
 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE WESTWOOD

2025 SQ.FT.

☐ Elements Specification

☐ Elite Specification

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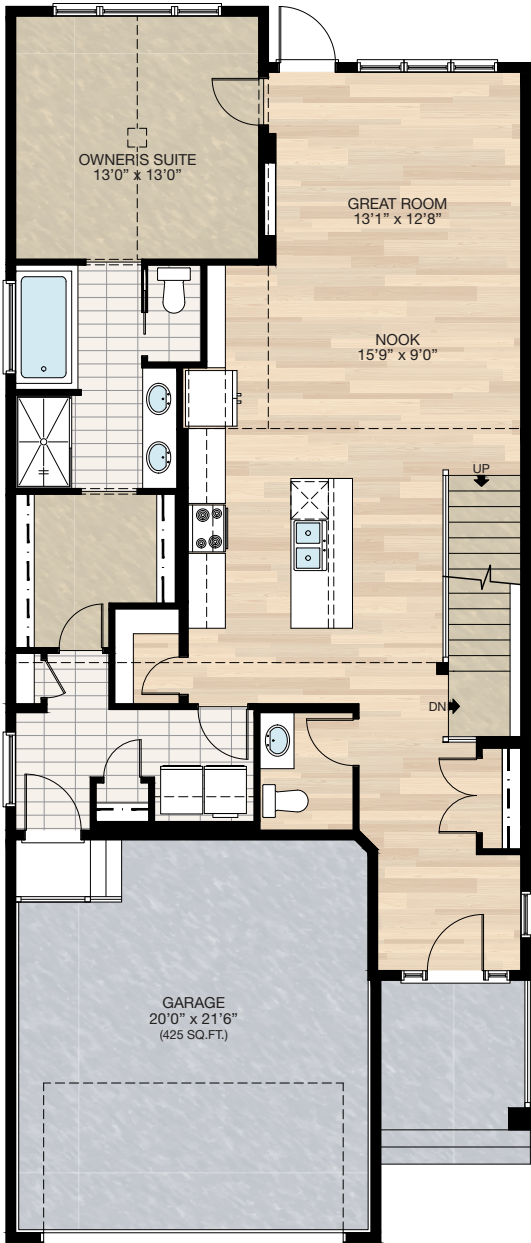


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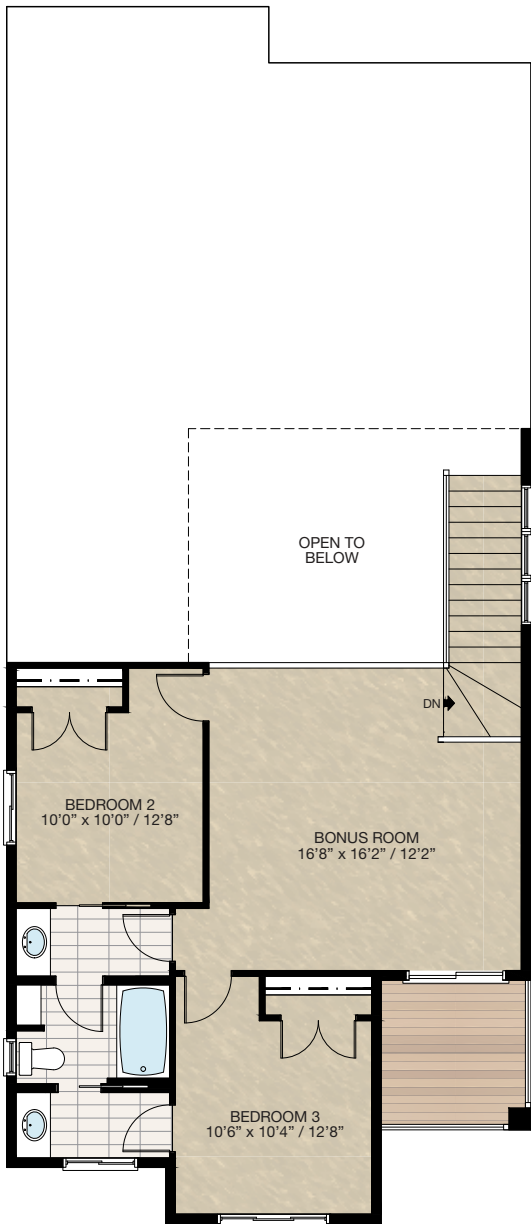


# STANDARD PLAN

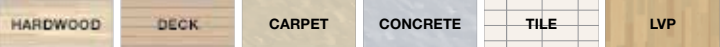
THE  
**WESTWOOD**  
2025 SQ.FT.



**MAIN**  
1269 SQ.FT.



**UPPER**  
756 SQ.FT.



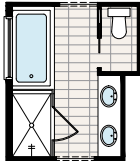


# FEATURED OPTIONS



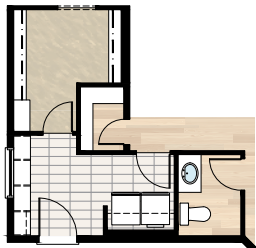
## SELECT-1 ENSUITE OPTION

- \*CANNOT be combined with **SELECT-3** or **4** option
- Delete standard 36" x 60" acrylic shower base w/ tiled walls & 6mm glass
- Add 40" x 60" tiled shower with 10mm glass
- Extend tub tiled ledge by 3.5" next to shower
- Relocate towel bar to opposite side of tub



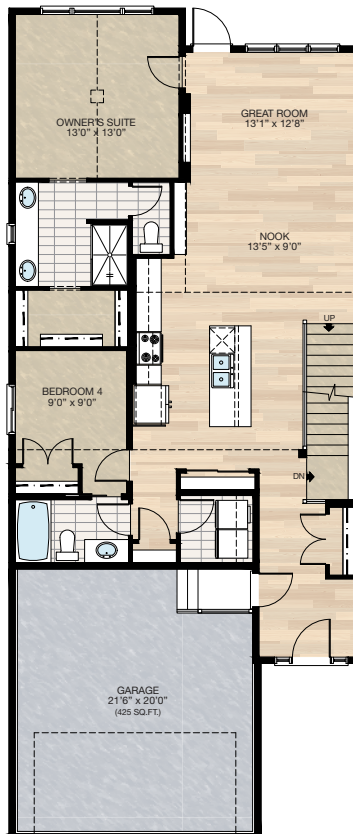
## SELECT-2 MUDROOM LOCKERS OPTION

- \*CANNOT be combined with **SELECT-3** or **4** option
- Delete coat closet & linen closet at mudroom
- Add 8'0" MDF lockers & coat hooks with MDF backing
- Replace 30" of closet shelving in master walk-in closet with four 30" wide & 16" deep wire shelving for linen
- Delete one light outlet in mudroom
- Recenter mudroom window between shelves & wall
- Garage entrance door moved 1'4" towards W/D



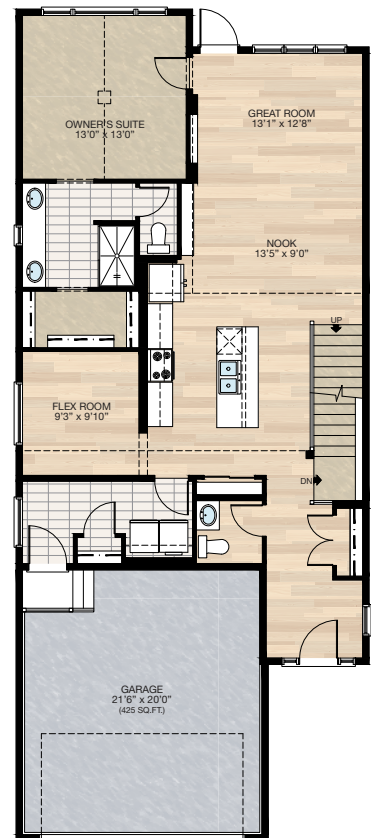
## SELECT-3 MAIN FLOOR TWO BEDROOMS OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Change water closet door from pocket to swing door
- Reduced owner's walk-in closet
- Add second bedroom with closet
- Add 3-piece main bath including a 2'6" pocket door access from bedroom 2
- Upgrade single switch to 3-way switch in main bath
- Add 48" x 40" HSL to bedroom 2
- Delete half bath
- Delete 8" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3-way switch to 4-way switch
- Delete mudroom & 48" x 18" P window & relocate garage entrance
- Change garage entrance door from 3'0" to 2'8"



## SELECT-4 FLEX ROOM OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Water closet door changed from pocket door to swing door
- Reduced owner's walk-in closet
- Add 60" x 18" P window to flex room
- Delete 11" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3-way switch to 4-way switch
- Delete linen closet in mudroom
- Increase width to coat closet in mudroom



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



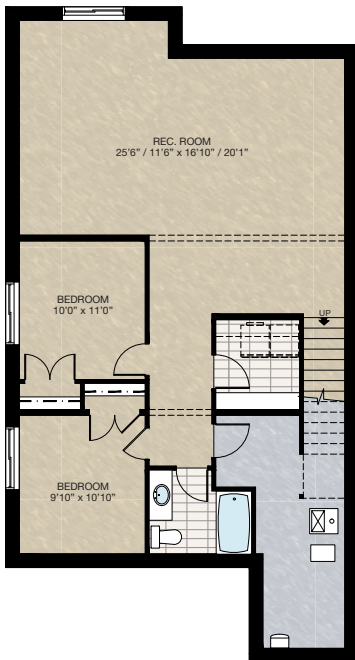
# FEATURED WESTWOOD OPTIONS



## SELECT-7

### BASEMENT DEVELOPMENT OPTION 2

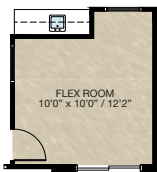
- 976 Sq.Ft. developed area
- Add laundry room with washer & dryer rough-in
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All three basement windows upgraded from 24" high to 36" high



## SELECT-8A

### WET BAR OPTION

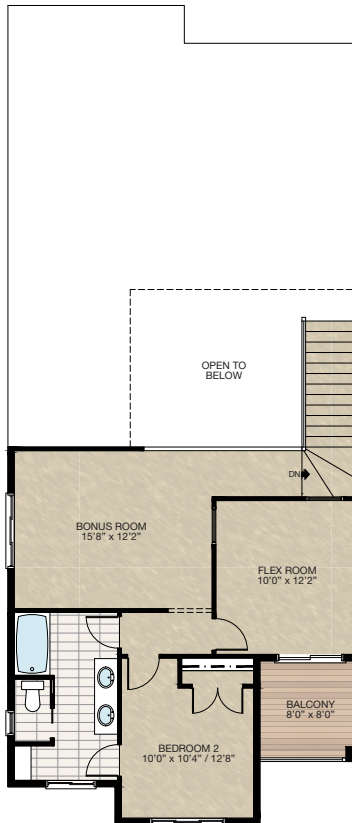
- \*Must combined with SELECT-8 option
- Reduced flex room
- Add 72" wet bar with upper cabinet & sink



## SELECT-8

### UPPER FLOOR FLEX ROOM OPTION

- Add two 36" x 36" glass inserts to flex room
- Reduced 13.5" of vanity at bathroom
- Delete 48" x 40" HSL window
- Add 72" x 20" HSL window to bonus room



## SELECT-9

### UPPER FLOOR TWO BATHROOMS OPTION

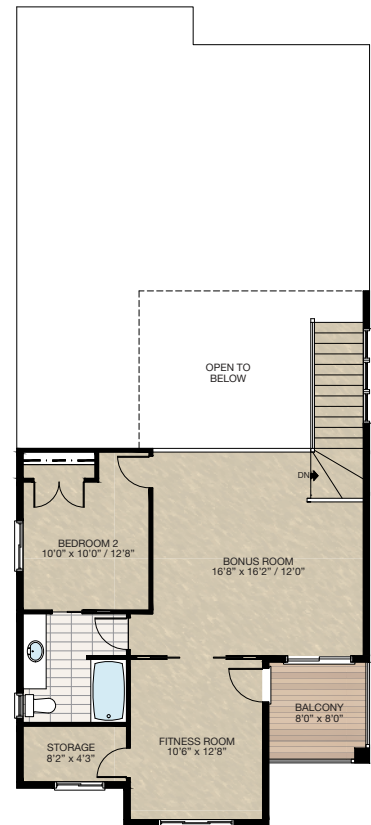
- Delete 24" x 36" VSL frosted window
- Delete four 16" wire shelves



## SELECT-10

### UPPER FLOOR FITNESS ROOM OPTION

- Reduced 14" vanity at bathroom
- Add storage room
- Add two 2'4" French pocket doors to fitness room
- Add 2'8" French exterior door
- Add 4-way switch to exterior light at deck



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



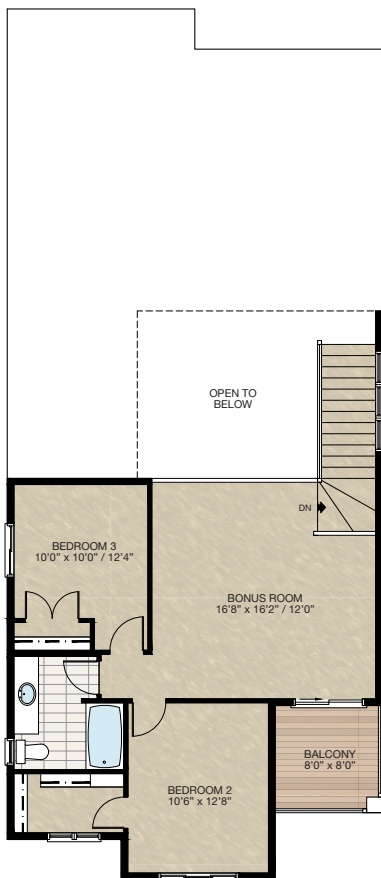
# FEATURED WESTWOOD OPTIONS

THE  
**WESTWOOD**  
2025 SQ.FT.



## SELECT-11 UPPER FLOOR OPTION

- Reduced 14" vanity bathroom
- Add walk-in closet to bedroom 2





# FEATURED OPTIONS

THE  
**WESTWOOD**  
2025 SQ.FT.

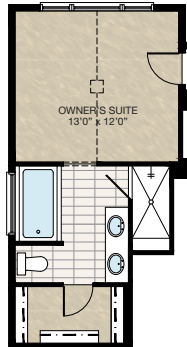
## **SELECT-4A MUDROOM LOCKER OPTION**

- \*MUST combine with **SELECT-4 Flex Room** option
- Reduce width of coat closet in mudroom
- Delete 48" x 18" P window in mudroom
- Add 36" x 18" P window to mudroom
- Add 6'6" MDF locker & coat hooks with MDF backing
- Extend wood landing at garage entry by 12"
- Change garage entrance door from 3'0" to 2'8"



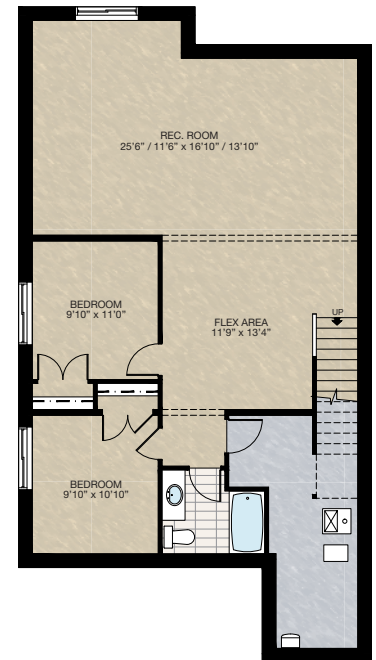
## **SELECT-5 ENSUITE OPTION 2**

- \*MUST combine with **SELECT-3 or 4** option
- Add 72" x 36" soaker tub with 4" tiled deck
- Delete 27.5" length of vanity
- Delete 20" x 48" P frosted window
- Add 60" x 36" P frosted window
- Reduced owner's suite length by 12"
- Delete 36" x 60" acrylic shower base w/tiled walls & 6mm glass
- Add 36" x 81" tiled shower with 10mm glass door & 12" tiled bench



## **SELECT-6 BASEMENT DEVELOPMENT OPTION 1**

- 976 Sq.Ft. developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All three basement windows upgraded from 24" high to 36" high
- 42" Stubwall added to stairs



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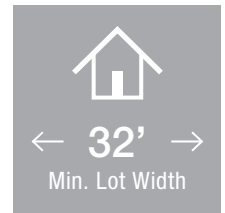
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Plan updated as of **October 04, 2024**.




[tricohomes.com](https://tricohomes.com)





 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE ENCORE

2309 SQ.FT.

☐ Elements Specification

☐ Elite Specification

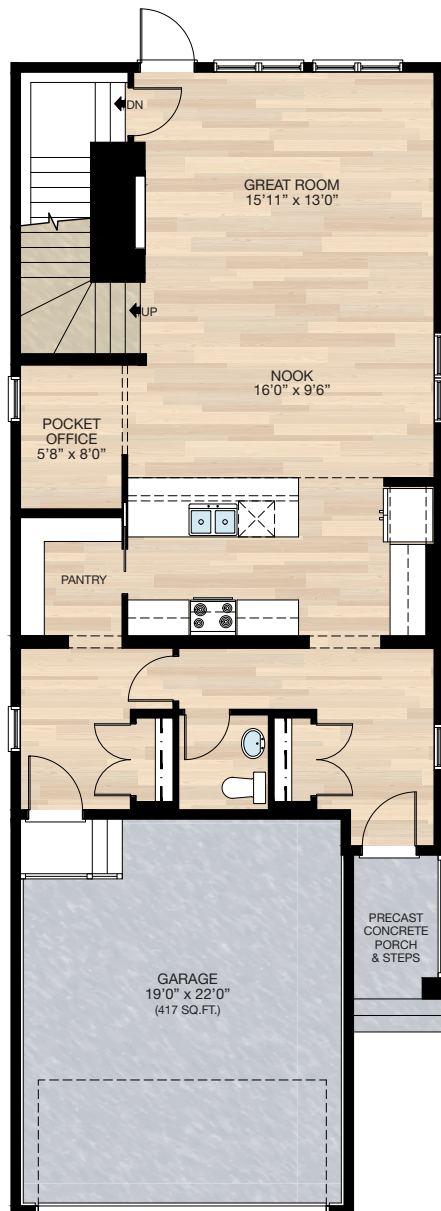


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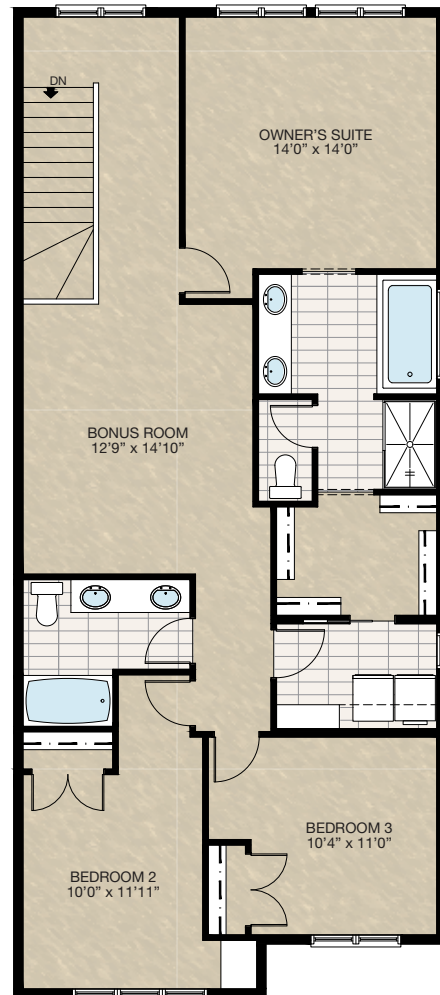


# STANDARD PLAN

THE  
**ENCORE**  
2309 SQ.FT.



**MAIN**  
1019 SQ.FT.



**UPPER**  
1290 SQ.FT.

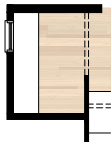




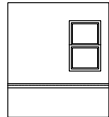
# FEATURED OPTIONS

← 32' →  
Min. Lot Width

## SELECT-1 POCKET OFFICE MDF BUILT-IN DESK OPTION

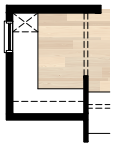


PLAN VIEW

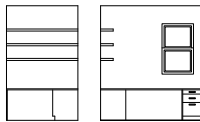


ELEVATION VIEW

## SELECT-2 POCKET OFFICE BUILT-IN DESK OPTION



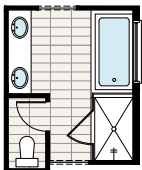
PLAN VIEW



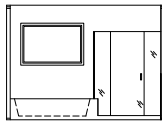
ELEVATION VIEW

## SELECT-3 ENSUITE OPTION

- \*CANNOT be combined with **SELECT-13 or 14** option
- Delete standard 36" x 60" fiberglass shower
  - Add 40" x 60" tiled shower with 10mm glass
  - Extend tub tiled ledge by 3.5" next to shower
  - Relocate towel bar to opposite side of tub



SHOWER & TUB  
PLAN VIEW

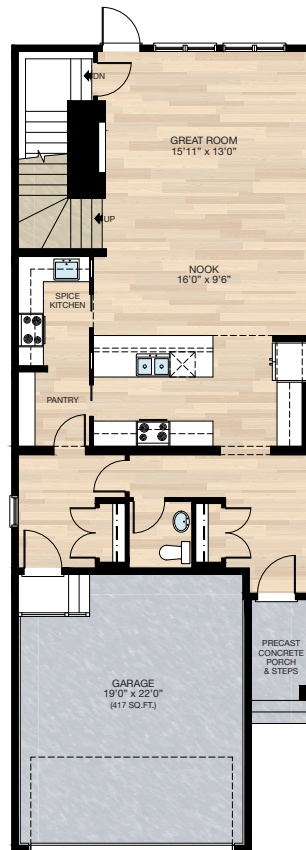


SHOWER & TUB  
ELEVATION VIEW

## SELECT-4 SPICE KITCHEN OPTION

\*CANNOT be combined with other main floor options

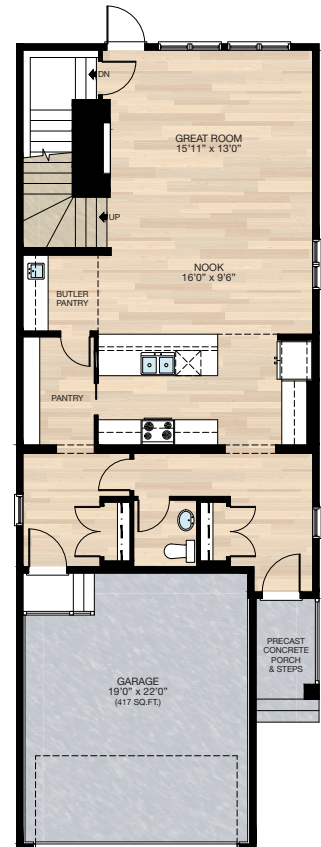
- Delete pocket office
- Add 2'8" pocket door to spice kitchen
- Reduced pantry shelving
- Delete 30" x 36" VSL window



## SELECT-5 BUTLER PANTRY OPTION

\*CANNOT be combined with other main floor options

- Delete pocket office
- Reduced pantry shelving
- Add 2'4" door to pantry
- Add 6'0" upper & lower cabinetry with bar sink
- Delete 30" x 36" VSL window





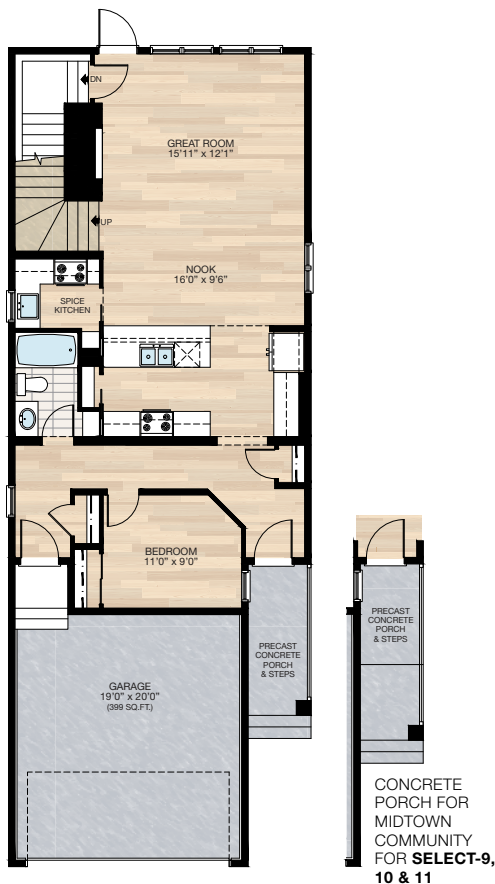
# FEATURED ENCORE OPTIONS



## SELECT-9

### MAIN FLOOR BEDROOM WITH FULL BATH & SPICE KITCHEN OPTION

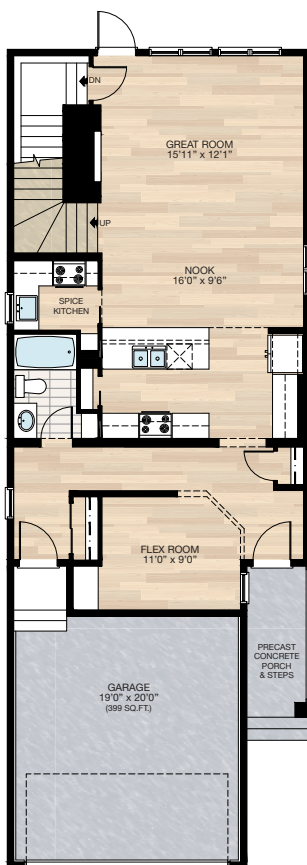
- \*CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (\*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Delete 30" x 72" P window at foyer
- Reduced side window from 30" x 48" VSL to 30" x 36" VSL



## SELECT-10

### MAIN FLEX ROOM WITH FULL BATH & SPICE KITCHEN OPTION

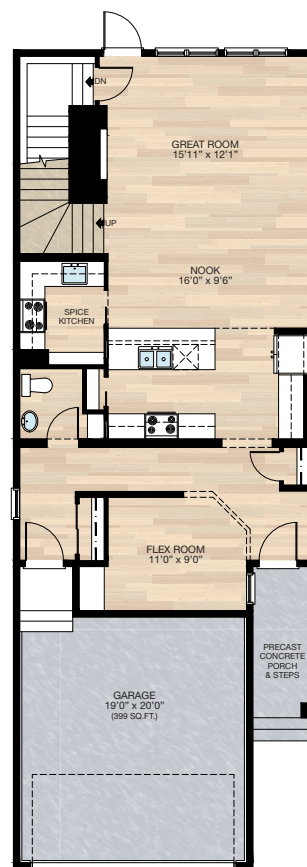
- \*CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (\*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer
- Reduced side window from 30" x 48" VSL to 30" x 36" VSL



## SELECT-11

### MAIN FLOOR FLEX ROOM WITH SPICE KITCHEN OPTION

- \*CANNOT be combined with other main floor options
- Additional 22 sq.ft. to main floor (\*except midtown community additional 10 sq.ft.) total main floor area 1041 sq.ft.
- Extend main floor space into the garage
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1'0" Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (for Midtown community, add 5'0" x 14'0" two piece concrete porch & step with seam due to area requirement distance between porch and garage to be max. 10'0")
- Kitchen island reduced 12"
- 12" Upper & lower cabinetry reduced next to stove
- Add three 24" MDF shelves to flex room
- Delete 30" x 72" P window at foyer
- Delete 30" x 36" VSL window



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



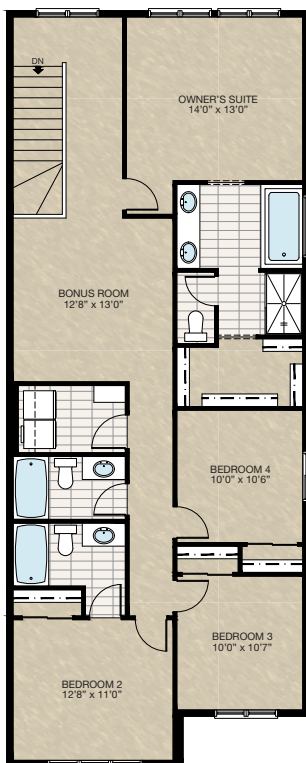
# FEATURED ENCORE OPTIONS

THE  
ENCORE  
2309 SQ.FT.

