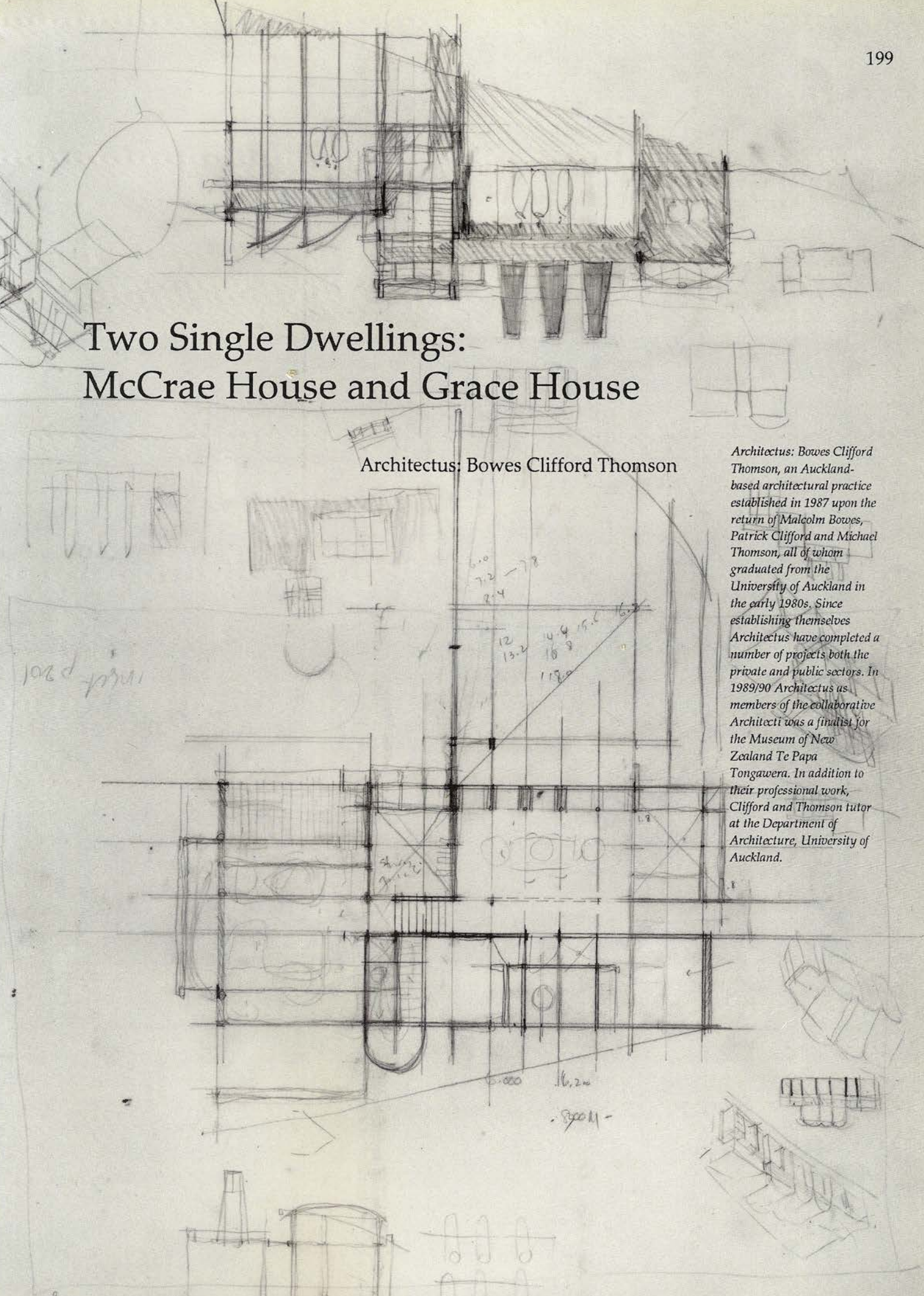


Two Single Dwellings: McCrae House and Grace House

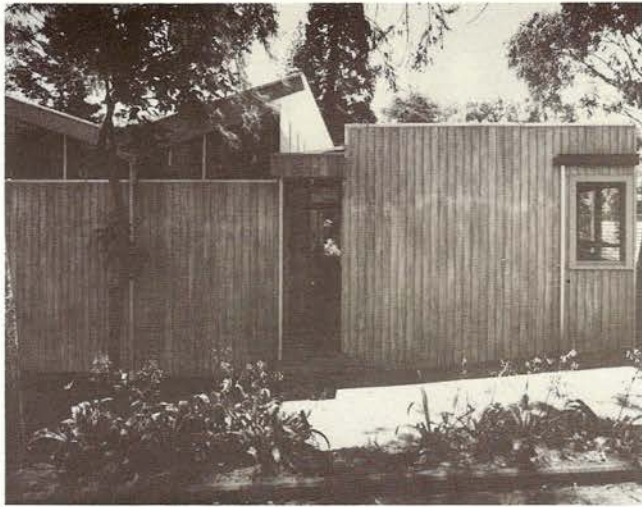
Architectus: Bowes Clifford Thomson

Architectus: Bowes Clifford Thomson, an Auckland-based architectural practice established in 1987 upon the return of Malcolm Bowes, Patrick Clifford and Michael Thomson, all of whom graduated from the University of Auckland in the early 1980s. Since establishing themselves Architectus have completed a number of projects both the private and public sectors. In 1989/90 Architectus as members of the collaborative Architecti was a finalist for the Museum of New Zealand Te Papa Tongawera. In addition to their professional work, Clifford and Thomson tutor at the Department of Architecture, University of Auckland.





