BUILDING CONSENT DRAWING FOR
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON







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NAFA
Neil And Friends Architects

BCO10397381 Received by Auckland Council 16/07/2025

CLIMATE & ENVIRONMENTAL ZONES:

WIND ZONE:
MEDIUM WIND ZONE

EXPOSURE ZONE:
ZONE C

CLIMATE ZONE:
AUCKLAND - ZONE 1

EARTHQUAKE ZONE:
AUCKLAND - ZONE 1

PLANNING INFORMATION:

ZONE:
Residential - Single House Zone

PRECINCT:
Birdwood 2, Precinct

OVERLAYS:
N/A

CONTROLS:
Controls: Macroinvertebrate Community Index - Rural
DESIGNATIONS:
N/A

RELEVANT CONSENT INFORMATION:

RESOURCE CONSENT NUMBER:
BUN60440795

EPA CONSENT NUMBER:
ENG60444470

WORKSOVER APPLICATION NUMBER:
WO-278273

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE RELEVANT CLAUSES OF NZS3604.2011, THE NEW ZEALAND BUILDING CODE (NZBC) & THE NZ BUILDING ACT.

2. THE CONTRACTOR SHALL CONFIRM WITH THE CLIENT/OWNER THAT ALL CONDITIONS OF THE RESOURCE CONSENT, BUILDING CONSENT AND LOCAL TERRITORIAL AUTHORITY REQUIREMENTS HAVE BEEN MET PRIOR TO STARTING ON SITE.

PLUMBING & DRAINAGE NOTES:

3. ALL PIPED SERVICES FROM THE BUILDING TO BE uPVC MATERIAL MANUFACTURERED IN ACCORDANCE TO AS/NZS1260.

4. ALL NEW S/W DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION. CONTRACTOR TO CHECK ON SITE THE LOCATION OF EXISTING CONNECTION.

5. ALL NEW SEWER DRAINAGE PIPES TO BE INSTALLED TO EXISTING CONNECTION. CONTRACTOR TO CHECK ON SITE THE LOCATION OF EXISTING CONNECTION.

6. WATER SEALED INTERCEPTION SHALL BE APPLIED TO ISOLATE THE PRIVATE STORM WATER DRAIN FROM PUBLIC STORM WATER SYSTEM.

7. INSPECTION OPENINGS TO BE AT MAJOR JUNCTIONS ON MAIN DRAINS AND AT LEAST ONE SHOULD BE RAISED TO GROUND LEVEL.

FLOOR PLAN NOTES:

8. WINDOW RESTRICTOR SHALL BE FITTED WHERE SHOWN, TO LIMIT THE MAXIMUM OPENING SO THAT A 100mm DIAMETER SPHERE CANNOT PASS THROUGH IT.

9. DOWNLIGHT TYPE SHALL BE COMPLY WITH AS/NZS 60598.2.2. ONLY CA RATED TYPE DOWNLIGHT CAN BE USED WHERE INSULATION TO BE ABUTTED / COVERED.

10. WATER SPLASH: WALL & FLOOR SURFACES TO AREAS CONTAINING SANITARY FIXTURES OF APPLIANCES MUST BE IMPERVIOUS AND EASILY CLEANED IN ACCORDANCE WITH NZBC
CLAUSE E3/AS1

- WALLS: PAINTED GIB AQUALINE INSTALLED TO M/F SPECIFICATIONS.

- FLOORS: SELECTED CERAMIC / STONE TILES HAVING A 6% MAXIMUM WATER ABSORPTION. MINIMUM OF 17mm THICK H3 (CCA TREATED) PLYWOOD SHALL BE USED UNDER
MEMBRANES (IF NOT CONC. SLAB). THE PLYWOOD MUST BE SUPPORTED WITH DWANGS OR FRAMING WITH A MAXIMUM SPAN OF 400mm IN EACH DIRECTION.

- JOINTS: WHERE BATHS, BASINS, TUBS OR SINKS ABUT IMPERVIOUS LININGS, THE JOINT BETWEEN FIXTURE AND LINING SHALL BE SEALED TO PREVENT WATER PENETRATION TO
CONCEALED SPACES OR BEHIND LININGS.

FRAMES & TRUSSES:

11. TIMBER WALL TO BE SG8 OR GREATER.

12. ALL TIMBER LINTELS TO BE SG8 OR GREATER U.N.O.

13. PREFABRICATED TRUSSES TO BE APPROVED GANGNAIL TRUSSES @ 900mm CRS. U.N.O.

14. TOP PLATE:

- 90x45 +140x35 (TABLE 8.16 NZS3604:2011).
- B TYPE FIXING (TABLE 8.18 NS3604:2011).

15. TIMBER TREATMENT HAS BEEN SELECTED IN ACCORDANCE WITH TABLE 1A OF B2/AS1.

- ALL EXTERIOR & INTERIOR WALL CONSTRUCTION IS TO BE H1.2 TREATED STUDS (U.N.O) / ALL EXPOSED TIMBER TO BE MIN. H3.2 TREATED.

16. ALL STRUCTURAL FIXINGS IN SHELTERED AREAS TO BE HOT-DIPPED GALVANIZED.

17. ALL STRUCTURAL FIXING IN EXPOSED AREAS TO BE TYPE 304 STAINLESS STEEL.

18. BOTTOM PLATE FIXING:

- GALV. M-12 BOLTS @900mm CRS. MAX. WITH WASHER TO MANUFACTURERS SPECIFICATIONS WHEN FIXED TO CONCRETE SLAB.
- 2/100x3.76 NAILS @600mm CRS MAX. FOR EXTERNAL WALLS.
- 1/100x3.76 NAILS @600mm CRS MAX. FOR INTERNAL WALLS.

BOTTOM PLATE FIXING MAY BE REQUIRED FOR BRACING ELEMENTS, REFER BRACING MANUFACTURES DETAILS.

OTHERS:

19. GLAZING TO COMPLY WITH NZS4223: 2016

- ALL GLAZING TO COMPLY WITH NZS4223:2016, APPENDIX 3.D.
- ALL GLAZING WITHIN WET AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS 4223:PART 3:2016 CLAUSE 308.

20. ALLOW TO FIX WANZ SUPPORT BAR TO ALL WINDOWS & DOORS WITH A 1.6m SPAN OR GREATER.

FLASHINGS:

1. ALL JOINERY HEAD FLASHING TO BE ALUMINUM FLASHING

2. ALL CLADDING CORNER FLASHING TO BE STAINLESS STEEL FLASHING OR uPVC FLASHING (U.N.O)

3. ALL ROOF APRON FLASHING TO BE **Butynol**.

4. ALL OTHER FLASHINGS REFER TO DETAIL DRAWING.

Table 4.1 – Protection required for steel fixings and fastenings excluding nails and screws[1] (see 4.4.1)

ZONES	FIXING FASTENING	ENVIRONMENT	MATERIAL
ALL ZONES	Nail plates	CLOSED AND ROOF SPACES	Continuously coated galvanized steel[2]
	Wire dogs & bolts		Hot-dipped galvanized steel[2]
	All other structural fixings	CLOSED	Mild steel (uncoated, non-galvanized)[3]
ZONES B AND C	Treated timber pile connections within 600 mm of the ground	SHELTERED[4] AND EXPOSED	Type 304 stainless steel[5]
	All other structural fixings, except fabricated brackets[6]	SHELTERED[4]	Hot-dipped galvanized steel[2]
		EXPOSED	Type 304 stainless steel[5]

(1) Items described in this table are steel fasteners required to last not less than 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws (which are described in table 4.3).
(2) All galvanizing weights to steel shall be as given in table 4.2.
(3) Steel fixings in timber treated with copper-based timber preservatives shall be as per 4.4.4.
(4) "Sheltered" shall be that above a 45° line drawn from the lower edge of a projecting weathertight structure such as a floor, roof or deck. "Exposed" shall be below that 45° line. See figure 4.3(a) and (b).
(5) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.
(6) "Fabricated brackets" shall be made from 5 mm (minimum thickness) mild steel and shall be hot-dipped galvanized.

Table 4.3 – Steel items such as nails and screws used for framing and cladding (see 4.4.3)

Building location	Nail or screw use				
	Cladding that acts as bracing (50-year durability)	Non-structural cladding (15-year durability)	Framing in "Closed" areas[1] including roof spaces	Framing in "Sheltered" areas[1]	Framing in "Exposed" areas[1]
Zones B & C	Galvanized steel[4]	Galvanized steel[4]	Mild steel[5]	Galvanized steel[5]	Galvanized steel[5]

(1) For definitions of "closed", "sheltered", and "exposed" see table 4.1 and figure 4.3(a) and (b).
(2) Stainless steel nails shall be minimum Type 304 and shall have annular grooves to provide similar withdrawal resistance to hot-dipped galvanized nails.
(3) Protection of galvanized steel nails shall consist of putty and an exterior painting system consisting of a primer undercoat and 2 top coats of oil-based or acrylic paint.
(4) Where the cladding is a corrosive timber, such as western red cedar or redwood, or is treated with copper-based ACQ or CuAz preservatives, use stainless steel [2] or silicon bronze.
(5) Steel fixings in timber treated with copper-based preservatives shall be as per 4.4.4.
(6) Irrespective of the above, nails and screws shall be compatible with any fixing plate that is used with them.
(7) Nails and screws and other fixings into piles within 600 mm of the ground shall be stainless steel.
(8) Galvanized nails shall be hot-dipped galvanized to a minimum of 320 g/m²; galvanized screws shall be mechanically zinc plated in accordance with AS 3566: Part 2, Class 4.
(9) Type 304 stainless steel is sufficient to comply with NZBC requirements, but may have surface rust. Type 316 may be used where appearance is a consideration but exceeds the requirements of the NZBC.

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

GENERAL NOTES/COMPLIANCE TABLES & MATERIAL SELECTION

Drawing No

A001

Scale **1 : 100**

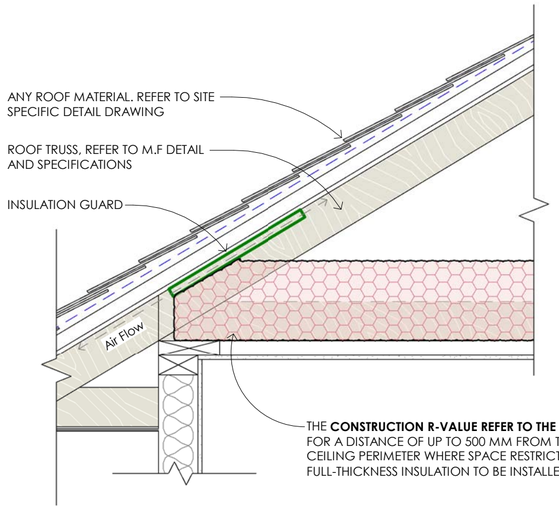
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Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



1 TYPICAL ROOF INSULATION DETAIL
1 : 10

INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 5.0**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(500 Perimeter)	**R 4.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.4**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.4**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**R 2.6**	**Snugfloor Narrow**
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED** **FRAMES - Thermal Broken Aluminium Frame**	

H1 Table LOT 1
1 : 100

INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 7.0 +R2.6**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(500 Perimeter)	**R 7.0 & R5.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.4**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.4**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**N.A**	
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED** **FRAMES - Thermal Broken Aluminium Frame**	

H1 Table LOT 2
1 : 100

INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 7.0 +R2.6**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(500 Perimeter)	**R 7.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.4**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.4**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**N.A**	
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED** **FRAMES - Thermal Broken Aluminium Frame**	

H1 Table LOT3
1 : 100

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

H1/AS1 COMPLIANCE

Drawing No

A002

Scale **As indicated**

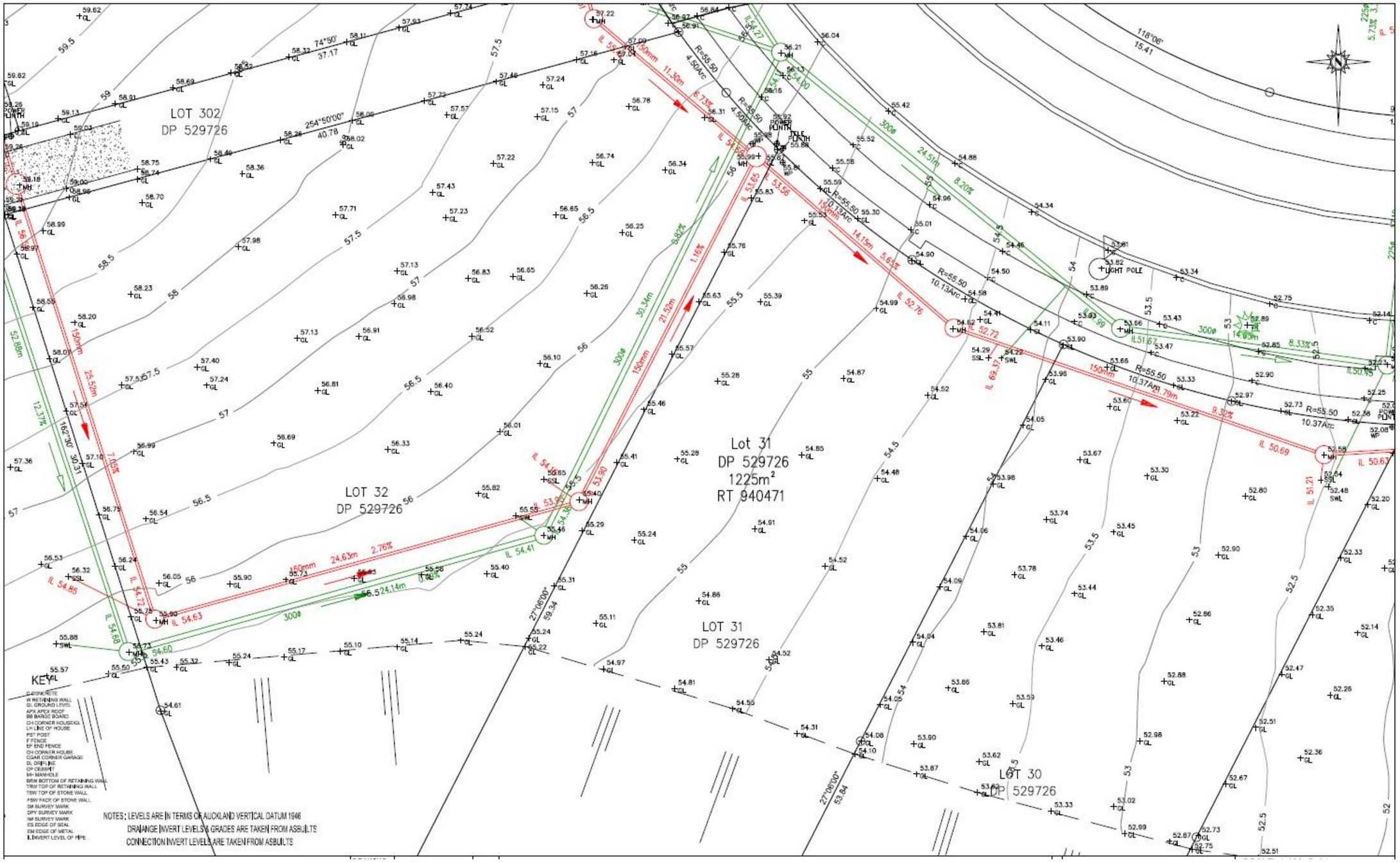
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Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



Notes:

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

EXISTING SITE PLAN

Drawing No

A100

Scale

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

Revision

BC SUBMIT

Job No

DT601

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LOT 33 DP 529726

LOT 30 DP 529726

KATE DUNCAN DRIVE

LOT 1
FFL = 58.50
FDL = 58.40
DECK LESS THAN 1M
DECK LESS THAN 2M
FDL = 58.40
FFL = 58.50

LOT 2
FFL = 56.35
FDL = 56.25
DECK LESS THAN 1M
FGL = 56.12
FDL = 54.65
DECK LESS THAN 1M
FDL = 56.25

LOT 3
FFL = 54.75
FGL = 54.52
FGL = 54.52

FGL AS THE EXIST. COUNTOR

INDICATIVE PROPOSED LOT BOUNDARIES

BOUNDARY ADJUSTMENT REQUIRED

PROP. CUT-OFF DRAIN

PROP. 100Ø SS CONN. FOR LOT1

PROP. 100Ø SW CONN. FOR LOT1

EX. SW&SS CONN. TO BE RETAINED FOR LOT2

EX. SS &SS CONN. TO BE RETAINED FOR LOT 3

TIMBER RETAING WALL. MAX HEIGHT = 1.93m

KEYSTONE RETAING WALL. MAX HEIGHT = 0.9m

KEYSTONE RETAING WALL. MAX. HEIGHT = 0.95m

TIMBER RETAING WALL. MAX HEIGHT =0.55m

TIMBER RETAING WALL. MAX HEIGHT = 1.47m

EXIST.225 mmø Stormwater

EXIST.150 mmø Wastewater

EXIST.300 mmø Stormwater

EXIST.150 mmø Wastewater

EXIST.300 mmø Stormwater

EXIST.150 mmø Wastewater

EXIST.150 mmø Wastewater

EXIST.300 mmø Stormwater

EXIST.150 mmø Wastewater

EXIST.225 mmø Stormwater

EXIST.150 mmø Wastewater

EXIST.300 CONC. SW LINE(CR)

EXIST. 150Ø PVC. SS LINE(CR)

Ex. SSMH
LL:59.16
IL:(in)57.76
IL:(out)56.52

Extg SSMH

Ex. SSMH
LL:57.22
IL:(in)55.51
IL:(out)55.42

Extg SSMH

Ex. SSWH
LL:56.21
IL:(in)54.27
IL:(out)54.00

Extg SWMH

Ex. SSMH
LL:55.99
IL:(in)54.66
IL:(out)53.56

Extg SSMH

Ex. SSMH
LL:54.62
IL:(in)52.76
IL:(out)52.72

Extg SSMH

Extg Public Pole

Extg SWMH

Ex. SWMH
LL:53.66
IL:(in)51.99
IL:(out)51.67

Extg SSMH

Ex. SSMH
LL:55.90
IL:(in)54.72
IL:(out)54.63

Ex. SWMH
LL:55.73
IL:(in)54.68
IL:(out)54.60

Extg SWMH

Ex. SWMH
LL:55.46
IL:(in)54.41
IL:(out)54.36

Ex. SSMH
LL:55.40
IL:(in)53.95
IL:(out)53.90

Silt Trap

Type 1 Cesspit

Gas Bottles

SURFACE WATER FALL

YARD

7980

3628

5491

3911

6467

1120

1225

1333

2000

5791

1331

3864

6318

1:20

5357

1030

1200

5642

1000

3000

5823

5847

1198

1154

3332

2710

2000

2000

3000

4000

4400

900

56.5

56.0

55.5

55.0

54.5

54.0

53.5

58.5

58.0

57.5

57.0

59.5

59.0

60.5

60.0

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Consent For
LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE
SWANSON

Drawing Title
PROPOSED SITE PLAN

Drawing No
A101

Scale
1 : 150

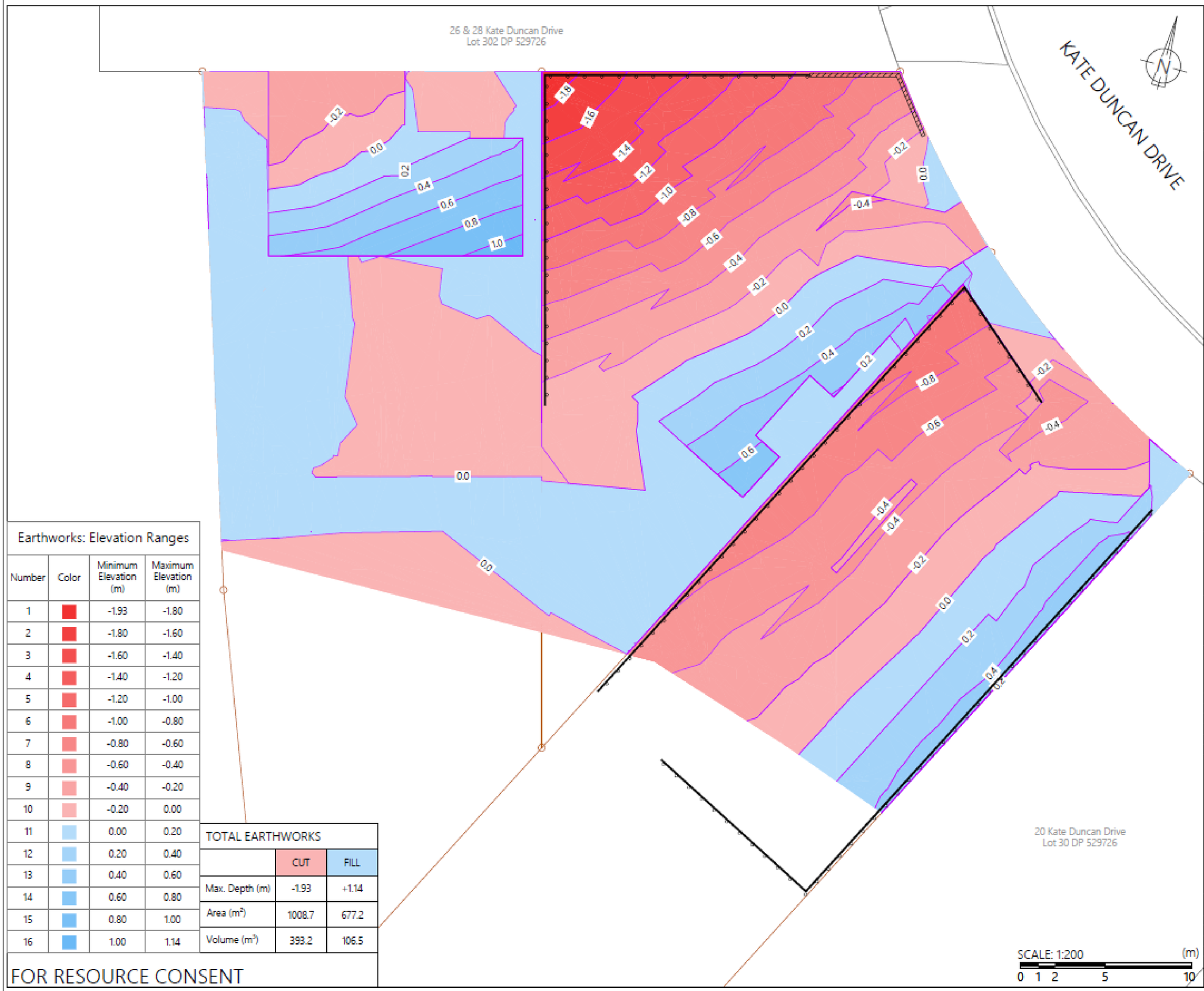
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Checked	SHERRY WANG

Date
APRIL 2025

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Job No
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LEGEND:

- PROP. BOUNDARY
- DEPTH CONTOUR 0.5
- EXTENT OF CUT
- EXTENT OF FILL
- PROP. RETAINING WALL
- PROP. BLOCK RETAINING

NOTES:

1. ALL LEVELS SHOWN ON THIS PLAN ARE IN TERMS OF AUCKLAND DATUM 1946.
2. THE FINISHED GROUND LEVELS SHOWN ON THIS PLAN ARE MODELED USING CIVIL3D AND ARE INDICATIVE ONLY, WHICH MAY BE SUBJECT TO CHANGE DURING CONSTRUCTION.
3. THE 3D MODEL WAS SET UP USING TOPOGRAPHICAL SURVEY DATA PROVIDED BY ACE SURVEYOR LTD DATED 08/08/2024.
4. THE EARTHWORKS SHOWN ON THIS PLAN ARE MODELED USING CIVIL3D AND ARE INDICATIVE ONLY. THE ASSUMPTION IS 0.3m UNDERCUT FOR DRIVEWAY AND BUILDINGS, AND 200mm FOR FOOTPATHS.
5. ANY PROPOSED RETAINING WALLS SHOWN ON THIS PLAN WERE DERIVED FROM 3D MODELING AND ARE INDICATIVE ONLY. THE DETAILED DESIGN, INCLUDING TYPE OF RETAINING WALL, FOUNDATION DEPTH AND WIDTH SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
6. ANY EARTHWORKS WITHIN THE ROAD RESERVE OR NEAR THE PROPERTY BOUNDARIES SHALL BE CONDUCTED WITH CAUTION, EXISTING UTILITY SERVICES OR PIPES SHALL BE CHECKED USING GPR OR OTHER UNDERGROUND DETECTION METHODS PRIOR TO EXCAVATION.
7. THE EARTHWORKS CONTRACTOR SHALL ARRANGE AND ATTEND THE PRE-START MEETING WITH COUNCIL'S REPRESENTATIVES BEFORE COMMENCEMENT OF ANY EARTHWORKS ON-SITE.

Earthworks: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		-1.93	-1.80
2		-1.80	-1.60
3		-1.60	-1.40
4		-1.40	-1.20
5		-1.20	-1.00
6		-1.00	-0.80
7		-0.80	-0.60
8		-0.60	-0.40
9		-0.40	-0.20
10		-0.20	0.00
11		0.00	0.20
12		0.20	0.40
13		0.40	0.60
14		0.60	0.80
15		0.80	1.00
16		1.00	1.14

FOR RESOURCE CONSENT

TOTAL EARTHWORKS	CUT	FILL
Max. Depth (m)	-1.93	+1.14
Area (m^2)	1008.7	677.2
Volume (m^3)	393.2	106.5

PROJECT ADDRESS

22&24 KATE DUNCAN DRIVE
SWANSON

DRAWING TITLE

PROPOSED
CUT & FILL PLAN

CLIENT

METRICON HOMES LTD

PROJECT NO.	224092		
DRAWING NO.	RC211	REVISION	-
SCALE (A3)	1:200	DATE ISSUED	06/11/2024
DESIGNER	WW	DRAFTER	WW
REVIEWER	JZ	APPROVED BY	JZ

7 PLUS ONE CONSULTING
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REV.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

EARTHWORK&EROSION & SEDIMENT CONTROL LAYOUT PLAN

Drawing No

A102

Scale

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

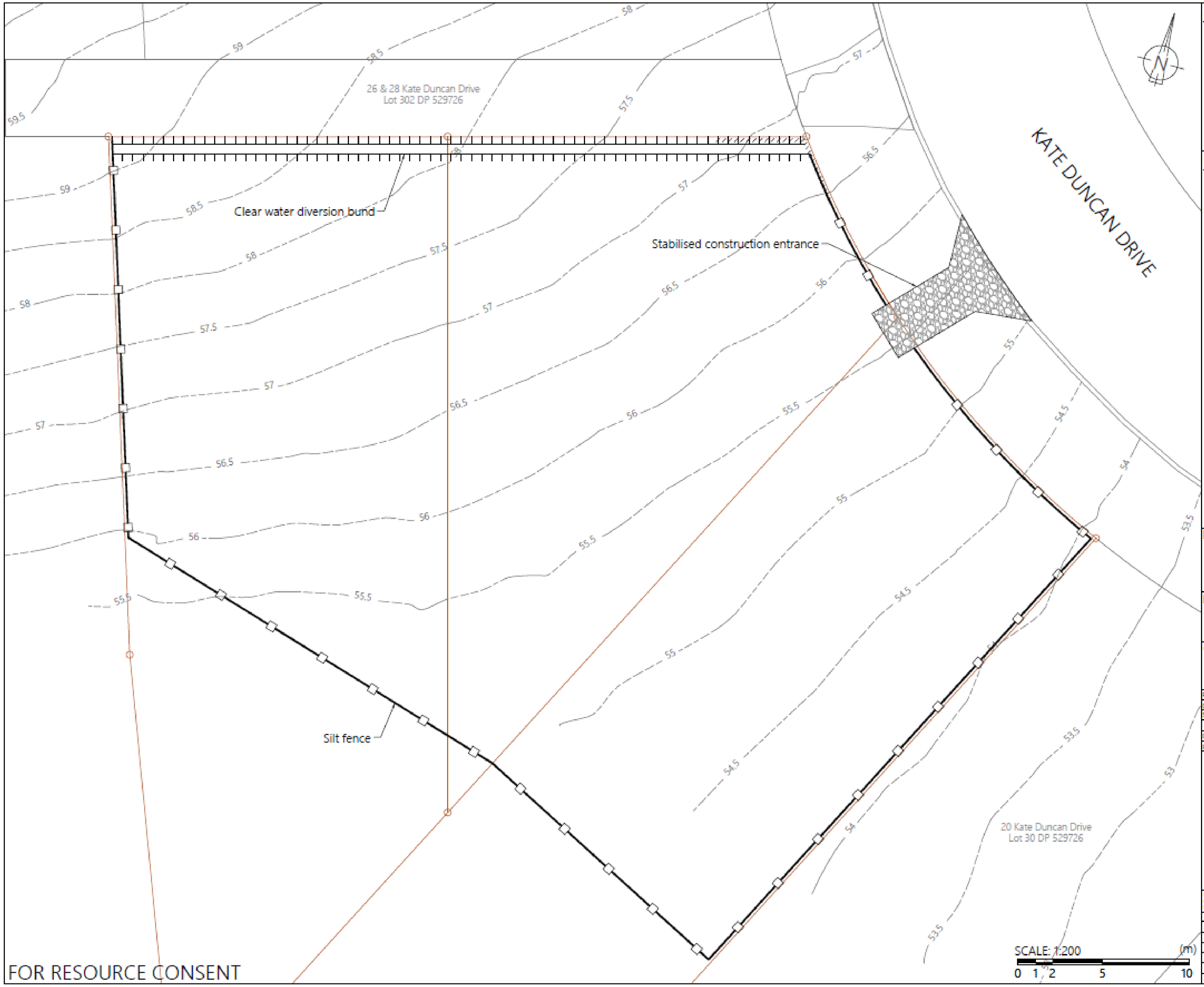
Revision

BC SUBMIT

Job No

DT601

BCO10397381 Received by Auckland Council 16/07/2025



LEGEND:

- PROP. BOUNDARY
- EX. CONTOURS 40.0
- SILT FENCE
- SUPER SILT FENCE
- STABILIZED ENTRANCE
- DIVERSION BUND

NOTES:

1. ALL LEVELS SHOWN ON THIS PLAN ARE IN TERMS OF AUCKLAND DATUM 1946.
2. ALL EROSION AND SEDIMENT CONTROL SHALL BE SET UP IN ACCORDANCE WITH AUCKLAND COUNCIL'S GD05.
3. THE EROSION AND SEDIMENT CONTROL ON-SITE SHALL BE MODIFIED WHERE NECESSARY AS THE CONSTRUCTION PROGRESSES.

PROJECT ADDRESS

22&24 KATE DUNCAN DRIVE SWANSON

DRAWING TITLE

EROSION & SEDIMENT CONTROL LAYOUT PLAN

CLIENT

METRICON HOMES LTD

PROJECT NO.	124092		
DRAWING NO.	RC221	REVISION	-
SCALE (A3)	1:200	DATE ISSUED	06/11/2024
DESIGNER	WW	DRAFTER	WW
REVIEWER	JZ	APPROVED BY	JZ

7 PLUS ONE CONSULTING

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REV.	DATE	DESCRIPTION
-	-	-
-	-	-
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-	-	-
-	-	-
-	-	-

Notes

1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

EARTHWORK&EROSION & SEDIMENT CONTROL LAYOUT PLAN

Drawing No

A103

Scale

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

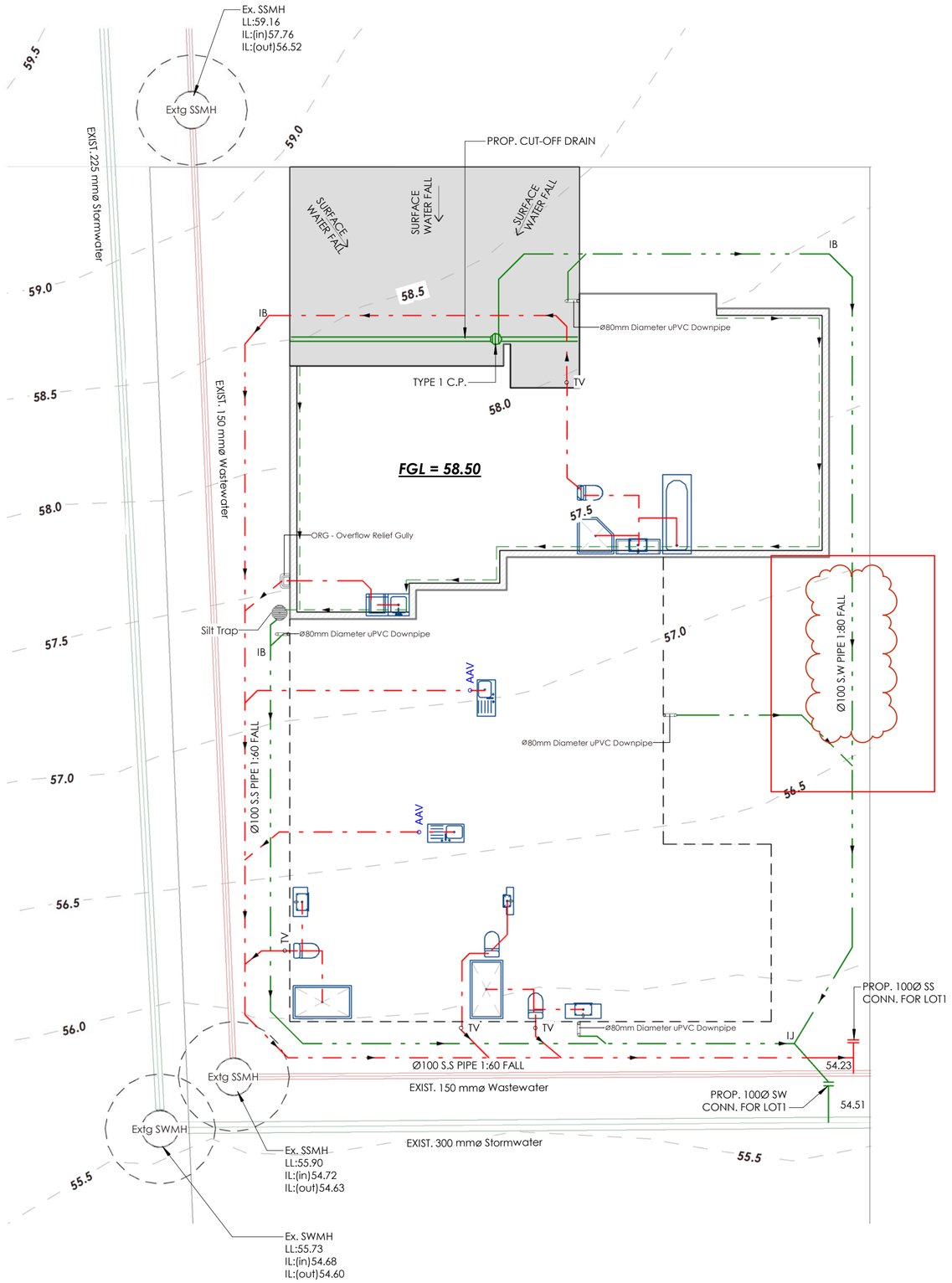
Revision

BC SUBMIT

Job No

DT601

BCO10397381 Received by Auckland Council 16/07/2025



NOTES:

1. Stormwater Drain installation shall comply with E1/AS1; gradient of storm water drains shall comply with E1/AS1 table 2:

- **1:80 FOR Ø100mm PIPES**

2. Sewer Service installation shall comply with AS/NZS 3500.2.2021; gradient of sewer pipe shall comply with 3500.2.2021 table 3.4.1

- **1:40 FOR Ø65mm PIPES**
- **1:60 FOR Ø100mm PIPES**

3. Type 1 CP: Type-one Surface Water Sump, refer to E1/AS1 Figure 8;

4. ORG: Over release gully, charged by water tap above.

5. DP: Ø80 PVC down pipe;

6. IJ: Inspection junction;

7. AAV: Air admittance valve

8. TV: Terminal vent (ø50mmPVC)

9. Outlets of Non-potable Water: shall be indentified as not suitable for drinking by using the prohibition safety sign shown in A102 the pictogram shall be a minimum of 100mm high and located adjacent to the outlet in a position that will not be obscured when the outlet is used.

