

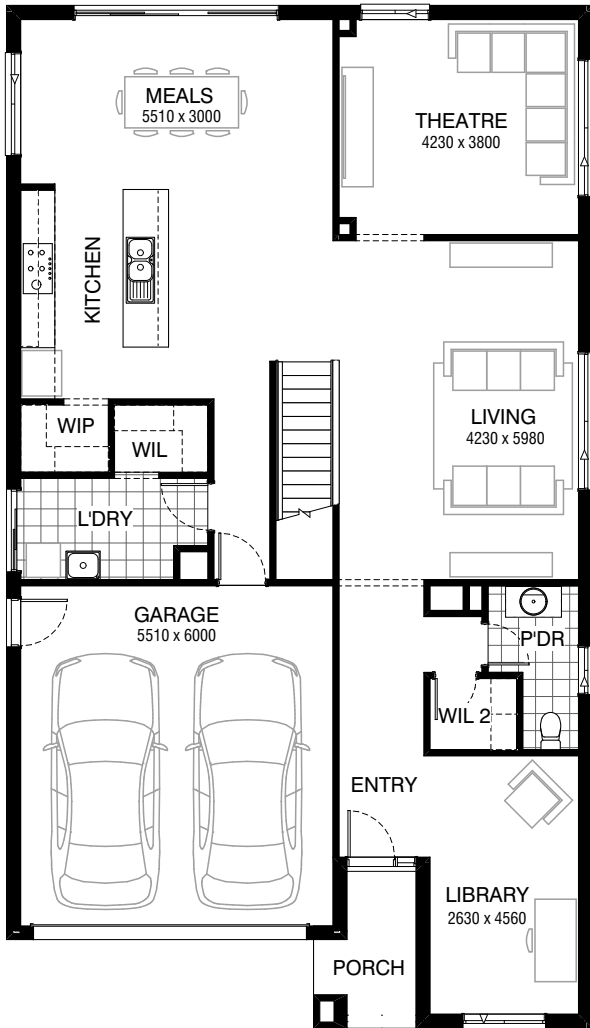


Total squares **37.2sq**

 **4**  **2.5**  **2**



GROUND FLOOR



FIRST FLOOR

**FLOORPLAN OPTIONS**

All available ready-to-go floorplan options for this design can be viewed on the following pages, or visit [www.burbank.com.au](http://www.burbank.com.au).

**Facades available:**

Condor, Matisse, Monet, Aqua	
Hester, Metropolitan, Rainforest	
<b>Overall home width</b>	<b>10.31m</b>
<b>Overall home length</b>	<b>17.99m</b>




Residence	305.4m <sup>2</sup>	32.9sq
Garage	36.1m <sup>2</sup>	3.9sq
Porch	4.3m <sup>2</sup>	0.5sq
<b>Total</b>	<b>345.8m<sup>2</sup></b>	<b>37.2sq</b>

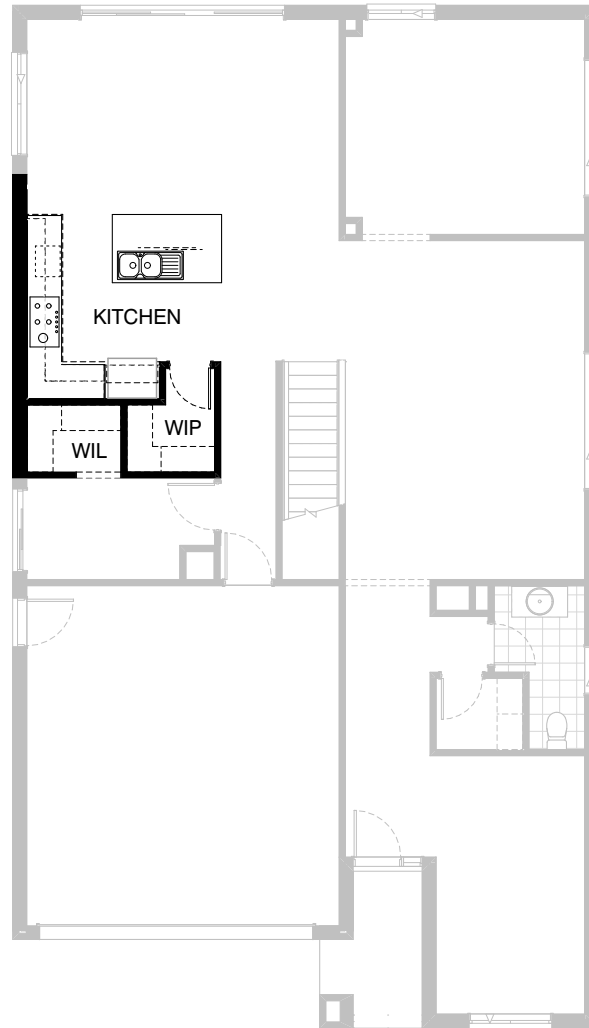
Listed details based on Condor façade floorplan (illustrated)

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**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**

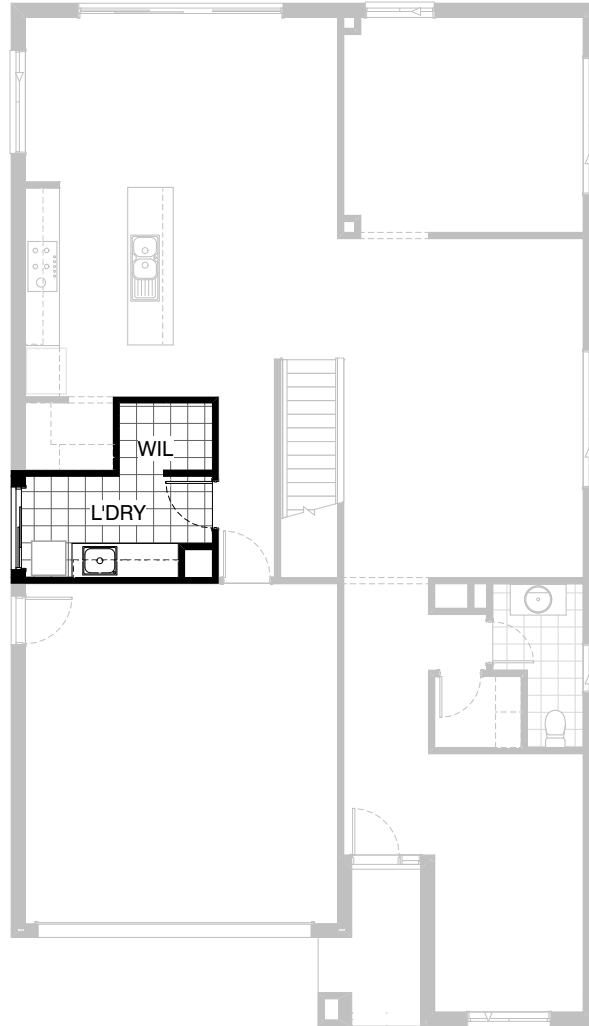


**Option K-1**

Provide 'U' shape Kitchen Upgrade by relocating W.I.L and W.I.P and delete W.I.P opening and provide 1no. 720mm flush panel hinged door, laminated open shelf above refrigerator space, 1no. 600mm overhead cabinet, 1no. 450mm overhead cabinet, 1no. 400mm overhead cabinet, 1no. 350mm overhead cabinet, 2no. 300mm overhead cabinets, 1no. 600mm overhead corner cabinet, 2no. 300mm base cabinets, 1no. 450mm base cabinet, 1no. 900mm base cabinet, 1no. 900mm corner cabinet  
1no. laminated MW. provision with pot drawer below, 1no. 450mm drawers, 1no. laminated DW. provision, with additional bench top and tiled splashback to suit.  
Provide 900mm underbench oven and 900mm cooktop,  
1no. 900mm retractable rangehood in lieu of standard

