

proposed multiple dwelling units

FJM Homes

lot 5 wrinklers drive scamander tasmania 7215

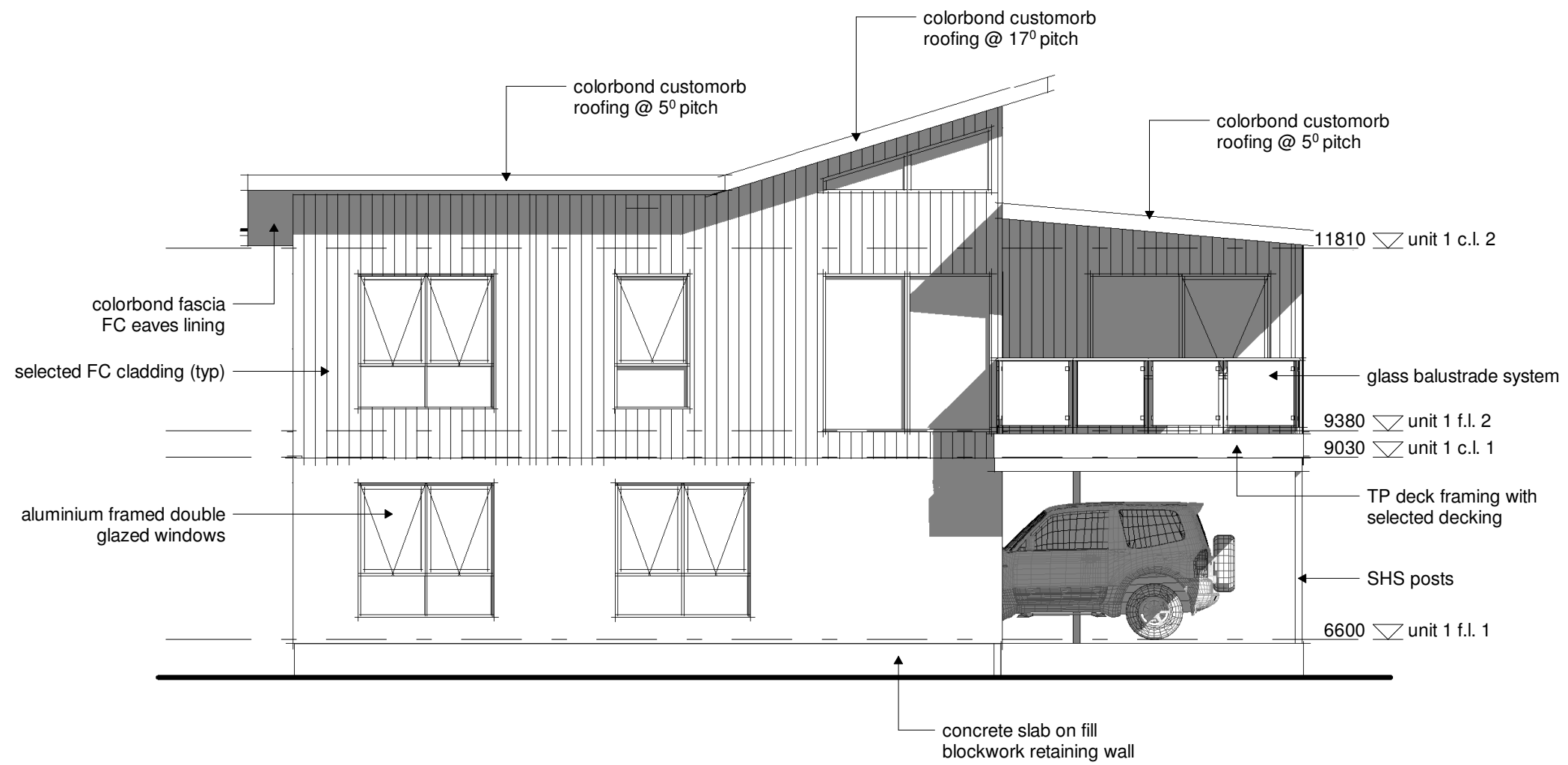


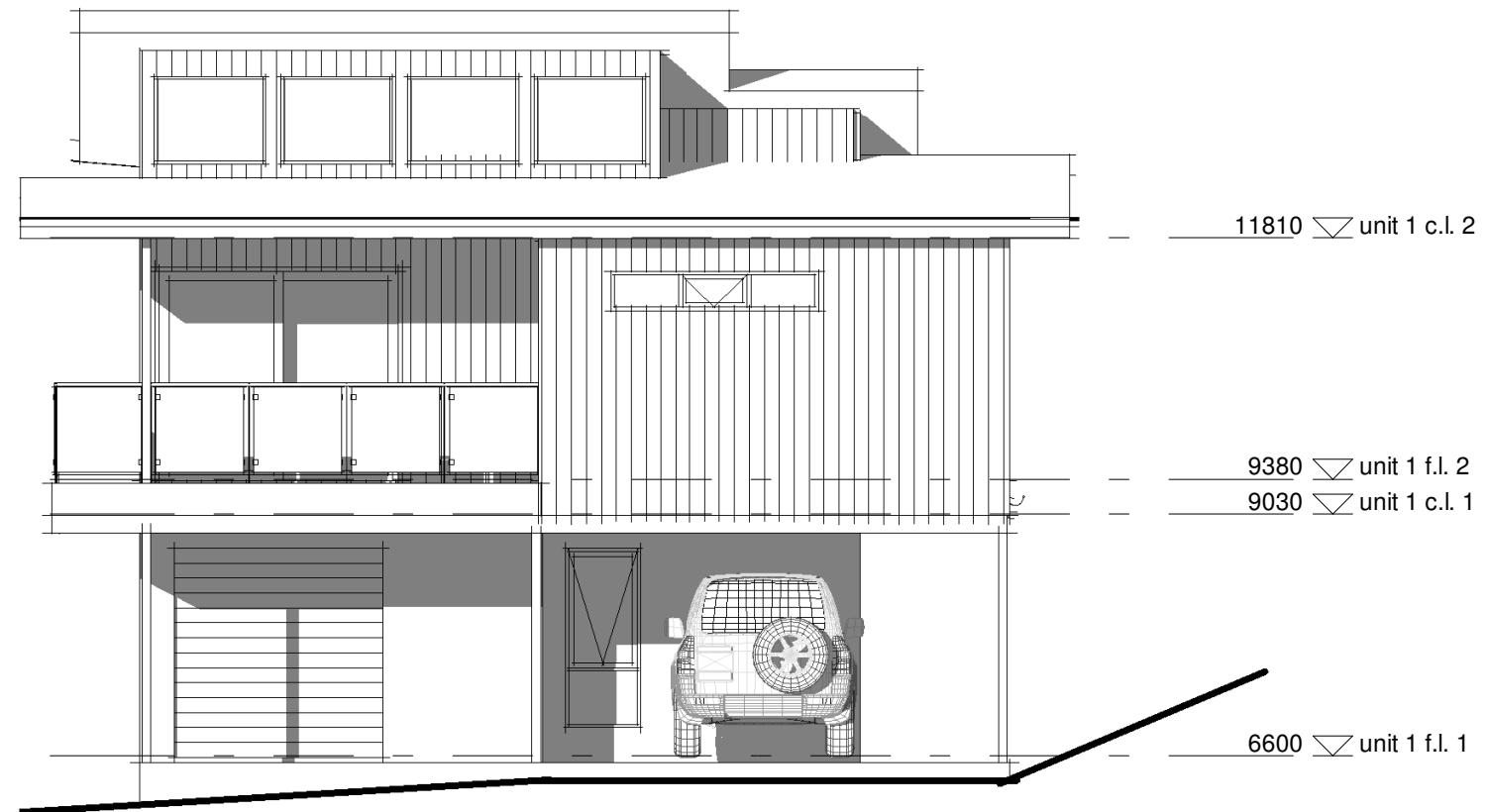
Building Areas

