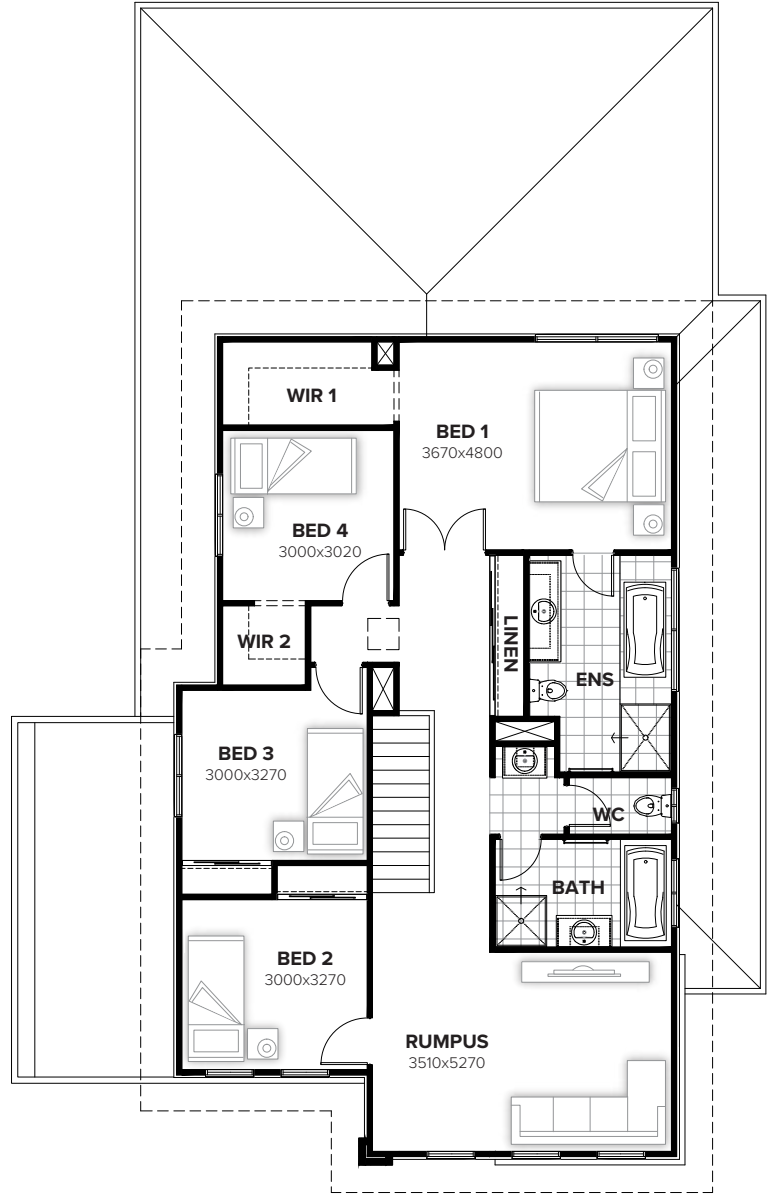


GROUND FLOOR



FIRST FLOOR

FLOORPLAN OPTIONS

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Facades available:

Cambridge, Coventry, Halifax	
Northampton, Oxford, Yorke	
Westminster	
Overall home width	12.71m
Overall home length	19.91m

Residence	262.8m ²	28.3sq
Garage	40.0m ²	4.3sq
Porch	4.3m ²	0.5sq
Alfresco	14.8m ²	1.6sq
Total	321.8m²	34.6sq

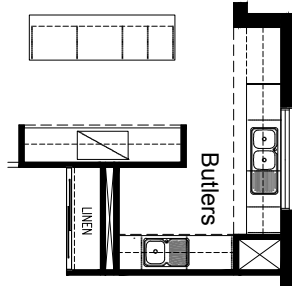
Listed details based on Coventry facade floorplan (illustrated)

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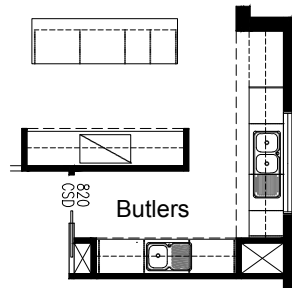
OPTION K1

Provide Butlers Option in lieu of standard WIP.
2no. 800mm base cupboards,
1no. 350mm base cupboard,
2no. 800mm overhead cupboards,
1no. 350mm overhead cupboard &
Single bowl sink.