**FLOORPLAN OPTIONS**




 **4**  **2.5**  **2**

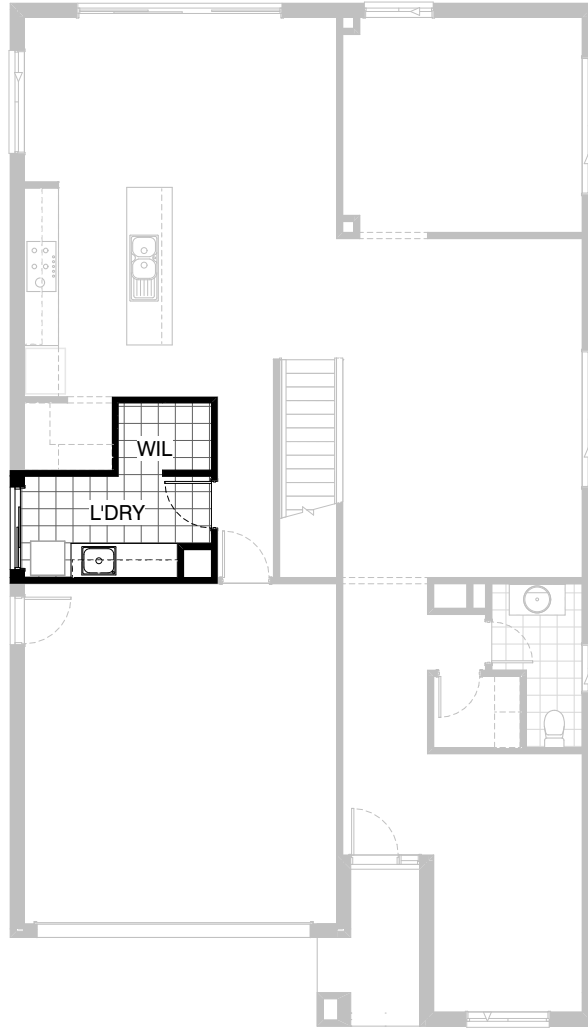


**Option LD-1**

Provide Laundry upgrade with additional s.s. inset trough,  
2no. 900mm base cabinets, 2no. 900mm overhead  
cabinets and additional tiled splashback and bench top to suit.

**FLOORPLAN OPTIONS**




 **4**  **2.5**  **2**

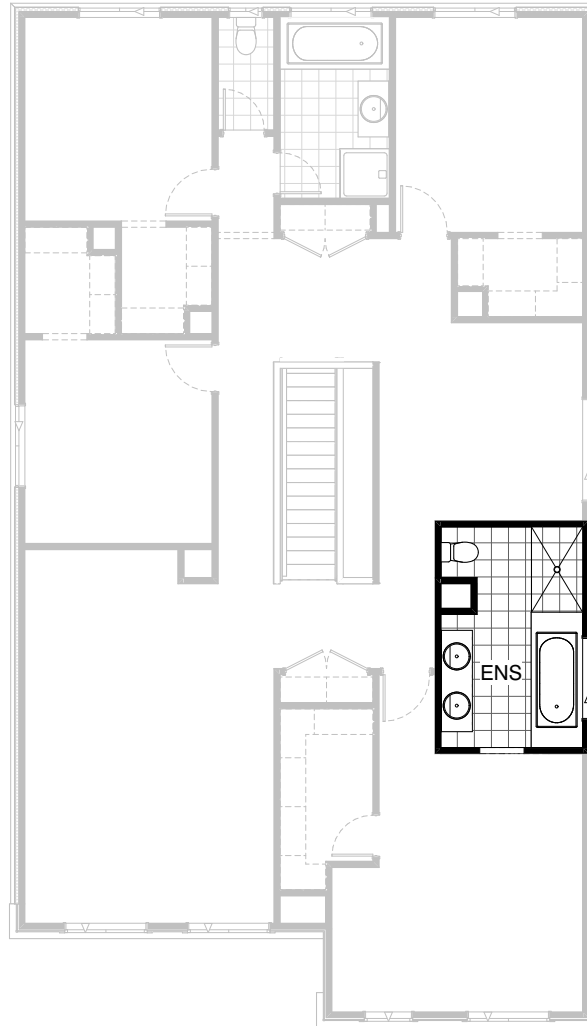


**Option LD-2**

Provide Laundry upgrade with additional s.s. inset trough,  
2no. 900mm base cabinets, 2no. 450mm overhead  
cabinets, 1no. 900mm overhead open shelf with hanging  
rail and additional tiled splashback and bench top to suit

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**



**Option ENS-1 FF**

Provide Ensuite Upgrade by decreasing Void width to Ensuite by 265mm. Increase Ensuite length by 1000mm and decrease Study length by 1000mm to suit. Provide additional 1675mm bath tub with tiled hob, 1no. 1782mm wide vanity unit with twin vanity bowls in lieu of standard 1582mm wide vanity, 1no. 900mm x 1500mm tiled shower base in lieu of standard and 1no. 1200mm x 1450mm aluminium sliding window in lieu of standard 1no. 800mm x 850mm aluminium sliding window and relocate Ensuite opening to suit.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

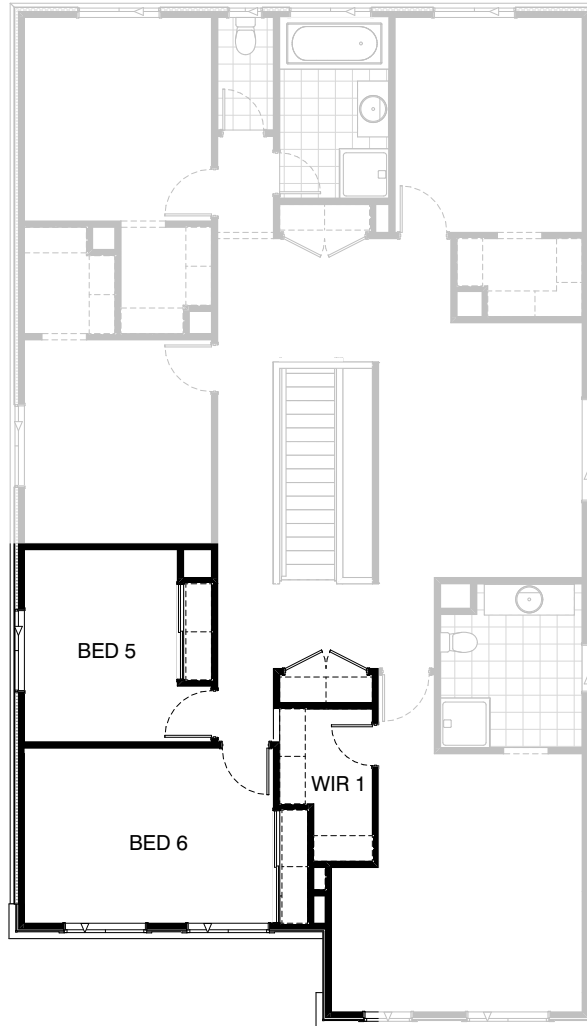


**Option IP1-1 FF**

Provide 5th Bedroom Option by reducing Rumpus area to 3100mm x 4400mm in lieu of standard 6590mm x 4400m, provide additional plaster lined stud walls with 1no. 820mm flush panel hinged door, 2no. 720mm flush panel hinged doors, site built plaster lined robe with 1no. melamine shelf and hanging rail and 1no. 1200mm x 1450mm aluminium sliding window to suit.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