10. Cross-linked poluethylene (PEX) to be used for both cold and hot water supply.

WATER SUPPLY PIPE SIZE:

PIPES TO TEMPERING VALVE - 20mm
PIPES TO SHOWER - 20mm
PIPES TO SINK/LAUNDRY - 15mm
PIPES TO BATH - 15mm
PIPES TO BASINS - 10mm

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

DRAINAGE PLAN - LOT 1

Drawing No

A104

Scale

1 : 100

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

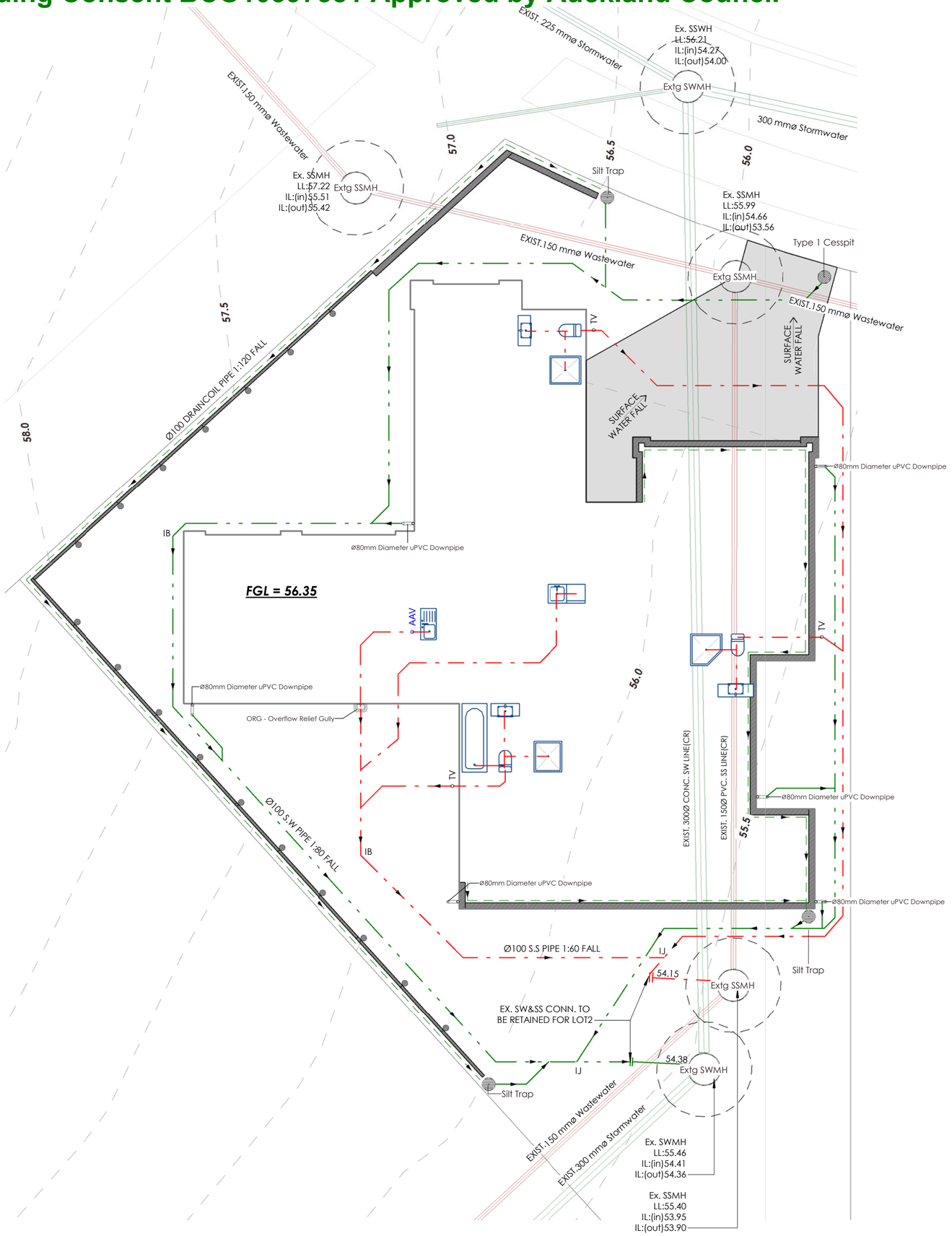
Revision

BC SUBMIT

Job No

DT601

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- **1:40 FOR Ø65mm PIPES**
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3. Type 1 CP: Type-one Surface Water Sump, refer to E1/AS1 Figure 8;

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Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

DRAINAGE PLAN - LOT 2

Drawing No

A105

Scale **1 : 100**

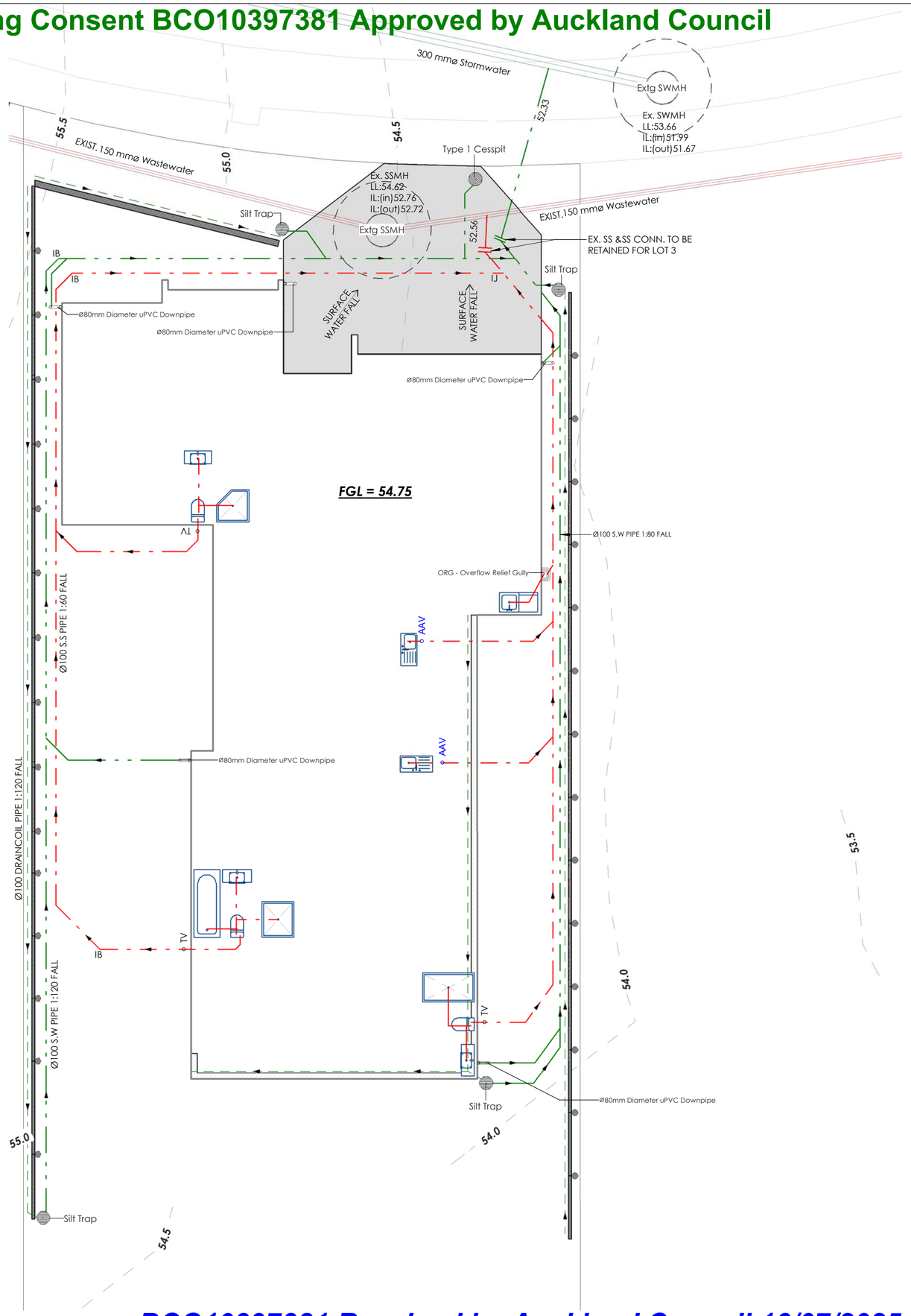
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

DRAINAGE PLAN - LOT 3

Drawing No

A106

Scale

1 : 100

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

Revision

BC SUBMIT

Job No

DT601

BCO10397381 Received by Auckland Council 16/07/2025



2 A221 LOT 1 FLOOR PLAN
1 : 100

L.B.W

TILE

LEGEND AND NOTES:

1. 1.SA: The NZS 4514:2021 – Interconnected smoke alarms for houses - The standard allows for wireless or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains-powered alarms.
Smoke alarms to be located on the escape routes within the household unite/s. On levels containing the sleeping spaces, the smoke alarms shall be located within Every sleeping space

2. MV: mechanical ventilation shall be fitted in bathrooms, wc and laundry area where shown and terminate outside through wall. Smartvent air smart ventilation system to be used, to be used, to comply with 1.5.1, Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flowrate not less than:
a) 25 L/s for showers and baths, and
b) 50 L/s for cooktops.
- for laundries-40 L/S intermittent

3. R.H: Range Hood above kitchen hobs to be installed to manufacturers instructions and taken to exterior as required. Provide protective cowl for wall outlet.

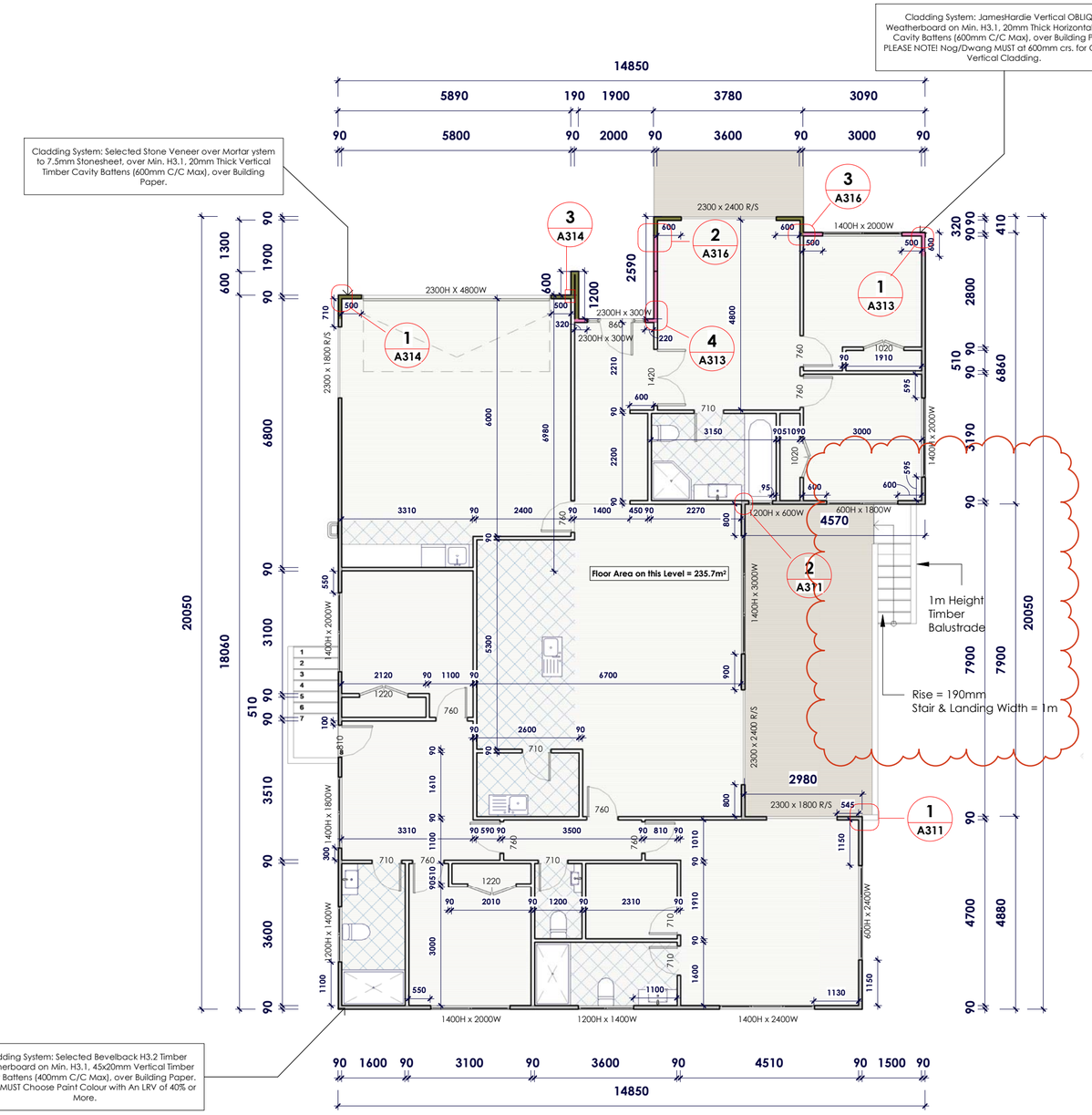
4. S.H.W: Shower box to be proprietary shower tray, installed to manufacturer's recommendations;

ARDEX WPM 750 waterproof membrane installed in accordance with M/F specifications.

5. Stove & hot water heater source:

LPG GAS BOTTLES

6. L.B.W: Load-bearing wall.



2 A221 DIMENSION PLAN - LOT 1
1 : 100

BCO10397381 Received by Auckland Council 16/07/2025

Z:\Shared drives\By2 Architecture Ltd\0. Job List\0 - Quote Use\DT601 - 22 & 24 KATE DUNCAN DRIVE SWANSON 0614\3. Revit Model -EVA BC\22 & 24 KATE DUNCAN DRIVE - BC - RFI - Lindsay - DT601 - Copy.rvt

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

LAYOUT & DIMENSION PLAN - LOT 1

Drawing No

A201

Scale

1 : 100

Drawn	E.W.
Checked	SHERRY WANG

Date

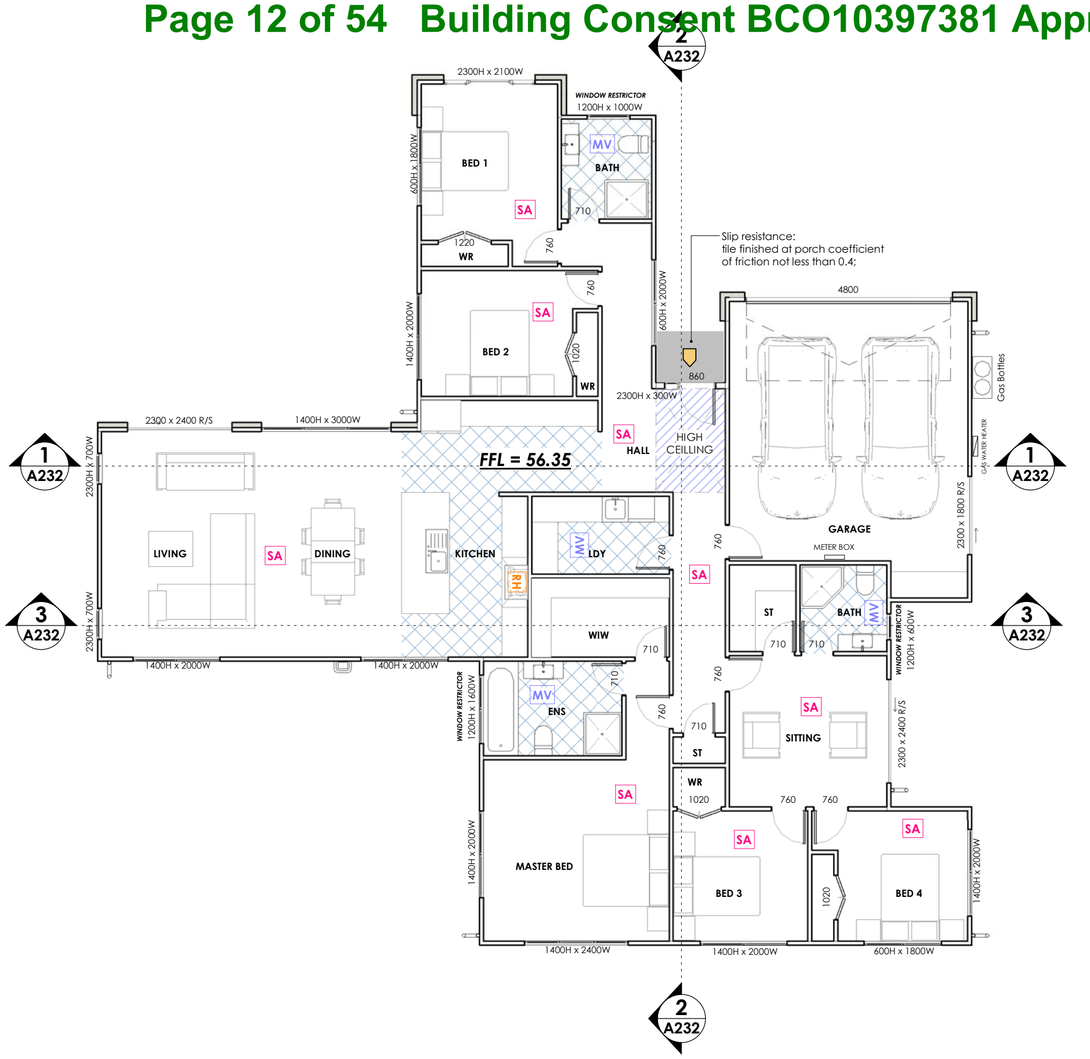
APRIL 2025

Revision

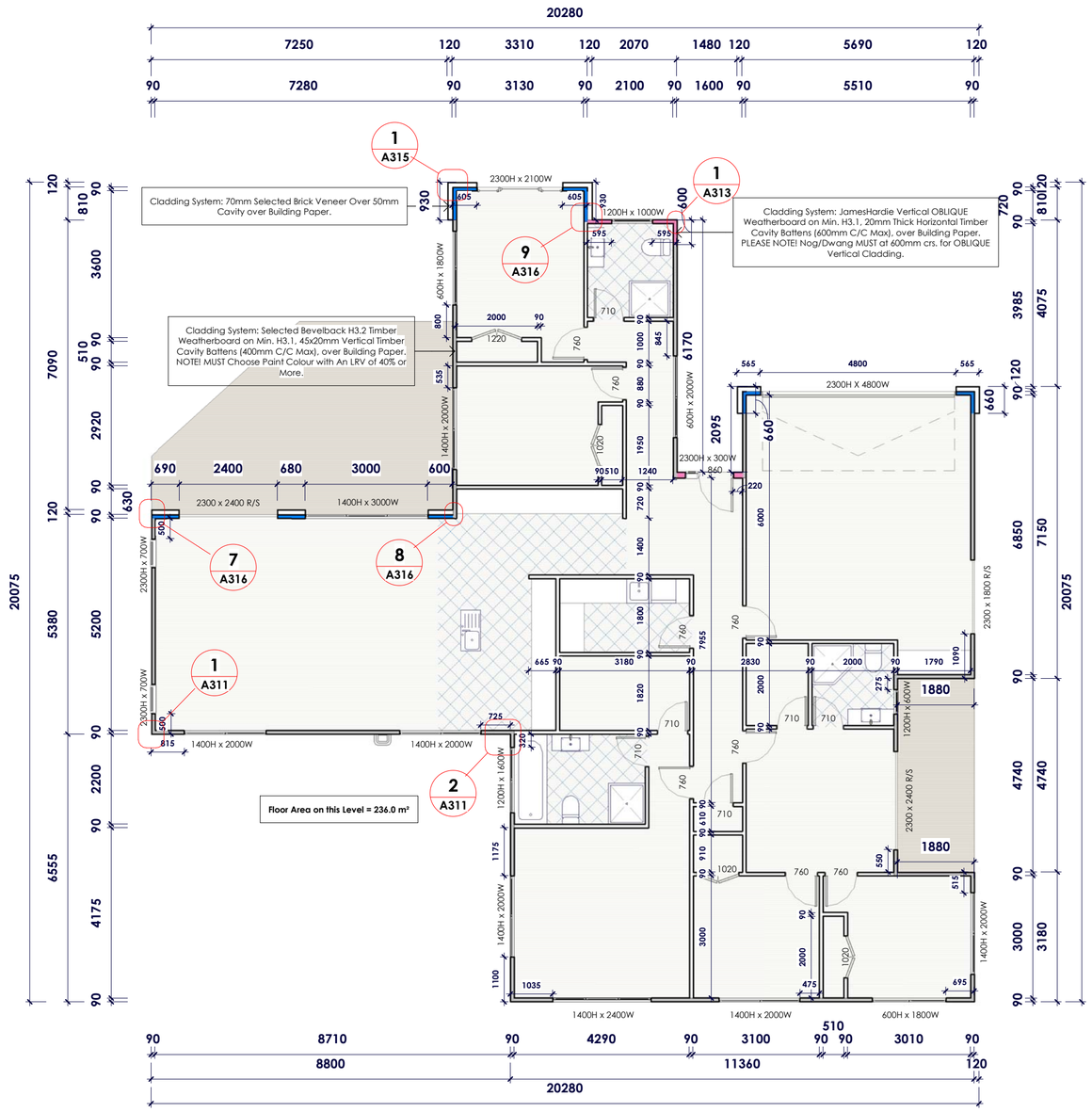
BC SUBMIT

Job No

DT601



2 A222 LOT 2 FLOOR PLAN
1 : 100



1 A222 DIMENSION PLAN - LOT 2
1 : 100

BCO10397381 Received by Auckland Council 16/07/2025

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

LAYOUT & DIMENSION PLAN - LOT 2

Drawing No

A202

Scale **1 : 100**

Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

Building Consent BCO10397381 Approved by Auckland Council



2 / A223 LOT 3 FLOOR PLAN
1 : 100

L.B.W

TILE

LEGEND AND NOTES:

1. 1.SA: The NZS 4514:2021 – Interconnected smoke alarms for houses - The standard allows for wireless or hard-wired interconnection, using either 10-year long-life battery-powered or 240v mains-powered alarms.
Smoke alarms to be located on the escape routes within the household unite/s. On levels containing the sleeping spaces, the smoke alarms shall be located within Every sleeping space

2. MV: mechanical ventilation, shall be fitted in bathrooms, wc and laundry area where shown and terminate outside through wall. Smartvent air smart ventilation system to be used, to be used, to comply with 1.5.1, Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flowrate not less than:
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b) 50 L/s for cooktops.
- for laundries-40 L/S intermittent

3. R.H: Range Hood above kitchen hobs to be installed to manufacturers instructions and taken to exterior as required. Provide protective cowl for wall outlet.

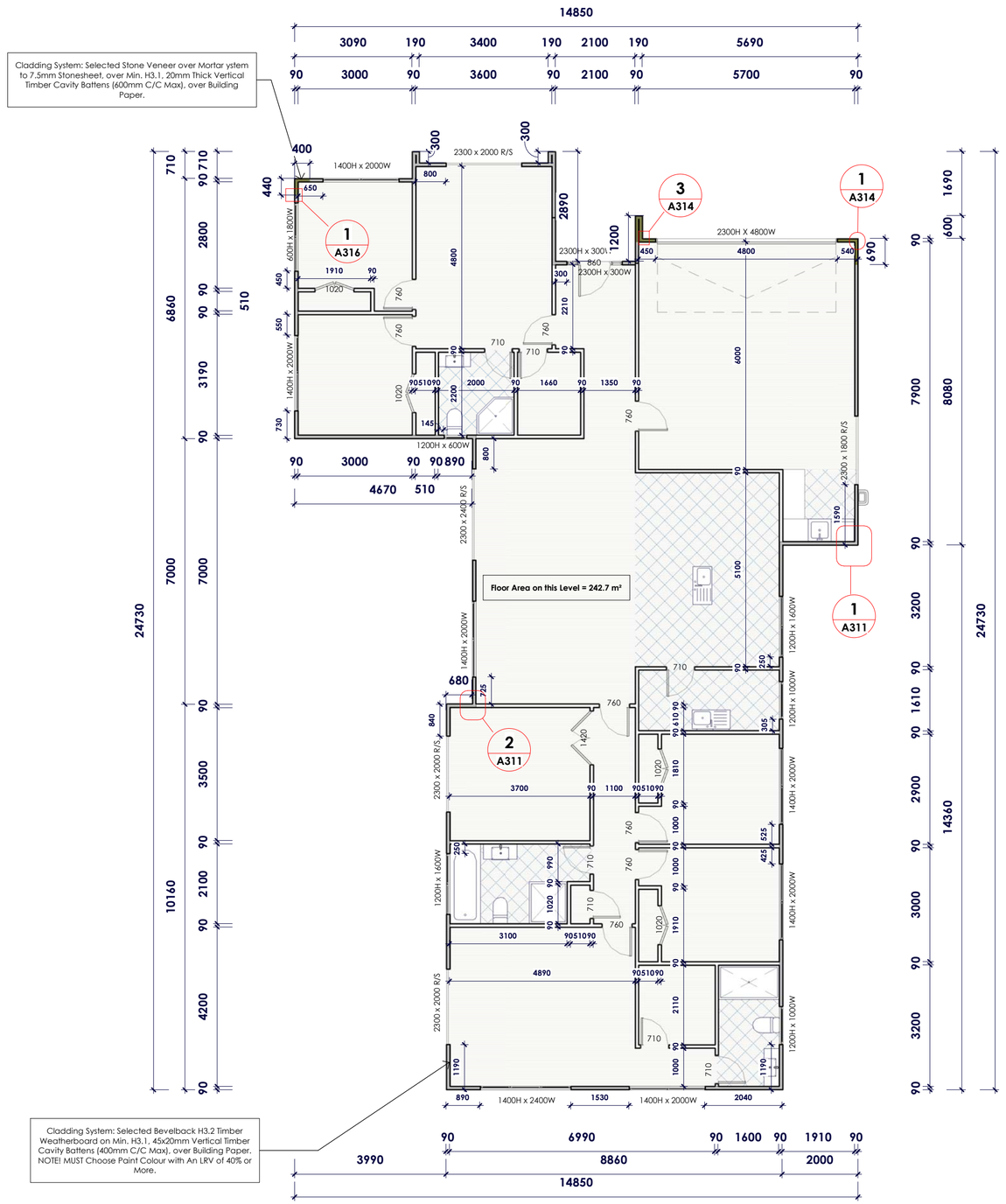
4. S.H.W: Shower box to be proprietary shower tray, installed to manufacturer's recommendations;

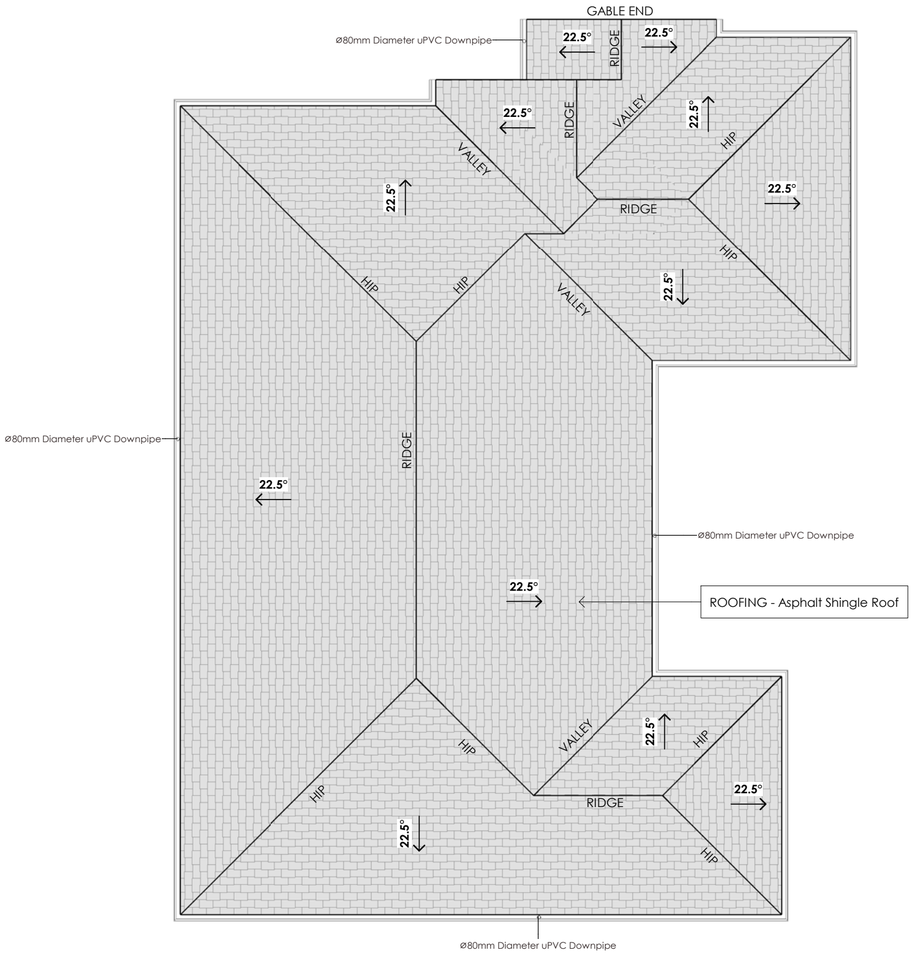
ARDEX WPM 750 waterproof membrane installed in accordance with M/F specifications.

5. Stove & hot water heater source:

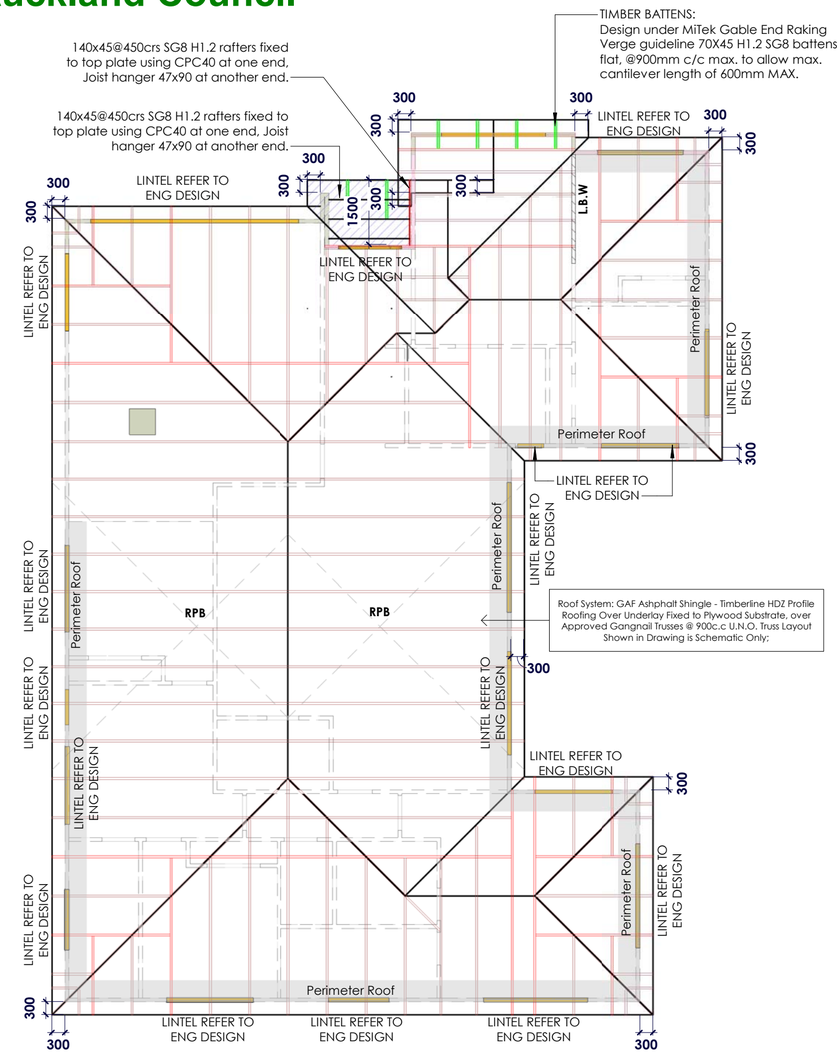
LPG GAS BOTTLES

6. L.B.W: Load-bearing wall.


Cladding System: Selected Stone Veneer over Mortar ystem to 7.5mm Stonesheet, over Min. H3.1, 20mm Thick Vertical Timber Cavity Battens (600mm C/C Max), over Building Paper.
14850
3090
190
3400
190
2100
190
5690
90
3000
90
3600
90
2100
90
5700
90
400
300
300
2300 x 2000 R/S
1400H x 2000W
650
1
A316
3
A314
1
A314
2300H X 4800W
2300H x 300W
860
2300H x 300W
1910
90
1020
760
760
710
710
90
90
1020
2200
2000
90
1660
90
1350
90
145
730
1200H x 600W
90
3000
90
90
890
4670
510
2300 x 2400 R/S
800
Floor Area on this Level = 242.7 m²
1
A311
1400H x 2000W
680
725
760
710
250
2
A311
840
2300 x 2000 R/S
1420
3700
90
1100
90
510
90
1020
1810
760
760
710
760
1020
1200H x 1600W
250
990
90
1020
90
3100
90
510
90
4890
90
510
90
2300 x 2000 R/S
2110
710
1190
1190
890
1400H x 2400W
1530
1400H x 2000W
2040
1200H x 1600W
1200H x 1000W
1400H x 2000W
1200H x 1000W
1200H x 1800 R/S
1590
5100
305
525
455
710
1000
1000
1000
1910
90
90
90



1 A221 ROOF PLAN - lot 1
1 : 100



2 A221 ROOF FRAMING PLAN - lot 1
1 : 100

NOTES:

1. Gutter: Colorsteel gutter with metal fascia board (135mm);

2. To minimize the amount of sediment and debris entering drain system, the following measures are required/ recommended:

- gutter guard;
- leaf strainer;
- first flush diverter.

ROOF AREA = 235M²

ROOF WATER RUNOFF CALCULATION

DP SIZE	0-25°	25-35°	35-45°
63mm	60m²	50m²	40m²
74mm	85m²	70m²	60m²
100mm	155m²	130m²	110m²
150mm	350m²	290m²	250m²

REFER TABLE 5 E1/AS1

CROSS SECTIONAL AREA EXTERNAL GUTTER

GUTTER TYPE	CROSS SECTIONAL AREA
BOX 125	8435mm²
BOX 175	19250mm²
BOX 300	27000mm²

REFER FIGURE 15 E1/AS1

NOTES:

1. RPB: Roof plane diagonal bracing: 25x1mm M.S. strip roof plane brace. Each roof plane diagonal brace consist of a diagonally opposing pair of continuous steel trips each having a capacity of 8.0kN in tension, fixed to each top chord that is intersected, and to the top plate with 3/30x2.5mm flat head nails.
One roof plane diagonal brace in each side plane of the roof for each 25m².

2. Eave width: as shown on the plan.

Legend:

lintel size covered by NZS 3604:2011
lintel 2/140x45 - E
lintel fixing type
refer to Lumberlok lintel fixing schedule

600X600 CEILING ACCESS

Notes:

1. All dimensions are in millimetres.

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ROOF LAYOUT & FRAMING PLAN - LOT 1

Drawing No

A204

Scale **1 : 100**

Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



1 A222 ROOF PLAN - lot 2
1 : 100

NOTES:

1. Gutter: Coloursteel gutter with metal fascia board (135mm);

2. To minimize the amount of sediment and debris entering drain system, the following measures are required/ recommended:

· gutter guard;
· leaf strainer;
· first flush diverter.

ROOF AREA = 235M²

ROOF WATER RUNOFF CALCULATION

DP SIZE	0-25°	25-35°	35-45°
63mm	60m²	50m²	40m²
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REFER FIGURE 15 E1/AS1

NOTES:

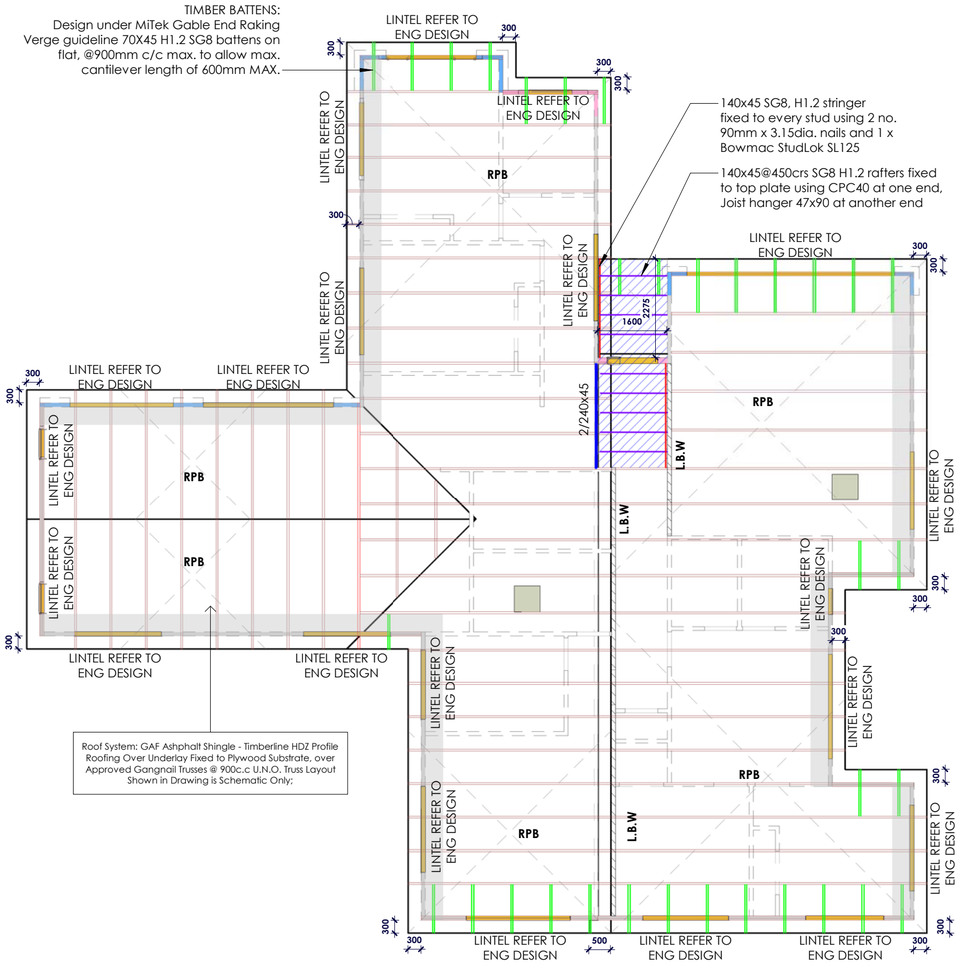
1. RPB: Roof plane diagonal bracing: 25x1mm M.S. strip roof plane brace. Each roof plane diagonal brace consist of a diagonally opposing pair of continuous steel trips each having a capacity of 8.0kN in tension, fixed to each top chord that is intersected, and to the top plate with 3/30x2.5mm flat head nails.
One roof plane diagonal brace in each side plane of the roof for each 25m².

2. Eave width: as shown on the plan.

Legend:

lintel size covered by NZS 3604:2011
lintel 2/140x45 - E
lintel fixing type
refer to Lumberlok lintel fixing schedule

600X600 CEILING ACCESS



2 A222 ROOF FRAMING PLAN- lot 2
1 : 100

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Consent For
LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ROOF LAYOUT & FRAMING PLAN - LOT 2

Drawing No
A205

Scale
1 : 100

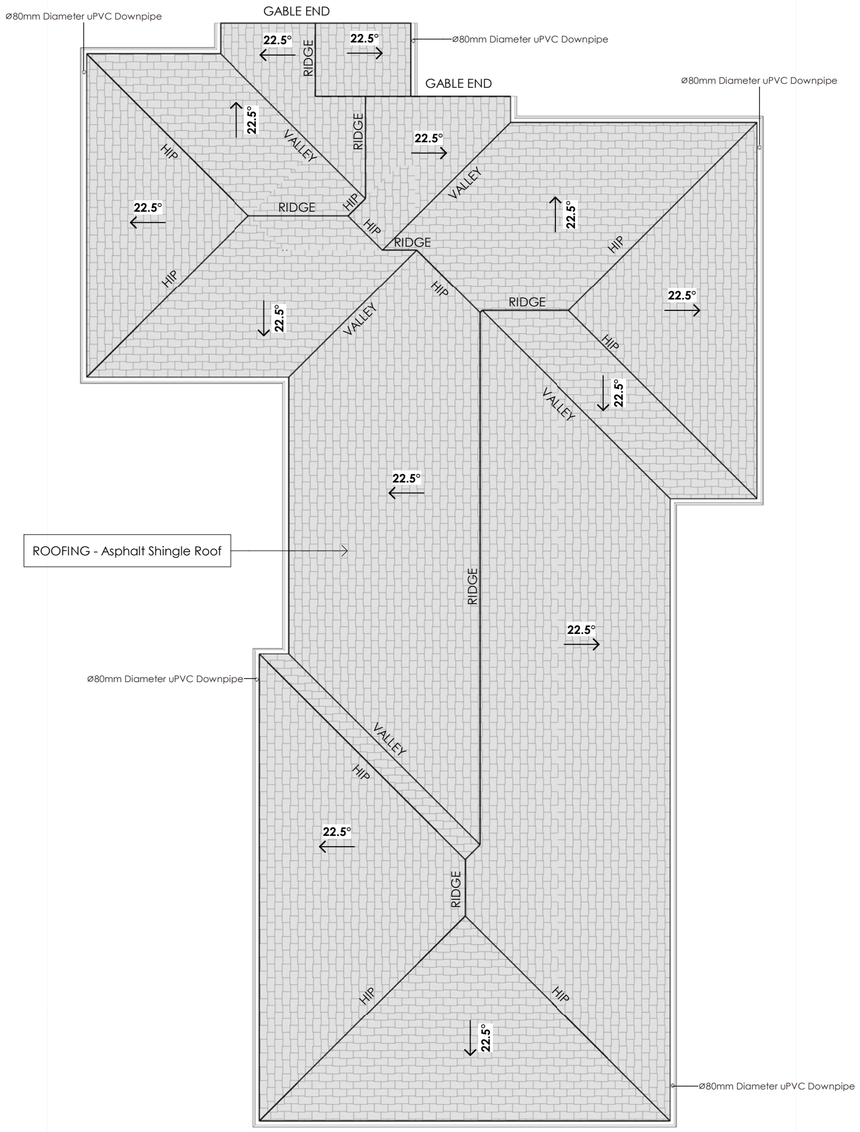
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

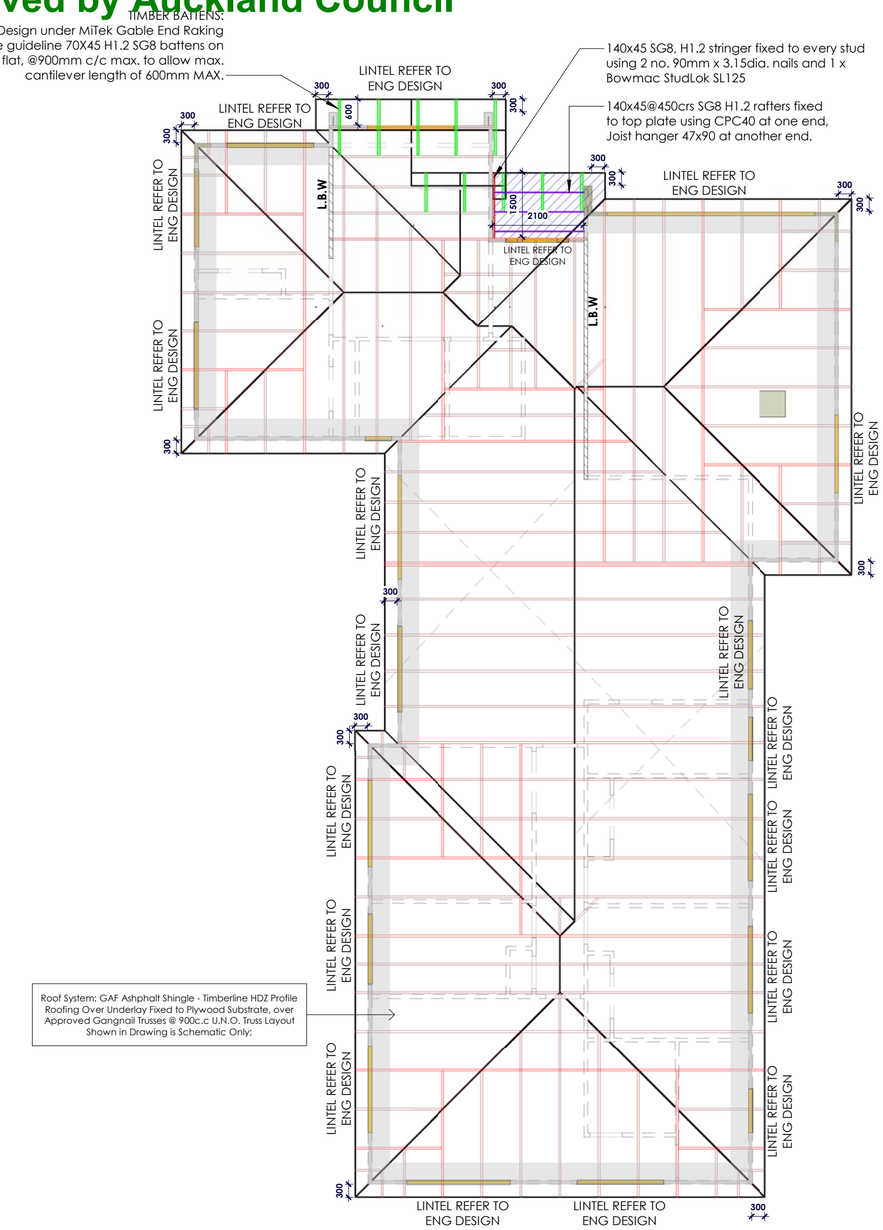
Revision
BC SUBMIT

Job No
DT601

BCO10397381 Received by Auckland Council 16/07/2025



1 A223 ROOF PLAN - lot 3
1 : 100



2 A223 ROOF FRAMING PLAN - lot 3
1 : 100

NOTES:

1. Gutter: Colorsteel gutter with metal fascia board (135mm);

2. To minimize the amount of sediment and debris entering drain system, the following measures are required/ recommended:

- gutter guard;
- leaf strainer;
- first flush diverter.

