



# HOUSE PACK. COLLECTION 3

| LOT | HOUSE TYPE | COLOUR SCHEME | HOUSE FORM               | SECTION (m2)       | HOUSE m2* | BEDROOMS | BATHROOMS** | PARKING  | KITCHEN              | PRIMARY OUTDOOR LIVING |
|-----|------------|---------------|--------------------------|--------------------|-----------|----------|-------------|----------|----------------------|------------------------|
| 3   | Type F     | FC            | Standalone Single-Storey | 371 m <sup>2</sup> | 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  
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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 |
| Tauranga         | +64 7 925 6238 | tr@dgse.co.nz |
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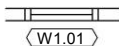
ARCHITECTURAL DRAWING LEGEND

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                     |

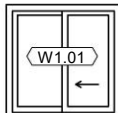
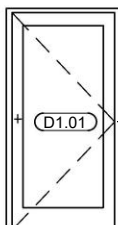
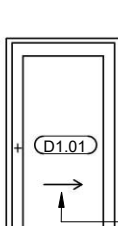
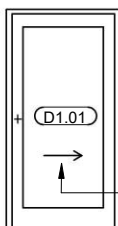
FLOOR PLAN - DRAWING LEGEND

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

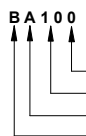
ELEVATIONS & SECTIONS

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

TYPOLOGIES - SUPERLOT 4

| Typology        | Form       | # of Units | GBA (outside face of cladding) | GFA (outside face of wall framing) | Building Coverage | Levels | Bedrooms | Bathrooms | Garage |
|-----------------|------------|------------|--------------------------------|------------------------------------|-------------------|--------|----------|-----------|--------|
| Type F          | Standalone | 11         | 105.567 m²                     | 102.388                            | 103.6 m²          | 1      | 3        | 1 + WC    | N/A    |
| Type G          | Standalone | 4          | 129.760 m²                     | 125.999                            | 127.2 m²          | 1      | 3.5      | 1 + WC    | 1 Car  |
| Type H (left)   | Terrace    | 2          | 103.014 m²                     | 95.788                             | 50.7 m²           | 2      | 2.5      | 1         | N/A    |
| Type H (middle) | Terrace    | 2          | 102.730 m²                     | 96.173                             | 50.8 m²           | 2      | 2.5      | 1         | N/A    |
| Type H (right)  | Terrace    | 2          | 107.064 m²                     | 98.336                             | 52.9 m²           | 2      | 2.5      | 1         | N/A    |
|                 |            | 21         |                                |                                    |                   |        |          |           |        |

BC260131  
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



A100 REV. 3

MASTERPLAN

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 |
| 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.

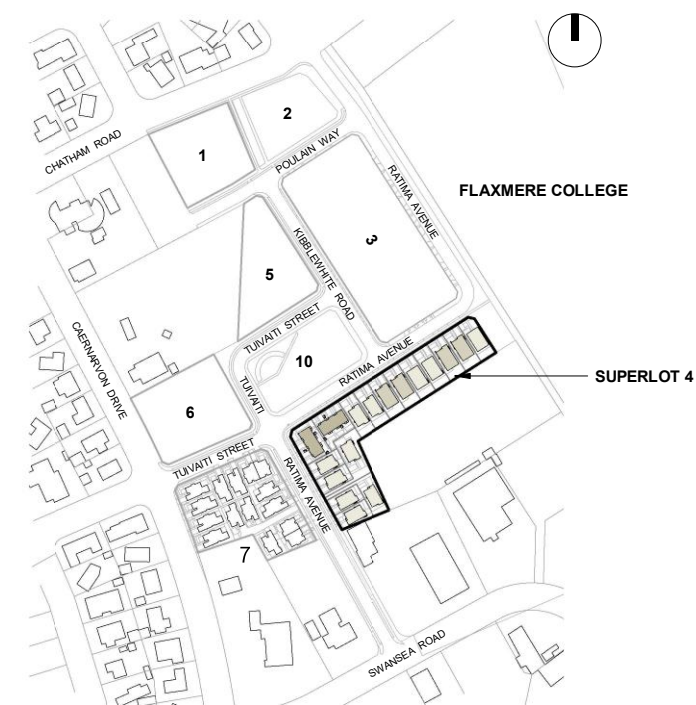
|                  |                |               |
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SUPERLOT 4

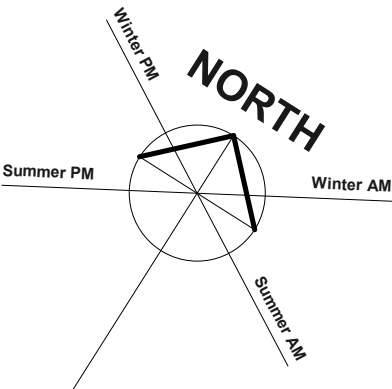


2 LOCATION PLAN - SL4  
SCALE @ A3 - 1 : 5000 | SCALE @ A1 - DOUBLE SCALE

1 SUPERLOT 4 - MASTERPLAN.  
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE  
0 50 100 250m

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3/08/2026

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part of this consent. 3/08/2026



# A101

REV.

## SITE PLAN - AREA 1

### SITE SPECIFIC DRAWINGS

TW PROPERTY  
FLAXMERE HOUSING  
12 RATIMA AVENUE

### BUILDING CONSENT

PROJECT No. **F563.3**

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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:  
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

Vehicle tracking curves calculated with Autodesk AutoCAD vehicle tracking software to AS/NZS 2890.1:2004 (off street carparking) with B99 vehicle realistic min radius) (2004). Car body dimensions 1.94m x 5.20m. Turning radius 6.707m

| 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>

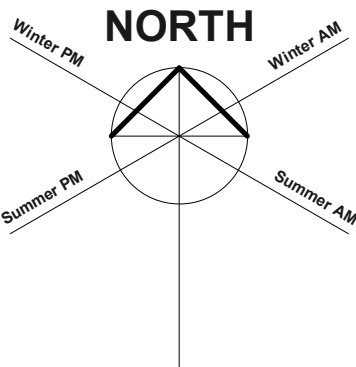
#### NZBC Compliance

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

|                  |                |               |
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Hastings District Council  
3/08/2026

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A108  
REV. 3

SETOUT - LOT 3

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

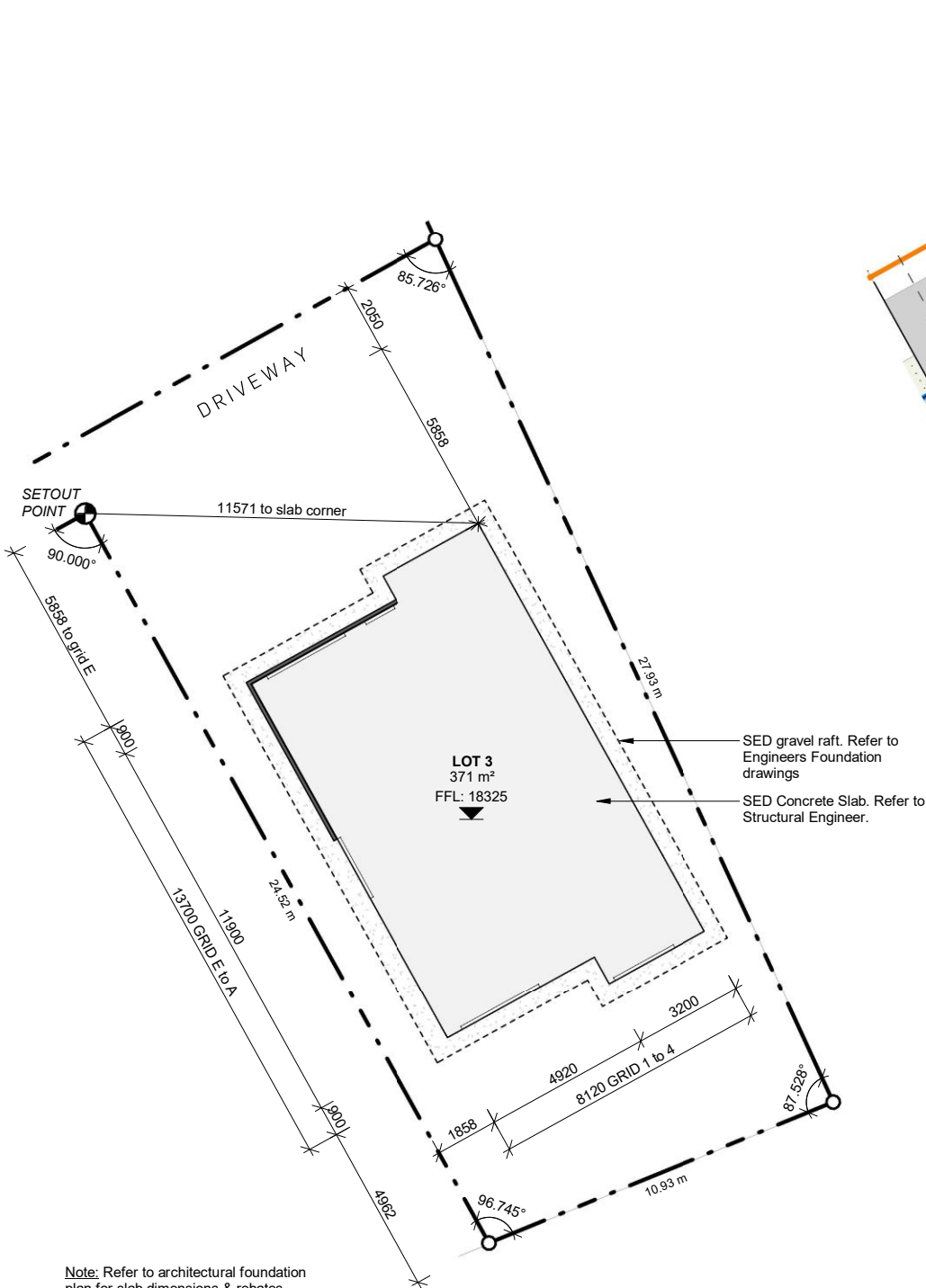
Climate Zone: 2  
Earthquake Zone: 3  
Exposure Zone: B  
Lee Zone: No  
Rainfall Range: 50 - 60mm/h  
Wind Region: A  
Wind Zone: High  
Corrosion Zone: B

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 3  
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



Fold down Clothesline: Austal Slenderline 20 or similar

Promax Slimline 1000L Retention Tank with 25mm outlet. install on 2250x610x150mm thick 20Mpa concrete pad, reinforced with HD12 bars at 300mm ctrs, 75mm cover. SL1001000.

