

KAAS

INTERIOR DESIGN

THIS IS A KAAS INTERIOR DESIGN DEVELOPED
PACKAGE PREPARED FOR
SUZANNE AND DAVE HERRITY,
FOR THE MASKELL STREET PROJECT,
PRESENTED ON AUGUST 6, 2025

Kaas Interior Design
PO Box 16,
Ferry Creek
Vic 3786

0477 847 491
lynette@kaasinteriors.com.au
www.kaasinteriors.com.au
[@kaas_interiors](https://www.instagram.com/kaas_interiors)

GENERAL SPECIFICATIONS

OVERVIEW:

ALL WORKS MUST COMPLY WITH THE CURRENT NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS, AND MANUFACTURER'S DETAILS AND REQUIREMENTS WHERE NOT COVERED BY REGULATIONS.

CONTRACTORS ARE REQUIRED TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCING ANY WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ANY PRINTED SCALES. THIS DRAWING IS EXCLUSIVELY FOR THE DESCRIBED PROJECT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE START OF WORK SIGNIFIES TOTAL ACCEPTANCE OF CONDITIONS.

EXISTING STRUCTURE:

THE BUILDER/CONTRACTOR MUST PROVIDE STRUCTURAL ENGINEERING DOCUMENTATION REGARDING ANY PROPOSED MODIFICATION OF THE EXISTING BASE BUILDING STRUCTURE.

FOR ANY REQUIRED PENETRATIONS THROUGH EXISTING SLAB/WALLS, ETC., THE LOCATION MUST BE CONFIRMED ON-SITE BEFORE COMMENCING WORKS.

RESTORE ANY DAMAGE TO THE REMAINING CONSTRUCTION RESULTING FROM A FAILURE TO PROVIDE ADEQUATE PROTECTION TO ITS ORIGINAL CONDITION, WITHOUT EXPENSE TO THE PROPRIETOR.

DEMOLITION:

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING IN ACCORDANCE WITH DEMOLITION DRAWINGS AND MAKING GOOD TO EXISTING STRUCTURES AS PER PROPOSED WORKS.

THOROUGHLY CLEAN THE SITE UPON COMPLETION, ADHERING TO APPLICABLE CLAUSES OF THE CURRENT BUILDING STANDARDS, INCLUDING AS 2187 EXPLOSIVES - STORAGE, TRANSPORT AND USE, AS 2436 GUIDE TO NOISE CONTROL AND DEMOLITION SITES, AND AS 2601 THE DEMOLITION OF STRUCTURES.

ENSURE AWARENESS OF ALL EXISTING SERVICES ON THE SITE AND CONFIRM THEIR DECOMMISSIONING BEFORE COMMENCING ANY WORKS.

AFTER THE REMOVAL OF SERVICES, PATCH AND PREPARE PENETRATIONS FOR NEW WORKS. PROTECT ALL EXISTING SERVICES DURING DEMOLITION AND/OR BUILDING WORKS.

CONSULT THE CLIENT REGARDING ANY RE-USE OF EXISTING DEMOLISHED ITEMS.

DO NOT BURN DEBRIS ON-SITE WITHOUT WRITTEN PERMISSION FROM THE CLIENT.

RESTORE ALL DAMAGE TO REMAINING CONSTRUCTION RESULTING FROM INADEQUATE PROTECTION TO ITS ORIGINAL CONDITION, WITHOUT EXPENSE TO THE PROPRIETOR.

CONSTRUCTION:

CARPENTRY:

THE BUILDER/CONTRACTOR IS TO COMPLETE FRAMING AS SHOWN ON DRAWINGS UNLESS OTHERWISE SPECIFIED IN SPECIFICATION DOCUMENTS.

SUPPLY AND ERECT FRAMING, BOTH STRUCTURAL AND SUB-STRUCTURAL, INCLUDING FLOOR PANELS, WALL CLADDING, ROOF FRAMINGS, AND INCIDENTAL FRAMING. REFER TO THE SCHEDULE (WHERE APPLICABLE) FOR MATERIALS.

INSPECT SITE CONDITIONS BEFORE COMMENCING WORK.

DOORS / WINDOWS:

CONFIRM REQUIREMENTS FOR TIMBER FRAMES, METAL FRAMES, DOORS (GLAZED, SOLID CORE, WATERPROOF, LOUVRED, FLYSCREEN, SECURITY, ACOUSTIC, FLUSH PANEL, HOLLOW CORE, EXPRESSED FRAMED DOORS,

ETC.). ERECT FRAMES PLUMB AND TRUE, ALLOWING 3MM CLEARANCE AT HEAD AND JAMBS. ALLOW 10MM OVER THE FLOOR COVERING. CHECK AND CLEAN ON COMPLETION.

