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5-Bedroom
Rural Dwelling
Plan No. 7181
 (4-SHEETS)
COOPERATIVE FARM BUILDING PLAN EXCHANGE



This house, with its traditional New England style, is especially popular in the northeastern and middle eastern parts of the United States. The cost per square foot of living space in a two-story house is less than that in a rambler containing comparable floor area. It also costs less to heat a two-story house than a rambler.

The central hallway provides access to the living room, kitchen, and a first-floor bedroom, or den. The dining room, which opens directly off the living room, is large enough to easily seat and serve eight persons. Space is also provided in the L-shaped kitchen for informal meals.

The first-floor bedroom, or den, can be occupied by an elderly or ill member of the family or used as a farm office. A complete bath with shower is across the rear hallway opposite the bedroom. An excellent laundry room with space for a washer, dryer, and stationary tub has been planned conveniently near the side entrance.



HOUSE AREAS:	Sq. ft.
1st Floor -----	1038
2nd Floor -----	1038
Basement -----	1038

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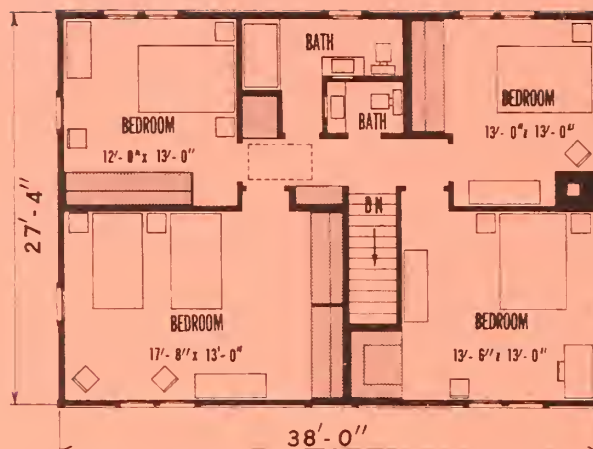
SECOND FLOOR PLAN

Four spacious bedrooms are on the second floor, each having more than adequate closet space. There is also plenty of wall space for arranging large pieces of bedroom furniture. The rooms are large enough to be used for homework and hobbies. The control of noise and elimination of interference between members of the family are achieved by the use of closets between the bedrooms. Double walls in these areas cut down the transmission of noise and the sounds of music, television, or other distractions.

The arrangement and location of the one and one-half baths on this floor minimize the requirement for materials and fittings and allow one stack to serve the first- and second-floor bathrooms and a possible future bathroom in the basement.

The interior bathroom will need a ceiling type of fan, which can be wired with the light switch to operate each time the light is turned on and discharge bathroom air through a duct to the outside. Care should be taken to select a fan that will run quietly. The use of a rather large wooden type of duct will reduce the resonant noise from the fan.

A large well-ventilated and lighted attic storage space is available through the use of a disappearing stair located above the hallway. Attic storage is dry and is, therefore, useful for seldom-used items. Attic storage can be convenient if the wiring and switches for the lights are installed when the house is built.



Second floor plan with closets shown by shaded areas.

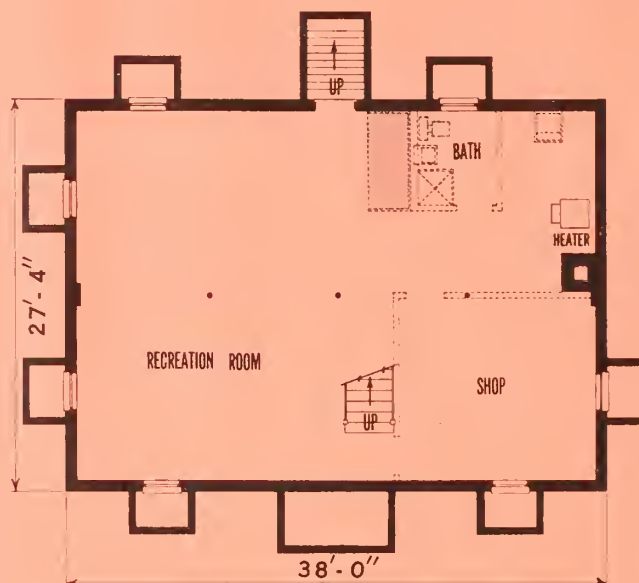
BASEMENT PLAN

The full basement has an outside entrance and can be partitioned to provide a large recreation room, shop, and utility storage room. A bath may be installed economically if placed directly below the upstairs bathrooms.

As indicated on the plan, shallow foundation walls installed around the windows serve as window wells. A window well covered with a glass sash can serve as a small greenhouse for starting plants early in the spring. The window to the basement can be opened so that heat from the house will keep the "greenhouse" at a good temperature.

A rear entrance through a hatch makes the basement a convenient area for storing garden tools and similar equipment. The large recreation room in one end of the basement can be finished in good durable materials to enable the owner to maintain the room with a minimum of upkeep for the entertainment of friends.

Some families like the convenience of having a range and refrigerator or similar kitchen equipment in the recreational area.



Basement floor plan with a suggested partitioned shop and bath area.

Complete working drawings may be obtained from the extension agricultural engineer at your State university. There may be a small charge to cover cost of printing.

If you do not know the location of your State university, send your request to Agricultural Engineer, Federal Extension Service, U.S. Department of Agriculture, Washington, D.C. 20250. He will forward your request to the correct university.

