

MYERS 35

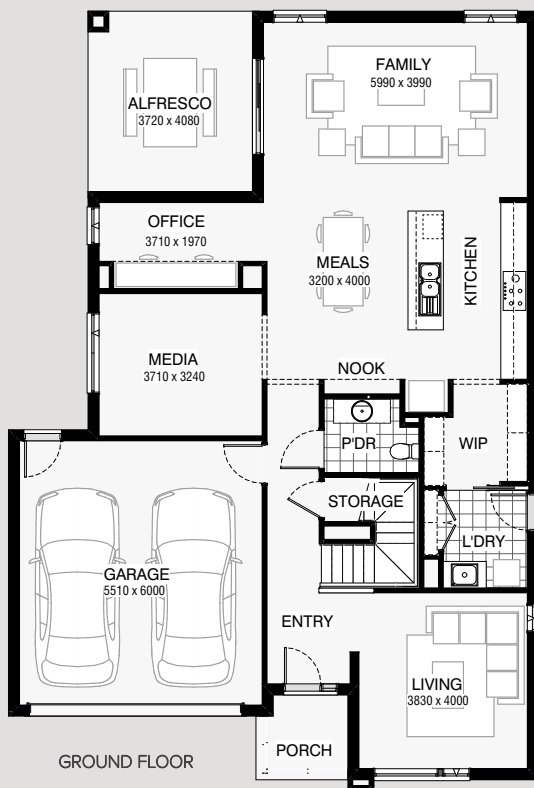
5 2.5 2

Total squares 34.9sq

B
SERIES

Minimum
Lot Width
14.0m

Minimum
Lot Length
25.0m



GROUND FLOOR



FIRST FLOOR

Design Dimensions
11,990mm(W) x 17,630mm(L).

Facade Choices
Fullerton, Huntington, Moorpark,
Oakwood, Pallsades, Redlands, Riverside.
Details based on Riverside façade floorplan (illustrated)

DESIGN DIMENSIONS

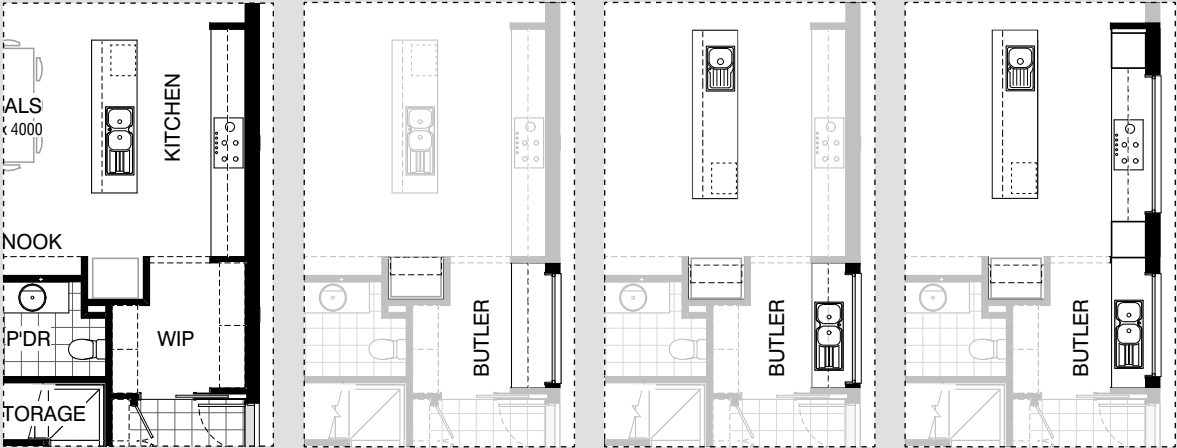
Residence	268.7m ²	28.9sq
Garage	36.4m ²	3.9sq
Porch	3.8m ²	0.4sq
Alfresco	15.2m ²	1.6sq
Total	324.1m²	34.9sq