SITE MEASURE AND ALLOW FOR ADJUSTMENTS AND FITTING OF THE WORK IN THE FIELD WHERE MEASUREMENTS MAY CAUSE DELAY.

DURING INSTALLATION AND ASSEMBLY, FORM TIGHT JOINTS WITH EXPOSED CONNECTIONS ACCURATELY FITTED, AND REVEALS UNIFORM. FINISH WORK ACCURATELY, PLUMB, LEVEL, SQUARE, AND TRUE IN REFERENCE TO ADJACENT CONSTRUCTION.

COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THROUGHOUT.

TILING:

COMPLY WITH APPLICABLE CLAUSES OF THE CURRENT BUILDING STANDARDS, INCLUDING AS/NZ 3661 SLIP RESISTANCE OF PEDESTRIAN SURFACE, AS 3470 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS, AND AS 3958 CERAMIC TILES.

FOLLOW MATERIAL MANUFACTURERS' CURRENT WRITTEN INSTRUCTIONS.

DISALLOW ANY TILES EXHIBITING CHIPS, SCRATCHES, DAMAGE, OR ANY FORM OF PHYSICAL IMPERFECTION FOR USE IN THE PROJECT. REPLACE ANY DAMAGED INSTALLED TILES AT THE CONTRACTOR'S EXPENSE, ENSURING A SEAMLESS MATCH.

USE ADHESIVES SUITABLE FOR THE TILE MATERIAL. INSTALL EXPANSION JOINTS (5MM FOR WALLS, 8MM FOR FLOORS) FILLED WITH SUITABLE SILICONE SEALANT. USE EPOXY-BASED MILDEW-RESISTANT GROUT FOR WALLS AND ACID-RESISTANT PREPARED GROUT FOR FLOORS UNLESS OTHERWISE SPECIFIED IN DRAWINGS.

INSPECT SITE CONDITIONS BEFORE STARTING WORK, ENSURING ALL SUBSTRATES ARE CLEAN, DRY, AND FREE FROM DEBRIS. LIMIT VARIATIONS IN WALLS TO LESS THAN 5MM UNDER A 2000MM LONG STRAIGHT EDGE.

TILE SETOUT LOCATION AND GROUT COLORS ARE TO BE APPROVED BY THE DESIGNER UNLESS OTHERWISE SPECIFIED IN DRAWINGS.

FLOORING:

PERFORM WORK AS SHOWN ON DRAWINGS, INCLUDING BUT NOT LIMITED TO SUPPLYING AND INSTALLING FLOATING FLOORS OF TONGUE AND GROOVED PANELS, SANDING PLYWOOD OR SOLID TIMBER CONSTRUCTION/FINISH WOOD STRIP FLOORING/FACE-NAILED FLOORING/SECRET-NAILED FLOORING, ETC.

INSPECT SITE CONDITIONS AND SECURE AREAS TO RECEIVE FLOOR PANELS AGAINST WATER PENETRATION. ENSURE THE CONCRETE BASE FLOOR HAS A MOISTURE CONTENT NOT EXCEEDING 6%. FILL ALL HOLES OR DEPRESSIONS WITH STABLE MATERIALS.

PROTECT ALL FLOORING FROM DAMAGE BY OTHER TRADES UPON COMPLETION OF WORK.

COMPLY WITH APPLICABLE CLAUSES OF THE CURRENT BUILDING STANDARDS, INCLUDING AS 2797 TIMBER/HARDWOOD/SAWN AND MILLED PRODUCTS, AS 1884 FLOOR COVERINGS, RESILIENT SHEET & TILES, AS 3553 ADHESIVES, FLOORING MATERIAL INSTALLATION, AND AS/NZS 3661 SLIP RESISTANCE OF PEDESTRIAN SURFACES.

FOR FACE-NAILED FLOORING, PROVIDE EXPANSION GAPS OF 10-15MM AROUND THE EDGES. NAIL A MINIMUM OF 20MM FROM THE EDGE OF THE BOARD, WITH TWO NAILS FOR WIDE BOARDS. PRE-DRILL DENSE MATERIAL BEFORE NAILING, ENSURING NAILS ARE NO LESS THAN 2.5 TIMES THE THICKNESS OF THE BOARD AND AT LEAST 3MM BELOW THE SURFACE.

CONFIRM ALL FLOORING FINISHES WITH THE DESIGNER BEFORE COMMENCING WORK, FOLLOWING MANUFACTURER INSTRUCTIONS FOR POLYURETHANE,

WATER-BASED, ACRYLIC, AND OIL FINISHES.

