

-  5 Bedroom
-  4 Bathrooms
-  Double Garage

# THE SPRINGHILL ZLL

2664 SQ.FT.

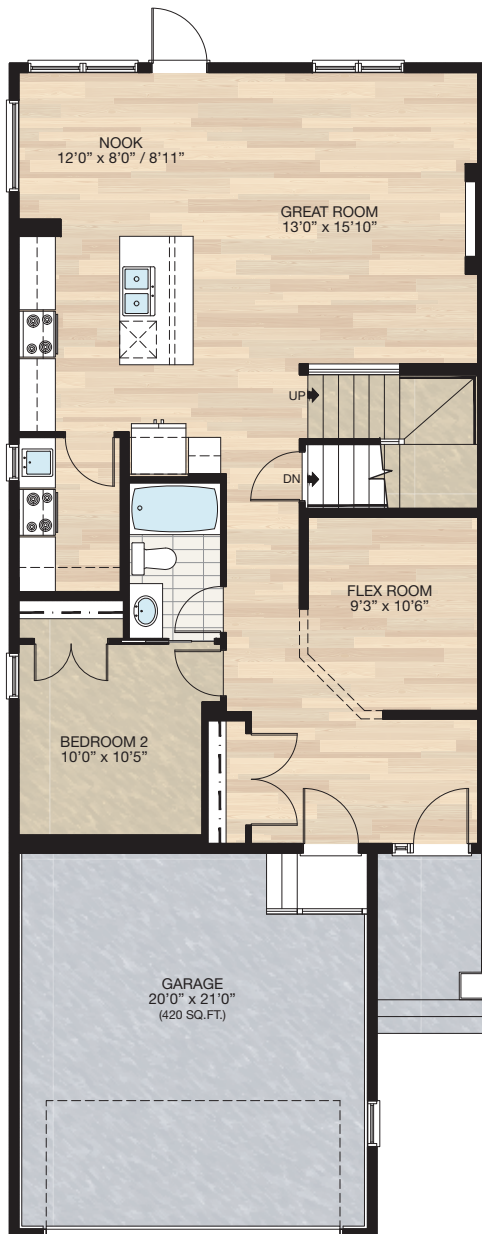
☐ Elements Specification ☐ Elite Specification



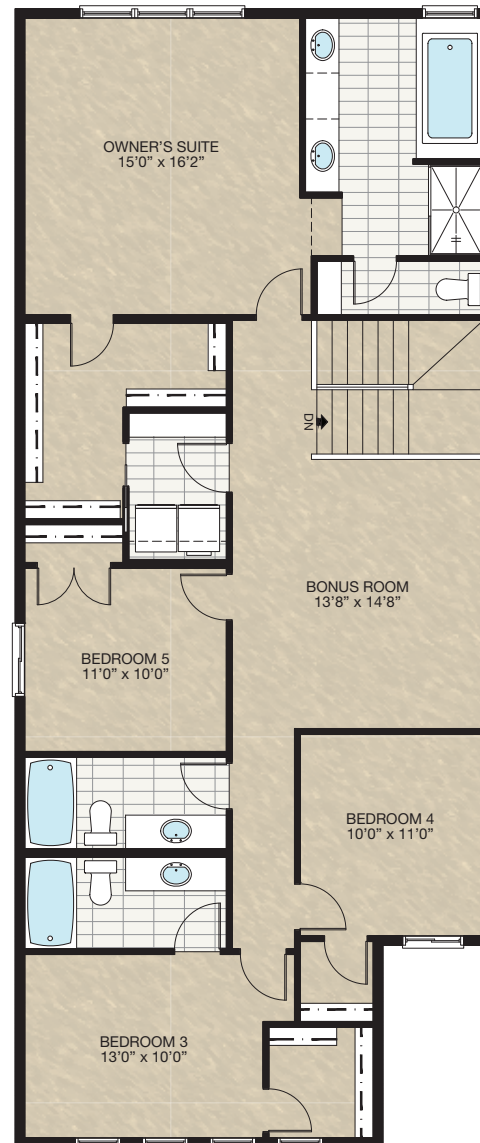
Trico Homes™  
The Heart of Homebuilding®

# STANDARD PLAN

THE  
SPRINGHILL ZLL  
2664 SQ.FT.



