

FAIRMOUNT 41

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Total squares 40.6sq

B
SERIES

Minimum
Lot Width
14.0m

Minimum
Lot Length
28.0m



Design Dimensions
11,990mm(W) x 20,270mm(L).

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

DESIGN DIMENSIONS

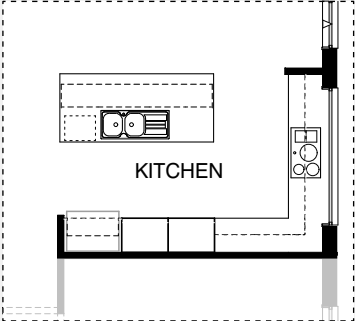
Residence	320.7m ²	34.5sq
Garage	36.6m ²	3.9sq
Porch	4.3m ²	0.5sq
Alfresco	15.2m ²	1.6sq
Total	376.8m²	40.6sq

Burbank

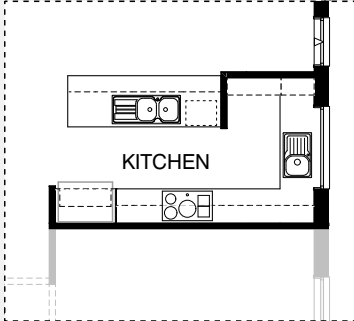
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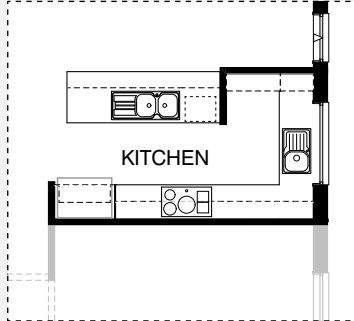
KITCHEN OPTIONS



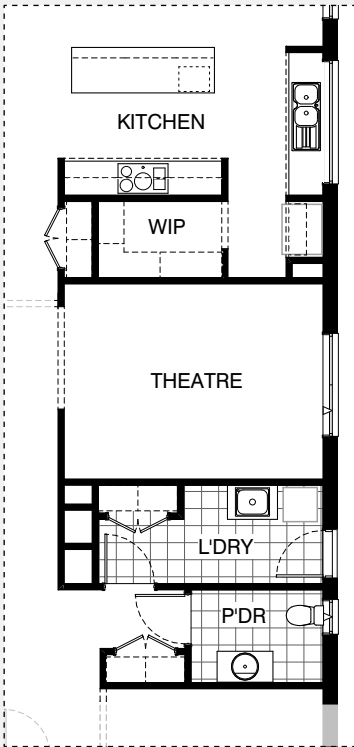
K01



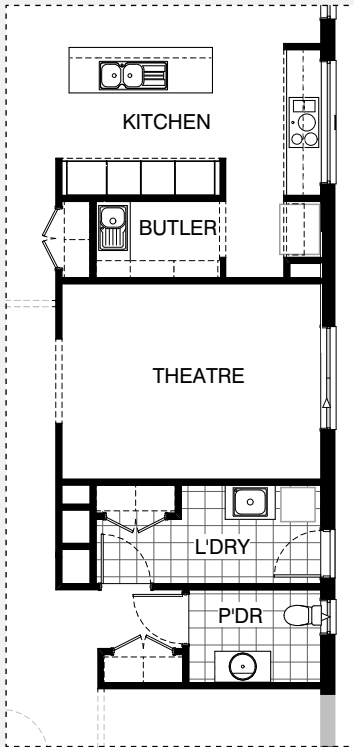
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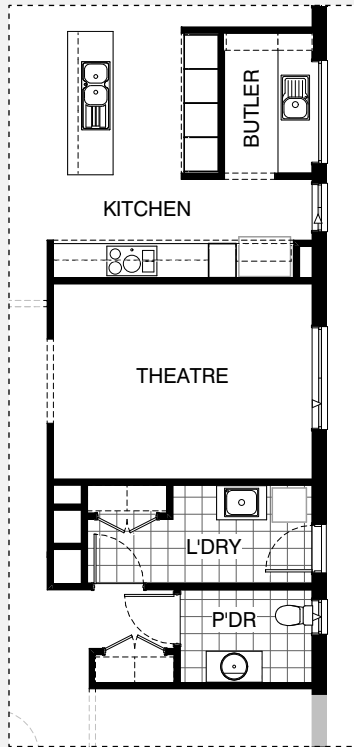
K03