CARPET:

PERFORM WORK AS SHOWN ON DRAWINGS, INCLUDING BUT NOT LIMITED TO SUPPLYING AND INSTALLING UNDERLAY, CARPET, AND ACCESSORIES. PROVIDE SPARE CARPET.

COMPLY WITH APPLICABLE CLAUSES OF THE CURRENT BUILDING STANDARDS, INCLUDING AS 1385 TEXTILE FLOOR COVERINGS - METRIC UNITS AND COMMERCIAL TOLERANCES FOR MEASUREMENTS, AS/NSN 2455 TEXTILE FLOOR COVERING INSTALLATION 2455.1 GENERAL 2455.2 CARPET TILES, AS 4288 SOFT UNDERLAYS FOR TEXTILE FLOOR COVERING.

ENSURE FLOORS ARE DRY, CLEAN, WITH NO HILLS OR VALLEYS. COMPLY WITH AS/NZS 2455.1. REPAIR ANY IMPERFECTIONS ON THE FLOOR SURFACE THAT MIGHT IMPAIR THE FINISHED CARPETED SURFACES. BROOM CLEAN OR VACUUM CLEAN SURFACES UPON WHICH CARPET IS TO BE LAID.

SECURE ALL CARPETS ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. VACUUM THE SURFACE CLEAN AND PROVIDE ADEQUATE PROTECTION AGAINST POTENTIAL DAMAGE AFTER LAYING EACH SECTION OF CARPET.

PAINTING:

PERFORM WORK AS SHOWN ON DRAWINGS, INCLUDING BUT NOT LIMITED TO SUPPLYING AND APPLYING PAINTS AND OTHER FINISH COATINGS. REFER TO THE SCHEDULE OF FINISHES.

COMPLY WITH APPLICABLE CLAUSES OF THE CURRENT BUILDING STANDARDS, INCLUDING AS 2311 THE PAINTING OF BUILDINGS AND AS/NZS 2312 GUIDE TO THE PROTECTION OF IRON AND STEEL AGAINST EXTERIOR ATMOSPHERIC CORROSION.

PREPARE EACH SURFACE TO BE PAINTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

JOINERY:

GENERAL:

ALL DIMENSIONS MUST BE CONFIRMED ON-SITE BY THE CABINET MAKER BEFORE MANUFACTURE. ANY DISCREPANCIES BETWEEN DOCUMENTATION SHOULD BE COMMUNICATED TO KAAS INTERIOR DESIGN FOR CLARIFICATION/REVIEW BEFORE MANUFACTURE/INSTALLATION.

ALL GLAZING MUST ADHERE TO AS 1288 AND AS 2407.

THE CONTRACTOR MUST PROVIDE A STRUCTURAL ENGINEER'S CERTIFICATE FOR ALL SUSPENDED CEILING WORKS WHERE APPLICABLE.

APPLY WHITE HIGH REFLECTIVE PAINT TO ALL INTERNAL SURFACES OF LIGHT BOXES WHERE APPLICABLE.

CONFIRM ALL CUT-OUT DIMENSIONS FOR EQUIPMENT INSTALLATION WITHIN JOINERY UNITS BEFORE CONSTRUCTION.

CONFIRM ALL GPO LOCATIONS WITH THE CLIENT WITHIN JOINERY UNITS BEFORE CONSTRUCTION.

THE CABINET MAKER IS RESPONSIBLE FOR THE ALIGNMENT OF ALL APPLIANCES INTEGRATED INTO JOINERY RELATIVE TO KICKBOARD, CUPBOARD/DRAWER FRONTS, PANELS, SKIRTING, BENCHTOP, SHADOW LINES, ETC.

THE CABINET MAKER MUST MAKE ALLOWANCES FOR ALL HOLES REQUIRED IN JOINERY CARCASSES FOR PIPE AND CABLE ACCESS.

THE CABINET MAKER MUST SCRIBE TO WALLS AND FLOOR UNLESS OTHERWISE NOTED OR DETAILED.

THE CABINET MAKER MUST CHECK ALL INSTALLATION REQUIREMENTS OF APPLIANCES AGAINST MANUFACTURER SPECIFICATIONS/GUIDELINES.

CARCASS:

JOINERY CARCASSES ARE TO BE CONSTRUCTED FROM A MINIMUM OF 16MM THICK BOARD UNLESS OTHERWISE SPECIFIED.

CARCASSES MUST HAVE A MELAMINE FINISH IN A CONSISTENT WHITE COLOR UNLESS OTHERWISE NOTED.

