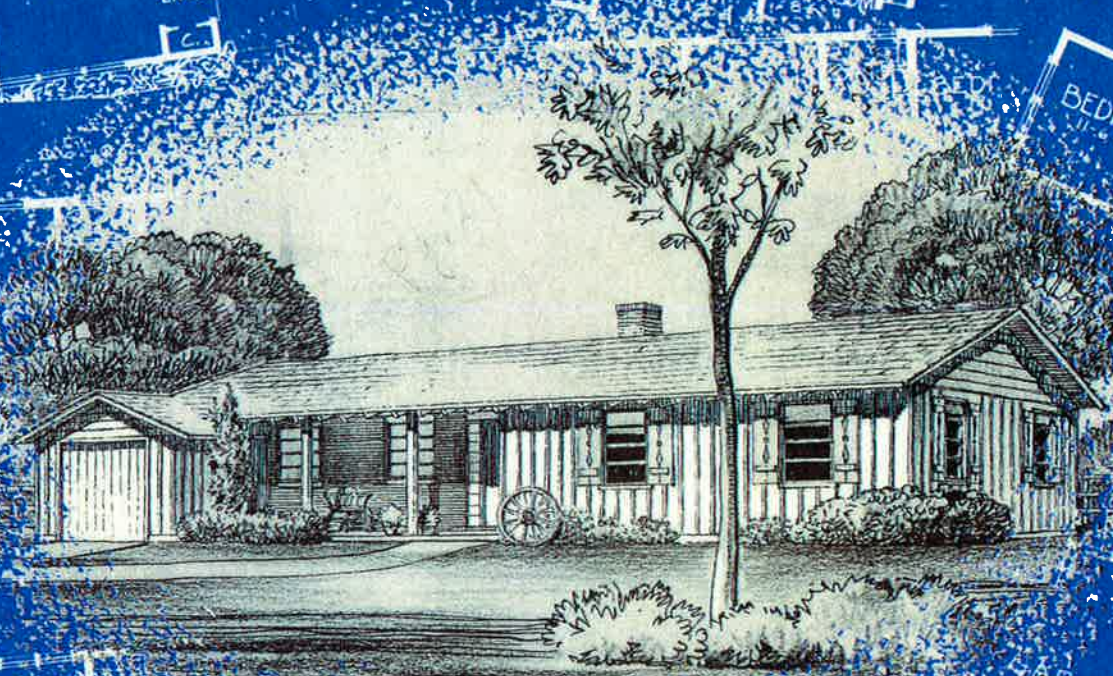


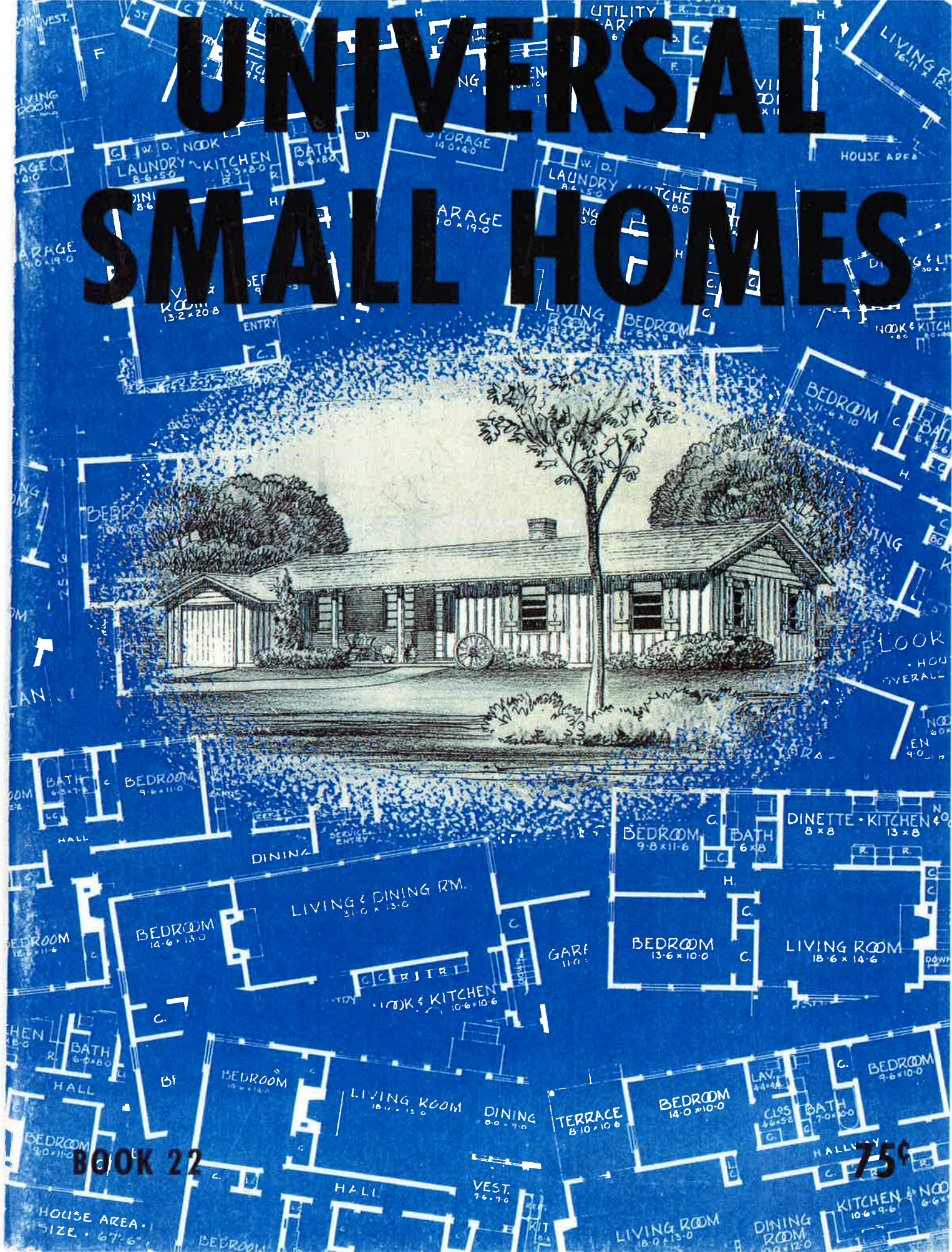
UNIVERSAL SMALL HOMES



BOOK 22

75¢

HOUSE AREA
SIZE • 67'-6"



UNIVERSAL SMALL HOMES

Book 22

FOREWORD

Complete blueprints for any of the houses shown in this book are available from the publishers. Blueprints show four elevations, cross section, foundation or basement plan, floor plans, cornice and interior built-in details. Plans show all dimensions, the sizes of all doors and windows, framing lumber sizes and all other information necessary to the construction of a home; however, due to the wide variance in the kinds of materials used and in the construction methods employed in various sections of the country, no written specifications or plot plans are available.

Square foot areas shown are total ground covered areas exclusive of garages and porches. Plans are complete and will meet Federal Housing Administration requirements with a few variations required by local conditions, when accompanied by a plot plan showing the sizes of the individual plot and the location of the house on it along with walks, driveways and any special sewer connection or disposal detail and by FHA form specifications which are obtainable from any FHA loaning institution.

Price list and ordering instructions may be found on the inside of the back cover.

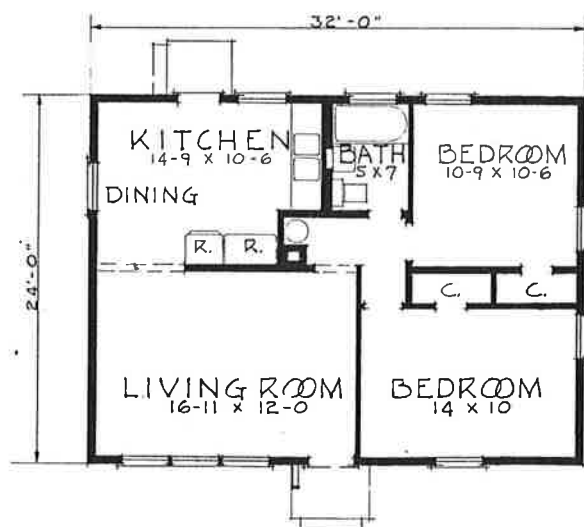
Our New Address
1620 S. E. Ankeny St.
Portland 14, Oregon

UNIVERSAL PLAN SERVICE
332 Builders Exchange Building
Portland 4, Oregon

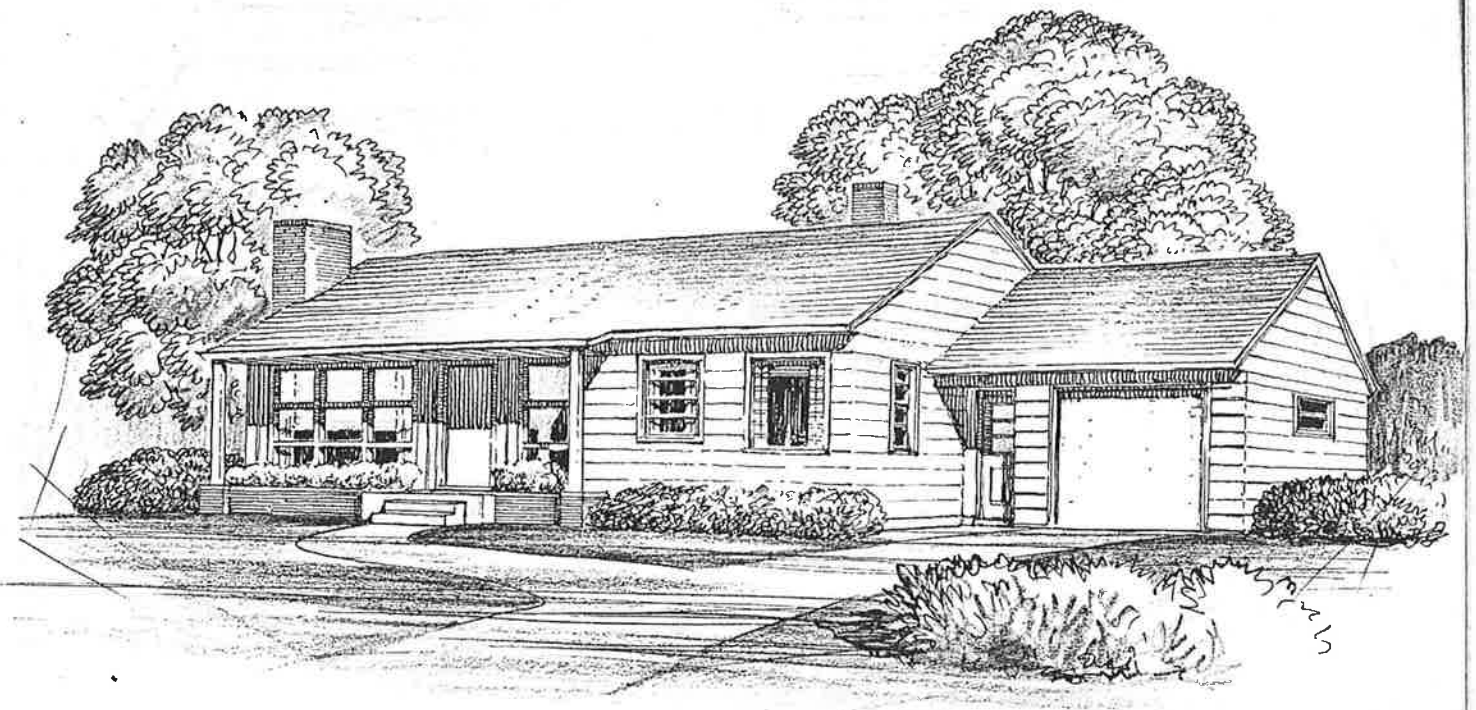




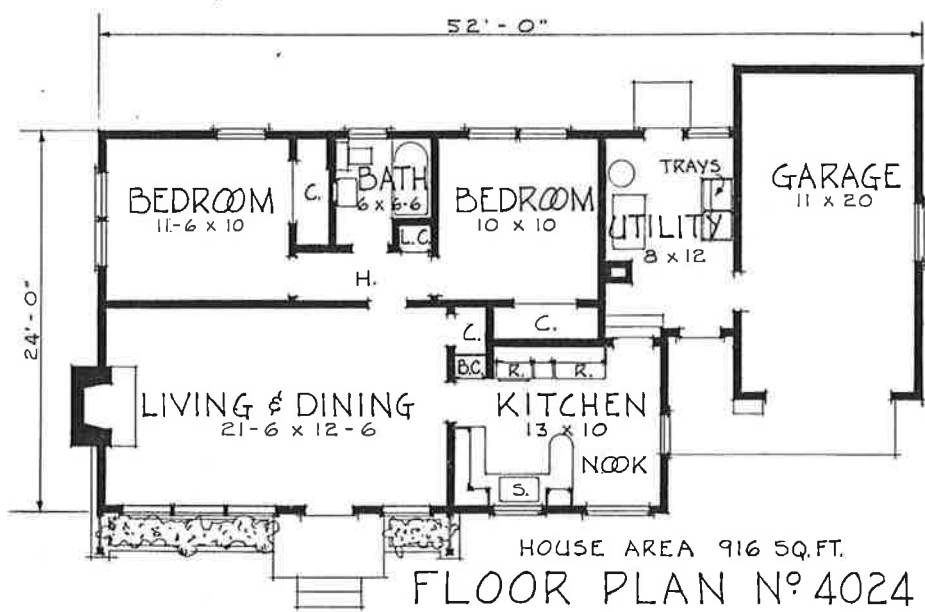
PLAN NO. 4022-D—All of the factors which control the cost of construction were carefully analyzed while designing this little house and each item was kept to a minimum. All of the plumbing is in one wall, heating is done by a space heater in the living room and the number of doors and windows have been kept down. Exterior walls are straight with only four corners, the bearing wall down the middle of the house is straight and there are as few cross-walls and jogs as possible. The exterior design calls for siding or shakes with vertical boards and battens on one half of the front wall for contrast.



FLOOR PLAN NO. 4022-D
HOUSE AREA - 768 SQ. FT.

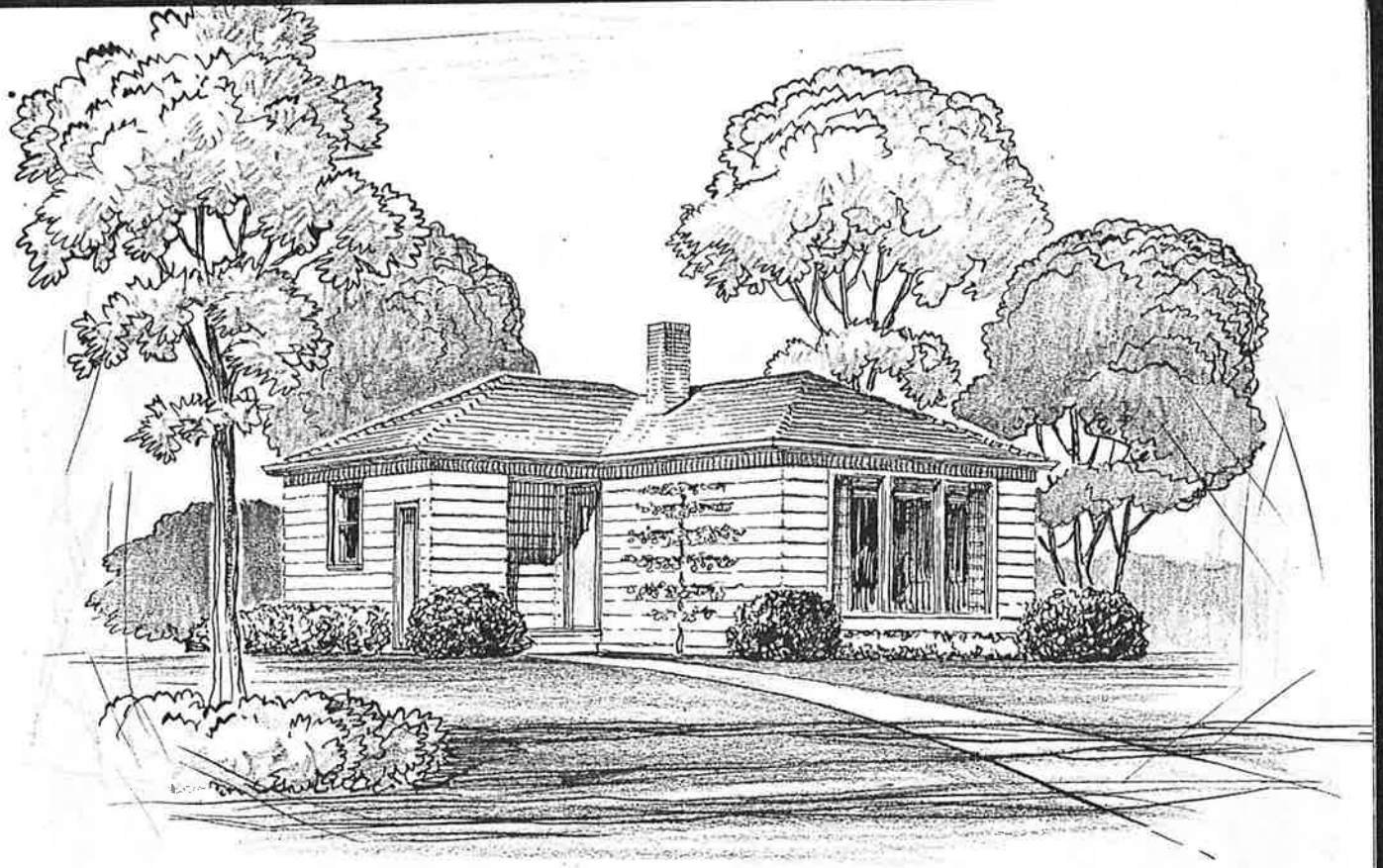


PLAN NO. 4024—This two-bedroom home with a utility room instead of a basement is a proven plan in a fine ranch style exterior design which has become so popular. The long narrow floor plan is very suitable to this design and allows all of the principal rooms across the front to have large windows for light and an unrestricted view. Closet space is generous as it must be in a home which does not have basement storage and the utility room provides space for automatic washer and dryer. The combination living-dining room is popular with modern families who wish to use this space for a generous living room and as a dining room very rarely.



UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

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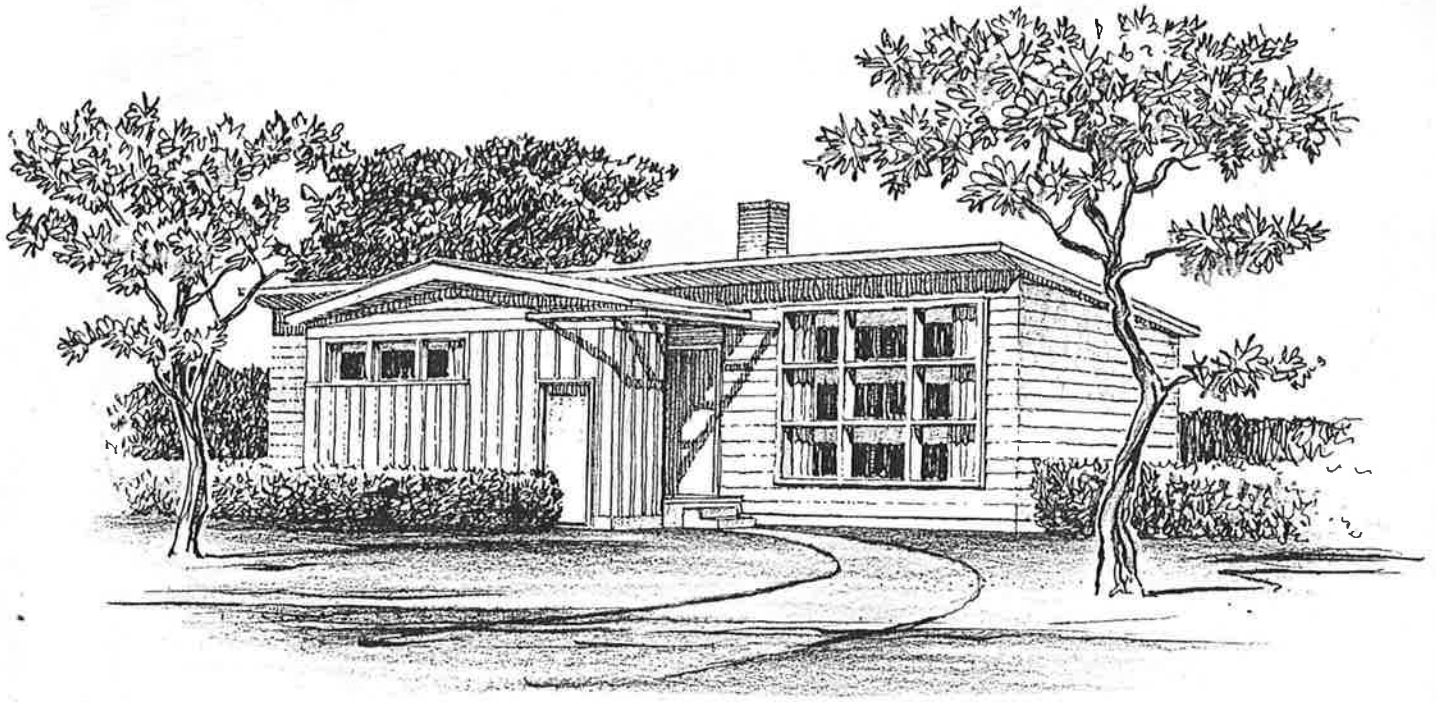


PLAN NO. 4199—Here is an "economy house" which will be equally at home on an inside 40-foot wide city lot with living room to the front or on a wider lot with the small bedroom to the front. If it is built on a 40-foot lot, the driveway will be alongside the kitchen door, and if it is built on a wider lot, the driveway will be alongside the living room with front and back walks leading to the driveway. If it is built this way, the living room windows are shifted to the wall facing the front. The plan is very simple with all plumbing contained in one wall, and the partitions are all simple straight lines.



