



HOUSE PACK. COLLECTION 3

LOT	HOUSE TYPE	COLOUR SCHEME	HOUSE FORM	SECTION (m2)	HOUSE m2*	BEDROOMS	BATHROOMS**	PARKING	KITCHEN	PRIMARY OUTDOOR LIVING
4	Type F (mirrored)	FC	Standalone Single-Storey	260	102.388	3	1.5	Driveway	Single wall + Island	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



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
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

ARCHITECTURAL DRAWING LEGEND	FLOOR PLAN - DRAWING LEGEND	ELEVATIONS & SECTIONS	REFERENCE ANNOTATIONS	DRAWING SHEET NUMBERING	GENERAL NOTES
The information contained on this page outlines Designgroup Stapleton Elliott standard annotations, abbreviations and symbols as used in this documentation set.	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 *4000 Ceiling Level	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	Window Number Refer window schedule Door Number Refer door schedule Joinery Number Refer Joinery Drawings	DGSE Drawing numbering is as follows: Discipline: Drawing Series Numbering: 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	GENERAL NOTES GENERAL LEGEND
ABBREVIATIONS AP BDL COS CS D DP ECP F FHR FR FRZ FW GR GT HR M MW PB P/C PTD RWH SB SD SIM SJ SK SM SPD TBA TBC TR TPH UB VAN V W WB WC WHB (E) (NIC) Access panel Building datum level Check on site Cleaners Sink Data outlet Down pipe Emergency Call Point Fixed panel / fixed window Fire hose reel Fridge Freezer Floor waste Grab rail Gully Trap Hand rail Mirror Microwave Pin Board Powder coat finish Paper towel dispenser Rain water head Splash back Service duct Similar Detail Seismic joint Skirting Shower Mixer Soap dispenser To be advised by Architect / Client To be confirmed Towel rail Toilet paper holder Under bench Vanity Vent Window White board Toilet pan Wash hand basin Existing Not in contract					1. Contractor to report any apparent discrepancy to the Client for interpretation prior to the affected work proceeding. 2. These drawings are to be read in conjunction with all other contract documents including specifications.



MASTERPLAN

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

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3	Value Engineering	27.07.2026
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

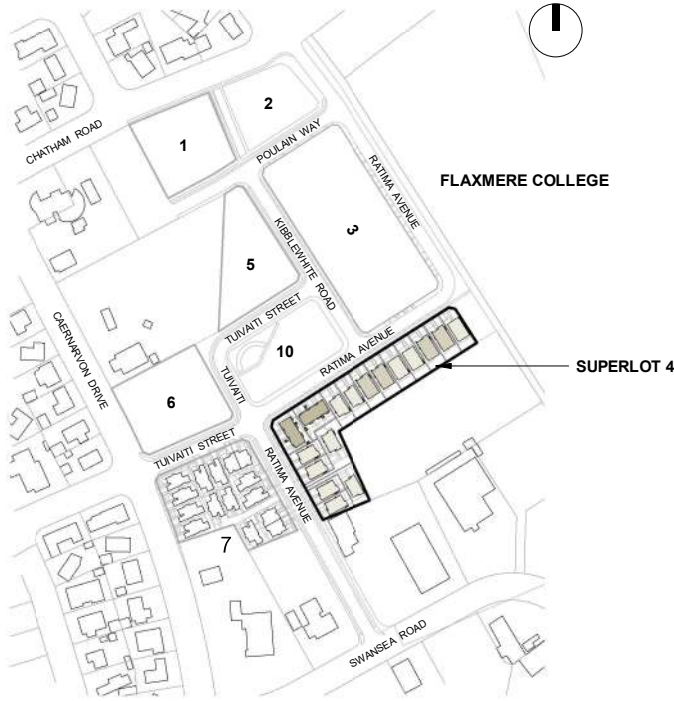
NZBC Compliance

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

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



FLAXMERE COLLEGE

SUPERLOT 4

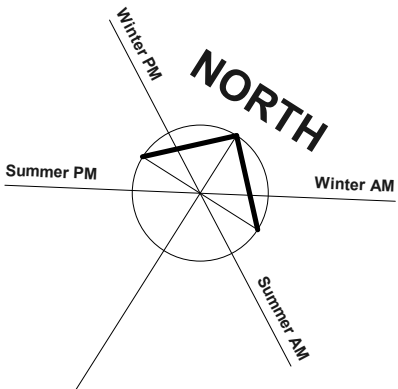
1 SUPERLOT 4 - MASTERPLAN.
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE



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

BC260132
APPROVED - Site Copy
Hastings District Council
3/08/2026

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



A102 REV.

SITE PLAN - AREA 2
SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

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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

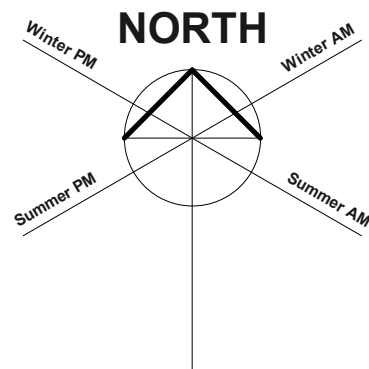
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SITE SPECIFIC DRAWINGS

BUILDING CONSENT

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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

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FA280 REV.3

ROOF PLAN

TYPE F (mirrored layout)
Lot 1/ 2/ 4/ 5/ 6

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. F563.3

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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: 42.0m ²	
Gutter: Stratco Quarter Round Gutter	
Gutter Sectional Area: 6100mm ²	
Roof Area Permitted for Gutter Size: 45m ²	
DP01: ø100 selected downpipe	
Roof Area Permitted for DP Size: 155m ²	
Rainfall intensity: 1 in 100	
ROOF SECTION B	
Roof Area: 33.0m ²	
Gutter: Stratco Quarter Round Gutter	
Gutter Sectional Area: 6100mm ²	
Roof Area Permitted for Gutter Size: 45m ²	
DP02: ø100 selected downpipe	
Roof Area Permitted for DP Size: 155m ²	
Rainfall intensity: 1 in 100	
ROOF SECTION C	
Roof Area: 44.0m ²	
Gutter: Stratco Quarter Round Gutter	
Gutter Sectional Area: 6100mm ²	
Roof Area Permitted for Gutter Size: 45m ²	
DP02: ø100 selected downpipe	
Roof Area Permitted for DP Size: 155m ²	
Rainfall intensity: 1 in 100	

