

**WALLS REMOVED**  
 \_\_\_\_\_  
**ELEMENTS REMOVED**  
 - - - - -  
**EXISTING DEMOLITION FLOOR PLAN**  
 SCALE 1:100

Auckland Council  
 02 Nov 2020  
 BCO10316379  
**APPROVED**  
 BUILDING CONSENT PLANS

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LIVING EXT.

for DOWNS

4 PROSPECT TERRACE  
M T E D E N

DATE 14.10.2020  
 SCALE 1:100 @ A3

EXISTING FLOOR PLAN

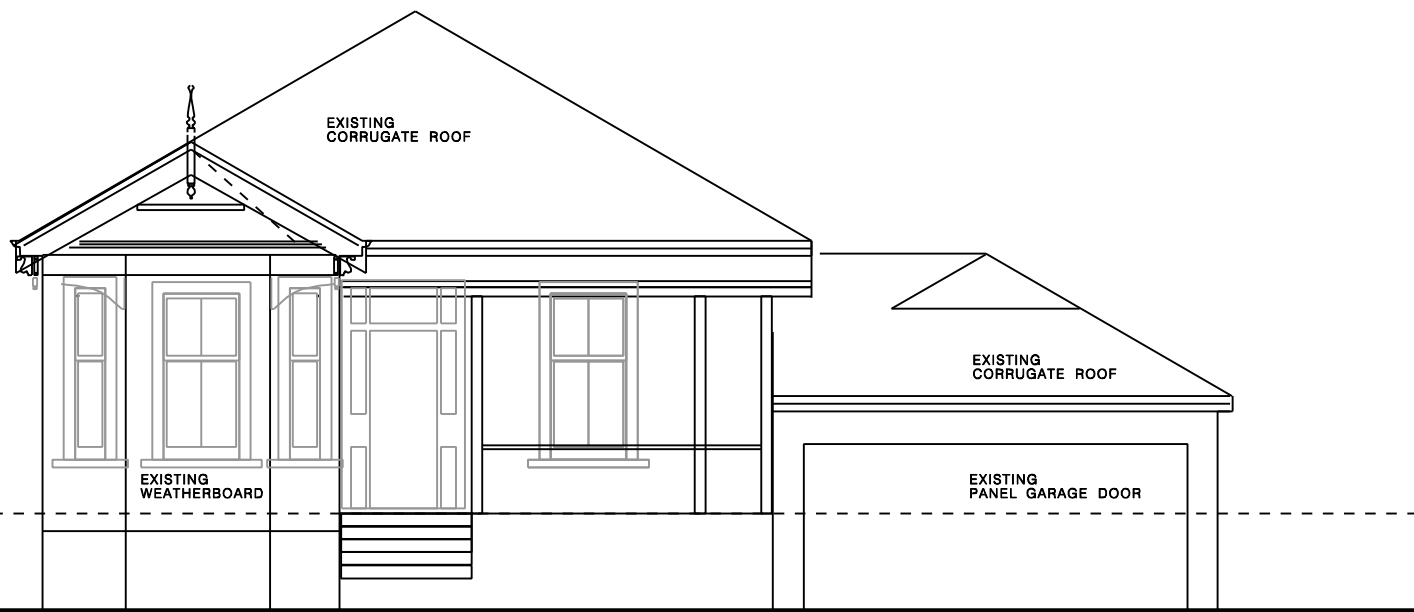
**A0.1**  
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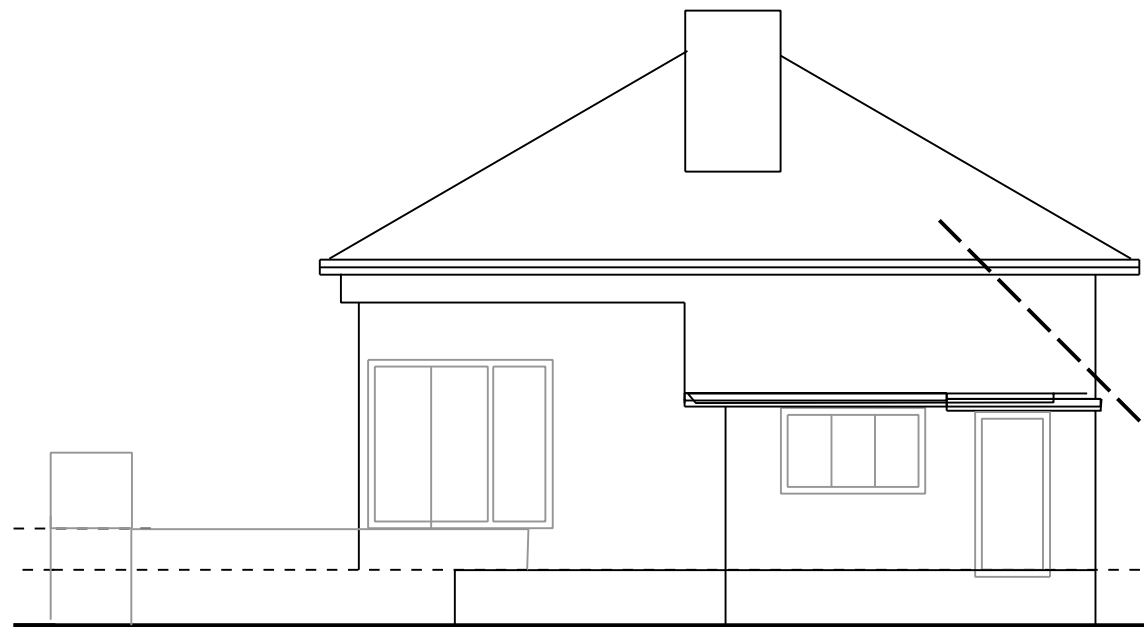


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 mobile 021 2042215  
 email patrick@malloch.org.nz

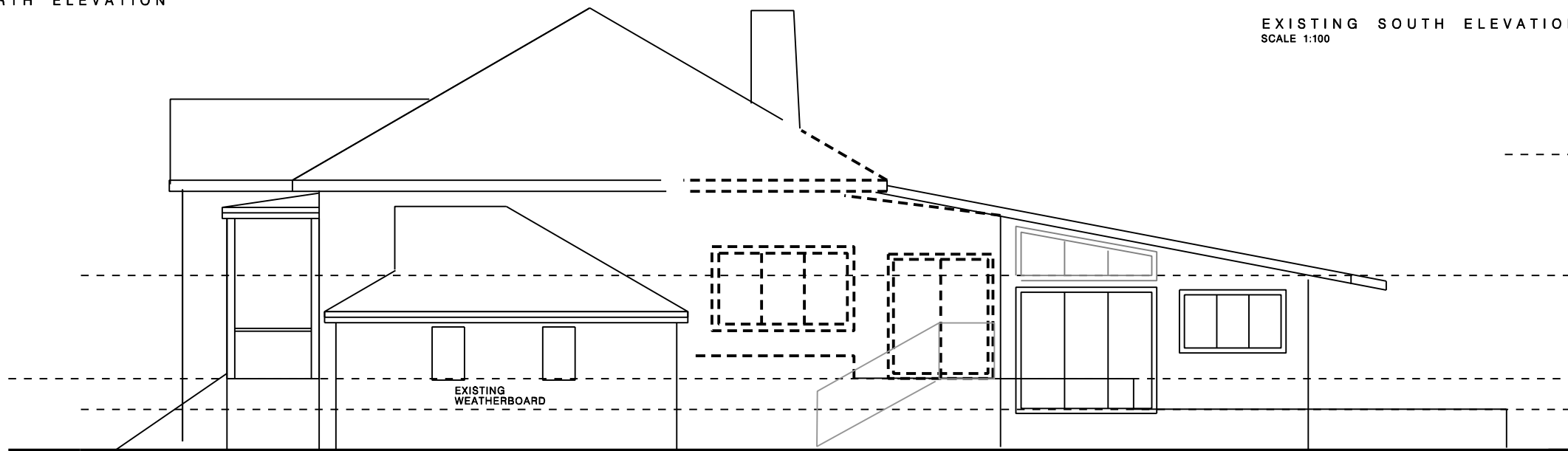
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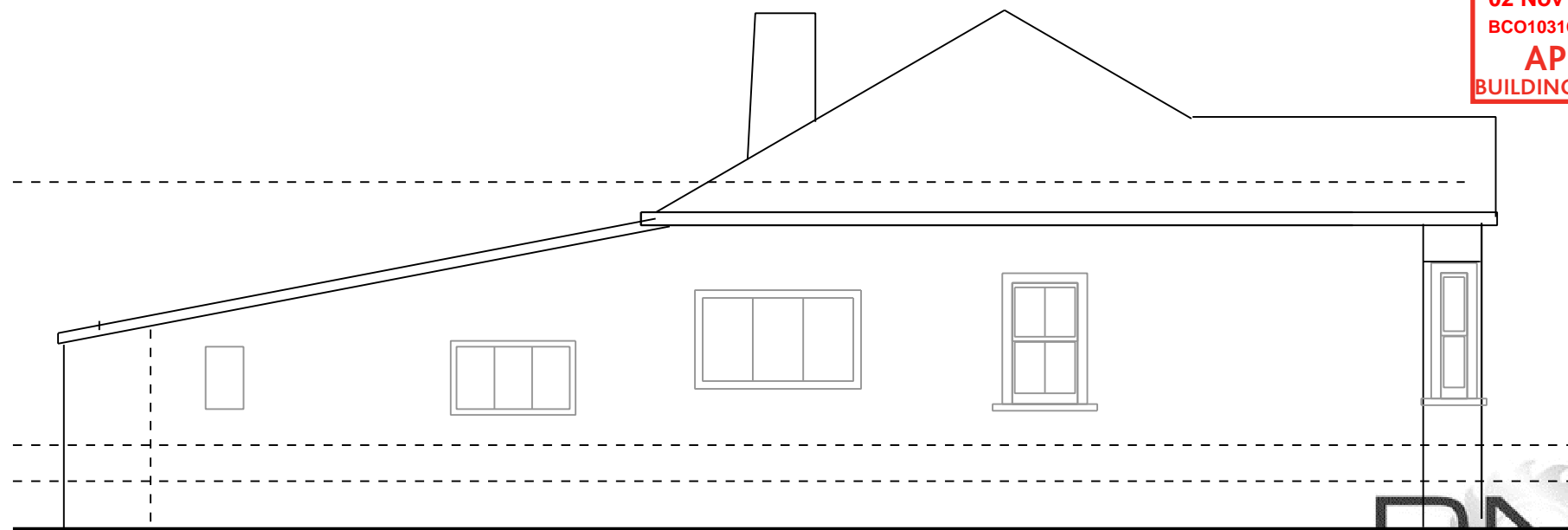
EXISTING NORTH ELEVATION  
SCALE 1:100



EXISTING SOUTH ELEVATION  
SCALE 1:100



EXISTING WEST ELEVATION  
SCALE 1:100



EXISTING EAST ELEVATION  
SCALE 1:100

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PO Box 32507, Devonport 0747, Auckland, New Zealand  
mobile 021 2042215  
email patrick@malloch.org.nz

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EXISTING  
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**SITE MANAGEMENT  
EROSION & SEDIMENT CONTROL**

1. PRECONSTRUCTION PLANNING- PROJECT MANAGER TO OVERSEE COMMISSIONING OF SEDIMENT CONTROL ON SITE
2. ALL WEATHER ACCESS- STABILISE ACCESS AND PARKING AREAS WITH GRAVEL
3. CONTROL WATER AT TOP OF SITE
4. MANAGE WITHIN SEDIMENT CONTROL ZONE- SURPLUS SOIL/ GRAVEL OR STOCKPILE TO BE CONTAINED BEHIND SEDIMENT FENCES
5. SEDIMENT CONTROL- SEDIMENT FENCES (STRAW BAILS) TO BE LAID TO STREET AND/OR AREAS WHERE RUNOFF COULD OCCUR.
6. WASHDOWN AREA FOR TRUCKS TO BE GRAVELED
7. VEGETATION BUFFER- PROTECT VEGETATION/GRASS AREA BY MANAGEMENT FENCES (STRAW BAILS)
8. MANAGE LITTER AND WASTE- PROVIDE CONTAINED AREA FOR WASTE MANAGEMENT
9. CONNECT ALL DOWNPIPES- AS SOON AS ROOF IS FITTED
10. SERVICE TRENCHING- MINIMISE TRENCHING AND AMOUNT OF TIME THAT THE TRENCH IS OPEN.
11. MAINTAIN AND DECOMMISSION- FOREMAN TO ENSURE THAT SEDIMENT CONTROL FENCES ARE MAINTAINED AND DECOMMISSIONED

LOT 27  
DEEDS S 25

NEW DOWNPIPES TO STORMWATER-  
CONNECT NEW EXTENSION  
(<10% EX ROOF AREA) TO  
EXISTING CONSENTED SW SUMP  
TO EXISTING CONSENTED DISCHARGE

EXISTING STAIR  
EXISTING DECK CUT  
BACK FOR EXTENSION

EXISTING SANITARY SEWER PLOTTED FROM COUNCIL RECORDS

**PLUMBING & DRAINAGE KEY**

- DN 100 UPVC S/W DRAIN 1:100
- DN 100 UPVC F/W DRAIN 1:100
- EXISTING S/W
- EXISTING F/W
- NEW GRATED CHANNEL DRAIN
- NEW 100dia NOVA-FLO SW 1:100
- GT NEW GULLY TRAP
- Xgt EXISTING GULLY
- ▣ XT1 EXISTING NZBC TYPE 1. SILT TRAP
- Xmv EXISTING MAIN VENT
- ORG OVERFLOW RELIEF GULLY
- 80FWG FLOOR WASTE GULLY
- MV NEW MAIN VENT (80dia)
- AAV AIR ADMITTANCE VALVE
- DP 75 DIA DOWNPIPE
- XDP EXISTING DOWNPIPE