**MAIN**  
1118 SQ.FT.



**UPPER**  
1546 SQ.FT.

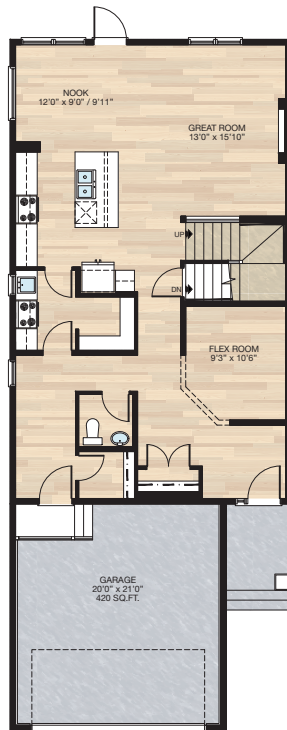


# FEATURED OPTIONS



## SELECT-1 SPICE KITCHEN, PANTRY & MUDROOM OPTION

- Delete Bedroom 2
- Delete tub/shower unit & vanity
- Kitchen moves towards garage 12" to increase nook size
- Decrease spice kitchen lower cabinet 12" & add 24" of upper cabinets
- Add pantry to spice kitchen
- Move 2'8" spice kitchen door to mudroom & replace with 2'6" door
- Change front entry closet doors from two 2'0" to two 2'6"
- Move garage door to mudroom
- Adjust window in mudroom



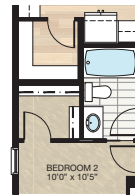
## SELECT-2 PANTRY & MUDROOM OPTION

- Delete spice kitchen & replace with pantry shelves
  - Reduce pantry 7.5" this space is added to mudroom & walk-in closet
  - Mudroom window & lighting adjusted
  - Pantry door reduced to 2'6"
- \*MUST be combined with **SELECT-1**



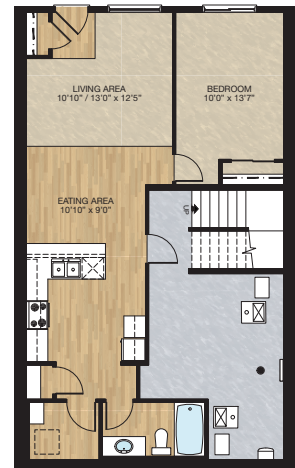
## SELECT-3 PANTRY & WALK-IN CLOSET OPTION

- Delete spice kitchen
- Delete 24" x 40" window
- Change 2'8" door to 2'6" door to new pantry
- Add pantry shelving
- Change two 2'0" doors to 2'6" door to bedroom closet
- Add light & switch to bedroom closet
- Add additional shelving to bedroom closet



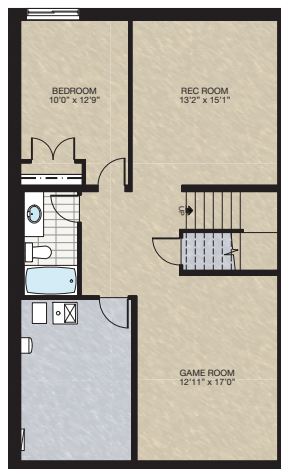
## SECONDARY SUITE WALK-OUT OPTION

- 777 Sq.Ft Developed area
  - Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- \* This option can only be used on a walk-out lot



## SELECT-4 BASEMENT DEVELOPMENT OPTION

- 795 Sq.Ft. developed area
- Includes finished basement stairwell
- Delete 2'8" door at top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- 60" x 24" DHSL changed to 60" x 36" DHSL



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

tricohomes.com

# FEATURED SPRINGHILL ZLL OPTIONS

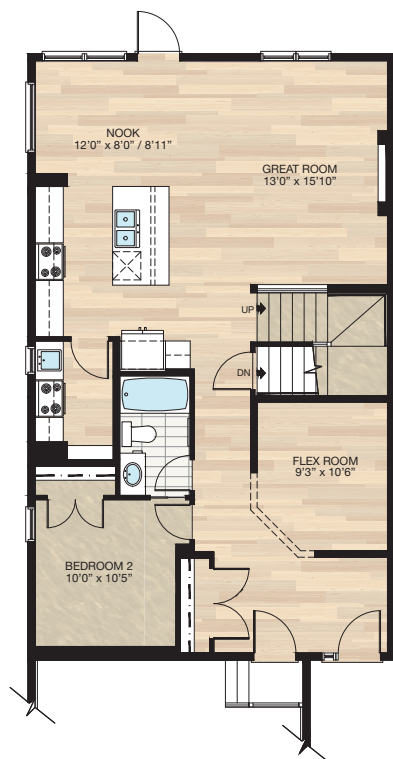


## SELECT-8

### ALTERNATIVE SPICE KITCHEN OPTION

- Reduced lower cabinet space by 15" at spice kitchen
- Added 21" upper cabinet to spice kitchen
- Deleted two 66" x 16" wire shelving
- Added four 39" x 12" wire shelving

