


← 29' →
Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE
OXFORD ZLL
1943 SQ.FT.

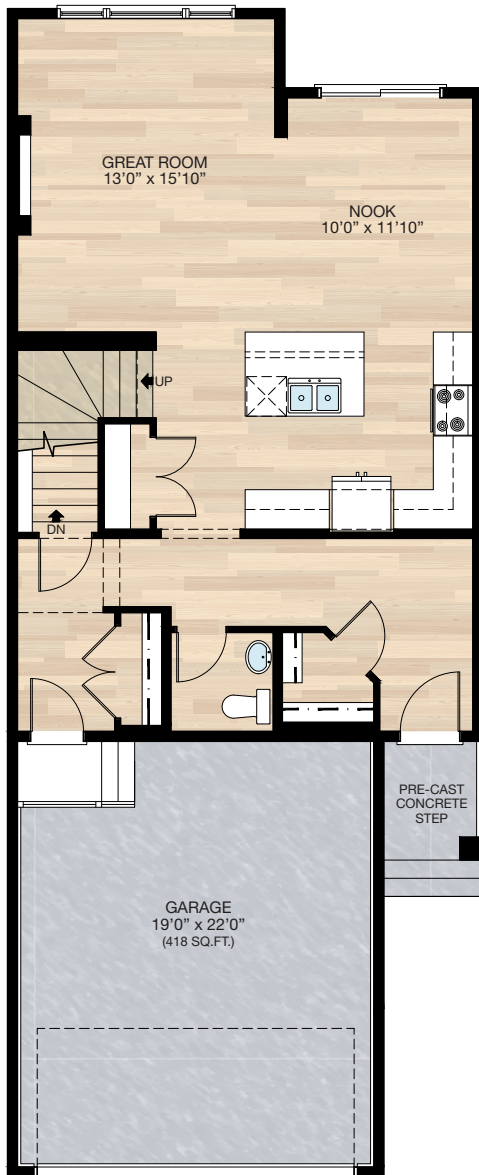
Elite Specification



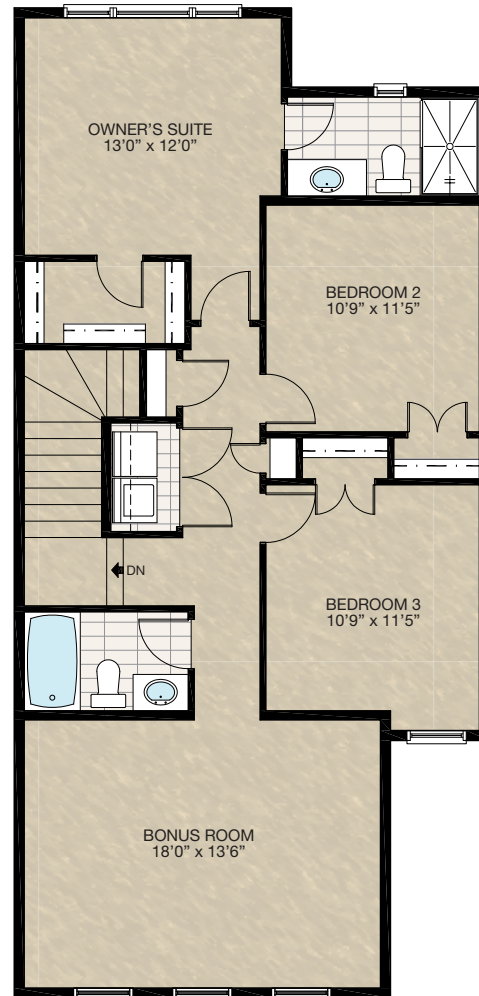
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The Heart of Homebuilding®

STANDARD PLAN

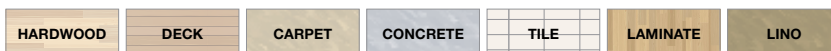
THE
OXFORD ZLL
1943 SQ.FT.



MAIN
848 SQ.FT.



UPPER
1095 SQ.FT.

