

FAIRMOUNT 376

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Total squares 40.6sq

B
SERIES

Minimum Lot Width
14.0m

Minimum Lot Length
28.0m



GROUND FLOOR



FIRST FLOOR

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

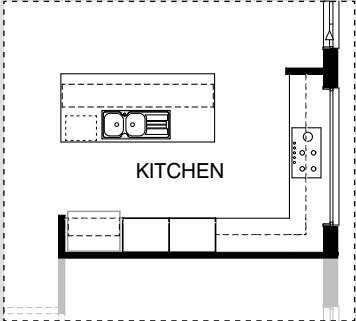
Residence	320.7m ²	34.5sq
Garage	36.5m ²	3.9sq
Porch	4.3m ²	0.5sq
Alfresco	15.2m ²	1.6sq
Total	376.7m²	40.6sq

Burbank

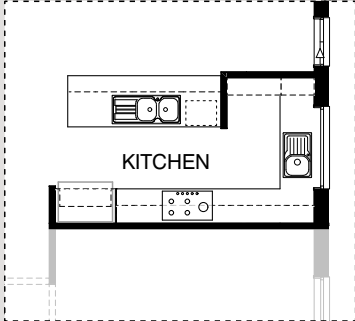
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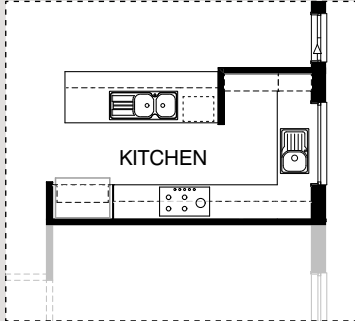
KITCHEN OPTIONS



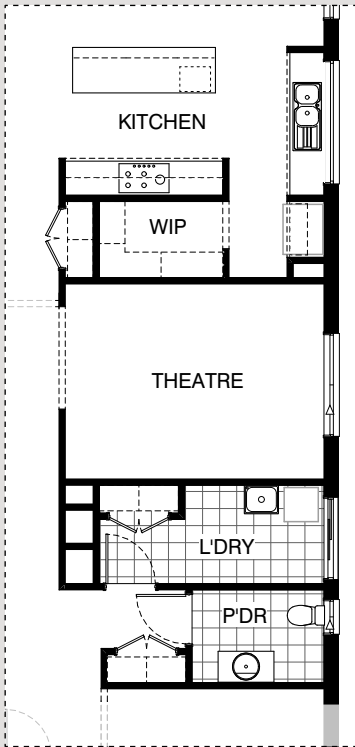
K01



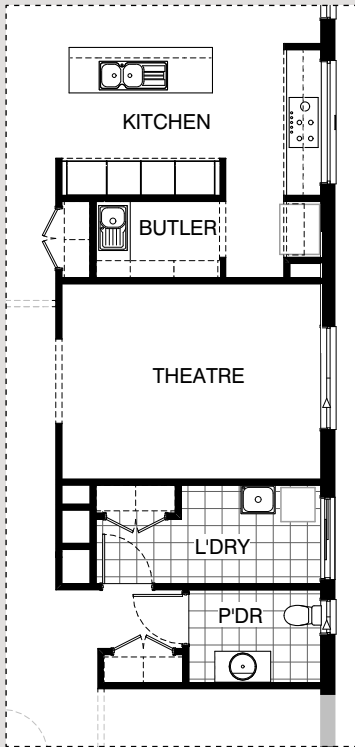
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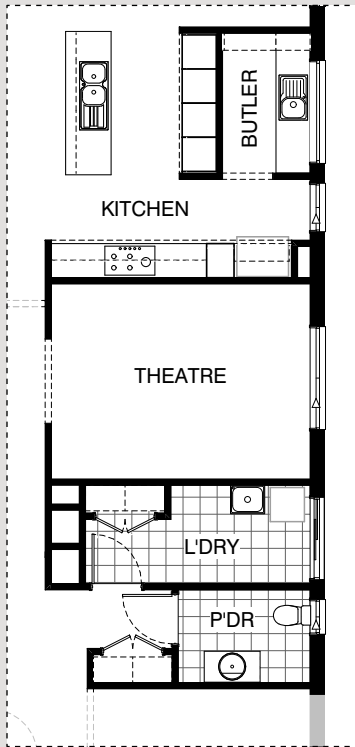
K03



