

HOUSE & GARDEN PLANS

\$3.95

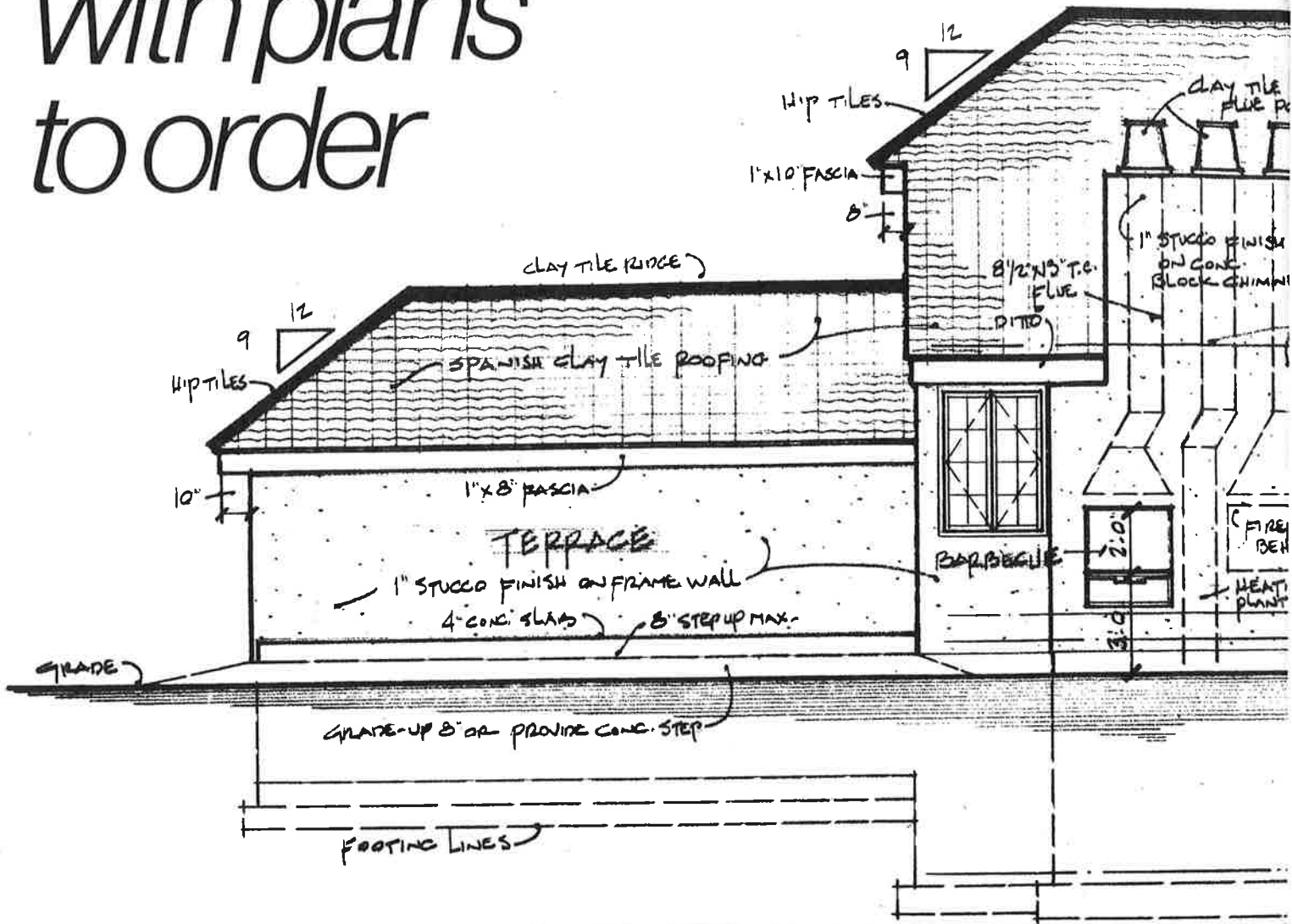
124 BEST-SELLING HOUSE DESIGNS

**TRADITIONAL, CONTEMPORARY, SINGLE, MULTI-
STORY, SPLIT-LEVEL AND VACATION HOUSES**



Waldenbooks
Everything you want in a bookstore.
NOW \$ 1.00 (6)
AW BS O R D H W G

124 Best-selling houses with plans to order



Louis Oliver Gropf
Jennifer Johnson
Carol Knobloch

Editor
Associate Editor
Designer

Distributed by Quick Fox, a division of
Music Sales Corporation, 33 West 60th Street, New York 10023.

© The Condé Nast Publications Inc. 1978. All rights reserved.
Printed in the U.S.A. HOUSE & GARDEN PLANS is a special edition
published by The Condé Nast Publications Inc., Condé Nast Building,
350 Madison Avenue, New York, N.Y. 10017. Robert J. Lapham,
president; Fred C. Thormann, treasurer; Mary E. Campbell, secretary.

9 Split-entries

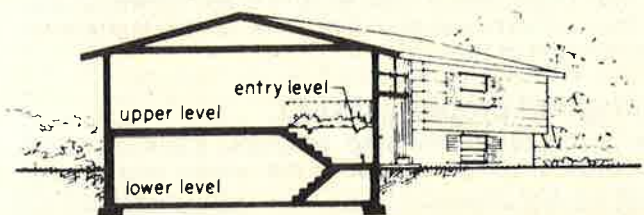
A new building approach makes basement space more usable, enjoyable

One of today's most popular building types, the split-entry design is a fairly recent architectural approach to residential housing. Basically, it is a one-story house "raised" out of the ground about halfway. The resulting greater window depth gives better light to the basement area, makes it more usable space for recreation rooms, baths, bedrooms or whatever your requirement might be. In effect, the square footage of the house is doubled at a modest cost increase—merely that of finishing the rooms on the lower level.

