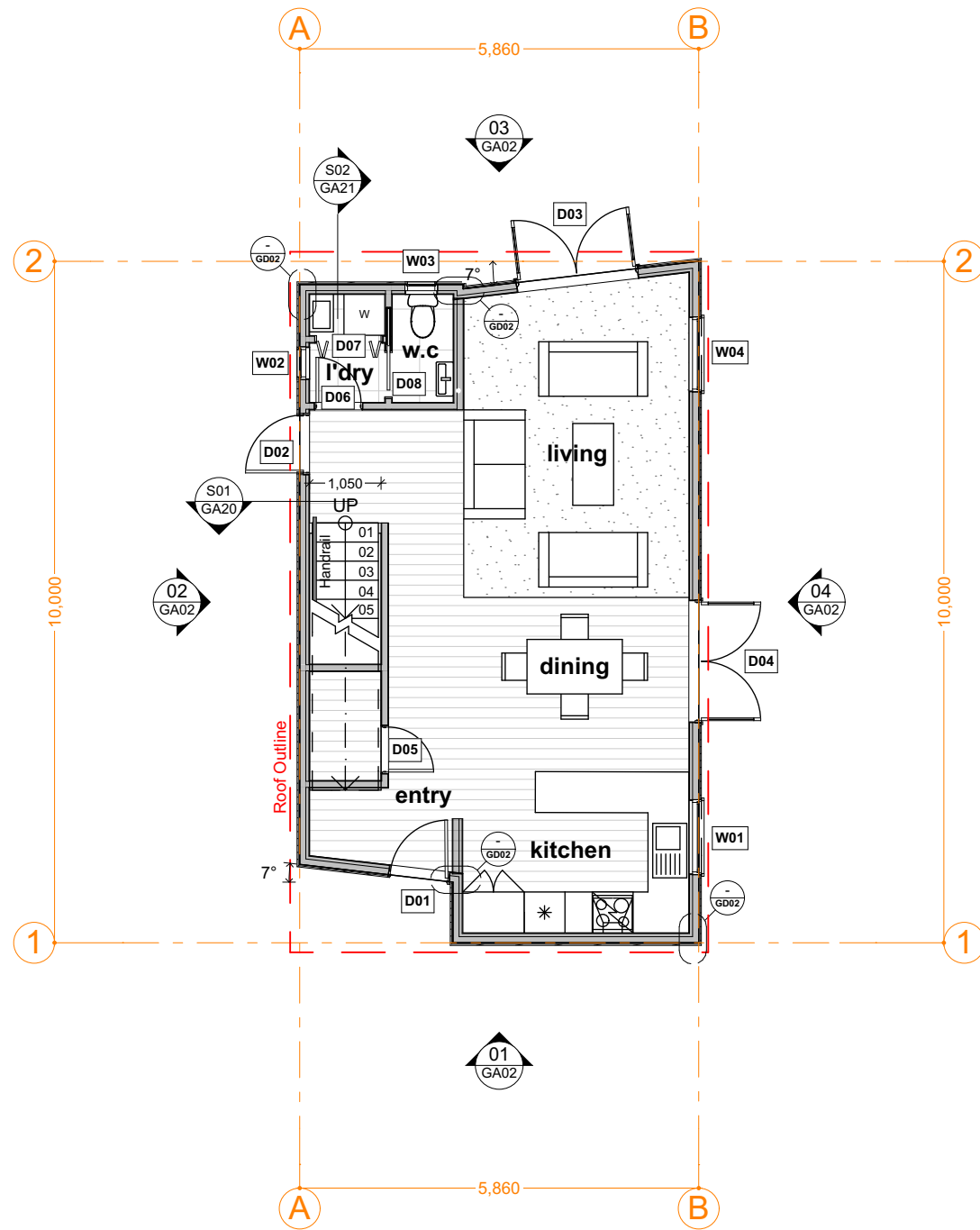


JACK'S POINT Village Project, QUEENSTOWN

DRAWINGS

Number (A3)	Revision	Title	Scale
GA00	1	Cover Page (This sheet)	-
GA01	1	Floor Plan	1:100
GA02	1	Elevations	1:100
GA03	1	Set Out Plan	1:100
GA04	1	Slab Plan & Floor Framing Plan	1:100
GA05	1	Roof & Roof Framing Plan	1:100
GA06	1	Reflected Ceiling Plan	1:100
GA07	1	Plumbing & Drainage Plan	1:100
GA08	1	Electrical Plan & Risk Matrix Plan	1:100
GA20	1	Sections	1:50
GA21	1	Sections	1:50
GA40	1	Window & Door Schedule	1:50
GD01	1	Details	1:5
GD02	1	Details	1:5
GD03	1	Details	1:5
GD04	1	Details	1:5
GD05	1	Details	1:5
GD06	1	Details	1:5
GD07	1	Details	1:5
GD08	1	Details	1:5
GD09	1	Details	1:5




26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale:	Drawing Title: COVER PAGE	Drawing No: GA00
Drawn: CH		
		
<small>PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz</small>		
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		



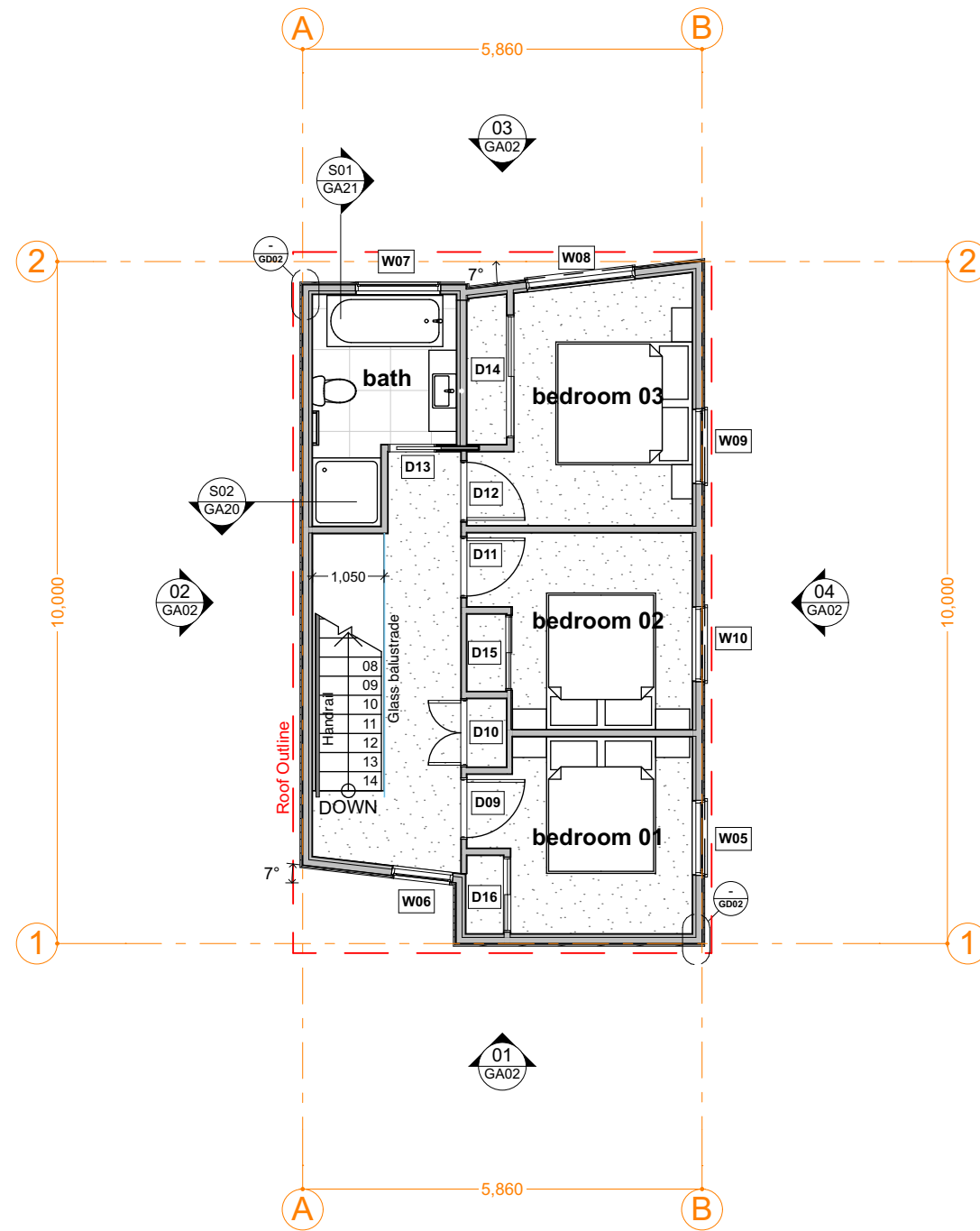
GA Floor Plan - Lower (Type D1)

Scale 1:100 @ A3

Internal Floor Finishes Key


-  Selected carpet
-  Selected wooden plank floor
-  Selected tile

Fixtures & Fittings shown are indicative only
 - Refer separate kitchen layouts
 - Refer separate wardrobe joinery details for shelving and hanging rails

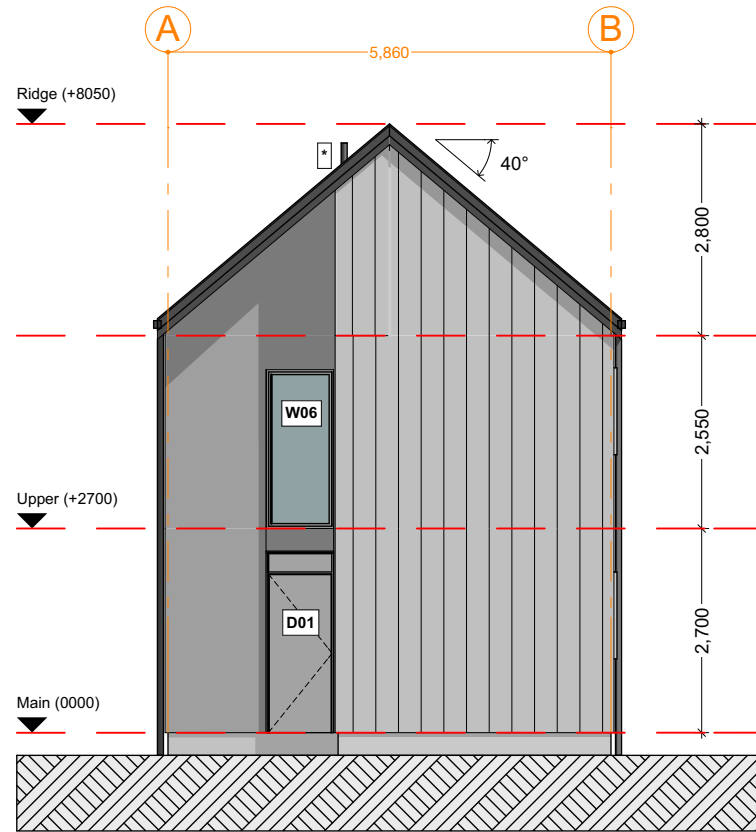


GA Floor Plan - Upper (Type D1)

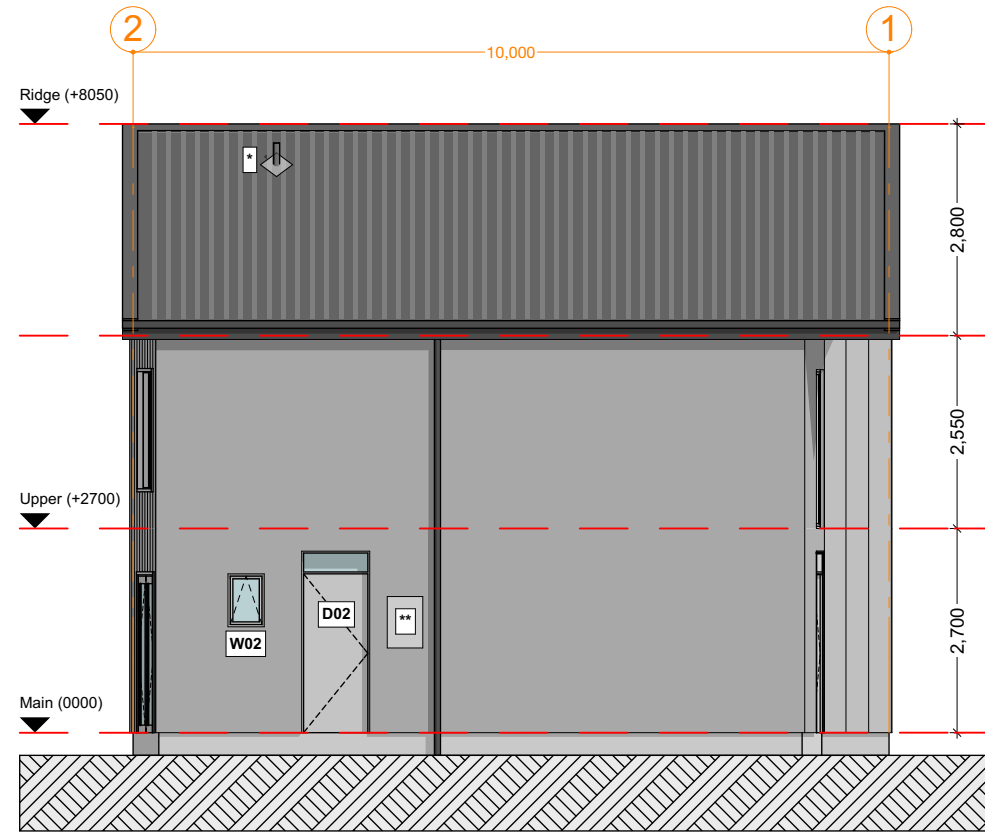
Scale 1:100 @ A3

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: FLOORPLAN	Drawing No: GA01
Drawn: CH		
		
PO box 1733 queenstown mark@mgarchitect.co.nz	+64 3 441 1014	0275 857 448 www.markgray.co.nz
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		






01 ELEVATION - FRONT
GA01 SCALE 1:100 @ A3



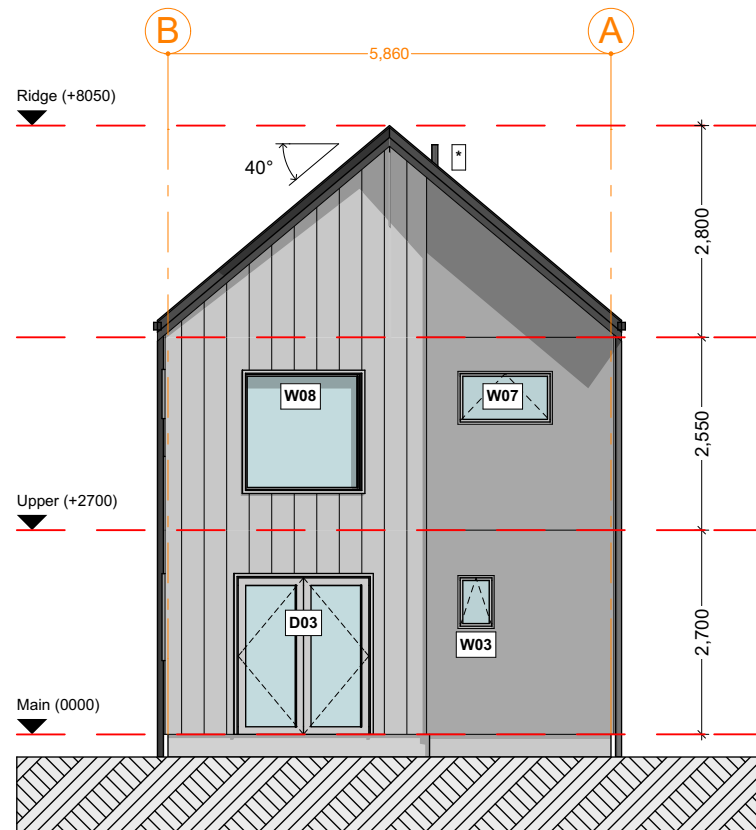
02 ELEVATION - LEFT
GA01 SCALE 1:100 @ A3



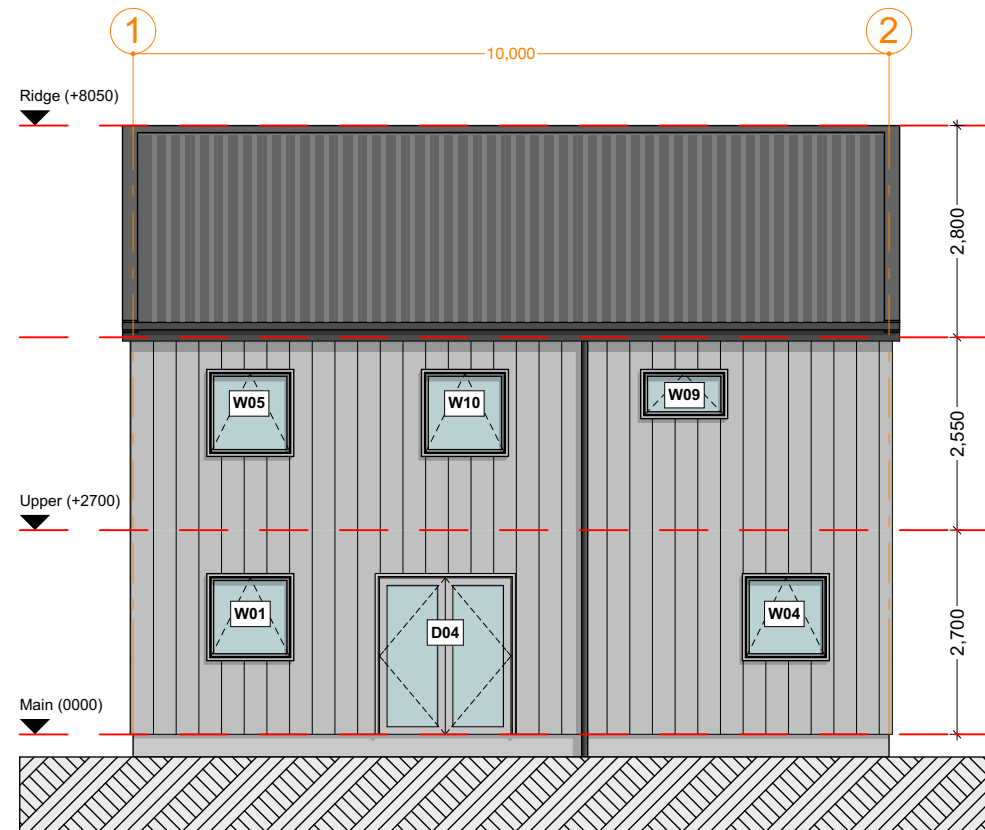
LEGEND:

-  Colorsteel Endura corrugate
Colour: TBC
-  Stootherm Plaster system - Colour: TBC
-  Cedar Battens over Shadowclad texture plywood @ 300ctrs
Paint finish - Colour: TBC
- Aluminium joinery.
- Colorsteel gutters, fascias & downpipes - Colour: TBC
- Soffits: Fibre cement board, painted - Colour: TBC
- Floor slab: Exposed edge to be rendered, painted - Colour: TBC
-  Plumbing terminal vent (Roof penetration shown)
-  Electric Meter Box