EDGE ALL LEADING EDGES OF THE CARCASS IN A COLOR TO MATCH THE DOOR/PANEL COLOR.

INSTALL SCREW CAPS OVER ALL EXPOSED SCREW HEADS IN A MATCHING (OR SIMILAR) COLOR TO THE CARCASS.

ALL EXPOSED CORNER JUNCTIONS OF CARCASSES MUST BE MITERED UNLESS OTHERWISE NOTED.

HOLES FOR ADJUSTABLE SHELVES MUST RUN AT LEAST ONE SPACING ABOVE AND BELOW THE SHELVES DRAWN BY A NOMINAL 40MM.

SHELF LUGS MUST BE STEEL.

ALL OVERHEAD CABINETRY MUST HAVE UNDER PANELS TO MATCH THE DOORS UNLESS OTHERWISE DETAILED/NOTED/SPECIFIED.

LED LIGHT STRIPS MUST BE RECESSED FLUSH INTO PANELS.

HARDWARE AND HANDLES:

ALL DRAWER RUNNERS MUST BE FULL EXTENSION, HEAVY-DUTY RUNNERS BY BLUM, HAFELE, OR HETTICH, CONCEALED, AND SOFT CLOSE UNLESS OTHERWISE NOTED.

ALL HINGES MUST BE SOFT CLOSE BLUM, HAFELE, OR HETTICH OR SIMILAR.

ALL HINGES MUST BE MOUNTED AT A MAXIMUM OF 600MM CENTERS.

STONE:

CABINET MAKERS MUST SUPPLY SUBSTRATES AND TEMPLATES FOR STONE BENCHTOPS. SUBSTRATES ARE TO BE SCREWED FROM THE UNDERSIDE.

ALL CORNER JUNCTIONS AND EDGES MUST BE MITERED UNLESS OTHERWISE NOTED.

STONE LAYOUT, JOIN LOCATIONS AND VEIN MATCHING MUST BE APPROVED BY THE CLIENT OR DESIGNER BEFORE MANUFACTURE.

JOINS MUST BE AVOIDED ABOVE THE DISHWASHER WHERE POSSIBLE.

EACH STONE SLAB USED THROUGHOUT THE PROJECT MUST BE SOURCED FROM THE SAME BATCH/BLOCK.

USE A SEALER SUCH AS LITHOFIN OR SIMILAR ON ALL-NATURAL STONE SURFACES.

EDGEWORK MUST BE CARRIED THROUGH TO THE SIDE OF FREESTANDING COOKERS TO MATCH THE THICKNESS OF THE SURROUNDING EDGE.

2-PACK PAINT:

FACTORY PAINT MUST BE 2-PACK PAINT UNLESS OTHERWISE NOTED.

THE CABINET MAKER MUST SHOW/PROVIDE A SAMPLE OF THE FINISH TO THE CLIENT FOR APPROVAL BEFORE MANUFACTURE.

MELAMINE JOINERY:

EDGING MUST BE MATCHING ABS COLOR UNLESS OTHERWISE NOTED.

NO PANEL JOINS.

WHERE LAMINATE HAS A DIRECTIONAL PATTERN OR WOOD GRAIN EFFECT, THE KICKBOARD MUST HAVE A MATCHING DIRECTION.

CLIENT:

SUZANNE & DAVE HERRITY

PROJECT ADDRESS:

6 MASKELL ST,
SELBY, VIC, 3159

DRAWING TITLE:

GENERAL NOTES

SCALE:

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01 OF 04

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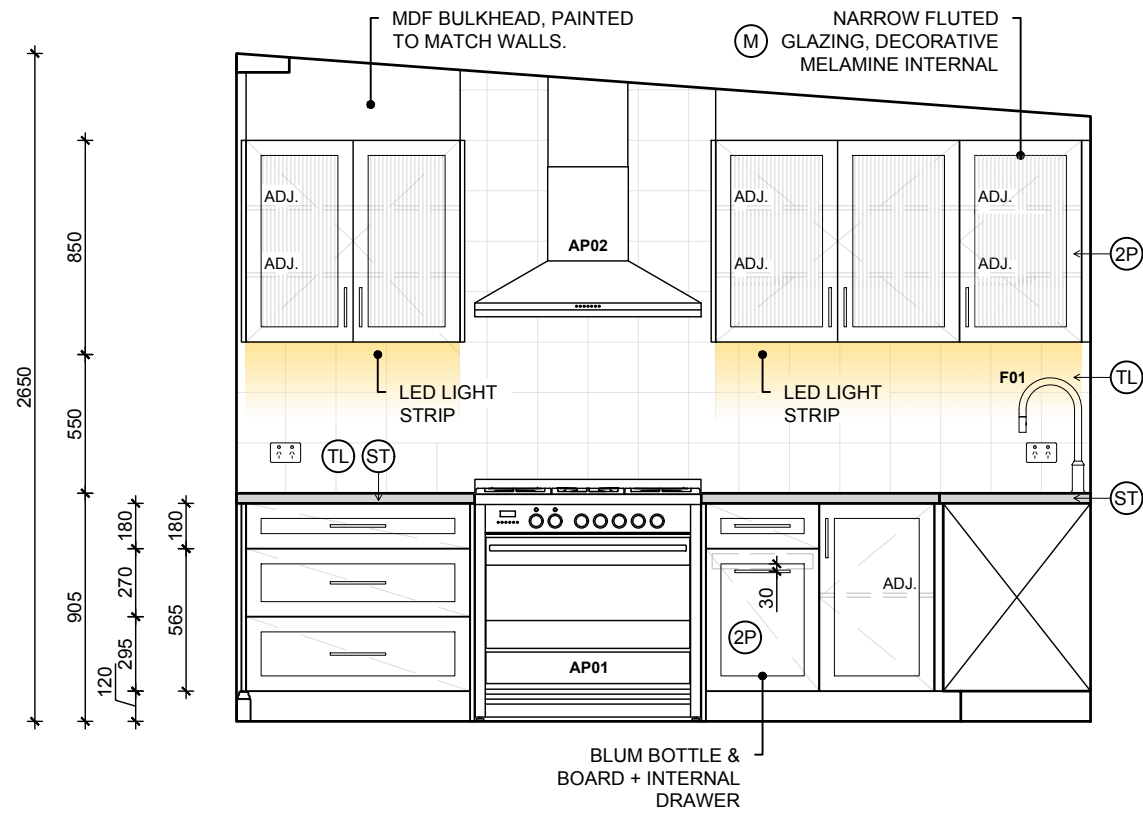
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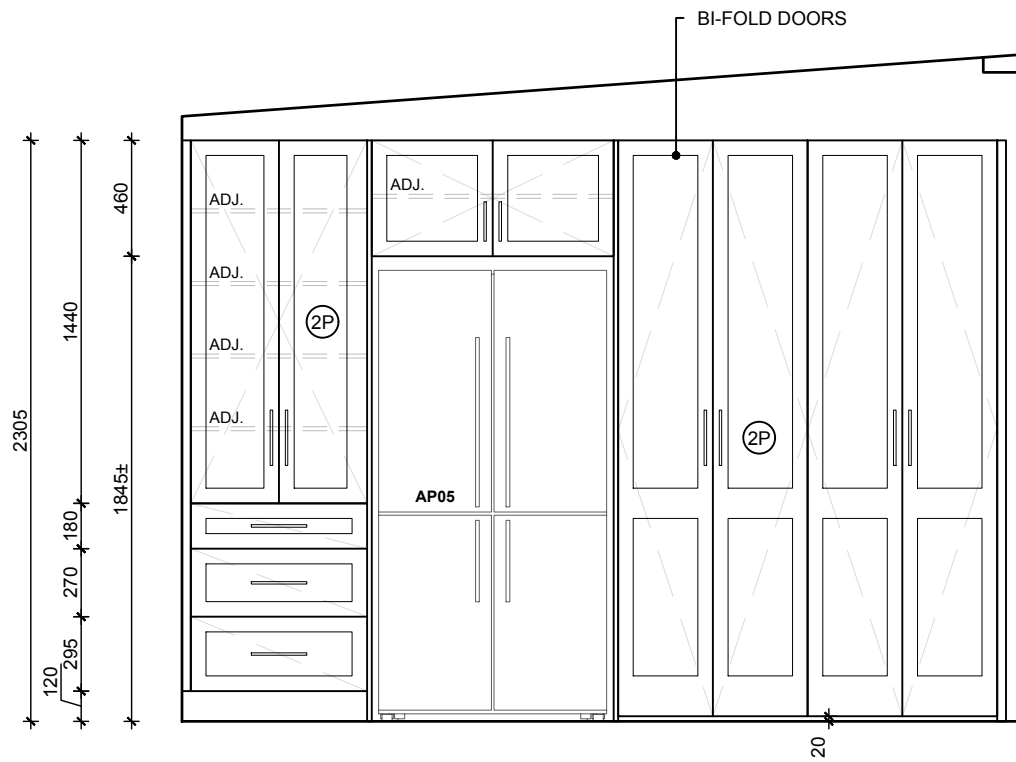
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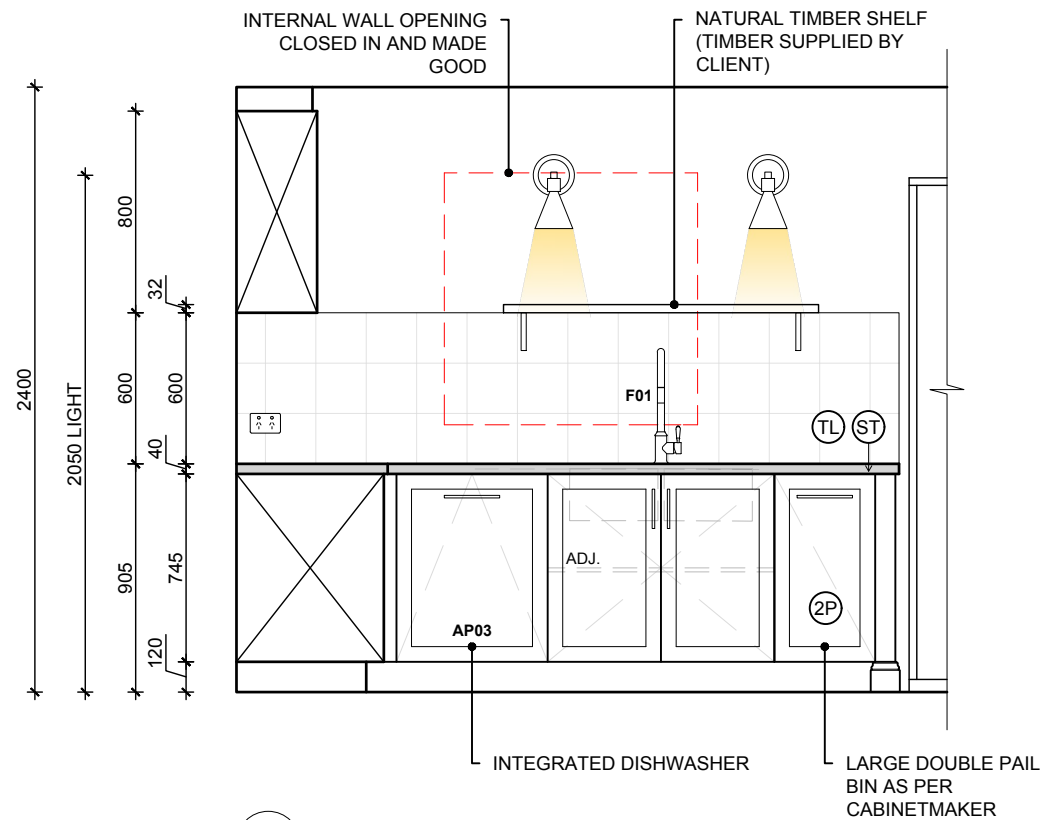
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PO BOX 16, FERNY CREEK, VIC 3786
M. 0477 847 491
E. LYNETTE@KAASINTERIORS.COM.AU
WWW.KAASINTERIORS.COM.AU