K04

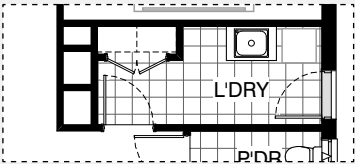


K05

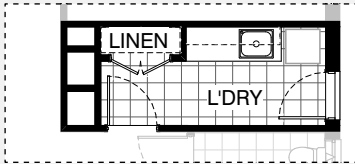


K06

LAUNDRY OPTION

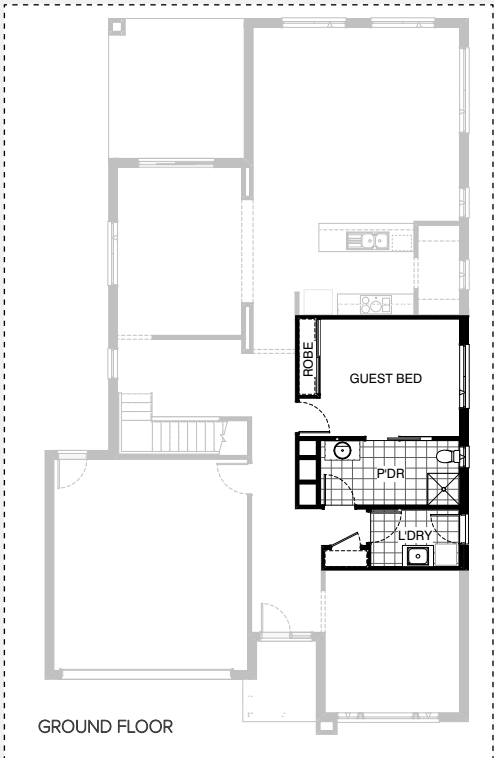


Master Laundry Design

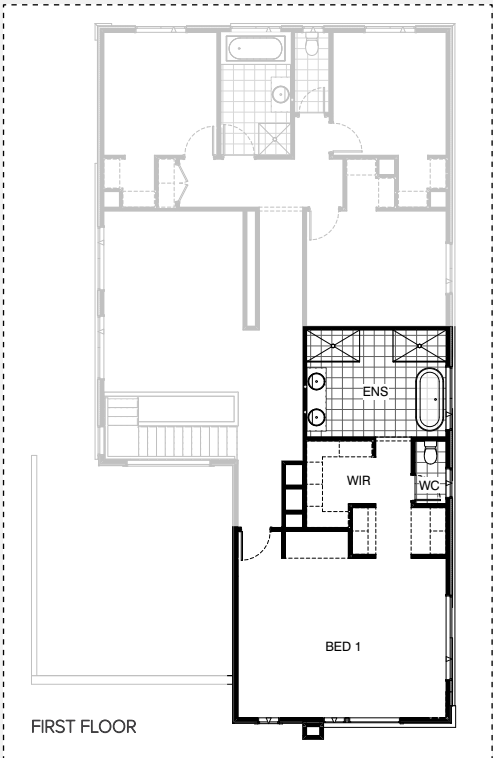


LD01

