

# THE BELLEVUE



BELLEVUE



### Inclusions:

- Five Star Rated
- Connections
- Driveways
- Tiling
- Carpet
- Watertank
- Door Stops
- Towel Rails
- Keyed Window Locks
- Toilet Roll Holders
- Fly Screens
- Mirrors
- Soap Holders



# THE BELLEVUE

## SPECIFICATIONS

### DESIGN

Plans and specifications to council approval.  
Soil test & slab on ground design to class M soil.  
Floor to ceiling height 2400 allowed.

### AREA

House	148.38m <sup>2</sup>
Garage	34.62m <sup>2</sup>
Verandah	2.40m <sup>2</sup>
Total	185.40m <sup>2</sup> = 20.9sq

### AUTHORITIES

Building permit fees.  
Home warranty insurance.  
Connections to a standard 660m<sup>2</sup> site.

### CONCRETE

Slab on ground to class 'M' soil.

### BRICKWORK

Bricks as selection chart.  
Brick on edge window sills.  
Natural mortar.

### CARPENTRY

Wall frame: Pinus studs.  
Roof frame: Trusses.

### WINDOWS

Aluminium, sliding & awning, with powder coat finish, locks and insect screens.

### DOORS

Front door: PCL4.  
Laundry door: ALUM S/D.  
Internal doors: Flush panel.  
Door furniture: Gainsborough Diplomat

### PLASTER

Walls and ceiling: 10mm plasterboard.  
Wet areas: Villaboard & 10mm wet board.  
Cornice: 55mm cove.

### ROOFING

Corrugated zincalume.  
Colorbond metal fascia.  
Colorbond gutters & down pipes.

### INSULATION

Ceilings: R3.5 batts. (house only)  
Walls: R2.0 batts + sisalation. (external)

### ELECTRICAL

Light points: 19.  
Power points: 14 double.  
Exhaust fans: 2.  
Smoke detectors: 2.  
Television points: 1.  
Phone points: 1.  
Dishwasher point: 1.  
Connections to Rangehood, Oven & Cooktop.

### BATHWARE

Basins: China.  
Bath: 1675 Acrylic.  
Shower screen: Clear glass, pivot door.  
Tapware: Alpine cross handle.  
Sink: 1 1/2 bowl stainless steel.  
Toilets: Caroma, Slimline.  
Laundry tub: 45 Litre with cabinet.  
Towel rail: Rosehill x2  
Paper holder: Rosehill x2

### JOINERY

Kitchen cabinets: Laminate doors, post form tops.  
Bathroom vanities: Laminate doors, post form tops.  
Linen press: 4 shelves.  
Wardrobes: 1 shelf with hanging bars.  
Architraves: 65mm (Primed Pine) - bevelled edge.  
Skirtings: 65mm (Primed Pine) - bevelled edge.

### HEATING

Bonaire gas wall furnace.

### OTHER

Technika under bench oven TO56FSS.  
Cooktop H640SXPRO. Rangehood. SL1/01/60.  
Hot water service: 135 litre gas storage.  
Mirrors to bathroom/ensuite.  
2000 lt Rain Water Tank connected to toilets.



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