

MODERN RANCH HOUSE

Designed Exclusively for PIC by ALPHA SEHLIN

A 3-Bedroom House on 1290 Square Feet, Well Balanced

IT'S a house of modern design, yet you won't have to worry about your neighbor's reactions if you build where all other homes are of traditional style. The exterior is planned in an agreeable manner to fulfill the design desired on the interior.

For example, the gables which provide sloping ceilings in all rooms expose the heavy structural beams which are spaced six feet apart. There is a plank roof which is exposed in the rooms to form an interesting ceiling. The roof has rigid insulation and is built up of tar and crushed white marble for an attractive appearance. Without costing more than the usual roof, with level ceilings below, it gives the maximum in good looks both inside and outside. The bathrooms have level ceilings.

The center portion of the structure is the living room and the only portion

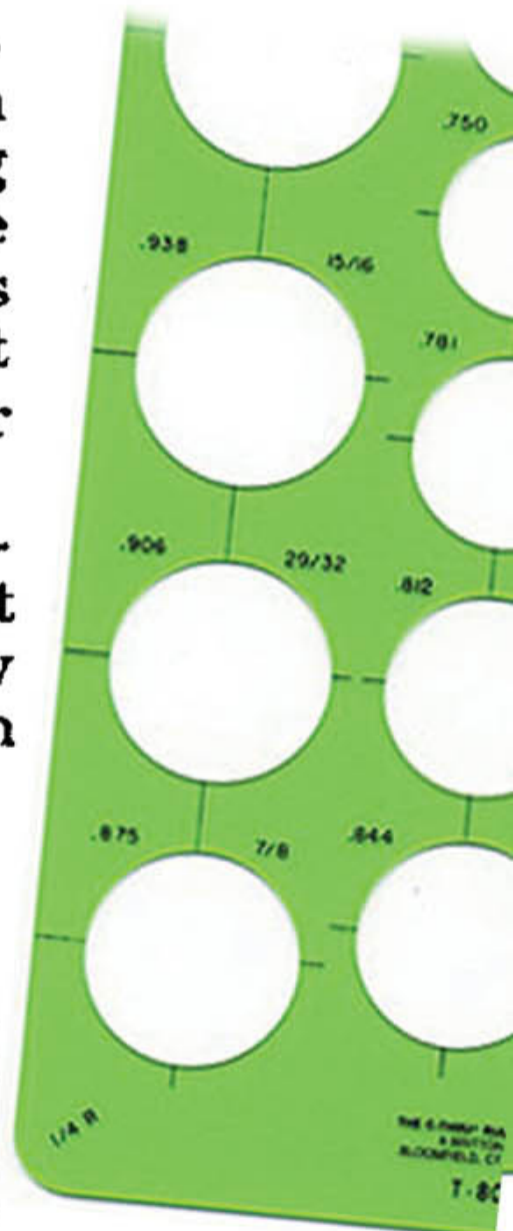
which does not become a gable.

The highest point of the roof is in front of the building permitting high windows to distribute the light in the living room. Windows across the rear of room are almost from floor to ceiling and cover most of the wall.

There is a high ceiling in bedroom No. 1. The closets are eight feet high with a strip of window above them. This gives the room added light and interest.

A stone wall across the front of house looks the same on the interior. A strip of stone floor makes a practical walk to the kitchen, and also forms a wide hearth.

The kitchen is comfortable and leads to a playroom below living-dining room, while area below kitchen and fireplace are for furnace, storage, and laundry if you prefer it to the small space provided for a washer in the kitchen.