NO.	DESCRIPTION	DATE
3	Value Engineering	27.07.2026

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

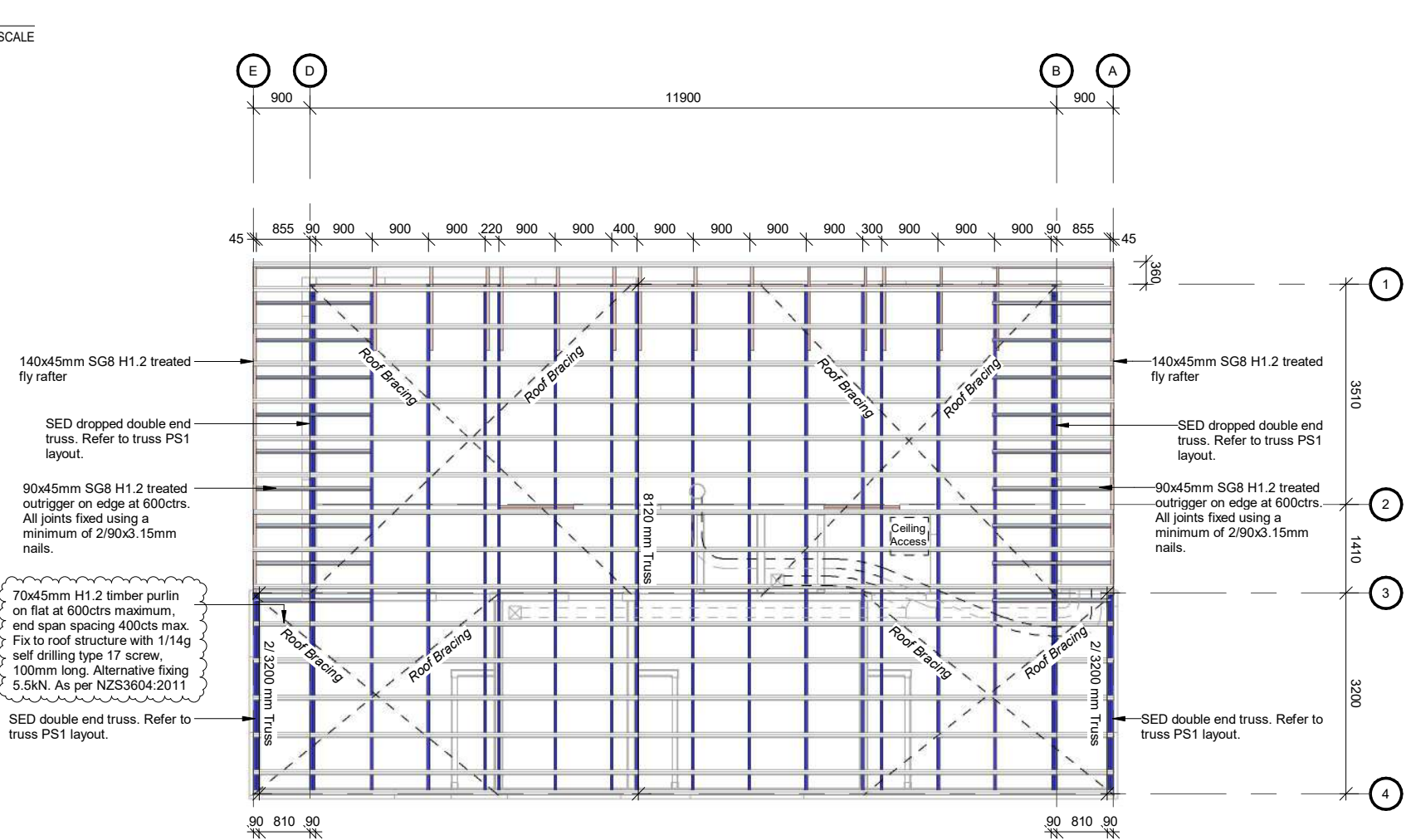
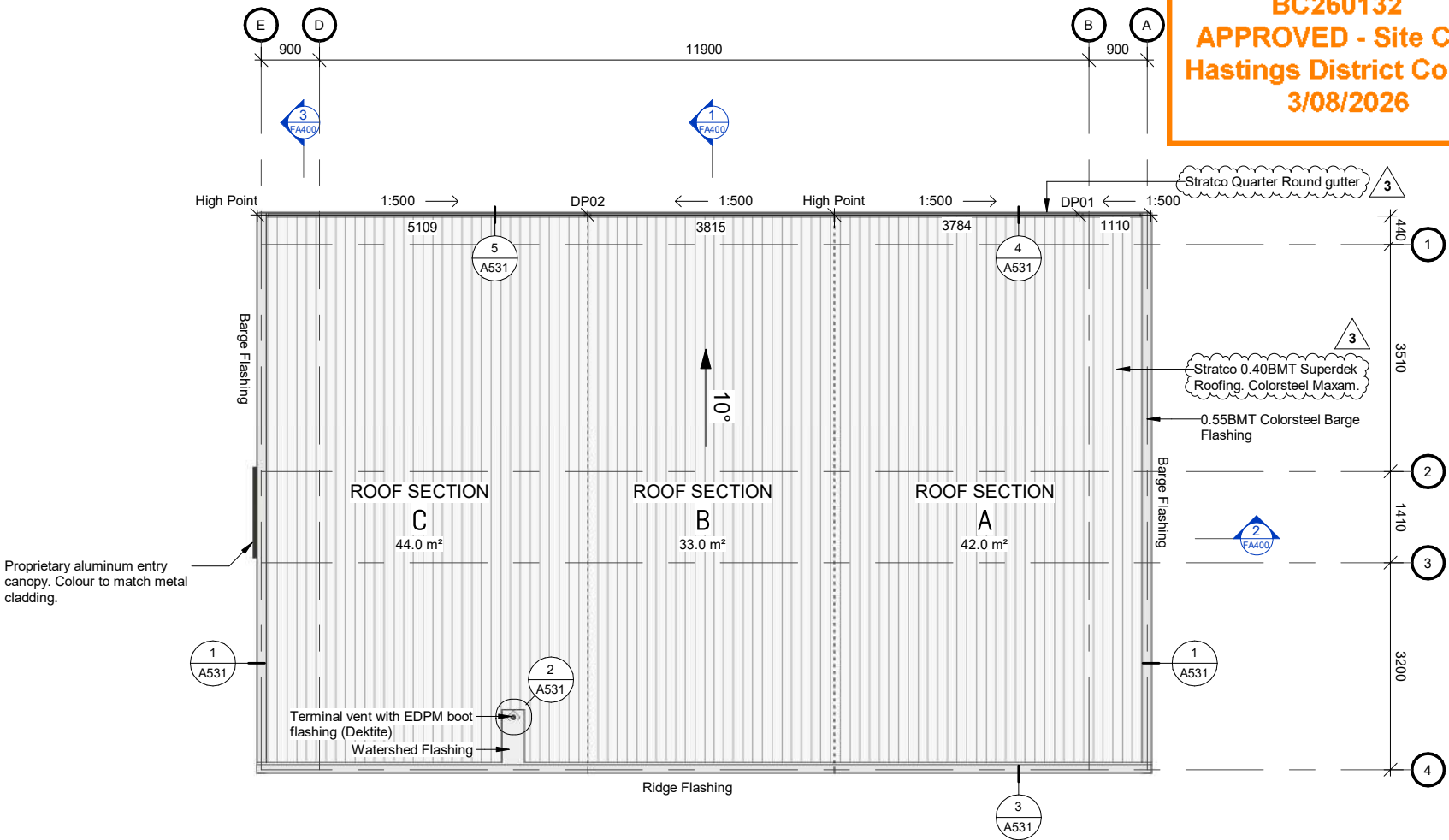
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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1 ROOF PLAN
FA400 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