## SELECT-12 UPPER FLOOR 4 BEDROOMS WITH 2 ENSUITES OPTION

- Extend upper floor to front
- Additional 110 sq.ft. to upper floor (\*except midtown community additional 96 sq.ft. to upper floor) with total 1400 sq.ft. to upper floor
- Add 48" x 40" HSL window to bedroom 4
- Add 3-piece bath to bedroom 2
- Delete 2nd vanity at main bath
- Reduced owner's suite bedroom 1'0"
- Reduced owner's suite W.I.C.
- Relocate laundry room
- Reduced bonus room
- Extend front porch 4'0" to support upper floor extension (\*except midtown community extend 2'0" to front porch)

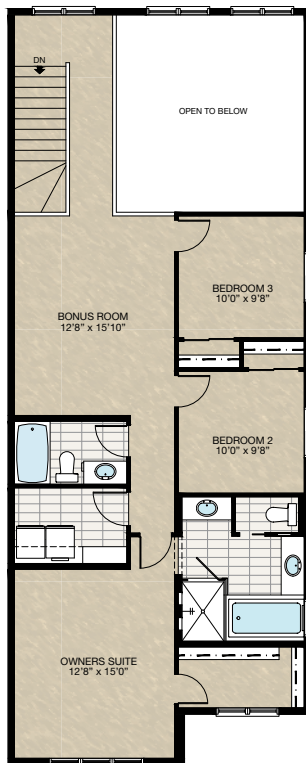
\*If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except midtown community, extend porch additional 1'0"



## SELECT-13 OPEN TO BELOW OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to bedroom 2 & 3
- Delete second vanity at main bath
- Relocate laundry room
- Relocate owner's suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass & tiled niches to ensuite
- Extend front porch 4'0" to support upper floor extension (\*except Midtown community extend 2'0" to front porch)

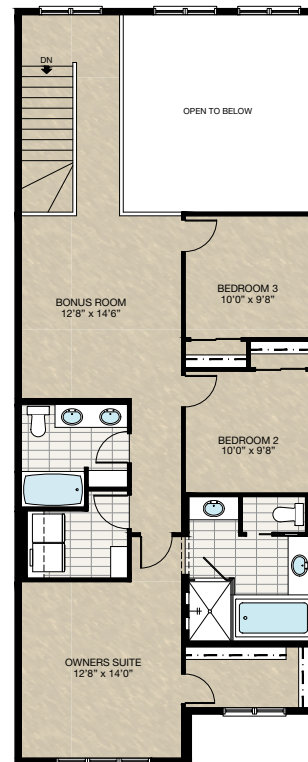
\*If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except Midtown community, extend porch additional 1'0"



## SELECT-14 OPEN TO BELOW WITH DUAL VANITY MAIN BATH OPTION

- Extend upper floor to front
- Total upper floor area 1166 sq.ft.
- Add 48" x 40" HSL window to bedroom 2 & 3
- Additional four 16" wire shelving to main bath
- Reduced 6" to bonus room
- Relocate laundry room
- Relocate owner's suite to the front
- Delete 36" x 60" acrylic shower base with tiled walls & 5mm glass at ensuite
- Add 42" x 60" tiled shower with 10mm glass & tiled niches to ensuite
- Delete 60" x 40" frosted window at ensuite & add 36" x 40" frosted window
- Extend front porch 4'0" to support upper floor extension (\*except Midtown community extend 2'0" to front porch)

\* If combined with **SELECT-9,10 & 11** main floor option, extend 3'0" to porch to all community, except Midtown community, extend porch additional 1'0"



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

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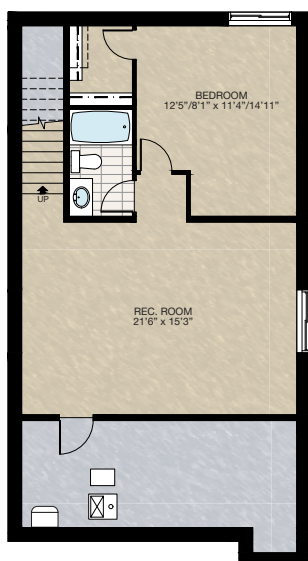


# FEATURED ENCORE OPTIONS



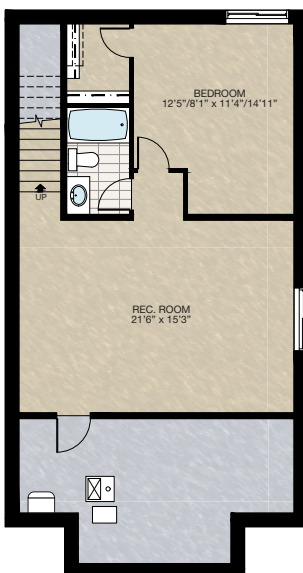
## SELECT-15 BASEMENT DEVELOPMENT OPTION 1

- 666 Sq.Ft. developed area
- Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade basement window from 24" high to 36" high



## SELECT-16 BASEMENT DEVELOPMENT OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

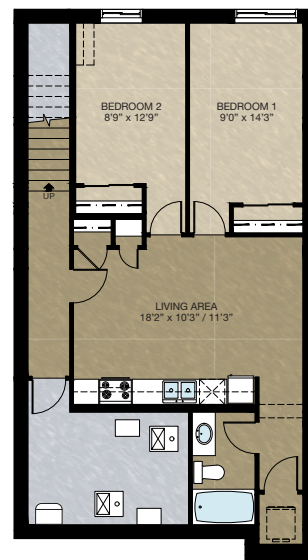
- \*MUST be combined with **SELECT-9 or 10 or 11** main floor option
- 666 Sq.Ft. developed area
  - Add one riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
  - Upgrade basement window from 24" high to 36" high



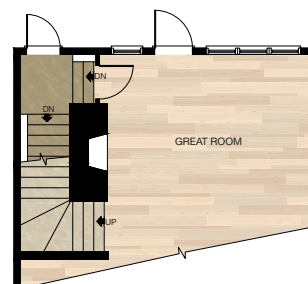
## SECONDARY SUITE OPTION 1

\*NOTE: This option needs to have concrete patio in lieu of wood deck

- 743 Sq.Ft. basement development (midtown community 755 sq.ft. developed area)
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete 60" x 36" HSL window to side
- Add 40" x 40" DHS window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



## MAIN FLOOR CHANGES FOR SECONDARY SUITE OPTION 1 & 2





# FEATURED ENCORE OPTIONS

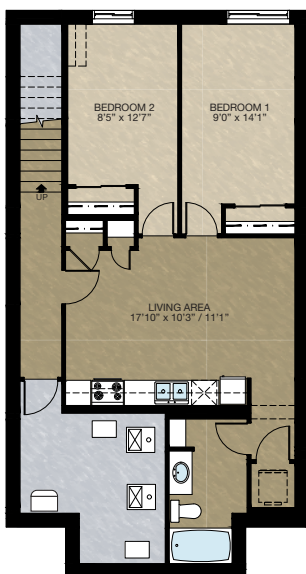
THE  
ENCORE  
2309 SQ.FT.

## SECONDARY SUITE OPTION 2 (FOR SELECT-9, 10 & 11 MAIN FLOOR OPTION)

\*NOTE: This option needs to have concrete patio in lieu of wood deck

\*\*MUST be combined with **SELECT-9 or 10 or 11** main floor option

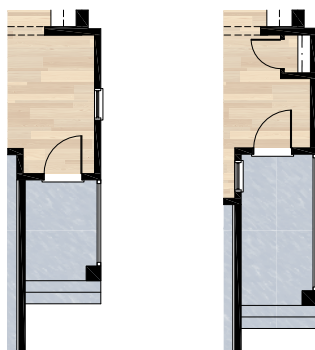
- 761 Sq.Ft. basement development
- Included finished basement stairwell
- Add 2'8" rear entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete 60" x 36" HSL window to side
- Add 40" x 40" DHSL window to rear
- Includes washer & dryer rough-in only
- Relocate main floor main suite rear entrance to accommodate secondary suite window
- Delete both two 30" x 72" VSL & P/P windows at great room
- Add three 30" x 72" VSL & P/P & P/P window to great room
- Add 30" x 72" P/P to great room



## SELECT-17 6' WIDE FRONT ENTRY & PORCH OPTION

\*NOTE: This option is designed for lot width of 31' or wider

- Additional 12 sq.ft. to main floor (extend front entry 1' x 12' and foundation below)
- Except for **SELECT 9,10, & 11** main floor option - additional 10 sq.ft. (extend front entry 1' x 10')
- Extend front porch width by 1'

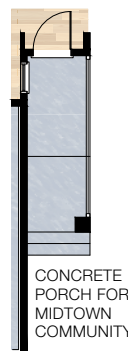
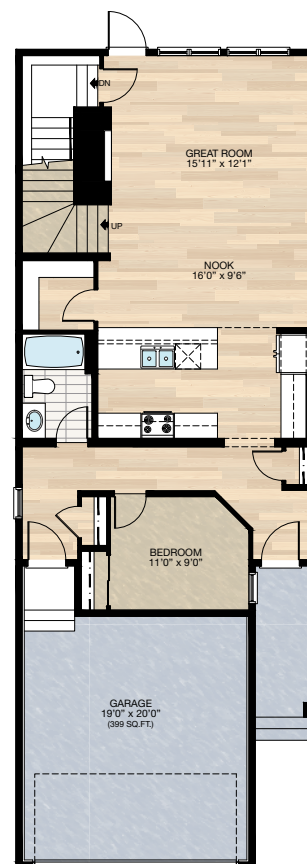


FOR SELECT 9,10, & 11  
OPTIONS ONLY

## SELECT-18 MAIN FLOOR BEDROOM WITH FULL BATH

\*NOTE: Cannot be combined with other main floor options

- Additional 22 sq.Ft. to main floor (\*except Midtown community additional 10 sq. Ft.)
- Recessed front entrance 4'0" to allow for window to main floor bedroom
- Add 30" x 72" vsl to main floor bedroom
- Recessed mudroom entrance 1'0"
- 1' Extension to garage length
- Delete 5'0" x 8'0" concrete porch & steps
- Add 5'0" x 12'0" concrete landing with bolt on risers (max. 5 risers)
- Delete 30" x 72" P window at foyer
- See foundation plan on page A-J



CONCRETE  
PORCH FOR  
MIDTOWN  
COMMUNITY

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

tricohomes.com



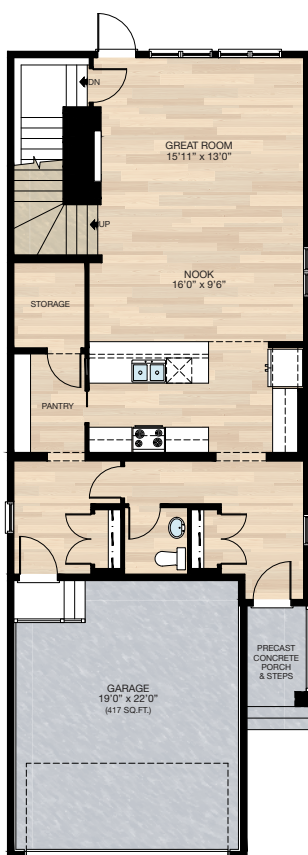
# FEATURED OPTIONS

THE  
**ENCORE**  
2309 SQ.FT.

## **SELECT-6** STORAGE ROOM OPTION

\*CANNOT be combined with other main floor options

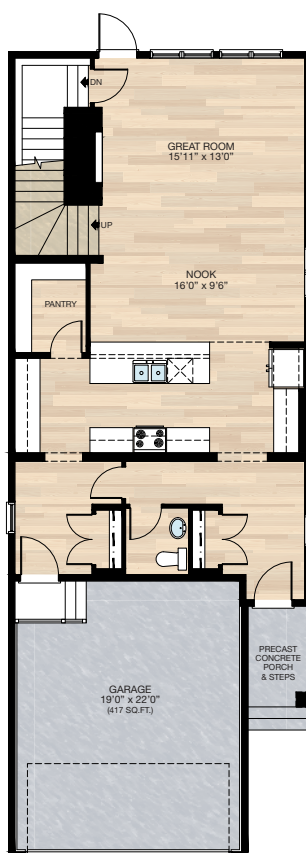
- Delete pocket office
- Reduced pantry shelving
- Add 2'8" door to storage room
- Delete 30" x 36" VSL window



## **SELECT-7** EXTENDED KITCHEN OPTION

\*CANNOT be combined with other main floor options

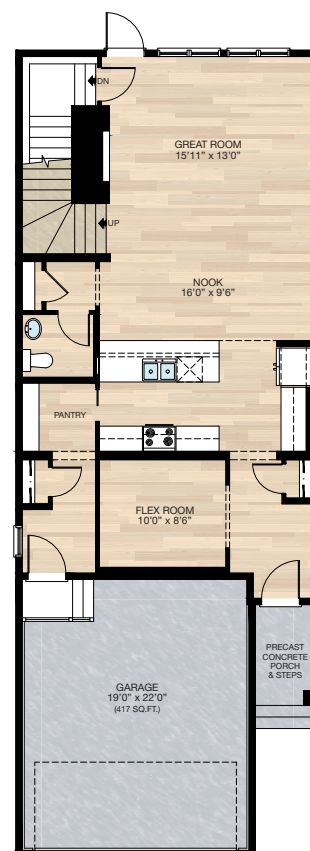
- Delete pocket office
- Reduced pantry shelving
- Changed 2'6" pocket door to swing door
- Additional 7'6" upper & lower cabinetry
- Delete 30" x 36" VSL window



## **SELECT-8** MAIN FLOOR FLEX ROOM OPTION

\*CANNOT be combined with other main floor options

- Delete pocket office
- Reduced pantry shelving
- Relocate half bath
- Add linen closet
- Reduced mudroom & front entrance closet
- Delete 30" x 36" VSL window



Trico Homes is a local home builder, with new single and multi-family homes for sale in Calgary, Okotoks, Chestermere, Cochrane, Airdrie and DeWinton. Offering a great selection of starter, move-up, semi-estate and ultra-estate models in numerous communities, you'll find the house that's just right for you! Look for this model and many others in Ambleton, Arbour Lake, Belmont, Carrington, Chelsea, Cornerbrook, D'Arcy, Dawson's Landing, Glacier Ridge, Hamilton Heights, Homestead, Legacy, Midtown, Pine Creek, Precedence, Rivercrest, Seton, Sirocco, Verona West Townhomes, West83 Townhomes and Wolf Willow.



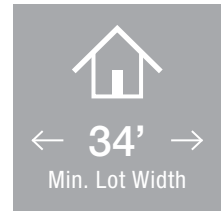
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Plan updated as of October 04, 2024.





tricohomes.com





 3 Bedroom

 2½ Bathrooms

 Double Garage

# THE CAMBRIDGE 26

2283 SQ.FT.

☐ Elements Specification

☐ Elite Specification

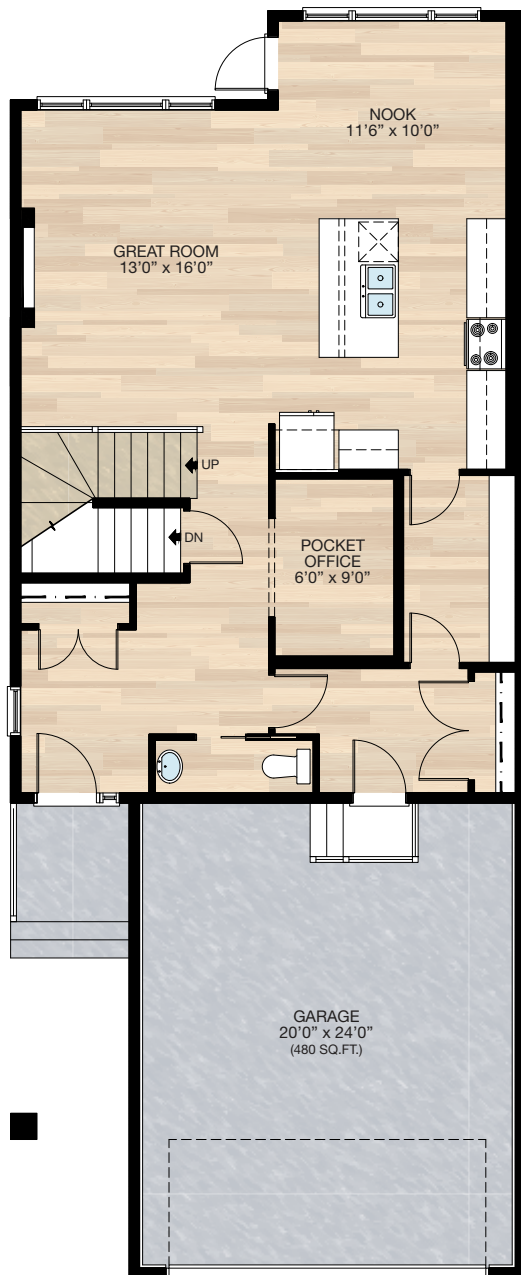


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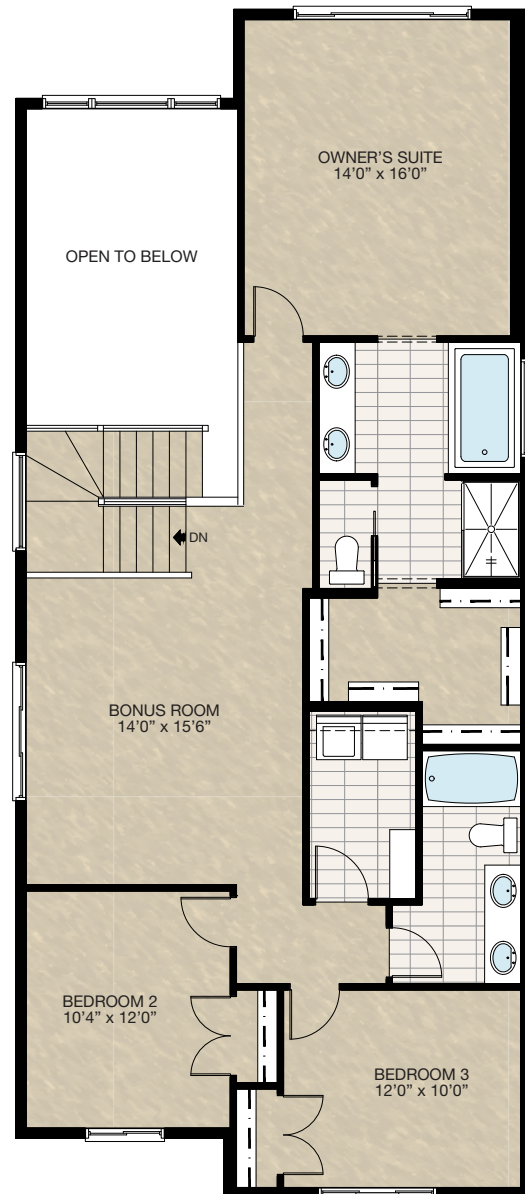


# STANDARD PLAN

THE  
CAMBRIDGE 26  
2283 SQ.FT.



