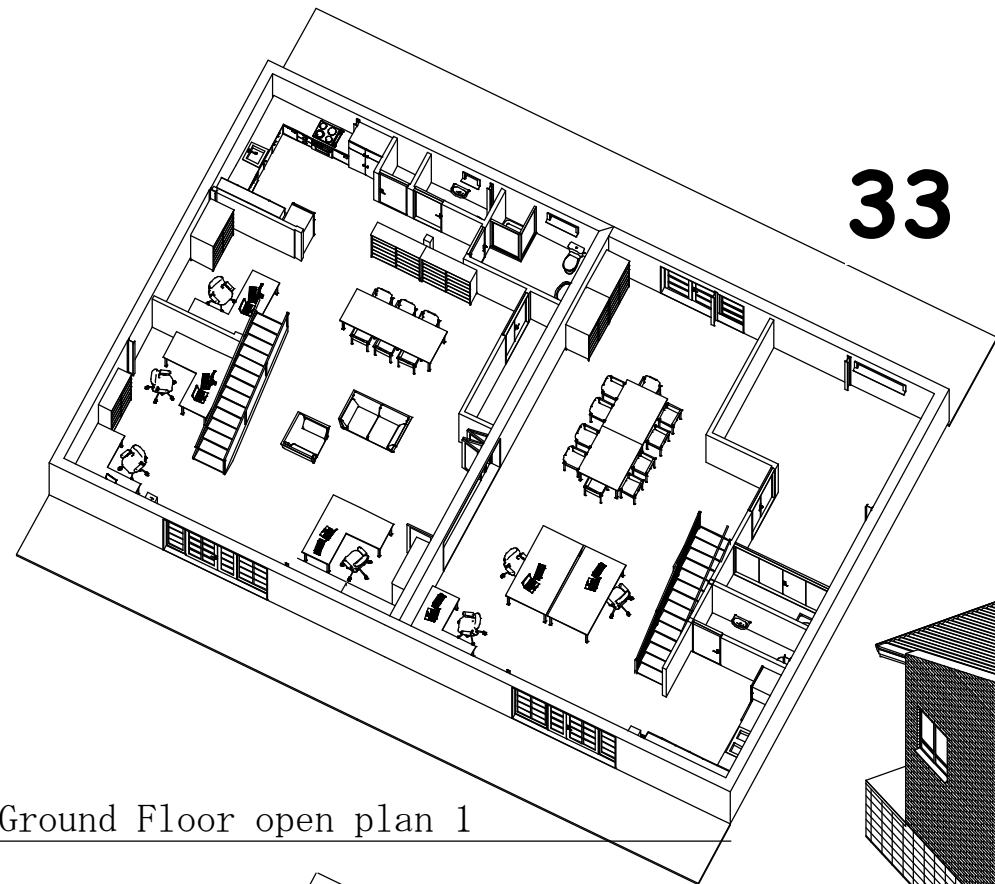
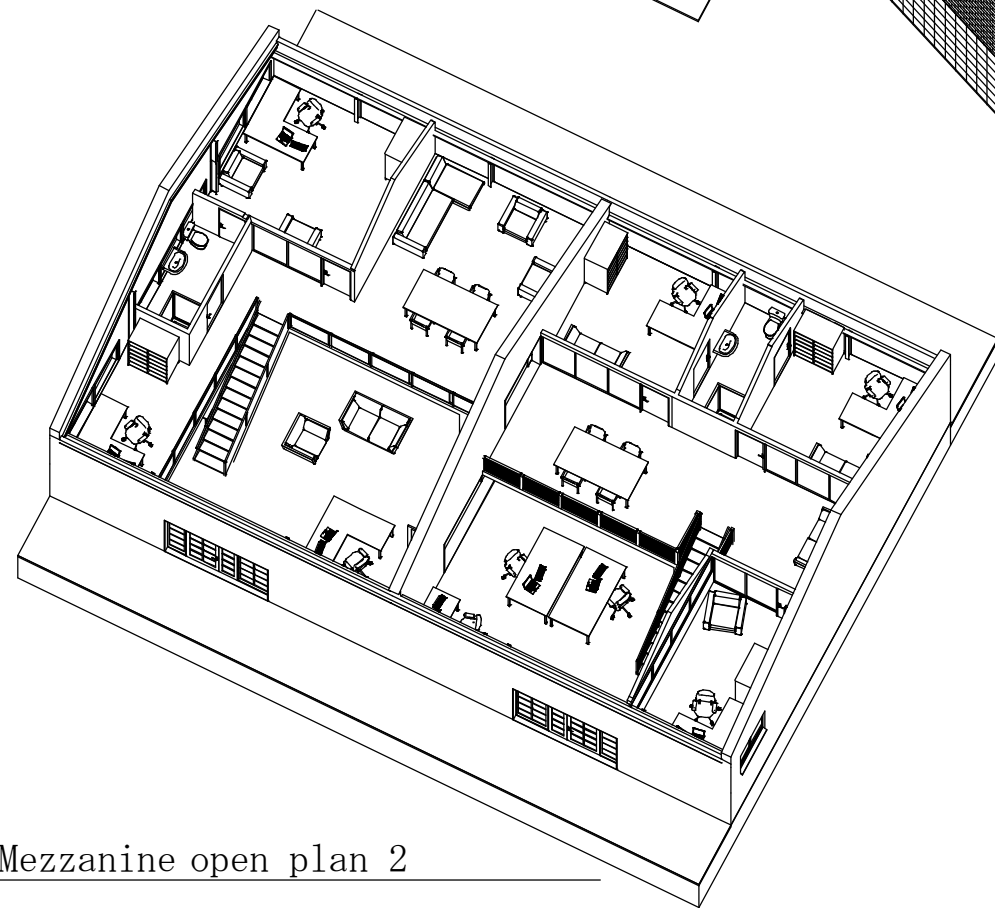


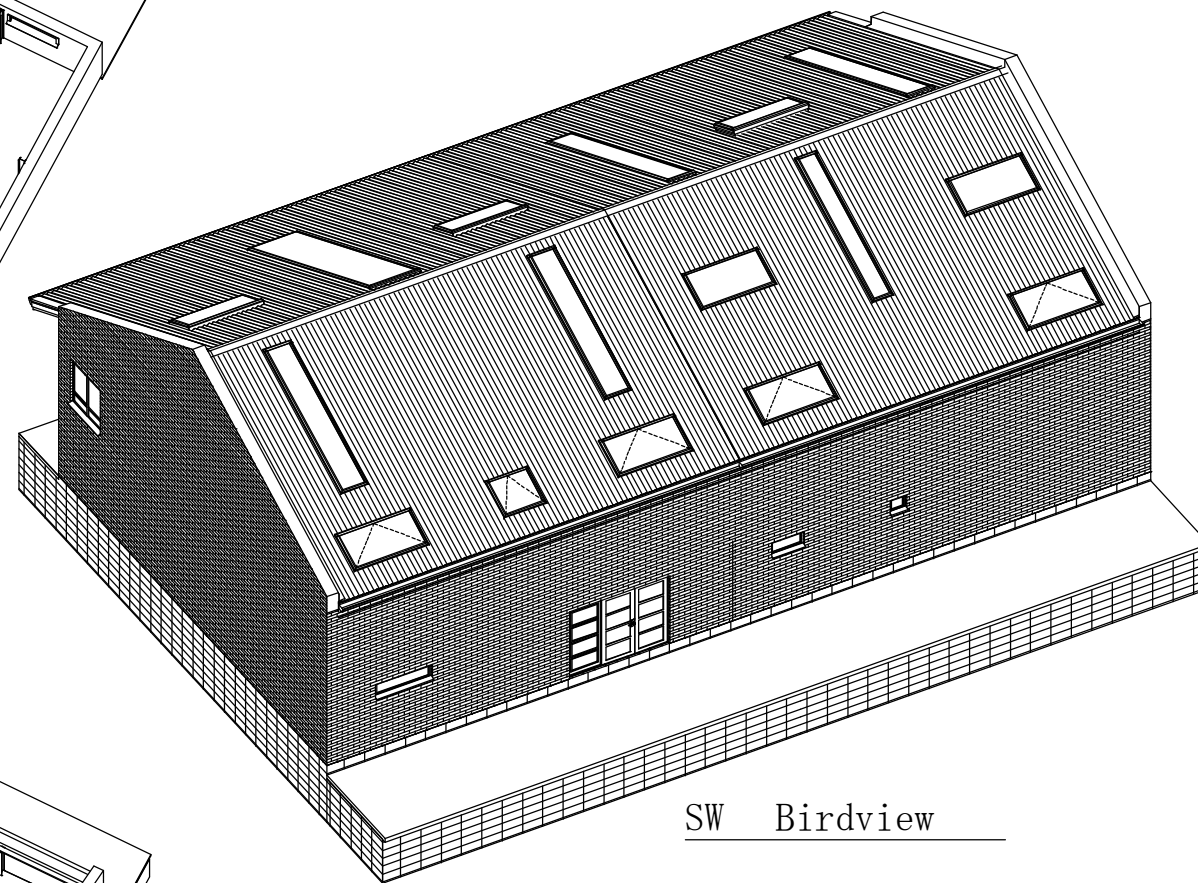
# Alterations proposal to 33 Kaiwharawhara Rd 4 A&B



Ground Floor open plan 1



Mezzanine open plan 2



SW Birdview

## Drawing List

Sheet Nr	Sheet Name
BA.1	Title Page
BA.3.1	Ground FI Layout Plan
BA.3.2	Ground FI Key Plan
BA.3.3	Ground FI Furniture Layout Plan
BA.3.4	Ground FI Plumbing Plan
BA.3.5	Ground FI Electrical Plan
BA.3.6	Mezzanine Layout Plan
BA.3.7	Mezzanine Key Plan
BA.3.8	Mezzanine Furniture Layout Plan
BA.3.9	Mezzanine Plumbing Plan
BA.3.10	Mezzanine Electrical Plan
BA.3.11	Door & Window Schedule
BA.3.12	Mezzanine Reflected Ceiling Plan
BA.3.13	Roof Layout Plan
BA.4.1	S1 East/West
BA.4.2	S2 East/West
BA.4.3	S3 East/West
BA.4.4	S4 East/West
BA.4.5	S5 East/West
BA.4.6	S6 North/South
BA.4.7	North & South Elevations
BA.4.8	East & West Elevations
BA.5.1	Det 01 Alu Door/Window Head in...
BA.5.2	Det 02 Alu Door/Window Jam in ...
BA.5.3	Det 03 Alu Door/Window Sill in C...
BA.5.4	Det 04 Alu Door Head & Sill in C/B
BA.5.5	Det 05 Timber railing detail
BA.5.6	Det 06 Alu D/W jam Brick
BA.5.7	Det 07 Angled ceiling construction

## Drawing List Existing

Sheet Nr	Sheet Name
BA.1.1	Ground FI Existing & Demolition ...
BA.1.2	Mezzanine Existing & Demolition...
BA.1.3	Roof Existing & Demolition Plan
BA.2.1	Existing S1 East/West
BA.2.2	Existing S2 East/West
BA.2.3	Existing S3 East/West
BA.2.4	Existing S4 East/West
BA.2.5	Existing S5 East/West
BA.2.6	Existing S6 North/South
BA.2.7	Existing Elevations



Revisions			
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:  
**Simone and David van der Plas**

**Title Page**  
All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments  
and the NZ Building Code**

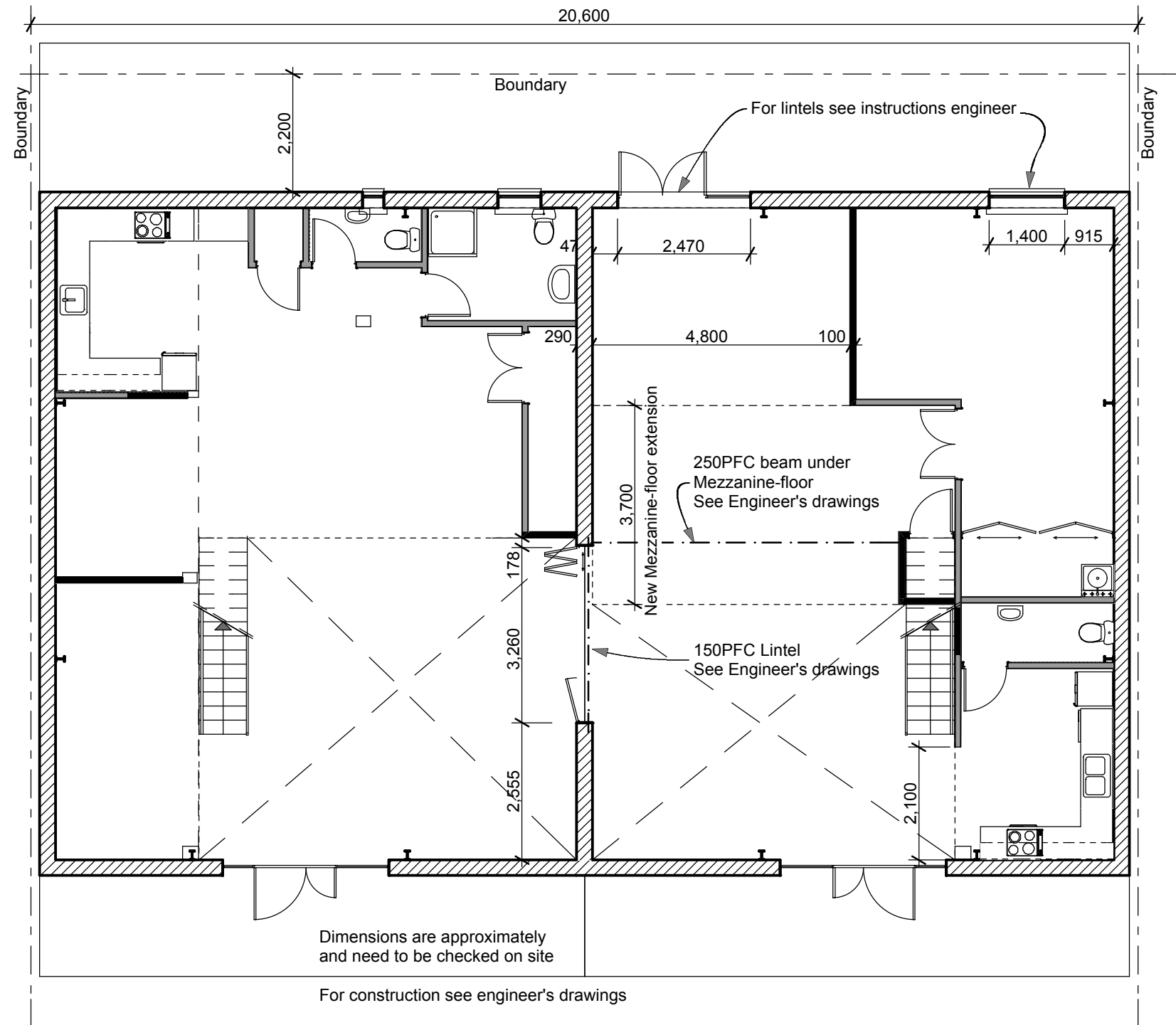
**Building Consent Drawings  
Alterations**

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

**33 Kaiwharawhara Rd 4 A&B**  
Project location and  
Legal Description: UNIT 4 A & B UP 80827  
AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.1**  
Job no: 20245



Ground Fl Dimension Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:  
**Simone and David van der Plas**

**Ground Fl Layout Plan**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

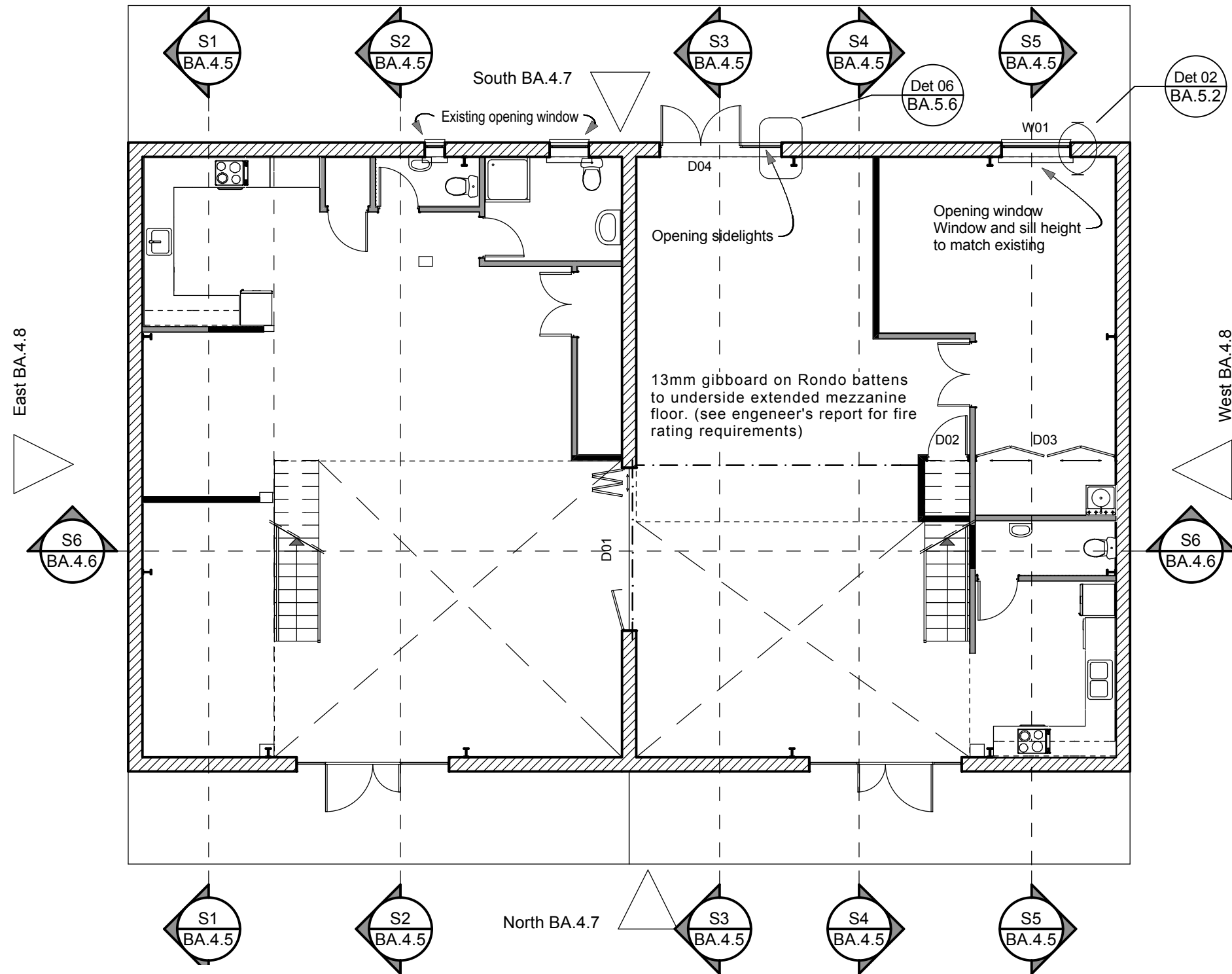
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

