

# **SMALL HOMES**

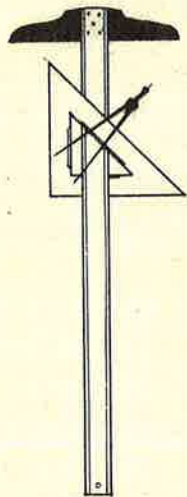


**ARCHITECTURAL  
PLAN SERVICE**

**SEATTLE, WASHINGTON**

**PRICE 50 CENTS**

# SMALL HOMES



ARCHITECTURAL PLAN SERVICE

403 Vance Building

Eliot 2338

SEATTLE, WASHINGTON

Copyright 1937

Price, 50 Cents

## FOREWORD

**I**N selecting this group of house plans it has been the purpose of the designers to help solve the building problems of the prospective small home owner.

The plans have been studied to give the maximum usable space and, at the same time meet the requirements of modern living. A convenient kitchen and ample closet and storage space have been the first consideration.

The exteriors have been treated in a simple manner that will stand the test of time and with the hope that they will carry on the best traditions of American Domestic Architecture.

This service places at the disposal of the small home builder the experience of designers whose skill in the past has been available only to the builders of large houses.

Two sets of complete working drawings, specifications and list of materials of any one house are available at the following schedule of prices:

Group 1.....	\$12.50
Group 2.....	\$17.50
Group 3.....	\$20.00
Group 4.....	\$25.00

Fees for plans to meet your individual requirements will be quoted upon application.



## ARCHITECTURAL PLAN SERVICE

403 Vance Building

Eliot 2338

SEATTLE, WASHINGTON

HOWARD H. RILEY

architect



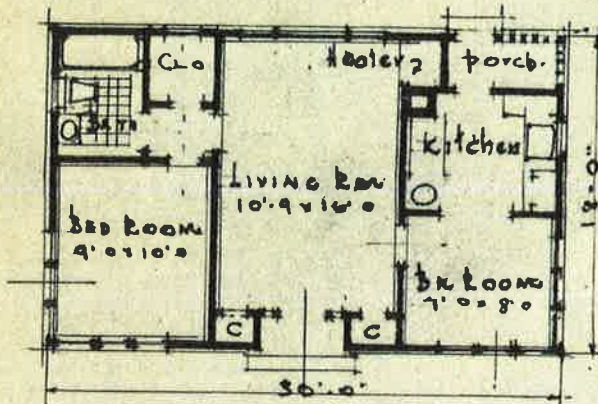
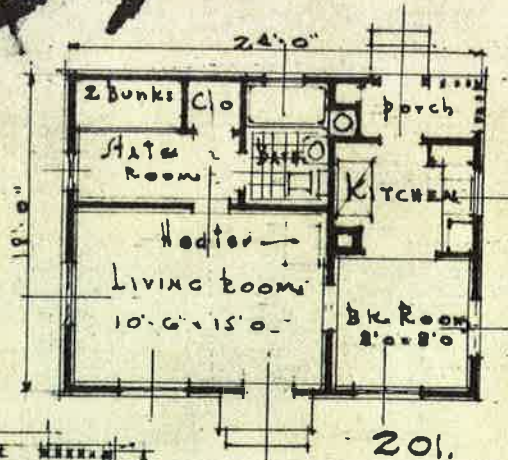
# PLAN 201

A summer cottage or a year round home for the small family. A future bed room can be added. The exterior is 1" x 12" vertical siding and battens.

GROUP 1



HOUSE NO. 201



# PLAN 202

Compact four rooms with circulating oil heater space in living room alcove. The exterior is wide siding placed horizontally with battens.

GROUP 1



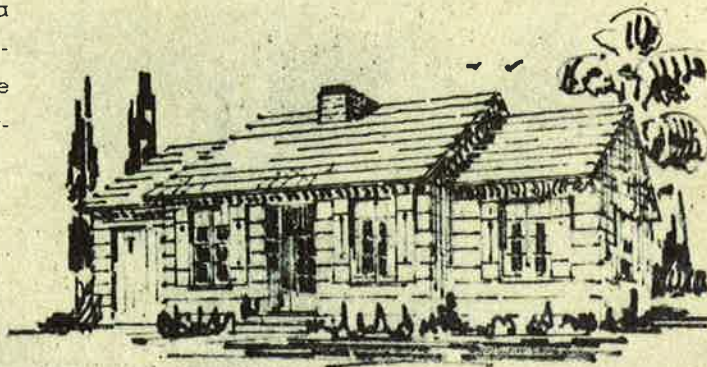
HOUSE NO 202.



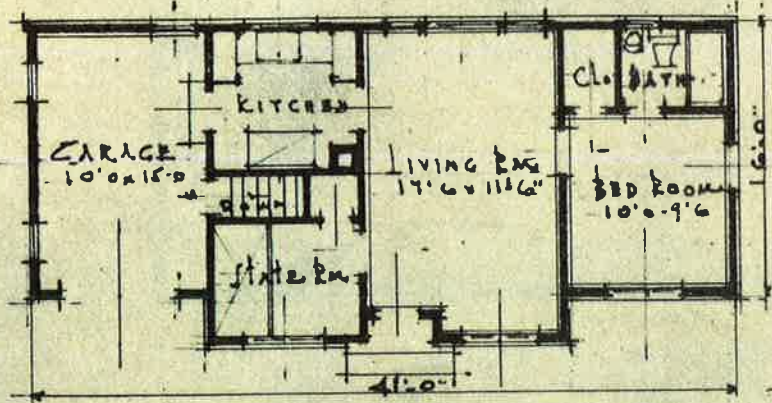
### PLAN 301

**T**HIS cottage may be built in three units. If so desired a breakfast room can be substituted for the two bunk state room. The exterior is 10" beveled cedar siding or shingles.

GROUP 1



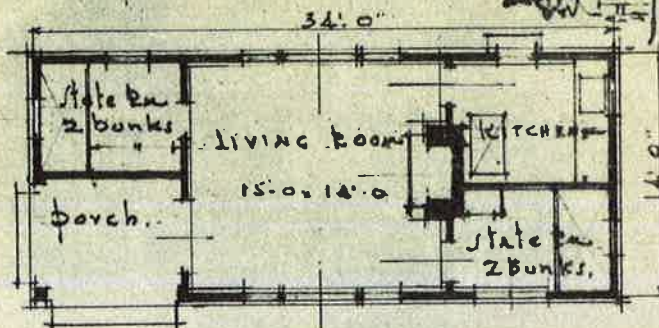
House No 301.



PLAN 301



House No. 203



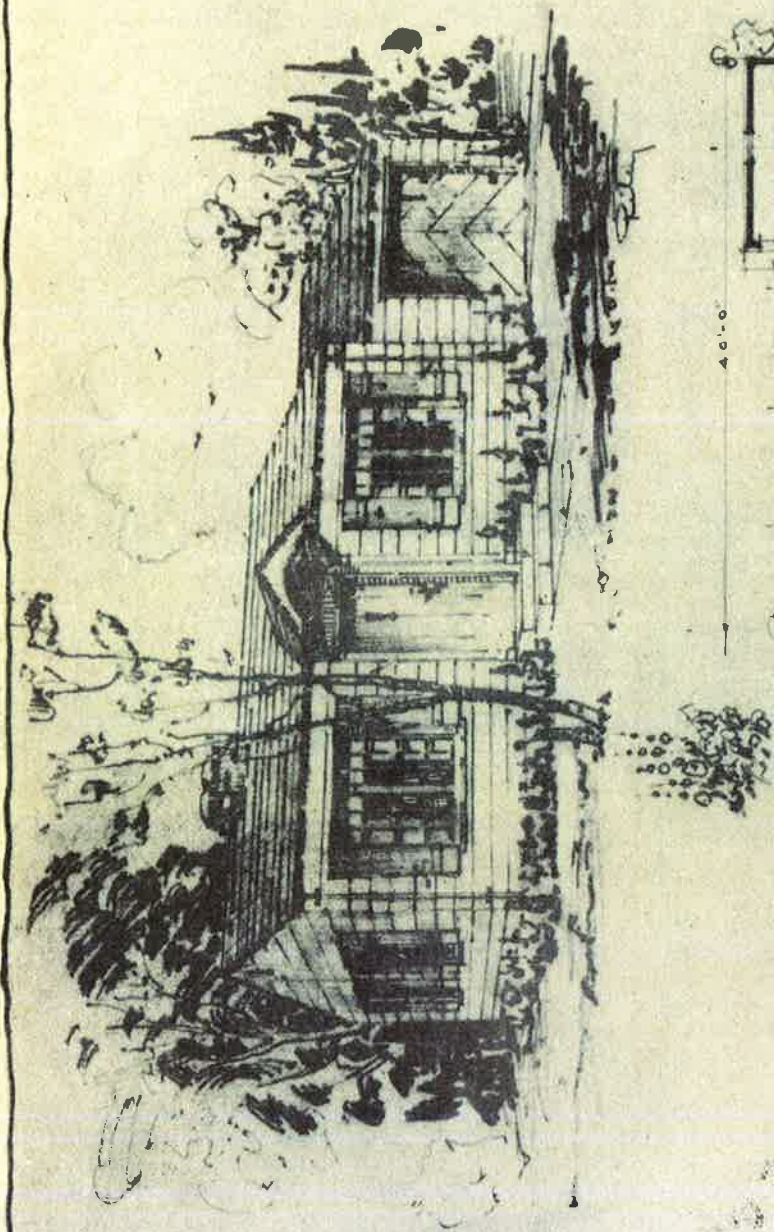
NO. 203

### PLAN 203

**A** summer lodge with ample light and air. A rough stone fire place and cedar paneling makes a cheerful living room. The exterior is heavy rough siding with a shake roof.

