



# HOUSE PACK. COLLECTION 3

| LOT | HOUSE TYPE        | COLOUR SCHEME | HOUSE FORM               | SECTION (m2)       | HOUSE m2* | BEDROOMS | BATHROOMS** | PARKING  | KITCHEN              | PRIMARY OUTDOOR LIVING |
|-----|-------------------|---------------|--------------------------|--------------------|-----------|----------|-------------|----------|----------------------|------------------------|
| 5   | Type F (mirrored) | FB            | Standalone Single-Storey | 260 m <sup>2</sup> | 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  
Pou  
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 |
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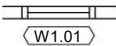
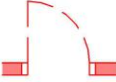
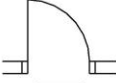
ARCHITECTURAL DRAWING LEGEND

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                     |

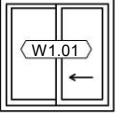
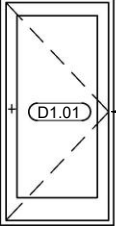
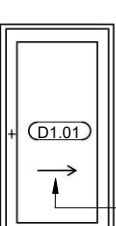
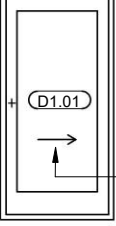
FLOOR PLAN - DRAWING LEGEND

|                                                                                   |                                                                                                                                     |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|  | 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 |
|-------------------------------------------------------------------------------------|---------------|

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<br>Refer window schedule   |
|  | Door Number<br>Refer door schedule       |
|  | Joinery Number<br>Refer Joinery Drawings |

DRAWING SHEET NUMBERING

|                                                                                     |                                                                                                         |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | DGSE Drawing numbering is as follows:<br>Drawing number<br>Series number<br>Discipline<br>Unit Typology |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

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

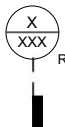
DGSE drawings are designed to be viewed at both A3 and A1. Scales annotated on drawings are at A3 and need to be halved when viewed at A1. Typical scale conversions:

| 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                                                                                                      |
|    | Level Name<br>4,000 m<br>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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| 1   | BC Application (lot 15)    | 17.06.2026 |
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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 m<sup>2</sup>

NZBC Compliance

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

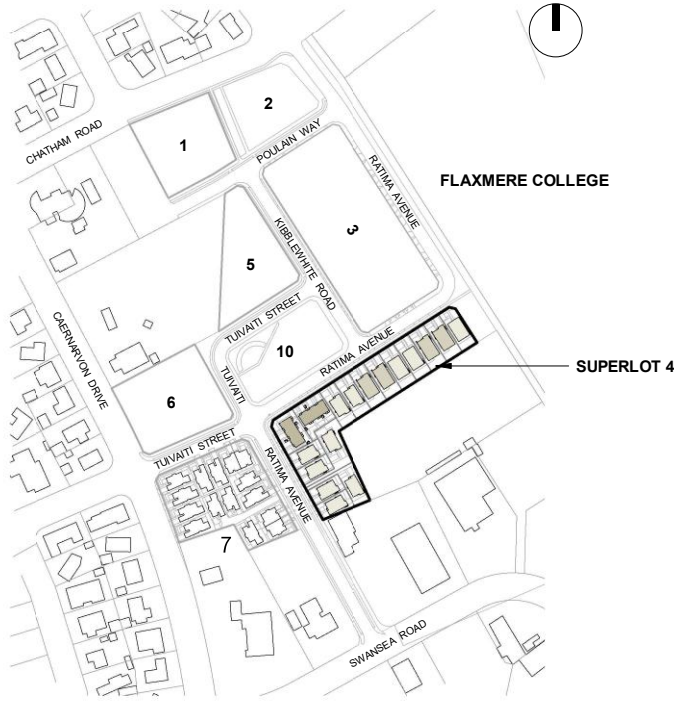
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SUPERLOT 4



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

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



**BC260133**  
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**Hastings District Council**  
**6/08/2026**

**SITE PLAN - AREA 2**

**SITE SPECIFIC DRAWINGS**

## BUILDING CONSENT

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| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

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

## NZBC Compliance

## NZBC Compliance

## NZBC Compliance

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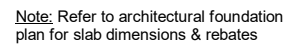
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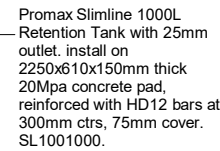
1 **SITE PLAN - AREA 2.**  
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



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**6/08/2026**



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



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



## SITE SPECIFIC DRAWINGS

## BUILDING CONSENT

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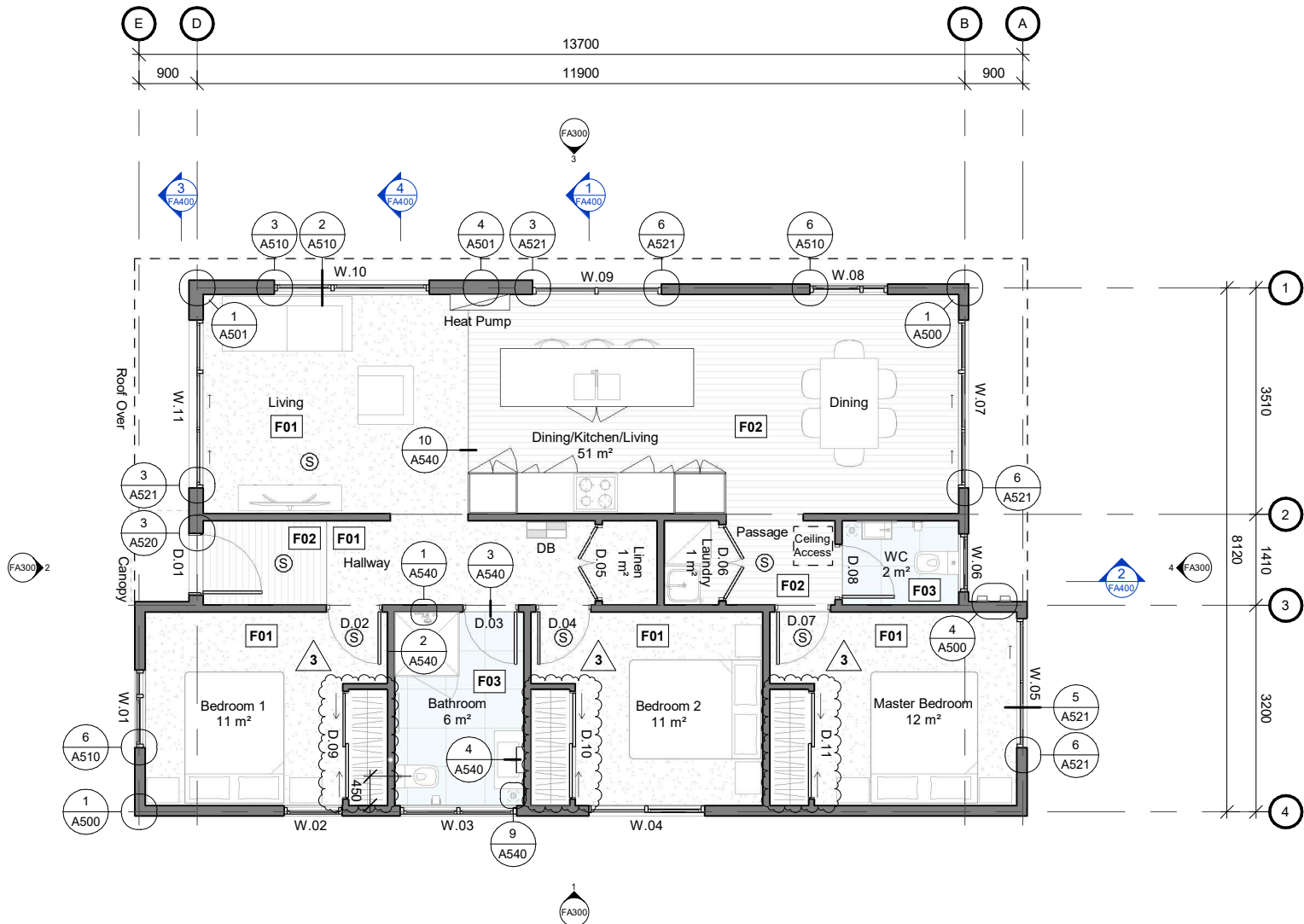
Legal Description: Lot 4 DP 614701  
Total Site Area: 5949 m<sup>2</sup>

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**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.