FOR DETAILED PLUMBING AND DRAINAGE  
REFER TO FOUNDATION PLAN AND FRAMING PLANS

**SITE CALCULATIONS**

570m2 SITE AREA (SUBJECT TO)

UNITARY PLAN- BUILDING COVERAGE  
EXISTING BUILDING COVERAGE (204.8m2)  
PROPOSED BUILDING COVERAGE (216.5m2)

10.8% EXISTING TOTAL PAVED BRICK (65m2)  
N/C NEW TOTAL PAVED BRICK (N/C)

40.7% EXISTING TOTAL IMPERMEABLE (232m2)  
43.2% NEW TOTAL IMPERMEABLE (246.4m2)

52.6% EXISTING TOTAL LANDSCAPED (300.2m2)  
(DECK, PERM. PAVING (EXC. DRIVE& DECK>1m) 269.8m2 (204.8+32+33) 64.1m2/11.2%  
52.8% NEW TOTAL LANDSCAPED (301.2m2)  
(DECK, PERM. PAVING (EXC. DRIVE& DECK>1m) 268.8m2 (216.5+19.3+33) 64.1m2/11.2%

**PLANNING OUTLINE**

PLANNING OUTLINE (D18 Special Character)-  
MAX HT- 9m-  
MAX PAVED - 25%  
MAX BUILDING COVERAGE - 35%  
MIN LANDSCAPED - 40%  
PLANNING OUTLINE (RESIDENTIAL SINGLE HOUSE)-  
MAX IMPERMEABLE 60%

Residential - Single House Zone  
Precinct  
Overlays

Natural Resources:  
Quality-Sensitive Aquifer Management Areas Overlay [rp] -  
Western Springs  
Volcanic Aquifer  
Natural Heritage:  
Regionally Significant Volcanic Viewshafts  
And Height Sensitive Areas Overlay  
[rppdp] - E8, Mount Eden, Viewshafts  
Historic Heritage and Special Character:  
Special Character Areas Overlay  
Residential and Business -  
Residential Isthmus A

**SURVEY**

- EXISTING LEVELS
- +32.72 NEW GROUND LEVELS
- F.L. +32.87 PROPOSED FLOOR LEVELS
- EXISTING GROUND CONTOUR

4 PROSPECT TERRACE, MT EDEN TOPOGRAPHICAL SURVEY  
SURVEYED BY S.A & L.M KUSABS SURVEYORS  
21 MAY 2020  
ORIGIN OF COORDINATES - GEODETIC 2000  
ORIGIN OF LEVELS - LINZ DATUM, MSL 1946  
NOTE: ALL BOUNDARY BEARINGS AND DISTANCES  
ARE SUBJECT TO A REMOVAL OF LIMITATIONS SURVEY

**SITE DESCRIPTION**

4 Prospect Terrace Mount Eden  
Parcel ID: 4960095  
Appellation: Lot 28 DEEDS S 25  
Location: Mount Eden

Climate Zone: 1  
Earthquake Zone: Zone 1  
Exposure Zone: Zone C  
Lee Zone:  
Rainfall Range: 80 - 90  
Wind Region: A  
Wind Zone: Low

Auckland Council  
02 Nov 2020  
BCO10316379  
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BUILDING CONSENT PLANS

**AUCKLAND COUNCIL**  
**Reviewed**  
By: Gregory Heyes Date: 28/10/2020  
**DEVELOPMENT ENGINEERING**

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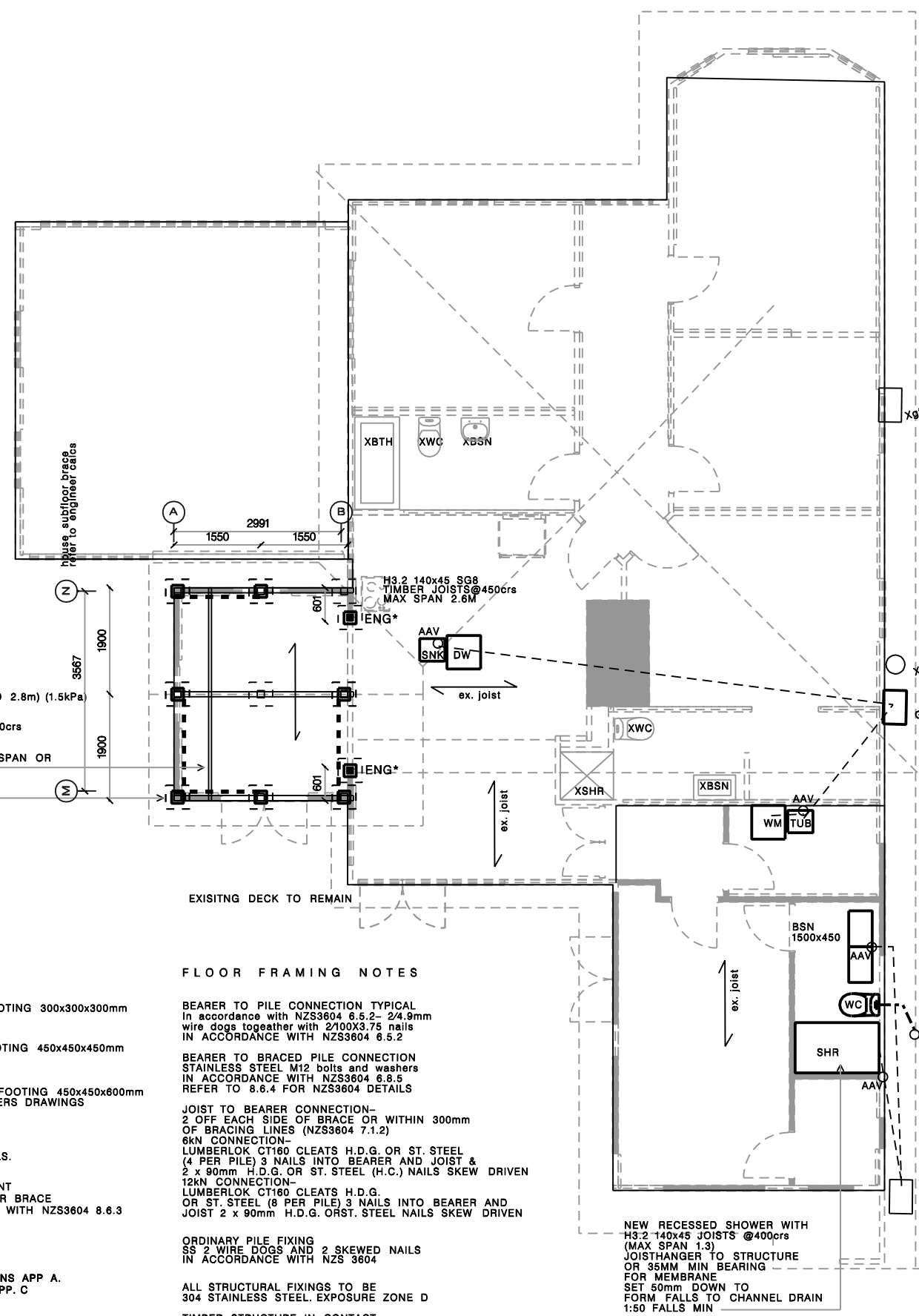
PO Box 32507, Devonport 0747, Auckland, New Zealand  
mobile 021 2042215  
email patrick@malloch.org.nz

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MT EDEN

DATE 14.10.2020  
SCALE 1:200 @ A3

SITE PLAN  
**A1.1**  
BUILDING CONSENT

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BEARER-  
H3.2 2/140x45 SG8  
TIMBER BEARER  
1.65 SPAN MAX (LD 2.8m) (1.5kPa)

H3.2 140x45 SG8  
TIMBER JOISTS@450crs  
MAX SPAN 2.6M

H3.2 140x45 SG8  
BLOORING @ MIDSPAN OR  
1.8m MAX

H4 125x125 SG8  
TIMBER PILE

**FOUNDATION KEY**

- ORDINARY PILE FOOTING 300x300x300mm or 430dia- 20MPa
- BP BRACED PILES FOOTING 450x450x450mm OR 430dia
- ENG+ ENGINEERED PILE FOOTING 450x450x600mm REFER TO ENGINEERS DRAWINGS

REFER TO ARCHITECTURAL DETAILS. SHEET 4 SERIES

- BRACING ELEMENT 100x75mm TIMBER BRACE IN ACCORDANCE WITH NZS3604 8.6.3
- BRACING LINE
- BRACING TYPE

REFER TO EZYBRACE CALCULATIONS APP A. AND TECHNICAL SPECIFICATION APP. C

**FLOOR FRAMING NOTES**

BEARER TO PILE CONNECTION TYPICAL  
In accordance with NZS3604 6.5.2- 2/4.9mm wire dogs together with 2/100x3.75 nails IN ACCORDANCE WITH NZS3604 6.5.2

BEARER TO BRACED PILE CONNECTION  
STAINLESS STEEL M12 bolts and washers IN ACCORDANCE WITH NZS3604 6.8.5 REFER TO 8.6.4 FOR NZS3604 DETAILS

JOIST TO BEARER CONNECTION-  
2 OFF EACH SIDE OF BRACE OR WITHIN 300mm OF BRACING LINES (NZS3604 7.1.2)  
6KN CONNECTION-  
LUMBERLOK CT160 CLEATS H.D.G. OR ST. STEEL (4 PER PILE) 3 NAILS INTO BEARER AND JOIST & 2 x 90mm H.D.G. OR ST. STEEL (H.C.) NAILS SKEW DRIVEN  
12KN CONNECTION-  
LUMBERLOK CT160 CLEATS H.D.G. OR ST. STEEL (8 PER PILE) 3 NAILS INTO BEARER AND JOIST 2 x 90mm H.D.G. OR ST. STEEL NAILS SKEW DRIVEN

ORDINARY PILE FIXING  
SS 2 WIRE DOGS AND 2 SKEWED NAILS IN ACCORDANCE WITH NZS 3604

ALL STRUCTURAL FIXINGS TO BE 304 STAINLESS STEEL. EXPOSURE ZONE D  
TIMBER STRUCTURE IN CONTACT WITH GROUND TO BE TREATED H5 MIN

**DRAINAGE & PLUMBING KEY**

- DN 100 UPVC F/W DRAIN 1:60
- DN 100 UPVC S/W DRAIN 1:100
- SHR WASTE:40mm @ 1:40 min
- BSN WASTE:40mm @ 1:40 min
- WC WASTE: (TYP) 80mm @ 1:60 (MAX LENGTH UNVENTED)
- WC WASTE:100mm @ 1:60 (MAX LENGTH 6.0m)
- TUB WASTE 50mm @ 1:40min
- SINK WASTE 50mm @ 1:40min

- CHANNEL DRAIN-
- SLOTTED DRAIN 110 NOVAFLOW
- GT GULLY TRAP
- 75DP 75mm METAL DOWNPIPE @ 75DP
- MV 80dia MAIN VENT
- AP ACCESS POINT
- AAV AIR ADMITTANCE VALVE
- WATER TAPS

**NOTES**

REFER TO SITEPLAN FOR DRAINAGE AND FOULWATER SERVICES OUTSIDE FOUNDATION LINE

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC G13

SUPPLY HOT AND/OR COLD WATER TO ALL PLUMBING FIXTURES

HOT WATER PIPING AND SYSTEM TO COMPLY WITH NZBC G12.

