

**FLOORPLAN OPTIONS**

We personalise our floorplans. Talk to us about our huge range of ready-to-go design options.

Listed details based on Traditional facade floorplan (illustrated)

**Facades available:**

- Kingston, Kingsley, Bradshaw
- Bradbury, Nouveau, Traditional
- Urban

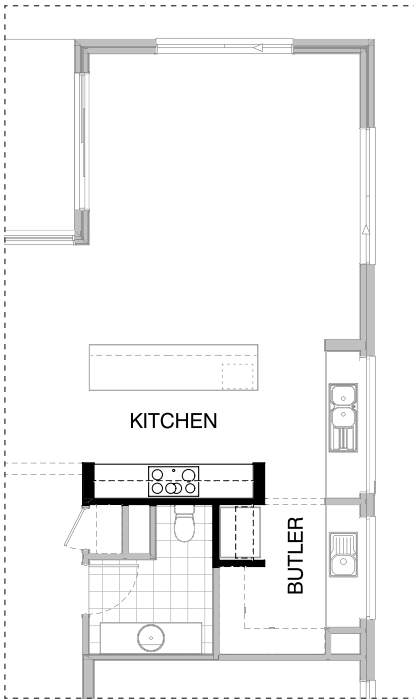
**Overall home width** 13,910mm

**Overall home length** 19,910mm

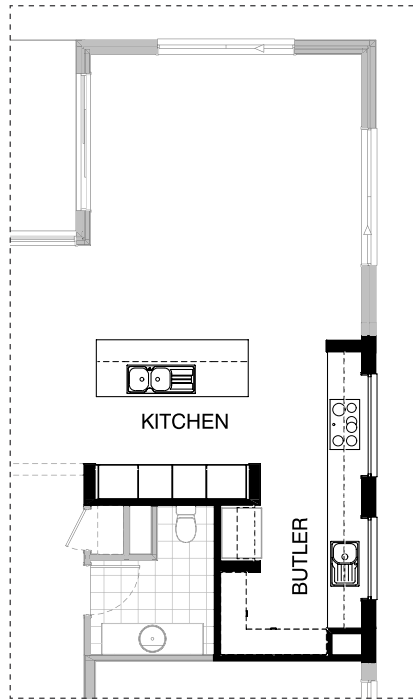
|              |                           |               |
|--------------|---------------------------|---------------|
| Grd Floor    | 158.7m <sup>2</sup>       | 17.1sq        |
| First Floor  | 177.5m <sup>2</sup>       | 19.1sq        |
| Garage       | 38.3m <sup>2</sup>        | 4.1sq         |
| Porch        | 5.3m <sup>2</sup>         | 0.6sq         |
| Alfresco     | 19.0m <sup>2</sup>        | 2.0sq         |
| <b>Total</b> | <b>398.8m<sup>2</sup></b> | <b>42.9sq</b> |

\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia (QLD) Pty Ltd. ABN 77 103 014 615. QBCC 1046544.

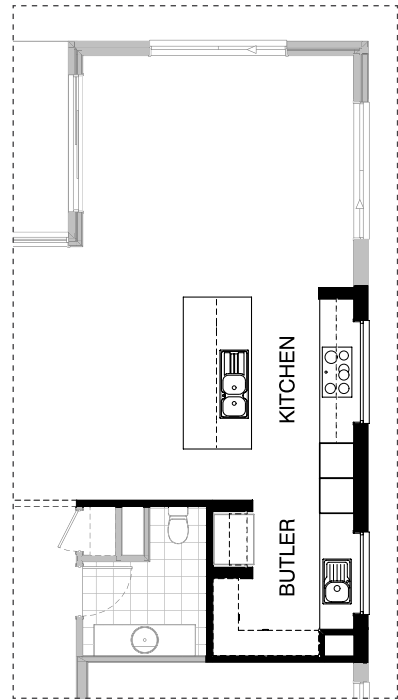
**Call 13 BURBANK**  
**Visit [burbank.com.au](http://burbank.com.au)**



