

# PRESENTATION PACK

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## BELLBIRD SINGLE GARAGE HOUSE PLAN



### Rockdale Mews, Invercargill

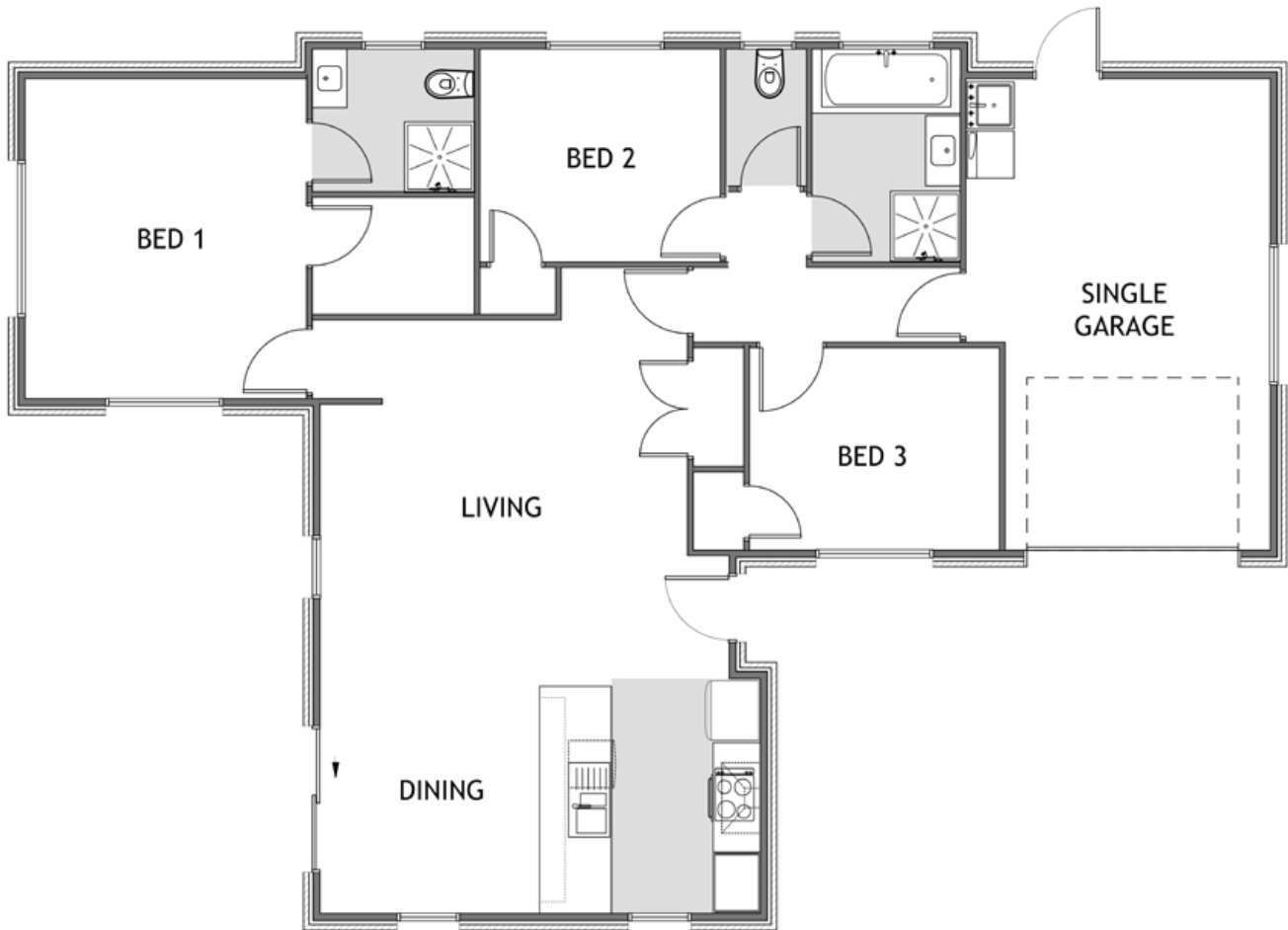
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An intelligently designed three bedroom home that is equipped to fit the needs of your family without sacrificing style and comfort. This home features three bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family bathroom and separate toilet, with internal access single garage.

Be quick to secure your new home in Invercargill's newest residential development - Rockdale Mews.