\*Cannot be combined with **SELECT 1,2,3, & 5** main floor options

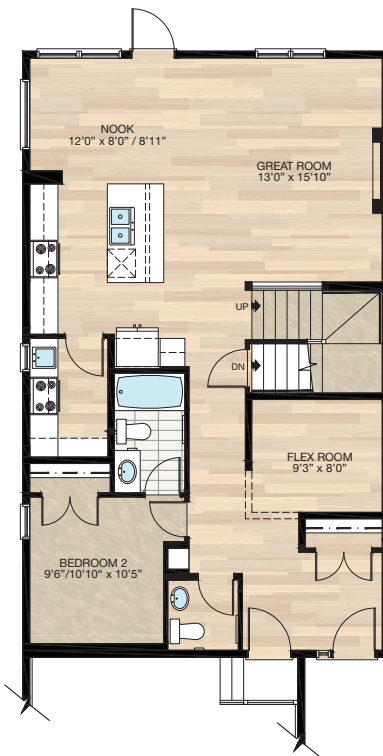


Main Floor Plan

## SELECT-9

### MAIN FLOOR HALF BATH OPTION

- Reduced bedroom 2 to accommodate half bath space
- Reduced flex room size to accommodate foyer closet
- Relocated foyer closet
- Added MDF capped niche
- Deleted 2'6" pocket door to bathroom in bedroom 2
- Delete 30" x 60" from owner's suite 2
- Change flush beam above foyer closet to drop beam, to allow mechanical access to upper floor

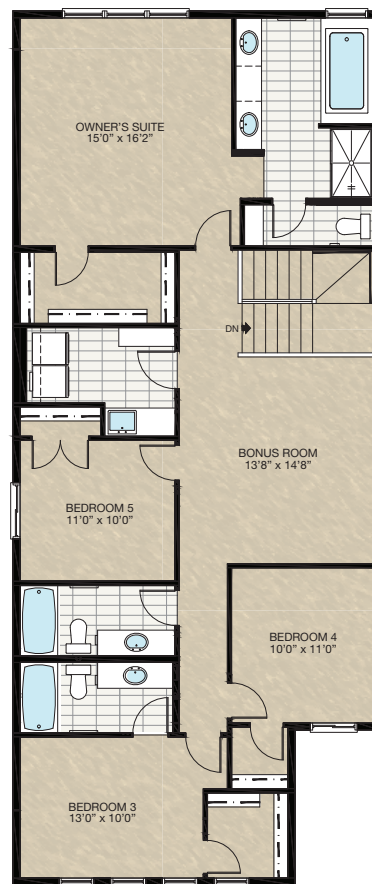


Main Floor Plan

## SELECT-10

### LAUNDRY ROOM OPTION

- Reduced owner's suite WIC wire shelving
- Deleted 3-way switch at owner's suite WIC
- Reduced laundry room linen shelving length by 16"
- Deleted 2'4" pocket door between WIC and laundry room
- Add 60" lower cabinet with sink



Upper Floor Plan

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP



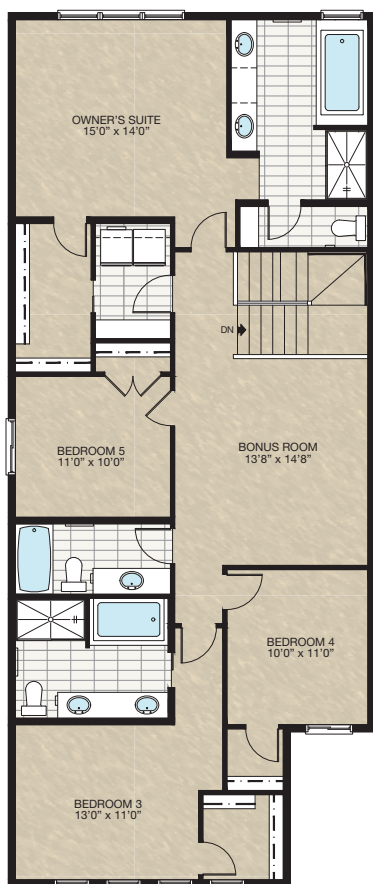
# FEATURED SPRINGHILL ZLL OPTIONS



## SELECT-11

### SECOND ENSUITE 5 PIECE OPTION

- Reduced owner's suite by 2'
- Redesigned owner's suite WIC and laundry area
- Deleted 3-way switch at owner's suite WIC
- Additional 1' to bedroom 2

