



ARTIST IMPRESSION ONLY

Tawa Villa Preliminary Plans

Bethlehem, Tauranga

BESPOKE

IN BETHLEHEM

Tawa Villa Interior - no Lift



Floor Area

170 sqm*

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



Ground Floor



First Floor



Second Floor

Tawa Villa Interior - with Lift



3



3



1

Floor Area

170 sqm*

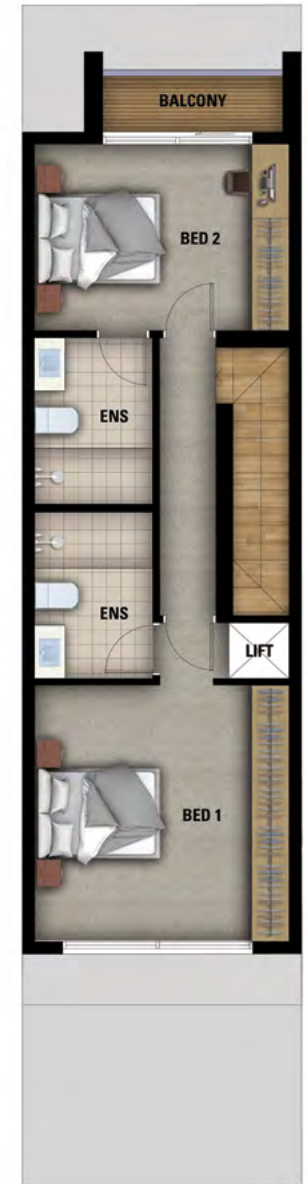
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Ground Floor



First Floor



Second Floor

Interior & Exterior Finishes

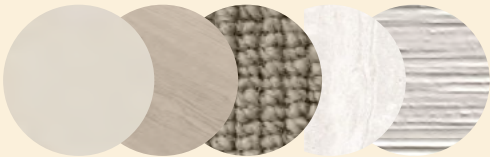
Exterior Finishes

Roof – Eurotray	Colorsteel Flaxpod
Painted plaster cladding	Dulux Opononi
Timber Cladding	Forte Millboard Envello Golden Oak
Window Joinery	Matt Black Ebony
Entrance Door	Flaxpod
Soffit Linings	James Hardie Villa Board Lining – colour to match ground floor cladding system



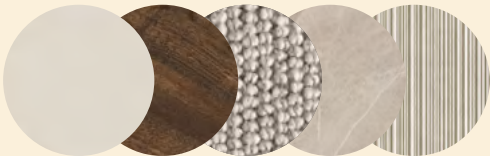
Interior Finishes – Light Scheme

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





NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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
50mm AAC Panel cladding - Render finish

Roof Cladding:

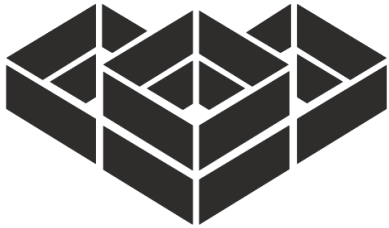
45° & 3° pitch. Longrun roofing - Tray profile 405mm min

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø Alpipes - powder coated aluminium downpipes

Joinery:

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



BGTDEVELOPMENTS

PROJECT NO

2024122

NO	REVISION	DATE
A	PRELIM	####
B	DEVELOPED	15.01.25

NOTES

1. DO NOT SCALE 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

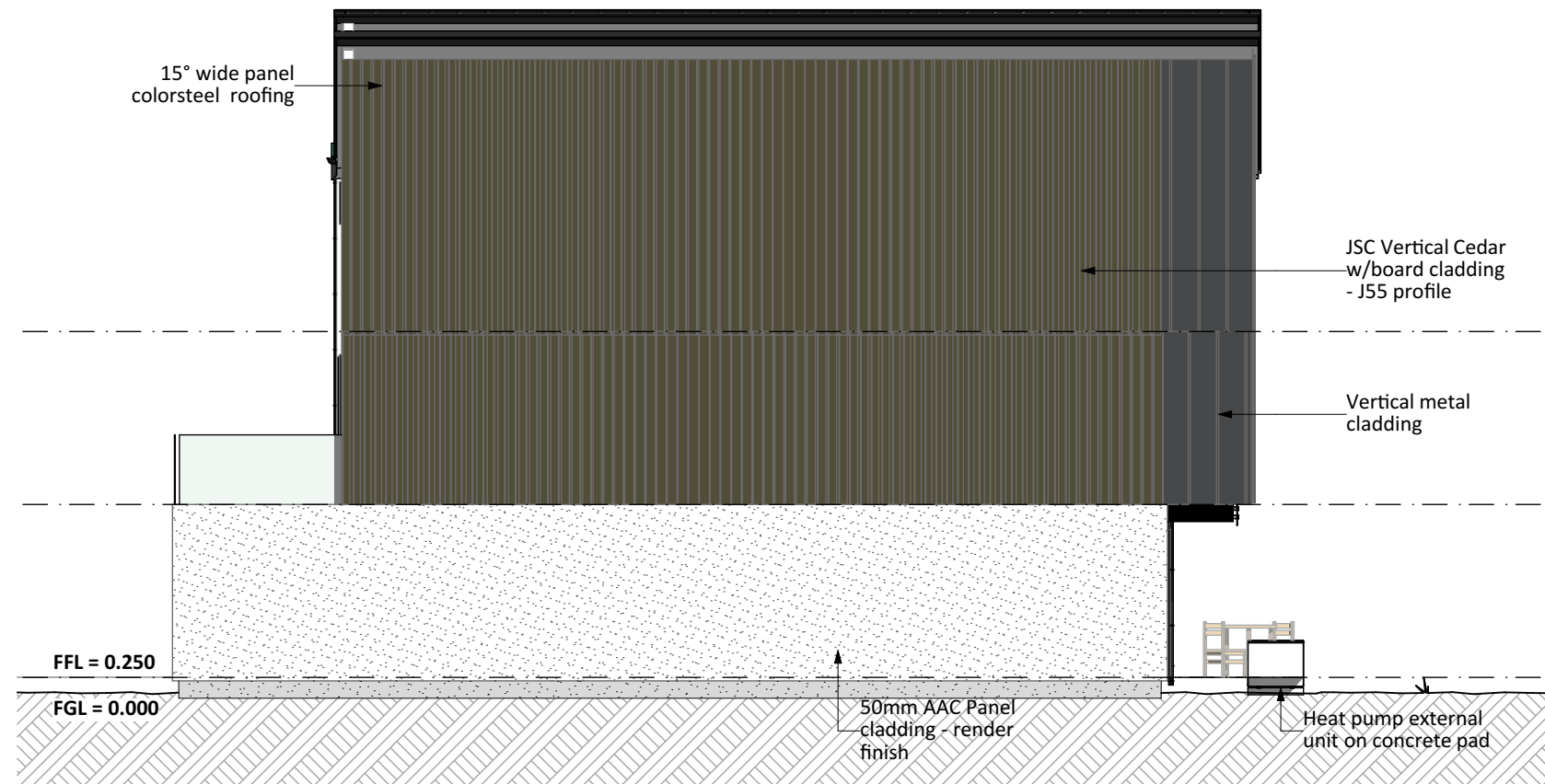
SCALE

ELEVATIONS

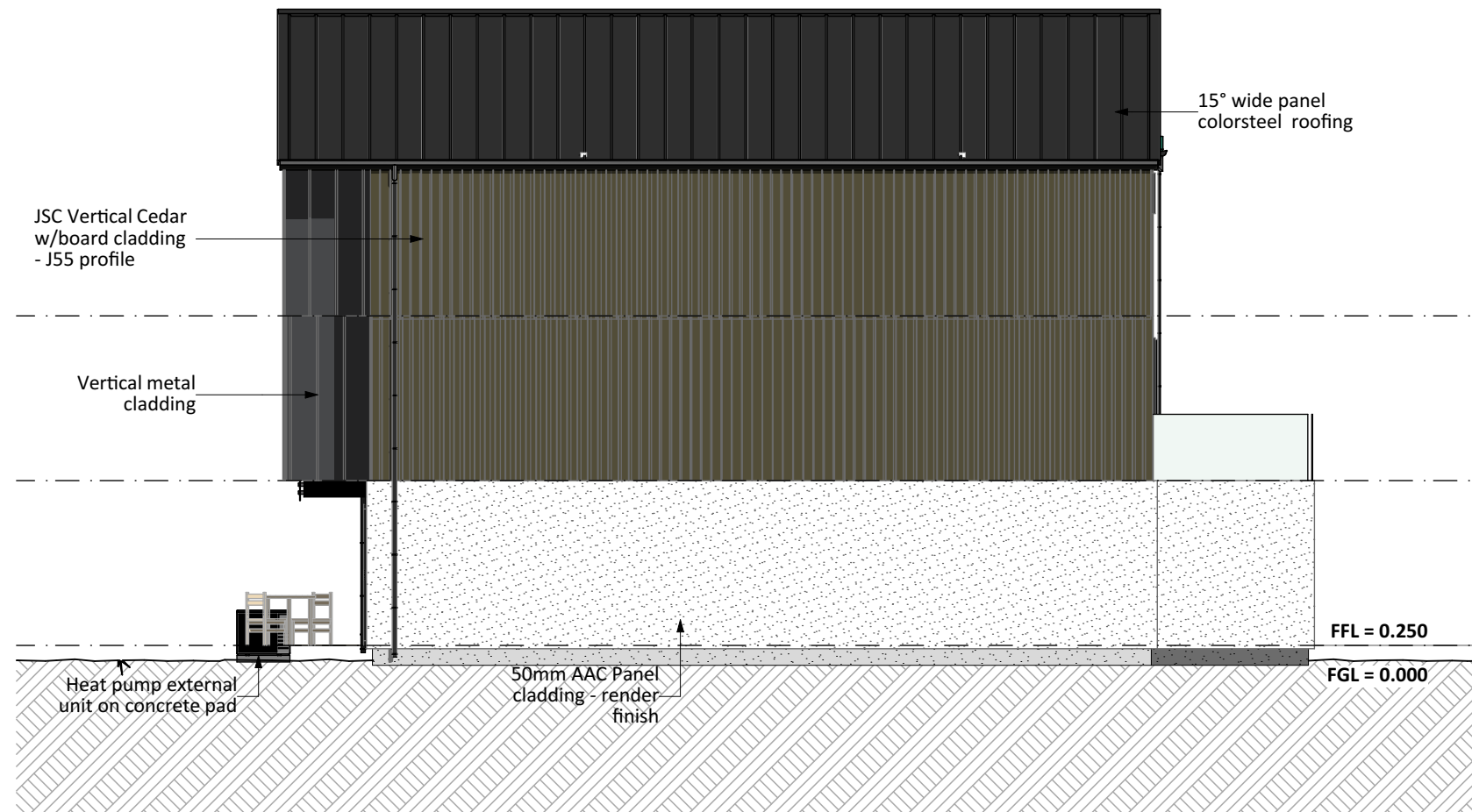
1

NO.

@2022



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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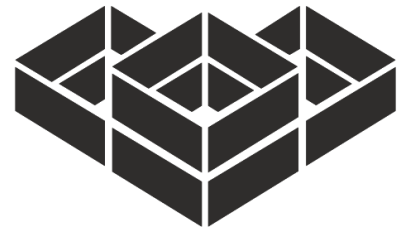
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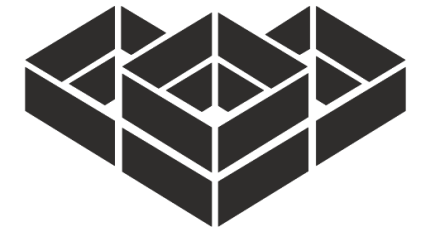
SCALE

ELEVATIONS

2

NO.

