

FAIRVIEW 35

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Total squares 35.0sq

B
SERIES

Minimum Lot Width
14.0m

Minimum Lot Length
25.0m



Design Dimensions
10,310mm(W) x 17,150mm(L).

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

DESIGN DIMENSIONS

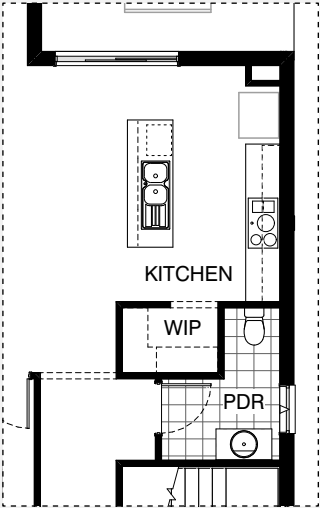
Residence	269.7m ²	29.0sq
Garage	36.2m ²	3.9sq
Porch	4.0m ²	0.4sq
Alfresco	15.5m ²	1.7sq
Total	325.4m²	35.0sq



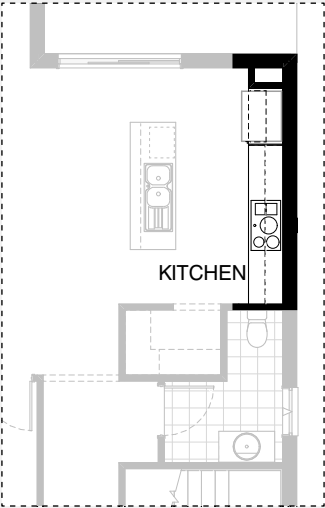
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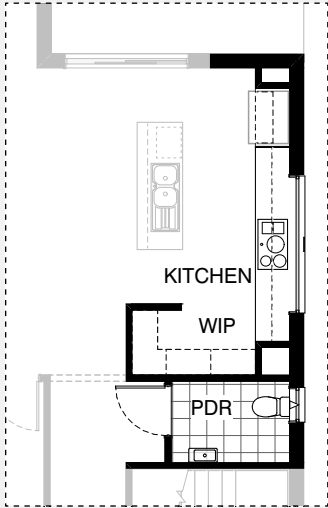
KITCHEN OPTIONS



