

PROPOSED HOUSE FOR
B. AND A. ENGLAND
AT 17 ELSIE DRIVE
WAIKUKU

SECTIONS
AND DETAILS

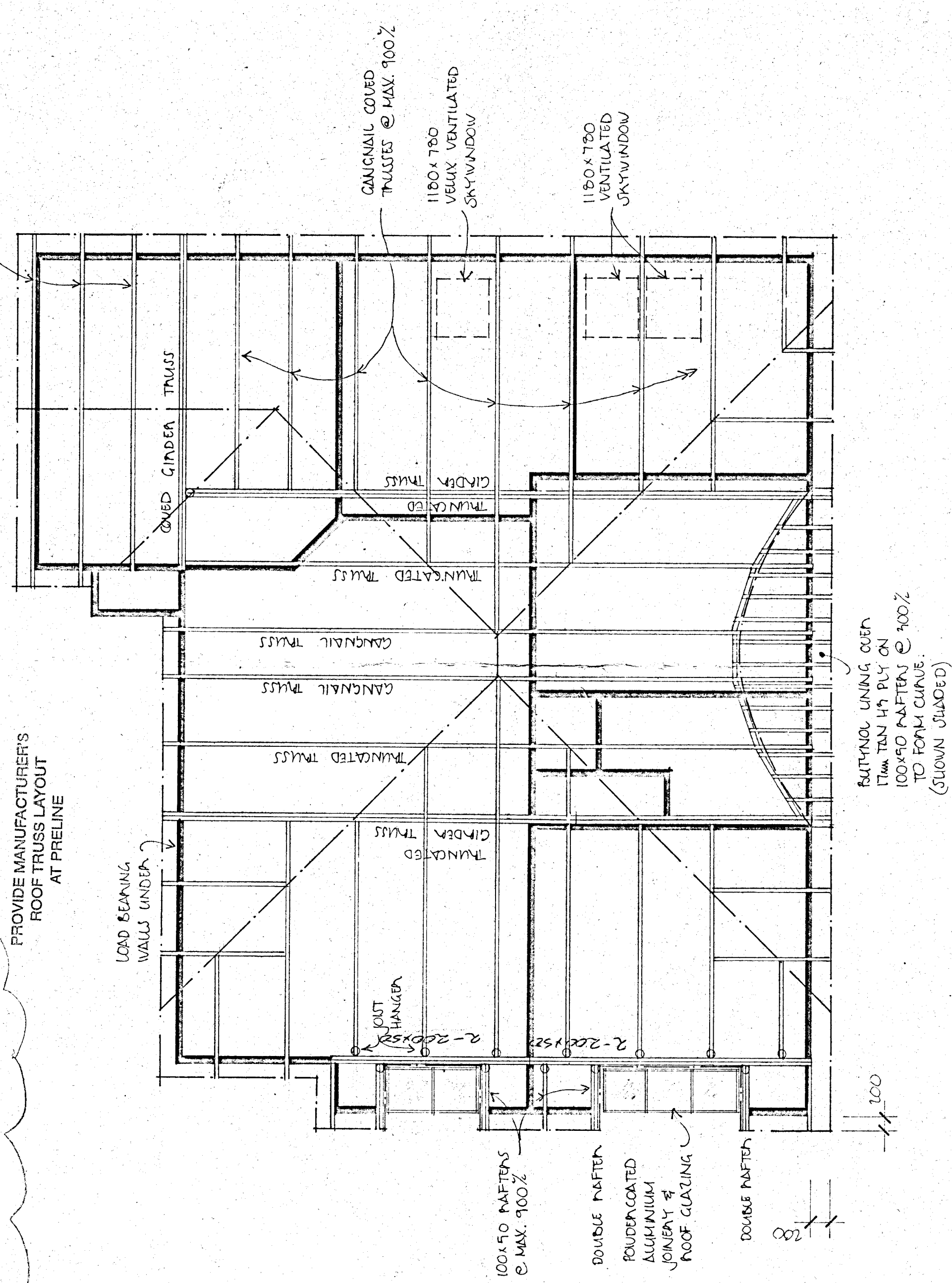
EDGAR REID DESIGN
91 BEACH ROAD
TE ATATU PENINSULA
PH. (09) 834-8174

A7

FRANKLIN DISTRICT COUNCIL
23 620
Approved for P.I.M. No.

WAY 93 HANDRAIL HEIGHT AMENDED.

WINDOW JOINERY DETAILS



UPPER LEVEL ROOF FRAMING PLAN
SCALE 1:50

THESE PLANS AND SPECIFICATIONS
APPROVED SUBJECT TO SUCH
CONDITIONS AS ARE ENDORSED ON
OR APPENDED TO THE BUILDING
CONSENT
CERTIFICATE No. 98/853
DATE: 27/5/98 SIGNED: RM
A1 BUILDING CERTIFIERS LTD

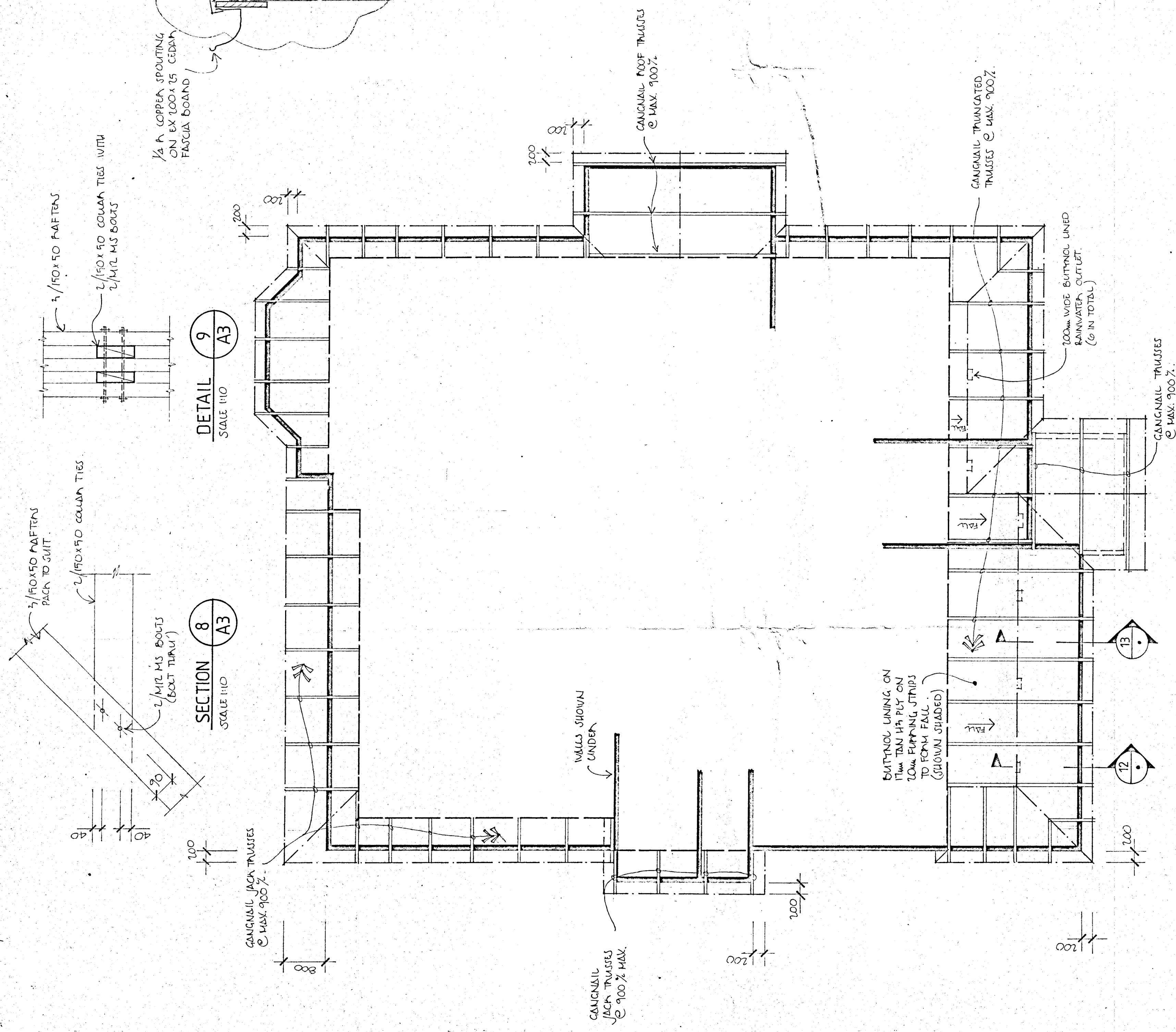
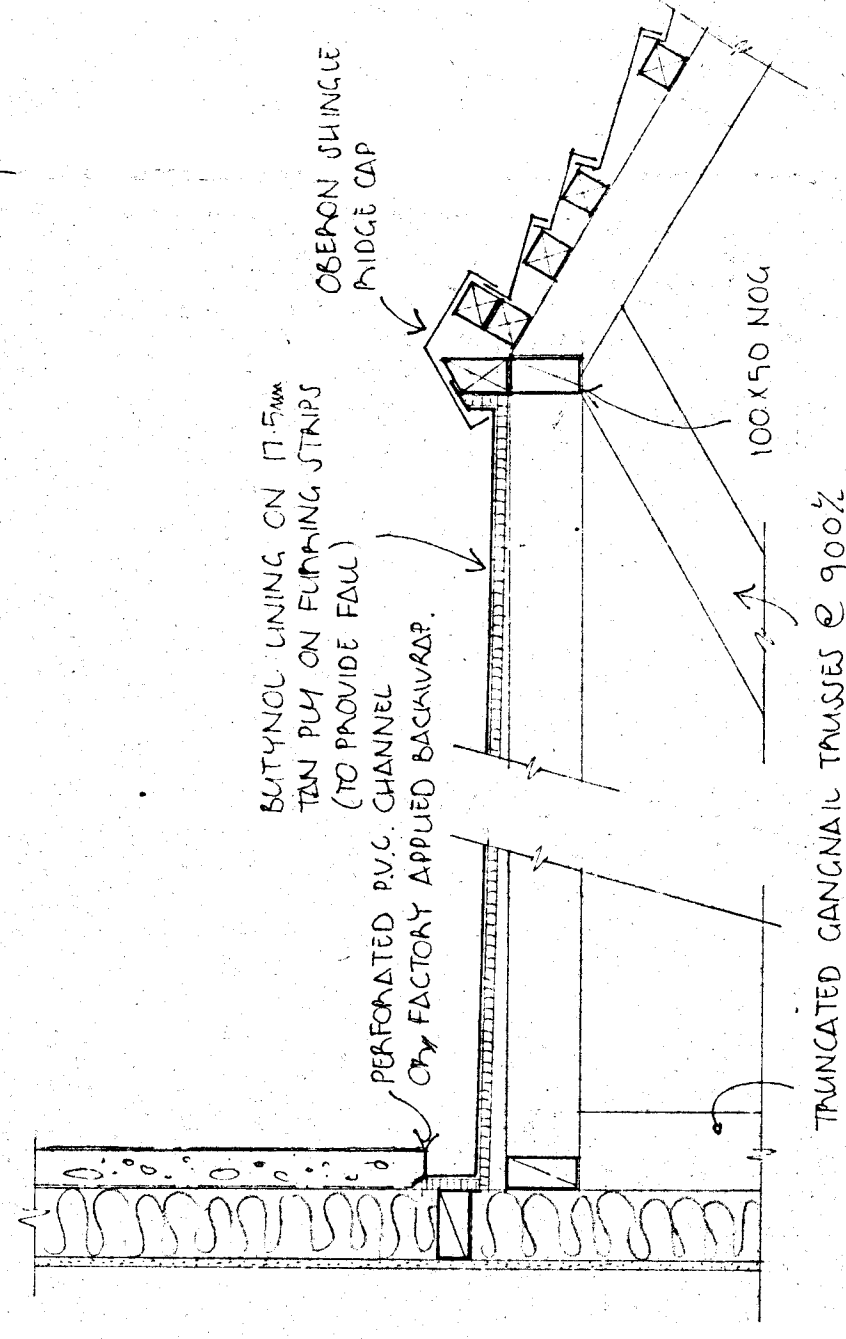
FRANKLIN DISTRICT COUNCIL
Approved for P.L.M. No. 23620
MAY 26, 1934 AMENDED