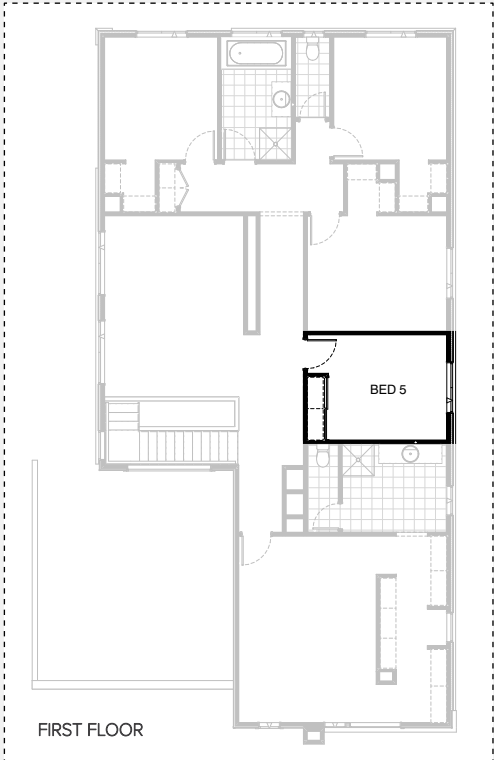
INTERNAL OPTIONS



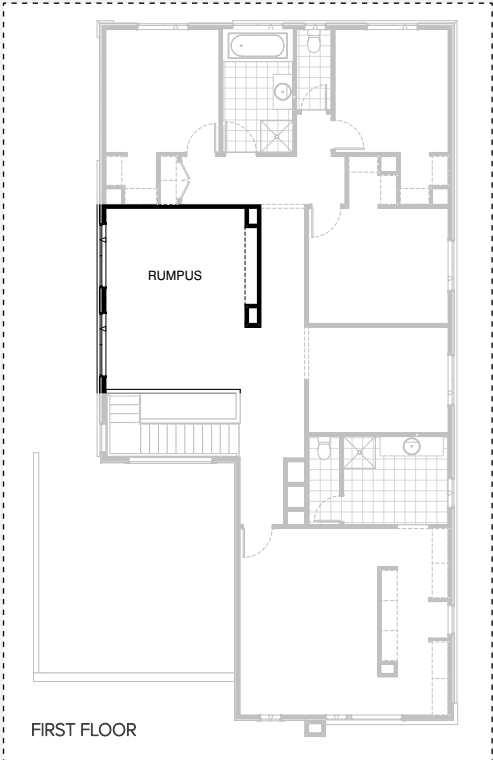
IN01



IN02

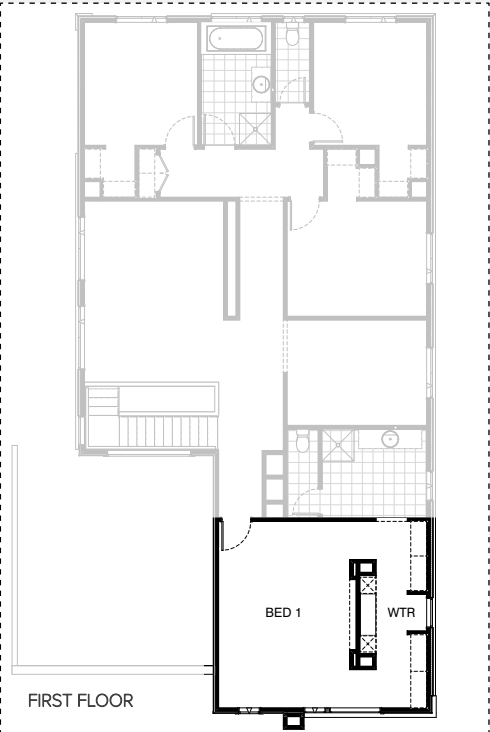


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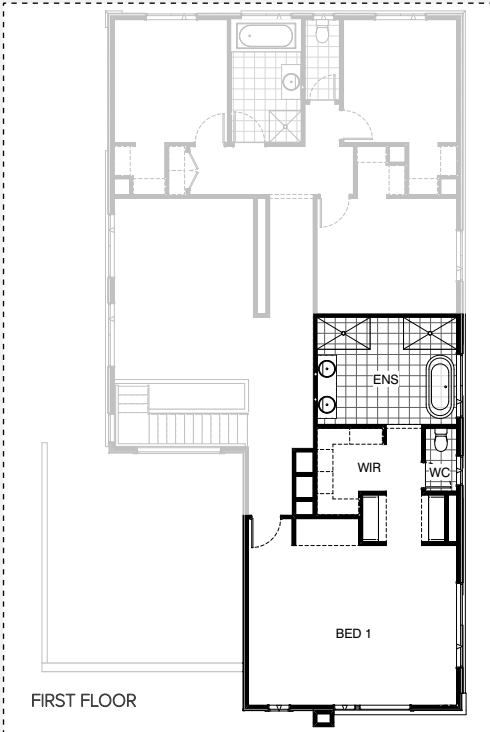