**MAIN**  
982 SQ.FT.



**UPPER**  
1301 SQ.FT.





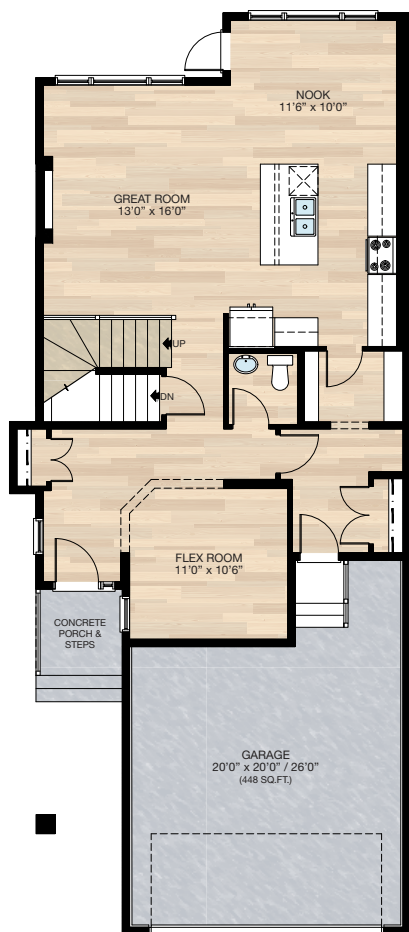
# FEATURED OPTIONS



## SELECT-1

### FLEX ROOM OPTION

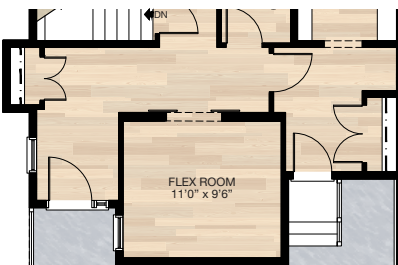
- Add 41 sq.ft.
- Delete pocket office & add flex room extending into garage 4'0"
- Relocate half bath
- Cantilever front entry closet
- Add 30" x 72" VSL to Flex Room
- Revisions to foundation including post location (see **SELECT-8** basement development for reference)



## SELECT-2

### BARN DOORS TO FLEX ROOM OPTION

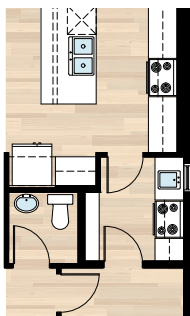
- MUST be combined with **SELECT-1**
- Close in flex room & add barn doors
- Flex room size is reduced by 1'0"



## SELECT-4

### SPICE KITCHEN OPTION

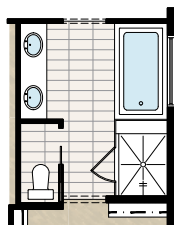
- Must be combined with **SELECT-1**
- Delete one section of pantry shelves
- Delete 30" of upper & lower cabinets in kitchen
- Add spice kitchen including range, hoodfan, sink, & upper & lower cabinets
- Add 24" x 40" VSL window
- Delete 2'6" door & add 2'8" door



## SELECT-5

### GLASS & TILE SHOWER OPTION

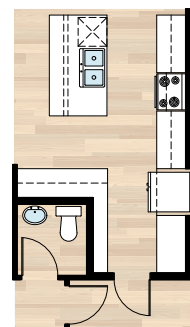
- Delete fiberglass shower
- Add 44" x 52" tile & 10mm glass shower
- Extend tub deck 12" for shower bench



## SELECT-3

### KITCHEN OPTION

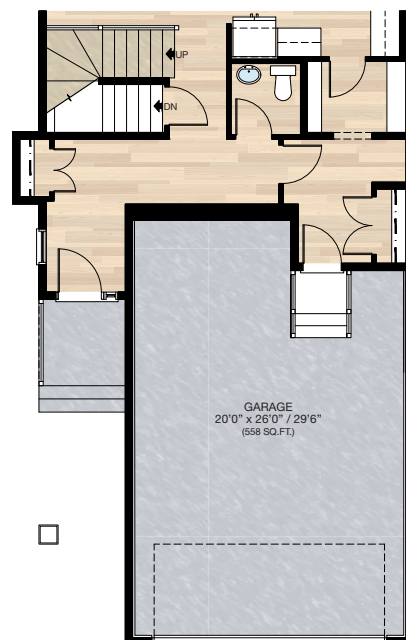
- Must be combined with **SELECT-1**
- Delete pantry
- Add cabinet pantry & move fridge to exterior wall
- Additional cabinetry
- Add two pendant lights over the island



## SELECT-6

### TANDEM GARAGE OPTION

- Garage extended into house 5'6" reducing the square footage by 78 sq.ft.
- Delete pocket office and relocate 1/2 bath
- Cantilever front entry closet revisions to foundation including post location (see **SELECT-9** basement development for reference)



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

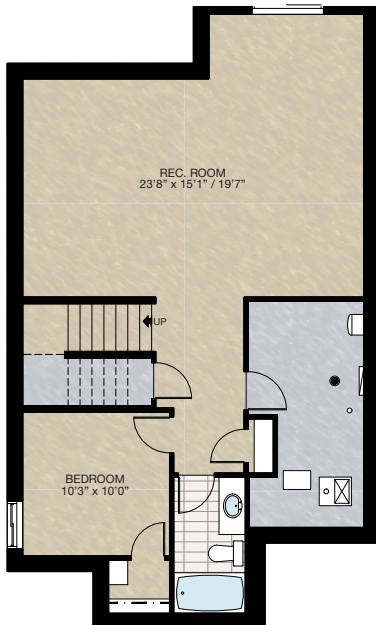


# FEATURED OPTIONS

THE  
CAMBRIDGE 26  
2292 SQ.FT.

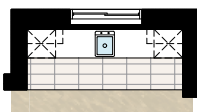
## SELECT-8 BASEMENT DEVELOPMENT OPTION 2

- 722 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Two 60" x 24" windows change to 60" x 36" & 40" x 40"
- CAN ONLY be combined with **SELECT-1**



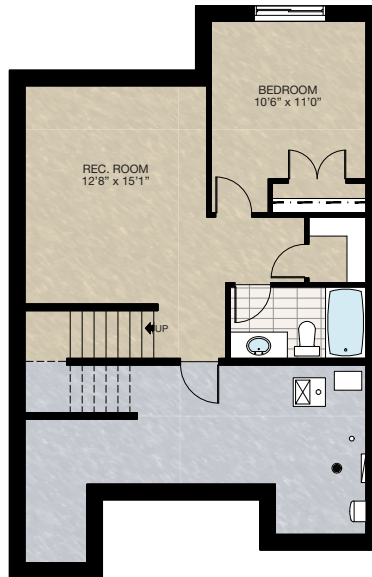
## SELECT-10 BASEMENT WET BAR OPTION

- Includes upper & lower cabinets
- Includes dishwasher, sink & opening for bar fridge
- Flooring is changed to tile
- Two down lights & switch added



## SELECT-9 BASEMENT DEVELOPMENT OPTION 3

- 507 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete one 60" x 24" window & change one 60" x 24" window to a 60" x 36"
- CAN ONLY be combined with **SELECT-6**



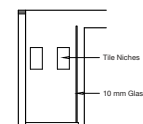
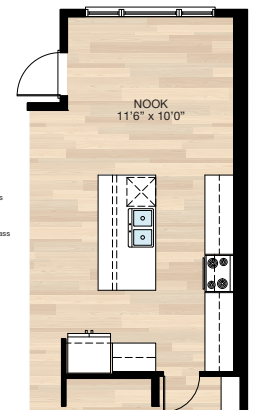
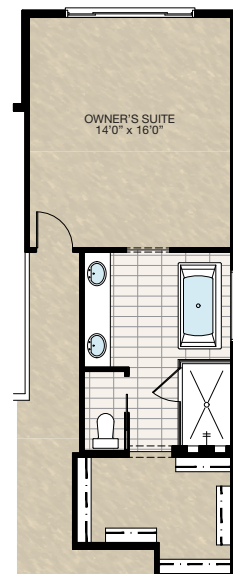
## SELECT-11 OWNER'S BALCONY OPTION

- Add 11'0" x 4'6" balcony off master bedroom
- Includes vinyl decking, aluminum railing & soffit to underside of balcony
- Add 2'8" full French door, WP plug & exterior light with switch
- Open to below window moved up to match height of upper floor windows
- Main floor exterior light deleted & 2 down lights added



## SELECT-12 NOOK / ENSUITE OPTION

- Extend nook, upper floor & foundation 2'
- This adds 26 sq.ft. to main floor & 30 sq.ft. upper floor
- 12" is added to kitchen upper & lower cabinets as well as the island, 12" is added to the nook
- Upper floor space added to ensuite & walk-in closet
- Delete 60" x 36" soaker tub & 36" x 60" fiberglass shower
- Add 72" x 36" free standing tub & 44" x 72" 10mm glass & tile shower with niches
- Vanity increased to 8'
- Add light over tub



Elevation

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

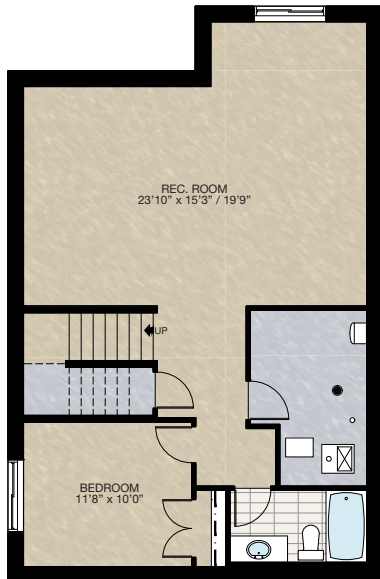


# FEATURED OPTIONS

THE  
**CAMBRIDGE 26**  
2283 SQ.FT.

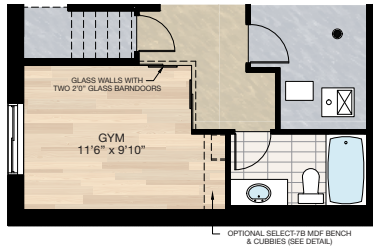
## **SELECT-7 BASEMENT DEVELOPMENT OPTION**

- 732 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'-9" headroom clearance)
- Two 60" x 24" windows change to two 60" x 36"
- CANNOT be combined with any main floor options



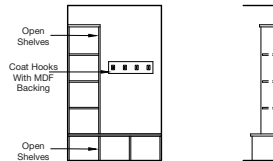
## **SELECT-7A BASEMENT GYM OPTION**

- Increase basement development by 6 sq.ft.
- \*Can ONLY be combined with **SELECT-7**



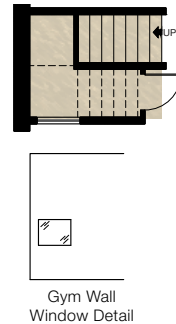
## **SELECT-7B MDF BENCH & CUBBIES OPTION**

- \*Can ONLY be combined with **SELECT-7A**



## **SELECT-7C PLAY SPACE OPTION**

- Developed 43 sq.ft. under basement stairs
- Includes 27" x 22" interior window
- \*Can ONLY be combined with **SELECT-7A**



Gym Wall  
Window Detail

Trico Homes is a local home builder, with new single and multi-family homes for sale in Calgary, Okotoks, Chestermere, Cochrane, Airdrie and DeWinton. Offering a great selection of starter, move-up, semi-estate and ultra-estate models in numerous communities, you'll find the house that's just right for you! Look for this model and many others in Ambleton, Arbour Lake, Belmont, Carrington, Chelsea, Cornerbrook, D'Arcy, Dawson's Landing, Glacier Ridge, Hamilton Heights, Homestead, Legacy, Midtown, Pine Creek, Precedence, Rivercrest, Seton, Sirocco, Verona West Townhomes, West83 Townhomes and Wolf Willow.



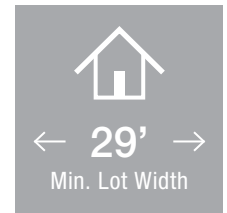
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Plan updated as of **October 4, 2024.**



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3 Bedrooms

2½ Bathrooms

Double Garage

# THE OXFORD II ZLL

2067 SQ.FT.

☐ Elite Specification

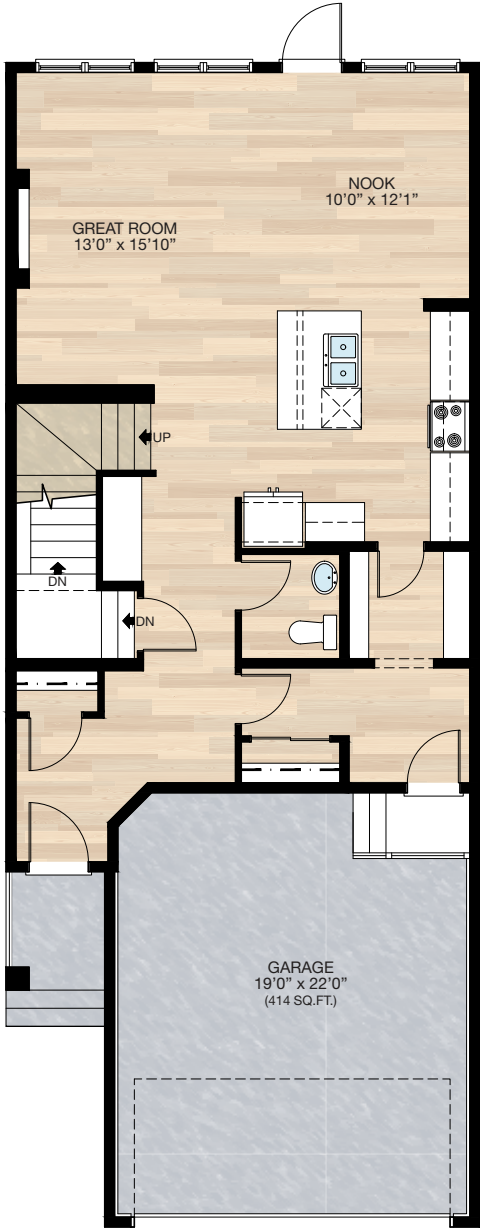


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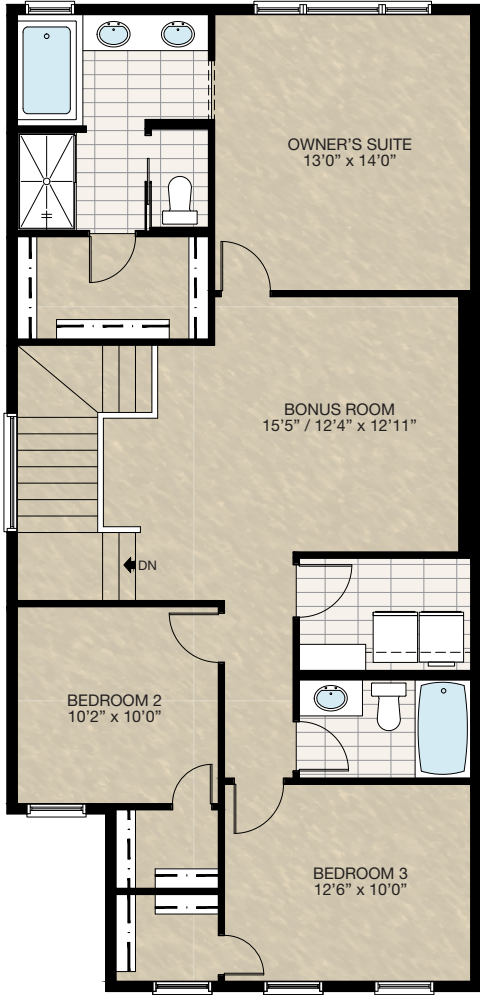


# STANDARD PLAN

THE  
OXFORD II  
ZLL  
2067 SQ.FT.



**MAIN**  
912 SQ.FT.



**UPPER**  
1155 SQ.FT.

|          |      |        |          |      |          |      |
|----------|------|--------|----------|------|----------|------|
| HARDWOOD | DECK | CARPET | CONCRETE | TILE | LAMINATE | LINO |
|----------|------|--------|----------|------|----------|------|

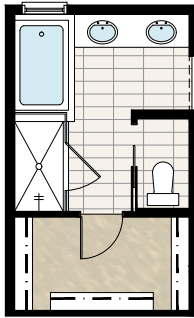


# FEATURED OPTIONS



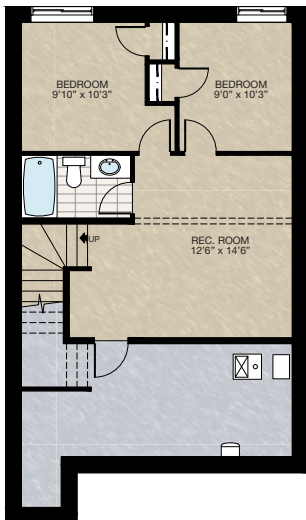
## SELECT-1 ENSUITE OPTION

- Delete standard 36" x 60" acrylic shower
- Add 36" x 60" tiled shower with 10mm glass
- Extend tub tiled ledge by 3.5" next to shower
- Relocate towel bar



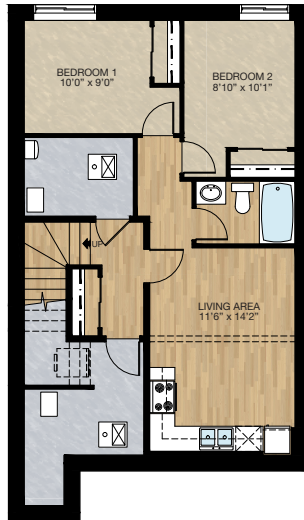
## SELECT-2 BASEMENT DEVELOPMENT OPTION

- 547 Sq.Ft. basement development
- Included finished basement stairwell
- Add 1 risers to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgraded 60" x 24" DHSL to 60" x 36" DHSL
- Add 48" x 36" DHSL window
- Relocate 2'8" passage door from top of stairwell to mechanical room



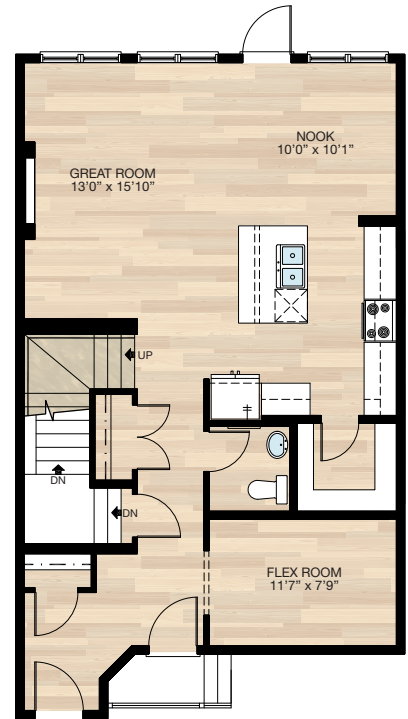
## TWO BEDROOMS SECONDARY SUITE OPTION

- 608 Sq.Ft. basement development
- Included finished basement stairwell
- Add 1 risers to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Include washer & dryer rough-in only
- Second Furnace & HRV added to accommodate secondary suite
- Add 48" x 36" DHSL window to rear
- Upgrade existing window 60" x 24" DBSL to 60" x 36" DBSL



## SELECT-4 MAIN FLOOR FLEX ROOM

- Delete built-in MDF desk + convert to closet (add 2 - 2'0" passage doors)
- Relocate kitchen half bath & pantry 2'0" into nook
- Close off wall opening + dropped bulkhead from pantry into mudroom
- Add shelving to pantry
- Delete passage door & closet in mudroom
- Add wall opening + dropped bulkhead to flex room



NO PENETRATIONS WHATSOEVER TO ZERO LOT LINE SIDE

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

tricohomes.com



THE  
OXFORD II  
ZLL  
2067 SQ.FT.

[illegible]

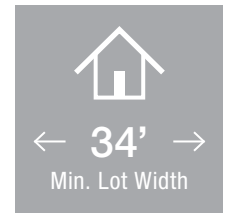
 **BEST  
MANAGED  
COMPANIES**  
Platinum member  
2004 - 2024





Plan updated as of March 20, 2024.







 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE WESTCHESTER

2392 SQ.FT.

☐ Elements Specification

☐ Elite Specification

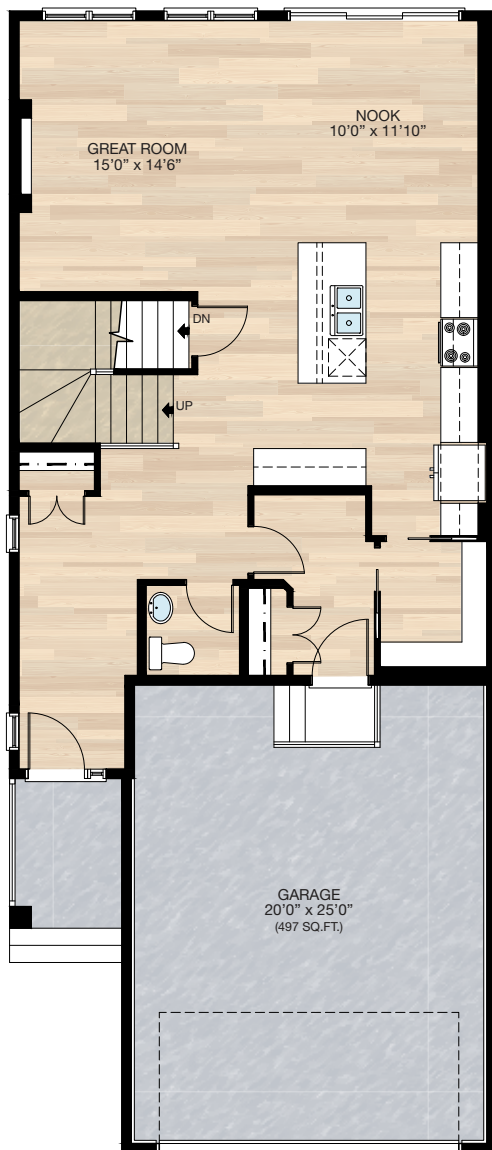


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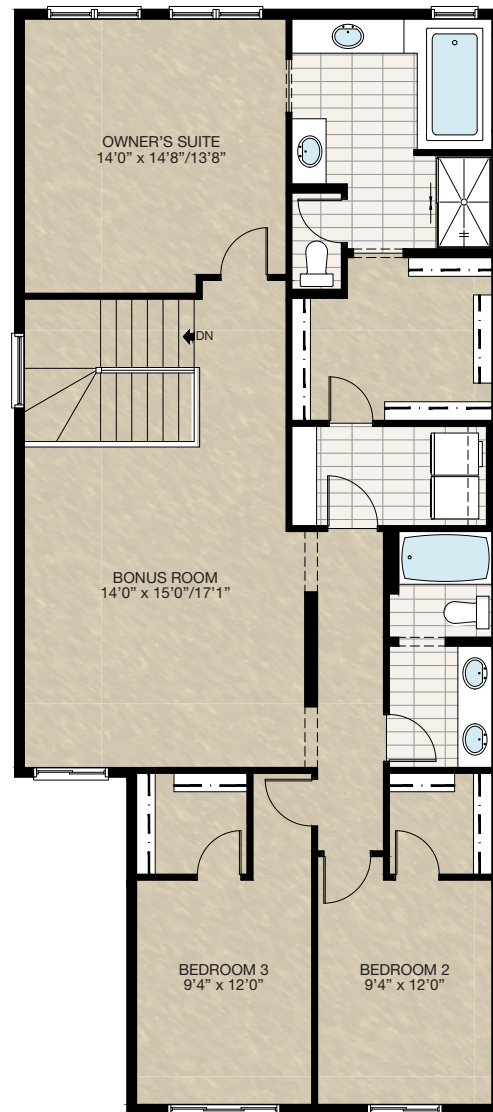


# STANDARD PLAN

THE  
WESTCHESTER  
2392 SQ.FT.



