



HOUSE PACK. COLLECTION 3

LOT	HOUSE TYPE	COLOUR SCHEME	HOUSE FORM	SECTION (m2)	HOUSE m2*	BEDROOMS	BATHROOMS**	PARKING	KITCHEN	PRIMARY OUTDOOR LIVING
7	Type H (left)	HA	Two-Storey Terrace	159 m ²	95.438	3 (2 dble, 1 single)	1	Driveway	L Shaped	Back Yard
8	Type H (middle)	HA	Two-Storey Terrace	116 m ²	95.631	3 (2 dble, 1 single)	1	Driveway	L Shaped	Back Yard
9	Type H (right)	HA	Two-Storey Terrace	185 m ²	97.733	3 (2 dble, 1 single)	1	Driveway	L Shaped	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:



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

ARCHITECTURAL DRAWING LEGEND

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

ABBREVIATIONS

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

FLOOR PLAN - DRAWING LEGEND

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

REFLECTED CEILING PLAN
DRAWING LEGEND

	Ceiling Level
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ELEVATIONS & SECTIONS

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

REFERENCE ANNOTATIONS

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

DRAWING SHEET NUMBERING

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

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

Drawing Series Numbering:

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

SCALE CONVERSIONS

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

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

GENERAL NOTES

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

GENERAL LEGEND

	North Point
	Level Name 4.000 m 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
0	BC Application (Lot 14)	17.06.2026
NO.	DESCRIPTION	DATE

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

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

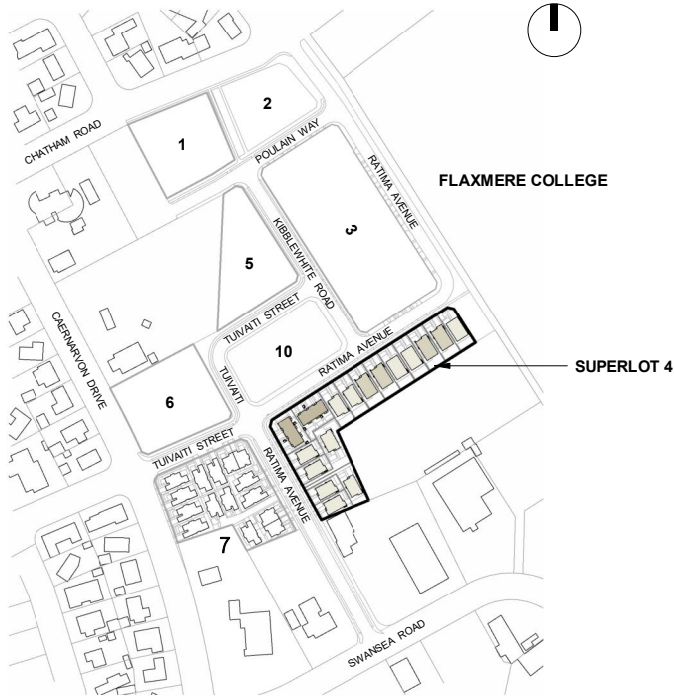
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Auckland	+64 9 976 8288	ak@dgse.co.nz



SUPERLOT 4

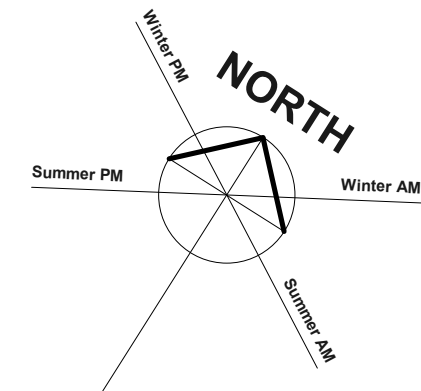


2 LOCATION PLAN - SL4
SCALE @ A3 - 1 : 5000 | SCALE @ A1 - DOUBLE SCALE

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

BC260011
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Hastings District Council
3/08/2026

RATIMA AVENUE



A103 REV. 2

SITE PLAN - AREA 3

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

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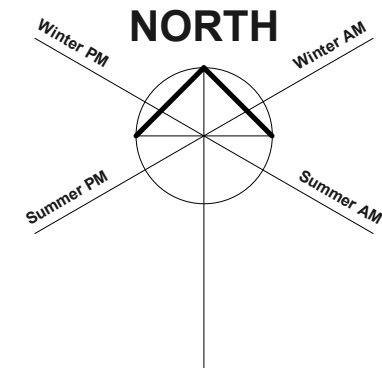
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A112 REV. 2

SETOUT - LOT 7,8,9

SITE SPECIFIC DRAWINGS

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE

BUILDING CONSENT

PROJECT No. F563.3

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2	BC Application (Lot 7,8,9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

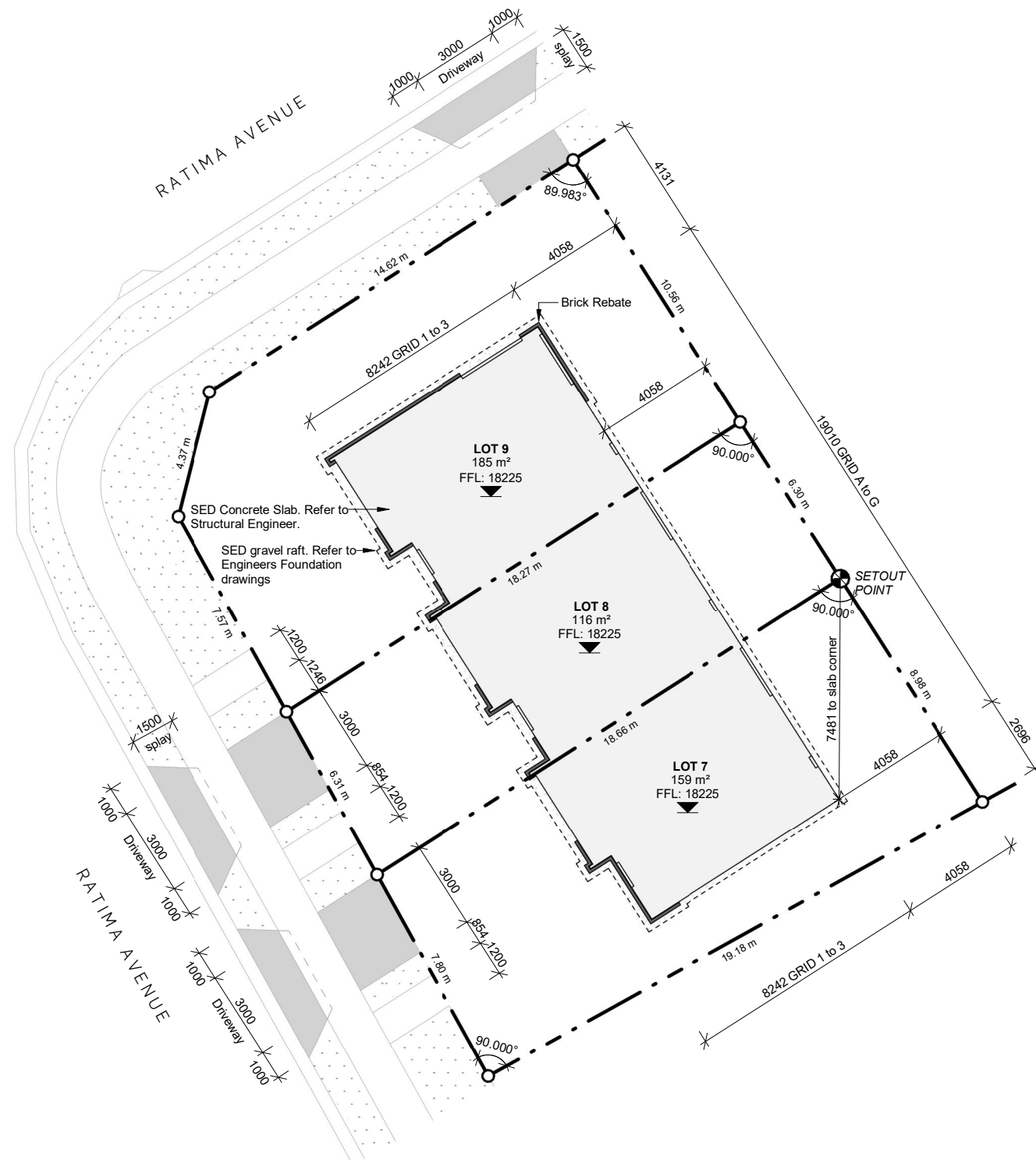
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Note: Refer to architectural foundation plan for slab dimensions & rebates

2 SETOUT PLAN - LOT 7,8,9
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE



1 LANDSCAPE PLAN - LOT 7,8,9
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

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APPROVED Site Copy
Hastings District Council
3/08/2026

HA200

REV.3

FLOOR PLANS

TYPE H LOT 7-12

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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WALL BRACING
Refer to structural engineers 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.

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

Internal wet-area ceilings to be lined with 13mm GIB Aqualine Plasterboard, 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: 62 - 95mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: B

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

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

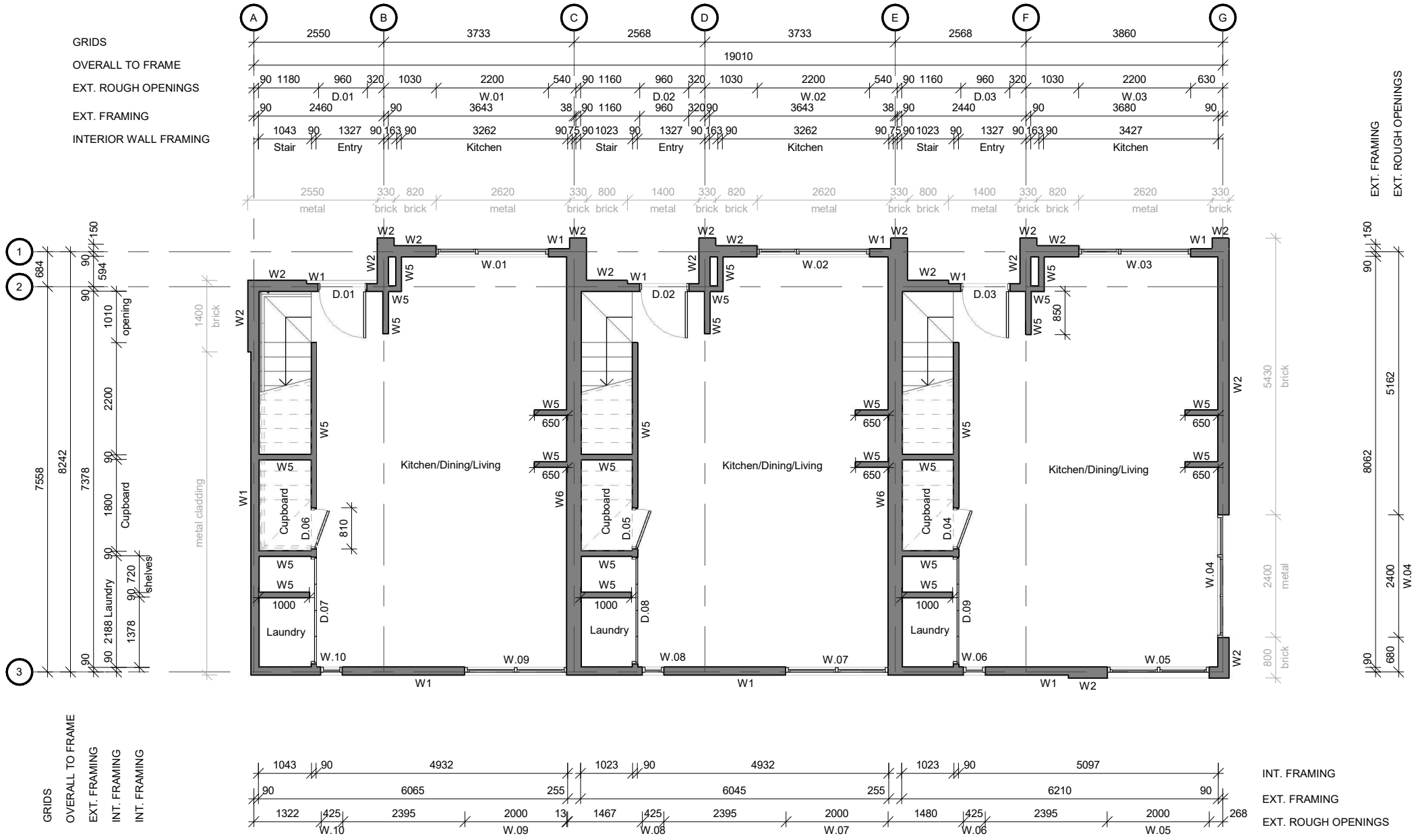
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Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



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1 GROUND FLOOR PLAN
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

2 FIRST FLOOR PLAN
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



1 WALL FRAMING PLAN - GROUND FLOOR
HA300 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	125x75x6L	
4.5m	125x75x10L	125x75x10L	-	
4.8m	125x75x10L	125x75x10L	-	
E2/AS1 table 18E				
W.05	Head 60x60x6L			
W.17	Head 80x80x6L			
W.19	Head 60x60x6L			

