

17CO One Ashridge Park
282 Coatesville-Riverhead Highway
Sayes Jackson Architects Ltd.

Construction Issue
Stage 2 of 2

SPECIFICATION SELECTIONS

1000	GENERAL
1160	<p>Drawings</p> <p>Architectural drawings are arranged as follows:</p> <p>A0 - Specification Selections & General Notes</p> <p>A1 - Site & Location</p> <p>A2 - Plans</p> <p>A3 - Sections & Elevations</p> <p>A4 - Interiors & Components</p> <p>A5 - Details</p> <p>A6 - Schedules</p> <p>Large scale drawings (e.g. 1:5) take precedence over small scale (e.g. 1:50) drawings.</p> <p>Drawings must be read in conjunction with the specification, relevant documentation from other consultants and other supporting documentation.</p>
1170	<p>Specification</p> <p>Material and system SPECIFICATION SELECTIONS are covered in this schedule.</p> <p>Refer to the A4 architectural specification for further detail (general, products, execution).</p> <p>Refer to specifications and supporting documentation by other design consultants.</p> <p>Refer to specifications and supporting documentation by manufacturers/suppliers.</p> <p>Not all parts of the A4 architectural specification are referenced in this schedule including (but not limited to):</p> <p>1235 SHOP DRAWINGS</p> <p>1237 WARRANTIES</p> <p>1239 OPERATION & MAINTAINANCE</p>
1220	<p>The Project</p> <p>Project Code: 17CO</p> <p>Project Name: One Ashridge Park</p> <p>Address: 282 Coatesville-Riverhead Highway</p> <p>Wind Zone: Very High</p> <p>Exposure Zone: Zone C</p> <p>Floor Area Barn: 100 sq m (more or less)</p> <p>Floor Area Dwelling: 300 sq m (more or less)</p> <p>Land Use Consent: LUC60305994</p> <p>Building Consent Stage 1: BCO10255818-1</p> <p>Building Consent Stage 2: BCO10255818-2</p>
1273	<p>Construction Setout</p> <p>Setout of construction elements is documented in the following hierarchy:</p>
1273.1	<p>Construction Setout - Grid Lines</p> <p>Refer A102 for grid set out.</p> <p>Grid set-out to be carried out by a Registered Surveyor.</p>
1273.2	<p>Construction Setout - Primary/Structure</p> <p>Refer to Slab & Framing Plans A220-A226 for slabs, steel members, masonry and footings.</p> <p>Dimensions are to slab edges, steel centres and are relative to grid lines.</p>
1273.3	<p>Construction Setout - Secondary/Framing</p> <p>Refer to Floor Plans A211-A216 for set out of secondary construction and framed components.</p> <p>Dimensions are framing to framing.</p>
1273.4	<p>Construction Setout - Interiors, Cabinetry & Components</p> <p>Refer to Interior & Component drawings A400- for setout of interior elements and cabinetry.</p> <p>Dimensions are finish to finish.</p>
2000	SITE
2210	<p>Preparation & Groundwork</p> <p>Ground clearance, excavation and backfilling of the site as per A102 Earthworks & Grid Setout in preparation for subsequent construction of barn, dwelling and associated works.</p> <p>Refer also to structural engineers documentation.</p> <p>Specification Reference 2210</p>
2310	<p>Piles</p> <p>Concrete and/or H5 treated timber piles.</p> <p>Designed by structural engineer. Refer to structural engineers documentation.</p> <p>Specification Reference 2310</p>
2360	<p>Foundation Walls and Footings</p> <p>Masonry foundation walls on concrete strip footings.</p> <p>Designed by structural engineer. Refer to structural engineers documentation.</p> <p>Specification Reference 2310, 2361 & 2362</p>
3000	STRUCTURE
3100	<p>Concrete / Floor Slab</p> <p>Allow for all sub-slab services including plumbing, drainage, underfloor heating, hot water ring main etc.</p> <p>All concrete slab rebate sizes to be confirmed by Aluminium Joinery Fabricator prior to construction.</p> <p>Decorative admixtures and finishes as required.</p> <p>Specification Reference 3101</p>
3100.1	<p>Concrete - Exposed Exterior</p> <p>4kg black oxide per cubic meter and exposed aggregate.</p> <p>Minimum falls to drainage as required.</p> <p>Refer also 8422 Concrete Driveway.</p> <p>Specification Reference 3101</p>

3100.2	<p>Concrete - Exposed Interior</p> <p>U3 steel trowel finish. Lightly grind/sand to remove burrs and smoothen. DO NOT polish or hone. Apply densifier and dust sealer.</p> <p>Specification Reference 3101</p>
3320	<p>Concrete Masonry</p> <p>200 series concrete masonry.</p> <p>Masonry sealer to be applied to external face of all masonry (including within cavities) as per the CCANZ Code of Practice unless alternative tanking/finishing systems are separately specified.</p> <p>Specification Reference 3320</p>
3410	<p>Structural Steel</p> <p>Steel not to be accepted on site without being accompanied with suitable documentation of Q.A to HERA standards.</p> <p>Fabricator to site measure and PROVIDE SHOP DRAWINGS for review by architect and structural engineer prior to construction.</p> <p>Protection & finishes as below:</p> <p>Specification Reference 3410</p>
3410.1	<p>Structural Steel (Enclosed)</p> <p>1 - Abrasive Blast SA 2.0.</p> <p>2 - Hot dipped galvanised in accordance with AS/NZS 4680.</p> <p>3 - ArmourCoat 220 - 1 coat sprayed to min. 100µm DFT. (Slight abrasion to surface for adherence of ArmourCoat).</p> <p>(ArmourCoat 510 for 2nd coat where encased in concrete).</p> <p>Specification Reference 3410</p>
3410.2	<p>Structural Steel (Exposed)</p> <p>1 - Abrasive Blast SA 2.5.</p> <p>2 - Hot dipped galvanised in accordance with AS/NZS 4680.</p> <p>3 - ArmourCoat 220 - 2 coats sprayed to min. 100µm DFT. (Slight abrasion to surface for adherence of ArmourCoat).</p> <p>4 - Uracryl 404, 2 coats sprayed, min. 100µm DFT (2 x 50), Resene "Black" TBC.</p> <p>Specification Reference 3410</p>
3820	<p>Timber Framing</p> <p>Radiata pine framing.</p> <p>Sized and fixed as per structural engineer's documentation (firstly), architect's documentation (secondly), otherwise as required in NZS 3604. All members designed and calculated as SGB.</p> <p>140x45 and 90x45 framing as indicated. Typically studs @400ctrs, nogging @800ctrs.</p> <p>H1.2 treatment to interior walls, exterior walls & floor framing.</p> <p>H3.2 treatment to deck framing, roof framing & all external timbers including cavity battens. H3.2 to selected other members as noted on detail drawings (top and bottom plates, perimeter rafters etc). H5 treatment to all in-ground or concrete encased timbers.</p> <p>Timber sizes noted on architectural details drawings are for guidance only.</p> <p>Refer to Slab & Framing Plans A220-A226 for slabs, steel members, masonry and footings.</p> <p>Roof and wall framing to the batten shall be left exposed to the interior. Care to be taken to ensure spacing/setout of studs and nogging for a tidy appearance.</p> <p>Specification Reference 3820</p>
4000	<p>ENCLOSURE</p>
4130	<p>Tanking</p> <p>Allico Volcley tanking system. Laps, joints, terminations & application as per manufacturers recommendations and details.</p> <p>Refer to supplied typical details by Allico Waterproofing Solutions Ltd.</p> <p>To be installed by manufacturer approved applicators.</p> <p>Technical contact: Bruce Geange from Allico, 0275 420 224.</p>
4130.1	<p>Tanking (Slab & Footings)</p> <p>Allico Volcley Voltex to all footings and selected parts of slabs as indicated on A222. Transition to Swellight (4130.2 for in-ground masonry walls) or transition to Cetcoat (4130.3 for above ground masonry and slab edges).</p> <p>Specification Reference 4131AL</p>
4130.2	<p>Tanking (In-ground)</p> <p>Allico Volcley Swellight to sub-grade masonry walls.</p> <p>Install high density polyethylene drainage coil in geotextile sock at base of wall for drainage. Transition to Cetcoat (4130.3 for above ground masonry).</p> <p>Specification Reference 4131AL</p>
4130.3	<p>Tanking (Above Ground)</p> <p>Allico Cetcoat liquid applied cementitious membrane to external face of all above ground masonry walls, exterior slab edges, slab rebates and as transition to Swellight or Voltex.</p> <p>Where visible paint over with exterior appropriate paint in Resene "Black".</p> <p>Specification Reference 4131AL</p>
4130.4	<p>DPM (Underslab)</p> <p>Allico Volshet 500 Damp Proof Membrane below all un-tankd slabs (refer 4310.1).</p> <p>Junctions to lap Voltex tanking and sealed with Volcley Waterstoppage granuals as per manufacturers recommendations.</p> <p>Specification Reference 4131AL</p>
4160	<p>Wraps, Underlays and DPC's</p> <p>Install as per manufacturers recommendations.</p> <p>Refer to supplied product information by Thermakraft.</p>
4160.1	<p>Building Wrap</p> <p>Thermakraft Watergate Plus breathable-type building wrap with Aloband flashing tape to junctions, openings and penetrations.</p> <p>Specification Reference 4161T</p>
4160.2	<p>Roofing Underlay</p> <p>Covertak 403 absorbent and breathable synthetic roof underlay.</p> <p>Also used as seperation layer between CCA treated timbers and metal roofing/cladding.</p>

