

14 Roland Hill GLEN EDEN

Boutique Family Design. Vista Views.

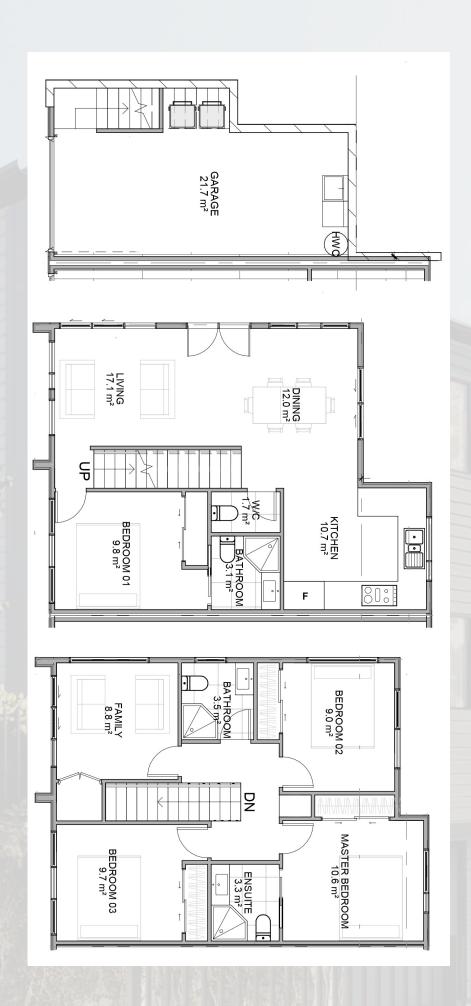
Floor Plans

Lot 1

Floor Area - 153.8 sqm Land Area - 143 sqm

2 Living 4 bedroom 3.5 bathroom Singe Garage

\$1,250,000



Lots 2-6

Floor Area - 125.13 sqm Land Area - 107 sqm

2 Living 3 bedroom 2.5 bathroom Singe Garage

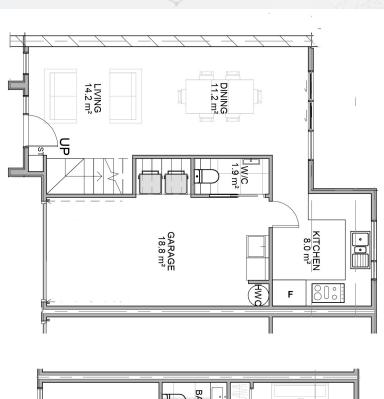
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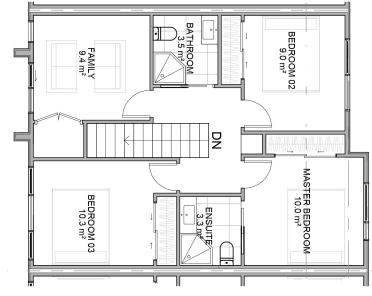
Lot 7

Floor Area - 125.13 sqm Land Area - 149 sqm

2 Living 3 bedroom 2.5 bathroom Singe Garage

\$1,150,000







Specifications



Exterior

Driveway

Footpaths & Patios

Fencing - Boundary

Type - Solid between boundaries

Type - Solid driveway between #16

Type - Permiable

Fencing -Intertenancy

Type - Front

Type - Rear

Fence - Painting

Type - Solid timber 1.8m

Type - Solid timber 1.2m

Type - Permiable

Clothesline

Letterbox

Soft Landscaping

Vege Garden

Garden Shed

Decks - Timber

Concrete Steps

Landscaping Block Walls

Permiable paving - as per RC plans

Pavers as per landscape plan

1.8 timber standard timber pailing fences - as per RC plan

Permiable hit & miss timber battons on rails. 50x50 timber balustrades

Hit & miss timber battens on rails. 50x50 timber balustrades.

1.2m between properties

To match the boundary fencing. 1.8m solid timber fencing

Black

Black

Lot 1 & eastern boundary

Sunbreeze single 940 - 2400w x 940d(mm)

Letterbox Warehouse - Kingswood with/without post per landscaping plan Colour - refer exterior finishes schdule

As per landscaping plan

As per landscaping plan

1.8x1.0(m). Colour - Standard

Pine over compliant timber framing 140x45

joists

Lot 1 solid concrete entry teps formed into

block retaining

Lot 1 solid concrete block wall

Exterior Building

Floor Slab

Type Ribraft X-POD or Rib-raft depending on

engineering design

Finish Painted Slab edge

Colour Grey

Blockwork

Type Concrete block on slab step down - if required

Finish Joint to be pointed, where exposed

Building WrapMasons watergate - fire resistant paper

Building Tapes Masons super stick

Battens Timber battens as per cladding specification

Flashings

PVC dyna flashing - cladding finishes as per spec. To be installed as per manufacture specs

