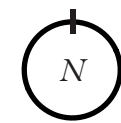
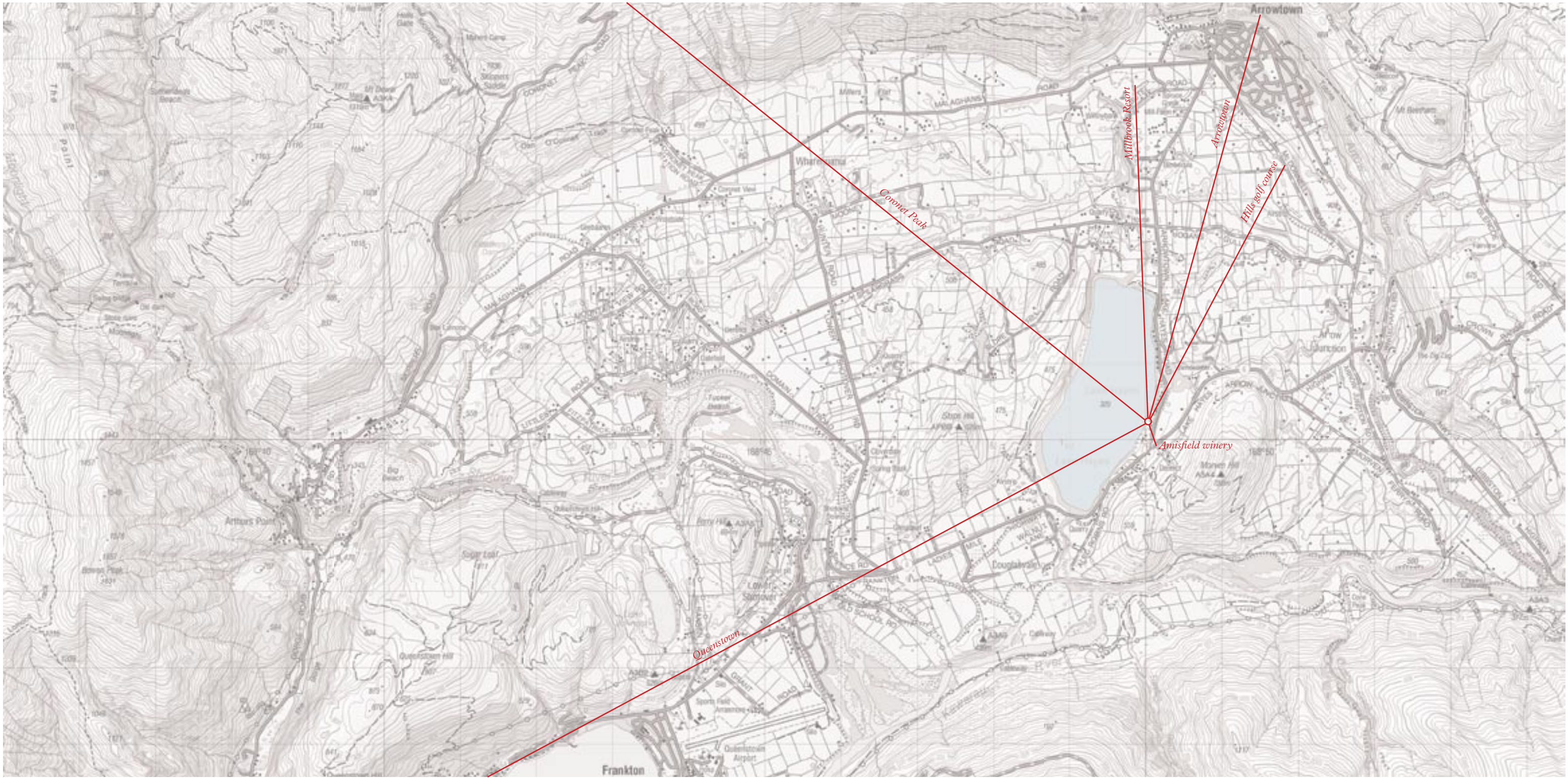