PROPOSED HOUSE FOR
B. AND A. ENGLAND
AT 17 ELSIE DRIVE
WAIUKU

ROOF FRAMING PLANS

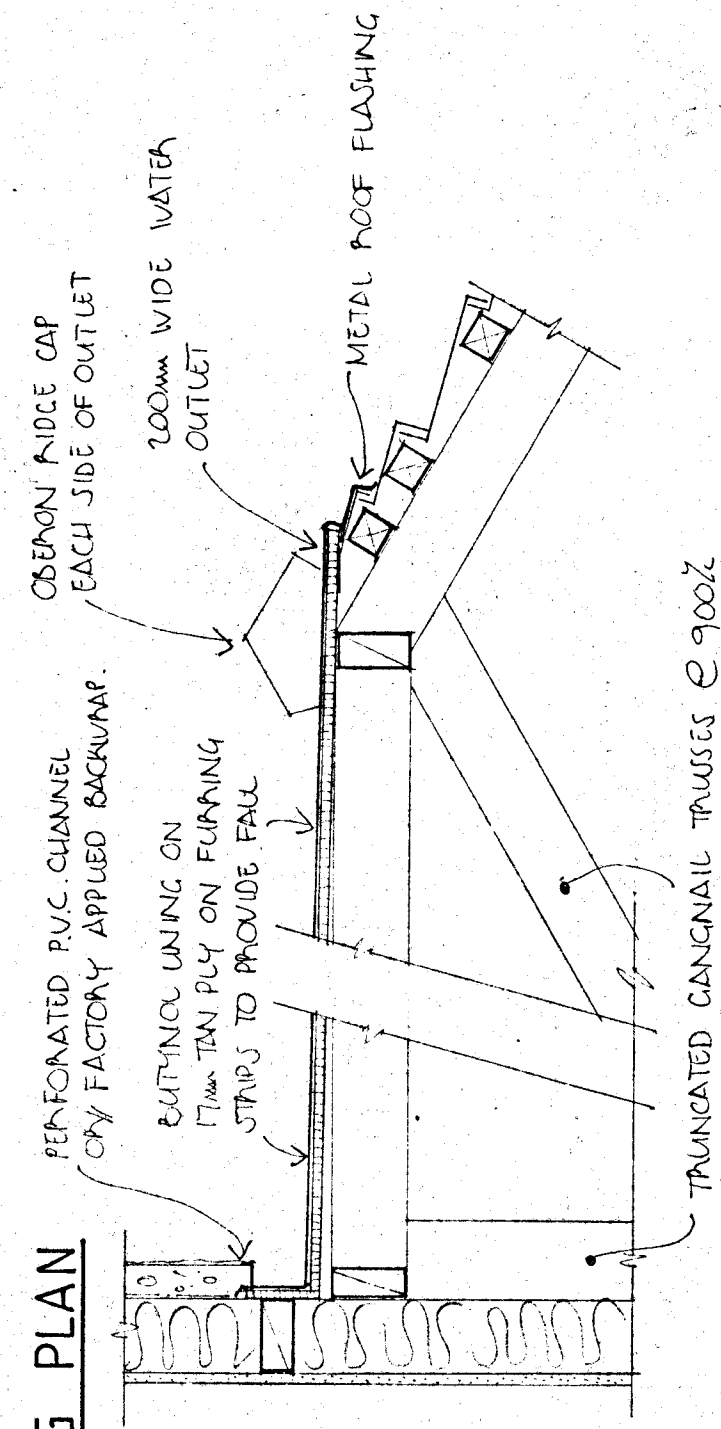
EDGAR REID DESIGN
91 BEACH ROAD
TE ATATU PENINSULA
PH. (09) 834-8174

SECTION 13
SCALE 1:10



LOWER LEVEL ROOF FRAMING PLAN
SCALE 1/50

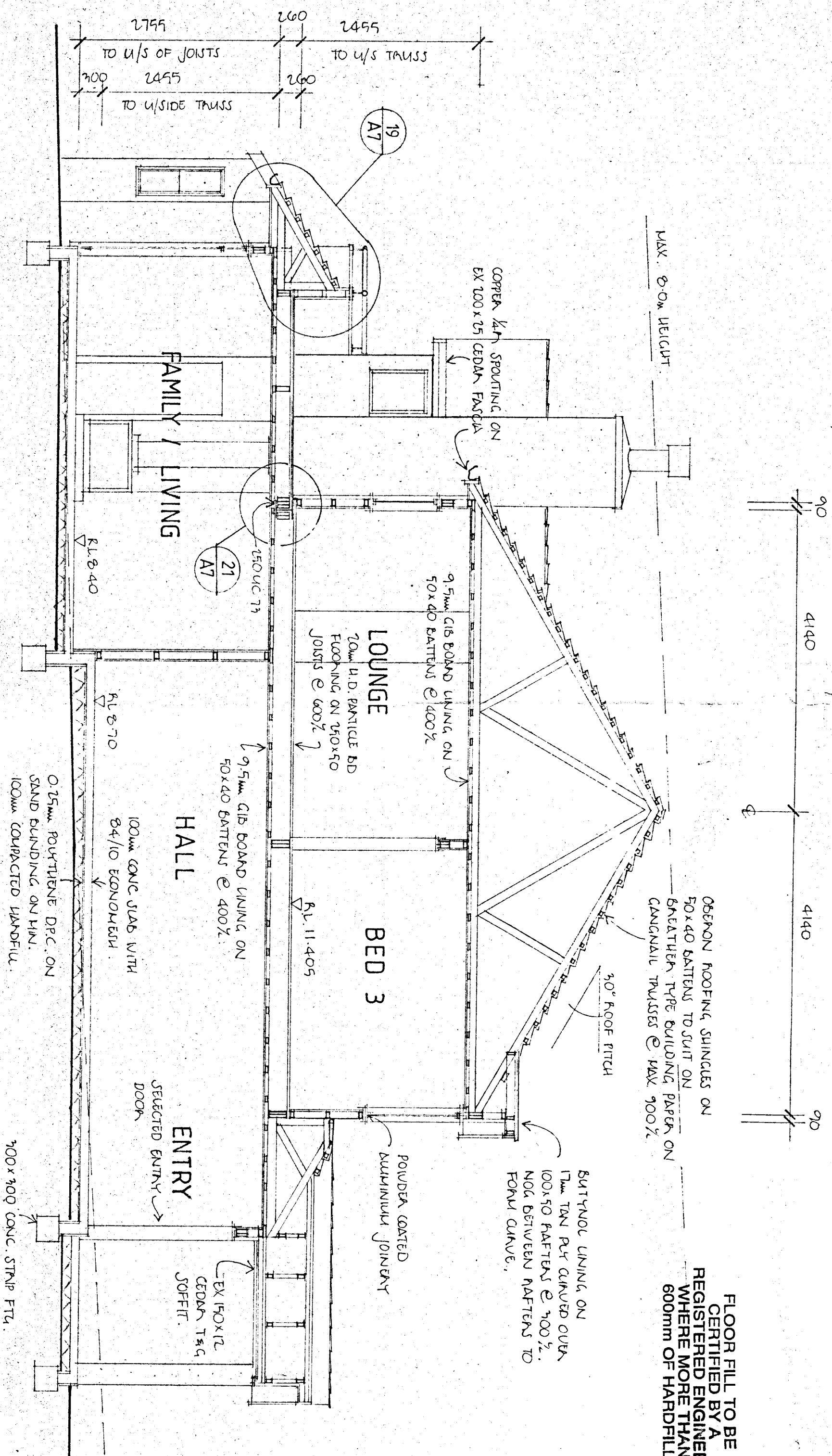
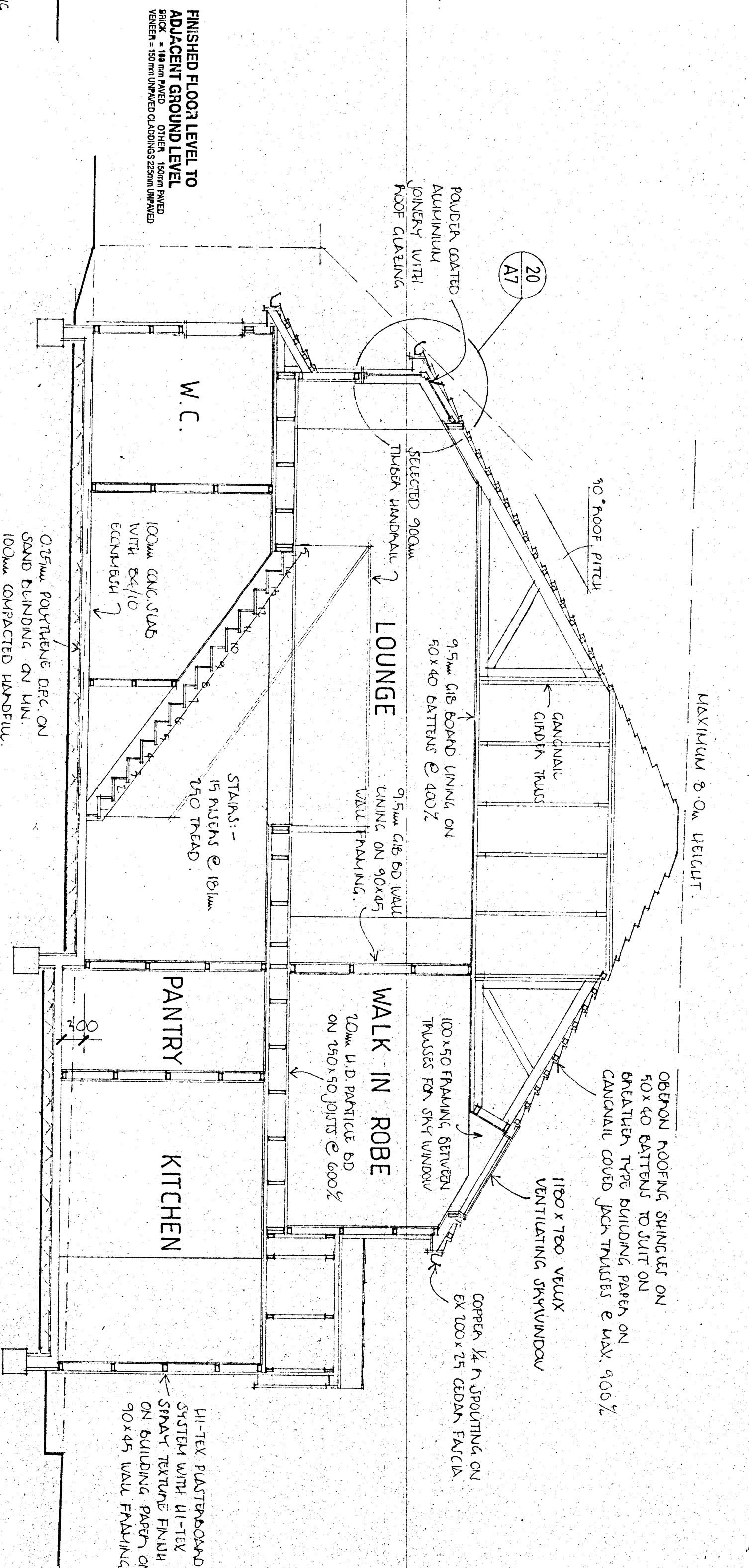
SECTION 12





