Black Beech Villa Preliminary Plans

Bethlehem, Tauranga

BESPOKE

IN BETHLEHEM

Black Beech Villa

3 2 1

Floor Area **124 sqm***

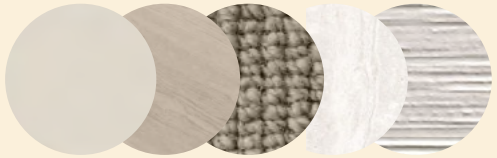
Note: Artist impression. All plans are illustrated and indicative only and may not represent the actual interior of the listed apartment.

* Measurements are approximate, individual listed apartments may vary.

Interior & Exterior Finishes

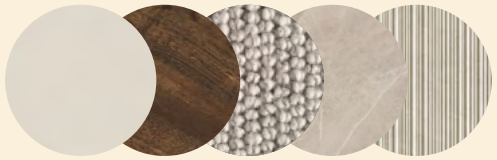
Exterior Finishes

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

Prices, plans and specifications may alter without notice

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

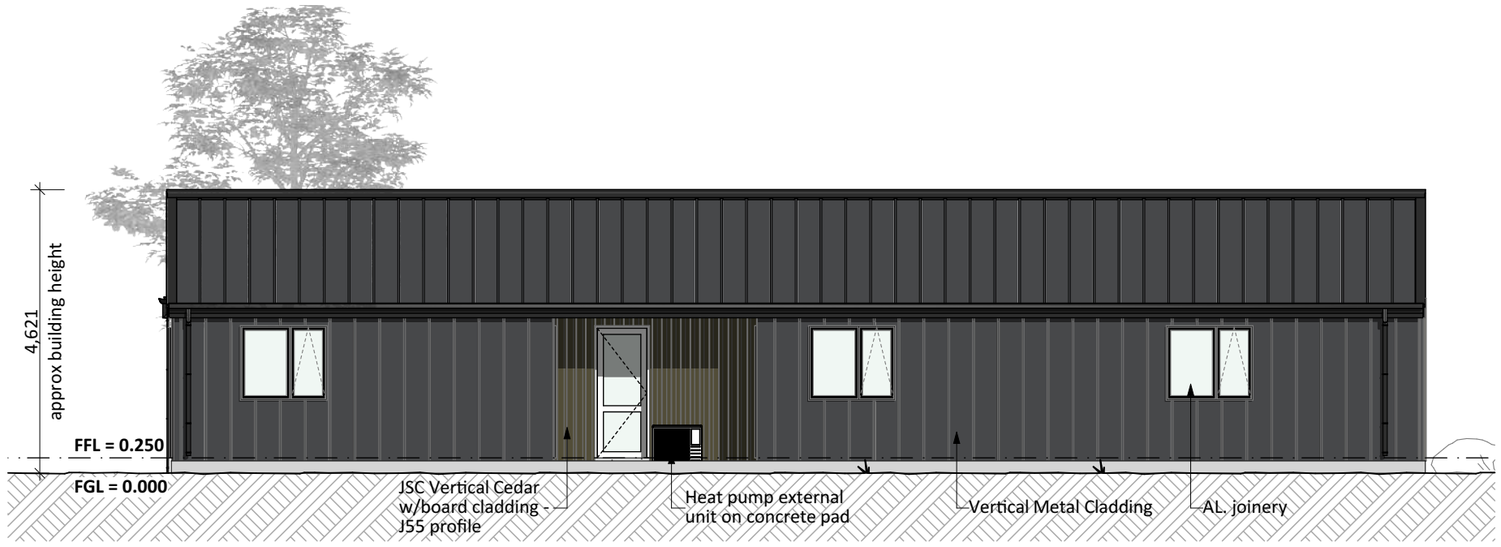
Building Specifications

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



NORTH ELEVATION

SOUTH ELEVATION

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

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TITLE

BESPOKE DEVELOPMENT

25 Te Paengaroa Rd,
BETHLEHEM,
TAURANGA

SCALE 1:100

ELEVATIONS

1

NO. @2022

EAST ELEVATION

WEST ELEVATION

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

Foundation:

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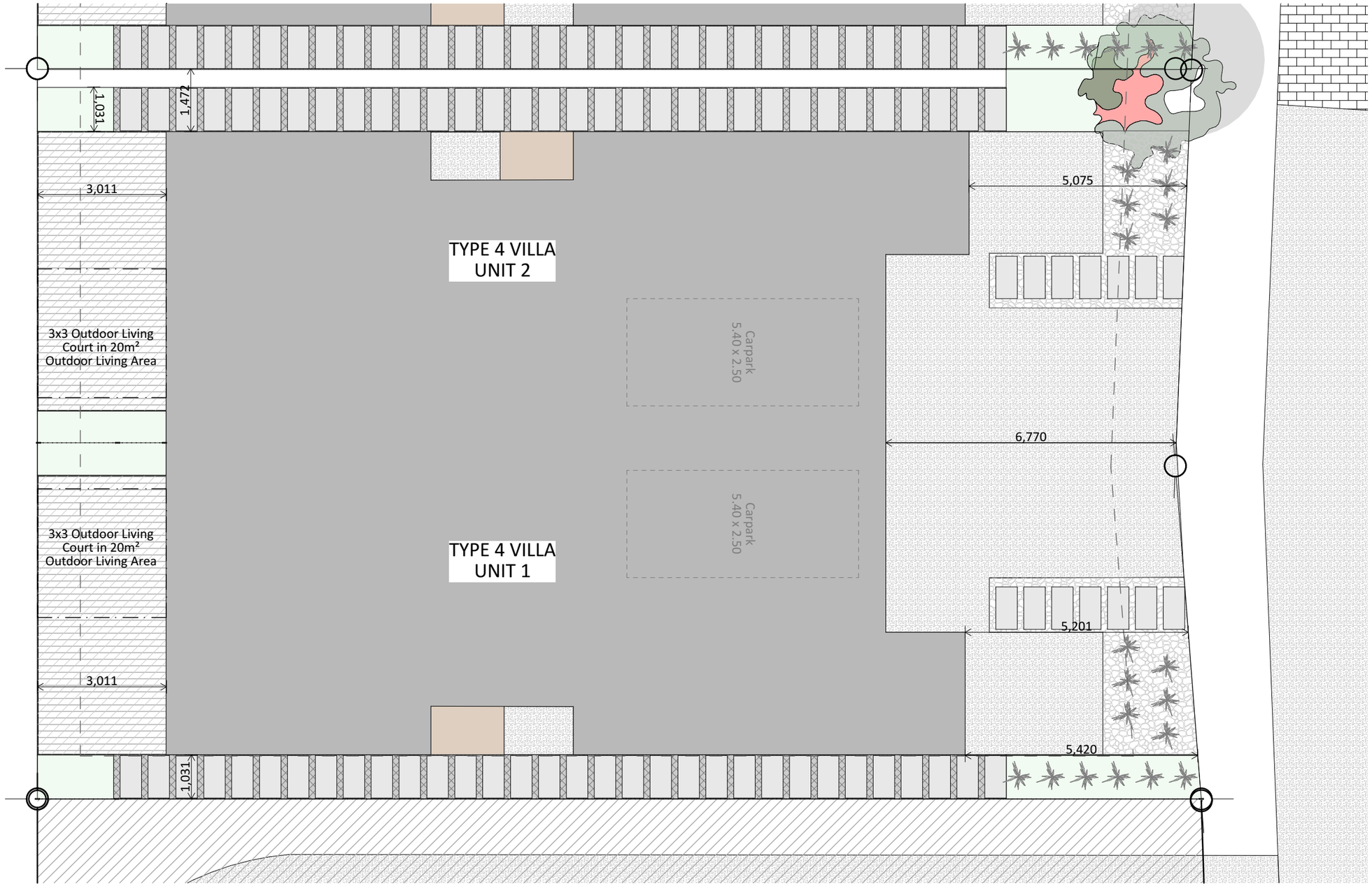
SCALE 1:100

ELEVATIONS

2

NO. @2022



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SCALE 1:100

SITE PLAN

4

NO. @2022

General notes:

Always cross reference the foundation plan with the floor plan prior to setting out. If any discrepancies occur contact the designer

- Check truss manufacturers producer statements for any further load bearing footings / slab thickenings that may be required to support roof loads
- Contractor to confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.
- Contractor to locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Contractor to confirm plumbing routes and fixture positions on site prior to commencement of works.

Engineered Foundation Design:

In case of discrepancies engineers report shall take precedence

1. Concrete to be min. 20/25MPa at 28 days as per NZS 3109 & NZS 3124
2. Steel fibre reinforcment as per engineers design
3. Ground to have min. 300 kPa bearing capacity - **unless confirmed by an engineer.**
4. Use compacted 25mm sand blinding under DPM or compacted crusher dust with no protrusions that can puncture the DPM
5. Hardfill to be a min. 75mm deep & max. 600mm deep - unless signed by certified engineer