FLOOR PLAN N°4199
HOUSE AREA - 717 SQ. FT.

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



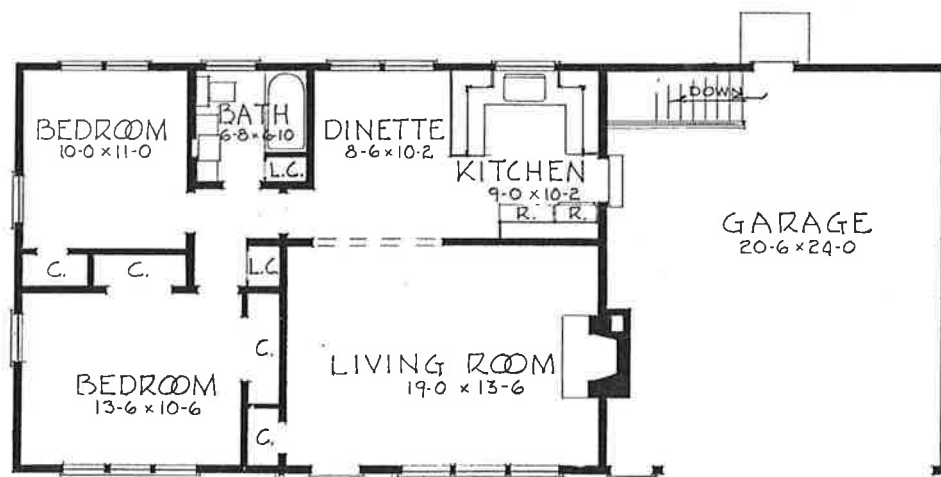
PLAN NO. 4299—Here's one of the new completely modern homes which break with tradition in basic room layout, window and cabinet treatment and general design. Feature of this design is the floor-to-ceiling window on the front wall of the living room, where the ceiling follows the slope of the roof for extra height. A feature contributing to low construction cost is the plumbing layout with every pipe in one wall where the kitchen sink and automatic washer are on one side, with bathroom fixtures and water heater on the opposite side. The exterior is designed for horizontal siding with rough boards and battens on the side walls and composition roofing.



UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

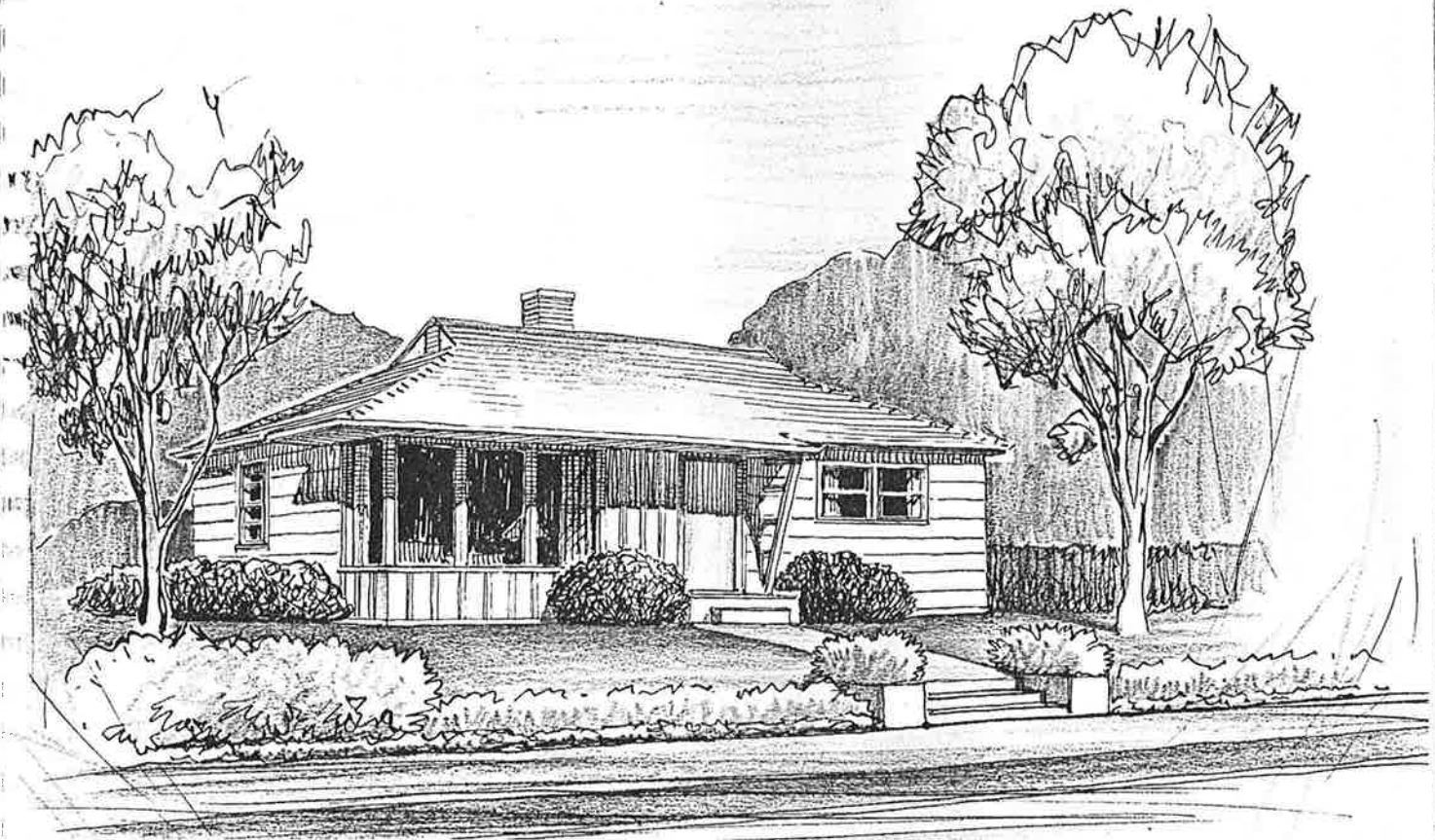


PLAN NO. 4309—Simplicity is the principal attraction in this small home design, it will be very easy to build and its simplicity makes it easy to live in. This theme is carried into the open type floor plan, with the living area, dining area and kitchen almost in one room. The basement stairs open from the garage, which is oversized and permits passage around the cars. The bedrooms are large and include an unusual amount of closet space. They share a small hallway with the bathroom and linen closets. The full basement is large and can be divided easily into rooms for laundry, play and storage spaces.

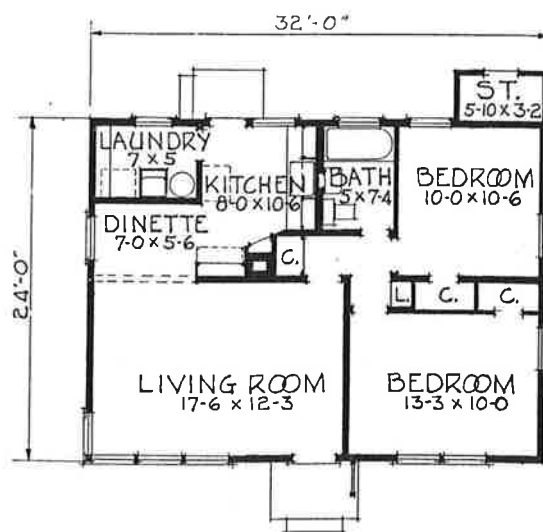


SIZE • 57' x 25' • HOUSE AREA • 900 SQ. FT. •
 • FLOOR PLAN N^o 4309 • • •

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



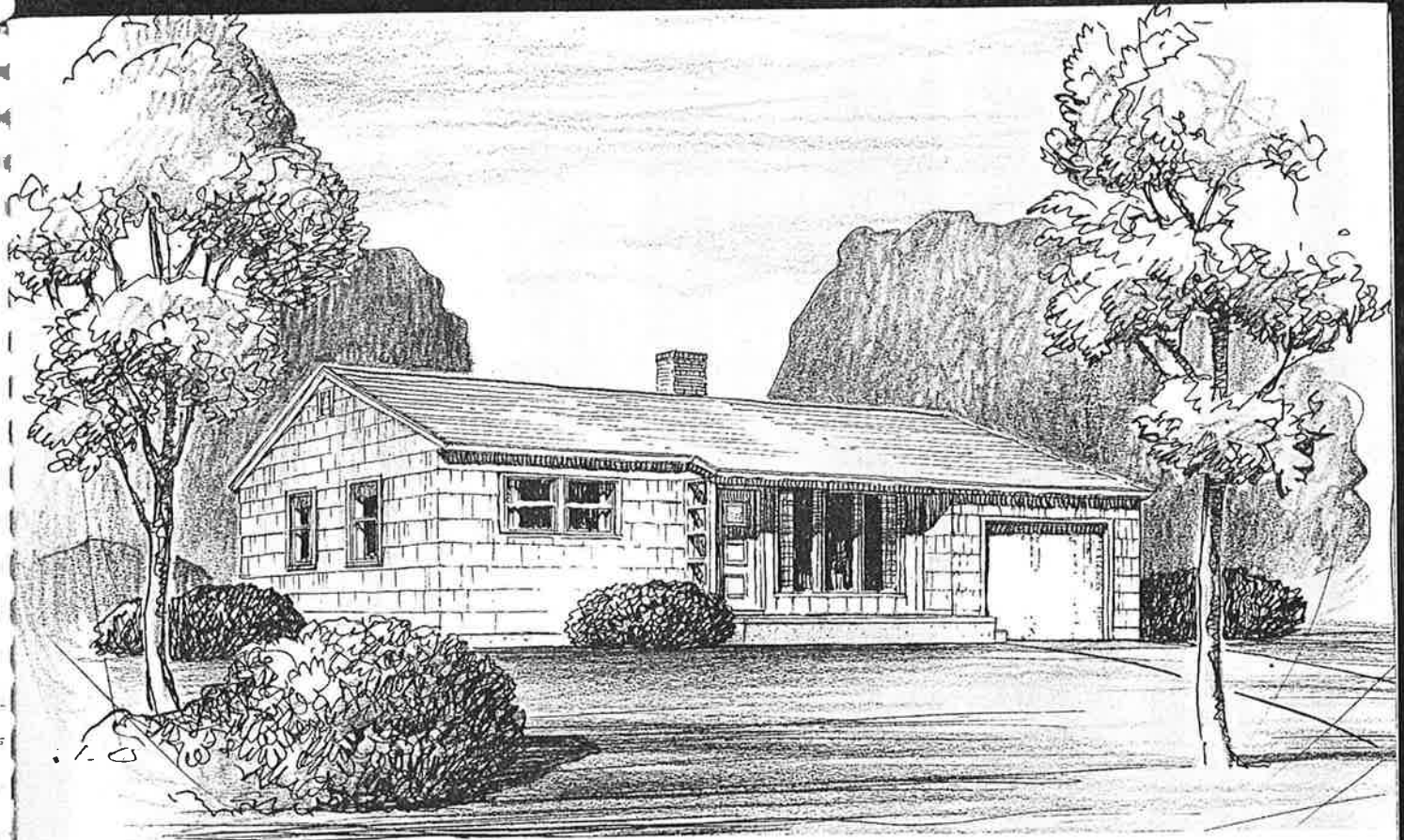
PLAN NO. 4415-E—Here is a small version of our popular and practical "Universal Economy Home." The exterior has the popular low-pitched hip roof with wide overhanging eaves at the front door and living room windows. These windows are the dramatic fixed panes of glass which run from near the ceiling to near the floor and help to make the room seem larger than it really is. Vertical boards under the wide eave can be painted or stained a contrasting color to accent the otherwise simple lines of the home. Closet space is adequate and the window arrangement will allow easy furniture placement.



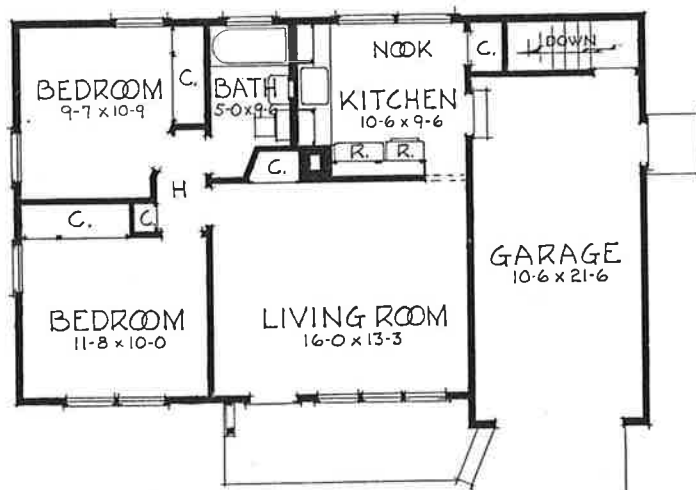
FLOOR PLAN N° 4415-E
 AREA 768 SQ. FT.

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

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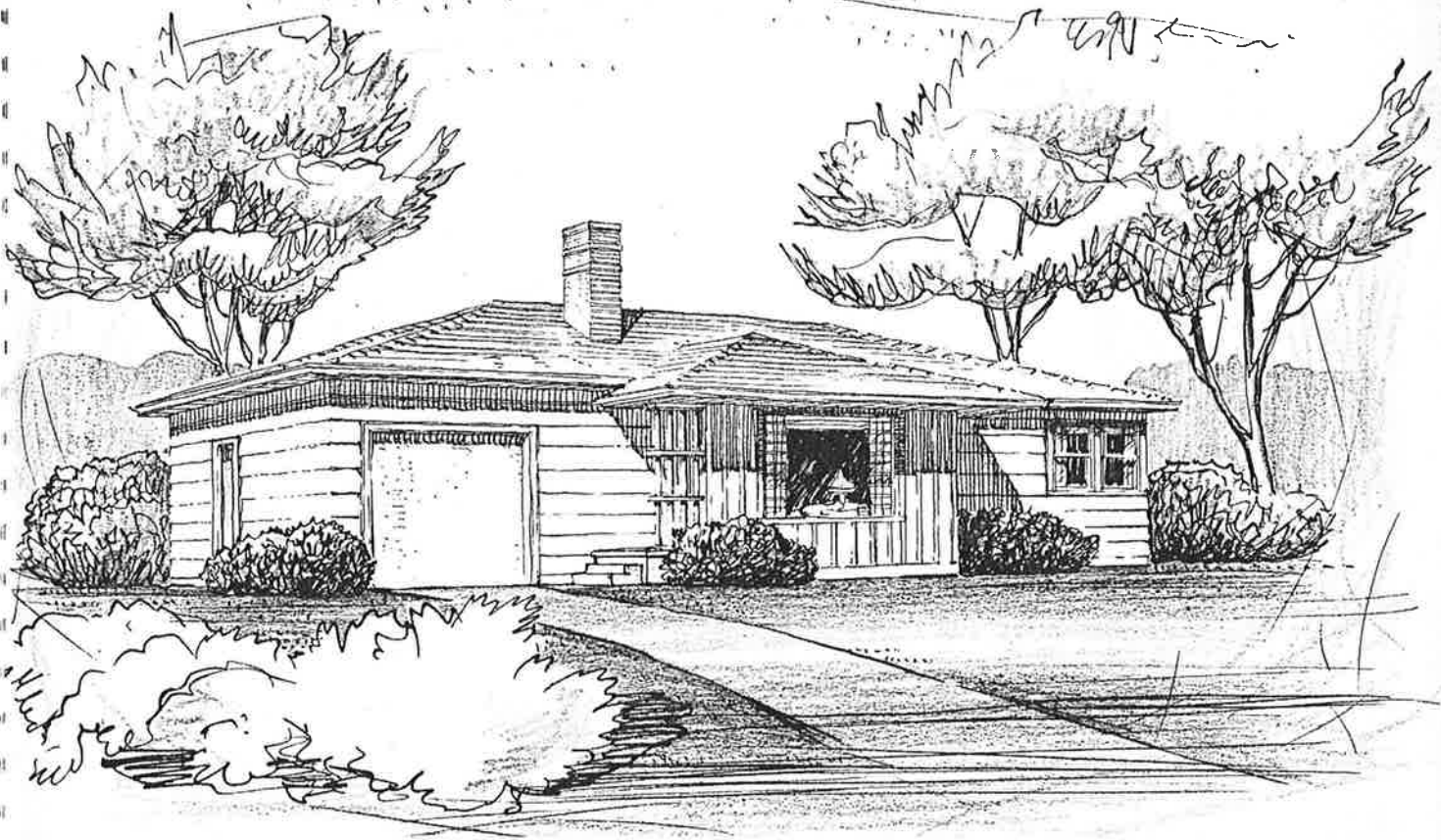


PLAN NO. 4529—Still ranking as "most popular choice" of many home-seekers is the house of small square footage, simple lines and other features contributing to low cost. Rooms are arranged for the utmost in economy with all of the plumbing in one wall, as few partitions as possible and a minimum of doors and windows. Closet space has been provided in a rather generous amount with a linen closet in the hallway and a guest coat closet in the living room. The extremely simple exterior lines have been used to good advantage to provide a very attractive appearance.

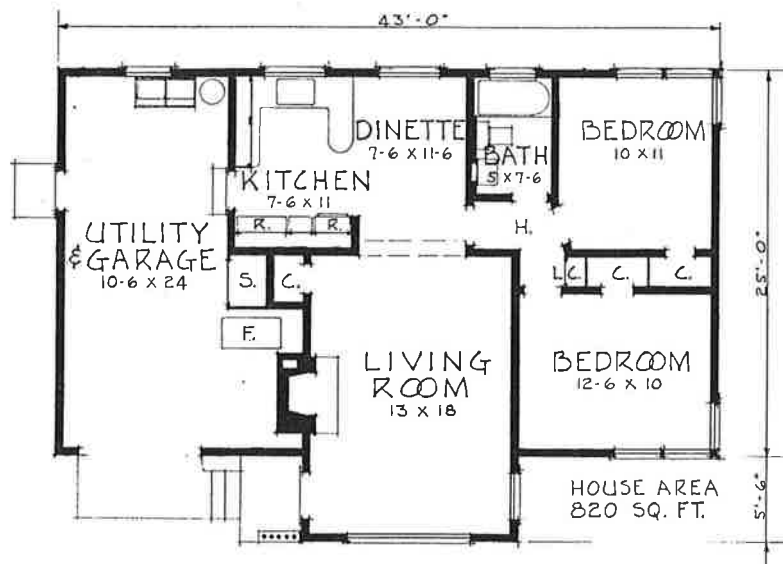


• SIZE • 40' x 24' •
 • HOUSE AREA • • 732 SQ. FT. •
 ••• FLOOR PLAN NO. 4529 •••

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

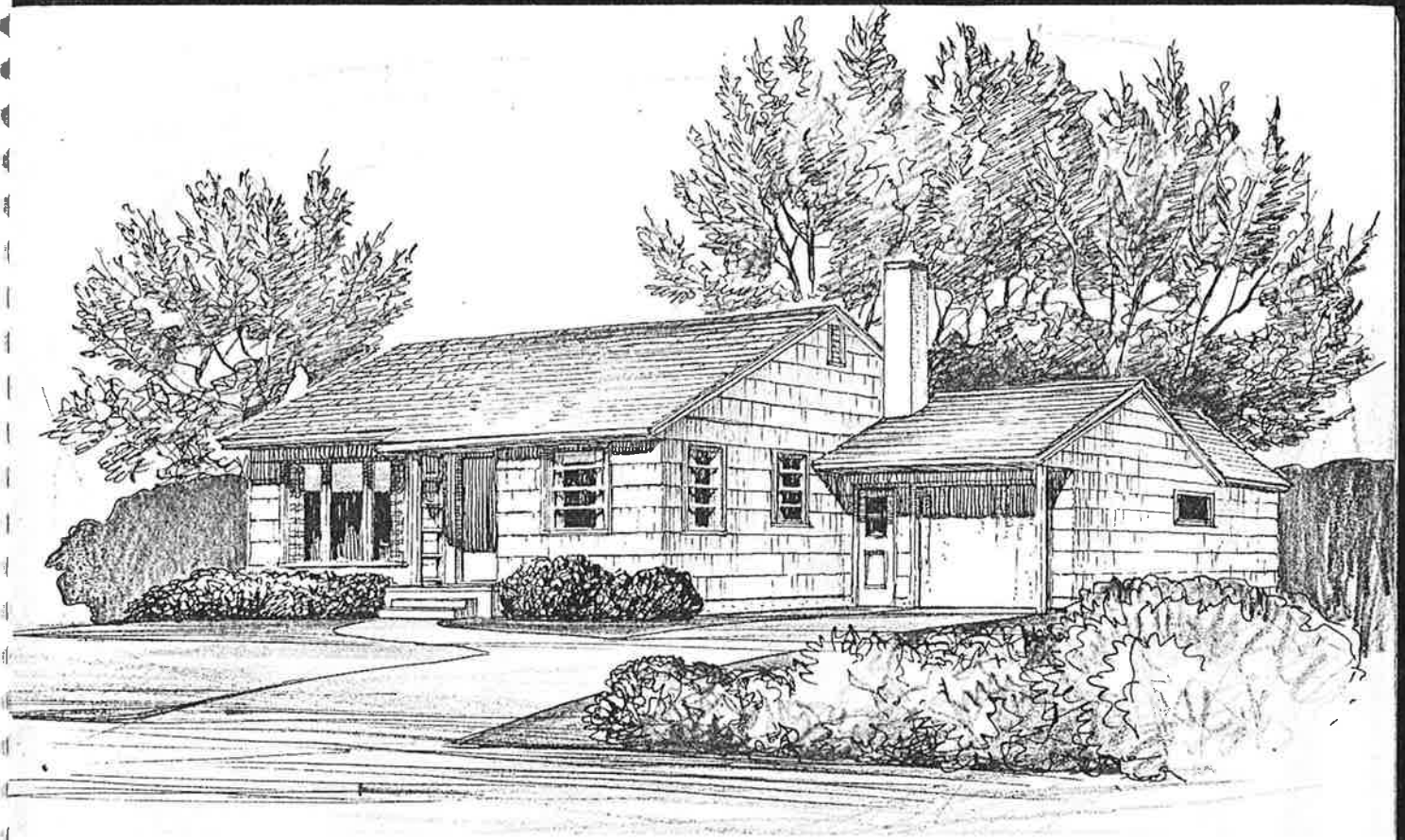


PLAN NO. 4565—The rooms in this small home are all of good size with lots of closets and storage space. The double garage is oversize and allows space for a furnace, storage of fireplace wood and laundry equipment besides plenty of room for the family car. The furnace in the garage helps to keep it warm enough to be a good place for the children to play in the winter. The room arrangement is good for convenient living with access to the hall handy from both kitchen or living room without crossing the other room. The low pitched hip roof has wide overhanging eaves on the front to provide protection at the front door.

