


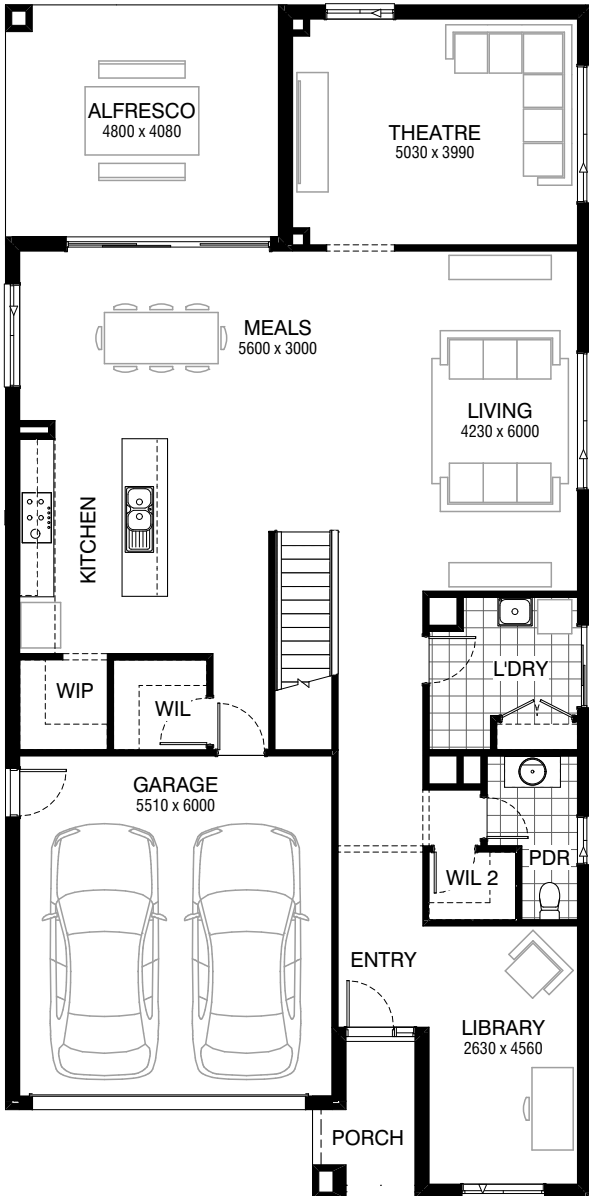
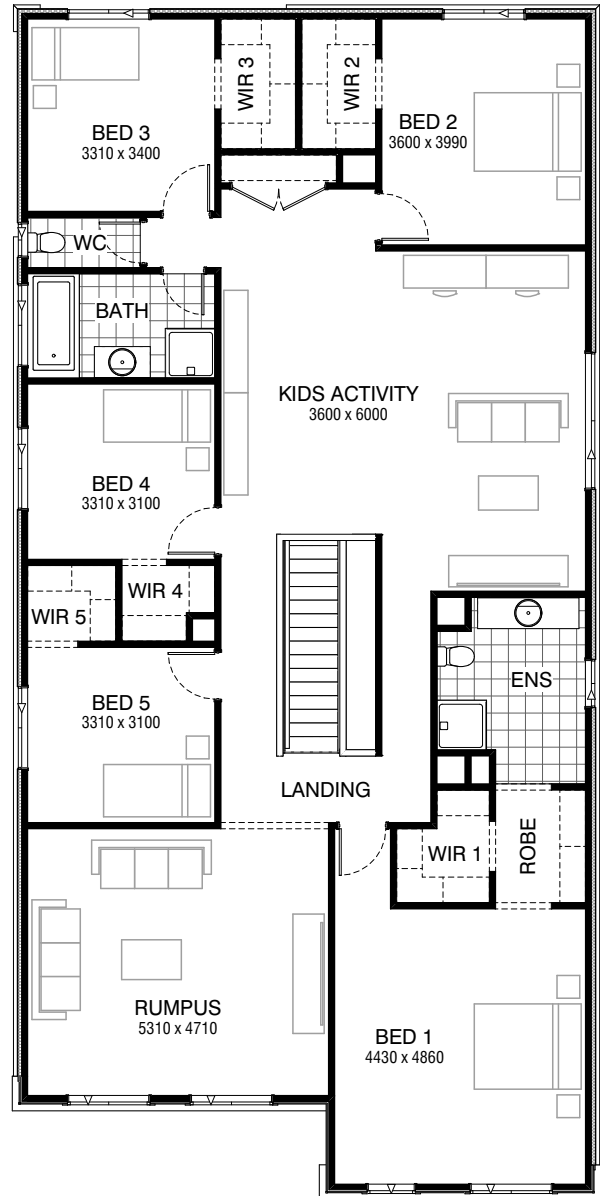


Total squares **43.8sq**

 **5**  **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.

Facades available:

Condor, Matisse, Monet, Aqua	Residence	346.7m ²	37.3sq
Hester, Metropolitan, Orana	Garage	36.1m ²	3.9sq
Rainforest	Porch	4.3m ²	0.5sq
Overall home width	10.31m	Alfresco	19.6m ²
Overall home length	20.99m	Total	406.6m²
			43.8sq

Listed details based on Condor façade floorplan (illustrated)

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

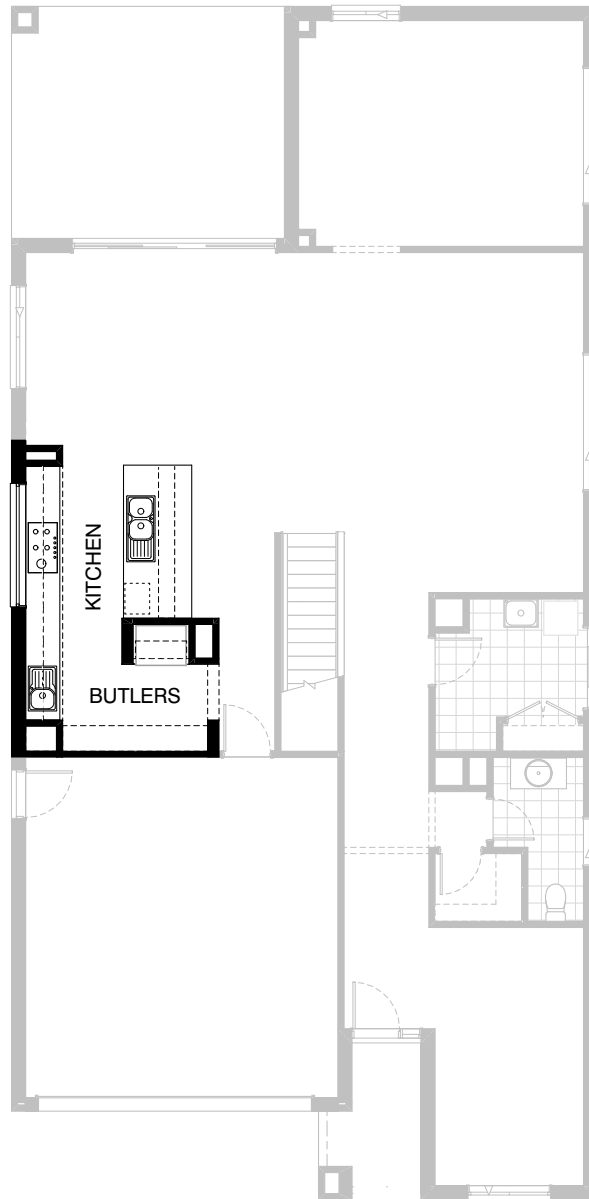


Option K-1

Provide 'L' shaped Kitchen Upgrade by deleting W.I.L 1 and increasing W.I.P and provide 1no. 720mm flush panel hinged door to W.I.P.
Provide 1no. 900mm base cabinet, 2no. 300mm base cabinets, 2no. 400mm base cabinets, 1no. 450mm base cabinet and 1no. 900mm corner cabinet, 1no. 450mm drawer unit, 1no. 600mm overhead cabinet, 1no. 450mm overhead cabinet, 1no. 400mm overhead cabinet, 2no. 350mm overhead cabinets, 1no. 300mm overhead cabinet and 1no. 600mm overhead corner cabinet, 1no. laminated MW. provision with pot drawer below
Provide 900mm underbench oven and 900mm cooktop, 1no. 900mm retractable rangehood.
1no. 900mm laminated open shelf above refrigerator space.
Provide 1200mm wide island bench with 1no. laminated DW. provision.
Provide additional tiled splashback to suit.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**



Option K-2

Provide Kitchen Upgrade by including the removal of W.I.L 1 to create Butlers Pantry and fridge space and increased Meals by 400mm.