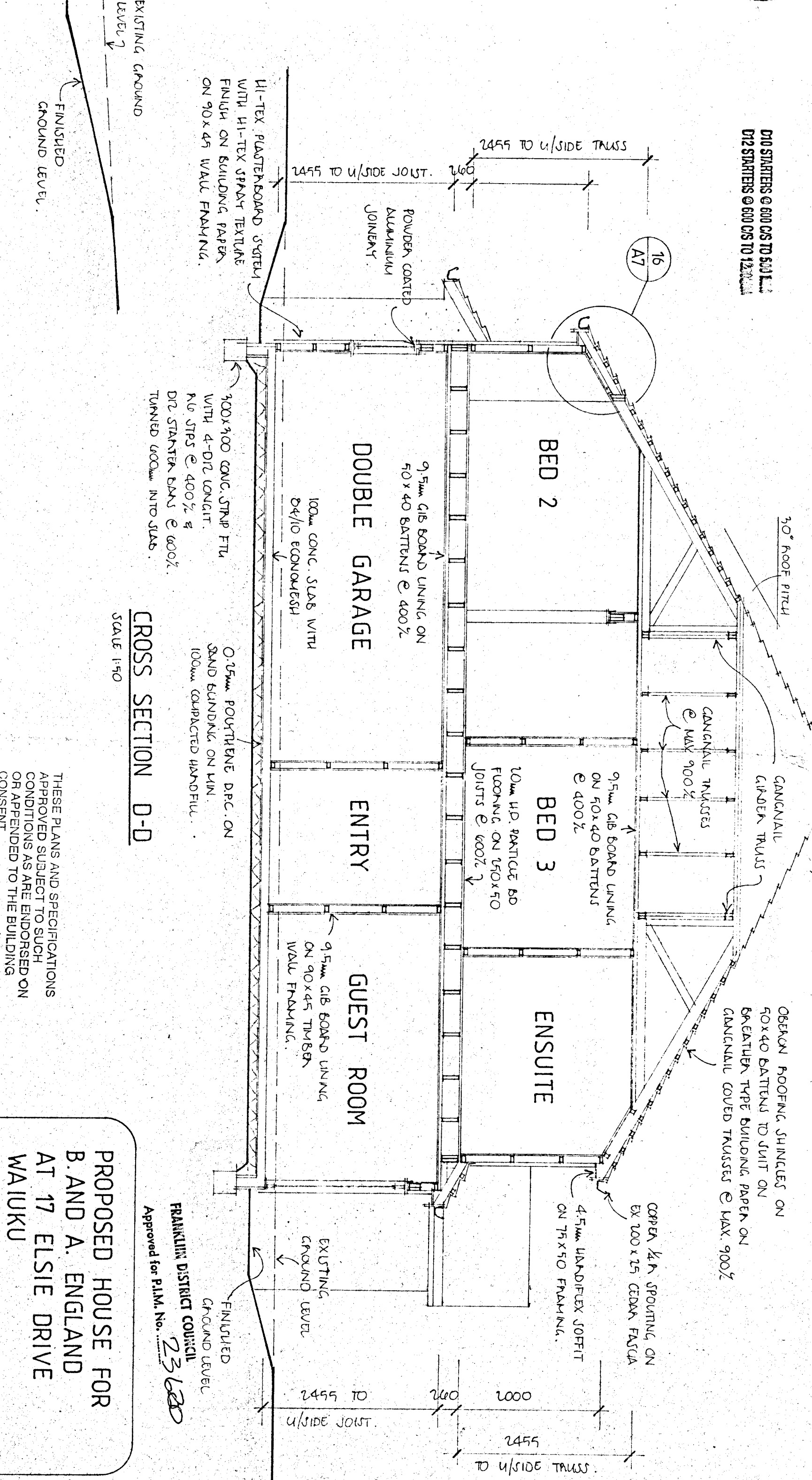
CROSS SECTION A-A

CROSS SECTION C-C



CROSS SECTION B-B

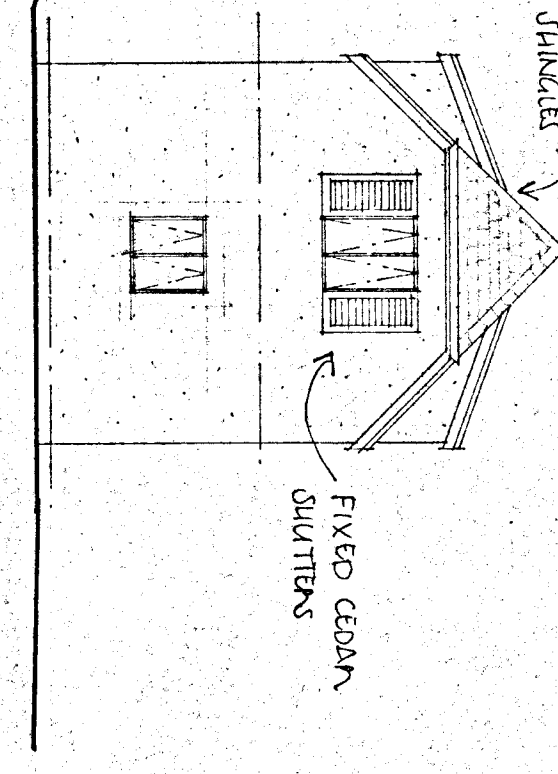
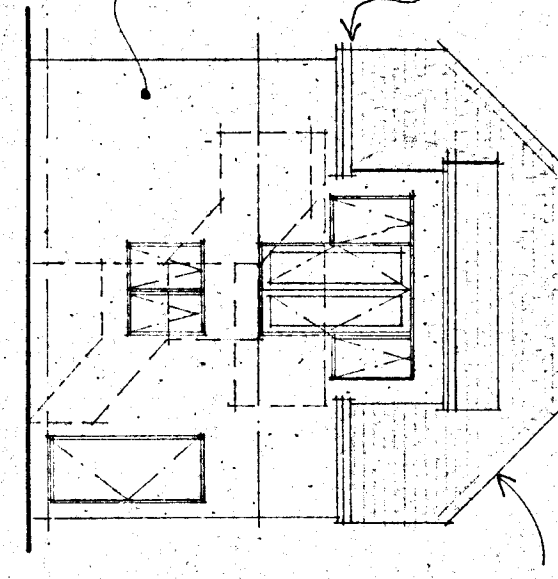
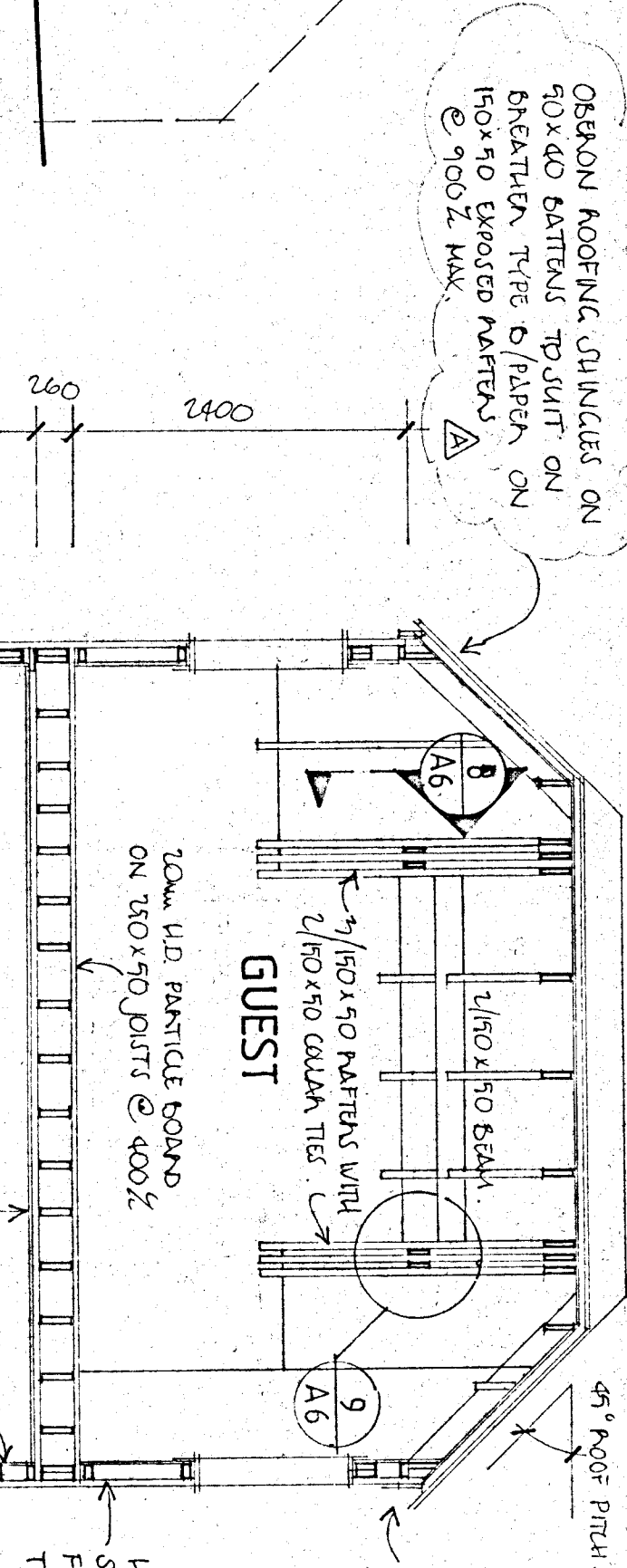
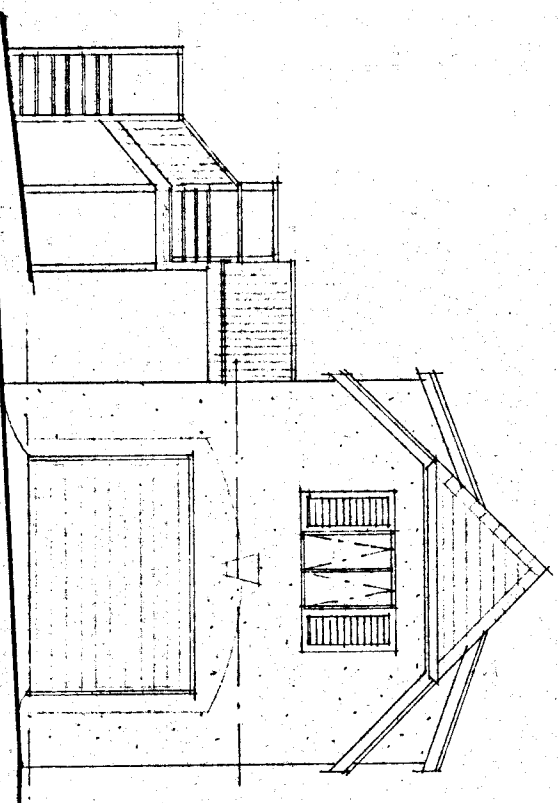
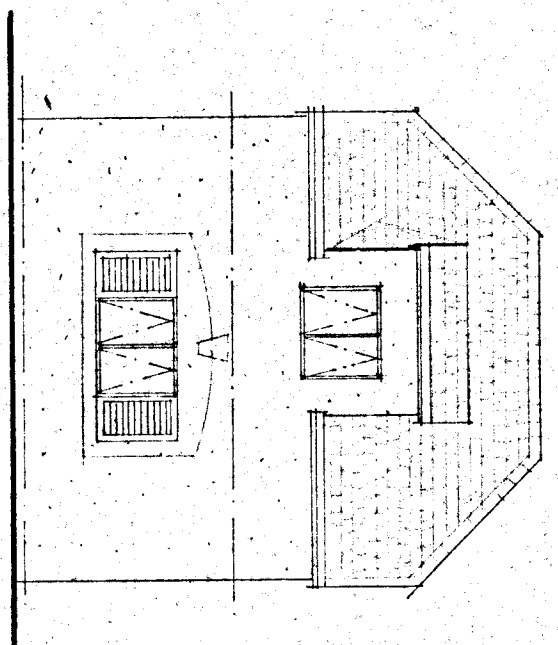
CROSS SECTION D-D



PROPOSED HOUSE FOR
B. AND A. ENGLAND
AT 17 ELSIE DRIVE
WAIKUKU

