
 3 Bedroom

 3 Bathrooms

 Double Garage

THE OAKRIDGE ZLL

2158 SQ.FT.

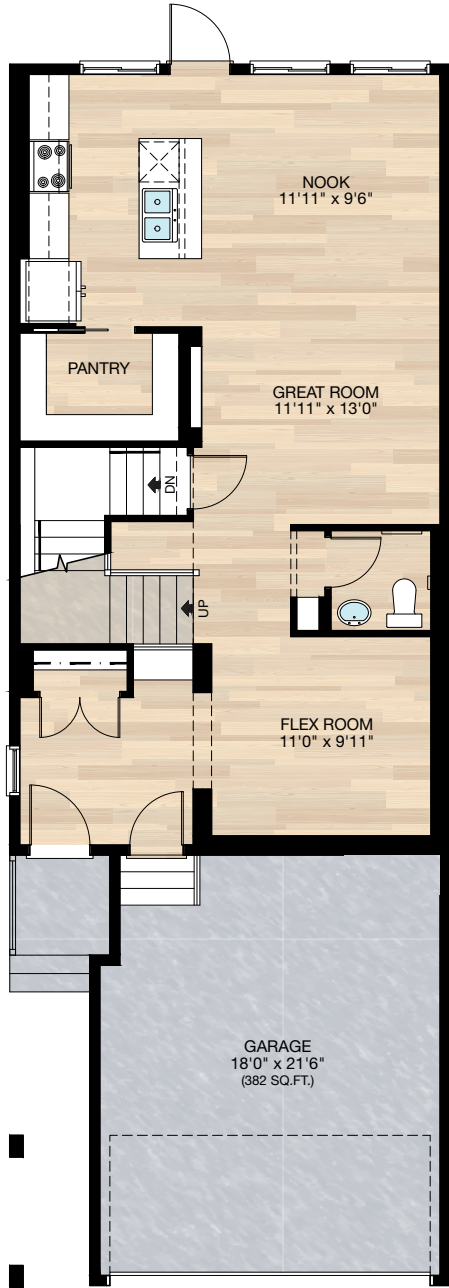
☐ Elements Specification



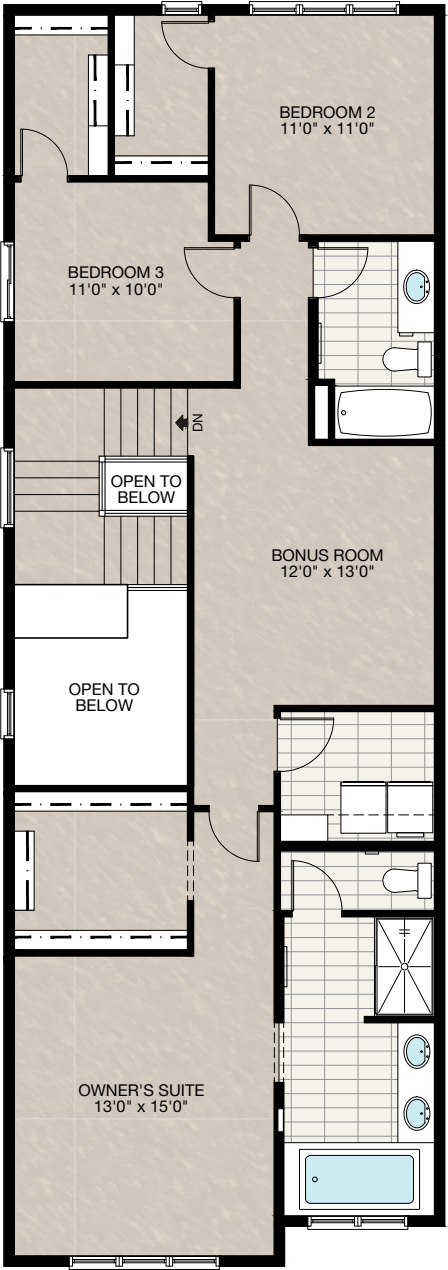
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
OAKRIDGE ZLL
2158 SQ.FT.



MAIN
869 SQ.FT.



UPPER
1289 SQ.FT.

