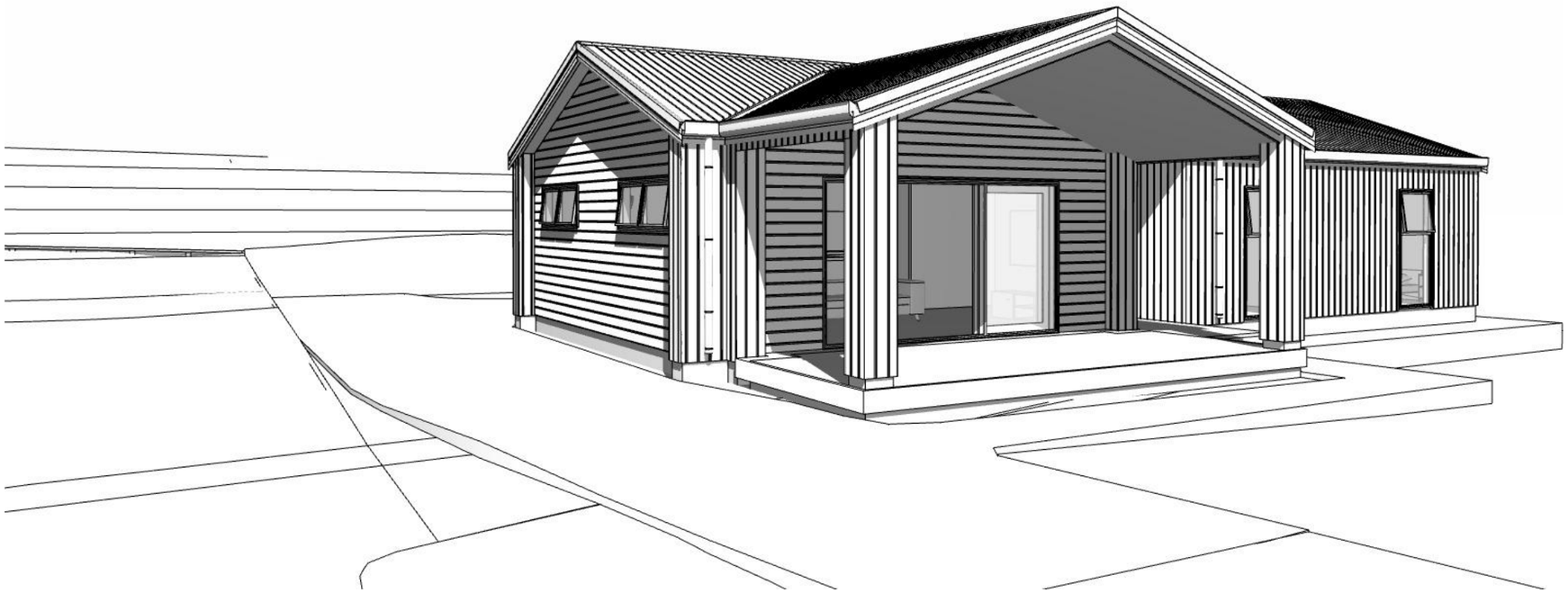
PROPOSED NEW DWELLING
BC SET



DWELLING OCCUPATION:
HOME WILL NOT BE OCCUPIED UNTIL MAIN SUBDIVISION STORMWATER, SEWER, POTABLE WATER AND POWER SERVICES ARE CONNECTED.

LOT 43

ADMIRALTY DRIVE
LOT 2 DP 531141
WATEA ESTATE
PAIHIA NEW ZEALAND

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A5001	Door & Window Schedule	

Revision A Updates: 28 November 2025

Ensuite / Laundry / bathroom layout revised.
Fixtures shown on foundation plan updated to suit.
Internal non-load bearing wall layout on roof plan updated, roof structure unchanged.
Wall layout on bracing plan updated to suit, braces unchanged.
Plumbing plan updated to suit.
Electrical plan updated to suit.

Arcline Architecture

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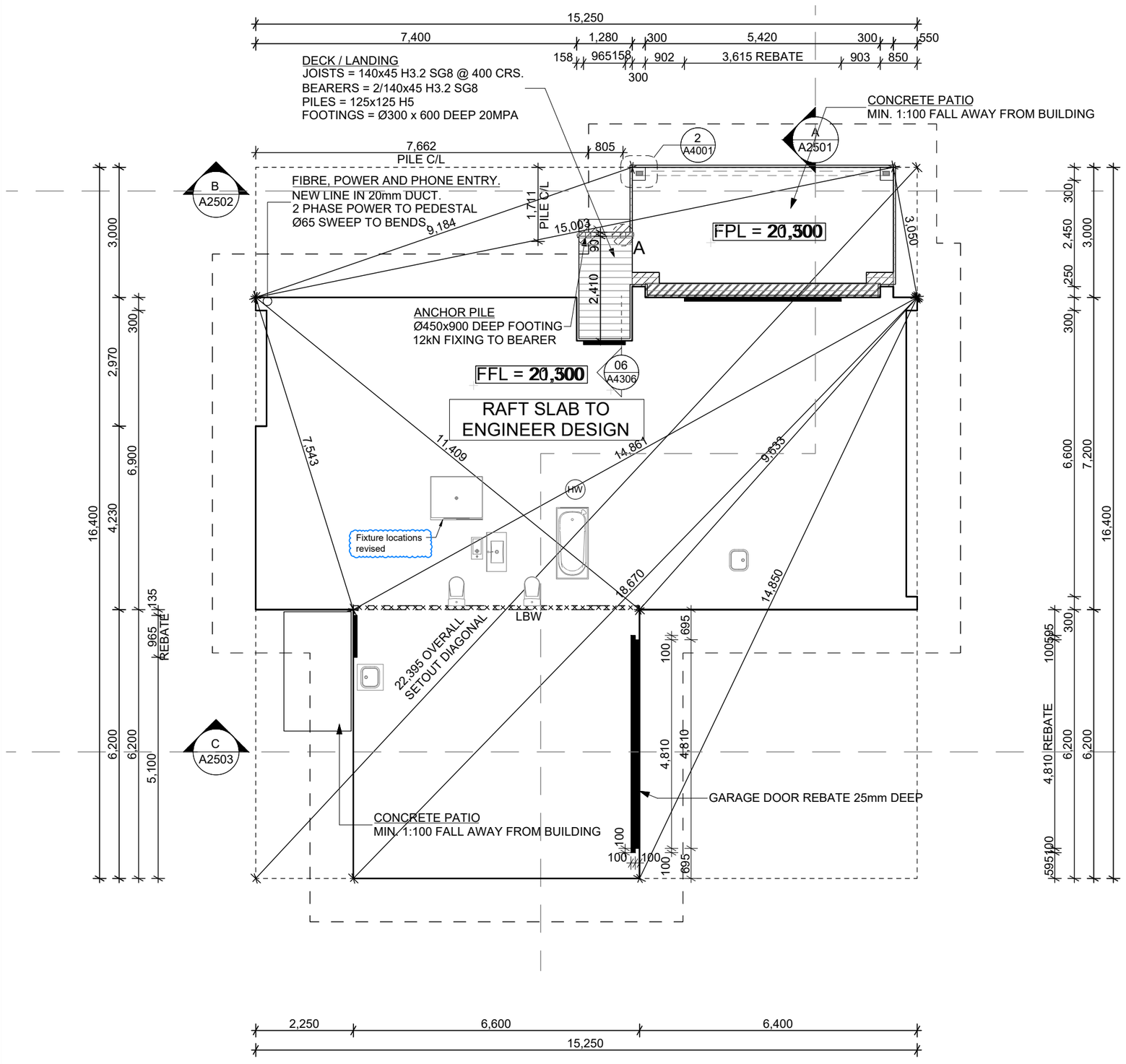
BC ISSUE
2/11/2022 1:32 pm



