

ABA20250762
 APPROVED - Site Copy
 Hastings District Council
 10/09/2025

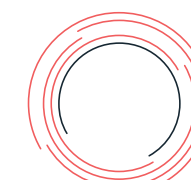
TW PROPERTY FLAXMERE HOUSING 72 CAERNARVON DRIVE BUILDING CONSENT

SEPTEMBER 2025

SITE SPECIFIC DRAWINGS

LOT 7

SITE SPECIFIC DRAWINGS		TYPE C	
A000	2 COVER PAGE	CA200	2 FLOOR PLAN
A001	0 DRAWING LEGEND	CA210	2 FOUNDATION PLAN
A100	0 LOCATION & TYPOLOGY PLANS	CA220	2 WALL FRAMING
A110	2 PROPOSED SITE PLAN	CA230	2 BRACING PLAN
A120	0 SITE PLAN - UNIT 1	CA240	2 ROOF PLAN
A121	0 SITE PLAN - UNIT 2	CA300	2 ELEVATIONS
A122	0 SITE PLAN - UNIT 3	CA400	2 SECTION
A123	2 SITE PLAN - UNIT 4	CA600	2 WINDOW SCHEDULE
A124	0 SITE PLAN - UNIT 5-6	CA650	2 DOOR SCHEDULE
A126	2 SITE PLAN - UNIT 9	CA660	2 H1 CALCULATIONS
A127	0 SITE PLAN - UNIT 10	CA661	2 H1 REFERENCES
A129	2 SITE PLAN - UNIT 13	CA700	2 KITCHEN JOINERY
A130	2 SITE PLAN - UNIT 14-15	CA701	2 BATHROOM
		CA702	2 WC & LAUNDRY
		CE200	2 LIGHTING & ELECTRICAL PLANS
		CP200	2 PLUMBING & DRAINAGE PLANS
LANDSCAPE		TYPE D	
L100	0 LANDSCAPE MASTERPLAN	DA000	2 COVER PAGE
L101	0 HARDSTAND PLAN	DA200	2 FLOOR PLAN
L102	0 FENCING PLAN	DA210	2 FOUNDATION PLAN
L200	0 TYPICAL FENCE DETAILS - F1/2	DA220	2 WALL FRAMING
L201	0 TYPICAL FENCE DETAILS - F3	DA240	2 ROOF PLAN
L210	0 TYPICAL DETAILS - HARDSCAPE	DA300	2 ELEVATIONS
L301	0 PLANTING PLAN UNIT 1	DA400	2 SECTION
L302	0 PLANTING PLAN UNIT 2	DA600	2 WINDOW SCHEDULE
L303	0 PLANTING PLAN UNIT 3	DA650	2 DOOR SCHEDULE
L304	2 PLANTING PLAN UNIT 4	DA660	2 H1 CALCULATIONS
L305	0 PLANTING PLAN UNIT 5-6	DA661	2 H1 REFERENCES
L307	2 PLANTING PLAN UNIT 9	DA700	2 KITCHEN JOINERY
L309	0 PLANTING PLAN UNIT 10	DE200	2 LIGHTING & ELECTRICAL PLAN
L311	2 PLANTING PLAN UNIT 13	DP200	2 PLUMBING & DRAINAGE PLAN
L312	2 PLANTING PLAN UNIT 14-15		
L350	0 PLANTING SCHEDULE & TYPICAL DETAILS		
L900	0 PLANT PALETTE		
TYPE A - ABA20250673		DETAILS	
AA000	1 COVER PAGE	A500	2 WALL DETAILS
AA200	1 FLOOR PLAN	A501	2 WALL DETAILS
AA210	0 FOUNDATION PLAN	A510	2 WINDOW DETAILS
AA220	0 WALL FRAMING	A511	2 WINDOW DETAILS
AA230	0 BRACING PLAN	A520	2 DOOR DETAILS
AA240	0 ROOF PLAN	A530	2 ROOF DETAILS
AA300	1 ELEVATIONS	A531	2 ROOF DETAILS
AA400	0 SECTIONS	A540	2 INTERIOR DETAILS
AA600	0 WINDOW SCHEDULE	A541	2 KITCHEN DETAILS
AA650	0 DOOR SCHEDULE	A550	2 COMMUNICATIONS SCHEMATIC
AA660	0 H1 CALCULATIONS	A551	2 ELECTRICAL NOTES
AA661	0 H1 REFERENCES		
AA700	0 KITCHEN JOINERY		
AA703	0 BATHROOM		
AA704	0 WC & LAUNDRY		
AE200	0 LIGHTING & ELECTRICAL PLANS		
AP200	0 PLUMBING & DRAINAGE PLAN		
TYPE B - ABA20250673			
BA000	1 COVER PAGE		
BA200	0 FLOOR PLAN		
BA210	0 FOUNDATION PLAN		
BA220	0 WALL FRAMING		
BA230	0 BRACING PLAN		
BA240	0 ROOF PLAN		
BA300	1 ELEVATIONS		
BA400	0 SECTION		
BA600	0 WINDOW SCHEDULE		
BA650	0 DOOR SCHEDULE		
BA660	0 H1 CALCULATIONS		
BA661	0 H1 REFERENCES		
BA700	0 KITCHEN JOINERY		
BA702	0 BATHROOM		
BA703	0 WC + LAUNDRY		
BE200	0 LIGHTING & ELECTRICAL PLANS		
BP200	0 PLUMBING & DRAINAGE PLAN		



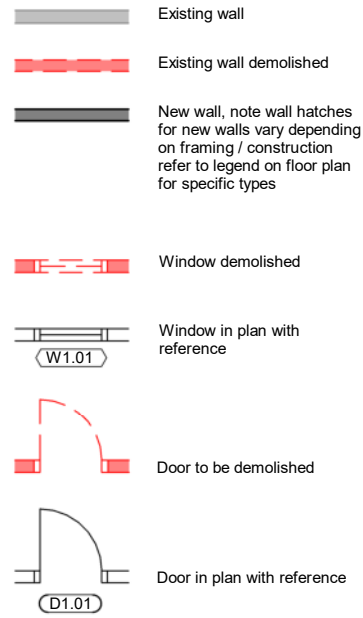
ARCHITECTURAL DRAWING LEGEND

The information contained on this page outlines Designgroup Stapleton Elliott standard annotations, abbreviations and symbols as used in this documentation set.

ABBREVIATIONS

AP	Access panel
BDL	Building datum level
COS	Check on site
CS	Cleaners Sink
D	Data outlet
DP	Down pipe
ECP	Emergency Call Point
F	Fixed panel / fixed window
FHR	Fire hose reel
FR	Fridge
FRZ	Freezer
FW	Floor waste
GR	Grab rail
GT	Gully Trap
HR	Hand rail
M	Mirror
MW	Microwave
PB	Pin Board
P/C	Powder coat finish
PTD	Paper towel dispenser
RWH	Rain water head
SB	Splash back
SD	Service duct
SIM	Similar Detail
SJ	Seismic joint
SK	Skirting
SM	Shower Mixer
SPD	Soap dispenser
TBA	To be advised by Architect / Client
TBC	To be confirmed
TR	Towel rail
TPH	Toilet paper holder
UB	Under bench
VAN	Vanity
V	Vent
W	Window
WB	White board
WC	Toilet pan
WHB	Wash hand basin
(E)	Existing
(NIC)	Not in contract

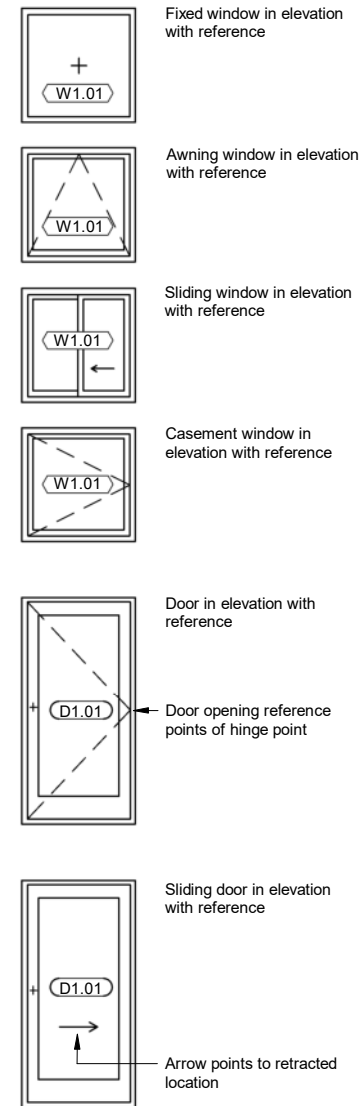
FLOOR PLAN - DRAWING LEGEND



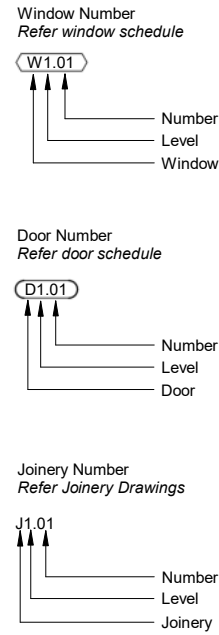
REFLECTED CEILING PLAN DRAWING LEGEND



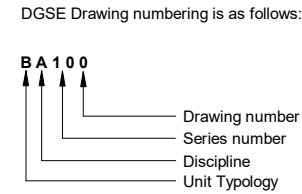
ELEVATIONS & SECTIONS



REFERENCE ANNOTATIONS



DRAWING SHEET NUMBERING



Discipline:

A	Architecture
C	Civil Infrastructure
E	Electrical
F	Fire
G	Geo-technical
L	Landscape
M	Mechanical
P	Plumbing
S	Structural
T	Topography / Survey

Drawing Series Numbering:

000 Series	Cover sheet
100 Series	Site
200 Series	Floor Plan
300 Series	Elevations
400 Series	Sections
500 Series	Details
600 Series	Schedule
700 Series	Joinery

SCALE CONVERSIONS

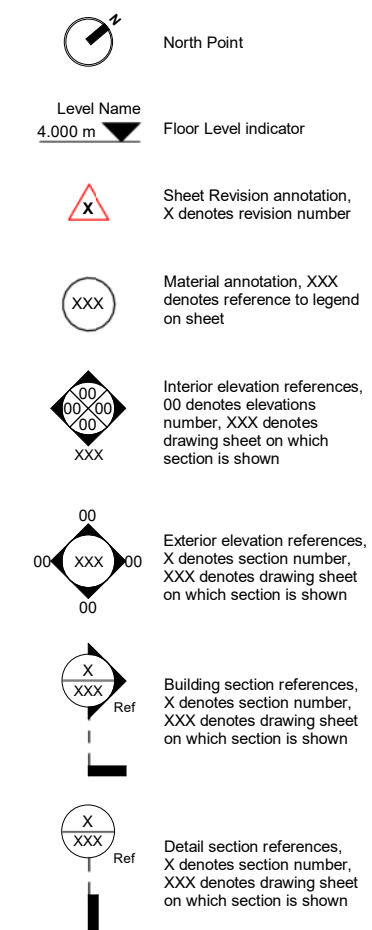
DGSE drawings are designed to be viewed at both A3 and A1. Scales annotated on drawings are at A3 and need to be halved when viewed at A1. Typical scale conversions:

A3 Scale	A1 Printed
1:2	1:1
1:5	1:2.5
1:10	1:5
1:20	1:10
1:50	1:25
1:100	1:50
1:200	1:100
1:500	1:250
1:1000	1:500

GENERAL NOTES

- Contractor to report any apparent discrepancy to the Client for interpretation prior to the affected work proceeding.
- These drawings are to be read in conjunction with all other contract documents including specifications.

GENERAL LEGEND



DRAWING LEGEND

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563.1**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

0	BC - Type A&B	01.07.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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SURVEY REQUIRED FOR
FINISHED FLOOR LEVEL
Refer to Building Consent Form 5
Documentation For Details

A100 REV.0

LOCATION & TYPOLOGY PLANS

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563.1**

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ZONING REQUIREMENTS

Assessed with resource consent
72 CAERNARVON DRIVE: FLAXMERE GENERAL RESIDENTIAL

Building Height
 • Maximum height of 10m (up to 11m with a pitched or gable roof)

Height in Relation to Boundary
 • 3m up at 45° all side and rear boundaries on southern end
 • 3m up 55° all boundaries facing northern end
 • Not applicable to front road boundaries

Outdoor Living Court
 • 36m² Minimum and can contain a circle 6m in diameter.

Frontage
 • 3m setback from road

Side & Rear Setbacks
 • 1m setback from road

Building Coverage
 • 50% under Medium Density Residential Zone (Decisions Version)

Outdoor Service Court
 • 30m² with min 4m dimension (ground floor units)
 • 8m² with min 1.8m dimension (above ground units)
 • Directly accessible from main living area.
 • Free of driveways, carparks, and vehicle maneuvering.

Vehicle Crossing
 Minimum widths of accessways
 • 1 to 3 dwellinghouses: 3.6 metres
 • 4 to 6 dwellinghouses: 4.5 metres
 • 7 or more dwellinghouses: 6 metres

• Road frontage < 60m = 1 vehicle crossing
 • Road frontage > 60m = 2 vehicle crossing

TYPOLOGY LEGEND

- TYPE A - Approx. GFA:**
 3 Bed
 2 Bath
 1 Garage
- TYPE B - Approx. GFA:**
 3 Bed
 2 Bath
 1 Garage
 *Colour Variation noted as B.1
- TYPE C - Approx. GFA:**
 2 Bed
 1 Bath
 1 Garage
- TYPE D - Approx. GFA:**
 2 Bed
 1 Bath
 1 Garage
 *Colour Variation noted as D.1
- TYPE E - Approx. GFA:**
 2 Bed
 1 Bath
 No Garage
 *Colour Variation noted as E.1

NOTE
 *Colour Variation indicates same typology but with changes to cladding colour.

NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25
F	Resource Consent 95% Update	14.05.25
D	Resource Consent 95%	09.05.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766

NZBC Compliance

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2 Location Plan.
 SCALE @ A3 - 1 : 10000 | SCALE @ A1 - DOUBLE SCALE



1 Lot 7 Typology Plan
 SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE

PROPOSED SITE PLAN

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563.1**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.07.25
F	Resource Consent 95% Update	14.05.25
E	Resource Consent 95% Update	13.05.25
D	Resource Consent 95%	09.05.25
C	For Client Review Draft 95% Set	02.05.25

Site Information

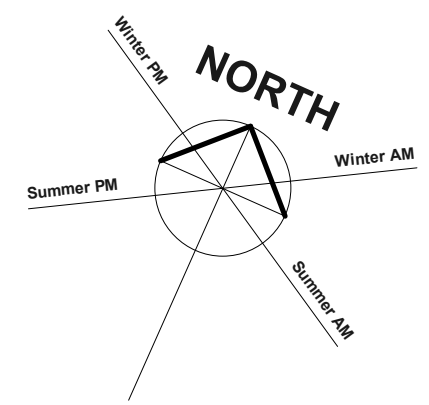
Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766

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CAERNARVON DRIVE

TUVAITI STREET

RATIMA AVENUE



1 Proposed Site Plan - Lot 7
 SCALE @ A3 - 1 : 300

LOT Number	Site Area	GFA (m2)	Coverage	Outdoor Living Space	Landscape Area
JOAL	158 m ²	0	0%	0 m ²	0%
LOT 1	300 m ²	121	37%	35 m ²	47%
LOT 2	274 m ²	121	41%	36 m ²	41%
LOT 3	267 m ²	121	42%	37 m ²	40%
LOT 4	303 m ²	104	32%	47 m ²	45%
LOT 5	259 m ²	121	43%	40 m ²	39%
LOT 6	259 m ²	121	43%	37 m ²	39%
LOT 7	196 m ²	91	43%	43 m ²	37%
LOT 8	236 m ²	91	36%	42 m ²	40%
LOT 9	287 m ²	104	34%	44 m ²	51%
LOT 10	304 m ²	121	37%	32 m ²	42%
LOT 11	223 m ²	91	38%	29 m ²	32%
LOT 12	226 m ²	91	37%	29 m ²	43%
LOT 13	292 m ²	104	33%	31 m ²	50%
LOT 14	218 m ²	104	44%	26 m ²	39%
LOT 15	263 m ²	104	37%	25 m ²	38%
	4066 m ²	1610			

SURVEY REQUIRED FOR FINISHED FLOOR LEVEL
Refer to Building Consent Form 5 Documentation For Details

VEHICLE TRACKING

Vehicle tracking curves calculated with Autodesk AutoCAD vehicle tracking software to AS/NZS 2890. 1:2004 (off street carparking) with B85 vehicle (realistic min radius) (2004). Car body dimensions 1.87m x 4.9m. Turning radius 6.180m

A123

REV.2

SITE PLAN - UNIT 4

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563.1**

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F	Resource Consent 95% Update	14.05.25
E	Resource Consent 95% Update	13.05.25
D	Resource Consent 95%	09.05.25
C	For Client Review Draft 95% Set	02.05.25
A	For Client Review	15.04.25

Site Information

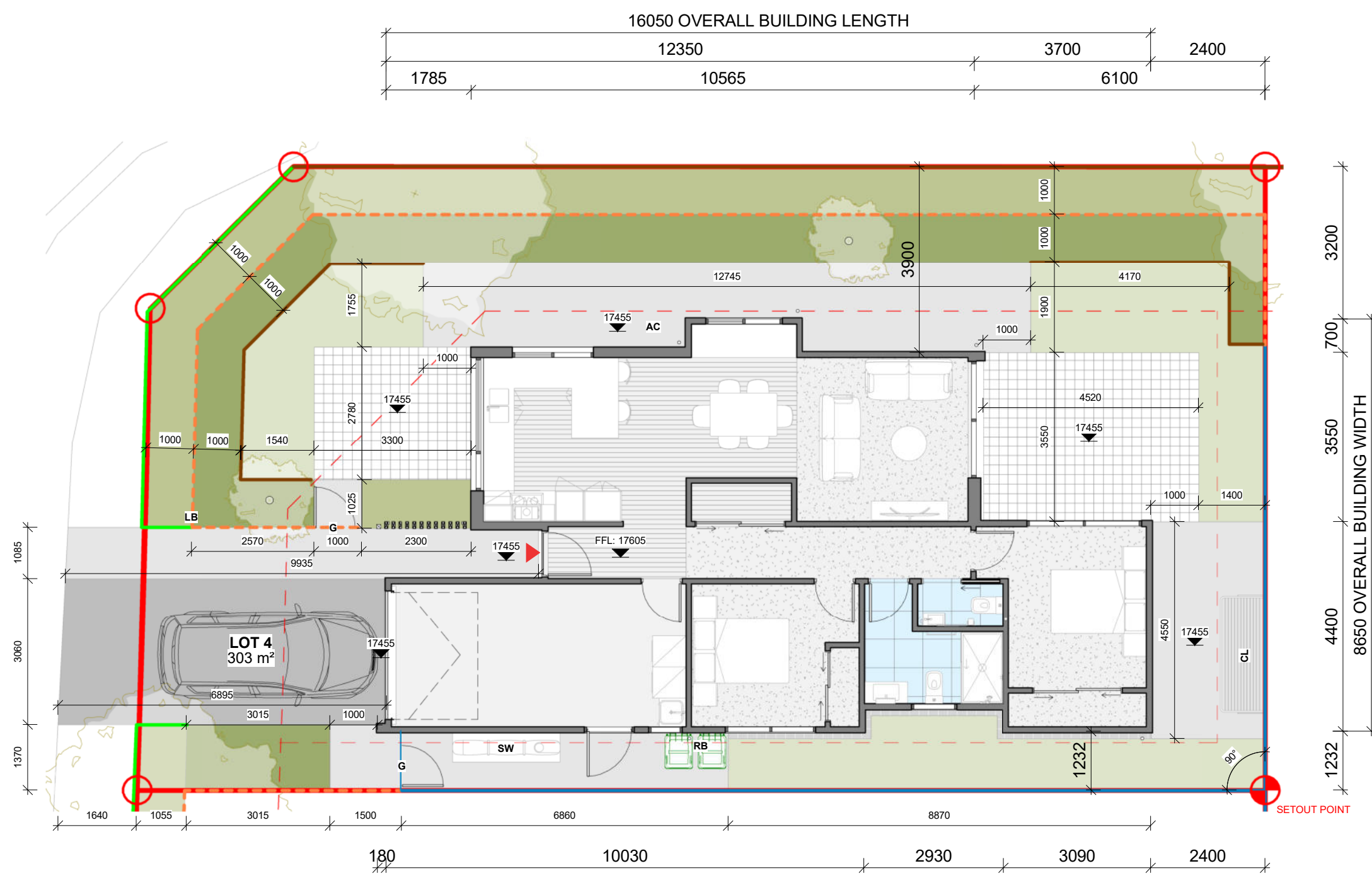
Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766

NZBC Compliance

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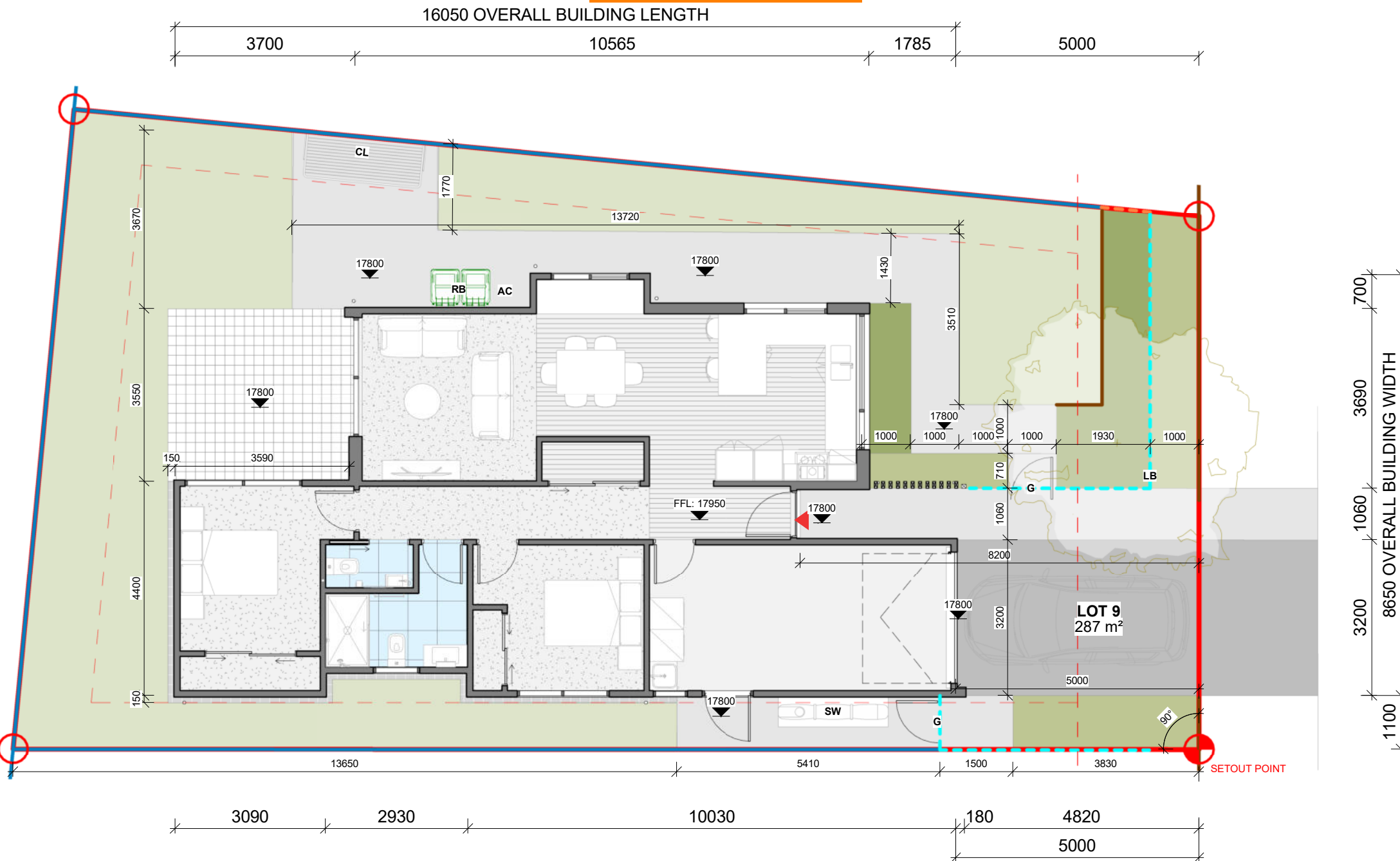
SURVEY REQUIRED FOR FINISHED FLOOR LEVEL
 Refer to Building Consent Form 5
 Documentation For Details

1 **SITE PLAN - UNIT 4**
 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

LANDSCAPE LEGEND

	Low Planting		Patio (Sawcut Concrete)		Entry Door
	Medium Planting		Clothesline (Wall Mounted)		Gate (Match to fence)
	High Planting		Specimen Trees		Rubbish Bins
	Grass		Existing Street Trees		Bin Enclosure (1130mm x 1345mm x 835mm)
	Concrete Path		1200mm Picket Fence		Stormwater Tank
	JOAL		1500mm Picket Fence		Letterbox (Fence-mounted)
			1800mm Aluminium Fence		AC Unit
			Garden Edging		Concrete deepened edge

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10/09/2025



A126 REV.2

SITE PLAN - UNIT 9

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563.1**

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D	Resource Consent 95% Update	09.05.25
C	For Client Review Draft 95% Set	02.05.25
A	For Client Review	15.04.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766

NZBC Compliance

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Auckland	+64 9 976 8288	ak@dgse.co.nz

1 SITE PLAN - UNIT 9
 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

LANDSCAPE LEGEND

	Low Planting		Patio (Sawcut Concrete)		Entry Door
	Medium Planting		Clothesline (Wall Mounted)		Gate (Match to fence)
	High Planting		Specimen Trees		Rubbish Bins
	Grass		Existing Street Trees		Bin Enclosure (1130mm x 1345mm x 835mm)
	Concrete Path		1200mm Picket Fence		Stormwater Tank
	JOAL		1500mm Picket Fence		Letterbox (Fence-mounted)
			1800mm Aluminium Fence		AC Unit
			Garden Edging		Concrete deepened edge

















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LANDSCAPE PLAN UNIT 13

SCALE @ A3 - 1 : 100

LANDSCAPE LEGEND

-  Low Planting
-  Medium Planting
-  High Planting
-  Grass
-  Concrete Path
-  JOAL
-  Patio (Sawcut Concrete)
-  CL Clothesline (Wall Mounted)
-  Specimen Trees
-  Existing Street Trees
-  1200mm Picket Fence
-  1500mm Picket Fence
-  1800mm Aluminium Fence
-  Garden Edging
-  Entry Door
- G** Gate (Match to fence)
- RB** Rubbish Bins
- BE** Bin Enclosure (1130mm x 1345mm x 835mm)
- SW** Stormwater Tank
- LB** Letterbox (Fence-mounted)
- AC** AC Unit
-  Concrete deepened edge

BUILDING CONSENT

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SITE PLAN - UNIT 13

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
F	Resource Consent 95% Update	14.05.25

NO.	DESCRIPTION	DATE

A129 REV.2

PROJECT No. F563.1

PLOT DATE. 2/09/2025 8:49:51 am

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Hastings District Council
10/09/2025

A130 REV.2

SITE PLAN - UNIT 14-15

SITE SPECIFIC DRAWINGS

TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT

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A	For Client Review	15.04.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B























Legal Description: LOT 2 DP 435766

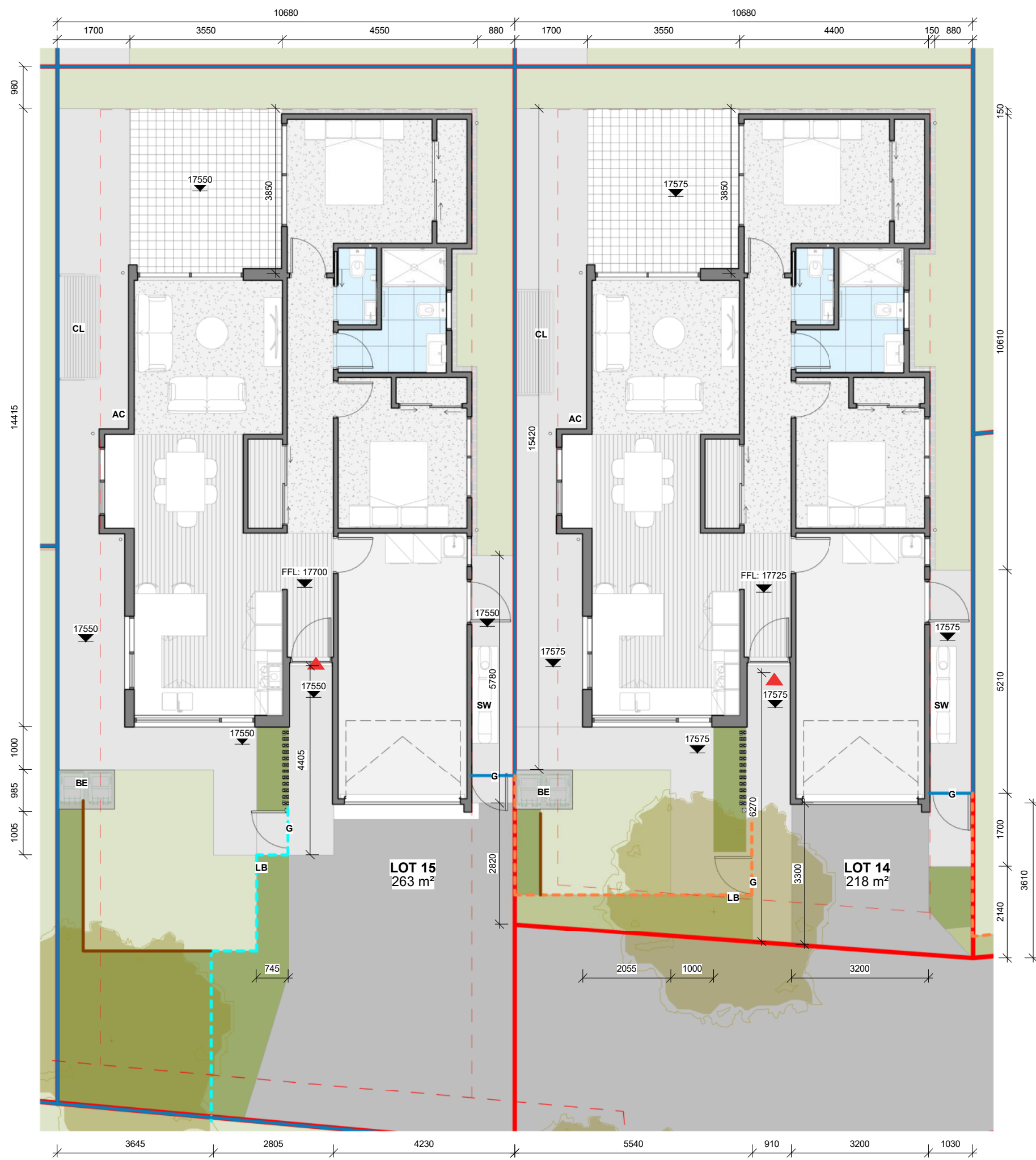
NZBC Compliance

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Wellington	+64 4 920 0032	wn@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

LANDSCAPE LEGEND

-  Low Planting
-  Medium Planting
-  High Planting
-  Grass
-  Concrete Path
-  JOAL
-  Patio (Sawcut Concrete)
-  Clothesline (Wall Mounted)
-  Specimen Trees
-  Existing Street Trees
-  1200mm Picket Fence
-  1500mm Picket Fence
-  1800mm Aluminium Fence
-  Garden Edging
-  Entry Door
-  Gate (Match to fence)
-  Rubbish Bins
-  Bin Enclosure (1130mm x 1345mm x 835mm)
-  Stormwater Tank
-  Letterbox (Fence-mounted)
-  AC Unit
-  Concrete deepened edge























1 SITE PLAN - UNIT 14-15
 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

Landscape - Masterplan

SCALE @ A3-1 : 300

LANDSCAPE LEGEND

-  Low Planting
-  Medium Planting
-  High Planting
-  Grass
-  Pedestrian Paths - Broom Finish - Pedestrian Loading
-  JOAL & Carparks Brom Finish - Vehicular Loading - 5% Black Oxide Concrete
-  Patio (Sawcut Concrete)
-  Specimen Trees
-  Existing Street Trees
-  Outdoor Living Area
-  Clothesline (Wall Mounted)
-  1200mm Aluminium Picket Fence
-  1500mm Aluminium Picket Fence
-  1800mm Aluminium Fence
-  Garden Edging
-  Entry Door
-  Gate (Match to fence)
-  Rubbish Bins
-  Bin Enclosure (1130mm (H) x 1325mm (W) x 835mm (D))
-  Stormwater Tank



LOW PLANTING AT FRONT OF BOUNDARY FOR VEHICLE VISIBILITY SPLAY

HEDGING TO CREATE PRIVACY FOR UNIT 11 ODL

GATED ACCESS TO REAR OF UNIT AND ODL AREAS

EXISTING TREES ALONG STREET TO BE PRESERVED

PLANTING TO SEPERATE DRIVEWAYS BETWEEN DUPLEX UNITS

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TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT
 Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

LANDSCAPE MASTERPLAN

NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25
F	Resource Consent 95% Update	14.05.25

Site Information
 Rainfall Intensity: 60 mm/h
 Climate Zone: 2
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Wind Zone: High

L100

REV.0
 PROJECT No. F563.1
 PLOT DATE. 2/09/2025 8:52:00 am

RATIMA AVENUE



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CAERNARVON DRIVE



TUVAITI STREET



Landscape - Hardstand
 SCALE @ A3 - 1 : 300

- LANDSCAPE LEGEND**
- JOAL & Carparks Brom Finish - Vehicular Loading - 5% Black Oxide Concrete
 - Pedestrian Paths - Broom Finish - Pedestrian Loading (Expansion joints as required)
 - Patio - Broom Finish (Sawcut Concrete @1m crs)



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TW PROPERTY
FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT
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HARDSTAND PLAN

NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25
F	Resource Consent 95% Update	14.05.25

Site Information
 Rainfall Intensity: 60 mm/h
 Climate Zone: 2
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Wind Zone: High

L101 REV.0
 PROJECT No. **F563.1**
 PLOT DATE. **2/09/2025 8:53:07 am**

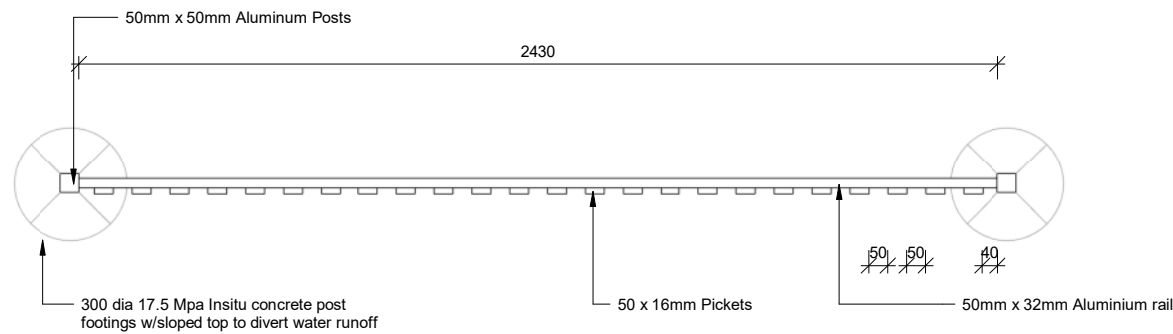


Landscape - Overall Fencing

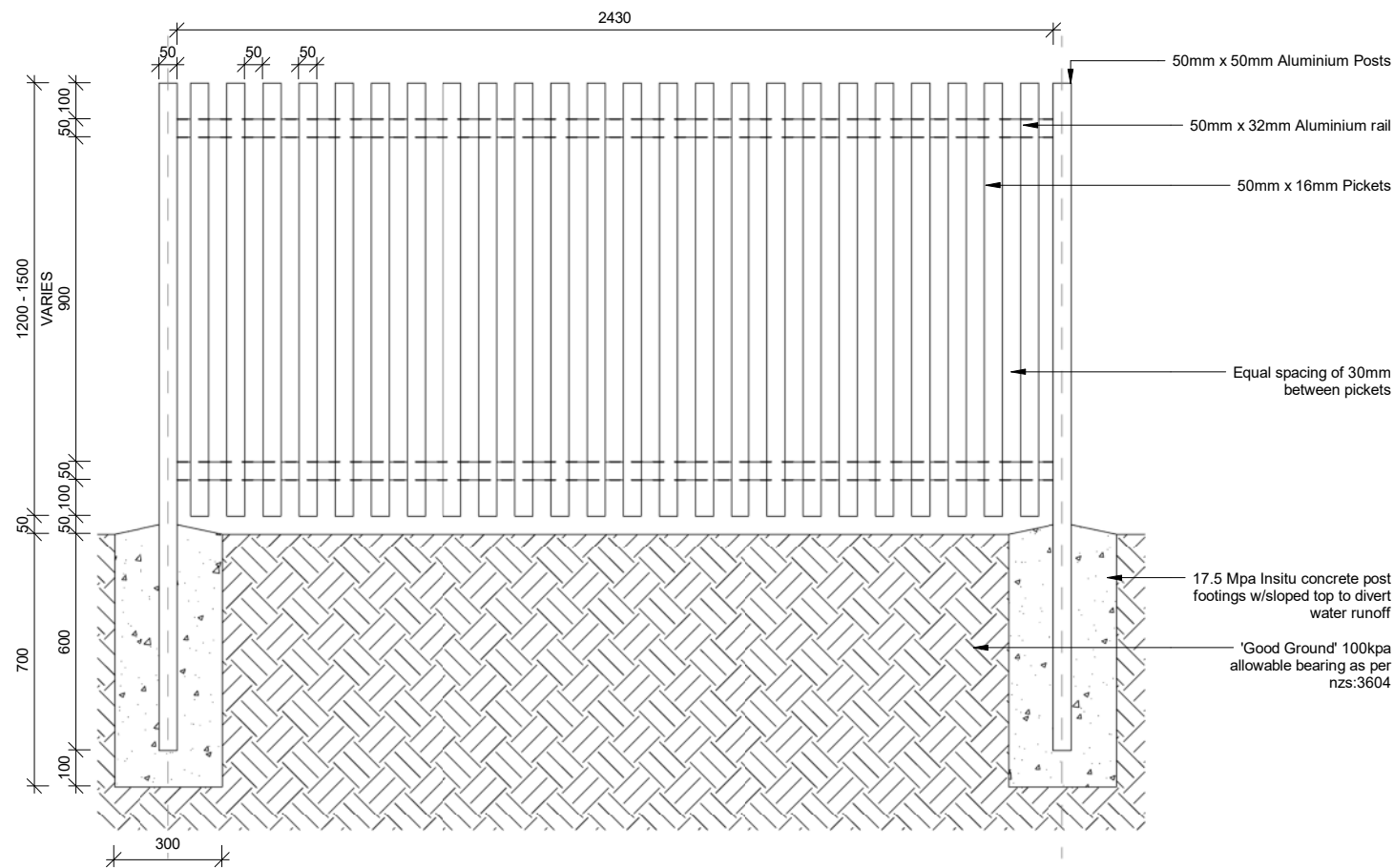
SCALE @ A3 - 1 : 300

LANDSCAPE LEGEND

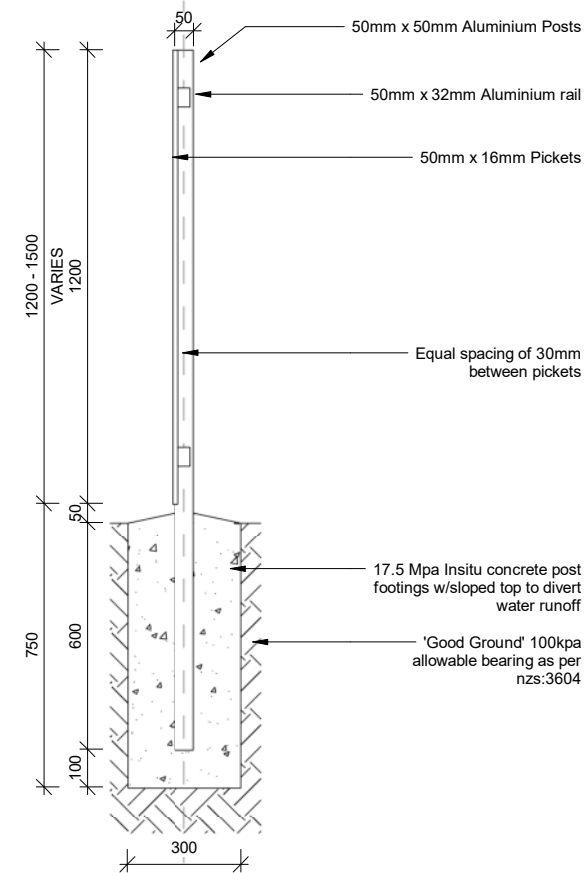
- G** Gate (Match to fence)
- F1 - 1200mm Aluminium Picket Fence
- F2 - 1500mm Aluminium Picket Fence
- F3 - 1800mm Aluminium Fence
- Garden Edging
- Timber Retaining (Refer to civil documentation for heights)



F1/2 - 1200 - 1500mm Picket Fencing - Plan
 SCALE @ A3 - 1 : 20



F1/2 - 1200 - 1500mm Picket Fencing - Elevation
 SCALE @ A3 - 1 : 20 | SCALE @ A1 - DOUBLE SCALE



F1/2 - 1200 - 1500mm Picket Fencing - Profile
 SCALE @ A3 - 1 : 20

****NOTE** FENCE TYPES PROPRIETARY - PLEASE REFER TO MANUFACTURERS INSTILLATION GUIDE**



BUILDING CONSENT

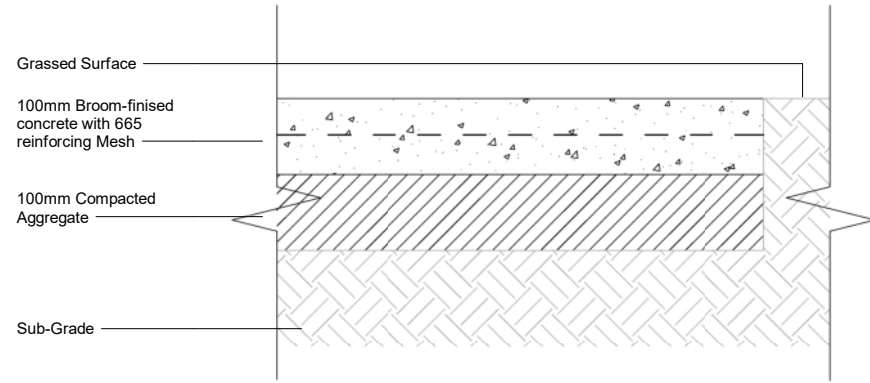
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

TYPICAL FENCE DETAILS - F1/2

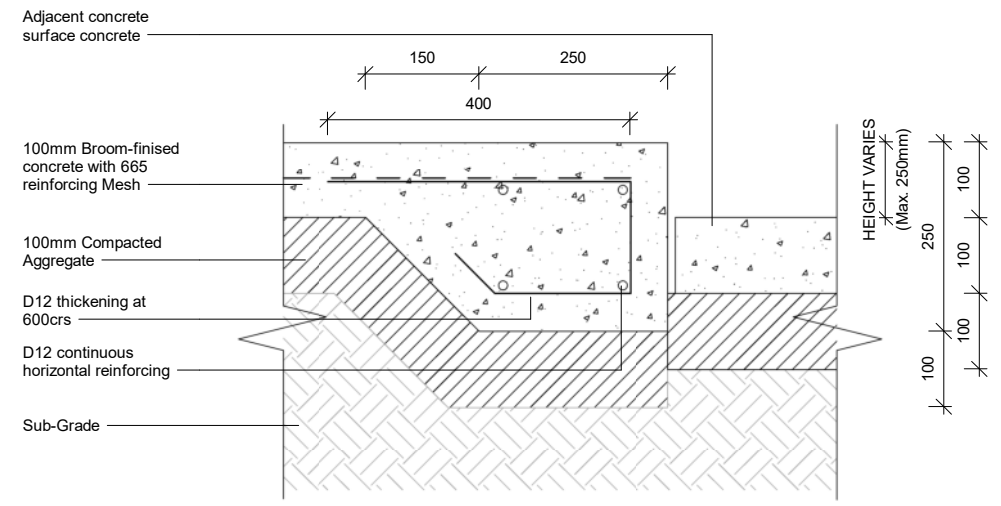
NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25
F	Resource Consent 95% Update	14.05.25

Site Information

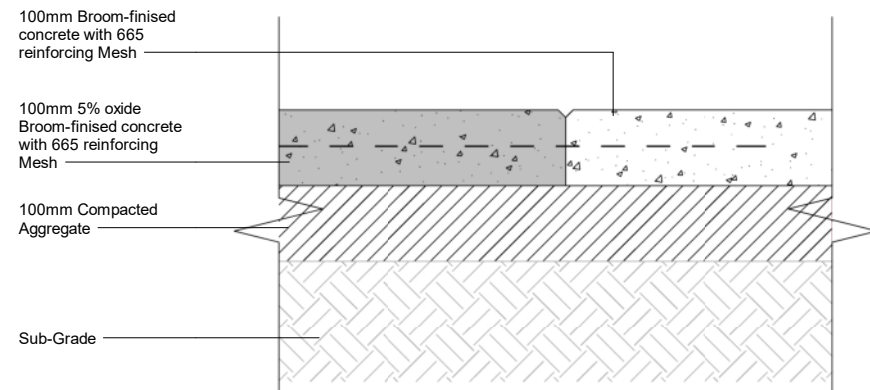
Rainfall Intensity: 60 mm/h	Legal Description: LOT 2 DP 435766
Climate Zone: 2	Wind Zone: High
Corrosion Zone: B	



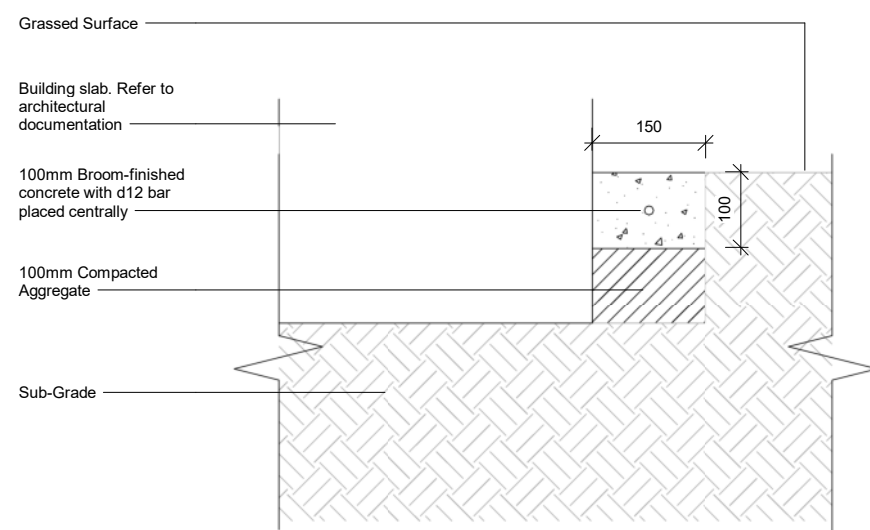
Concrete to Grass - Typical Detail
 SCALE @ A3 - 1 : 10



Concrete Level Change - Typical Detail
 SCALE @ A3 - 1 : 10



Concrete Transition - Typical Detail
 SCALE @ A3 - 1 : 10



Mowing Strip - Typical Detail
 SCALE @ A3 - 1 : 10

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PLANT SCHEDULE - Specimen Trees

ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Specimen trees					
PT0.1	Pittosporum tenuifolium	Black Matipo	0		7
CB0.1	Callistemon 'Kings Park'	Bottlebrush	0		3
SM0.1	Sophora microphylla	Kōwhai	0		9
CL0.1	Citrus limon	Lemon Tree	0		15
					34
					34

PLANTING STRATEGY
 SCALE @ A3 - 1 : 300

- Lawn
- Low Planting
- Medium Planting
- High Planting
- Specimen Trees



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TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT
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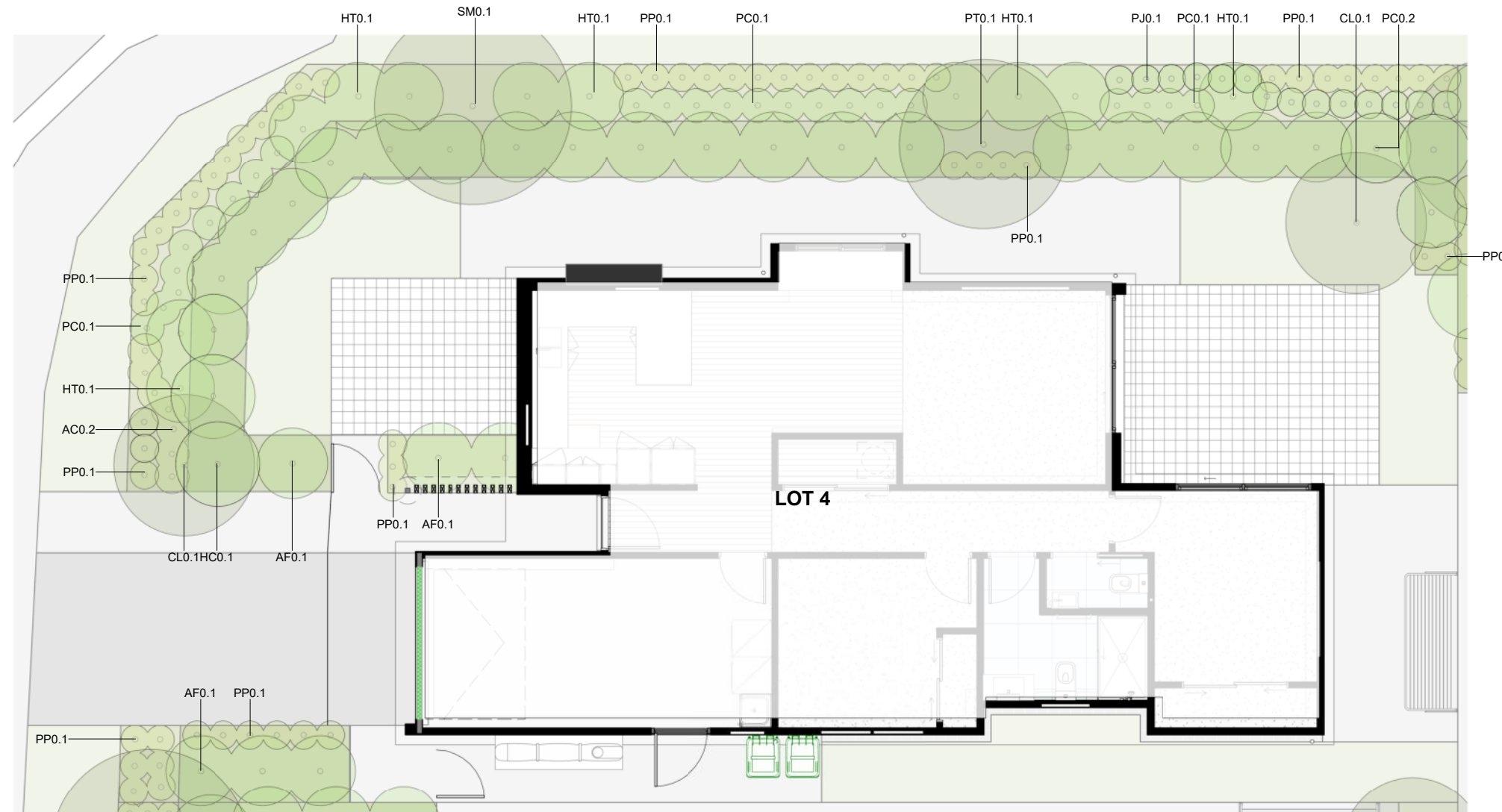
PLANTING PLAN

NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25

L300 REV.0
 PROJECT No. F563.1
 PLOT DATE. 2/09/2025 8:57:33 am

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SURVEY REQUIRED FOR
 FINISHED FLOOR LEVEL
 Refer to Building Consent Form 5
 Documentation For Details



PLANTING PLAN UNIT 4
 SCALE @ A3 - 1 : 100

PLANT SCHEDULE 4

ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Ground Covers					
PP0.1	Primula prostrata	Alpine Primrose	0		58
AC0.2	Arthropodium cirratum	Rengarenga Lily	0		7
65					
Low-Medium Planting					
AF0.1	Astelia fragrans	Hangehange	0		20
HC0.1	Hebe cupressoides	Cypress Hebe	0		2
PJ0.1	Phormium 'Jack Sprat'	Dwarf Flax	0		14
HT0.1	Hebe topiaria Topiaried Hebe	Topiaried Hebe	0		11
PC0.2	Phormium cookianum	Mountain Flax	0		3
PC0.1	Poa cita	Silver Tussock	0		23
RO0.1	Rosmarinus officinalis	Rosemary	0		5
78					
Specimen trees					
PT0.1	Pittosporum tenuifolium	Black Matipo	0		1
SM0.1	Sophora microphylla	Kōwhai	0		1
CL0.1	Citrus limon	Lemon Tree	0		2
4					
147					



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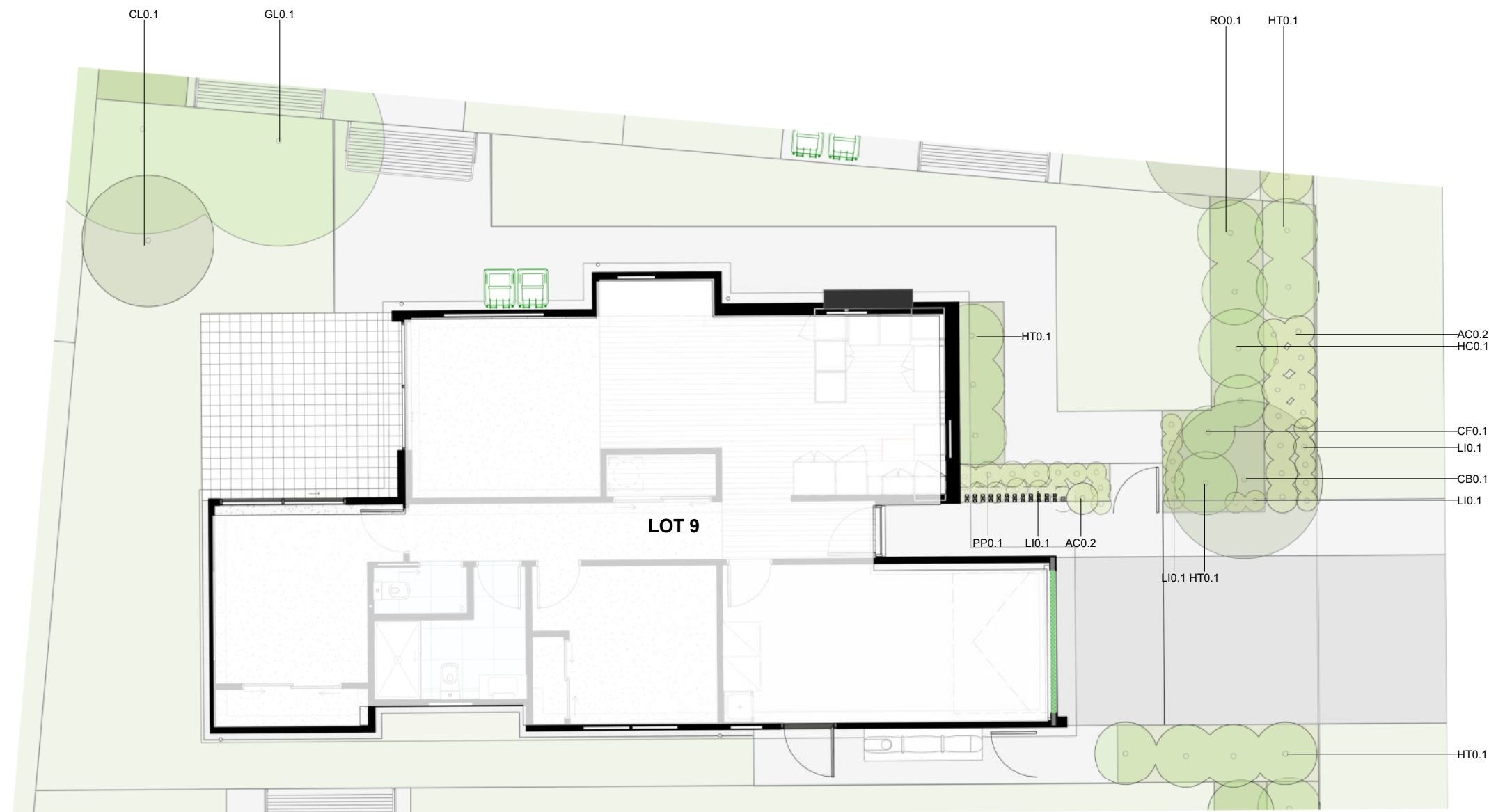
TW PROPERTY
 FLAXMERE HOUSING
 72 CAERNARVON DRIVE