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
D.01	960	3920	2/90x45mm SG8	Mitek F
D.02	960	3920	2/90x45mm SG8	Mitek F
D.03	960	3920	2/90x45mm SG8	Mitek F
D.04	810	2550	2/140x45mm SG8	Mitek F
D.05	810	2470	2/140x45mm SG8	Mitek F
D.06	810	2470	2/140x45mm SG8	Mitek F
D.07	2100	3040	2/290x45mm SG8	Mitek G
D.08	2100	3580	2/290x45mm SG8	Mitek G
D.09	2100	3105	2/290x45mm SG8	Mitek G
D.10	1070	Trimmer	90x45mm SG8	N/A
D.11	860	Trimmer	90x45mm SG8	N/A
D.12	860	Trimmer	90x45mm SG8	N/A
D.13	860	Trimmer	90x45mm SG8	N/A
D.14	860	Trimmer	90x45mm SG8	N/A
D.15	1070	Trimmer	90x45mm SG8	N/A
D.16	860	Trimmer	90x45mm SG8	N/A
D.17	860	Trimmer	90x45mm SG8	N/A
D.18	860	Trimmer	90x45mm SG8	N/A

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
D.19	860	Trimmer	90x45mm SG8	N/A
D.20	1070	Trimmer	90x45mm SG8	N/A
D.21	860	Trimmer	90x45mm SG8	N/A
D.22	860	Trimmer	90x45mm SG8	N/A
D.23	860	Trimmer	90x45mm SG8	N/A
D.24	860	Trimmer	90x45mm SG8	N/A
D.25	1670	Trimmer	2/90x45mm SG8	N/A
D.26	1670	Trimmer	2/90x45mm SG8	N/A
D.27	1670	Trimmer	2/90x45mm SG8	N/A
D.28	1670	Trimmer	2/90x45mm SG8	N/A
D.29	1670	Trimmer	2/90x45mm SG8	N/A
D.30	1670	Trimmer	2/90x45mm SG8	N/A
W.01	2200	2350	2/190x45mm SG8	Mitek G
W.02	2200	2350	2/190x45mm SG8	Mitek G
W.03	2200	2350	2/190x45mm SG8	Mitek G
W.04	2400	2639	2/240x45mm SG8	Mitek G
W.05	2000	2195	2/190x45mm SG8	Mitek F
W.06	1200	4080	2/190x45mm SG8	Mitek F

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
W.07	2000	2195	2/190x45mm SG8	Mitek F
W.08	1200	4080	2/190x45mm SG8	Mitek F
W.09	2000	2195	2/190x45mm SG8	Mitek F
W.10	1200	4080	2/190x45mm SG8	Mitek F
W.11	800	3780	2/90x45mm SG8	Mitek F
W.12	2200	2000	2/190x45mm SG8	Mitek F
W.13	800	3780	2/90x45mm SG8	Mitek F
W.14	2200	2000	2/190x45mm SG8	Mitek F
W.15	800	3780	2/90x45mm SG8	Mitek F
W.16	2200	2000	2/190x45mm SG8	Mitek F
W.17	2400	2000	2/190x45mm SG8	Mitek F
W.18	2400	1895	2/190x45mm SG8	Mitek F
W.19	800	1895	2/90x45mm SG8	Mitek E
W.20	1200	3780	2/140x45mm SG8	Mitek F
W.21	800	1895	2/90x45mm SG8	Mitek E
W.22	1200	3780	2/140x45mm SG8	Mitek F
W.23	800	1895	2/90x45mm SG8	Mitek E
W.24	1200	3780	2/140x45mm SG8	Mitek F
W.25	800	3780	2/90x45mm SG8	Mitek F

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 (2.6m max.)
STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs 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: Strato 0.40BMT 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 (2.7m 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.

W3
Brick Cladding (3.6m max.)
Refer to W2. STRUCTURE: 2/90x45mm H1.2 treated SG8 timber framing. Studs at 300ctrs. Nogs at 1350ctrs.

INTERIOR WALLS

W4
(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)

W5
(2.6m)
Refer to W4 description, studs at 400ctrs.

W6
IT Wall
INTERTENANCY WALL - GIB GTLAB 60d

LINING: GIB Standard 13mm
FRAMING/INSULATION: 90x45mm SG8 H1.2 treated Studs at 600ctrs. Nogs at 1350ctrs. (R2.2 Pink Batts 90mm glass wool insulation)
AIR GAP: 25mm
CENTRAL BARRIER: GIB Barrierline 25mm
AIR GAP: 25mm
FRAMING/INSULATION: 90x45mm SG8 H1.2 treated Studs at 600ctrs. Nogs at 1350ctrs. (R2.2 Pink Batts 90mm glass wool insulation)
LINING: GIB Standard 13mm

W7
(2.45m)
STRUCTURE: 70x45 SG8 H1.2 treated timber framing. Studs at 600ctrs, nogs at 1350ctrs max.
LININGS: 10mm GIB Standard

WALL FRAMING - GROUND FLOOR TYPE H LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. F563.3

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3	Value Engineering	27.07.2026
2	BC Application (lot 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

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

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

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



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WALL FRAMING - FIRST FLOOR

TYPE H
LOT 7-12

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FLAXMERE HOUSING

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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

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Metal Tray
(2.6m max.)
STRUCTURE: 90x45mm H1.2 treated SG8 timber framing. Studs at 400ctrs max. Nogs at 600ctrs max.
AIR BARRIER: Masons Uni Pro CAVITY: 20x45mm H3.1 treated horizontal castellated cavity battens with separation layer to metal cladding. 1200ctrs max.
CLADDING: Straco 0.40BMT 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
(2.7m 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.

W3
Brick Cladding
(3.6m max.)
Refer to W2. STRUCTURE: 2/90x45mm H1.2 treated SG8 timber framing. Studs at 300ctrs. Nogs at 1350ctrs.

INTERIOR WALLS

W4
(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)

W5
(2.6m)
Refer to W4 description, studs at 400ctrs.

W6
IT Wall
INTERTENANCY WALL - GIB GTLAB 60d

LINING: GIB Standard 13mm FRAMING/INSULATION: 90x45mm SG8 H1.2 treated Studs at 600ctrs. Nogs at 1350ctrs. (R2.2 Pink Batts 90mm glass wool insulation)
AIR GAP: 25mm CENTRAL BARRIER: GIB Barrierfree 25mm AIR GAP: 25mm FRAMING/INSULATION: 90x45mm SG8 H1.2 treated Studs at 600ctrs. Nogs at 1350ctrs. (R2.2 Pink Batts 90mm glass wool insulation)
LINING: GIB Standard 13mm

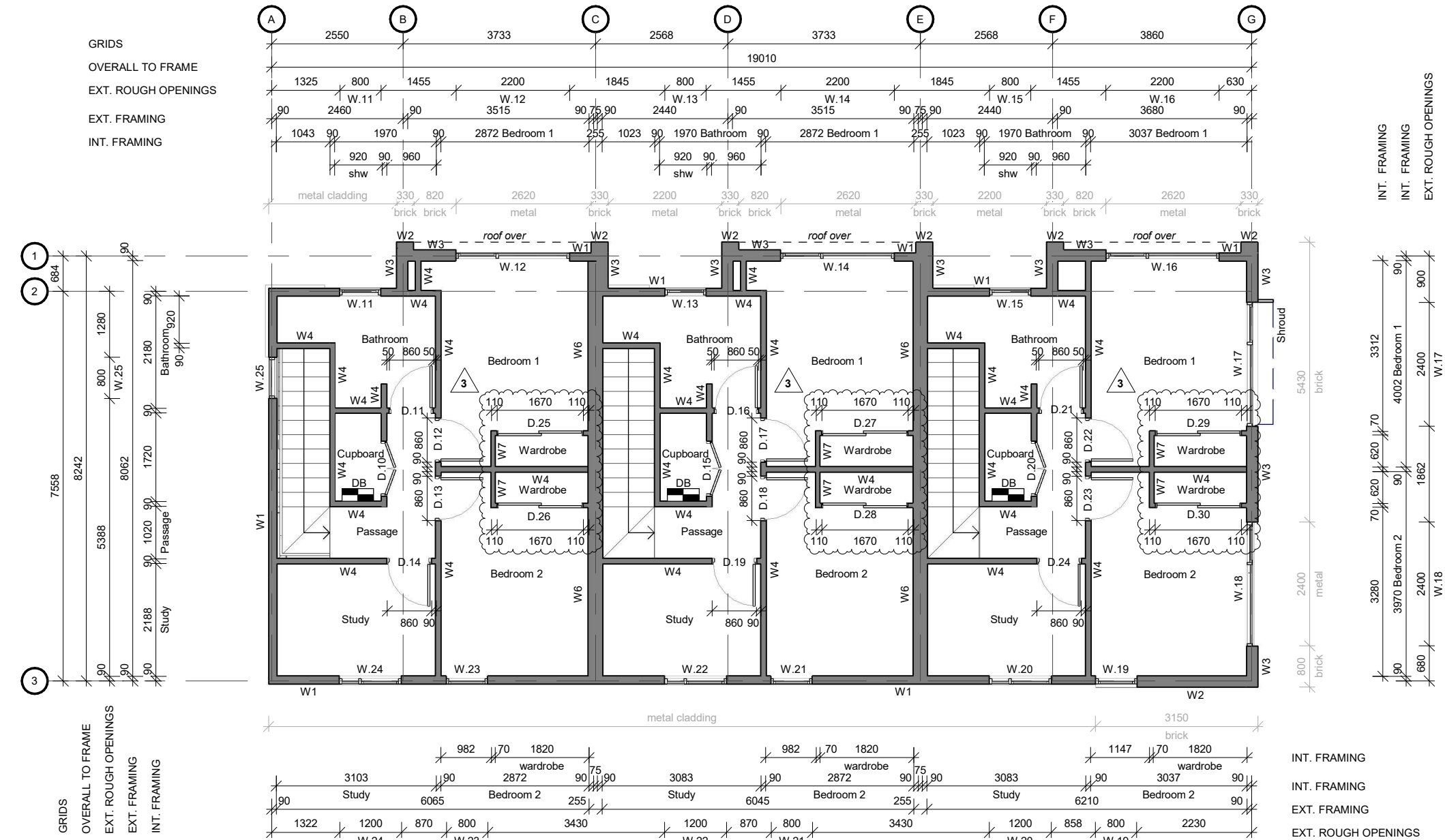
W7
(2.45m)
STRUCTURE: 70x45 SG8 H1.2 treated timber framing. Studs at 600ctrs, nogs at 1350ctrs max. LININGS: 10mm GIB Standard

INT. FRAMING

INT. FRAMING

EXT. FRAMING

EXT. ROUGH OPENINGS



1 WALL FRAMING PLAN - FIRST FLOOR

HA300 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				
W.05	Head 60x60x6L			
W.17	Head 80x80x6L			
W.19	Head 60x60x6L			

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
D.01	960	3920	2/90x45mm SG8	Mitek F
D.02	960	3920	2/90x45mm SG8	Mitek F
D.03	960	3920	2/90x45mm SG8	Mitek F
D.04	810	2550	2/140x45mm SG8	Mitek F
D.05	810	2470	2/140x45mm SG8	Mitek F
D.06	810	2470	2/140x45mm SG8	Mitek F
D.07	2100	3040	2/290x45mm SG8	Mitek G
D.08	2100	3580	2/290x45mm SG8	Mitek G
D.09	2100	3105	2/290x45mm SG8	Mitek G
D.10	1070	Trimmer	90x45mm SG8	N/A
D.11	860	Trimmer	90x45mm SG8	N/A
D.12	860	Trimmer	90x45mm SG8	N/A
D.13	860	Trimmer	90x45mm SG8	N/A
D.14	860	Trimmer	90x45mm SG8	N/A
D.15	1070	Trimmer	90x45mm SG8	N/A
D.16	860	Trimmer	90x45mm SG8	N/A
D.17	860	Trimmer	90x45mm SG8	N/A
D.18	860	Trimmer	90x45mm SG8	N/A

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
D.19	860	Trimmer	90x45mm SG8	N/A
D.20	1070	Trimmer	90x45mm SG8	N/A
D.21	860	Trimmer	90x45mm SG8	N/A
D.22	860	Trimmer	90x45mm SG8	N/A
D.23	860	Trimmer	90x45mm SG8	N/A
D.24	860	Trimmer	90x45mm SG8	N/A
D.25	1670	Trimmer	2/90x45mm SG8	N/A
D.26	1670	Trimmer	2/90x45mm SG8	N/A
D.27	1670	Trimmer	2/90x45mm SG8	N/A
D.28	1670	Trimmer	2/90x45mm SG8	N/A
D.29	1670	Trimmer	2/90x45mm SG8	N/A
D.30	1670	Trimmer	2/90x45mm SG8	N/A
W.01	2200	2350	2/190x45mm SG8	Mitek G
W.02	2200	2350	2/190x45mm SG8	Mitek G
W.03	2200	2350	2/190x45mm SG8	Mitek G
W.04	2400	2639	2/240x45mm SG8	Mitek G
W.05	2000	2195	2/190x45mm SG8	Mitek F
W.06	1200	4080	2/190x45mm SG8	Mitek F

