

BRONWYLIAN DRIVE

SILVER AWARD 2005 HOUSE OF THE YEAR

Bedrooms: 5
Bathrooms: 3
Stories: 1
Garaging: 2
Area: 240.00 m²
Cladding: Linea Weatherboard
Roofing: Gerard Roofs Corona Shake

Modern Mono-Pitch Family Home. This striking family home makes great use of contemporary materials and design. High sloping ceilings in many rooms give a wonderful feeling of spaciousness. The centrally located stairwell with stainless steel handrail directs traffic through the home. Lots of interesting angles in rooms and ceilings make this a funky family five bedroom home. A separate laundry and easy indoor / outdoor flow from family and dining make it very functional as well.



Jalcon Homes
P.O. Box 259-162
Greenmount
Auckland
Phone: **0800 52 52 66**
Fax: 09 273 2469
Email: sales@jalcon.co.nz

Jalcon Homes can design and build specifically to suit your site, sun and views, lifestyle, family, preferred look and budget.

We at Jalcon have been involved in the quality housing market for the past 14 years and have built high quality homes across Auckland. Members of the Master Builders' Federation, we provide the seven year Master Builder Guarantee as well as our own 15 year Weather Tight Warranty with every home we build.

For more information, visit us online at www.jalcon.co.nz

BRONWYLIAN DRIVE: LOWER FLOOR

GENERAL NOTES

TINTED GLASS TO WINDOWS AND EXTERNAL DOORS

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTORS PRIOR TO ANY CONSTRUCTION COMMENCING

ALL WORK TO COMPLY WITH NZS 3604:1999 & NZBC

ALL DOUBLE STUDS UNDER BEAMS AND LINTELS TO BE EX 100x50 No.1 FRAMING UNLESS SHOWN OTHERWISE

EXTERNAL FRAMES TO BE H.1.2 WITH H3.1 BOTTOM PLATES

AQUALINE GIBBOARD TO WET AREAS

STUDS @ 400cfs FOR TILED WALL AREAS. CONFIRM WITH OWNERS PRIOR TO PRECUT

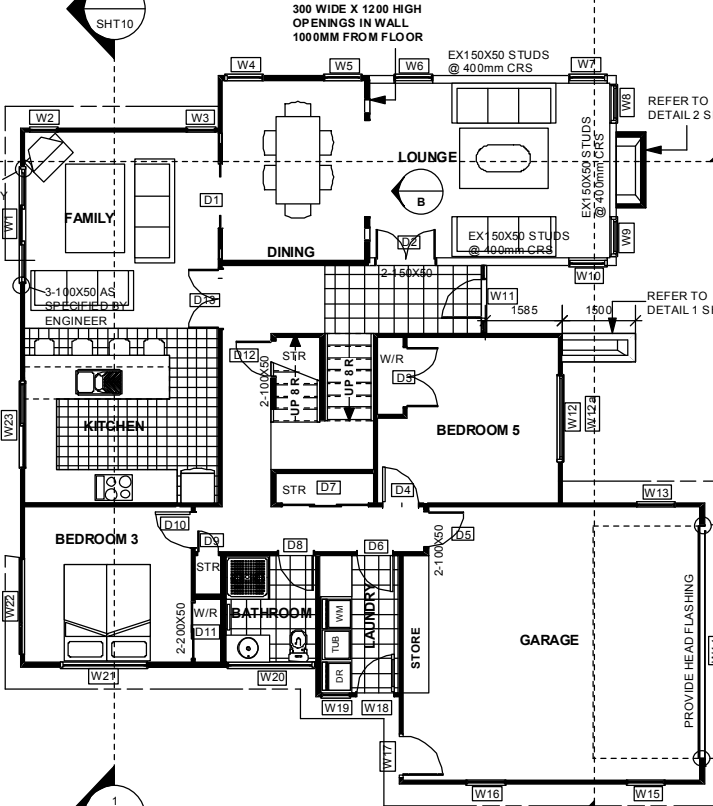
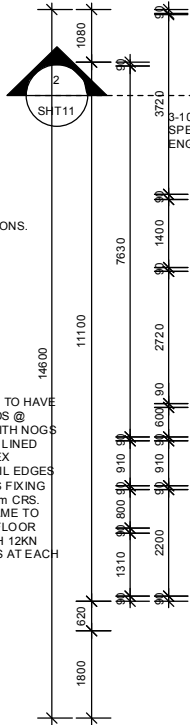
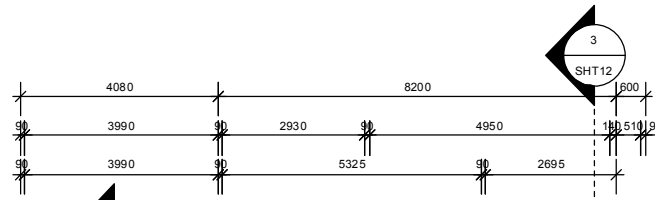
WALLS AND FLOORS TO BE SEALED BEFORE TILING.

