
 3 Bedrooms

 2½ Bathrooms

 Double Garage

# THE CONCORD ZLL

2280 SQ.FT.

☐ Elements Specification

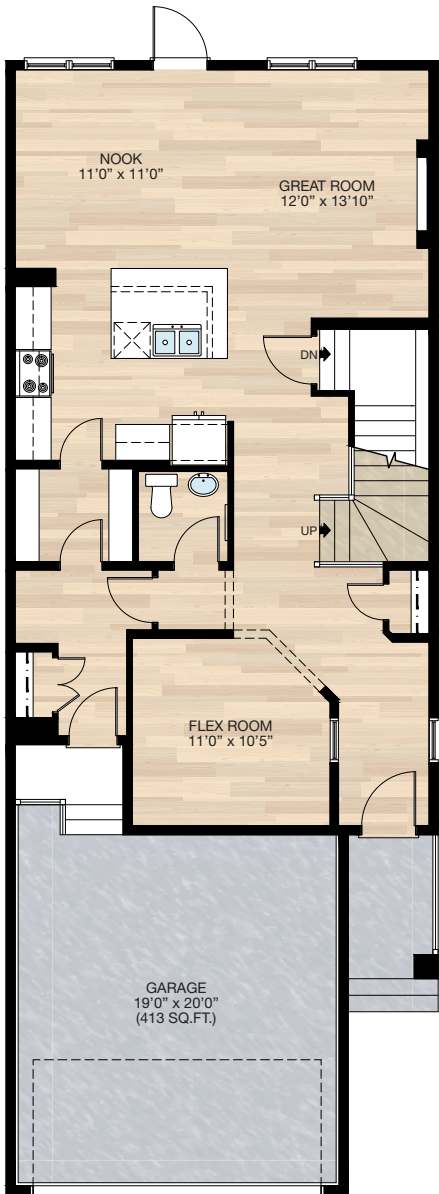
☐ Elite Specification



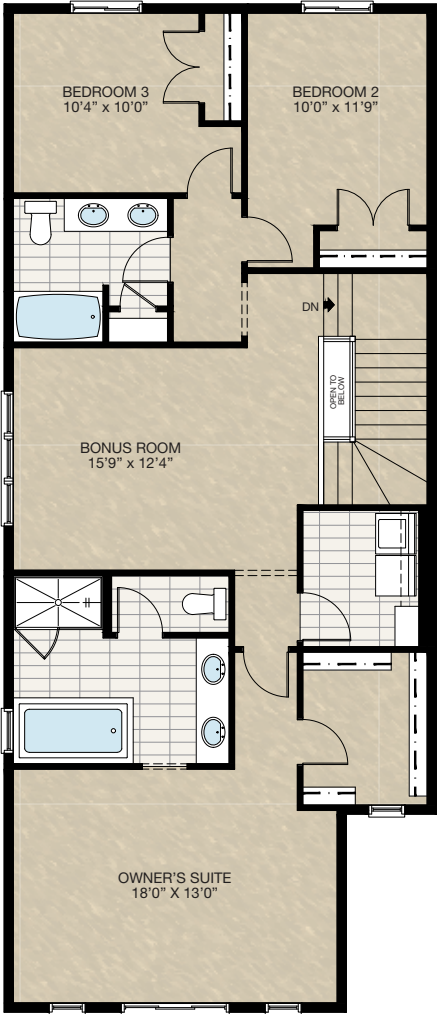
Trico Homes™  
The Heart of Homebuilding®

# STANDARD PLAN

THE  
CONCORD  
ZLL  
2289 SQ.FT.



**MAIN**  
1000 SQ.FT.



**UPPER**  
1280 SQ.FT.

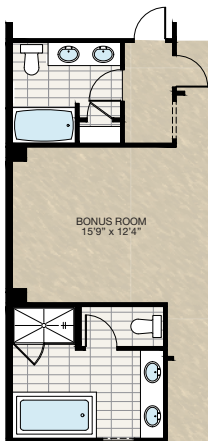
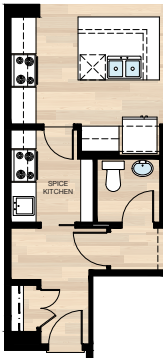


# FEATURED OPTIONS



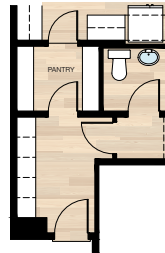
## SELECT-1 SPICE KITCHEN OPTION

- Mechanical void space end of kitchen cabinet moved towards nook 12"
- Delete 14" upper & lower cabinet in Main Kitchen
- Delete eight 16" wire shelves in Pantry
- Add six 12" wire shelves in Spice Kitchen
- Delete 2'4" door
- Add 2'8" pocket door
- Both hoodfan vents through roof using both void spaces at bonus room (Apply only to long side zero)

