

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 #: 2012658 Front Elevation

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Side Elevation



Narrow Lot Front to Back Duplex
1254 Sq. Ft. Total Living Area Per Unit

Plan #: 2012658

Width: 19'-0"
Depth: 80'-0" (incl. decks)
Bedrooms: 3 per unit
Bathrooms: 2 per unit
Laundry: Second Floor
Walk-in Pantry: No
Office/Den: No

Exterior Walls: 2x6 x 8 Ft. (Main Floor)
2x6 x 8 Ft. (Second Floor)
Foundation: 5' 2x6 Pony Wall on 4' ICF
(Other Foundations Available)
Floor System: 16" Open Web (Clear Span)
Fireplace: No
Deck(s): Yes (Covered)
Attached Garage: No
Finished Basement Plan: No

Narrow Lot Front to Back 2-Storey Duplex: Not only does this duplex look great but a lot of attention was applied to the layout of this plan. One of the most notable design features was to keep all the windows to one side of the building allowing the smallest side yard variance on that side. The bi-level style foundation features large windows. The front entry has been dropped to keep the deck level lower to the ground. The "U"-shaped kitchen is open to the dining and living rooms. A 2-piece bath across from the basement access and next to a pantry closet. From the foyer there is a staircase leading to the second floor. Here you will find two bedrooms with closets and a master bedroom with a walk-in closet. A laundry room is conveniently located on the second floor. Also, a large main bathroom area. The basement area is undeveloped but features large windows.

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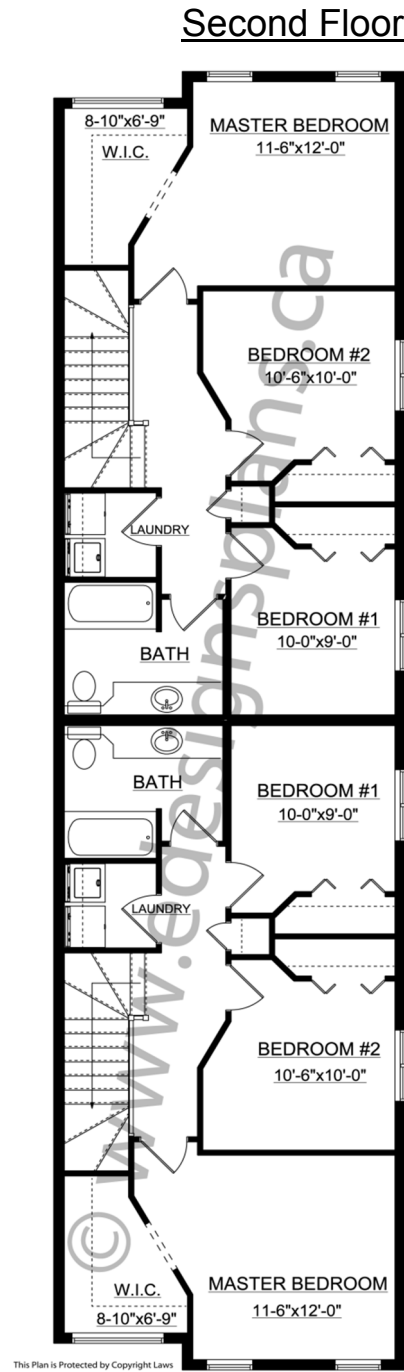
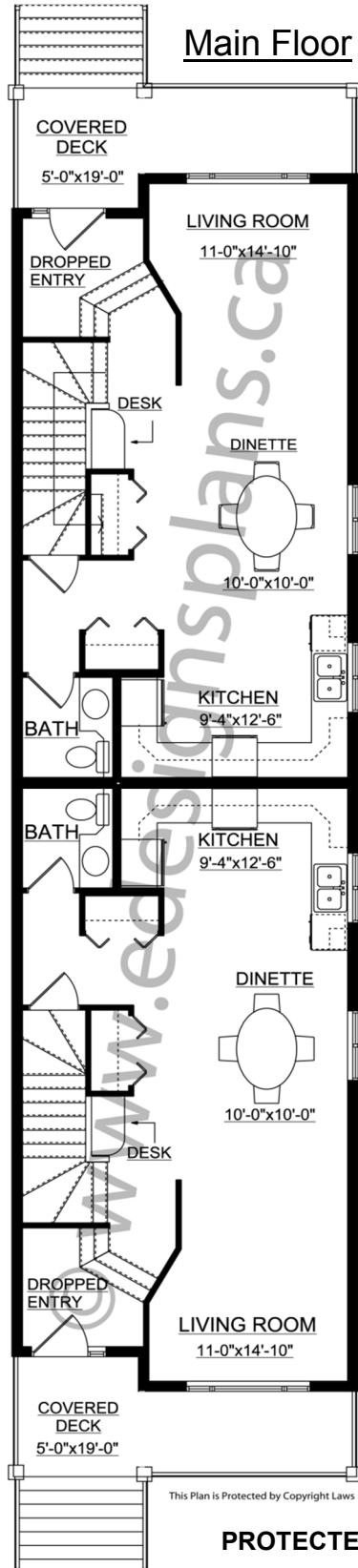
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