Lake Hayes
Queenstown, New Zealand

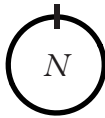


Lake Hayes



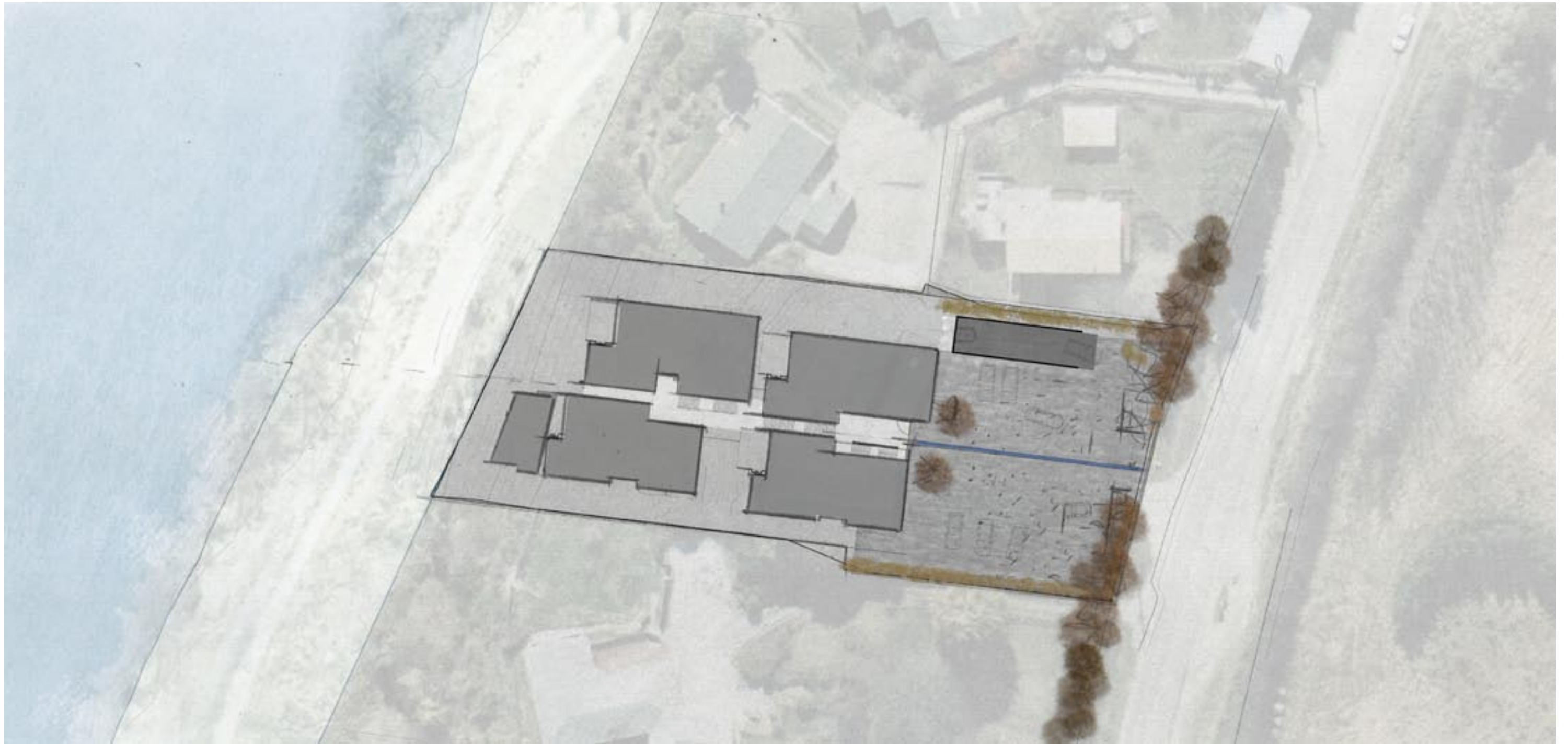


Location Plan
1:25,000



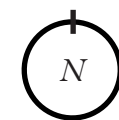
Lake Hayes