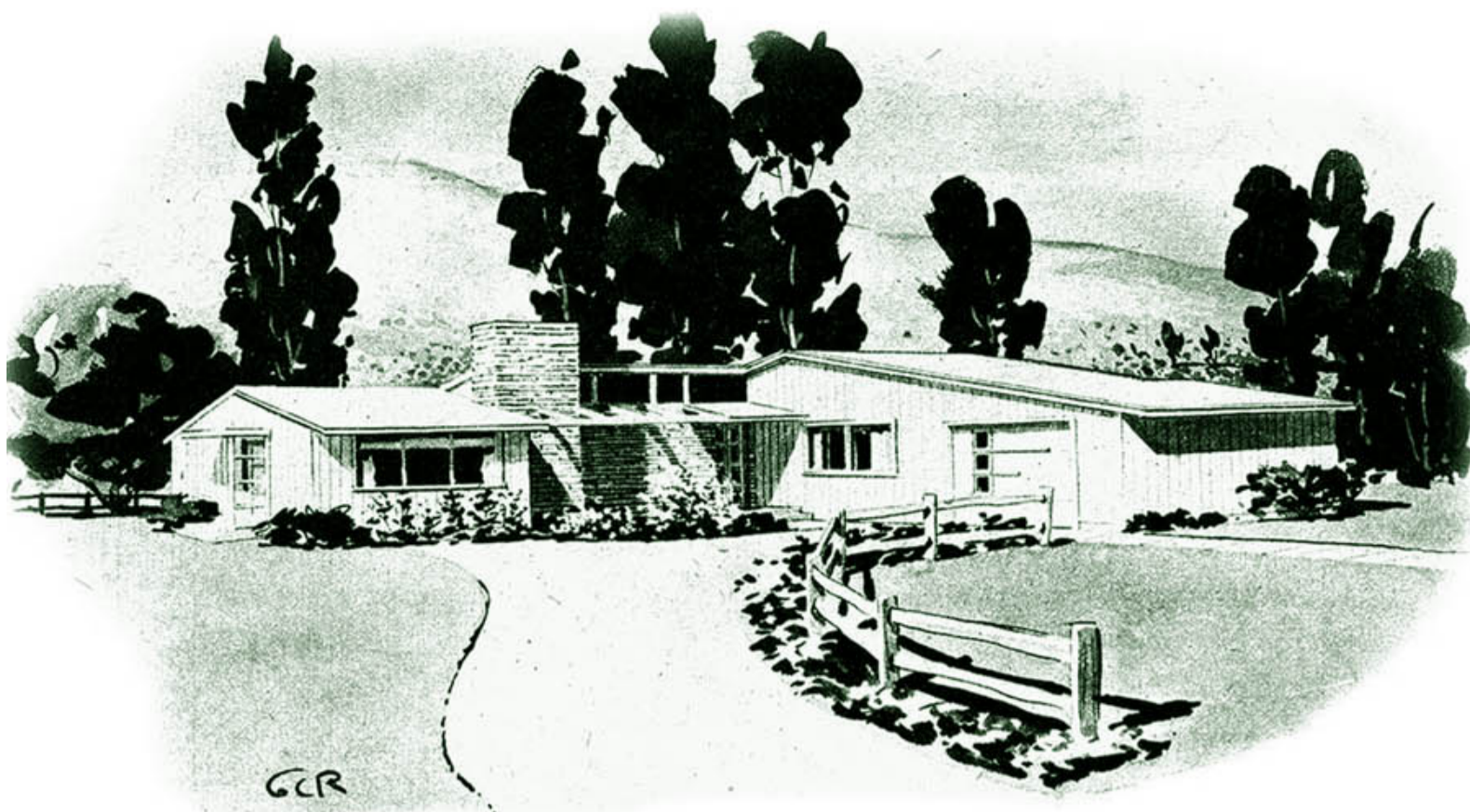


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