**CEILINGS**  
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

FLOOR 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

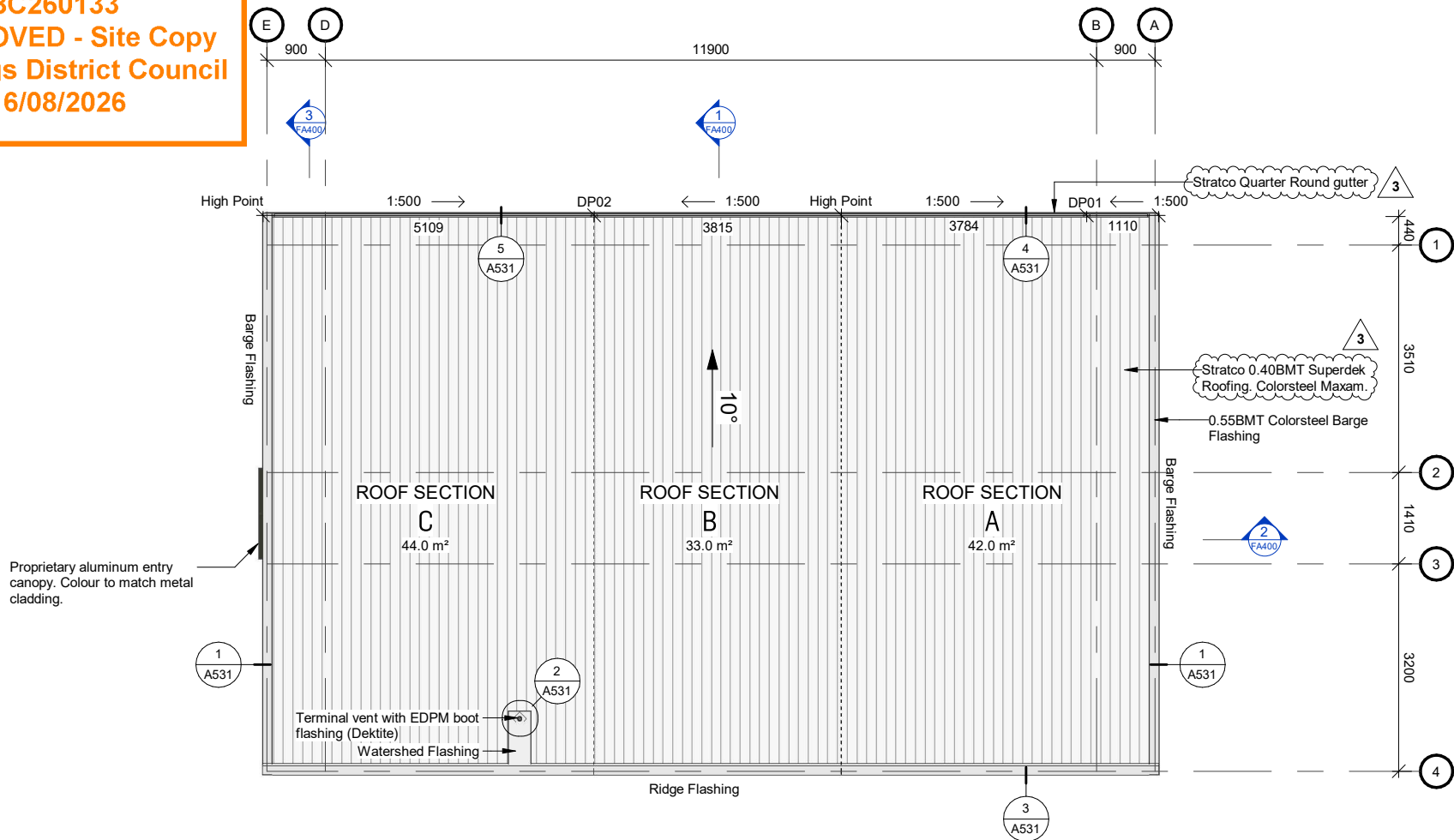
Legal Description: Lot 4 DP 614701  
Total Site Area: 5953m2

NZBC Compliance

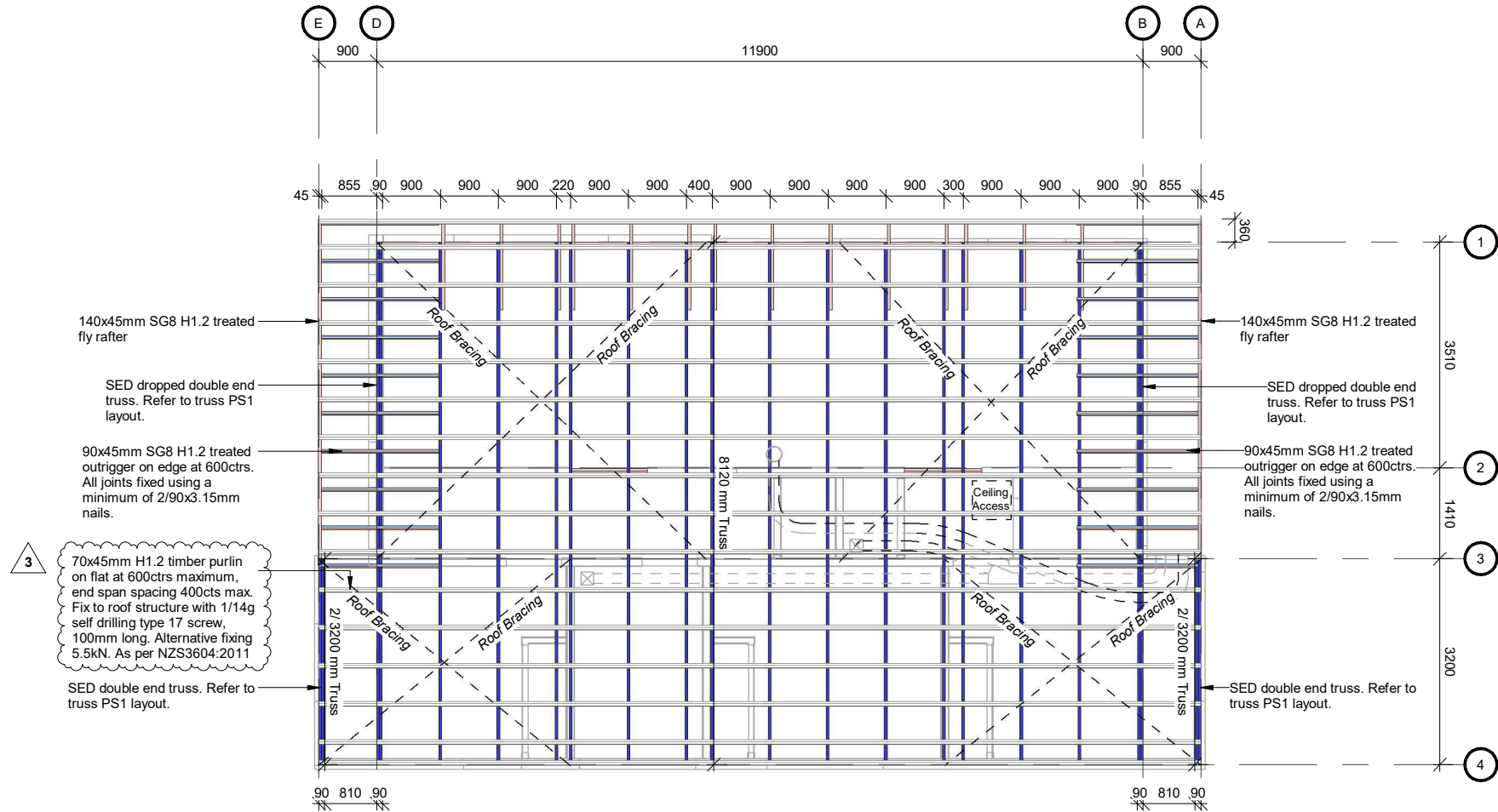
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Compliance with H1/AS1. Refer to calculations within drawing set.