Master Kitchen Design

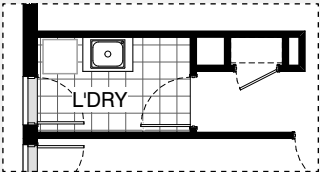


K01

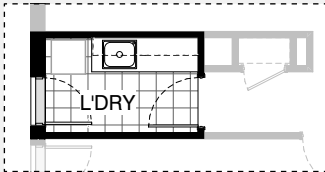


K02

LAUNDRY OPTION

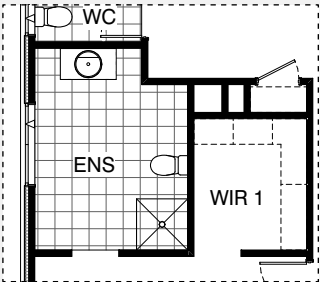


Master Laundry Design

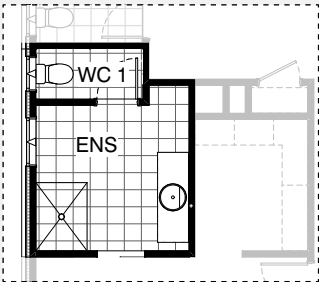


LD01

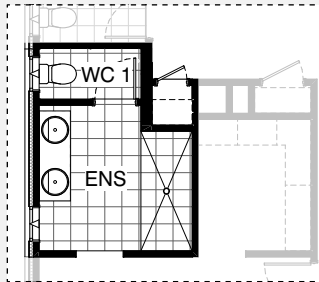
ENSUITE OPTIONS



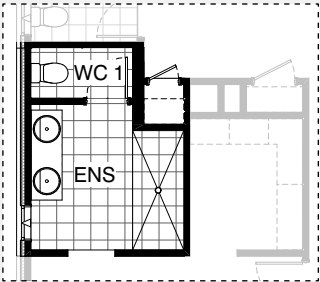
Master Ensuite Design



EN01

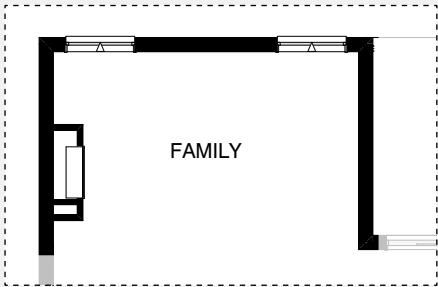


EN02

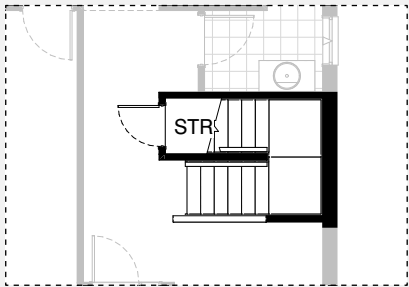


EN03

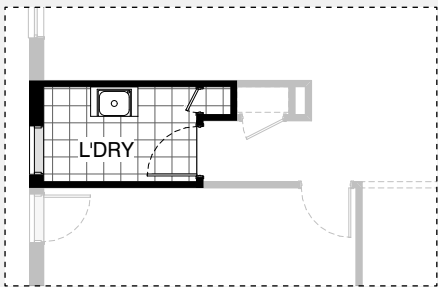
INTERNAL OPTIONS



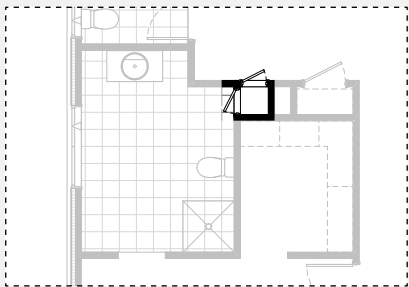
GROUND FLOOR IN01



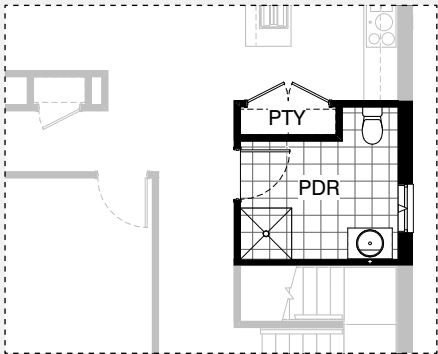
FIRST FLOOR IN02



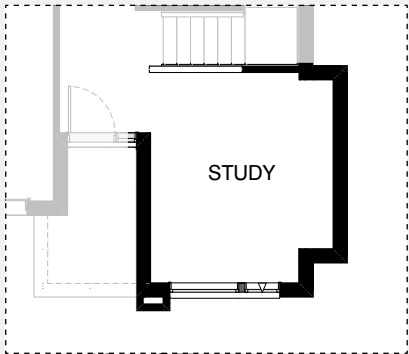
GROUND FLOOR IN03 GF



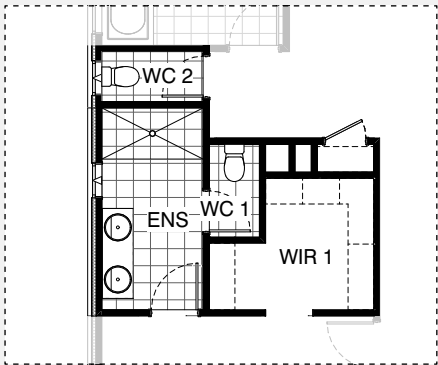
FIRST FLOOR IN03 FF



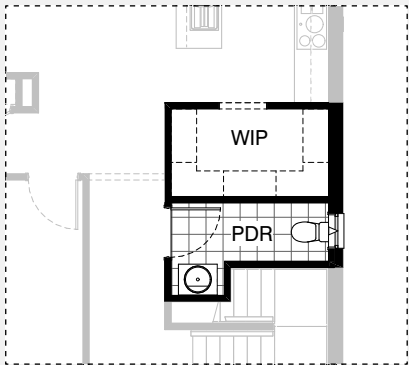
GROUND FLOOR IN04



GROUND FLOOR IN05



FIRST FLOOR IN05

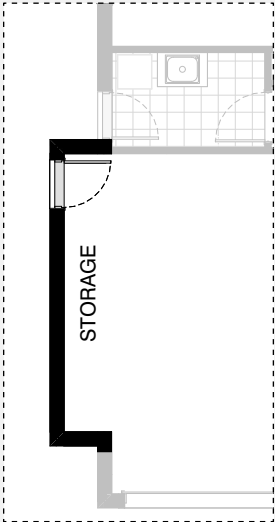


GROUND FLOOR IN07

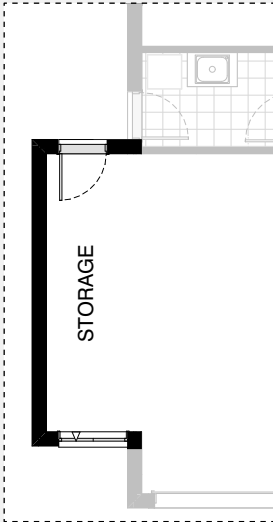
INTERNAL OPTIONS



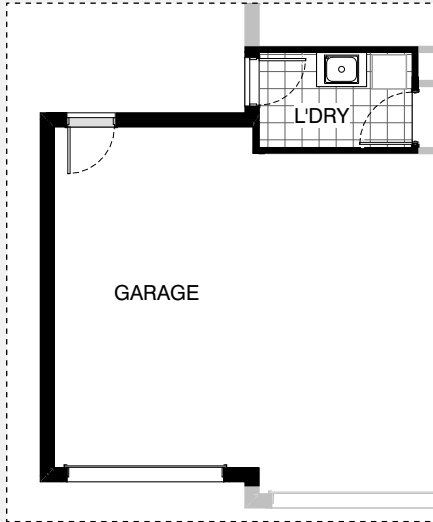
GARAGE OPTIONS



G01



G02



G03

FAIRVIEW 35

OPTION DESCRIPTIONS

Kitchen Option 01

Provide Kitchen Upgrade including:

- 1No. 900mm pot drawer,
- 2No. 900mm overhead cabinets.
- 1No. 450 cutlery draw
- 1No. 450 base cabinet.
- 1No. 900mm underbench oven,
- 1No. 900mm hotplate
- and 1No. 900mm retractable rangehood.
- 1No. 900mm open shelf above refrigerator space.