THESE PLANS AND SPECIFICATIONS
APPROVED SUBJECT TO SUCH
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CONSENTED TO THE BUILDING
CERTIFICATE No. 98/853
DATE 27/5/98 SIGNED R.M.
A1 BUILDING CERTIFIERS LTD

CROSS SECTIONS



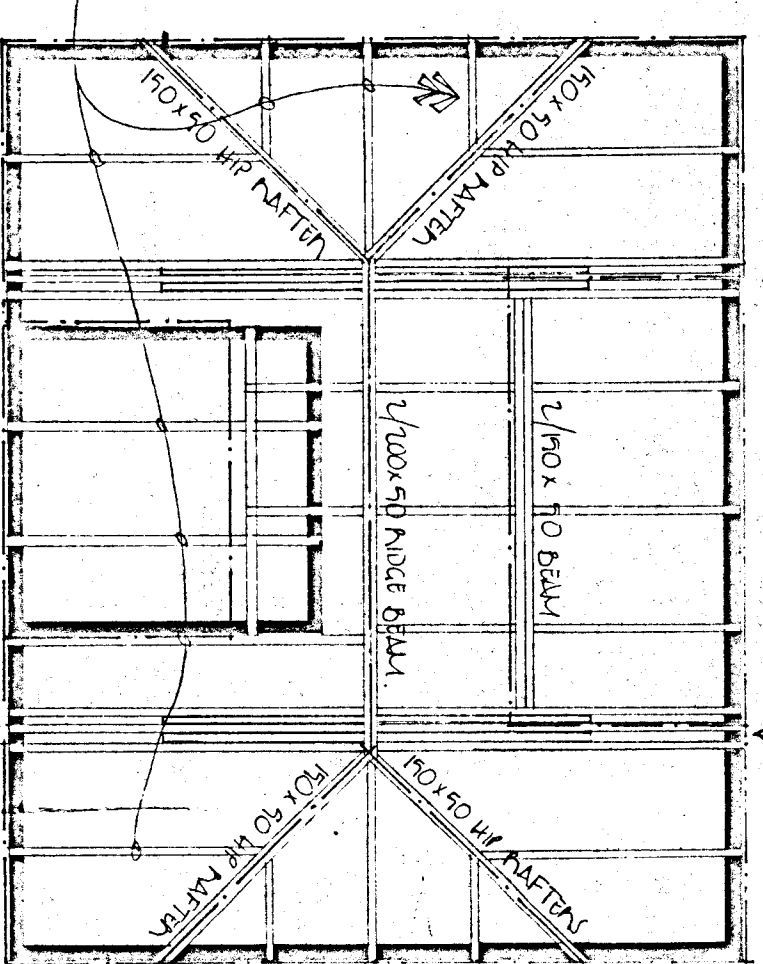
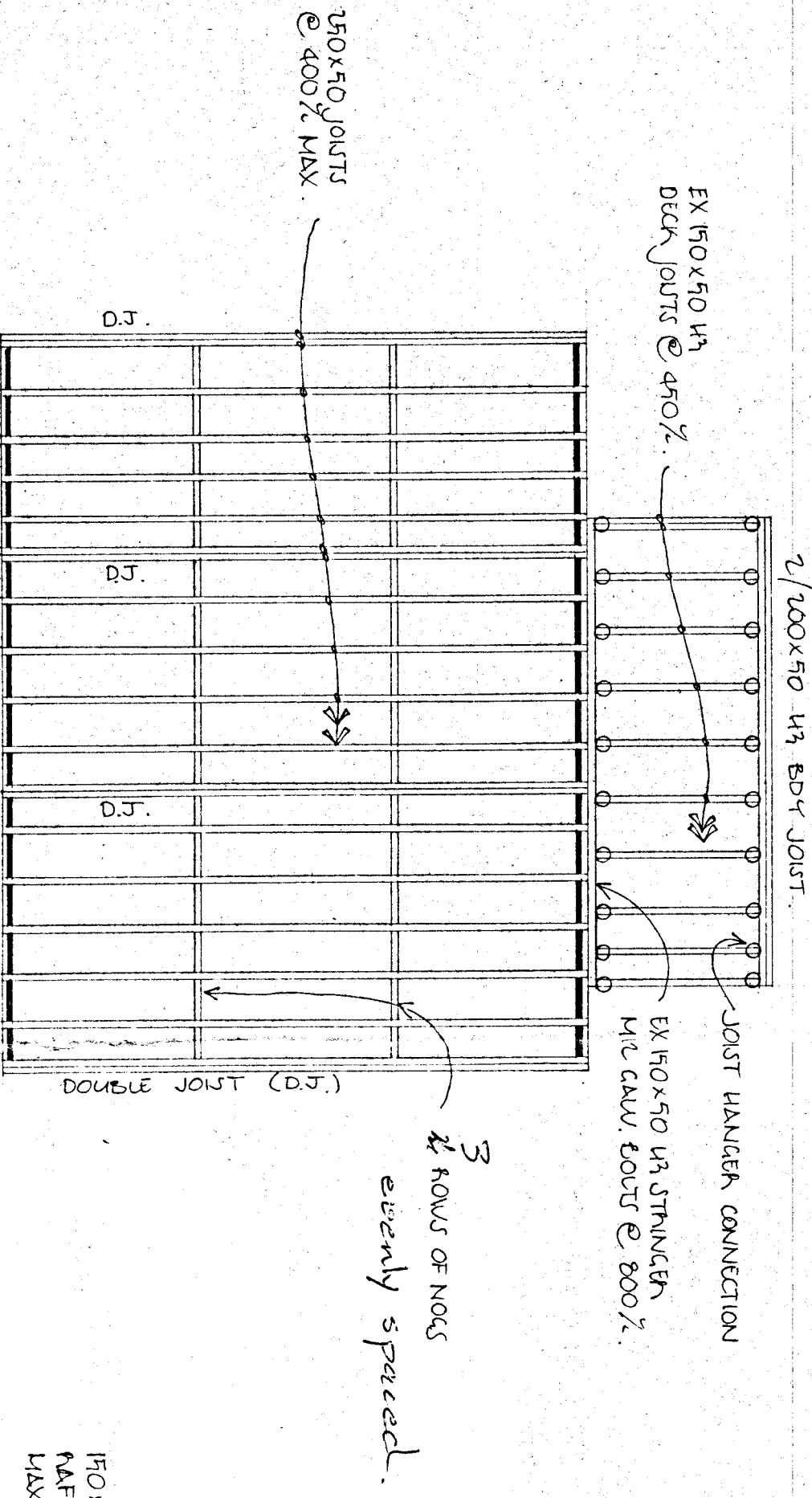
SOUTH ELEVATION
SCALE 1:100
FINAL INSPECTION
MUST BE CALLED
PRIOR TO OCCUPANCY