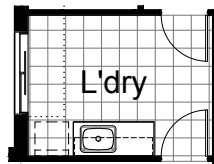
OPTION K2

Provide Butlers upgrade by extending
WIP and deleting Linen cupboard.
Provide 820 cavity sliding door to Butlers.
3no. 800mm base cupboards,
3no. 800mm overhead cupboards &
Single bowl sink.



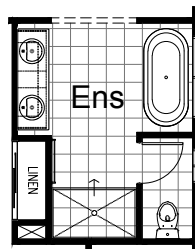
OPTION LD1

Provide Laundry upgrade including
laminated inset trough,
1no. 900mm base cupboard,
1no. 450mm base cupboard,
1no. 900mm overhead cupboard,
1no. 450mm overhead cupboard
with additional tiled splash back
and benchtop to suit.



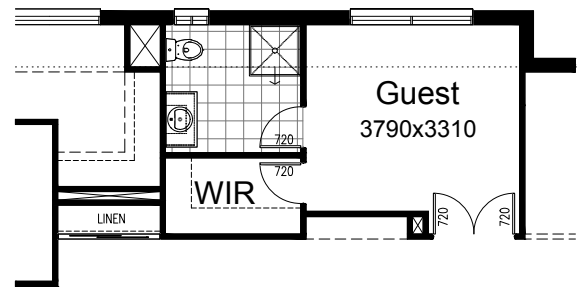
OPTION ENS1

Provide Ensuite upgrade including
removal of vanity unit to passage,
reduce linen cupboard and provide
separate WC including additional
1200mm x 610mm aluminium sliding
window. Provide 900mm x 1500mm
tiled shower base, 1200mm x
1450mm aluminium sliding window
in lieu of standard, relocate 720mm
hinged door from Ensuite to WC and
provide opening with bulkhead
above. Provide freestanding bath
and 1782mm vanity with double
basins in lieu of standard.



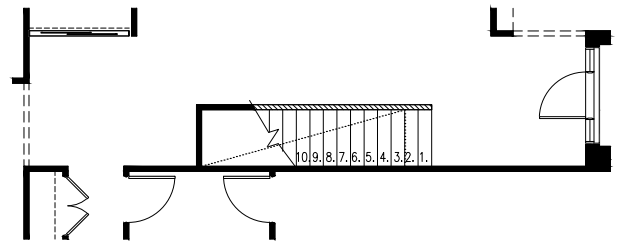
OPTION IP1

Provide Guest bedroom, Ensuite and Walk in Robe Option
in lieu of standard Lounge.
Provide 1no. double 720mm flush panel hinged door,
2no. 720mm flush panel hinged doors,
1no. 900mm x 900mm tiled in shower base,
1no. toilet, 1no. 982mm wide vanity unit,
site built hanging rail/shelve to WIR,
1no. 1200mm x 610mm aluminium sliding window to ens.
and 1no. 514mm x 2170mm aluminium sliding window
in lieu of standard to bedroom. Remove Plumbing Stack &
bulkhead from Study and relocate plumbing stack to Entry
alcove



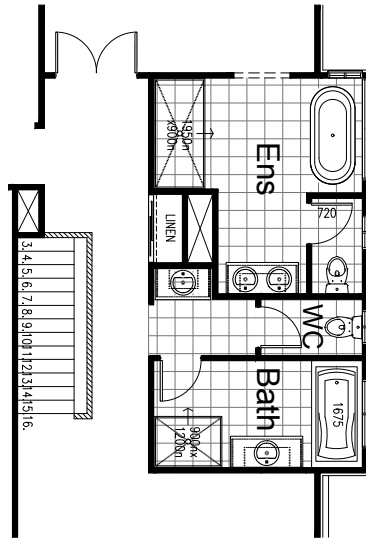
OPTION IP2

Provide Option to mirror staircase
and enter the staircase from
opposite direction at entry.