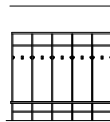


## SELECT-2 MUDROOM LOCKER OPTION

- Delete 24" X 60" window in Mudroom
- Delete closet in Mudroom



MDF Bench Detail



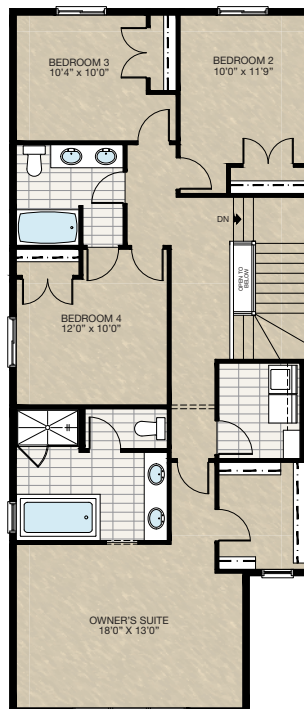
Elevation



Section

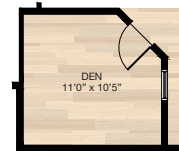


## SELECT-4 UPPER FLOOR 4 BEDROOM OPTION (This option only available for short side zero)



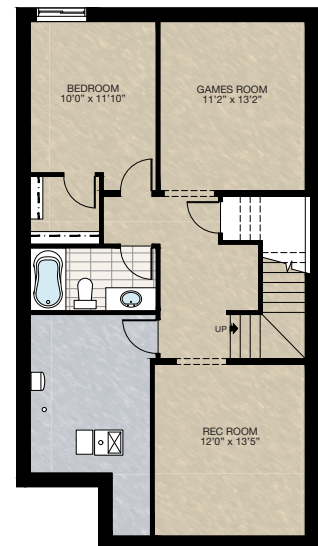
## SELECT-3 DEN OPTION

- Add 2'6" French door



## SELECT-5 BASEMENT DEVELOPMENT OPTION

- 694 Sq.Ft. of developed area
- Includes finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical room
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)



HARDWOOD

DECK

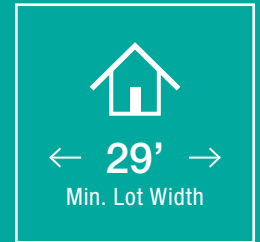
CARPET

CONCRETE

TILE

LVP

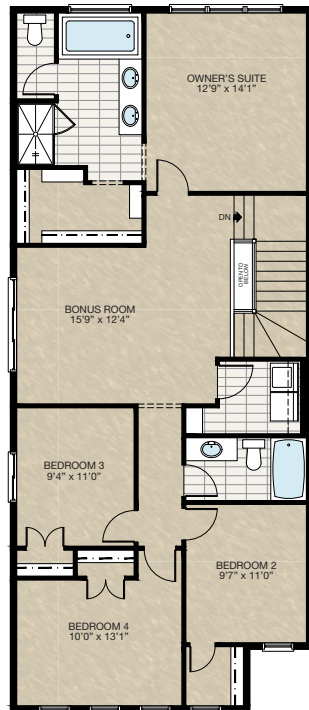
# FEATURED CONCORD ZLL OPTIONS



## SELECT-10 UPPER FLOOR 4 BEDROOMS WITH BONUS ROOM OPTION

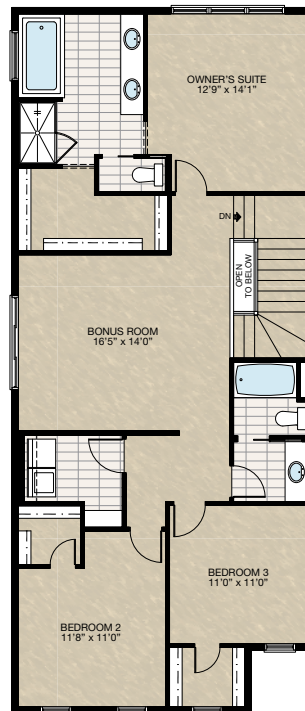
(This option only for short side zero)

- Add 30 Sq.Ft. to upper floor over front porch area
- Delete 30" x 40" window in Ensuite
- Add 60" x 40" window to Ensuite
- Add three 30" x 60" windows to Owner's Suite
- Change stairwell light switch from 3-way to 4-way on both main & upper floors & add 4-way switch in Bonus Room



