

Facades available:	
Coastal, Delta, Kingston, Nouveau	
Scarborough Traditional, York	
Overall home width	11.36m
Overall home length	22.5m

Residence	169.8m ²	18.3sq
Garage	37.4m ²	4.0sq
Porch	3.0m ²	0.3sq
Alfresco	10.8m ²	1.2sq
Total	221.0m²	23.8sq

FLOORPLAN OPTIONS

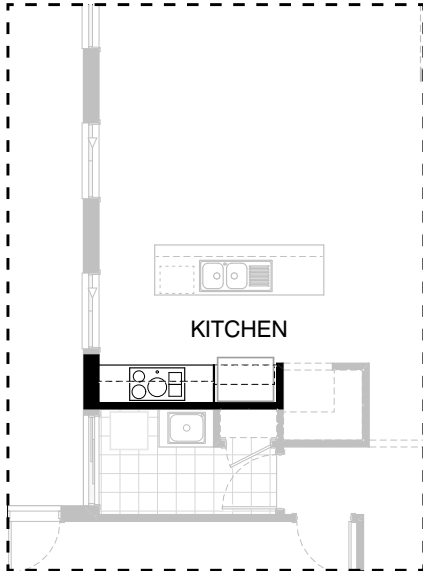
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Listed details based on Traditional facade floorplan (illustrated)

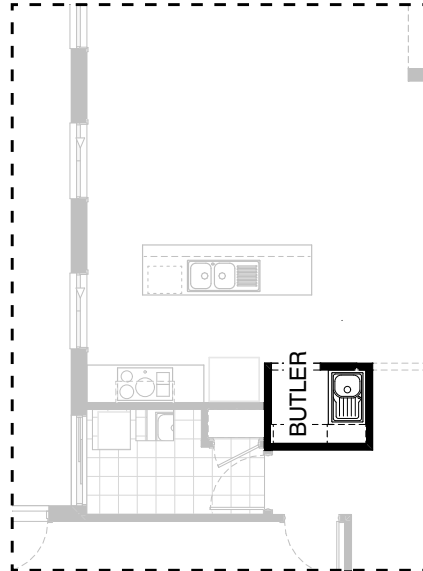
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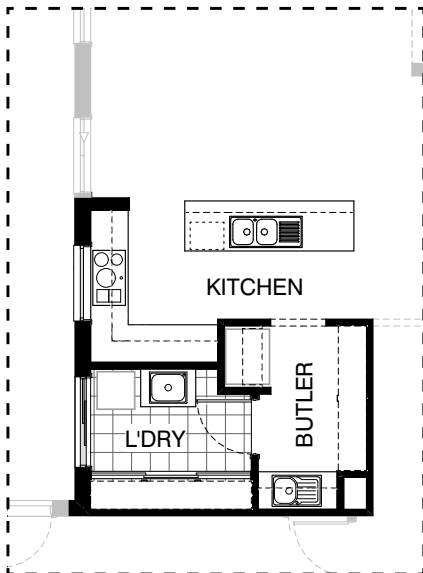
Kitchen Options