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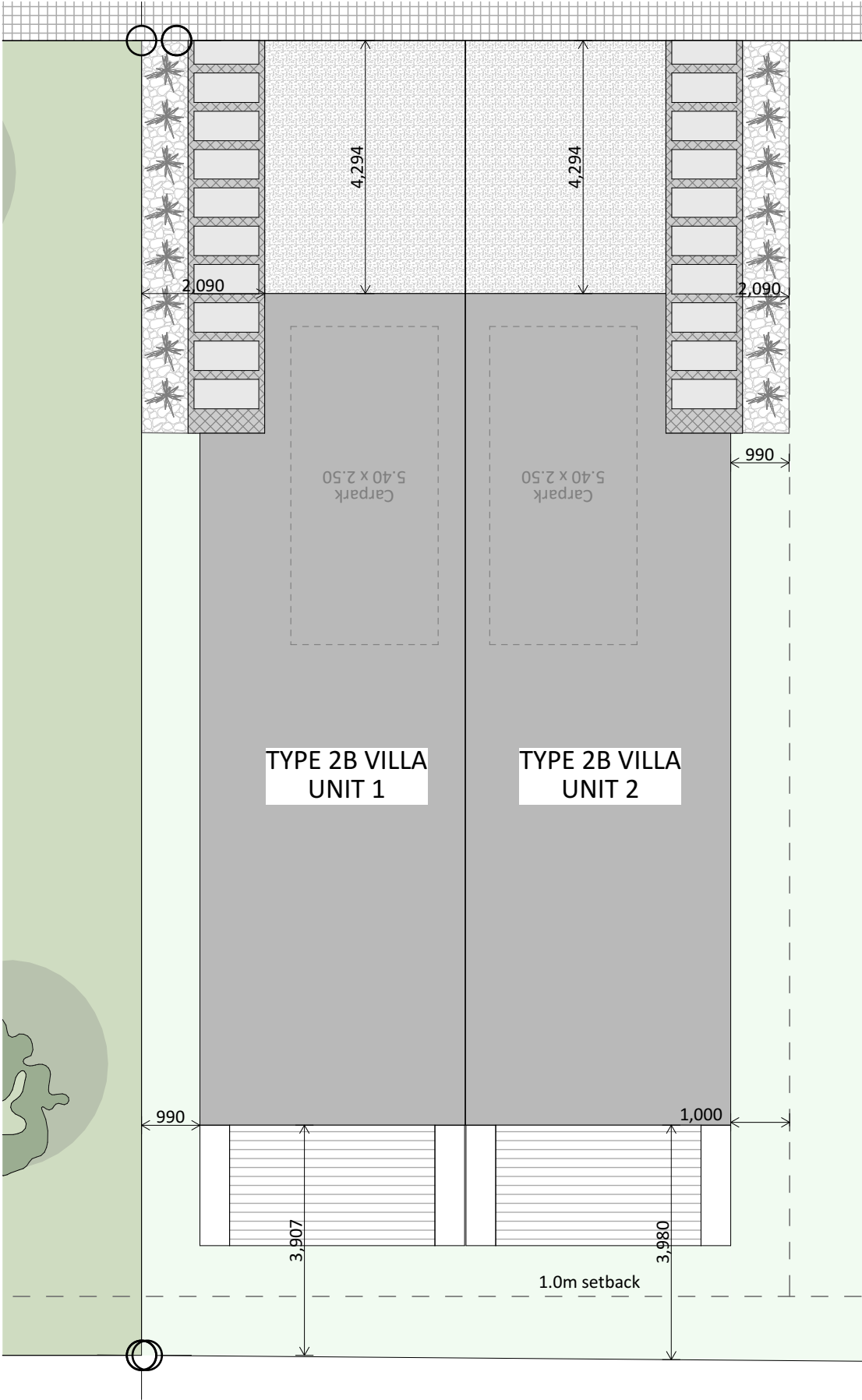
BESPOKE DEVELOPMENT

25 Te Paengaroa Rd,
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SCALE 1:100

SITE PLAN

4



General notes:
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Refer to all written dimensions, DO NOT scale off drawings.

2.425 stud height throughout, 2460 u/side of truss

Full height joinery to soffit (2155)
All joinery 2155 head height

Electric hobs with vented r/hood.

Mains pressure 180ℓ HWC with tempering valve and seismic restraint in accordance with NZBC: 2004 section G12. PE-Xa water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

Please confirm plumbing fixture locations before foundation commences

Confirm shower tray size before commencing wall framing

Ensure entry lighting complies with NZBC D1/AS1 & G8/AS1. To provide a minimum *illuminance* of 20 lux, the total wattage required per m2 of floor area is shown in Table 1.

Down lights to be CA 80, CA 135. IC or IC-F Type (max 1 per 5m²).

ⓈD- Approved smoke detectors required within 3m of any sleeping space - first alert hush type or similar

Access Landings:

A landing min 900mm deep shall be provided at the top and bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1:

Access routes

Stairway Lighting:

D1/AS1 4.6.1

Visibility of stair treads to comply with table 8.

D1/AS1 4.6.2

Switches for stairway lighting shall be able to be activated at:

- a) The top of the stairway
- b) The bottom of the stairway

Floor Area:

Area o/frame: 253.52 m²

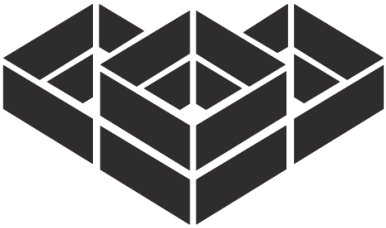
Device Key:

- Smart Meter
- Distribution board

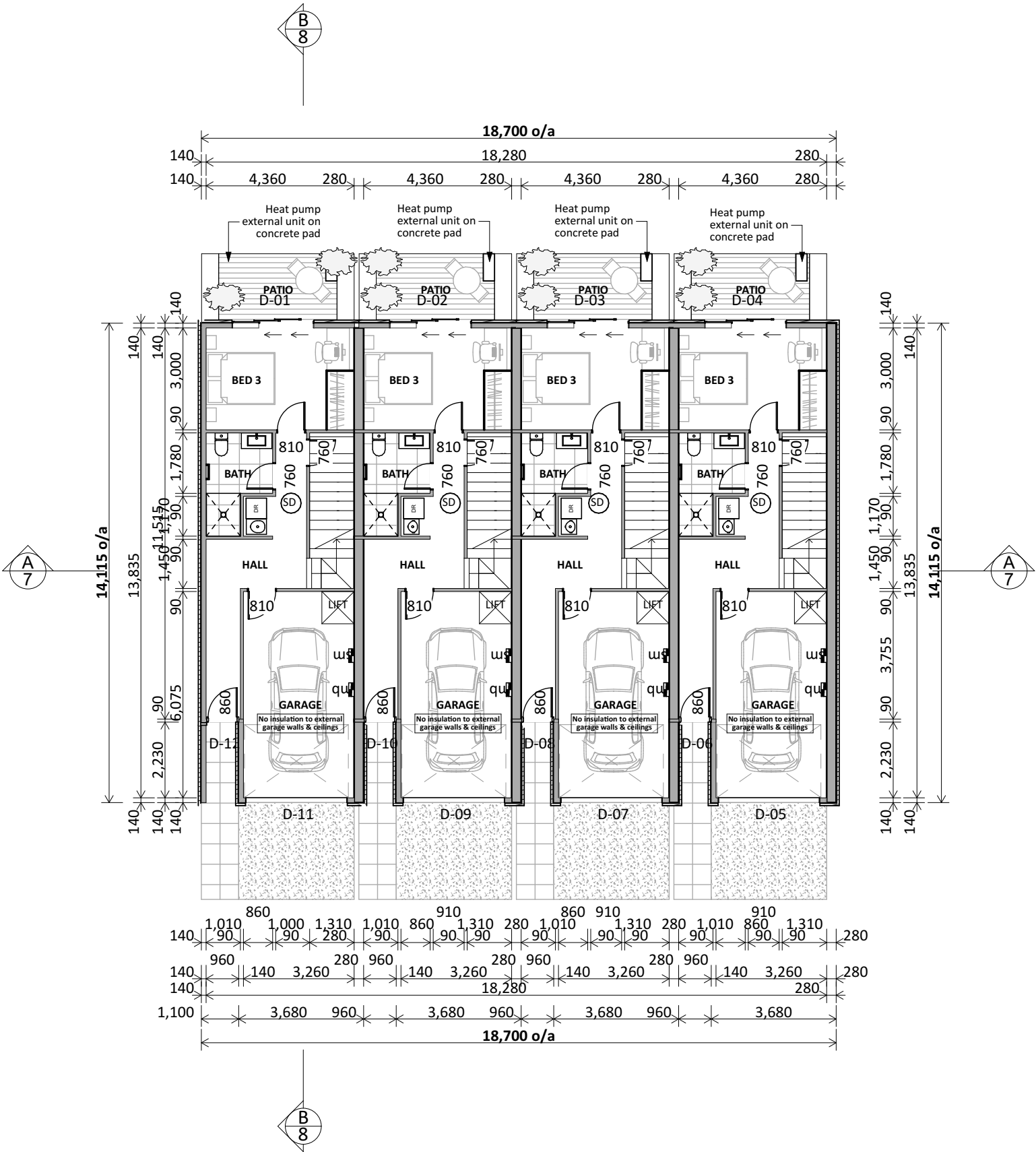
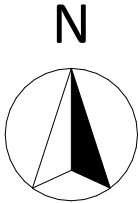
Engineering

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TITLE

BESPOKE
DEVELOPMENT

25 Te Paengaroa Rd,
BETHLEHEM, TAURANGA

SCALE

1:150

GROUND
FLOOR PLAN

11

NO.

@2022

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Access routes

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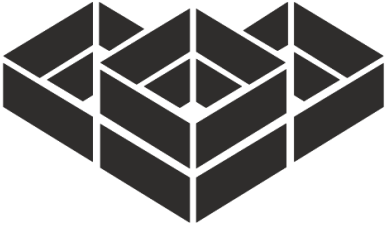
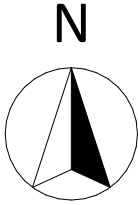
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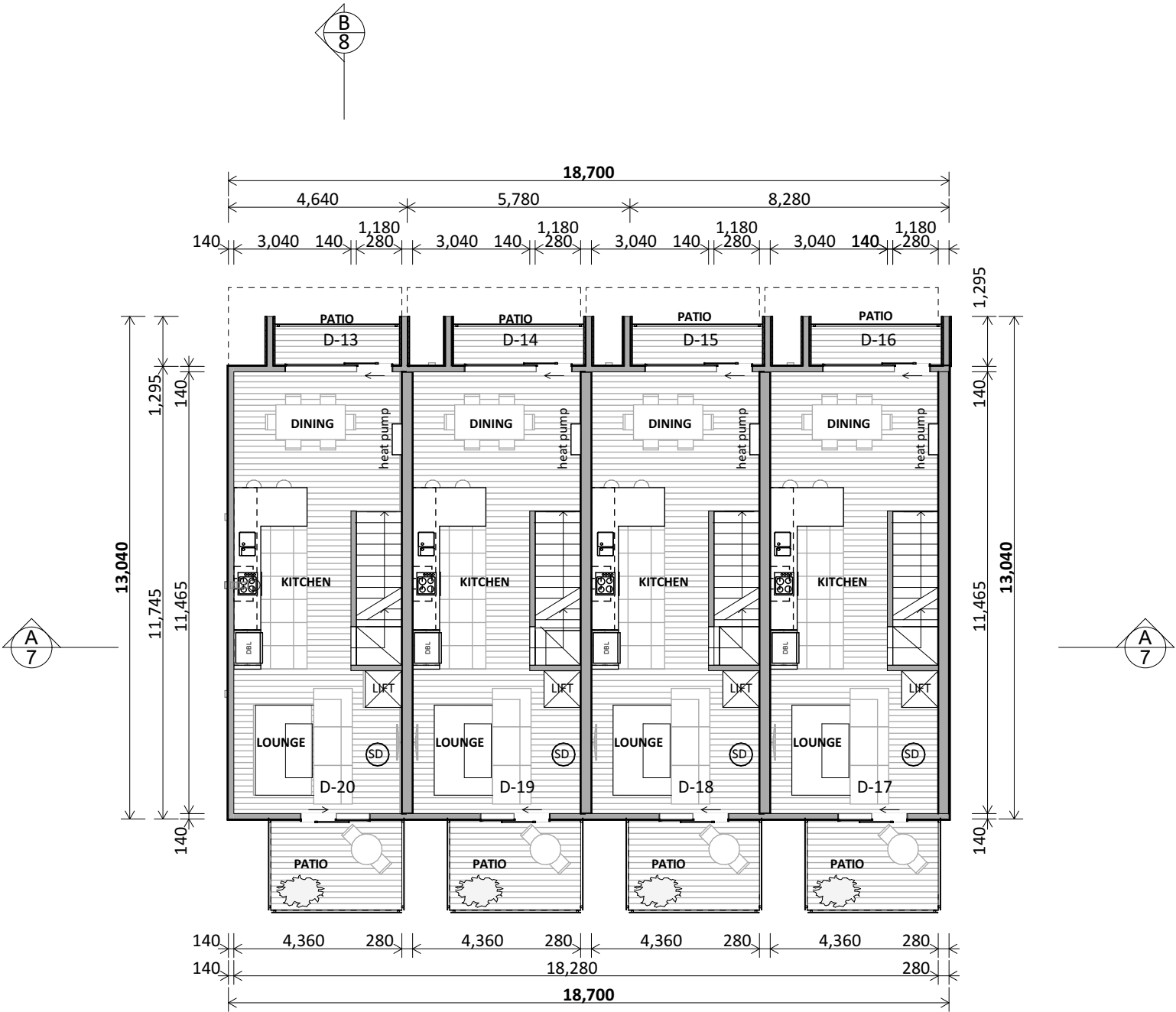
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TITLE
BESPOKE DEVELOPMENT