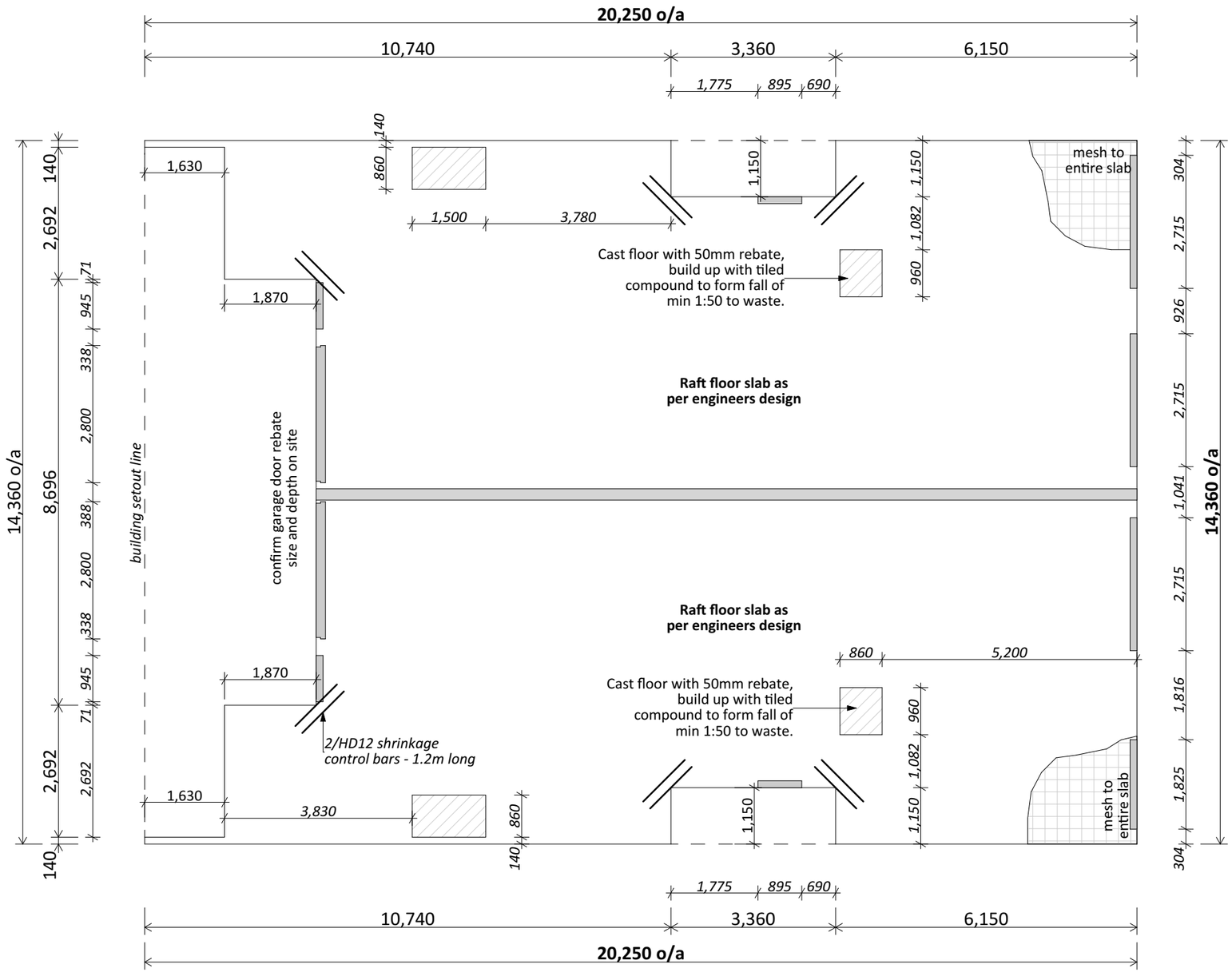
Site Maintenance:

The site should be maintained at essentially stable moisture conditions and extremes of wetting and drying prevented.

1. The site should be graded or drained so that water cannot pond against or near the building.
2. Careful consideration is required to ensure gardens do not interfere with the drainage requirements. Garden beds adjacent to the building should be avoided. Overwatering of gardens near the foundations should be avoided.
3. Planting of trees should be avoided near the foundation of the building as they may cause drying out of the clay.
4. Leaks in plumbing, stormwater and sewerage should be repaired promptly.

Engineering
Plans are to be read in conjunction with Specifi structural documentation and details.
Reference: -

= Rebated sills for full height joinery



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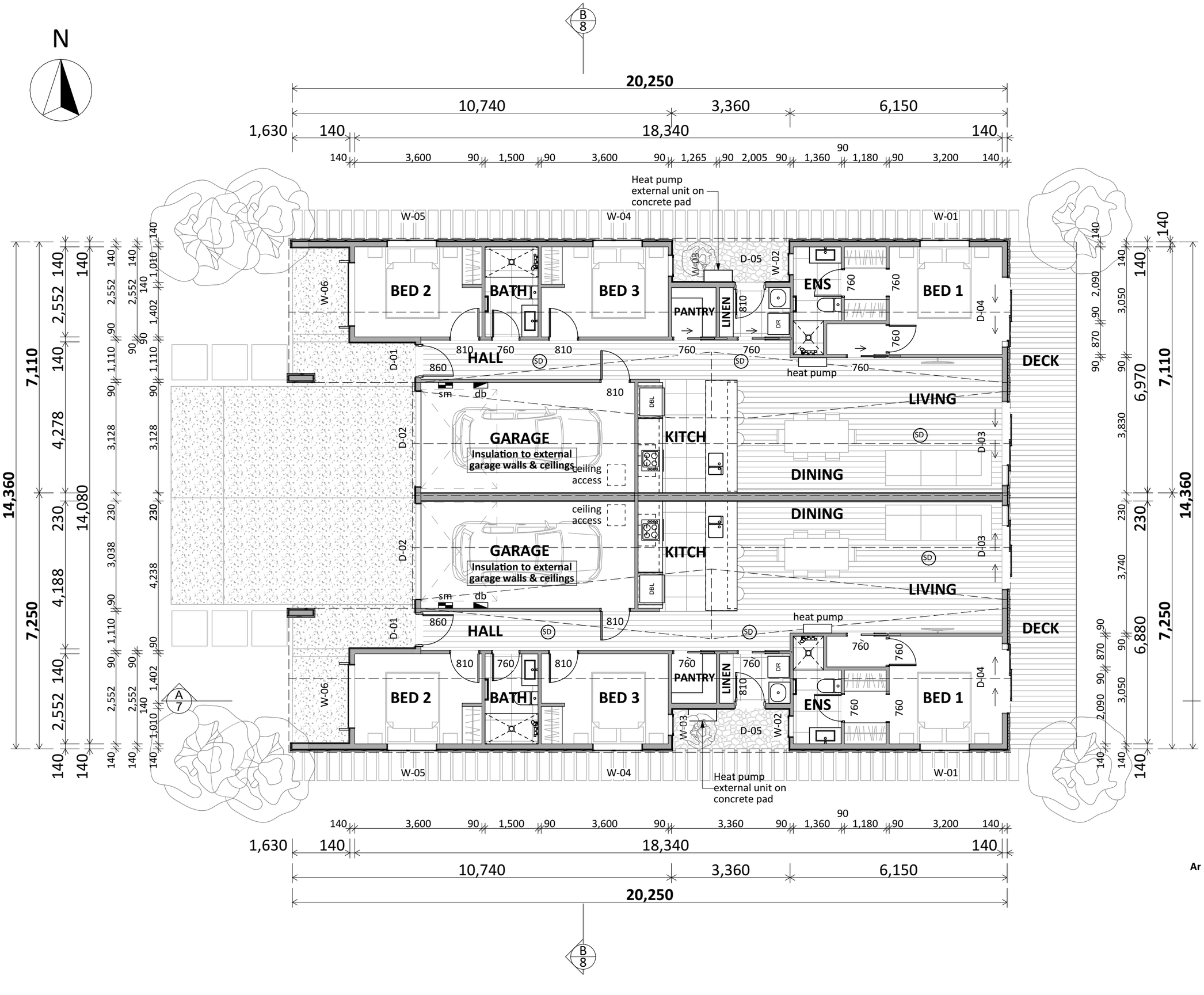
SCALE 1:100