BUILDING CONSENT
 Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings.
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PLANTING PLAN UNIT 4

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

L304 REV.2
 PROJECT No. F563.1
 PLOT DATE. 2/09/2025 8:57:37 am



PLANTING PLAN UNIT 9
SCALE @ A3 - 1 : 100

PLANT SCHEDULE 9

ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Ground Covers					
LI0.1	Libertia ixiodes	Mikoikoi	0		23
PP0.1	Primula prostrata	Alpine Primrose	0		4
AC0.2	Arthropodium cirratum	Rengarenga Lily	0		13
40					
Low-Medium Planting					
HC0.1	Hebe cupressoides	Cypress Hebe	0		1
HT0.1	Hebe topiaria Topiaried Hebe	Topiaried Hebe	0		6
GL0.1	Griselinia littoralis	Broadleaf	0		2
CF0.1	Chionochloa flavicans	Mini Toe Toe	0		2
RO0.1	Rosmarinus officinalis	Rosemary	0		2
13					
Specimen trees					
CB0.1	Callistemon 'Kings Park'	Bottlebrush	0		1
CL0.1	Citrus limon	Lemon Tree	0		1
2					

55

BUILDING CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

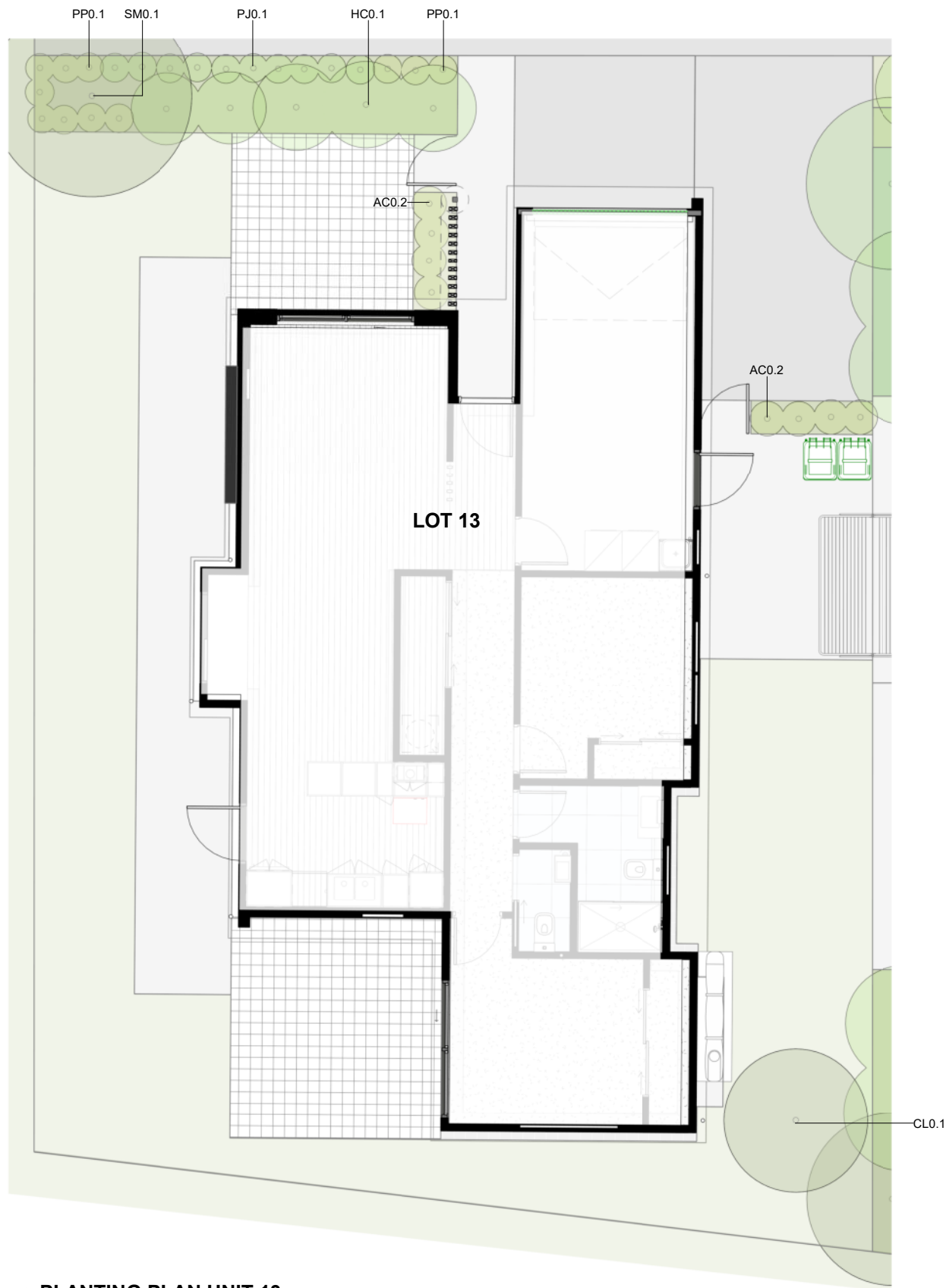
PLANTING PLAN UNIT 9

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

L307

REV.2

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10/09/2025



PLANT SCHEDULE 13

ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Ground Covers					
PP0.1	Primula prostrata	Alpine Primrose	0		11
AC0.2	Arthropodium cirratum	Rengarenga Lily	0		8
19					
Low-Medium Planting					
HC0.1	Hebe cupressoides	Cypress Hebe	0		3
PJ0.1	Phormium 'Jack Sprat'	Dwarf Flax	0		10
PC0.2	Phormium cookianum	Mountain Flax	0		2
15					
Specimen trees					
SM0.1	Sophora microphylla	Kōwhai	0		1
CL0.1	Citrus limon	Lemon Tree	0		1
2					
36					

PLANTING PLAN UNIT 13
 SCALE @ A3 - 1 : 100

BUILDING CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings.
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PLANTING PLAN UNIT 13

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

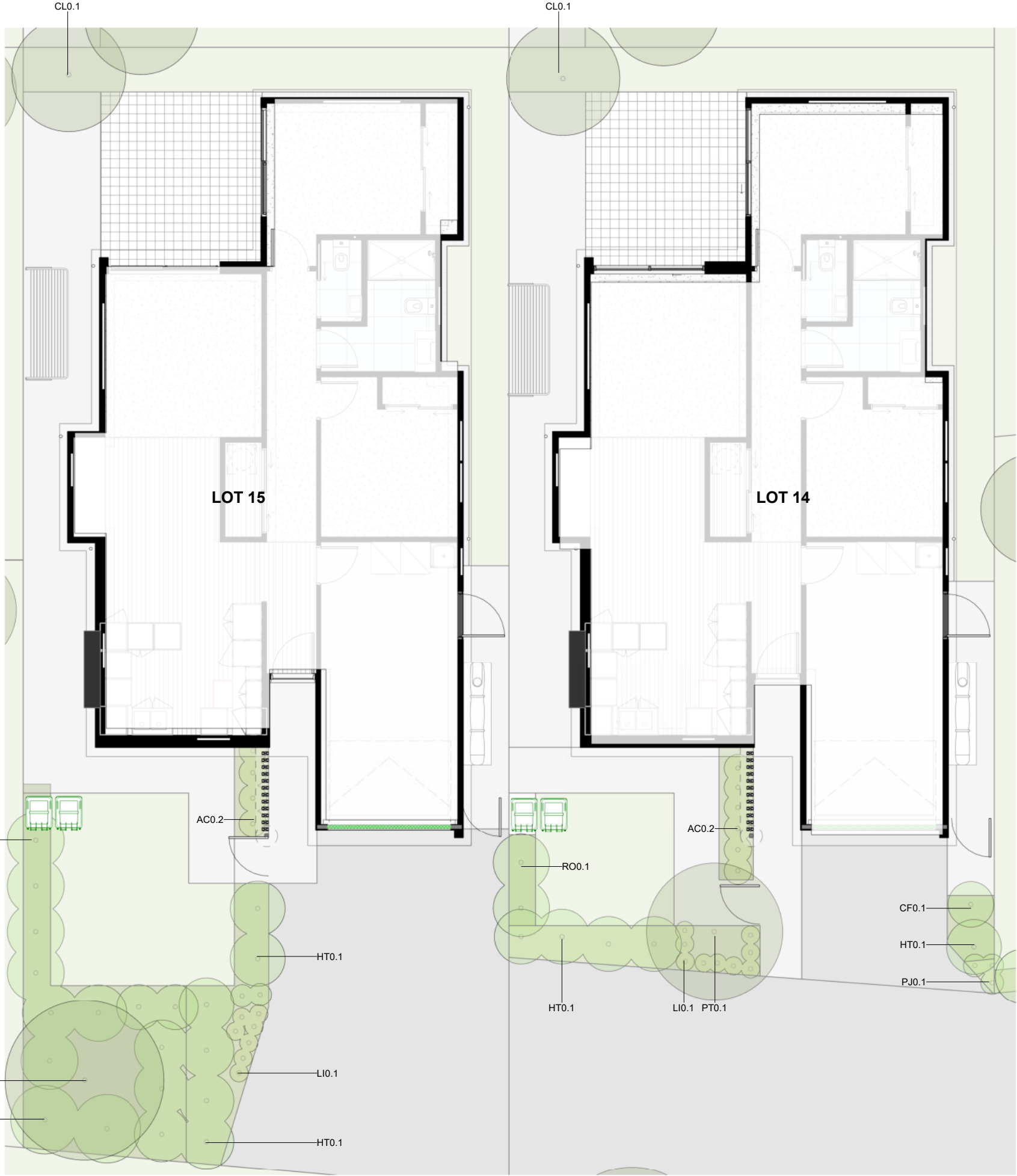
L311 REV.2

PROJECT No. **F563.1**
 PLOT DATE. **2/09/2025 8:57:57 am**

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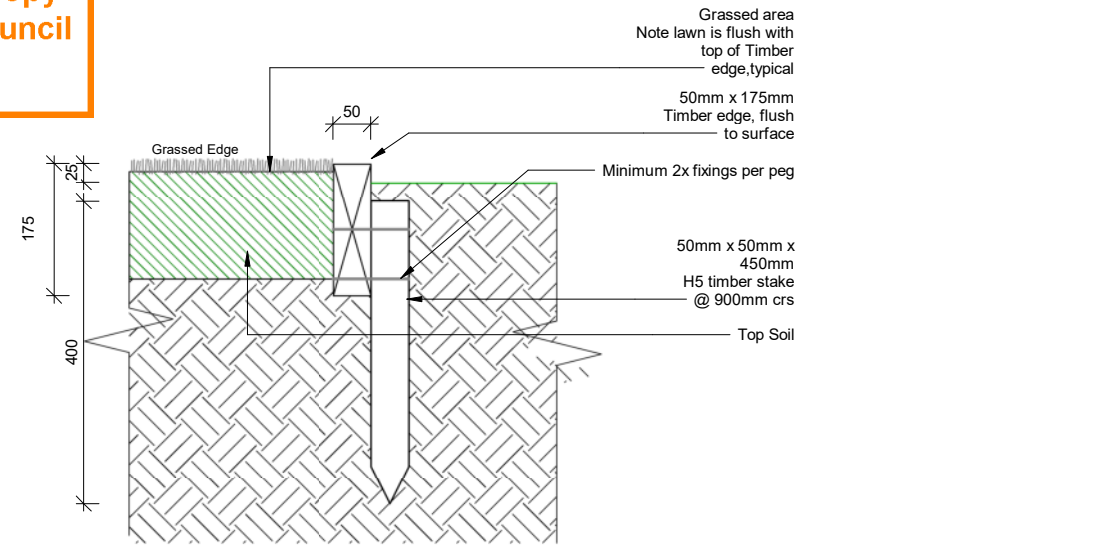
PLANT SCHEDULE 14 - 15

ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Ground Covers					
LI0.1	Libertia ixiodes	Mikoikoi	0		16
AC0.2	Arthropodium cirratum	Rengarenga Lily	0		10
					26
Low-Medium Planting					
HC0.1	Hebe cupressoides	Cypress Hebe	0		2
PJ0.1	Phormium 'Jack Sprat'	Dwarf Flax	0		5
HT0.1	Hebe topiaria	Topiaried Hebe	0		14
					3
CF0.1	Chionochloa flavicans	Mini Toe Toe	0		3
RO0.1	Rosmarinus officinalis	Rosemary	0		9
					33
Specimen trees					
PT0.1	Pittosporum tenuifolium	Black Matipo	0		1
SM0.1	Sophora microphylla	Kōwhai	0		1
CL0.1	Citrus limon	Lemon Tree	0		2
					4
					63

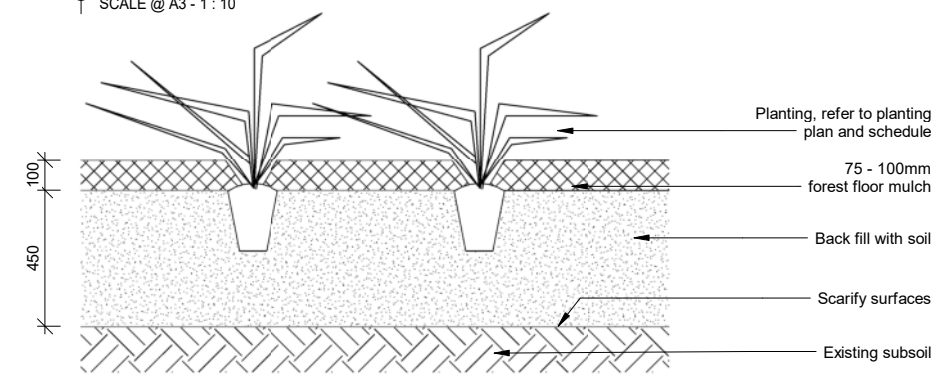


PLANT SCHEDULE

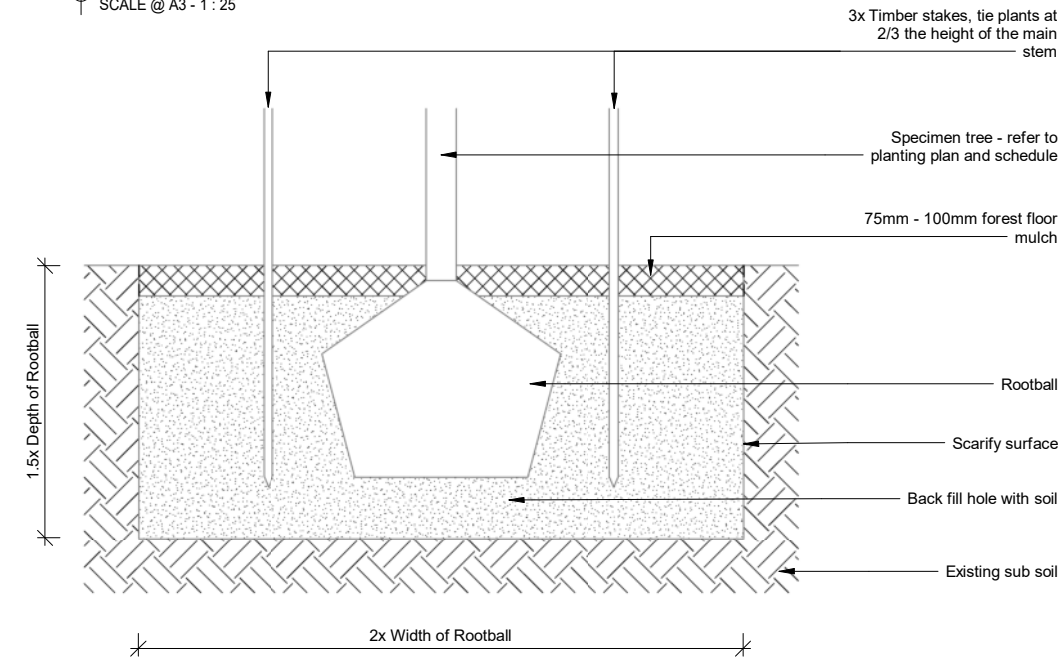
ID	Latin Name	Common Name	Spacing	PB Size	Quantity
Ground Covers					
CK0.1	Coprosma kirkii	Creeping Coprosma	0		32
LI0.1	Libertia ixiodes	Mikoikoi	0		146
PP0.1	Primula prostrata	Alpine Primrose	0		154
AC0.2	Arthropodium cirratum	Rengarenga Lily	0		87
419					
Low-Medium Planting					
AF0.1	Astelia fragrans	Hangehange	0		42
CC0.1	Chionochloa flavicans	Mini Toe Toe	0		23
HC0.1	Hebe cupressoides	Cypress Hebe	0		43
PJ0.1	Phormium 'Jack Sprat'	Dwarf Flax	0		87
HT0.1	Hebe topiaria Topiaried Hebe	Topiaried Hebe	0		117
GL0.1	Griselinia littoralis	Broadleaf	0		2
OP0.1	Olearia paniculata	Golden Akeake	0		1
HS0.1	Hebe stricta	North Island Koromiko	0		4
CF0.1	Chionochloa flavicans	Mini Toe Toe	0		16
PC0.2	Phormium cookianum	Mountain Flax	0		23
PC0.1	Poa cita	Silver Tussock	0		40
RO0.1	Rosmarinus officinalis	Rosemary	0		30
428					
Specimen trees					
PT0.1	Pittosporum tenuifolium	Black Matipo	0		7
CB0.1	Callistemon 'Kings Park'	Bottlebrush	0		3
SM0.1	Sophora microphylla	Kōwhai	0		9
CL0.1	Citrus limon	Lemon Tree	0		15
34					
881					



Timber Edging
 SCALE @ A3 - 1 : 10



Typical Planting
 SCALE @ A3 - 1 : 25



Typical Tree Detail
 SCALE @ A3 - 1 : 25

LOW PLANTING



Coprosma kirkii
Creeping Coprosma / Mikimiki

Hebe topiaria
Topiaried Hebe / Koromiko

Carex comans 'Bronze'
Bronze Sedge / Makura

Poa cita
Silver Tussock / WT

Libertia ixiodes
New Zealand Iris / Mikoikoi

Primula prostrata
Alpine Primrose

Arthropodium cirratum
Rengarenga Lily / Rengarenga

Phormium 'Jack Sprat'
Dwarf Flax / Wharariki

MEDIUM PLANTING



Chionochloa flavicans
Miniature Toe Toe / Pākura

Phormium cookianum
Mountain Flax / Wharariki

Hebe cupressoides
Cypress Hebe / Koromiko

Rosmarinus officinalis
Rosemary / Rosemary

Astelia fragrans
Hangehange

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HIGH PLANTING



Pittosporum tenuifolium
Black Matipo / Kōhūhū

Hebe stricta
North Island Koromiko / Koromiko

Olearia paniculata
Golden Akeake / Akeke

Griselinia littoralis
Broadleaf / Kapuka

SPECIMEN TREES



Alecyrion excelsus
Titoki / Titoki

Sophora microphylla
Kōwhai / Kōwhai

Plagianthus regius
Ribbonwood / Manatu

Citrus limon
Lemon

Callistemon 'Kings Park Special'
Bottlebrush

BUILDING CONSENT

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PLANT PALETTE

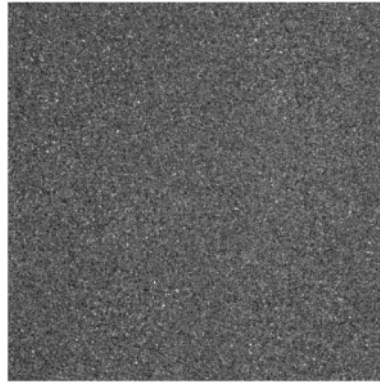
NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25

Site Information

Rainfall Intensity: 60 mm/h
 Climate Zone: 2
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Wind Zone: High

HARDSCAPE



Broom finished Concrete
Pedestrian Paths

Broom finished 5% Black Oxide
JOAL Surface
Carparks

Broom finished Concrete w/ decorative sawcuts @ 1m spacings
ODL Patios

FENCING



Intertenancy Fencing
Boundaryline - ColourPanel Classic Black 1800mm or similar approved

Boundary Fencing
Boundaryline - PicketPanel Atlas Black 1200mm - 1500mm or similar approved

Bin Screening Enclosure
Easygate (Or similar approved) - 1130mm x 1325mm x 835mm

SERVICES



Fold-Down Clotheslines
Austral Slenderline 20 or similar approved.
 Fold-down clothesline mounted on proprietary stand, top mounted to hardstand surface. Install as per manufacturer directions

Letterboxes
Sandleford Black Bault or similar approved.
 Face fixed to low fence at JOAL front, directly accessible from path. Stainless steel adhesive numbers applied to face

BUILDING CONSENT

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 If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

MATERIALS PALETTE

NO.	DESCRIPTION	DATE
0	BC - Type A&B	01.07.25

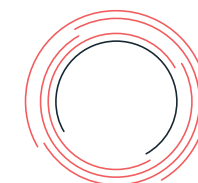
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10/09/2025

TW PROPERTY FLAXMERE HOUSING LOT 7 - 72 CAERNARVON DRIVE **BUILDING CONSENT** SEPTEMBER 2025

CA200	2	FLOOR PLAN
CA210	2	FOUNDATION PLAN
CA220	2	WALL FRAMING
CA230	2	BRACING PLAN
CA240	2	ROOF PLAN
CA300	2	ELEVATIONS
CA400	2	SECTION
CA600	2	WINDOW SCHEDULE
CA650	2	DOOR SCHEDULE
CA660	2	H1 CALCULATIONS
CA661	2	H1 REFERENCES
CA700	2	KITCHEN JOINERY
CA701	2	BATHROOM
CA702	2	WC & LAUNDRY
CE200	2	LIGHTING & ELECTRICAL PLANS
CP200	2	PLUMBING & DRAINAGE PLANS

TYPE C

UNIT 13 - ORIENTATION AS PER SITE PLAN



designgroup

stapleton elliott

FLOOR PLAN

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

WALL BRACING

Refer to Bracing plan.

CLADDING

Refer to wall framing plan & elevations.

INTERNAL WALL LININGS

Internal non-wet areas to be lined with 10mm GIB Standard Plasterboard unless otherwise noted.

Internal wet-area & garage walls to be lined with 13mm GIB Aqualine Plasterboard unless otherwise noted. Level 4 finish throughout to receive paint finish.

Where applicable all Plasterboard components must be compatible with any fire rating requirements.

Lever type door handles to all doors fitted at 1000mm above FFL (unless internal access garage door). Garage door where provided for internal access is to be fitted with a door closer and the door handle located at 1500mm above FFL.

All selected door hardware should be easily operable by people with limited or reduced hand function and should avoid any small or round mechanisms.

Interior lockable hardware consider a locking mechanism that can be opened from outside in an emergency.

Insulate all external walls. Refer to H1 Report. Where applicable internal walls & ceilings adjoining garages to be insulated.

CEILINGINGS

Internal non-wet area ceilings to be lined with 13mm GIB Standard Plasterboard unless otherwise noted.

Internal wet-area ceilings to be lined with 13mm GIB Aqualine Plasterboard unless otherwise noted. Fixed over GIB Rondo Metal Batten Systems, Refer to manufacturers requirements.

S Ceiling mounted interconnected Type 1 domestic smoke alarms with test and hush buttons to comply with NZBC Section F7 Cl 3.2

ME Mechanical Ventilation - refer Mechanical Documentation

 Ceiling Access Hatch. Sellwood P30 access hatch with drop down ladder. 600x1300mm opening.

FLOOR FINISHES LEGEND

Skirting to be finger-jointed pine, 60x10mm bevelled profile to all interior walls. Paint colour - refer to selections.

Selected Carpet

Selected vinyl plank flooring

Selected wet area vinyl flooring

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

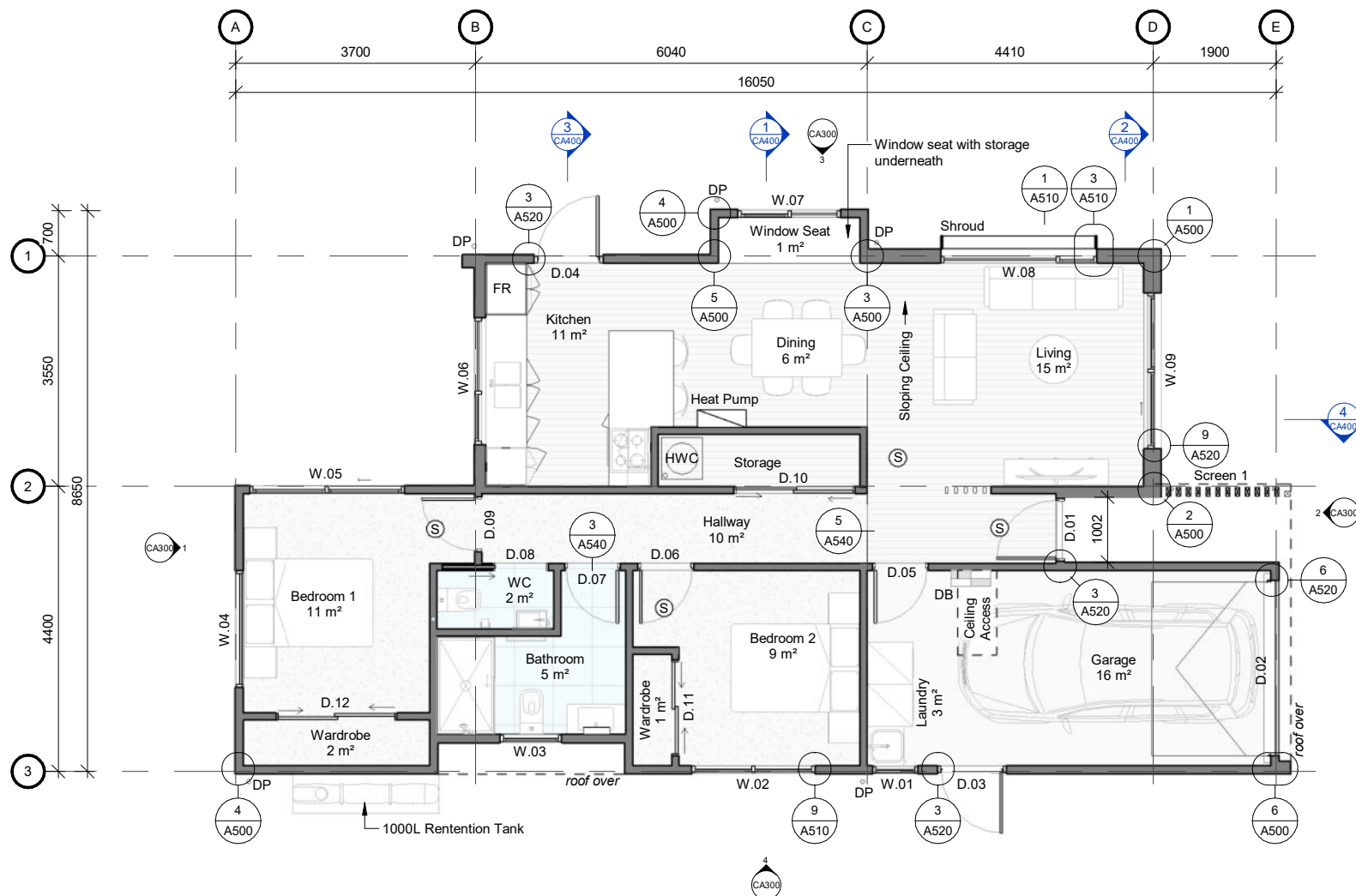
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
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FOUNDATIONS BY STRUCTURAL ENGINEER

Refer to structural engineer's PS1 drawings for further detail, preparation, materials and installation requirements.

Refer to H1 report for insulation

- Inspect and confirm that the soil conditions are as anticipated by the Geotechnical Investigation and report to conform to the requirements of the structural engineer's PS1 drawings.
- Refer to Geotech Report for all ground preparation detail requirements.
- Confirm all rebates / dimensions against the Architectural Floor Framing Plans prior to commencing works.
- Do not scale from these drawings. It is the responsibility of the Contractors & Sub-Contractors to confirm all dimensions on site prior to construction.

FOUNDATION PLAN

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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FLOOR FRAMING LEGEND

- Concrete Slab:**
Refer to structural engineer
- Openings Rebate:**
30mm deep, 90mm wide. Refer to wall framing plan for rough opening lengths.
- Brick Rebate:**
100mm deep, 115mm wide, length as dimensioned. refer to brick details
- Garage Door Rebate:**
Refer to garage door product information & door detail.
- Floor Penetrations:** (where applicable) dimensioned to centrepoint. Refer to services drawings for types and sizes.
- Posts:**
Encase timber post into concrete footing. Refer to structural engineer's PS1 drawings for post footing details.

2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

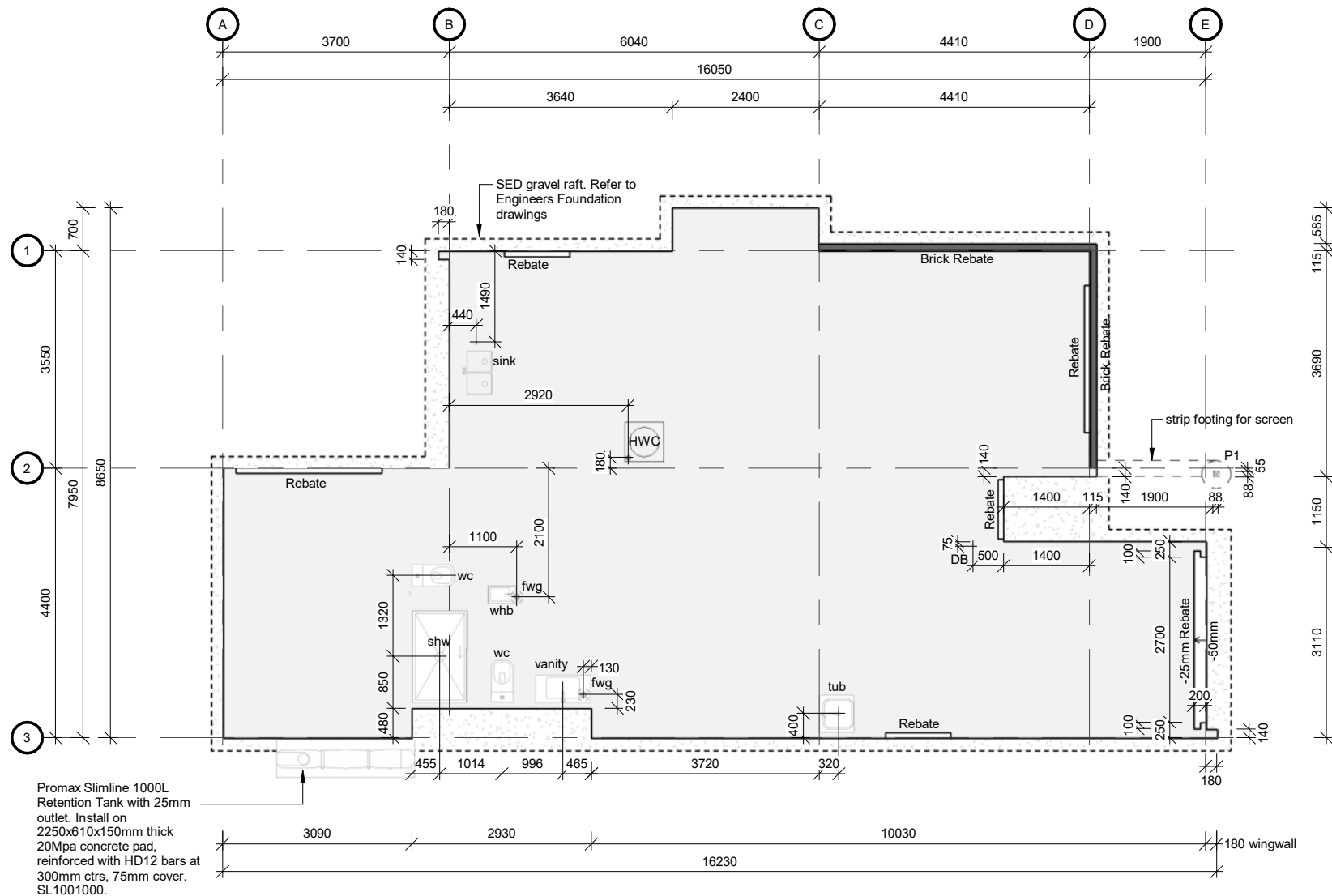
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

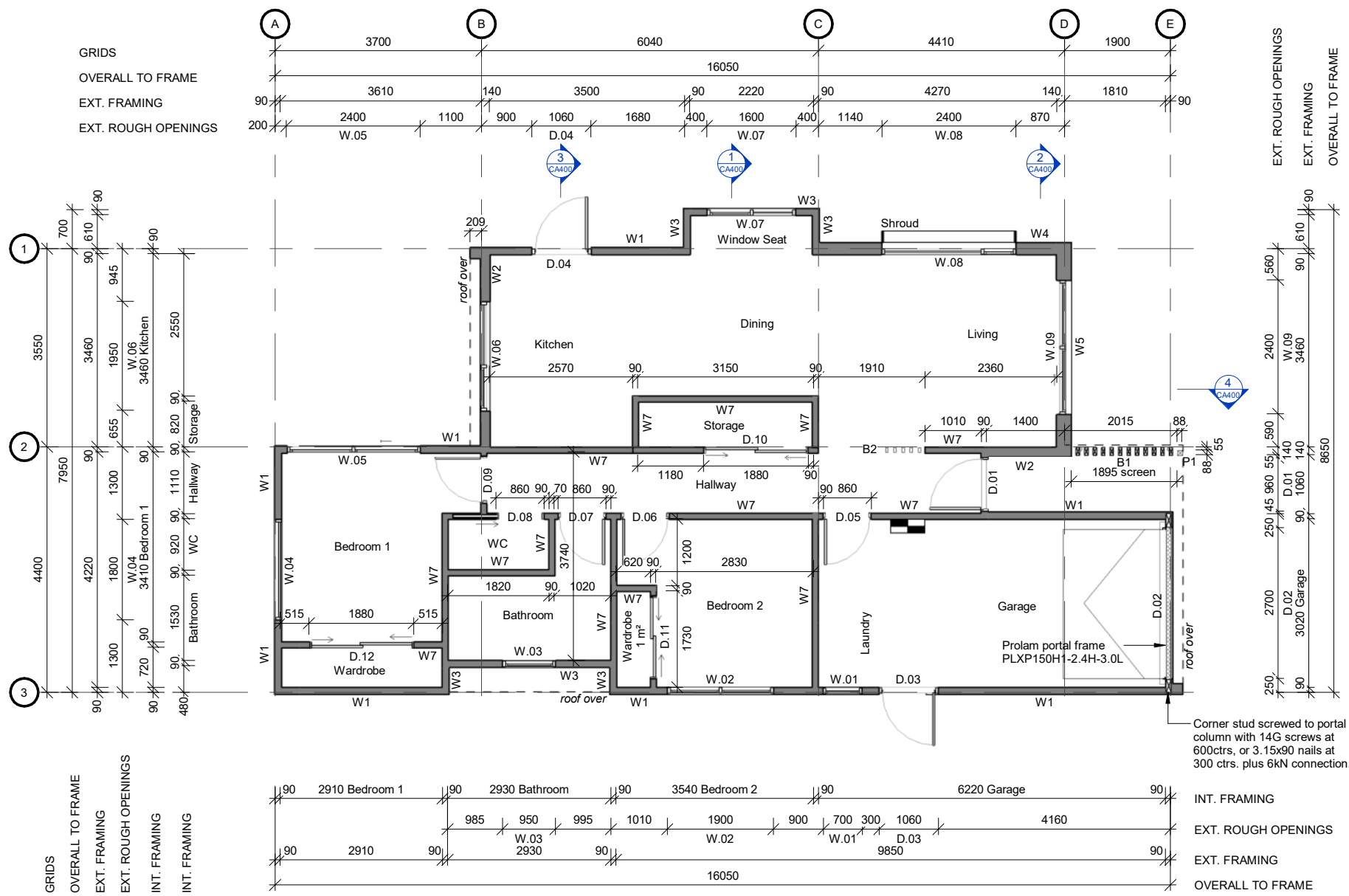
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Compliance with H1/AS1. Refer to calculations within drawing set.

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POST SCHEDULE	
Mark	Description
P1	Prolam Post 88x88 Visual PL12 H5 (PLP12H5-100)
Portal	Prolam portal frame PLXP150H1-2.4H-3.0L



WALL FRAMING NOTES

Read in conjunction with GA plans and specification. Wall framing shown only for clarity. Refer to bracing plan & calculations.

LINTEL FIXINGS

Lintel fixings to comply with Lumberlok Lintel Fixing Schedule, Alternative to table 8.14 & Figure 8.12 of NZS 3604:2011. Refer to Mitek on site guide included in product information.

TOP PLATE STIFFENER

Use LumberLok top plate stiffener detail where penetrations are made through the top plate. Alternative Solution to Fig. 8.20 of NZS3604:2011. Stiffener material: 1.55mm G300 Galvanised Steel

WALL TYPE LEGEND.

EXTERIOR WALLS

W1
 JH Oblique W/B staggered (2.4m)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens.
 CLADDING: James Hardie Oblique vertical Weatherboard Staggered.

W2
 JH Oblique W/B staggered (4.2m max)
 Refer to W1, structure to be 2/140x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.

W3
 JH Oblique W/B 200mm (2.4m)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens.
 CLADDING: James Hardie Oblique Weatherboard 200mm vertical

W4
 Brick Cladding (2.4m max.)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.
 AIR BARRIER: Masons Uni Pro CAVITY: 50mm. EH type Brick ties to be installed at 600ctrs horizontally, 400ctrs vertically. 300mm from openings, corners & top/bottom of wall.
 CLADDING: Midland Brick Tipico Range Albillo Brick, 230mm L x 76mm H x 70mm W.

W5
 Brick Cladding (4.3m max.)
 Refer to W4. At taller height framing is required to 2/140x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.

W6
 Metal Tray
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens at 600ctrs max. 1500ctrs max when behind Superdek Tray.
 CLADDING: Stratco 0.55BMT Superdek, JH vertical Oblique to entry side.

INTERIOR WALLS

W7
 (2.4m)
 STRUCTURE: 90x45 SG8 H1.2 treated timber framing. Studs at 600ctrs. nogs at 1350ctrs max. LININGS: 10mm GIB Standard unless noted otherwise. Refer to bracing plan. 13mm GIB Aqualine (Bathroom, WC & Garage)

WALL FRAMING

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**
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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

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POST SCHEDULE

Mark	Description
P1	Prolam Post 88x88 Visual PL12 H5 (PLP12H5-100)
Portal	Prolam portal frame PLXP150H1-2.4H-3.0L

MASONRY VENEER LINTEL SIZES

70MM THICK BRICKS

Lintel Span	Maximum Height of veneer supported (mm)		
	350mm	700mm	2000mm
0.8m	60x60x6L	60x60x6L	60x60x6L
2.0m	60x60x6L	60x60x6L	60x60x6L
2.5m	60x60x6L	80x80x6L	80x80x6L
3.0m	80x80x6L	80x80x6L	152x75x6L
3.5m	80x80x6L	80x80x6L	152x75x6L
4.0m	80x80x8L	125x75x6L	125x75x10L
4.5m	125x75x10L	125x75x10L	-
4.8m	125x75x10L	125x75x10L	-

E2/AS1 table 18E

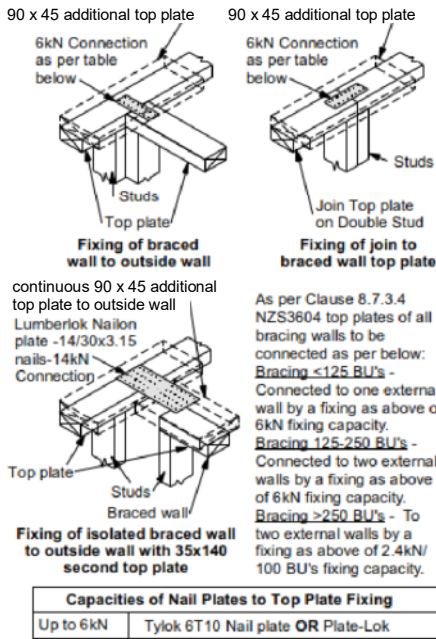
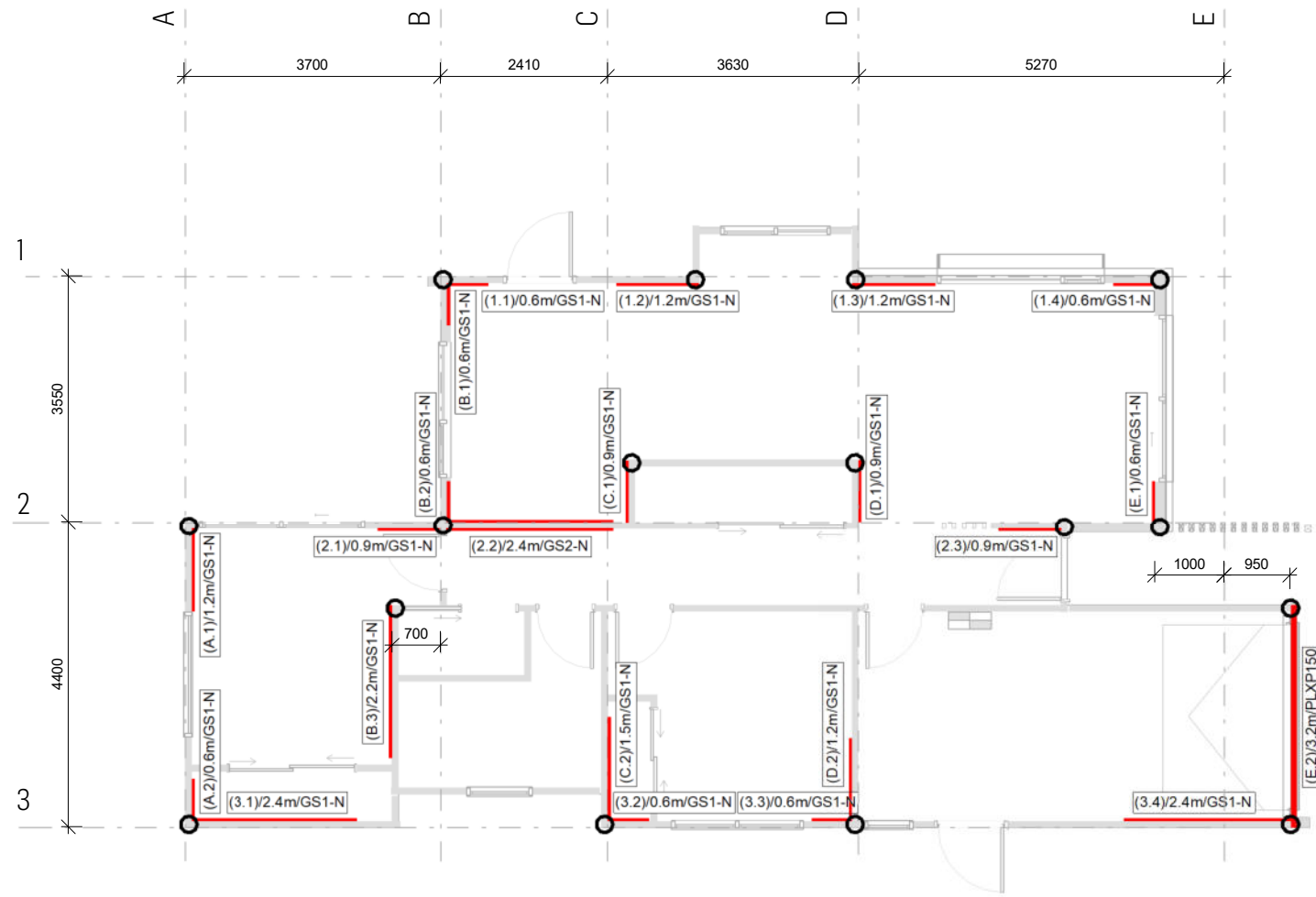
W.08	Head 80x80x6L
W.09	Head 152x75x6L

LINTEL SCHEDULE

Mark	R.O.	Load.D	Lintel	Fixing
W.01	700	2110	2/90x45 SG8	Mitek F
W.02	1900	2565	2/140x45 SG8	Mitek F
W.03	950	1870	2/90x45 SG8	Mitek E
W.04	1800	2110	2/140x45 SG8	Mitek F
W.05	2400	2110	2/190x45 SG8	Mitek G
W.06	2150	1730	2/190x45 SG8 Min.	Mitek F
W.07	1600	1625	2/140x45 SG8	Mitek F
W.08	2400	1730	2/190x45 SG8	Mitek F
W.09	2400	1730	2/190x45 SG8 Min.	Mitek F

LINTEL SCHEDULE

Mark	R.O.	Load.D	Lintel	Fixing
B1	2000	600	PL12H3-150100	Prolam
B2	1900	2110	2/190x45 SG8	Mitek F
D.01	1060	2110	2/90x45 SG8	Mitek F
D.02	2700	Trimmer	PLXP150H1-2.4H-3.0L	Portal Frame
D.03	1060	2110	2/90x45 SG8	Mitek F
D.04	1060	1730	2/90x45 SG8	Mitek F
D.05	860	Trimmer	90x45 SG8	N/A
D.06	860	Trimmer	90x45 SG8	N/A
D.07	860	Trimmer	90x45 SG8	N/A
D.08	860	Trimmer	90x45 SG8	N/A
D.09	860	Trimmer	90x45 SG8	N/A
D.10	1880	2520	2/140x45 SG8	Mitek F
D.11	1480	Trimmer	90x45 SG8	N/A
D.12	1880	Trimmer	2/90x45 SG8	N/A



BRACING NOTES

- Bracing plan must be read in conjunction with the appended GIB bracing calculations.
- Install all bracing elements as per manufacturers documentation.
- Refer to roof plan and Mitek roof bracing specification included in the architectural specification for roof bracing requirements & installation.
- Truss to top plate connections by truss detailer.

BRACING ELEMENTS

GS1-N = Any 10mm or 13mm GIB Standard plasterboard on one side.

GS2-N = Any 10mm or 13mm GIB Standard plasterboard fixed to each side of the wall framing.

For GS1-N & GS2-N bracing elements Install bottom plate anchors to meet the requirements of NZS3604:2011 below. Alternatively interior walls can be fixed with 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm there after.

PLXP150H1-2.4H-3.0L = Prolam PLX timber portal frame. Opening size 2200x2720mm. 240x90mm post size. Refer to appended product information for further information.

BOTTOM PLATE ANCHORS

Proprietary anchors shall be within 150mm of each end of the plate and be spaced at a maximum of 900mm. (NZS3604: 7.5.12.2)

External Walls: proprietary anchors should meet the minimum capacity as follows.

- horizontal loads in the plane of the wall = 2 kN
- horizontal loads out of the plane of the wall = 3kN
- vertical loads in axial tension of the fastener =7kN

Internal Walls:

- Horizontal loads in the plane of the wall =2kN
- Horizontal loads out of the plane of the wall =2kN

TOP PLATE CONNECTIONS

- At connections between two top plates where bracing elements exist a connection plate with a minimum capacity of 6kN must be installed to comply with NZS3604:2011 Section 8.7.3.4

BRACING PLAN

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
	NO. DESCRIPTION	DATE

Site Information

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 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

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Compliance with H1/AS1. Refer to calculations within drawing set.

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10/09/2025

CA240

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ROOF PLAN

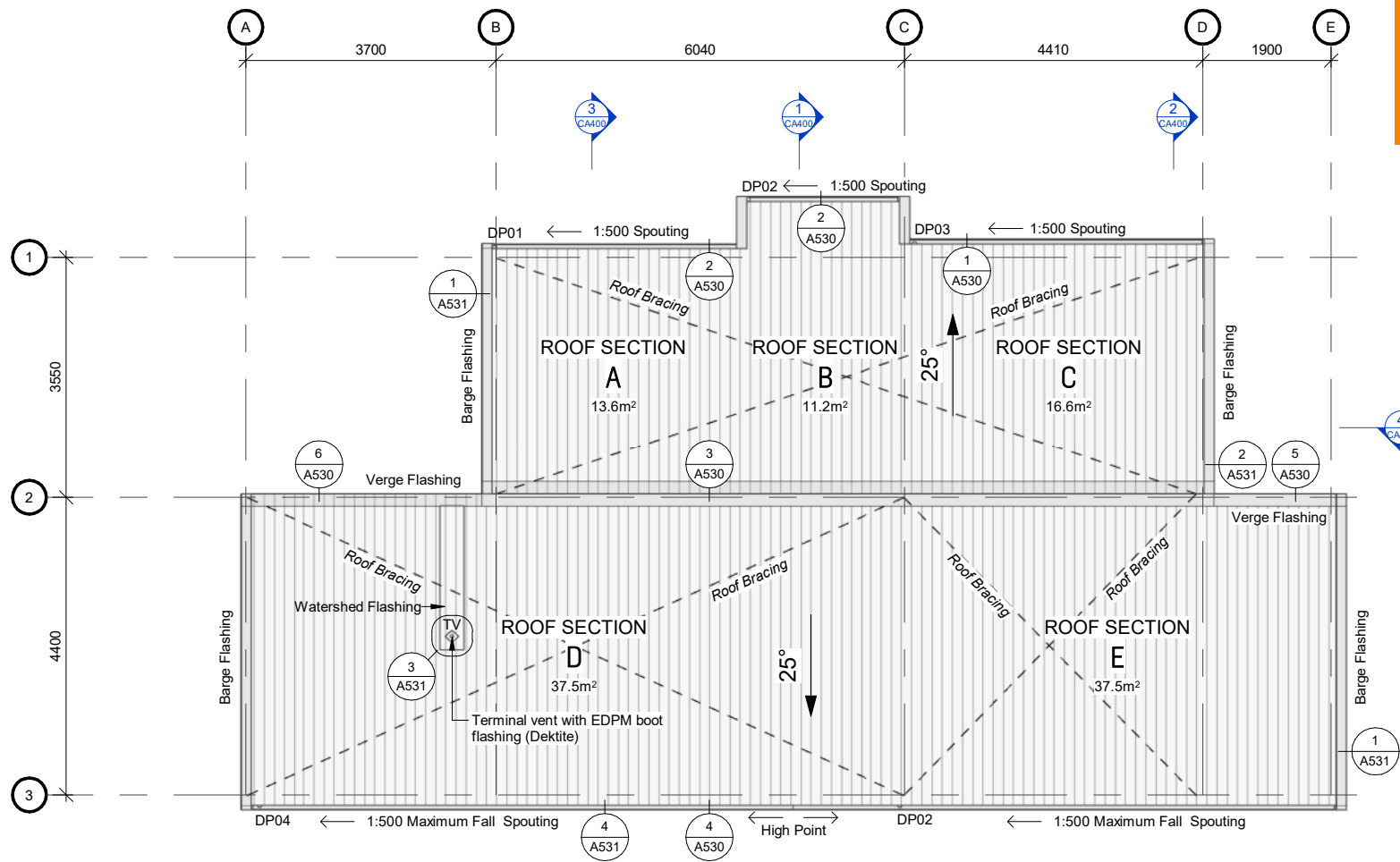
TYPE C

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 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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1 ROOF PLAN
 CA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

ROOF CLADDING NOTES

- Roof Material** Stratco Superdek Roofing, 0.55BMT. Colorsteel Maxam.
- Roof Underlay** Thermakraft Covertek 405 or similar approved with Roofing manufacturer
- Purlins** Purlins to be 70x45 SG8 H1.2 treated on flat at 900ctrs max. Fix at every intersection with roof framing with 1/10g self drilling screws, 80mm long. Purlin to be spaced 600mm from fascia & ridge boards as required by the allowed roofing end span.
- Outriggers** 45x90mm SG8 H1.2 on flat at 600ctrs max. All joints fixed with a minimum of 2/90x3.15mm nails.
- Roof Framing** Trusses: Refer to truss manufacturers layouts & PS1.

Rafter: NZS3604:2011 table 10.1 Ribbon plate: Ribbon plate fixed to wall framing with mitek stringer to stud type L fixing (3x90mm x 3.15 dia. nails + 2x BOWMAC StudLok SL125 @600ctrs max).
- Roof Insulation** Refer to H1 Calculations & Sections
- Soffit Lining** 6mm JH Villaboard, butt jointed no PVC joiners
- Flashings** 0.7BMT Colorsteel Maxam, Refer to selections for colour.
- Fascia** Metalcraft 185 metal fascia. Colorsteel Maxam.

ROOF STRUCTURE

- Refer to structural engineers drawings & truss detailers layout.
- Roof bracing consisting of diagonally opposing pair of continuous steel straps with min 4kN capacity in tension. Fixed to each truss top chord and top plate per manufacturers requirements

SURFACE WATER CALCULATIONS

- ROOF SECTION A**
 Roof Area: 13.6m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP01: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION B**
 Roof Area: 11.2m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP02: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION C**
 Roof Area: 16.6m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP03: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION D**
 Roof Area: 35.7m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP04: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION E**
 Roof Area: 35.7m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP05: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25

Site Information

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 Exposure Zone: B
 Lee Zone: No
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 Wind Zone: High
 Corrosion Zone: B

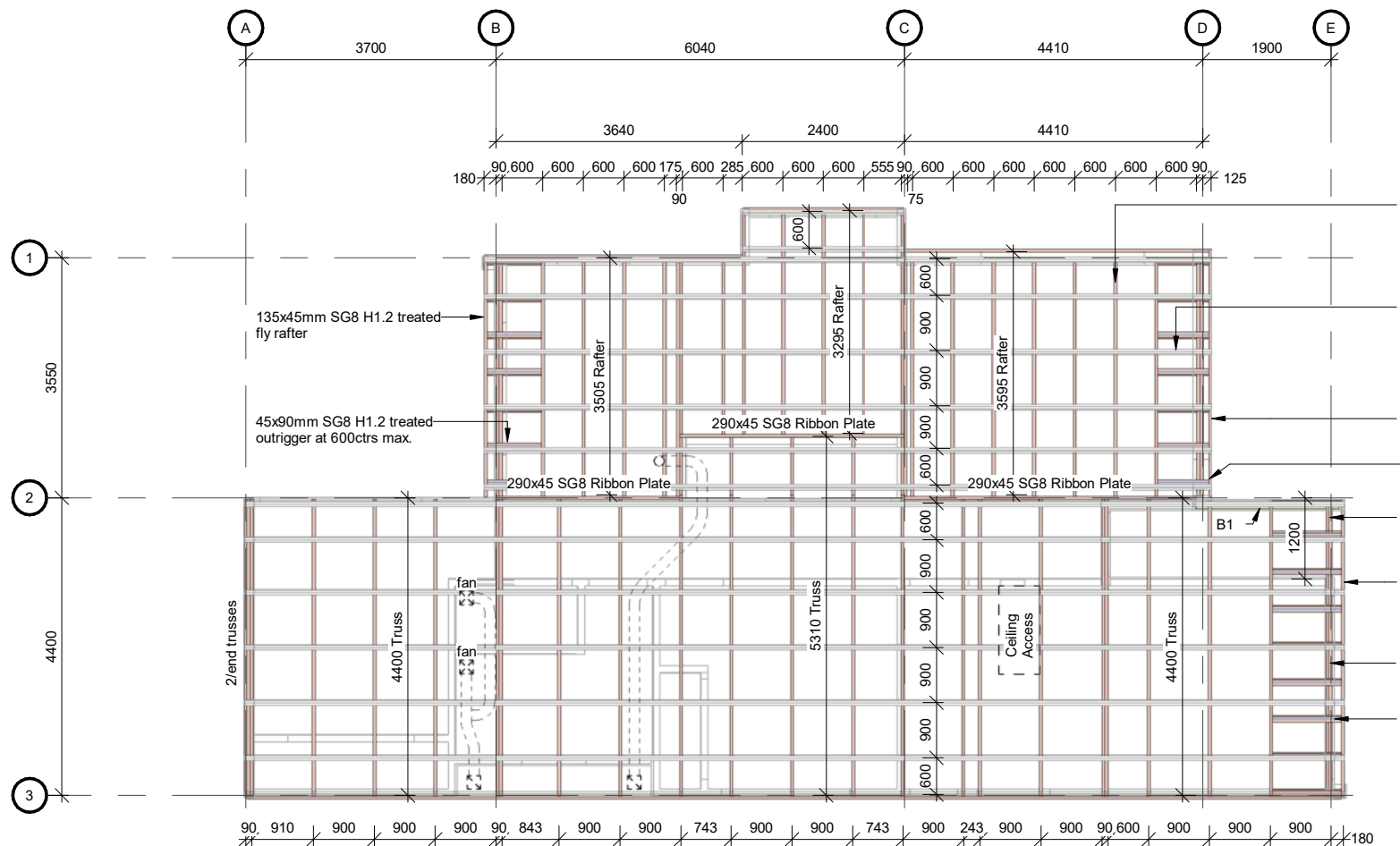
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 Compliance with H1/AS1. Refer to calculations within drawing set.

