

THE HOUSE OF THE WEEK

Build This Luxury Ranch With Budget Dollars

By JOHN O. B. WALLACE

With imaginative planning, luxury traits can be built into an economy-size home. This ranch, although small in area and designed for budget builders, has many details usually in higher priced residences.

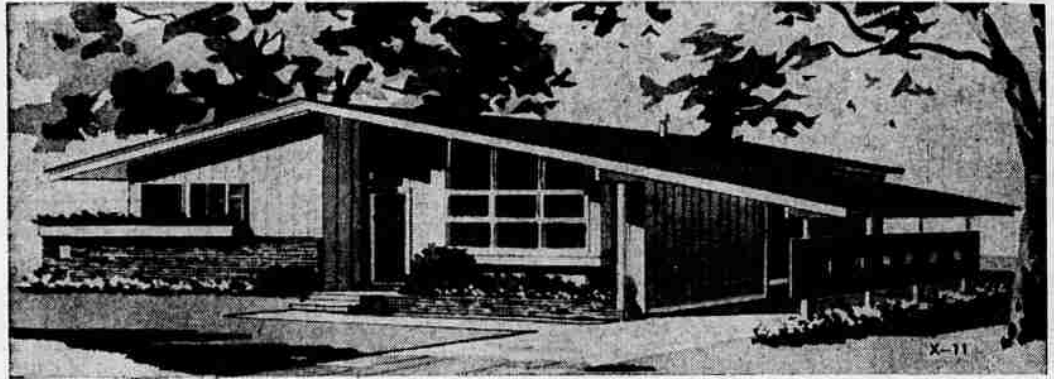
Designated X-11 in the House of The Week series, it has six rooms (including three bedrooms) in an area of 1,069 square feet. The plan has further appeal to the budget-conscious builder because of an optional basement arrangement which can add two additional rooms and a workshop.

Its interior features include a dropped living room with cathedral ceiling, a balconied dining room, a raised dining terrace and a circular rear patio. By finishing the basement, you can add an adult recreation room with a television and hi-fi center and a children's play room.

The structural parts of the basement are installed when the house is built.

Although building and material costs vary greatly throughout the country, Architect Herman H. York, who developed design X-11, estimates the basement area can be finished for perhaps an additional \$1,500.

The architect suggests that the



THIS RANCH, designed for budgeted families, has wealth of details customarily found only in higher priced homes. Its six rooms can be increased to eight by completing an optional basement plan. Three bedrooms are in a wing at the left. The living areas include a dropped living room with a cathedral ceiling and a ceiling-high window wall.

separating walls, with window arrangements, doors, plumbing and other structural details be installed at the time of construction.

Wall finishes, floor coverings, folding doors, bar and cabinets and other finishing touches can be added later at the convenience of the owner.

On the main level, the dropped living room is one step below the rest of the house. The cathedral ceiling and the ceiling-high window wall, the latter set in a re-

cessed bay, create an illusion of merge indoor and outdoor dining house areas.

The adjoining dining room is one step above the living room and sits on a shallow balcony, separated from the living room by a wrought iron railing. The bedroom wing can be reached from the living room or the dining room-kitchen area.

The kitchen is in a rear, corner setting to permit maximum light and ventilation. It is large enough to accommodate a breakfast nook and it has been planned to provide a maximum amount of work space and cabinet storage area.

Because the bedroom wing can be reached from two serviceways, the house has an excellent circulation pattern which minimizes unnecessary walking.

Sliding glass doors separate the living room and the raised dining terrace, and one wall of the dining

room is glass, which tends to without entering other parts of the

There is direct access to the outdoor dining terrace and the patio from both the front living room and the rear kitchen.

In the basement, the two recreation rooms may be closed off by folding doors — or they may be thrown open into one large room for special occasions. A lavatory, may be entered from either room.

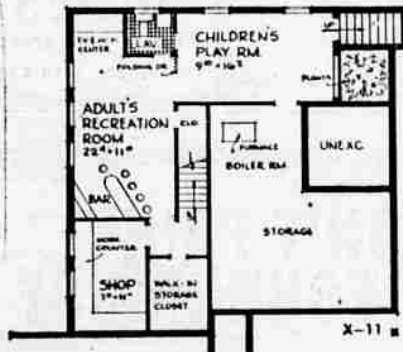
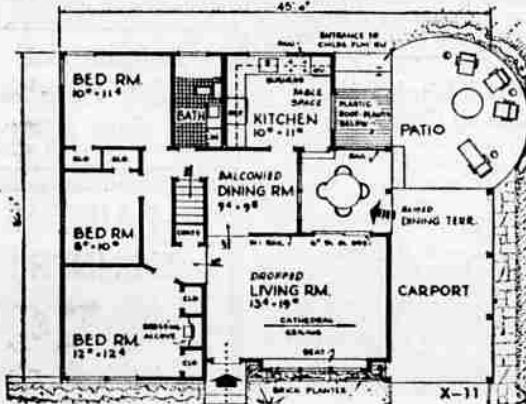
A work shop, walk-in storage closet, open storage area and boiler room complete the basement plan.

A separate exit from the living room and the raised dining terrace, and one wall of the dining

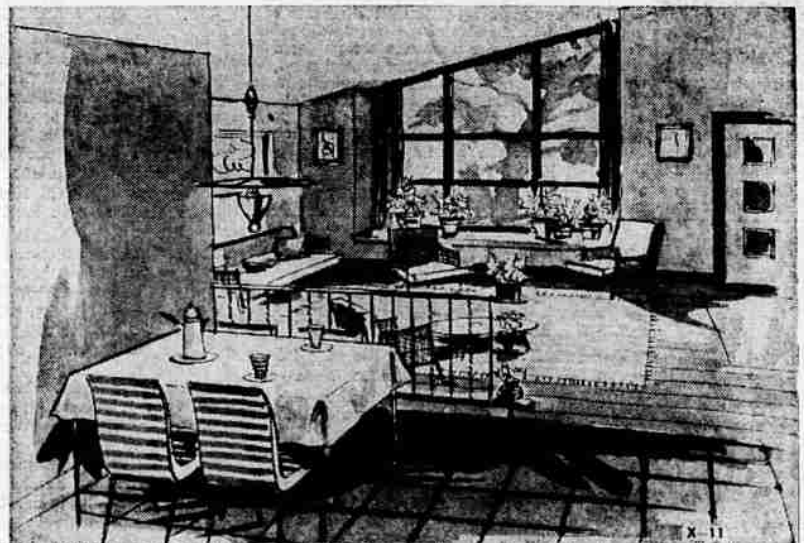
Exterior details include vertical boards on all sides with some brick veneer at the front, asphalt shingles for the roof and brick planters. The rear patio and the walk may be either flagstone or scored, colored concrete.

Statistics

Design X-11, with overall dimensions of 45 feet by 36 feet 1 inch, will fit a 60 by 100 foot lot. The habitable area of the main level, excluding the carport, has 1,069 square feet. On this level are the living room, dining room, kitchen, three bedrooms, and bath. The optional basement plan includes space for a children's play room, an adult recreation room, a workshop and storage areas.



THE MAIN LEVEL is shown in the plan above. The future layout of the optional basement plan is shown below.



THIS INTERIOR VIEW of House of The Week design X-11 looks from the balconied dining room into the dropped living room. The ceiling-high window wall in the living room is set in a recessed bay. The entrance foyer is at the right.

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