The entrance foyer is located at grade level about midway between the upper and lower levels, with direct access to both. The foyer arrangement reduces traffic in the main living area.

The "raised" effect gives the exterior a more imposing look—larger than that of a one-story house, yet with a ground-hugging quality that can't be achieved with a traditional two-story house.

To order these plans, use the form on page 144.

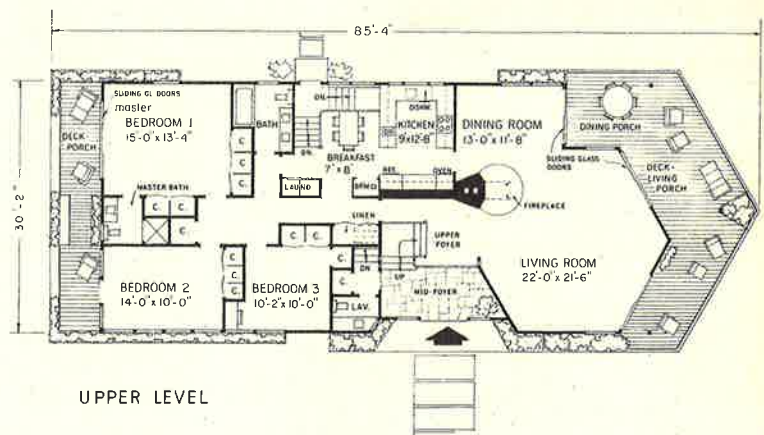
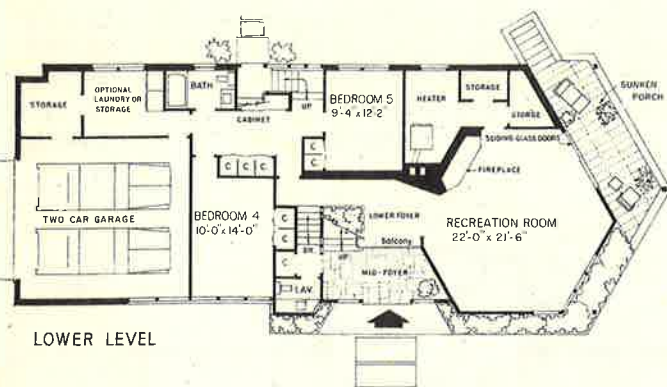


split-entry



Split-entry design affords extra space for living, entertaining

House No. 83



SIZE: 1,879 square feet on upper level, excluding decks
1,509 square feet on lower level, excluding garage and porch

The split-entry design, basically a one-story ranch with a basement which has been raised out of the ground, offers good use of space. Without actually adding a second story, this house provides the dual advantages of two floors of living area and larger windows on the lower floor. The entry between upper and lower levels prevents unnecessary steps, channeling traffic to its proper destination. It has an angled wall, a wrought-iron-railed balcony, a 90-degree-turned staircase, and a one-and-a-half-story ceiling. This

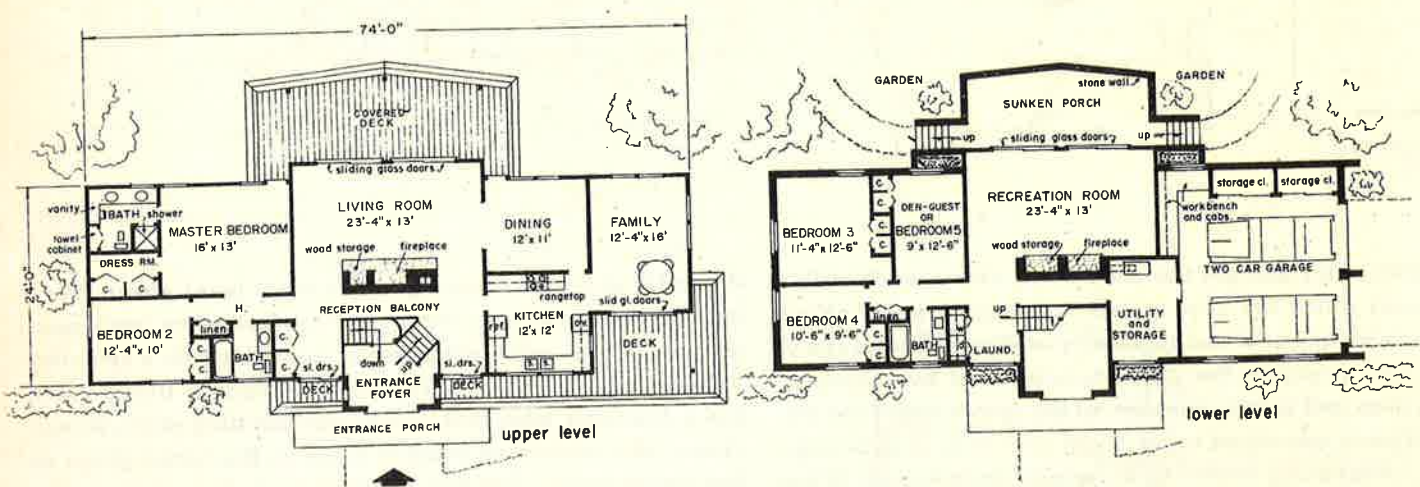
dramatic entrance leads up to the main level where there are three bedrooms, a kitchen-breakfast room and open-planned living and dining rooms, separated by a circular-hooded, open fireplace. The semi-octagonal living room has a four-way view and a large surrounding deck. Downstairs, the recreation room is built in the same shape as the living room, and has a fireplace and sunken porch. Storage on a large scale fills the crannies on this floor. And the two bedrooms bring the full complement to five.