LINTEL SCHEDULE				
Mark	R.O.	Load.D	Lintel	Fixing
W.07	2000	2195	2/190x45mm SG8	Mitek F
W.08	1200	4080	2/190x45mm SG8	Mitek F
W.09	2000	2195	2/190x45mm SG8	Mitek F
W.10	1200	4080	2/190x45mm SG8	Mitek F
W.11	800	3780	2/90x45mm SG8	Mitek F
W.12	2200	2000	2/190x45mm SG8	Mitek F
W.13	800	3780	2/90x45mm SG8	Mitek F
W.14	2200	2000	2/190x45mm SG8	Mitek F
W.15	800	3780	2/90x45mm SG8	Mitek F
W.16	2200	2000	2/190x45mm SG8	Mitek F
W.17	2400	2000	2/190x45mm SG8	Mitek F
W.18	2400	1895	2/190x45mm SG8	Mitek F
W.19	800	1895	2/90x45mm SG8	Mitek E
W.20	1200	3780	2/140x45mm SG8	Mitek F
W.21	800	1895	2/90x45mm SG8	Mitek E
W.22	1200	3780	2/140x45mm SG8	Mitek F
W.23	800	1895	2/90x45mm SG8	Mitek E
W.24	1200	3780	2/140x45mm SG8	Mitek F
W.25	800	3780	2/90x45mm SG8	Mitek F

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Hastings District Council
3/08/2026

HA280

REV.3

ROOF PLAN

TYPE H LOT 7-12

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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

ROOF CLADDING NOTES

Roof Material	Stratco Superdek Roofing, 0.40BMT, Colorsteel Maxam.
Roof Underlay	Thermakraft Covertek 405 or similar approved with Roofing manufacturer
Purlins	Purlins to be 70x45 SG8 H1.2 treated on flat at 600ctrs max. Fix at every intersection with roof framing with 1/10g self drilling screws, 80mm long. Purlin to be spaced 400mm from fascia & ridge boards as required by the allowed roofing end span.
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, secondary folded colorsteel fascia to front elevation, 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: 26.7m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP01: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION B
Roof Area: 27.5m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP01: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION C
Roof Area: 25.6m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP02: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION D
Roof Area: 27.6m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP02: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION E
Roof Area: 25.8m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP03: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

ROOF SECTION F
Roof Area: 28.7m²
Gutter: Stratco Quarter Round Gutter
Gutter Sectional Area: 6100mm²
Roof Area Permitted for Gutter Size: 45m²
DP01: ø100mm selected downpipe
Roof Area Permitted for DP Size: 155m²
Rainfall intensity: 1 in 100

3	Value Engineering	27.07.2026
2	BC Application (lot 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

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

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

NZBC Compliance

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

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

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



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1 **ROOF PLAN**
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

2 **ROOF FRAMING PLAN**
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

BUILDING ENVELOPE RISK MATRIX		
High Wind Zone		
RISK FACTOR	RISK SEVERITY	RISK SCORE
Wind Zone (Per NZS 3804)	High	1
Number of storeys	High	2
Roof/Wall intersection design	Medium	1
Eaves Width	Very High	5
Envelope complexity	Medium	1
Deck Design	Low	0
Total Risk Score:		10

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3/08/2026

HA300

REV.3

ELEVATIONS

TYPE H LOT 7-12

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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NO.	DESCRIPTION	DATE

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Wind Region: A
Wind Zone: High
Corrosion Zone: B

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Total Site Area: 5953m²

NZBC Compliance

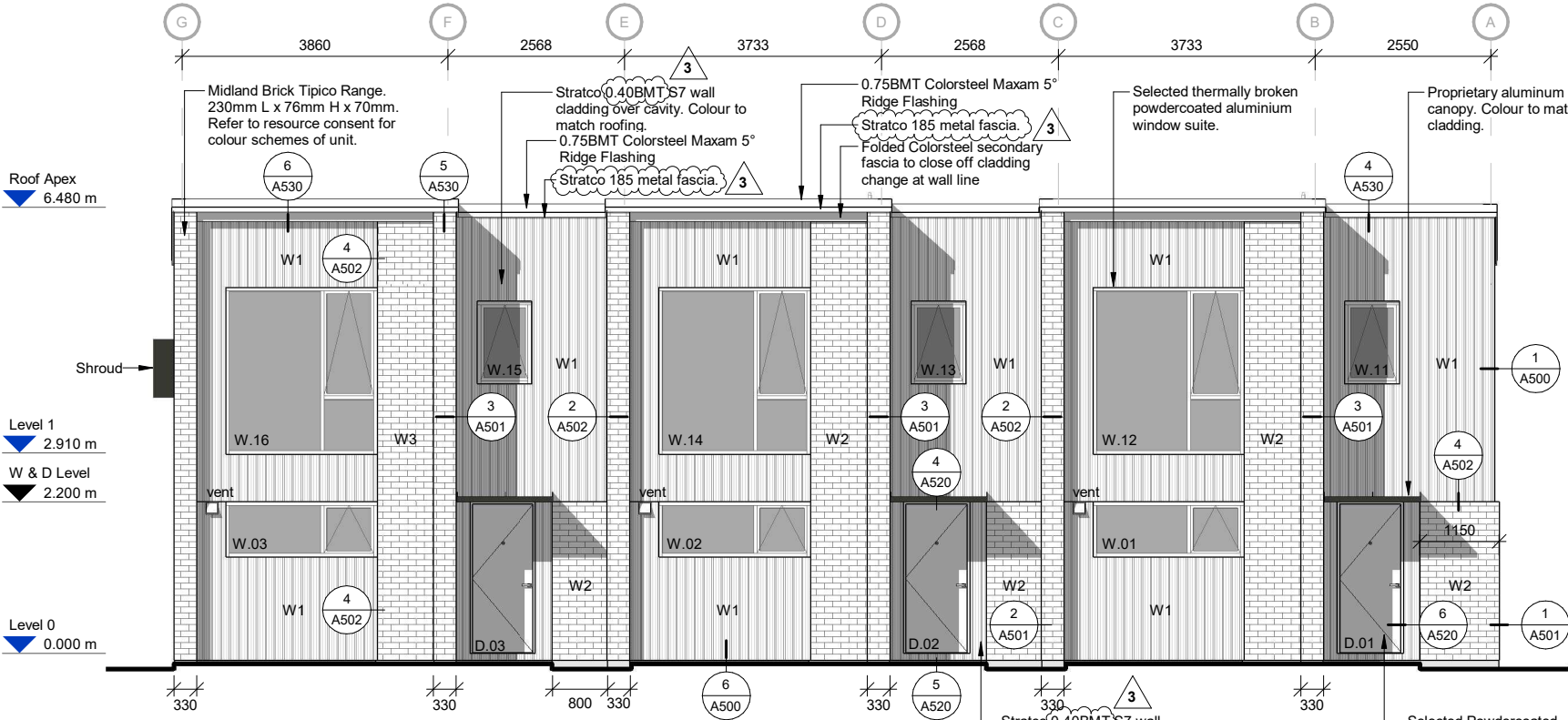
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Compliance with H1/AS1. Refer to calculations within drawing set.

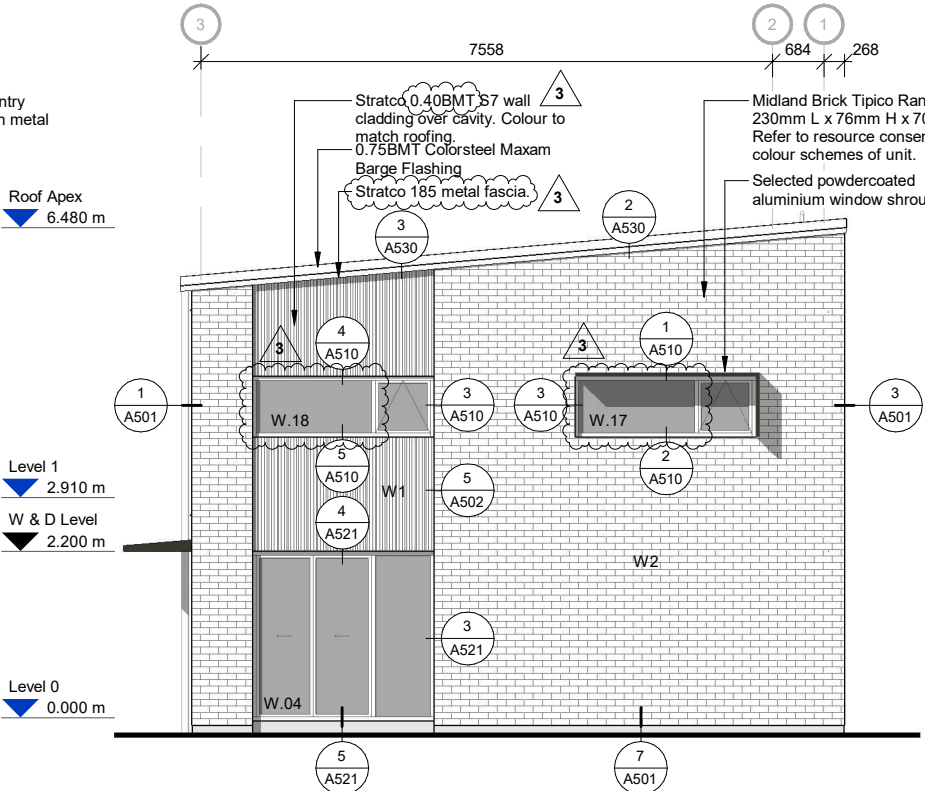
Auckland	+64 9 976 8288	ak@dgse.co.nz
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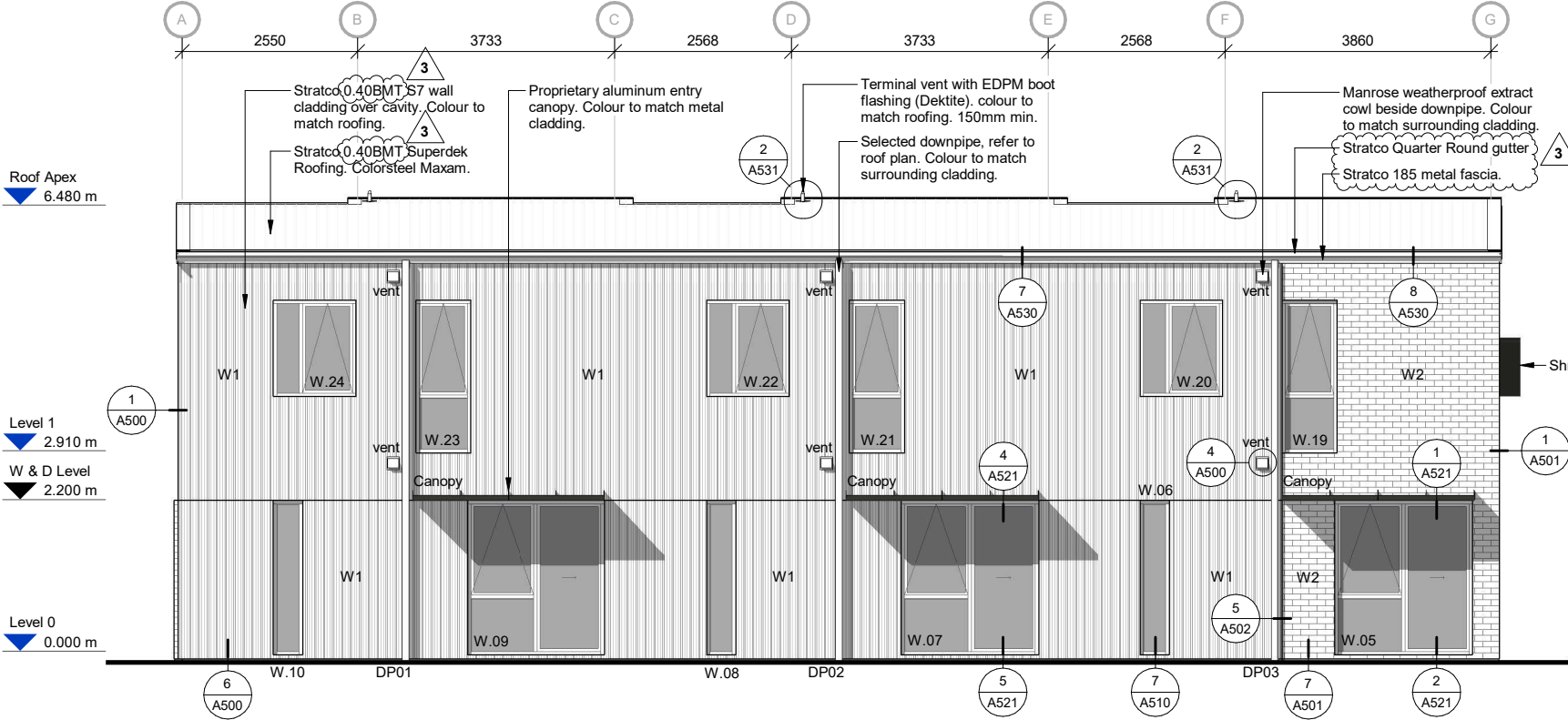
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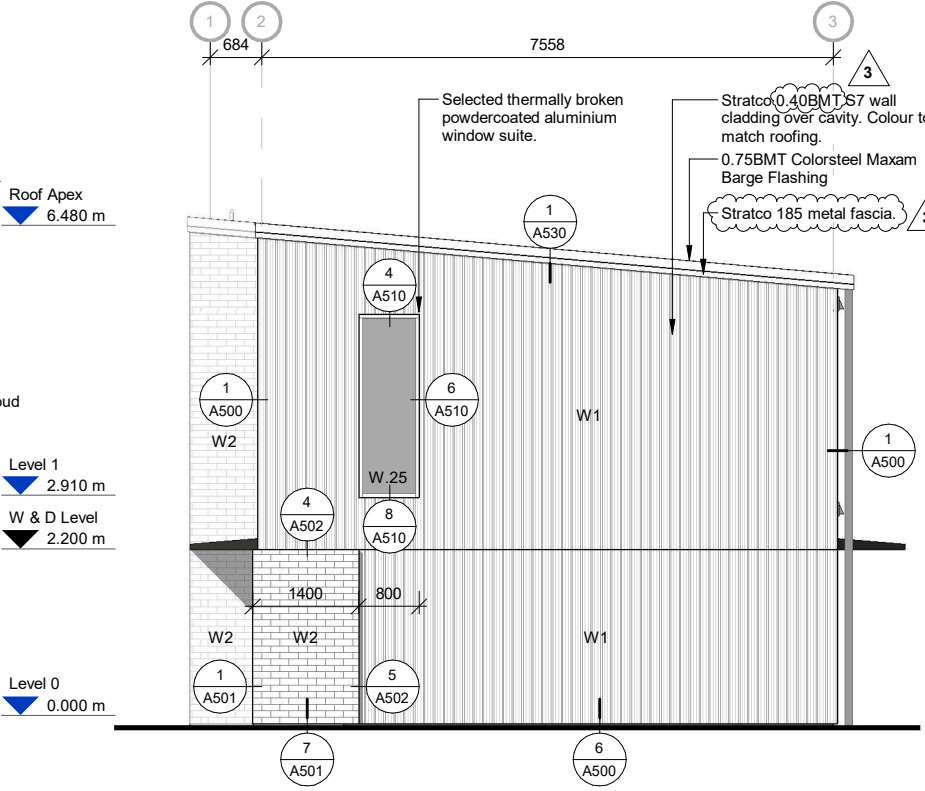
1 FRONT ELEVATION
HA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