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2 ROOF FRAMING PLAN
 CA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



BUILDING ENVELOPE RISK MATRIX		
High Wind Zone		
RISK FACTOR	RISK SEVERITY	RISK SCORE
Wind Zone (Per NZS 3804)	High	1
Number of storeys	Low	0
Roof/Wall intersection design	Medium	1
Eaves Width	Very High	5
Envelope complexity	High	3
Deck Design	Low	0
Total Risk Score:		10

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Hastings District Council
10/09/2025

CA300 REV.2

ELEVATIONS

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
C	Requested Updates	16.07.25
B	Requested Updates	10.07.25

Site Information

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 Lee Zone: No
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 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

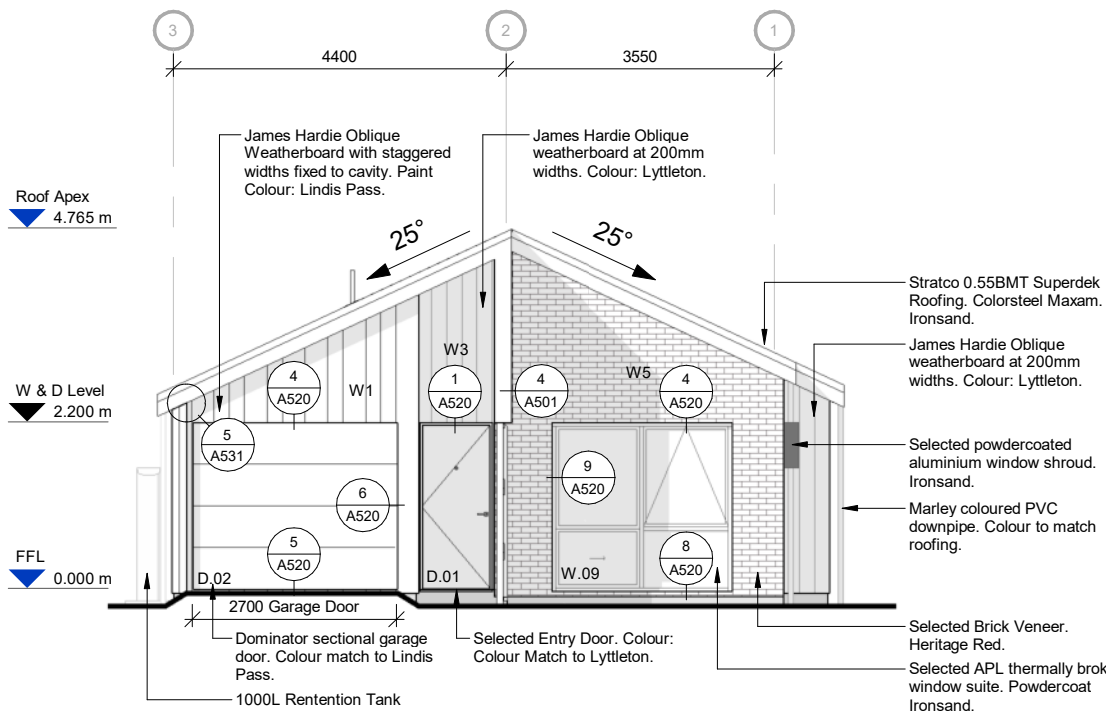
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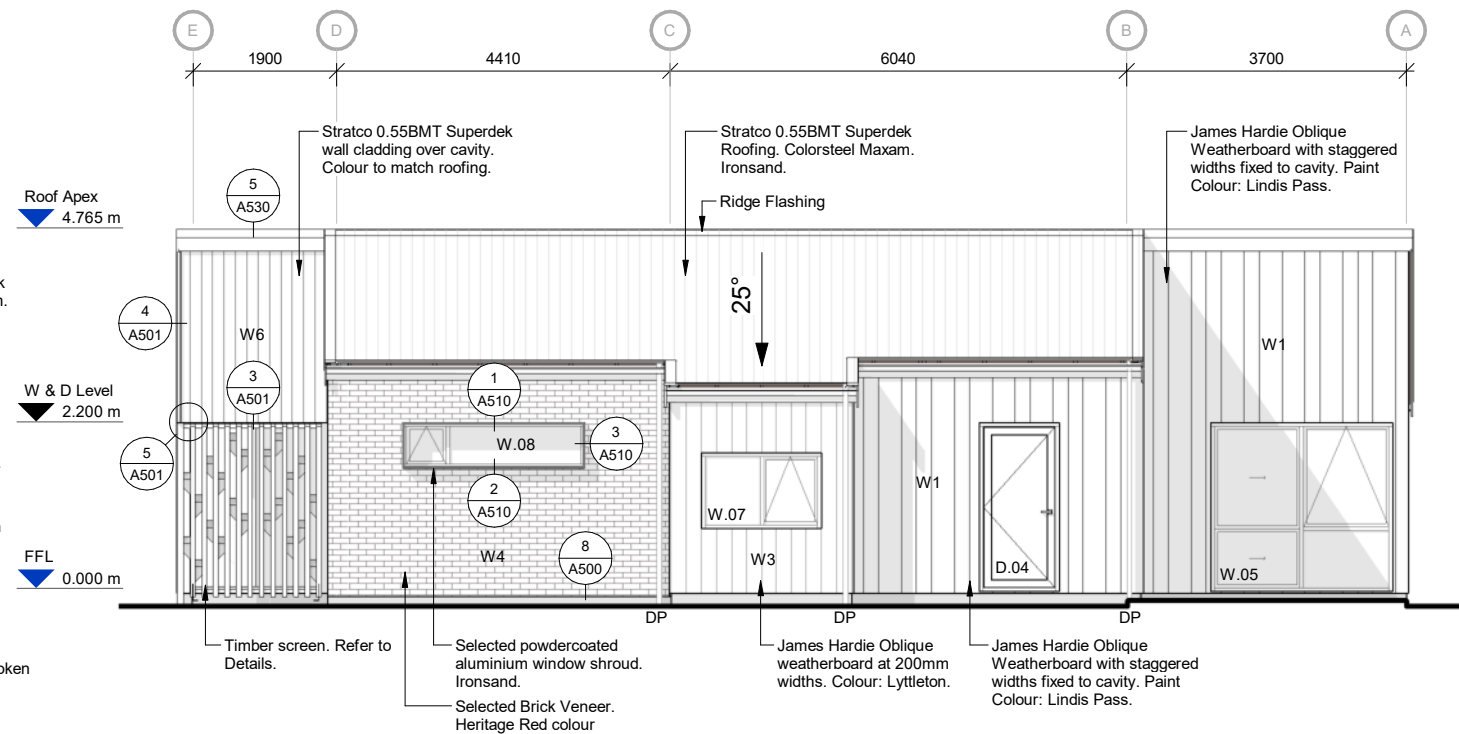
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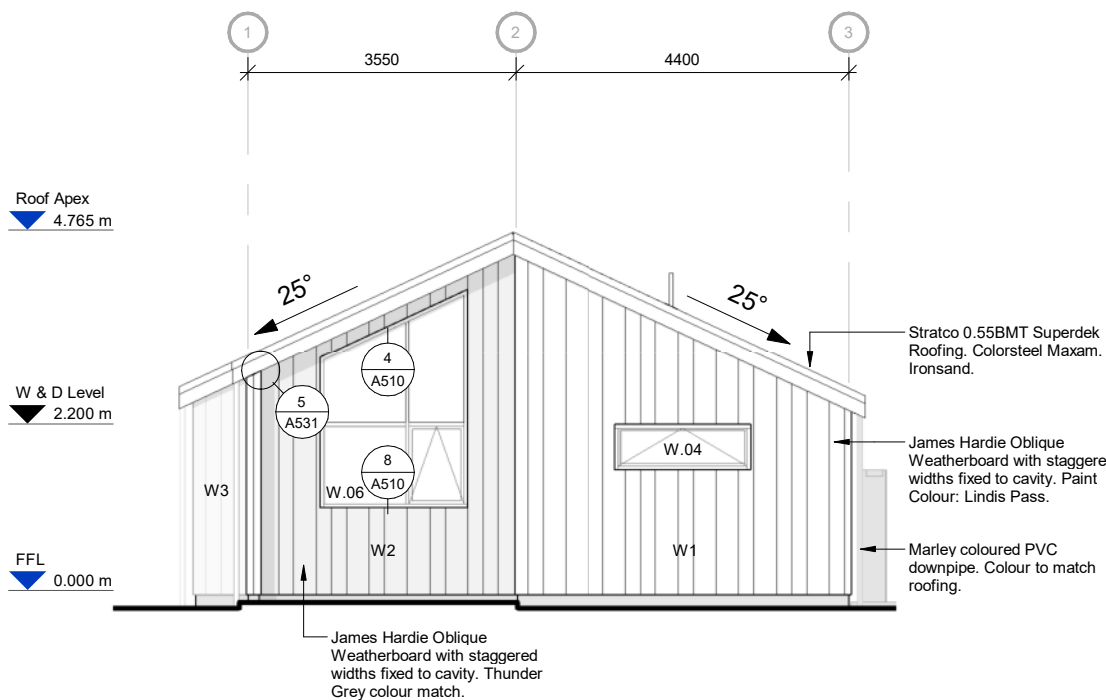
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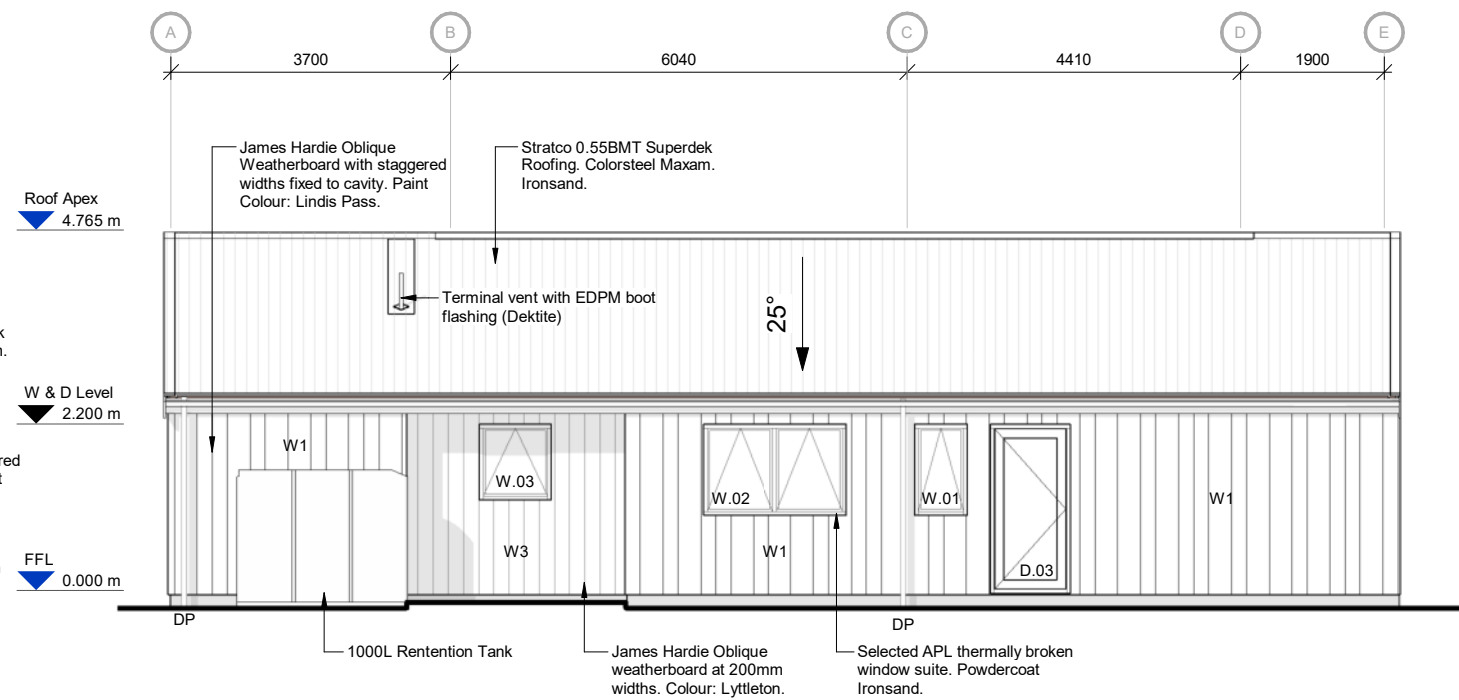
2 TYPE C - Front Elevation.
 CA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 TYPE C - Living Side Elevation
 CA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



1 TYPE C - Back Elevation.
 CA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 TYPE C - Bedroom Side Elevation
 CA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

CA400 REV.2

SECTION

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE

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 Lee Zone: No
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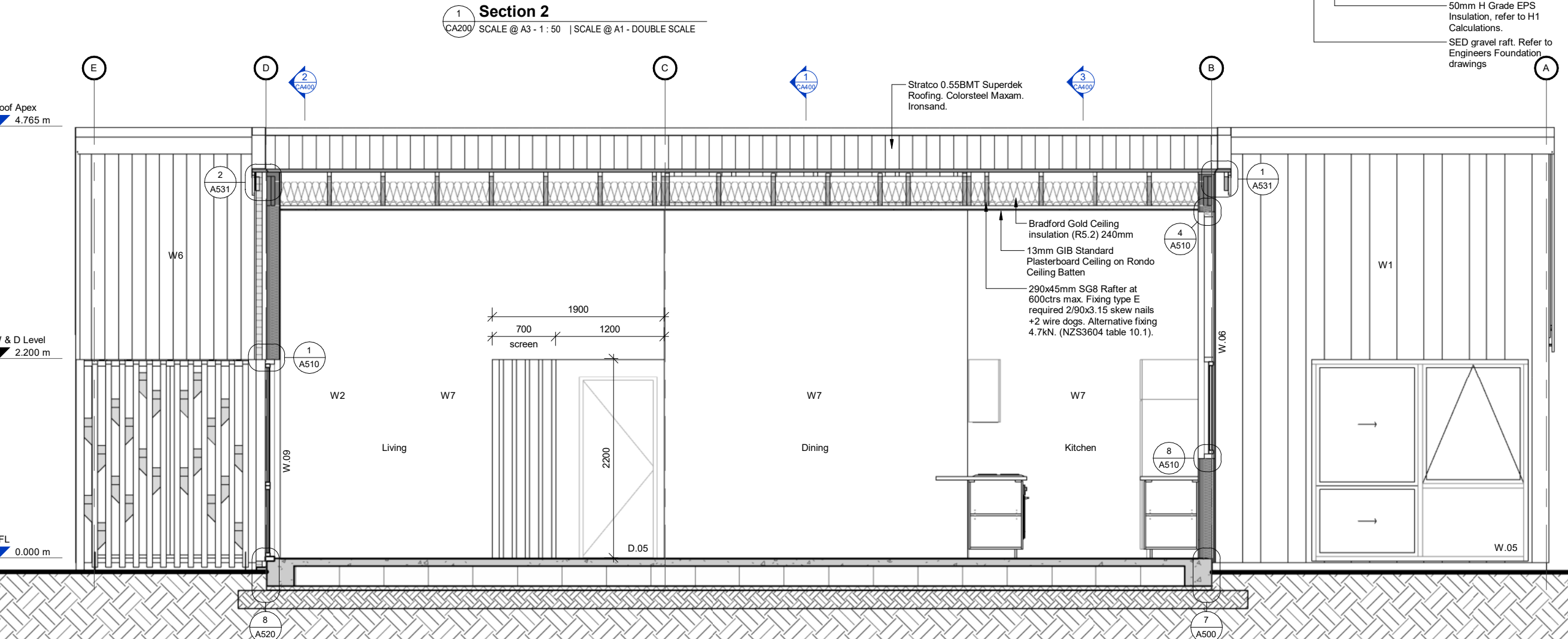
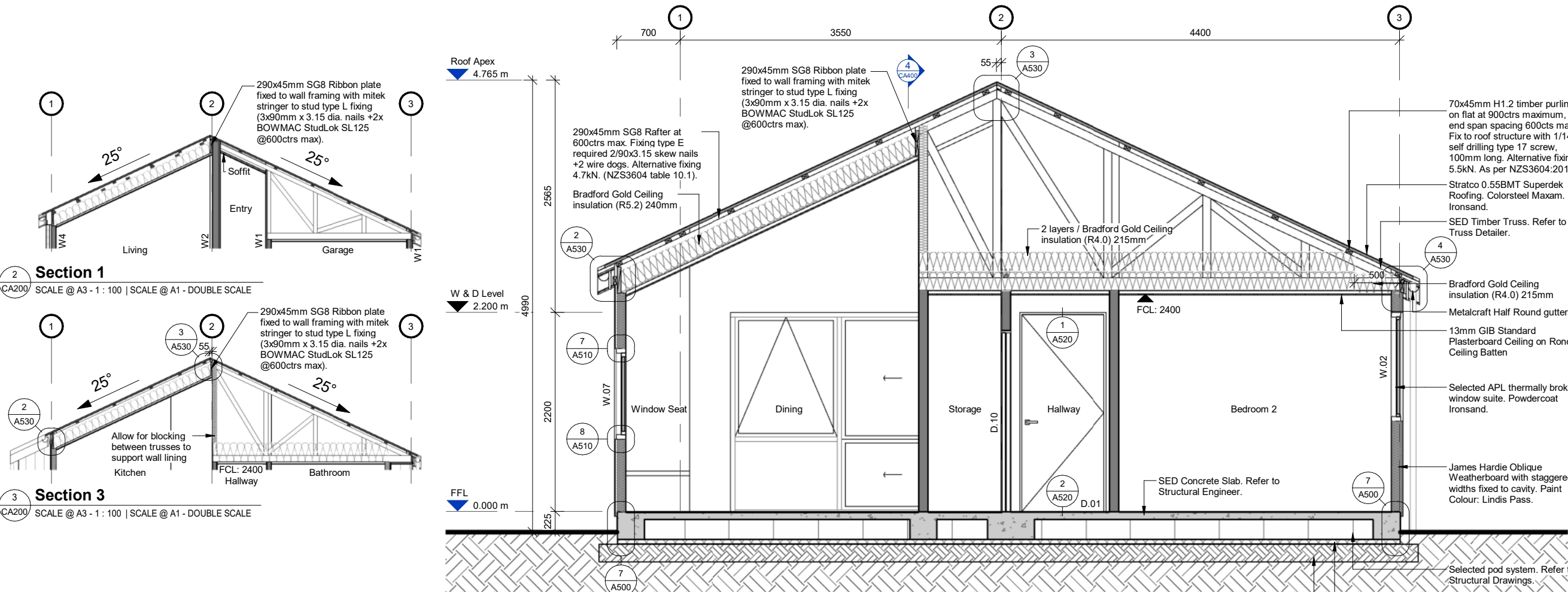
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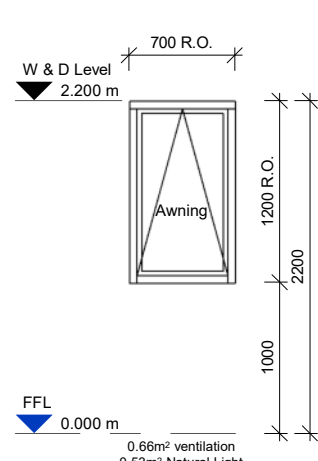
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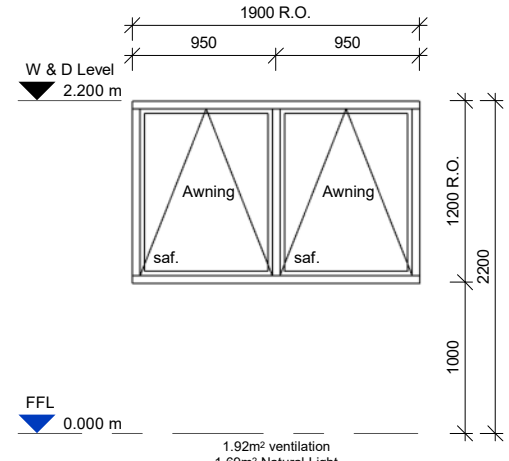
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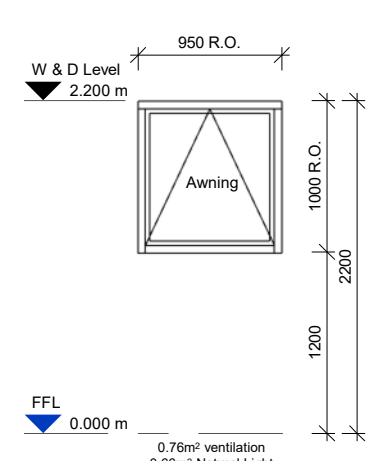




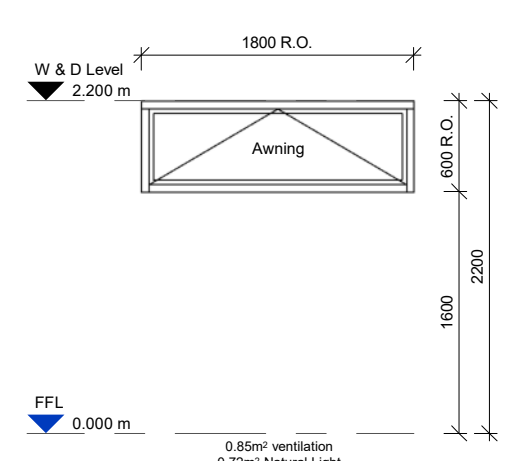
W.01
 LOCATION: Garage
 DESCRIPTION: Awning Window
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



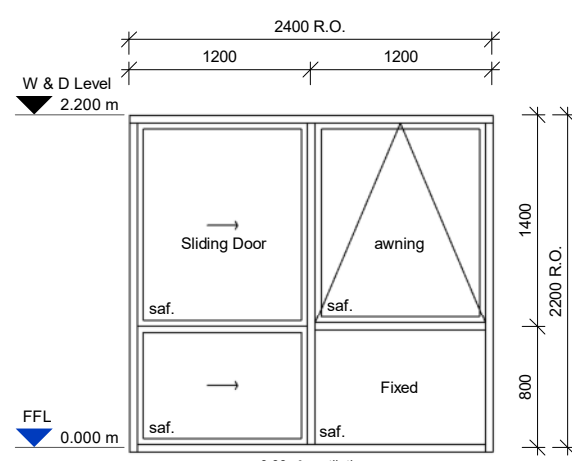
W.02
 LOCATION: Bedroom 2
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



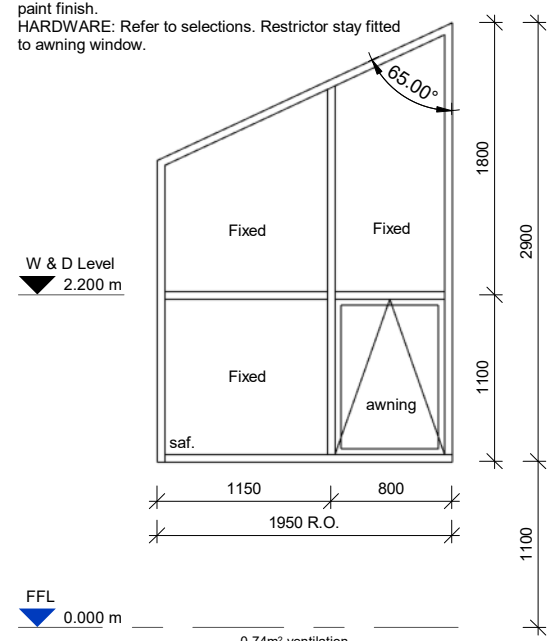
W.03
 LOCATION: Bathroom
 DESCRIPTION: Awning window + fixed bottom panel.
 GLAZING: Double Glazed, Opaque Privacy Film
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



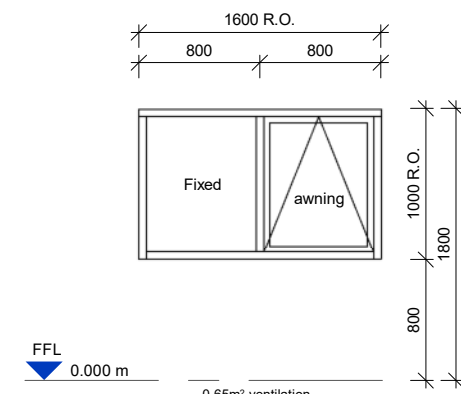
W.04
 LOCATION: Bedroom 1
 DESCRIPTION: Fixed window
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



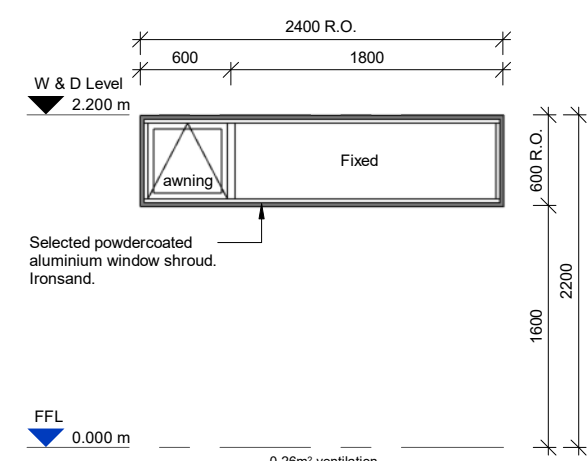
W.05
 LOCATION: Bedroom 1
 DESCRIPTION: Glazed sliding door + awning window
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Selected pull hardware + lock. Restrictor stay to awning window.



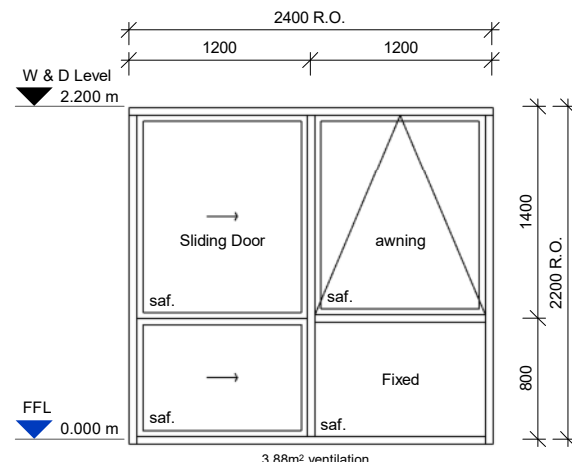
W.06
 LOCATION: Kitchen
 DESCRIPTION: Window to ceiling with awning pane.
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



W.07
 LOCATION: Window Seat
 DESCRIPTION: Fixed + awning window
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



W.08
 LOCATION: Living
 DESCRIPTION: Fixed + awning window with proprietary shroud.
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



W.09
 LOCATION: Living
 DESCRIPTION: Glazed sliding door + awning window
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.

WINDOW & DOOR NOTES

- GENERAL**
- Contractor is to use the specification in conjunction with these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.
 - Door & Window schedules must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to DGSE prior to proceeding with the works.
 - Contractor to verify handings & quantities and provide shop drawings prepared by joinery manufacturer for DGSE's approval prior to fabrication.
 - Dimensions are rough opening sizes & openings must be confirmed on site before fabrication.
 - Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.
 - Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.
 - All windows and doors, including glazing, MUST be protected during construction.

ARCHITRAVES / LININGS

- All exterior joinery to have 20mm architraved timber linings.
- All interior doors to have 20mm architraved timber jambs.

ALUMINIUM JOINERY

- Install following manufacturer's written specification and recommendations.
- 10mm tolerance gap required around heads and reveals of all windows and doors.
- All exterior windows and doors to be powdercoated (minimum of 60 microns). All extruded/pressed sills to be powdercoated (minimum 120 microns). Closed ends to be factory welded, NO site welding / NO site cutting / NO site drilling.
- Double draught seals are required around all operable elements and must be continuous. All seals must be suitable for the selected window/door.
- Continuous air seal required around window - refer to details and specification.
- Depth of flexible sealant to be half the width of seal and applied in a single application in accordance with the manufacturer's recommendations to provide a watertight seal of 600Pa.
- Refer specification for thermal performance requirement.

GLAZING

- Weighted & sized for application in accordance with NZS 4223. Refer specification for thermal performance requirements.
- Safety glazing, when required, to be heat soaked toughened safety glass to the thickness required by NZS 4223. Generally safety glazing required for fully framed panels greater than 500x1000mm and within 800mm of the floor, or for side panels greater than 500x1000mm or within 800mm of the floor. Safety glazing required for any door (except vision panel), wet area or any internal partition.
- Restrictor stays to be provided for all opening sashes.
- Obscure glazing to all windows in bathroom & WC.

Refer to Door schedule for ventilation & natural lighting calculations

WINDOW SCHEDULE

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

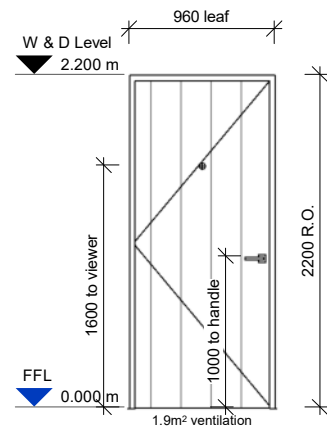
NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

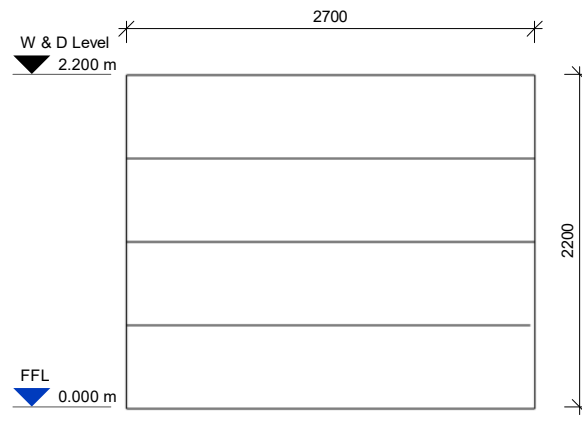
Compliance with H1/AS1. Refer to calculations within drawing set.

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

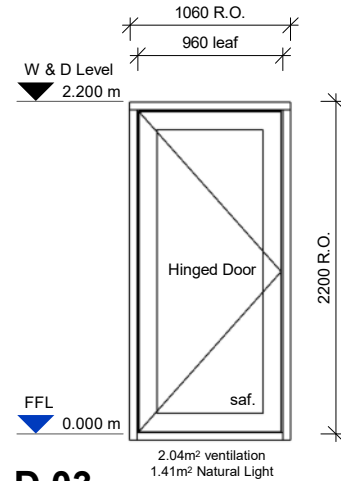
CA650 REV.2



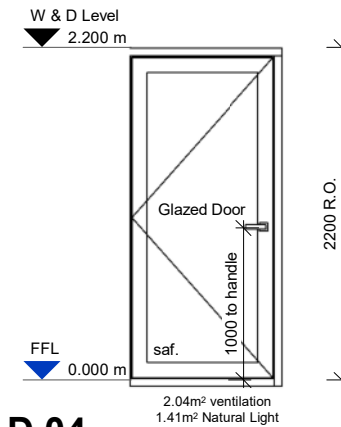
D.01
 LOCATION: Front Door
 DESCRIPTION: Exterior powdercoated front door leaf.
 FRAME: Exterior powdercoated front door leaf
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Refer to selections. Euro-cylinder lock or equivalent. lever type handles, keyless exit.



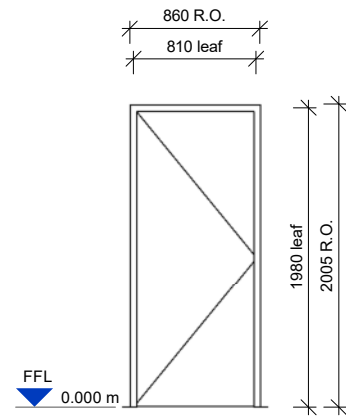
D.02
 LOCATION: Garage
 DESCRIPTION: Dominator sectional garage door.
 Colour match to Lindis Pass.
 HARDWARE: Selected garage door motor



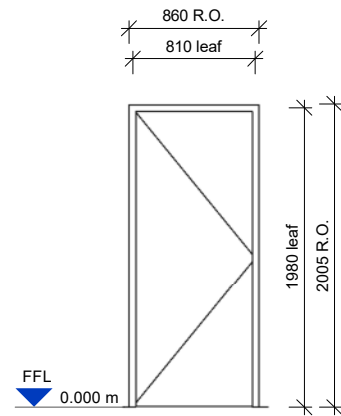
D.03
 LOCATION: Garage
 DESCRIPTION: Hinged glazed door
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections.



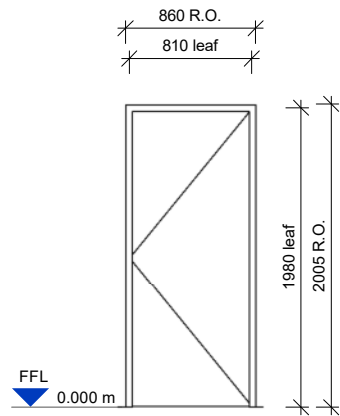
D.04
 LOCATION: Kitchen
 DESCRIPTION: Hinged glazed door
 GLAZING: Double Glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections.



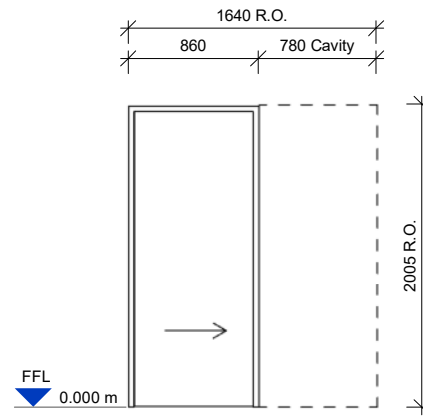
D.05
 LOCATION: Garage
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



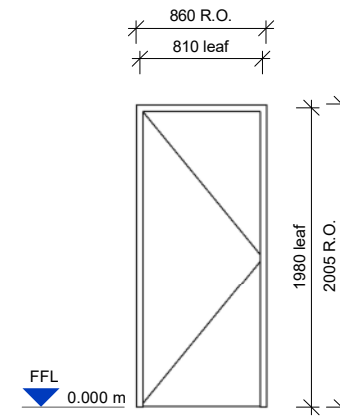
D.06
 LOCATION: Bedroom 2
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



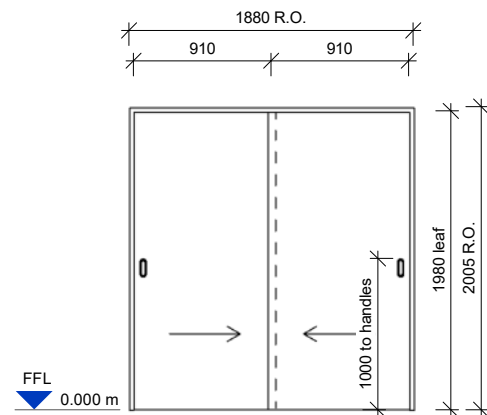
D.07
 LOCATION: Bathroom
 DESCRIPTION: EPS core hinged interior door. 20mm undercut.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



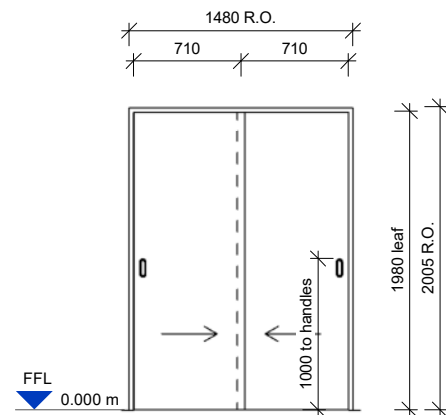
D.08
 LOCATION: WC
 DESCRIPTION: EPS core sliding interior door. 20mm undercut.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: CS cavity slider frame/track & pull style handles



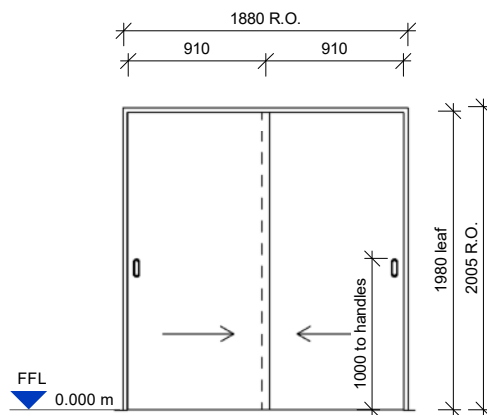
D.09
 LOCATION: Bedroom 1
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



D.10
 LOCATION: Storage
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: Timber jamb
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles



D.11
 LOCATION: Bedroom 2
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: Timber jamb
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles



D.12
 LOCATION: Bedroom 1
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: Timber jamb
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles

WINDOW & DOOR NOTES

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 - Dimensions are rough opening sizes & openings must be confirmed on site before fabrication.
 - Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.
 - Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.
 - All windows and doors, including glazing, MUST be protected during construction.

ARCHITRAVES / LININGS

- All exterior joinery to have 20mm architraved timber linings.
- All interior doors to have 20mm architraved timber jambs.

VENTILATION & NATURAL LIGHT

Garage Area: 18.6m ²	Ventilation required: 5%=0.93m ² G4 Achieved: 2.70m² Illuminance required: 10%=1.86m ² G7 Achieved: 1.94m²
Kitchen/ Dining/Living /Hallway Area: 43.4m ²	Mechanical extract fan and, Ventilation required: 5%=2.17m ² G4 Achieved: 7.43m² Illuminance required: 10%=4.34m ² G7 Achieved: 9.55m²
WC Area: 1.6m ²	Combined natural & mechanical ventilation. Intermitent extract fan 50L/s min. flow rate, 20mm undercut to door. Artificial lighting
Bedroom 1 Area: 10.5m ²	Ventilation required: 5%=0.52m ² G4 Achieved: 4.73m² Illuminance required: 10%=1.05m ² G7 Achieved: 4.92m²
Bedroom 2 Area: 9.2m ²	Ventilation required: 5%=0.46m ² G4 Achieved: 1.92m² Illuminance required: 10%=0.92m ² G7 Achieved: 1.69m²
Bathroom Area: 5.4m ²	Mechanical extract fan and, Ventilation required: 5%=0.27m ² G4 Achieved: 0.76m² Illuminance: 10%=0.54m ² G7 Achieved: 0.66m²

DOOR SCHEDULE

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Wellington	+64 4 920 0032	wn@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

H1/AS1 REFERENCE BUILDING CALCULATIONS

Total Wall + Glazing Area	Reference Wall Area (70% total)	Reference Window Area (30%)
143.62 m ²	100.53	43.09

$$HL_{reference} = \frac{A_{roof} + A_{skylight}}{6.6} + \frac{A_{70\% \text{ of the total wall area}}}{2} + \frac{A_{slab \text{ on ground floor}}}{1.5} + \frac{A_{other \text{ floor}}}{2.5} + \frac{A_{30\% \text{ of total wall area}}}{0.46}$$

$$13.00 + 50.22 + 56.22 + 0 + 93.58 = \mathbf{213.02 \text{ Net Heat Loss}}$$

H1/AS1 PROPOSED BUILDING CALCULATIONS

$$HL_{proposed} = \frac{A_{roof}}{R_{roof}} + \frac{A_{wall}}{R_{wall}} + \frac{A_{floor}}{R_{floor}} + \frac{A_{glazing}}{R_{window}} + \frac{A_{door, \text{ opaque}}}{R_{door, \text{ opaque}}} + \frac{A_{skylight}}{R_{skylight}}$$

$$16.18 + 51.53 + 52.71 + 64.58 + 8.57 + \text{N/A} = \mathbf{193.57 \text{ Net Heat Loss}}$$

Glazing Percentage of total wall area: **17.7%**

Proposed building thermal performance exceeds reference performance by: **8.47%**

H1 Result: **PASS**

ELEMENT AREA'S / R VALUES

Roofs	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
ROOF 1	ROOFING: Stratco 0.55BMT Superdek roofing. PURLINS: 70x45mm SG8 H1.2 treated at 900ctrs max. 600mm end spans. STRUCTURE: SED timber trusses at 900ctrs max. CEILING: GIB Rondo Ceiling Battens	2 layers / Bradford Gold Ceiling Insulation (R4.0) 215mm	44.90 m ²	5.9	6.6	7.61
ROOF 2	Truss Heel Feathered. Refer to description of Roof 1 for buildup.	Bradford Gold Ceiling Insulation (R4.0) 215mm	3.41 m ²	3.46	6.6	0.98
ROOF 3	ROOFING: Stratco 0.55BMT Superdek Tray PURLINS: 90x45mm SG8 H1.2 treated at 900ctrs max. 600mm end spans. STRUCTURE: 290x45mm SG8 H1.2 treated rafters at 600ctrs max. CEILING: GIB Rondo Ceiling Battens	Bradford Gold Ceiling (R5.2) 240mm	37.56 m ²	4.95	6.6	7.59
			85.86 m ²			16.18

Wall	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
W1	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max. AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens. CLADDING: James Hardie Oblique vertical Weatherboard Staggered.	Bradford Gold Wall (R2.8) 90mm	49.52 m ²	2.27	2	21.81
W2	Refer to W1, structure to be 2/140x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.	Bradford Gold Wall (R2.8) 90mm	14.55 m ²	2.46	2	5.92
W3	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max. AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens. CLADDING: James Hardie Oblique Weatherboard 200mm vertical	Bradford Gold Wall (R2.8) 90mm	21.11 m ²	2.27	2	9.30
W4	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs. AIR BARRIER: Masons Uni Pro CAVITY: 50mm. EH type Brick ties to be installed at 600ctrs horizontally, 400ctrs vertically. 300mm from openings, corners & top/bottom of wall. CLADDING: Midland Brick Tipico Range Albillo Brick. 230mm L x 76mm H x 70mm W.	Bradford Gold Wall (R2.8) 90mm	10.72 m ²	2.24	2	4.79
W5	Refer to W4. At taller height framing is required to 2/140x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.	Bradford Gold Wall (R2.8) 90mm	9.53 m ²	2.29	2	4.16
W7	STRUCTURE: 90x45 SG8 H1.2 treated timber framing. Studs at 600ctrs, nogs at 1350ctrs max. LININGS: 10mm GIB Standard unless noted otherwise, Refer to bracing plan. 13mm GIB Aqualine (Bathroom, WC & Garage)	Bradford Gold Wall (R2.8) 90mm	13.00 m ²	2.34	2	5.56
			118.43 m ²			51.53

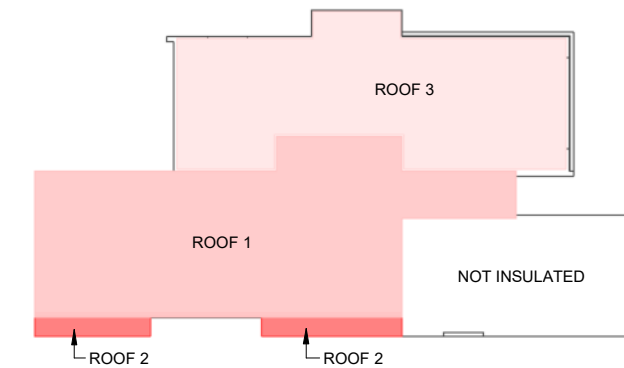
Floors	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
FLOOR 1	SED concrete raft floor	Firth Ribraft 220mm Pods + 50mm H Grade EPS Underslab	84.35 m ²	1.6	1.5	52.72
			84.35 m ²			52.72

Glazing	Description	Glazing	Area	Construction R Value	Reference R Value	Proposed Heat Loss
Windows	Selected Thermally Broken Aluminium Joinery	Double Glazing, Low E IGU (R0.39)	25.19 m ²	0.39	0.46	64.58
			25.19 m ²			64.58

Doors	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
D.01	Exterior powdercoated front door leaf.		2.11 m ²	0.329	0.46	6.42
D.05	EPS core hinged interior door		1.72 m ²	0.8	0.46	2.16
			3.84 m ²			8.57

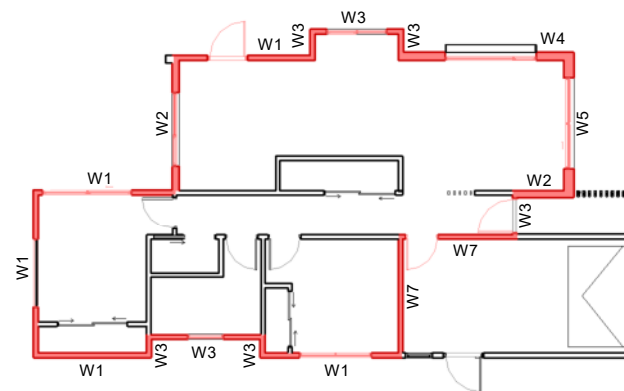
NOTES

- This calculation qualifies as an acceptable solution under Energy Efficiency Acceptable Solution H1/AS1 5th edition amendment 1 clause 2.1.3 (4/08/22) where the proposed building total heat loss is less than the reference building total heat loss, and the glazing area is no greater than 40% of the total wall area.
- Construction R- values are based on the following sources:
 - Design Navigator R-value calculator
 - H1/AS1 (5th edition)
 - Firth Ribraft R value calculator



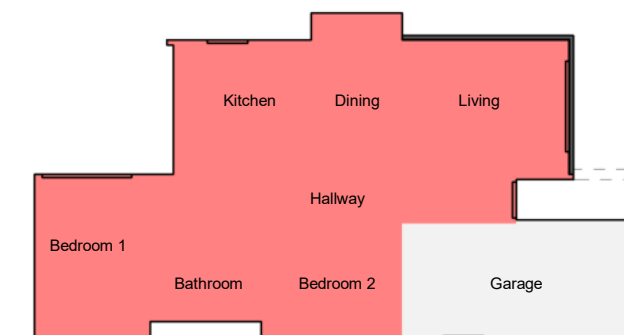
Thermal Envelope - Roof

SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



Thermal Envelope - Walls

SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



Thermal Envelope - Floor

SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

CA660 REV.2

H1 CALCULATIONS

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

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Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



ROOF Design Navigator R Value Calculations

Roof 1 - Truss 5.38 m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

Insulation: []

Timber Frame & Cavity: 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Roof space (still air) 0.11
R-value: 0.75

Cavity Area: 95.0%

Roof space (still air) 0.11
Insulation: [8]

Insulation covering bottom chord

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

Internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]: [] Number of downlights: [] Clearance from lamp holder side [m]: []

Roof 2 - Truss 3.46 m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling Perimeter (compressed insulation)

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

Insulation: []

Timber Frame & Cavity: 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Roof space (still air) 0.11
R-value: 0.75

Cavity Area: 95.0%

Roof space (still air) 0.11
Insulation: [8]

Insulation covering bottom chord

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

Internal surface 0.09

Compressed Insulation Details

Roof Slope: 25° Perimeter Width: 500 mm

Wall Stud Width: 90 mm Offset: 0 mm

Top Chord L/E: 50 mm Top Chord Depth: 90 mm

Compression Constant: 1

Is a ventilation gap present? Is insulation inside chord base?

Roof 3 - Skillion 4.95 m²C/W

Type: Roof: Timber framed skillion or flat Roof

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

Insulation: []

Timber Frame & Cavity: 290mm rafters or joists @ 600mm, battens covered with insulation

Roof Frame Area: 7.0%

Roof space (still air) 0.11
R-value: 2.40

Cavity Area: 92.0%

Roof space (still air) 0.11
Insulation: [8]

Insulation covering bottom chord

Thermal Break: generic - none
R-value: 0.00

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

Internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]: [] Number of downlights: [] Clearance from lamp holder side [m]: []

WALLS Design Navigator R Value Calculations

W1 2.27 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard
R-value: 0.11

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 600mm

Wall Frame Area: 16.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 83.8%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

Internal surface 0.09

W2 2.46 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard 14mm
R-value: 0.10

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 140x90mm, studs @ 600mm, 140x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 1.17

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

Internal surface 0.09

W3 2.27 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard
R-value: 0.11

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 600mm

Wall Frame Area: 16.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 83.8%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

Internal surface 0.09

W4 2.09 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: generic - Brick 70mm
R-value: 0.06

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 50x90mm, studs @ 600mm, 90x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 13mm
R-value: 0.06

Internal surface 0.09

W5 2.45 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: generic - Brick 70mm
R-value: 0.06

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 140x90mm, studs @ 600mm, 140x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 1.17

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 13mm
R-value: 0.06

Internal surface 0.09

WALLS Design Navigator R Value Calculations

W7 2.34 m²C/W

Type: Wall: Timber Frame (direct fixed Cladding)

external surface 0.03

Cladding: generic - Gypsum plasterboard 10mm into still air (garage, etc.)
R-value: 0.10

Air Barrier: generic - none
R-value: 0.00

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 1200mm

Wall Frame Area: 12.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 87.3%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

Internal surface 0.09

FLOOR Firth Ribraft R Value Calculations

H1 Solution
RibRaft® 220mm pods (min. slab 305mm)
90-140mm wall frame + HotEdge Extra® + 50mm EPS
(H-grade) under slab

The minimum R-value for this zone is 1.5

With a calculated A/P ratio of 1.7

The R-value for your selected solution is:

1.6

Exterior Area	84.33m ²
Exterior Perimeter	46.95m
Embedded floor heating	No
Wall Width	90mm
No Edge Insulation Percentage	100%

For a full set of CAD drawings for RibRaft solutions, please refer to the Firth Resources web page
<https://www.firth.co.nz/resources/drawings/>
 Check the RibRaft Foundations filter to show only relevant files.

CA661 REV.2

H1 REFERENCES

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.



