

## Southern House Plan



## Presentation Pack

# Southern House Plan - Presentation Pack



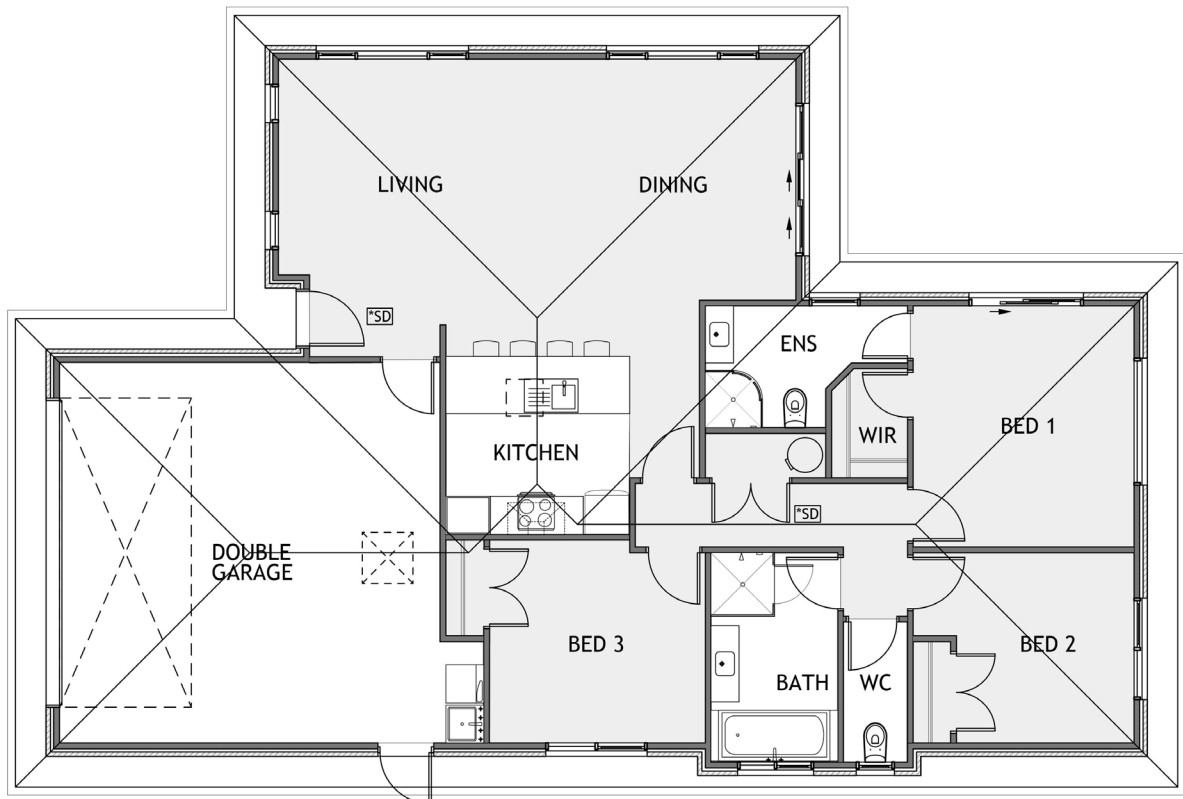
## Rockdale Mews, Invercargill

This well designed, three bedroom, two bathroom home maximizes its space to create the perfect home for the whole family.

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

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# Southern House Plan



Living	117.70m <sup>2</sup>
Garage	40m <sup>2</sup>
<b>Total</b>	<b>157.70m<sup>2</sup></b>
Home Width	11.50m
Home Length	17.36m

