

# FAIRVIEW 46

5 2.5 2

Total squares 45.5sq

**B**  
SERIES

Minimum Lot Width  
**14.0m**

Minimum Lot Length  
**30.0m**



**Design Dimensions**  
10,310mm(W) x 21,950mm(L).

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

**DESIGN DIMENSIONS**

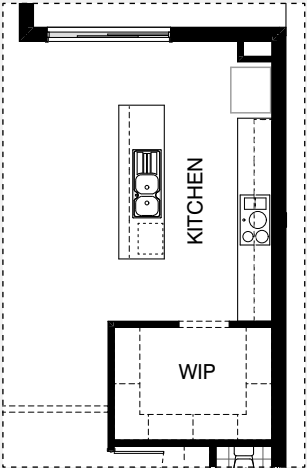
Residence	361.5m <sup>2</sup>	38.9sq
Garage	36.2m <sup>2</sup>	3.9sq
Porch	4.0m <sup>2</sup>	0.4sq
Alfresco	21.3m <sup>2</sup>	2.3sq
<b>Total</b>	<b>423.0m<sup>2</sup></b>	<b>45.5sq</b>

**Burbank**

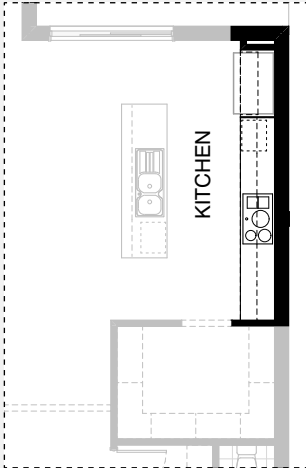
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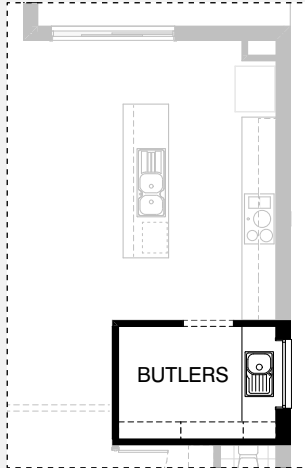
KITCHEN OPTIONS