**MAIN**  
969 SQ.FT.



**UPPER**  
1423 SQ.FT.



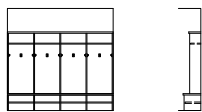
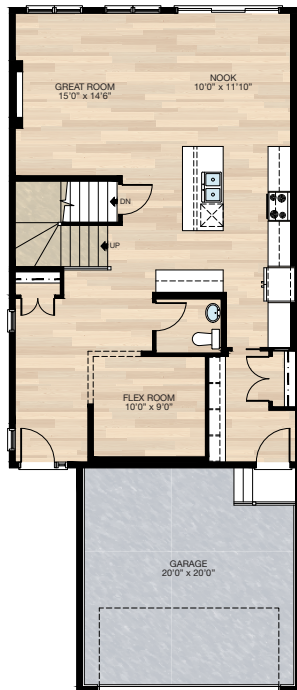


# FEATURED OPTIONS



## SELECT-6 OPTIONAL FLEX ROOM

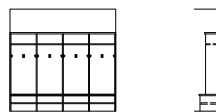
- Additional 96 sq.ft. to main floor (this reduces garage by 96 sq.ft.)
- Relocate half bath
- Relocate garage entrance
- Delete standard pantry & add cabinet pantry
- Add mudroom lockers
- Please see **SELECT-11** Basement Development for mechanical location revisions to the foundation plan



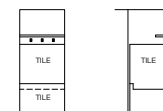
Mudroom MDF Lockers Detail

## SELECT-7 OPTIONAL MUDROOM

- Additional 96 sq.ft. to main floor (this reduces garage by 96 sq.ft.)
- Relocate half bath
- Relocate garage entrance
- Add cabinet pantry
- Add mudroom lockers
- Add dog shower & storage closet
- Please see **SELECT-11** Basement Development for mechanical location revisions to the foundation plan



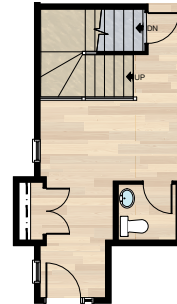
Mudroom MDF Lockers Detail



Elevation Section  
Dog Shower Detail

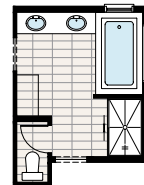
## SELECT-8 CANTILEVER ENTRY CLOSET OPTION

- Cantilever entry closet adding 11 sq.ft.
- Add additional railing to stairs
- Flush beam is added & 2" x 6" BRG wall is deleted
- Entry windows adjusted slightly
- 60" x 24" Window in basement deleted
- 40" x 40" Window in basement added



## SELECT-9 MAKE-UP DESK

- Remove 8.5" of tub deck & replace with vanity
- Move second sink to other vanity
- Delete small vanity & replace with make-up desk
- Add vanity light & electrical outlet



## SELECT-10 ADDITIONAL RAILING TO STAIRS

- Must add global option to develop the stairwell to the basement or basement development option
- Open up wall between stairs & great room
- Extend flush beam between stairs & great room
- Add 8' of railing
- Electrical changes as shown



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

tricohomes.com

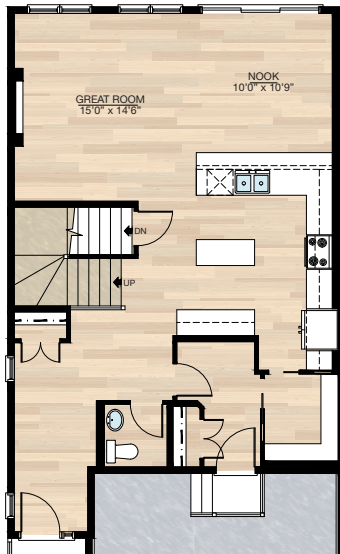


# FEATURED WESTCHESTER OPTIONS



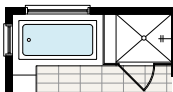
## **SELECT-1** OPTIONAL KITCHEN

- Re-design kitchen (delete 2'3" upper cabinets, add 5'3" lower cabinets)
- Add two lights on a single switch
- Change 4-way switch to 3-way

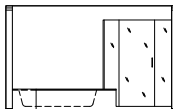


## **SELECT-2** TILE & GLASS SHOWER OPTION

- Delete 36" x 60" fiberglass shower
- Add tile & glass shower



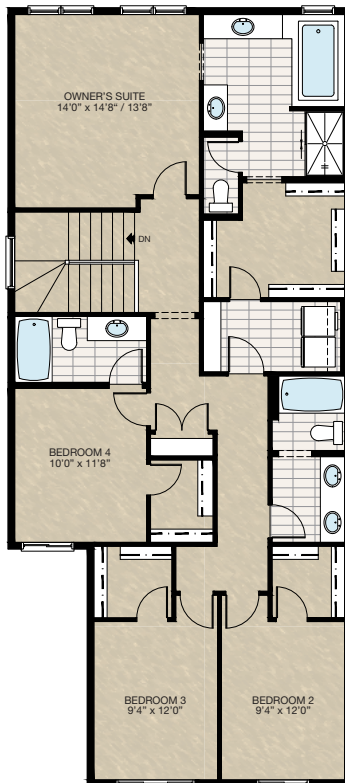
Plan



Elevation

## **SELECT-3** FOUR BEDROOM OPTION

- Convert bonus room to 4th bedroom
- Includes walk-in closet & ensuite for 4th bedroom
- Relocates linen closet & increases linen shelves in laundry room

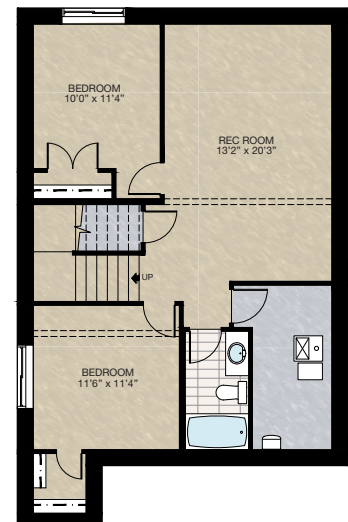
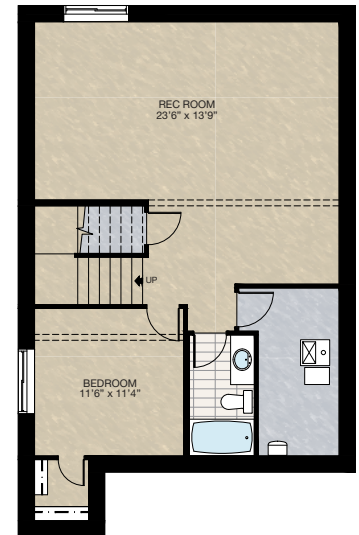


## **SELECT-5** BASEMENT DEVELOPMENT OPTION

- 716 Sq.Ft. of developed area
- Includes finished basement stairwell
- Delete 2'8" door at top of stairwell
- Add 1 riser to stairs
- Increase basement foundation height to 9' (8'9" Headroom clearance)
- Windows changed from 60" x 24" to 60" x 36"
- \* Cannot be combined with **SELECT-6** or **7**

## **SELECT-4** BASEMENT DEVELOPMENT OPTION

- 716 Sq.Ft. of developed area
- Includes finished basement stairwell
- Delete 2'8" door at top of stairwell
- Add 1 riser to stairs
- Increase basement foundation height to 9'0" (8'9" headroom clearance)
- Windows changed from 60" x 24" to 60" x 36"
- \* Cannot be combined with **SELECT-6** or **7**



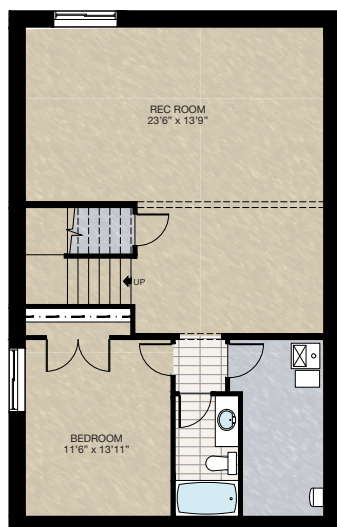


# FEATURED OPTIONS

THE  
**WESTCHESTER**  
2392 SQ.FT.

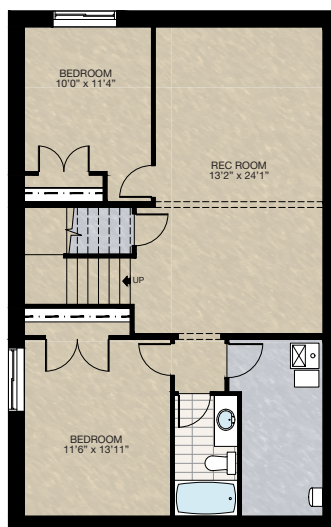
## **SELECT-11** BASEMENT DEVELOPMENT OPTION

- 804 Sq.Ft. developed area
  - Includes finished basement stairwell
  - Delete 2'8" door at top of stairwell
  - Add 1 riser to stairs
  - Increase basement foundation height to 9' (8'9" headroom clearance)
  - Windows changed from 60" x 24" to 60" x 36"
- \*Can only be combined with **SELECT-6 & 7**



## **SELECT-12** BASEMENT DEVELOPMENT OPTION

- 804 Sq.Ft. developed area
  - Includes finished basement stairwell
  - Delete 2'8" door at top of stairwell
  - Add 1 riser to stairs
  - Increase basement foundation height to 9' (8'9" headroom clearance)
  - Windows changed from 60" x 24" to 60" x 36"
- \*Can only be combined with **SELECT-6 & 7**



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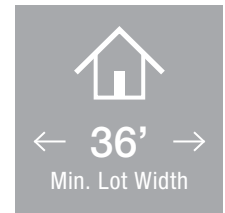
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Plan updated as of **October 04, 2024**.




[tricohomes.com](https://tricohomes.com)





 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE STANLEY

2671 SQ.FT.

☐ Elements Specification

☐ Elite Specification

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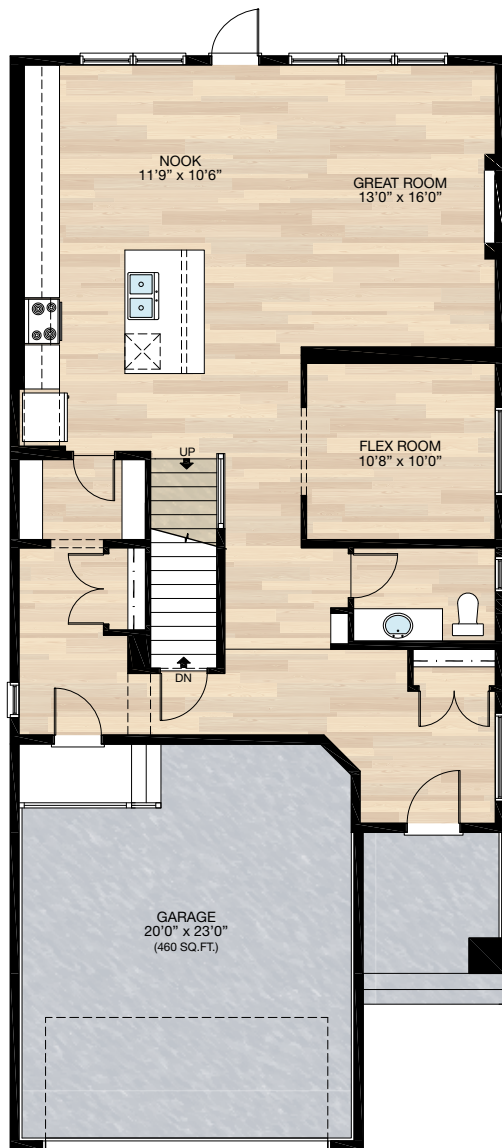


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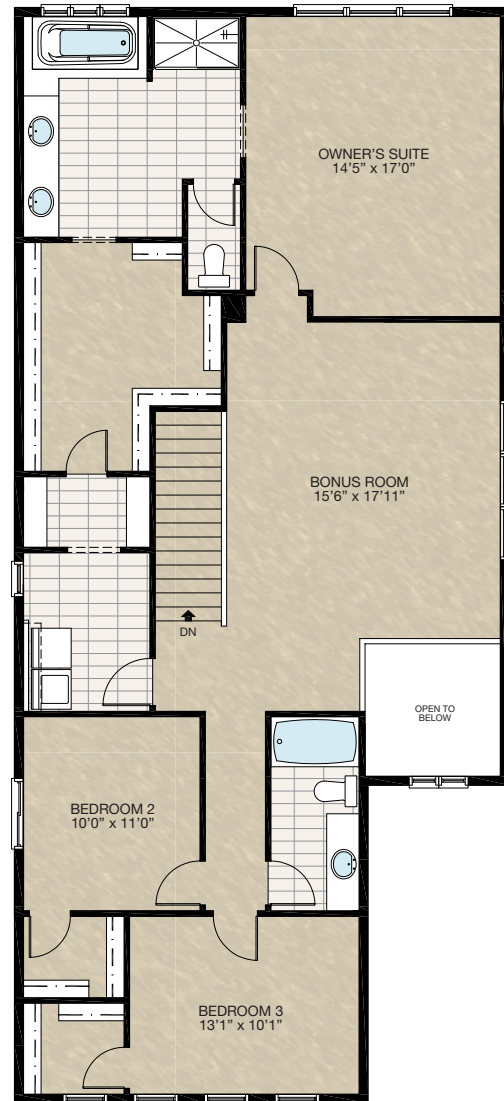


# STANDARD PLAN

THE  
**STANLEY**  
2671 SQ.FT.



**MAIN**  
1137 SQ.FT.



**UPPER**  
1534 SQ.FT.



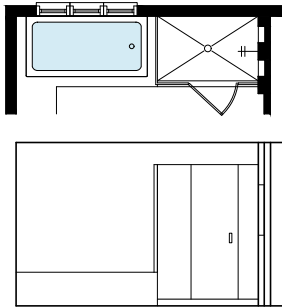


# FEATURED OPTIONS

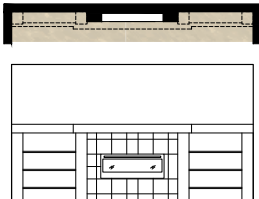
← 36' →  
Min. Lot Width

## SELECT-1 ENSUITE OPTION

- Delete 60" x 36" acrylic shower base w/tiled walls & 6mm glass
- Add tiled shower w/2 niches & 10mm glass shower



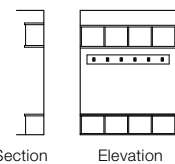
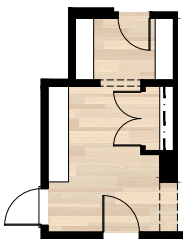
## SELECT-4 FIREPLACE OPTION



## SELECT-5 MUDROOM OPTION

\*NOTE: Minimum 38' wide lot required for this option

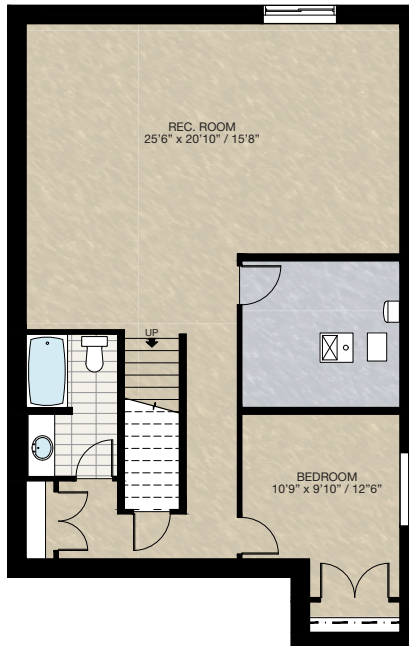
- Extend mudroom 2'0" x 11'8" including foundation below
- Additional 23 sq.ft. to main floor
- Add built-in lockers
- Delete 24" x 48" VSL window in mudroom
- Add 2'8" exterior door (B slab w/ 20" x 20" clear glass insert) C/W cam locks
- Add exterior light and switch
- Upgrade mudroom light circuit to 4 way switches
- Cannot be combined with **SELECT-2** option



MUDROOM LOCKER BUILT-IN DETAILS

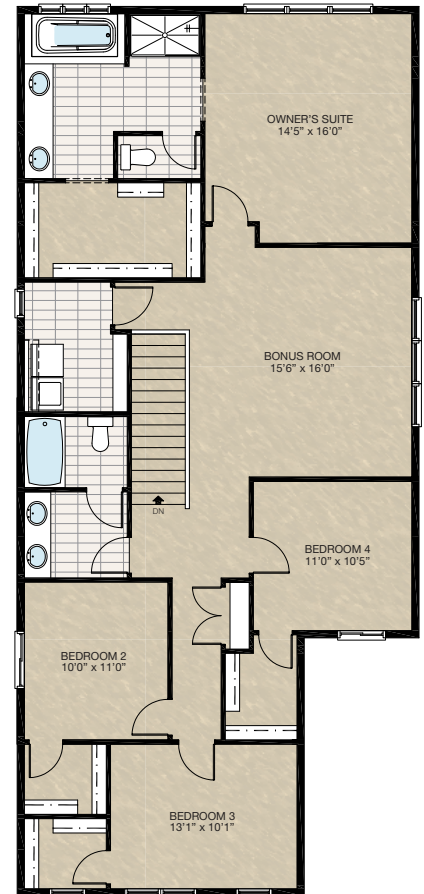
## SELECT-2 BASEMENT DEVELOPMENT OPTION

- 883 Sq. Ft. Developed area
- Included finished basement stairwell
- Delete 2'-8" door top of stairwell
- Add 1 riser to stairwell for 9'-0" basement ceiling (8'-9" headroom clearance)
- 60" x 24" windows changed to 60" x 36"



## SELECT-3 4 BEDROOM UPPER FLOOR OPTION

- Additional 58 sq.ft. to upper floor





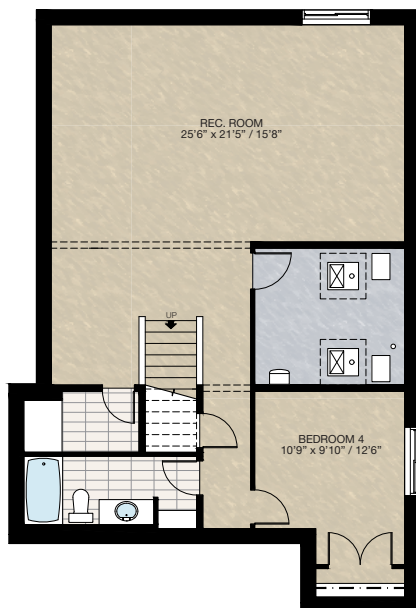
# FEATURED OPTIONS

THE  
**STANLEY**  
2671 SQ.FT.

## SELECT-6

### BASEMENT DEVELOPMENT OPTION 2

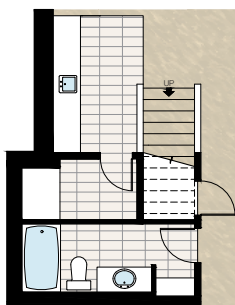
- \*NOTE: Minimum 38' wide lot required for this option. Must combine with **SELECT-5** option
- 913 Sq.Ft. developed area
  - Included finished basement stairwell
  - Delete 2'8" door top of stairwell
  - Add 1 riser to stairwell for 9'0" ceiling (8'9" headroom clearance)
  - 60" x 24" windows changed to 60" x 36"



## SELECT-6A

### WET BAR OPTION

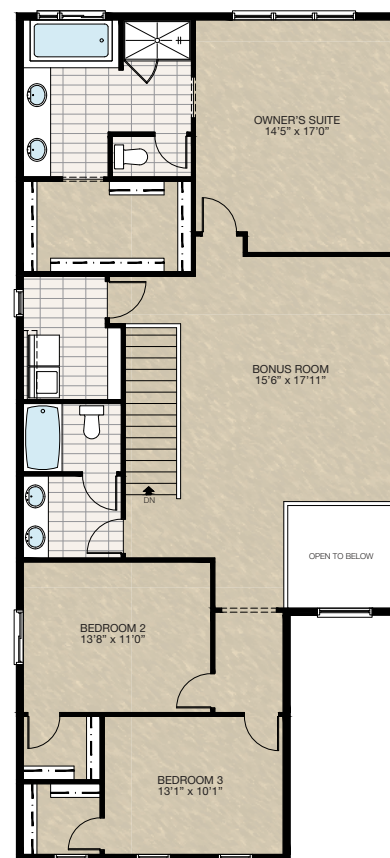
- \*MUST combine with **SELECT-6** Basement Development option
- Add 10'0" wet bar with lower cabinetry only & bar sink
  - Add light outlet & switch
  - Add 2' x 4' full height plumbing wall



## SELECT-7

### ALTERNATIVE UPPER FLOOR OPTION

- Relocate main bath
- Add 2nd sink & light outlet with larger vanity to main bath
- Add second 2'6" door to main bath
- Larger secondary bedrooms
- Reduced owner's suite walk-in closet
- Reconfigure ensuite water closet
- Add one extra light outlet to hallway



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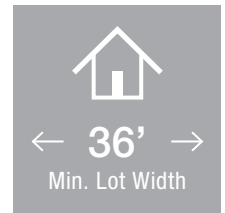
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Plan updated as of October 04, 2024.




tricohomes.com





 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE CAMBRIDGE 28

2443 SQ.FT.

☐ Elements Specification

☐ Elite Specification

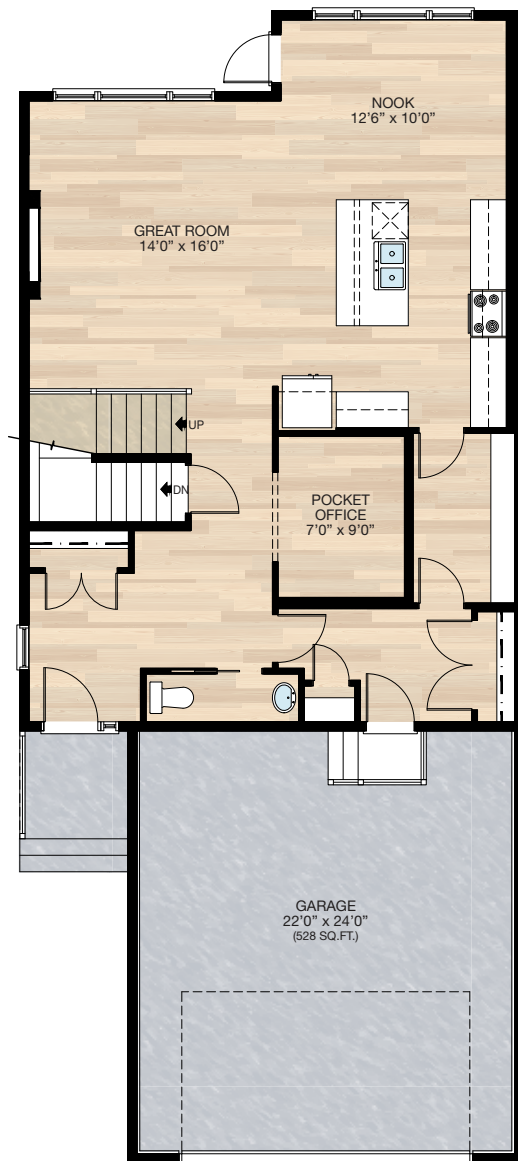


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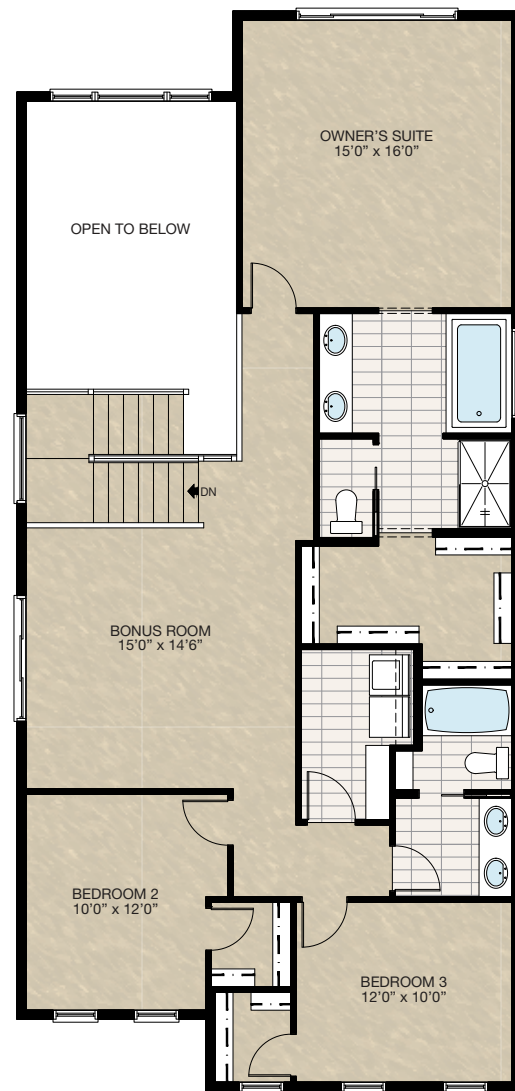


# STANDARD PLAN

THE  
CAMBRIDGE 28  
2443 SQ.FT.



**MAIN**  
1057 SQ.FT.



**UPPER**  
1386 SQ.FT.



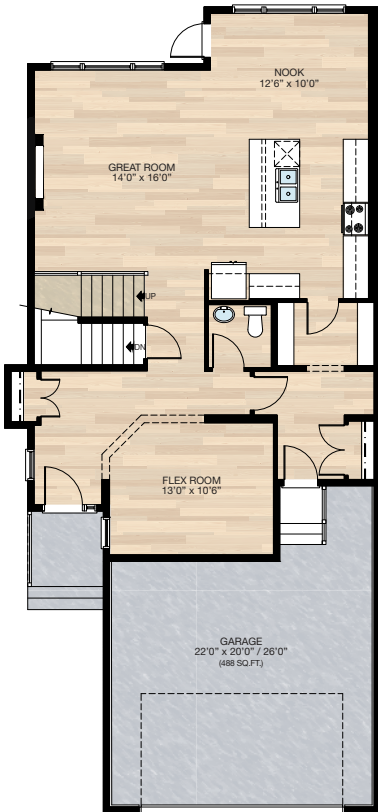


# FEATURED OPTIONS



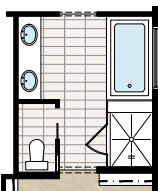
## SELECT-1 FLEX ROOM OPTION

- Add 49 sq.ft.
- Delete pocket office & add flex room
- Relocate half bath
- Cantilever front entry closet
- Add 30" x 72" VSL to flex room
- Revisions to foundation including post location



## SELECT-6 GLASS & TILE SHOWER OPTION

- Delete fibreglass shower
- Add 44" x 52" tile & 10mm glass shower
- Extend tub deck 12" for shower bench



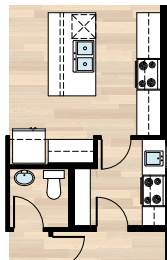
## SELECT-2 BARN DOORS TO FLEX ROOM OPTION

- Must be combined with **SELECT-1**
- Add barn doors to flex room



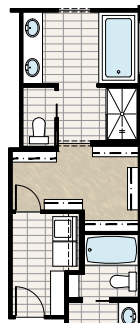
## SELECT-4 SPICE KITCHEN OPTION

- Must be combined with **SELECT-1**
- Delete one section of pantry shelves
- Delete 30" of upper & lower cabinets in kitchen
- Add spice kitchen including range, hoodfan, sink, & upper & lower cabinets
- Add 24" x 40" VSL window
- Delete 2'6" door & add 2'8" door



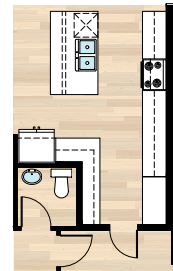
## SELECT-5 ACCESS TO LAUNDRY FROM WIC OPTION

- Delete 28" of closet shelving
- Add 2'4" door
- Add two 3-way switches



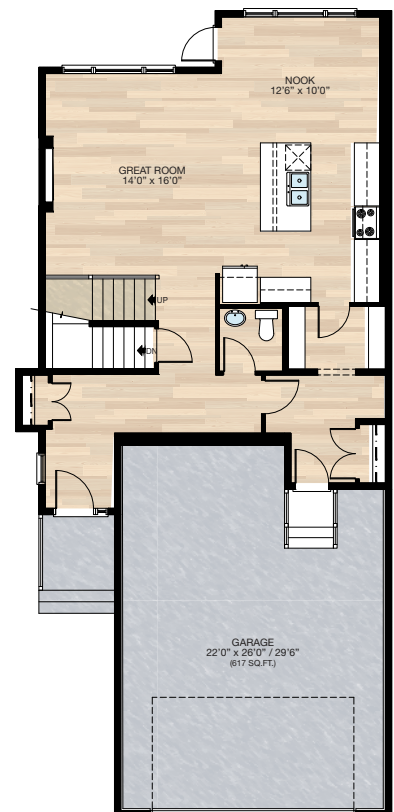
## SELECT-3 KITCHEN OPTION

- Must be combined with **SELECT-1**
- Delete pantry
- Add cabinet pantry
- Additional cabinetry
- Add two pendant lights over the island



## SELECT-7 TANDEM GARAGE OPTION

- Must be combined with **SELECT-1**
- Remove 128 sq.ft. from house
- Revisions to foundation including post location



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

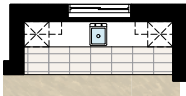


# FEATURED CAMBRIDGE 28 OPTIONS

THE  
CAMBRIDGE 28  
2443 SQ.FT.

