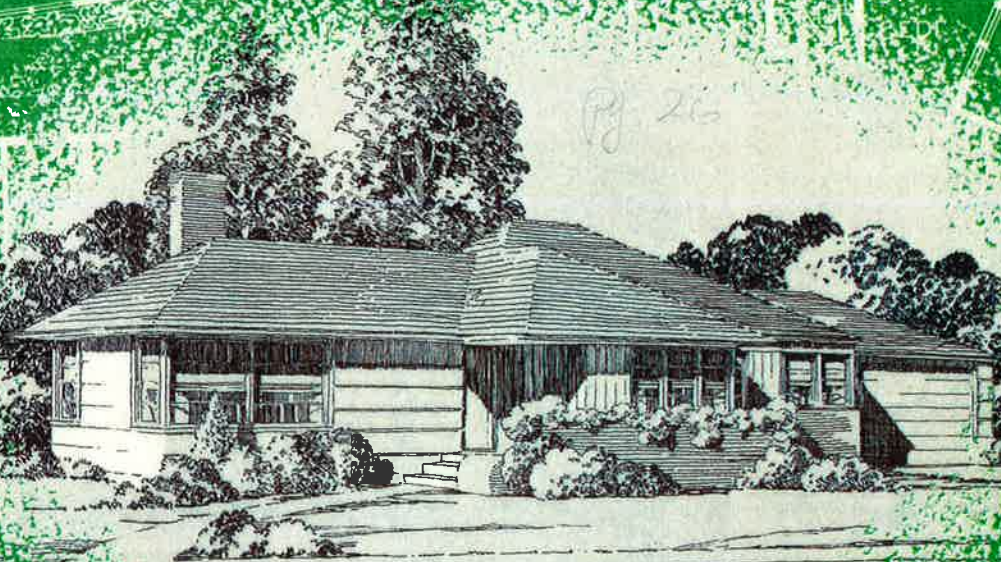


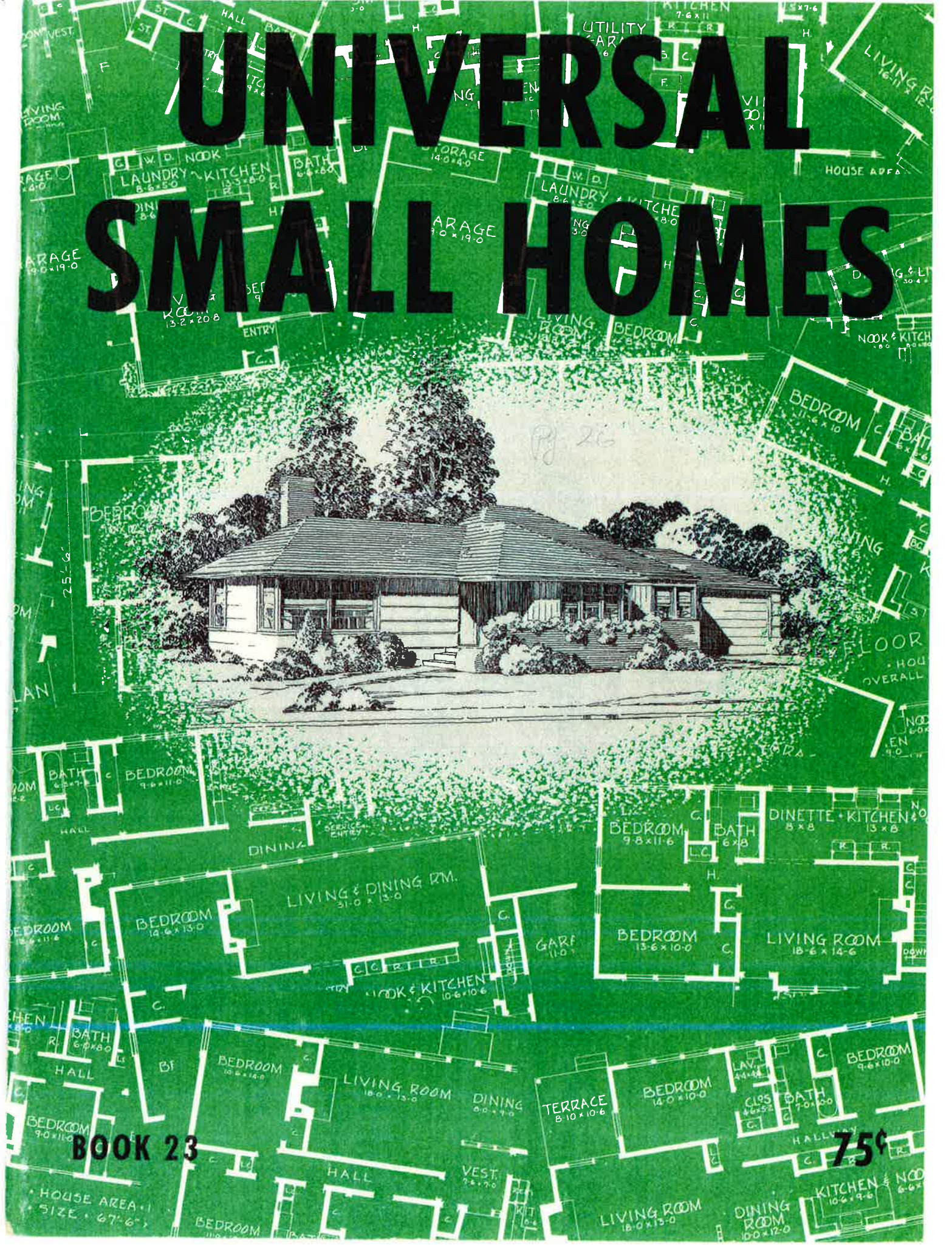
# UNIVERSAL SMALL HOMES



BOOK 23

75¢

HOUSE AREA  
SIZE 67'-6"



# UNIVERSAL SMALL HOMES

## Book 23

### 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 lot 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.

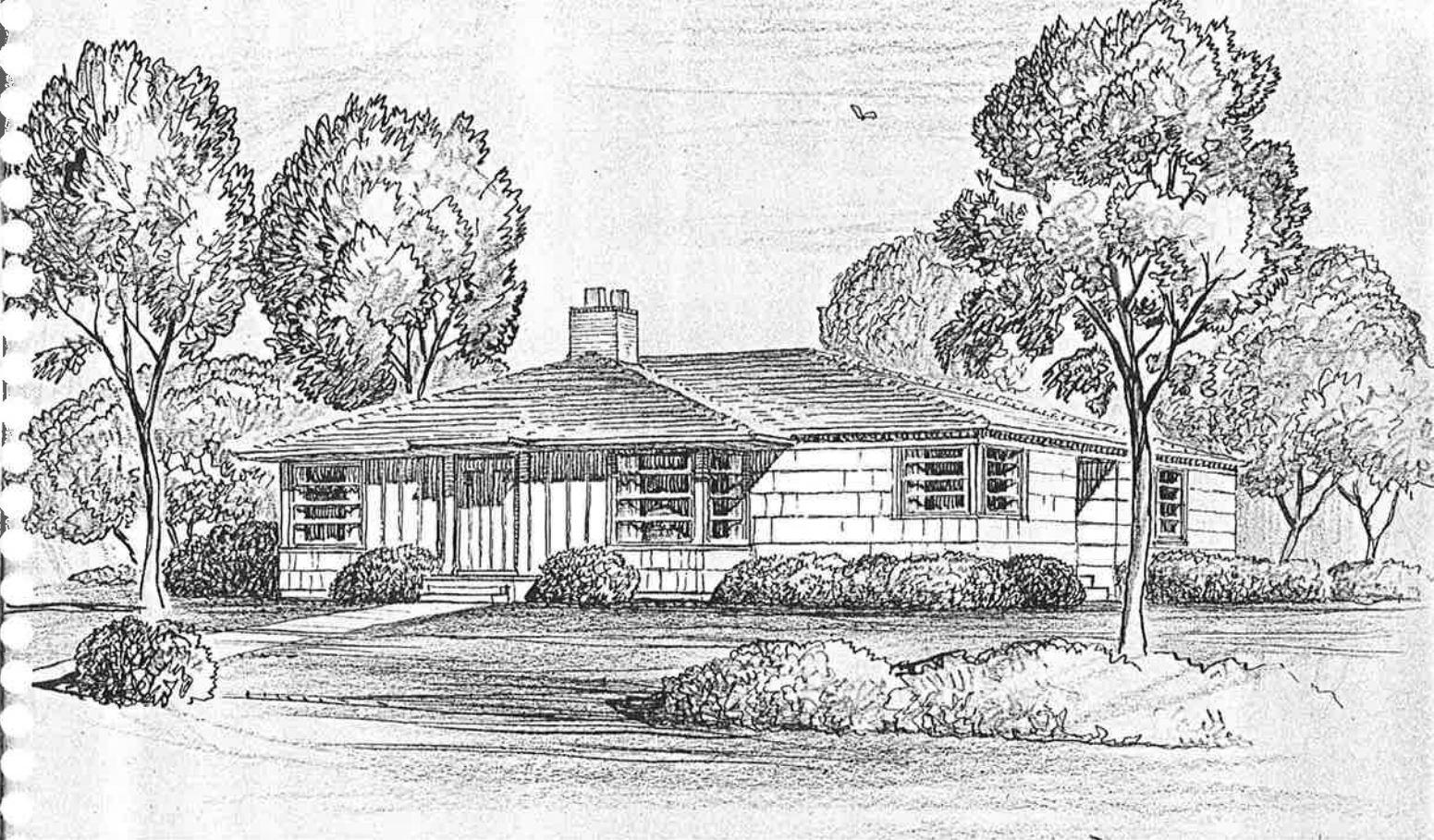
Our New Address  
1620 S. E. Ankeny St.  
Portland 14, Oregon

## UNIVERSAL PLAN SERVICE

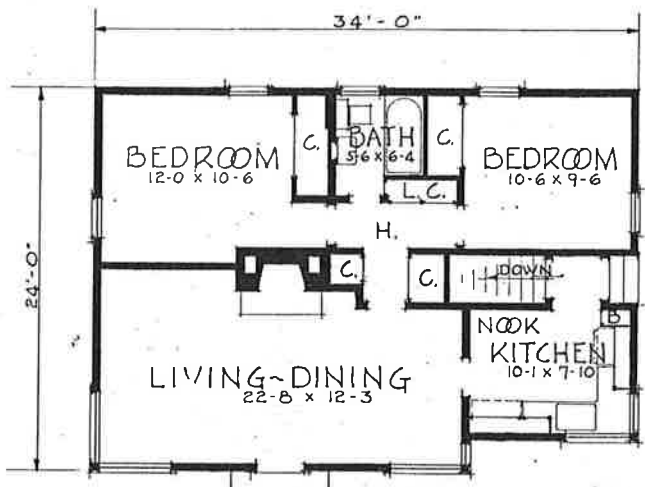
332 Builders Exchange Building

Portland 4, Oregon



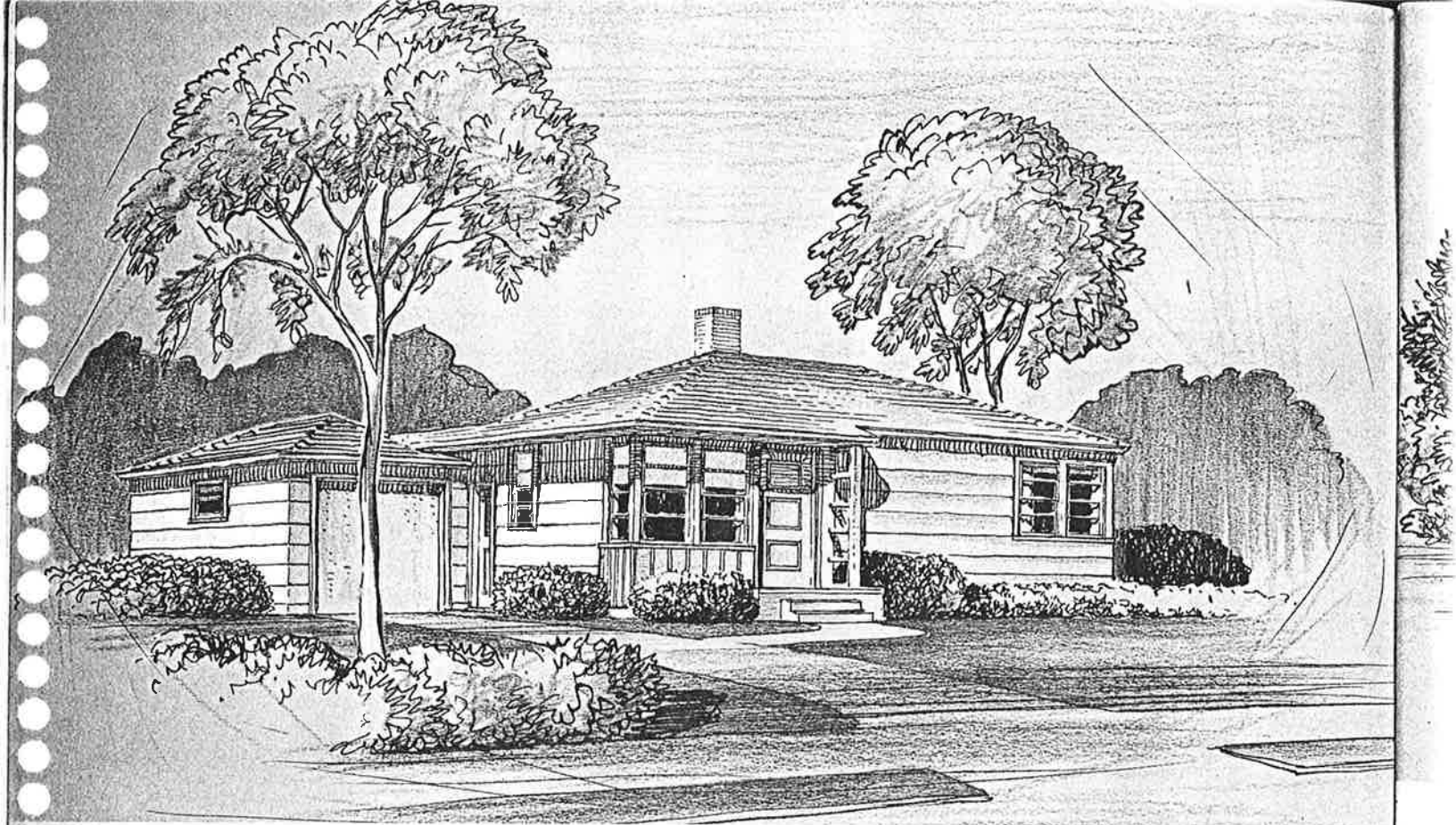


**PLAN NO. 4123-F**—Wide overhanging eaves, corner windows and a hipped roof have been used in this modern home to give a smart new look to a floor plan which has been a favorite with home builders for many years. The home is very small and yet manages to present an illusion of size both inside and out. The wide front makes it look larger than it really is on the outside and the dining alcove makes the front room look exceptionally large. A full basement can be used for storage, work and play space.

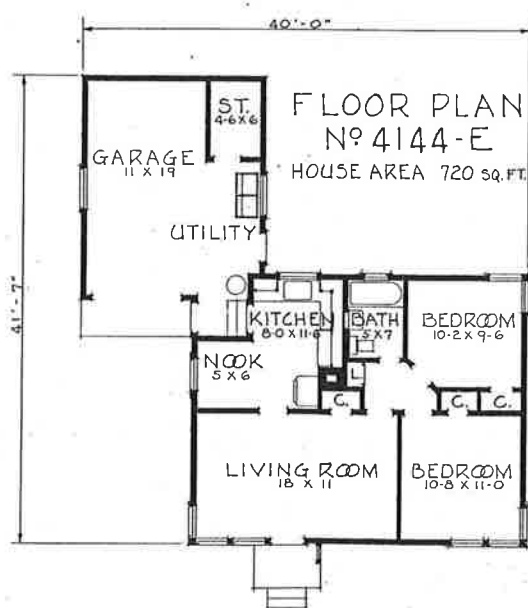


AREA ~ 775 SQ. FT.

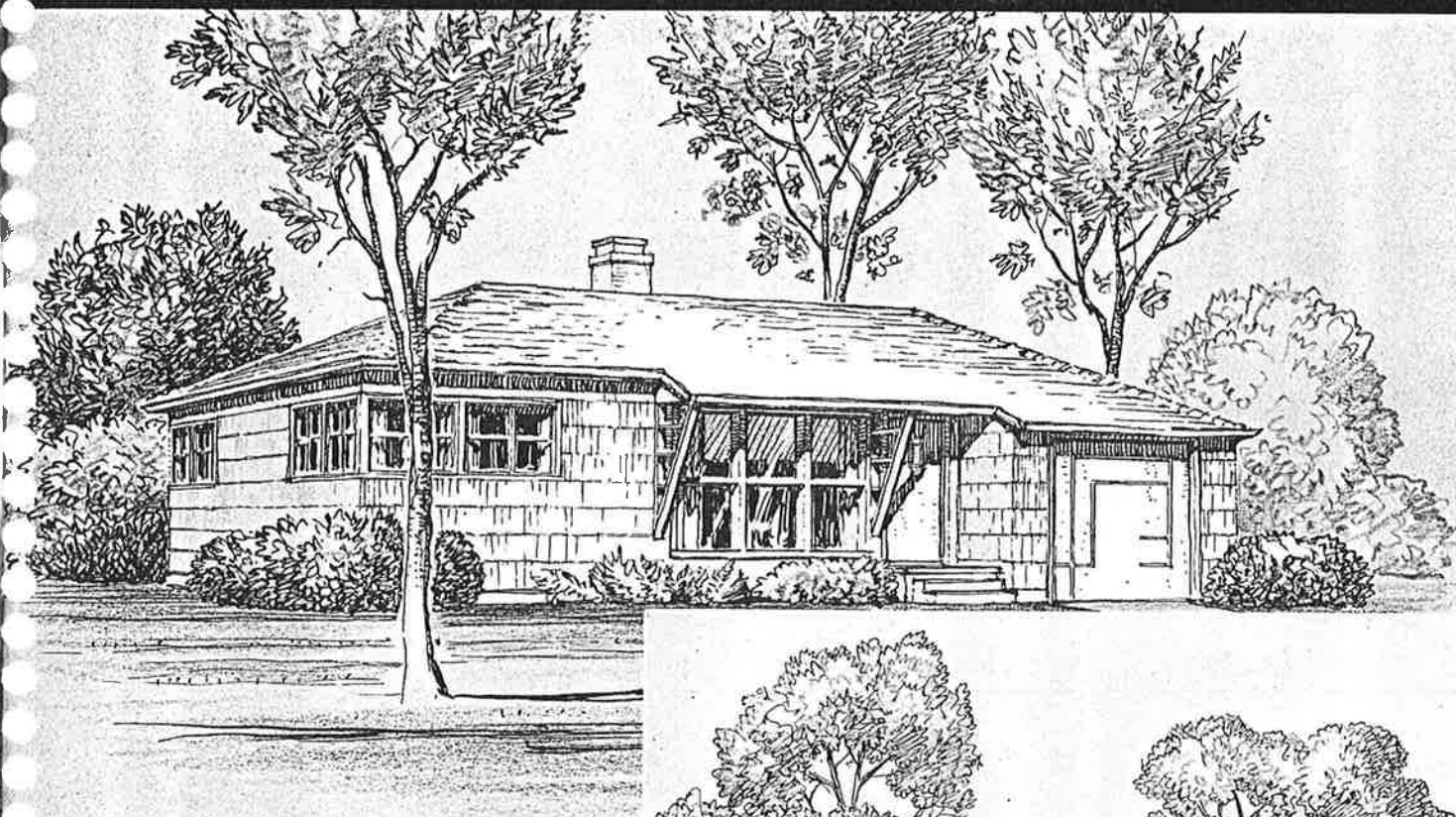
FLOOR PLAN N°4123-F



**PLAN NO. 4144-E**—This small, basementless home utilizes an attached garage for space to house all storage and laundry facilities and even as an indoor play area for children. This play area would be convenient to the kitchen so that children playing there could be under the mother's constant supervision. Doors are placed to provide easy access to out-of-doors. The low pitched modern roof has a wide overhanging eave at the front door and over the living room window for protection and to accent the exterior design. The lines of the house are simple for easy construction.