4160.3	<p>DPC</p> <p>Thermakraft Supercourse 500 Damp Proof Course.</p> <p>Used as seperation layer where required (eg between timber and concrete).</p> <p>Also used as concealed flashing behind brick veneer cladding.</p> <p>Specification Reference 4161T</p>
4160.4	<p>DPM</p> <p>Thermakraft Thermathene Black.</p> <p>Excludes underslab DPM (refer 4120.4 DPM (Underslab))</p> <p>Specification Reference 4161T</p>
4171	<p>Plywood RAB</p> <p>Ecoply Barrier, Rigid Air Barrier system with associated tapes and flashings.</p> <p>Install as per manufacturers recommendations.</p> <p>Refer to supplied typical detailing by Carter Holt Harvey.</p> <p>Note: Plywood RAB is selected in order to provide a firm backing to exposed framing in the barn. Care should be taken such that a 'presentable' back face of the ply is achieved.</p> <p>Specification Reference 4171E</p>
4220	<p>Cedar Cladding</p> <p>Rosenfeld Kidson RKA702 bandsawn western red cedar on nom. 45mm cavity. (20mm cavity for barn). RK55 for selected areas of vertical cladding and cedar soffits.</p> <p>Other profiles are used to achieve specific details, refer details.</p> <p>Rosenfeld Kidson proprietary flashings, or purpose folded similars may be used.</p> <p>Dryden wood oil/stain "Storm" or "Ironsand" TBC by architect.</p> <p>Factory applied coating with final coat applied on-site.</p> <p>Silicone bronze rosehead nail fixings to penetrate cavity battens only (battens independently fixed to framing).</p> <p>Refer to Rosenfeld Kidson Cedarscreen standard detailing for typical installation. Refer to architects details for specifics and variations.</p> <p>Pre-plan setout of boards (refer annotations on elevations) to avoid trimming of boards over windows, facias etc.</p> <p>"Dark Bronze" anodised (min. 25 microns) TBC.</p> <p>Technical contact: Dan McMahon from Rosenfeld Kidson, 027 488 8824.</p> <p>Hempac Pacific CP835 bandsawn western red cedar on nom. 45mm cavity may be considered as an alternative.</p> <p>Specification Reference 4221CH or 4221HH</p>
4231	<p>Fibre Cement Sheet</p> <p>James Hardie 7.5mm HardieFlex Sheet.</p> <p>Refer to manufacturers technical documentation. Nail fixings.</p> <p>Vertical joints to silicone joints over inseal backing strip.</p> <p>Skim coated and paint finished. Resene "Black" TBC.</p> <p>Specification Reference 4231HF</p>
4238	<p>Plywood Substrate (Wall)</p> <p>EcoPly 17mm CD F8/F11 H3.2 Plywood as substrate to profiled metal cladding.</p> <p>Refer to manufacturers recommendations.</p> <p>Also refer to selected profile metal cladding requirements for detailing, fixing and finish and installation requirements.</p> <p>Technical contact: Chris Esquema from Prestige, 021 906 474.</p> <p>Specification Reference 4555</p>
4239	<p>Fibre Cement Soffit</p> <p>James Hardie 6mm Villaboard Soffit Lining.</p> <p>Refer to manufacturers technical documentation. Fixings to be countersunk screw fixings with epoxy filler. 5mm expressed joints (negative). Confirm set-out with architect.</p> <p>Skim coated and paint finished. Resene "Black" TBC.</p> <p>Specification Reference 4231HF</p>
4241	<p>Profiled Metal Cladding</p> <p>Steel & Tube, Euroline Doublelok, 0.55mm BMT Steel. 400 wide tray module TBC.</p> <p>Colorsteel Endura. Colour "Flaxpod" TBC by architect.</p> <p>Installed over plywood substrate and roofing underlay.</p> <p>Installation, fixings and general detailing in accordance with manufacturers documentation. Specific detailing as noted on architects drawings.</p> <p>Pre-plan tray set-out and allow for custom tray widths as required align penetrations whilst achieving the appearance of even trays.</p> <p>Refer also 4311 Profiled Metal Roofing, 4821.1 Flashing - Roofing and 7411 Rainwater Spouting.</p> <p>Technical contact: Tony Rallis from Steel & Tube, 021 716 351.</p> <p>Specification Reference 4241ME</p>
4261	<p>Brick</p> <p>70mm clay brick cladding over 45mm cavity. General installation in accordance with E2/AS1. Refer to architects details for specific detailing and set-out.</p> <p>Allow to work through brick selection, texturing and finish with brick layer and plasterer. Refer to supplied photographs of intended similar brick and finish. Allow to prepare 3x1sqm test/ sample walls for architect & principal approval prior to order and install. Indicative specification as follows:</p> <p>Demolition clay bricks or seconds of similar colour to supplied photo. Tumbled in a concrete mixer, laid with a coral +/- 2-5mm. Cemix bagged colour mortar and plaster similar to the supplied photo.</p> <p>Specification Reference 4261</p>
4311	<p>Profiled Metal Roofing</p> <p>Steel & Tube, Euroline Doublelok, 0.55mm BMT Steel. 500 and 400 wide tray modules as noted on drawings TBC.</p> <p>Colorsteel Endura. Colour "Flaxpod" TBC by architect.</p> <p>Installed over plywood substrate and roofing underlay.</p> <p>Installation, fixings and general detailing in accordance with manufacturers documentation. Specific detailing as noted on architects drawings.</p> <p>Pre-plan tray set-out and allow for custom tray widths as required align penetrations whilst achieving the appearance of even trays.</p> <p>Allow for factory welded and powdercoated trays to achieve specific details (skylights, flue penetrations & complex flashing profiles).</p> <p>Refer also 4241 Profiled Metal Cladding, 4821.1 Flashing - Roofing and 7411 Rainwater Spouting.</p> <p>Technical contact: Tony Rallis from Steel & Tube, 021 716 351.</p> <p>Specification Reference 4311D</p>

4337	<p>Plywood Substrate (Roof & Membrane)</p> <p>EcoPly 17mm CD F8/F11 H3.2 Plywood as substrate to profiled metal cladding and membranes.</p> <p>Allow for ventilation of roof space beneath plywood (approx 3,000sq.m. opening per 1sq.m of roof space). Refer details.</p> <p>Refer to manufacturers requirements for installation.</p> <p>Also refer to selected profiled metal roofing requirements for underlays, fixings and typical installation requirements.</p> <p>Also refer to selected membrane roofing requirements for typical installation requirements.</p> <p>Specification Reference 4337E</p>
4381	<p>Louvred Roof</p> <p>Louvretec 180 linear blade motorised roof opening w/ proprietary gutter system.</p> <p>Liaise with Louvretec for installation requirements.</p> <p>Powdercoated finish, colour TBC by Architect.</p>
4383	<p>Timber Decking</p> <p>140x32mm (ex 40mm) Vitex Timber Decking.</p> <p>Stainless steel screw fixings.</p> <p>Specification Reference 4383</p>
4400	<p>Gutter Membrane</p> <p>Alico Toruchon Casali torch-on bitumous waterproofing system. Laps, joints, terminations and application as per manufacturers recommendations and details.</p> <p>Refer to supplied typical details by Allico Waterproofing Solutions Ltd.</p> <p>To be installed by manufacturer approved applicators.</p> <p>Technical contact: Bruce Geange from Allico, 0275 420 224.</p> <p>Specification Reference 4421AL (prepared by Allico Waterproofing Systems Ltd)</p>
4521	<p>Aluminium Joinery</p> <p>APL Aluminium Joinery, Architectural Series unless otherwise noted.</p> <p>Section types, configurations, interior dressings & hardware as noted in details and on D&W schedule.</p> <p>"Dark Bronze" anodised (min. 25 microns) TBC.</p> <p>Fabricator to site measure and PROVIDE SHOP DRAWINGS for review by architect prior to construction.</p> <p>All slab rebate sizes to be confirmed by Joinery Fabricator prior to construction.</p> <p>Refer A500 for typical details. Supports, fixings, flashing tapes, air seals, closers, lap/cover dims. as per E2/AS1.</p> <p>Specification Reference 4521AR</p>
4524	<p>Skylight</p> <p>Adux Megarof Opening Skylight with motorised opening and wind/rain sensor.</p> <p>Powdercoated to match roofing.</p> <p>Install as per manufacturers recommendations and details.</p> <p>Technical contact: Matthew Church from Adux, 0800 500 557.</p>
4555.1	<p>Garage Door</p> <p>Prestige Doors & Gates, custom sliding door panels.</p> <p>Colour to match roof TBC by Architect.</p> <p>Liaise with Prestige to confirm detail and installation requirements.</p> <p>Technical contact: Chris Esquema from Prestige, 021 906 474.</p> <p>Specification Reference 4555</p>
4555.2	<p>Roller Door</p> <p>Metalbilt, steel roller shutter door. Colour to match roofing TBC by Architect.</p> <p>Liaise with Metalbilt to confirm detail and installation.</p> <p>Specification Reference 4555</p>
4556	<p>Barn Door</p> <p>Prestige Doors & Gates, custom sliding door panels.</p> <p>Vertical shiplap cedar overlapping by builder.</p> <p>Liaise with Prestige to confirm detail and installation including installation of motorised opening gear.</p> <p>Refer also: 4220 Cedar Cladding</p> <p>Technical contact: Genis Esquema from Prestige, 021 906 474.</p> <p>Specification Reference 4555</p>
4610	<p>Glazing</p> <p>All glazing as per NZS 4223.3 2016.</p> <p>Glazing to suit pane size, location and wind loadings.</p> <p>Clear toughened grade A safety glass for all glass applications unless otherwise noted.</p> <p>Refer D&W schedule for other/specific glass treatments.</p> <p>Provide samples of any other/specific treatments for approval by principal and architect.</p> <p>Specification Reference 4610</p>
4710	<p>Insulation</p> <p>Refer H1 Calculation Report for H1 Compliance.</p> <p>Install in accordance with manufacturers recommendations.</p>
4710.1	<p>Insulation - Underslab</p> <p>Expol Thermaslab H, R1.39, 50mm. (H1 calc R1.3)</p> <p>Specification Reference 4710</p>
4710.2	<p>Insulation - Masonry External</p> <p>Expol Expol-X Edging, R1.0, 30mm.</p> <p>Install with paint finished "black" fibre cement protective sheet over.</p> <p>Specification Reference 4710</p>
4710.3	<p>Insulation - Timber Framed Wall</p> <p>Autex Greenstuf Thermal Pads, R2.5, 90mm. (H1 calc R1.8).</p> <p>Specification Reference 4710AG</p>
4710.4	<p>Insulation - T.F.W. Acoustic</p> <p>Autex Greenstuf Sound Solution.</p> <p>Specification Reference 4710AG</p>
4710.5	<p>Insulation - Ceiling</p> <p>Autex Greenstuf Thermal Pads, R3.6, 190mm. (H1 calc R3.6).</p> <p>Specification Reference 4710AG</p>
4821	<p>Flashing</p>