ROOF AREA = 235M²

ROOF WATER RUNOFF CALCULATION

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2. Eave width: as shown on the plan.

Legend:
lintel size covered by NZS 3604:2011
lintel 2/140x45 - E
lintel fixing type
refer to Lumberlok lintel fixing schedule
600X600 CEILING ACCESS

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ROOF LAYOUT & FRAMING PLAN - LOT 3

Drawing No

A206

Scale **1 : 100**

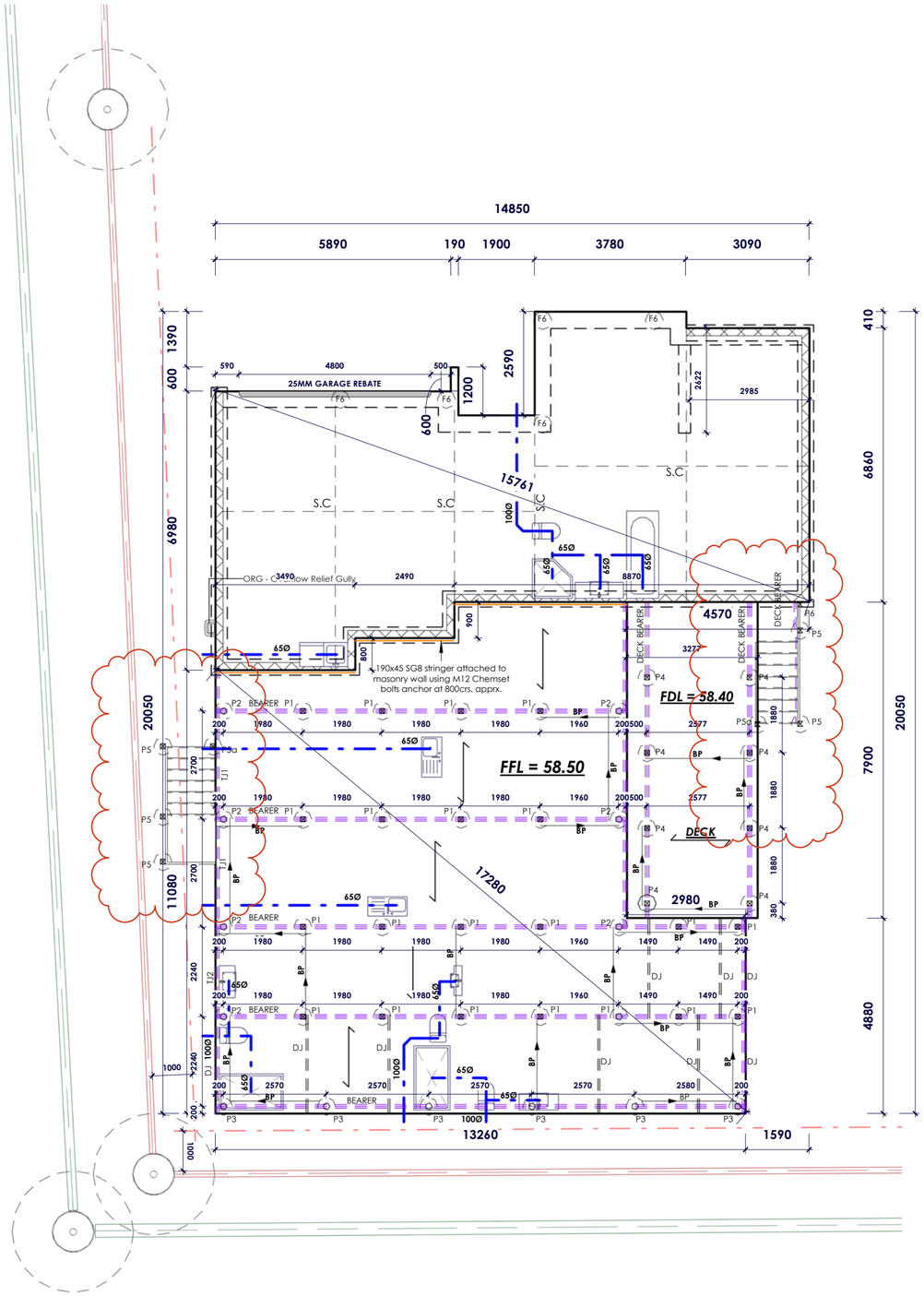
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



SEWER PIPE

STORMWATER PIPE

WATER SUPPLY PIPE SIZE:

PIPES TO TEMPERING VALVE - 20mm
PIPES TO SHOWER - 20mm
PIPES TO SINK/LAUNDRY - 15mm
PIPES TO BATH - 15mm
PIPES TO BASINS - 10mm

NOTE:

GRADIENT OF SEWER PIPE SHALL COMPLY WITH AS/NZS 3500:2018

· 1:40 FOR Ø65mm PIPES
· 1:60 FOR Ø100mm PIPES

NOTES:

1. Sawcut: sawcut @ 6m c.C max.

2. Sewer service installation shall comply with as/nzs 3500.2.2018; gradient of sewer pipe shall comply with 3500.2.2018 table 3.4.1

3. All bottom plate fixing to be mild steel (uncoated, non-galvanized)

NOTES:

1. Typical Floor: floor to be 20mm particle board on the timber joist. (Joist REFER TO STRUCTURAL ENGINEER's DESIGN.)

2. Blocking: continuous blocking at not more than 1.8M max. c/c, solid blocking may be 50mm offset for ease of nailing.

3. Suspended floor: TIMBER FLOOR JOISTS SUSPENDED with insulation btwn floor joists and 6mm soffit lining cover the bottom

NOTES:

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NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

FOUNDATION PLAN - LOT 1

Drawing No

A207

Scale **1 : 100**

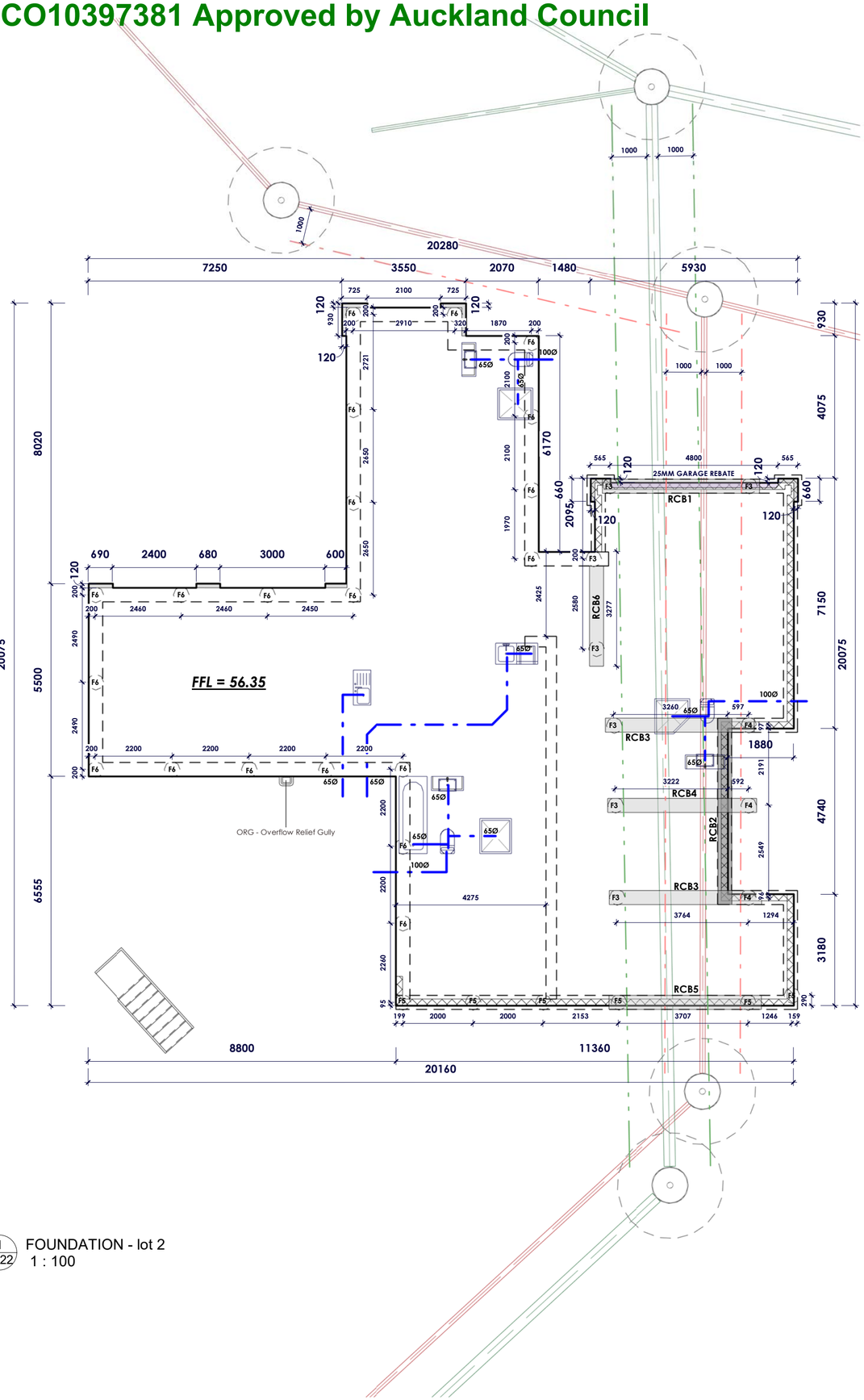
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



1 / A222 FOUNDATION - lot 2
1 : 100

SEWER PIPE

STORMWATER PIPE

WATER SUPPLY PIPE SIZE:

PIPES TO TEMPERING VALVE - 20mm
PIPES TO SHOWER - 20mm
PIPES TO SINK/LAUNDRY - 15mm
PIPES TO BATH - 15mm
PIPES TO BASINS - 10mm

NOTE:

GRADIENT OF SEWER PIPE SHALL COMPLY WITH AS/NZS 3500:2018

· 1:40 FOR Ø65mm PIPES
· 1:60 FOR Ø100mm PIPES

NOTES:

1. Sawcut: sawcut @ 6m c.C max.

2. Sewer service installation shall comply with as/nzs 3500.2.2018; gradient of sewer pipe shall comply with 3500.2.2018 table 3.4.1

3. All bottom plate fixing to be mild steel (uncoated, non-galvanized)

Notes

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

FOUNDATION PLAN - LOT 2

Drawing No

A208

Scale **1 : 100**

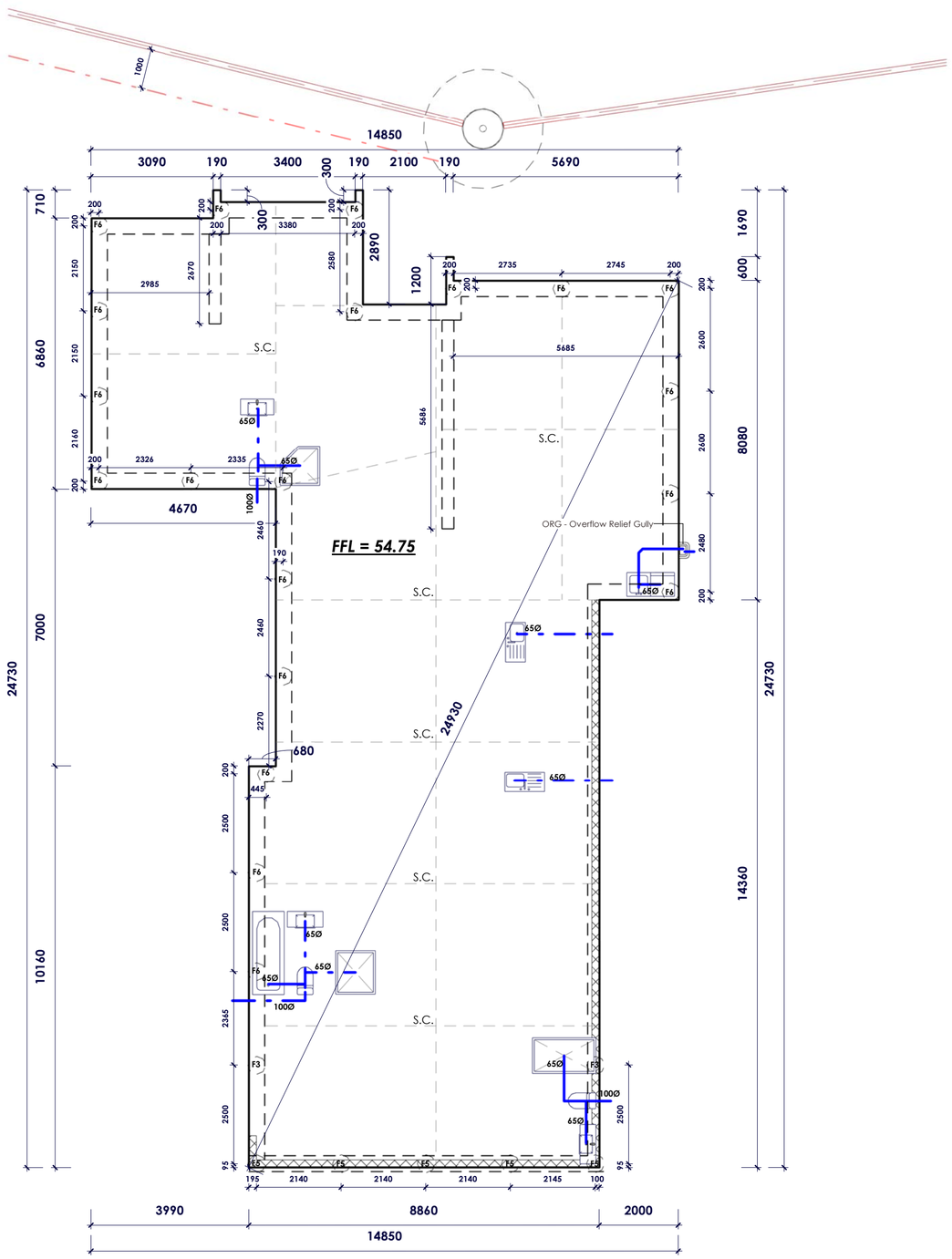
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



SEWER PIPE

STORMWATER PIPE

WATER SUPPLY PIPE SIZE:

PIPES TO TEMPERING VALVE - 20mm
PIPES TO SHOWER - 20mm
PIPES TO SINK/LAUNDRY - 15mm
PIPES TO BATH - 15mm
PIPES TO BASINS - 10mm

NOTE:

GRADIENT OF SEWER PIPE SHALL COMPLY WITH AS/NZS 3500:2018

· 1:40 FOR Ø65mm PIPES
· 1:60 FOR Ø100mm PIPES

NOTES:

1. Sawcut: sawcut @ 6m c.C max.

2. Sewer service installation shall comply with as/nzs 3500.2.2018; gradient of sewer pipe shall comply with 3500.2.2018 table 3.4.1

3. All bottom plate fixing to be mild steel (uncoated, non-galvanized)

Notes

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2. All dimensions are to be checked on site.

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

FOUNDATION PLAN - LOT 3

Drawing No

A209

Scale

1 : 100

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

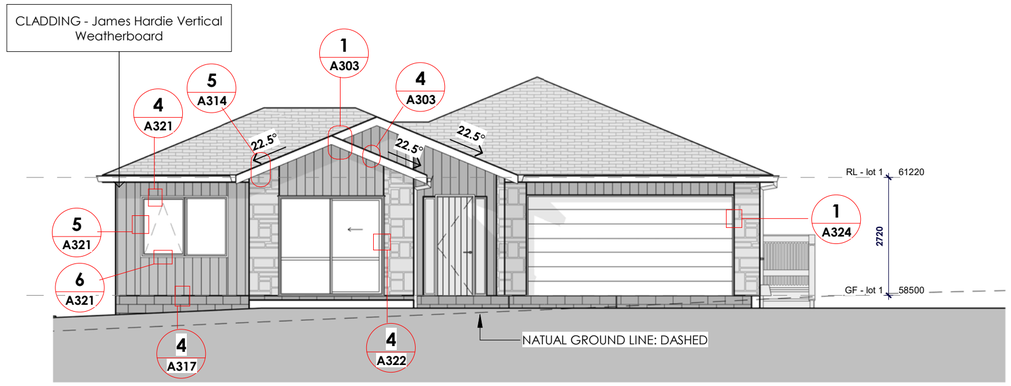
Revision

BC SUBMIT

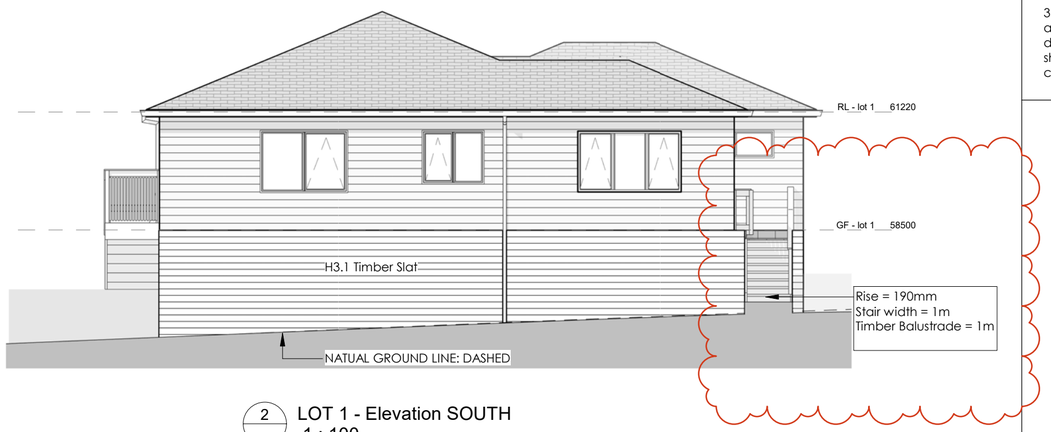
Job No

DT601

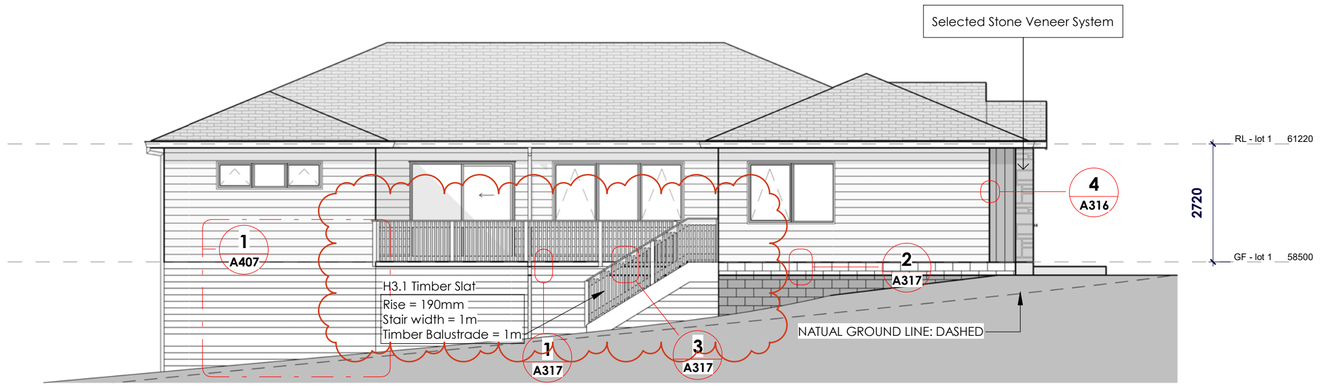
BCO10397381 Received by Auckland Council 16/07/2025



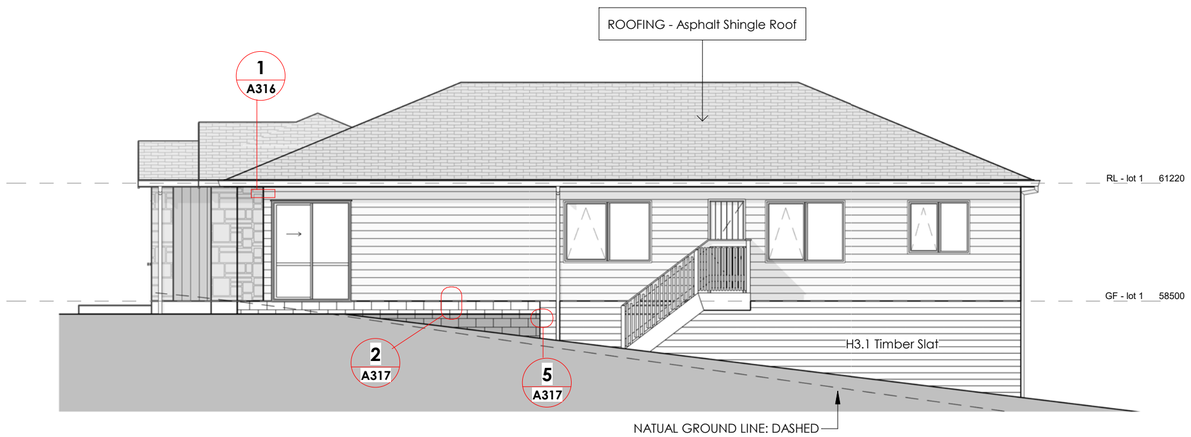
1 LOT 1 - Elevation NORTH
1 : 100



2 LOT 1 - Elevation SOUTH
1 : 100



3 LOT 1 - Elevation EAST
1 : 100



4 LOT 1 - Elevation WEST
1 : 100

RISK MATRIX - ELEVATION 1

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					8

RISK MATRIX - ELEVATION 2

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					6

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					9

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					9

Notes:

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ELEVATIONS - LOT 1

Drawing No

A221

Scale **1 : 100**

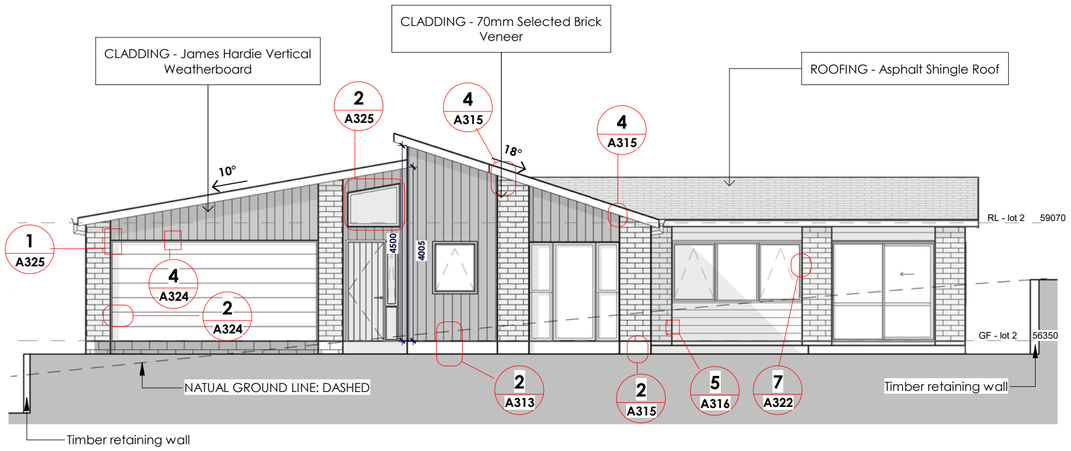
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

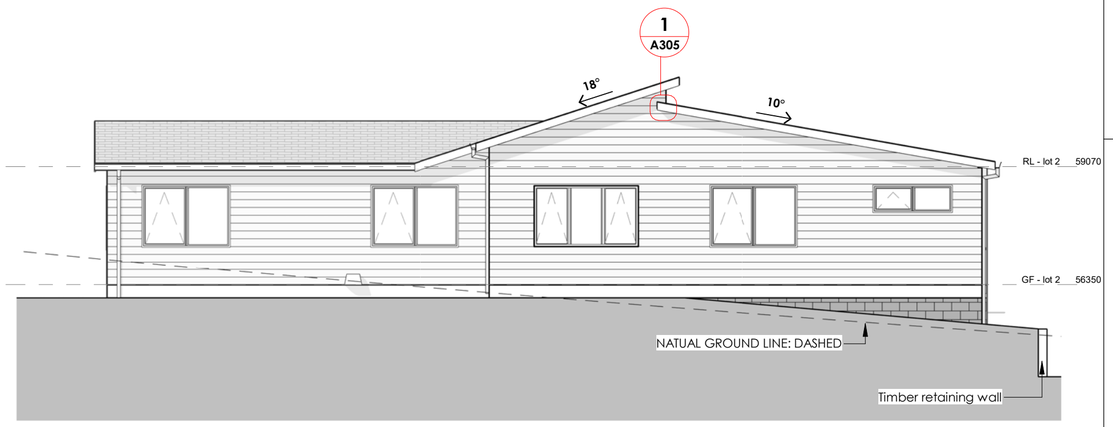
Revision **BC SUBMIT**

Job No **DT601**

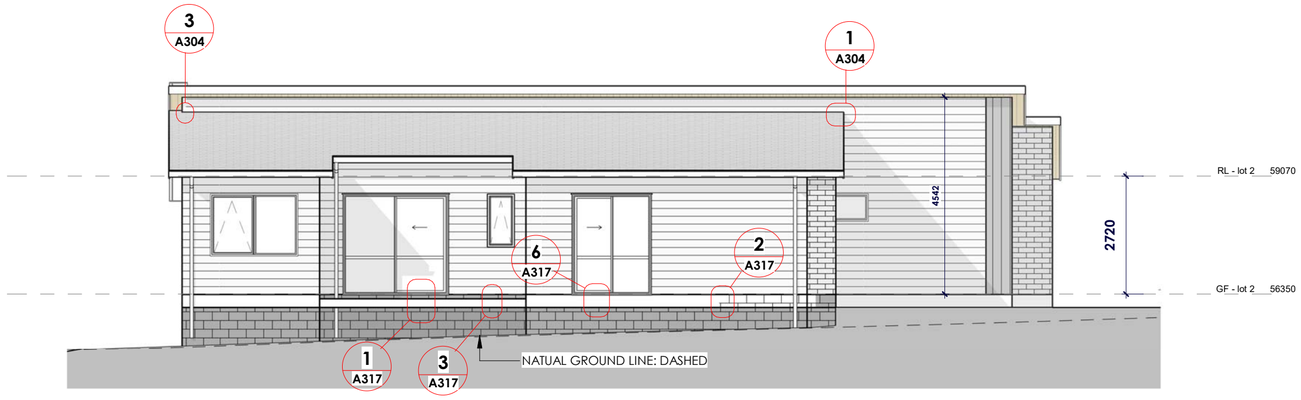
BCO10397381 Received by Auckland Council 16/07/2025



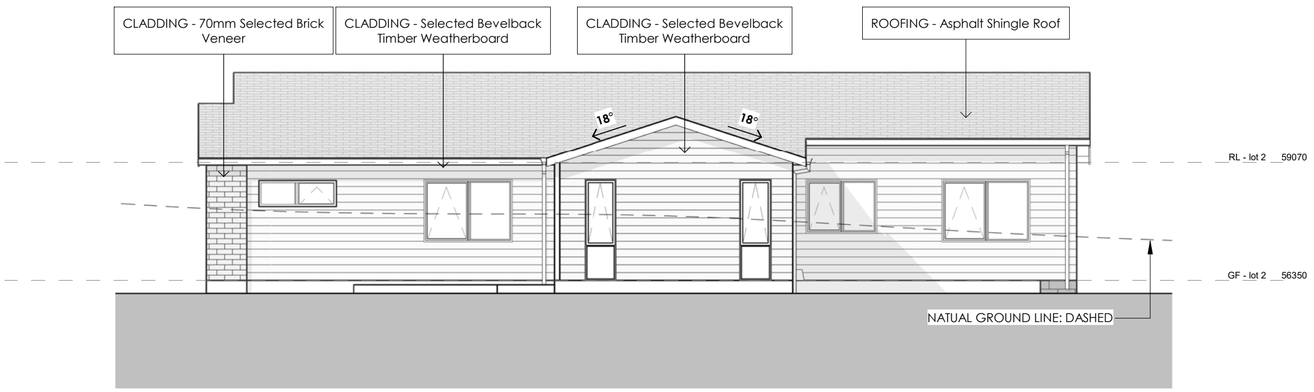
1 LOT 2 - Elevation NORTH
1 : 100



2 LOT 2 - Elevation SOUTH
1 : 100



3 LOT 2 - Elevation EAST
1 : 100



4 LOT 2 - Elevation WEST
1 : 100

RISK MATRIX - ELEVATION 1

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					8

RISK MATRIX - ELEVATION 2

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					6

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					9

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					3

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ELEVATIONS - LOT 2

Drawing No

A222

Scale **1 : 100**

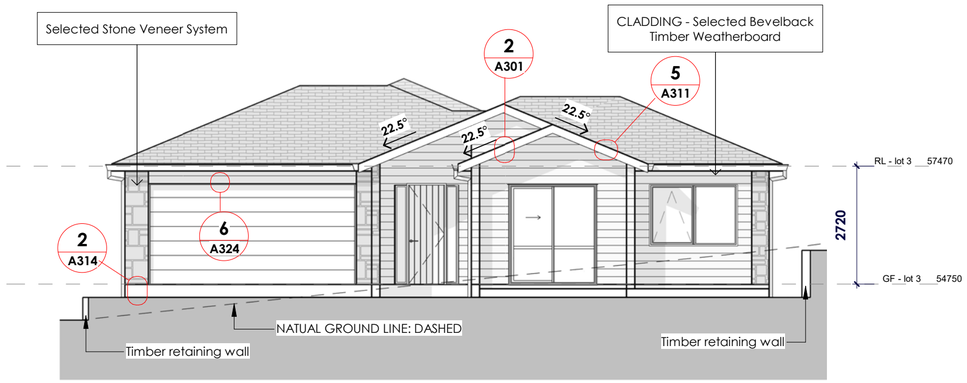
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

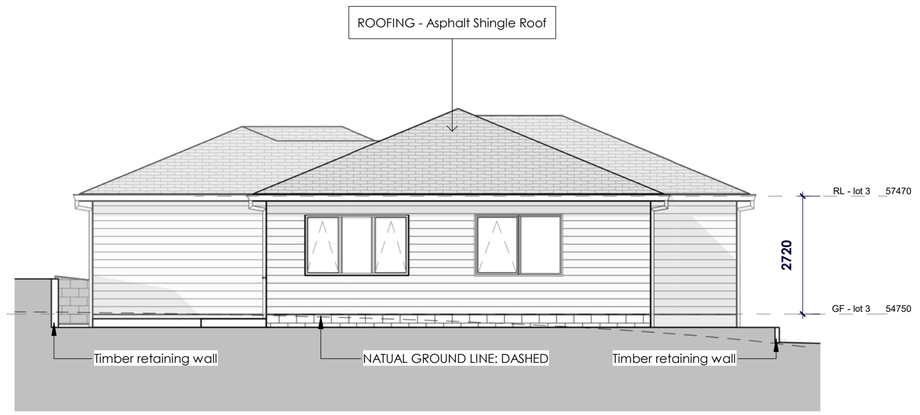
Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025



1 LOT 3 - Elevation NORTH
1 : 100



2 LOT 3 - Elevation SOUTH
1 : 100



3 LOT 3 - Elevation EAST
1 : 100



4 LOT 3 - Elevation WEST
1 : 100

RISK MATRIX - ELEVATION 1

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					8

RISK MATRIX - ELEVATION 2

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					6

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					9

RISK MATRIX - ELEVATION 3

	LOW	MEDIUM	HIGH	VH	EH
WIND ZONE	0	0	1	2	2
NUMBER OF STOREYS	0	1	2	4	
ROOF/WALL INTERSECTION	0	1	3	5	
EAVE WIDTH	0	1	2	5	
ENVELOPE COMPLEXITY	0	1	3	6	
DECK DESIGN	0	2	4	6	
TOTAL RISK SCORE					3

Notes:

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NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ELEVATIONS - LOT 3

Drawing No

A223

Scale **1 : 100**

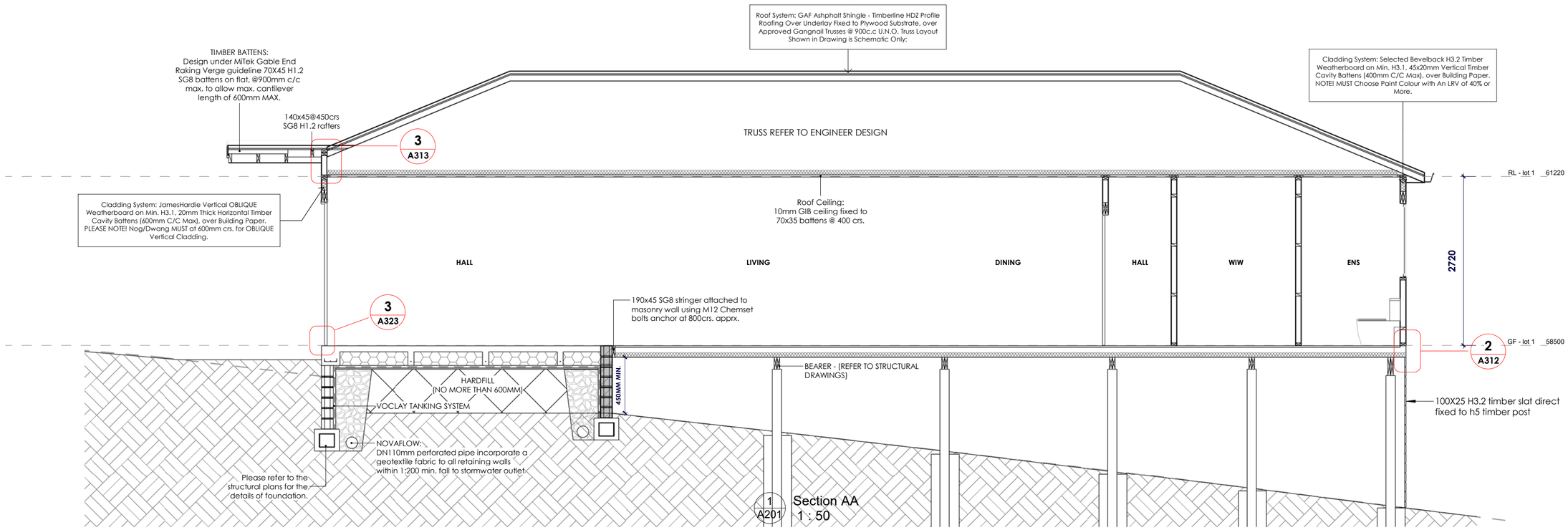
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025