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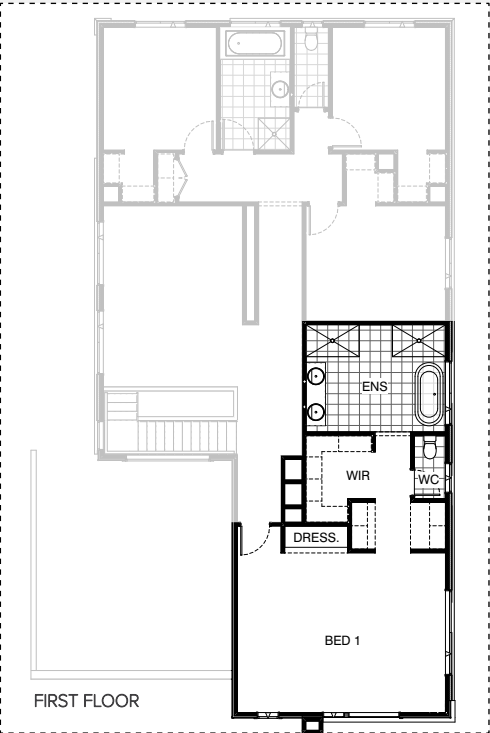
INTERNAL OPTIONS



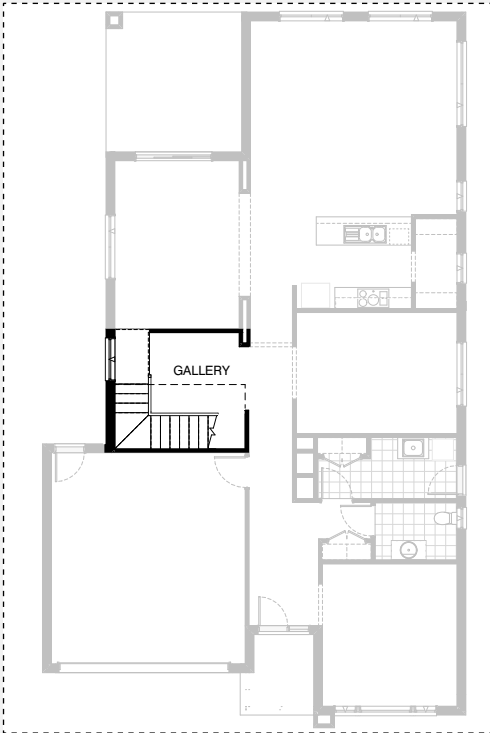
IN05



IN06

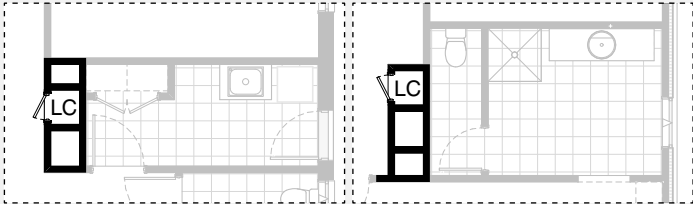


IN07



IN08

INTERNAL OPTIONS

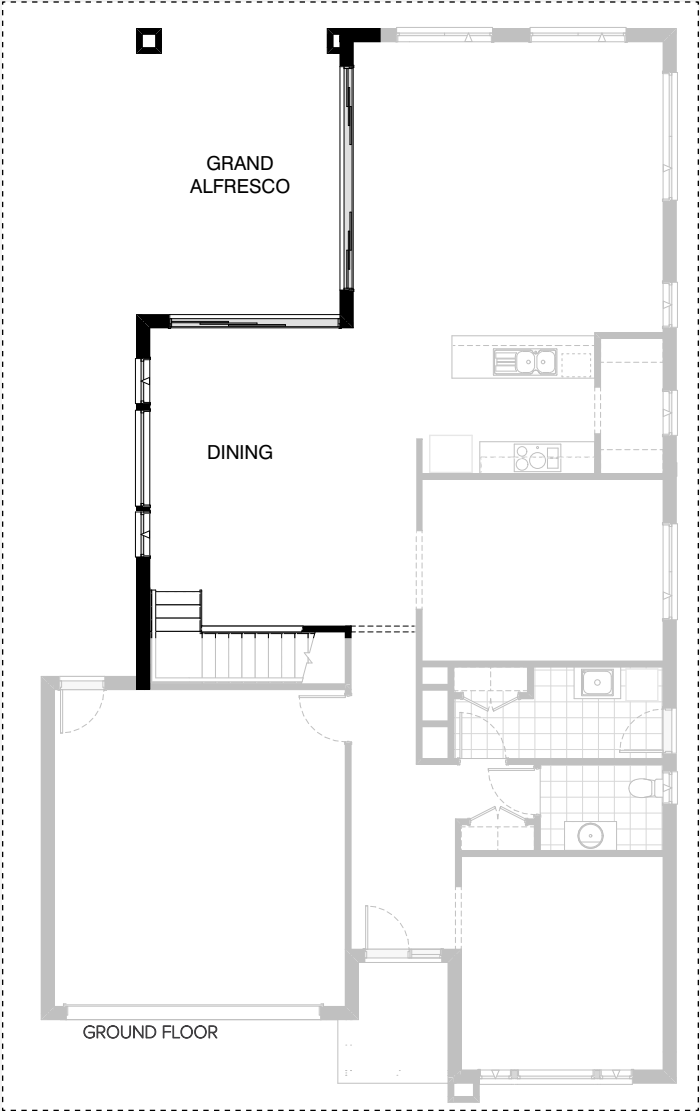


GROUND FLOOR

FIRST FLOOR

IN09

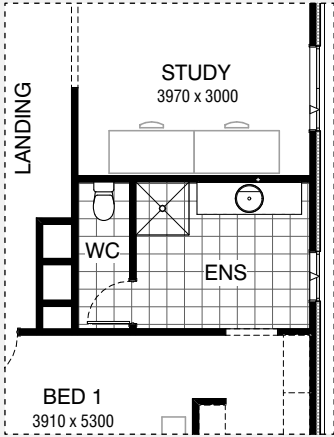
IN10



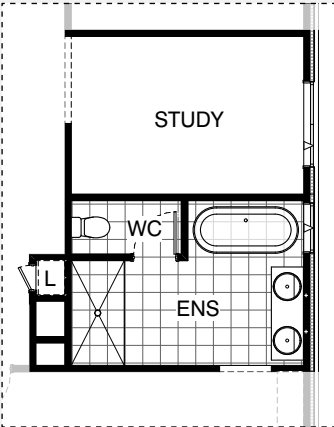
GROUND FLOOR

IN11

ENSUITE OPTIONS

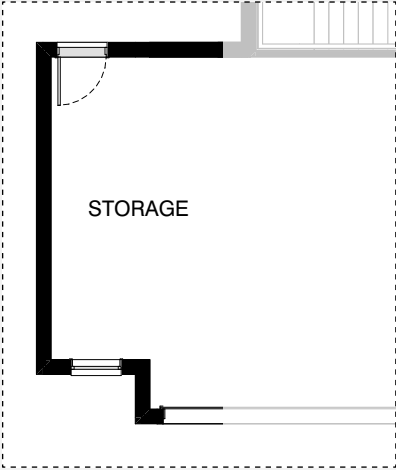


Master Ensuite Design

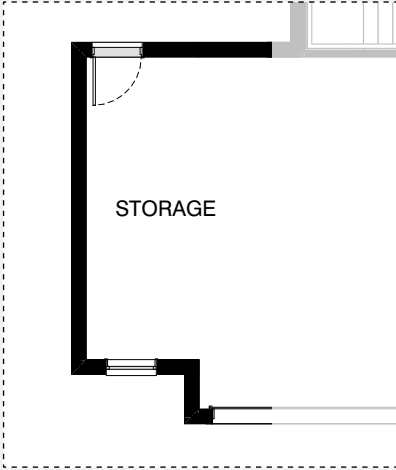


EN01

GARAGE OPTIONS



G01



G02



FAIRMOUNT 41

OPTION DESCRIPTIONS

Kitchen Option 01

Provide 'L' shape Kitchen Upgrade and delete W.I.P to suit.
Provide 1200mm wide island bench,
1no. laminated MW. provision with pot drawer below,
1no. 900mm base cabinets, 1no. laminated DW. provision,
1no. 450mm drawer unit, 1no. 900mm corner base cabinet,
1no. 300mm base cabinet, 1no. 700mm base cabinet,
2no. 800mm laminated tall pantry cabinets,
1no. laminated open shelf above refrigerator space,
1no. 900mm under bench oven & cooktop with
1no. 900mm retractable rangehood above,
2no. 700mm overhead cabinets, 1no. 600mm overhead cabinet,
1no. 900mm overhead cabinet, 1no. 600mm corner overhead cabinet and
1no. 514mm x 2410mm aluminium fixed window in lieu of standard
1no. 1800mm x 850mm aluminium awning window with
additional tiled splashback and bench top to suit.

