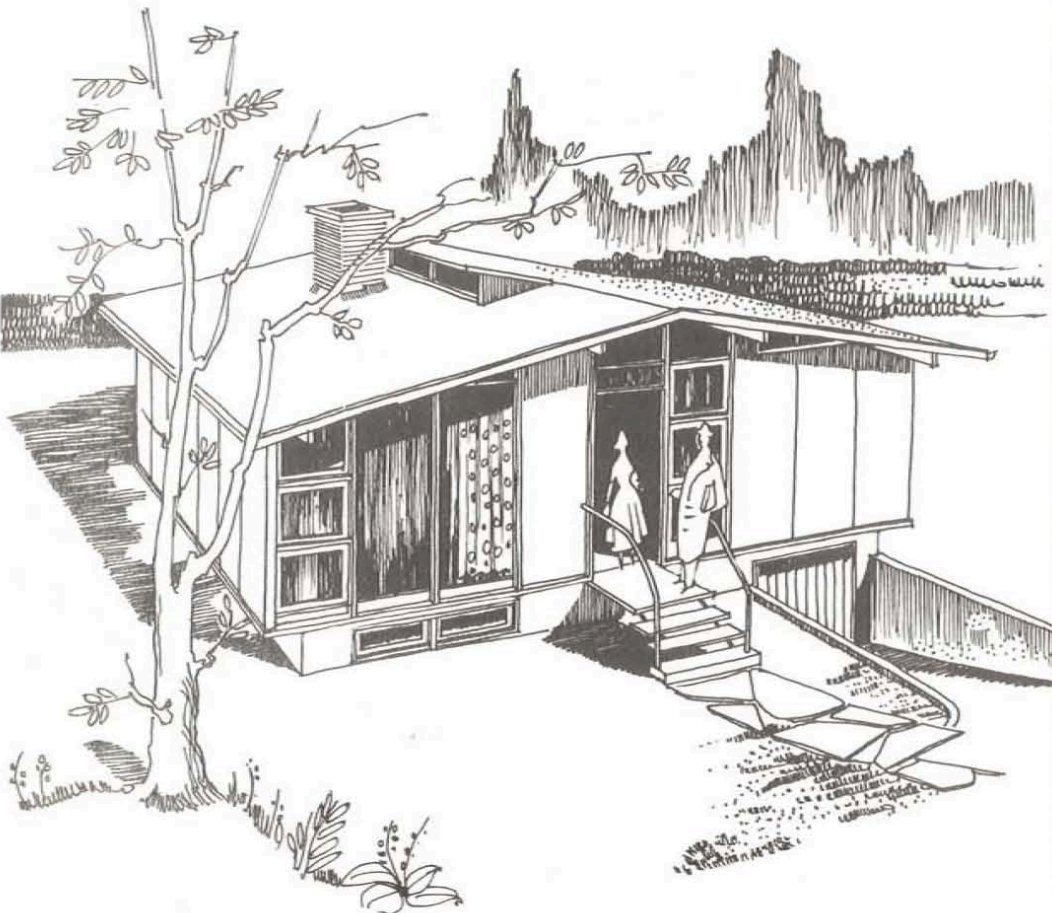
BASEMENT PLAN



B. C. - 5

1010 Sq. Ft.
18618 Cu. Ft.

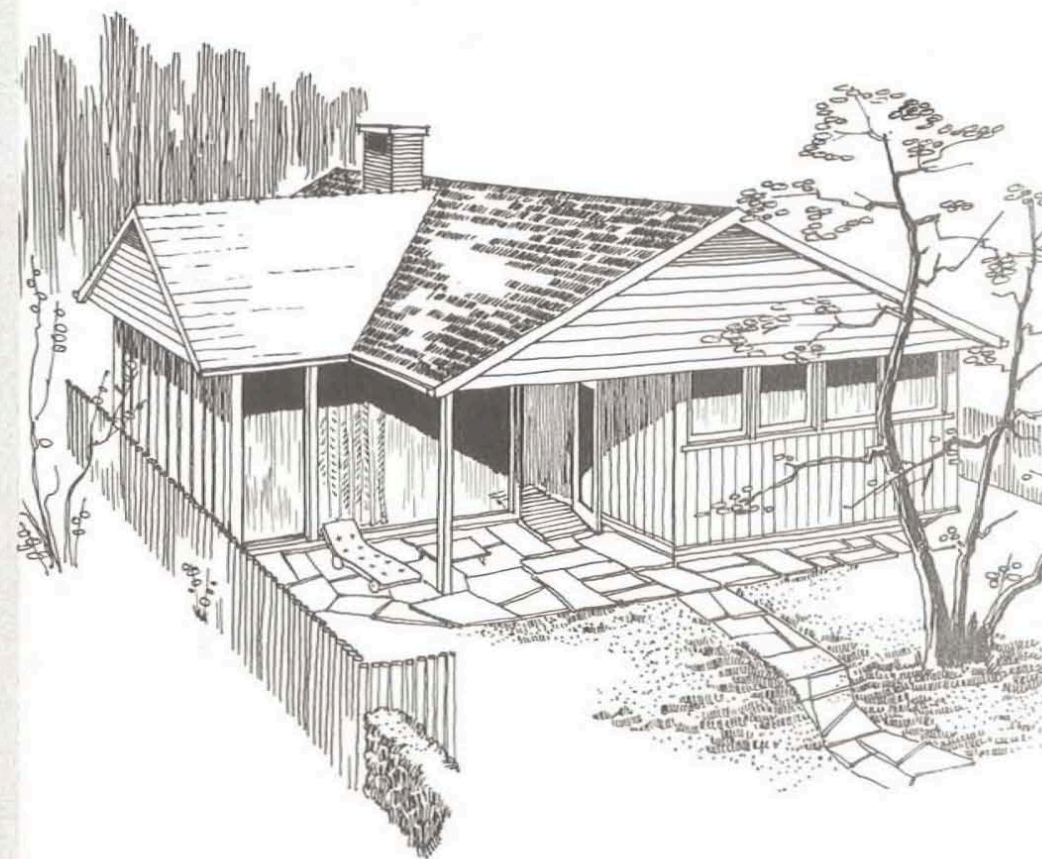
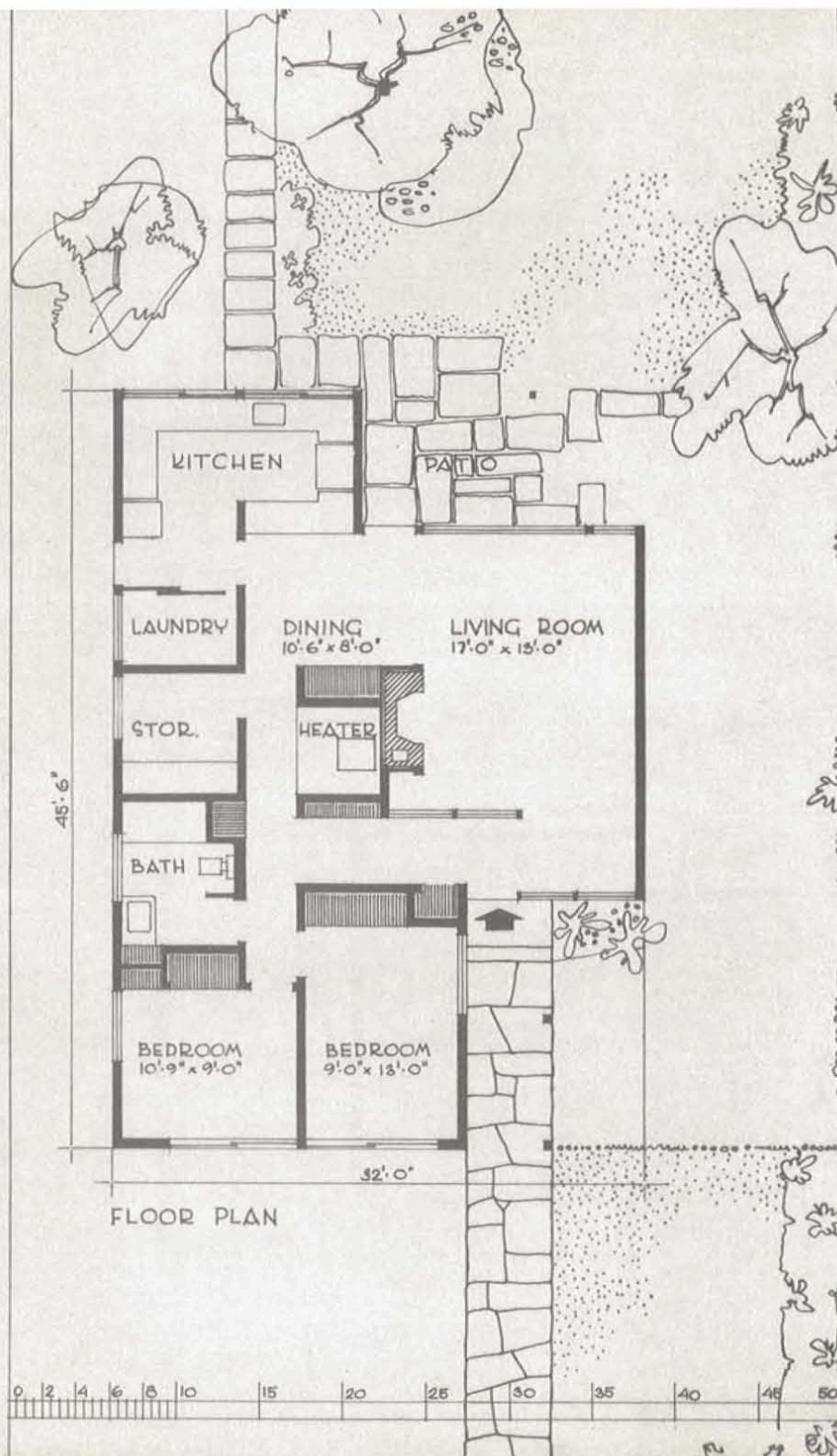
Architect
W. W. Ekins



