

HALTON HILLS & AREA PARADE OF HOMES



A metric house to illustrate the ease and advantages of building in metric dimensions was an on-site feature of last year's Habitat conference in Vancouver.

Sponsored by the national research committee of the Housing and Urban Development Association of Canada, the 82 m² three bedroom home was designed using standard materials set on a metric plan. The exterior plywood panels for the walls and roof were especially prepared in a 1200 by 2400 mm size.

At Koehli, president of the firm, which erected the house for HUDAC, Alary Builders, Ltd., said that the demonstration house was intended to illustrate the labor saving inherent in metric construction and to enhance the export capability image of Canadian builders to foreign visitors.

Comparisons with equivalent houses laid out in imperial measure in Great Britain, said Mr. Koehli, showed savings for the metric projects of up to 10 per cent for design fees and some 15 per cent for construction labor costs.

SIMPLER WITH METRIC
Laying out the building on the site is simpler with metric measure, because all locations along a wall are indicated easily by distance from one corner in round numbers.

Mr. Koehli explained the floor-plan for the metric house.

"The studs are set on 600 mm centers so

the dimensions along each side read 600 mm; 1200 mm; 1800 mm, and so on," he explained.

It is understood that all figures on the drawings refer to millimetres, he added, so there is no need to mention any other units. (To determine metres, one reads the same numbers, imagining the decimal point moved three digits to the left - 600 mm becomes 0.6 m, 10,200 mm because 10.2 m.)

"The whole house is laid out on a metric grid system" added Mr. Koehli. "This makes the estimator's job much easier. Areas and board metre totals can be easily figured from co-ordinates on the grid." (To obtain square meters from two dimensions in millimetres, he said, you just multiply and move the decimal six places to the left. There's no converting extra square inches into fractional square feet.)

Asked about doors, windows and other pre-manufactured components, Mr. Koehli said fitting could be accomplished by running the pieces or portions of adjoining framing through the planer.

ADJUSTMENTS ALMOST ROUTINE
"Even using imperial-size components in a hard-conversion metric plan really presents no special difficulties. The differences are mostly so small - quarter and half inches - that adjustments are almost routine."

The change, for example, from the standard dimension lumber now available and the

coming hard metric sizes, Koehli said, is less than the shrinkage the wood undergoes in drying during its first few weeks in place.

The hard-converted metric equivalent of 2-by-4 will be the 40-by-90 mm (currently 38 mm-by-89mm). Adapting old imperial-measure fittings into a metric house is not complicated. However, fewer sizes of metric fixtures will be among the benefits of conversion. "We only need two different drapery tracks in this house. It's that kind of thing that makes error less likely, there's less waste."

"Looked at as a whole, construction in metric offers so many advantages," Koehli said, "that the costs of conversion, amortized over the next 10 years shouldn't add significantly to the price of new homes."

Relating the experience of British builders, Mr. Koehli said that labor costs were found to be lower with metric construction, because it was easier for workers to understand and calculate from the less complicated metric drawings.

Mr. Koehli estimated that, complete with crawl-space height wood foundation, the cost of the house was approximately \$160 per square metre, although it could be built for as little as \$140 per square metre. Extras added so that the house would blend with the Habitat exhibition, and to facilitate alterations for use by handicapped occupants, accounted for the additional costs.



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HOME OF THE WEEK



9 ACRE MINI-FARM

On 2 roads. 3 bedrooms, broadloom throughout. Well treed with small creek at the rear, 2 storey barn and separate heated workshop, N. of Georgetown and priced at **\$87,000.**



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SEPTEMBER SPECIAL

This newly listed 3 bedroom bungalow is in supershape, of 1970 vintage and a very popular model. Boasting a large kitchen, L-shaped living-dining room and huge finished rec. room with bar and located only minutes from Plaza and School. **\$66,900**



MUST BE SOLD

Owner has moved and must sell this exceptionally clean and nicely decorated 3 bedroom townhouse. Broadloom throughout, stove and fridge. Close to school, shopping etc. Make an offer. **\$42,900**