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



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

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

# 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

|   |                                                                                                                                                                                                                                                    |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Roof Area: 42.0m²<br>Gutter: Stratco Quarter Round Gutter<br>Gutter Sectional Area: 6100mm²<br>Roof Area Permitted for Gutter Size: 45m²<br>DP01: ø100 selected downpipe<br>Roof Area Permitted for DP Size: 155m²<br>Rainfall intensity: 1 in 100 |
| 1 | Roof Area: 33.0m²<br>Gutter: Stratco Quarter Round Gutter<br>Gutter Sectional Area: 6100mm²<br>Roof Area Permitted for Gutter Size: 45m²<br>DP02: ø100 selected downpipe<br>Roof Area Permitted for DP Size: 155m²<br>Rainfall intensity: 1 in 100 |
| 1 | Roof Area: 44.0m²<br>Gutter: Stratco Quarter Round Gutter<br>Gutter Sectional Area: 6100mm²<br>Roof Area Permitted for Gutter Size: 45m²<br>DP02: ø100 selected downpipe<br>Roof Area Permitted for DP Size: 155m²<br>Rainfall intensity: 1 in 100 |

| NO. | DESCRIPTION       | DATE       |
|-----|-------------------|------------|
| 3   | Value Engineering | 27.07.2026 |

**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 4 DP 614701  
Total Site Area: 5953m²

**NZBC Compliance**

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

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| 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          |

BC260133  
APPROVED - Site Copy  
Hastings District Council  
6/08/2026

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FA300 REV.3

ELEVATIONS

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

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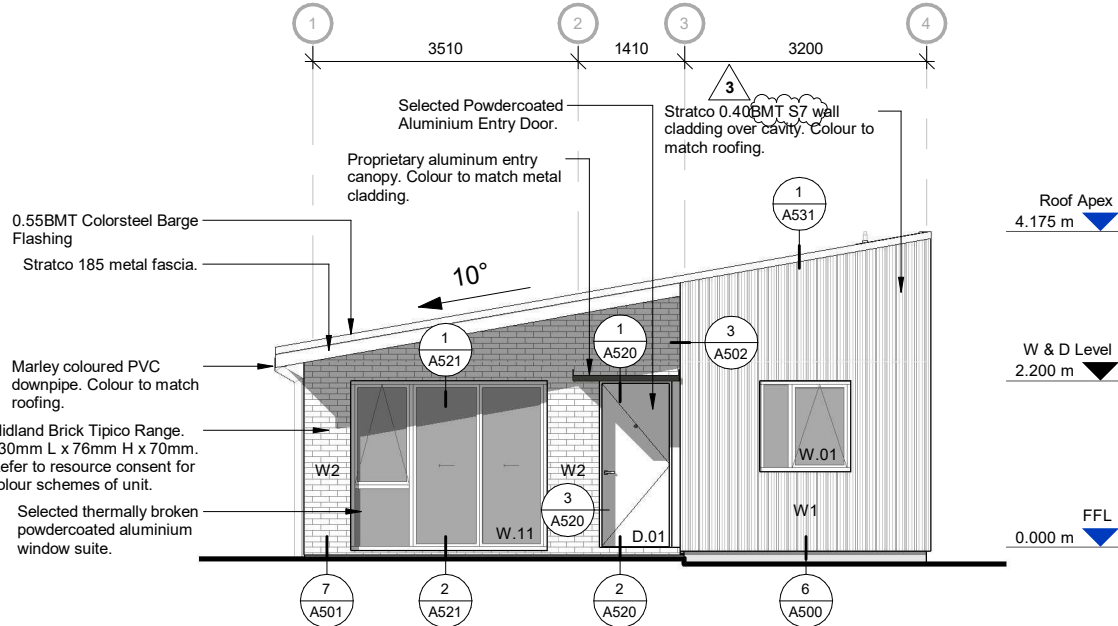
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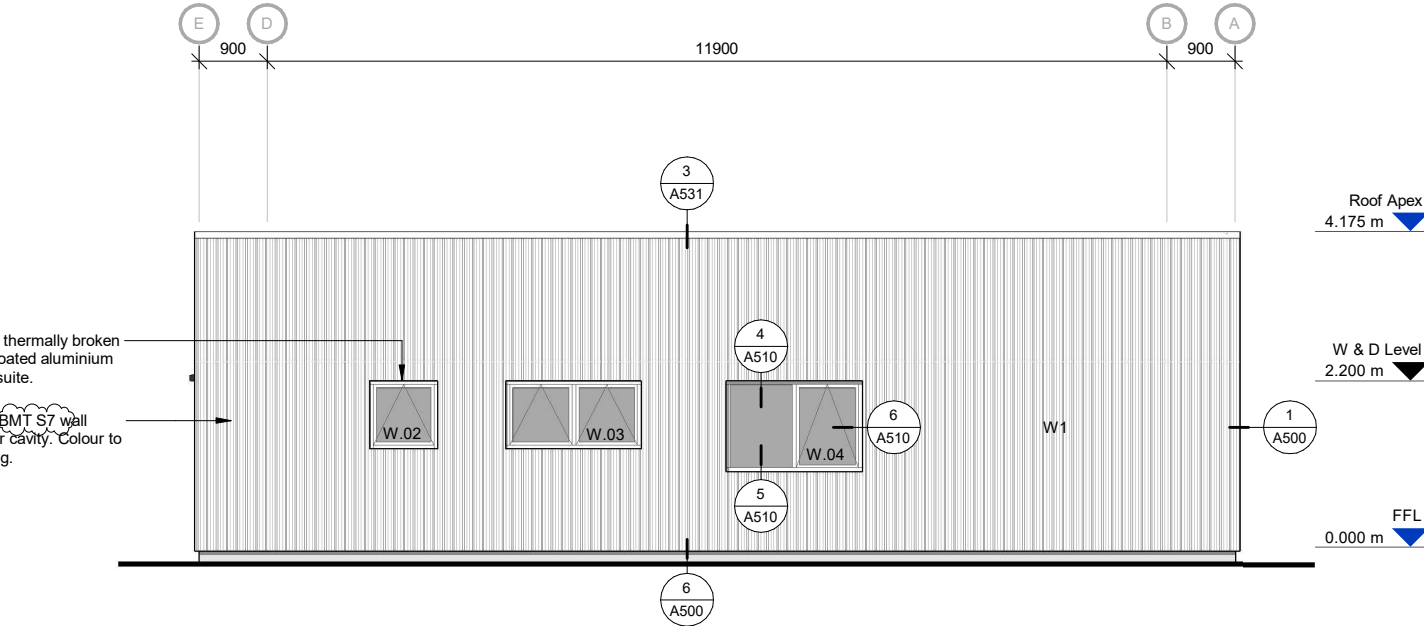
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