PIPING SIZES TO CONFORM WITH G12 TABLE 4. AND TO BE 20mm

HOT WATER PIPING TO BE IN ACCORDANCE WITH NZBC G12- POLYBUTYLENE (EXCEPT FIRST 1.0M FROM WATER HEATER)

COLD WATER PIPING TO BE IN ACCORDANCE WITH NZBC G12- POLYETHYLENE OR UPVC

HOT AND COLD PIPING OUTSIDE THE THERMAL ENVELOPE WILL BE INSULATED. HOT AND COLD WATER PIPING UNDERGROUND SHALL BE AT LEVEL NOT AFFECTED BY FREEZING OR SHALL BE INSULATED

FOUNDATION PLAN  
SCALE 1:100



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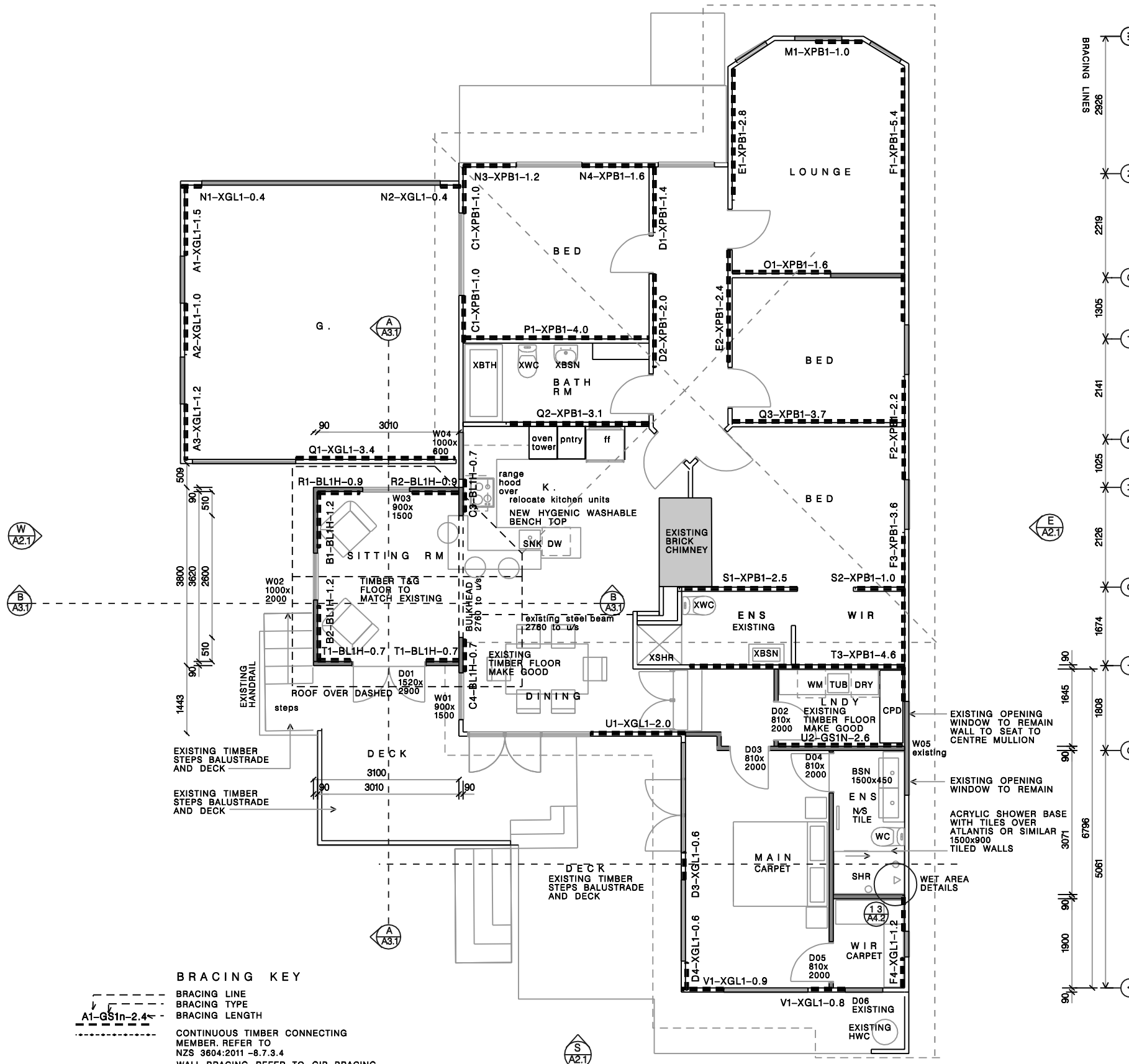
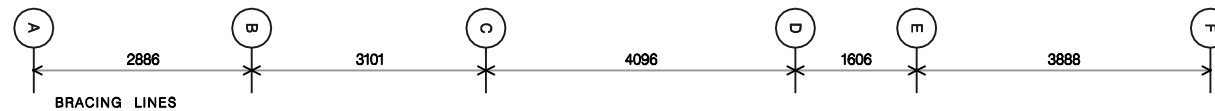
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mobile 021 2042215  
email patrick@malloch.org.nz

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4 PROSPECT TERRACE  
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DATE 14.10.2020  
SCALE 1:100 @ A3  
FOUND/FLOOR  
FRAMING  
PLAN  
**A1.2**  
BUILDING CONSENT

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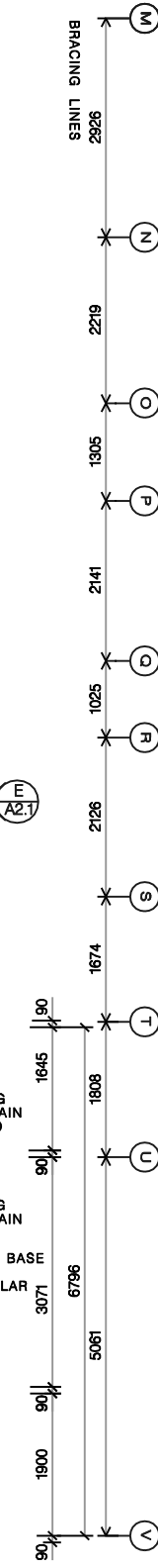
**BRACING KEY**

- BRACING LINE
- BRACING TYPE
- BRACING LENGTH

CONTINUOUS TIMBER CONNECTING MEMBER. REFER TO NZS 3604:2011 -8.7.3.4  
WALL BRACING REFER TO GIB BRACING INSTRUCTIONS FROM MANUFACTURER AND SCHEDULE IN APP. A

  
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FLOOR PLAN  
SCALE 1:100



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mobile 021 2042215  
email patrick@malloch.org.nz

BEDROOM EXT.  
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FLOOR PLAN  
**A1.3**  
PRELIMINARY

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**FRAMING KEY**

- LINTEL/BEAM TYPE
- \* ENG LINTEL/BEAM TYPE ENGINEER/SPECIALIST DESIGN
- JOISTS/RAFTERS
- TRUSS BY SPECIALIST
- POST/MULLION
- ROOF BRACING ELEMENT 50x1mm GALV STRAP. REFER TO TRUSS DESIGNER ALSO
- CEILING DIAPHRAGM COMPLYING WITH NZS3604 13.5
- 2S** 2/90x45 STUDS SGB

WALL BRACING NOTE:  
REFER TO FLOOR PLAN FOR BRACING

**WALL**

ALL FIXINGS OF FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH NZS3604:2011 UNLESS NOTED BY ENGINEER

WALL FRAMING TO BE SGB H1.2 TREATED TREATMENT IN ACCORDANCE WITH NZS3602

DOUBLE TOP PLATE REQUIRED

POINT LOADS TO LAND ON 2/90x45 SGB STUDS OR ENGINEER DESIGNED POST OR ENGINEER DESIGNED BEAM/LINTEL

TOP PLATE FIXING TO SUPPORTING MEMBER IN ACCORDANCE WITH NZS3604 TABLE 8.18 2x3.15 END NAILS AND 2/WIRE DOGS OR 4.7kN PROPRIETARY FIXING.

BOTTOM PLATE FIXING TO TIMBER SUBFLOOR IN ACCORDANCE WITH NZS3604 TABLE 7.5 FOR EXTERNAL WALLS WITH NO BRACING HOLD DOWN REQUIREMENTS 2/100x3.75 NAILS@600crs OR 3/GUN NAILS@600crs BRACED WALLS WITH HOLD DOWN REQ REFER TO GIB BRACING INSTRUCTIONS 25x1mm STRAPS @TRIMMING STUDS

TRIMMING STUD SIZE FOR STUD HT (FOR 70mm STUD THICKNESS) AS PER NZS3604 TABLE 8.5 AND FIG. 8.5

TRIMMER SIZE FOR LINTELS UP TO 1.8m TO BE 90mm  
TRIMMER SIZE FOR LINTELS UP TO 3.0m TO BE 90mm  
TRIMMER SIZE FOR LINTELS UP TO 3.6m TO BE 140mm  
TRIMMER SIZE FOR LINTELS UP TO 4.2m TO BE 210mm

LINTEL FIXING REQUIRED TO PREVENT UPLIFT ON ALL LINTELS (IN ACCORDANCE WITH TABLE 8.14) AS PER NZS3604 FIGURE 8.4 OR 7.5kN PROPRIETARY FIXING ALONG THE LINE OF THE TRIMMING STUD

WALL BRACING NOTE:  
REFER TO FLOOR PLAN FOR BRACING

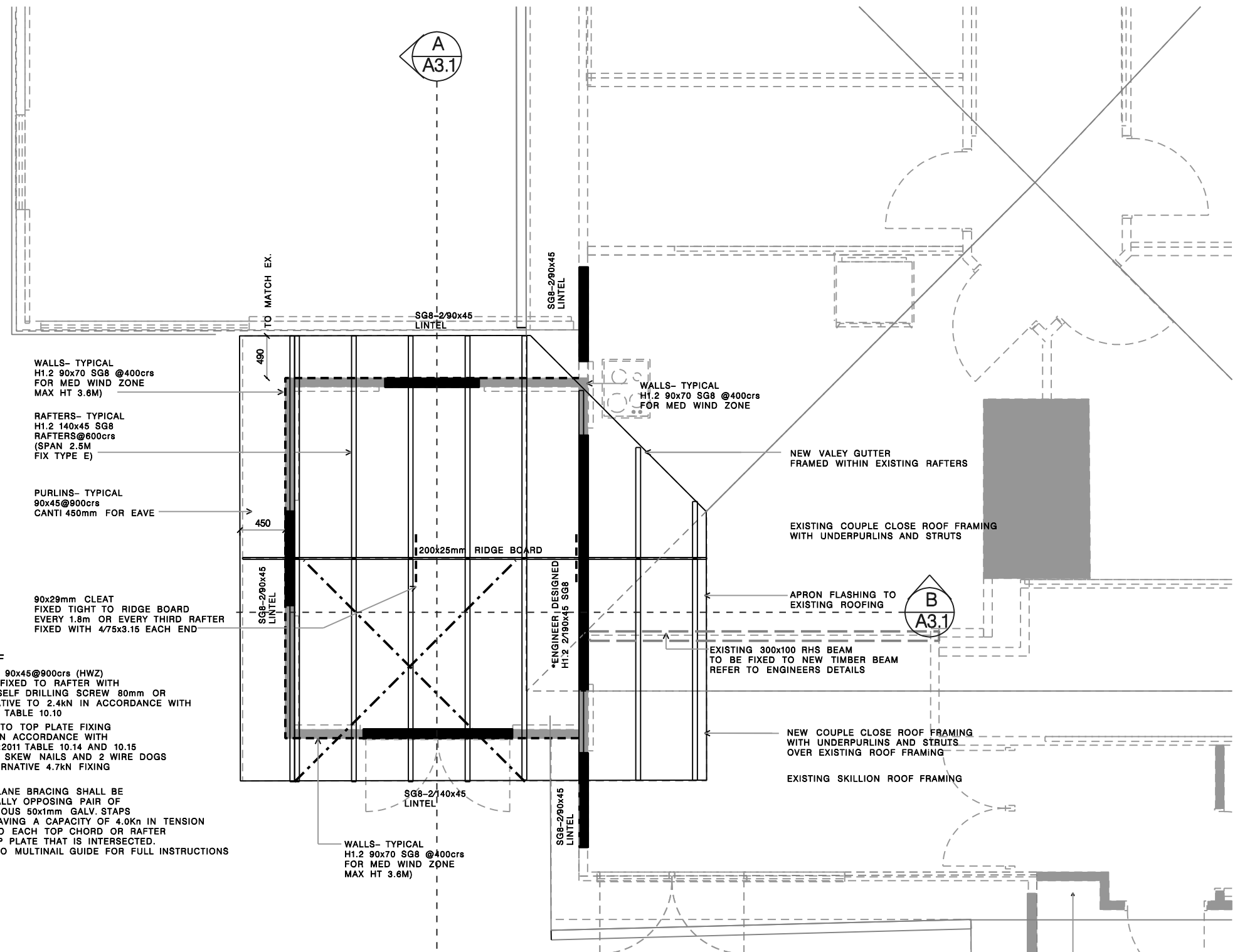
**ROOF**

PURLINS 90x45@900crs (HWZ)  
PURLIN FIXED TO RAFTER WITH 1/100mm SELF DRILLING SCREW 80mm OR ALTERNATIVE TO 2.4kN IN ACCORDANCE WITH NZS3604 TABLE 10.10  
RAFTER TO TOP PLATE FIXING TO BE IN ACCORDANCE WITH NZS3604:2011 TABLE 10.14 AND 10.15 2/90x3.15 SKEW NAILS AND 2 WIRE DOGS OR ALTERNATIVE 4.7kN FIXING

ROOF PLANE BRACING SHALL BE DIAGONALLY OPPOSING PAIR OF CONTINUOUS 50x1mm GALV STAPS EACH HAVING A CAPACITY OF 4.0kN IN TENSION FIXED TO EACH TOP CHORD OR RAFTER AND TOP PLATE THAT IS INTERSECTED. REFER TO MULTINAILED GUIDE FOR FULL INSTRUCTIONS

**ROOF AND WALL FRAMING PLAN**  
SCALE 1:100

ROOF NOTE:  
COUPLE CLOSE ROOF FRAMING  
NO UNDERPURLINS  
WITH RIDGE BOARD AND CLEATS



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mobile 021 2042215  
email patrick@malloch.org.nz

