

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.

Plan #: 2011599 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Side Elevation



4-Plex with Legal Suites

1271 Sq. Ft. Main & Second Floor per Unit

535 Sq. Ft. Legal Suites per Unit

Width: 60'-0"
Depth: 58'-0"
Bedrooms: 3 Bedrooms (Rear Units)
2 Bedrooms (Front Units)
1 Bedroom (Legal Suites)
Bathrooms: 3 per unit
Laundry: Second & Lower Floors

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Exterior Walls: 2x6 x 8 Ft. (Main Floor)
2x6 x 8 Ft. (Second Floor)
Foundation: 9' ICF (Insulated Concrete Form)
(Other Foundations Available)
Floor System: 16" Open Web (Clear Span)
Fireplace: No
Deck(s): Yes
Veranda: No
Attached Garage: No
Finished Basement Plan: Yes (Legal Suites)

This is the same "Great Revenue Generator" as 2011576 or 2011590 (just a different layout). This eye catching 4-plex will generate as much revenue as an 8-plex **without all the extra costs** involved with building a Commercial building, which is anything bigger than a 4-plex. With any building larger than a 4-plex, an Engineer must be hired for all the building and mechanical drawings, which could result in thousands of dollars in Engineering fees. As more centers are now allowing Legal or Mother-in-Law Suites in duplex's or 4-plex's, this allows builders to recoup their investment much sooner. This design is very well laid out to maximize all useable space yet making it very cost effective to build. With the lower level only 4 feet in the ground, each unit has large windows allowing lots of natural lighting. The covered decks with craftsmen style posts, stone cladding, large corner trims, window treatments, frieze boards, shutters, dutch gables and covered side entrances, gives this basic 4-plex an aesthetically pleasing look without adding a large expense. One of our best 4-plex plans!

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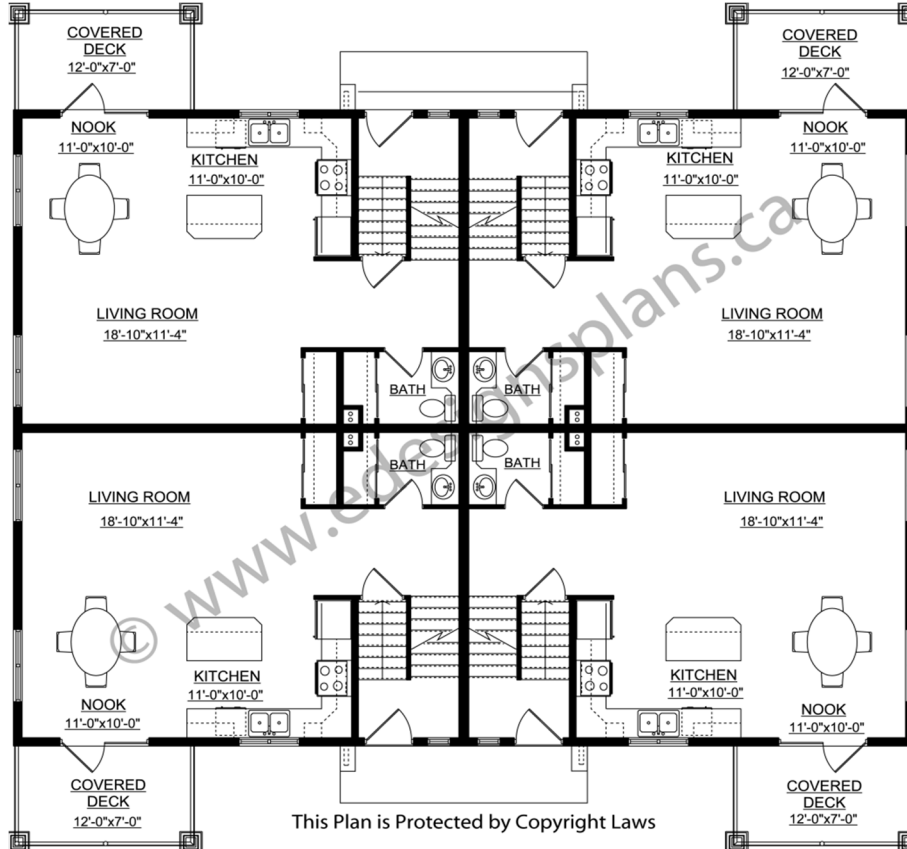
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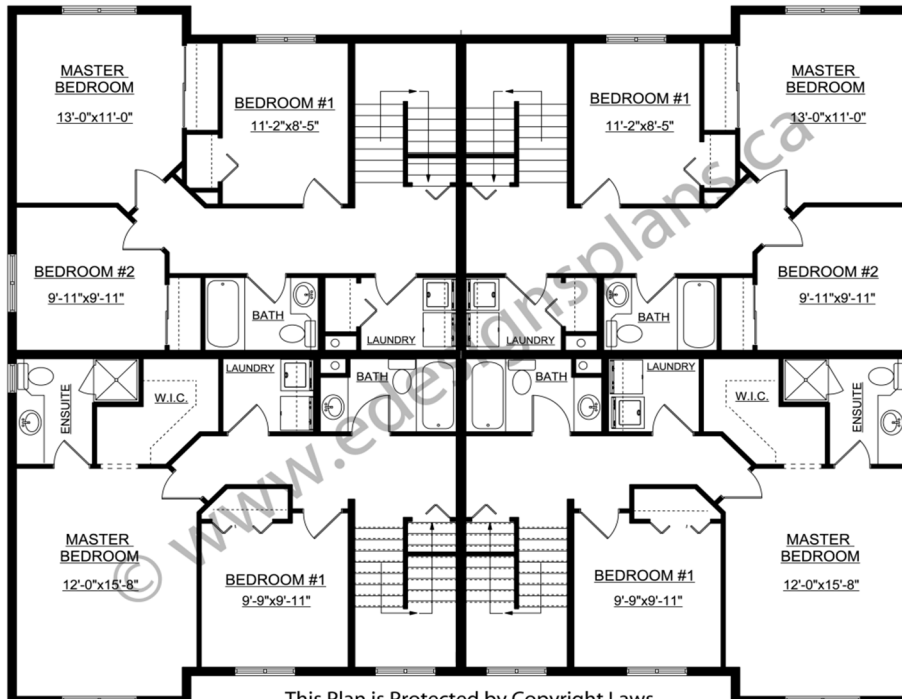
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Main Floor