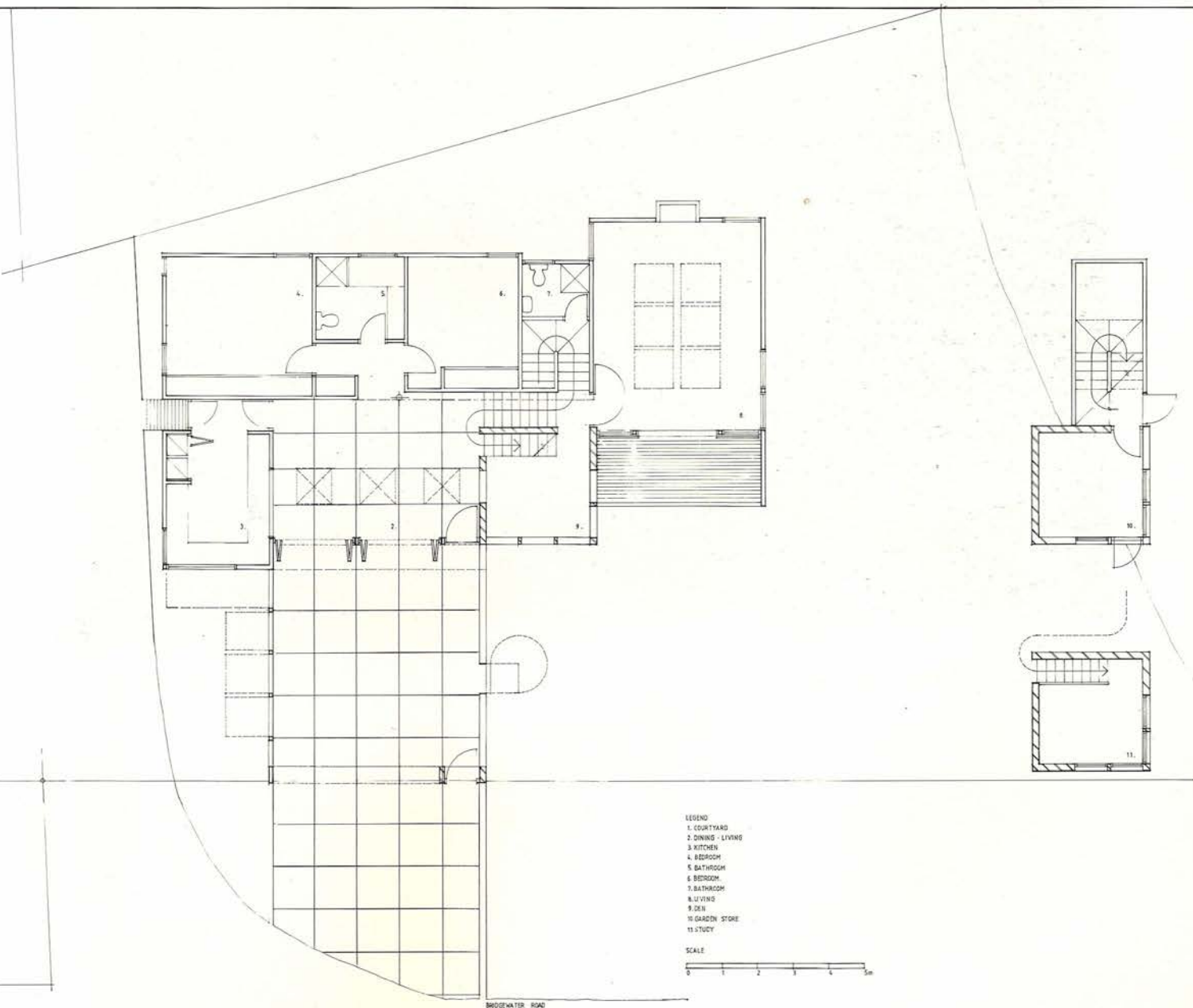
View from East



View of secondary entrance

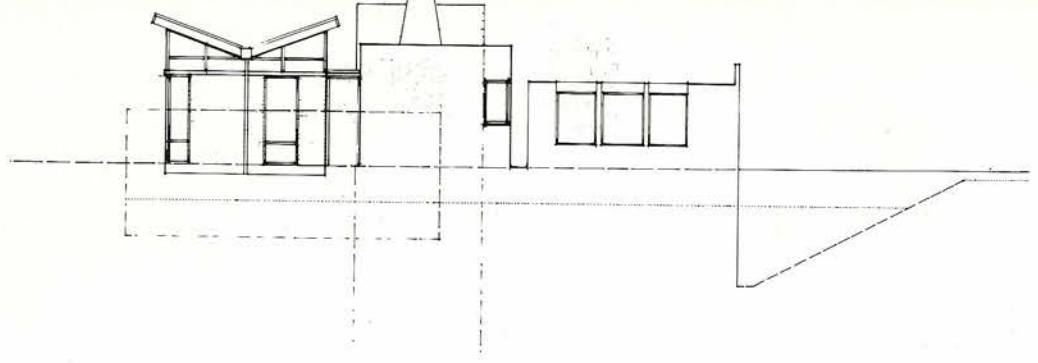