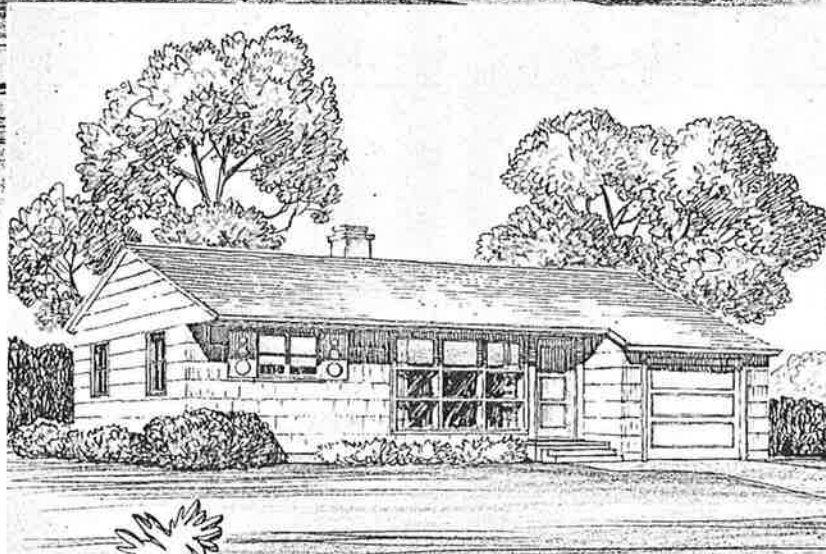


UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

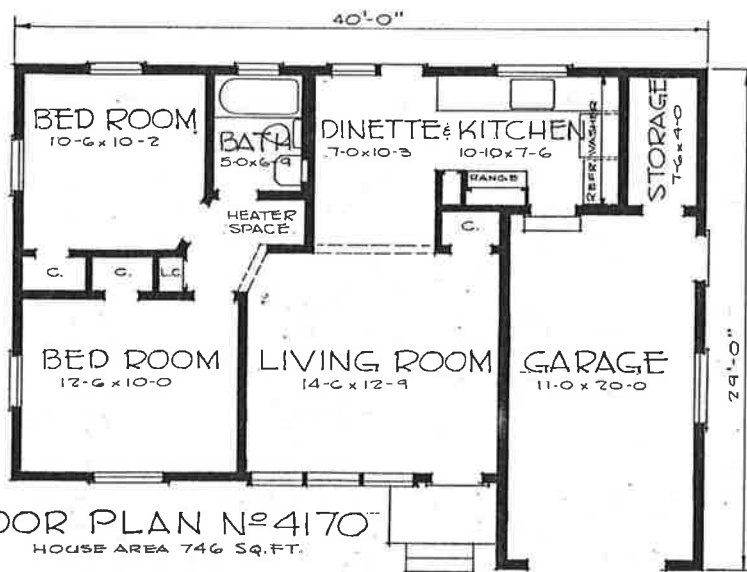


**PLAN NO. 4170-B**

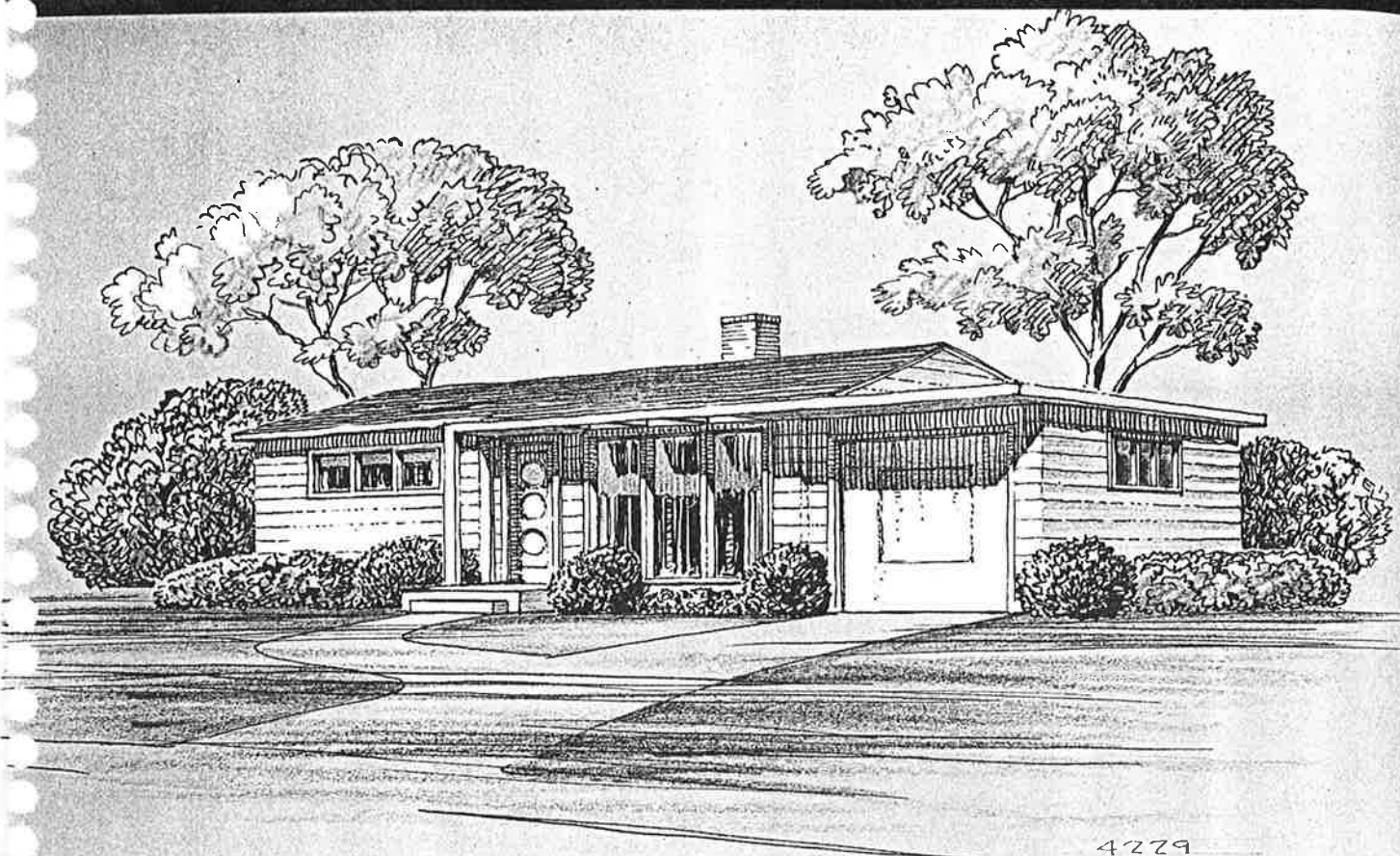
A choice from either of two exterior styles is offered here with a small, economical home which may be constructed on the average city lot. Straight simple lines of the plan combine with the unbroken roof and small floor area to hold the construction cost down and yet the home provides good sized bedrooms and a combination living, room and dinette which appears to be quite large, plus ample closet



**PLAN NO. 4170-A**



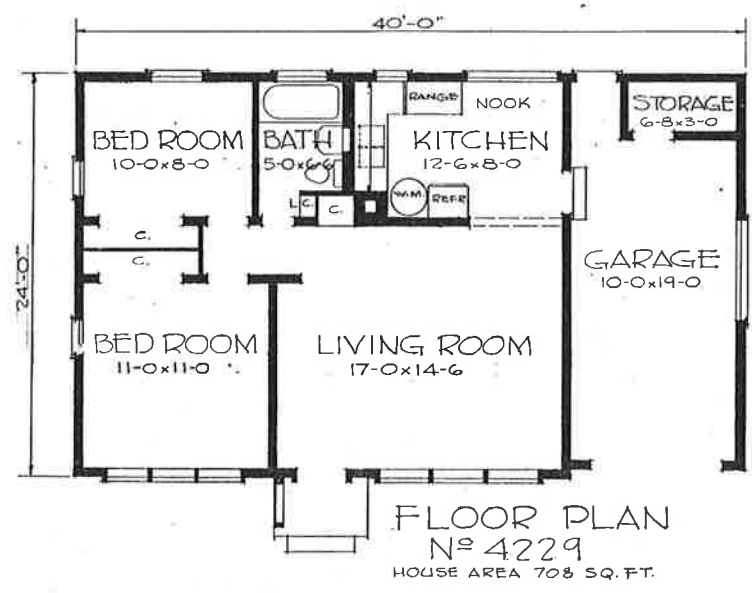
space. Storage for "Extras" and tools is available in a large room in the back of the garage where it is convenient to the housewife or her gardener husband. Access to the rear of the house is provided by a glass door in the dinette where the family may enjoy out-door living in privacy.



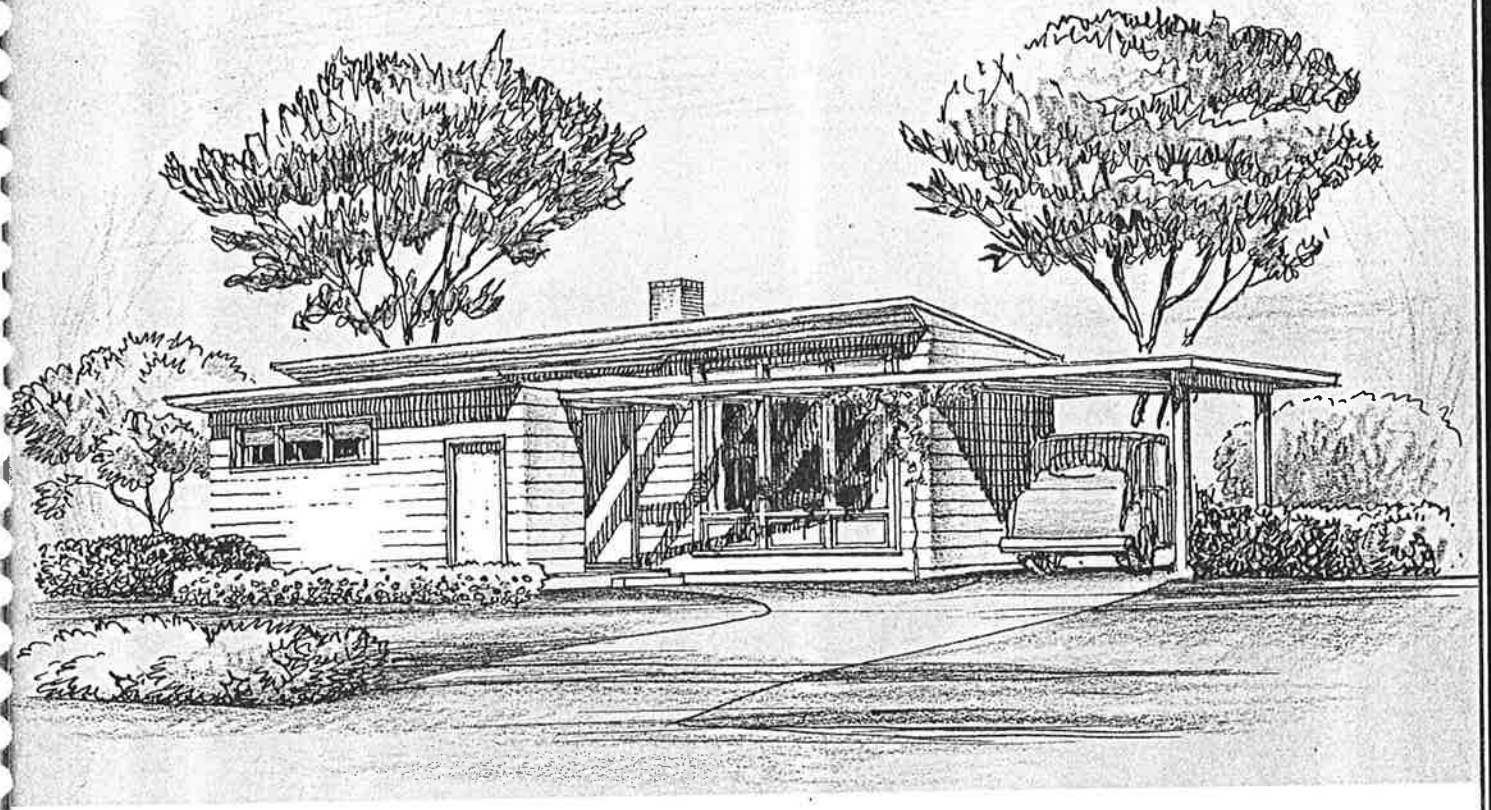
4229

**PLAN NO. 4229**—Striking appearance of this smaller home belies its inexpensive features. It's small enough to be built on an ordinary city lot without losing proper proportion yet it has a great many low-cost features, such as plumbing all in one wall, and storage space in the garage instead of in an expensive basement. The chimney is located carefully where it will serve either a furnace under the house, a floor furnace or the extremely economical space heater in the living room. As an exterior alternative, this home could be finished in natural siding with brilliantly painted trim for eye-stopping appearance.

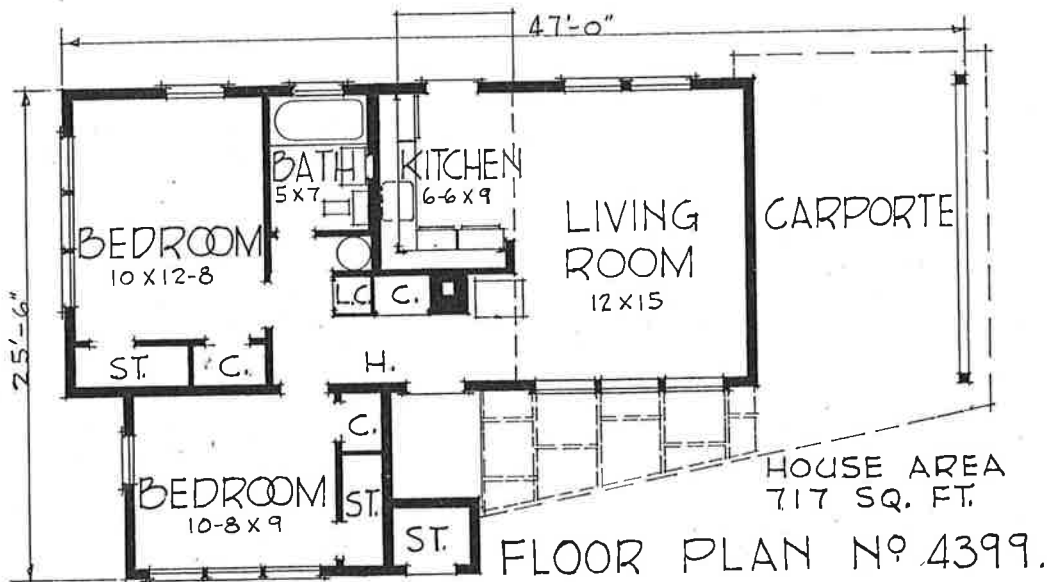
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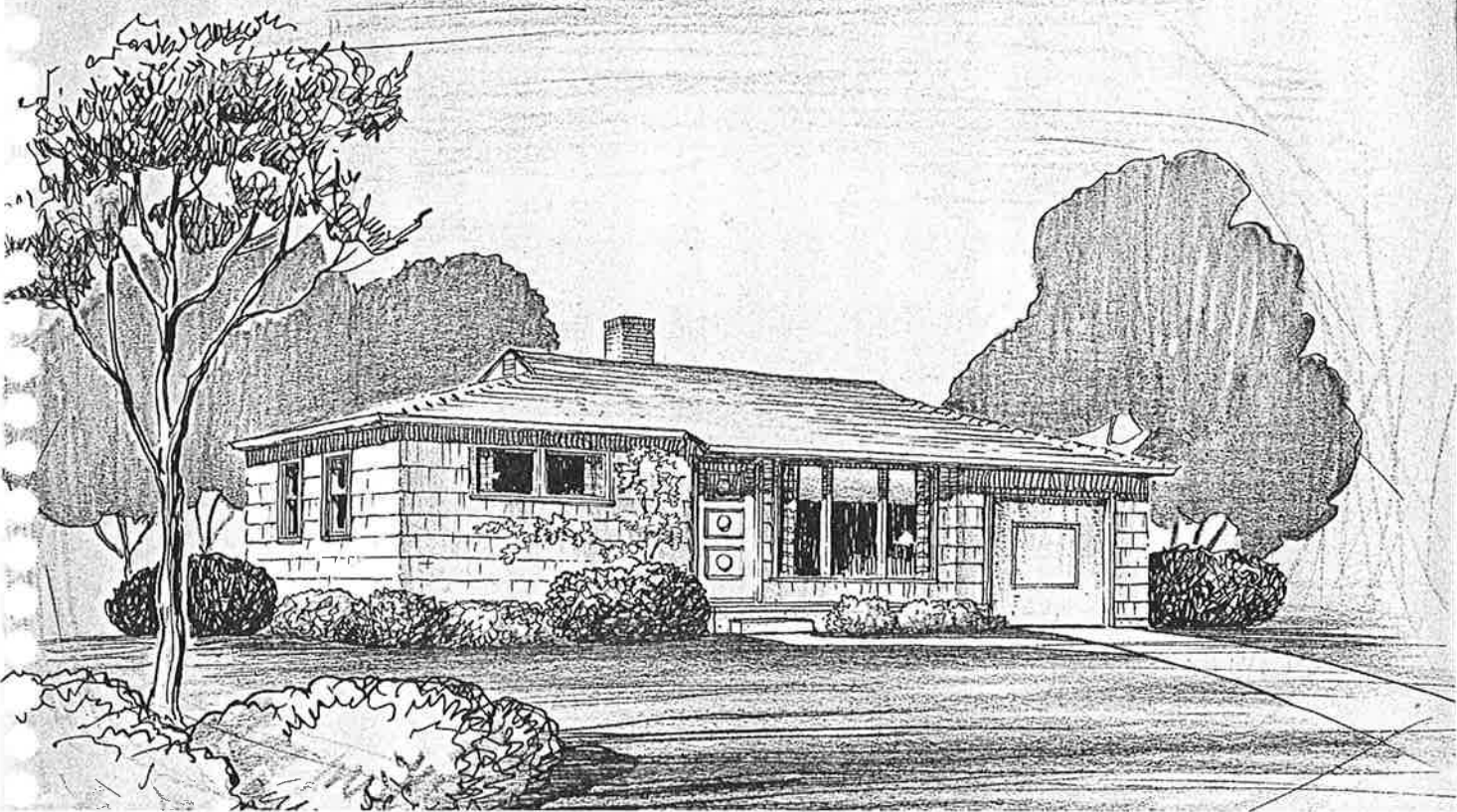
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



**PLAN NO. 4399**—This Modern Home is smaller and less expensive than it looks. The long low roof lines and attached carport make it look very large and the huge floor to ceiling windows in the living room add an appearance of richness. Compact kitchen planning has achieved the utmost usable space in a very small area with small range, refrigerator and automatic clothes washer built-in. The new two inch plank construction has been used for floors and roof to hold the house down close to the ground and save expense for false ceiling and cornice work.



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



**PLAN NO. 4429-C**—This two-bedroom home was designed to conform to the standards of the Federal Housing Administration and to be very economical to build. The garage is attached but it can still be built on an ordinary 50-foot wide city lot. The floor plan provides a living room, two bedrooms and a kitchen with space for dining under a window overlooking the rear yard. Closets are generous with large wardrobes in the bedrooms, a guest closet at the front door, linen closets in the hallway and a large storage closet off the kitchen for brooms, supplies and even the washing machine. An outside storage room provides space for lawnmower and other garden tools.

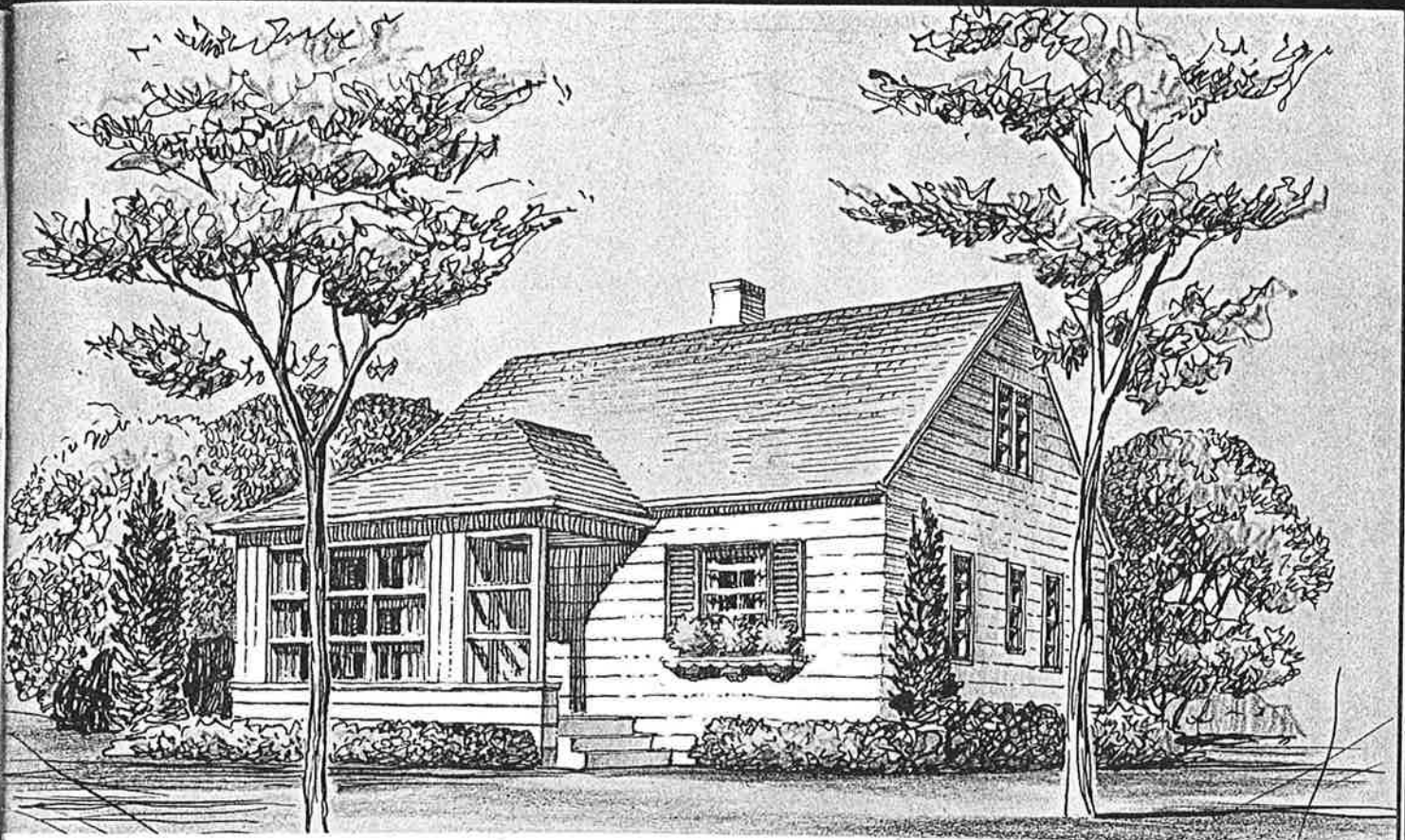


•• FLOOR PLAN No 4429-C ••  
 SIZE 40'-0" x 25'-0" ••• HOUSE AREA 712 sq. FT.

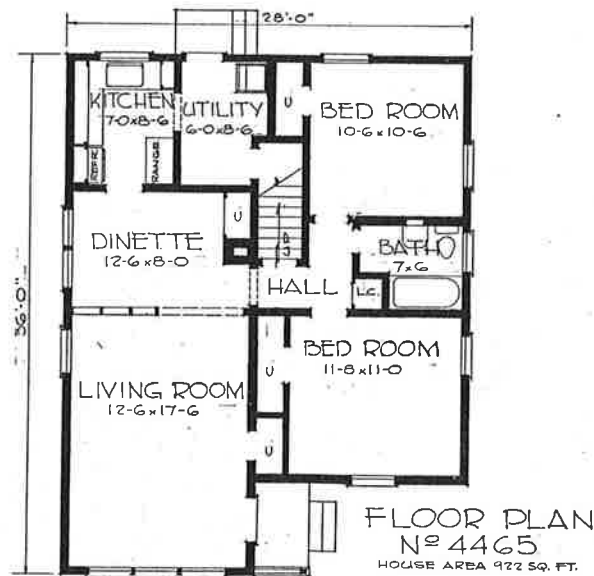
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON

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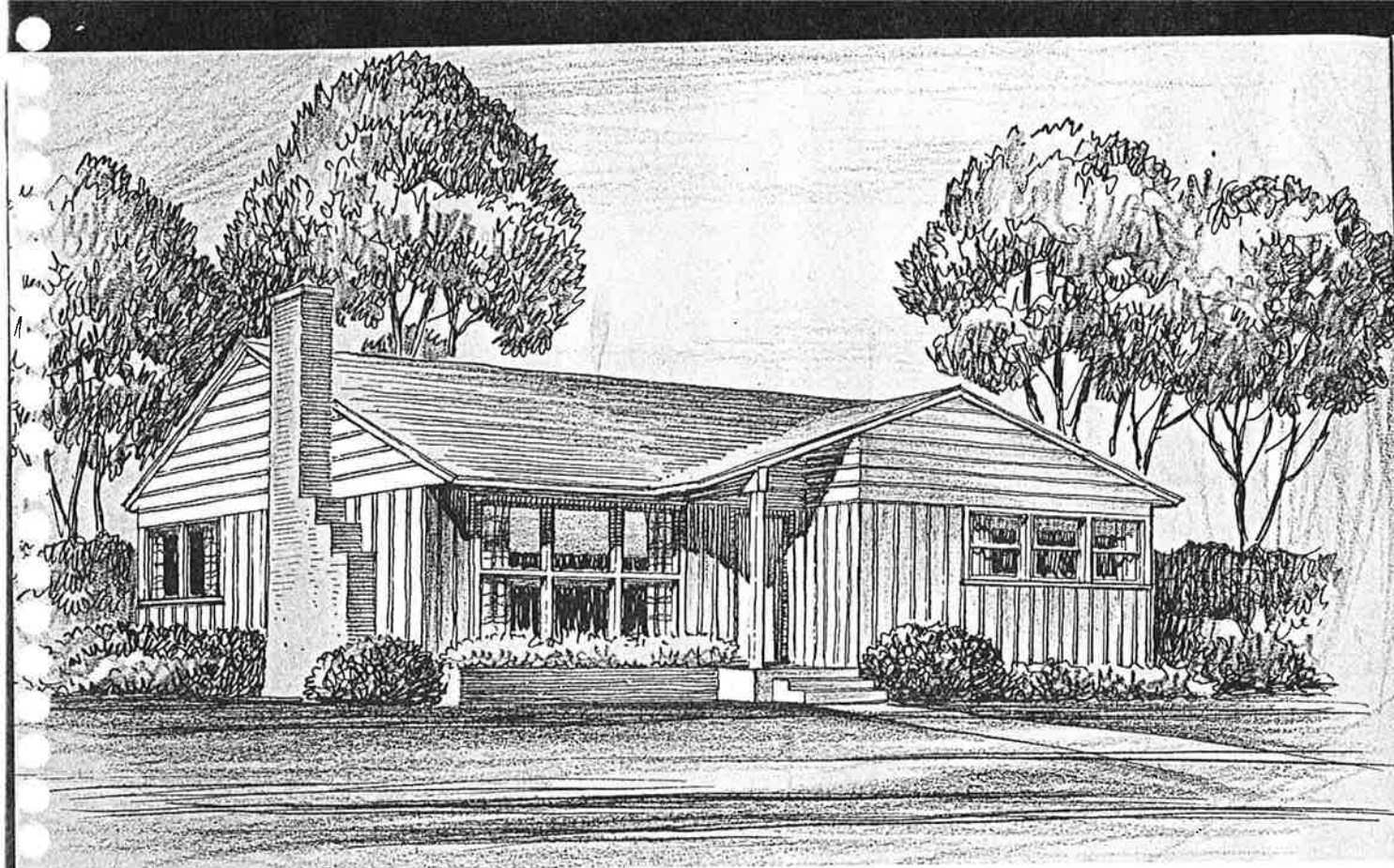




**PLAN NO. 4465**—This small home plan does not call for a basement but has a good sized attic where additional bedrooms may be finished or where the children can play on winter days. Room sizes are all good for a home so small, and closet and storage space is more than ample. The stairway rises from the central hall so that persons sleeping upstairs may reach the bath without passing through any other rooms in the house and still it is designed so that a dormer in the roof is not necessary.