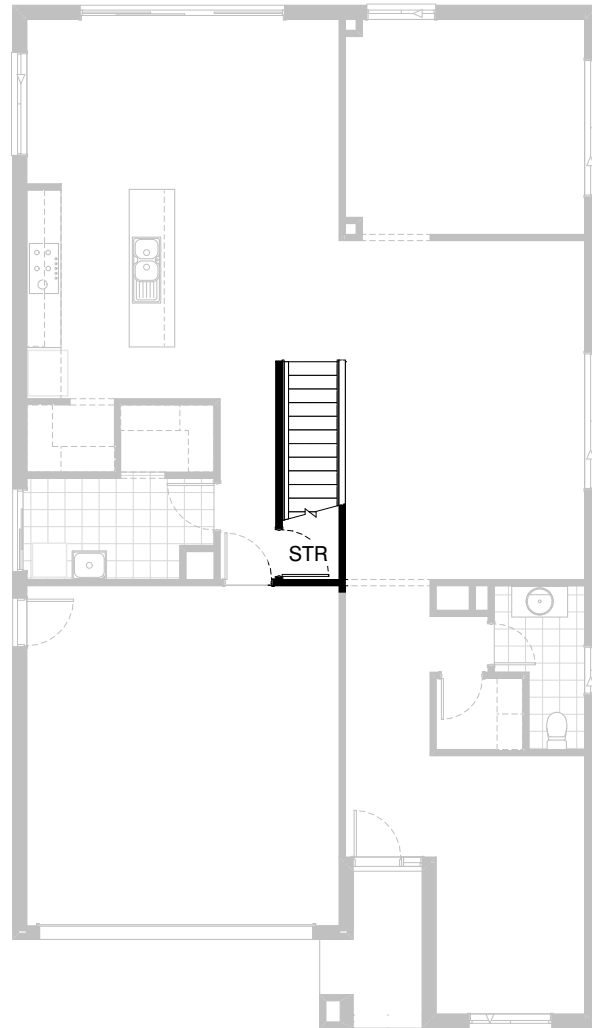


**Option IP1-2 FF**

Provide 5th and 6th Bedroom Option by deleting Rumpus area and providing additional plaster lined stud walls with 4no. 820mm flush panel hinged doors, 2no. 720mm flush panel hinged doors, 2no. site built plaster lined robes with 1no. melamine shelf and hanging rail in each, 1no. 1200mm x 1450mm aluminium sliding window to Bed 5 and relocate Bed 1 W.I.R door and reduce hanging rail and shelf to suit.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**





**Option IP1-3 GF**

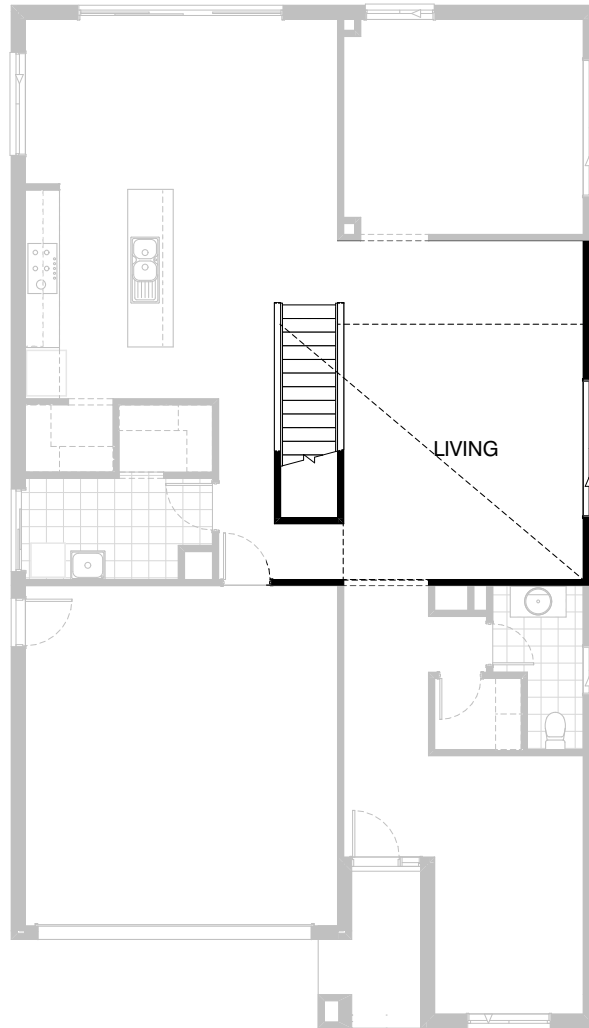
Provide Store room below stair including 820mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

**NOTE: Flooring not included**



**FLOORPLAN OPTIONS**



 **4**    **2.5**    **2**

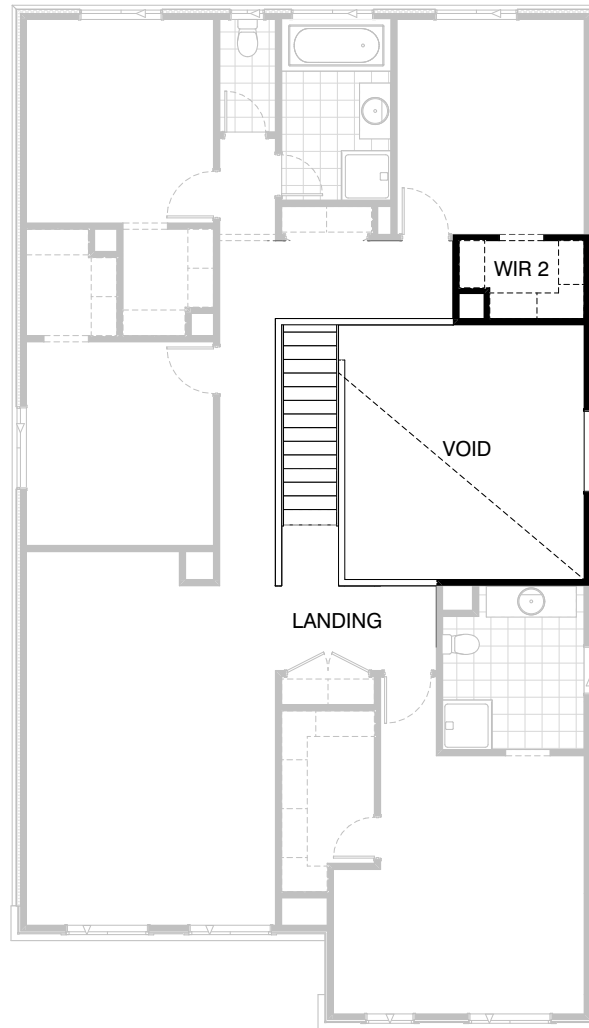


**Option IP1-4 GF**

Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Study. Provide 1800mm x 1450mm aluminium fixed window in lieu of 1800mm x 1450mm aluminium sliding window.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

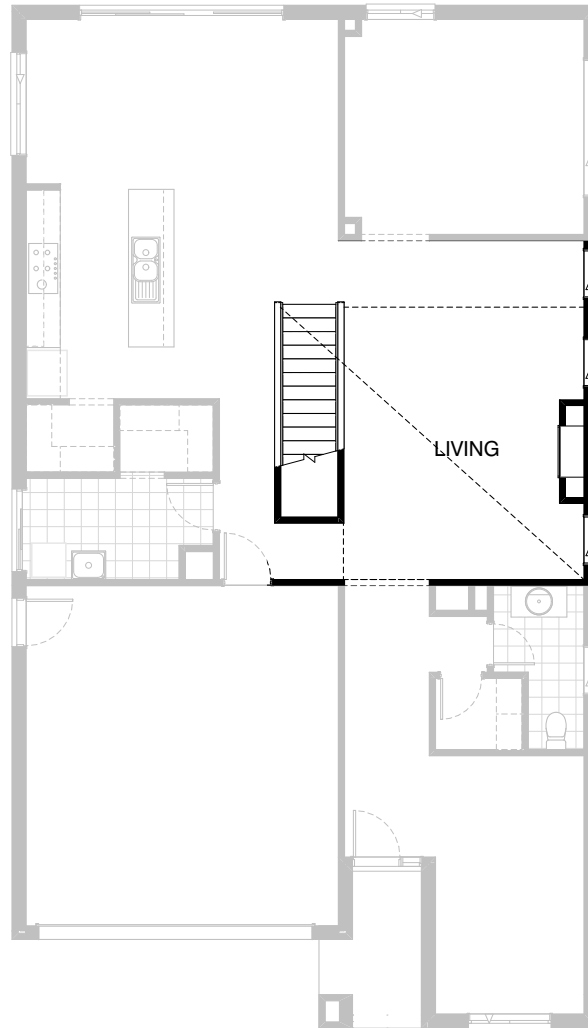


**Option IP1-4 FF**

Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Study. Provide 1800mm x 1450mm aluminium fixed window in lieu of 1800mm x 1450mm aluminium sliding window.