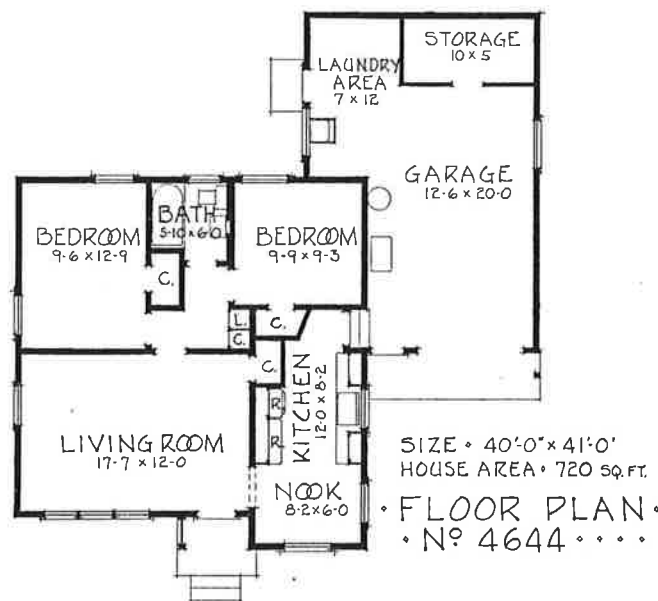


FLOOR PLAN N° 4565

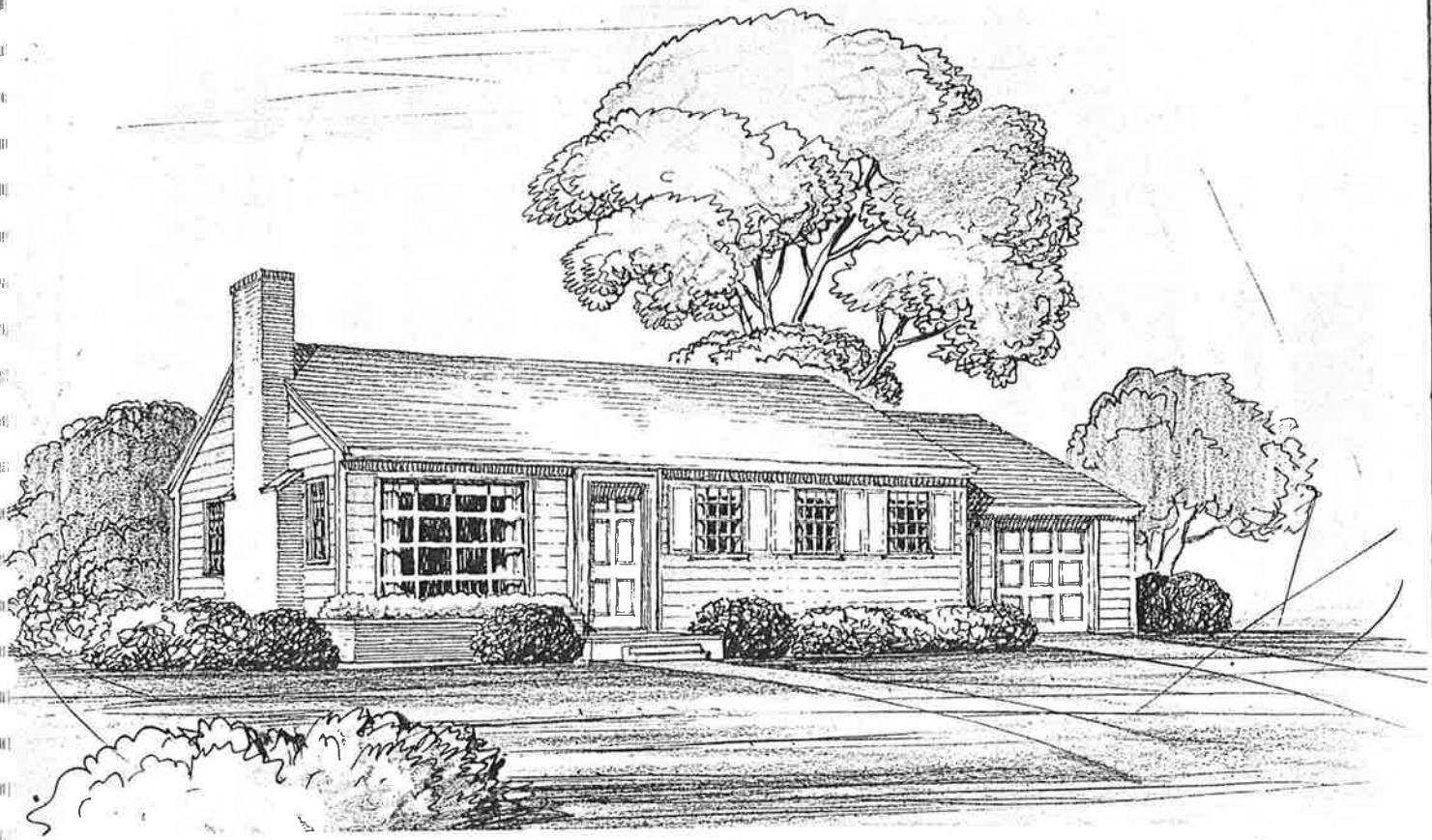
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



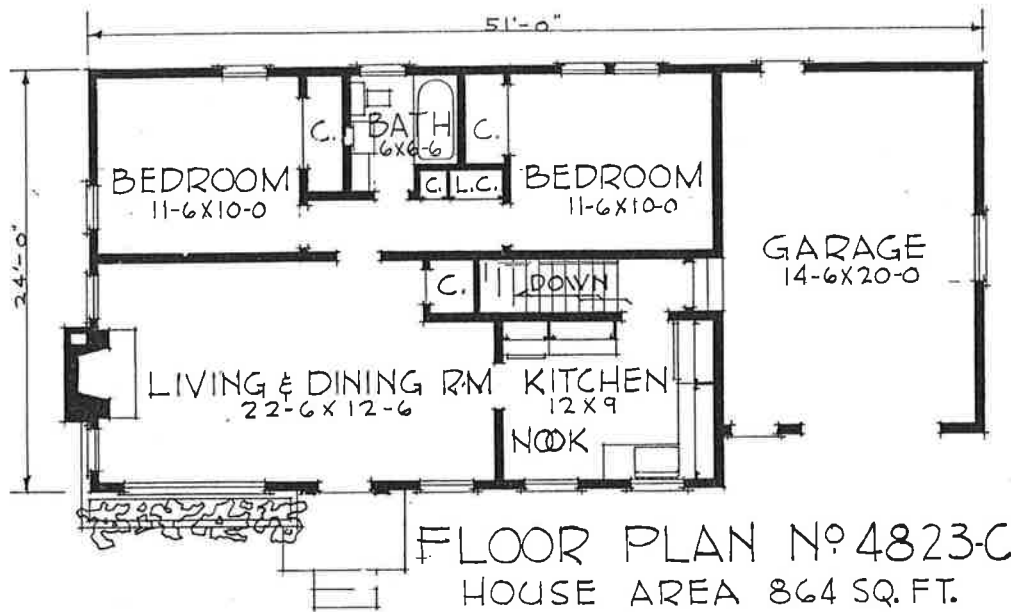
PLAN NO. 4644—Many prospective home owners are looking for a practical small house without a basement which still has enough storage in the garage for all the "stuff families accumulate." Here is such a plan—with a large garage at the kitchen door. It is wide enough for furnace and water heater alongside the bedroom with a well-lighted laundry area at the back where clothes may be taken directly to the drying yard. The storage room has a door that may be locked and is large enough for trunks, lawn mower, garden tools and all sorts of stuff too valuable and easily carried off to leave around.



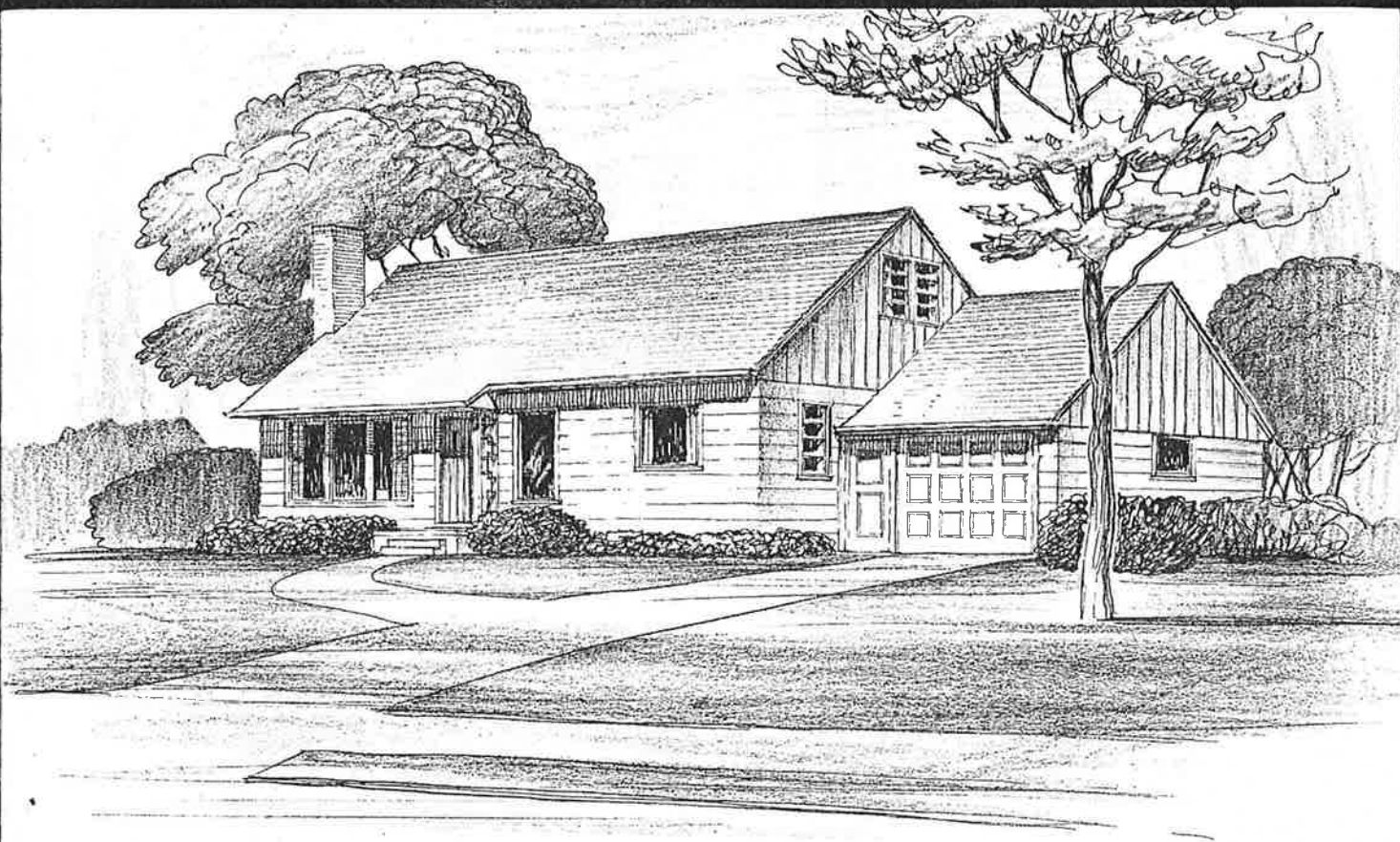
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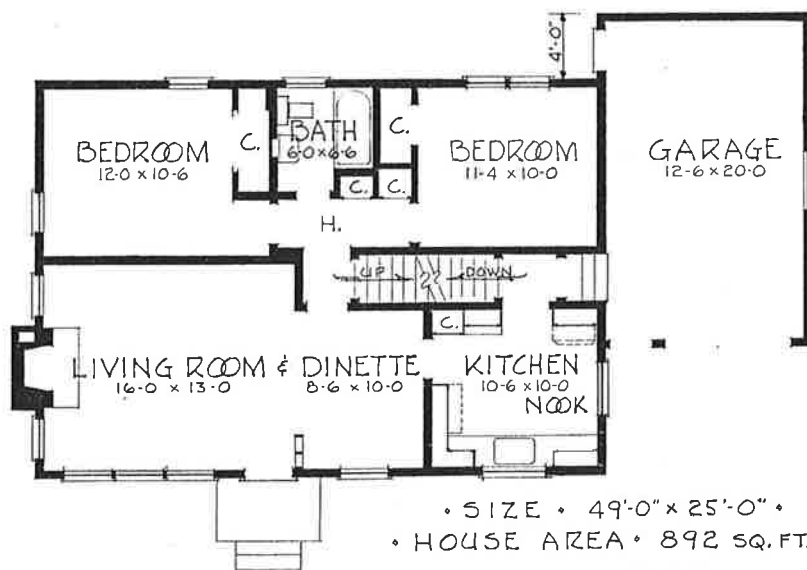
PLAN NO. 4823-C—Simple lines of the Cape Cod cottages are always attractive and in style, as well as economical to build and this one has two bedrooms, a large combination Living and Dining room and a Kitchen with breakfast table space. The garage is oversize, leaving room for storage and traffic to the kitchen door when the car is in the garage. The stairway to the basement opens from the garage and the kitchen. A full basement allows plenty of space for children's play room as well as furnace, laundry and other utilities. Closet space is generous in each room.



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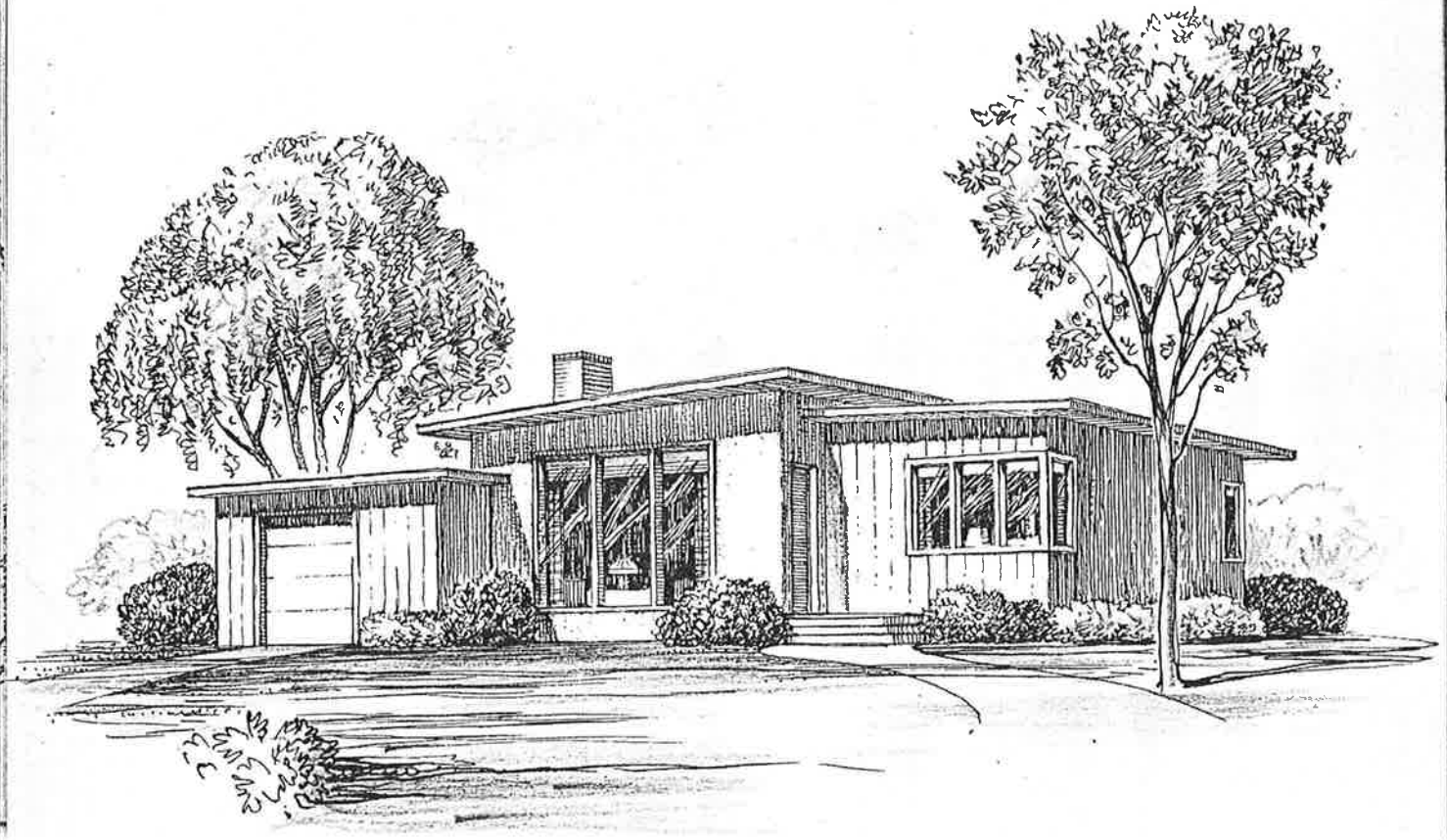
PLAN NO. 5323—Many people are looking for a small home, economical to build and yet providing a maximum of living space. Shown here is such a home with full basement and attic for development into additional rooms. The attic may be finished into one large or two smaller rooms, and could provide another bathroom by building a dormer to the rear of the roof. The basement is large enough for division into laundry, storage and play spaces if required. The stairways are placed to best serve the areas they lead to; the basement from the kitchen and rear door, and attic stair from the hallway.



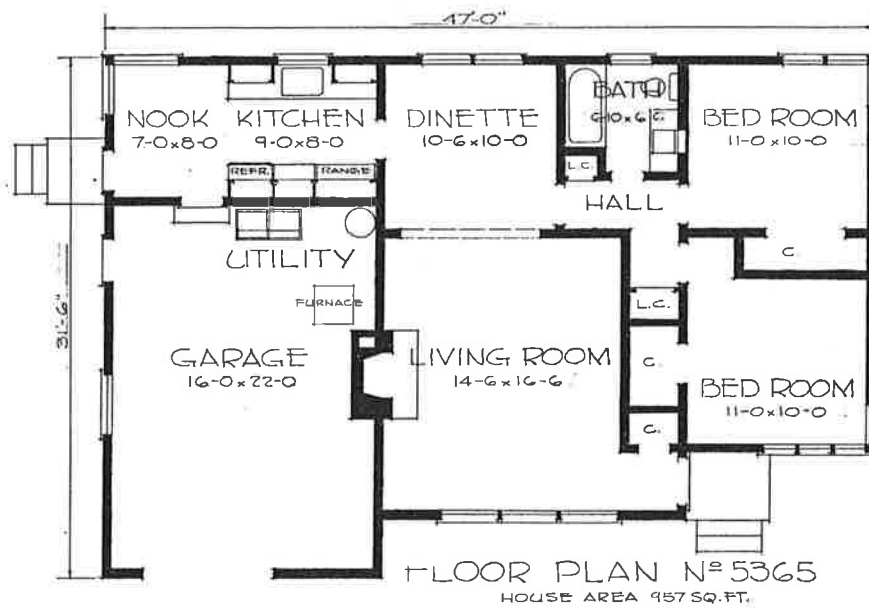
• SIZE • 49'-0" x 25'-0" •
 • HOUSE AREA • 892 SQ. FT. •

... FLOOR PLAN NO 5323 ...

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



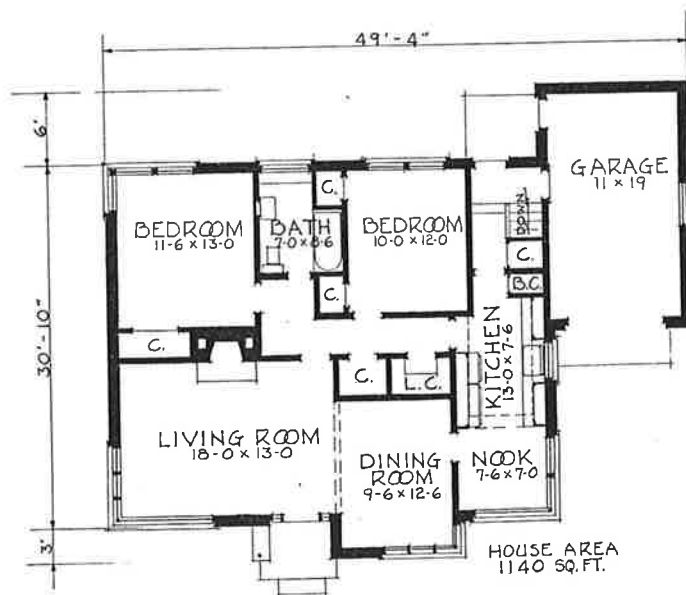
PLAN NO. 5365—Here is a modern home which was designed to give the home owner the utmost in ease of living. Utilities and storage space are provided in the oversize garage which has become just as much a part of the house as the kitchen and is incorporated in the plans to the best advantage without trying to make it look like something it isn't. The living room and dinette form a "living area" which has a view both to the front and the back of the house and while neither room is large in itself the combination is generous. The "Sleeping area" in this home is reached from the dinette and consists of two bedrooms and a bath opening from a very small hallway.