Kitchen Option 02

Provide Kitchen upgrade with

- 1No. 900mm overhead cabinet above refrigerator space,
- 2No. 800mm base cabinets,
- 1No. 900mm retractable rangehood with
- 1No. 900mm underbench oven,
- 1No. 900mm hotplate,
- 2No. 400 base cabinets,
- 2No. 800mm overhead cabinets,
- 2No. 400mm overhead cabinets.
- 1No. 514mm x 2410mm aluminium fixed window with no bottom reveal.
- 1No. 1029mm x 610mm aluminium awning window in lieu of standard, WIP & shelving adjusted to suit.

Laundry Option 01

Provide Laundry upgrade with inset trough in 32mm laminated benchtop.

- 2No. 900mm base cabinets,
 - 2No. 900mm overhead cabinets and additional tiled splashback and benchtop to suit.
- NOTE: This option not to be used with Garage03.

Ensuite Option 01

Provide Ensuite upgrade with

- additional site built plaster lined walls to WC 1 with
- 1No. 720mm flush panel hinged door and
- 1No. 1029mm x 610mm aluminium awning window.
- 1No. 1200mm x 900mm tiled shower base.
- 1No. 1582mm wide vanity unit in lieu of standard and
- 1No. 1800mm x 850mm aluminium awning window in lieu of standard.

Ensuite Option 02

Provide Ensuite upgrade with

- 1No. 2100mm x 900mm tiled shower base,
- 1No. 1582mm wide vanity unit with double basins in lieu of standard and
- 1No. 1800mm x 610mm aluminium awning window in lieu of standard.
- Site built plaster lined walls to WC 1 with
- 1No. 720mm flush panel hinged door and
- 1No. 1027mm x 610mm aluminium awning window to suit.
- Provide site built plaster lined Linen cupboard with
- 4No. shelves and 1No. 520mm flush panel hinged door to suit.

Ensuite Option 03

Provide Ensuite upgrade with

- 1No. 2100mm x 900mm tiled shower base,
- 1No. 1582mm wide vanity unit with double basins in lieu of standard and
- 1No. 1800mm x 610mm aluminium sliding window in lieu of standard.
- Site built plaster lined walls to WC 1 with
- 1No. 720mm flush panel hinged door to suit.
- Provide site built plaster lined Linen cupboard with
- 4No. shelves and 1No. 520mm flush panel hinged door to suit.

Internal Option 01

Provide Real Flame Inspire 900 gas fireplace, 400mm off floor level in a 1400mm x 520mm boxed out plaster wall with a 4 sided black fascia to Family room rear wall with capped gas point. Relocate plumbing stack.

Internal Option 02

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 03

Provide Laundry chute.

Internal Option 04

Provide Powder upgrade with additional 900mm x 900mm recessed tiled shower base. Relocate hinged door, provide Pantry cupboard with 2No. 720mm doors in lieu of W.I.P. Remove bulkhead from corridor.

Internal Option 05

Provide Study option by extending Study wall width by 600mm with brick parapet & flat roof above. Increase area by 2.08m². Increases width by 600mm.

Internal Option 06

Provide Ensuite and W.I.R 1 upgrade including:

- Reduce Ensuite and WC 1 by 100mm and reduce part W.I.R 1 by 80mm to provide separate WC 1 to Ensuite.
- 1582mm wide vanity with double basins in lieu of standard
- 1800mm x 900mm tiled shower base in lieu of standard.
- Provide 820mm flush panel hinged door to Ensuite in lieu of standard opening and
- 1200mm x 610mm aluminium awning window in lieu of standard.
- Provide additional 450mm shelf and hanging rail to W.I.R 1 as required.

Internal Option 07

Provide Walk in Pantry and Powder room upgrade including:

- Walk in Pantry depth increased by 400mm and width increased by 1090mm,
- Powder reduced to suit.
- 1No. 1200mm x 610mm aluminium awning window to Powder in lieu of standard,
- 1No. 682mm Vanity in lieu of standard to new Alcove under stair, WC relocated to external wall,
- Provide raked plaster bulkhead above vanity.

Garage Option 01

Provide extension to Garage to create Storage area with 22.5° roof pitch. Increases area by 4.53m². Increases width by 840mm.

Garage Option 02

Provide extension to Garage to create Storage area including: 2057mm x 1210mm aluminium awning feature window and 22.5° roof pitch. Increases area by 9.06m². Increases width by 1680mm.

Garage Option 03

Provide triple car Garage including: 1 No. 2140mm x 2760mm Garage door as per colour selection with brickwork above and 22.5° roof pitch. Relocated Laundry door. Increases area by 23.36m². Increases width by 3600mm. Note:- This option not to be used with Laundry01