B.C.-6

1143 Sq. Ft.
14505 Cu. Ft.

Architect
Herbert K. Gallagher

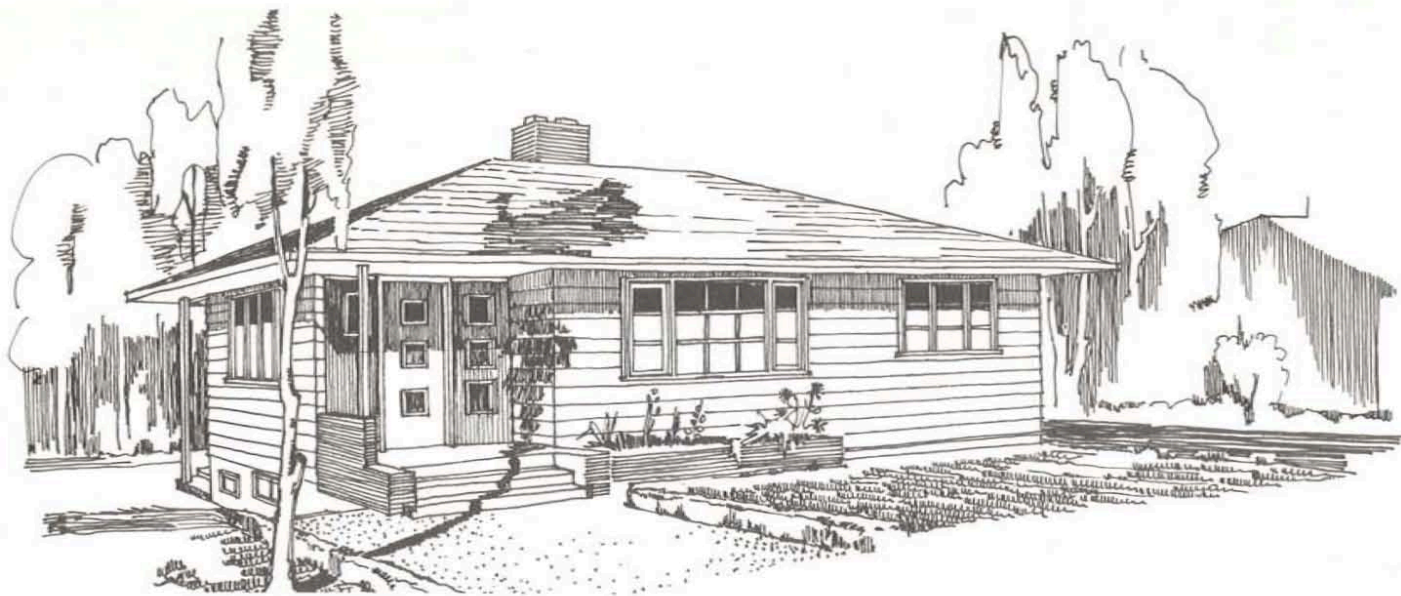


PERSPECTIVE FROM GARDEN

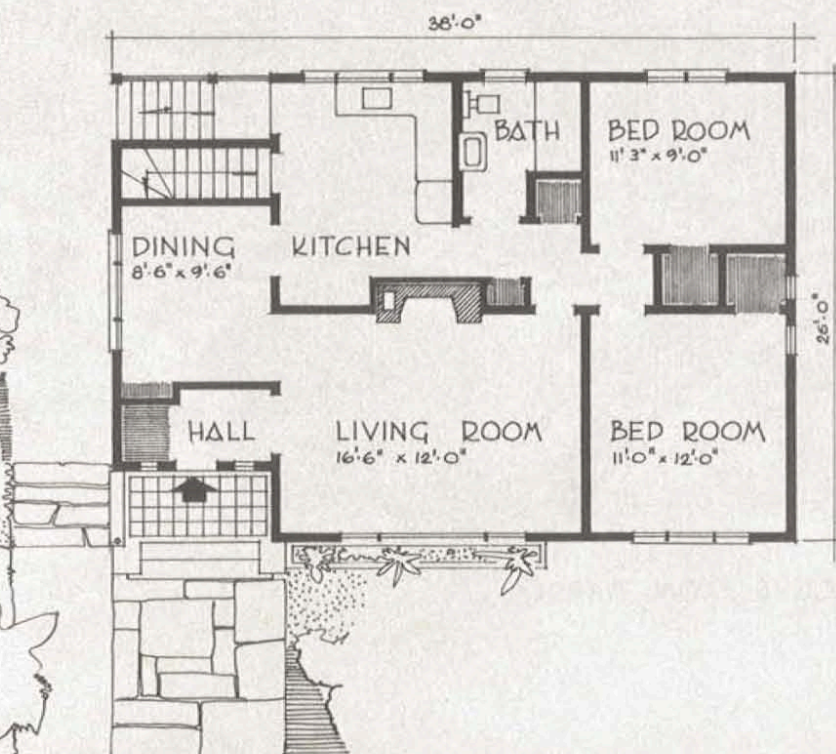
B.C.-7

920 Sq. Ft.
22007 Cu. Ft.

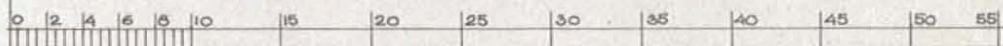
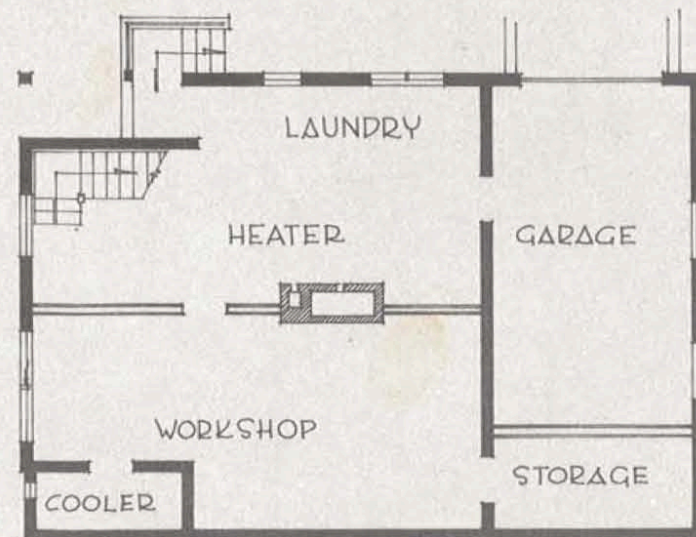
Architect
Allan Menzies