OPTION IP3

Provide Ensuite and Bathroom upgrade including extending first floor over ground floor to increase floor area by 5.96m², increase void to stair by 230mm including reduce Ensuite and Bath and provide separate WC with additional 1027mm x 610mm aluminium sliding window. Provide 900mm x 1950mm tiled shower base, 1543mm x 1810mm aluminium fixed window, 1543mm x 610mm aluminium sliding window in lieu of standard, relocate 720mm hinged door from Ensuite to WC and provide opening with bulkhead above. Provide freestanding bath and 1282mm vanity with double basins in lieu of standard. Provide 900mm x 1200mm tiled shower base to Bathroom and 1282mm vanity unit



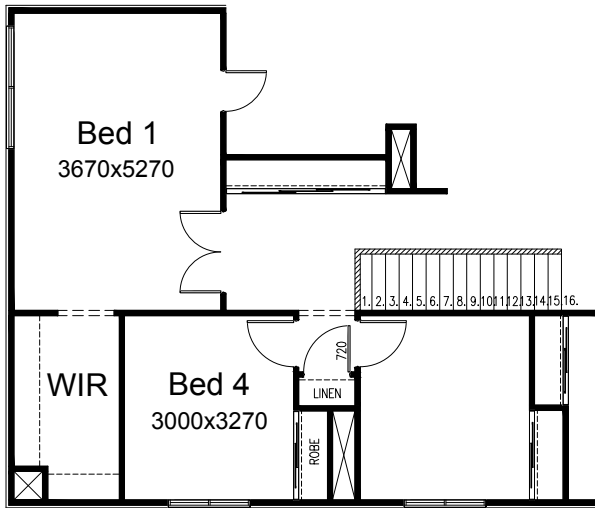
OPTION EP2

Alfresco flip Option.



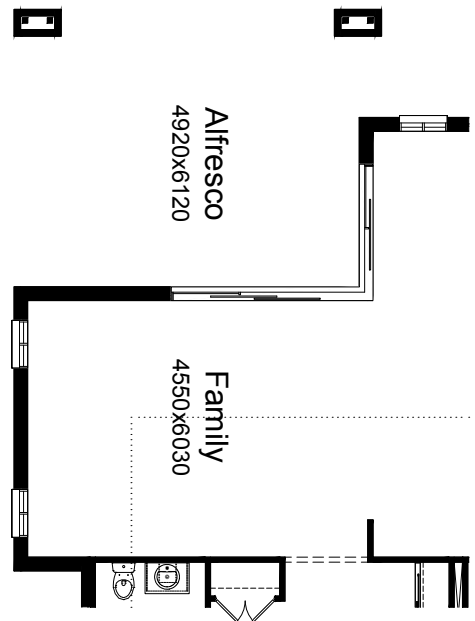
OPTION IP4

Provide larger Bed 1 and WIR Bed 1 Option. Delete WIR for Bed 4. Provide site built hanging rail/shelve to Robe Bed 4, and extra linen cupboard.



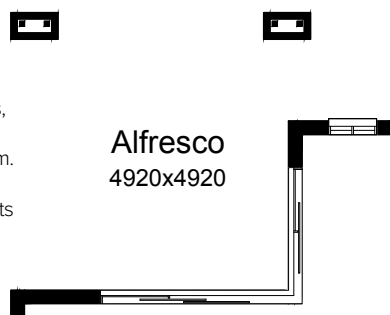
OPTION EP9

Provide Grand Alfresco and Larger Family option. Provide ACSD 2124-36 External Corner Sliding door to Family/Meals, 2 x 470x830 brick piers. Increases Alfresco and Family length by 1200mm. Increases Alfresco width by 1920mm.