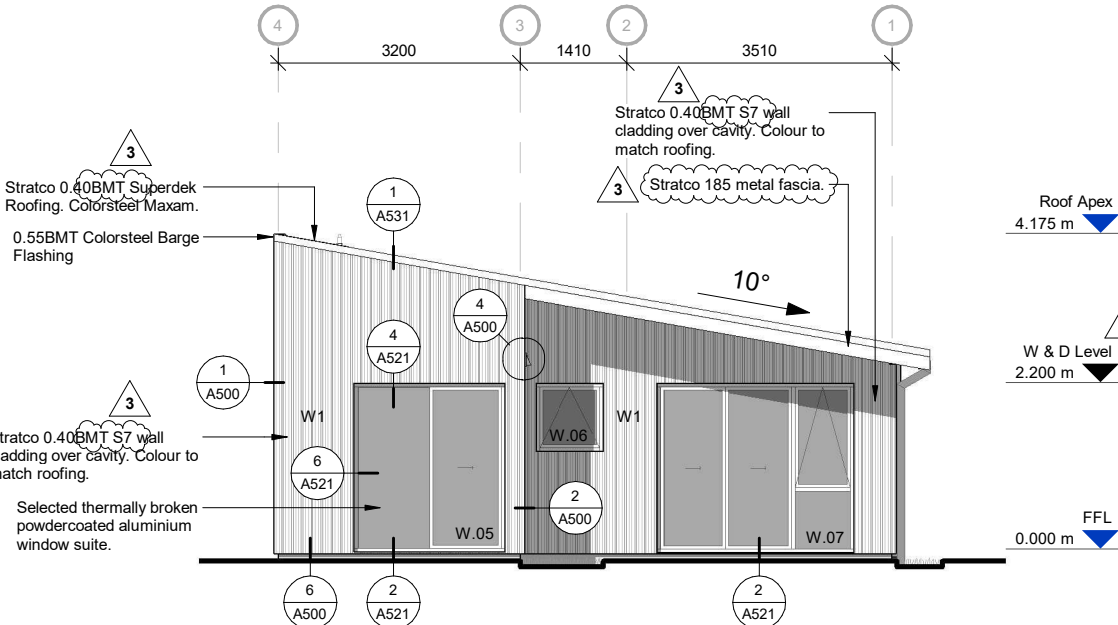
|                  |                |               |
|------------------|----------------|---------------|
| Auckland         | +64 9 976 8288 | ak@dgse.co.nz |
| Tauranga         | +64 7 925 6238 | tr@dgse.co.nz |
| Napier           | +64 6 835 6173 | np@dgse.co.nz |
| Palmerston North | +64 6 357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



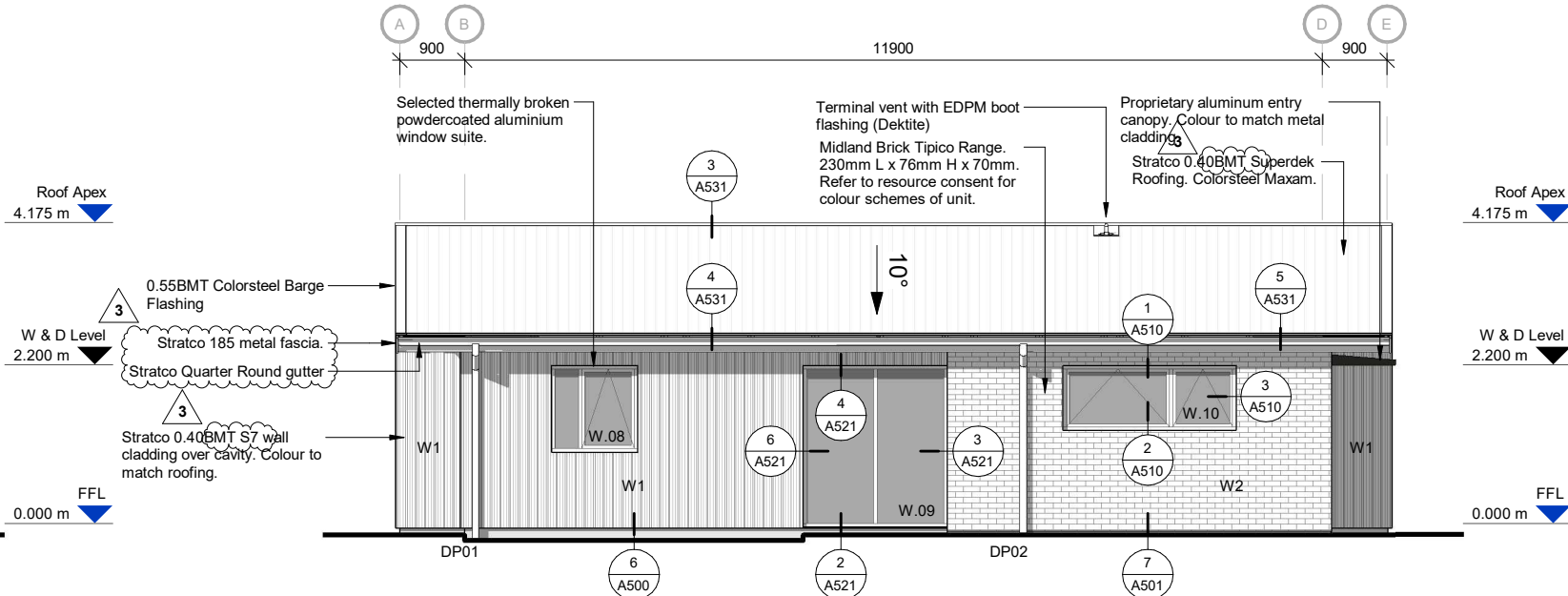
2 TYPE F - Front Elevation  
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