FOUNDATION NOTES

FLOOR SLAB
EXPOSURE ZONE: C
X-POD RAFT SLAB AS PER ENGINEERS DESIGN AND DETAILS. RAFT SLAB ON 0.25mm DPM OVER 25mm SAND BLINDING / BASE METAL FINES.

CONCRETE COVER
30mm STEEL COVER - ENCLOSED
50mm STEEL COVER - EXPOSED
75mm STEEL COVER - TO GROUND

CONCRETE PATIOS
20MPA REINFORCED CONCRETE EXPOSED TO WEATHER IN ZONE C ON 100mm MIN HARDFILL MIN. 1:100 FALL AWAY FROM BUILDING

ACCESS ROUTES
TO ALL ACCESS ROUTES BOTH EXTERNAL AND INTERNAL, PROVIDE ANTI-SLIP SURFACE COMPLYING NZ BC D1/AS1.

FLOOR SLAB LEGEND

0 — MARKER INDICATES FFL HEIGHT ABOVE EXISTING GROUND LEVEL

LOAD BEARING WALL
INTERNAL LOAD BEARING WALL ABOVE

JOINERY / DOOR REBATES:
DIMENSIONS SHOWN TO OPENING LENGTH ONLY. REBATE WIDTH AND DEPTH DEPENDANT ON FLOORING FINISH USED. JOINERY MANUFACTURER TO CONFIRM ON SITE

CONCEALED CHANNEL
325mm WIDE x 100-200 DEEP ON 75mm DRAINAGE SLAB WITH MIN. 1:200mm FALL TO OUTLET. MAX. 3.7m CHANNEL LENGTH.

SUB FLOOR FRAMING NOTES

- ALL FOOTINGS MIN. 20MPa CONCRETE. FOOTING DEPTHS LISTED INTO GOOD GROUND
- ALL SUBFLOOR FIXINGS STAINLESS STEEL
- PILE LAYOUT IS INDICATIVE ONLY & SUBJECT TO ON-SITE CONFIRMATION.

SUB FLOOR LEGEND

DECK PILE
125 x 125mm H5 PILE SET INTO Ø300x600mm MIN. DEEP FOOTING
- FIXED TO BEARER WITH 2/100x3.75mm NAILS & 2/WIRE DOGS.

ANCHOR PILE
A — 125 x 125mm H5 PILE SET INTO Ø400x900mm MIN. DEEP FOOTING.
- FIXED TO BEARER WITH 12kN FIXING
- BEARER FIXED TO JOISTS WITH 6kN FIXING EITHER SIDE OF PILE (12kN TOTAL).

