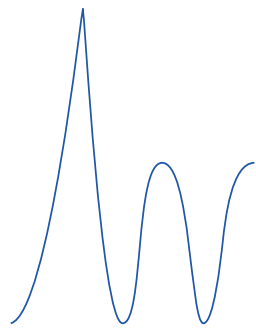


the Atrium



howard + wade



howard + wade



ome home

THE ATRIUM DERIVES FROM AUSTRALIA'S CONNECTION TO THE GREAT OUTDOORS & COASTAL LIFESTYLE.

HOWARD + WADE WAS FOUNDED BY AWARD WINNING BUILDER STEVEN WADE AND PROPERTY ALL ROUNDER LEE HOWARD WITH THE IDEA OF IMPROVING THE CUSTOMER EXPERIENCE AND PRODUCT AVAILABLE TO THE GEELONG AND BELLARINE PENINSULA REGION.

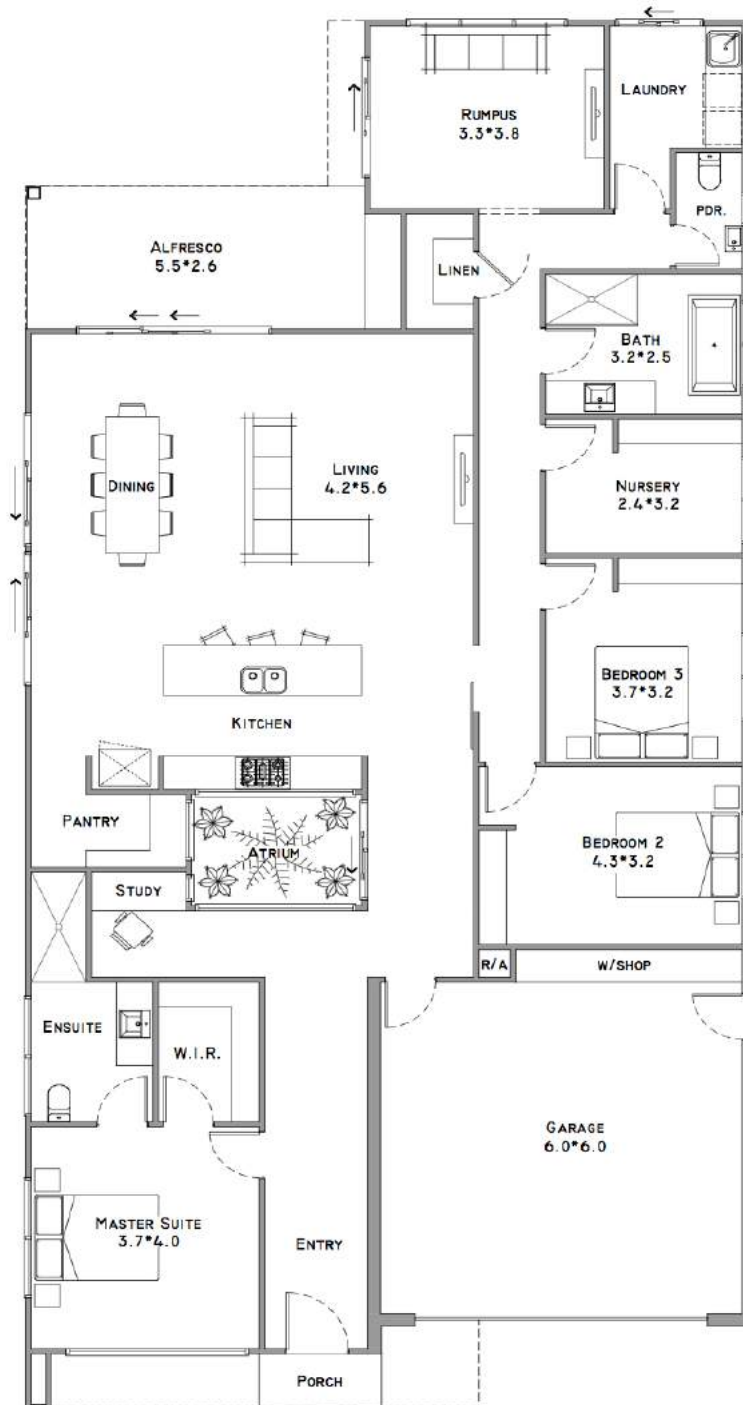
AT HOWARD + WADE WE ARE PASSIONATE ABOUT MAKING HIGH QUALITY HOMES AVAILABLE TO

AS MANY PEOPLE AS POSSIBLE. WE DEVELOP AND BUILD BEAUTIFUL HOMES THAT BRIDGE THE GAP BETWEEN THE HIGH DENSITY AND ONCE OFF ARCHITECTURAL MARKETS.