**FLOORPLAN OPTIONS**



 **4**    **2.5**    **2**

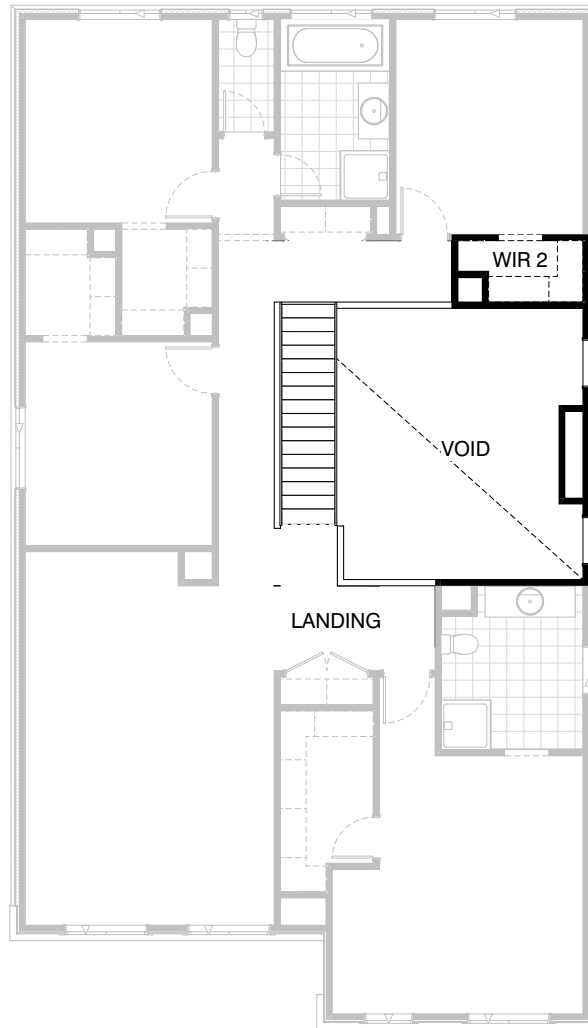


**Option IP1-5 GF**

Provide Real Flame Inspire 900 gas fireplace to Living with 4 sided black fascia and insert with boxed-out plaster lined walls, 3no. 2057mm x 850mm aluminium sliding windows to living and 2no. 2057mm x 850mm aluminium fixed windows to first floor void in lieu of standard 1no. 2057mm x 2410mm aluminium sliding window to Living and 1no. 1800mm x 1450mm aluminium sliding window to Study. Reduce W.I.R 2 and delete shelf to suit.

**FLOORPLAN OPTIONS**




 **4**  **2.5**  **2**

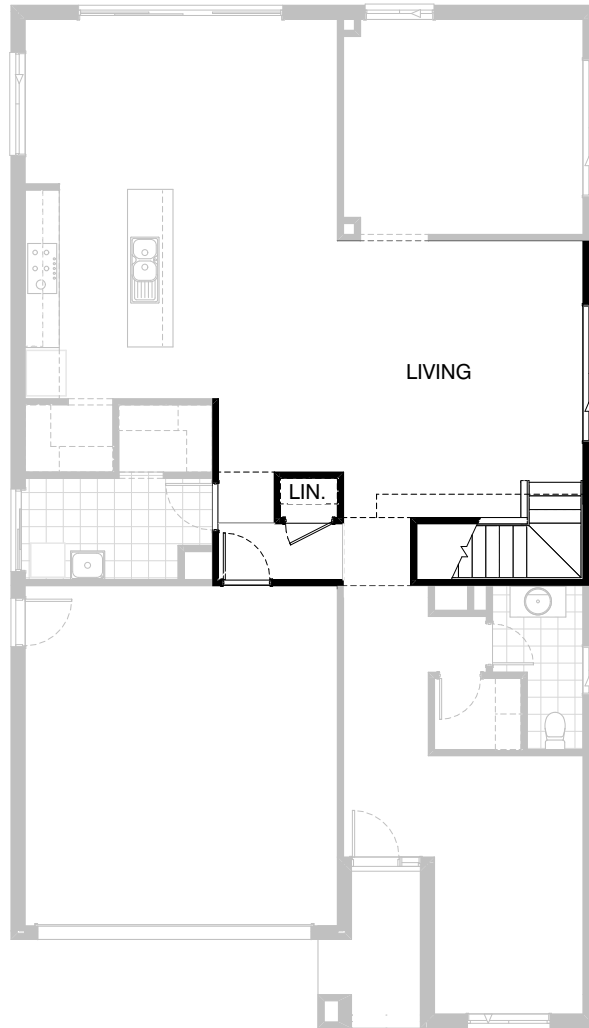


### Option IP1-5 FF

Provide Real Flame Inspire 900 gas fireplace to Living with 4 sided black fascia and insert with boxed-out plaster lined walls, 3no. 2057mm x 850mm aluminium sliding windows to living and 2no 2057mm x 850mm aluminium fixed windows to first floor void in lieu of standard 1no. 2057mm x 2410mm aluminium sliding window to Living and 1no. 1800mm x 1450mm aluminium sliding window to Study.  
Reduce W.I.R 2 and delete shelf to suit.

**FLOORPLAN OPTIONS**



 **4**    **2.5**    **2**

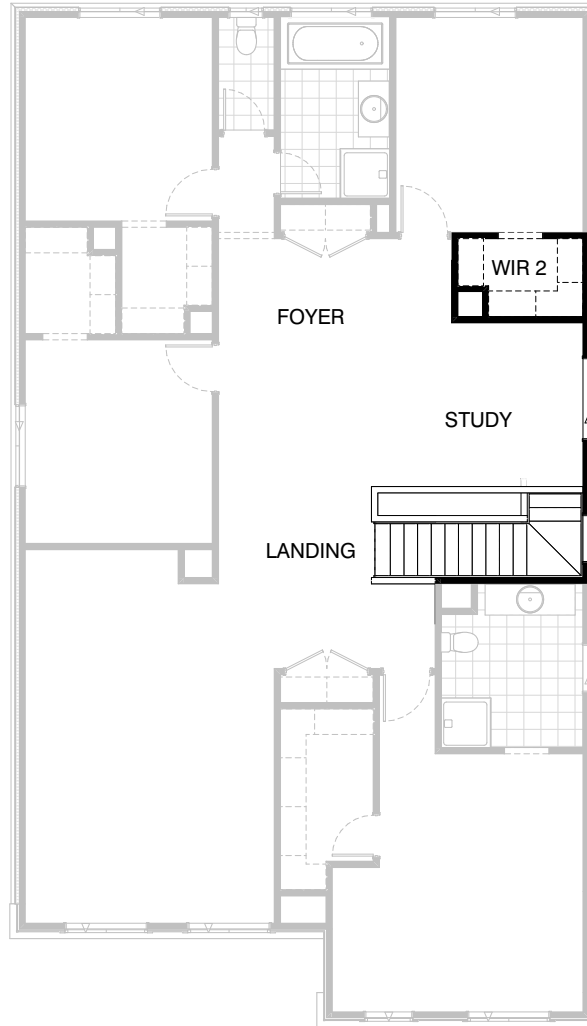


**Option IP1-6 GF**

Relocate Stair to living area and provide Linen cupboard with 4/450mm deep shelving to ground floor. Adjust window location to ground floor & provide 1no. 1200mm x 850mm aluminium fixed window to staircase & 1450mm x 1543mm aluminium sliding window to study in lieu of standard.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