Provide 4no. 800mm and 1no. 900mm base cabinets,
1no. 450mm drawer unit, 4no. 600mm overhead cabinets,
2no. 350mm overhead cabinets, 1no. 400mm overhead cabinets,
including additional tiled splashback.

1no. laminated MW. provision with pot drawer below.
1no. laminated DW. provision.




Provide double 600mm underbench ovens and
900mm cooktop, 1no. 900mm retractable rangehood.

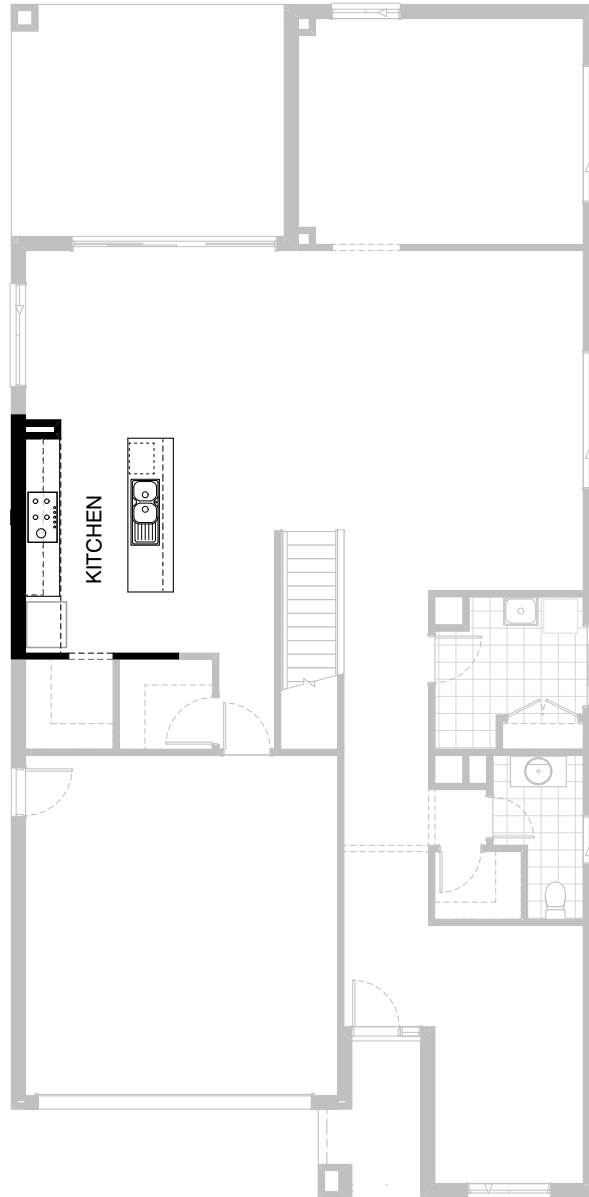
1no. 900mm laminated open shelf above refrigerator space.

Provide 1200mm wide island bench with 300mm overhang.

Provide 514mm x 2170mm aluminium fixed window to Kitchen splashback.
Additional length of 450mm wide shelves and additional single bowl to
Butlers Pantry.

FLOORPLAN OPTIONS


 **5**  **2.5**  **2**

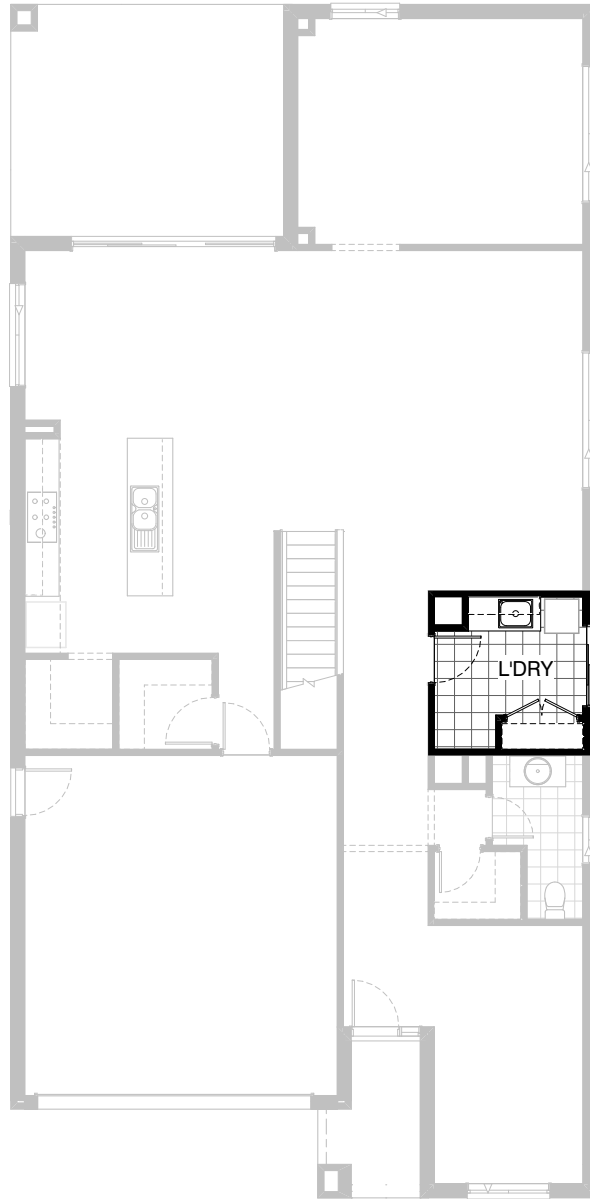


Option K-3

Provide Kitchen Upgrade by providing
3no. 900mm base cabinets and 2no. 900mm overhead cabinets,
and 1no. 450mm drawer unit.
1no. laminated MW. provision with pot drawer below.
1no. laminated DW. provision.

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

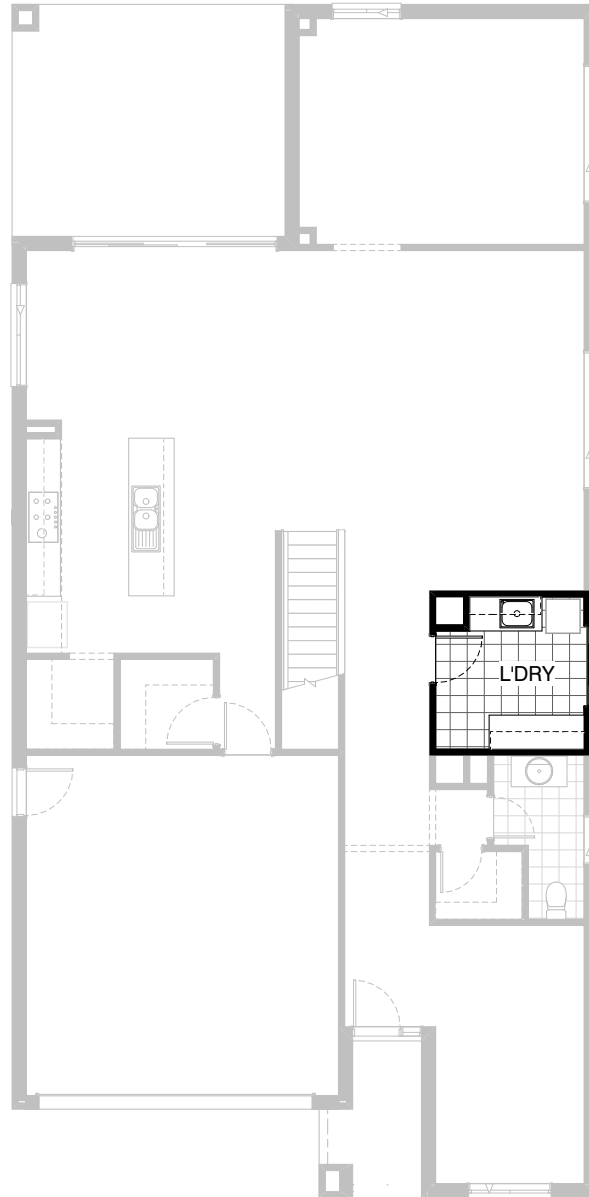


Option LD-1

Provide Laundry Option with s.s. inset trough
in 32mm laminated bench top.
1no. 400mm and 1no. 800mm base cabinets and
1no. 400mm and 1no. 800mm overhead cabinets
and additional tiled splashback and bench top to suit.