GREAT DESIGN, CUSTOMER FOLLOW UP, QUALITY CONSTRUCTION AND A STRAIGHT FORWARD BUYING PROCESS ARE OUR GUIDING PILLARS AT HOWARD + WADE.

The Atrium

FLOORPLAN



LIVING AREAS	-	209.7m ²	22.59 SQ
GARAGE	-	46m ²	
ALFRESCO	-	16.7m ²	
PORCH	-	5.2m ²	
ATRIUM	-	5.6m ²	
TOTAL:		283.2m ²	30.5 SQ

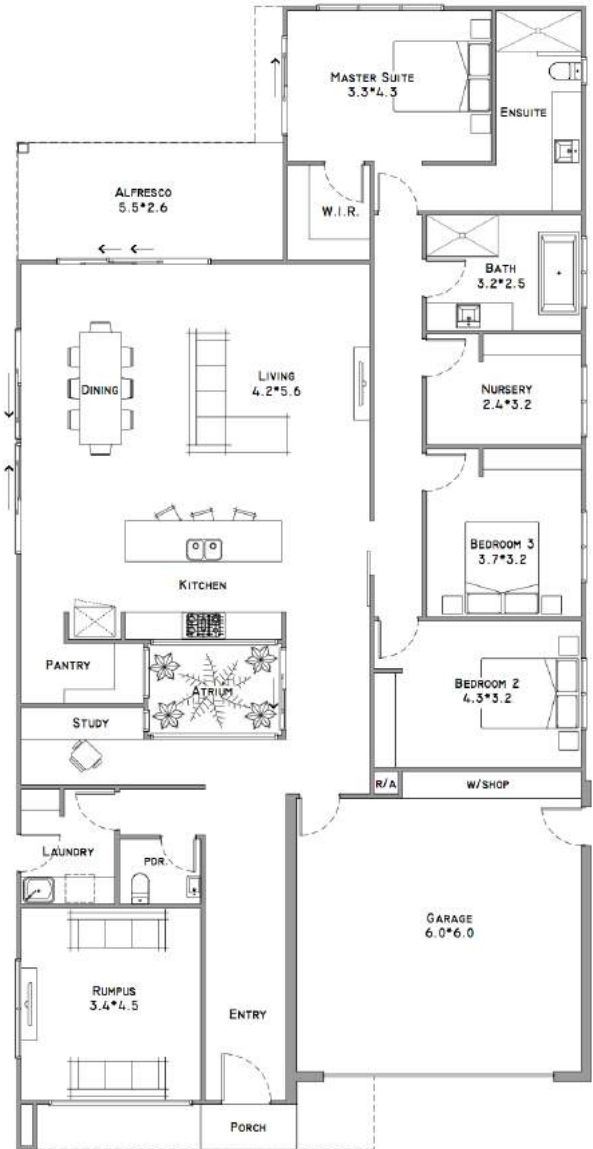
LENGTH - 25m
 WIDTH - 12.01m

MINIMUM LOT WIDTH - 14m
 MINIMUM LOT LENGTH - 32m

FLOORPLAN OPTIONS



ALTERNATE BATHROOM
& LAUNDRY LAYOUT



MASTER BEDROOM
TO REAR OPTION

FRONTAGE
14m
HOUSE SIZE
29sq

FACADES



The Boat House Facade

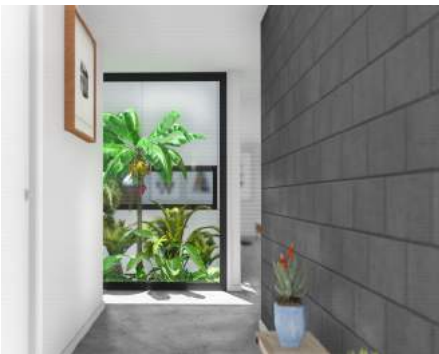


The Horizon Facade



The Dune Facade

interior

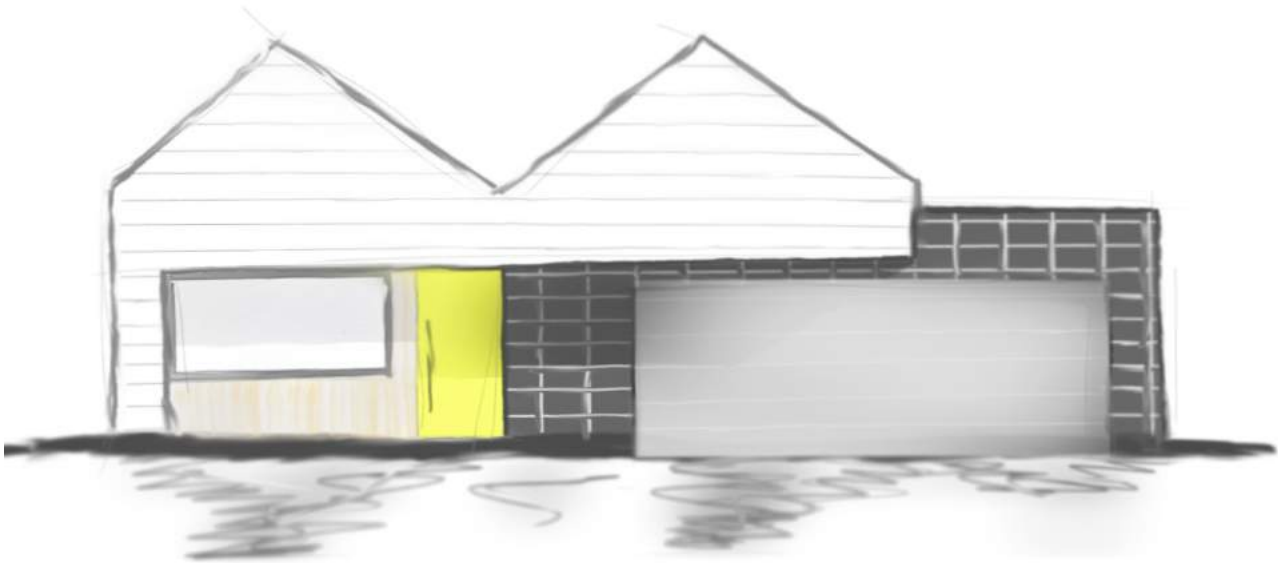


THE ABOVE IMAGES ARE FOR ILLUSTRATIVE PURPOSES AND MAY DIFFER FROM THE FINISHED PRODUCT*

AT HOWARD + WADE, WE BELIEVE THE QUALITY OF THE BUYING EXPERIENCE IS JUST AS IMPORTANT AS THE QUALITY OF THE HOMES WE BUILD. AS A RESULT WE HAVE WORKED EXCLUSIVELY WITH A TEAM OF LOCAL INTERIOR DESIGN EXPERTS IN ORDER TO PROVIDE OUR CLIENTS WITH A TAILORED INTERIOR DESIGN TO STREAMLINE THE PROCESS.