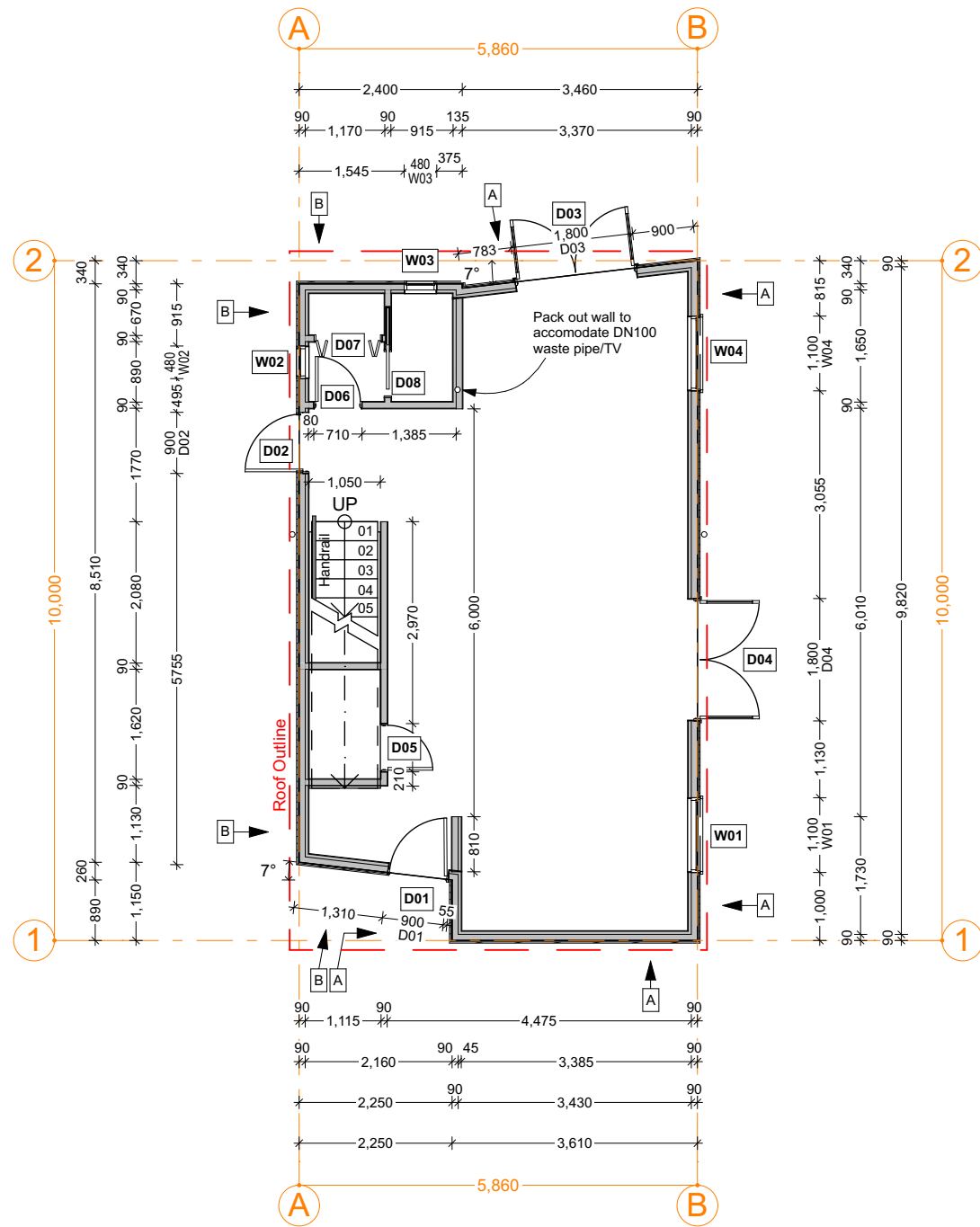
03 ELEVATION - REAR
GA01 SCALE 1:100 @ A3



04 ELEVATION - RIGHT
GA01 SCALE 1:100 @ A3



26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: ELEVATIONS	Drawing No: GA02
Drawn: CH		
mark gray ARCHITECT		
<small>PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz</small>		
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		



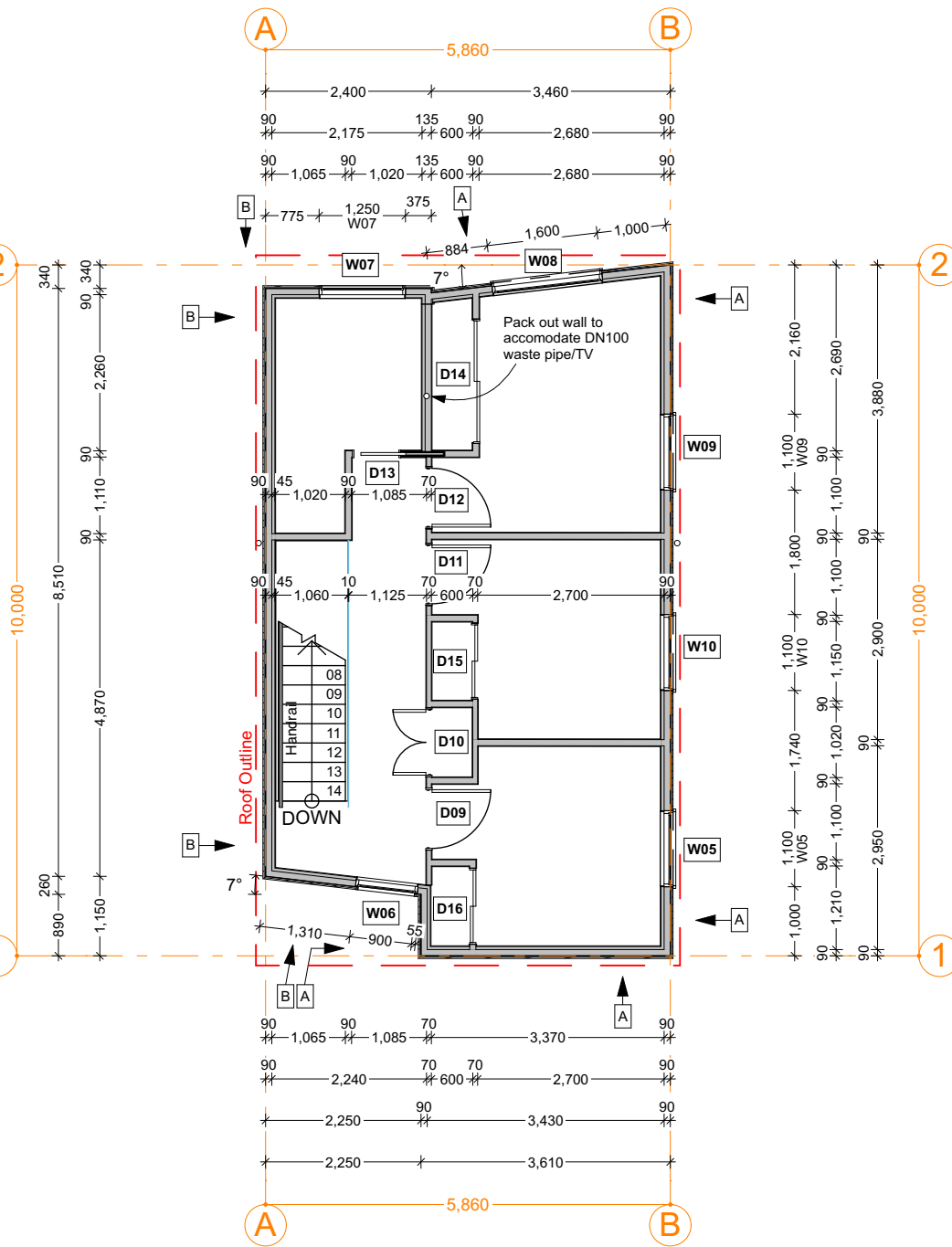
Set-out Plan - Lower (Type D1)

Scale 1:100 @ A3

WALL TYPES LEGEND

- A SHADOWCLAD & BATTEN WALL**
- 12mm Shadowclad Texture ply board, vertical 40x19mm cedar battens @ 300mm crs. Paint colours: TBC.
 - 20mm drained cavity - H3.2 battens
 - 4.5mm HomeRAB board or building wrap as spec (refer Bracing Plan)
 - 90x45 H1.2 SG8 timber wall framing at specified centres.
 - Knauf Earthwool 90mm R2.8 insulation
 - Intello air barrier membrane
 - 45x45 H1.2 internal strapping
 - Knauf Earthwool 50mm R1.4 insulation
 - Internal lining as below

- B STOTHERM ARMAT EIFS CLADDING SYSTEM WALL**
- StoTherm plaster system with StolitK 1.0mm texture finish
 - 50mm StoTherm H-grade EPS sheet
 - 20mm StoTherm VH cavity battens
 - 4.5mm HomeRAB board or building wrap as spec (refer Bracing Plan)
 - 90x45 H1.2 SG8 timber wall framing at specified centres.
 - Knauf Earthwool 90mm R2.8 insulation
 - Intello air barrier membrane
 - 45x45 H1.2 internal strapping
 - Knauf Earthwool 50mm R1.4 insulation
 - Internal lining as below



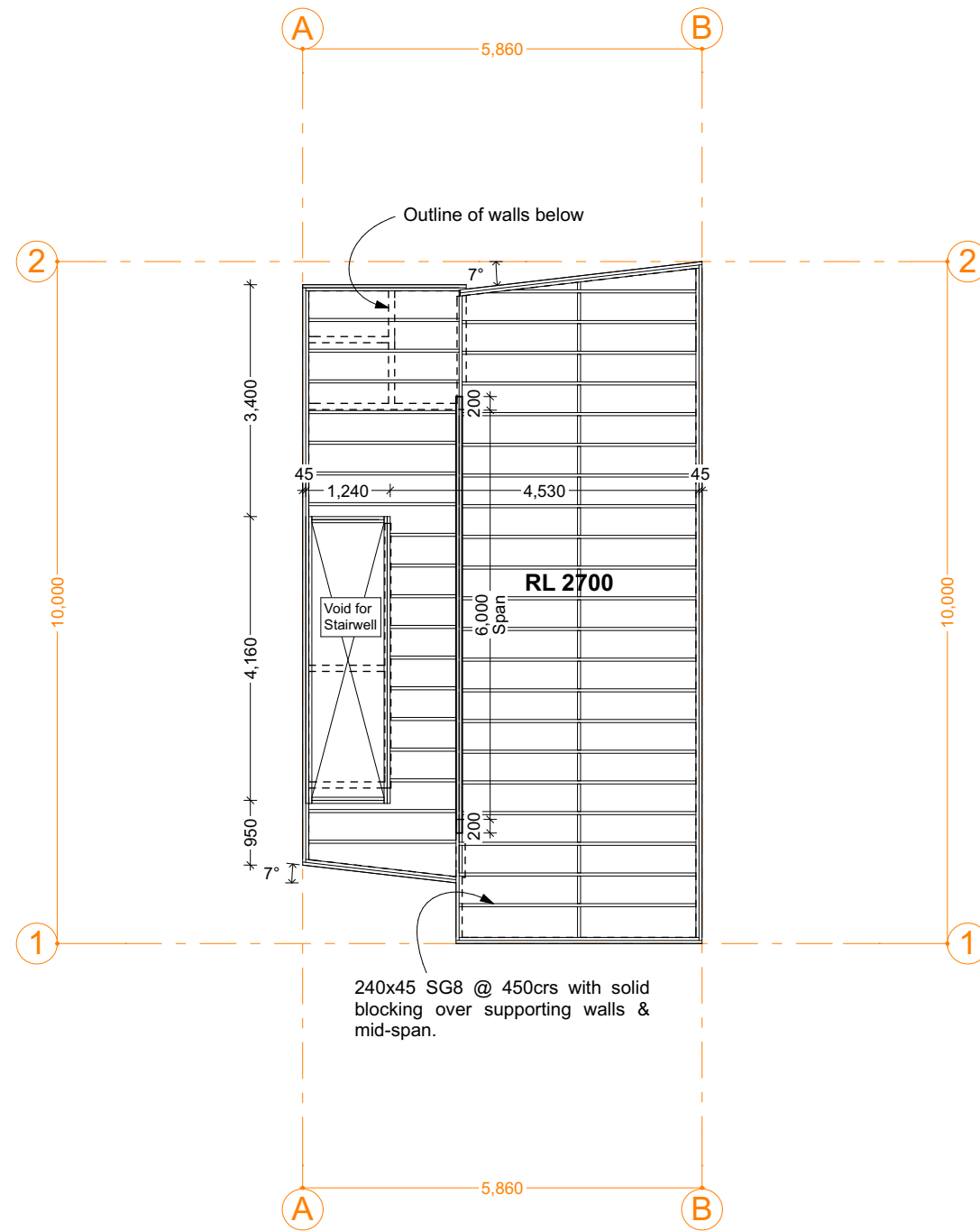
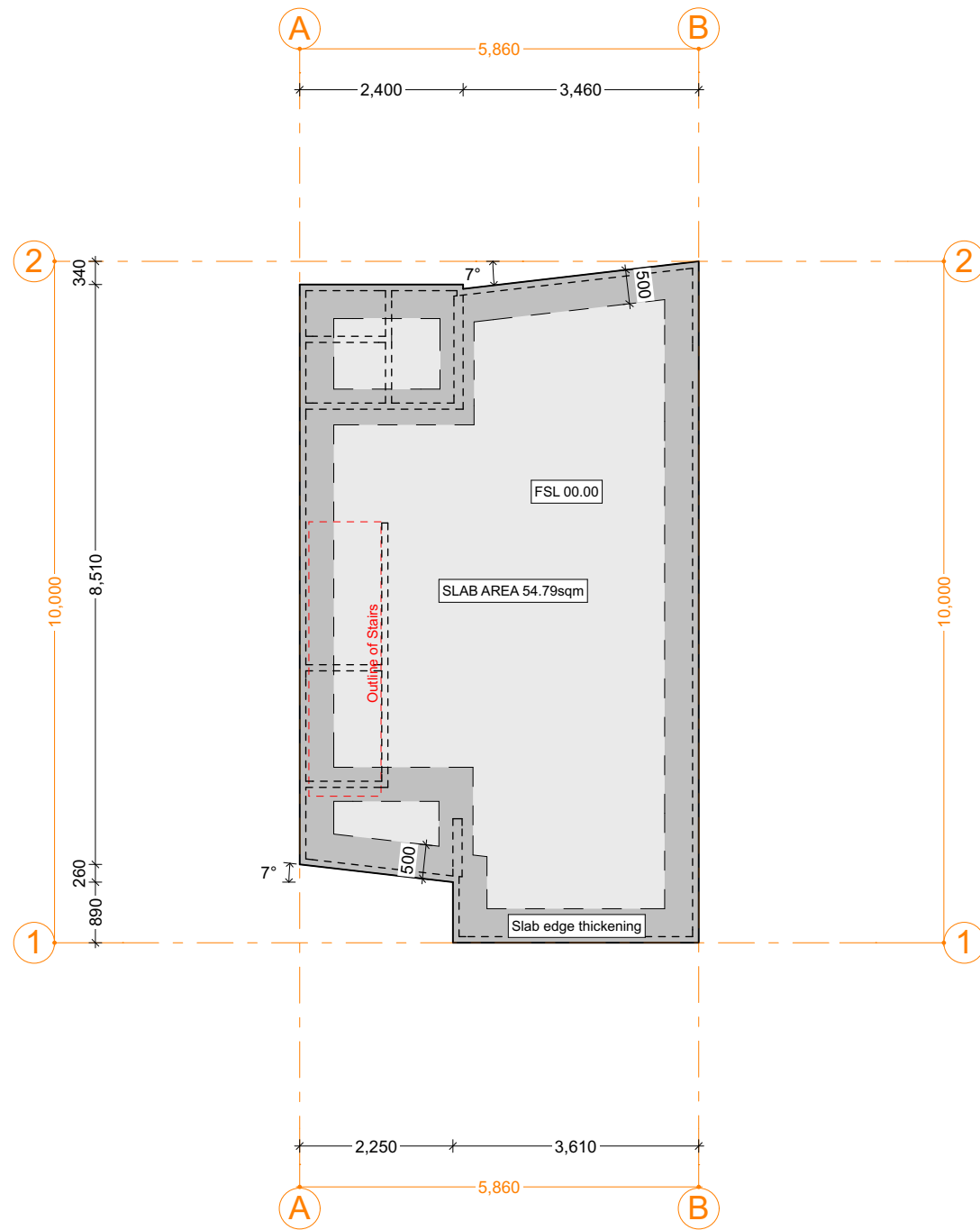
Set-out Plan - Upper (Type D1)

Scale 1:100 @ A3

INTERNAL WALLS

- 90x45 H1.2 SG8 timber framing to NZS3604:2011.
 - 70x45 H1.2 SG8 timber framing where noted. (See GD01 for Typical Wall Construction)
 - Knauf Earthwool 90mm R2.2 insulation
 - 10mm GIB Standard to all locations except:-
 - 10mm GIB Aqualine to Bathroom & En suites
 - All linings square stopped, Level 4 finish
- Internal Nib Wall at Entry**
- 140x45 H1.2 SG8 timber wall framing at specified centres.
 - 10mm GIB Standard, both sides of framing
 - All linings square stopped, Level 4 finish

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: SET OUT PLAN	Drawing No: GA03
Drawn: CH		
PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



Floor Slab Plan (Type D1)

Scale 1:100 @ A3

SLAB:-
 100mm ground-bearing slab on MaxRaft insulation on sand (25mm min) blinding on compacted hardfill (250mm min)
 Reinforced slab thickenings at perimeter / under load bearing walls.
 All to Structural Engineer's details & specification.
 Slab saw cuts to be discussed & agreed on site with Structural Engineer.
 Re-entrant corner reinforcement as per Structural Engineer's plan.
 FSL varies - refer individual Unit plans.

READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S INFORMATION

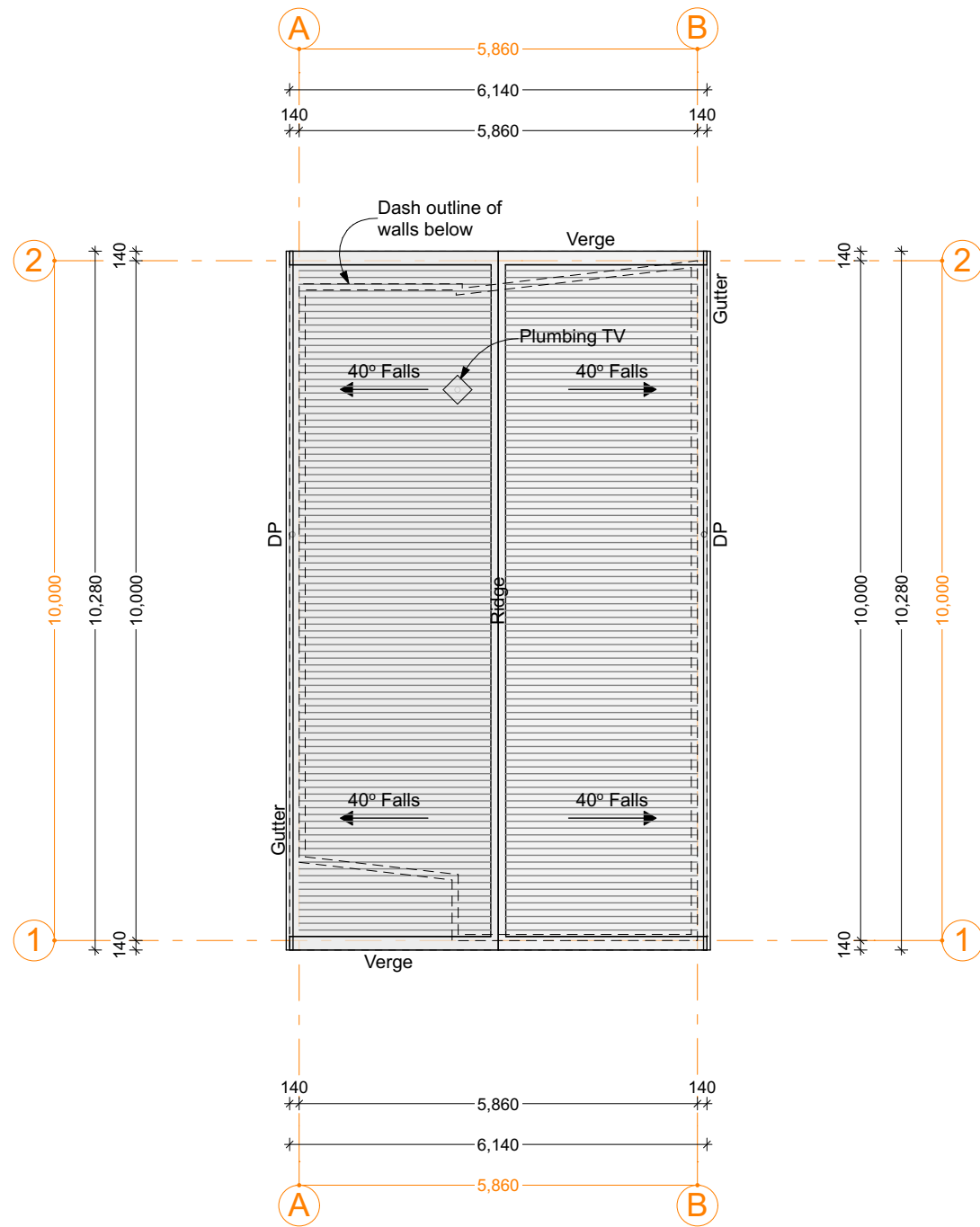
Floor Framing Plan (Type D1)

