

THE HOUSE OF THE WEEK

# Budget Stretcher For a Big Family

By DAVID L. BOWEN

This home will give both your family and your building dollar a chance to stretch.

It has five bedrooms and, unlike many plans designed to hold costs to the minimum, it provides enough living space to accommodate during the daytime all those children who can be tucked away during the night.

Among its virtues: a center hall, full dining room, large family room, fireplace, dinette, laundry area on the ground level, and attached garage. All told, the house boasts 2,081 square feet of living space.

The cost-saving comes principally from the 1½ story layout, which provides two large rooms and a bath upstairs at 50 per cent cheaper than the same space would cost in a one-story home. Excavation is required only under the main rectangle of the house. The 63-foot width means the home could be placed, under some zoning regulations, on a 75-foot lot.

As a further budget stretcher, the two upper bedrooms could be furnished by a do-it-yourself owner after the family moves in.

The house is X-47 in the House of the Week series, and was designed by Architect Alan Wood

Fraser. Here are details:

### Living and Entertainment Area

Living and dining rooms are arranged in the popular "L," turned so that the dining room opens on the rear at the center of the house. This permits location of the kitchen adjacent to the family room, which runs the depth of the house separating the garage on one side from kitchen and living room on the other.

The living room has a three-panel picture window in the front wall and a fireplace at one end. An open stairway to the upper floor sets off the living room from the center hall.

At the fireplace end, three wide stone steps lead to the dropped family room, placed to serve a multitude of purposes. The wide access from the living room makes it a natural "overflow" room when a crowd is being entertained, it can also be an informal dining room, a play area easily supervised from the kitchen, or just a handy space for informal relaxation.

The kitchen is a convenient



**ECONOMY AND EFFICIENCY:** A combination of ranch efficiency and 1½ story economy make this five-bedroom house a big family bargain. It offers 2,081 square feet of highly livable space.

square, with dinette space against the windows. Space saving pocket doors—which slide into the wall—are used in the two kitchen doors. The laundry area—sure to be in use often in a home with young children—is in an alcove off the family room on the ground floor and only steps away from the kitchen.

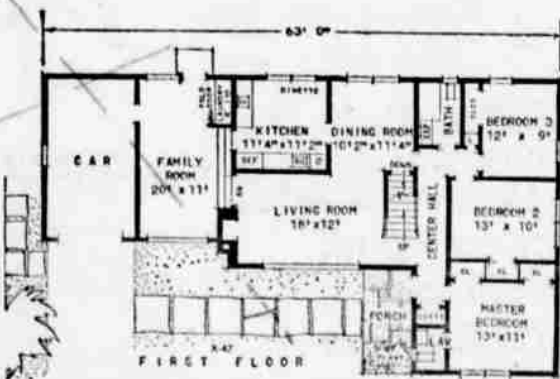
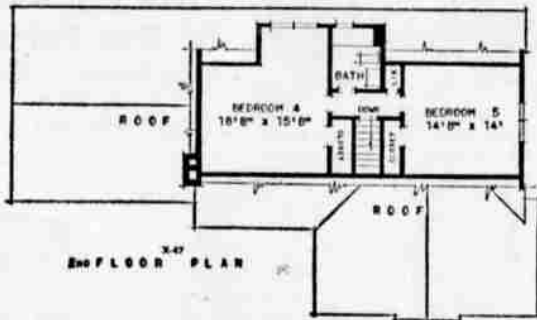
### Sleeping Areas

There are three good-sized bedrooms downstairs and two huge ones upstairs. The front bedroom downstairs has its own lavatory. A full bath stands at the end of the center hall and another full bath serves the two upper bedrooms.

### Storage and Statistics

There are five big clothes closets and a linen closet on the first floor, and three more closets on the second floor. The basement offers still further storage, even if a section is partitioned off as a playroom. A disappearing stairway leads to a large storage area above the garage and family room.

X-47 has over-all dimensions of 63' by 37', including garage. Habitable area is 1,425 square feet on the first floor, 656 on the second.



**FLOOR PLAN:** Handy position of the family room is apparent, with access from and to garage, rear yard, kitchen and living room. The three downstairs bedrooms are zoned for quiet and privacy. The two bedrooms upstairs could be finished after the family moves in.

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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."

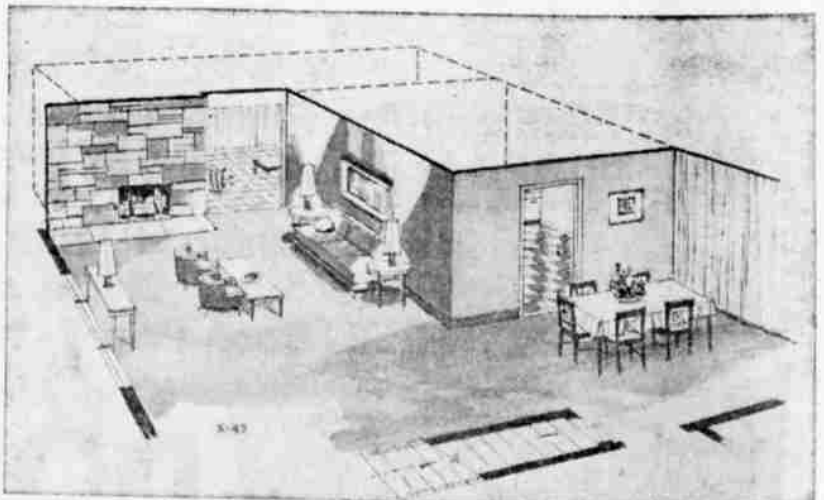
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**ROOM TO LIVE IN:** Cutaway view shows large living and dining "L," with kitchen in rear corner and family room running depth of house alongside living room and kitchen.