K04

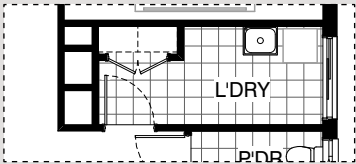


K05

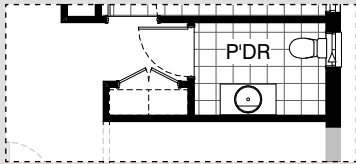


K06

LAUNDRY OPTION



Master Laundry Design

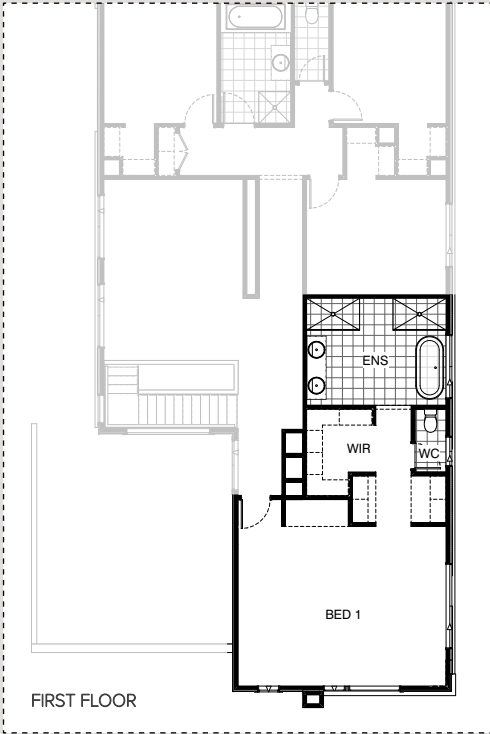


LD01

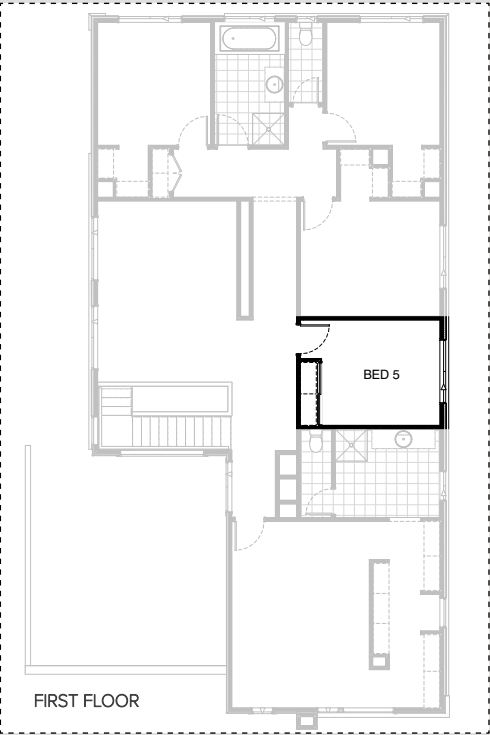
INTERNAL OPTIONS



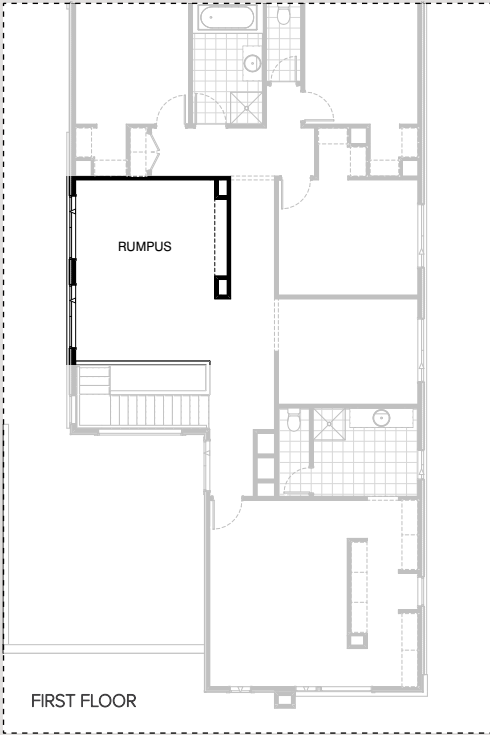