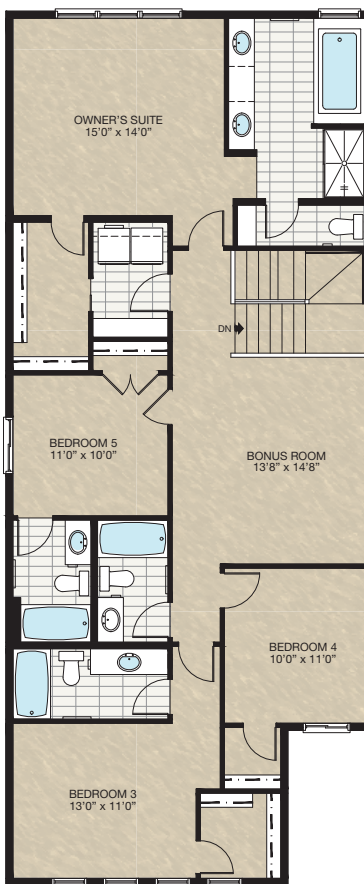


Upper Floor Plan

## SELECT-12

### UPPER FLOOR 4 BATHROOM OPTION

- Reduced owner's suite by 2'
- Redesigned owner's suite WIC and laundry area
- Deleted 3-way switch at owner's suite WIC
- Additional 1' to bedroom 2



Upper Floor Plan

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

# FEATURED OPTIONS

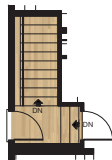
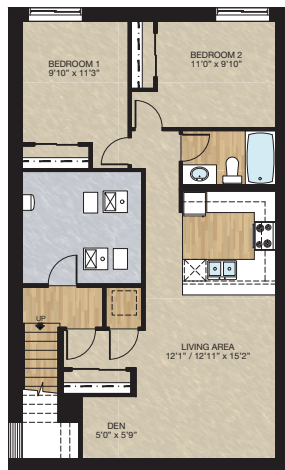
THE  
SPRINGHILL ZLL  
2664 SQ.FT.

## SECONDARY SUITE OPTION #2 (FOR SIDE ENTRANCE OPTION)

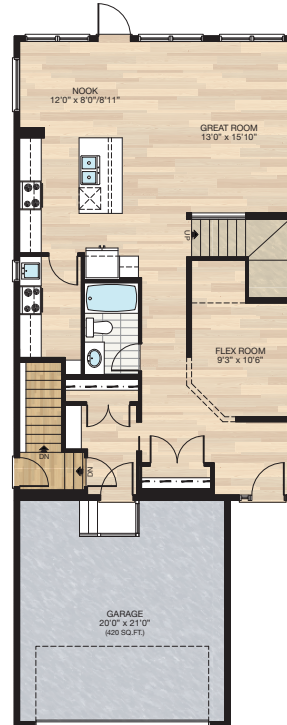
- 849 Sq.Ft. Developed area
- Included finished basement stairwell
- Add 1 riser to stairwell for 9' basement ceiling (8'9" headroom clearance)
- Change 2'8" door at top of side entrance stairs to 2'8" solid core door w/smoke seal + lock
- Bedroom 5 windows required to shift towards closet

\*MUST be combined with **SELECT-5** Side Entrance Option

\*\*No openings within 3M horizontally & 5M above the exterior secondary suite door



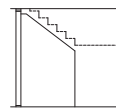
## SECONDARY SUITE UPPER FLOOR



Elevation  
Mudroom Bench Detail



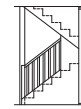
Section



Flex Room Detail

## SECONDARY SUITE ALTERNATE STAIR OPTION

- Close off flex room & open up under staircase towards main living area
- Includes additional railing
- \* Can only be combined with the secondary suite option



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Plan updated as of March 20, 2024.



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