2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

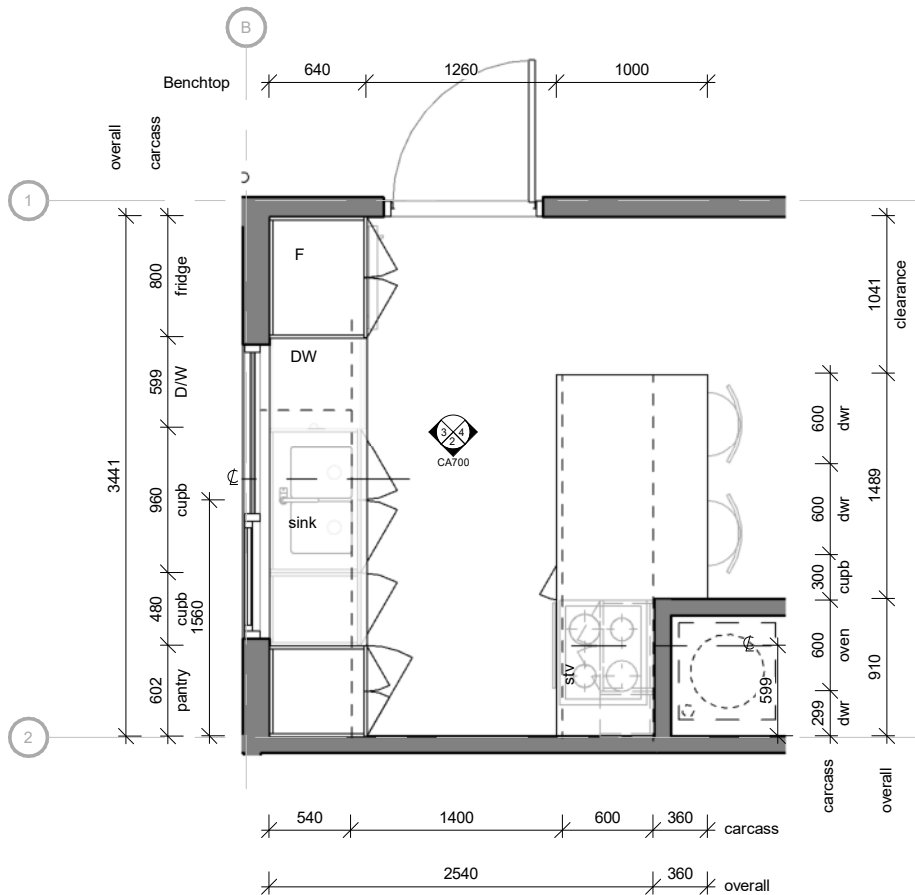
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

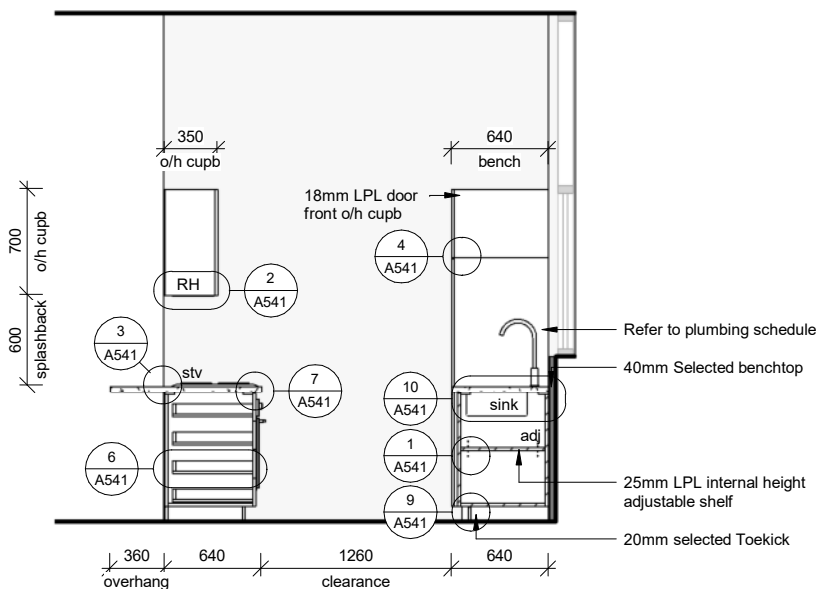
Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



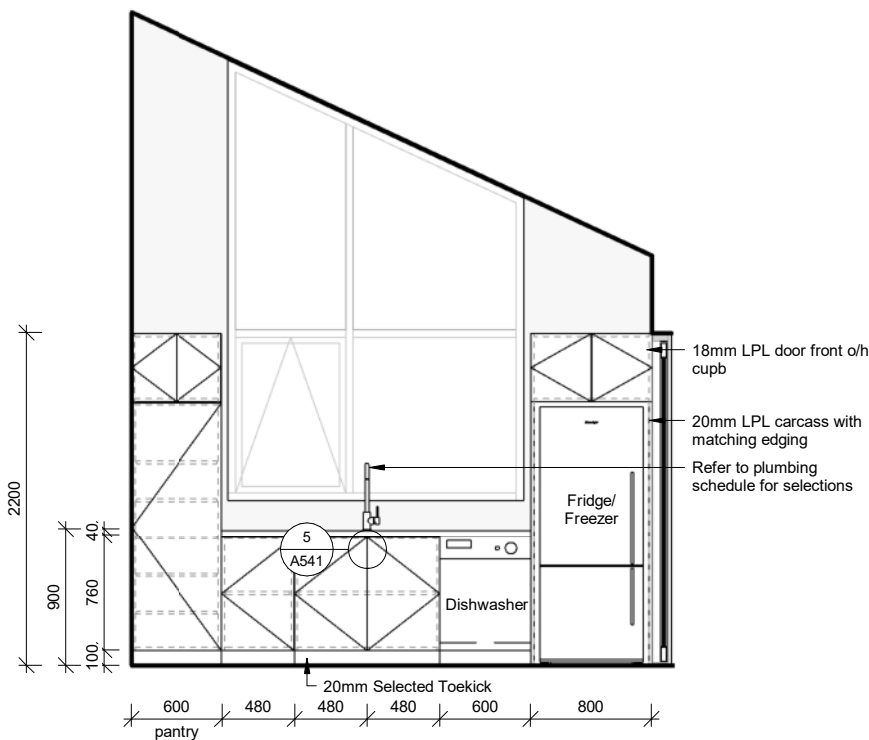
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10/09/2025



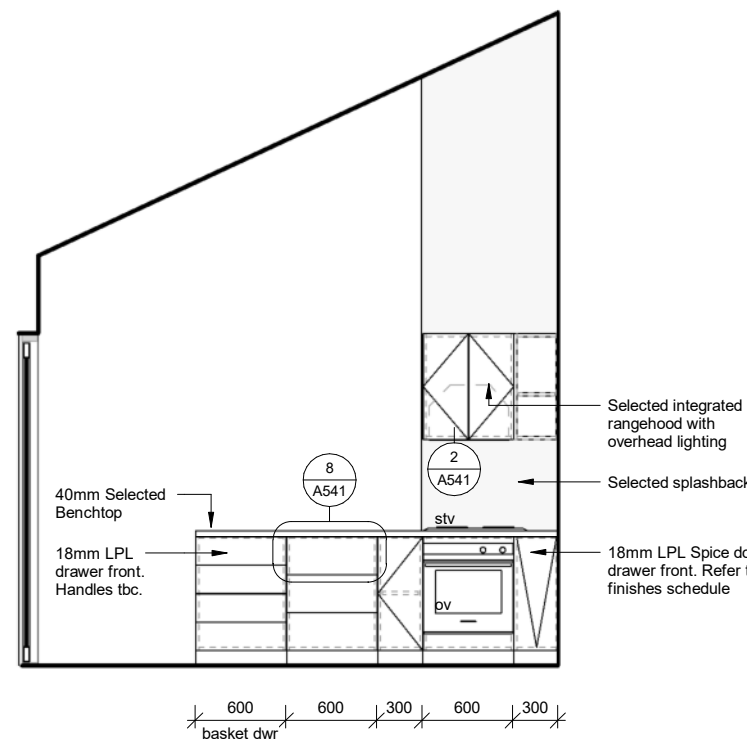
1 KITCHEN PLAN
 CA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



2 KITCHEN ELEVATION 1
 CA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 KITCHEN ELEVATION 2
 CA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



4 KITCHEN ELEVATION 3
 CA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

CA700 REV.2

KITCHEN JOINERY

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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2	BC - Type C&D	02.09.25
B	Requested Updates	10.07.25
A	Kitchen Layout	04.07.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

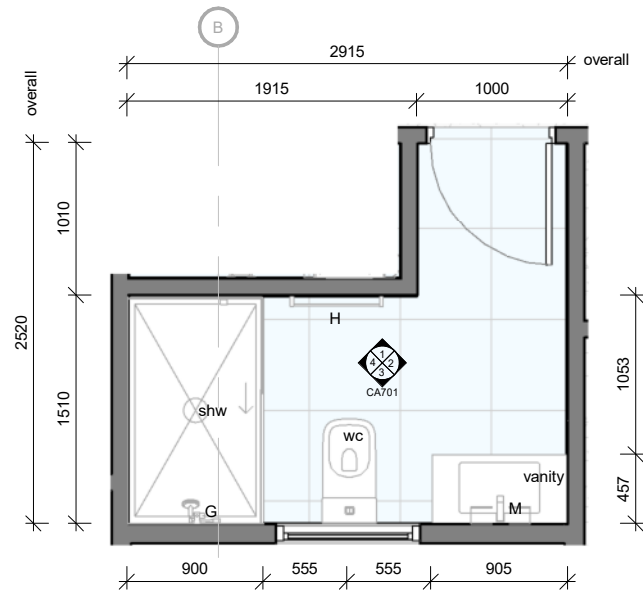
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

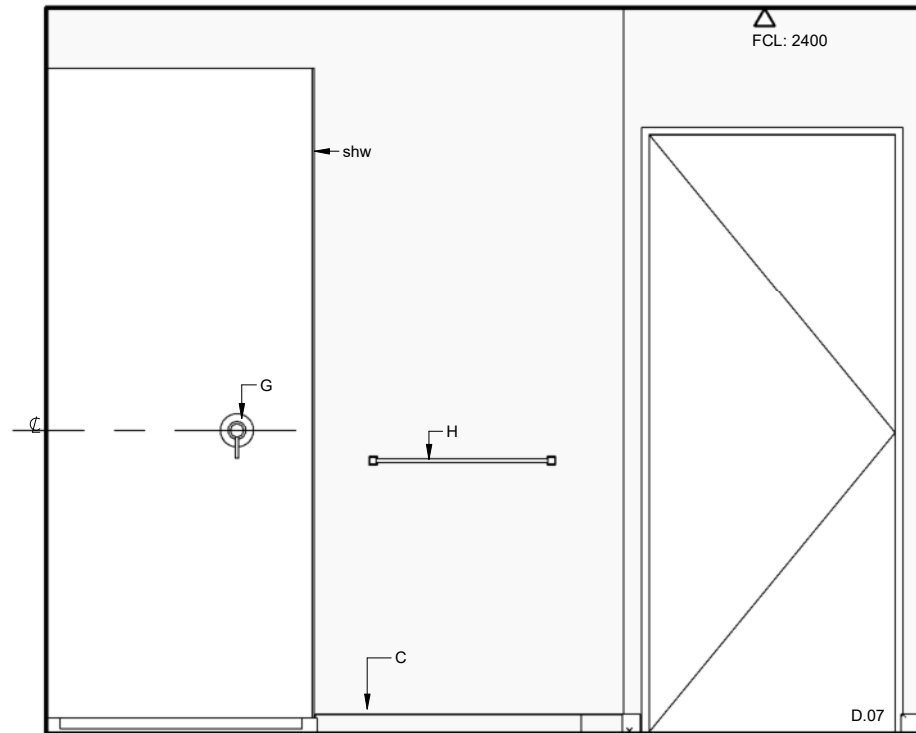
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

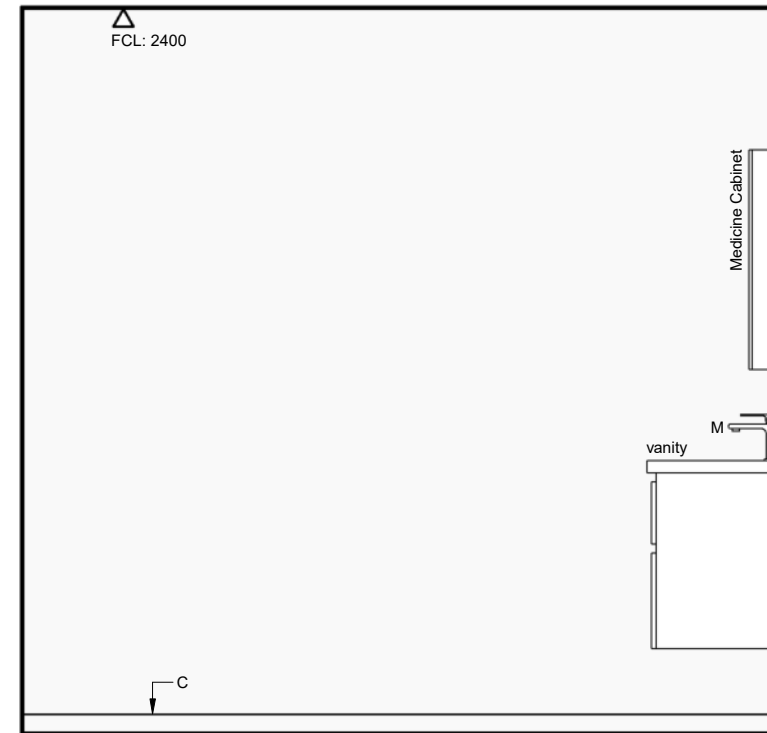
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



0 BATHROOM PLAN
 CA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



1 BATHROOM ELEVATION 1
 CA701 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



2 BATHROOM ELEVATION 2
 CA701 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE

CA701 REV.2

BATHROOM

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

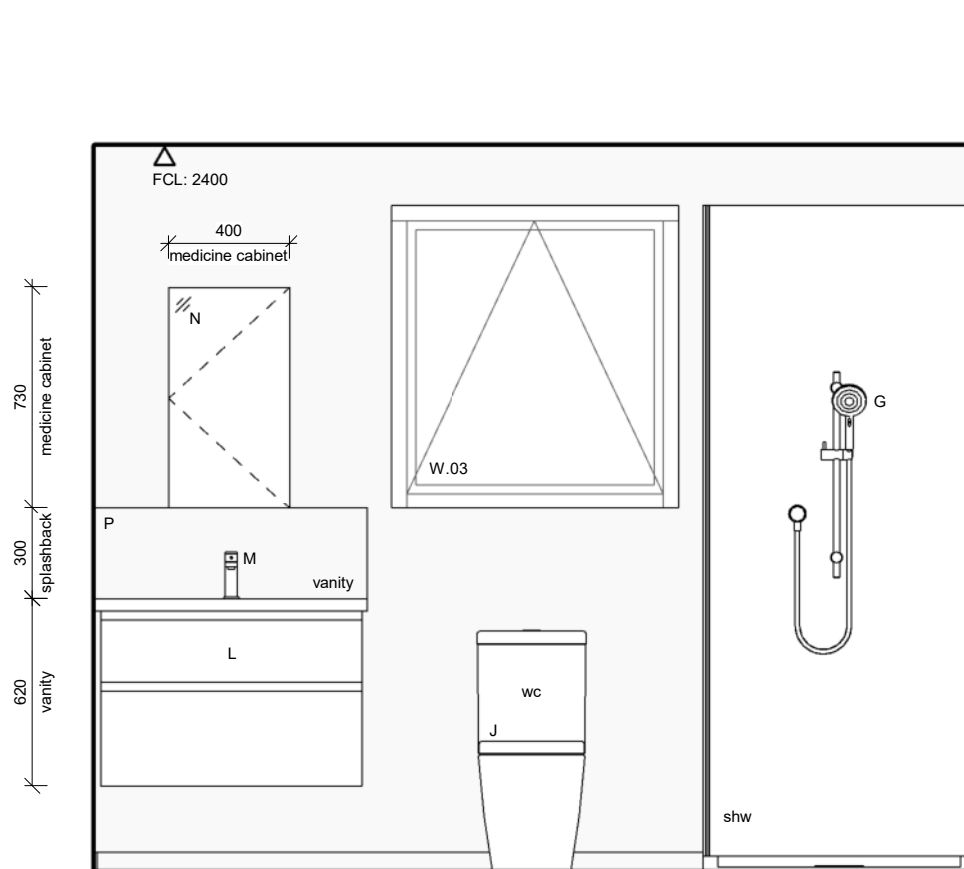
PROJECT No. **F563**

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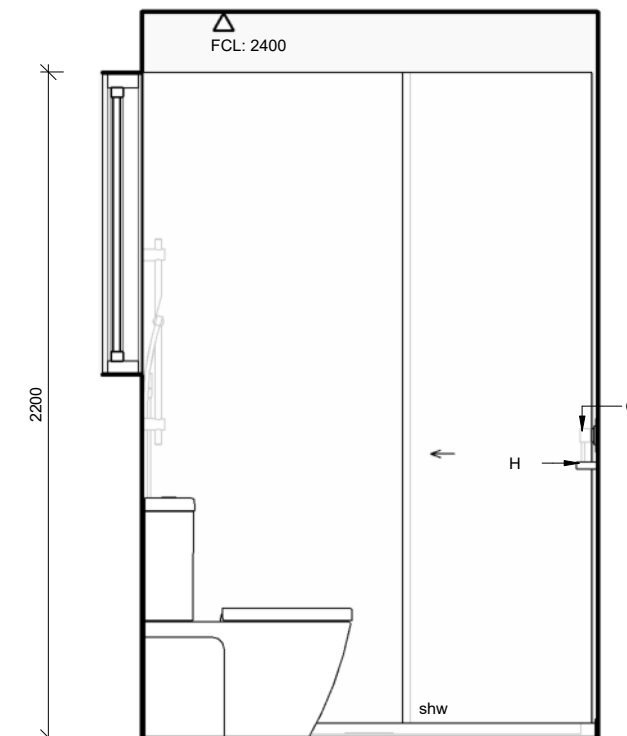
SELECTIONS

Refer to specification & finishes schedules for bathroom fittings.

- | | |
|--|---|
| <p>A) Wall Linings
 painted Aqualine GIB</p> <p>B) Flooring
 Selected vinyl plank flooring, wet area slip resistance rating required.</p> <p>C) Skirting
 Selected pine skirting - Paint finish</p> <p>D) FWG
 Selected floor waste gully with clamp ring to finish flush with flooring (refer to specification)</p> <p>E) Shower
 Selected 900x1500mm proprietary Acrylic shower tray & liner. Sliding door.</p> <p>F) Shower Liner
 Proprietary acrylic shower liner.</p> <p>G) Shower Mixer
 Felton KOHC Feltonmix wall set + 6 l/m flow restrictor. Combined mixer & rose with low flow & anti scald washer</p> <p>H) Towel Rail
 Miles Nelson Chrome - 19mm x 900mm (x2)</p> <p>I) Extract Fan
 Refer to electrical plan</p> | <p>J) Toilet
 close coupled toilet suite 665L x 775H LeVivi Utah S-trap close-coupled</p> <p>K) Toilet Roll Holder
 LeVivi Bella - Chrome/LEVBELTPC</p> <p>L) Vanity
 Selected 900mm wall hung vanity.</p> <p>M) Vanity Mixer
 LeVivi Classic + 6 l/m flow restrictor - Chrome/ LEVBSNAPCP</p> <p>N) Medicine Cabinet
 Proprietary medicine cabinet with mirrored front. LeVivi Preston 400mm - LEVPRESHCABWH</p> <p>O) Tub
 Laundry tub cabinet 350W x 560D x 900H with washing machine taps and child resistant catch to cabinet door</p> <p>P) Splashback
 4.5mm Gloss White Hardieglaze lining with white PVC jointers</p> <p>Q) Wash hand basin
 Wall hung basin with one tap hole. Caroma Urbane II -879010W</p> <p>R) Selected round mirror
 600mm diameter</p> |
|--|---|



3 BATHROOM ELEVATION 3
 CA701 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



4 BATHROOM ELEVATION 4
 CA701 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

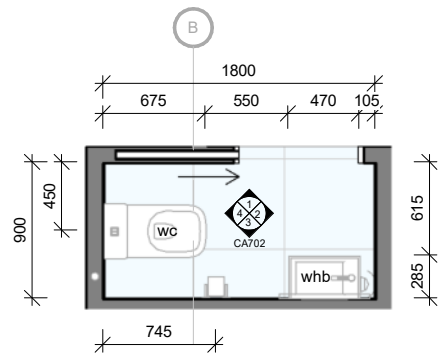
NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

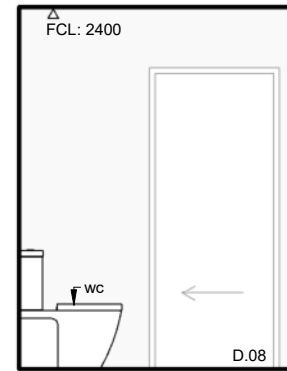
Compliance with H1/AS1. Refer to calculations within drawing set.

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Auckland	+64 9 976 8288	ak@dgse.co.nz

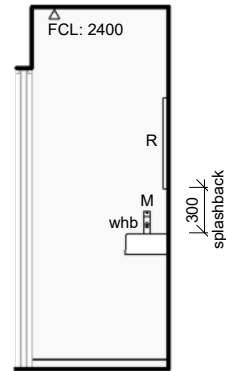
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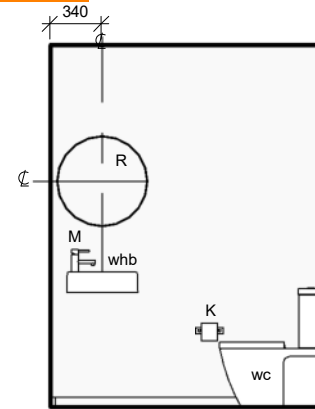
0 WC PLAN
 CA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



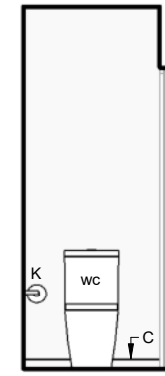
1 WC ELEVATION 1
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



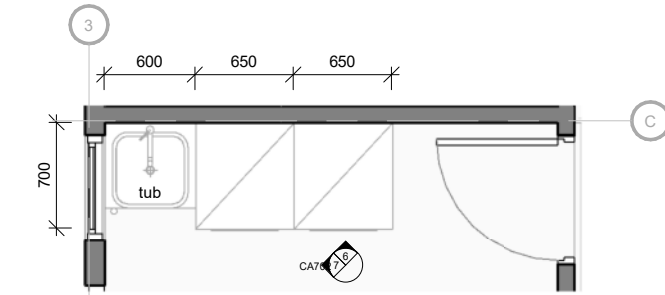
2 WC ELEVATION 2
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



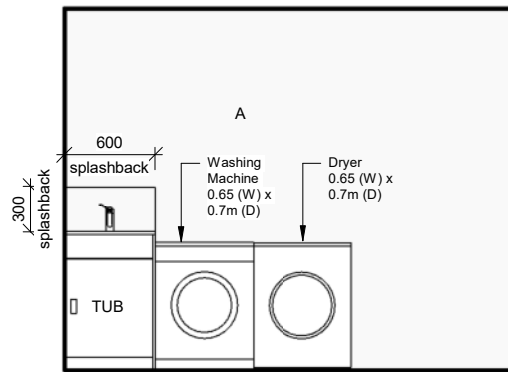
3 WC ELEVATION 3
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



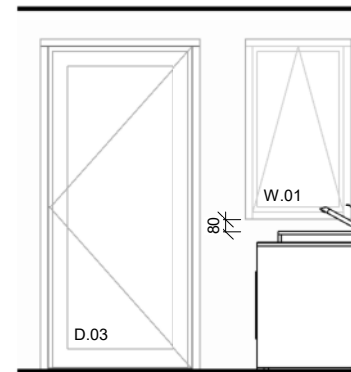
4 WC ELEVATION 4
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



5 LAUNDRY PLAN
 CA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



6 LAUNDRY ELEVATION 1
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



7 LAUNDRY ELEVATION 2
 CA702 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

SELECTIONS

Refer to specification & finishes schedules for bathroom fittings.

- | | |
|--|--|
| A) Wall Linings
painted Aqualine GIB | J) Toilet
close coupled toilet suite 665L x 775H
LeVivi Utah S-trap close-coupled |
| B) Flooring
Selected vinyl plank flooring, wet area slip resistance rating required. | K) Toilet Roll Holder
LeVivi Bella - Chrome/LEVBELTPC |
| C) Skirting
Selected pine skirting - Paint finish | L) Vanity
Selected 900mm wall hung vanity. |
| D) FWG
Selected floor waste gully with clamp ring to finish flush with flooring (refer to specification) | M) Vanity Mixer
LeVivi Classic + 6 l/m flow restrictor - Chrome/ LEVBSNAPCP |
| E) Shower
Selected 900x1500mm proprietary Acrylic shower tray & liner. Sliding door. | N) Medicine Cabinet
Proprietary medicine cabinet with mirrored front. LeVivi Preston 400mm - LEVPRESHCABWH |
| F) Shower Liner
Proprietary acrylic shower liner. | O) Tub
Laundry tub cabinet 350W x 560D x 900H with washing machine taps and child resistant catch to cabinet door |
| G) Shower Mixer
Felton KOHC Feltonmix wall set + 6 l/m flow restrictor. Combined mixer & rose with low flow & anti scald washer | P) Splashback
4.5mm Gloss White Hardieglaze lining with white PVC jointers |
| H) Towel Rail
Miles Nelson Chrome - 19mm x 900mm (x2) | Q) Wash hand basin
Wall hung basin with one tap hole. Caroma Urbane II -879010W |
| I) Extract Fan
Refer to electrical plan | R) Selected round mirror
600mm diameter |

CA702 REV.2

WC & LAUNDRY

TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Wellington	+64 4 920 0032	wn@dgse.co.nz
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Auckland	+64 9 976 8288	ak@dgse.co.nz

LIGHTING & ELECTRICAL PLANS

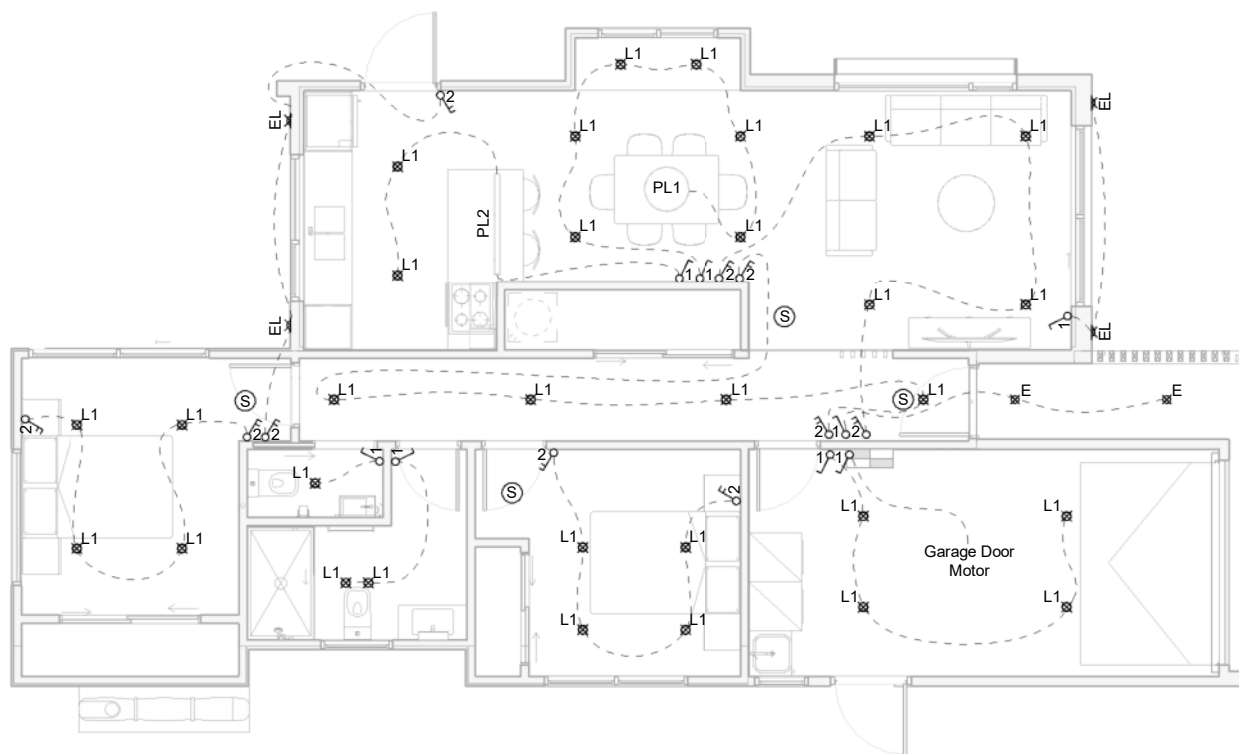
TYPE C

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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LIGHTING LEGEND

- E** Recessed LED Exterior Downlight
- L1** Ambius@Ceiling LED Downlight 165mm, 12W, 3-4-5K, 950lm. Model:ADLEDAC12W165-3T Q code: Q5070230
- PL1** Pendant Light 1 (dining table)
- PL2** Pendant Light 2 (kitchen bench)
- Wall Mounted Light - External
- 1** Light Switch - One Way (mounted at 1m above FFL)
- 2** Light Switch - Two Way (mounted at 1m above FFL)

ELECTRICAL

- Distribution Board**
V40 Vynco 40 way flush Mt Bare with smart meter installed inside
- S** Smoke Detector
Heiman wireless interconnected smoke alarm - HM-633PHW White
- EXTRACT FAN**
Ventech frameless square magnetic grille (VSQ250M). Connected to Manrose Vent Axia Multi Vent continuous Extract Ventilation FAN7200.

POWER & DATA

- 1** Single power outlet
- 2** Double power outlet
- EX** Exterior outlet with isolation switch
- D** Data outlet
- TV** TV single data outlet, RJ45, MATV outlet
- DW** Dishwasher outlet with isolation switch
- O** Oven outlet with isolation switch
- RH** Rangehood outlet with isolation switch
- F** Fridge outlet with isolation switch

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

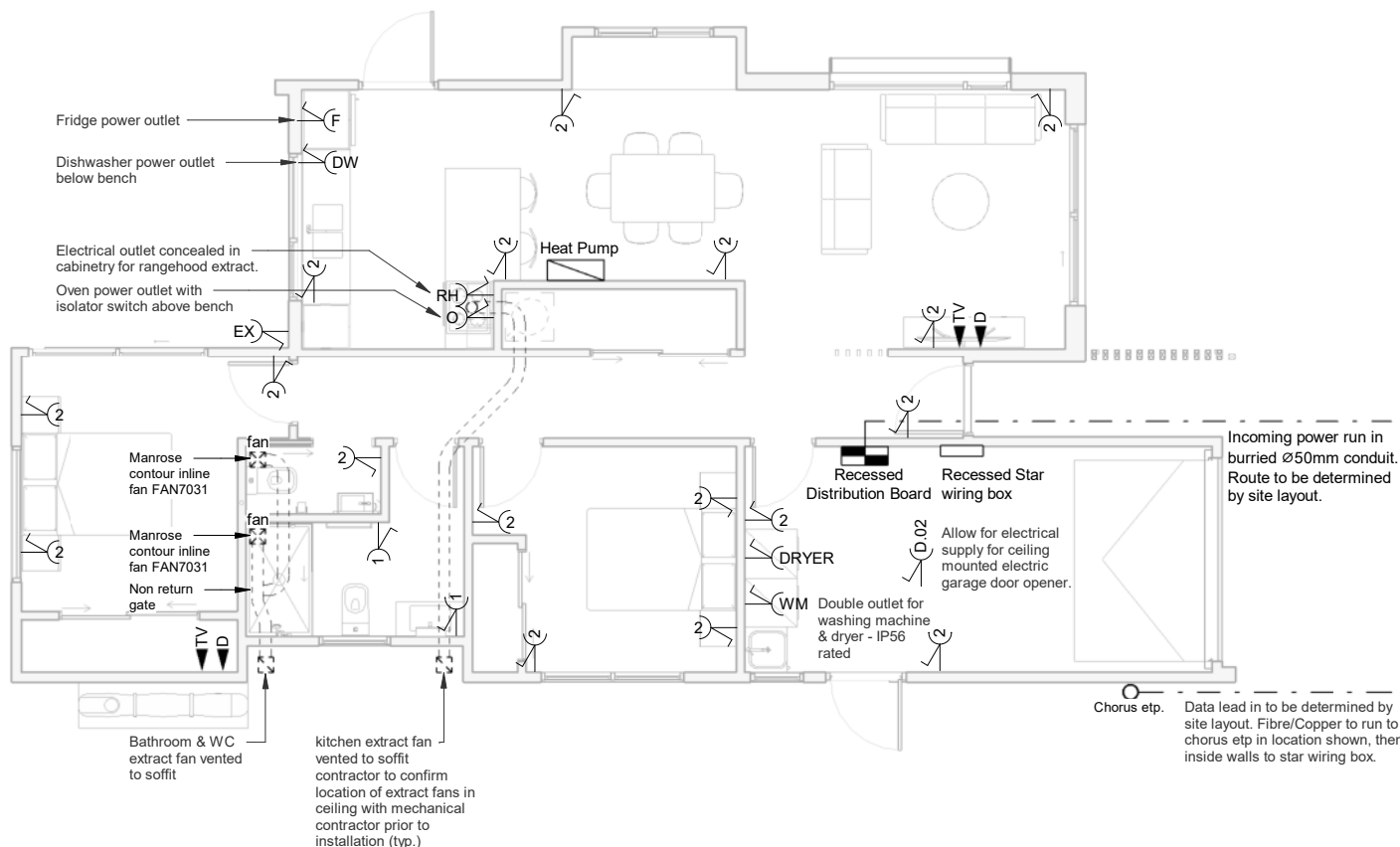
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Compliance with H1/AS1. Refer to calculations within drawing set.

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Auckland	+64 9 976 8288	ak@dgse.co.nz



1 LIGHTING PLAN
 CA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



ELECTRICAL NOTES

1. DGSE lighting plan shows switch locations in relation to light locations.
2. Contractor is to confirm final position, orientation, height & number of electrical outlets onsite with Architect prior to installation.
3. All Light switches, Power & Data outlets to be PDL Iconic series, vivid white colour.
4. Power and Data outlets to be installed at 300mm above FFL unless noted otherwise. 'Above Bench' = 1000mm above FFL.
5. Light switches to be installed at 1000mm above FFL unless noted otherwise.
6. Electrician to confirm all outlets are installed to code.
7. Electrical outlets in bathrooms to be RCD protected.
8. Allow for supply, provisions & installation of Chorus ONT unit. Location TBC.
9. All pipe and cable penetrations through thermal envelope to be sealed with Marshall Trade Seal adhesive collars as outlined in specification, or similar approved.
10. All data cabling to be CAT6A.
11. Allow for concealed power outlet to all heated towel rails.

2 ELECTRICAL PLAN
 CA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

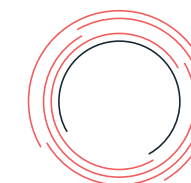
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10/09/2025

TW PROPERTY FLAXMERE HOUSING LOT 7 - 72 CAERNARVON DRIVE **BUILDING CONSENT** SEPTEMBER 2025

DA000	2	COVER PAGE
DA200	2	FLOOR PLAN
DA210	2	FOUNDATION PLAN
DA220	2	WALL FRAMING
DA230	2	BRACING PLAN
DA240	2	ROOF PLAN
DA300	2	ELEVATIONS
DA400	2	SECTION
DA600	2	WINDOW SCHEDULE
DA650	2	DOOR SCHEDULE
DA660	2	H1 CALCULATIONS
DA661	2	H1 REFERENCES
DA700	2	KITCHEN JOINERY
DA702	2	BATHROOM
DA703	2	WC + LAUNDRY
DE200	2	LIGHTING & ELECTRICAL PLAN
DP200	2	PLUMBING & DRAINAGE PLAN

TYPE D

UNIT 4, 9, 14 & 15 - ORIENTATION AS PER SITE PLAN



designgroup

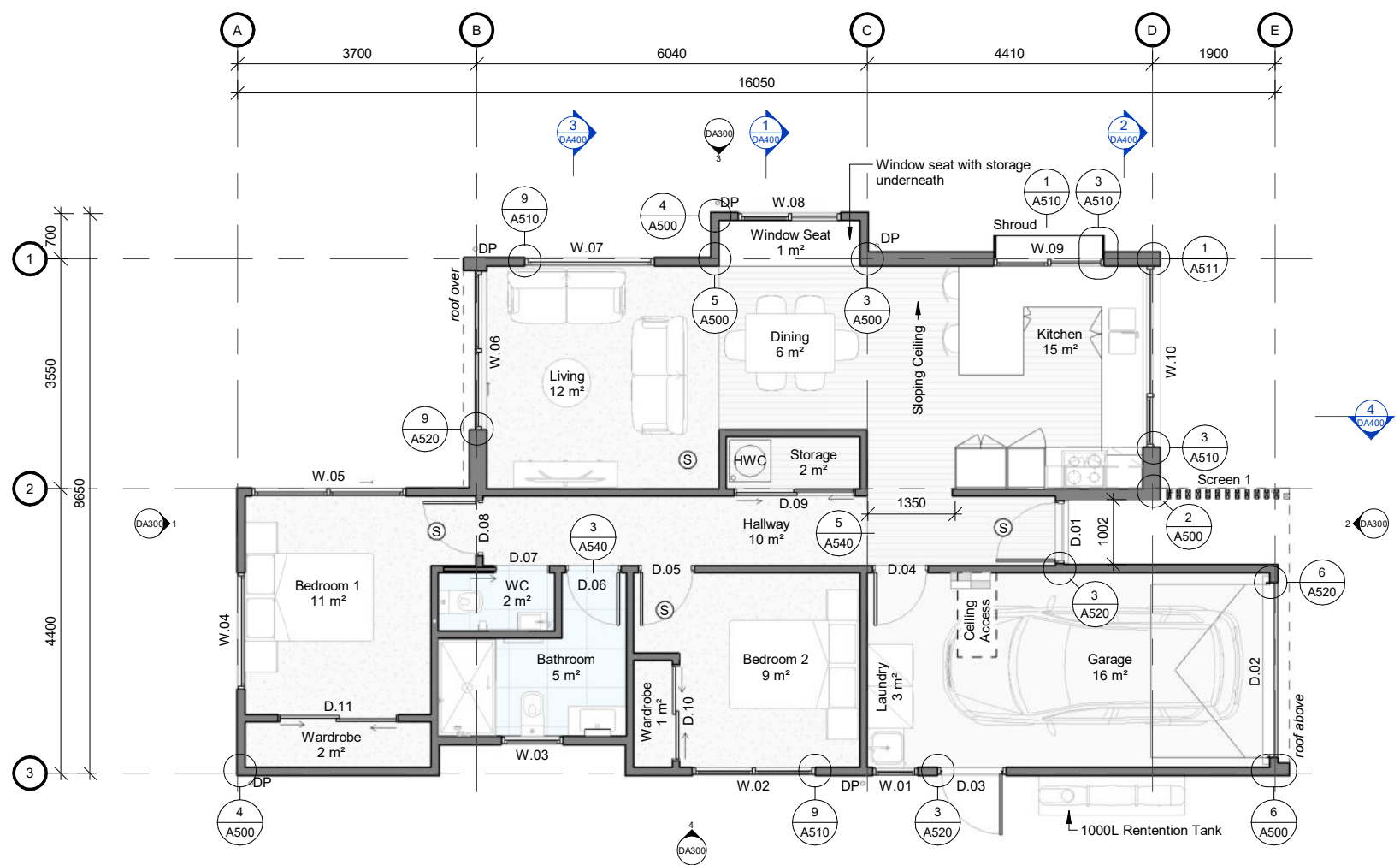
stapleton elliott

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Hastings District Council
10/09/2025

SURVEY REQUIRED FOR
FINISHED FLOOR LEVEL
Refer to Building Consent Form 5
Documentation For Details

DA200

REV.2



WALL BRACING
Refer to Bracing plan.

CLADDING
Refer to wall framing plan & elevations.

INTERNAL WALL LININGS
Internal non-wet areas to be lined with 10mm GIB Standard Plasterboard unless otherwise noted.

Internal wet-area & garage walls to be lined with 13mm GIB Aqualine Plasterboard unless otherwise noted. Level 4 finish throughout to receive paint finish.

Where applicable all Plasterboard components must be compatible with any fire rating requirements.

Lever type door handles to all doors fitted at 100mm above FFL (unless internal access garage door). Garage door where provided for internal access is to be fitted with a door closer and the door handle located at 1500mm above FFL.

All selected door hardware should be easily operable by people with limited or reduced hand function and should avoid any small or round mechanisms.

Interior lockable hardware consider a locking mechanism that can be opened from outside in an emergency.

Insulate all external walls. Refer to H1 Report. Where applicable internal walls & ceilings adjoining garages to be insulated.

CEILINGS
Internal non-wet area ceilings to be lined with 13mm GIB Standard Plasterboard unless otherwise noted.

Internal wet-area ceilings to be lined with 13mm GIB Aqualine Plasterboard unless otherwise noted. Fixed over GIB Rondo Metal Batten Systems, Refer to manufacturers requirements.

(S) Ceiling mounted interconnected Type 1 domestic smoke alarms with test and hush buttons to comply with NZBC Section F7 Cl 3.2

(ME) Mechanical Ventilation - refer Mechanical Documentation

[] Ceiling Access Hatch. Sellwood P30 access hatch with drop down ladder. 600x1300mm opening.

FLOOR PLAN

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
C	Requested Updates	16.07.25
B	Requested Updates	10.07.25

FLOOR FINISHES LEGEND

- Skirting to be finger-jointed pine, 60x10mm bevelled profile to all interior walls. Paint colour - refer to selections.
- Selected Carpet
 - Selected vinyl plank flooring
 - Selected wet area vinyl plank flooring

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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**SURVEY REQUIRED FOR
 FINISHED FLOOR LEVEL**
 Refer to Building Consent Form 5
 Documentation For Details

DA210 REV.2

FOUNDATIONS BY STRUCTURAL ENGINEER

Refer to structural engineer's PS1 drawings for further detail, preparation, materials and installation requirements.

Refer to H1 report for insulation

- Inspect and confirm that the soil conditions are as anticipated by the Geotechnical Investigation and report to conform to the requirements of the structural engineer's PS1 drawings.
- Refer to Geotech Report for all ground preparation detail requirements.
- Confirm all rebates / dimensions against the Architectural Floor Framing Plans prior to commencing works.
- Do not scale from these drawings. It is the responsibility of the Contractors & Sub-Contractors to confirm all dimensions on site prior to construction.

FOUNDATION PLAN

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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FLOOR FRAMING LEGEND

- Concrete Slab:**
Refer to structural engineer
- Openings Rebate:**
30mm deep, 90mm wide. Refer to wall framing plan for rough opening lengths.
- Brick Rebate:**
100mm deep, 115mm wide, length as dimensioned. refer to brick details
- Garage Door Rebate:**
Refer to garage door product information & door detail.
- Floor Penetrations:** (where applicable) dimensioned to centrepoint. Refer to services drawings for types and sizes.
- Posts:**
Encase timber post into concrete footing. Refer to structural engineer's PS1 drawings for post footing details.

NO.	DESCRIPTION	DATE
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D	For Consultants	11.08.25

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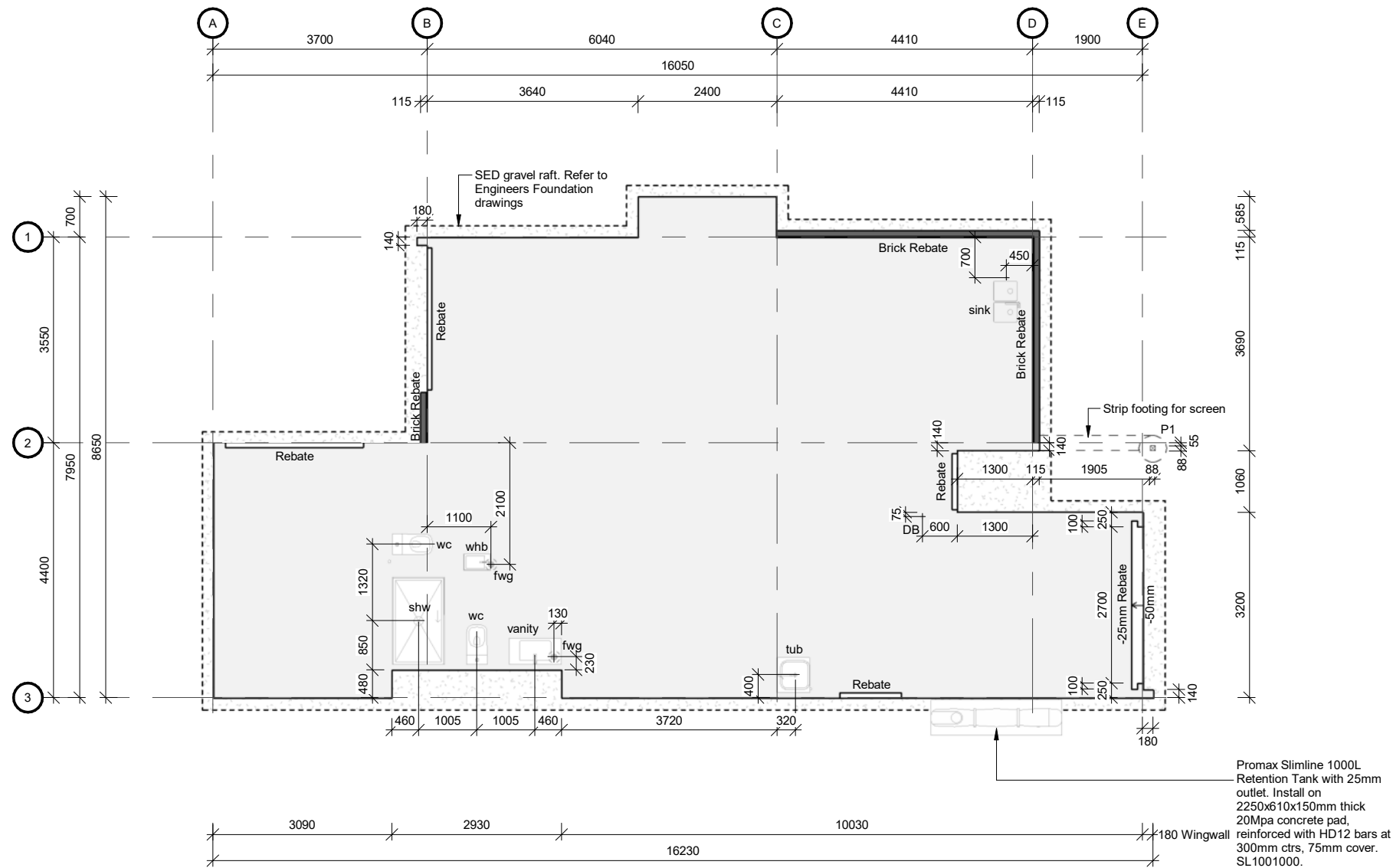
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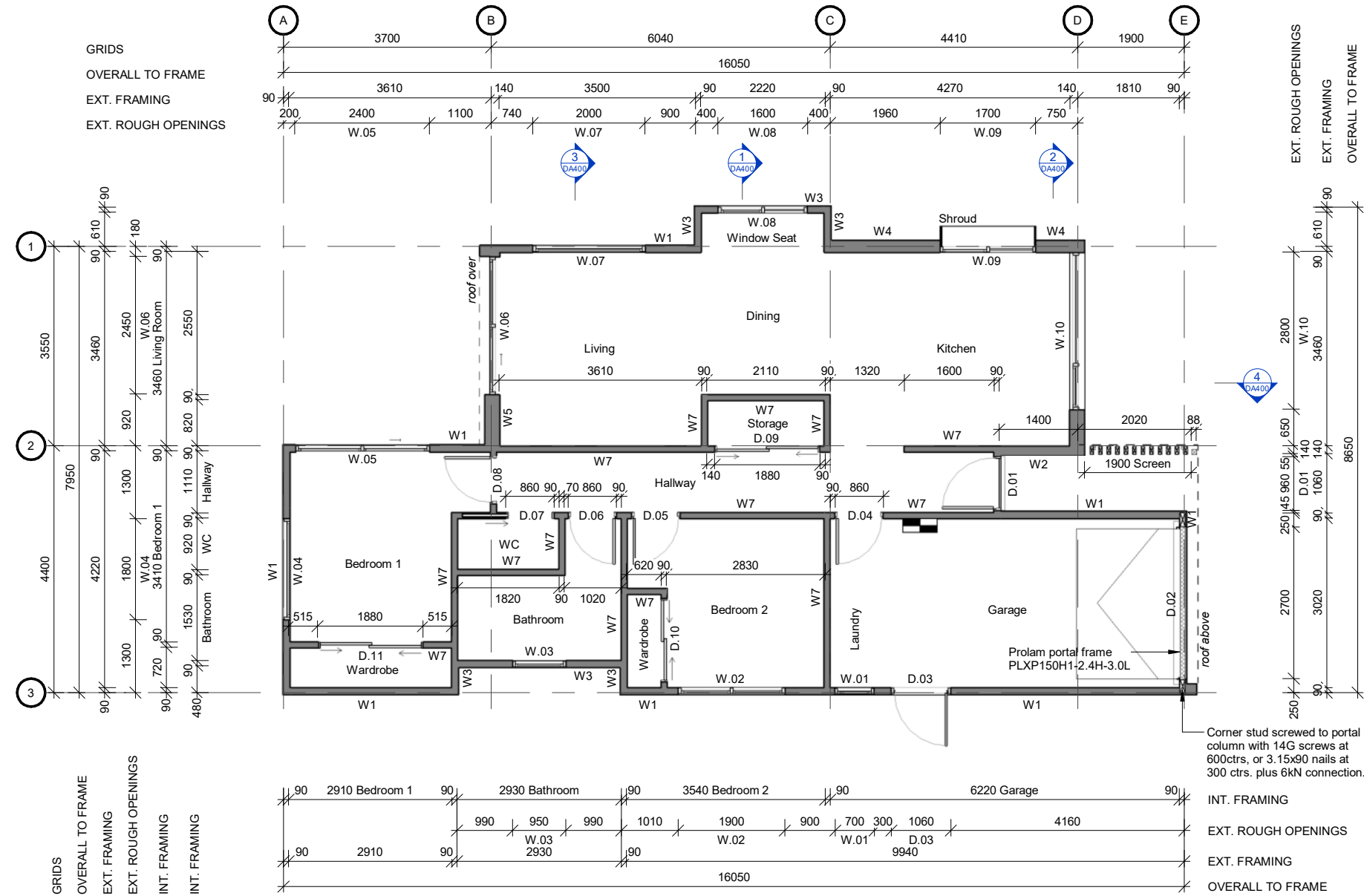


POST SCHEDULE	
Mark	Description
P1	Prolam Post 88x88 Visual PL12 H5 (PLP12H5-100)
Portal	Prolam portal frame PLXP150H1-2.4H-3.0L

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 10/09/2025

**SURVEY REQUIRED FOR
 FINISHED FLOOR LEVEL**
 Refer to Building Consent Form 5
 Documentation For Details

DA220 REV.2



WALL FRAMING NOTES

Read in conjunction with GA plans and specification. Wall framing shown only for clarity. Refer to bracing plan & calculations.

LINTEL FIXINGS

Lintel fixings to comply with Lumberlok Lintel Fixing Schedule, Alternative to table 8.14 & Figure 8.12 of NZS 3604:2011. Refer to Mitek on site guide included in product information.

TOP PLATE STIFFENER

Use LumberLok top plate stiffener detail where penetrations are made through the top plate. Alternative Solution to Fig. 8.20 of NZS3604:2011. Stiffener material: 1.55mm G300 Galvanised Steel

WALL TYPE LEGEND.

EXTERIOR WALLS

W1
 JH Oblique W/B staggered (2.4m)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens.
 CLADDING: James Hardie Oblique vertical Weatherboard Staggered.

W2
 JH Oblique W/B staggered (4.2m max)
 Refer to W1, structure to be 2/140x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.

W3
 JH Oblique W/B 200mm (2.4m)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens.
 CLADDING: James Hardie Oblique Weatherboard 200mm vertical

W4
 Brick Cladding (2.4m max.)
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.
 AIR BARRIER: Masons Uni Pro CAVITY: 50mm. EH type Brick ties to be installed at 600ctrs horizontally, 400ctrs vertically. 300mm from openings, corners & top/bottom of wall.
 CLADDING: Midland Brick Tipico Range Albillo Brick, 230mm L x 76mm H x 70mm W.

W5
 Brick Cladding (4.3m max.)
 Refer to W4. At taller height framing is required to be 2/140x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.

W6
 Metal Tray
 STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.
 AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens at 600ctrs max. 1500ctrs max when behind Superdek Tray.
 CLADDING: Stratco 0.55BMT Superdek, JH vertical Oblique to entry side.

INTERIOR WALLS

W7
 (2.4m)
 STRUCTURE: 90x45 SG8 H1.2 treated timber framing. Studs at 600ctrs. nogs at 1350ctrs max. LININGS: 10mm GIB Standard unless noted otherwise. Refer to bracing plan. 13mm GIB Aqualine (Bathroom, WC & Garage)

WALL FRAMING

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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D	For Consultants	11.08.25

Site Information

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 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

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Queenstown +64 3 568 8411 qt@dgse.co.nz

POST SCHEDULE

Mark	Description
P1	Prolam Post 88x88 Visual PL12 H5 (PLP12H5-100)
Portal	Prolam portal frame PLXP150H1-2.4H-3.0L

MASONRY VENEER LINTEL SIZES

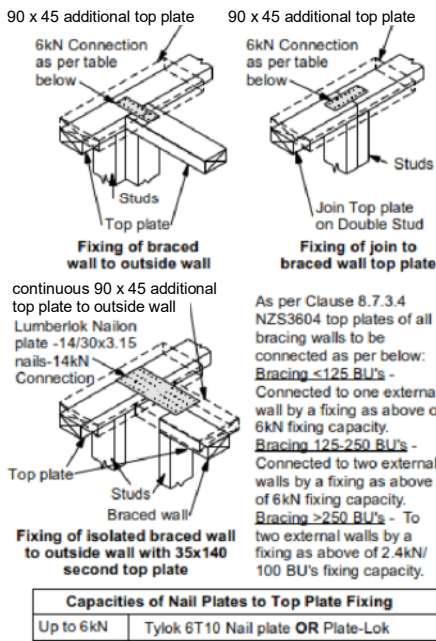
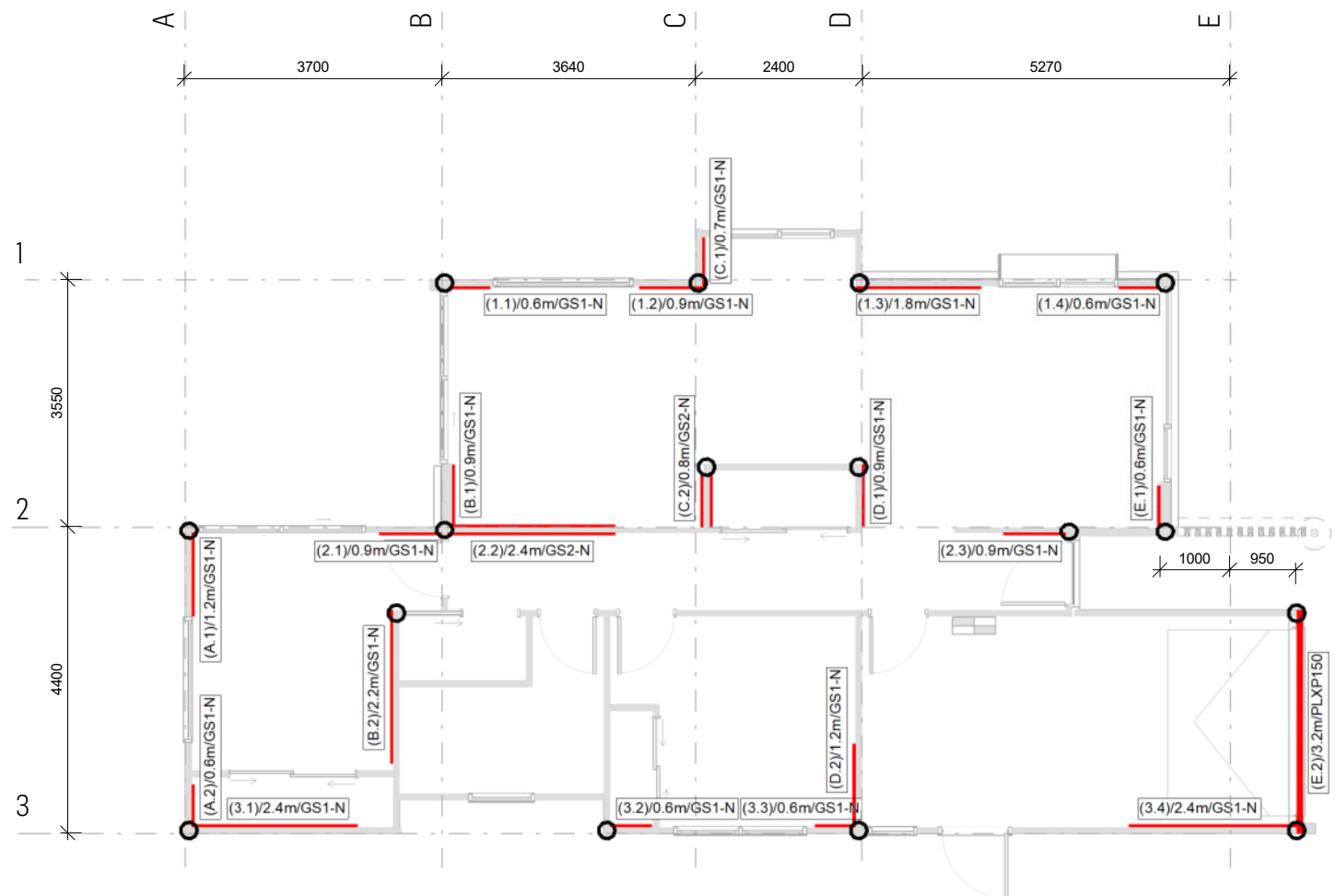
70MM THICK BRICKS			
Lintel Span	Maximum Height of veneer supported (mm)		
	350mm	700mm	2000mm
0.8m	60x60x6L	60x60x6L	60x60x6L
2.0m	60x60x6L	60x60x6L	60x60x6L
2.5m	60x60x6L	80x80x6L	80x80x6L
3.0m	80x80x6L	80x80x6L	152x75x6L
3.5m	80x80x6L	80x80x6L	152x75x6L
4.0m	80x80x8L	125x75x6L	125x75x10L
4.5m	125x75x10L	125x75x10L	-
4.8m	125x75x10L	125x75x10L	-
E2/AS1 table 18E			
W.09	Head 60x60x6L		

LINTEL SCHEDULE

Mark	R.O.	Load.D	Lintel	Fixing
D.11	1880	Trimmer	2/90x45 SG8	N/A
W.01	700	2110	2/90x45 SG8	Mitek F
W.02	1900	2565	2/140x45 SG8	Mitek F
W.03	950	1870	2/90x45 SG8	Mitek E
W.04	1800	2110	2/140x45 SG8	Mitek F
W.05	2400	2110	2/190x45 SG8	Mitek F
W.06	2450	1730	2/190x45 SG8 Min.	Mitek F
W.07	2000	1730	2/140x45 SG8	Mitek F
W.08	1600	1625	2/140x45 SG8	Mitek F
W.09	1700	1730	2/140x45 SG8	Mitek F
W.10	2800	1730	2/190x45 SG8 Min.	Mitek F

LINTEL SCHEDULE

Mark	R.O.	Load.D	Lintel	Fixing
B1	2000	600	PL12H3-150100	Prolam
D.01	960	2110	2/90x45 SG8	Mitek F
D.02	2700	Trimmer	PLXP150H1-2.4H-3.0L	Portal Frame
D.03	1060	2110	2/90x45 SG8	Mitek F
D.04	860	Trimmer	90x45 SG8	N/A
D.05	860	Trimmer	90x45 SG8	N/A
D.06	860	Trimmer	90x45 SG8	N/A
D.07	860	Trimmer	90x45 SG8	N/A
D.08	860	Trimmer	90x45 SG8	N/A
D.09	1880	2520	2/140x45 SG8	Mitek F
D.10	1480	Trimmer	90x45 SG8	N/A



BRACING NOTES

- Bracing plan must be read in conjunction with the appended GIB bracing calculations.
- Install all bracing elements as per manufacturers documentation.
- Refer to roof plan and Mitek roof bracing specification included in the architectural specification for roof bracing requirements & installation.
- Truss to top plate connections by truss detailer.

BRACING ELEMENTS

GS1-N = Any 10mm or 13mm GIB Standard plasterboard on one side.

GS2-N = Any 10mm or 13mm GIB Standard plasterboard fixed to each side of the wall framing.

For GS1-N & GS2-N bracing elements Install bottom plate anchors to meet the requirements of NZS3604:2011 below. Alternatively interior walls can be fixed with 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm there after.

PLXP150H1-2.4H-3.0L = Prolam PLX timber portal frame. Opening size 2200x2720mm. 240x90mm post size. Refer to appended product information for further information.

BOTTOM PLATE ANCHORS

Proprietary anchors shall be within 150mm of each end of the plate and be spaced at a maximum of 900mm. (NZS3604: 7.5.12.2)

External Walls: proprietary anchors should meet the minimum capacity as follows.

- a. horizontal loads in the plane of the wall = 2 kN
- b. horizontal loads out of the plane of the wall = 3kN
- c. vertical loads in axial tension of the fastener =7kN

Internal Walls:

- a. Horizontal loads in the plane of the wall =2kN
- b. Horizontal loads out of the plane of the wall =2kN

TOP PLATE CONNECTIONS

- At connections between two top plates where bracing elements exist a connection plate with a minimum capacity of 6kN must be installed to comply with NZS3604:2011 Section 8.7.3.4

BRACING PLAN

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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2	BC - Type C&D	02.09.25
D	For Consultants	11.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

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Compliance with H1/AS1. Refer to calculations within drawing set.