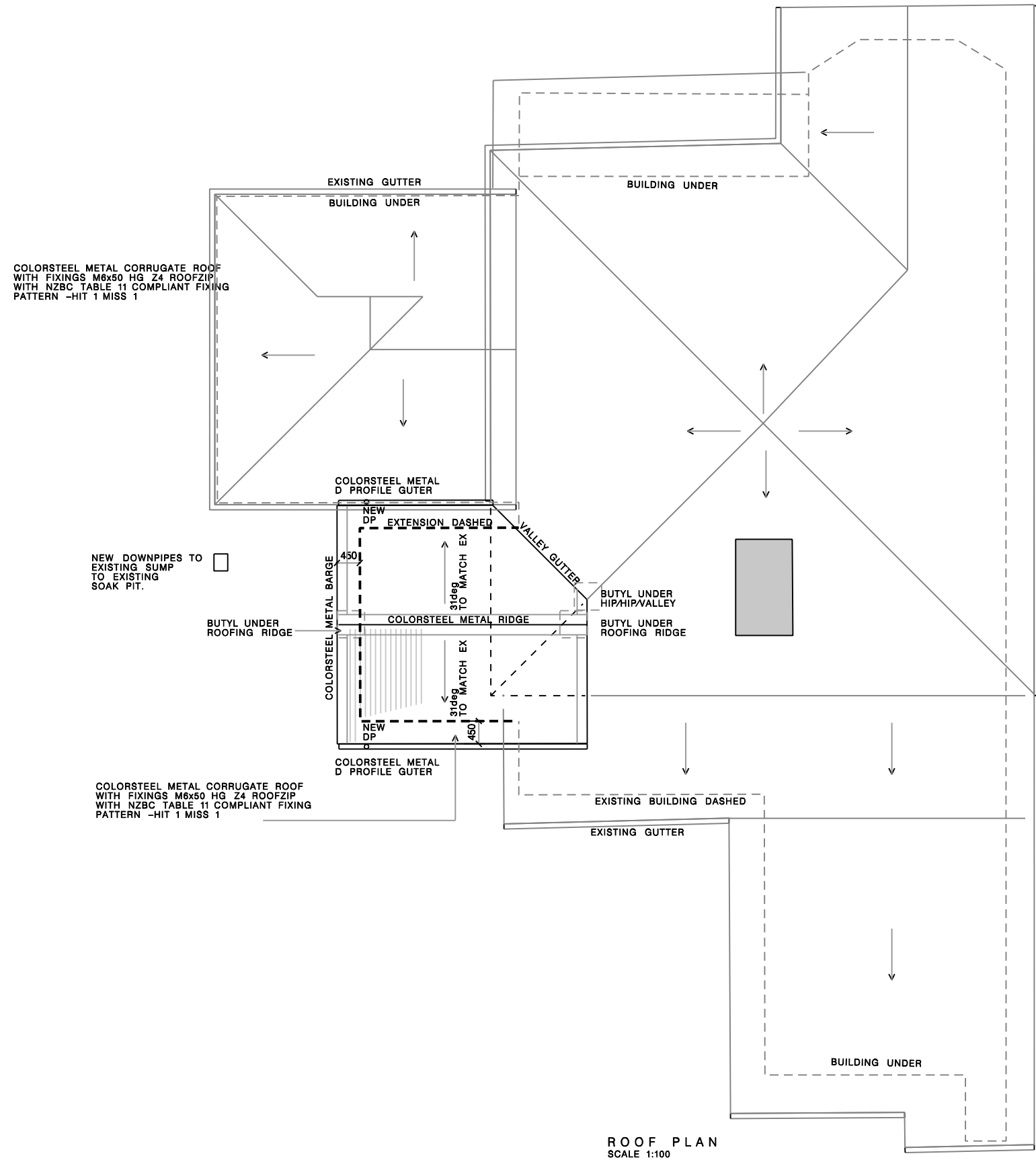
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DATE 14.10.2020  
SCALE 1:50 @ A3

FRAME PLAN

**A1.4**  
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ROOF PLAN  
SCALE 1:100



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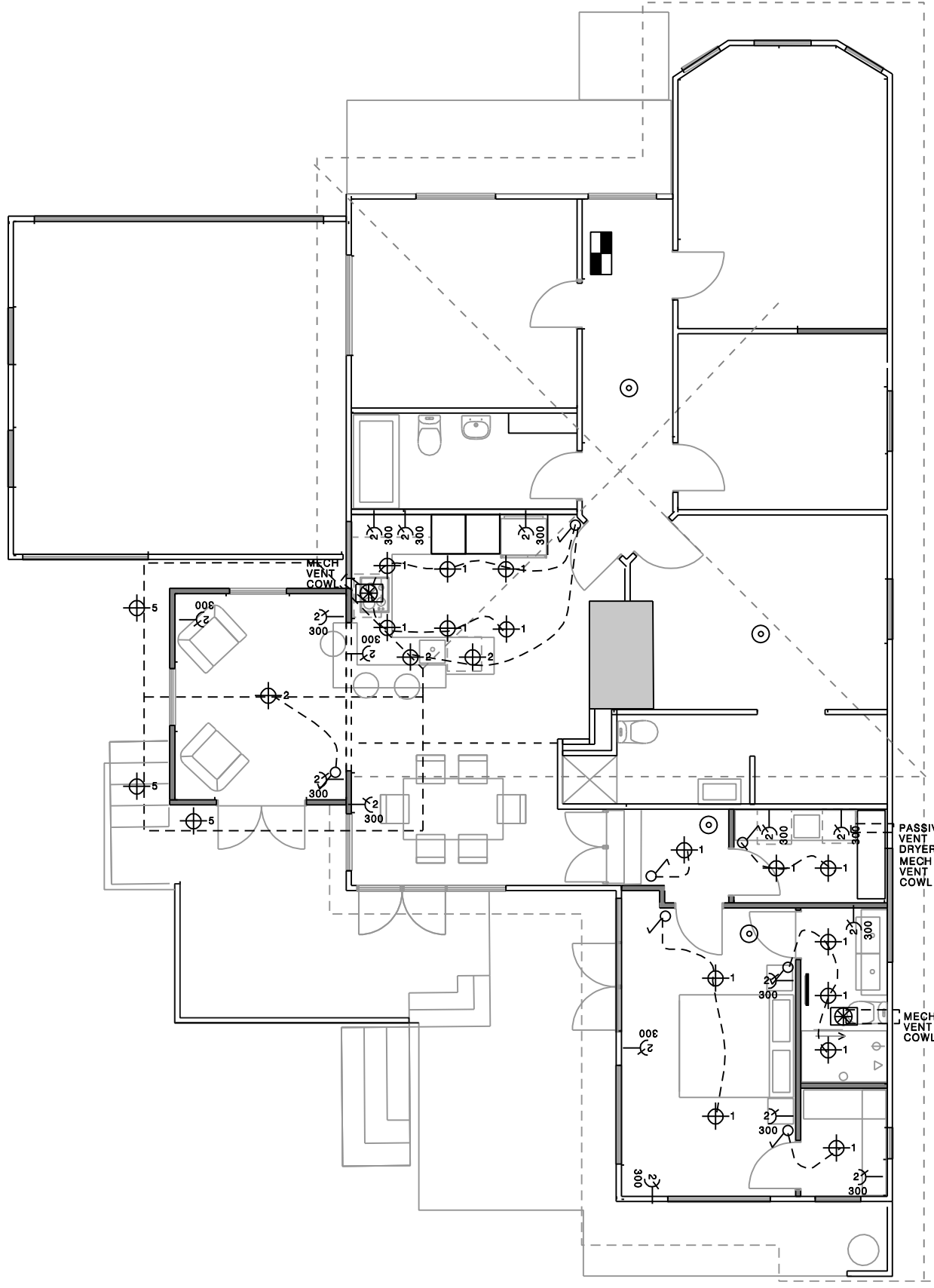
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ROOF PLAN

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**ELECTRICAL KEY**

- ⊕1 RECESSED DIRECTIONAL LED
- ⊕2 SELECTED PENDENT LIGHT
- ⊕3 WALL MOUNTED INTERIOR
- ⊕4 CEILING MOUNTED LED DUAL SPOT
- ⊕5 WALL-MOUNTED EXTERIOR LIGHT (UPLIGHT/DOWNLIGHT)
- ⊕6 EXTERIOR BUTTON LIGHT
- ⊗S SENSOR FLOODLIGHT
- S MOVEMENT SENSOR
- ⊗ SWITCH (2=2 WAY, S=SENSOR)
- ⊗ MECHANICAL EXTRACT. ALLOW FOR VENT, FLASHINGS AND COWLS
- ▬ HEATED TOWEL RAIL
- ▬ DISTRIBUTION BOARD
- PH▷ TELEPHONE JACK
- ▷ AERIAL CONNECTION
- 2/300 DOUBLE SWITCHED SOCKET
- 1/EXT EXTERIOR RATED UNDER EAVE SOCKET
- ← EXIT FIRE SAFETY EXIT DIRECTION
- ⊙ SMOKE ALARM WITH HUSH FACILITY

**ELECTRICAL NOTES**  
 HARD WIRE FOR ALL APPLIANCES AS PER CLIENTS SCHEDULE  
 ALL ELECTRICAL FITTINGS TO BE WIRED TO EXISTING DB  
 RCD TO DISTRIBUTION BOARD IN ACCORDANCE WITH NZS ELECTRICAL  
 ELECTRICAL SCHEDULE TO BE SUPPLIED BY CLIENT.  
 ALL LIGHTING WILL COMPLY WITH NZBC G8  
 ALL RECESSED LIGHTING TO BE CA RATED IN COMPLIANCE WITH NZBC H1  
 REFER TO GAS SPECIFICATION FOR GAS CONNECTION TO FIXED APPLIANCE

**ELECTRICAL/ MECHANICAL PLAN**  
 SCALE 1:100



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**BEDROOM EXT.**

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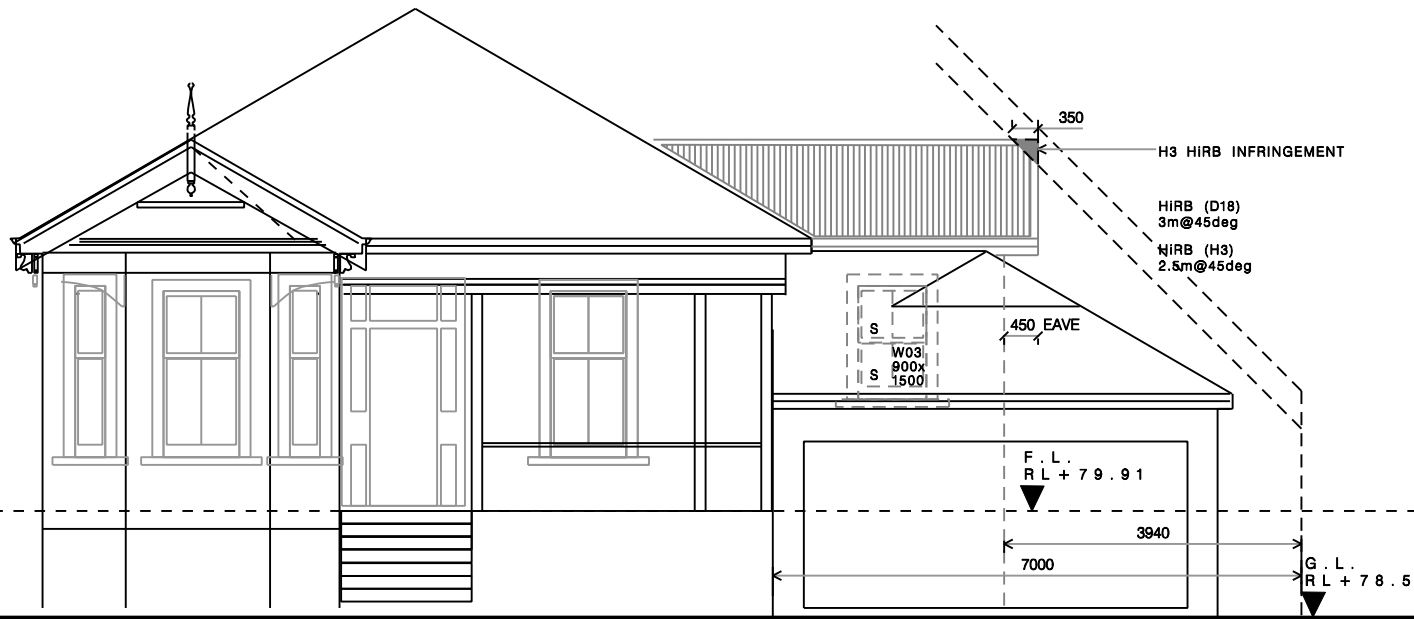
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DATE 16.06.2020  
 SCALE 1:100 @ A3  
 MECHANICAL  
 ELECTRICAL  
 PLAN