DECK BRACING

FOR DECKS > 2.0m FROM DWELLING
DECK AREA x 7.5 = BRACING UNITS REQUIRED
ANCHOR / BRACE PILE = 160 BU WIND / 120 BU EQ

DECK AREA:	5.0m
MULTIPLIED BY 7.5:	37.5B/U
ANCHOR PILES REQ:	1

Watea
Bay of Islands

Client
Watea Construction LTD
Watea, Haruru
Proposed Lot 43
Lot 2 DP 531141

Sheet Title
Foundation Plan

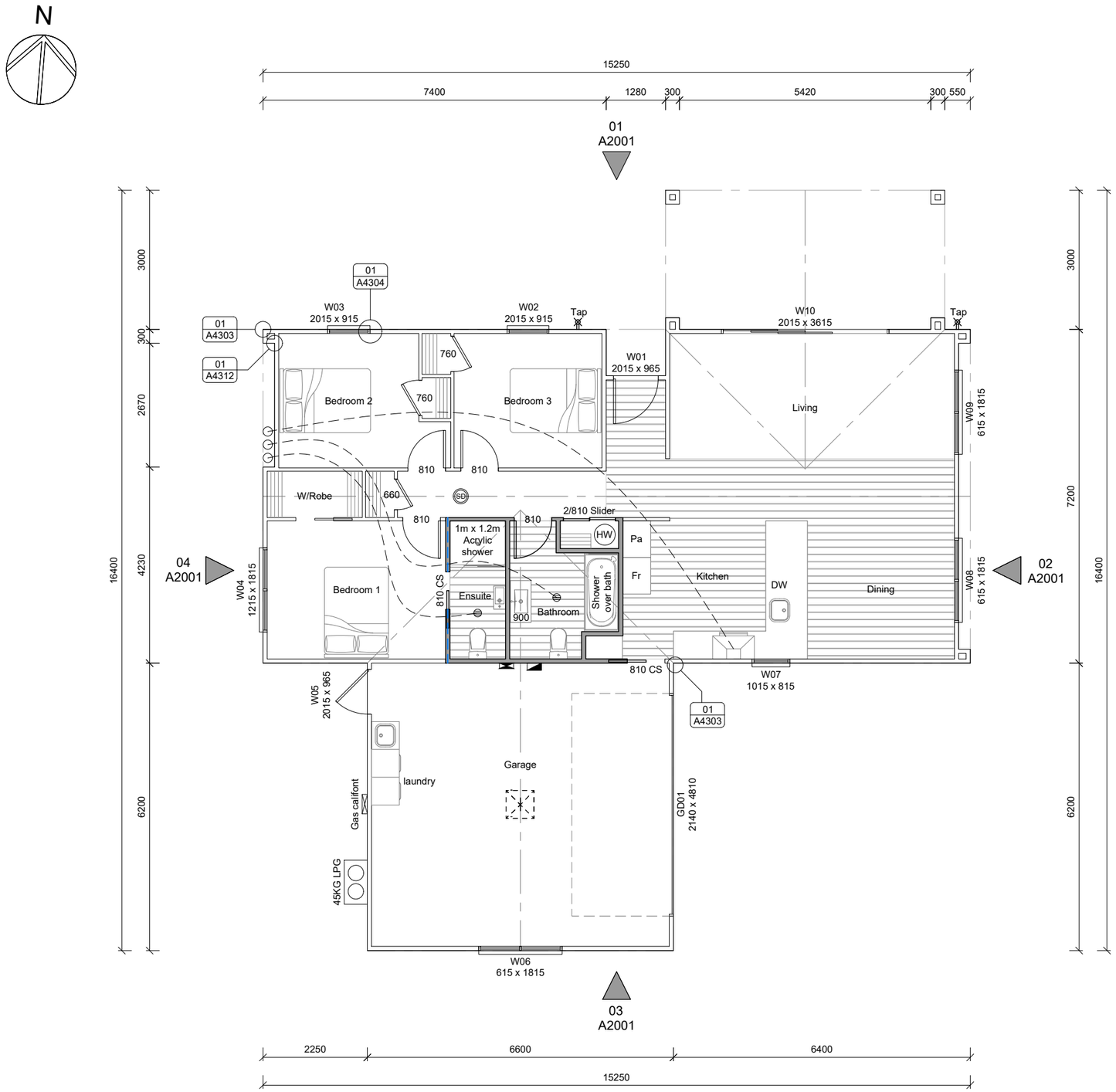
Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
1 0.5 0 1 2

Sheet A14



KEY:

- CEILING HATCH
- SMART METER BOX
- POWER DISTRIBUTION BOARD
- FLOORING: KOLOK OVERLAY. MEMBRANE TO BATHROOM, WC, KITCHEN
- SCILENCER BATTS INSULATION TO INTERNAL WALLS
- MECHANICAL VENT DUCTED TO EXTERIOR
- EXTERIOR WATER TAP
- SMOKE ALARM
- HOT WATER CYLINDER

FLOOR AREAS	
DWELLING HABITABLE:	105.98 m2
GARAGE:	40.92 m2
TOTAL FLOOR AREA:	146.90 m2

GENERAL NOTES
WALL LININGS
10mm GIB.
GIB AQUALINE TO WET AREAS.
10mm GIB IN GARAGE.

INTERNAL DOORS
1,980mm TYPICAL INTERNAL DOOR HEIGHT.

WET AREAS
JOINTS BETWEEN FIXTURES & WALL LININGS; WHERE BATHS, BASINS, TUBS OR SINKS ABUTT IMPERVIOUS LININGS THE JOINT BETWEEN FIXTURE & LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO CONCEALED SPACES OR BEHIND LININGS.

SHOWERS TO HAVE 6MM SAFETY GLASS DOOR PANEL UNLESS SPECIFIED
ALL GLAZING TO WET AREAS TO BE GRADE A TOUGHENED SAFETY GLASS
ALL ACCESS ROUTES, BOTH EXTERANL AND INTERNAL, PROVIDE ANTI-SLIP SURFACES COMPLYING WITH NZBC CLAUSE D1/AS1 (2.1 SLIP RESISTANCE)

WATER HEATING
180LT HOT WATER CYLINDER.

SMOKE ALARMS TO BE INSTALLED TO AS1670.6 REQUIREMENTS. EQUIPMENT TO COMPLY WITH AS3786.

INSULATION
R 3.2 BATTS ROOF INSULATION
R2.4 BATTS WALL INSULATION
GARAGE INSULATION AS PER THE DWELLING
GARAGE DOOR NOT TO BE INSULATED.

ACCESS
SLIP RESISTANCE SHALL BE PROVIDED TO EXTERIOR ACCESS ROUTES AS BELOW OR BY OTHER MEANS IN ACCORDANCE WITH TABLE 2 / SECTION 2 NZBC D1/AS1:
LEVEL SURFACE FINISH
CONCRETE DRY - SMOOTH TROWEL FINISH
CONCRETE WET - BROOMED OR WOOD FLOAT
TIMBER DRY - UNCOATED SMOOTH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT
RAMPS OR STAIRS FINISH
TIMBER WET - GROOVED ACROSS PROFILE
TIMBER WET - COATED AND SAND/GRIT

