


 ← 32' →
 Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE CONCORD

2280 SQ.FT.

Elements Specification

Elite Specification



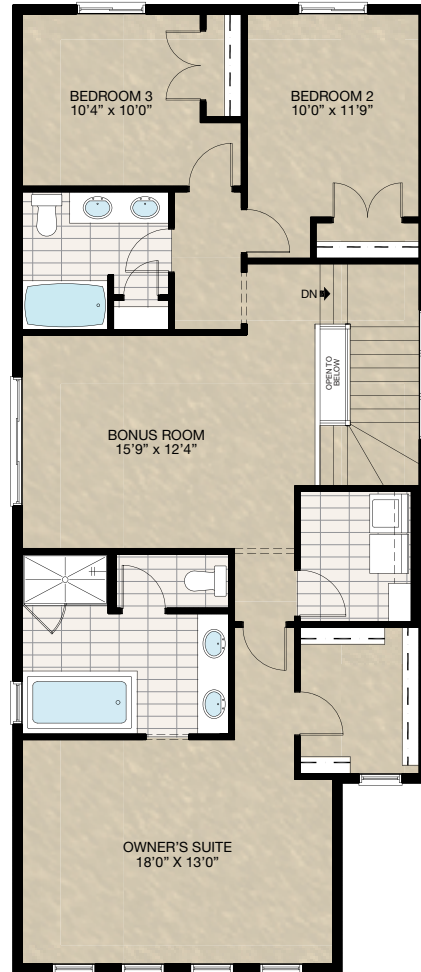
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
CONCORD
2280 SQ.FT.



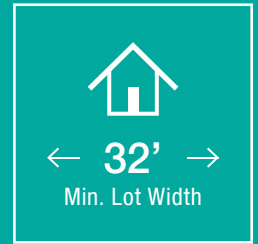
MAIN
1000 SQ.FT.



UPPER
1280 SQ.FT.



FEATURED OPTIONS



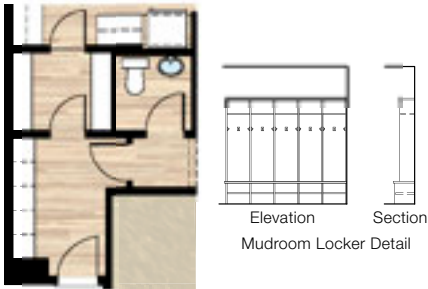
SELECT-1 SPICE KITCHEN OPTION

- Mech. void space end of kitchen cabinet moved towards nook 12"
- Delete 14" upper & lower cabinet in main kitchen
- Delete (8) 16" wire shelves in pantry
- Add (6) 12" wire shelves in spice kitchen
- Add 24" x 40" VSL
- Delete 2'4" door
- Add 2'8" pocket door



SELECT-2 MUDROOM LOCKER OPTION

- Delete 24" x 60" 8" window in mudroom
- Delete closet in mudroom



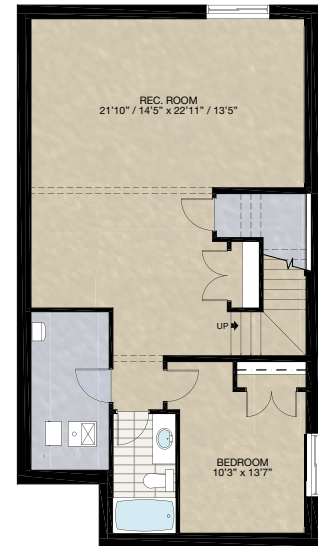
SELECT-3 DEN OPTION

- Add 2'6" French door

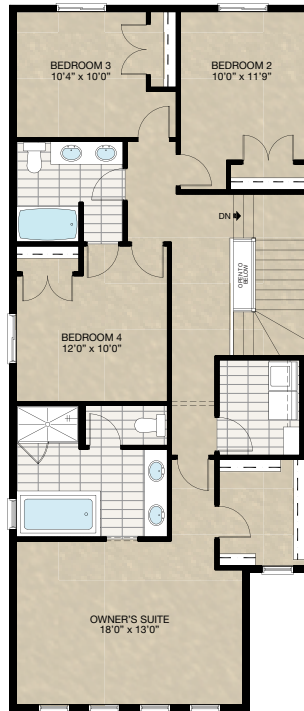


SELECT-6 BASEMENT DEVELOPMENT OPTION

- 750 Sq.Ft. of basement development
- Includes finished basement stairwell
- Move 2'8" passage door from top of stairwell to mech. room
- Add 1 riser to stairwell for 9' basement ceiling (8'9" headroom clearance)
- 60" x 24" Windows changed to 60" x 36"