33 Kaiwharawhara Rd 4 A&B  
 Project location and  
 Legal Description: UNIT 4 A & B UP 80827  
 AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.3.1**  
 Job no: 20245

Listed scales are for A3 prints



**NOTE and KEY:**

For Bracing plan and calculations see engineer's drawings

- Existing internal walls
- New internal walls: 90x45 H1.2 LF studs @ 600 ctrs max  
90x45 H1.2 LF dwangs @ 800 ctrs max  
Fixed to concrete and brick with 100mm SS power-gun nails @ 450 ctrs  
Fixed to 20mm MDF floor with 75mm galv nails @ 450 ctrs  
13 mm Ultraline gibboard on both sides - wet areas with Aqualine  
All timber separated from concrete and brick with DPC  
Lintels as per engineer's drawings

Ground Fl Key Plan / Elevations 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

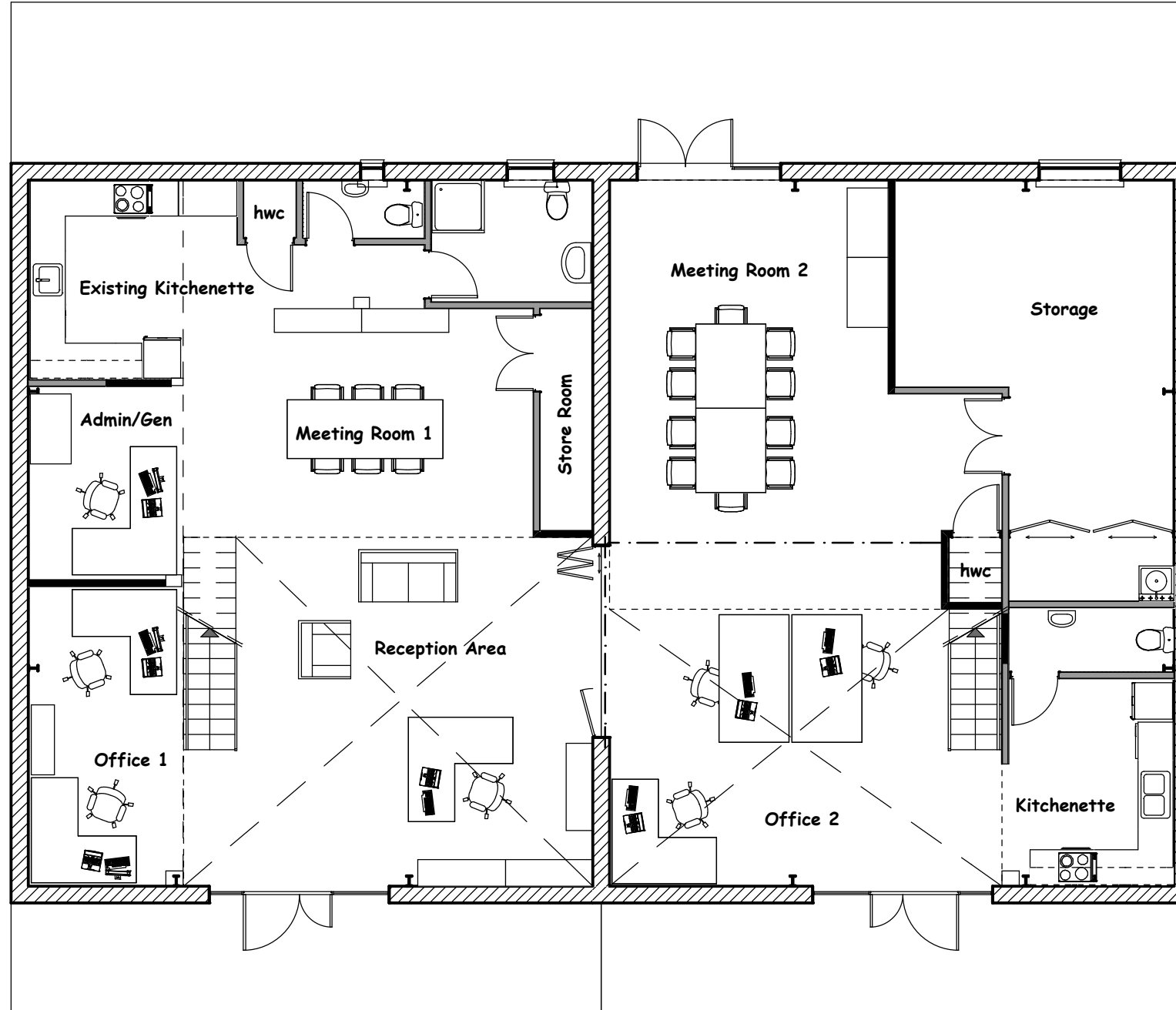
Client:  
**Simone and David van der Plas**  
33 Kaiwharawhara Rd 4 A&B  
UNIT 4 A & B UP 80827  
AU54/55/56 & AU57/58/59

**Ground Fl Key Plan**  
All dimensions are indicative and must be checked on site.  
Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Project work to comply with  
**NZS 3604:1999 + amendments**  
and the NZ Building Code  
Drawing No:  
**BA.3.2**  
Job no: 20245

**Building Consent Drawings**  
**Alterations**

Listed scales are for A3 prints



Ground FI Furniture/Presentation Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:	33 Kaiwharawhara Rd 4 A&B
	UNIT 4 A & B UP 80827
	AU54/55/56 & AU57/58/59

Client:	Simone and David van der Plas
	33 Kaiwharawhara Rd 4 A&B
	UNIT 4 A & B UP 80827
	AU54/55/56 & AU57/58/59

<b>Ground FI Furniture Layout Plan</b>	
All dimensions are indicative and must be checked on site.	
Issue Date: 11 March 2008	Printed: 11/05/2008 - 10:43 p.m.
<b>Bracken House Design Ltd.</b>	tel: (04) 938 1860 - fax: (04) 938 1870
24 Bracken Street - PETONE - LH	Archicad technician: Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
Drawing No: <b>BA.3.3</b>
Job no: 20245

**Building Consent Drawings Alterations**

Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Project location and Legal Description:  
 33 Kaiwharawhara Rd 4 A&B  
 UNIT 4 A & B UP 80827  
 AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No: **BA.3.3**  
 Job no: 20245

Listed scales are for A3 prints

**Plumbing Schedule:**

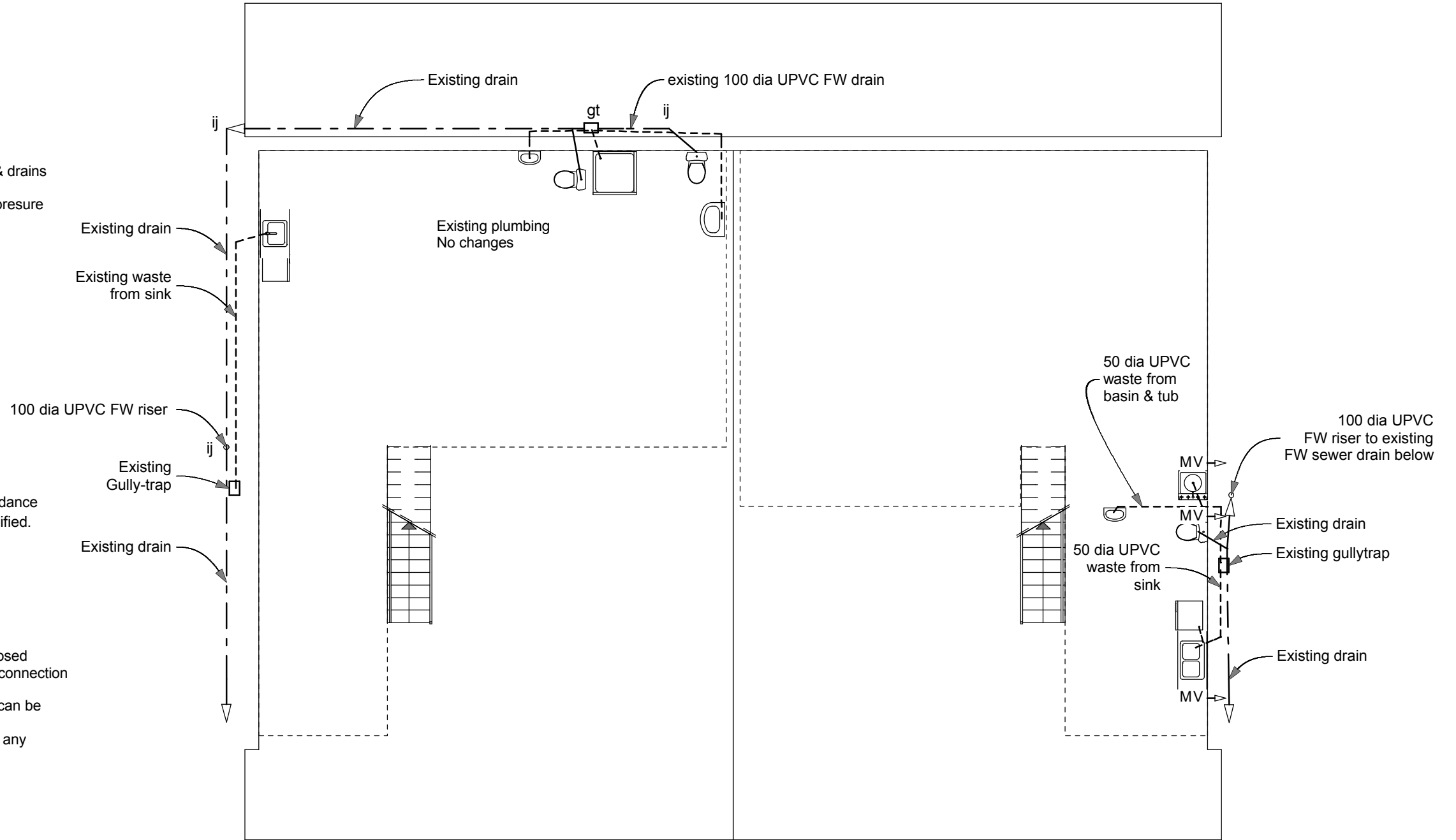
- \* Marley UPVC housedrain pipes & fittings - wastes & drains
- \* Buteline polybutylene supply pipes & fittings
- \* Electrical hot-water storage cylinder (HWC) Mains pressure
- \* HWC to be fitted with seismic restraint
- \* 55 degrees tempered hot water supply fitted to HWC
- \* Polytherm hot supply fixings
- \* Englefield shower or equivalent
- \* Clearlit shower or equivalent
- \* Dorf taps or equivalent
- \* Topliss shower mixer & valves or equivalent
- \* Fowler toilets or equivalent
- \* Stainless steel tub and sink
- \* Clearlite / Fowler basins/vanity-units or equivalent

**General Plumbing:**

- \* All traps and drains to be uUPVC laid in strict accordance with G13, AS1 & AS2 NZBC and AS 3500.8 modified.
- \* Inspection and/or access points as specified by G13, AS1 & AS2.
- \* All penetrations through concrete to be sleeved.
- \* All work & materials to comply with NZBC and all relevant plumbing/drainlaying regulations.
- \* Both hot and cold water pipes are to be tested to 1500 KPA pressure.
- \* Owner/Developer/Builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main and
- \* Ensure that adequate falls, covers and clearances can be achieved from the services
- \* Ensure the proposed structure can be sited clear of any services.

**KEY:**

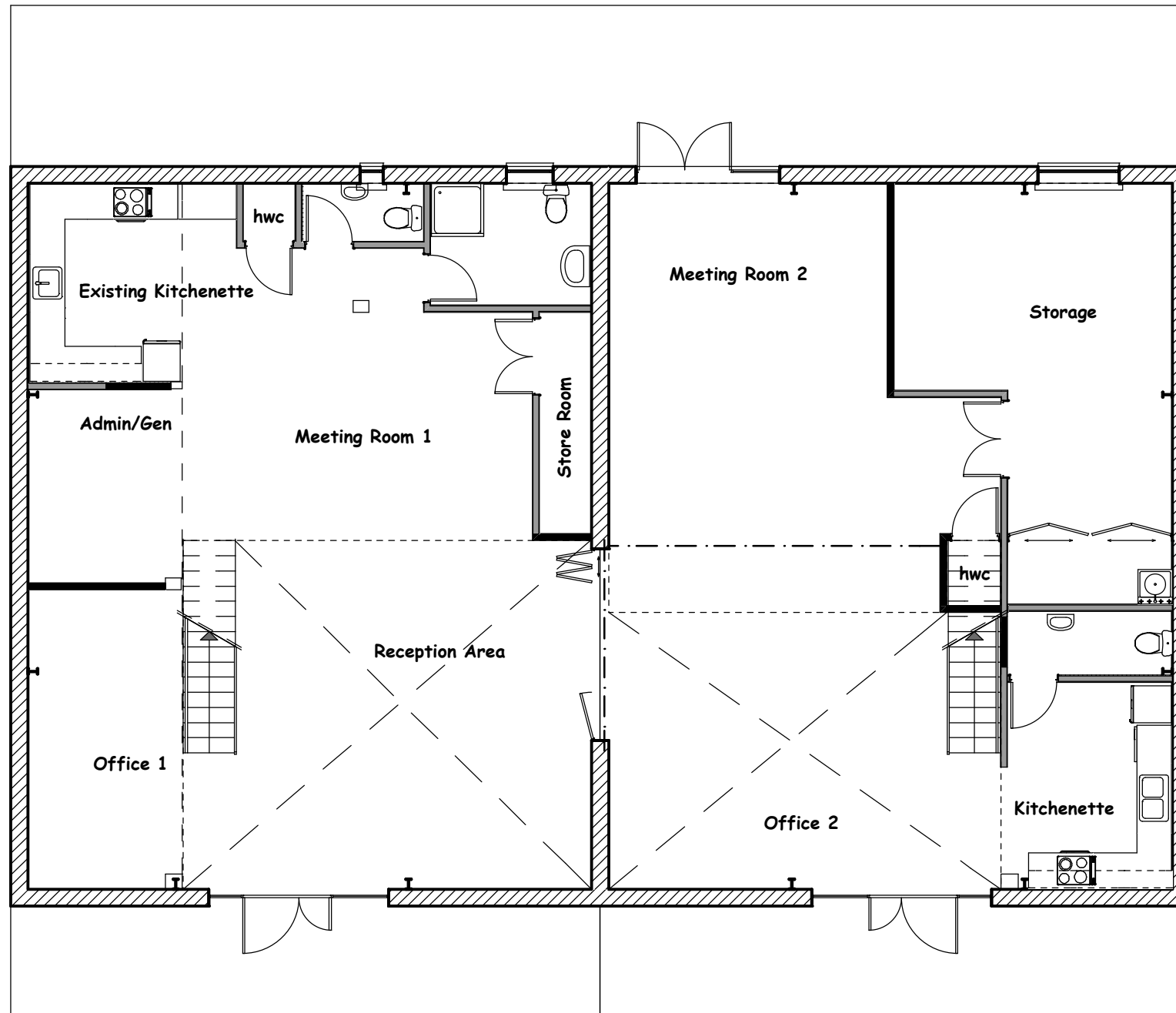
- MV → Mechanical ventilation through wall
- ORG Overflow Relief Gully



Ground Fl Plumbing Plan 1:100

Revisions		Client:		Ground Fl Plumbing Plan		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code	
03/04/08	New plumbing 4a to existing drain 4a action information	17/04/08	Changes to new sky-lights and ventilation calculation	Simone and David van der Plas		All dimensions are indicative and must be checked on site.	
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction				
	More info on details. Included East & West Elevations						
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	
						Drawing No: <b>BA.3.4</b> Job no: 20245	

Listed scales are for A3 prints



Ground Fl Electrical Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information
	Added boundary information at back of property.
	More info on details. Included East & West Elevations

17/04/08	Changes to new sky-lights and ventilation calculation
09/05/08	Changes to details and ceiling construction