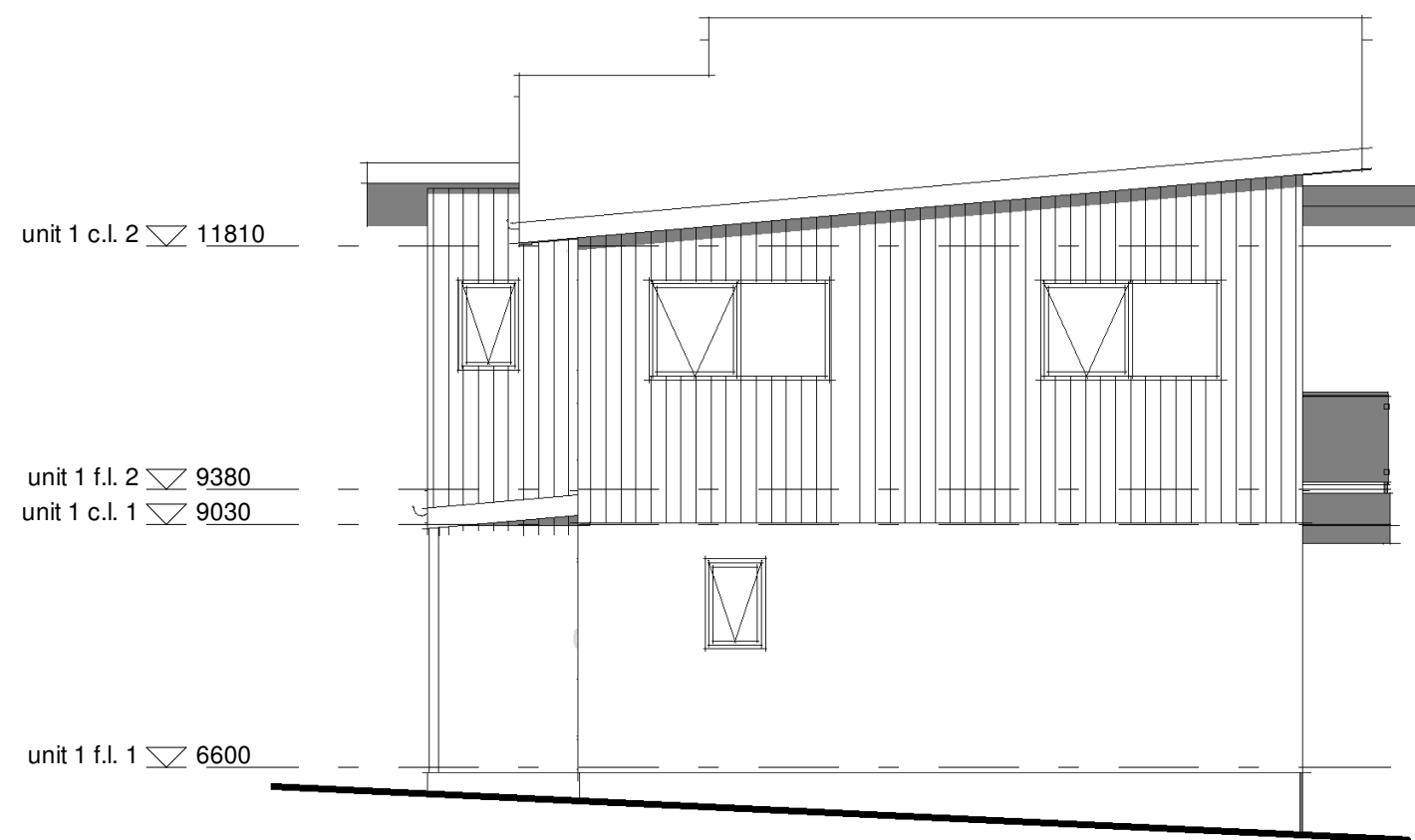
proposed ground floor	46.32
proposed first floor	80.06
deck	20.18
	146.55

