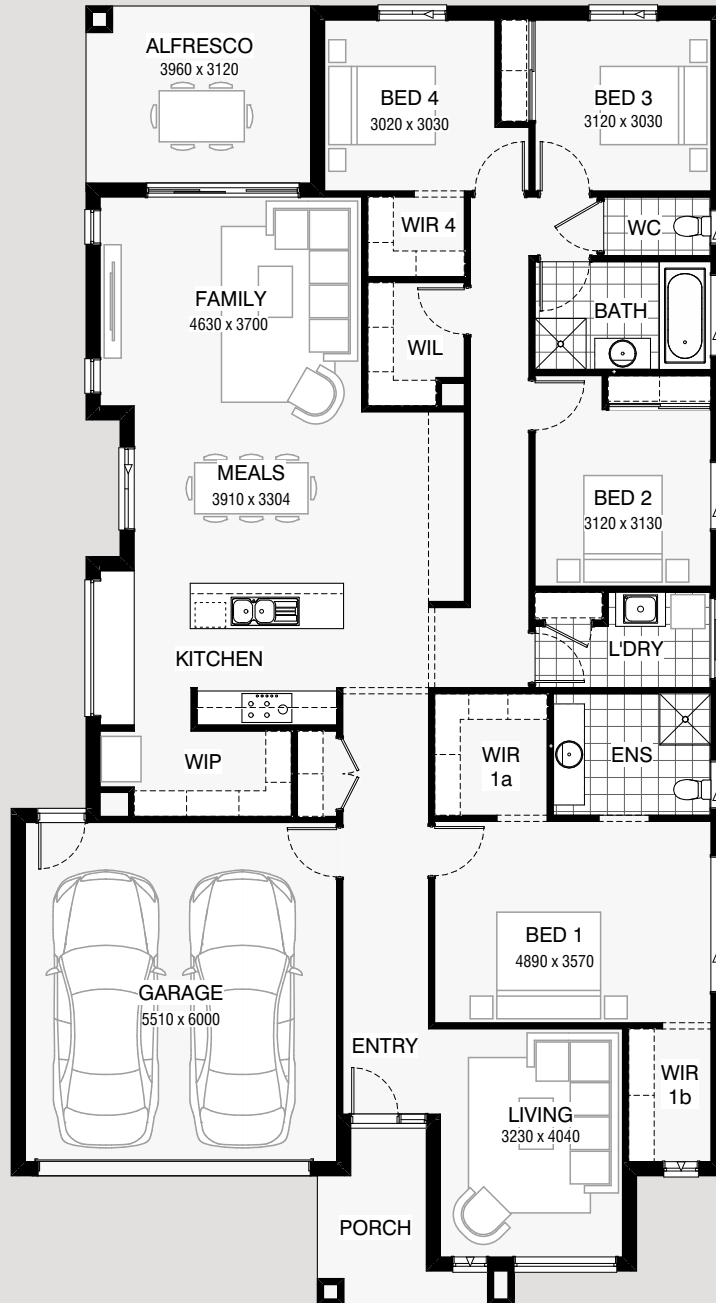


BIRMINGHAM 251

4 2 2

Total squares 27.0sq



B
SERIES

Minimum
Lot Width
14m

Minimum
Lot Length
30m

Design Dimensions
12,590mm(W) x 22,910mm(L),

Facade Choices
Brentwood, Glendale, Inglewood,
Malibu, Northridge, Pasadena, Santa Monica.
Details based on Inglewood façade floorplan (illustrated)

DESIGN DIMENSIONS

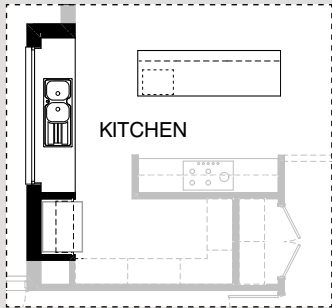
Residence	196.0m ²	21.1sq
Garage	36.4m ²	3.9sq
Porch	6.4m ²	0.7sq
Alfresco	12.4m ²	1.3sq
Total	251.2m²	27sq

Burbank 

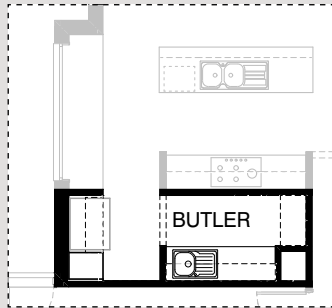
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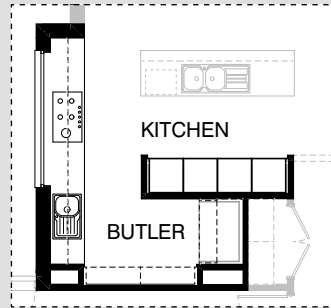
KITCHEN OPTIONS