Burbank

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KITCHEN OPTIONS



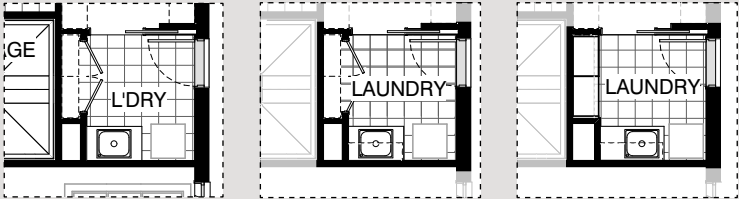
Master Kitchen Design

K01

K02

K03

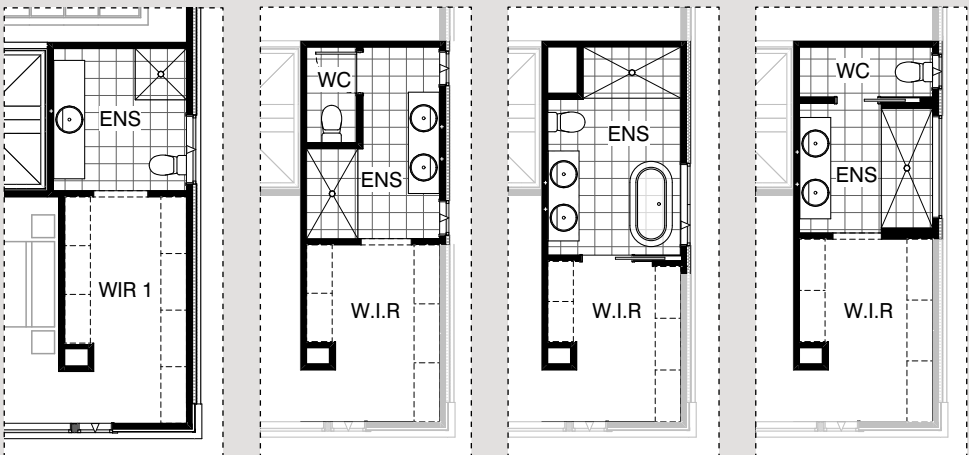
LAUNDRY OPTION