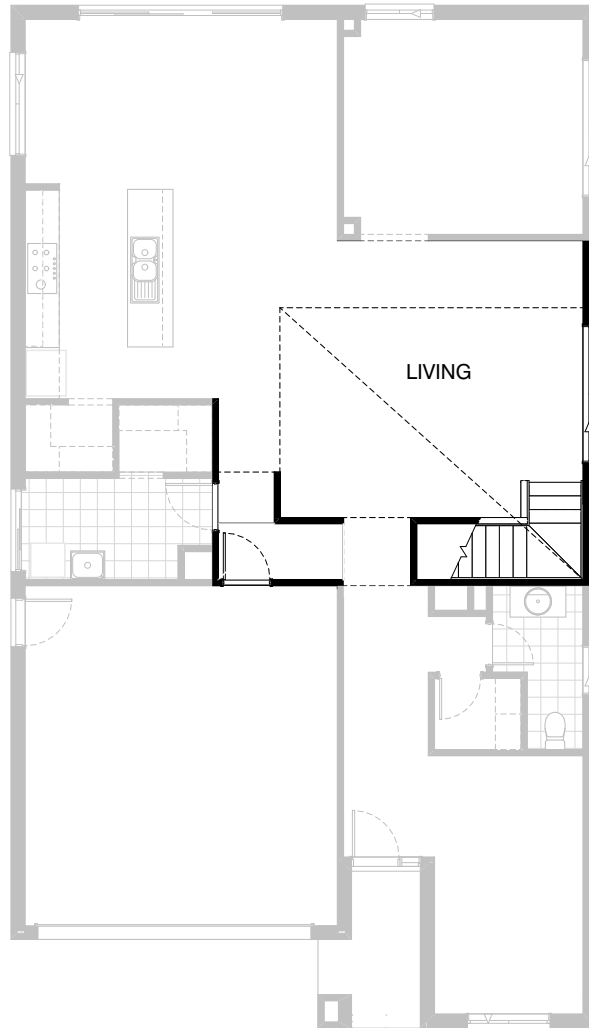


**Option IP1-6 FF**

Relocate Stair to living area and provide linen cupboard with 4/450mm deep shelving to ground floor. Adjust window location to ground floor & provide 1no. 1200mm x 850mm aluminium fixed window to staircase & 1450mm x 1543mm aluminium sliding window to study in lieu of standard.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**





**Option IP1-7 GF**

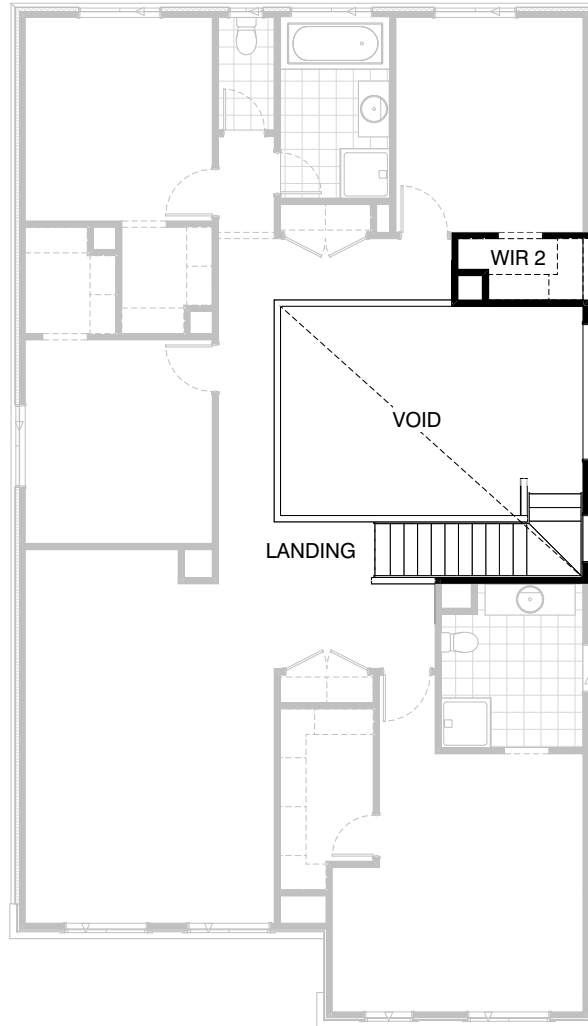
Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Study. Provide 2057mm x 2704mm and 2057mm x 850mm windows to first floor in lieu of 1800mm x 1450mm window.

Reduce WIR 2 and delete shelf to rear wall.

Note: This Option to be selected with Option IP1-6

**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**



**Option IP1-7 FF**



Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Study. Provide 2057mm x 2704mm and 2057mm x 850mm windows to first floor in lieu of 1800mm x 1450mm window.

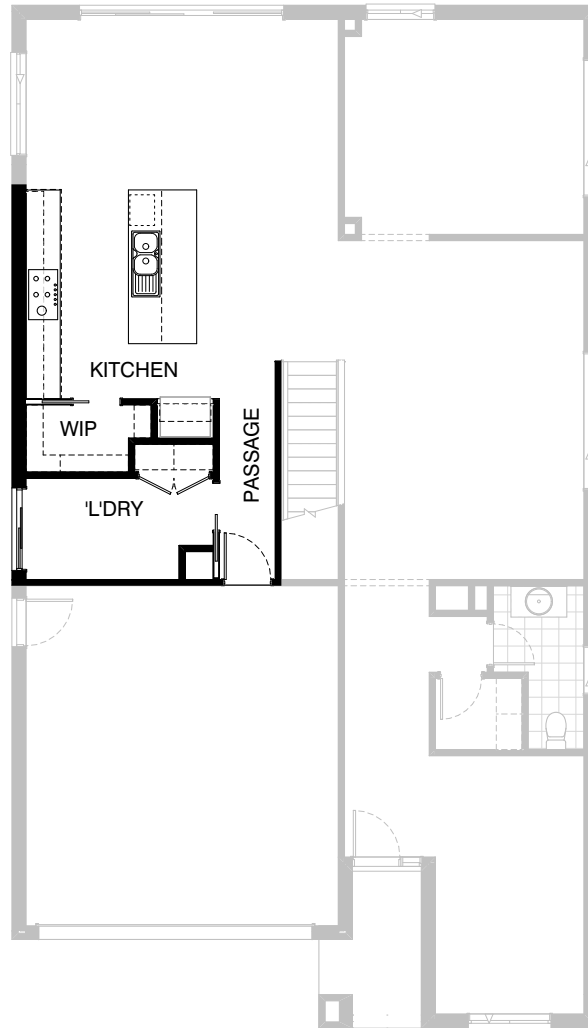
Reduce WIR 2 and delete shelf to rear wall.