K1

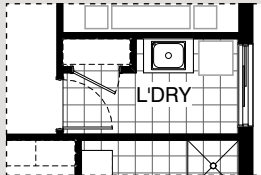


K2

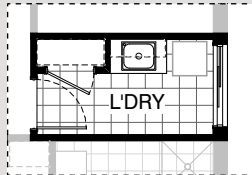


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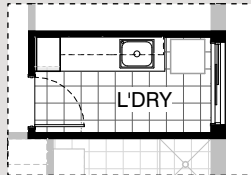
LAUNDRY OPTIONS



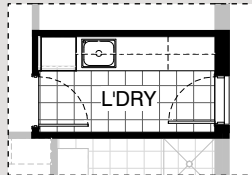
Master Laundry Design



LD1

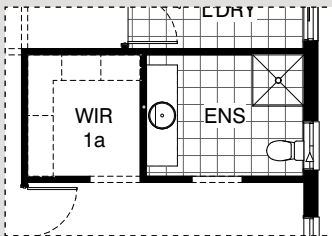


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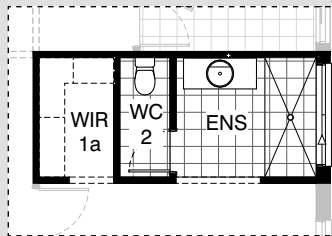


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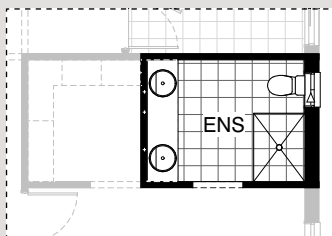
ENSUITE OPTIONS



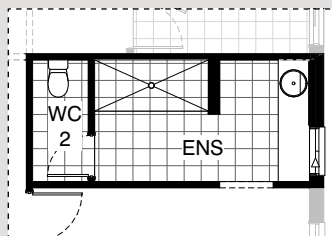
Master Ensuite Design



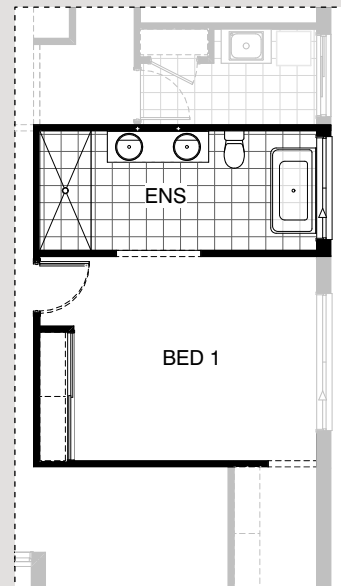
EN2



EN1

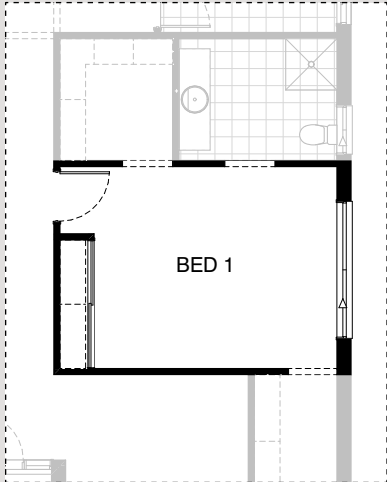


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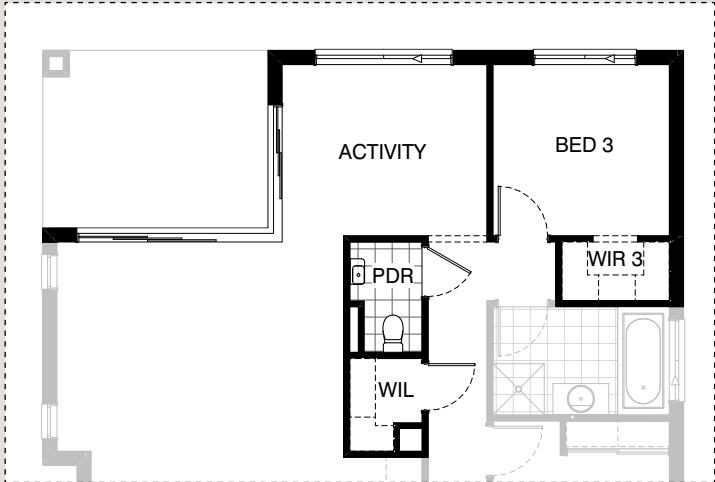