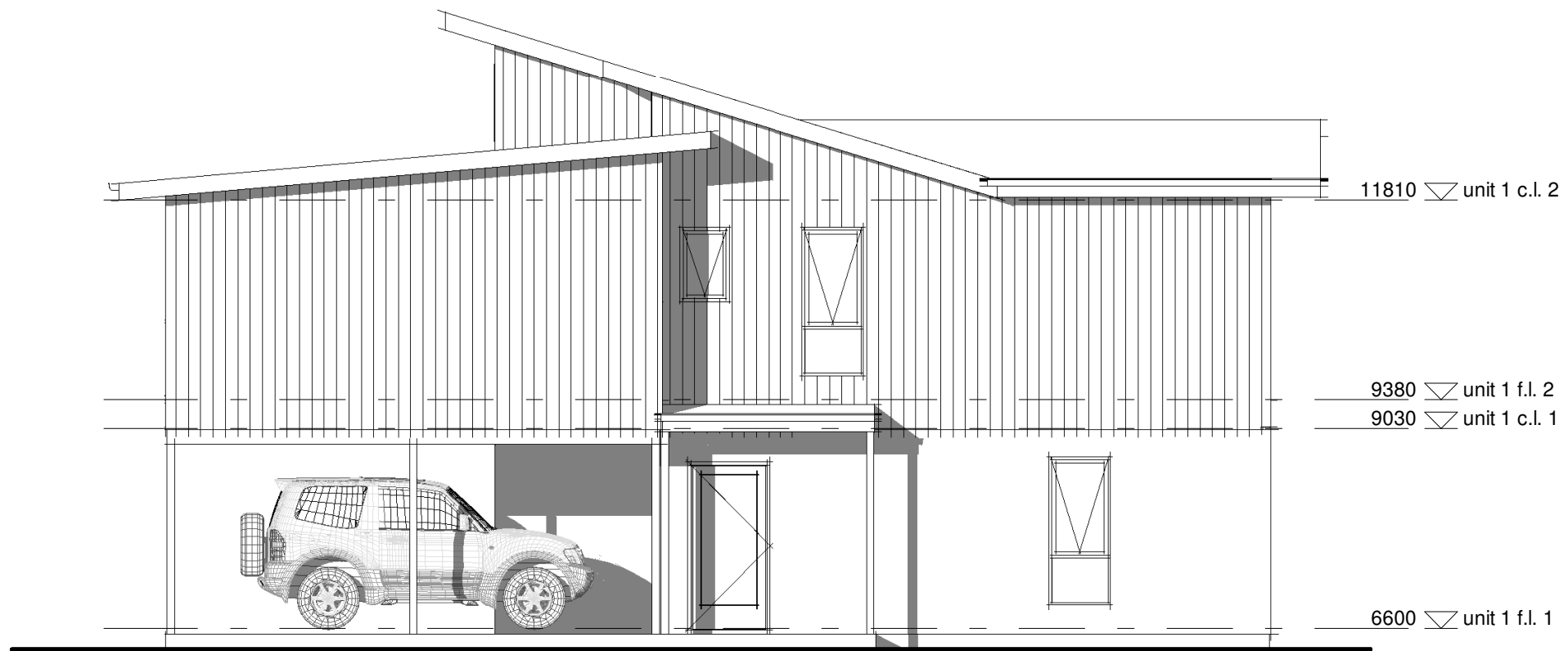
Wrinklers drive

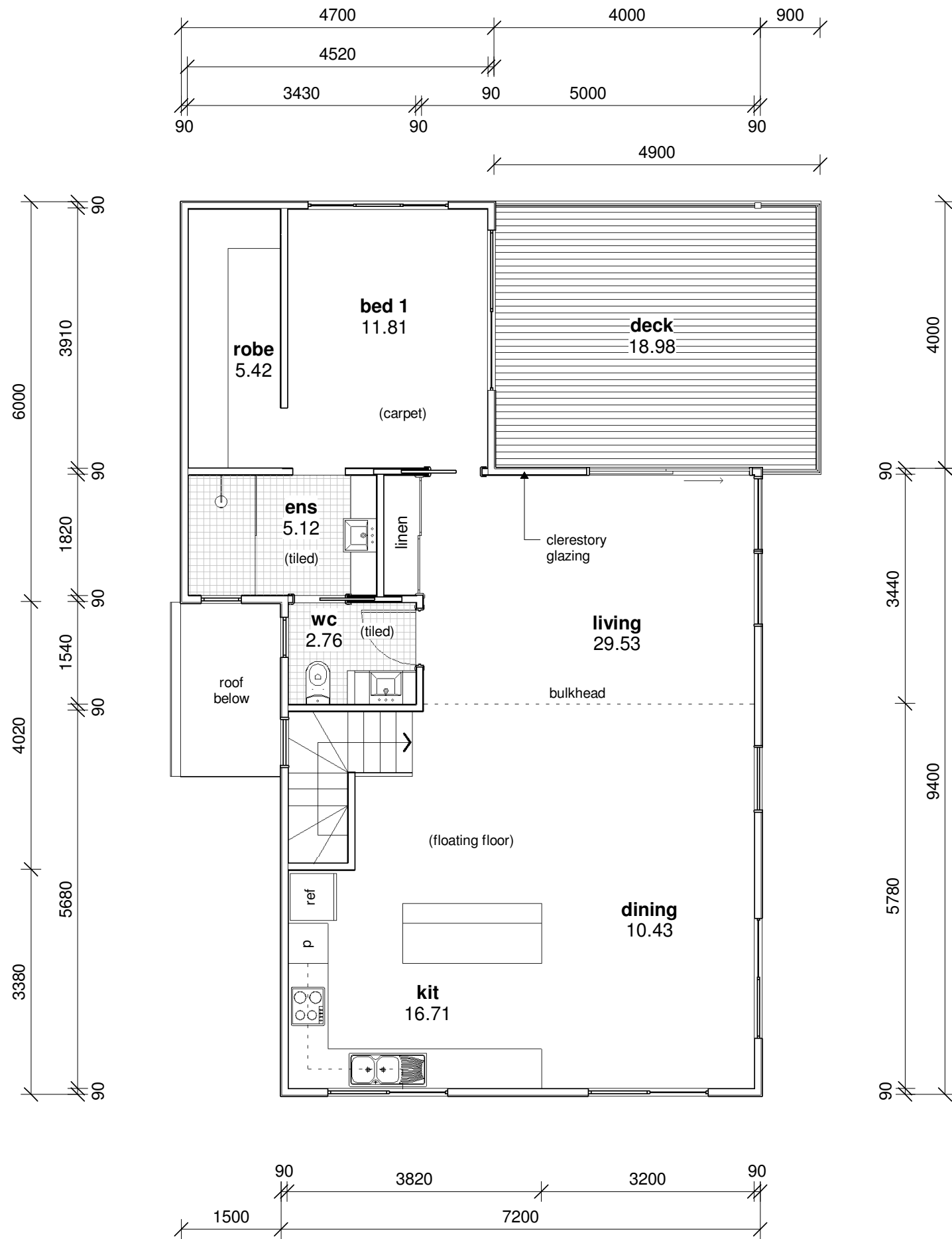


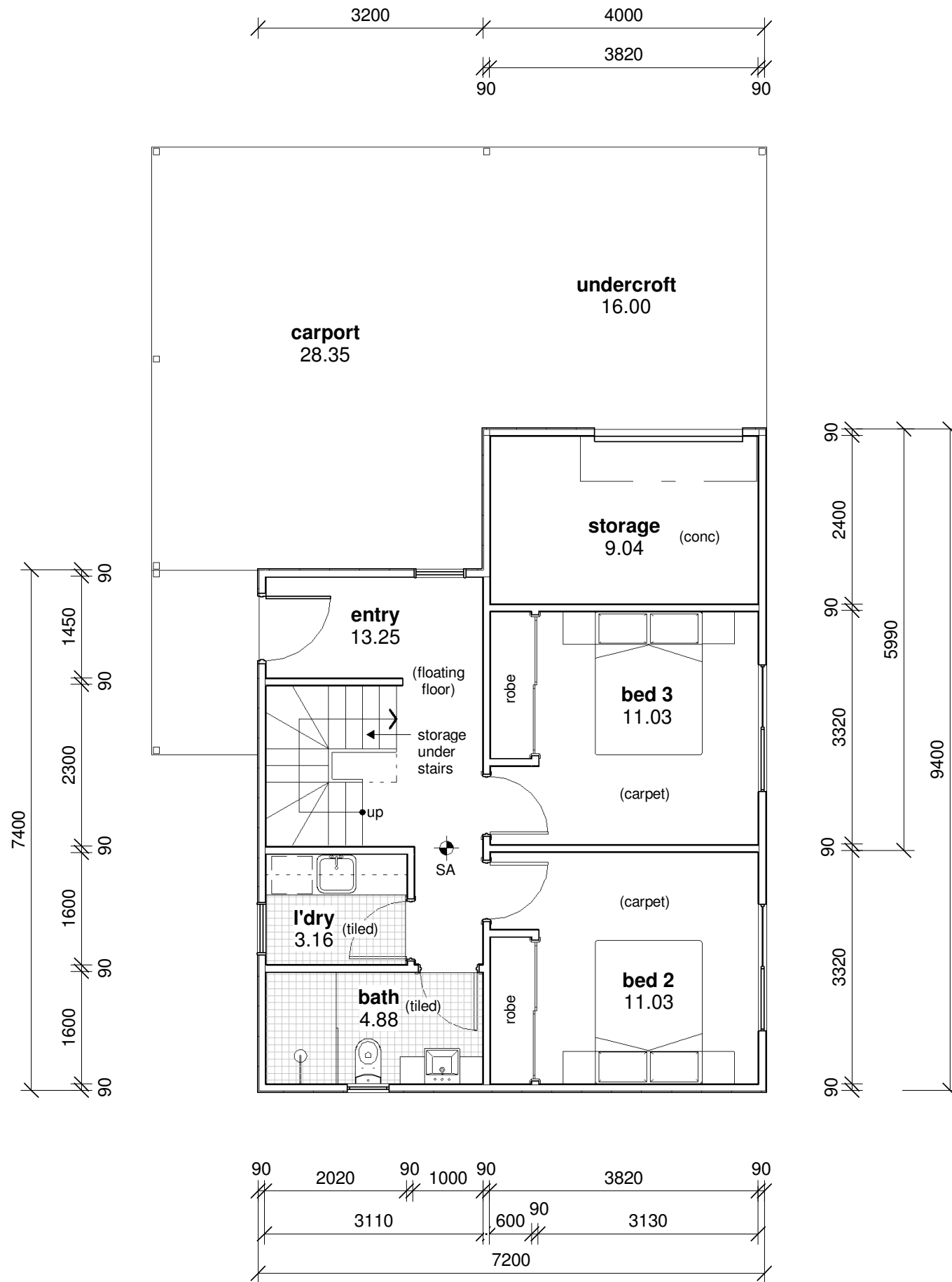












The Villas - 13 Wrinklers Drive

Specifications

December 2020

Exterior

- Exposed aggregate Concrete driveway (150m²)
- Water tank - 5,000 ltr poly water tank
- 2 outside taps
- Treated Pine boundary
- Dividing fence - powdercoated black

Dwelling Exterior

- Colorbond roof – flashing and gutters
- Fibre cement sheet eaves generally and to upper deck
- 90mm PVC painted downpipes
- James Hardie Axon and Easylap cladding
- Spotted Gum decking
- Double glazed standard colour powdercoated windows, no tint, obscure glass to bathrooms and toilet, flyscreens, meets BAL 12.5