LD01

LD02

ENSUITE OPTIONS



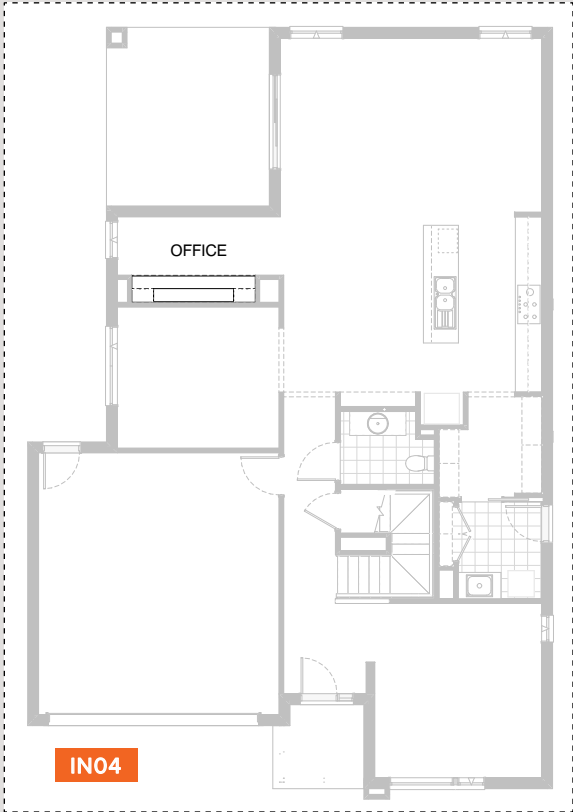
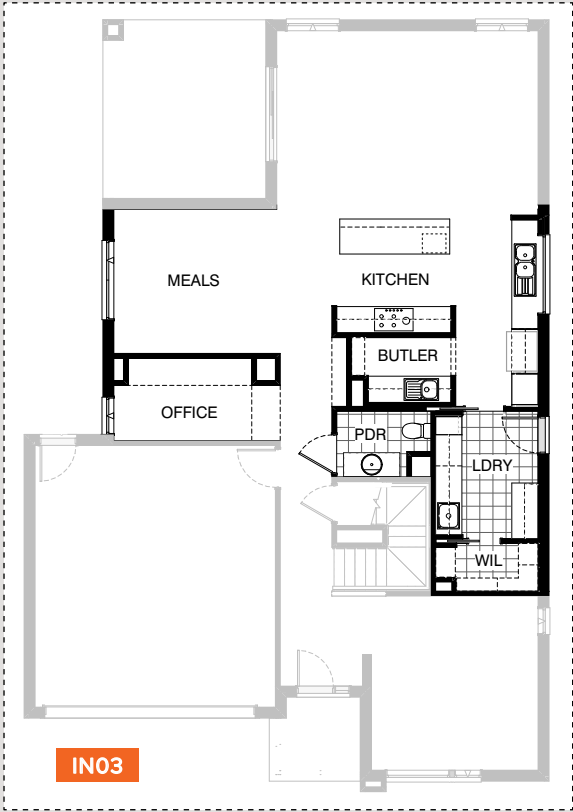
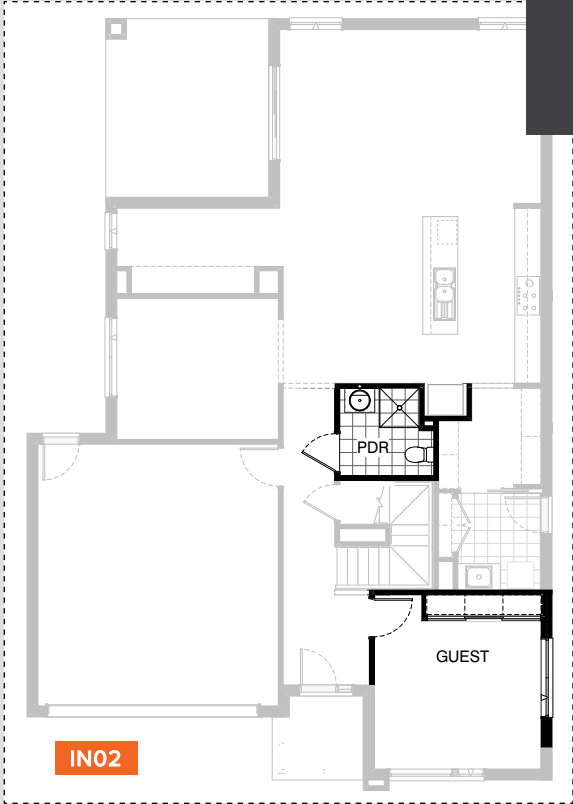
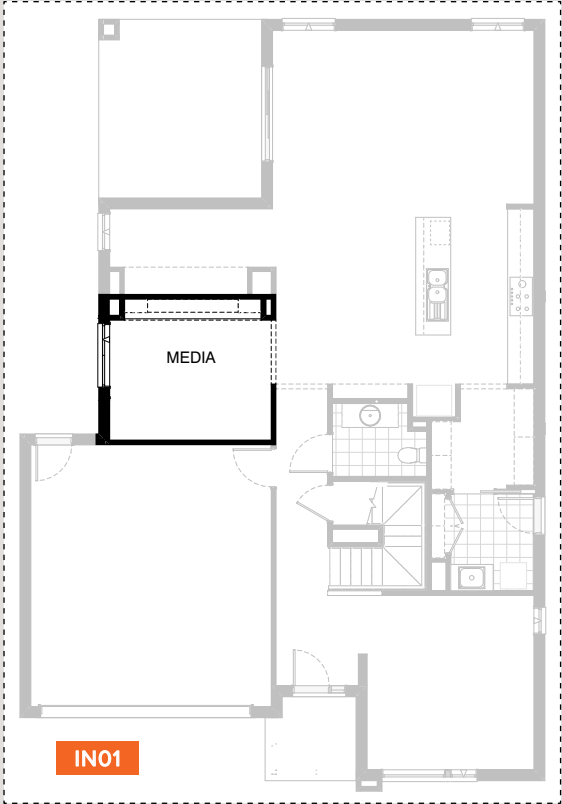
Master Ensuite Design