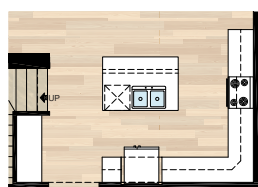


FEATURED OPTIONS



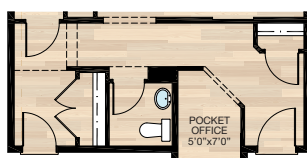
SELECT-1 KITCHEN OPTION

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



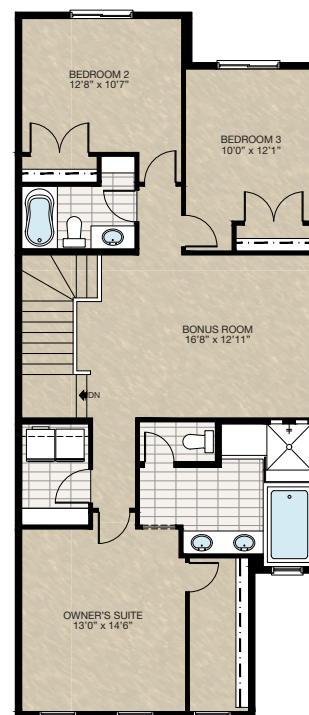
SELECT-2 POCKET OFFICE OPTION

- 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**



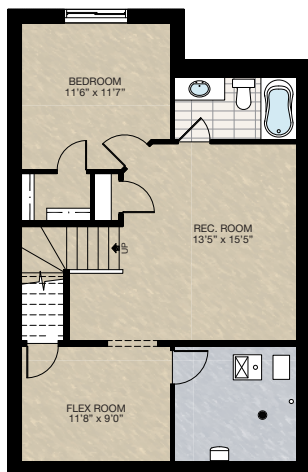
SELECT-3 UPPER FLOOR OPTION 1

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



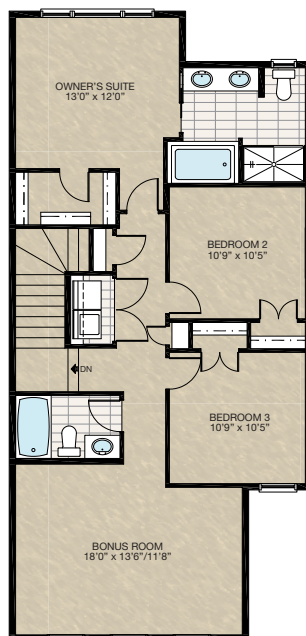
SELECT-4 BASEMENT DEVELOPMENT OPTION 1

- 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

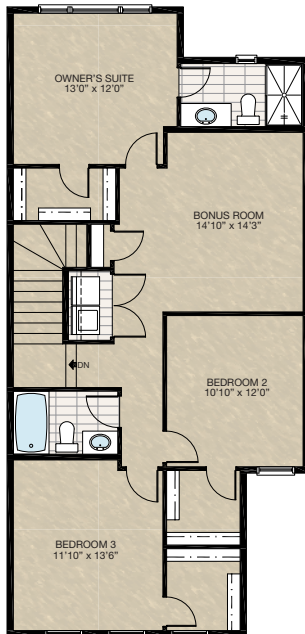


FEATURED OPTIONS

THE
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SELECT-6 CENTRE BONUS ROOM OPTION

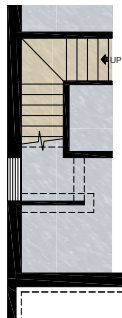
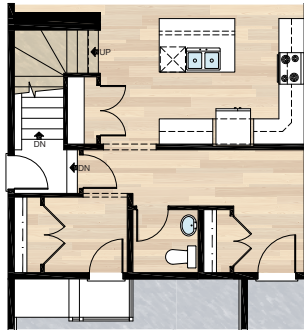
- Relocate Bedroom 2 & 3
- Delete both standard closets for Bedroom 2 & 3
- Add two WIC to both Bedroom 2 & 3
- Delete one linen closet
- Delete 48" x 48" HSL at Bedroom 2
- 2" x 8" Wall required to bonus room for hoodfan venting if it is short side zero