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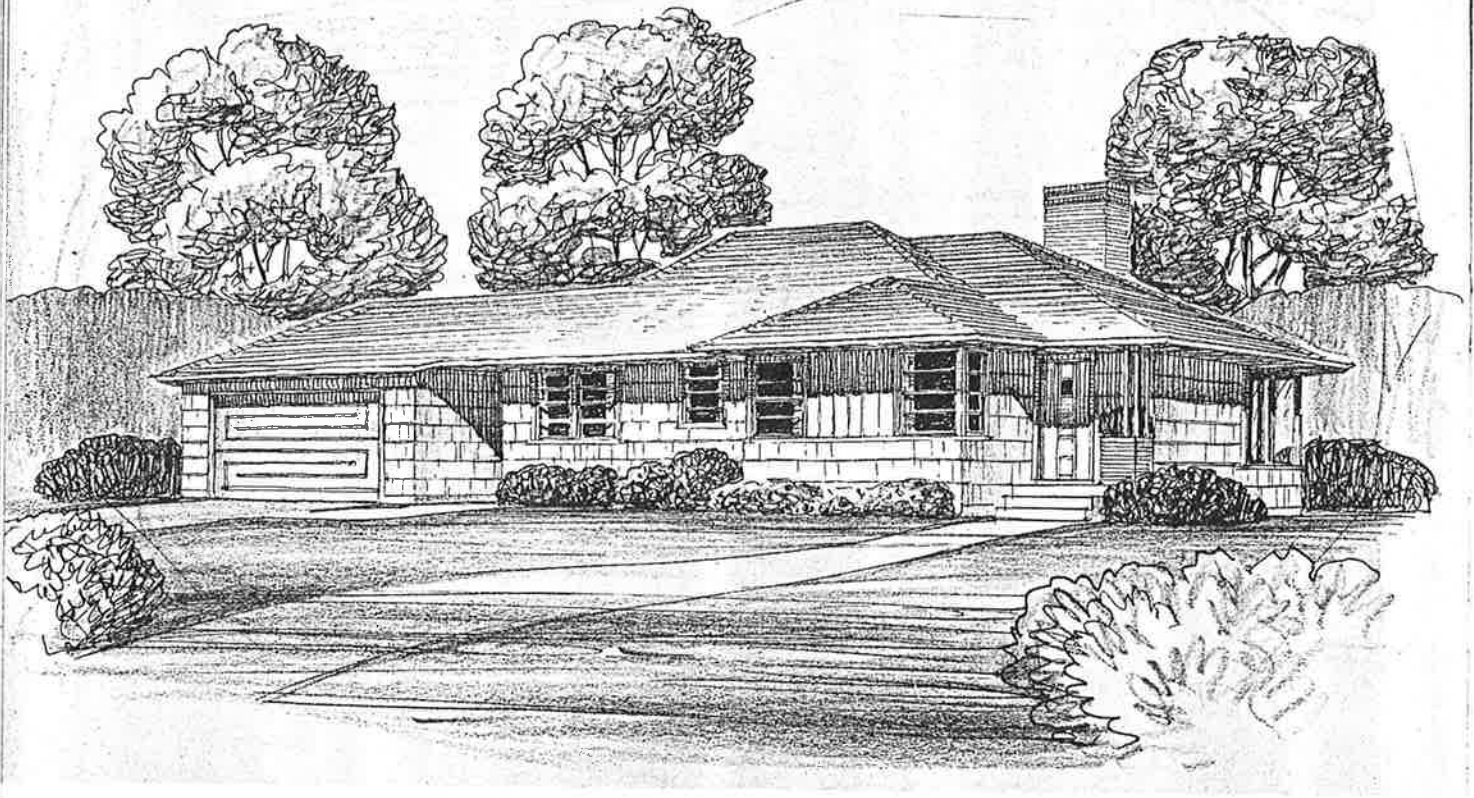


PLAN NO. 5539—This home is completely finished in brick veneer. The rooms are all large enough for comfortable living and are provided with generous closets. The guest closet and linen closet in the hallway are exceptionally large. Circulation between rooms is perfect, as each room has access to the central hallway without passing through another room and a combination entrance has been provided at the back door to open into the kitchen, garage and out-of-doors as well as the stairway to the basement. This stair leads to a full basement, which may be divided into a large playroom with a fireplace, laundry, storage and furnace rooms.

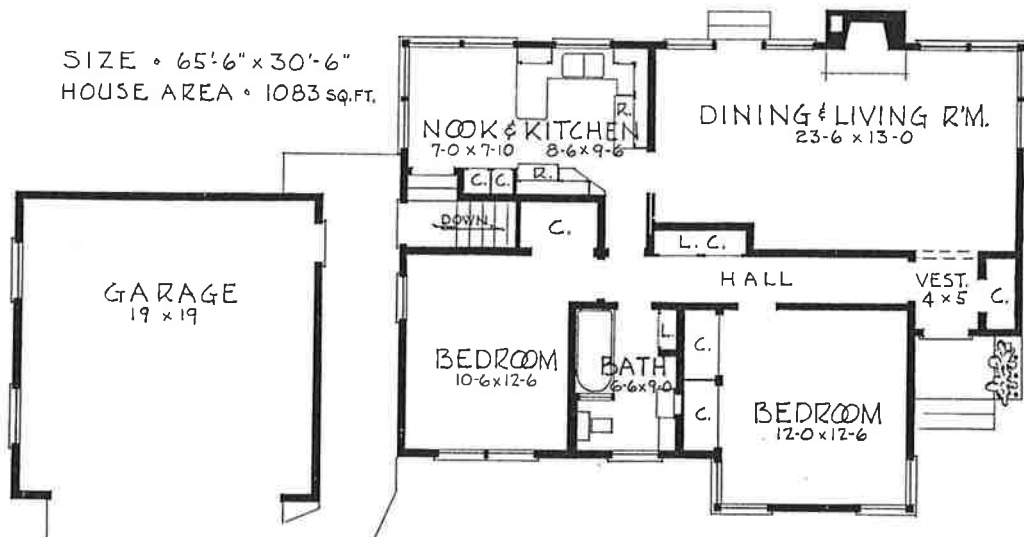


...FLOOR PLAN No 5539...

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

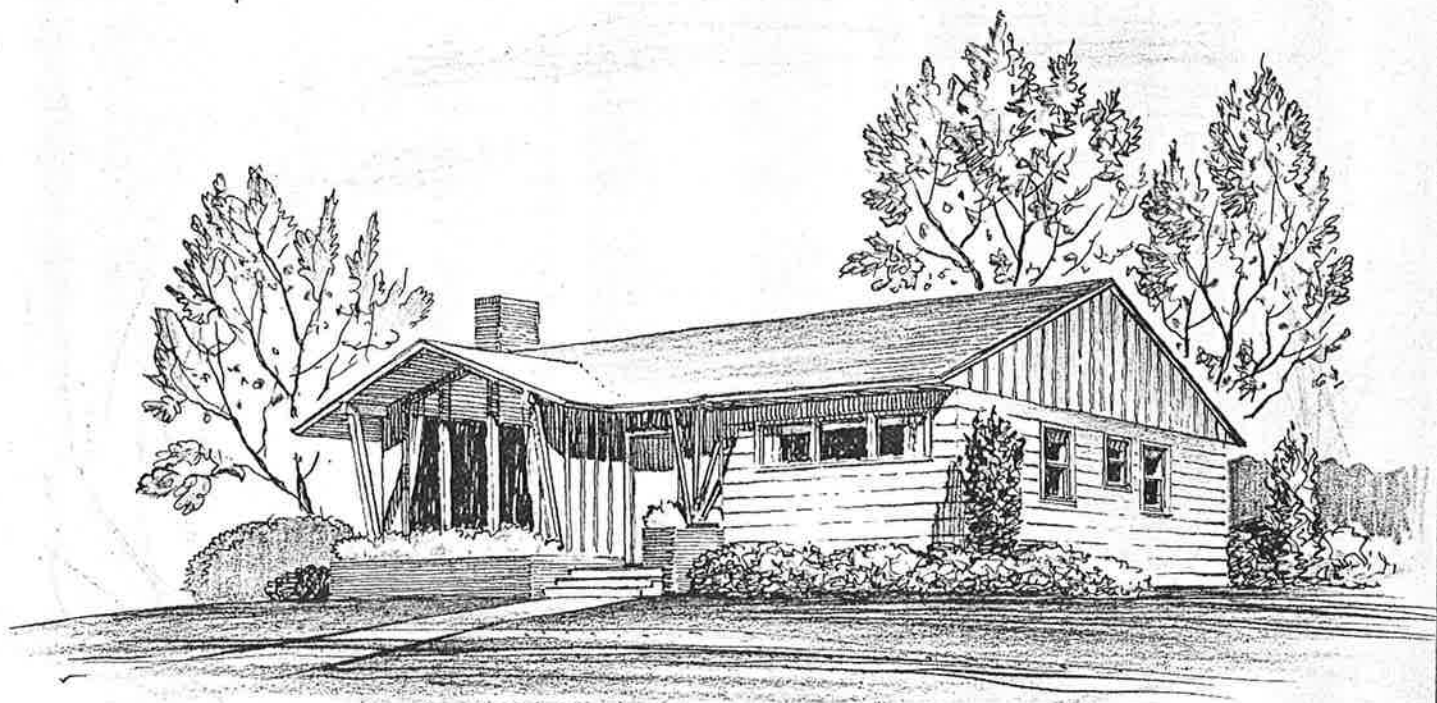


PLAN NO. 5563—This new home design was planned to give a view to the rear of the property where the outlook may be simply a landscaped yard or in some cases a view to the distant hills. Bedrooms and bath face the street side. The house, with its attached garage, provides privacy for the garden-to-the-rear so that it can be developed into an out-door living room. The rear entry is of the "grade" type with the outside door at ground level leading directly to the basement stair or up into the kitchen from a covered breezeway between the house and garage.



••• FLOOR PLAN No 5563 •••

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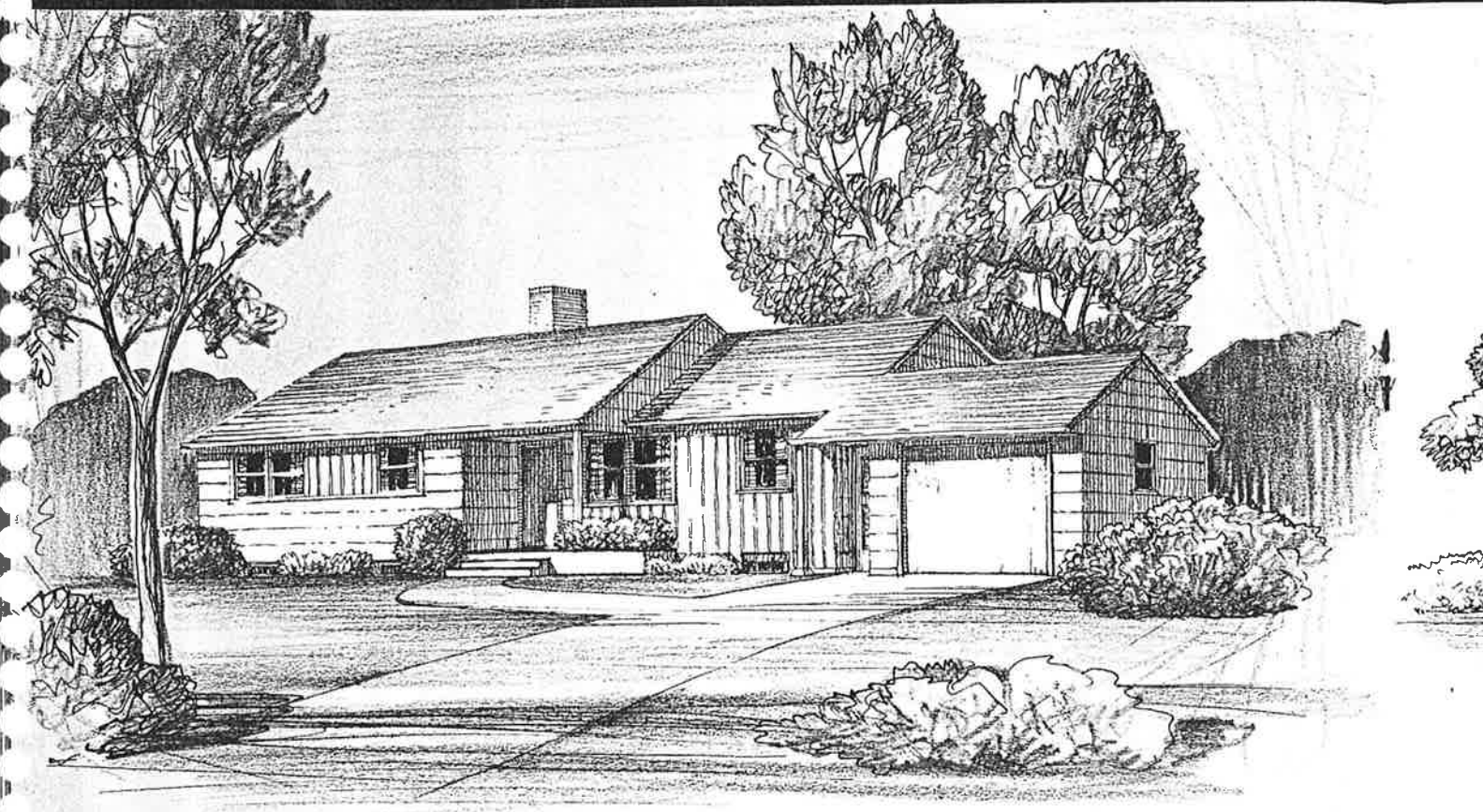


PLAN NO. 5616—Here is another old favorite home plan with a new modern exterior design and features a room arrangement which has been popular for many years. The living room-dining area is unique and offers a fine opportunity for the modern decorator to accomplish a striking room which is comfortable and easy to live in. The grade entrance to the basement opens from the out-of-doors or from the kitchen into a large full basement which can be divided into laundry, storage, and play areas. A vaulted ceiling and huge glass areas make a feature of the living room with low brick planters to complete the picture.

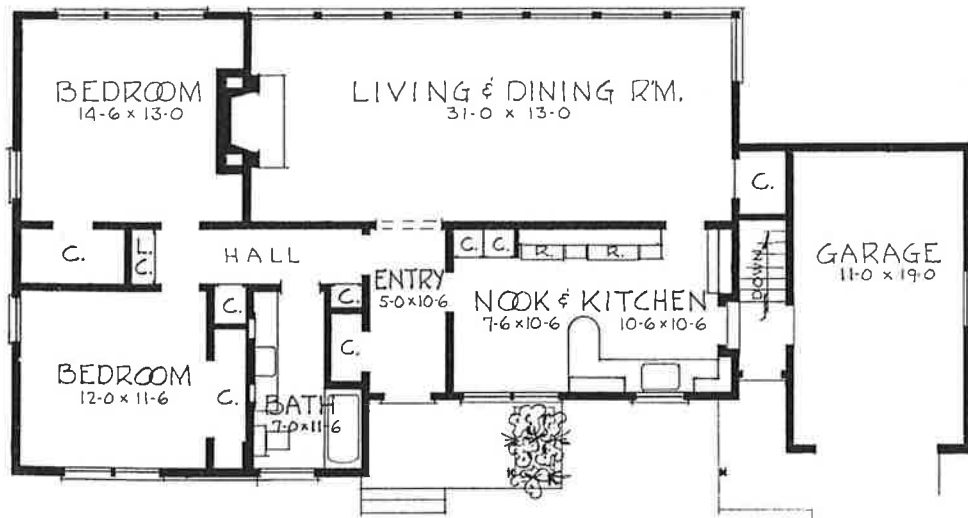


FLOOR PLAN N^o5616
HOUSE AREA 1031 SQ. FT.

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

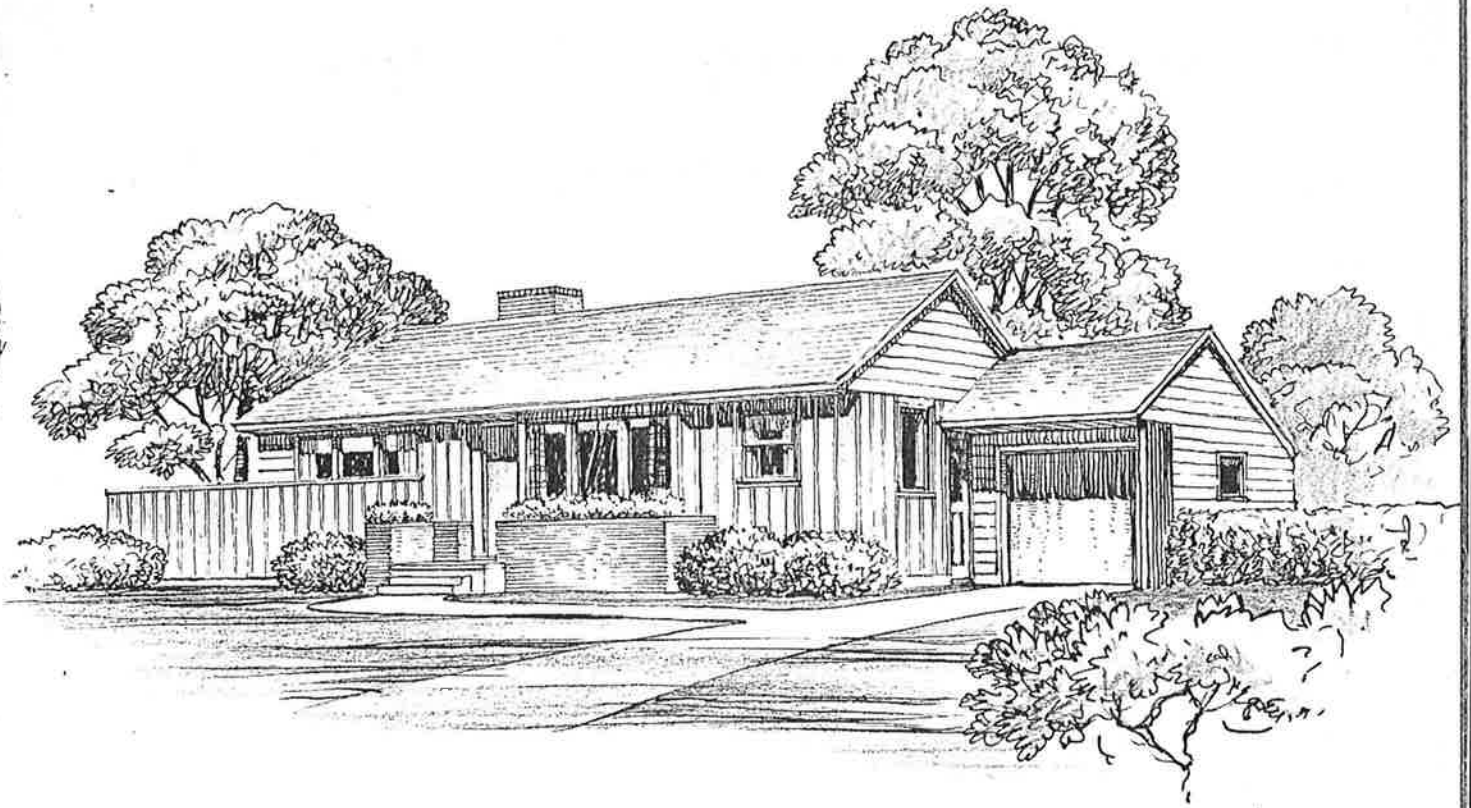


PLAN NO. 5627—This home was designed especially to face a view to the rear of the lot and still be economical to build. Planned for sloping ground with the back wall of the basement entirely out of the ground, this home uses concrete for the front and side walls only. The rear wall at this level is frame with siding and large windows just like the upper level walls. This type basement will permit the owner to finish a third bedroom and extra bath at this level with regular windows and a large daylight party room if he so desires. The main entrance hall takes the visitor directly into the living room with side doors into kitchen, guest closet and bedroom hall.