4821.1	<p>Flashing - Roofing</p> <p>Steel flashing folded and installed by roofing contractor. Use heavy gauge steel for rigidity where appropriate. Factory form (weld and powdercoat) complex flashing junctions where appropriate and where indicated on architects drawn documentation.</p> <p>Finish to match roofing.</p> <p>Refer also 4311 Profiled Metal Roofing</p> <p>Specification Reference 4821, 4811SE & 4241SE</p>
4821.2	<p>Flashing - Joinery</p> <p>Aluminium flashing to be installed by aluminium joiners.</p> <p>Anodised to match joinery.</p> <p>Specification Reference 4821</p>
4821.3	<p>Flashing - Other</p> <p>Purpose folded aluminium or pre-finished steel flashing or proprietary equivalent.</p> <p>Stainless steel screw fixings.</p> <p>Finish black.</p> <p>Specification Reference 4821</p>
4855	<p>Glass Pool Fence & Gate</p> <p>Glass Vice clearline balustrade system.</p> <p>Scenario A - Side fixed to perimeter deck joists with 1200mm high 15mm toughened safety glass.</p> <p>Scenario B - Side fixed to perimeter deck joists 1200mm high 17.52mm sentry laminated safety glass.</p> <p>Pool gate using Glass Vice self closing hinges and self-latching hardware.</p> <p>Refer to Glass Vice PS1 and supporting documents.</p> <p>Technical contact: Timothy Allen at Glass Vice, 09 414 6565.</p> <p>Specification Reference 4855</p>
5000	INTERIOR
5111	<p>Fibre Cement Lining</p> <p>9mm James Hardie Villaboard as substrate to wall finish.</p> <p>Specification Reference 5111H</p>
5113	<p>Plasterboard Lining</p>
5113.1	<p>Plasterboard Lining - Wall</p> <p>10mm Elephant Multiboard direct fixed to framing</p> <p>Negative skirting detail using Urbinos extruded aluminium skirting profile (by Hallmark Group).</p> <p>Specification Reference 5113</p>
5113.2	<p>Plasterboard Lining - Ceiling</p> <p>13mm Elephant Standard-Plus on adjustable suspended ceiling system (Gib Rondo or architect approved similar).</p> <p>Specification Reference 5113</p>
5113.3	<p>Plasterboard Lining - Wet Area Wall</p> <p>10mm Elephant Aquadard direct fixed to framing.</p> <p>Specification Reference 5113</p>
5230	<p>Interior Doors</p> <p>Hallmark 6 Solidcore Interior Doors or architect approved similar.</p> <p>Refer D&W schedule for hinging, hardware and related selections.</p> <p>Frameless door frames using Urbinos frameless door extrusions by Hallmark. Frameless heads where door is full height. Refer details.</p> <p>Specification Reference 5230</p>
5510	<p>Joinery / Cabinetry</p> <p>Cabinetry and related items as documented on A400 series architectural drawings.</p> <p>Cabinetmaker/joiner to site measure and PROVIDE SHOP DRAWINGS for review by the architect prior to fabrication.</p> <p>Cabinetmaker/joiner to prepare finished material samples where required.</p> <p>Specification Reference 5510</p>
5530	<p>Recessed Blind Extrusion</p> <p>Halliday & Ballie HB1220 recessed blind extrusion.</p> <p>Anodise to match joinery.</p>
6000	FINISH
6211	<p>Wall Tiling - Wet Area Interior</p> <p>PRINCIPLE SUPPLIED wall tiles.</p> <p>Mapei waterproofing system, tile adhesive and grouting.</p> <p>Architectural drawings have allowed for 15mm for tile with 5mm for leveling and adhesive - confirm allowances based on tile selection with tiler.</p> <p>Specification Reference 6221M</p>
6221.2	<p>Floor Tiling - Wet Area Interior</p> <p>PRINCIPLE SUPPLIED floor tiles.</p> <p>Mapei waterproofing system, tile adhesive and grouting.</p> <p>Architectural drawings have allowed for 15mm for tile with 5mm for leveling, waterproofing and adhesive - confirm allowances based on tile selection with tiler. Ensure necessary falls & drainage to substrate.</p> <p>Alproof channel drain in shower. Equator, Stainless Steel grate. Full length of shower. Refer detail.</p> <p>Install Warmup under-tile heating where not heated by underfloor heating system (7545).</p> <p>Specification Reference 6221M</p>
6311	<p>Overlay Timber Flooring</p> <p>Timspec, 220x20mm engineered flooring. Laid and fixed to slab over DPM. Architectural drawings have allowed 20mm.</p> <p>Rustic grade european oak. WOCA "Neutral" Diamond oil finish.</p> <p>Prepare samples of finished boards for Architect & Principal approval prior to installation.</p> <p>Liaise with Darin Kitching from WOCA, 021978754, regarding application of oil finish and/or</p>
7455	<p>Underfloor & Hot Water System</p> <p>Heat Pump hot water heading for underfloor heating and ring main hot water</p>

6711	<p>Painting - Exterior</p> <p>Level 4 paint finish. Colours as selected under 4000 ENCLOSURE.</p> <p>Specification Reference 6700</p>
6721.1	<p>Painting - Ceilings</p> <p>Level 4 paint finish in Resene "Black White", flat, TBC by Architect.</p> <p>Specification Reference 6700</p>
6721.2	<p>Painting - Walls</p> <p>Level 4 paint finish in Resene "Black White", low sheen, TBC by Architect.</p> <p>Specification Reference 6700</p>
6721.3	<p>Painting - Wet Area Ceilings</p> <p>Level 4 paint finish in Resene "Black White", flat, TBC by Architect.</p> <p>Specification Reference 6700</p>
6721.4	<p>Painting - Wet Area Walls</p> <p>Level 4 paint finish in Resene "Black White", low sheen, TBC by Architect.</p> <p>Specification Reference 6700</p>
7000	SERVICES
7100	<p>Plumbing</p> <p>All water supply pipework to be polybutelene.</p> <p>Refer plumbing and drainage key for system components.</p> <p>Refer A400 series drawings for selected fixtures and fittings.</p> <p>All plumbing and drainage to be in accordance with NZBC acceptable solution G13/AS1 & AS2.</p> <p>Specification Reference 7120</p>
7112.1	<p>Rainwater Storage Tank</p> <p>2x 25,000L Potable Water tanks from Warkworth Tanks or approved similar to achieve a minimum storage capacity of 45,000L as per Hydrology Report.</p> <p>Install tanks below ground to manufacturers requirements and specification. Finished ground levels as per A221. Liaise with manufacturer and principal to confirm final positioning including lid positions.</p> <p>Tank overflow piped to level spreader dispersal device to sheet flow over pasture to natural drainage as per Hydrology Report.</p> <p>Refer 04/08/17 Hydrology Report by Cato Bolam Consultants and 04/08/17 Geotechnical Report by KGA Geotechnical.</p>
7112.2	<p>Firefighting Supply Tank</p> <p>1x 25,000L water tank and associated connections/requirements to comply with SNZ PWS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice.</p> <p>Tank to be connected, implemented by min. 25,000L from swimming pool.</p> <p>Install 100mm diameter suction outlet from base of tank with above ground coupling to location indicated on plans.</p> <p>Contact John Booth (09) 3545 174 for firefighting specific specification.</p> <p>Water tank from Warkworth Tanks or approved similar.</p> <p>Installation of tank as per 7112.1 Rainwater Storage Tanks</p>
7200	<p>Gas System</p> <p>2x9kg LPG Cylinders.</p> <p>Cylinders to be installed in accordance with AS/NZS 1596:2014.</p> <p>All other gas-work to be in accordance with NZBC G11/AS1.</p> <p>Specification Reference 7212</p>
7350	<p>Smoke Alarm</p> <p>Clipisal Firetek 755PFM or architect approved similar. Flush mounted photoelectric smoke detector.</p> <p>Specification Reference 7701</p>
7400	<p>Drainage</p> <p>All waste water and stormwater pipe work to be uPVC.</p> <p>Refer plumbing and drainage key for system components.</p> <p>Refer component key for selected fixtures and fittings.</p> <p>All plumbing and drainage to be in accordance with G13/AS1 & AS2.</p> <p>Specification Reference 7430</p>
7400.1	<p>Channel Drain</p> <p>Alproof polymer concrete channel drainage with cast iron grates. 200mm opening (250 wide) channels and 100mm opening (130 wide) channels as indicated on drawings. Alproof matching inline sumps.</p> <p>Specification Reference 7430</p>
7411	<p>Rainwater Spouting</p> <p>Purpose formed gutters, rainwaterheads and associated items by roofer. Factory welded and powdercoated where appropriate. Finish to match roofing.</p> <p>Gutters supported in purpose made galvanised steel brackets powdercoated to match roofing. Bracket fixings to provide spacing of gutter off backflashing. Bracket fixings through backflashing through EPDM washers.</p> <p>Refer also 4311 Profiled Metal Roofing.</p> <p>Specification Reference 7311SE</p>
7462	<p>Wastewater Treatment System</p> <p>Textile filter septic system. Design and install by Reflection Treatment Systems Ltd.</p> <p>System includes two 2.2m diameter tanks, installed into 2.5m x 5.2m x 2m deep excavation.</p> <p>Contact John Gausden (09) 4117337.</p> <p>Refer 01/08/17 Plan and Report by Reflection Treatment Systems Ltd.</p>
7545	<p>Underfloor & Hot Water System</p> <p>Heat Pump hot water heading for underfloor heating and ring main hot water</p>