Client:  
**Simone and David van der Plas**

**Ground Fl Electrical Plan**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

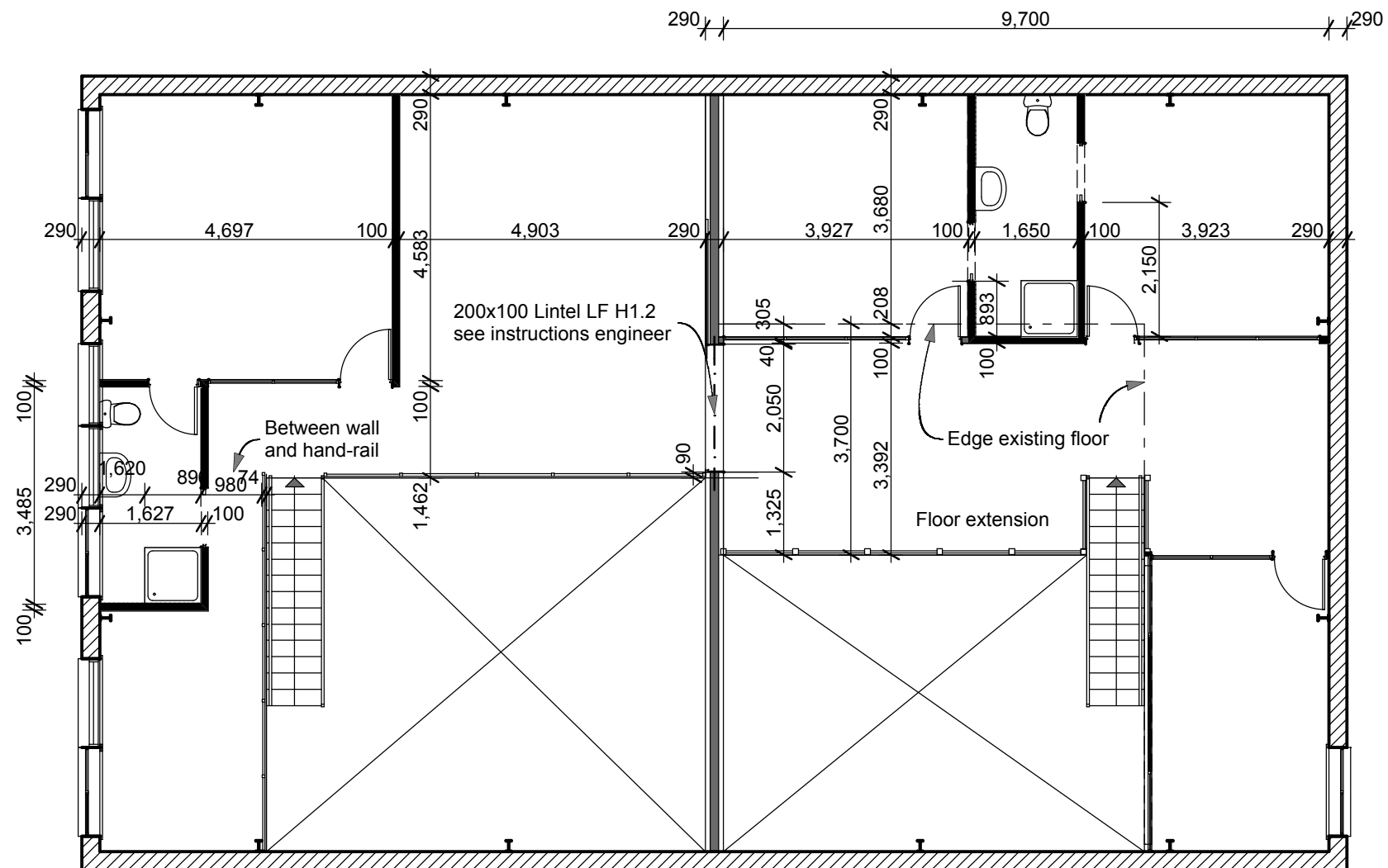
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Project location and  
 Legal Description:  
**33 Kaiwharawhara Rd 4 A&B**  
**UNIT 4 A & B UP 80827**  
**AU54/55/56 & AU57/58/59**

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.3.5**  
 Job no: 20245

Listed scales are for A3 prints



Dimensions are approximately and need to be checked on site

For construction details see engineer's drawings

Mezzanine Dimension Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

**Building Consent Drawings Alterations**

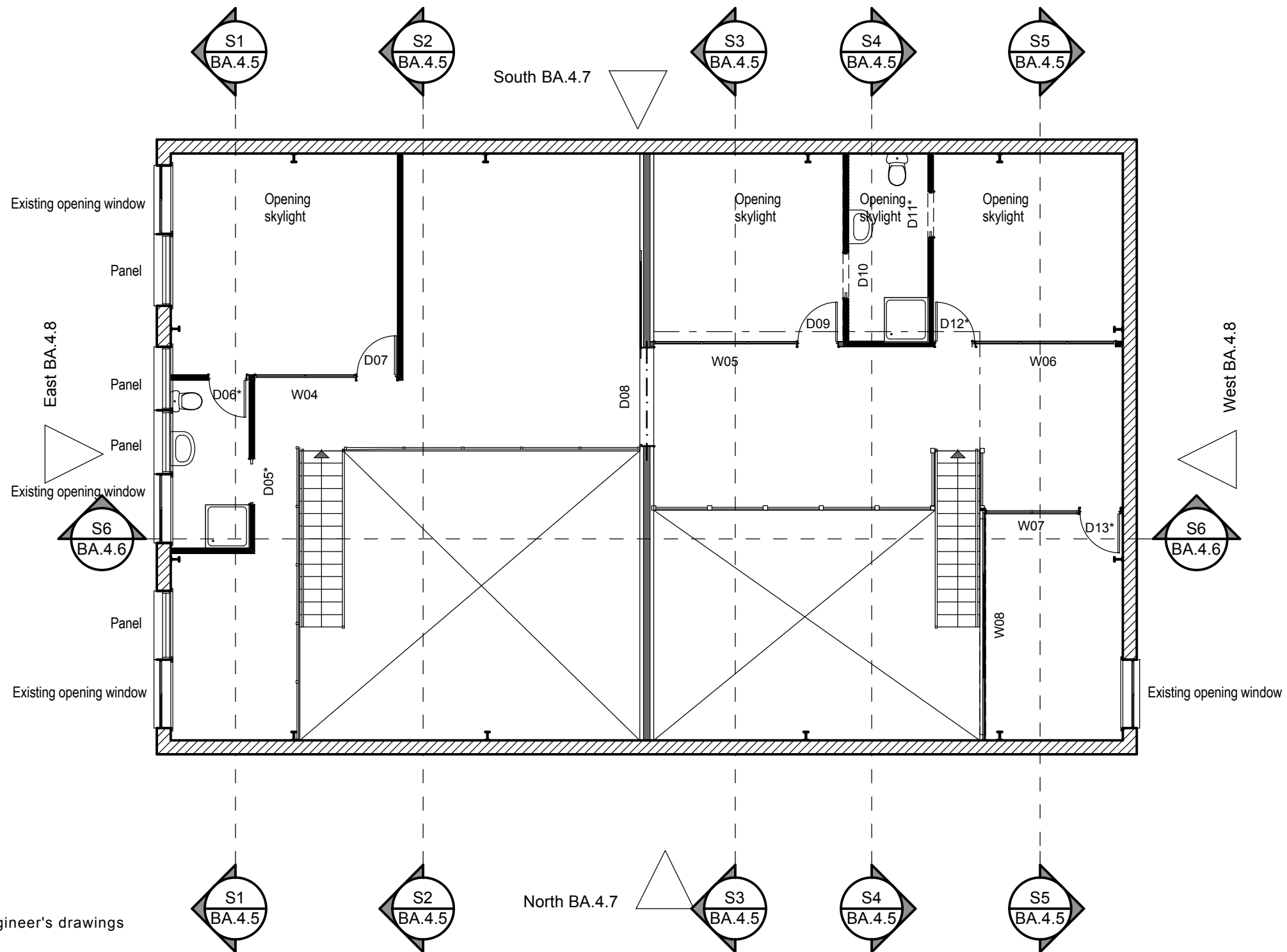
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Client:  
**Simone and David van der Plas**  
 33 Kaiwharawhara Rd 4 A&B  
 Project location and Legal Description:  
 UNIT 4 A & B UP 80827  
 AU54/55/56 & AU57/58/59

**Mezzanine Layout Plan**  
 All dimensions are indicative and must be checked on site.  
 Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

**Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code**  
 Drawing No:  
**BA.3.6**  
 Job no: 20245

Listed scales are for A3 prints



**NOTE and KEY:**

For Bracing plan and calculations see engineer's drawings

— Existing internal walls

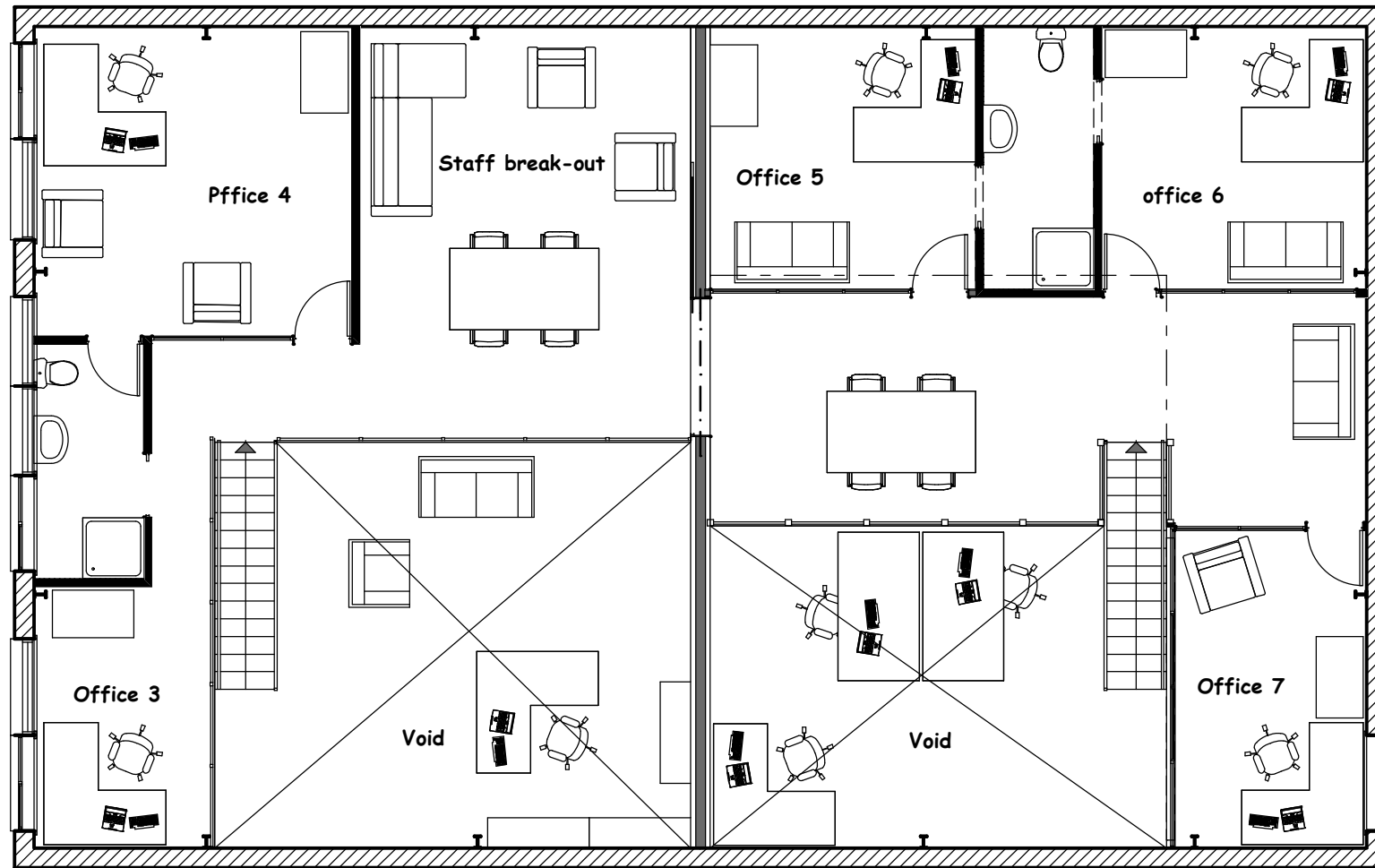
— New internal walls: 90x45 H1.2 LF studs @ 600 ctrs max  
 90x45 H1.2 LF dwangs @ 800 ctrs max  
 Fixed to concrete and brick with 100mm SS power-gun nails @ 450 ctrs  
 Fixed to 20mm MDF floor with 75mm galv nails @ 450 ctrs  
 13 mm Ultraline gibboard on both sides - wet areas with Aqualine  
 All timber separated from concrete and brick with DPC  
 Lintels as per engineer's drawings

Mezzanine Key Plan / Elevations 1:100

Revisions		Client:		Project Information	
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation	<b>Mezzanine Key Plan</b> All dimensions are indicative and must be checked on site. Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction		
	More info on details. Included East & West Elevations				
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B Project location and Legal Description: UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59	
				<b>Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code</b> Drawing No: <b>BA.3.7</b> Job no: 20245	

Listed scales are for A3 prints





Mezzanine Furniture/ Presentation Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:	Simone and David van der Plas
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Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59
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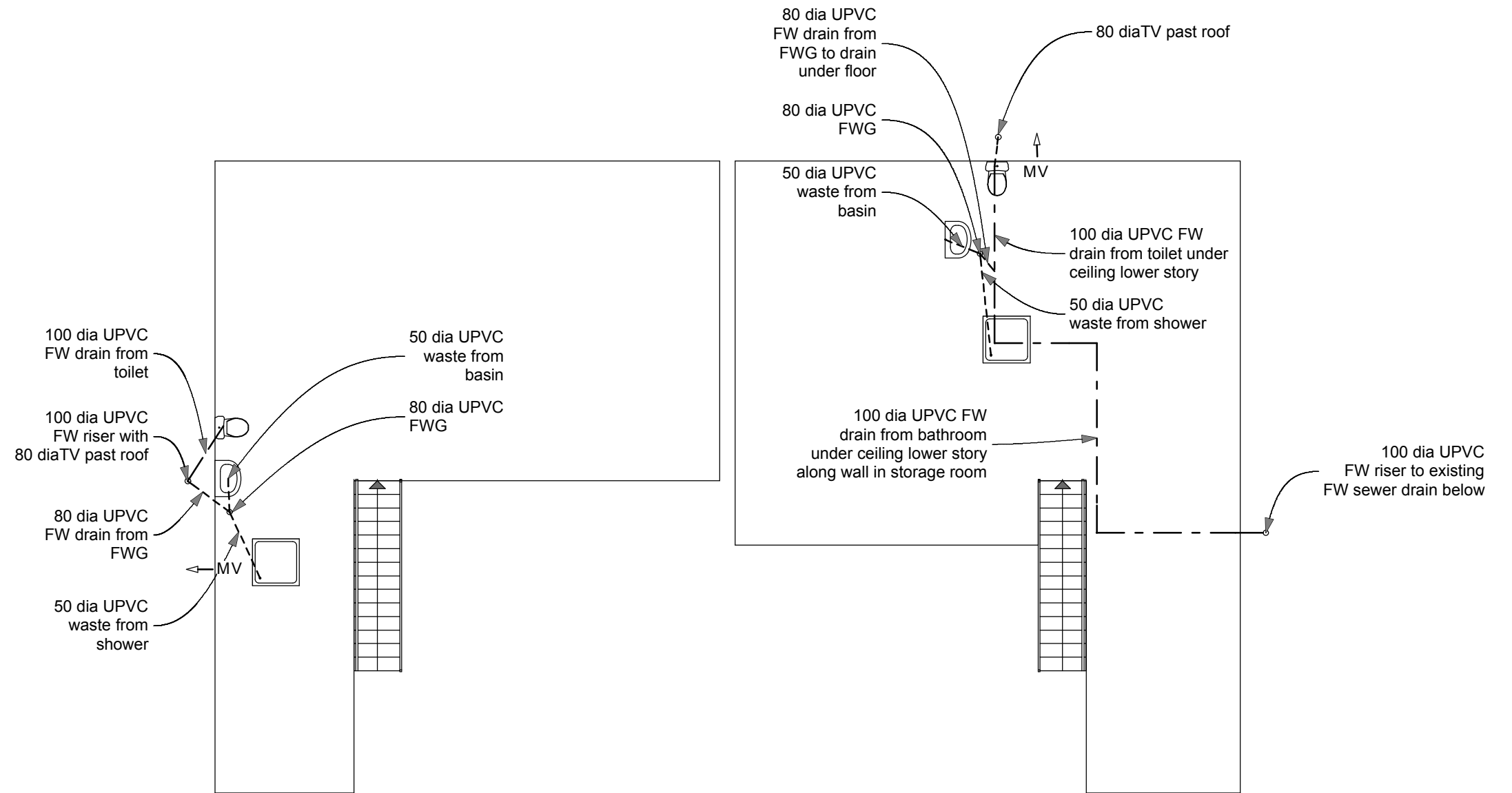
<b>Mezzanine Furniture Layout Plan</b>	All dimensions are indicative and must be checked on site.
Issue Date: 11 March 2008	Printed: 11/05/2008 - 10:43 p.m.
<b>Bracken House Design Ltd.</b>	tel: (04) 938 1860 - fax: (04) 938 1870
24 Bracken Street - PETONE - LH	Archicad technician: Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
Drawing No: <b>BA.3.8</b>
Job no: 20245