GROUP 1

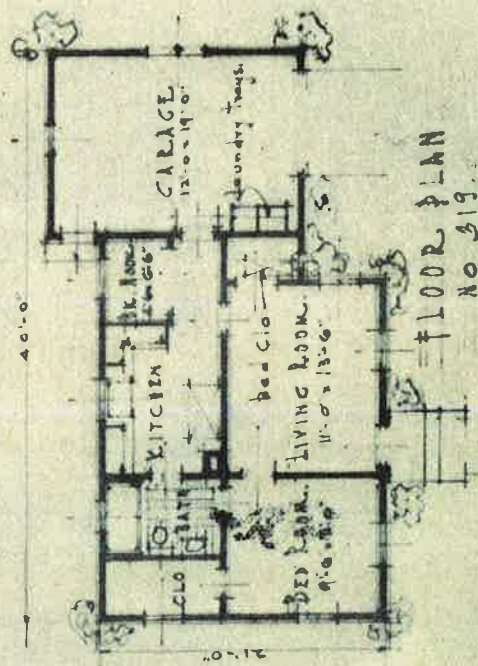




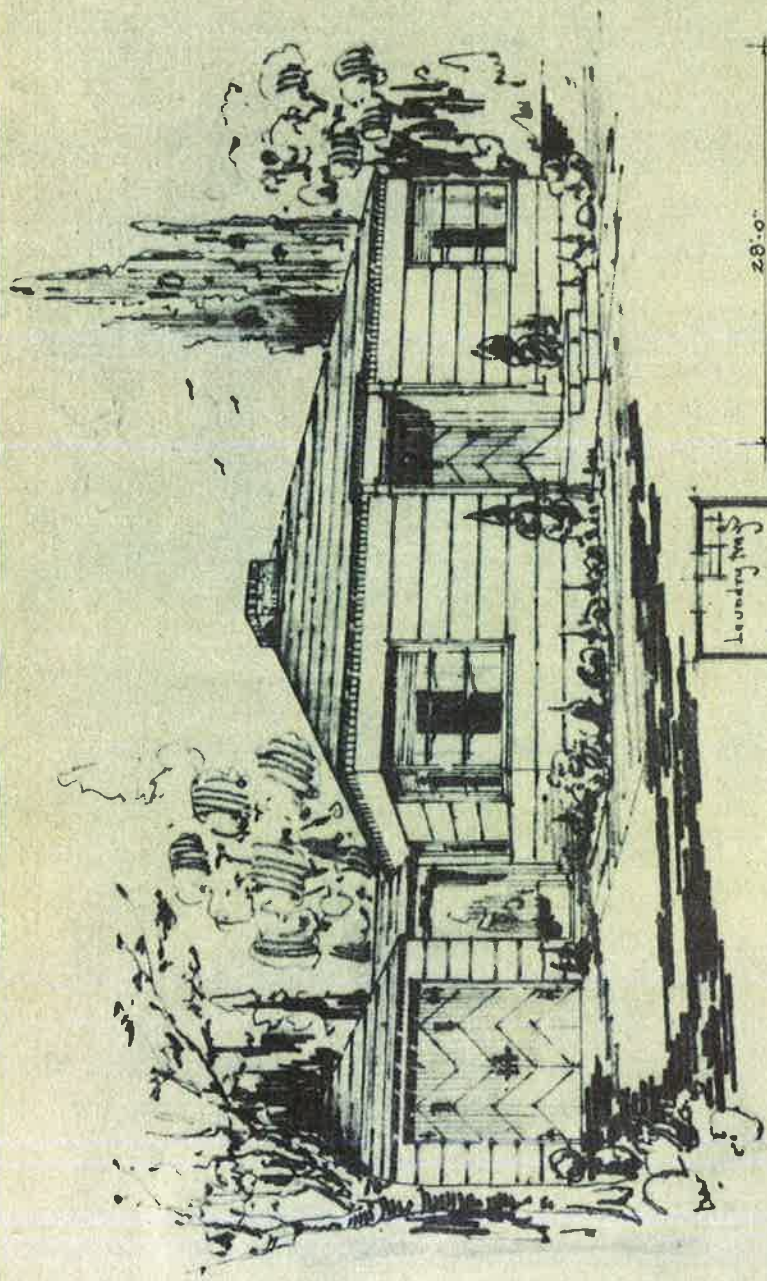
# PLAN 319

THE home for the family that requires only one bedroom. A wall bed in the living room provides for the occasional guest. In this plan the conveniences of a city apartment are all combined.

GROUP 2



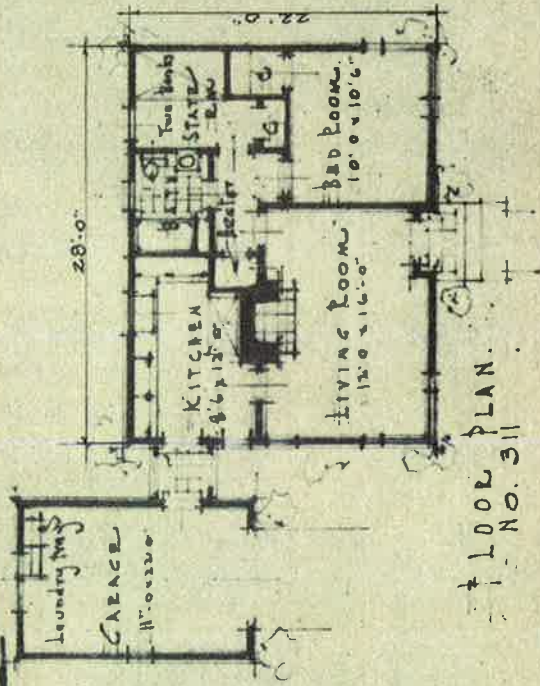




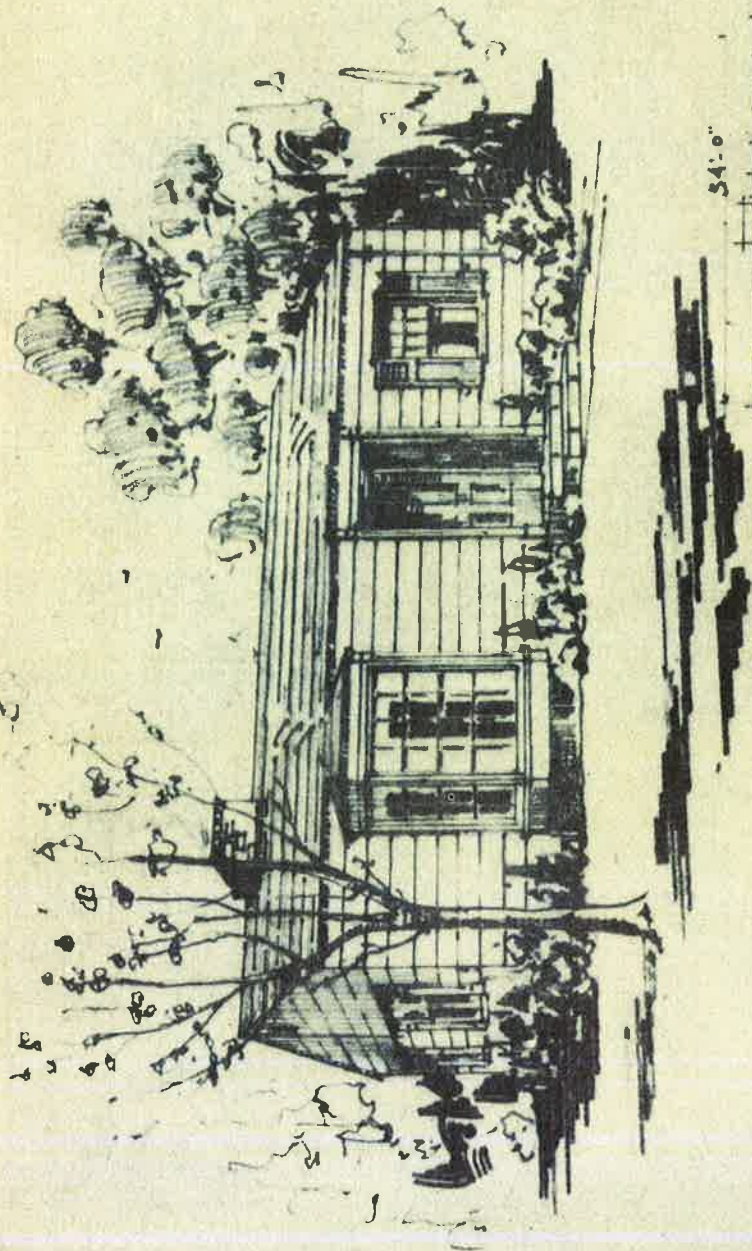
PLAN 311

A modern cottage featuring corner windows, covered passage way between house and garage. Space for laundry facilities is in the garage. One bedroom and a two-bunk state room gives unusual sleeping quarters for so small a home. A circulating oil heater located on same floor solves the heating problem.