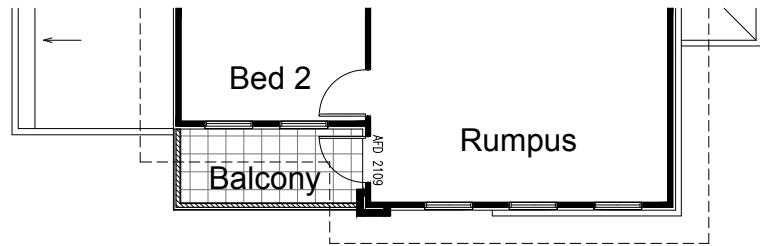
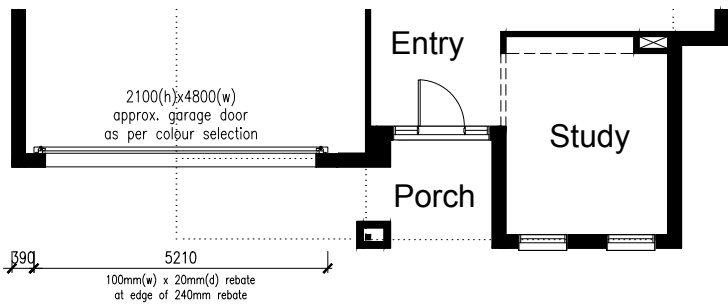
OPTION EP1

Provide Grand Alfresco option. Provide ACSD 2124-36 External Corner Sliding door to Family/Meals, 2 x 470x830 brick piers. Increases Alfresco width by 1920mm. Minimum site area 425m² to meet 60% building coverage requirements



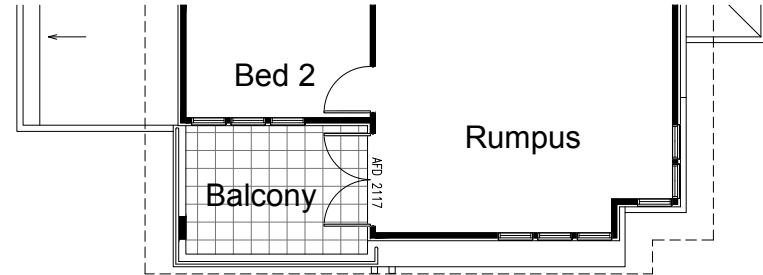
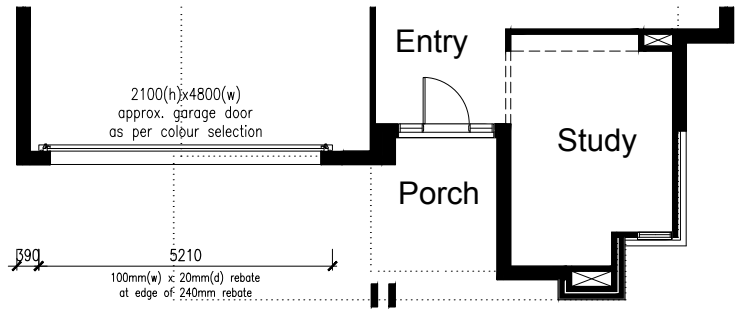
OPTION EP3

Provide Balcony option.
Provide AFD 2109 external door, ceramic tiled floor, timber framed wall balustrade with painted Scyon Stria cladding with 89x19 Axent trim over as handrail and painted Scyon Stria to internal lining.
(COVENTRY FACADE)



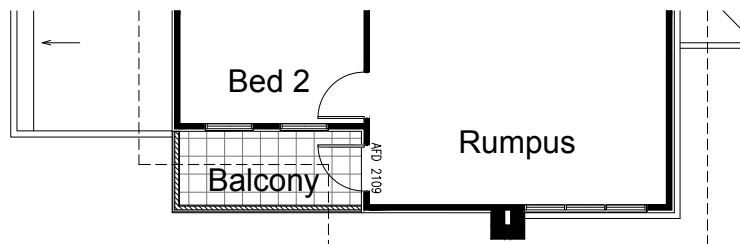
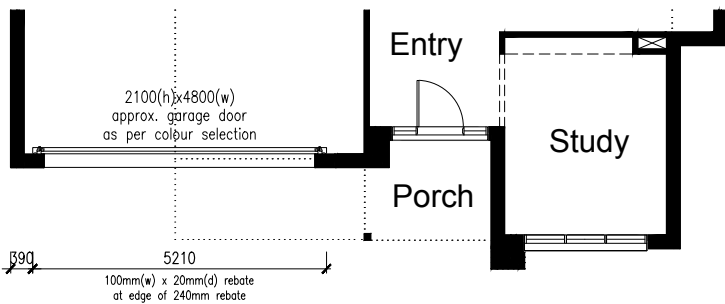
OPTION EP5