7556.1	<p>Enclosed Wood Fire</p> <p>Regency Montrose L850B with 30mm black facia or clean edge detail TBC. To be installed within interior joinery unit. Install to manufacturers instruction and requirements.</p> <p>Specification Reference 7556</p>
7556.2	<p>Open Wood Fire</p> <p>Jetmaster 1200 Open Wood Fire.</p> <p>Install to manufacturers instruction and requirements.</p> <p>Specification Reference 7556</p>
7600	<p>Mechanical Ventilation</p> <p>Bathrooms to include OdurVac (or similar) extract from internal overflow of WC cistern AND selected extract from above shower via selected in-wall/ceiling grill (options to be discussed with architect).</p> <p>Laundry to include selected extract via selected in-wall/ceiling grill (options to be discussed with architect).</p> <p>Kitchen to include extraction via selected range hood.</p> <p>All extracts through outlets in roof.</p> <p>Specification Reference 7701</p>
7701	<p>Electrical & Lighting</p> <p>Refer Electrical & Lighting Plans for fixtures and fittings.</p> <p>All electrical work to comply with Electricity (Safety) Regulations 2010, AS/NZS 3000, AS/NZS 3008.1.2, the New Zealand Electrical Codes of Practice and TCF Premises Wiring Code of Practice.</p> <p>Work to be carried out under the supervision of an electrical licensed supervisor.</p> <p>Certificate of compliance and electrical safety certificate to be provided.</p> <p>Security system designed by others.</p> <p>Specification Reference 7701</p>
7717	<p>Photovoltaic Panel System</p> <p>Photovoltaic Panel System by Solar King.</p> <p>Pannels fixed to over-roof frame by Solar King using non penetrative S-S-U fixings.</p> <p>Technical Contact: Roy Maddox from Solar King, 027 272 9943.</p>
8000	EXTERNAL
8110	<p>Retaining Walls</p> <p>Retaining Walls consented and constructed as part of Stage 1. Designed by structural engineer. Refer to structural engineer's documentation for design and construction detail. Refer to architect's documentation for set-out and finishing.</p> <p>Completion and finishing details to be constructed as part of Stage 2.</p> <p>Specification Reference 8110</p>
8110.1	<p>Retaining Wall RW01 - with Brick</p> <p>Structural Engineer's ID: RW01</p> <p>H5 CCA (preservation code 01 or 02) timber poles and rails.</p> <p>Pole diameter as required by structural engineer.</p> <p>Poles installed at 3degree pitch. Front edge of poles to meet grid line (or other set-out line) at +77.180 as indicated on A530.</p> <p>To be clad over with brick (Stage 2).</p> <p>Specification Reference 8110</p>
8110.2	<p>Retaining Wall RW02 - with Brick</p> <p>Structural Engineer's ID: RW02</p> <p>H5 CCA (preservation code 01 or 02) timber poles and rails.</p> <p>All poles 200mm diameter (unless larger is required by Structural Engineer).</p> <p>Poles installed vertically. Front edge of poles to meet grid line (or other set-out line) as indicated on A530.</p> <p>To be clad over with brick (Stage 2).</p> <p>Exposed parts of poles and rails to be stained black.</p> <p>Specification Reference 8110</p>
8110.3	<p>Retaining Wall RW03 - without Brick</p> <p>Structural Engineer's ID: RW03</p> <p>H5 CCA (preservation code 01 or 02) timber poles and rails.</p> <p>Pole diameter as required by Structural Engineer.</p> <p>Poles installed vertically. Poles to step beyond grid line (or other set-out line) such that rails are continuous and straight - refer A530.</p> <p>Exposed parts of poles and rails to be stained black.</p> <p>Specification Reference 8110</p>
8300	<p>Landscaping</p> <p>Design and construction by others.</p> <p>Specification Reference 8420</p>
8400	<p>Pool</p> <p>Pool shell designed by structural engineer. Refer to structural engineers documentation.</p> <p>Pool system design and install by others. Preliminary system design and allowances by Executive Pools.</p> <p>Contact: Paul from Executive, (09) 576 4413.</p>
8420	<p>Miscellaneous Site Works</p> <p>Specification Reference 8420</p>
8422	<p>Concrete Driveway</p> <p>Part A consented and constructed as part of Stage 1. Part A driveway design, setout and falls by Cato Bolam. Refer separate drawn documentation by Cato Bolam. Part B by architect and constructed as part of Stage 2.</p> <p>Construction to Auckland Council standard details, Type 2 - Concrete, (included with supporting documentation).</p> <p>Finish as per 3100.1 Concrete - Exposed Exterior.</p> <p>Specification Reference 8420</p>

IMPORTANT NOTE

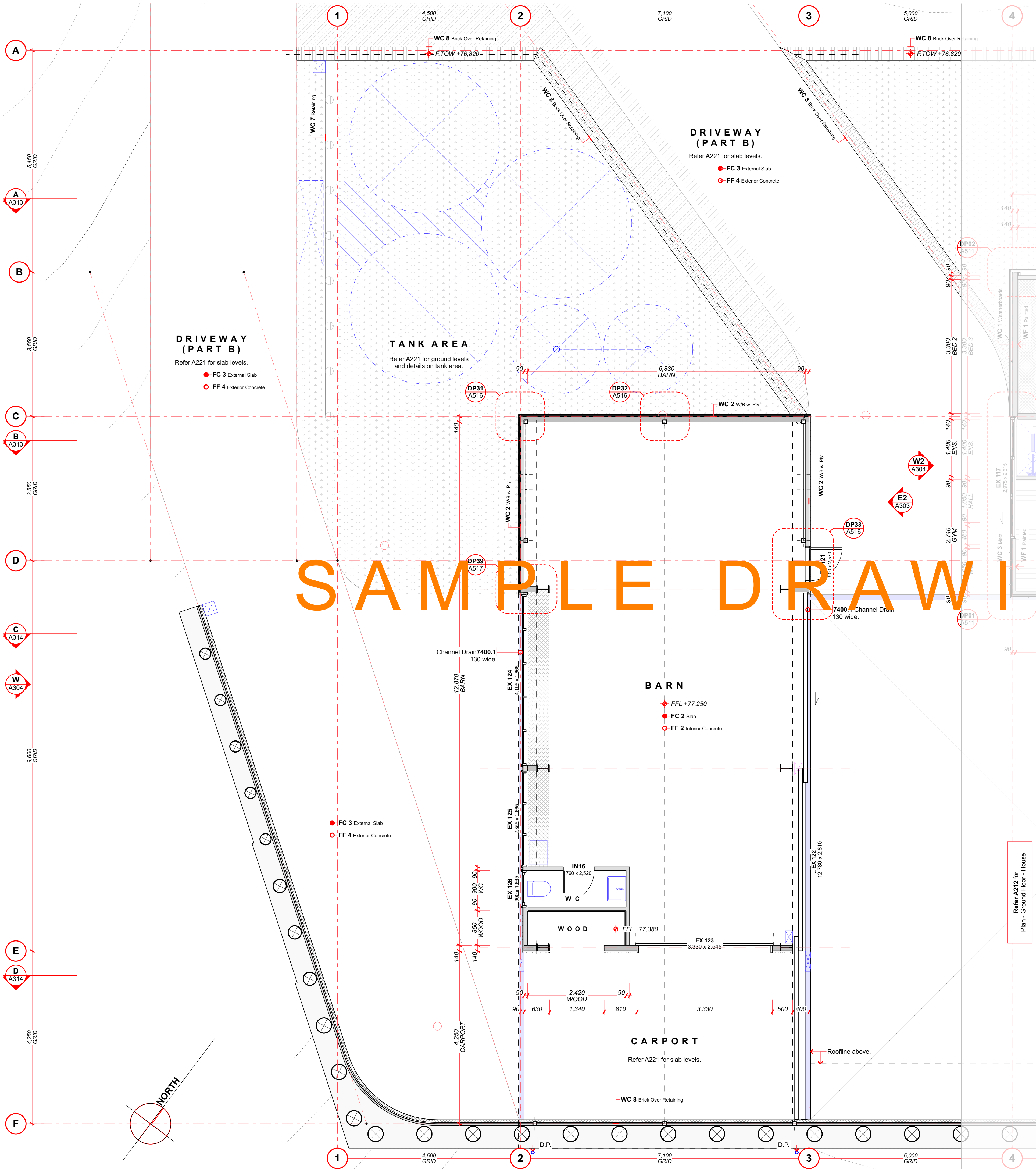
CONSTRUCTION STAGE 2

The documentation included in this issue is **Stage 2** of a two stage construction of a new dwelling and barn.

Stage 1 Covered:

- Excavation and General Groundwork.
- Site Retaining.
- Installation of Rainwater Tanks and Septic System (including all stormwater management).
- Formation and construction of Private Driveway up to contour 70.
- Formation ONLY of Private Driveway beyond contour 70.

S	J
A	
ARCHITECT	
Sayes Jackson Architects Ltd. nick@sayesjackson.nz 021 111 8786	
-	
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-	
DRAWING ISSUES	
REV DATE DESCRIPTION	
A 29/10/17 Building Consent Stage 1	
1 5/11/17 Construction Issue Stage 1	
AA 22/12/17 Building Consent Stage 2	
BB 19/02/18 Building Consent Stage 2	
CC 21/02/18 Building Consent Stage 2	
11 1/10/18 Constuction Issue Stage 2	
PROJECT	
SJA ID NAME	
17CO One Ashridge Park	
STATUS	
Construction	
-	
DRAWING SHEET	
TITLE	
Specification Selections	
SCALE @ A1	
NO. REV DATE	
A001 11 1/10/18	



FLOOR CONSTRUCTION (FC)		FC #
FC 1	Insulated Slab	
	3100 Concrete / Floor Slab	
	7545 Underfloor Heating exclude walk-in pantry.	
	2360 Foundation Walls and Footings all tanked.	
4130	Tanking	
	DPM or tanking as indicated on A222.	
4710.1	Insulation - Underslab	
FC 2	Slab	
	3100 Concrete / Floor Slab	
	2360 Foundation Walls and Footings	
	4130 Tanking	
2360	DPM or tanking as indicated on A222.	
FC 3	External Slab	
	3100 Concrete / Floor Slab	
2360	Foundation Walls and Footings	
FC 4	Deck Framing	
	3820 Timber Framing	