- includes interstory flashing, corner soakers et

Linea/Pine timber weatherboard - vertical and

horizontal with a small amount of cedar

Vertical Shiplap

Type Oblique

Colour Refer to exterior finishes schedule -

Colour consultant

Entry Door

Type Strata TGV Panel

Colour Black

Entry Door Hardware

Type Yale 3109+ Digital door lock

Colour Black

Exterior Building

Aluminium Joinery

Type Vistalite Pacific Residential or the similar of Fairview products

Reveals H3.1 reveals 19mm thick for architraves

Entry Door Peep hole required

Height 2.2m where ceiling is 2.4m 2.4m where ceiling is 2.7

Colour

Stays Provide window restrictors to windows, where

Double tongue latches

Hardware Double tong

Roofing
Supply Endura Roofing

Type Styline approved 0.55mm

Colour Refer to exterior finishes schedule - colour consultant

Fascia & Gutter

Auto Opener

Type Coloursteel fascia & gutter

Colour Refer to exterior finishes schedule - colour consultant

Downpipes

Type 80mm dia PVC pipes

Colour White

Garage Door

Type Colour Steel sectional door belt with two remotes. No insulation

Yes

Colour Refer to exterior finishes schedule -

colour consultant

Eaves4.5mm Hardies Soffit - unless specified by fire report

Type

Colour

Exterior Building

Eaves

Type

Colour

4.5mm Hardies Soffit - unless specified by fire report

TBC

Decking

Type

TBC - Pine timber decking

Balustrade

Type

Colour

Type

Colour

Glass - master bedroom juliet balcony

Opaque

Intermediate step down between units timber, aluminium permiable fencing

Powder coated black

External Painting

Type

Colour

Type

Colour

Vertical weatherboards

Refer to exteritor finishes schedule

Horizontal weatherboards

Refer to exterior finishes schedule

Stud Heights

Ground Floor As per BC plans
First Floor As per BC plans

Insulation

Walls Pink Batts R2.5
Ceiling Pink Batts R3.6

Garage Under Living Insulate the external garage walls and garage door to build external thermal envelope

Separate Garage attached to main house

Insulate the internal wall to build interal thermal envelope. No requirement for insulated garage door.

Acoustic Acoustic insulation to walls of bathroom, toilets & laundry

Pipes

Pipes run through PVC pipes non-habitable area

Pipes for habitable area PVC pipes

Plasterboard Lining

Walls GIB 10mm
Ceiling GIB 13mm
Wet GIB Aqualine

Bathroom Wall Linings

Type Acrylic paint to all walls & ceilings

Finish Aqualine GIB with paint finish

Colour Refer to exterior finishes schedule

Shower

Type Acrylic
Finish Acrylic
Trim Acrylic
Height 2m

Bath Lining

Type GIB Aqualine 10mm

Finish Paint

Bath Splashback

Type Subway tile
Finish White Gloss

Grout Grey
Trim Black
Height 600mm

Vanity Splashback

Type Subway tile
Finish White Gloss
Height 150mm

Ensuite Shower Lining

Type Acylic shower - Showerwell

Finish Acrylic Liner

Height Showerwell system standard height 2m, tiles to

be extended to 2.2m

1 4 8 4 5 5 5

Ensuite Wall Lining

Type
Acrylic paint to all walls & ceilings

Aqualine GIB with paint finish

Interior Doors

Type Hollow core paint quality (hinged & cavity

slider)