**Building Consent Drawings Alterations**

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

Listed scales are for A3 prints



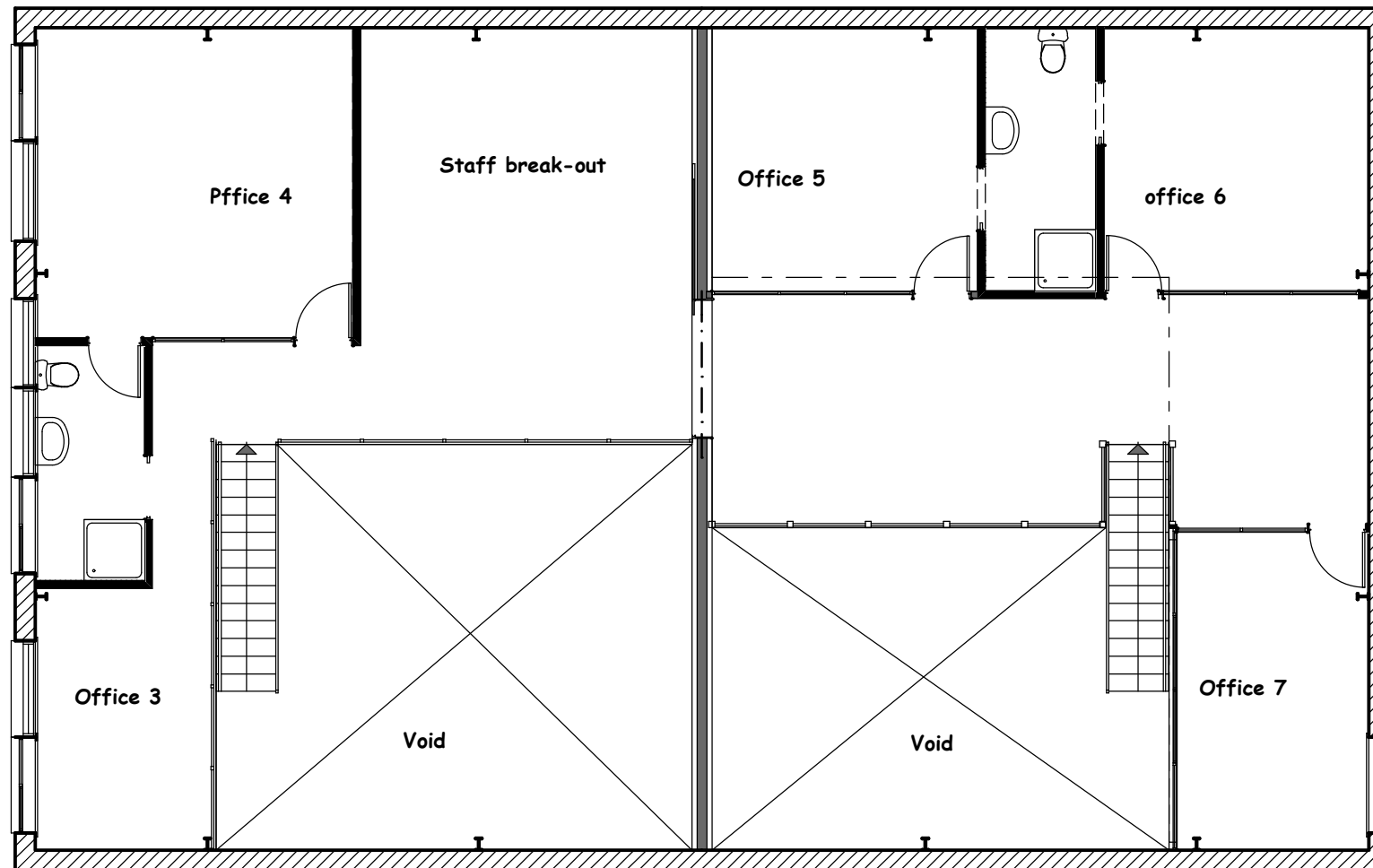
**KEY:**

- MV → Mechanical ventilation through wall
- FWG Floor Waste Gully
- FW Foul Water / Waste Water

Mezzanine Plumbing Plan 1:100

Revisions	03/04/08 New plumbing 4a to existing drain 4a action information	17/04/08	Changes to new sky-lights and ventilation calculation	Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59	<b>Mezzanine Plumbing Plan</b> All dimensions are indicative and must be checked on site.	<b>Project work to comply with          NZS 3604:1999 + amendments          and the NZ Building Code</b>
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction			
	More info on details. Included East & West Elevations					
<b>Building Consent Drawings          Alterations</b>	Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B			Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	Drawing No: <b>BA.3.9</b> Job no: 20245	

Listed scales are for A3 prints



Mezzanine Electrical Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information
	Added boundary information at back of property.
	More info on details. Included East & West Elevations

17/04/08	Changes to new sky-lights and ventilation calculation
09/05/08	Changes to details and ceiling construction

Client:  
**Simone and David van der Plas**

**Mezzanine Electrical Plan**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

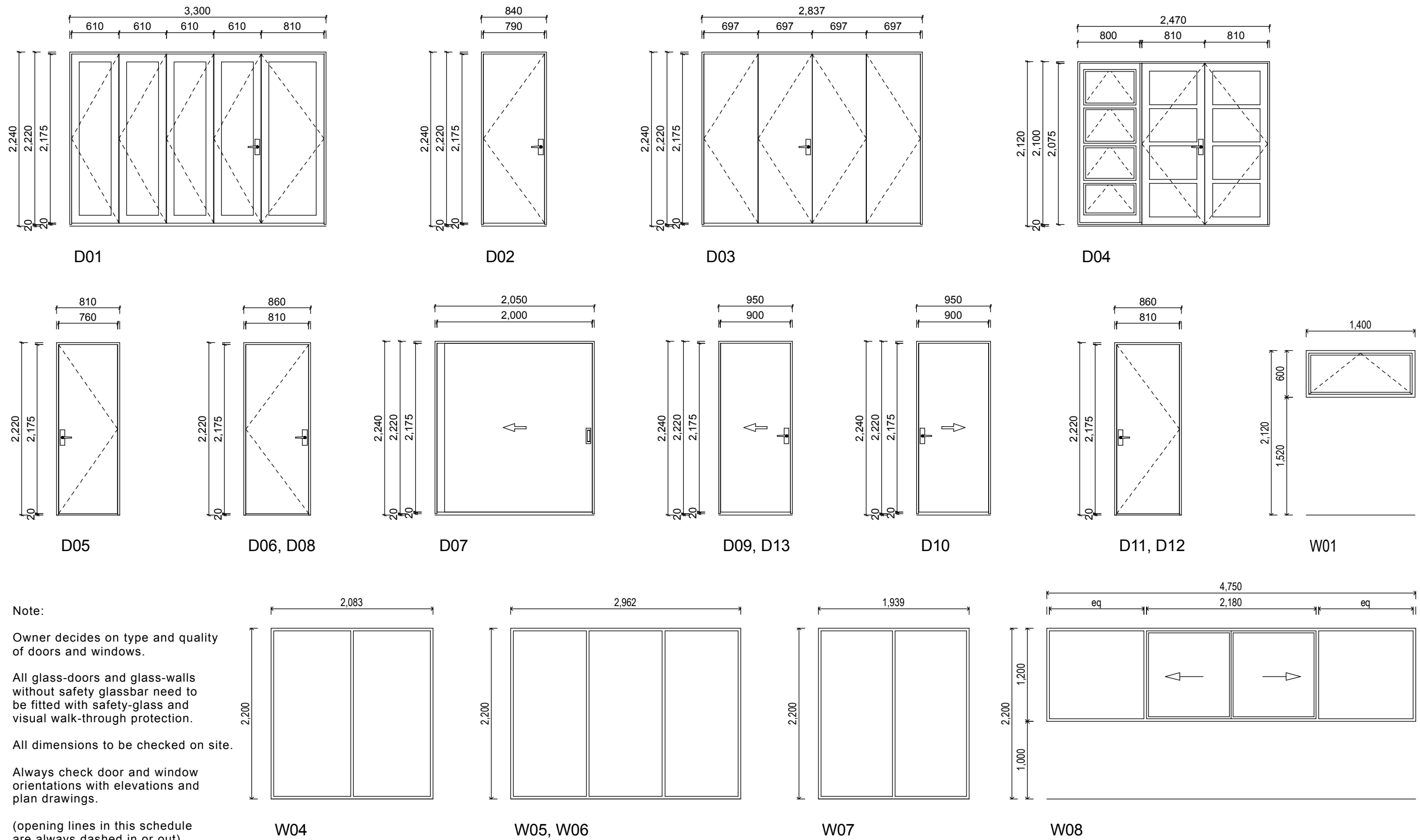
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Project location and  
 Legal Description:  
**33 Kaiwharawhara Rd 4 A&B**  
**UNIT 4 A & B UP 80827**  
**AU54/55/56 & AU57/58/59**

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.3.10**  
 Job no: 20245

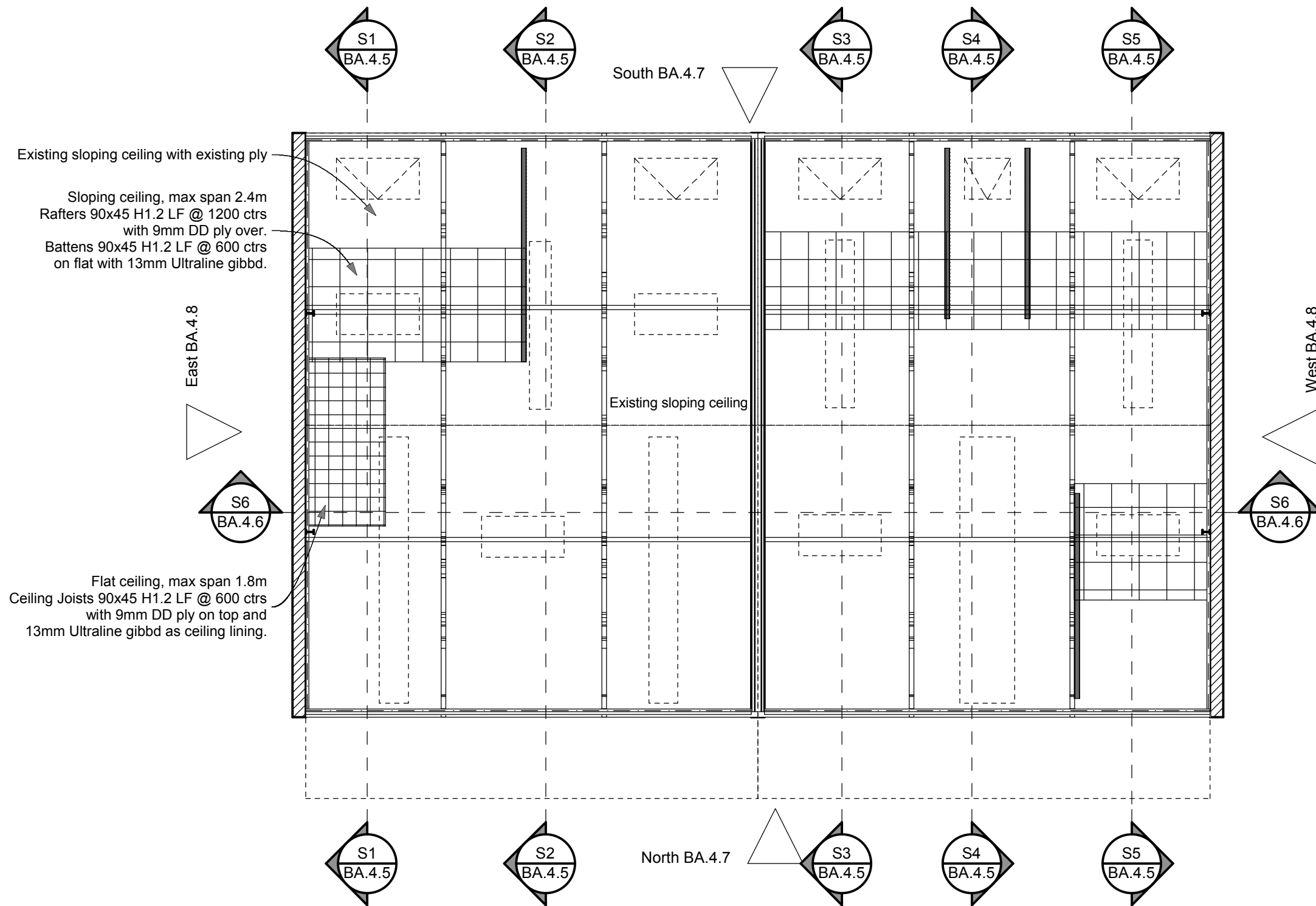
Listed scales are for A3 prints



Door & Window Schedule 1:50

Revisions		Client:		Project Information	
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation	<b>Door &amp; Window Schedule</b> All dimensions are indicative and must be checked on site.	<b>Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code</b>
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction		
	More info on details. Included East & West Elevations				
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B Project location and Legal Description: UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59	
				Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:43 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	
				Drawing No: <b>BA.3.11</b> Job no: 20245	

Listed scales are for A3 prints



Mezzanine Reflected Ceiling Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:	Simone and David van der Plas
Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

Issue Date:	11 March 2008	Printed:	11/05/2008 - 10:44 p.m.
Archicad technician:	Albert Wayers	Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

<b>Mezzanine Reflected Ceiling Plan</b>	
All dimensions are indicative and must be checked on site.	
Issue Date:	11 March 2008
Archicad technician:	Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
Drawing No: <b>BA.3.12</b>
Job no: 20245

**Building Consent Drawings Alterations**

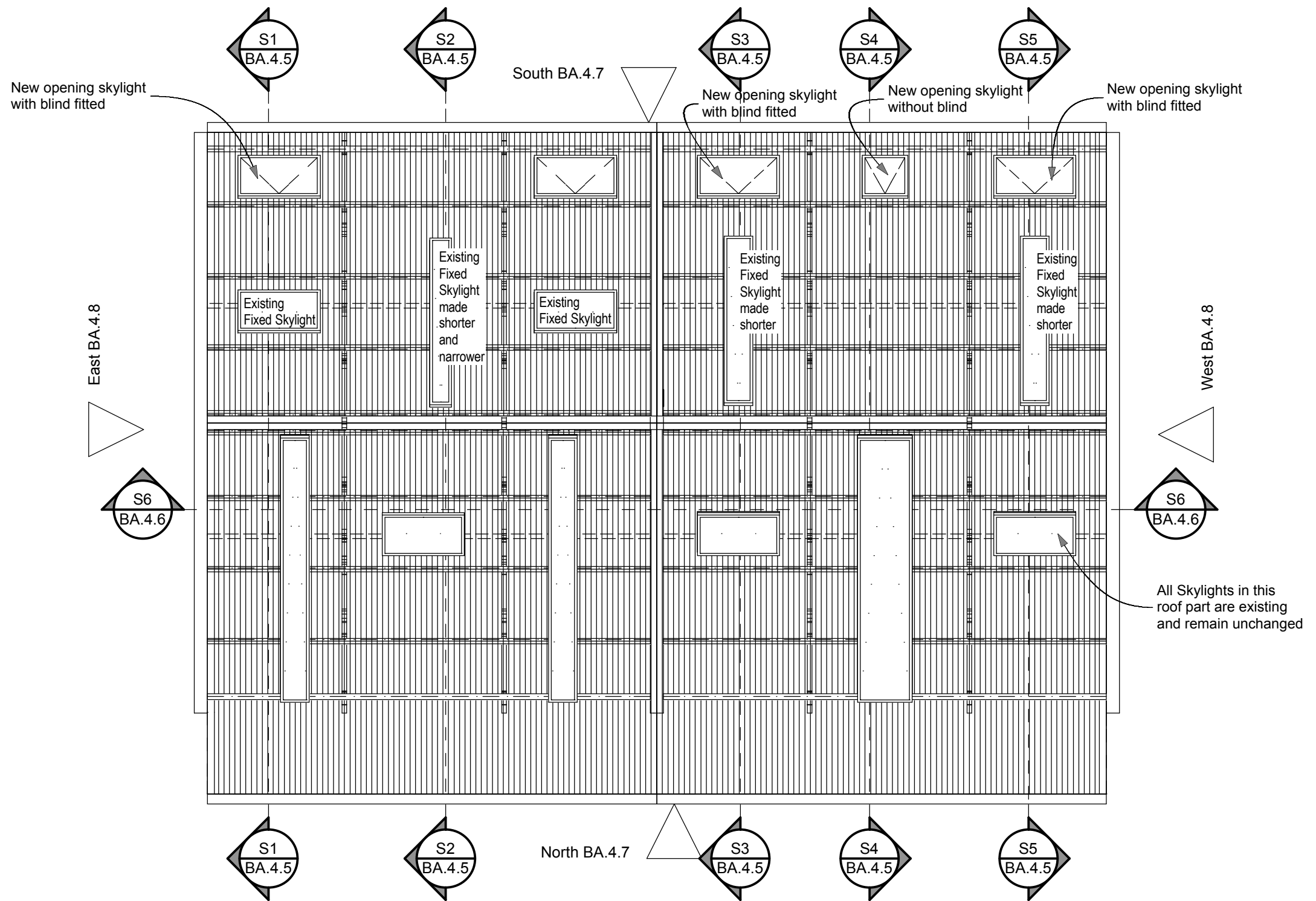
Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

Client: Simone and David van der Plas  
Project location and Legal Description: 33 Kaiwharawhara Rd 4 A&B  
UNIT 4 A & B UP 80827  
AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008  
Printed: 11/05/2008 - 10:44 p.m.  
Bracken House Design Ltd. tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No: **BA.3.12**  
Job no: 20245

Listed scales are for A3 prints



NOTE:  
Use proprietary details from Sky-light manufacturer

Roof Layout Plan 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:	Simone and David van der Plas
Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008	Printed: 11/05/2008 - 10:44 p.m.
Bracken House Design Ltd.	tel: (04) 938 1860 - fax: (04) 938 1870
24 Bracken Street - PETONE - LH	Archicad technician: Albert Wayers

<b>Roof Layout Plan</b>	
All dimensions are indicative and must be checked on site.	