WEST ELEVATION
SCALE 1:100
ALL GLAZING TO UVS 2-3
CHAPTERS 2 & 3

CROSS SECTION F-F
SCALE 1:50

NORTH ELEVATION
SCALE 1:100

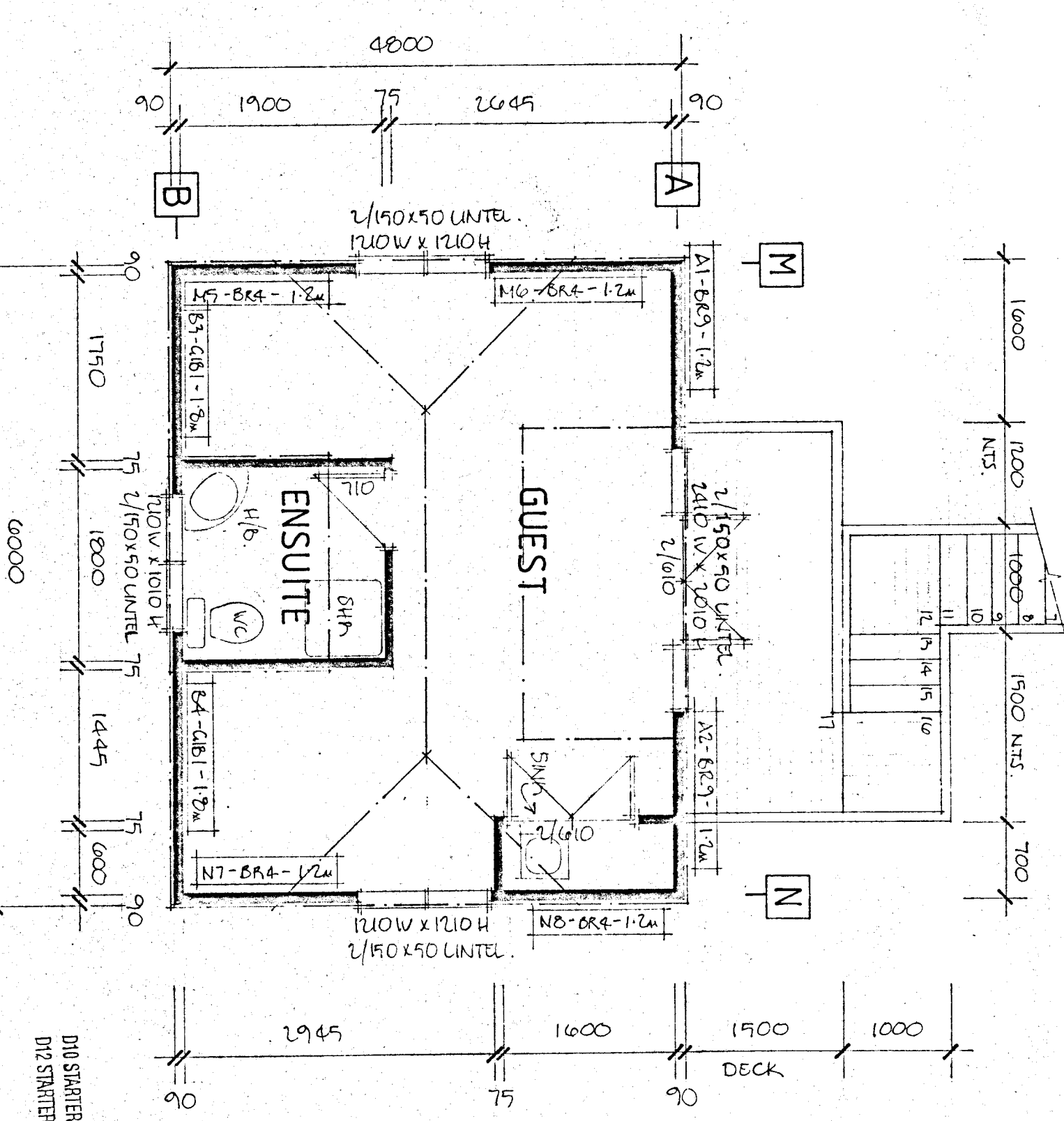
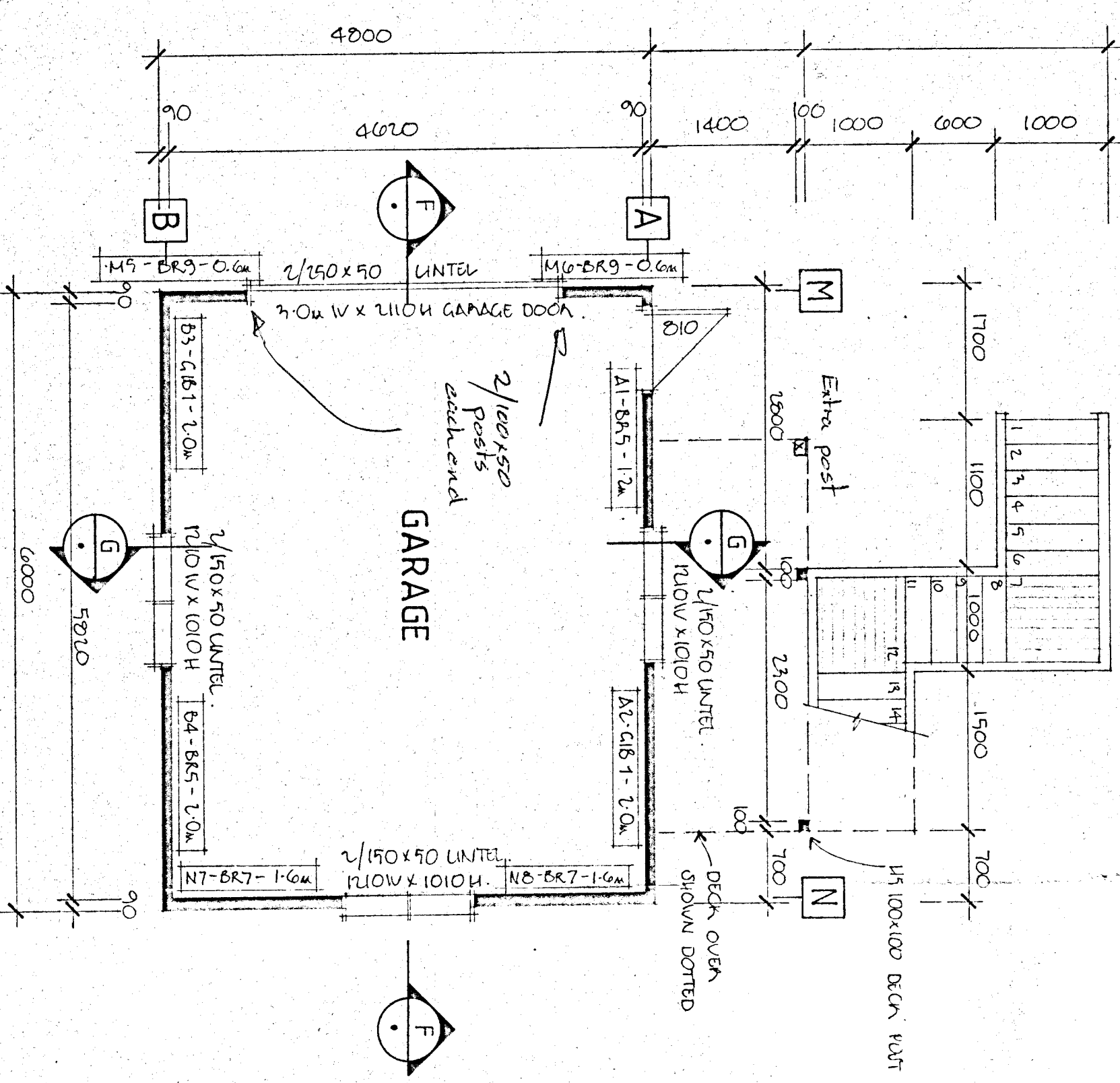
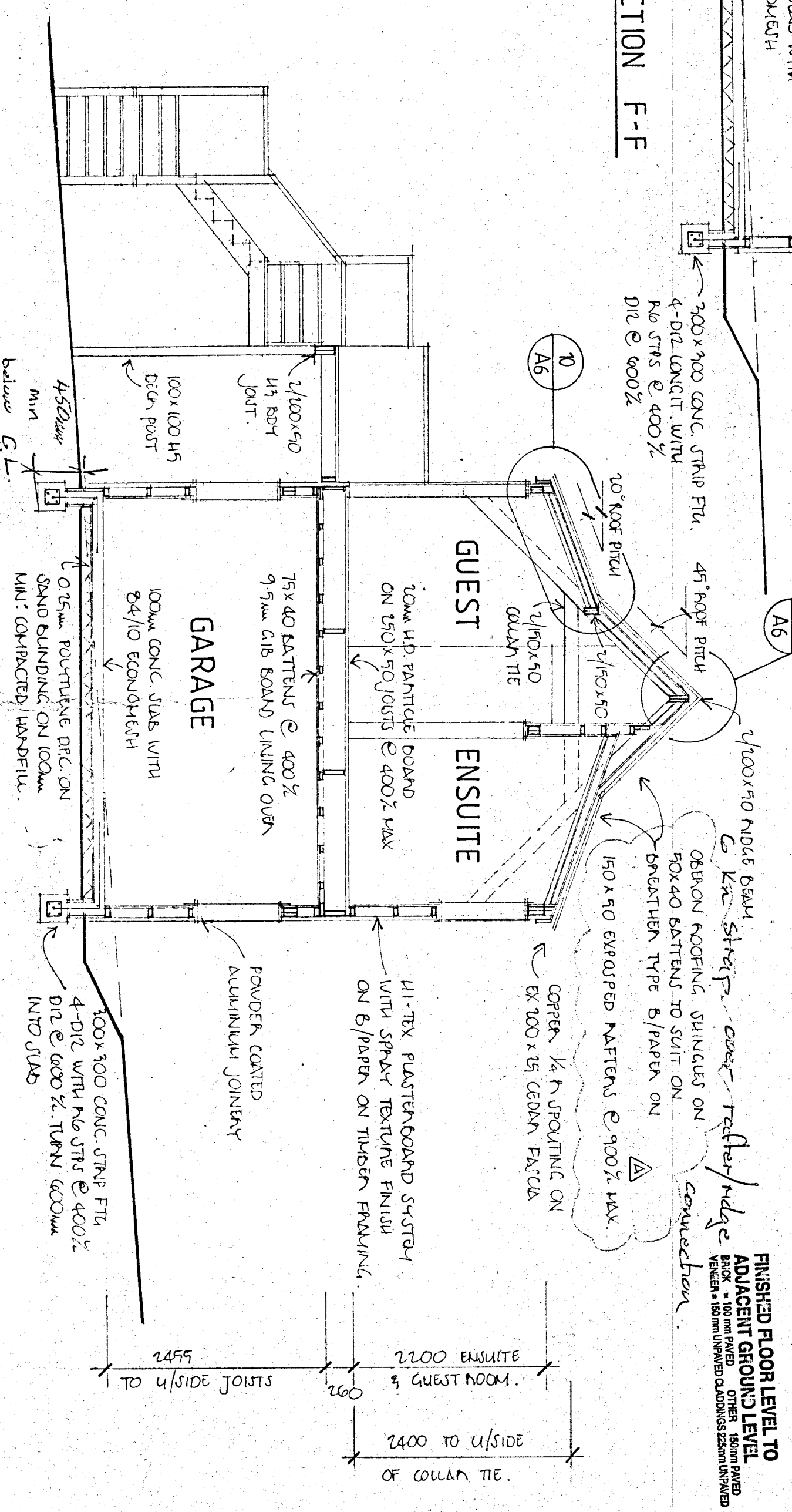
EAST ELEVATION
SCALE 1:100