GROUP 2





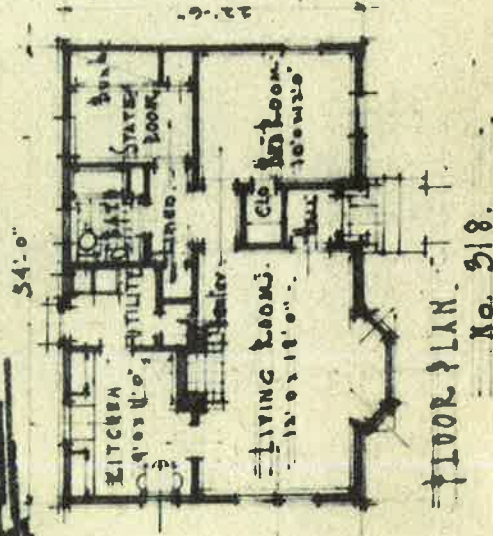


# PLAN 318

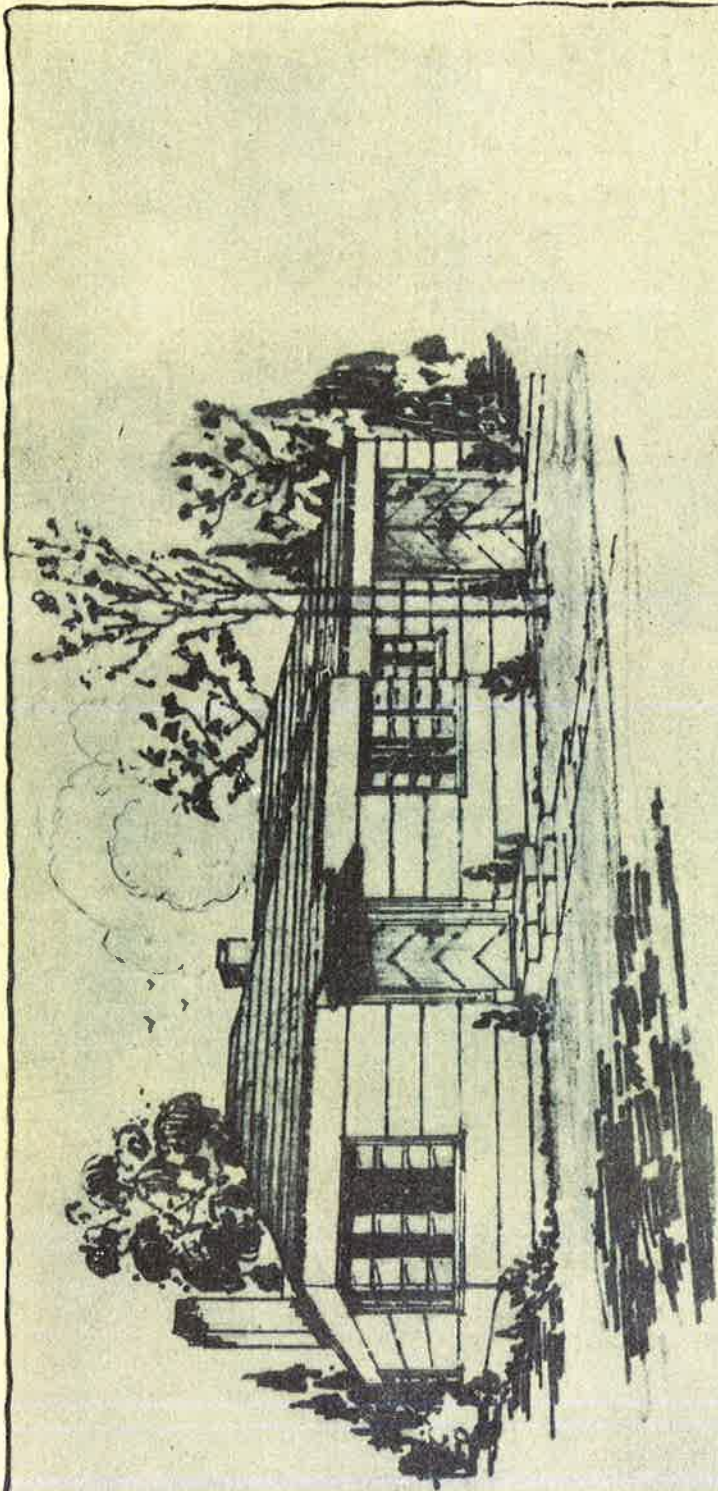
**A** Cape Cod cottage built along traditional lines for the small family. The bay window opposite the fireplace makes a well balanced living room. Room for a breakfast set is provided in the kitchen as well as ample cupboard and storage space.

An utility room and oil circulating heater room are located adjacent to kitchen.

GROUP 2



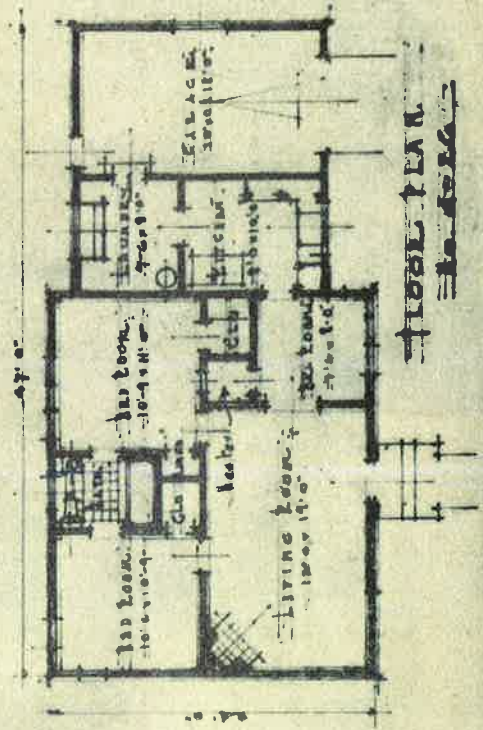




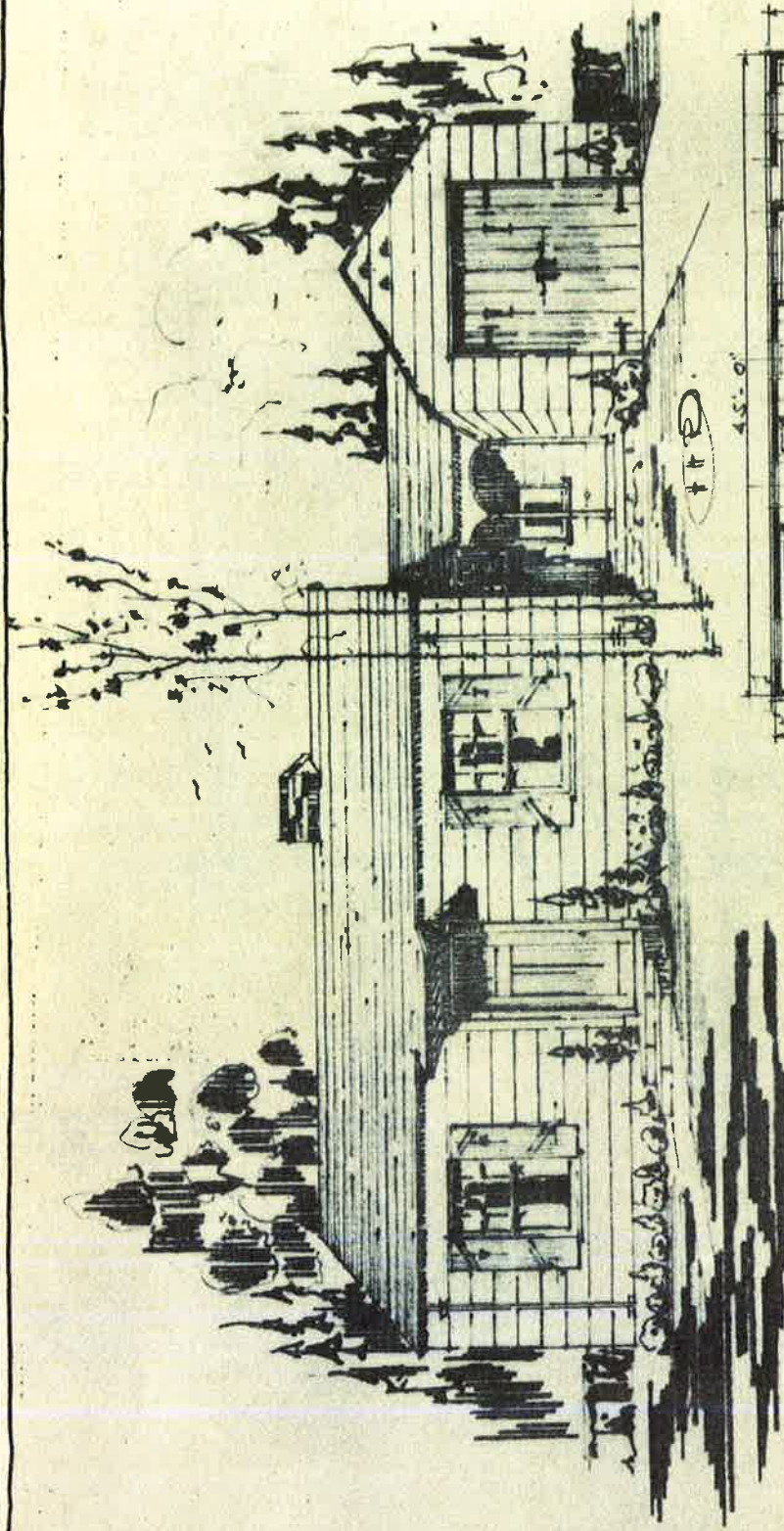
PLAN 426

CORNER windows are an outstanding detail of this simple modern house. The angle fireplace and beamed ceiling lend added charm to this little home.

GROUP 2



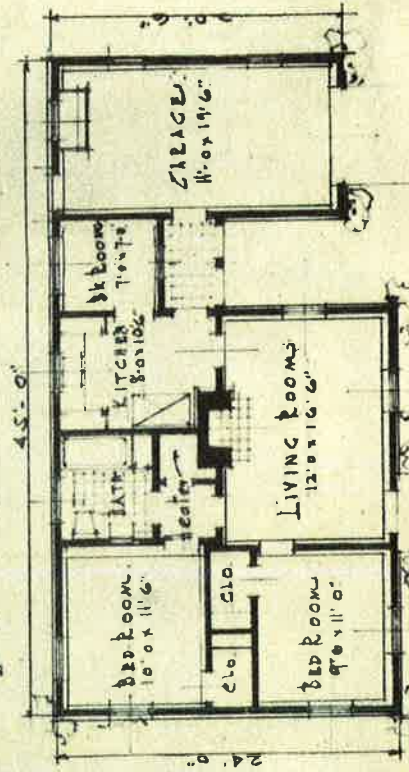




PLAN 421

A simple colonial cottage with semi-detached garage. This plan would provide an ideal suburban home for the average family.