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



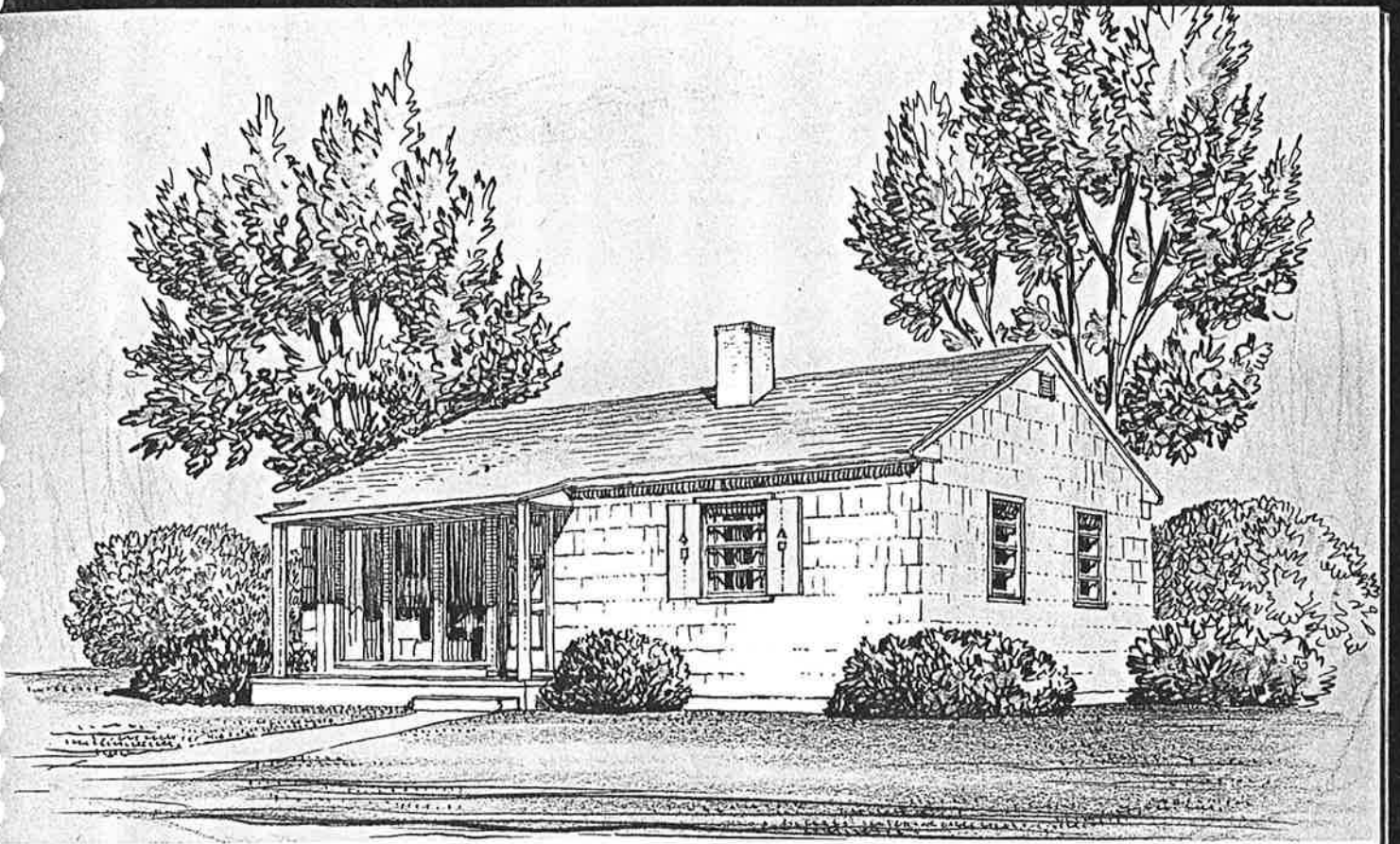
**PLAN NO. 4816**—This beautiful contemporary design with low roof, wide rough boards and dramatically placed glass areas was the result when our designers modernized this "Old Favorite" plan. The living room windows are large sheets of glass in a solid frame over a brick planter which practically brings the color of the flowers into the room. The windows in the front bedroom are high above the floor for privacy and easy furniture arrangement. Closets and cupboards have been provided in generous fashion in all of the rooms with even a built-in lavatory in the bathroom.

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**FLOOR PLAN N<sup>o</sup> 4816**  
HOUSE AREA 872 SQ. FT.

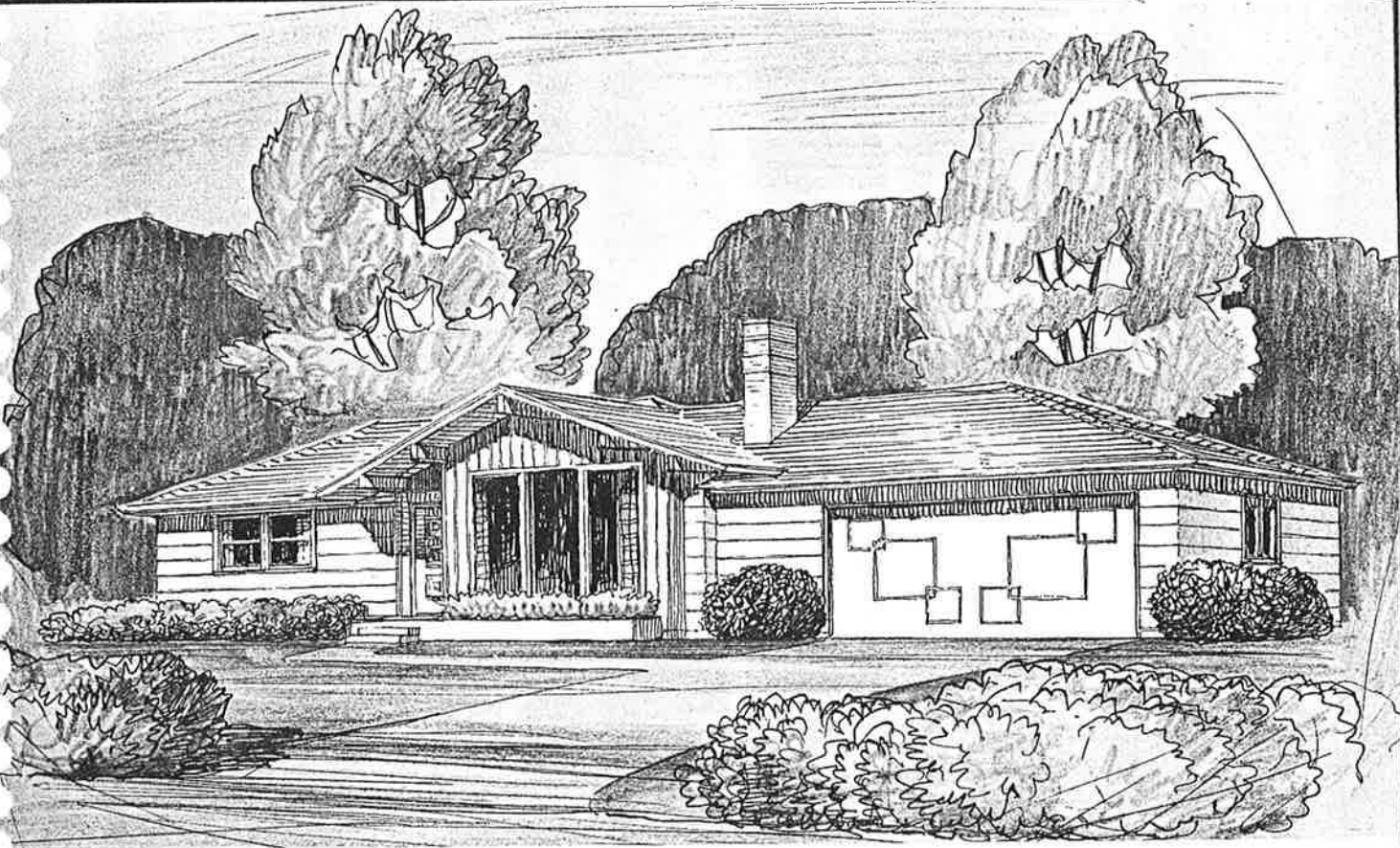
UNIVERSAL PLAN SERVICE, 332 BUILDERS EXCHANGE BUILDING, PORTLAND 4, OREGON



**PLAN NO. 4915-H**—Straight, unbroken walls and a very simple roof mark this ultimate in "Economy Homes" and these characteristics help hold down the cost of the home. Rooms are all larger than average, with double closets in the master bedroom, large guest closet in the living room, two linen closets in the hall and a large closet for the second bedroom. Plumbing costs are held down by the compact location of all fixtures and the chimney is located where the home owner may connect a space heater, a floor furnace or the conventional forced air furnace in a pit under the floor.

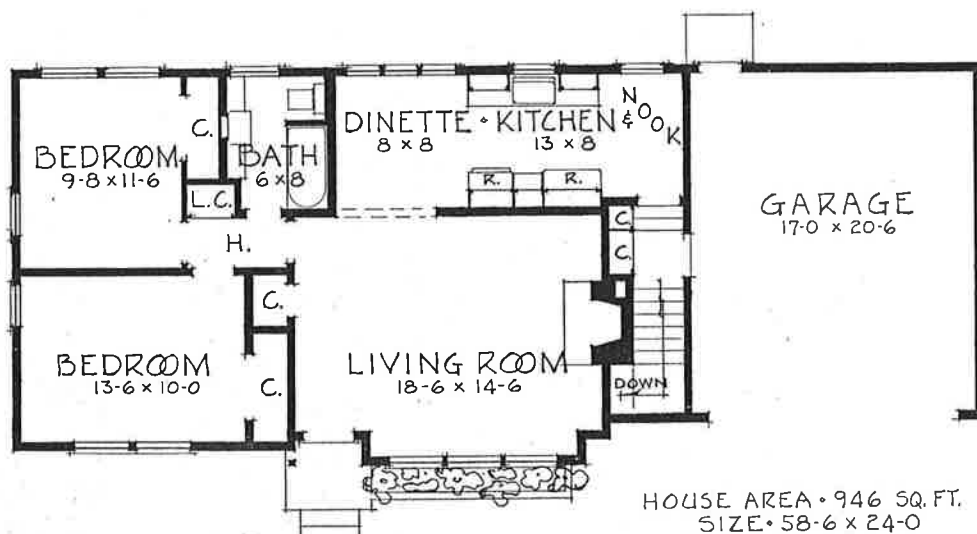


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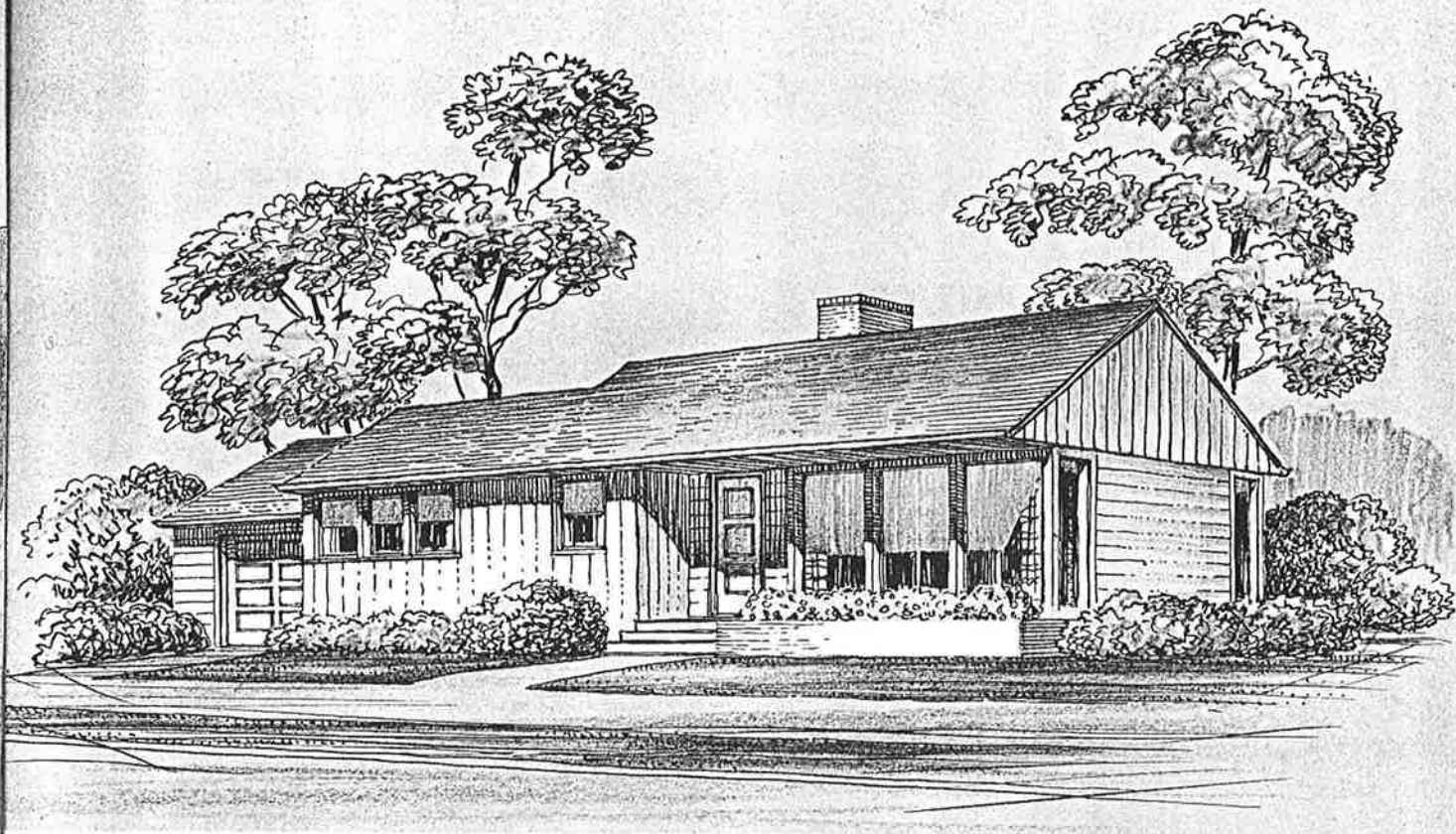
**PLAN NO. 5027**—Modern home planning requires a convenient living arrangement such as that provided by this small home. The service portion of this home has kitchen, garage and basement stairs close together. Doors in the living room are all in one end to eliminate unnecessary cross traffic and permit furniture placement around fireplace and window centers. Bedrooms are good sized and have large wardrobe closets. The windows are high off the floor in these rooms to permit easy variations in furniture placement. The full basement provides ample room for heating plant, laundry, storage and play space for the children if that is desired.

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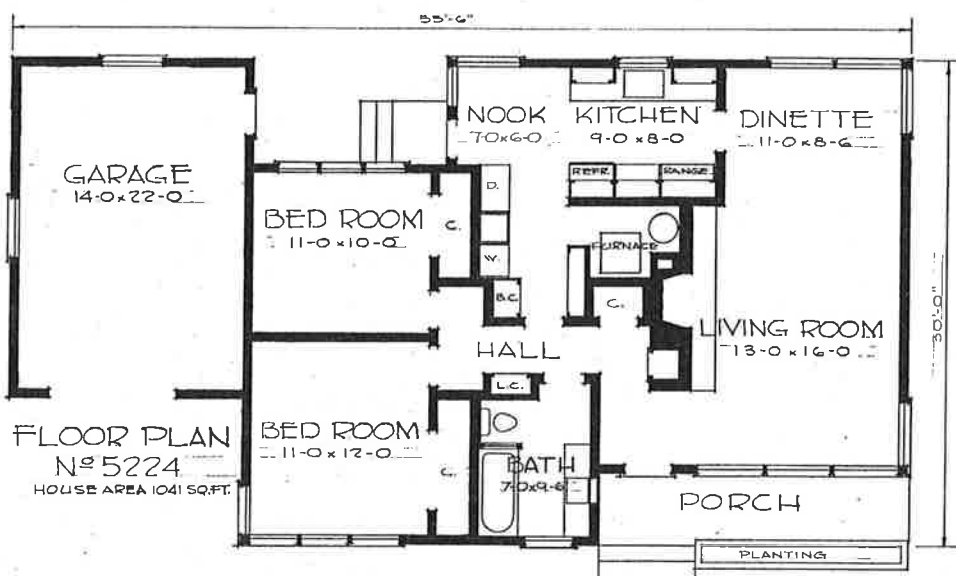


... FLOOR PLAN NO 5027 ...

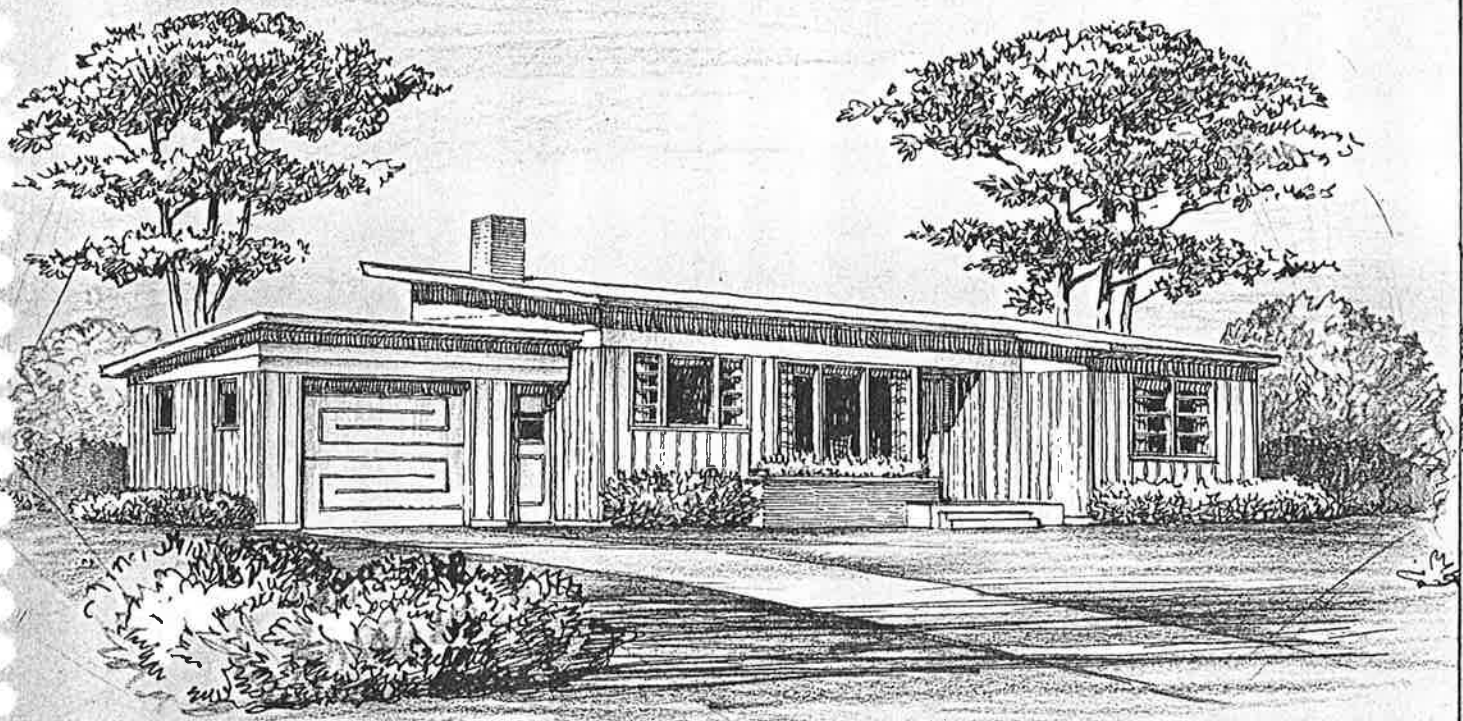
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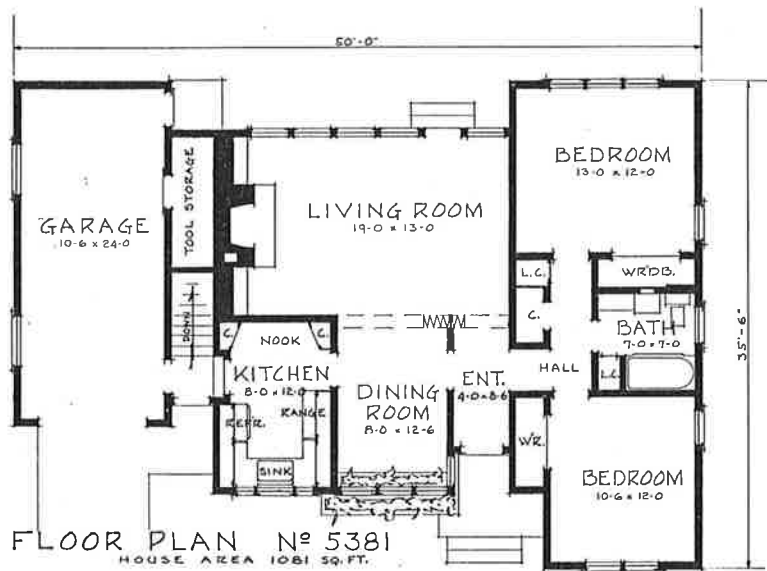
**PLAN NO. 5224**—This home features a very modern functional interior design. The interior fireplace is used as an interesting wall of brick for one side of the living room which also adds color to the entry and provides a flue for the furnace. The water heater and furnace are located in a small room behind the fireplace which opens from a utility alcove off the kitchen; washer, dryer, laundry tray and storage closets are located in this alcove. The garage is over-size to provide storage space which is necessary in the basementless house.