## SELECT-11 UPPER FLOOR OPTION

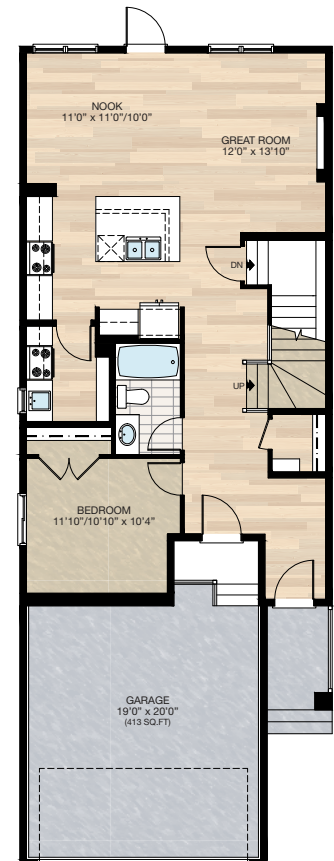
- Redesign upper floor
- Additional 30 sq.ft. to upper floor over front porch area
- Delete 30" x 40" P window at Ensuite
- Add 48" x 40" P window to Ensuite
- Add three 30" x 60" VSL /  $\frac{1}{2}$  /  $\frac{1}{2}$  windows to Owner Suite
- Delete two 48" x 40" windows from rear
- Delete 30" x 60"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



## SELECT-12 SPICE KITCHEN & MAIN FLOOR BEDROOM OPTION

- Mechanical 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

\*Short side zero only





# FEATURED CONCORD ZLL OPTIONS

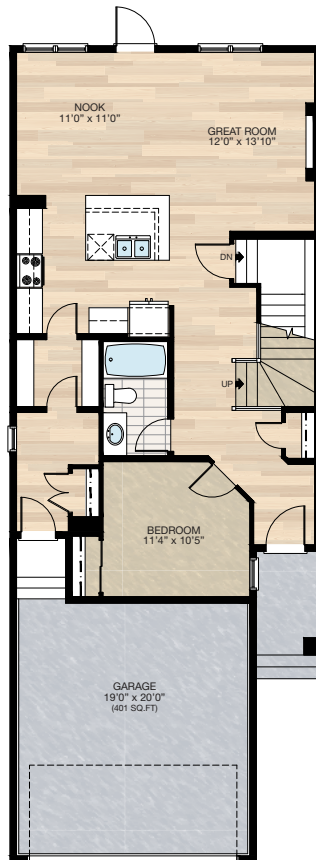
THE  
CONCORD  
2280 SQ.FT.

## 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 mechanical space & closet at Mudroom to opposite side - see foundation plan

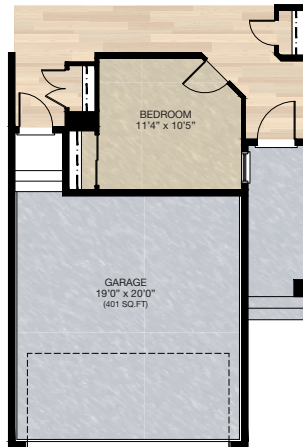
\*MUST combine **SELECT-14** porch option for community required min. 12'0" distance between porch & front face of garage

\*CANNOT combined with **SELECT-5 & 9** & secondary suite



## SELECT-14 FRONT PORCH OPTION

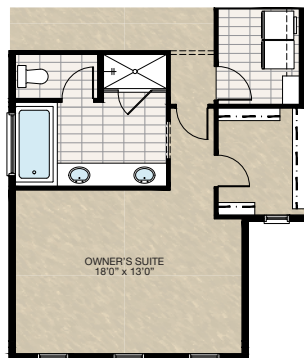
- \*This option is only available with **SELECT-13**
- Additional 4'0" length to the concrete porch & concrete wing wall below
- \*Two-piece concrete required with seam



## SELECT-15 ENSUITE OPTION

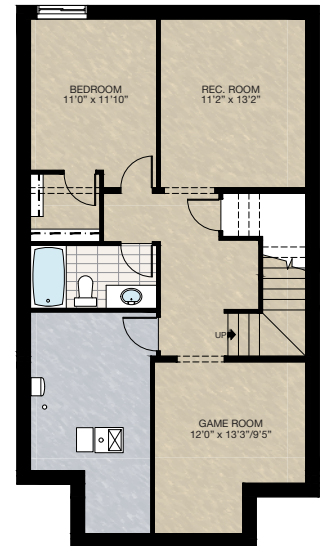
- Relocate ensuite entrance
- Additional 20" vanity
- Delete 60" x 36" acrylic shower base with tiled walls & 5mm glass door
- Add 60" x 36" tiled shower with 10mm glass & door
- Delete 30" x 40" P frosted window
- Add 60" x 40" P frosted window