Master Kitchen Design

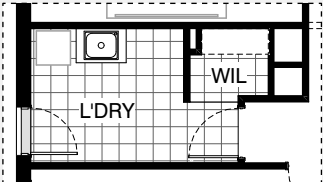


K01

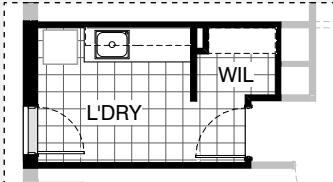


K02

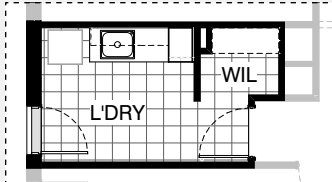
LAUNDRY OPTION



Master Laundry Design

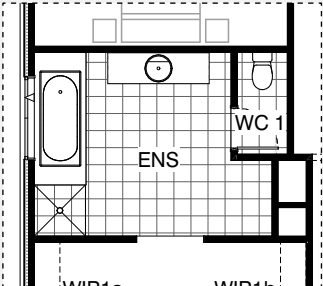


LD01

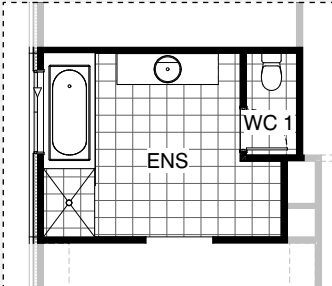


LD02

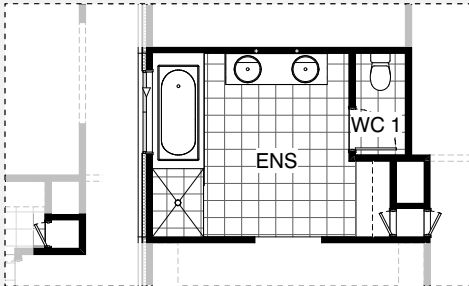
ENSUITE OPTIONS



Master Ensuite Design

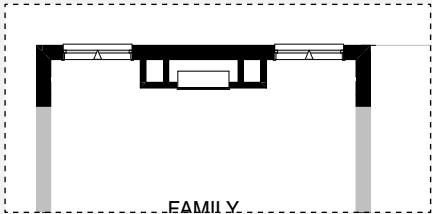


EN01

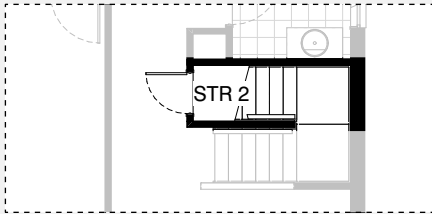


EN02

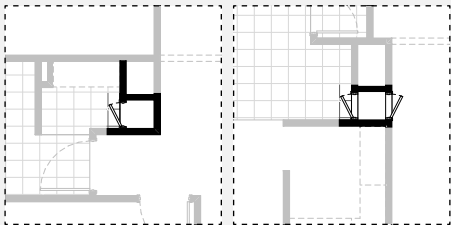
INTERNAL OPTIONS



IN01

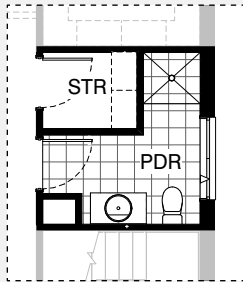


IN02

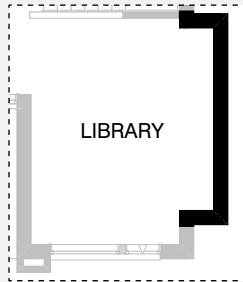


GROUND FLOOR FIRST FLOOR

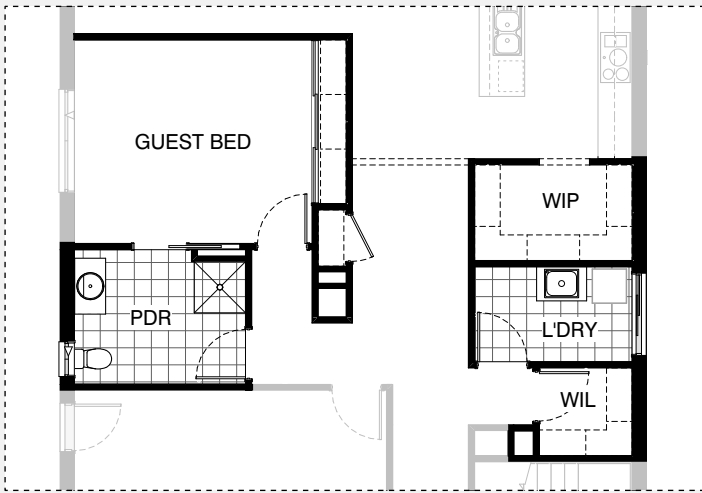
IN03



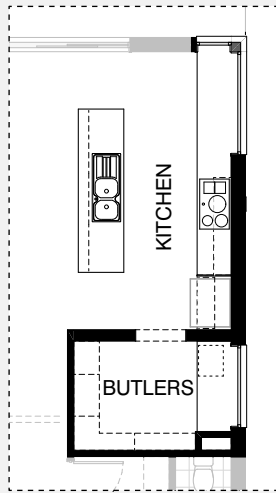
IN04



IN05



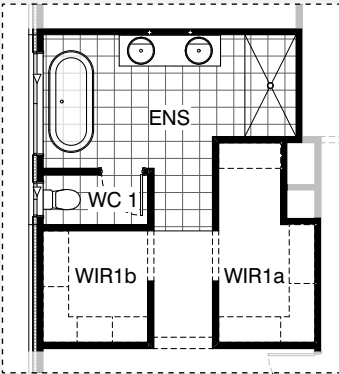
IN06



IN07



INTERNAL OPTIONS

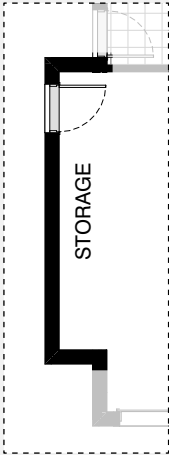


IN08

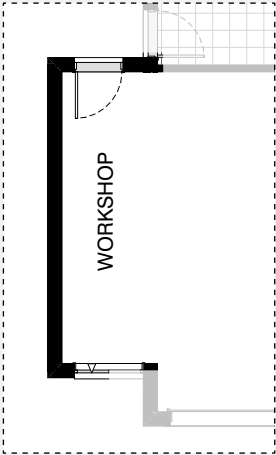


IN09

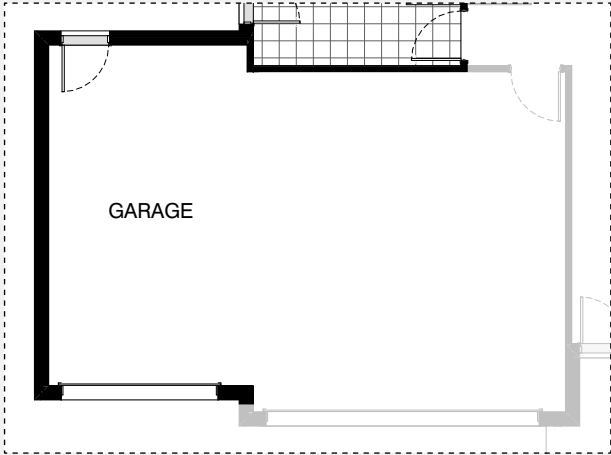
GARAGE OPTIONS



G01



G02



G03

# FAIRVIEW 46

## OPTION DESCRIPTIONS

### Option Kitchen01

Provide Kitchen Upgrade including:  
2No. 700mm base cabinets,  
1No. 600mm pot drawer  
2No. 700mm overhead cabinets  
2No. 600mm overhead cabinets,  
1No. laminated MW. provision with  
pot drawer below and  
tiled splashback to suit.  
1No. 900mm underbench oven with  
900mm cooktop & retractable rangehood above.  
1No. 1open shelf above refrigerator space.

### Option Kitchen02

Provide Butler's Pantry including:  
2No. 400mm base cabinets  
1No. 800mm base cabinet with  
single bowl sink.  
Wall to wall laminated shelving to suit.  
1No. 1200mm x 1210mm aluminium fixed window  
with no bottom reveal.

### Option Laundry01

Provide Laundry Upgrade including:  
inset trough in 32mm laminated benchtop.  
2No. 900mm base cabinets and  
