



HOUSE PACK. COLLECTION 3

LOT	HOUSE TYPE	COLOUR SCHEME	HOUSE FORM	SECTION (m2)	HOUSE m2*	BEDROOMS	BATHROOMS**	PARKING	KITCHEN	PRIMARY OUTDOOR LIVING
17	Type F	FB	Standalone Single-Storey	339 m ²	102.388	3	1.5	Driveway	Single wall + Island	Front & Back Yard

*outside face of wall framing

** 1.5 bathrooms = 1 full bathroom + extra half bathroom with a toilet/sink.

Collection 3: Te Rau Tūpuna

FB: 102.39m2 x 5
FC: 102.39m2 x 6
HA 7: 95.44m2 x 1
HA 8: 96.63m2 x 1
HA 9: 97.73m2 x 1
HB 10: 95.44m x 1
HB 11: 95.63m2 x 1
HB 12: 97.73m2 x 1
GA: 125.99m2 x 2
GB: 125.99m2 x 2



Proudly enabled by impact investment from:



Heretaunga
Tamatea
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Tahua

HAPAI
HOUSING

In partnership with:



The developer reserves the right to make changes to the specifications if necessary without prior notice provided there is no appreciable difference in value/appearance.

DRAWING LEGEND

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

PROJECT No. **F563.3**

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 Application (lot 7,8,9)	18.06.2026
1	BC Application (lot 15)	17.06.2026
0	BC Application (lot 14)	17.06.2026
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 4 DP 614701
Total Site Area: 5949 m²

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
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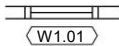
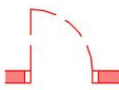
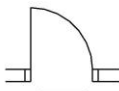
ARCHITECTURAL DRAWING LEGEND

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

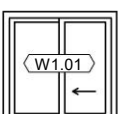
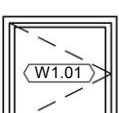
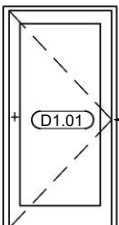
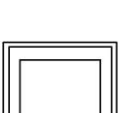
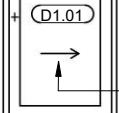
FLOOR PLAN - DRAWING LEGEND

	Existing wall
	Existing wall demolished
	New wall, note wall hatches for new walls vary depending on framing / construction refer to legend on floor plan for specific types
	Window demolished
	Window in plan with reference
	Door to be demolished
	Door in plan with reference

REFLECTED CEILING PLAN
DRAWING LEGEND

	Ceiling Level
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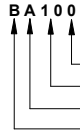
ELEVATIONS & SECTIONS

	Fixed window in elevation with reference
	Awning window in elevation with reference
	Sliding window in elevation with reference
	Casement window in elevation with reference
	Door in elevation with reference
	Door opening reference points of hinge point
	Sliding door in elevation with reference

REFERENCE ANNOTATIONS

	Window Number Refer window schedule
	Door Number Refer door schedule
	Joinery Number Refer Joinery Drawings

DRAWING SHEET NUMBERING

	DGSE Drawing numbering is as follows: Drawing number Series number Discipline Unit Typology
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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

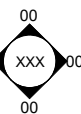
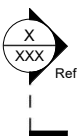
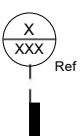
DGSE drawings are designed to be viewed at both A3 and A1. Scales annotated on drawings are at A3 and need to be halved when viewed at A1. Typical scale conversions:

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

	North Point
	Floor Level indicator
	Sheet Revision annotation, X denotes revision number
	Material annotation, XXX denotes reference to legend on sheet
	Interior elevation references, 00 denotes elevations number, XXX denotes drawing sheet on which section is shown
	Exterior elevation references, X denotes section number, XXX denotes drawing sheet on which section is shown
	Building section references, X denotes section number, XXX denotes drawing sheet on which section is shown
	Detail section references, X denotes section number, XXX denotes drawing sheet on which section is shown



MASTERPLAN
SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

PROJECT No. **F563.3**

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2	BC Application (lot 7,8,9)	18.06.2026
1	BC Application (lot 15)	17.06.2026
0	BC Application (lot 14)	17.06.2026
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 4 DP 614701
Total Site Area: 5949 m²

NZBC Compliance

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

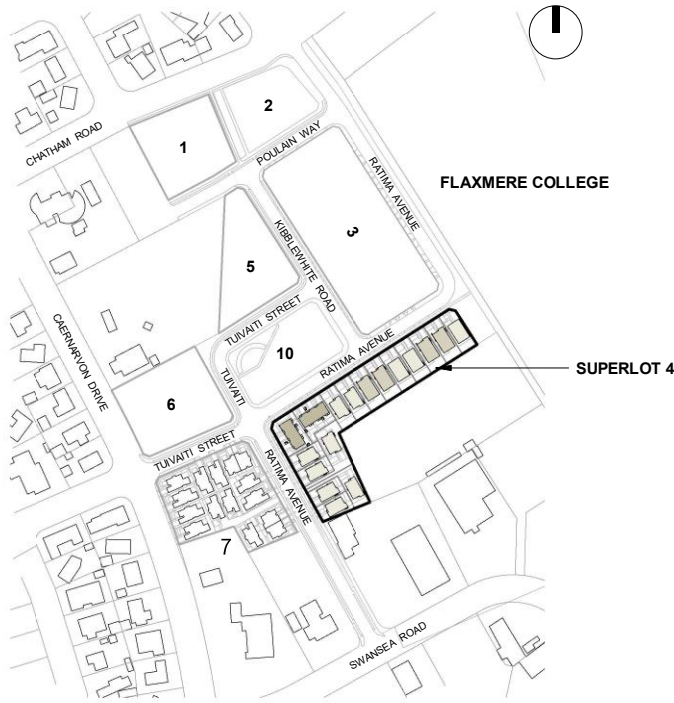
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SUPERLOT 4

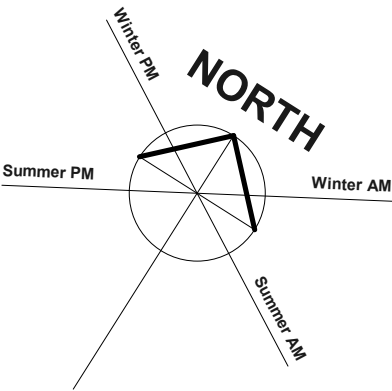


LOCATION PLAN - SL4
SCALE @ A3 - 1 : 5000 | SCALE @ A1 - DOUBLE SCALE

1 SUPERLOT 4 - MASTERPLAN.
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE

0 50 100 250m

A resource consent applies to this application and must comply with the conditions of the resource consent and the plan approved as part of this consent. 3/08/2026



A105

REV.

SITE PLAN - AREA 5

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

PROJECT No. **F563.3**

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NO.	DESCRIPTION	DATE
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Site Information

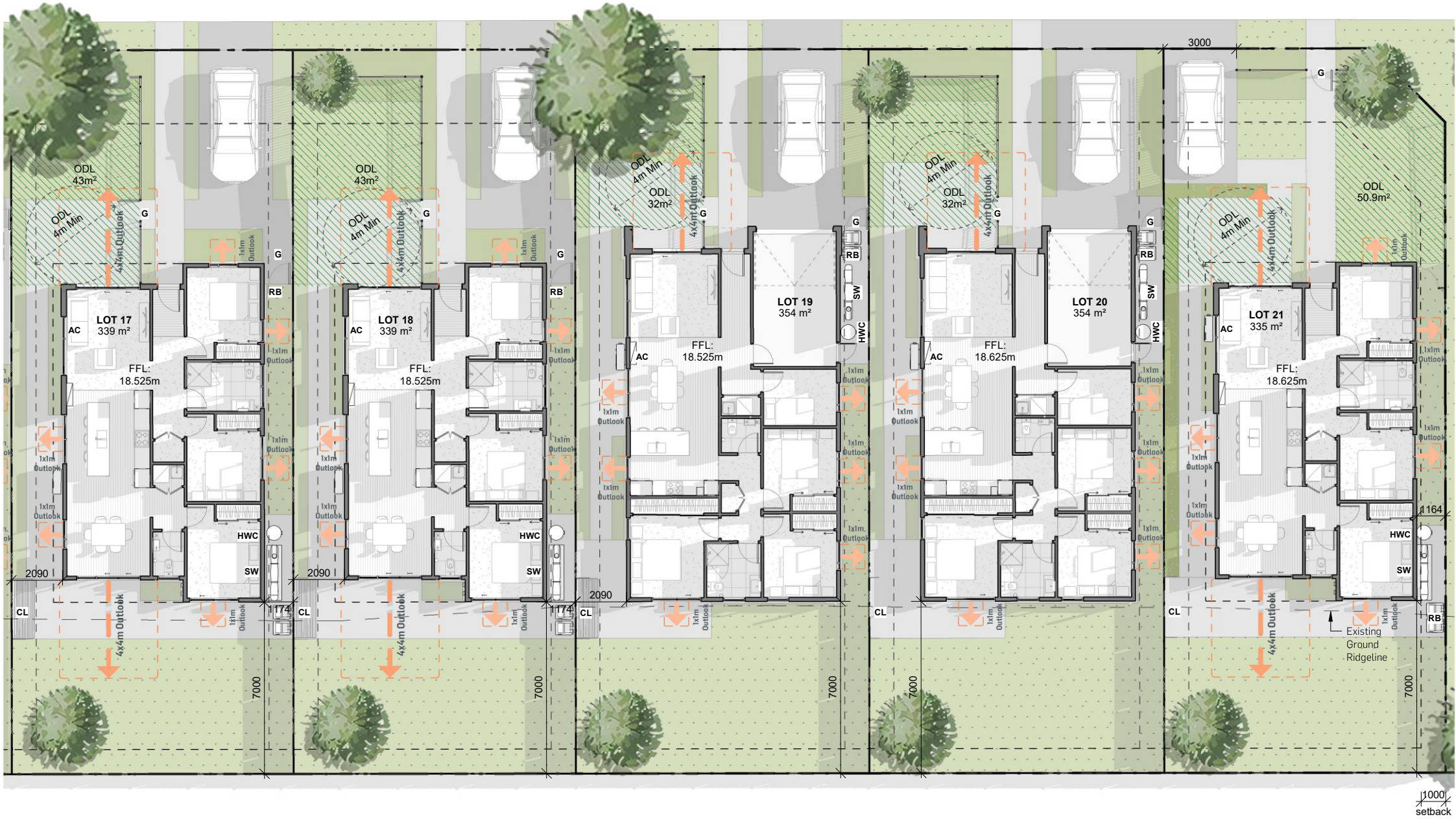
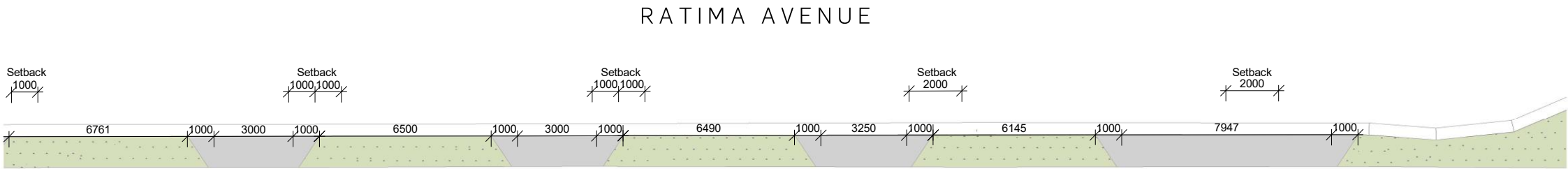
Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 50 - 60mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: B