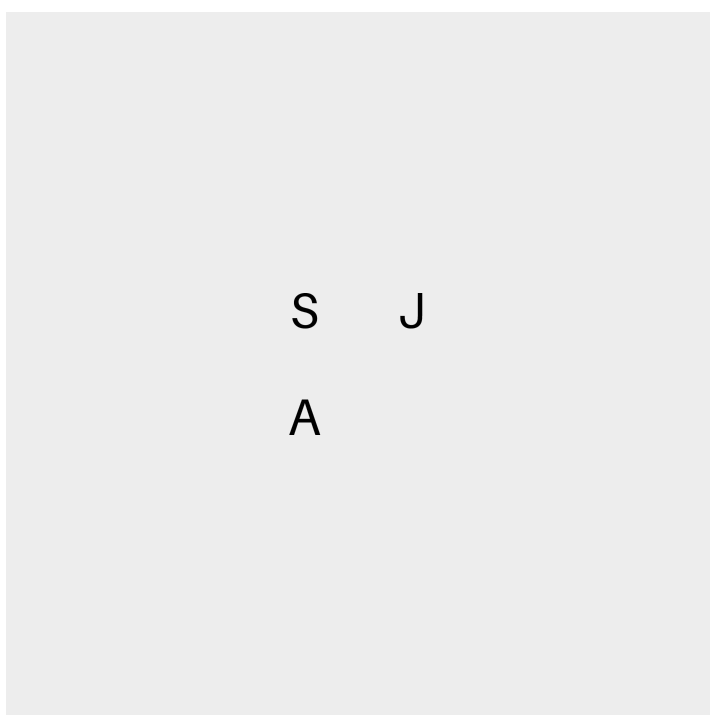
FLOOR FINISH (FF)		FF #
FF 1	Timber	
	6311 Overlay Timber Flooring	
4160.4	DPM	
FF 2	Interior Concrete	
	3100.2 Concrete - Exposed Interior	
FF 3	Tiles - Wet Area	
	6221.2 Floor Tiling - Wet Area Interior	
FF 4	Exterior Concrete	
	3100.1 Concrete - Exposed Exterior	
FF 5	Tiles - Exterior	
	6221.3 Floor Tiling - Exterior	
FF 8	Decking	
	1383 Timber Decking	

ROOF CONSTRUCTION (RC)		RC #
RC 1	Profiled Metal	
	4311 Profiled Metal Roofing	
	500 or 400 wide trays as noted TBC.	
	4160.2 Roofing Underlay	
	4337 Plywood Substrate (Roof & Membrane)	
	3820 Timber Framing	
4710.3	Insulation - Ceiling / Roof	
RC 2	Membrane	
	4400 Membrane	
	4337 Plywood Substrate - Membranes	
	3820 Timber Framing	

CEILING/SOFFIT FINISH (CF)		CF #
CF 1	Painted	
	6721.2 Painting - Ceiling	
5113.2	Plasterboard Lining - Ceiling	
CF 2	Painted - Wet Area	
	6721.4 Painting - Wet Area Ceiling	
5113.4	Plasterboard Lining - Wet Area Ceiling	
SF 3	Weatherboard	
	4220 Cedar Cladding	
SF 4	Sheet	
	4239 Fibre Cement Soffit paint finished.	

WALL CONSTRUCTION (WC)		WC #
WC 1	Weatherboards	
	4220 Cedar Cladding	
	nom. 45mm cavity.	
	4160.1 Building Wrap	
3820	Timber Framing (90mm or 140mm)	
	4710.3 Insulation - Timber Framed Wall	
WC 2	W/B w Ply	
	4220 Cedar Cladding	
	nom. 20mm cavity.	
	4171 Plywood RAB	
3820	Timber Framing (90mm or 140mm)	
	preplan even set-out.	
	no insulation or internal lining.	
WC 3	Profiled Metal	
	4311 Profiled Metal Cladding	
	400 wide trays TBC.	
	4160.1 Building Wrap	
	4238 Plywood Substrate (Wall)	
	nom. 20mm cavity.	
4160.1	Building Wrap	
	Timber Framing (90mm or 140mm)	
	4710.3 Insulation - Timber Framed Wall	
WC 4	Brick	
	4261 Brick	
	nom. 45mm cavity.	
	4160.1 Building Wrap	
3820	Timber Framing (90mm or 140mm)	
	4710.3 Insulation - Timber Framed Wall	
WC 5	Sheet Cladding	
	4231 Fibre Cement Sheet Cladding	
	nom. 20mm cavity.	
	4160.1 Building Wrap	
3820	Timber Framing (90mm or 140mm)	
	4710.3 Insulation - Timber Framed Wall	
WC 6	Interior	
	3820 Timber Framing (90mm or 140mm)	
4710.3	Insulation - T.F.W. Acoustic	
WC 7	Retaining	
	8110 Retaining Walls	
	wall types as noted on A221 & A222.	
WC 8	Brick Over Retaining	
	4261 Brick	
	3820 Timber Framing	
	front edge rails as req. to support brick	
8110	Retaining Walls	
	wall types as noted on A221 & A222.	

WALL FINISH (WF)		WF #
WF 1	Painted	
	4721.1 Painting - Wall	
5113.1	Plasterboard Lining - Wall	
WF 2	Painted - Wet Area	
	4721.2 Painting - Wet Area Wall	
5113.2	Plasterboard Lining - Wet Area Wall	
WF 3	Tiled - Wet Area	
	6211.1 Wall Tiling - Wet Area	
5111	Fibre Cement Lining	
WF 4	Brick	
	4261 Brick	



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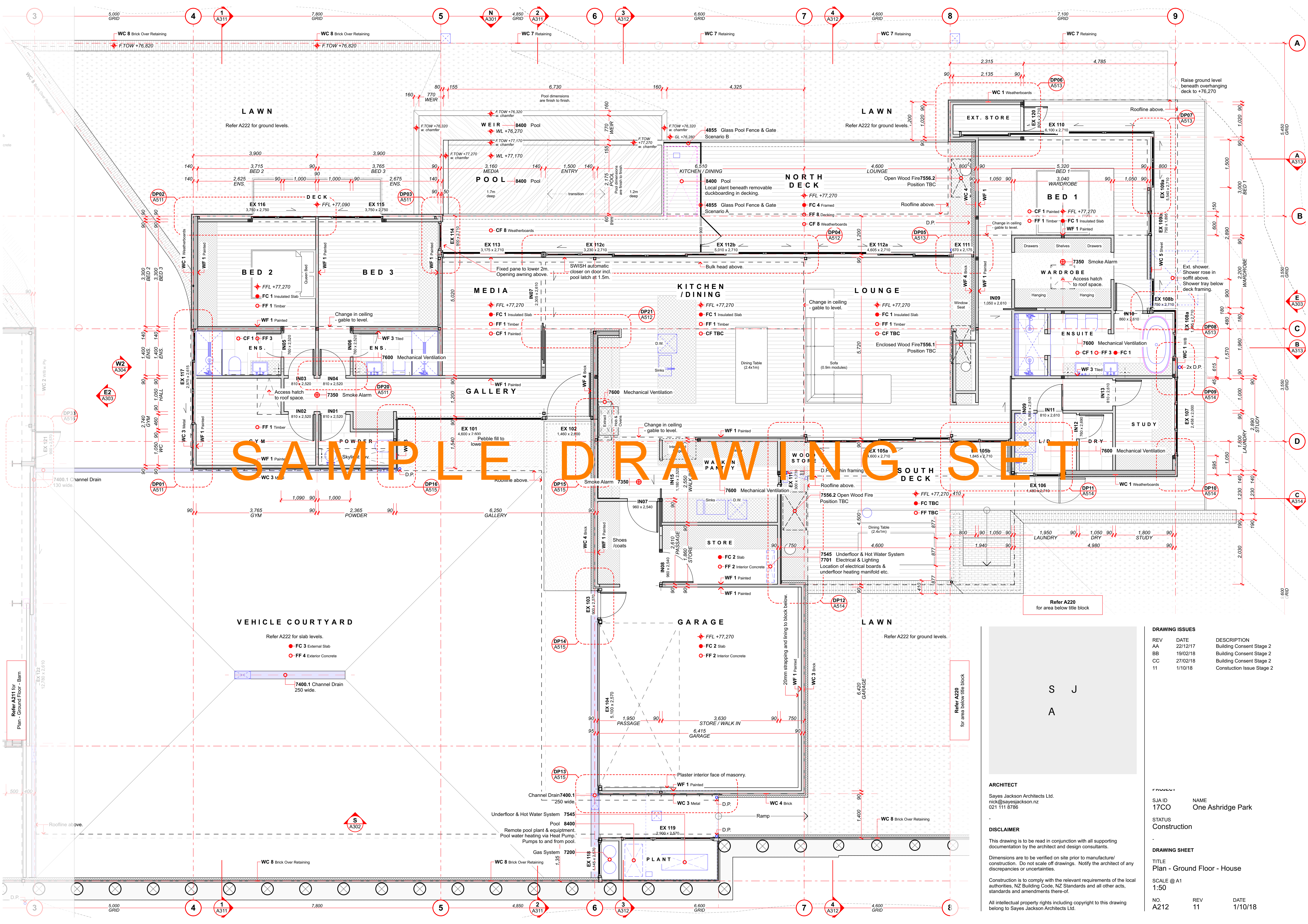
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DRAWING ISSUES		
REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
11	1/10/18	Construction Issue Stage 2

PROJECT
SJA ID 17CO
NAME One Ashridge Park

STATUS
Construction

DRAWING SHEET
TITLE
Plan - Ground Floor - Barn
SCALE @ A1
1:50
NO. A211
REV 11
DATE 1/10/18



Refer A211 for
Plan - Ground Floor - Barn

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DRAWING ISSUES

REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
BB	19/02/18	Building Consent Stage 2
CC	27/02/18	Building Consent Stage 2
11	1/10/18	Construction Issue Stage 2