25 Te Paengaroa Rd,
BETHLEHEM, TAURANGA

SCALE
FIRST FLOOR PLAN

12

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Access routes

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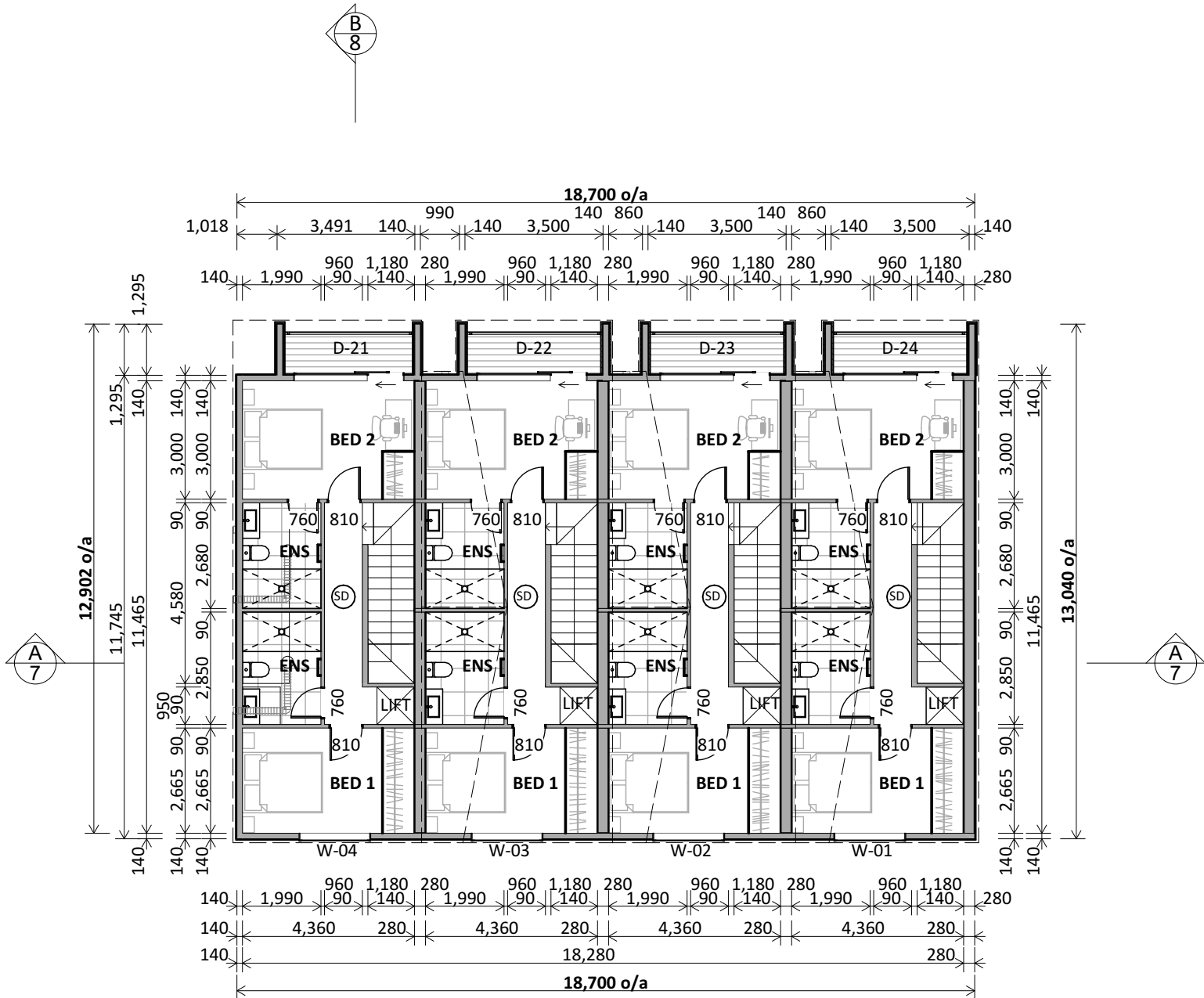