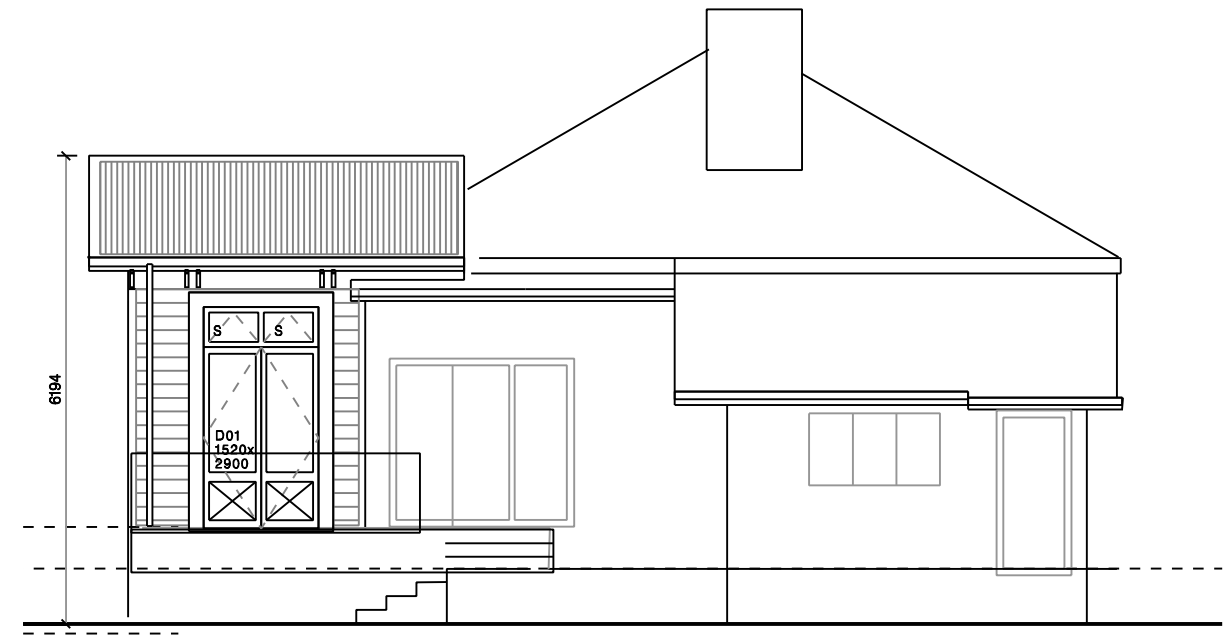
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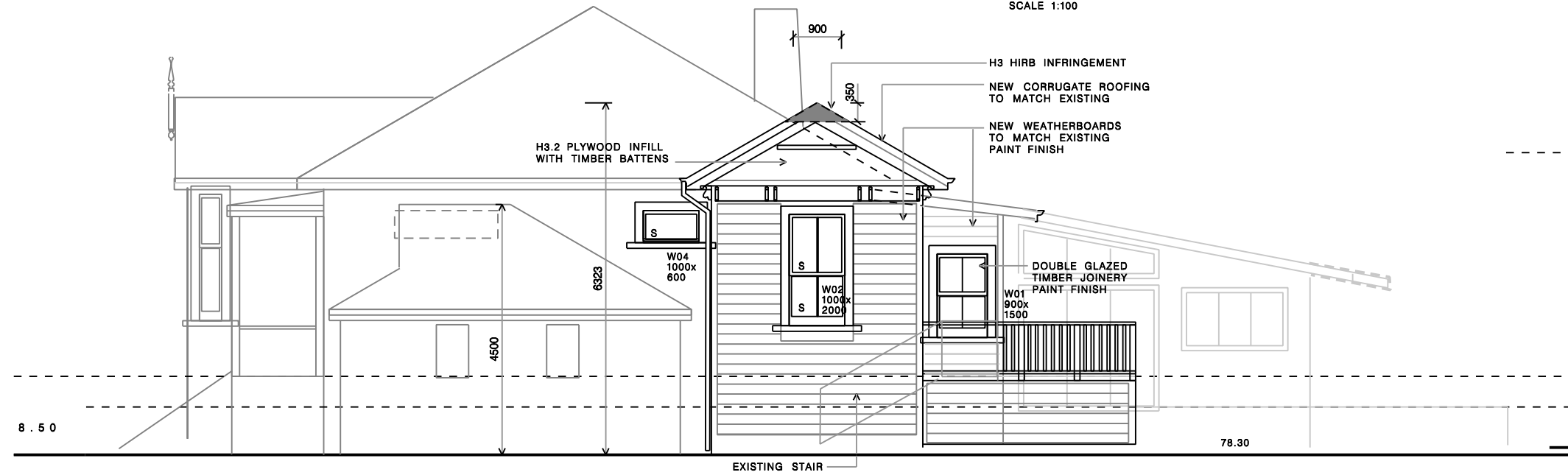




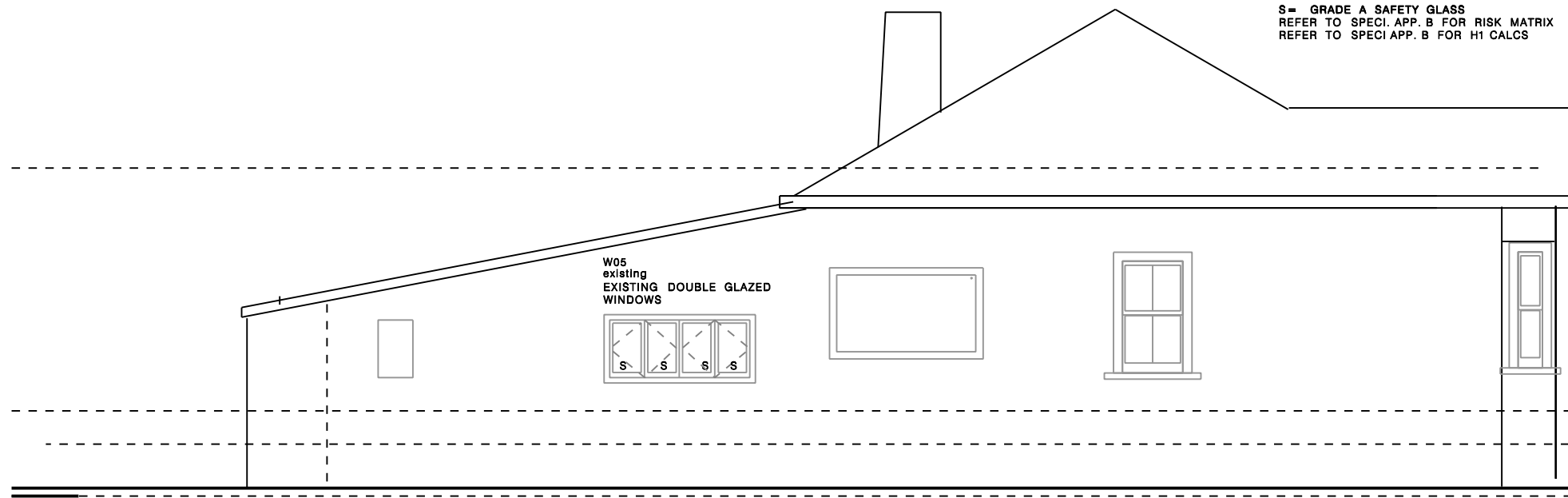
**NORTH ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100  
S = GRADE A SAFETY GLASS  
REFER TO SPECI. APP. B FOR RISK MATRIX  
REFER TO SPECI APP. B FOR H1 CALCS



**EAST ELEVATION**  
SCALE 1:100

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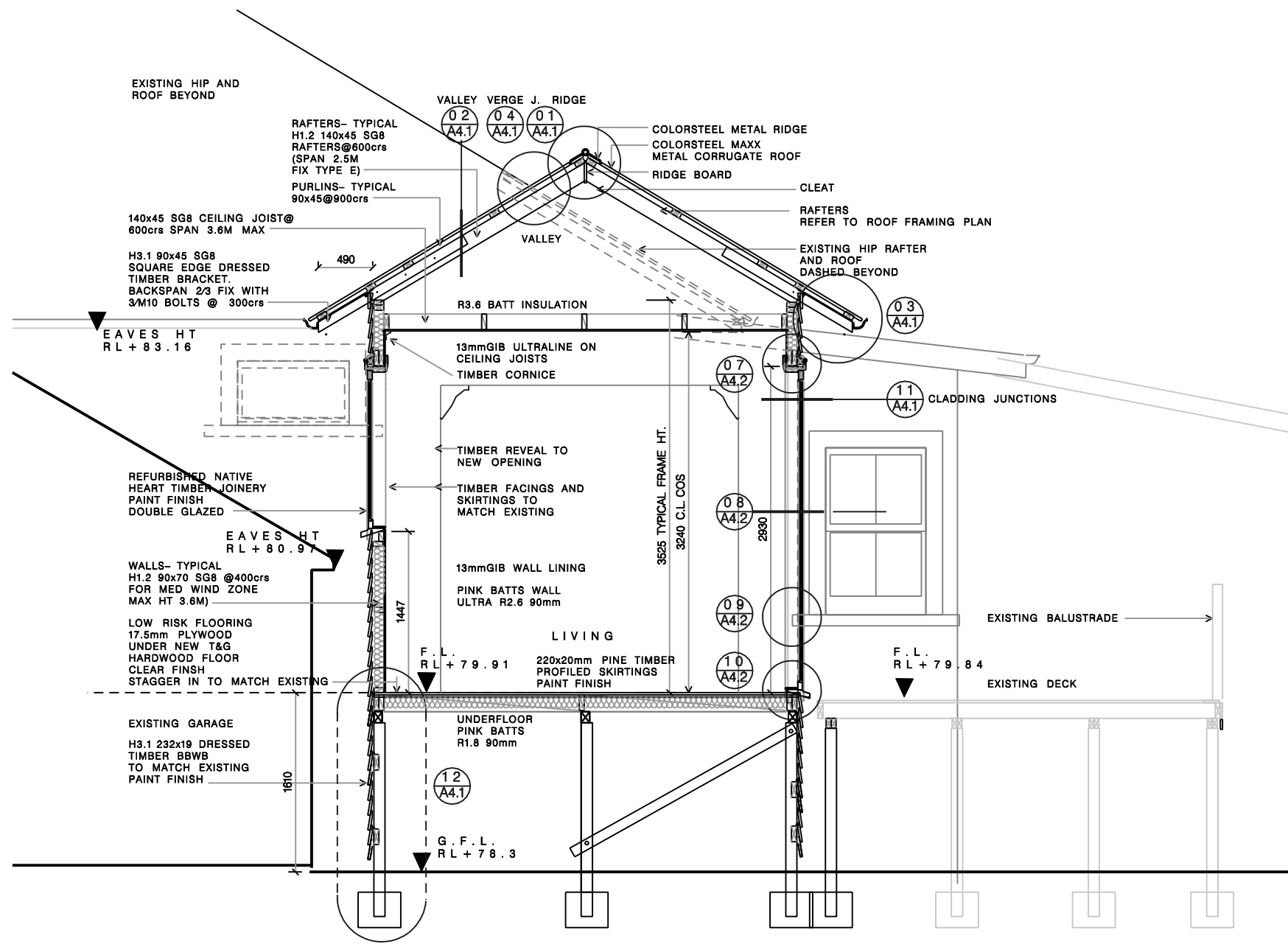
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ELEVATION



**A2.1**  
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SECTION A-A  
SCALE 1:50

  
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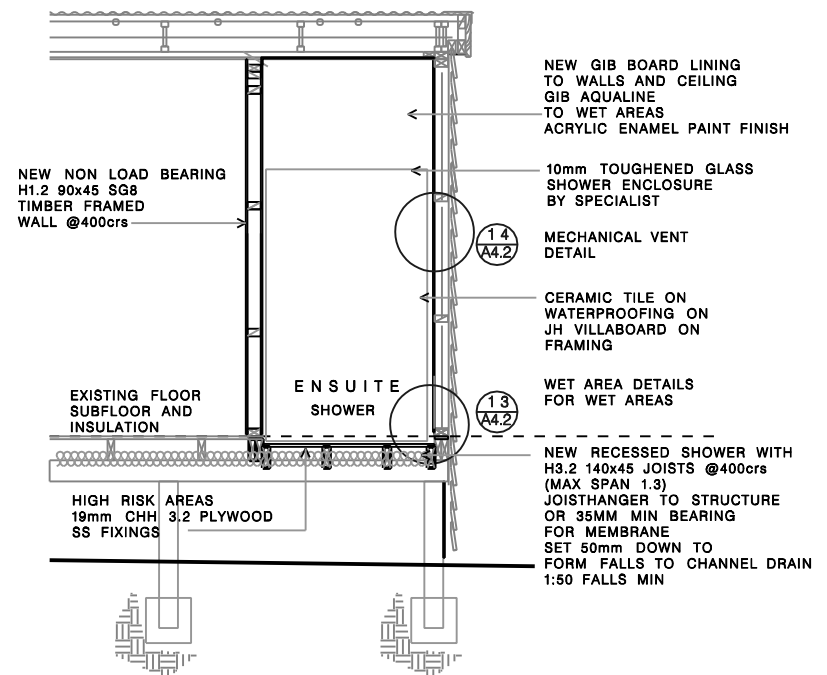
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SECTION