View from West





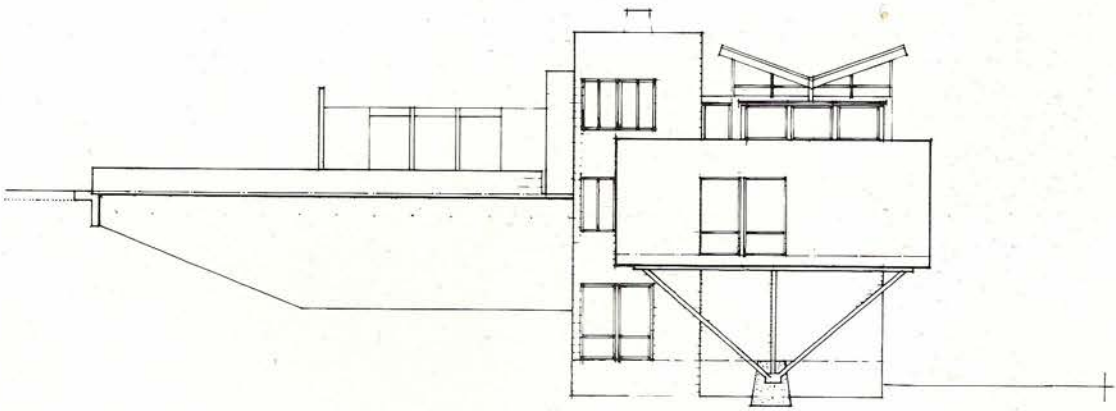
View of courtyard through to living space