EN01

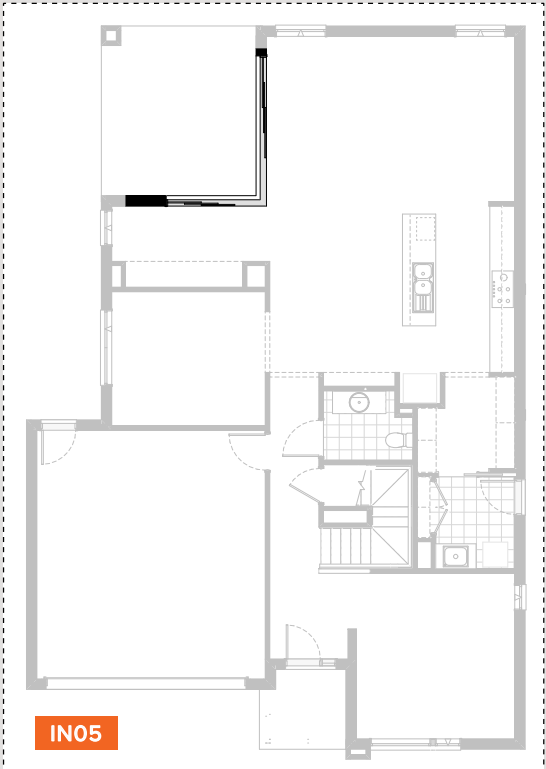
EN02

EN03

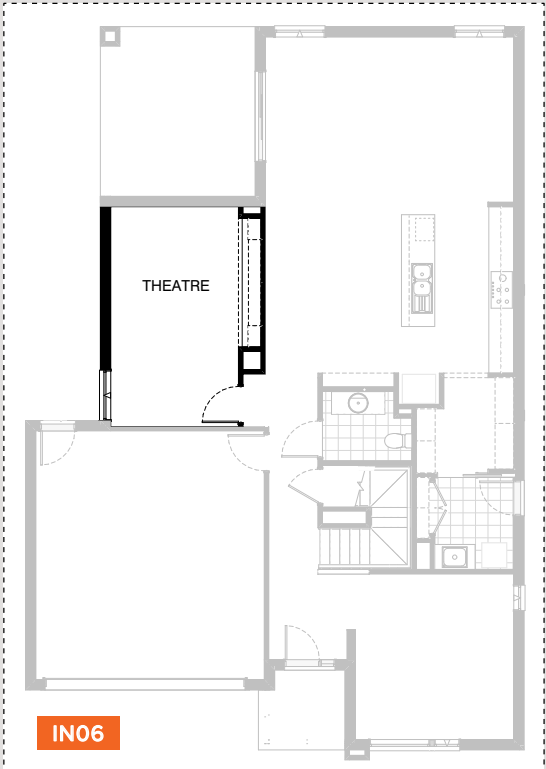
INTERNAL OPTIONS



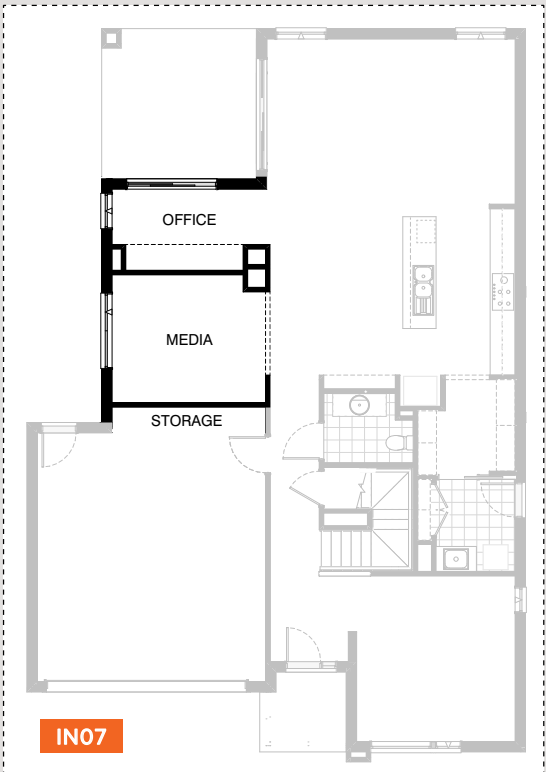
INTERNAL OPTIONS



IN05



IN06



IN07



IN08



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OPTION DESCRIPTIONS

Kitchen Option 01

Provide Butler's Pantry In lieu of Walk-in Pantry, including:

Butler's Includes:

- 20mm stone bench top,
- 1No. 900mm base cupboard,
- 2No. 600mm base cupboard,
- 1No. 900mm overhead cupboard,
- 2No. 600mm overhead cupboard,
- additional 514mm x 1930mm aluminium fixed window over sink,
- 1No. open shelf over Ref space.

Kitchen Option 02

Provide Butler's Pantry In lieu of Walk-in Pantry, including:

Butler's:

- 20mm stone bench top,
 - relocate existing double bowl sink to Butler's,
 - 1No. 900mm base cupboard,
 - 1No. 600mm base cupboard,
 - 1No. dishwasher provision,
 - 1No. 900mm overhead cupboard,
 - 2No. 600mm overhead cupboard,
 - additional 514mm x 1930mm aluminium fixed window over sink,
 - 1No. open shelf over Ref space,
- Island includes:
- 2No. 900mm base cupboard,
 - 1No. 450mm drawer unit,
 - Microwave provision with pot drawer,
 - Single bowl sink.

Kitchen Option 03

Provide Kitchen upgrade option with Butler's, including:

Kitchen:

- 4No. 900mm base cupboards,
- 1No. 700mm base cupboard,
- 1No. 900mm retractable rangehood,
- 2No. 900mm overhead cupboards,