2 LANDSCAPE PLAN - LOT 3  
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: 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

FENCING LEGEND

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

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

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# FA200

REV.3

## FLOOR 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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### 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

### 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

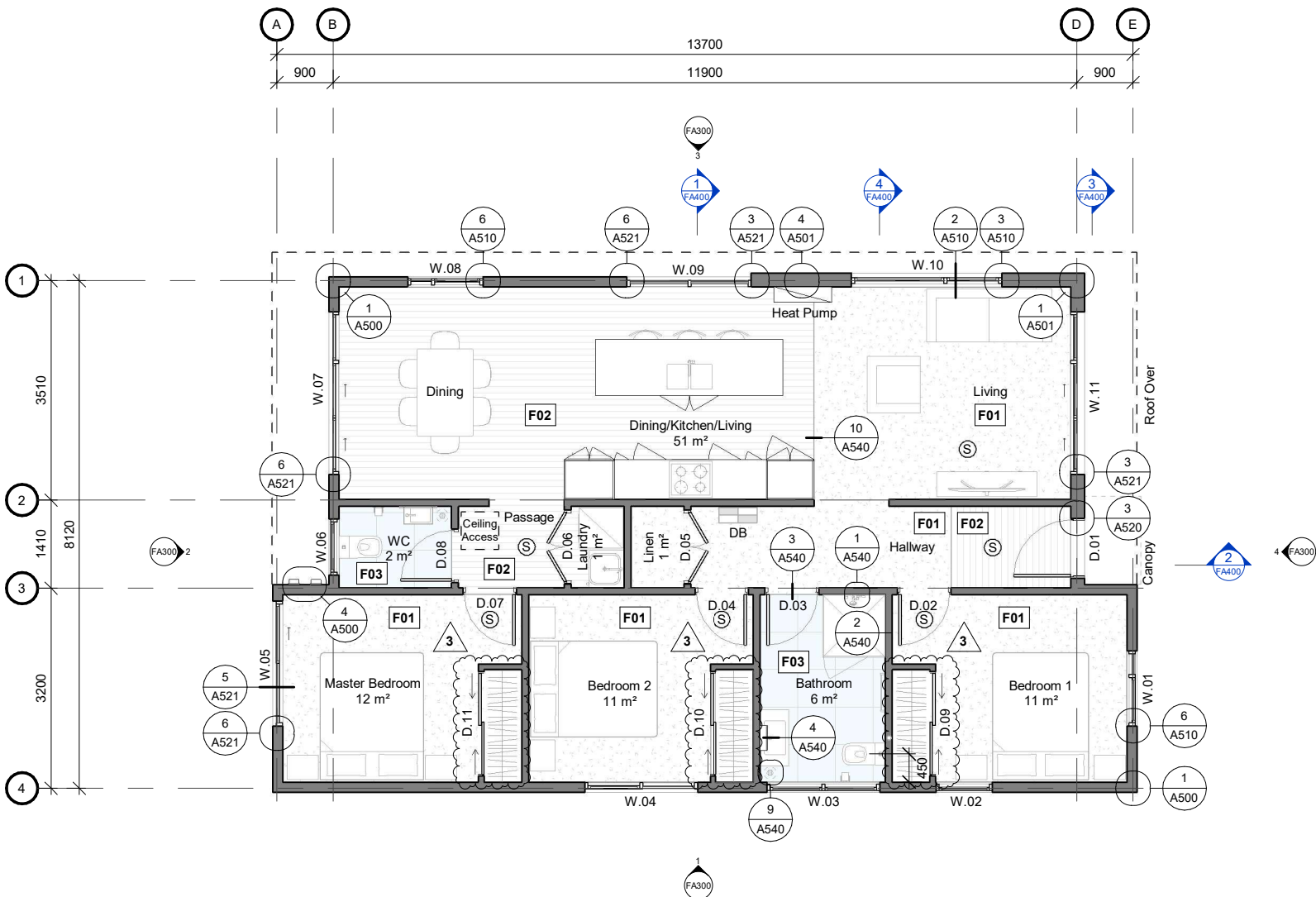
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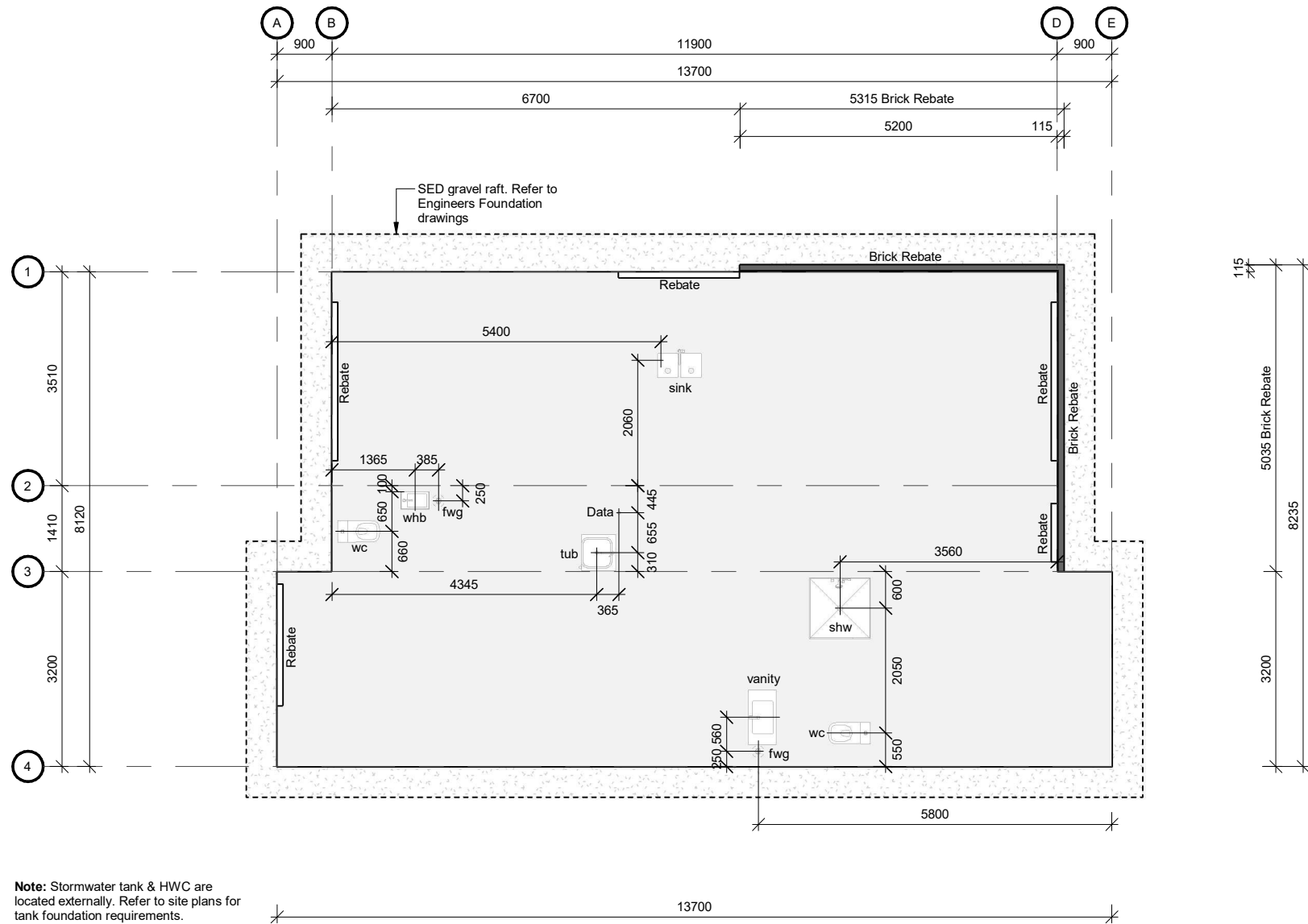
Compliance with H1/AS1. Refer to calculations within drawing set.