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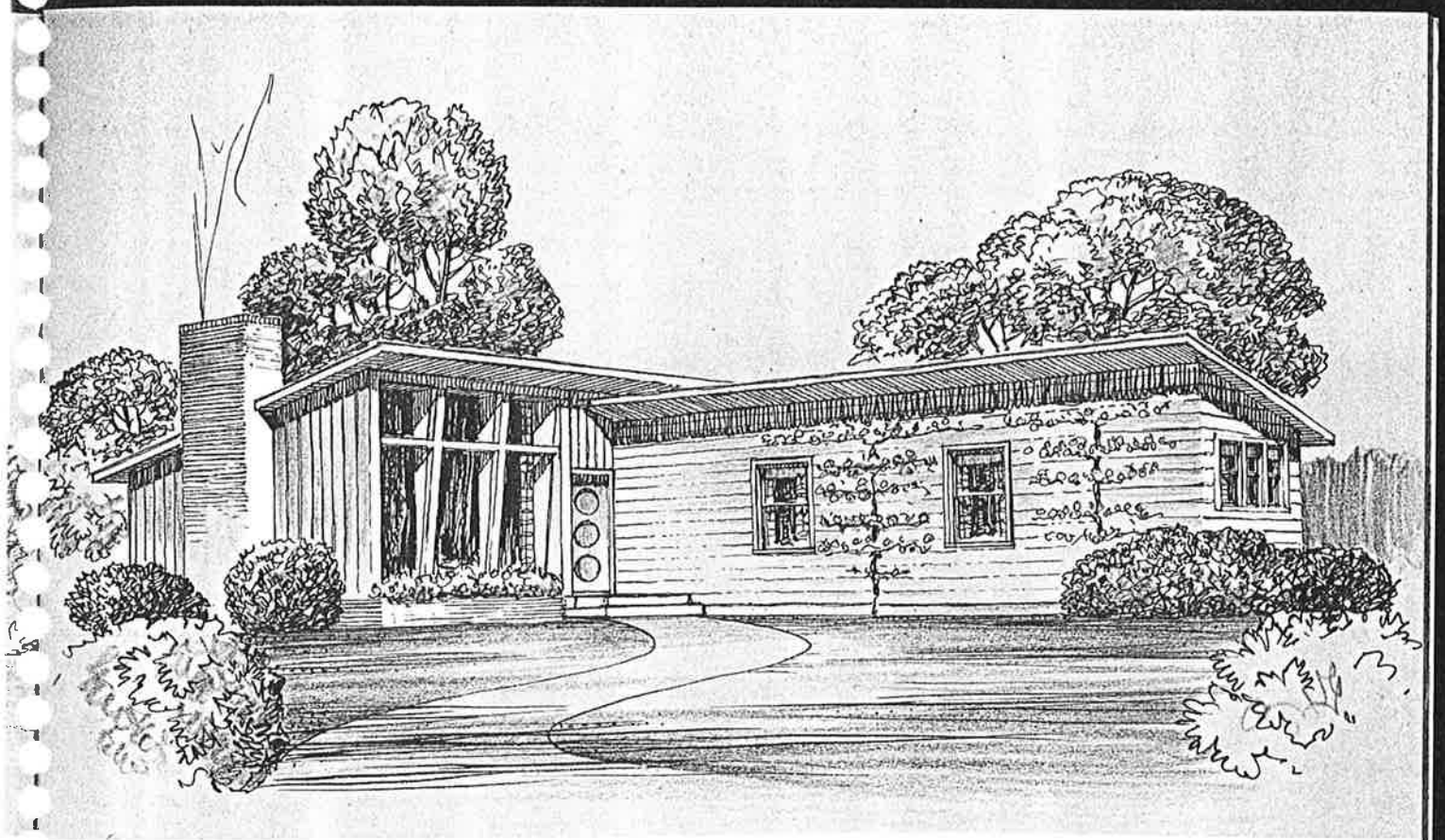


**PLAN NO. 5381**—This floor plan is unusual, with the living room across the back for outlook on a family yard or to view a sloping property and an entrance through the front between the dining room and bedroom hallway. The living room ceiling slopes upward to the high plate glass windows at the rear for a beautiful effect and the fireplace is flanked with bookcases on either side from floor to ceiling. The stairway to the half basement can be reached from the garage, the kitchen or the out-of-doors and leads to a basement large enough for laundry, storage and furnace.

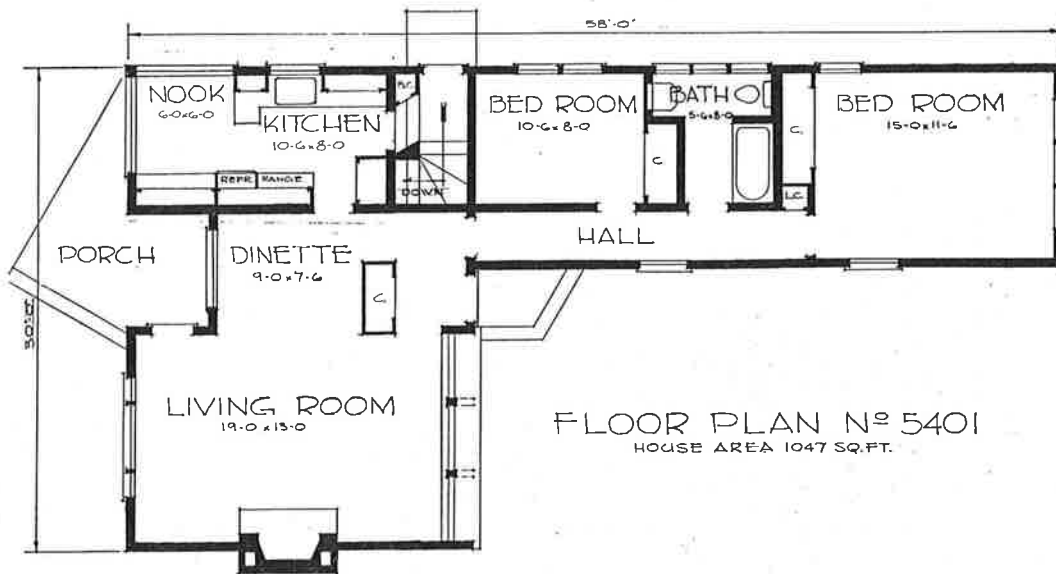


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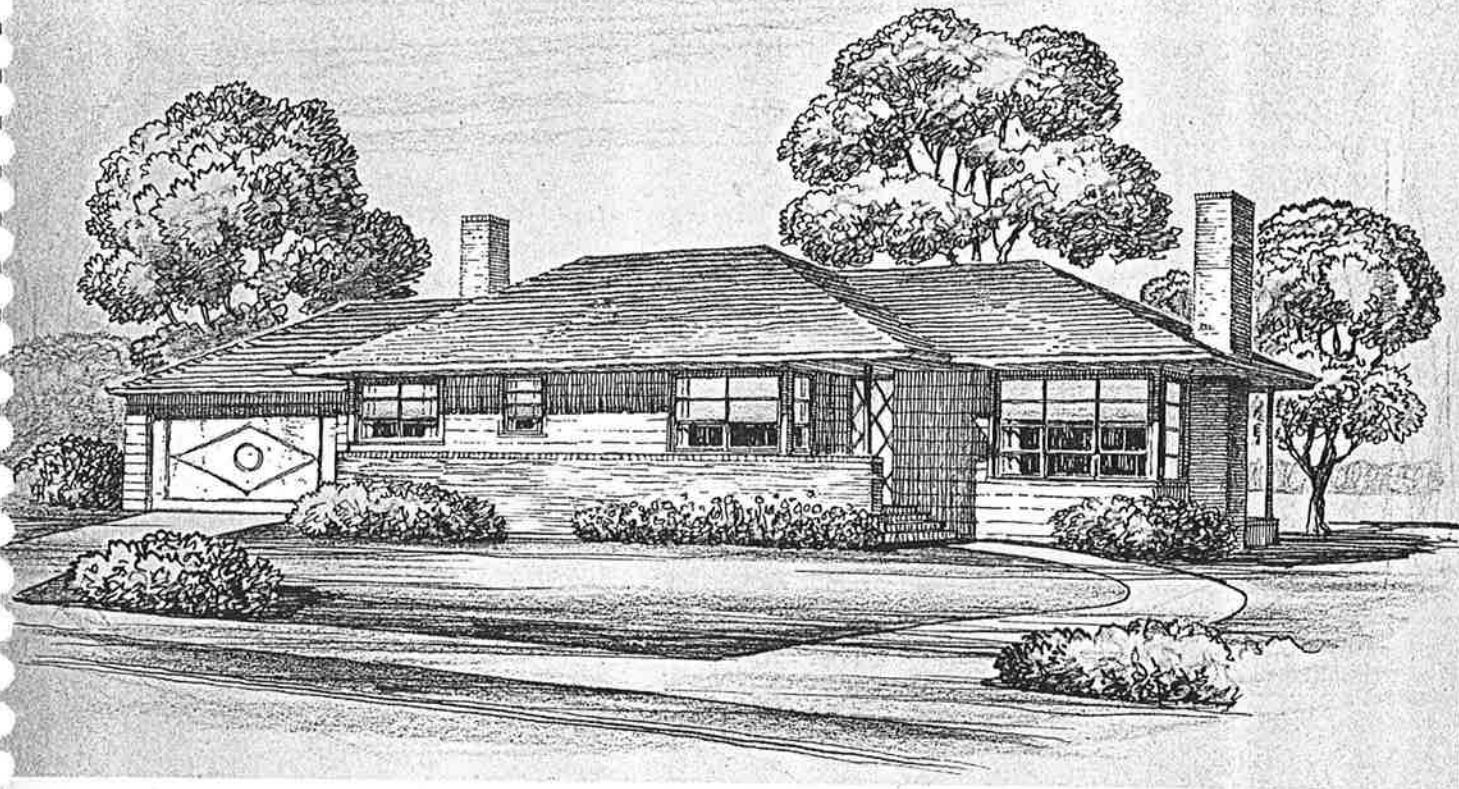
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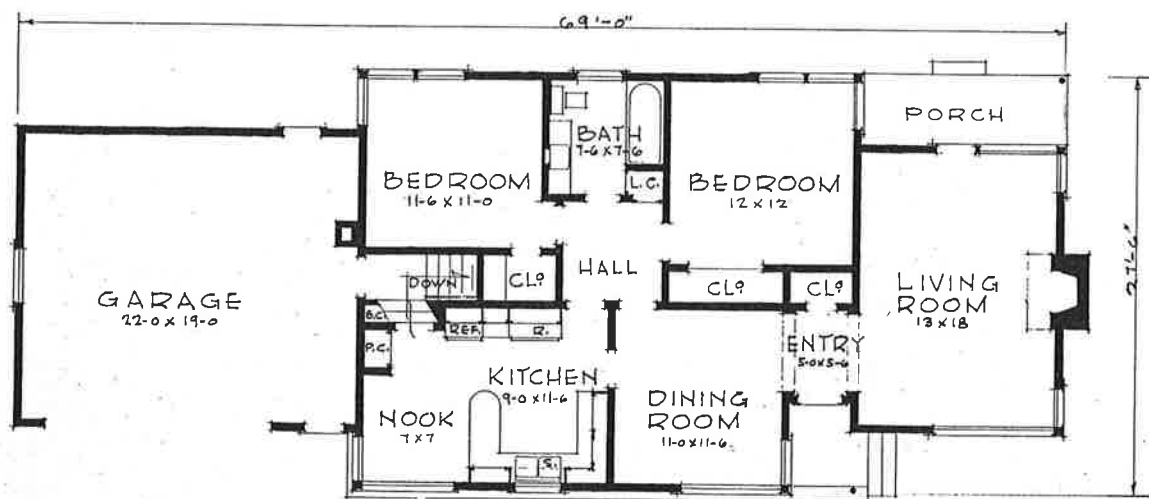
**PLAN NO. 5401**—Here is a small home for our "modern" home builder which was designed for a narrow inside city lot with the bedrooms to the front but which would be equally attractive on a suburban tract. The living room and dining space have a high ceiling which follows the slope of the low pitched roof with a coat cabinet placed opposite the front door to form a screen between the entry and dining space. The simple lines and small area should make this smart home an inexpensive one to build. The basement under the main portion of the house is large enough for laundry and heating space, as well as storage and play rooms.



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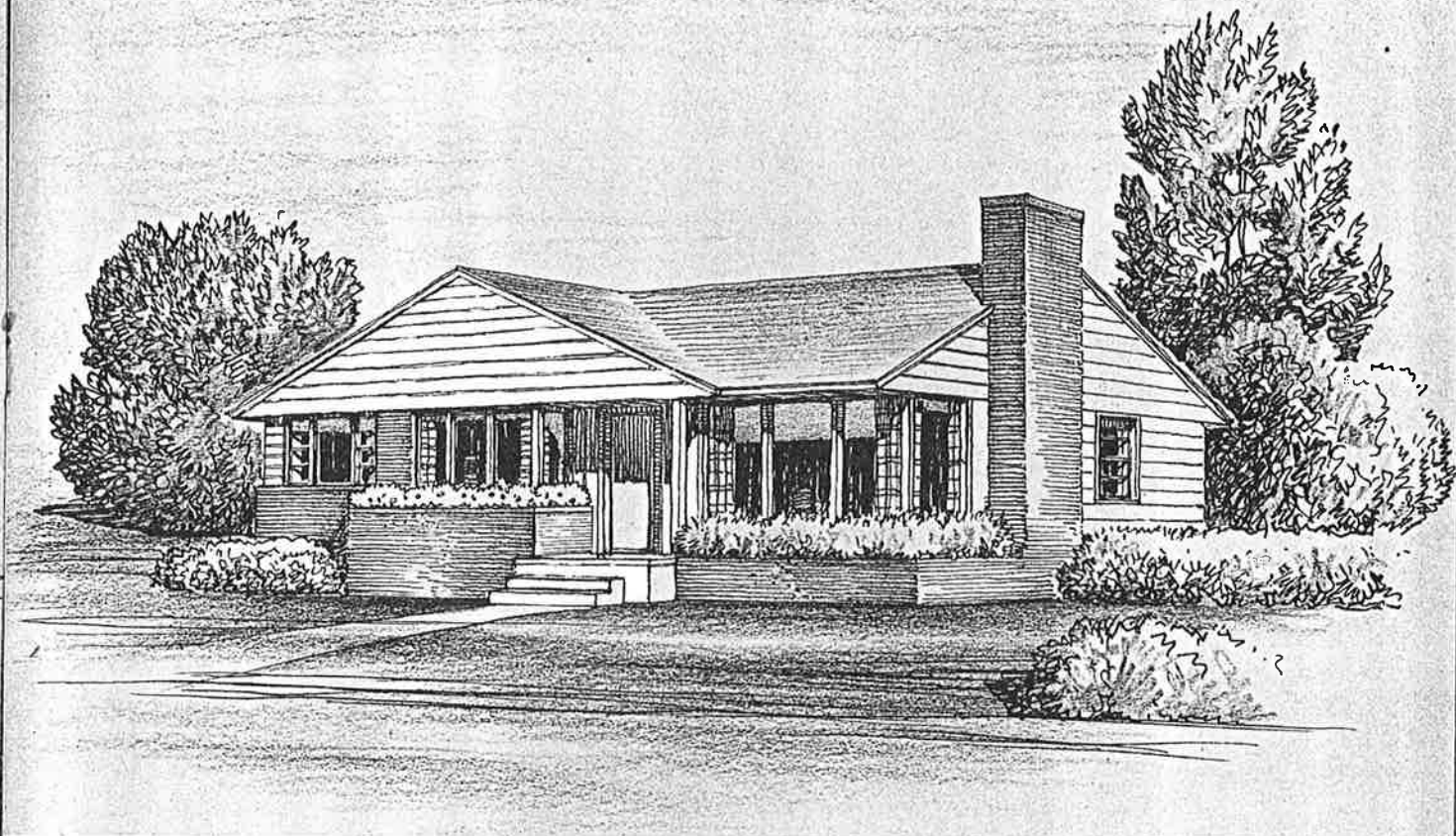
**PLAN NO. 5425-B**—The basis of any good home is a practical floor plan and this one can qualify as one of the finest homes under that standard. A small entry provides a guest closet and divides the living room from the dining room so that these rooms are more easily furnished. A private porch on the rear of the living room will encourage the use of a pleasant garden here for out-of-doors living. The attached garage is oversize so that it is unnecessary to move the car out to use this area for the service entrance to the kitchen or the basement. The basement under the main portion of the building is large enough for laundry, storage and furnace room in addition to hobby or play room.



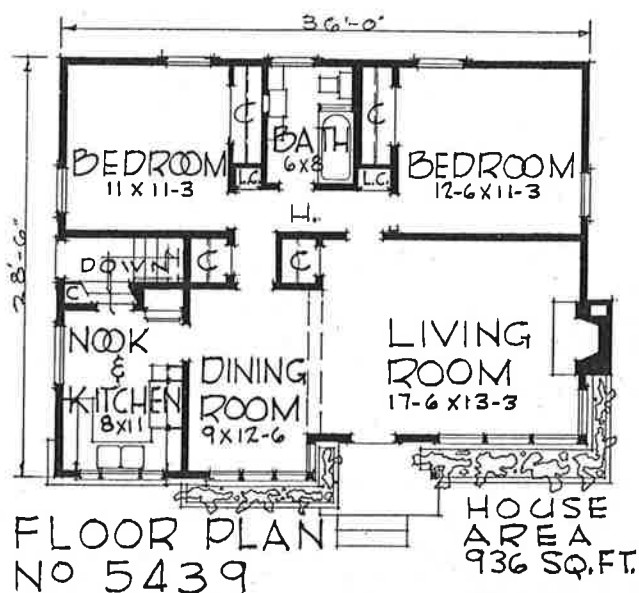
**FLOOR PLAN No 5425-B**  
HOUSE AREA 1138 SQ. FT.

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

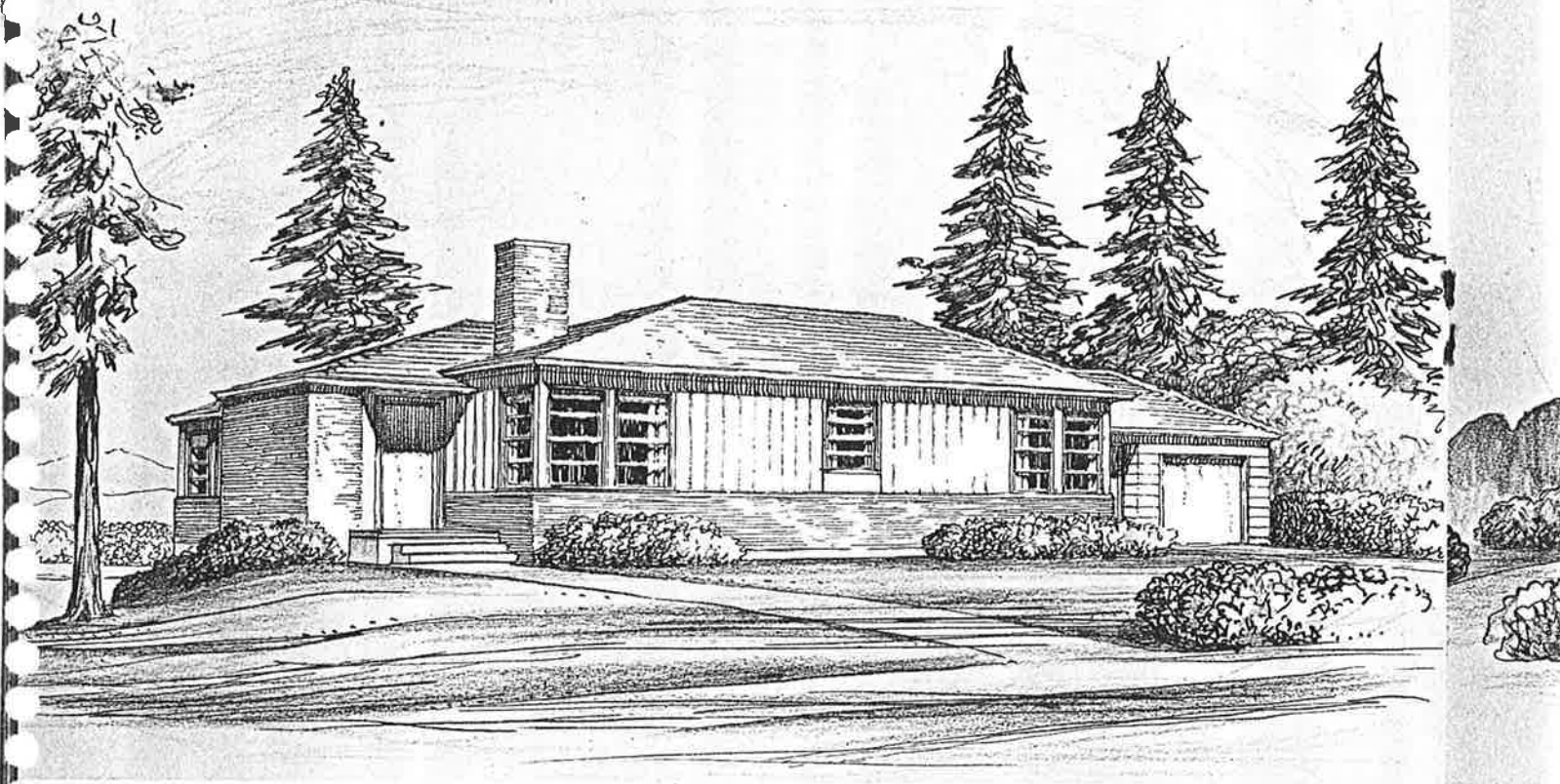




**PLAN NO. 5439**—Old favorite homes always had a very livable room arrangement and this one is no exception. It consists of good sized rooms, large closets, a small hallway and easy circulation. The doors and windows are placed in the walls to allow the best possible furniture arrangement and the traffic pattern does not interfere with this furniture location nor even with people using the room. A smart, modern exterior design has been worked out for this "Old Favorite" with low-pitched roof, wide overhangs, extremely large glass areas and brick planting boxes under the dining room and living room windows to help bring the beauty of the flowers into the house.