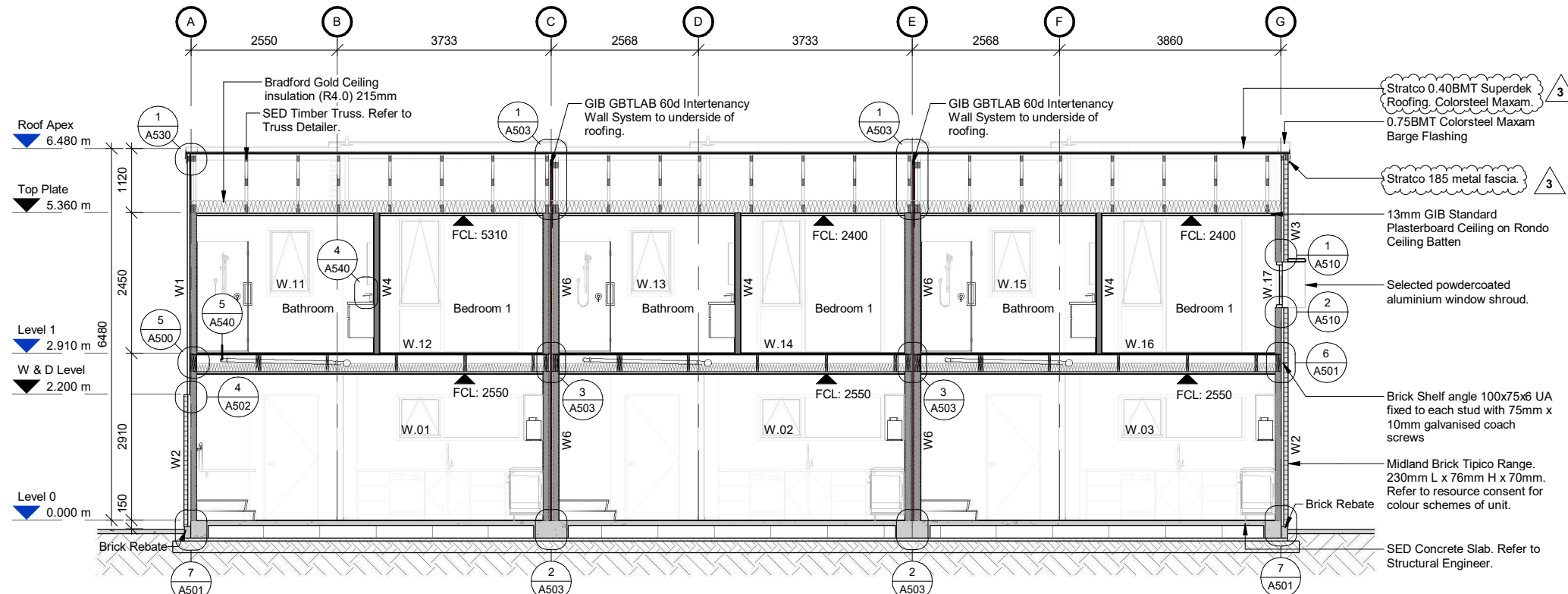
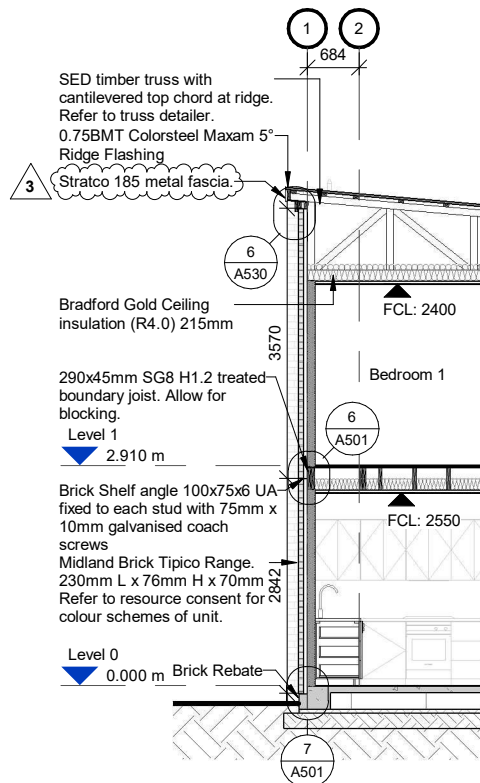
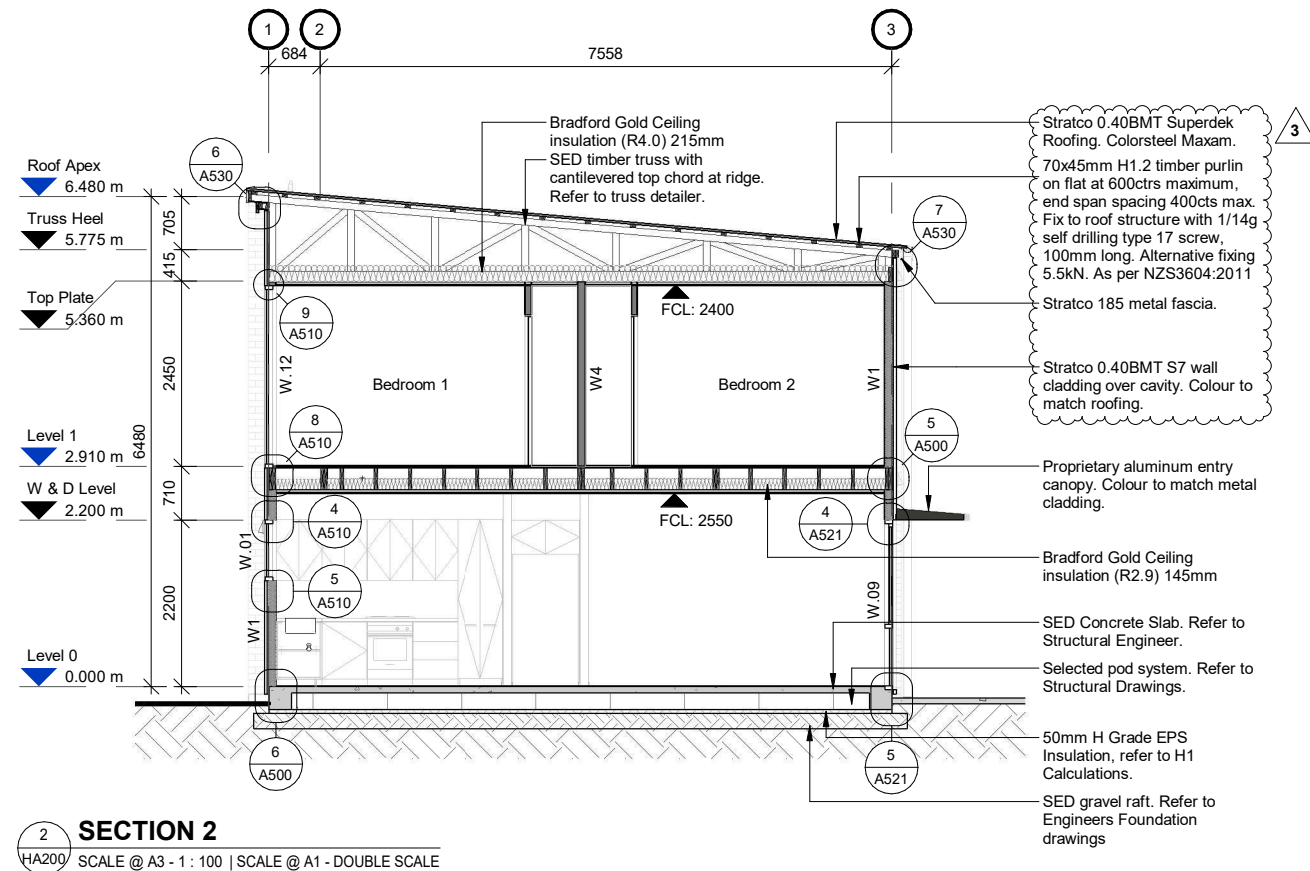
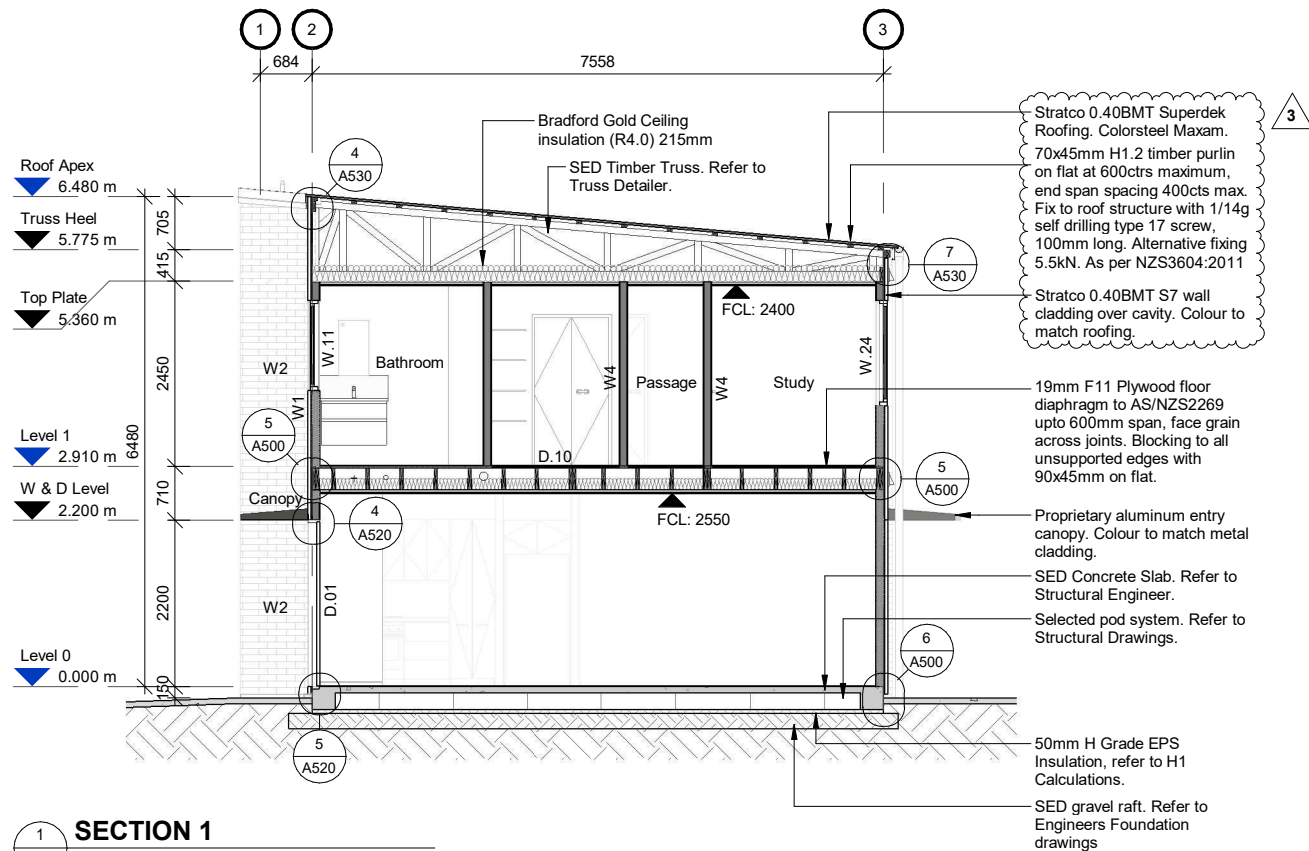
2 STREET CORNER ELEVATION
HA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 BACK ELEVATION
HA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



