

Z & sons
Zykan
Homes
"We Build Your Dream"

Since 1949



The Huntington

Ranch - 3 Bed - 2 Bath - 2, 3, or 4 Car Garage

Offered In:

Stone Canyon

Zykan Custom Homes

Open Floor Plan

Optional 10ft+ Ceilings

Walk In Closets In All Bedrooms

Covered Patio Standard

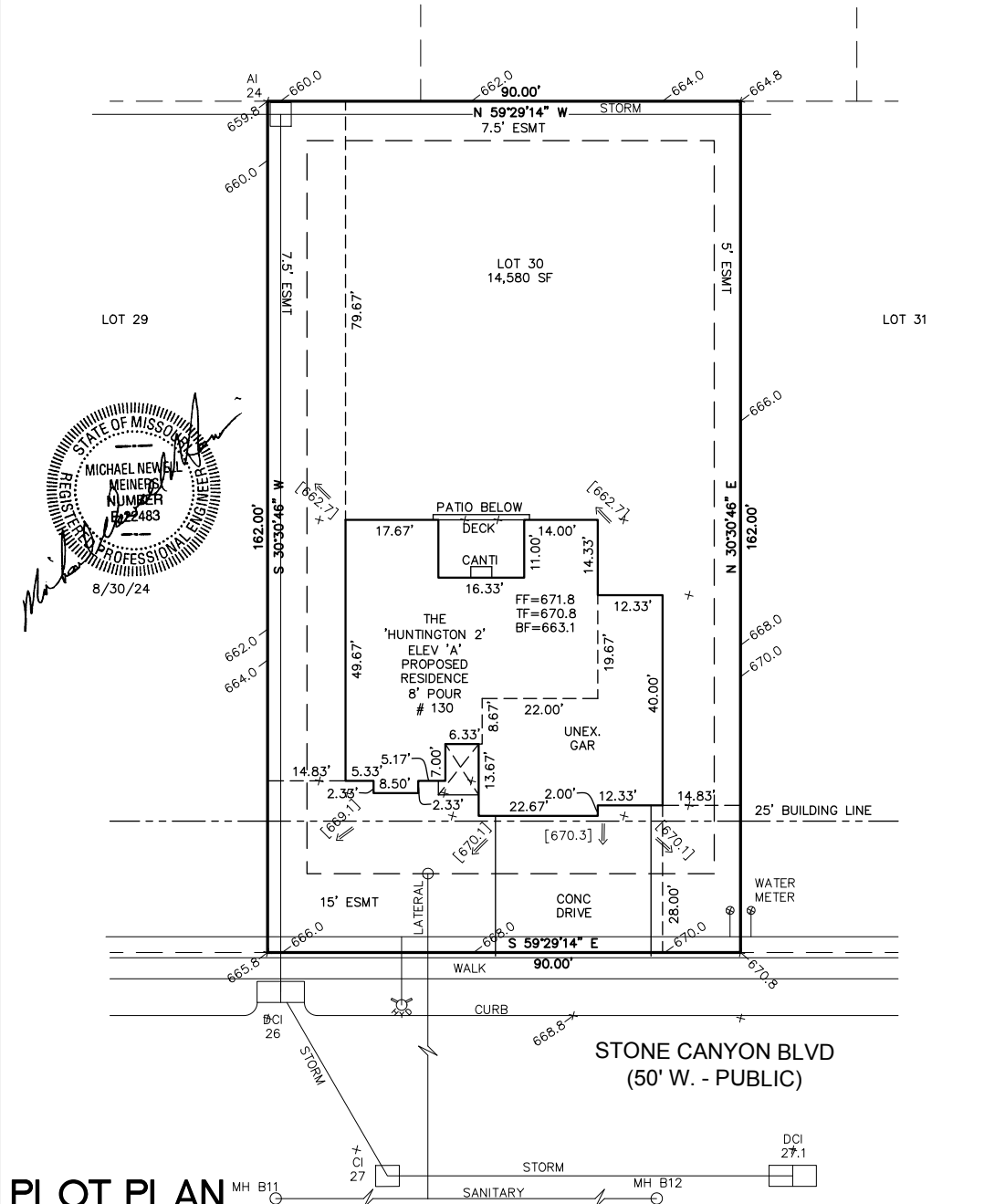
Oversized Garage

www.ZykanHomes.com - 636-442-1411

LOT 30

STONE CANYON PLAT 2

DOC. NO. 2023R-032146
ST. CHARLES COUNTY, MISSOURI



PLOT PLAN

FOR: ZYKAN HOMES

Note:
Contractor to verify horizontal and vertical location of existing sanitary sewer laterals prior to construction.

Minimum Grade Elevations:
8" Below top of foundation wall.
4" Below basement doors opening onto grade.
1" per foot surface slope downward away from foundation for a distance of 8' unless restricted by property line.