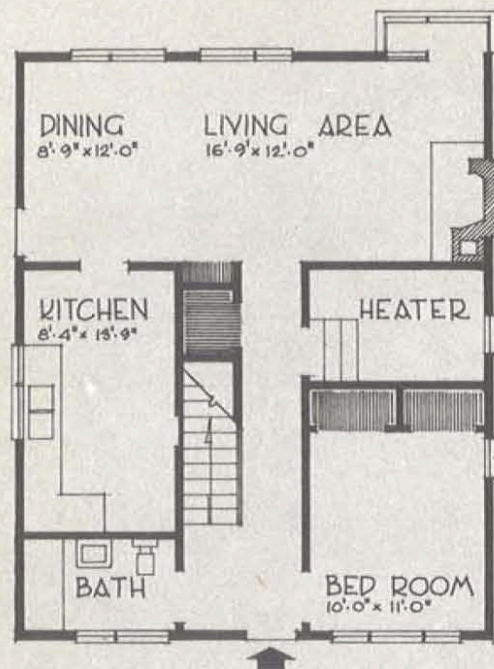


FLOOR PLAN

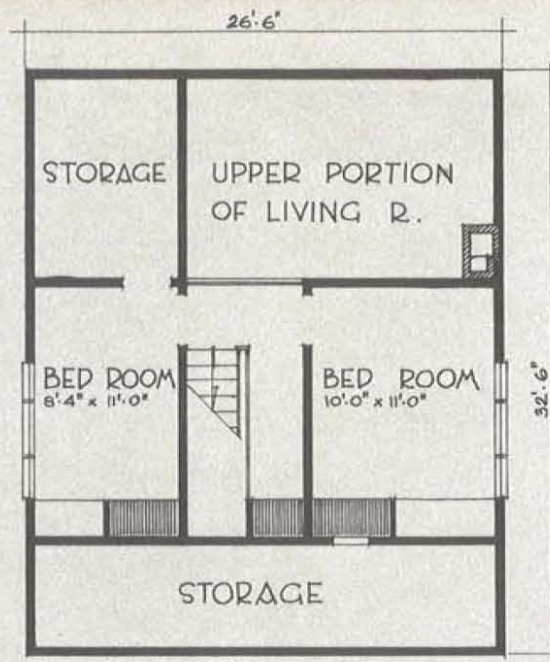


BASEMENT PLAN





GROUND FLOOR

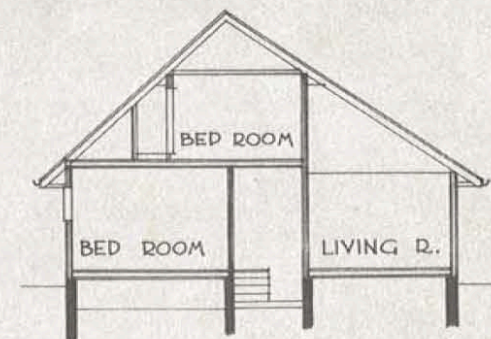


UPPER FLOOR

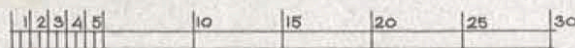
B.C.-8

860 plus 373 Sq. Ft.
15504 Cu. Ft.

Architect
Gardiner & Thornton

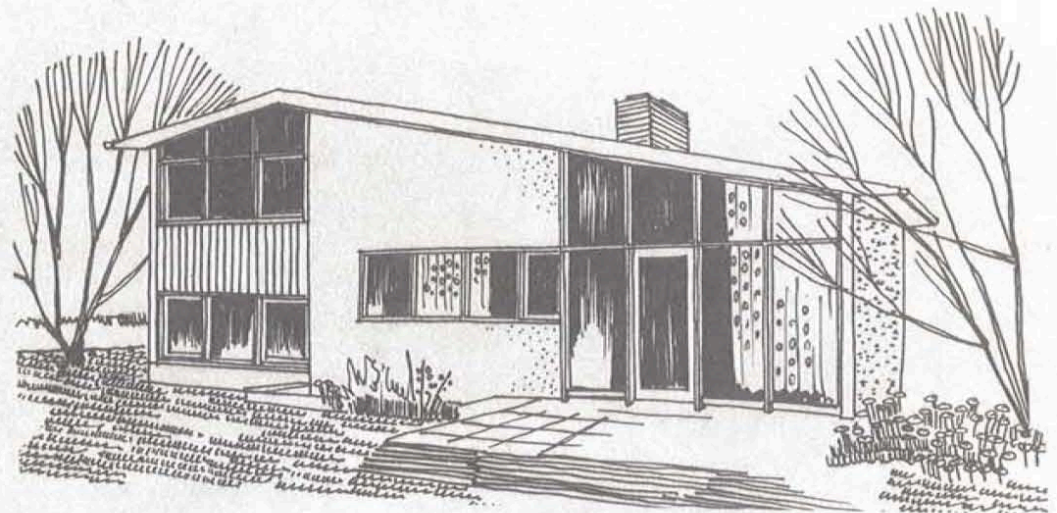
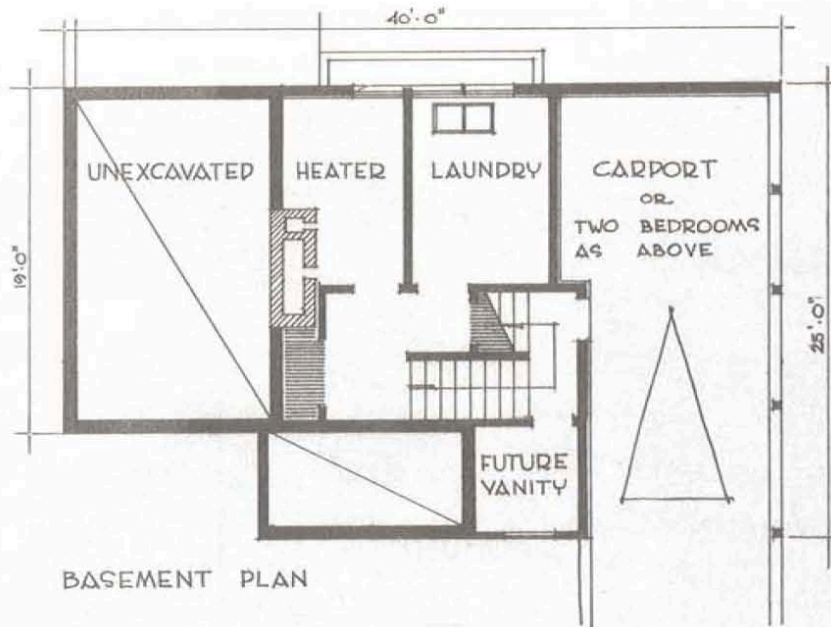


SECTION

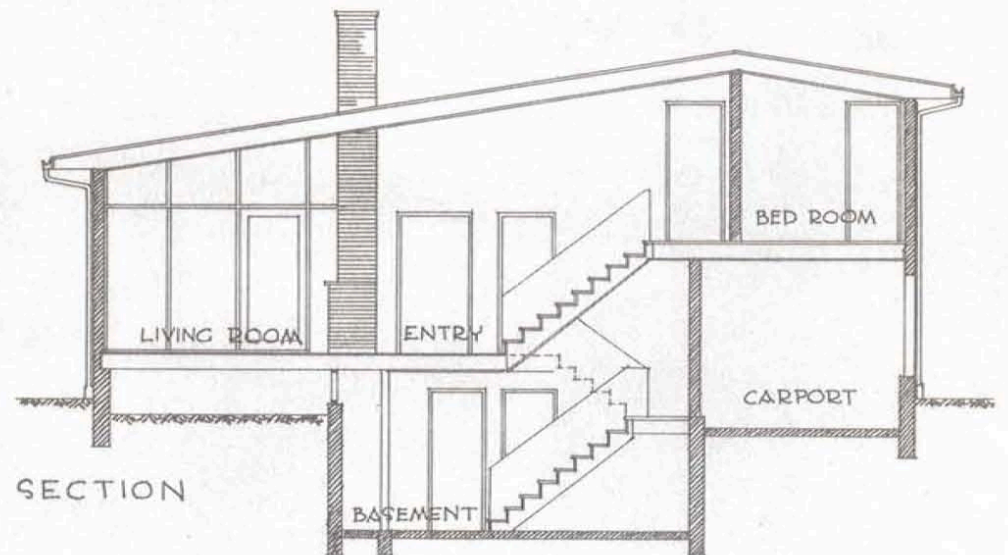
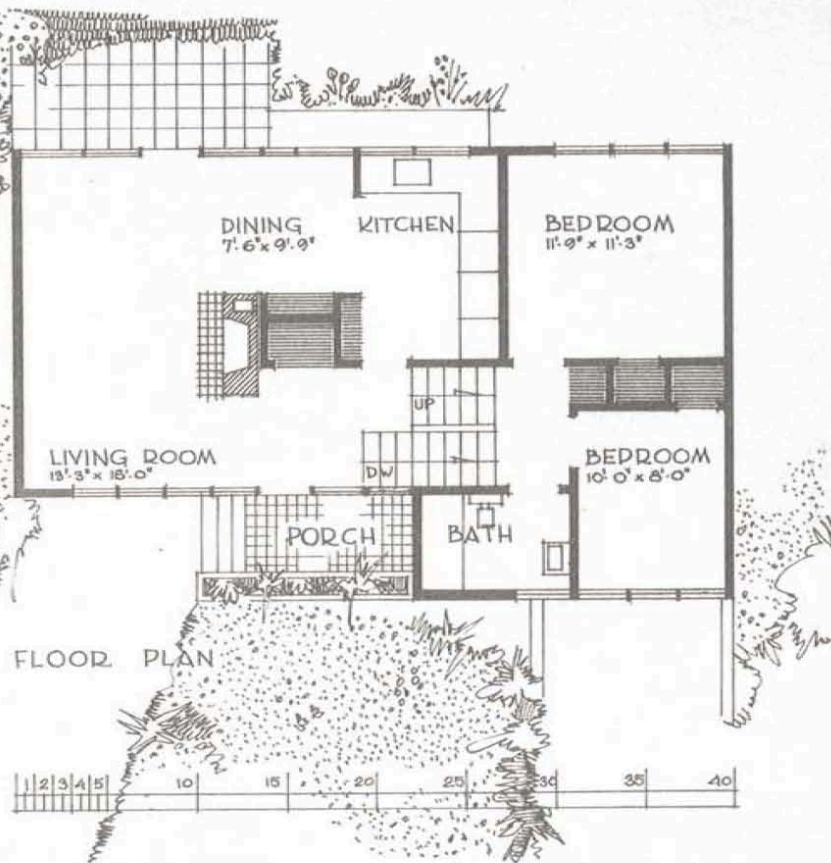


