

# *E-Designs* *Plans Inc.*

A western Canadian company from Alberta that designs and ships home plans all across Canada, the US, and Overseas.

For more information about this plan contact the designer at: [info@edesignsplans.ca](mailto:info@edesignsplans.ca).

**Plan #: 2009454 Front Elevation**

[www.edesignsplans.ca](http://www.edesignsplans.ca)

**Call Us 1-855-675-1800**



**Rear Elevation**



## **2-Storey 4-Plex Plan**

**1028 Sq. Ft. Main Floor Per Unit**

**1048 Sq. Ft. Second Floor Per Unit**

Width: 68'-0"

Depth: 35'-4"

Bedrooms: 2 per unit

Bathrooms: 1 per unit

Laundry: Yes

Walk-in Pantry: Yes

Separate Entrances: Yes

## **Plan #: 2009454**

Exterior Walls:

Foundation:

Special Ceilings:

Fireplace:

Deck(s):

Veranda:

Attached Garage:

2x6 x 9 Ft. (Main Floor)

2x6 x 8 Ft. (Second Floor)

4' Concrete Wall

(Other Foundations Available)

Coffered Ceiling in Dinette

No

Rear (Covered)

No

No

**2-Storey 4-Plex Plan:** This simply designed four plex is cost effective to build yet still has great curb appeal. The lower units are at ground level making them very accessible with all the doors being 36" wide. This makes these units "Barrier Free" if needed. Each unit has its own laundry room and heating system. The two bedrooms are a good size with large closet space. The open kitchen to the dining room and living room gives the look and feel of a much larger home. The "L" shaped kitchen has a walk-in pantry and a large working island with a lunch bar. The dining areas in the lower units have a "Coffered" ceiling. The ceiling height in the lower units are 9 feet and the upper units at 8 feet. From the dining area in all the units you have access to the rear patios/decks through a french door. There is also storage space in the lower units under the stairwell of the upper units. The upper units have their own private entrance. The floor layout in the upper units are the same as the lower ones except the laundry/mechanical room is larger. This four plex was designed using "Forced Air Heating." If using a different heating system such as electric, you could eliminate the front chimneys. Overall, a great investment property.

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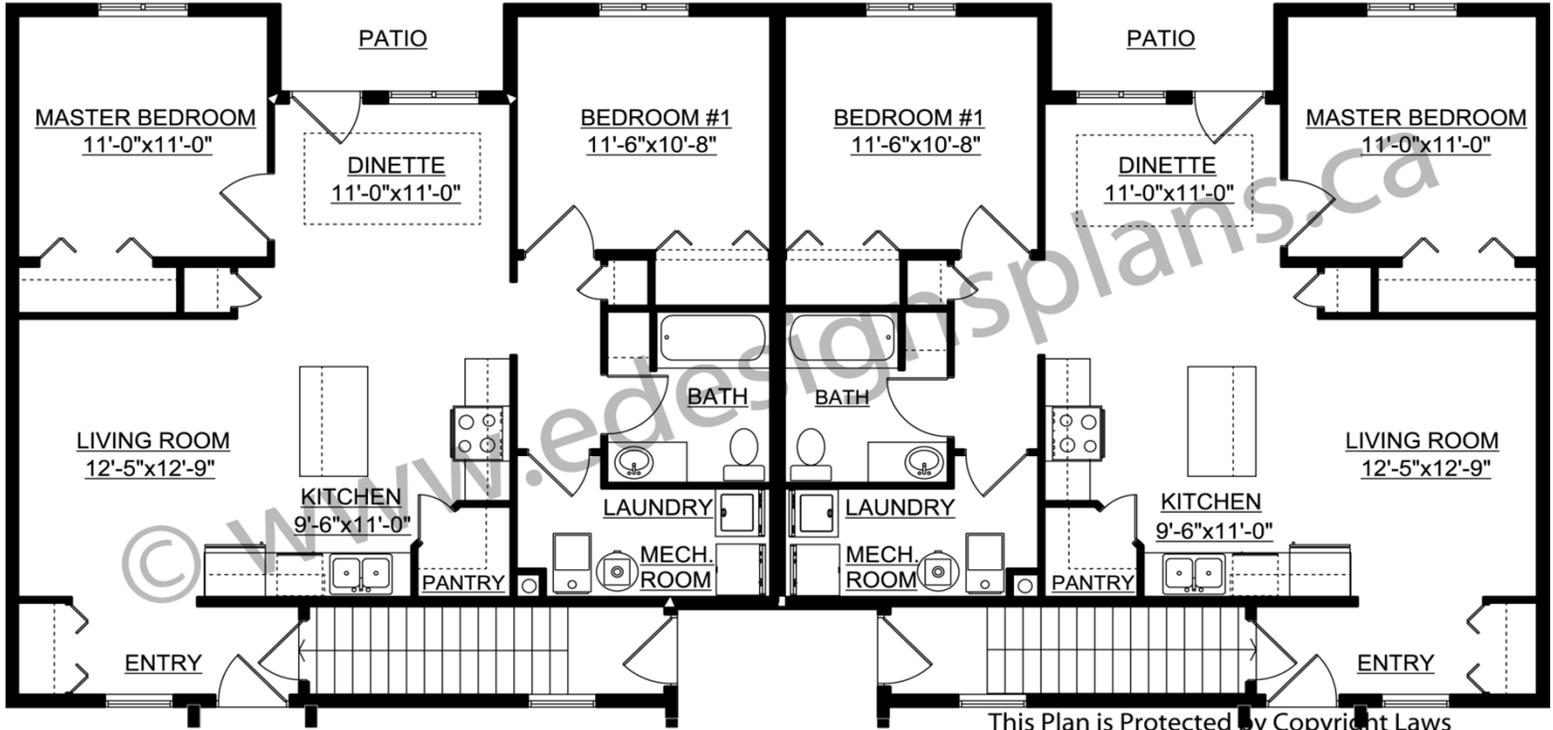
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Plan 2009454