2 ROOF FRAMING PLAN
FA400 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

BC260132
APPROVED - Site Copy
Hastings District Council
3/08/2026

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FA300 REV.3

ELEVATIONS

TYPE F (mirrored layout)
Lot 1/ 2/ 4/ 5/ 6

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

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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

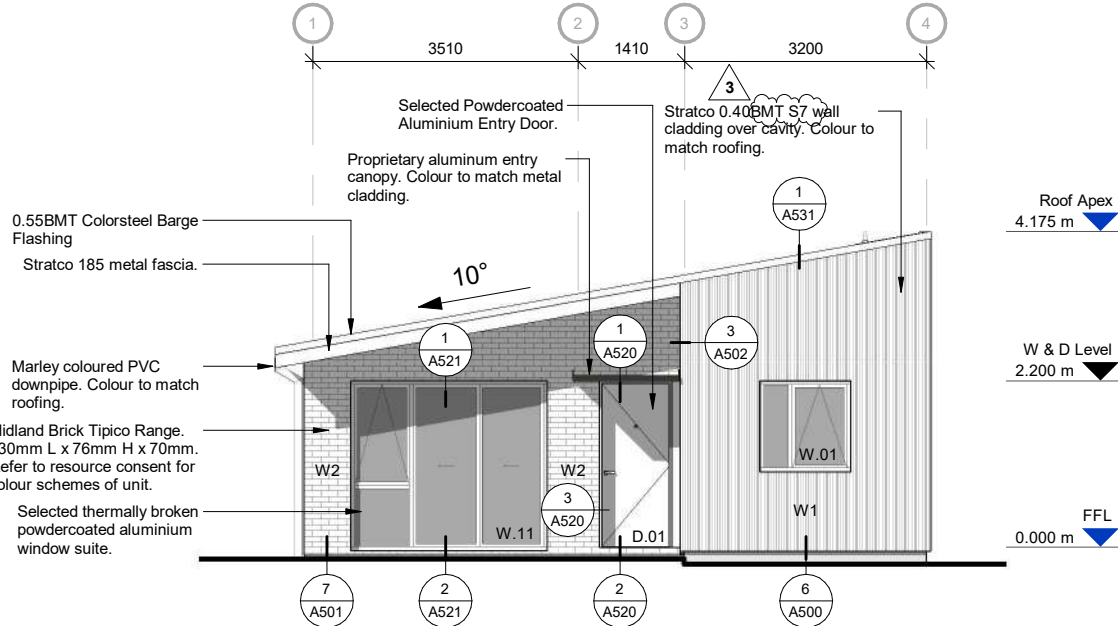
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FA400

REV.3

SECTION

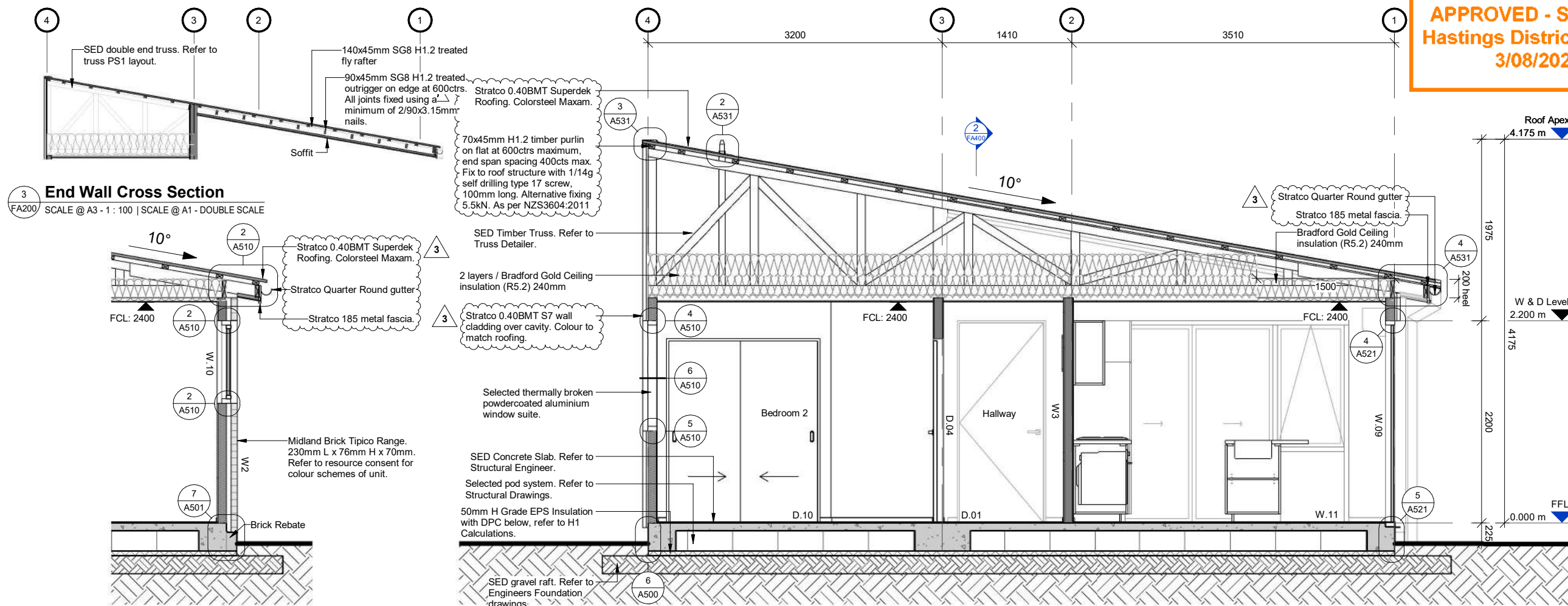
TYPE F (mirrored layout)
Lot 1/ 2/ 4/ 5/ 6