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

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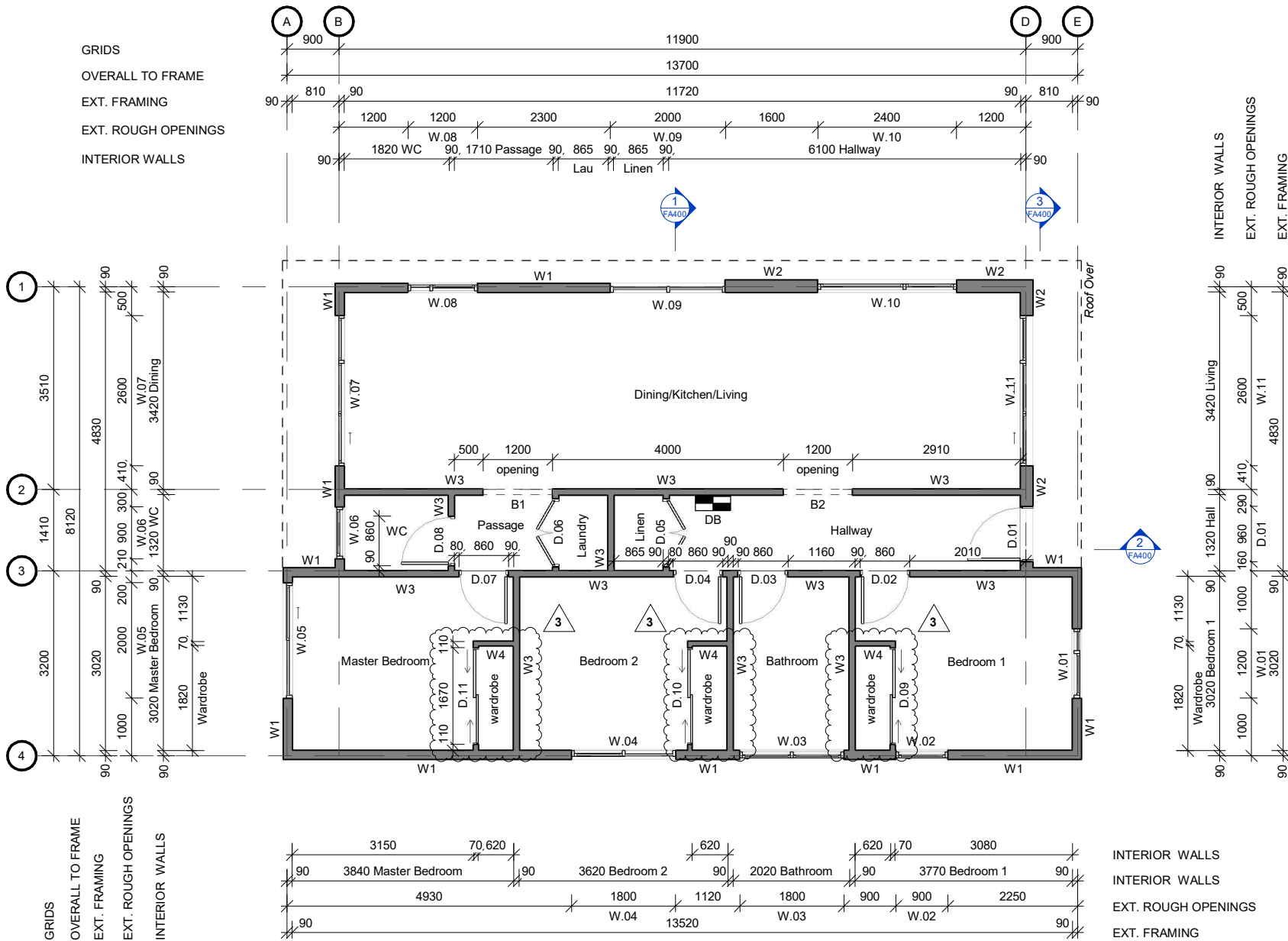
Legal Description: Lot 4 DP 614701  
Total Site Area: 5953m2

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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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 200MT 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

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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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 |

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  
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 Covertex 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<sup>2</sup>  
Gutter: Stratco Quarter Round Gutter  
Gutter Sectional Area: 6100mm<sup>2</sup>  
Roof Area Permitted for Gutter Size: 45m<sup>2</sup>  
DP01: ø100 selected downpipe  
Roof Area Permitted for DP Size: 155m<sup>2</sup>  
Rainfall intensity: 1 in 100

ROOF SECTION B  
Roof Area: 33.0m<sup>2</sup>  
Gutter: Stratco Quarter Round Gutter  
Gutter Sectional Area: 6100mm<sup>2</sup>  
Roof Area Permitted for Gutter Size: 45m<sup>2</sup>  
DP02: ø100 selected downpipe  
Roof Area Permitted for DP Size: 155m<sup>2</sup>  
Rainfall intensity: 1 in 100

ROOF SECTION C  
Roof Area: 44.0m<sup>2</sup>  
Gutter: Stratco Quarter Round Gutter  
Gutter Sectional Area: 6100mm<sup>2</sup>  
Roof Area Permitted for Gutter Size: 45m<sup>2</sup>  
DP02: ø100 selected downpipe  
Roof Area Permitted for DP Size: 155m<sup>2</sup>  
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: 5953m<sup>2</sup>

NZBC Compliance

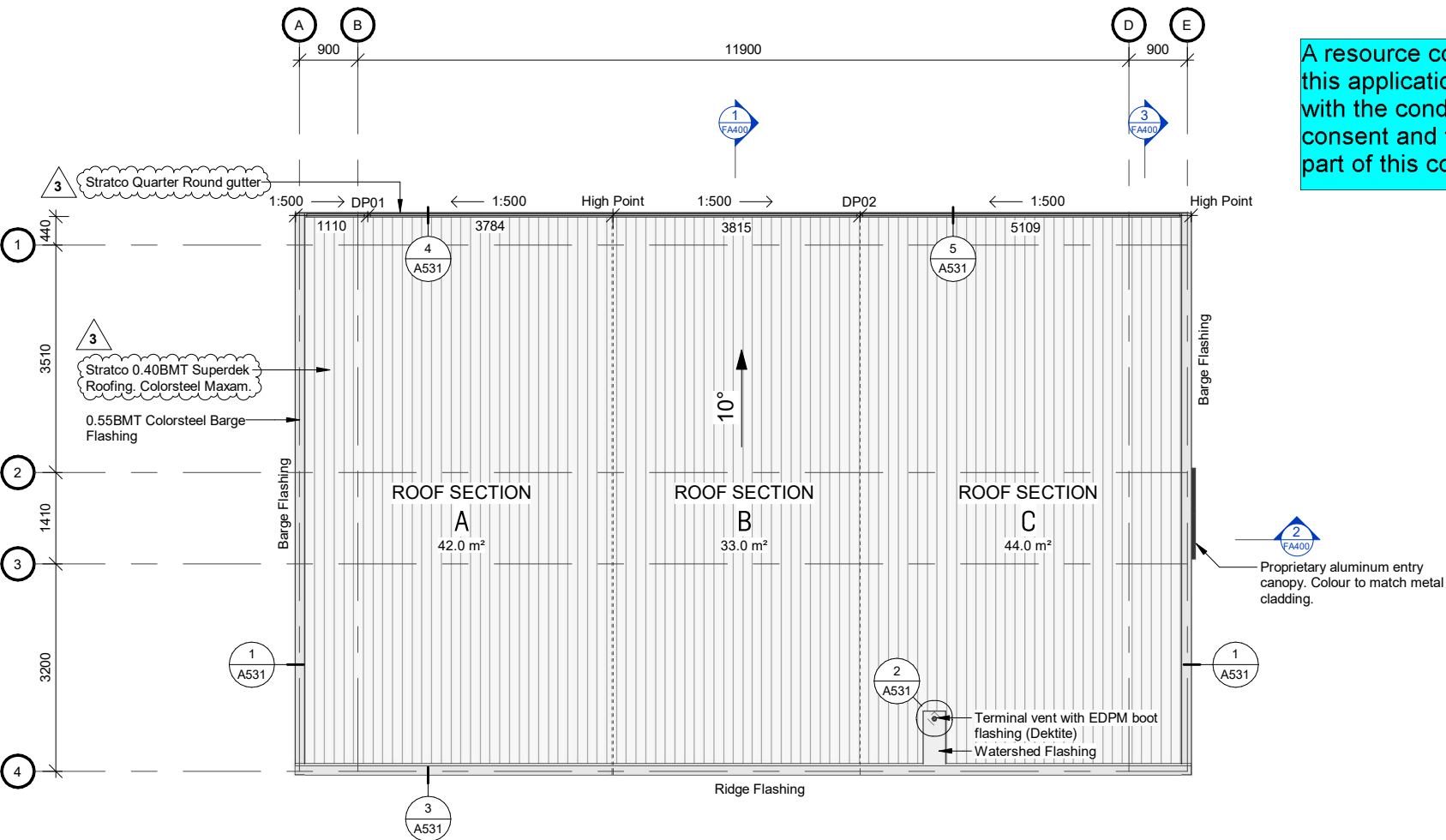
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