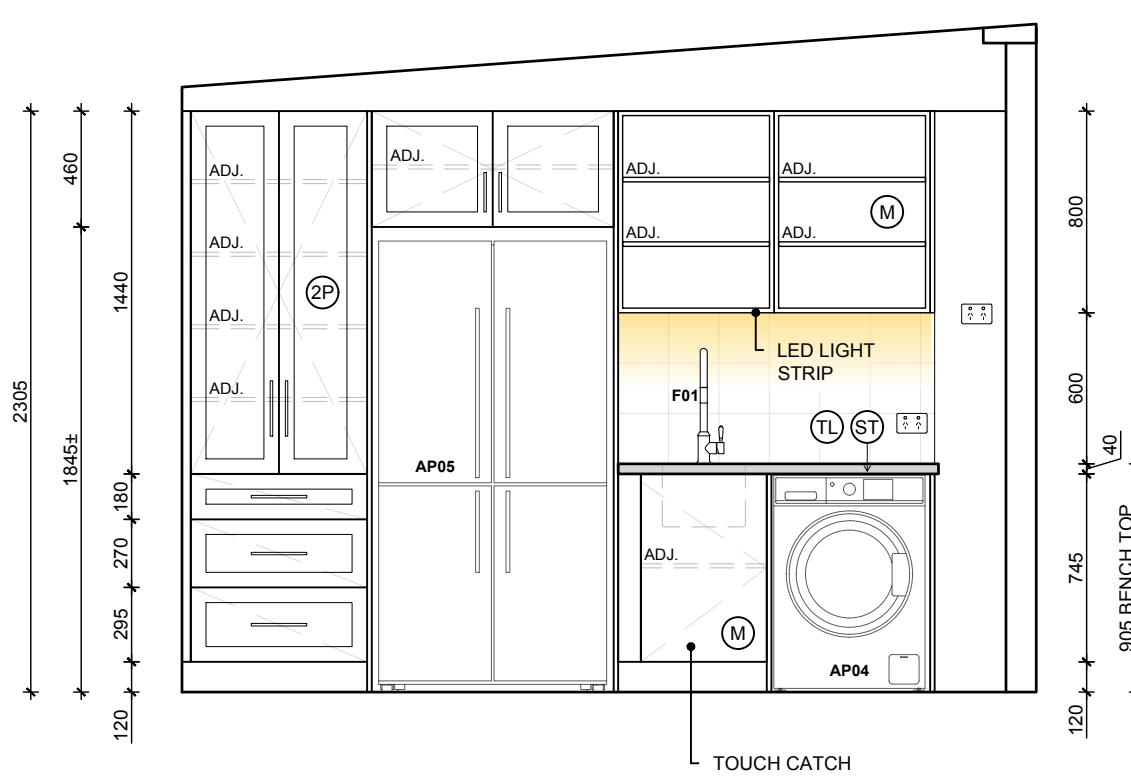
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NOTES:
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PROPOSED DEMOLITION