Kitchen Option 02

Provide Kitchen / Butlers Pantry Upgrade with
2no. 800mm pot drawers,
1no. 900mm underbench oven with 1no. 900mm hotplate and
1no. 900mm retractable rangehood above.
Provide additional
1no. 350mm base cabinet, 2no. 800mm overhead cabinets,
1no. 350mm overhead cabinet, 1no. open shelf above refrigerator space,
1no. 600mm laminated overhead open shelf,
1no. 450mm drawer unit, 1no. laminated DW. provision,
1no. 900mm base cabinet, 1no. laminated M.W. provision,
2no. 800mm base cabinets, 1800(h) laminated shelving,
1no. 1200mm x 1450mm aluminium fixed window in lieu of standard to W.I.P,
1no. single bowl sink to W.I.P. 900mm deep island bench in lieu of standard
with
tiled splashback and bench top to suit.

Kitchen Option 03

Provide additional 1no. 800mm base cabinet with
1no. 800mm laminated open shelf above to rear of island bench.
Note: This Option can only be used with Option Kitchen02

Kitchen Option 04

Provide Kitchen redesign and relocate W.I.P to suit with
1no. 900mm underbench oven with 1no. 900mm hotplate and
1no. 900mm retractable rangehood above. 1no. 450mm base cabinet,
5no. 900mm base cabinets, 2no. 900mm overhead cabinets,
1no. open shelf above refrigerator space,
1no. 450mm drawer unit, 1no. DW. provision,
1no. MW. provision with pot drawer below,
1no. 1029mm x 2170mm fixed window in lieu of standard windows to
Kitchen.
Relocate WIP to back L'dry wall provide additional Linen
Provide 2no 514mm x 1810mm awning windows to Family area
This option relocates Kitchen, Theatre, L'dry and Powder Room
towards front of dwelling.
Reduces Living room by 570mm
Note: Options IP-1, LD-1 and IP1-9 To be relocated to suit

Kitchen Option 05

Provide Kitchen redesign and relocate W.I.P to suit with
1no. 900mm hotplate and 1no. 900mm retractable rangehood above.
1no. 450mm base cabinet, 2no. 900mm base cabinets,
2no. 800mm base cabinets, 2no. 800mm overhead cabinets,
2no. 700mm laminated Pantry units, 2no. 600mm Wall Oven/ Microwave
towers,
1no. open shelf above refrigerator space,
1no. 450mm drawer unit, 1no. laminated DW. provision,
Relocate 1no.1800mm x 850mm awning windows to Kitchen
Provide 1no. 1027mm x 2170mm fixed window to Kitchen.
This option relocates Kitchen, Theatre, L'dry and Powder Room towards
front of dwelling.
Reduces Living room by 570mm
Rename W.I.P to Butlers with additional
1no. 900mm base cabinet,
1no. single bowl sink, 1800(h) laminated shelving,
provide additional Linen.
Provide 2no 514mm x 1810mm sliding windows to Family in lieu of standard
Note: Options IP-1, LD-1 and IP1-9 To be relocated to suit

Kitchen Option 06

Provide Kitchen redesign and relocate W.I.P to create Butlers.
2no. 600mm oven towers with
2No. 600mm ovens and microwave provisions above,
2No. 600mm pantry units either side of oven towers,
rotate island bench and provide 1No. 900mm base cabinet,
1No. 450mm base cabinet, 1No. four drawer bank, & DW provision
Relocate 900mm cooktop and retractable rangehood within
900mm base and overhead cabinets,
Provide additional 2No. 900mm base and overhead cabinets,
1No. 450mm pantry unit, & open shelf over fridge space.
Provide Butlers Pantry including
1No. 900mm base cabinet, 1No. 800mm base cabinet,
1No. 450mm base cabinet, 1No. 1800mm high laminated shelving unit,
1No, laminated shelf unit above benchtop,
Additional single bowl sink and mixer tap.
Delete 1No. 514mm x 2410mm aluminium awning window to Family
Provide 2No. 514mm x 1810mm aluminium awning window to Family
Delete 1no.1800mm x 850mm aluminium awning window to Kitchen
Relocate 1no. 1800mm x 850mm aluminium awning windows to Kitchen
Provide 1no. 1200mm x 1810mm aluminium fixed window to Butlers
This option relocates Kitchen, Theatre, L'dry and Powder Room towards
front of dwelling. Reduces Living room by 570mm
Note: Options IP-1, LD-1 and IP1-9 To be relocated to suit

Laundry Option 01

Provide Laundry Upgrade with inset trough,
2no. 800mm base cabinets,
2no. 800mm overhead cabinets and
additional tiled splashback and bench top to suit.