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

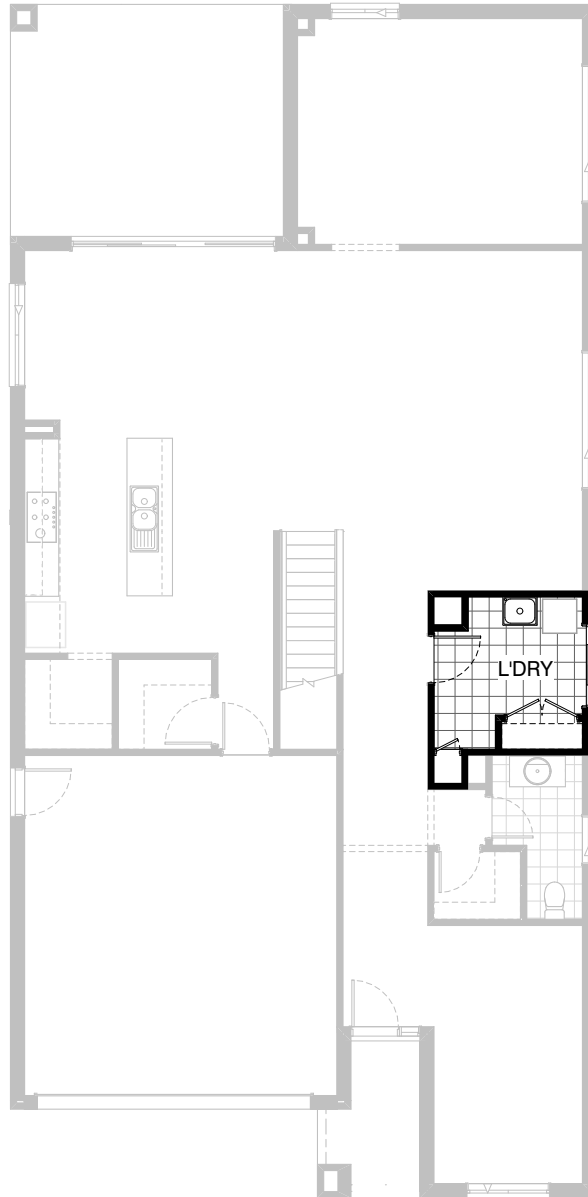


Option LD-2

Provide Laundry Upgrade including removal of Linen cupboard and s.s. inset trough in 32mm laminated bench top.
1no. 400mm and 3no. 800mm base cabinets and
1no. 400mm and 3no. 800mm overhead cabinets
and additional tiled splashback and bench top to suit.

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

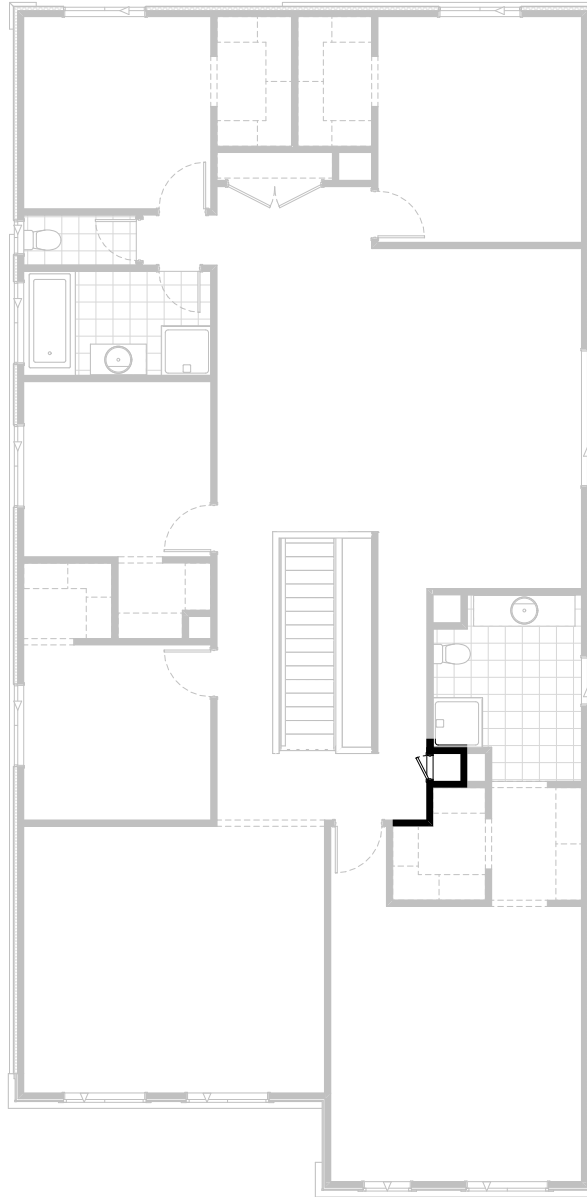


Option LD-3 GF

Provide melamine Laundry chute with 420mm door to Laundry and first floor Ensuite void.

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

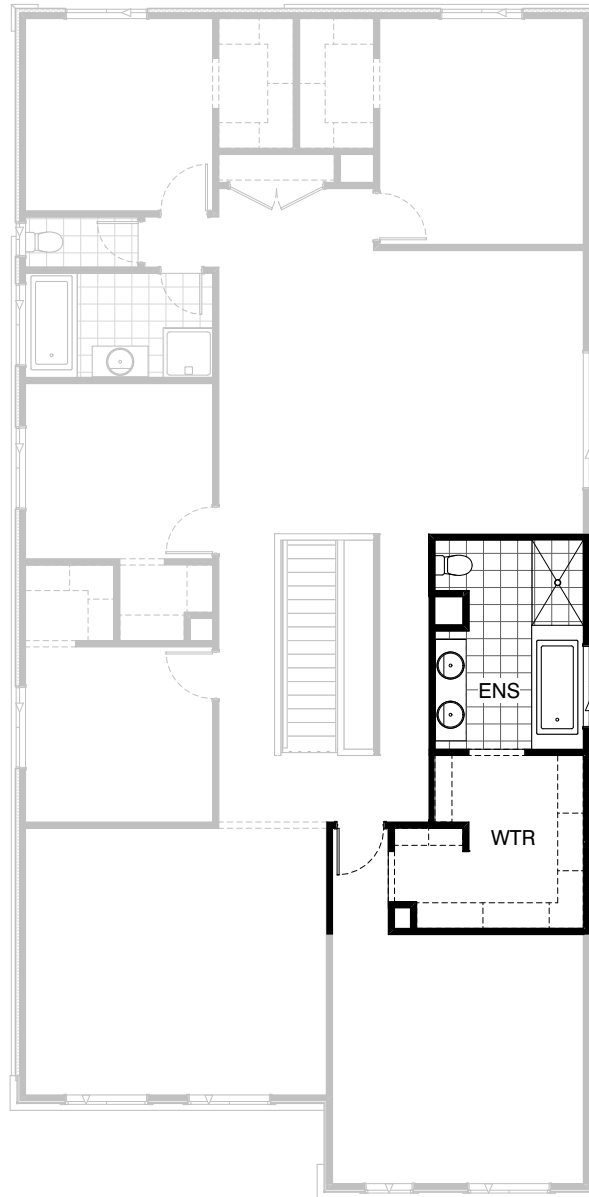


Option LD-3 FF

Provide melamine Laundry chute with 420mm door to Laundry and first floor Ensuite void.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**