2No. 900mm overhead cabinets and  
additional tiled splashback and benchtop to suit.

### Option Laundry02

Provide Laundry Upgrade including:  
inset trough in 32mm laminated benchtop.  
1No. 400mm broom cupboard.  
1No. 450mm base cabinet  
1No. 900mm base cabinet  
1No. 450mm overhead cabinet  
1 No. 900mm overhead cabinet and  
additional tiled splashback and benchtop to suit.

### Option Ensuite01

Provide Ensuite Upgrade with 1200mm x 900mm tiled shower base in lieu of standard.

### Option Ensuite02

Provide Ensuite Upgrade including:  
1200mm x 900mm tiled shower base in lieu of standard,  
1782mm vanity with double bowls.  
Provide Laundry chute with  
2No. 900mm x 420mm doors to First floor and  
1No. 2040mm x 420mm door to Ground floor.  
Provide 1No. 800mm base cabinet,  
1No. 450mm drawer unit,  
1No. 800mm overhead cabinet and  
1No. 450mm open shelf with additional benchtop and  
tiled splashback to suit.

### Option Internal01

Provide Real Flame Inspire 900 gas fireplace,  
400mm off floor level in a 1400mm x 500mm  
boxed out plaster wall with a 4 sided black fascia to  
Family room rear wall with capped gas point.  
Relocate plumbing stack, void and  
2No. Family room windows to suit.

### Option Internal02

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

### Option Internal03

Provide Laundry chute.

### Option Internal04

Provide Powder Upgrade including:  
1000mm x 900mm recessed tiled shower base.  
Relocate toilet and vanity to suit,  
1No. 514mm x 1450mm aluminium awning window  
in lieu of standard and decrease Store by 30mm.  
Note: This Option cannot be used with Internal06 & Internal09

### Option Internal05

Provide Library Option by extending  
Library wall width by 600mm with  
brick parapet flat roof above.  
Increase area by 2.23m<sup>2</sup>  
Increases width by 600mm.