ALL FIXINGS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

HOT WATER CYLINDER TO BE STRAPPED IN ACCORDANCE WITH NZBC

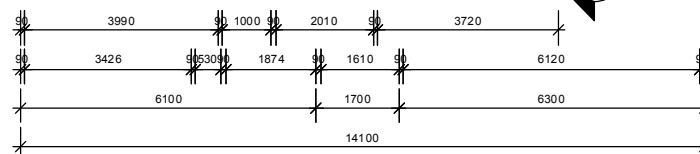
ENTRY FRAME TO HAVE 2/150X50 STUDS @ 450mm CRS WITH NOGS @ 600mm CRS LINED WITH HARDITEX CLADDING. NAIL EDGES WITH HARDIES FIXING NAILS @ 150mm CRS. CONNECT FRAME TO CEILING AND FLOOR FRAMING WITH 12KN CONNECTIONS AT EACH END.

1 ENTRY WALL DETAIL
SHT4 Scale: 1:100

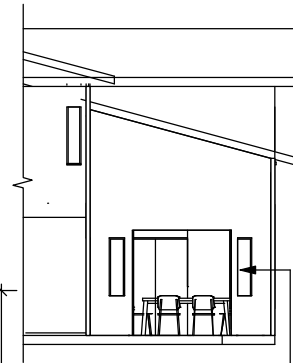


1 SHT10

3 SHT12

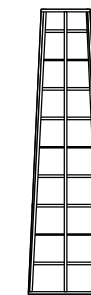


LOWER FLOOR PLAN
Scale: 1:100

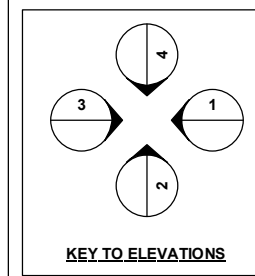
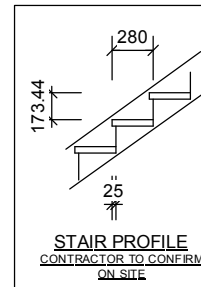


B Elevation B
Scale: 1:100

CHIMNEY TO CANTILEVER A MAX OF 1500mm ABOVE 4500mm FRAME. THE CHIMNEY FRAME TO HAVE 2/100X50 STUDS AT EACH CORNER WITH NOGS @ 600mm CRS LINED WITH HARDITEX CLADDING. NAIL EDGES WITH HARDIES FIXING NAILS @ 75mm CRS. CONNECT FRAME TO CEILING AND FLOOR FRAMING WITH 12KN CONNECTIONS AT EACH END



2 CHIMNEY DETAIL
SHT4 Scale: 1:100



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CNR MOYRUS CRES & GILNOCKIE CLOSE
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FAX: (09) 273-2469

SMOKE ALARMS

SMOKE DETECTION AND ALARMS TO BE PROVIDED IN ALL SLEEPING COMPLYING WITH NZBC F7.

SMOKE ALARMS MUST COMPLY WITH AT LEAST ONE OF UL 217, ULC S531, AS 3786, BS 5446 part 1

REFER TO SHT 15 FOR JOINERY SCHEDULE

BRACE CHANGES
5 Oct 2004 REMOVAL OF FLEXI BRACES
DATE: AMENDMENT:

ASHBY BAKER
architectural ltd

Huntington Centre
Unit H, 12 Amera Place
Botany
P. O. Box 62-337
Highland Park
phone (09) 273 9114
fax (09) 273 9115
info@asbbybaker.co.nz
www.asbbybaker.co.nz