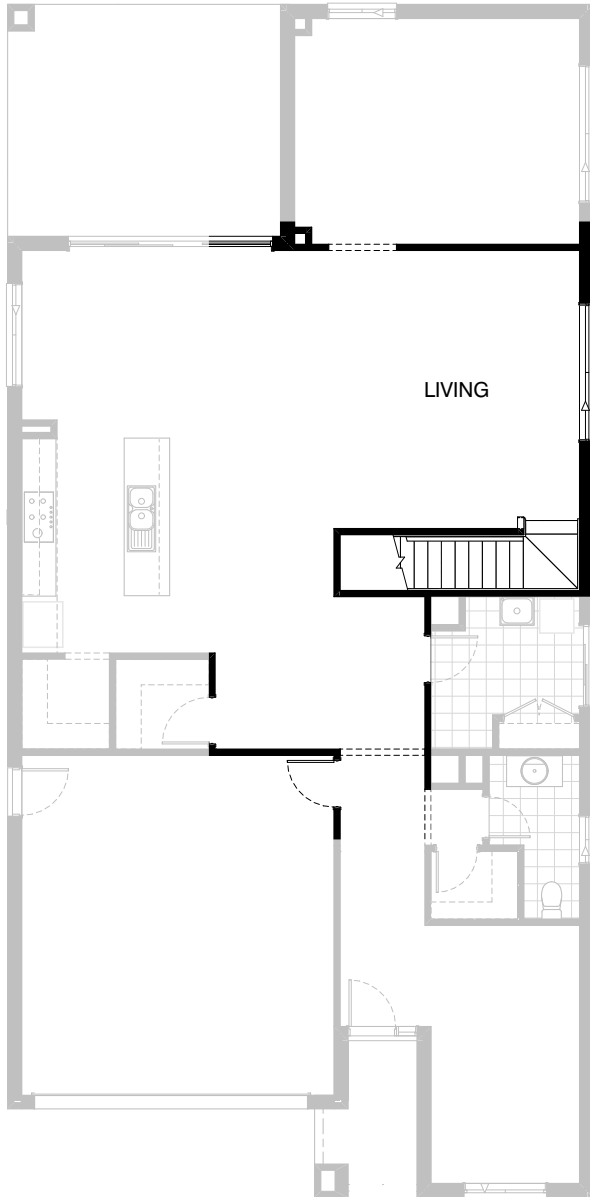


Option ENS-1 FF

- Provide Ensuite Upgrade by decreasing Kids Activity length by 1000mm to 5000mm x 3600mm in lieu of standard.
- Provide 1782mm vanity unit with 2no. basins.
- 1no. 1500mm x 900mm tiled shower base in lieu of standard and additional bath with tiled hob.
- Decrease Bed 1 length by 460mm and increase W.T.R with additional hanging rail and shelf to suit.
- Provide 1no. 1200mm x 1450mm aluminium sliding window to Ensuite in lieu of standard.

FLOORPLAN OPTIONS

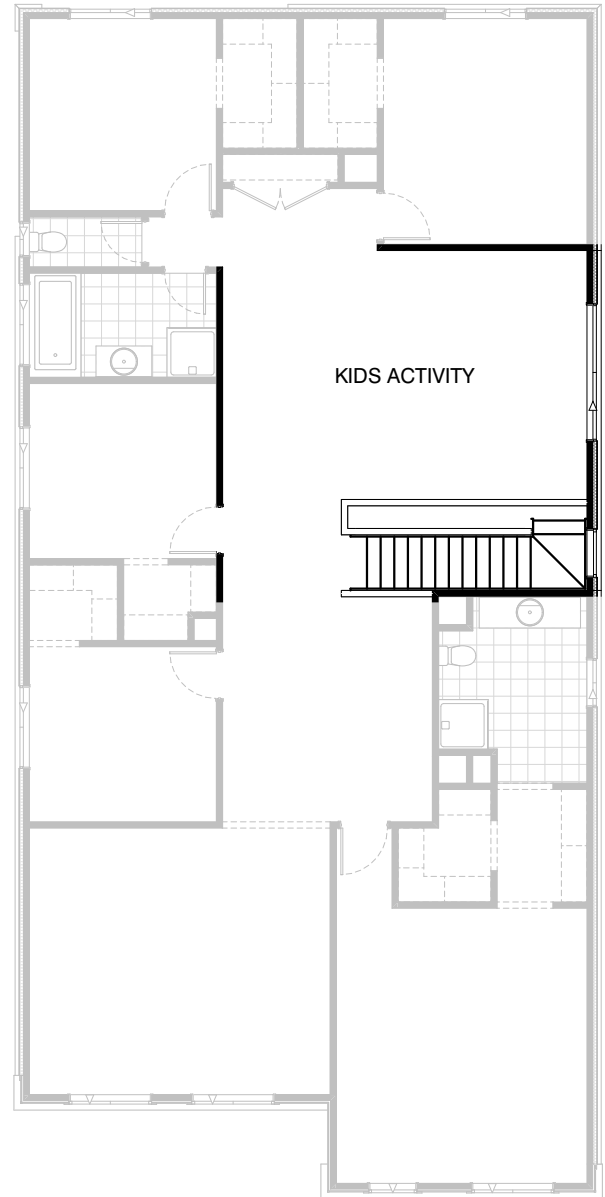
 **5**  **2.5**  **2**



Option IP1-1 GF

Relocate Stair / Landing and adjust plan to suit.

NOTE:- This Option to be selected with Option IP1-1 (f.f.)






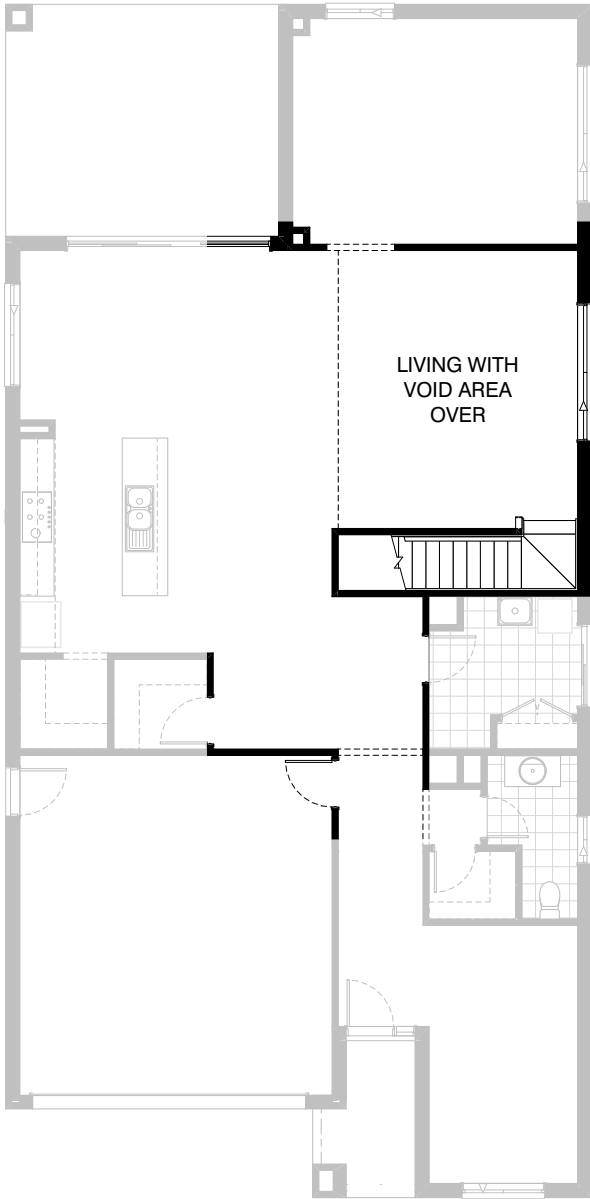
Option IP1-1 FF

Relocate Stair / Landing and adjust plan to suit.
Provide additional 1no. 1200mm x 850mm
aluminium fixed window over stairwell

NOTE:- This Option to be selected with Option IP1-1 (g.f.)

FLOORPLAN OPTIONS

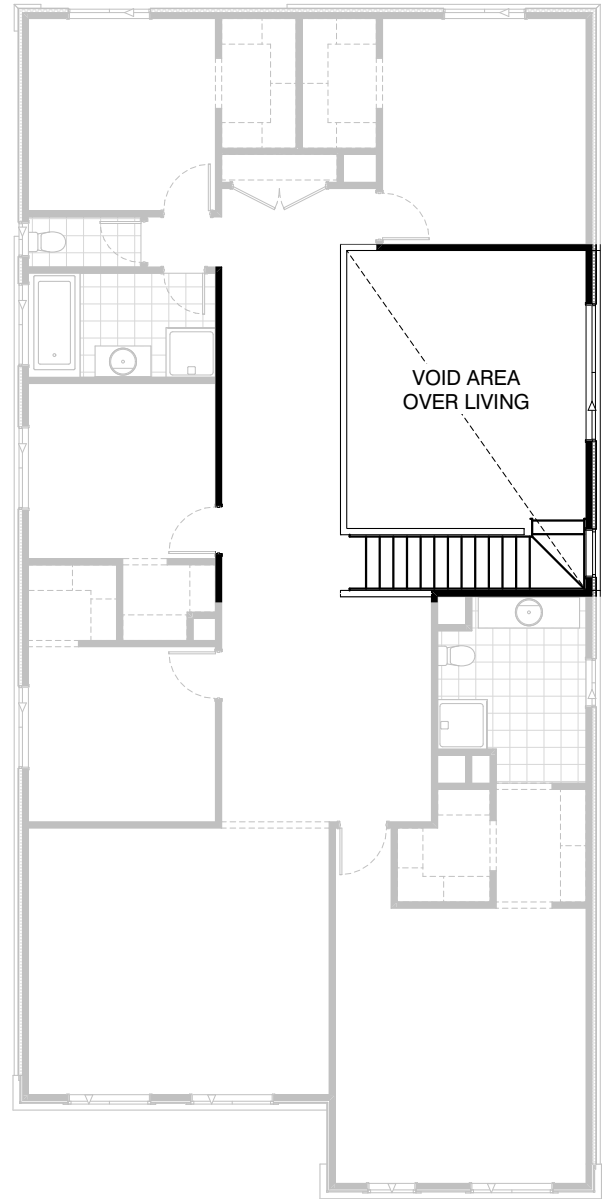
 **5**  **2.5**  **2**



Option IP1-2 GF

Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Kids Activity.