PROJECT

SJA ID 17CO NAME One Ashridge Park

STATUS

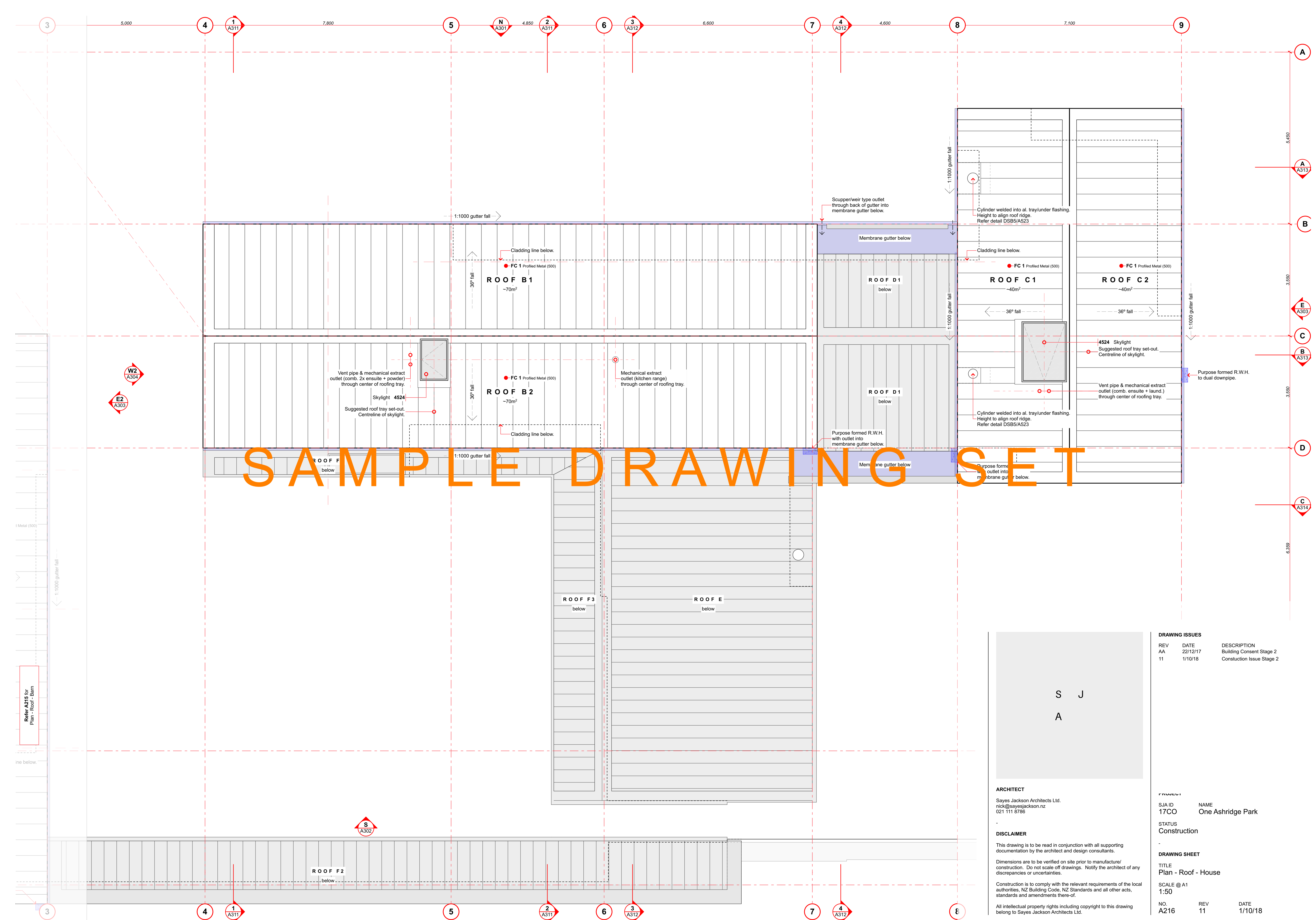
Construction

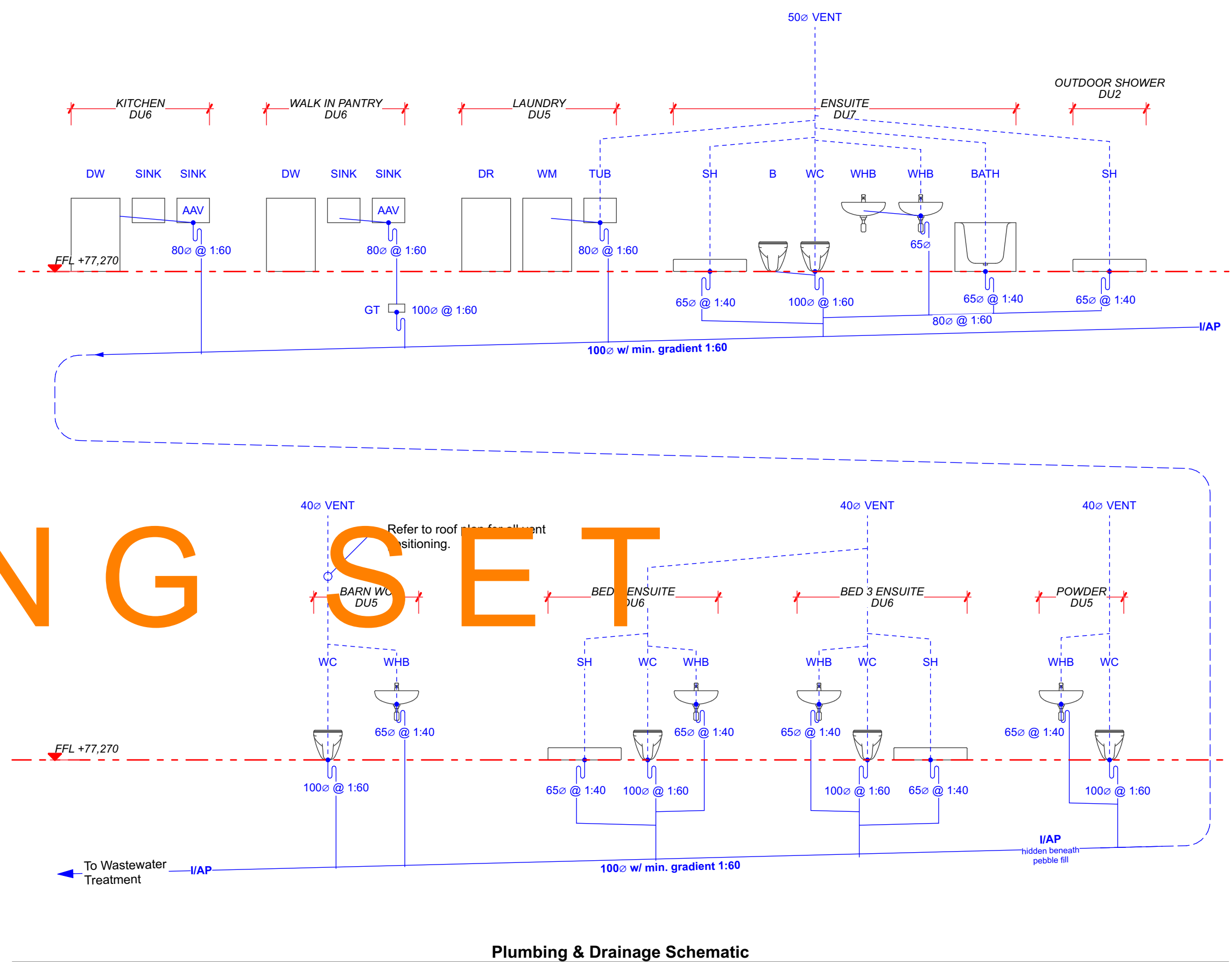
DRAWING SHEET

TITLE Plan - Ground Floor - House

SCALE @ A1 1:50

NO. A212 REV 11 DATE 1/10/18





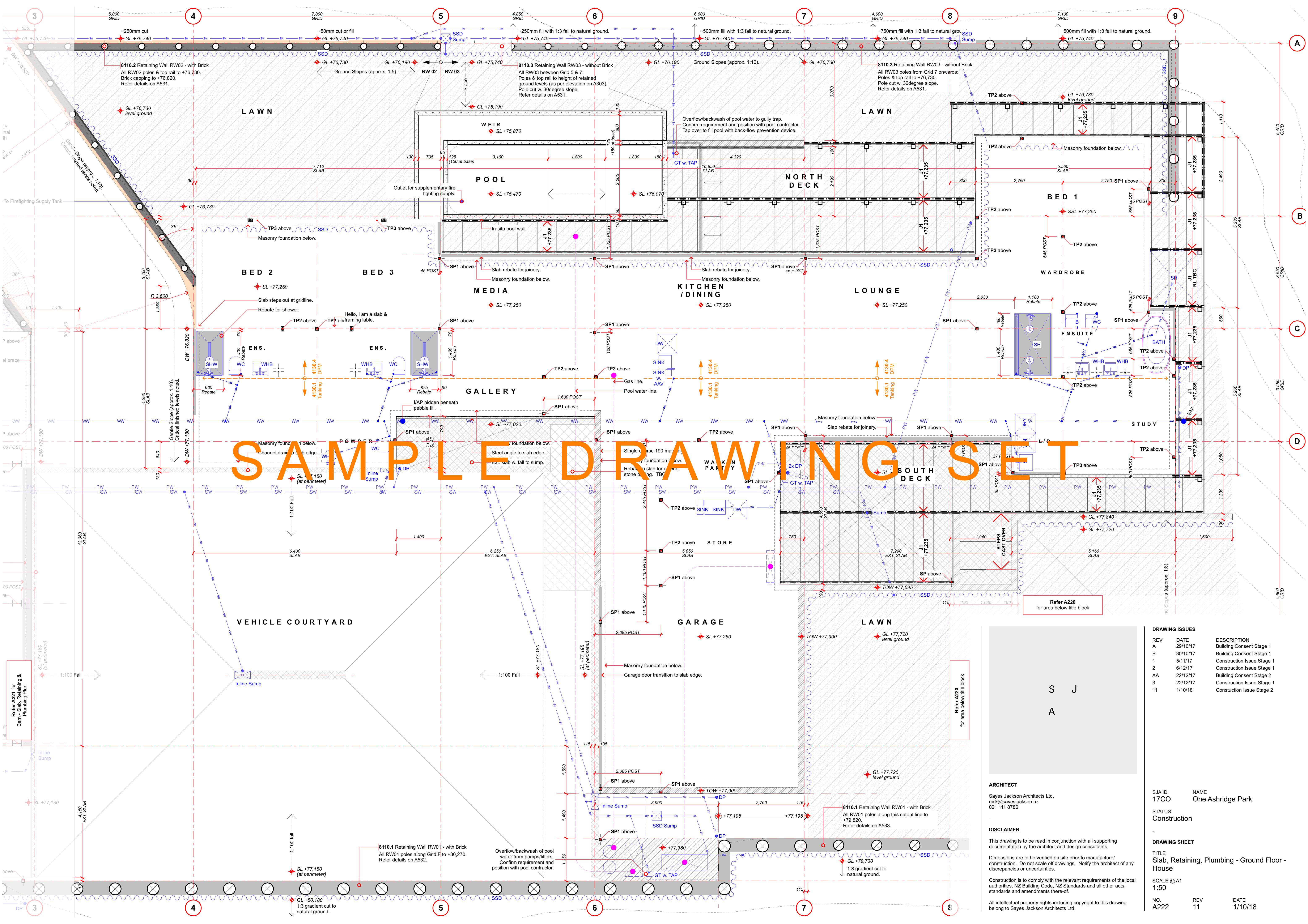
PLUMBING & DRAINAGE

Refer:
7100 PLUMBING
7400 DRAINAGE

KEY

SW	Storm Water Line (runs directly to dispersal device)
WW	Waste Water Line (runs to septic system)
PW	Potable Water Line (runs to rainwater storage tanks)
SSD	Sub-soil drainage.
GT	Gully Trap
CP	Cess Pit
I/AP	Inspection/Access Port
TV	Terminal Vent
AAV	Air Admittance Valve
R/W/H	Rainwater Head
DP	Down Pipe
OUT	Outlet
OF	Over Flow
HCW	Hot Water Cylinder
WC	Waste Closet (Toilet)
HWB	Hand Wash Basin
SH	Shower (Shower Drain)
S	Sink or Tub
WM/DRY	Washing Machine / Dryer
DW	Dish Washer

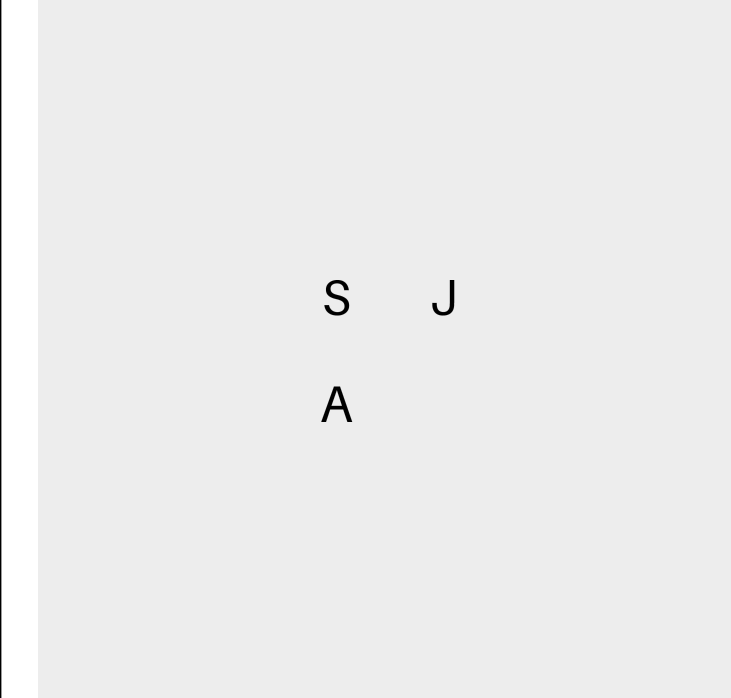
S		J
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-		
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DRAWING ISSUES		
REV	DATE	DESCRIPTION
A	29/10/17	Building Consent Stage 1
B	30/10/17	Building Consent Stage 1
1	5/11/17	Construction Issue Stage 1
2	6/12/17	Construction Issue Stage 1