4 END ELEVATION
HA200 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



HA400

REV.3

SECTION

TYPE H LOT 7-12

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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2	BC Application (lot 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

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Wind Region: A
Wind Zone: High
Corrosion Zone: B

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

NZBC Compliance

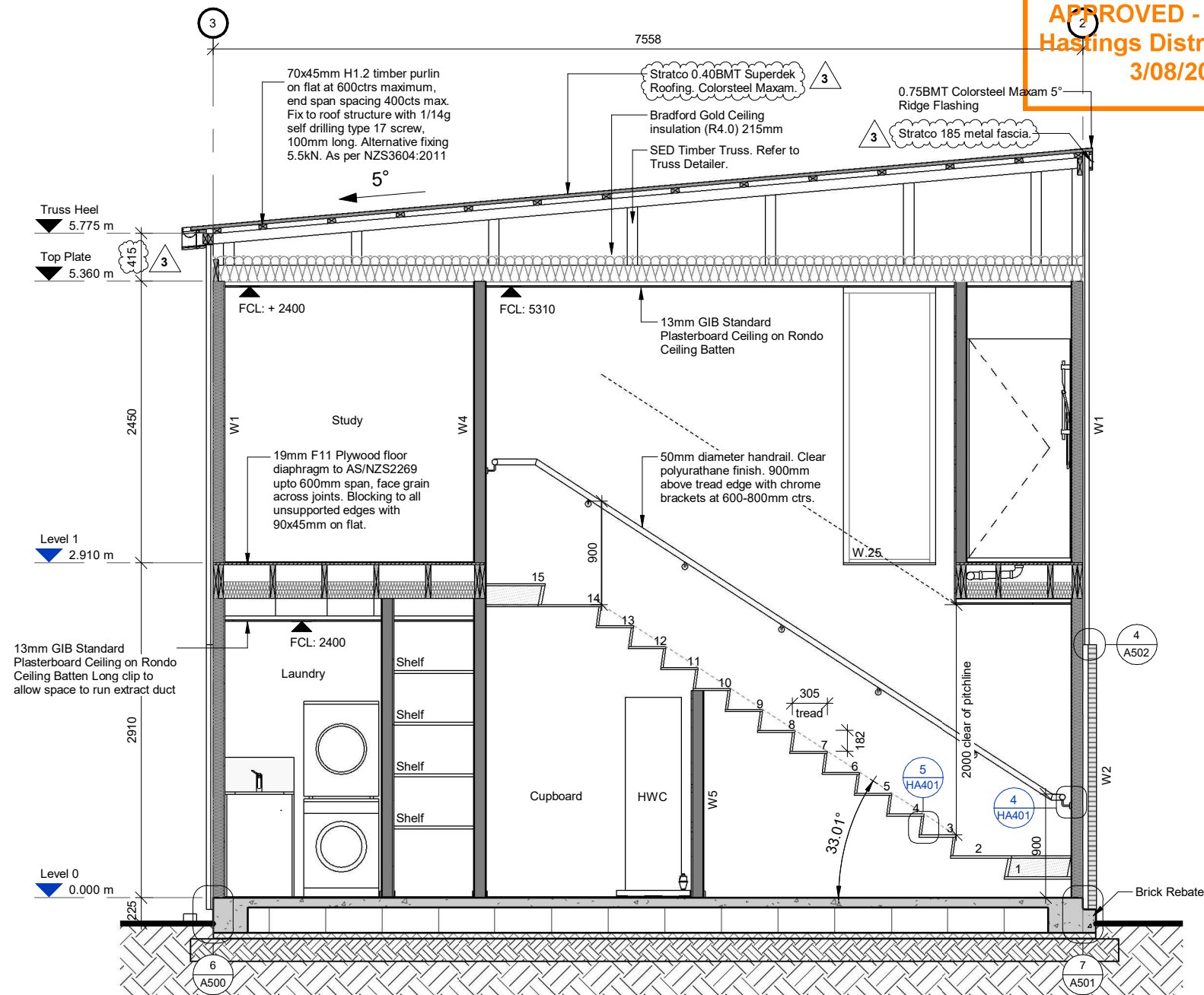
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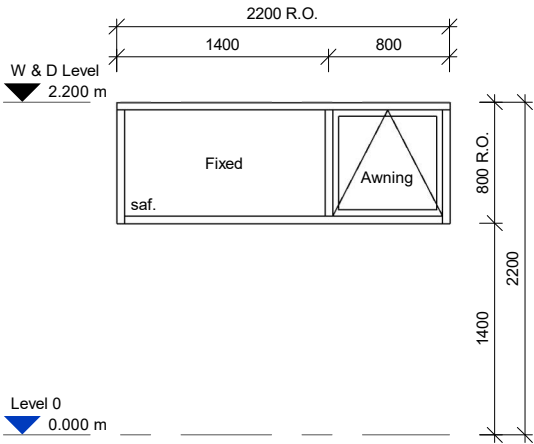
Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
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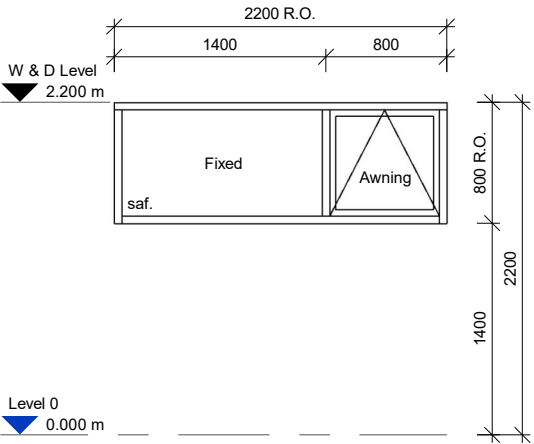
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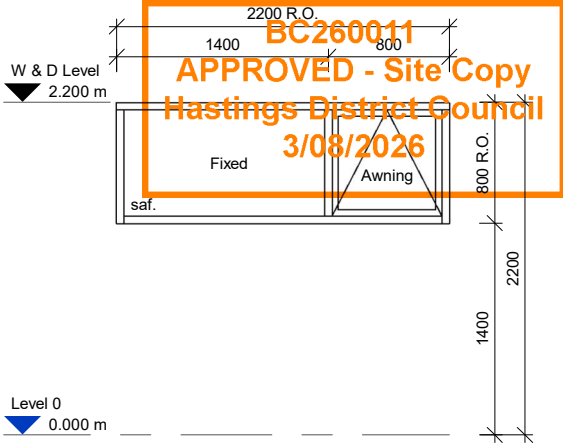
W.01

LOCATION: Kitchen
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.



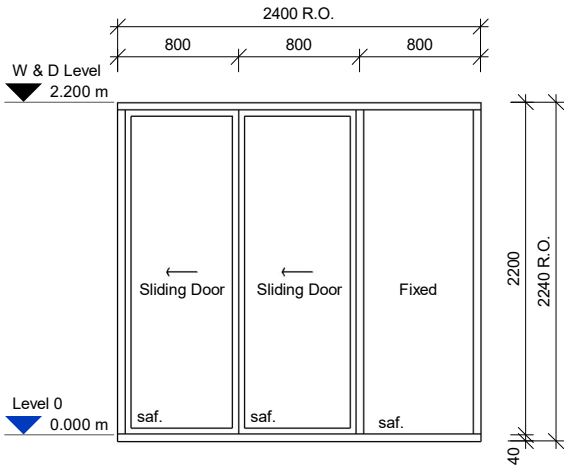
W.02

LOCATION: Kitchen
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.



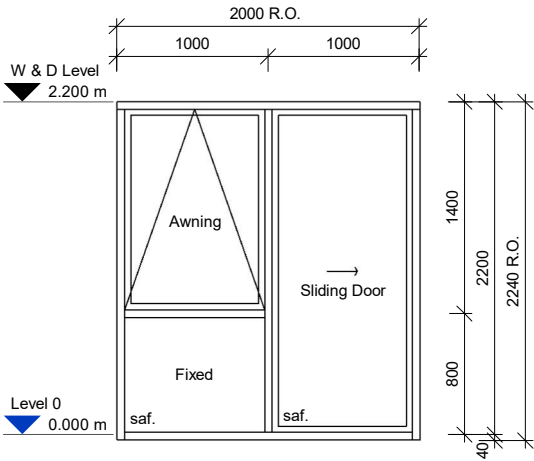
W.03

LOCATION: Kitchen
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.



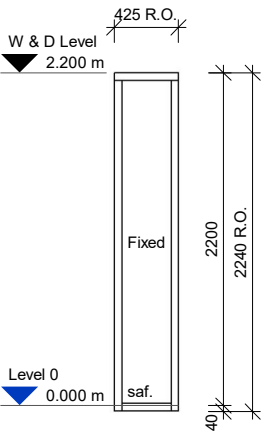
W.04

LOCATION: Living
DESCRIPTION: Sliding Door. S+S+F
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.



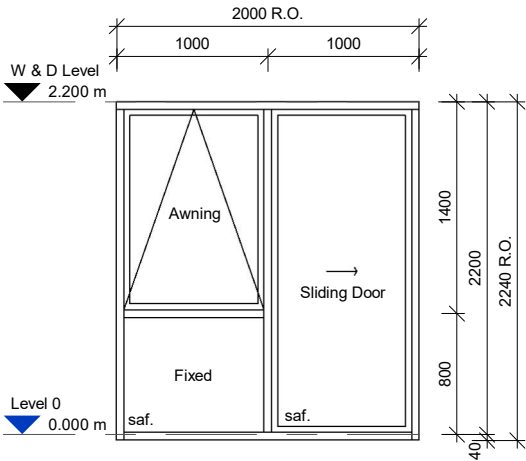
W.05

LOCATION: Living
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.



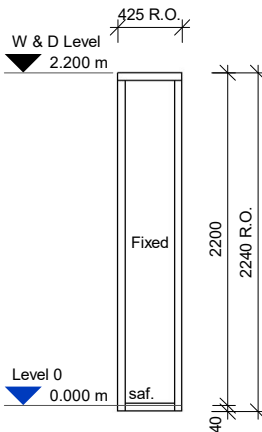
W.06

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



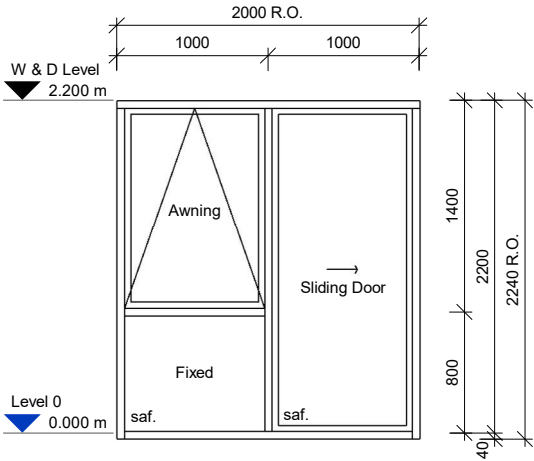
W.07

LOCATION: Living
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.