EN4

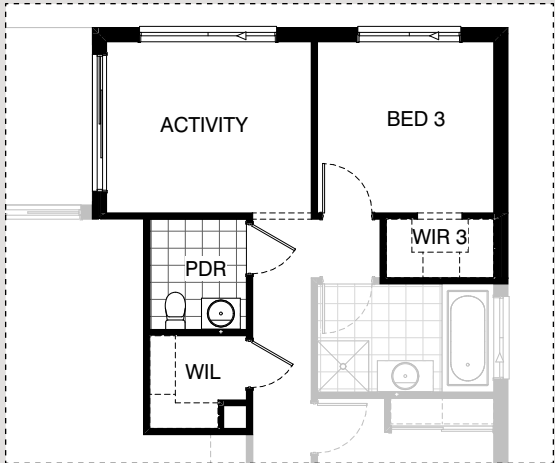
INTERNAL OPTIONS



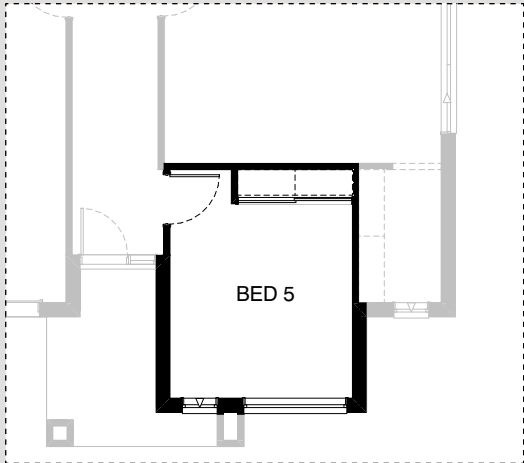
IN1



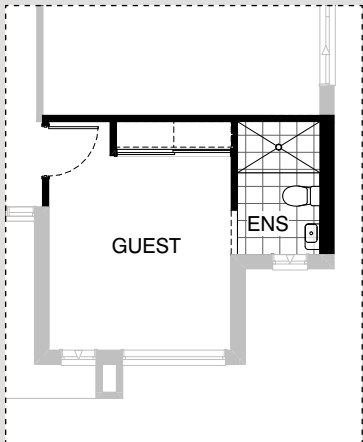
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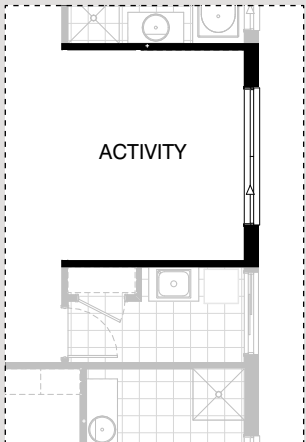
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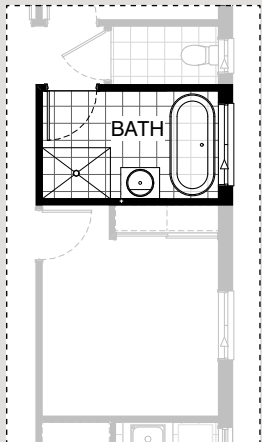
IN4