PERSPECTIVE FROM GARDEN





PERSPECTIVE FROM GARDEN



SECTION

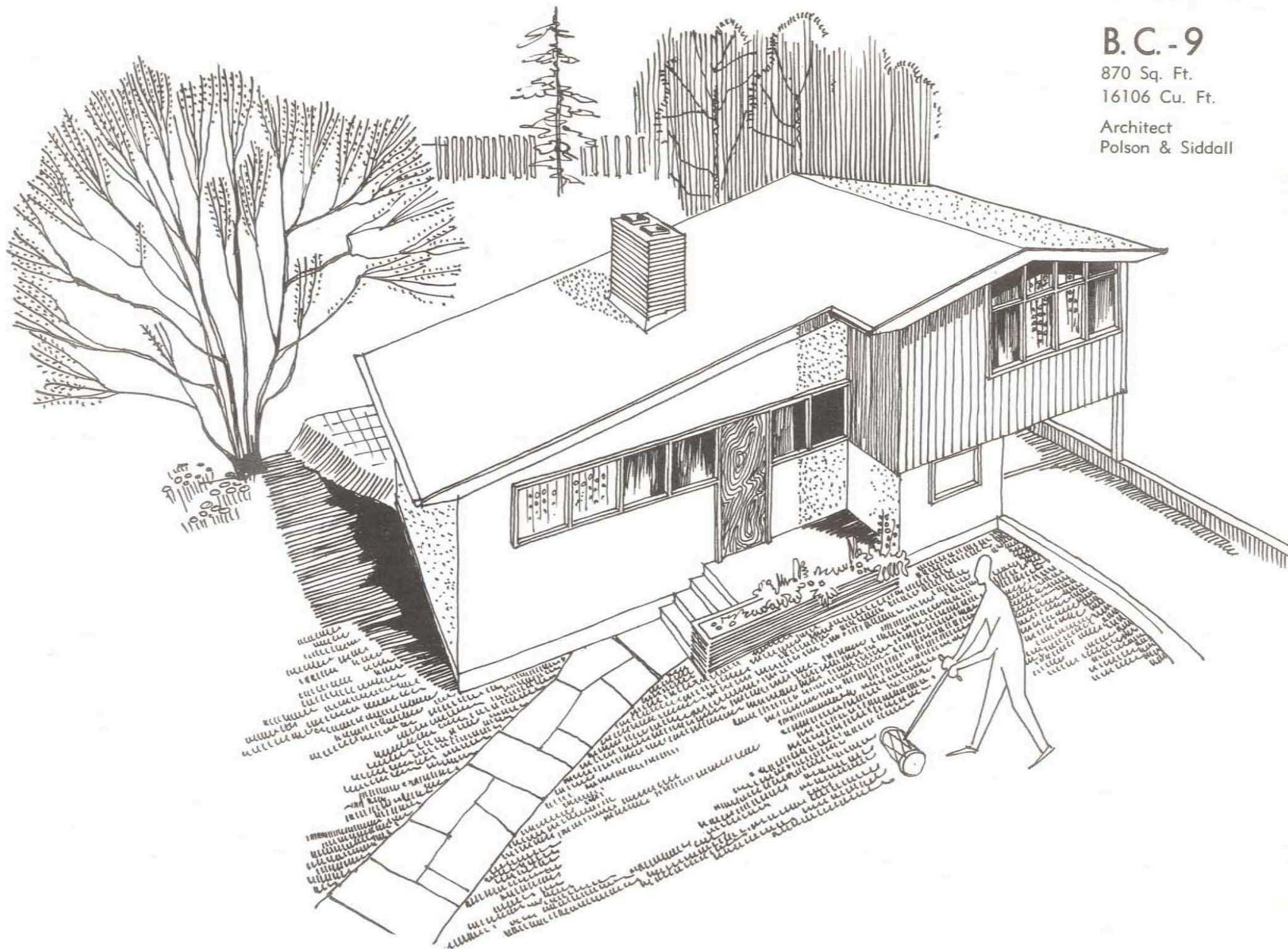
B.C.-9

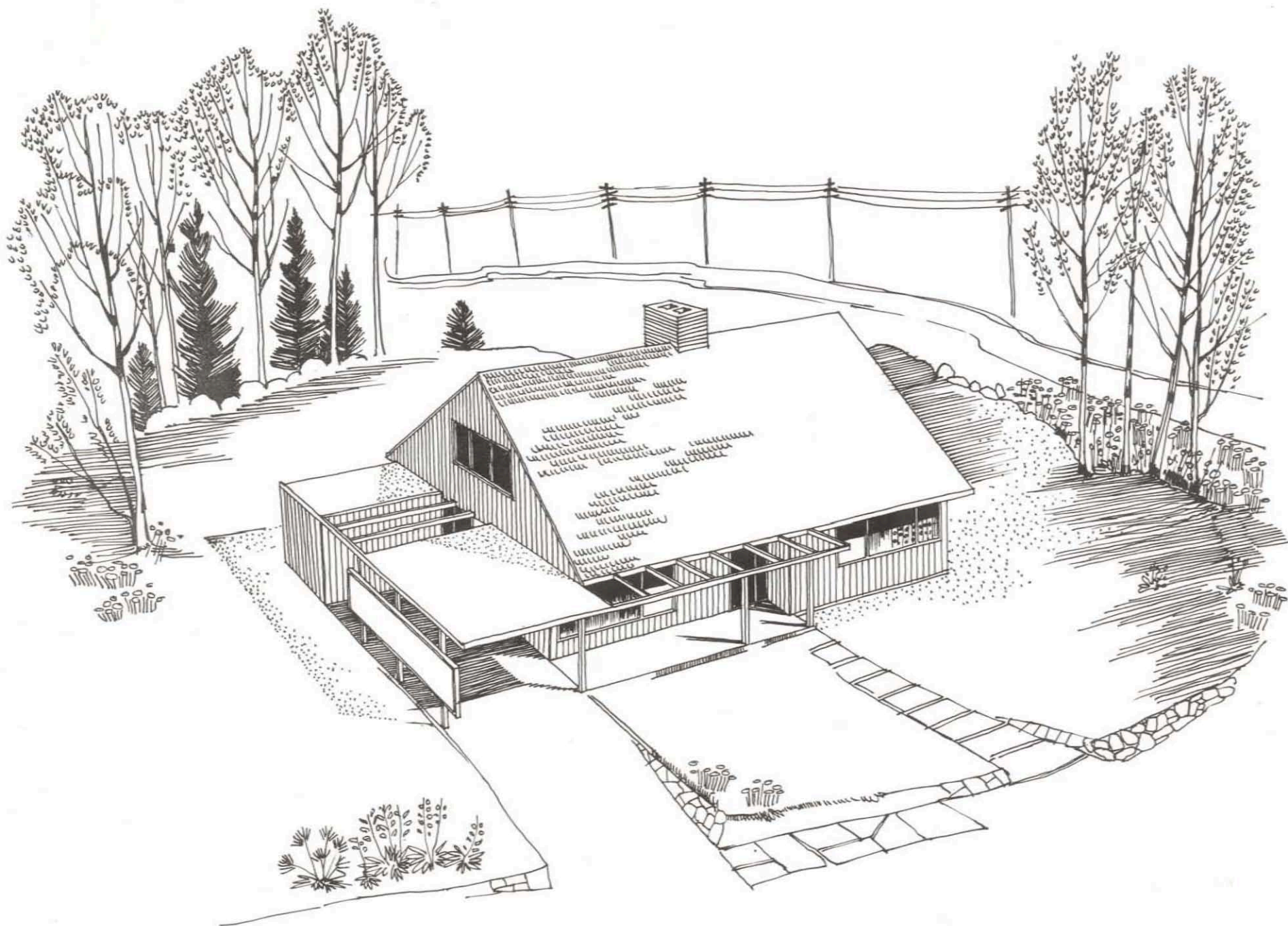
870 Sq. Ft.