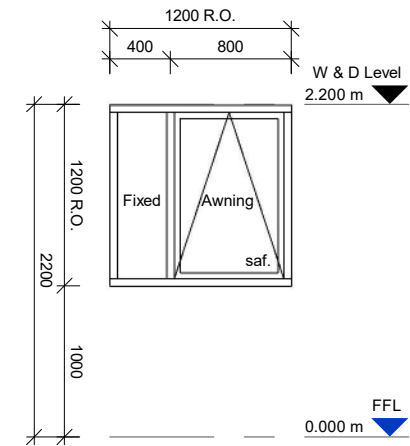
TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

BUILDING CONSENT

PROJECT No. **F563.3**

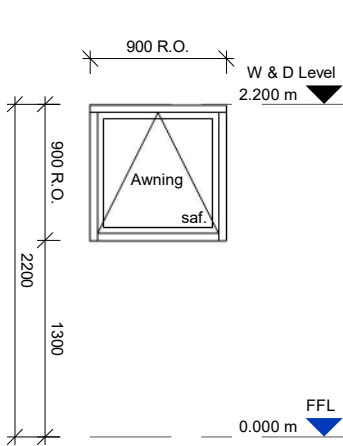
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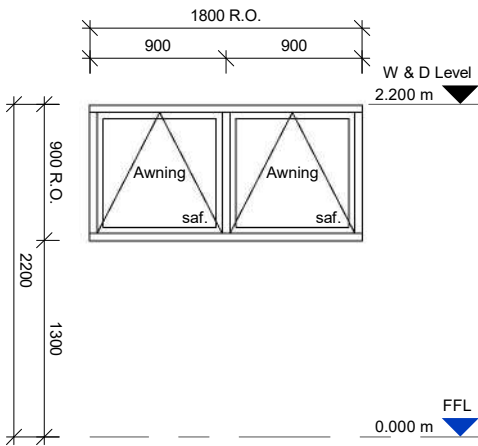
W.01

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.



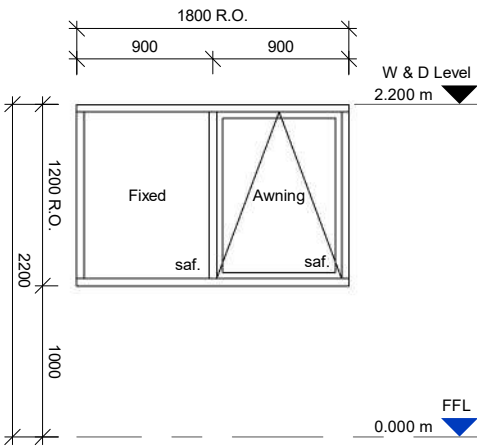
W.02

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.



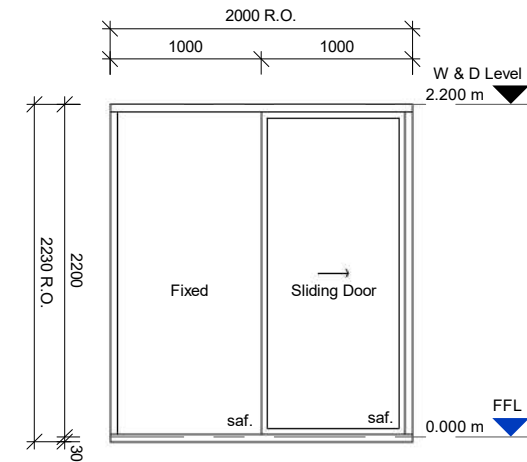
W.03

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.



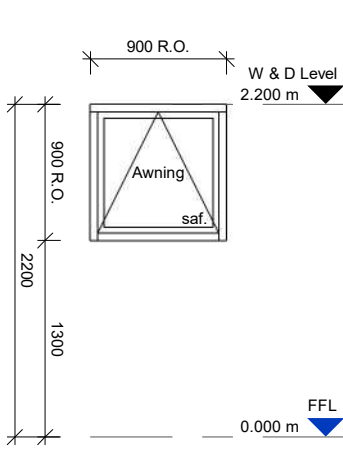
W.04

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.



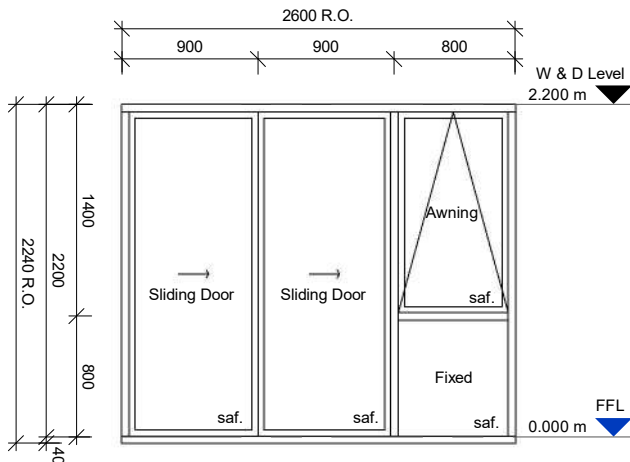
W.05

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.