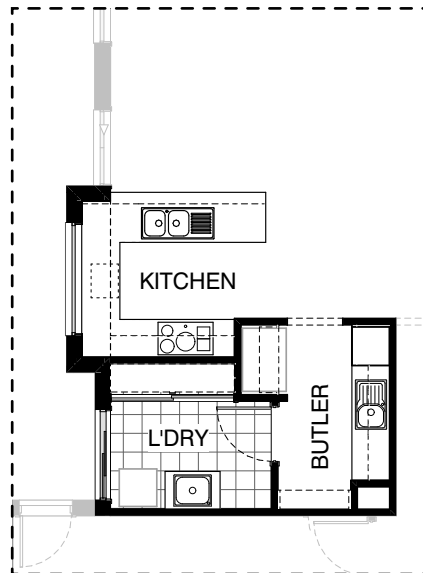
K01



K02

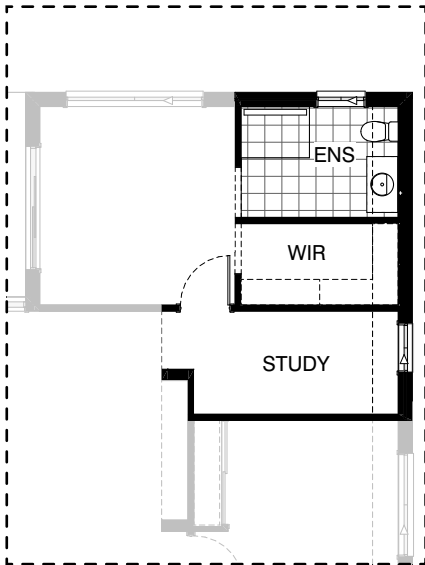


K03

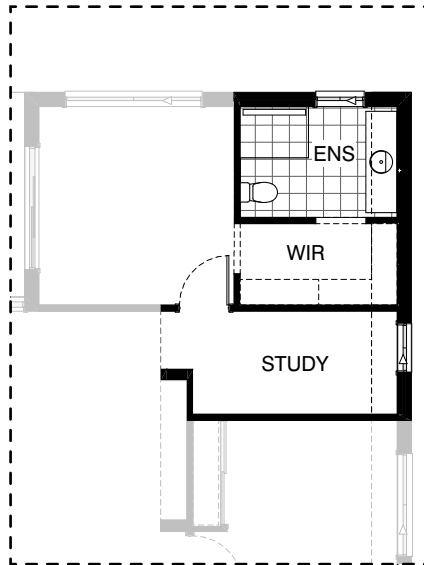


K04

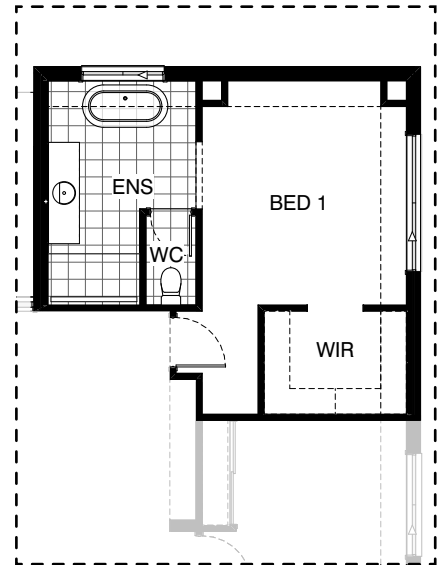
Ensuite Options



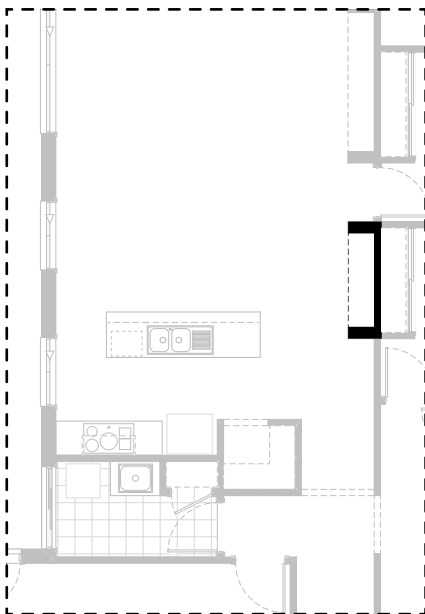