# ROCKDALE MEWS

## SUBDIVISION PLAN



# JENNIAN HOMES - STANDARD SPECIFICATIONS

<b>CONSTRUCTION PROCESS</b>	<ul style="list-style-type: none"> <li>Standard plan specification level</li> </ul>
<b>GUARANTEES AND SERVICES</b>	<ul style="list-style-type: none"> <li>Council building consent prepared and submitted</li> <li>Building consent fees included</li> <li>36 Month Defects Warranty</li> <li>Masterbuild 10 Year Guarantee</li> <li>Jennian Completion Promise</li> </ul>
<b>INCLUSIONS</b>	<ul style="list-style-type: none"> <li>All required scaffold for the construction of the home</li> <li>Fall protection nets as required by Work Safe</li> <li>Waste bin for construction refuse and construction toilet</li> </ul>
<b>FLOORS</b>	<ul style="list-style-type: none"> <li>TC1, Ribraft floor – reinforced concrete waffle raft floor slab consisting of a grid of polystyrene pods to form a reinforced concrete slab floor</li> </ul>
<b>FRAME TREATMENT</b>	<ul style="list-style-type: none"> <li>All wall and roof framing to be H1.2</li> </ul>
<b>FRAMES</b>	<ul style="list-style-type: none"> <li>90 x 45 MSG8 Oregon Wall framing H1.2 treated</li> <li>All framing to building code, generally 600crs for horizontal GIB fixing</li> </ul>
<b>TRUSSES</b>	<ul style="list-style-type: none"> <li>Standard plan trusses designed to HIGH wind zone</li> <li>Truss framing all H1.2</li> </ul>
<b>INSULATION</b>	<ul style="list-style-type: none"> <li>Pink Batts installed to all external walls and ceilings (excluding garage)</li> <li>Ceiling: Pink Batts R3.6c</li> <li>Walls: Pink Batts R2.6w.</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>Gerard Corona Shake Satin metal tile or Longrun Colorsteel (plan specific)</li> </ul>
<b>PLUMBING</b>	<ul style="list-style-type: none"> <li>Fusiotherm reticulation piping for hot and cold water (Industry Leading 50 Year Warranty)</li> <li>HWC - 180 Ltr - Mains pressure</li> <li>2x Exterior hose taps</li> <li>Drainage and stormwater included</li> </ul>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>Installed as per electrical plans</li> <li>LED Downlights throughout</li> <li>Heated Towel Rails</li> <li>Extractor fans to bathrooms</li> <li>Cavius Smoke Alarms (to building code)</li> <li>Services (Power/Water/Phone)</li> </ul>
<b>FASCIA/GUTTER</b>	<ul style="list-style-type: none"> <li>Continuous Colorsteel metal fascia &amp; guttering system</li> <li>80mm down pipes</li> </ul>
<b>EXTERIOR CLADDINGS</b>	<ul style="list-style-type: none"> <li>The Brickery 'Origin Range'</li> <li>And/or Midlands 'Classic Range'</li> <li>And/or James Hardie Weatherboards</li> </ul>
<b>SOFFITS</b>	<ul style="list-style-type: none"> <li>Soffits – 600mm</li> <li>Hardisoffit lining</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>All units are double glazed, excluding garage</li> <li>35mm APL/ASL residential suite powdercoated</li> <li>Installed in accordance with E2 AS1, or to cladding manufacturers specifications</li> <li>installed to soffit height</li> <li>Support bars to all floor level openings and other openings over 600mm wide</li> </ul>



<b>FRONT DOORS</b>	<ul style="list-style-type: none"> <li>Aluminium LAT00 Entrance door with colour matched Urbo handle and lock set</li> </ul>
<b>GARAGE DOORS</b>	<ul style="list-style-type: none"> <li>Garador Sectional Allegra garage door with automatic garage door opener and two remotes</li> </ul>
<b>INTERIOR LININGS</b>	<ul style="list-style-type: none"> <li>Walls – Winstone GIB 10mm</li> <li>Ceilings – Winstone GIB 13mm on Rondo Battens</li> <li>Winstone GIB Aqualine to Bathrooms</li> </ul>
<b>INTERIOR TRIM</b>	<ul style="list-style-type: none"> <li>55mm Winstone GIB cove cornice</li> <li>60mm beveled skirtings and architraves</li> </ul>
<b>INTERIOR DOORS</b>	<ul style="list-style-type: none"> <li>Flat Panel pre-hung Hollow core doors</li> <li>Hardware: Windsor Brass Lever Handles</li> </ul>
<b>PAINT</b>	<ul style="list-style-type: none"> <li>Resene Trade series</li> <li>One colour flat acrylic to walls</li> <li>One colour flat acrylic to ceilings</li> <li>Acrylic enamel to trims and doors</li> <li>Garage Fully Lined and painted</li> </ul>
<b>VINYL</b>	<ul style="list-style-type: none"> <li>Flooring Xtra Vinyl to wet areas</li> </ul>
<b>CARPET</b>	<ul style="list-style-type: none"> <li>Norman Ellison, Dalton or Belgotex, Liberty 100% solution dyed nylon cut pile carpet over 11mm foam underlay</li> </ul>
<b>TOILET</b>	<ul style="list-style-type: none"> <li>Caroma Venecia Toilet Suite S Pan 4 Star</li> </ul>
<b>TAPWARE</b>	<ul style="list-style-type: none"> <li>Methven – Echo Strata Tapware</li> </ul>
<b>SHOWERS</b>	<ul style="list-style-type: none"> <li>Clearlite Millenium Showers</li> </ul>
<b>VANITIES</b>	<ul style="list-style-type: none"> <li>Clearlite Statesman Classic Wall Hung Vanities</li> </ul>
<b>BATHS</b>	<ul style="list-style-type: none"> <li>Clearlite Matisse Bath</li> </ul>
<b>LAUNDRY</b>	<ul style="list-style-type: none"> <li>Robinhood Supertub ST3101</li> </ul>
<b>WARDROBES</b>	<ul style="list-style-type: none"> <li>Ventilated wire shelf with hanger strip to all wardrobes and cupboards</li> </ul>
<b>KITCHENS</b>	<ul style="list-style-type: none"> <li>Plan specific design from Jennian Kitchen range</li> <li>Laminated Benchtops</li> <li>Quality hardware and hinges</li> </ul>
<b>APPLIANCES</b>	<ul style="list-style-type: none"> <li>Fisher and Paykel appliances – stainless steel finish</li> <li>60cm 4 Zone Cooktop CE604CBX2</li> <li>60cm Built-In Oven OB60SC5CEX1</li> <li>90cm Rangehood Stainless Canopy HC90PLX4</li> </ul>
<b>INCLUSIONS</b>	<ul style="list-style-type: none"> <li>Concrete drive and patios</li> <li>Curtains/Drapes</li> <li>Timber fencing</li> </ul>
<b>EXCLUSIONS</b>	<ul style="list-style-type: none"> <li>Resource Consent fees</li> <li>Development or Reserve Contributions</li> <li>Engineering design - site related engineering design</li> <li>Legal consultation or legal fees</li> <li>Extra foundation works - engineering, piling, bridging</li> <li>Power/Phone Plinths</li> <li>Water meter fees and/or connection to existing provider</li> </ul>