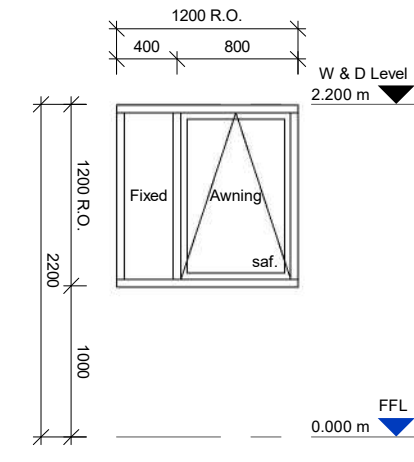
W.06

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.



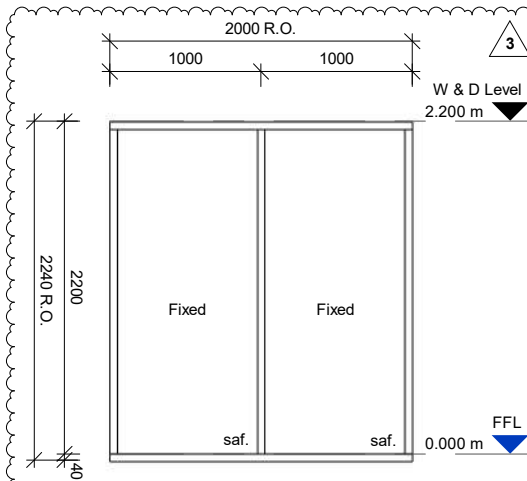
W.07

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.



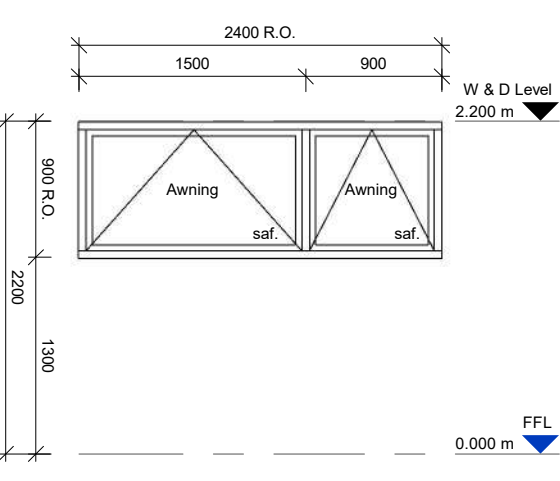
W.08

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.



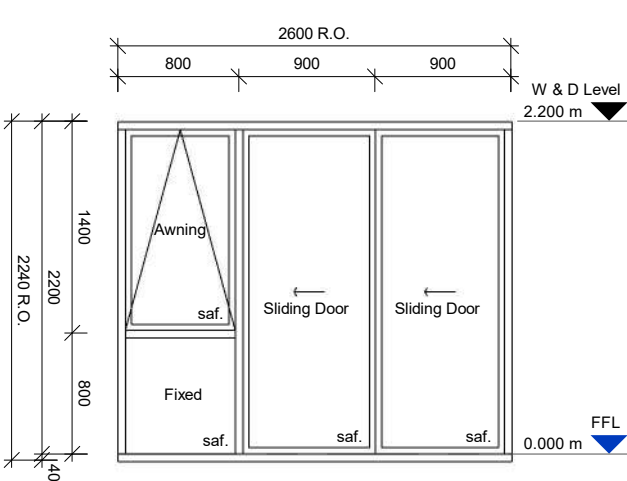
W.09

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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FA600

REV.3

WINDOW SCHEDULE

TYPE F (mirrored layout)
Lot 1/ 2/ 4/ 5/ 6

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

BUILDING CONSENT

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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

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NO.	DESCRIPTION	DATE

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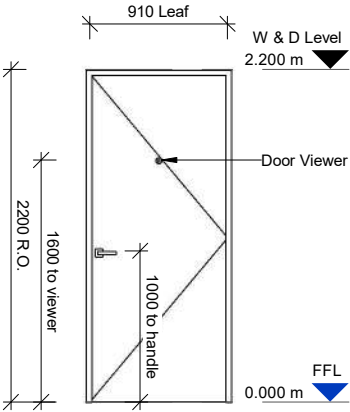
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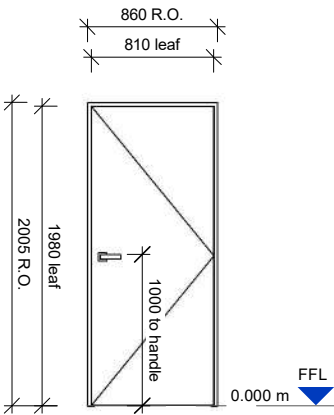
Compliance with H1/AS1. Refer to calculations within drawing set.

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Wellington	+64 4 920 0032	wn@dgse.co.nz
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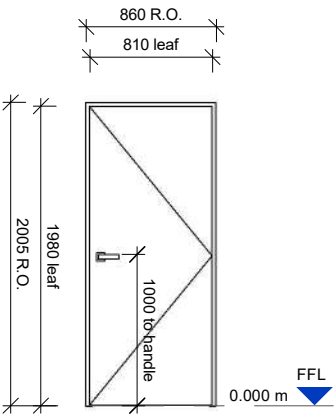
D.01

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.



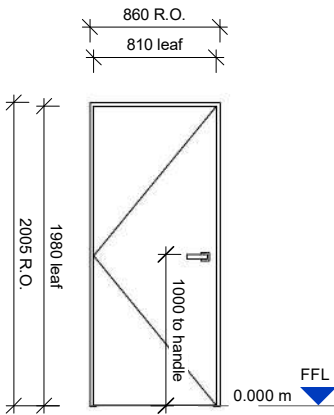
D.02

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



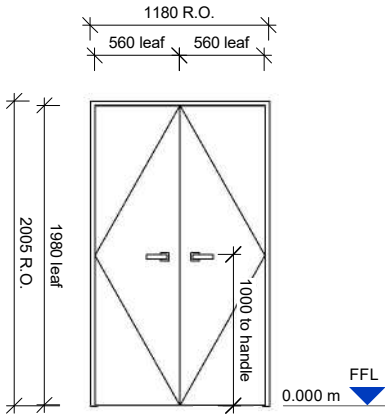
D.03

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.



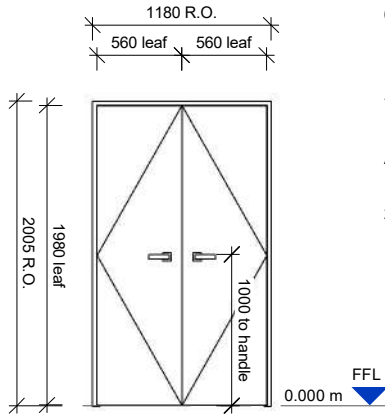
D.04

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.