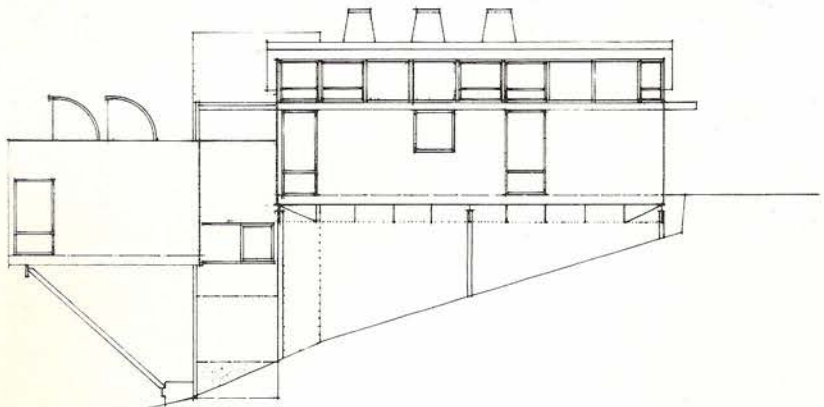
EAST



NORTH



WEST



View from East

SOUTH

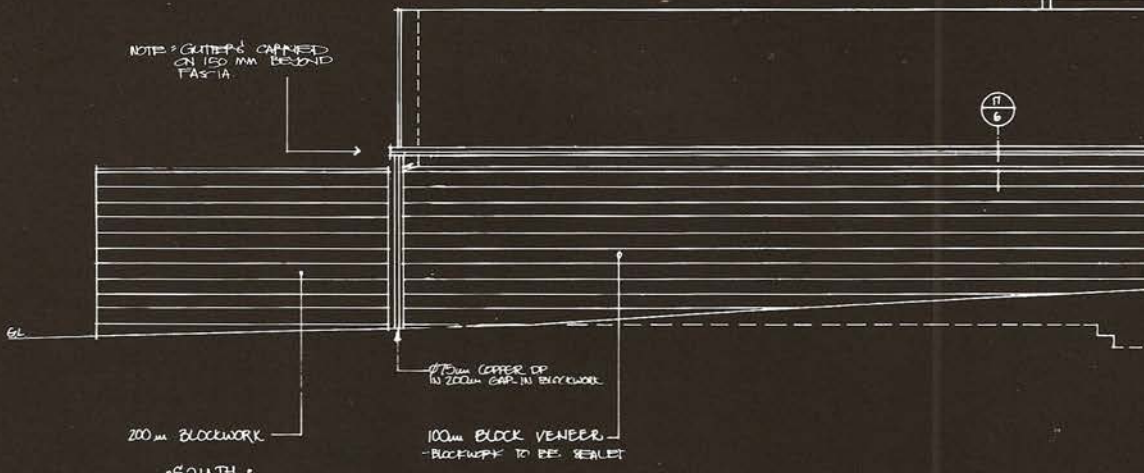
225mm EDGE (OUTSIDE FRAMING TO INSIDE FASCIA) TYPICAL - HANDIFLEX UMB.

COPPER U/E FROM BATH BELOW

NOTE: GUTTERS CAPPED ON 150mm BEYOND FASCIA

RL 105.3m

RL 101.05



° SOUTH °

EX 150 x 75 TRUSSES @ 200 CRS OVER BEDROOM/BATHROOM PER SECTION B SHEET 2 REF DETAILS 27 & 28 SHT 5

ROOF OVER DECK REF DETS B, B SHEET 5
EX 100 x 50 RAFTERS & COLLAR TIES CONNECTED WITH #12 TIE ROD @ CENTRE SPAN
NOTE: BRACING - EQUAL CRS APPROX 1100mm