EN01



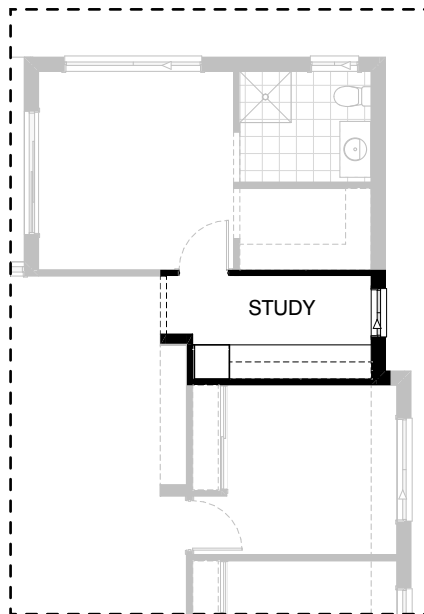
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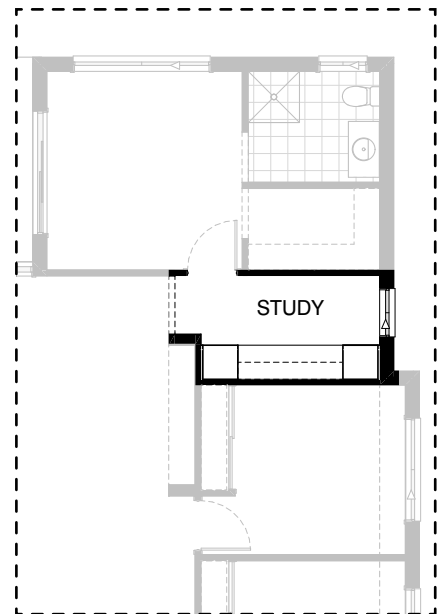
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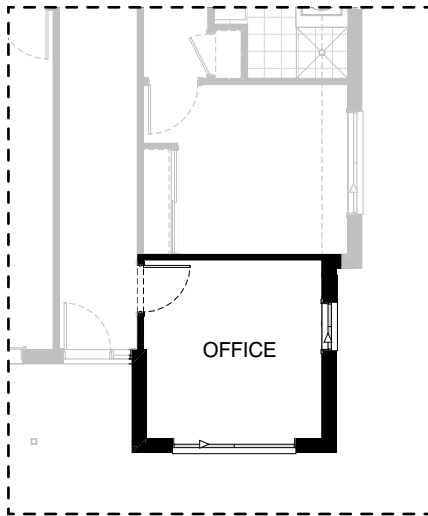
IN01