Scale 1:100 @ A3

FRAMING:-
 Generally, 240x45 SG8 @ 450crs with solid blocking over supporting walls & mid-span. Refer NZS:3604:2011 - 2kpa - Table 7.1 (b)
 All to Structural Engineer's details
 FSL varies - refer individual Unit plans

READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S INFORMATION

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: SLAB PLAN & FLOOR FRAMING	Drawing No: GA04
Drawn: CH		
PO box 1733 queenstown mark@mgarchitect.co.nz	+64 3 441 1014	0275 857 448 www.markgray.co.nz
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		



GA Roof Plan (Type D1)

Scale 1:100 @ A3

LEGEND

Generally: Roof cladding to be Colorsteel Endura. Colour finish TBC
All ridge flashings, verge flashings, gutters & downpipes to be colour-matched to main roof

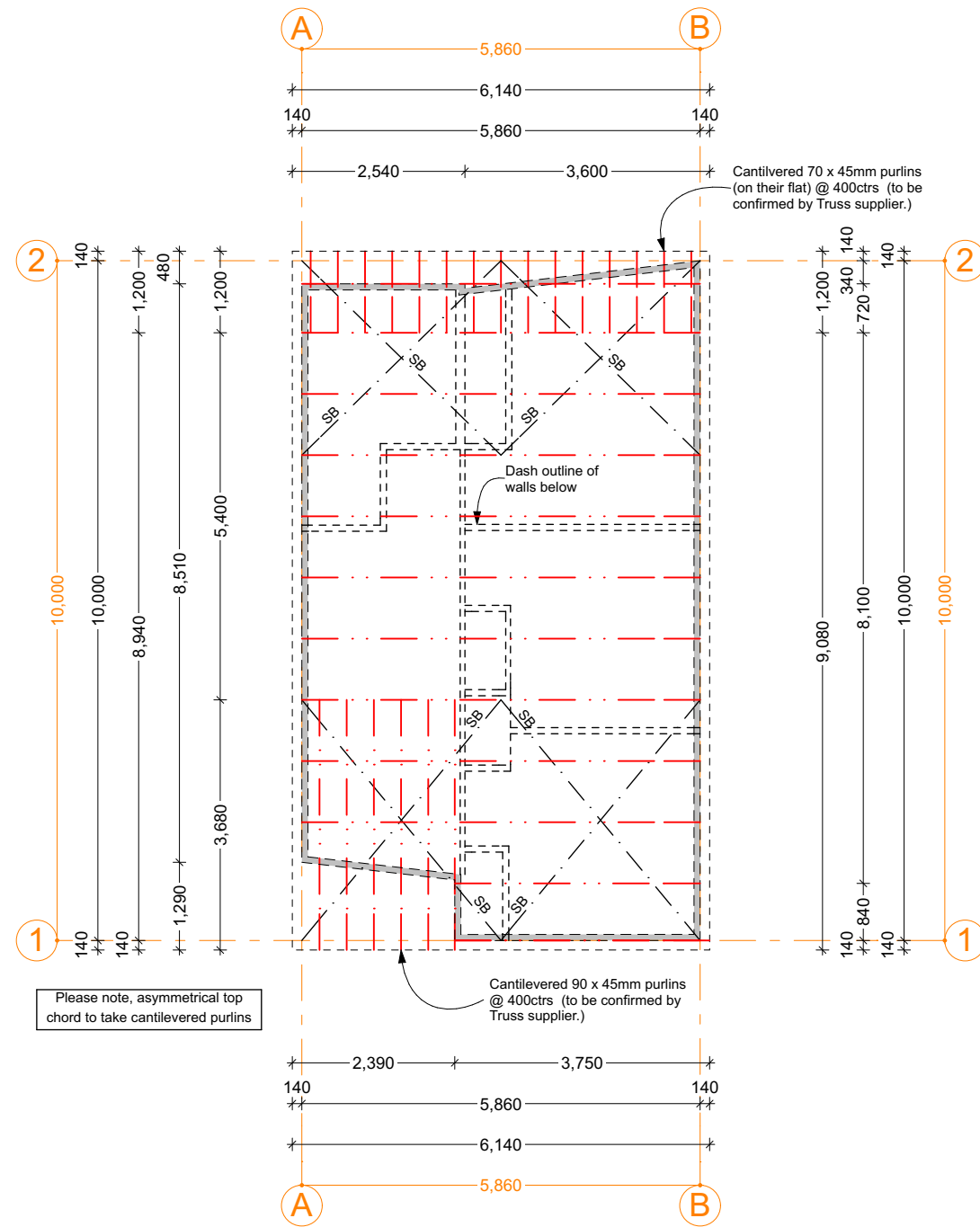
Solitex roof underlay on H1.2 70x45mm timber battens at max 400crs fixed to rafters with 1/14g self-drilling type 17 screw -100mm long min.

Colorsteel 125 box gutters, 75 x 55mm downpipes, Alpine 165mm fascias, barge, ridge & parapet flashings. Inc colour-matched snow straps to suit (2kPa snow loading)

Overall roof plan area: 63.12m² approx.

All to NZBC E2 & manufacturer's standard details.
All roof services penetrations to have proprietary EPDM boot flashing (Dektite or similar)
c/w colour-matched steel soakers where required
All as manufacturer's details and to NZBC E2

* Position of terminal vent pipe shown is indicative only and subject to individual unit drainage design - see notes on Drainage Plan



Roof Framing Plan (Type D1)

Scale 1:100 @ A3

LEGEND

— — — — — TIMBER TRUSSED RAFTER / JOIST AT NOTIONAL 900mm MAX CRS U.N.O.
NOTE: LAYOUT SHOWN IS INDICATIVE ONLY
DESIGN & CALCULATIONS TO BE PROVIDED BY SPECIALIST SUPPLIER

— — — — — EXTERNAL / INTERNAL WALL BELOW

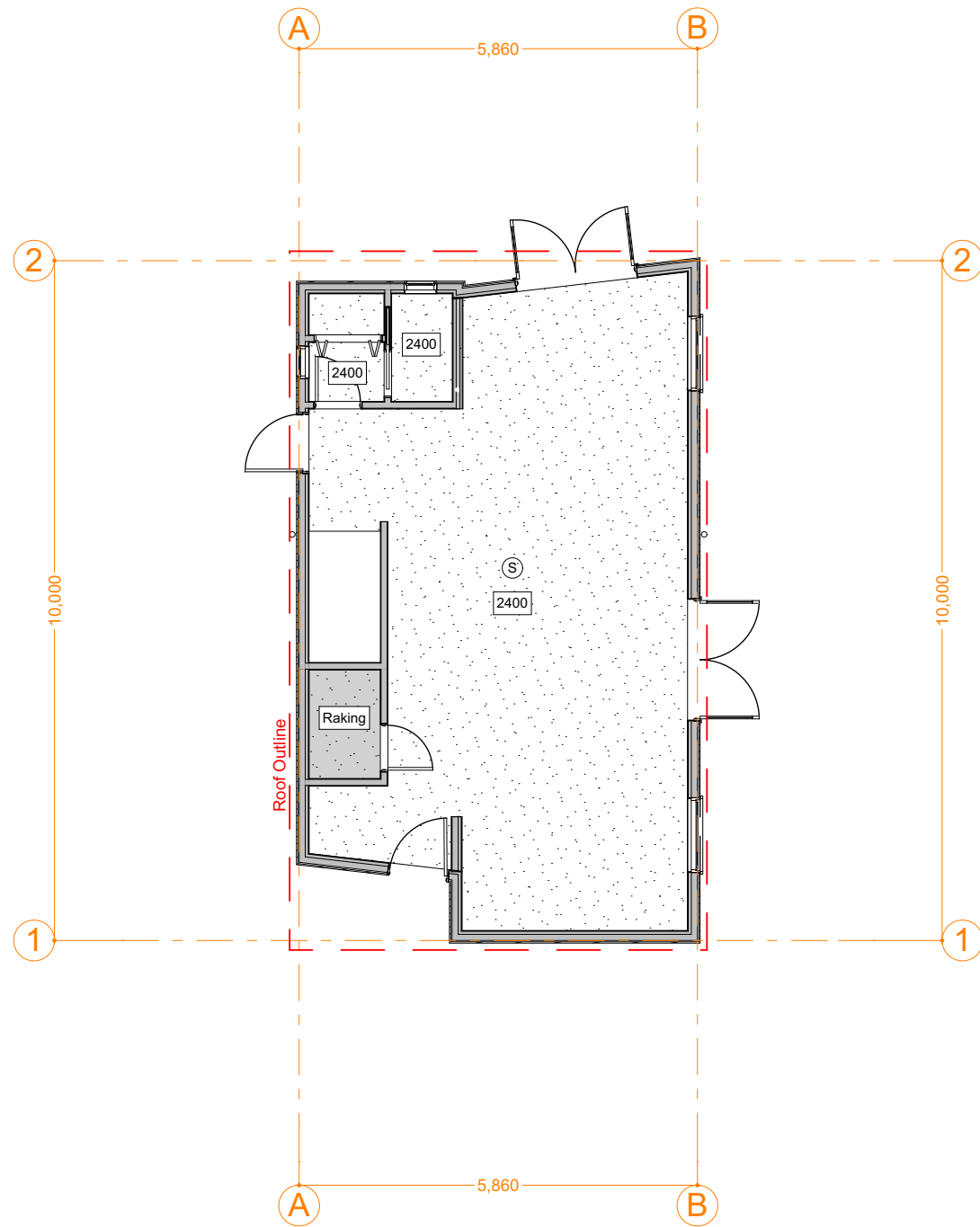
— — — — — LINTEL/TRIMMER TO DOOR / WINDOW
TO NZS 3604: 2011 / AS NOTED BELOW:-

— — — — — SB LUMBERLOK STRIP BRACE

REFER TO SUPPLIED TRUSS DESIGN LAYOUTS,
FIXING DETAILS & TRUSS ELEVATIONS
FROM SED TRUSS DESIGNER
SED LINTEL SIZES WILL TAKE PRECEDENCE







READ IN CONJUNCTION WITH
STRUCTURAL ENGINEER'S BRACING PLAN

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: ROOF & ROOF FRAMING PLAN	Drawing No: GA05
Drawn: CH		
mark gray ARCHITECT		
PO box 1733 queenstown mark@mgarchitect.co.nz	+64 3 441 1014	0275 857 448 www.markgray.co.nz
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

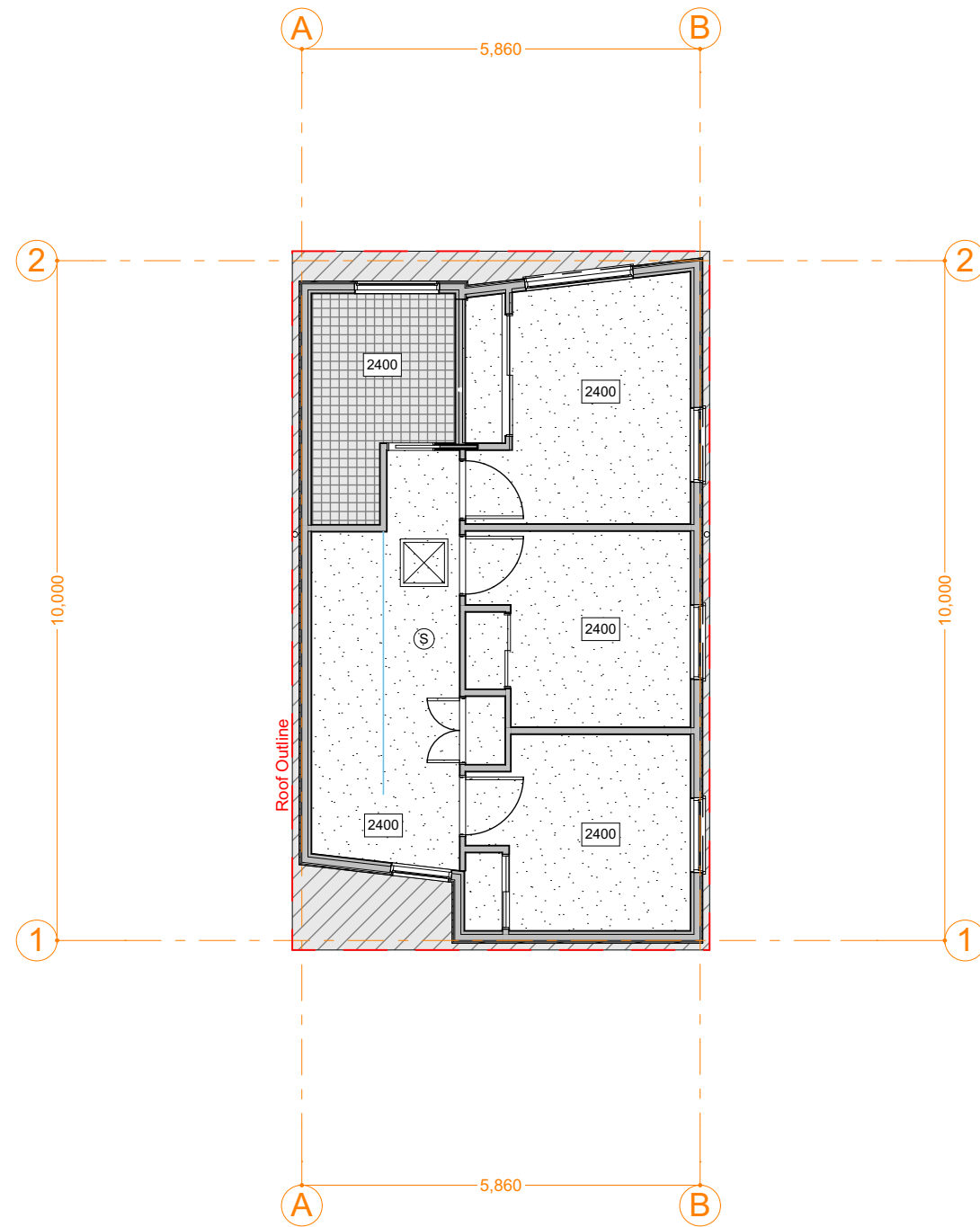


Reflected Ceiling Plan - Lower (Type D1)

Scale 1:100 @ A3

-  13mm GIB Standard square stopped, Level 4 finish, height above FSL as noted
-  13mm GIB Standard square stopped, on ceiling rake
-  13mm GIB Aqualine square stopped, Level 4 finish, height above FSL as noted
-  Raking external soffit board, 6mm James Hardie HardieFlex Eaves Lining soffit board, Jointing strips, semi-gloss paint finish. Colour: TBC. Refer sections / details for heights
-  Painted timber access hatch with insulation & draft seals (location TBC on site)
-  Ceiling-mounted smoke detector

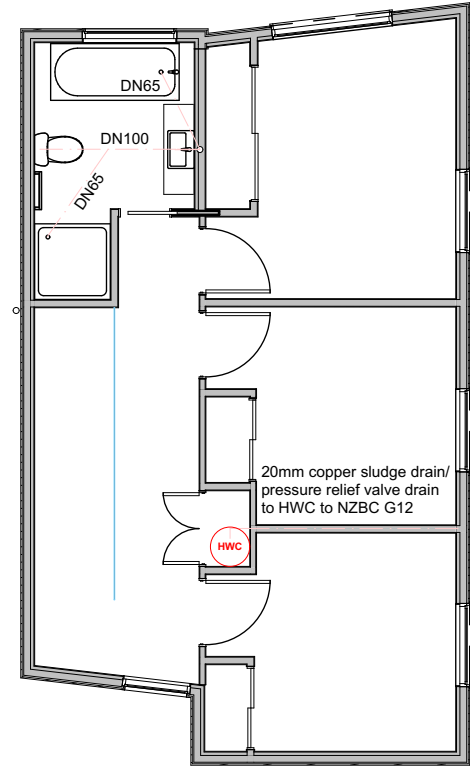
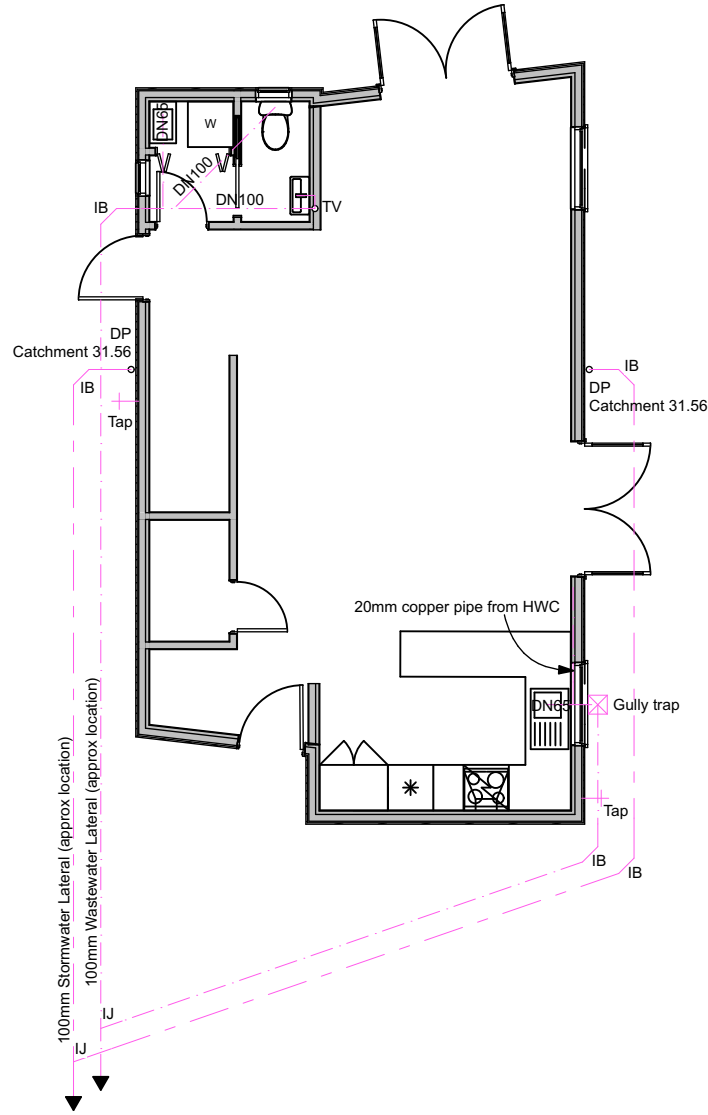
Note: Lighting & Electrical shown separately



Reflected Ceiling Plan - Upper (Type D1)

Scale 1:100 @ A3

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:100 @ A3	Drawing Title: REFLECTED CEILING PLAN	Drawing No: GA06
Drawn: CH		
		
PO box 1733 queenstown mark@mgarchitect.co.nz	+64 3 441 1014	0275 857 448 www.markgray.co.nz
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		



Drainage Plan (Type D1)

Scale 1:100 @ A3

- New 100mm Dia UPVC Stormwater pipe, minimum 1 in 80 falls u.n.o.
- DN65 New 65mm dia. UPVC Sewer pipe, minimum 1 in 40 falls
- DN100 New 100mm dia. UPVC Sewer pipe, minimum 1 in 60 falls
- DPo 80mm dia. Downpipe, colour to match main roof cladding
- IB / IJ Inspection Bend / Inspection Junction
- ☒ Gully Trap
- Tap Tap with removable handle, 600mm above FGL
- TV 80mm dia terminal vent extended min 150mm beyond roof / 600mm above eaves with proprietary roof penetration flashing kit (Dekite or equal approved)

GENERAL NOTES:

- This drawing sheet shows TYPICAL unit layout only; no site-specific information is shown here.
- Actual layouts may vary significantly. Refer separate Architectural drawings for drainage to individual Lots.
- (*) Refer separate Engineer's As Built drawings to confirm foul & storm water drainage connection points, water supply points etc.
- (#) Modified Catchment Area (MCA) figures only cover roof area - no external surface water drainage provision included.