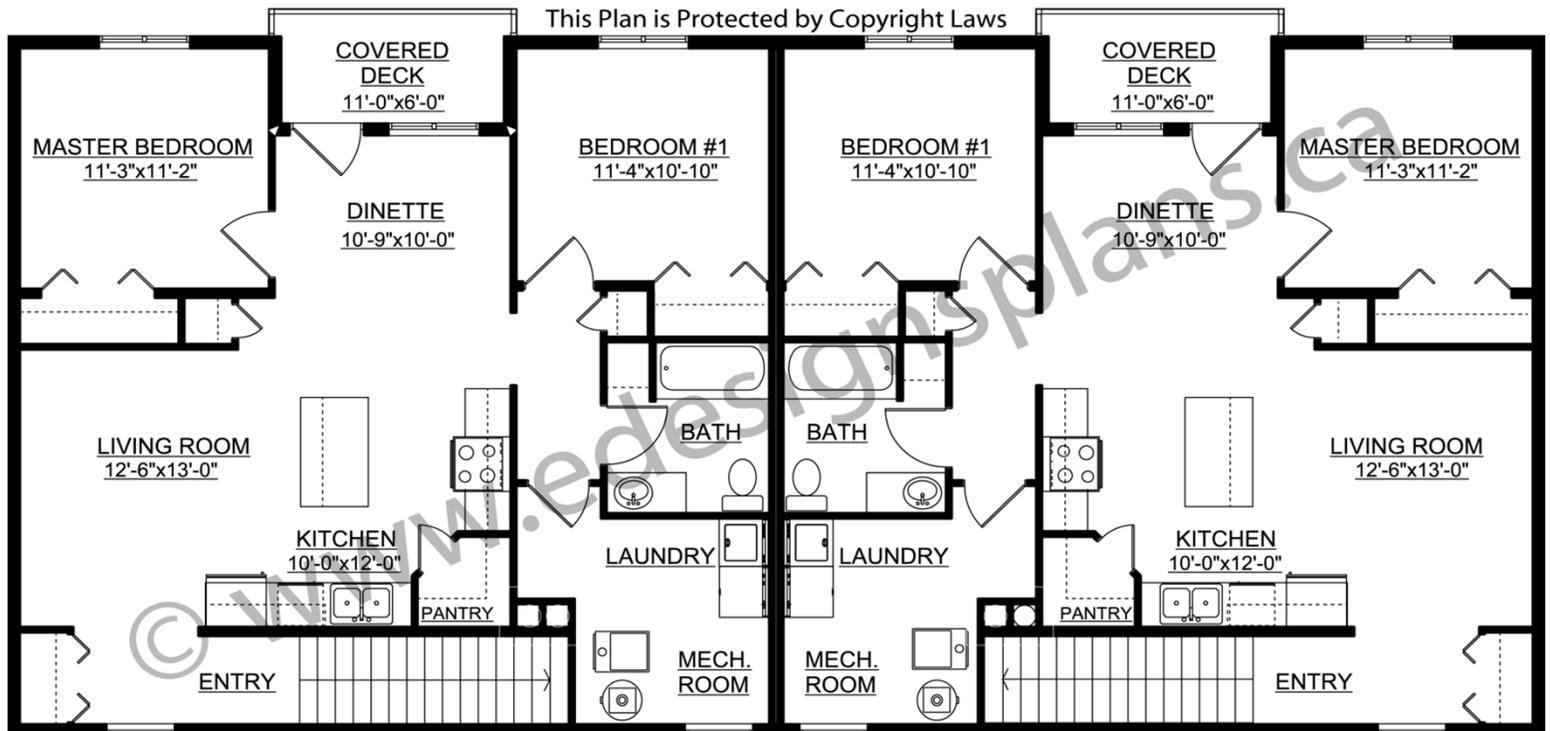
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## Main Floor



## Second Floor



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