DESIGN INSPIRATION

INITIAL CONCEPT BY : GUY HOLMAN
BUILDING DESIGNER - HOLMAN DESIGNS



"THE ATRIUM DERIVES FROM AUSTRALIA'S CONNECTION TO THE GREAT OUTDOORS & COASTAL LIFESTYLE.

FROM THE OUTSET, WE SET ABOUT A PLAN TO DESIGN SOMETHING TRULY UNIQUE THAT WAS OPEN PLAN, LIGHT FILLED AND INCORPORATED THE OUTSIDE ELEMENTS WITHIN THE HOME.

THE PRIMARY FOCUS WAS TO VIEW THE ATRIUM FROM ALL LIVING AREAS AND BE THE CENTERPIECE UPON ENTERING THE HOME.

WE HAVE BEEN CAREFUL YET PROGRESSIVE WITH THE USE OF MATERIALS AND

BUILT FORMS IN THE DESIGN.

AN UNDERSTANDING OF WHAT A MODERN AUSTRALIAN FAMILY EXPECTS FROM THEIR NEW HOME, NOW & INTO THE FUTURE.

THIS ATRIUM TRULY ENCAPSULATES EVERYTHING IN A HOUSE I MYSELF WOULD ENVY AS A HOMEOWNER, THE HERO OF THIS DESIGN BEING THE ATRIUM BRINGS WARMTH AND CHARACTER TO THE HOME WHERE OTHER BUILDING DESIGNS MISS THEIR MARK".