Note: This Option to be selected with Option IP1-6



**FLOORPLAN OPTIONS**


 **4**    **2.5**    **2**

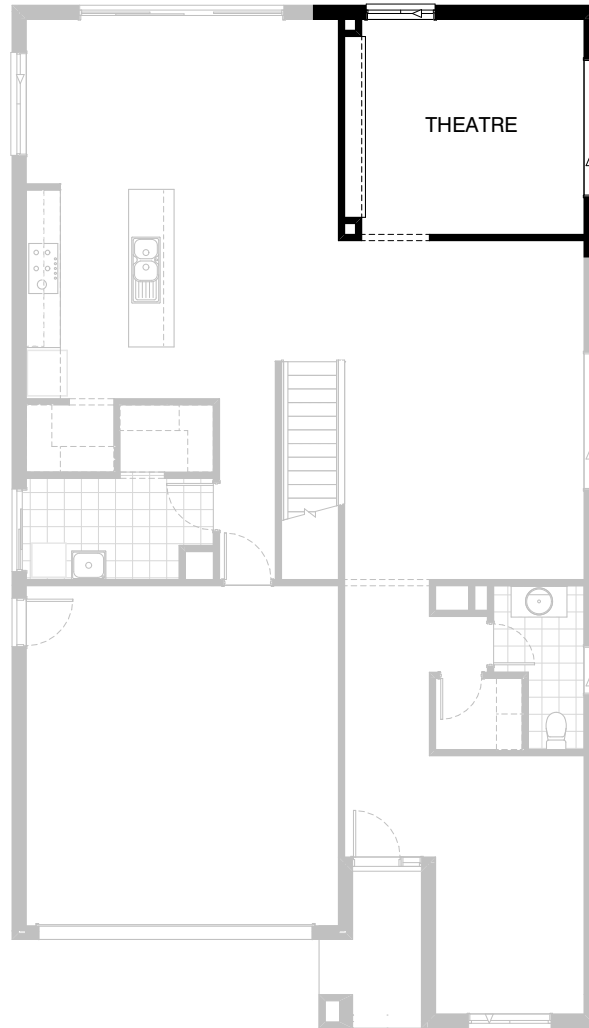


**Option IP1-8 GF**

Provide alternate Kitchen and Laundry floor plan Option including larger W.I.P, fridge relocation and remove W.I.L and provide standard linen cupboard with 620mm double doors & 4no. 450mm shelves. Provide 2no. 820mm cavity sliding doors to W.I.P and Linen and 4no. 300mm shelves to W.I.P in lieu of standard. Provide 1200mm bench top to Kitchen island, 5no. 900mm base cabinets, 2no. 450mm base cabinets, 1no. 800mm base cabinet, MW. provision with pot drawer below, DW. provision, 1no. 4 drawer unit, 2no. 900mm overhead cabinets, 2no. 450mm overhead cabinets, Provide 900mm underbench oven and 900mm cooktop, 1no. 900mm integrated rangehood in lieu of standard. Provide 900mm laminated open shelf above refrigerator space.

**FLOORPLAN OPTIONS**



 **4**    **2.5**    **2**

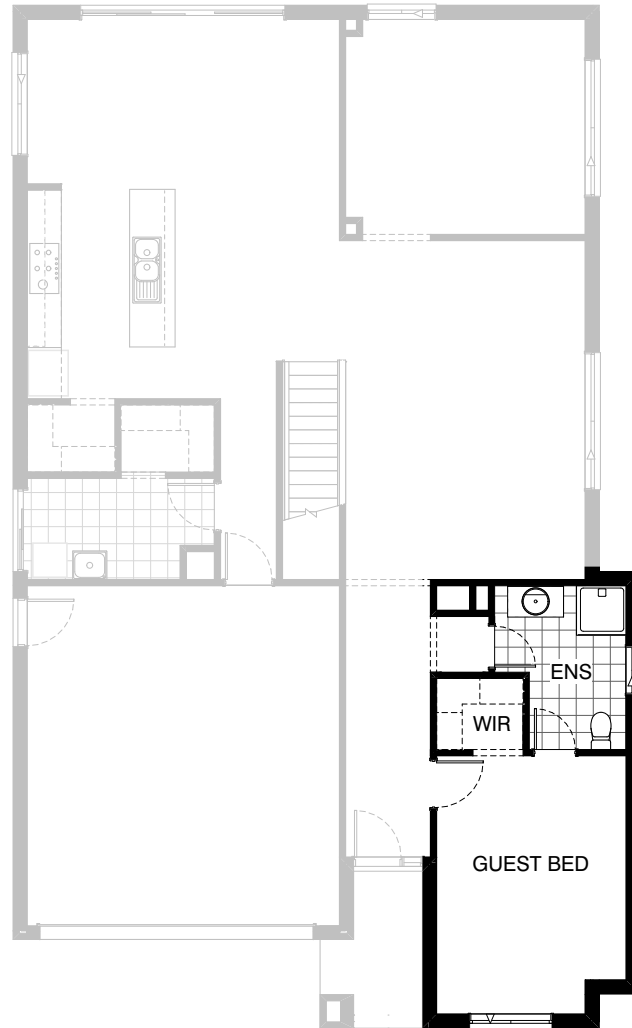


**Option IP1-9 GF**

Provide TV cabinet unit to Theatre including 300mm deep plaster bulkhead, 690mm high 32mm laminate bench top, 1no. 450mm high by 1040mm cabinet with double doors and 4no. 450mm high by 520mm double drawer units

**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**






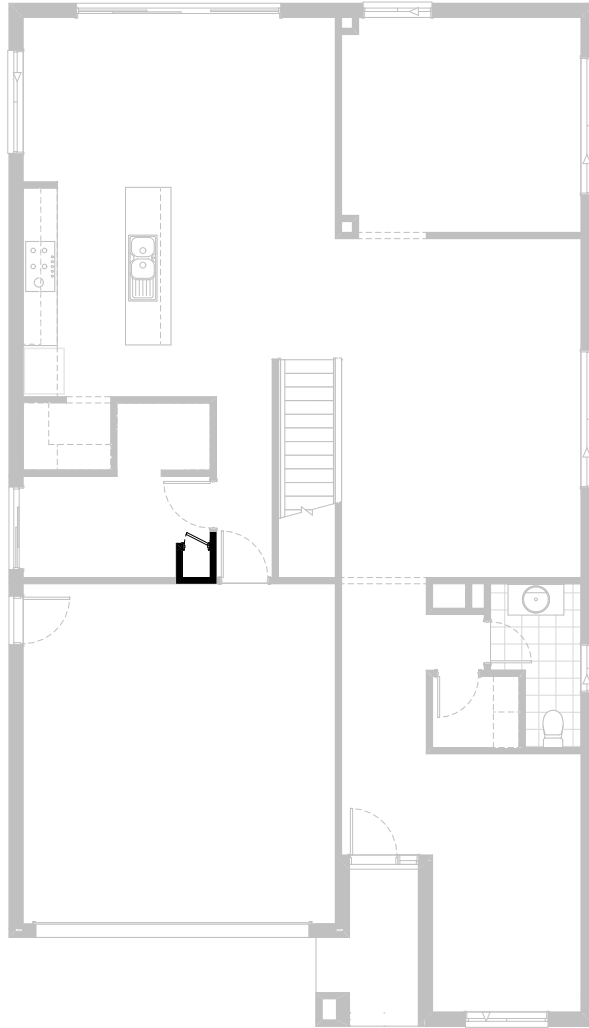
**Option IP1-10 GF**

Provide Guest Bedroom in lieu of Library including extend dwelling by 720mm for a length of 7430mm and provide tiled roof to ground floor section and lightweight cladding above to match Facade. Increases width by 720mm and area by 5.35m<sup>2</sup>. Provide W.I.R in lieu of W.I.L 2 and provide 450mm shelf and hanging rail in lieu of 4no. 450mm shelves, relocate 720mm door to form 2-way Powder room and provide plaster lined opening to W.I.R with 300mm bulkhead. Rearrange Powder room and provide 900mm x 900mm polymarble shower base. Provide additional plaster lined wall to Guest Bed and provide 820mm flush panel door.

