

  
← 29' →  
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

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

Elite Specification

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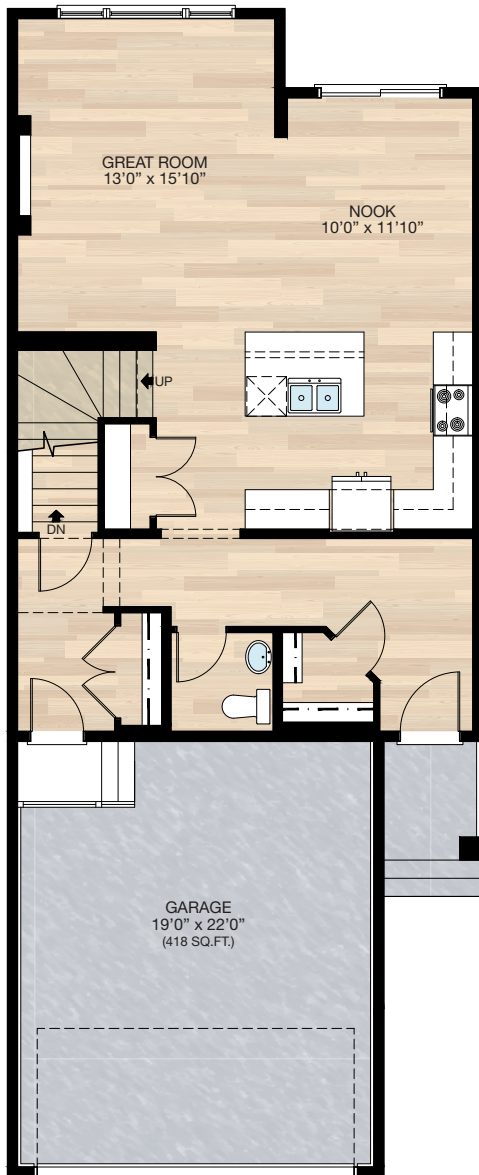
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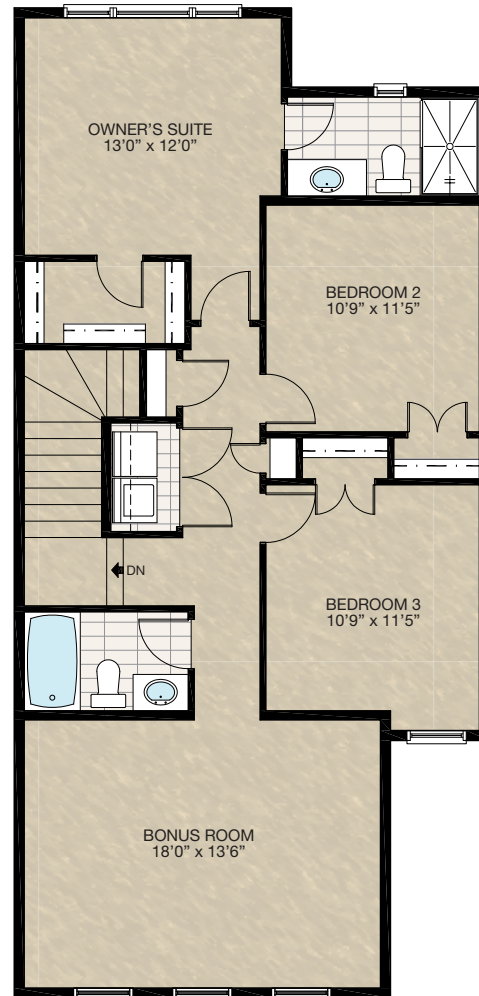
Trico Homes™  
The Heart of Homebuilding®

# STANDARD PLAN

THE OXFORD ZLL  
1943 SQ.FT.



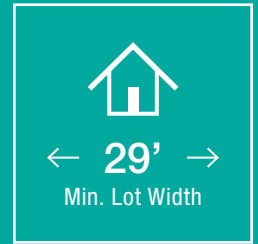
**MAIN**  
848 SQ.FT.