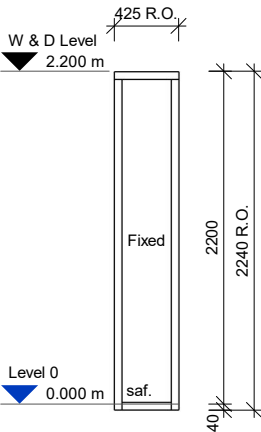
W.08

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



W.09

LOCATION: Living
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.10

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

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

HA600 REV.2

WINDOW SCHEDULE

TYPE H LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

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 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

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

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

NZBC Compliance

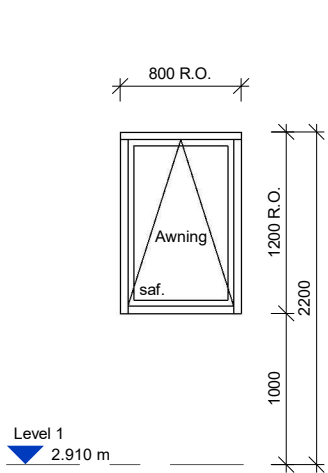
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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

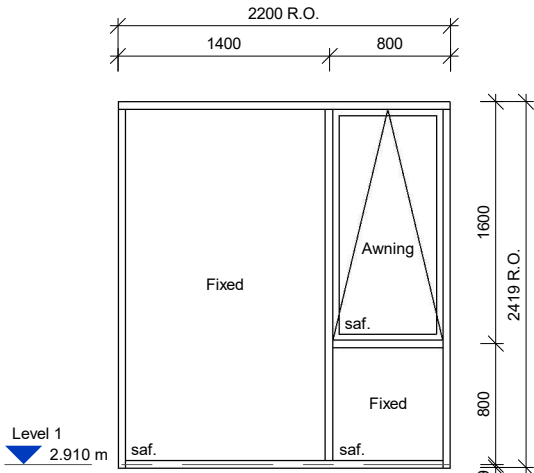


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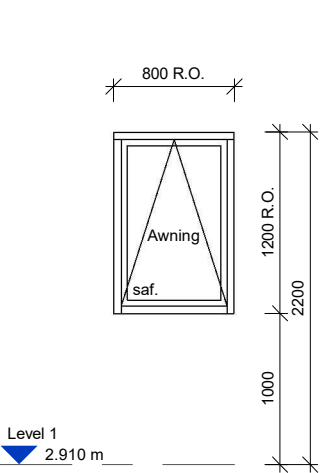
W.11

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



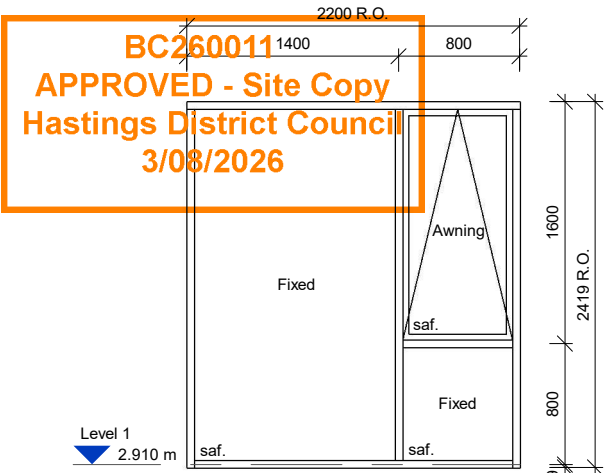
W.12

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: Selected pull hardware + lock. Restrictor stay to awning window.



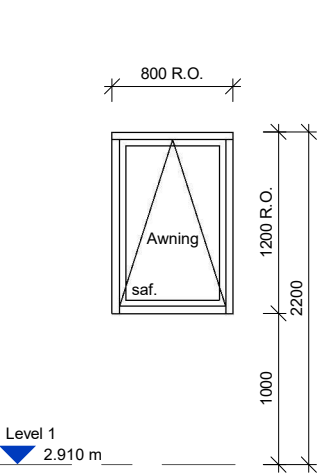
W.13

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



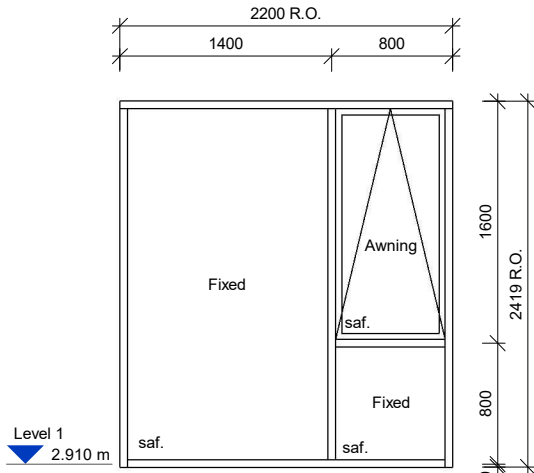
W.14

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: Selected pull hardware + lock. Restrictor stay to awning window.



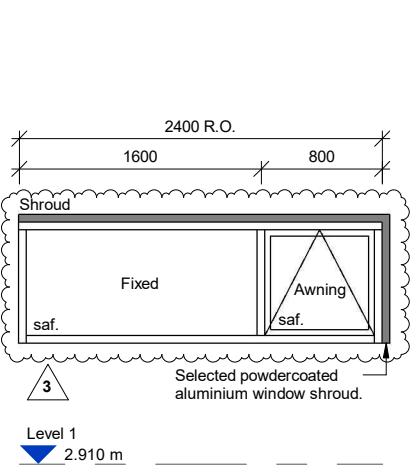
W.15

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



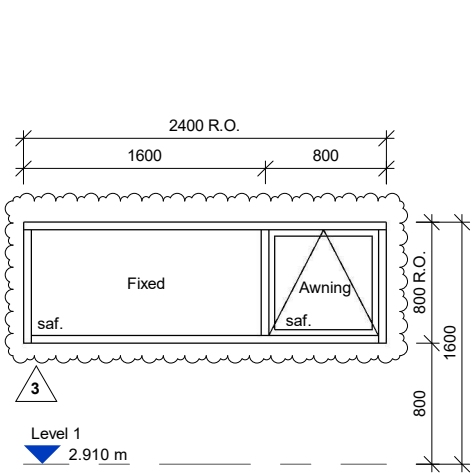
W.16

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: Selected pull hardware + lock. Restrictor stay to awning window.



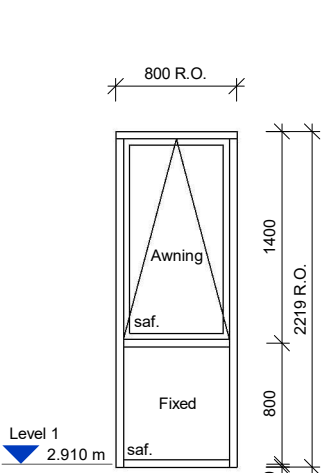
W.17

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: Selected pull hardware + lock. Restrictor stay to awning window.



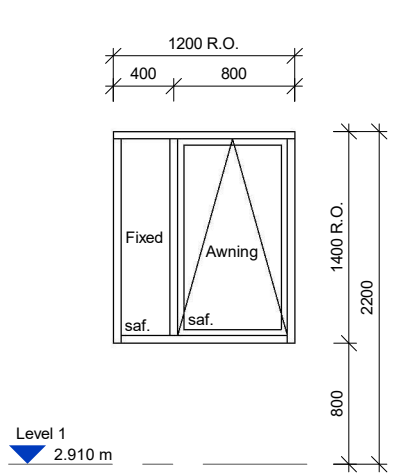
W.18

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.



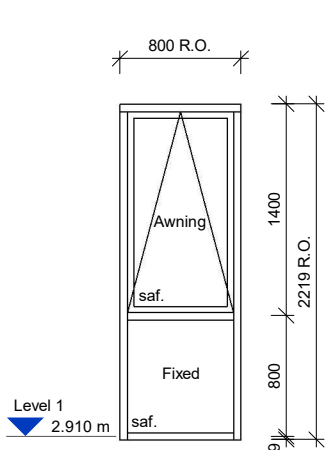
W.19

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.



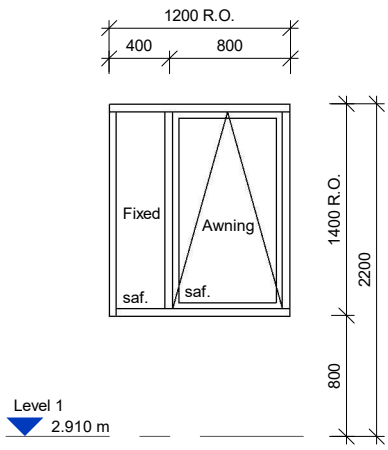
W.20

LOCATION: Study
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.



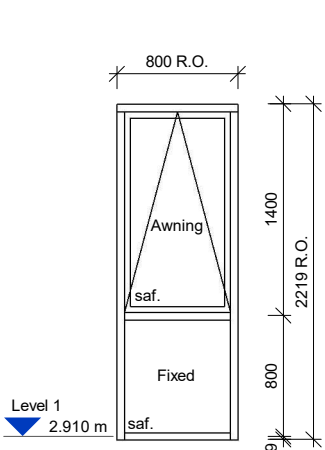
W.21

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



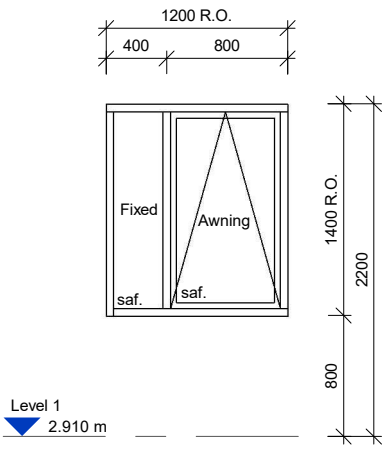
W.22

LOCATION: Study
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.



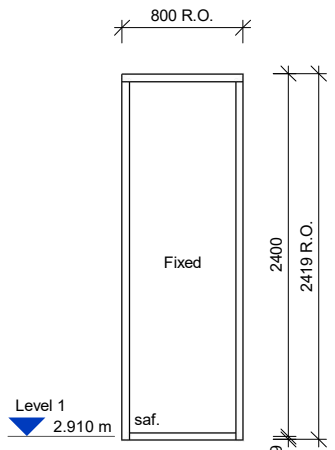
W.23

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



W.24

LOCATION: Study
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.25

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

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

HA601 REV.3

WINDOW SCHEDULE

TYPE H LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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Site Information

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

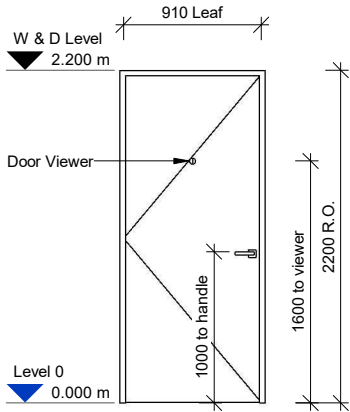
Legal Description: Lot 4 DP 614701
Total Site Area: 5953m2

NZBC Compliance

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

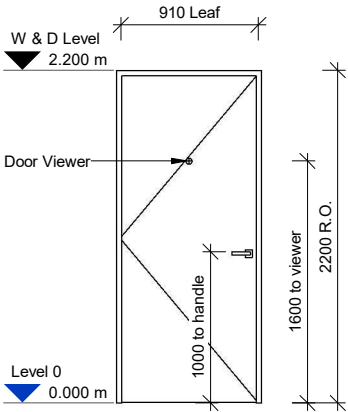
Compliance with H1/AS1. Refer to calculations within drawing set.

Auckland	+64 9 976 8288	ak@dgse.co.nz
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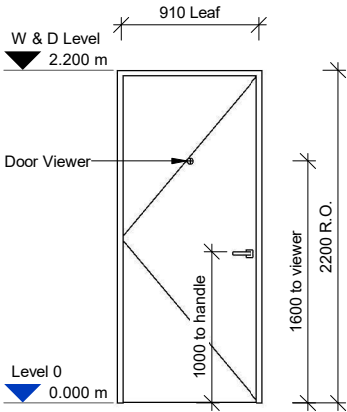
D.01

LOCATION: Front door
DESCRIPTION: Selected Powdercoated Aluminium Entry Door.
FRAME: Selected thermally broken aluminium frame with powdercoat finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish.
HARDWARE: Refer to Selections. Euro-cylinder lock or equivalent. Lever type handles, keyless exit.



D.02

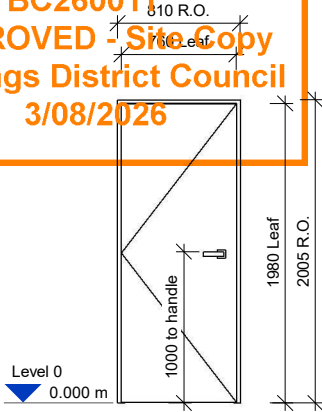
LOCATION: Front door
DESCRIPTION: Selected Powdercoated Aluminium Entry Door.
FRAME: Selected thermally broken aluminium frame with powdercoat finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Refer to Selections. Euro-cylinder lock or equivalent. Lever type handles, keyless exit.