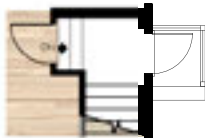


SELECT-5 UPPER FLOOR FOUR BEDROOM OPTION

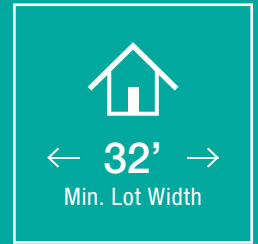


SELECT-4 SIDE ENTRANCE OPTION

- Add 2'8" exterior door
- Add concrete porch with aluminum railing (up to 2 risers)
- Add switch & exterior light to side entrance
- Add one 3-way switch



FEATURED CONCORD OPTIONS



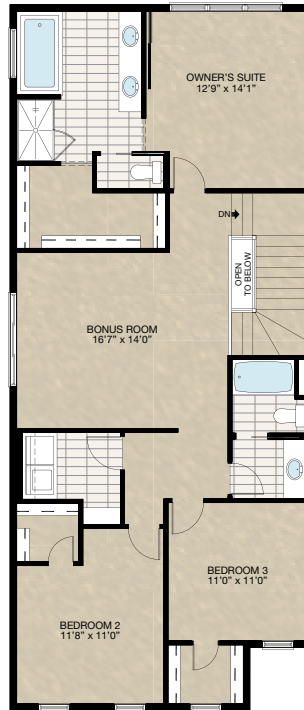
SELECT-10 UPPER FLOOR 4 BEDROOMS WITH BONUS ROOM OPTION

- Additional 30 sq.ft. to upper floor over front porch area
- Delete 30" x 40" P window at ensuite
- Add 60" x 40" P window to ensuite
- Add three 30" x 60" VSL / $\frac{1}{2}$ / $\frac{1}{2}$ windows to master bedroom
- Moved both 48" x 40" VSL windows from rear to sides



SELECT-11 UPPER FLOOR OPTION

- Redesign upper floor
- Additional 30 sq.ft. to upper floor over front porch area
- Delete 30" x 40" P window at ensuite
- Add 48" x 40" P window to ensuite
- Add three 30" x 60" VSL / $\frac{1}{2}$ / $\frac{1}{2}$ windows to master bedroom
- Delete two 48" x 40" windows from rear
- Delete 30" x 60" from master bedroom
- Delete 30" x 30" from master walk-in closet
- Add 30" x 60" VSL to Bedroom 3



SECONDARY SUITE OPTION 1

- 727 Sq.Ft. basement development
 - Included finished basement stairwell
 - Add 2'8" side entrance door & exterior light at stairwell
 - Upgraded stairwell switches to 4-way
 - Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
 - Upgrade both basement windows from 60" x 24" to 60" x 36"
 - Includes washer & dryer rough-in only
- * Subject to grading max. 1 riser permitted, no steps can be added
- * CANNOT be combined with SELECT-7 & 8



FEATURED CONCORD OPTIONS

THE
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2280 SQ.FT.

SECONDARY SUITE OPTION 2

- 716 Sq.Ft. basement development
- Included finished basement stairwell
- Add 2'8" side entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade both basement windows from 60" x 24" to 60" x 36"
- Includes washer & dryer rough-in only

* Subject to grading max. 1 riser permitted, no steps can be added

* MUST be combined with **SELECT-7, 8 or 12**



SECONDARY SUITE OPTION 3 FOR SELECT #13 ONLY

- 699 Sq.Ft. basement development
- Included finished basement stairwell
- Add 2'8" side entrance door & exterior light at stairwell
- Upgraded stairwell switches to 4-way
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Upgrade both basement windows from 60" x 24" to 60" x 36"
- Front entry extended out 10" toward the front
- Additional 4 sq.ft. to **SELECT-13** main floor
- Delete main floor bedroom 30" x 72" VSL window
- Add 24" x 72" VSL window to main floor bedroom
- Includes washer & dryer rough-in only

* MUST be long side zero

* Subject to grading max. 1 riser permitted, no steps can be added

* MUST be combined with **SELECT-13** main floor bedroom with bath & mudroom option