• SIZE • 62' x 30' • • • • HOUSE AREA • 1335 SQ. FT. •
 • • FLOOR PLAN NO 5627 • •

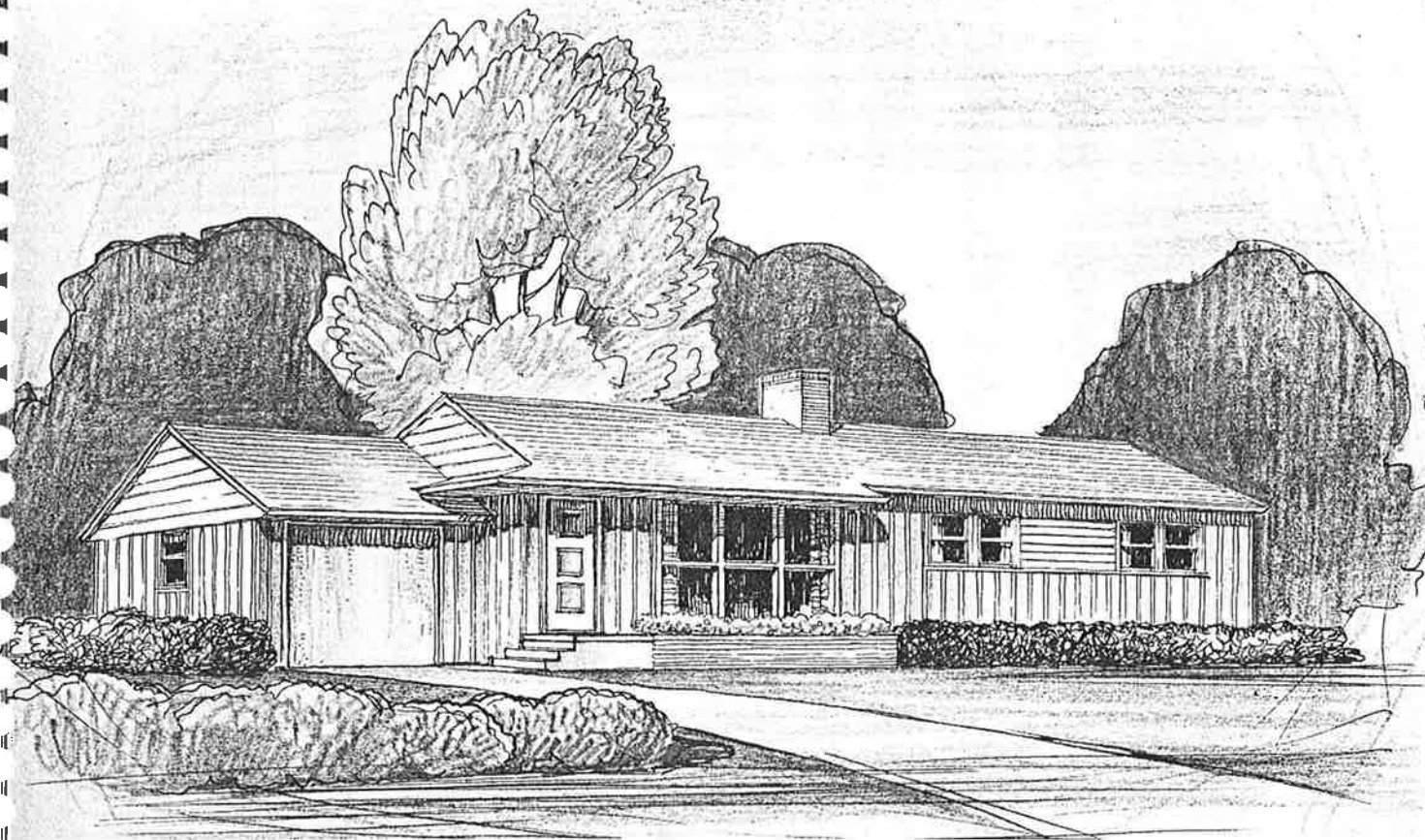
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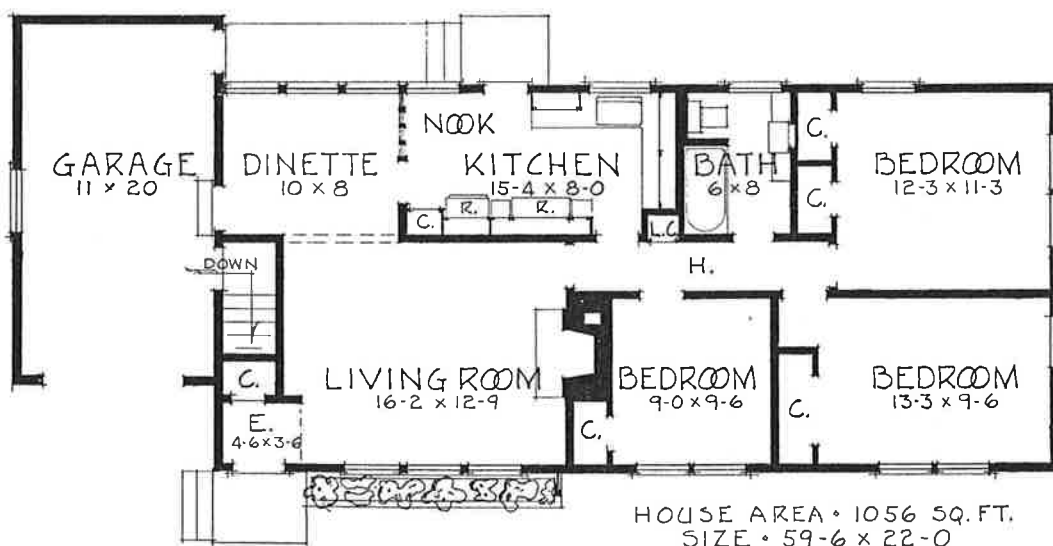
PLAN NO. 5688—There are a great many floor plans which have proved to be very satisfactory by years of good living and by being built time and time again, so we are showing one of these old favorites in new dress. Vertical boards and battens are stained or left a natural wood color and blend with the warm brick tones at the entrance for a beautiful exterior. Low roof and large glass areas complete the modern pictures. The plan is one which has plenty of large closets, good sized rooms and convenient cupboards in the kitchen. A full basement will provide space for party room, storage, laundry and furnace.



UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

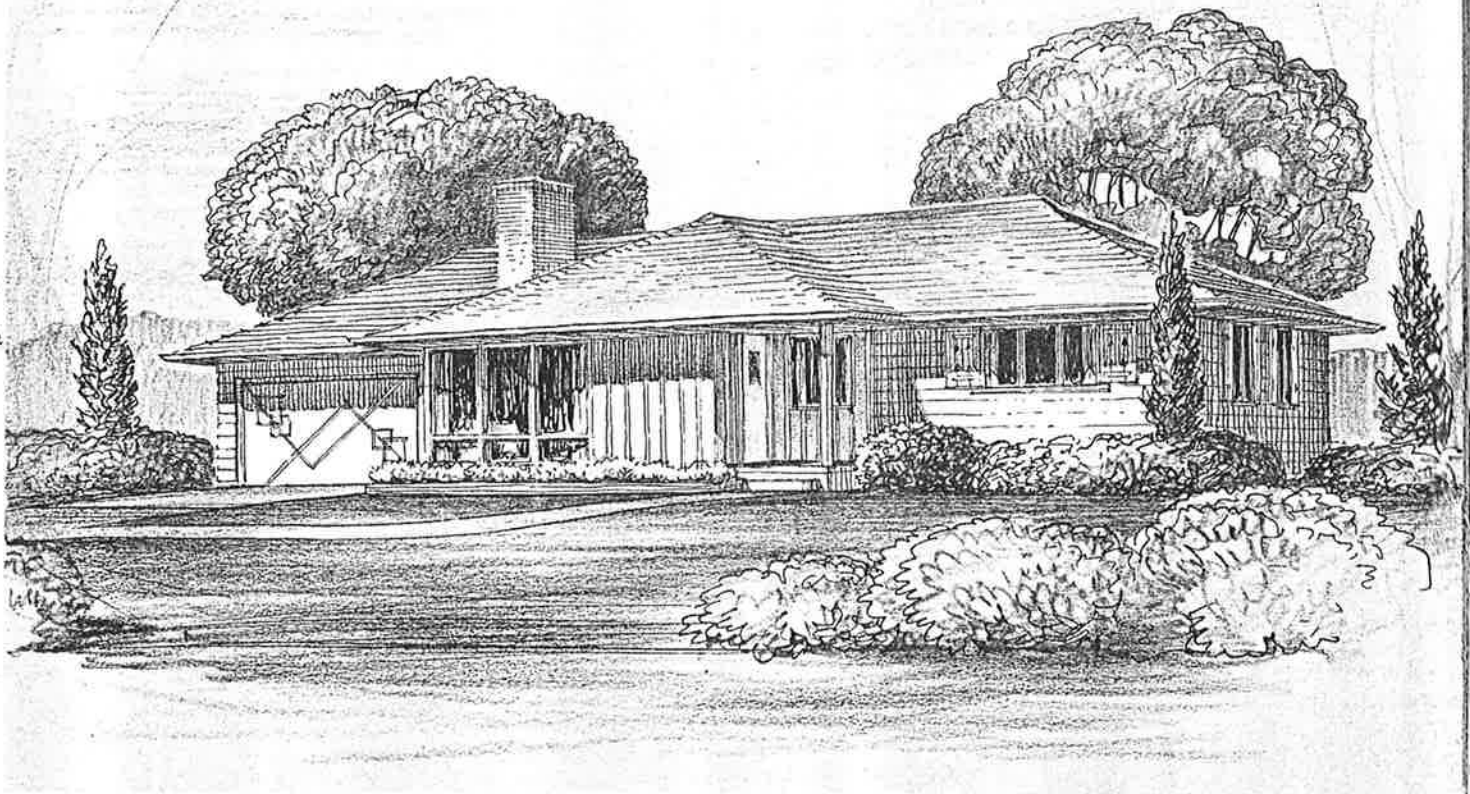


PLAN NO. 6004—Three bedrooms all on one floor are provided in this new home with a full basement. The room arrangement is very convenient with large wardrobes and closets, and plenty of cabinets in the kitchen. Table space is provided in the kitchen in addition to the generous dinette overlooking the garden at the rear of the lot. Modern ranch styling has been used for the exterior design with a low pitched roof, gable ends and simple lines. The stairway to the full basement leads from the garage where it may be reached from the house or from the outside.

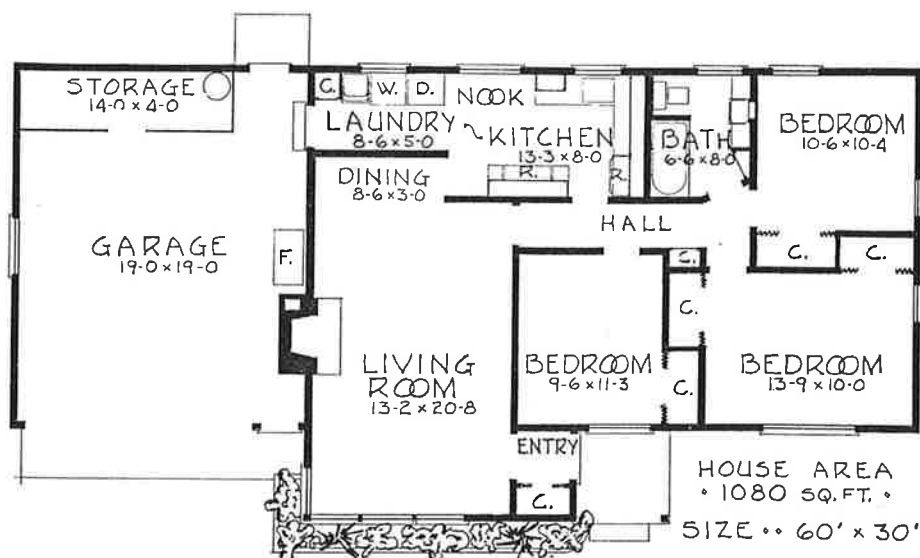


... FLOOR PLAN NO 6004 ...

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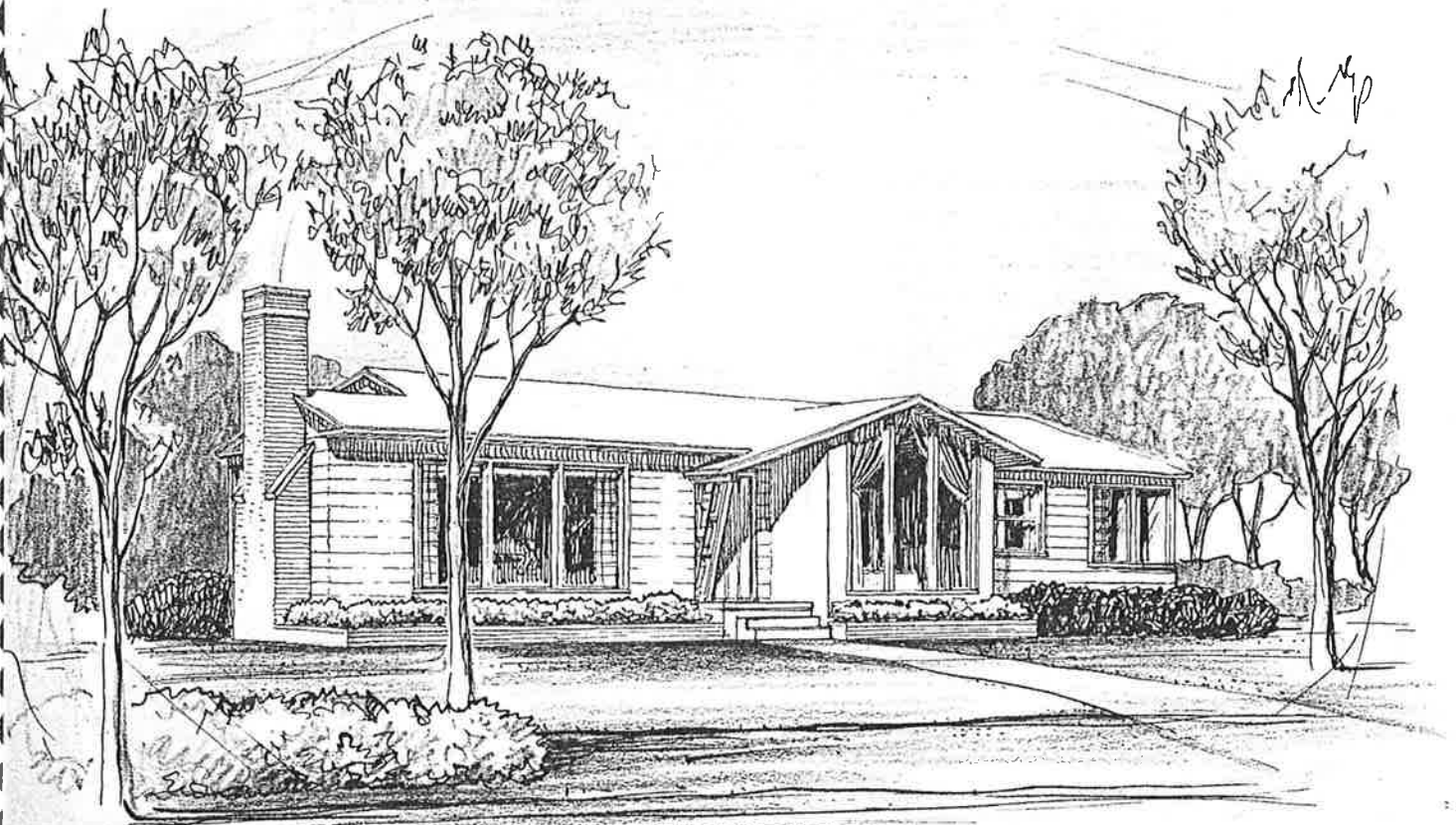


PLAN NO. 6009—As is always the case with a successful home plan the circulation from room to room is convenient and private through a small central hallway. The kitchen and living room open into this hall as well as the bedrooms and bath. Windows in the bedrooms have been kept high above the floor to make furniture arrangement easier and the windows in the living room are eye-stopping floor to ceiling panels of plate glass with a glazed ventilating sash at the bottom. The garage in this home is oversize and will be one of the most useful spaces in the house with the furnace there to keep it warm in the winter.

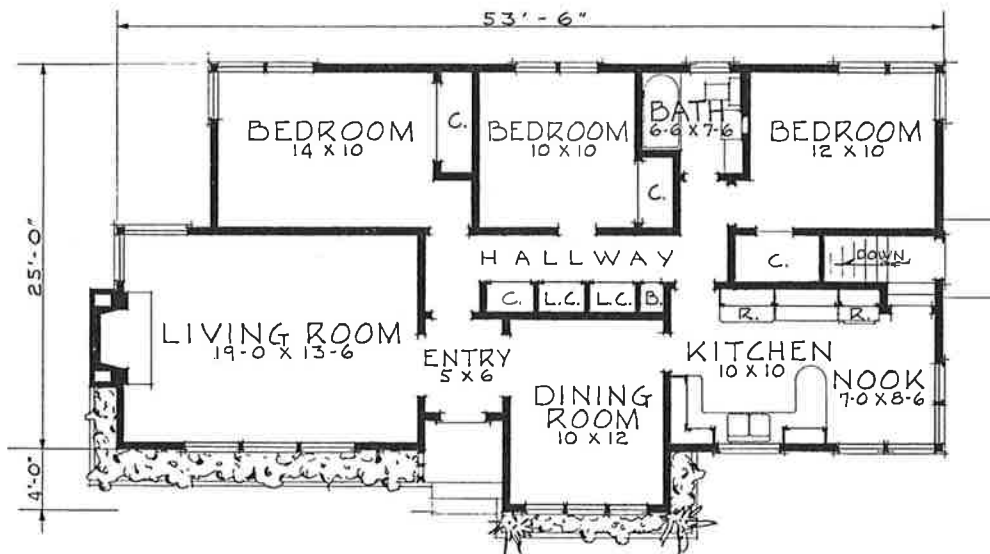


... FLOOR PLAN No 6009 ...

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

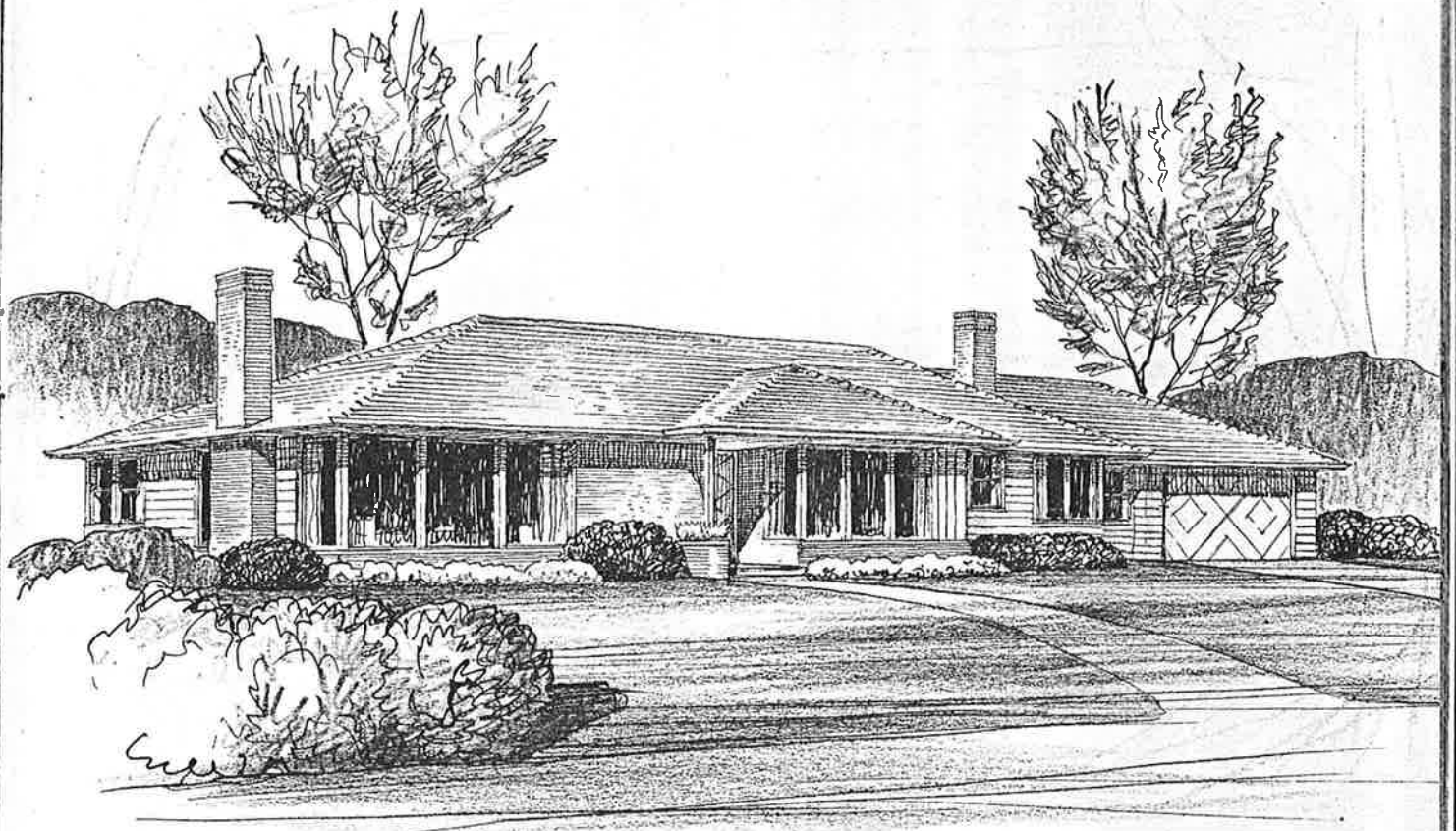


PLAN NO. 6013—This floor plan is especially good with all of the rooms opening from a hallway so that traffic does not need to go through any room. The rear entrance serves the basement and kitchen from a landing at grade level for convenient access and a considerable saving in space. All of the bedrooms have large closets or wardrobes and one wall of the hallway is a continuous "closet wall" with guest closet, linen storage and a closet for vacuum cleaner and brooms. The kitchen cupboards have been planned by our experts for convenience and a maximum of storage space.



◀ FLOOR PLAN No 6013 ▶ HOUSE AREA 1308 SQ. FT.

UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

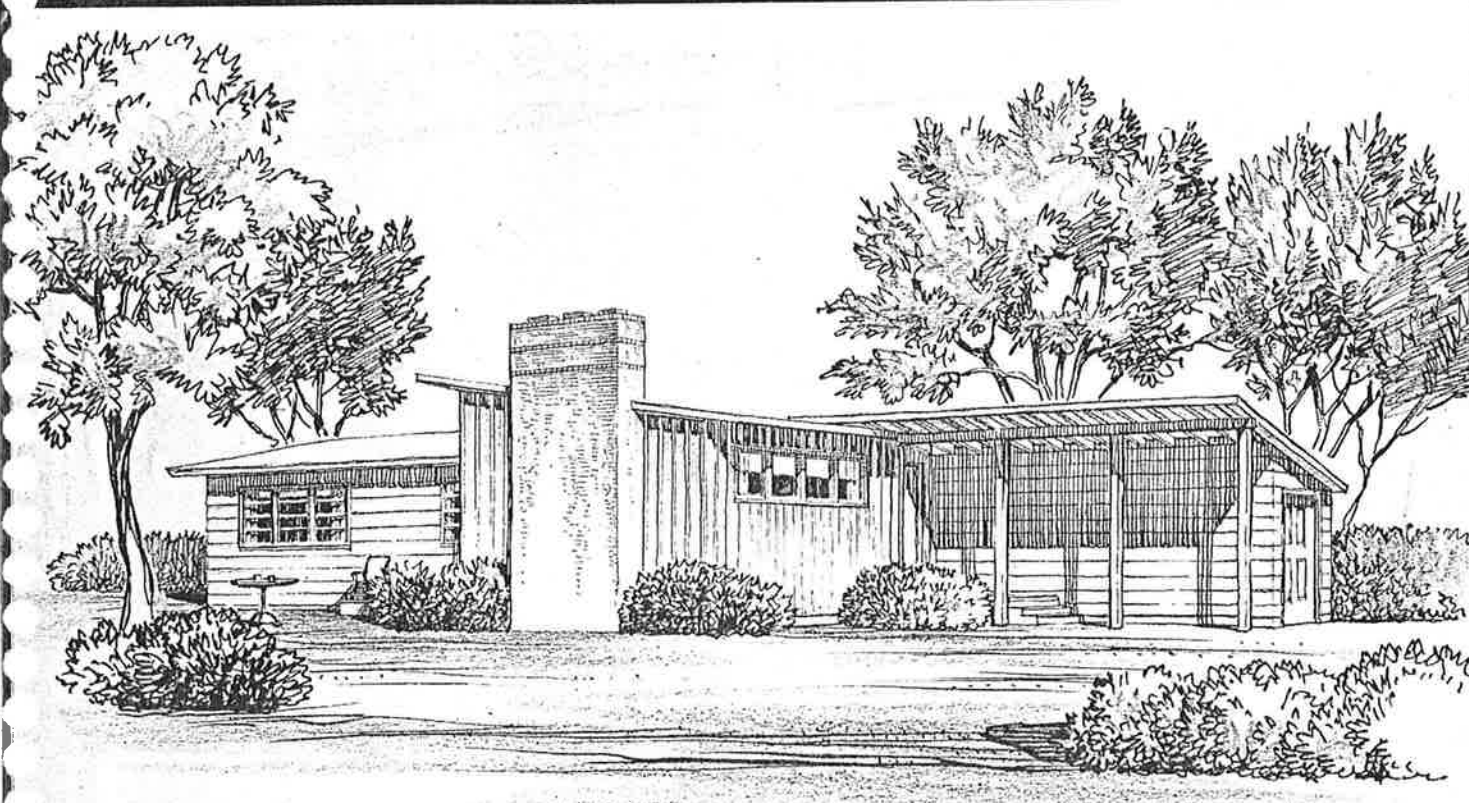


PLAN NO. 6036—This home has been designed for property where a basement may be impractical or undesirable and it has all the features of a really fine home. It also has the streamlined good looks expected in a solid, modern type ranch home, with a hallway wall closet space for guest coats, linens, brooms, card tables, chairs and other household goods. A large utility room has been placed between kitchen and garage where it serves also as a rear entry. This room is large enough for furnace, laundry equipment and storage closets. Additional storage has been provided across the back of the double garage for lawn furniture and tools.



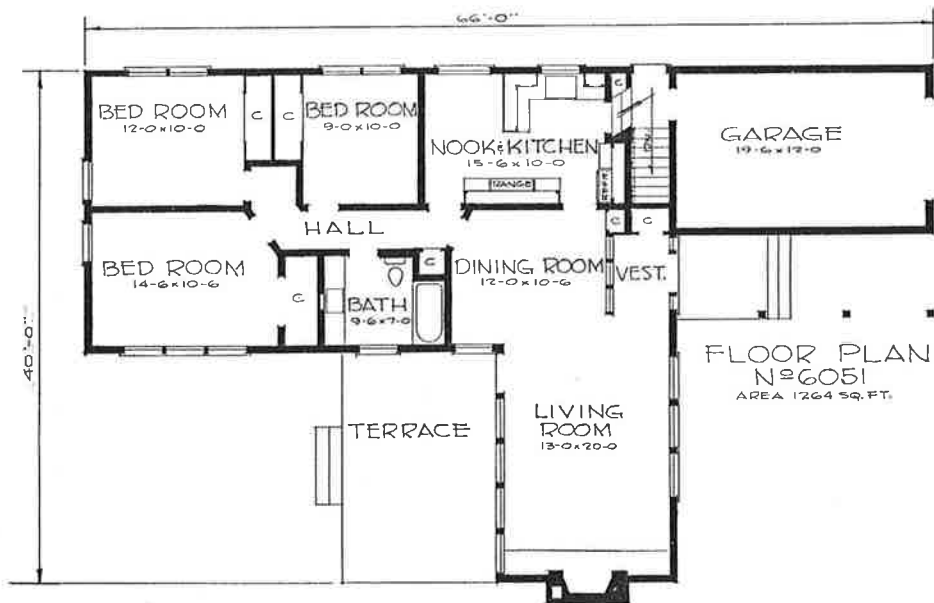
••• FLOOR PLAN N^o 6036 •••

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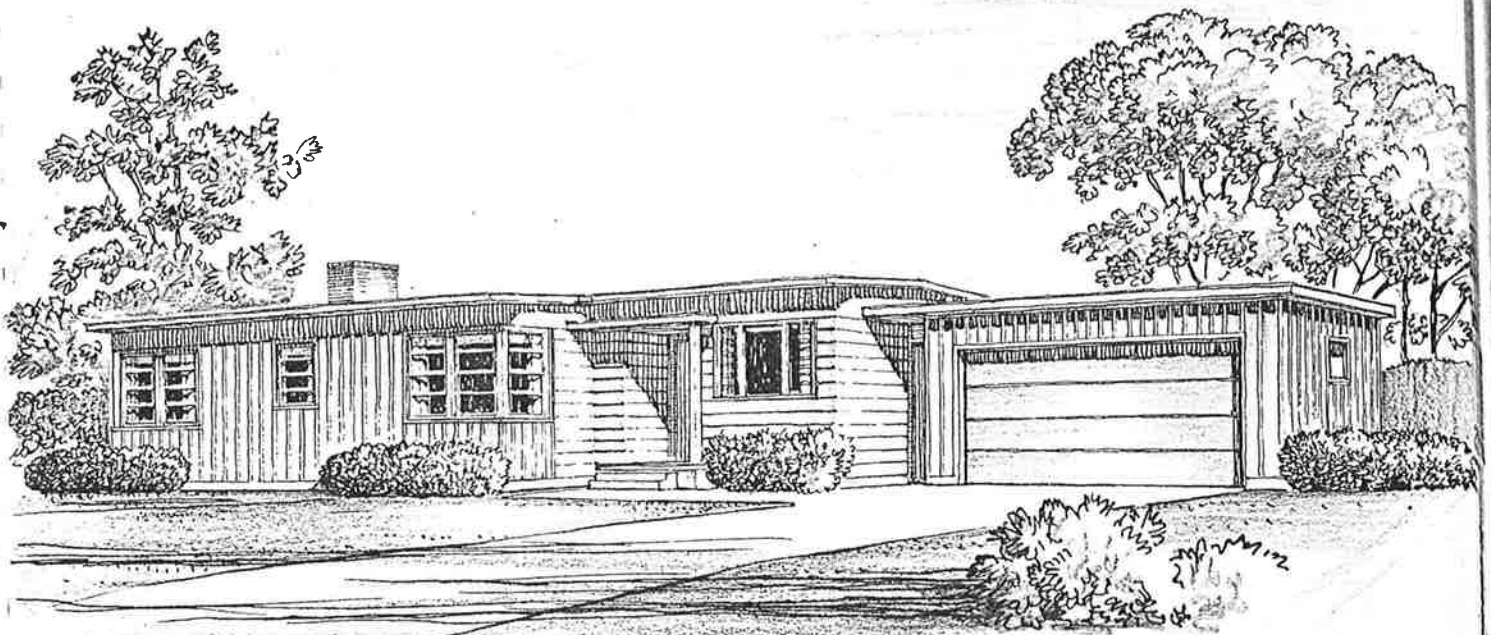


PLAN NO. 6051—The home shown here has been designed for very pleasant modern living—with three bedrooms on one floor, low roof, basement, and with living room overlooking a garden or other view to the rear of the house. Deep windows from floor to ceiling in the living room make the garden almost a part of the house itself. Windows on the front side are high to allow furniture placement and light, while insuring privacy. An ornamental wall of obscure glass panels divides the front entrance from the dining room. A basement under the living room, dining room and kitchen is large enough for a complete laundry room, storage space and heating plant.

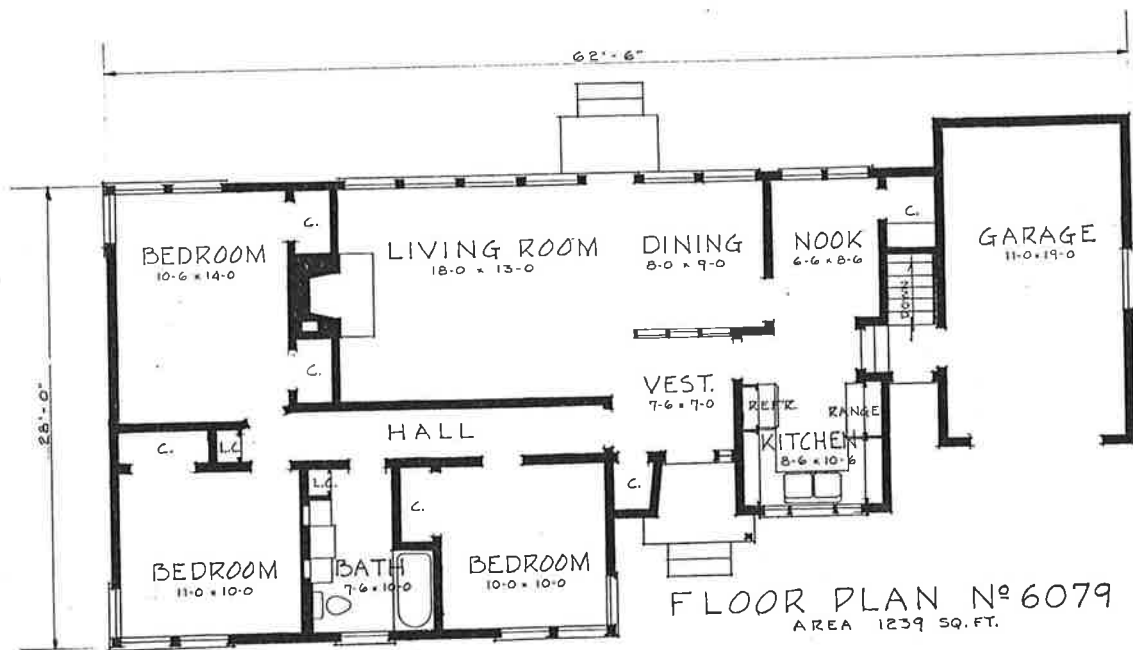
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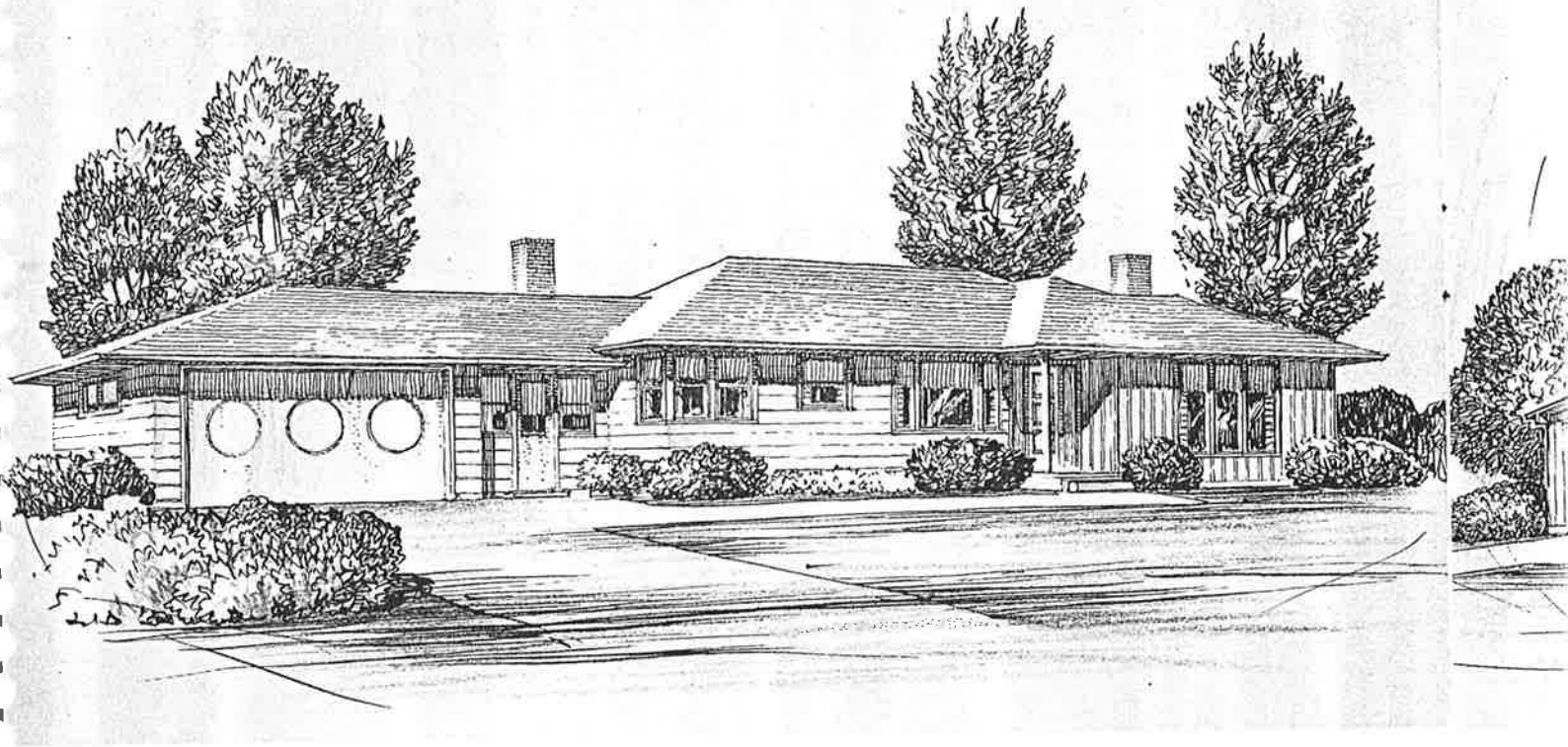
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



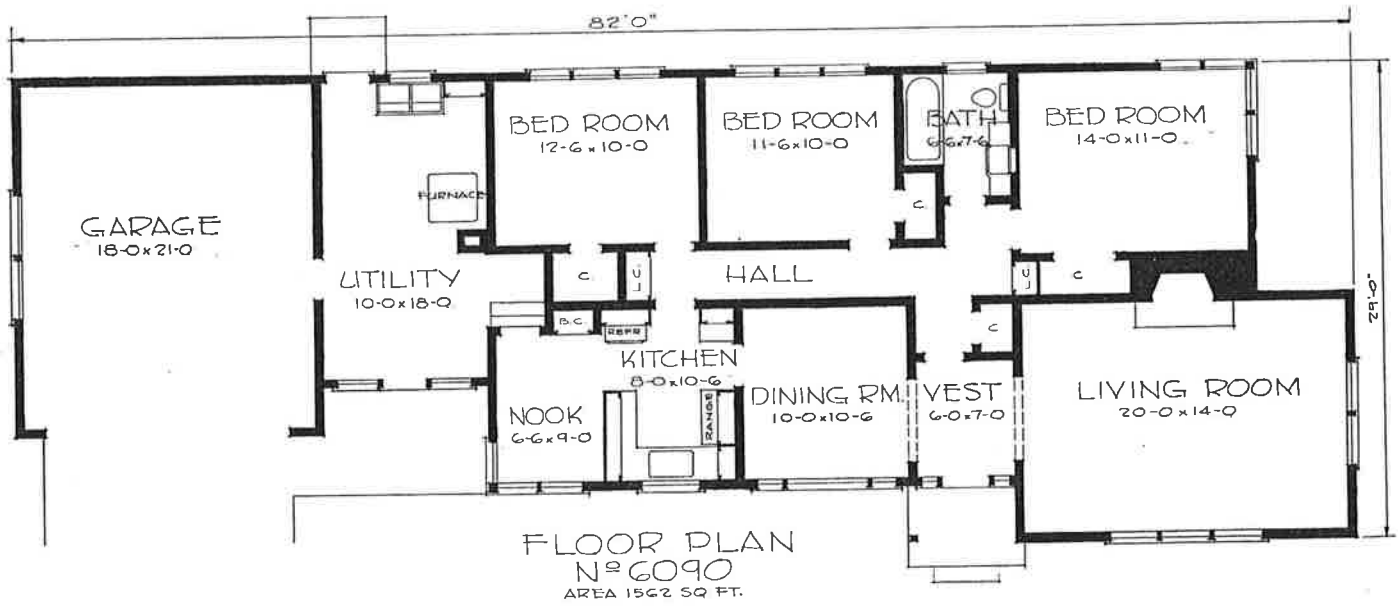
PLAN NO. 6079—Here is a home of the popular nearly-flat roofed style with vertical boards and battens combined with horizontal rough-siding, stained a soft color on the outside and trim painted a bright contrast. The rooms are all compactly arranged around a central entrance hall which is separated from the dining room by a screen of reeded glass panels set in wood frames. The exterior wall of the living room is a series of glass panels which extend from near the floor to ceiling for a very dramatic effect as the ceiling in these rooms slopes up to 10 feet high at the windows.



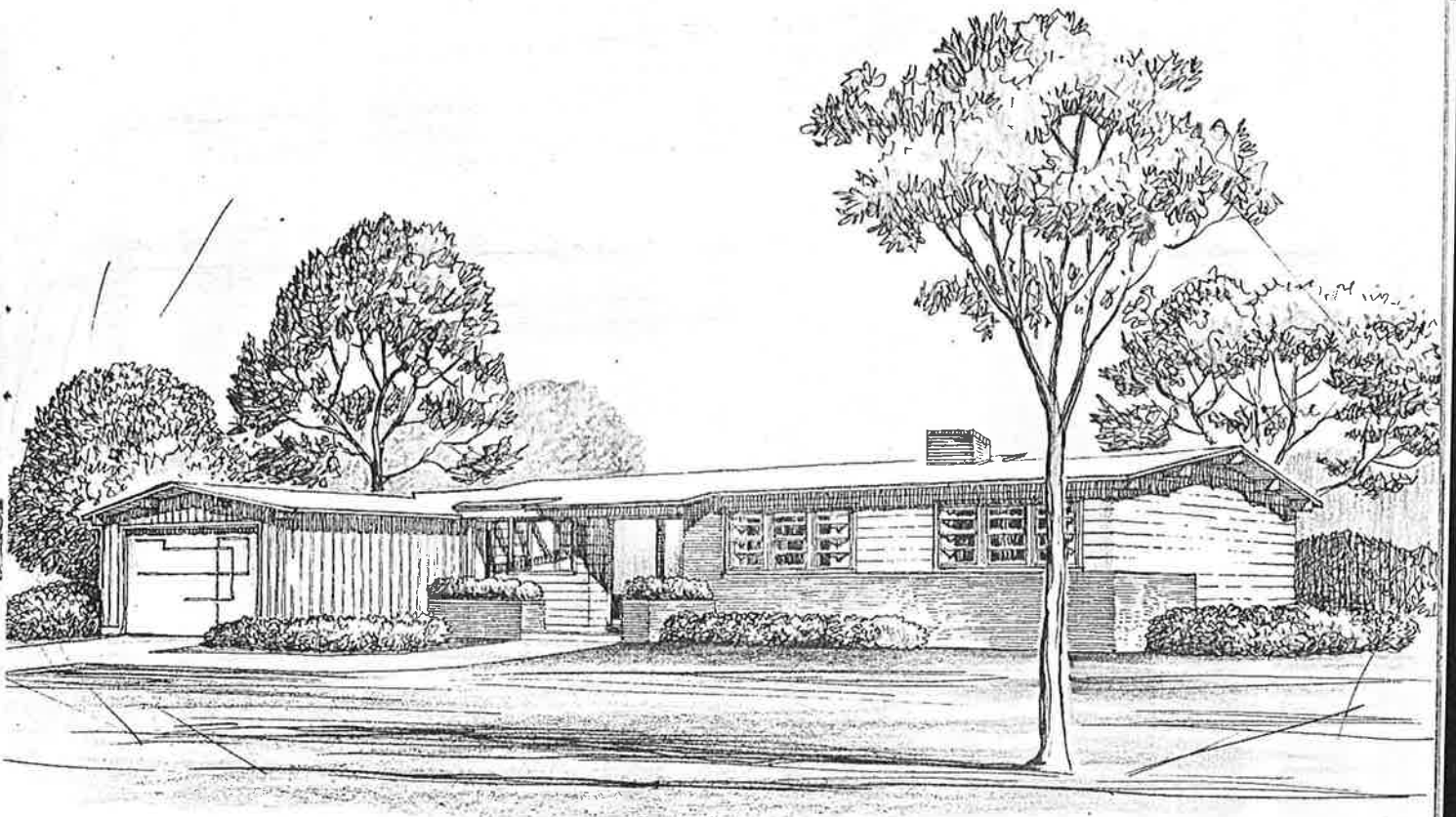
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



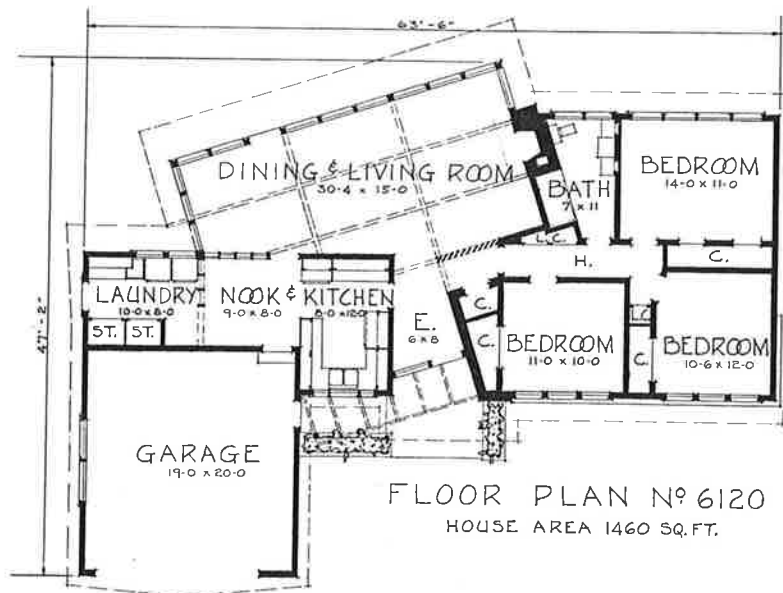
PLAN NO. 6090—This fine, big, modern type home is particularly suited to suburban or farm property, and has a typical utility room in place of a basement; but a much larger utility area than usual to accommodate furnace, laundry equipment, frozen food storage locker, children's coats and toys, and the multitude of other things for which storage space must be provided. Three large bedrooms and the bath open from a single hallway, which can also be reached from the kitchen or entrance hall. Closet space is generous, with a guest closet at the entry and two linen storage closets. The double garage is an attractive feature.