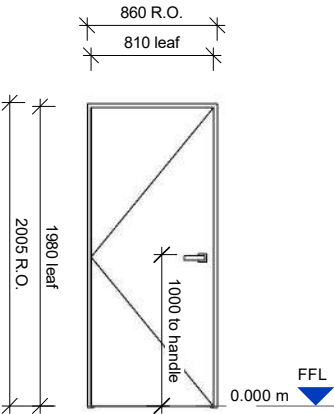
D.05

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



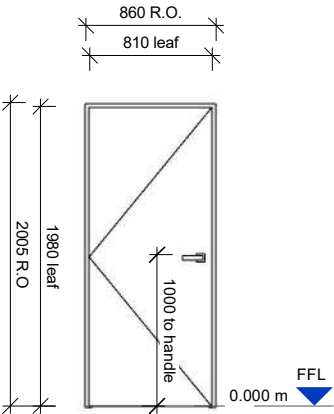
D.06

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



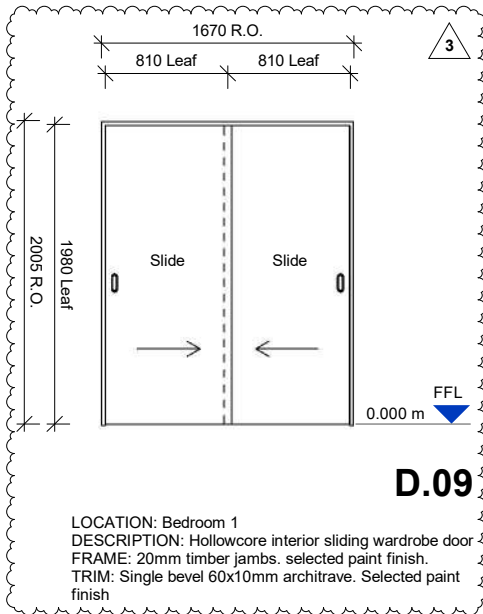
D.07

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



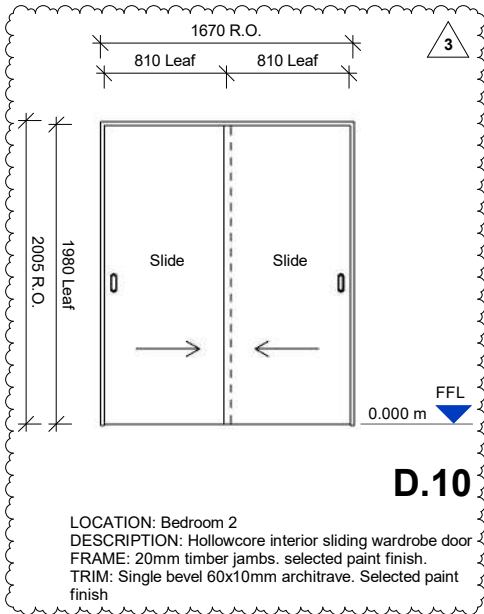
D.08

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



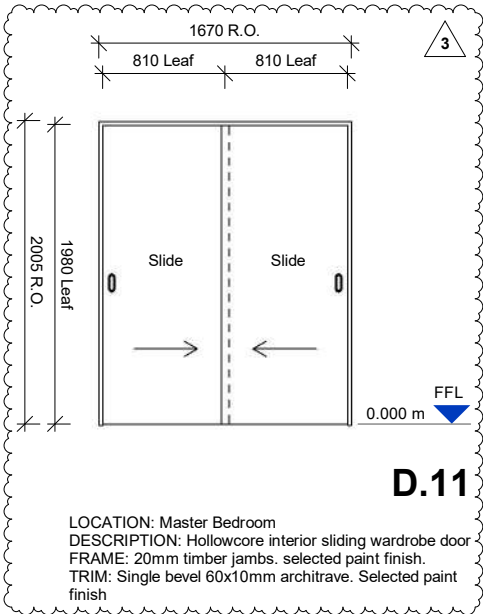
D.09

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: Intermittent 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	0.60 m²	1.07 m²
Bedroom 1	11.3 m²	0.56 m²	1.02 m²	1.13 m²	1.53 m²
Bedroom 2	10.8 m²	0.54 m²	0.64 m²	1.08 m²	1.67 m²
Dining/Kitchen/Living	50.5 m²	2.53 m²	12.48 m²	5.05 m²	15.64 m²
Master Bedroom	11.6 m²	0.58 m²	2.02 m²	1.16 m²	3.81 m²
WC	2.3 m²	0.12 m²	0.45 m²	0.23 m²	0.52 m²

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.

FA650

REV.3

DOOR SCHEDULE

TYPE F (mirrored layout)
Lot 1/ 2/ 4/ 5/ 6

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
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

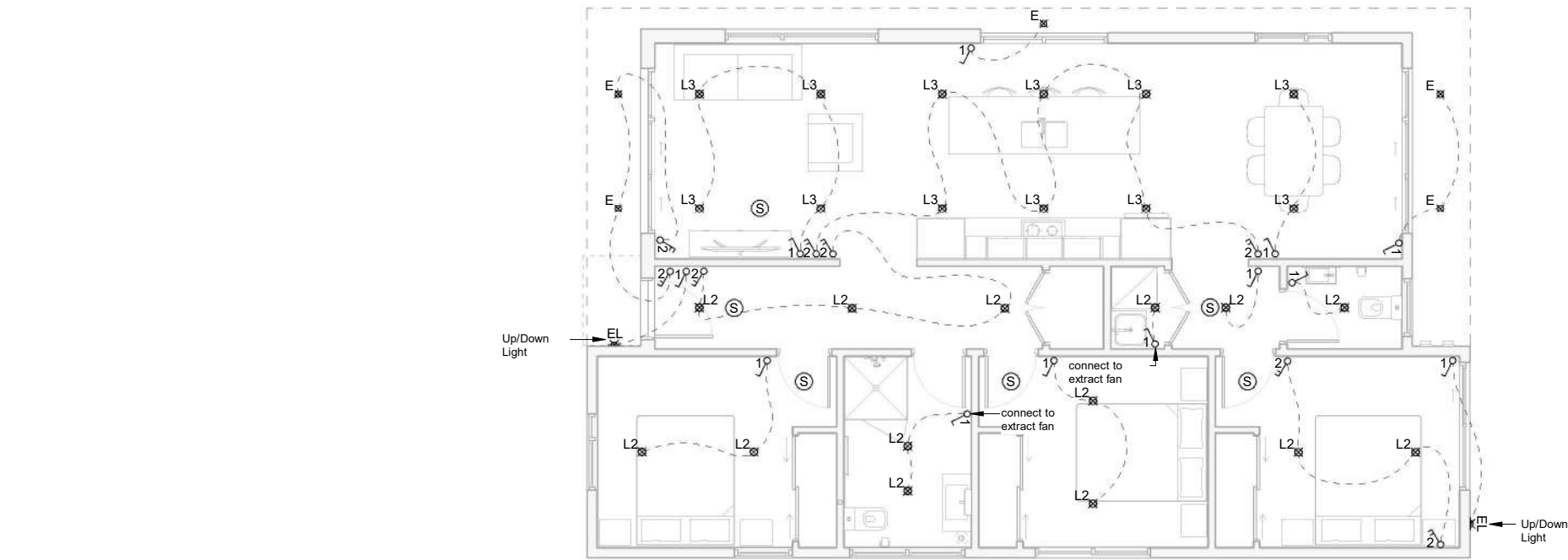
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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
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Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