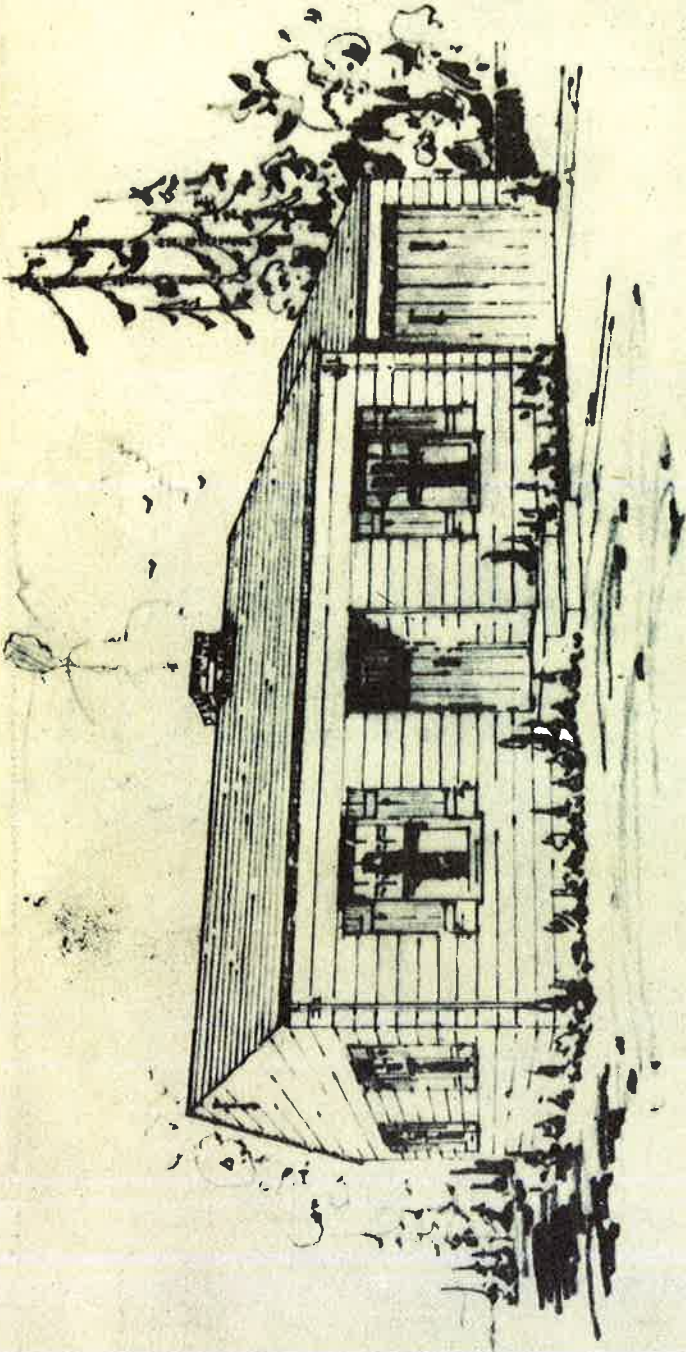
GROUP 2



No. 421.

FLOOR PLAN.



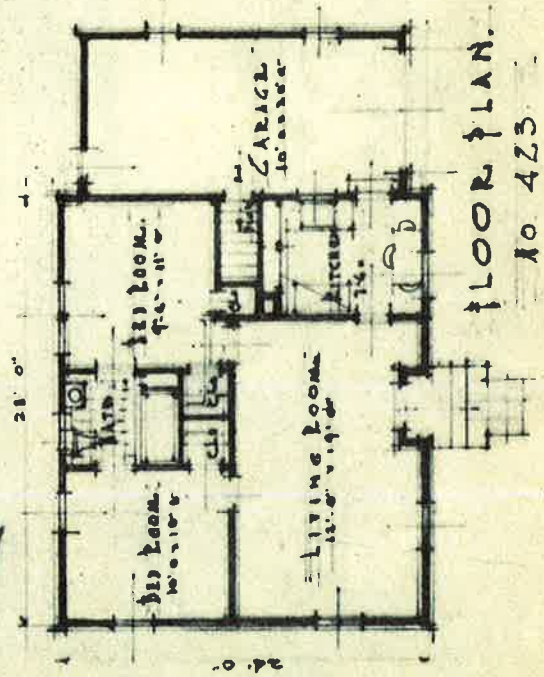


#### PLAN 423

A compact house for the family that wishes to have a small country home. Hall space is eliminated, yet ample access is provided to all rooms. Entrance to the basement is from the garage.

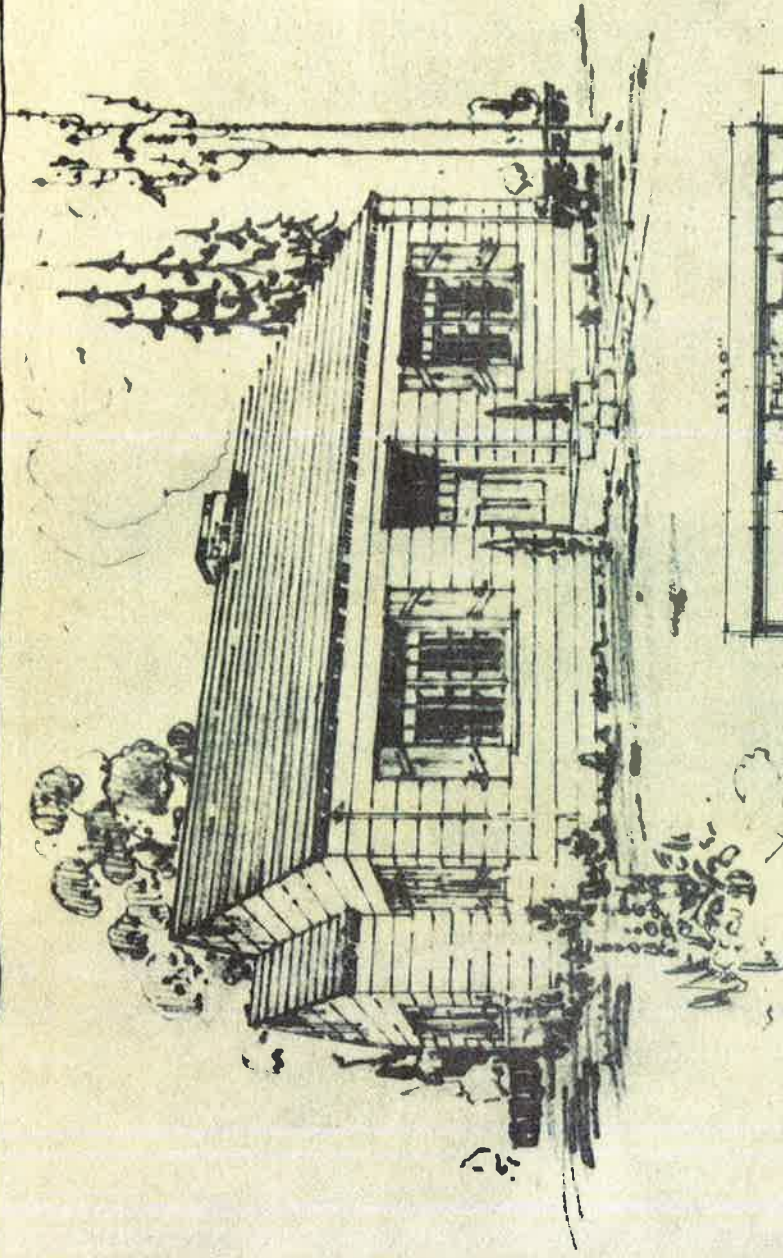
This house, finished with processed cedar shakes, stained or painted a light color, with bright shutters will make a charming picture.

GROUP 2



FLOOR PLAN.  
No. 423

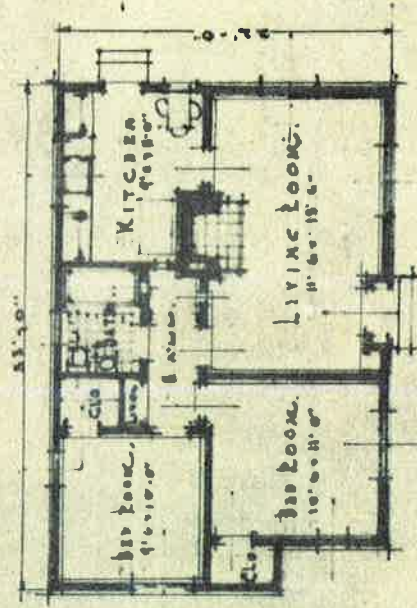




PLAN 430

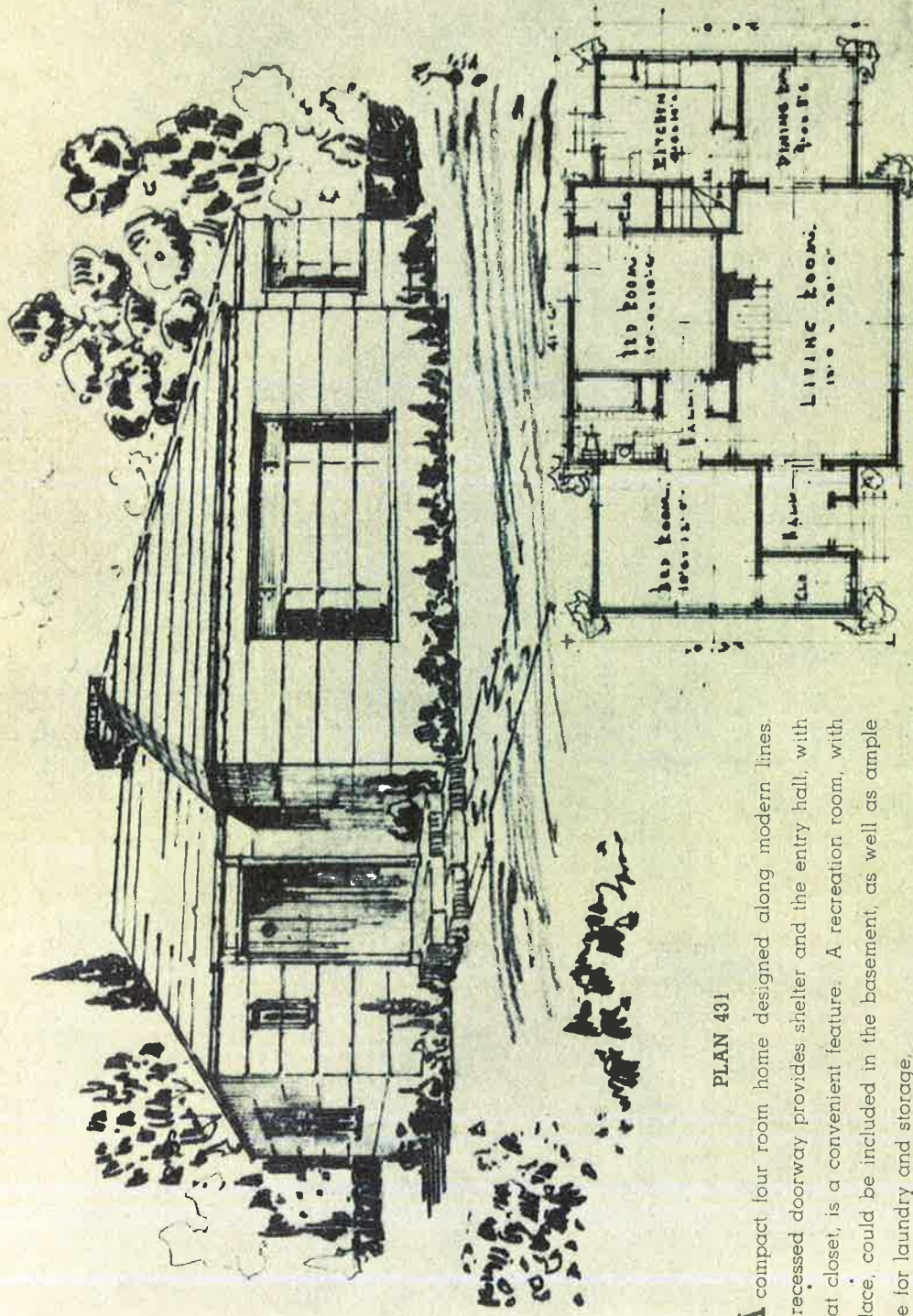
THE conventional four room plan with average size rooms. The bathroom and bed rooms are all located on a central hall. The exterior finish may be either cedar siding or a processed shake. The entrance door is recessed for protection from the weather.

