



← 25' →

Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

THE ROWAN II ZLL

1730 SQ.FT.



Elements Specification



Elite Specification

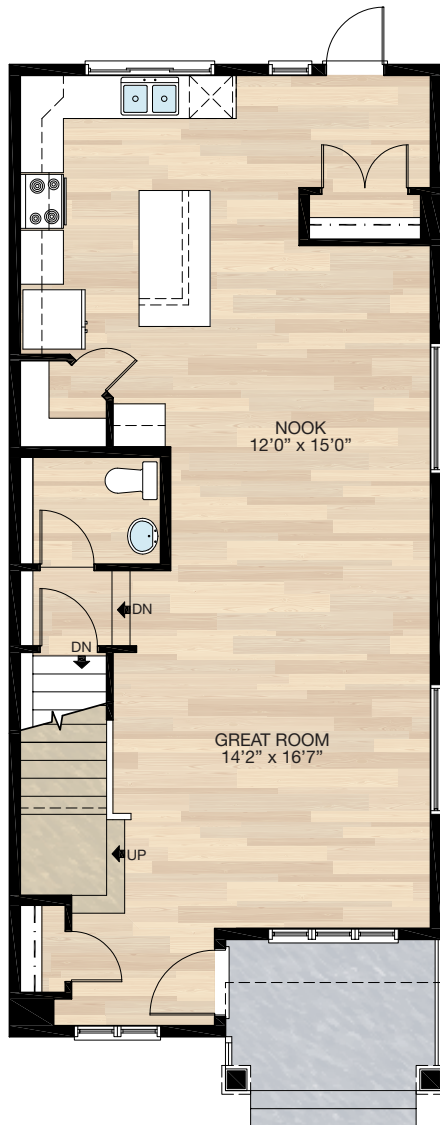


Trico Homes™

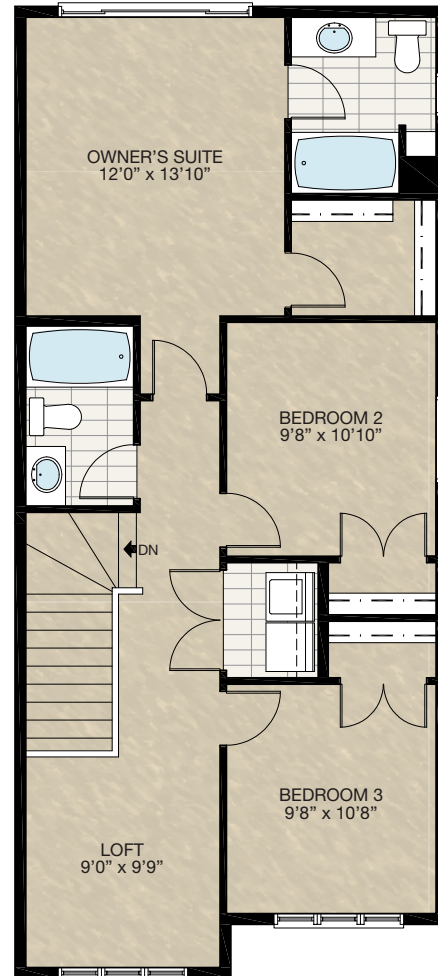
The Heart of Homebuilding®

STANDARD PLAN

THE
ROWAN II
ZLL
1730 SQ.FT.



MAIN
855 SQ.FT.



UPPER
875 SQ.FT.

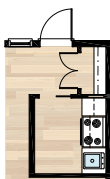


FEATURED OPTIONS



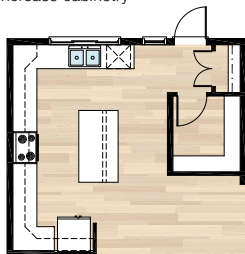
SELECT-1 SPICE KITCHEN OPTION

- Move closet
- Add spice kitchen with 2'8" pocket door
- Door & window need to shift over to allow for closet
- Add range & hoodfan
- Add 3'8" of lower cabinets & 1'6" of upper cabinets, plus cabinet over hoodfan
- Add sink
- Relocate plug from back entrance & add a 110 plug & a 220 plug



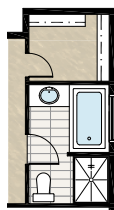
SELECT-2 KITCHEN OPTION

- Move closet
- Door and window need to shift over to allow for closet
- Delete corner pantry
- Add new pantry
- Increase cabinetry



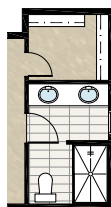
SELECT-3 FOUR-PIECE ENSUITE OPTION

- Add 2'0" cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 48" x 36" shower with sliding door
- Add 60" x 32" soaker tub
- Change window from 24" x 48" VSL to 48" x 40" P



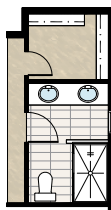
SELECT-4 FOUR-PIECE ENSUITE OPTION 1

- Add 2'0" cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 60" x 36" FG base shower with tiled walls & 5mm sliding door
- Extend vanity & add second sink
- Add second vanity light & GFI plug
- Add pot light to shower
- Window 24" x 48" VSL changed to 24" x 40" VSL



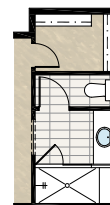
SELECT-4A FOUR-PIECE ENSUITE OPTION 2

- Add 2'0" cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 36" x 60" fiberglass base shower with tiled walls & 5mm with sliding door
- Half wall & half 5mm glass between shower & Vanity
- Extend vanity & add second sink
- Add second vanity light & GFI plug
- Add pot light to shower
- Window 24" x 48" VSL changed to 24" x 40" VSL