Colour Refer internal finishes palette

Height Generally 810mm x 1980mm

Skirting

Type 60mm x 10mm pine

Colour Refer internal finishes palette

Bathroom/Ensuite skirting Tiles

Architraves

Type 40mm x 10mm pine

Colour White

Stopping Square stopping

Door Hardward

Passage Lever handle for hinged door & finger pull for

17 1 3 5 5 5 5 5

slider

Privacy Lever handle for hinged door & finger pull for

slider

Dummy Fixed lever handle

Colour

Door Stops

Supplier Handle Solutions

Type Wall/Floor/Top mounted door stop flat -

NH85BN

Type Round mounted - NH280SC

Wardrobe Organiser

Supplier Showerwell

Type Framed panel

Height 2m

Colour White

Linen Organiser

Supplier

Type

Height

Showerwell

Wire mesh

White

General Storage

Supplier

Type

Colour

TBA

Refer to subcontractors quote

White

Handrail

Supplier

Type

Colour

Continental Stairs

Round pine on stainless brackets

White

Balustrade

Supplier

Type

Continental Stairs

As per Engineer design - solid timber frame +

10mm GIB lining with pine capping 130x31

Paint System

Type

Colour

Level 4 Finish Dulux

Refer to finish colour schedule -

Colour consultant

Floor Finishes

Tile Flooring

Supplier Tile House

Type Kitchen area, front entry, ensuite, wc, laundry

& bathrooms

Colour Refer interior finishes palette

Carpet

Type Himalaya

Colour Refer interior finishes palette

Bathroom

Type Tile floor and tile skirt

Colour Refer interior finishes palette

Finish Refer interior finishes palette

Grout Grey

Layout Square

Ensuite

Type Tile floor and tile skirt

Colour Refer interior finishes palette

Finish

Grout Grey

Layout Square

Laundry

Type Tile floor and tile skirt

Colour Refer interior finishes palette

Finish Square

Kitchen

Appliances

Supplier

Oven

Cooktop

Dishwasher

Waste Disposal

Rangehood

Fisher Paykel

60cm 5-function - OB60SC5CEX2

60cm 4 element electric ceramic - CE604CBX2

15 place setting stainless - DW60FC2X1

3/4 hp with Air Switch - GD75IA1

60cm Commercial powerpack - HP60IDCHX3

Benchtop

Supplier

Type

Colour

Silstone

Engineered Stone

Refer internal finishes palette

Cabinets

Supplier

Type

Colour

Bestwood or approved alternative

Bestwood or approved alternative

Refer internal finishes palette

Sink

Supplier

Type

Apollo

Under-mounted 1 & 1/4 sink

Splashback

Type

Colour

Location

Tiles - Subway

Refer internal finishes palette

Refer to individual kitchen plan

Fridge Space

Size

950mm

Electrical

Pendant Light (if applicable)

Type

Colour

LED

Brush Chrome

Joal Lighting

Supplier

Type

Main con electrician

Security Lights

Data - CAT 6 Cabling

Supplier

Type

Main con electrician

CAT 6 to be used

Power Mains from Pillar to Meter Box

Ceiling Light Fittings

Type

Amount

Standard mains cable

Recessed Downlight - Chrome finish or white

- Three per bedroom, dining, family, garage
- One per bathroom, ensuite, entry, laundry
- Four per lounge
- Three or four per kitchen

External Sensor

External Bulkhead

Dimmers

Type

Location

Motion detector

Front and back of house - up down lights fixed to dwelling

Required

Living and dining

Aerial

Type

Location

SKY TV & Freeview aerial to lounge only

Wired to comms cupboard

Smoke Alarms

Battery powered - Type 1

Mechanical Ventilation

Simx Hyper 150, no need fan timer

Plumbing Bathroom/Laundry/Kitchen

Water mains

Type Mains supply

Hot Water Cylinder

Type 1801 mains pressure cylinder

External Taps

Type Brass

Amount
Two taps per lot - front & rear

Floor wastes

Type

Amount Install in ensuite and bathroom

Shower Tray

Supplier Showerwell

Type Showerwell - acrylic

Size as per BC plan

Layout as per BC plan

Shower Screen

Supplier Showerwell

Type Framed glass 45 degree corner shower

Shower Mixer Chrome

Shower Slide Chrome

Bath Mixer Chrome

Bath Spout Chrome

Vanity Bathroom

Supplier Mico Plumbing

Type Wall Hung

, po

Colour White

Size 700-900

Plumbing Bathroom/Laundry/Kitchen

Vanity Ensuite

Supplier Mico Plumbing

Type Wall Hung

Colour White

Size 700-900

Vanity W/C

Supplier Mico Plumbing

Type Ceramic Freestanding

Colour White

Vanity Tapware

Supplier Mico Plumbing

Type Chrome

Colour Satin Chrome

Toilet Roll Holders

Supplier Mico Plumbing

Type

Colour Satin Chrome

Toilet Suite

Supplier Mico Plumbing

Colour White

Towel Ring

Supplier Mico Plumbing

Colour Chrome

Kitchen Sink Mixer Chrome

Supplier Chrome

Type Chrome

Colour Chrome

Plumbing Bathroom/Laundry/Kitchen

Kitchen Sink Mixer

Supplier

Type

Colour

Fridge

Type

Laundry Tub

Type

Colour

Mirror

Dryer Vent

Chrome

Chrome

Chrome

Water feed required

Glass

Chrome

Satin Chrome

Glass

Provision for a junction for the dryer outlet of the ceiling with 1m excess duct