STAIRS / STEPS
ALL STAIRS TO BE AS PER MAIN PRIVATE TO NZBC D1 FIG. 11

MAX. RISE:	190mm (ENSURE EQUAL RISE)
MIN. TREAD:	280mm

ENSURE HAND RAIL TO AT LEAST ONE SIDE OF STAIR WITH 3 OR MORE STEPS

WET AREAS
KORLOK FLOORING OVER WATERPROOF MEMBRANE TO BATHROOMS AND ENSUITES

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Sheet Title
Floor Plan

Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
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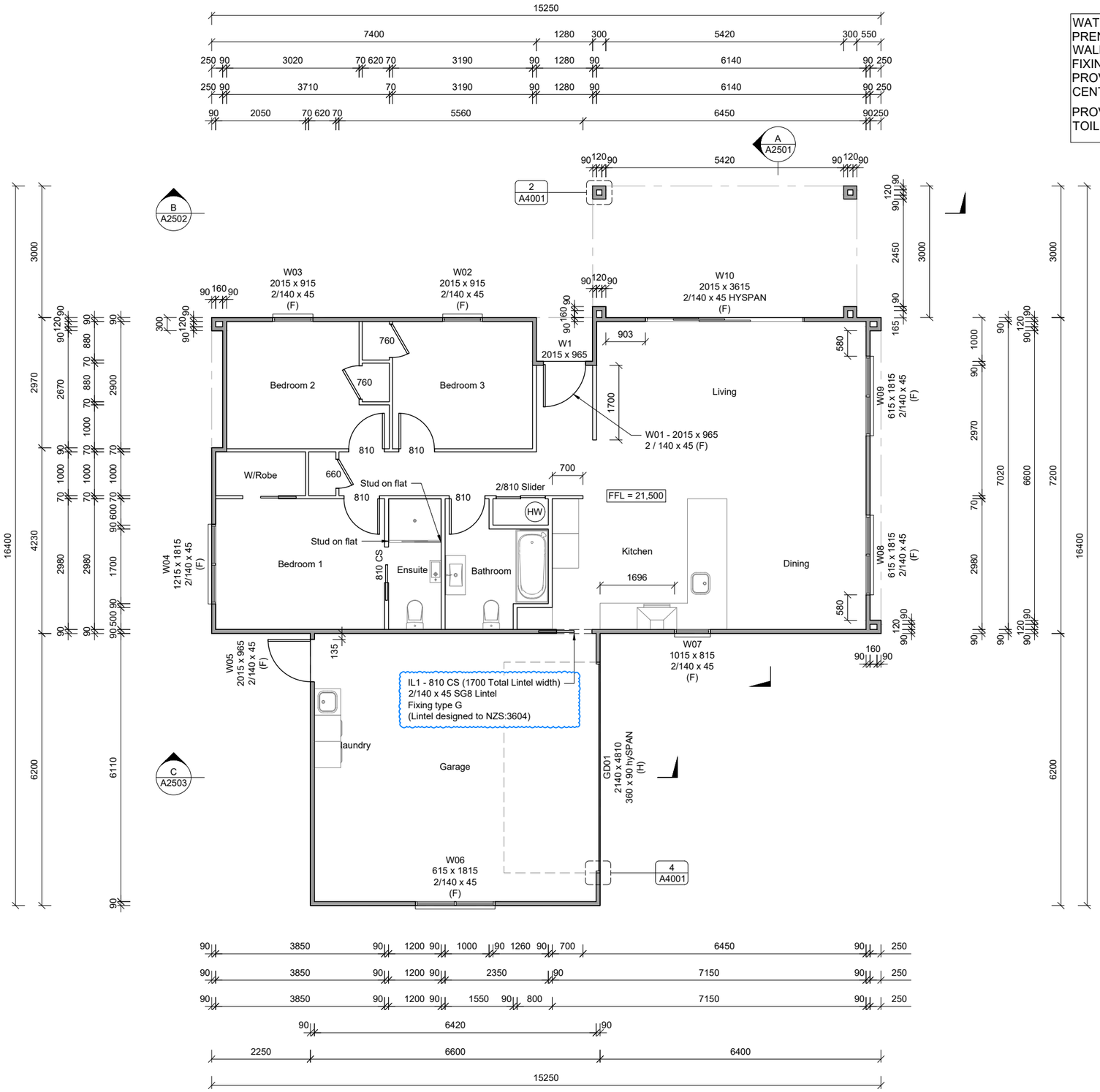
Sheet A1501



WATEA WALL FRAMING NOTES
PRENAIL TO ADD ADDITIONAL STUDS AT SHOWER WALLS FOR VERTICAL SHOWER FRAME / SCREEN FIXING AND/OR VILLABOARD TO GIB JUNCTION.
PROVIDE 1/STUD ON FLAT TO EACH WALL CENTRED AT CORNER OF ALL SHOWERS.

PROVIDE WALL NOGGING FOR HAND RAILS BY TOILETS AND SHOWERS

WALL FRAMING
STUD SIZES: (UNLESS NOTED ON THE PLAN)
STUD HEIGHT 2.460m TYPICAL

EXTERNAL WALLS: (TO HIGH WIND ZONE)
UP TO 2,460 WALL
90 x 45mm H1.2 SG8 STUDS @ 600mm CRS.

NOGS : ALL NOGS @ 800mm MAX. CRS.

DOUBLE STUDS @ 1,200mm CRS FOR WALL CLADDING - SEE ELEVATIONS

INTERIOR WALLS:
LOAD BEARING WALLS
70 x 45mm MIN. H1.2 SG8 STUDS @ 600mm CRS.

NOGS: ALL @ 800mm MAX. CRS.

LINTELS:
ALL LINTELS TO BE H1.2 SG8 UNLESS STATED OTHERWISE.
WARDROBE SLIDER LINTELS TO BE 20mm HIGHER THAN STANDARD LINTELS
FIXINGS:
AS PER LUMBERLOK STUDLOK LINTEL FIXING TABLES (E = 1.4kN, F = 4.0kN, G = 7.5kN, H = 13.5kN).
ALLOW TO PACK OUT ALL LINTELS TO SUIT 140mm STUDS

TOP PLATES:
ALLOW FOR 140x35mm TOP PLATE PACKER TYPICAL.
FIXINGS:
EXTERIOR WALLS - STUDLOK TYPE SL (4.7kN)
INTERIOR LOAD BEARING WALLS - STUDLOK SL.
INTERIOR NON-LOAD BEARING WALLS STUDLOK 2N. SEE DETAILS ON SHEET A4702.

BOTTOM PLATES
H1.2 BOTTOM PLATES ON DPC TO CONCRETE FLOORS
FIX TO STUDS VIA 2/100x3.75mm END NAILS OR 4/75x3.75mm SKEW NAILS

BOTTOM PLATE FIXING
CONC. SLAB EDGE: M12 TRUBOLTS @ 900 CRS.
MAX. 150mm FROM ENDS OF PLATE & CORNERS

GENERAL WALL FRAMING NOTES
ALL DIMENSIONS TO TIMBER FRAMING NOT FINISHED ROOM SIZES

ALL JOINERY SIZES ARE TO TRIM / OPENING SIZE

ALL FRAMING & BOTTOM PLATES TO BE H1.2 TREATED UNLESS SPECIFIED OTHERWISE

INTERIOR DOOR HEIGHT
1,980mm TYPICAL INTERNAL DOOR HEIGHT.