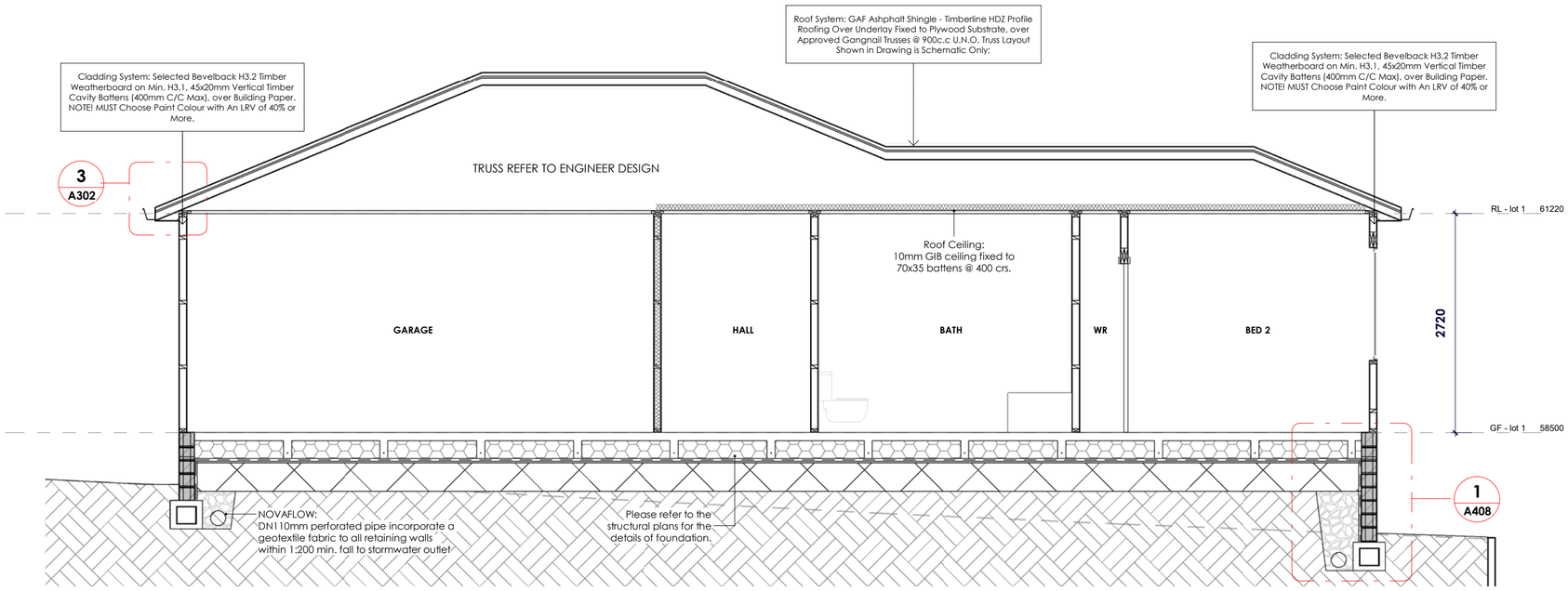


FRAMING SCHEDULE

TYPE OF FRAMING	FRAMING SIZE & SPACING
WALL STUD - load-bearing wall	90X45 @ 400 C/C SG8 H1.2
WALL STUD - non-load-bearing wall	90X45 @ 600 C/C SG8 H1.2
WALL NOG - external wall	REFER TO CLADDING SYSTEM NOTES
WALL NOG - internal wall	90X45 @ 800 C/C SG8 H1.2
TOP PLATE	90X45 +140X35 CAPPING SG8 H1.2
BOTTOM PLATE	90X45 SG8 H1.2

INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 5.0**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(500 Perimeter)	**R 4.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.4**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.4**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**R 2.6**	**Snugfloor Narrow**
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED** **FRAMES - Thermal Broken Aluminium Frame**	



Notes:

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3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

SECTION - LOT 1

Drawing No

A231

Scale

As indicated

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

Revision

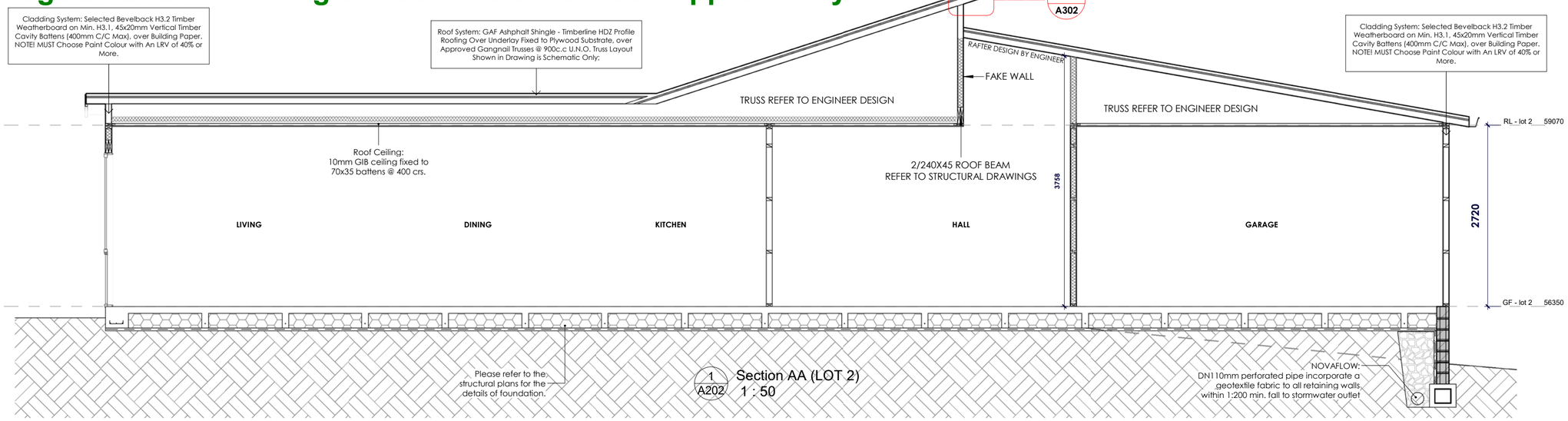
BC SUBMIT

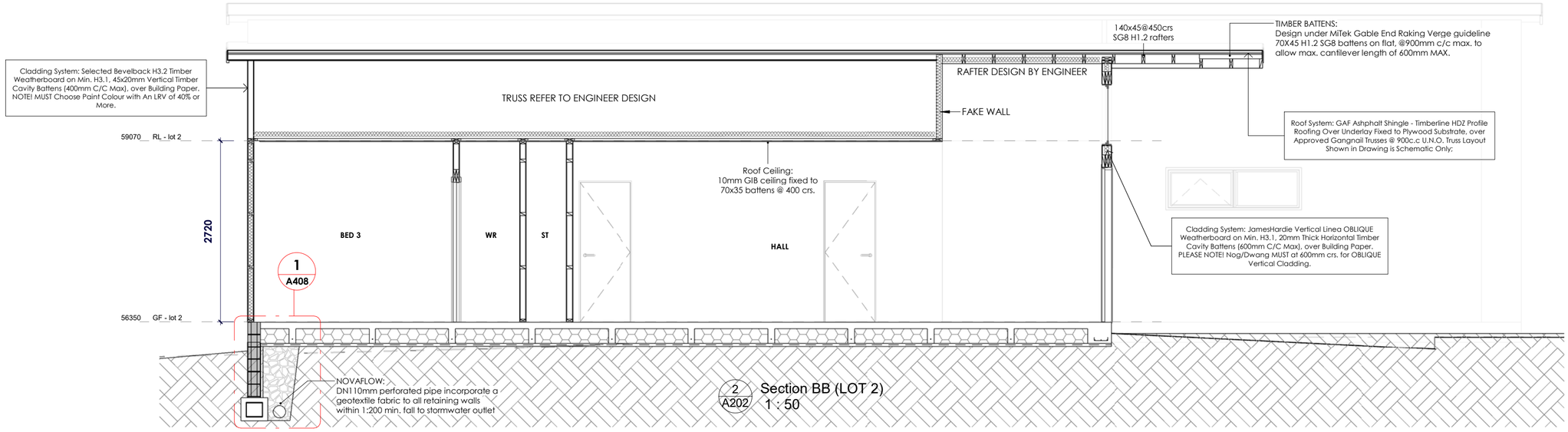
Job No

DT601

BCO10397381 Received by Auckland Council 16/07/2025

Building Consent BCO10397381 Approved by Auckland Council



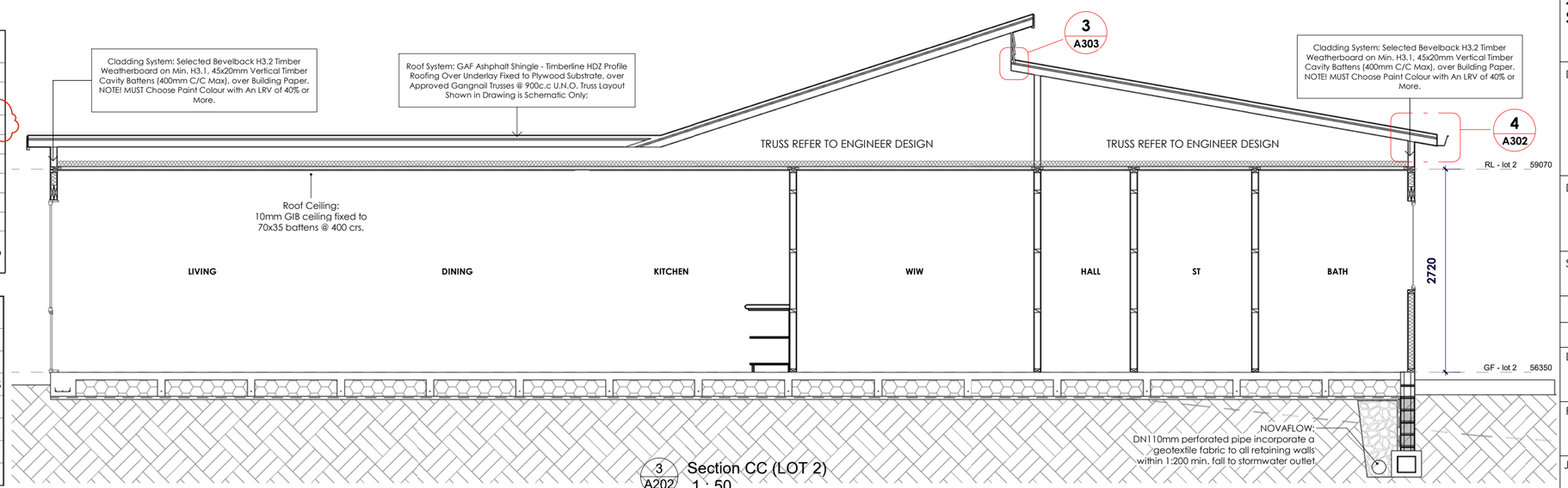


INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 7.0 +R2.6**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(500 Perimeter)	**R 7.0 & R5.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.6**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.4**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**N.A**	
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED FRAMES - Thermal Broken Aluminium Frame**	

FRAMING SCHEDULE

TYPE OF FRAMING	FRAMING SIZE & SPACING
WALL STUD - load-bearing wall	90X45 @ 400 C/C SG8 H1.2
WALL STUD - non-load-bearing wall	90X45 @ 600 C/C SG8 H1.2
WALL NOG - external wall	REFER TO CLADDING SYSTEM NOTES
WALL NOG - internal wall	90X45 @ 800 C/C SG8 H1.2
TOP PLATE	90X45 +140X35 CAPPING SG8 H1.2
BOTTOM PLATE	90X45 SG8 H1.2



BCO10397381 Received by Auckland Council 22/07/2025

Notes:

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NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

SECTION - LOT 2

Drawing No

A232

Scale

As indicated

Drawn	E.W.
Checked	SHERRY WANG

Date

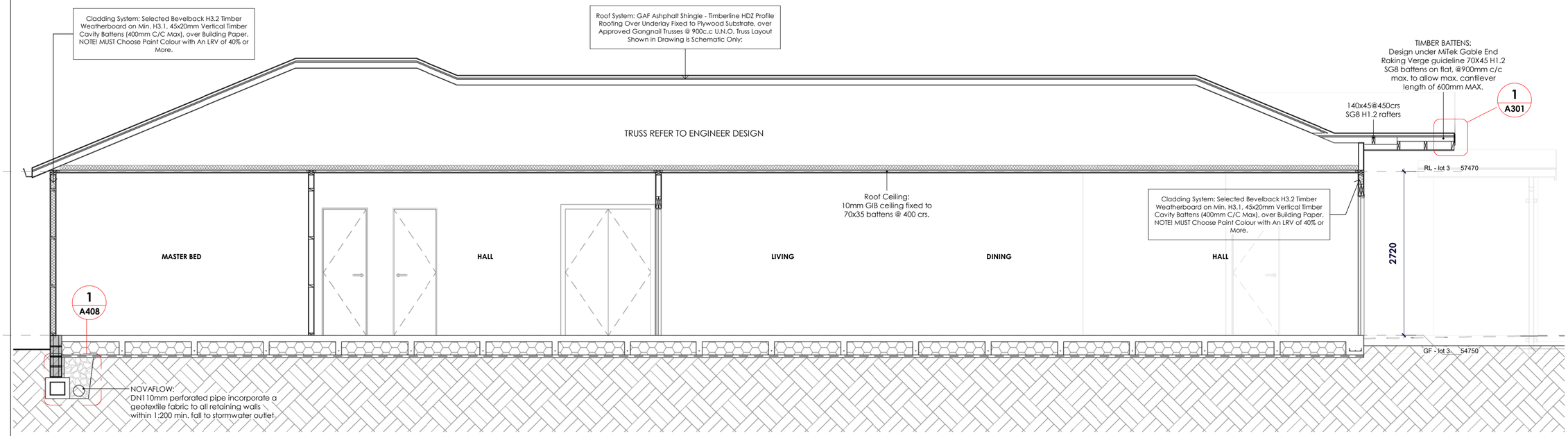
APRIL 2025

Revision

BC SUBMIT

Job No

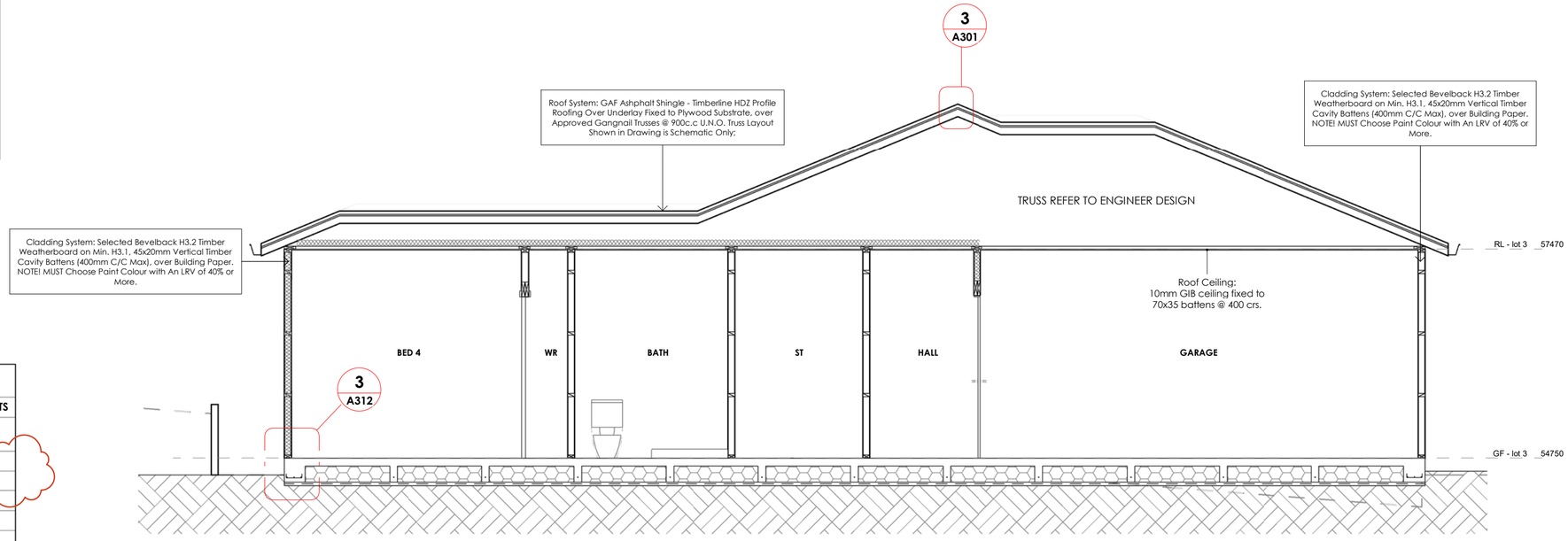
DT601



2 A203 Section AA (LOT 3)
1 : 50

FRAMING SCHEDULE

TYPE OF FRAMING	FRAMING SIZE & SPACING
WALL STUD - load-bearing wall	90X45 @ 400 C/C SG8 H1.2
WALL STUD - non-load-bearing wall	90X45 @ 600 C/C SG8 H1.2
WALL NOG - external wall	REFER TO CLADDING SYSTEM NOTES
WALL NOG - internal wall	90X45 @ 800 C/C SG8 H1.2
TOP PLATE	90X45 +140X35 CAPPING SG8 H1.2
BOTTOM PLATE	90X45 SG8 H1.2



1 A203 Section BB (LOT 3)
1 : 50

INSULATION REQUIREMENTS:

LOCATION	MIN. INSULATION R-VALUE	INSULATION BRAND
Ceiling - Roof Ceiling	**R 7.0 +R2.6**	**PINK BATTS SUPERBATTS**
Ceiling - Roof Ceiling(300 Perimeter)	**R 7.0**	**PINK®BATTS® ULTRA**
Wall - Exterior Wall	**R 2.6**	**PINK BATTS ULTRA**
Wall - Interior Wall of garage	**R 2.6**	**PINK BATTS ULTRA**
Floor - Suspended Floor	**N.A**	
Floor - Floor over Garage	**N.A**	
Floor - Underslab Insulation	**N.A**	
Floor - Slab Edge Insulation	**N.A**	
Glazing	Double Pane: Low E4/Clear - Argon - Thermally improved Spacer (Ug 1.30). **R0.46 MIN. REQUIRED** **FRAMES - Thermal Broken Aluminium Frame**	

Notes

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2. All dimensions are to be checked on site.

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

SECTION - LOT 3

Drawing No

A233

Scale

As indicated

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

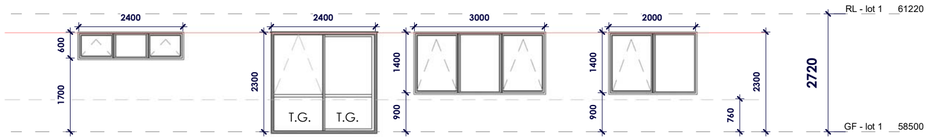
Revision

BC SUBMIT

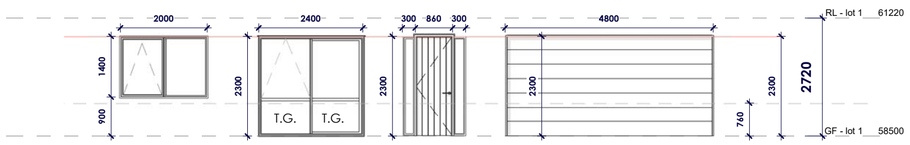
Job No

DT601

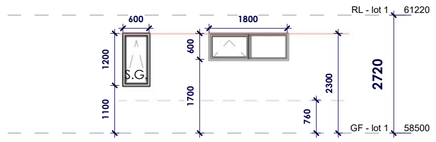
BCO10397381 Received by Auckland Council 22/07/2025



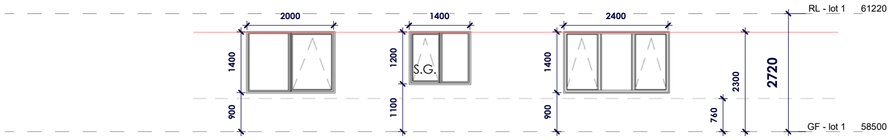
1 W&D - LOT 1 - Elevation EAST
1 : 100



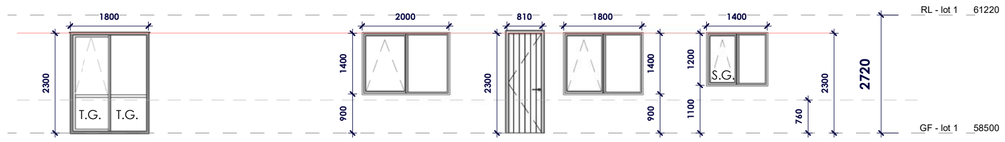
2 W&D - LOT 1 - Elevation NORTH
1 : 100



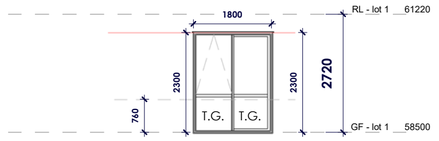
5 W&D - Elevation a
1 : 100



3 W&D - LOT 1 - Elevation SOUTH
1 : 100



4 W&D - LOT 1 - Elevation WEST
1 : 100



6 W&D - Elevation b
1 : 100

LEGEND:

S.G (Safety Glass) = glass type that meets the requirements of AS/NZS 2208

T.G (Toughten Glass) = glass type that meets the requirements of NZS 4223.3

Notes:

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WINDOW & DOOR SCHEDULE - LOT 1

Drawing No

A241

Scale **1 : 100**

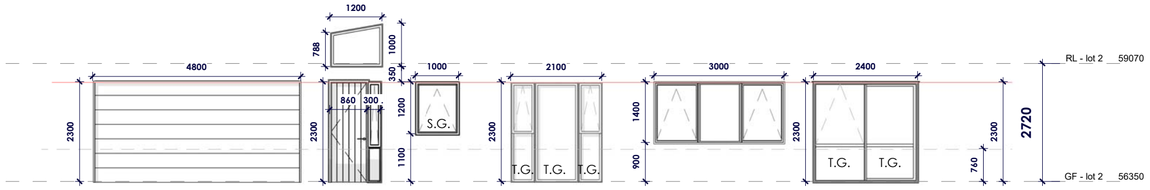
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

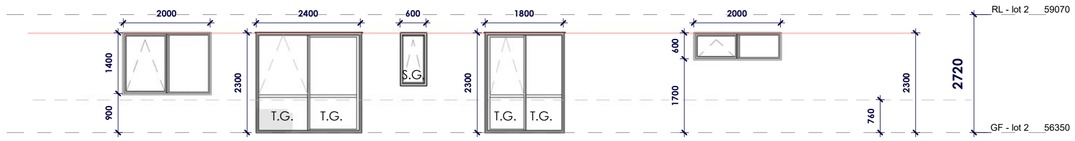
Revision **BC SUBMIT**

Job No **DT601**

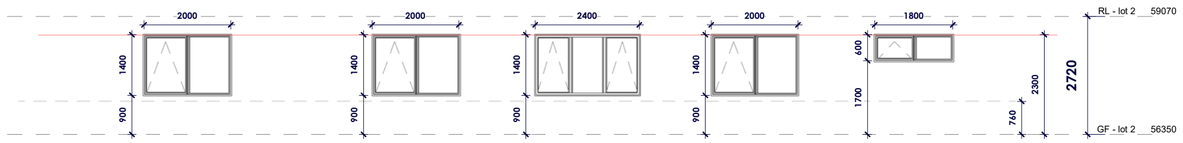
BCO10397381 Received by Auckland Council 16/07/2025



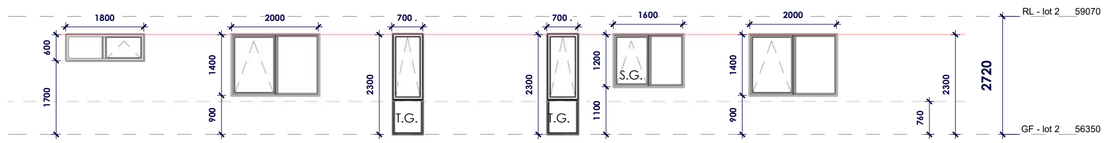
2 W&D - LOT 2 - Elevation NORTH
1 : 100



1 W&D - LOT 2 - Elevation EAST
1 : 100



3 W&D - LOT 2 - Elevation SOUTH
1 : 100



4 W&D - LOT 2 - Elevation WEST
1 : 100

LEGEND:

S.G (Safety Glass) = glass type that meets the requirements of AS/NZS 2208

T.G (Toughten Glass) = glass type that meets the requirements of NZS 4223.3

BCO10397381 Received by Auckland Council 16/07/2025

Notes

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admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WINDOW & DOOR SCHEDULE - LOT 2

Drawing No

A242

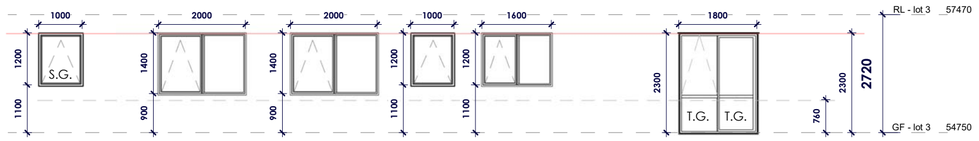
Scale **1 : 100**

Drawn	E.W.
Checked	SHERRY WANG

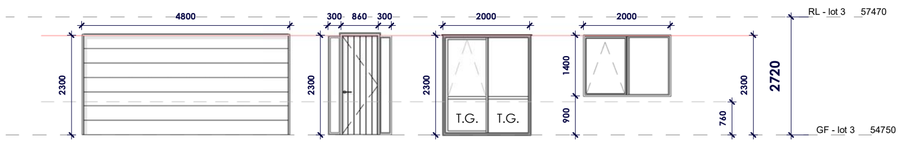
Date APRIL 2025

Revision **BC SUBMIT**

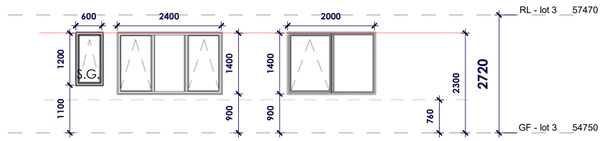
Job No **DT601**



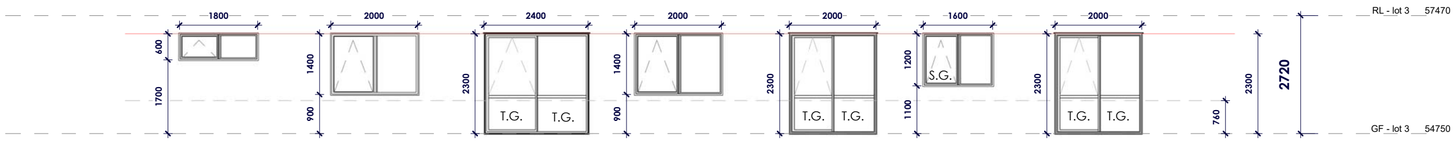
1 W&D - LOT 3 - Elevation EAST
1 : 100



2 W&D - LOT 3 - Elevation NORTH
1 : 100



3 W&D - LOT 3 - Elevation SOUTH
1 : 100



4 W&D - LOT 3 - Elevation WEST
1 : 100

LEGEND:

S.G (Safety Glass) = glass type that meets the requirements of AS/NZS 2208

T.G (Toughten Glass) = glass type that meets the requirements of NZS 4223.3

Notes:

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WINDOW & DOOR SCHEDULE - LOT 3

Drawing No

A243

Scale **1 : 100**

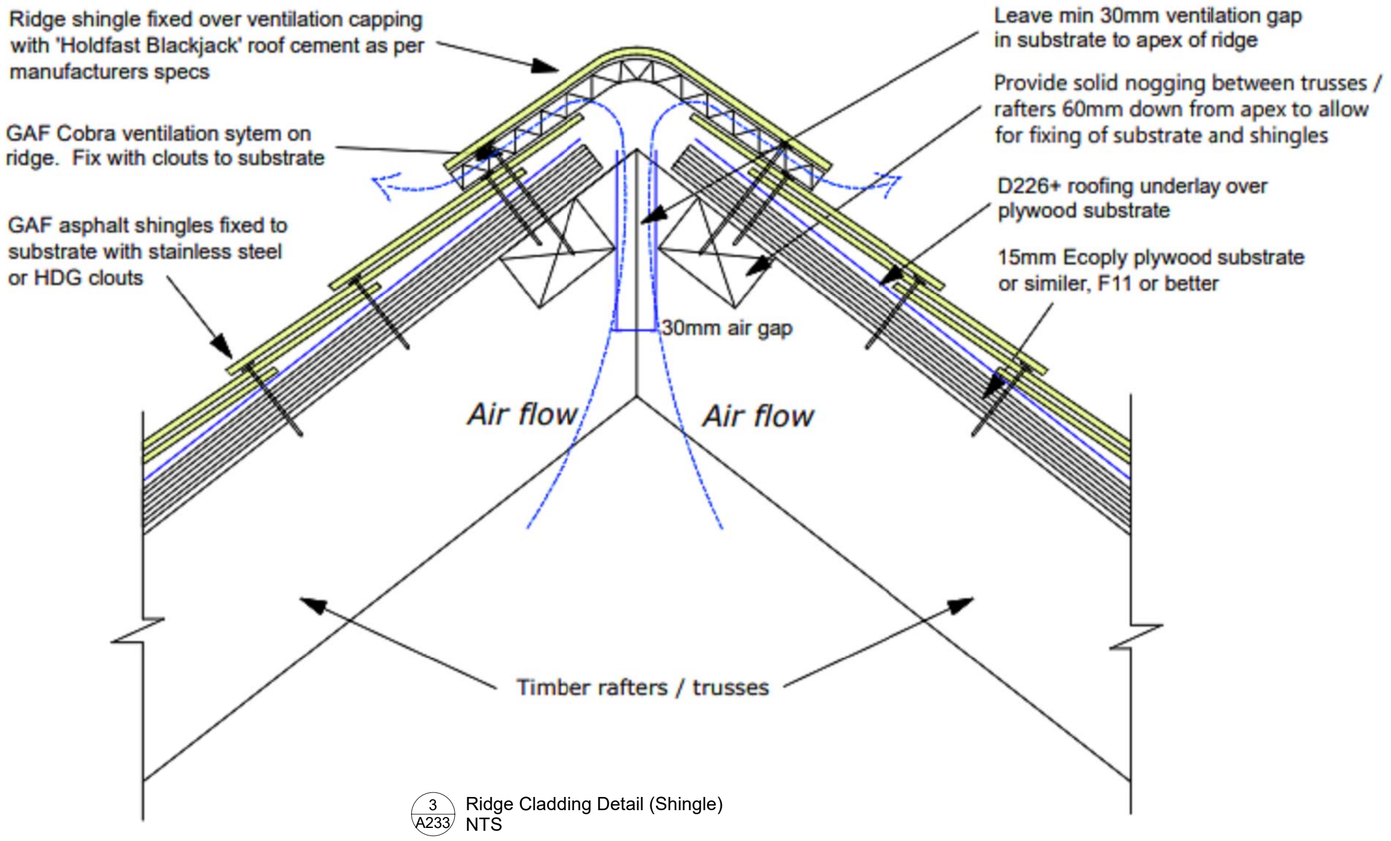
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

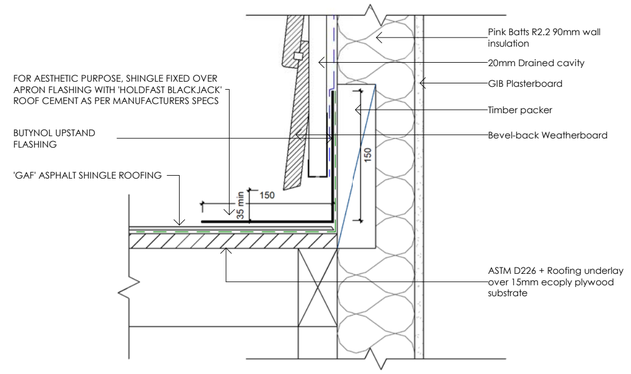
Revision **BC SUBMIT**

Job No **DT601**

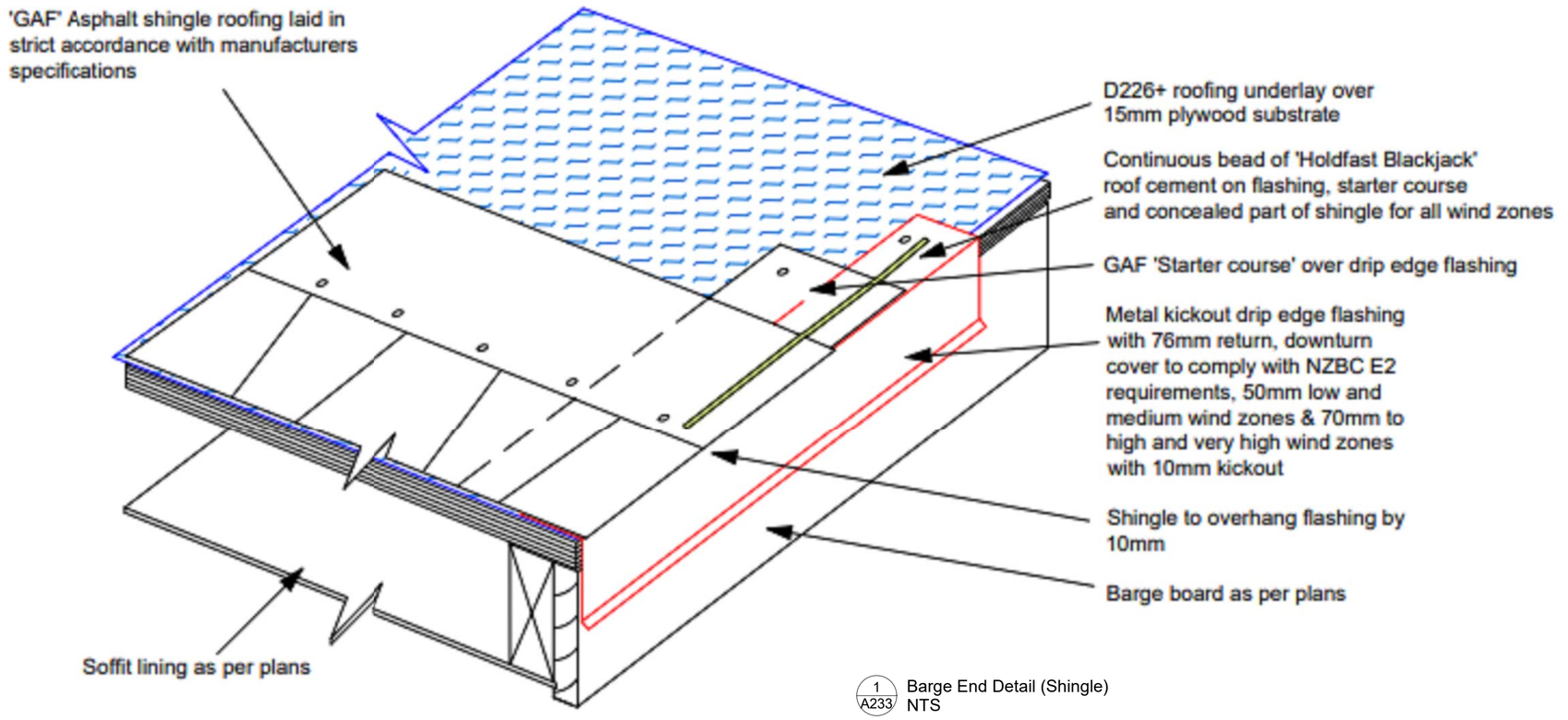
BCO10397381 Received by Auckland Council 16/07/2025



3 A233 Ridge Cladding Detail (Shingle)
NTS



2 A223 SHNGLE ROOF & WB Parallel Apron
1 : 5



1 A233 Barge End Detail (Shingle)
NTS

Notes
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Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ROOF DETAILS

Drawing No
A301

Scale
As indicated

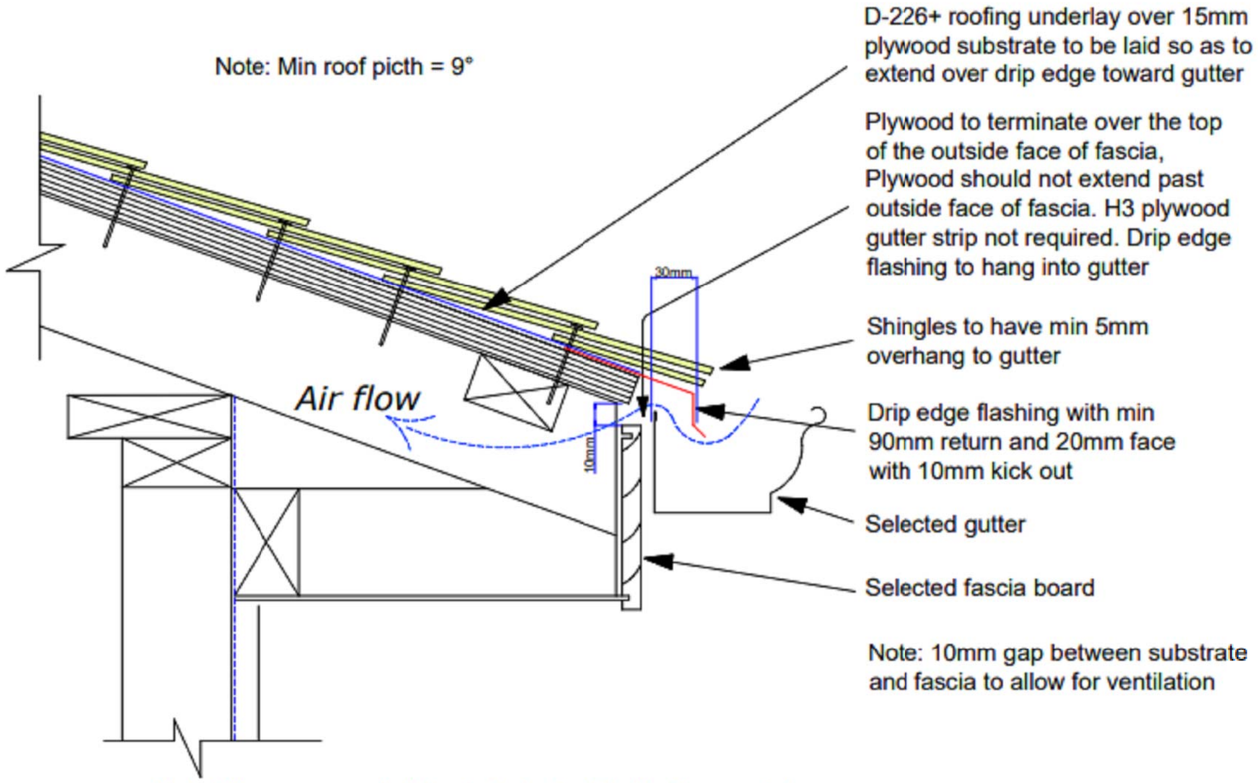
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

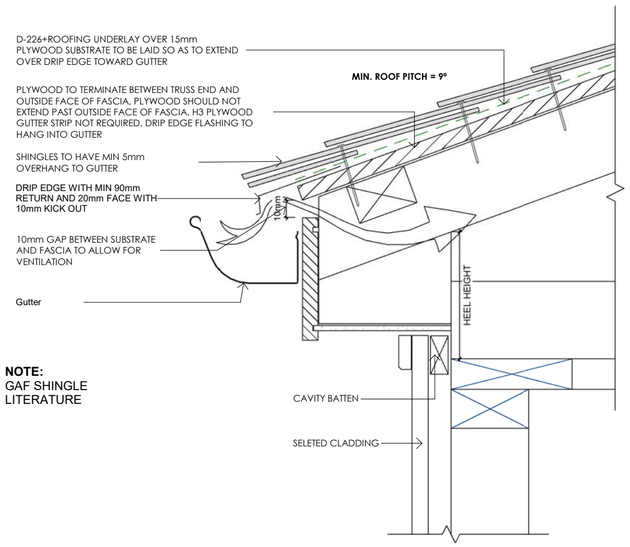
Revision
BC SUBMIT

Job No
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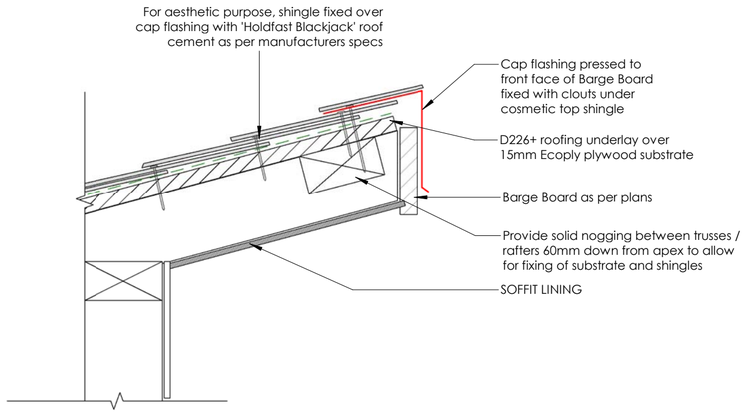
BCO10397381 Received by Auckland Council 16/07/2025