Provide Balcony option.
Provide AFD 2117 external door, ceramic tiled floor, stainless steel handrail, timber framed wall balustrade with rendered Harditex cladding, 400x110 post and rendered Harditex cladding to internal lining.
(HALIFAX FACADE)



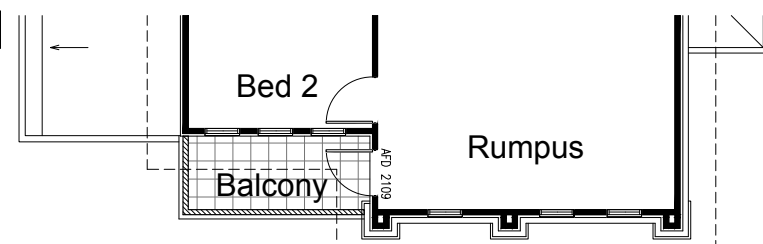
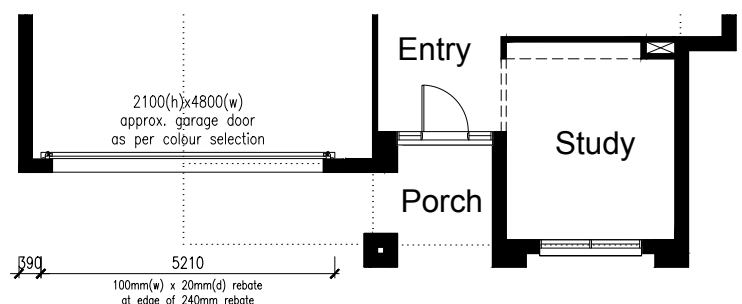
OPTION EP4

Provide Balcony option.
Provide AFD 2109 external door, ceramic tiled floor, timber framed wall balustrade with painted Scyon Linea, 89x19 Axent trim over as handrail, rendered Harditex cladding to internal lining and 112x112 painted timber post.
(YORKE FACADE)



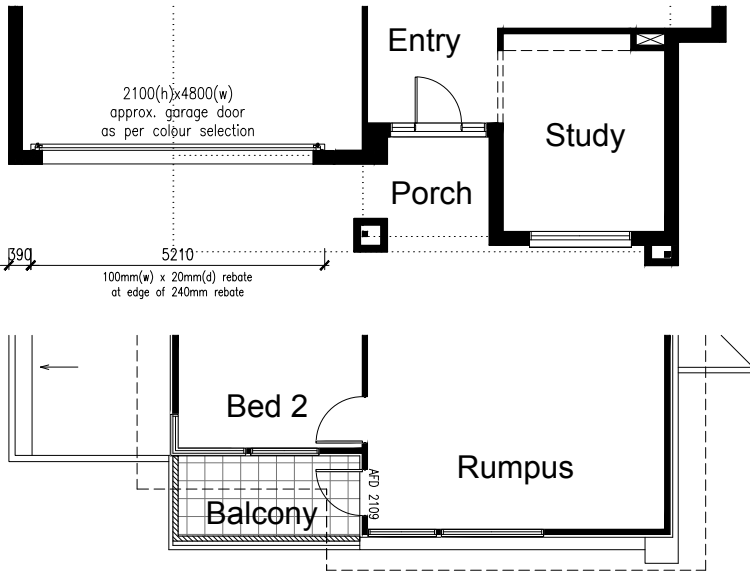
OPTION EP6

Provide Balcony option.
Provide AFD 2109 external door, ceramic tiled floor, timber framed wall balustrade with rendered EPS cladding, rendered Harditex cladding to internal lining and moulding type 2 as handrail.
(CAMBRIDGE FACADE)



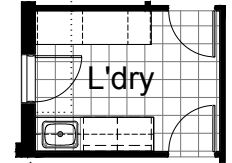
OPTION EP7

Provide Balcony option.
Provide AFD 2109 external door, ceramic tiled floor,
1 No. AFW 1012 aluminium fixed window to Rumpus,
timber framed wall balustrade with rendered EPS cladding
and rendered Harditex cladding to internal lining.
(WESTMINSTER FACADE)



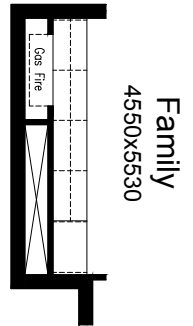
OPTION LD2

Provide Laundry upgrade including inset trough, 1No. 800mm base cupboard, 1200mm open space with bench above and 16mm end panel, 2No. 800mm overhead cabinets 1No. 450mm overhead cabinet, 2No. 800mm linen units & 1No. 400mm broom cupboard. Provide additional tiled splash back and 32mm laminate benchtop to suit. Provide 820mm hinged door in aluminium frame in lieu of aluminium sliding door.



