

The Palm packs a punch in a smart one-level plan

Landmark Design's Palm is a mid-sized home (2,192 square feet) that wraps around a lush entry courtyard. Tropical plants grow luxuriant blooms and abundant foliage in this protected environment.

Bright, airy and spacious, the C-shaped single-level floor plan is ideal for families that like to entertain.

Lofty vaulted ceilings and a generous use of glass embellish the sense of openness in the living room and family kitchen — two rooms that run together with a panoramic view to the rear. A fireplace with a tile or brick hearth defines the boundaries between the formal living room and the informal family room.

Amenities in the kitchen include a raised dishwasher, garden window, walk-in pantry, built-in oven and microwave and a work island with range and grill. The nook is naturally lit by a wide window that faces in the landscaped courtyard. The utilities are tucked behind pocket doors.

The pantry and two walk-in closets serve

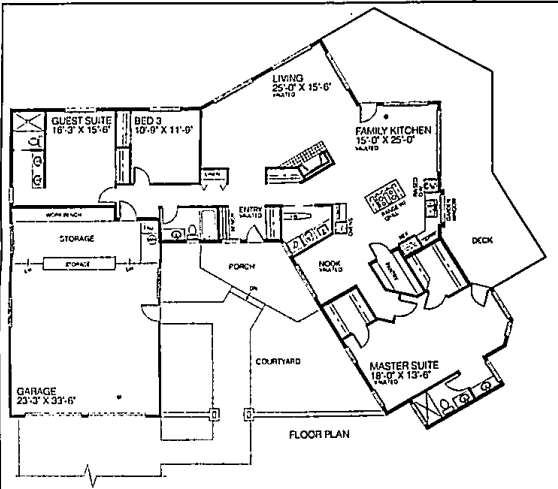
as a sound buffer between the kitchen and master suite, an adult retreat with vaulted ceiling, bayed sitting area and private bathroom. The closet labeled "hers" is about a third larger than the one labeled "his".

Storage closets line the hallway that leads to the secondary bedrooms at the opposite end of the house. The entry, too, is rich in storage space with a coat closet on one side and a bench on the other — handy for stashing muddy footwear.

The guest bedroom is large and has a private bathroom. The main bath serves the family living area and the third bedroom. Its location is also convenient to the garage and front entry. Storage space and a workbench are at the back of the garage, one step up from the parking area.

The overall dimensions are 79-foot by 63-foot, nine inches. The garage is 800 square feet.

To take a closer look at the Palm (Plan No. 333-100), send \$9 to Landmark Designs, P.O. Box 2307-OE48, Eugene, OR 97402.



Battling ground water in basement

AP — Wet basements can often be corrected easily and inexpensively. The main exception is when the culprit is ground water.

In that case, the only sure solution is to install drainage tile around the outside of the wall, and sump pumps inside.

Bear in mind that water, not basement walls, causes leaks, and the presence of water is almost always the result of poor drainage and poorly maintained gutters. Problems like these must be corrected first.

There are two kinds of basement waterproofing materials.

The first are masonry patch items. These products work well when the basement is not leaking at the time of repair. They range from mortar caulk to premixed mortar to hydraulic agent to a standard masonry mix will improve bonding. Hydraulic putty works well if you're repairing a continuously seeping hole. The product bonds extremely well and cures quickly, even when wet and under pressure.

The second category includes a variety of rubberized coatings, which usually contain portland cement. As these products are expensive (more

than \$20 per gallon), cover only 75 to 125 square feet per gallon and produce noxious fumes while they cure, they should only be used when drainage improvements and wall repair come up short.

Highlights of the operation begin with checking the perimeter of your foundation for depressions in the fill-soil. Especially check areas around window wells. Add soil to build up these depressions, and tamp the soil firmly into place. Then plant grass seed.

Remove any blistered paint from the interior of your foundation wall with a wire brush and coarse sandpaper. Scrub mildew with an abrasive pad and a mix of household bleach and water. Use muriatic acid with efflorescence — a white chalky substance that is actually crystallized mineral salts that have leached from the concrete or mortar.

Caulk small leaky cracks with a silicone-mortar caulk and smooth

with a putty knife dipped in mineral spirits. If the cracks are larger, enlarge the crack with a tapered mason's chisel, clean the joint and wet with a mix of water and latex bonding agent.

Blend the premixed mortar with water and bonding agent until the mortar will stand up when you slice through it with a trowel. Then, stack a little mortar on the back of a small trowel, place the trowel against the crack and push the mortar into the joint with a pointing trowel.

Pack the entire joint, then scrape away the excess and smooth the joint with a joint-striking tool. Use the same methods to fill any gaps or cracks around utility pipe holes.

Before deciding to paint a wall with waterproofing, wait a few weeks. If it rains and your basement stays dry, chances are you won't need it. If you don't see any obvious leaks but the masonry surface is damp, then a sealant is a good idea.

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