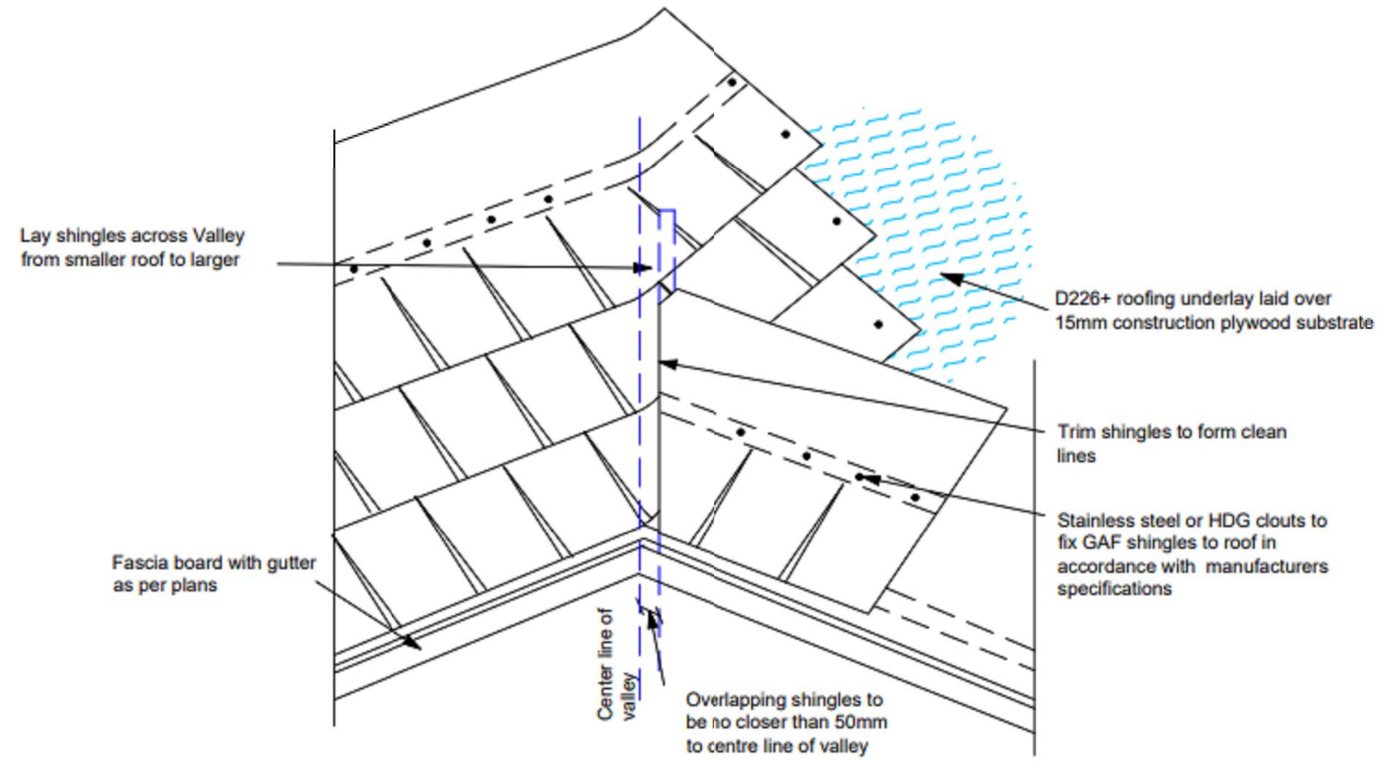
3 A231 Eave Detail (Shingle)
NTS



4 A232 -SHNG.R Eave With Heel
1 : 5



1 A232 Roof/Wall Ridge Detail (Shingle)
1 : 5



2 Valley Cladding Detail (Shingle)
NTS

Notes
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Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ROOF DETAILS

Drawing No
A302

Scale
As indicated

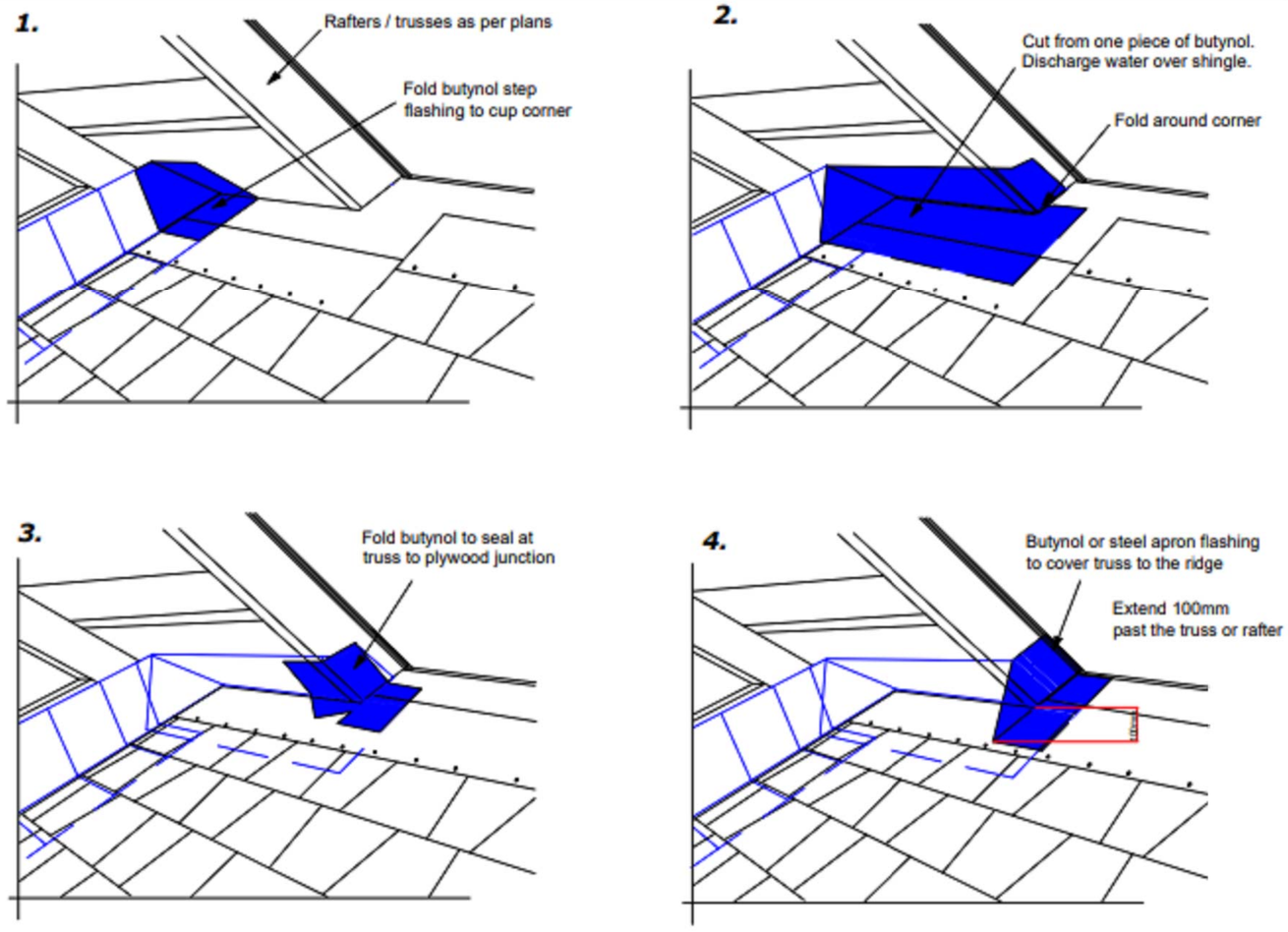
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

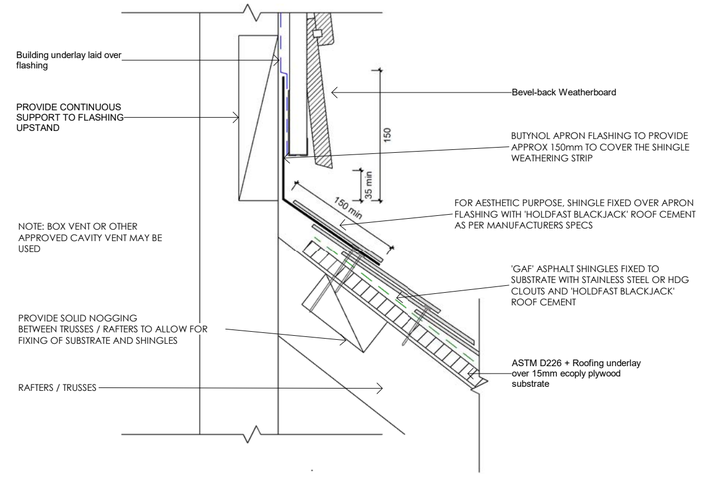
Revision
BC SUBMIT

Job No
DT601

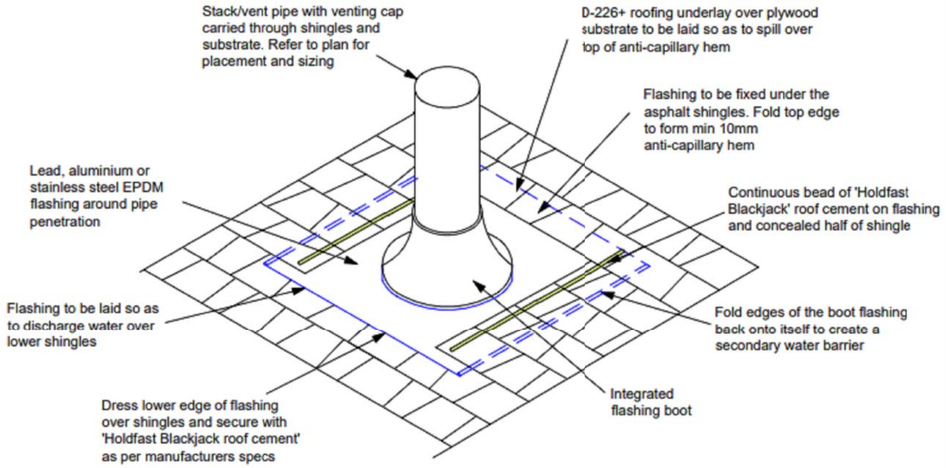
BCO10397381 Received by Auckland Council 16/07/2025



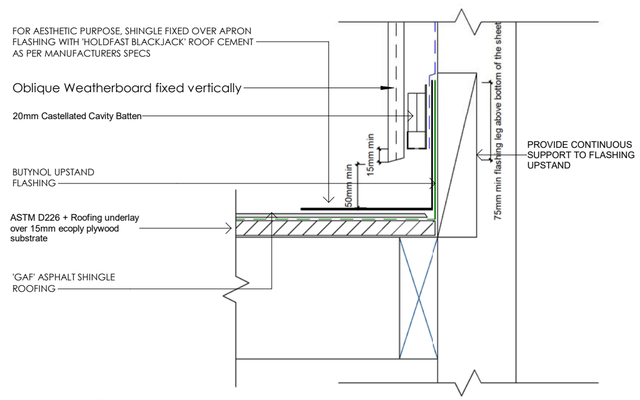
1 A221 Gable to Ridge Detail (Shingle)
NTS



3 A232 -SHNG.R/BEVEL Transverse Apron
1 : 5



2 Pipe Penetration (Shingle)
NTS



4 A221 -SHNG.R/OBLIQUE Parallel Apron
1 : 5

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ROOF DETAILS

Drawing No

A303

Scale

As indicated

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

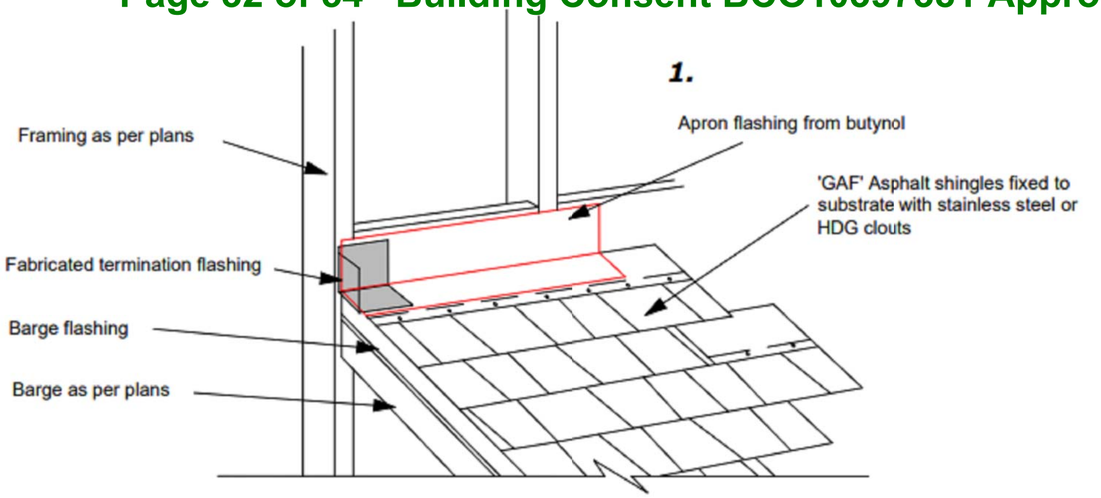
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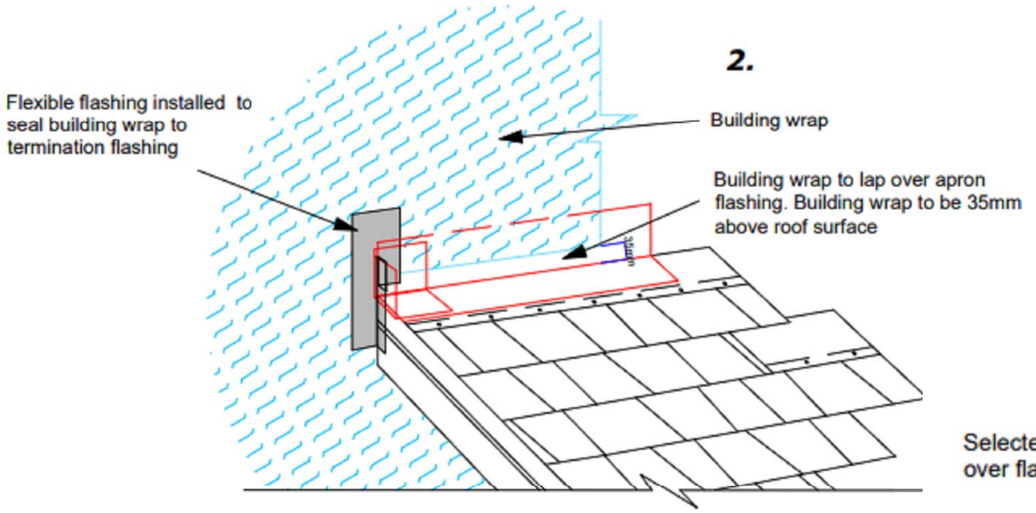
BC SUBMIT

Job No

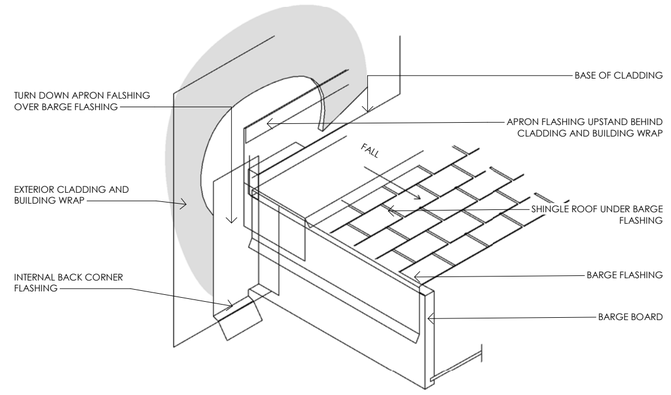
DT601

BCO10397381 Received by Auckland Council 16/07/2025

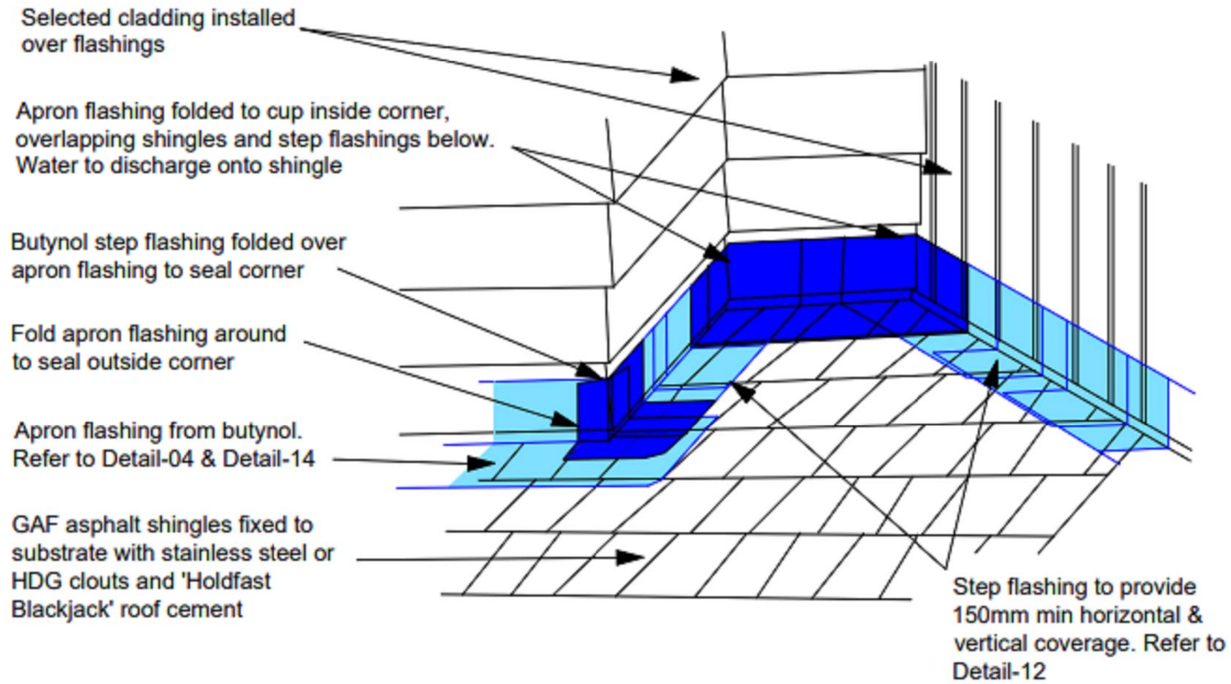




1 A222 Apron Termination Detail (Shingle)
NTS



2 -SHNG.R Barge to Wall (3D)
1 : 5



3 A222 Roof to Wall Corners Detail (Shingle)
NTS

Notes
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Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ROOF DETAILS

Drawing No
A304

Scale
As indicated

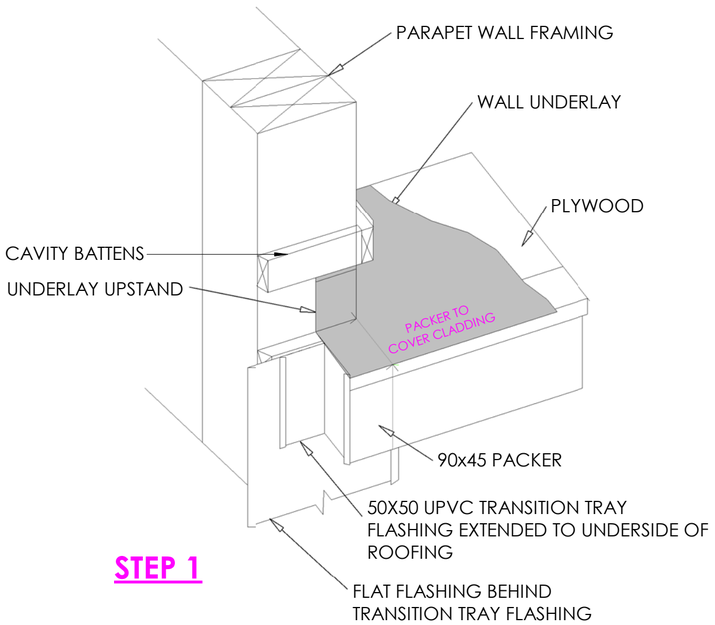
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

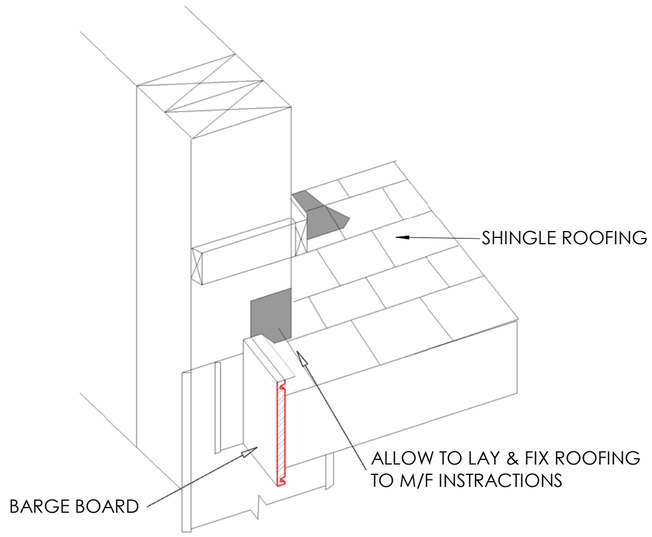
Revision
BC SUBMIT

Job No
DT601

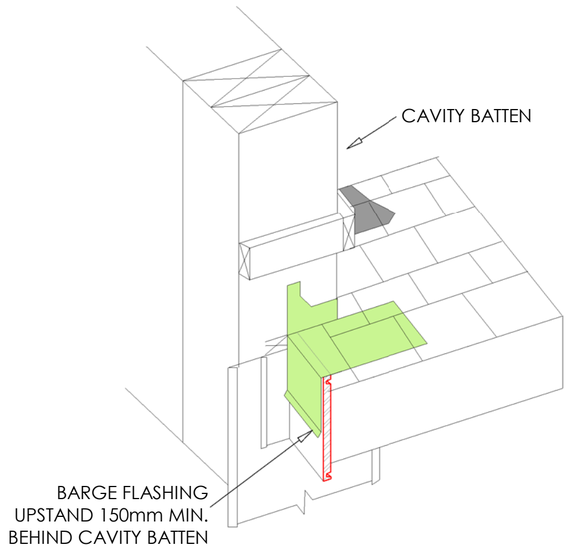
BCO10397381 Received by Auckland Council 16/07/2025



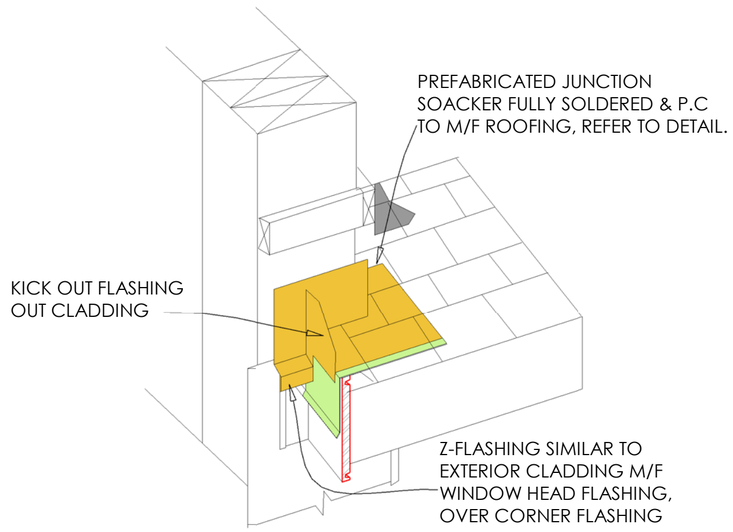
STEP 1



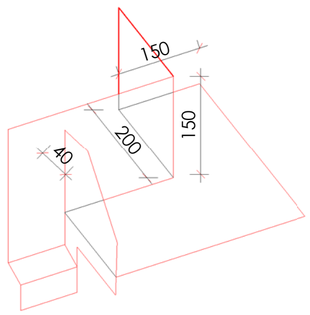
STEP 2



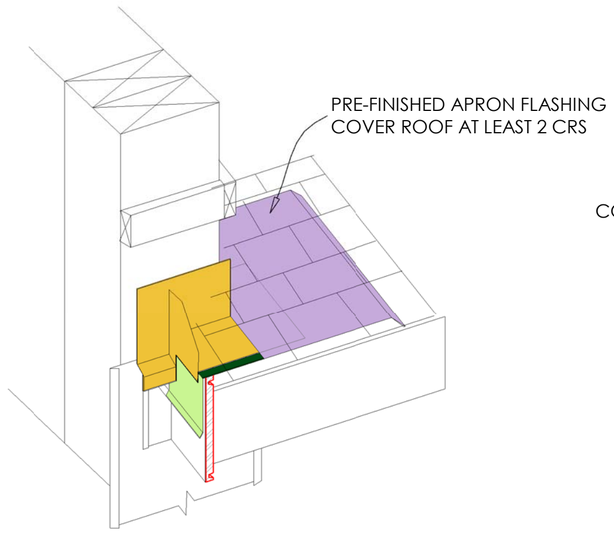
STEP 3



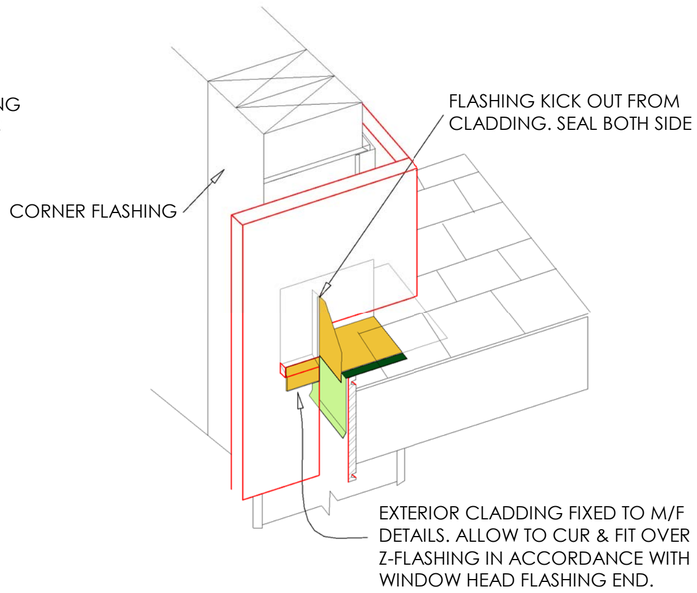
STEP 4



KICKOUT FLASHING DETAIL



STEP 5



STEP 6

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ROOF DETAIL

Drawing No

A305

Scale **1 : 100**

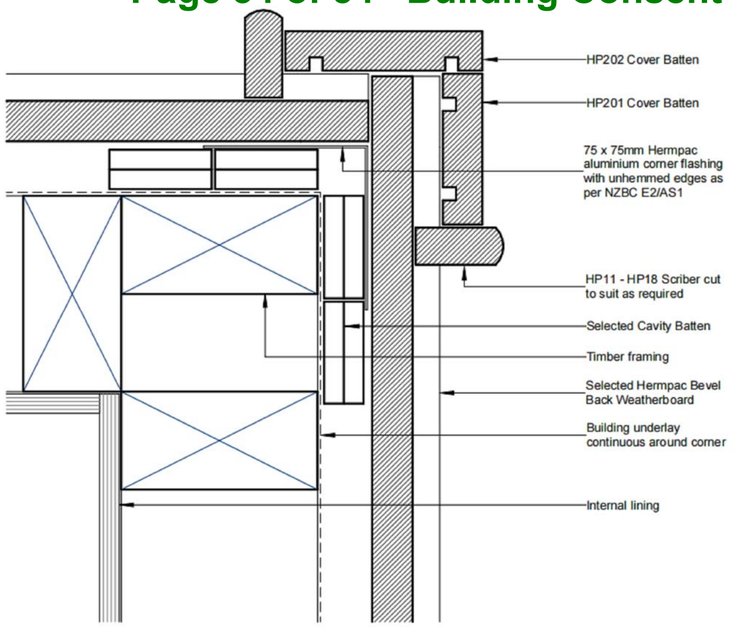
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

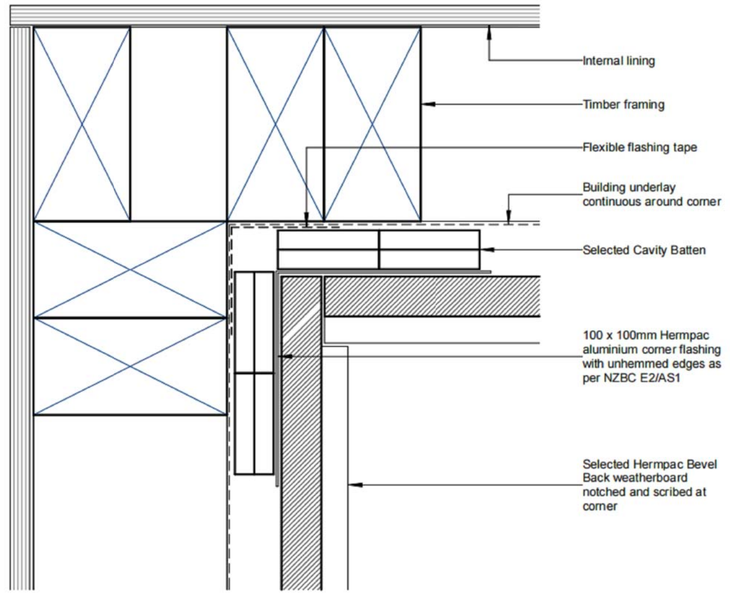
Revision **BC SUBMIT**

Job No **DT601**

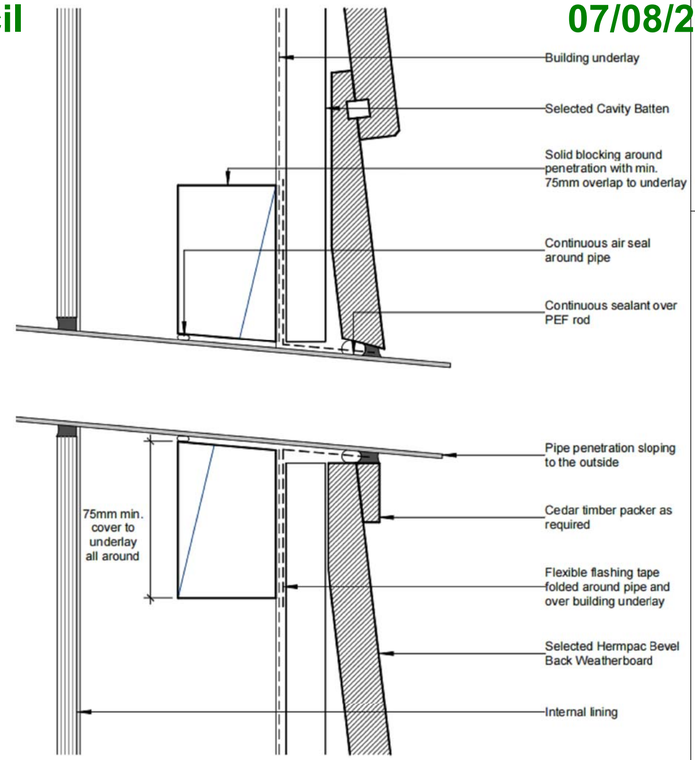
BCO10397381 Received by Auckland Council 16/07/2025



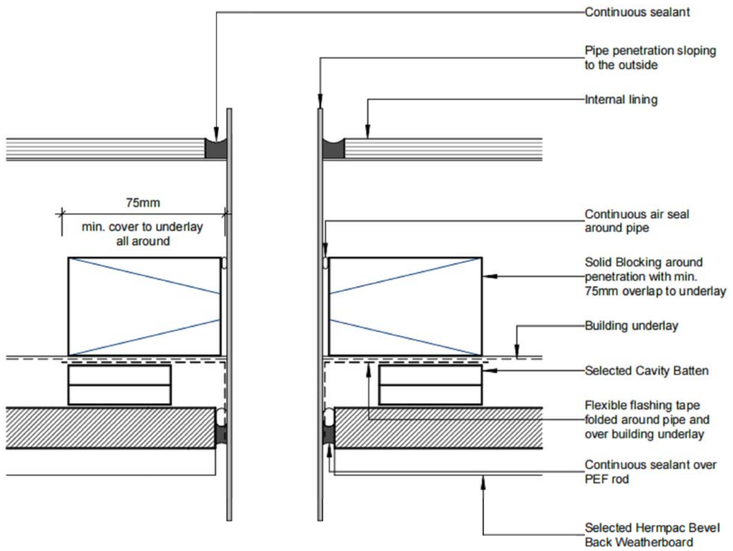
1 A201 External Corner Boxed (Bevelback)
NTS



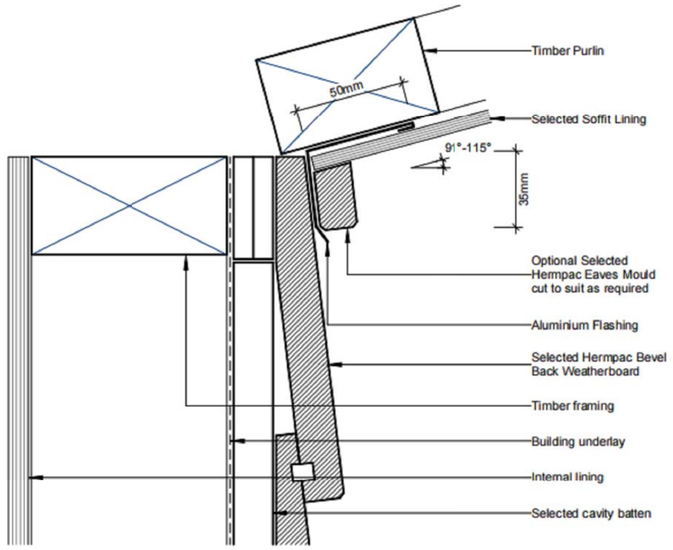
2 A201 Internal Corner Scribed (Bevelback)
NTS



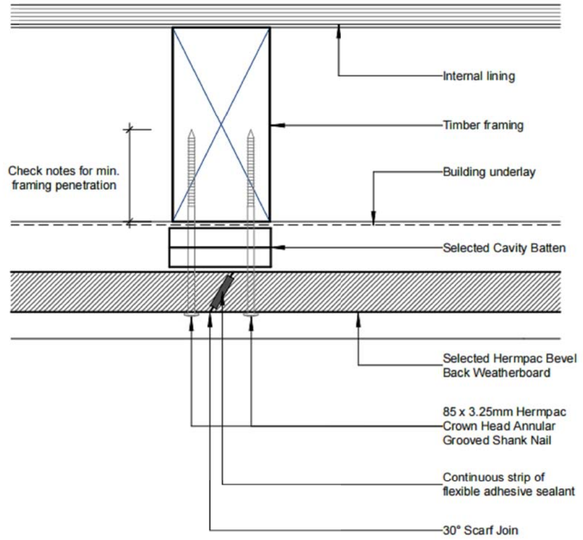
3 Pipe Pentration Detail (Bevelback)
NTS



4 Pipe Pentration Plan Detail (Bevelback)
NTS



5 A223 Reverse Sloping Soffit Detail (Bevelback)
NTS



6 Scarf Join Stain Finish (Bevelback)
NTS

Notes:

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

CLADDING DETAIL

Drawing No

A311

Scale **NTS**

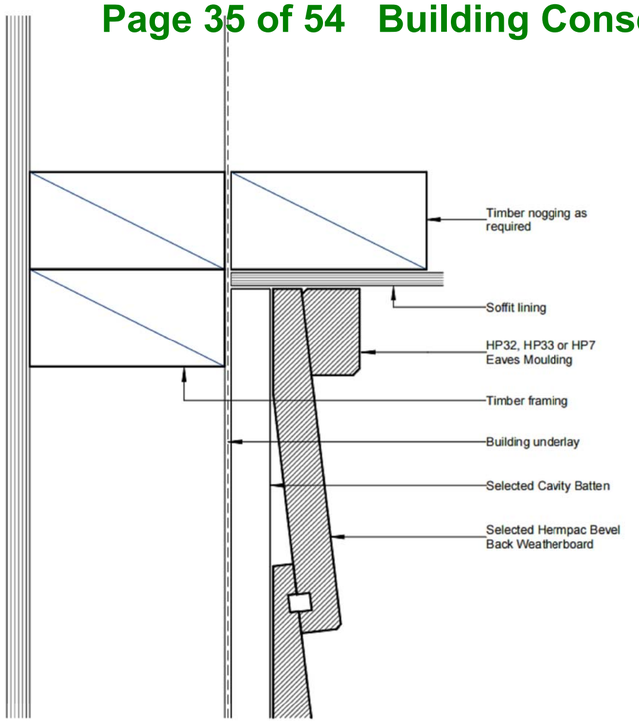
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

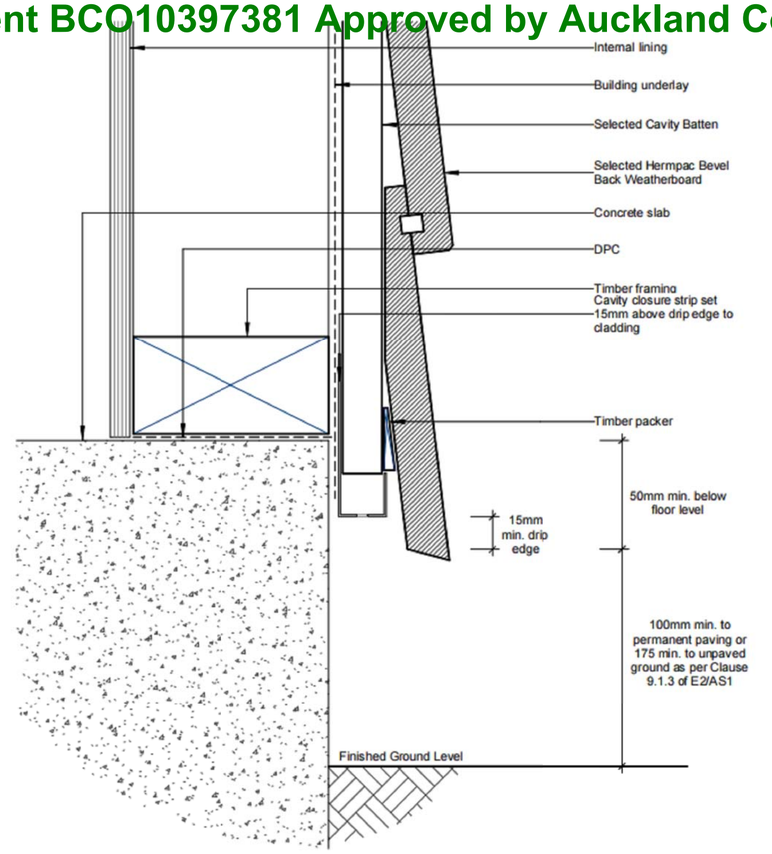
Revision **BC SUBMIT**

Job No **DT601**

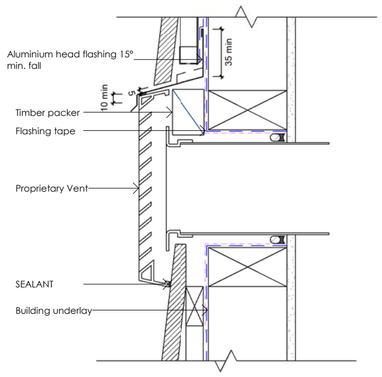
BCO10397381 Received by Auckland Council 16/07/2025