IN5



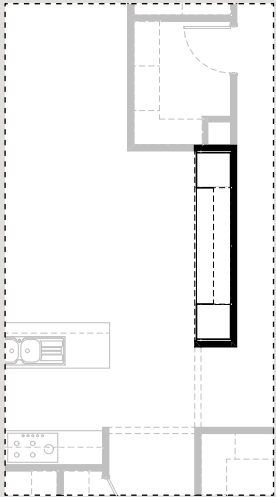
IN6



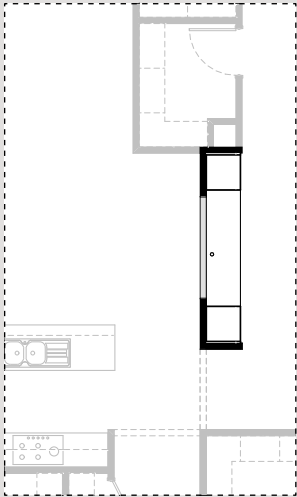
IN7



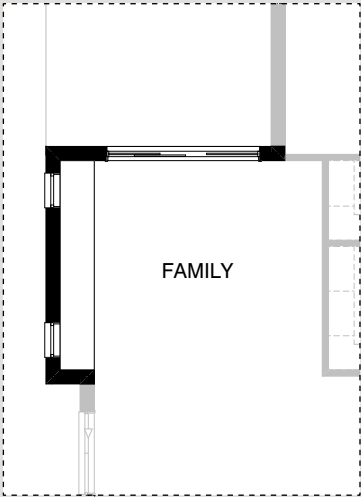
INTERNAL OPTIONS



IN8

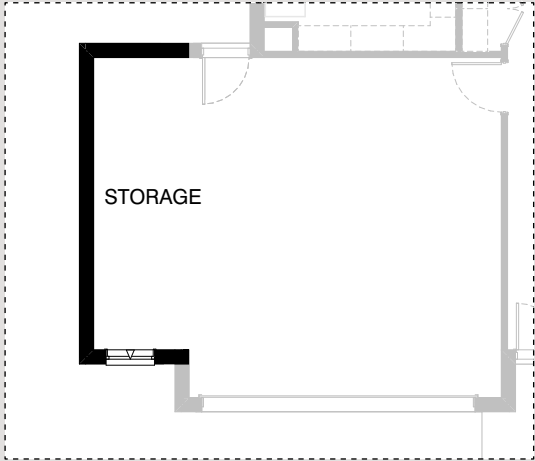


IN9



IN10

GARAGE OPTIONS



G01

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OPTION DESCRIPTIONS

Kitchen Option 01

Provide Kitchen option which moves the sink to the exterior wall and provides clear island bench, including: 3No. 900mm base cupboards, 1No. 600mm base cupboard, 450mm drawer unit, dishwasher provision, microwave provision with pot drawer, 1No. 900mm open shelf over Ref. space. Cooker bench remains unchanged.

Kitchen Option 02

Provide Kitchen upgrade option with Butler's Pantry in lieu of Walk-in Pantry & Coats, including: additional laminate benchtop, single bowl sink, 2No. 900mm base cupboards, 1No. 970mm open shelf over Ref. space, 1No. 450mm full height laminate cupboard, 2No. 300mm deep 60mm thick open shelves, plaster-lined void to corner with 4No. 450mm shelving, additional tiled splashback to suit.
Note: Option not available with Internal01.

Kitchen Option 03

Provide Kitchen upgrade option with Butler's Pantry in lieu of Walk-in Pantry, including:
Kitchen: relocated 900mm cooktop to exterior wall, 1No. 900mm retractable rangehood, 3No. 900mm base cupboards, 2No. 900mm overhead cupboards, 2No. 600mm laminate oven towers with microwave provisions, 2No. 600mm full height laminate cupboards, Provide 514mm x 2410mm aluminium fixed window with NBR behind cooker in lieu of standard. Island bench remains unchanged. Butler's Pantry: additional laminate benchtop, single bowl sink, 1No. 1100mm open shelf over Ref. space, 1No. 800mm base cupboard, 1No. 400mm base cupboard, 1No. 800mm overhead cupboard, 1No. 400mm overhead cupboard, 2No. 300mm adjustable shelf units, Provide 2No. plaster-lined voids to corners.
Note: Option not available with Internal01.

Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including: 1No. 900mm base cupboard, 1No. 900mm overhead cupboard, 32mm laminate benchtop and tiled splashback to suit.

Laundry Option 02

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including: 2No. 900mm base cupboards, 2No. 900mm overhead cupboards, 1No. 400mm full height laminate Broom cupboard, 32mm laminate benchtop and tiled splashback to suit.

Laundry Option 013

Provide Laundry upgrade option with laminate base and overhead cupboards and stainless steel inset trough, including:
1No. 800mm base cupboard, 3No. 800mm overhead cupboards, 1No. 600mm full height laminate Broom cupboard, additional benchtop and tiled splashback to suit. Provide 2105mm x 850mm hinged access door in lieu of standard 2110mm x 1450mm aluminium sliding door. Option also provides open space under bench for washer and dryer side-by-side and raises the bench height to 950mm from FFL (kicker height raises).

Ensuite Option 01

Provide Ensuite upgrade option including: 1No. 2082mm vanity with 2140mm wall-to-wall benchtop with double basins, 1200mm x 900mm tiled shower base, 1No. 1027mm x 610mm aluminium sliding window over toilet pan in lieu of standard.

Ensuite Option 02

Provide Ensuite upgrade option including: 1No. 1282mm vanity with single basin, 2100mm x 900mm wall-to-wall tiled shower base, 1No. 350mm x 1810mm aluminium sliding window over shower in lieu of standard, Enclosed WC 2 with 720mm hinged door. Option reduces WIR 1a by 670mm to accommodate.