FOUNDATION PLAN

6

NO. @2022



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BESPOKE DEVELOPMENT

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SCALE 1:100

FLOOR PLAN

Ar **11**

NO. @2022

General Notes:

Contractor to check and verify all dimensions on site prior to commencing construction.

REFER TO FINAL KITCHEN DESIGN PLAN BY OTHERS.
In case of any discrepancies, kitchen designer layout to take precedence.

Bench clearance is an alternative solution as requested by owner.

Shower glazing in accordance with NZS 4223 & 2016 amendments.

Wet Areas:

FLOOR FINISHES

BATHROOM / WC / ENSUITE
Non-slip tiles over waterproofed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.

Concrete floor Tiles laid by qualified tiler, lay 1 row of tiles up wall with flexible sealant to all internal and external corners - tiler to supply producer statement for tiling (Contractor/Owner to confirm finish)

KITCHEN / DINING / ENTRY
Non-slip vinyl lining over sealed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
Option 1 - Cove vinyl up wall 100mm, fix skirting or vinyl smooth edge to wall junction
Option 2 - Waterproof seal vinyl to edge of painted skirting, contractor to comply with NZBC: E3/AS1 Internal Moisture.

WALL AND CEILING FINISHES

LAUNDRY
10mm GIB Aqualine to entire wall behind tub only, standard GIB to ceiling and all other walls

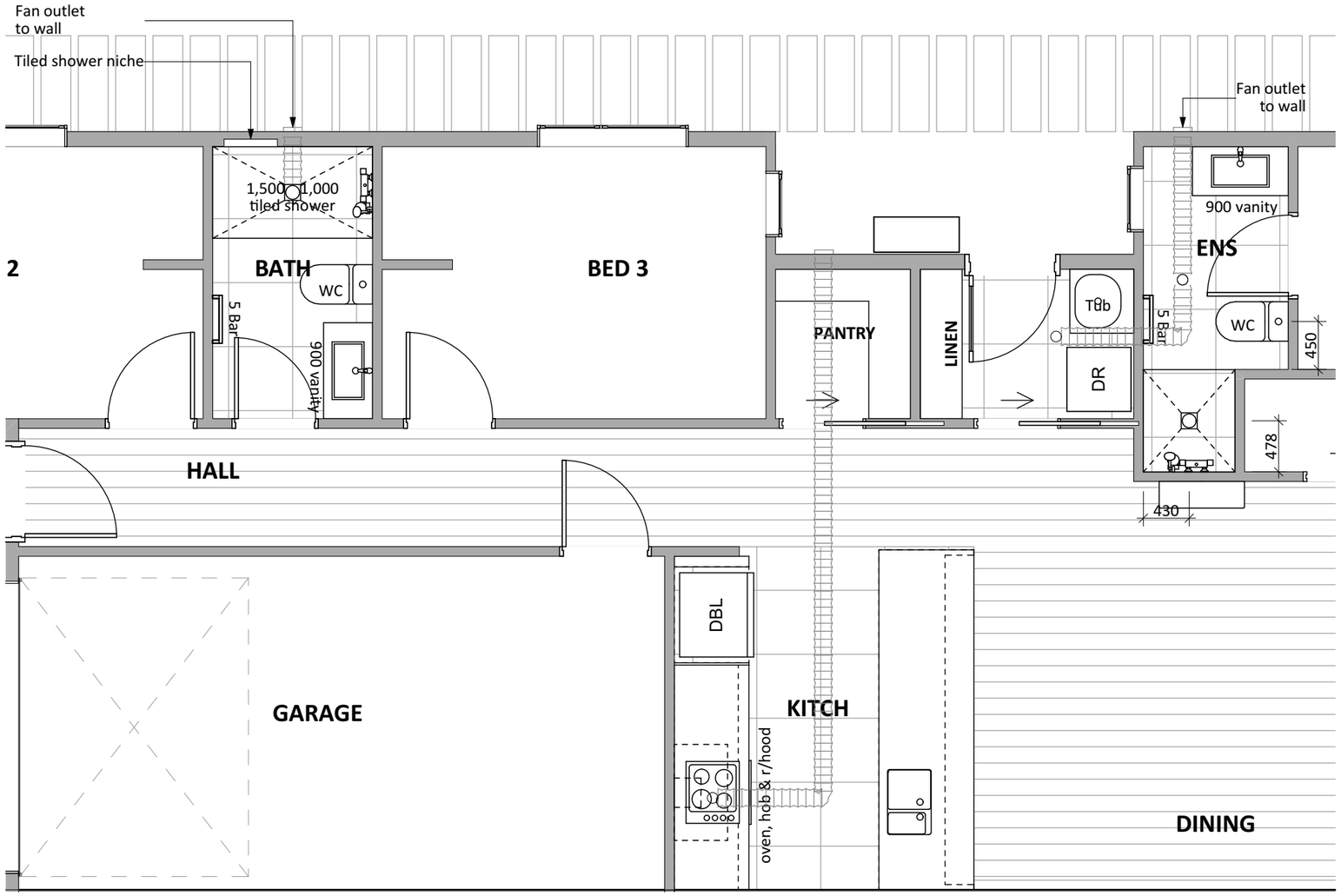
WC
10mm GIB Aqualine to all walls, standard GIB to ceiling