GPO LOCATIONS ARE SUGGESTIONS ONLY. ENSURE LOCATIONS MEET REGULATIONS.

WHITE CARCASSES WITH LAMINEX "FRENCH NAVY" OR POLYTEC "NAVY" EDGE TAPE.

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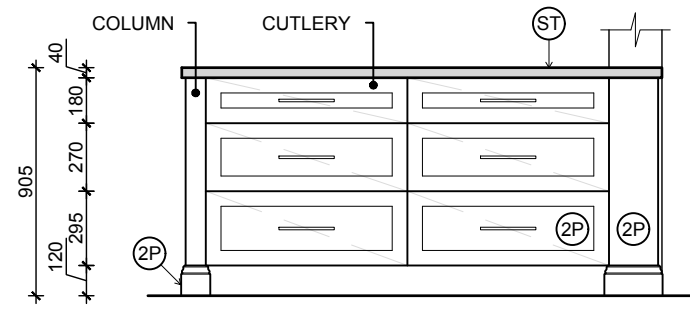
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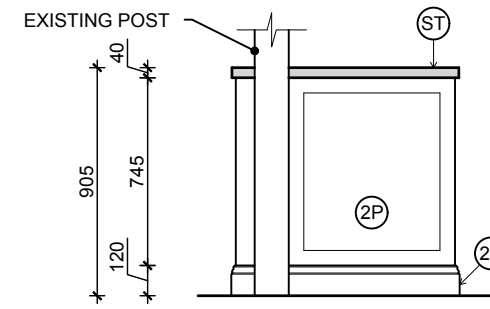
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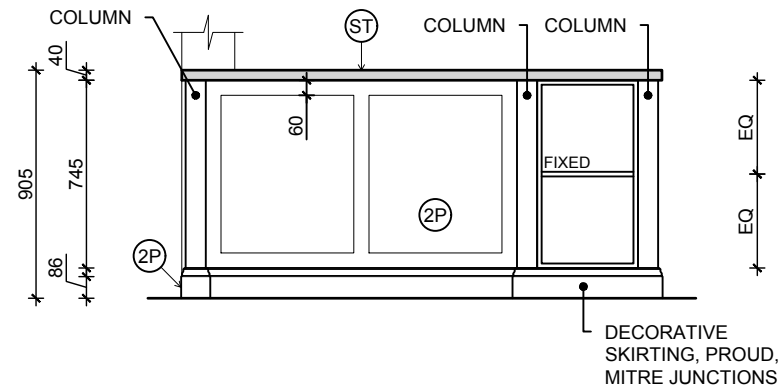
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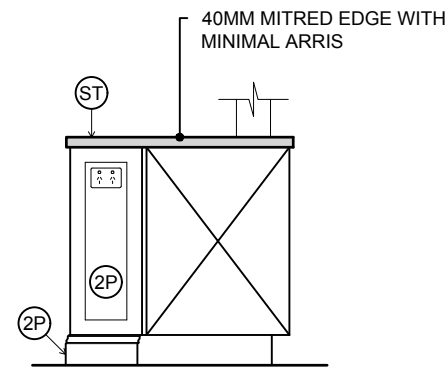
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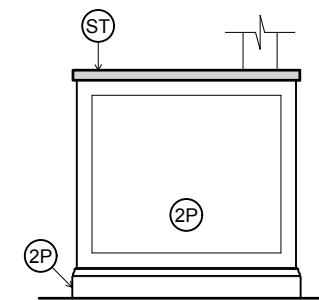
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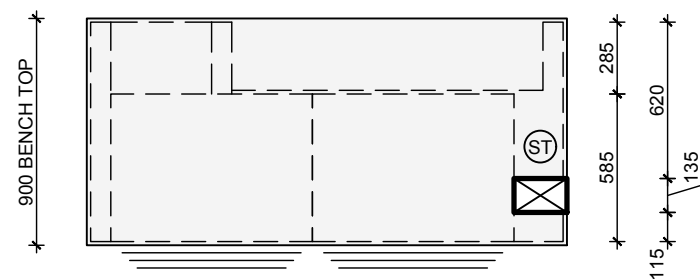
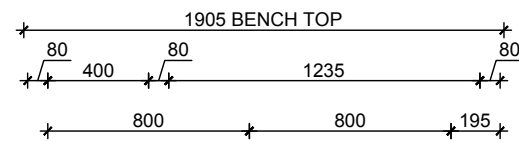
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I
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NOTES:
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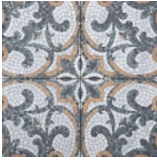