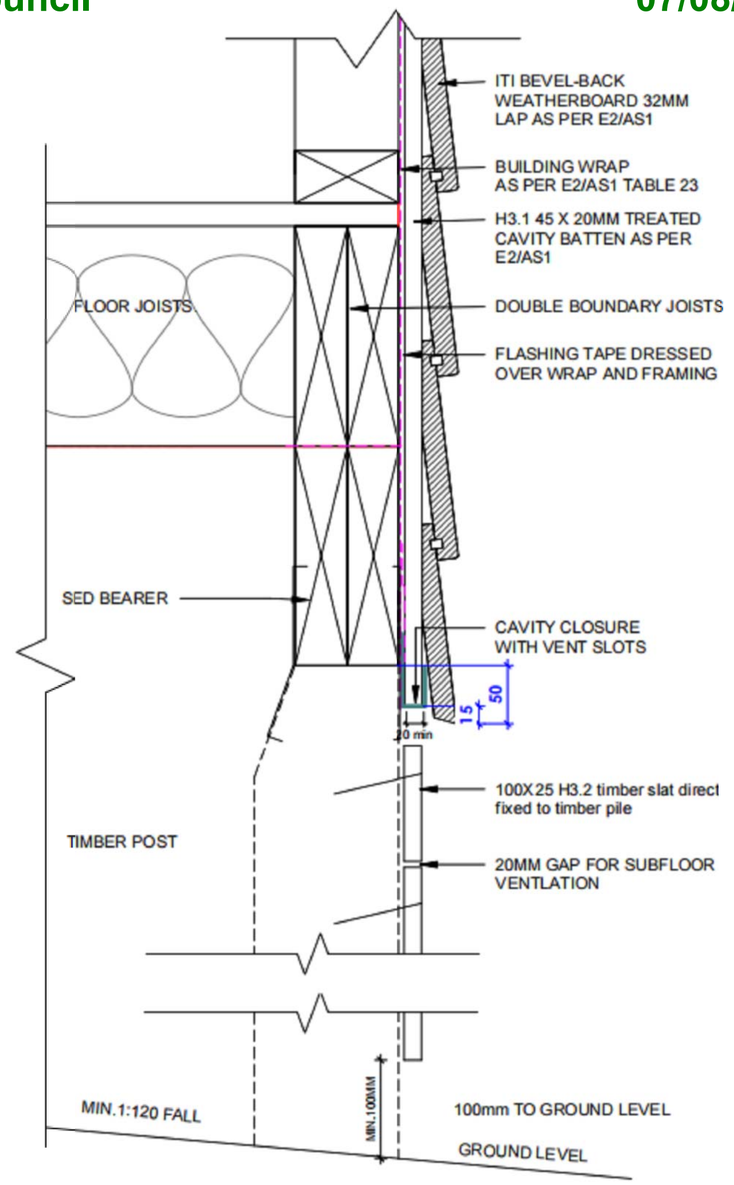
1 Soffit Detail (Bevelback)
NTS



3 A223 Base of Wall (Bevelback)
NTS



4 BEVEL Penetration Vent (Section)
1 : 5



2 A231 Subfloor Ventilation Detail (Bevelback)
NTS

Notes:
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NAFA
admin@nafa.co.nz | 09 600 3370

Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
CLADDING DETAIL

Drawing No
A312

Scale
As indicated

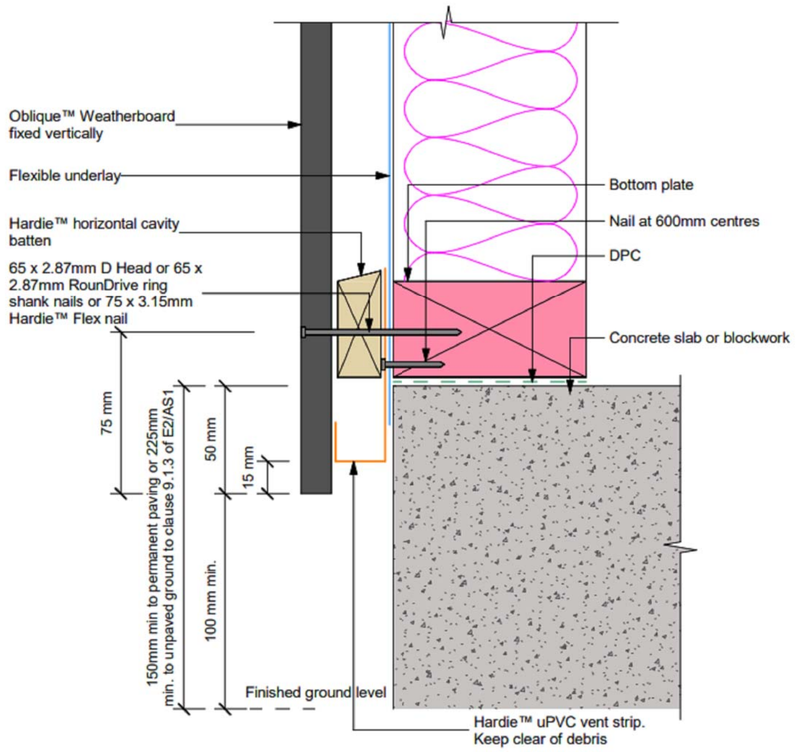
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

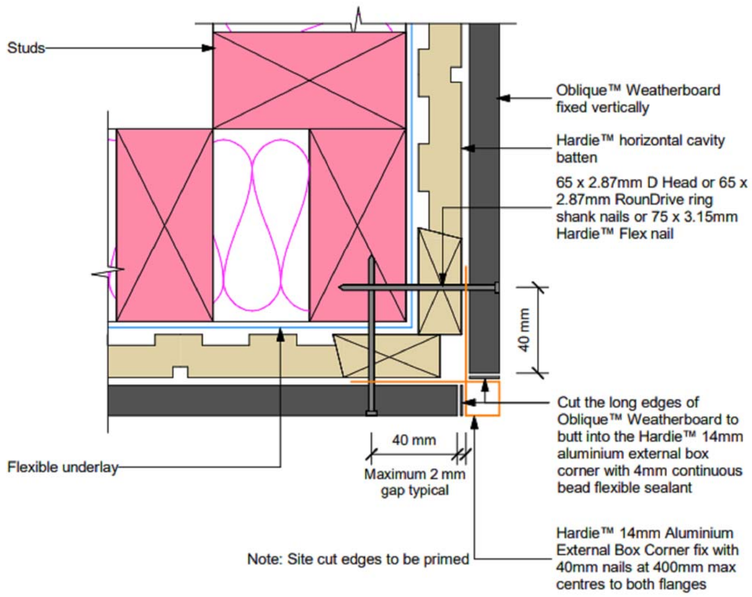
Revision
BC SUBMIT

Job No
DT601

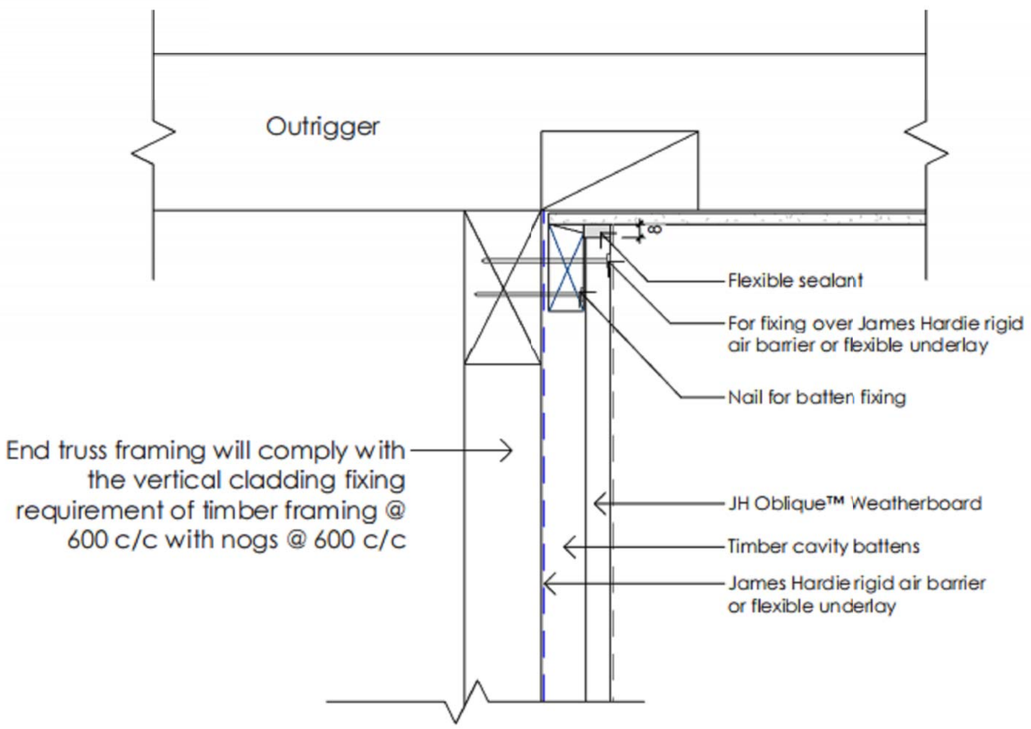
BCO10397381 Received by Auckland Council 16/07/2025



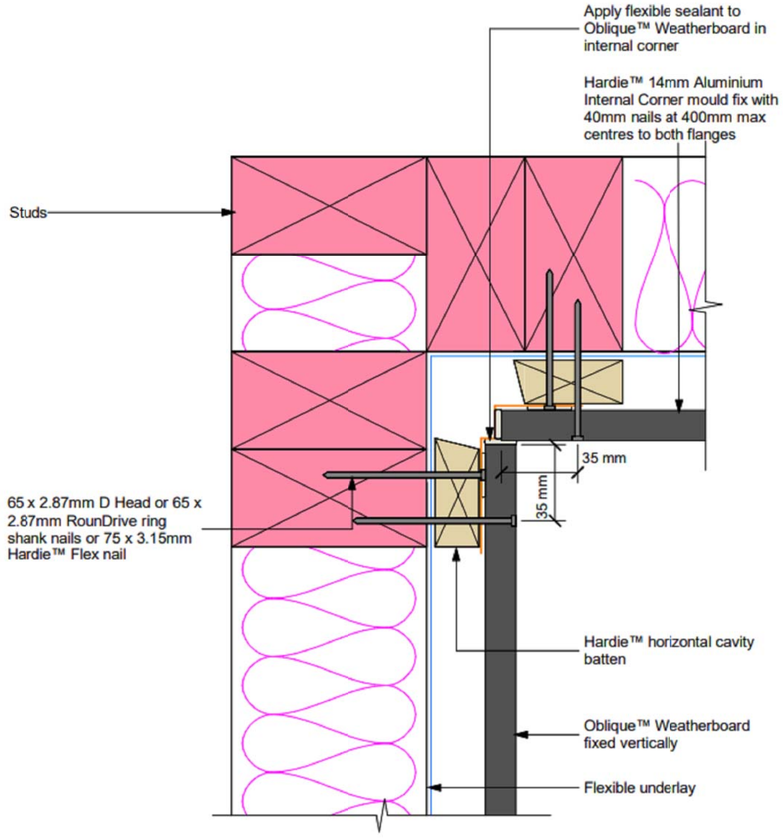
2 A222 Foundation Detail (Oblique)
1 : 2



1 A201 External Corner Detail (Oblique)
1 : 2



3 A231 Gable End Detail (Oblique)
1 : 2



4 A201 Internal Corner Detail (Oblique)
1 : 2

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

CLADDING DETAIL

Drawing No

A313

Scale **1 : 2**

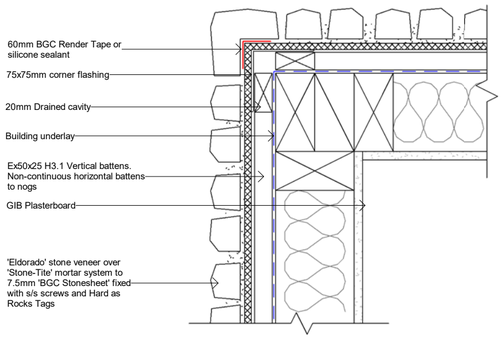
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

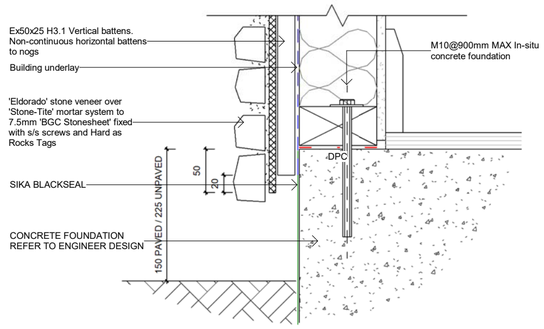
Revision **BC SUBMIT**

Job No **DT601**

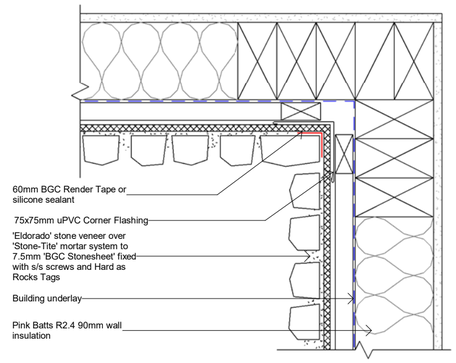
BCO10397381 Received by Auckland Council 16/07/2025



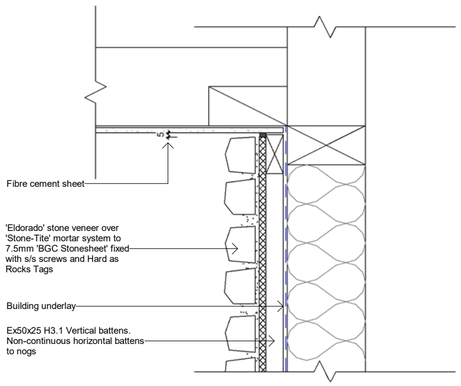
1 / A201 STONE Ext Corner (Plan)
1 : 5



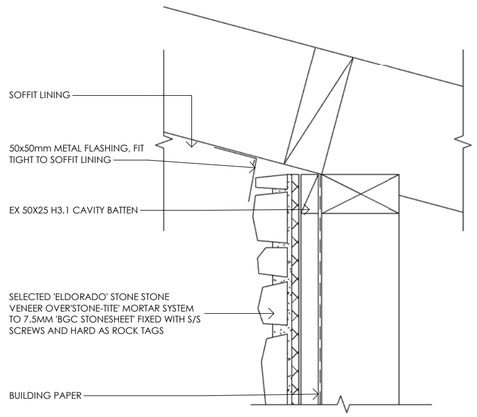
2 / A223 STONE Floor Concrete (Section)
1 : 5



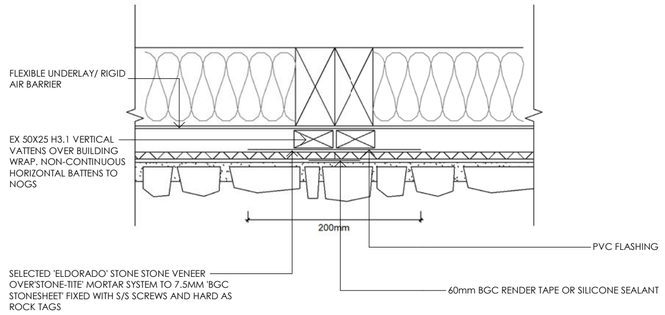
3 / A201 STONE Int Corner (Plan)
1 : 5



4 STONE Soffit (Section)
1 : 5



5 / A221 STONE Soffit Slope (Section)
1 : 5



6 STONE Vertical Joint (Plan)
1 : 5

Notes

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

CLADDING DETAIL

Drawing No

A314

Scale **1 : 5**

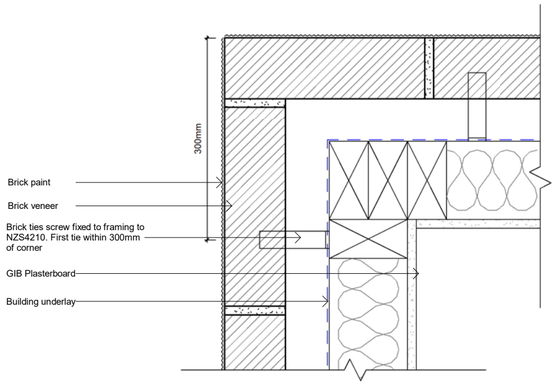
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

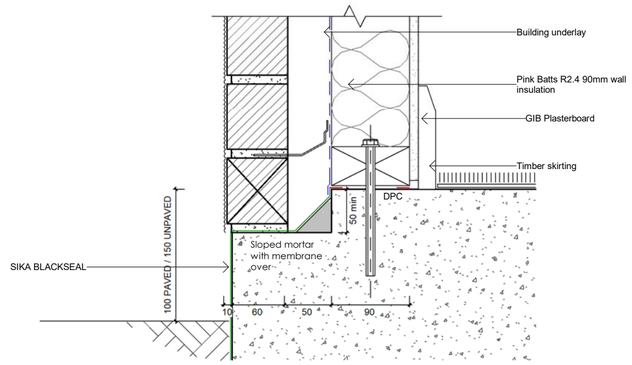
Revision **BC SUBMIT**

Job No **DT601**

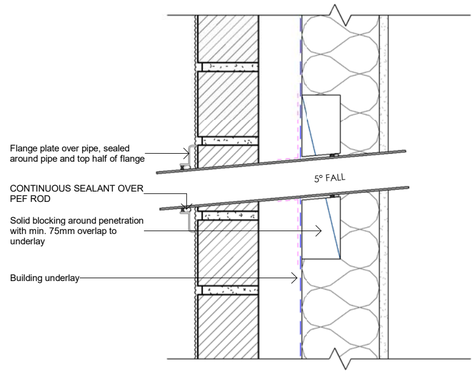
BCO10397381 Received by Auckland Council 16/07/2025



1 / A202 MAS Ext Corner (Plan)
1 : 5

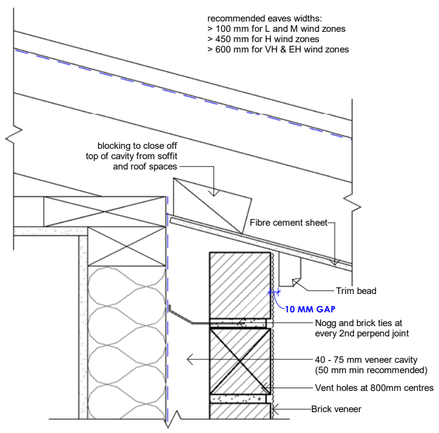


2 / A222 MAS Floor Concrete (Section)
1 : 5

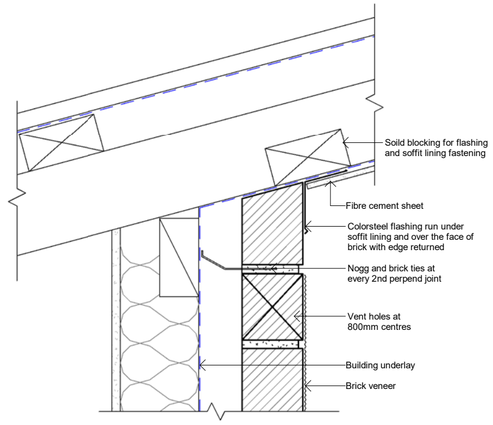


3 MAS Penetration Pipe (Section)
1 : 5

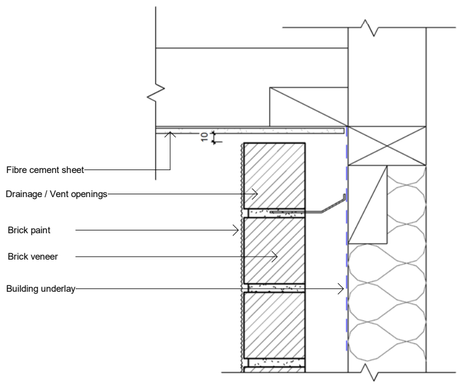
RAKING SOFFIT



NEGATIVE SOFFIT



STANDARD FLAT SOFFIT



4 / A222 MAS Soffit (Section)
1 : 5

Notes
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NAFA
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Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
CLADDING DETAIL

Drawing No
A315

Scale
1 : 5

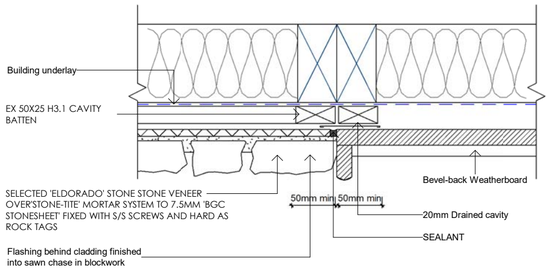
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

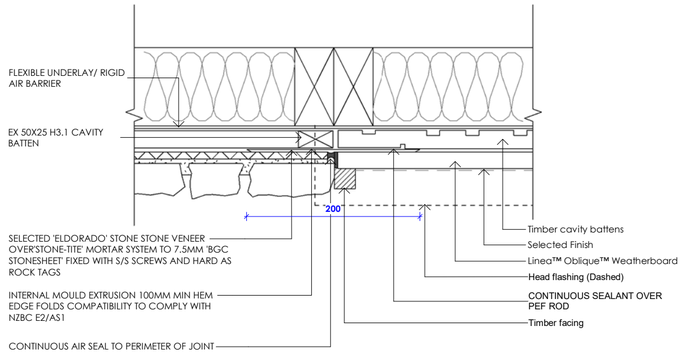
Revision
BC SUBMIT

Job No
DT601

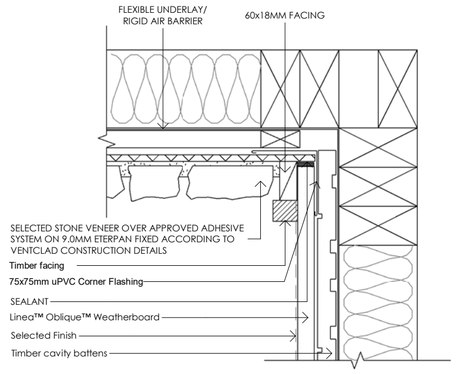
BCO10397381 Received by Auckland Council 16/07/2025



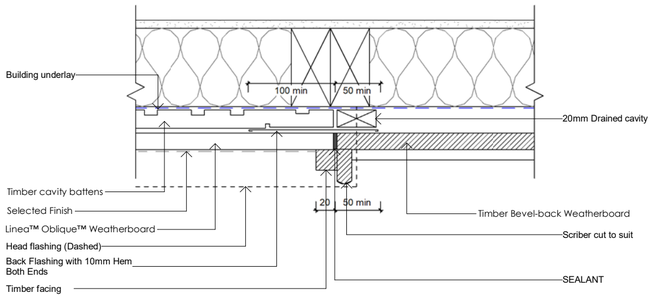
1 / A203 BEVEL/STONE (Plan)1
1 : 5



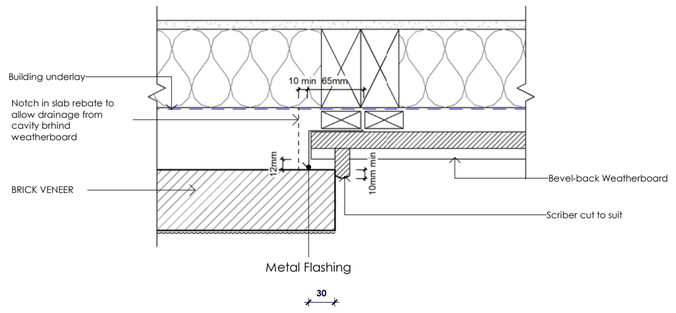
2 / A201 JH Oblique/STONE (Plan)
1 : 5



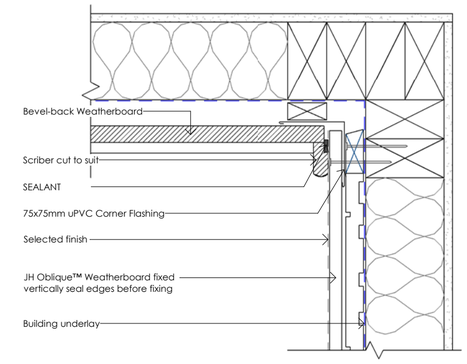
3 / A201 JH OBLIQUE/STONE Int Corner (Plan)
1 : 5



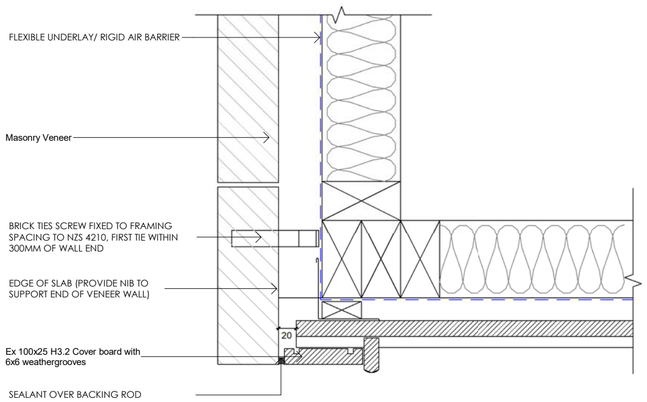
4 / A221 BEVEL/OBLIQUE (Plan)
1 : 5



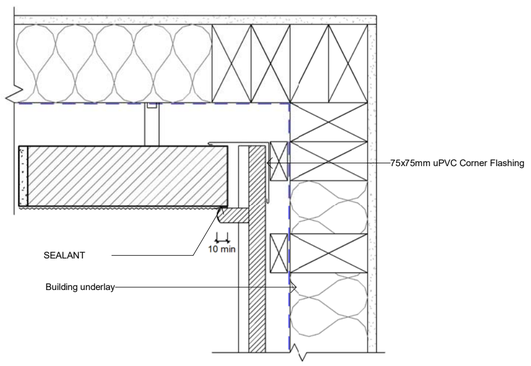
5 / A222 BEVEL/BRICK (Plan)
1 : 5



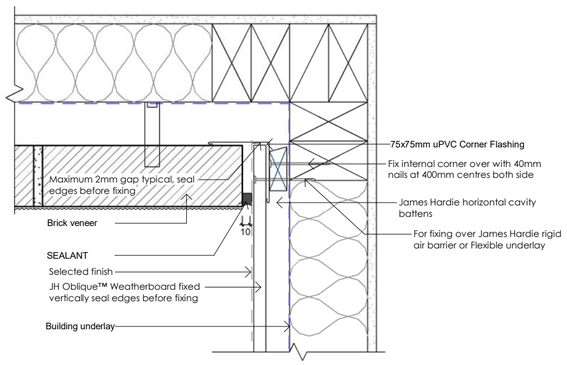
6 / A202 BEVEL/OBLIQUE Int Corner (Plan)
1 : 5



7 / A202 BEVEL/MAS Ext Corner (Plan)
1 : 5



8 / A202 BEVEL/MAS Int Corner (Plan)
1 : 5



9 / A202 OBLIQUE/MAS Int Corner (Plan)
1 : 5

Notes:
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NAFA
admin@nafa.co.nz | 09 600 3370

Consent For
LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
CLADDING DETAIL

Drawing No
A316

Scale
1 : 5

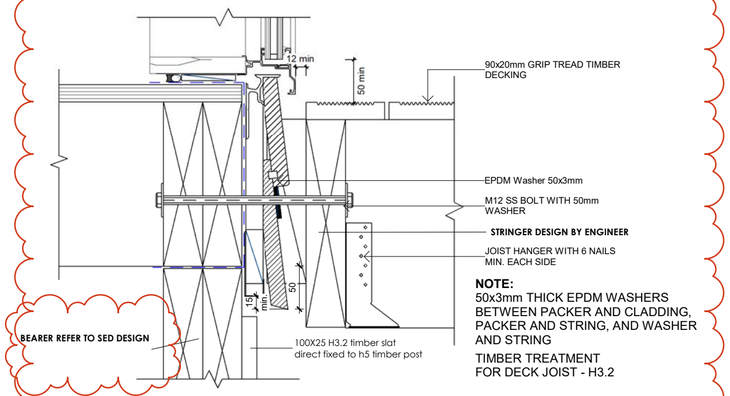
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

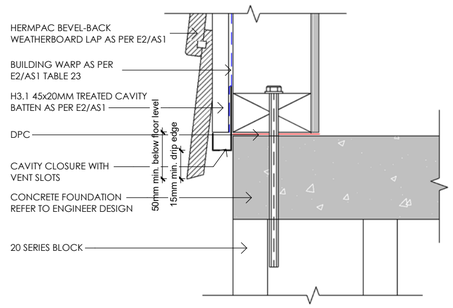
Revision
BC SUBMIT

Job No
DT601

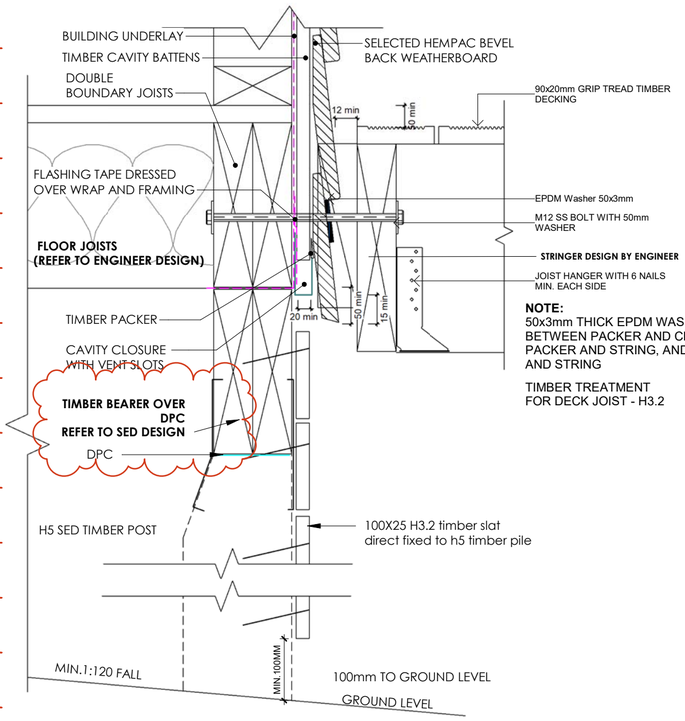
BCO10397381 Received by Auckland Council 16/07/2025



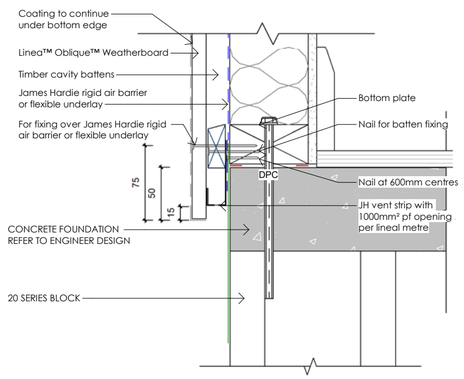
1 A221 DECK DOOR THRESHOLD (SECTION)
1 : 5



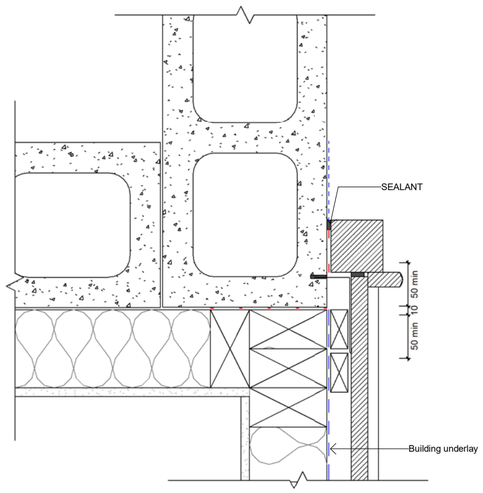
2 A221 BEVEL/BLOCK (SECTION)
1 : 5



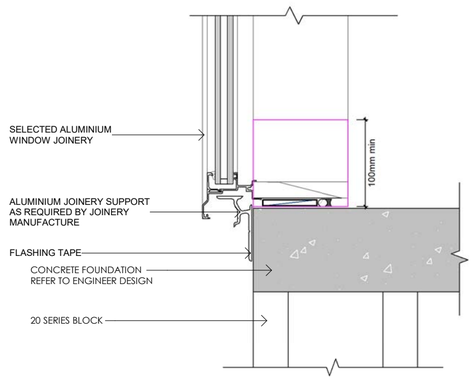
3 A221 DECK WITH CLADDING JUCTION
1 : 5



4 A221 OBLIQUE/BLOCK (SECTION)
1 : 5



5 A221 BEVEL/BLOCK Junction (Plan)
1 : 5



6 A222 DOOR/BLOCK (SECTION)
1 : 5

Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

CLADDING DETAIL

Drawing No

A317

Scale **1 : 5**

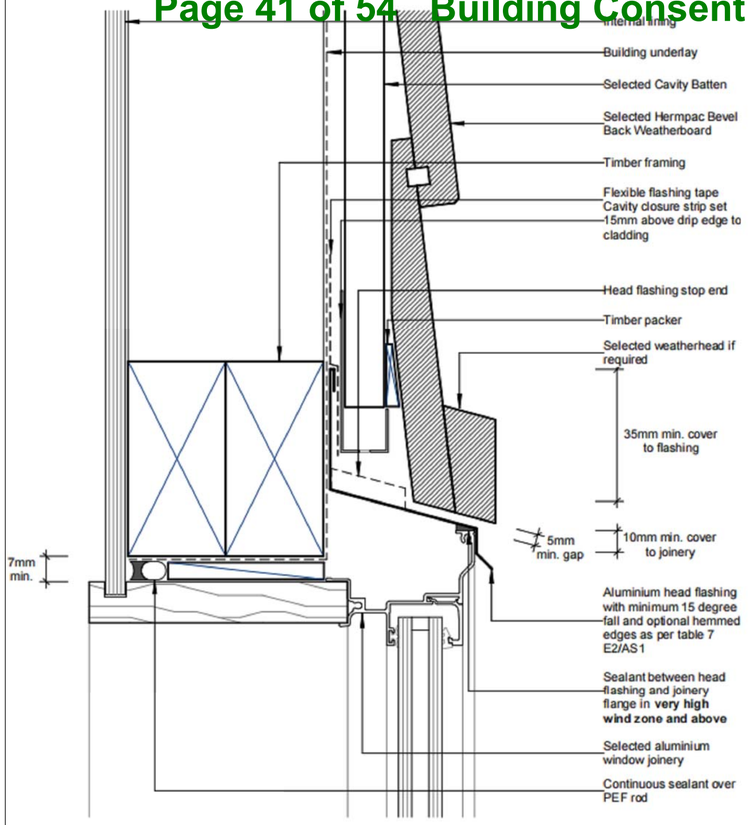
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

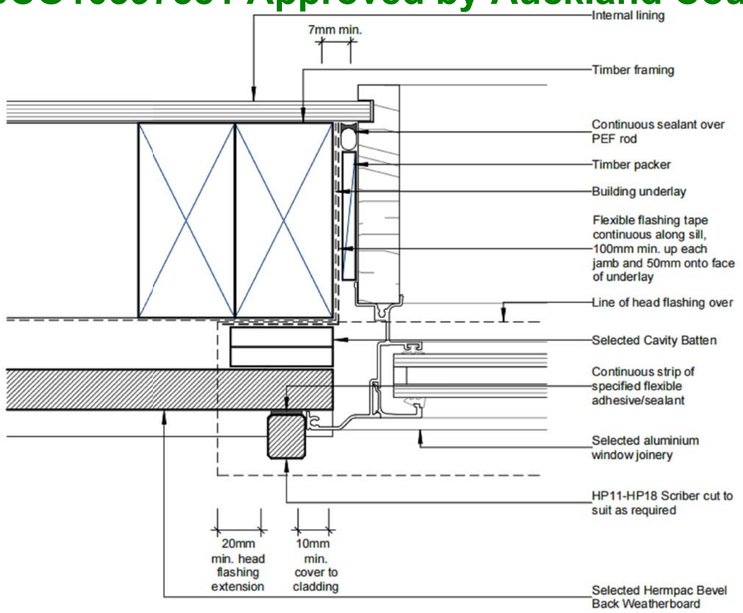
Revision **BC SUBMIT**

Job No **DT601**

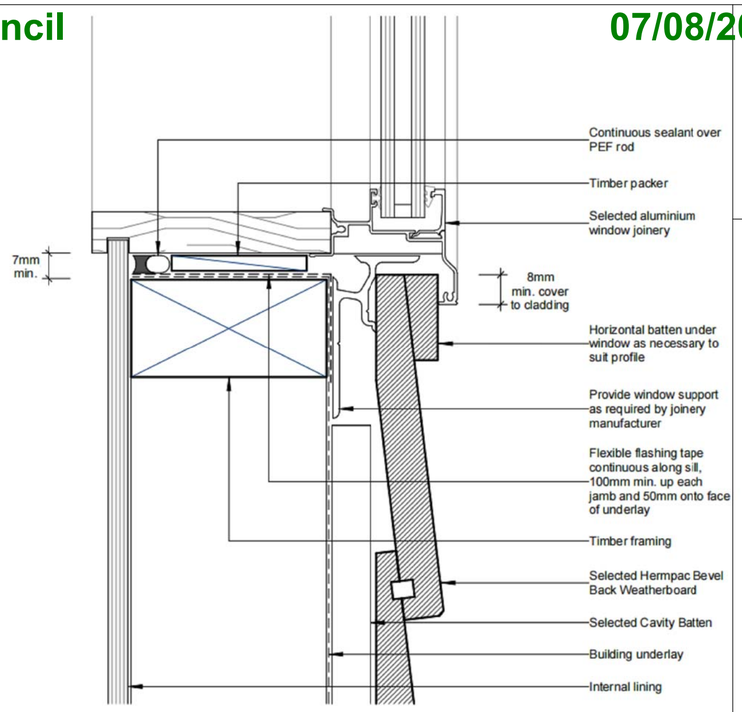
BCO10397381 Received by Auckland Council 16/07/2025



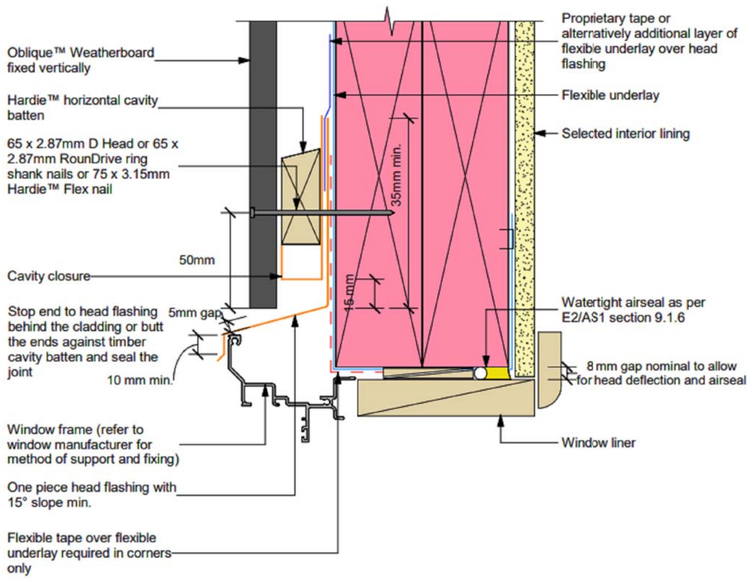
1 A223 Window Head Detail (Bevelback)
NTS