IN01



IN02

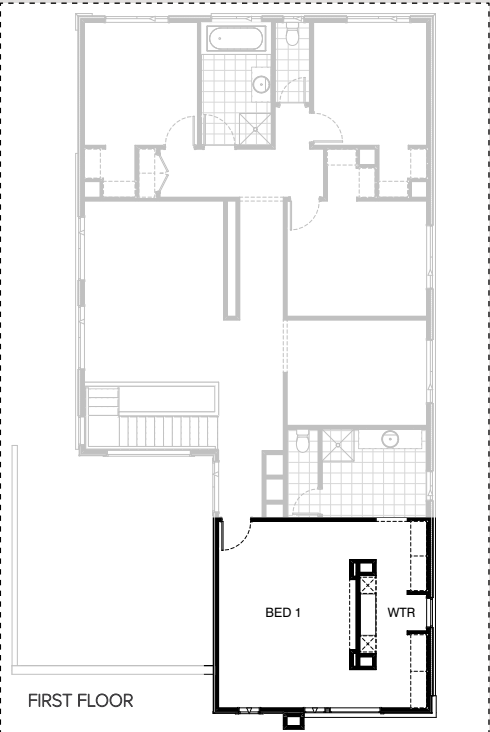


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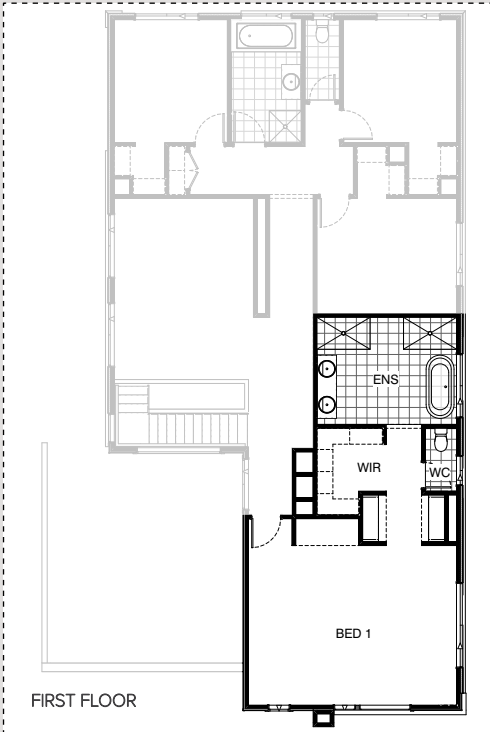


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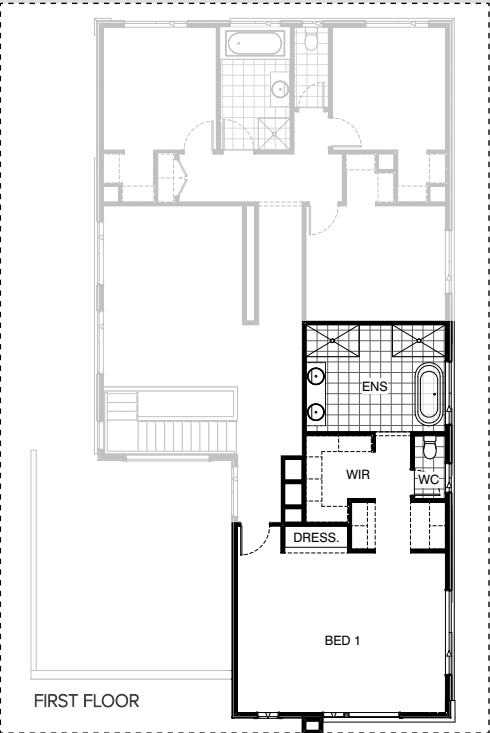
INTERNAL OPTIONS