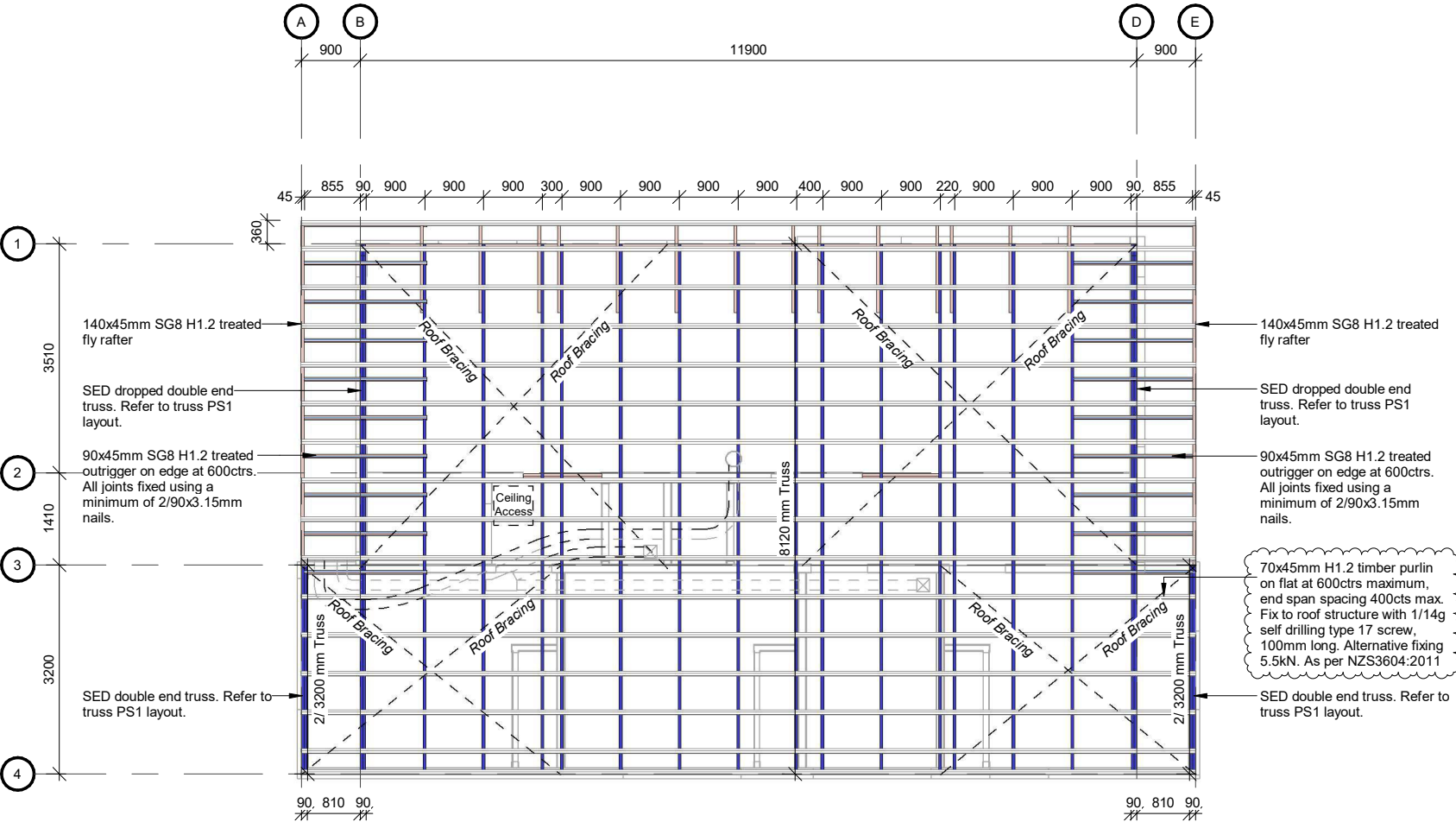
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1 ROOF PLAN  
FA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



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          |

BC260131  
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

FA300 REV.3

ELEVATIONS

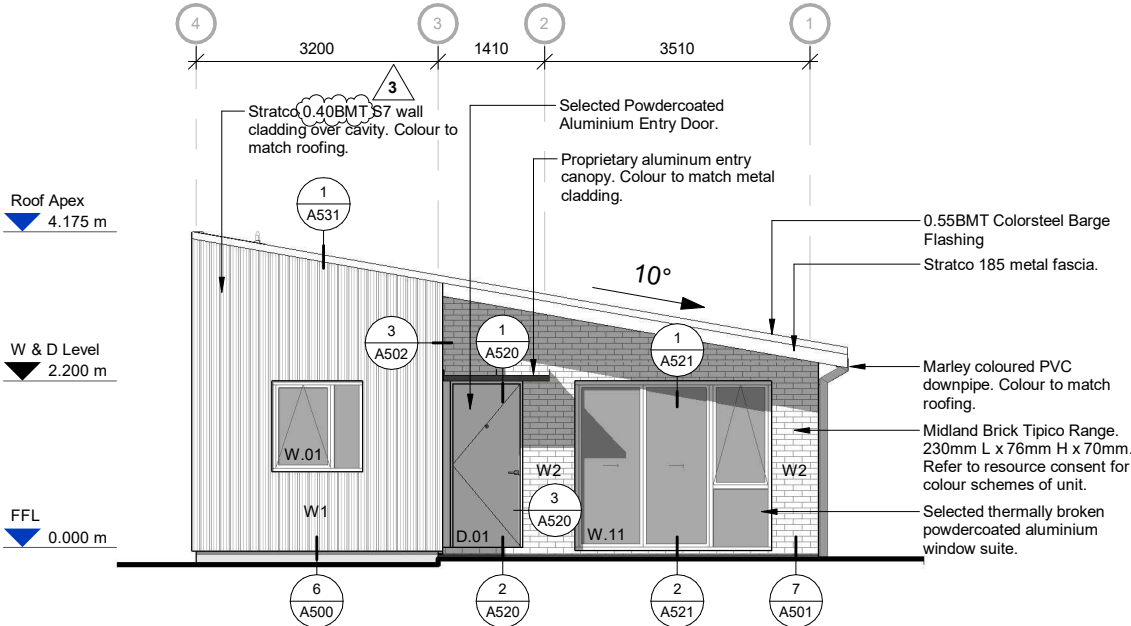
TYPE F  
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY  
FLAXMERE HOUSING  
12 RATIMA AVENUE - SL4