Second Floor



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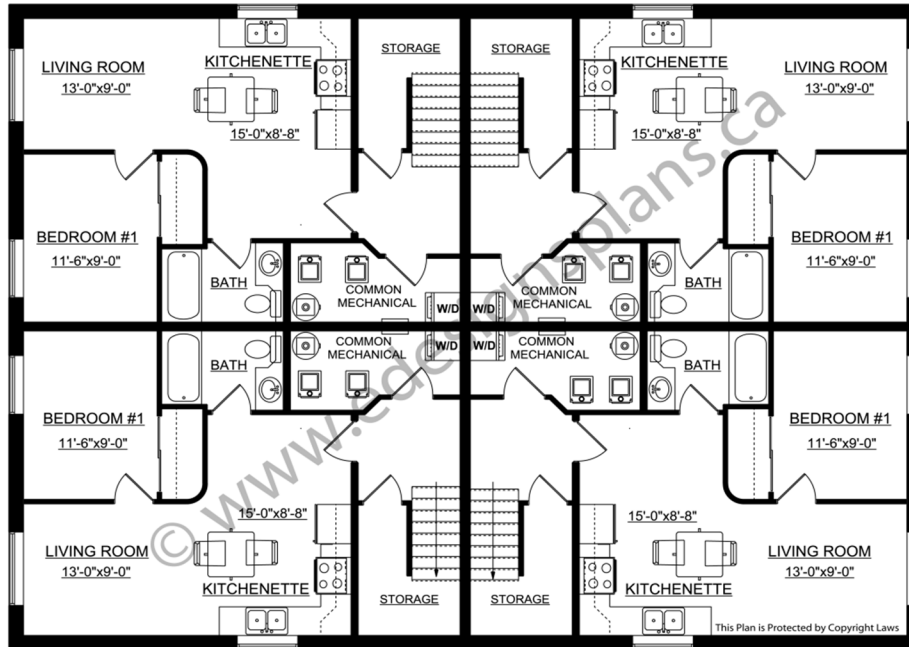
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Lower Floor



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