Read in conjunction with Site Plan

ALL SERVICE PIPELINES SHOWN ARE APPROXIMATE ONLY
The installation shall comply with the requirements of NZBC
Final locations will be determined by the drainlayer
& specialist installers on site
Accurate As-Built drawings will be provided to the
Territorial Authority once all drainage work is complete

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:100 @ A3	Drawing Title: PLUMBING & DRAINAGE PLAN	Drawing No: GA07
Drawn: CH		

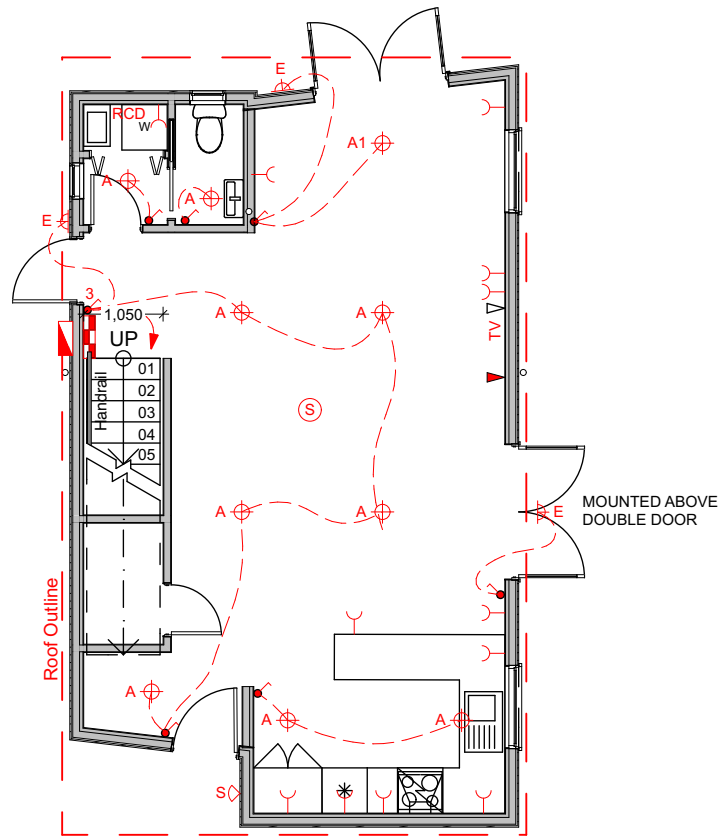
mark gray
ARCHITECT

PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions.
Refer to larger details where possible.
Confirm all dimensions on site prior to construction.
Consult with Architect immediately if discrepancies are found.

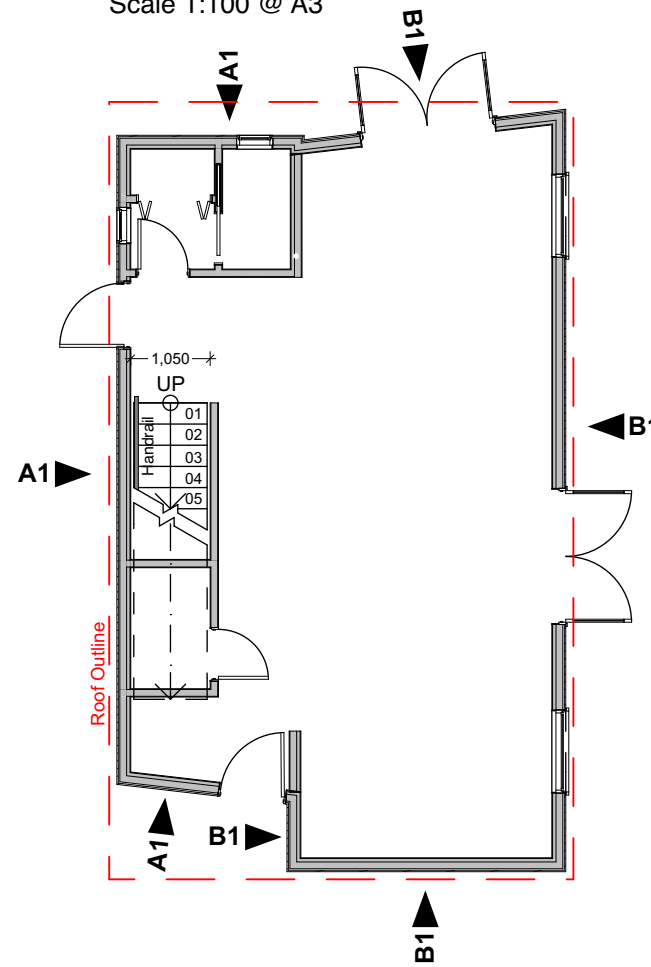
Electrical Plan - Lower (Type D1)

Scale 1:100 @ A3



Risk Matrix (Type D)

Scale 1:100 @ A3

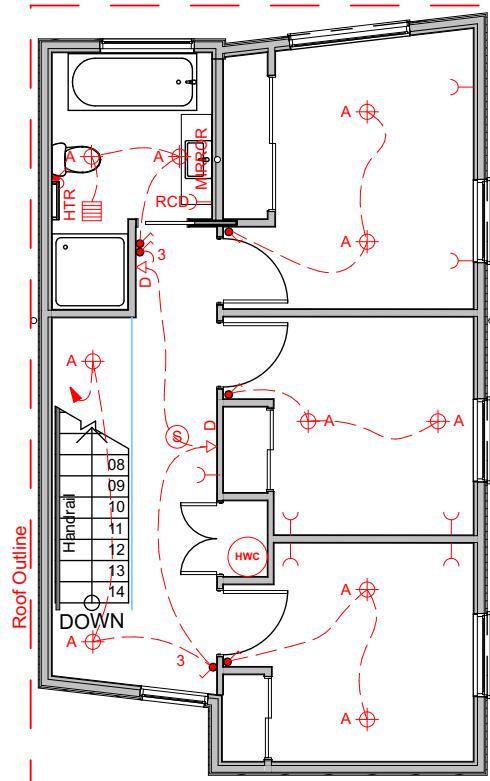


A1 PLASTER OVER DRAINED CAVITY						
Risk Factor	LOW	MEDIUM	HIGH	VERY HIGH	Subtotals	
Wind Zone (per NZS 3604)	0	0	1	2	2	2
Number of storeys	0	1	2	2	4	2
Roof/wall intersection design	0	1	1	3	5	1
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:						11

B1 VERTICAL PLY SHEET & BATTEN OVER DRAINED CAVITY						
Risk Factor	LOW	MEDIUM	HIGH	VERY HIGH	Subtotals	
Wind Zone (per NZS 3604)	0	0	1	2	2	2
Number of storeys	0	1	2	4	4	2
Roof/wall intersection design	0	1	1	3	5	1
Eaves width	0	1	2	5	5	5
Envelope complexity	0	1	1	3	6	1
Deck design	0	0	2	4	6	0
Total risk score:						11

Electrical Plan - Upper (Type D1)

Scale 1:100 @ A3



ELECTRICAL LEGEND

POWER

- METER UNIT IN PROPRIETARY RECESSED EXT CUPBOARD - PAINTED TO MATCH WALL COLOUR.
- PROPRIETARY RECESSED DOMESTIC CONSUMER UNIT
- DOUBLE SWITCHED POWER SOCKET
- RCD SWITCHED POWER SOCKET
- DEDICATED SOCKET WITH SEPARATE SWITCH FOR APPLIANCE AS NOTED CHECK MINIMUM AMP RATING REQUIREMENTS FINAL LAYOUT TBC BY SPECIALIST KITCHEN DESIGNER
- TV SKY / FREEVIEW JACK
- DOUBLE DATA / TELEPHONE SOCKET

HEATING & VENTILATION

- WALL-MOUNTED HEATED TOWEL RAIL, HARDWIRED & SWITCH
- DEMISTER PAD BEHIND BATHROOM MIRROR WITH SWITCH
- CEILING MOUNTED MECHANICAL EXTRACT FAN WITH AUTO-CLOSING SHUTTERS
- CEILING-MOUNTED HARD WIRED SMOKE DETECTOR
- Mains Pressure RHEEM Electric 312250

LIGHTING (REFER SEPARATE SUPPLIER SCHEDULE)

- LIGHT SWITCH (TYPICAL 1100MM ABOVE FFL)
- TWO-WAY LIGHT SWITCH
- THREE-WAY LIGHT SWITCH
- SWITCHING LINE
- RECESSED 13W LED FIXED CEILING DOWNLIGHT.
- RECESSED 13W LED FIXED CEILING DOWNLIGHT WITH COVERABLE DIMMABLE DRIVER
- LED STRIP OVER-VANITY FITTING TBC
- 42W LOW-PROFILE BATTEN BULKHEAD LED FITTING
- RECESSED LED LOW WALL / STEP LIGHT
- WALL-MOUNTED LED UP/DOWN FITTING, SILVER.
- SENSOR-ACTIVATED LIGHT WITH SWITCHED OVERRIDE

REFER ALSO TO LANDSCAPE PLAN FOR EXTERNAL LIGHTING

NOTE: REFER CEILING PLAN & GA SECTIONS:- CHECK CEILING VOID DEPTH - LIGHT FITTINGS MUST NOT PUNCTURE INTELLO AIR BARRIER MEMBRANE.

- LIAISE WITH JOINERY / CABINETRY DESIGNER

ALLOW TO DIRECT VENT THE INTERNAL DRYERS AND FOR PASSIVE VENTING OF LAUNDRY ROOM

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

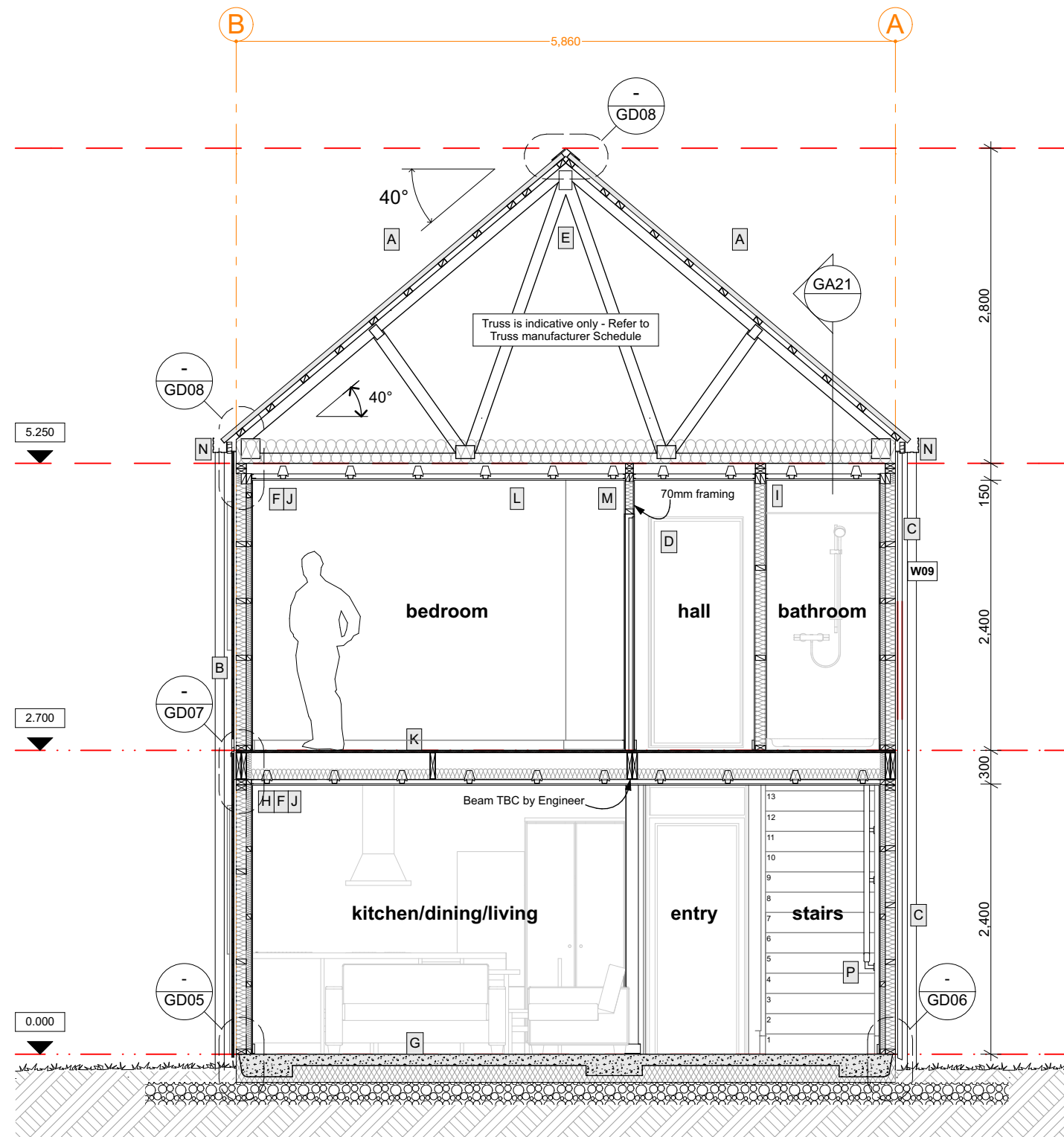
JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:100 @ A3	Drawing Title: ELECTRICAL PLAN & RISK MATRIX	Drawing No: GA08
Drawn: CH		



PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.



Generally: All construction to comply with NZS 3604: 2011 and NZBC

- A** Colorsteel Endura Corrugate. Colour: TBC. Solitex Mento roof underlay on H1.2 70x45mm timber battens at max 400crs fixed to rafters with 1/14g self-drilling type 17 screw -100mm long min.
- B** 12mm Shadowclad Texture ply board, vertical 40x19mm cedar battens @ 300mm crs. Paint colour: TBC. G 90/69x19mm boards at external corners; 40x19mm cedar picture frames around door & window openings. Colour-matched aluminium Z-flashing at horizontal panel junctions. Fixed with Silicon Bronze rose head nails. 20mm drained cavity system (H3.2 vertical battens) over HomeRAB. Knauf Earthwool 90mm R2.8 insulation.
- C** StoTherm Armat EIFS cladding system:- 50mm H-grade EPS sheet, StoTherm plaster system with StolitK 1.0mm texture finish. Colours TBC. Horizontal & vertical control joints (not shown) where recommended by manufacturer, 20mm StoTherm VH cavity battens over building wrap.
- D** Thermally-broken aluminum joinery, double glazed safety glazing. Argon fill. Refer schedule. Powder coat finish: TBC
- E** Certified SED trussed rafters, H1.2 SG8 roof framing to NZS3604:2011 & Structural Engineer's design.
- F** Pro Clima Intello air barrier membrane to inside face of framing. 45x45 H1.2 strapping fixed through Intello to main wall framing. Knauf Earthwool 50mm R1.4 insulation.
- G** 100mm ground-bearing concrete slab on MaxRaft insulation on DPM on min 25mm sand blinding on min 250 compacted hardfill. Slab thickenings at perimeter and under load bearing walls. All to Engineer's details. Specialised membrane & texture system to edge.
- H** Certified SED pre-nail H1.2 framing, 90x45mm. Fixed over Malthoid DPC to concrete with Ramset CS12160 (M12x160) ChemSet Anchor Studs at 600mm crs.
- I** Knauf Earthwool 90mm R2.2 insulation to internal wall framing.
- J** 10mm GIB Standard internal wall linings, square stopped, Level 4 finish. Painted MDF skirtings as per Client Selection Sheets. Bathroom / En suite walls to have 10mm Aqualine.
- K** 20mm HD (flooring grade) particleboard sheet flooring. H1.2 SG8 trimmer joists / intermediate joists. Knauf Internal Wall Acoustic Insulation 90mm R2.6 insulation between joists.
- L** Pro Clima Intello air barrier membrane fixed to underside of trussed rafters. Knauf Earthwool 210mm R5.2 insulation to roofspace above.
Note: recessed light fittings must not penetrate Intello.
- M** 13mm GIB Standard ceiling (Aqualine to bathrooms) on 35mm Rondo battens.
- N** Colorsteel 125 box gutters, 80mm downpipes, Alpine 165mm fascias, barge, ridge & parapet flashings, all colour-matched to roof. All to NZBC E2 & manufacturer's details.
- O** MDF timber treads & risers, with concealed stringers. All to NZBC D1. 280mm tread, 180mm riser, 20mm nosing.
- P** 50mm dia. Oak handrail fixed through to solid blocking in framed wall with suitable baluster brackets @ 900crs. All to NZBC D1.

General notes: * Refer Engineer's Bracing Plan - Bracing Plan will take precedence in the event of any discrepancies in specified wraps / linings

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

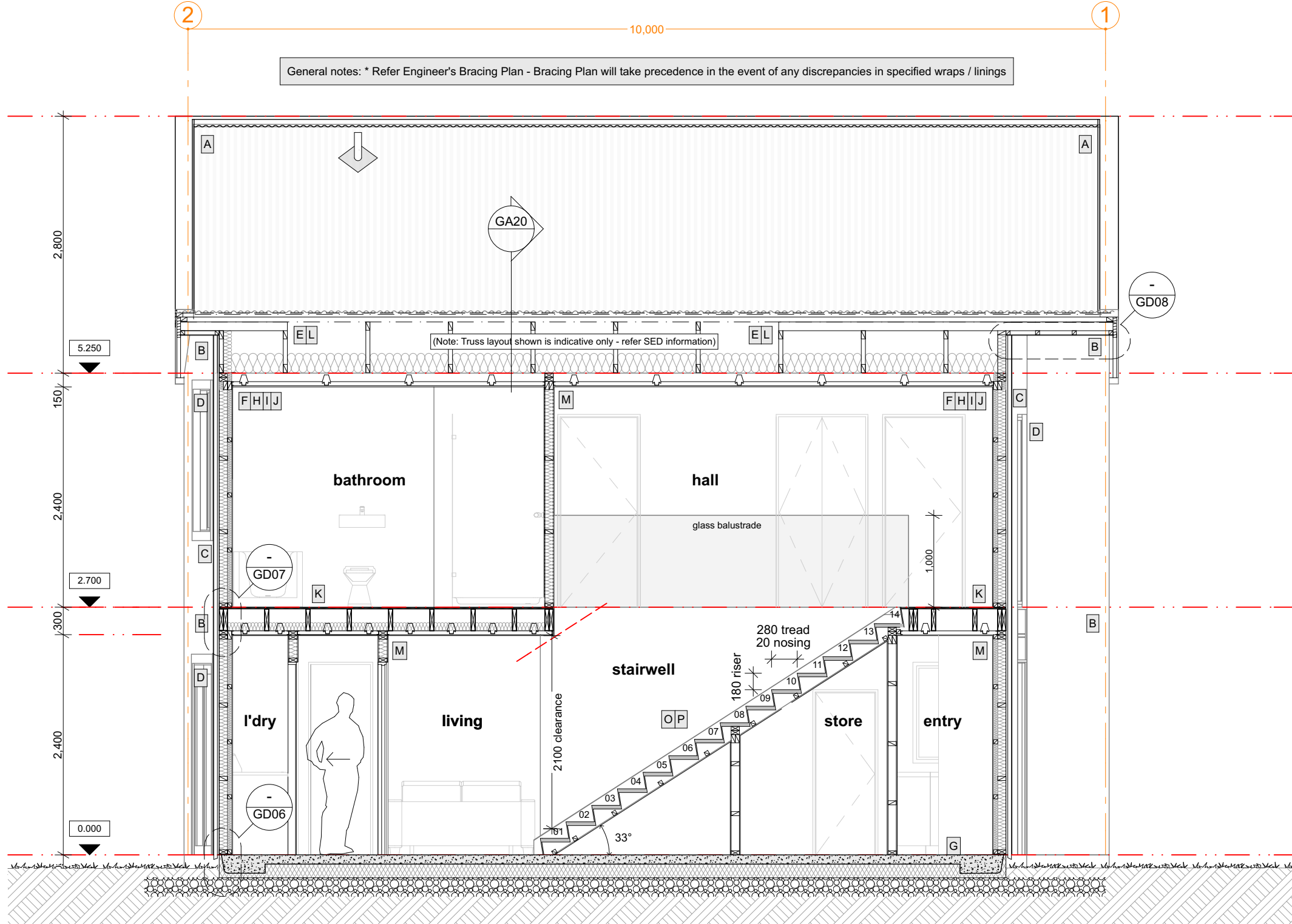
JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:50 @ A3	Drawing Title: SECTIONS	Drawing No: GA20
Drawn: CH		

mark gray
ARCHITECT

PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions.
Refer to larger details where possible.
Confirm all dimensions on site prior to construction.
Consult with Architect immediately if discrepancies are found.