**Sliding glass doors
open living areas
to dramatic decks**

House No. 84

A vaulted stone entranceway brings exterior and interior drama to a long, low contemporary split-entry house. The mid-level entry with open railing on three sides leads to upper and lower levels; adjacent sliding doors open to decks on the facade to heighten the spacious feeling. The main level is divided into sleeping, living and cooking-dining zones. To the right, a U-shaped kitchen leads to a family room which has access to the front elevated deck. To the left of the foyer, a master suite, bedroom and hall bath are isolated. Dominated by a big fireplace, the spacious living room serves as the hub of the house and separates two wings. The living room, dining room and master bedroom all open to a rear covered deck. The lower level, connected to the garage, contains a recreation room, three bedrooms, bath and sunken porch.



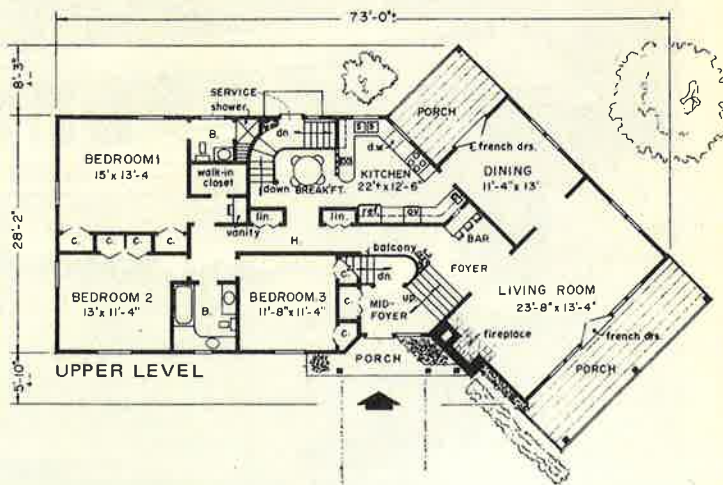
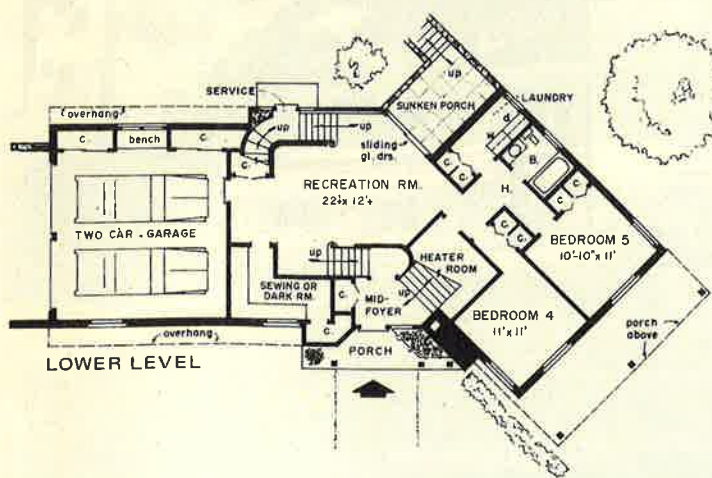
SIZE: 1,782 square feet, upper level excluding decks
1,042 square feet, lower level excluding storage areas, garage, porch
OVERALL DIMENSIONS: 74' x 24'



Rustic exterior, three porches wed house to site

House No. 85

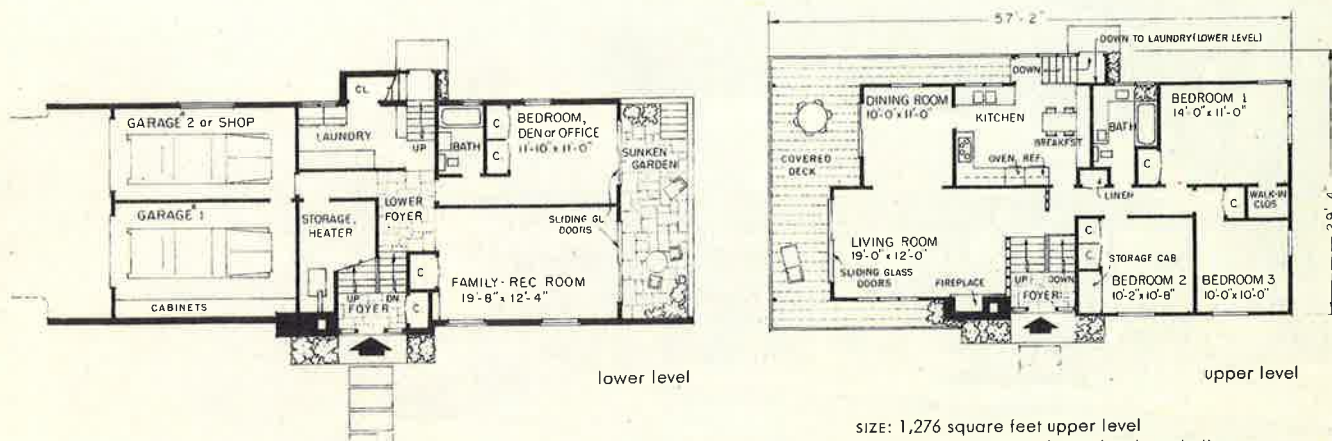
The rustic exterior that weds this house to its site plus the inclusion of three porches makes this a perfect house for families who like the outdoors. The plan is an angled L-shape. From the mid-level entry, one can move upstairs to the formal living areas, the kitchen and three bedrooms, or downstairs to a recreation room, two other bedrooms and a two-car garage. The living room and separate dining room both open to pleasant porches. The large kitchen has an interesting and efficient triangular sort of plan. Extra burners on the peninsula counter make breakfast service easy. Downstairs there is a room that can be used for sewing, photography or any other hobby. With over 16 closets and five bedrooms, this house is a natural choice for a growing family.