FLOOR FRAMING PLAN
SCALE 1:50

ROOF FRAMING PLAN
SCALE 1:50

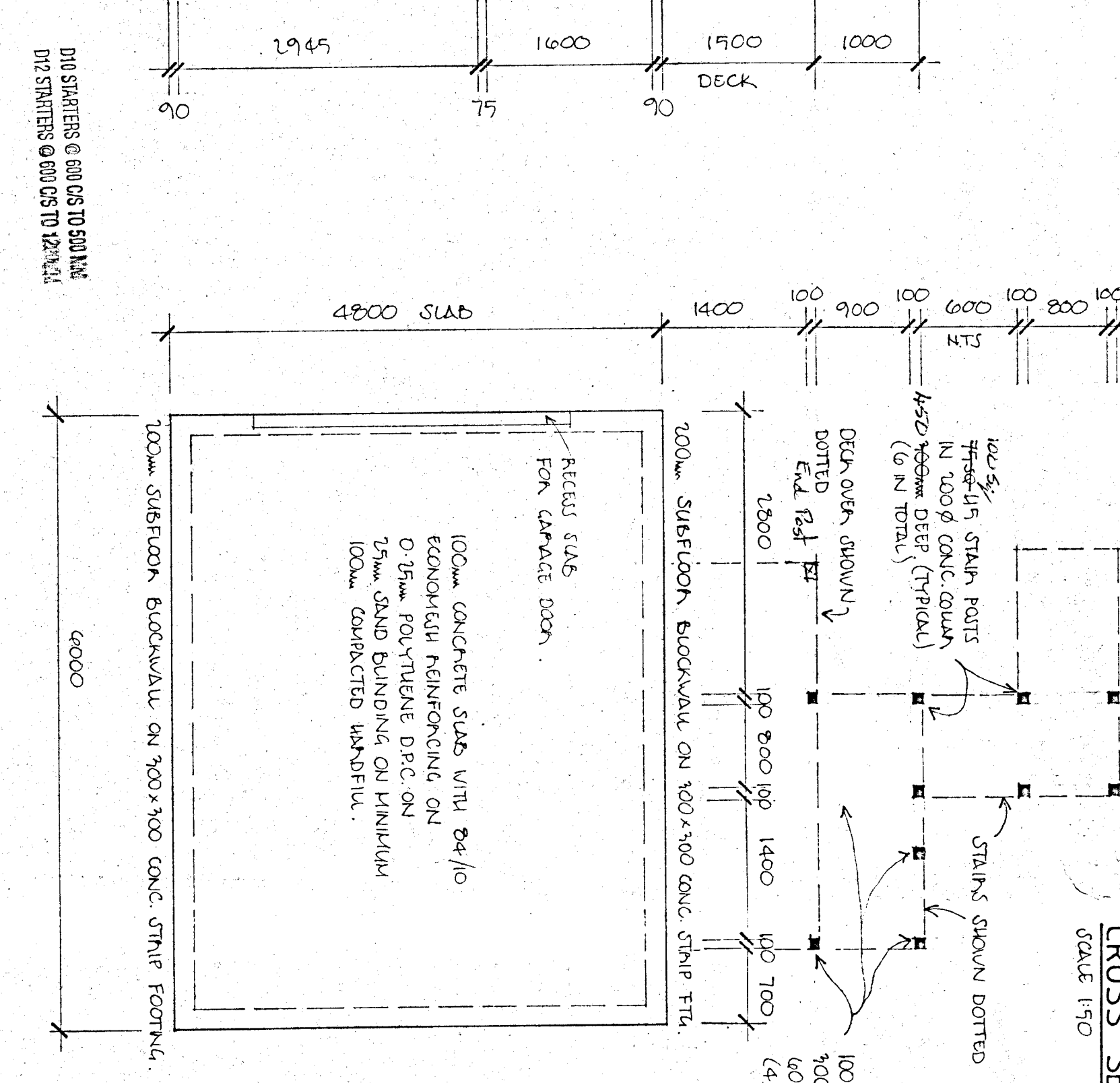
CROSS SECTION G-G
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50