GROUP 2



↑ 1100 R PLAN.  
No 4-30.





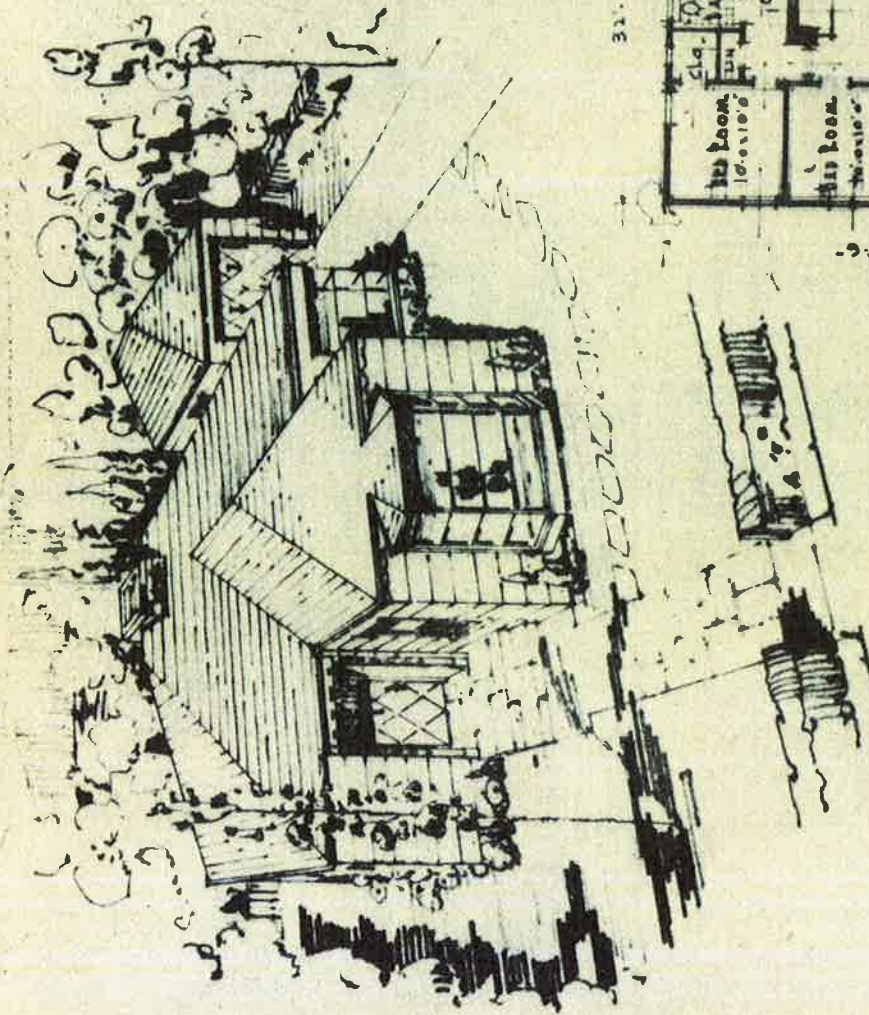
PLAN 431

A compact four room home designed along modern lines. The recessed doorway provides shelter and the entry hall, with a coat closet, is a convenient feature. A recreation room, with fireplace, could be included in the basement, as well as ample space for laundry and storage.

GROUP 3

FLOOR PLAN.  
No. 431.



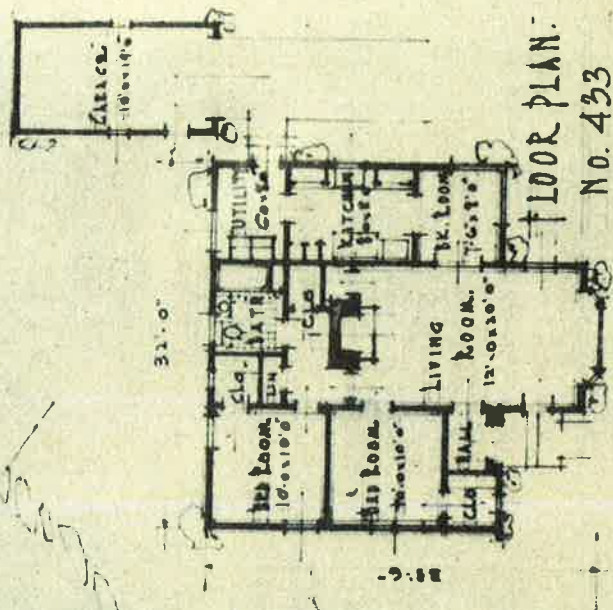


PLAN 433

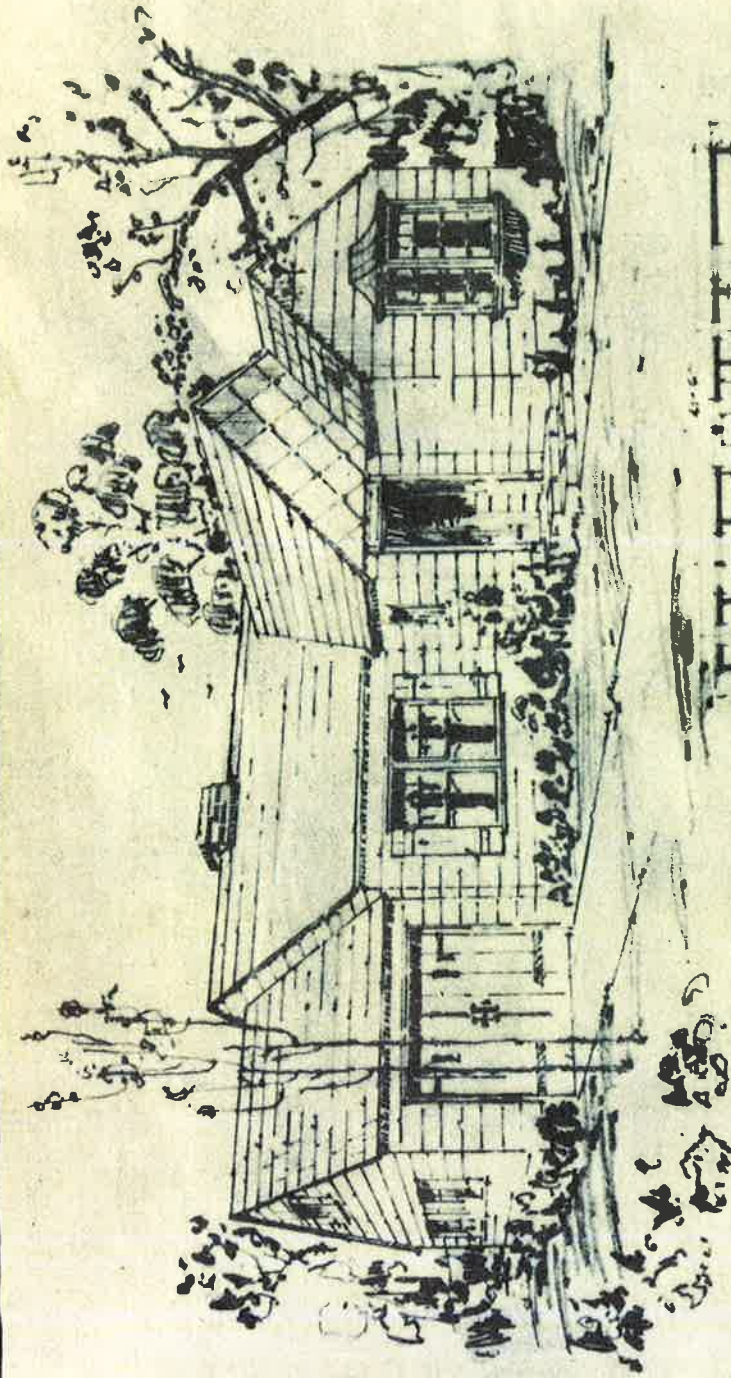
**D**ESIGNED for an inside lot of average width, this small house is planned to give a maximum usable area. It may be built either with a basement or main floor utility room and heater closet.

The exterior is wide cedar siding with "V" joints. This combined with vertical window bars gives the desired modern effect.

GROUP 3







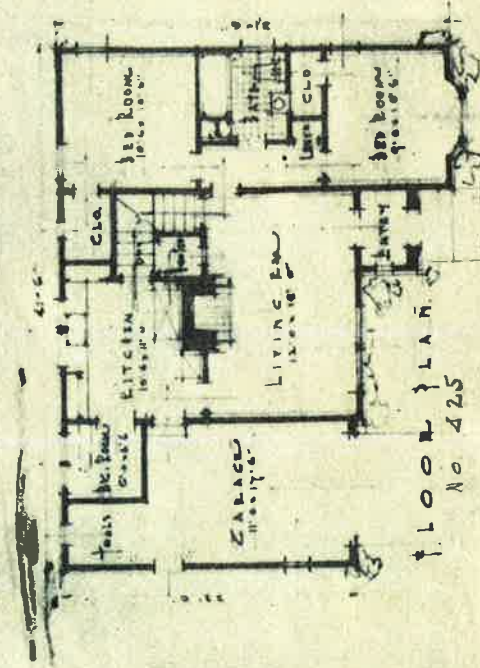
PLAN 425

**A**N unusual four room house with a pleasing exterior. A closet for an economical heating unit is provided on the main floor, or the usual furnace installation can be placed in the basement.