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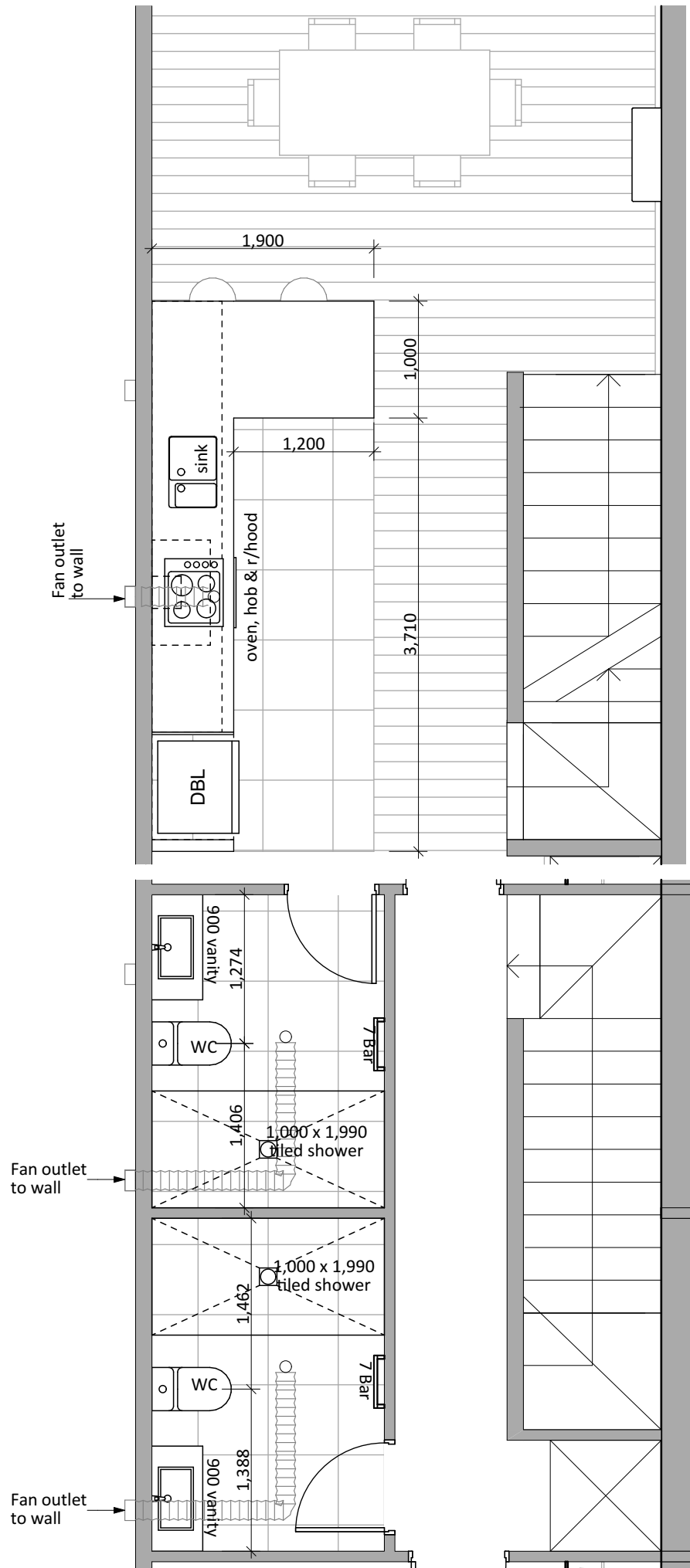
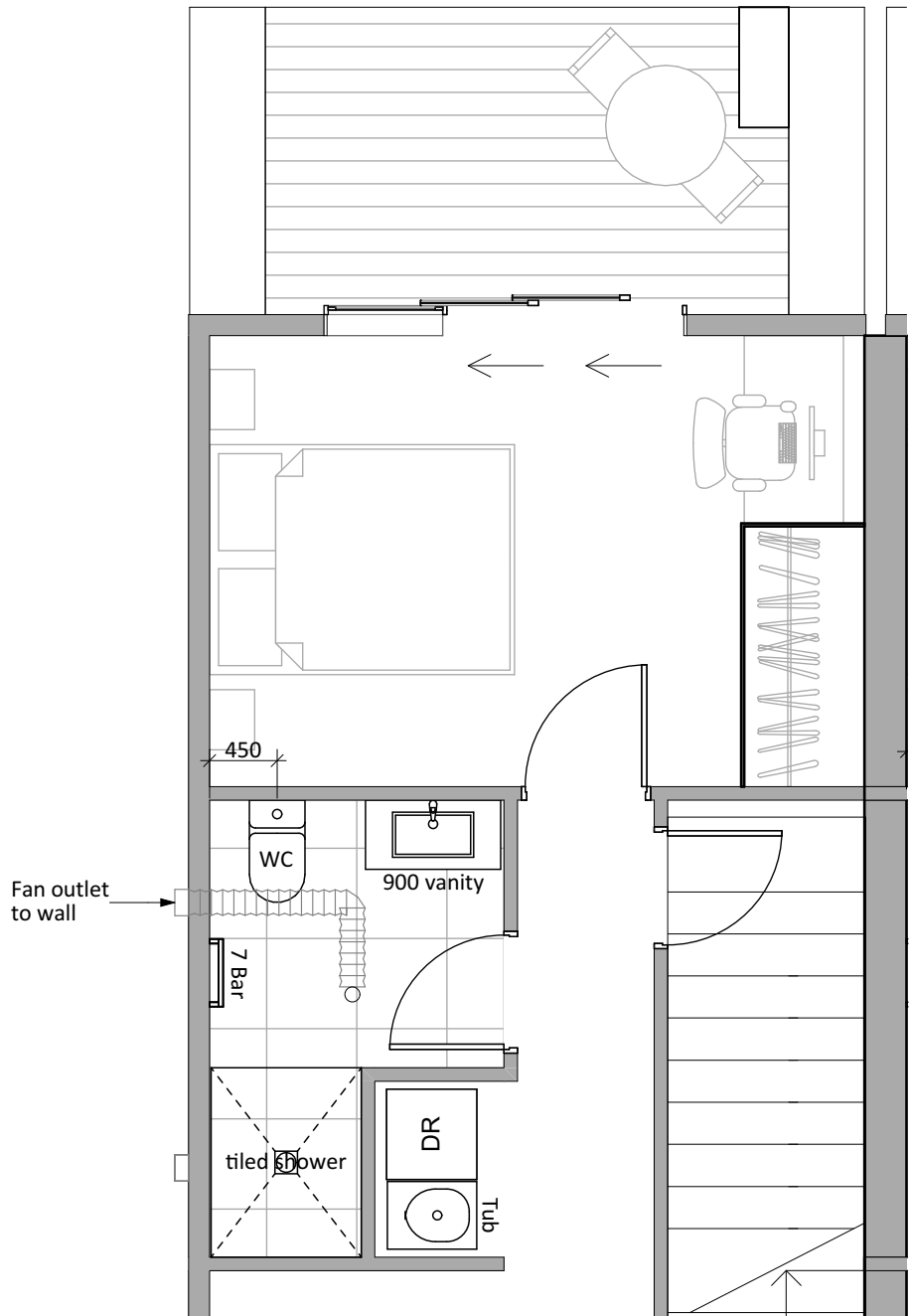
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TITLE
BESPOKE DEVELOPMENT