BATHROOM / ENSUITE
13mm GIB Aqualine to walls and ceilings, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint

Floor Types Key:

= Tiled Floor

= Vinyl Floor



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BESPOKE DEVELOPMENT

25 Te Paengaroa Rd,
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SCALE 1:50

KITCHEN &
BATHROOM
PLAN

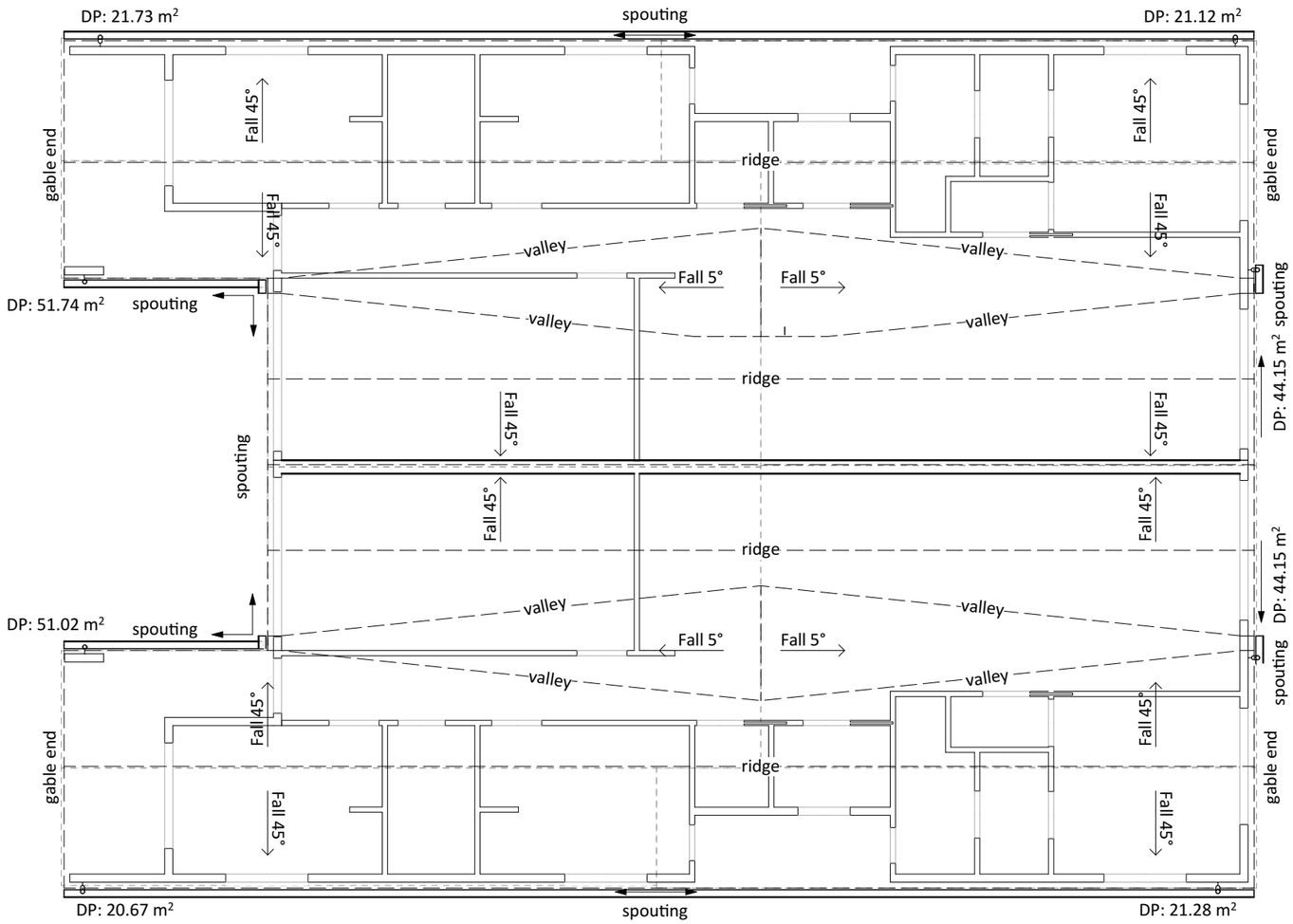
12

NO. @2022

General notes:

Refer to attached pre-cut design and documents for all lintel sizes, truss and top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 and pre-cut design and documents.