WALL NOGGING FOR HAND RAILS BY TOILETS AND SHOWERS

LEGEND

- EXTERNAL LOAD BEARING WALL
- INTERNAL LOAD BEARING WALL
- INTERNAL NON-LOAD BEARING WALL

STRUCTURAL / STEEL PLAN NOTES
SITE DURABILITY ZONE: C

REFER ENGINEERS PLANS FOR FIXING DETAILS

SEE STRUCTURAL STEEL SECTIONS FOR FULL STEEL FRAMING DIMENSIONS

STEEL FRAME MANUFACTURER TO PROVIDE SHOP DRAWINGS

STEEL DURABILITY / PROTECTION
CONCEALED STEEL - ALL STEEL WITHIN BUILDING ENVELOPE TO HAVE 2/COATS ALTEX PRIMER

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Sheet Title
Wall Framing Plan

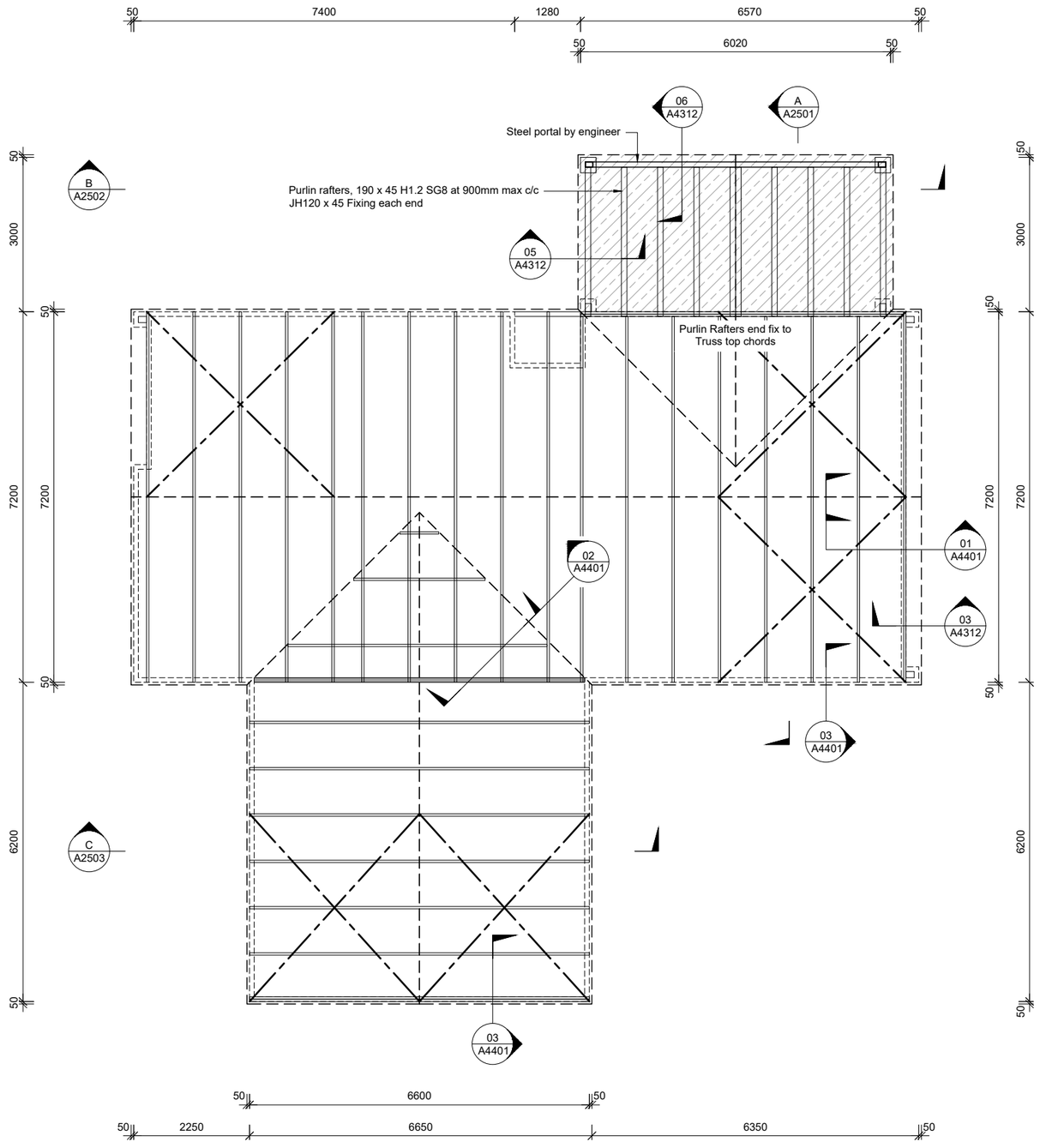
Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
1 0.5 0 1 2 m

Sheet A1511



ROOF FRAMING NOTES:

TRUSSES
AS PER PLANS @ 900MM CRS MAX, FIXED TO TOP PLATE AS PER TRUSS DESIGN.

VERANDAH RAFTERS:
190x45 PURLIN RAFTERS @ 900 CRS WITH 2/ 90x3.15 SKEW NAILS + 2 WIRE DOGS (4.7KN)

PURLINS
70x45 PURLINS H1.2 AT 900mm CRS.
80mm, 10g SCREW FIXING (BLUE SCREW)
TOP PURLINS 600MM MAX FROM RIDGE, BOTTOM PURLIN 600MM MAX FROM FASCIA.

LEGEND

ROOF PLANE BRACING
DIAGONALLY OPPOSING PAIR TENSIONED LUMBERLOK STRIP BRACE ROOF PLANE BRACING RUNNING FROM RIDGE TO TOP PLATE INSTALLED AS PER MANUFACTURERS SPECIFICAITONS
5/30X3.15 NAILS EACH END & 1/30X3.15 NAIL AT CROSSING (AFTER TENSIONING)

LOAD BEARING WALL
INTERNAL LOAD BEARING WALL BELOW SUPPORTING ROOF STRUCTURE ABOVE.