There is space for an additional room and lavatory in the attic.

The attached garage also provides space for the garden tools.

GROUP 3





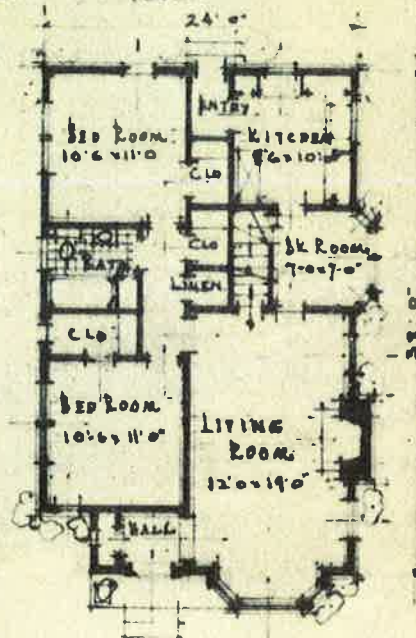


PLAN 428

A compact home for the narrow lot. The exterior is an American Colonial adaptation, using a combination of wide cedar siding, upright boards, and battens.

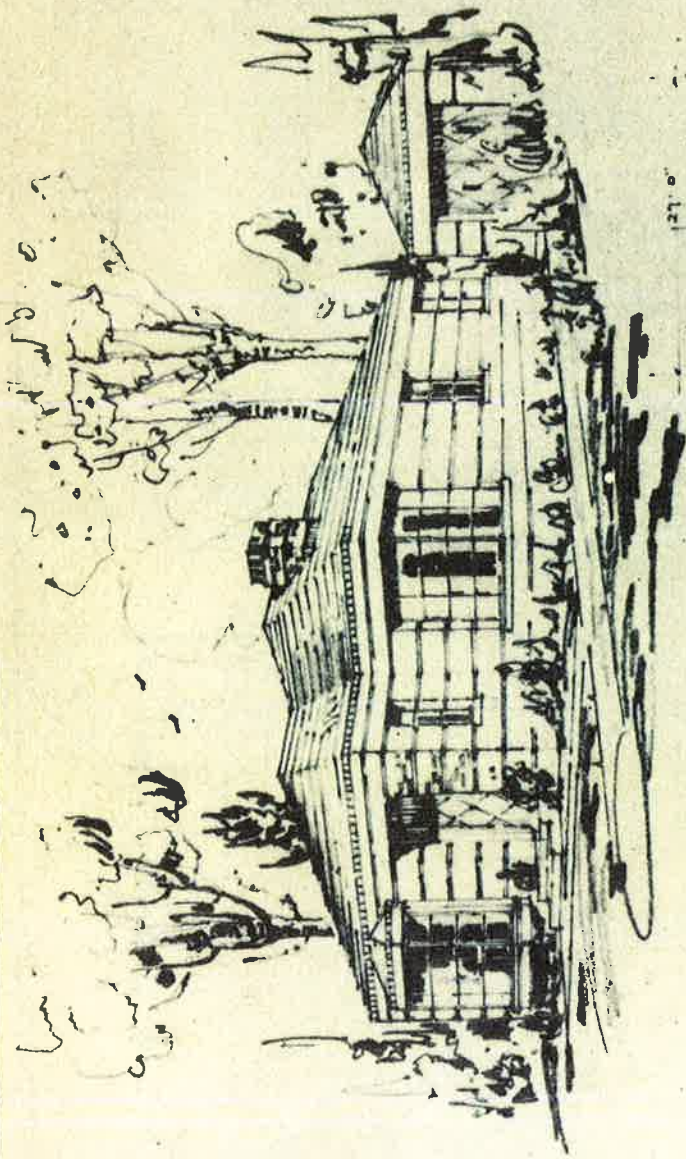
Hall space is reduced to a minimum. There is ample room for linen and storage closet and attic space may be used for additional rooms as required.

GROUP 3



FLOOR PLAN  
NO. 428.

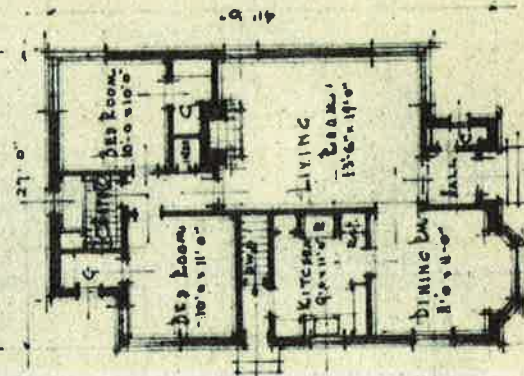




#### PLAN 522

A spacious dining room with bay window is a pleasing feature of this five room brick home. Bedroom closets are roomy. Kitchen is conveniently planned with ample counter and cupboard space. Basement provides furnace room, laundry room and food storage cupboards, with great possibilities for a recreation room.

GROUP 3



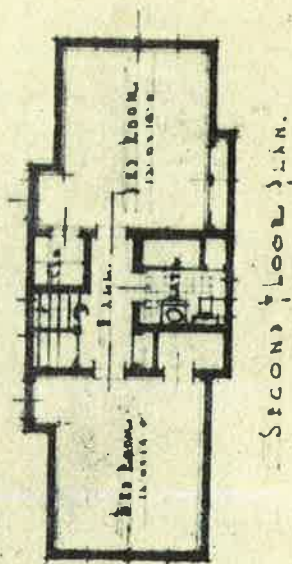
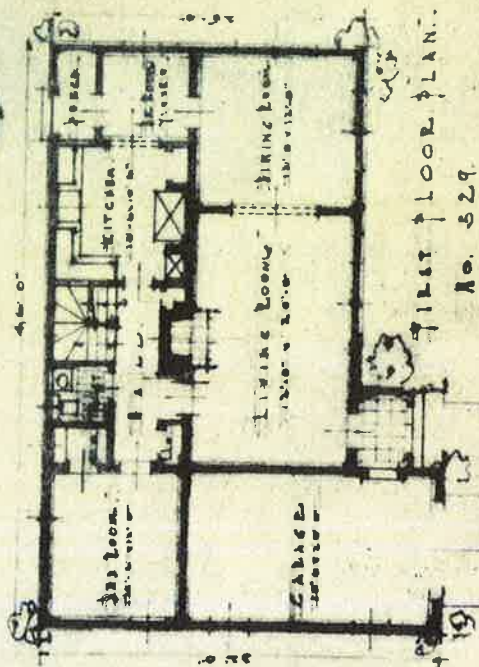
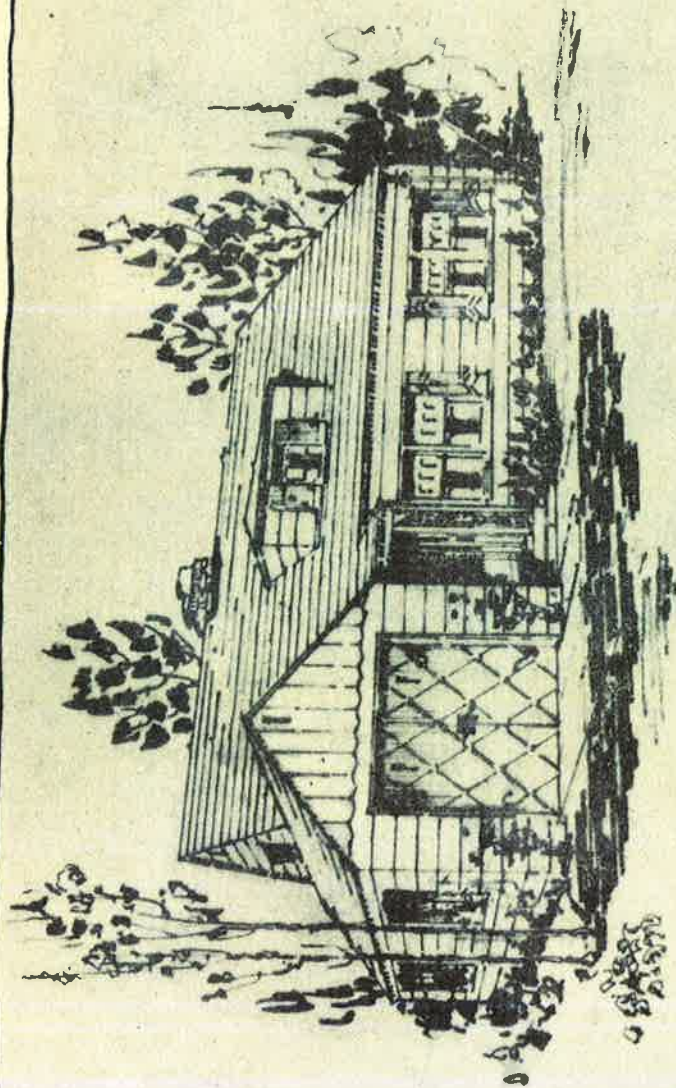
FLOOR PLAN.  
No. 522.