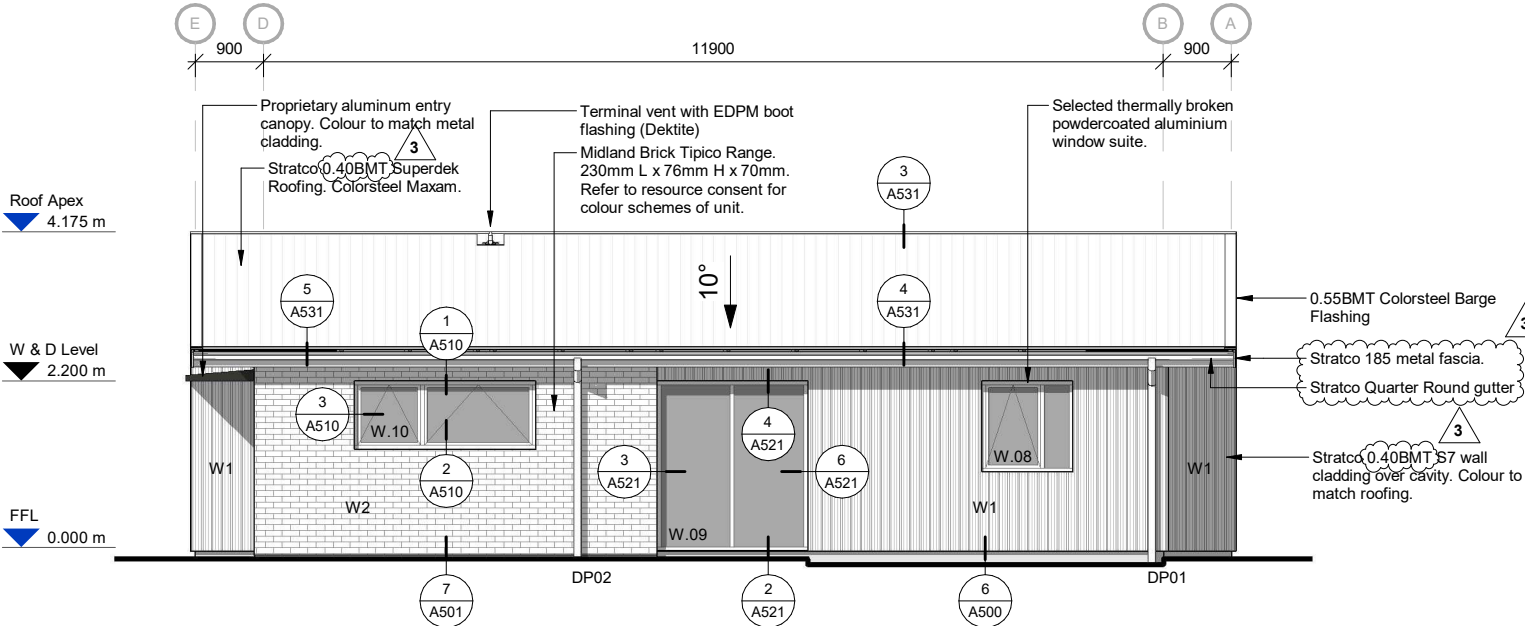
BUILDING CONSENT

PROJECT No. F563.3

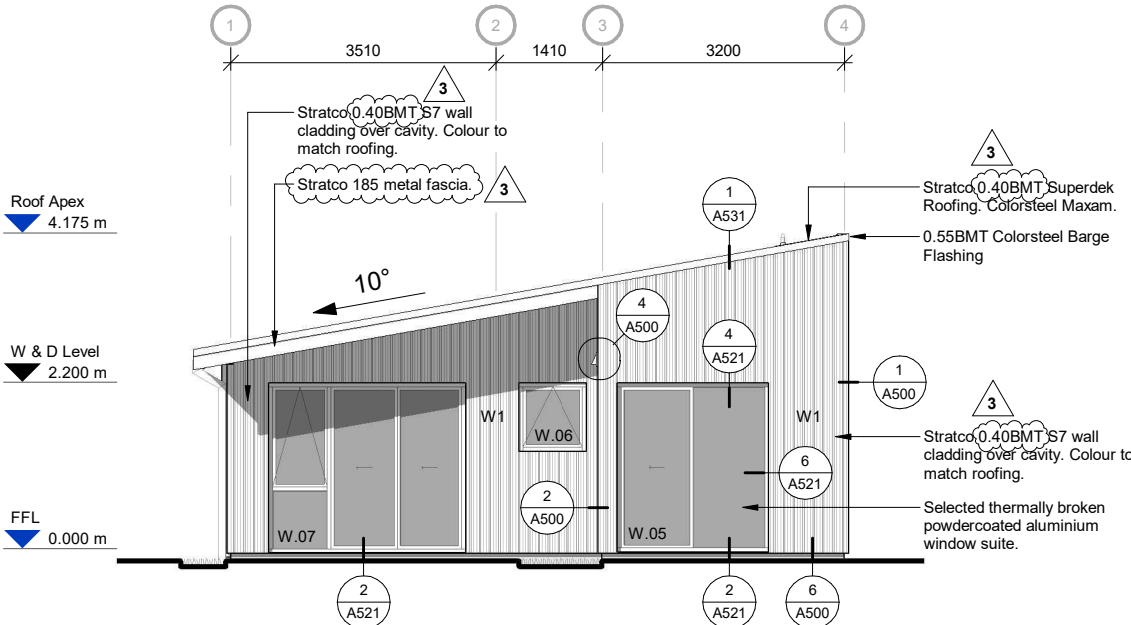
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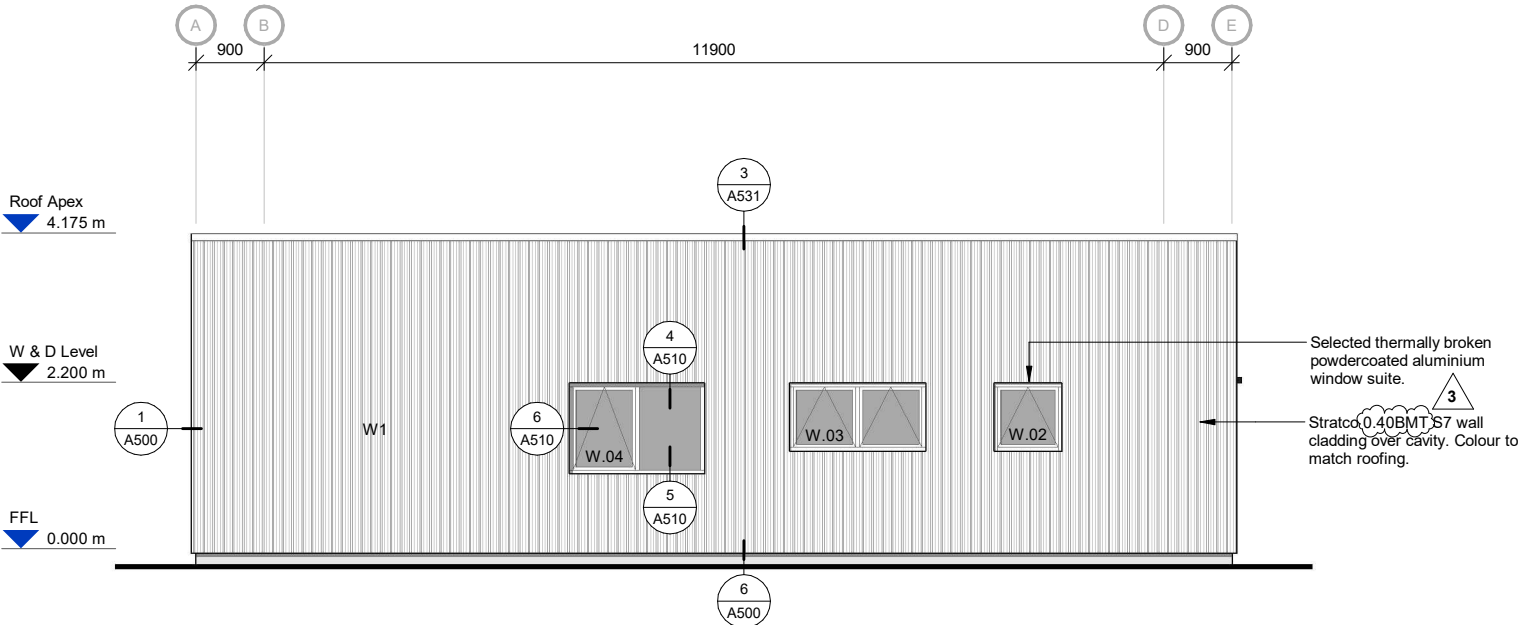
4 TYPE F - Front Elevation  
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



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

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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# FA400

REV.3

## SECTION

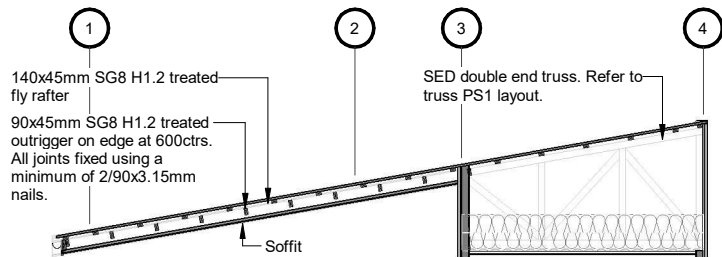
TYPE F  
LOT 3/ 13/ 14/ 17/ 18/ 21

TW PROPERTY  
FLAXMERE HOUSING  
12 RATIMA AVENUE - SL4

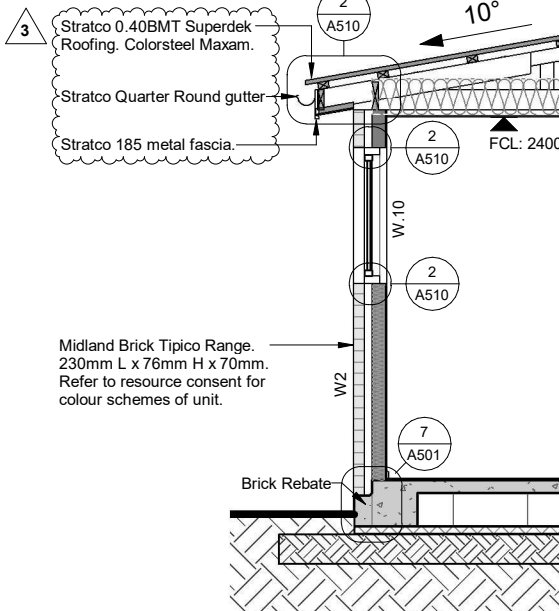
## BUILDING CONSENT

PROJECT No. **F563.3**

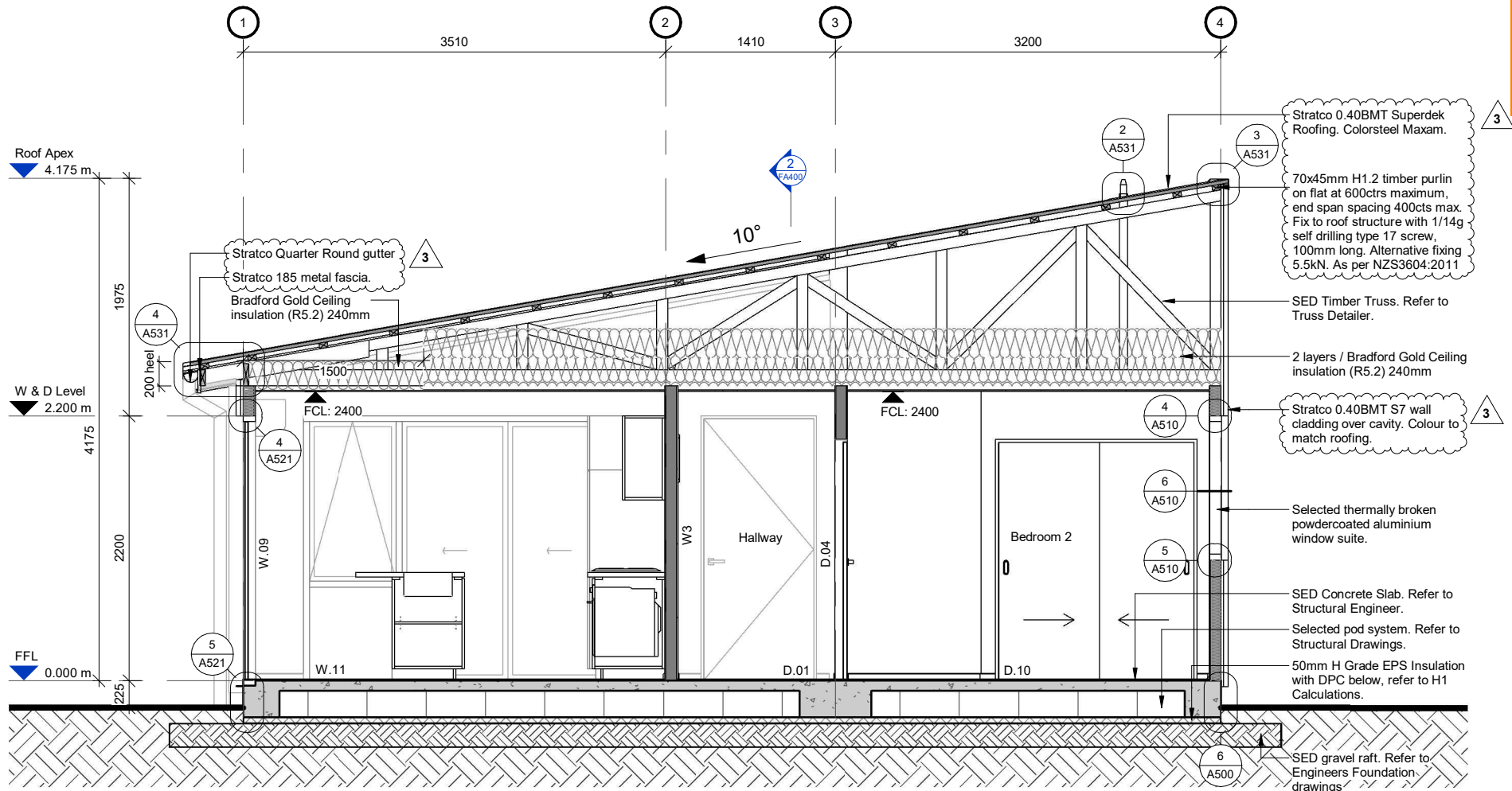
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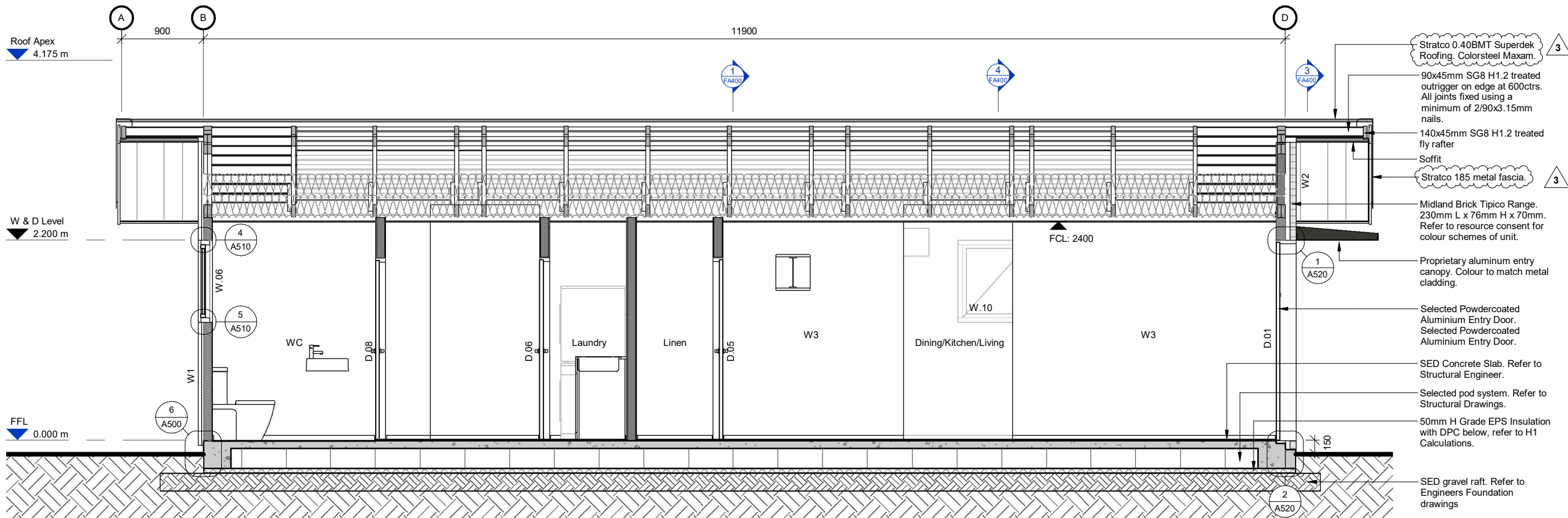
**3 End Wall Cross Section**  
FA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**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 |
| 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: 5953m<sup>2</sup>