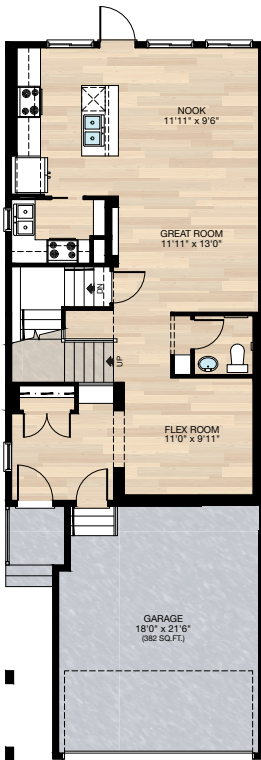
HARDWOOD	DECK	CARPET	CONCRETE	TILE	LVP
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FEATURED OPTIONS



SELECT-1 SPICE KITCHEN OPTION

- Delete 4-16" wire shelving
- Add 24" x 48" VSL window to spice kitchen
- Change spice kitchen pocket door from 2'6" to 2'8"
- Add 4-12" wire shelving



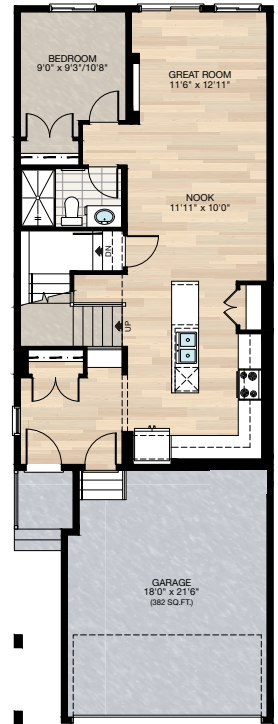
SELECT-2 KITCHEN OPTION

- Reduced pantry & shelving
- Reconfigured kitchen with additional cabinetry and different island design



SELECT-3 MAIN FLOOR BEDROOM W/FULL BATH OPTION

- Redesign entire main floor
- Redesign kitchen with additional cabinetry, different island and pantry design
- Add 3 piece bath
- Delete 3'0" french door with 12" transom comes with cam lock at rear
- Add 5'0" x 8'0" patio door to rear
- Delete 48" x 72" PP/PP window at rear



HARDWOOD

DECK

CARPET

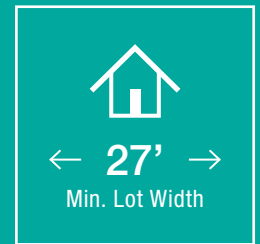
CONCRETE

TILE

LVP

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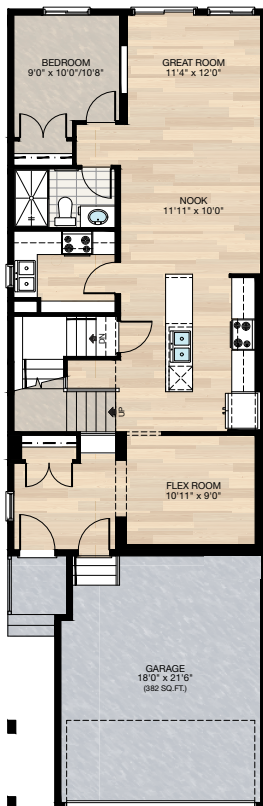
FEATURED OPTIONS



SELECT-4 MAIN FLOOR BEDROOM W/FULL BATH & SPICE KITCHEN OPTION

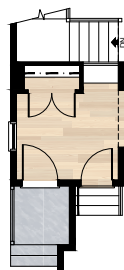
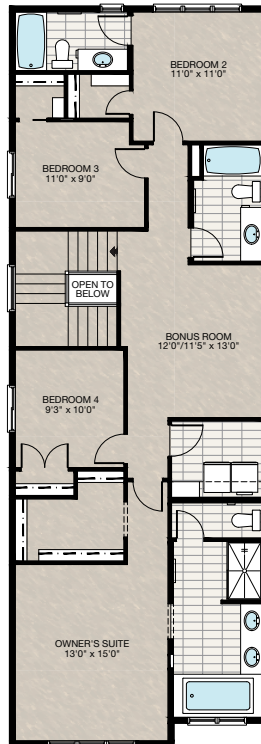
**This option not compatible with secondary suite
(unless it has 7.5m rear setback on the lot)*

- 7' Extension to the length of house additional 154 Sq.Ft. To main floor
- Redesign entire main floor
- Add 24" x 48" VSL window to spice kitchen
- Delete 3' french Door with 12" transom comes with cam lock at rear
- Add 5' x 8' patio door to rear
- Delete 48" x 72" PP/PP window at rear
- Add 3 piece bath