SIZE: 1,707 square feet, upper level excluding porches
1,108 square feet, lower level excluding foyer, garage, porches
OVERALL DIMENSIONS: 73' x 42'3"

Split-entry provides privacy, separation of activities

House No. 86



SIZE: 1,276 square feet upper level
911 square feet lower level, excluding garage

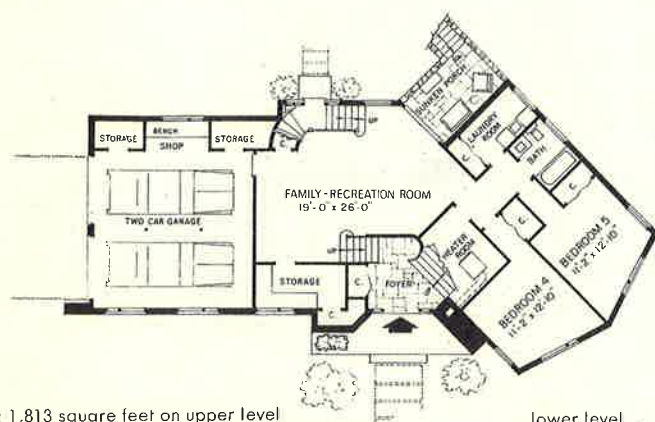
A highly workable traffic pattern results from the split-entry design. In the arrangement seen here, the entry is at a central level, with living areas above and below. In actuality, it is no more than an economical, single-story house with a basement, but the basement is raised up and out of the ground so that it becomes brighter, more desirable and more useable. Practically, the split entry serves to separate noisy from quiet areas. In this transitional design, the lower level houses a family room, a bedroom,

den or office with bath, and laundry and utility areas. Upstairs, bedrooms are located on one side of the staircase with the living-dining area and kitchen on the other. Here, one of the advantages of the split entry can be seen: the upper level, by being raised, gives privacy to bedrooms and to a covered deck which can be reached through sliding glass doors in living and dining areas. The kitchen is planned as an L with range top, oven and refrigerator, plus wall with double sink. It includes a breakfast area.

