

BUILT-IN ECONOMY

Smart built-ins can reduce the cost of building and furnishing a home. Their space saving features make it possible to have the same amount of usable floor space in a house as much as 20 per cent smaller than a house with conventional closets and portable furniture. Or by using built-ins in the same size house, the living area is increased by as much as 20 per cent.

Built-ins include dressers, vanities, chests of drawers, bookcases, radio and television cabinets, sliding-door wardrobes, dining tables, sideboards, china cupboards, desks, and even beds with shallow drawers under them for blankets.

Modern plywoods of hundreds of types with colorful rare wood surfaces give built-ins all of the beauty of the finest furniture. A new type of plywood impregnated with a plastic coating to give it a permanently polished surface has been developed by the Georgia-Pacific Plywood & Lumber Co.

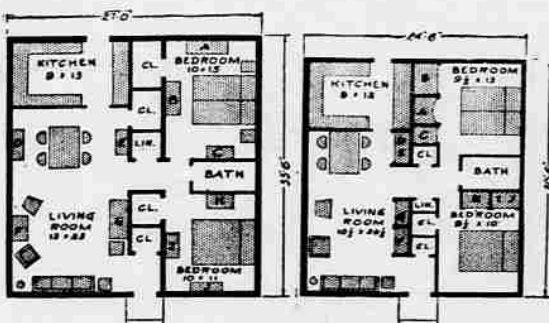
The cost of furnishing a new home is usually an added burden to the home buyer. Even when installment payments are arranged for new furniture, they extend over a comparatively short term. When as much furniture as possible is built into a house it is financed in the single mortgage covering the house, spreading the cost into easy payments.

Lending institutions recognize this advantage. Edwin H. Guest, a director of the New Rochelle, N. Y., Federal Savings & Loan Association, says loans secured by homes with a maximum of built-ins represent the soundest investments. As head of Nuroco Woodwork, the millwork division of the New Rochelle Coal & Lumber Co., Guest has made extensive studies of the economy of built-ins.

He has found that built-ins can give a house with 808 square feet of floor area the same amount of walking space around furniture as a conventional home with a total area of 1,014 square feet. "This is a saving of 20 per cent," he points out, "and with building costs ranging from \$12 to \$15 per square foot, it represents a sizable amount."

One of the first dividends that can be reaped through the use of built-ins is in the utilization of the space usually wasted for conventional interior walls. Roof trusses, or one load-bearing wall with posts and beams for openness can solve the structural problem. In either case the installation of all interior partitions can be delayed until outer walls, floors and ceilings are finished. This reduces the amount of cutting, fitting and piecing.

A storage wall between two bedrooms, built of plywood and containing the closets for each bedroom, is one of the simplest space savers. From that point on,



BUILT-INS save space. Key: A—vanity, B—bureau, C—chest, D—sideboard, E—china cabinet, F—radio, G—desk, H—dresser, I—bureau and J—vanity. Usable space remains the same.

opportunities for efficient planning continues.

The size of the usual bedroom is determined by the space required for easy movement around beds, but as well as by the depth of each piece of furniture around the walls. To permit a 30-inch wide closet door to swing, at least that much clearance also is needed.

A space 2 ft. deep and 8 ft. wide, on the other hand, can provide for a wardrobe 3½ ft. wide, with sliding doors requiring no swing clearance; a dress-

er 2 ft. wide with storage cabinets above, and a vanity 2½ ft. wide with built-in lighting, a triplicate mirror and all the drawers and shelves a woman may want.

Sliding doors on wardrobes have many advantages. Clothes are more accessible and in full view, instead of being hidden back in a corner. Sliding doors also cut costs and building time. Made of plywood and equipped with slotted metal tracks, they slide at the touch of a finger.

They can be prefabricated at a woodworking plant.

Any home owner handy with tools finds the construction of built-ins simple and gratifying.

Plywood cuts cleanly with a saw, and because of its multiple layers it takes nails close to the edge without splitting. It can be used in large sheets in thicknesses up to ¾-inch.



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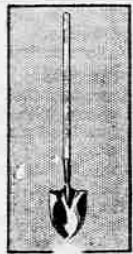
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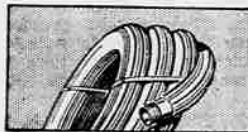
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