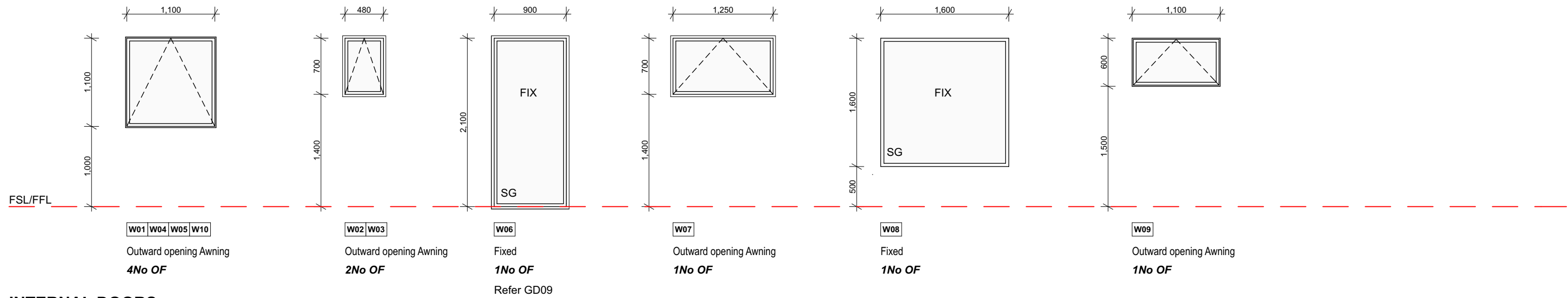


Generally: All construction to comply with NZS 3604: 2011 and NZBC

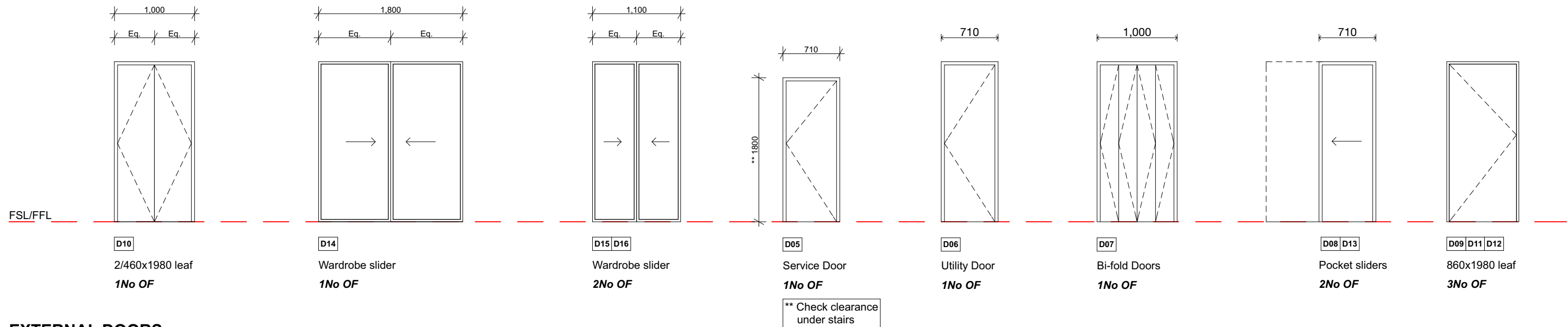
- A** Colorsteel Endura Corrugate. Colour: TBC. Solitex Mento roof underlay on H1.2 70x45mm timber battens at max 400crs fixed to rafters with 1/14g self-drilling type 17 screw -100mm long min.
- B** 12mm Shadowclad Texture ply board, vertical 40x19mm cedar battens @ 300mm crs. Paint colour: TBC. G 90/69x19mm boards at external corners; 40x19mm cedar picture frames around door & window openings. Colour-matched aluminium Z-flashing at horizontal panel junctions. Fixed with Silicon Bronze rose head nails. 20mm drained cavity system (H3.2 vertical battens) over HomeRAB. Knauf Earthwool 90mm R2.8 insulation.
- C** StoTherm Armat EIFS cladding system:- 50mm H-grade EPS sheet, StoTherm plaster system with StolitK 1.0mm texture finish. Colours TBC. Horizontal & vertical control joints (not shown) where recommended by manufacturer, 20mm StoTherm VH cavity battens over building wrap.
- D** Thermally-broken aluminum joinery, double glazed safety glazing. Argon fill. Refer schedule. Powder coat finish: TBC
- E** Certified SED trussed rafters, H1.2 SG8 roof framing to NZS3604:2011 & Structural Engineer's design.
- F** Pro Clima Intello air barrier membrane to inside face of framing. 45x45 H1.2 strapping fixed through Intello to main wall framing. Knauf Earthwool 50mm R1.4 insulation.
- G** 100mm ground-bearing concrete slab on MaxRaft insulation on DPM on min 25mm sand blinding on min 250 compacted hardfill. Slab thickenings at perimeter and under load bearing walls. All to Engineer's details. Specialised membrane & texture system to edge.
- H** Certified SED pre-nail H1.2 framing, 90x45mm. Fixed over Malthoid DPC to concrete with Ramset CS12160 (M12x160) ChemSet Anchor Studs at 600mm crs.
- I** Knauf Earthwool 90mm R2.2 insulation to internal wall framing.
- J** 10mm GIB Standard internal wall linings, square stopped, Level 4 finish. Painted MDF skirtings as per Client Selection Sheets. Bathroom / En suite walls to have 10mm Aqualine.
- K** 20mm HD (flooring grade) particleboard sheet flooring. H1.2 SG8 trimmer joists / intermediate joists. Knauf Internal Wall Acoustic Insulation 90mm R2.6 insulation between joists.
- L** Pro Clima Intello air barrier membrane fixed to underside of trussed rafters. Knauf Earthwool 210mm R5.2 insulation to roofspace above.
Note: recessed light fittings must not penetrate Intello.
- M** 13mm GIB Standard ceiling (Aqualine to bathrooms) on 35mm Rondo battens.
- N** Colorsteel 125 box gutters, 80mm downpipes, Alpine 165mm fascias, barge, ridge & parapet flashings, all colour-matched to roof. All to NZBC E2 & manufacturer's details.
- O** MDF timber treads & risers, with concealed stringers. All to NZBC D1. 280mm tread, 180mm riser, 20mm nosing.
- P** 50mm dia. Oak handrail fixed through to solid blocking in framed wall with suitable baluster brackets @ 900crs. All to NZBC D1.

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:50 @ A3	Drawing Title: SECTIONS	Drawing No: GA21
Drawn: CH		
<small>PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz</small>		
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		

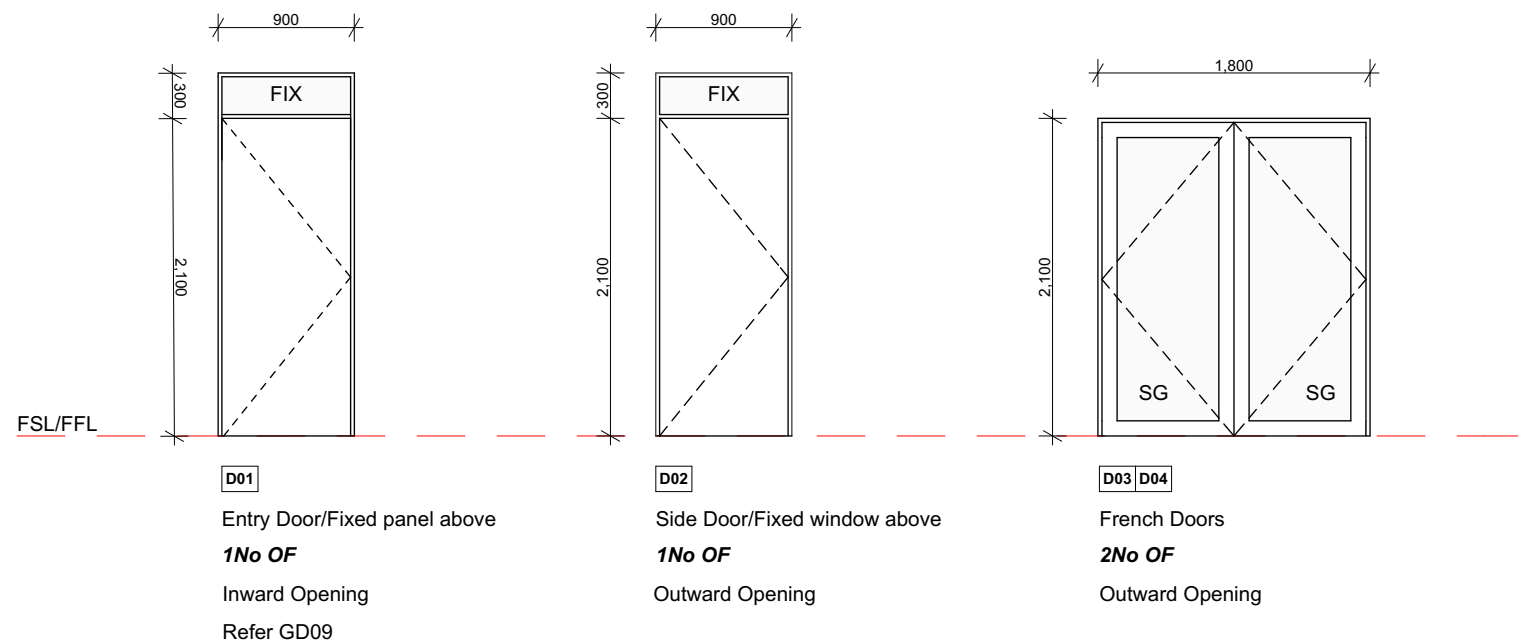
WINDOWS



INTERNAL DOORS



EXTERNAL DOORS



GENERAL NOTES

- All dimensions given are overall structural framing openings u.n.o.
- Check all dimensions on site prior to fabrication
- Notify the architect immediately of any discrepancies
- Handing may vary from shown - refer to GA plans to determine door swing direction
- All elevations viewed from Exterior
- All windows and external doors to be APL Thermal Heart (Standard series) thermal break suite
- Duralloy powder-coated aluminium joinery
- Double glazed (4mm clear glass / 12mm argon gap / 4mm glass)
- Grade A Safety Glass where required by NZBC F2 / NZS 422 (marked 'SG')
- Concealed safety stays / restrictors on all awning lights
- Wind Zone (under NZS 3604:2011) is Very High
- Check manufacturer's recommended maximum dimensions
- Painted H3 finger-jointed pine jambliners

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale:	Drawing Title:	Drawing No:
Drawn: CH		
<small>PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz</small>		
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		

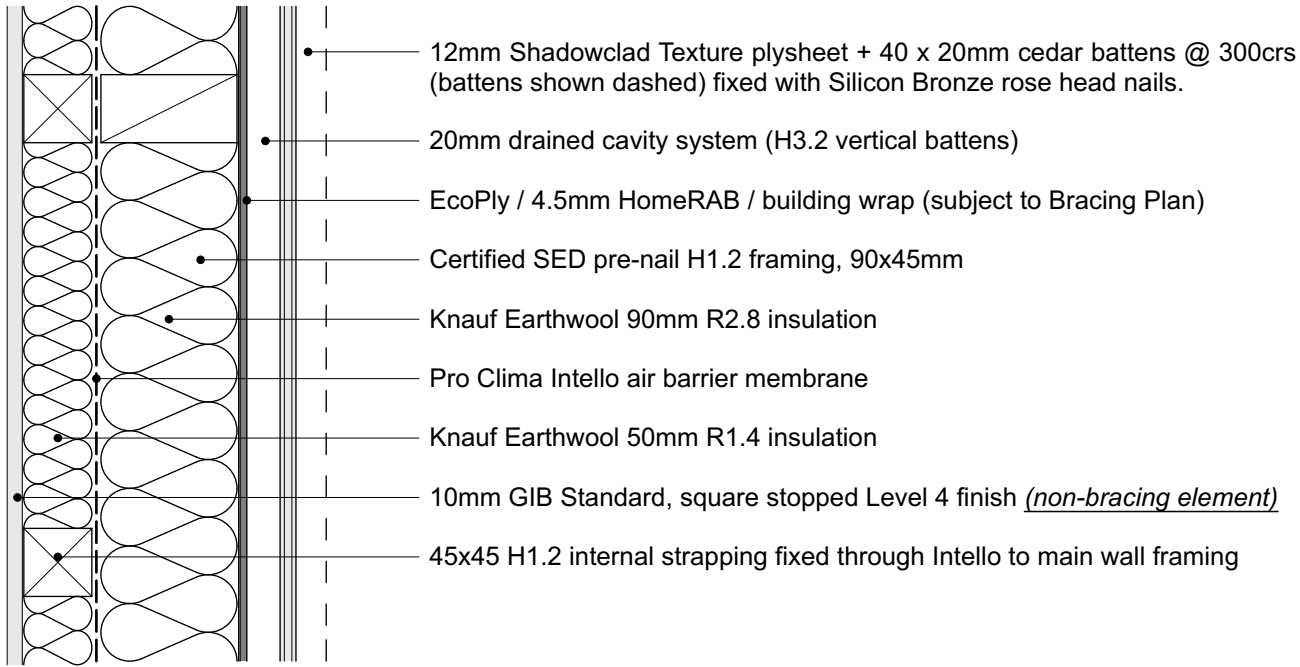
TYPICAL WALL CONSTRUCTION DETAILS

SCALE 1:5 @ A3

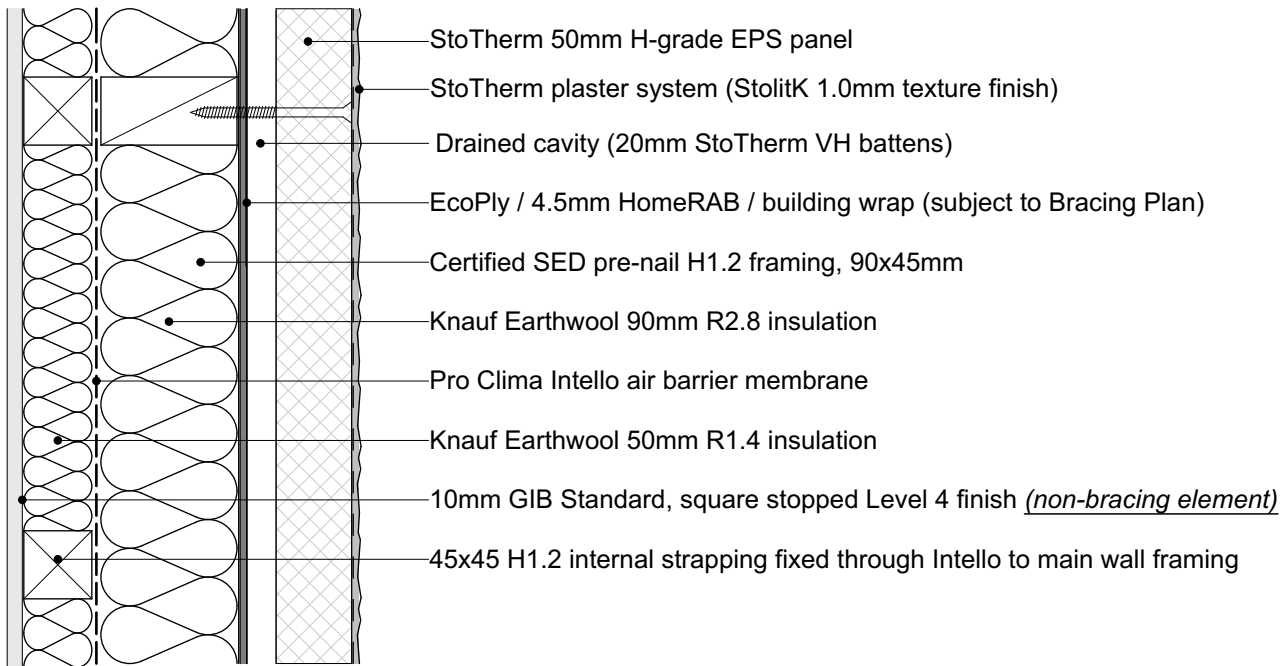
GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

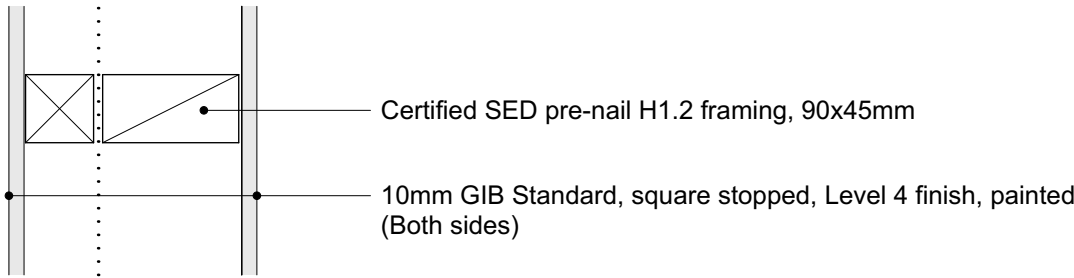
TYPICAL EXTERNAL WALLS (BOARD & BATTEN)



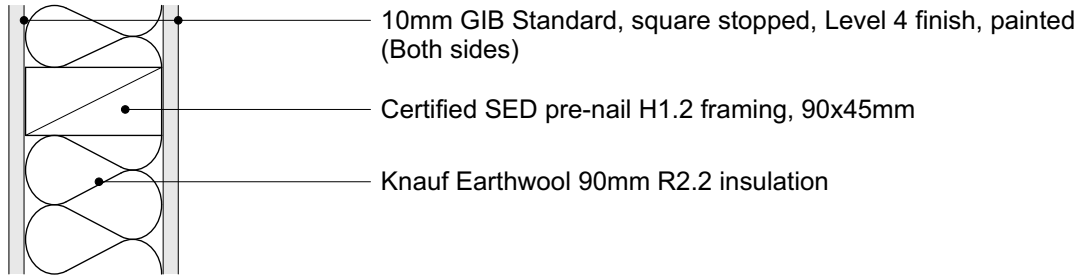
TYPICAL EXTERNAL WALLS (EIFS)