NOTE:- This Option to be selected with Option IP1-2 (f.f.)





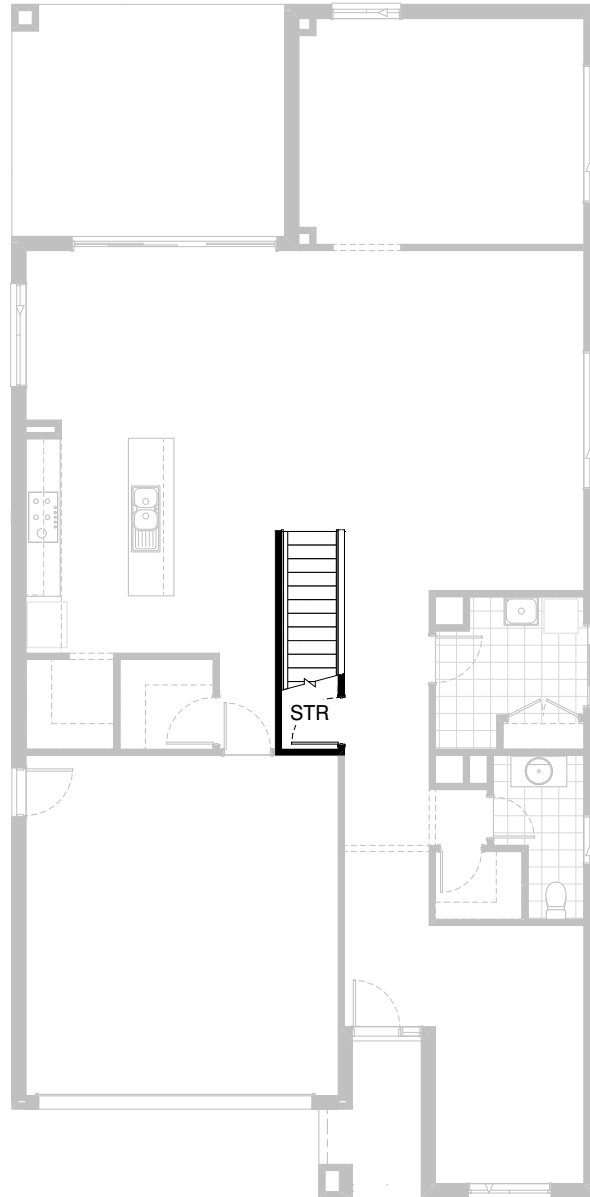
Option IP1-2 FF

Relocate Stair / Landing and adjust plan to suit. Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Kids Activity. Provide additional 1no. 1200mm x 850mm aluminium fixed window over stairwell

NOTE:- This Option to be selected with Option IP1-2 (g.f.)

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**






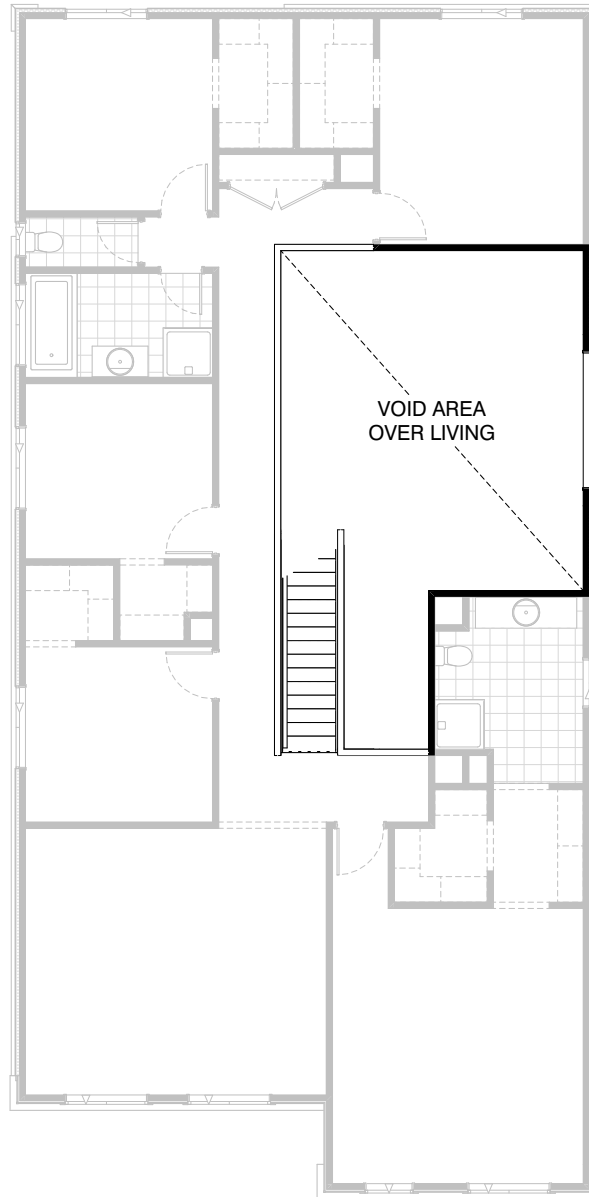
Option IP1-3 GF

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




 **5**  **2.5**  **2**

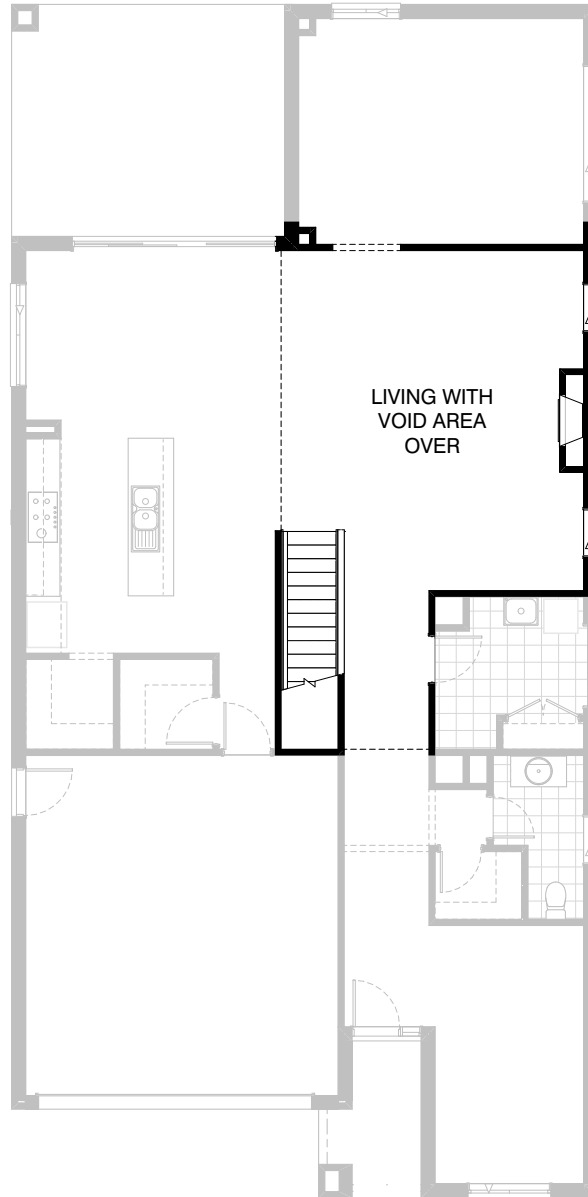


Option IP1-4 FF

Provide Void area above Living including plaster dwarf wall balustrade in lieu of standard Kids Activity.
Provide 1no. 1200mm x 2410mm aluminium fixed window in lieu of standard.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**