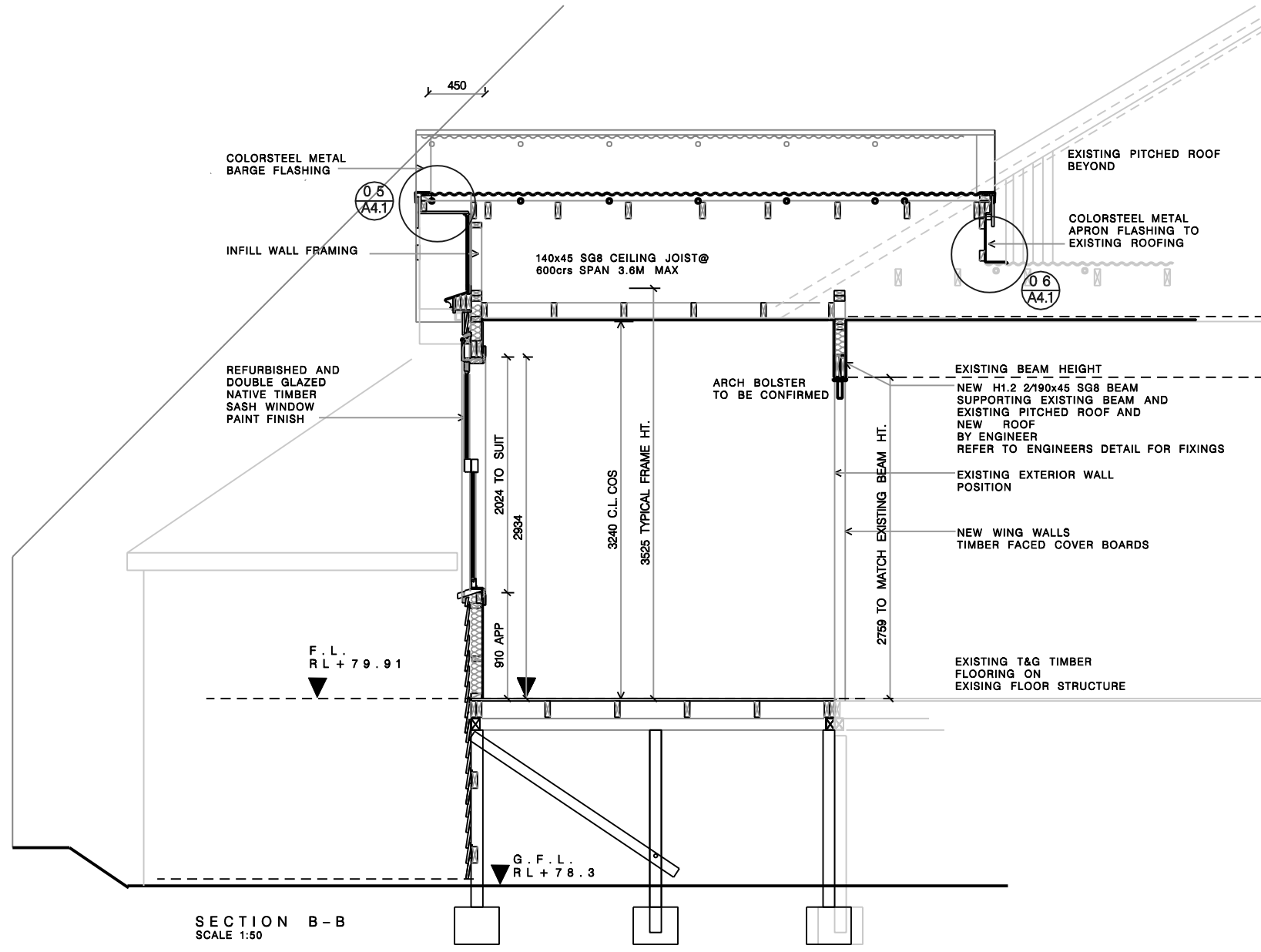
**A3.1**  
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SECTION C-C  
SCALE 1:50



SECTION B-B  
SCALE 1:50



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architecture



PO Box 32507, Devonport 0747, Auckland, New Zealand  
mobile 021 2042215  
email patrick@malloch.org.nz

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4 PROSPECT TERRACE  
M T E D E N

DATE 14.10.2020  
SCALE 1:50 @ A3

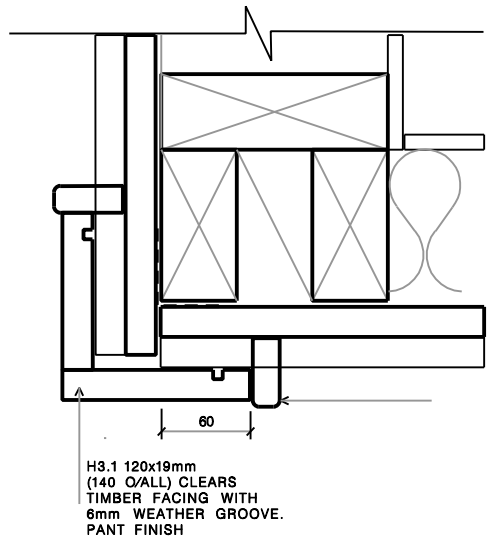
SECTION

A3.2

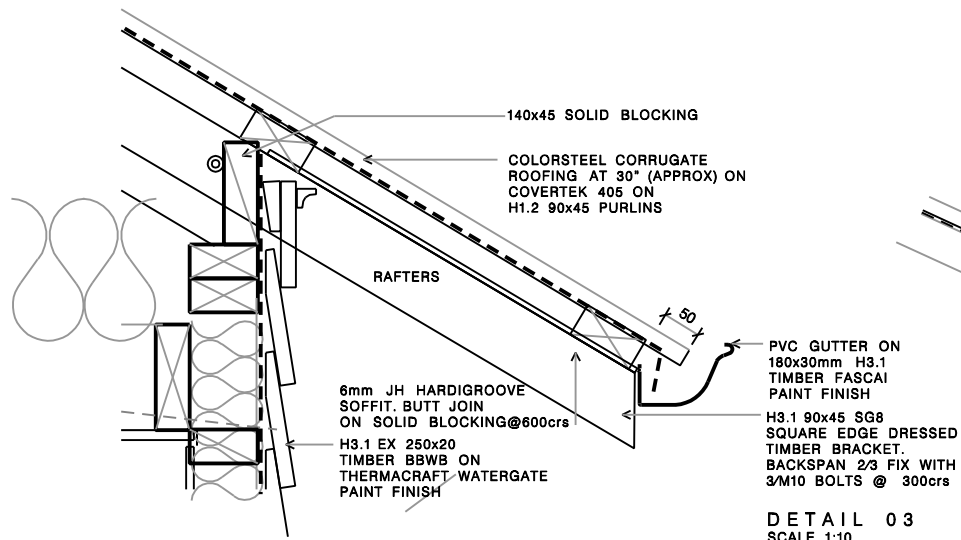
BUILDING CONSENT



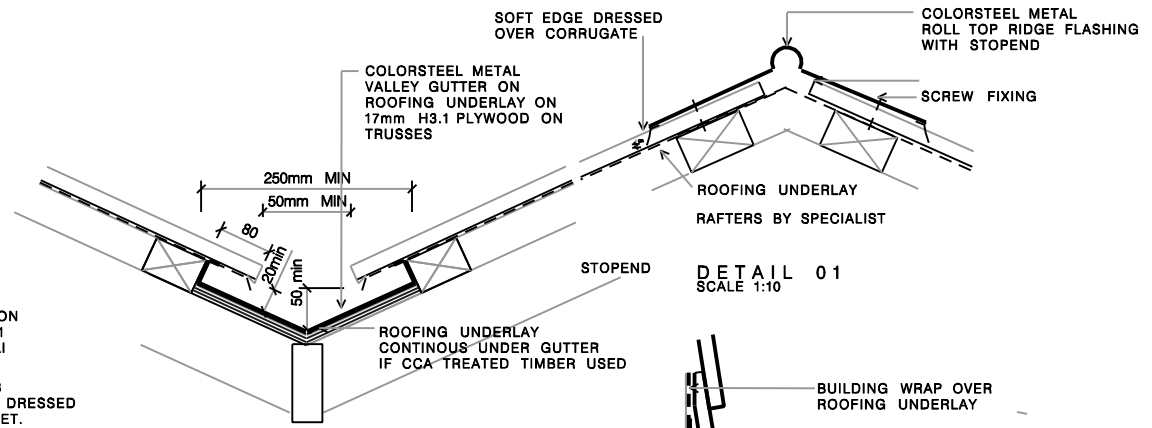
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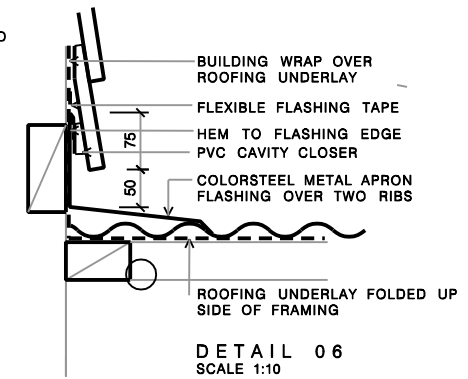
EXTERNAL CORNER