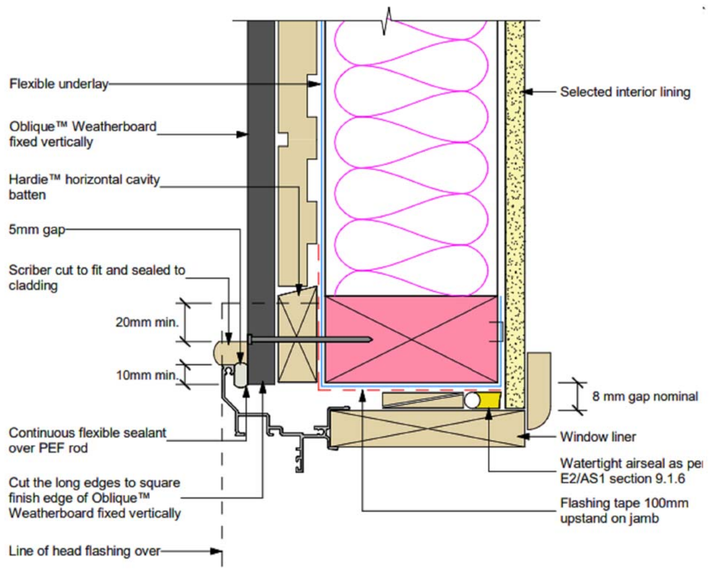
2 A223 Window Jamb Detail (Bevelback)
NTS



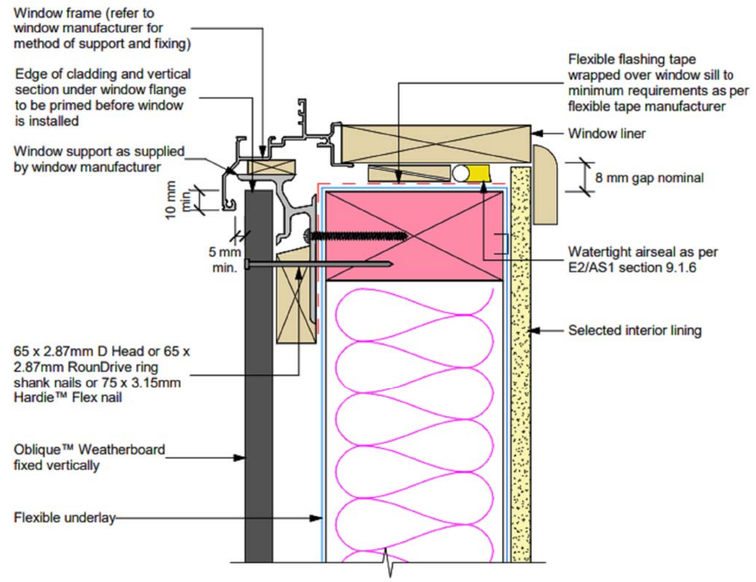
3 A223 Window Sill Detail (Bevelback)
NTS



4 A221 Window Head Detail (Oblique)
1 : 2



5 A221 Window Jamb Detail (Oblique)
1 : 2



6 A221 Window Sill Detail (Oblique)
1 : 2

Notes:
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Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ALUMINIUM JOINERY DETAIL

Drawing No
A321

Scale
1 : 2

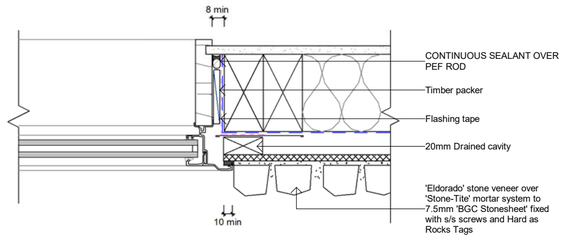
Drawn	E.W.
Checked	SHERRY WANG

Date
APRIL 2025

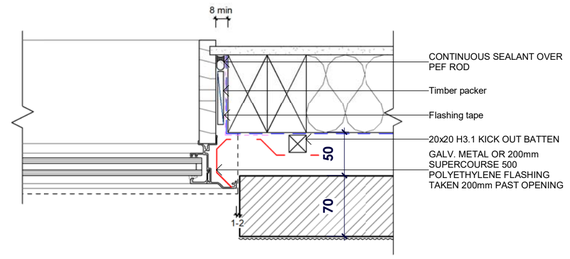
Revision
BC SUBMIT

Job No
DT601

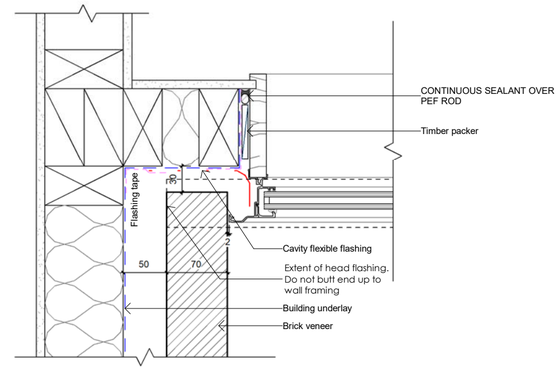
BCO10397381 Received by Auckland Council 16/07/2025



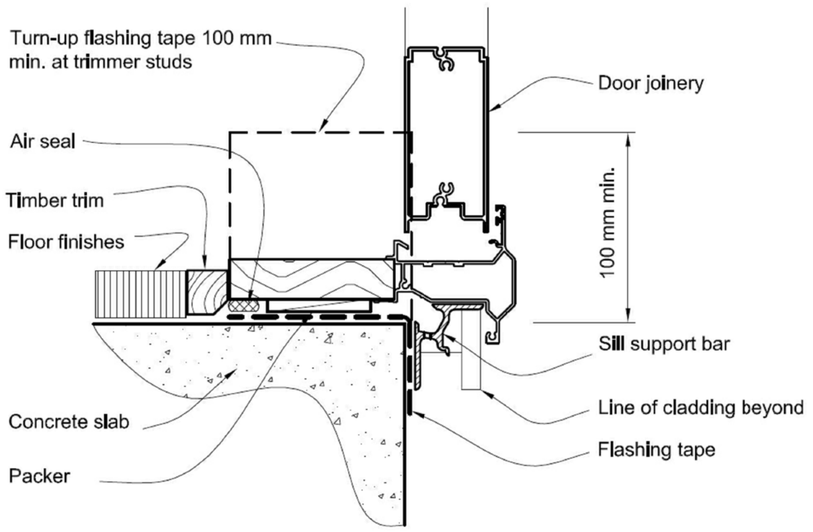
4 / A221 STONE Window Jamb - Aluminium (Plan)
1 : 5



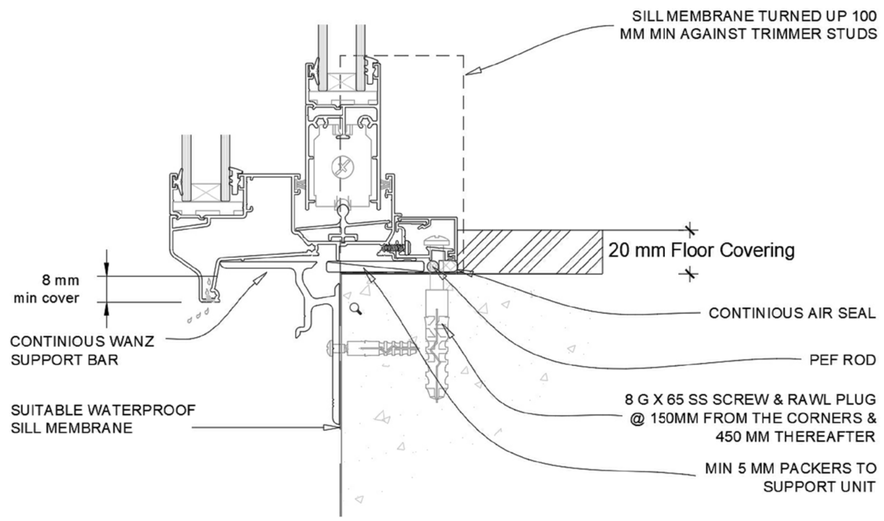
7 / A222 MAS Window Jamb - Aluminium (Plan)
1 : 5



8 MAS Window Jamb Corner - Aluminium (Plan)
1 : 5



1 Hinged Door Sill Detail
NTS



2 Sliding Door Sill Detail
NTS

Notes

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admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

ALUMINIUM JOINERY DETAIL

Drawing No

A322

Scale **As indicated**

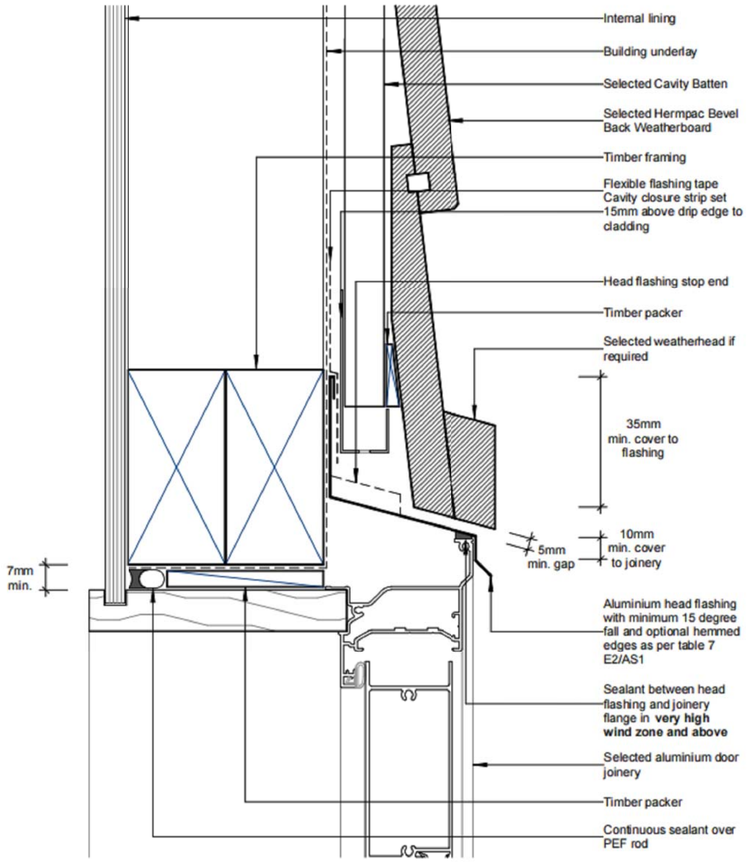
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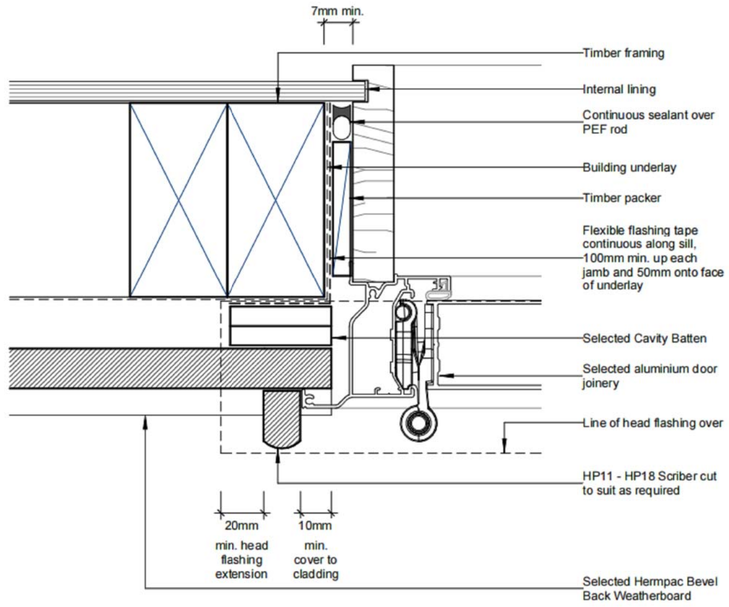
Revision **BC SUBMIT**

Job No **DT601**

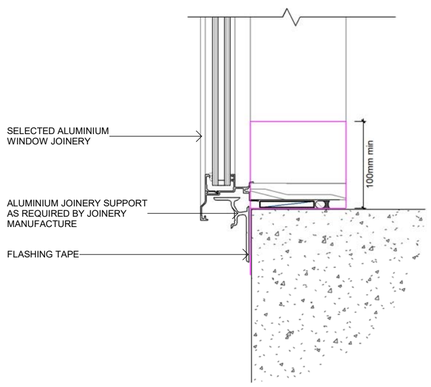
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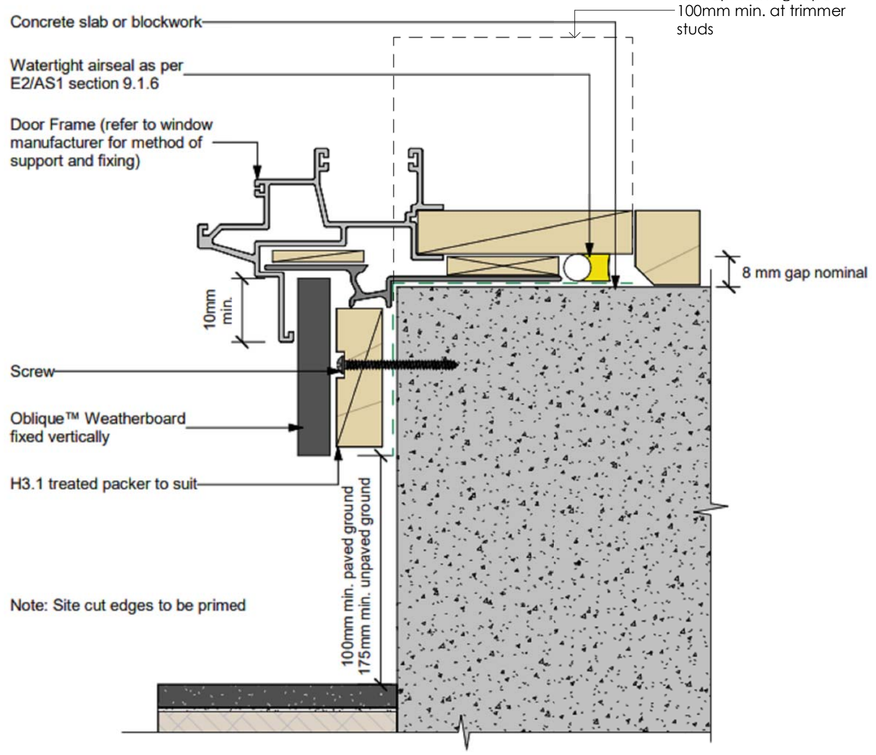
1 Door Head Detail (Bevelback)
NTS



2 Door Jamb Detail (Bevelback)
NTS



3 A231 Window Sill
1 : 5



4 Door Sill Support (Oblique)
1 : 2

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LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ALUMINIUM JOINERY DETAIL

Drawing No
A323

Scale
As indicated

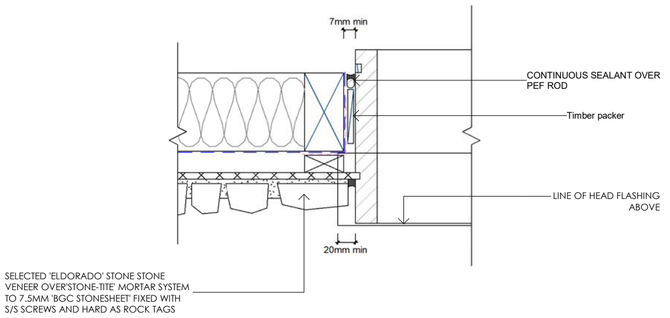
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Checked	SHERRY WANG

Date
APRIL 2025

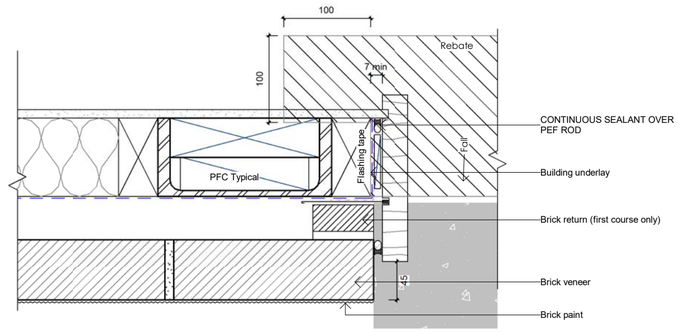
Revision
BC SUBMIT

Job No
DT601

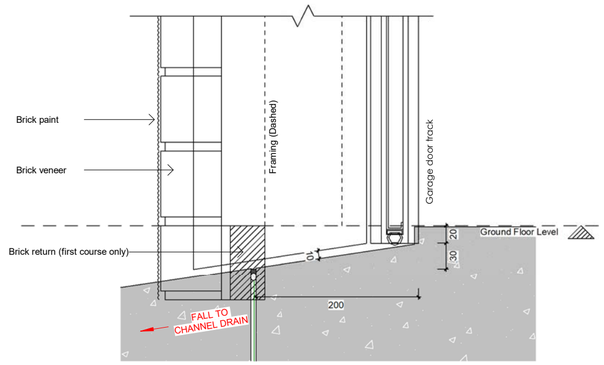
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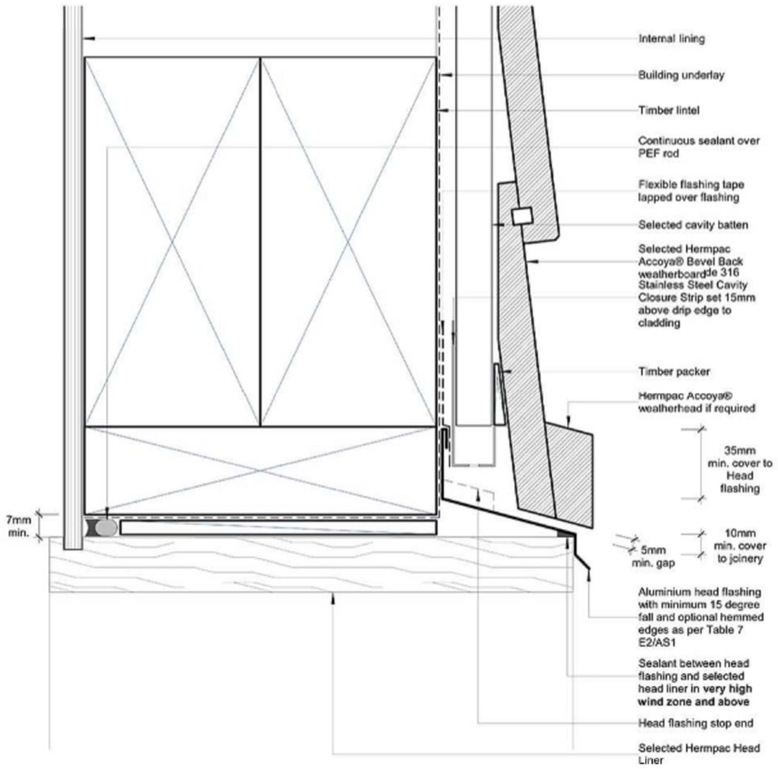
1 / A221 STONE Garage Door Jamb (Plan)
1 : 5



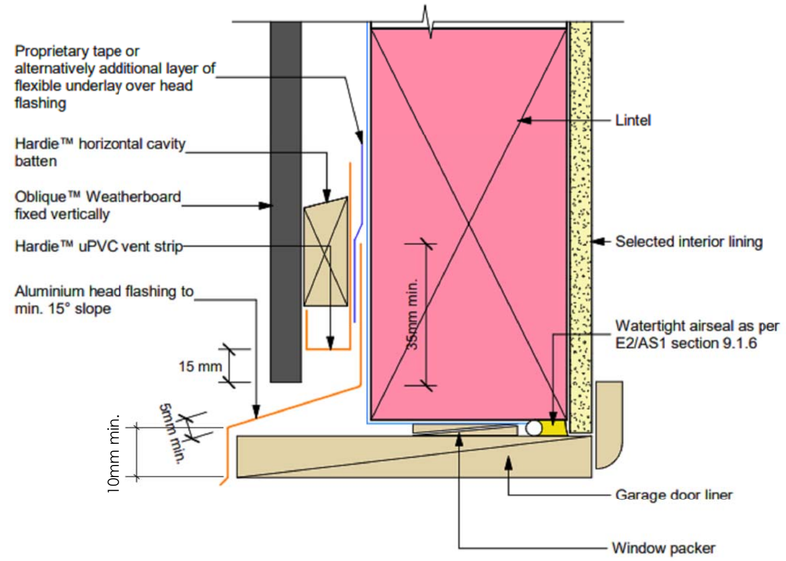
2 / A222 MAS Garage Door Jamb (Plan)
1 : 5



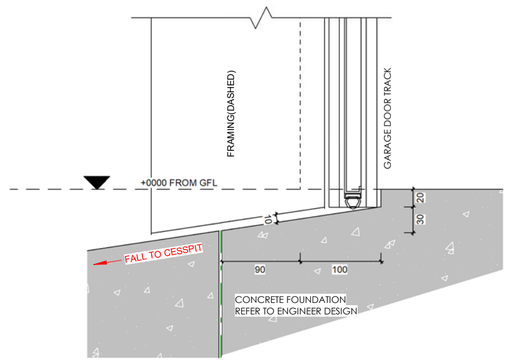
3 MAS Garage Door Sill (Section)
1 : 5



6 / A223 Garage Door Head Detail (Bevelback)
NTS



4 / A222 Garage Door Head (Oblique)
1 : 2



5 Garage Door Sill Detail
1 : 5

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

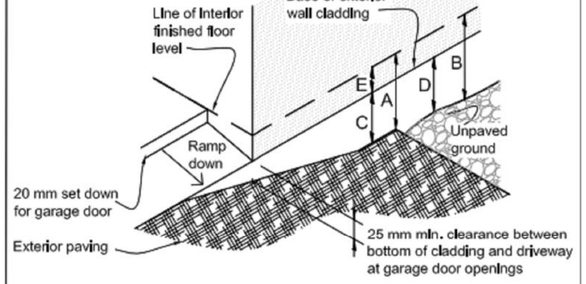


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	502)

Seleted Table

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

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22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
ALUMINIUM JOINERY DETAIL

Drawing No
A324

Scale
As indicated

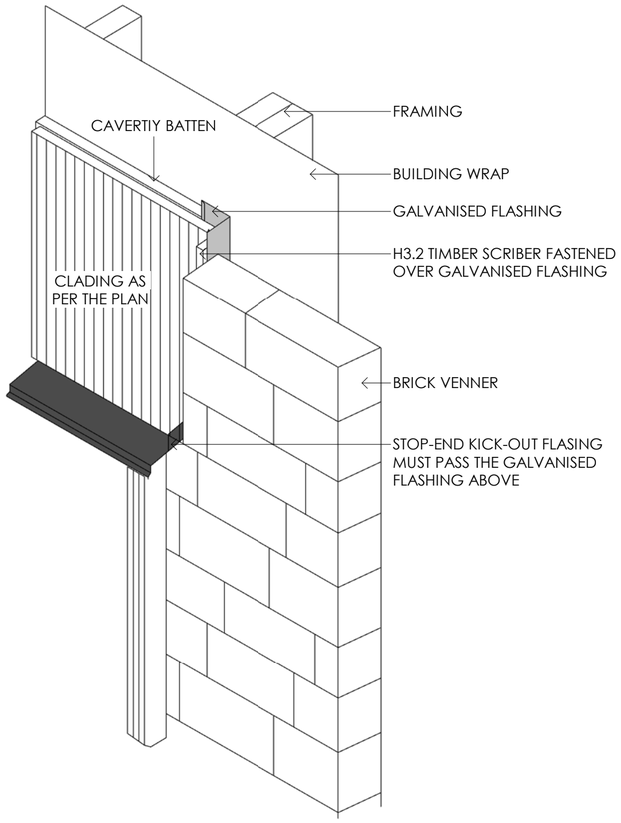
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Checked	SHERRY WANG

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APRIL 2025

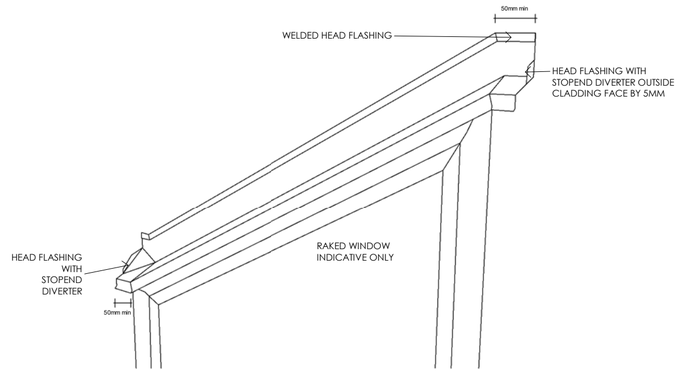
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1 A222 Window Head Corner Juction to Brick
1 : 5



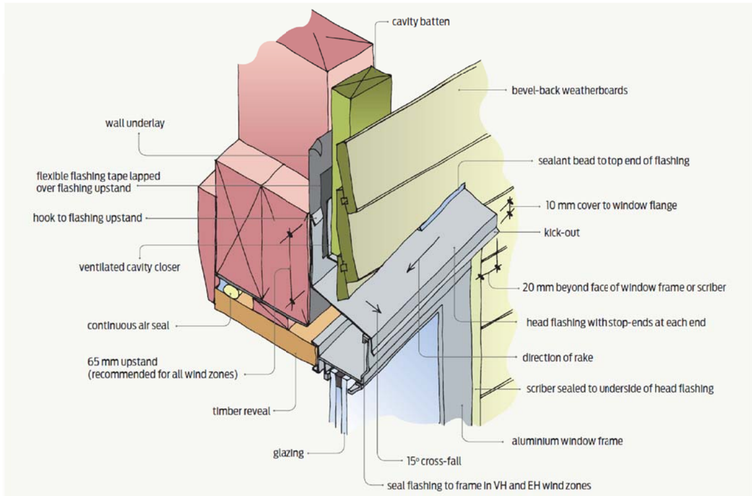


Figure 2 Raked flashed window head – preferred option.

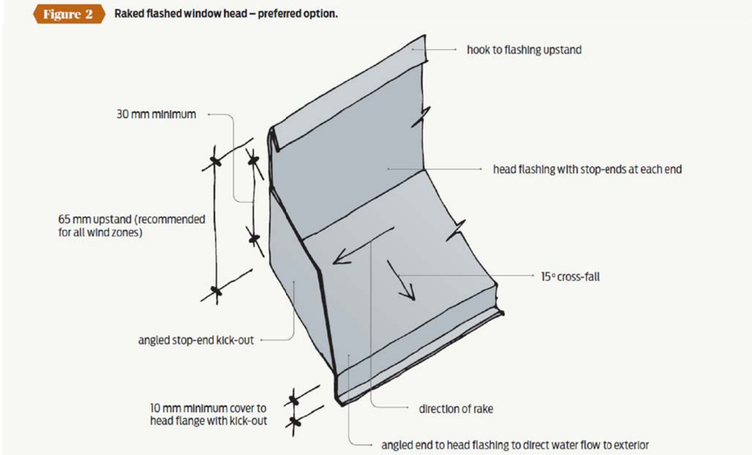


Figure 3 Head flashing shaped to deflect water.

2 A222 Window Head - Raked
1 : 5

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Drawing Title
ALUMINIUM JOINERY DETAIL

Drawing No
A325

Scale
1 : 5

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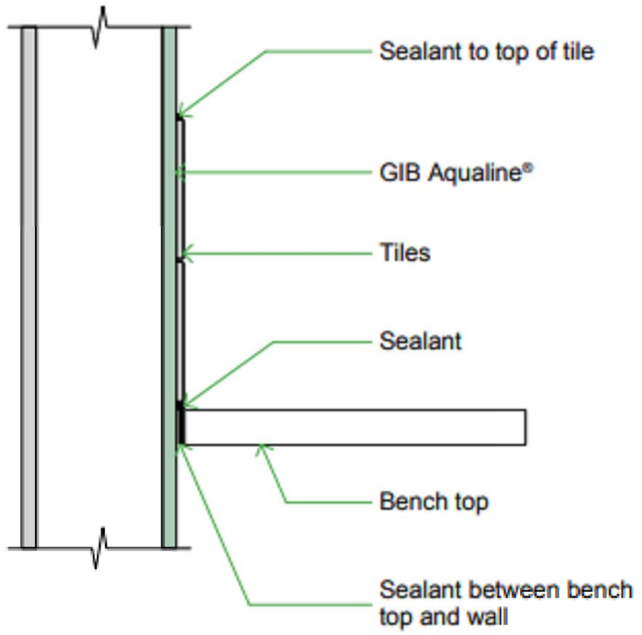
Date
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Revision
BC SUBMIT

Job No
DT601

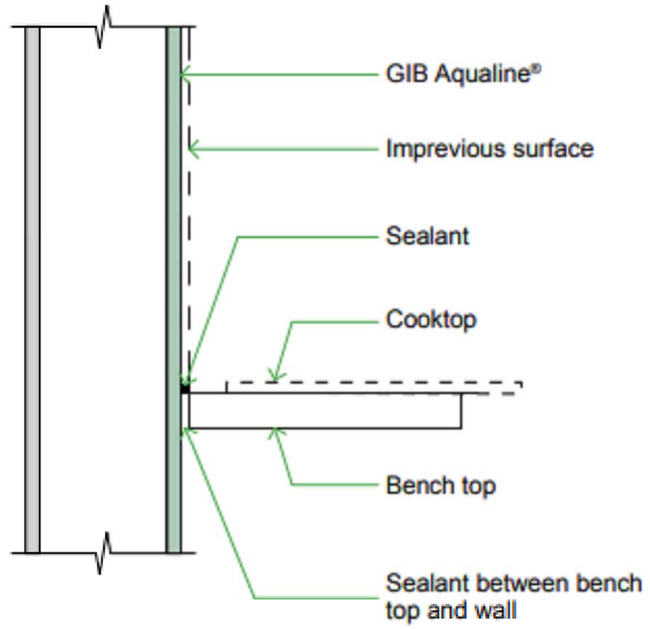
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A: BENCH TOP LINING JUNCTION



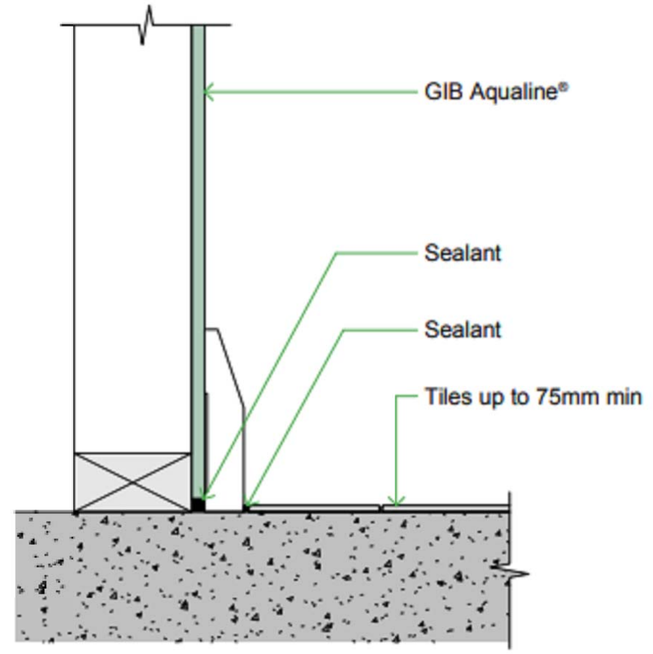
GAL-024

B: COOKTOP LINING JUNCTION



GAL-023B

CERAMIC FLOOR SKIRTING LINING JUNCTION



GAL-001A



Notes:

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LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WET AREA DETAIL

Drawing No

A401

Scale **1 : 5**

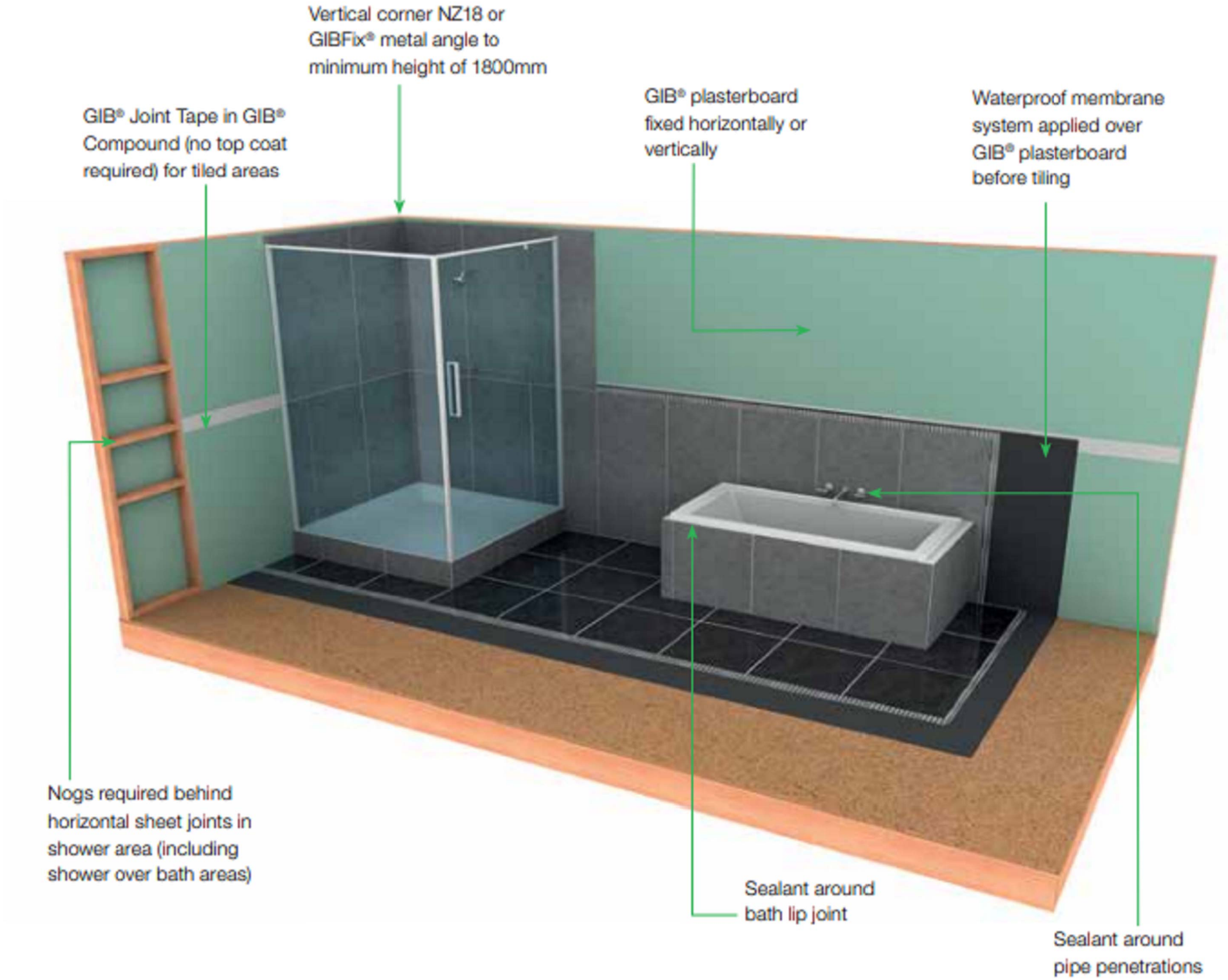
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Notes:

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LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WET AREA DETAIL

Drawing No

A402

Scale **NTS**

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Date APRIL 2025

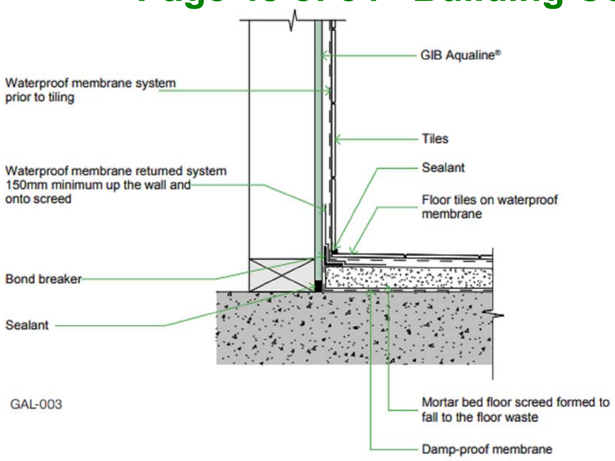
Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025

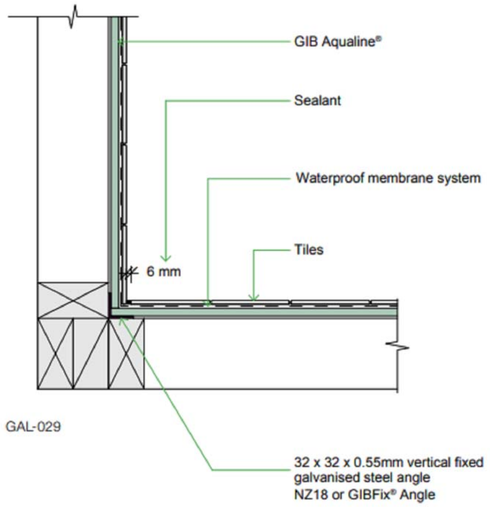
 Building Consent BCO10397381 Approved by Auckland Council 07/08/2025

A: MORTAR UNDER CERAMIC FLOOR TILING JUNCTION



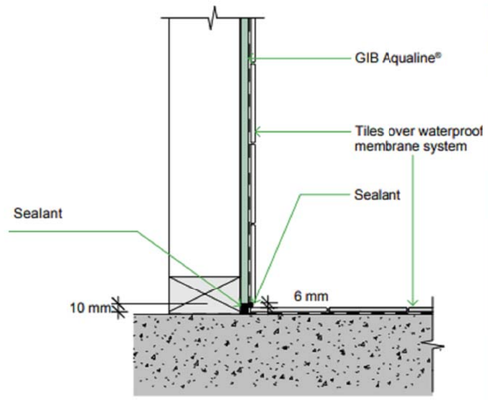
GAL-003

B: TILED INTERNAL CORNER



GAL-029

CERAMIC FLOOR TILING JUNCTION



med to

GAL-002A

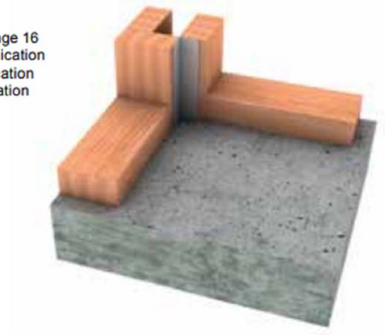
E: SHOWER MIXER PENETRATION IN WET WALL LINING

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

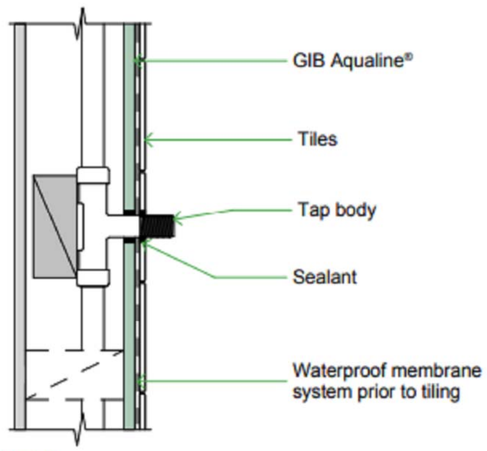


D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.