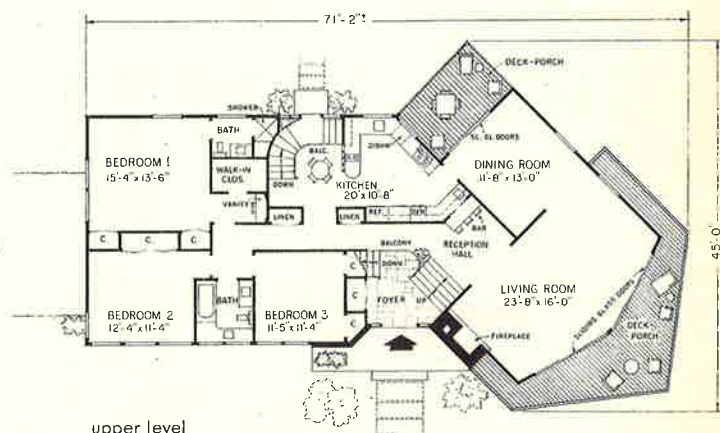


Angled, prow-shaped plan adds drama to living room, deck

House No. 87



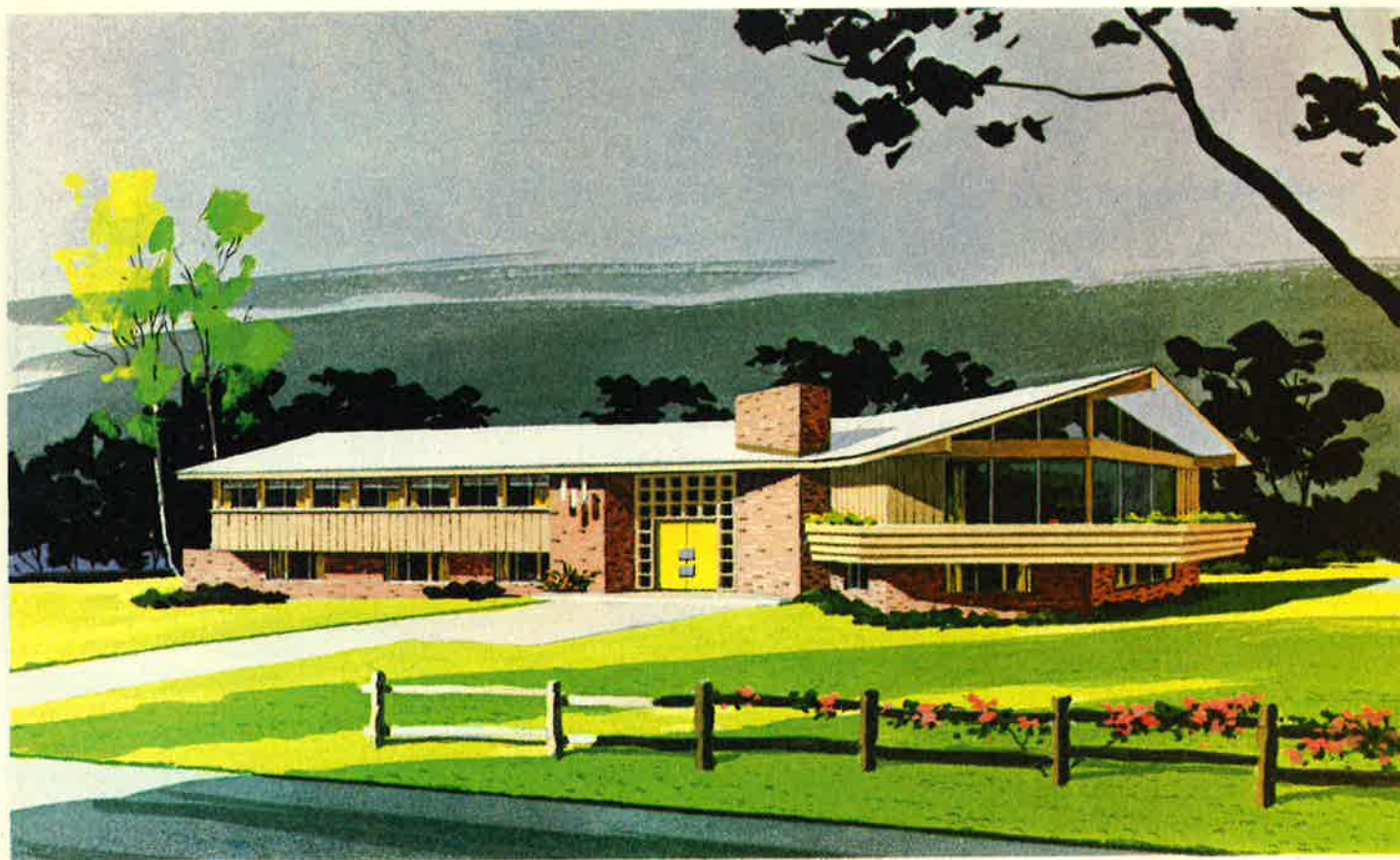
SIZE: 1,813 square feet on upper level
1,164 square feet on lower level, excluding garage and storage



upper level

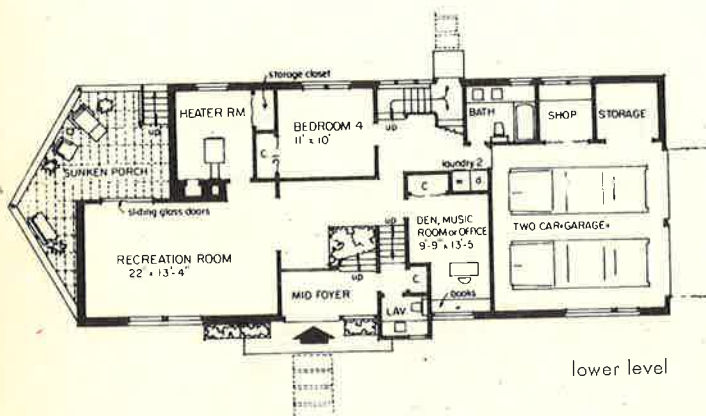
Essentially a one-story ranch with the basement raised, this spacious split-entry design permits large windows on the lower level and presents two floors of abundant living space. Traffic patterns are well regulated by the entry, located between upper and lower floors. The dramatic 45° angle of the plan is repeated inside by the stairs leading from foyer to an upper reception hall and to a prow-shaped living room with a cathedral ceiling. An 18' wall of sliding glass opens to the surrounding deck. Large

kitchen, also at an angle, has a curved dining balcony overlooking a second stairway. To the left of the reception hall, a balcony overlooking the foyer leads to three upper-level bedrooms, zoned for privacy and served by two full baths. The lower level includes inside garage, family-recreation room, two bedrooms, laundry and sunken porch with a stone retaining wall. Of special note are rear porch on the upper level and the squares of glass around entry that pattern foyer with light and shadows.