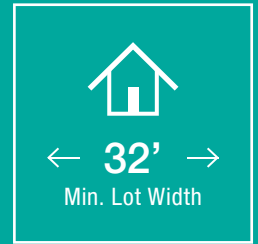


SELECT-12 SPICE KITCHEN & MAIN FLOOR BEDROOM OPTION

- Mech. void space end of kitchen cabinet moved towards nook 12"
- Deleted 14" upper & lower cabinet in main kitchen
- Deleted (8) 16" wire shelves in pantry
- Added (6) 12" wire shelves in spice kitchen
- Added 24" x 40" VSL window to spice kitchen
- Deleted 2'4" door to pantry
- Added 2'8" door to spice kitchen
- Deleted 24" x 60" P window in mudroom
- Add 48" x 40" HSL window to bedroom
- Walk-in closet to front entry
- Deleted half bath
- Added 3-piece bath
- Relocate garage stairs



FEATURED CONCORD OPTIONS



SELECT-13 MAIN FLOOR BEDROOM WITH BATH & MUDROOM OPTION

- Total main floor area reduced by 9 sq.ft.
- Recessed front entrance 4'0" into house (reduced 20 sq.ft.)
- Add closet to bedroom by reducing the garage entrance space (add 11 sq.ft.)
- Add 30" x 72" VSL window to bedroom
- Delete half bath
- Add 3-piece bath
- Relocate mech. space & closet at mudroom to opposite side

*Note: MUST combine **SELECT-14** porch option for community required min. 12'0" distance between porch & front face of garage

*Note: CANNOT combined with **SELECT-5 & 9** and Secondary Suite

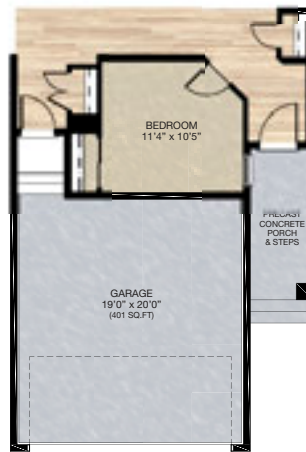


SELECT-14 FRONT PORCH OPTION

*This option is ONLY available with **SELECT-13**

- Additional 4'-0" length to the concrete porch and concrete wing wall below

Note: 2-Piece-concrete required with seam



SELECT-15 ENSUITE OPTION

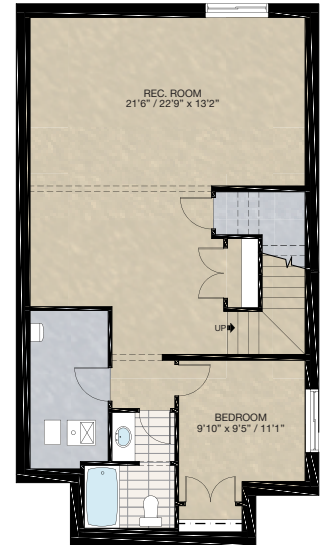
- Relocate ensuite entrance
- Additional 20" vanity
- Delete 60" x 36" acrylic shower base with tiled walls & 5mm glass door
- Add 60" x 36" tiled shower with 10mm glass & door
- Delete 30" x 40" P frosted window
- Add 60" x 40" P frosted window

*CANNOT combined with **SELECT-10 & 11** upper floor options



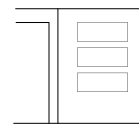
SELECT-16 BASEMENT DEVELOPMENT OPTION FOR SELECT-13

- 646 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)



SELECT-17 FLEX ROOM WALL CUT-OUT OPTION

- Delete 30" x 60" P glass insert at flex room
- Add wall cut-out with 3" pucklights to each cut-out



(Flex Room View)
Flex Room Wall Cut-Out Detail



FEATURED CONCORD OPTIONS

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SELECT-18 KITCHEN OPTION

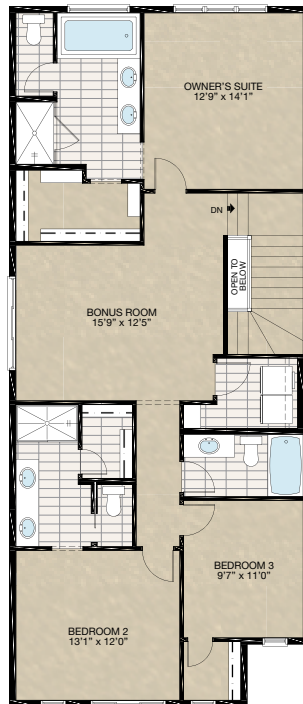
- Move mech. void space towards nook 2'0"
- Reduced nook space
- Additional 2'0" cabinetry to kitchen
- Delete standard kitchen island
- Add 4'0" x 6'0" kitchen island with one side eating bar