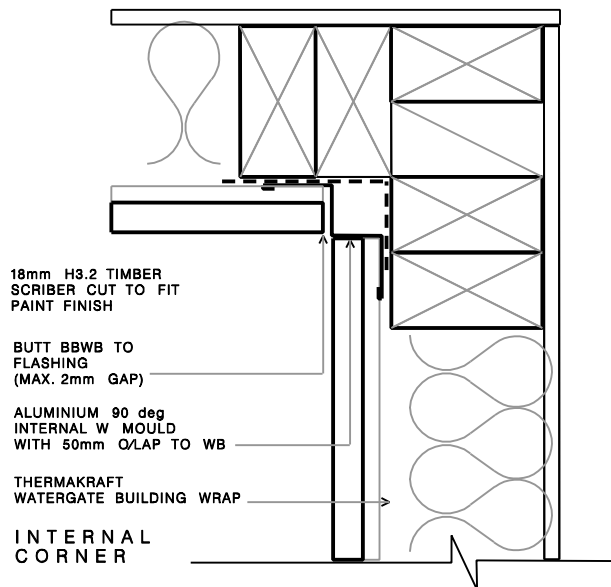
DETAIL 03 SCALE 1:10



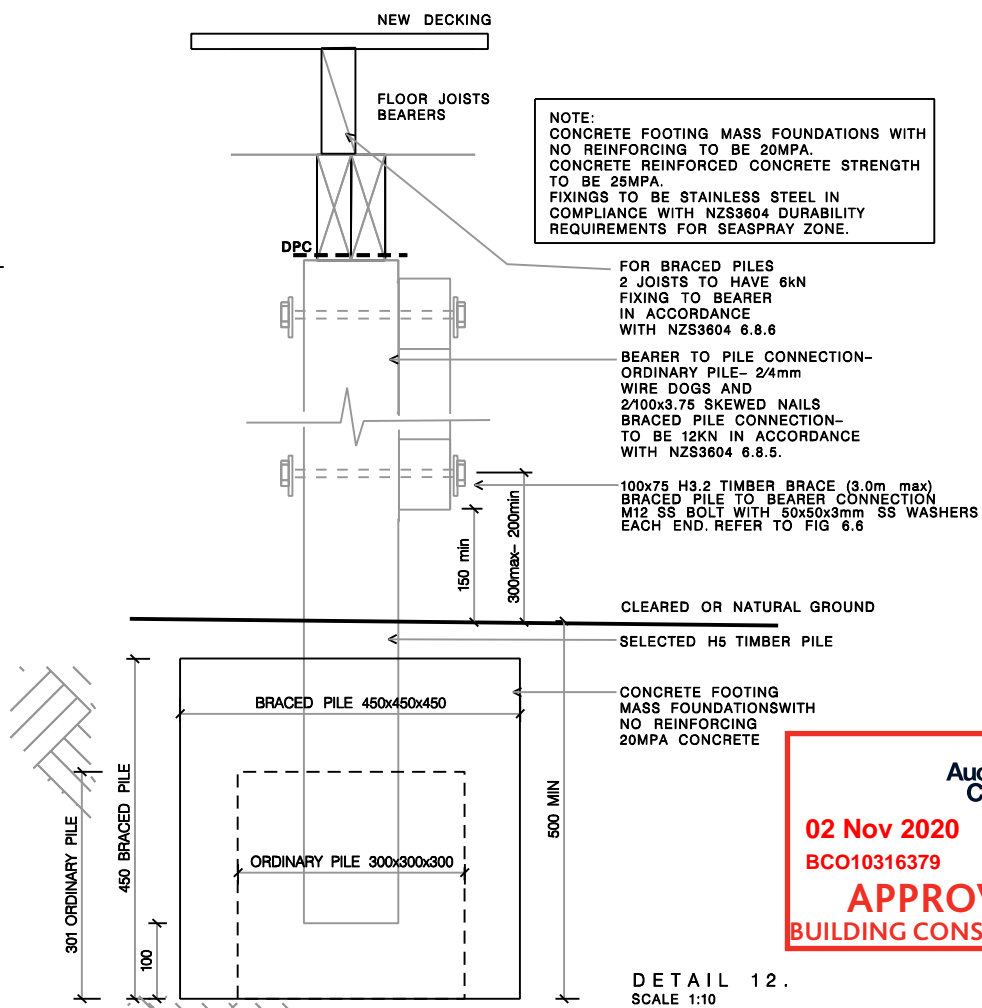
DETAIL 02 SCALE 1:10



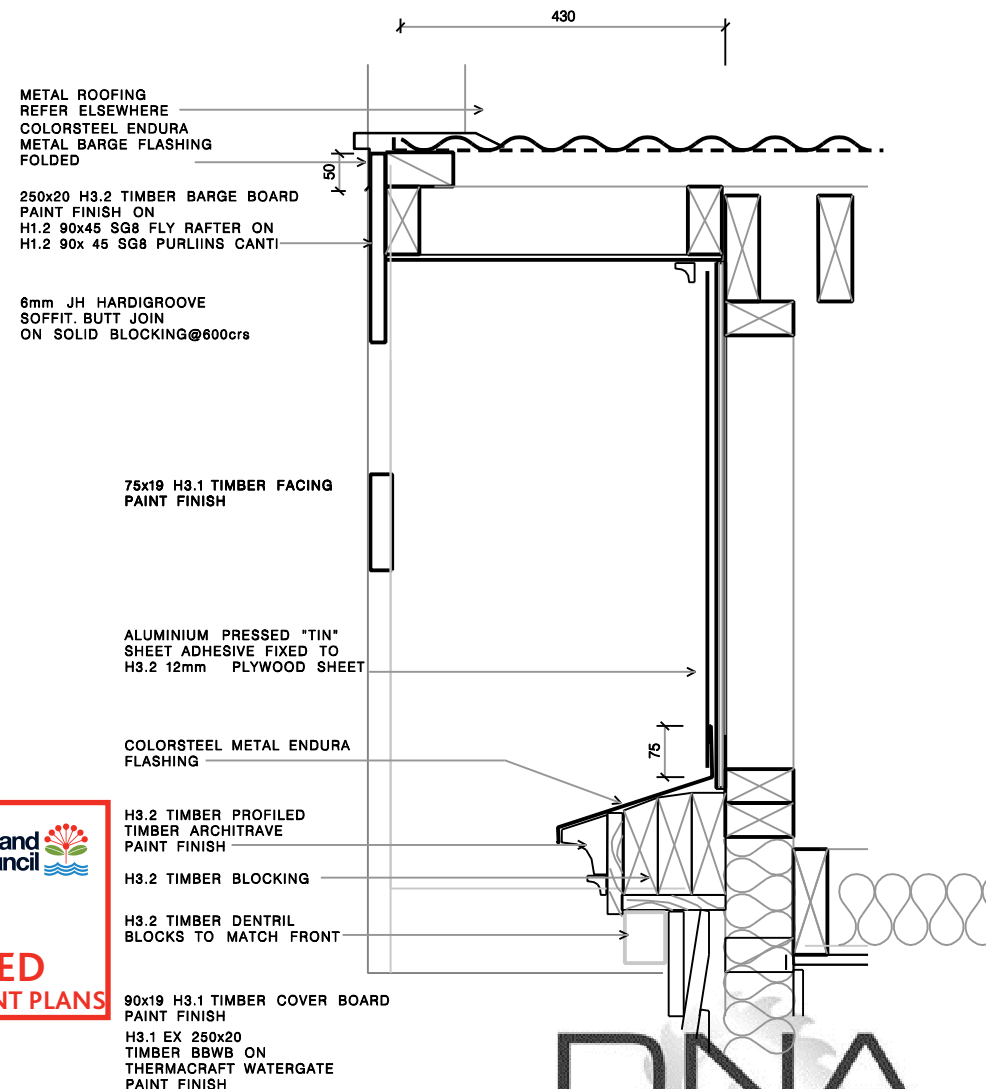
DETAIL 06 SCALE 1:10



INTERNAL CORNER



DETAIL 12. SCALE 1:10



DETAIL 05 SCALE 1:10



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PO Box 32507, Devonport 0747, Auckland, New Zealand  
 mobile 021 2042215  
 email patrick@malloch.org.nz

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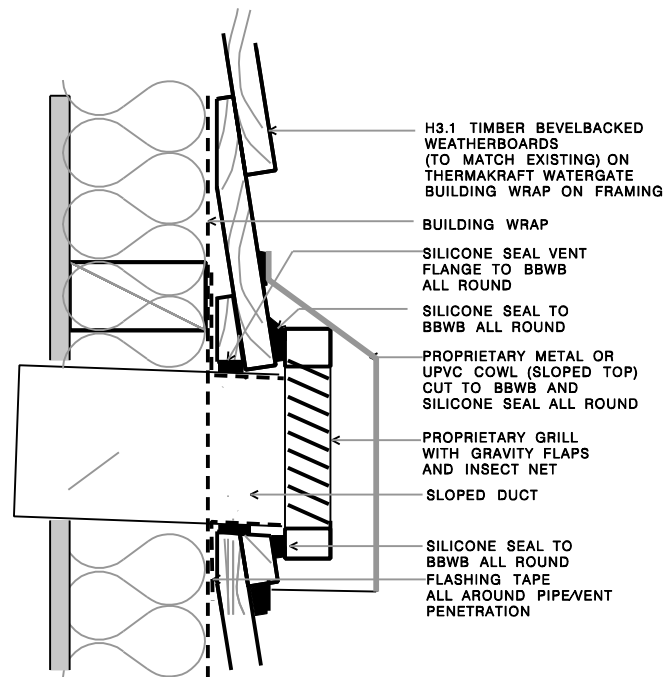
DETAIL

A4.1

BUILDING CONSENT

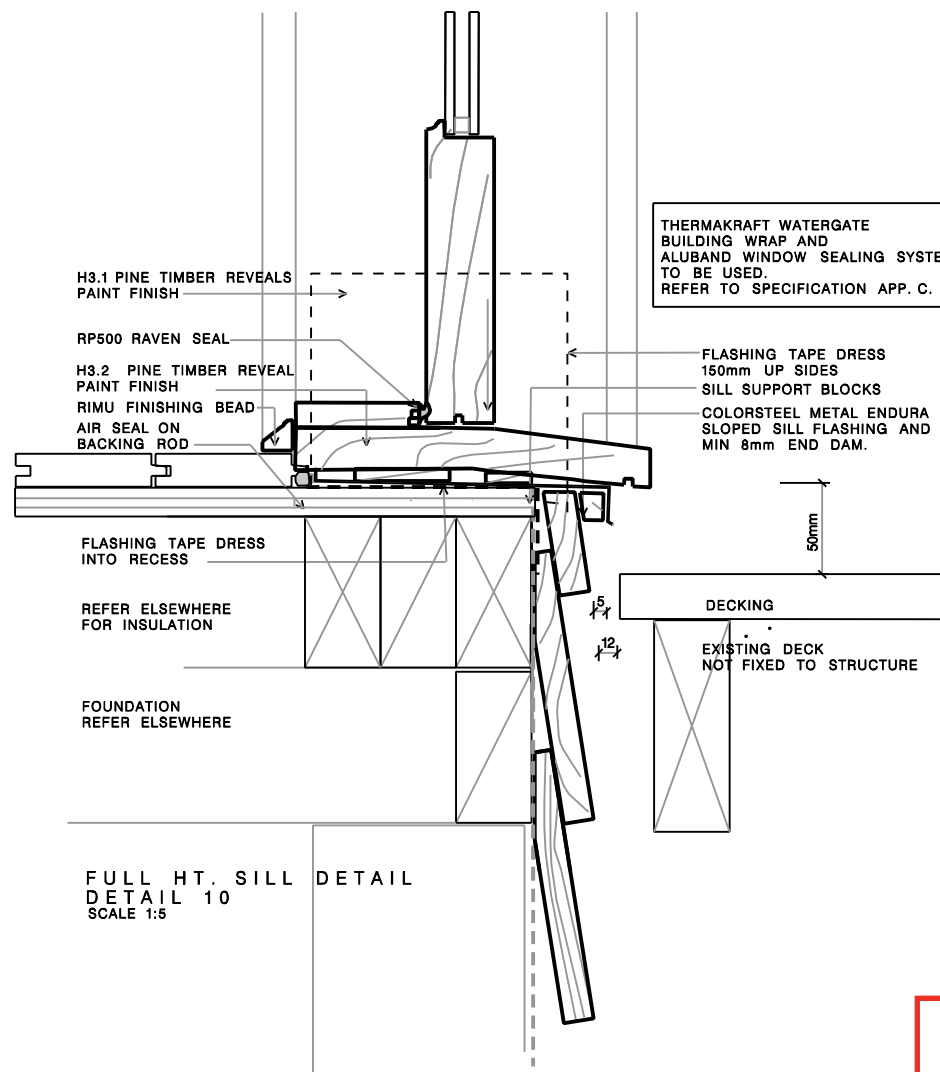


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DETAIL 14  
VENT PENETRATION  
SCALE 1:5

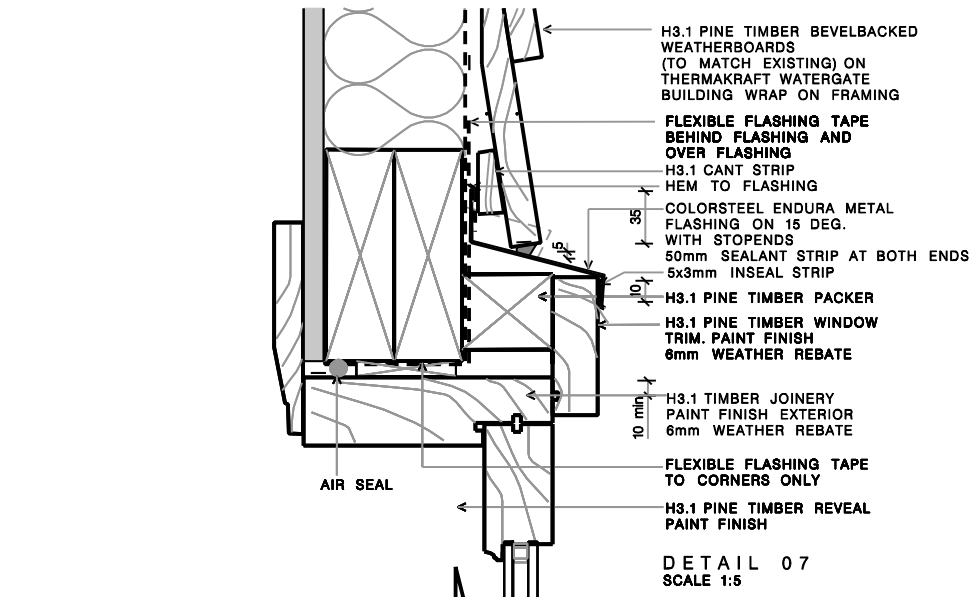
- H3.1 TIMBER BEVELBACKED WEATHERBOARDS (TO MATCH EXISTING) ON THERMAKRAFT WATERGATE BUILDING WRAP ON FRAMING
- BUILDING WRAP
- SILICONE SEAL VENT FLANGE TO BBWB ALL ROUND
- SILICONE SEAL TO BBWB ALL ROUND
- PROPRIETARY METAL OR UPVC COWL (SLOPED TOP) CUT TO BBWB AND SILICONE SEAL ALL ROUND
- PROPRIETARY GRILL WITH GRAVITY FLAPS AND INSECT NET
- SLOPED DUCT
- SILICONE SEAL TO BBWB ALL ROUND FLASHING TAPE ALL AROUND PIPE/VENT PENETRATION



FULL HT. SILL DETAIL  
SCALE 1:5

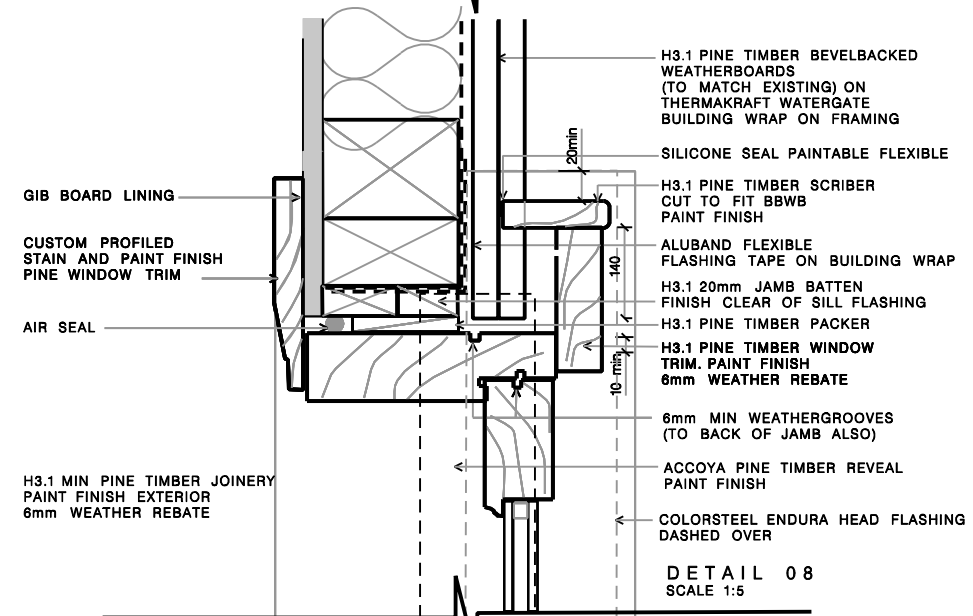
- H3.1 PINE TIMBER REVEALS PAINT FINISH
- RP500 RAVEN SEAL
- H3.2 PINE TIMBER REVEAL PAINT FINISH
- RIMU FINISHING BEAD
- AIR SEAL ON BACKING ROD
- FLASHING TAPE DRESS 150mm UP SIDES
- SILL SUPPORT BLOCKS
- COLORSTEEL METAL ENDURA SLOPED SILL FLASHING AND MIN 8mm END DAM.
- 50mm
- DECKING
- EXISTING DECK NOT FIXED TO STRUCTURE
- REFER ELSEWHERE FOR INSULATION
- FOUNDATION REFER ELSEWHERE

THERMAKRAFT WATERGATE BUILDING WRAP AND ALUBAND WINDOW SEALING SYSTEM TO BE USED. REFER TO SPECIFICATION APP. C.



