

# 35 Custom Builder

## Direct Vent Gas Fireplace



*Customise a beautiful gas fireplace to your taste and your decor!*

# *Design your own fireplace to suit your individual style*

- Enjoy realistic flames, with low cost & maximum heat!
- Zero clearance - Easy installation
- The 35 Custom Builder ships complete with a standard arched or square metallic black face
- The Model 35 Custom Builder has 7 beautiful face collections to choose from



Neo Classic™ - Brushed Nickel finish



35 Custom Builder Standard Arch™ - Black Painted Finish



French Country™ - Antique Gold Finish



Metropolitan Collection™  
Black Painted Finish



Classic Arch™ - 24 Karat Gold Plated  
- Black Painted Finish



# *Mix and match to create warmth, atmosphere and ambience*



35 Custom Builder Standard Square - Black Painted Finish



35 Custom Builder Standard Square - Black Painted Finish with 3 Sided Stainless Steel Fascia



35 Custom Builder Standard Square - Bayswater Face  
Black Painted Finish



35 Custom Builder Standard Square - Black Painted Finish  
with 3 Sided Stainless Steel Fascia



35 Custom Builder Standard Square - Black Painted Finish with 3 Sided Brushed Aluminium Fascia

# Model 35 Custom Builder (CB)

## 24,000 BTU Direct Vent Zero Clearance Fireplace

### Heater Rated

The unique look of Fireplace Xtordinaryair is now incorporated into a low cost gas fireplace with high heat output.

### Lower Heat Output

Allows for low cost installation, direct contact to drywall, and reduced clearances to combustible mantle.

### Realistic Fire

The flickering flames, hand-carved four piece log set and embers combine to create a realistic wood-like fire.

### Variable Heat Output

A finely detailed grill transfers heat efficiently into your home. Whisper quiet, 130 CFM thermo controlled convection fan is a standard feature.

### Large Ceramic Glass Fireview Area

42cm tall x 75cm wide ceramic glass (not tempered) is standard.

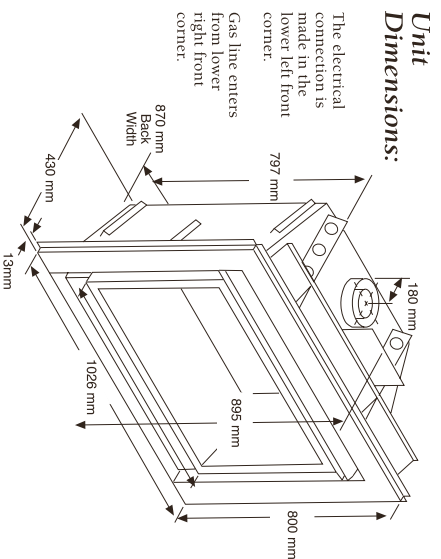
### Heating Specifications

Heating Capacity*	43 to 95 Sq. M.
Mj per hour Input (LP)*	25 Mj per hour (high) 15 Mj per hour (low) 25 Mj per hour (high) 14 Mj per hour (low)
Overall Efficiency* (maximum vent configuration)	78.5% (NG) 80.1% (LP)
Overall Efficiency* (minimum vent configuration)	76.7% (NG) 78.6% (LP)

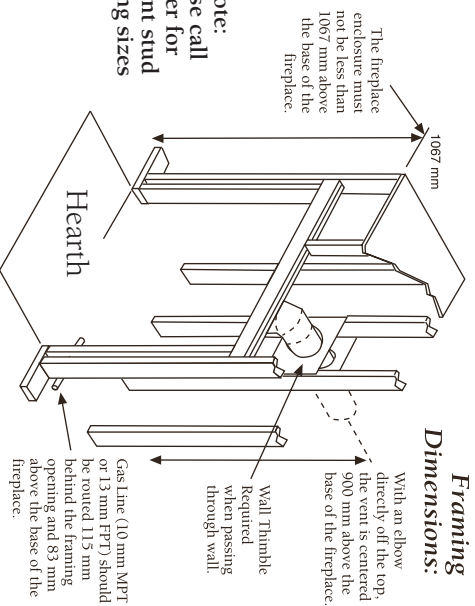
*\*Gas appliance performance can be affected by negative pressure in a home and by prevailing atmospheric conditions. Contact local building or fire officials about restrictions and installation requirements in your area. Heating capacity may vary depending on the degree of home insulation, floor plan and the ambient temperature zone of the area in which you live.*

**Clearances to Combustibles** See Owner's Manual for non-combustible clearances.

Floor to Mantle*	1067 mm
Edge of Glass Frame to Sidewall	215 mm
Edge of Glass Frame to Side Facing	110 mm
Hearth Extension Front & Sides	None Required
*300mm Maximum Mantle Depth	



**Note:**  
Please call Dealer for relevant stud opening sizes



**NOTE:** Improper installation of your gas appliance or failure to operate it in accordance to the guidelines detailed in the Owner's Manual may negate your warranty and endanger your home and family.

### High Tech Direct Vent Combustion System

The combination of the multi-port, aluminumized pan burner, SIT gas valve and direct vent system ensures great performance, ease of operation and durable long life in a gas fireplace. We back it all with our industry leading Seven Year Limited Warranty.

### Safety In Mind

A thermocouple safety switch shuts off gas in 30 seconds if the pilot goes out.

### Easy Operation wall switch included

### Heating Security

A millivolt system ensures continued use of your fireplace even if the power goes out.

### Multiple Venting Approvals

Install the 35 CB in any room in straight or corner placement, flush or recessed face and raised or floor hearth.

Install in: • Kitchens • Bathrooms • Family Areas • Mobile Homes

### Custom Options - 8 Different Faces Available

ALL 36 DV-XL faces require face upgrade kit.



**FIREPLACE  
XTRODINAIR™** By LOPITM

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Fireplace Xtordinaryair reserves the right to alter or improve its products at any time without notification.