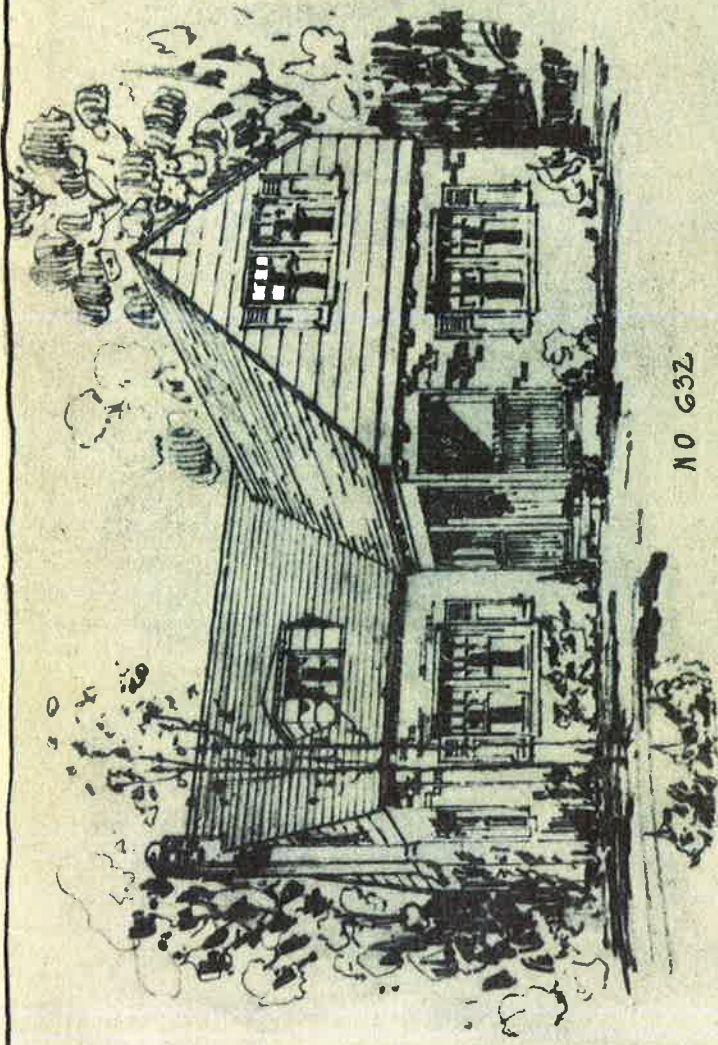
# PLAN 529

A story and one half home with the garage attached. This home will give a maximum of usable space at a reasonable cost.

## GROUP 4







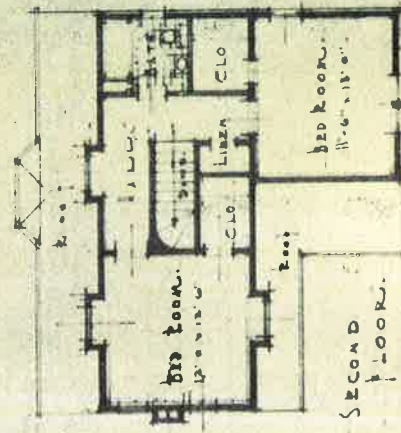
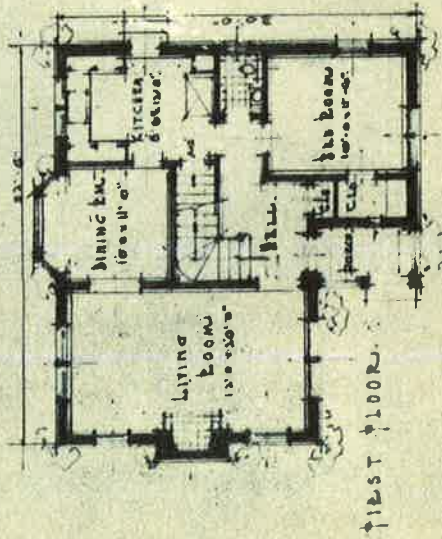
NO 632

PLAN 632

**A**N English cottage type combining brick and wide siding exterior.

A ground floor bedroom and lavatory help make this a very livable home.

GROUP 4





## *Facts to be Considered*

**I**N choosing the plan for your new home, the first consideration, of course, is the number and size of rooms required. The next should be the selection of a type of house that will be in keeping with the neighborhood, and best adapted to the building site. If there is a view, pleasant outlook, or slope to your property, try to take advantage of these features to their full extent.

If you are going to need additional financing, it is well, before proceeding too far, to discuss your plans and location with your bank and arrange all the details of your loan.

Give your home site careful study before placing the building. Try to take full advantage of your southern exposure as well as vistas over your future garden. If there is to be a detached building, such as a garage, plan to avoid as much driveway as possible, as paving is not only expensive, but the space can be used to better advantage in lawn and shrubs. A fenced-in play or laundry yard might well be taken into consideration in laying out the buildings and garden.

Keep the main building low to the ground, but not too low to provide proper drainage of the basement in case of ground water or seepage.

To avoid settlement, carry footing walls to solid ground and in all cases well below frost line. Foundation walls should be carried at least 8 inches above the grade and higher in some localities. Wall positions should be checked after footings are in place to be sure that the building and all angles are square.

The joist should be checked to see that floors are level and stud walls plumbed up. See that the frame work is well nailed and braced. A little extra precaution at this stage of the construction may save disappointment when the building is completed.

Check the location of all electrical outlets, hot and cold air ducts, and radiators to see that they will not interfere with doors or placement of furniture.

The plans and specifications of the ARCHITECTURAL PLAN SERVICE are complete and clear. They have been carefully studied, both as to plan, exterior treatment, and materials specified. Do not make any changes without first getting competent advice, as the efficiency of the plan may easily be destroyed and appearance of the building ruined by the wrong combinations of materials.



# The Right Use of Lumber Grades

## in Home Construction

**M**ANY kinds of lumber are cut from the same tree. They range from light, soft and fine-grained to heavy, hard and coarse-grained. Some parts of the tree are clear; some contain knots and pitch streaks. They vary greatly in strength, beauty and finish, and in fitness for different parts of a building.

Lumber manufacturers, from long experience with the service given by many kinds of wood, have developed rules for grading lumber according to its use. These rules are to protect the home builder. They enable him to choose the right grade of lumber for the right place.

To enable home builders to make sure that the grades of lumber used are the same as those specified, the West Coast Lumberman's Association has adopted official grade marks. They label correctly the grade of each piece or bundle of lumber. And they identify its manufacturer by the company name or number.

Whenever this grade mark appears on a board or joist, it means either that the lumber was graded by an Association inspector; or by a sawmill or distributor whose grading is under constant supervision of the Association.

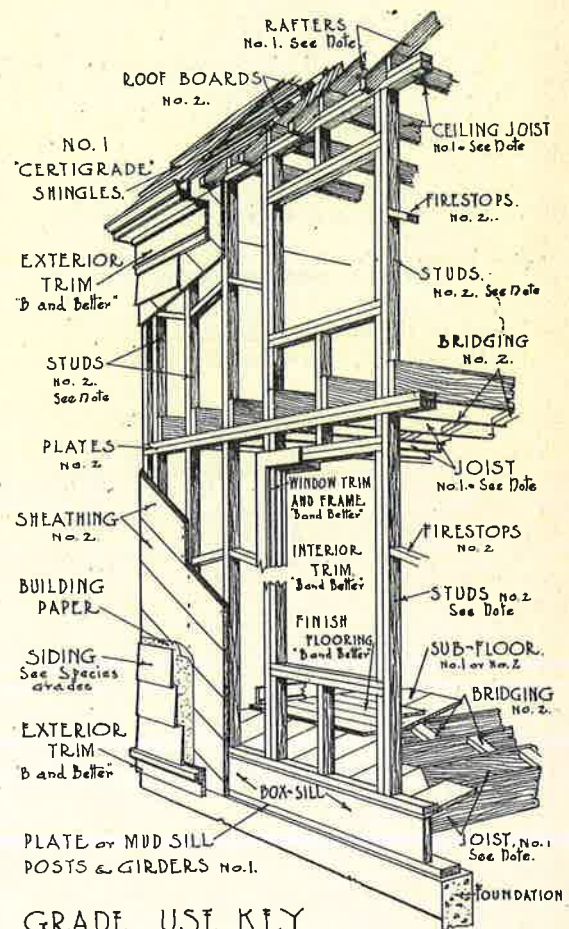
### Grades Recommended

To aid home builders in the right use of lumber manufactured in the Douglas fir region of Oregon and Washington, the West Coast Lumbermen's Association here shows grade use guides for two types of home construction: standard and lower cost.

The most economical construction is that which uses the lowest grade which is suitable for the purpose. Utilization of all the log produces, for purposes for which the various grades are suitable, will lessen the cost of all grades.

A choice between grades turns sometimes on strength, sometimes on appearance. Stronger Studding is required in a two story wall than in a one story wall. A lower grade can be used in the non-bearing walls of a two story building than in the bearing walls, but the same grade may be desired for uniformity. If studding and ceiling joists or rafters are exposed, a higher grade may be desired for appearance.

In Joists and Rafters, a higher grade will carry a longer span than a lower grade of the same



GRADE USE KEY  
FOR STANDARD CONSTRUCTION



dimensions; or a smaller piece will carry the same span. Stiffness, however, is determined by size rather than grade, and on any span a larger piece of a lower grade will be stiffer than a smaller piece of a higher grade.

In many houses there is a percentage of short spans. It is usually desirable to use joists of the same depth throughout a floor. On short spans, economy may be gained and equal strength obtained with joists of a lower grade but the same depth as the higher grade joists used on the long spans.

### Note: Studs

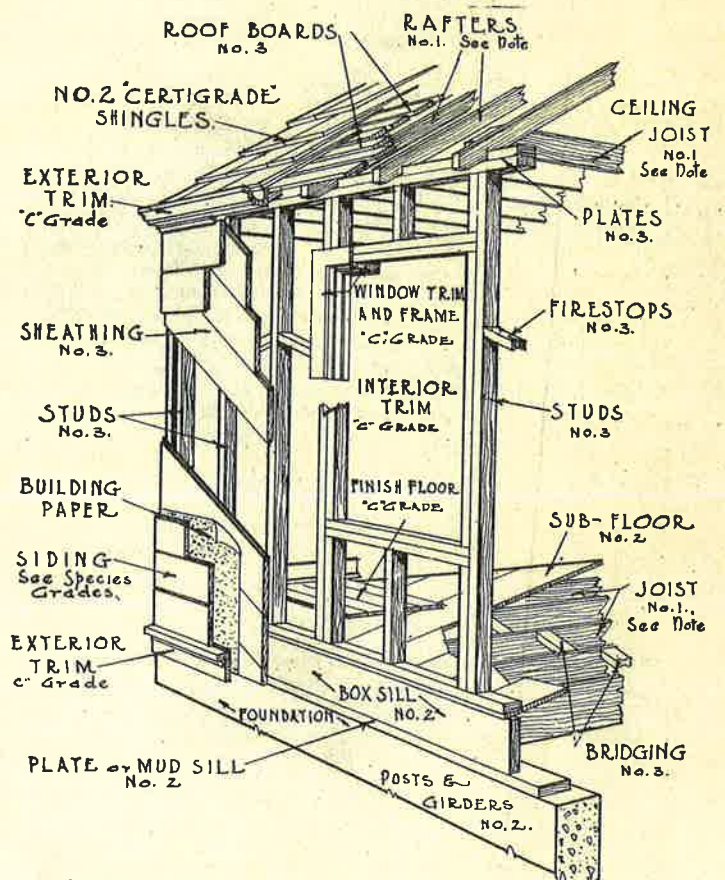
**No. 3 Studs** may be used for walls and partitions in one-story structures, and for non-bearing or minor partitions in other structures.

