

THE HOUSE OF THE WEEK

Modules Cut Building Waste!

'Living Hub' Makes For Family Comfort

By JOHN O. B. WALLACE

This well proportioned house, designed around a three-room hub of living for more family comfort, makes use of a modular pattern in its layout to cut construction waste to a minimum.

Designed exclusively for the House of The Week series and designated X-5, its use of the principles of modular layout simplifies the assembly of units which go into a house.

This particular plan, developed by Architect Herman H. York, uses a module (unit of measurement) of two feet. In showing the room sizes, the modules will vary slightly from the dimensions shown because partitions are in the center of a modular grid.

Although the exterior dimensions adhere to a modular pattern, the actual finished room dimensions may vary from a module of two feet because all building materials do not conform to modular sizes.

For example, a wood stud used in partitions actually does not measure two by four inches unless it is used in rough form. In its dressed form, it measures 1 3/4 by 3 3/4 inches.

Odd fractional dimensions, therefore, will result. Still the plan's adherence to a uniform unit will reduce to a minimum the waste in building materials, particularly those used on the outside frame.

Eliminates Problems

The modular window sizes in design X-5 contribute to this uniform pattern, further reducing waste and labor in cutting. And, where feasible, all partitions have been located on a module grid, thereby minimizing complications found in odd-dimensioned layouts. This reduces the chance of error in building.

Much research has been done on modular dimension layout and much progress has been made within various manufacturing groups to standardize such items as window sizes, door sizes, sheet material sizes et cetera.

A module smaller than the two foot unit used in this house could give even greater flexibility, and a module as small as four inches

Statistics

The overall dimensions of House of The Week design X-5 are 52 by 62 feet. A minimum plot 80 by 100 feet is recommended. The habitable area has 1,886 square feet. There are 616 square feet in the garage and the covered porch. A full basement is located under the living area.

could be applied to this plan without changing the layout. By using a larger module, however, the grid background for the plan can be more clearly shown.

In the arrangement of the house, the hub of living is formed by the dining room, family room and kitchen. All are connected directly to a side covered porch by six-foot-wide sliding glass doors.

The overall layout has several interesting features:

A children's play area is located at the front behind a six-foot-high pierced brick wall. The terrace is easily supervised from the kitchen.

Four Walk-In Closets

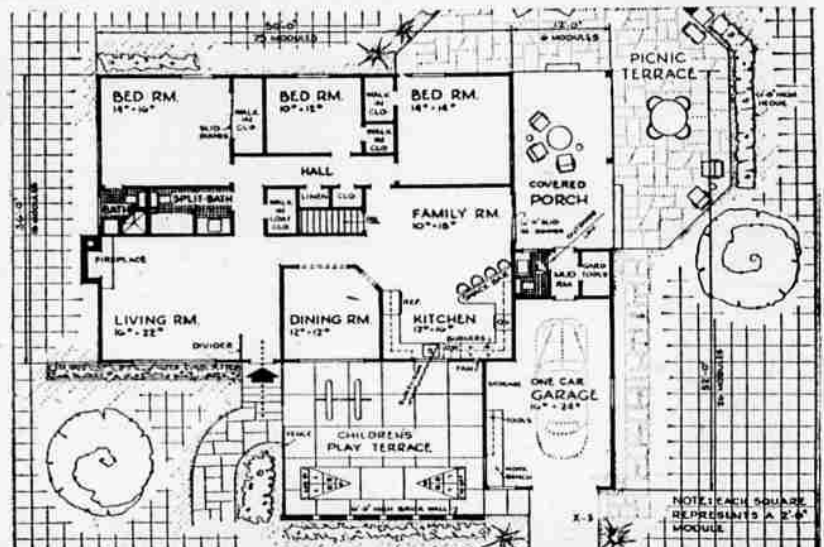
The three bedrooms stretch across the back and each has a walk-in closet. A fourth walk-in closet is located in the foyer area. An "exterior" lavatory is located between the garage and the covered porch. This "wash-up" room can be entered from either the garage or from the outside.

Altogether, the house has seven rooms, including three bedrooms, plus 2 1/2 baths. The plan is on one level with a full basement under the entire living area. A picnic terrace is wrapped around the right rear corner of the house.

The terrace is bordered by a six-foot-high hedge, which is broken at one point by an outdoor grille. The garage has space for tools, a work bench and storage



A CHILDREN'S PLAY TERRACE is a feature of this seven-room house. A kitchen window overlooks the terrace for supervision. An outdoor masonry planter serves to elongate the front.



THIS FLOOR PLAN is shown in both feet and modules. Each square in the grid represents a two-foot module. A modular pattern cuts construction waste to a minimum.

closets. There is space for garden tools in the mud room.

In exterior details, waterproof plywood panels with vertical batten boards are used. A hard board sheet material with battens creating the same appearance, may be used if preferred. Triangular wood louvers are part of the architectural design in the gable ends.

White asphalt shingles are recommended for the roof and random rectangular flagstones are used for the walks. Random rectangular flagstones are recommended for patio and terrace surfaces but a colored, scored cement finish may be substituted as an economy measure for all flagstone areas.



A SNACK BAR serves as divider between the family room and the kitchen. The view looks out toward a terrace, part of which is protected by a covered porch.

Send this coupon for your STUDY PLAN



YOU CAN GET a study plan for The House of The Week by filling in your name and address on the coupon on this page and sending it with 35 cents to this newspaper.

This study plan shows each floor of the house together with each of the four elevations, front, rear and sides of the house. It is scaled at 1/8-inch per foot. It includes a guide on "How to Get Your House Built."

You can take this study plan to your bank or other mortgage lender and to your builder and get rough estimates on the cost of construction in this area, as well as an idea of the cost in relation to your budget.

With this information you will know whether you will want to proceed with construction by ordering working blueprints direct from the architect and asking for bids for the work.

STUDY PLAN ORDER COUPON

Building Editor:

Enclosed is 35 cents. Please send me a copy of the study plan of The House of The Week, Design X-5

Name

Street

City State