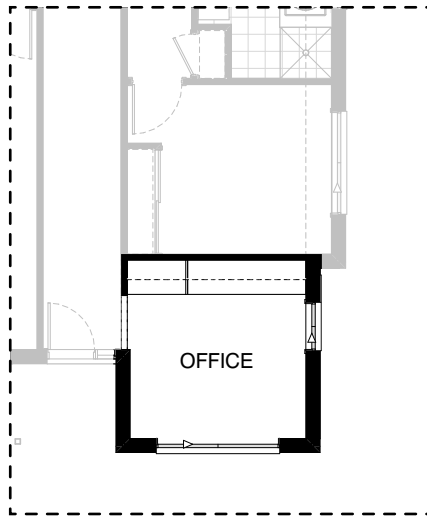
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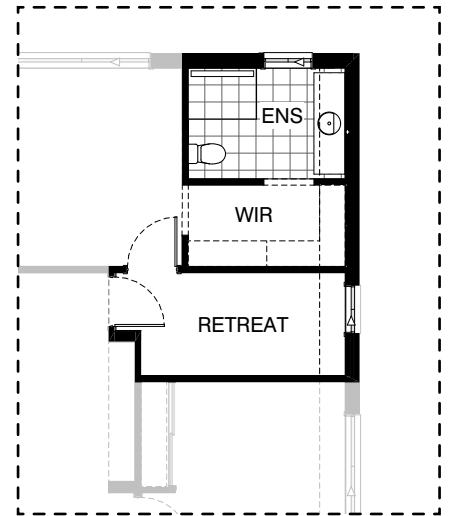
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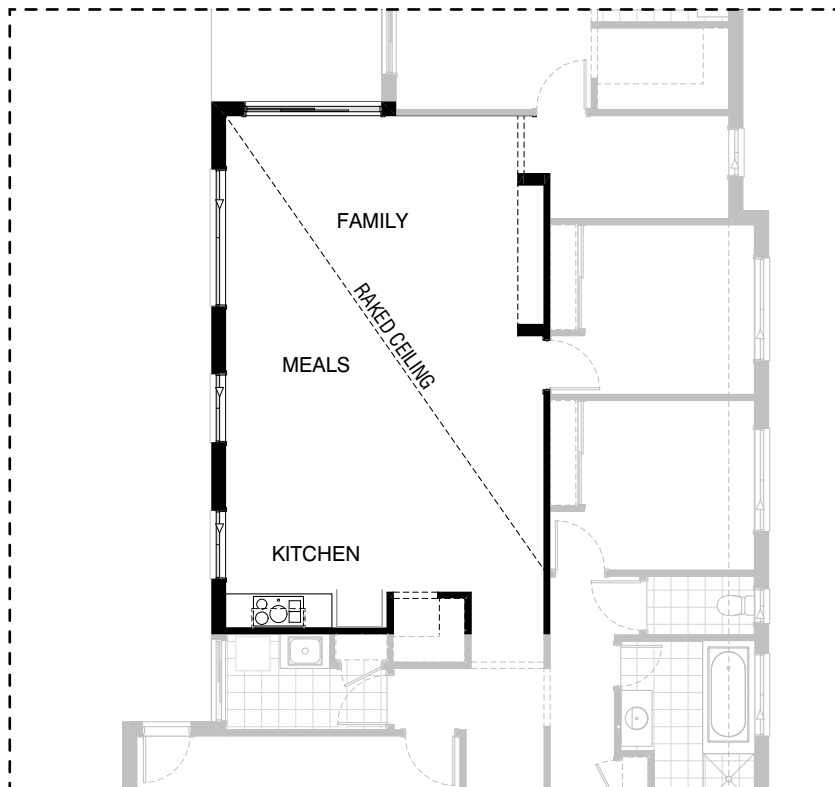
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