

Rockdale House Plan



Presentation Pack

ONE AGENCY
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Rockdale House Plan - Presentation Pack



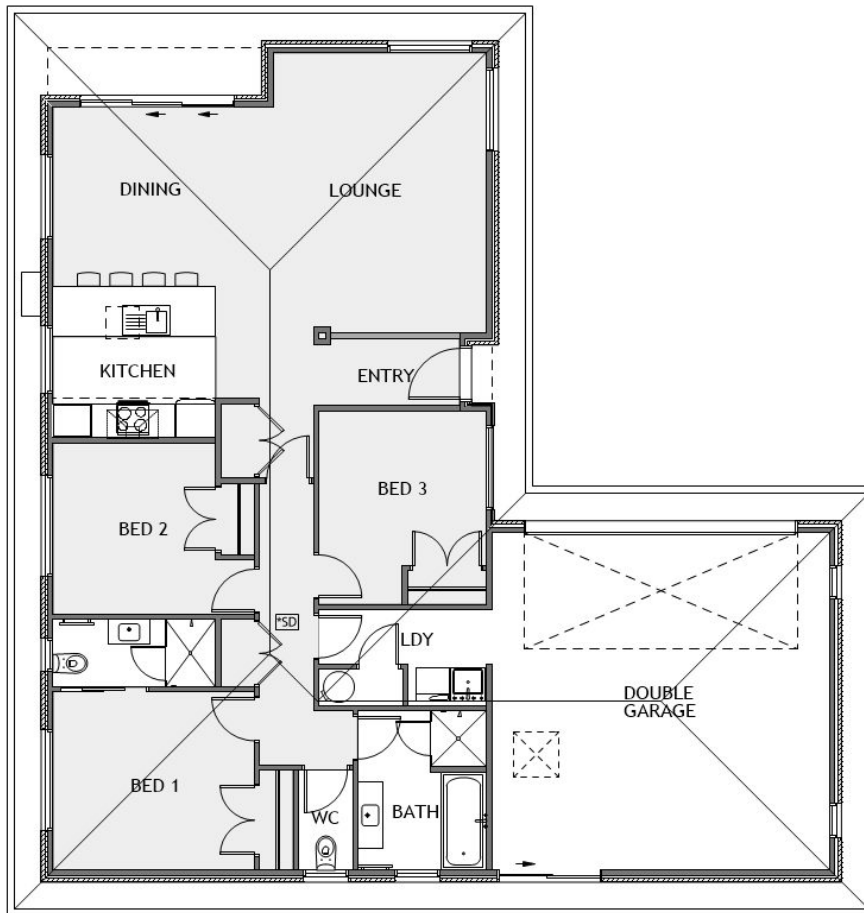
Rockdale Mews, Invercargill

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A smart, open plan design gives a real feeling of space within this 156m² home. Generous open plan kitchen and living areas combine with minimal wasted space in this well thought out design.

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

Rockdale House Plan



| | |
|--------------|----------------------------|
| Living | 120.60m ² |
| Garage | 36.20m ² |
| Total | 156.80m² |
| Home Width | 11.50m |
| Home Length | 17.36m |

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



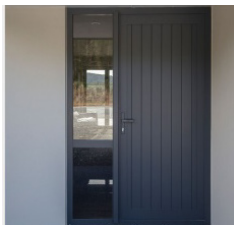
Oven



RangeHood



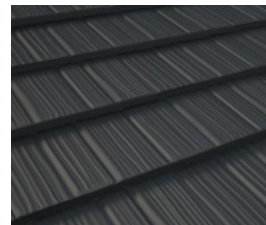
Exterior Door



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 | |