# 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



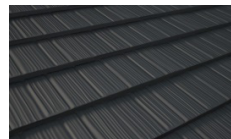
Exterior Door



Garage Door



Roof Profile



Roof Profile



# JENNIAN HOMES

## COLOUR SCHEME INTERIOR OPTION A

Kitchen	Material	Colour
Cabinetry	Melteca	Dawn Grey Naturale
Benchtop	Laminex/Acrylic	Perlato Granite
Ceilings	Resene – Half Sea Fog	
Doors	Resene - Truffle	
Door frames	Resene - Truffle	
Skirtings	Resene - Quarter Truffle	
Window Reveals	Resene - Quarter Truffle	
Walls	Resene - Quarter Truffle	
<b>Flooring</b>		
Carpet	Belgotex – Liberty range - Titanium	
Vinyl	Flooring Xtra – Zenith Glandon 200	
Drapes	Matrix FR 300 - Carbon	

## COLOUR SCHEME EXTERIOR OPTION A

	Material	Colour
Roof	Longrun Colorsteel OR Gerard Metal Tile	Sandstone Grey Pearl Grey
Fascia	Colourcoated Steel	Sandstone Grey
Spouting	Colourcoated Steel	Sandstone Grey
Windows	Sandstone Grey	
Wall Cladding	NZ Brick – Classic Range – Tongariro	
Soffits	Resene – Half Sea Fog	
Entrance Door	Silver Pearl	
Garage Door	Sandstone Grey	
Garage Door reveal/surround	Sandstone Grey	



## COLOUR SCHEME INTERIOR OPTION B

Kitchen	Material	Colour
Cabinetry	Melteca	Baikal Naturale
Benchtop	Laminex/Acrylic	Pure Mineralstone
Ceilings	Resene – Quarter Merino	
Doors	Resene - Merino	
Door frames	Resene - Merino	
Skirtings	Resene - Eighth Pravda	
Window Reveals	Resene - Eighth Pravda	
Walls	Resene - Eighth Pravda	
<b>Flooring</b>		
Carpet	Belgotex – Liberty range - Pearl	
Vinyl	Flooring Xtra – French Oak Anthracite	
Drapes	Matrix FR 300 - Driftwood	

## COLOUR SCHEME EXTERIOR OPTION B

	Material	Colour
Roof	Longrun Colorsteel OR Gerard Metal Tile	Grey Friars Smoke Grey
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	Fog Naturale
Benchtop	Laminex/Acrylic	White Valencia
Ceilings	Resene – Quarter Black White	
Doors	Resene - Black White	
Door frames	Resene - Black White	
Skirtings	Resene - Double Black White	
Window Reveals	Resene – Double Black White	
Walls	Resene – Double Black White	
<b>Flooring</b>		
Carpet	Belgotex – Liberty range - Ash	
Vinyl	Flooring Xtra – Feelings Rockingham	
Drapes	Matrix FR 300 - Stone	

## COLOUR SCHEME EXTERIOR OPTION C

	Material	Colour
Roof	Longrun Colorsteel OR Gerard Metal Tile	Windsor Grey Castle Grey
Fascia	Colourcoated Steel	Windsor Grey
Spouting	Colourcoated Steel	Windsor Grey
Windows	Matt Charcoal	
Wall Cladding	NZ Brick – Classic Range – Grey	
Soffits	Resene – Quarter Black White	
Entrance Door	Matt Charcoal	
Garage Door	Windsor Grey	
Garage Door reveal/surround	Windsor Grey	