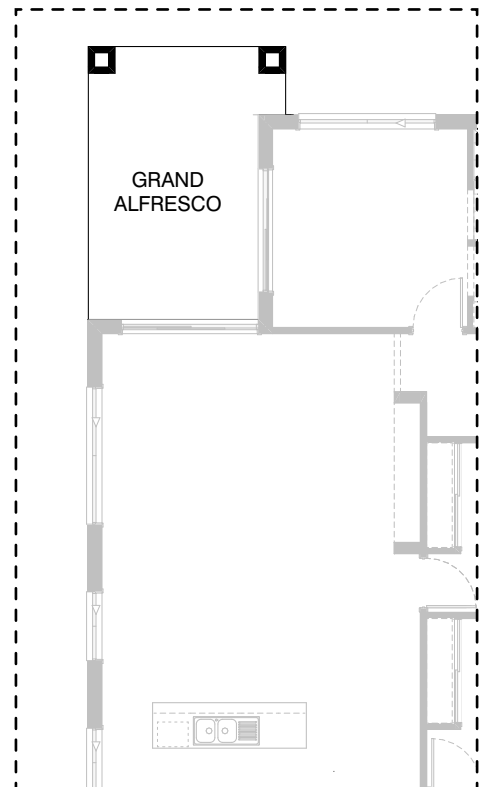
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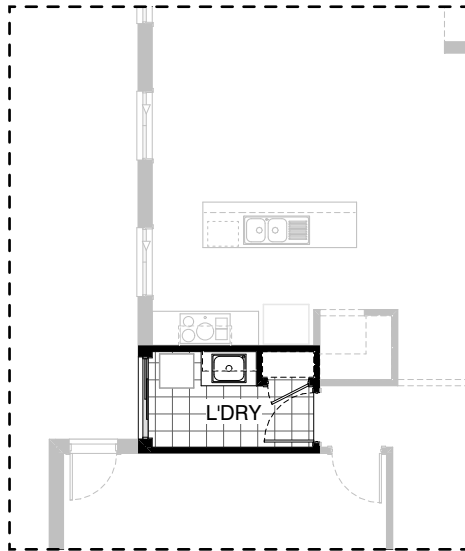
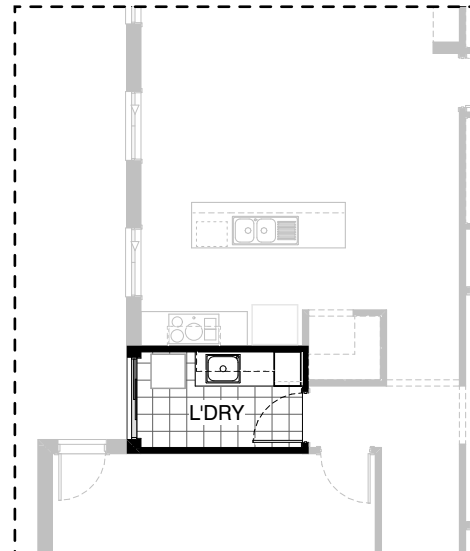
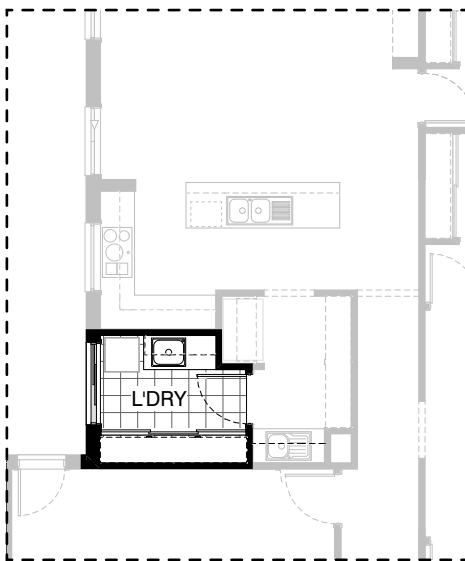
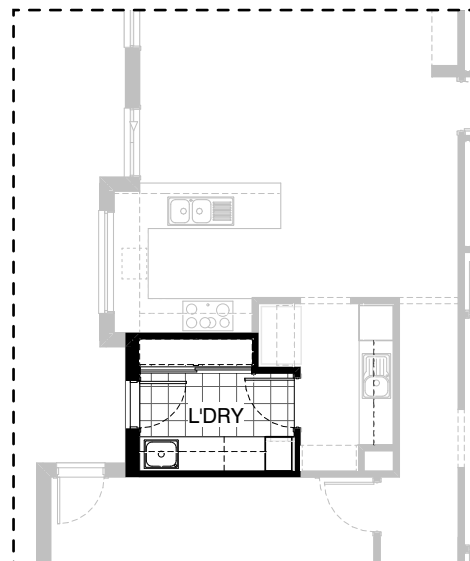
IN09