UPPER LEVEL FLOOR PLAN
SCALE 1:50

FOUNDATION PLAN
SCALE 1:50



ALL DRAWINGS TO BE READ
IN CONJUNCTION WITH
ENGINEERS CALCULATIONS

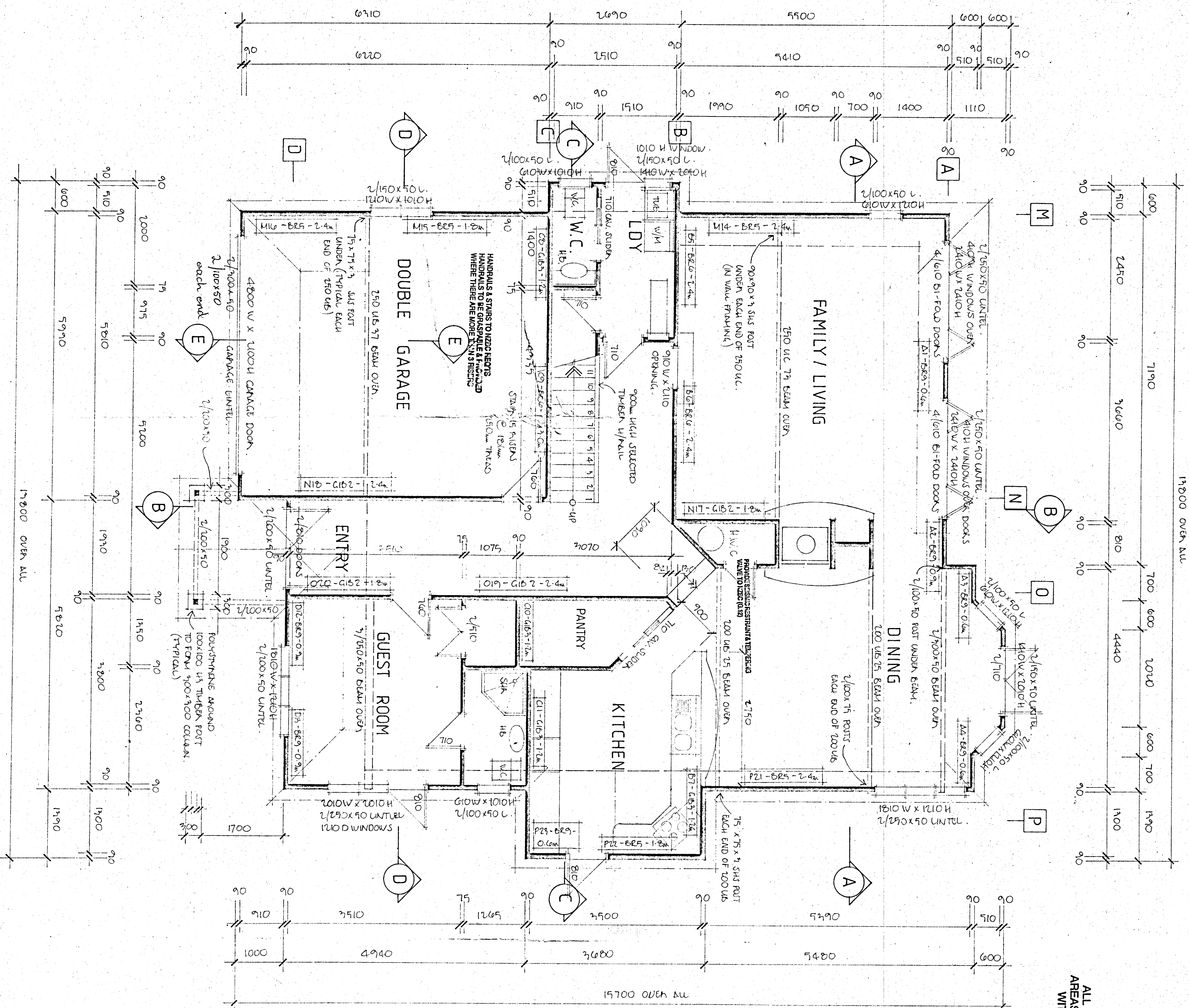
THESE PLANS AND SPECIFICATIONS
APPROVED SUBJECT TO SUCH
CONDITIONS AS ARE ENDORSED ON
CONSISTENT WITH THE BUILDING
CERTIFICATE No. 98/833
DATE 27/3/2023 SIGNED: [Signature]
AT BUILDING CERTIFIERS LTD

PROPOSED HOUSE FOR
B AND A. ENGLAND
AT 17 ELSIE DRIVE
WAIKUKU

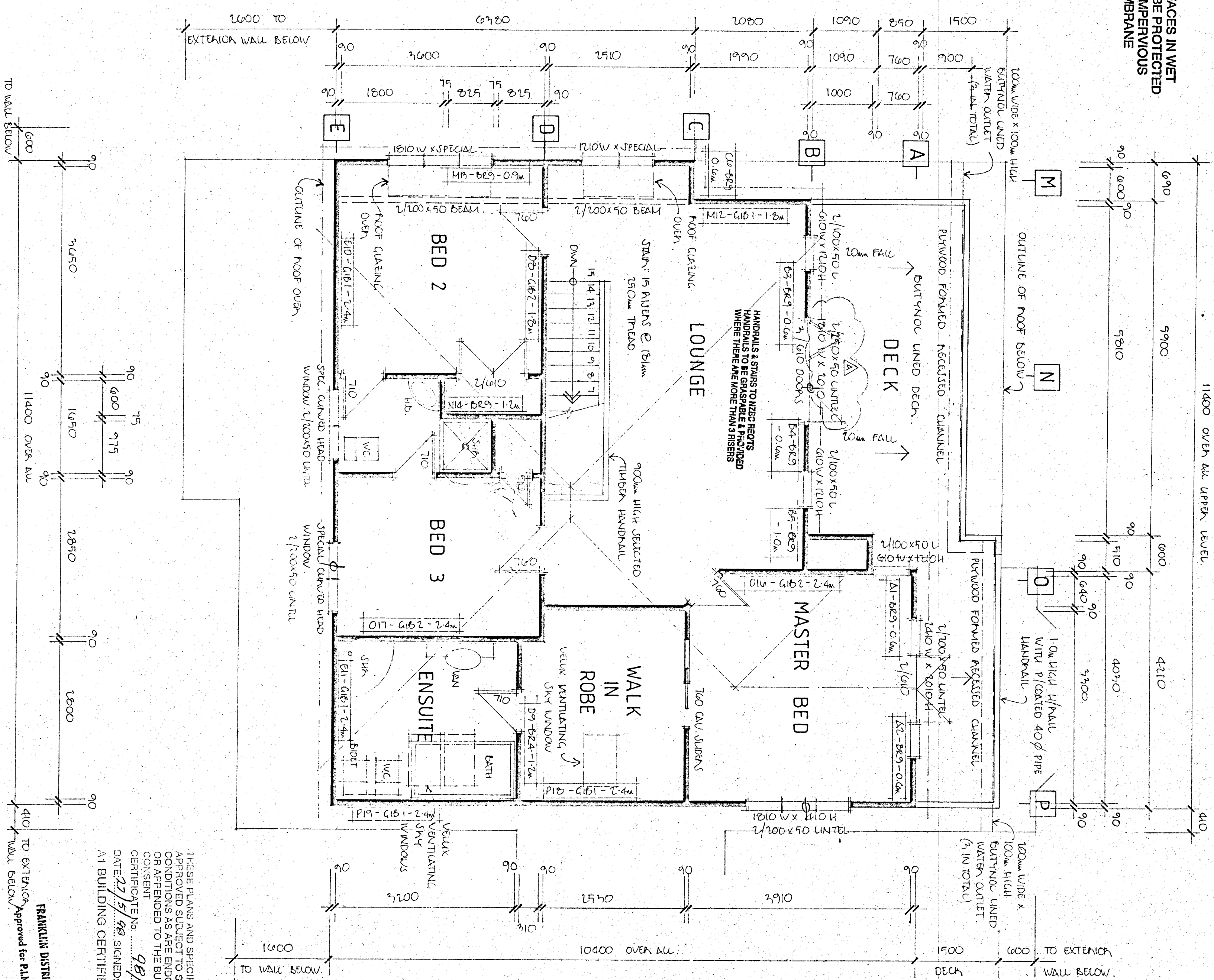
GARAGE PLANS,
ELEVATIONS AND DETAILS

EDGAR REID DESIGN
91 BEACH ROAD
TE AIAITU PENINSULA
PH. (09) 834-8174

A3



ALL SURFACES IN WET
AREAS TO BE PROTECTED
WITH A IMPERVIOUS
MEMBRANE



▲ MAY 9th UNTEL SITE
CHANGED.

FRANKLIN DISTRICT COUNCIL
Approved for PLM No. 23620

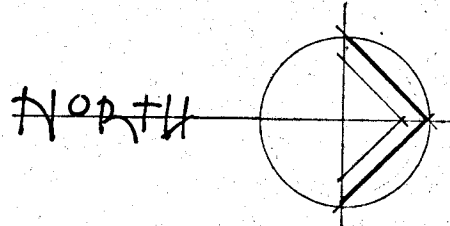
THESE PLANS AND SPECIFICATIONS
ARE TO BE USED FOR THE
CONSTRUCTION OF THE HOUSE
OR APPENDED TO THE BUILDING
CERTIFICATE No. 98/853
DATE 27/5/98 SIGNED B.A.
A1 BUILDING CERTIFIERS LTD

PROPOSED HOUSE FOR
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AT 17 ELSIE DRIVE
WAIUKU

FLOOR PLANS

EDGAR REID DESIGN
91 BEACH ROAD
TE AITU PENINSULA

A2

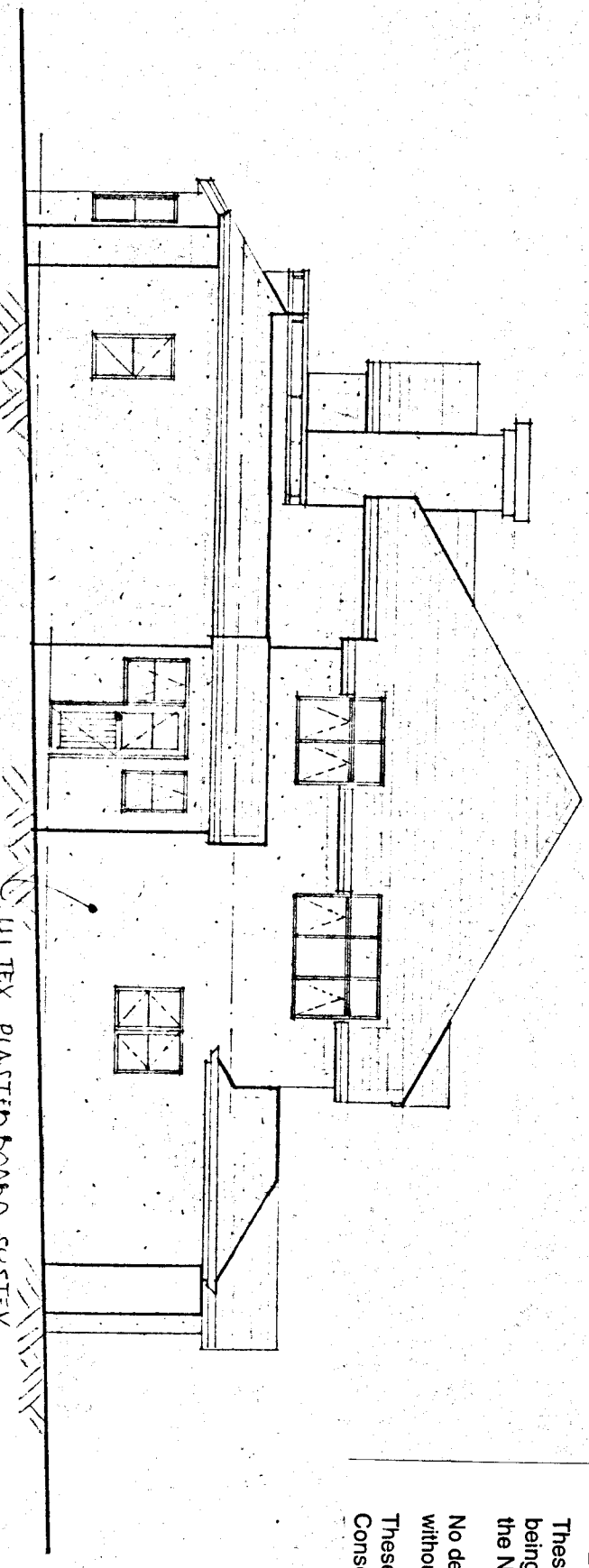


Architectural drawing of a building elevation. The drawing includes the following annotations:

- Top left: $3' 0" \times 45'$
- Top right: OPEN ROOFING QUINCE
- Right side: MAX HEIGHT
- Bottom right: FIXED CEILING SWITCHE
- Bottom center: $3' 0" \times 45'$
- Bottom left: ACCESSWAY
- Bottom left: $3' 0" \times 45'$

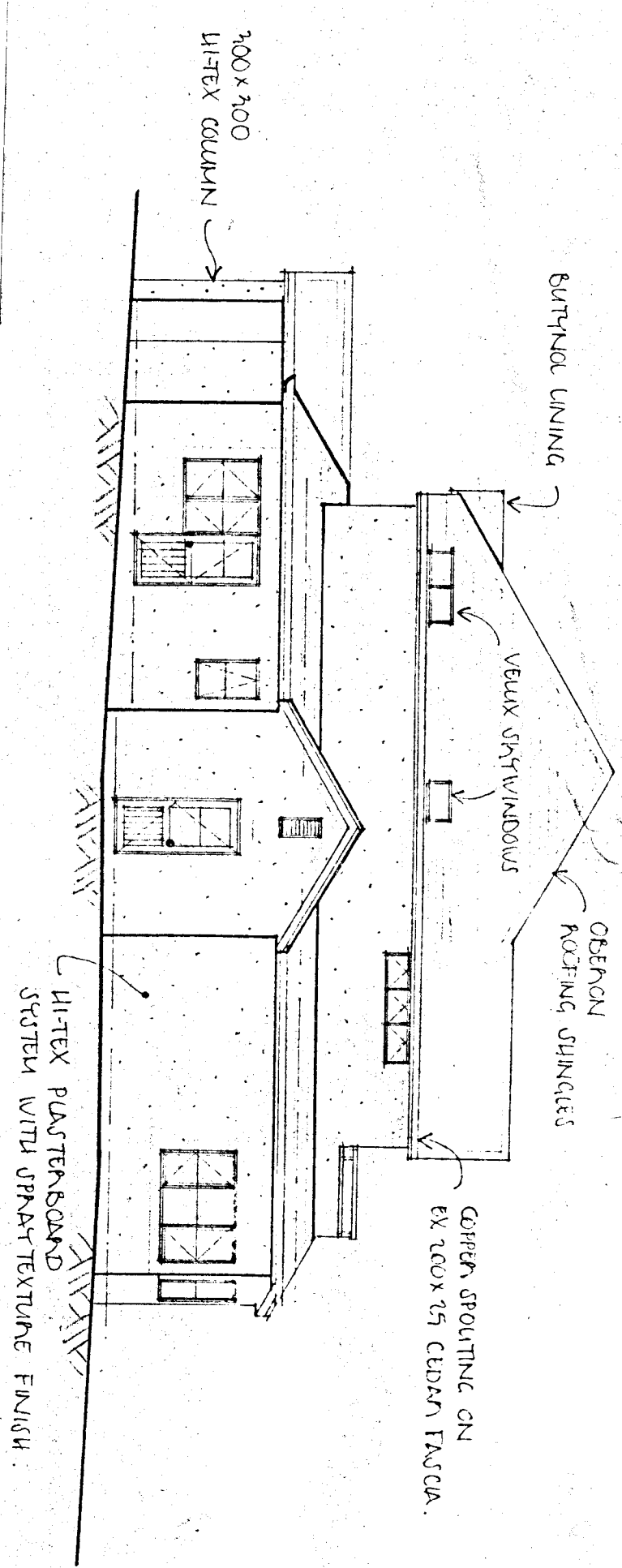
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- Bottom center: $3' 0" \times 45'$
- Bottom left: ACCESSWAY
- Bottom left: $3' 0" \times 45'$



This architectural drawing shows the exterior elevation of the 'House of the Future'. The house is a two-story structure with a complex roofline featuring multiple gables and a prominent chimney on the right side. The facade is composed of various materials, including brickwork and smooth siding. Large windows with multiple panes are distributed across the front, some with decorative lintels. A central entrance is visible on the ground floor. The drawing is a technical line drawing with hatching used for shading and texture.

This architectural drawing shows the exterior elevation of the 'House of the Future'. The house is a two-story structure with a complex roofline featuring multiple gables and a prominent chimney on the right side. The facade is composed of various materials, including brickwork and smooth siding. Large windows with multiple panes are distributed across the front, some with decorative lintels. A central entrance is visible on the ground floor. The drawing is a technical line drawing with hatching used for shading and texture.



300x300 LI-TEX COLUMN

LI-TEX PLASTER SAND SYSTEM WITH UPRA-TEXTURE FINISH

SURFACED LINING

VEILUX SHUTTERDOORS

OPENING ROOFING SHINGLES

GUTTER, GROUNDING IN EX. COX 15' CUBAN TACTA

300x300 LI-TEX COLUMN

LI-TEX PLASTER SAND SYSTEM WITH UPRA-TEXTURE FINISH

SURFACED LINING

VEILUX SHUTTERDOORS

OPENING ROOFING SHINGLES

GUTTER, GROUNDING IN EX. COX 15' CUBAN TACTA

300x300 LI-TEX COLUMN

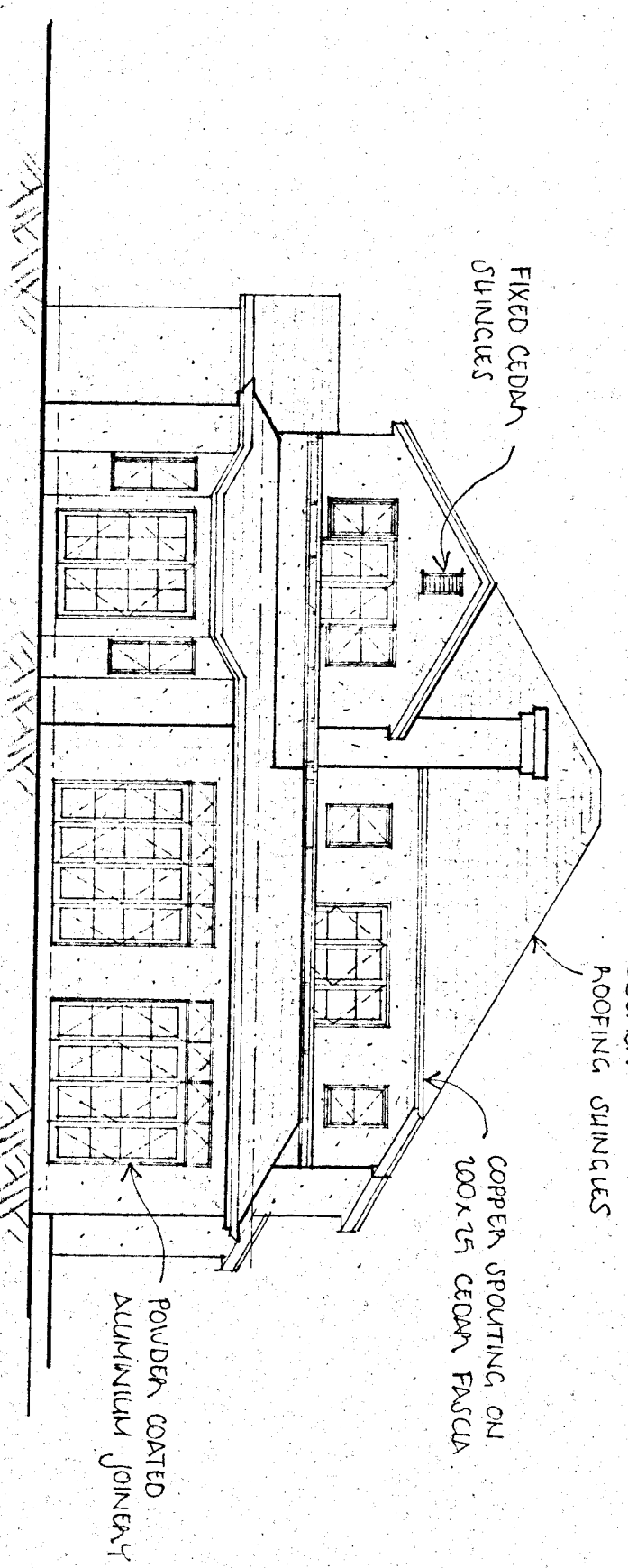
LI-TEX PLASTER SAND SYSTEM WITH UPRA-TEXTURE FINISH

SURFACED LINING


VEILUX SHUTTERDOORS

OPENING ROOFING SHINGLES

GUTTER, GROUNDING IN EX. COX 15' CUBAN TACTA



Architectural drawing of a two-story house. Labels include: FIXED CEDAR SHINGLES (pointing to the upper roof), ROOFING SHINGLES (pointing to the main roof), COPPER FLASHING ON ROOF OF CEDAR FAUCIA (pointing to the roof edge), and POWDER COATED ALUMINUM JOINTS (pointing to the window frames).


 **Federation**
OF BUILDING ENFORCERS

Building Consent Number
23935

These Plans & Specifications are approved subject to all work being carried out in compliance with the Building Act 1991 and the New Zealand Building Code.

No deviation from these plans and specifications is permitted without the written consent of the Building Enforcement Officer.

These Plans & Specifications must be kept with the Building Consent on the site of the works during construction.


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