D.03

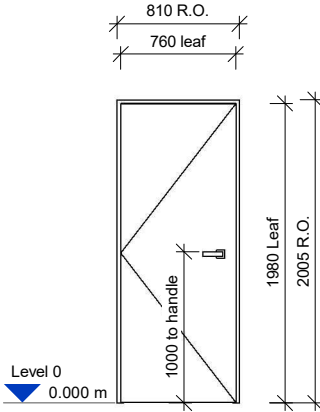
LOCATION: Front door
DESCRIPTION: Selected Powdercoated Aluminium Entry Door.
FRAME: Selected thermally broken aluminium frame with powdercoat finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Refer to Selections. Euro-cylinder lock or equivalent. Lever type handles, keyless exit.

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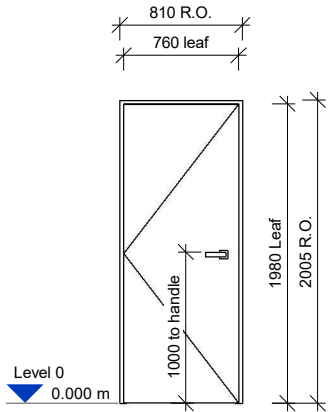
D.04

LOCATION: Cupboard
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



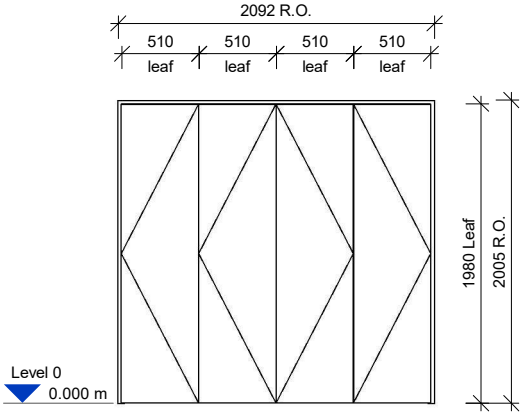
D.05

LOCATION: Cupboard
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



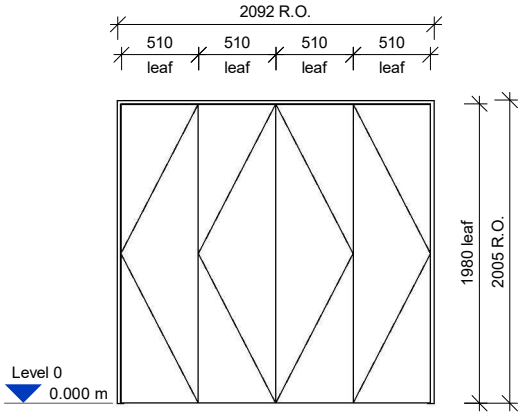
D.06

LOCATION: Cupboard
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



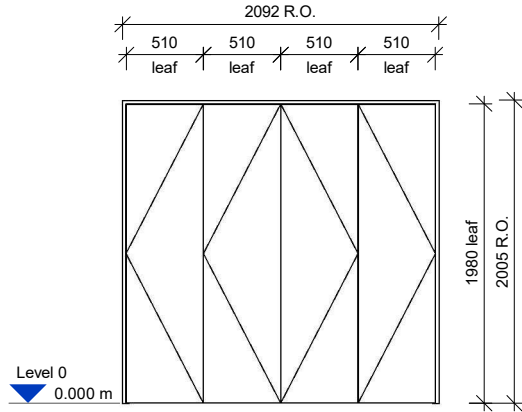
D.07

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



D.08

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



D.09

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

WINDOW & DOOR NOTES

GENERAL

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- 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.

HA650

REV.3

DOOR SCHEDULE

TYPE H
LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

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
2	BC Application (lot 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

Climate Zone: 2
Earthquake Zone: 3
Exposure Zone: B
Lee Zone: No
Rainfall Range: 62 - 95mm/h
Wind Region: A
Wind Zone: High
Corrosion Zone: 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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Wellington	+64 4 920 0032	wn@dgse.co.nz
Queenstown	+64 3 568 8411	qt@dgse.co.nz



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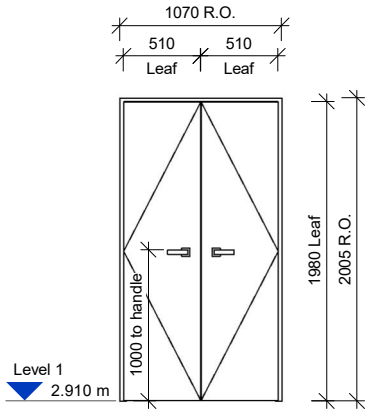
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G4/AS1 VENTILATION & G7/AS1 NATURAL LIGHT CALCULATIONS

Notes: Intermitent mechanical ventilation required for all bathrooms, toilets, laundries (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

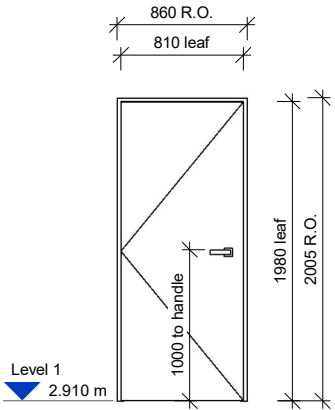
	Room Area	Ventilation Required (5%)	Ventilation Achieved	Daylight Required (10%)	Daylight Acheived
LEFT UNIT					
Bathroom	5.2 m²	0.26 m²	0.54 m²	0.52 m²	0.63 m²
Bedroom 1	11.6 m²	0.58 m²	0.78 m²	1.16 m²	4.54 m²
Bedroom 2	11.3 m²	0.56 m²	0.66 m²	1.13 m²	1.29 m²
Kitchen/Dining/Living	38.4 m²	1.92 m²	5.18 m²	3.84 m²	5.52 m²
Study	6.7 m²	0.33 m²	0.67 m²	0.67 m²	1.21 m²
MIDDLE UNIT					
Bathroom	5.2 m²	0.26 m²	0.54 m²	0.52 m²	0.63 m²
Bedroom 1	11.6 m²	0.58 m²	0.78 m²	1.16 m²	4.54 m²
Bedroom 2	11.3 m²	0.56 m²	0.66 m²	1.13 m²	1.29 m²
Kitchen/Dining/Living	38.4 m²	1.92 m²	5.18 m²	3.84 m²	5.52 m²
Study	6.6 m²	0.33 m²	0.67 m²	0.66 m²	1.21 m²
RIGHT UNIT					
Bathroom	5.2 m²	0.26 m²	0.54 m²	0.52 m²	0.63 m²
Bedroom 1	12.0 m²	0.60 m²	1.14 m²	1.20 m²	6.01 m²
Bedroom 2	11.9 m²	0.60 m²	1.01 m²	1.19 m²	2.76 m²
Kitchen/Dining/Living	39.9 m²	1.99 m²	8.44 m²	3.99 m²	9.89 m²
Study	6.6 m²	0.33 m²	0.67 m²	0.66 m²	1.21 m²





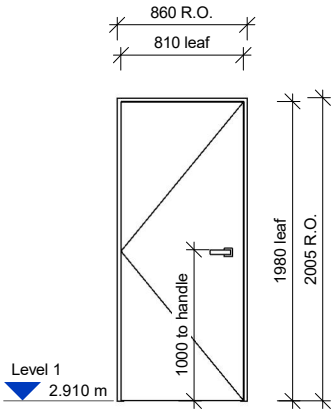
D.10

LOCATION: Cupboard
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.11

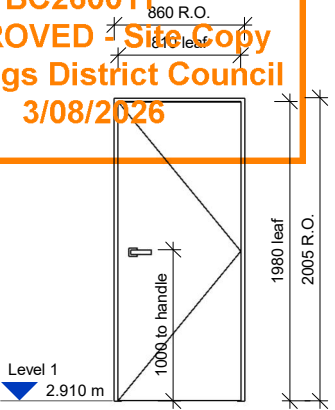
LOCATION: Bathroom
DESCRIPTION: Hollowcore flush panel hinged interior door. 20mm Undercut.
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware



D.12

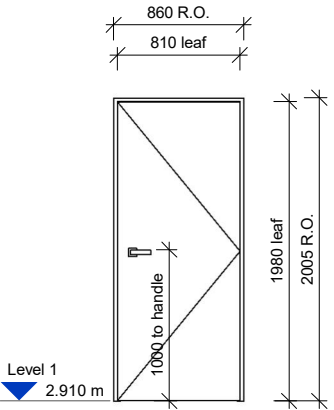
LOCATION: Bedroom 1
DESCRIPTION: Hollowcore flush panel hinged interior door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish
HARDWARE: Selected lever hardware

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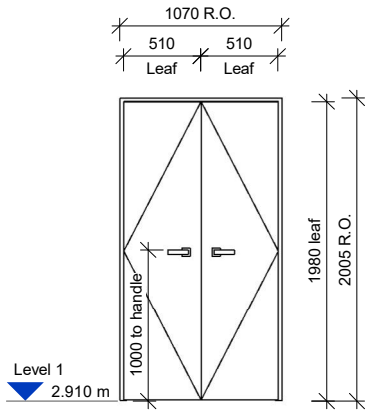
D.13

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: Selected lever hardware



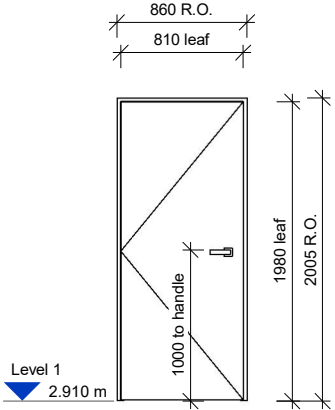
D.14

LOCATION: Study
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



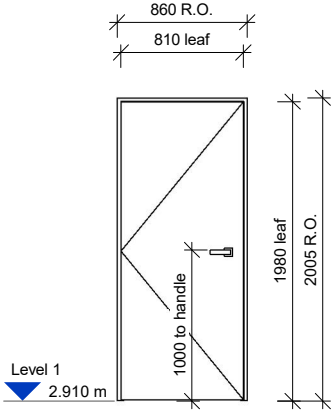
D.15

LOCATION: Cupboard
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



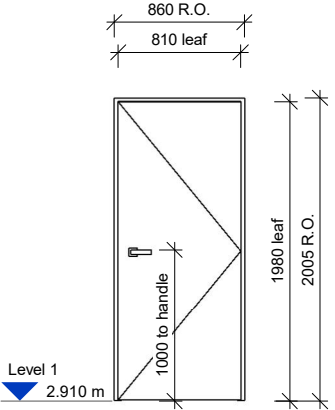
D.16

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: Selected lever hardware



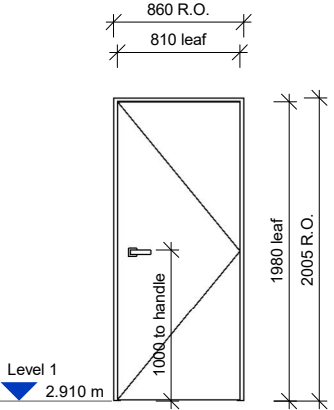
D.17

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



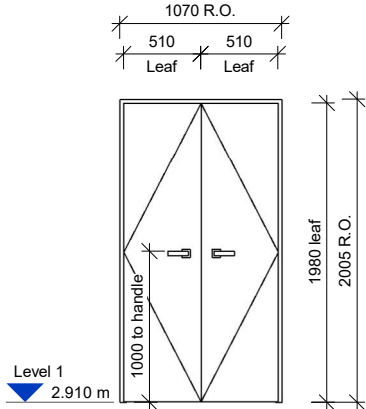
D.18

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: Selected lever hardware



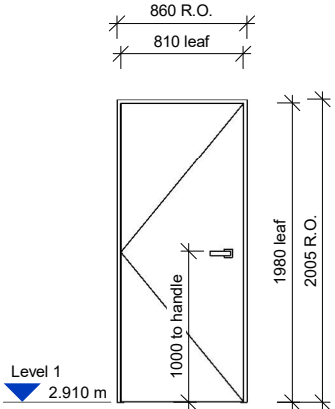
D.19

LOCATION: Study
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



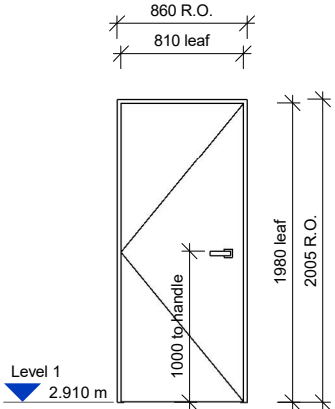
D.20

LOCATION: Cupboard
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



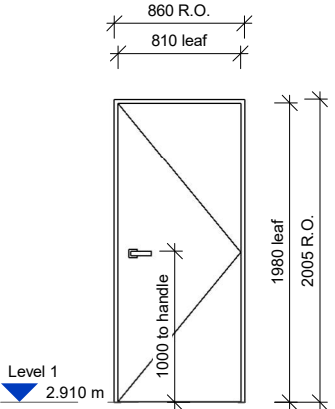
D.21

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: Selected lever hardware



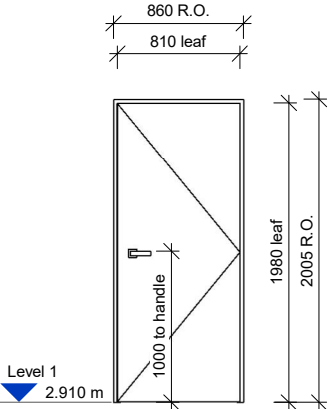
D.22

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.23

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: Selected lever hardware



D.24

LOCATION: Study
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

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.