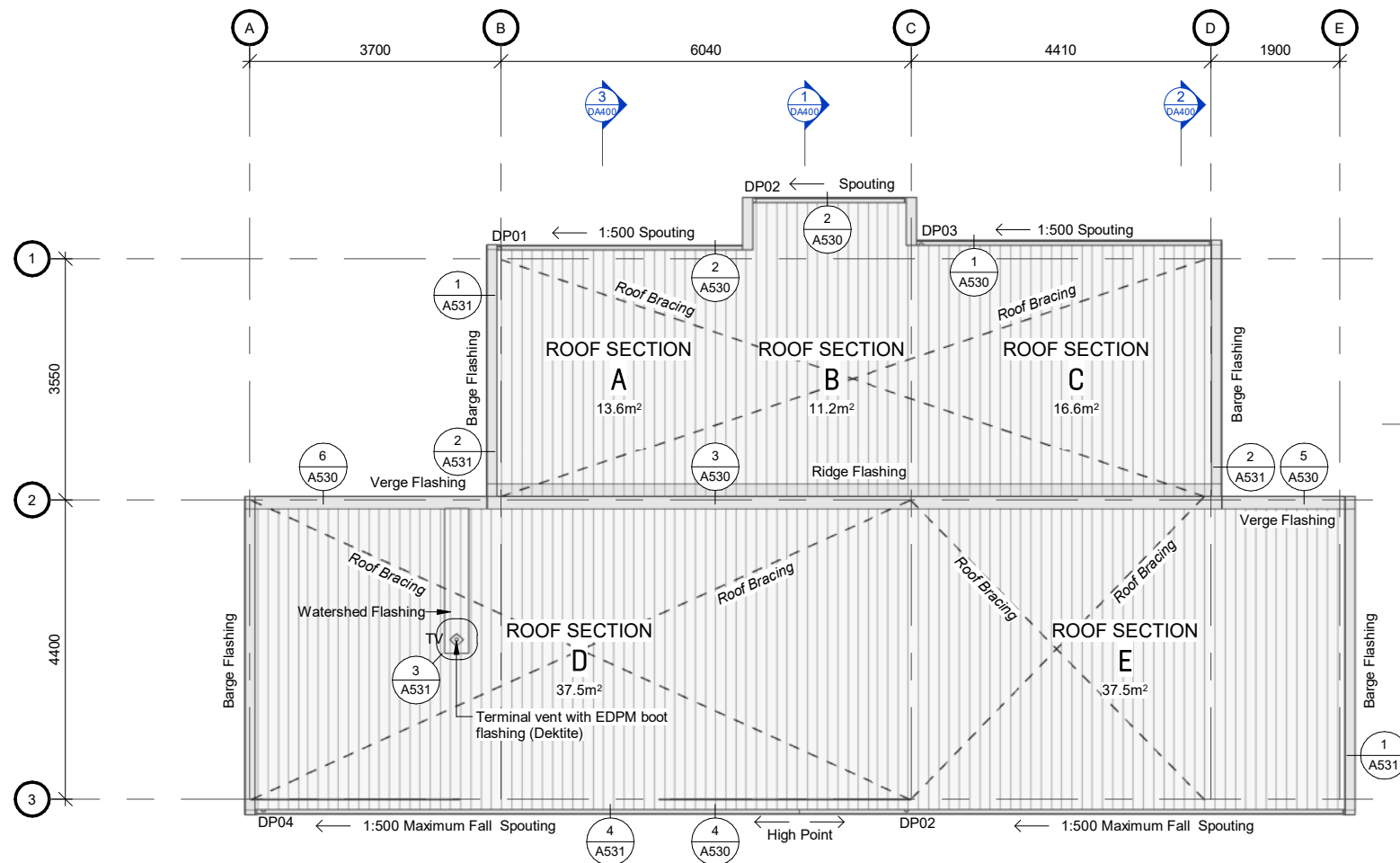
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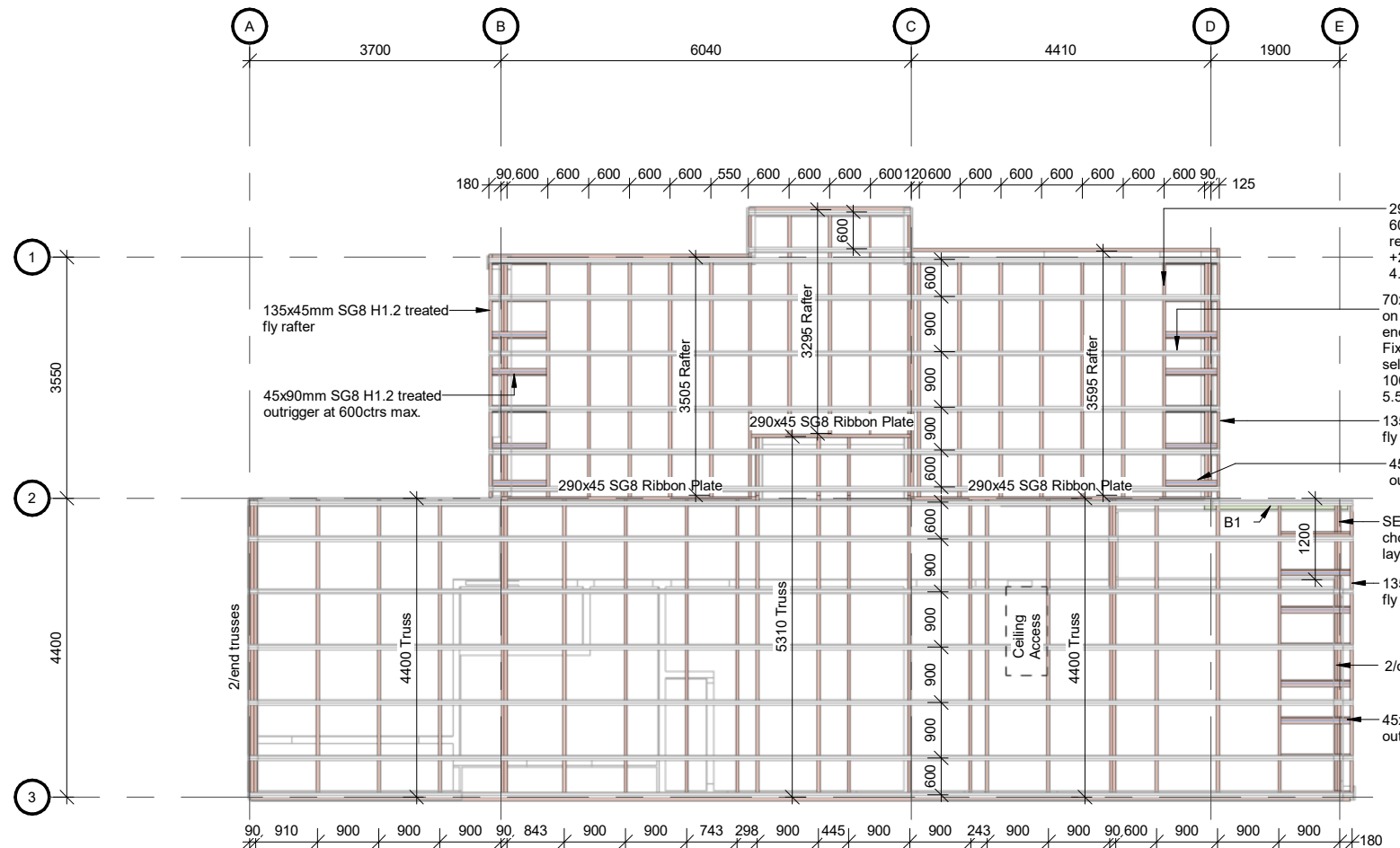
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10/09/2025

DA240

REV.2



1 ROOF PLAN
 DA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 ROOF FRAMING PLAN
 DA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

ROOF CLADDING NOTES

- Roof Material** Stratco Superdek Roofing, 0.55BMT. Colorsteel Maxam.
- Roof Underlay** Thermakraft Covertek 405 or similar approved with Roofing manufacturer
- Purlins** Purlins to be 70x45 SG8 H1.2 treated on flat at 900ctrs max. Fix at every intersection with roof framing with 1/10g self drilling screws, 80mm long. Purlin to be spaced 600mm from fascia & ridge boards as required by the allowed roofing end span.
- Outriggers** 45x90mm SG8 H1.2 on flat at 600ctrs max. All joints fixed with a minimum of 2/90x3.15mm nails.
- Roof Framing** Trusses: Refer to truss manufacturers layouts & PS1.

Rafter: NZS3604:2011 table 10.1 Ribbon plate: Ribbon plate fixed to wall framing with mitek stringer to stud type L fixing (3x90mm x 3.15 dia. nails + 2x BOWMAC StudLok SL125 @600ctrs max).
- Roof Insulation** Refer to H1 Calculations & Sections
- Soffit Lining** 6mm JH Villaboard, butt jointed no PVC joiners
- Flashings** 0.7BMT Colorsteel Maxam, Refer to selections for colour.
- Fascia** Metalcraft 185 metal fascia. Colorsteel Maxam.

ROOF STRUCTURE

Refer to structural engineers drawings & truss detailers layout.

✕ Roof bracing consisting of diagonally opposing pair of continuous steel straps with min 4kN capacity in tension. Fixed to each truss top chord and top plate per manufacturers requirements

SURFACE WATER CALCULATIONS

- ROOF SECTION A**
 Roof Area: 13.6m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP01: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION B**
 Roof Area: 11.2m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP02: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION C**
 Roof Area: 16.6m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP03: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION D**
 Roof Area: 35.7m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP04: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100
- ROOF SECTION E**
 Roof Area: 35.7m²
 Gutter: Metalcraft Half Round Gutter
 Gutter Sectional Area: 6554mm²
 Roof Area Permitted for Gutter Size: 45m²
 DP05: ø65 selected downpipe
 Roof Area Permitted for DP Size: 60m²
 Rainfall intensity: 1 in 100

ROOF PLAN

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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BUILDING ENVELOPE RISK MATRIX High Wind Zone		
RISK FACTOR	RISK SEVERITY	RISK SCORE
Wind Zone (Per NZS 3804)	High	1
Number of storeys	Low	0
Roof/Wall intersection design	Medium	1
Eaves Width	Very High	5
Envelope complexity	High	3
Deck Design	Low	0
Total Risk Score:		10

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10/09/2025

SURVEY REQUIRED FOR
FINISHED FLOOR LEVEL
Refer to Building Consent Form 5
Documentation For Details

DA300 REV.2

ELEVATIONS

TYPE D

TW PROPERTY
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 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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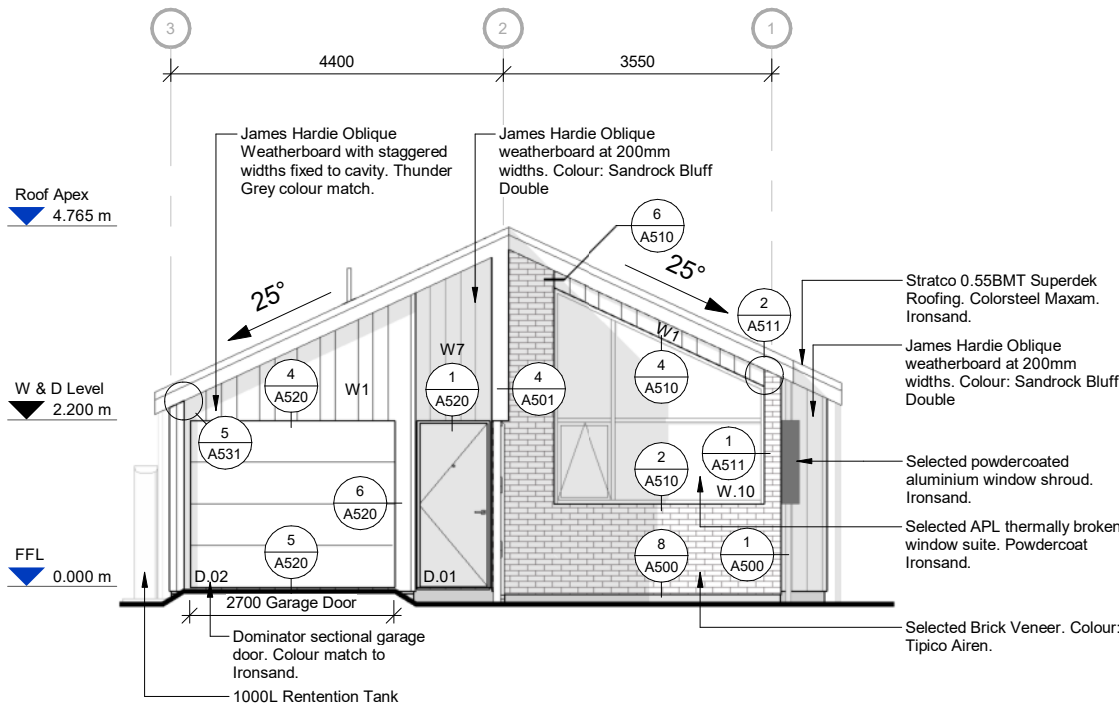
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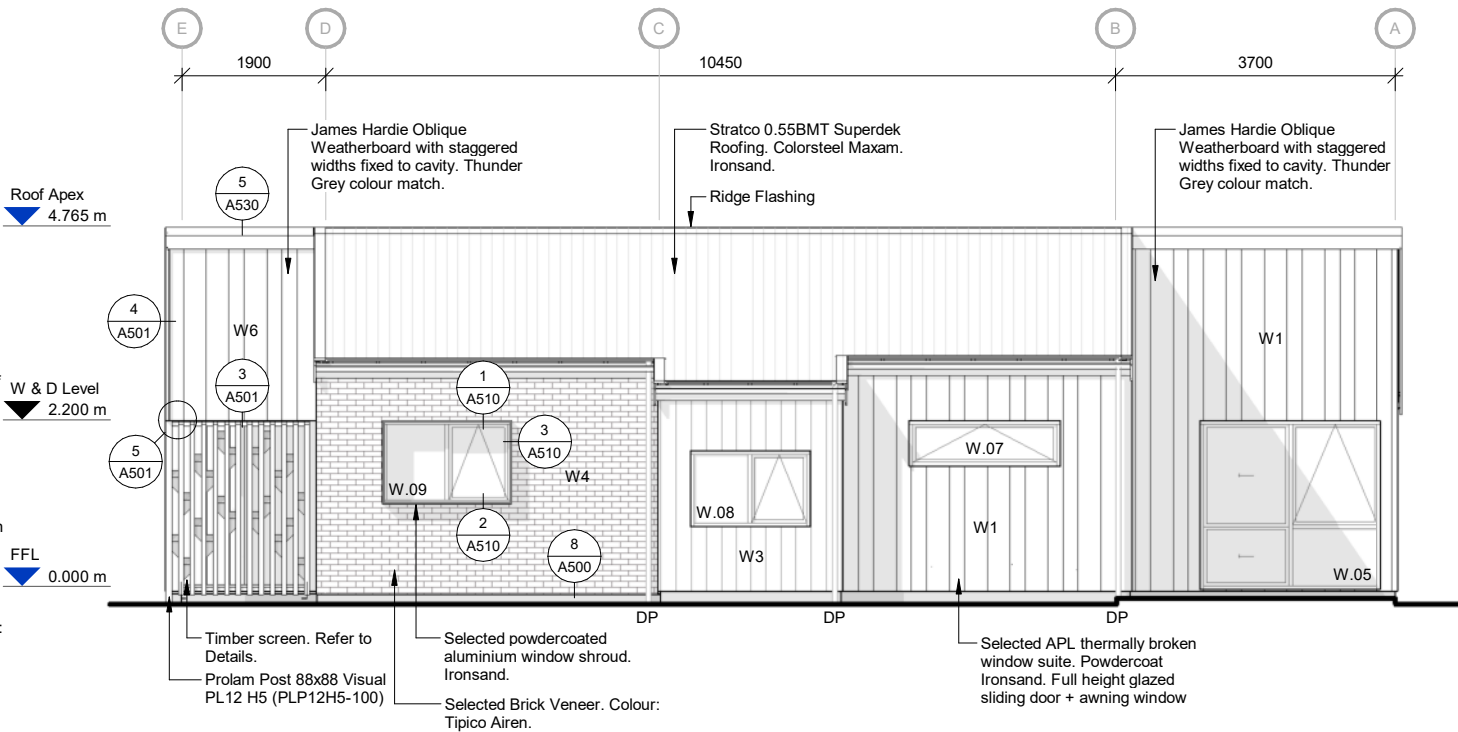
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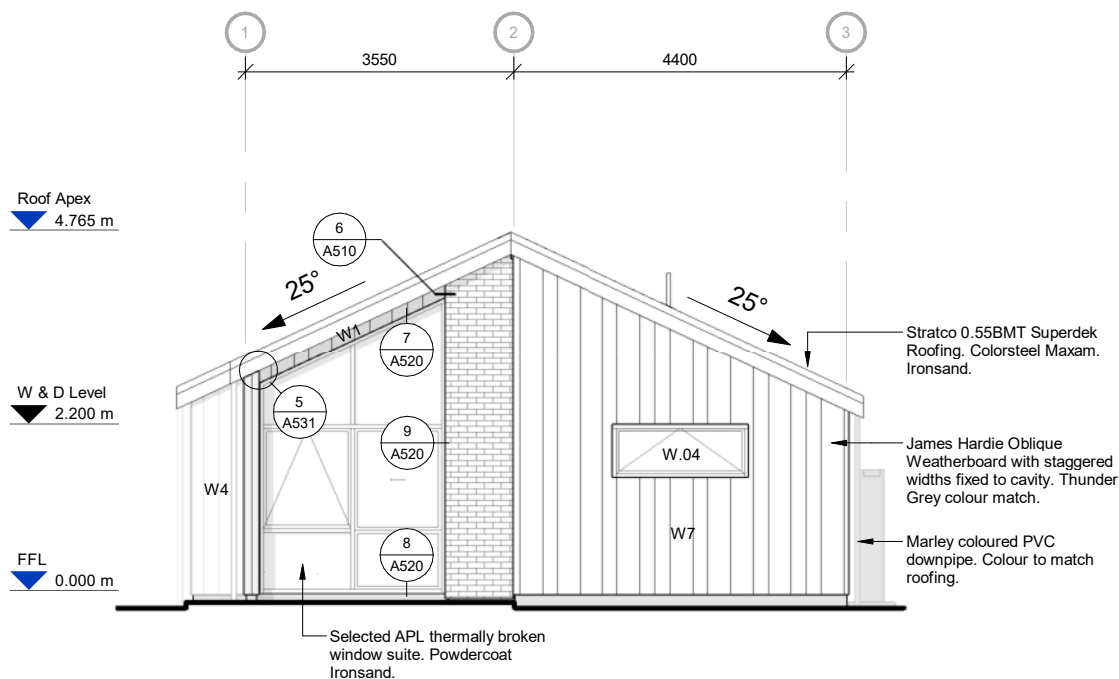
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stapleton elliott



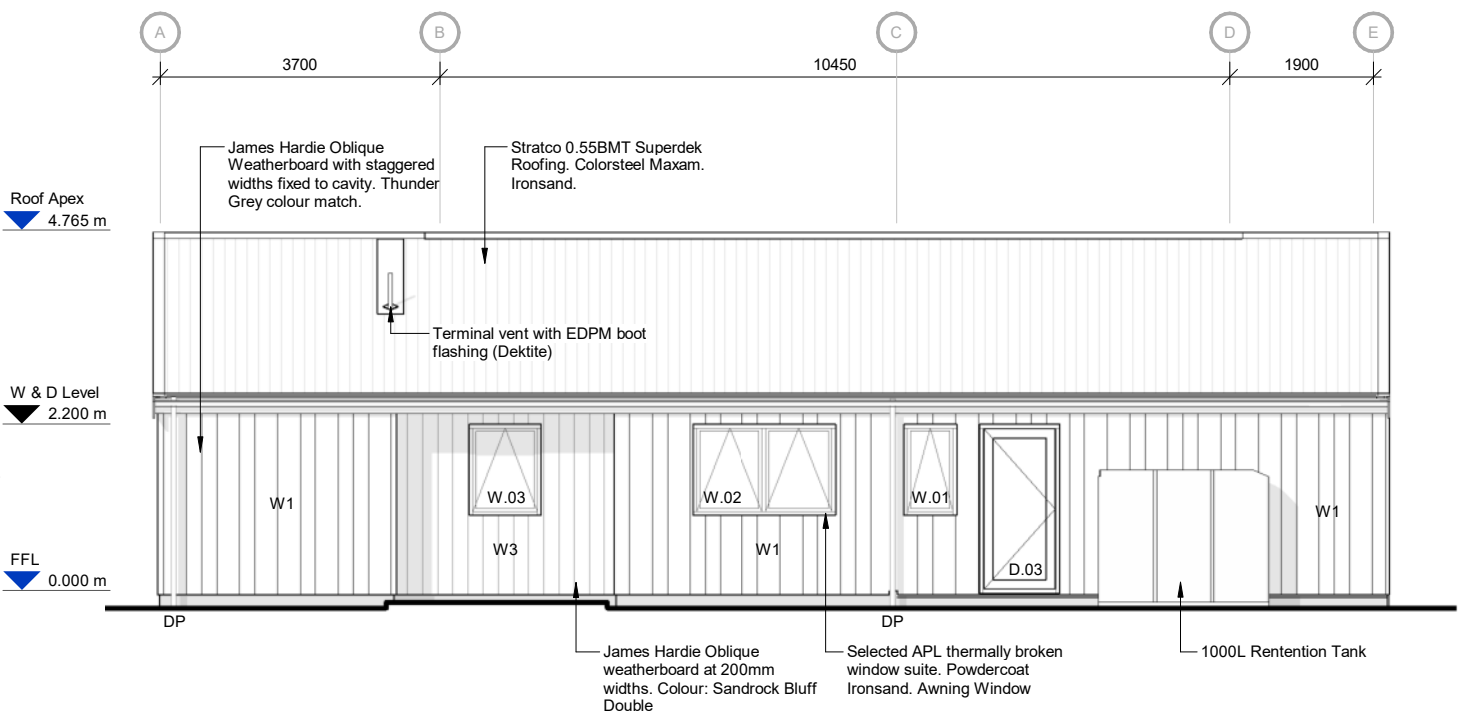
2 TYPE D - Front Elevation.
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 TYPE D - Living Side Elevation
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



1 TYPE D - Back Elevation.
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 TYPE D - Bedroom Side Elevation
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

DA400 REV.2

SECTION

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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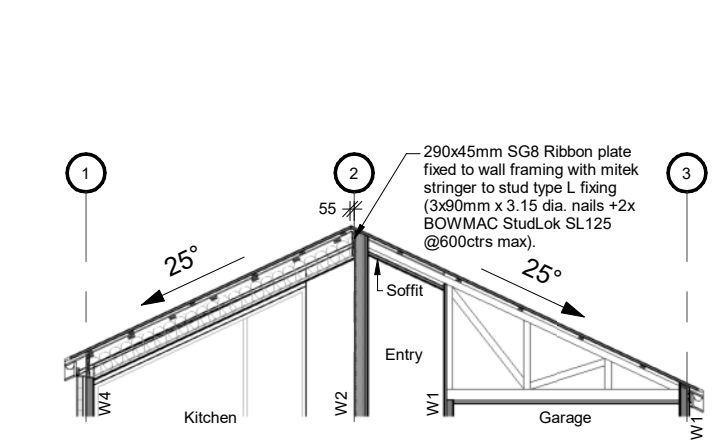
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 Total Site Area: 4065m²

NZBC Compliance

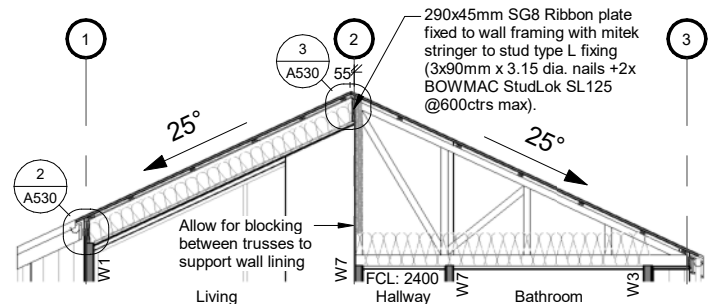
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz

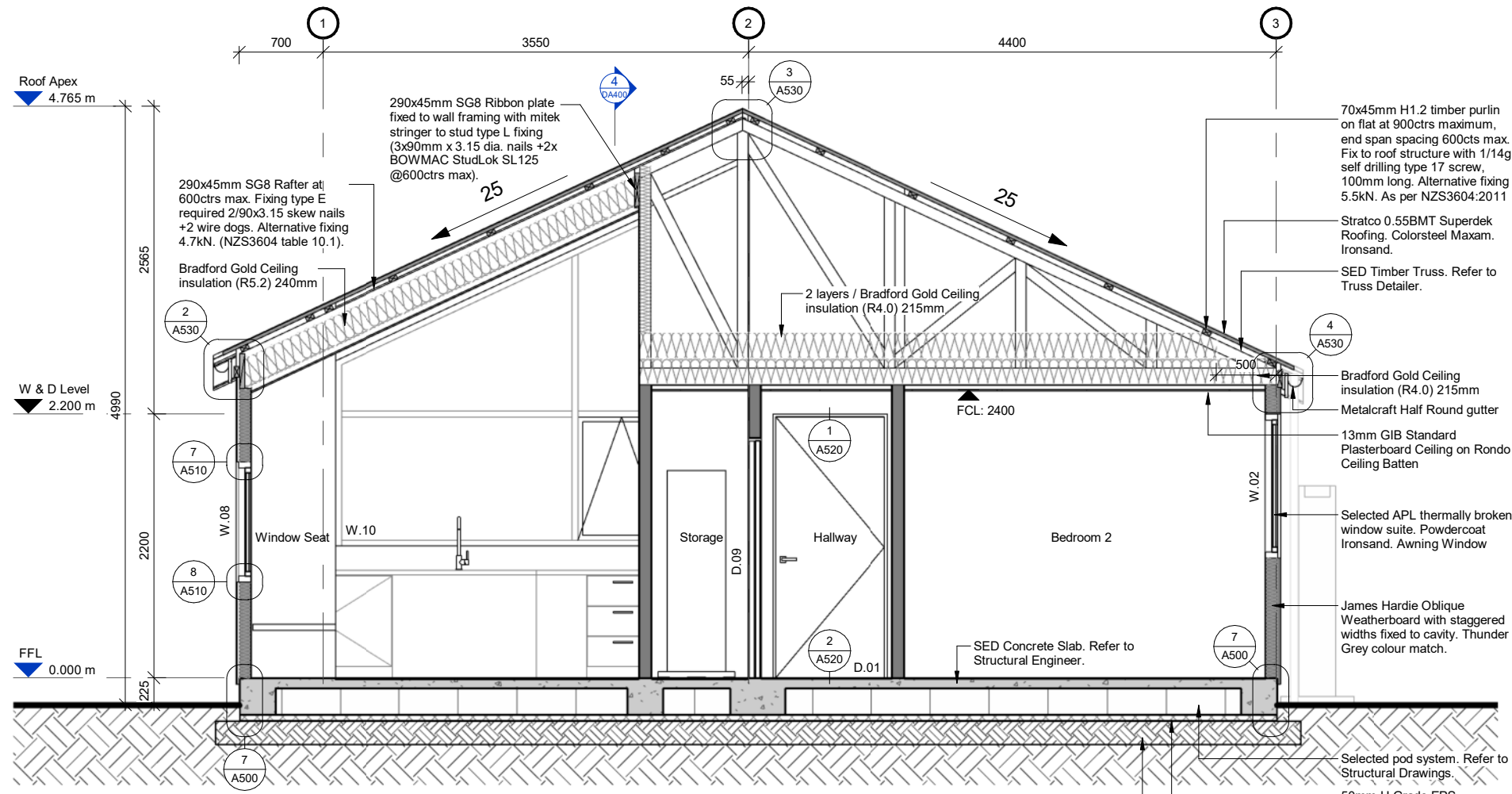


Section 2
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

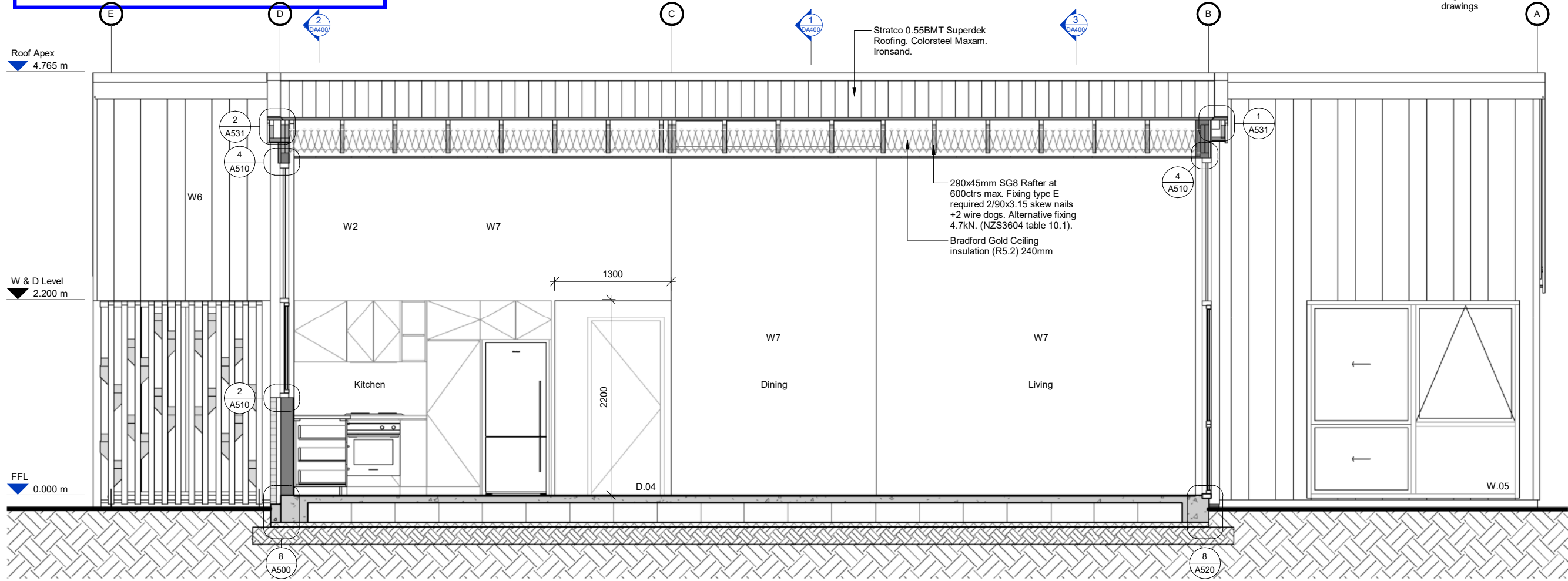


Section 3
 DA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

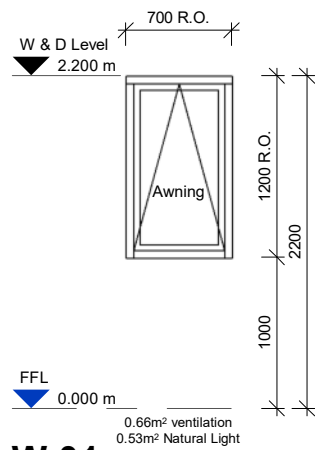
SURVEY REQUIRED FOR FINISHED FLOOR LEVEL
Refer to Building Consent Form 5 Documentation For Details



Section 1
 DA200 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

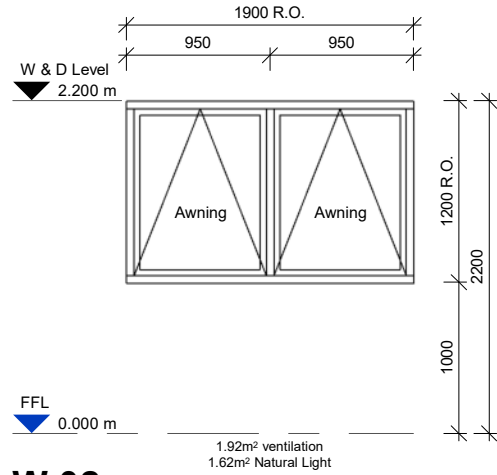


Section 4
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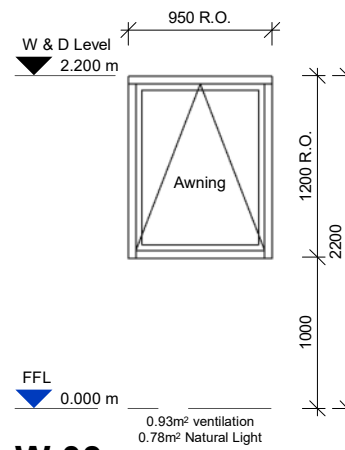
W.01

LOCATION: Laundry
 DESCRIPTION: Awning Window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



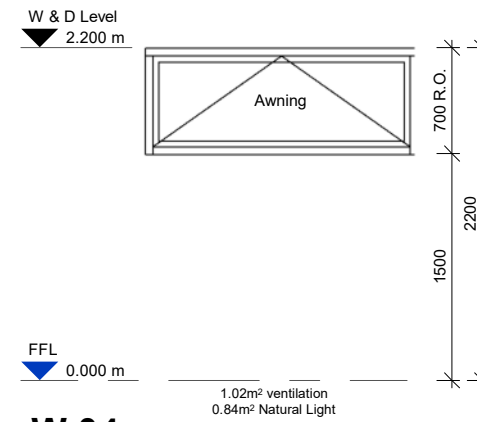
W.02

LOCATION: Bedroom 2
 DESCRIPTION: Awning Window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



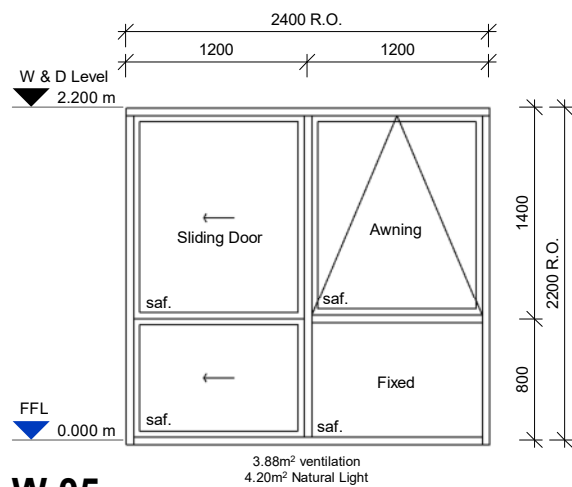
W.03

LOCATION: Bathroom
 DESCRIPTION: Awning Window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



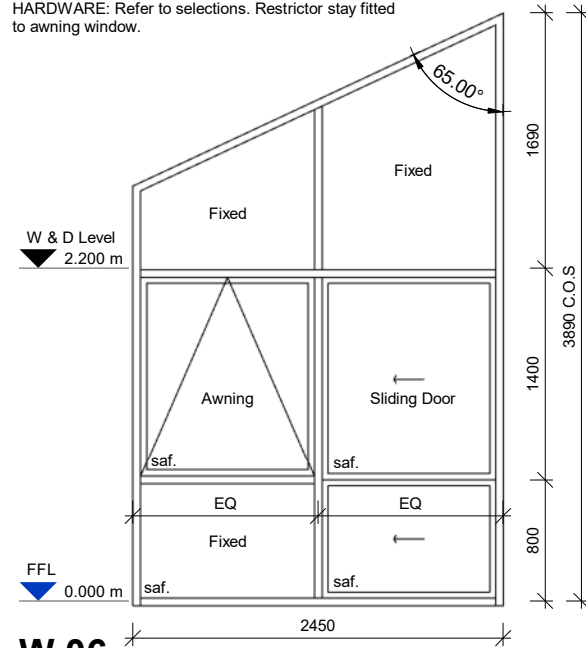
W.04

LOCATION: Bedroom 1
 DESCRIPTION: Awning Window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections. Restrictor stay fitted to awning window.



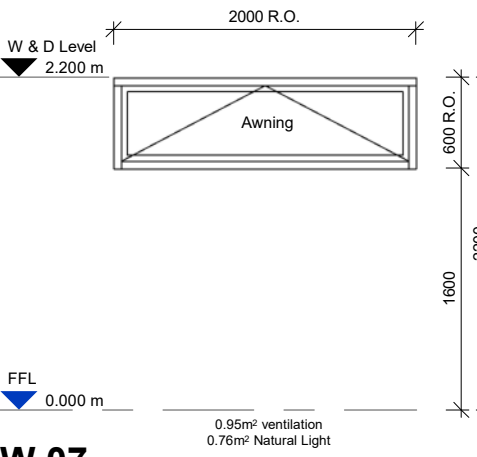
W.05

LOCATION: Bedroom 1
 DESCRIPTION: Glazed sliding door + awning window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Selected pull hardware + lock. Restrictor stay to awning window.



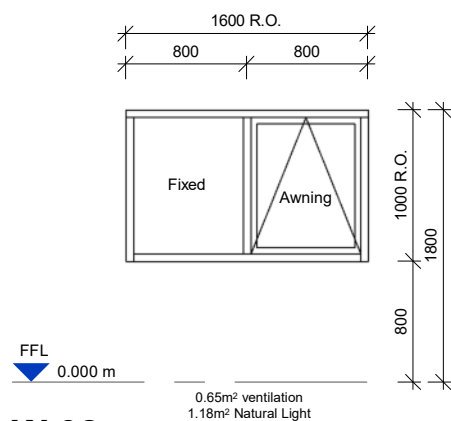
W.06

LOCATION: Living
 DESCRIPTION: Full height glazed sliding door + awning window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Selected pull hardware + lock. Restrictor stay to awning window.



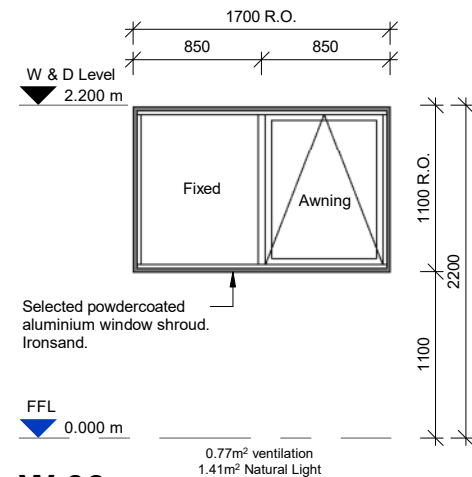
W.07

LOCATION: Living
 DESCRIPTION: Awning Window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Selected pull hardware + lock. Restrictor stay to awning window.



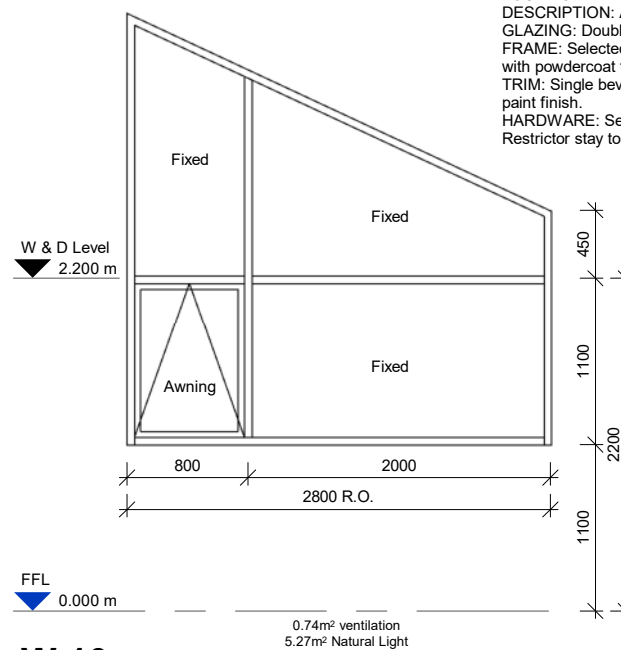
W.08

LOCATION: Window Seat
 DESCRIPTION: Fixed + awning window
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.



W.09

LOCATION: Kitchen
 DESCRIPTION: Fixed + awning window. Shroud around.
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.



W.10

LOCATION: Kitchen
 DESCRIPTION: Window to ceiling with awning pane.
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.

WINDOW & DOOR NOTES

GENERAL

- Contractor is to use the specification in conjunction with these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.
- Door & Window schedules must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to DGSE prior to proceeding with the works.
- Contractor to verify handings & quantities and provide shop drawings prepared by joinery manufacturer for DGSE's approval prior to fabrication.
- Dimensions are rough opening sizes & openings must be confirmed on site before fabrication.
- Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.
- Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.
- All windows and doors, including glazing, MUST be protected during construction.

ARCHITRAVES / LININGS

- All exterior joinery to have 20mm architraved timber linings.
- All interior doors to have 20mm architraved timber jambs.

ALUMINIUM JOINERY

- Install following manufacturer's written specification and recommendations.
- 10mm tolerance gap required around heads and reveals of all windows and doors.
- All exterior windows and doors to be powdercoated (minimum of 60 microns). All extruded/pressed sills to be powdercoated (minimum 120 microns). Closed ends to be factory welded, NO site welding / NO site cutting / NO site drilling.
- Double draught seals are required around all operable elements and must be continuous. All seals must be suitable for the selected window/door.
- Continuous air seal required around window - refer to details and specification.
- Depth of flexible sealant to be half the width of seal and applied in a single application in accordance with the manufacturer's recommendations to provide a watertight seal of 600Pa.
- Refer specification for thermal performance requirement.

GLAZING

- Weighted & sized for application in accordance with NZS 4223. Refer specification for thermal performance requirements.
- Safety glazing, when required, to be heat soaked toughened safety glass to the thickness required by NZS 4223. Generally safety glazing required for fully framed panels greater than 500x1000mm and within 800mm of the floor, or for side panels greater than 500x1000mm or within 800mm of the floor. Safety glazing required for any door (except vision panel), wet area or any internal partition.
- Restrictor stays to be provided for all opening sashes.
- Obscure glazing to all windows in bathroom & WC.

Refer to Door schedule for ventilation & natural lighting calculations

WINDOW SCHEDULE

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

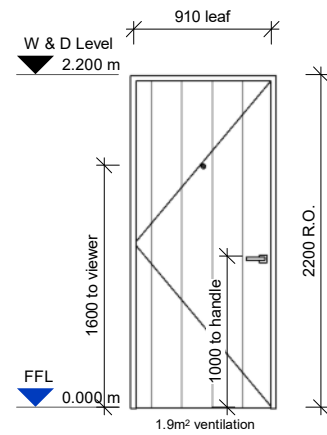
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

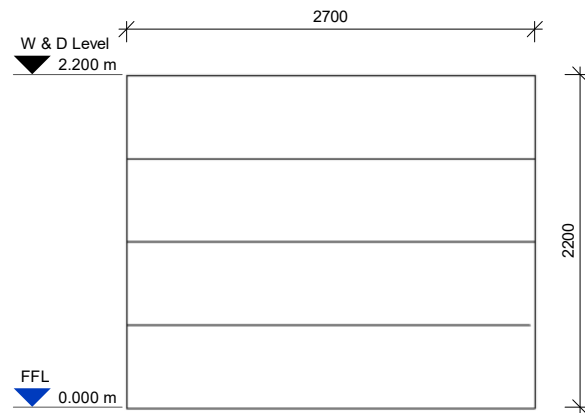
Auckland	+64 9 976 8288	ak@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz

DA650

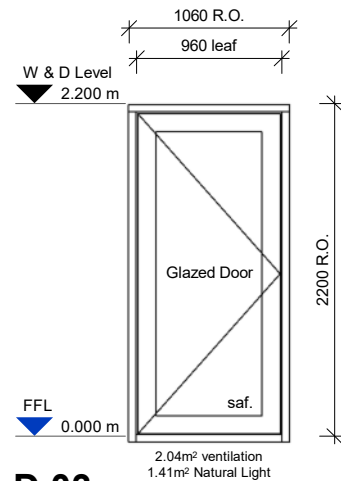
REV.2



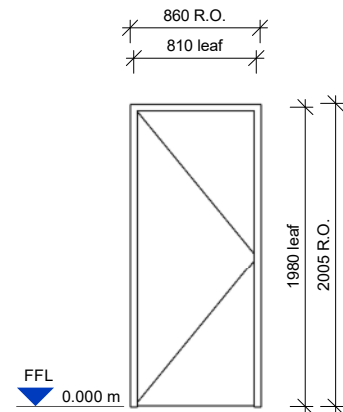
D.01
 LOCATION: Front Door
 DESCRIPTION: Exterior powdercoated front door leaf
 FRAME: Exterior powdercoated front door leaf
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Refer to selections. Euro-cylinder lock or equivalent. lever type handles, keyless exit.



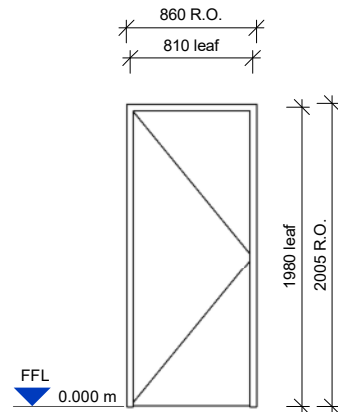
D.02
 LOCATION: Garage
 DESCRIPTION: Dominator sectional garage door.
 Colour match to Ironsand.
 HARDWARE: Selected garage door motor



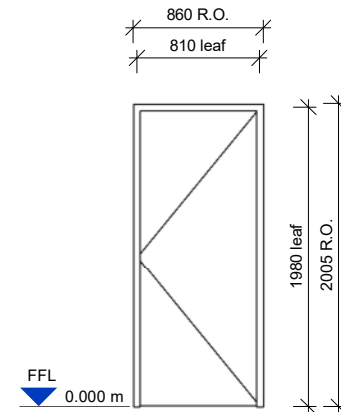
D.03
 LOCATION: Garage
 DESCRIPTION: Hinged glazed door
 GLAZING: Double glazed
 FRAME: Selected thermally broken aluminium frame with powdercoat finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish.
 HARDWARE: Refer to selections.



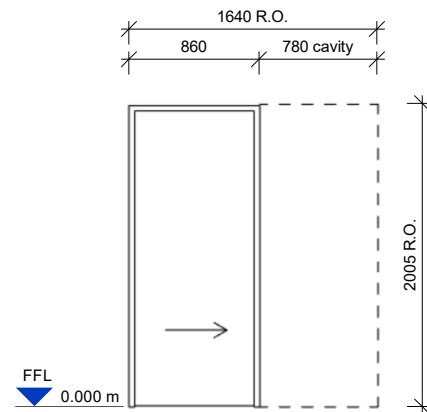
D.04
 LOCATION: Hallway to Garage
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



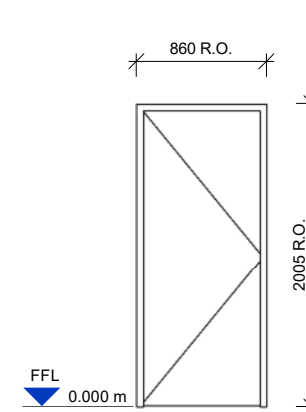
D.05
 LOCATION: Bedroom 2
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



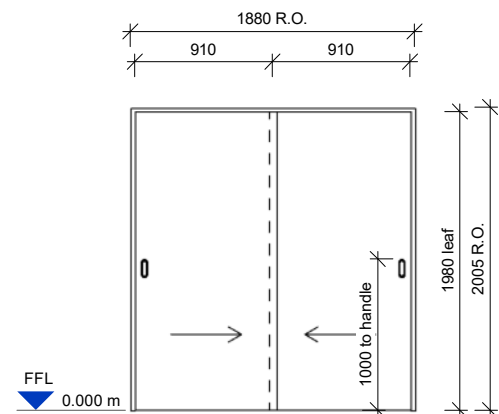
D.06
 LOCATION: Bathroom
 DESCRIPTION: EPS core hinged interior door. 20mm undercut.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



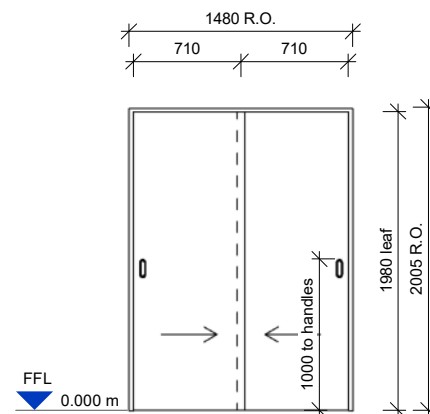
D.07
 LOCATION: WC
 DESCRIPTION: EPS core sliding interior door. 20mm undercut.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



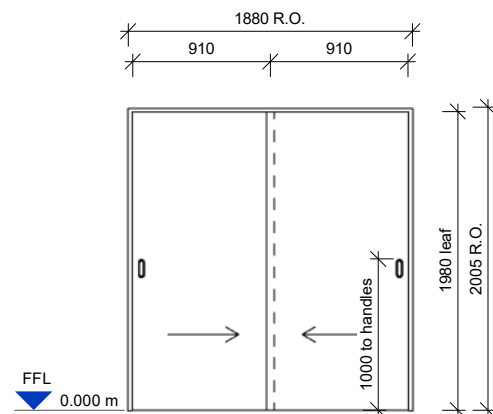
D.08
 LOCATION: Bedroom 1
 DESCRIPTION: EPS core hinged interior door
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Selected lever hardware



D.09
 LOCATION: Storage
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles



D.10
 LOCATION: Bedroom 2
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles



D.11
 LOCATION: Bedroom 1
 DESCRIPTION: Sliding wardrobe doors.
 FRAME: 20mm timber jambs. selected paint finish.
 TRIM: Single bevel 60x10mm architrave. Selected paint finish
 HARDWARE: Sliding door track & pull style handles

WINDOW & DOOR NOTES

GENERAL

- Contractor is to use the specification in conjunction with these drawings as the basis for the works and allow for window swings, handing etc. to provide and install items of hardware not specified, shown or listed, but required for the completion and proper finish of the works.
- Door & Window schedules must be read in conjunction with all other architect's drawings, details, and specifications. Any discrepancies shall be referred to DGSE prior to proceeding with the works.
- Contractor to verify handings & quantities and provide shop drawings prepared by joinery manufacturer for DGSE's approval prior to fabrication.
- Dimensions are rough opening sizes & openings must be confirmed on site before fabrication.
- Manufacturer and installer guarantees are to be provided for the supply and installation of all windows and doors.
- Warranty of minimum 10 years for complete window and door installation including cost of replacement materials and installation, with insurance-backed guarantee for all components.
- All windows and doors, including glazing, MUST be protected during construction.

ARCHITRAVES / LININGS

- All exterior joinery to have 20mm architraved timber linings.
- All interior doors to have 20mm architraved timber jambs.

VENTILATION & NATURAL LIGHT

Room	Area	Ventilation required	G4 Achieved	Illuminance required	G7 Achieved
Garage	18.6m ²	5%=0.93m ²	2.70m ²	10%=1.86m ²	1.94m ²
Kitchen/ Dining/Living /Hallway	44.1m ²	Mechanical extract fan and, Ventilation required: 5%=2.20m ²	8.97m ²	10%=4.41m ²	15.37m ²
WC	1.6m ²	Combined natural & mechanical ventilation. Intermitent extract fan 50L/s min. flow rate, 20mm undercut to door. Artificial lighting			
Bedroom 1	10.5m ²	Ventilation required: 5%=0.52m ²	4.9m ²	10%=1.05m ²	5.04m ²
Bedroom 2	9.3m ²	Ventilation required: 5%=0.46m ²	1.92m ²	10%=0.93m ²	1.62m ²
Bathroom	5.4m ²	Mechanical extract fan and, Ventilation required: 5%=0.27m ²	0.93m ²	10%=0.54m ²	0.78m ²

DOOR SCHEDULE

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
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Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



H1/AS1 REFERENCE BUILDING CALCULATIONS

Total Wall + Glazing Area	Reference Wall Area (70% total)	Reference Window Area (30%)
144.52 m ²	101.16	43.36

$$HL_{reference} = \frac{A_{roof} + A_{skylight}}{6.6} + \frac{A_{70\% \text{ of total wall area}}}{2} + \frac{A_{slab \text{ on ground floor}}}{1.5} + \frac{A_{other \text{ floor}}}{2.5} + \frac{A_{30\% \text{ of total wall area}}}{0.46}$$

$$13.03 + 50.56 + 56.30 + 0 + 94.21 = \mathbf{214.1 \text{ Net Heat Loss}}$$

H1/AS1 PROPOSED BUILDING CALCULATIONS

$$HL_{proposed} = \frac{A_{roof}}{R_{roof}} + \frac{A_{wall}}{R_{wall}} + \frac{A_{floor}}{R_{floor}} + \frac{A_{glazing}}{R_{window}} + \frac{A_{door, \text{ opaque}}}{R_{door, \text{ opaque}}} + \frac{A_{skylight}}{R_{skylight}}$$

$$16.24 + 50.46 + 52.79 + 74.55 + 8.57 + \text{N/A} = \mathbf{202.61 \text{ Net Heat Loss}}$$

Glazing Percentage of total wall area: **20.1%**

Proposed building thermal performance exceeds reference performance by: **5.44%**

H1 Result: **PASS**

ELEMENT AREA'S / R VALUES

Roofs	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
ROOF 1	ROOFING: Stratco 0.55BMT Superdek roofing. PURLINS: 70x45mm SG8 H1.2 treated at 900ctrs max. 600mm end spans. STRUCTURE: SED timber trusses at 900ctrs max. CEILING: GIB Rondo Ceiling Battens	2 layers / Bradford Gold Ceiling Insulation (R4.0) 215mm	43.95 m ²	5.9	6.6	7.45
ROOF 2	Truss Heel Feathered. Refer to description of Roof 1 for buildup.	Bradford Gold Ceiling Insulation (R4.0) 215mm	3.41 m ²	3.46	6.6	0.98
ROOF 3	ROOFING: Stratco 0.55BMT Superdek Tray PURLINS: 70x45mm SG8 H1.2 treated at 900ctrs max. 600mm end spans. STRUCTURE: 290x45mm SG8 H1.2 treated rafters at 600ctrs max. CEILING: GIB Rondo Ceiling Battens	Bradford Gold Ceiling (R5.2) 240mm	38.65 m ²	4.95	6.6	7.81
			86.01 m ²			16.24

Wall	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
W1	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max. AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens. CLADDING: James Hardie Oblique vertical Weatherboard Staggered.	Bradford Gold Wall (R2.8) 90mm	52.81 m ²	2.27	2	23.26
W2	Refer to W1, structure to be 2/140x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max.	Bradford Gold Wall (R2.8) 90mm	7.00 m ²	2.46	2	2.85
W3	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 600ctrs max. Nogs at 600ctrs max. AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens. CLADDING: James Hardie Oblique Weatherboard 200mm vertical	Bradford Gold Wall (R2.8) 90mm	21.06 m ²	2.27	2	9.28
W4	STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs. AIR BARRIER: Masons Uni Pro CAVITY: 50mm. EH type Brick ties to be installed at 600ctrs horizontally, 400ctrs vertically. 300mm from openings, corners & top/bottom of wall. CLADDING: Midland Brick Tipico Range Albillo Brick. 230mm L x 76mm H x 70mm W.	Bradford Gold Wall (R2.8) 90mm	10.29 m ²	2.24	2	4.59
W5	Refer to W4. At taller height framing is required to 2/140x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs. Nogs at 1350ctrs.	<varies>	10.97 m ²	2.29	2	4.79
W7	STRUCTURE: 90x45 SG8 H1.2 treated timber framing. Studs at 600ctrs, nogs at 1350ctrs max. LININGS: 10mm GIB Standard unless noted otherwise, Refer to bracing plan. 13mm GIB Aqualine (Bathroom, WC & Garage)	Bradford Gold Wall (R2.8) 90mm	13.32 m ²	2.34	2	5.69
			115.44 m ²			50.46

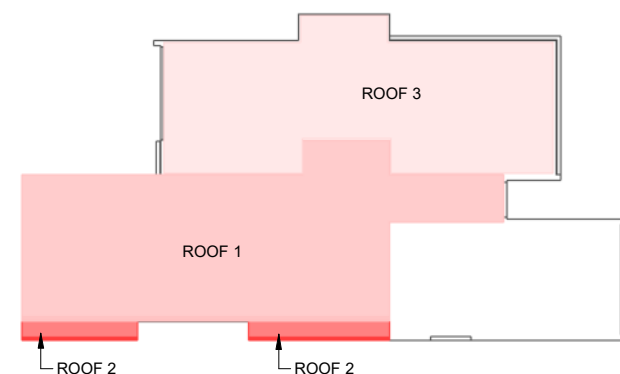
Floors	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
FLOOR 1	SED concrete raft floor	Firth Ribraft 220mm Pods + 50mm H Grade EPS Underslab	84.46 m ²	1.6	1.5	52.79
			84.46 m ²			52.79

Glazing	Description	Glazing	Area	Construction R Value	Reference R Value	Proposed Heat Loss
Windows	Selected Thermally Broken Aluminium Joinery	Double Glazing, Low E IGU (R0.39)	29.07 m ²	0.39	0.46	74.55
			29.07 m ²			74.55

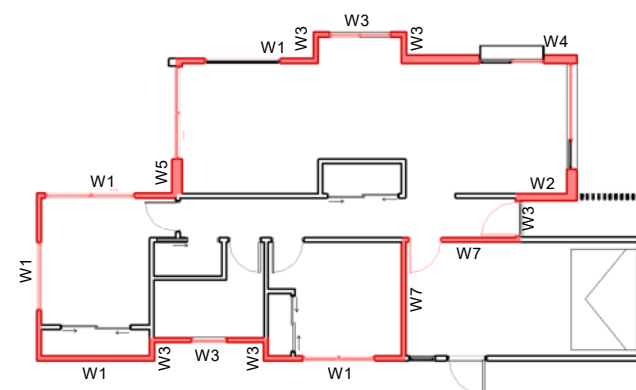
Doors	Description	Insulation	Area	Construction R Value	Reference R Value	Proposed Heat Loss
D.01	Exterior powdercoated front door leaf.		2.11 m ²	0.329	0.46	6.42
D.04	EPS core hinged interior door		1.72 m ²	0.8	0.46	2.16
			3.84 m ²			8.57

NOTES

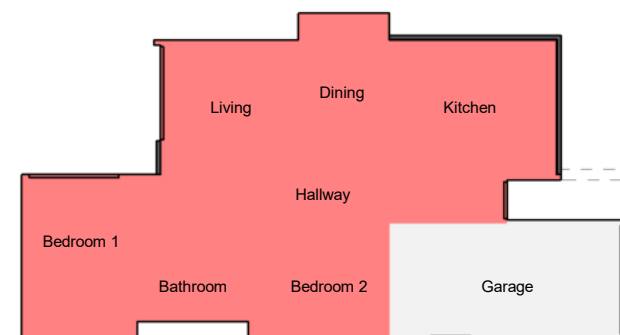
- This calculation qualifies as an acceptable solution under Energy Efficiency Acceptable Solution H1/AS1 5th edition amendment 1 clause 2.1.3 (4/08/22) where the proposed building total heat loss is less than the reference building total heat loss, and the glazing area is no greater than 40% of the total wall area.
- Construction R- values are based on the following sources:
 - Design Navigator R-value calculator
 - H1/AS1 (5th edition)
 - Firth Ribraft R value calculator



Thermal Envelope - Roof
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



Thermal Envelope - Walls
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



Thermal Envelope - Floor
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

DA660 REV.2

H1 CALCULATIONS

TYPE D

TW PROPERTY
FLAXMERE HOUSING
LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 50 - 60mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: B

Legal Description: LOT 2 DP 435766
Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



ROOF Design Navigator R Value Calculations

Roof 1 - Truss 5.98 m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

insulation: []

Timber Frame & Cavity: 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Roof space (still air) 0.11
R-value: 0.75

Cavity Area: 95.0%

Roof space (still air) 0.11
Insulation: [8]

insulation covering bottom chord

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]: [] Number of downlights: [] Clearance from lamp holder side [m]: []

Roof 2 - Truss 3.46 m²C/W

Type: Roof: Timber framed truss Roof, flat Ceiling Perimeter (compressed insulation)

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

insulation: []

Timber Frame & Cavity: 90mm rafters or joists @ 900mm, battens covered with insulation

Roof Frame Area: 5.0%

Roof space (still air) 0.11
R-value: 0.75

Cavity Area: 95.0%

Roof space (still air) 0.11
Insulation: [8]

insulation covering bottom chord

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

internal surface 0.09

Compressed Insulation Details

Roof Slope: 25° Perimeter Width: 500 mm

Wall Stud Width: 90 mm Offset: 0 mm

Top Chord L/E: 50 mm Top Chord Depth: 90 mm

Compression Constant: 1

Is a ventilation gap present? Is insulation inside chord base?