PROPOSED DWELLING
AT
21 BRONWYLIAN
DANNEMORA

DRAWING TITLE
LOWER FLOOR PLAN
FLOOR AREA = 160m²

area excludes porch areas

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SHOP OR SITE WORK

DESIGN	ENGR. JOB NO.	SHEET
C. BAKER		4
C. BRIERLEY		19
SCALE (AS)	JOB NO.	
1:100		

BRONWYLIAN DRIVE: UPPER FLOOR

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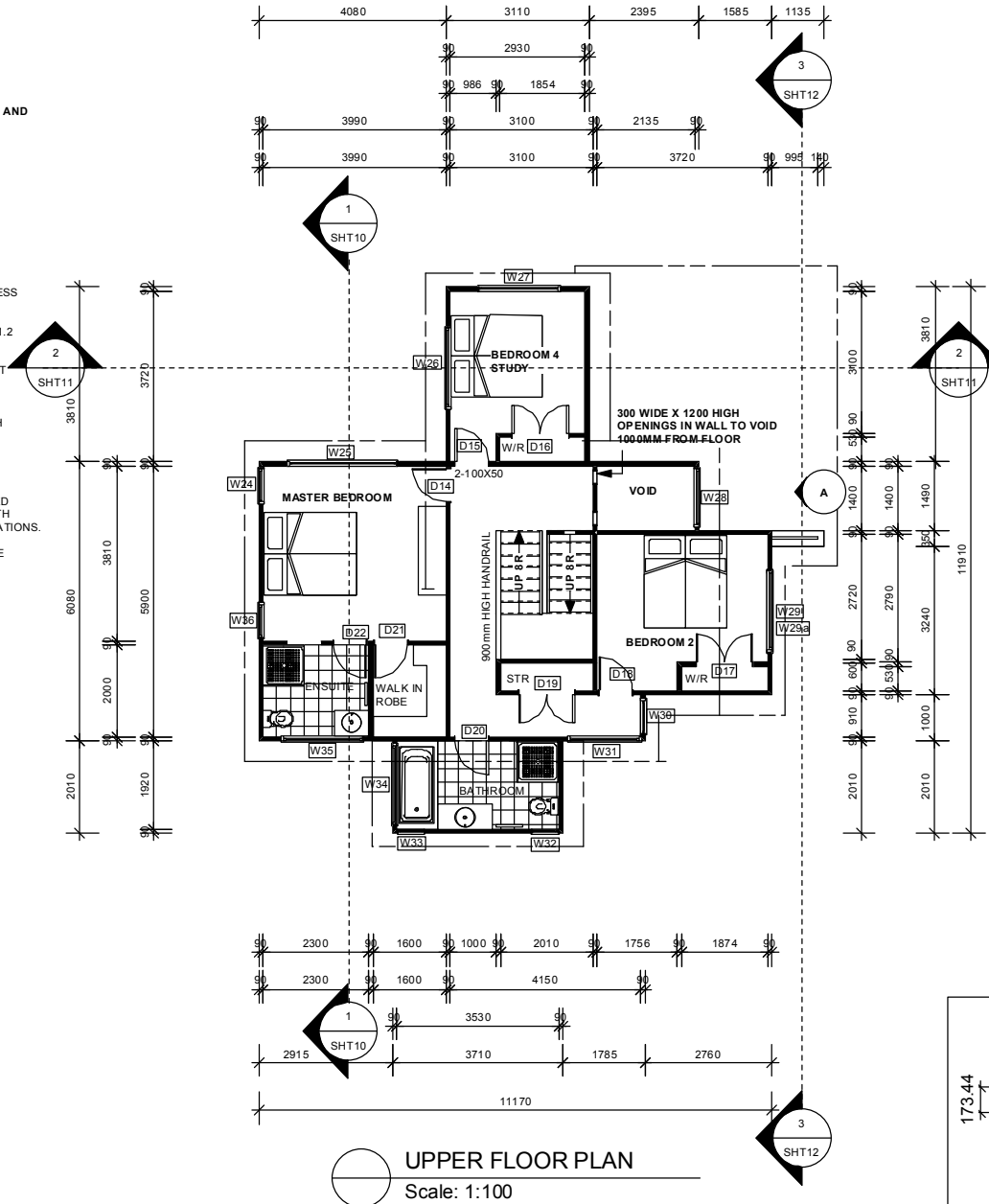
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BRACE CHANGES
 5 Oct 2004 REMOVAL OF FLEXI BRACES

ASHBY BAKER
 architectural ltd

Hurlington Centre
 Unit H, 12 Amera Place
 Botany
 P. O. Box 82-337
 Highland Park
 phone (09) 273 9114
 fax (09) 273 9115
 info@ashbybakerc.co.nz
 www.ashbybakerc.co.nz

PROPOSED DWELLING AT
 21 BRONWYLIAN
 DANNEMORA

UPPER FLOOR PLAN
 FLOOR AREA = 82.1m²

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DESIGN	DATE	NO. OF SHEETS
C. BAKER		5
C. BRIERLEY		19
SCALE: (A3)	1:100	