Legal Description: Lot 4 DP 614701
Total Site Area: 5949 m²

NZBC Compliance

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

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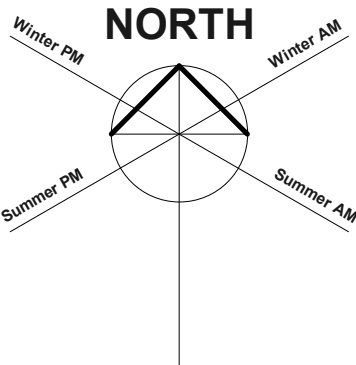
LANDSCAPE LEGEND

- Low Planting
- Medium Planting
- High Planting
- Grass
- Pedestrian Paths
Broom Finish Concrete
- Driveway & Carparks - Vehicular Loading
Broom Finish Concrete
- Specimen Trees
- Existing Street Trees
- Fold down Clothesline:
Austal Slenderline 20 or similar
- Garden Edging
- Entry Door
- G Gate (Match to fence)
- RB Rubbish Bins (Gated Enclosure - 1500mm x 1000mm)
- SE Service Enclosure (Gated Enclosure - 2500mm x 1000mm)
- SW Stormwater Tank
- ODL 4m Min Outdoor Living Area
- Outlook Spaces
4x4m Primary
1x1m Secondary



BC260136
APPROVED - Site Copy
Hastings District Council
22/01/2025

A resource consent applies to
this application and must comply
with the conditions of the resource
consent and the plan approved as
part of this consent. 3/08/2026



A118
REV. 3

SETOUT - LOT 17

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

PROJECT No. F563.3

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3	Value Engineering	27.07.2026
NO.	DESCRIPTION	DATE

Site Information

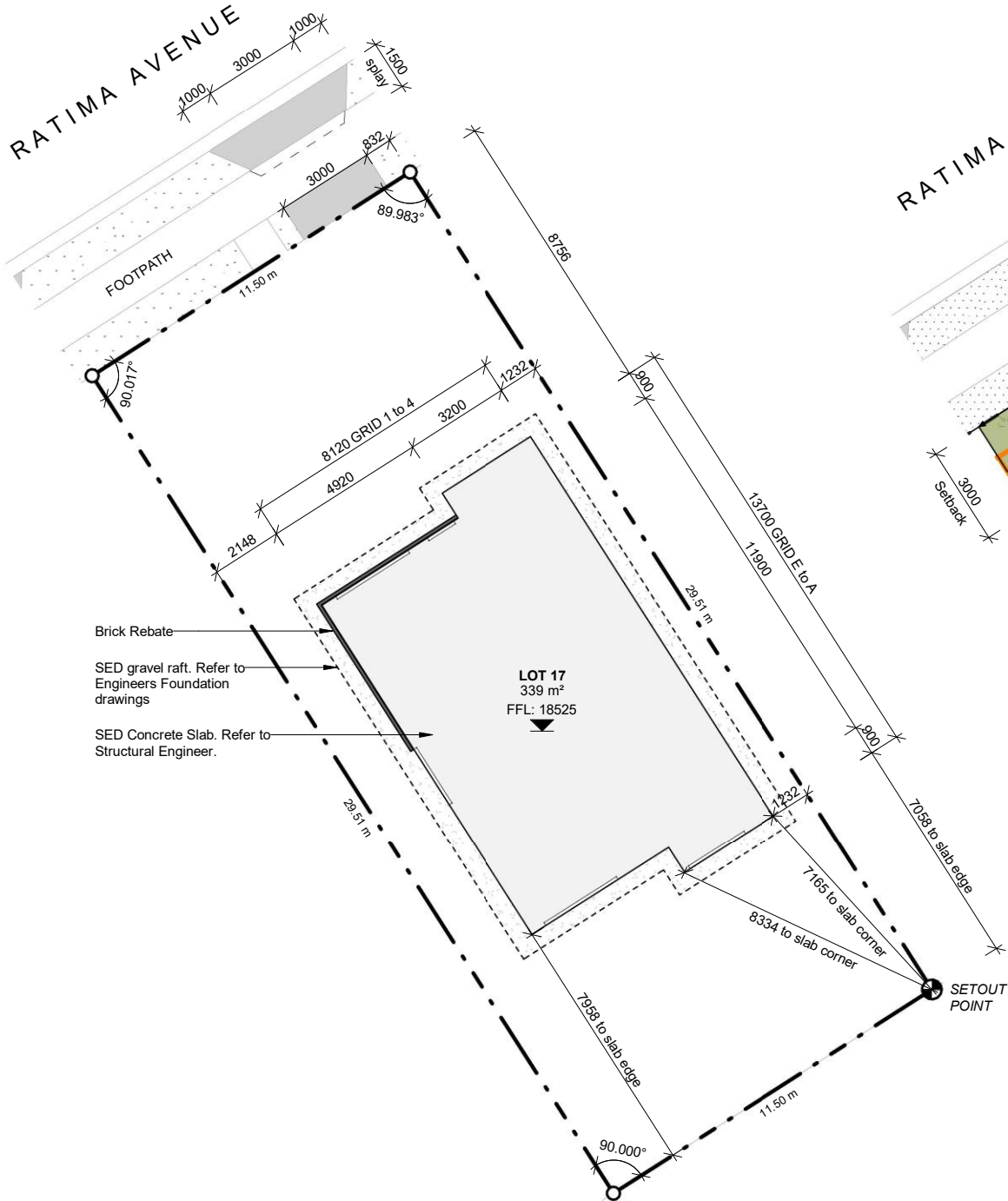
Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 50 - 60mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: B

Legal Description: Lot 4 DP 614701
Total Site Area: 5949 m²

NZBC Compliance

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

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Note: Refer to architectural foundation
plan for slab dimensions & rebates

1 SETOUT PLAN - LOT 17
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



2 LANDSCAPE PLAN - LOT 17
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

LANDSCAPE LEGEND

- Low Planting
- Medium Planting
- High Planting
- Grass
- Pedestrian Paths
Broom Finish Concrete
- Driveway & Carparks - Vehicular Loading
Broom Finish Concrete

- Specimen Trees
- Existing Street Trees

- Fold down Clothesline:
Austat Slenderline 20 or similar

- Garden Edging
- Entry Door
- G (Gate (Match to fence))
- RB (Rubbish Bins (Gated Enclosure - 1500mm x 1000mm))
- SE (Service Enclosure (Gated Enclosure - 2500mm x 1000mm))
- SW (Stormwater Tank)

- ODL 4m Min (Outdoor Living Area)