### Option Internal06

Provide Guest bedroom Option in lieu of Theatre including:  
1No. sliding robe doors and plaster lined robe with  
1No. hanging rail and shelf.  
Relocate Laundry and W.I.L with Powder and provide  
1No. 900mm x 900mm recessed tiled shower base,  
1No. 1029mm x 610mm aluminium awning window in lieu of standard  
1No. 1800mm x 850mm aluminium awning window  
and additional 1No. 920mm cavity sliding door.  
Delete Store room and provide additional Linen cupboard with 1No.  
820mm flush panel hinged door with 4No. 450mm deep shelves,  
additional shelving and 1No. 870mm flush panel hinged door to  
W.I.L and reduce W.I.P by 300mm.  
Note:- This Option cannot be used with Option Kitchen02, Internal04,  
Internal09 Laundry01, Laundry02, Internal03.

### Option Internal07

Provide Kitchen and Butlers Pantry Upgrade Option including:  
extend Butlers 30mm into Kitchen space and  
provide 180mm timber stud wall to entry with standard opening and  
300mm and 450mm open shelves to suit.  
1No. 600mm base cabinet,  
4No. 800mm base cabinets,  
2No. 900mm base cabinets,  
1No. 450mm drawer unit,  
1No. 800mm overhead cabinet and  
900mm appliances with under bench oven and retractable rangehood.  
1No. laminated MW. provision with pot drawer below  
1No. DW. provision.  
1No. 900mm open shelf above refrigerator space with  
16mm laminated end panel.  
1No. 1200mm x 1810mm aluminium fixed aluminium window with  
no bottom reveal  
1No. 1200mm x 610mm aluminium fixed window with  
no bottom reveal to Kitchen splashback area.  
1No. 1200mm x 1450mm aluminium fixed window with  
no bottom reveal to Butlers Pantry splashback area.

# FAIRVIEW 46

## OPTION DESCRIPTIONS

### Option Internal08

Provide Ensuite and W.I.R Upgrade including re-design to suit.  
Reduce W.I.R1b and relocate WC to external wall and provide additional 1029mm x 610mm aluminium awning window.  
Increase W.I.R1a into Ensuite and provide additional 450mm shelf and hanging rail.  
Provide 1790mm x 900mm tiled shower base and 1782mm wide vanity unit with double bowls in lieu of standard and 1780mm freestanding bath tub.  
1200mm x 1810mm aluminium awning window to Ensuite in lieu of standard.

### Option Internal09

Provide Guest bedroom Option in lieu of Theatre including:  
1No. sliding robe door and plaster lined robe with 1No. hanging rail and shelf.  
Relocate Laundry and W.I.L with Powder and provide additional 1No. 900mm x 900mm tiled shower base, 1No. 920mm cavity sliding door.  
1No. 1029mm x 610mm aluminium awning window in lieu of standard  
Delete Store room and provide additional Linen cupboard with 1No. 820mm flush panel hinged door with 4No. 450mm deep shelves, additional shelving and 1No. 820mm flush panel hinged door to W.I.L.  
Provide Kitchen and WIP Upgrade Option with 180mm timber stud wall to WIP with 800mm wide opening and 300mm and 450mm open shelves to suit.  
1No. laminated MW. provision with pot drawer below  
1No. 900mm base cupboard to W.I.P  
1No. 600mm base cabinet, 4No. 800mm base cabinets  
1No. 900mm base cabinet, 1No. 450mm drawer unit,  
1No. 800mm overhead cabinet with 900mm appliances with under bench oven and retractable rangehood.  
1No. DW. provision  
1No. 900mm open shelf above refrigerator space with 16mm laminated end panel.  
1No. 1200mm x 1810mm aluminium fixed window with no bottom reveal  
1No. 1200mm x 610mm aluminium fixed window with no bottom reveal to Kitchen splashback area.  
1No. 1200mm x 1450mm aluminium fixed window with no bottom reveal to WIP splashback area.  
Alfresco area reduced by 360mm due to Kitchen configuration.  
Note: This Option cannot be used with Option Kitchen02, Internal04 & Internal06, Laundry01, Laundry02, & Internal03.

### Option Garage01

Provide extension to Garage to create Storage area with 22.5° roof pitch  
Increases area by 4.54m<sup>2</sup>.  
Increases width by 840mm.

### Option Garage02

Provide extension to Garage to create Workshop area including:  
2057mm x 1210mm aluminium awning feature window and 22.5° roof pitch.  
Increases area by 10.08m<sup>2</sup>.  
Increases width by 1680mm.

### Option Garage03

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 23.36m<sup>2</sup>.  
Increases width by 3600mm.