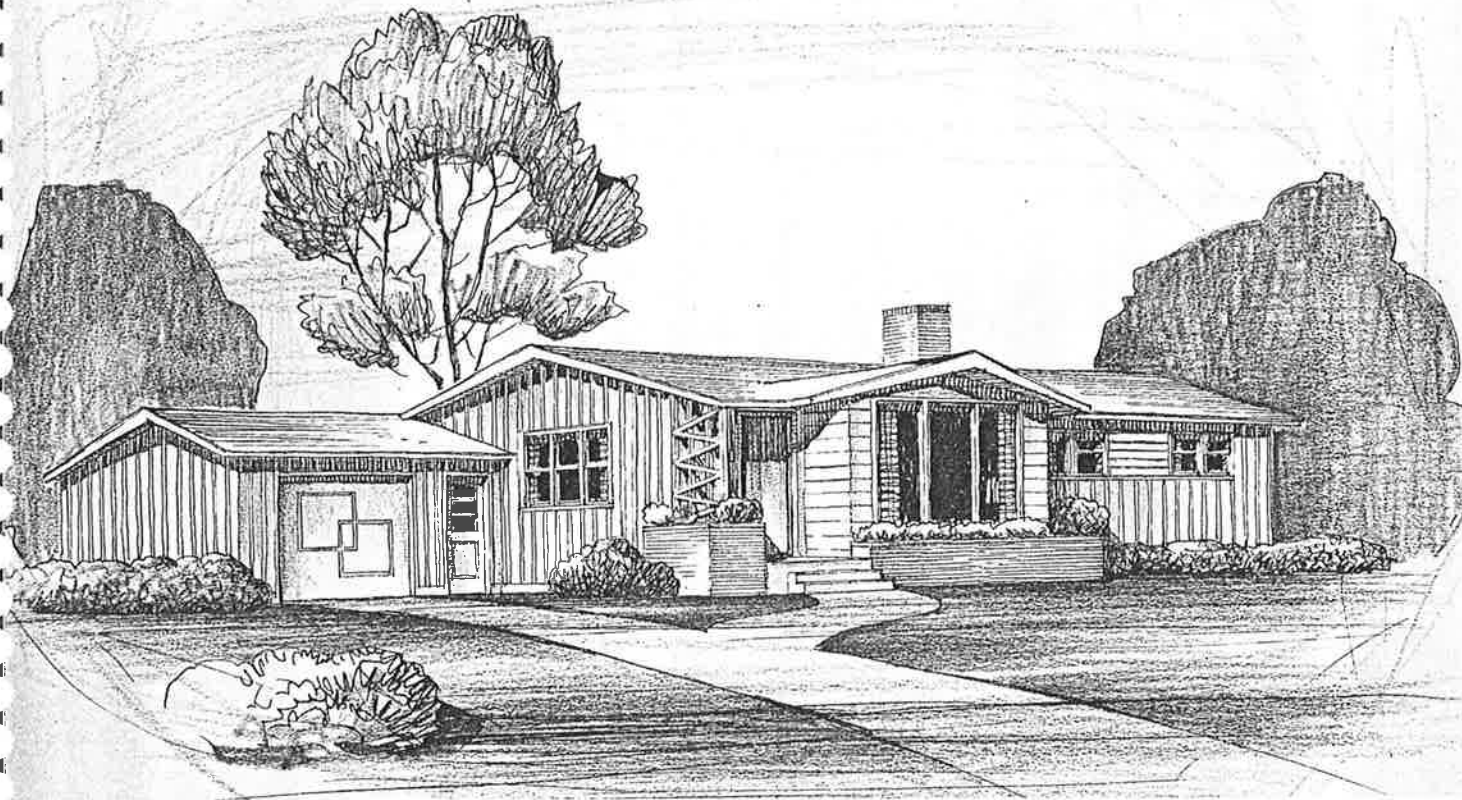
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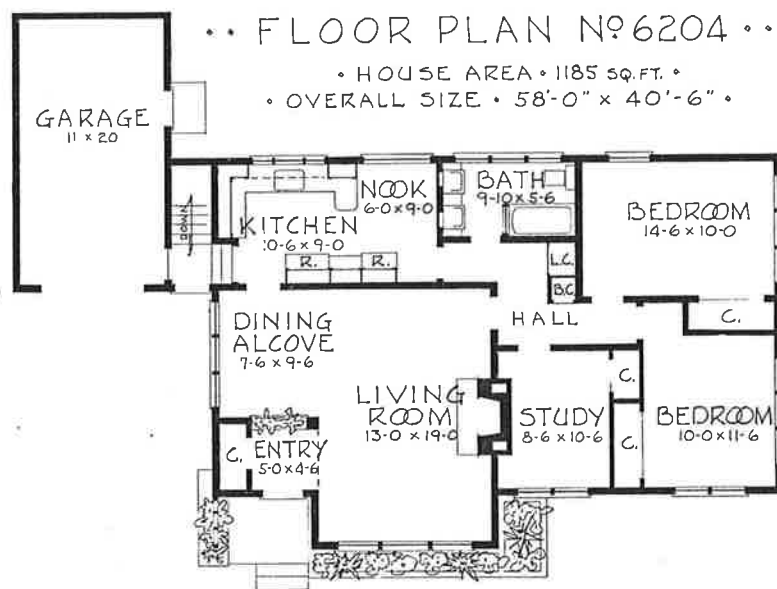
PLAN NO. 6120—Every line of this house is modern, the angle of the living room was carefully planned to provide a maximum of space at the fireplace for the principal furniture group and a smaller area for dining in the opposite end. There are no outside walls around the living and dining room as such, only posts with glass set between them from floor to ceiling. Because this home has been planned for a plank floor and roof construction the ceiling in the living room slopes up to the outside with the roof boards showing as the finished ceiling. A vertical lattice has been set between the living room and entry for privacy and to provide additional wall space for furniture.



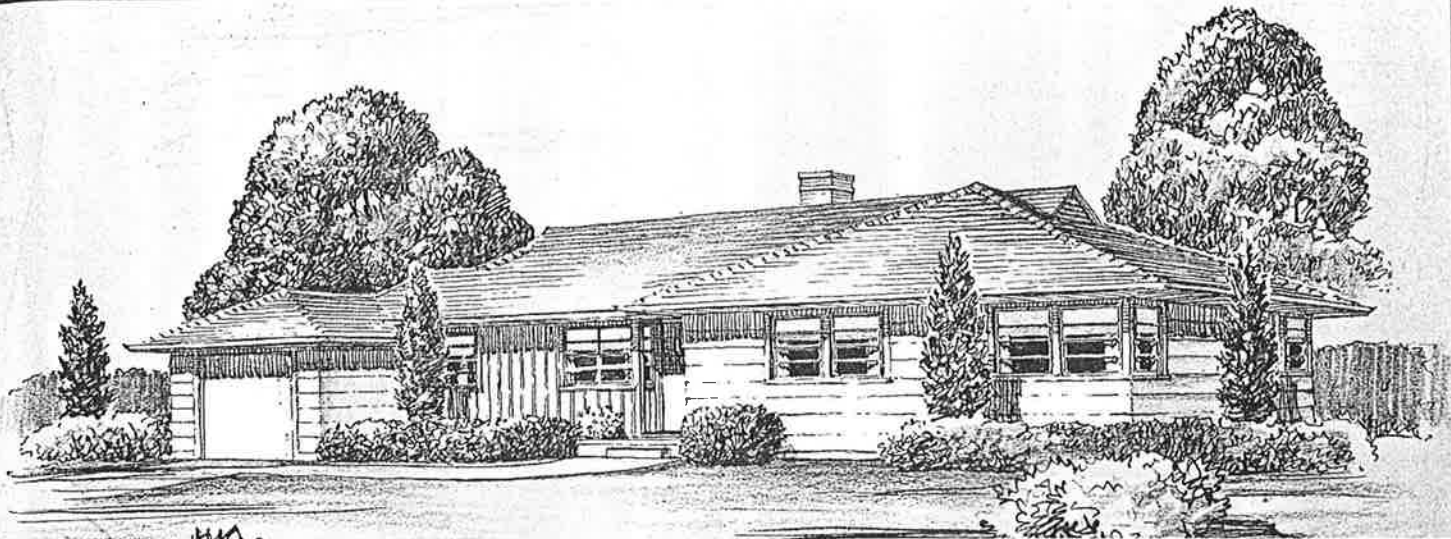
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PLAN NO. 6204—This floor arrangement provides for an entrance hall separated from the dining alcove by a decorative cabinet topped by a planter at eye level, a guest closet and a large living room. The hallway serving three bedrooms and bath may be reached directly from living room or kitchen without passing through another room. The kitchen door opens onto the stairway which leads to the out-of-doors, the garage or to the basement. Basement design is such that partitions can be built to divide it into play room, laundry, storage and hobby room and the fireplace is situated for playroom use and for the furnace chimney.



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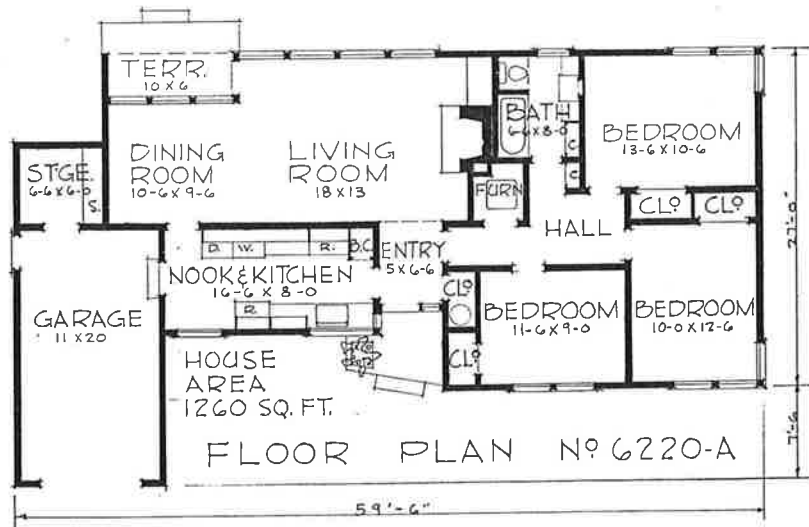


PLAN NO. 6220-A

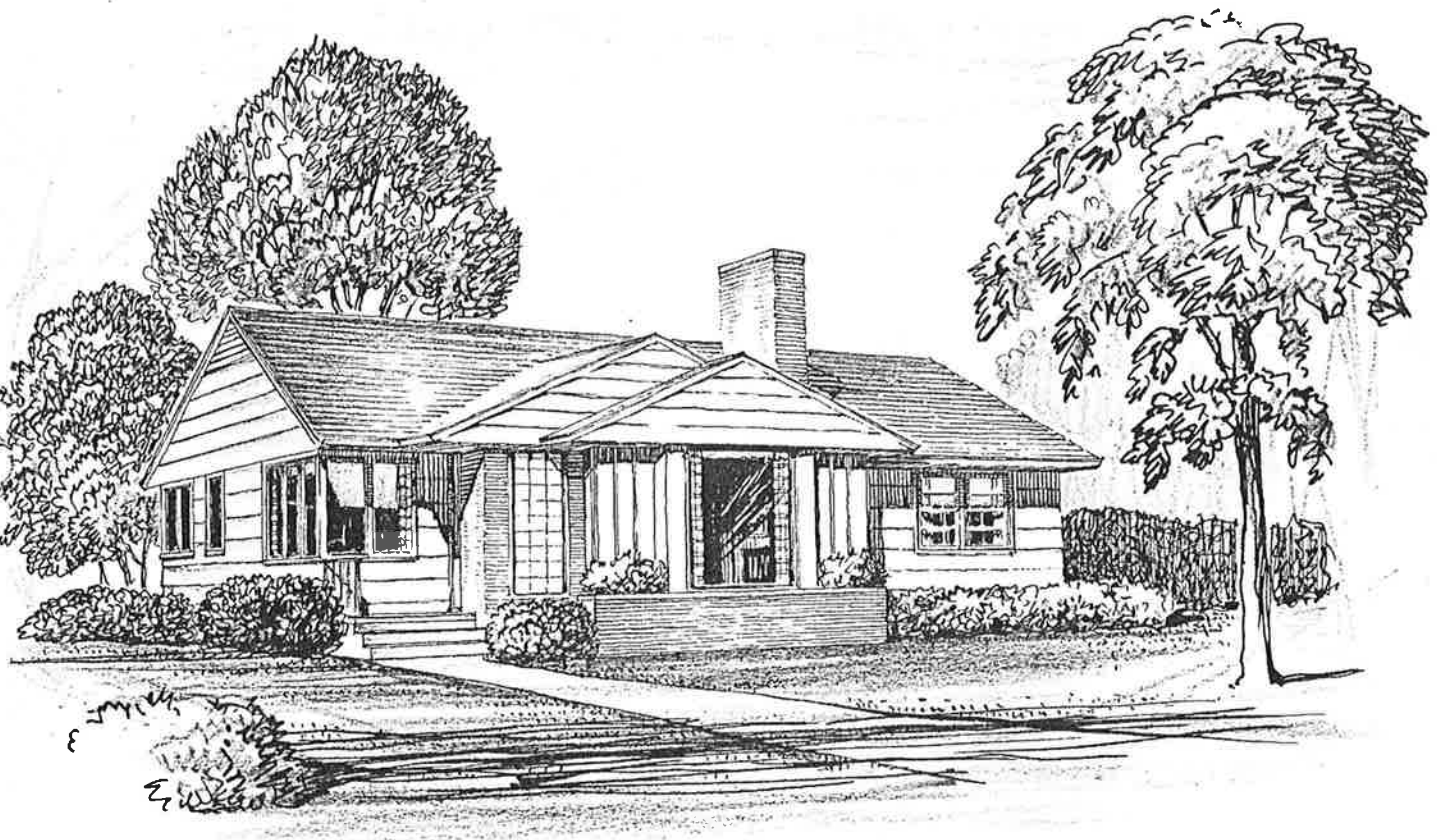
Modern ranch styling and the contemporary nearly flat roofed styling have been used for the two exteriors shown for this floor plan which is very modern itself. The living area to the back on the private garden with garage, kitchen and entry to the street is becoming



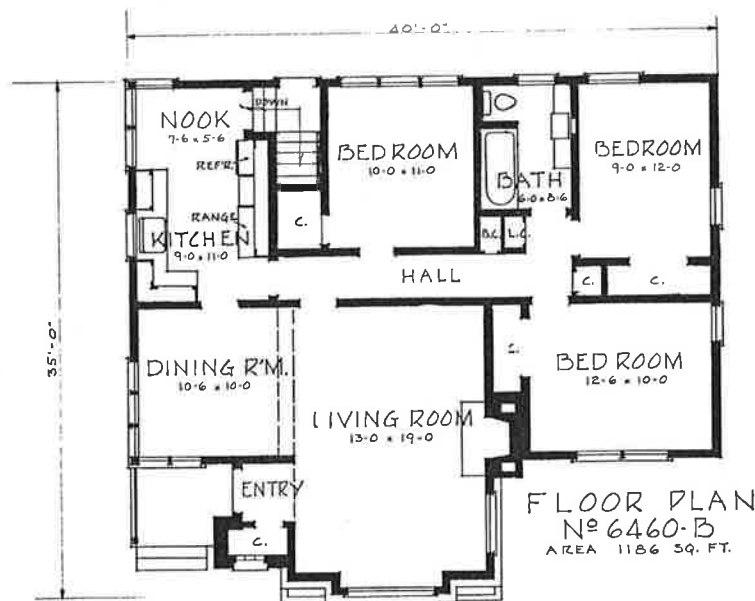
PLAN NO. 6220-D



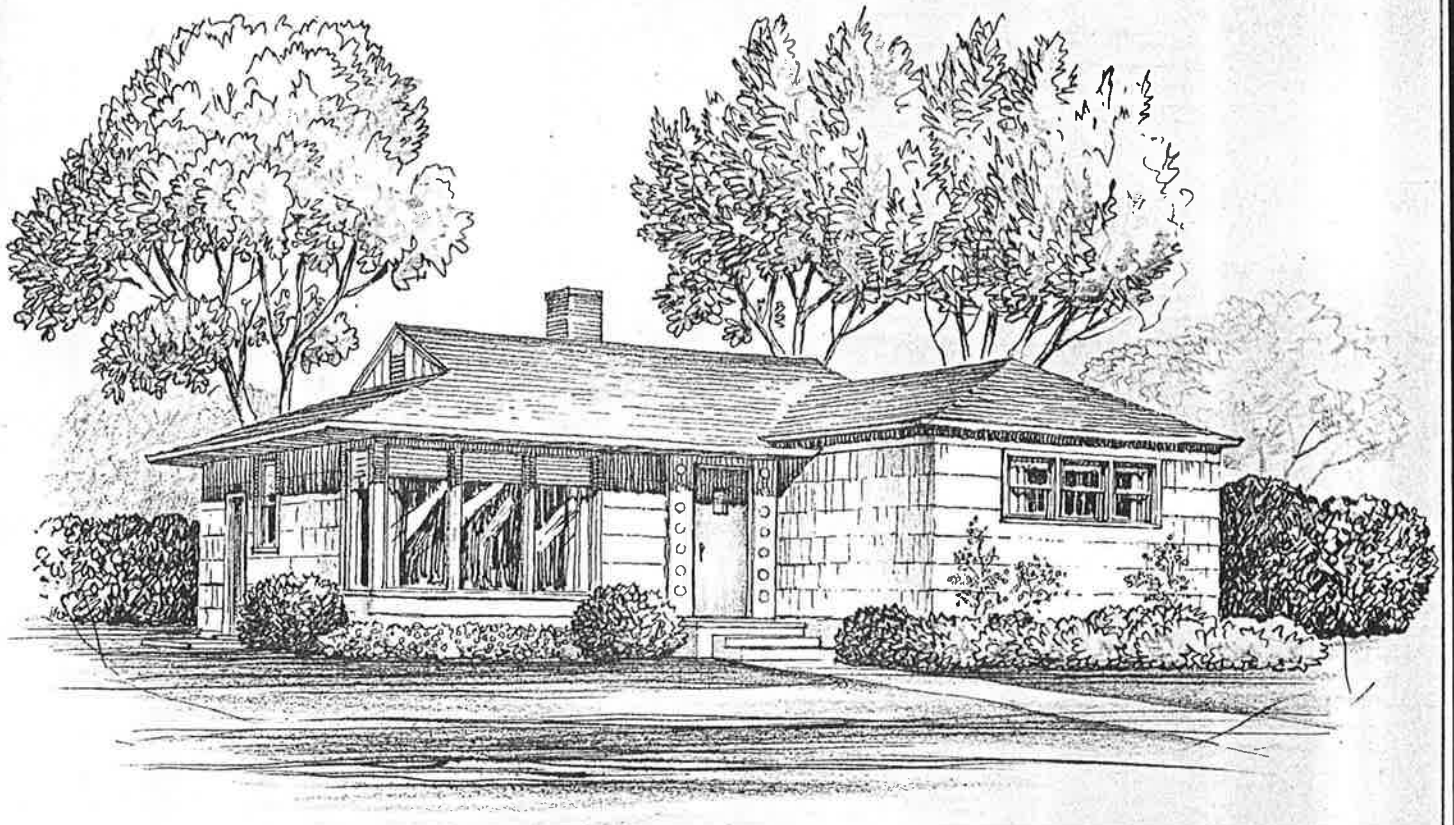
more popular all of the time. The furnace has a small room of its own back of the fireplace chimney and in the middle of the house. Modern laundry equipment has been included in the kitchen cabinet layout so the customary basement is not needed with storage space provided in the back of the garage.