- Stainless steel rail and wire balustrade and Spotted Gum balustrade screen

Internal

- 67x12 bevelled arcs and skirting –painted
- Flush doors – painted
- Painting –single coloured walls throughout
- Door furniture – Hafele - Lena Lever sets
- 16mm Melamine wardrobe shelving – 8 x adjustable shelves and hanging space per bedroom
- Square set wall/ceiling junctions

- R4 Insulation to ceilings
- R2.5 to all External walls
- R2.0 to floors
- Sliding Aluminium Wardrobe doors with Mirror inserts
- Frameless mirrors over vanities
- Hot water service – Gas, Bosch 26litre/min
- Tapware
- Custom Vanity Units
- Close Coupled Toilet Suites
- Heating –7kw heatpump to living, panel heaters to B2, B3
- Carpet to bedrooms, tas oak overlay flooring to kitchen and living
- Tas Oak Stairs
- Floor and skirting tiles to entry, wet areas, shower recesses, vanities, laundry and kitchen splashbacks
- Kitchen and laundry cabinets – Painted Satin White Doors, soft close draws and doors, Concrete bench tops
- Kitchen Appliances – Milano Oven, Hotplate and Rangehood – Black/Stainless Steel finish
- Milano Stainless Steel Dish Washer
- Window furnishings – Roller Blinds
- Villa 2 – Woodheater Blaze100

Exclusions

- Laundry appliances and Refrigerator
- Connection fees for Services