- Outlook Spaces
4x4m Primary
1x1m Secondary

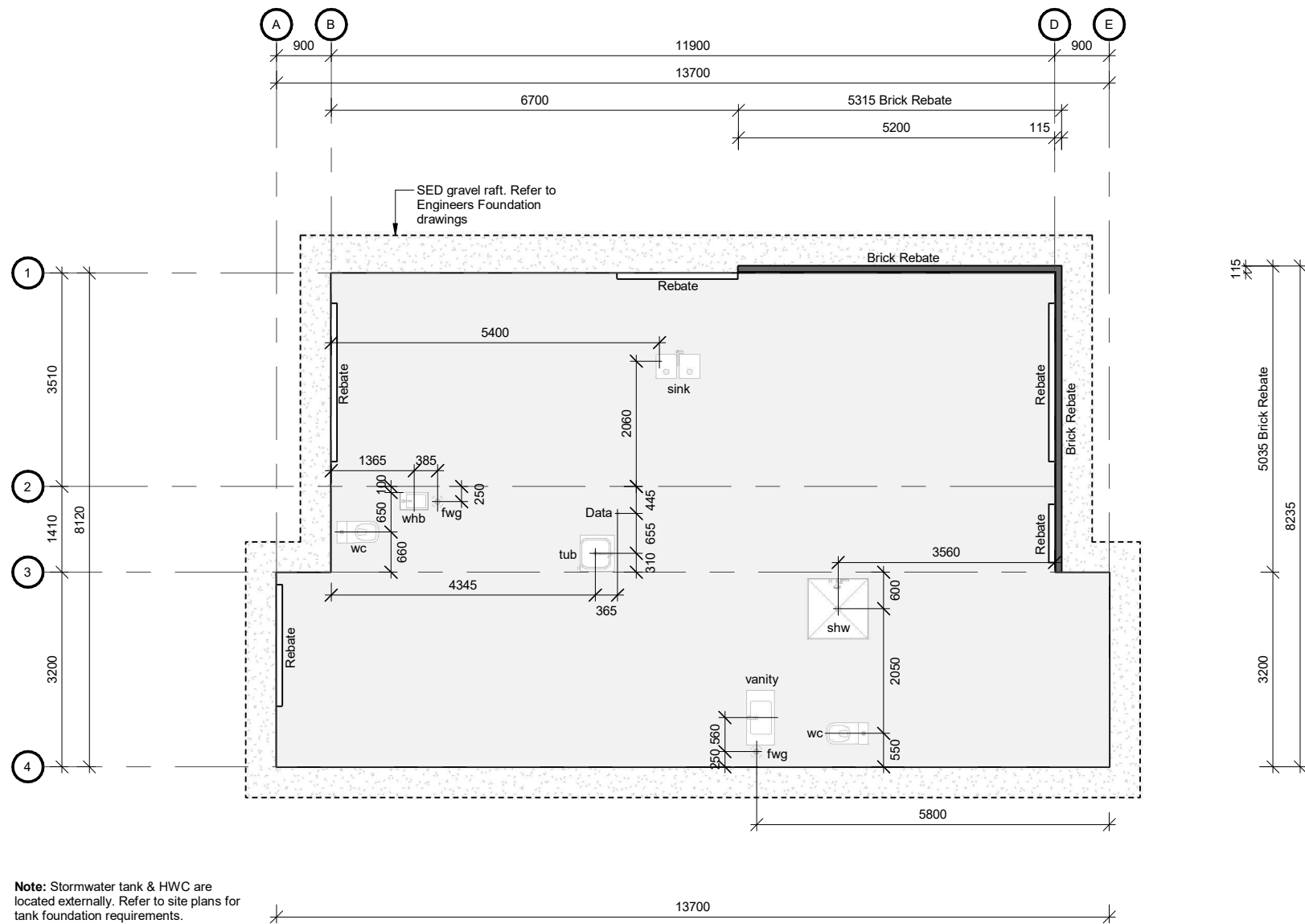
FENCING LEGEND

- F1 1800MM HIGH BOUNDARY FENCE
STRATCO GOOD NEIGHBOUR.
- F2 1200MM HIGH BOUNDARY FENCE
FENCEDIRECT PADDINGTON.



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 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. Bathroom & WC ceilings to be lined with 13mm GIB Aqualine Plasterboard, 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 600x600mm Ceiling Access Hatch.

FLOOR FINISHES LEGEND Skirting to be finger-jointed pine, 60x10mm bevelled profile to all interior walls. Paint colour - refer to selections.
F01 Selected Carpet
F02 Selected vinyl plank flooring
F03 Selected wet area vinyl flooring



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 LEGEND

- Concrete Slab:**
Refer to structural engineer
- Brick Rebate**
90mm deep x 115mm wide rebate. Refer to wall details.
- Openings Rebate:**
40mm deep, 90mm wide. Refer to wall framing plan for rough opening lengths.
- Floor Penetrations:** (where applicable) dimensioned to centrepont. Refer to services drawings for types and sizes.

FA210

REV.0

FOUNDATION PLAN

TYPE F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. **F563.3**

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0	BC Application (Lot 14)	17.06.2026
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

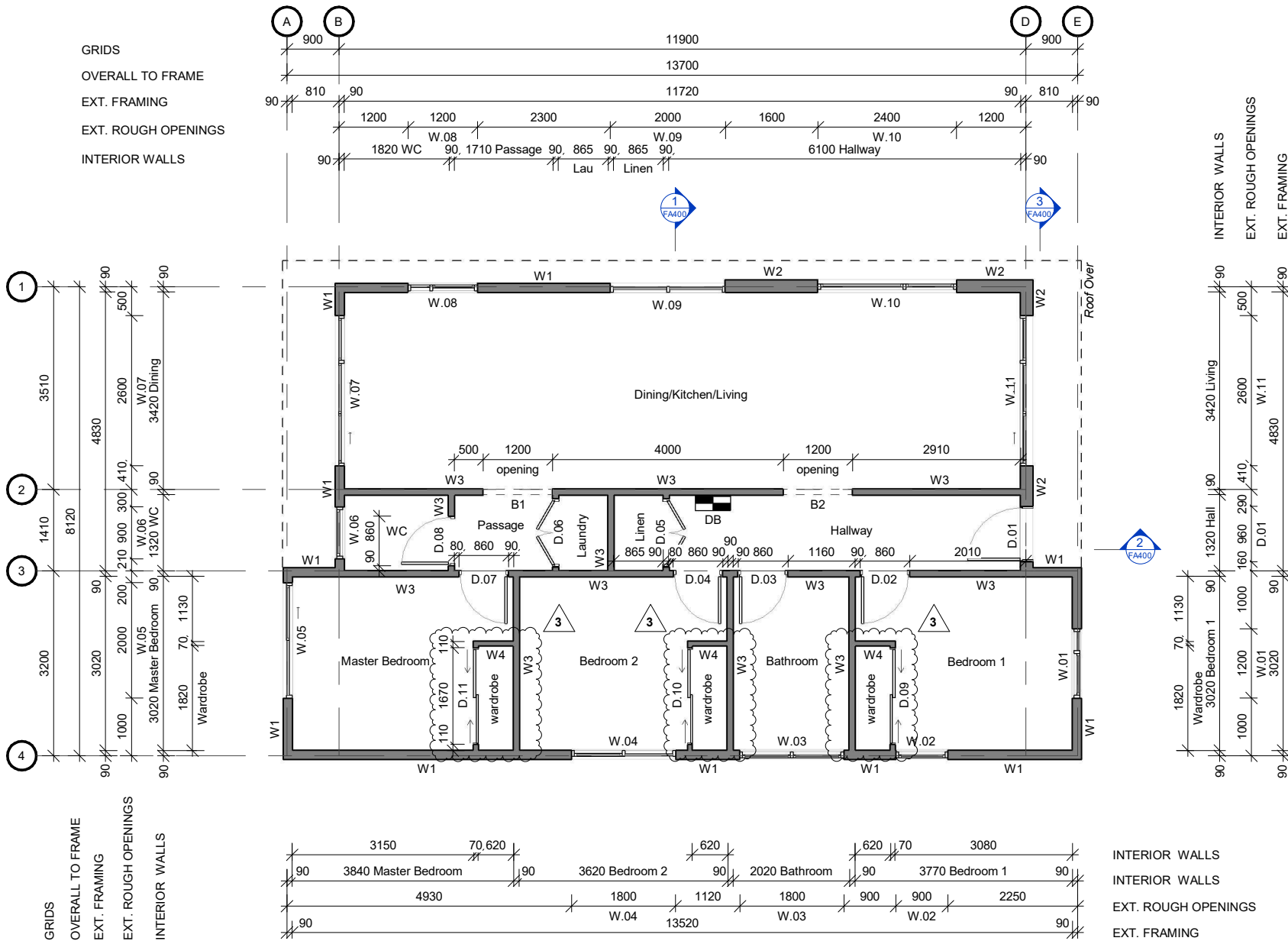
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Total Site Area: 5953m2

NZBC Compliance

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

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



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
Metal Tray (2.4m max.)
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 with separation layer to metal cladding. 1200ctrs max.
CLADDING: Straco 0.20BMT S7 Colorsteel Maxam. Pan fixed with class 4 type 17 14-10x75 roofing screws with neoprene washers. Refer to resource consent for colour schemes of unit.

W2
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. 230mm L x 76mm H x 70mm W. Refer to resource consent for colour schemes of unit.

INTERIOR WALLS

W3 (2.45m)
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)

W4 (2.45m)
STRUCTURE: 70x45 SG8 H1.2 treated timber framing. Studs at 450ctrs, nogs at 1350ctrs max. LININGS: 10mm GIB Standard

WALL FRAMING

TYPE F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. F563.3

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Site Information

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

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Total Site Area: 5953m2

NZBC Compliance

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

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1 WALL FRAMING PLAN
FA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

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	80x80x6L	125x75x6L	125x75x10L	
4.5m	125x75x10L	125x75x10L	-	
4.8m	125x75x10L	125x75x10L	-	
E2/AS1 table 18E				
D.01	Head 60x60x6L			
W.10	Head 80x80x6L			
W.11	Head 152x75x6L			

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
B1	1200	3970	2/140x45 SG8	Mitek F
B2	1200	3970	2/140x45 SG8	Mitek F
D.01	1060	3970	2/90x45mm SG8	Mitek F
D.02	860	Trimmer	90x45mm SG8	N/A
D.03	860	Trimmer	90x45mm SG8	N/A
D.04	860	Trimmer	90x45mm SG8	N/A
D.05	1183	Trimmer	90x45mm SG8	N/A
D.06	1183	Trimmer	90x45mm SG8	N/A
D.09	1670	Trimmer	2/90x45mm SG8	N/A
D.10	1670	Trimmer	2/90x45mm SG8	N/A
D.11	1670	Trimmer	2/90x45mm SG8	N/A

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
W.01	1200	1510	2/90x45mm SG8	Mitek F
W.02	800	3970	2/90x45mm SG8	Mitek F
W.03	1800	3970	2/140x45mm SG8	Mitek F
W.04	1800	3970	2/140x45mm SG8	Mitek G
W.05	2200	1510	2/190x45mm SG8	Mitek F
W.06	900	3970	2/90x45mm SG8	Mitek F
W.07	2600	3970	2/240x45mm SG8	Mitek G
W.08	1200	3970	2/90x45mm SG8	Mitek F
W.09	2000	3970	2/190x45mm SG8	Mitek G
W.10	2400	3970	2/190x45mm SG8	Mitek G
W.11	2600	3970	2/240x45mm SG8	Mitek G

ROOF PLAN

TYPE F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. F563.3

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.