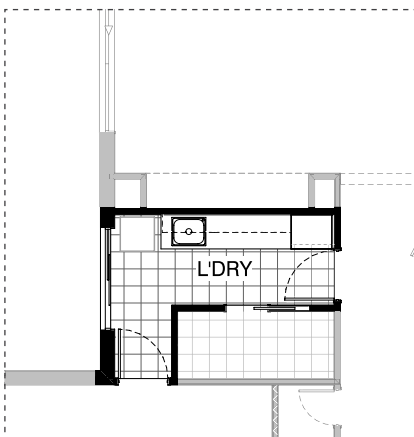
**K01**



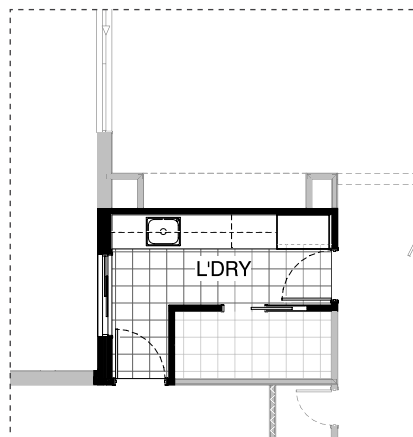
**K02**



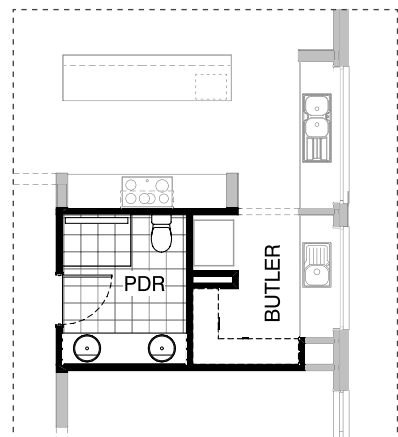
**K03**



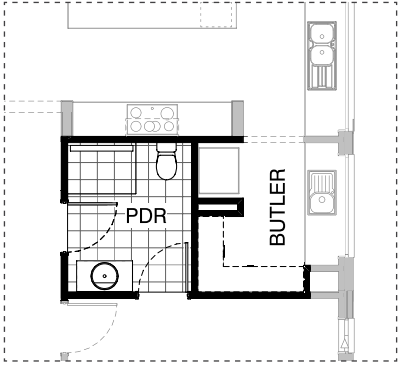