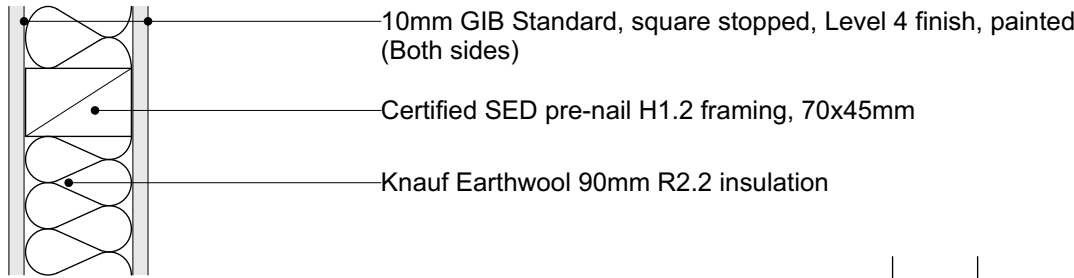
140mm INTERNAL ENTRY NIB WALL



90mm INTERNAL WALL



70mm INTERNAL WALL



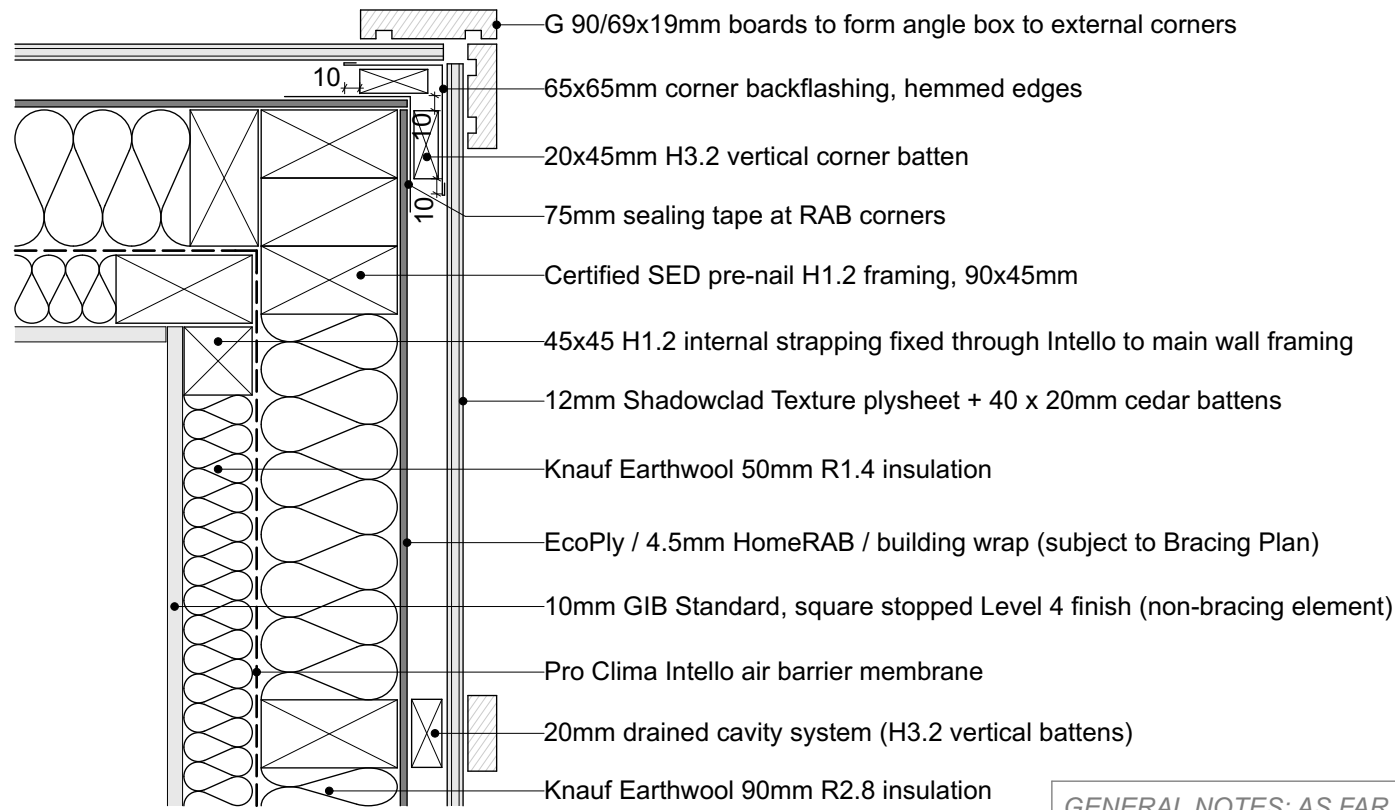
GENERAL NOTES: AS FAR AS POSSIBLE, ALL SERVICES WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 50MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS. ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS. (NOT APPLICABLE TO GARAGE EXT WALLS)

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD01
Drawn: CH		
<small>PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz</small>		
<small>Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.</small>		

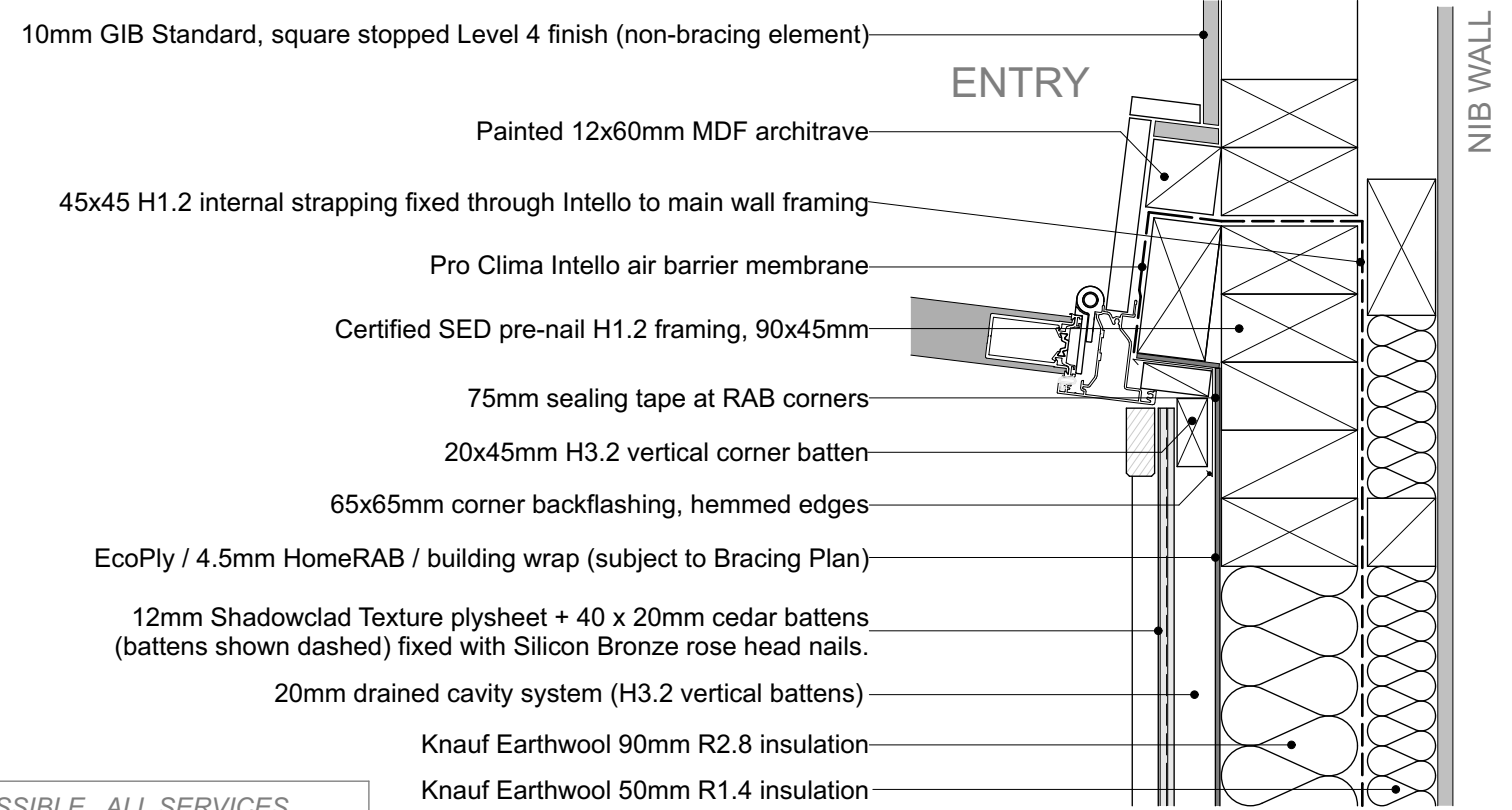
GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

EXTERNAL CORNER PLAN DETAIL (BOARD & BATTEN)



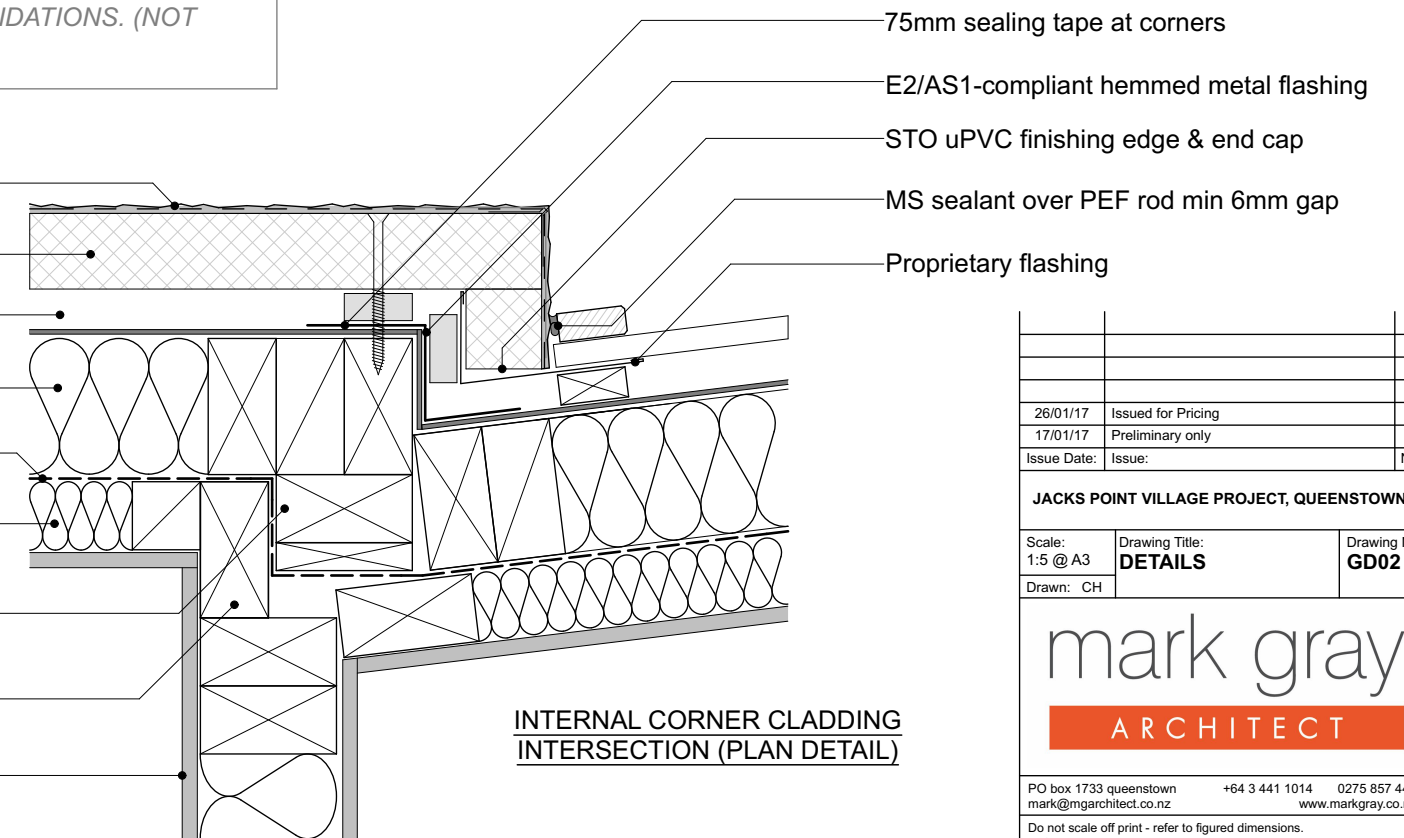
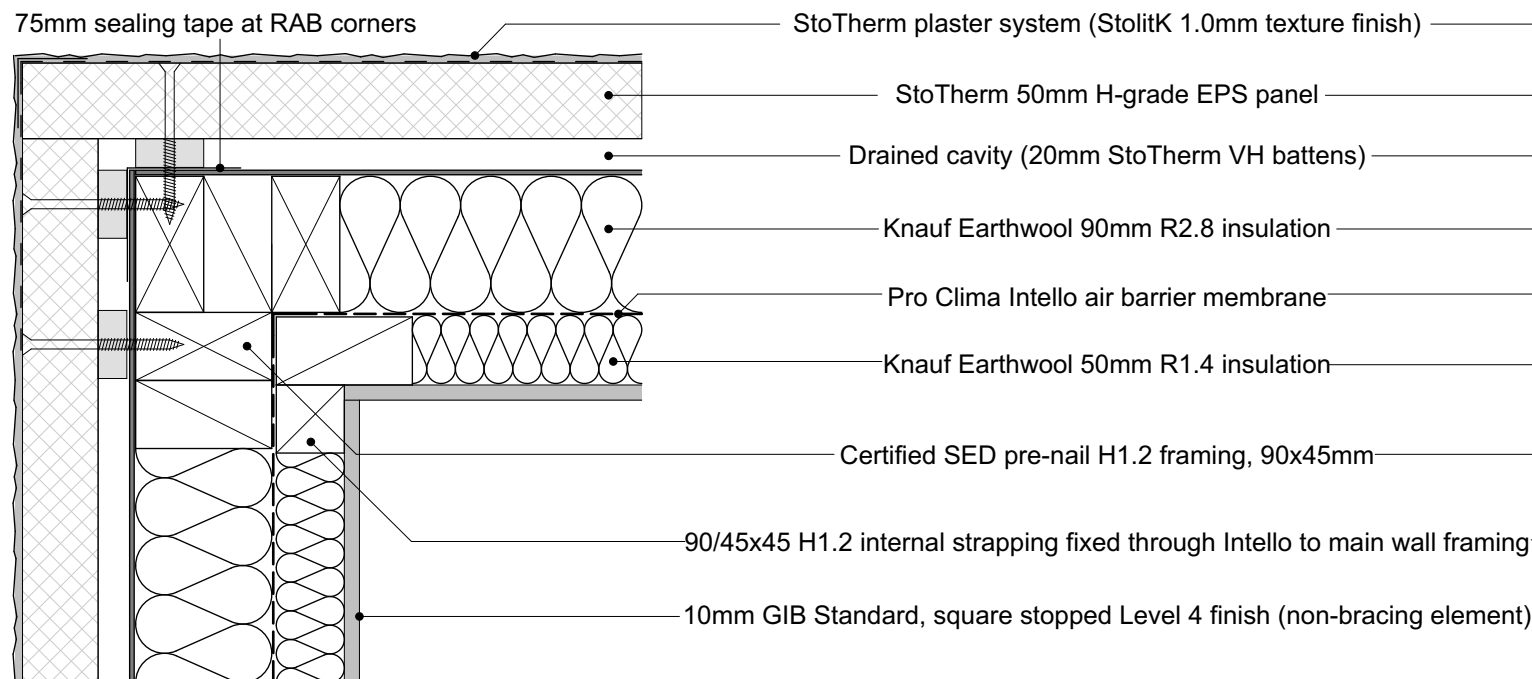
INTERNAL CORNER CLADDING INTERSECTION (PLAN DETAIL)



REFER STOTHERM CONSTRUCTION SYSTEM DRAWING SHEET ST300 "EXTERNAL CORNER" AND DRAWING SHEET ST804-1 "VERTICAL JOINT - WEATHERBOARD/ STOTHERM - OPT 1"

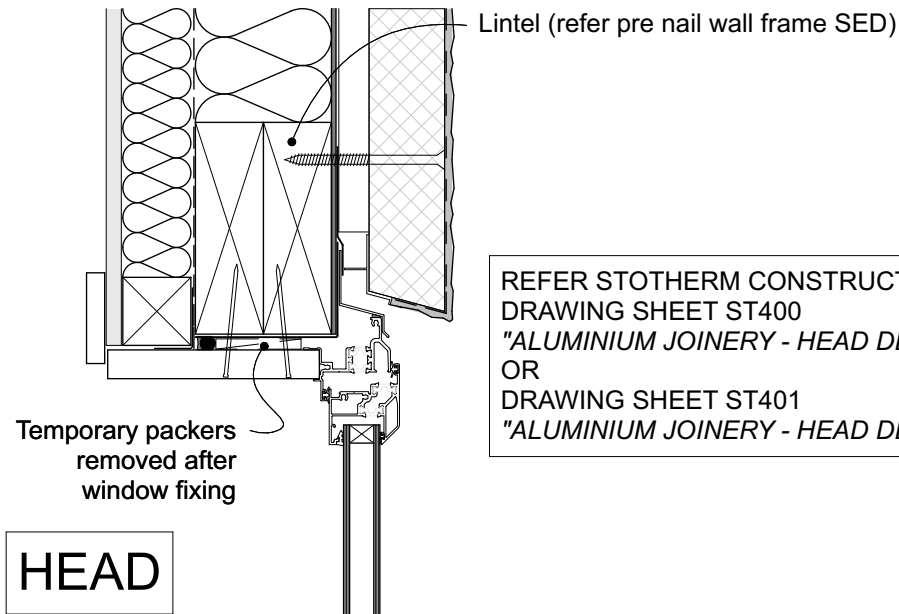
GENERAL NOTES: AS FAR AS POSSIBLE, ALL SERVICES WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 50MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS. ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS. (NOT APPLICABLE TO GARAGE EXT WALLS)

EXTERNAL CORNER PLAN DETAIL (EIFS)



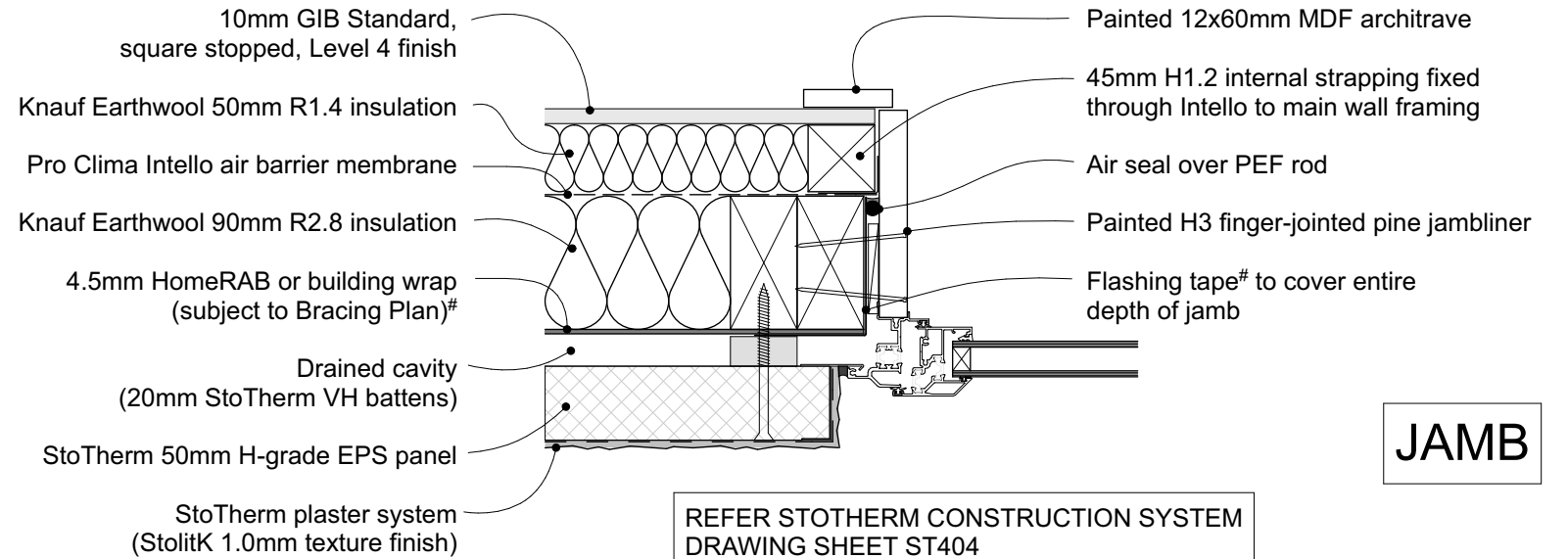
INTERNAL CORNER CLADDING INTERSECTION (PLAN DETAIL)

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD02
Drawn: CH		
PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		



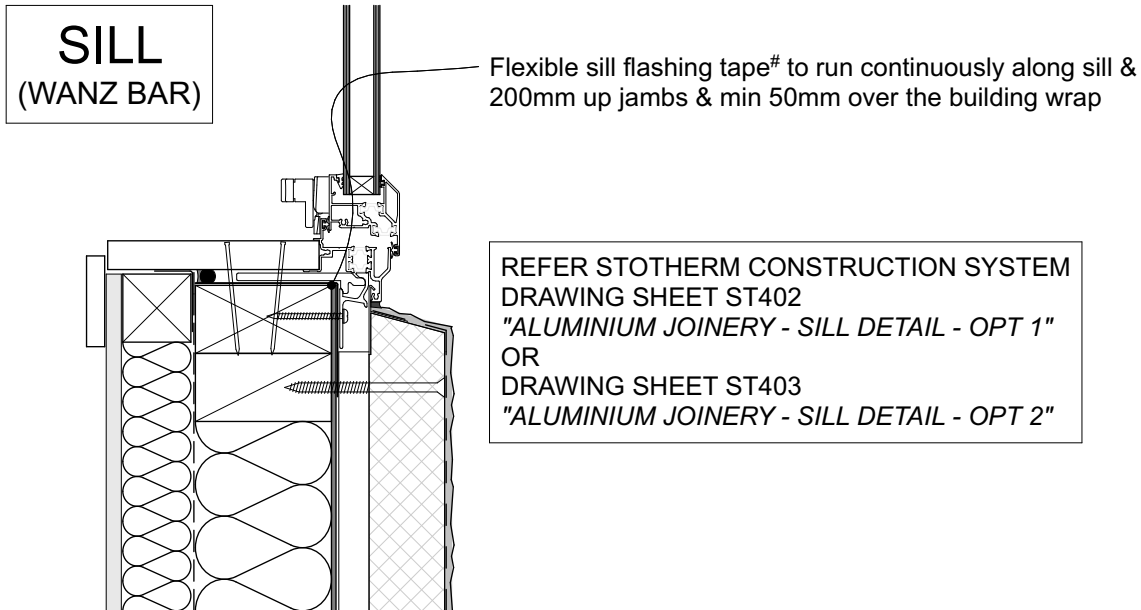
REFER STOTHERM CONSTRUCTION SYSTEM DRAWING SHEET ST400 "ALUMINIUM JOINERY - HEAD DETAIL - OPT 1" OR DRAWING SHEET ST401 "ALUMINIUM JOINERY - HEAD DETAIL - OPT 2"

HEAD



REFER STOTHERM CONSTRUCTION SYSTEM DRAWING SHEET ST404 "ALUMINIUM JOINERY - JAMB DETAIL - OPT 1" OR DRAWING SHEET ST405 "ALUMINIUM JOINERY - JAMB DETAIL - OPT 2"

JAMB



REFER STOTHERM CONSTRUCTION SYSTEM DRAWING SHEET ST402 "ALUMINIUM JOINERY - SILL DETAIL - OPT 1" OR DRAWING SHEET ST403 "ALUMINIUM JOINERY - SILL DETAIL - OPT 2"

Read in conjunction with standard manufacturer details for:-
 - APL Residential Thermal Heart
 - StoTherm Armat EIFS Cladding System
 - James Hardie HomeRAB cladding#

Note: minimum flashing tape requirements around window reveals will depend on bracing requirements - refer Engineer Spec (HomeRAB board will have differing specification to traditional building wrap)

APL Residential Thermal Heart thermally-broken aluminium joinery.
 Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)
 Grade A Safety Glass where required by NZBC F2 / NZS 4223
 Duralloy powder-coat, colour TBC.