ROOF CLADDING NOTES	
Roof Material	Stratco Superdek Roofing, 0.40BMT, 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 600ctrs max. Fix at every intersection with roof framing with 1/10g self drilling screws, 80mm long. Purlin to be spaced 400mm 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.
Roof Insulation	Refer to H1 Calculations & Sections
Soffit Lining	6mm JH Villaboard, butt jointed no PVC joiners
Flashings	0.75BMT Colorsteel Maxam, Refer to selections for colour.
Fascia	Stratco 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: 42.0m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP01: ø100 selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION B
Roof Area: 33.0m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP02: ø100 selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION C
Roof Area: 44.0m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP02: ø100 selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

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 4 DP 614701
Total Site Area: 5953m²

NZBC Compliance

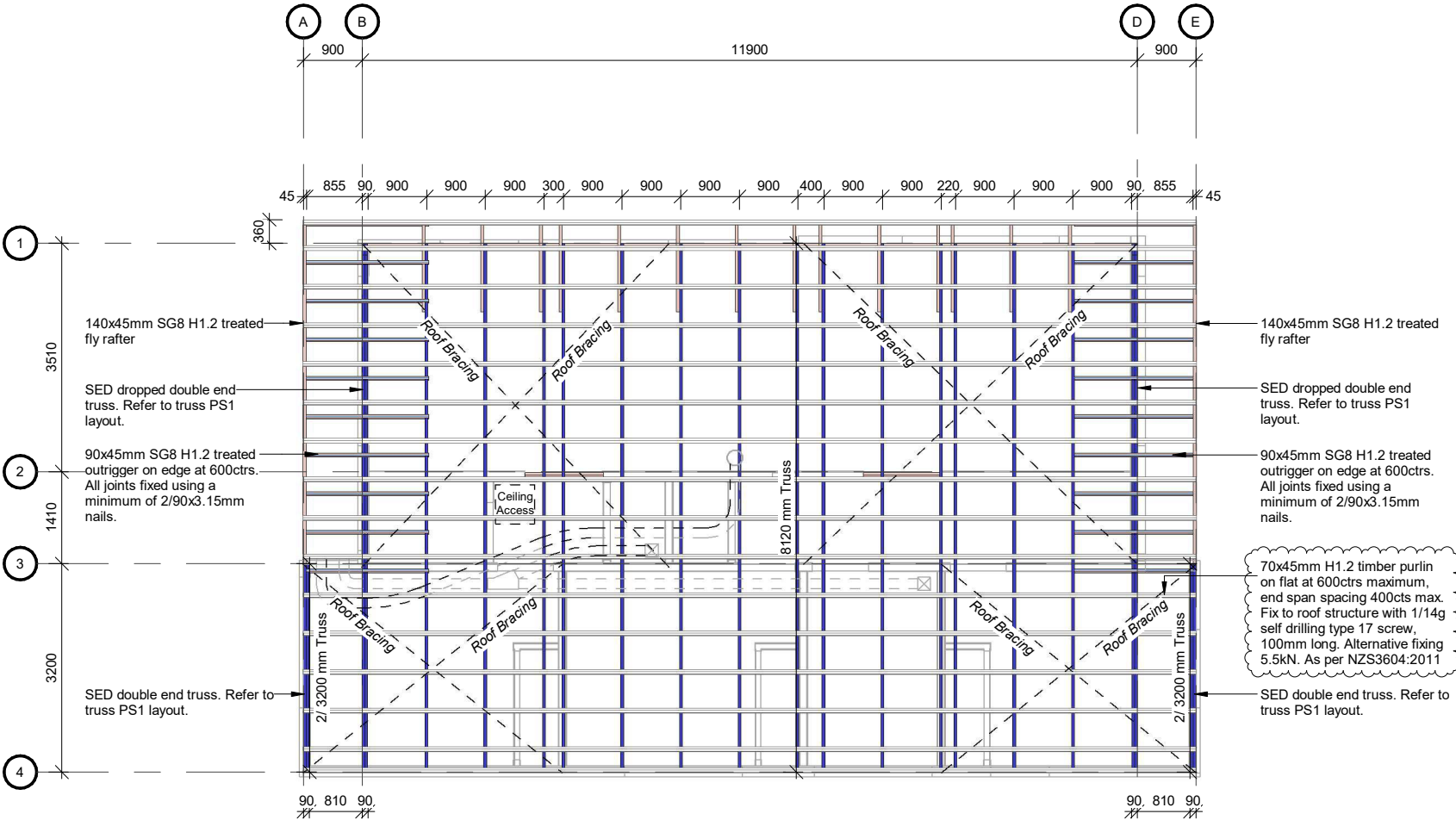
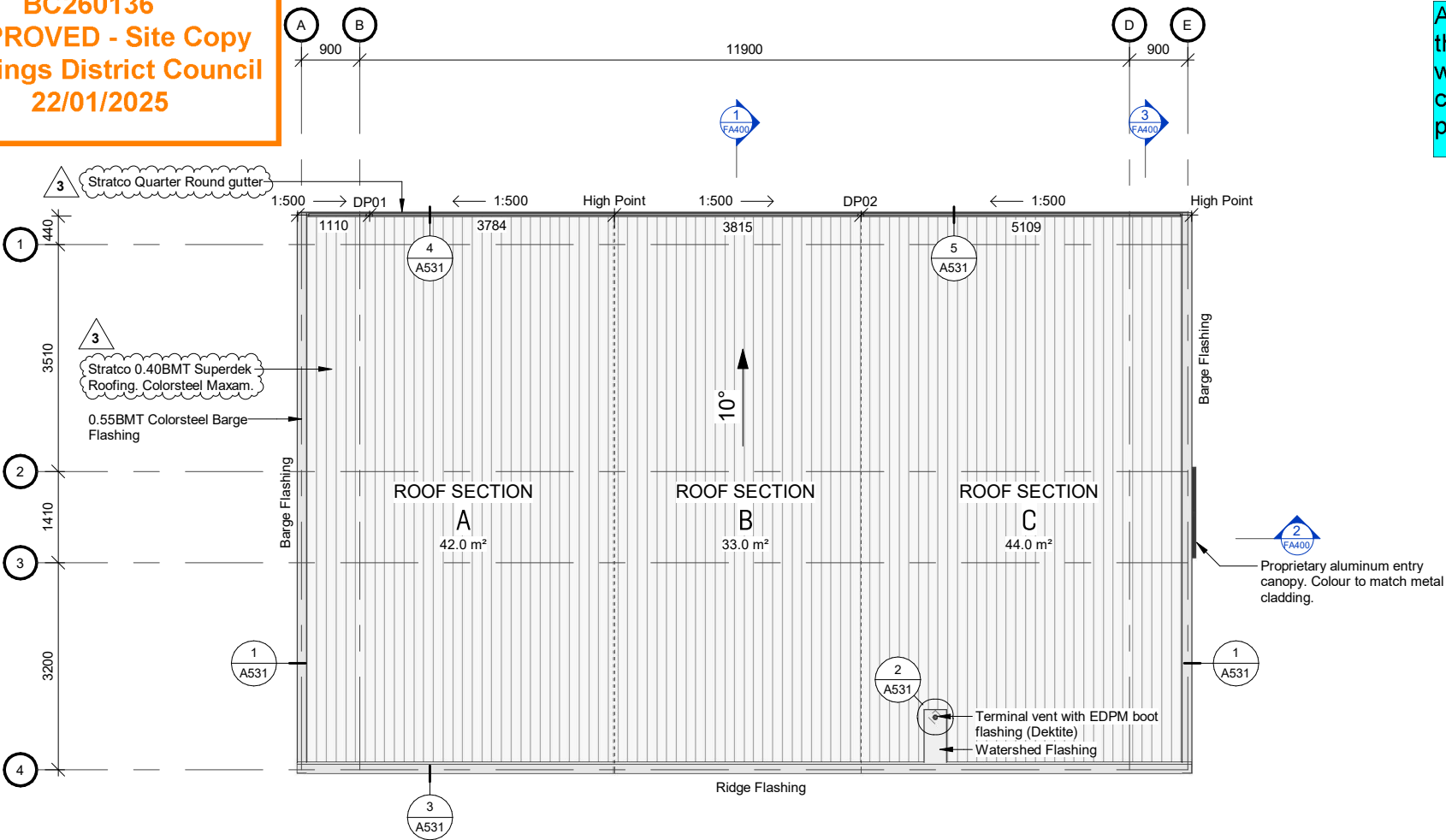
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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
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1 ROOF PLAN
FA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

2 ROOF FRAMING PLAN
FA300 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 3604)	High	1
Number of storeys	Low	0
Roof/Wall intersection design	Medium	1
Eaves Width	Very High	5
Envelope complexity	Medium	1
Deck Design	Low	0
Total Risk Score:		8

BC260136
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Hastings District Council
22/01/2025

A resource consent applies to this application and must comply with the conditions of the resource consent and the plan approved as part of this consent. 3/08/2026

