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The Melrose

3 BEDROOM

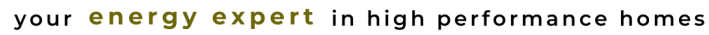
2.5 BATHROOM

1672 SQ.FT LIVING SPACE

10 YEAR HOME WARRANTY



EastwoodHomes.ca



3(36x60h)

Dining 2x10 @16" o/c 16'-6"

pre-eng LVL flush beam

Kitchen 2x10 @16" o/c

pre-eng LVL flush beam

Living Rm 2x10 @16" o/c 13'-0"

3(30x63h)

5/0 patio door

2/6

Clos

2/6 pocket

Pantry 2x10 @16" o/c

2/6

2x10 @16" o/c

4'-6"

5'-6"

pre-eng LVL Header Around Stair

3/0 pocket

Entry 2x10 @16" o/c 2-2/0 Bif 3/0

Clos

The second floor plan includes the following details:

- Master Bedroom:** Located at the top left, measuring 36'x54h. It features a 2/6 Poc (Porch) and a Walk-In Clos (Closet).
- Ensuite:** A bathroom area measuring 8'-10" by 7'-10", containing a bathtub, toilet, and vanity. It has 2/6 walls and a 2/6 Bif (Bifold) door.
- Laundry:** Located at the top right, measuring 24'x36h, with a 2/6 wall and a 36'x48h closet.
- Bedroom (Bottom Left):** Measuring 6'-11" by 12'-8", featuring a pre-eng girder truss over and a 64'x64h area. It has 2/6 walls and a 2/6 Bif door.
- Bedroom (Bottom Right):** Measuring 12'-8" by 54'x45h, with a 2/6 wall and a 2/6 Bif door.
- Stairs:** A staircase measuring 4'-6" wide, leading up from the bottom right bedroom area.
- Other Features:** The plan includes various closets (Clos), a linen closet (LIN), and structural elements like a pre-eng girder truss and a 64'x64h area.

The floor plan shows a rectangular building with several rooms and structural elements. A note at the top left states: "Note: Concrete reinforcing as per code required for windows fully in concrete as per code".

Rooms and areas include:

- Family Rm**: Located in the upper central part of the plan.
- Utility/Storage**: Located in the lower right part of the plan.
- Stairs**: Located on the right side, with a width of 4'-6" indicated.

Structural details and dimensions:

- 60x36h**: Indicated for two vertical structural elements on the left side.
- 2x10 @16"o/c**: Indicated for two horizontal structural elements, one in the upper central area and one in the lower central area.
- pre-eng LVL flush beam**: Indicated for two horizontal structural elements, one in the upper central area and one in the lower central area.
- 17'-0"**: Dimension for the length of the lower pre-eng LVL flush beam.
- 10'-0"**: Dimension for the length of the upper pre-eng LVL flush beam.
- 2/8**: Dimension for a vertical structural element near the stairs.
- 3/0**: Dimension for a vertical structural element at the top center.
- 4'-6"**: Dimension for the width of the stairs.
- Rough In Plumbing Location For Bath Confirm Location With Owner**: Text located in the lower central area.
- HM**: A circular symbol located in the lower right corner.

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