SELECT-5 UPPER FLOOR 4 BEDROOMS & 3 BATHROOMS OPTION

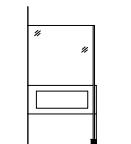
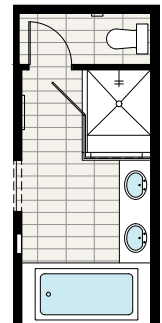
- Additional 71 Sq.Ft. to upper floor
- Utilize the open space for bedroom 4
- Delete 30" x 72" window that was next to open to below area
- Add 48" x 40" HSL window to bedroom 4



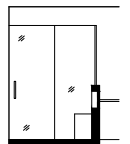
MAIN FLOOR FOYER ELECTRICAL
CHANGES FOR SELECT 5

SELECT-6 ENSUITE OPTION

- Delete 36" x 60" acrylic shower with 6mm sliding door
- Add 48" x 63.5" Fully tiled shower with tiled bench & niche and 10mm glass
- Full height 2' x 4' wall between shower & vanity becomes 2'x6' stubwall at 42" height



SIDE ELEVATION



FRONT ELEVATION

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

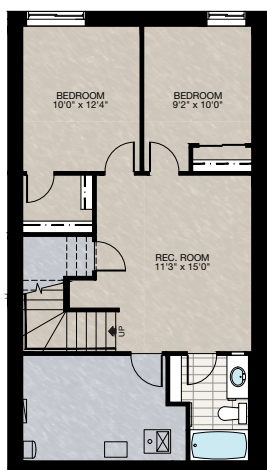
FEATURED OPTIONS

THE
OAKRIDGE ZLL
2158 SQ.FT.

SELECT-7 BASEMENT DEVELOPMENT OPTION

- 591 Sq.Ft. Developed area
- Includes finished basement stairwell
- Add 1 riser to stairwell for 9' basement ceiling (8'9" Headroom clearance)
- Upgrade window from 60"x24" DHS to 60"x36" dhs
- Add 40"x40" HSL window

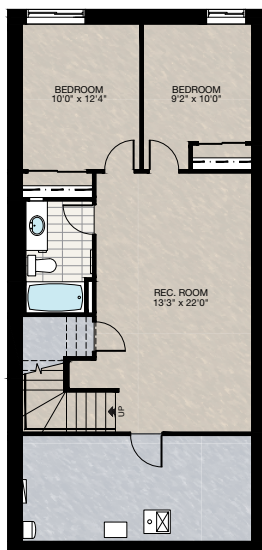
**Cannot be combined with select #4 (main floor Bedroom w/full bath & spice kitchen)*



SELECT-8 BASEMENT DEVELOPMENT OPTION

**Must combined with select #4 main floor bedroom with full bath & spice kitchen option*

- 669 Sq.Ft. Developed area
- Includes finished basement stairwell
- Add 1 riser to stairwell for 9' basement ceiling (8'9" Headroom clearance)
- Upgrade window from 60"x24" DHS to 60"x36" dhs
- Add 40"x40" HSL window

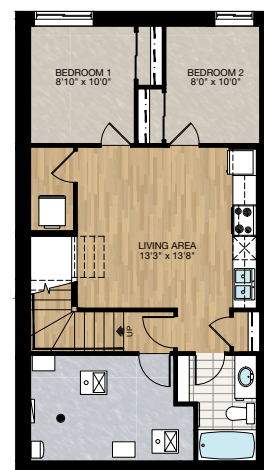


SELECT-8 SECONDARY SUITE OPTION

**Subject to grading max. 1 Riser permitted, no step can be added to exterior side entrance*

- 599 Sq.Ft. Developed area
- Includes finished basement stairwell
- Add 1 riser to stairwell for 9' basement ceiling (8'9" headroom clearance)
- Upgrade window from 60"x24" DHS to 60"x36" dhs
- Add 40"x40" HSL window
- Upgrade stairwell light switch from 3-way to 4-way
- Include side entry door with exterior light & switch
- See next page for foundation plan

**Cannot be combined with select #4 main floor bedroom with full bath & spice kitchen*



MAIN FLOOR STAIRWELL FOR
SECONDARY SUITE OPTION

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, 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 September 2, 2025



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