FA300

REV.3

ELEVATIONS

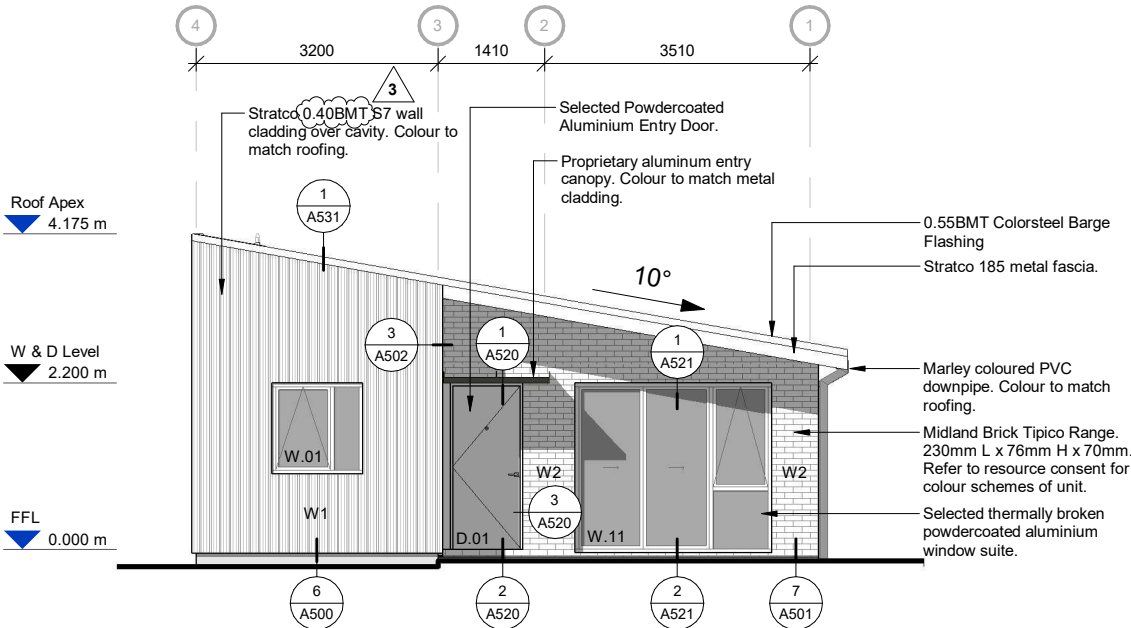
TYPE F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

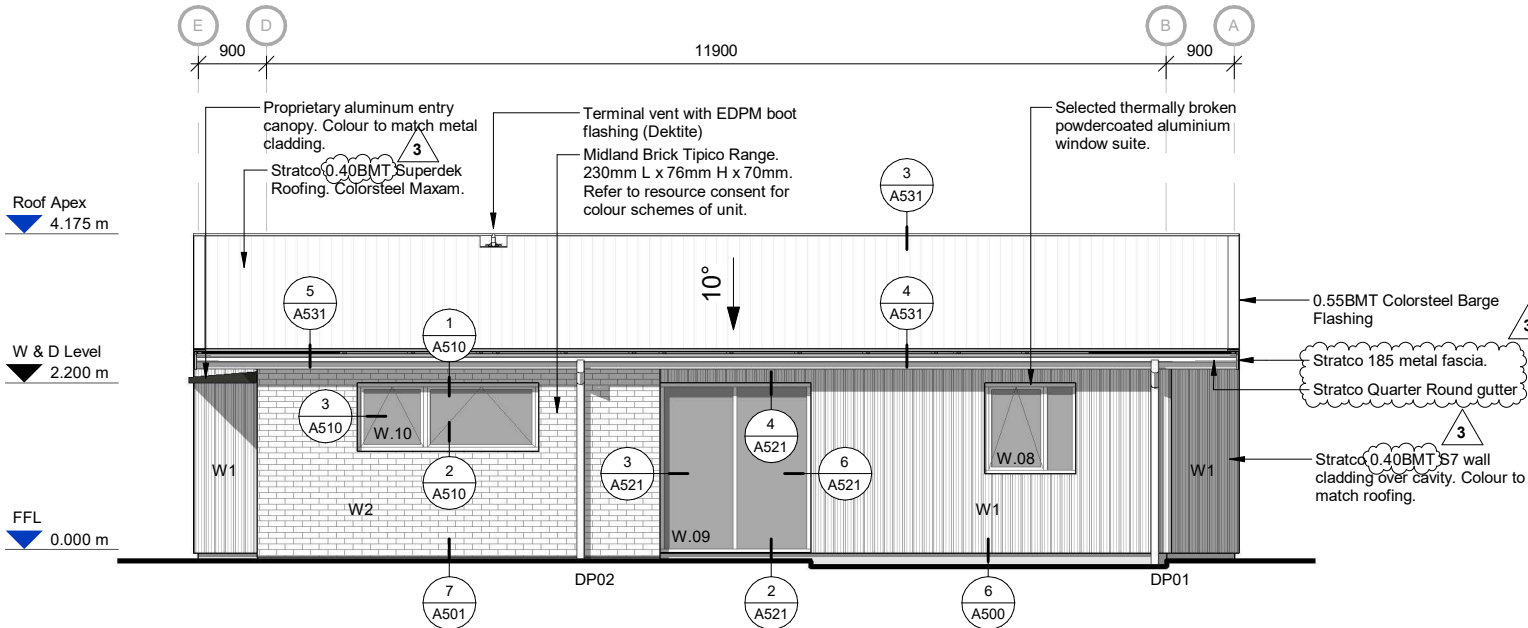
BUILDING CONSENT

PROJECT No. F563.3

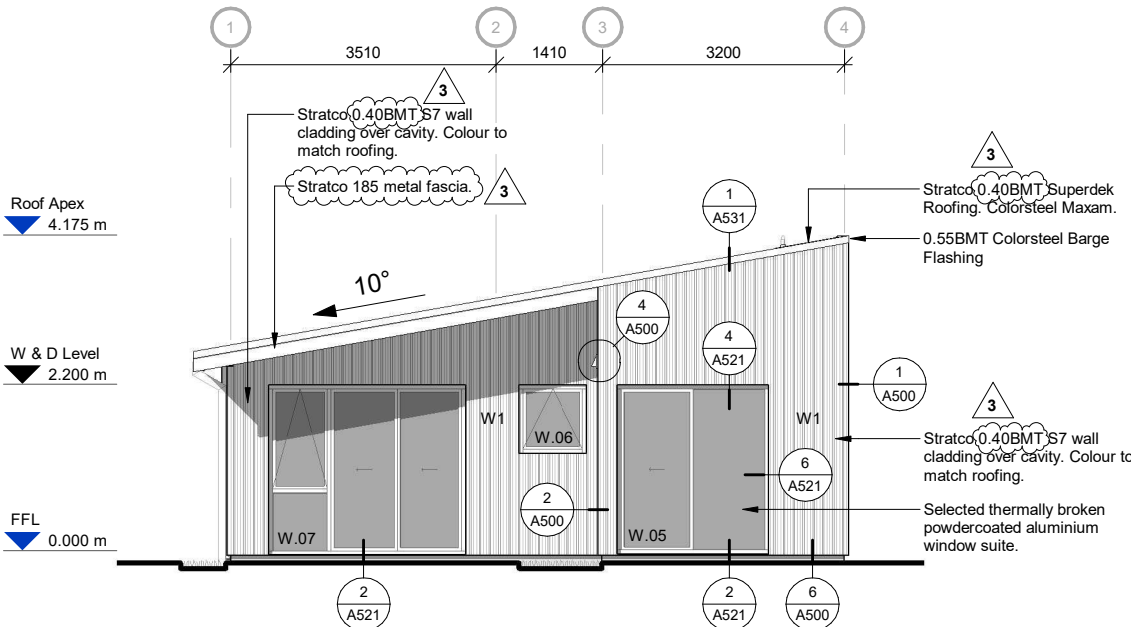
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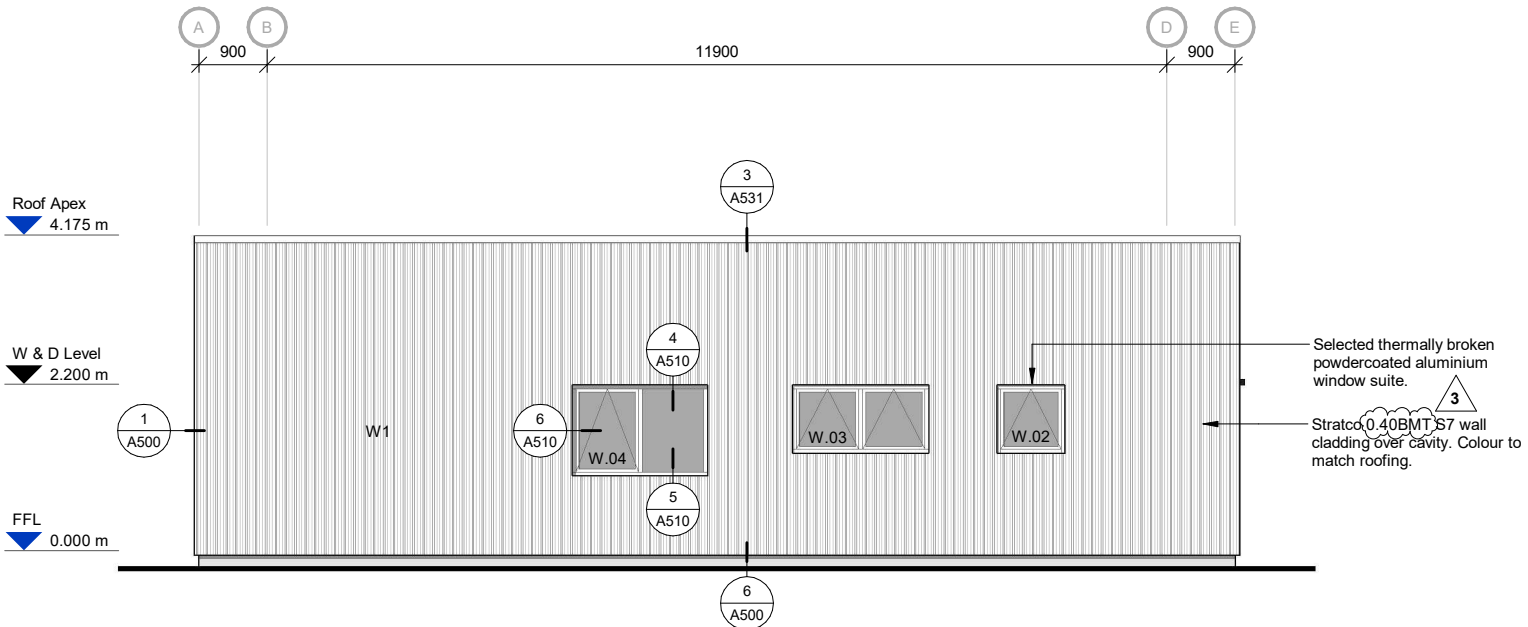
4 TYPE F - Front Elevation
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 TYPE F - Living Side Elevation
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