Gutter fall



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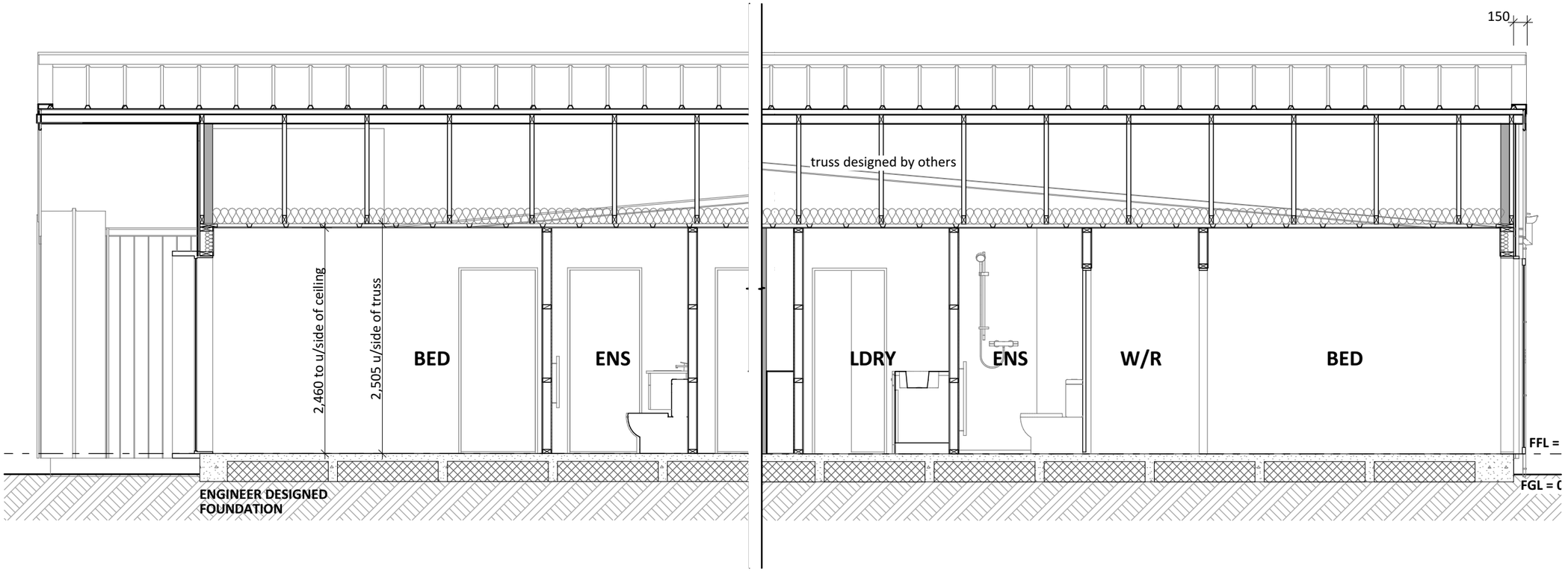
SCALE 1:100

ROOF PLAN

13

NO. @2022



CROSS SECTION A

SCALE 1:50

Note: Exposure Zone C (exposure environments as defined by NZS 3604: fig 4.2 & table 4.1)

Fixings & Fastenings (excludes nails and screws):
Nail Plates - In 'closed' & 'roof space' environments - *continuously coated galvanised steel*
Wire dogs & bolts - In 'closed' & 'roof space' environments - *hot-dip galvanised steel*
All other structural fixings - In 'closed' environments - *mild steel (uncoated, non-galvanised)*

All other structural fixings (except fabricated brackets (1))
- In sheltered environments - *hot-dip galv. steel*
- In exposed environments - *type 304 stainless steel (2)*

**1. "Fabricated brackets" shall be made from 5mm (minimum thickness) mild steel and shall be hot-dip galvanised.*

Nails & screws used for framing & cladding:
Structural cladding acting as bracing (50 year durability) - *galvanised steel (2)*
Non-structural cladding (15 year durability) - *galvanised steel (2)*
Framing in 'closed' areas including roof spaces - *mild steel (3)*
Framing in 'exposed or sheltered' areas - *galvanised steel (3)*

*3. Steel fixings and fastenings in contact with timber treated with copper-based timber preservatives (H3.2 or higher) shall be minimum of *type 304 stainless steel* (exposed and Sheltered environments), and *hot-dip galvanised steel* (all other locations)