IN10



EX02

**LD01****LD02****LD03****LD04**

OPTION DESCRIPTIONS**K01 - Kitchen Option 01**

2No. 450mm overhead cupboards,
1No. Open shelf above Ref space.
Island bench to remain standard.

K02 - Kitchen Option 02

Provide Butler's Pantry upgrade WIP Walk-in Pantry, including:
Increase size to 1190mm x 1530mm; centre passage to become 1050mm wide ILO 1300mm wide.
1No. 800mm base cupboard, single bowl sink, additional laminate benchtop and tiled splashback to suit.
Provide 1800mmh. 300mm wide adj. laminated shelving to 1No. WIP elevation.

K03 - Kitchen Option 03

Provide L-shape Kitchen upgrade, including;
Butlers pantry in lieu of Walk-in Pantry.
Kitchen includes
900mm retractable rangehood,
900mm induction cooktop,
1No. 300mm base cupboard,
1No. 800mm base cupboard,
1No. 900mm corner base cupboard,
1No. 600mm wide base cupboard,
3No. 300mm overhead cupboards,
1No. 800mm overhead cupboard,
1No. 600mm corner overhead cupboard,
1No. 900mm overhead cupboard.
Island bench to remain as standard & to be relocated towards centre of house.
Base cabinets to be enclosed in full height 180mm plastered nib wall.
Provide 1No. 514mm x 1200mm aluminium fixed window in lieu of standard.
Butlers Pantry includes
Increase size of butler's pantry as shown;
centre passage to become 1100 wide in lieu of 1300mm wide.
1No. Open shelf above Ref space.
1No. 900mm open shelf above ref space.
1No. 400mm base cupboard,
1No. 800mm base cupboard,
1No. 400mm wide overhead cupboard,
1No. 800mm overhead cupboard,
Single bowl sink, additional benchtop and tiled splashback to suit.
Provide plastered void as shown to separate base & overhead cupboard and laminated shelves.
450mm wide laminated shelving.
Laundry layout to be reconfigured as shown to suit Kitchen & Butler's Pantry changes.
Laundry to open into Butler's Pantry.

K04 - Kitchen Option 04

Provide U-shape Kitchen upgrade, including;
Butler's Pantry in lieu of Walk-in Pantry.
Kitchen includes
900mm retractable rangehood,
900mm induction cooktop,
450mm drawer unit,
Dishwasher provision,
Microwave provision & pot drawer,
2No. 300mm base cupboards,
2No. 900mm corner base cupboards,
1No. 900mm base cupboard,
1No. 300mm overhead cupboard,
1No. 600mm overhead cupboard,
1No. 600mm corner overhead cupboard, 2No. 700mm overhead cupboards, 1No. 400mm overhead cupboard. 1No. 514mm x 1810mm aluminium fixed window in lieu of standard. Additional benchtop and tiled splashback to suit. Butler's Pantry includes 600mm laminate double door Pantry unit, 1No. 400mm base cupboard, 2No. 700mm base cupboards, 1No. 400mm overhead cupboard, 2No. 700mm overhead cupboards, 1No. 1800mm high x 300mm laminate shelf unit, Ref space with open shelf, Single bowl sink, Additional benchtop and tiled splashback to suit. Laundry layout to be reconfigured as shown to suit Kitchen & Butler's Pantry changes. Laundry to open into Butler's Pantry.

EN01 - Ensuite Option 01

Provide Ensuite upgrade option, including:
5520mm x 450mm extension to floor area (to be under eave line to side elevation),
Relocation of standard windows to suit,
Extension to 300mm deep bulkhead,
1200mm x 900mm tiled shower base with grate drain,
Standard 900mm wide wall opening.

EN02 - Ensuite Option 02

Provide Ensuite upgrade including:
5520mm x 450mm extension to floor area (to be under eave line to side elevation),
Relocation of standard windows to suit,
Extension to 300mm deep bulkhead,
1200mm x 900mm tiled shower base with grate drain,
Relocate WC to previous opening location & provide 1782mm vanity with single basin.
Relocate 900mm wide wall opening to Ens / WIR wall.

EN03 - Ensuite Option 03

Provide Ensuite/WIR upgrade, including:
5520mm x 450mm extension to floor area
300mm deep bulkheads to be provided to side and rear projections to suit with
2No. 450mm x 450mm voids to Bed 1.
Provide 1No.1200mm x 2410mm aluminium sliding window to Bed 1 side elevation in lieu of standard.
Delete 2110mm x 2170mm aluminium sliding door and 2057mm x 850mm aluminium sliding window from Study.
Provide 2520mm x 1830mm WIR to previous Study position.
Provide 450mm laminated shelves to 3No. elevations of WIR.
Provide Ensuite to previous Bed 1 location.
Provide 1200mm wall opening to Bed 1/Ensuite wall,
Provide 1No. 1200mm x 1450mm aluminium sliding window to Ensuite.
Provide 1No.1500mm freestanding bath,1782mm vanity with single basin, 610mm x 900mm wall-to-wall tiled shower base with grate drain, enclosed WC with 720mm hinged door.
(Note: total 5.55sq.m. of additional building area.
This option may impact upon site coverage requirements.)

