

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 #: 2012659 Front Elevation

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Call Us 1-855-675-1800



Side Elevation



Narrow Lot Front to Back Duplex

1374 Sq. Ft. Total Living Space Per Unit

Width: 24'-0"
 Depth: 63'-0"
 Bedrooms: 3 per unit
 Bathrooms: 2 per unit
 Main Floor Laundry: Yes
 Walk-in Pantry: No
 Office/Den: Yes

NOTE: All windows to one side allowing for smaller side variances.

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

Narrow Lot Front to Back 2-Story 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 "L"-shaped kitchen is open to the dining and living rooms. A 2-piece bath next to a pantry closet. From the foyer there is a staircase leading to the second floor. Here you will find 3 large bedrooms each with large closets. 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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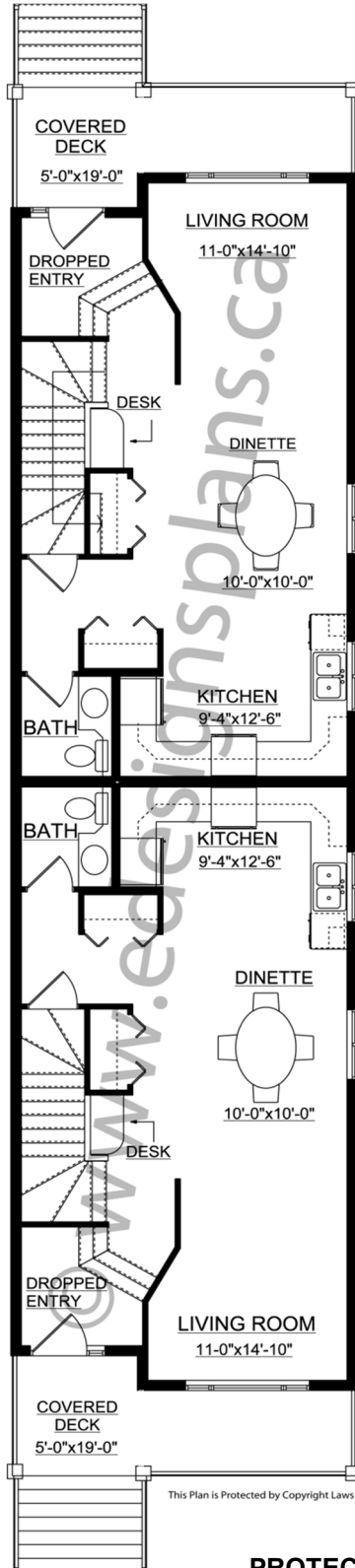
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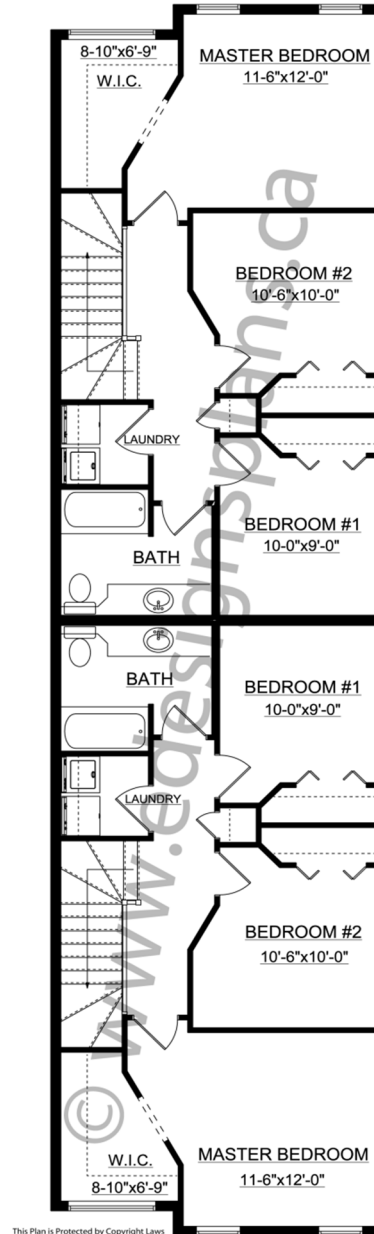
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Main Floor



Second Floor



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