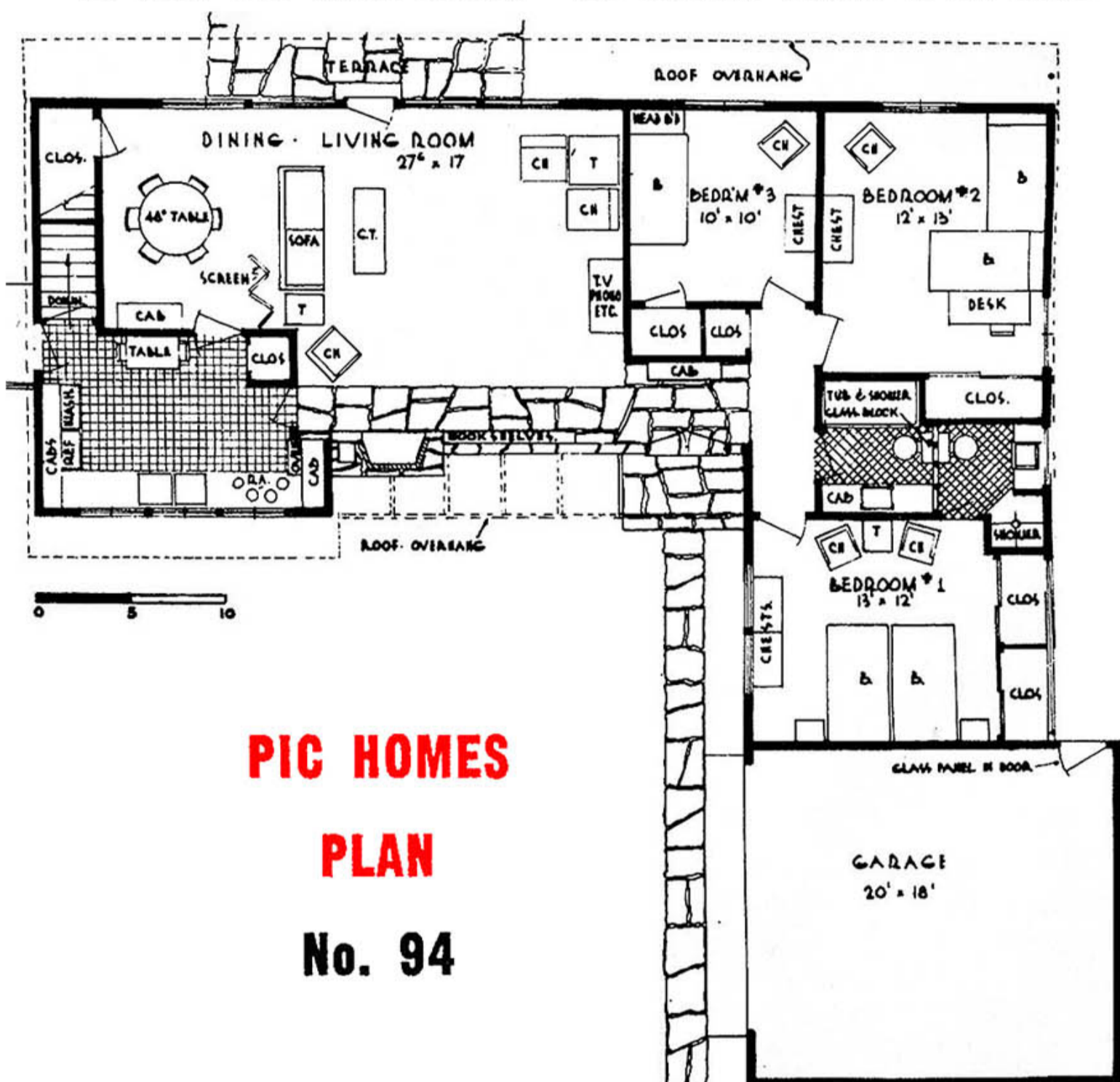
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MODERN RANCH HOUSE — continued