Internal Option 01

Provide Guest bedroom in lieu of Theatre option including
additional 870mm door, Robe with vinyl sliding doors,
relocate Laundry to Powder location,
additional 900mm recessed tiled shower base,
920mm cavity sliding door and convert existing Coats to Linen.



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OPTION DESCRIPTIONS

Internal Option 02

Provide Master Suite Option including:
relocation of Ensuite to Study location and W.I.R to Ensuite location,
Dressing area with laminated bench, WC relocation,
additional hanging space with
2no. Nooks, 1780mm freestanding bath to Ensuite,
2no. 900mm x 1500mm tiled shower bases with
10mm frameless shower screen with no doors,
1782mm vanity with double basins,
514mm x 2410 aluminium awning window to Bed 1,
1200mm x 850mm aluminium awning window to WC and
1200mm x 1810mm aluminium awning window to Ensuite.
Suggested Upgrade Items Internal06 and Internal07

Internal Option 03

Provide 5th Bedroom in lieu of Study Option including
870mm flush panel door, sliding robe doors, shelf and
hanging rail and additional plaster lined walls to suit.

Internal Option 04

Provide Rumpus Option with plaster bulkhead and alcove

Internal Option 05

Provide Dressing table Option with 32mm laminated bench top,
2no. 450mm wide laminated drawer / shelving units, mirror and
300mm plastered bulkhead above.
Provide alcove to Bed 1 with 300mm plaster bulkhead above and
easyline vertical groove cladding within alcove with painted finish.
Not available with Option Internal02, Internal06, Internal07

Internal Option 06

Provide Upgrade to Internal02 Option with
2no. 1200mm wide cupboard and
drawer units in lieu of standard
450mm shelf and hanging rail
Upgrade item to Option Internal02

Internal Option 07

Provide Upgrade to Internal02 option with
dressing table option including:
32mm laminated bench top,
2no. 450mm wide laminated drawer units with
feature painted wall and
300mm deep bulkhead above dressing table
Upgrade item to Option Internal02
(Does not include mirror)

Internal Option 08

Provide stair upgrade to Gallery area including
stair type 5 with painted MDF zigzag stringer,
270mm stained hardwood treads, extended first riser to
Meals opening and balustrade type Bathroom 20.1 with
glass balustrade and stained timber handrail to stair only.
Plaster balustrade to Rumpus on first floor still applies.
Provide 1810mm x 1210mm aluminium awning window in lieu of standard
(First floor Rumpus balustrade may be upgraded for additional lineal metre
rate)

Internal Option 09

Provide Laundry chute to Ground and First floor in lieu of void

Internal Option 10

Provide Store room below stair including
720mm flush panel hinged door,
plaster lined walls and raked plaster ceiling on
battens with square set cornice.
Note: Flooring not included

Internal Option 11

Provide Grand Alfresco & Dining in lieu of Meals & Gallery option including
2no 1800mm x 850 aluminium awning feature window,
1no 1800mm x 1810mm aluminium fixed window to
Dining area in lieu of standard,
Provide 2095mm x 4217mm stacker door &
2095mm x 3213mm Sliding door to Grand Alfresco
Relocate plumbing stack to Grand Alfresco/ Meals external wall area.
Alfresco increases by 1440mm into Meals & Gallery Area

Ensuite Option 01

Provide Ensuite Upgrade by widening ensuite by 300mm and reducing
study by 300mm, provide 1542mm x 850mm aluminium sliding window in
lieu of 1800mm x 850mm, 1800mm x 900mm tiled shower base, 1780mm
freestanding bath tub, 1582mm double vanity bowl unit and in wall cistern to
WC in lieu of standard, relocate fixtures and of Void including 420mm flush
panel door and 4no. 450mm shelves.

Garage Option 01

Provide extension to Garage to create additional Storage area.
Provide additional 1800mm x 850mm aluminium fixed window
Increases area by 9.48m².
Increases width by 1680mm.

Garage Option 02

Provide extension to Garage to create additional Storage area.
Provide additional 1800mm x 850mm aluminium fixed window
Increases area by 10.83m².
Increases width by 1920mm.

