

FAIRMOUNT 316

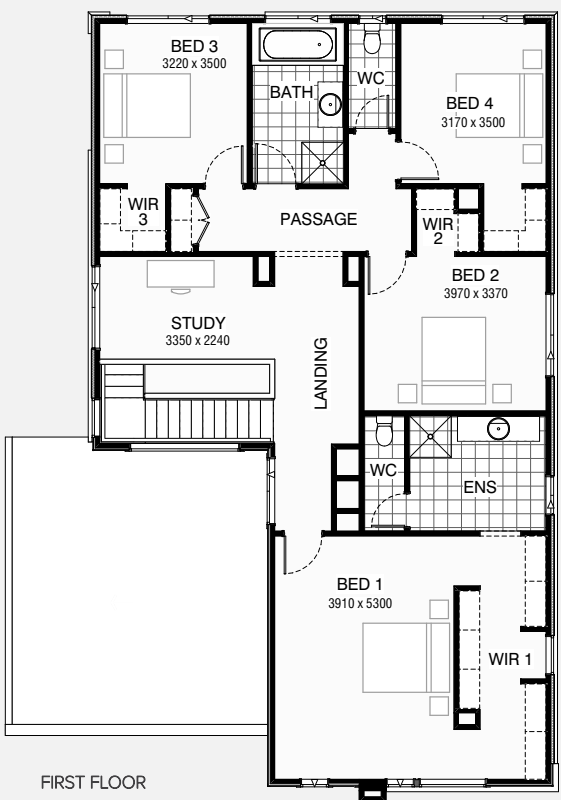
4 2.5 2

Total squares 34.1sq

B
SERIES

Minimum
Lot Width
14.0m

Minimum
Lot Length
25.0m



Design Dimensions
11,990mm(W) x 17,150mm(L).

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

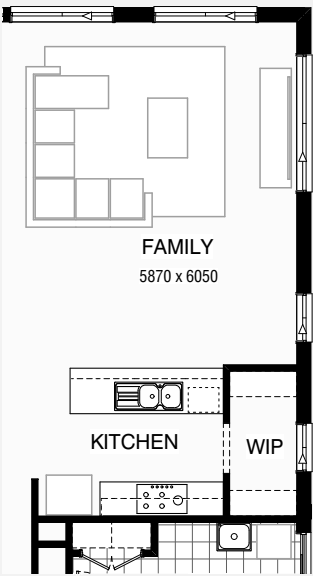
DESIGN DIMENSIONS

Residence	234.0m ²	28.4sq
Garage	36.5m ²	3.9sq
Porch	4.3m ²	0.5sq
Alfresco	11.5m ²	1.2sq
Total	316.3m²	34.1sq

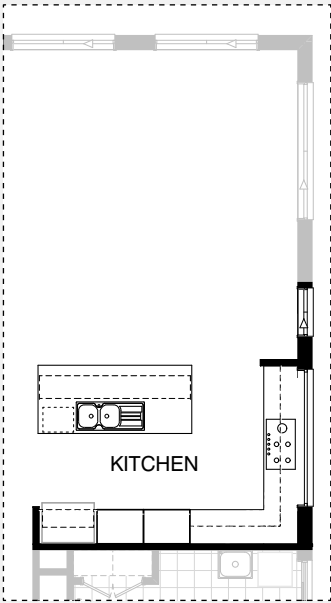
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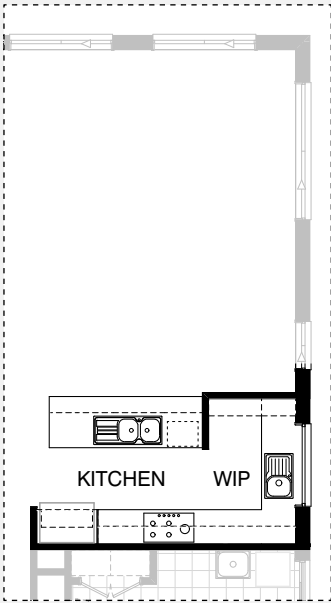
KITCHEN OPTIONS