## NZBC Compliance

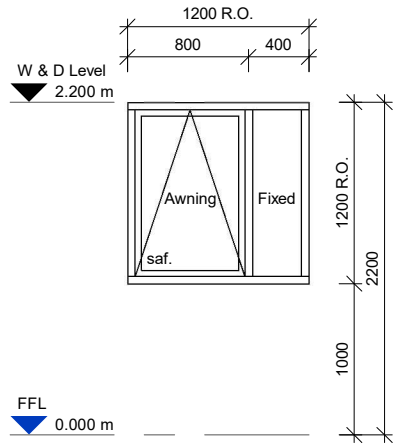
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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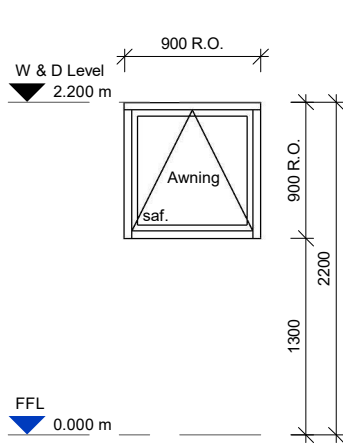


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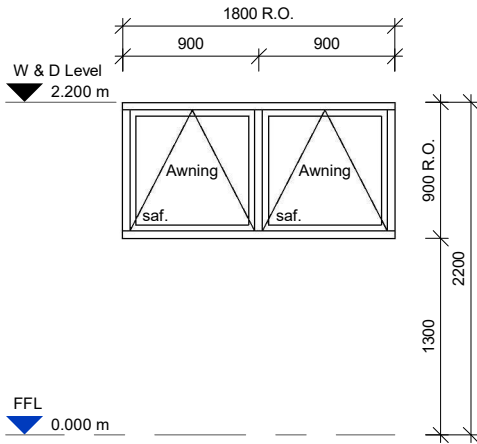
## W.01

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.



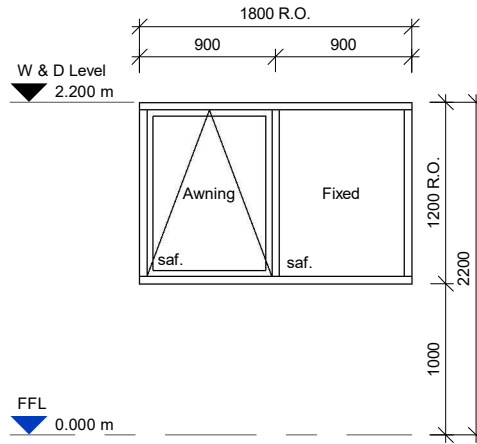
## W.02

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.



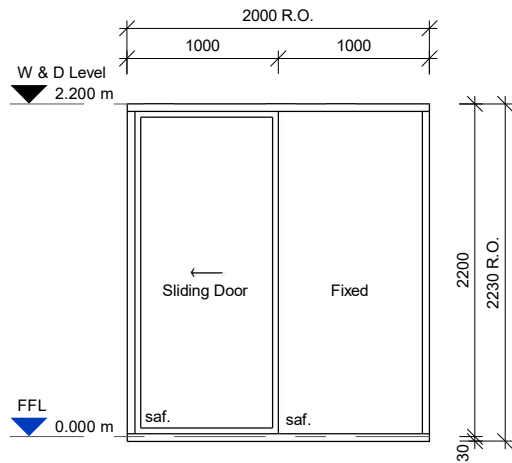
## W.03

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.



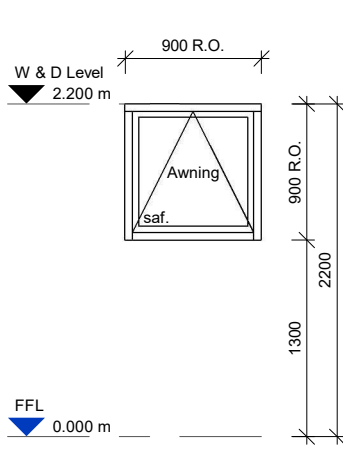
## W.04

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.



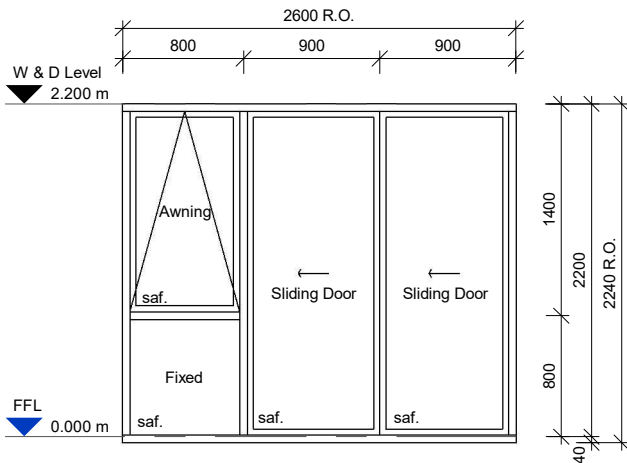
## W.05

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.



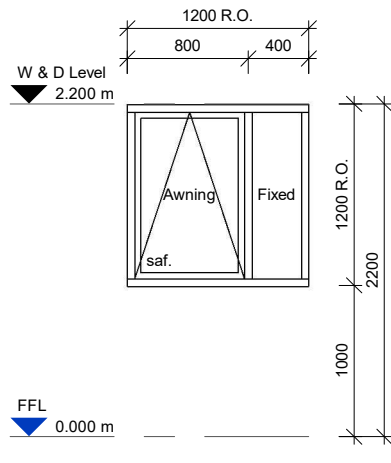
## W.06

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.



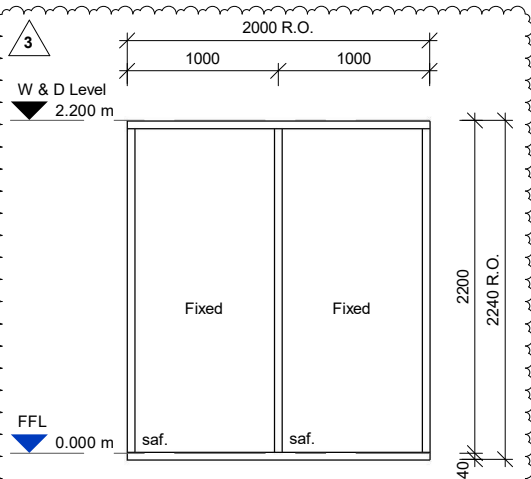
## W.07

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.