This is not a survey.
Recorded Building Line 25' Side Yard 10'
Rear Yard 25'

Key:
Existing Grades shown are Elevations from approved subdivision plans.
Direction of drainage indicated by arrow.
T.F. refers to Proposed Top of Foundation.
Proposed Finish Grade elevations indicated with Brackets. []
Type: WALKOUT

SCALE
1"=20'



File Name: 2024057 LOT 30 PP

Drawn By: TMJ

Checked By: JQP

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL:(636) 947-0607 FAX:(636) 947-2448

ORDER NO.
2024057
DATE
8/30/24

Zykan & Sons Homes Standard Features - Stone Canyon

Construction Features

- House Wrap
- 2 x 4 Walls - 16" on center
- 2 x 10 Floor Joists - 16" on center
- OSB Roof Sheathing
- Architectural Shingles over Felt Paper
- 3/4" Tongue & Groove OSB Sub-floor, Glued and nailed w/ Additional Underlayment at Vinyl Area
- Concrete Driveway and Sidewalk
- **12' x 12' Patio (144 sq/ft)**
- Full Height Reinforced Concrete Basement Walls
- Perimeter Foundation Drainage System
- 1/2" Drywall - Screwed and Nailed
- Engineered Trusses
- Basement damp-proof system

Energy Saving Features

- Low-E Double-Pane Vinyl Windows With Easy Clean Tilt-In Lower Sash and Decorative Grids on Front Windows
- Steel Garage Door
- Insulated Steel Exterior Doors
- 50 Gallon Gas Water Heater
- Lennox Electric Central Air Conditioning
- Lennox Gas Forced Heating
- R-13 Wall Insulation
- R-38 Attic Insulation

Kitchen & Breakfast Room

- **Premium Wood Cabinets In Your Choice of Several Styles And Colors - Soft Close Doors & Drawers Included!**
- **Granite Countertops**
- Undermount Stainless Steel Sink (*Single Bowl, 50/50 or 60/40*)
- Kitchen Island (*Per Plan*)
- Pantry w/ Ventilated Wire Shelving
- **Stainless Steel Appliances**
- 1/3 HP Garbage Disposal
- Vinyl Sheet Flooring
- Ground Fault Circuit Interrupters In Kitchen

Interior Features

- Interconnected Smoke Detectors On Each Level and in all Bedrooms, Hardwired with Battery Backup
- **Upgraded Carpeting With 8lb Pad**
- Vinyl Sheet Flooring in Kitchen, Baths, & Laundry Room
- Half-wall with Decorative Wood Cap on Stairways
- Maintenance Free Ventilated Closet Shelving
- Main Floor Laundry w/ 220 Electrical Dryer Outlet
 - Dryer vented to Exterior

Master Bedroom & Baths

- **Granite Vanity Tops**
- **Double Bowl Adult Height Vanity in Master Bath**
- Premium Wood Cabinets In Your Choice of Several Styles and Colors
- Window at Master Tub (*per plan*)
- Exhaust Fans in All Baths Vented To Exterior
- Plate Glass Mirror at Vanity Area
- Soaking Tub in Master Bath (*per plan*)
- Separate Shower in Master Bath
- Walk In Closet in Master Bedroom
- Ground Fault Circuit Interrupters in All Baths
- Wire & Brace for Ceiling Fan in Master Bedroom
- Elongated Toilets
- Vinyl Sheet Flooring

Additional Standard Features

- **3 Car Front Entry Garage**
- **Sill Height Brick Front Elevation**
- 2 Coax or Ethernet Jacks
- Dutch Lap Vinyl Siding To Grade
- Enclosed Soffits and Fascia
- Wood Window Sills Painted White
- **\$1,750 Lighting Allowance**
- Two Anti-Freeze Exterior Faucets
- **Yale Satin Nickel Door Hardware**
- Deadbolt on Front and Garage Doors
- 200 Amp Electrical Service w/ Copper Wiring
- Weatherproof Electrical Outlet at Front Door, Rear Door, and on Side of Home
- **Basement Plumbing Rough-In For Full Bath**
- Pre-Finished Seamless Gutters
- **Fully Graded and Sodded Front, Back, and Side Yards (*Disturbed Areas Only*)**
- Wired Front Door Bell
- **5-1/4" Base Molding**
- All Trim Painted White
- **Multi-Panel Doors Painted White**
- Wire & Brace for Ceiling Fan in Great Room
- **Perimeter Drain Tile System with Sump Pump**
- Two-Coat Paint Application for Smooth Finish Walls (*Flat - White*)
- Coach Lights Pre-Wire
- Wiring For Ceiling Light In All Bedrooms
- Integrated Pest Shield System
- **2-10 Home Buyers Warranty®**
 - 1 Year Workmanship*
 - 2 Year Systems*
 - 10 Year Structural*