NOTE: Option not available with Aqua & Rainforest facade

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

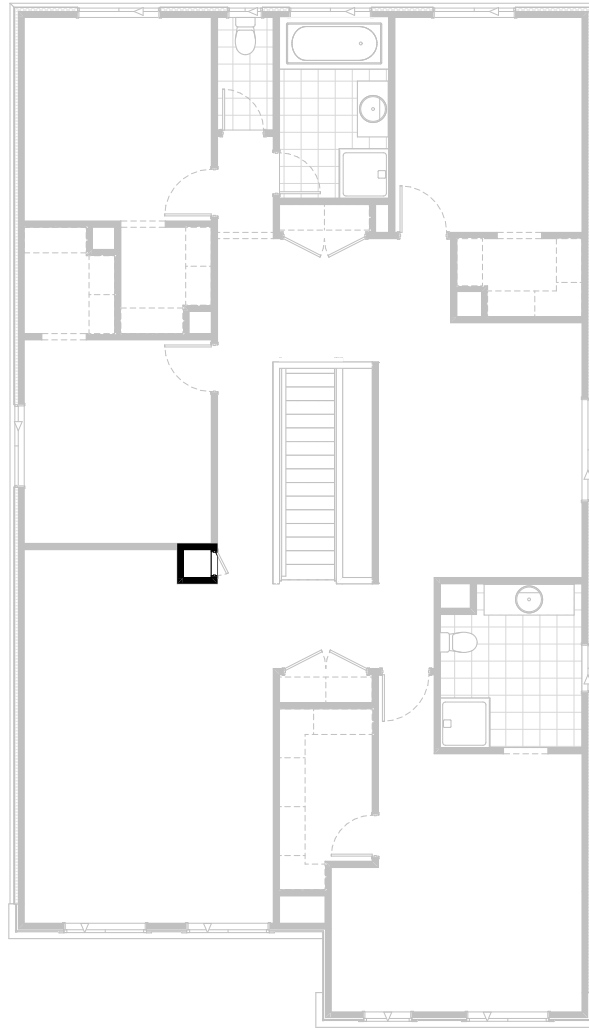


**Option IP1-11 GF**

Provide Melamine Laundry chute with 420mm door to Laundry void and First floor Rumpus room void

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**

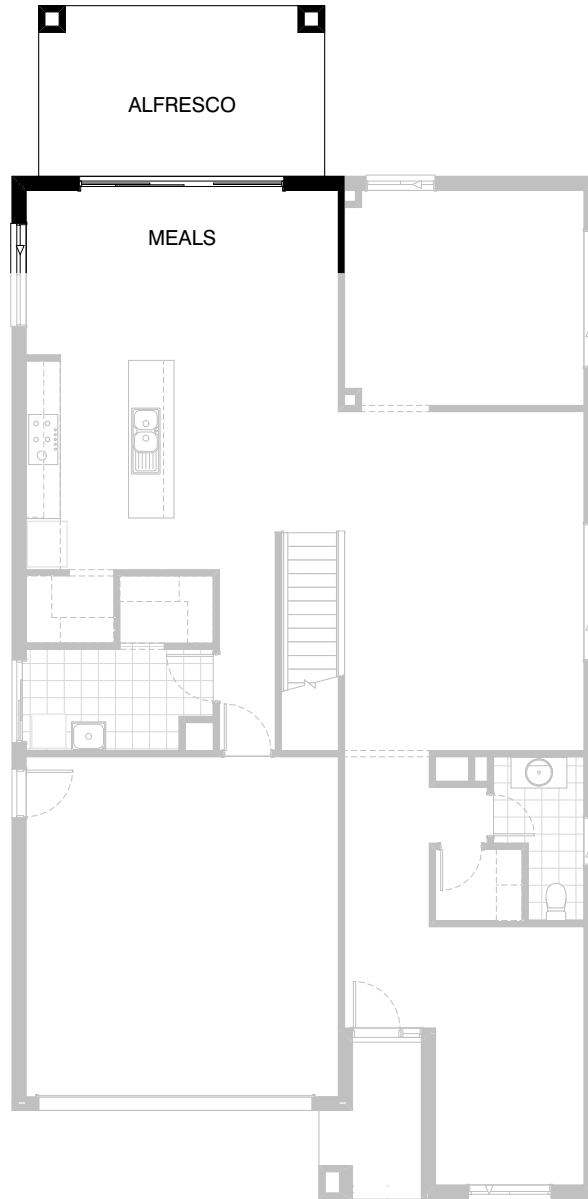


**Option IP1-11 FF**

Provide Melamine Laundry chute with 420mm door to Laundry void and First floor Rumpus room void

**FLOORPLAN OPTIONS**




 **4**  **2.5**  **2**

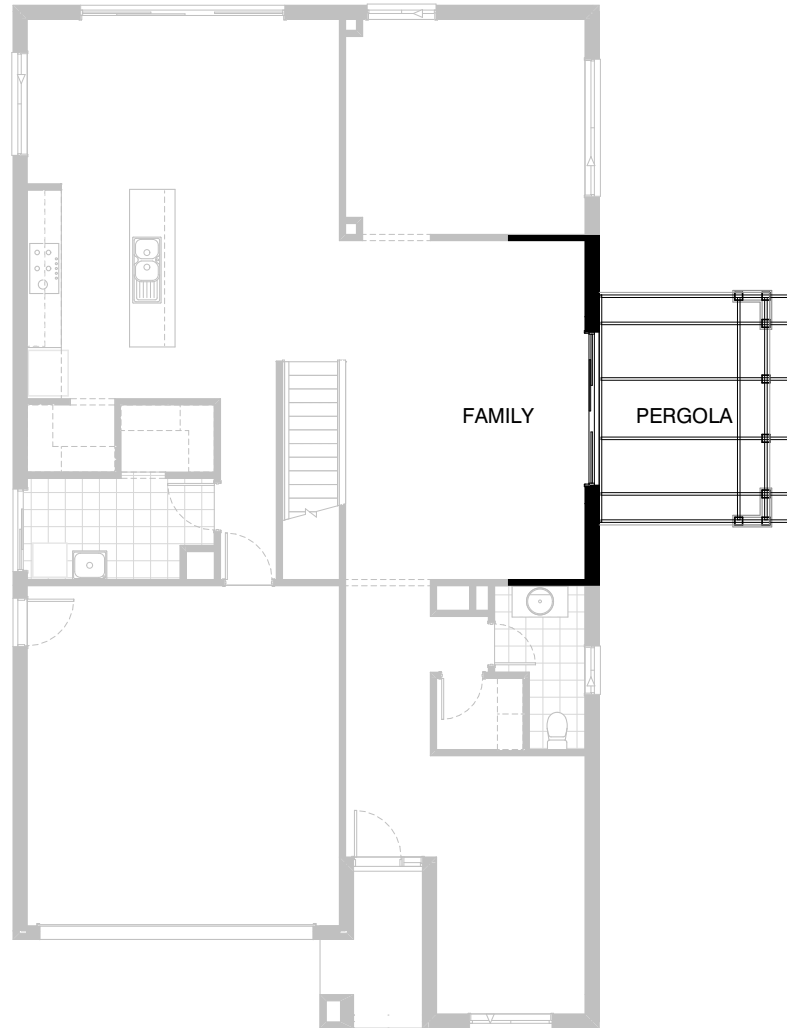


**Option EP1-1 GF**

Provide Alfresco under dwelling roof line including additional structural concrete floor and 2no. 470mm x 470mm brick piers to rear of Meals.  
Increases area by 15.09m<sup>2</sup>.  
Increases length by 3000mm.