AA	22/12/17	Building Consent Stage 2
3	22/12/17	Construction Issue Stage 1
BB	19/02/18	Building Consent Stage 2
11	1/10/18	Constuction Issue Stage 2
SJA ID		
17CO		NAME
		One Ashridge Park
STATUS		
Construction		
-		
DRAWING SHEET		
TITLE		
Slab, Retaining, Plumbing - Ground Floor - Barn		
SCALE @ A1		
1:50		
NO.	REV	DATE
A221	11	1/10/18



Refer A221 for
Barn - Slab, Retaining &
Plumbing Plan

Refer A220
for area below title block

Refer A220
for area below title block

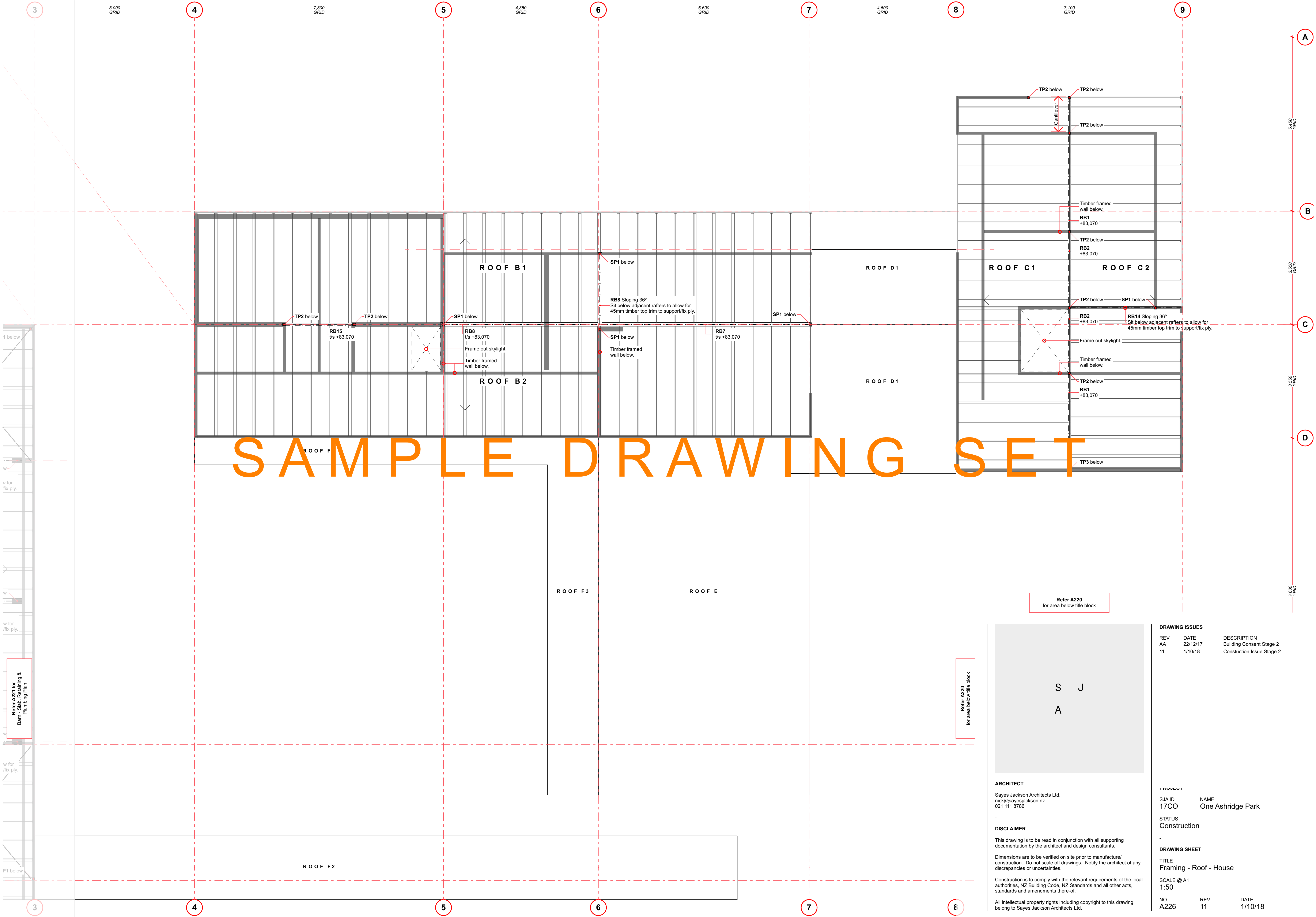


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DRAWING ISSUES		
REV	DATE	DESCRIPTION
A	29/10/17	Building Consent Stage 1
B	30/10/17	Building Consent Stage 1
1	5/11/17	Construction Issue Stage 1
2	6/12/17	Construction Issue Stage 1
AA	22/12/17	Building Consent Stage 2
3	22/12/17	Construction Issue Stage 1
11	1/10/18	Construction Issue Stage 2

SJA ID 17CO	NAME One Ashridge Park
STATUS Construction	
DRAWING SHEET	
TITLE Slab, Retaining, Plumbing - Ground Floor - House	
SCALE @ A1 1:50	
NO. A222	REV 11
DATE 1/10/18	



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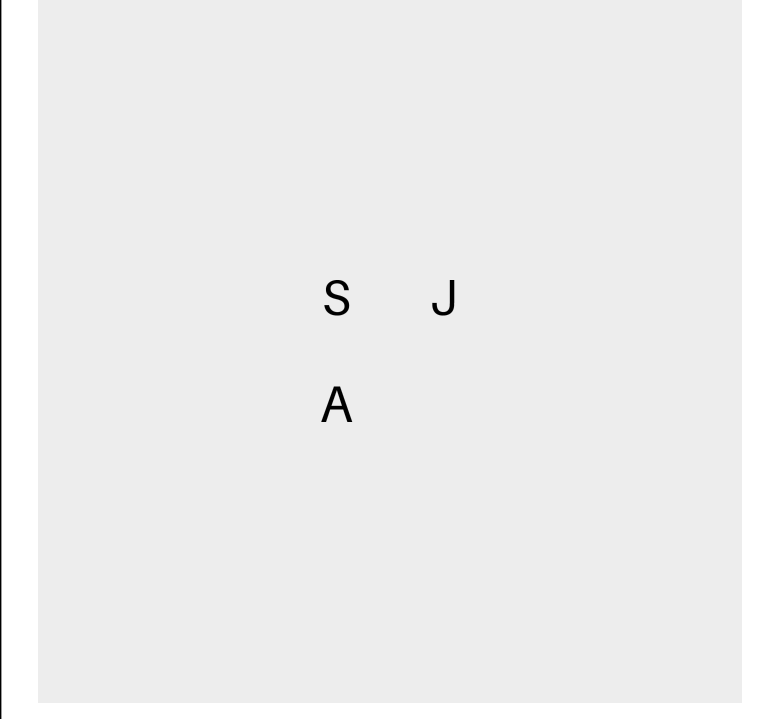
C