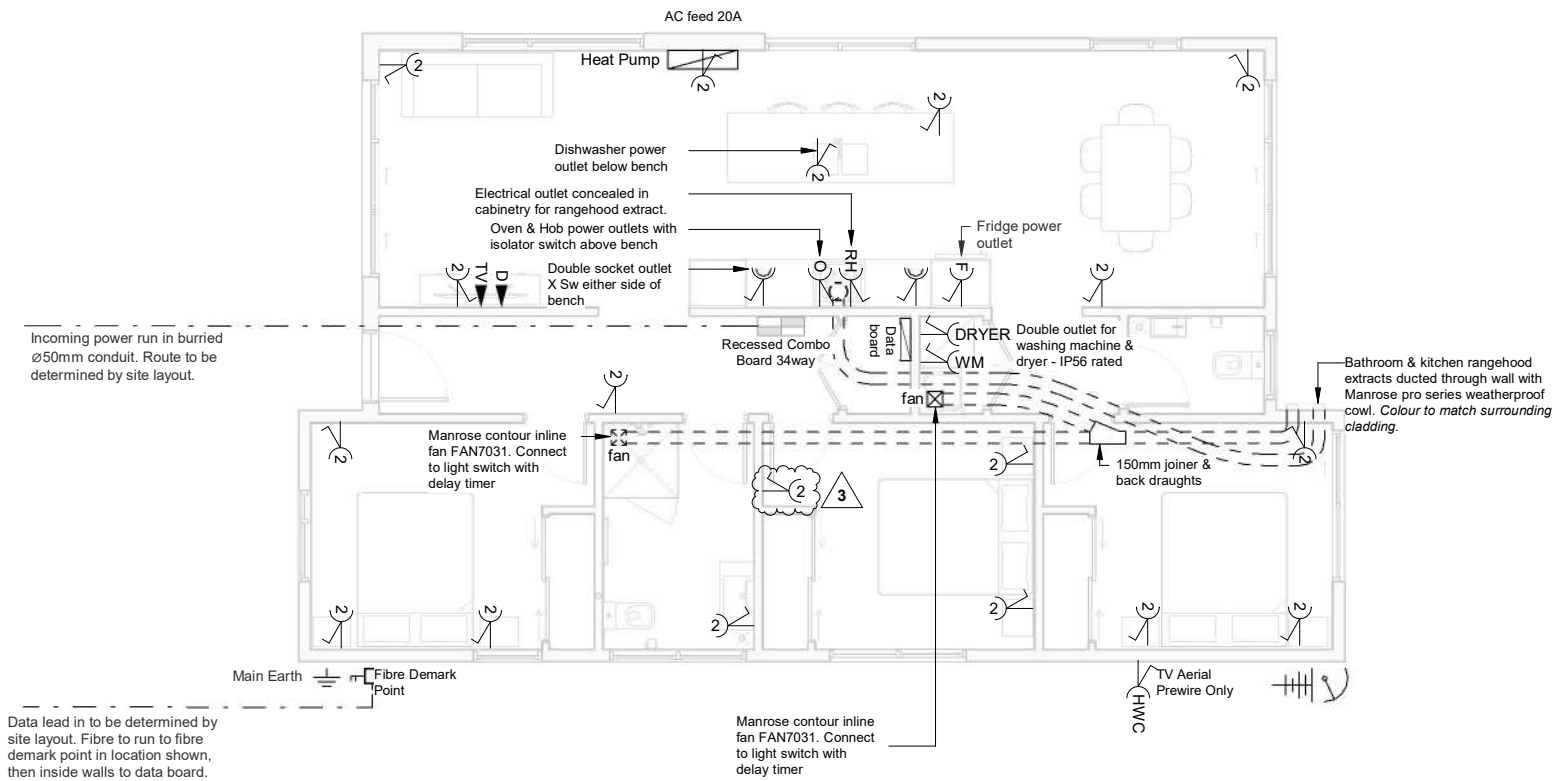
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1

LIGHTING PLAN

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



2

ELECTRICAL PLAN

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

LIGHTING LEGEND

E

L1

L2

L3

EL

1

2

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

S

FAN

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

1

2

EX

D

TV

DW

O

RH

F

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 (mirrored layout)