**FLOORPLAN OPTIONS**




 **4**  **2.5**  **2**

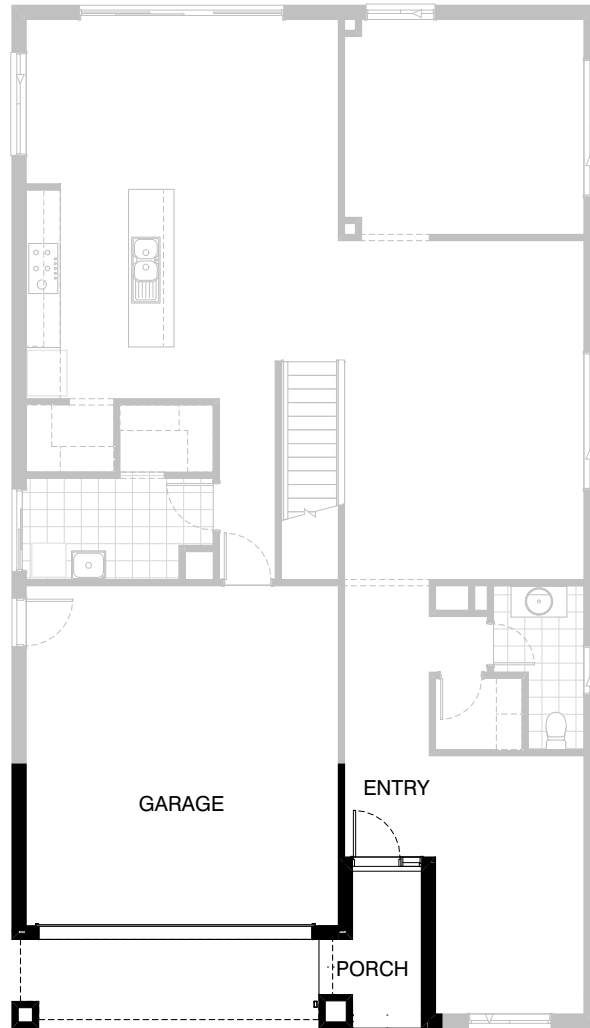


**Option EP1-2**

Provide 3000mm by 4090mm open pergola with earth floor to Living including 8no. 135mm x 135mm timber posts with painted finish, 200mm MAX. x 45mm timber pergola beams with painted finish, 90x35mm timber slat screen to corner posts to nominal 750mm high and 2690mm aluminium sliding door in lieu of standard window.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**





**Option BA-1 GF**

Provide Balcony Option to front of dwelling including ceramic tiled floor, timber framed wall balustrade with cement sheet cladding & brick pier. Replace 2no. existing windows to rumpus with 2no. 1543mm x 850mm aluminium awning windows & 1no. single clear glazed aluminium french door frame and brick pier.

**NOTE:- This Option applies to the condor facade only**



**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**






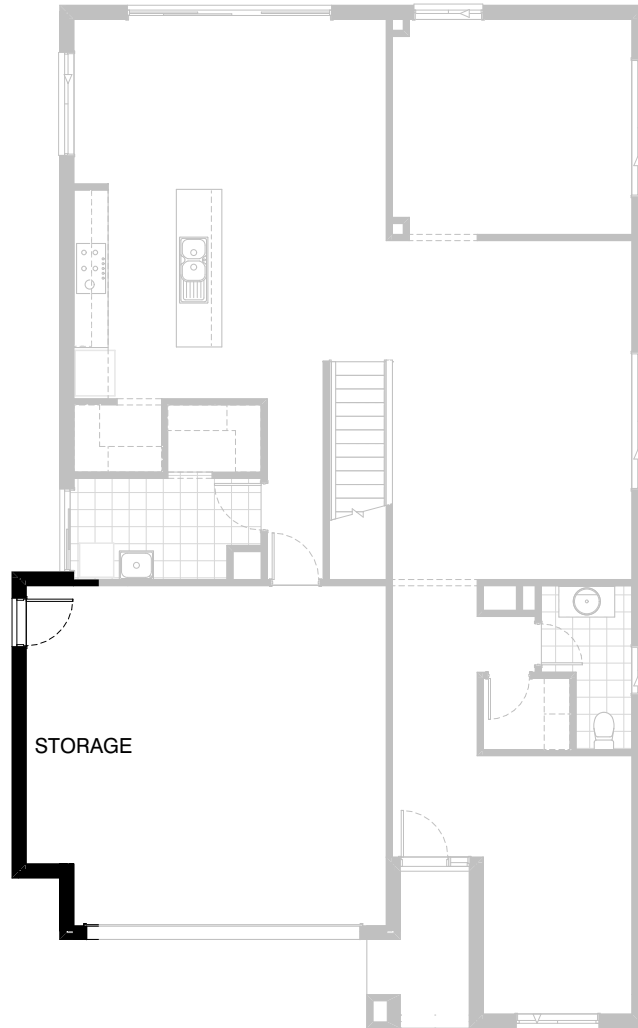
**Option BA-1 FF**

Provide Balcony Option to front of dwelling including ceramic tiled floor, timber framed wall balustrade with cement sheet cladding & brick pier. Replace 2no. existing windows to rumpus with 2no. 1543mm x 850mm aluminium awning windows & 1no. single clear glazed aluminium french door/frame and brick pier.

**NOTE:- This Option applies to the condor facade only**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**



**Option G-1**

Provide extension to Garage to create additional Storage area.  
Increases area by 4.53m<sup>2</sup>.  
Increases width by 840mm.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

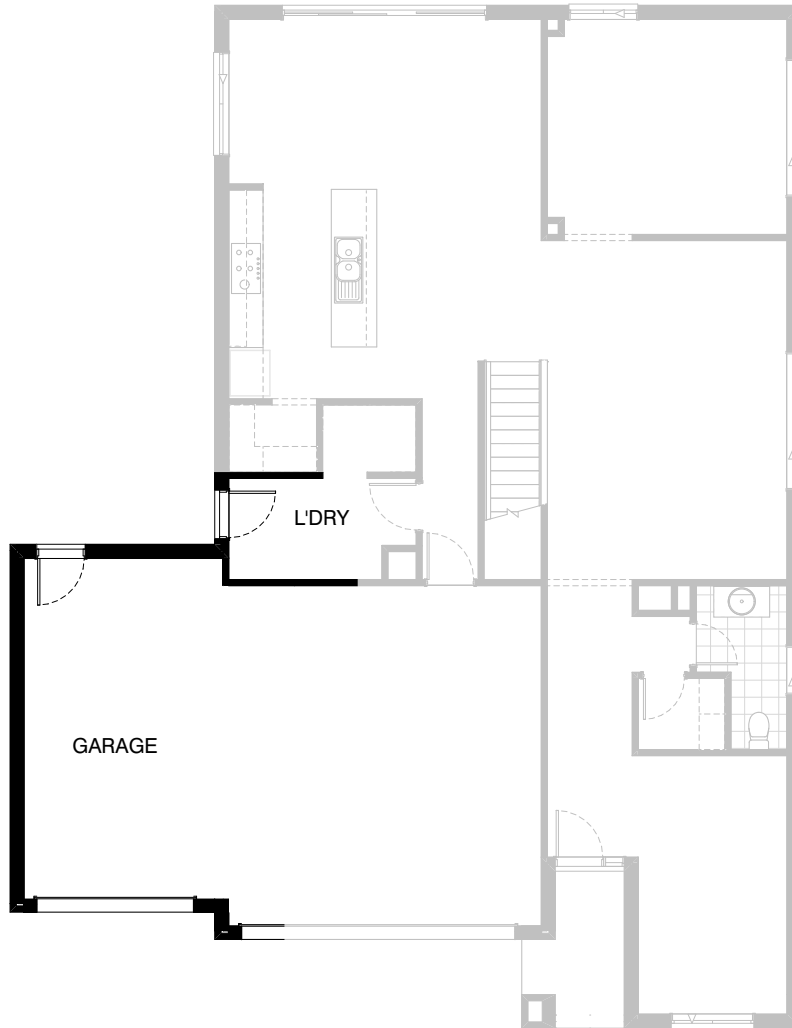


**Option G-2**

Provide extension to Garage to create additional Storage area.  
Provide additional 2057mm x 1210mm aluminium awning window  
Increases area by 9.10m<sup>2</sup>.  
Increases width by 1680mm.

**FLOORPLAN OPTIONS**

 **4**     **2.5**     **2**



**Option G-3**

Provide triple garage option including additional garage door as per colour selection. Provide pitched roof over garage to all facades including additional downpipe.

Increases area by 23.30m<sup>2</sup>.  
Increases width by 3600mm.