## SELECT-11 BASEMENT WET BAR OPTION

- Includes upper & lower cabinets
- Includes dishwasher, sink & opening for bar fridge
- Flooring is changed to tile
- Two down lights & switch added

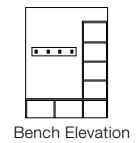
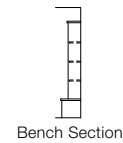


## SELECT-13 BASEMENT DEVELOPMENT OPTION

- 797 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Two 60" x 24" windows change to 60" x 36" & 40" x 40"
- Side window location moved due to cantilever above
- Bathroom & furnace location changed slightly
- \*Can only be combined with **SELECT-1**

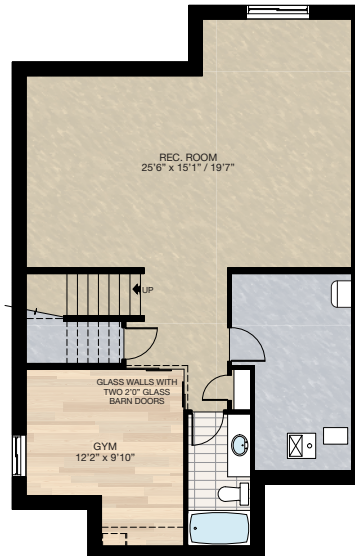
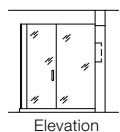
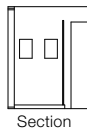
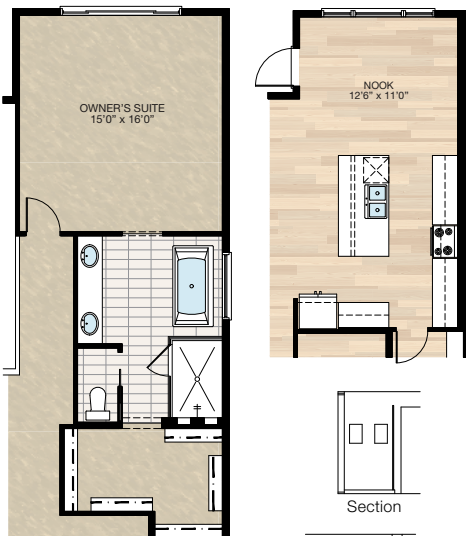
## SELECT-13A MDF BENCH & CUBBIES OPTION

\*Can only be combined with **SELECT-13**



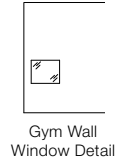
## SELECT-12 NOOK / ENSUITE OPTION

- Extend nook, upper floor & foundation 2'
- This adds 28 sq.ft. to main floor & 32 sq.ft. upper floor
- 12" is added to kitchen upper & lower cabinets as well as the island, 12" is added to the nook
- Upper floor space added to ensuite & walk-in closet
- Delete 60" x 36" soaker tub & 36" x 60" fiberglass shower
- Add 72" x 36" free standing tub & 48" x 72" 10 mm glass & tile shower with niches
- Vanity increased to 8'
- Add light over tub



## SELECT-13B PLAY SPACE OPTION

- Develop 43 sq.ft. under basement stairs
- Includes 27" x 22" interior window
- \*Can only be combined with **SELECT-13**



## SELECT-14 OWNER'S SUITE BALCONY OPTION

- Add 12'0" x 4'6" balcony off Owner's Suite
- Includes vinyl decking, aluminum railing & soffit to u/s of balcony
- Add 2'8" full french door, WP plug & exterior light with switch
- Open to below window moved up to match height of upper floor windows
- Main floor exterior light deleted & 2 down lights added



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

trichomes.com

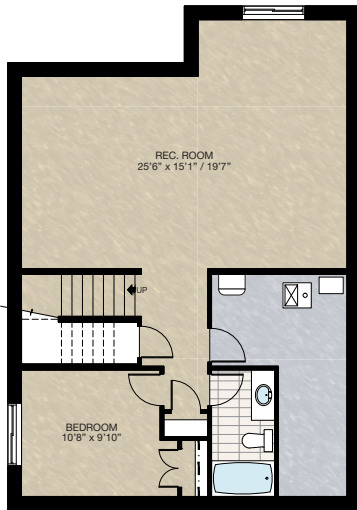


# FEATURED OPTIONS

THE  
**CAMBRIDGE 28**  
2443 SQ.FT.

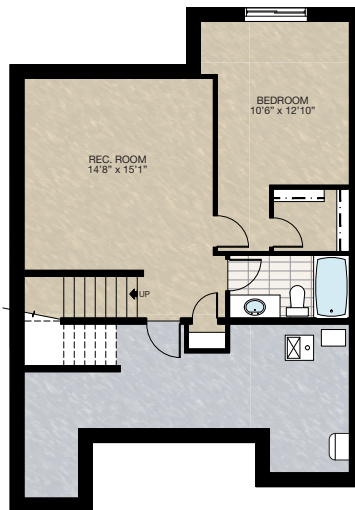
## **SELECT-8** **BASEMENT DEVELOPMENT OPTION 1**

- 752 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Two 60" x 24" windows change to two 60" x 36"
- Cannot be combined with any main floor options



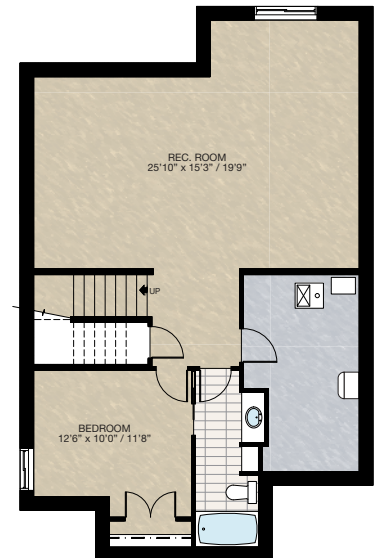
## **SELECT-9** **BASEMENT DEVELOPMENT OPTION 2**

- 559 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Delete one 60" x 24" window
- Change one 60" x 24" window to 60" x 36"
- Can only be combined with **SELECT-7**



## **SELECT-10** **BASEMENT DEVELOPMENT OPTION 3**

- 797 Sq.Ft. basement development
- Includes finished basement stairwell
- Delete 2'8" passage door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Two 60" x 24" windows change to 60" x 36" & 40" x 40"
- Can only be combined with **SELECT-1**



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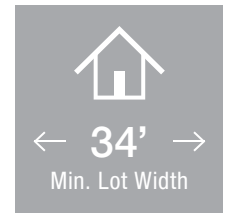
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Plan updated as of **October 04, 2024**.




[tricohomes.com](https://tricohomes.com)





 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE ROSEWOOD

2472 SQ.FT.

☐ Elements Specification

☐ Elite Specification



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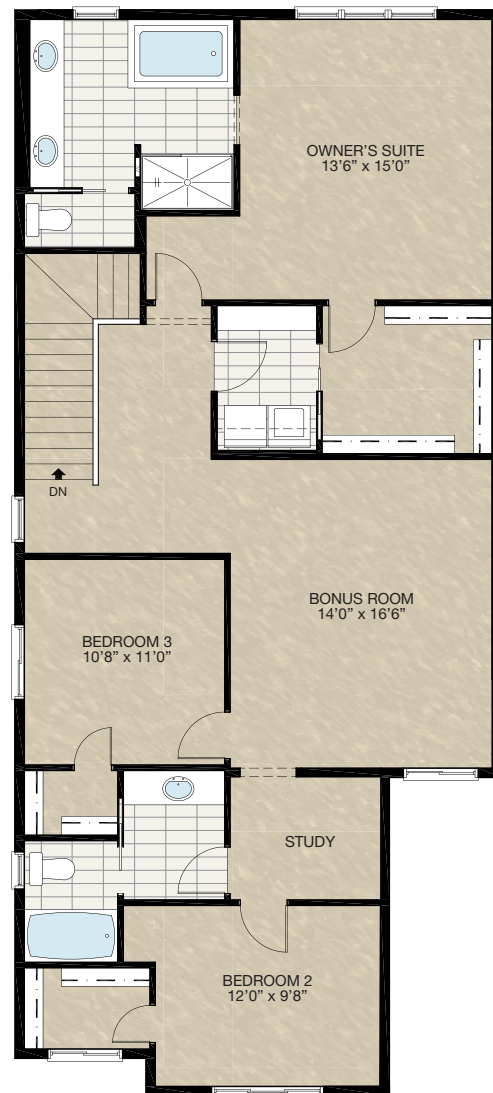


# STANDARD PLAN

THE  
**ROSEWOOD**  
2472 SQ.FT.



**MAIN**  
1080 SQ.FT.



**UPPER**  
1392 SQ.FT.





# FEATURED OPTIONS

← 34' →  
Min. Lot Width

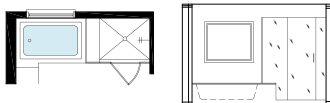
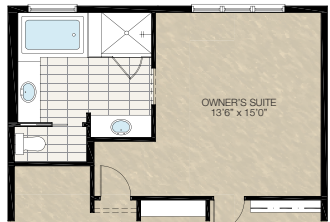
## SELECT-1 DINING ROOM WITH BUTLER'S PANTRY OPTION

- Delete pantry & add upper & lower cabinets
- Delete upper & lower cabinets beside the fridge & replace with full-height cabinet pantry
- Delete mudroom closet & add lockers
- Open up wall between hallway & dining room with a DBH
- Extend beam & move post to wall beside half bath. This will alter the beam & post locations below as well



## SELECT-4 ENSUITE OPTION

- Delete fiberglass shower & add tile & 10mm glass shower
- Separate vanity into two 5' vanities
- Change window size to 48" x 40"



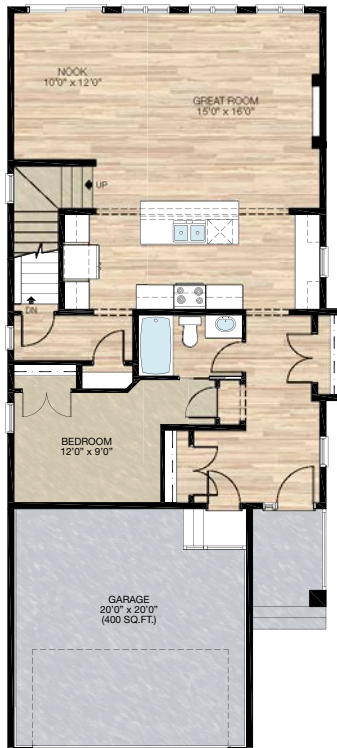
## SELECT-2 JACK & JILL BATHROOM OPTION

- Add a second door & 3-way switch
- Extend vanity & add a second sink



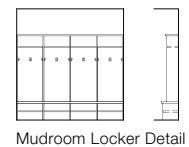
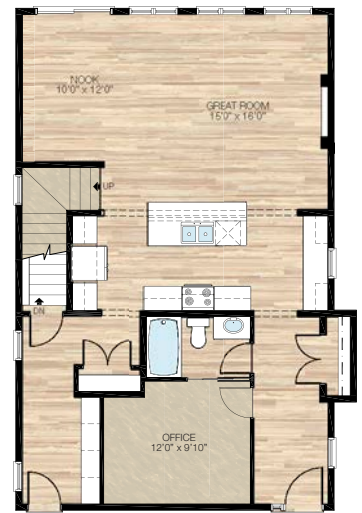
## SELECT-5 MAIN FLOOR BEDROOM OPTION

- Flex room becomes bedroom & mudroom is deleted
- Reduce window width from 30" x 72" to 24" x 72"
- Add a tub/shower to half bath & a 2'6" pocket door
- Move mudroom closet to front entry



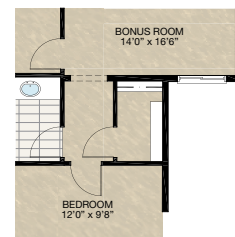
## SELECT-3 MAIN FLOOR OFFICE OPTION

- Flex room becomes office
- Add a tub/shower to half bath & a 2'6" pocket door
- Delete mudroom closet & install lockers
- Pantry is reduced



## SELECT-6 STORAGE ROOM OPTION

- Convert study into storage room



HARDWOOD

DECK

CARPET

CONCRETE

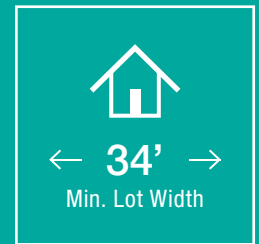
TILE

LVP

tricohomes.com



# FEATURED ROSEWOOD OPTIONS



## **SELECT-10** ALTERNATIVE UPPER FLOOR OPTION

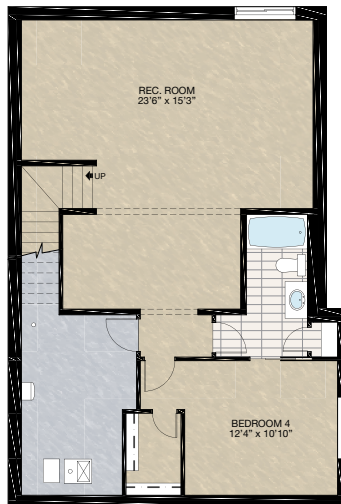
- Relocate Bedroom 3
- Relocate main bath
- Add 2<sup>nd</sup> sink & light outlet to main bath with larger vanity

\*NOTE: Some elevation may required modification to front windows for this option



## **SELECT-11** BASEMENT DEVELOPMENT OPTION 2

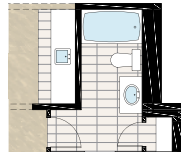
- 814 Sq.Ft. basement development
  - Included finished basement stairwell
  - Move 2'8" passage door from top of stairwell to mechanical room
  - Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
  - Windows changed from 60" x 24" to 60" x 36"
- \*NOTE: This basement development only for elevations with extended front entry



## **SELECT-11A** WET BAR OPTION

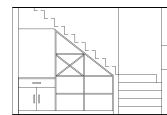
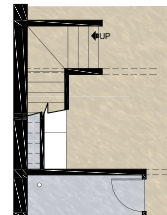
- Add 7'9" wet bar with bar sink & lower cabinetry only
- 1 Row of tile in front of wet bar

\*NOTE: Must combined with **SELECT-11** Basement Development Option



## **SELECT-11B** UNDERSTAIR DEVELOPMENT OPTION

- Additional 16 sq.ft. of basement development
- Add 36" wide & 24" deep lower cabinetry with counter
- Add puck light & switch & one electrical outlet to counter
- Add built-in open shelving
- Add wall to both sides of built-in to enclosed the developed area

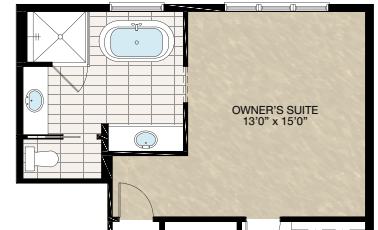


UNDERSIDE STAIR BUILT-IN DETAIL

This is only general layout of built-in. Please refer to cabinetry supplier layout for materials & exact dimension.

## **SELECT-12** ALTERNATE ENSUITE OPTION

- Extend bathroom 6" into bedroom
- Delete acrylic shower base + 6mm sliding glass door & add shower w/tile + 10mm glass
- Delete tub + tub deck & add freestanding tub
- Separate vanity into two 5'0" / 5'6" vanities
- Change window size to 48"x 40"



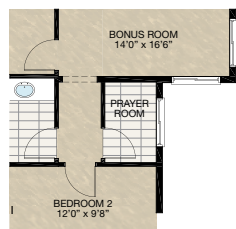


# FEATURED OPTIONS

THE  
**ROSEWOOD**  
2472 SQ.FT.

## **SELECT-7** PRAYER ROOM OPTION

- Convert study into prayer room
- Tile flooring
- Add window



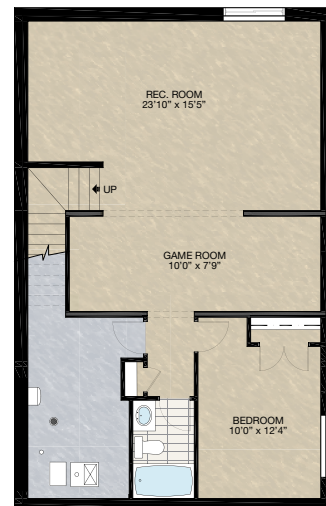
## **SELECT-8** FOUR BEDROOM OPTION

- Delete bonus room
- Add forth bedroom with full ensuite & walk-in closet
- Delete one 48" x 32" window



## **SELECT-9** BASEMENT DEVELOPMENT OPTION

- 791 Sq.Ft. of developed area
- Includes finished basement stairwell
- Move 2'8" passage door from top of stairwell to mech. room
- Add one riser to stairwell for 9' basement ceiling (8'9" headroom clearance)
- 60" x 24" Windows changed to 60" x 36"
- \* Please note for "C" elevations bedroom will be 2'0" wider & total developed area will be 825 sq.ft.



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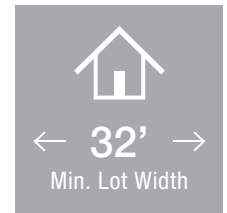
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Plan updated as of October 04, 2024.




tricohomes.com





 3 Bedroom

 2½ Bathrooms

 Double Garage

# THE HARRINGTON

2111 SQ.FT.

☐ Elements Specification

☐ Elite Specification

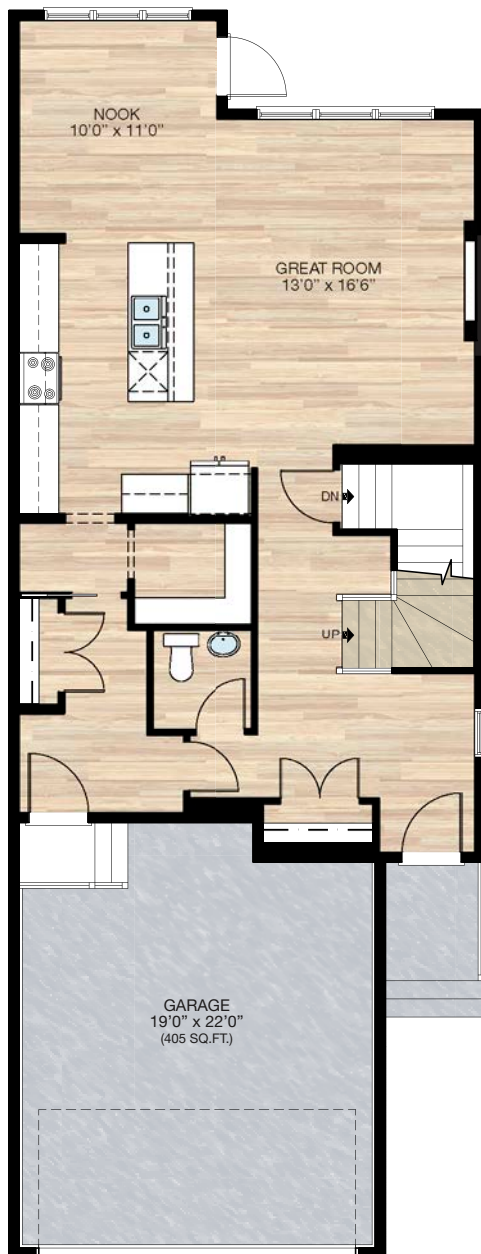


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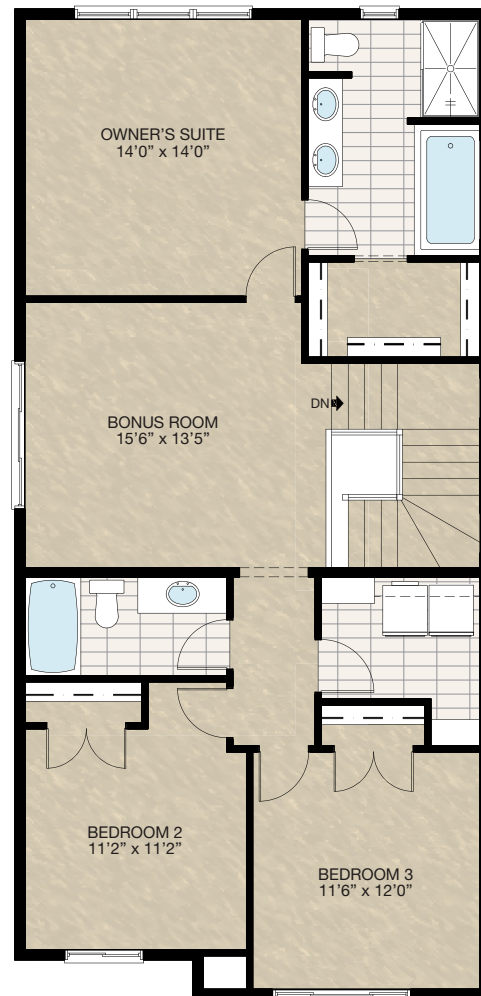


# STANDARD PLAN

THE  
HARRINGTON  
2111 SQ.FT.



**MAIN**  
942 SQ.FT.



**UPPER**  
1169 SQ.FT.

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



# FEATURED OPTIONS

← 32' →  
Min. Lot Width

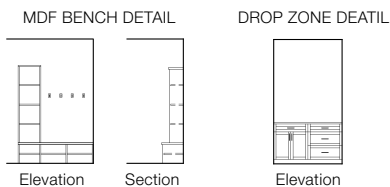
## SELECT-1 POCKET OFFICE OPTION

- Redesign pantry, mudroom & half bath to create pocket office
- Add pantry closet & broom closet



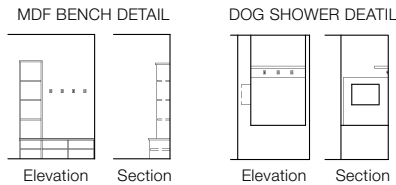
## SELECT-2 MUDROOM OPTION 1

- Redesign pantry, mudroom & half bath
- Add drop zone & MDF bench



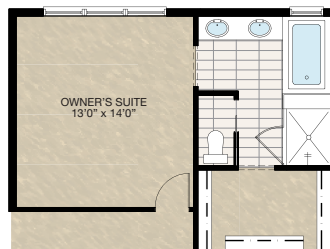
## SELECT-3 MUDROOM OPTION 2

- Redesign pantry, mudroom & half bath
- Add MDF bench
- Add dog shower



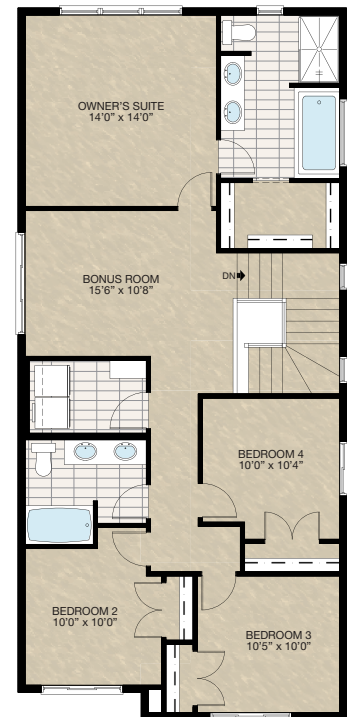
## SELECT-4 ENSUITE OPTION

- Delete 36" x 60" fiberglass shower
- Delete 72" x 32" soaker tub
- Includes 10 mm glass & tile shower
- Includes 60" x 32" soaker tub
- Add 30" x 40" frosted window & 48" x 40" frosted window
- Delete 60" x 40" frosted window & 24" x 40" frosted window
- Increase vanity to 6'2 1/2"
- Includes pocket door to water closet



## SELECT-5 4 BEDROOM & BONUS ROOM OPTION

- Extend front 2' which adds 48 sq.ft.
- Redesign upper floor adding a fourth bedroom



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



# FEATURED HARRINGTON OPTIONS

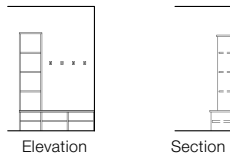
THE  
HARRINGTON  
2111 SQ.FT.