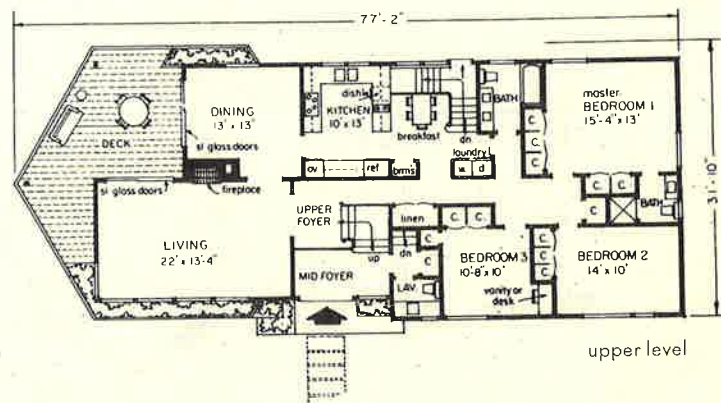


Split-entry has outdoor living space to serve each level

House No. 88



lower level

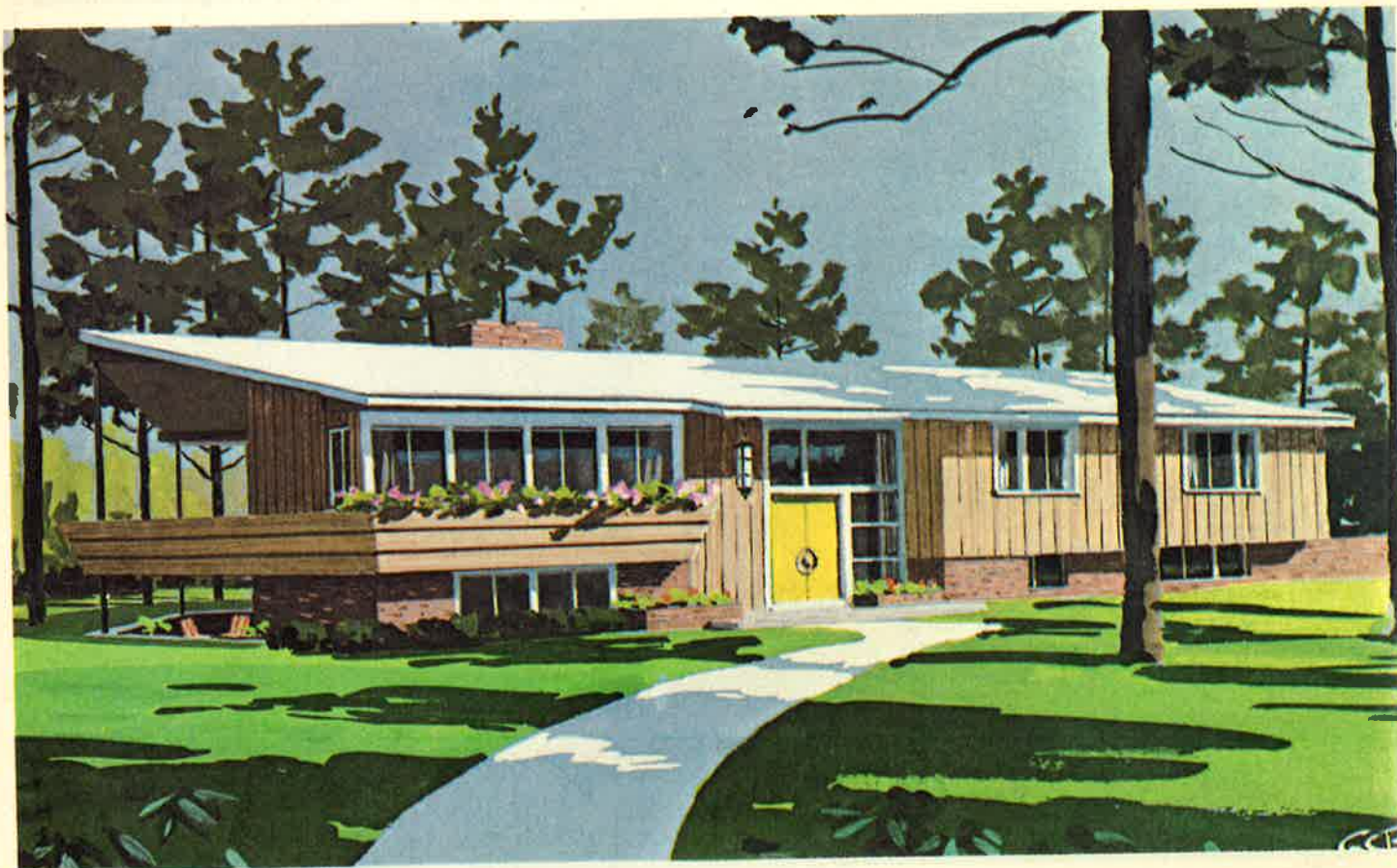


upper level

size: 1,801 square feet upper level excluding deck
 1,066 square feet lower level excluding porch, garage and shop
 overall dimensions: 77'2" x 31'10"

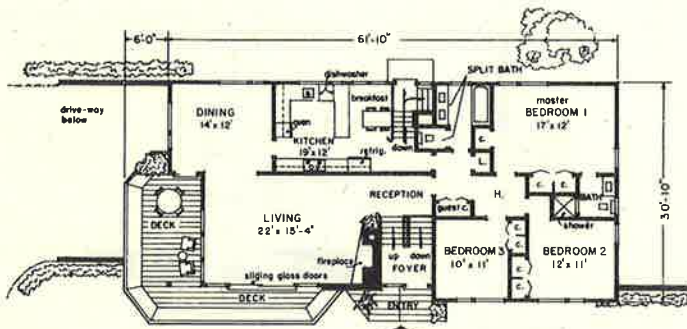
A hexagonal prow-shaped outdoor deck adds a certain drama and impact to this contemporary split-entry home and also provides a sheltered space for outdoor dining and lounging. The long, two-story plan can also be likened to that of a ship with additional outdoor living provided on the lower level directly under the deck in the form of a sunken porch. The lower-level plan encompasses as much area as the upper, integrated to a much closer degree than in a two-story house, because at both front and rear entrances only

a half flight of stairs separates either level. Three good-size bedrooms, a private bath, hall bath, kitchen and breakfast room, living and dining rooms are situated on the upper level, while the lower contains additional living space for use according to family needs. Both dining and living rooms have sliding glass doors to the deck and, below, a recreation room has access to the sunken porch. A two-car garage and large shop for work or hobbies and storage are also incorporated in the total design with entry from side.