COME ON IN

The water's fine, with the solar heated, inground pool. Almost one acre property, mature trees, located just N. of 401. Beautiful landscaping and a big 3 bedroom sidesplit, broadloomed throughout, large kitchen, separate diningroom, plus family room with walk out to poolside patio. Owner leaving country, so priced to sell at **\$89,900**



PRIVACY ASSURED

Ravine lot with softly flowing creek behind property and big gorgeous trees surrounding the 2 storey newly aluminum sided home. Three oversized bedrooms, huge livingroom plus separate T.V. room on main floor. Some decorating needed, so it's priced low at **\$55,900**

AREA: 1774sq ft
WIDTH: 56ft 4in



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SPACIOUS 4 BEDROOM

Sidesplit home offers real luxury at a reasonable price. Ground floor family room, walkout to garden, no neighbors behind you. Features: built in dishwasher, broadloom, and much more. A real family home for only **\$62,900.** Call 877-0173.



AFTERNOON DELIGHT

No skyrocketing here, but there is an exceptional value. A large 3 bedroom sidesplit, with formal dining room, finished family room with roughed in fireplace, fully fenced yard, and only **\$61,900.** - Try **\$6,000.** down. Call 877-0173 for details.



DREAM KITCHEN

A super castle for under \$100,000! Situated on 1 1/2 acres of rolling treed land. This home has 12' kitchen, 3 baths, double garage, main floor family room, walkout, massive stone fireplace, many more extras. Call 877-0173 for more information.



PARK ROYAL

This quality custom 3 bedroom home offers real luxury at a reasonable price \$71,900. Gets you scenic park area, formal dining room, large kitchen, with bright eating area, living room, family room, plus professionally finished recreation room, 2 floor to ceiling brick fireplaces, even a pool sized back yard. For more information call 877-0173.



COUNTRY QUEEN

This spacious brick Tudor bungalow offers all the qualities asked for by the distinguished home buyer. Massive living room, ground floor family room with fireplace and walkout, 16'x12' master with 3 pc ensuite, and much more. All this situated on 34 acres of bush, fields, and streams. Don't keep the deer waiting. Call 877-0173 to day.



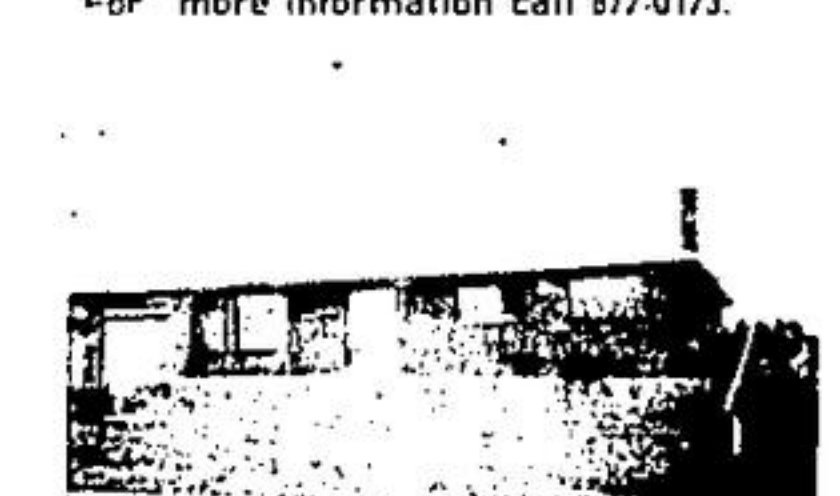
DON'T JUST DRIVE BY!

Let us show you what you are unable to see. The beauty of the interior of this home. The size of the rooms alone will amaze you, and it even has a sun porch. A pleasant surprise at **\$47,900.** Call now and we will show you how this home can be yours. 877-0173.