## BELLBIRD SINGLE GARAGE HOUSE PLAN

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Living	103m <sup>2</sup>
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Garage	25m <sup>2</sup>
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<b>Total</b>	<b>128m<sup>2</sup></b>
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Home Width	11.22m
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Home Length	16.14m
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## JENNIAN HOMES STANDARD SPECIFICATIONS

### GUARANTEES AND SERVICES

- Council building consent prepared and submitted
- Building consent fees included
- 36 Month Defects Warranty
- Masterbuild 10 Year Guarantee
- Jennian Completion Promise

### INCLUSIONS

- All required scaffold for the construction of the home
- Fall protection nets as required by Work Safe
- Waste bin for construction refuse and construction toilet

### FLOORS

- Engineered, Ribraft floor - reinforced concrete waffle raft floor slab consisting of a grid of polystyrene pods to form a reinforced concrete slab floor

### FRAME TREATMENT

- All wall and roof framing to be H1.2

### FRAMES

- 90 x 45 MSG8 wall framing H1.2 treated
- All framing to building code, generally 600crs for horizontal GIB fixing

### TRUSSES

- Standard plan trusses designed to HIGH wind zone
- Truss framing all H1.2

### INSULATION

- Pink Batts installed to all external walls and ceilings (excluding garage)
- Ceiling: Pink Batts R7
- Walls: Pink Batts R2.8

### ROOF

- Gerard Satin tile roofing

### PLUMBING

- Aquatherm piping for hot and cold water (Industry Leading 50 Year Warranty)
- HWC - 180 Ltr - Mains pressure
- 2x Exterior hose taps
- Drainage and stormwater included
- Septic macerating pump

### ELECTRICAL

- Installed as per electrical plans
- LED Downlights throughout
- Heated Towel Rails
- Extractor fans to bathrooms
- Cavius Smoke Alarms (to building code)
- Services (Power/Water/Phone)

### FASCIA/GUTTER

- Continuous Colorsteel metal fascia & guttering system
- 80mm down pipes

### EXTERIOR CLADDINGS

- The Brickery 'Origin Range'
- And/or Midlands 'Classic Range'
- And/or James Hardie Weatherboards where applicable

### SOFFITS

- Soffits - 600mm
- Hardisoffit lining

### WINDOWS

- All units are double glazed, thermally broken windows with low-e glass, excluding garage
- 35mm APL/ASL residential suite powdercoated
- Installed in accordance with E2 AS1, or to cladding manufacturers specifications
- installed to soffit height
- Support bars to all floor level openings and other openings over 600mm wide

## FRONT DOORS

- Aluminium LAT00 Entrance door with colour matched Urbo handle and lock set

## GARAGE DOORS

- Dominator Sectional Allegra garage door with automatic garage door opener and two remotes

## INTERIOR LININGS

- Walls - Winstone GIB 10mm
- Ceilings - Winstone GIB 13mm on Rondo Battens
- Winstone GIB Aqualine to Bathrooms

## INTERIOR TRIM

- 55mm Winstone GIB cove cornice
- 60mm beveled skirtings and architraves

## INTERIOR DOORS

- Flat Panel pre-hung Hollow core doors
- Hardware: Windsor Brass Lever Handles Futura range

## PAINT

- Resene Trade series
- One colour flat acrylic to walls
- One colour flat acrylic to ceilings
- Acrylic enamel to trims and doors
- Garage Fully Lined and painted

## VINYL

- Flooring Xtra Vinyl to wet areas

## CARPET

- Belgotex, Liberty 100% solution dyed nylon cut pile carpet over 11mm foam underlay

## TOILET

- Robertson Uno toilets

## TAPWARE

- Methven - Echo Strata Tapware

## SHOWERS

- Clearlite/Athena showers

## VANITIES

- Clearlite Statesman Classic Wall Hung Vanities

## BATHS

- Clearlite Matisse Bath

## LAUNDRY

- Robinhood Supertub ST3101

## WARDROBES

- Ventilated wire shelf with hanger strip to all wardrobes and cupboards

## KITCHENS

- Plan specific design from Jennian Kitchen range
- Laminated Benchtops
- Quality hardware and hinges

## APPLIANCES

- Fisher and Paykel appliances - stainless steel finish
- 60cm 4 Zone Cooktop CE604CBX2
- 60cm Built-In Oven OB60SC5CEX1
- 90cm Rangehood Stainless Canopy HC90PLX4
- Dishwasher DW60FC2X1

## INCLUSIONS

- Panasonic Hi-Wall heatpump
- Concrete drive and patios - 80m<sup>2</sup>
- Curtains/Drapes
- Colour steel fencing where needed