Roof 3 - Skillion 4.95 m²C/W

Type: Roof: Timber framed skillion or flat Roof

external surface 0.03

Roofing: generic - Metal corrugate iron with building paper
R-value: 0.01

insulation: []

Timber Frame & Cavity: 290mm rafters or joists @ 600mm, battens covered with insulation

Roof Frame Area: 7.0%

Roof space (still air) 0.11
R-value: 2.40

Cavity Area: 92.0%

Roof space (still air) 0.11
Insulation: [8]

insulation covering bottom chord

Thermal Break: generic - none
R-value: 0.00

Ceiling Lining: generic - gypsum Plasterboard 13mm
R-value: 0.09

internal surface 0.09

Non-IC-rated recessed downlights

Ceiling Area [m²]: [] Number of downlights: [] Clearance from lamp holder side [m]: []

WALLS Design Navigator R Value Calculations

W1 2.27 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard
R-value: 0.11

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 600mm

Wall Frame Area: 16.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 83.8%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

internal surface 0.09

W2 2.46 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard 14mm
R-value: 0.10

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 140x90mm, studs @ 600mm, 140x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 1.17

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

internal surface 0.09

W3 2.27 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: James Hardie Oblique weatherboard
R-value: 0.11

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 600mm

Wall Frame Area: 16.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 83.8%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

internal surface 0.09

W4 2.09 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: generic - Brick 70mm
R-value: 0.06

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 90x90mm, studs @ 600mm, 90x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 13mm
R-value: 0.06

internal surface 0.09

W5 2.45 m²C/W

Type: Wall: Timber Frame with vented Cavity

external surface 0.03

Cladding: generic - Brick 70mm
R-value: 0.06

Air Barrier: generic - Building paper
R-value: 0.01

Timber Frame & Cavity: 140x90mm, studs @ 600mm, 140x45mm dwangs @ 800mm

Wall Frame Area: 21.4%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 78.6%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 1.17

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 13mm
R-value: 0.06

internal surface 0.09

WALLS Design Navigator R Value Calculations

W7 2.34 m²C/W

Type: Wall: Timber Frame (direct fixed Cladding)

external surface 0.03

Cladding: generic - Gypsum plasterboard 10mm into still air (garage, etc.)
R-value: 0.10

Air Barrier: generic - none
R-value: 0.00

Timber Frame & Cavity: 90mm, studs @ 600mm, dwangs @ 1200mm

Wall Frame Area: 12.7%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Cavity Area: 87.3%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: Bradford Gold Wall 2.8 2.8
R-value: 0.75

still Airgap: none
R-value: 0.00

Wall Lining: generic - gypsum Plasterboard 10mm
R-value: 0.04

internal surface 0.09

FLOOR Firth Ribraft R Value Calculations

H1 Solution
RibRaft® 220mm pods (min. slab 305mm)
90-140mm wall frame + HotEdge Extra® + 50mm EPS
(H-grade) under slab

The minimum R-value for this zone is 1.5

With a calculated A/P ratio of 1.7

The R-value for your selected solution is:

1.6

Exterior Area	84.462m ²
Exterior Perimeter	47.15m
Embedded floor heating	No
Wall Width	90mm
No Edge Insulation Percentage	100%

For a full set of CAD drawings for RibRaft solutions, please refer to the Firth Resources web page
<https://www.firth.co.nz/resources/drawings/>
 Check the RibRaft Foundations filter to show only relevant files.

DA661 REV.2

H1 REFERENCES

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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2	BC - Type C&D	02.09.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

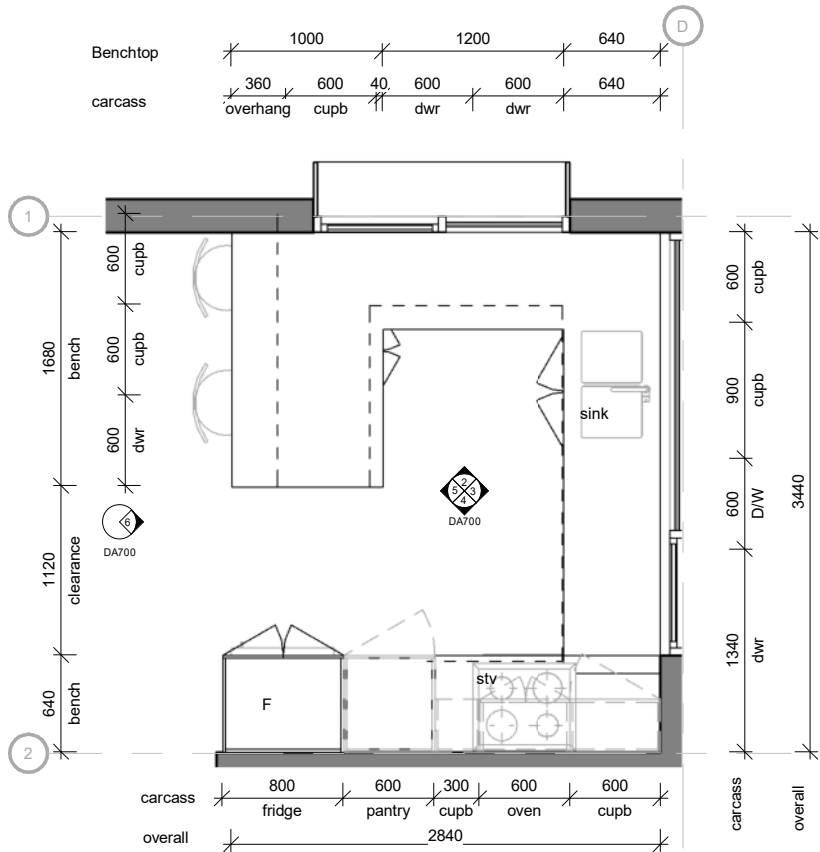
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

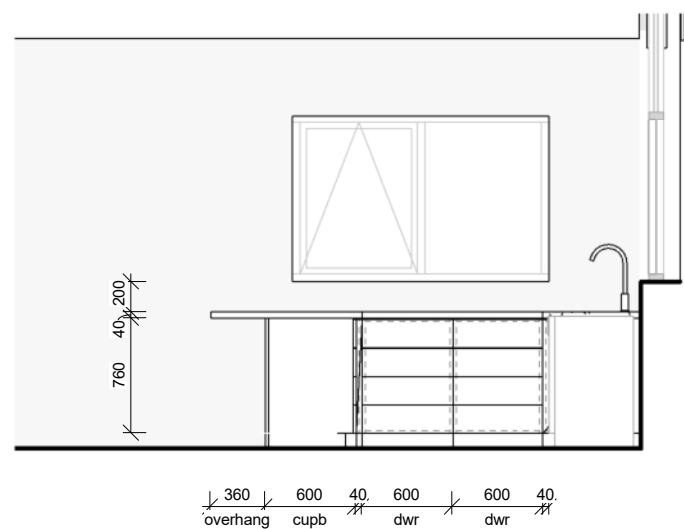
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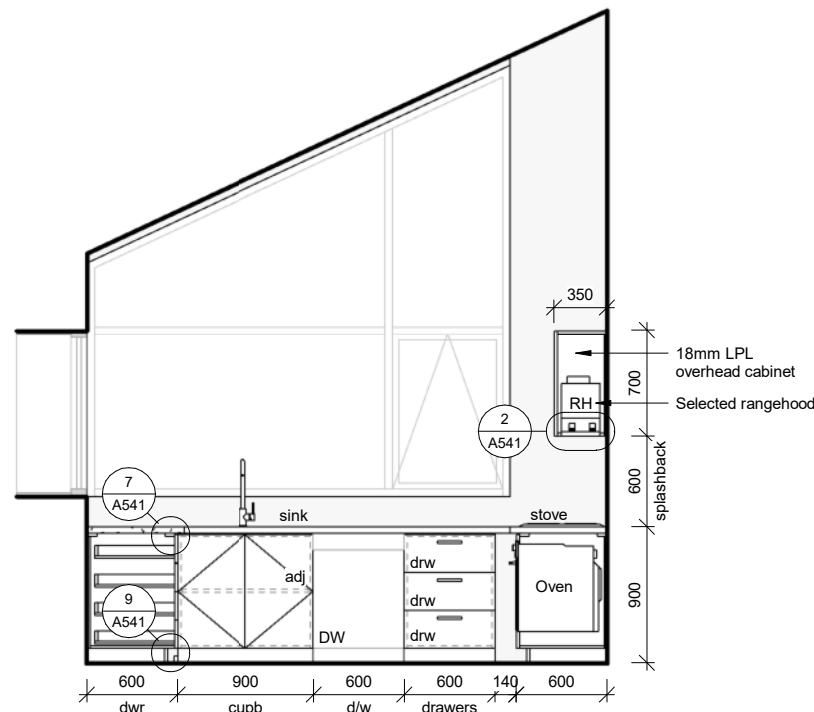
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Hastings District Council
10/09/2025



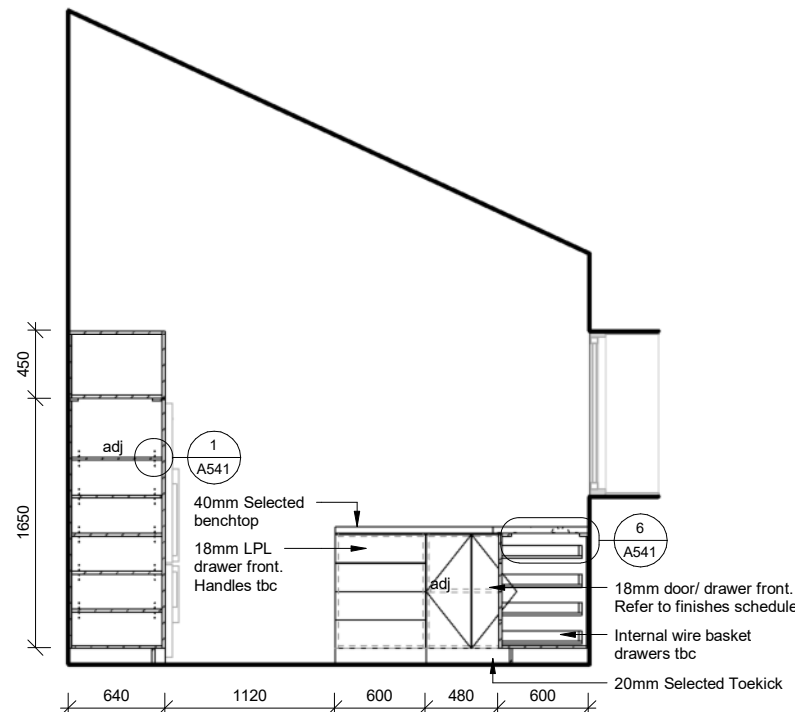
1 KITCHEN PLAN
 DA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



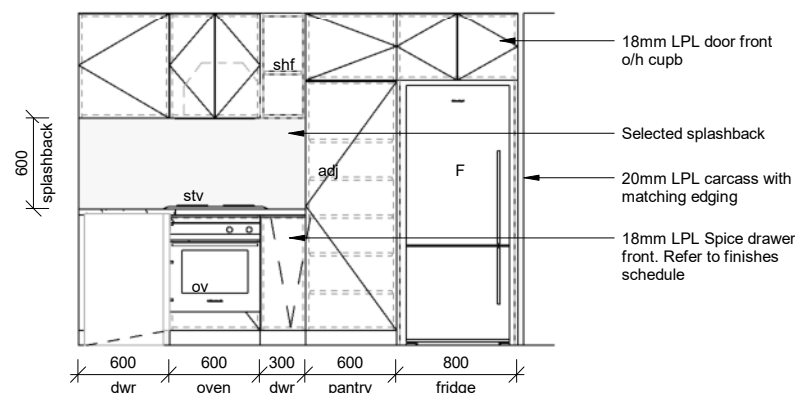
2 KITCHEN ELEVATION 1
 DA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



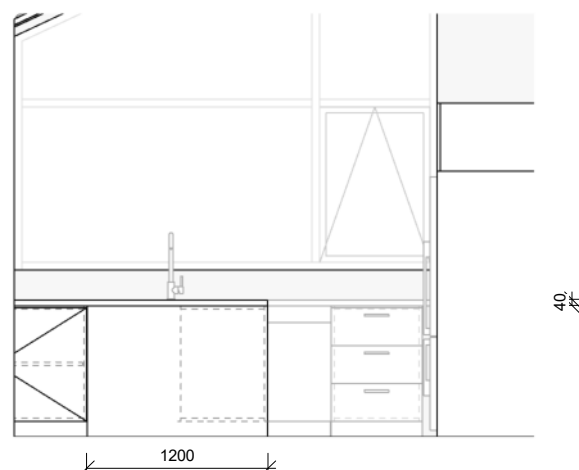
3 KITCHEN ELEVATION 2
 DA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



5 KITCHEN ELEVATION 4
 DA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



4 KITCHEN ELEVATION 3
 DA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



6 KITCHEN ELEVATION 5
 DA700 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

DA700 REV.2

KITCHEN JOINERY

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
B	Requested Updates	10.07.25
A	Kitchen Layout	04.07.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

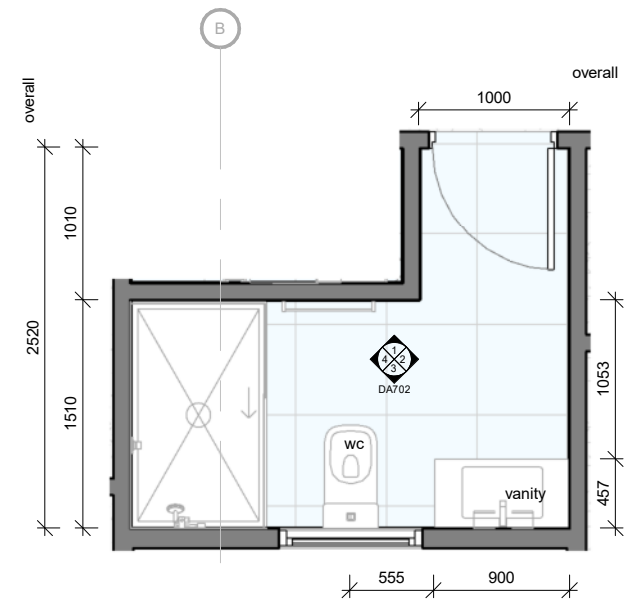
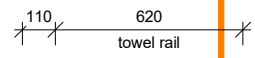
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Compliance with H1/AS1. Refer to calculations within drawing set.

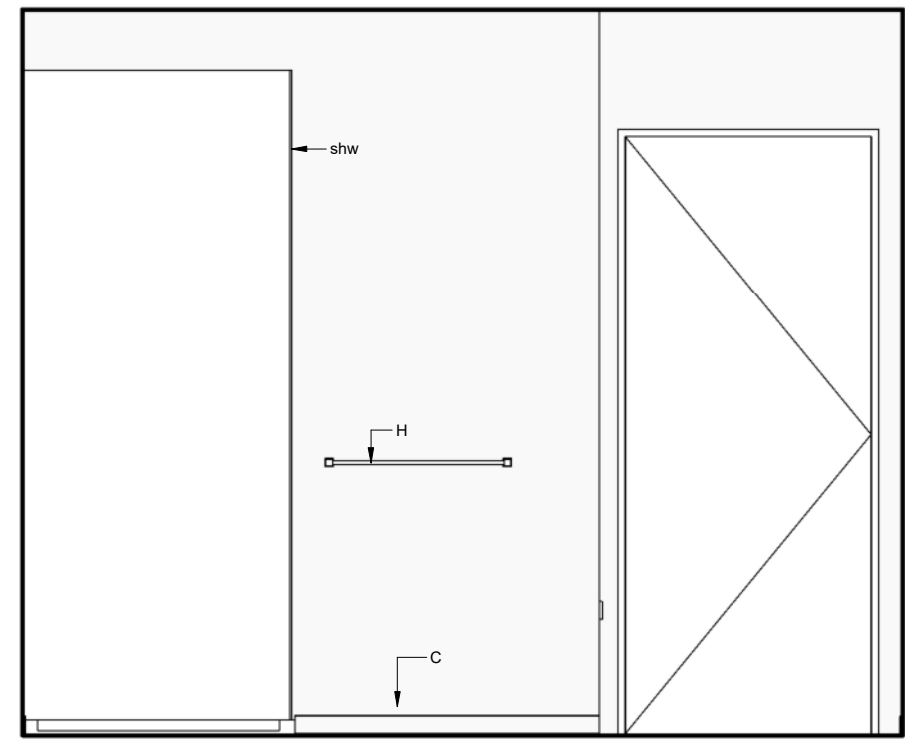
Auckland	+64 9 976 8288	ak@dgse.co.nz
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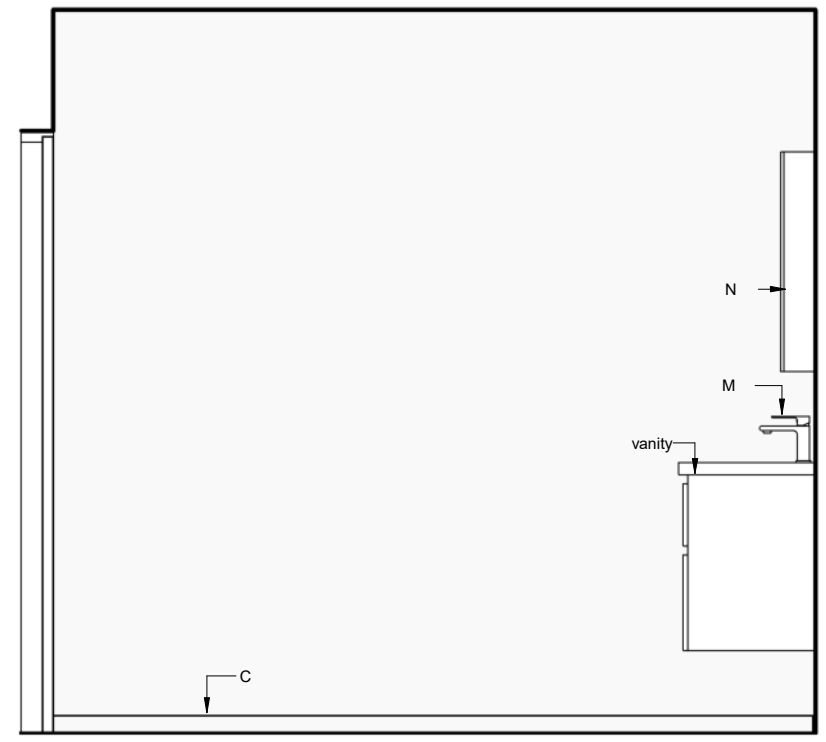
designgroup
stapleton elliott



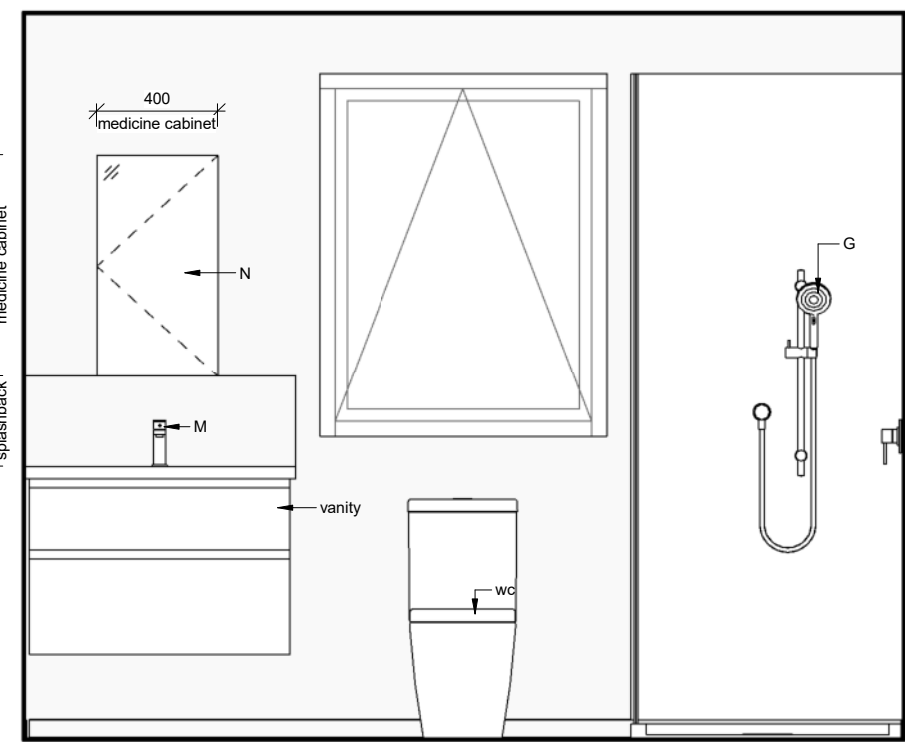
0 BATHROOM PLAN
 DA300 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



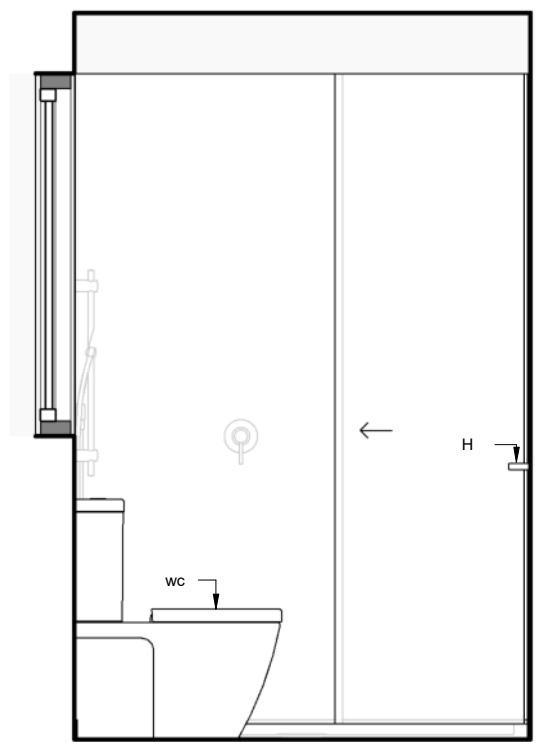
1 BATHROOM 1
 DA702 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



2 BATHROOM 2
 DA702 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



3 BATHROOM 3
 DA702 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



4 BATHROOM 4
 DA702 SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE

DA702 REV.2

BATHROOM

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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SELECTIONS

Refer to specification & finishes schedules for bathroom fittings.

- | | |
|--|--|
| <p>A) Wall Linings
painted Aqualine GIB</p> <p>B) Flooring
Selected vinyl plank flooring, wet area slip resistance rating required.</p> <p>C) Skirting
Selected pine skirting - Paint finish</p> <p>D) FWG
Selected floor waste gully with clamp ring to finish flush with flooring (refer to specification)</p> <p>E) Shower
Selected 900x1500mm proprietary Acrylic shower tray & liner. Sliding door.</p> <p>F) Shower Liner
Proprietary acrylic shower liner.</p> <p>G) Shower Mixer
Felton KOHC Feltonmix wall set + 6 l/m flow restrictor. Combined mixer & rose with low flow & anti scald washer</p> <p>H) Towel Rail
Miles Nelson Chrome - 19mm x 900mm (x2)</p> <p>I) Extract Fan
Refer to electrical plan</p> | <p>J) Toilet
close coupled toilet suite 665L x 775H LeVivi Utah S-trap close-coupled</p> <p>K) Toilet Roll Holder
LeVivi Bella - Chrome/LEVBELTPC</p> <p>L) Vanity
Selected 900mm wall hung vanity.</p> <p>M) Vanity Mixer
LeVivi Classic + 6 l/m flow restrictor - Chrome/ LEVBSNAPCP</p> <p>N) Medicine Cabinet
Proprietary medicine cabinet with mirrored front. LeVivi Preston 400mm - LEVPRESHCABWH</p> <p>O) Tub
Laundry tub cabinet 350W x 560D x 900H with washing machine taps and child resistant catch to cabinet door</p> <p>P) Splashback
4.5mm Gloss White Hardieglaze lining with white PVC jointers</p> <p>Q) Wash hand basin
Wall hung basin with one tap hole. Caroma Urbane II - 879010W</p> <p>R) Selected round mirror
600mm diameter</p> |
|--|--|

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

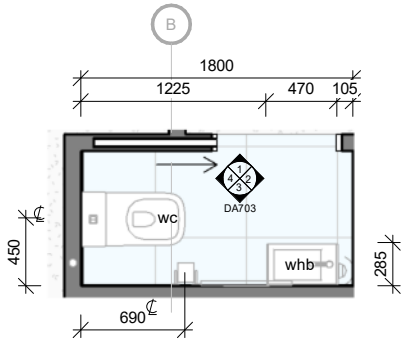
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Compliance with H1/AS1. Refer to calculations within drawing set.

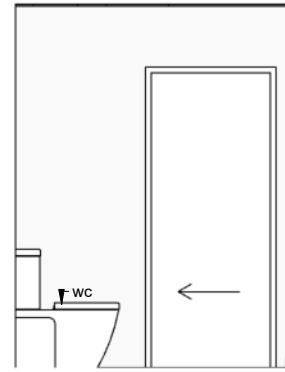
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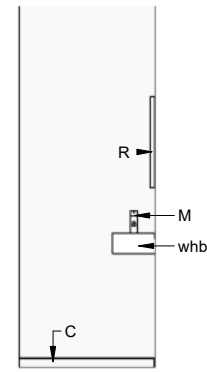
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Hastings District Council
10/09/2025



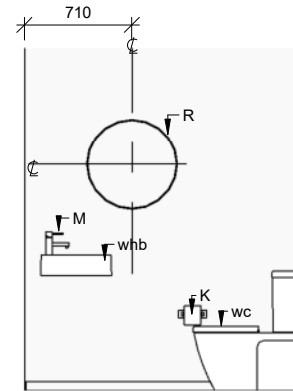
WC PLAN
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



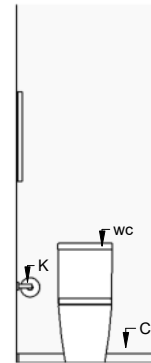
WC ELEVATION 1
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



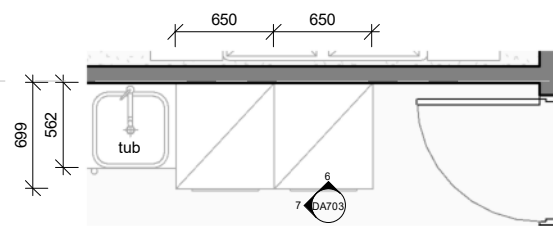
WC ELEVATION 2
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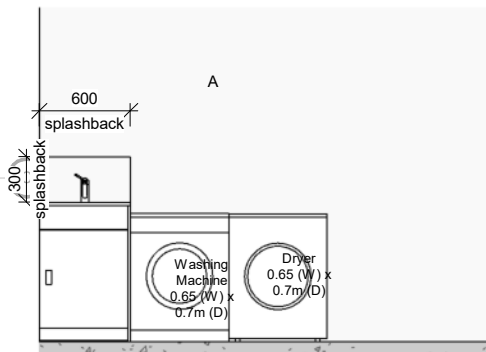
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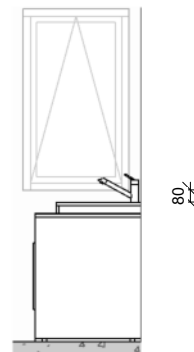
WC ELEVATION 4
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



LAUNDRY PLAN
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



LAUNDRY ELEVATION 1
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



LAUNDRY ELEVATION 2
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

DA703_{REV.2}

WC + LAUNDRY

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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PROJECT No. **F563**
 PLOT DATE. **2/09/2025 9:03:07 am**

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Rainfall Intensity: 1 mm/h
 Climate Zone: 2
 Exposure Zone: B
 Legal Description: LOT 2 DP 435766
 Wind Zone: High
 NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

A3 Print Scale 1 : 1
 A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

LIGHTING & ELECTRICAL PLAN

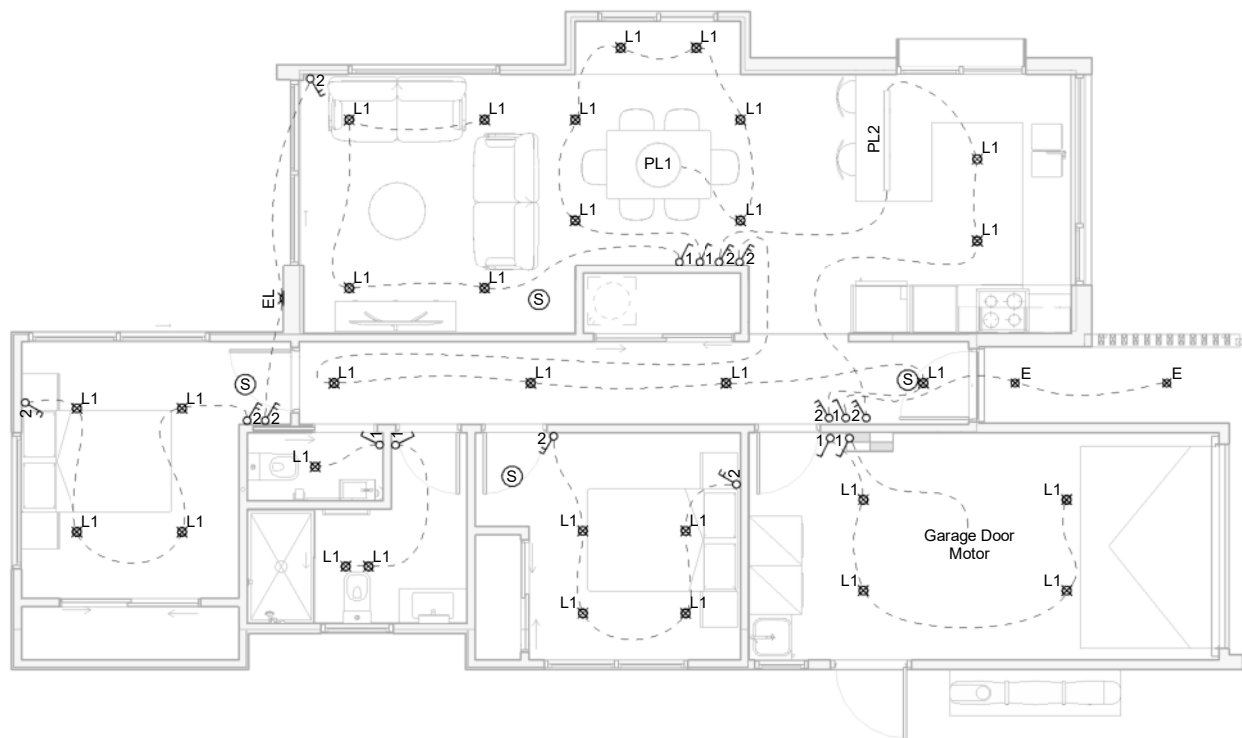
TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.



LIGHTING LEGEND

- E** Recessed LED Exterior Downlight
- L1** Ambius@Ceiling LED Downlight 165mm, 12W, 3-4-5K, 950lm. Model:ADLEDAC12W165-3T Q code: Q5070230
- PL1** Pendant Light 1 (dining table)
- PL2** Pendant Light 2 (kitchen bench)
- Wall Mounted Light - External
- 1** Light Switch - One Way (mounted at 1m above FFL)
- 2** Light Switch - Two Way (mounted at 1m above FFL)

ELECTRICAL

- Distribution Board**
V40 Vynco 40 way flush Mt Bare with smart meter installed inside
- Smoke Detector**
Heiman wireless interconnected smoke alarm - HM-633PHW White
- Extract Fan**
Ventech frameless square magnetic grille (VSQ250M). Connected to Manrose Vent Axia Multi Vent continuous Extract Ventilation FAN7200.

POWER & DATA

- 1** Single power outlet
- 2** Double power outlet
- EX** Exterior outlet with isolation switch
- D** Data outlet
- TV** TV single data outlet, RJ45, MATV outlet
- DW** Dishwasher outlet with isolation switch
- O** Oven outlet with isolation switch
- RH** Rangehood outlet with isolation switch
- F** Fridge outlet with isolation switch

ELECTRICAL NOTES

1. DGSE lighting plan shows switch locations in relation to light locations.
2. Contractor is to confirm final position, orientation, height & number of electrical outlets onsite with Architect prior to installation.
3. All Light switches, Power & Data outlets to be PDL Iconic series, vivid white colour.
4. Power and Data outlets to be installed at 300mm above FFL unless noted otherwise. 'Above Bench' = 1000mm above FFL.
5. Light switches to be installed at 1000mm above FFL unless noted otherwise.
6. Electrician to confirm all outlets are installed to code.
7. Electrical outlets in bathrooms to be RCD protected.
8. Allow for supply, provisions & installation of Chorus ONT unit. Location TBC.
9. All pipe and cable penetrations through thermal envelope to be sealed with Marshall Trade Seal adhesive collars as outlined in specification, or similar approved.
10. All data cabling to be CAT6A.
11. Allow for concealed power outlet to all heated towel rails.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

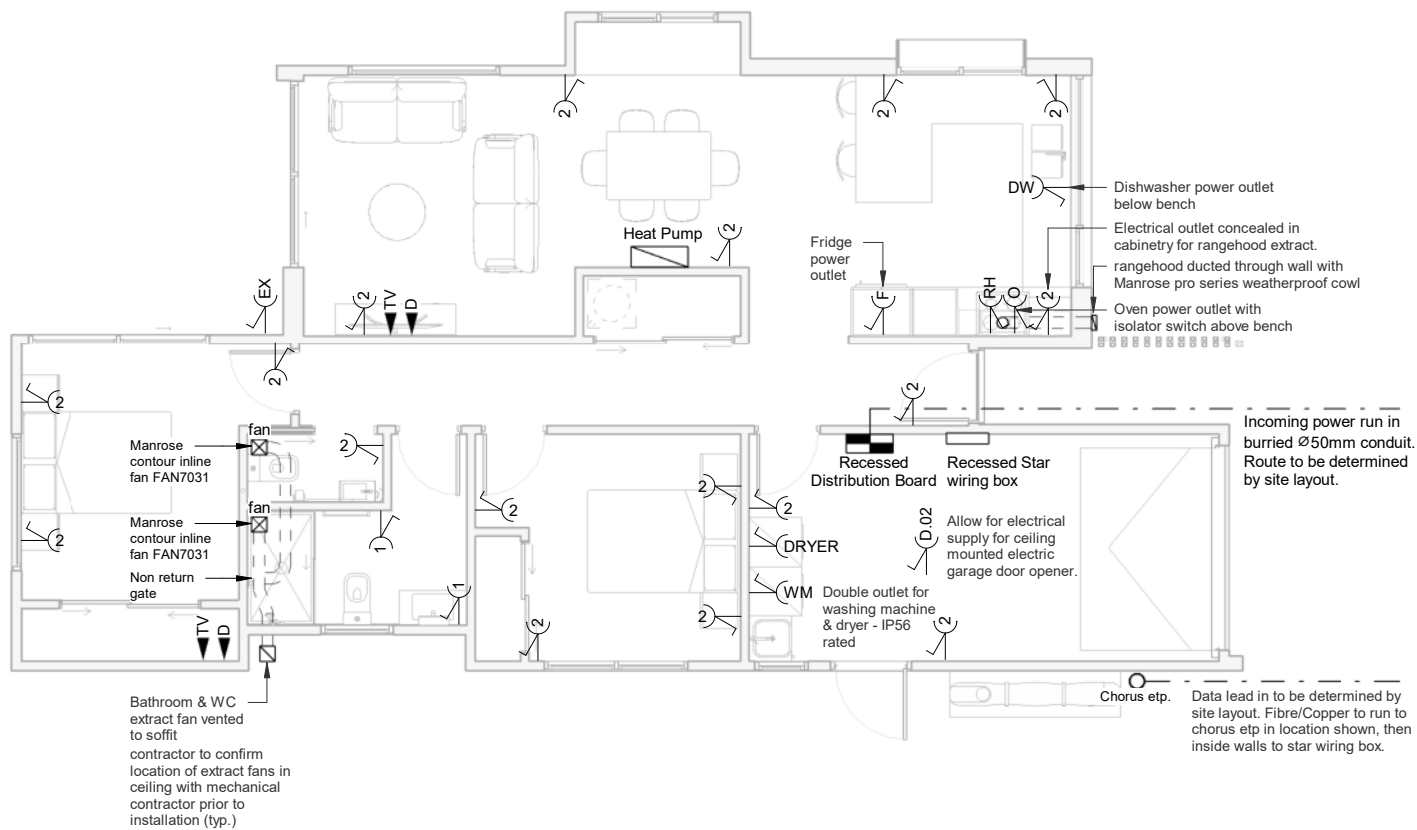
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



1 **LIGHTING PLAN**
 DA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 **ELECTRICAL PLAN**
 DA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

ABA20250762
APPROVED - Site Copy
Hastings District Council
10/09/2025

SURVEY REQUIRED FOR
FINISHED FLOOR LEVEL
Refer to Building Consent Form 5
Documentation For Details

DP200 REV.2

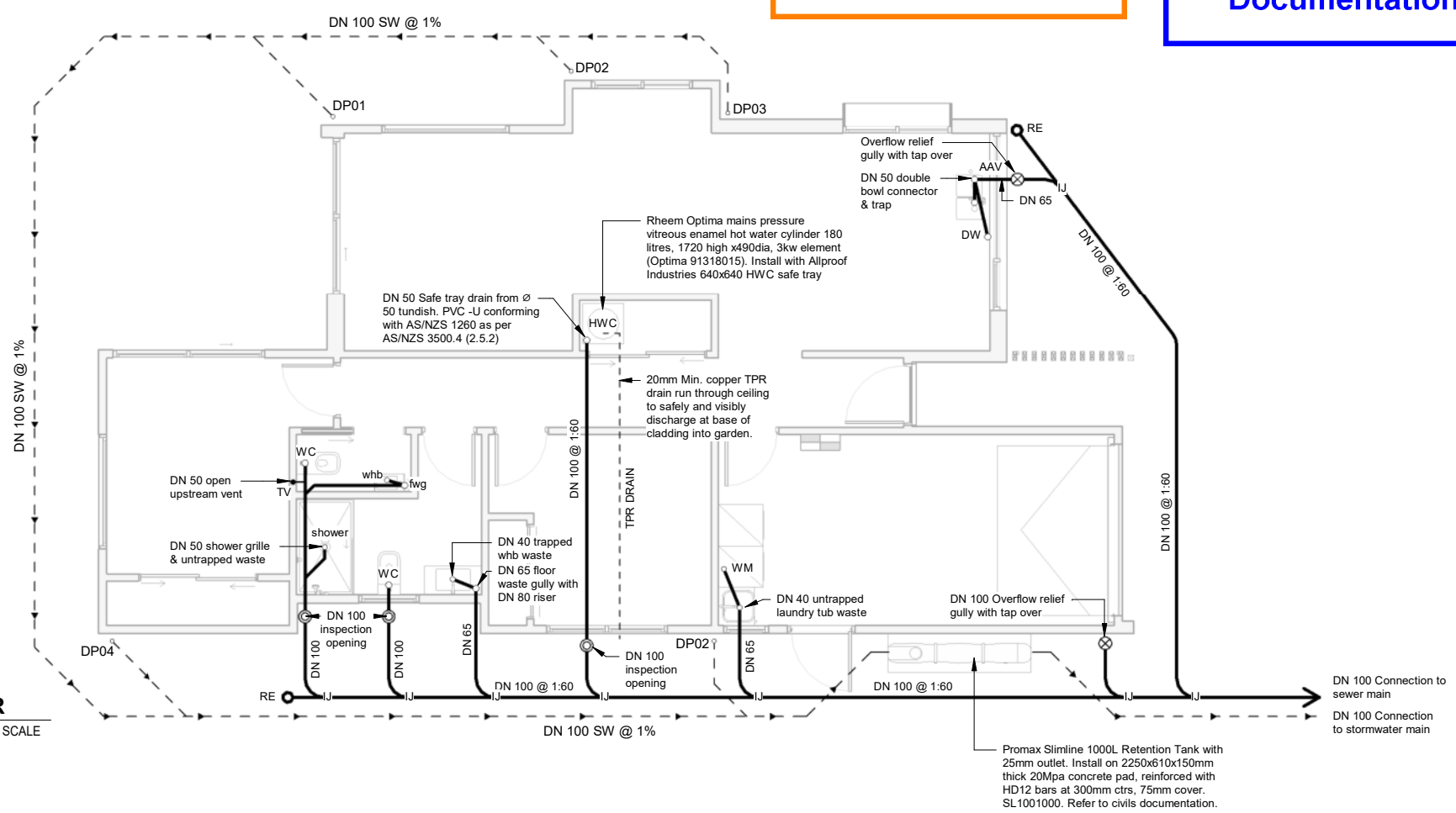
PLUMBING & DRAINAGE PLAN

TYPE D

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**
 Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.



- GENERAL NOTES**
 Refer to Civil Engineer's documentation for complete scope of work to be undertaken.
- ORG NOTE**
 ORG to be min. 150mm below FFL & min. 75mm above finished ground level
- KITCHEN SINK OVERFLOW**
 The kitchen sink shall be integral over flow with confirmed capacity of 14L/min min.
- PLUMBING NOTES**
- Foul water sanitary plumbing shall comply with AS/NZS 3500.
 - Stormwater drainage shall comply with NZBC E1/AS1.
 - Water supply and reticulation shall comply with NZBC G12/AS1
 - All drains shall be PVC.
 - Wrap all pipes running through foundations with Denso tape.
 - Lag all hotwater pipes with elastomeric closed cell insulation in accordance with H1/AS1.
 - All fixtures with a developed length of over 2.5m shall have air admittance valves
 - Allow for Air Admittance Valves (AAV) to the last fixture on each waste line as required.
 - Drainage pipes to run under slabs to branch drains - min size 65mm Ø
 - Conceal all vents and pipework within walls
 - Exact plumbing and drainage layout to be confirmed onsite once locations of underground pipe work has been determined.
 - Plumber to provide contractor a complete set of as built drawings and documentation on completion of the plumbing and drainage works. (Allow for one copy to owner, one copy for Architect and one copy to be submitted to council)
 - Channel drain outlets to be no more than 3.7m apart as per NZBC E2/AS1, Clause 7.3.2.1

WASTE PIPE BRANCH DRAIN MINIMUM GRADIENTS
 65Ø -1:40 minimum gradient
 80Ø -1:60 minimum gradient
 100Ø -1:60 minimum gradient

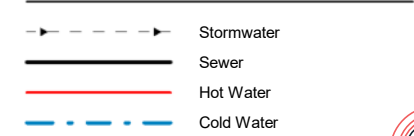
FIXTURE MIN DN MIN GRADE
 Sink 50Ø -1:40 minimum gradient
 WHB 40Ø -1:40 minimum gradient
 Shower 50Ø -1:40 minimum gradient
 Bath 50Ø -1:40 minimum gradient
 Tub 50Ø -1:40 minimum gradient
 WC 80Ø -1:60 minimum gradient
 Stack 100Ø -1:60 minimum gradient

WATER SUPPLY MINIMUM SIZES
 Pipe diameters nominated are 'OD' for SDR 7.4

Sink	Ø15mm (hot & cold)
WHB	Ø15mm (hot & cold)
Shower	Ø15mm (hot & cold)
Tub/Washing Machine	Ø15mm (hot & cold)
WC	Ø15mm (cold)

PLUMBING LEGEND

ORG - Overflow Relief Gully
 FWG - Floor Waste Gully
 IP - Inspection Point
 AAV - Air Admittance Valve
 ST - Silt Trap
 DP - Downpipe
 GAS - Selected Natural Gas Connection
 RE - Rodding Eye
 IJ - Inspection Junction
 HWC - Hot Water Cylinder
 TPR - Temperature Pressure Relief Valve
 TD - Tundish
 CP - Cess Pit



NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

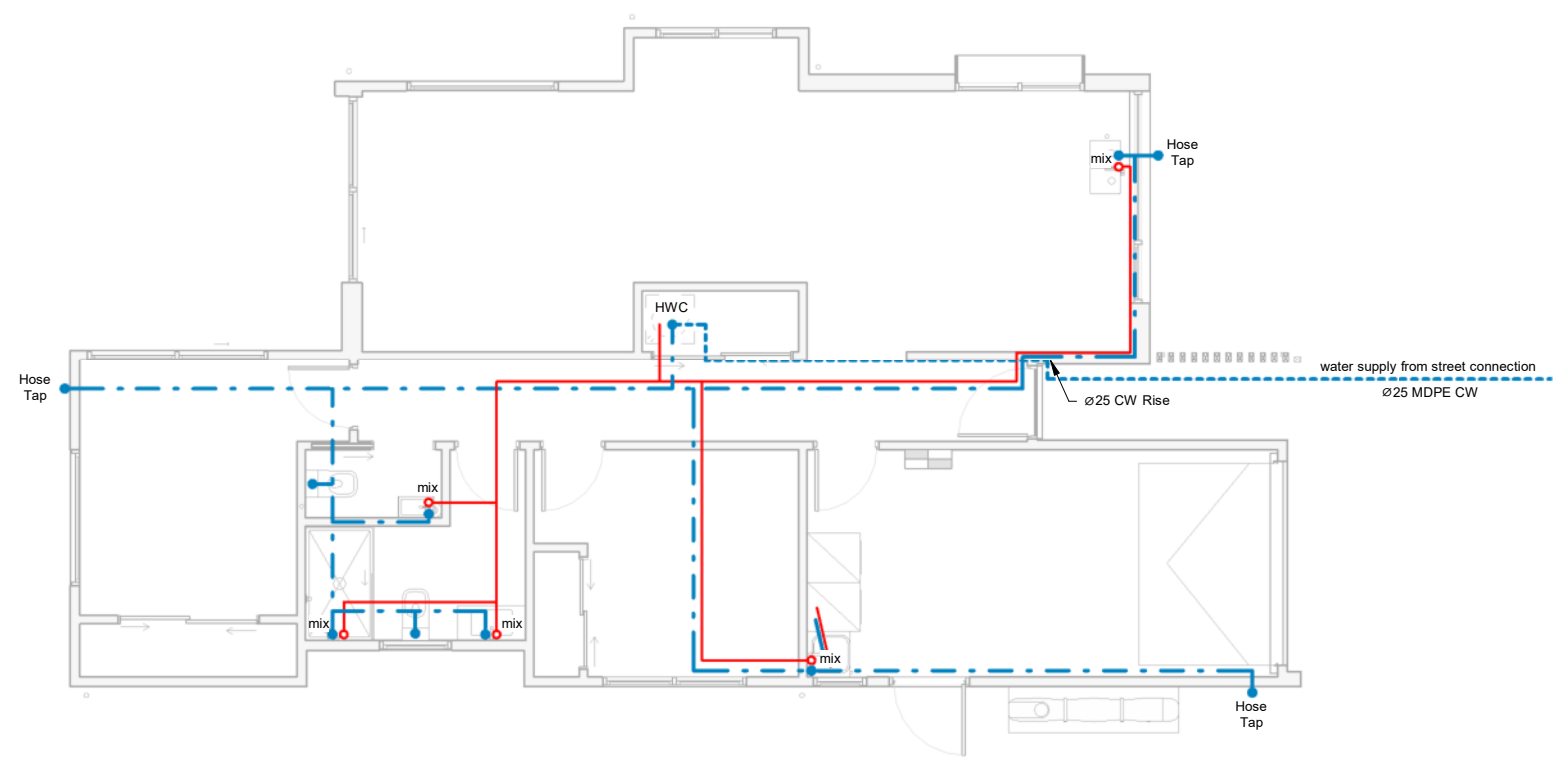
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 Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
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Queenstown	+64 3 568 8411	qt@dgse.co.nz



POTABLE WATER

SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



A500

REV.2

WALL DETAILS

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

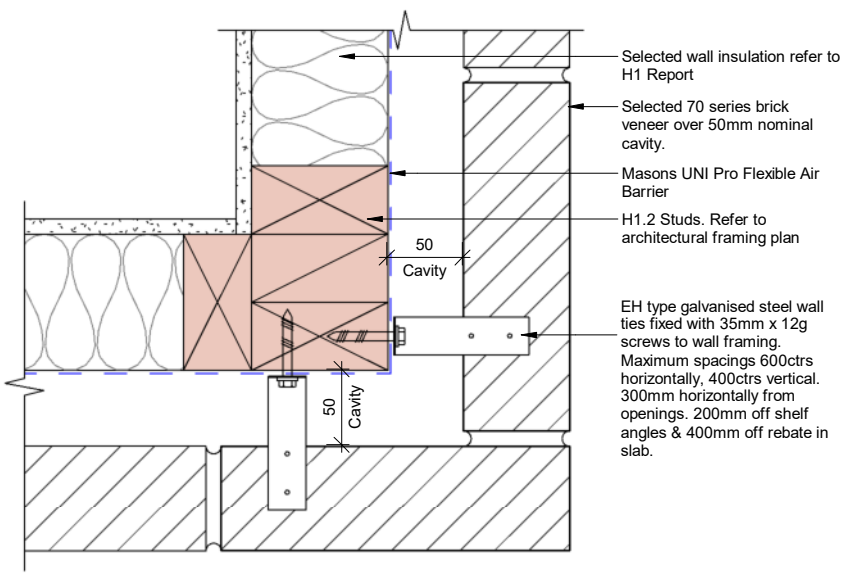
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

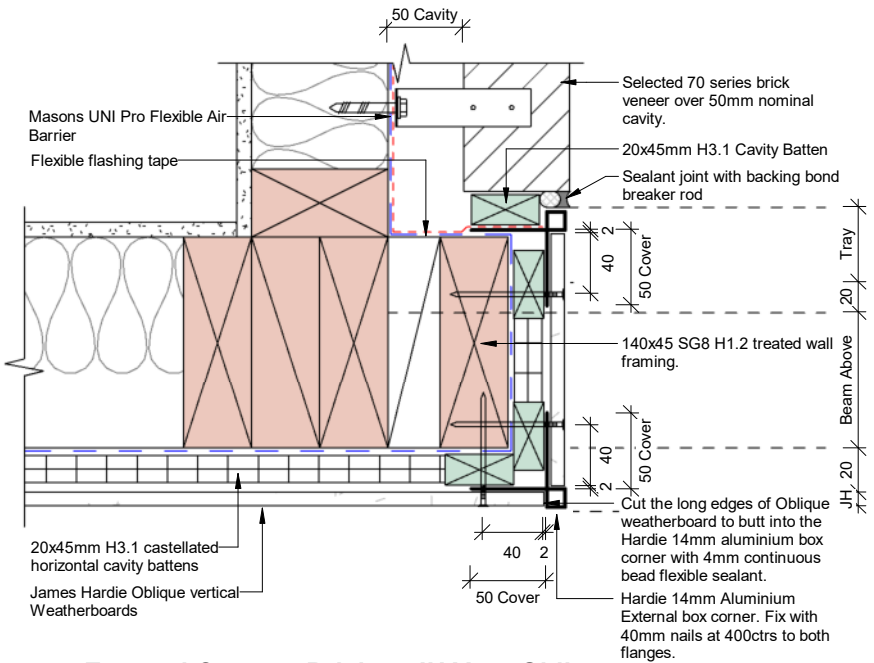
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

H1/AS1

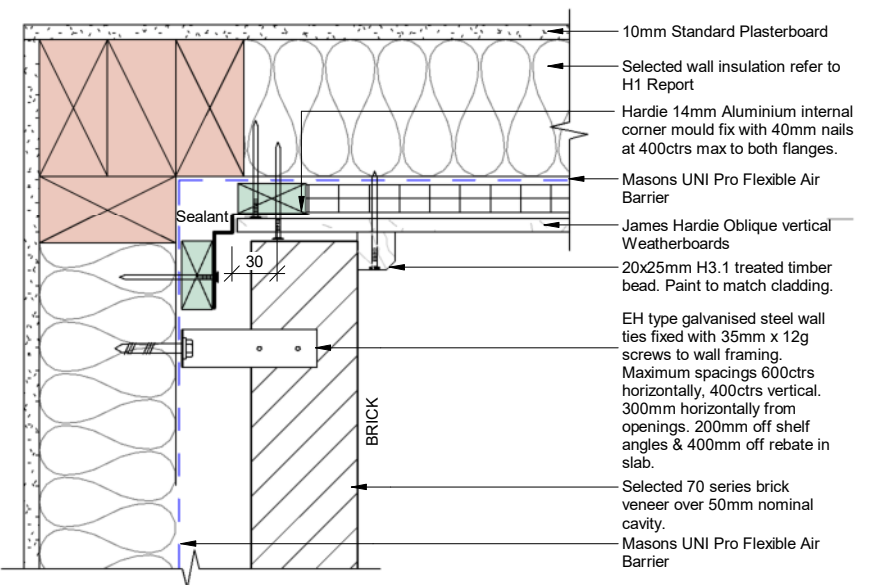
Wellington	+64 4 920 0032	wn@dgse.co.nz
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Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



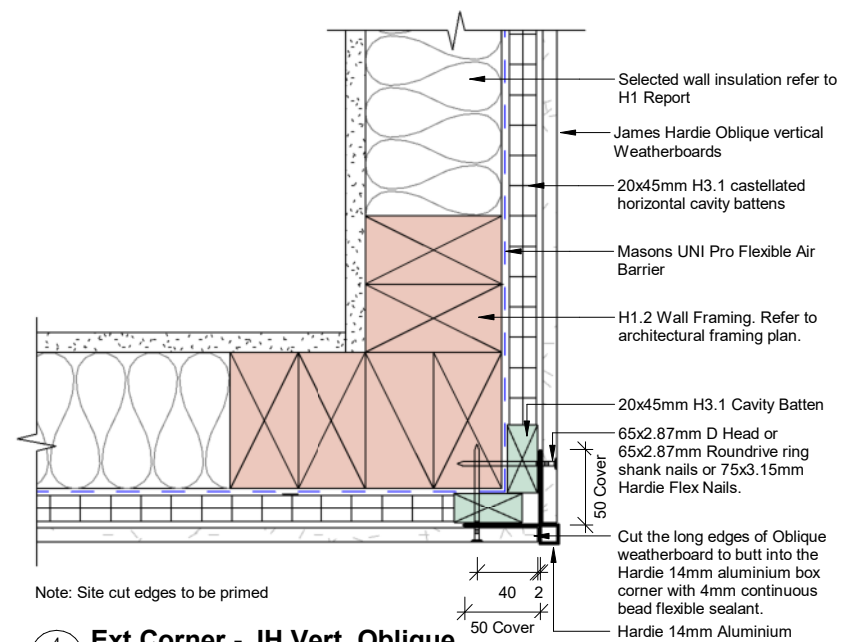
1 External Corner - Brick
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