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
Drawing No: <b>BA.3.13</b>
Job no: 20245

**Building Consent Drawings Alterations**

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

Client:  
Simone and David van der Plas

Project location and Legal Description:  
33 Kaiwharawhara Rd 4 A&B  
UNIT 4 A & B UP 80827  
AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
Bracken House Design Ltd. tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.3.13**  
Job no: 20245

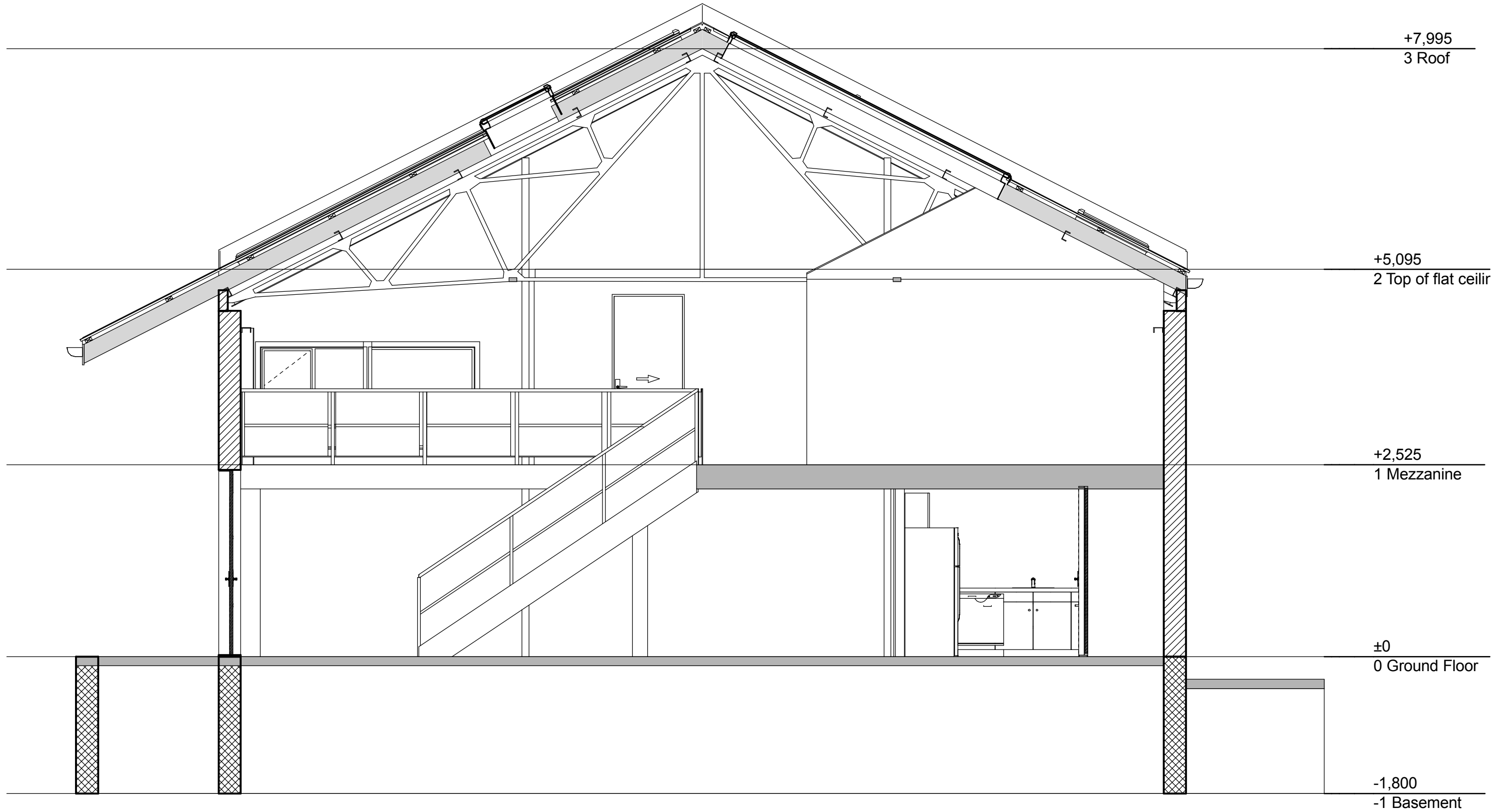
Listed scales are for A3 prints



S1 East/West 1:50

Revisions		Client:		S1 East/West		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code	
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation	Simone and David van der Plas		All dimensions are indicative and must be checked on site.	
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction				
	More info on details. Included East & West Elevations						
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m. Bracken House Design Ltd. tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	
						Drawing No: <b>BA.4.1</b> Job no: 20245	

Listed scales are for A3 prints

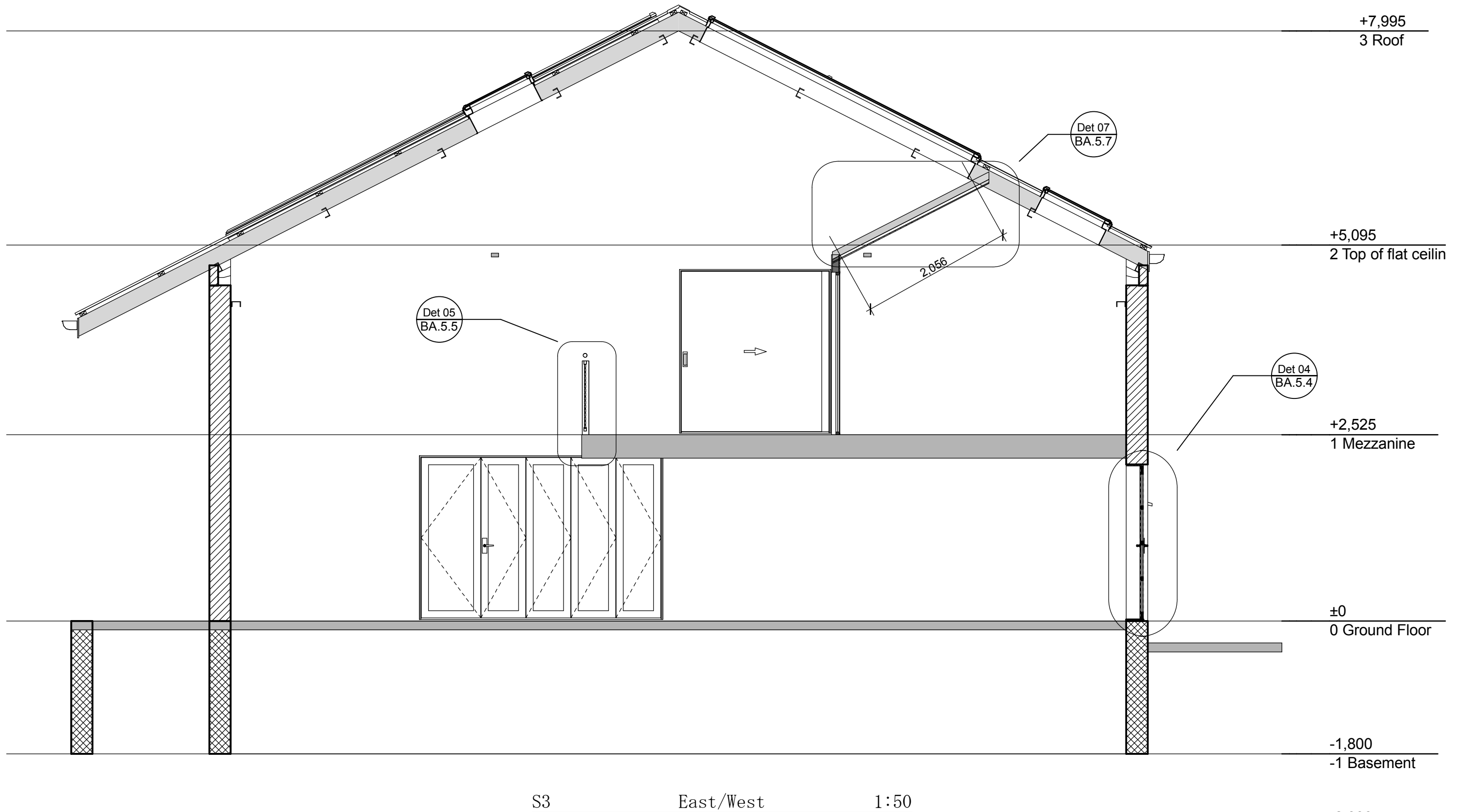


S2 East/West 1:50

<b>Revisions</b> 17/04/08 Additional balustrade and partition construction information Added boundary information at back of property. More info on details. Included East & West Elevations		17/04/08 Changes to new sky-lights and ventilation calculation 09/05/08 Changes to details and ceiling construction		Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B Project location and Legal Description: UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		<b>S2 East/West</b> All dimensions are indicative and must be checked on site. Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code Drawing No: <b>BA.4.2</b> Job no: 20245	
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B							

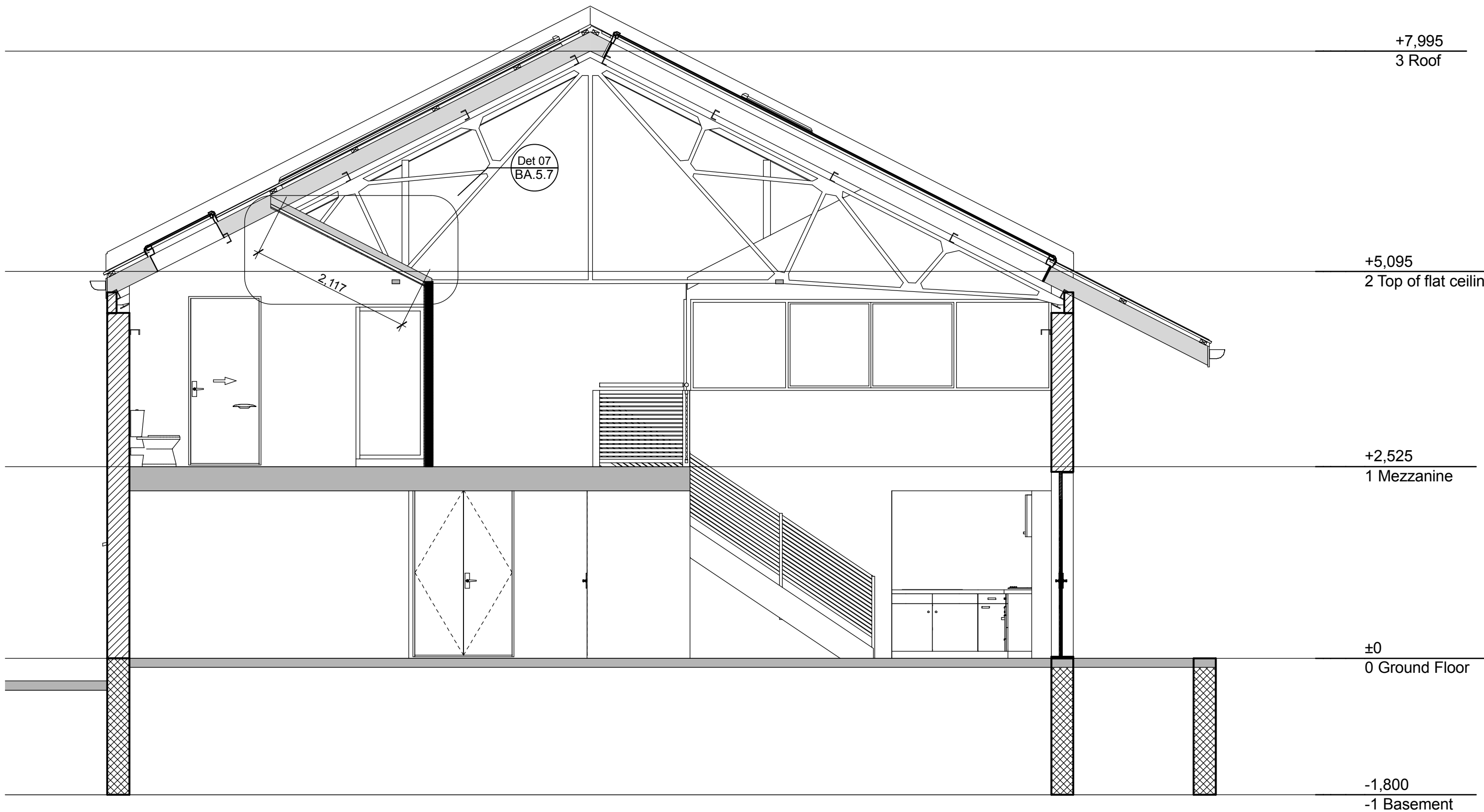
Listed scales are for A3 prints





Revisions		Client:		S3 East/West		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code	
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation	Simone and David van der Plas		All dimensions are indicative and must be checked on site.	
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction				
	More info on details. Included East & West Elevations						
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m. Bracken House Design Ltd. tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers	
						Drawing No: <b>BA.4.3</b> Job no: 20245	

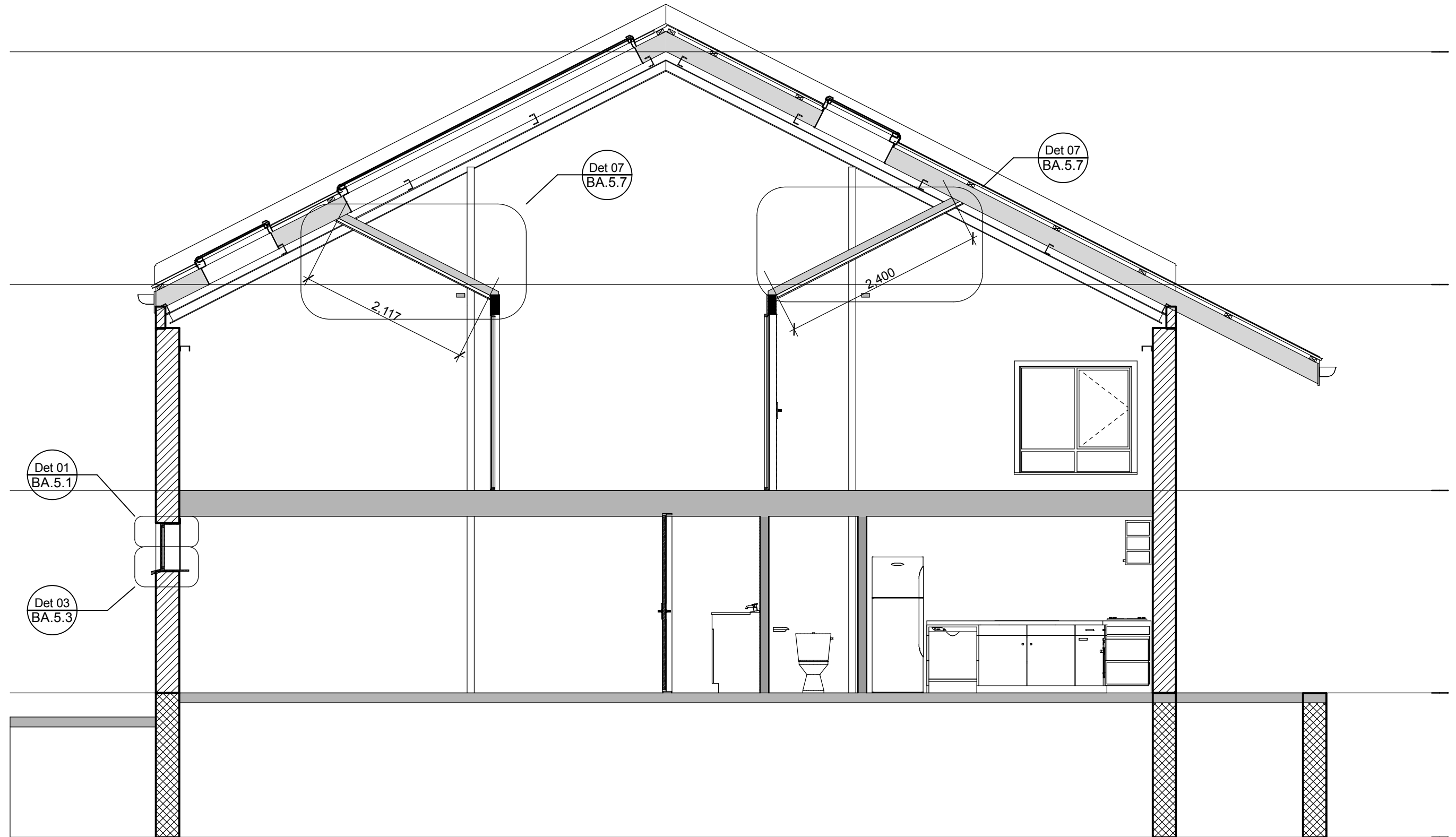
Listed scales are for A3 prints



S4 East/West 1:50

<b>Revisions</b> 17/04/08 Additional balustrade and partition construction information Added boundary information at back of property. More info on details. Included East & West Elevations		17/04/08 Changes to new sky-lights and ventilation calculation 09/05/08 Changes to details and ceiling construction		Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		<b>S4 East/West</b> All dimensions are indicative and must be checked on site. Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers		Project work to comply with <b>NZS 3604:1999 + amendments</b> <b>and the NZ Building Code</b> Drawing No: <b>BA.4.4</b> Job no: 20245	
<b>Building Consent Drawings</b> <b>Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B							