2 TYPE F - Back Elevation
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



1 TYPE F - Bedroom Side Elevation
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

3	Value Engineering	27.07.2026
0	BC Application (Lot 14)	17.06.2026
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 4 DP 614701
Total Site Area: 5953m2

NZBC Compliance

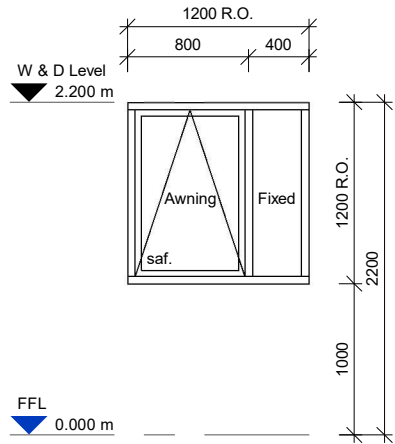
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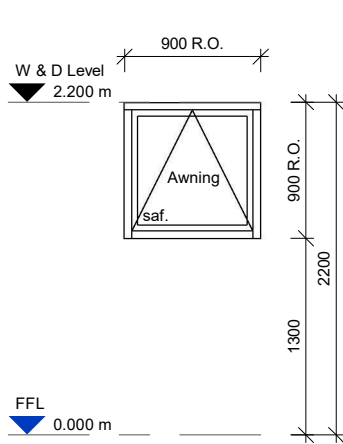


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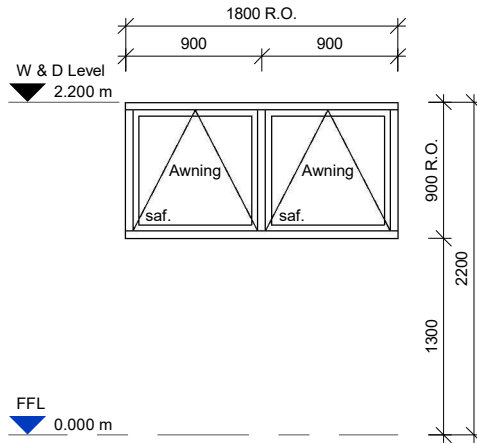
W.01

LOCATION: Bedroom 1
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.



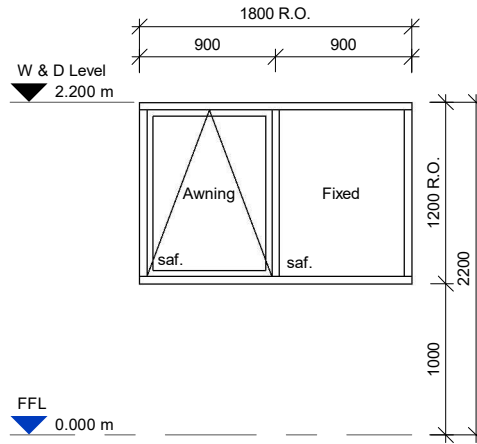
W.02

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.



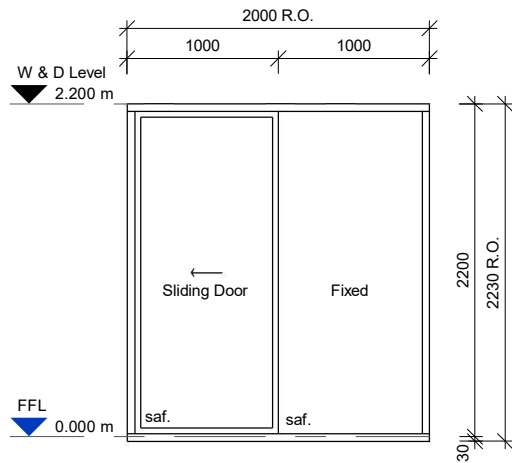
W.03

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.



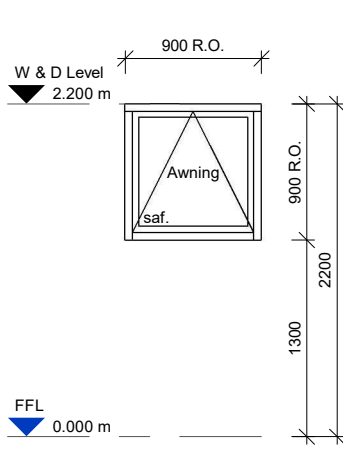
W.04

LOCATION: Bedroom 2
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.



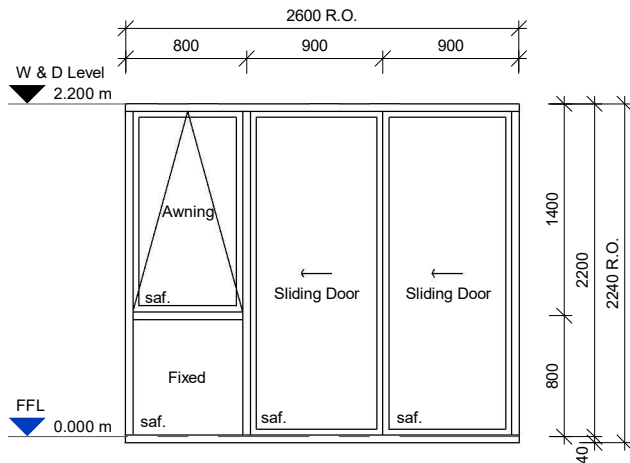
W.05

LOCATION: Master Bedroom
DESCRIPTION: Glazed Sliding Door + Fixed
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.



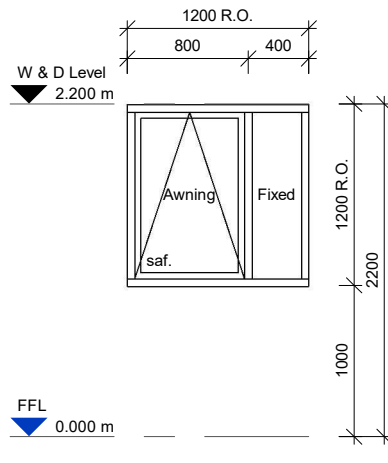
W.06

LOCATION: WC
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.



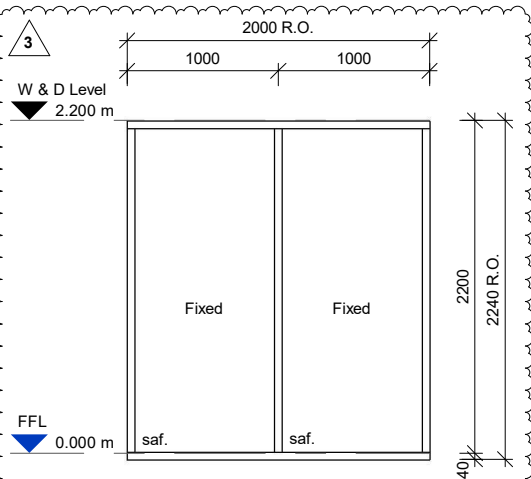
W.07

LOCATION: Dining
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.



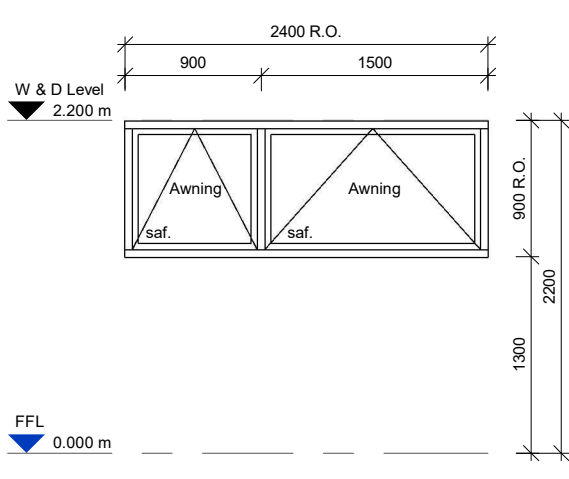
W.08

LOCATION: Dining
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.