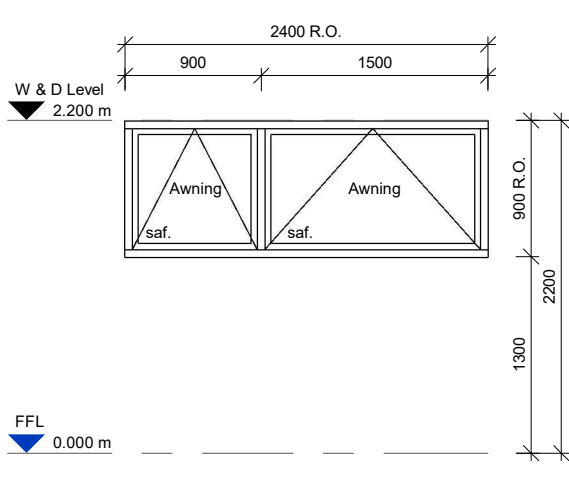
## W.08

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.



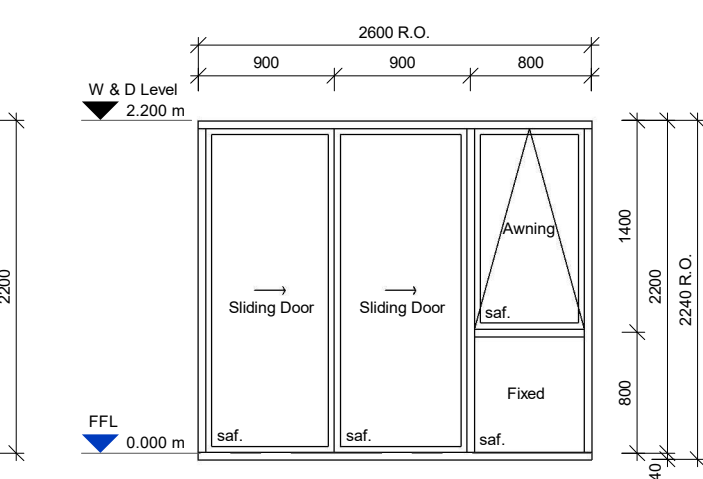
## W.09

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.

BC260131  
APPROVED - Site Copy  
Hastings District Council  
3/08/2026

# FA600 REV.3

### 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

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

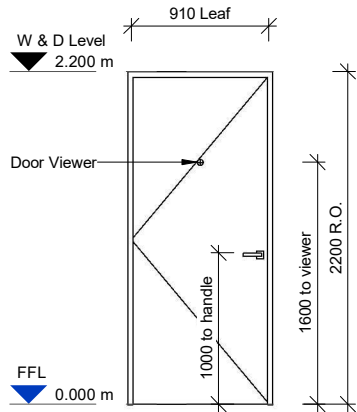
Legal Description: Lot 4 DP 614701  
Total Site Area: 5953m2

### NZBC Compliance

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

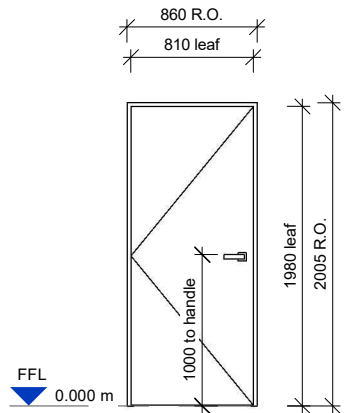
Compliance with H1/AS1. Refer to calculations within drawing set.

|                  |                |               |
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| 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 |



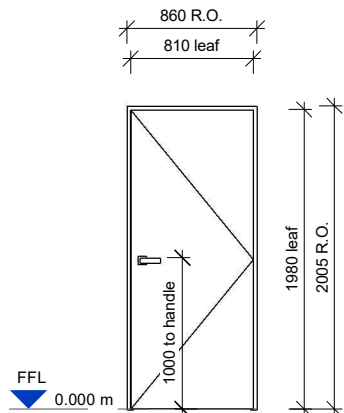
D.01

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.



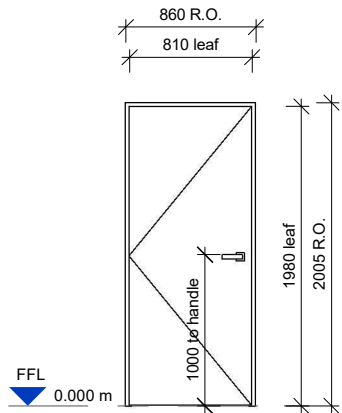
D.02

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



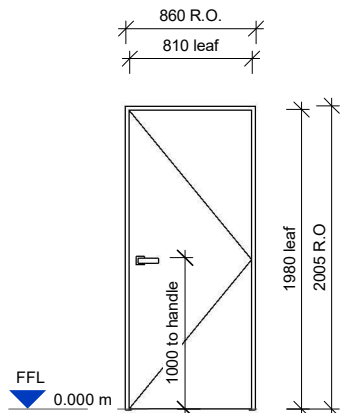
D.07

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



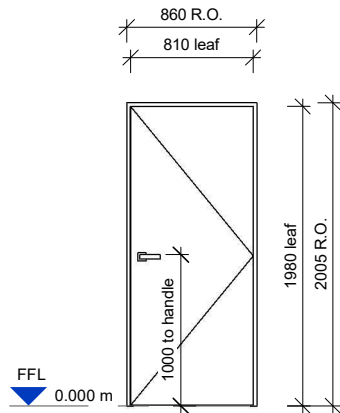
D.03

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.



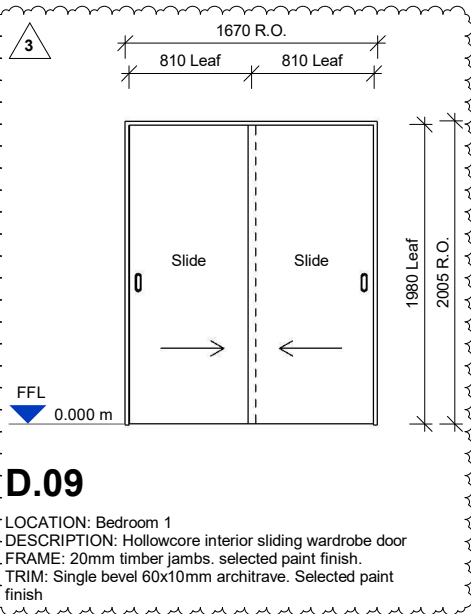
D.08

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



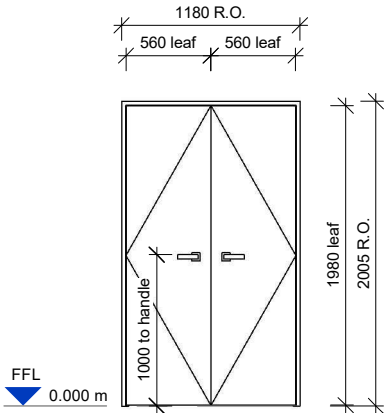
D.04

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.



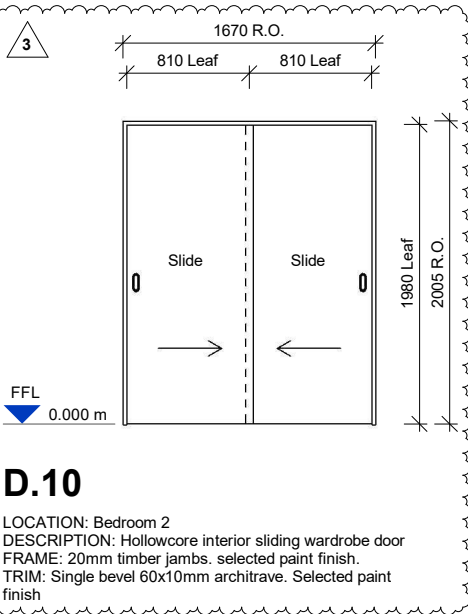
D.09

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



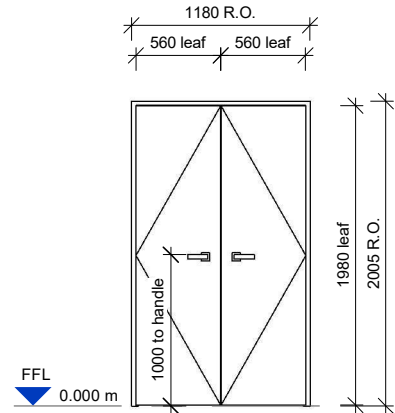
D.05

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



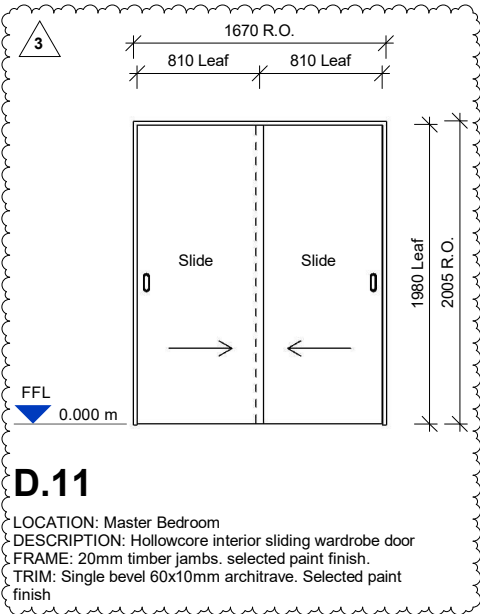
D.10

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.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.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

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  
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.

