

Bellbird House Plan



Presentation Pack

ONE AGENCY
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Bellbird House Plan - Presentation Pack



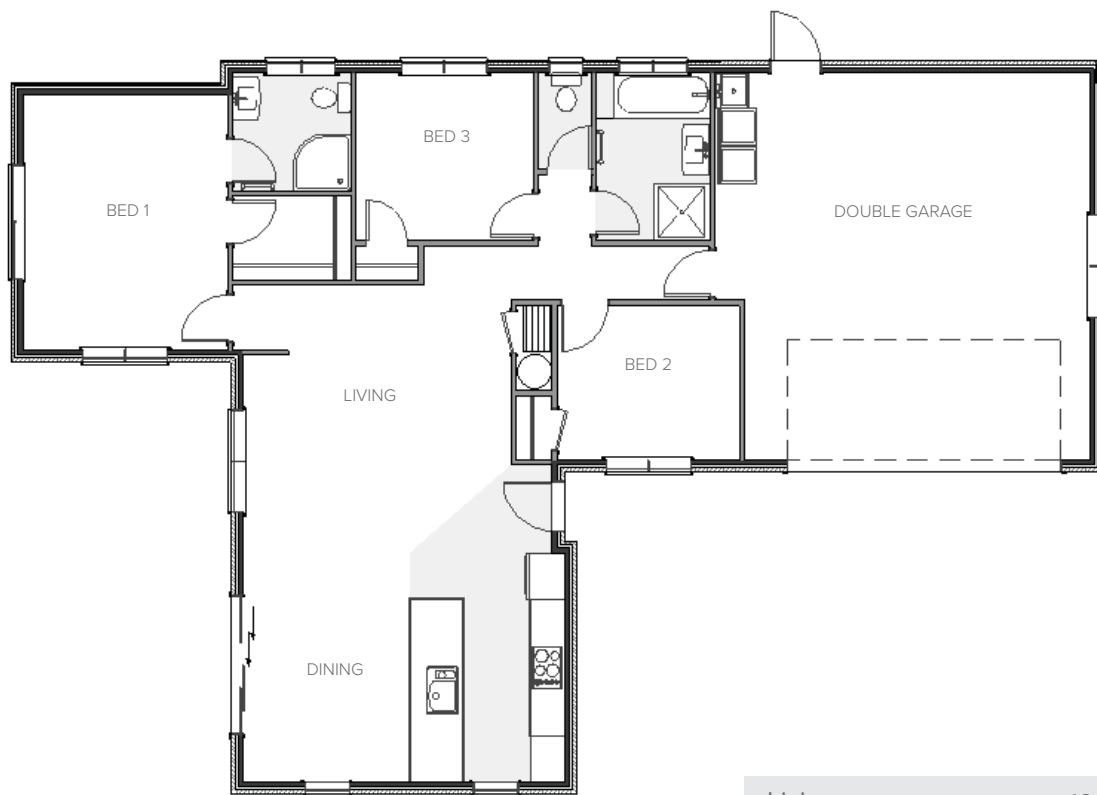
Rockdale Mews, Invercargill

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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 double garage.

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

Bellbird House Plan



Living	100m ²
Garage	40m ²
Total	145m²
Home Width	11.22m
Home Length	18.75m

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

- TC1, 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 R3.6c
- Walls: Pink Batts R2.6w.

ROOF

- Metro Satin tile roofing

PLUMBING

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

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, 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	<ul style="list-style-type: none"> Aluminium LAT00 Entrance door with colour matched Urbo handle and lock set
GARAGE DOORS	<ul style="list-style-type: none"> Garador Sectional Allegra garage door with automatic garage door opener and two remotes
INTERIOR LININGS	<ul style="list-style-type: none"> Walls - Winstone GIB 10mm Ceilings - Winstone GIB 13mm on Rondo Battens Winstone GIB Aqualine to Bathrooms
INTERIOR TRIM	<ul style="list-style-type: none"> 55mm Winstone GIB cove cornice 60mm beveled skirtings and architraves
INTERIOR DOORS	<ul style="list-style-type: none"> Flat Panel pre-hung Hollow core doors Hardware: Windsor Brass Lever Handles
PAINT	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Flooring Xtra Vinyl to wet areas
CARPET	<ul style="list-style-type: none"> Belgotex, Liberty 100% solution dyed nylon cut pile carpet over 11mm foam underlay
TOILET	<ul style="list-style-type: none"> Caroma Venecia Toilet Suite S Pan 4 Star
TAPWARE	<ul style="list-style-type: none"> Methven - Echo Strata Tapware
SHOWERS	<ul style="list-style-type: none"> Clearlite/Athena showers
VANITIES	<ul style="list-style-type: none"> Clearlite Statesman Classic Wall Hung Vanities
BATHS	<ul style="list-style-type: none"> Clearlite Matisse Bath
LAUNDRY	<ul style="list-style-type: none"> Robinhood Supertub ST3101
WARDROBES	<ul style="list-style-type: none"> Ventilated wire shelf with hanger strip to all wardrobes and cupboards
KITCHENS	<ul style="list-style-type: none"> Plan specific design from Jennian Kitchen range Laminated Benchtops Quality hardware and hinges
APPLIANCES	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Panasonic Hi-Wall heatpump Concrete drive and patios - 80m² Curtains/Drapes Colour steel fencing
EXCLUSIONS	<ul style="list-style-type: none"> Resource Consent fees Legal consultation or legal fees

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



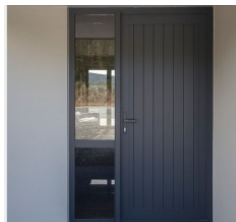
Oven



RangeHood



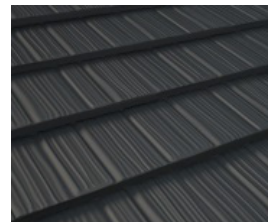
Exterior Door



Garage Door



Roof Profile



Dishwasher



JENNIAN HOMES

COLOUR SCHEME INTERIOR OPTION A

Kitchen	Material	Colour
Cabinetry	Melteca	Seal Grey Naturale
Benchtop	Laminex/Acrylic	Perlato Granite
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	
Flooring		
Carpet	Belgotex - Liberty range - Titanium	
Vinyl	Flooring Xtra - Zenith Glandon 200	
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

COLOUR SCHEME INTERIOR OPTION B

Kitchen	Material	Colour
Cabinetry	Melteca	Baikal Naturele
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	
Flooring		
Carpet	Belgotex - Liberty range - Pearl	
Vinyl	Flooring Xtra - French Oak 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	
Flooring		
Carpet	Belgotex - Liberty range - Ash	
Vinyl	Flooring Xtra - Feelings Rockingham	
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	Matt 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	