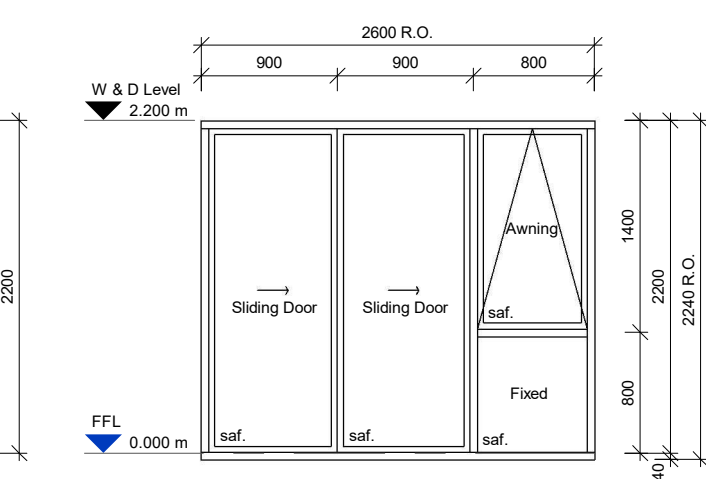
W.09

LOCATION: Kitchen
DESCRIPTION: Fixed Window. Option for sliding door available for units where outdoor living spaces are directly accessed from the side of the unit.
GLAZING: Double Glazed
FRAME: Selected thermally broken aluminium frame with powdercoat finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish.



W.10

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: Refer to selections. Restrictor stay fitted to awning window.



W.11

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.

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Hastings District Council
22/01/2025

FA600

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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 F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. F563.3

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3	Value Engineering	27.07.2026
0	BC Application (Lot 14)	17.06.2026
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

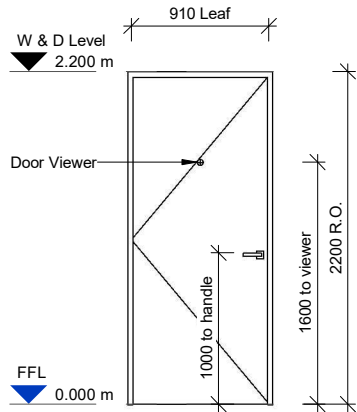
Legal Description: Lot 4 DP 614701
Total Site Area: 5953m2

NZBC Compliance

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

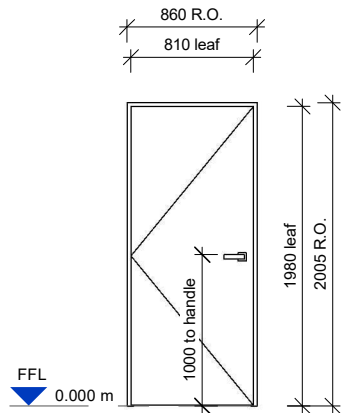
Compliance with H1/AS1. Refer to calculations within drawing set.

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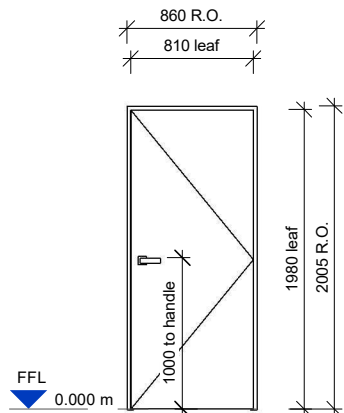
D.01

LOCATION: Front Door
DESCRIPTION: Selected Powdercoated Aluminium Entry Door.
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.



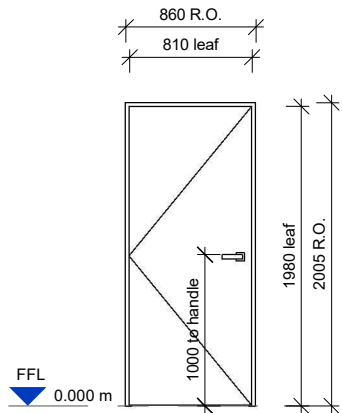
D.02

LOCATION: Bedroom 1
DESCRIPTION: Hollowcore flush panel hinged interior door.
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware



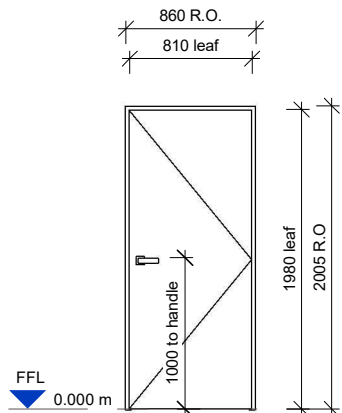
D.07

LOCATION: Master Bedroom
DESCRIPTION: Hollowcore flush panel hinged interior door.
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware



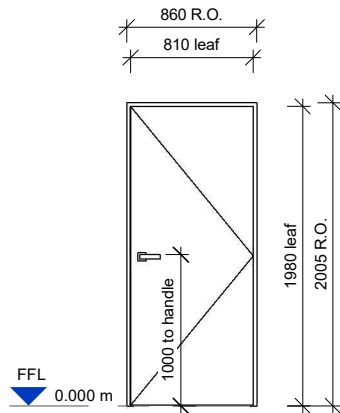
D.03

LOCATION: Bathroom
DESCRIPTION: Hollowcore flush panel hinged interior door. 20mm undercut.
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish.
HARDWARE: Refer to selections.



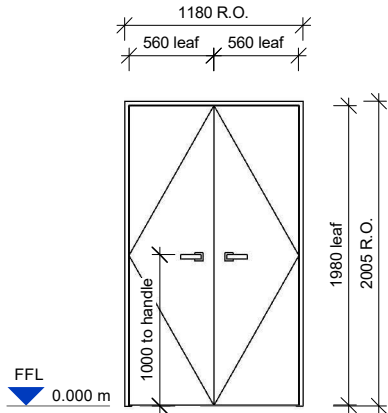
D.08

LOCATION: WC
DESCRIPTION: Hollowcore flush panel hinged 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



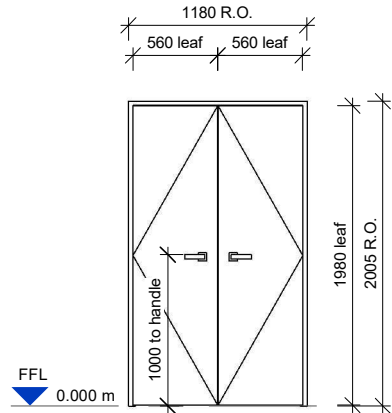
D.04

LOCATION: Bedroom 2
DESCRIPTION: Hollowcore flush panel hinged interior door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish.
HARDWARE: Refer to selections.



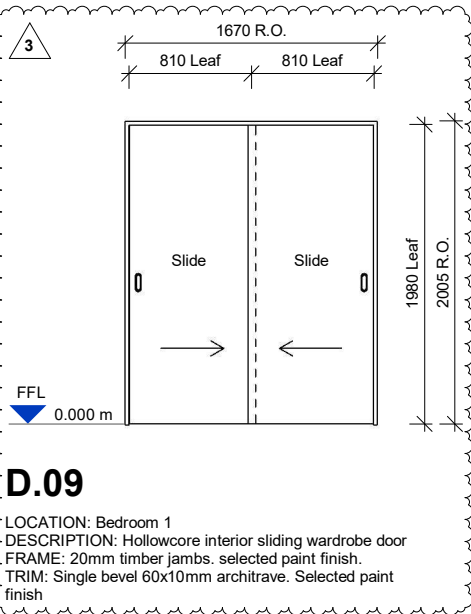
D.05

LOCATION: Linen
DESCRIPTION: Hollowcore flush panel hinged interior door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware



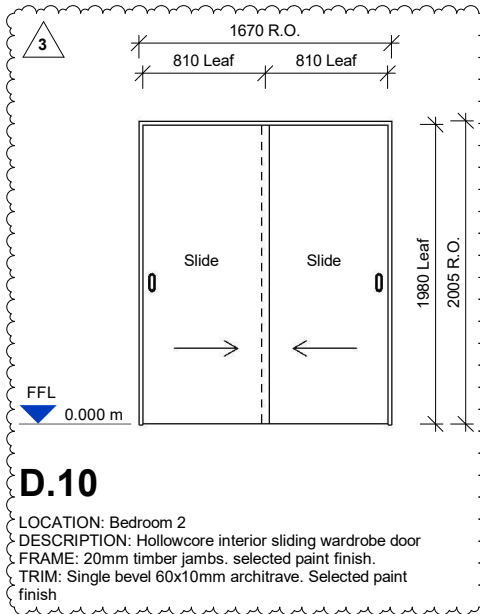
D.06

LOCATION: Laundry
DESCRIPTION: Hollowcore flush panel hinged interior door. 20mm undercut.
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware



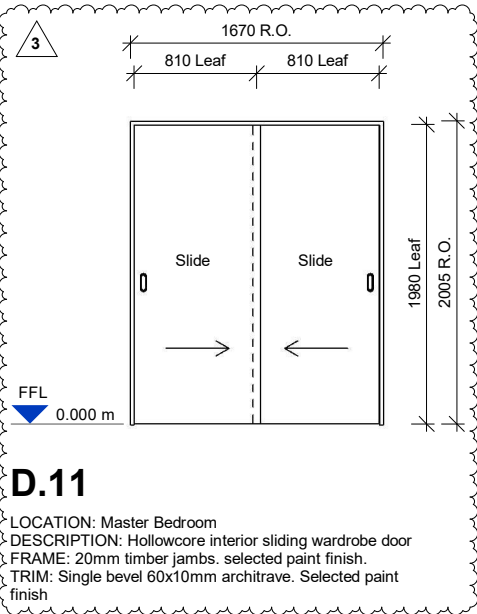
D.09

LOCATION: Bedroom 1
DESCRIPTION: Hollowcore interior sliding wardrobe door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish



D.10

LOCATION: Bedroom 2
DESCRIPTION: Hollowcore interior sliding wardrobe door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish



D.11

LOCATION: Master Bedroom
DESCRIPTION: Hollowcore interior sliding wardrobe door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish

G4/AS1 VENTILATION & G7/AS1 NATURAL LIGHT CALCULATIONS

Notes: Intermitent mechanical ventilation required for all bathrooms, toilets, laundies (25L/s min. flow rate), and kitchens (50L/s min. flow rate). All bathroom doors to be 20mm undercut. In the case of no access to natural ventilation, provide continuous mechanical extract 50L/s min. flow rate

	Room Area	Ventilation Required (5%)	Ventilation Achieved	Daylight Required (10%)	Daylight Acheived
	Bathroom	6.0 m²	0.30 m²	0.93 m²	1.07 m²
	Bedroom 1	11.3 m²	0.56 m²	1.02 m²	1.13 m²
	Bedroom 2	10.8 m²	0.54 m²	0.64 m²	1.08 m²
	Dining/Kitchen/Living	50.5 m²	2.53 m²	12.48 m²	5.05 m²
	Master Bedroom	11.6 m²	0.58 m²	2.02 m²	1.16 m²
	WC	2.3 m²	0.12 m²	0.45 m²	0.23 m²

WINDOW & DOOR NOTES

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- 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.