- GUY HOLMAN



BUILDING HISTORY

STEVEN WADE IS AN AWARD WINNING BUILDER WITH OVER 30 YEARS EXPERIENCE IN THE INDUSTRY. SINCE STARTING HIS FAMILY BUSINESS IN THE OUTER SUBURBS MELBOURNE STEVEN HAS MOVED INTO THE INNER CITY SUBURBS BUILDING HIGH END ARCHITECTURAL HOMES FOR AN EXCLUSIVE LIST OF ARCHITECTS. IT IS STEVEN'S VISION TO USE THIS INTRICATE KNOWLEDGE AND ATTENTION TO DETAIL TO BRING QUALITY BUILT RESIDENTIAL HOMES FOR ALL TO ENJOY.



the Atrium

STANDARD INCLUSIONS

PRELIMINARIES

6 Star Energy Rating

N2 Wind Rating

Site Works - based on 300mm fall and M site conditions

Connection of Services – Water, Gas, Sewer and Storm Water connections to existing service tapping or connection points up to 6 metre front setback to the front of the house and sites up to 700m²

Soil Test, Property Information and Feature Survey

Building Permit

Working Drawings

Engineered Structural Drawings and Computations

Builders Insurance and Home Owner's Warranty Insurance

3 Month Maintenance Inspection

BushFire Attack Level (BAL) 12.5 requirements

STRUCTURAL

Engineered Raft Slab up to "M" soil conditions

2580mm Nominal Wall Height

Quality Pine Framing as per Australian Standards

Pine Trusses as per manufacturer's specification

Insulation to Ceilings and Walls as per energy rating requirements

INTERNAL

Internal Plasterboard Lining to walls and ceilings with square set finish

67mm x 18mm Architraves and Skirting

2340mm high Flush Panel Internal Doors

White Melamine Shelving to Linen

Stylish Chrome Lever Handles to all Internal Doors

Robe fitouts as per plans

EXTERNAL

James Hardie Linear Board Cladding to Front Facade and Rear

Weathertex Eco Groove Cladding to exterior

Designer Bricks to Garage (facade specific)

Colourbond roofing

Colourbond Fascia, Gutter and Downpipes

Double Glazed Aluminum Powder Coated Clear Windows and Doors as per plans including keyed locks to all windows

Feature Front Entry Door with Gainsborough Trilock front entry lock.

Weather Door Seals to all external hinged doors

Colourbond Sectional Garage Door with 3 handsets

HEATING & COOLING

Ducted Heating System with outlets as per plans

Solar HWS incl 2 no. solar panel and **200 Litre Instantaneous Gas Booster**

2 No. (8kw & 2.5kw) Reverse Cycle Split System Cooling Units

KITCHEN

Premium Laminate Cupboards incl. overhead cupboards with designer handles

20mm Reconstituted Stone Tops

40mm Reconstituted Stone Tops to Island Bench including Waterfall sides.

Premium Stainless Steel Appliance Package

Stylish Chrome Flick Mixer Tap to sink

Feature Undermount Stainless Steel Sink

600mm Intergrated Stainless Steel Dishwasher

BATHROOM/ENSUITE

Tiled Shower Base (size as per plans)

Frameless Mirrors above vanity units

Stylish Chrome Basin and Wall Mixers

White Vitreous China Basins

White Vitreous China Toilet dual flush suites

Premium Laminate Cupboards with designer handles

Stylish Chrome Shower Heads on chrome rails

Stylish Chrome Towel Rails and **Toilet Roll Holders**

LAUNDRY

Overhead Cupboards as well as with benchtop with provisions for under bench washer and dryer as per plans

45 Litre Stainless Steel Trough Stylish Chrome Mixer Tap

Tiled Splashback above benchtop as per plans

PAINTING

3 Coat Paint System to Internal Walls and Ceilings

Gloss Finish to all Internal Woodwork and Doors

2 Coat Acrylic System to External Paintwork

ELECTRICAL

Double Power Points installed throughout as per plan

Architectual LED downlights throughout as per electrical plan.

2 x External Paraflood Lights to be installed above rear external doors. Floof plan specific

3 x Hard Wired Smoke Detectors installed with battery backup

2 x Data Points installed

2 x TV Points installed

Power point provision for watertank if installed

NBN Conduit intalled within boundary and **Internal Wiring to NBN System Box** ready for connection by owner's service provider

FLOOR COVERINGS

Premium Carpet Options to bedrooms and living as per colour selection

Premium Tile Options to all wet areas including tile skirts as per colour selection

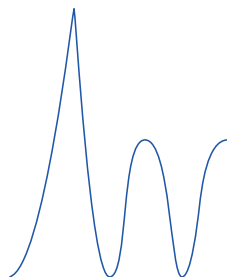
Premium Engineered Timber Flooring Options as per colour Selection

the Seaspray



FOR MORE DESIGNS VISIT OUR WEBSITE

www.howardwade.com.au



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