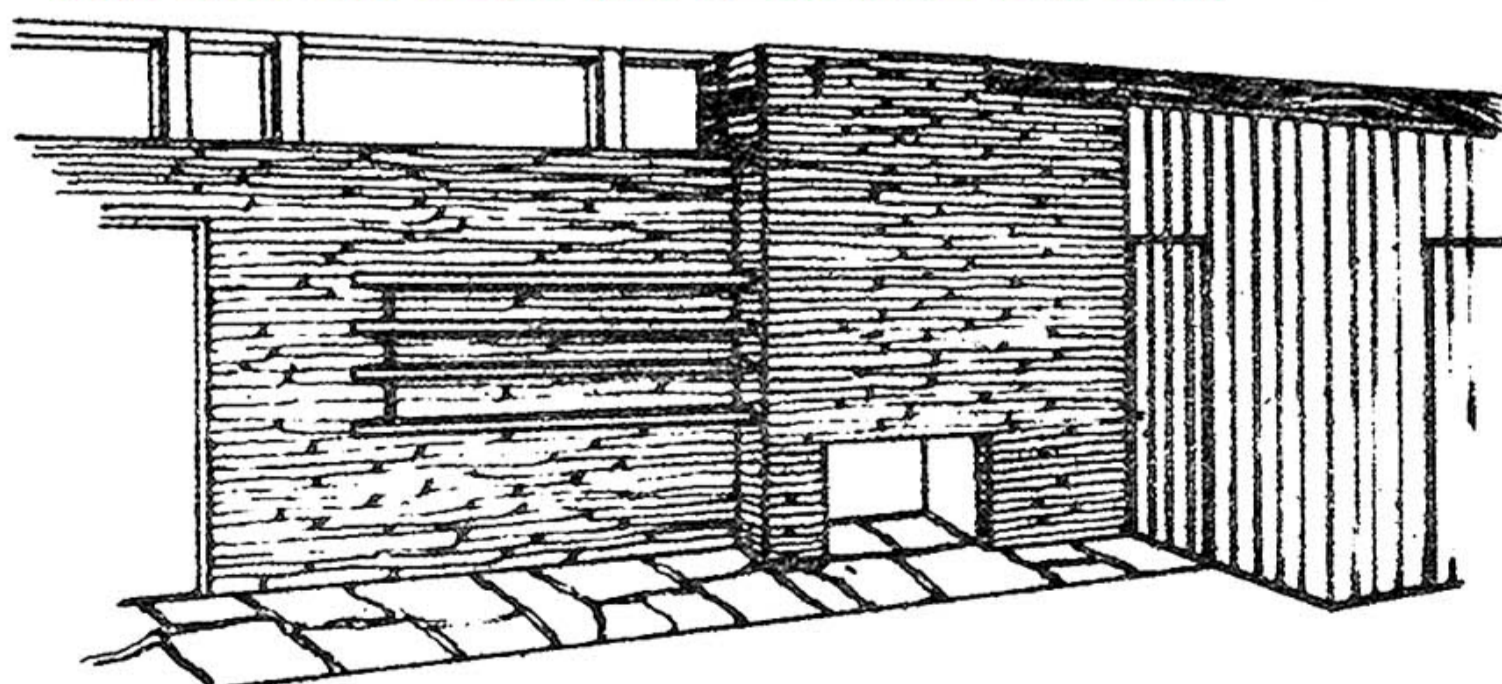


The redwood and stone exterior of this rambling ranch house seems to beckon a welcome. A roof over entrance steps continues across the front of living room as a trellis. Note the large gliding bedroom and kitchen windows, and the under roof windows which make trees tops and sky so near the living room. The overall width is 54 feet.



PIC HOMES PLAN No. 94

FLOOR PLAN: No doubt you will agree that the living space within 1290 sq. ft. is well distributed between the various rooms. There are two good-sized bedrooms and one small one. Of two bathrooms one has a tub with shower over, while the other has a shower stall. Both have cabinet top lavatories. Windows are large in the outside bath while a glass block wall admits light to the inside bath room.



Front wall of living room is of the same stone as that on the exterior. Note windows below ceiling, the strip of stone floor to kitchen door, and the vertical

V-joint board around the kitchen wall. Other interior walls are plastered. There are four bookshelves, though more, or less may be installed.