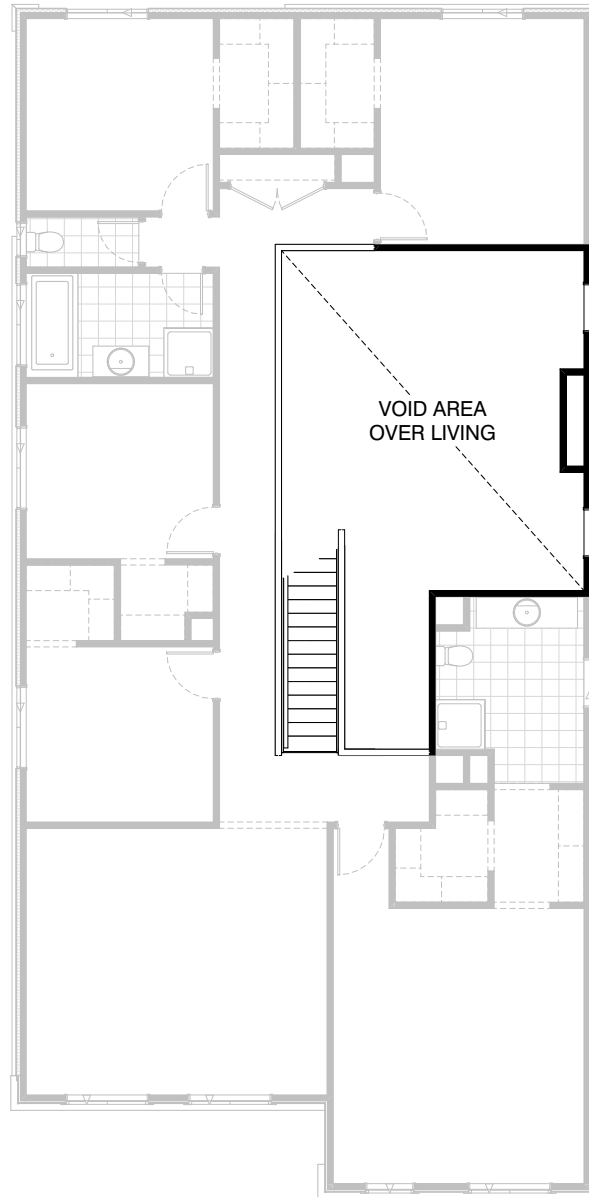
Option IP1-5 GF

Provide Jetmaster SL-350 gas fireplace, 400mm off floor level in a boxed out plaster lined wall with a 4 sided black fascia to Living room side wall.
Provide 2no. 2057mm x 850mm aluminium sliding windows to Living in lieu of standard.

NOTE:- This Option is only available with the selection of Option IP1-4.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**



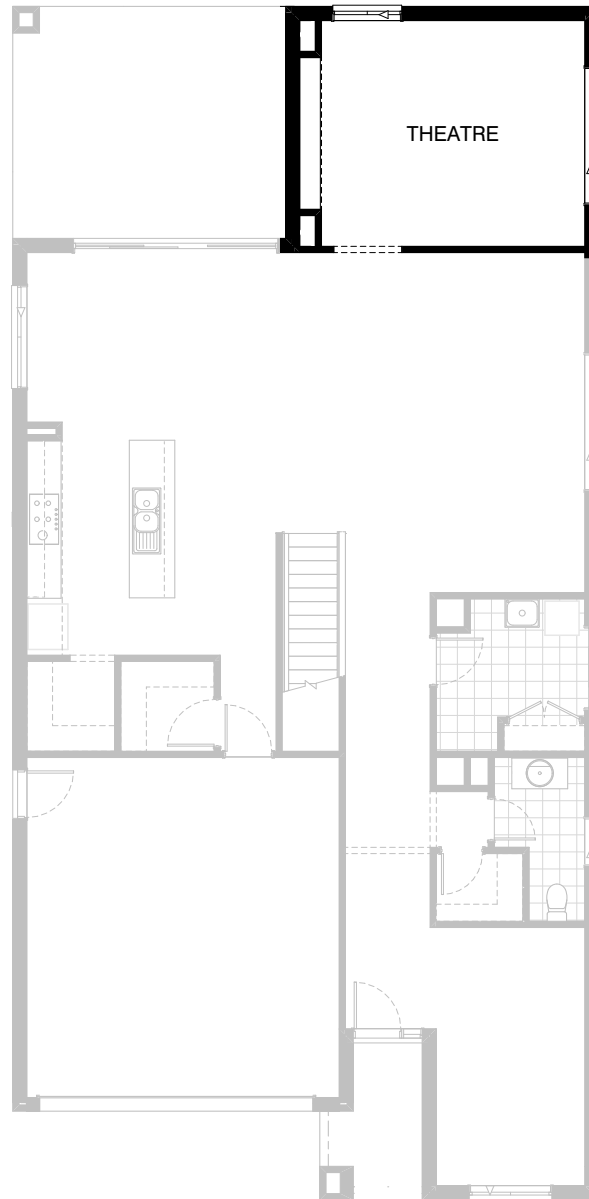
Option IP1-5 FF

Provide Jetmaster SL-350 gas fireplace, 400mm off floor level in a boxed out plaster lined wall with a 4 sided black fascia to Living room side wall.
Provide 2no. 2057mm x 850mm aluminium fixed windows to Void area above Living in lieu of standard.

NOTE:- This Option is only available with the selection of Option IP1-4.

FLOORPLAN OPTIONS



 **5**  **2.5**  **2**

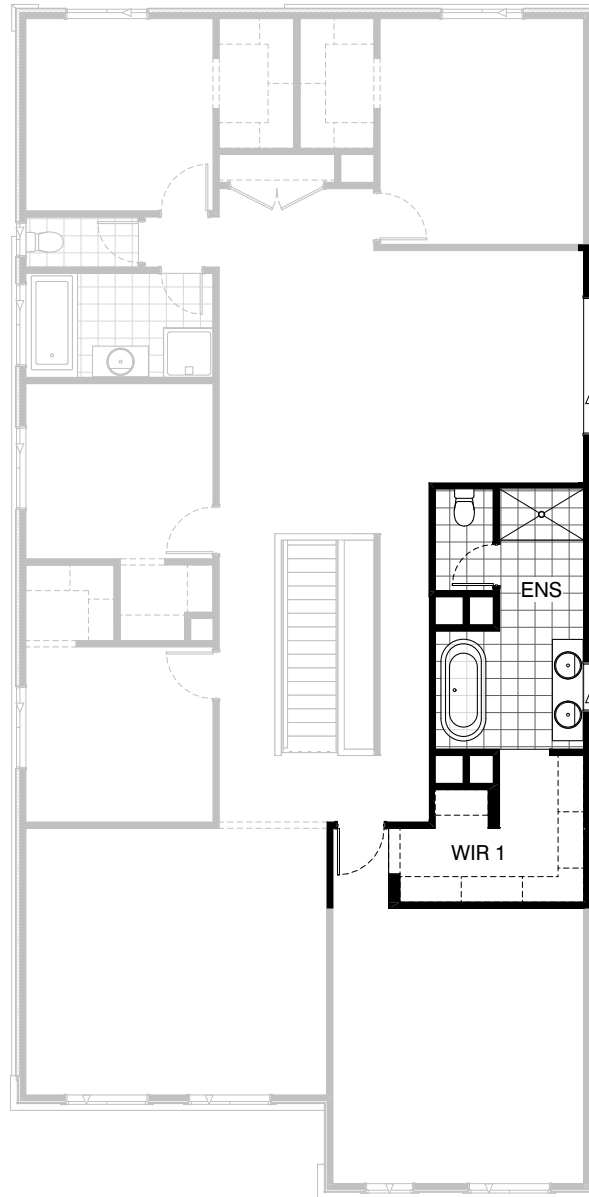


Option IP1-6 GF

Provide TV cabinet to Theatre including
3no. 870mm wide x 340mm deep x 300mm high
drawer units with a 2670mm long x 360mm deep
x 32mm thick laminate bench top with a
300mm deep plaster lined bulkhead above.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**