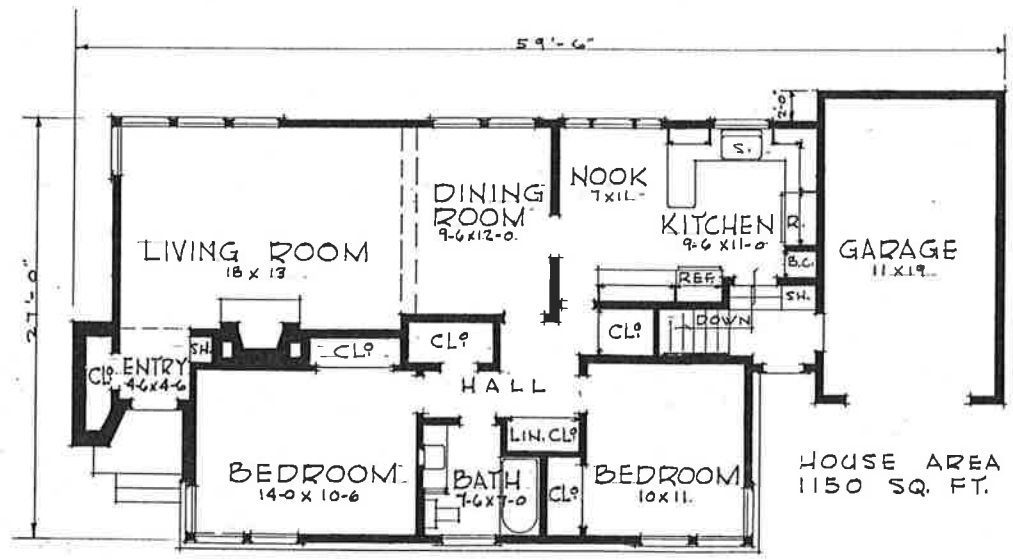


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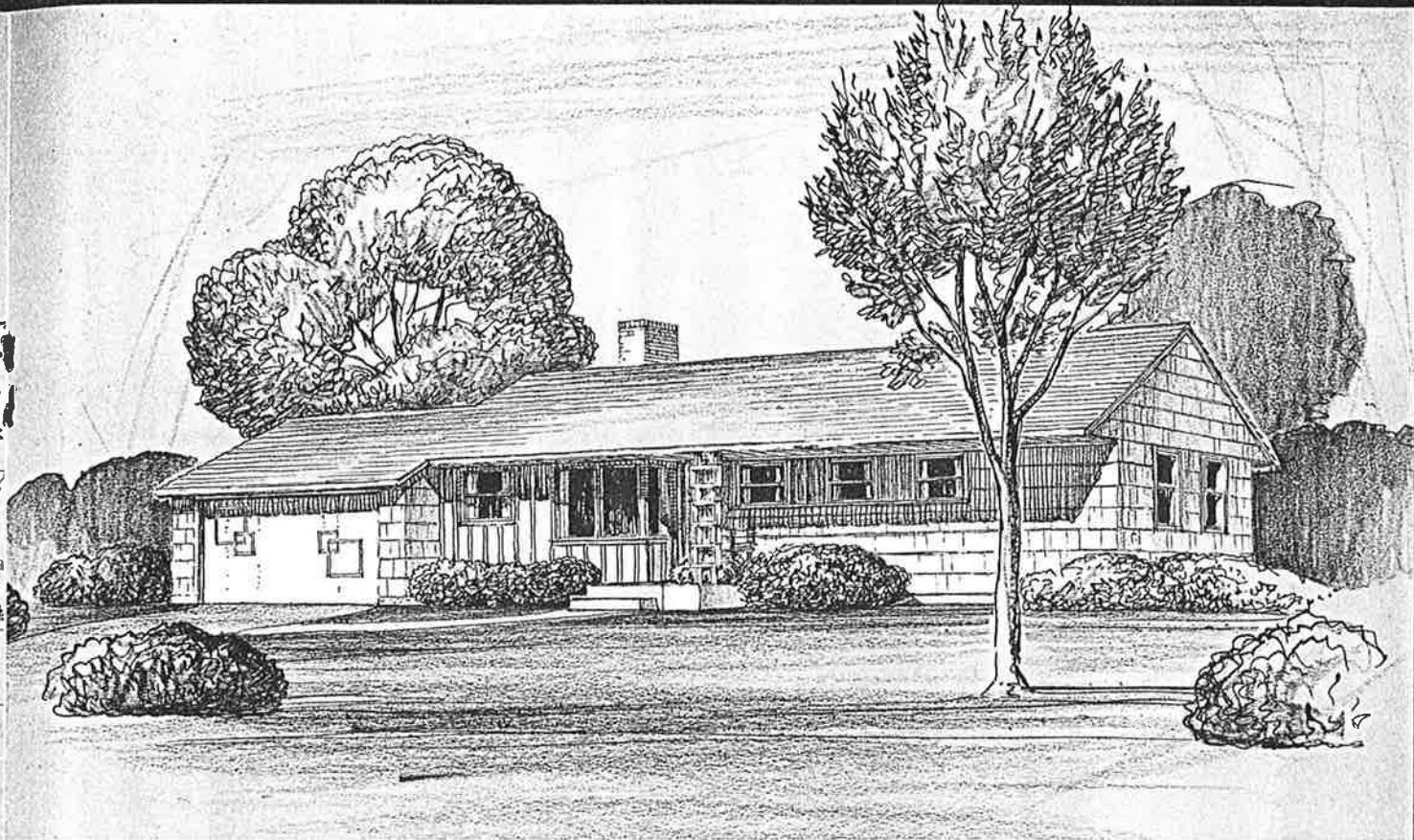
**PLAN NO. 5572-A**—The lot which has a view to the rear and slopes down away from the street presents a special problem. Living room, dining room, nook and kitchen all face the view side and feature large windows to take the best advantage of the panorama. Entrance hall with guest closet and service and garage entrances are from the street side along with the bedrooms and bath. Usually this type of lot provides enough slope for what we call a daylight basement, a basement with the floor at grade level on the back side. This plan has been drawn for this type of property with a frame wall across the back of the basement and large windows and a door.

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FLOOR PLAN No 5572-A

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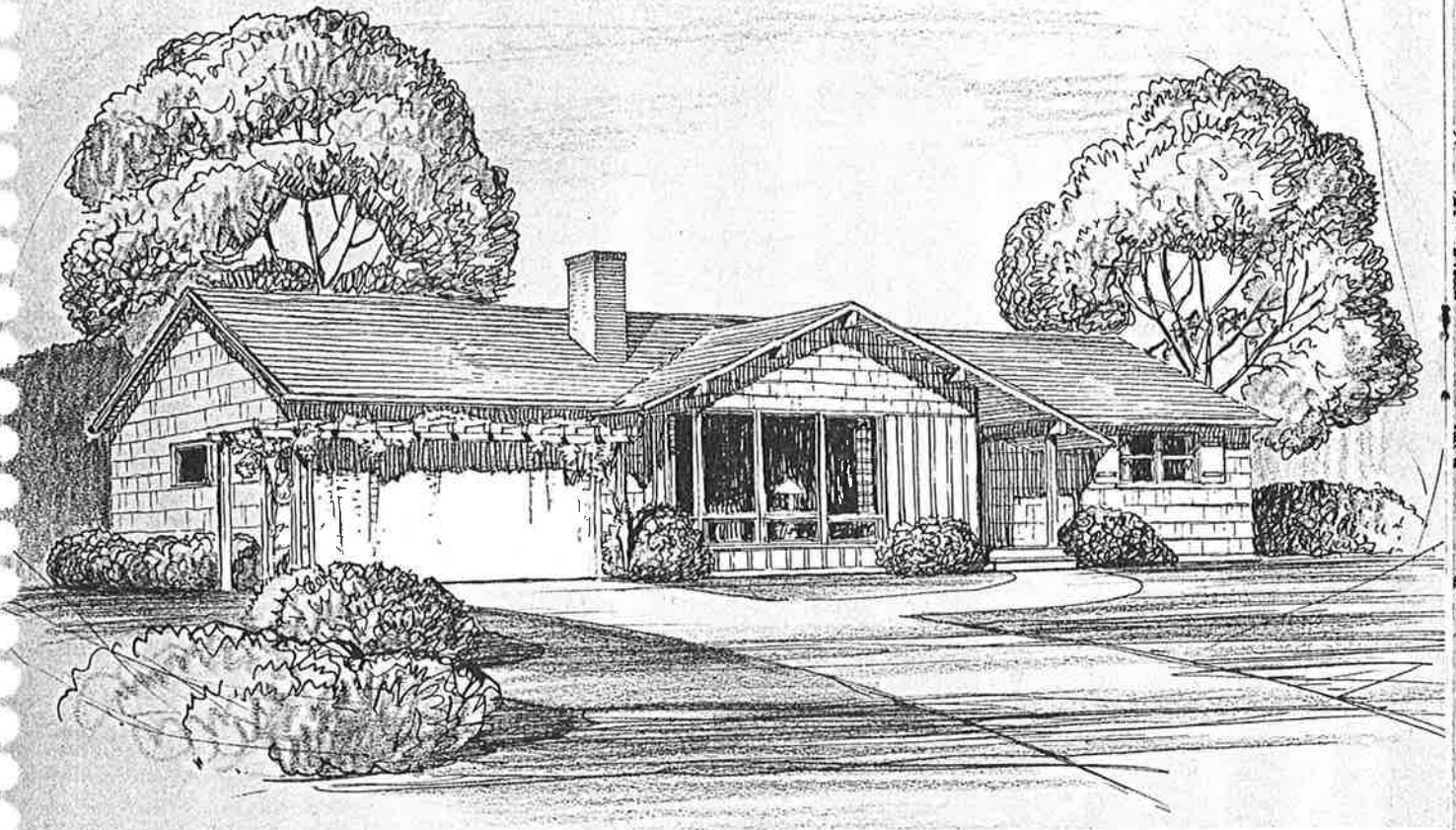


**PLAN NO. 6006**—This is a relatively small home without a basement and has the feature of a Study Alcove off the Living room which can be thrown open into the Living room or closed off by one of the modern, fabric covered, folding doors. This home has many other features to recommend it, such as a large storage area in the back of the garage for garden tools and general storage. The furnace is located in the garage where the smoke pipe can be connected to the back of the fireplace chimney at low cost. Laundry facilities are provided in an alcove in the back of the kitchen where they are convenient for the housewife.



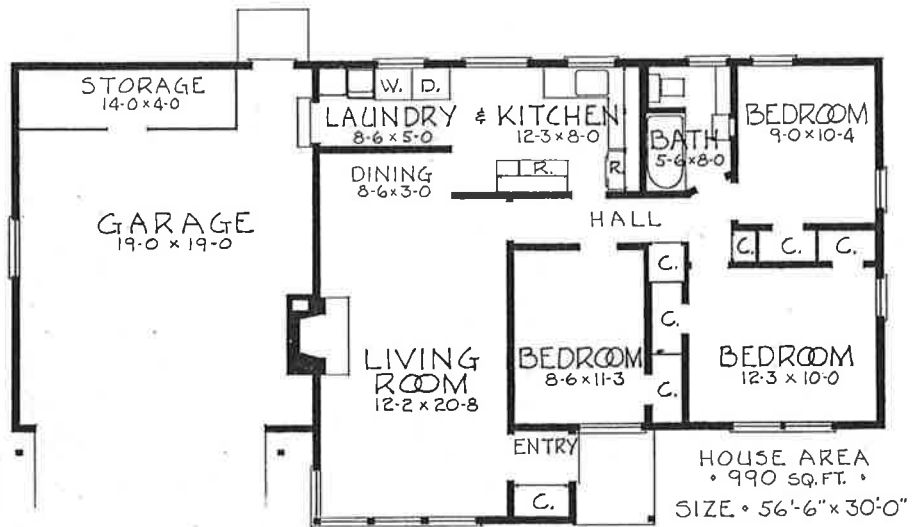
••• FLOOR PLAN N<sup>o</sup> 6006 •••

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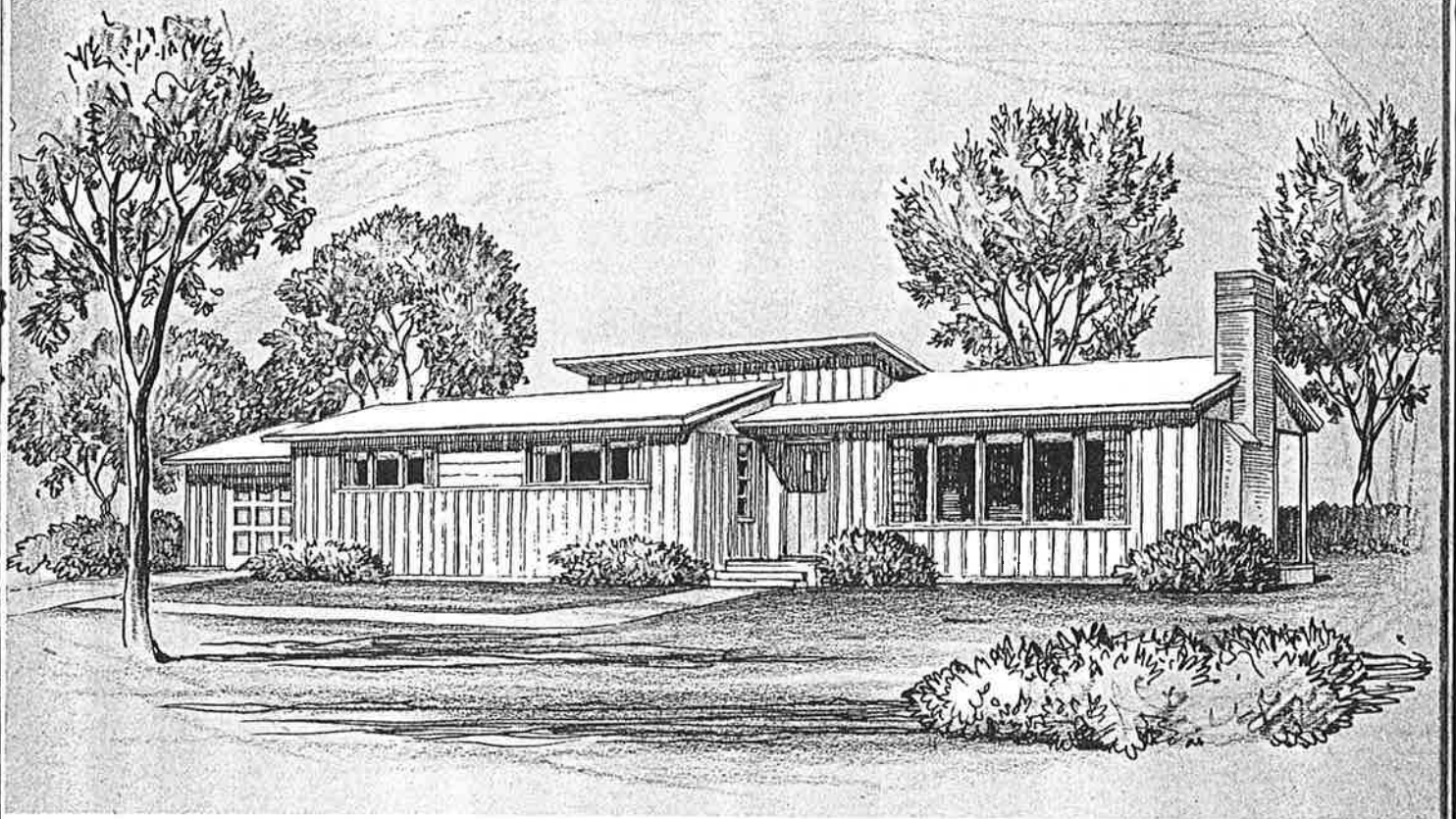
**PLAN NO. 6008**—Three bedroom houses do not come any more compact nor practical than this small home with laundry facilities just off the kitchen where they are convenient for the housewife to use and where they are near the back door. The considerably oversize garage can be used for general storage, fireplace wood, lawn tools and the location of the fireplace chimney will permit the furnace to be installed here. Large windows have been used in the Living room with sash near the floor for ventilation and the windows in the rest of the house have been kept off the floor for easy furniture arrangement.

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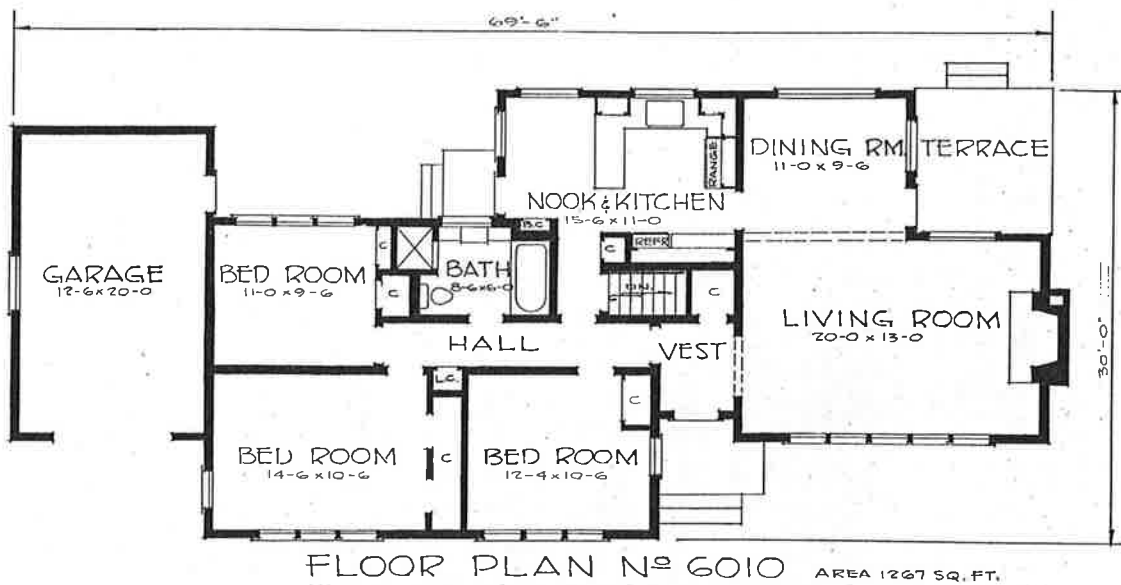


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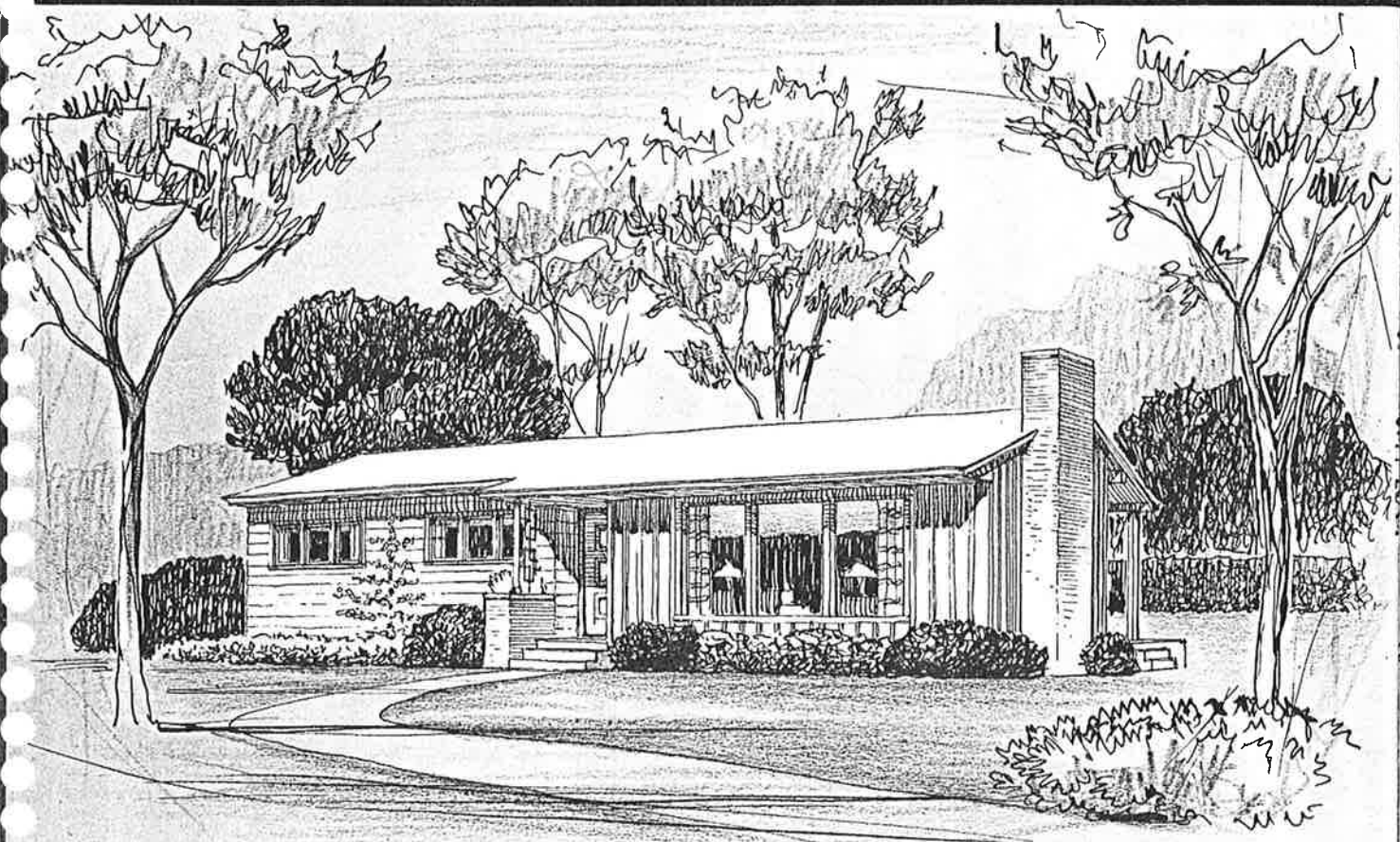
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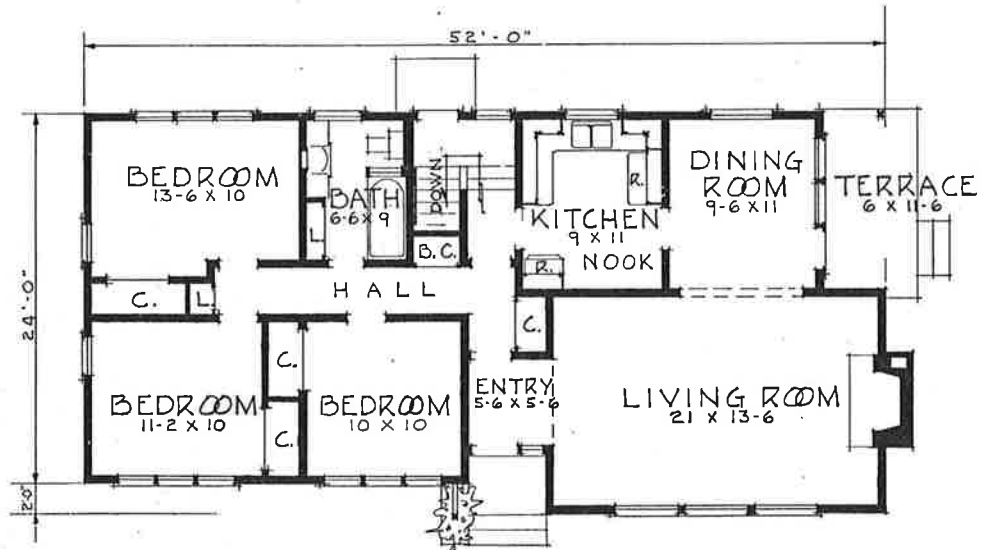
**PLAN NO. 6010**—In modern homes for gracious living we are finding that more people are building with the principal rooms facing the rear of the property, even if it is only to face the privacy of your own garden and play area with no "view" in the usual sense. Typical of its style, this one has lots of windows and you will notice that the front windows in the bedrooms are high for privacy and to permit furniture placement against the wall. The partial basement is large enough for laundry, furnace, storage and play areas and closet space and cupboard space in the main floor is exceptionally generous.