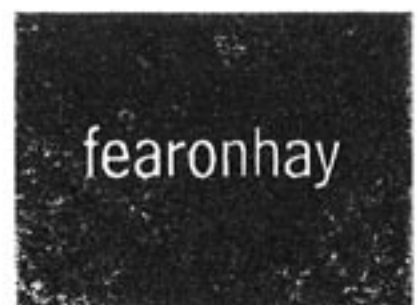


0m 5m 25m

Site plan



Lake Hayes





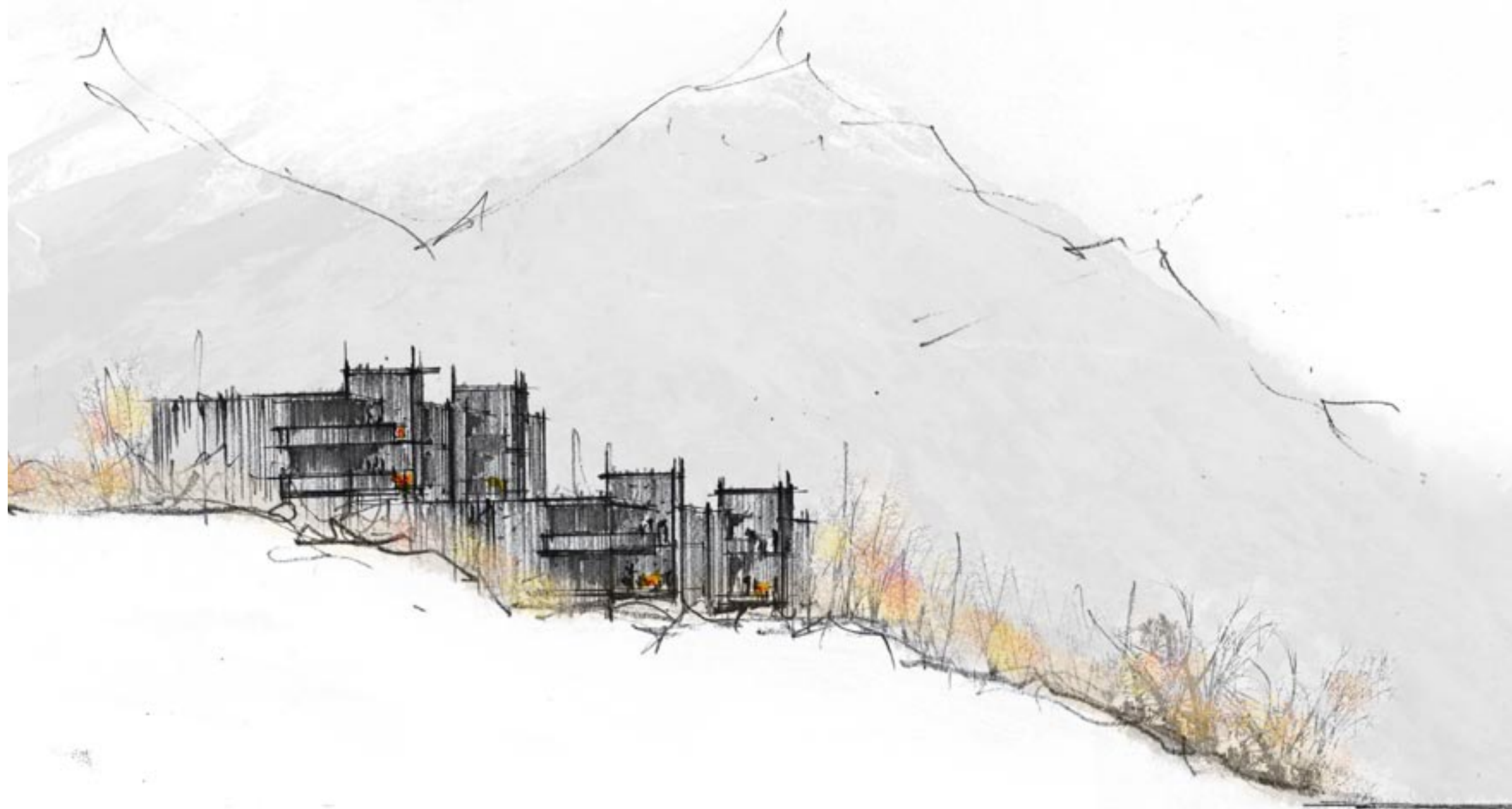
Lake Hayes

fearonhay



Lake Hayes

fearonhay



Lake Hayes

fearonhay



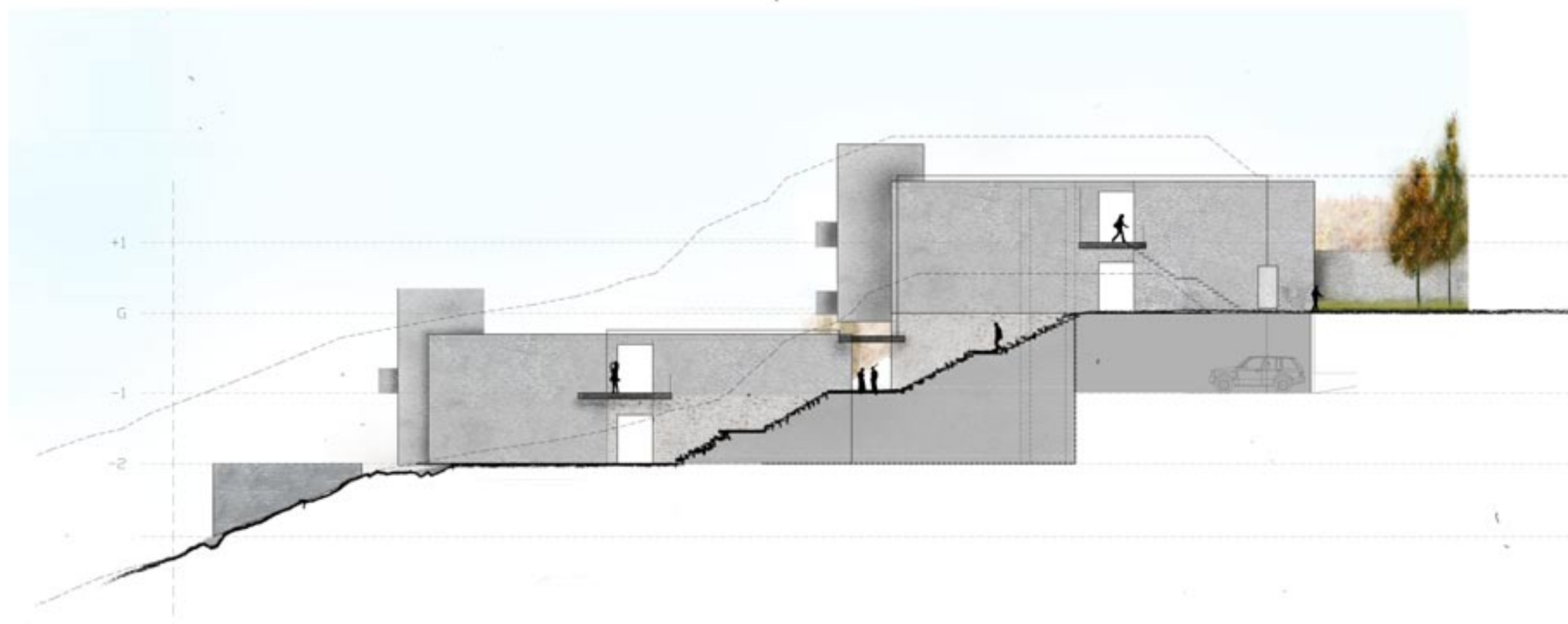
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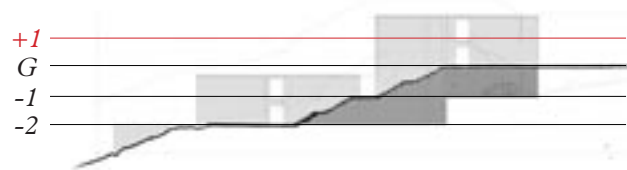
Lake Hayes

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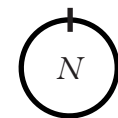