1500mm ORB COLOURSTEEL EOOD ROOFING

75 x 75 COPPER SPOLTING CARRIED 75mm BEYOND FASCIA
PAINT FINISH

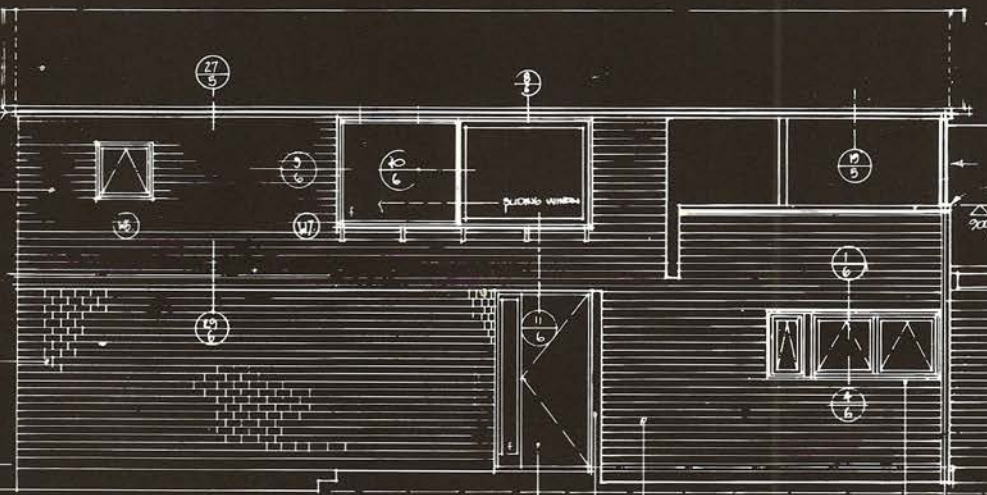
EX 150 BEVEL BACK W/DS CREOSOTE FINISH

RL 103.3m

BRICK VENEER SHOWED WITH PAINT FINISH

RL 100.75

RL 100.50



° NORTH °

ENTRY DOOR IN RECESS DOOR TO BE FLUSH FACED SOLID CORE (PAINT FINISH) WITH GLAZED SIDE LIGHT

EX 150 BEVEL BACK W/DS CREOSOTE FINISH
EX 200 x 25mm ROD SURROUND CONTINUOUS OVER WALL

EX 100 x 50 COLLAR TIE TO EACH LINE OF RAFTERS
NOTE: #12mm TIE ROD AT MID SPAN THROUGH BLOCK B/W IN RAFTERS OVER

EX 100 x 100 END RAFTER (PAINT FINISH)
REMAINING RAFTERS EX 100 x 50 @ EQ CRS APPROX 1100

COPPER RAINWATER HEAD WITH #75 DROPPER SPREADER @ BASE

RIDGE RL 106.705 (MAX ALLOWED = 106.725m)
WEATHERBOARDS ON WALL OVER DOOR (BEYOND) CREOSOTED
NOTE: GABLE END OPEN
SIDE EDGE RL 105.45m
H/R A/C 1:1 = 1:106.4m