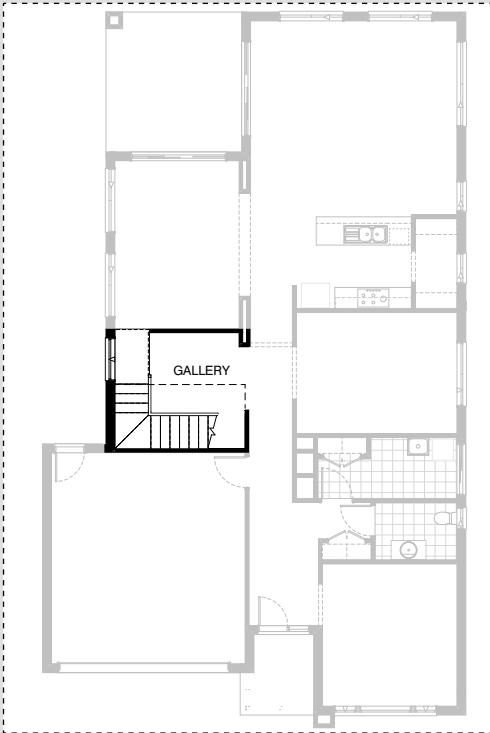
IN05



IN06

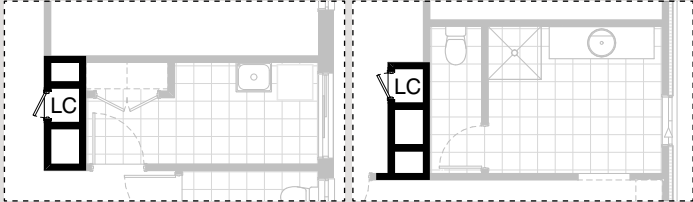


IN07



IN08

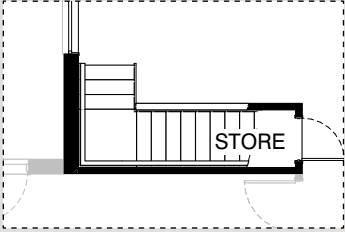
INTERNAL OPTIONS



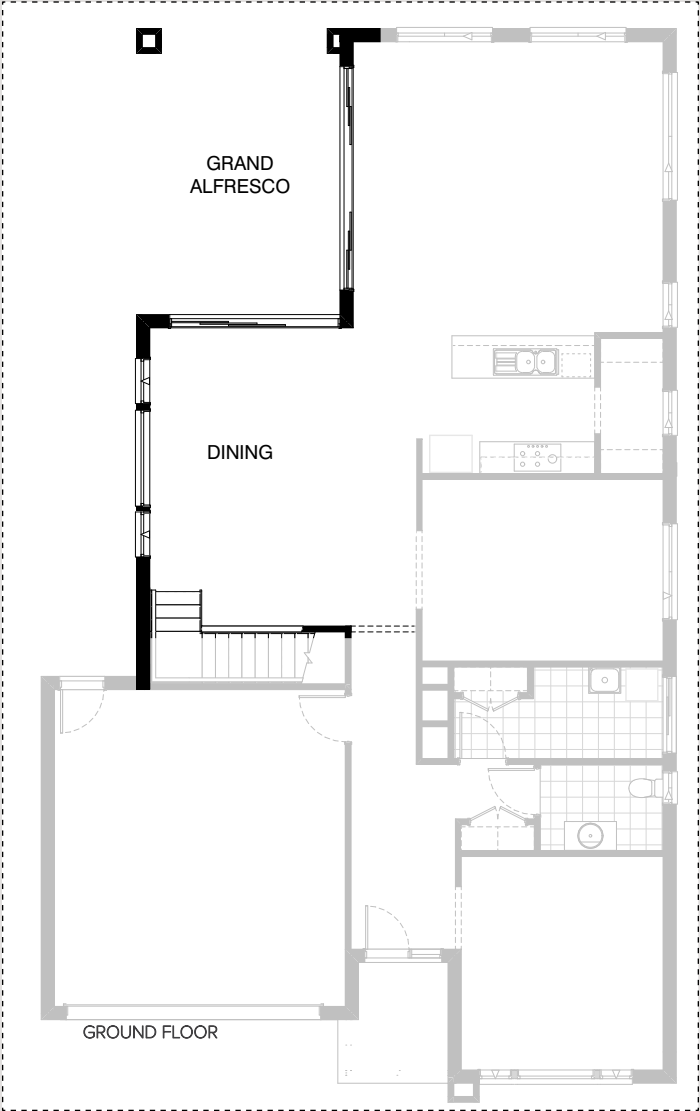
GROUND FLOOR

FIRST FLOOR

IN09

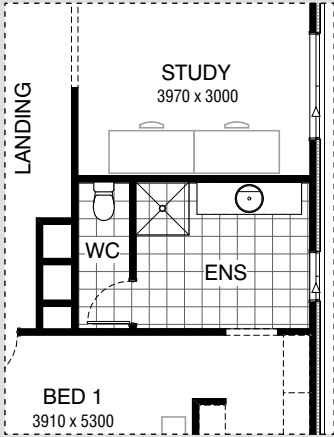


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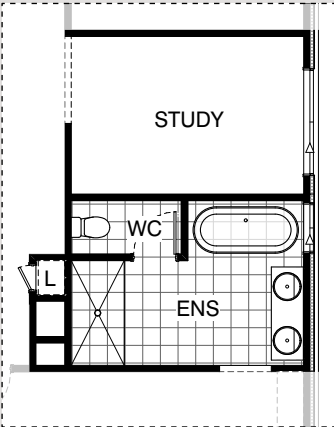


IN11

ENSUITE OPTIONS

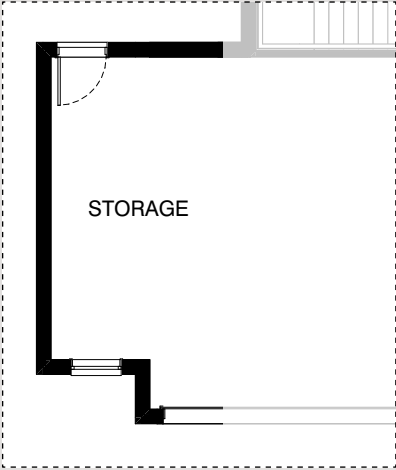


Master Ensuite Design

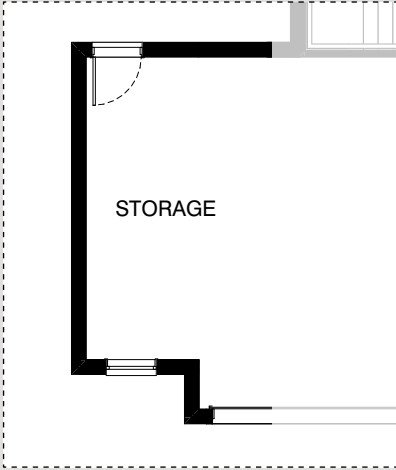


EN01

GARAGE OPTIONS



G01



G02



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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 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 830mm

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. 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, 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, 5no. 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 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 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, Delete 1no.1800mm x 850mm sliding windows to Kitchen Relocate 1no.1800mm x 850mm sliding 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 window to Family area
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. Provide 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 sliding window to Family Provide 2No. 514mm x 1810mm sliding windows to Family Delete 1no.1800mm x 850mm sliding windows to Kitchen Relocate 1no.1800mm x 850mm sliding windows to Kitchen Provide 1no. 1200mm x 1810mm 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

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 Theatre option including additional 870mm door, robe with Vinyl sliding doors, relocate Laundry to Powder location, additional 900mm recessed shower base, 720mm cavity sliding door and convert existing Coats to Linen.

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, double 1782mm wide vanity unit, ASW 0524 to Bed 1, ASW1209 to WC and ASW1218 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



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OPTION DESCRIPTIONS

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 Bathroom20.1 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 floor 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 including additional light point.

NOTE: Flooring not included

Internal Option 11

Provide Grand Alfresco & Dining in lieu of Meals & Gallery option including 2no 1800mm x 850 awning feature window, 1no 1800mm x 1810mm fixed window to Dining area in lieu of standard, Provide 2110mm x 4217mm stacker door & 2110mm 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 9.45m².
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.