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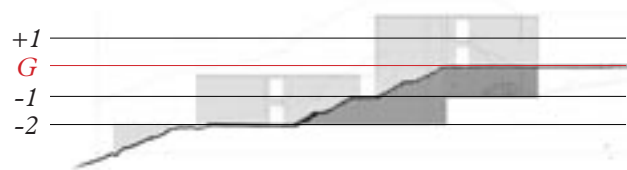


Floor plan (East)
Upper



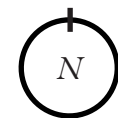
Lake Hayes





0m 2m 10m

Floor plan (East)
Lower



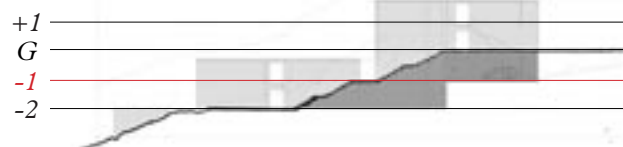
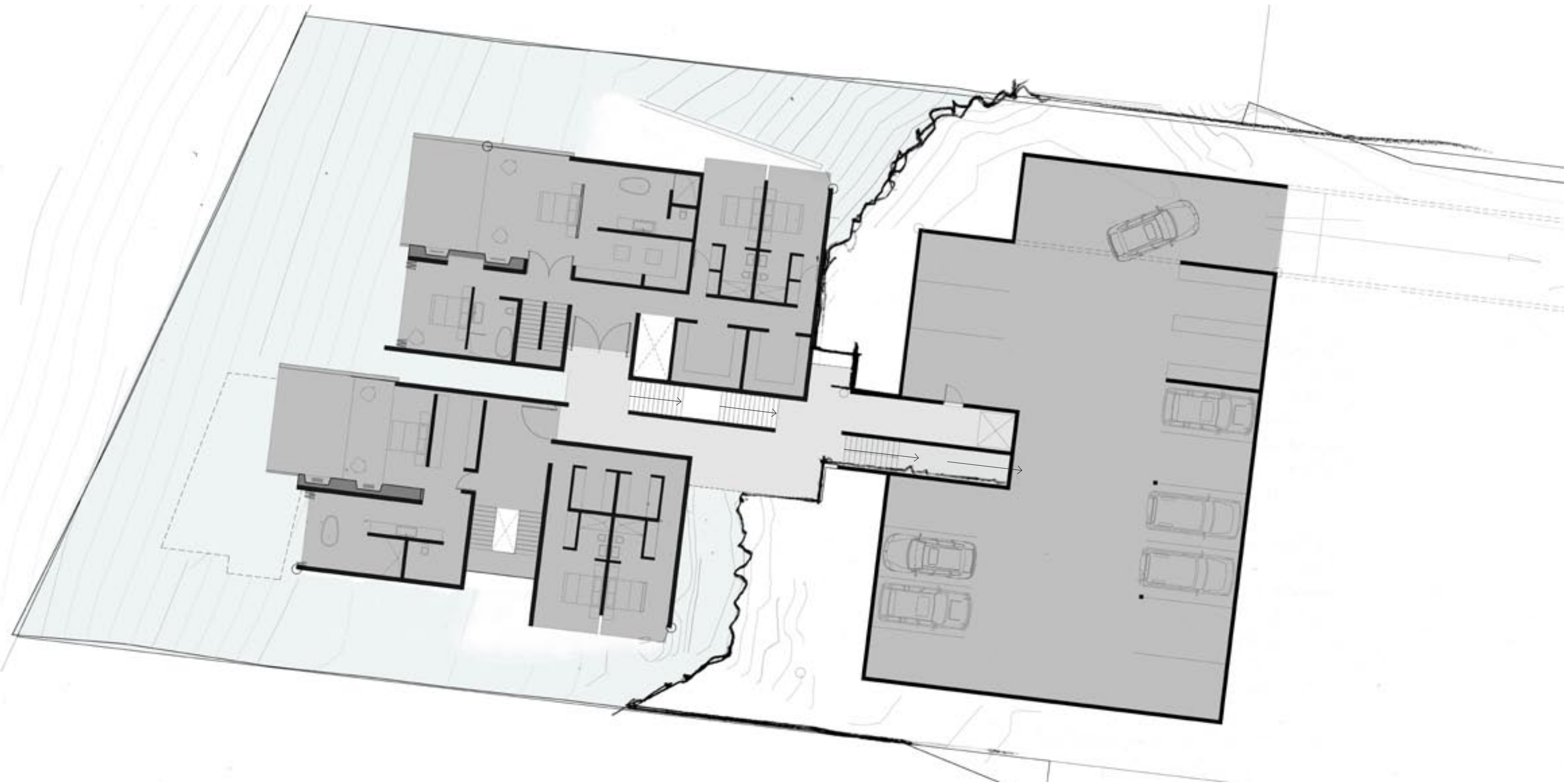
Lake Hayes