RAFTERED ROOF
RAFTERED ROOF WITH RAKING CEILING TO HATCHED AREA(S) AS SHOWN.

ROOF BRACING:

ROOF WEIGHT:	LIGHT
BRACING REQUIRED: ONE PER 50m²	
ROOF PLAN AREA =	172.32m²
BRACES REQUIRED (ROOF AREA/50):	3.4
HIP / VALLEY RAFTERS:	4
ROOF SPACE BRACES:	0
PAIR ROOF PLANE BRACES:	5
TOTAL NUMBER OF BRACES ACHIEVED:	9

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Sheet Title
Roof Framing Plan

Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
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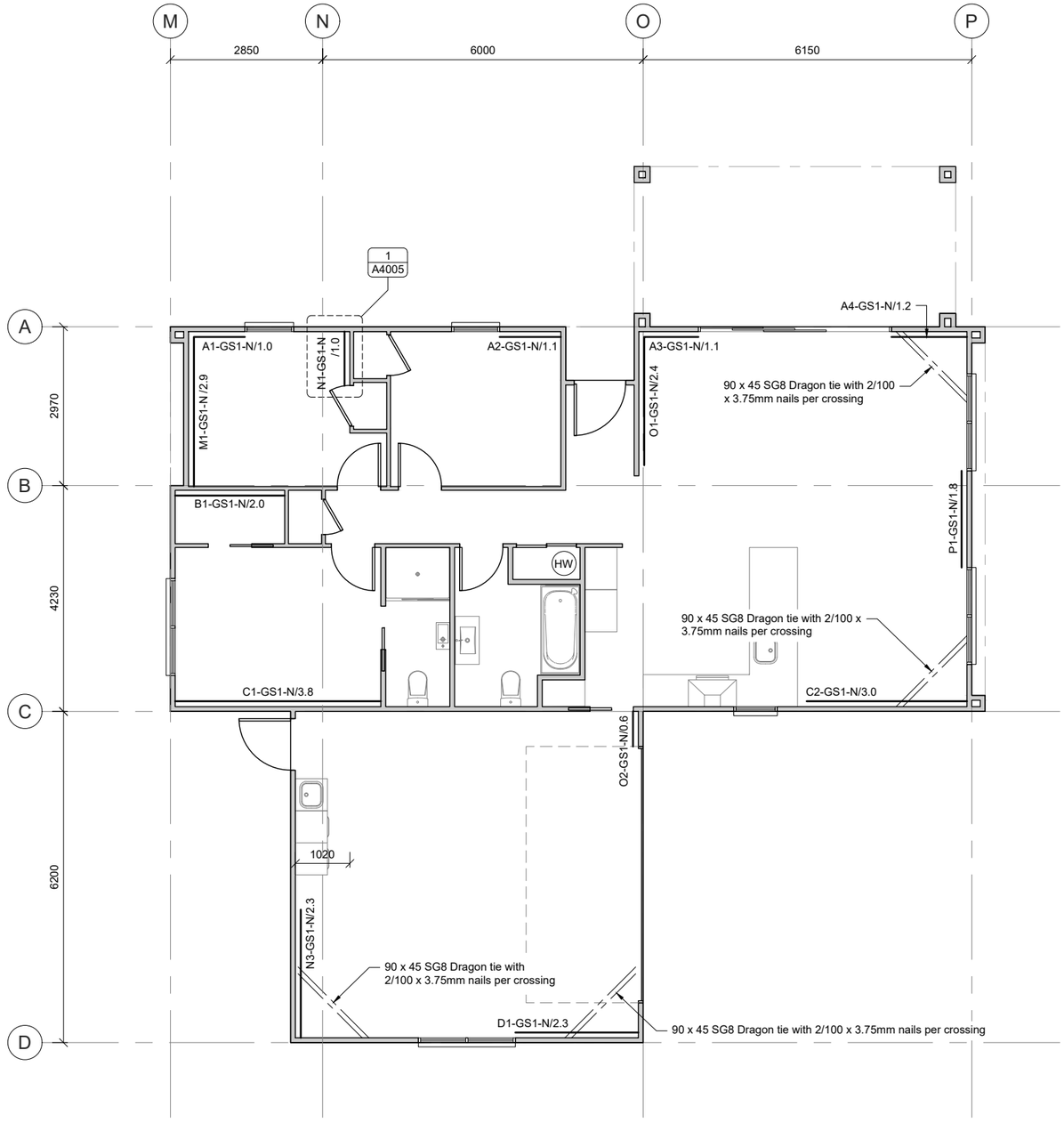
Sheet A1611



NOTE:

1. All bracing elements to be installed to manufacturers specifications.
2. Aqualine GIB to all bathroom walls.

WALL BRACING

GIB Board wall braces

GS1-N: 10mm GIB one face Min. 0.4m long, no hold downs.