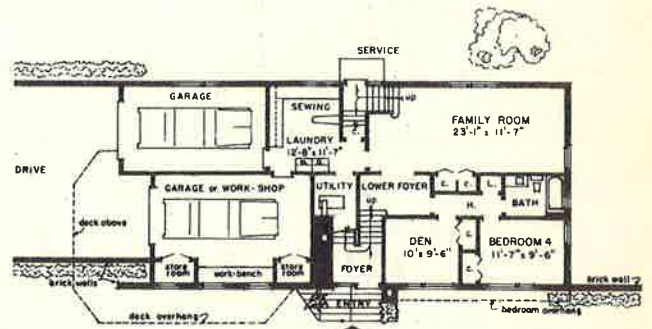


Handsome deck is focal point of contemporary design

House No. 89



UPPER LEVEL

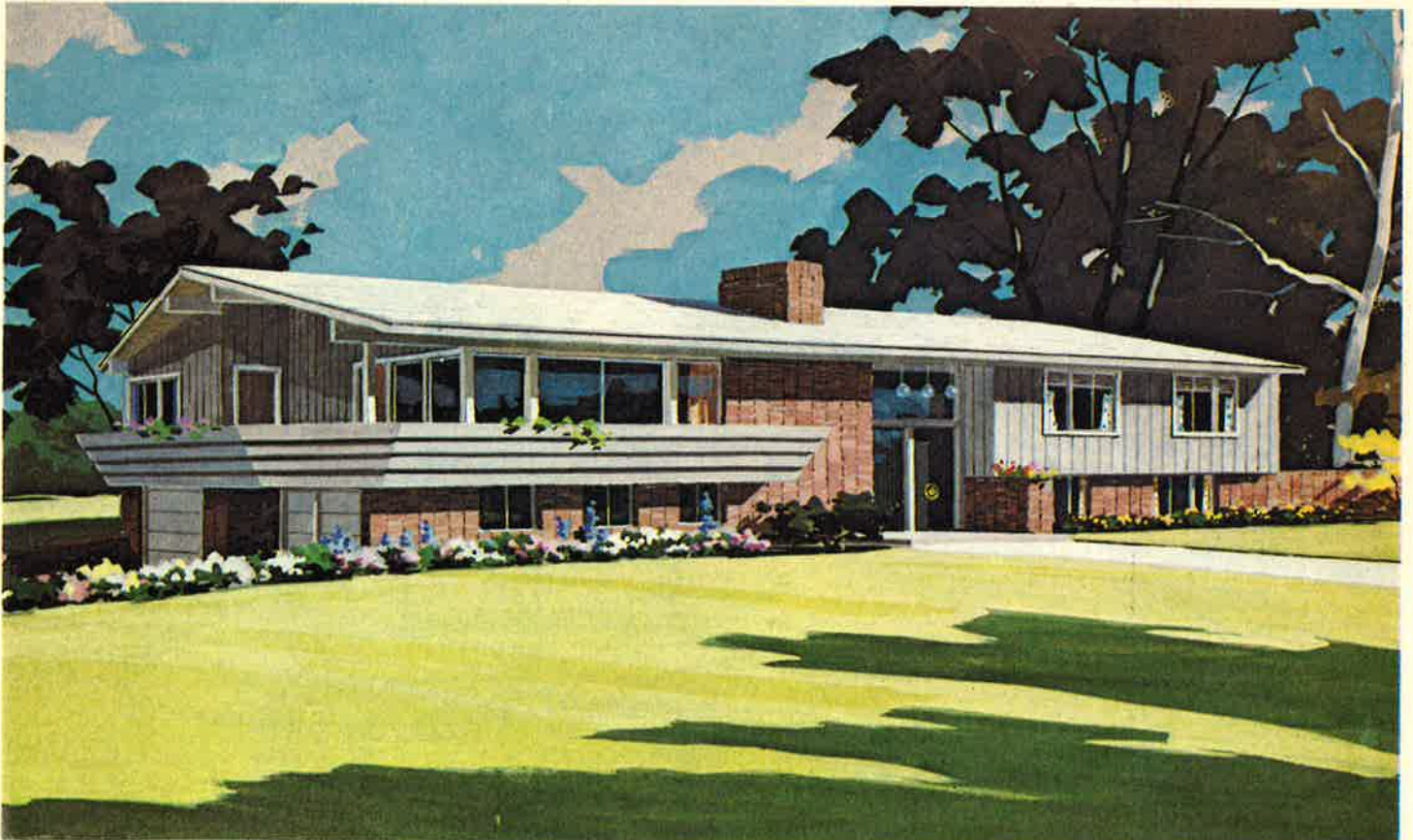


LOWER LEVEL

size: 1,716 square feet upper level excluding deck
960 square feet lower level excluding garage and heater room
OVERALL DIMENSIONS: 67'10" x 30'10"

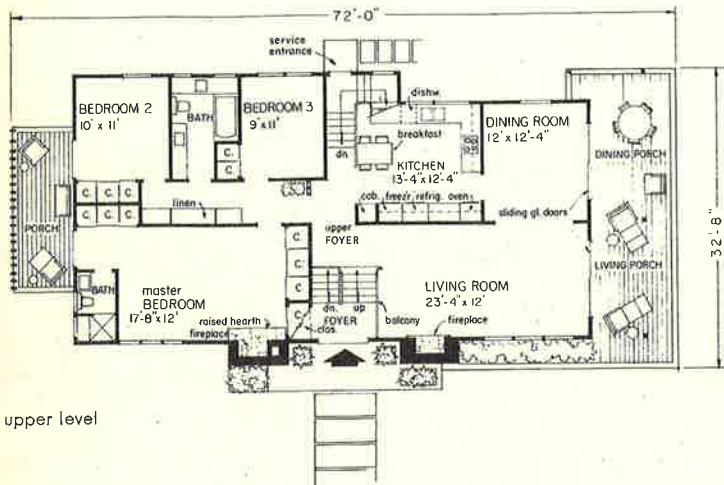
The striking appearance of a deck in the shape of an elongated polygon sets the tempo for this split-level design. This deck is cantilevered from the house structure and wraps around two sides of the living room. Brick and vertical boards contribute to the balance of the exterior look. Inside, a mid-level foyer directs traffic to the lower-level family room or to the upper-level dining room. A chimney block forms a one-and-a-half story wall along stairs to the upper level and acts as a divider between foyer and living

room. Sliding glass doors in the latter provide entry to the deck. A second door in the dining room also provides deck access. The U-shaped kitchen has ample counterspace and includes a breakfast area. Three bedrooms are included on this level and they are equipped with excellent storage space. The master bedroom includes a private bath. The lower-level plan is optional (except garage) and can be completed as needed. Space for a future laundry, family room, and two other rooms and bath is included in the plan.