WIND UPLIFT MAX. 1.2kN/m²

RL 103.3m

RL 103.05m
20 @ BOKT - 100.3m + 2.75m WORK U/E

EX 200 x 25mm ROD SURROUND CONTINUOUS OVER WALL

RL 100.75



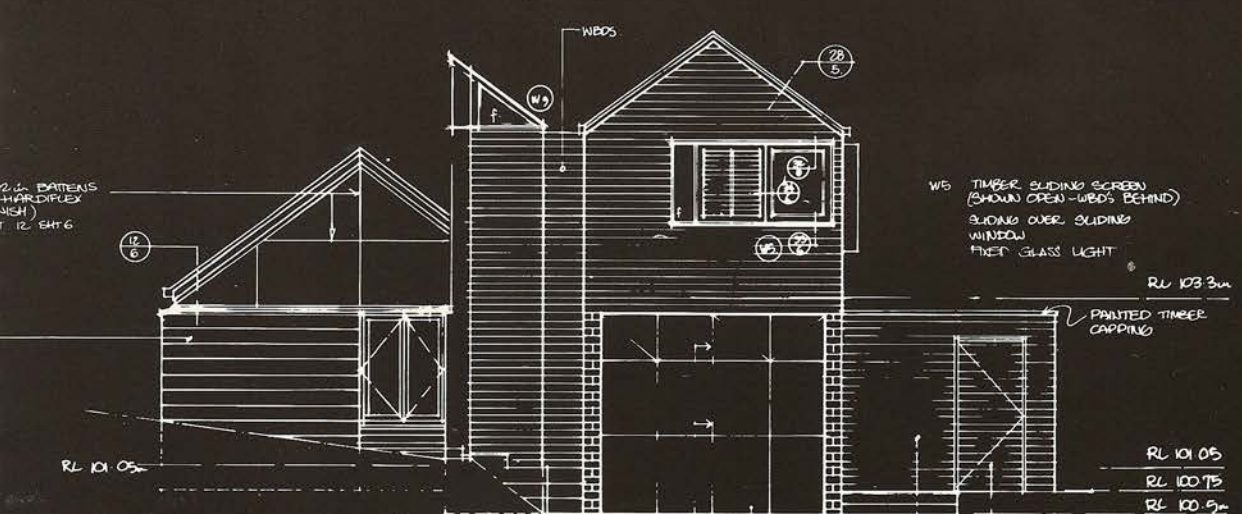