**UPPER**  
1095 SQ.FT.

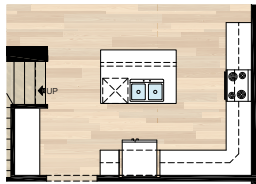


# FEATURED OPTIONS



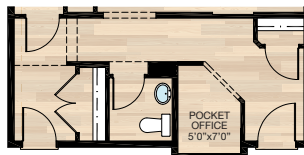
## SELECT-1 KITCHEN OPTION

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



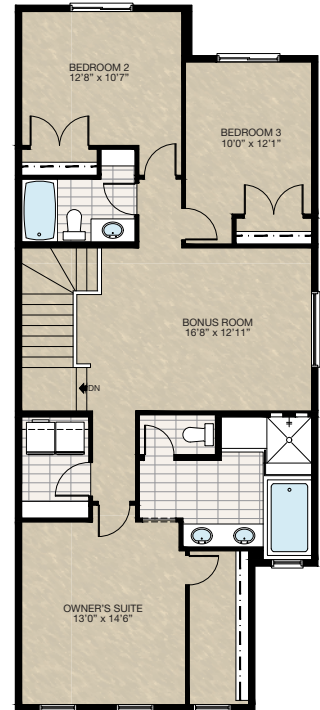
## SELECT-2 POCKET OFFICE OPTION

- 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**



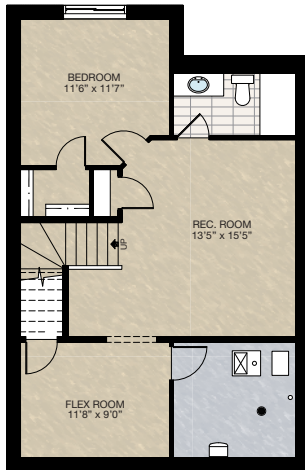
## SELECT-3 UPPER FLOOR OPTION 1

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



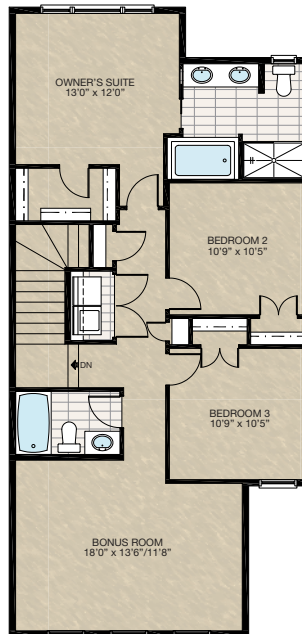
## SELECT-4 BASEMENT DEVELOPMENT OPTION 1

- 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

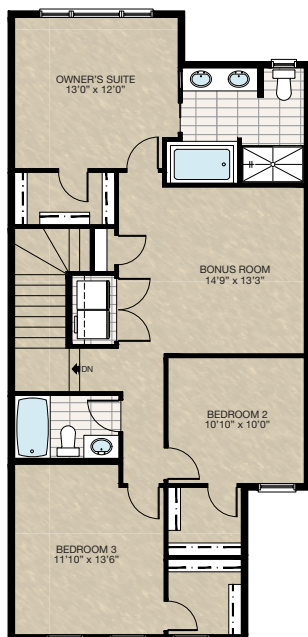


# FEATURED OXFORD ZLL OPTIONS



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

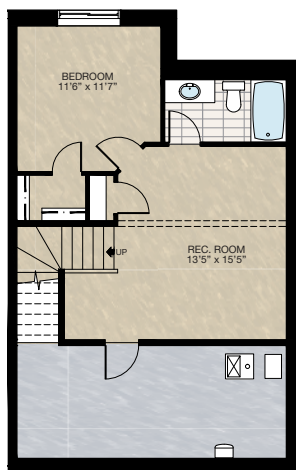
- Add 5 sq.ft. to standard upper floor
- Bedroom 2 cantilevered over front entry 1'0"



## **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

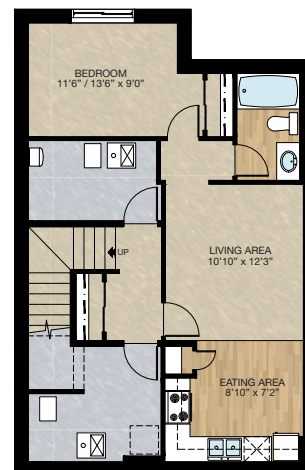
\*CANNOT be combined with **SELECT-7**



## **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.

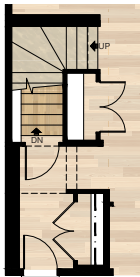
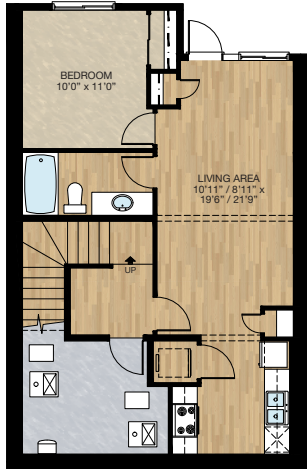
## WALK-OUT BASEMENT ONE BEDROOM SECONDARY SUITE OPTION

- 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

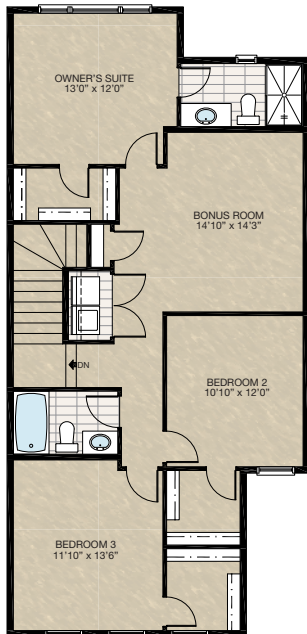


# FEATURED OPTIONS

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## SELECT-6 CENTRE BONUS ROOM OPTION

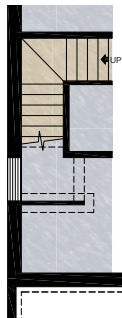
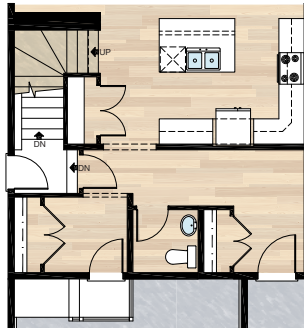
- Relocate Bedroom 2 & 3
- Delete both standard closets for Bedroom 2 & 3
- Add two WIC to both Bedroom 2 & 3
- Delete one linen closet
- Delete 48" x 48" HSL at Bedroom 2
- 2" x 8" Wall required to bonus room for hoodfan venting if it is short side zero



## 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

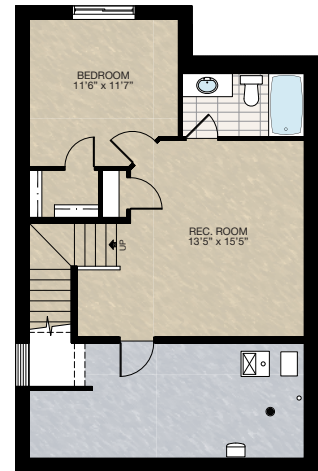


### FOUNDATION PLAN CHANGES FOR SELECT-7

- 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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Plan updated as of March 20, 2024.



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