

PLANS FOR BUILDING A NEW STORE.

Hints and Suggestions which Merchants May Copy or Adapt.

Written for THE DRY GOODS REVIEW, with Specially Drawn Plans by J. C. A. Heriot, of Messrs Macleod & Heriot, Architects, Montreal.

THE former articles have been devoted to the plan of a building situated at the corner formed by the intersection of two streets. The same plan can easily be adapted to the requirements of any detached building.

But, it is when we come to those stores that are situated in blocks, which is the case generally with buildings devoted to such purposes in cities and towns, that we find some difficulties to contend with in adapting the space at our disposal to the demands of the problem to be solved.

It will be readily seen that the most essential thing to be considered in the store that has only its front and rear exposed to the outside view is the question of light. The difficulties to contend with increase and decrease in proportion to the relation of depth to frontage. In the majority of cases the average street front is from 25 to 30 feet, and the depth varies somewhat according to localities.

In the problem under consideration, the building on the ground floor has practically only two side walls, the front being one large window, and the rear wall is also generally pretty well filled with window openings. The front of the building will consist of a mass of wall for the upper storeys and great void on the ground floor. As light is what is required, and plenty of show-window besides, the only visible supports are at each side of the front, at the point where the division walls mark the distinction between the different properties.

Now that steel has entered to such an extent into building construction, the difficulties of carrying walls without piers have been completely overcome. In a frontage of 30 feet, the only apparent support will be the pier formed by the division walls, and it is often constructed with steel columns and cased with wood or metal. At each side of the doorway, which we will suppose is in the centre, will be two small steel columns to support the beams carrying the wall above. The rest of the space is, therefore, available for glass. In the latest style of work, there is little or no woodwork used in the form of sash, the glass being fitted into a frame at the top and bottom and fastened at the angles where the pieces come together by means of clamps, as shown in sketch.

The upper portion for a depth of several feet in height can be fitted with Luxfer prisms, which have already been referred to. These diffuse the light, and, at the same time, reflect it so that it can be thrown for a very considerable distance. It will be safe to say that, with windows at front and rear, having the upper portions fitted with prisms, the light will be sufficient in all cases, except where the depth of the building is greatly in excess of its frontage. In such cases, it will be necessary to resort to skylights or light-wells.

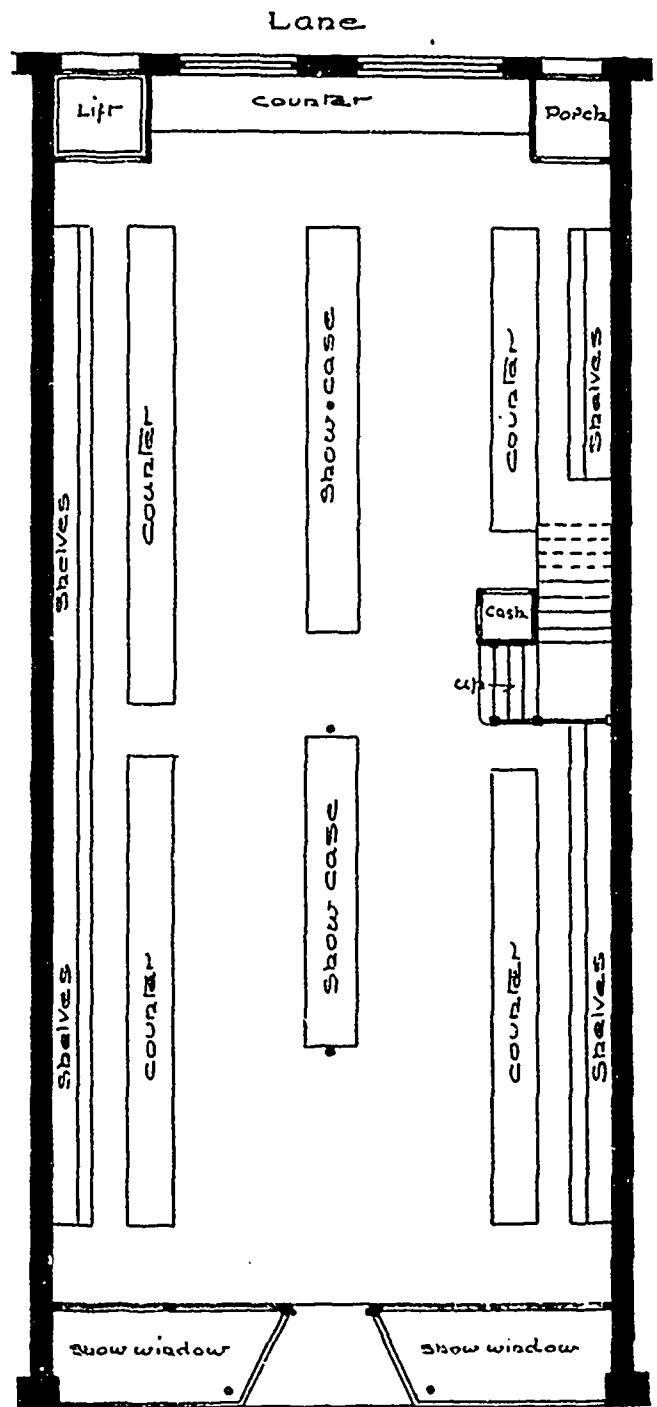
In regard to laying out the interior, the same general principles apply in the present case as for the former problems.

It will be necessary, of course, where the building is deep and narrow, to confine the arrangement of the fittings, such as shelves and counters, to the side walls, leaving the space for the public in the centre. If there are several floors in use, the staircase should be placed near the centre, with the elevator convenient of access, but, as before stated, not too close to the staircase.

The plan accompanying this article shows a suggestion for the treatment of a store plan on a lot of 25 or 30 feet in width, this being

the average width of smaller stores in cities and towns. Of course, the smaller stores, such as, for instance, the one shown in the sketch, are, as a rule, devoted to one line of trade, and two floors will be the most that are occupied for such stores.

There are a great many stores that with slight alterations can be brought up to modern requirements, but the nature of the alterations depend largely upon the requirements. The suggestions that have been offered in these articles could be followed more



Plan of Store on 30 ft. Lot. Scale, 1/2 in. = 1 ft.