Listed scales are for A3 prints



S5 East/West 1:50

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:  
**Simone and David van der Plas**

**S5 East/West**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

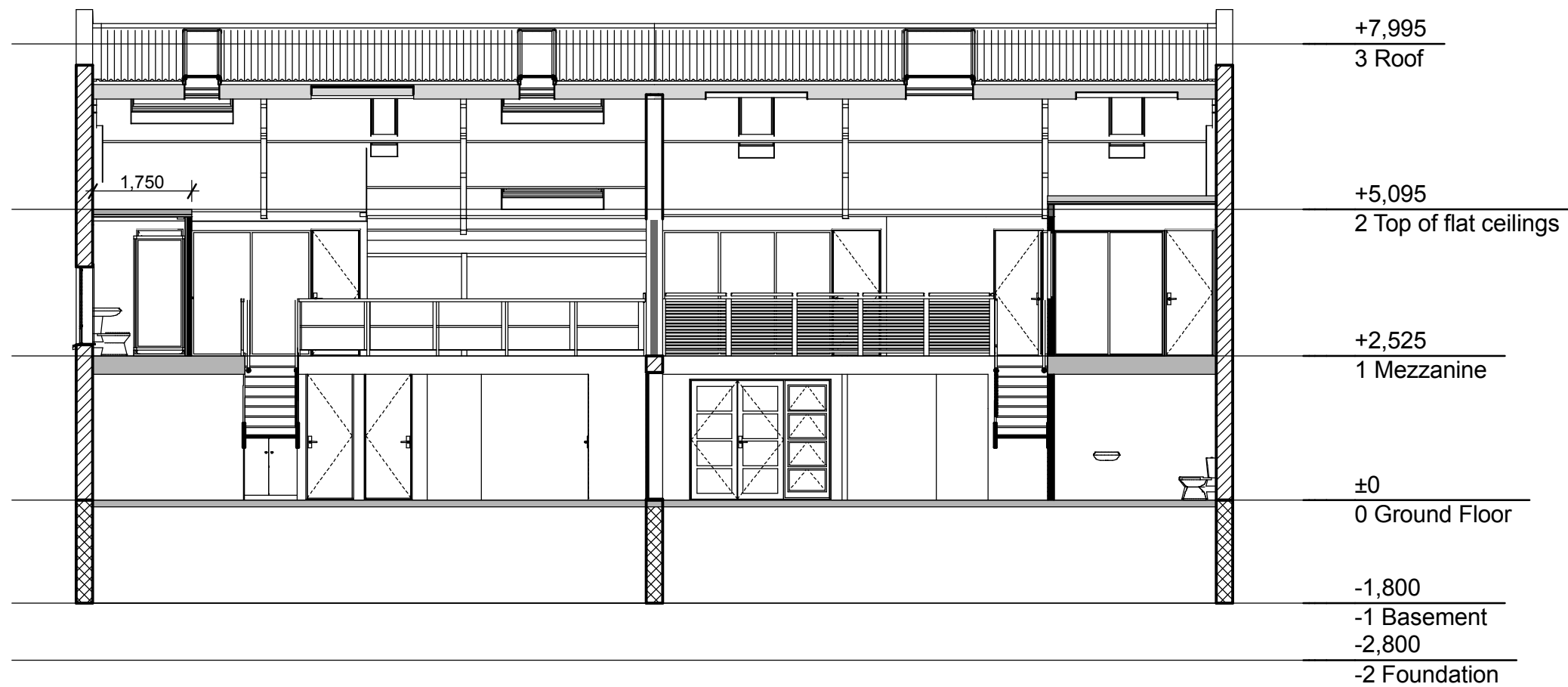
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

**33 Kaiwharawhara Rd 4 A&B**  
 Project location and  
 Legal Description: **UNIT 4 A & B UP 80827**  
**AU54/55/56 & AU57/58/59**

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.4.5**  
 Job no: 20245

Listed scales are for A3 prints



S6 North/South 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:  
**Simone and David van der Plas**

**S6 North/South**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

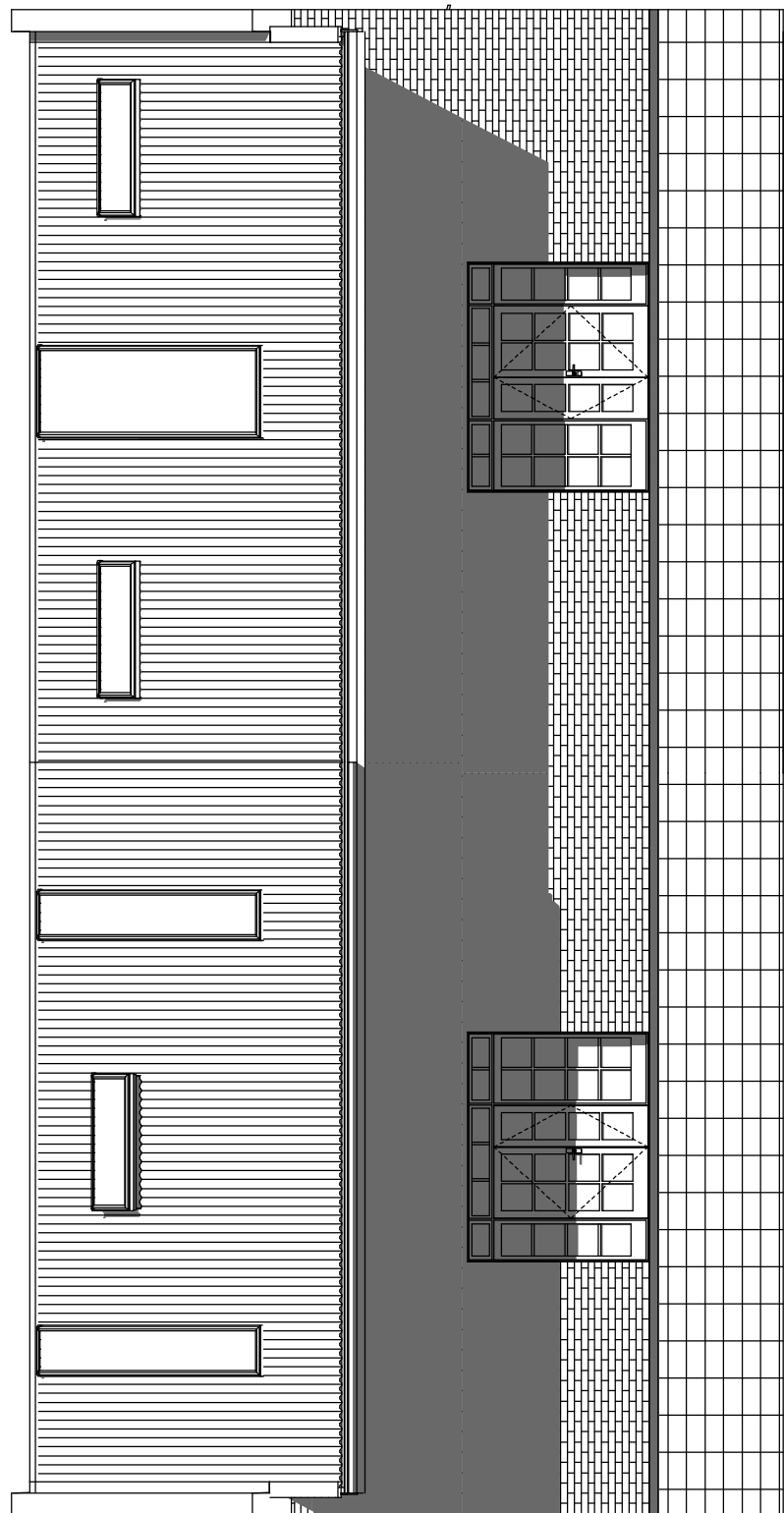
Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Project location and  
 Legal Description:  
**33 Kaiwharawhara Rd 4 A&B**  
**UNIT 4 A & B UP 80827**  
**AU54/55/56 & AU57/58/59**

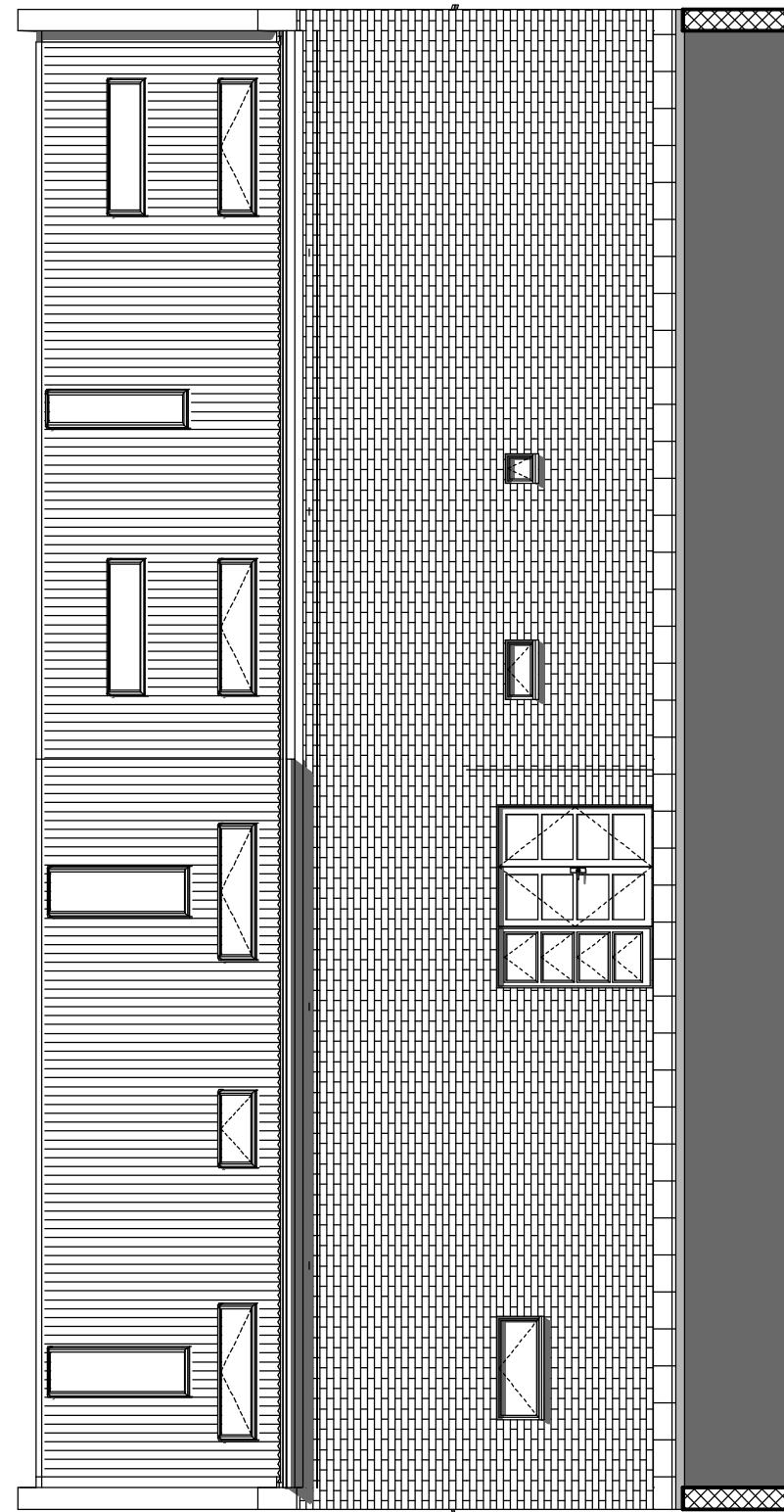
Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.4.6**  
 Job no: 20245

Listed scales are for A3 prints



North  
Elevation  
1:100



South  
Elevation  
1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

**Building Consent Drawings  
Alterations**

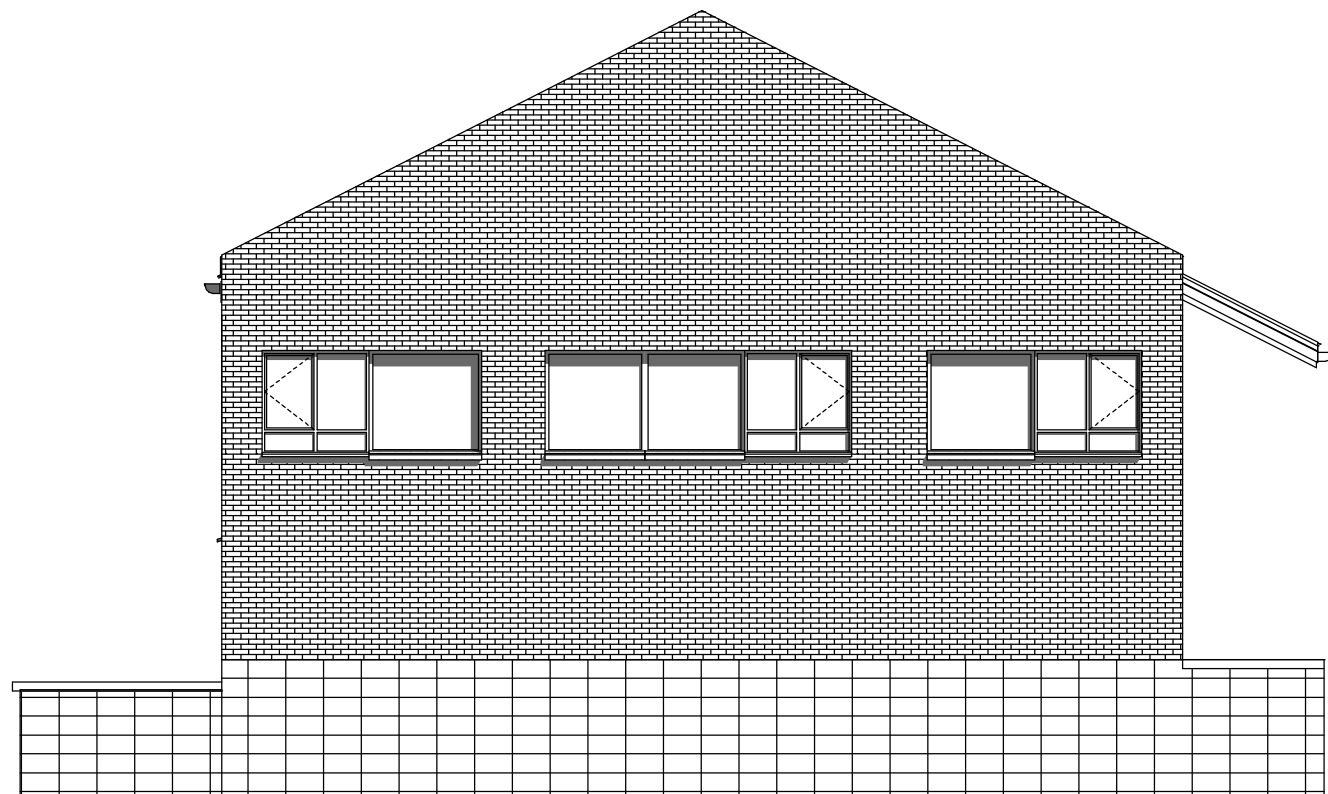
Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

Client:  
**Simone and David van der Plas**  
  
33 Kaiwharawhara Rd 4 A&B  
Project location and Legal Description: UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

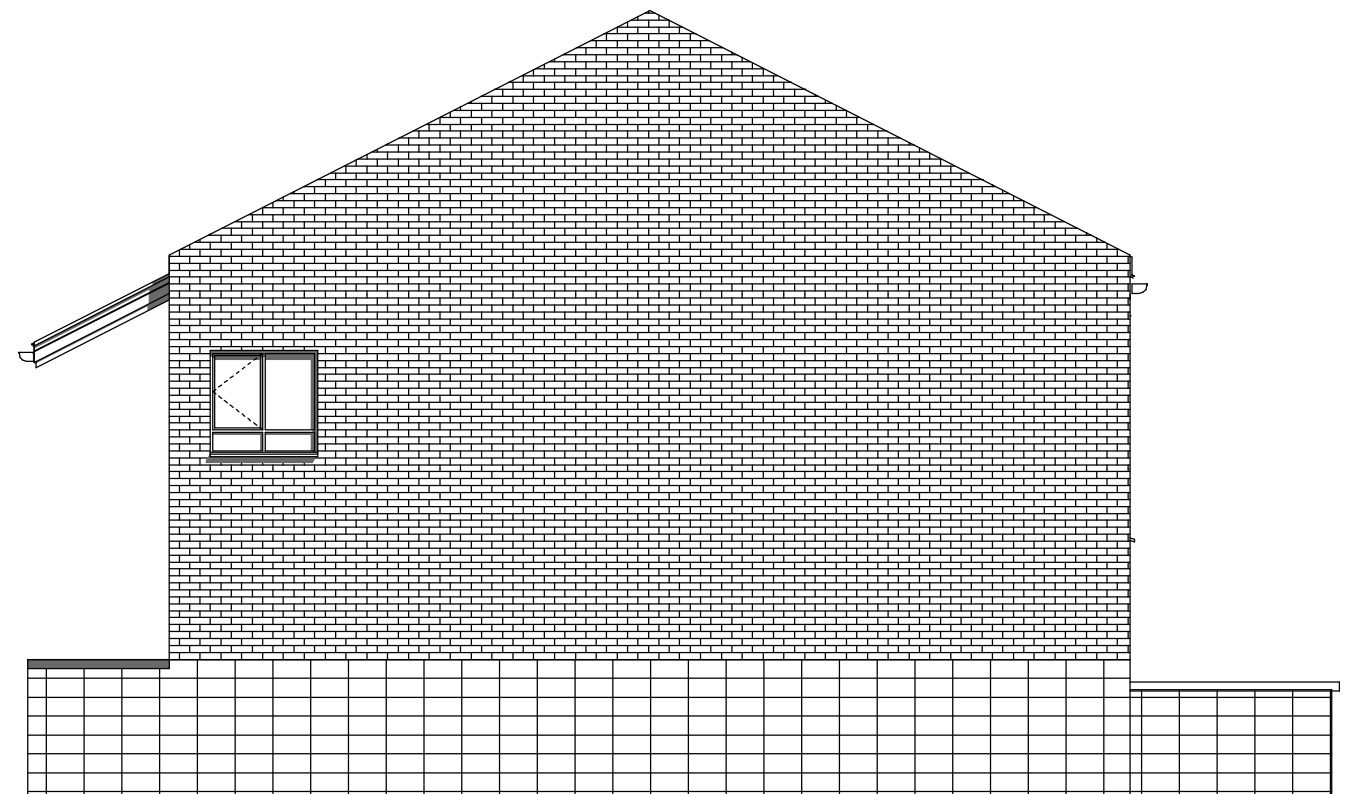
**North & South Elevations**  
All dimensions are indicative and must be checked on site.  
Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code  
Drawing No: **BA.4.7**  
Job no: 20245