Minimum concrete strength after 28 days shall be:
(a) 10 MPa for unreinforced concrete in mass foundations
(b) 17.5 MPa for unreinforced concrete applications & for reinforced concrete not exposed to weather *or* ground
(c) 20 MPa for reinforced concrete exposed to weather *or* ground
(d) 20 MPa for reinforced concrete ribraft floor (engineers design to supercede)

Fixing Materials:
(as per Acceptable Solution E2/AS1) - for defination refer to E2/AS1
Hidden:
Aluminium , or *Bronze*, or *type 304 stainless steel*
Nails - *galvanised steel (2)*
Screws - *galvanised steel (2)*, *Painted or unpainted to AS 3566: Part 2*
Exposed:
Aluminium , or *Bronze*, or *type 304 stainless steel*
Nails - *galvanised steel (2)*
Screws - *galvanised steel (2)*, *Painted or unpainted to AS 3566: Part 2*
Sheltered:
Aluminium , or *Bronze*, or *type 304 stainless steel*
Screws - *galvanised steel (2)*, *Painted or unpainted to AS 3566: Part 2*

** The use of stainless steel fixings is not recommended by steel manufacturers for use with coated steel in severe marine and industrial environments, as they are considered to cause deterioration*

Engineering
Plans are to be read in conjunction with The Engineer Limited engineering report and details.
Reference: -

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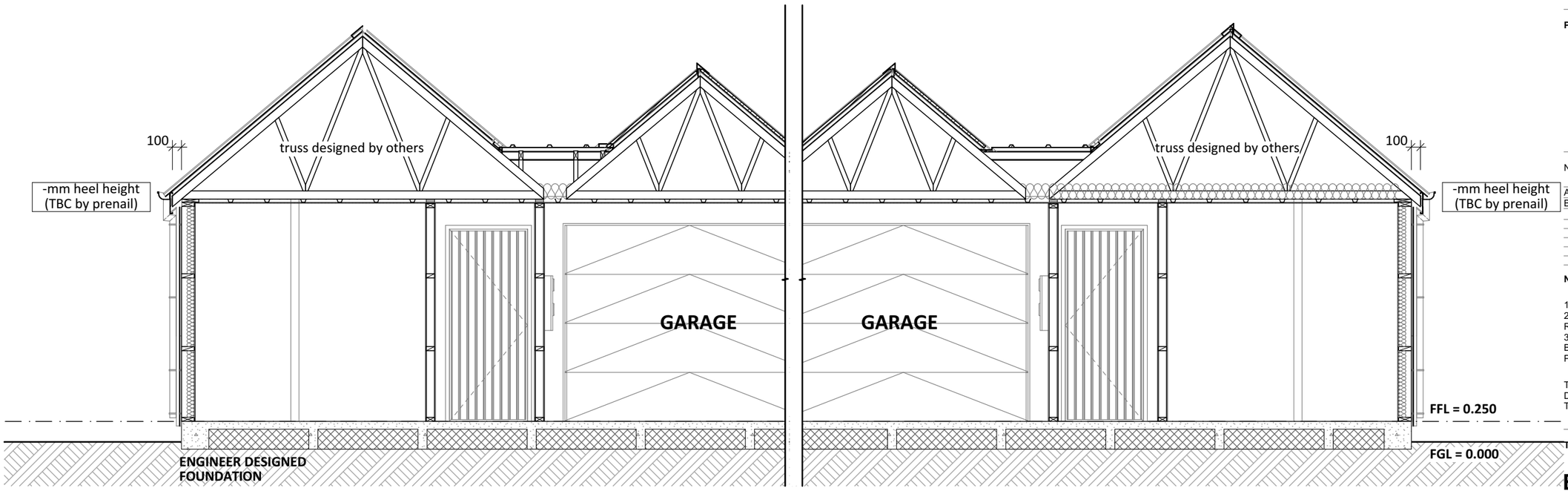
SCALE 1:50

CROSS SECTIONS

21

NO. @2022



CROSS SECTION B

SCALE 1:50

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SCALE 1:50

CROSS SECTIONS

22

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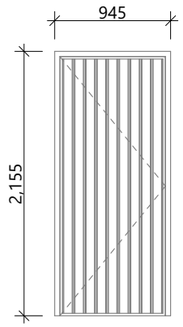
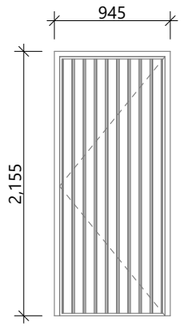
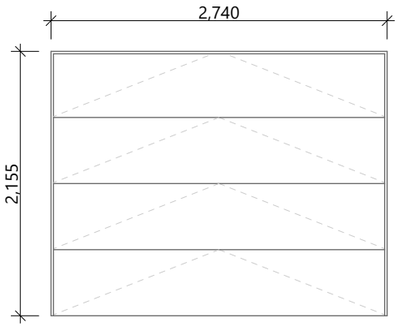


D-01
*Rebated Joinery



D-01
*Rebated Joinery



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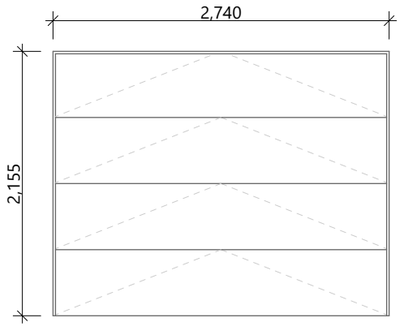