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



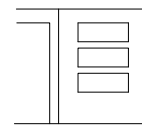
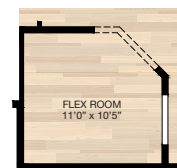
## SELECT-16 BASEMENT DEVELOPMENT OPTION FOR SELECT-13

- 674 Sq.Ft. basement development
- Included finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical 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

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

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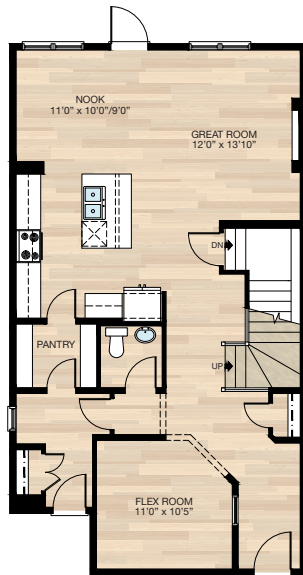
# FEATURED CONCORD ZLL OPTIONS



## SELECT-18 KITCHEN OPTION

- Move mechanical 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



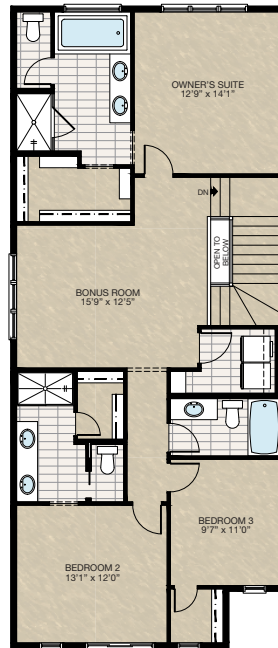
## SELECT-19 DUAL ENSUITE WITH 3 UPPER FLOOR BEDROOMS OPTION

- 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 3 - 30" x 60" VSL, P/P, P/P window 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

\*Porch extension may be required to support upper floor if porch is under 8'0" deep

\*Bedroom 3 closet may be different in size due to elevation chosen

\*Bedroom 3 may required to upgrade to an egress window (elevation dependent)



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

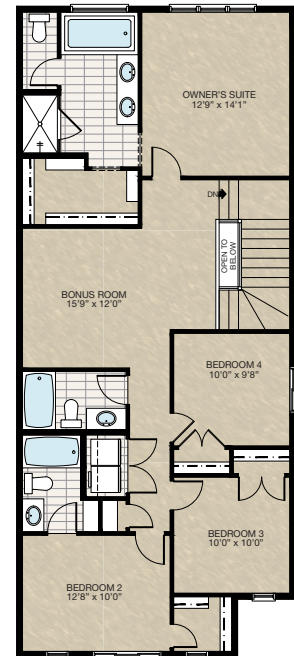
- Additional 30 sq.ft. to upper floor over front porch area
- Delete 30" x 40" P window at Ensuite
- Add 60" x 40" P window to Ensuite
- Add 3 - 30" x 60" VSL, P/P, P/P window to Owner's Suite
- Delete one 48" x 40" HSL window at rear & relocate one 48" x 40" HSL window to Bedroom 4
- Change stairwell light switch from 3-way to 4-way both main & upper floor & add 4-way switch at bonus room

\*Porch extension may be required to support upper floor if porch is under 8'0" deep

\*Bedroom 2 closet may be different in size due to elevation chosen

\*Bedroom 3 may required to upgrade to an egress window (elevation dependent)

\*MUST be long side zero



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

# FEATURED CONCORD ZLL OPTIONS

THE  
CONCORD  
2280 SQ.FT.

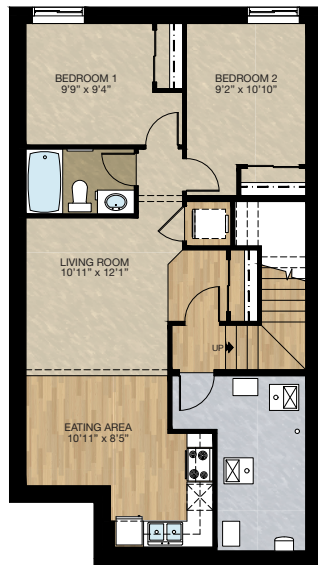
## SECONDARY SUITE OPTION

- 725 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' basement ceiling (8'9" headroom clearance)
- Add 48" x 36" HSL window to rear
- Add 2 x 8 mechanical wall at front entry closet for HRV vents
- Includes washer & dryer rough-in only