Listed scales are for A3 prints



East Elevation 1:100



West Elevation 1:100

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Main Contact : (04) 437 553 or 021 599 955
Encompas Ideas Ltd.
33 Kaiwharawhara Rd 4 A&B

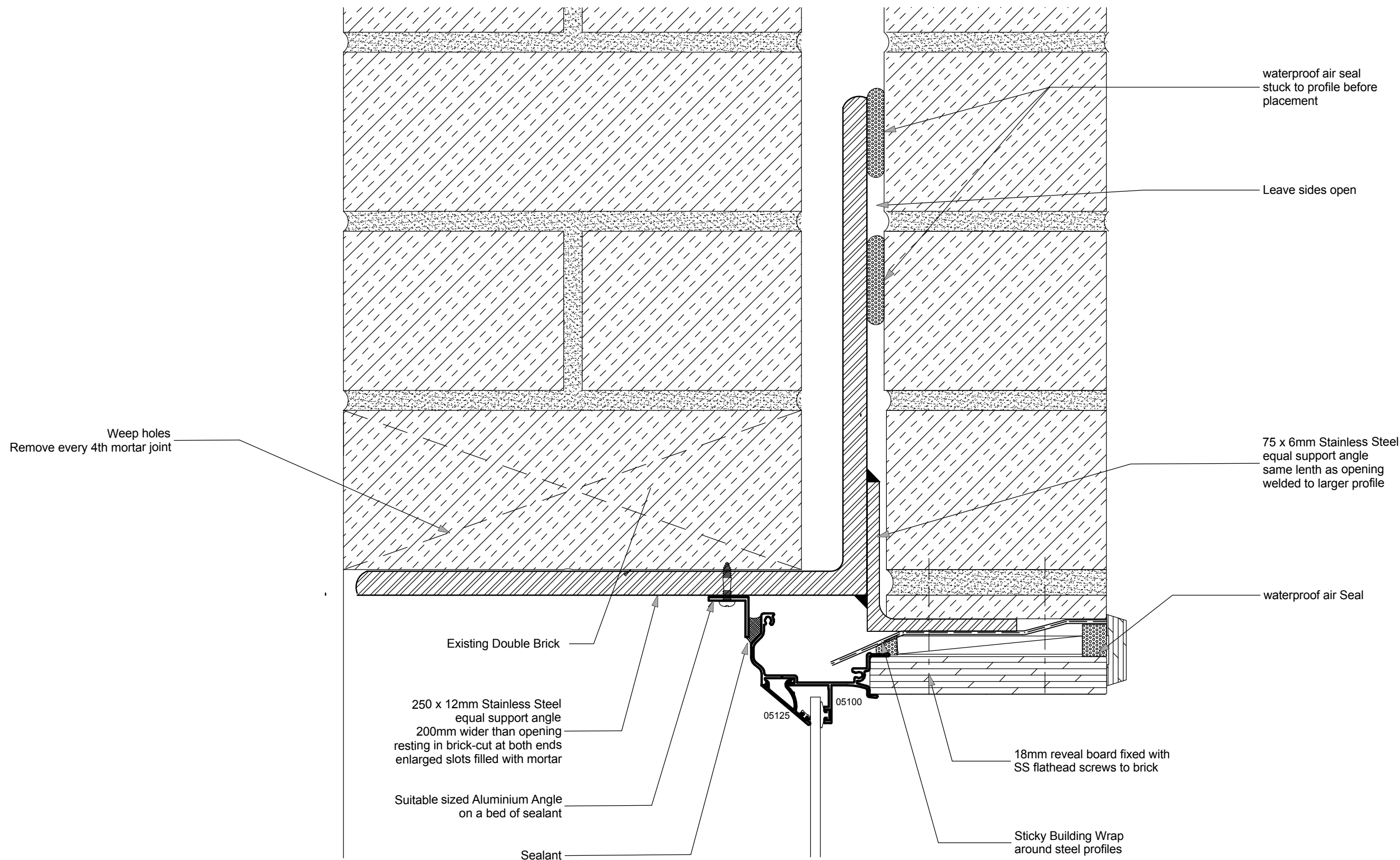
Client:	Simone and David van der Plas
Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

<b>East &amp; West Elevations</b>
All dimensions are indicative and must be checked on site.
Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.
<b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

<b>Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code</b>
Drawing No: <b>BA.4.8</b>
Job no: 20245

**Building Consent Drawings Alterations**

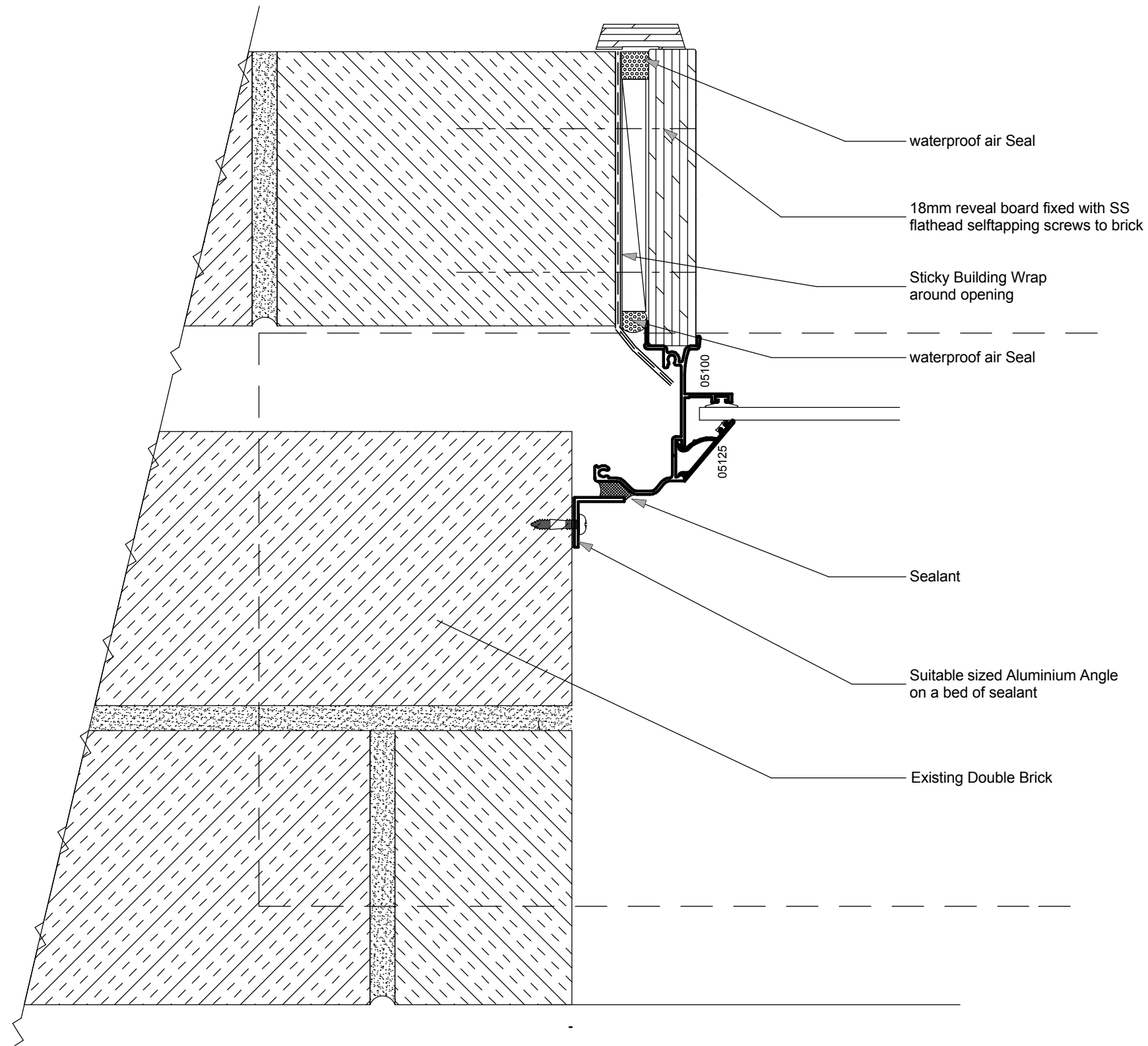
Listed scales are for A3 prints



Det 01 Alu Door/Window Head in Brick wall 1:2

Revisions		Client:		Project Information		Compliance	
17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation	<b>Det 01 Alu Door/Window Head in Concr/Brick wall</b> All dimensions are indicative and must be checked on site.		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code	
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction				
	More info on details. Included East & West Elevations						
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B		Simone and David van der Plas 33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		Issue Date: 11 March 2008 <b>Bracken House Design Ltd.</b> 24 Bracken Street - PETONE - LH	
				Printed: 11/05/2008 - 10:44 p.m. tel: (04) 938 1860 - fax: (04) 938 1870 Archicad technician: Albert Wayers		Drawing No: <b>BA.5.1</b> Job no: 20245	

Listed scales are for A3 prints



Det 02 Alu Door/Window Jam in Brick wall 1:2

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:	Simone and David van der Plas
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Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59
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<b>Det 02 Alu Door/Window Jam in Concr/Brick wall</b>	All dimensions are indicative and must be checked on site.
---	--

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
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**Building Consent Drawings Alterations**

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

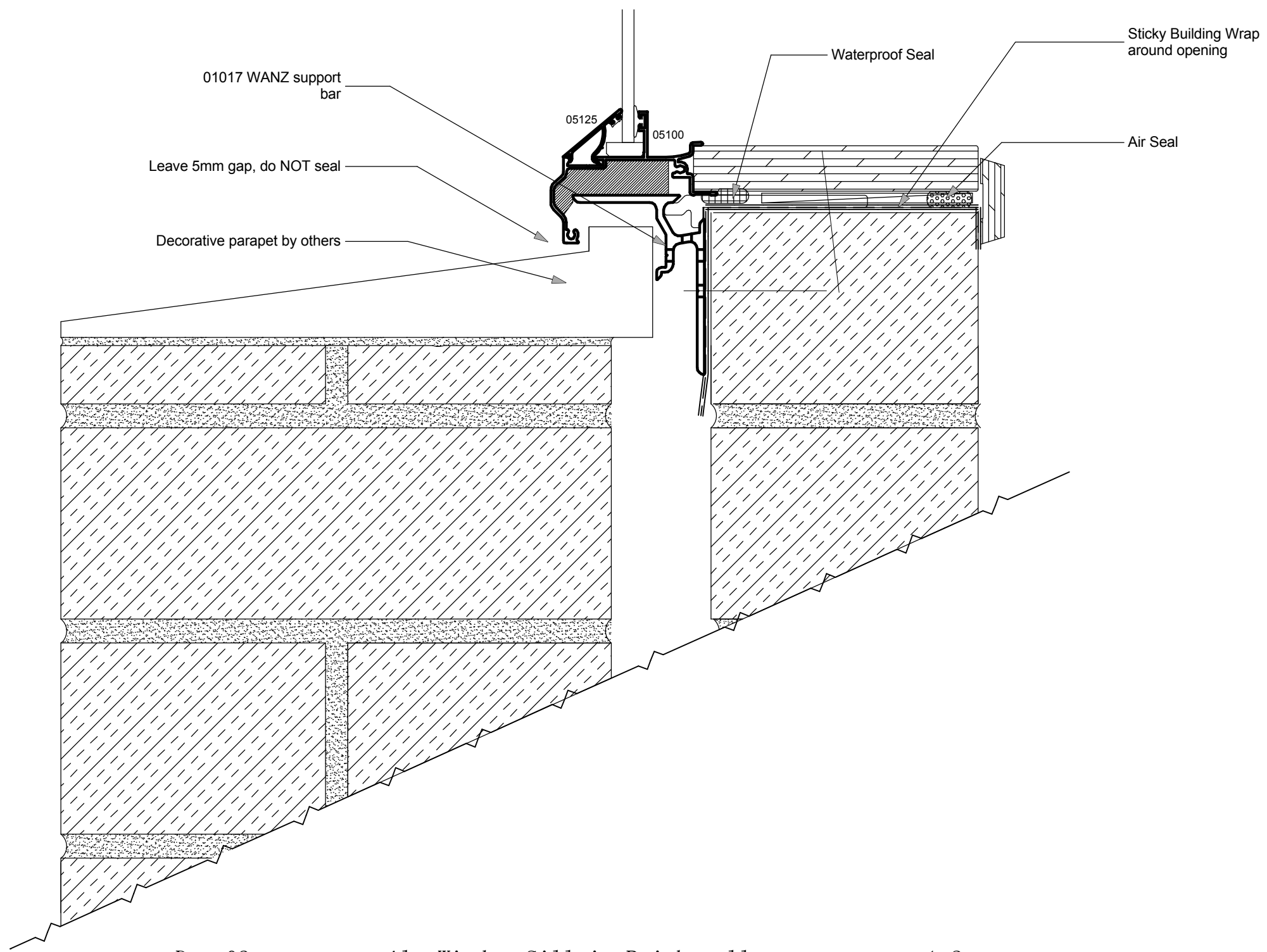
Issue Date: 11 March 2008  
**Bracken House Design Ltd.**  
24 Bracken Street - PETONE - LH

Printed: 11/05/2008 - 10:44 p.m.  
tel: (04) 938 1860 - fax: (04) 938 1870  
Archicad technician: Albert Wayers

Drawing No:  
**BA.5.2**  
Job no: 20245

Listed scales are for A3 prints

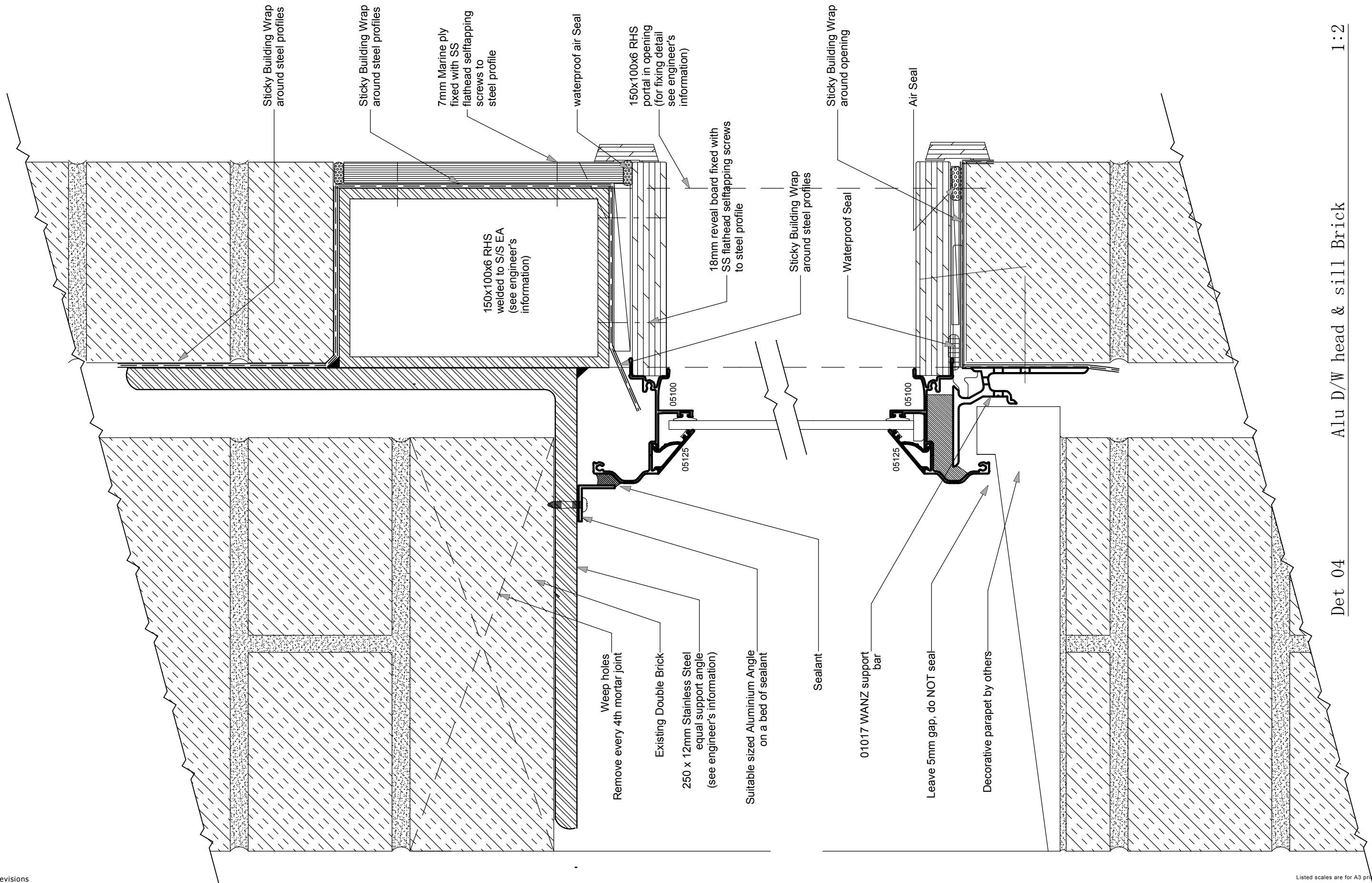




Det 03 Alu Window Sill in Brick wall 1:2

Revisions 17/04/08 Additional balustrade and partition construction information Added boundary information at back of property. More info on details. Included East & West Elevations		17/04/08 Changes to new sky-lights and ventilation calculation 09/05/08 Changes to details and ceiling construction		Client: Simone and David van der Plas 33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		<b>Det 03 Alu Door/Window Sill in Concr/Brick wall</b> All dimensions are indicative and must be checked on site. Issue Date: 11 March 2008 <b>Bracken House Design Ltd.</b> 24 Bracken Street - PETONE - LH		Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code Printed: 11/05/2008 - 10:44 p.m. tel: (04) 938 1860 - fax: (04) 938 1870 Archicad technician: Albert Wayers Drawing No: <b>BA.5.3</b> Job no: 20245	
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B							