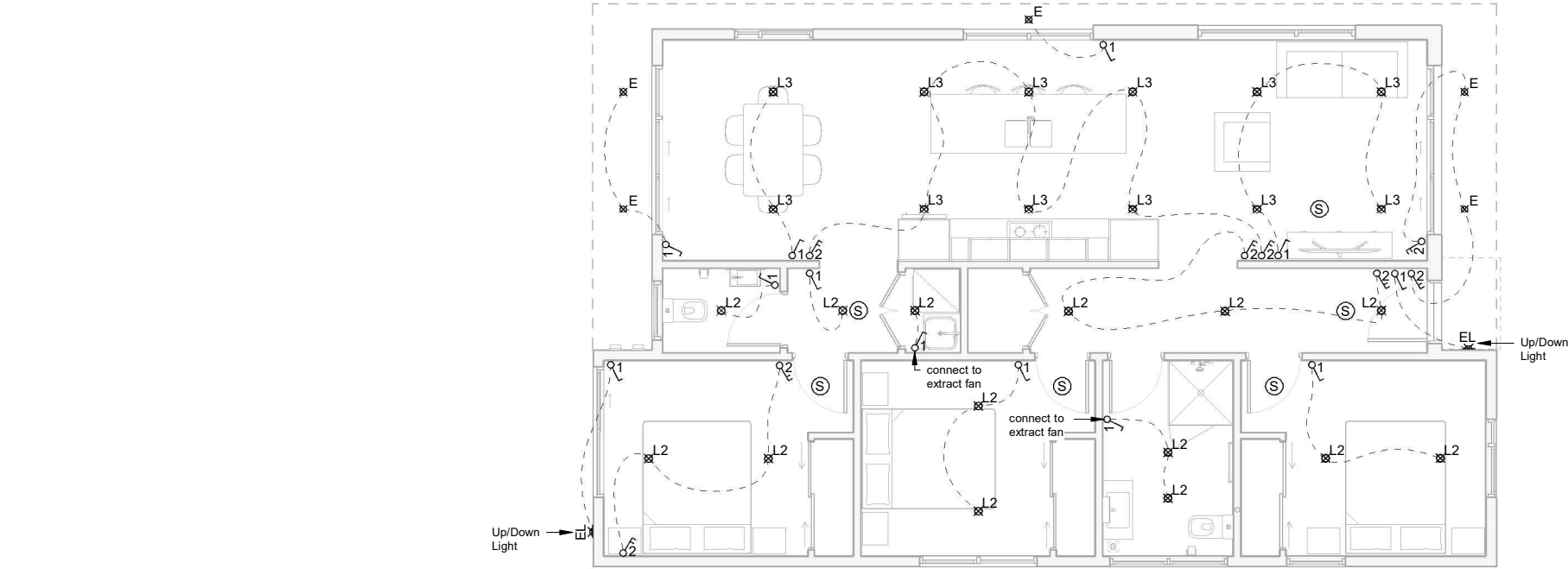
Compliance with H1/AS1. Refer to calculations within drawing set.

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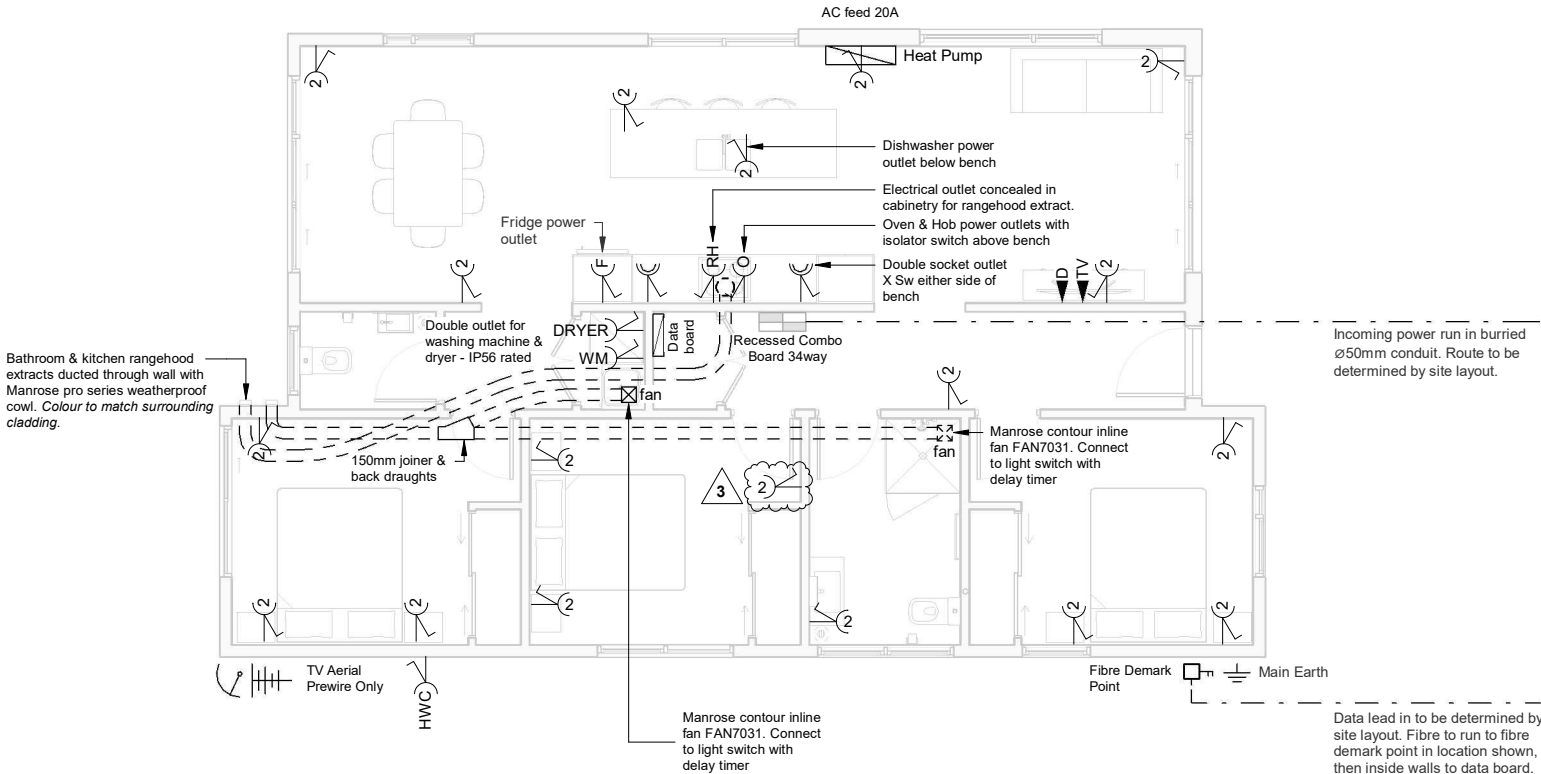
stapleton elliott



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

- 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  
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

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

|                   |                          |     |                                                                             |  |
|-------------------|--------------------------|-----|-----------------------------------------------------------------------------|--|
| Columns and beams | <input type="checkbox"/> | N/A | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised |  |
| Bracing           | <input type="checkbox"/> | N/A | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised |  |
| Other             | <input type="checkbox"/> | N/A | <input type="checkbox"/> Carried out<br><input type="checkbox"/> Supervised |  |

**ISSUED BY**

|                                                                                                                                                                              |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Name: <b>Fabio Parodi</b>                                                                                                                                                    | LBP or Registration number: <b>1025559</b> |
| The practitioner is a: <input type="checkbox"/> Design LBP <input type="checkbox"/> Registered architect <input checked="" type="checkbox"/> Chartered professional engineer |                                            |
| Design Entity or Company: <b>CRESCO ENGINEERS NEW ZEALAND LIMITED</b>                                                                                                        |                                            |
| Street address / Registered office: <b>c.o. M J Mowat, 290 Clyde Road</b>                                                                                                    |                                            |
| Suburb: <b>Bryndwr</b>                                                                                                                                                       | Town/City: <b>Christchurch</b>             |
| PO Box/Private Bag: <b>N/A</b>                                                                                                                                               | Postcode: <b>8053</b>                      |
| Phone number: <b>N/A</b>                                                                                                                                                     | Mobile: <b>027 838 8338</b>                |
| After Hours: <b>N/A</b>                                                                                                                                                      | Fax: <b>N/A</b>                            |
| Email address: <b>f.parodi@cresco-group.com</b>                                                                                                                              | Website: <b>www.cresco.co.nz</b>           |

**DECLARATION**

I **Fabio Parodi**

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- ~~Complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

Signature:



Date: 10/06/26

**BC260131**  
**APPROVED - Site Copy**  
**Hastings District Council**  
**3/08/2026**

To  
**Hastings District Council**  
Building Consent Authority

10/06/26

Dear Sir / Madam,

## **B2 Compliance**

*Residential Foundation at Lot 3 at 12 Ratima Avenue, Hastings*

We are not able to supply a Producer Statement for Design in respect of the requirements of Clause(s) **B2** of the Building Code since there is no effective verification method for this Clause within the Building Code.

However, we can confirm that for the structural elements shown in our documentation:

### **Timber**

Timber treatment has been selected in accordance with Table 1A of B2/AS1.

### **Concrete**

Concrete covers have been selected in accordance with NZS3101, Part 1, Section 3.

### **Mild Steel**

Generally, steel member/connections requirements as per NZS3604:2011 or proprietary coatings to comply with SNZTS3404. Otherwise, steel protection has been specified in accordance with the 'Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings' AS/NZS 2312. We note that this is on a time to first maintenance basis.

We trust this provides the information that you are seeking.

Yours faithfully,



**Fabio Parodi**  
Cresco Engineers New Zealand Limited