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Lot 2 DP 531141

Sheet Title
Bracing Plan

Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
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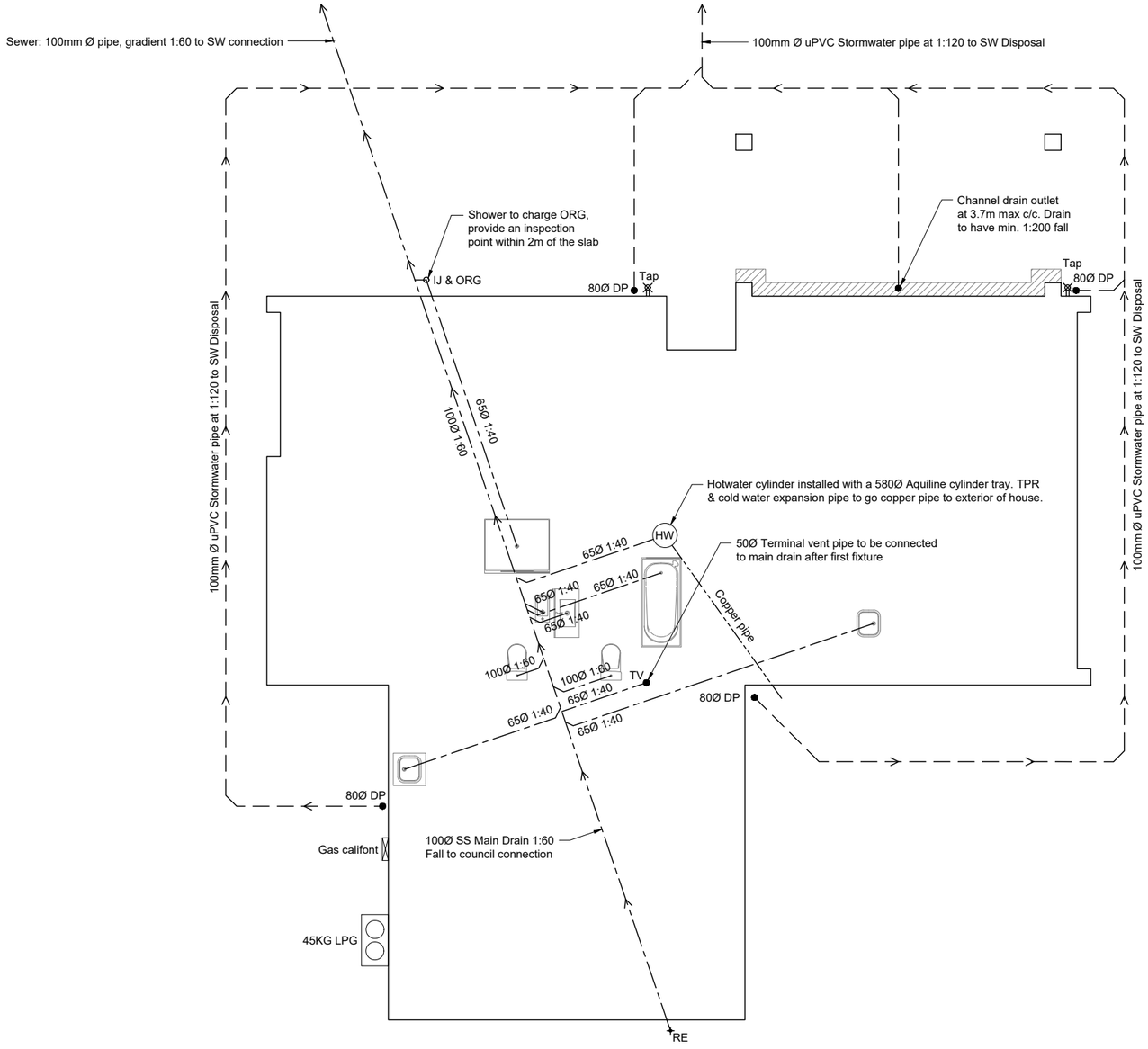
Sheet A1901



Waste Pipe Gradients (min)		
40Ø	1:40 Minimum Gradient	4DU
65Ø	1:40 Minimum Gradient	21DU
100Ø	1:60 Minimum Gradient	115DU
Waste Pipe & Discharge Units		
40Ø	Hand basin	1DU
40Ø	Kitchen Sink	3DU
40Ø	Dishwasher	3DU
40Ø	Laundry Tub	3DU
40Ø	Washing Machine	5DU
40Ø	Shower	2DU
40Ø	Bath	4DU
100Ø	WC Pan	4DU
Drainage Pipe Gradient		
65Ø	1:40 Minimum Gradient	25DU
85Ø	1:60 Minimum Gradient	61DU
100Ø	1:60 Minimum Gradient	205DU
150Ø	1:60 Minimum Gradient	1310DU

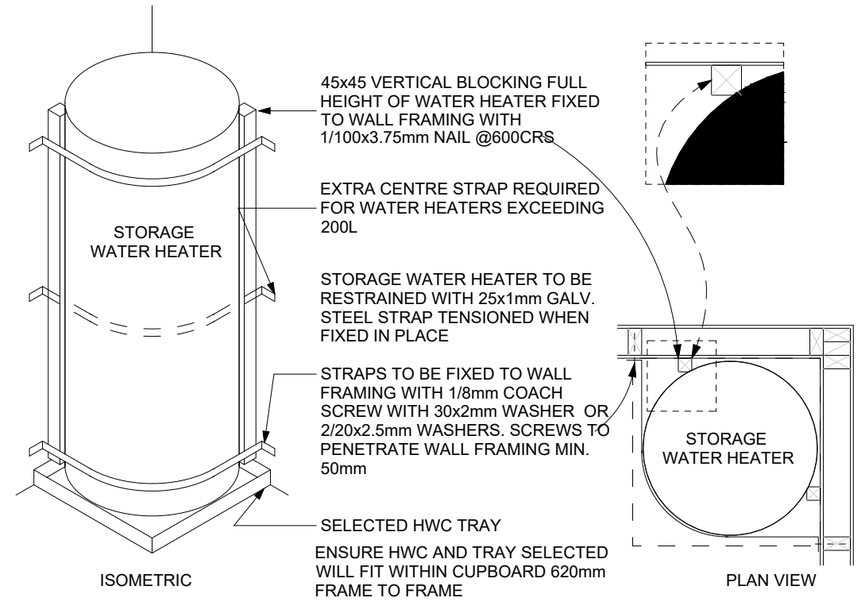
● TV	Terminal Vent
● ORG	Overflow Relief Gully
+ RE	Rodding Eye
— – ——— – —	Drainage - Waste Pipe
– — — — — —	110mm Ø Stormwater Pipe
——-·—·-·——	HWC Copper pipe

NOTE:

1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
2. Number of downpipes required as per NZBC E1/AS1 1 x 74mmØ downpipe per 70m² roof plan area.
3. Stormwater: 100mm Ø UPVC pipe, minimum gradient 1:120.
4. Continuous fascia & spouting with 80Ø PVC downpipe with PVC spouting.
5. All drainage to comply with AS/NZS 3500 & NZBC G13/AS1.
6. All lateral drains under slab to be a minimum of 65Ø.
7. Provide seismic restraints & temperature valve to hot water cylinder as per NZBC G12/AS1. Refer to separate sheet for details.