FA650

REV.3

DOOR SCHEDULE

TYPE F

LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. F563.3

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Site Information

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

Legal Description: Lot 4 DP 614701
Total Site Area: 5953m2

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

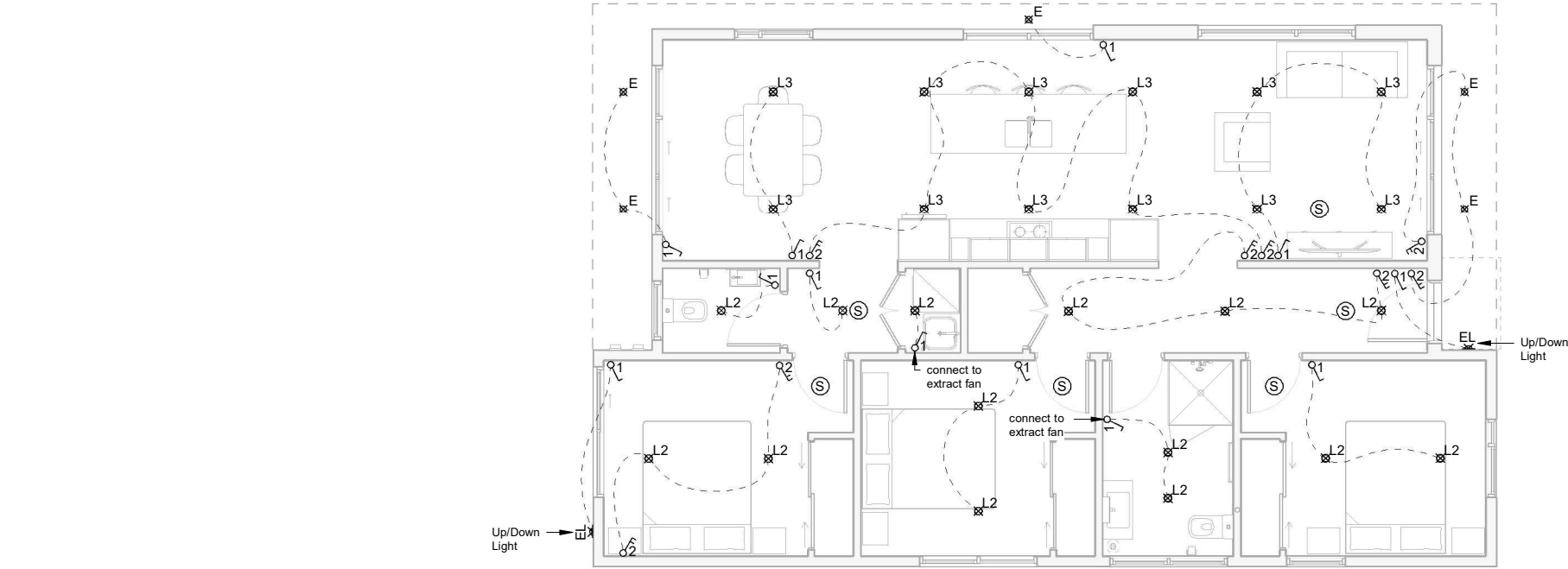
Compliance with H1/AS1. Refer to calculations within drawing set.

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



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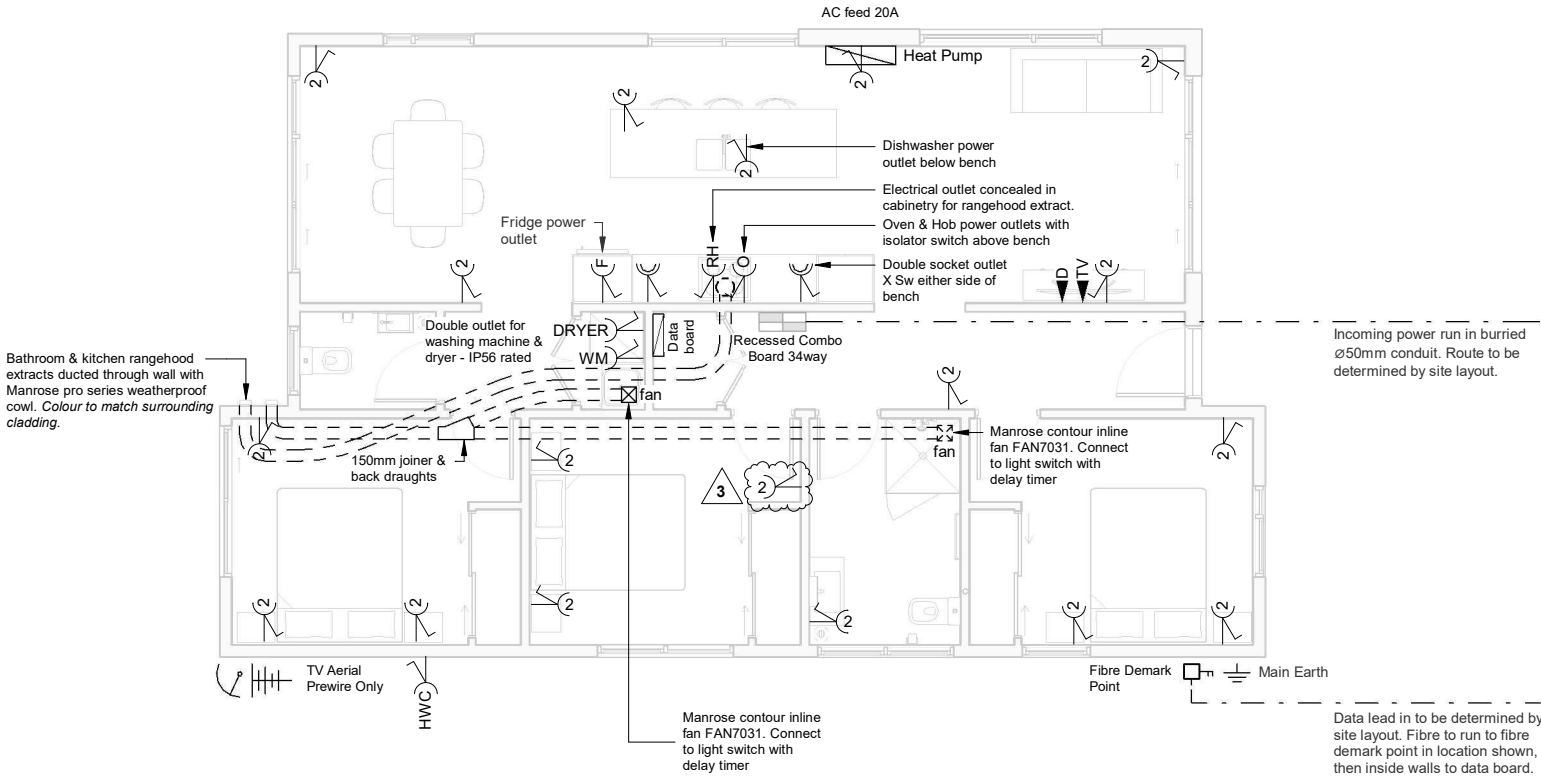
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1
FA300

LIGHTING PLAN

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



2
FA300

ELECTRICAL PLAN

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

LIGHTING LEGEND

- 12W Exterior Downlight
- 10W Downlight
- 12W Downlight
- 12W Tilt Downlight
- Wall Mounted Light - External
- Light Switch - One Way
(mounted at 1m above FFL)
- Light Switch - Two Way
(mounted at 1m above FFL)

ELECTRICAL

- Distribution Board**
Recessed Combo Board 34way
- Smoke Detector**
Heiman wireless interconnected smoke alarm - HM-633PHW White
- Extract Fan**
Manrose contour inline 150mm fan (bathroom - FAN7031)(laundry - FAN7032) with Square white fascia grille (DCT4712)

POWER & DATA

- Single power outlet
- Double power outlet
- Exterior outlet with isolation switch
- Data outlet
- TV single data outlet, RJ45, MATV outlet
- Dishwasher outlet with isolation switch
- Oven outlet with isolation switch
- Rangehood outlet with isolation switch
- 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.

FE200

REV.3

LIGHTING & ELECTRICAL PLAN

TYPE F
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. **F563.3**

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.

3	Value Engineering	27.07.2026
0	BC Application (Lot 14)	17.06.2026
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 4 DP 614701
Total Site Area: 5953m2

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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