**L01**



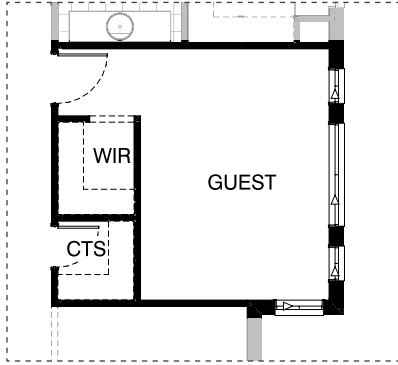
**L02**



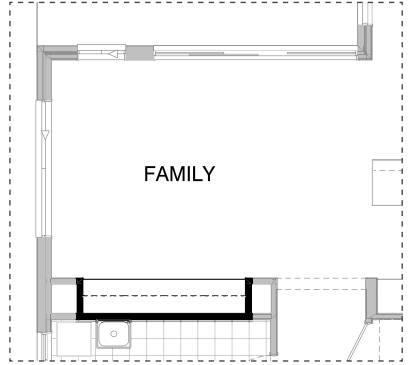
**IN01**



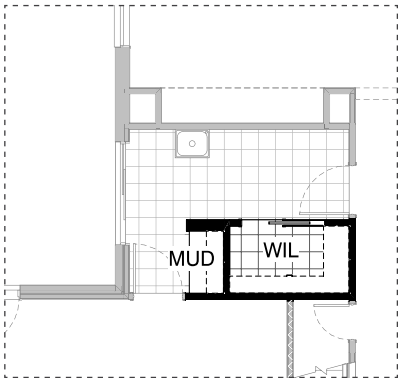
IN02



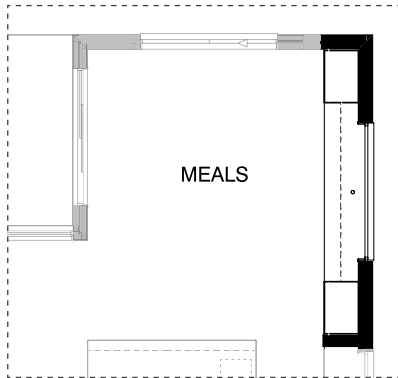
IN03