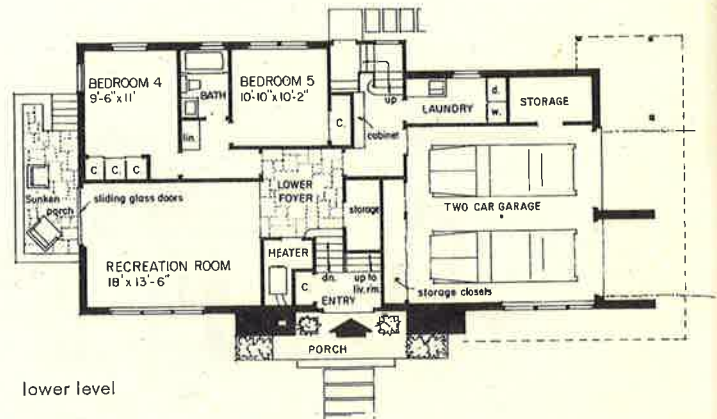


Multilevel contemporary house doubles entertaining potential

House No. 90



upper level



lower level

size: 1,558 square feet on upper level
 1,034 square feet on lower level, excluding garage wing
 OVER-ALL DIMENSIONS: 72' x 32' 8"

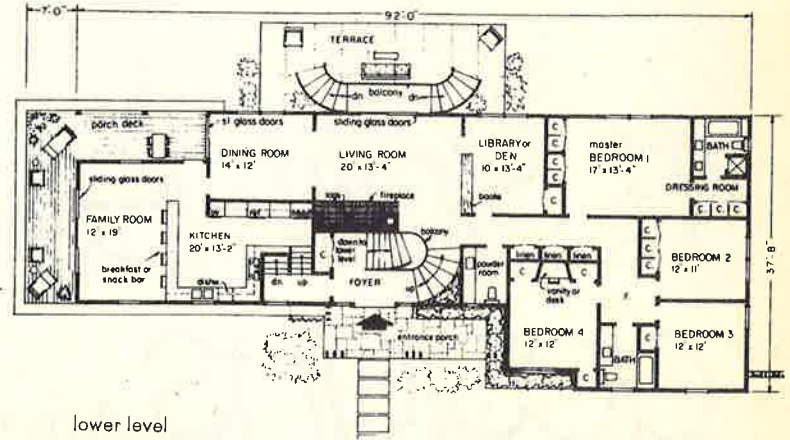
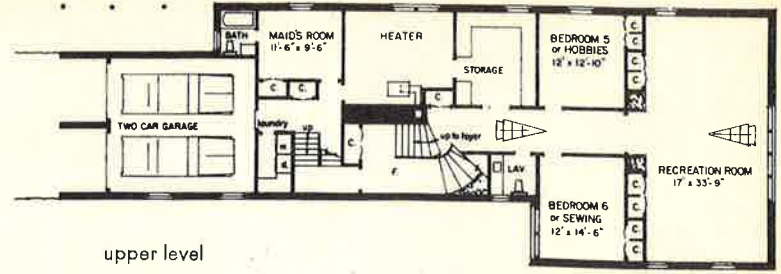
Twin chimneys flank double entry doors to lend a reminder of medieval turrets to this strongly contemporary design. The long, low, contemporary look is accentuated by horizontal roof lines, entry canopy and decks at either end. In plan a "split-entry," the house enjoys the zoning which permits large-family living and entertaining without two generations interfering with each other's activities. On the lower floor, an informal recreation room, two bedrooms and a bath suggest use by guests or older children. Three

bedrooms upstairs bring the full complement to five. These bedrooms are isolated for quiet by stairs, their own hall, and a bank of closets. They include two baths, one with double lavatory, and extensive closets. If desired, the third bedroom could be used as a study. In the living area, living and dining rooms make an L, with open planning allowing large-scale entertaining. Special features: a large kitchen; front and rear stairs; laundry; excellent storage including three linen closets; side porch screened by vertical strips.



Split-entry plan has a casual transitional style

House No. 91



SIZE: 2,636 square feet on upper level excluding porches
2,299 square feet on lower level excluding garage
OVER-ALL DIMENSIONS: 37'8" x 92'

Here's an expansive house for the large family who prefer a style that is up-to-date, without being breathlessly modern, and includes familiar materials, wood and stone, used in a familiar way. Most dramatic exterior feature is a prow-shaped, wrap-around deck, located off the ground to catch the breezes and enhance the view. Inside, there are seven bedrooms, one of which can be used for a servant, three full baths and two half-baths. The entrance foyer at

ground level offers curving staircases up and down, creating balconies which lend graceful charm. To the left of the foyer a service stairhall leads up to the kitchen and down to the laundry. This arrangement divides and funnels traffic. Beyond the kitchen and separated by a snack-bar is a family room which opens onto the deck, located well out of the way of the formal living room, which has a fireplace and sliding glass doors to a balcony and in turn, to terrace.