25 Te Paengaroa Rd,
BETHLEHEM, TAURANGA

SCALE
SECOND FLOOR PLAN

13



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)

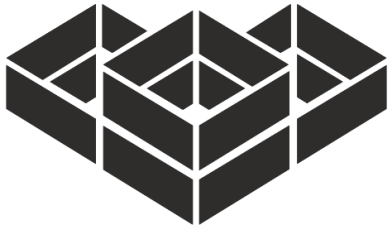
KITCHEN / DINING / ENTRY
Non-slip vinyl lining over sealed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
Option 1 - Cove vinyl up wall 100mm, fix skirting or vinyl smooth edge to wall junction
Option 2 - Waterproof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



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**BESPOKE
DEVELOPMENT**

25 Te Paengaroa Rd,
BETHLEHEM, TAURANGA

SCALE

1:50

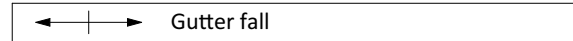
**KITCHEN &
BATHROOM
PLAN**

14

NO.

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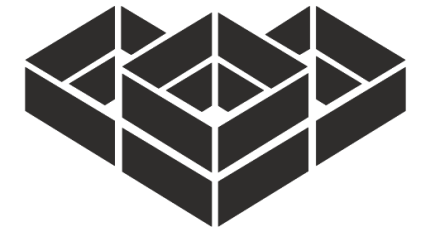
25 Te Paengaroa Rd,
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SCALE

ROOF PLAN

15

@2022



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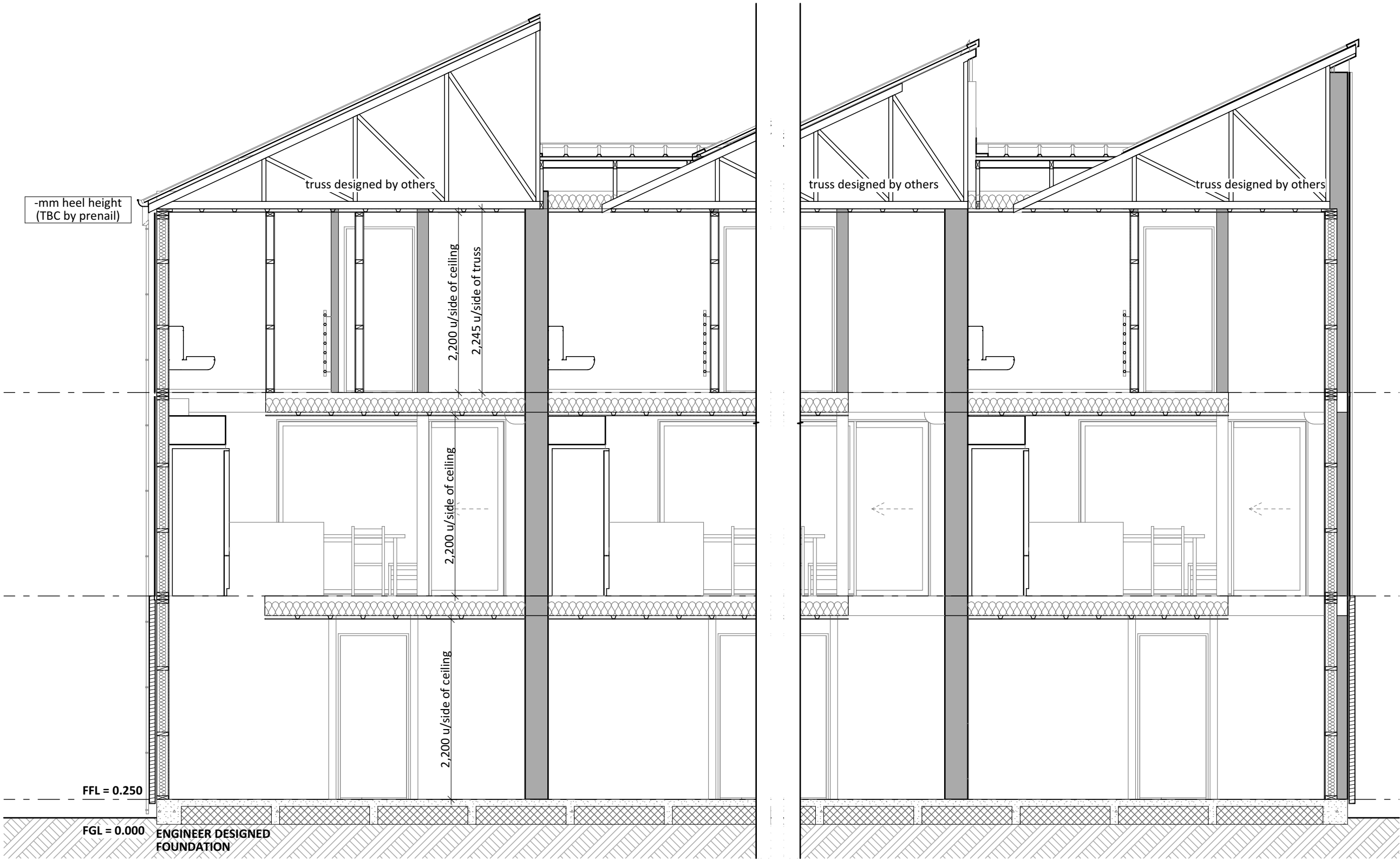
25 Te Paengaroa Rd,
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SCALE 1:50