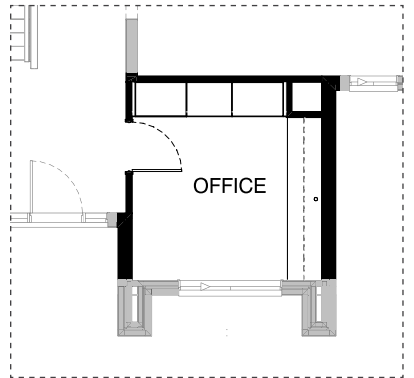
IN04



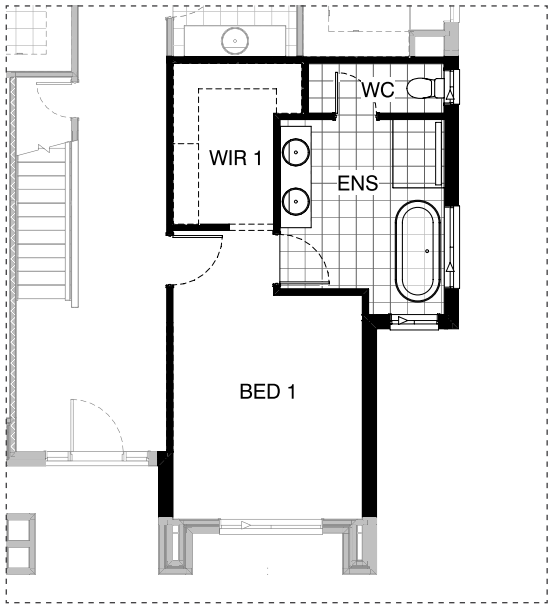
IN05



IN06



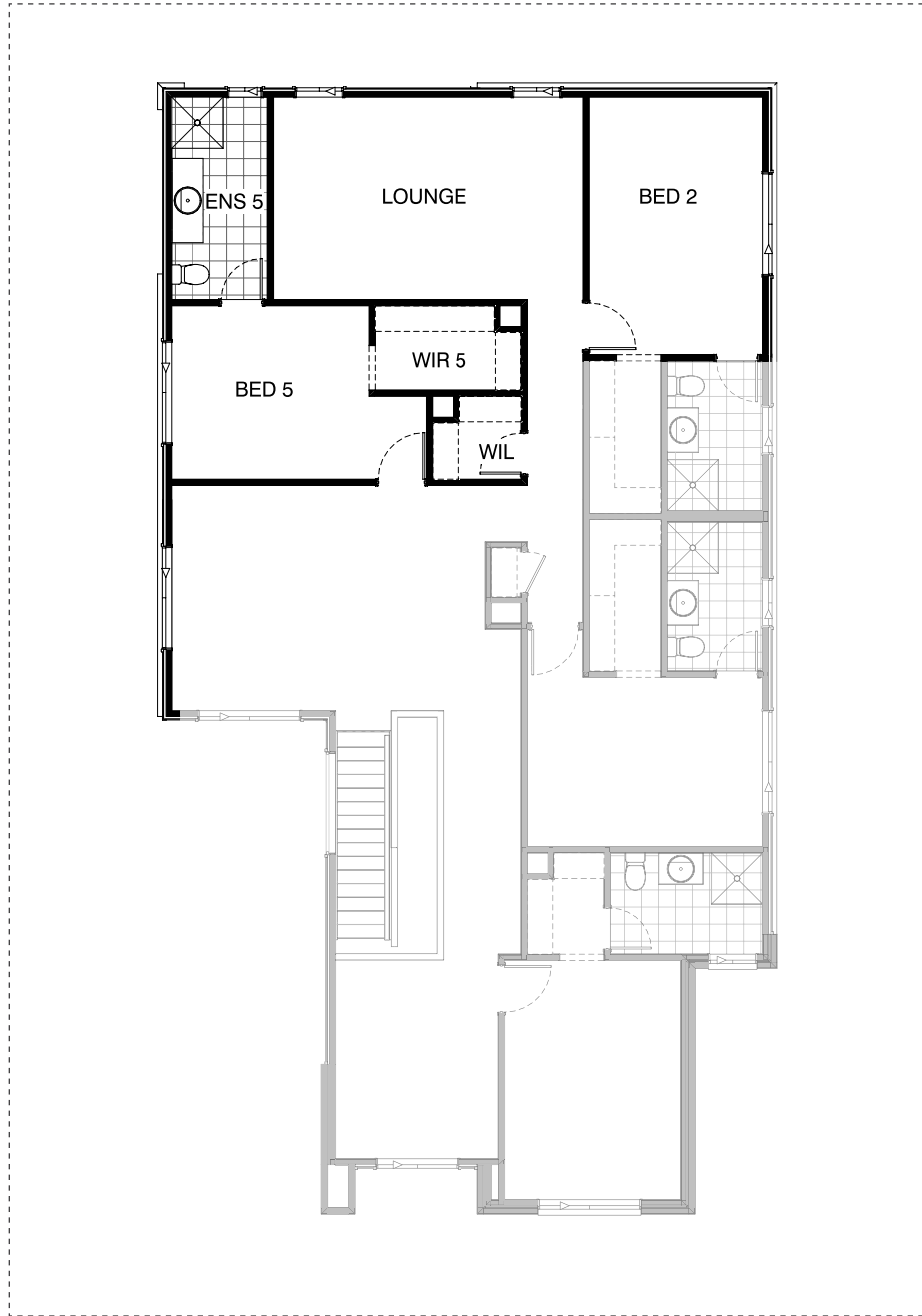
IN07



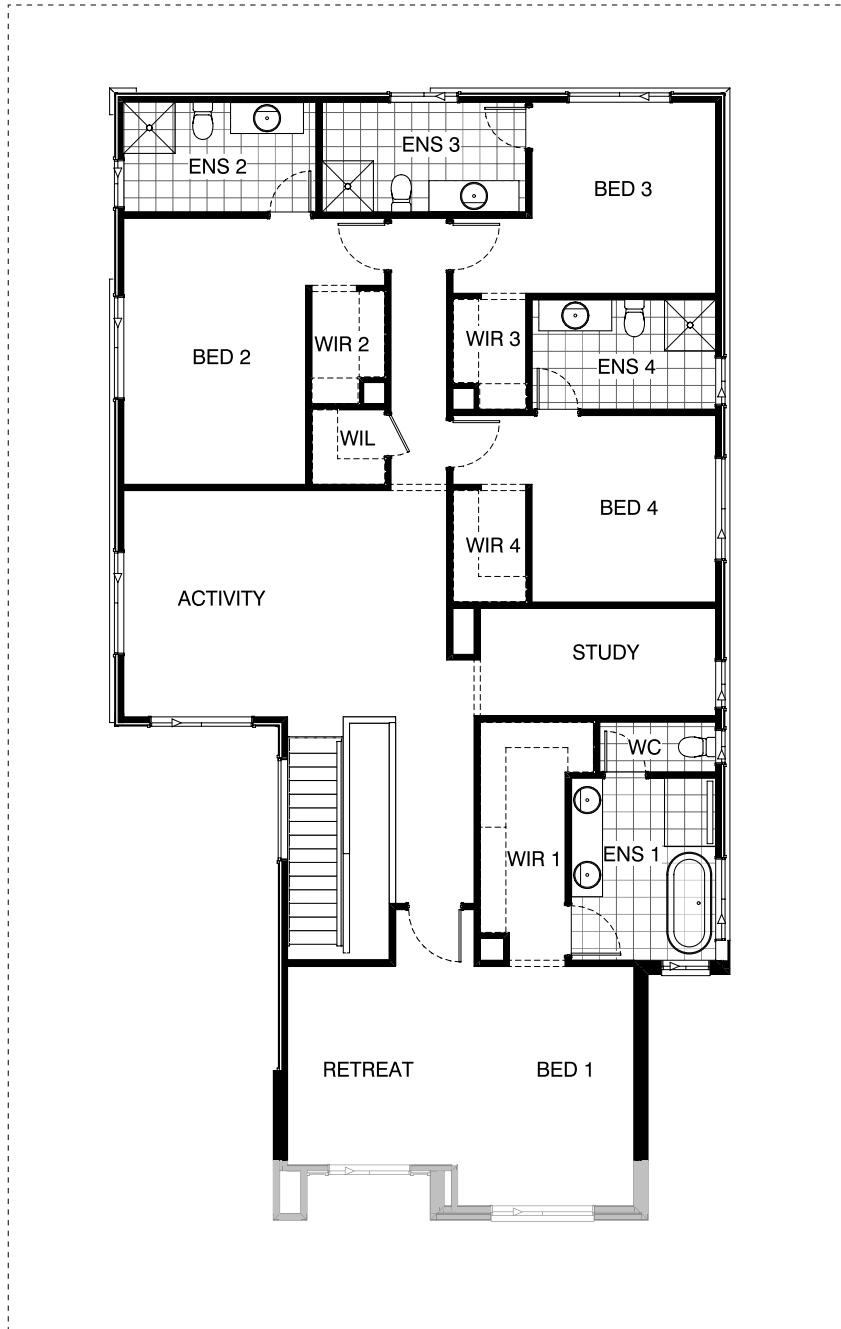
IN08



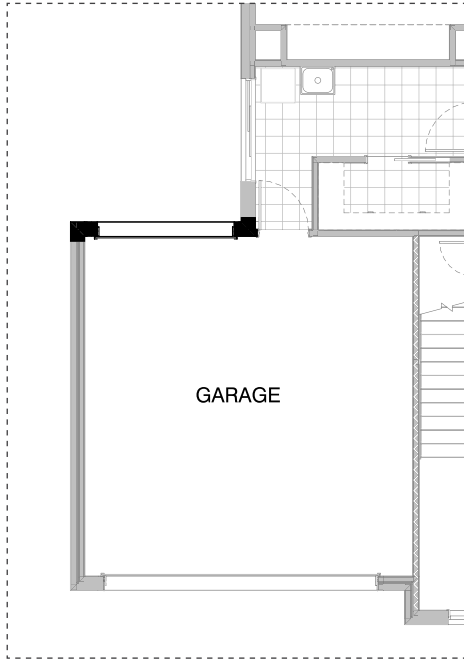