- 2No. 600mm oven towers with microwave provision,
- 1No. dishwasher provision,
- additional 1200mm x 1810mm aluminium fixed window over sink,
- 1No. open shelf over Ref space.

Island:

- 2No. 900mm base cupboard,
- 1No. 450mm drawer unit,
- 1No. microwave provision with pot drawer,
- Single bowl sink.

Laundry Option 01

Provide Laundry upgrade with

- 1No. 900mm overhead cupboard.

Laundry Option 02

Provide Laundry upgrade option with laminate base and overhead cupboards and inset trough, including:

- 1No. 700mm base cupboard,
- 1No. 350mm base cupboard,
- 1No. 700mm overhead cupboard,
- 1No. 350mm overhead cupboard,
- 2No. 700mm full height laminate cupboard,
- 32mm laminate bench top and tiled splashback to suit.

Internal Option 01

Provide built-in joinery option to Media, including:

- 450mm deep 32mm thick bench top,
- 3No. 1000mm tv cupboard units,
- 2No. 450mm open shelf units,
- 2No. 300mm deep 60mm thick open shelves over,
- 2057mm x 1450mm aluminium awning window in lieu of standard..

Note: Additional 2No. voids and a bulkhead.

Internal Option 02

Provide Guest room option in lieu of Living room with built-in Robe, sliding doors, 450mm shelf with hanging rail and 1No. 870mm hinged door. Provide 1No. 514mm x 1810mm aluminium awning window in lieu of standard window.

Larger Powder room with

900mm x 900mm tiled shower base in lieu of Alcove.