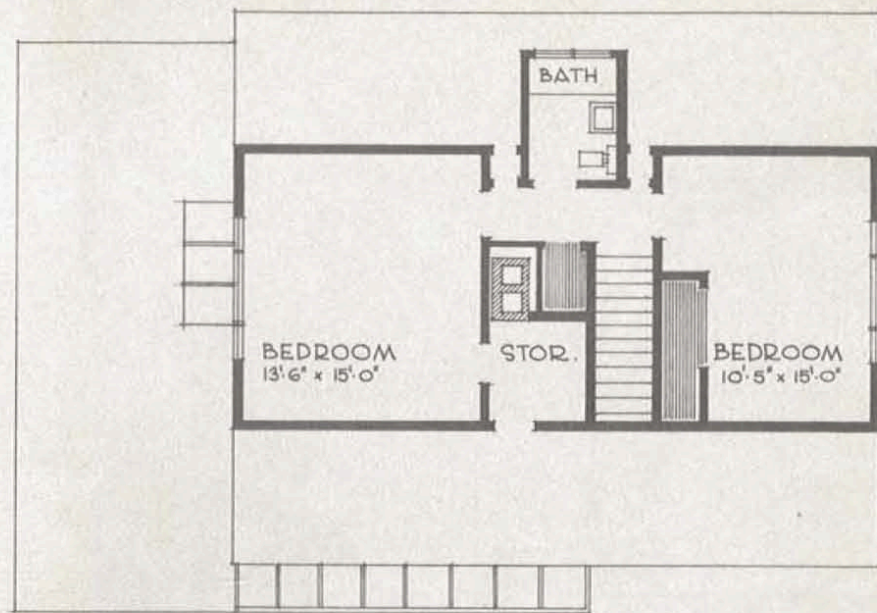
16106 Cu. Ft.

Architect

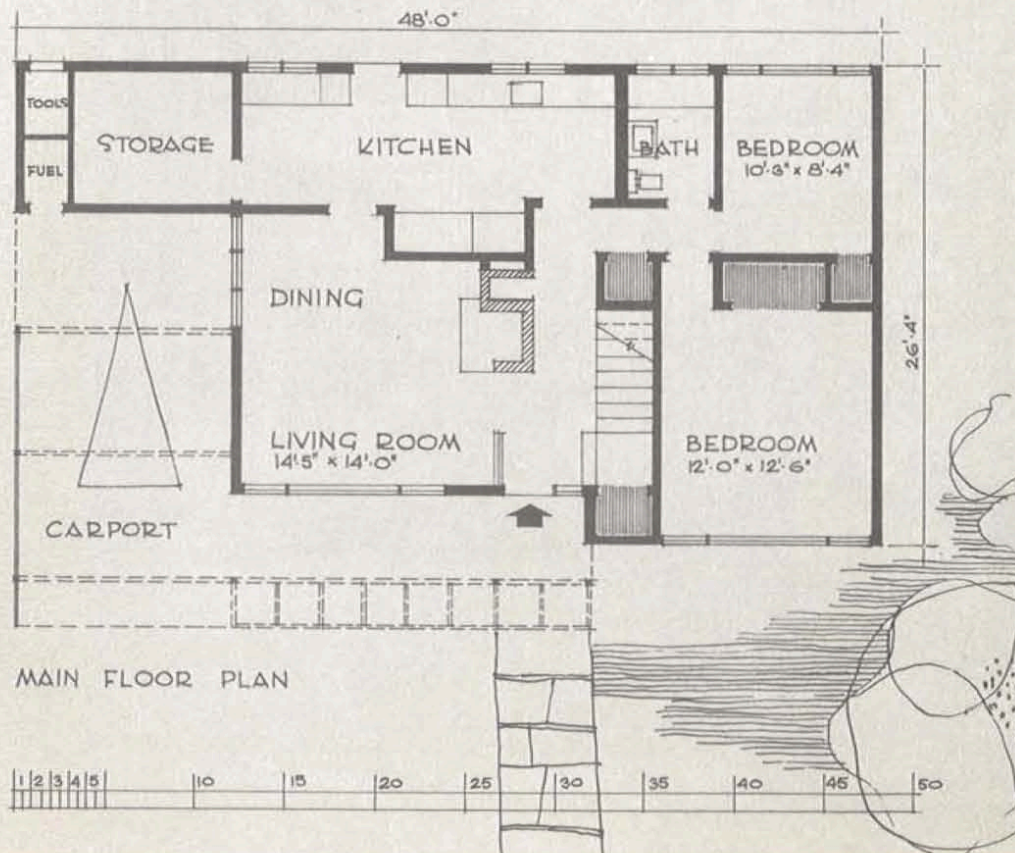
Polson & Siddall







UPPER FLOOR PLAN



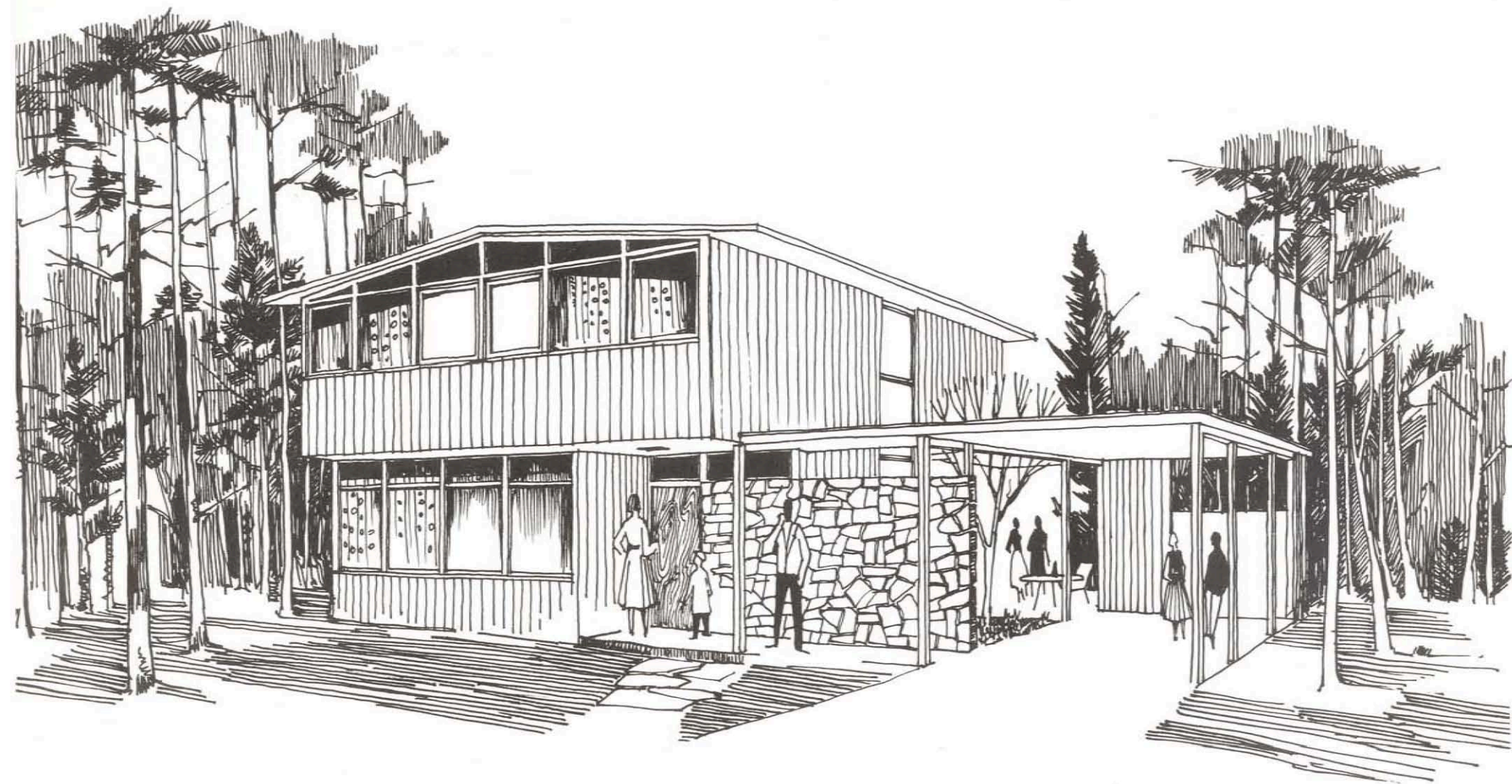
MAIN FLOOR PLAN

B. C. - 10

1000 plus 550 Sq. Ft.
24425 Cu. Ft.