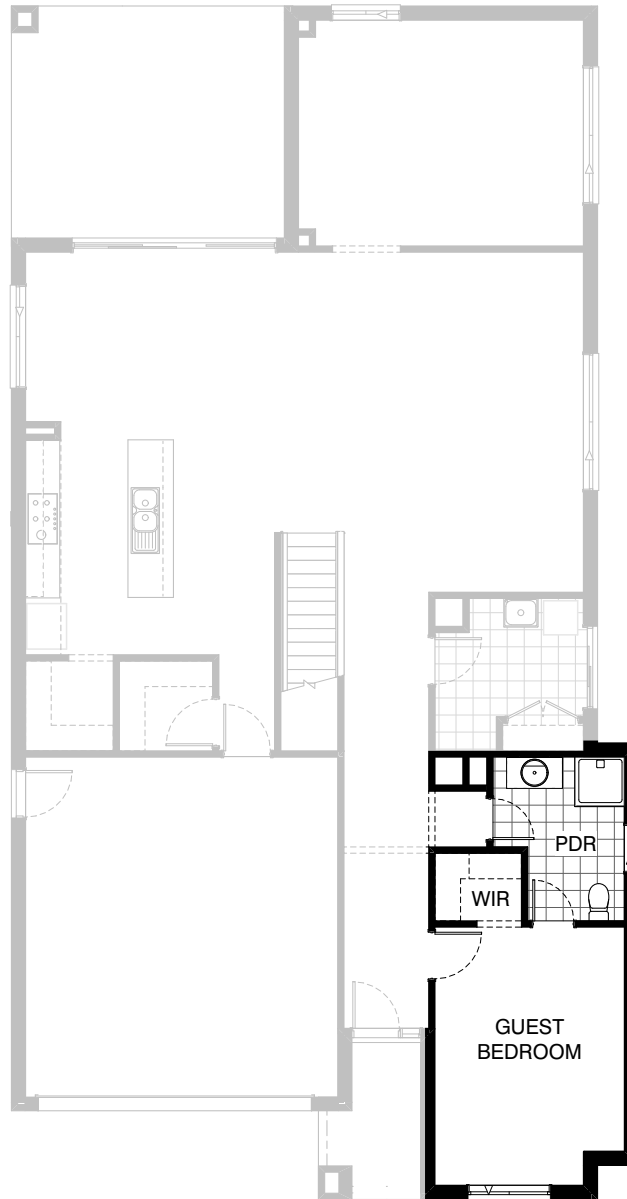


Option IP1-7 FF

Provide Ensuite and W.I.R Upgrade including reduce Kids Activity length by 1900mm and provide additional 450mm wide shelf and hanging rail to W.I.R.

Provide 1782mm vanity unit with 2no. basins.
1no. 1500mm x 900mm tiled shower base in lieu of standard and free standing bath.


Provide separate WC including additional plaster lined walls and 720mm flush panel door.

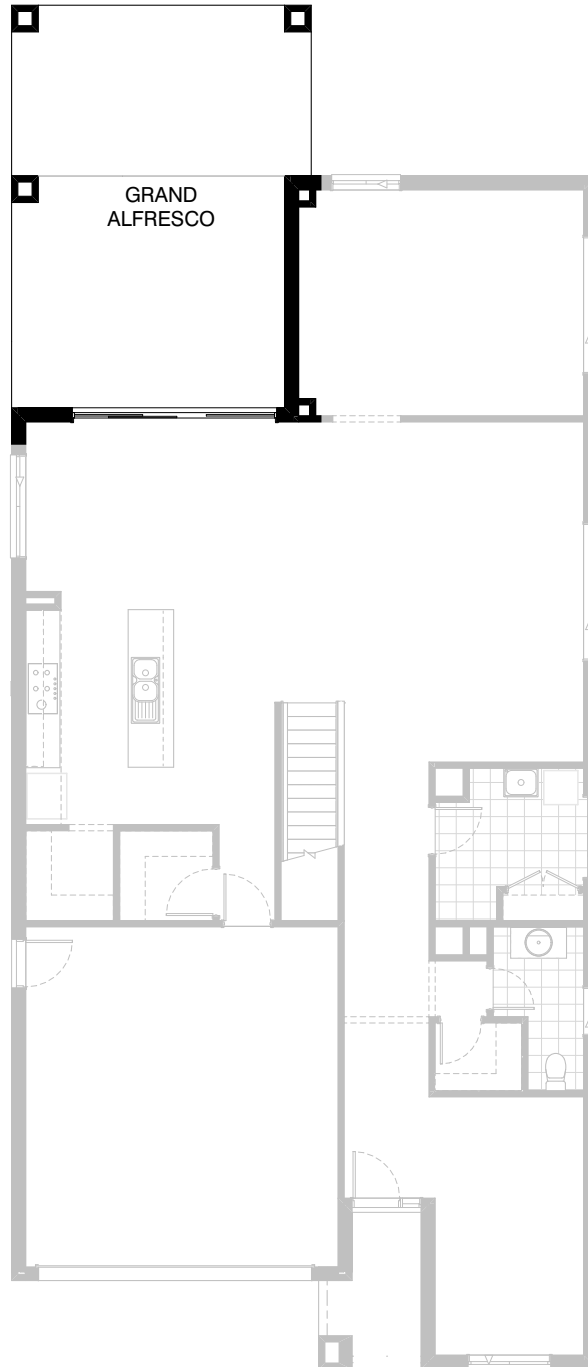
FLOORPLAN OPTIONS **5**  **2.5**  **2****Option IP1-8 GF**

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 5.35m².
Provide W.I.R in lieu of W.I.L and provide 450mm wide shelves and hanging rails in lieu of 4no. 450mm wide shelves.
Relocate 720mm door to form 2-way Powder Room and provide plaster lined opening to W.I.R with a 300mm bulkhead.
Rearrange Powder Room and provide 900mm x 900mm polymarble shower base.
Provide additional plaster lined wall to Guest Bedroom and provide 820mm flush panel hinged door.

NOTE: Option not available with Aqua & Rainforest facade

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**

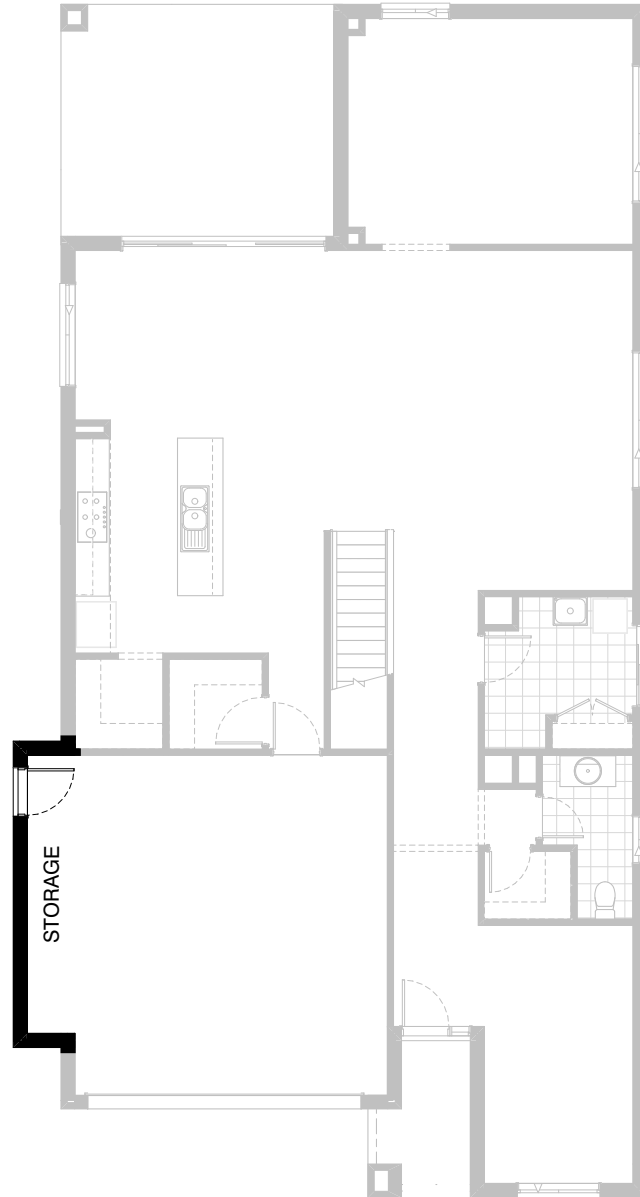


Option EP1-1

Provide Grand Alfresco under dwelling roof line including additional structural concrete floor and 3no. 470mm x 470mm brick piers.
Increases Area by 15.81m²
Increases length by 3000mm