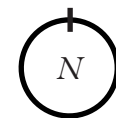
Lake Hayes

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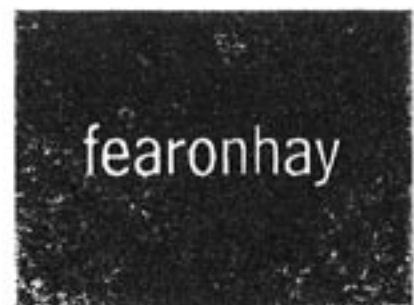


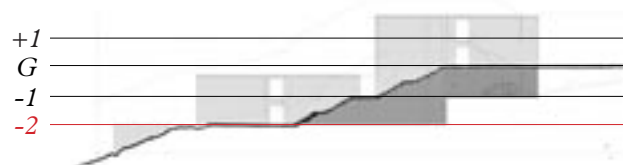
0m 2m 10m

Floor plan (West)
Upper



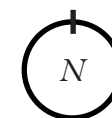
lake hayes



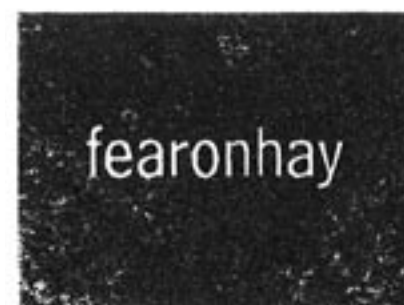


0m 2m 10m

Floor plan (West)
Lower



lake hayes





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Lake Hayes

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Lake Hayes

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View from site

Lake Hayes

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View from site

Lake Hayes

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View from site

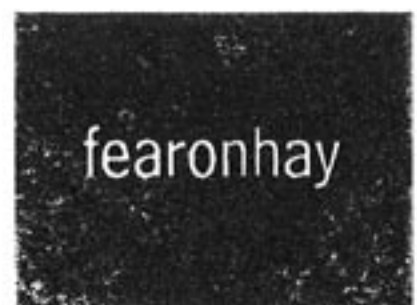
Lake Hayes





View from site

Lake Hayes





View from site

Lake Hayes

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Floor Areas (m²)

	<u>North residence</u>	<u>South residence</u>
<u>East, upper (+1)</u>		
Interior	177m²	170m²
Exterior	26m²	26m²
Total	203m²	196m²
<u>East, lower (G)</u>		
Interior	177m²	170m²
Exterior	20m²	20m²
Total	197m²	190m²
<u>West, 4 bedroom, upper</u>		
Interior	195m²	170m²
Exterior	26m²	26m²
<u>West, 4 bedroom, lower</u>		
Interior	195m²	180m²
Exterior	20m²	23m²
Total	436m²	399m²
<u>Garages</u>	<hr/>	
East	66m²	59m²
West	65m²	42m²

Nake Hayes



Outline Specification

Structure / General

Landscape walls	Drystacked schist
Exterior walls (base)	Combination of excavated rock face & heavily pointed schist
Exterior walls	Heavy sand-cement plaster on brick substrate with cavity to concrete masonry structure
Roof (visible)	Gravel ballast over drainage cell on approved multiply heavy duty membrane roof system
Roof (not visible)	Profiled metal roof system
Flooring	Suspended concrete floor system
Sunshading	Operable external screens to all bedroom glazing

Entry / Stairs / Lobby

Flooring	Honed & grouted schist paving slabs
Walls	Combination of excavated rock face & heavily pointed schist
Stairs	Honed & grouted schist paving slabs on concrete substrate
Ceilings	Double glazed units in concealed frameless window system
Exterior windows & doors	Double glazed units in concealed frameless window system
Entry door	Double glazed frameless unit on hydraulic pivot closer