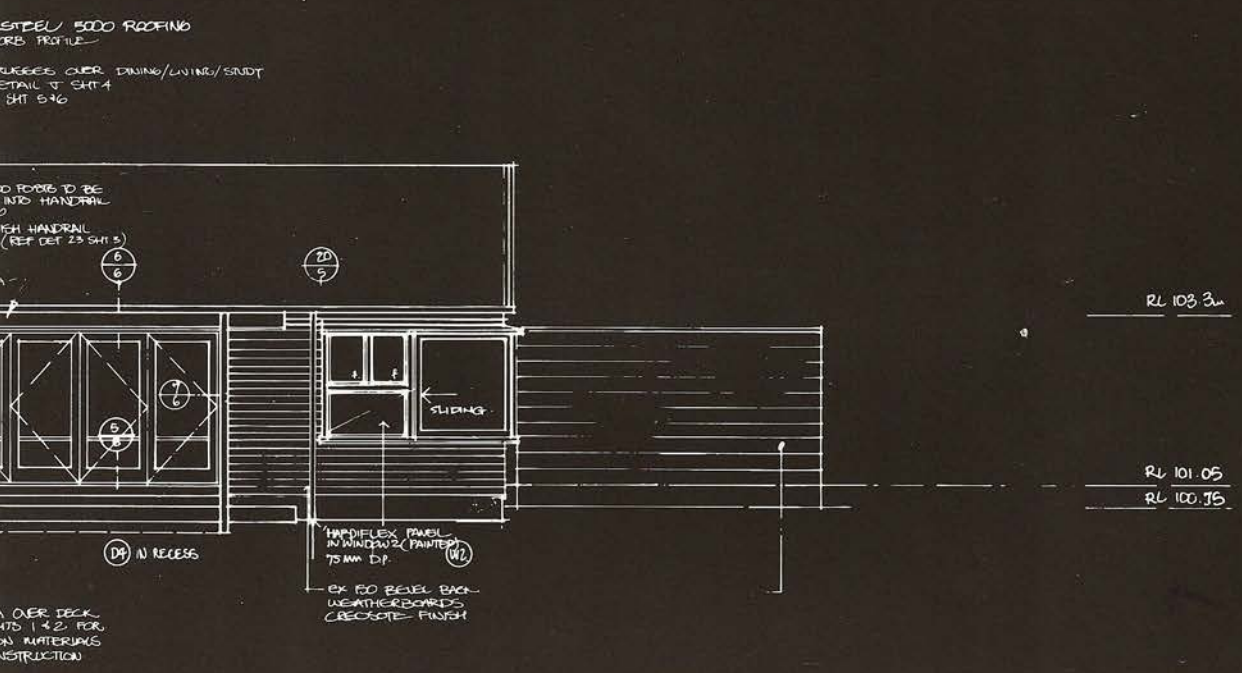
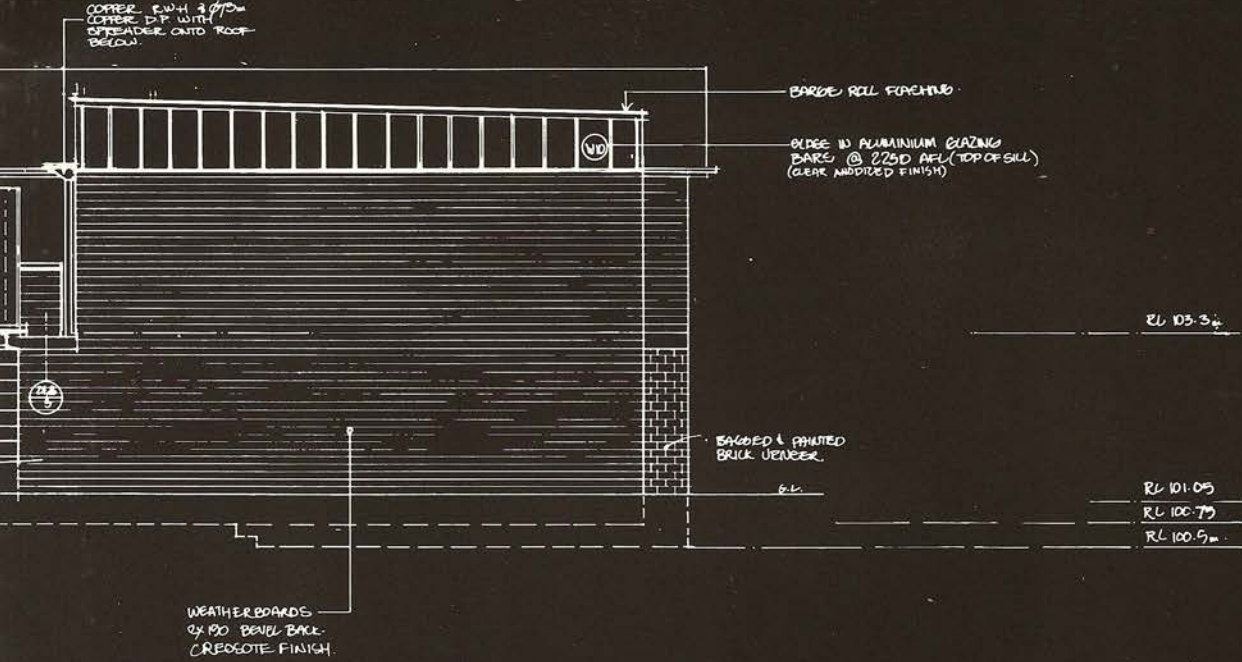
EX 150 BEVEL BACK W/DS CREOSOTE FINISH
BARGE ED PAINT FINISH REF DET 12 SHT 6