\*Must be long side zero

\*Cannot combine with **SELECT-6** option

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



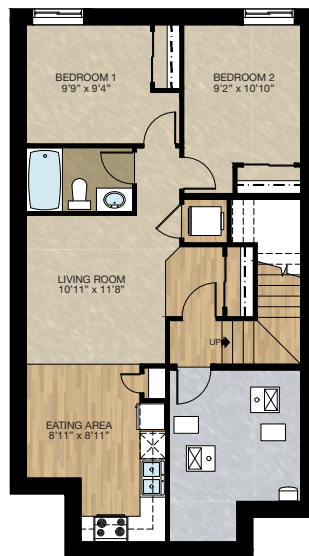
## SECONDARY SUITE OPTION 2 FOR SELECT 13 ONLY

- 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)
- Add 48" x 36" HSL window to rear
- Add 2 x 8 mech. wall at front entry closet for HRV vents
- 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

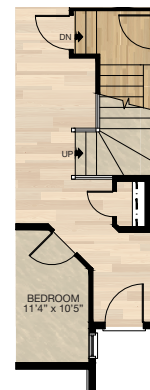
\* MUST be long side zero

\* 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



## MAIN FLOOR STAIR & FRONT ENTRY CLOSET FOR SECONDARY SUITE 2



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

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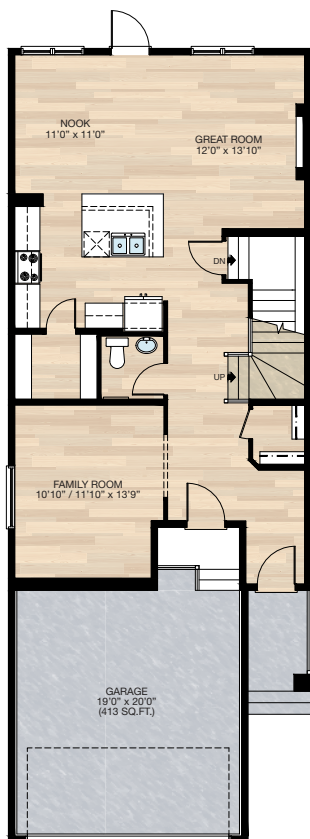
# PHOTO GALLERY

THE  
CONCORD  
ZLL  
2289 SQ.FT.

## SELECT-6 FAMILY ROOM OPTION

- Delete 24" x 60" P window & Mudroom
- Add 60" x 24" P window to Family Room (only for short side zero)
- Change standard closet to walk-in closet at front entry
- Relocate garage stairs

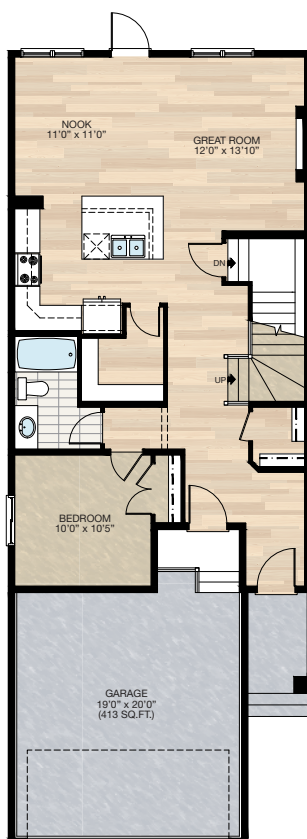
\*Short side zero only



## SELECT-7 MAIN FLOOR BEDROOM OPTION

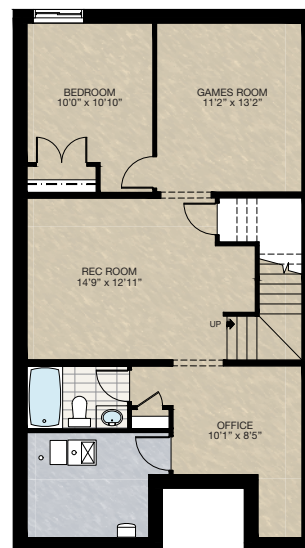
- Delete 24" x 60" P window & Mudroom
- Add 48" x 40" P window to Bedroom
- Walk-in closet to front entry
- Add 3-piece bath
- Relocate garage stairs

\*Short side zero only



## SELECT-9 BASEMENT DEVELOPMENT OPTION (FOR SELECT 6 & 7)

- 739 Sq.Ft. of developed area
- Includes finished basement stairwell
- Move 2'8" passage door from top of stairwell to mechanical room
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)



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Plan updated as of March 20, 2024.



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