IN01 - Internal Option 01

Provide 2No. 180mm wide 460mm deep plastered nib walls, with 300mm bulkhead to create semi-enclosed drop zone to Family/Meals.
Note: this option will not work with Kitchen03 & Kitchen04.

IN05 - Internal Option 05

Provide built-in joinery upgrade option to Study, including:
600mm deep 32mm laminate benchtop,
2No. 300mm deep open shelves above,
1No. 600mm laminated cupboard.

IN06 - Internal Option 06

Provide built-in joinery upgrade option to Study, including:
600mm deep 32mm laminate benchtop,
2No. 300mm deep open shelves above,
2No. 600mm laminated cupboard.
Note: This option can only work with Ensuite01,02 & 03.

IN07 - Internal Option 07

Provide Home Office option in lieu of Living to the front of the home, including:
Enclose home office with 820mm hinged door in lieu of opening bulkhead.

IN08 - Internal Option 08

Provide Home Office option in lieu of Living to the front of the home, including:
Provide built-in joinery including
600mm deep, 1060mm long 32mm thick laminate desk with waterfall end,
600mm deep 32mm thick laminate benchtop with
2No. 800mm T.V unit cupboards &
1No. 450mm T.V unit cupboard.
Provide 3No. 800mm overhead cupboards,
1No. 600mm overhead open shelf unit.

OPTION DESCRIPTIONS**IN09 - Internal Option 09**

Provide Retreat layout upgrade option, including:
5520mm x 450mm extension to floor area
(to be under eave line to side elevation),
Relocation of standard windows to suit,
Extension to 300mm deep bulkhead,
1200mm x 900mm tiled shower base with grate,
Relocate WC to previous opening location &
provide 1782mm long vanity with single basin.
Relocate 900mm wide wall opening to Ens/WIR wall.
Relocate 870mm door to Bed 1 to Passage/Study wall,
to create closed Bed 1 Retreat in lieu of standard Study.

IN10 - Internal Option 10

Provide raked ceiling to Family, Meals and Kitchen area
(including square set cornice).

EX02 - External Option 02

Provide Grand Alfresco option in lieu of standard Alfresco, including:
Tiled roof over and additional 2No. 470mm x 470mm brick piers.
Adds 1200mm of length to the building footprint.
(Note: total 4.16m². of additional building area.
This option may impact upon site coverage requirements.)

LD01 - Laundry Option 01

Provide Laundry upgrade including:
Laminate base and overhead cupboards and laminated inset trough,
1No. 900mm base cupboard,
1No. 900mm overhead cupboard,
and additional laminate benchtop and tiled splashback to suit.

LD02 - Laundry Option 02

Provide Laundry upgrade including:
Laminate base and overhead cupboards and laminated inset trough,
1No. 900mm base cupboard,
1No. 450mm base cupboard,
1No. 900mm overhead cupboard,
1No. 450mm overhead cupboard,
1No. 450mm laminated Broom unit in lieu of standard enclosed linen
cupboard.
Additional laminate benchtop and tiled splashback to suit.

LD03 - Laundry Option 03

Provide Laundry upgrade including:
laminate base and overhead cupboards and inset trough,
1No. 800mm base cupboard,
1No. 400mm base cupboard,
1No. 800mm overhead cupboard,
1No. 400mm overhead cupboard,
and additional laminate benchtop and tiled splashback to suit.
Note: This option for Laundry cabinetry length can only work with Kitchen03.
Adjust Butlers Ref. space to suit.

LD04 - Laundry Option 04

Provide Laundry upgrade including:
Laminate base and overhead cupboards and inset trough,
1No. 700mm base cupboard,
Additional laminate benchtop and tiled splashback to suit
(includes 1400mm space under bench for WM and dryer).
3No. 700mm overhead cupboards,
1No. 450mm full height laminate broom cupboard,
Provide 2105mm x 850mm aluminium Entry door frame in lieu of standard
sliding door.
Note: This option for Laundry cabinetry length can only work with Kitchen04.