EX 50 x 12 BATTENS OVER ON HANDIFLEX (PAINT FINISH)

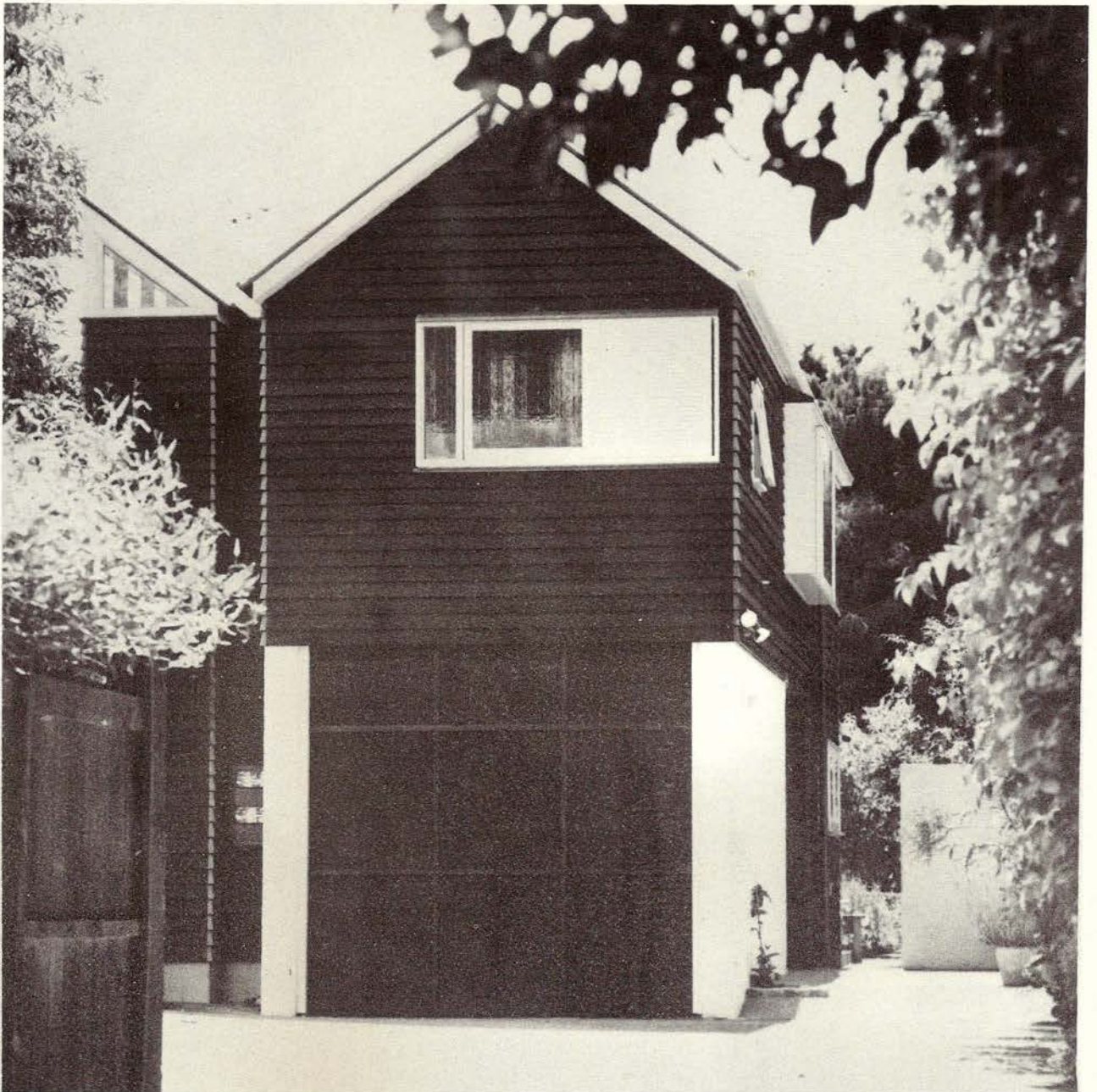
100 BLOCK VENEER (BLOCK SEALED) 1:1 BLOCK WALL (SHOWN DOTTED) TO EXTEND TO BOUNDARY REF PLAN

° WEST °

COPPER 75mm DP R.W.H AS ABOVE



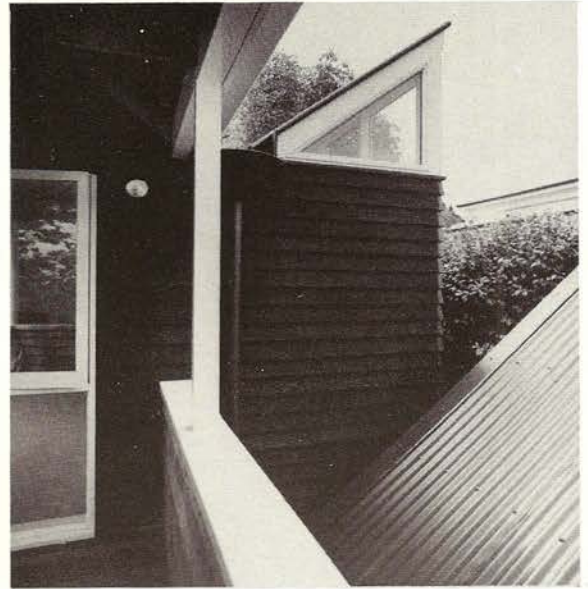
ROOMS VISITATION DELETE 07 W11 DELETE W2 MODIFIED W3 MODIFIED D2, D5 DELETE D4 MODIFIED A, P2 MODIFIED		
No	DESCRIPTION	DATE
REVISIONS		
PROJECT		
GRACE HOUSE		
305 MT. EDEN RD. MT. EDEN.		
SHEET TITLE		
ELEVATIONS		
SCALES 1:50		
ARCHITECTUS BOWLES (CLIFFORD) THOMSON LTD		
6 OSBORNE STREET NEWMARKET AUCKLAND NEW ZEALAND PO BOX 9707 PH (09) 520 6179 FAX (09) 524 9866		
DATE PRINTED		
DESIGN	MT.	DRAWN
CHECKED	MT.	DATE
PROJECT No.	SHEET No.	



View from street



View of courtyard



Enclosed porch off bedroom