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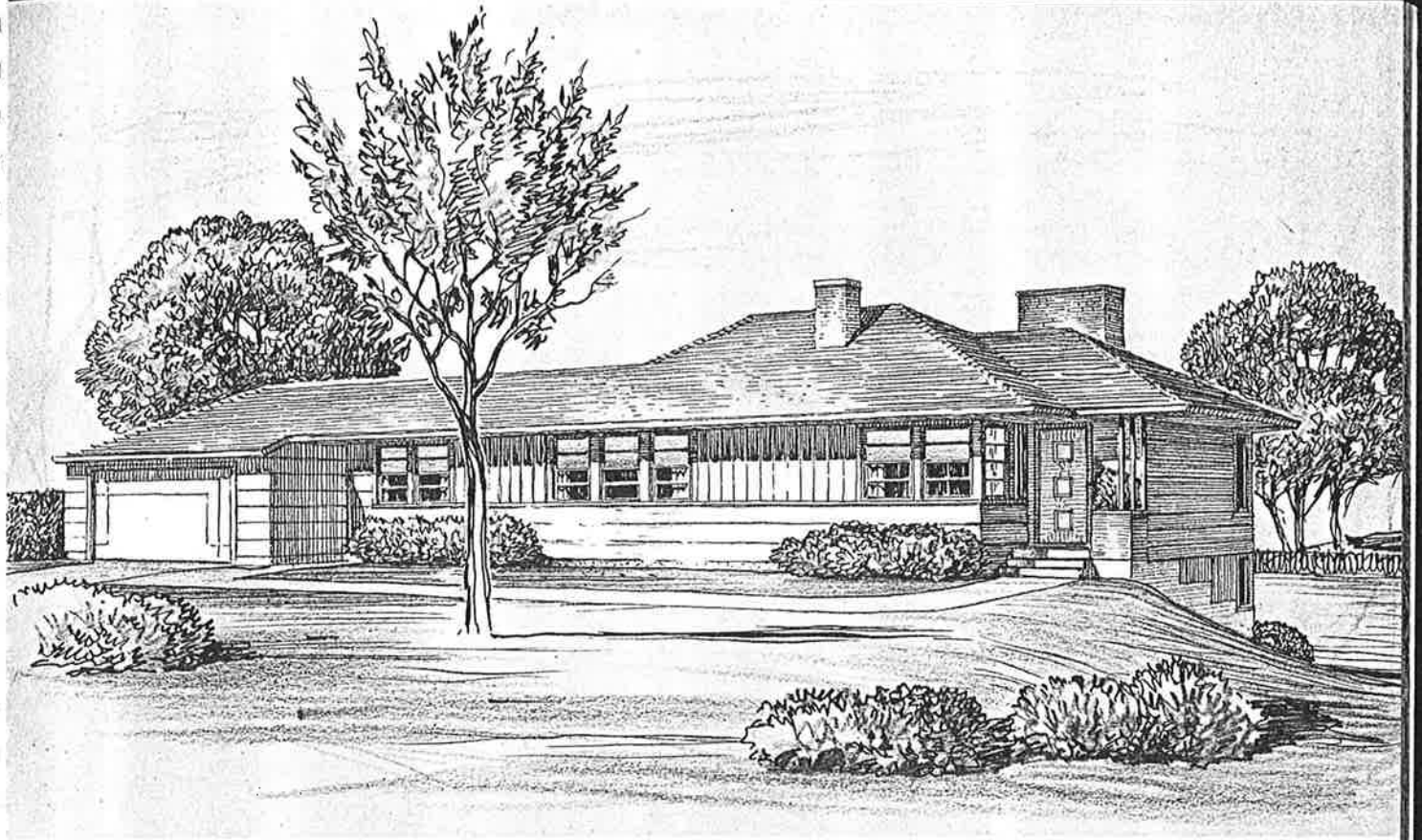


**PLAN NO. 6011**—Ease of circulation from room to room is one of the best features of this home as it is not necessary to go through any room to get from one part of the house to another. There are plenty of large closets and there is even a guest closet by the front entry. The rear entrance opens onto the basement stairs or into the kitchen or rear hallway. The kitchen was designed for the utmost in convenience with plenty of cupboards and space for a breakfast table by the dining room door. The full basement is large enough to be divided into laundry and storage rooms as well as hobby and play space for the children.

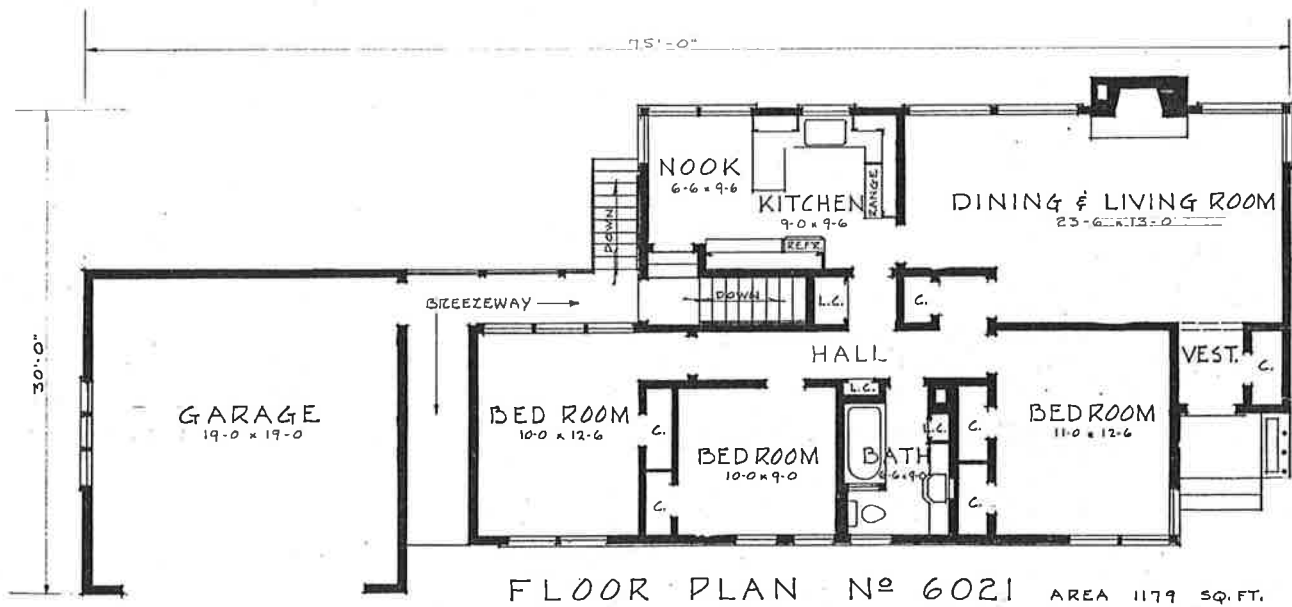


**FLOOR PLAN N° 6011**      HOUSE AREA 1236 SQ.FT.

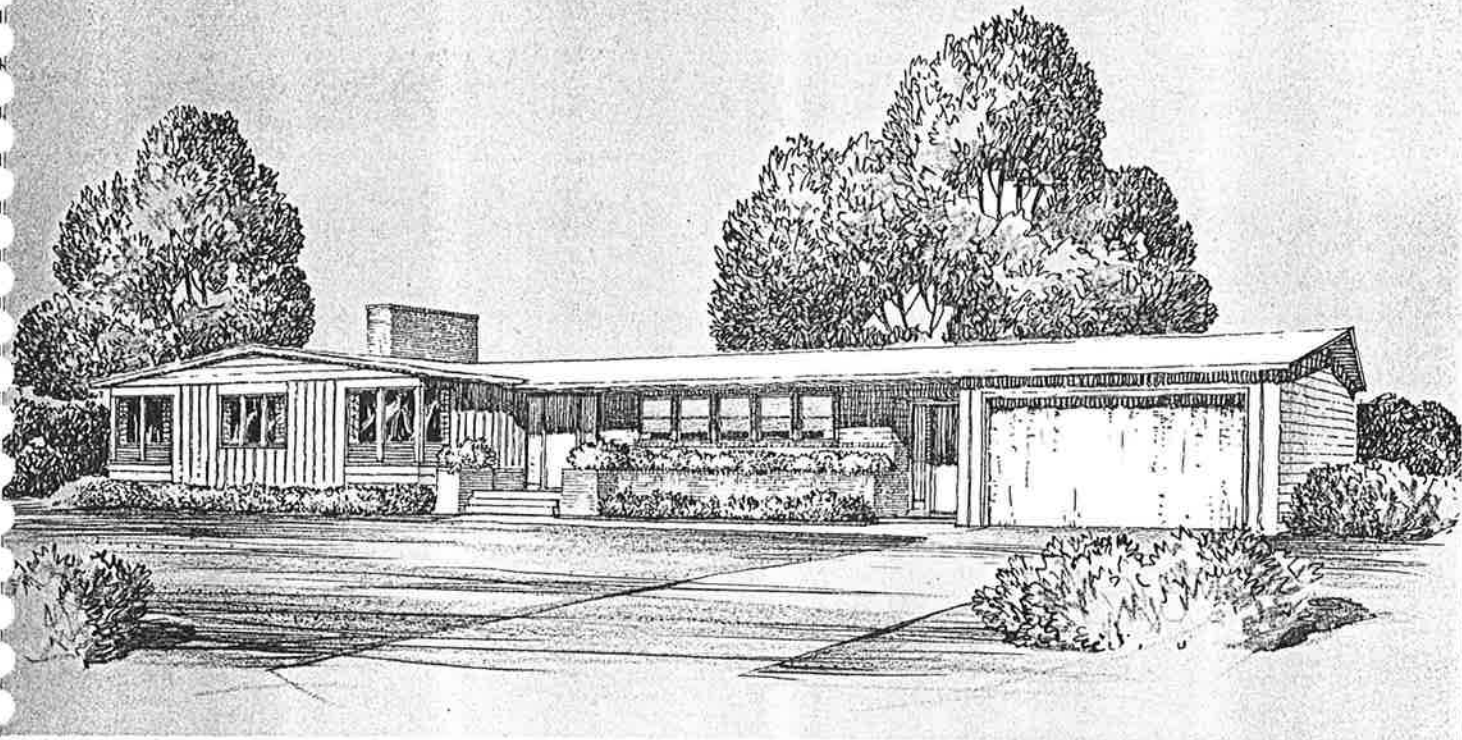
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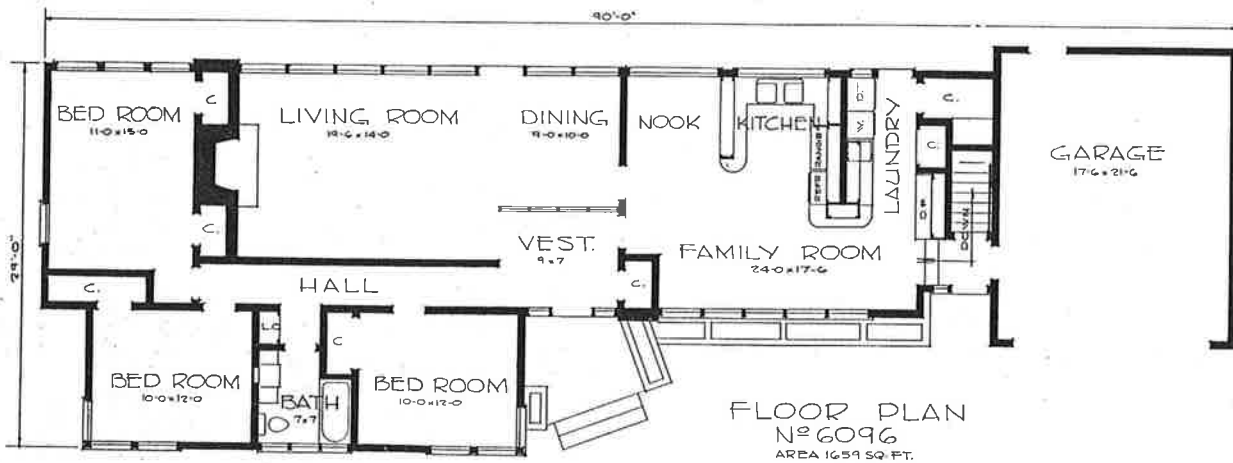
**PLAN NO. 6021**—We have a plan here for gracious living, with entrances all on the street side at street level and opening onto a floor which is one story above the ground at the back, and has a feature which we have come to call a "daylight basement." This "daylight" basement can have a party room under the living room with a fireplace, large windows and a door opening onto the rear yard, a laundry under the kitchen and furnace and storage rooms under the bedrooms. The exterior is of the smart modern type with corner windows, hipped roof and wide overhangs. The rear entrance is reached by a breezeway from the front of the house, the garage or a stairs from the lower rear yard.



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

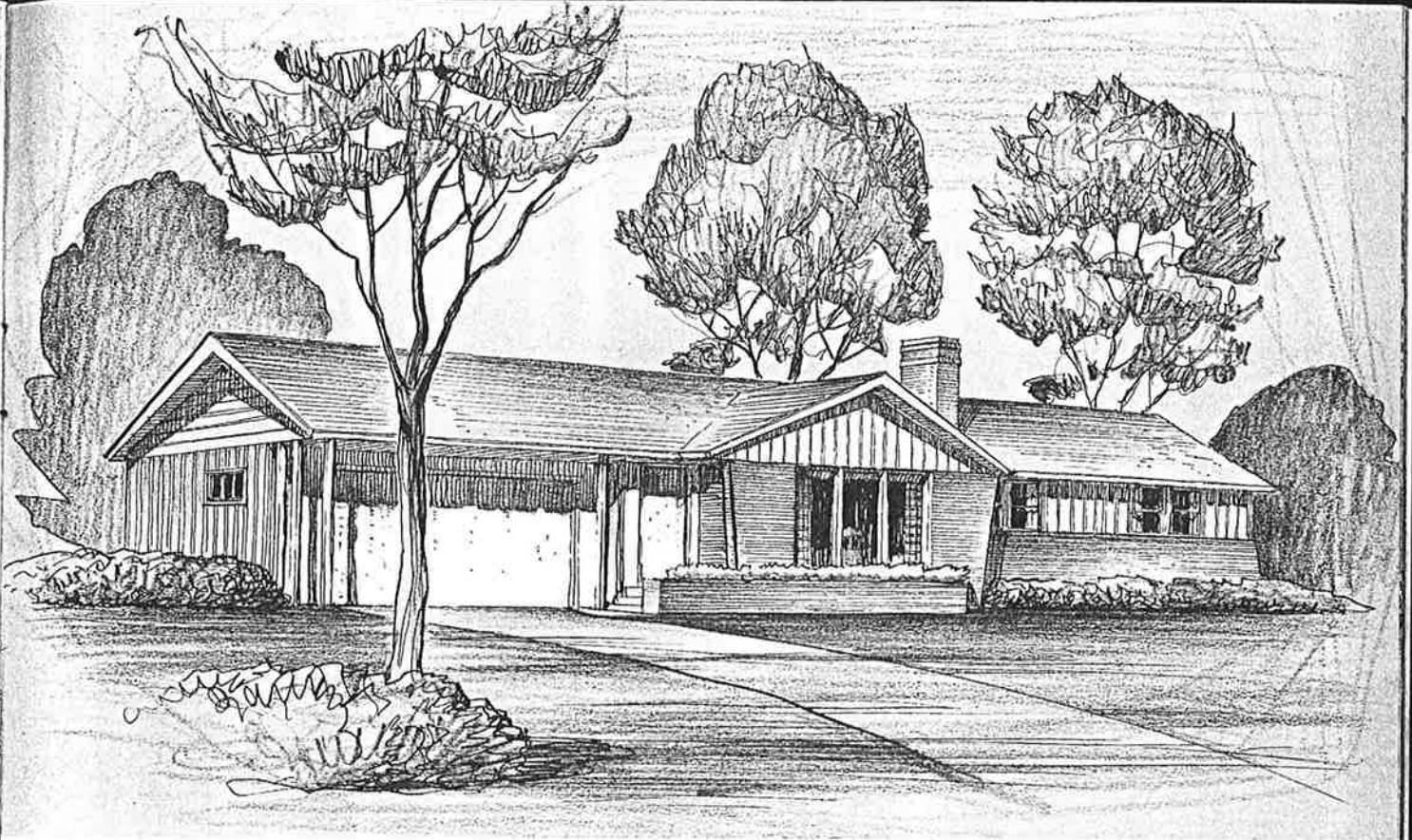


**PLAN NO. 6096**—In answer to an increasing demand for "something new" in home designs from all over the country this home has been planned entirely free from any conventional ideas. A fluted glass partition separates dining space from the vestibule. The exterior wall of the living room and dining room consists entirely of windows which look out to the garden or toward a view to the rear. Probably the most advanced idea in this home is that of the family room, which has a modern nook, kitchen and utility space looking out to the rear and a wide space on the front for an easy chair, study table and chairs, sewing machine and cabinets for game storage.

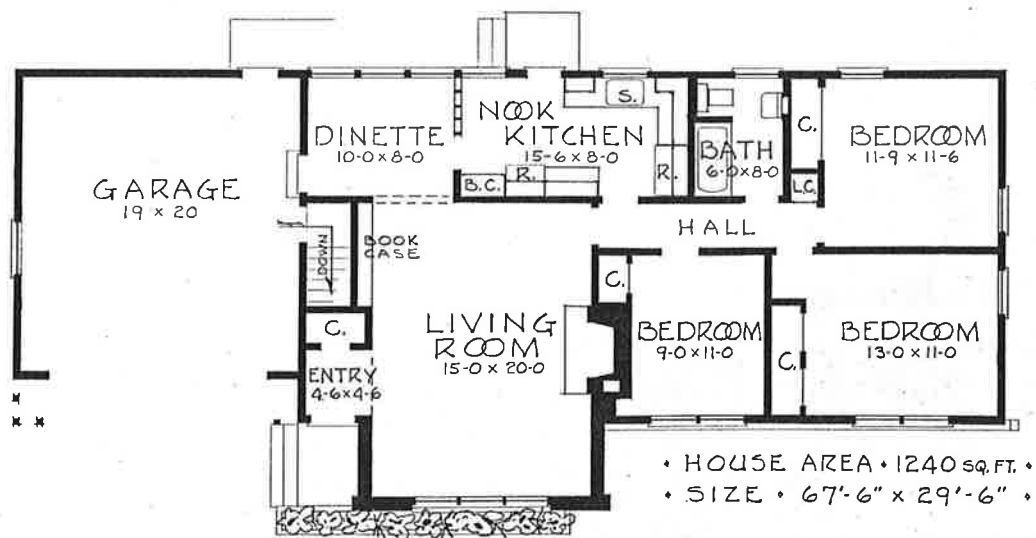


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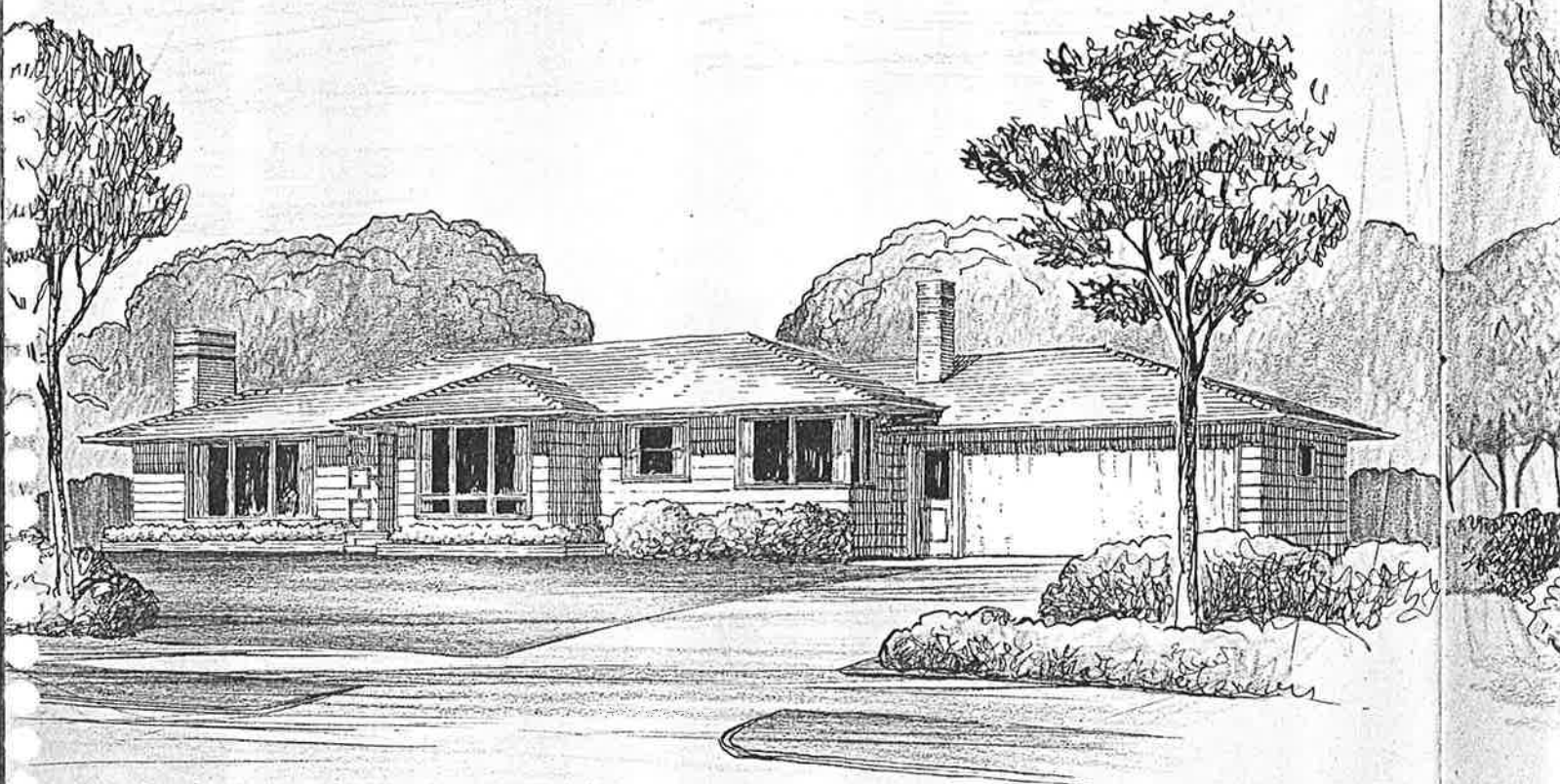


**PLAN NO. 6104**—Vertical boards and battens have been used for the siding, with brick around the living room wing and across the front under the bedroom windows on this home. The brick planter at the window has been extended across the front porch for a railing. The windows in the rear of the dining room are large enough to have a view of the garden to the rear to help bring this part of the yard into the home. The dining room is separated from a table space in the kitchen by a wooden lattice which contributes to the feeling of open living and yet separates the kitchen from the living area.



• • • FLOOR PLAN NO 6104 • • •

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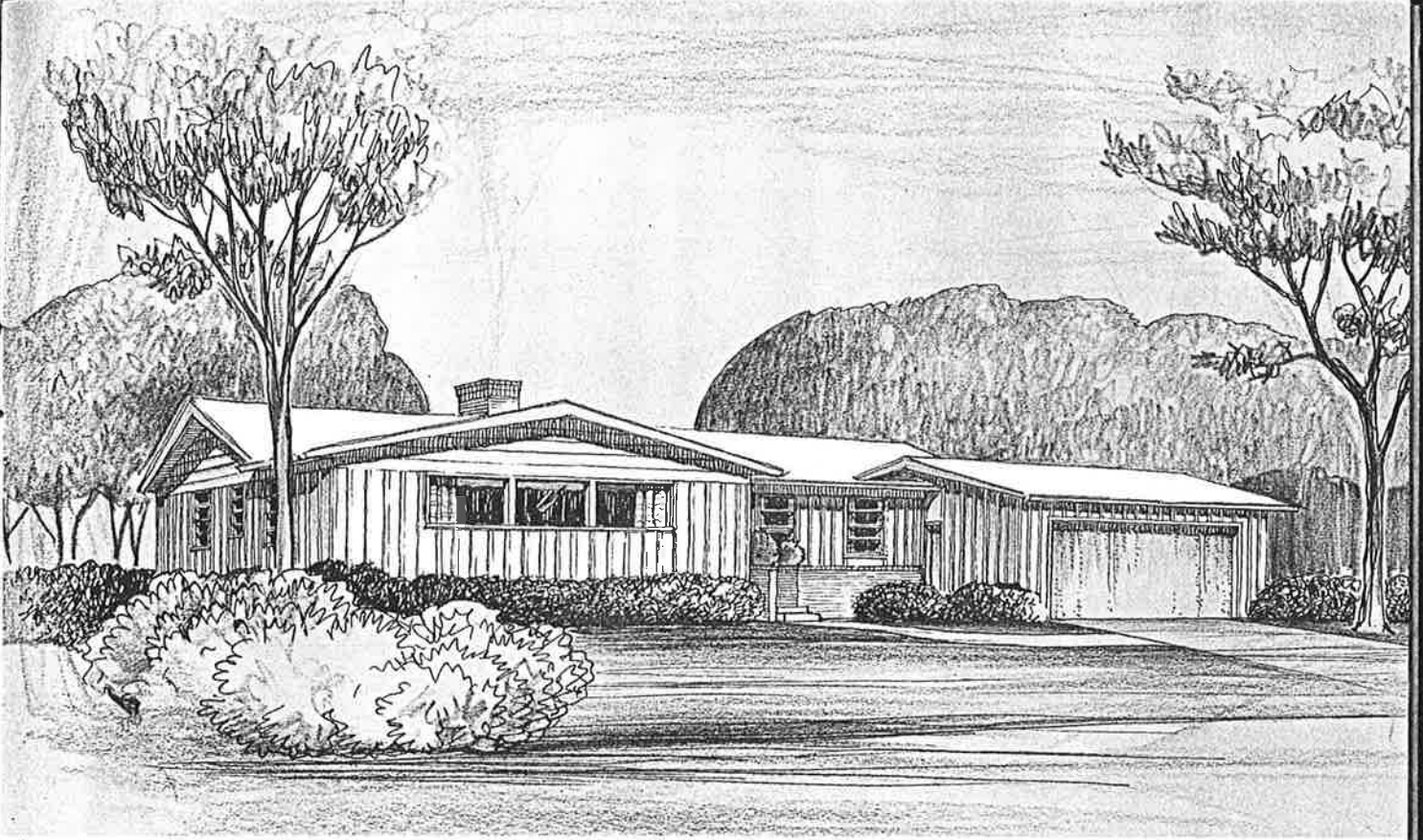


**PLAN NO. 6113**—This is another of the very popular one-floor, three-bedroom type homes that looks so gracious on suburban property. From the entry, we progress to the center hall, which allows access to any room in the house without going through another. The 12-foot storage wall, off the center hall, provides ample closet space for coats, linens, brooms, etc. Each of the three bedrooms is of good size, with large wardrobe closets. The well arranged bath is located for privacy and convenience. An economical, combined utility-and-garage contains adequate space for the furnace and general storage. This feature also allows construction where the site is too low for proper drainage of a basement.

