

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 #: 2012671 Front Elevation

www.edesignsplans.ca

Call Us 1-855-675-1800



Side Elevation



Up and Down Narrow Lot Duplex

1344 Sq. Ft. Main Floor

1122 Sq. Ft. Lower Floor

Width:	21'-0"
Depth:	69'-0"
Bedrooms:	3
Bathrooms:	2
Laundry Room :	Yes
Walk-in Pantry:	No
Separate Mech. Rooms:	Yes

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Exterior Walls:	2x6 x 8 Ft. (Main Floor)
Foundation:	5' 2x6 Pony Wall on 4' Concrete (Other Foundations Available)
Floor System:	16" Open Web
Special Ceilings:	No
Separate Entrances:	Yes
Deck(s):	Yes
Covered Veranda:	No
Attached Garage:	No

Great return on your investment with this Narrow Lot Up & Down Duplex. Each level not only has its own covered entrance, but also has its own laundry room and mechanical room. All units have a deck or patio area. The large U-shaped kitchen is open to the dining and living rooms. The large master bedroom features a walk-in closet and a 3-piece ensuite. The other two bedrooms are a nice size and are conveniently located beside the main bathroom and the laundry room. The two windows on the hallway side could be removed only for a smaller lot variance. Also using 16" open web floor joist allows for all mechanical to be hidden in the floor. This is an easy design to build which also keeps the costs down.

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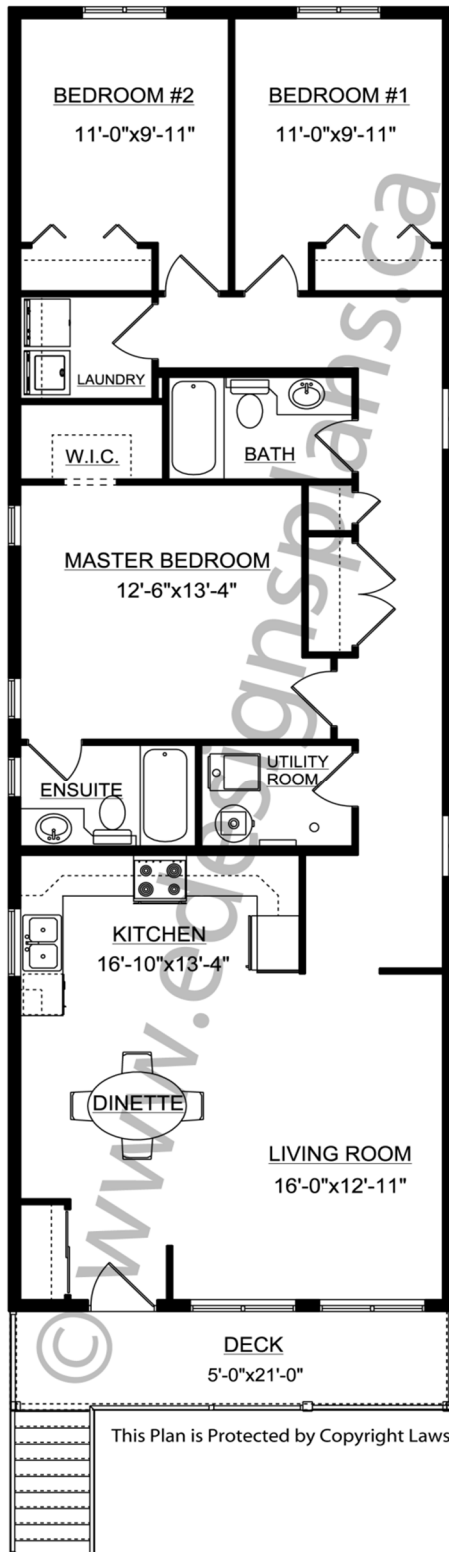
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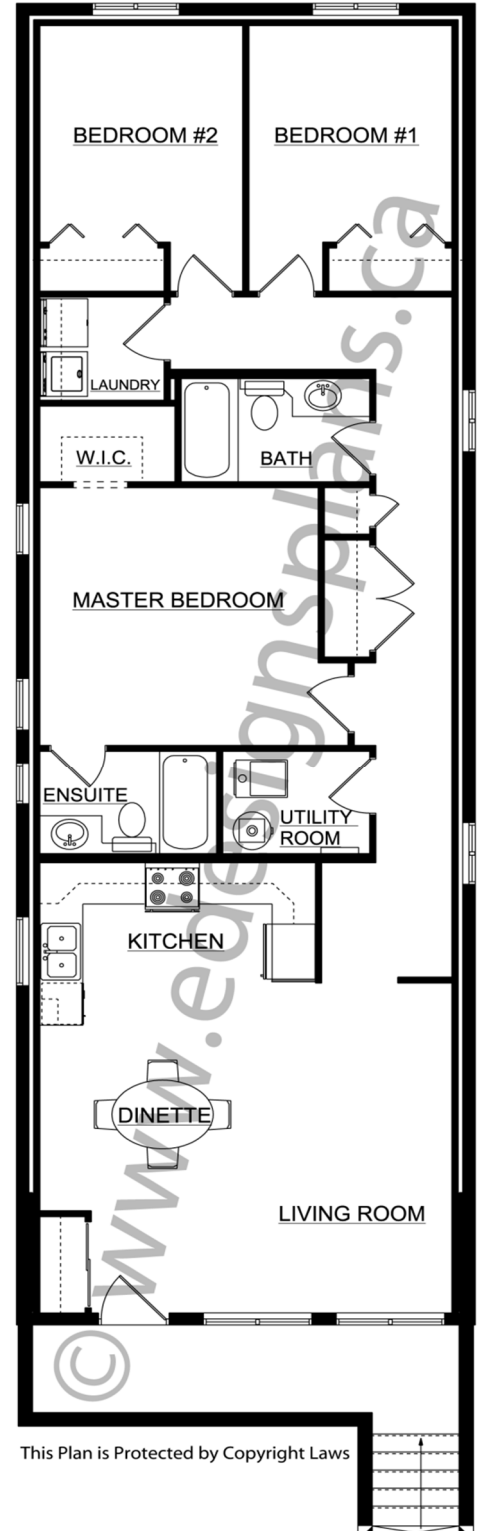
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Main Floor



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Lower Floor



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