CROSS SECTIONS

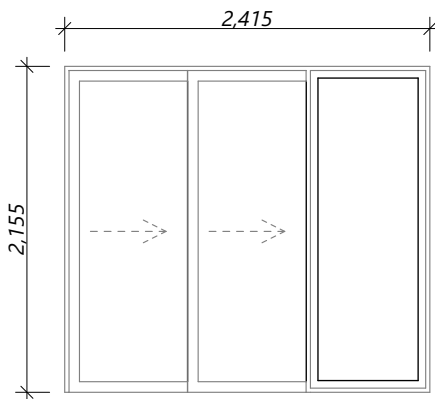
23

NO. @2022

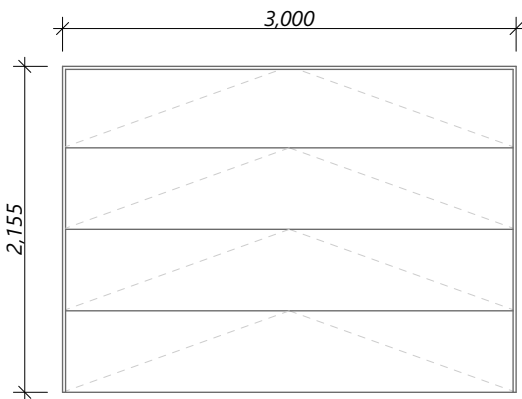


CROSS SECTION A
SCALE 1:50

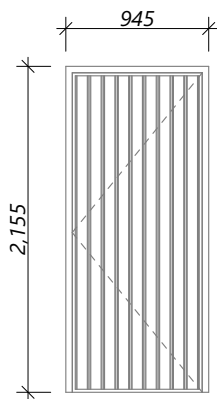
Engineering
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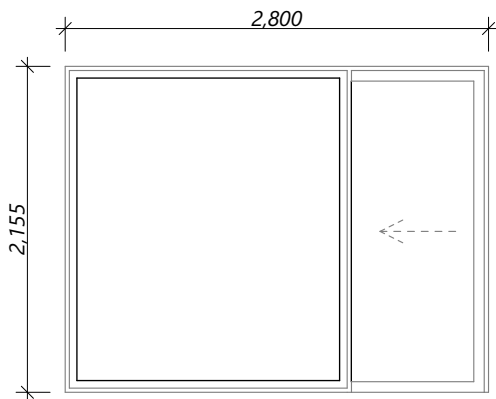
D-01, D-02, D-03, D-04
*Rebated Joinery



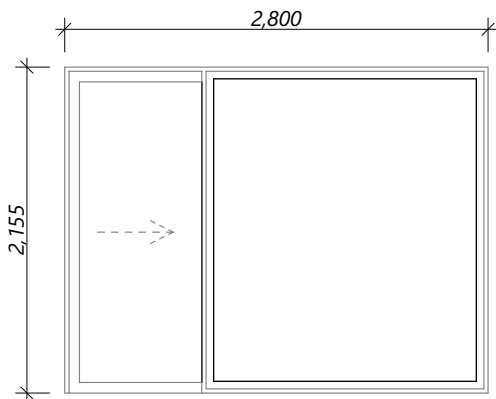
D-05, D-07, D-09, D-11



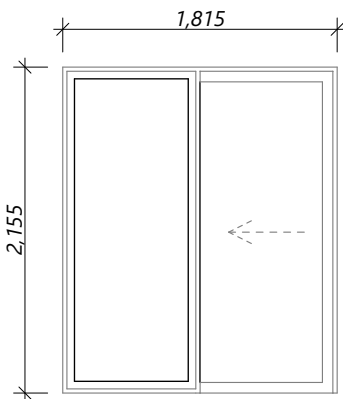
D-06, D-08, D-10, D-12
*Rebated Joinery



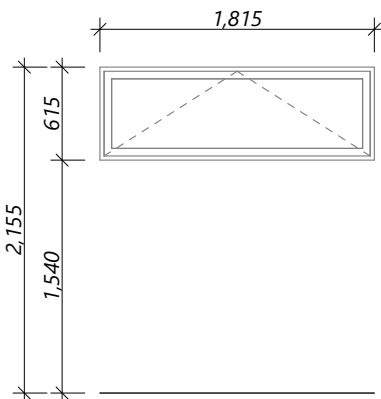
D-13, D-21
*Rebated Joinery



D-14, D-15, D-16, D-22, D-23, D-24
*Rebated Joinery



D-17, D-18, D-19, D-20
*Rebated Joinery



W-01, W-02, W-03, W-04

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

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 > 0.75m² = safety glass
- Doors with glazing area < 0.75m² = 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 _i /Clear Gas: Argon	R0.30	R0.39	R0.50	R0.56
	1.60	Thermally improved	Glass: Low E ₂ /Clear Gas: Argon	R0.33	R0.42	R0.56	R0.63
	1.30	Thermally improved	Glass: Low E ₃ /Clear Gas: Argon	R0.35	R0.46	R0.63	R0.71
	1.10	Thermally improved	Glass: Low E _x /Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77
	0.90	Thermally improved	Glass: Low E _x /Clear Gas: Krypton	R0.40	R0.54	R0.76	R0.85

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