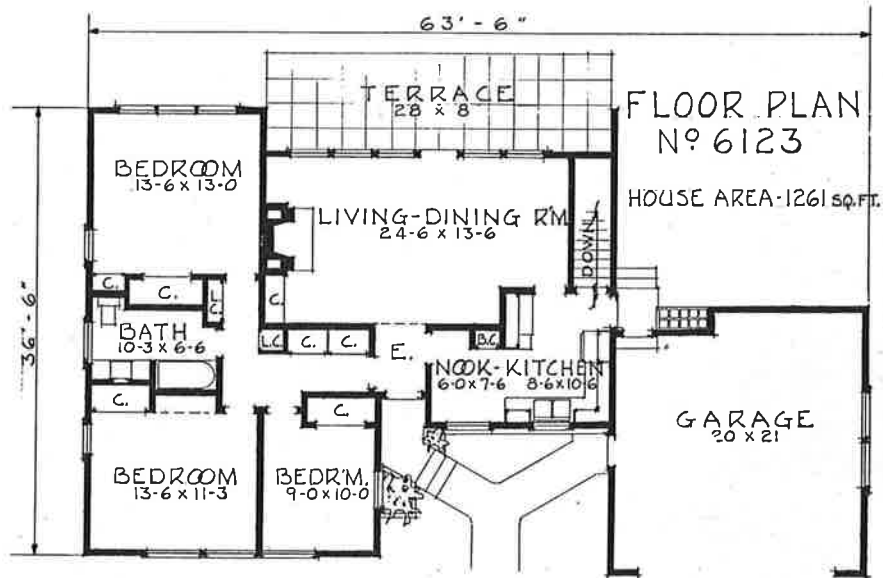
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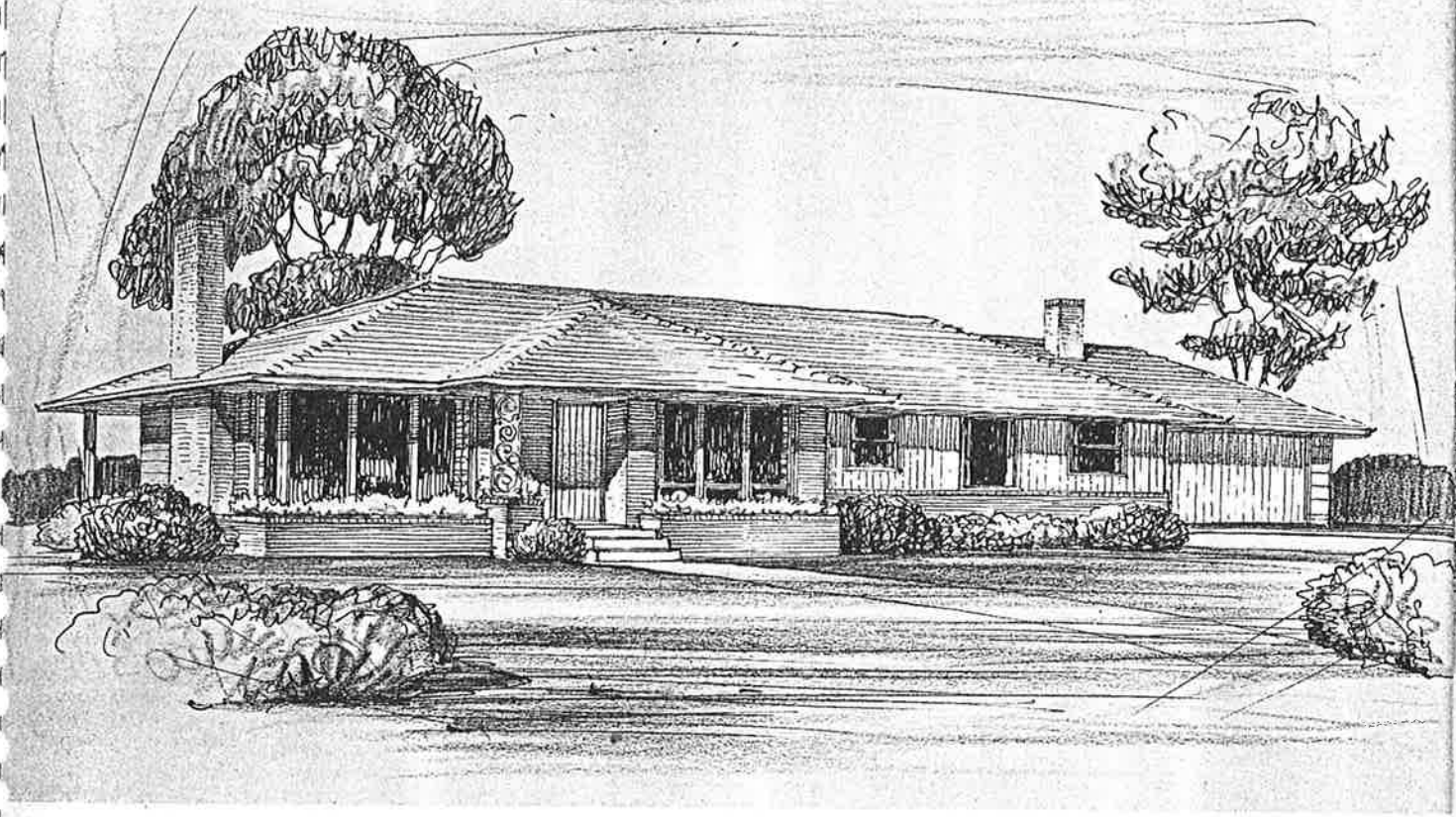
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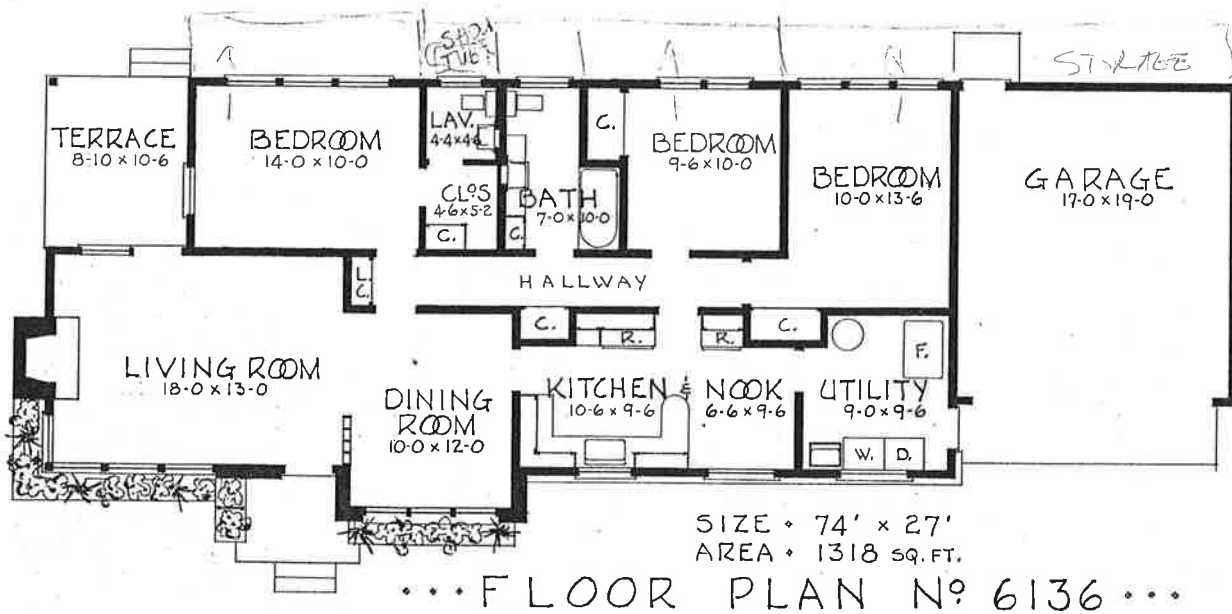
**PLAN NO. 6123**—The floor plan for this home is completely modern. The kitchen is near the front door for convenience and the living and dining room are placed across the back for complete privacy. Large plate-glass windows and a glass door open onto the rear terrace to bring the beauty of the garden right into the room. The basement is reached by a stairway from the kitchen at the back door, and has space for a party room, furnace and laundry as well as storage or hobby room. The roof is a composition roll roofing mopped down on solid sheathing, with wide overhanging eaves and gable ends.



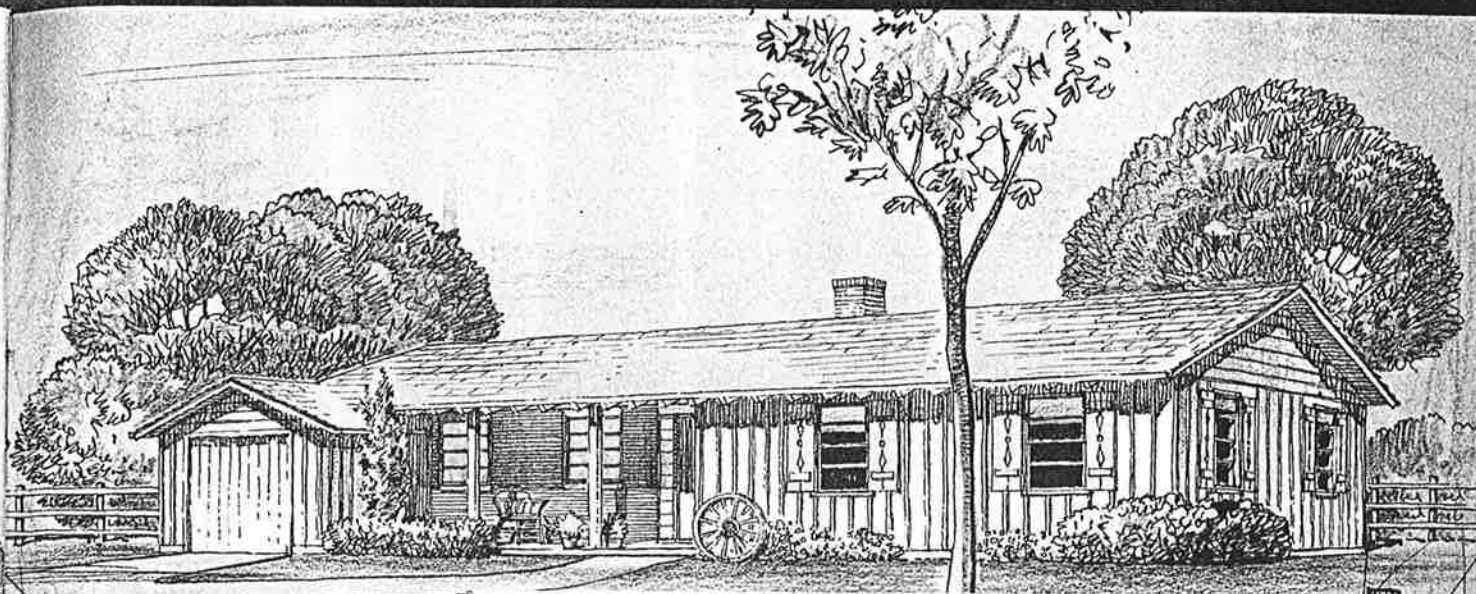
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**PLAN NO. 6136**—Beautiful styling is one of the principal features of this home with a very low pitched roof, and wide overhanging eaves accenting its long, low lines. A small amount of brick veneer has been used at the entrance and across under the windows for added beauty and the brick flower boxes at the living and dining room windows will add color. Easy circulation from room to room is the important feature of the floor plan and has been accomplished by a surprisingly small central hallway which opens into all three bedrooms, the bath, kitchen and living room area. Guest coat closet and linen closet are also found in the hallway.

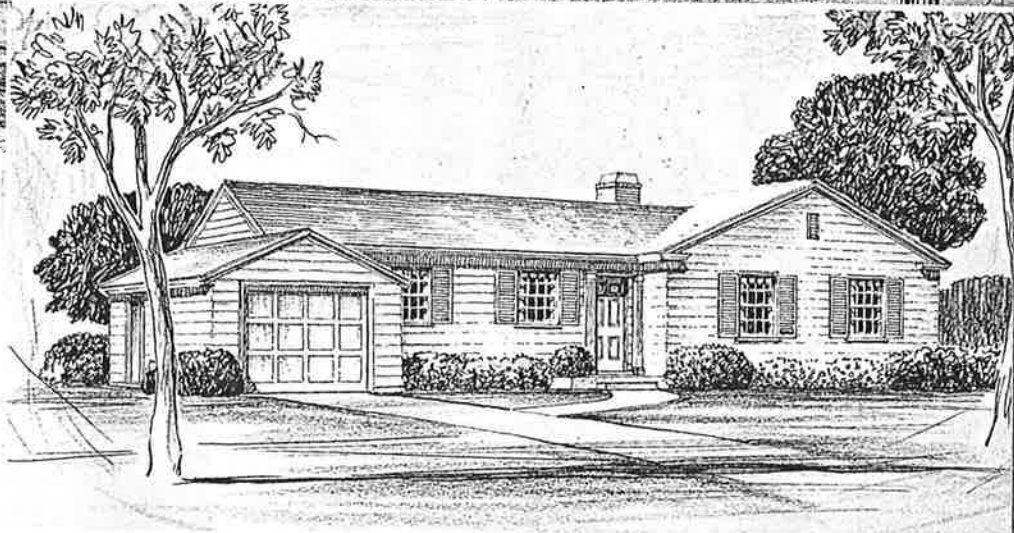


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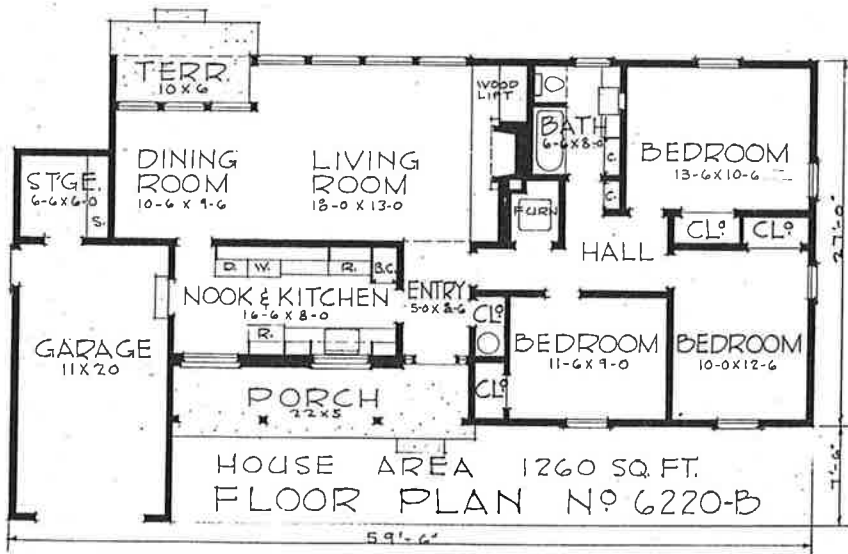


PLAN NO. 6220-B

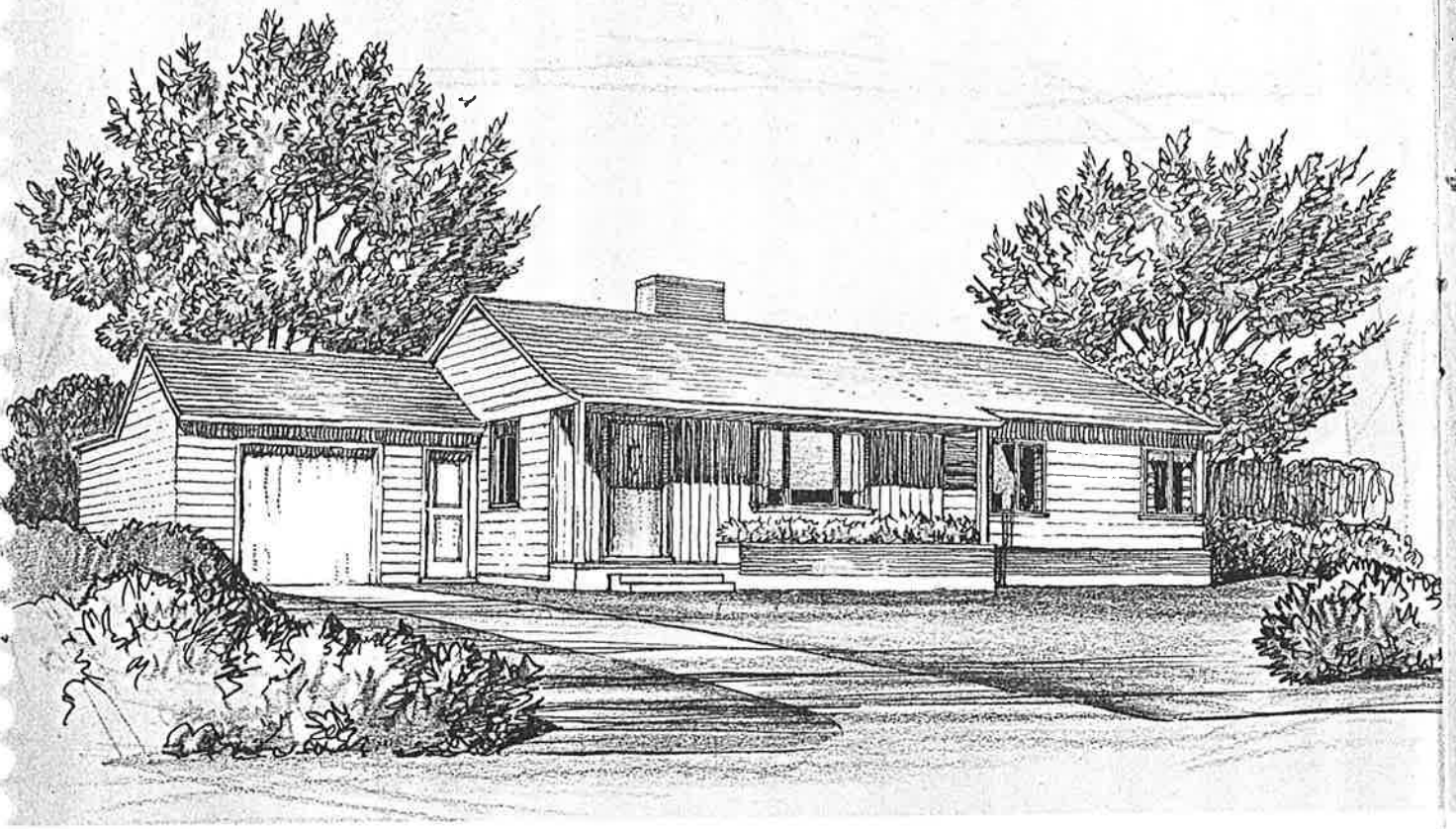
This plan is of the type which has been gaining favor very rapidly over the past few years, with living-dining room opening directly to the private garden at the rear of the property and the kitchen windows overlooking the front entrance and the interesting street scene. A door from the living room opens onto a garden porch at the rear of the



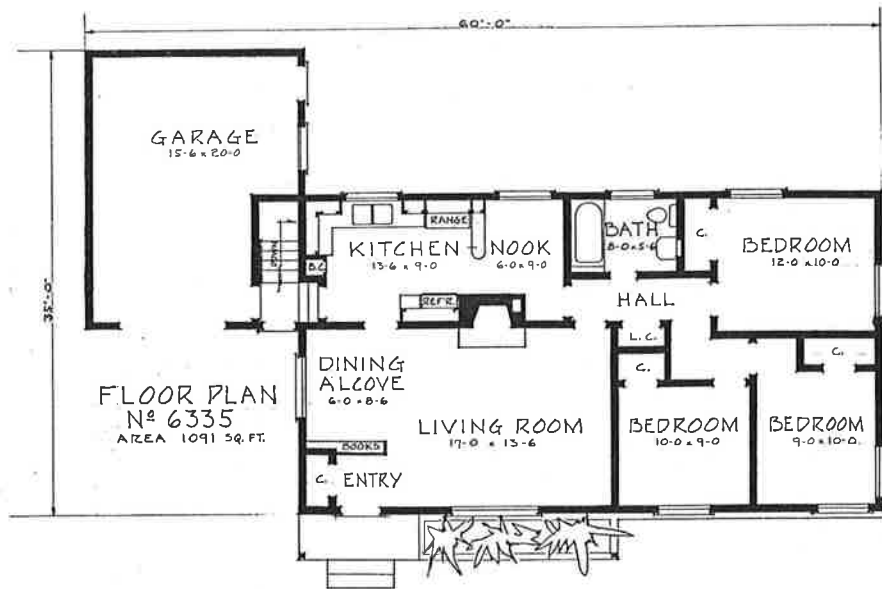
PLAN NO. 6220-C



house to encourage out-of-doors living. Plans are available in either the real Western Ranch Style, or the true-to-type Cape Cod. The western style is finished in rough boards and battens with a split shake roof and used bricks across the front wall of kitchen and entrance. The Cape Cod is finished in traditional white clap boards, shingle roof and louvred shutters at the windows.