Architect
Semmens-Simpson





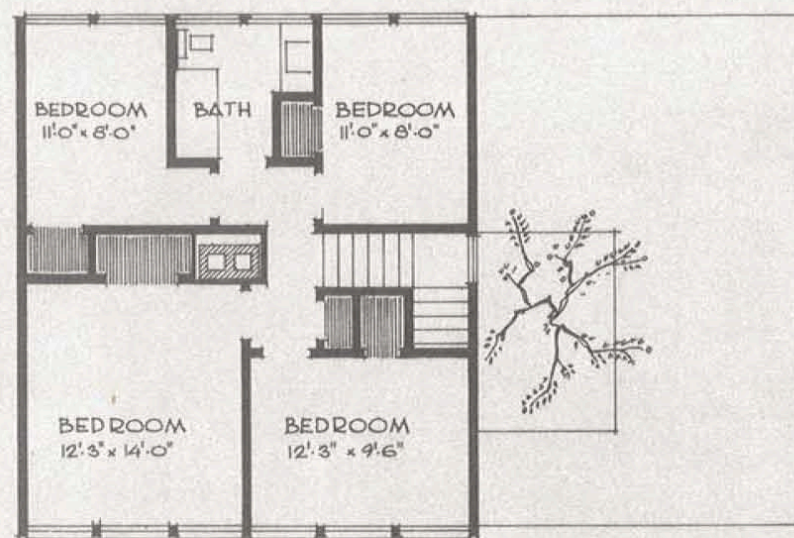


B. C. - 11

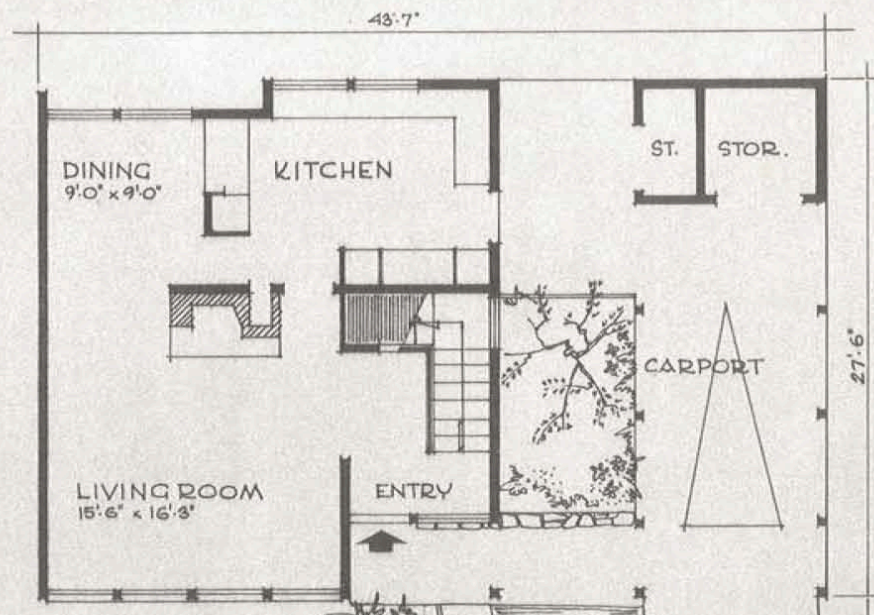
1370 Sq. Ft.

22704 Cu. Ft.

Architect
Semmens-Simpson



UPPER FLOOR PLAN



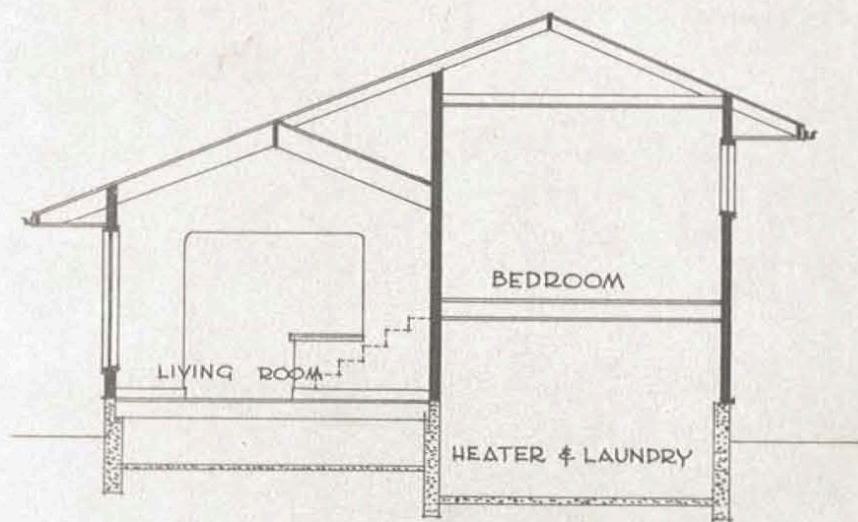
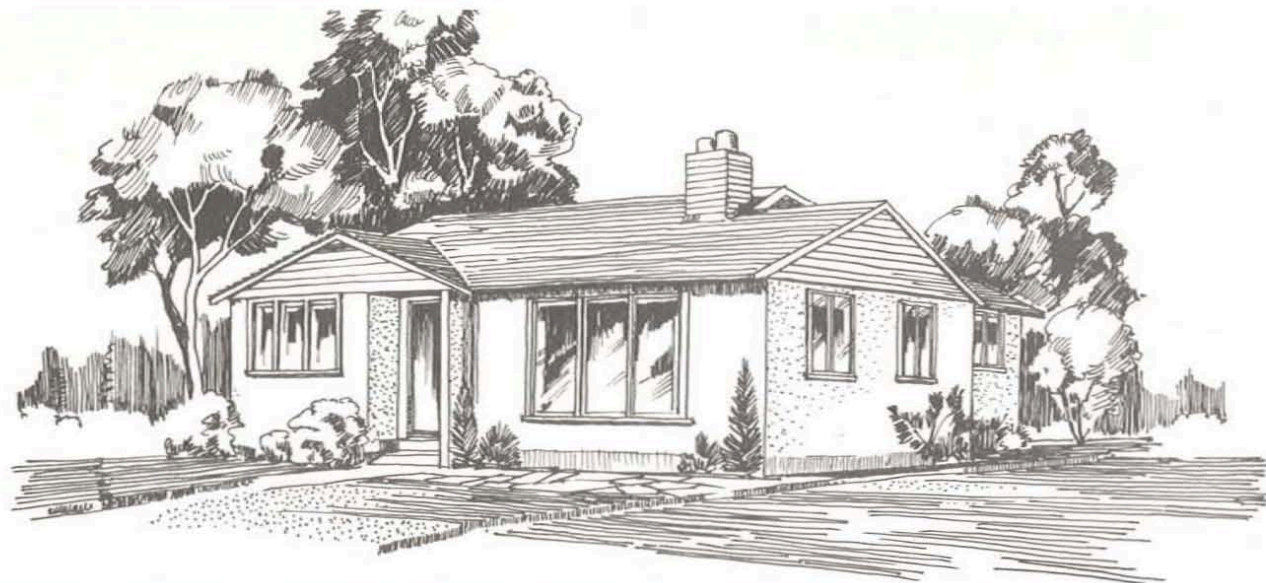
MAIN FLOOR PLAN



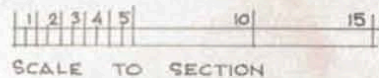
B. C. - 12

1115 Sq. Ft.
17577 Cu. Ft.

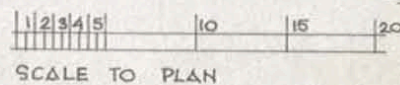
Architect
E. Totty



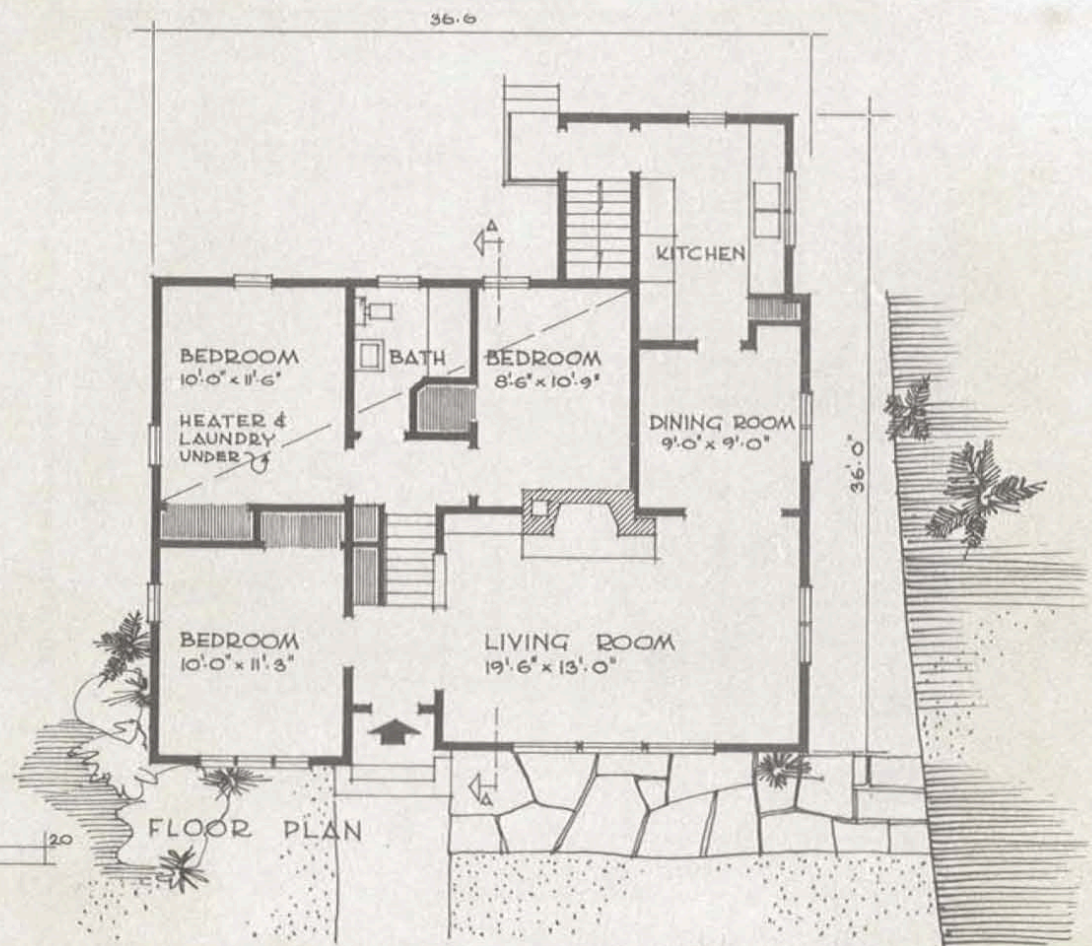
SECTION 'A-A'