SELECT-5 SUPER SHOWER OPTION

- Add 2'0" cantilever
- Flip ensuite & closet location
- Delete standard tub/shower unit
- Add 80" x 36" tile & glass shower with bench
- Delete window
- Add second light & fan to water closet

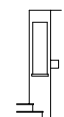


SELECT-6 GREAT ROOM FIREPLACE OPTION

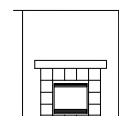
- Full height wall to inside of stairwell on main floor
- Add fireplace with 12" tile facing & MDF paint grade mantle (fireplace facing & mantle materials to be selected at design centre)
- Centre light & window with the fireplace
- Add void for fireplace vent to inside corner at top of stairs



Upper Floor Revision



Entry Side Elevation



Front Elevation



Plan

HARDWOOD

DECK

CARPET

CONCRETE

TILE

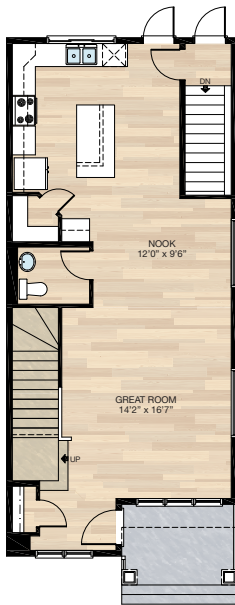
LVP

FEATURED ROWAN II ZLL OPTIONS



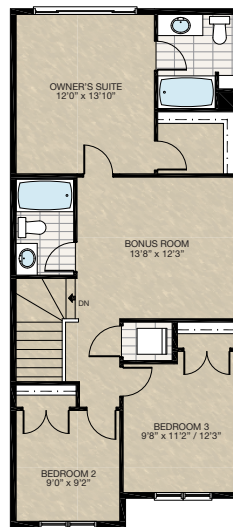
☐ **SELECT-9 SEPERATE STAIR OPTION**

- Add separate stair to basement & delete current basement stairwell
- Half bath entrance moves & dropped floor is deleted



☐ **SELECT-16 BONUS ROOM OPTION**

- Removes loft area and replace with Bedroom 2
- Delete 60" x 48" HSL window
- Add 24"/48" x 24" (P/HSL) window to bonus room



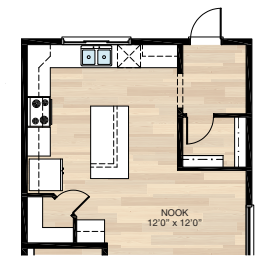
☐ **SECONDARY SUITE OPTION (MUST BE COMBINED WITH SELECT 9)**

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



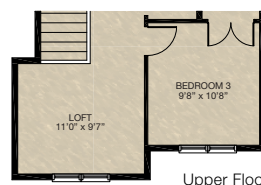
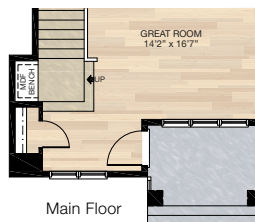
☐ **SELECT-11 MUDROOM OPTION**

- Increase rear closet size
- Delete rear window
- Extend kitchen cabinets



☐ **SELECT-17 WIDER ENTRY OPTION**

- Widen entry & upper floor 2'
- Adds 21 sq.ft. to main floor
- Adds 21 sq.ft. to upper floor
- Adds MDF bench seat to stair landing



☐ **SECONDARY SUITE OPTION 2 (MUST BE COMBINED WITH SELECT 9)**

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

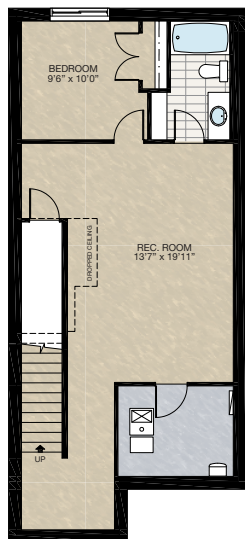


FEATURED OPTIONS

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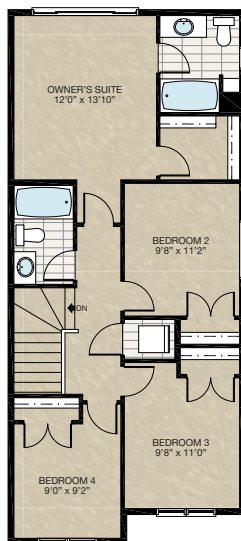
SELECT-7 BASEMENT DEVELOPMENT OPTION

- Basement development adds 610 sq.ft.
- Finished basement stairwell
- Delete 2'8" door top of stairwell
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom
- Changed basement window from 60" x 24" to 60" x 36"



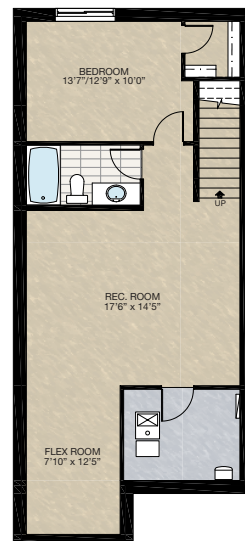
SELECT-8 FOUR BEDROOM UPPER FLOOR OPTION

- Removes loft area & replace with Bedroom 4



SELECT-10 BASEMENT DEVELOPMENT OPTION (ONLY COMBINED WITH SELECT-10)

- Basement development adds 648 sq.ft.
- Finished basement stairwell
- Delete 2'8" door top of stairwell
- Add extra riser to stairwell for 9'0" basement ceiling with 8'9" headroom
- Changed basement window from 60" x 24" to 60" x 36"



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Plan updated as of March 20, 2024.



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