COUNTRY CHARMER

Just 4 miles to Bramalea City Centre is this solid brick bungalow sitting on 373 ft. lot. Living room-dining room combination, 3 big bedrooms, 3pcr fireplace in rec. room with walkout to ravine creek. Vendor will assist in mortgage. Call 877-0173.



BRICK BEAUTY

Beware of imitations! Where else can you have...3 bedrooms, broadloom, large sunny kitchen with lots of quality cupboards, extra closet space, garage and a price of only **\$59,900.** - Even a 5 year HUDAC Warranty. Call 877-0173.

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LARGE FAMILY HOME

It has space, beauty, and it's large. 2 storey brick aluminum. Master bedroom has a 4 piece bath with 3 large bedrooms to accommodate that large family. Beautiful family room with brick fireplace and a walk out to cedar dock. Oversize kitchen and dining room, plus 2 car garage. All for **\$70,900.**



TURN OF THE CENTURY

Sacred mini farm with solid block 100 year old, 12 room home in A1 condition, surrounded by beautiful mature evergreens. Comes complete with large bank barn, corn silo, brooder house, implement sheds & 2 garages. Located on Steels & Trafalgar Rd. Provides easy access to 401, just 1/2 hour drive to city. Listed at **\$169,500.** Would make ideal hobby farm. For appointment to view call 877-9500.



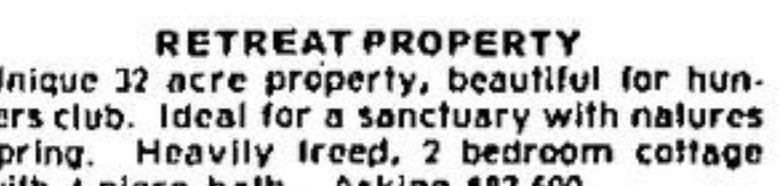
RANCH BUNGALOW

ON A DELIGHTFUL SETTING
Spacious 11 room, 3600 sq. ft. brick bungalow with inground heated pool surrounded by rock garden on 2 beautiful acres. 3 1/2 pc. baths, 2 car garage, with remote control doors. Florida room attached. If you are looking for an executive home that has everything call 877-9500. Listed at **\$144,900.** It is truly the home of the month.



BUSINESS OPPORTUNITY

If you are a small manufacturing company presently operating out of an industrial complex, paying rent, plus maintaining a home, consider the following: 7 acre lot with 8 room brick bungalow, 2 car garage plus 4000 ft. of shop, within 5 min. drive to 401. Listed at **\$145,000.** Vendor will consider taking back first mortgage with suitable down payment.



RETREAT PROPERTY

Unique 32 acre property, beautiful for hunters club. Ideal for a sanctuary with nature spring. Heavily treed, 2 bedroom cottage with 4 piece bath. Asking **\$83,500.**

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A VERY LARGE REAR YARD

More than enough room for your large garden or swimming pool with space left for lawn. Located on this pie shaped lot is a 3 bedroom brick bungalow having kitchen, living room and dining room - also 2 partially finished bedrooms in the basement - asking **\$42,900.**



A FIREPLACE AND LARGE LOT

These are two of the features of this lovely 2 bedroom bungalow. Located in a quiet area, and sitting on a 66x132 foot lot, this home has a nice sized kitchen, living room, and a family room with a stone fireplace. There is a modern 4-piece bath and forced air heating. A lovely house and asking **\$47,000.**

SCENIC - 40 ACRES

One of the few remaining parcels, situated high on the Niagara Escarpment with a panoramic view of Southern Ontario. Ideal setting for your future home and hobby farm. Two natural springs rising on property for future ponds. Well within commuting distance to Toronto, on all-year round road. Asking **\$140,000** with good terms.

CALEDON - 17 ACRES

What seclusion this well treed 17 acres offers with over 1000 ft. frontage and great possibilities for large lake - a very unusual piece of property - interest? Call and we'll show it to you.

ONE ACRE

Choice building lot 175'x250' on paved road Terra Cotta, Chellenham area. In an area of fine homes. Building permit available. Good terms.

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