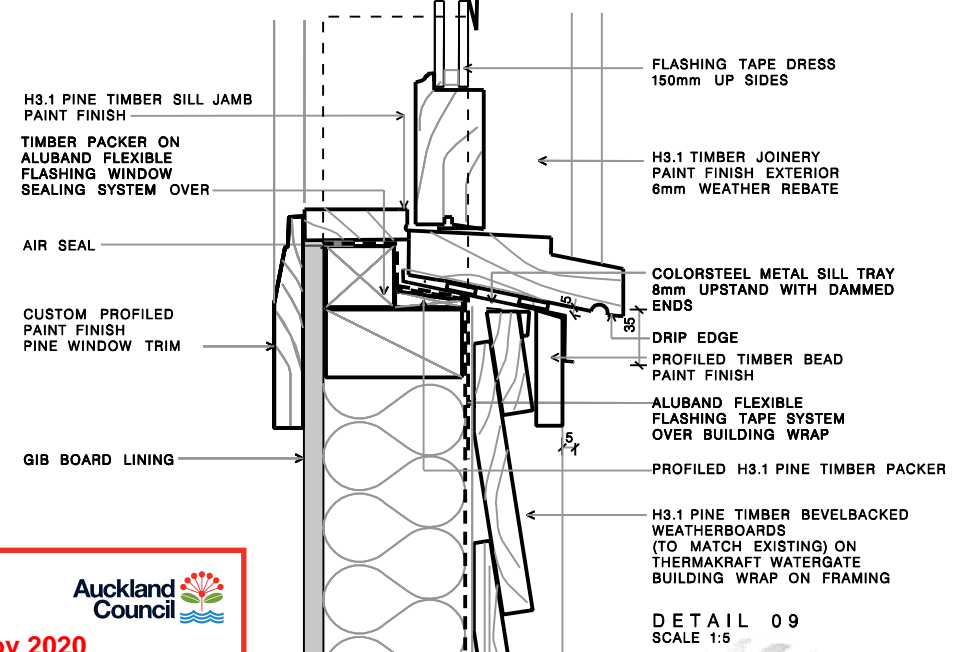
DETAIL 07  
SCALE 1:5

- H3.1 PINE TIMBER BEVELBACKED WEATHERBOARDS (TO MATCH EXISTING) ON THERMAKRAFT WATERGATE BUILDING WRAP ON FRAMING
- FLEXIBLE FLASHING TAPE BEHIND FLASHING AND OVER FLASHING
- H3.1 CANT STRIP HEM TO FLASHING
- COLORSTEEL ENDURA METAL FLASHING ON 15 DEG. WITH STOPENDS
- 50mm SEALANT STRIP AT BOTH ENDS
- 5x3mm INSEAL STRIP
- H3.1 PINE TIMBER PACKER
- H3.1 PINE TIMBER WINDOW TRIM. PAINT FINISH
- 6mm WEATHER REBATE
- 10 min
- H3.1 TIMBER JOINERY PAINT FINISH EXTERIOR
- 6mm WEATHER REBATE
- AIR SEAL
- FLEXIBLE FLASHING TAPE TO CORNERS ONLY
- H3.1 PINE TIMBER REVEAL PAINT FINISH



DETAIL 08  
SCALE 1:5

- H3.1 PINE TIMBER BEVELBACKED WEATHERBOARDS (TO MATCH EXISTING) ON THERMAKRAFT WATERGATE BUILDING WRAP ON FRAMING
- SILICONE SEAL PAINTABLE FLEXIBLE
- H3.1 PINE TIMBER SCRIBER CUT TO FIT BBWB PAINT FINISH
- ALUBAND FLEXIBLE FLASHING TAPE ON BUILDING WRAP
- H3.1 20mm JAMB BATTEN FINISH CLEAR OF SILL FLASHING
- H3.1 PINE TIMBER PACKER
- H3.1 PINE TIMBER WINDOW TRIM. PAINT FINISH
- 6mm WEATHER REBATE
- 20mm
- 6mm MIN WEATHERGROOVES (TO BACK OF JAMB ALSO)
- ACCOYA PINE TIMBER REVEAL PAINT FINISH
- COLORSTEEL ENDURA HEAD FLASHING DASHED OVER
- GIB BOARD LINING
- CUSTOM PROFILED STAIN AND PAINT FINISH PINE WINDOW TRIM
- AIR SEAL
- H3.1 MIN PINE TIMBER JOINERY PAINT FINISH EXTERIOR
- 6mm WEATHER REBATE



DETAIL 09  
SCALE 1:5

- FLASHING TAPE DRESS 150mm UP SIDES
- H3.1 PINE TIMBER BEVELBACKED WEATHERBOARDS (TO MATCH EXISTING) ON THERMAKRAFT WATERGATE BUILDING WRAP ON FRAMING
- FLEXIBLE FLASHING TAPE BEHIND FLASHING AND OVER FLASHING
- H3.1 CANT STRIP HEM TO FLASHING
- COLORSTEEL ENDURA METAL FLASHING ON 15 DEG. WITH STOPENDS
- 50mm SEALANT STRIP AT BOTH ENDS
- 5x3mm INSEAL STRIP
- H3.1 PINE TIMBER PACKER
- H3.1 PINE TIMBER WINDOW TRIM. PAINT FINISH
- 6mm WEATHER REBATE
- 10 min
- H3.1 TIMBER JOINERY PAINT FINISH EXTERIOR
- 6mm WEATHER REBATE
- AIR SEAL
- FLEXIBLE FLASHING TAPE TO CORNERS ONLY
- H3.1 PINE TIMBER REVEAL PAINT FINISH
- H3.1 PINE TIMBER BEVELBACKED WEATHERBOARDS (TO MATCH EXISTING) ON THERMAKRAFT WATERGATE BUILDING WRAP ON FRAMING
- FLEXIBLE FLASHING TAPE BEHIND FLASHING AND OVER FLASHING
- H3.1 CANT STRIP HEM TO FLASHING
- COLORSTEEL ENDURA METAL FLASHING ON 15 DEG. WITH STOPENDS
- 50mm SEALANT STRIP AT BOTH ENDS
- 5x3mm INSEAL STRIP
- H3.1 PINE TIMBER PACKER
- H3.1 PINE TIMBER WINDOW TRIM. PAINT FINISH
- 6mm WEATHER REBATE
- 10 min
- H3.1 TIMBER JOINERY PAINT FINISH EXTERIOR
- 6mm WEATHER REBATE
- AIR SEAL
- FLEXIBLE FLASHING TAPE TO CORNERS ONLY
- H3.1 PINE TIMBER REVEAL PAINT FINISH

02 Nov 2020  
BCO10316379  
**APPROVED**  
BUILDING CONSENT PLANS



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PO Box 32507, Devonport 0747, Auckland, New Zealand  
mobile 021 2042215  
email patrick@malloch.org.nz

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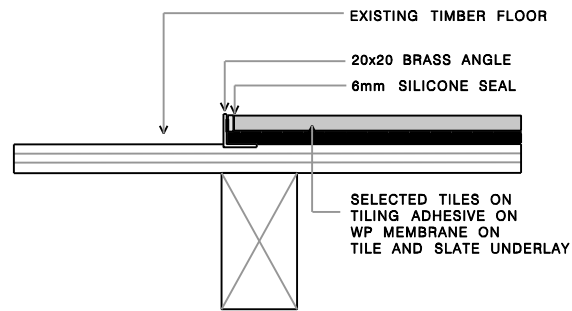
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DATE 14.10.2020  
SCALE 1:5 @ A3

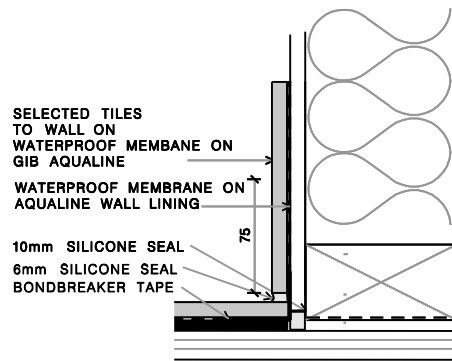
DETAIL  
**A4.2**  
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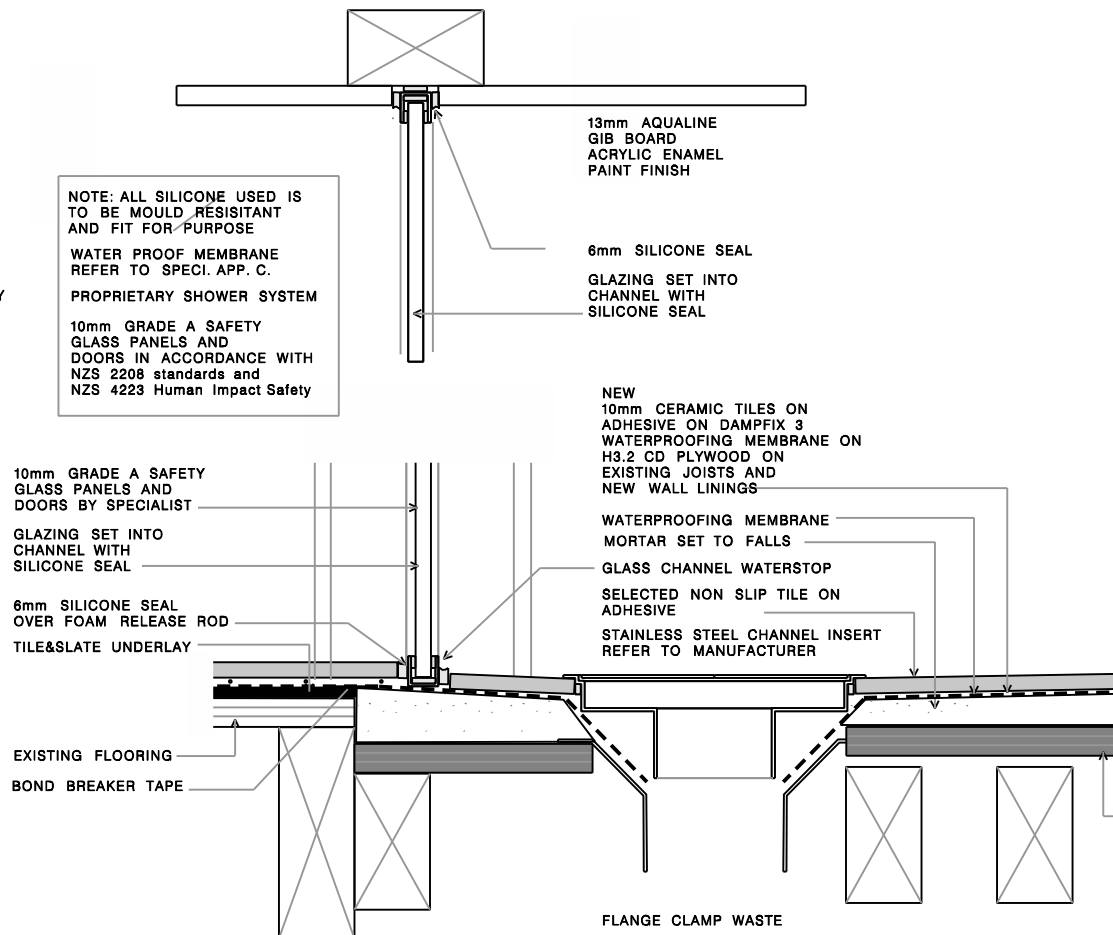


TYPICAL TILE/TIMBER THRESHOLD WET AREA DETAIL  
SCALE 1:5

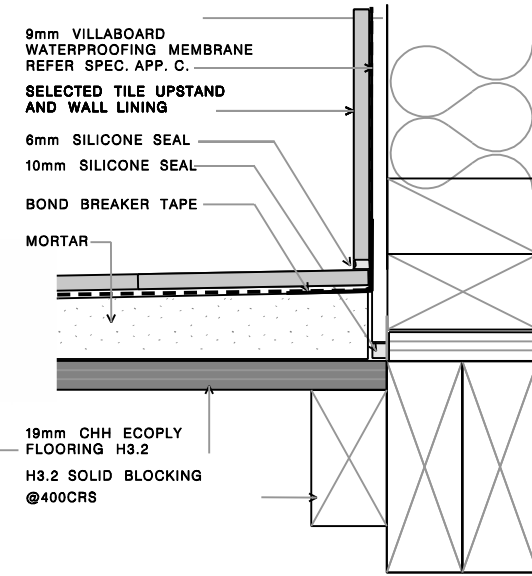
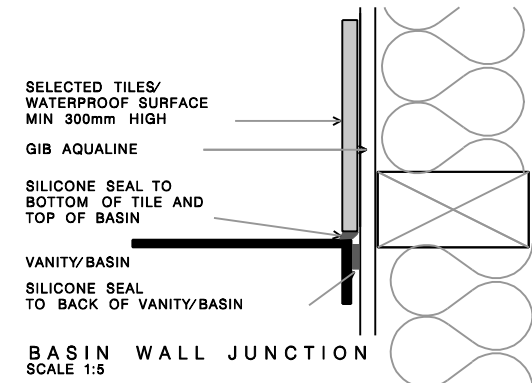


TYPICAL WALL/FLOOR WET AREA DETAIL  
SCALE 1:5

NOTE: ALL SILICONE USED IS TO BE MOULD RESISTANT AND FIT FOR PURPOSE  
WATER PROOF MEMBRANE REFER TO SPECI. APP. C.  
PROPRIETARY SHOWER SYSTEM  
10mm GRADE A SAFETY GLASS PANELS AND DOORS IN ACCORDANCE WITH NZS 2208 standards and NZS 4223 Human Impact Safety



NOTE: ALL DETAILS AND SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE WATER PROOF MEMBRANE INSTALLATION AND RECOMMENDATIONS. REFER TO SPECI. APP. C.



DETAIL 13 WET AREA DETAILS  
SCALE 1:5

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PO Box 32507, Devonport 0747, Auckland, New Zealand  
mobile 021 2042215  
email patrick@malloch.org.nz

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DETAIL

A4.3

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