



ARTIST IMPRESSION ONLY

# **Black Beech Villa Preliminary Plans**

Bethlehem, Tauranga

**BESPOKE**  
IN BETHLEHEM

# Black Beech Villa



3



2



1

Floor Area

124 sqm\*



**Note: Artist impression.** All plans are illustrated and indicative only and may not represent the actual interior of the listed apartment.

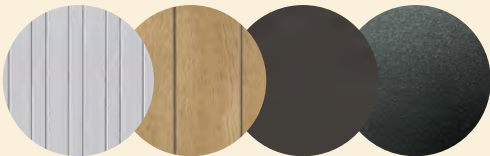
\* Measurements are approximate, individual listed apartments may vary.



# Interior & Exterior Finishes

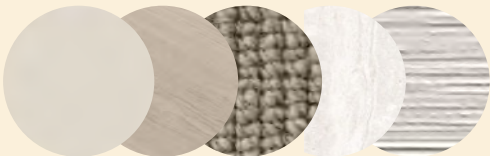
## Exterior Finishes

Roof – Eurotray	Colorsteel Flaxpod
Weatherboard	James Hardie Vertical Lined Painted Dulux Opononi
Timber cladding	JSC Vertical Cedar Weatherboard
Window Joinery	Matt Black Ebony
Entrance Door	Flaxpod
Soffit Linings	James Hardie Villa Board Lining – colour to match ground floor cladding system



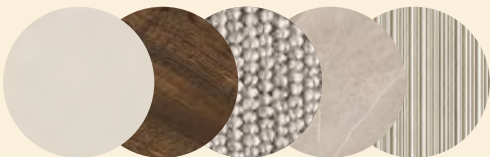
## Interior Finishes – Light Scheme

Paint Colour	Dulux Haast Half
Timber Flooring	Hirst Oak Elegance Coastal Oak OR Creative Flooring Capri
Carpet	Cavalier Bremworth Levante Simoon, Kensho Rested or Levante Artifact
Tiles	Tile Space Classic Veincut White
Feature Tiles	Tile Space Maku Rock Light Décor



## Interior Finishes – Dark Scheme

Paint Colour	Dulux Haast Half
Timber Flooring	Hirst Oak Elegance Coffee Oak
Carpet	Samurai Kawa
Tiles	Tile Space Shale Taupe Matt
Feature Tiles	Tile Space Shale Sand Ribbed





## Interior & Exterior Finishes

### Kitchen - Light Scheme

Benchtops	Primestone Athena Polished
Kitchen Colour	Bestwood Melamine Vintage Ash Timberland
Kitchen Colour	Bestwood Melamine Feather White
Kitchen Colour	Melteca Mist Naturale
Tapware	Brushed Nickel
Handles	Brushed Nickel



### Kitchen - Dark Scheme

Benchtops	Primestone Athena Polished
Kitchen Colour	Melteca Borders Oak Timberland
Kitchen Colour	Prime Melamine White Pointer Velvet
Kitchen Colour	Melteca Velveteen Natural
Tapware	Brushed Nickel
Handles	Brushed Nickel



### Kitchen

Oven	Fisher & Paykel OB60SD9PX2
Cooktop	Fisher & Paykel CI604CTB1 - Induction
Rangehood	Fisher & Paykel HC90DCXB4
Dishwasher	Fisher & Paykel DW60FC1X2
Microwave & Trim Kit	Fisher & Paykel OM25BLCX1
Waste Disposal	Fisher & Paykel GD75IA1



Prices, plans and specifications may alter without notice

# Building Specifications

## Internal

Ceiling Insulation	R6.6 – R7.0
Exterior Wall Insulation	R2.9
Wet Room Gib®	13mm Gib® Aquiline in Wet Rooms
Plasterboard	10mm Gib® Standard Walls & Ceilings
Internal Doors	Paint Smooth Finish Hollow Core
Wardrobe Joinery	Wardrobes MDF, Linen Wire Framing
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

## Bathroom

Shower	Floor to Ceiling Tiled Shower
Shower Glazing	Frameless Glass
Bathroom Fittings	Brushed Nickel
Toilet	Soft Close Seat







**General Notes:**  
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access  
Minimum slip resistance to steps and landings  
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

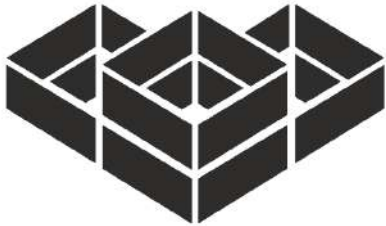
**Foundation:**  
TC2 Baseraft floor to Specifi design (see Specifi structural documentation and details)

**Wall Cladding:**  
JSC Vertical Cedar w/board cladding J55 profile  
Vertical Metal Cladding

**Roof Cladding:**  
45° pitch. Longrun roofing - Tray profile 405mm min

**Fascia and Spouting:**  
COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

**Joinery:**  
Selected powder coated aluminium joinery with thermally improved Low E double glazing



**BGTDEVELOPMENTS**

PROJECT NO

**2024112**

NO	REVISION	DATE
A	PRELIM	04.12.24
B	DEVELOPED DESIGN	04.01.25

**NOTES**

1. DO NOT SCLAE OFF DRAWINGS.  
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.  
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN THE SITE DIMENSIONS AND THOSE ON PLANS.

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**TITLE**

**BESPOKE DEVELOPMENT**

25 Te Paengaroa Rd,  
BETHLEHEM,  
TAURANGA

SCALE 1:100

**ELEVATIONS**

**2**

NO. @2022



# Preliminary Drawings

## Looking for the full set of preliminary drawings?

We'd be happy to send them to you directly—just get in touch with our agents. If you have any questions about our villas, sections, or the Bespoke in Bethlehem lifestyle, we're here to help. As local experts, we're passionate about the area and would love to support you on your journey.



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# BESPOKE

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