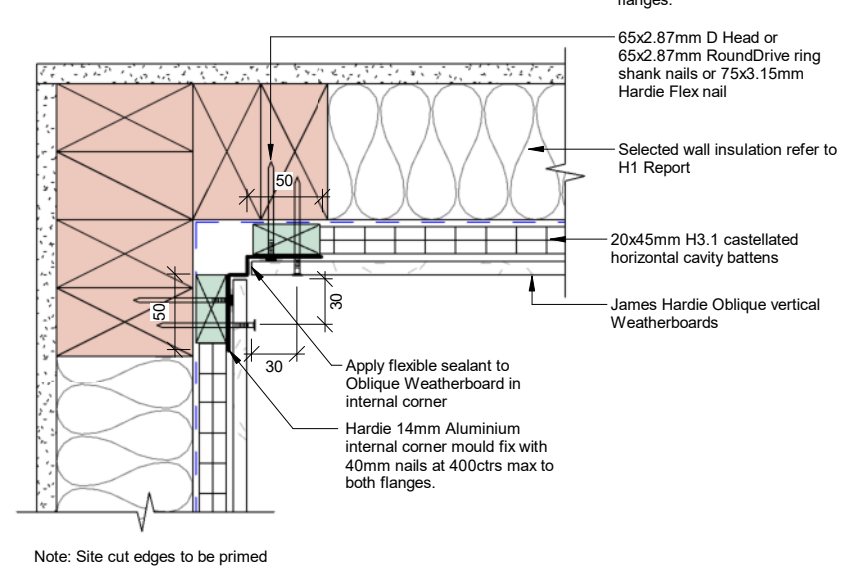
2 External Corner - Brick to JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



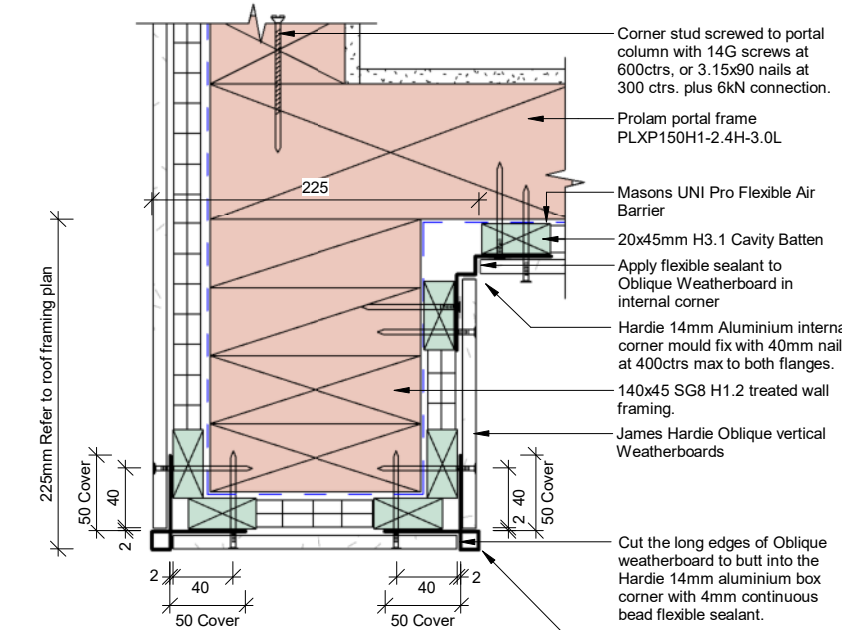
3 Internal Corner - Brick to JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



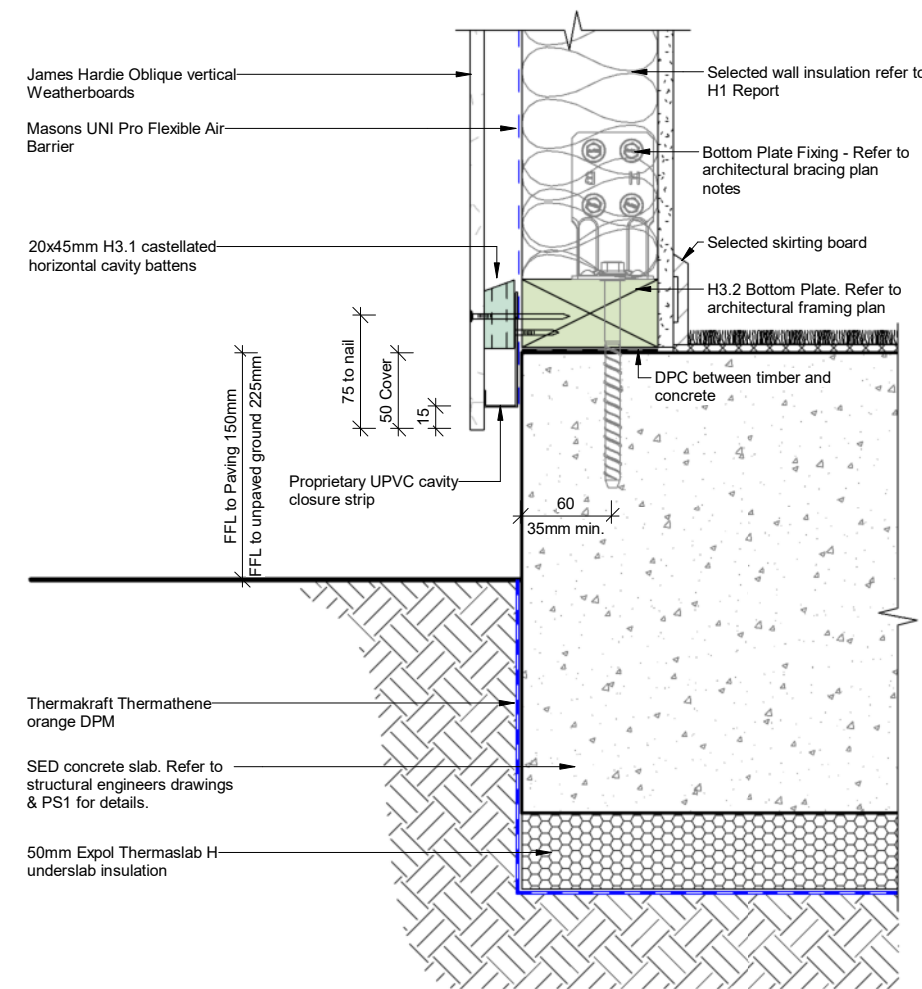
4 Ext Corner - JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



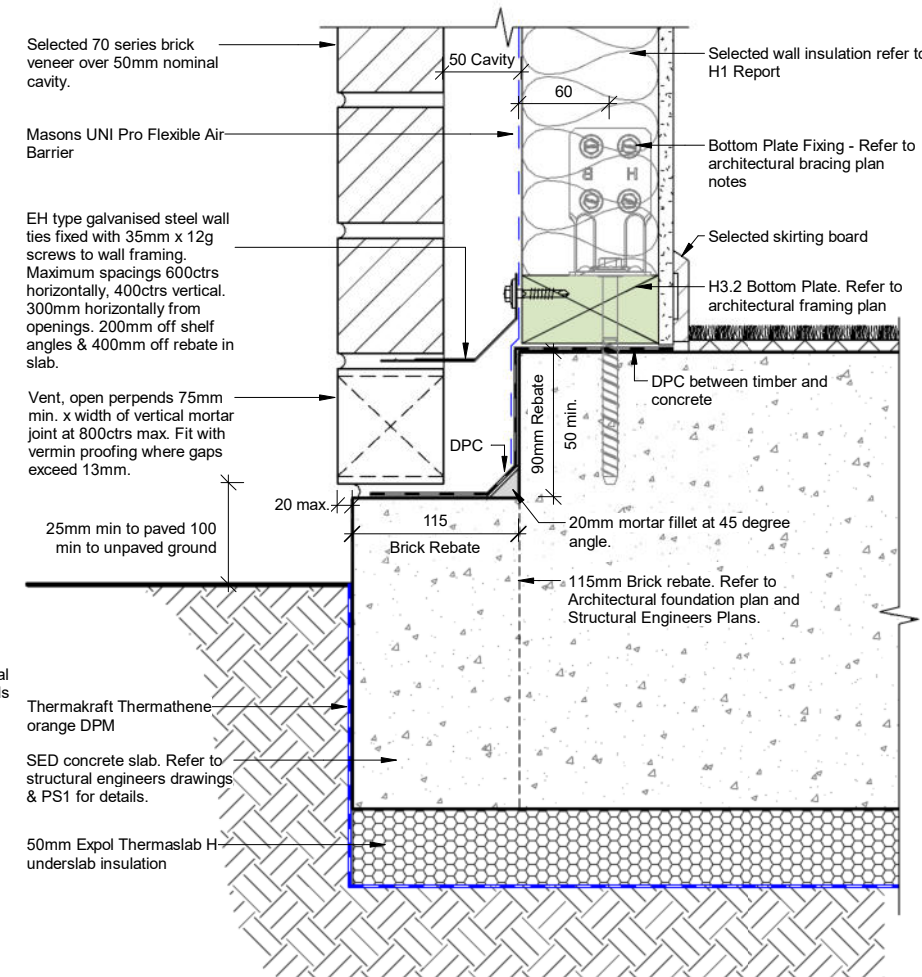
5 Internal Corner - JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 Wingwall - JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



7 JH Vert. Oblique - Slab Edge
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



8 Brick - Slab Edge Detail
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

A510

REV.2

WINDOW DETAILS

DETAILS

TW PROPERTY
FLAXMERE HOUSING
LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
1	RF11 - Type A&B	19.08.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 50 - 60mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: B

Legal Description: LOT 2 DP 435766
Total Site Area: 4065m²

NZBC Compliance

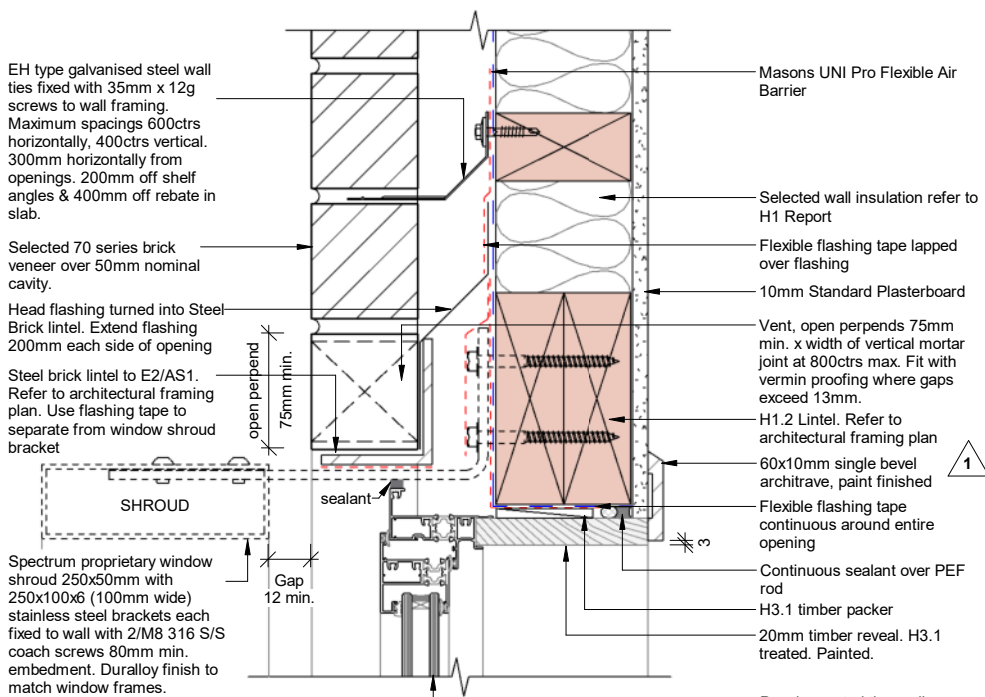
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

H1/AS1

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

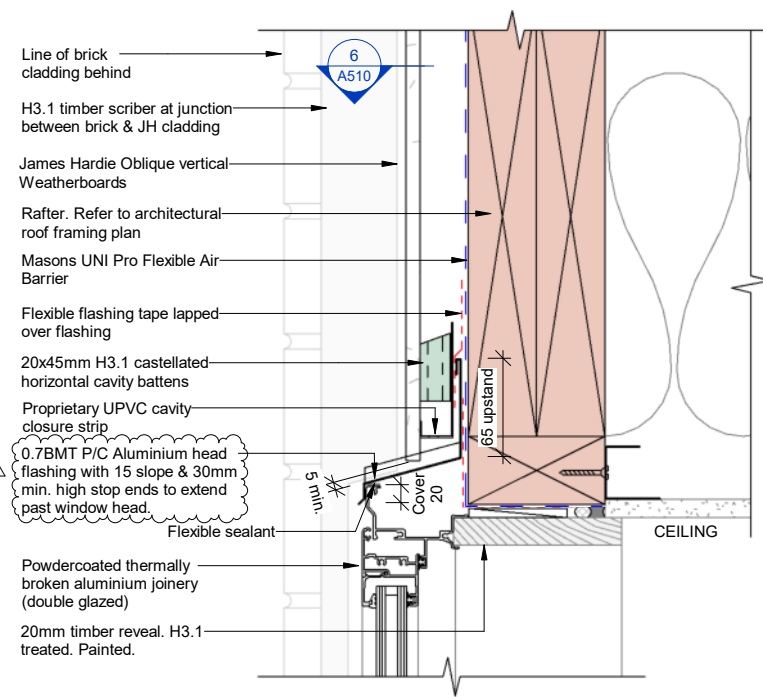


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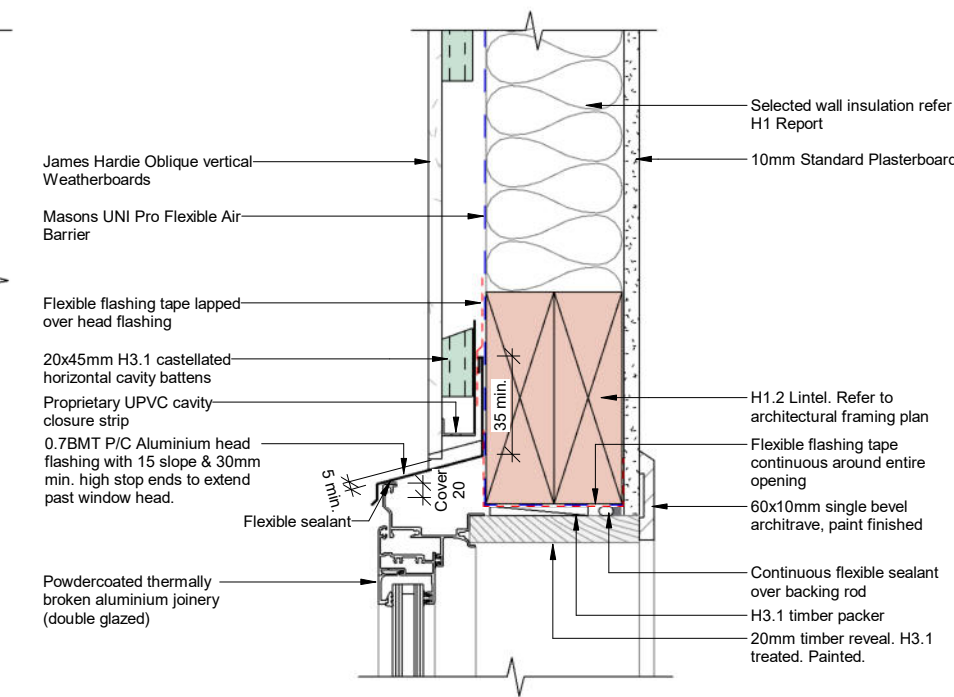
1 Brick - Window Head

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



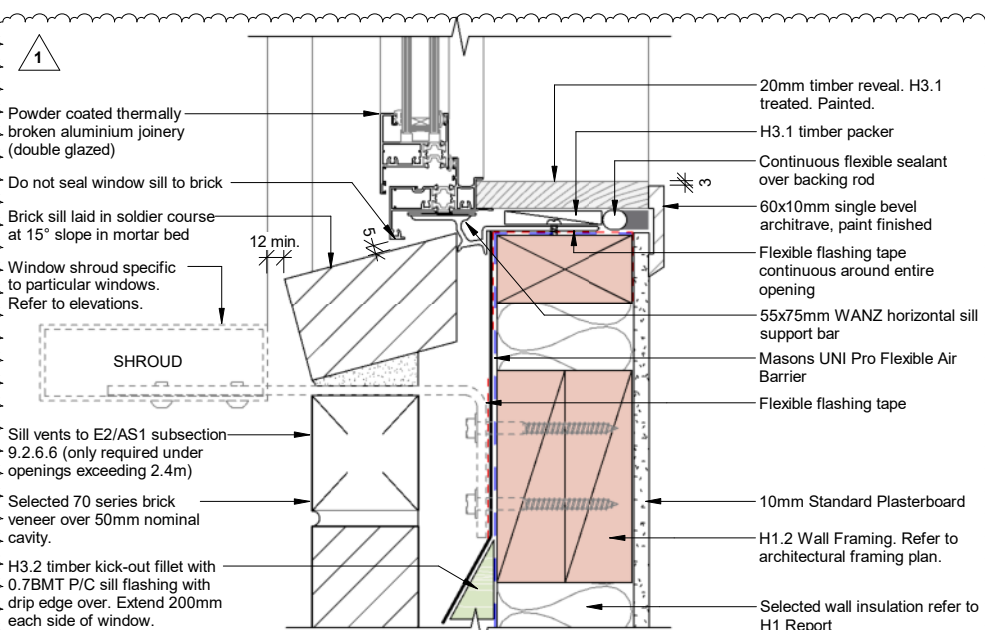
4 Full Height Window - Head

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



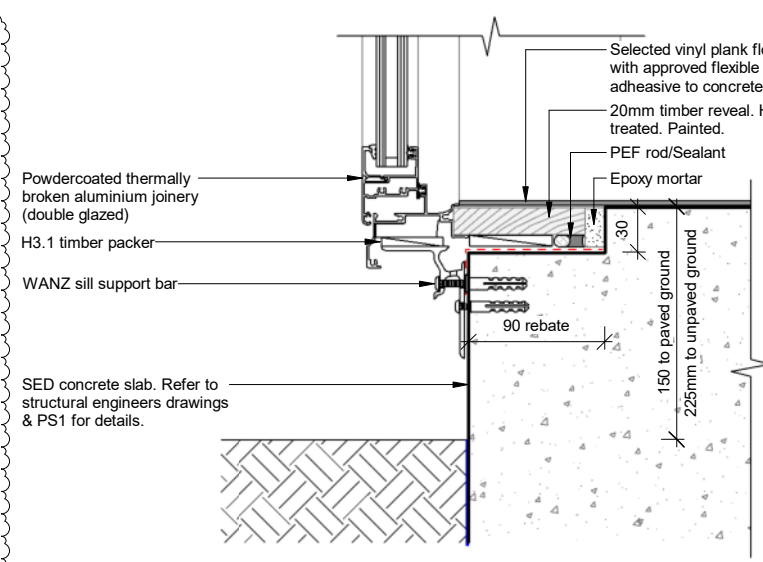
7 JH Vert. Oblique - Window Head

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



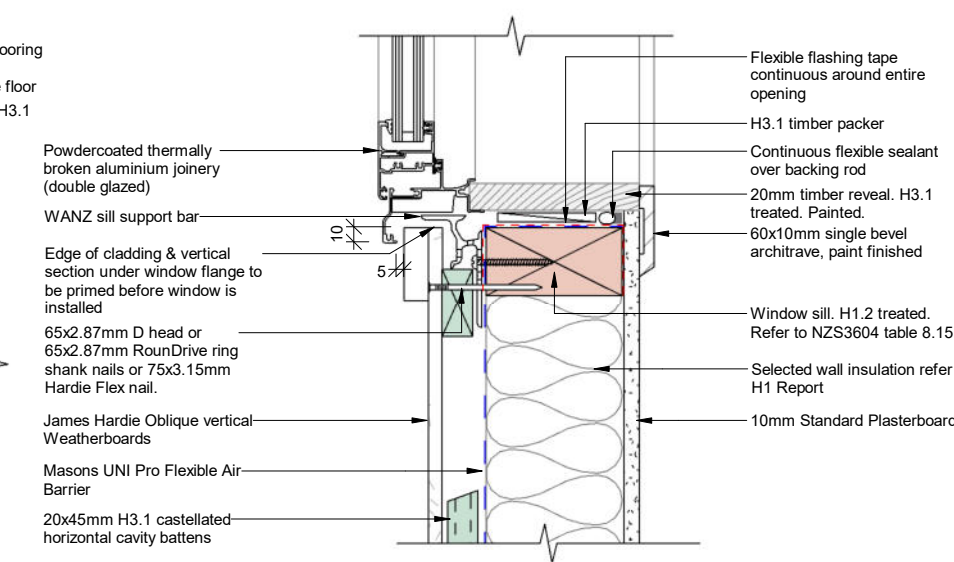
2 Brick - Window Sill

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



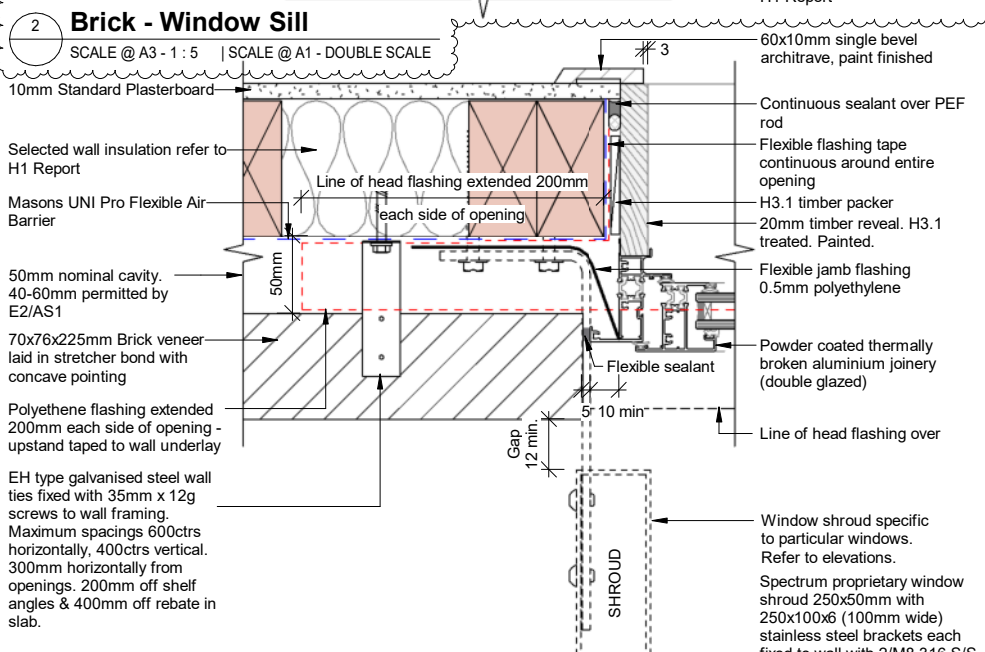
5 Full Height Window - Sill

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



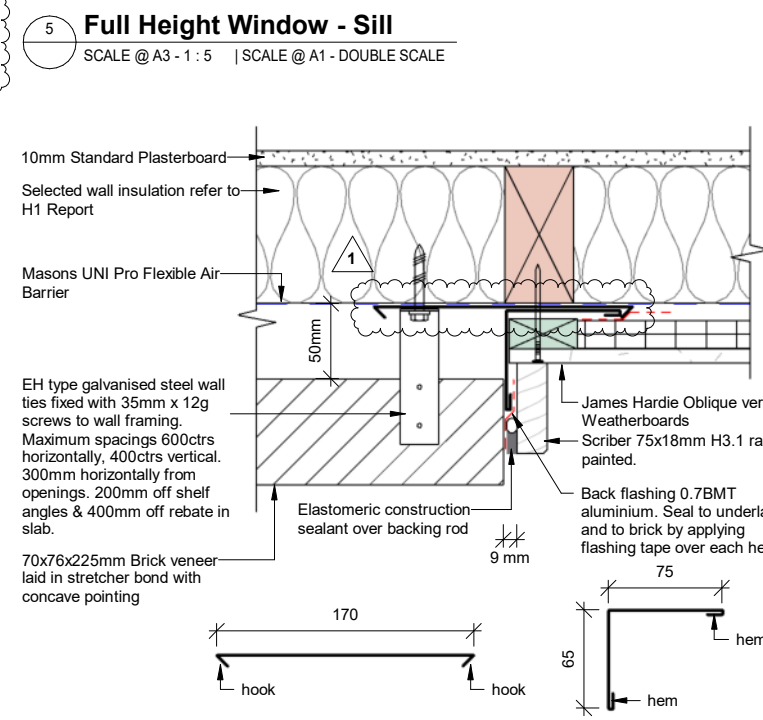
8 JH Vert. Oblique - Window Sill

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



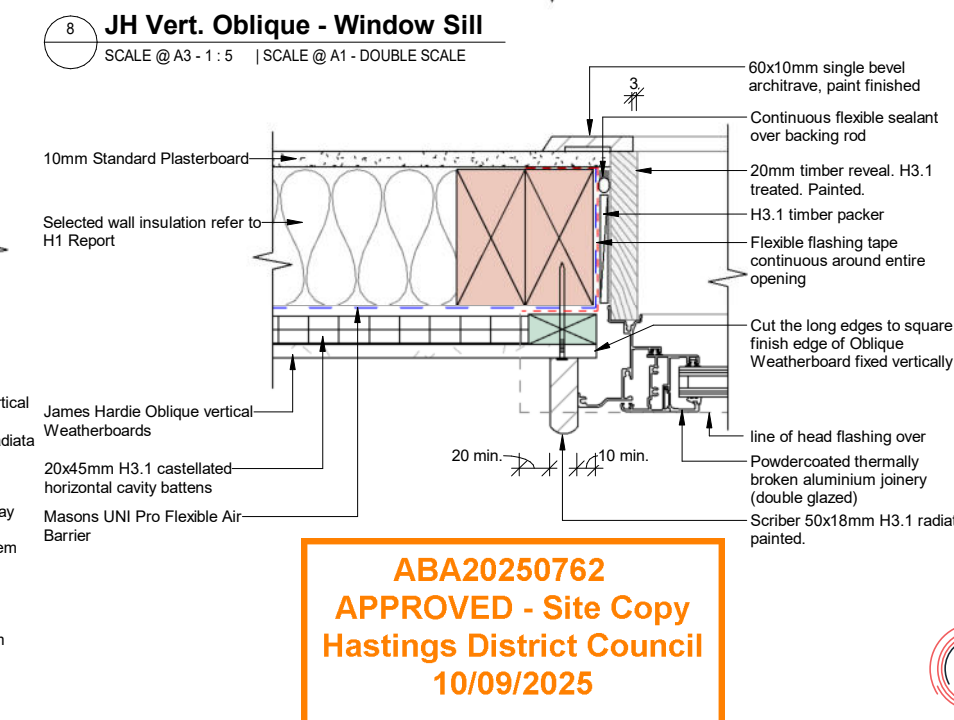
3 Brick - Window Jamb

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 Plan - Brick to JH Vert. Oblique

A510 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



9 JH Vert. Oblique - Window Jamb

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

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Hastings District Council
10/09/2025

A520

REV.2

DOOR DETAILS

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

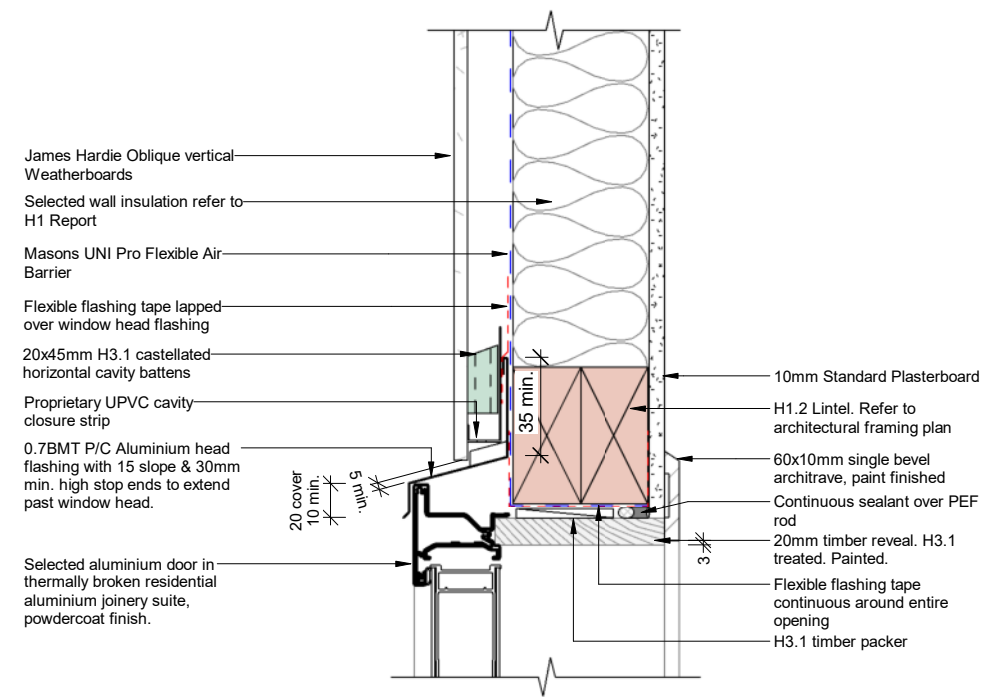
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

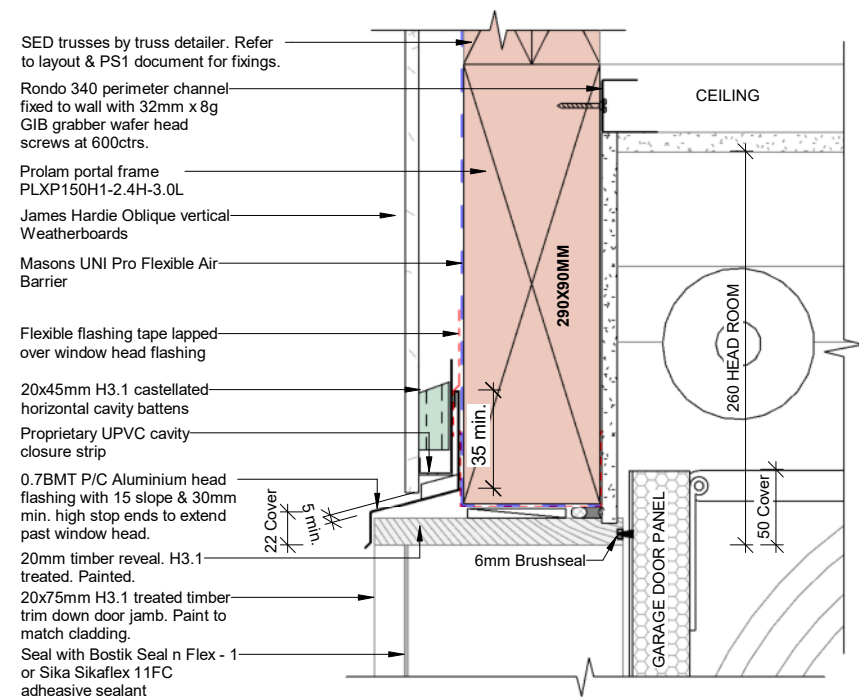
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H1/AS1

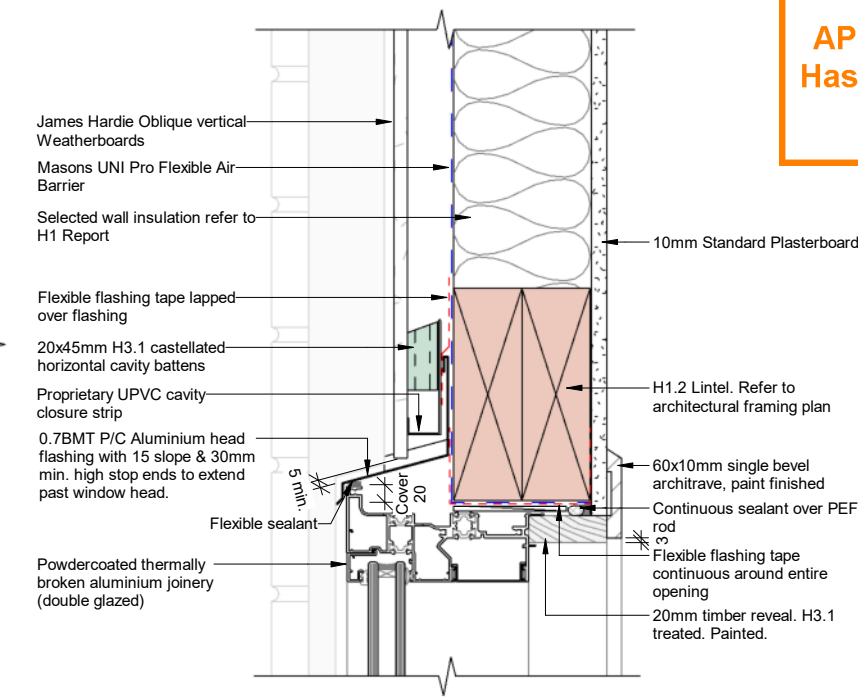
Wellington	+64 4 920 0032	wn@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



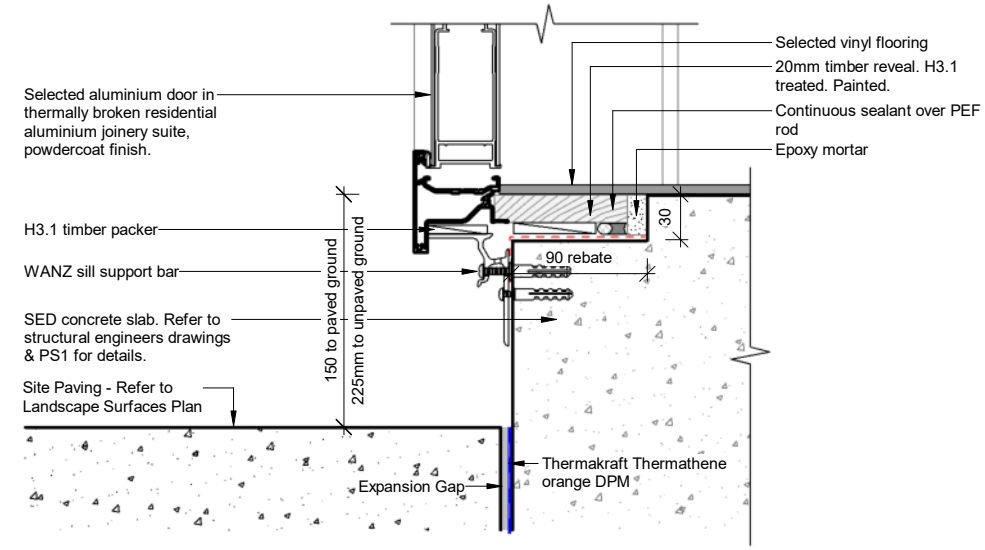
1 JH Vert. Oblique - Ext Door Head
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



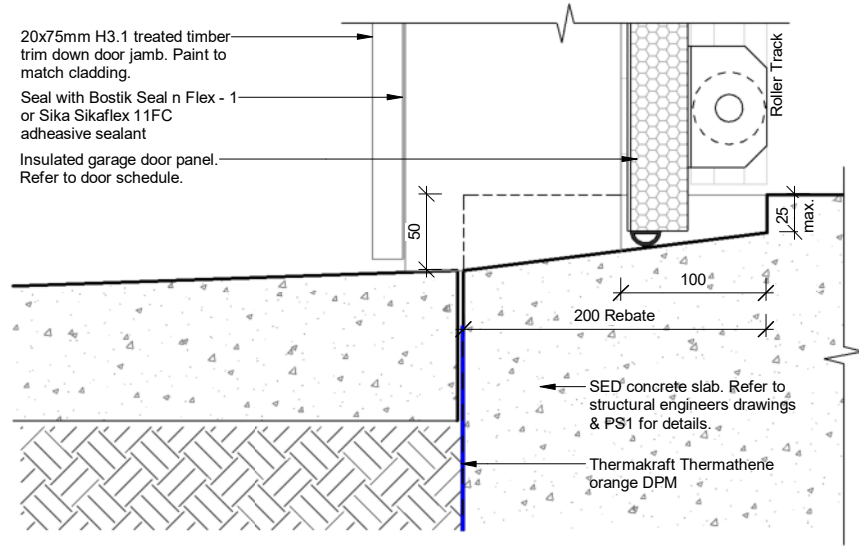
4 Garage Door Head
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



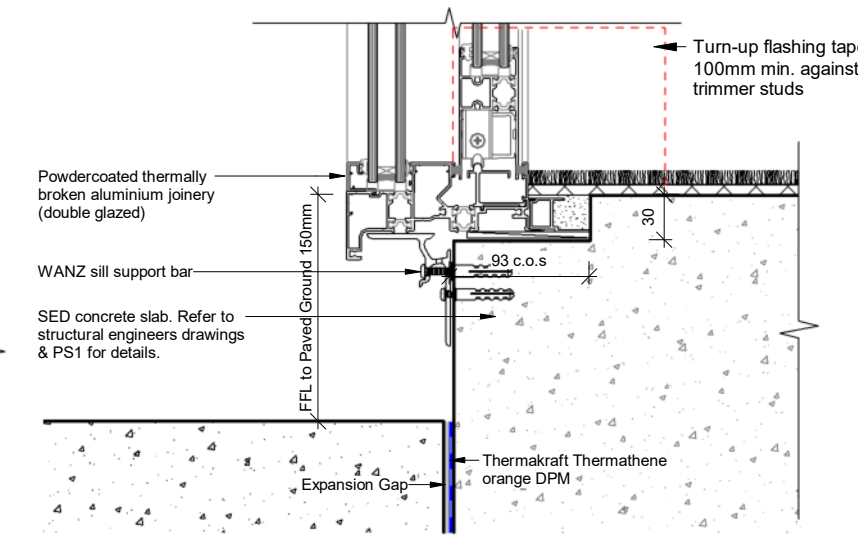
7 Sliding Door - Head
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



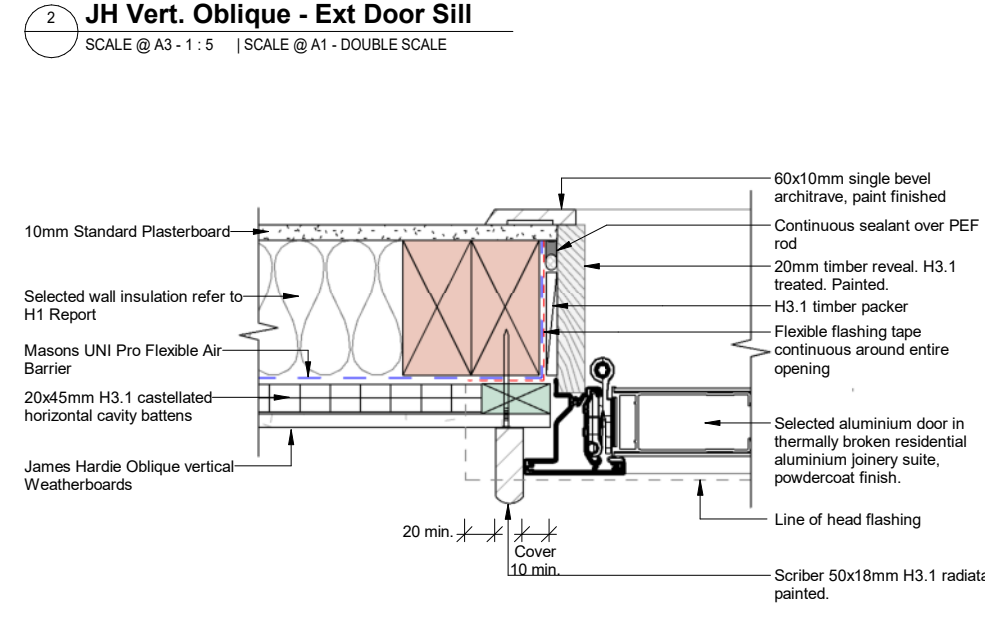
2 JH Vert. Oblique - Ext Door Sill
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



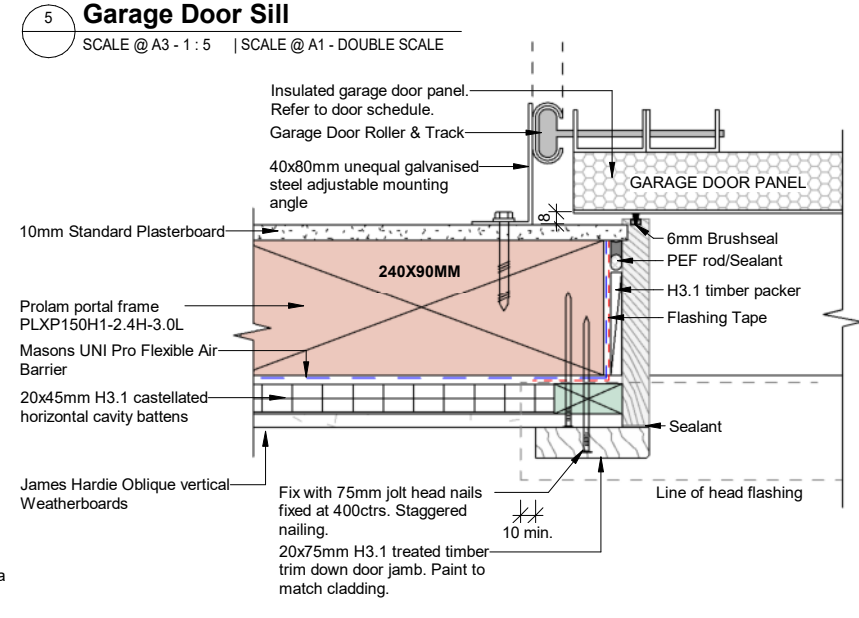
5 Garage Door Sill
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



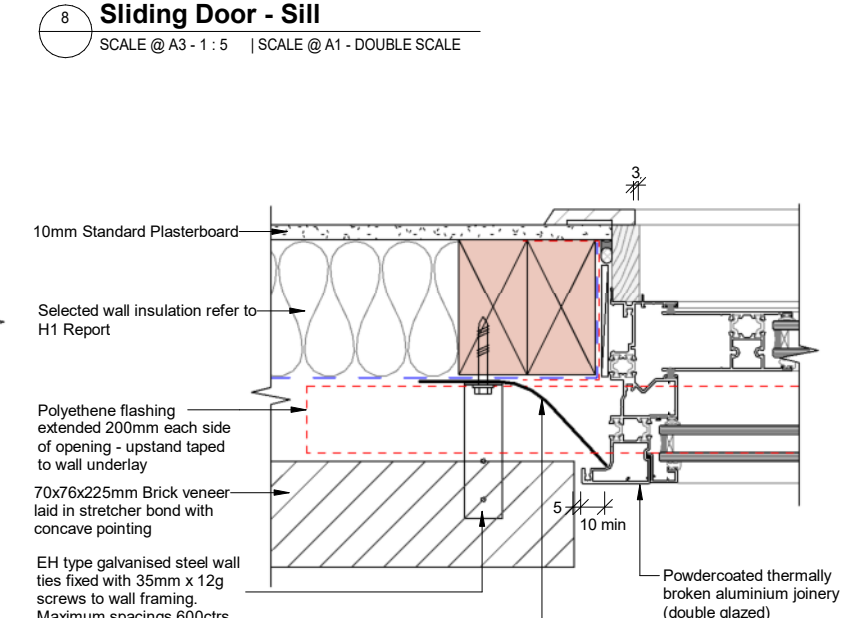
8 Sliding Door - Sill
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



3 JH Vert. Oblique - Ext Door Jamb
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 Garage Door - Jamb
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



9 Sliding Door - Brick Jamb
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

A530

REV.2

ROOF DETAILS

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

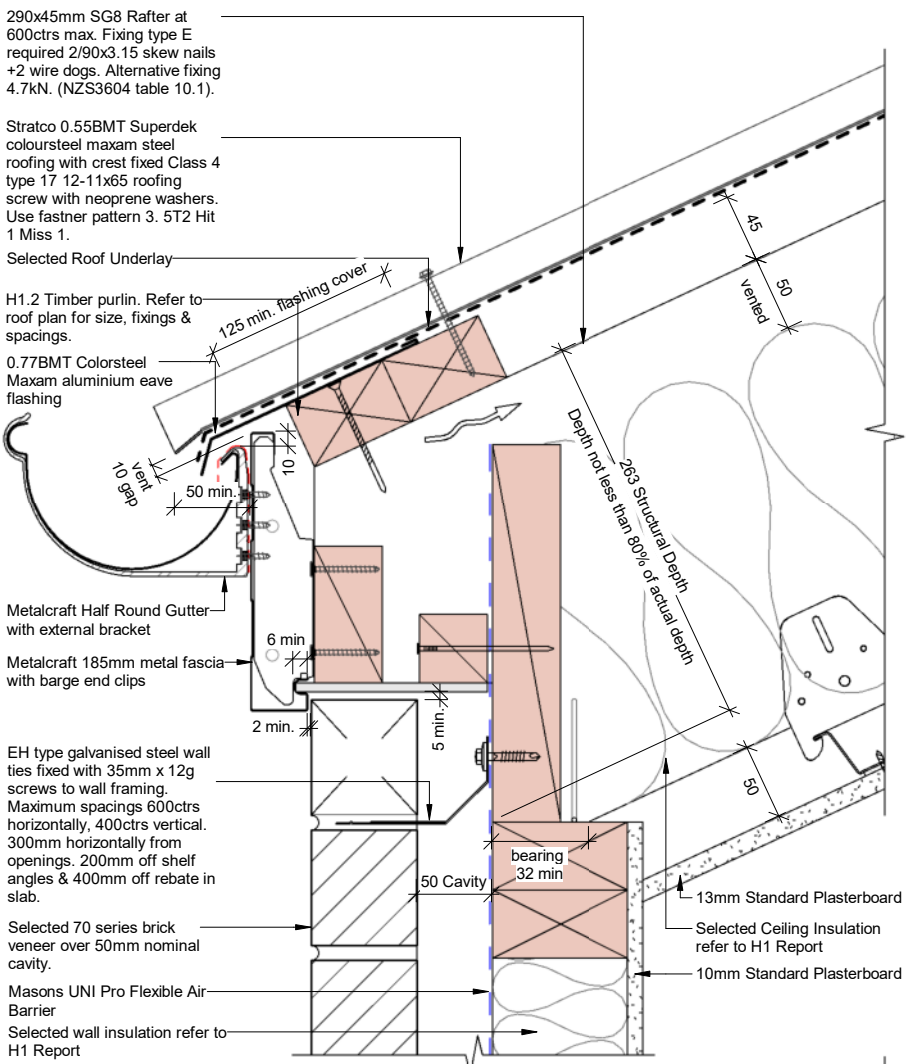
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

H1/AS1

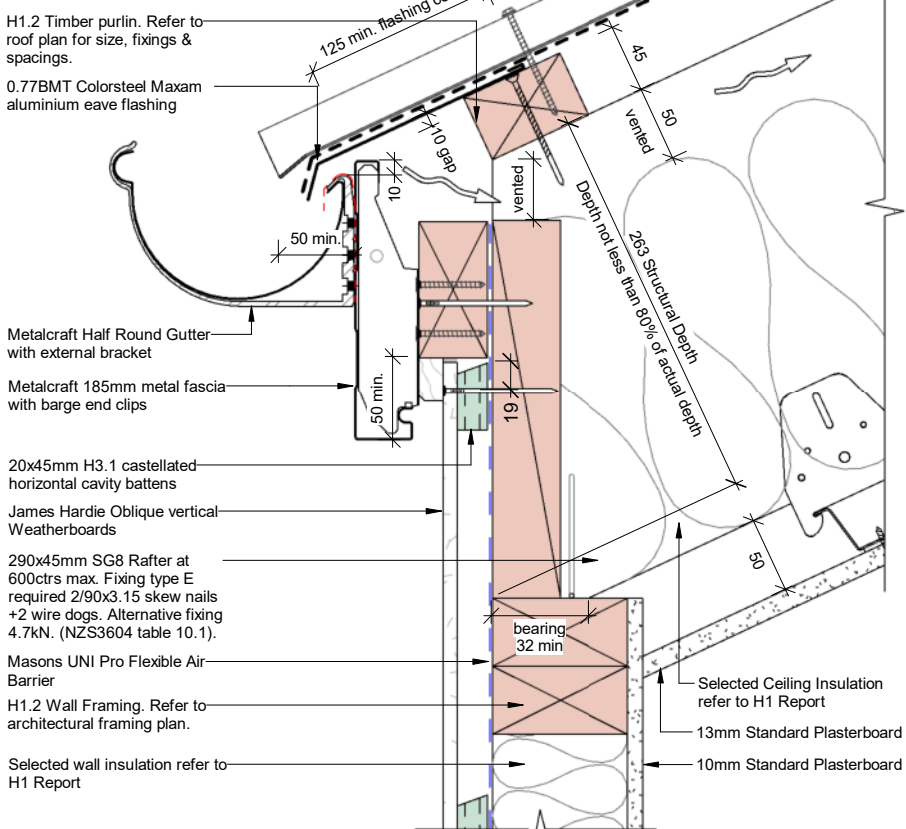
Wellington	+64 4 920 0032	wn@dgse.co.nz
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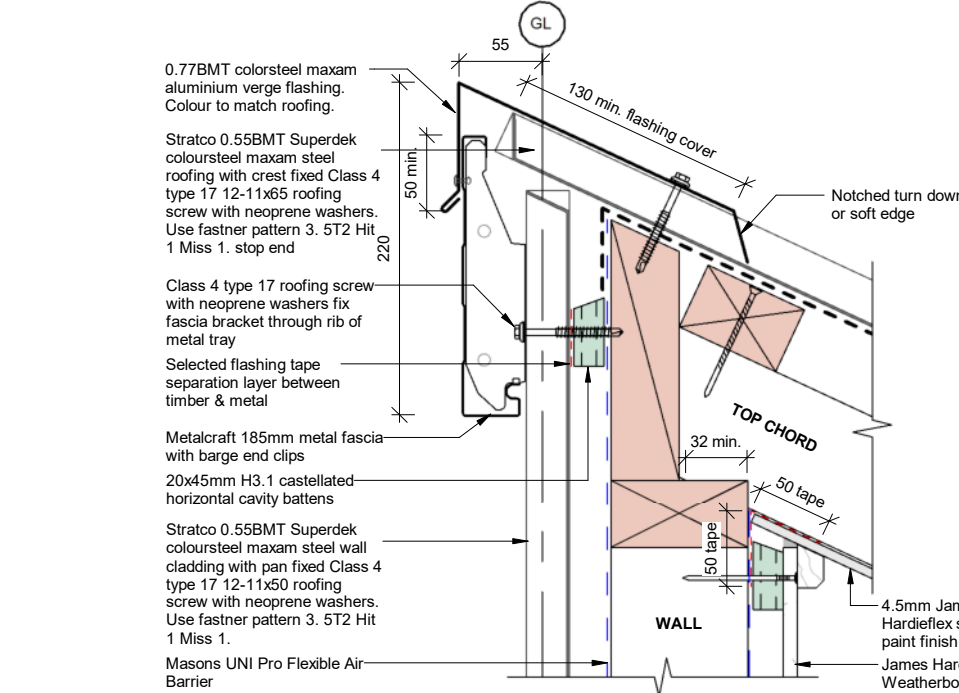
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stapleton elliott



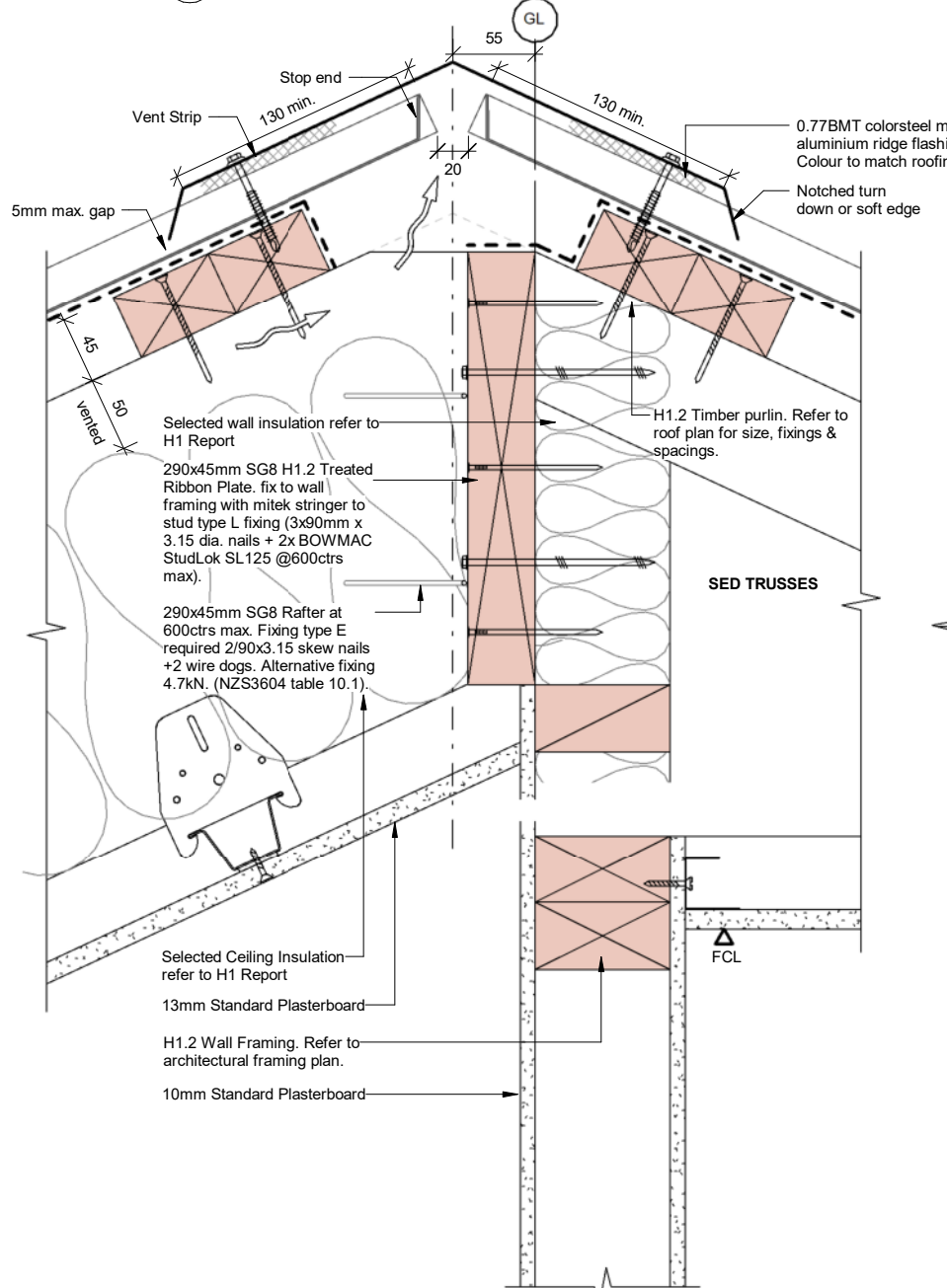
1 Eave - Brick
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