Relief vent pipe shall be:

1. Discharged to a location easily visible and identifiable and unlikely to cause nuisance or damage to the building of injury to persons.
2. Each line shall fall continuously from valve to point of discharge.
3. Drain to terminate:
   - 3.1. Not lower than 200mm of higher than 300mm above an unpaved surface, or
   - 3.2. Not lower than 75mm or higher than 300mm above a gravel pit not less than 100mm in diameter in a paved surface.
4. Have air gaps as required.
5. Pipework downstream of the relief valve should be capable of carrying water exceeding 93°C.
6. Be located to discharge away from building where necessary so as to adversely effect slab, foundation of footing.



6 HWC RESTRAINT DETAIL

Watea Bay of Islands

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Watea, Haruru
Proposed Lot 43
Lot 2 DP 531141

Sheet Title
Plumbing Plan

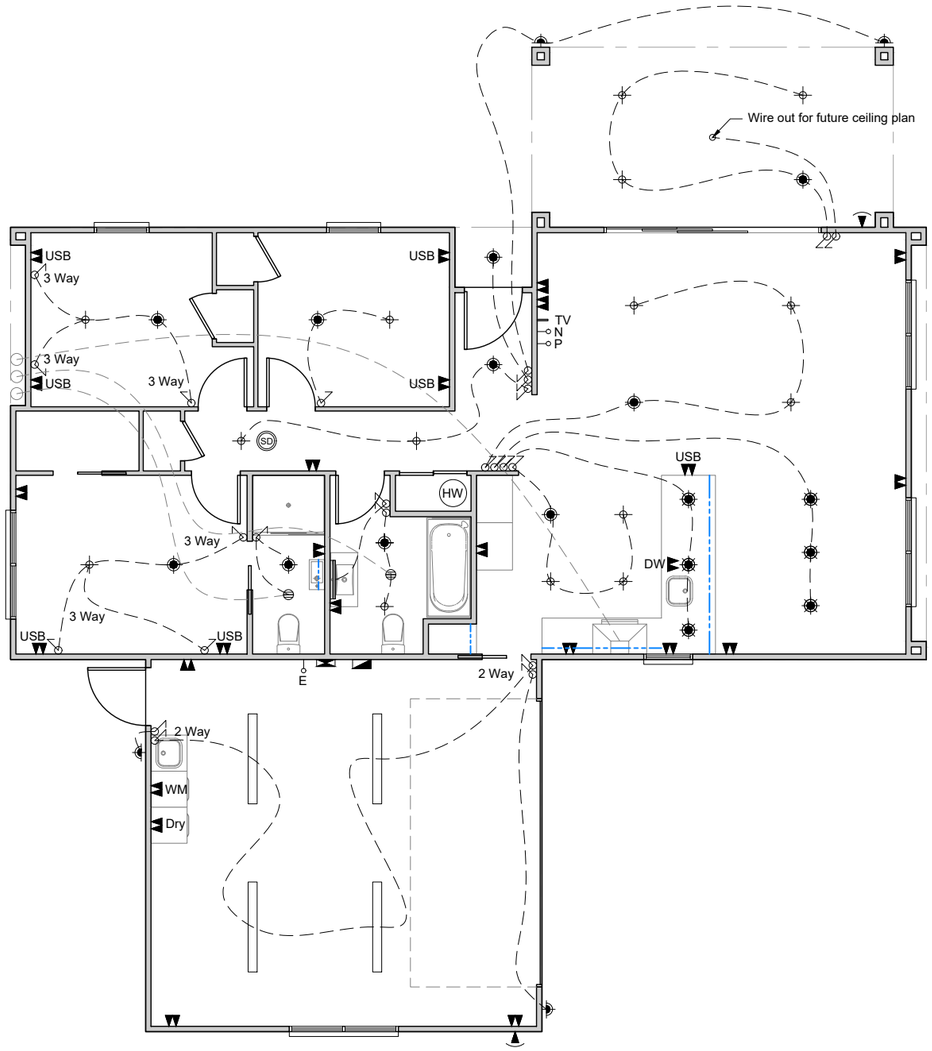
Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
1 0.5 0 1 2

Sheet A1911



NOTE:

1. All electrical work to by a registered Electrician to comply with Electricity regulations, NZ Standards & NZBC.
2. Electrician to supply electrical "Certificate of Compliance" on completion.
3. Electrical layout schematic only. All electrical & lighting fixtures & fittings are shown indicative - not to scale. To be confirmed on site with owner prior to installation.
4. All power points to be 350mm above FFL and 200mm above bench top and fixed horizontally unless specified.
5. All switches to be 1200mm above FFL and fixed vertically (up/down).
6. Power point for rangehood to be in ceiling space
7. Electrician to check bracing plan and offset flush boxes 90mm if penetration occurs.
8. External power points and electrical Fittings to be IP rated to provide dust and weather protection to comply with NZ Standards.
9. All recessed light fixtures to be CA rated to comply with AS/NZS 605982.2 (Insulation to comply with AS/NZS 60695.11.5)
10. Smoke alarms to be installed to NZS 4514:2021.
11. Equipment required must be either 10 year long-life battery-operated (non-removable/sealed) or 240v mains powered, interconnected smoke alarms.
12. Smoke alarms shall be located on or near the ceiling.
13. Smoke alarms shall be located in all bedrooms, living spaces, hallways and landings within the building.
14. Where more than one smoke alarm is needed to meet the requirements of this standard, these alarms shall be interconnected so that when one activates, all smoke alarm devices in the household unit will sound. The interconnection between alarms may be wired or wireless.
15. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations.

LEGEND

	1	2 way
	2	3 way
SD	1	Smoke detector
	10	Primary LED down Light
	15	Secondary LED down light
	6	Pendant lights
	3	Wall Lights
	4	LED strip light
	3	1.5m LED light strip
	2	Mechanical vent, vented to exterior
	1	Vanity light
	12	Double power points
USB	7	Double power points with USB Connection
	2	Exterior single point
PH	1	Phone Socket
TV	1	TV outlet
N	1	Network connection Cat 5
E	1	ECONX Smart hub
	1	Meter board
	1	Distribution board

Watea Bay of Islands

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Watea, Haruru
Proposed Lot 43
Lot 2 DP 531141

Sheet Title
Electrical Plan

Site Notes

Project No 4194

Rev A
Date: 28 November 2025

Scale (A3 Original) 1:100
1 0.5 0 1 2

Sheet A1912