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



4 TYPE F - Back 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

# FA400

REV.3

## SECTION

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

TW PROPERTY

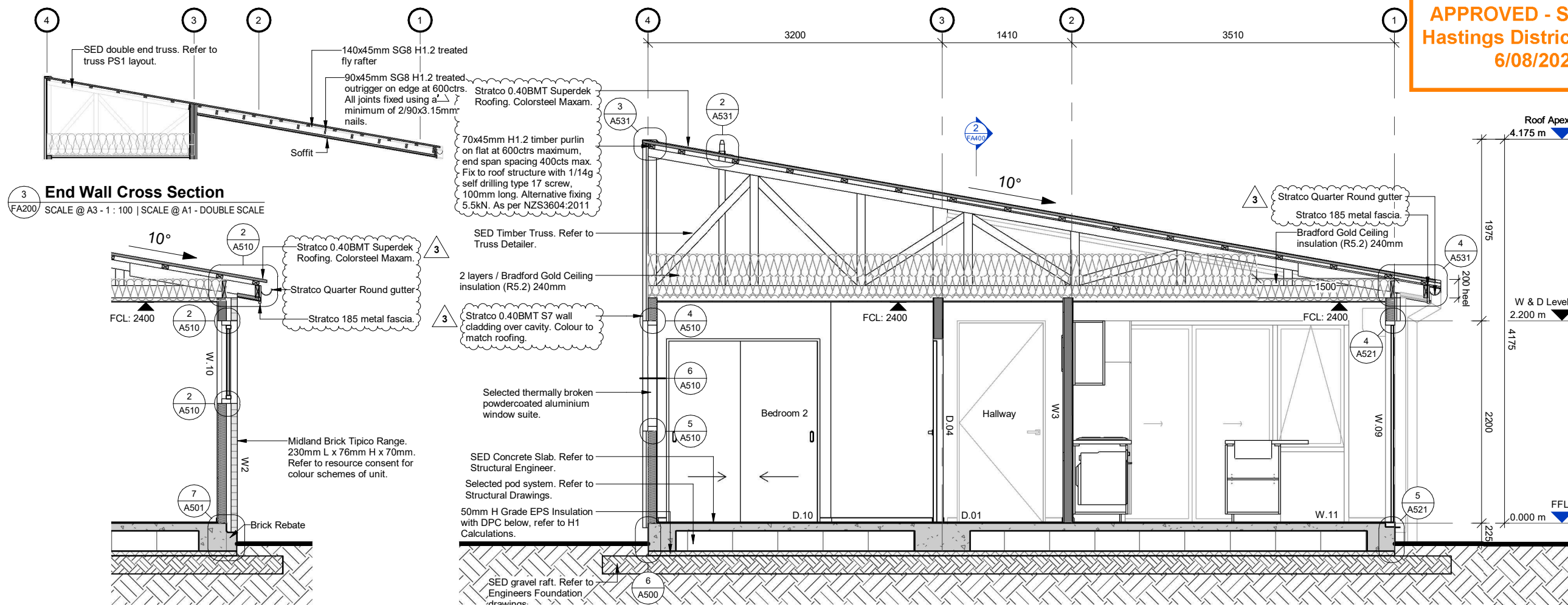
FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

## BUILDING CONSENT

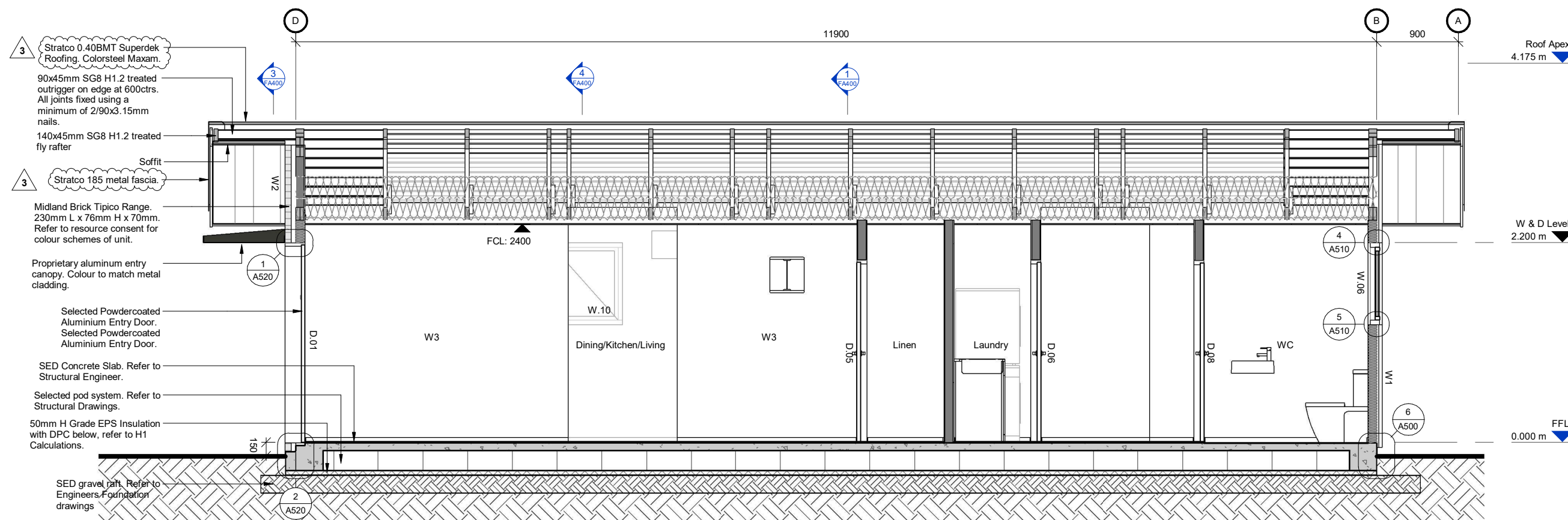
PROJECT No. **F563.3**

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4 **Brick Wall Section**  
FA200 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

1 **Section 1**  
FA200 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



2 **Section 2**  
FA200 SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

| 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

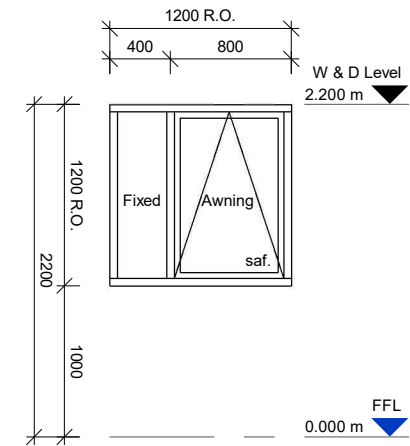
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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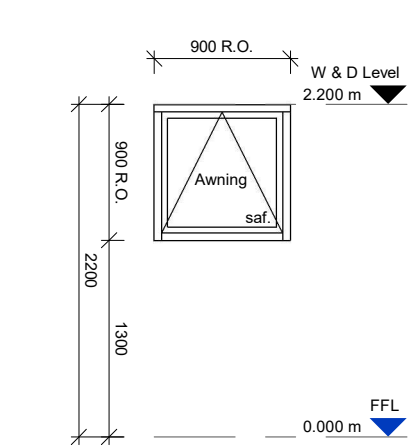


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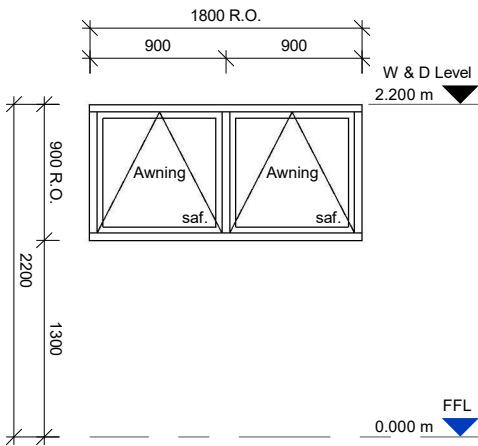
W.01

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.