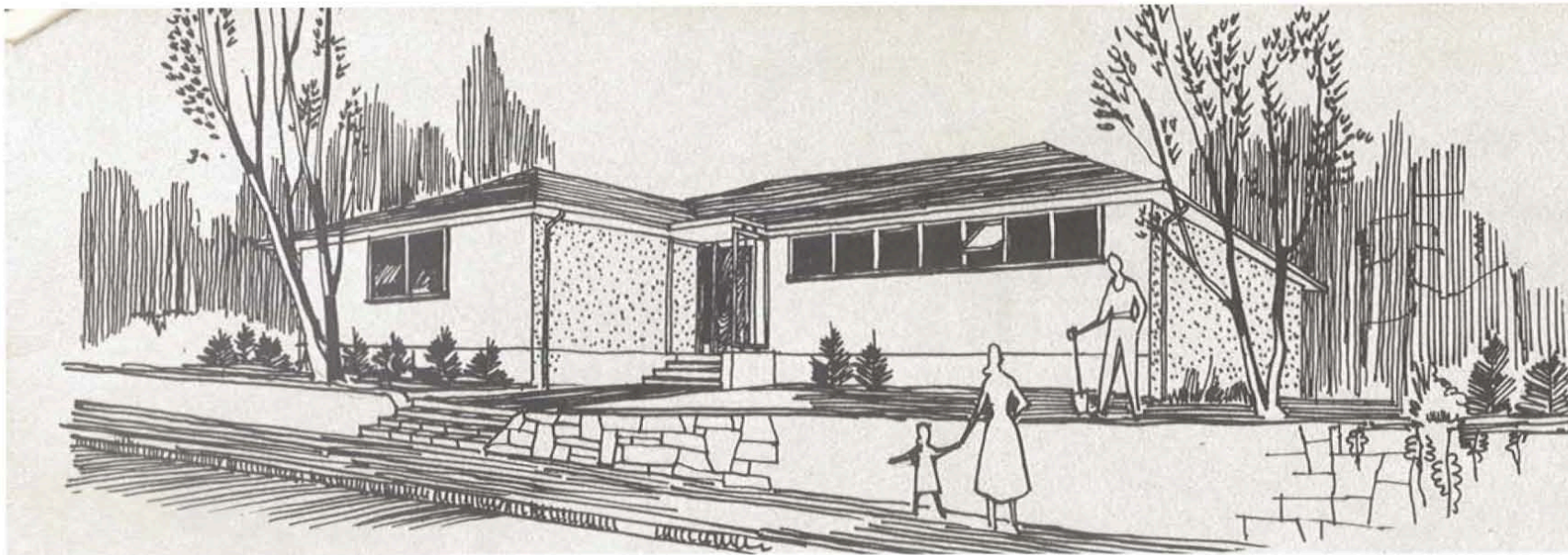
SCALE TO SECTION



SCALE TO PLAN



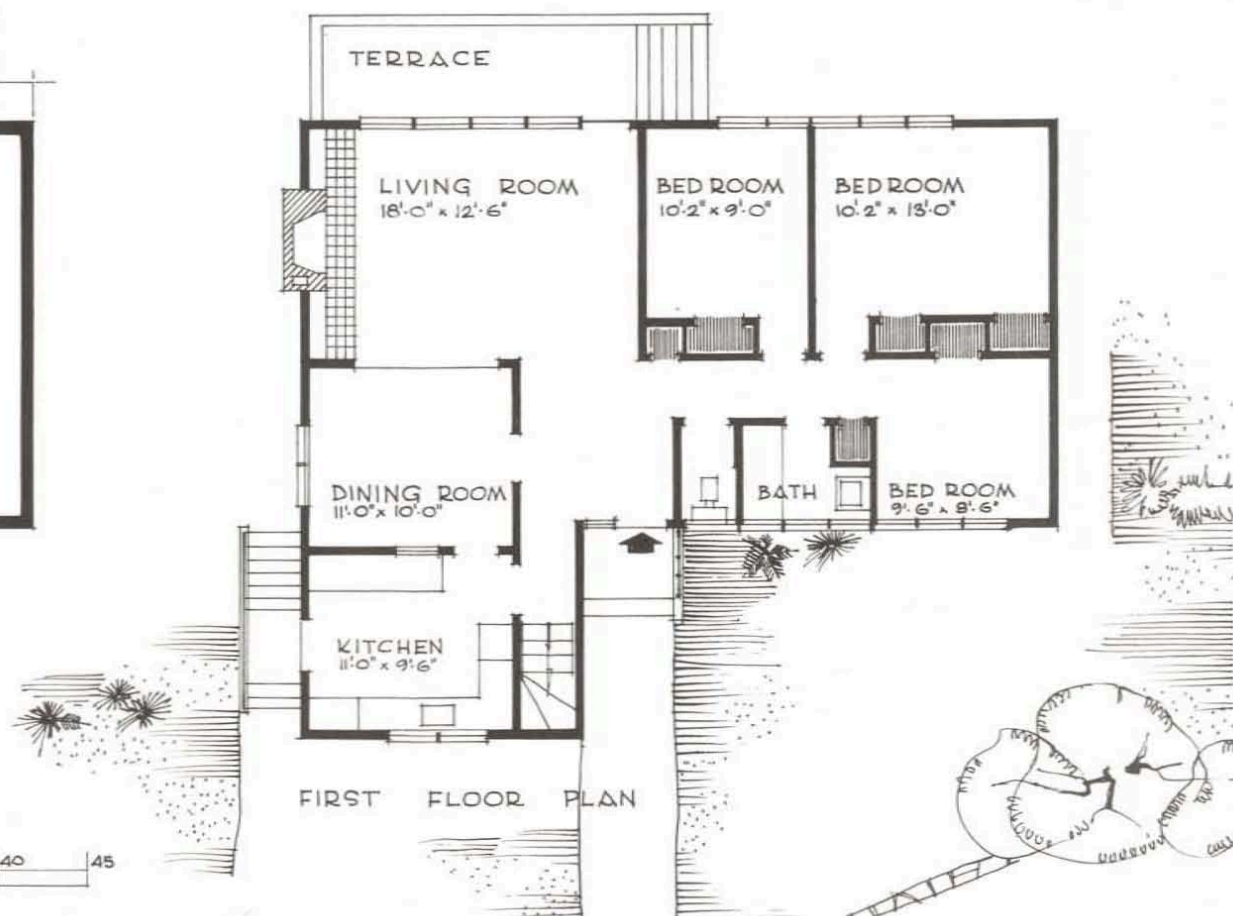
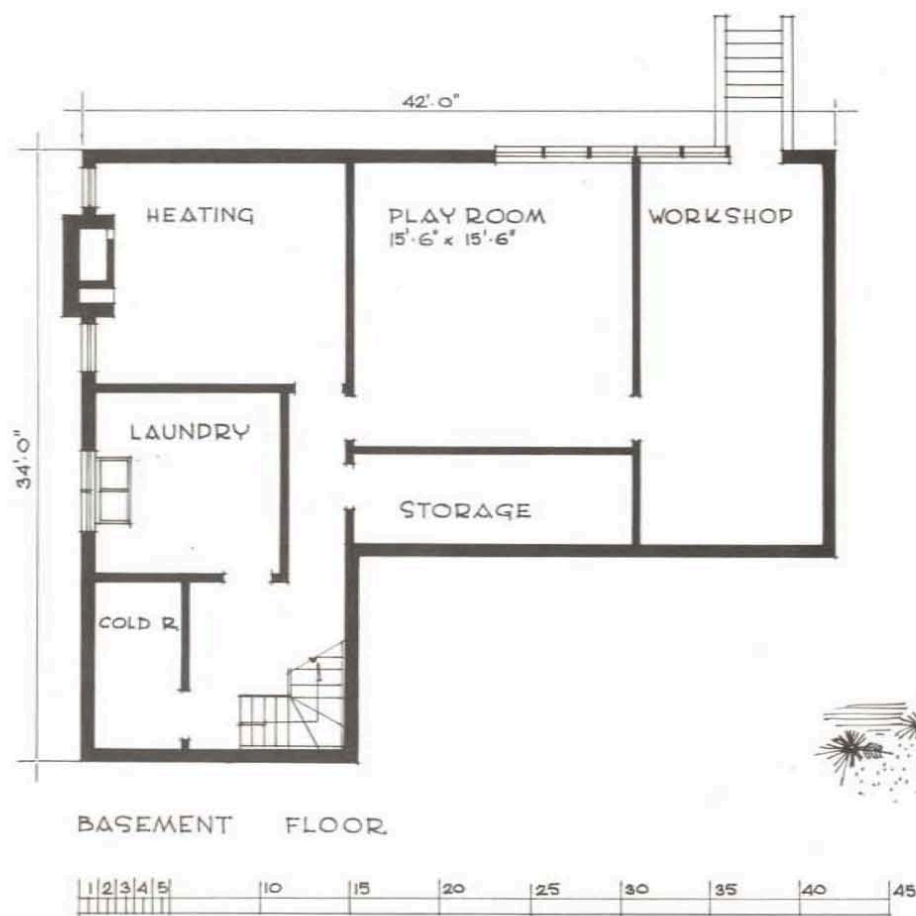
FLOOR PLAN