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PAGE: 04 OF 04 DRAWN BY: L.Y DATE: 06/08/2025

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M. 0477 847 491
E. LYNETTE@KAASINTERIORS.COM.AU
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SCHEDULE OF FINISHES & FIXTURES – HERRITY
 6 MASKELL ST, SELBY, VIC, 3159

SAMPLE	CODE	SUPPLIER	PRODUCT	COLOUR	FINISH	QUANTITY
	ST	YDL Stone 65 Babbage Drive, Dandenong South, VIC 3175	Mineral Surface – Deluxe Range Slab Size: 3230 x 1630	Rosemee	Polished	<i>Confirm quantity with stonemason prior to order</i>
	P1	Cabinet Maker	Factory finish 2-pack paint	Colour match Porter's Paints 'Whale Watching'	Satin Texture	
	TL1	Life Style Decorations 4/21-23 Marchall Road, Kirrawee, NSW 2232 PH: 02 97389292	The Versailles Series Tile Size: 200mm x 200mm	Ezio	Matt P5	<i>Confirm quantity with tiler prior to order</i>
	Joinery Doors	Albedor 7 Research Drive, Croydon South, VIC 3136	Recessed Door: Rachel Double Step <i>*or equivalent as per cabinet maker and approved by client</i>	Raw for paint	--	--
	M	Polytec 70 City Road, Southbank, VIC 3006	Decorative melamine board with matching edge tape	Tasmanian Oak	Woodmatt	

	Handles	Touch Handles Cabinetmaker	Mayfair Collection Cabinet Handles 156mm Length: MAY128BRB 220mm Length: MAY192BRB	Brushed Brass		10 x 156mm 22 x 220mm
	Shelf Bracket	TradCo Cabinetmaker	Shelf Bracket H150xP150mm Code: 1541	Brass		2
	F01	Nero	York Pull Out Sink Mixer with Veggie Spray Function with White Porcelain Lever SKU: NR69210801AB	Aged Brass	--	2
	F02	Alma (Buildmat) 46 Brindley Street, Dandenong South, VIC 3175	Orlando Double Bowl with Drain Board Sink SKU: SN101019 Size: 1125mm x 450mm	Stainless Steel	--	1
	F03	Alma (Buildmat) 46 Brindley Street, Dandenong South, VIC 3175	Maya Single Bowl Sink SKU: SN101020 Size: 380mm x 450mm	Stainless Steel	--	1
(no image)	AP01		900mm Freestanding Cooker as per client selection			1
(no image)	AP02		900mm Canopy Rangehood as per client selection			1
(no image)	AP03		600mm Integrated Dishwasher as per client selection			1
(no image)	AP04		600mm Washing Machine as per client selection			1
(no image)	AP05		900mm Fridge as per client selection			11

Lighting Suggestions



Wall Lights

Fat Shack Vintage
2 Age Street
Cheltenham, VIC, 3192
(online retailer)

Sur Glass Swivel Arm Wall Light
SKU: W1137-LNG-GLD-CLR
RRP: \$169.00
**Check suitability with electrician prior to order due to location above sink*

Gold/Brass +
Clear Shade

2



Pendant
Lights

Fat Shack Vintage
2 Age Street
Cheltenham, VIC, 3192
(online retailer)

Sur Glass Pendant Light
SKU: P1369-GLD-CLR
RRP: \$175.00

Gold/Brass +
Clear Shade

1 or 2