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

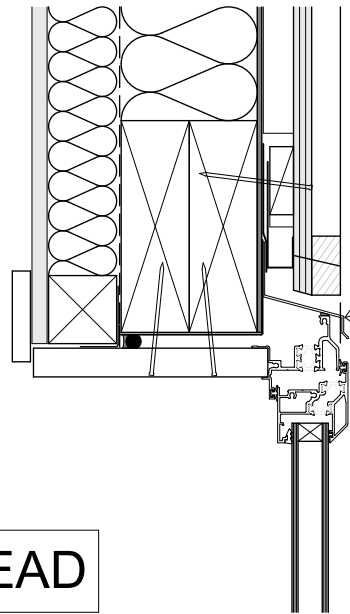
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD03
Drawn: CH		



PO box 1733 queenstown +64 3 441 1014 0275 857 448
 mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions.
 Refer to larger details where possible.
 Confirm all dimensions on site prior to construction.
 Consult with Architect immediately if discrepancies are found.

HEAD

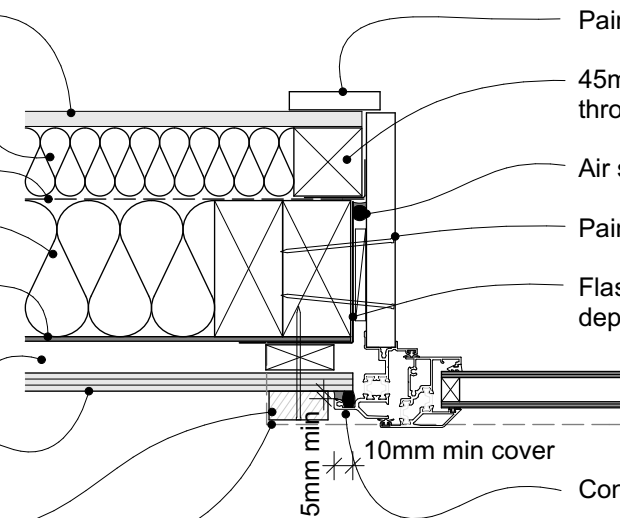


REFER CHH SHADOWCLAD DRAWING SHEET SC028 "SHADOWCLAD WINDOW HEAD DETAIL (CAVITY)"

(Head flashing size to allow for dressing over pictureframe cedar battens at jambs)

(note head flashing sits forward of cedar picture frames)

- 10mm GIB Standard, square stopped, Level 4 finish
- Knauf Earthwool 50mm R1.4 insulation
- Pro Clima Intello air barrier membrane
- Knauf Earthwool 90mm R2.8 insulation
- 4.5mm HomeRAB or building wrap (subject to Bracing Plan)#
- 20mm drained cavity system (H3.2 vertical battens)
- Painted 12mm Shadowclad Texture ply board
Treat all cut edges with Holdfast Metalex Clear
- Painted vertical 39x19mm cedar battens @ 400mm crs

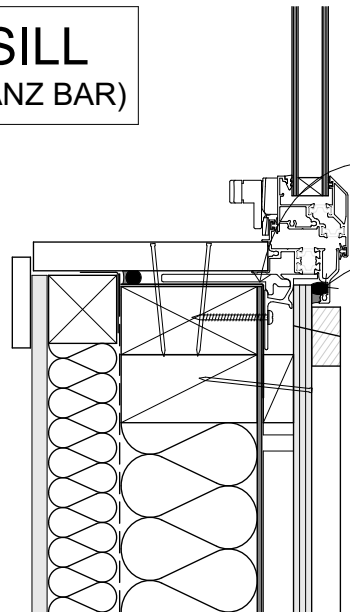


REFER CHH SHADOWCLAD DRAWING SHEET SC030 "SHADOWCLAD JAMB DETAIL (CAVITY)"

JAMB

- Painted 12x60mm MDF architrave
- 45mm H1.2 internal strapping fixed through Intello to main wall framing
- Air seal over PEF rod
- Painted H3 finger-jointed pine jambliner
- Flashing tape# to cover entire depth of jamb
- Continuous seal with foam bond breaker

SILL (WANZ BAR)



Flexible sill flashing tape# to run continuously along sill & 200mm up jambs & min 50mm over the building wrap

(Seal & min overlap cover as per Jamb Detail above)

REFER CHH SHADOWCLAD DRAWING SHEET SC032 "SHADOWCLAD WINDOW SILL DETAIL (CAVITY)"

Read in conjunction with standard manufacturer details for:-
 - APL Residential Thermal Heart
 - CHH Shadowclad
 - James Hardie HomeRAB cladding#
 # Note: minimum flashing tape requirements around window reveals will depend on bracing requirements - refer Engineer Spec (HomeRAB board will have differing specification to traditional building wrap)

APL Residential Thermal Heart thermally-broken aluminium joinery.
 Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)
 Grade A Safety Glass where required by NZBC F2 / NZS 4223
 Duralloy powder-coat, colour TBC.

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

JACKS POINT VILLAGE PROJECT, QUEENSTOWN

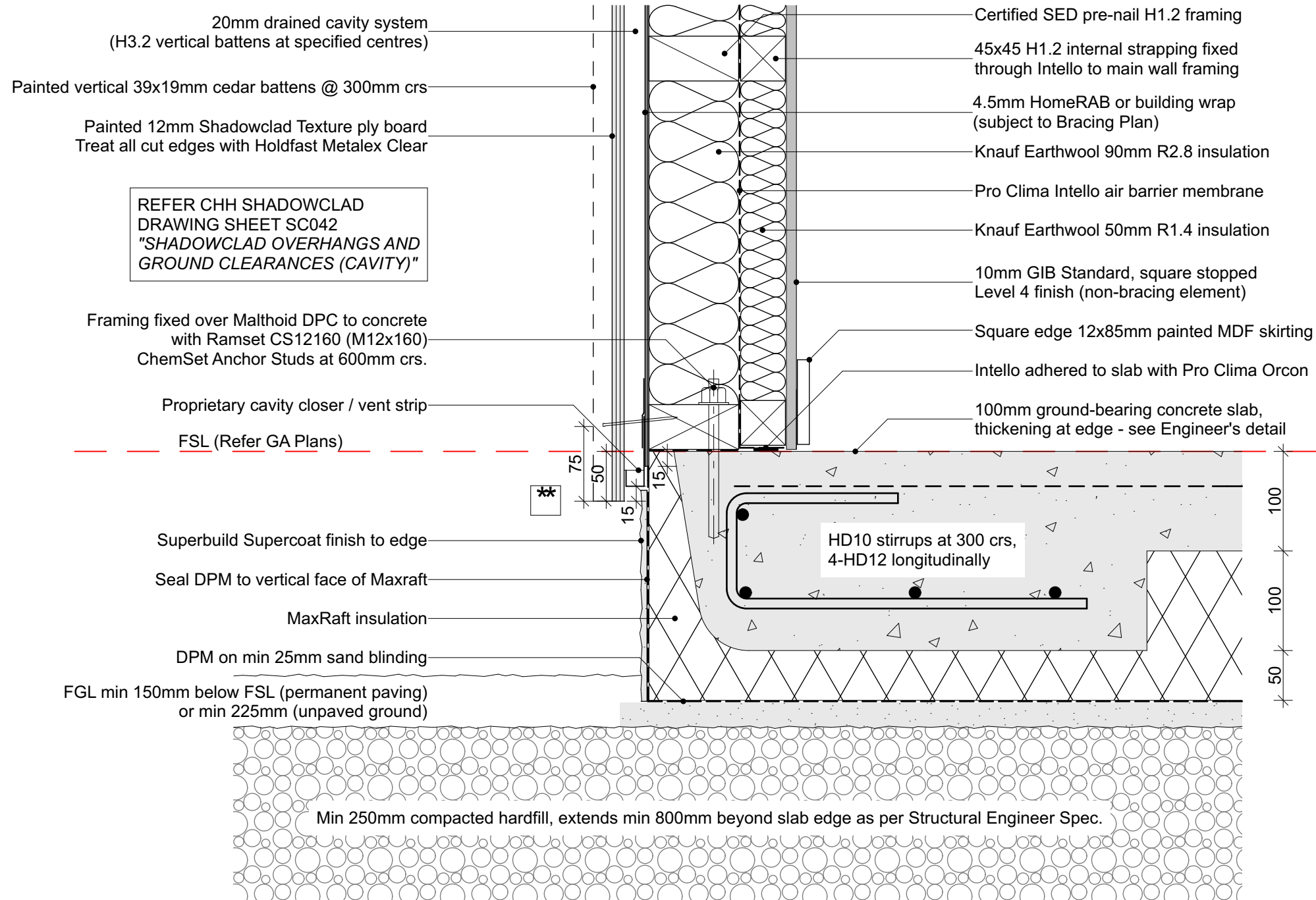
Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD04
Drawn: CH		



PO box 1733 queenstown +64 3 441 1014 0275 857 448
 mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions.
 Refer to larger details where possible.
 Confirm all dimensions on site prior to construction.
 Consult with Architect immediately if discrepancies are found.

MAIN EXTERNAL WALLS (BOARD & BATTEN)



GENERAL NOTES: AS FAR AS POSSIBLE, ALL SERVICES WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 50MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS. ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS. (NOT APPLICABLE TO GARAGE EXT WALLS)

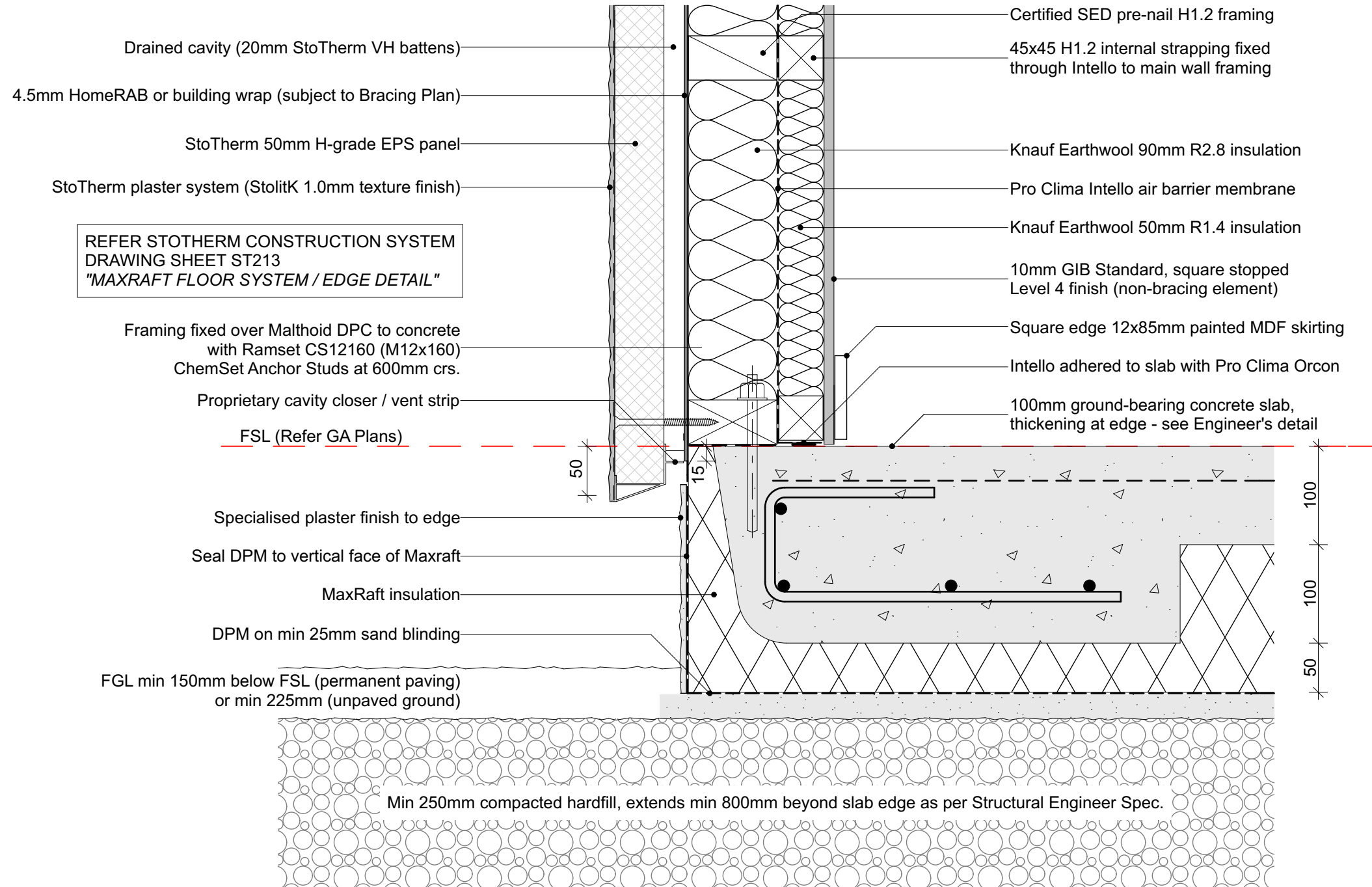
** Cut edges should be placed at the top of the sheet to avoid rain drips soaking into cut end grains

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD05
Drawn: CH		
PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		

MAIN EXTERNAL WALLS (EIFS)



GENERAL NOTES: AS FAR AS POSSIBLE, ALL SERVICES WIRING & PIPING IN THE EXTERIOR WALLS IS TO RUN WITHIN THE 50MM STRAPPING LAYER (INSIDE THE INTELLO BARRIER) TO MAINTAIN BUILDING AIRTIGHTNESS. ALL PENETRATIONS THROUGH INTELLO MUST BE PROPERLY SEALED AS PER PRO CLIMA RECOMMENDATIONS. (NOT APPLICABLE TO GARAGE EXT WALLS)

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

NOTE:

This sill detail is NOT covered by E2/AS1 and is therefore an Alternative solution, based on best practice methods & APL Standard Details. Acceptance of this detail will be at the discretion of the Territorial Authority (Council).

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

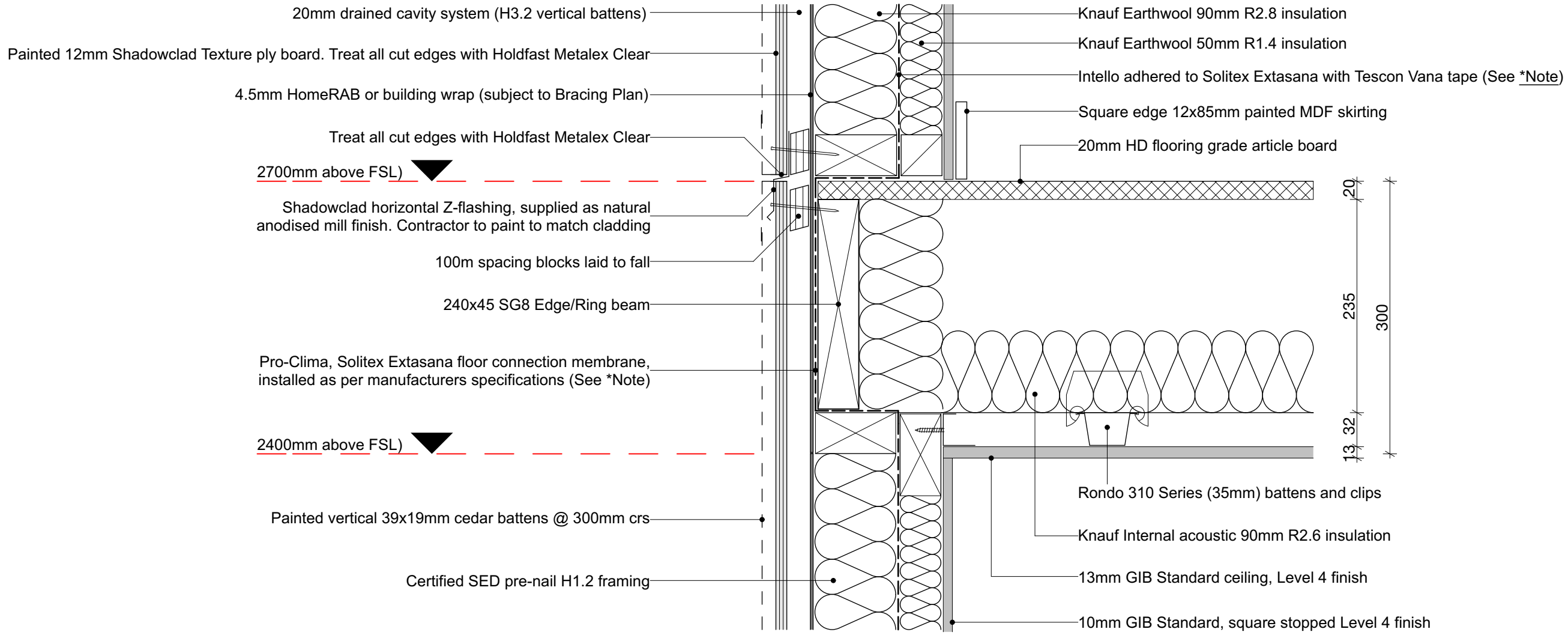
JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD06
Drawn: CH		

mark gray
ARCHITECT

PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.