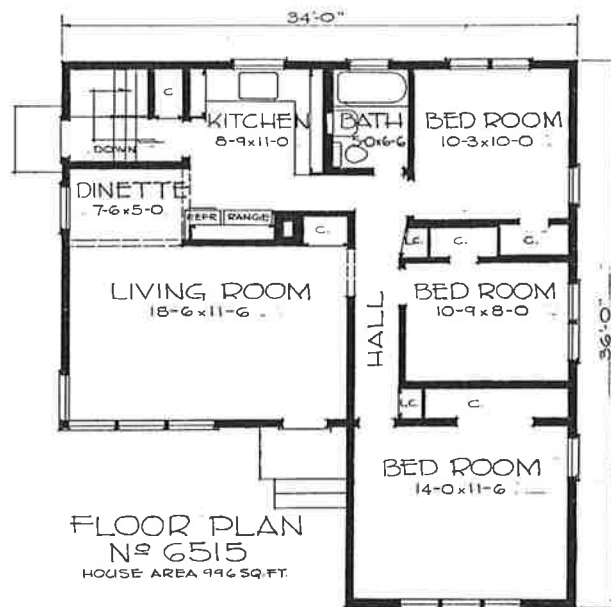
PLAN NO. 6460-B—A very attractive exterior appearance has been combined with carefully designed, good-sized rooms for an excellent room arrangement. All of the rooms are grouped around a central hallway so that it is not necessary to go through any room in the house to get from one room to another. The roof is low, eliminating useless attic space, and contributing to the streamlined appearance. The full basement can be reached by a stairway which opens from the back door and the kitchen. This basement has a fireplace where it can be used for a party room and still provide a chimney for the furnace.



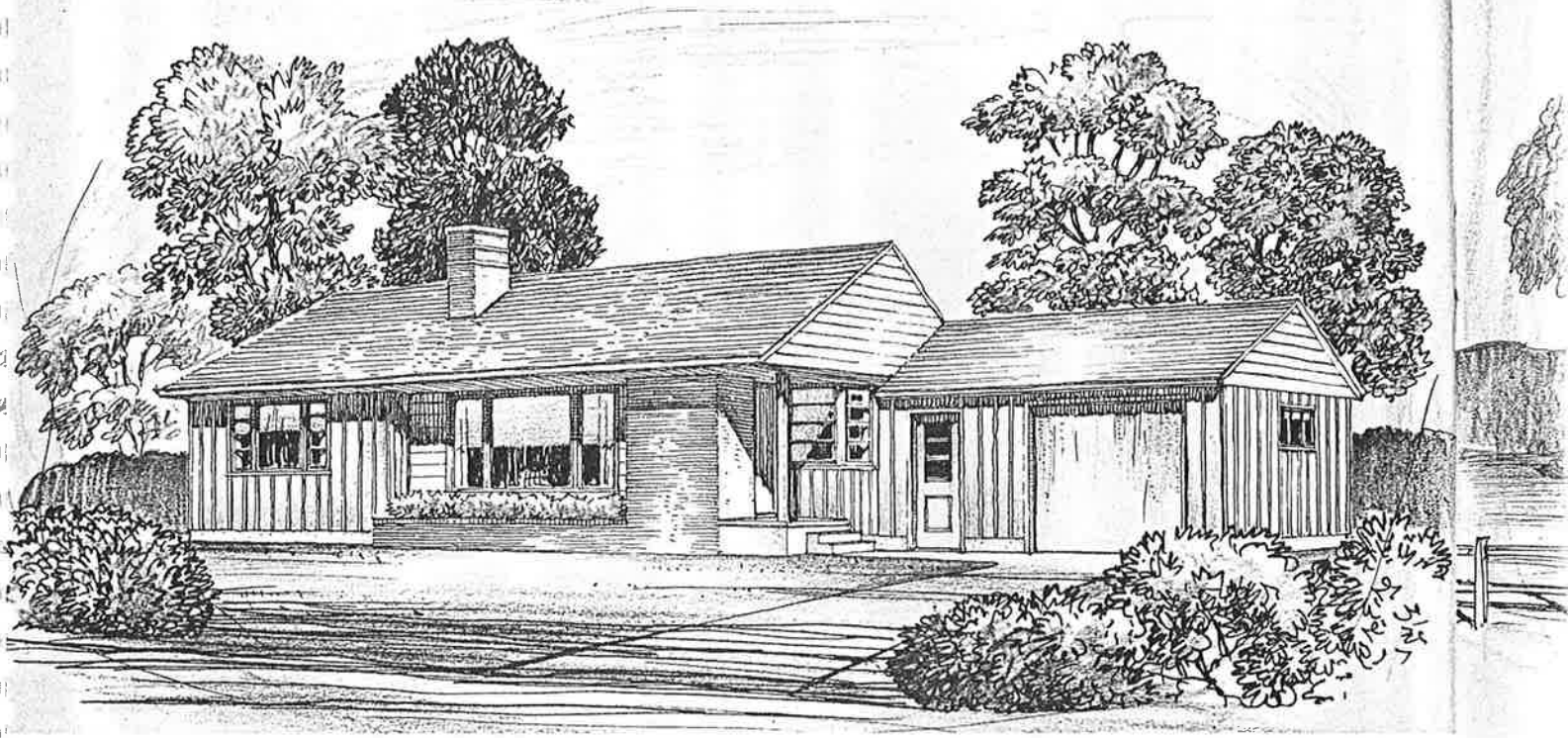
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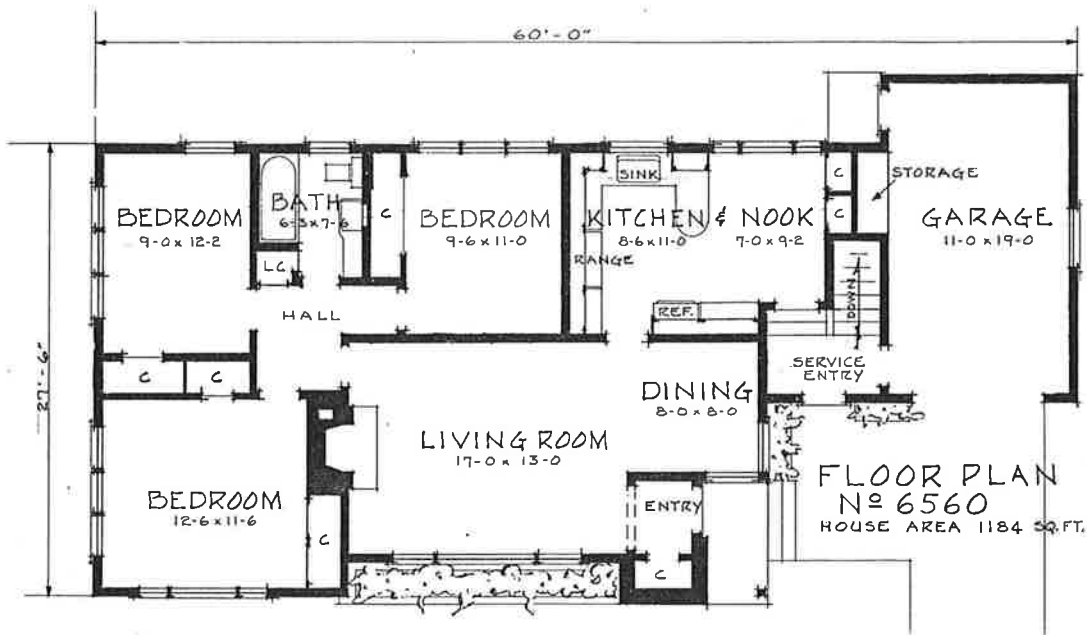
PLAN NO. 6515—This floor plan has been very carefully considered for convenient access from room to room and for simple straight lines to insure low construction cost. The three bedrooms and bath are all accessible from the hallway which opens from both the kitchen and the living room. A full basement under the main portion of the house can be reached from either the kitchen or the out-doors by the stairs in the corner and laundry equipment and furnace may be built in here and still leave ample room for a hobby shop or family play room.



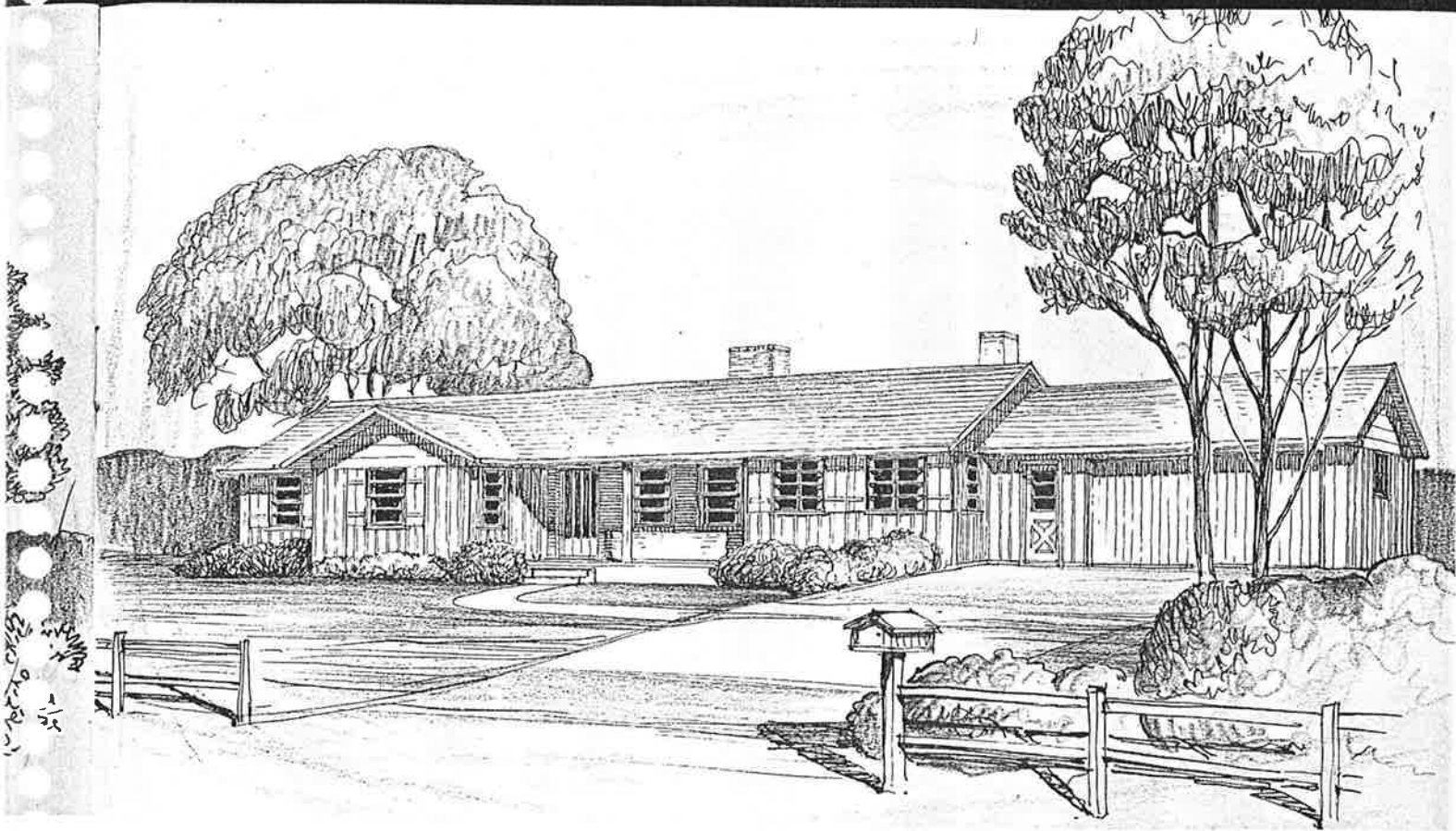
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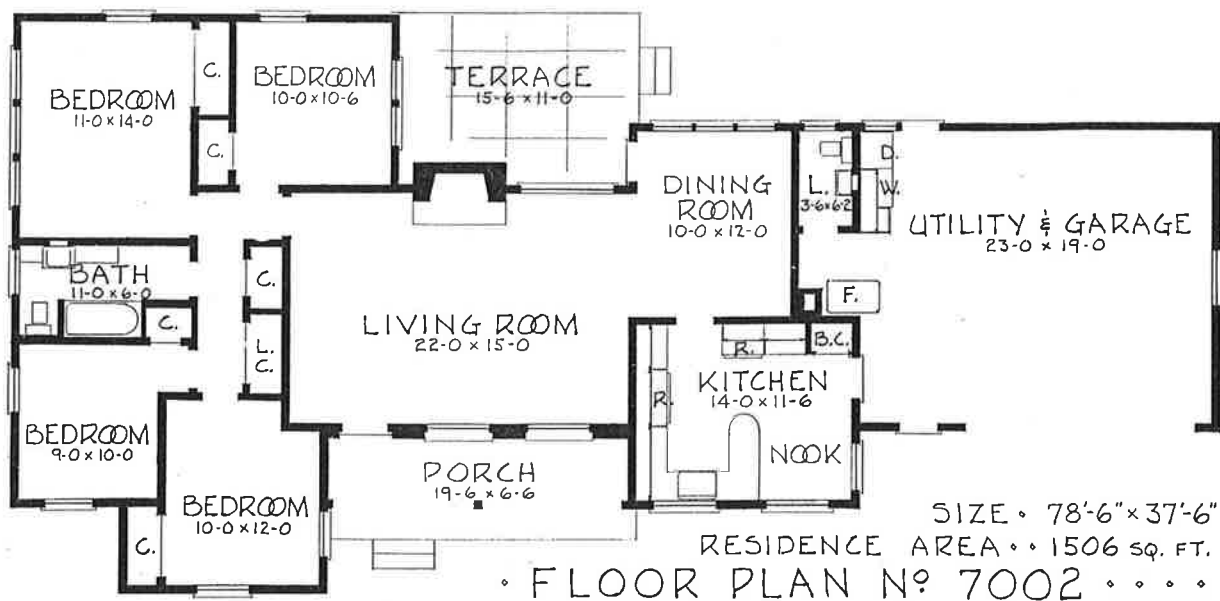
PLAN NO. 6560—This modern ranch-style home of three bedrooms is true to its type with rough-sawn vertical boards and battens on the main body of the house and rough, horizontal siding in the gable ends, all stained one of the attractive new colors which blend in so well with rural surroundings. Probably the nicest thing about the whole house is the beautiful kitchen and nook where there is a great deal of cupboard and storage space, lots of counter top for working space and the popular bar separating kitchen and nook.



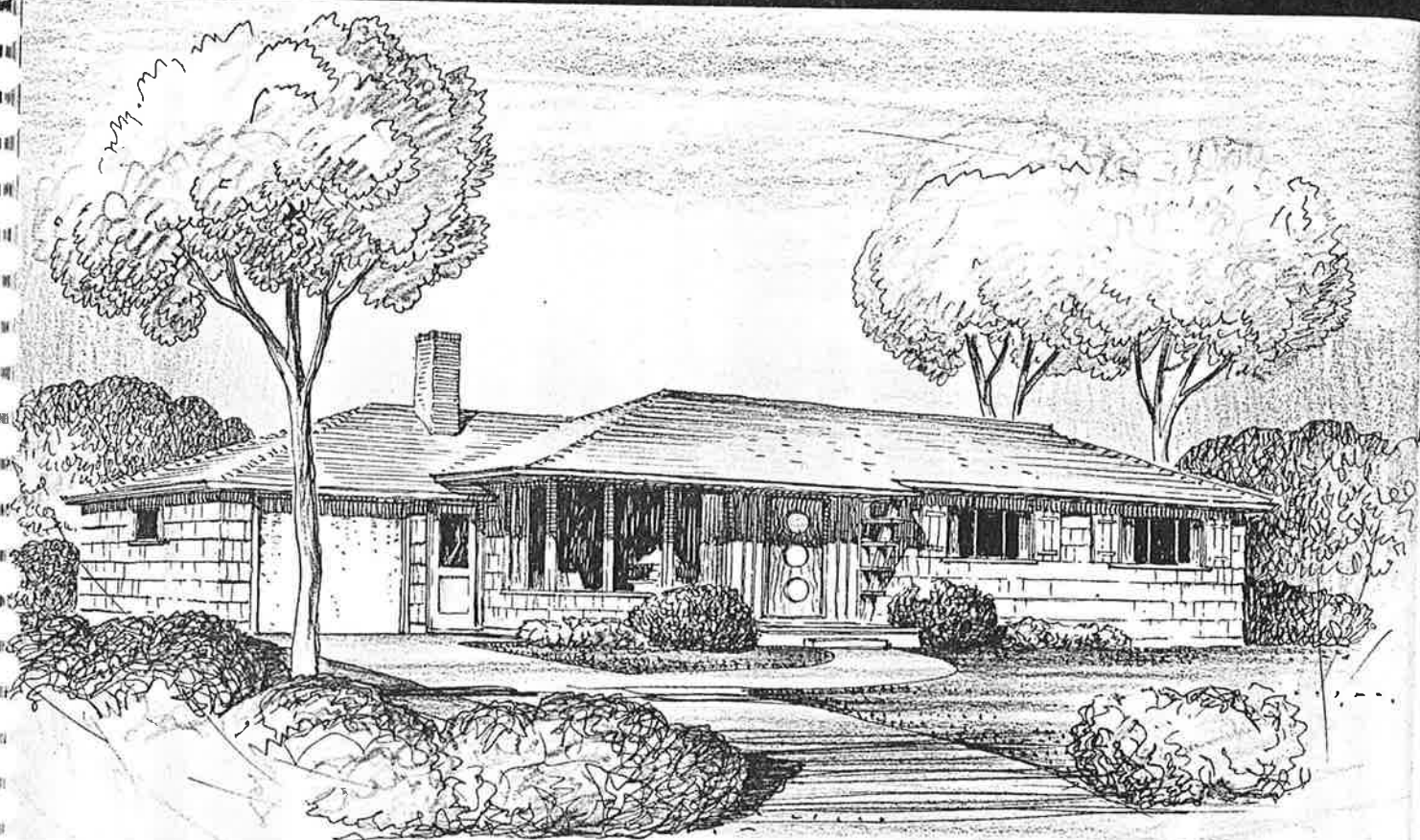
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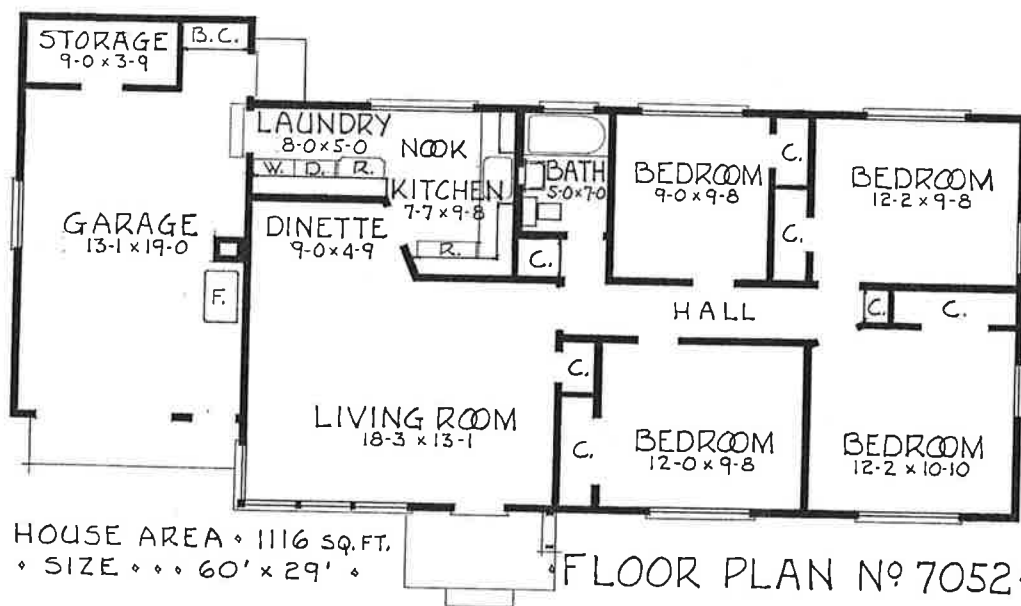
PLAN NO. 7002—Brick veneer has been used for the living room wall of the front porch in the best ranch tradition; boards and battens with wide rough board shutters complete the picture and they can all be left a natural color, or brick and all could be painted. The floor plan provides every possible comfort and still the floor area is surprisingly small when you consider size and number of rooms. Laundry space and a corner for the furnace have been arranged in the garage where they are convenient to the kitchen and to a door opening onto the back yard.



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PLAN NO. 7052—Modern ranch styling has been used for the exterior treatment with low pitched roofs, wide overhanging eaves at the front door and to protect the living room windows. As there is no basement the garage has been built a little oversize to permit the location of storage closets and the furnace here where it will be convenient. We can also use the garage as a rear entry where there is room left to walk along beside the car. Closets are generous and space has been allowed off the kitchen for modern laundry equipment to be installed.



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