

# 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 #: 2012640 Front Elevation**

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

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



**Rear Elevation**



## **Narrow Lot Tri-Plex**

1344 Sq. Ft. Main Floor

1344 Sq. Ft. Second Floor

1232 Sq. Ft. Lower Floor

Width: 21'-0"  
Depth: 69'-0" (plus decks)  
Bedrooms: 3  
Bathrooms: 2  
Laundry in Each Unit: Yes  
Walk-in Pantry: No

## **Plan #: 2012640**

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

**Great return on your investment with this Narrow Lot Tri-Plex.** Each level not only has its own entrance, but also 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 cost down.

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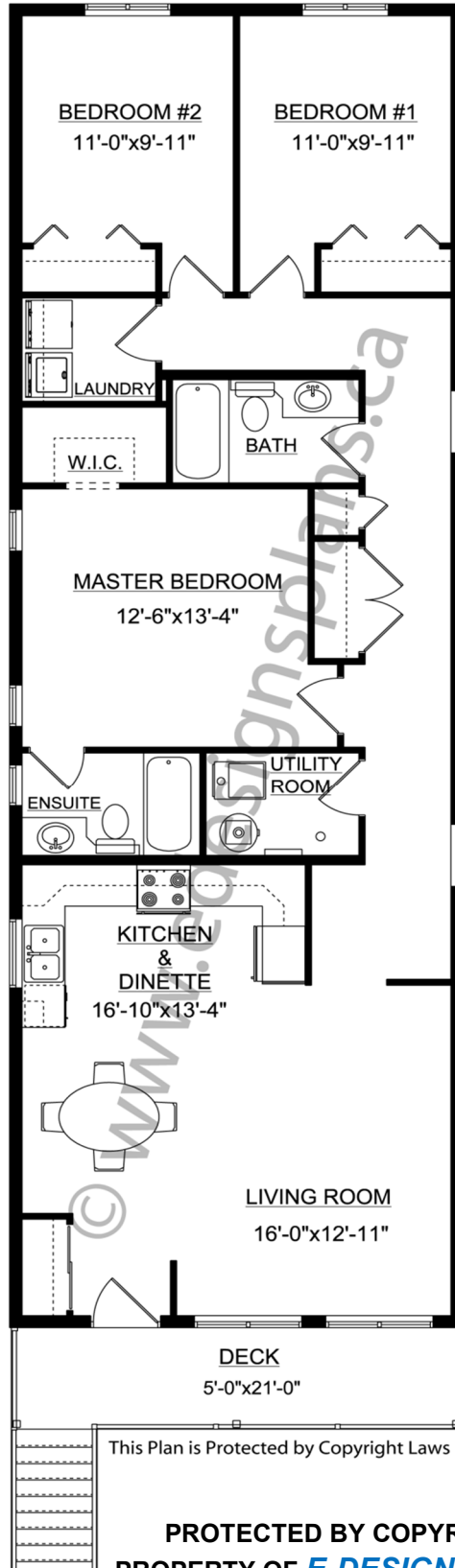
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Main Floor

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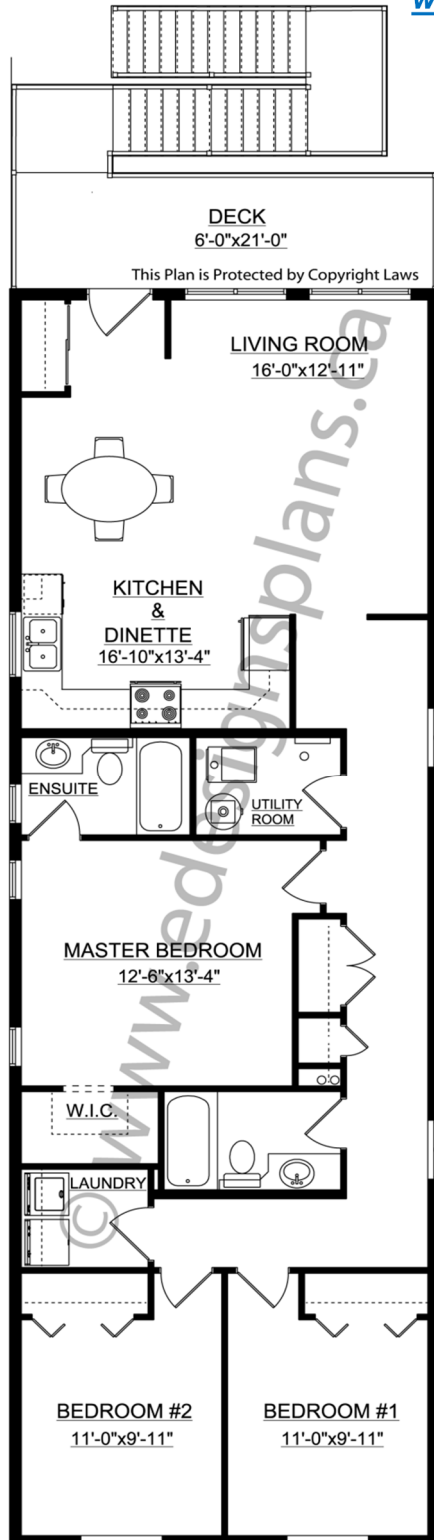
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**Plan 2012640**

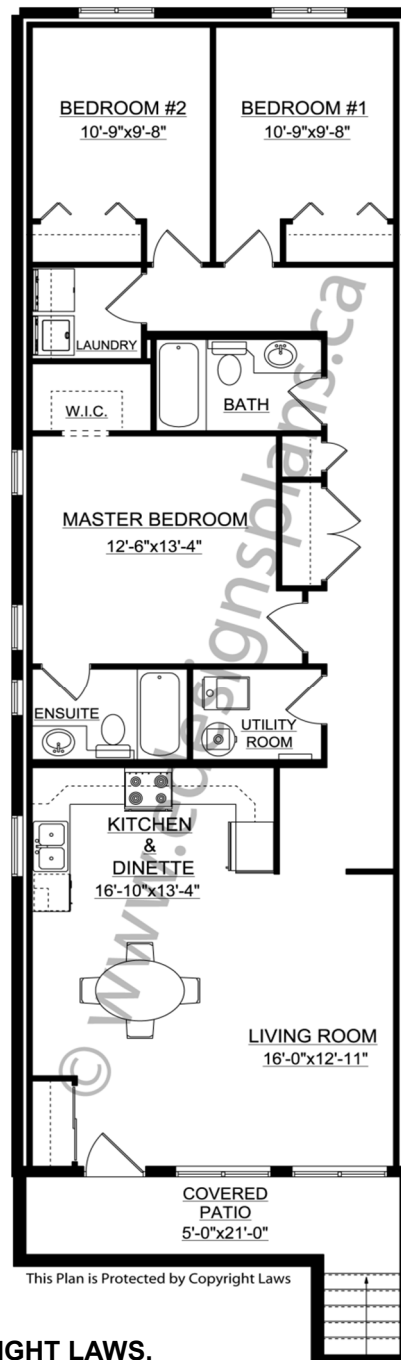
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Second Floor



Lower Floor



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