Typical stair / Lift

Stair door	Frameless glass pivot door on closer
Stair	Precast concrete / natural colour/finish, set in aluminium nosings, galv. steel tube handrail
Fire safety	Fire / smoke curtain in front of lift opening
Lift	Std lift manufacturers fitout - stainless steel

Residence Interior finishes / fittings

Flooring	Honed stone tile throughout all areas except bedrooms
Flooring bedrooms	Deep pile wool carpet on underlay
Walls	Paint finish over Level 4 plaster system
Ceilings	Paint finish over Level 5 plaster system
Cabinetry	Bandsawn Alaskan cedar timber panelling
Interior doors	Full height solid core paint finish doors
Internal fire	Custom gas fire in blackened steel surround with pointed schist interior

Bathrooms

Bathroom walls	Honed stone wall tile
Bathroom floors	Honed stone tiles over waterproof membrane
Sanitaryware	Duravit 'Starck 2'
Washbasins	Duravit 'Vero'
Tapware	Dornbracht 'Meta. 02'
Vanity	Honed stone slab
Extraction	Concealed in recessed linear grille

Kitchen

Kitchen bench top	Honed stone slab
Kitchen cabinets	Bandsawn Alaskan cedar timber panelling
Kitchen back wall	Honed stone tile
Appliances (electric)	Miele
Appliances (gas)	Miele

lake Hayes



Outline Specification (cont.)

Terrace

Flooring	Sandblasted stone tile with level threshold (drained channel) to interior levels
Balustrade	Blackened square vertical steel rod with continuous steel handrail
Exterior fire	Custom gas fire in blackened steel surround with pointed schist interior

Services

Electrical	HPM architects series plates used throughout - phone & data reticulated throughout
Lighting	Antares 'Battery' trimless range
Security	Electronic key code access with individual alarmed security systems per residence
Heating	Ducted air, augmented with under floor heating for intermittent use
Hot water	Individual mains pressure quick recovery cylinders per residence
Gas supply	Centralised bottle supply (for cooking & fire ignition only)
Storage	Common storage vault under East units

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DRYSTACKED SCHIST



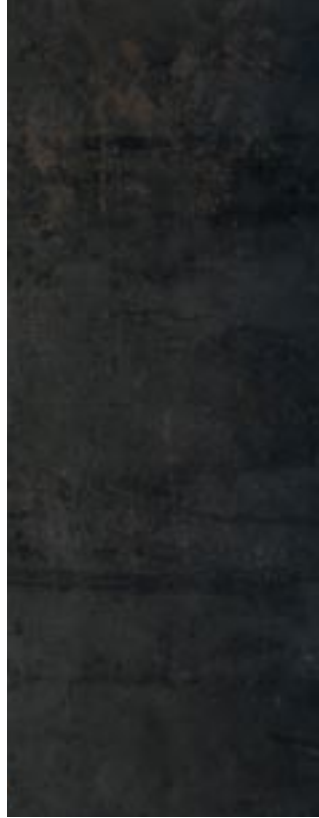
BANDSAWN ALASKAN CEDAR



GRAVEL BALLAST



HONED BASALT TILE



BLACKENED STEEL ROD



GRANITE SLAB

*Material palette
Living / Dining*

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DURAVIT 'STARCK 2' SANITYWEAR



DURAVIT 'VERO' WASHBASIN



DORNBRACHT 'META. 02' TAPWARE



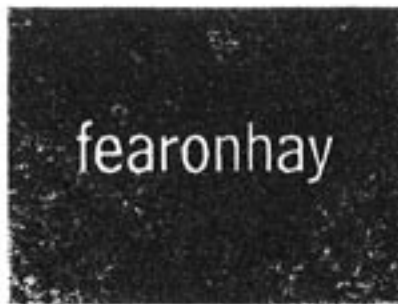
MIELE APPLIANCES (ELECTRICAL)



MIELE APPLIANCES (GAS)

*Material palette
Bathroom*

Luke Hayes





Lake Hayes

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