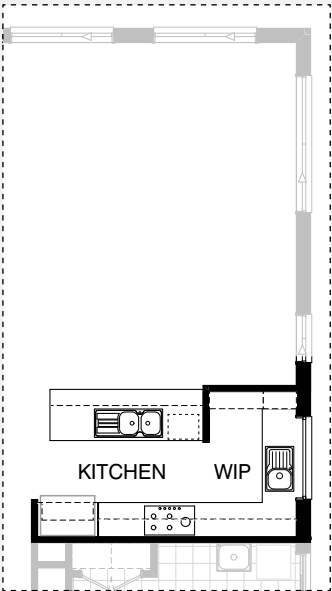
Master Kitchen Design



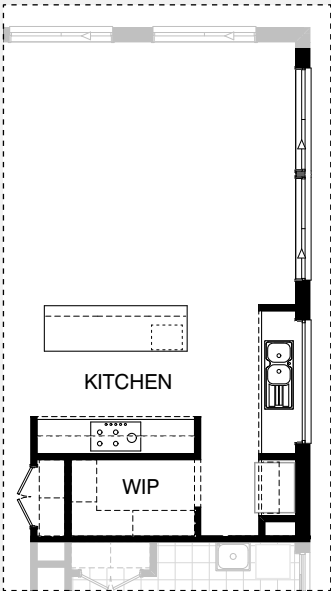
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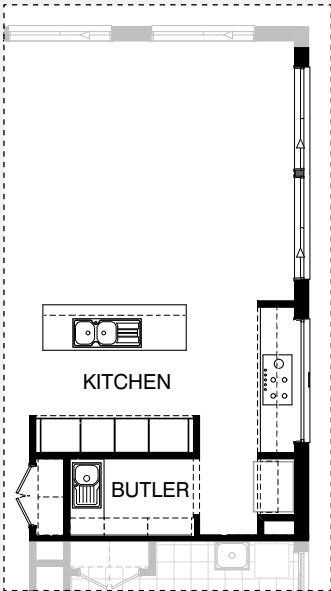
K02



K03



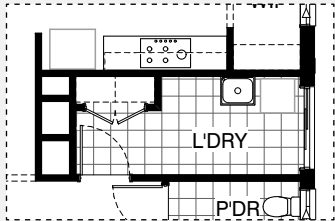
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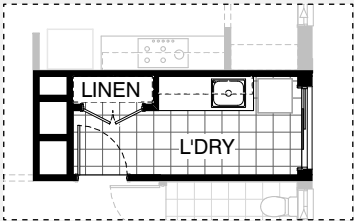
K05



LAUNDRY OPTIONS

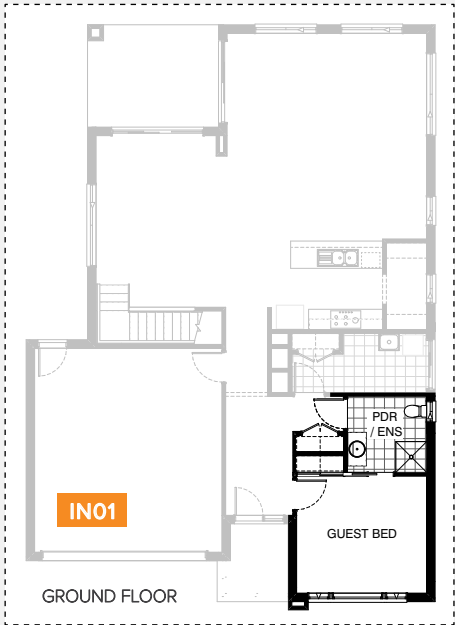


Master Laundry Design

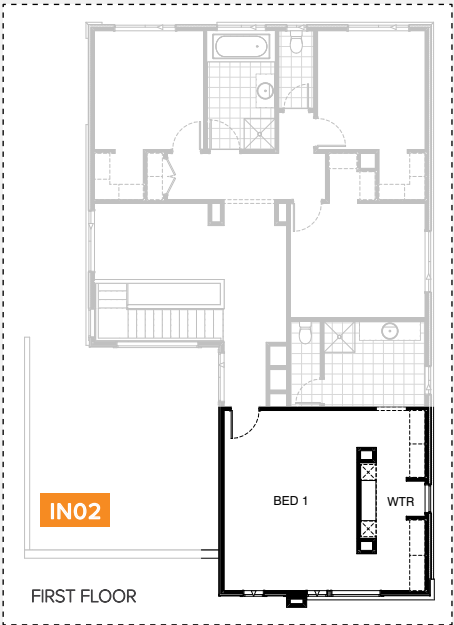


LD01

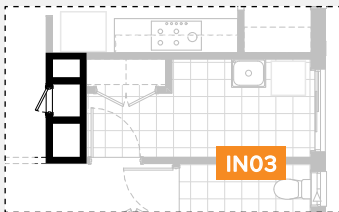
INTERNAL OPTIONS



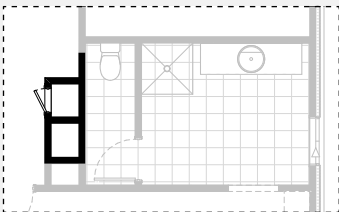
GROUND FLOOR



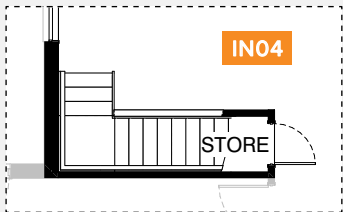
FIRST FLOOR



GROUND FLOOR



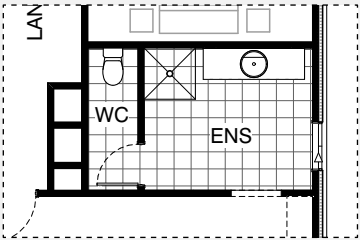
FIRST FLOOR



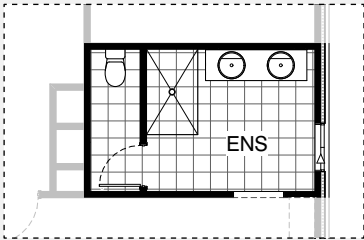
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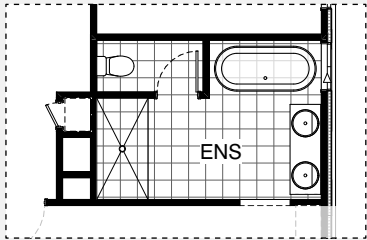
ENSUITE OPTIONS



