

## A House of Surprises

A House Plan That is Absolutely New and Practical

None of all the house plans published by The Guide, varies as much from the commonplace everyday sort of house as does Guide House No. 11. And at that it is not just a freak design worked out for the mere sake of being different, but every variation from the ordinary adds to its usefulness as well as its interest.

One of its best features is the back entry giving access to both the back and front of the house, and making it so that the outside door does not open with a gust of air into the hot kitchen where the housewife is working.

Between the kitchen and the dining room there is a cupboard opening both ways, but if direct communication between the dining room and kitchen is desired this cupboard could be omitted and a door put in there.

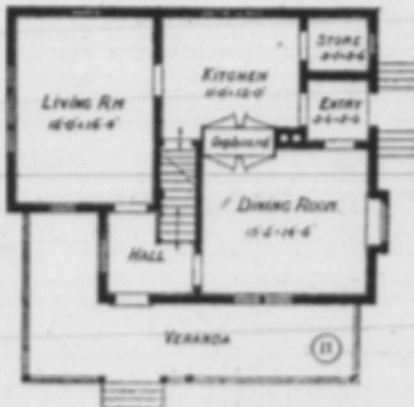
It will be noticed also that the cellar opens directly from the kitchen, thus saving the housewife many steps.

It would be very easy in this house also to change the dining and living rooms about, and put a fireplace in

ing joists 2x4. Outside walls are 16 feet high, all studding and rafters are set 16 inches on centres. The exterior walls are covered with one ply shiplap, one ply impervious sheathing paper, and finished with siding. Roof is covered with shiplap, tar paper and XXX cedar shingles, laid 5 inches to the weather. The insides of the exterior walls are covered with shiplap, one ply impervious sheathing paper, and 1x2 inch furring strips, placed 16 inches on centres. Fir laths and two coats of plaster to be applied to all walls and ceilings. First coat of plaster to be either hardwall or wood fibre plaster. The second coat composed of lime putty and No. 2 finish, trowelled to a smooth surface. All interior trim to be slash grained coast fir.

### Estimate of Cost

Prices on lumber and building materials are changing all the time, so that the following estimate is only good for prices at this date. Lumber is figured basis 10 cent freight rate and

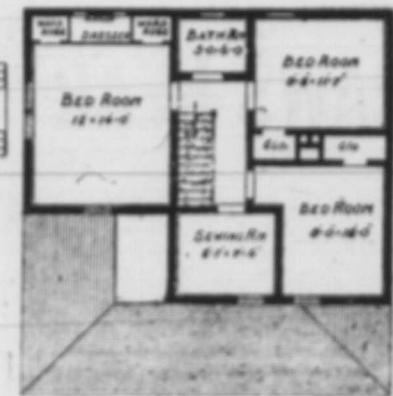


what is now marked the dining room, without adding an extra chimney. Both rooms are well proportioned and, while there is a large verandah it has been arranged so that both have plenty of light.

Upstairs, in the largest bedroom, is a very fine arrangement of dressing table and wardrobe, which needs a little explanation. The dressing table is built in, so that on each side of the mirror there is a small window. When anyone stands in front of the mirror the light from the two windows falls upon them and they can see the smallest detail of their costume. It is not often that the architecture of a house makes it possible to introduce this feature, but it is one that will add surprisingly to the comfort of the owner.

### Points of Construction

The outside size of this house is 24x32x18 ft. Basement walls are 7 ft. high, 12 in. thick, composed of cement concrete. If field stones are available, the walls should not be less than 20 inches wide. The first floor ceiling is 9 feet high; second floor ceiling is 8 feet 6 inches high. The bill of materials provides for basement posts 6x6; beams, 6x8; sills, 2x6; first and second floor joists, 2x10; verandah joists, 2x8; cell-



remaining materials f.o.b. Winnipeg.  
Lumber, 24,940 ft.; 16M  
shingles; 91M lath, f.o.b.  
40c point ..... \$ 820.00  
Millwork, f.o.b. Winnipeg ... 250.00  
Hardware, paper, nails, etc.,  
f.o.b. Winnipeg ..... 155.00  
Metal goods, f.o.b. Winnipeg 45.00  
Paint (Outside) f.o.b. W'peg 46.00  
Cement, lime, plaster, brick,  
etc., f.o.b. Winnipeg .... 220.00

**\$1,536.00**

Specifications above are based on lumber as the standard material of construction. Many excellent building materials are at present on the market and any reliable make may be used instead of lumber. Thus, outside, instead of wood siding can be used either lath board and stucco finish metal siding, cement, brick, hollow brick or hollow tile; inside, wall board or metal siding may be used instead of plaster, and for the roof, metal shingles or prepared roofing materials, the basis of which is felt and asphalt.

Complete working drawings as well as a bill of materials for Guide House No. 41 can be obtained for \$1.50 from Farm Buildings Department, Grain Growers' Guide, Winnipeg.

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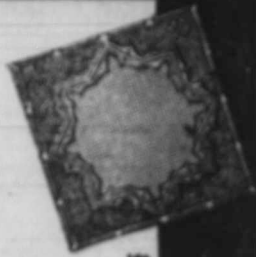
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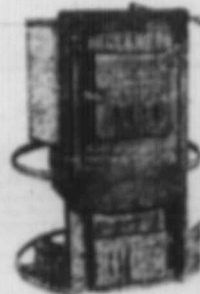
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