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

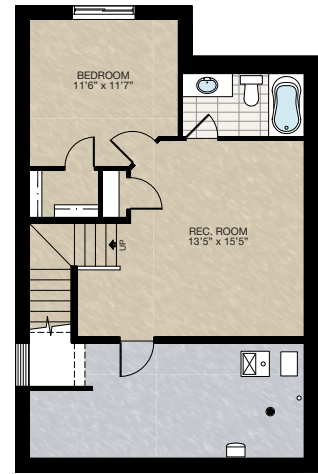


FOUNDATION PLAN CHANGES FOR SELECT-7

- 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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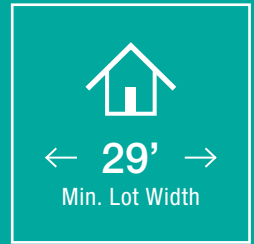
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Plan updated as of Jan 13, 2023.



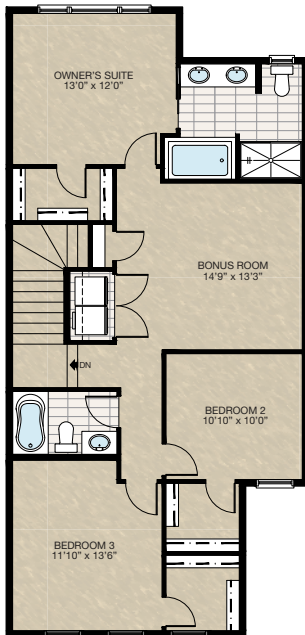
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FEATURED OXFORD ZLL OPTIONS



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

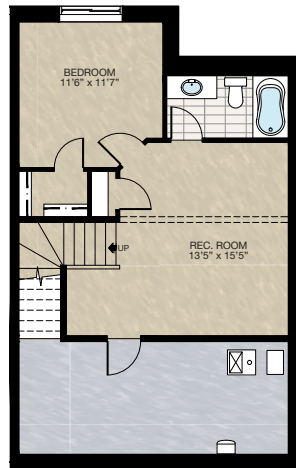
- Add 5 sq.ft. to standard upper floor
- Bedroom 2 cantilevered over front entry 1'0"



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

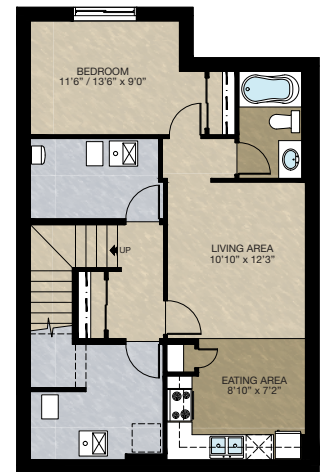
*CANNOT be combined with **SELECT-7**



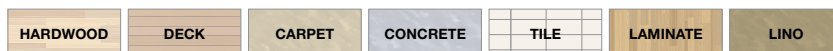
ONE BEDROOM **SECONDARY SUITE OPTION**

- 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



Main Floor Mudroom For
Walk-Out Basement Secondary Suite



FEATURED OXFORD ZLL OPTIONS

THE
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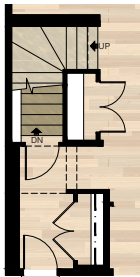
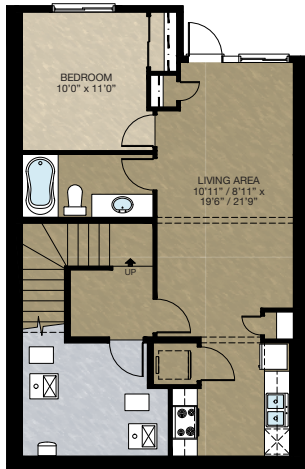
WALK-OUT BASEMENT ONE BEDROOM SECONDARY SUITE OPTION

- 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
- 2nd 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

