

## Bellbird House Plan Single Garage



# Presentation Pack

**ONE AGENCY**  
THE PROPERTY SPECIALISTS

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# Bellbird House Plan - Presentation Pack



## Rockdale Mews, Invercargill

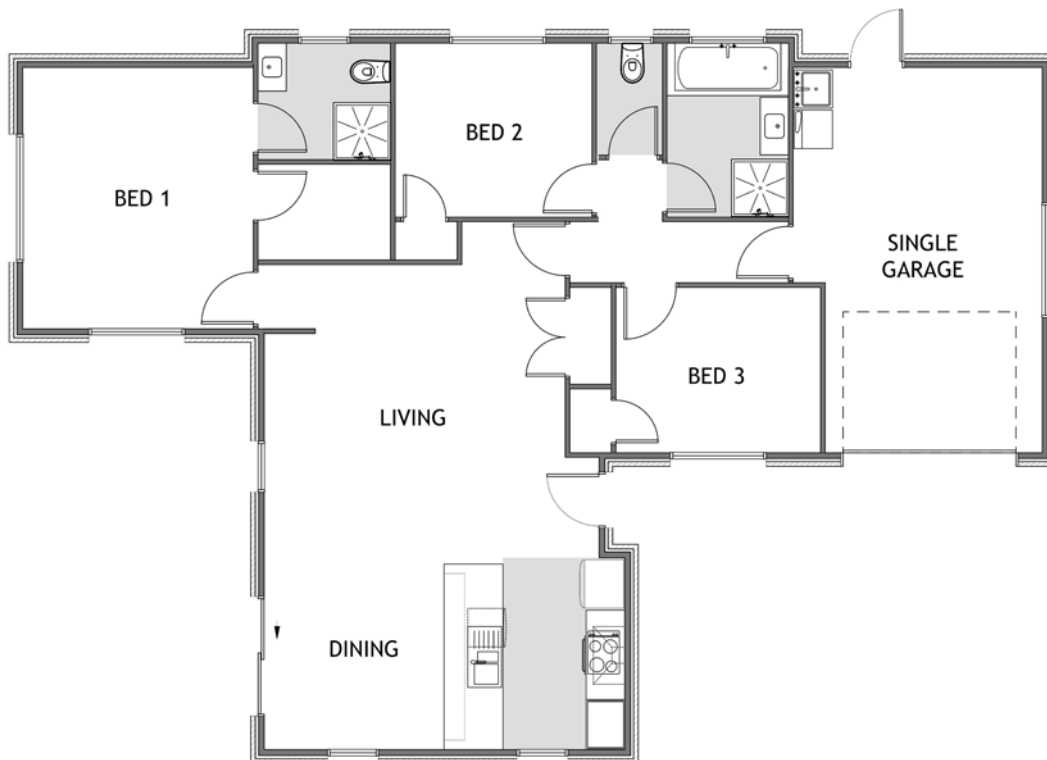
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An intelligently designed three bedroom home that is equipped to fit the needs of your family without sacrificing style and comfort. This home features three bedrooms, master with ensuite and walk-in robe, open plan kitchen living and dining, family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

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

# Bellbird House Plan

## Single Garage



Living	103m <sup>2</sup>
Garage	25m <sup>2</sup>
<b>Total</b>	<b>128m<sup>2</sup></b>
Home Width	11.22m
Home Length	16.14m

# 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

<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>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/Athena 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> <li>Dishwasher DW60FC2X1</li> </ul>
<b>INCLUSIONS</b>	<ul style="list-style-type: none"> <li>Panasonic Hi-Wall heatpump</li> <li>Concrete drive and patios - 80m<sup>2</sup></li> <li>Curtains/Drapes</li> <li>Colour steel fencing</li> </ul>
<b>EXCLUSIONS</b>	<ul style="list-style-type: none"> <li>Resource Consent fees</li> <li>Legal consultation or legal fees</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



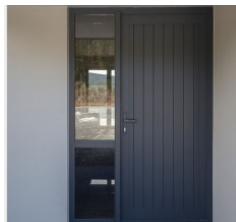
Oven



RangeHood



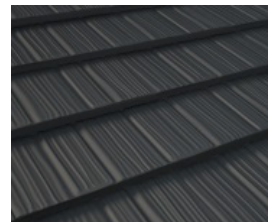
Exterior Door



Garage Door



Roof Profile



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	
<b>Flooring</b>		
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	
<b>Flooring</b>		
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	
<b>Flooring</b>		
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	