*CANNOT be combined with **SELECT-7** main floor bedroom option



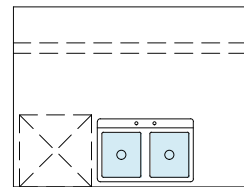
SELECT-19 DUAL ENSUITE WITH 3 UPPER FLOOR BEDROOMS OPTION

- Additional 30 sq.ft. to upper floor over front porch area
- Delete 30" x 40" P window at ensuite
- Add 60" x 40" P window to ensuite
- Add three 30" x 60" VSL / $\frac{1}{2}$ " / $\frac{1}{2}$ " windows to owner's suite
- Change stairwell light switch from 3-way to 4-way both main & upper floor & add 4-way switch at bonus room
- * Note: porch extension may be required to support upper floor if porch is under 8'-0" deep
- * Note: Bedroom 3 closet may be different in size due to elevation chosen
- * Note: Bedroom 3 may be required to upgrade to an egress window (elevations dependent)

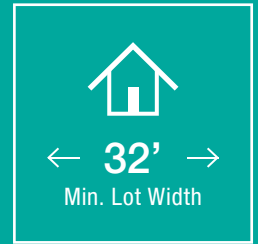


SELECT-20 ALTERNATIVE KITCHEN ISLAND OPTION

- Delete the second side of eating bar
- Additional 10" cabinetry next to sink
- No changes to countertop size

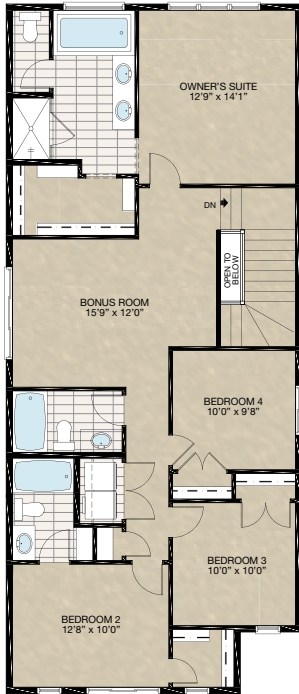


FEATURED CONCORD OPTIONS



SELECT-21 UPPER FLOOR 4 BEDROOMS & 3 BATHS WITH BONUS ROOM OPTION

- Additional 30 sq.ft. to upper floor over front porch area
 - Delete 30" x 40" P window at ensuite
 - Add 60" x 40" P window to ensuite
 - Add three 30" x 60" VSL / $\frac{1}{2}$ / $\frac{1}{2}$ windows to Owner's Suite
 - Delete one 48" x 40" HSL window at rear & relocate one 48" x 40" HSL window to Bedroom 4
 - Change stairwell light switch from 3-way to 4-way both main & upper floor & add 4-way switch at Bonus Room
- * Note: Porch extension may be required to support upper floor if porch is under 8'0" deep
- * Note: Bedroom 2 closet may be different in size due to elevation chosen
- * Note: Bedroom 3 may be required to upgrade to an egress window (elevations dependent)



SELECT-22 6'0" WIDE FRONT ENTRY + PORCH OPTION

- Additional 15 sq.ft. to main floor (extend front entry 1'0", 15'3" & foundation below)
 - Extend front porch width by 1'0"
- *Note: **ONLY** for lot width 34'0" or wider in Wolf Willow (river & Fish Creek Park) homesites)



FEATURED OPTIONS

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2280 SQ.FT.

SELECT-7 FAMILY ROOM OPTION

- Delete 24" x 60" P window & mudroom
- Add 60" x 24" P window to family room
- Change standard closet to walk-in closet to front entry
- Relocate garage stairs



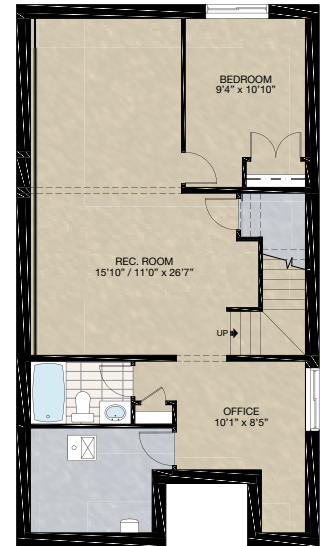
SELECT-8 MAIN FLOOR BEDROOM OPTION

- Delete 24" x 60" P window & mudroom
- Add 48" x 40" HSL window to bedroom
- Walk-in closet to front entry
- Add 3-piece bath
- Relocate garage stairs



SELECT-9 BASEMENT DEVELOPMENT FOR SELECT-7, 8 & 12 OPTION

- 741 Sq.Ft. of developed area
- Includes 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" Windows changed to 60" x 36"



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Plan updated as of March 20, 2024.



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