IN09

**IN10**

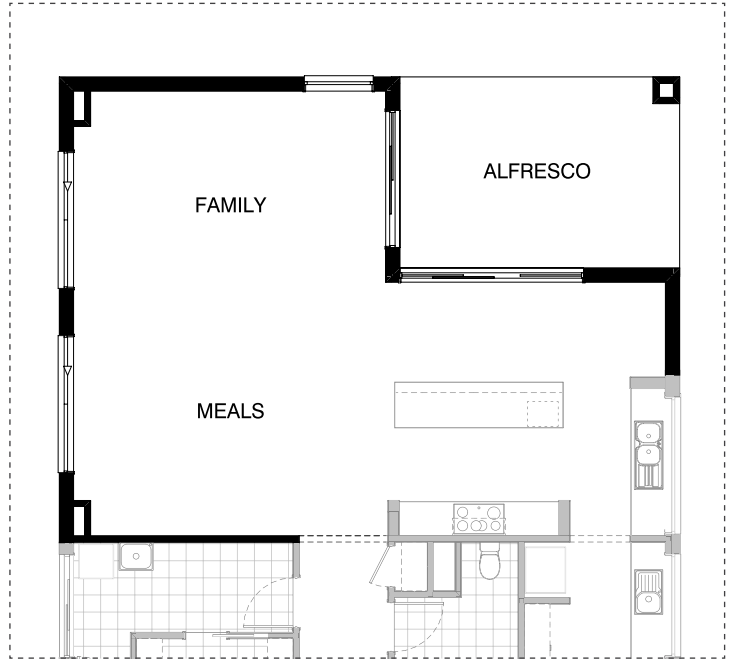




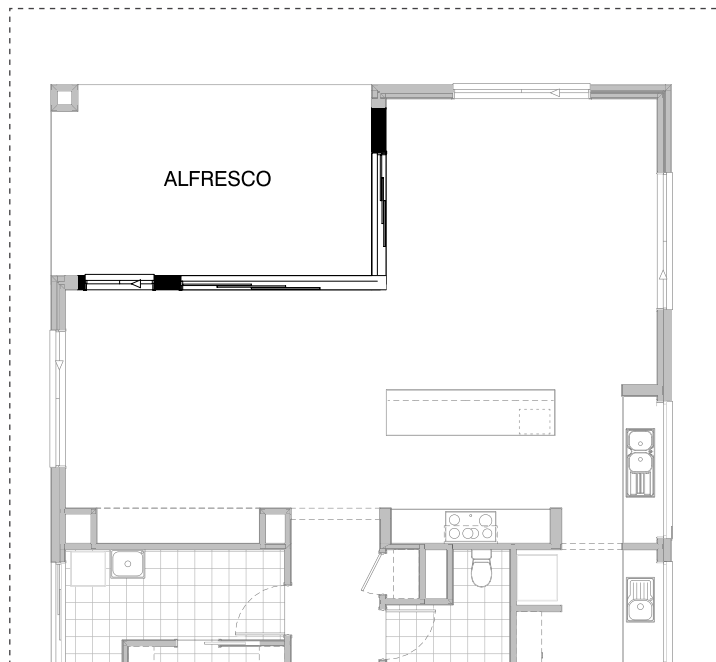
IN11



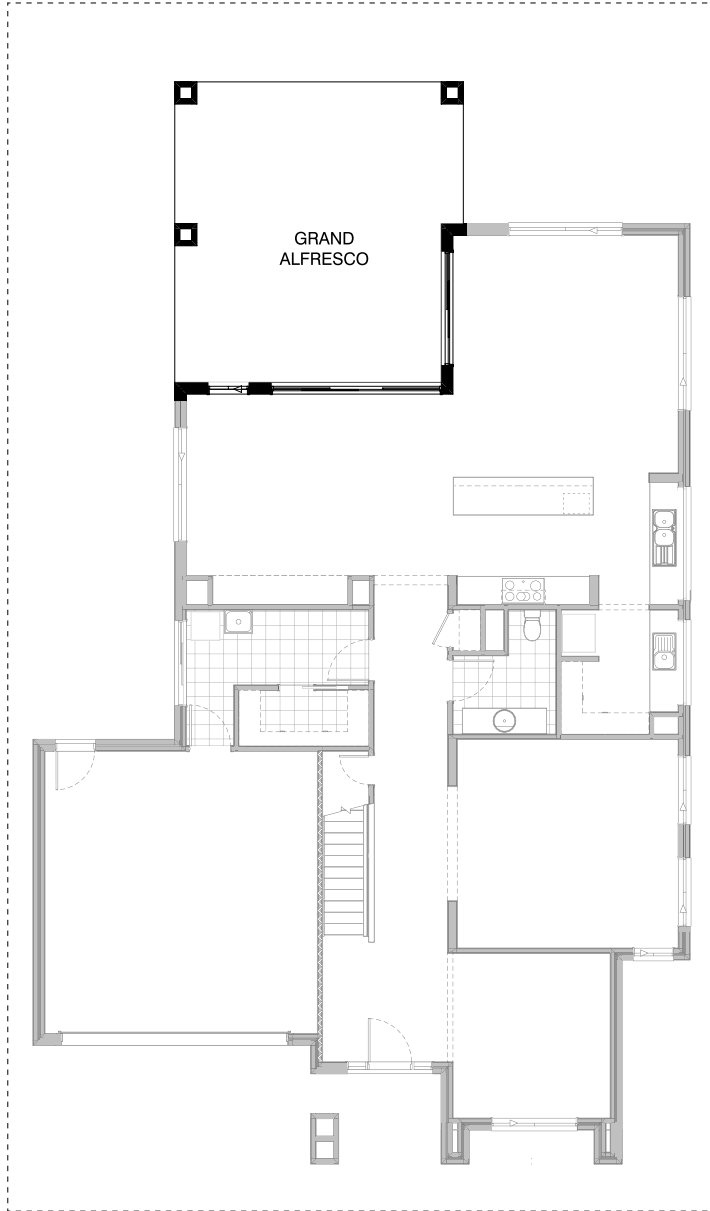
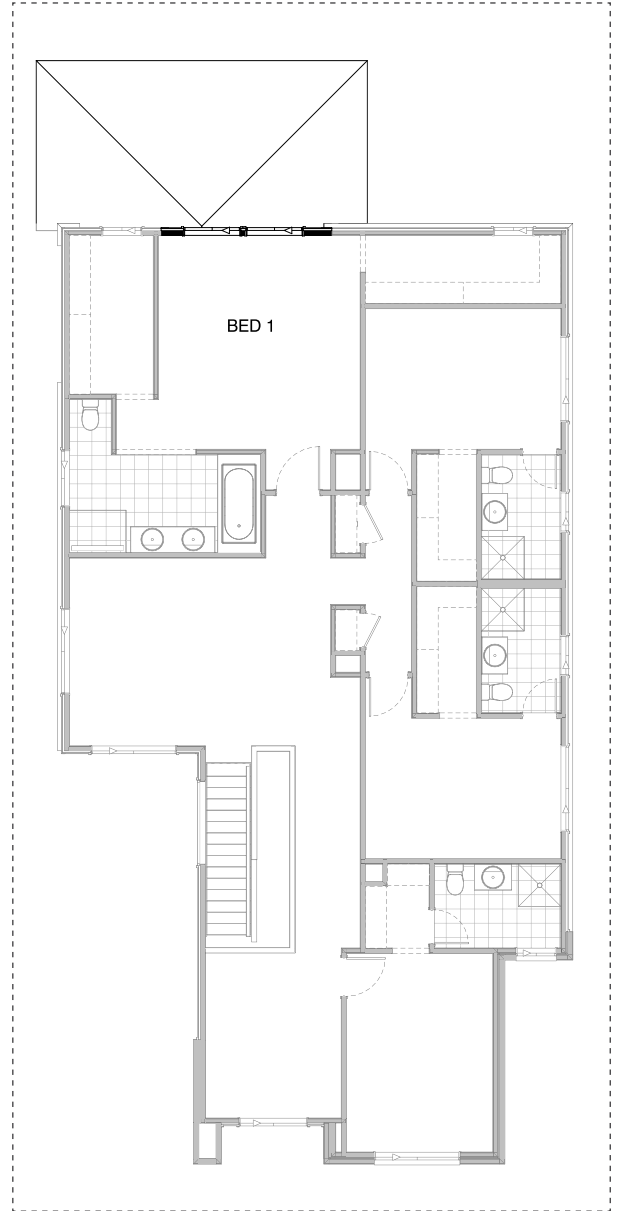
**EX01**