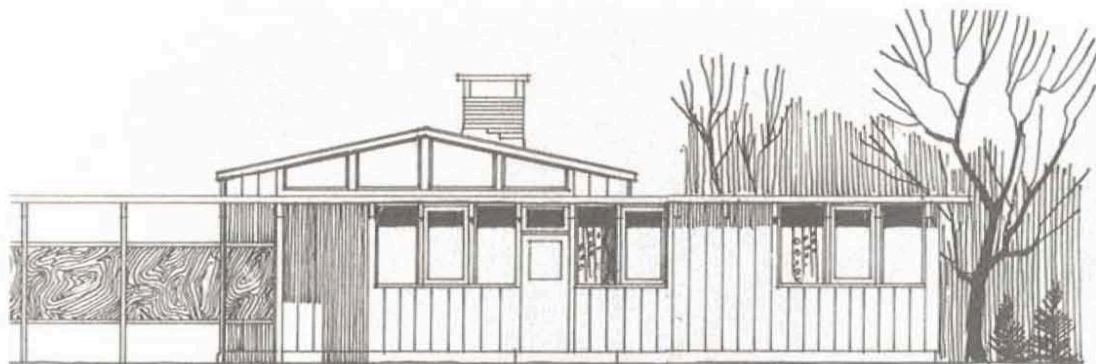


B.C.-13

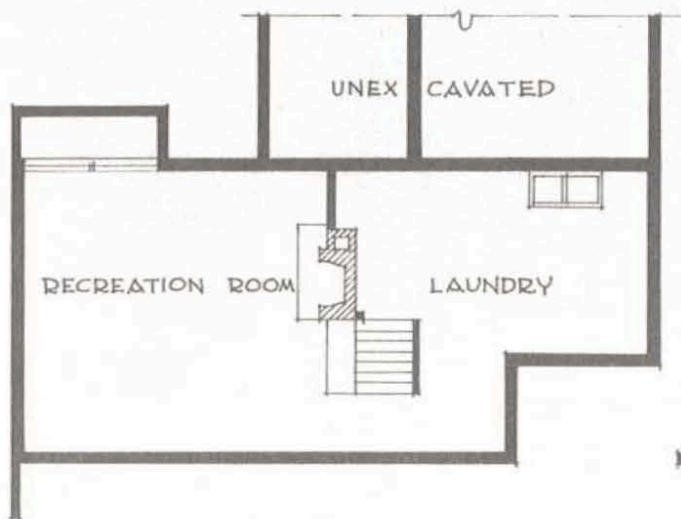
1123 Sq. Ft.
22750 Cu. Ft.

Architect
Donald Wagg

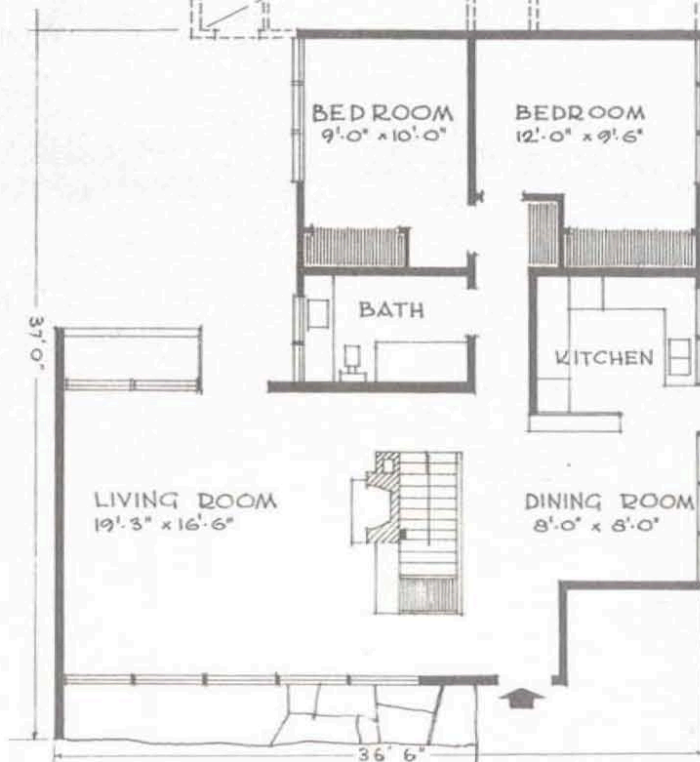
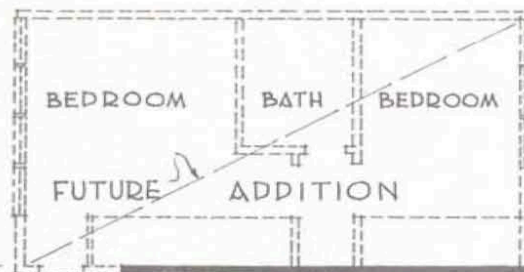
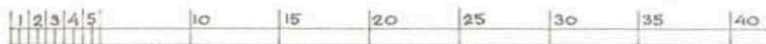




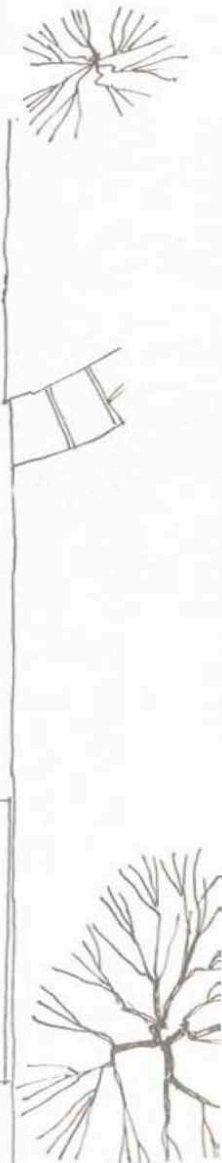
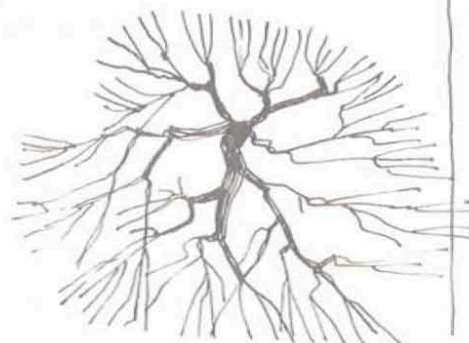
ELEVATION



BASEMENT PLAN



MAIN FLOOR PLAN



B. C. - 14

1000 Sq. Ft.

16482 Cu. Ft.

Architect

H. J. White



CONTRIBUTING BRITISH COLUMBIA ARCHITECTS

Fred S. Brodie	Vancouver	B.C.-1
Ralph E. Cole	Vancouver	B.C.-2
Sam Collins	Vancouver	B.C.-3
Jocelyn Davidson	Vancouver	B.C.-4
W. W. Ekins	Victoria	B.C.-5
Herbert K. Gallagher	Vancouver	B.C.-6
Allan Menzies	Vancouver	B.C.-7

Gardiner & Thornton	Vancouver	B.C.-8
Polson & Siddall	Vancouver	B.C.-9
Semmens & Simpson	Vancouver	B.C.-10
Semmens & Simpson	Vancouver	B.C.-11
E. Totty	Victoria	B.C.-12
Donald Wagg	Victoria	B.C.-13
H. J. White	Vancouver	B.C.-14