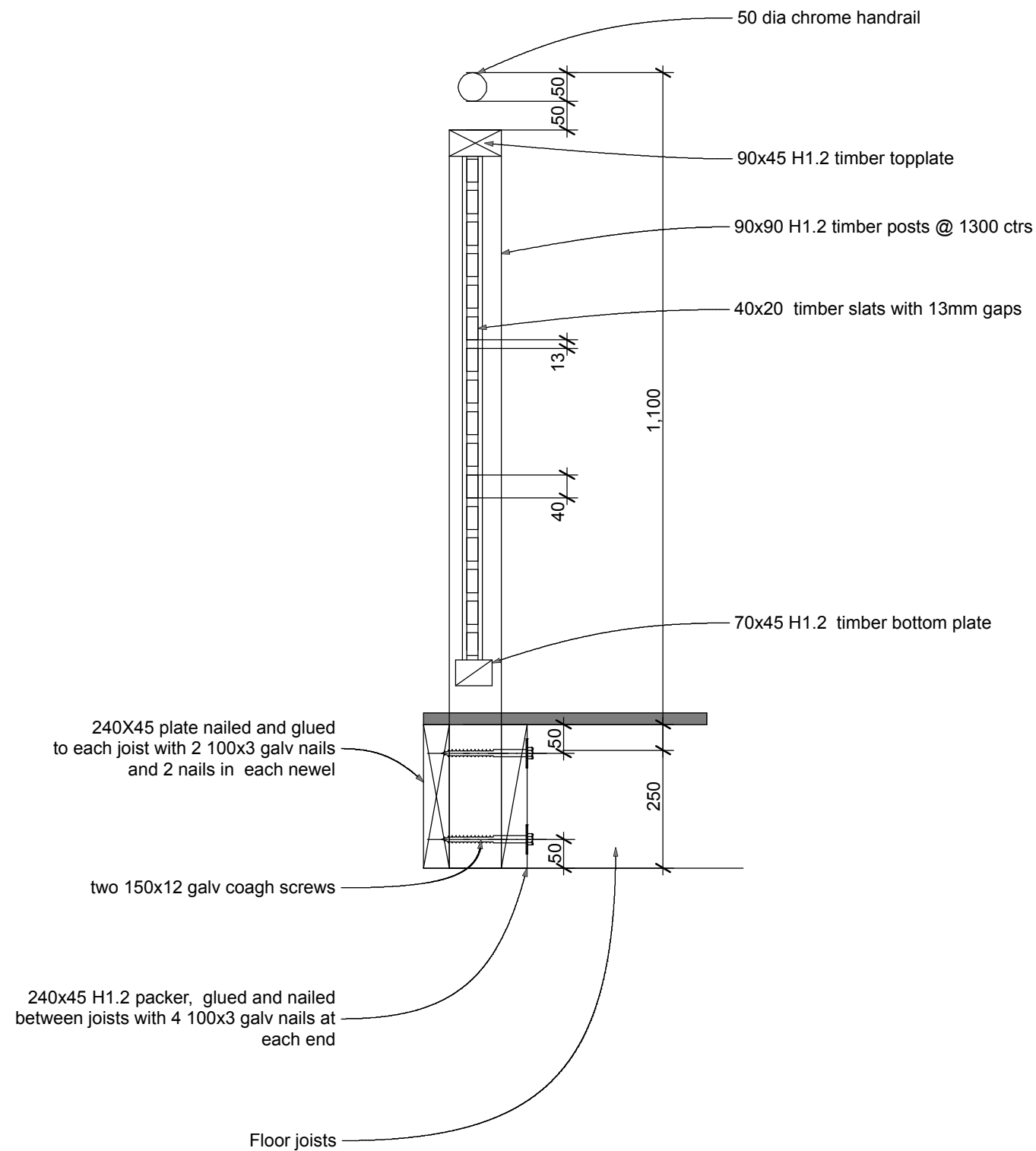
Listed scales are for A3 prints



Det 04 Alu D/W head & sill Brick 1:2

Revisions 17/04/08 Additional balustrade and partition construction information Added boundary information at back of property. More info on details. Included East & West Elevations		17/04/08 Changes to new sky-lights and ventilation calculation 09/05/08 Changes to details and ceiling construction		Client: <b>Simone and David van der Plas</b> 33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59		<b>Det 04 Alu Door Head &amp; Sill in C/B</b> All dimensions are indicative and must be checked on site. Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m. <b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers		Project work to comply with <b>NZS 3604:1999 + amendments and the NZ Building Code</b> Drawing No: <b>BA.5.4</b> Job no: 20245	
<b>Building Consent Drawings Alterations</b>		Main Contact : (04) 437 553 or 021 599 955 Encompas Ideas Ltd. 33 Kaiwharawhara Rd 4 A&B							

Listed scales are for A3 prints



Det 05

Timber railing detail

1:10

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Main Contact : (04) 437 553 or 021 599 955
Encompas Ideas Ltd.
33 Kaiwharawhara Rd 4 A&B

Client:	Simone and David van der Plas
Project location and Legal Description:	33 Kaiwharawhara Rd 4 A&B UNIT 4 A & B UP 80827 AU54/55/56 & AU57/58/59

<b>Det 05 Timber railing detail</b>
All dimensions are indicative and must be checked on site.
Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.
<b>Bracken House Design Ltd.</b> tel: (04) 938 1860 - fax: (04) 938 1870
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code
Drawing No: <b>BA.5.5</b>
Job no: 20245

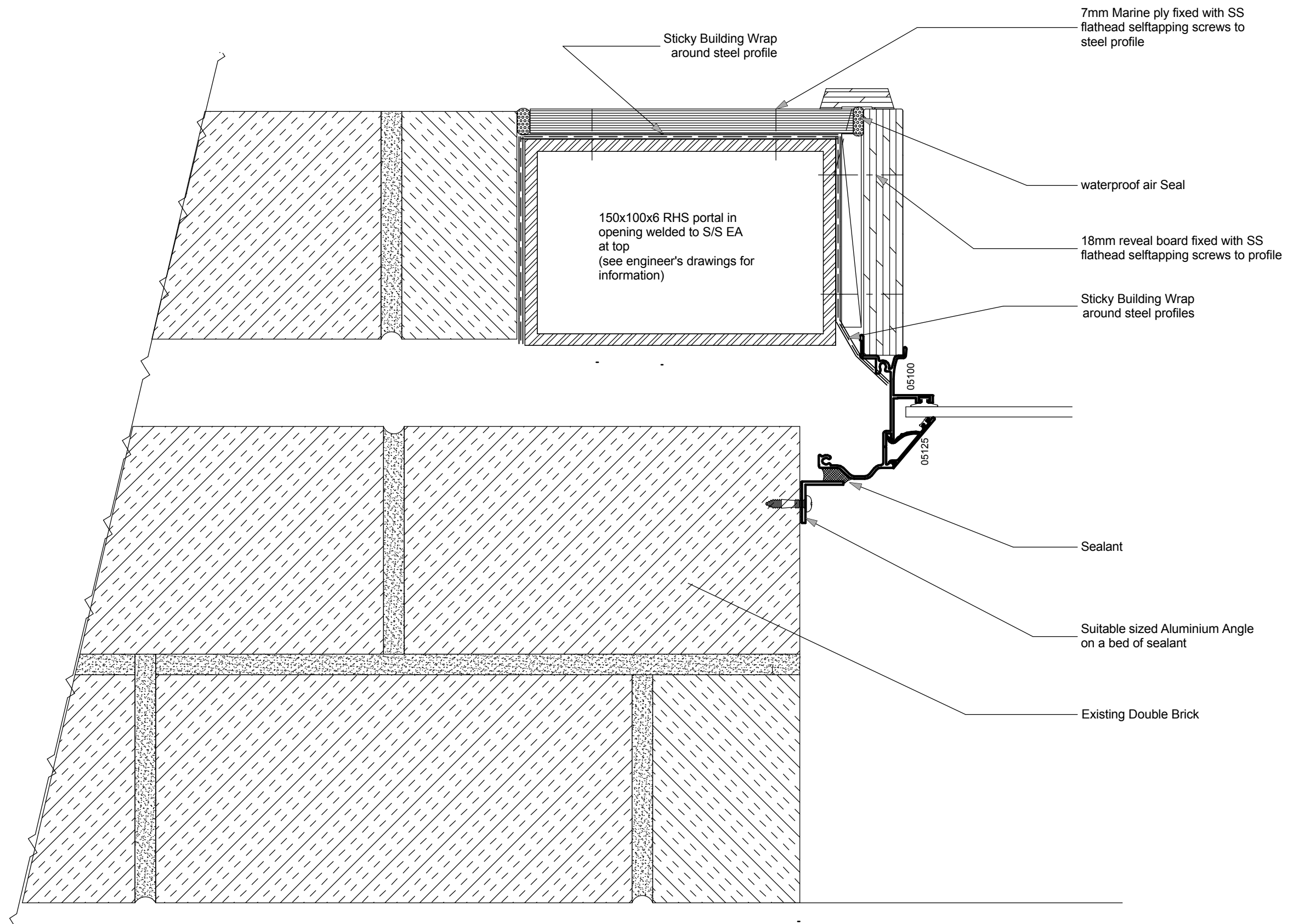
**Building Consent Drawings Alterations**

Main Contact : (04) 437 553 or 021 599 955  
Encompas Ideas Ltd.  
33 Kaiwharawhara Rd 4 A&B

Client: Simone and David van der Plas  
Project location and Legal Description: 33 Kaiwharawhara Rd 4 A&B  
UNIT 4 A & B UP 80827  
AU54/55/56 & AU57/58/59

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Project work to comply with NZS 3604:1999 + amendments and the NZ Building Code  
Drawing No: **BA.5.5**  
Job no: 20245



Det 06

Alu D/W jam Brick

1:2

Revisions

17/04/08	Additional balustrade and partition construction information	17/04/08	Changes to new sky-lights and ventilation calculation
	Added boundary information at back of property.	09/05/08	Changes to details and ceiling construction
	More info on details. Included East & West Elevations		

Client:  
**Simone and David van der Plas**  
 33 Kaiwharawhara Rd 4 A&B  
 UNIT 4 A & B UP 80827  
 AU54/55/56 & AU57/58/59  
 Project location and  
 Legal Description:

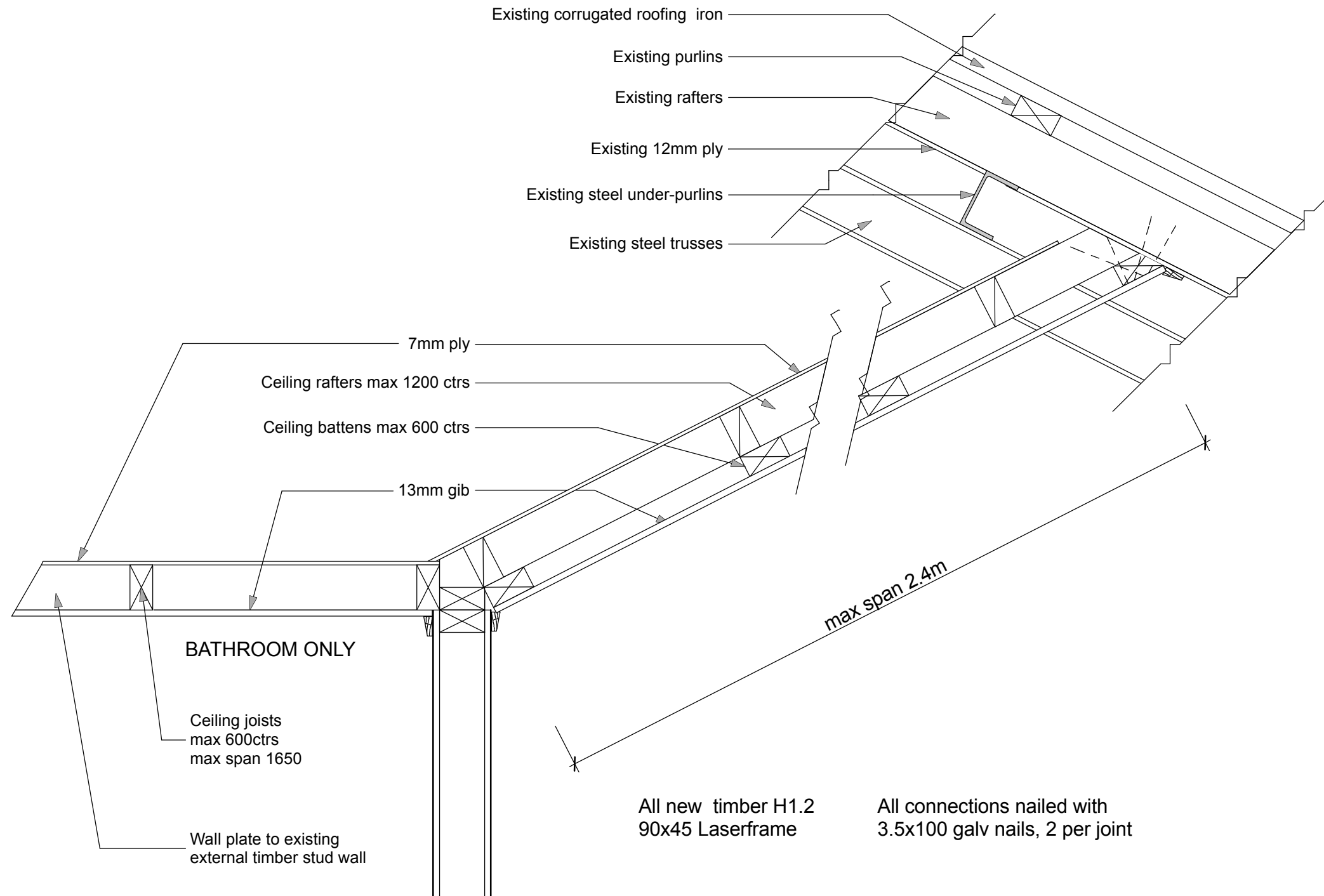
**Det 06 Alu D/W jam Brick**  
 All dimensions are indicative and must be checked on site.  
 Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code  
 Drawing No:  
**BA.5.6**  
 Job no: 20245

**Building Consent Drawings**  
**Alterations**

Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

Listed scales are for A3 prints



Det 07

Angled ceiling construction

1:10

Revisions

17/04/08	Additional balustrade and partition construction information
	Added boundary information at back of property.
	More info on details. Included East & West Elevations

17/04/08	Changes to new sky-lights and ventilation calculation
09/05/08	Changes to details and ceiling construction

Client:  
**Simone and David van der Plas**

**Det 07 Angled ceiling construction**  
 All dimensions are indicative and must be checked on site.

Project work to comply with  
**NZS 3604:1999 + amendments**  
 and the NZ Building Code

**Building Consent Drawings**  
**Alterations**

Main Contact : (04) 437 553 or 021 599 955  
 Encompas Ideas Ltd.  
 33 Kaiwharawhara Rd 4 A&B

33 Kaiwharawhara Rd 4 A&B  
 UNIT 4 A & B UP 80827  
 AU54/55/56 & AU57/58/59  
 Project location and  
 Legal Description:

Issue Date: 11 March 2008 Printed: 11/05/2008 - 10:44 p.m.  
**Bracken House Design Ltd.** tel: (04) 938 1860 - fax: (04) 938 1870  
 24 Bracken Street - PETONE - LH Archicad technician: Albert Wayers

Drawing No:  
**BA.5.7**  
 Job no: 20245

Listed scales are for A3 prints