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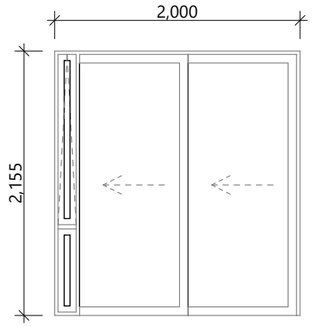
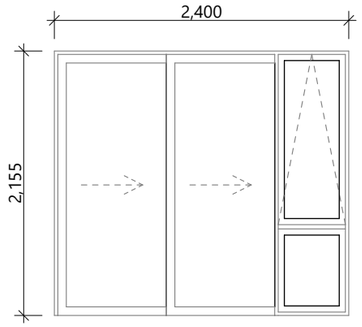
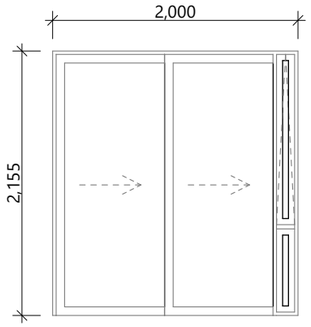


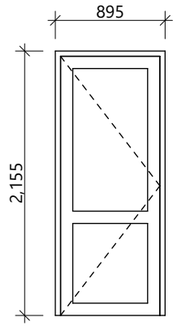
D-03, D-04
*Rebated Joinery



D-03
*Rebated Joinery



D-04
*Rebated Joinery



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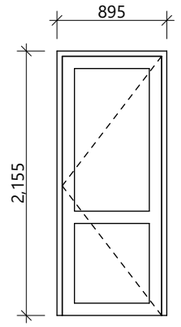

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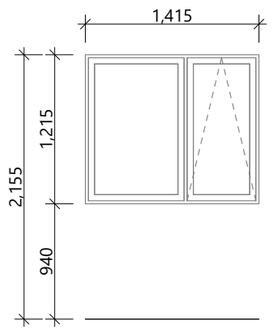
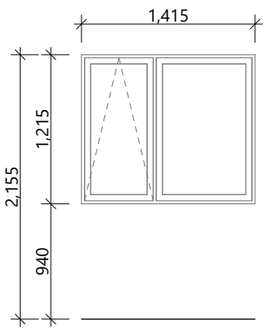
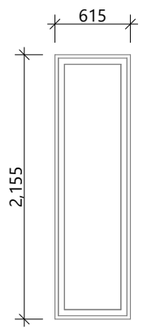


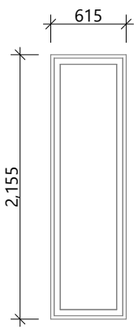
W-01, W-04, W-05



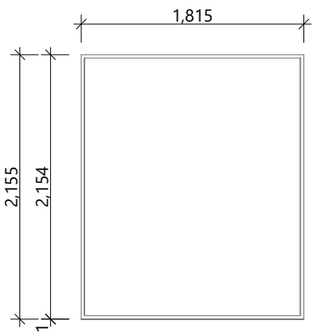
W-01, W-04, W-05



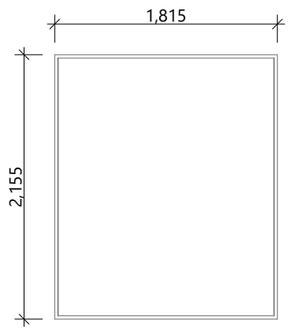
W-02, W-03



W-02, W-03



W-06



W-06

General notes:

Aluminium joinery head heights to be 2.155m (excludes rebated joinery units). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Thermally improved double glazing aluminium framing to all window and door joinery

Glazing in accordance with NZS 4223 & 2016 amendments.
All glazing clear float unless noted anywhere, (refer to joinery schedule)
- Low level glazing = Any glazing within 800mm from FFL, depending on size and proportions, safety glass or 5mm annealed will be required.
- Doors with glazing area > 0.75m^2 = safety glass
- Doors with glazing area < 0.75m^2 = 5mm annealed
- Side panels within 800mm of a door = safety glass, side panels not within 800mm of door considered a window.

sg = Safety glass as required by standards, joinery manufacturer to take precedence
ss = Safety stays (in accordance with NZBC:F4 clause 2.0)
obsc = Obscure glass

REBATED JOINERY

Rebated joinery sizes are to be confirmed with joinery manufacturer.

GLAZING

Type of glazing	U_g [1]	Spacer type [2]	Example IGU [3], [4] (informative)	R_{window} (m^2·K/W) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	2.63	Aluminium	Glass: Clear/Clear Gas: Air	R0.26	R0.32	R0.40	R0.44
	1.90	Aluminium	Glass: Low E$_s$/Clear Gas: Argon	R0.30	R0.39	R0.50	R0.56
	1.60	Thermally improved	Glass: Low E$_s$/Clear Gas: Argon	R0.33	R0.42	R0.56	R0.63
	1.30	Thermally improved	Glass: Low E$_s$/Clear Gas: Argon	R0.35	R0.46	R0.63	R0.71
	1.10	Thermally improved	Glass: Low E$_s$/Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77
	0.90	Thermally improved	Glass: Low E$_s$/Clear Gas: Krypton	R0.40	R0.54	R0.76	R0.85

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