*Height based on 2700mm finished sheet length.
(Supplied Shadowclad 2745mm sheets cut down)
Horizontal joint line to be maintained at
consistent height around building perimeter

REFER CHH SHADOWCLAD
DRAWING SHEET SC016
"SHADOWCLAD MID FLOOR
HORIZONTAL JOINT (CAVITY)"

***NOTE:** For Intello interfloor connection, refer
"2004 pro clima - elevation, 140 mm wall, multi
floor junction, with 45 mm service cavity". From
manufacturers details.
Use for Intello connection purposes. In this
instance wall is 90mm + 45mm.

GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD07
Drawn: CH		

mark gray
ARCHITECT

PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

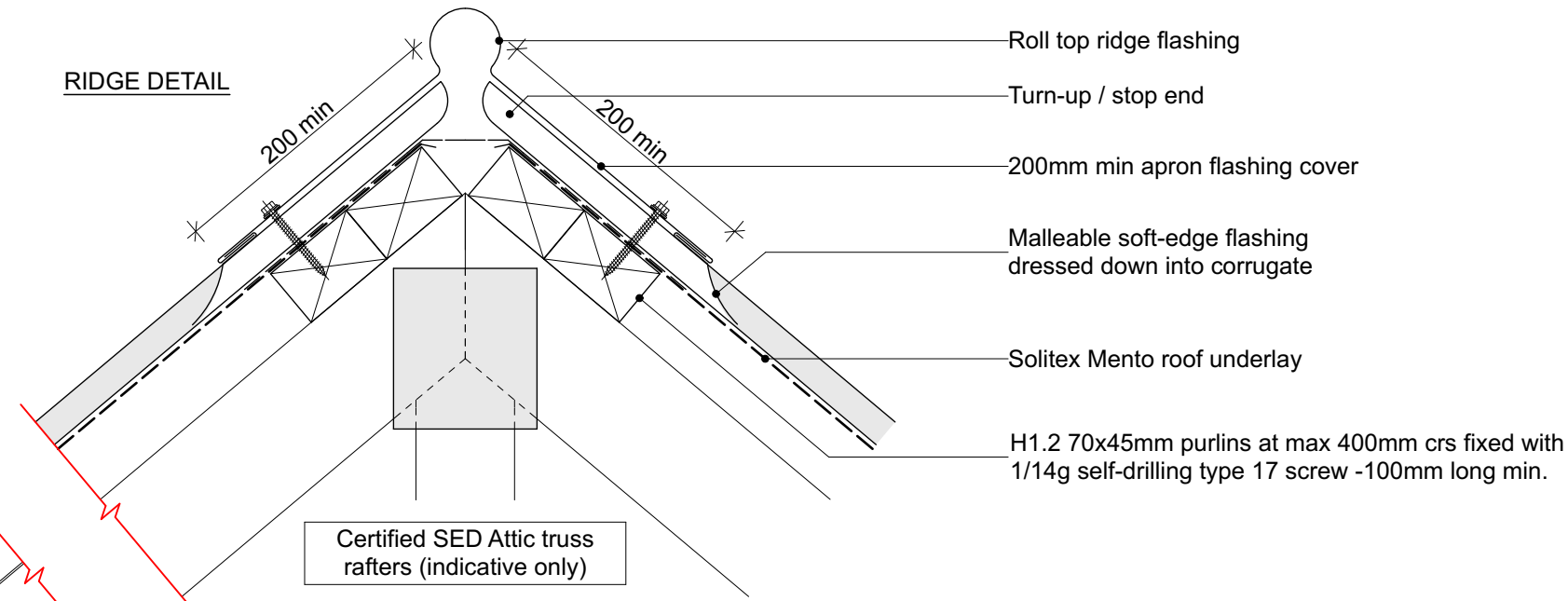
Do not scale off print - refer to figured dimensions.
Refer to larger details where possible.
Confirm all dimensions on site prior to construction.
Consult with Architect immediately if discrepancies are found.

GENERAL NOTES

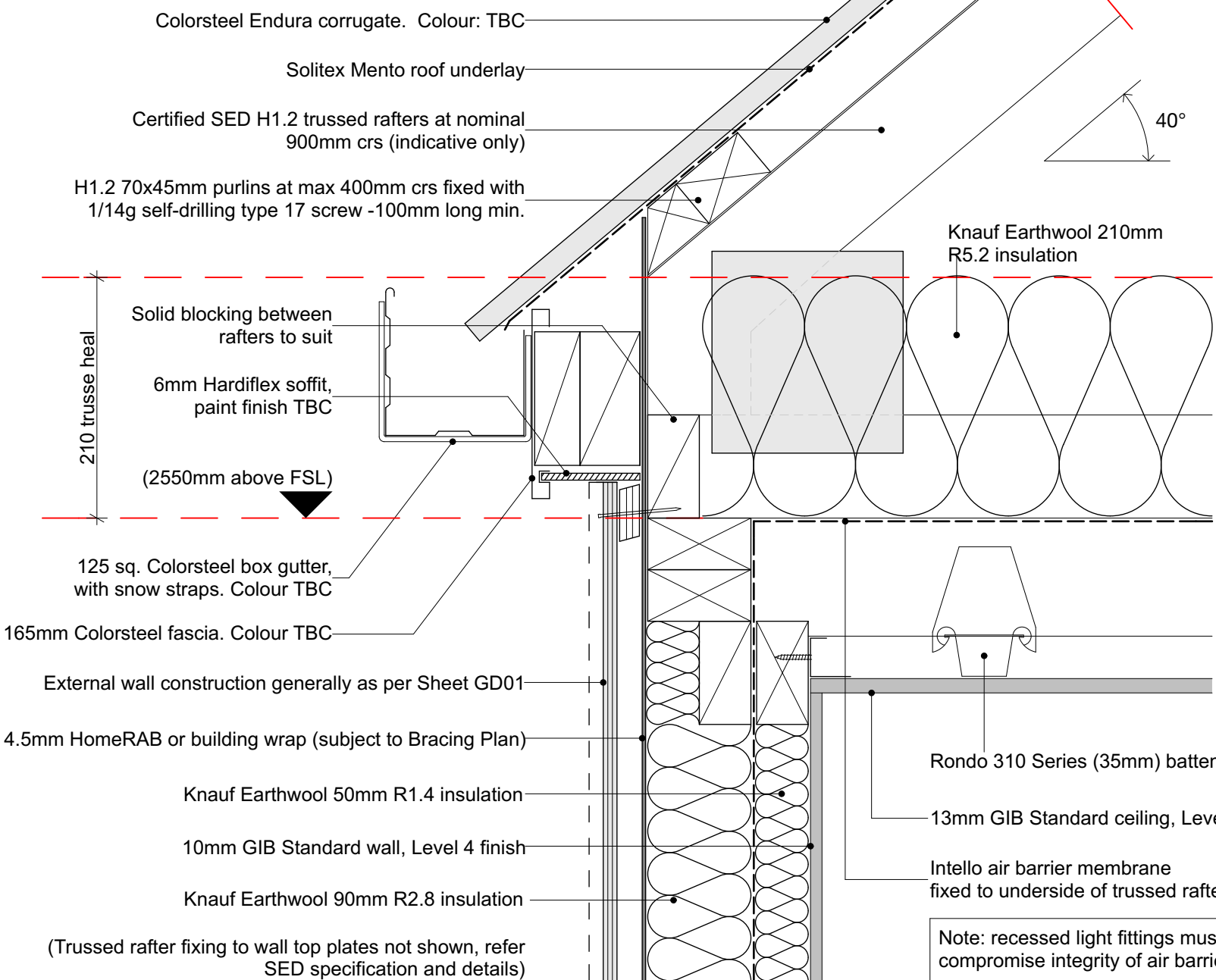
- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

Colorsteel Endura Corrugate - Colour TBC.
0.55 BMT steel, crest fixed with 12-11x55 Class 4 or 5 Type 17 Woodteks & neos.
Load-spreading profile metal & 30mm EPDM washers where required.

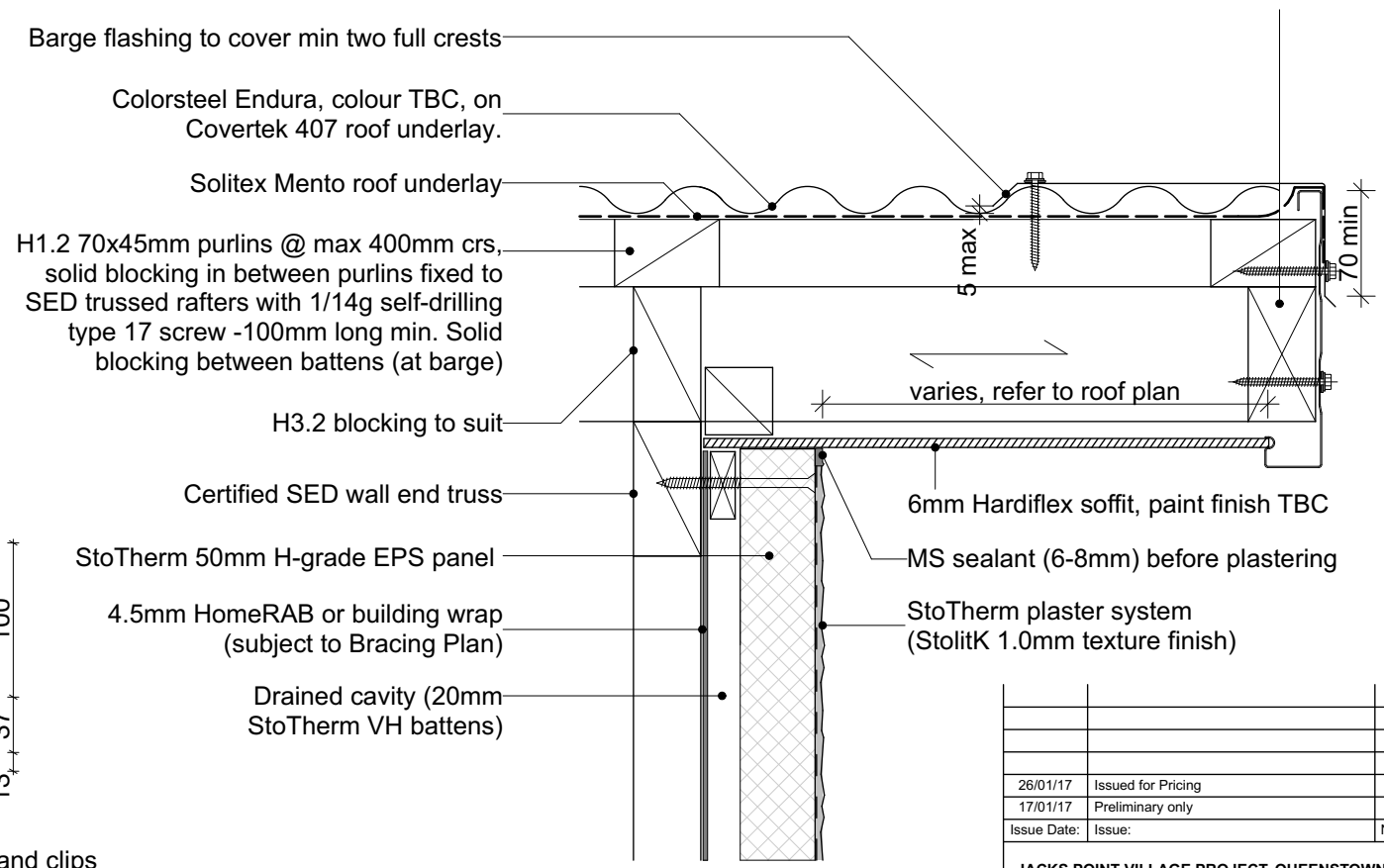
RIDGE DETAIL



EAVE DETAIL (BOARD & BATTEN)



BARGE DETAIL (EIFS)



Note: recessed light fittings must not compromise integrity of air barrier membrane

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:

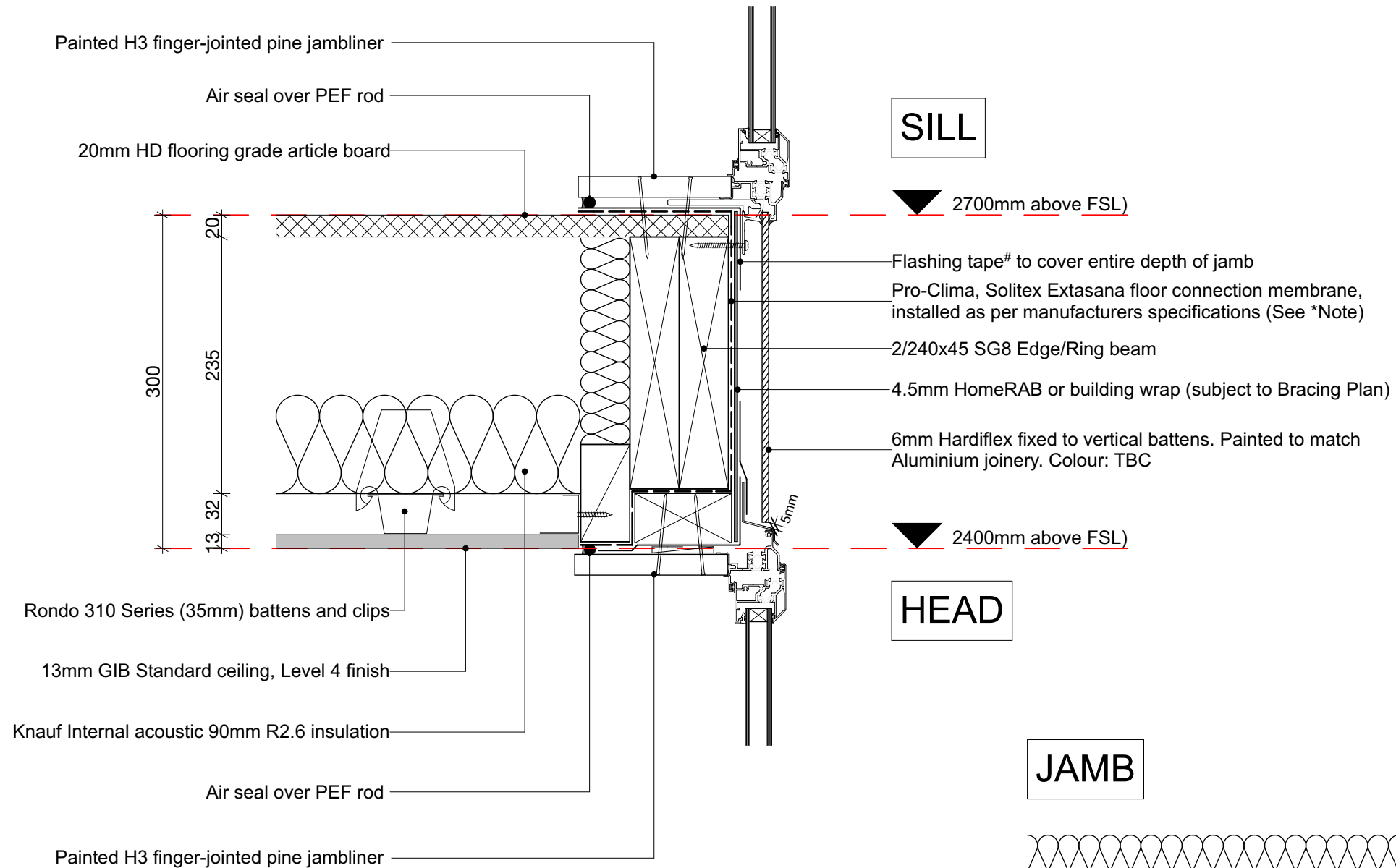
JACKS POINT VILLAGE PROJECT, QUEENSTOWN

Scale: 1:5 @ A3	Drawing Title: DETAILS	Drawing No: GD08
Drawn: CH		



PO box 1733 queenstown +64 3 441 1014 0275 857 448
mark@mgarchitect.co.nz www.markgray.co.nz

Do not scale off print - refer to figured dimensions.
Refer to larger details where possible.
Confirm all dimensions on site prior to construction.
Consult with Architect immediately if discrepancies are found.



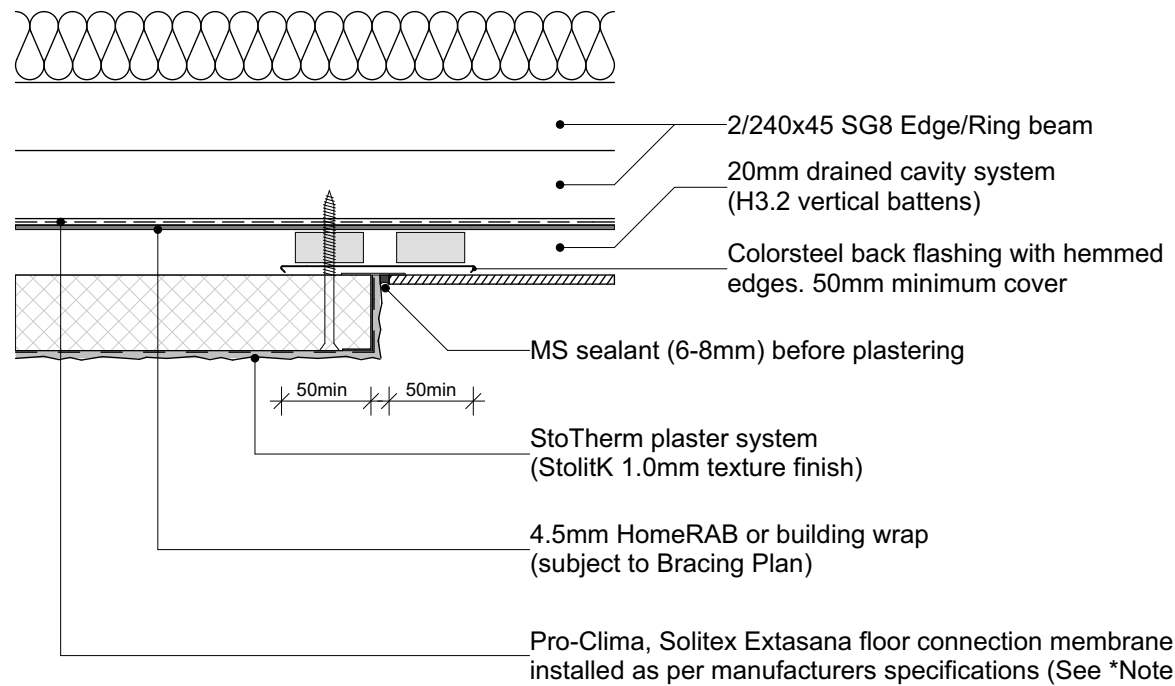
SILL

▼ 2700mm above FSL)

▼ 2400mm above FSL)

HEAD

JAMB



GENERAL NOTES

- To be read in conjunction with Structural Engineer's specification and details
- Read in conjunction with cladding manufacturer standard details
- Wall linings may vary subject to bracing requirements - refer Engineer Spec

REFER STOTHERM CONSTRUCTION SYSTEM
DRAWING SHEET ST404
"ALUMINIUM JOINERY - JAMB DETAIL - OPT 1"
OR
DRAWING SHEET ST405
"ALUMINIUM JOINERY - JAMB DETAIL - OPT 2"

Read in conjunction with standard manufacturer details for:-
- APL Residential Thermal Heart
- StoTherm Armat EIFS Cladding System
- James Hardie HomeRAB cladding#

Note: minimum flashing tape requirements around window reveals will depend on bracing requirements - refer Engineer Spec (HomeRAB board will have differing specification to traditional building wrap)

APL Residential Thermal Heart thermally-broken aluminium joinery.
Double glazing (4mm clear glass / 12mm argon gap / 4mm glass)
Grade A Safety Glass where required by NZBC F2 / NZS 4223
Duralloy powder-coat, colour TBC.

26/01/17	Issued for Pricing	02
17/01/17	Preliminary only	01
Issue Date:	Issue:	No:
JACKS POINT VILLAGE PROJECT, QUEENSTOWN		
Scale:	Drawing Title:	Drawing No:
Drawn: CH		
PO box 1733 queenstown +64 3 441 1014 0275 857 448 mark@mgarchitect.co.nz www.markgray.co.nz		
Do not scale off print - refer to figured dimensions. Refer to larger details where possible. Confirm all dimensions on site prior to construction. Consult with Architect immediately if discrepancies are found.		