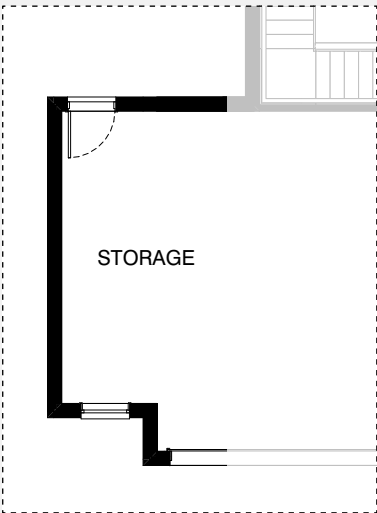
Master Ensuite Design



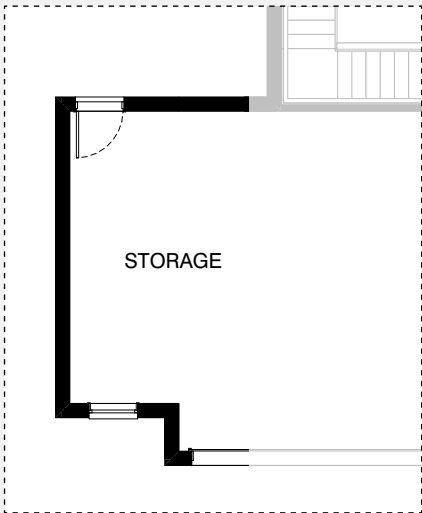
EN01



EN02



G01



G02

FAIRMOUNT 316

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 cabinet, 1no. laminated DW. provision, 1no. 450mm drawer unit, 1no. 900mm corner base cabinet, 1no. 450mm base cabinet, 2no. 400mm 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 2400mm fixed window in lieu of standard 1no. 1800mm x 850mm aluminium sliding window with additional tiled splashback and bench top to suit. adjust window in family by 590mm

Kitchen Option 02

Provide Kitchen / W.I.P 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. laminated 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 MW. provision with pot drawer below, 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 800mm, 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, 2no. 900mm base cabinets, 2no. 900mm overhead cabinets, 1no. laminated open shelf above refrigerator space, 1no. 450mm drawer unit, 1no. laminated DW. provision, 1no. laminated MW. provision with pot drawer below, 1no. 1027mm x 2170mm fixed window in lieu of standard 2no. 1800mm x 850mm sliding windows to Kitchen. Relocate WIP to back L'dry wall provide additional Linen Provide 2no 514mm x 1810mm sliding window to Family area

Kitchen Option 05

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, 2no. 900mm base cabinets, 2no. 800mm base cabinets, 2no. 800mm overhead cabinets, 2no. 700mm Laminated Pantry units, 2no. 600mm Wall Oven/ Microwave towers, 1no. laminated open shelf above refrigerator space, 1no. 450mm drawer unit, 1no. laminated DW. provision, 1no. 1027mm x 2170mm fixed window in lieu of standard 2no. 1800mm x 850mm sliding windows to Kitchen. Relocate WIP to back L'dry wall and rename 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 window to Family area

Laundry Option 01

Provide Laundry Upgrade with s.s. 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 Living by reducing Living length by 600mm. Provide additional 1no. 870mm flush panel hinged door, site built plaster lined robe with hanging rail / shelf and Sliding robe doors. Provide Powder / Ensuite to include 720mm CSD, with additional 1no. 900mm x 900mm recessed shower base and 1no. 1027mm x 610mm aluminium sliding window in lieu of standard 1no. 1800mm x 610mm window to suit.

Internal Option 02

Provide dressing table option with 32mm laminated bench top, 2no. 450mm wide laminated drawer / shelving units, mirror and 300mm plastered bulkhead above.

Internal Option 03

Provide Laundry chute to ground floor and first floor in lieu of void

Internal Option 04

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

Ensuite Option 01

Provide Ensuite Upgrade with 1no. 900mm x 1500mm tiled shower base in lieu of standard and double vanity unit with drawer unit in lieu of standard.

Ensuite Option 02

Provide ensuite Upgrade by widening ensuite by 300mm and reducing Bed 2 by 300mm, provide 1543mm 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 lieu of standard, relocate WC and fixtures and window to suit new layout

Garage Option 01

Provide extension to Garage to create additional Storage area. Provide additional 1800mm x 850mm aluminium fixed window
Increases area by 9.45m².
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 10.81m².
Increases width by 1920mm.

