

# 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 #: 2013690 Front Elevation**

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

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



**Side Elevation**



**Duplex Single Car Garage & Legal Suites**

697 Sq. Ft. Main Floor per Unit  
877 Left/892 Right Sq. Ft. Second Floor  
1574 Left/1589 Right Sq. Ft. Total Living Area  
Plus 644 Sq. Ft. Lower Floor per Unit

Width: 42'-0"  
Depth: 70'-0"  
Bedrooms: 3 per unit  
Bathrooms: 2 & 1/2 per unit  
Laundry: Second Floor  
Pantry: Yes  
Office/Den: No

**Plan #: 2013690**

Exterior Walls:	2x6 x 9 Ft. (Main Floor) 2x6 x 8 Ft. (Second Floor)
Foundation:	9' ICF (Insulated Concrete Form) (Other Foundations Available)
Special Ceilings:	Vaulted Master Bedroom
Fireplace:	Yes
Deck(s):	Rear
Veranda:	Yes (Covered)
Attached Garage:	Yes (1-Car each with 10'x8' Door)
Finished Basement Plan:	Yes (Legal Suites)

**Duplex with Single Car Garage & Legal Suites in Basement:** Enter into the main floor from the front covered veranda. From here, you can go upstairs or around the corner where you will find a half bath just off the garage entrance. The kitchen, living room, and dining room are all one open concept. The kitchen has a working island with lunch bar, and a pantry off the hallway. There is a future gas fireplace shown in the corner of the living room. Exit through double garden doors out the back to the rear deck. Upstairs are three bedrooms, two supported by a 3-piece bathroom, and the master bedroom having its own 5-piece ensuite with a 36"x48" shower. The master bedrooms also have a walk-in closet. Laundry and mechanical for the main living area is on this floor. The lower levels or suites have their own entrances from the side of the building. They also have their own mechanical room and laundry. Each suite has two bedrooms, a living room, kitchen, and a 3-piece bathroom. Rent these out separately for additional revenue.

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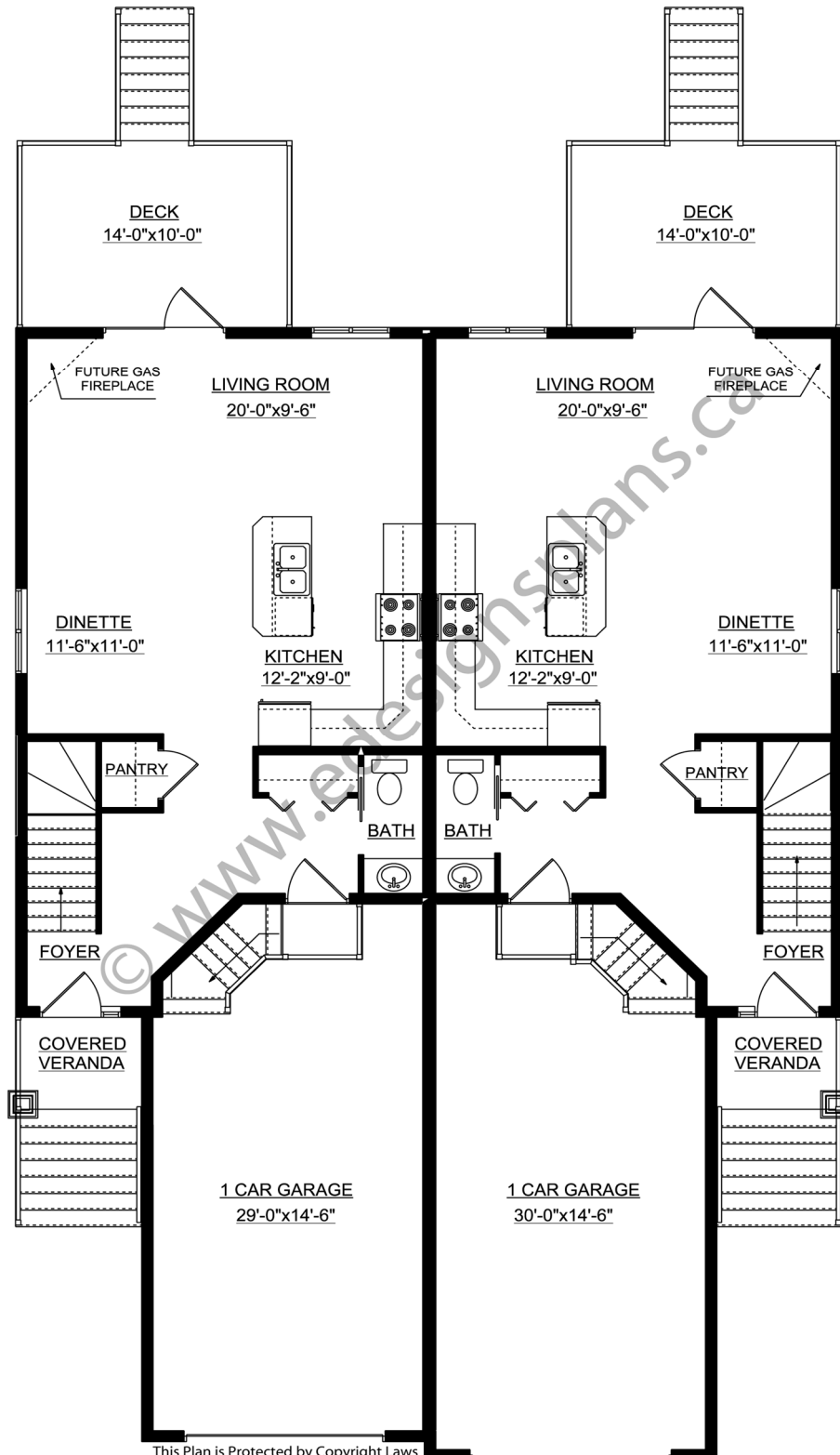
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## Main Floor