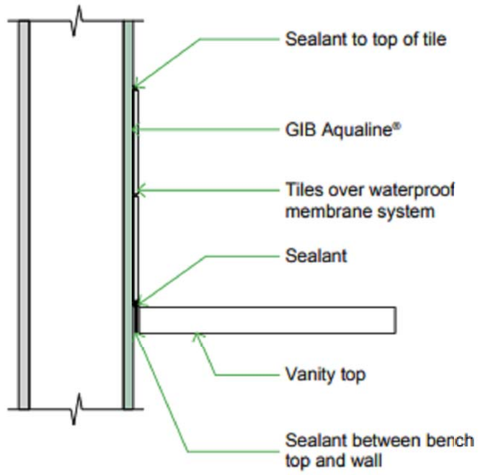


B: SEALING SEMI WET AREA PENETRATION



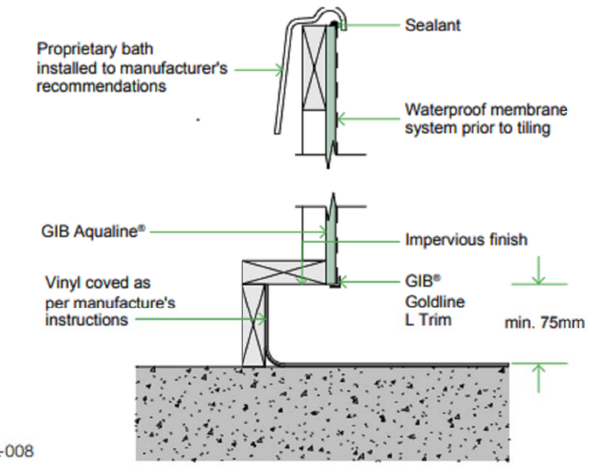
GAL-020

C: VANITY TOP LINING JUNCTION



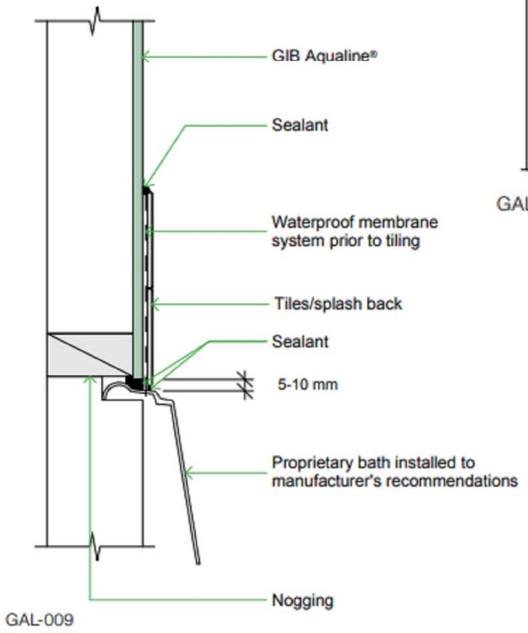
GAL-024

: CRADLE VINYL LINING JUNCTION



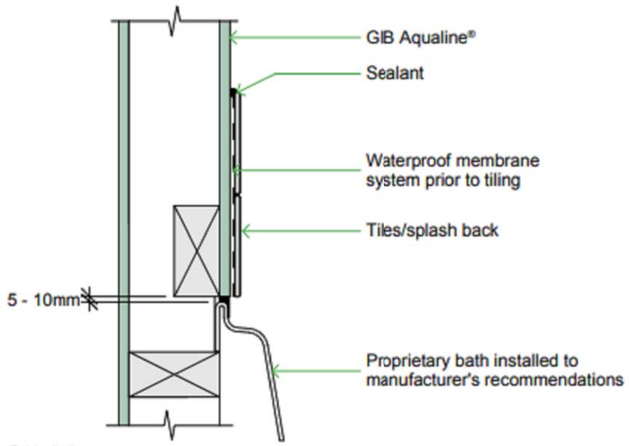
AL-008

A: BATH LINING JUNCTION



GAL-009

D: BATH LINING JUNCTION



GAL-010



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Notes

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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

WET AREA DETAIL

Drawing No

A403

Scale **NTS**

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Checked	SHERRY WANG

Date

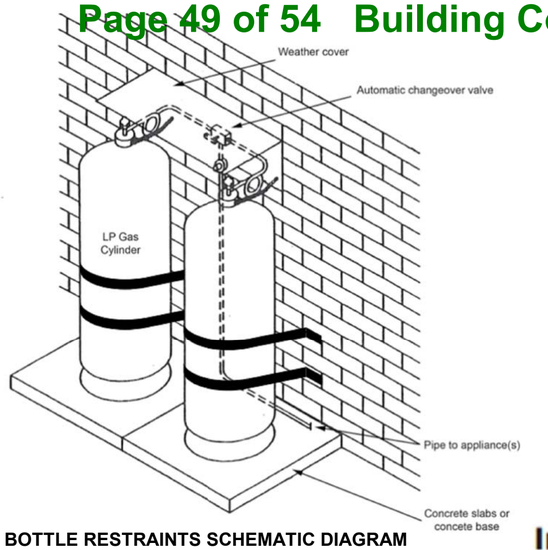
APRIL 2025

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BC SUBMIT

Job No

DT601



GAS BOTTLE RESTRAINTS SCHEMATIC DIAGRAM

Important note

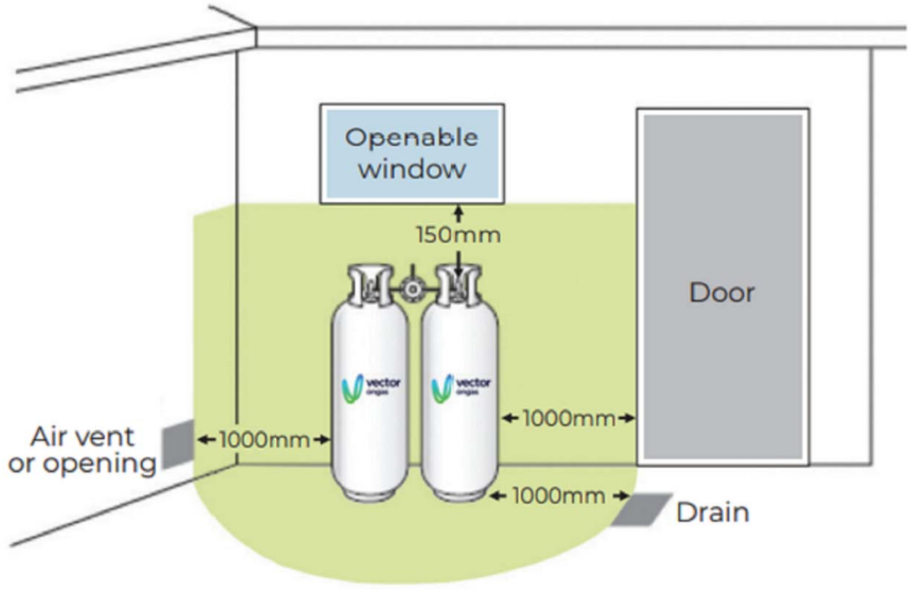
There should not be any ignition source in the surrounding area. An ignition source includes any lighting, power points, electrical cables, electrical switches, fibre optic telecommunication terminals and any other source of ignition.

Ignition sources not to be within the encompassing area



*This distance is measured from the top of the cylinder valve.

Minimum clearance to a drain or openings into a building for exchange cylinders**



Shading indicates prohibited area for a drain or opening.

**Regulatory requirements may vary dependant on the number of exchange cylinders required.

1 GAS BOTTLE DETAIL
1 : 5

Notes

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Drawing Title

GAS BOTTLE DETAIL

Drawing No

A405

Scale **1 : 5**

Drawn	E.W.
Checked	SHERRY WANG

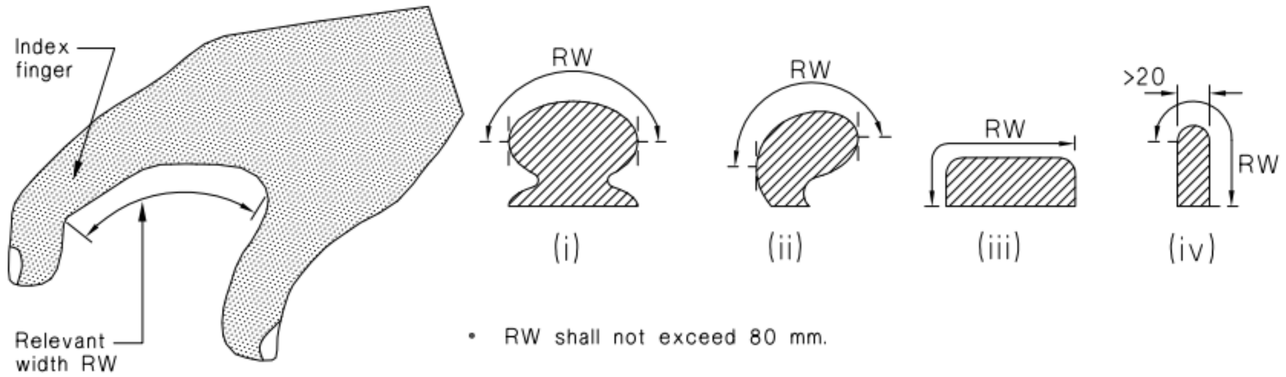
Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

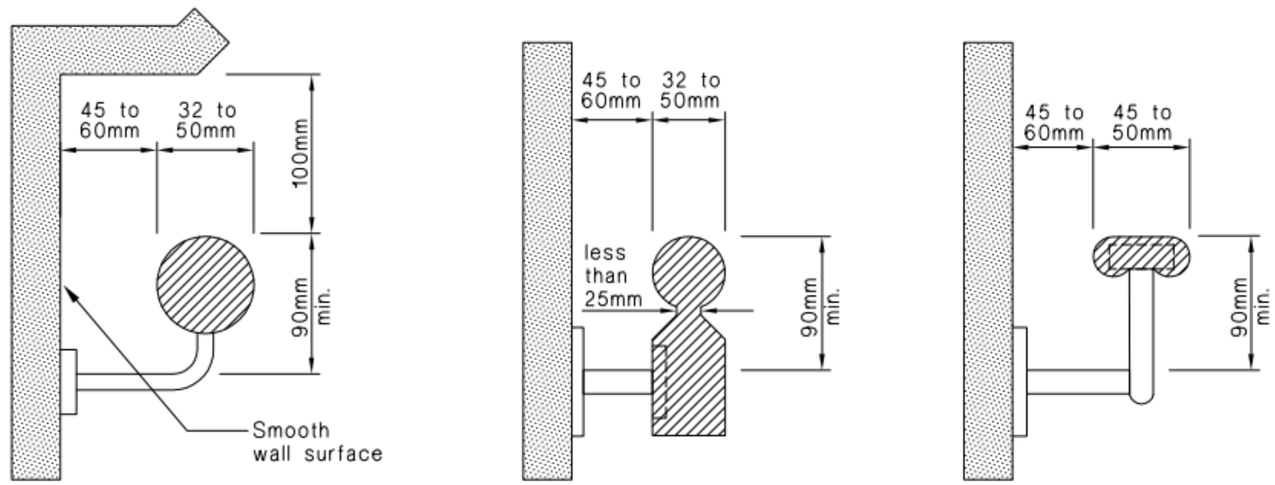
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Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

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Drawing Title
HANDRAIL DETAILS

Drawing No
A406

Scale

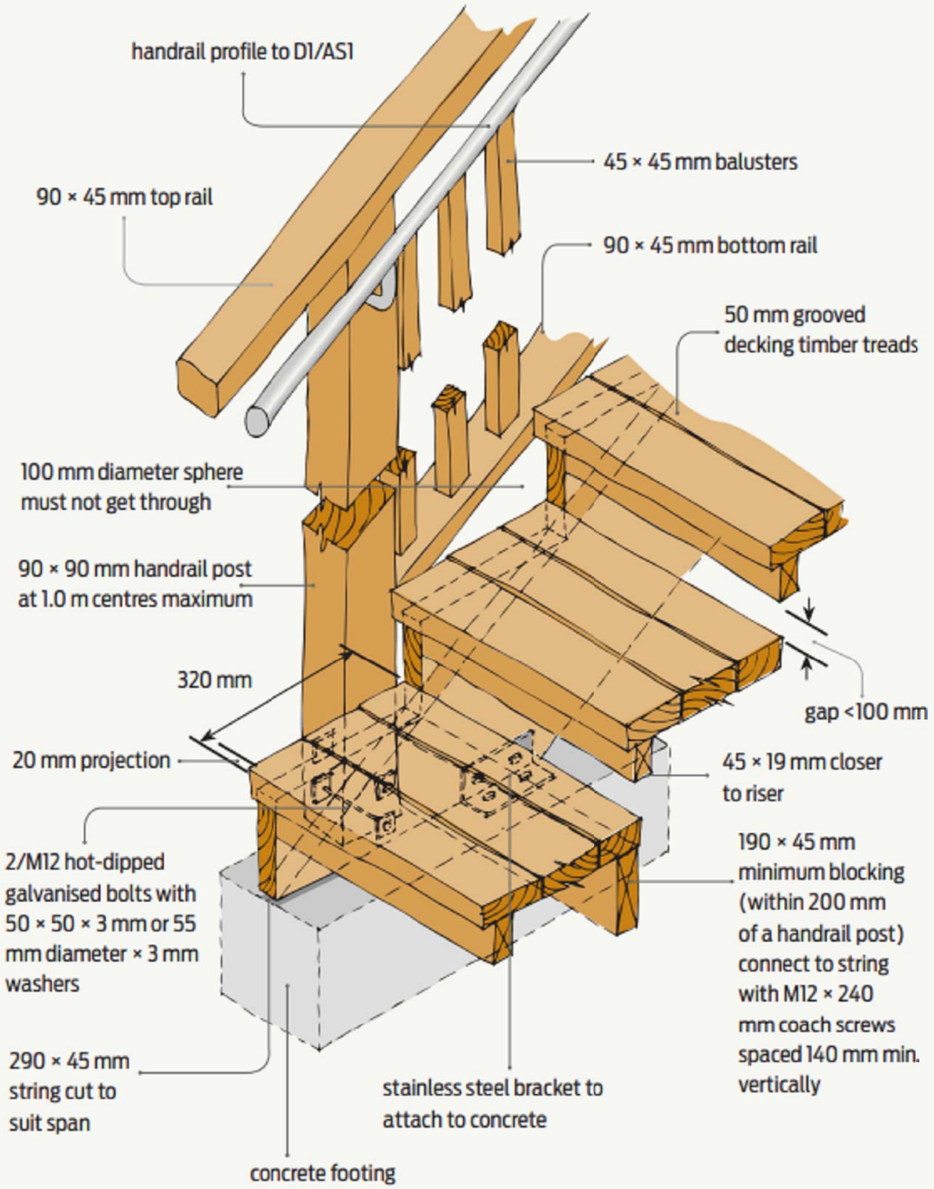
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DT601

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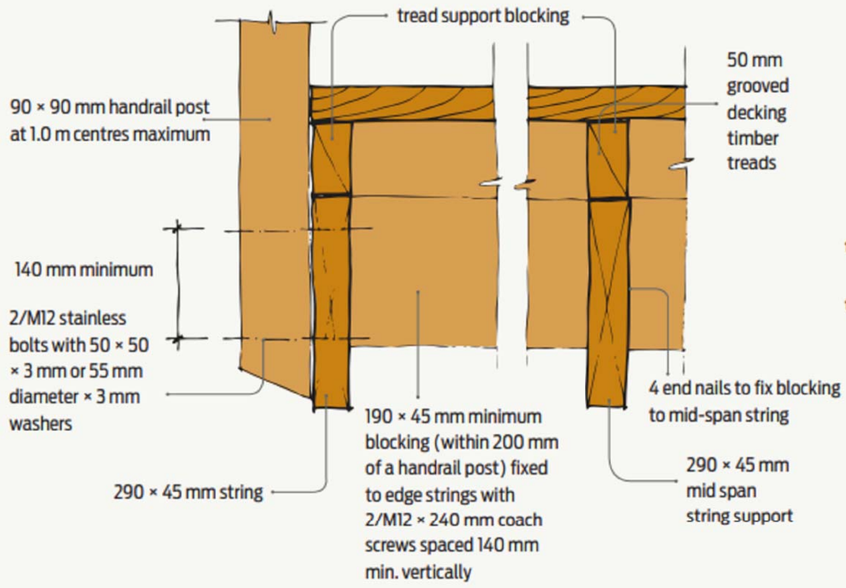


Figure 5 Handrail post fixing to stair string and mid-span string for wider stairs.

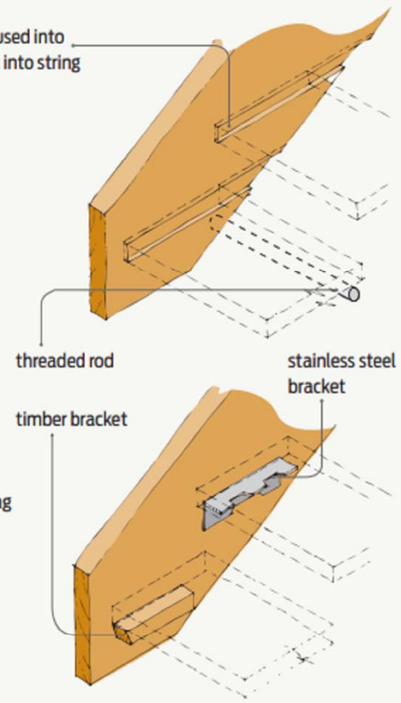


Figure 6 Alternate tread fixings.

Table 1

BRANZ MAXIMUM SPAN FOR SG8 (H3.2) STRING SIZES.

STRING SIZE	MAXIMUM SPAN
290 × 45 mm	4.0 m
240 × 45 mm	3.3 m
190 × 45 mm	2.6 m
140 × 45 mm	1.9 m

Notes

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LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

EXTERNAL STAIR

Drawing No

A407

Scale **1 : 5**

Drawn	E.W.
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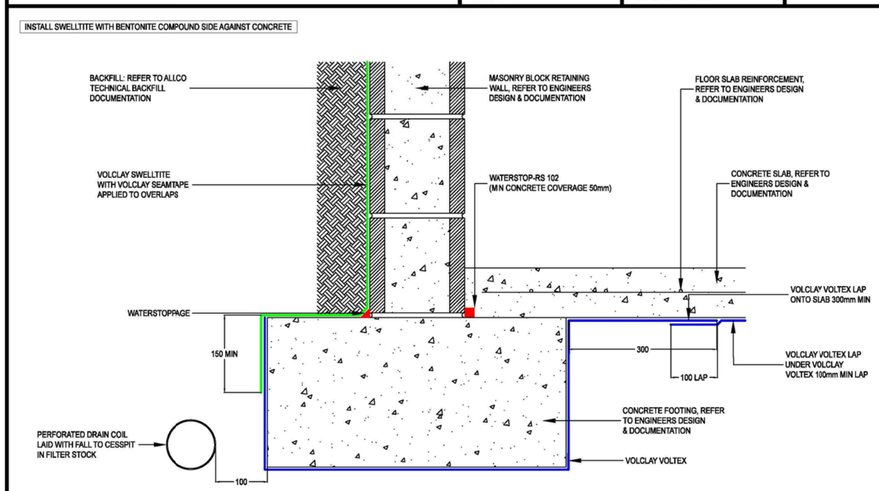
Date APRIL 2025

Revision **BC SUBMIT**

Job No **DT601**

BCO10397381 Received by Auckland Council 16/07/2025

VOLCLAY® WATERPROOFING SYSTEMS	DRAWING DETAIL: SD-A-0019	DRAWN BY: HAYDEN L.	DATE: 22/01/2017
FOUNDATION WALL DETAIL - MASONRY BLOCK WALL	SCALE: NTS	VERIFIED BY: DOUG J.	VERSION: 1.0

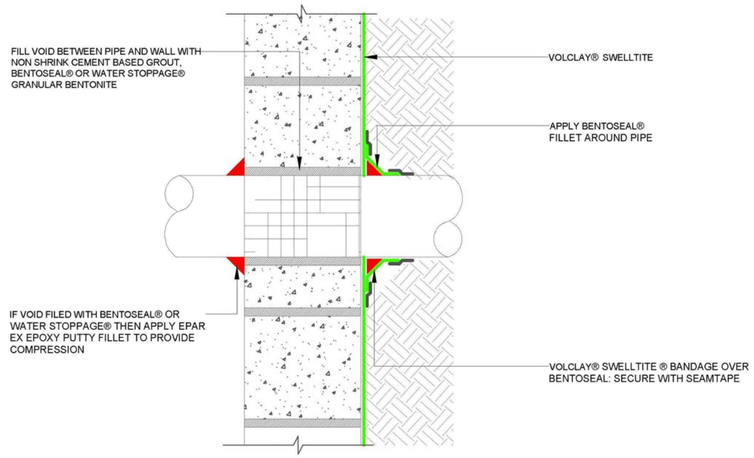


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BRANZ Appraised Appraisal No. 607 [2006]

For Technical Advice Contact:
Web: www.allco.co.nz
Email: info@allco.co.nz
Telephone: 09 448 1185
Facsimile: 09 448 1186

VOLCLAY®WATERPROOFING SYSTEMS	DRAWING DETAIL: SD-A-0190	DATE: 12/09/2017
PIPE PENETRATION MASONRY BLOCK	SCALE: NTS	DRAWN BY: ALLCO/FIONA



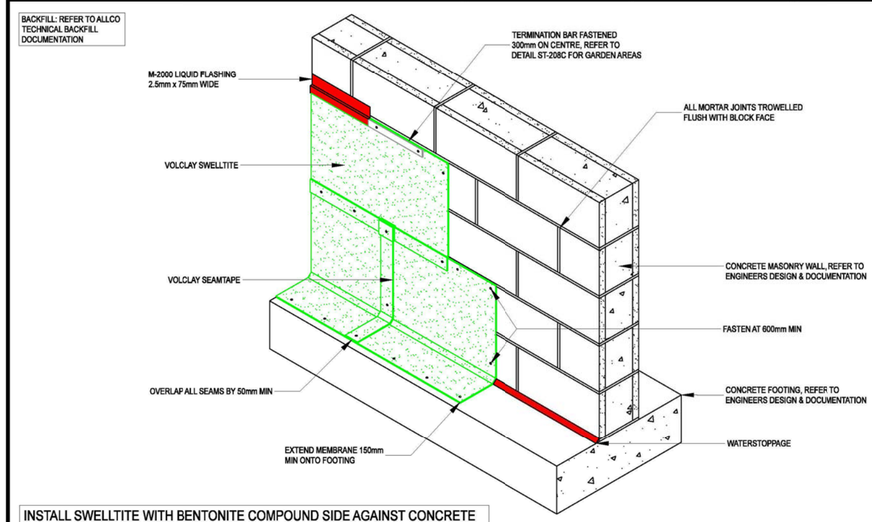
1 Volclay Swelltite
A231 1 : 5

The information and data contained herein are believed to be accurate and reliable. This information does not constitute a warranty and should be used in conjunction with the project specification document and Quality Assurance manual supplied by Allco Waterproofing Solutions Ltd
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BRANZ Appraised

For Technical Advice Contact:
Web: www.allco.co.nz
Email: info@allco.co.nz
Telephone: 09 448 1185
Facsimile: 09 448 1186

VOLCLAY® WATERPROOFING SYSTEMS	DRAWING DETAIL: SD-A-0016	DRAWN BY: HAYDEN L.	DATE: 22/01/2017
FOUNDATION DETAIL - MASONRY BLOCK WALL	SCALE: NTS	VERIFIED BY: DOUG J.	VERSION: 1.0

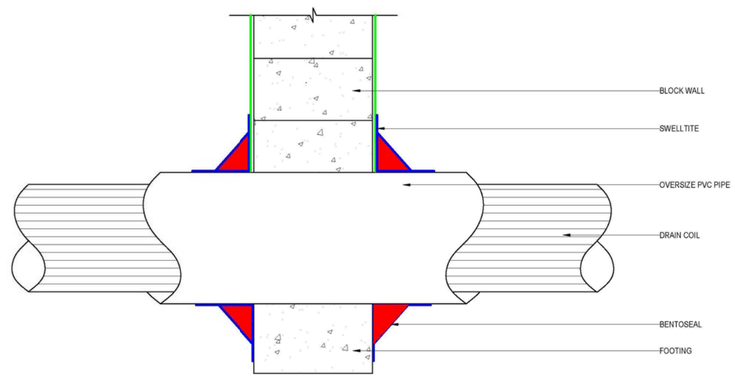


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BRANZ Appraised Appraisal No. 607 [2006]

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VOLCLAY® WATERPROOFING SYSTEMS	DRAWING DETAIL: SD-A-0280	DRAWN BY: TEN I.	DATE: 11/02/2017
DRAIN COIL THROUGH BLOCK WALL - SIDE ELEVATION	SCALE: NTS	VERIFIED BY: DANI F.	VERSION: 1.0



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BRANZ Appraised Appraisal No. 597 [2006]

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Email: info@allco.co.nz
Telephone: 09 448 1185
Facsimile: 09 448 1186

Notes
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

NAFA
admin@nafa.co.nz | 09 600 3370

Consent For
LOT 31 & 32 DP 529726
22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title
TANKING DETAIL

Drawing No
A408

Scale
1 : 5

Drawn	E.W.
Checked	NAIBO QIN

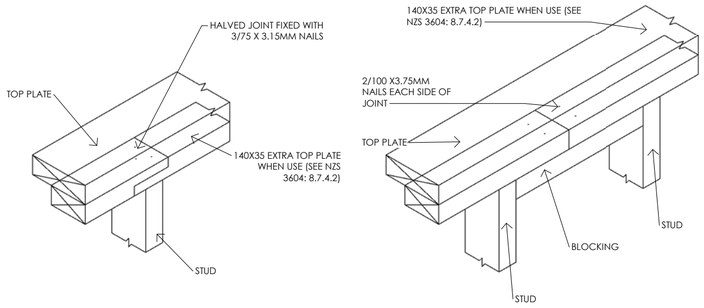
Date
APRIL 2025

Revision
BC SUBMIT

Job No
DT601

BCO10397381 Received by Auckland Council 16/07/2025

CONNECTING TOP PLATES - WALLS NOT CONTAINING BRACING

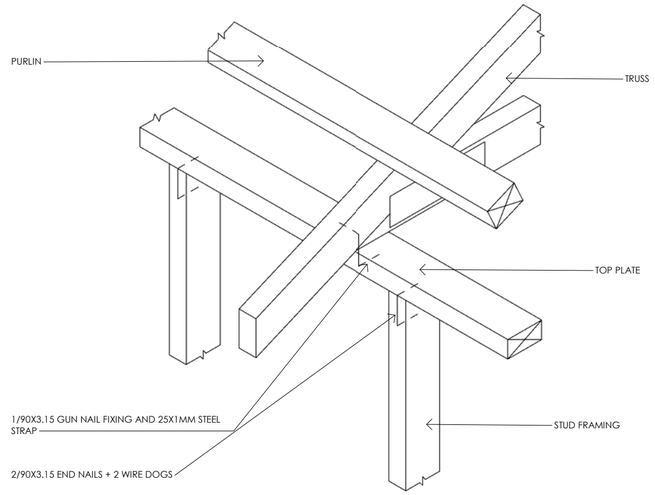


(A) HALVED JOINT

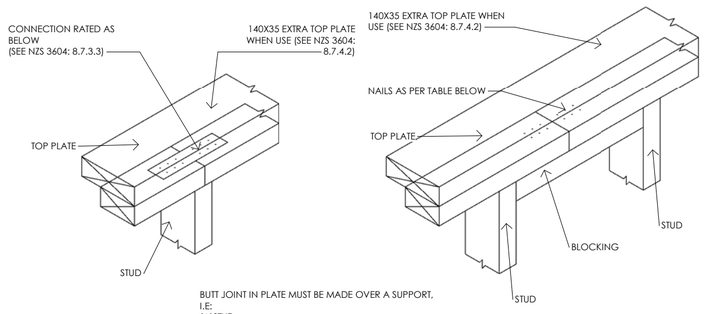
(B) BUTT JOINT

HALVED OR BUTT JOINT IN PLATE MUST BEMADE OVER A SUPPORT, I.E:
(A)STUD;
(B)SOLID BLOCKING FIXED BETWEEN STUDSAND FIXED DIRECTLY UNDER THE PLATE,(SEE NZS 3604: 8.7.3.2)

TRUSS/TOP PLATE CONNECTIONS



CONNECTING TOP PLATES IN LINE- WALLS CONTAINING BRACING



(A) BUTT JOINT OVER STUD

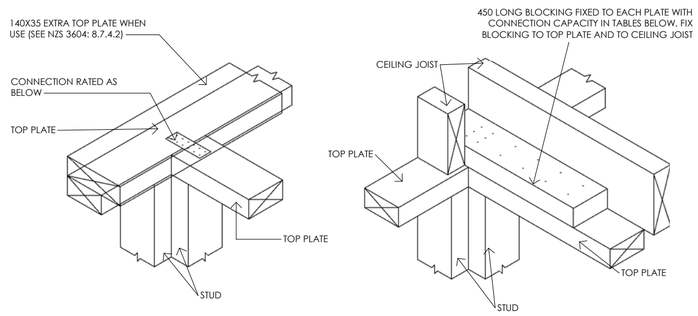
BUTT JOINT IN PLATE MUST BE MADE OVER A SUPPORT, I.E:
(A)STUD;
(B)SOLID BLOCKING FIXED BETWEEN STUDS AND FIXED DIRECTLY UNDER THE PLATE(SEE NZS 3604: 8.7.3.2 AND 8.7.3.3)

(B) BUTT JOINT OVER BLOCKING

CAPACITIES OF METAL PLATE JOINTS	
UP TO 3KN	3/30 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/30 X 3.15 MM NAILS PER SIDE

CAPACITIES OF NAILED JOINTS	
UP TO 3KN	3/100 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/100 X 3.15 MM NAILS PER SIDE

CONNECTING TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES- WALLS CONTAINING BRACING



(A) BUTT JOINT

(B) BUTT JOINT (WITCH CEILING JOIST)

CAPACITIES OF METAL PLATE JOINTS	
UP TO 3KN	3/30 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/30 X 3.15 MM NAILS PER SIDE

CAPACITIES OF NAILED JOINTS	
UP TO 3KN	3/100 X 3.15 MM NAILS PER SIDE
UP TO 6KN	6/100 X 3.15 MM NAILS PER SIDE

Notes

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

NAFA
admin@nafa.co.nz | 09 600 3370

Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

GENERAL DETAIL

Drawing No

A501

Scale **1 : 1**

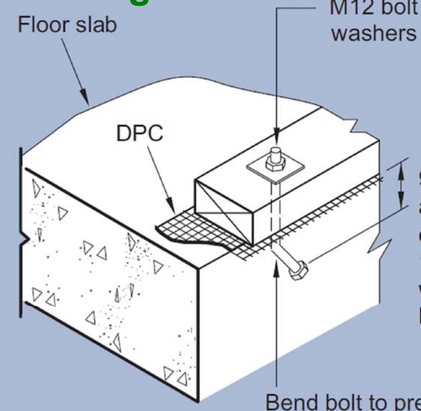
Drawn	E.W.
Checked	SHERRY WANG

Date APRIL 2025

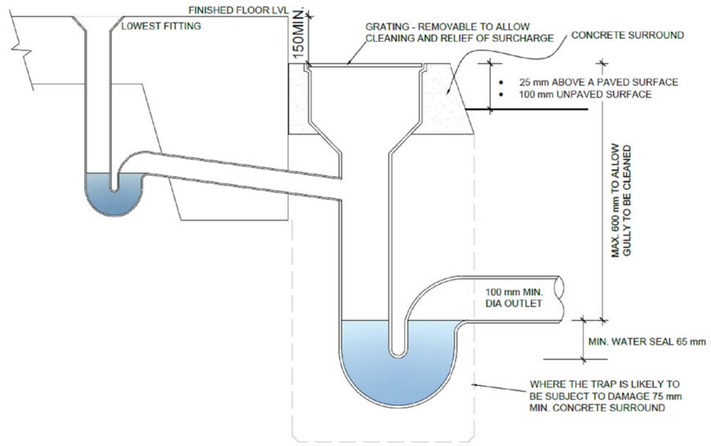
Revision **BC SUBMIT**

Job No **DT601**

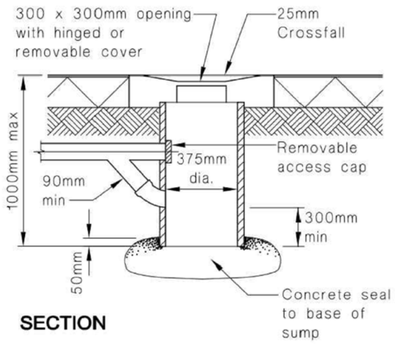
BCO10397381 Received by Auckland Council 16/07/2025



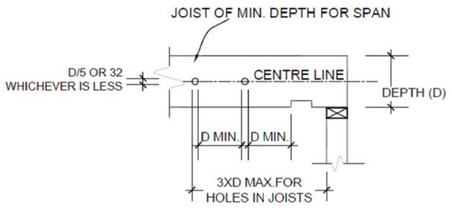
2 Bottom Plate Fixing Detail1
NTS

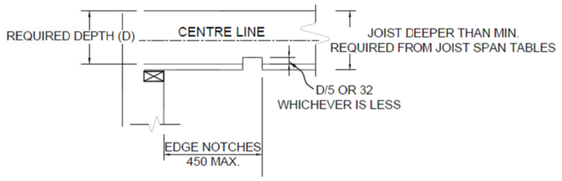


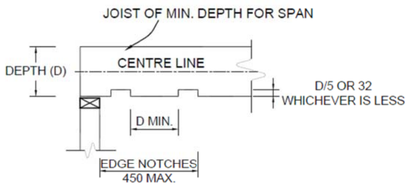
1 ORG DETAIL
1 : 5



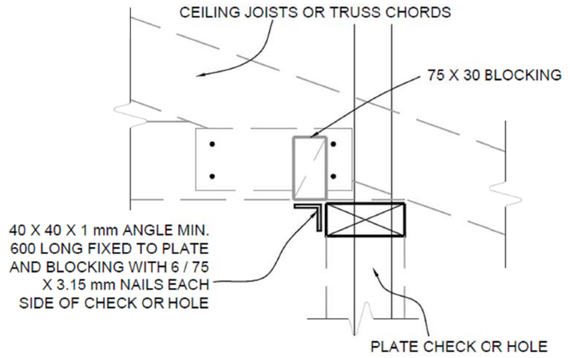
7 TYPE-ONE SURFACE WATER SUMP
1 : 5





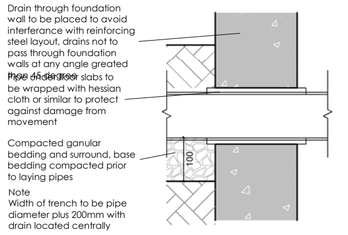


3 THROUGH JOIST
1 : 5



NOTE - SEE NZS3604 :2011 SECTION 4 FOR DURABILITY REQUIREMENTS.

5 THROUGH TOP PLATE
1 : 5

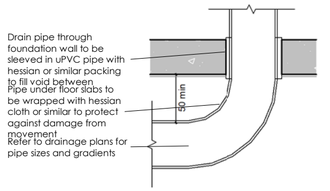


Note
all drains under floor slab to be :
-50mm min clearance from underside of floor slab
-Laid stright with even gradient along length of drain

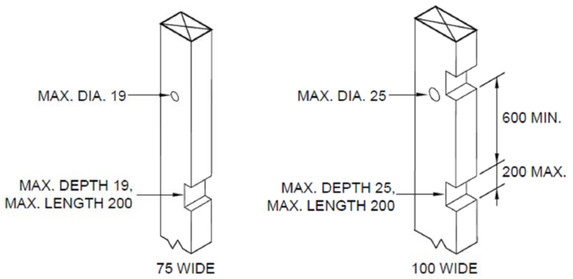
ORG ON BRANCH DRAIN

ALL FIXTURE PIPE TO BE MIN. DN65 BRANCHES UNDER SLAB

WHEN 50 YEAR DURABILITY FOR PIPEING IS REQUIRED, USE PEX PIPE TO MEET B2/AS1



9 Typical Slab Penetration (Section)1
1 : 10

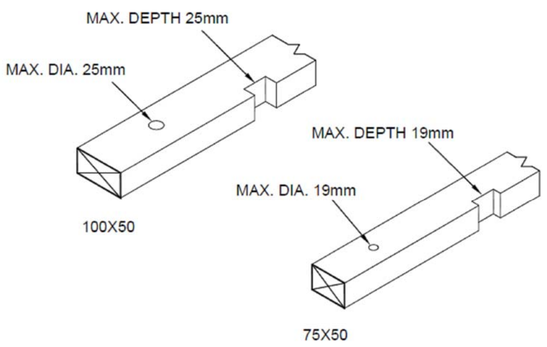


- FOR DIAGONAL TIMBER BRACING THE DEPTH OF NOTCHES IN 75 WIDE TIMBER MAY BE INCREASED TO 22 (SEE 8.5.1.7(B)(I)).

- FOR 100 WIDE STUDS THE DEPTH OF NOTCHES AND DIAMETER OF HOLES MAY BE INCREASED TO 35 WHERE NO MORE THAN 3 CONSECUTIVE STUDS ARE DRILLED OR NOTCHED (SEE 8.5.1.7(B)(II)).

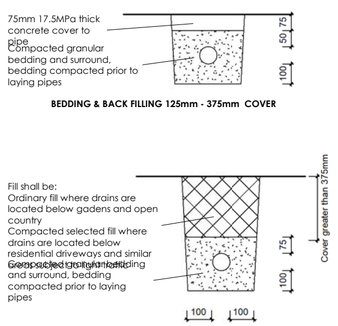
- NOTCHES IN STUDS TO BE SPACED VERTICALLY 600 APART (INDEPENDENT OF EDGE CONTAINING THE NOTCH).

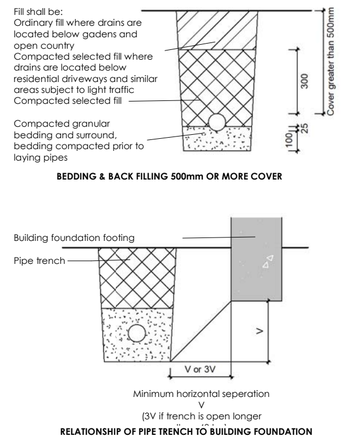
4 THROUGH STUDS
1 : 5



NOTE - SEE NZS3604 :2011 SECTION 4 FOR DURABILITY REQUIREMENTS.

6 THROUGH TOP PLATE & DWANG
1 : 5





8 Typical Bedding & Backfilling (Section)1
NTS

BCO10397381 Received by Auckland Council 16/07/2025

Z:\Shared drives\By2 Architecture Ltd\0. Job List\0 - Quote Use\DT601 - 22 & 24 KATE DUNCAN DRIVE SWANSON 0614\3. Revit Model -EVA BC\22 & 24 KATE DUNCAN DRIVE - BC - RFI - Lindsay - DT601 - Copy.rvt

Notes

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NAFA
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Consent For

LOT 31 & 32 DP 529726

22 & 24 KATE DUNCAN DRIVE SWANSON

Drawing Title

GENERAL DETAIL

Drawing No

A502

Scale

As indicated

Drawn	E.W.
Checked	SHERRY WANG

Date

APRIL 2025

Revision

BC SUBMIT

Job No

DT601