### Note: Joists and Rafters

**No. 2 Douglas Fir Joists and Rafters** can be used conservatively on spans not exceeding two-thirds the maximum allowable spans for No. 1 Joists and Rafters of the same thickness and depth. For example, in a dwelling or apartment house with live load of 40 pounds per square foot, 2-inch NO. 1 Joists, 16 inches on centers, can be used safely on a span in feet equal to  $1\frac{1}{2}$  times their nominal depth in inches; 2-inch NO. 2 Joists, 16 inches on centers, on a span in feet equal to their nominal depth in inches; e.g., 2x10 No. 1 on a span of 15 feet, 2x10 No. 2 on a span of 10 feet.



Grades for particular uses may be specified from the recommendations shown in the sketches. In general, higher grades are shown for standard construction than for lower cost construction. For convenience in determining the most desirable grade, a list of grades and items is appended. In specifications for lumber it is recommended that the species required be named, followed by a list of the items and the grade of each item. *The use of the most suitable grade will safeguard the value, security, comfort and economy of your home.*



GRADE USE KEY  
FOR LOW COST CONSTRUCTION.



# Items and Grades Suitable for Home Building . . .

## FINISH

- "B and Better"**.....For highest quality interior and exterior wood-work, interior trim and cabinet work requiring a high quality of finish in enamel, natural finish or stain. May be specified in vertical grain or flat grain, if desired. If not so specified, will usually be furnished in flat grain. For exterior trim, and for painted or enameled interior trim, vertical grain is preferable. For stained interior trim or cabinet work, flat grain is usually preferable, to bring out the figure of the grain; for panelled work, vertical grain for rails and flat grain for panels, to accentuate the figure in the panels. For work of especially high character, specifications may call for strictly clear, "A" grade—a special selected grade of Finish which commands a higher price than "B and Better."
- "C"**.....For more economical construction, especially for painted or enameled finishes, or for less important portions of a house.

## FLOORING

- Clear, All Heart, VG**.....The highest quality flooring, for natural or stained finish, where appearance warrants the premium which the grade commands.
- "B" Vertical Grain**.....For high quality natural or stained finish.
- "C" Vertical Grain**.....For dark stained or painted finish, covered floors, closets and less important rooms, or for lower cost. Used for concrete forms when an especially smooth finish is required, or for high quality roof sheathing for exposed interiors.
- "B and Better" FG**.....For covered floors or where better wearing qualities of vertical grain not required.
- "C" Flat Grain**.....For covered or painted floors. May be used for sub-flooring or wall and roof sheathing when kiln-dried lumber is desired for close fitting joints.
- "D" Flat Grain**.....Where economy is more important than appearance, or for covered or painted floors where knots are not objectionable. Knot holes may be cut out and high grade short length flooring obtained.

## COLONIAL OR BUNGALOW SIDING

- Cedar Spruce and Hemlock**
- "Clear"**.....Highest quality wood siding, entirely vertical grain and practically free from all defects. The wide widths permit broad exposure, and the unusually thick edges produce pleasing shadow lines.
- "A" "B and Better"**.....For high quality construction, usable without waste. Permits mixed vertical and flat grain, but contains no defect that will not cover with paint.
- "B"**.....Is adaptable to use by cutting not more than ten per cent of the length of some pieces. An economical grade for medium or low cost construction.

## DROP SIDING AND RUSTIC

- "B and Better"**.....For high quality siding in residences and primary buildings.
- "C"**.....Suitable for garages and low cost construction. With cut-outs will make higher grade, shorter length siding.

## BEVEL SIDING

**Cedar Spruce Hemlock**

- "Clear"**.....Highest quality siding, entirely vertical grain and practically free from all defects.
- "A" "A" "B and Better"**.....For high quality construction, suitable for use full length without waste, containing no defect which will not cover with paint.
- "B" "B" "C"**.....Suitable for use without waste. An economical grade for medium quality construction.
- "C" "C" "D"**.....For low cost construction. Permits some manufacturing defects, and will require some waste in cut-outs. Suitable for low cost construction and short lengths.

## BOARDS

- Select Merchantable**.....Selected from No. 1 Boards and suitable for exterior or any exposed sheathing where appearance is most important.
- No. 1 Boards**.....For sub-floors or exposed sheathing in high quality construction, and for concrete forms where a special finish is desired, or for any purpose where a first class board is necessary.
- No. 2 Boards**.....Ample strength and satisfactory coverage for sub-floors, wall sheathing and roof boarding in usual permanent construction, and suitable for boarding for ordinary concrete form work.
- No. 3 Boards**.....Suitable for wall sheathing and roof boarding in low cost construction, and often used for concrete form work.

## STUDDING

- Select Merchantable**.....For high quality exposed use, where appearance most important.
- No. 1 Studs**.....For good quality exposed use.
- No. 2 Studs**.....Ample strength for all load bearing studding in wood framed walls and partitions.
- No. 3 Studs**.....For one-story walls and non-bearing partitions, and for laminated walls and partitions.

## JOISTS AND RAFTERS

- Select Merchantable**.....For exposed ceiling joists, rafters, beams and roof trusses in English or Spanish architecture, and as plank for heavy exposed roof sheathing.
- No. 1 Dimension**.....The most widely used grade of framing lumber for joists, rafters, plank and similar horizontal load bearing members in wood framed construction. With slope of grain not exceeding one in ten (paragraph 305(c) West Coast Grading Rules) is a 1200 lb. f stress grade.
- No. 2 Dimension**.....For joists, rafters and plank on spans not exceeding two-thirds the maximum allowable spans for No. 1 Dimension of the same size. Where stiffness or solidity of a floor is especially required it may be desirable to use No. 2 of the size required, rather than the smaller size which could be used in No. 1, since stiffness is determined by size rather than by grade, and on any span a larger piece of a lower grade will be stiffer than the smaller size required in a higher grade.

## POSTS AND TIMBERS

- Select Merchantable**.....For exposed posts and beams where a better appearance than No. 1 is desired.
- No. 1 Timbers**.....For usual posts and beams.
- No. 2 Timbers**.....For short posts or piers.

**All grades refer to Standard Grades of the West Coast Lumbermen's Association**



## Color Makes the Home

Color makes your home cheerful, pleasing, attractive. It is the part of your home everyone sees . . . it forms the background for all your furnishings.

## It Pays to Use Good Paint

Paint is also the protective coat that preserves the investment in your home. The result of the best workmanship and material can be lost by the use of poor paint. Sixty-five per cent of the cost of the average painting job is labor — only thirty-five per cent is the cost of the paint. Therefore, the choice of high quality paint is important economy.

## We Suggest

The ARCHITECTURAL PLAN SERVICE specifies VAN SCHILDER PAINTS and VARNISHES as manufactured by the Solastic Products Company because of their high quality and durability. VAN SCHILDER Paints and Varnishes cover every painting and decorating need and provide a wide range of color selections. Only quality paint supplies the true color tones and the soft surface finishes essential for truly charming effects.

FOR EXTERIORS—A penetrating oil stain is the best preservative for cedar roof shingles and the soft, pleasing color tones add beauty. Cedar siding requires a thin priming coat, well brushed in, and at least one and preferably two, heavy coats of outside paint.

FOR INTERIORS—Interior woodwork should first be treated with a thin priming coat—then a heavy coat of Enamel Undercoat and a Coat of Enamel. VAN SCHILDER wide variety of colors makes interior decorating easy and interesting. Mirax satin or high gloss washable paint on the plastered walls, especially those of the kitchen and bathroom, is essential to the well kept home. The manufacturers' specifications and recommendations should always be followed for best results.



# van Schilder

**DEPENDABLE**

**PAINTS & VARNISHES**

## Because:

VAN SCHILDER paints and varnishes are made in the Northwest to meet Northwest climatic conditions. That is why they last a long, long time.

Only the purest ingredients are used. VAN SCHILDER paints and varnishes keep their fine appearance and stand up under hard usage.

VAN SCHILDER products are dependable. Every VAN SCHILDER product has been tested and re-tested under actual use conditions to make certain that it gives super-value service.

Made by

# Solastic Products Co.

5232 Shilshole Avenue

Seattle, Washington



## *The Architect's Suggestions for Outstanding Materials to be Used in Your New Home*



The lumber and finish of the mills of the West Coast Lumbermen's Association, on whose Standard grades our specifications are based.



The shingles for the roof and side walls should bear the Red Cedar Shingle Bureau's "CERTIGRADE" label, on which the grade will be plainly marked.



When processed shakes are used for exterior walls, "FITITE SHAKES" are specified because of their pleasing appearance and precision manufacture.

### **BART-TILE**

A most economical and pleasing wainscot for the Bath Room and Kitchen is a lacquered finished, tempered presd-wood, manufactured in Seattle under the trade name of BART-TILE. This tile comes in a number of pleasing colors and is marked off in four inch squares with white joints. This product is extremely tough and will stand constant wear and washing.



The use of Venetian Blinds is becoming more common each year. They have many advantages over the conventional type of shade, such as light control and adjustment of light beams to all portions of the room. The many standard colors will fit into any decorative scheme.

Blinds of Port Orford cedar as manufactured by the Eclipse Venetian Blind Company of Seattle will give years of satisfactory service.