## SELECT-11 SPICE KITCHEN & MUDROOM OPTION

- Redesign pantry, mudroom & half bath
- Add wire shelving & MDF bench to mudroom
- Add stove, sink, cabinetry & wire shelving to spice kitchen



MDF BENCH DETAIL

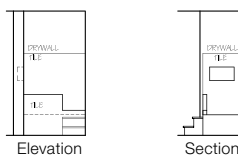


## SELECT-13A DOG SHOWER WITH TILE STUB WALL

- Redesign pantry, mudroom & half bath
- Add dog shower

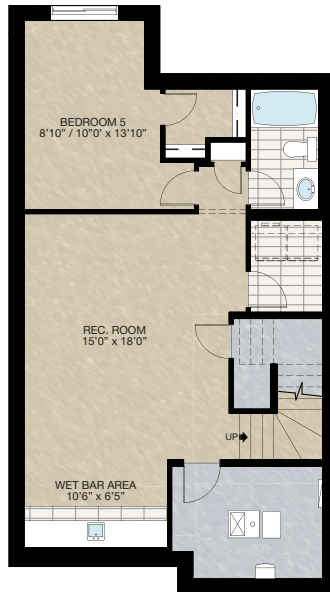


DOG SHOWER DETAIL



## SELECT-12 BASEMENT DEVELOPMENT OPTION

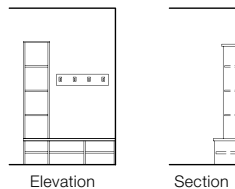
- 683 Sq.Ft. developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Include finished basement stairwell
- Delete 2'8" door top of stairwell
- Include laundry room with washer & dryer rough-in only & 12" wire shelf above
- Add 10'6" wet bar with lower cabinetry & laminate countertop & bar sink with one row of 12" tile flooring



## SELECT-13C MDF LOCKERS OPTION

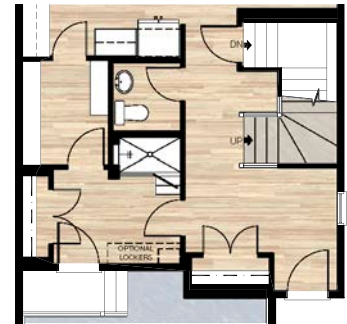
Must be combined with SELECT-13A or 13B

MDF LOCKERS DETAIL

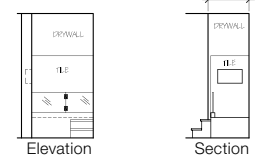


## SELECT-13B DOG SHOWER WITH GLASS DOOR

- Redesign pantry, mudroom & half bath
- Add dog shower



DOG SHOWER DETAIL



## SELECT-14 WIDE FRONT ENTRY + PORCH OPTION

- Additional 10 Sq.Ft. to main floor (extend front entry 1'0" x 9'10" and foundation below)
- Extend front porch width by 1'0" (this is designed for 34' lot widths or wider)



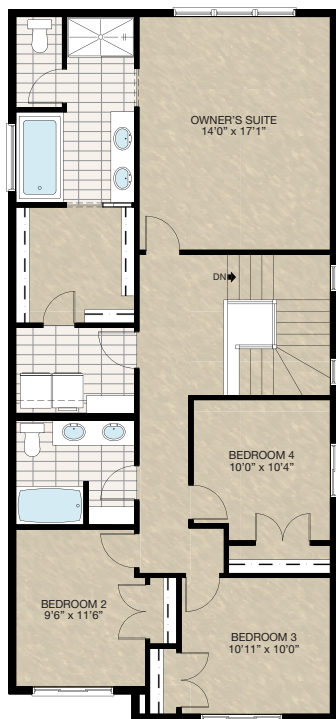


# FEATURED OPTIONS

THE  
**HARRINGTON**  
2111 SQ.FT.

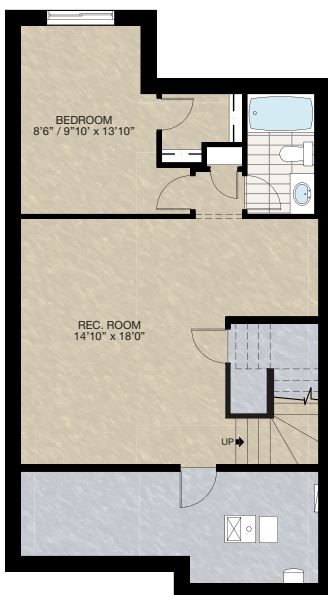
## **SELECT-6** 4 BEDROOM OPTION

- Extend front 2' which adds 48 sq.ft.
- Redesign upper floor adding a fourth bedroom & deleting bonus room



## **SELECT-7** BASEMENT DEVELOPMENT OPTION

- 610 Sq.Ft. developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Include finished basement stairwell
- Delete 2'8" door top of stairwell



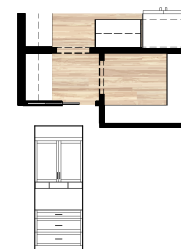
## **SELECT-9** BEVERAGE CENTRE IN FLEX SPACE OPTION

- Add lower cabinet



## **SELECT-10** DROP ZONE IN FLEX SPACE OPTION

- Add drop zone cabinets



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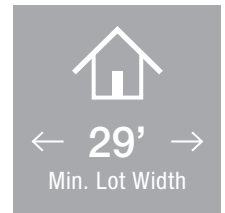
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Plan updated as of March 20, 2024.




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 3 Bedroom

 2½ Bathrooms

 Double Garage

# THE MONROE

2256 SQ.FT.

☐ Elements Specification

☐ Elite Specification

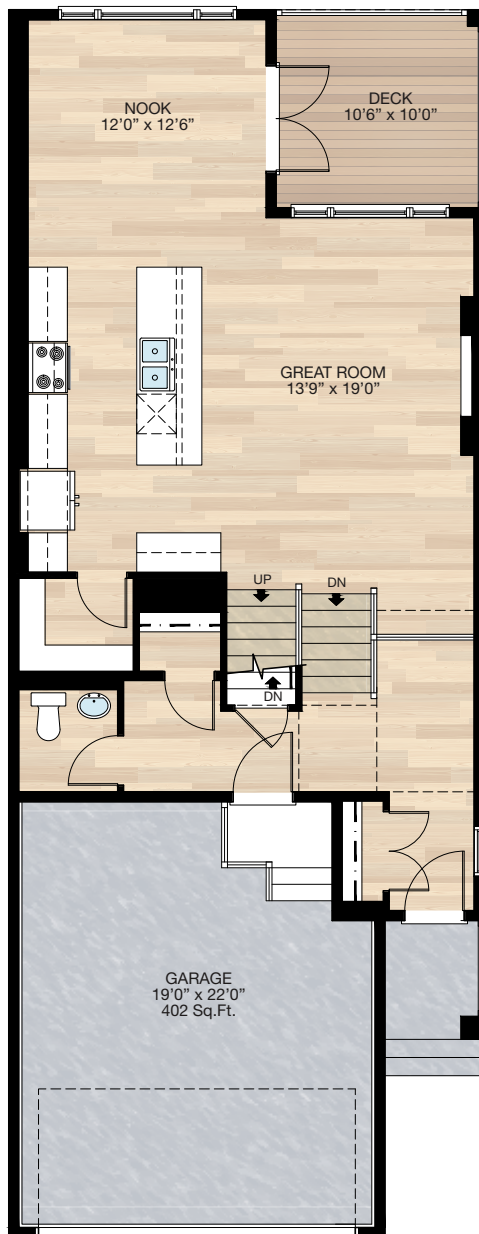


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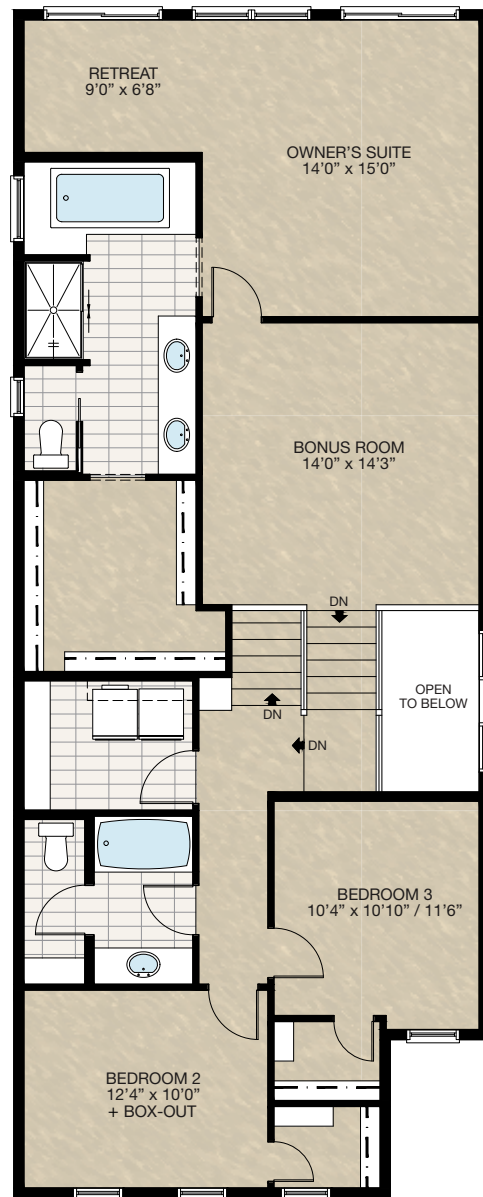


# STANDARD PLAN

THE  
**MONROE**  
2256 SQ.FT.



**MAIN**  
901 SQ.FT.



**UPPER**  
1355 SQ.FT.



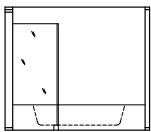
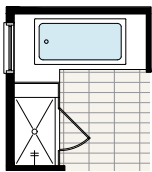


# FEATURED OPTIONS

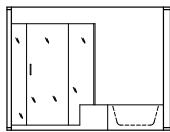


## **SELECT-2** GLASS & TILE SHOWER OPTION

- Delete fibreglass shower
- Add 10mm glass & tile shower C/W seat
- Adjust window location slightly



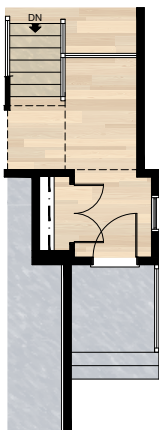
Front Elevation



Side Elevation

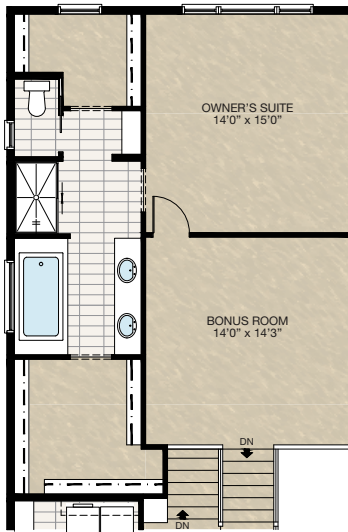
## **SELECT-5** 6' WIDE FRONT ENTRY & PORCH OPTION

- Additional 7 Sq.Ft. to main floor
  - Extend front entry 1'0" x 6'6" & foundation below
  - Extend front porch width by 1'0"
- \*ONLY for communities with lots 34' or wider



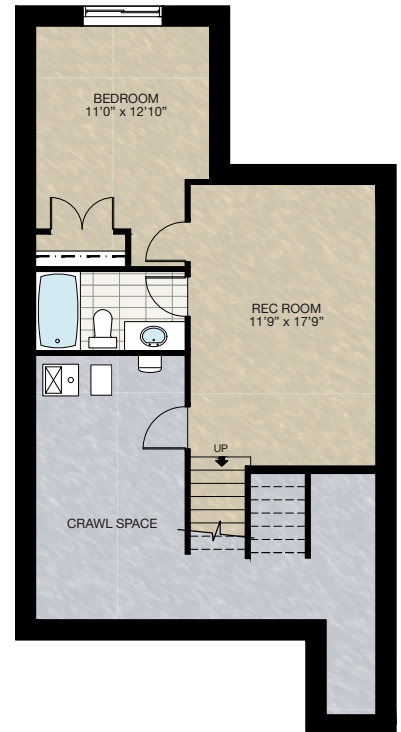
## **SELECT-3** DUAL OWNER'S SUITE CLOSET OPTION

- Redesign retreat, ensuite & closet
- Delete 3 - 72" x 60" windows in the owner's suite
- Add 30"/48"/30" x 60" VSL/P/VSL to owner's suite
- Add 36" x 40" VSL to walk-in closet



## **SELECT-4** BASEMENT DEVELOPMENT OPTION

- 469 Sq.Ft. basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" Window changed to 60" x 36"



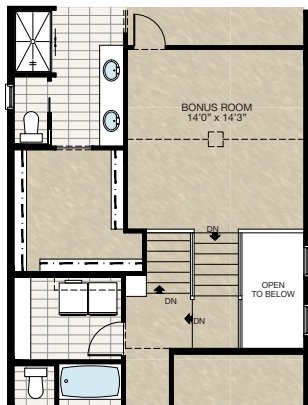


# FEATURED OPTIONS

THE  
**MONROE**  
2256 SQ.FT.

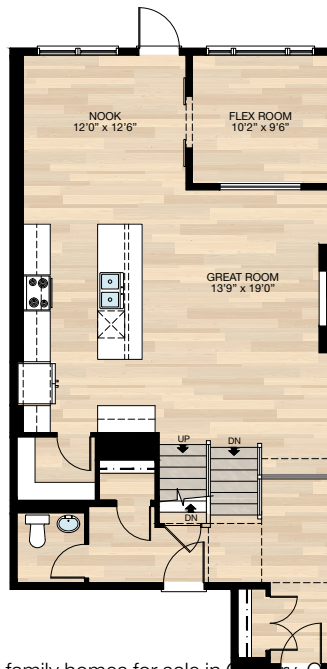
## ☐ **SELECT-6 BONUS ROOM & STAIRWELL VAULT**

- Vaulted ceiling to bonus room and stairwell
- Interior vault slope to be 1/2 of the main roof slope
- \*CANNOT be used on prairie elevations



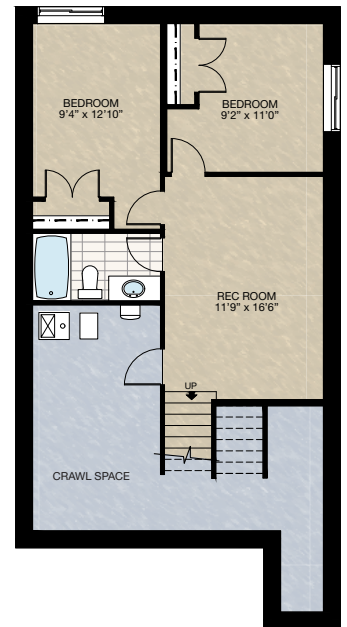
## ☐ **SELECT-7 MAIN FLOOR FLEX ROOM OPTION**

- Additional 96 Sq.Ft. to main floor
- Delete 10'6" x 10'0" rear wood deck & column
- Delete 24" x 60" x 24" (P/P, P, VSL) window at nook
- Add 2 - 36" x 72" (VSL, P/P) window to nook
- Delete 2 - 2'8" French doors with 12" transom at rear entrance
- Add 2'8" French door with 12" transom at nook rear entrance
- Add 15'0" deck nailer plate to rear
- Flex room included 2 - 2'0" french frosted barn doors & 2 interior glass inserts between flex room & great room wall
- \*See SELECT-8 for foundation plan



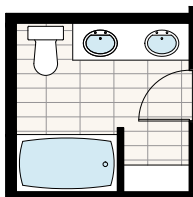
## ☐ **SELECT-8 BASEMENT DEVELOPMENT OPTION**

- 574 Sq.Ft. Basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mech. room
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" window changed to 60" x 36" at rear
- Add 60" x 36" HSL window to second bedroom
- \*MUST combine with SELECT-6 main floor flex room option



## ☐ **SELECT-9 MAIN BATH DUAL VANITY OPTION**

- Delete water closet
- Add second sink with total 5'9" vanity
- Relocate tub & wire shelving
- Change entire wall behind vanity & toilet to 2" x 6"



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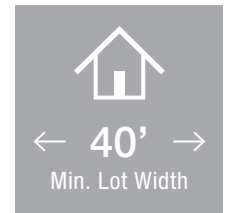
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Plan updated as of March 20, 2024.




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← 40' →

Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE GREYSTONE

2891 SQ.FT.

☐ Elements Specification

☐ Elite Specification



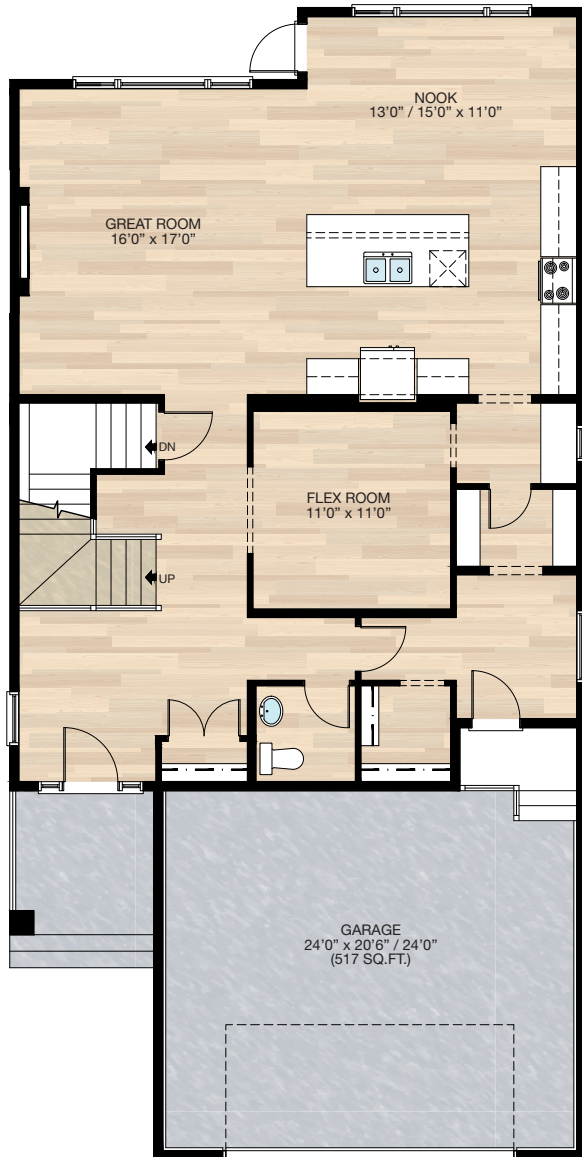
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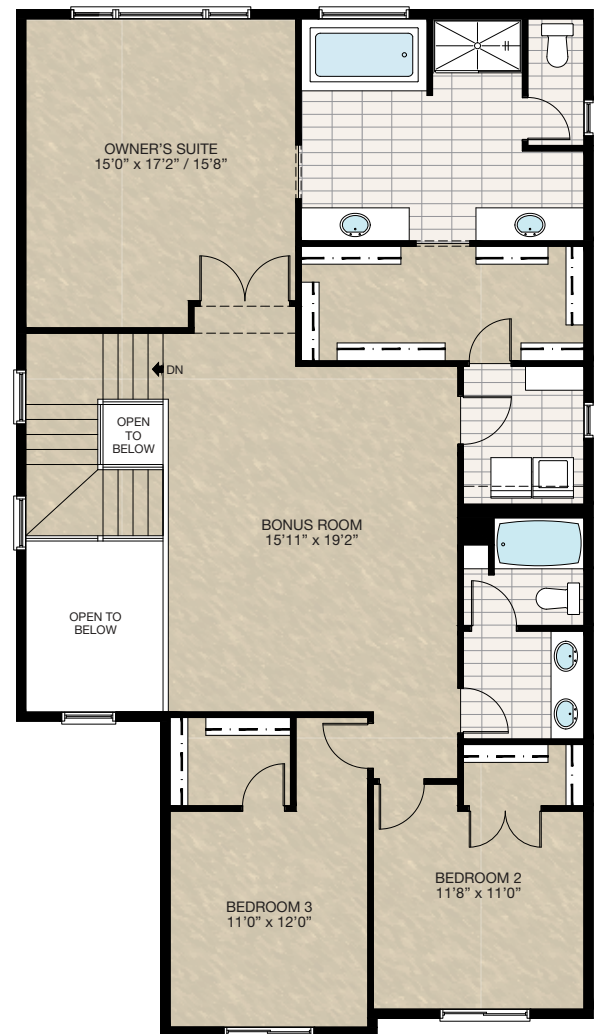


# STANDARD PLAN

THE  
**GREYSTONE**  
2891 SQ.FT.



**MAIN**  
1304 SQ.FT.



**UPPER**  
1587 SQ.FT.



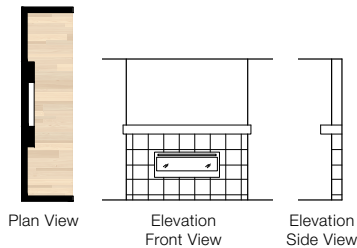


# FEATURED OPTIONS



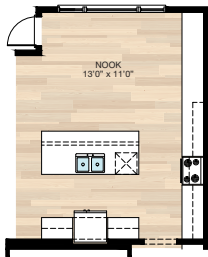
## SELECT-1 FIREPLACE OPTION

- Add MDF modern mantle & tiled face



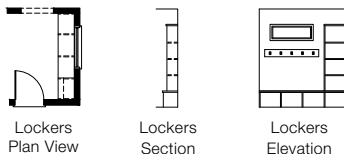
## SELECT-2 KITCHEN OPTION

- Additional 8'4" of lower cabinetry to kitchen
- Recentre nook window



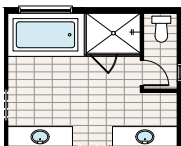
## SELECT-3 MUDROOM MDF LOCKER OPTION

- Mudroom window recentre to the locker built-in



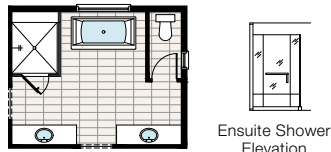
## SELECT-4 ENSUITE OPTION 1

- Delete 60" x 36" acrylic shower base with tiled walls & 6mm glass sliding
- Add 60" x 48" tiled shower with 10mm glass



## SELECT-5 ENSUITE OPTION 2

- Delete 60" x 36" acrylic shower base with tiled walls & 6mm glass sliding
- Add 54" x 72" tiled shower with 10mm glass & 12" tiled bench C/W towel bar handle
- Delete 72" x 36" soaker tub & 6" tiled deck
- Add 72" x 36" freestanding soaker tub
- Relocate water closet door



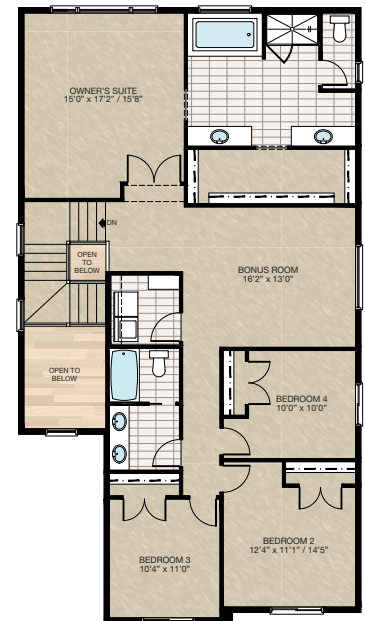
## SELECT-6 3 BATHROOMS OPTION

- Add 3-piece bath to bedroom 3 with 42" long vanity
  - Delete second sink & 24" vanity in main bath
  - Delete 4 - 16" wire shelving in main bath
  - Add 2'4" pocket door between main bath & Bedroom 2 WIC
  - Increased 27" wire shelving to bedroom 2 WIC
  - Change double 2'0" closet doors to 2'4" door to Bedroom 2 WIC
  - Reduced bonus room to accommodate third bathroom
  - Reconfigure laundry room
  - Reconfigure shelving in owner's suite WIC
- \*Cannot be combined with **SELECT-7** option



## SELECT-7 4 BEDROOMS OPTION

- Relocate main bath & laundry room
- Delete 30" x 36" VSL in laundry room
- Add 48" x 30" HSL window to Bedroom 4
- Add 72" x 24" P window to bonus room
- Reduced owner's walk-in closet and wire shelving



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



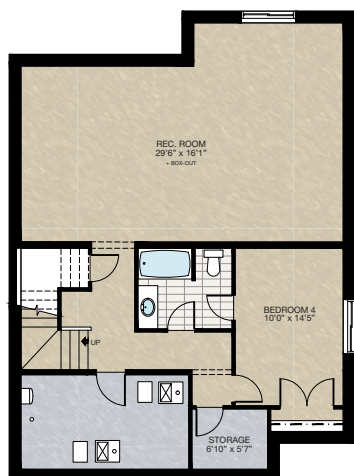
# FEATURED OPTIONS

THE  
**GREYSTONE**  
2891 SQ.FT.