HA651 REV.2

DOOR SCHEDULE

TYPE H LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

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.

NO.	DESCRIPTION	DATE
2	BC Application (lot 7-9)	18.06.2026

Site Information

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

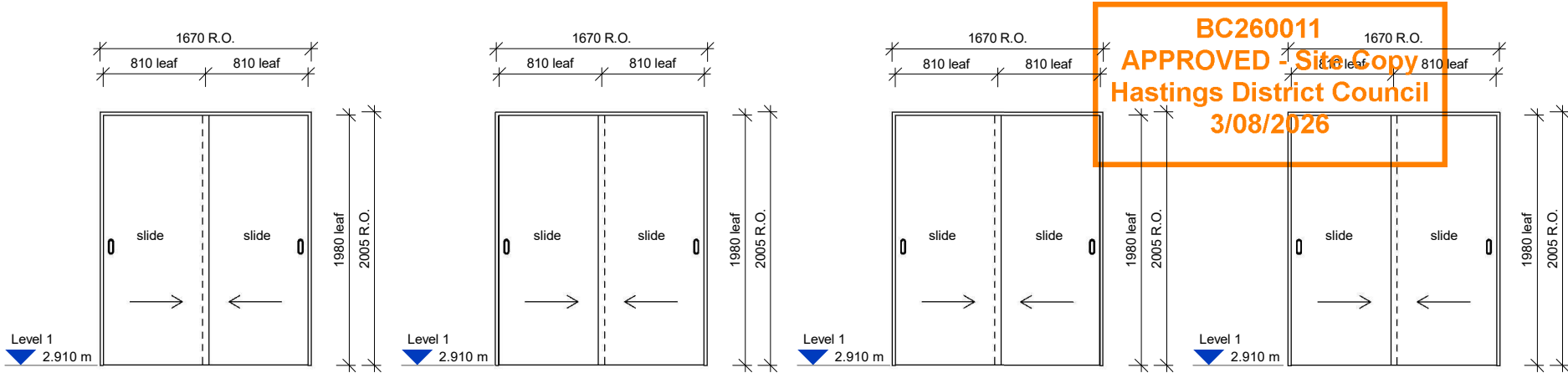
Legal Description: Lot 4 DP 614701
Total Site Area: 5953m2

NZBC Compliance

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

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

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



D.25

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.26

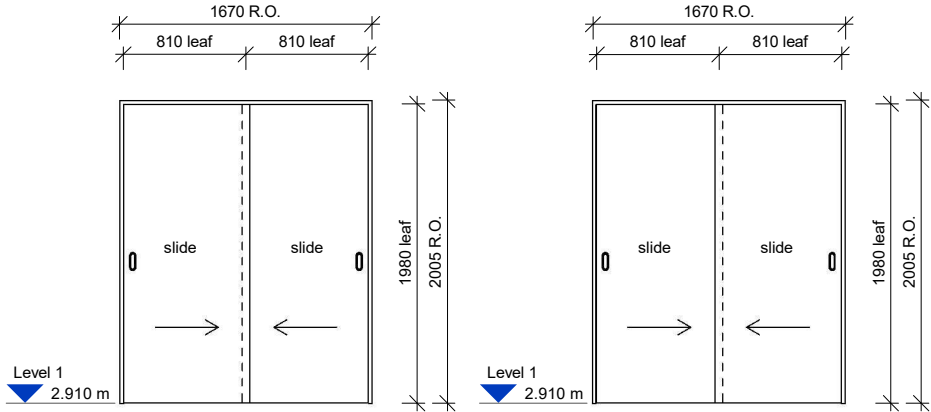
LOCATION: Bedroom 2
DESCRIPTION: Hollowcore interior sliding wardrobe door
FRAME: 20mm timber jambs. selected paint finish.
TRIM: Single bevel 60x10mm architrave. Selected paint finish

D.27

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.28

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.29

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.30

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

WINDOW & DOOR NOTES

GENERAL

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

ARCHITRAVES / LININGS

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

HA652 REV.3

DOOR SCHEDULE

TYPE H LOT 7-12

TW PROPERTY

FLAXMERE HOUSING

12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. F563.3

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3 NO.	Value Engineering DESCRIPTION	27.07.2026 DATE
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Site Information

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

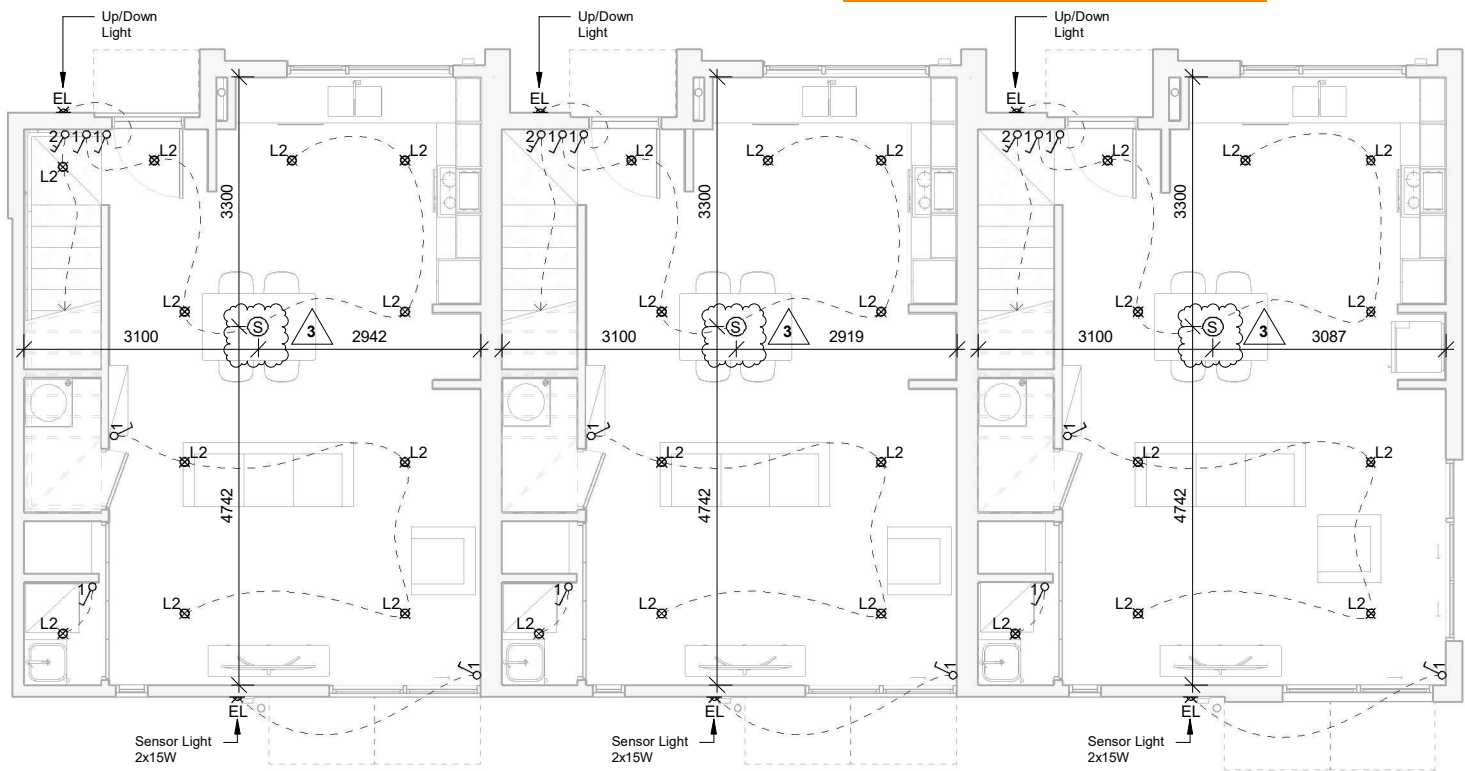
Legal Description: Lot 4 DP 614701
Total Site Area: 5953m2

NZBC Compliance

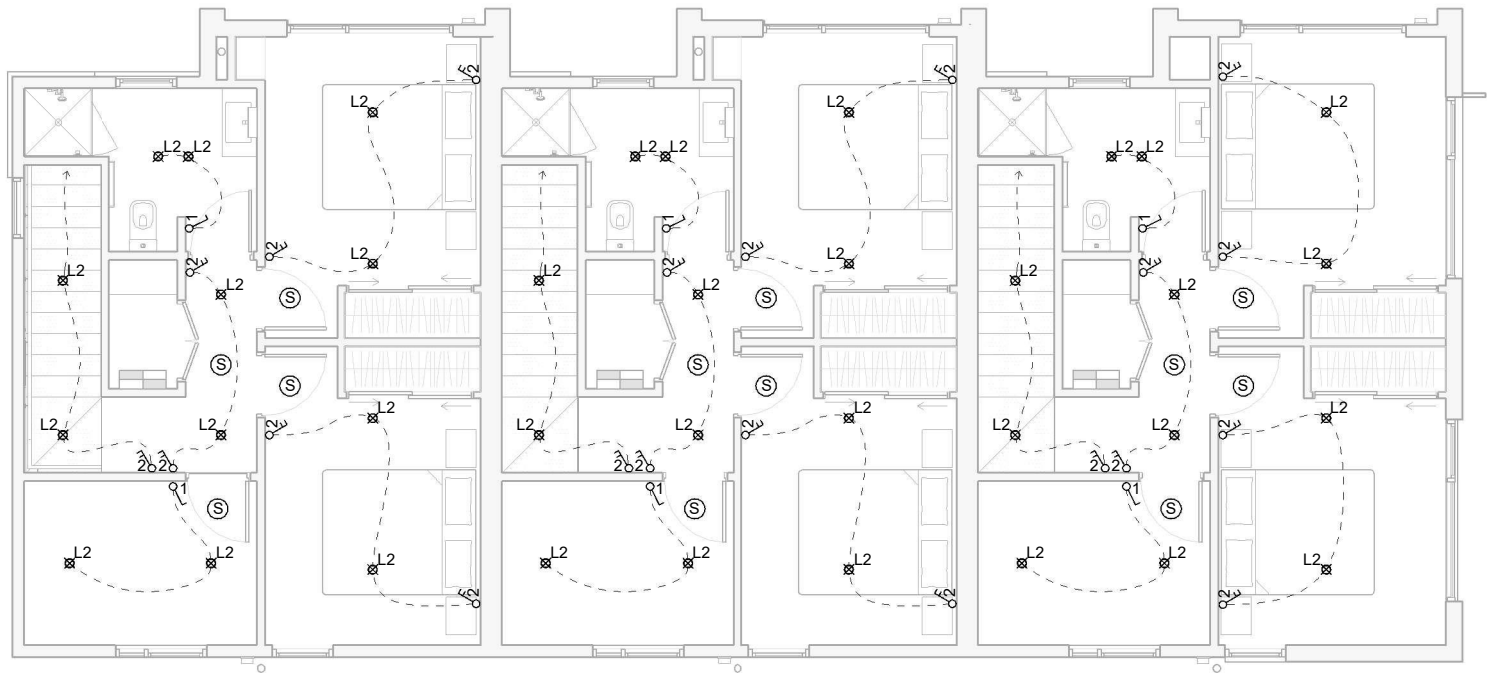
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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



1 LIGHTING PLAN - GROUND FLOOR
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



3 LIGHTING PLAN - FIRST FLOOR
HA300 SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

LIGHTING LEGEND

1. DGSE lighting plan shows switch locations in relation to light locations.
2. Light switches to be installed at 1000mm above FFL unless noted otherwise.

12W Downlight
 10W 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)
 Smoke Detector
Heiman wireless interconnected smoke alarm - HM-633PHW White

HE200

REV.3

LIGHTING

TYPE H LOT 7-12

TW PROPERTY
FLAXMERE HOUSING
12 RATIMA AVENUE - SL4

DETAILED DESIGN

PROJECT No. **F563.3**

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3	Value Engineering	27.07.2026
2	BC Application (lot 7-9)	18.06.2026
NO.	DESCRIPTION	DATE

Site Information

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

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

NZBC Compliance

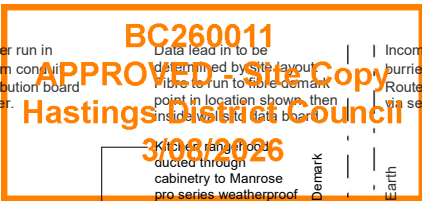
Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

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

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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



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2 ELECTRICAL PLAN - FIRST FLOOR

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Foundation & Bracing PS1 LOT 7, 8, 9