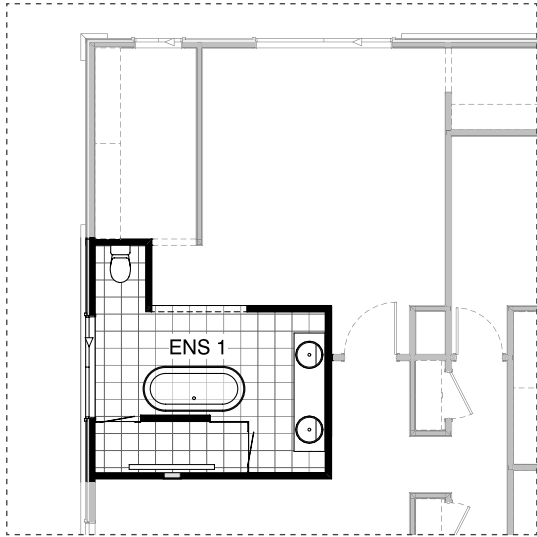


**EX02**

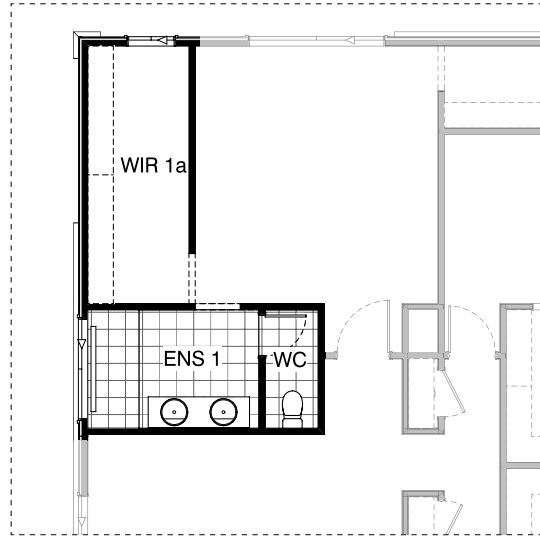


**EX03**

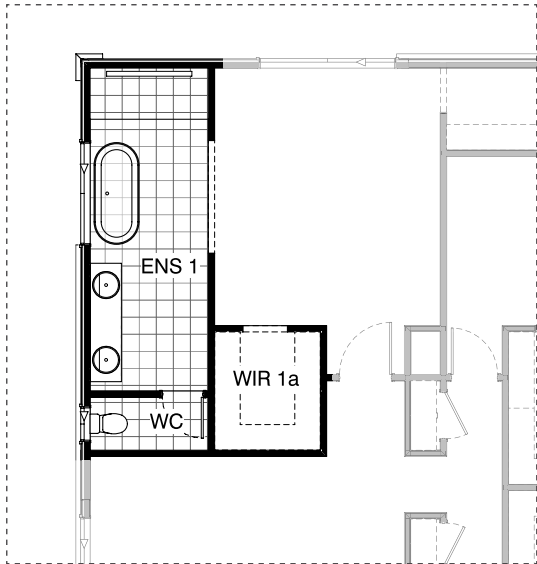
**EX04 GF****EX04 FF**



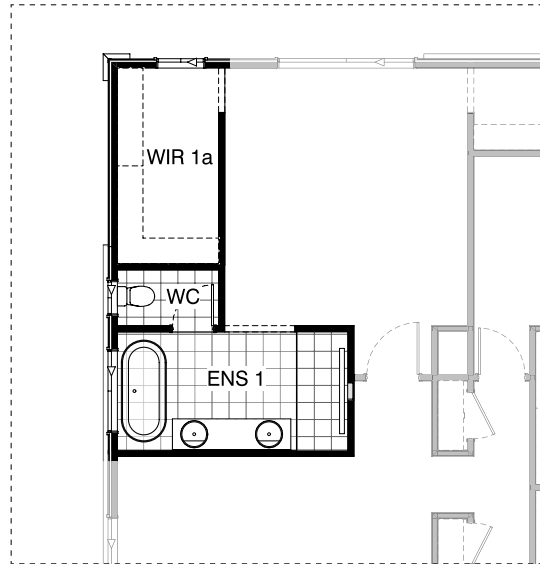
**EN01**



**EN02**



**EN01**



**EN02**

**OPTION DESCRIPTIONS****K01 - Kitchen Option 01**

Provide Kitchen upgrade option, including: 2No. 900mm overhead cupboards, 1No. 900mm laminate open shelf above Ref space. Island bench and sink bench unchanged.

