

THE HOUSE OF THE WEEK

# Raised Ranch Produces Bonus Space

By DAVID L. BOWEN

This plan yields two houses for the cost of one.

In most modern ranch homes, the basements sunk as far as possible to keep the roof lines low. This leaves little space above

ground level for windows and condemns the basement to use for storage and utilities.

Instead of being buried, the basement of X-92 in the House of the Week series has been "raised" above ground about half a level. This permits use of large windows down below and removes the usual dingy atmosphere from what ordi-

narily would be basement area. Except for a small compartment set aside for furnace and laundry, the lower level of this home is completely habitable.

Architect Samuel Paul, the designer, has laid out this bonus area on the lower level as an income-producing apartment with living room, large bedroom, kitchen and bath. It could be rented to help pay the mortgage.

**Other Uses Possible**

However, this is only one possible use of the ground floor. A doctor or other professional man could easily have it partitioned into office space. It could be used

as a grandparents' apartment. Or a large family might use it for additional bedroom, study or relaxation area.

The front entry is placed exactly halfway between the two levels. From the front door, there are seven steps up to the main floor foyer and seven down to the lower floor foyer. Glass panels flanking the stairway on both sides provide an abundance of light. A separate side door of the carport is available to give the lower floor a private secondary entrance.

The upper level contains all the ingredients of comfortable family living. It has three bedrooms, two baths, long living-dining room, large kitchen, and convenient cantilevered balcony.

Habitable area of the upper floor is 1,262 square feet on the ground floor the figure is 869. Carport covers 278 square feet and there's another 93 in the entry vestibule.

**Additional Details**

The main floor is basically a simple rectangle, with entrance foyer and hallway leading to all rooms. The 25-foot plus combination living and dining room features an unusual fireplace. A massive column of stone rises from the ground on the outside edge of the carport. This column ends in the living room wall just above the fireplace itself and a wide section of glass continues from this point

to the ceiling. The combination of bold stone and light glass creates a modern effect. The fireplace chimney is a round flue which runs outside the glass up through the roof.

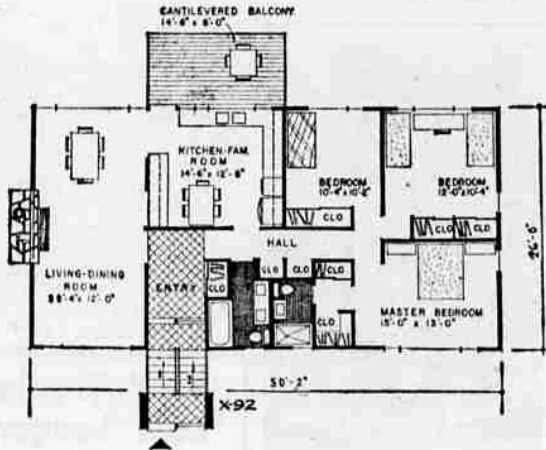
The kitchen is large enough to accommodate a dinette table and counter-top range, built-in refrigerator, double sink, dishwasher and an abundance of wall and floor cabinets. The balcony behind the kitchen is convenient for outdoor dining as well as lounging.

**Closet Space Abundant**

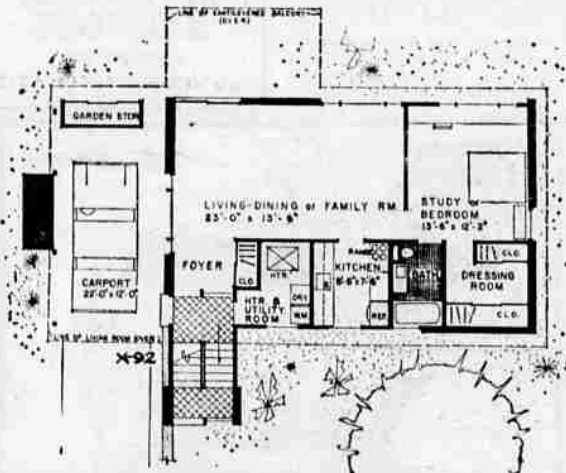
The three bedrooms are serviced by two baths and ample closets. The hall bath is equipped with double basins built into a counter top. In addition to private bath with a stall shower, the master bedroom has a dressing room with two closets, one walk-in and the other standard.

The exterior is a combination of vertical siding, stone and glass. The lower floor can be constructed of concrete block faced with decorative stone. The upper floor siding can be redwood, cypress or grooved plywood. The second floor overhangs the first all around, creating a decorative shadow line.

Best site would be a lot sloping from side to side. On a level plot, the area around the entrance should be built up to within seven inches of the level of the main entry.



**MAIN FLOOR:** The front door is placed halfway between upper and lower levels, with a foyer on each level. All necessary ingredients of modern living are present on upper level.



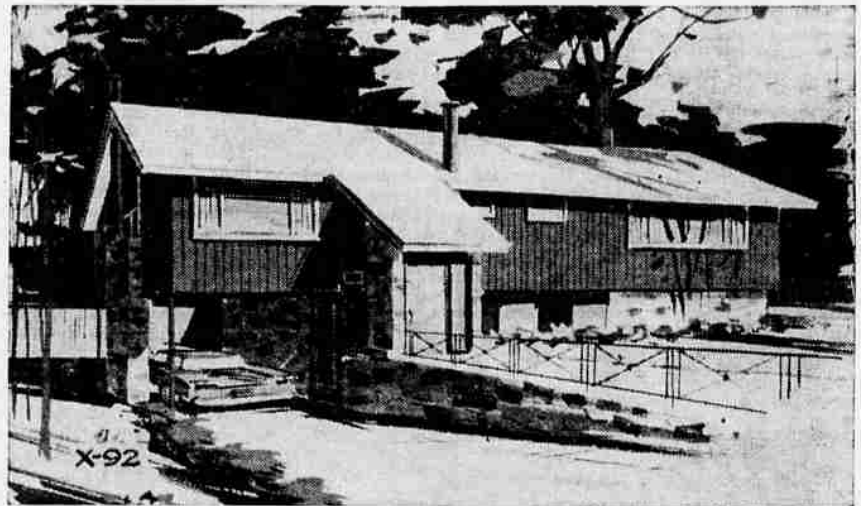
**LOWER FLOOR:** This plan shows the ground level equipped as rental apartment. If desired, the space could be used for other purposes.

**X-92 STATISTICS**

This home has six rooms on the main level, three of them bedrooms, and a lower level that can be developed either as an apartment or as additional bedroom, study or recreation space.

Living area on the main floor is 1,262 sq. ft. Ground level has 869 sq. ft. Carport covers 278 sq. ft. and entry vestibule 93 sq. ft.

Over-all dimensions are 50' 2" width by 43' depth, including cantilevered balcony.



**RAISED RANCH:** Basically, this is a ranch home that has been "raised" one-half level to make what ordinarily would be basement completely liveable. There are three bedrooms and big living-dining room and kitchen upstairs.



**MODERN LIVING:** This cutaway view shows the rear corner of X-92's 25-foot living-dining room, its glamorous kitchen and attractive cantilevered balcony. An apartment on the lower level could be rented to help the owner meet mortgage payments.

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