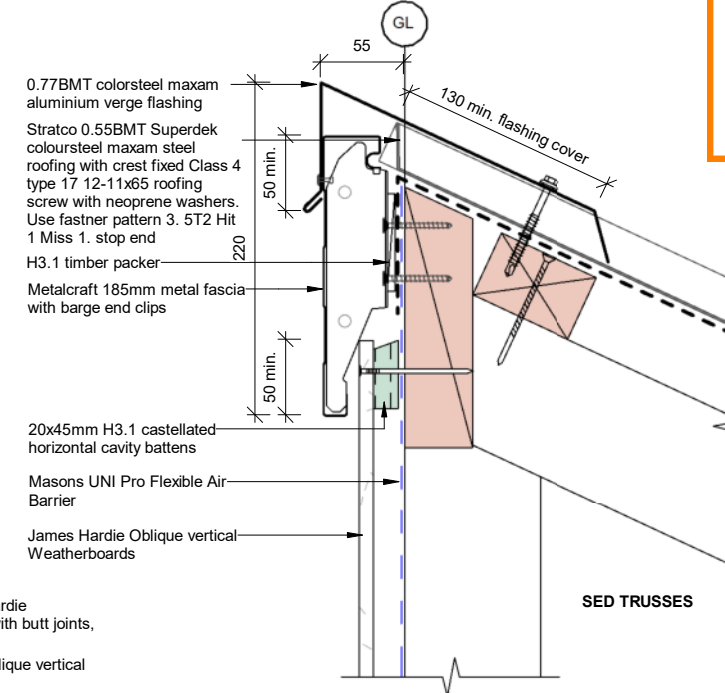
2 Eave Rafter - JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



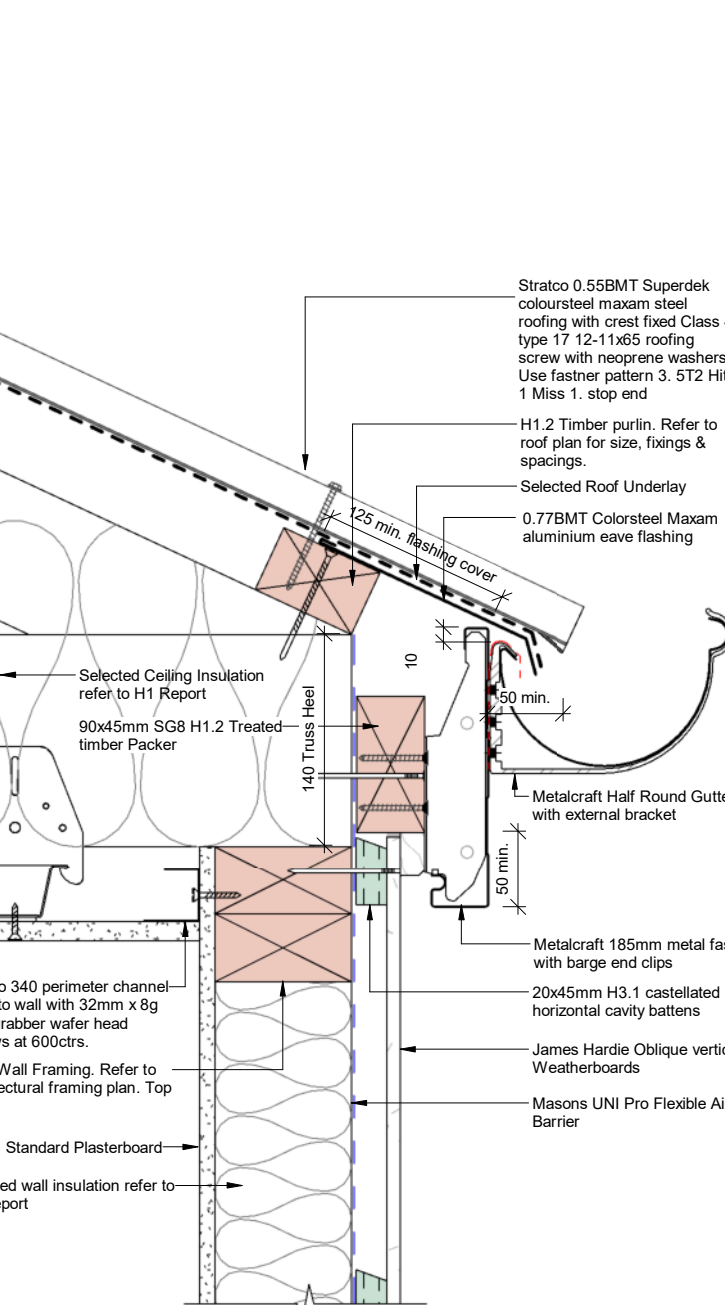
5 Verge - Roof to Metal Cladding
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



3 Ridge - Rafter to Ribbon Plate
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



6 Verge - Roof to JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



4 Eave Truss - JH Vert. Oblique
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

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A531 REV.2

ROOF DETAILS

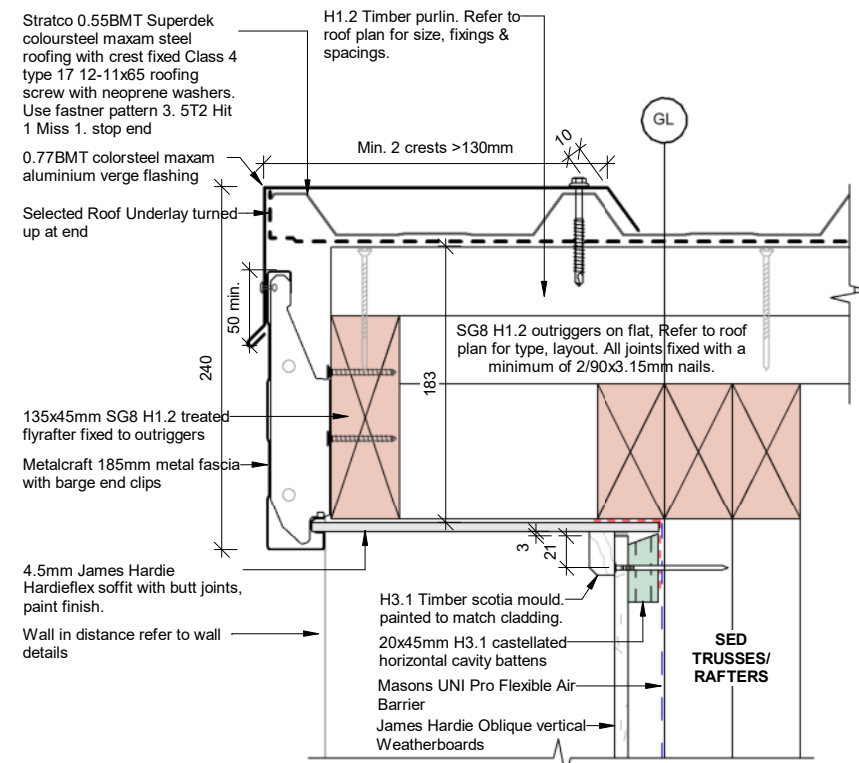
DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

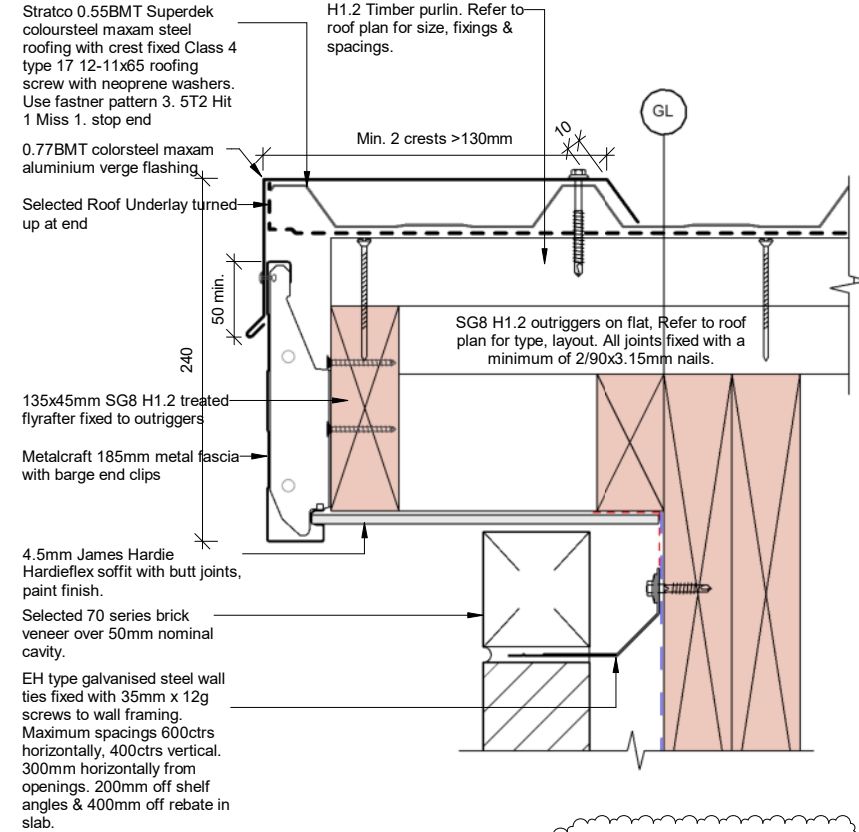
PROJECT No. **F563**

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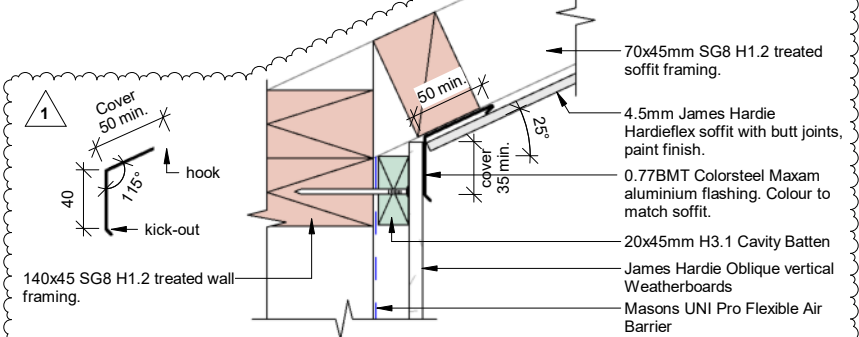
1 Barge - JH Vert. Oblique

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



2 Barge - Brick

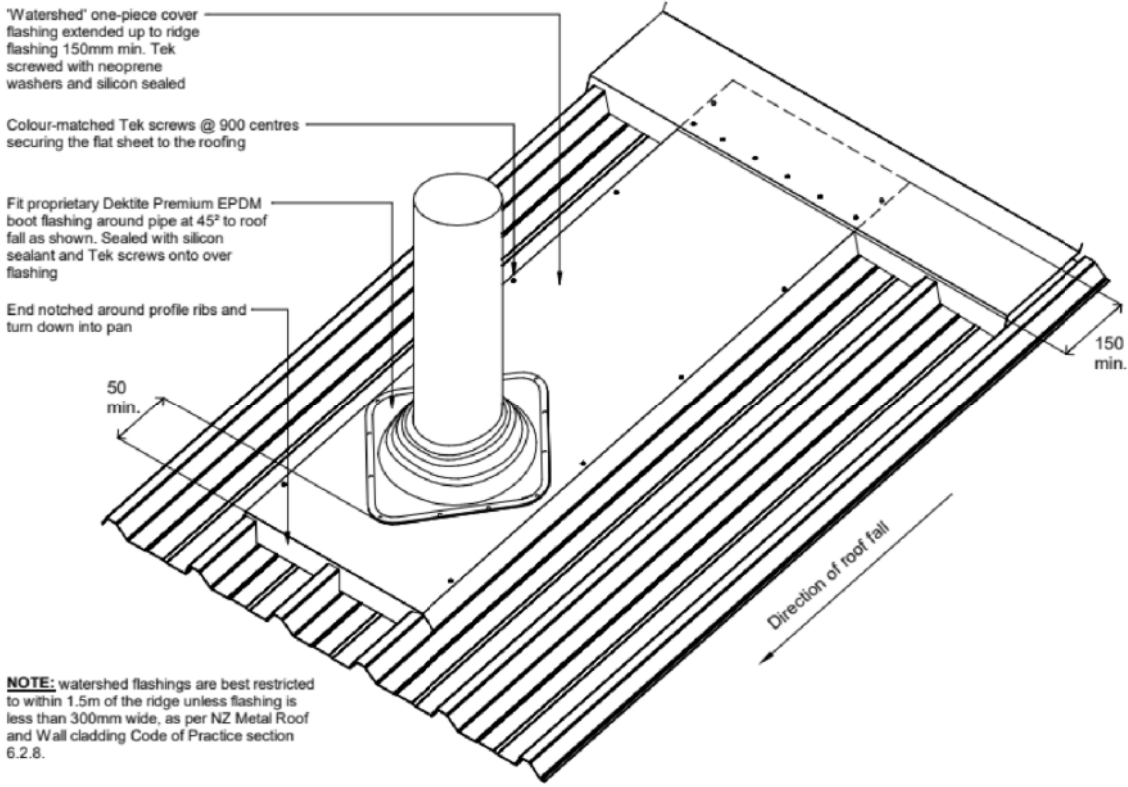
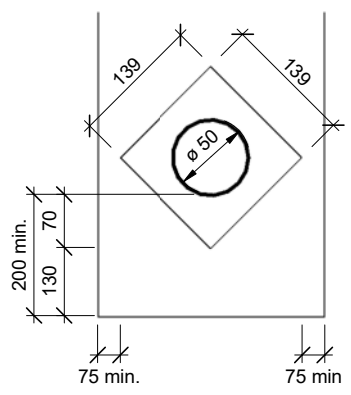
SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



5 Wingwall - Soffit/Wall Junction

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

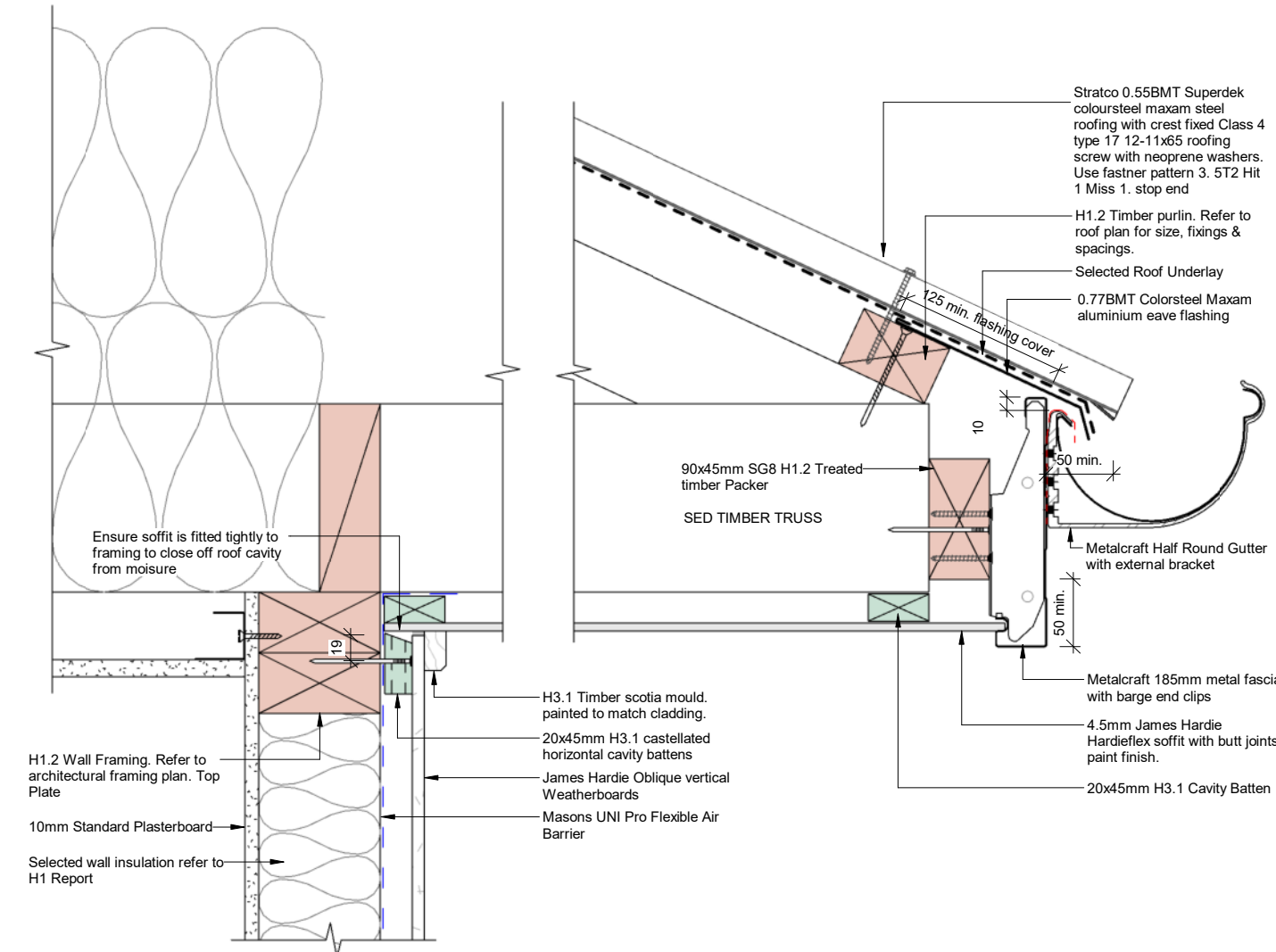
Cover Downstream of Typical Roof Penetrations



NOTE: watershed flashings are best restricted to within 1.5m of the ridge unless flashing is less than 300mm wide, as per NZ Metal Roof and Wall cladding Code of Practice section 6.2.8.

3 Typ. Roof Penetration Detail

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



4 Eave - Flat Soffit

SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE

2	BC - Type C&D	02.09.25
1	RF11 - Type A&B	19.08.25
0	BC - Type A&B	01.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

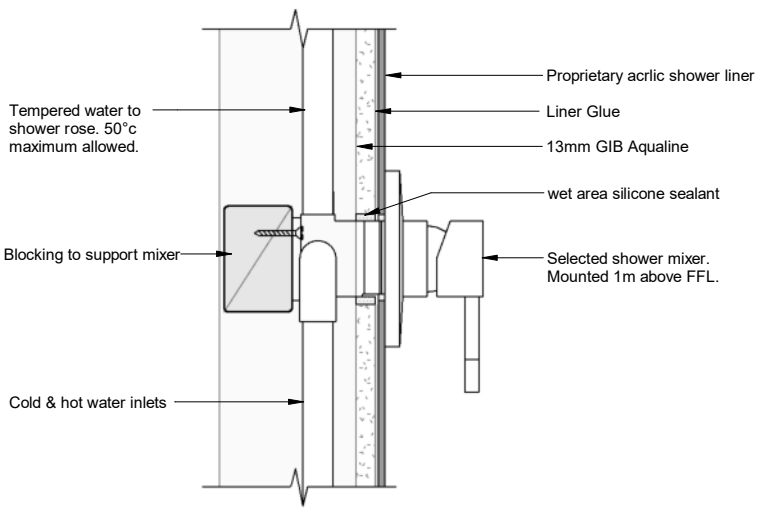
NZBC Compliance

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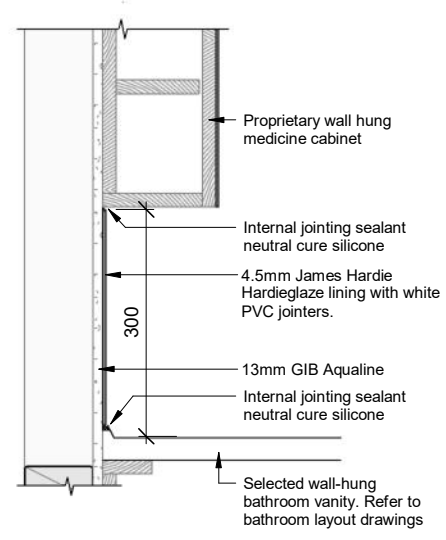
H1/AS1

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

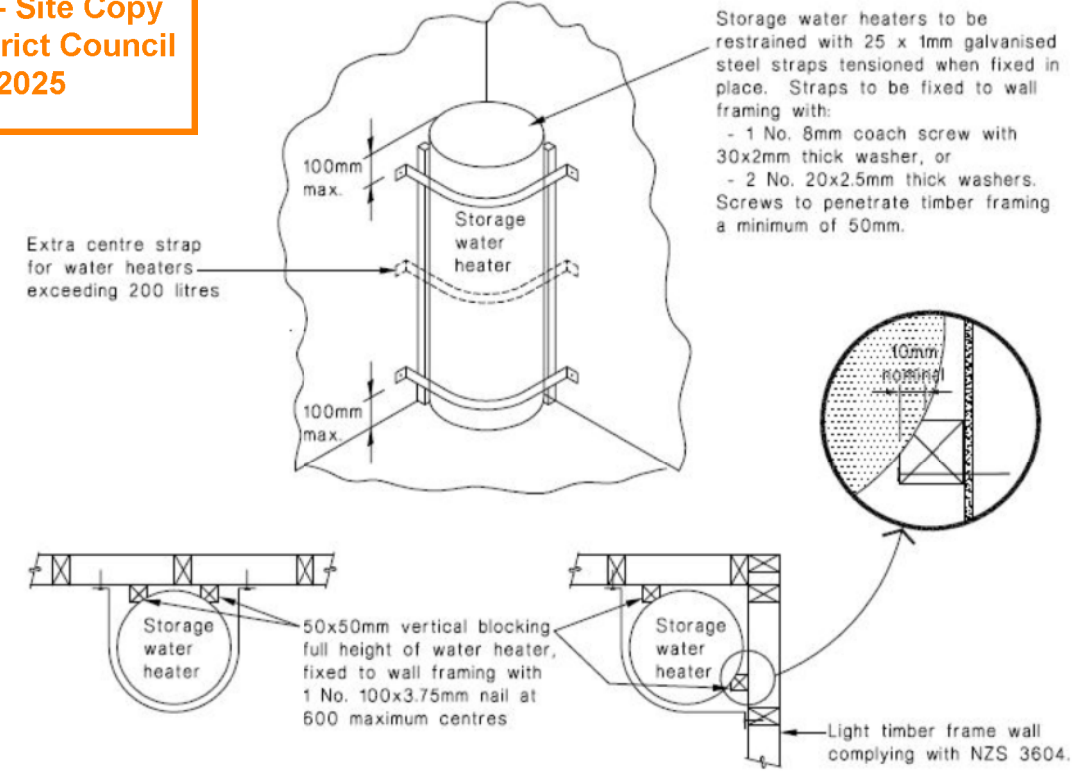
ABA20250762
APPROVED - Site Copy
Hastings District Council
10/09/2025



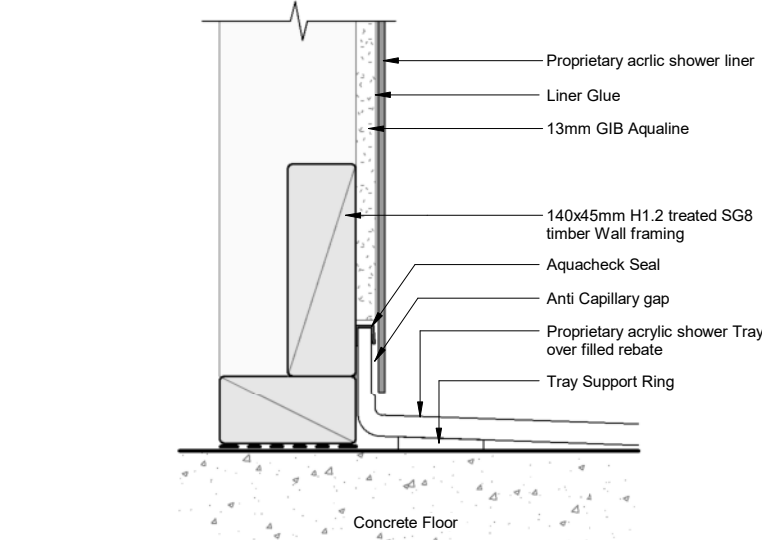
1 Shower Mixer
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



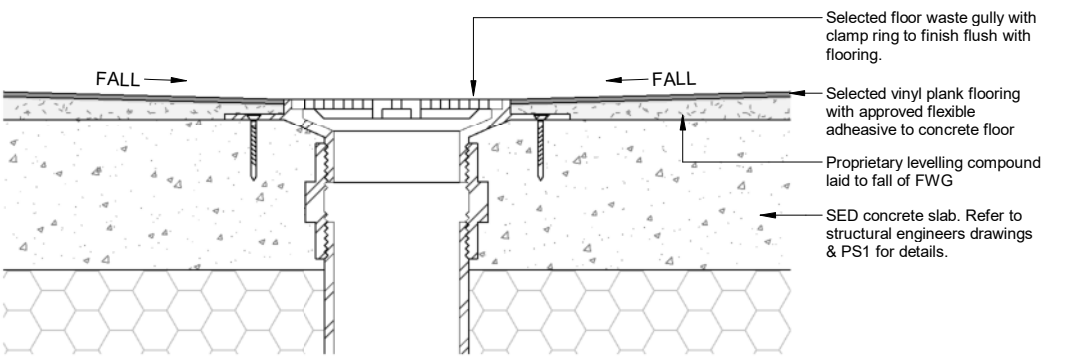
4 WHB Splashback
 SCALE @ A3 - 1 : 10 | SCALE @ A1 - DOUBLE SCALE



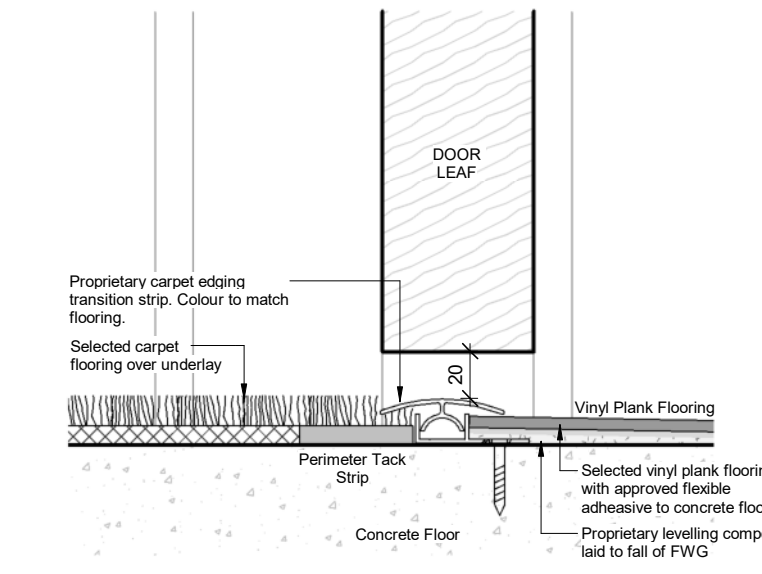
6 Hot Water Cylinder Restraint
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



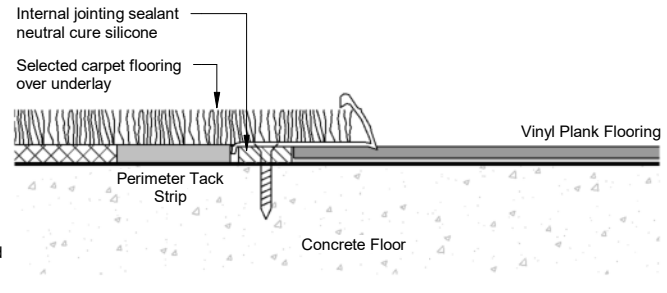
2 Shower Tray Liner to Wall
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



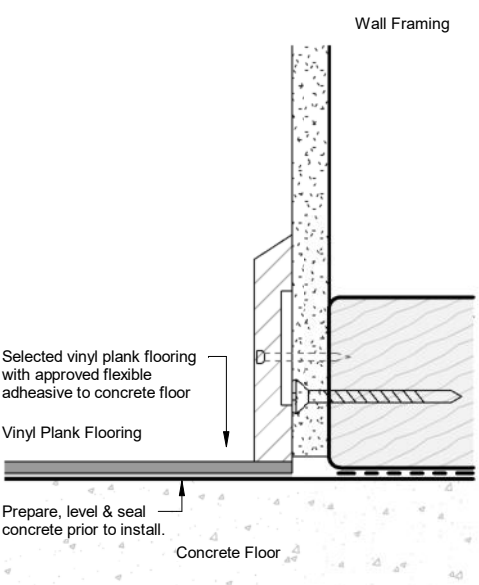
7 Floor Waste Gully Detail
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



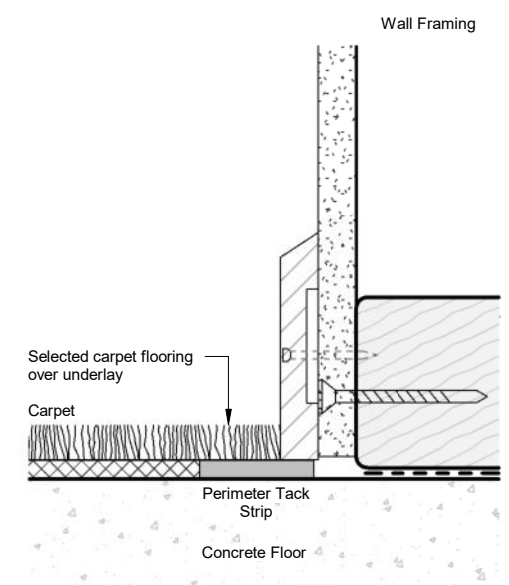
3 Flooring - Carpet to Vinyl under doors
 SCALE @ A3 - 1 : 2 | SCALE @ A1 - DOUBLE SCALE



5 Flooring - Carpet to Vinyl
 SCALE @ A3 - 1 : 2 | SCALE @ A1 - DOUBLE SCALE



8 Typ. Skirting Details
 SCALE @ A3 - 1 : 2 | SCALE @ A1 - DOUBLE SCALE



A540 REV.2

INTERIOR DETAILS

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

H1/AS1

Wellington	+64 4 920 0032	wn@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

A541 REV.2

KITCHEN DETAILS

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

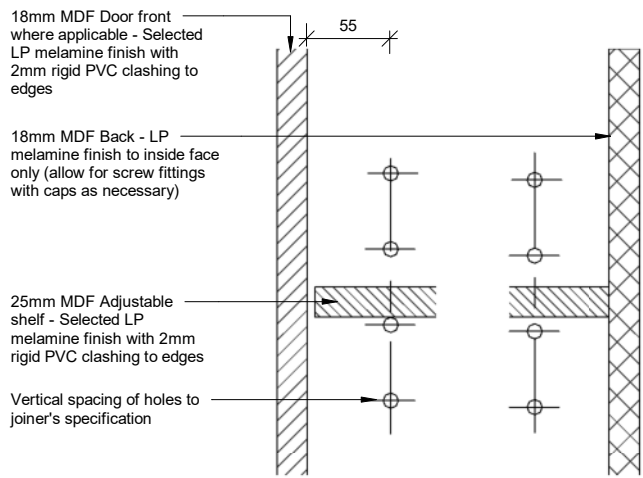
Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

NZBC Compliance

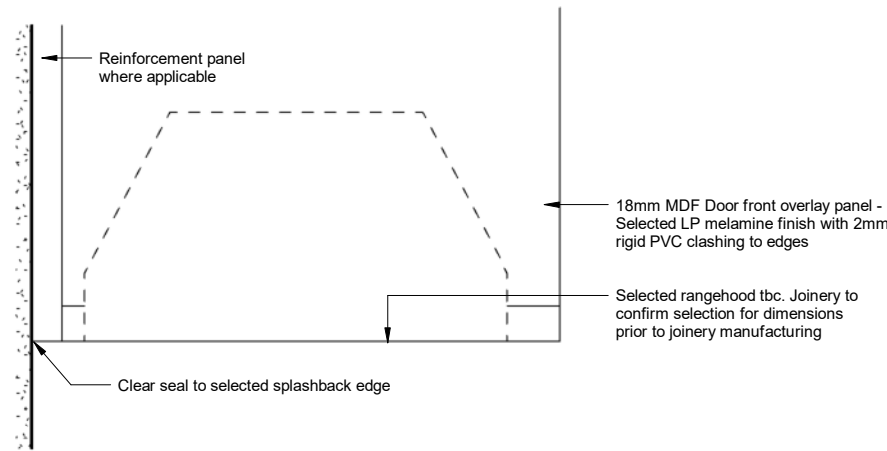
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

H1/AS1

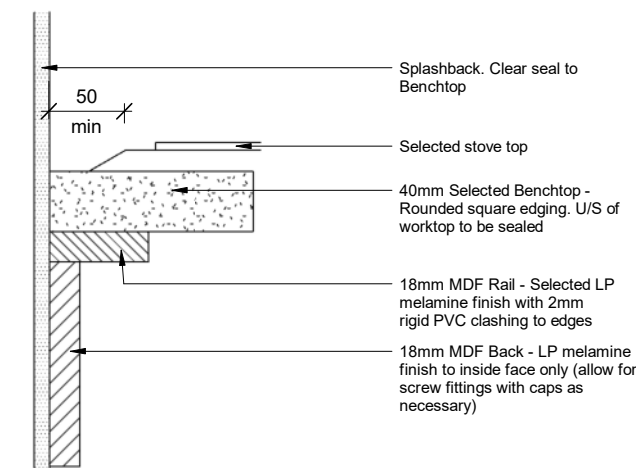
Wellington	+64 4 920 0032	wn@dgse.co.nz
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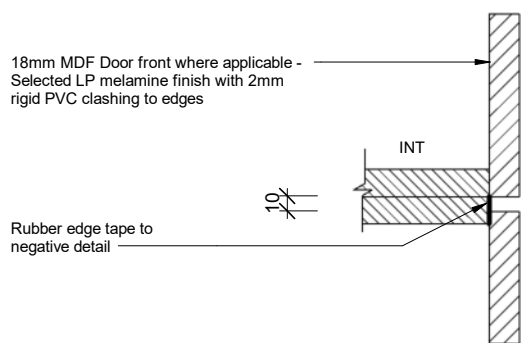
1 Int Adjustable Shelf
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



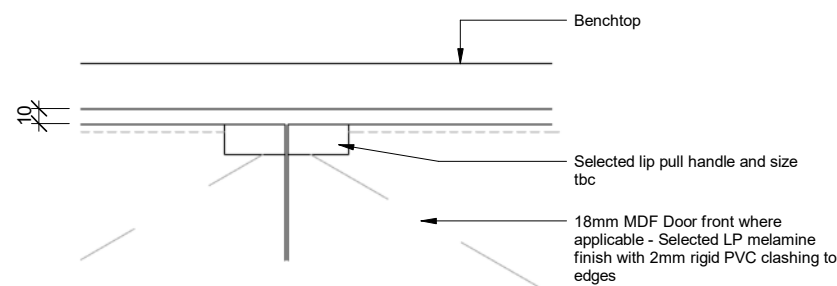
2 Stove o/h Cupb.
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



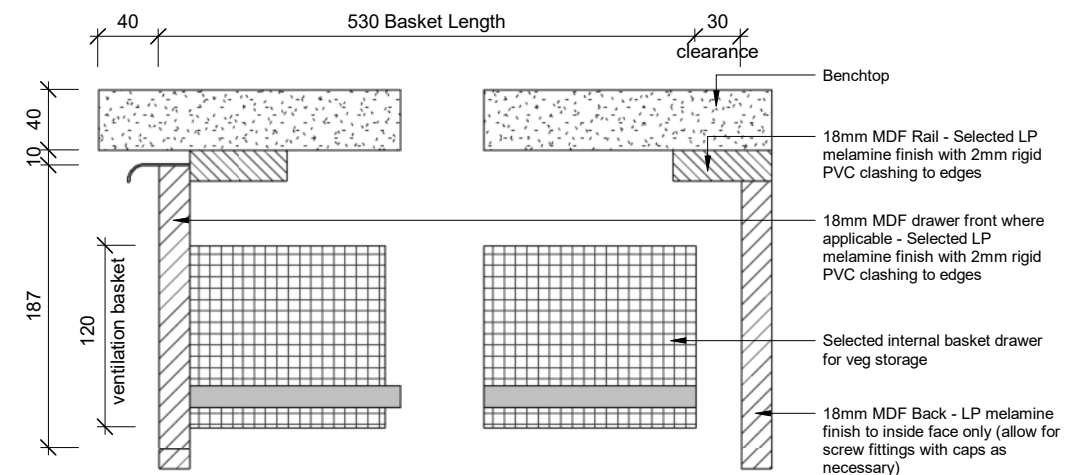
3 Stove Splashback
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



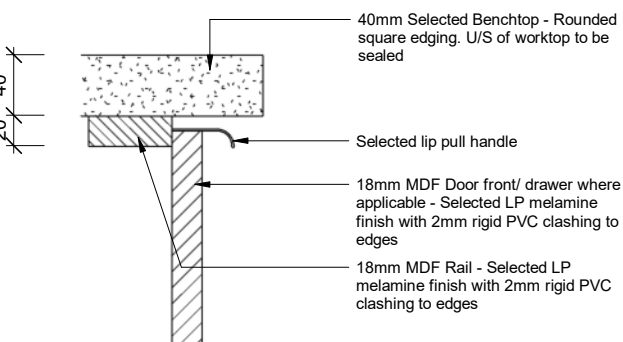
4 Overhead Cupboard detail
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



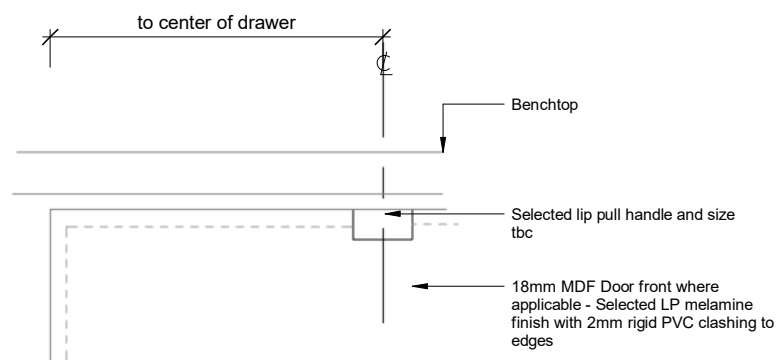
5 Cupb. Handle Elevation
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



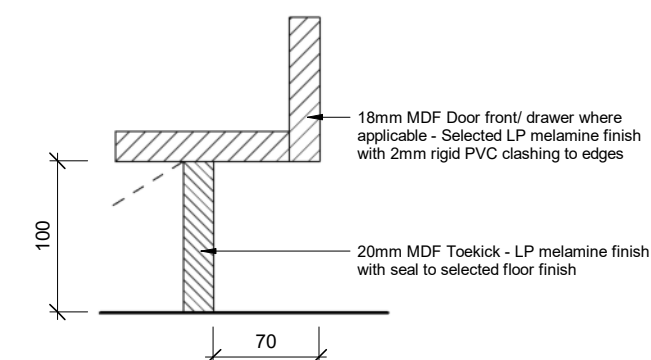
6 Basket Veggie Drawer
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



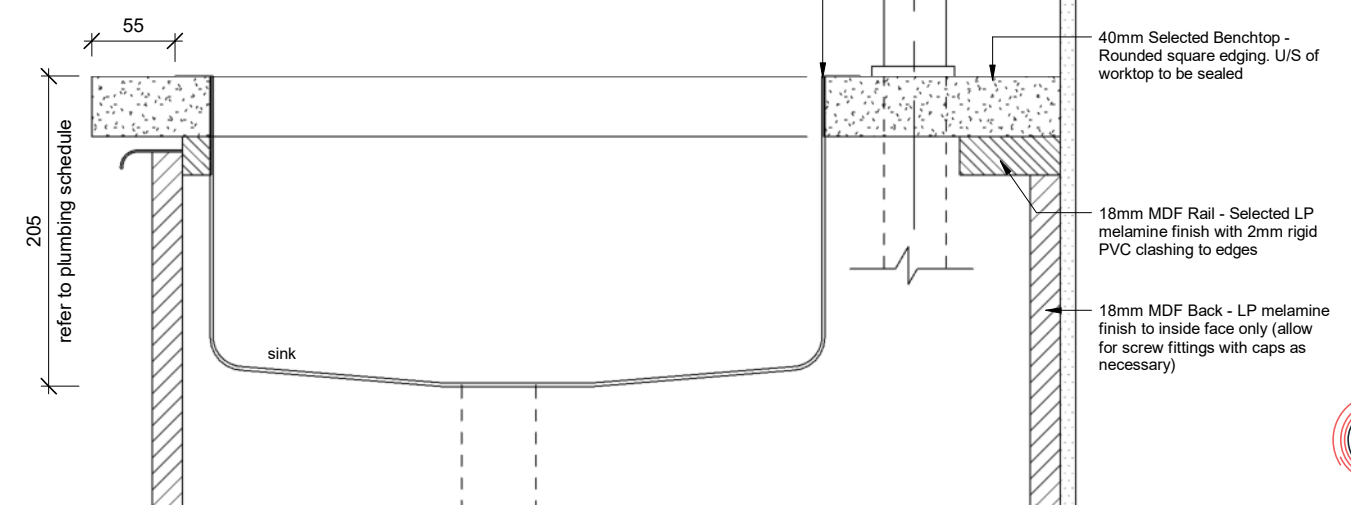
7 Typical Overhang Detail
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



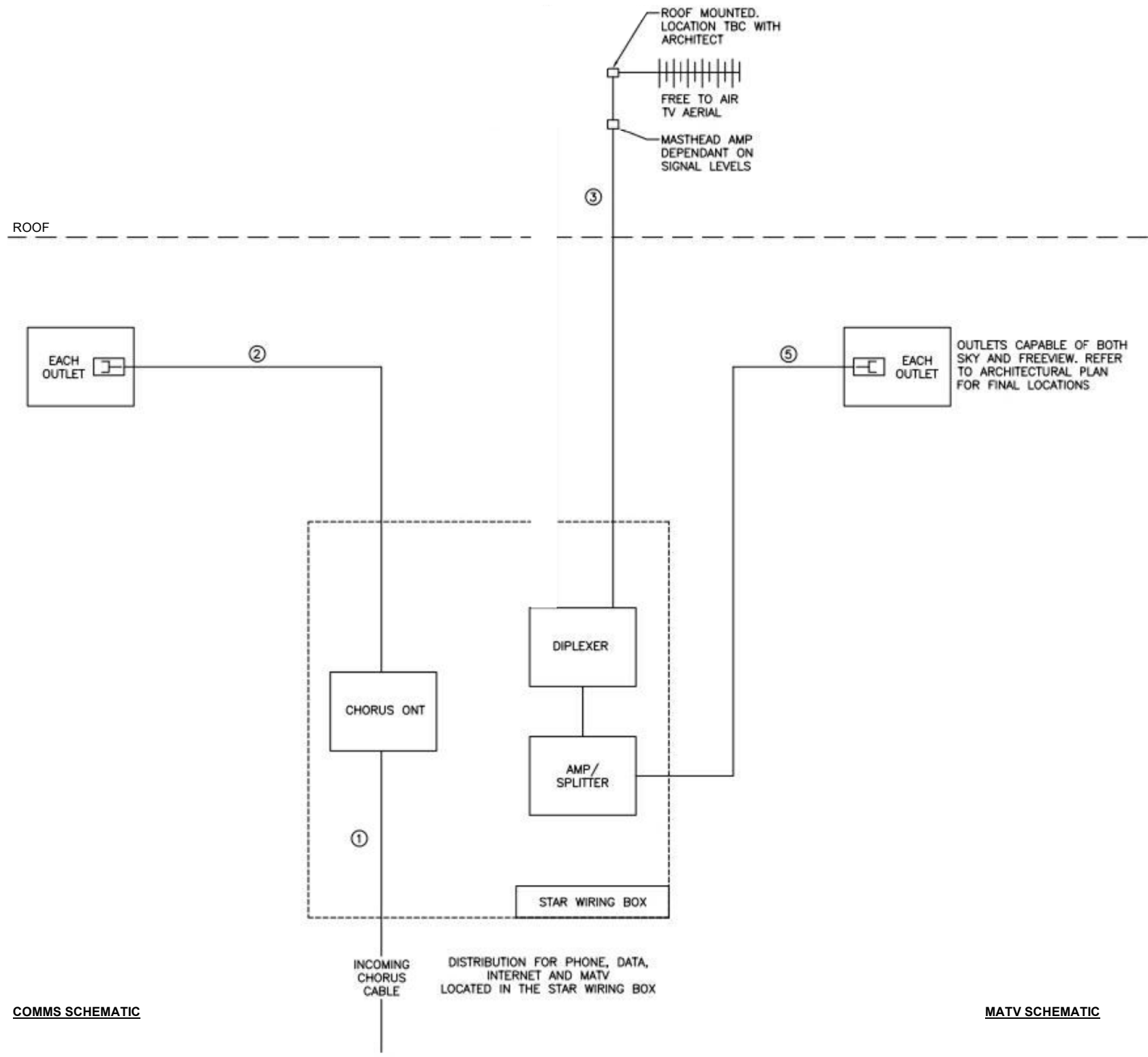
8 Drawer Handle Elevation
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



9 Toekick Detail
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



10 Kitchen Sink
 SCALE @ A3 - 1 : 5 | SCALE @ A1 - DOUBLE SCALE



COMMS SCHEMATIC

MATV SCHEMATIC

CABLE SCHEDULE

- ① 2-Fibre optic service-leads supplied by Chorus
- ② CAT-6 UTP to each RJ45 outlet
- ③ A + RG6 Terrestrial
- ④ A + RG6 Satellite
- ⑤ A + RG6 Satellite/Terrestrial

COMMS NOTES

1. All works shall comply to TCF Premises Wiring Code of Practice and Chorus UFB Design guideline for new properties
2. All fibre cables will be provided by Chorus
3. Termination of fibre cables will be carried out by Chorus. All UTP connections to be RJ45
4. All data hubs (Star Box) shall have four single power outlets inside for active equipment. Liase with electrical services contractor
5. Comms schematic outlines the intent only, provide all equipment necessary to suit the number of outlets indicated on the drawings

MATV NOTES

1. Electrical contractor shall provide dedicated power outlet in Star wiring box for MATV amplifier
2. Liase installation of cables with all other sub-trades, tidy and co-ordinated with particular note to equipment positions
3. All coax to be Sky TV capable
4. All MATV connections and splitter shall be 'F' Type installed in accessible locations
5. Provide TV outlets as per plan
6. Provide sufficient MATV amplifiers and power to maintain signal strength & performance
7. The system shall be capable of receiving and decoding digital signals
8. The MATV schematic outlines the intent only, provide splitters etc to suit the number of outlets indicated on the drawings.

COMMUNICATIONS SCHEMATIC

DETAILS

TW PROPERTY
 FLAXMERE HOUSING
 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

PROJECT No. **F563**

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NO.	DESCRIPTION	DATE
2	BC - Type C&D	02.09.25
0	BC - Type A&B	01.08.25

Site Information

Climate Zone: 2
 Earthquake Zone: 3
 Exposure Zone: B
 Lee Zone: No
 Rainfall Range: 50 - 60mm/h
 Wind Region: A
 Wind Zone: High
 Corrosion Zone: B

Legal Description: LOT 2 DP 435766
 Total Site Area: 4065m²

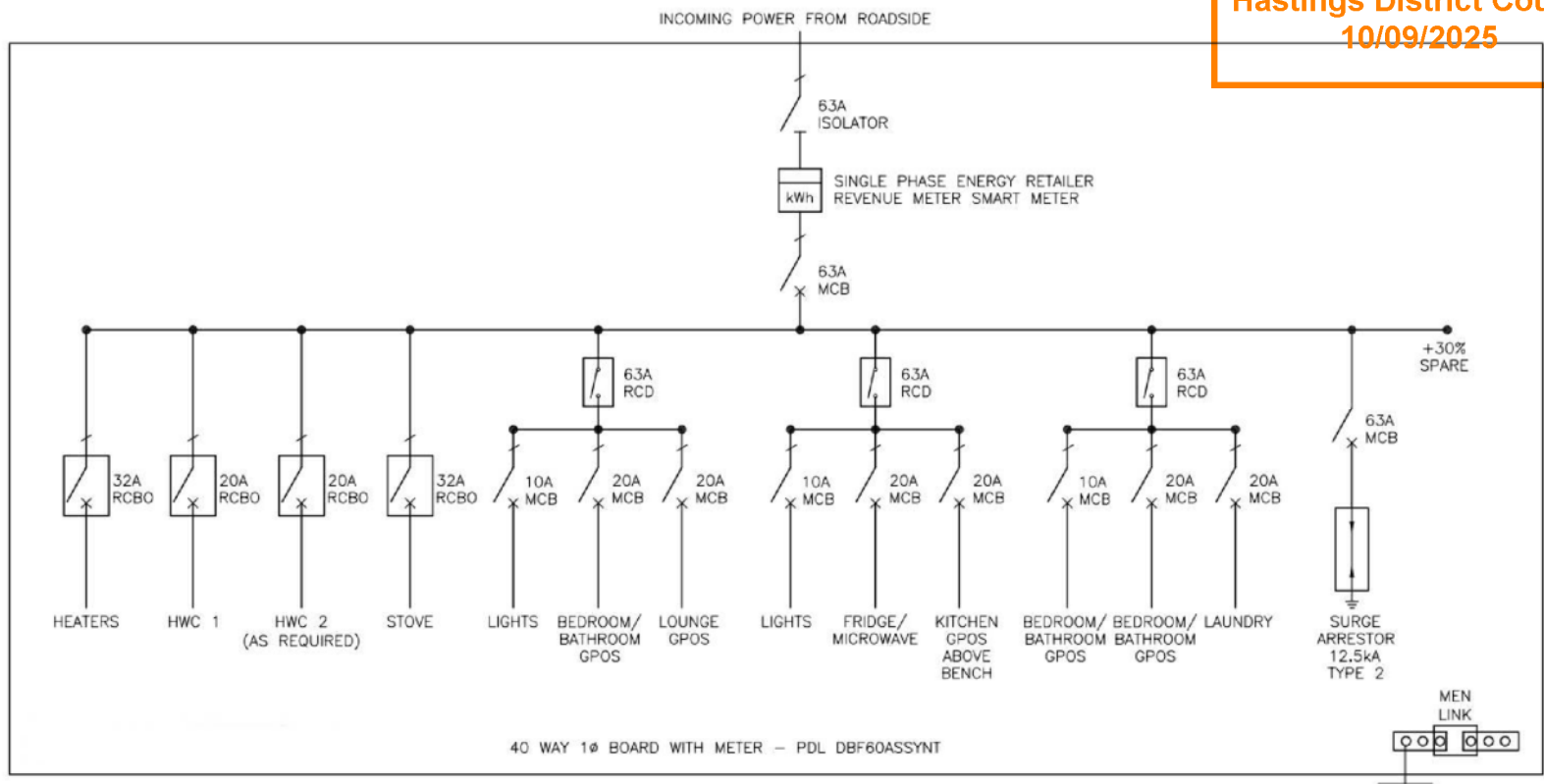
NZBC Compliance

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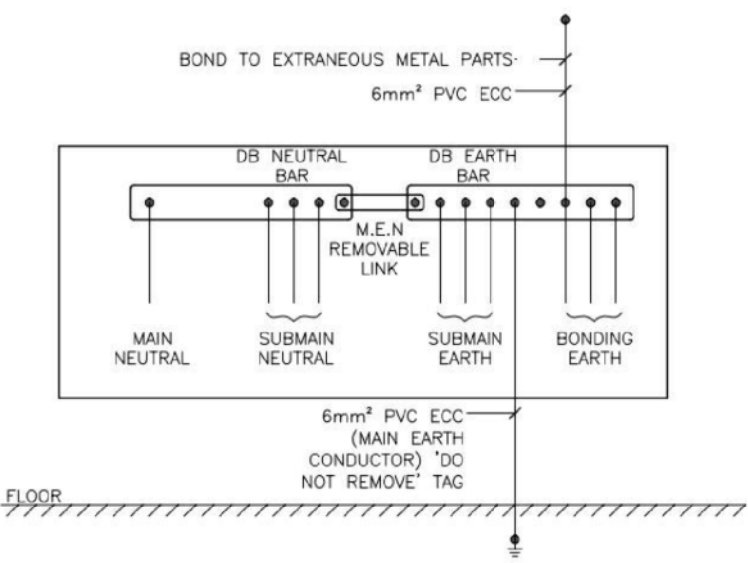
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ABA20250762
APPROVED - Site Copy
Hastings District Council
10/09/2025

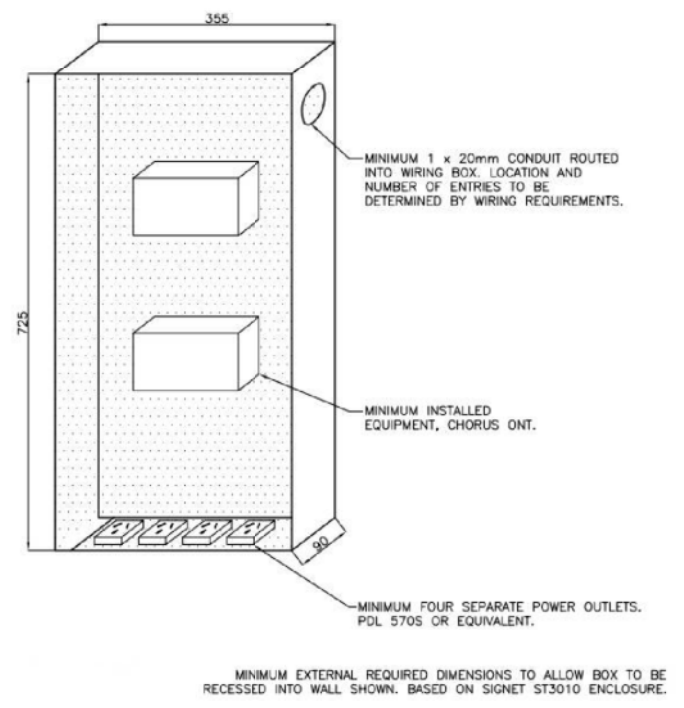


TYPICAL DB SCHEMATIC
 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



TYPICAL LV EARTHING - NTS
 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

- EARTHING**
- Prior to construction the electrical contractor shall carry out an earth resistivity test at site. Based on the result of the earth resistivity test the electrical services contractor shall provide a main earth system to AS/NZS:3000
 - Earth electrodes shall be located in Toby pits as per Housing NZ requirements
 - Provide earth electrodes for main earth, add extra earth electrodes to suit power supply, depth, length and impedance value as to AS/NZS:3000
 - Electrical contractor to exothermically weld the earth wire connections to the earth electrodes. All connections shall be WRICON.



STAR WIRING BOX - NTS
 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

- LIGHTING**
- Continuous lines between light fittings denote fittings controlled by a local light switch or switches, broken lines denote fittings on the same circuit
 - Light switches to be mounted at 1000mm AFFL unless stated otherwise
 - Run cables on tray or catenary wire above ceiling
 - All wiring to be concealed within either ceiling or walls
- ✕ General Luminaires
 ✕ Surface Mounted Luminaires
- EQUIPMENT SCHEDULE**
- | PHOTO | TYPE | DESCRIPTION |
|-------|------|-------------------------------------|
| | H1 | Haier® Flexis Air Conditioner 5.3kW |

- GENERAL NOTES**
- All work is to be best trade practice
 - Locate all existing services on site prior to commencing any work
 - All items to be installed to the manufacturers requirements and are to be seismically restrained to the requirements of NZS:4219, the building code and relevant New Zealand standards
 - All fixtures & fittings are to be suitable for the application required
 - Maintenance period of 12 months on all new equipment and guarantee period of 12 months from the date of completion
 - All electrical work to comply with AS/NZS:3000
 - Refer to DB schedule & schematics for cable size & type
 - Minimum cable size for power is 2.5mm² Cu and for lights is 1.5mm² Cu. Increase the cable size as required to meet voltage drop limit and fault loop impedance and disconnection time in accordance with AS/NZS:3000. Refer to manufacturers recommendation for appliances such as Hob, Oven, Stove etc.

- POWER**
- Lines between sockets denote points on the same circuit
 - All power outlets to be mounted horizontally at 500mm to the centre AFFL or 250mm to the centre above benches/tables and 500mm from internal corners unless stated otherwise
 - Refer to internal elevations for equipment specific outlet locations, mounting heights etc. Ensure Bathroom hoist outlet position complies with NZS:3000 wet area zoning requirements
 - All power socket outlets obstructed in normal use and all fixed wire outlets shall have an isolator switch for manual shut down in nearby accessible location
- Fixed wired outlet with local accessible isolator
- 1 - Oven / Stove
 - 2 - HWC
 - 3 - Heater
- All internal cabling to be concealed within walls and ceilings
 - Flush boxes in walls shall be separated by the space of at least one timber stud or nog
 - The contractor shall allow for power and all other relevant electrical work to meet water & gas metering hub requirements
 - The contractor shall allow for bi-metallic cable joins c/w heavy duty heatshrink wrap for all aluminium cables

- STRUCTURED CABLING**
- Outlet height to match power outlets at 500mm to the centre AFFL. Confirm setout before installation
 - TV outlet height to match power outlets at 500mm to centre AFFL

A551 REV.2

ELECTRICAL NOTES

DETAILS

TW PROPERTY
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 LOT 7 - 72 CAERNARVON DRIVE

BUILDING CONSENT

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 Wind Zone: High
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