Ensuite Option 03

Provide Ensuite upgrade option which rearranges the layout and removes WIR 1a, including: 1No. 2082mm vanity with 2140mm wall-to-wall benchtop and single basin offset, 2000mm x 900mm wall-to-wall tiled shower base with 180mm nib wall, 1No. 1200mm x 850mm aluminium sliding

window over benchtop in lieu of standard, enclosed WC 2 with 720mm hinged door, Provide relocated 960mm wide bulkhead opening. Provide additional built-in Robe with sliding doors and 450mm shelf with hanging rail. Note: Option not available with Internal01 & Internal05.

Ensuite Option 04

Provide Ensuite upgrade option which rearranges the layout and removes WIR 1a, including: 1No. 1782mm vanity with double basins, 2100mm x 900mm wall-to-wall tiled shower base, 1No. 1500mm freestanding bath, 1No. 1200mm x 1810mm aluminium sliding window over bath in lieu of standard, relocate toilet pan. Provide relocated 1500mm wide bulkhead opening. Provide additional built-in Robe with sliding doors and 450mm shelf with hanging rail. Note: Option not available with Internal01 & Internal05.

Internal Option 01

Provide additional built-in Robe to Bed 1, including: sliding Robe doors, 450mm shelf with hanging rail. Option reduces the size of Bed 1 by 600mm to accommodate. Note: Option not available with Ensuite03 & Ensuite04

Internal Option 02

Provide additional Activity room option in lieu of Bed 4, including: removing built-in Robe and 870mm hinged door and provide bulkhead opening, relocating WC to provide Powder room with wall-hung basin to previous WIR 4 location, provide WIR 3 to previous WC location and remove 1027mm x 610mm aluminium sliding window, provide 1027mm x 2410mm aluminium sliding window to Activity room in lieu of standard, provide additional 2107mm-2410mm x 3610mm aluminium corner sliding door to Alfresco in lieu of standard sliding door, New Powder room reduces WIL in width and depth and flips hinged door to swing out as shown. Note: Option not available with Internal03 & Internal10.

Internal Option 03

Provide additional Activity room option in lieu of Bed 4, including: removing built-in Robe and 870mm hinged door and provide bulkhead opening, relocating WC to provide Powder room with 682mm vanity and single basin to previous WIR 4 location, provide WIR 3 to previous WC location and remove 1027mm x 610mm aluminium sliding window, provide 1027mm x 2410mm aluminium sliding window to Activity room in lieu of standard, provide additional 2110mm x 2410mm aluminium sliding door to Alfresco, New Powder room reduces WIL by 540mm and flips hinged door to swing out as shown. Note: Option not available with Internal02.

Internal Option 04

Provide Bed 5 to the front of the home in lieu of Living, including: additional stud and plaster wall with 870mm hinged door, built-in Robe with sliding doors and 450mm shelf with hanging rail. Note: Option not available with Internal05.

Internal Option 05

Provide Guest Bedroom with Ensuite and built-in Robe to the front of the home in lieu of Living room, including: additional stud and plaster wall with 870mm hinged door, built-in Robe with sliding doors and 450mm shelf with hanging rail. Provide Ensuite in lieu of WIR 1b and relocate bulkhead opening to new Guest Bed, including: 1450mm x 900mm tiled shower base, toilet pan and wall-hung vanity. Note: Option not available with Ensuite03, Ensuite04, Internal04.

Internal Option 06

Provide Activity area option in lieu of Bed 2, including: Removing built-in Robe and hinged door. Provide 1027mm x 2410mm aluminium sliding window in lieu of standard.

Internal Option 07

Provide Bathroom upgrade option, including: 1No. 1780mm freestanding bath, 1No. 682mm vanity with single basin, 900mm x 1200mm tiled shower base.



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OPTION DESCRIPTIONS

Internal Option 08

Provide built-in joinery to Study Nook, including: 1No. 600mm deep 32mm thick laminate desk, 2No. 600mm full height laminate cupboards, 2No. 300mm deep 60mm thick open shelves over desk. Note: Option not available with option Internal09.

Internal Option 09

Provide built-in joinery to mirrored Study Nook facing Passage in lieu of Meals, including: 1No. 600mm deep 32mm thick laminate desk, 2No. 600mm full height laminate cupboards, 1200mm x 1800mm cut-out in the wall facing Meals with plantation shutters. Note: Option not available with Internal08.

Internal Option 10

Provide built-in joinery option to Family, including: 600mm deep 32mm thick laminate benchtop, 3No. 900mm tv units, 2No. 450mm tv units Note: Option not available with Internal02.

Garage Option 01

Provide extension to Garage to create additional Storage area including additional 2057mm x 850mm aluminium awning feature window. Increases width of the home by 1680mm. Increases area of the home by 9.5m²