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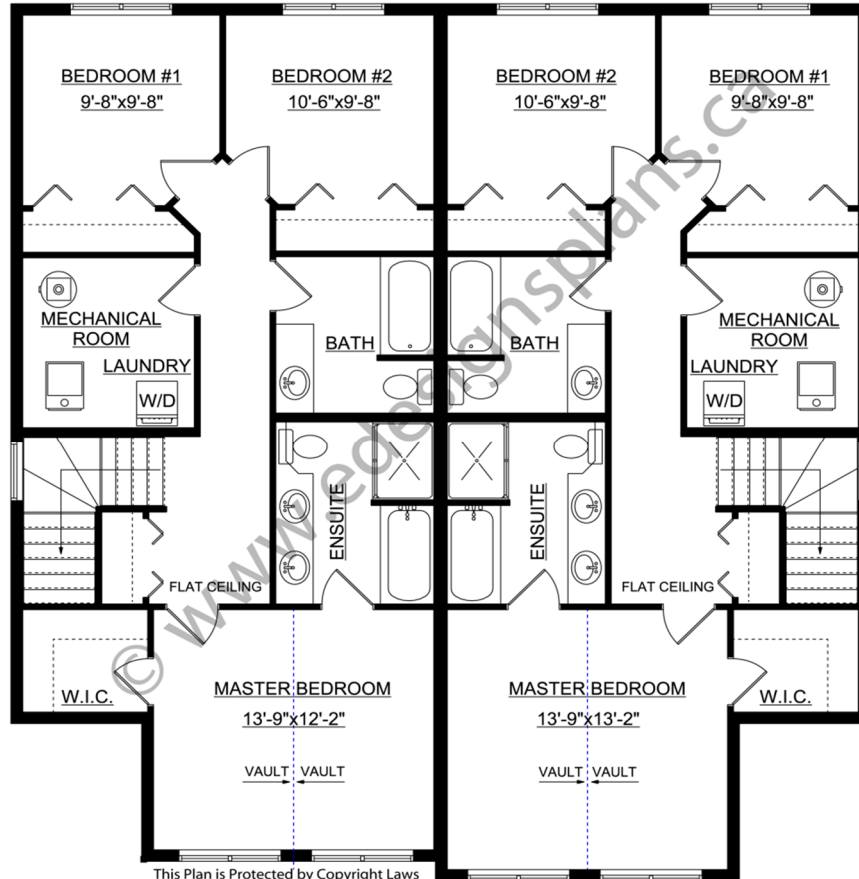
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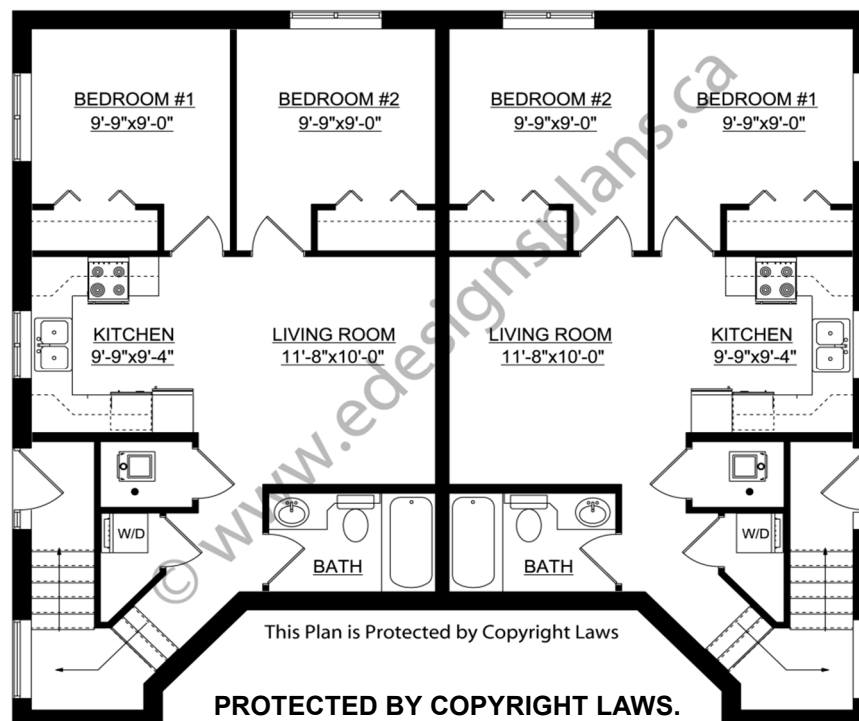
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## Second Floor



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## Lower Floor



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