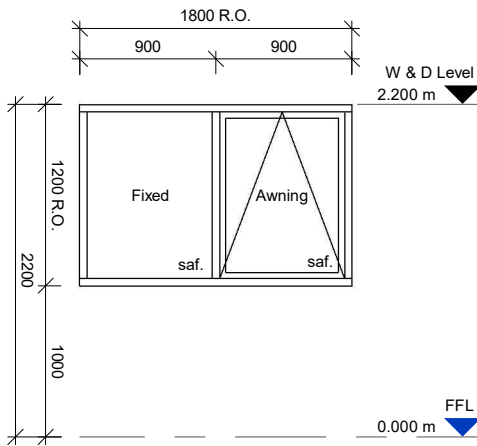
W.02

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.



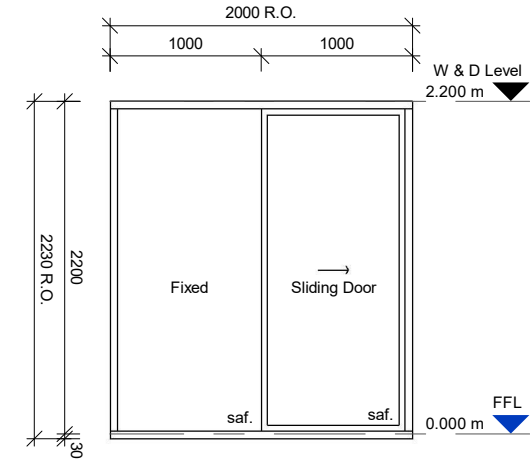
W.03

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.



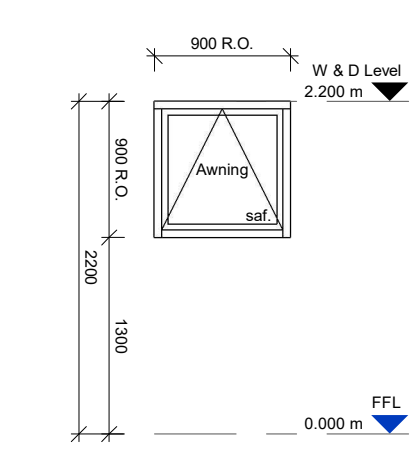
W.04

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.



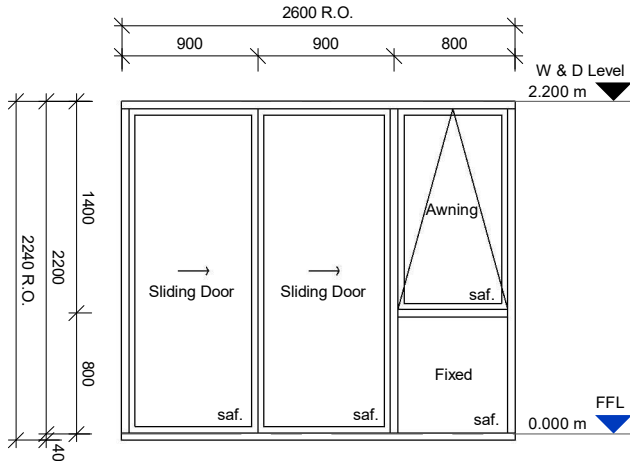
W.05

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.



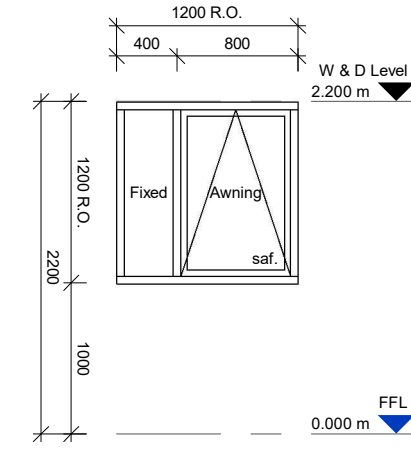
W.06

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.



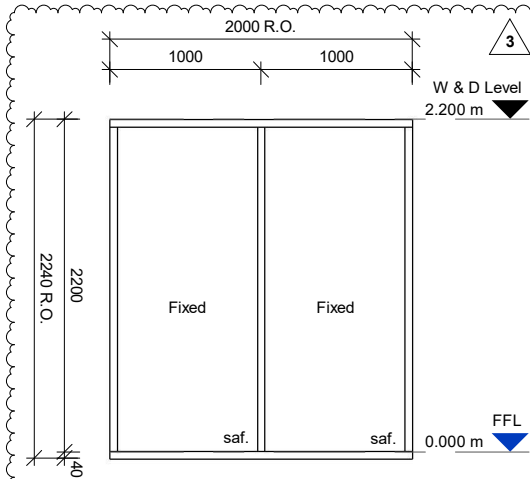
W.07

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.



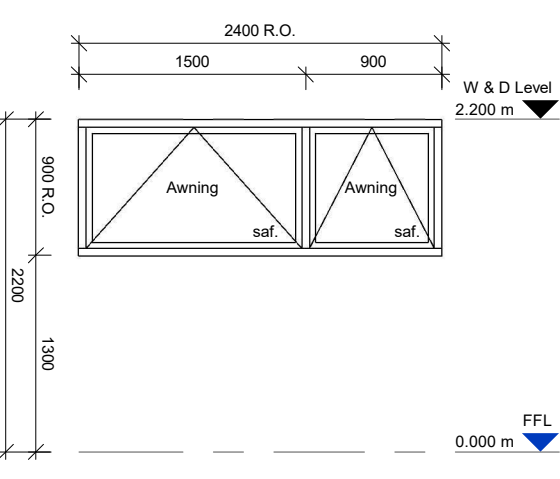
W.08

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.



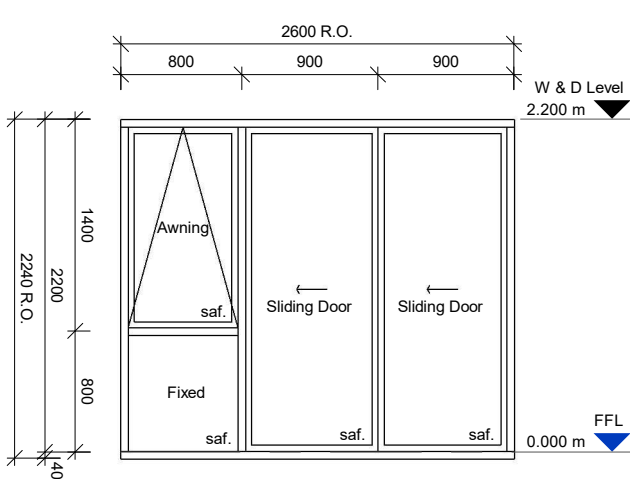
W.09

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.

BC260133  
APPROVED - Site Copy  
Hastings District Council  
6/08/2026

# 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

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.