**K02 - Kitchen Option 02**

Provide Kitchen upgrade option, including: relocated cooktop and sink, 900mm laminate open shelf over Ref space, 900mm retractable rangehood, 900mm cooktop, dishwasher provision, 1No. 450mm drawer unit, 2No. 900mm base cupboards, 4No. 800mm base cupboards, 1No. 700mm base cupboard, 3No. 800mm overhead cupboards, 1No. 800mm open shelf overhead cupboard, 1No. 700mm open shelf overhead cupboard, 2No. 600mm laminate oven towers with microwave provisions, 2No. 700mm full height laminate cupboards, 1000mm deep laminate island benchtop. Provide 750mm x 1810mm and 750mm x 1450mm Aluminium fixed windows to benchtops with no bottom reveals. Provide 180mm plaster-lined nib wall next to Ref. space as shown.

**K03 - Kitchen Option 03**

Provide Kitchen upgrade option, including: rotating kitchen island bench 90 degrees, 900mm laminate open shelf over Ref space, 900mm retractable rangehood, 900mm cooktop, dishwasher provision, 1No. 450mm drawer unit, 1No. 900mm base cupboard with sink, 1No. 600mm base cupboard, 4No. 800mm base cupboards, 1No. 900mm base cupboard 1No. 400mm base cupboard, 2No. 450mm base cupboards facing Family room, 2No. 800mm overhead cupboards, 2No. 600mm laminate oven towers with microwave provisions, 1200mm deep laminate island benchtop. Provide 750mm x 1810mm and 1200mm x 1450mm Aluminium fixed windows to benchtops with no bottom reveals. Provide 2No. 180mm plaster-lined nib walls both sides of Ref space as shown. Option reduces Meals area by 950mm to accommodate.

Note: Option not available with Option Internal06

**L01 - Laundry Option 01**

Provide Laundry upgrade option, including: 600mm deep 32mm thick laminate benchtop, stainless steel inset trough, 2No. 900mm base cupboards, 1No. 450mm base cupboard, 2No. 900mm overhead cupboards, 1No. 450mm overhead cupboard, 1No. 700mm full height laminate cupboard, additional tiled splashback to suit.

**L02 - Laundry Option 02**

Provide Laundry upgrade option, including: 600mm deep 32mm thick laminate benchtop, stainless steel inset trough, 1No. 800mm base cupboard, 1No. 450mm base cupboard, 2No. 800mm overhead cupboards, 1No. 800mm overhead open laundry cupboard with hanging rail, 1No. 450mm overhead cupboard, 1No. 900mm full height laminate cupboard, additional tiled splashback to suit. Raise bench height to 950mm to allow for washer and dryer to be stored under side-by-side. Option also flips 2110mm x 1450mm Aluminium frame sliding door and moves to accommodate.

**IN01 - Internal Option 01**

Provide Powder room upgrade option including: 1200mm x 900mm recessed tiled shower base with grate drain, 1No. 2082mm vanity with double basins including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns. Remove Coats cupboard to Passage and move plumbing stack adjacent to Ref. space as shown.

**IN02 - Internal Option 02**

Provide Powder room upgrade option, including: 1200mm x 900mm recessed tiled shower base with grate drain, 982mm vanity with single basin, additional 870mm hinged door. Remove Coats cupboard to Passage and move plumbing stack adjacent to Ref. space as shown. Note: Option only available with Option Internal03.

**IN03 - Internal Option 03**

Provide Guest Bedroom in lieu of Theatre room, including: 870mm hinged door in lieu of bulkhead opening, Walk-in Robe with 450mm shelving with hanging rail. Provide 1No. 514mm x 1810mm Aluminium sliding window and 2No. 1200mm x 610mm Aluminium sliding windows in lieu of standard. Provide Walk-in Coats cupboard to Passage with 450mm shelving with hanging rail.

Note: Option not available with Option Internal08.

**IN04 - Internal Option 04**

Provide built-in joinery option to Family, including: 600mm deep 32mm laminate benchtop, 4No. 700mm T.V cabinet cupboards, 2No. 700mm overhead cupboards, 2No. 700mm open shelf overhead cupboards. Remove bulkhead between Voids (unless ceiling height is increased to 2740mm) Note: Option not available with Option External02.

**IN05 - Internal Option 05**

Provide Mud room option to Laundry with built-in joinery, including: 600mm deep 32mm laminate benchtop, 1No. 1000mm T.V cabinet with drawer, 2No. 300mm deep 60mm thick open shelves, 180mm plaster-lined nib wall. Option takes 650mm from Walk-in Linen, and removes 1No. run of 4x450mm shelving.

**IN06 - Internal Option 06**

Provide built-in joinery option to Meals to create Study Nook, including: 600mm deep 32mm laminate benchtop, 2No. 900mm overhead cupboards, 3No. 450mm open shelf overhead cupboards, 2No. 900mm full height laminate cupboards. Provide 750mm x 2410mm Aluminium fixed window to sit on benchtop with no bottom reveal. Note: Option not available with Options Kitchen03 or External02.

**IN07 - Internal Option 07**

Provide built-in joinery option to Office, including: 600mm deep 32mm laminate benchtop, 2No. 800mm overhead cupboards, 3No. 400mm open shelf overhead cupboards, 2No. 900mm full height laminate cupboards. 1No. 800mm full height laminate cupboard. Provide plaster-lined void to corner as shown. Note: Option not available with Option Internal08.

**IN08 - Internal Option 08**

Provide Bed 1 to the ground floor option in lieu of Theatre and Office, including: 1700mm freestanding bath. 1200mm x 900mm recessed tiled shower base with grate drain, 1782mm vanity with double basins, enclose WC with 720mm hinged door and 1027mm x 610mm Aluminium frame sliding window, 2No. 870mm hinged doors in lieu of bulkhead openings, Walk-in Robe shelving with hanging rail. Provide 1200mm x 850mm Aluminium window configuration as per facade over freestanding bath in lieu of standard.