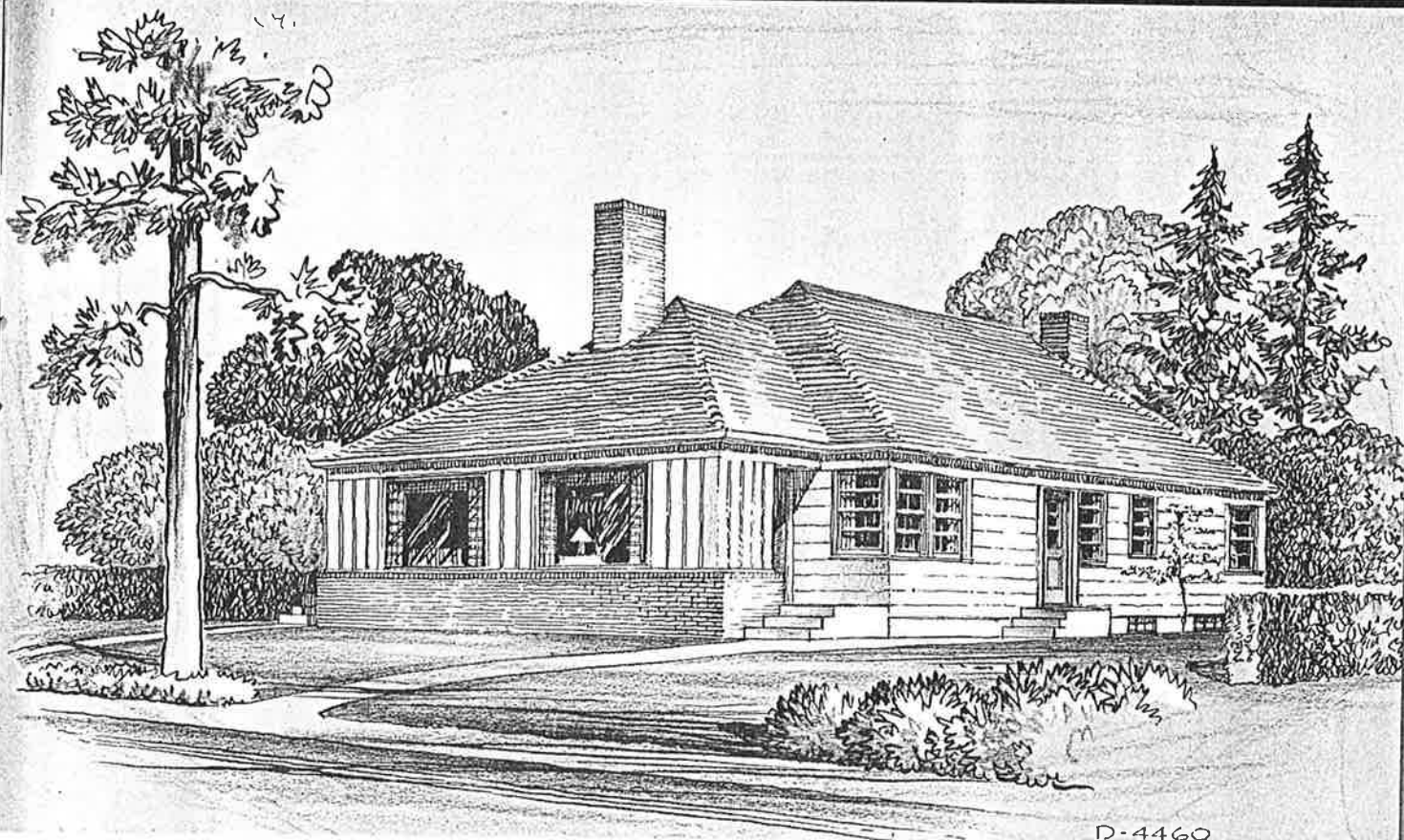


**PLAN NO. 6335**—Every inch of space is used to the best advantage in this house with a small amount of hallway and still providing ideal circulation between rooms. Large closets are conveniently arranged in each bedroom and there is a big linen closet in the hall and guest closet at the entry. The division of entry hall, dining room and living room is simply made by book shelves facing the front door which becomes an important part of the decoration of the home; they are left open above eye level to increase the apparent size of all the rooms. A full basement can be divided into play space, laundry and storage area.



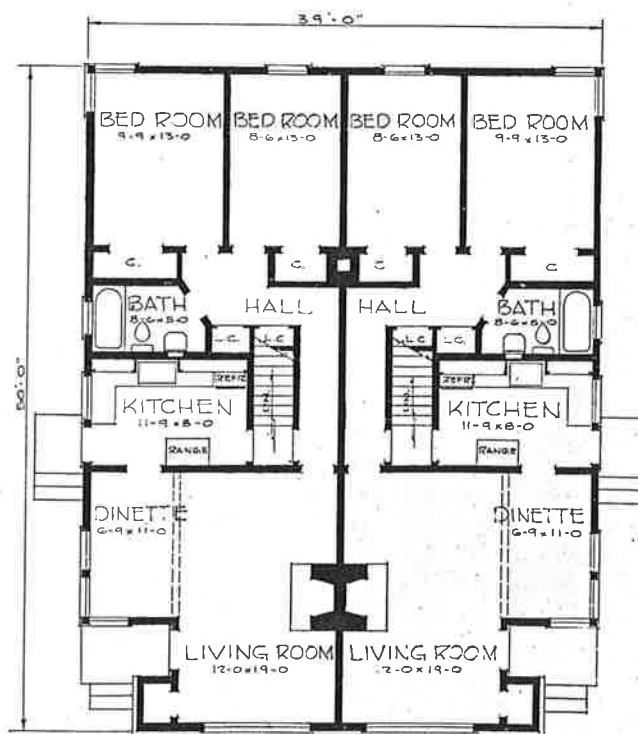
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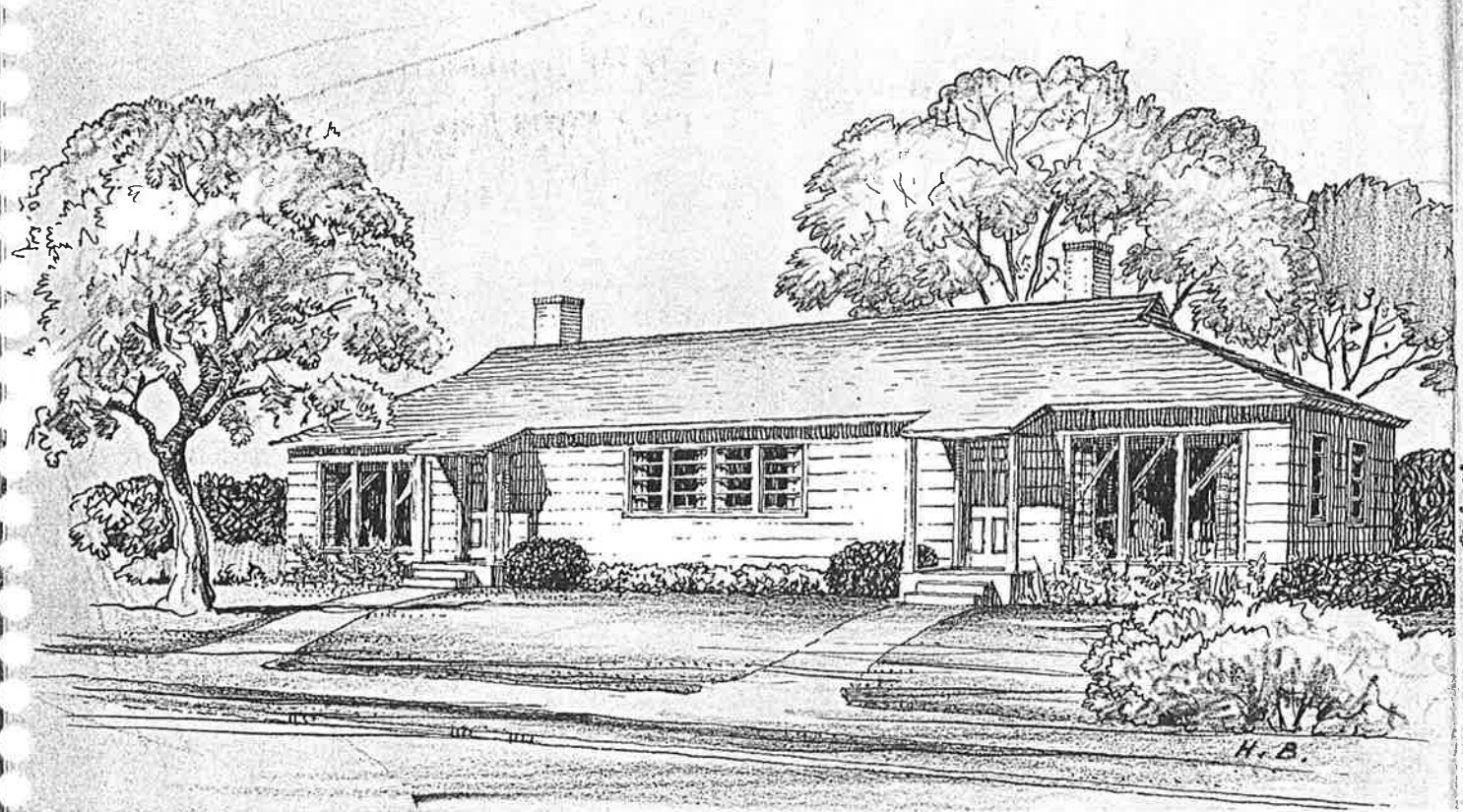


D-4460

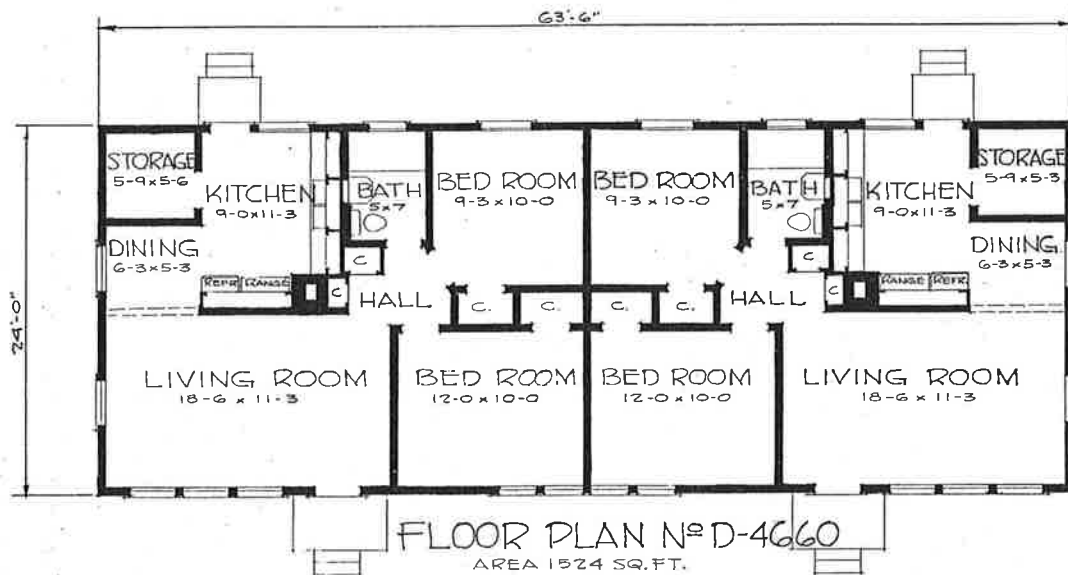
**PLAN NO. D-4460**—The plan shown here may be built on a 50-foot lot with garages on an alley at the rear or, if the lot is a few feet above the sidewalk, the garages may be in the basement under the living room. Each living unit has two large bedrooms on the main floor, bath, large convenient kitchen, and a dining room, living room combination. A coat closet is built near the front door and provides shelter for the door at the entry-way and the bedrooms have large wardrobe type closets. A half basement is reached by an inside stairs from either the kitchen or hallway and is large enough for individual heating plants, laundry room, storage space and even a play room for the children.



FLOOR PLAN NO. D-4460  
AREA 1866 SQ. FT.

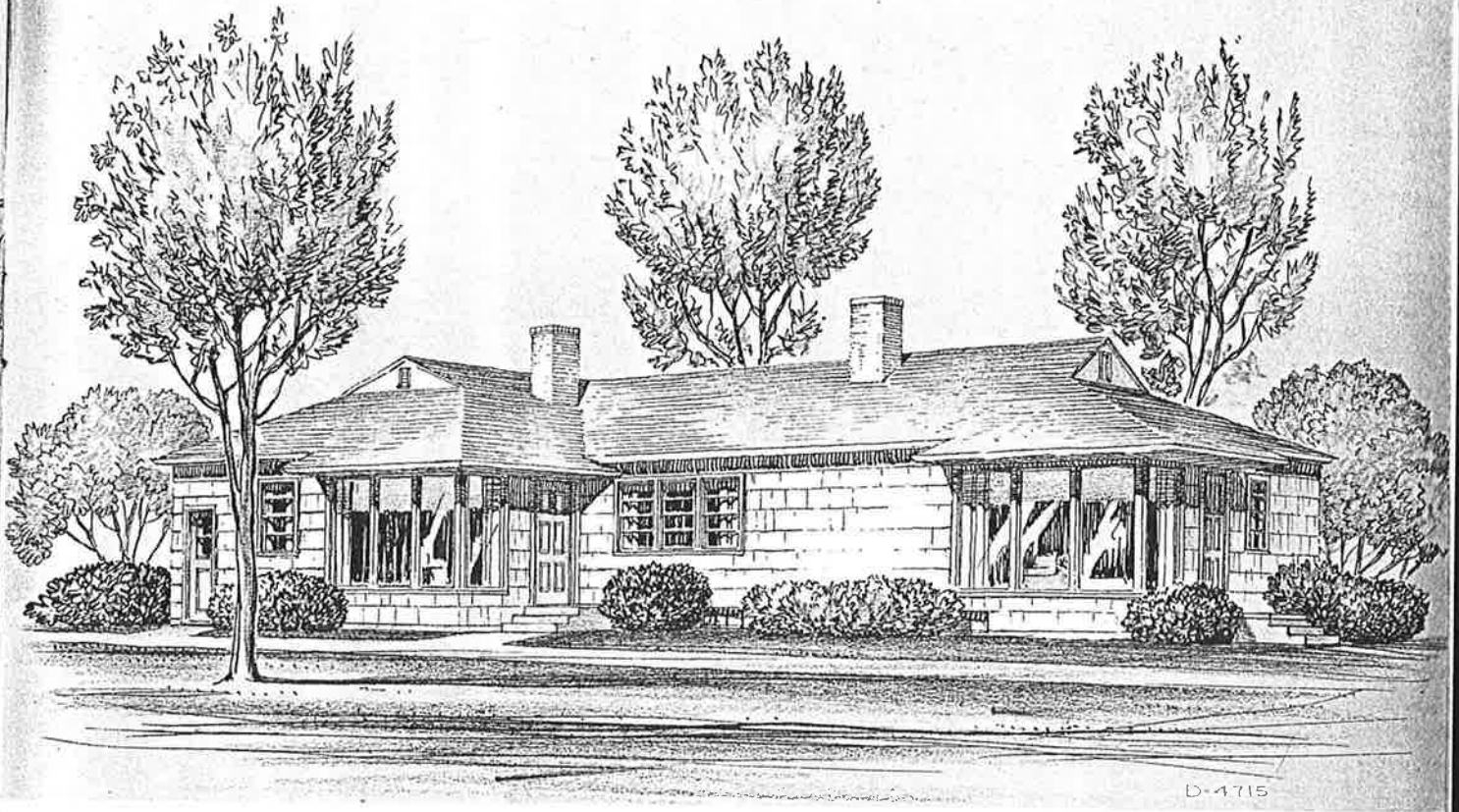


**PLAN NO. D-4660**—This duplex has no basement, but provides storage space off the kitchen. The straight exterior lines of the building will make it very practical and inexpensive to build with two bedrooms, dining space, large closets and straight simple-to-build cupboards in the kitchen. The building would be best suited to a corner lot, where a garage could be built on the lot at one end to accommodate both cars. The low-pitched roof is attractive in combination with window design and siding lines. Wide overhanging eaves protect the front doors and windows from sun and weather.



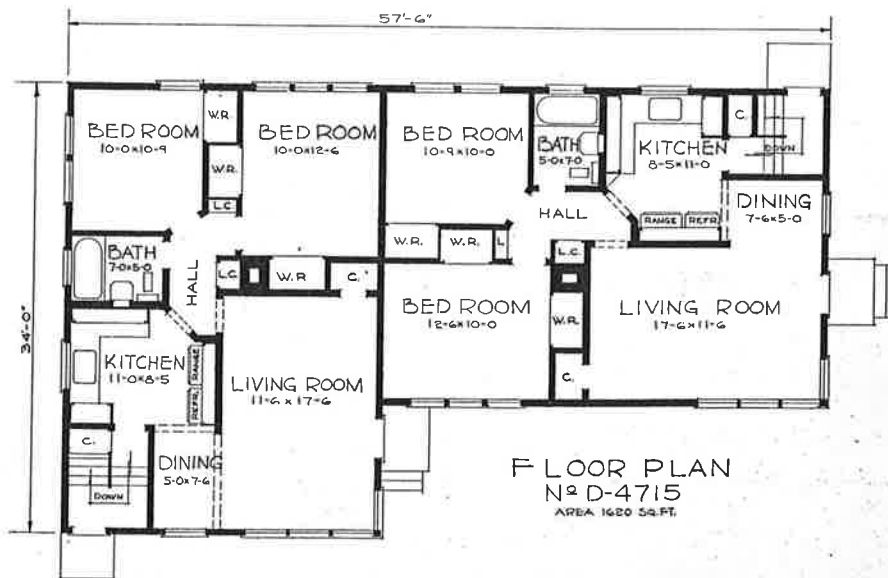
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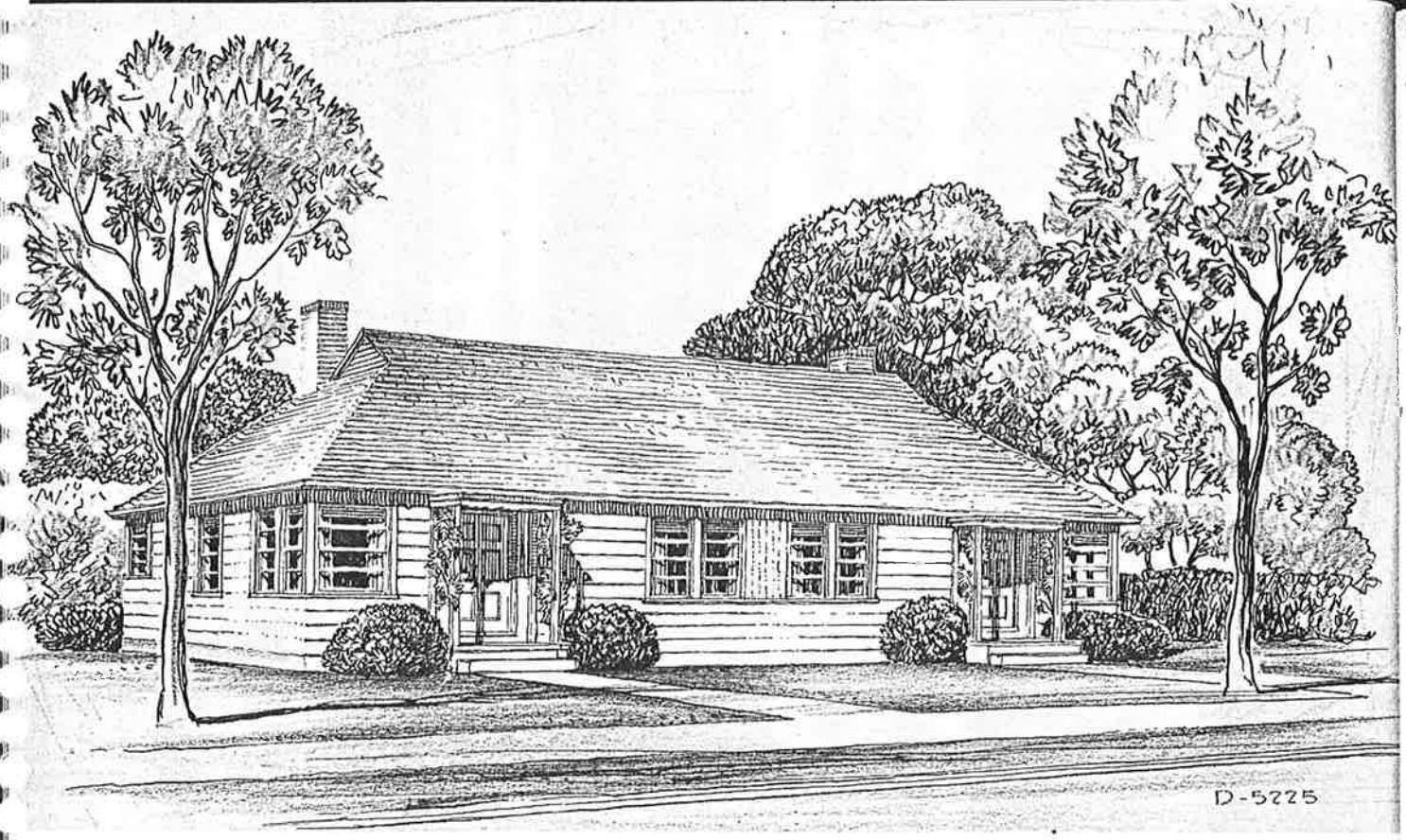


D-4715

**PLAN NO. D-4715**—This is a very attractive duplex of two bedrooms in each unit. The floor plan is very compact, with each unit self-contained, having its own heating plant, compact plumbing, basements and its own front and back doors. The rooms are exceptionally large for rental units, which helps make them more desirable than the conventional apartment. This home may be built on an inside 50 by 100 foot lot or a corner. An even better arrangement can be worked out by placing two of these building on adjoining lots with the narrow ends to the street and the living rooms facing each other across a landscaped garden court.

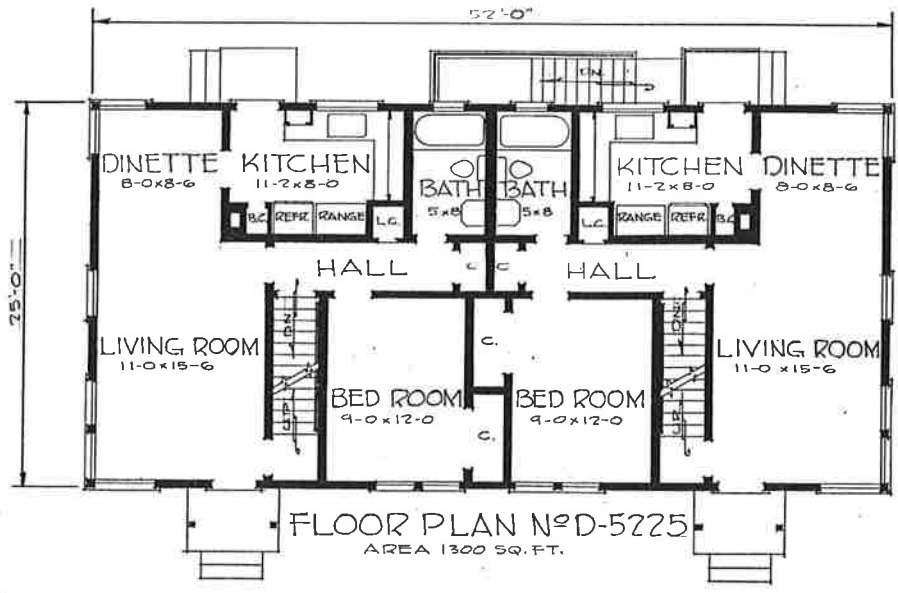


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D-5225

**PLAN NO. D-5225**—The duplex shown here has one bedroom in each unit on the main floor and space in the attic where an additional bedroom can be finished for each one. This arrangement makes it possible to hold the floor area down and still provide large rooms and plenty of closet and storage space. The floor arrangement has been planned to keep all plumbing close together for low cost and still provide every convenience. Each unit has its own full basement reached by an inside stairs from the hall under the attic stairs and a single outside stairs which serves both basements. Individual heating plants and laundry facilities can be installed in the basements.



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**332 Builders Exchange Building**  
**Portland 4, Oregon**

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