### 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

|     |                   |            |
|-----|-------------------|------------|
| 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

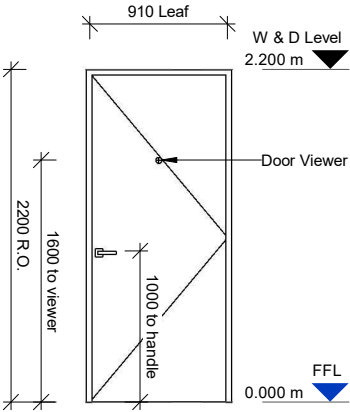
Legal Description: Lot 4 DP 614701  
Total Site Area: 5953m<sup>2</sup>

### NZBC Compliance

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

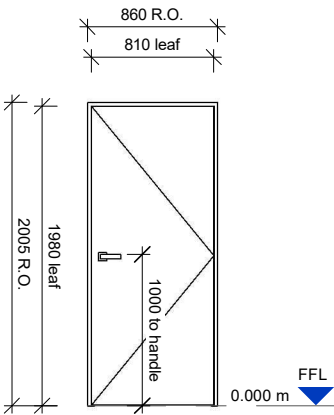
Compliance with H1/AS1. Refer to calculations within drawing set.

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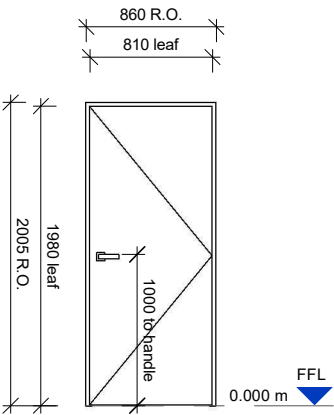
D.01

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.



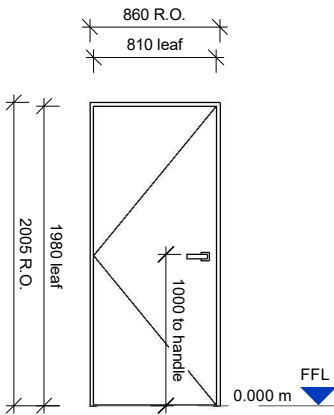
D.02

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



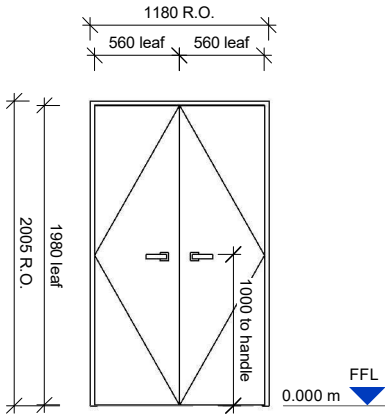
D.03

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.



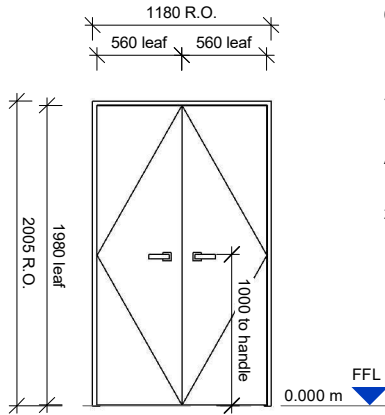
D.04

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.



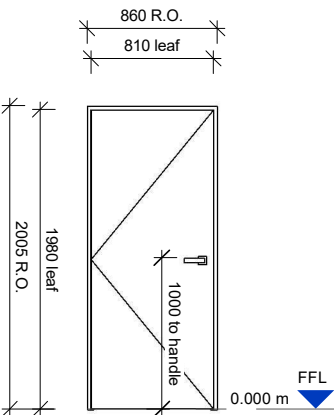
D.05

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



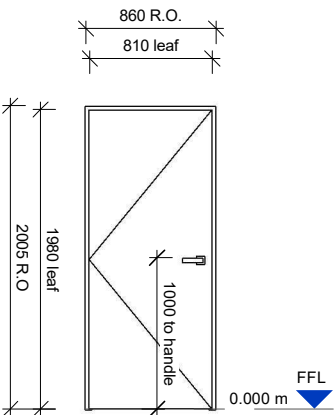
D.06

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



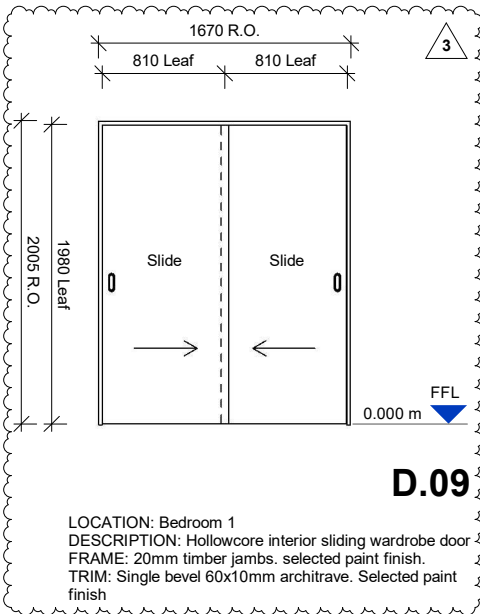
D.07

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



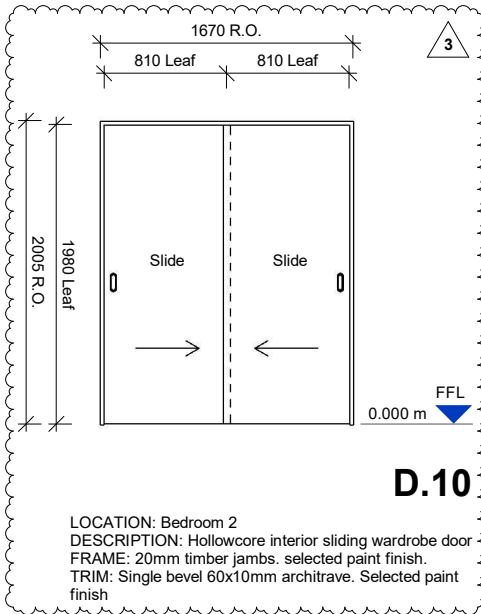
D.08

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



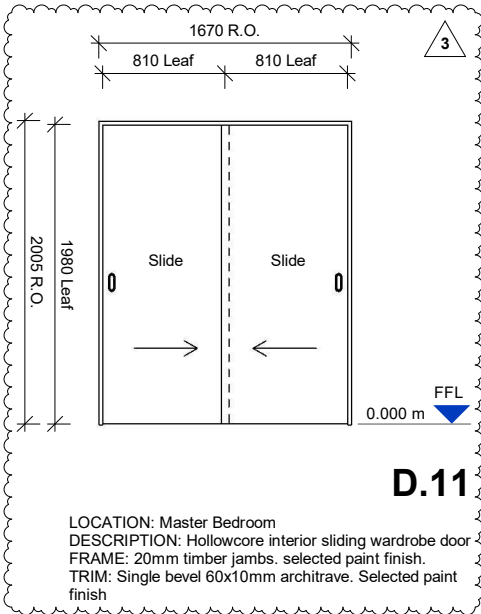
D.09

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                 | 1.07 m²           |
|  | Bedroom 1             | 11.3 m²                   | 0.56 m²              | 1.02 m²                 | 1.53 m²           |
|  | Bedroom 2             | 10.8 m²                   | 0.54 m²              | 0.64 m²                 | 1.67 m²           |
|  | Dining/Kitchen/Living | 50.5 m²                   | 2.53 m²              | 12.48 m²                | 15.64 m²          |
|  | Master Bedroom        | 11.6 m²                   | 0.58 m²              | 2.02 m²                 | 3.81 m²           |
|  | WC                    | 2.3 m²                    | 0.12 m²              | 0.45 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.
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- 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