Note: Option not available with Option Internal07.

**IN09 - Internal Option 09**

Provide floor plan option which creates Guest suite with Retreat in lieu of Bed 4 and Study. 820mm hinged door moves as shown and additional stud and plaster wall in lieu of section of balustrade. Note: Option not available with Option Internal11

**IN10 - Internal Option 10**

Provide floor plan option with Bed 5 and additional Lounge room in lieu of Bed 1. Bed 5 has WIR and Ensuite, including: 2No. 450mm shelving with hanging rail to WIR, 900mm x 900mm tiled shower base, 1482mm vanity with single basin, toilet pan, 1800mm x 610mm Aluminium sliding window to Ens 5. Provide 1200mm x 1810mm Aluminium sliding window to Bed 5. Additional Lounge room includes: 2No. 2057mm x 850mm Aluminium sliding windows. Bed 2 increases by 1550mm to accommodate. Provide WIL with 450mm shelving. Note: Option only available with Option Internal08.

**IN11 - Internal Option 11**

Provide floor plan option which moves Bed 1 to the front of the home as shown.

Note: Option not available with Options Internal09, Internal10, Ensuite01, Ensuite02, Ensuite03 & Ensuite04.

**EX01 - External Option 01**

Provide 2140mm x 2410mm Garage door as per colour selection to rear of Garage in lieu of standard hinged door.

**EX02 - External Option 02**

Provide floor plan option which mirrors Family, Meals and Alfresco. Provide 2057mm x 2410mm Aluminium sliding window and 2057mm x 1210mm Aluminium fixed window in lieu of standard. Provide 2110mm x 3230mm Aluminium sliding door in lieu of standard. Remove plaster lined void and bulkhead over and provide additional plaster-lined void to corner of new Family room as shown.

Note: Option not available with Options Kitchen03, Internal04, External03 and External04.

**EX03 - External Option 03**

Provide corner sliding door option to Alfresco including: 1No. 2107mm x 2410mm x 3610mm Aluminium corner sliding door in lieu of 2No. standard sliding doors, 1No. additional 2057mm x 1210mm Aluminium sliding window in lieu of standard. Provide 2No. 89mm x 89mm steel support posts with steel beam over to Engineers design.

Note: Option not available with Option External02.

**EX04 GF - External Option 04 GF**

Provide Grand Alfresco option, including: 2No. additional brick piers with concealed steel support posts, additional structural concrete slab, tiled roof over at 18 degree pitch. 2No. 1027mm x 1210mm Aluminium sliding windows with cover plate between to Bed 1 above in lieu of standard. Option adds 3.0m to overall length of the home. Option adds 18.33m<sup>2</sup> to overall ground floor area.

Note: Option not available with Option External02.

**EX04 FF - External Option 04 FF**

Provide Grand Alfresco option, including: 2No. additional brick piers with concealed steel support posts, additional structural concrete slab, tiled roof over at 18 degree pitch. 2No. 1027mm x 1210mm Aluminium sliding windows with cover plate between to Bed 1 above in lieu of standard. Option adds 3.0m to overall length of the home. Option adds 18.33m<sup>2</sup> to overall ground floor area.

Note: Option not available with Option External02.

**EN01 - Ensuite Option 01**

Provide Ensuite upgrade option, including: 1700mm freestanding bath, 2700mm x 900mm tiled shower base with grate drain and 2No. ceiling mounted shower roses, additional mixer tap, wall recess, 2082mm vanity with double basins. Provide 1027mm x 1810mm Aluminium sliding window to Ens 1 in lieu of standard. Option reduces Activity room by 750mm to accommodate.

Note: Option not available with Options Internal10 and Internal11.

**EN02 - Ensuite Option 02**

Provide Ensuite upgrade option, including: 2080mm x 900mm tiled shower base with grate drain and 2No. shower roses, wall recess, 1782mm vanity with double basins, enclosed WC with 720mm hinged door. Bulkhead opening to WIR 1a moves location with additional 450mm shelving with hanging rail. Provide 350mm x 1810mm Aluminium sliding window to Ens 1 shower in lieu of standard

Note: Option not available with Options Internal10 and Internal11.

**EN03 - Ensuite Option 03**

Provide Ensuite upgrade option, including: 1700mm freestanding bath, 2080mm x 900mm tiled shower base with grate drain and 2No. shower roses, wall recess, 2082mm vanity with double basins, enclosed WC with 720mm hinged door and 1027mm x 610mm Aluminium sliding window, WIR 1a moves location with additional 450mm shelving. Provide 1200mm x 1810mm Aluminium sliding window to Ens 1 in lieu of standard

Note: Option not available with Options Internal10 and Internal11.

**EN04 - Ensuite Option 04**

Provide Ensuite upgrade option, including: 2080mm x 900mm tiled shower base with grate drain and 2No. shower roses, wall recess, 1782mm vanity with double basins, enclosed WC with 720mm hinged door. Bulkhead opening to WIR 1a moves location with additional 450mm shelving with hanging rail. Provide 350mm x 1810mm Aluminium sliding window to Ens 1 shower in lieu of standard.

Note: Option not available with Options Internal10 and Internal11.