Lot 1/ 2/ 4/ 5/ 6

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

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

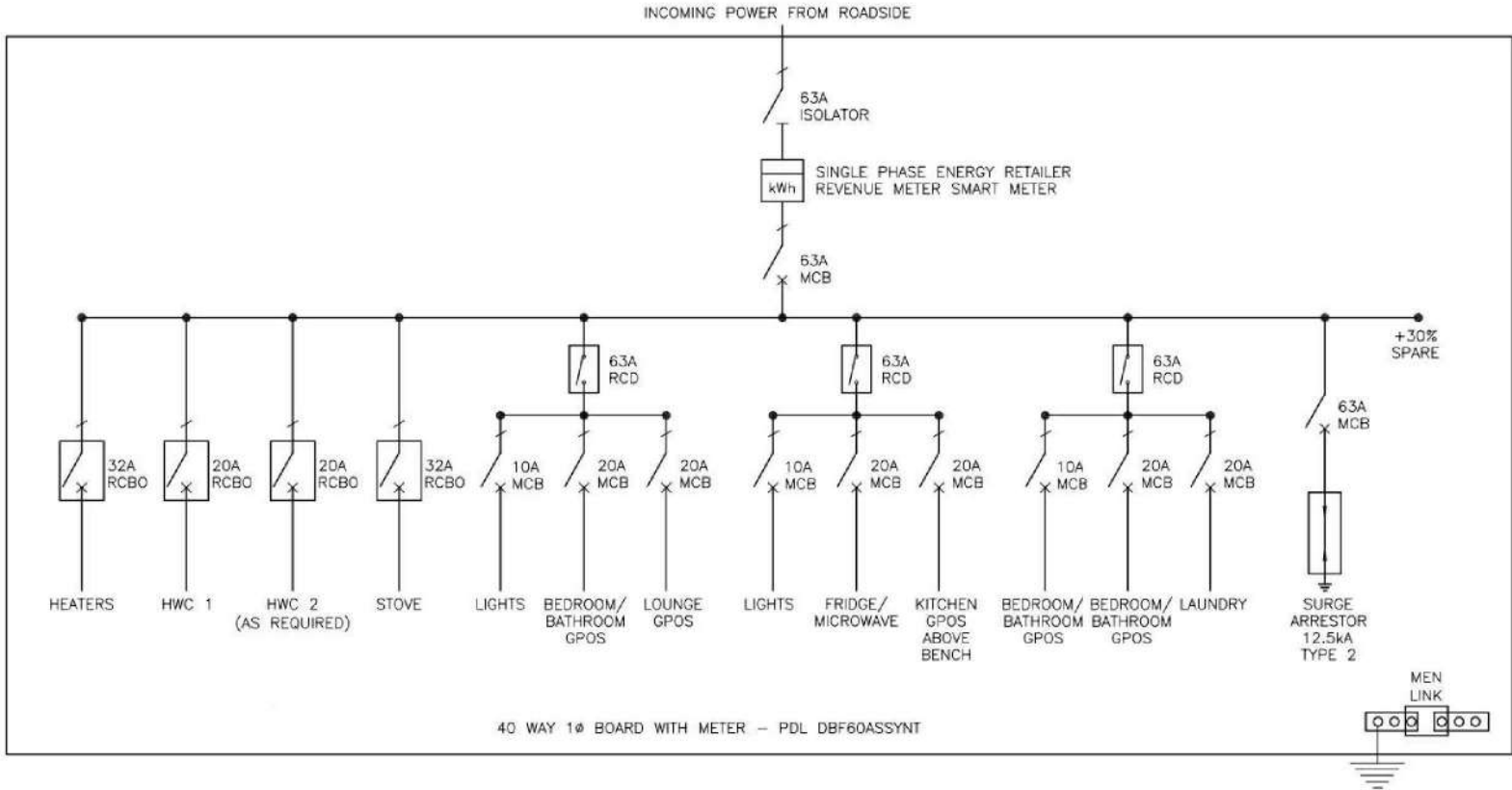
Total Site Area: 5953m2

NZBC Compliance

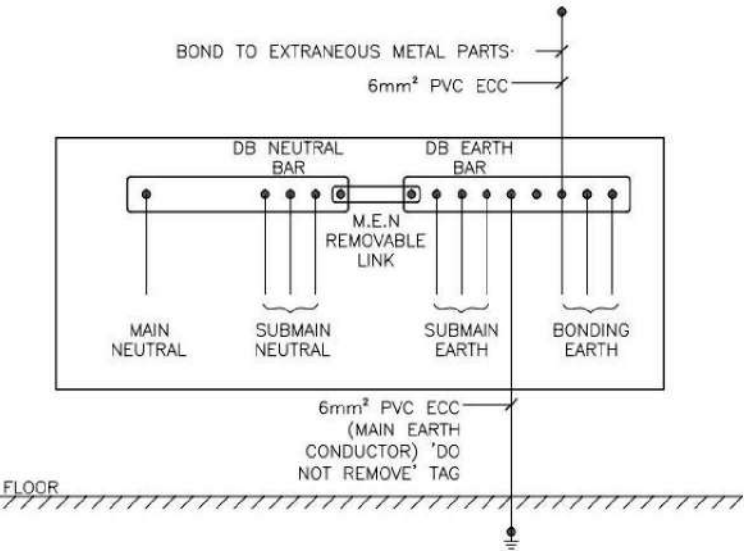
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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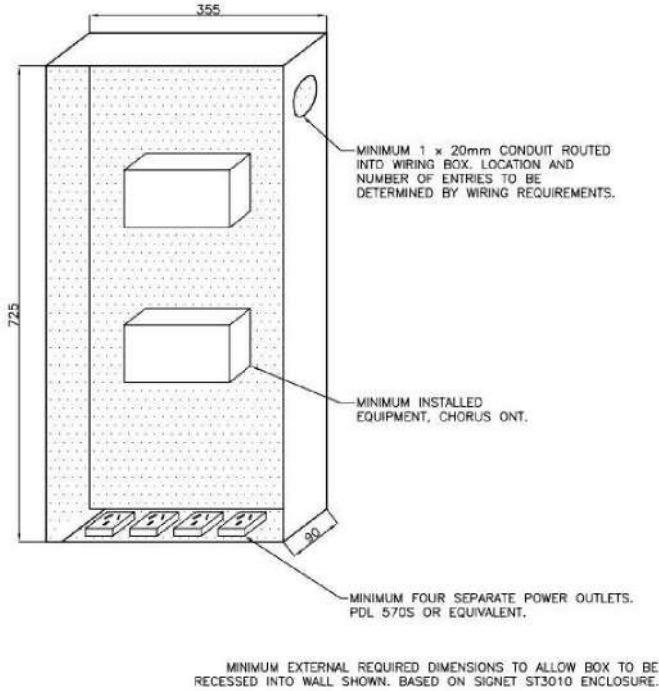
TYPICAL DB SCHEMATIC (F563.3)
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



TYPICAL LV EARTHING - NTS (F563.3)
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
- 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 (F563.3)
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

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 poistion 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

BUILDING CONSENT

PROJECT No. F563.3

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Site Information

Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 62 - 95mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: C

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.

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