## SELECT-8

### BASEMENT DEVELOPMENT OPTION 1

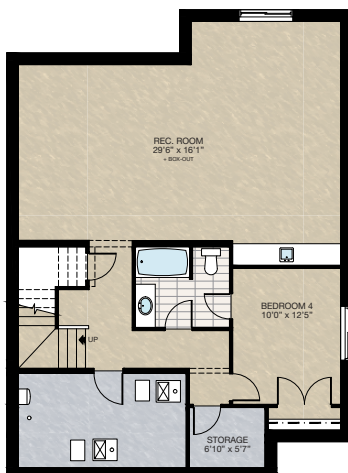
- 944 Sq.Ft. developed area
- Included finished basement stairwell
- Delete 2'8" door top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Both basement windows upgrade from 60" x 24" DBL SL to 60" x 36" DBL SL and 60" x 24" SL to 60" x 36" SL



## SELECT-9

### BASEMENT DEVELOPMENT OPTION 2

- 944 Sq.Ft. developed area
- Included finished basement stairwell
- Delete 2'8" door top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Both basement windows upgrade from 60" x 24" DBL SL to 60" x 36" DBL SL and 60" x 24" SL to 60" x 36" SL
- Reduced bedroom 2'0" to accommodate wet bar
- Add 10'0" wet bar with lower cabinetry & bar sink
- Drop ceiling over bar area to match underside of drop beam



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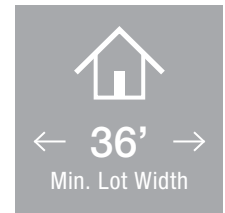
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Plan updated as of October 04, 2024.




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 1 Bedroom

 1½ Bathrooms

 Double Garage

# THE WYNWOOD 28'

1269 SQ.FT.

☐ Elements Specification

☐ Elite Specification

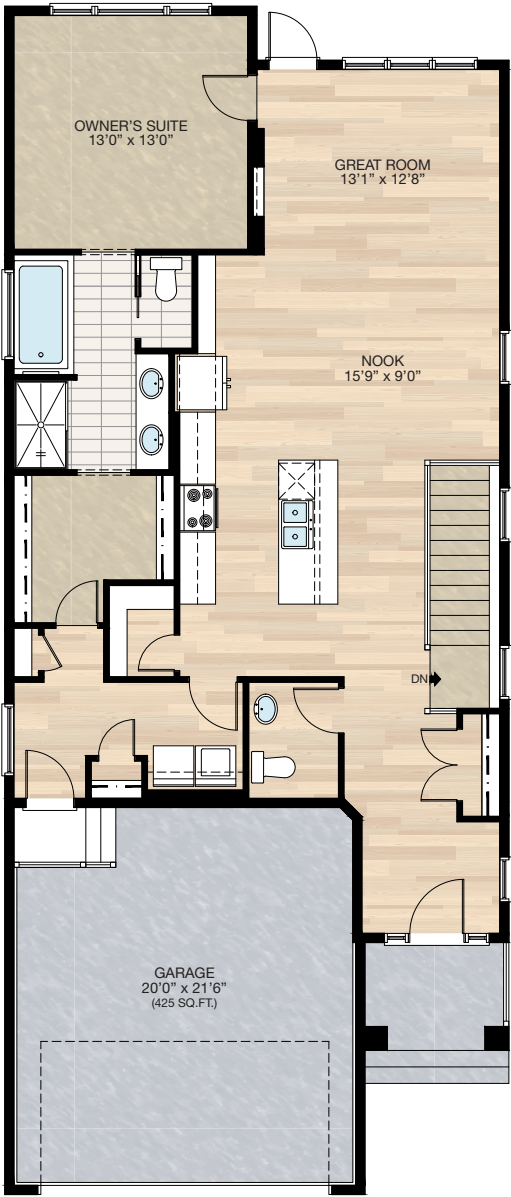


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# STANDARD PLAN

THE  
WYNWOOD  
1269 SQ.FT.



**MAIN**  
1269 SQ.FT.



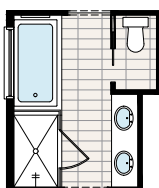


# FEATURED OPTIONS



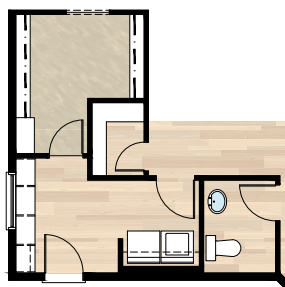
## SELECT-1 ENSUITE OPTION

- \*CANNOT be combined with **SELECT-3 or 4** option
- Delete standard 36" x 60" fiberglass shower
- Add 40" x 60" tiled shower with 10mm glass
- Extend tub tiled ledge by 3.5" next to shower
- Relocate towel bar to opposite side of tub



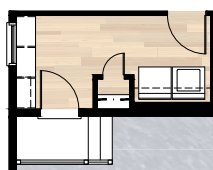
## SELECT-2 MUDROOM MDF LOCKER OPTION

- \*CANNOT be combined with **SELECT-3 or 4** option
- Delete coat closet & linen closet at mudroom
- Add 8'0" locker & coat hooks with MDF backing
- Replace 30" of closet shelving in master walk-in closet with four 30" wide and 16" deep wire shelving for linen
- Re-center mudroom window between shelves & wall
- Garage entrance door moved 1'4" towards W/D



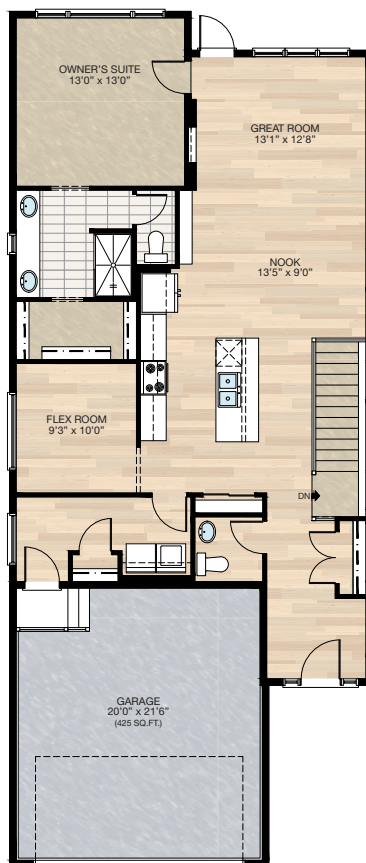
## SELECT-4A MUDROOM LOCKER OPTION

- \*MUST be combined with **SELECT-4 Flex Room** option
- Reduce width of coat closet in mudroom
- Delete 48" x 18" P window in mudroom
- Add 36" x 18" P window to mudroom
- Add 6'-6" MDF locker & coat hooks with MDF backing
- Extend wood landing at garage entry by 12"



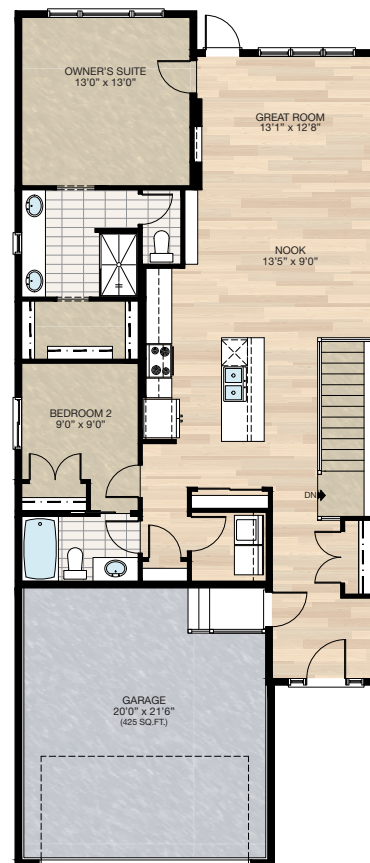
## SELECT-4 FLEX ROOM OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Water closet door changed from pocket door to swing door
- Reduced master walk-in closet
- Add 72" x 18" P window to flex room
- Delete 11" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3 way switch to 4 way switch
- Delete linen closet in mudroom
- Increase width to coat closet in mudroom



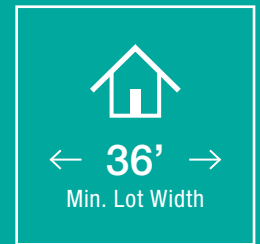
## SELECT-3 2 BEDROOMS OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Change water closet door from pocket to swing door
- Reduced master walk-in closet
- Add 2nd bedroom with closet
- Add 3 piece main bath including a 2'6" pocket door access from Bedroom 2
- Upgrade single switch to 3 way switch in main bath
- Add 48" x 40" HSL to Bedroom 2
- Delete 1/2 bath
- Delete 8" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3 way switch to 4 way switch
- Delete mudroom & 48" x 18" P window & relocate garage entrance



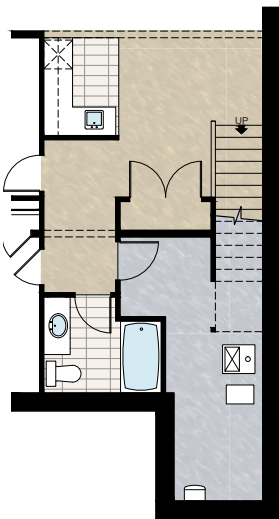


# FEATURED WYNWOOD 28' OPTIONS



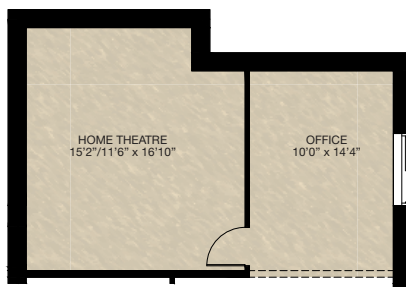
## **SELECT-6B** BAR & STORAGE CLOSET OPTION

- Must combined with **SELECT-6** basement development **OPTION 1**
- Extended stubwall at stair next to storage closet
- Add tile to bar area



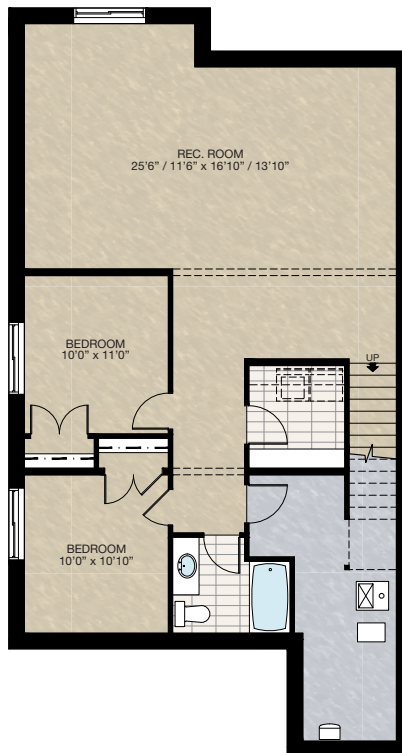
## **SELECT-6C** HOME THEATRE OPTION

- Must combined with **SELECT-6** or **7** basement development option
- Relocated window from rear to side



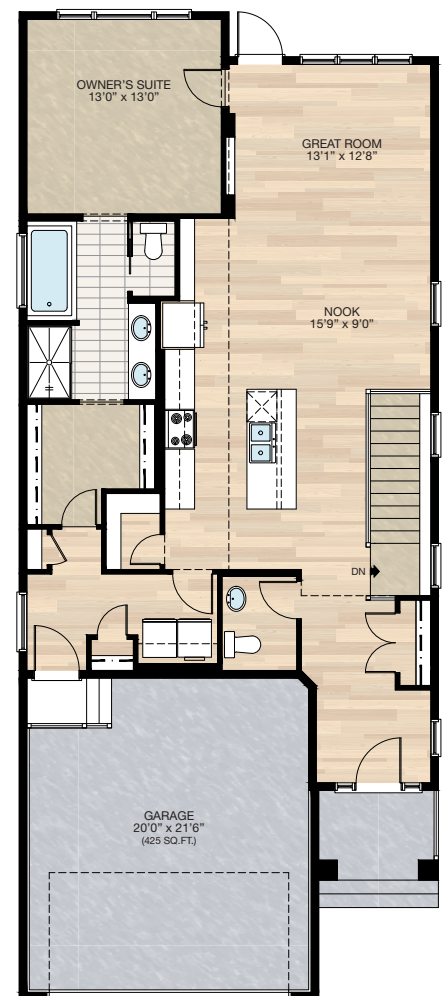
## **SELECT-7** BASEMENT DEVELOPMENT OPTION 2

- 978 Sq.Ft. developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Add laundry room with washer & dryer rough-in
- All three basement windows upgraded from 24" high to 36" high



## **SELECT-8** VAULTED CEILING OPTION

- Vaulted ceiling to kitchen, nook & great room
- Interior vault slope to be 1/2 of the main roof slope



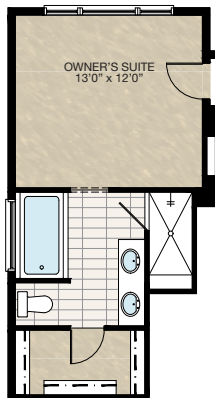


# FEATURED OPTIONS

THE  
WYNWOOD  
1269 SQ.FT.

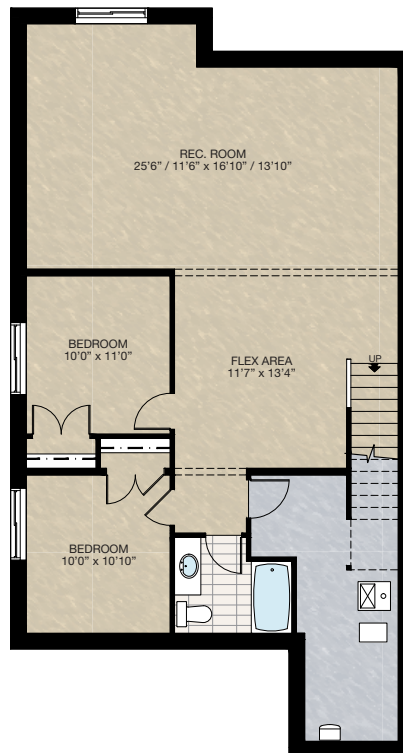
## SELECT-5 ENSUITE OPTION 2

- \*MUST combine with **SELECT-3** or **4** option
- Add 72" x 36" soaker tub with 4" tiled deck
- Delete 27.5" length of vanity
- Delete 20" x 48" P frosted window
- Add 60" x 48" P frosted window
- Reduced master bedroom length by 12"
- Delete 36" x 60" fibreglass shower unit
- Add 36" x 81" tiled shower with 10mm glass door & 12" tiled bench



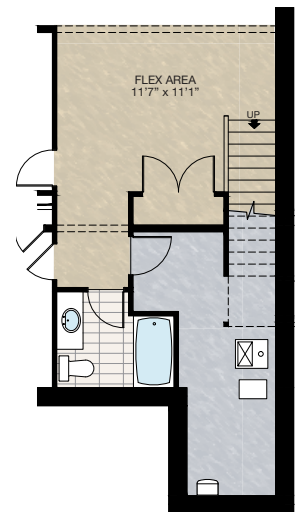
## SELECT-6 BASEMENT DEVELOPMENT OPTION 1

- 978 Sq.Ft. developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All three basement windows upgraded from 24" high to 36" high
- Stub wall added to stairs



## SELECT-6A STORAGE CLOSET OPTION

- Must combined with **SELECT-6** basement development **OPTION 1**
- Extended stubwall at stair next to storage closet



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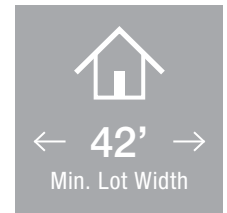
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Plan updated as of October 04, 2024.




tricohomes.com





 5 Bedrooms

 4½ Bathrooms

 Triple Garage

# THE SPRINGFIELD

3249 SQ.FT.

☐ Elements Specification

☐ Elite Specification

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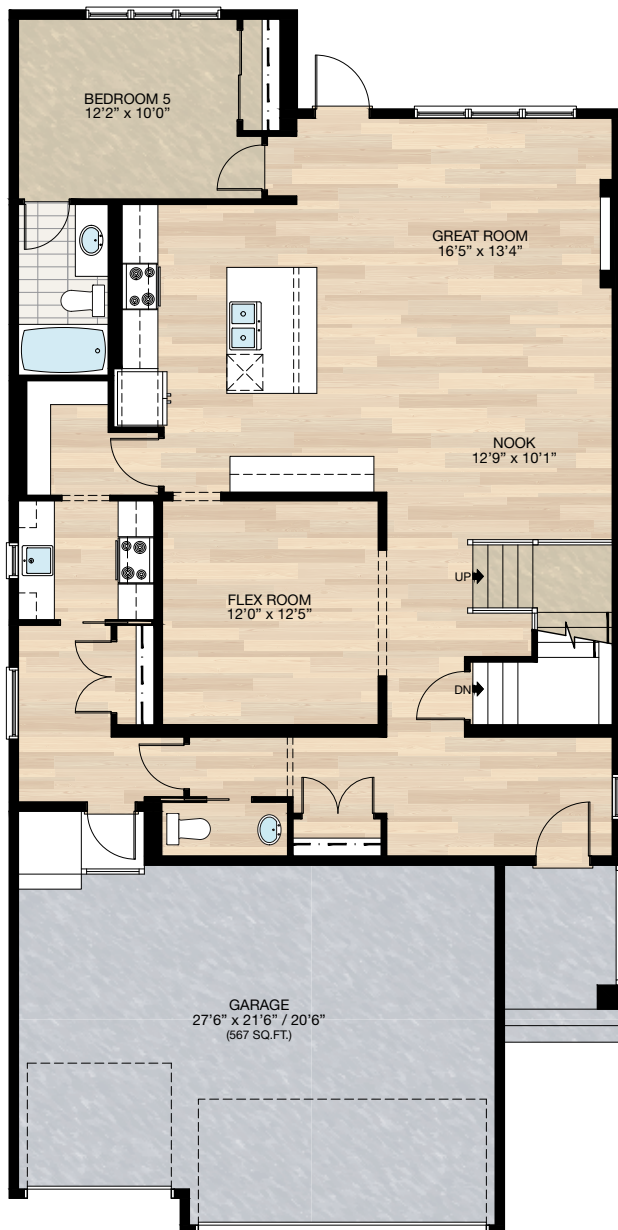


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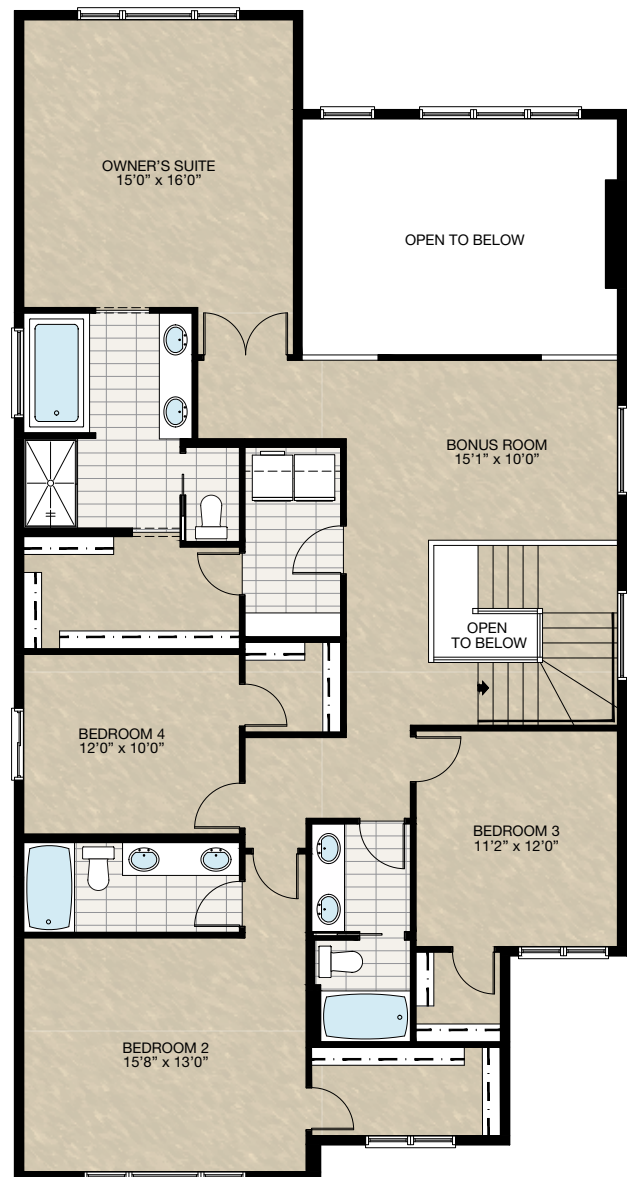


# STANDARD PLAN

THE  
SPRINGFIELD  
3249 SQ.FT.