Note: REF. space relocated to suit

Internal Option 03

Provide alternative Internal option including:

Kitchen

- 3No. 900mm base cupboards,
 - 2No. 800mm base cupboards,
 - 1No. 450mm base cupboards,
 - 1No. 450mm drawer unit,
 - 1No. microwave provision with pot drawer.
 - 2No. 800mm overhead cupboards,
 - 1No. 900mm retractable rangehood,
 - Double bowl sink,
 - 1No. 700mm full height cupboard.
 - 1No. open shelf over Ref space,
 - 1200mm x 1810mm aluminium fixed window in lieu of standard.
- Butlers,
- 2No. 900mm base cupboard,
 - 2No. 900mm Overhead cupboards,
 - 20mm stone bench top tiled splashback to suit,
 - single bowl sink,
 - 4No. 300mm wide shelving.

Laundry

Provide Laundry upgrade option with

laminated base cupboards and inset trough including:

- 1No. 900mm base cupboard,
 - 2No. 600mm base cupboard,
 - 1No. 400mm full height laminate Broom,
 - 2No. 900mm overhead cupboards,
 - 2No. 600mm overhead cupboards,
 - 1No. 450mm overhead cupboards,
 - additional bench top and tiled splashback to suit.
- Option also provides open space under bench for side-by-side washer & dryer and raises the bench height to 950mm from FFL
- Provide WIL with 4No. shelving and 1No. 720mm Cavity slider.

Powder

Redesign powder including 1282mm vanity,

- 1No. 870 hinged door and toilet.

Office

Relocate office with return air to the rear of Garage and

remove Media.

Meals to be relocated to external wall.

(First floor return air relocated to suit)

Internal Option 04

Provide built-in joinery option to Office, including:

- 600mm deep 32mm thick laminated bench top,
- 2No. 450mm open shelf units,
- 2No. 450mm undebenchtop drawer units,
- 2No. 300mm deep 60mm thick open shelves over.

Internal Option 05

Provide corner sliding door option: including.

- 1No. 2107mm x 3610mm x 2410mm aluminum corner sliding door in lieu of standard sliding doors

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OPTION DESCRIPTIONS

Internal Option 06

Provide enclosed Theatre room by removing Media and Office room including, Return air relocation, 1No. 870mm hinged door, 2057mm x 1210mm aluminium awning window in lieu of standard window and a bulkhead. Provide 3No. 1000mm TV units, 2No. 450mm open shelf units, 450mm deep 32mm thick laminate bench top. Note: First floor return air and plumbing stack relocated to suit.

Internal Option 07

Provide Garage Storage area, including: Relocate Media and Office by 620mm, Decrease Media by 150mm, Decrease Alfresco by 470mm, Relocate Return Air to Media.

Internal Option 08

Provide Study Nook in lieu of Linen to First floor passage with built-in joinery, including: 600mm deep 32mm thick laminate bench top desk, 2No. 300mm deep 60mm thick open shelves over desk. Notes: Remove existing Linen with 2No. hinged doors.

Ensuite Option 01

Provide Ensuite upgrade option, including: Enclosed WC with 1No. 720 hinged door, 1590mm x 900mm wall to wall tiled shower and 1782mm vanity with double basins in lieu of standard, 1No. 850mm opening. Provide 2No. 1200mm x 610mm aluminium awning windows in lieu of standard window. Notes: Ensuite increased by 960mm. Bed 1 decreased by 200mm.

Ensuite Option 02

Provide Ensuite upgrade option with 1500mm freestanding bath, including: 1735mm x 900mm wall to wall tiled shower and void to accommodate, 1582mm vanity with double basins in lieu of standard, 1No. 870mm cavity sliding door, 1457mm x 1450mm aluminum awning window in lieu of standard window. Notes: Ensuite increased by 1160mm. Bed 1 decreased by 200mm.

Ensuite Option 03

Provide Ensuite upgrade option, including Enclosed WC with 1No. 720mm cavity sliding door, 2120mm x 900mm wall to wall tiled shower and 1782mm vanity with double basins in lieu of standard, 1No. 850mm opening, 1No. 350mm x 1810mm aluminium fixed window in lieu of standard window and additional 1029mm x 610mm aluminium awning window. Notes: Ensuite increased by 770mm. Bed 1 decreased by 200mm.