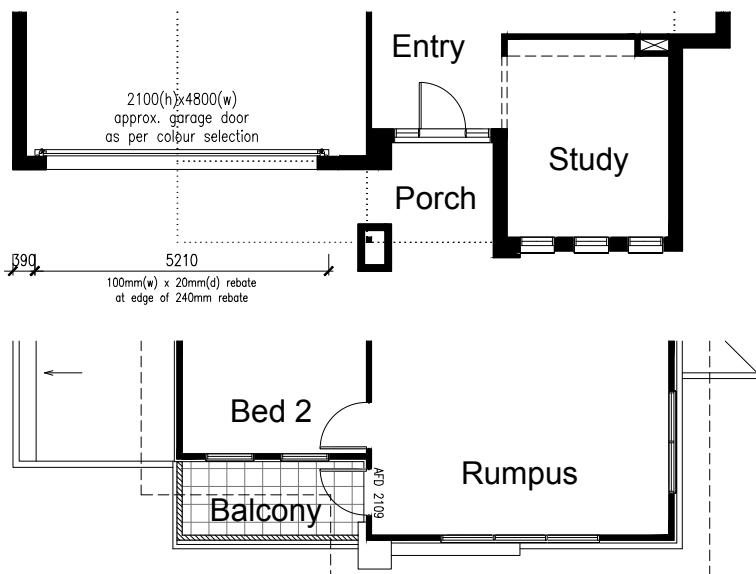
OPTION IP5

Provide Family room upgrade including removal of 2No. 1800x850mm aluminium sliding windows and additional plaster lined wall to conceal jetmaster Heat & Glo SLR-X gas fireplace, 150mm deep by 600mm wide plaster bulkhead, 1No. 900mm joinery unit, 4No. 890mm base cabinets with 32mm laminated benchtop, 4No. 820mm overhead cabinets with lift up doors. Only available with Option EP9 & reduces Family by 500mm
Only available with Jetmaster Heat & Glo SLR-X and Jetmaster Heat & Glo Mezzo 1300.



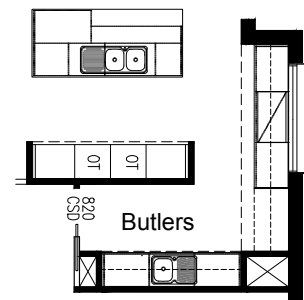
OPTION EP8

Provide Balcony option.
Provide AFD 2109 external door, ceramic tiled floor,
with stainless steel posts and stainless steel horizontal rods as balustrades
(OXFORD FACADE)



OPTION K3

Provide Kitchen Upgrade option including 2No 600mm oven towers with open shelves, 2No. 700mm pantry units, 2No 900mm base cabinets, 1No. 600mm base cabinet, 1No. 450mm four drawer bank, dishwasher provision, 1200mm island bench with 1No. 1000mm base cabinet with open shelf above and rear laminated end panel, 5No. 800mm base cabinets, 1No. 900mm overhead cabinet with retractable rangehood, 5No. 800mm overhead cabinets, open shelf above ref. space and 900mm cooktop. Provide additional benchtop and tiled splashback to suit and 514mmx1930mm aluminium fixed window in lieu of standard.



OPTION EP10

Alternative Halifax Facade with a larger Porch and Balcony option.
Reduce Study width by 360mm (2850mm) and reduce Rumpus width by 360mm (3150mm).
Provide 1no. AAWF 2006 and 1no. AAWF 2015 to Study, 1no. AAWF 1806, 1no. AAWF 1815 and 1no. ASD 2127 to Rumpus, and 2no. AAW 1509 to Bed 2.