## EXCLUSIONS

- Resource Consent fees
- Legal consultation or legal fees

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## JENNIAN HOMES STANDARD SPECIFICATIONS PICTORIAL

Kitchen Sink Mixer



Sink Mixer



Shower/Bath Mixer



Bath Spout



Slide Shower



Shower



Bath



Toilet



Vanity



Laundry Tub



Internal Door Hardware



Ceramic Cooktop



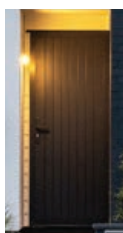
Oven



RangeHood



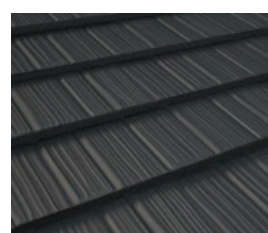
Exterior Door



Garage Door



Roof Profile



Dishwasher



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## JENNIAN HOMES COLOUR SCHEME INTERIOR OPTION A

Kitchen	Material	Colour
Cabinetry	Melteca	Seal Grey Naturale
Benchtop	Laminex/Acrylic	Black Marble Natural
Ceilings	Resene - Quarter Merino	
Doors	Resene - Eighth Truffle	
Door frames	Resene - Eighth Truffle	
Skirtings	Resene - Eighth Truffle	
Window Reveals	Resene - Eighth Truffle	
Walls	Resene - Half Truffle	
<b>Flooring</b>		
Carpet	Belgotex - Haven Cedar	
Vinyl	Flooring Xtra - Forum Plus Maya/Black	
Drapes	Aspire - charcoal	

## COLOUR SCHEME EXTERIOR OPTION A

	Material	Colour
Roof	Metro Metal Tile	Sandstone Grey
Fascia	Colourcoated Steel	Sandstone Grey
Spouting	Colourcoated Steel	Sandstone Grey
Windows	Sandstone Grey	
Wall Cladding	NZ Brick - Classic Range - Terracotta	
Soffits	Resene - Quarter Merino	
Entrance Door	Sandstone Grey	
Garage Door	Sandstone Grey	
Garage Door reveal/surround	Sandstone Grey	

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## COLOUR SCHEME INTERIOR OPTION B

Kitchen	Material	Colour
Cabinetry	Melteca	Baikal Naturale
Benchtop	Laminex/Acrylic	Pure Mineralstone
Ceilings	Resene - Quarter Merino	
Doors	Resene - Quarter Merino	
Door frames	Resene - Quarter Merino	
Skirtings	Resene - Quarter Merino	
Window Reveals	Resene - Quarter Merino	
Walls	Resene - Merino	
<b>Flooring</b>		
Carpet	Belgotex - Haven - Linen	
Vinyl	Flooring Xtra - Forum Plus Faro 2 Anthracite	
Drapes	Aspire Ash	

## COLOUR SCHEME EXTERIOR OPTION B

	Material	Colour
Roof	Metro Metal Tile	Grey Friars
Fascia	Colourcoated Steel	Grey Friars
Spouting	Colourcoated Steel	Grey Friars
Windows	Silver Pearl	
Wall Cladding	NZ Brick - Classic Range - Ruapehu	
Soffits	Resene - Quarter Merino	
Entrance Door	Silver Pearl	
Garage Door	Grey Friars	
Garage Door reveal/surround	Grey Friars	



## COLOUR SCHEME INTERIOR OPTION C

Kitchen	Material	Colour
Cabinetry	Melteca	Storm Pearl Finish
Benchtop	Laminex/Acrylic	White Valencia
Ceilings	Resene - Quarter Merino	
Doors	Resene - Black White	
Door frames	Resene - Black White	
Skirtings	Resene - Black White	
Window Reveals	Resene - Black White	
Walls	Resene - Double Black White	
<b>Flooring</b>		
Carpet	Belgotex - Haven - Midnight	
Vinyl	Flooring Xtra - Forum Plus Maya/Grey	
Drapes	Aspire - Pewter	

## COLOUR SCHEME EXTERIOR OPTION C

	Material	Colour
Roof	Metro Metal Tile	Windsor Grey
Fascia	Colourcoated Steel	Windsor Grey
Spouting	Colourcoated Steel	Windsor Grey
Windows	Protecture Charcoal	
Wall Cladding	NZ Brick - Classic Range - Grey	
Soffits	Resene - Quarter Merino	
Entrance Door	Matt Charcoal	
Garage Door	Windsor Grey	
Garage Door reveal/surround	Windsor Grey	





## FIND OUT MORE

GET IN TOUCH AND  
SECURE YOUR SECTION TODAY...

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