**MAIN**  
1494 SQ.FT.



**UPPER**  
1755 SQ.FT.



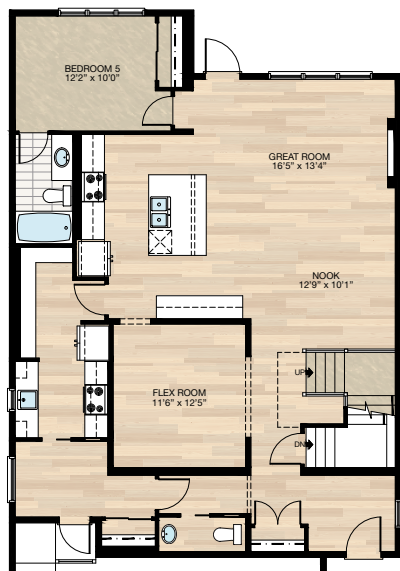


# FEATURED OPTIONS



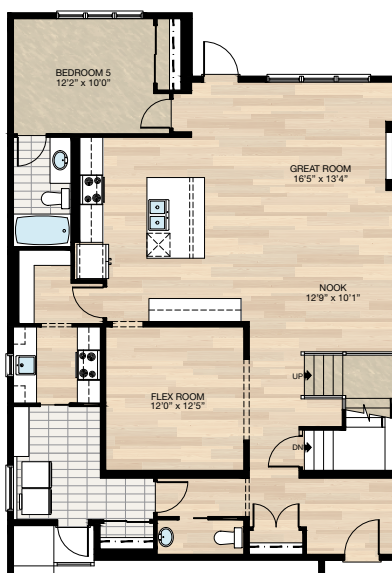
## SELECT-1 ALTERNATE SPICE KITCHEN OPTION

- Relocate mudroom closet
- Reduced mudroom space
- Add fridge to spice kitchen
- Additional wire shelving to pantry
- Reduced flex room by 6"
- Reduced kitchen cabinets by 6" (next to flex room)



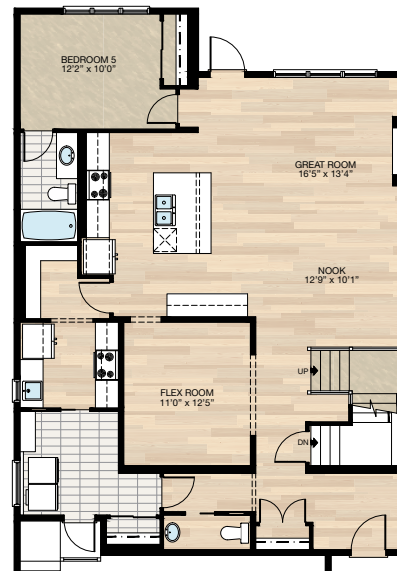
## SELECT-2 MAIN FLOOR LAUNDRY OPTION

- Relocate mudroom closet
- Add wire shelving to laundry/mudroom
- Mudroom flooring changed from hardwood to tile



## SELECT-3 MAIN FLOOR LAUNDRY WITH ALTERNATE SPICE KITCHEN

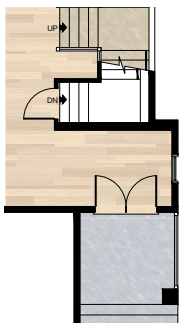
- Relocate mudroom closet
- Add wire shelving to laundry/mudroom
- Add fridge to spice kitchen
- Reduced flex room by 1'0"
- Mudroom flooring changed from hardwood to tile



## SELECT-4 WIDER ENTRY & PORCH OPTION

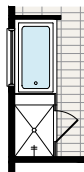
\*Requires minimum lot width of 44' in Calgary & 46' minimum lot width in Chestermere

- Additional 16 Sq.Ft. to main floor
- Extend front entry & foundation below 2'0" x 8'0"
- Extend front precast concrete porch 2'0" in width
- Delete 3'0" front entry door & transom above
- Add 5'4" double front doors & transom above

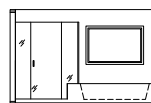


## SELECT-5 ENSUITE SHOWER OPTION

- Delete standard 36" x 60" acrylic base shower
- Add 44" x 66" tiled shower w/10mm glass
- Extend tub tile ledge by 9.5" for shower bench



Shower & Tub  
Plan View



Shower & Tub  
Elevation View

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

tricohomes.com

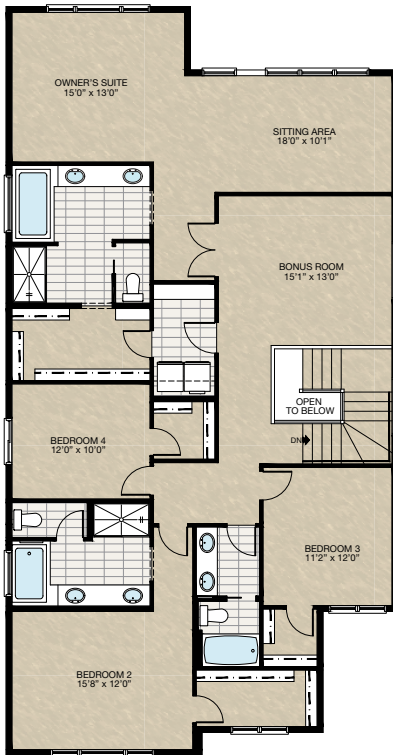


# FEATURED SPRINGFIELD OPTIONS



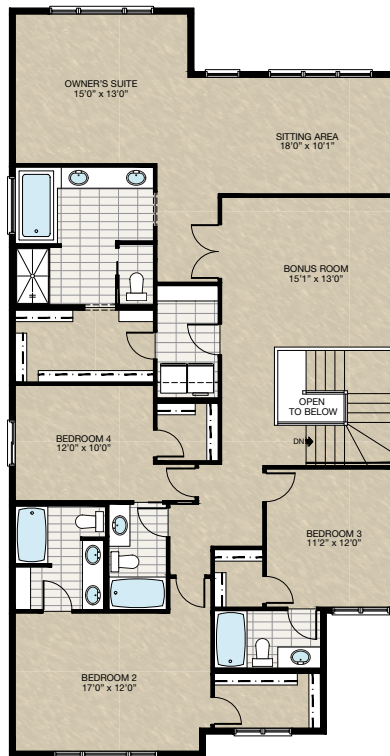
## **SELECT-9** OWNER SUITE WITH SITTING AREA & DUAL ENSUITE OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 3'0"
- Additional wire shelving to owner WIC
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance
- Added 60" x 40" frosted window to Bedroom 2 ensuite



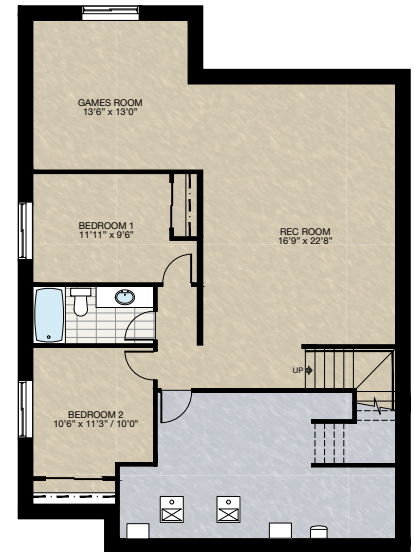
## **SELECT-10** OWNER SUITE WITH SITTING AREA & 4 UPPER FLOOR BATHROOM OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 3'0"
- Additional wire shelving to owner WIC
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance
- Added wire shelving to Bedroom 2 ensuite



## **SELECT-11** BASEMENT DEVELOPMENT OPTION

- 1048 Sq.Ft. developed area
- Includes finished basement stairwell
- Relocate 2'8" passage door from top of stairwell to mechanical room
- Upgrade basement windows from 24" high to 36"
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)



HARDWOOD

DECK

CARPET

CONCRETE

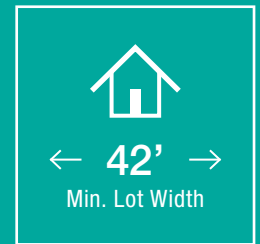
TILE

LVP

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# FEATURED SPRINGFIELD OPTIONS

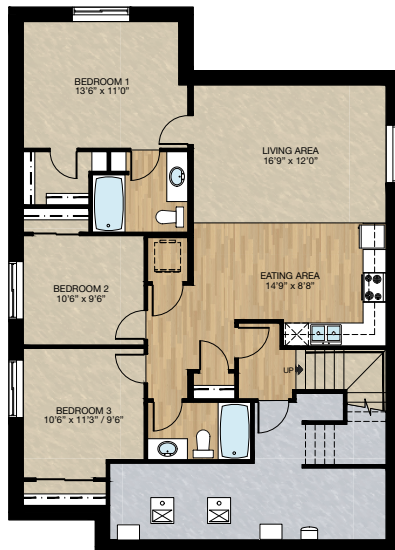


## SELECT-12

### SECONDARY SUITE OPTION 1

\*must combined with side entrance global option for standard lot

- Walk-out lot side entrance not required
- 1106 Sq.Ft. Developed area
- Includes finished basement stairwell
- Upgrade basement window from 24" high to 36"
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Includes washer & dryer rough-in only
- Add 60" x 36" hsl window to living area



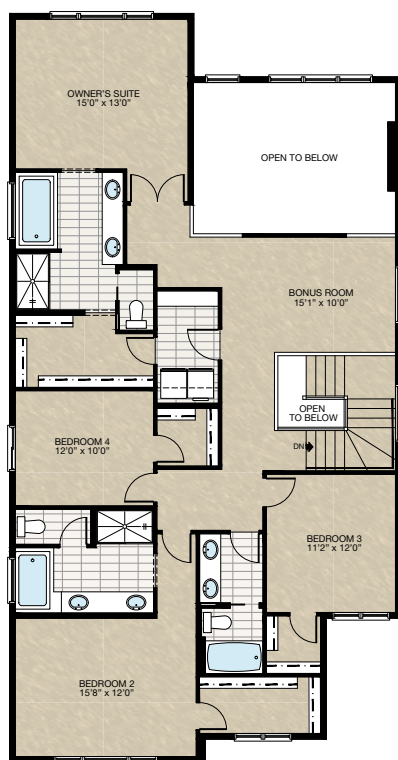


# FEATURED OPTIONS

THE  
SPRINGFIELD  
3249 SQ.FT.

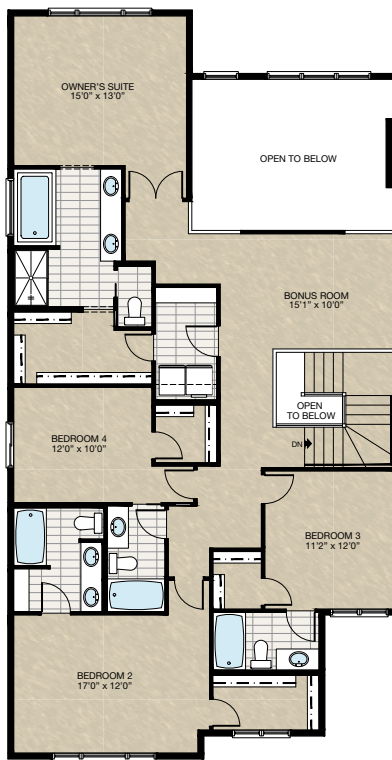
## SELECT-6 DUAL OWNER SUITE OPTION

- Reduced owner's suite by 3'0" to accommodate bedroom #2 ensuite
- Additional 1'0" vanity to owner's ensuite
- Added 60" x 40" frosted window to bedroom #2 ensuite



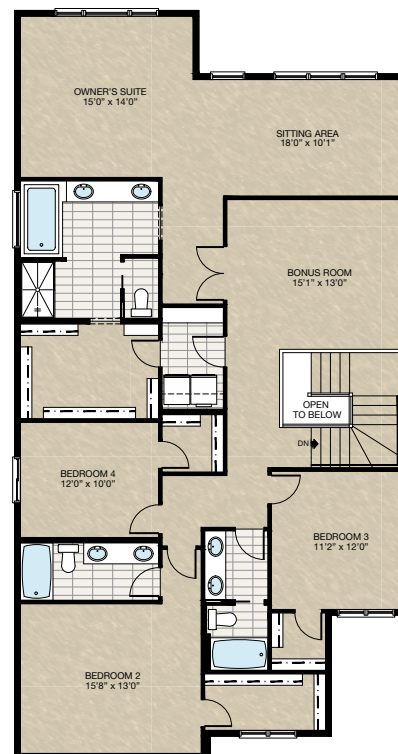
## SELECT-7 UPPER FLOOR 4 BATH OPTION

- Reduced owner suite by 3'0" to accommodate 4th bathroom
- Added wire shelving to Bedroom 2 bathroom



## SELECT-8 OWNER SUITE WITH SITTING AREA OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 2'0"
- Increase 2'0" to owner WIC with additional wire shelving
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance



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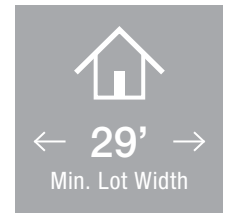
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Plan updated as of March 20, 2024.




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 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE OXFORD ZLL

1943 SQ.FT.

☐ Elite Specification

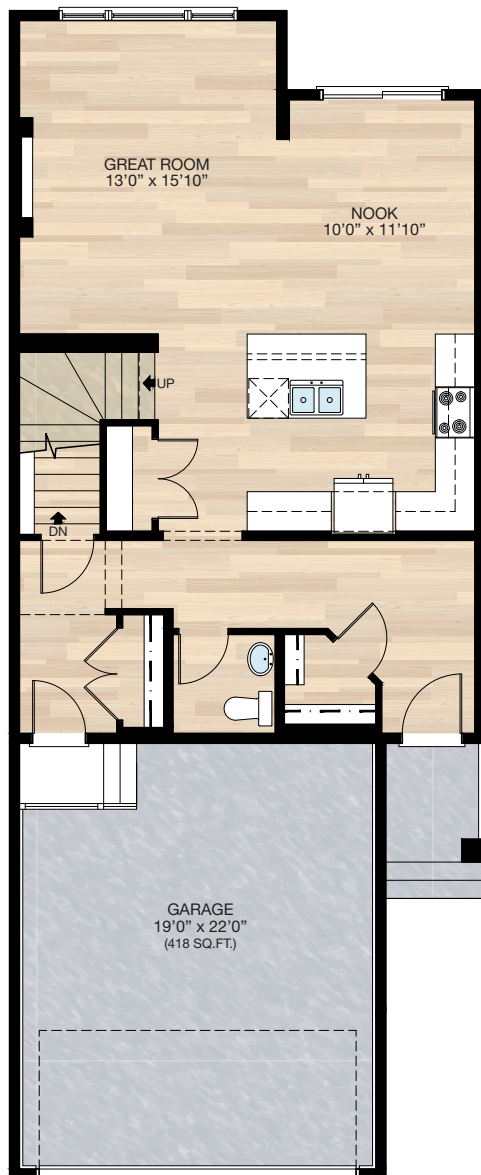


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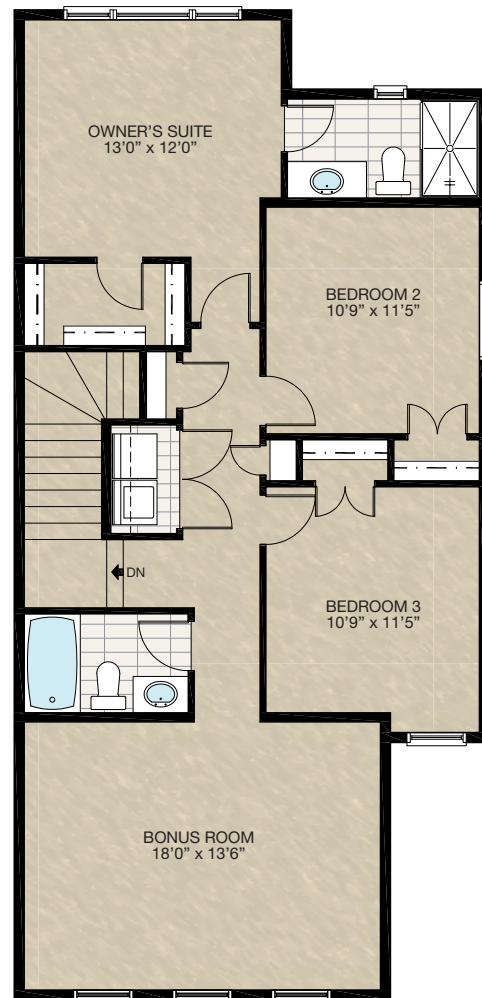


# STANDARD PLAN

THE  
OXFORD ZLL  
1943 SQ.FT.



**MAIN**  
848 SQ.FT.



**UPPER**  
1095 SQ.FT.



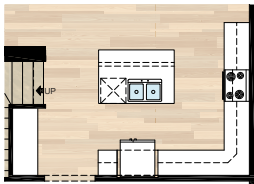


# FEATURED OPTIONS



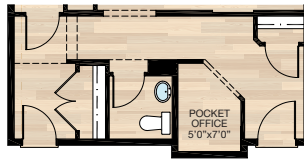
## ☐ **SELECT-1 KITCHEN OPTION**

- Fridge location revised
- Add 24" deep cabinet pantry
- Includes 8 downlights & 3 pendants above island
- Add 24" of cabinets



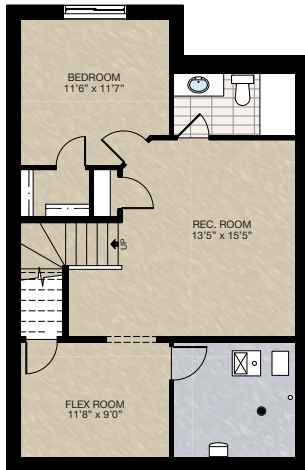
## ☐ **SELECT-2 POCKET OFFICE OPTION**

- Add 6 sq.ft. to main floor
  - Move front entry closet
  - Shift closet & powder room slightly into mudroom
  - Pocket office cantilevered into garage
- \*Cannot be combined with **SELECT-7 OPTION**



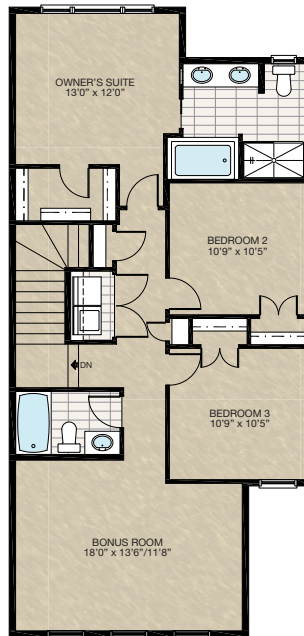
## ☐ **SELECT-4 BASEMENT DEVELOPMENT OPTION 1**

- 621 Sq.Ft. of developed area
  - Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
  - Include finished basement stairwell
  - Delete 2'8" door at top of stairwell
  - Remove one post & upgrade beam
- \*Cannot be combined with **SELECT-7 Option**



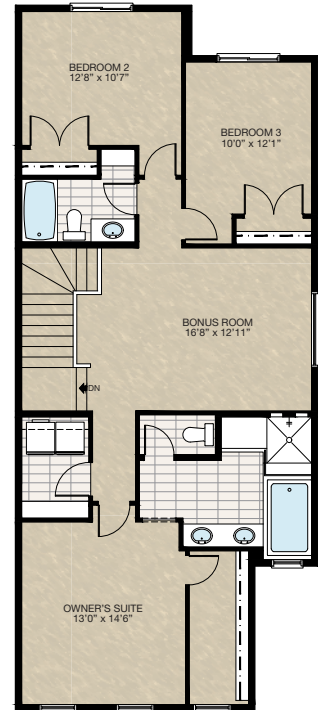
## ☐ **SELECT-5 ENSUITE OPTION**

- Add 5 sq.ft. to standard upper floor
- Bedroom 3 cantilevered over front entry by 1'0"
- Bedrooms 2 & 3 become 1'0" shallower



## ☐ **SELECT-3 UPPER FLOOR OPTION 1**

- Additional 152 sq.ft. to upper floor
- Change front window at ensuite to 30" x 40" P



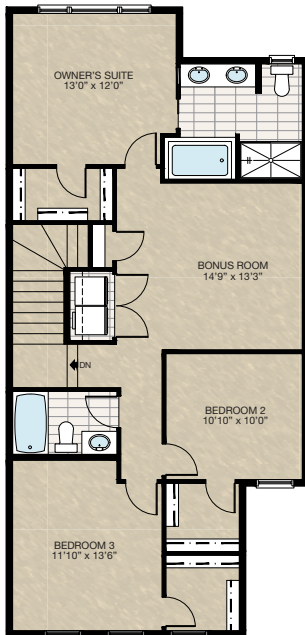


# FEATURED OXFORD ZLL OPTIONS



## **SELECT-11** CENTRE BONUS ROOM WITH ENSUITE OPTION

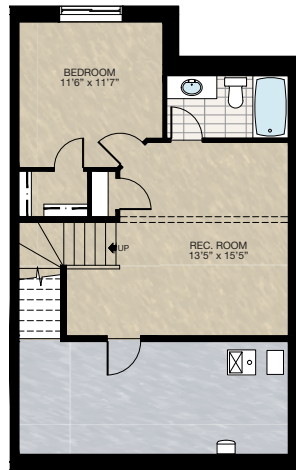
- Add 5 sq.ft. to standard upper floor
- Bedroom 2 cantilevered over front entry 1'0"



## **SELECT-12** BASEMENT DEVELOPMENT

- 499 Sq.Ft. basement development
- Add extra riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Include finished basement stairwell
- Delete 2'8" door @ top of stairwell
- Remove one post & upgrade beam
- Stairwell wall changed to 42" ht. stubwall

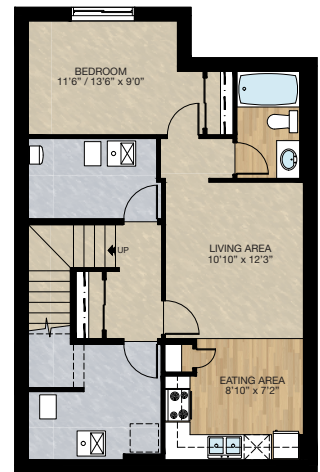
\*CANNOT be combined with **SELECT-7**



## **ONE BEDROOM** SECONDARY SUITE OPTION

- 543 Sq.Ft. basement development
- Included finished basement stairwell
- Add 1 risers to stairwell for 9'0" basement ceiling (8'9" headroom clearance)

\*CANNOT be combined with standard upper floor & **SELECT-2** Pocket Office Option  
\*MUST have short side zero, **SELECT-7** Side Entry Option & **SELECT-3** or **5** Upper Floor Option





# FEATURED OXFORD ZLL OPTIONS

THE  
OXFORD ZLL  
1943 SQ.FT.

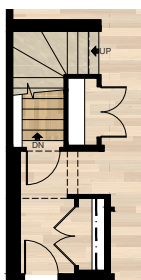
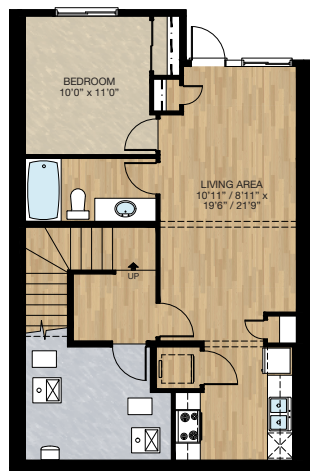
## WALK-OUT BASEMENT ONE BEDROOM SECONDARY SUITE OPTION

- 614 Sq.Ft. basement development
- Included finished basement stairwell
- Add 1 risers to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Include washer & dryer rough-in only
- 2<sup>nd</sup> Furnace & HRV added to accommodate secondary suite
- Delete 60" x 60" P window
- Add 48" x 60" HSL window
- Add 2" x 8" wall to main floor mudroom for mech. venting

\*CANNOT be combined with standard upper floor

\*MUST HAVE:

- Short side zero
- **SELECT-3** or **6** or **11** Upper Floor Option



Main Floor Mudroom For  
Walk-Out Basement Secondary Suite



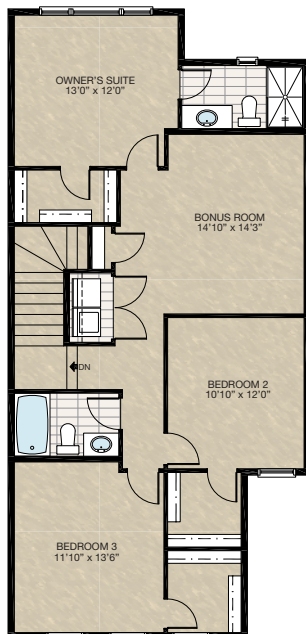


# FEATURED OPTIONS

THE  
**OXFORD ZLL**  
1943 SQ.FT.

## **SELECT-6** CENTRE BONUS ROOM OPTION

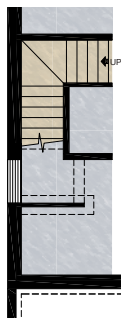
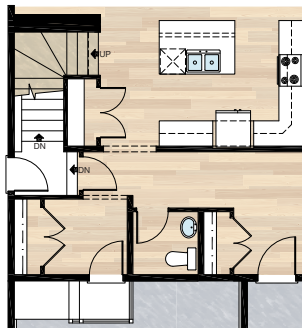
- Relocate Bedroom 2 & 3
- Delete both standard closets for Bedroom 2 & 3
- Add two WIC to both Bedroom 2 & 3
- Delete one linen closet
- Delete 48" x 48" HSL at Bedroom 2
- 2" x 8" Wall required to bonus room for hoodfan venting if it is short side zero



## **SELECT-7** SIDE ENTRY OPTION

- Flipped closet & door location from garage entry
- Reconfigured stairs to garage slab from entry to house
- Added two risers to dropped landing at basement stairs
- Added 2'8" door at risers to dropped landing
- Changed front entry closet to standard closet & changed door from 2'6" to two 2'0" doors
- See foundation plan changes

\*This option only available for short side zero & subject to grading & must combine with **SELECT-3** or **6** Upper Floor Option



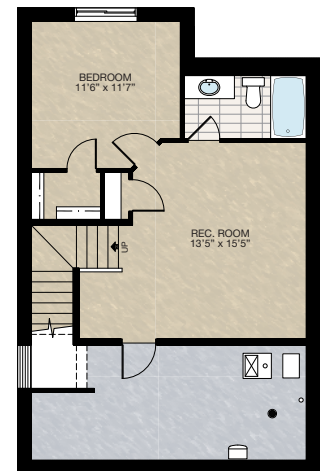
## **FOUNDATION PLAN CHANGES FOR SELECT-7**

- One less winder in basement stairs
- One less riser at bottom of basement stairs
- Added 2" x 4" bearing wall to support landing

## **SELECT-8** BASEMENT DEVELOPMENT OPTION 2

- 499 Sq.Ft. of developed area
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom clearance
- Include finished basement stairwell
- Remove one post & upgrade beam

\*Can ONLY be combined with **SELECT-7** Option



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