FLOORPLAN OPTIONS


 **5**  **2.5**  **2**

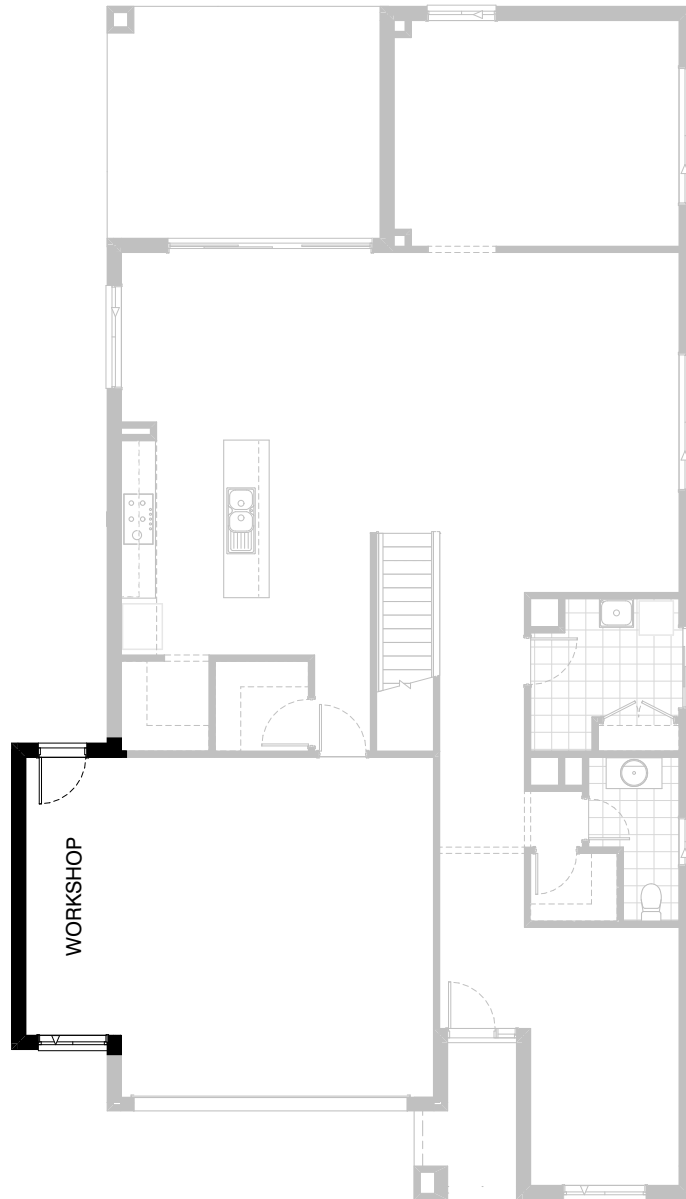


Option G-1

Provide extension to Garage to create additional Storage area.
Provide pitched roof and lightweight cladding ('Scyon Stria') above.
Increases area by 4.53m².
Increases width by 840mm.

FLOORPLAN OPTIONS




 **5**  **2.5**  **2**



Option G-2

Provide extension to Garage to create Workshop area including additional 2057 x 1210 feature aluminium awning window.
Provide pitched roof and lightweight cladding ('Scyon Stria') above.
Increases area by 9.05m².
Increases width by 1680mm.

FLOORPLAN OPTIONS


 **5**  **2.5**  **2**

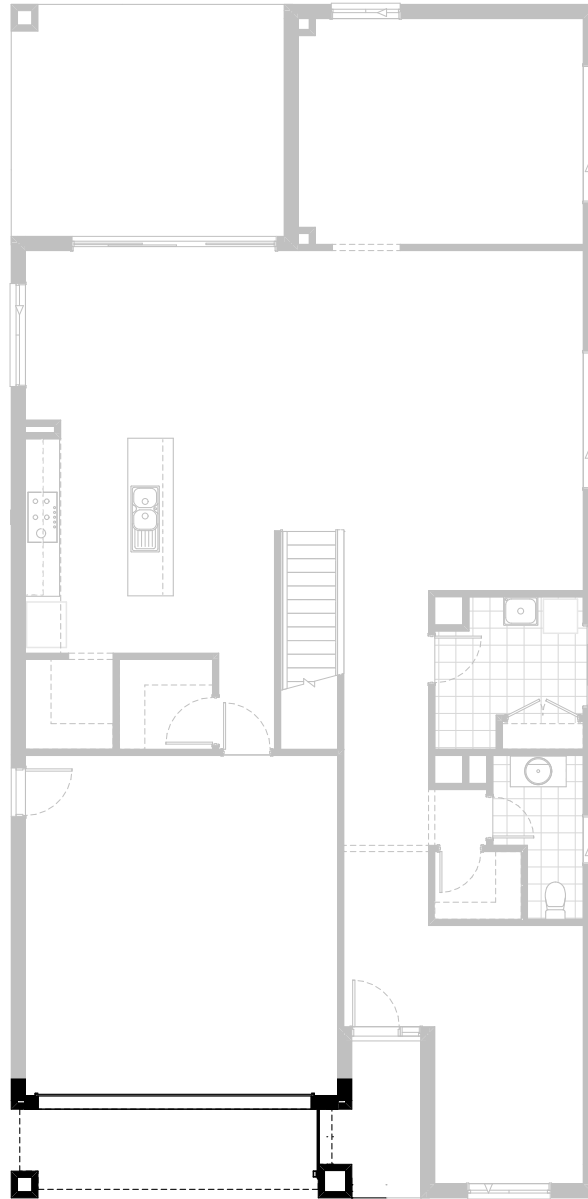


Option G-3

Provide triple car Garage including additional
Garage door as per colour selection.
Provide pitched roof and lightweight cladding
(‘Scyon Stria’) above.
Increases area by 23.29m².
Increases width by 3600mm.

FLOORPLAN OPTIONS

 **5**  **2.5**  **2**






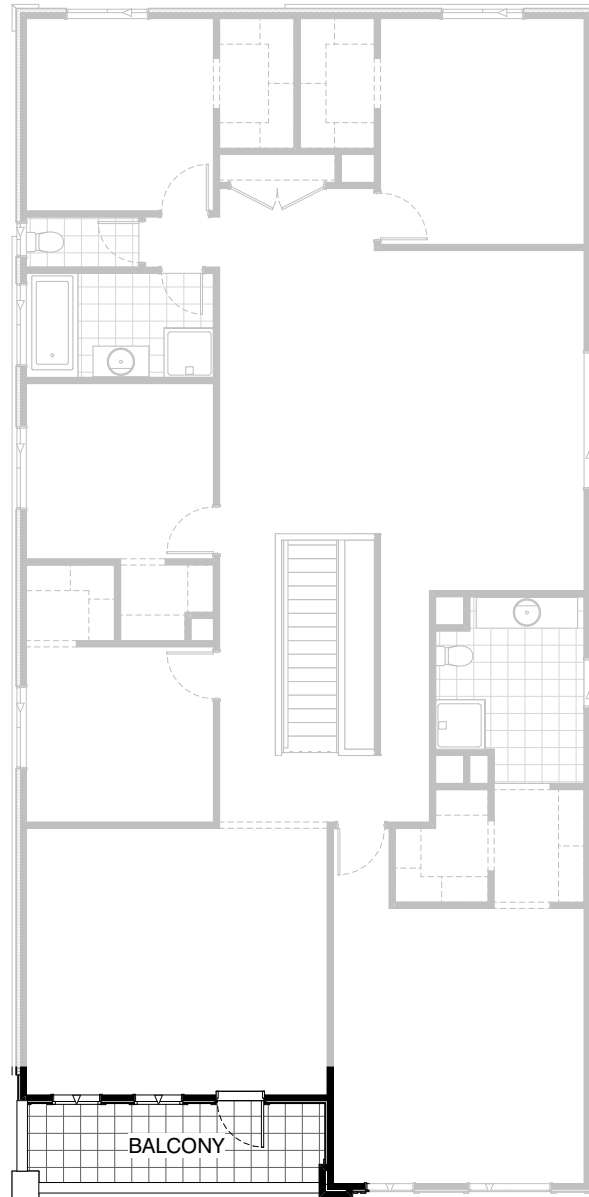
Option BA-1 GF

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

 **5**  **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