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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

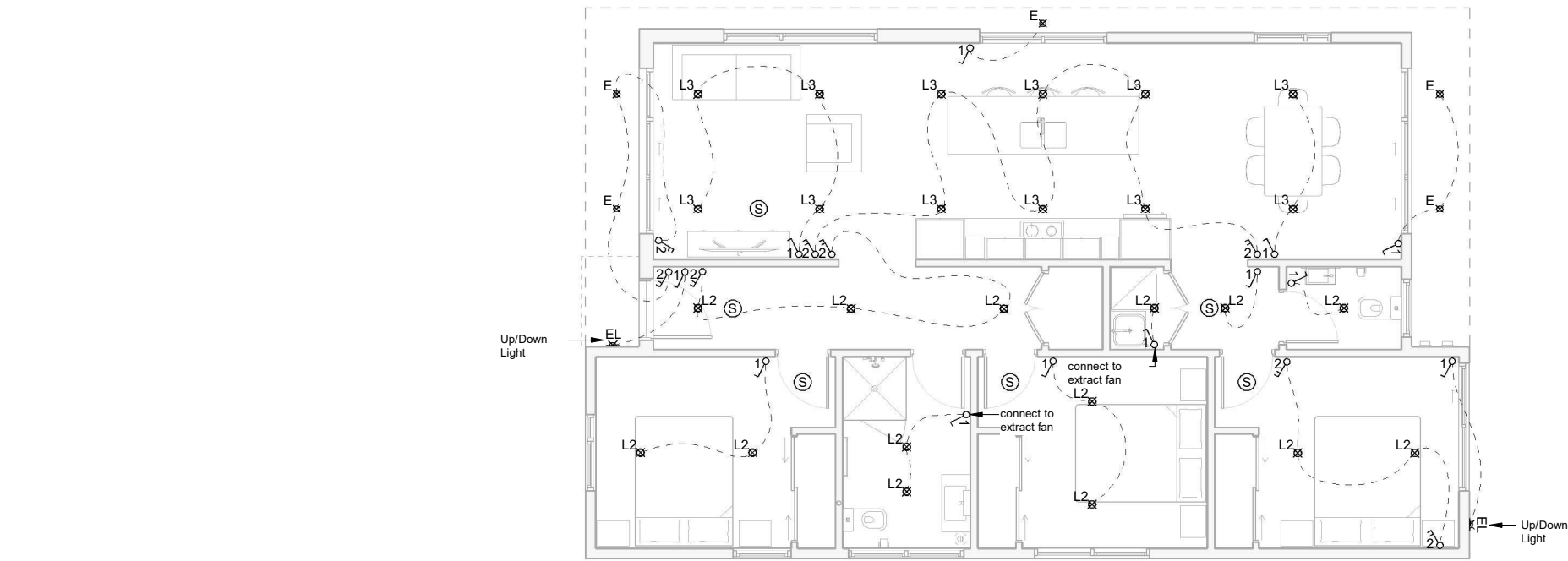
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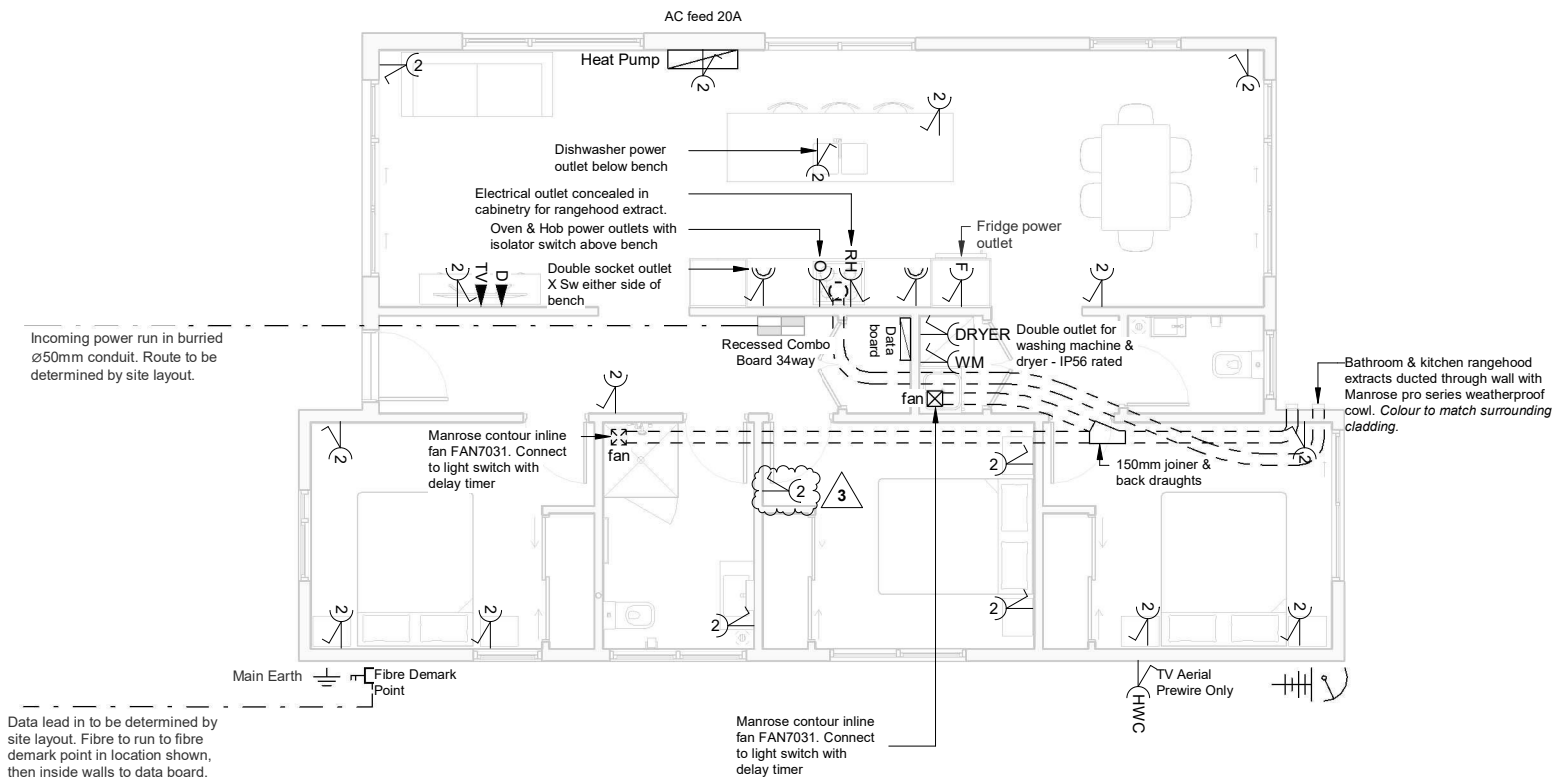
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stapleton elliott



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

12W Exterior Downlight

L1

10W Downlight

L2

12W Downlight

L3

12W Tilt Downlight

EL

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

Recessed Combo Board 34way

S

Smoke Detector

Heiman wireless interconnected smoke alarm - HM-633PHW White

FAN

Extract Fan

Manrose contour inline 150mm fan (bathroom - FAN7031)(laundry - FAN7032) with Square white fascia grille (DCT4712)

POWER &amp; 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.

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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