D

Refer A221 for
Barn - Slab, Retaining &
Plumbing Plan

Refer A220
for area below title block

Refer A220
for area below title block



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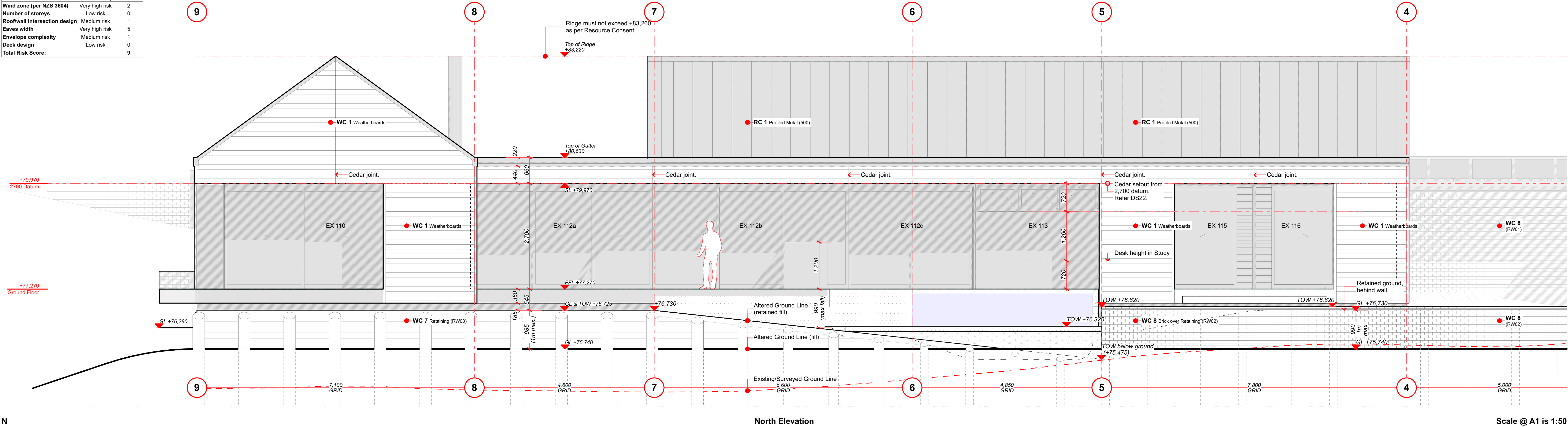
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DRAWING ISSUES		
REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
11	1/10/18	Constuction Issue Stage 2

PROJECT	
SJA ID	NAME
17CO	One Ashridge Park
STATUS	
Construction	
-	

DRAWING SHEET		
TITLE		
Framing - Roof - House		
SCALE @ A1		
1:50		
NO.	REV	DATE
A226	11	1/10/18

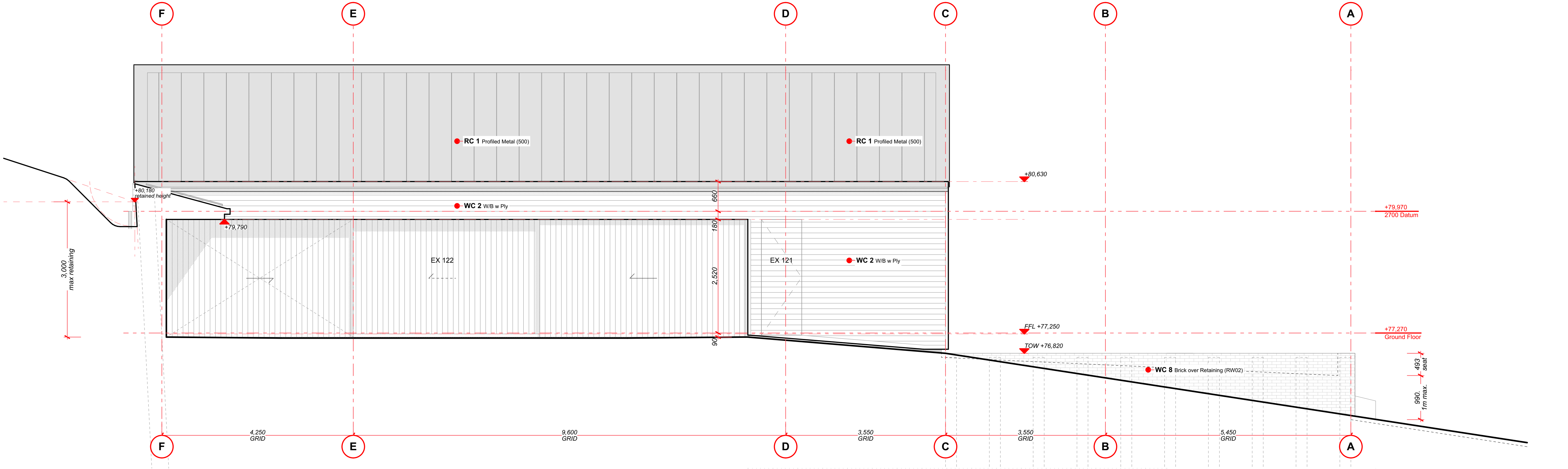
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9



SAMPLE DRAWING SET

ROOF CONSTRUCTION (RC)		RC #
RC 1	Profiled Metal	
4311	Profiled Metal Roofing	
4320	500 or 400 wide trays as noted TBC.	
4337	Roofing Underlayment (Roof & Membrane)	
3820	Timber Framing	
4710.3	Insulation - Ceiling / Roof	
RC 2	Membrane	
4400	Membrane	
4337	Plywood Substrate - Membranes	
3820	Timber Framing	

WALL CONSTRUCTION (WC)		WC #
WC 1	Weatherboards	
4220	Cedar Cladding	
4160.1	nom. 45mm cavity.	
3820	Building Wrap	
4710.3	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 2	W/B w Ply	
4220	Cedar Cladding	
4160.1	nom. 20mm cavity.	
3820	Plywood RAB	
4171	Timber Framing (90mm or 140mm)	
3820	preplan even set-out.	
4710.3	no insulation or internal lining.	
WC 3	Profiled Metal	
4311	Profiled Metal Cladding	
4160.1	400 wide trays TBC.	
4238	Building Wrap	
4160.1	Plywood Substrate (Wall)	
3820	nom. 20mm cavity.	
4160.1	Building Wrap	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 4	Brick	
4261	Brick	
4160.1	nom. 45mm cavity.	
3820	Building Wrap	
4710.3	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 5	Sheet Cladding	
4231	Fibre Cement Sheet Cladding	
4160.1	nom. 20mm cavity.	
3820	Building Wrap	
4710.3	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 6	Interior	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - T.F.W. Acoustic	
WC 7	Retaining	
8110	Retaining Walls	
	wall types as noted on A221 & A222.	
WC 8	Brick Over Retaining	
4261	Brick	
3820	Timber Framing	
8110	front edge rails as req. to support brick Retaining Walls	
	wall types as noted on A221 & A222.	



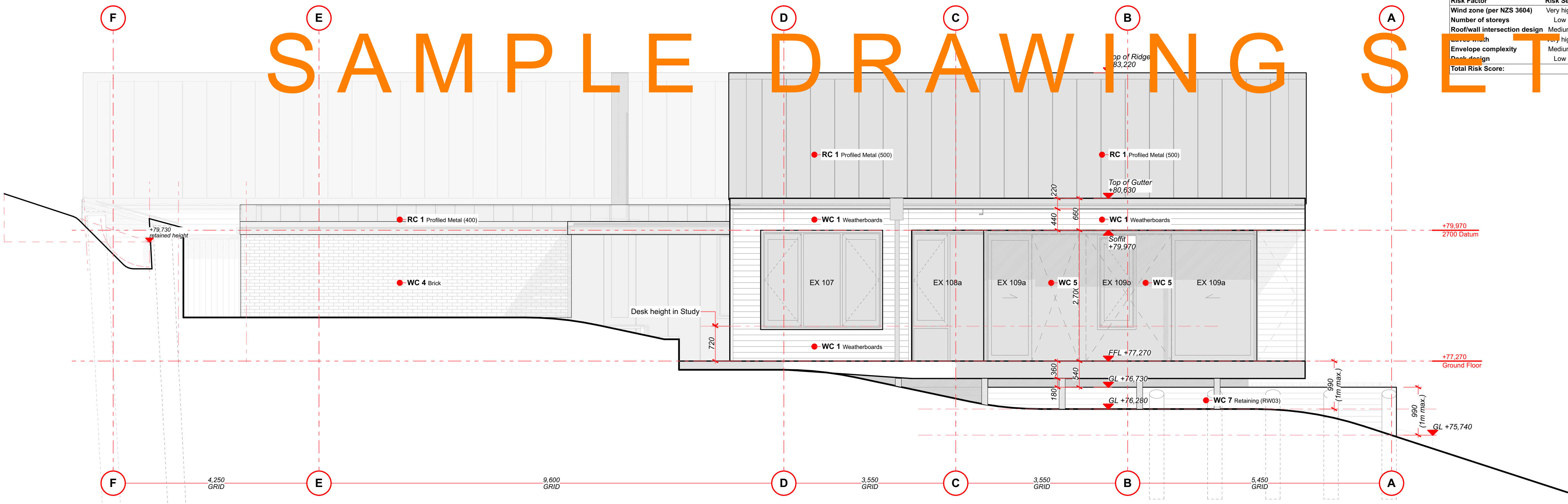
East Elevation 2

Scale @ A1 is 1:50

ROOF CONSTRUCTION (RC)		RC #
RC 1	Profiled Metal	
	4311	Profiled Metal Roofing
	4160.2	Roofing Underlay
	4337	Plywood Substrate (Roof & Membrane)
	3820	Timber Framing
	4710.3	Insulation - Ceiling / Roof
RC 2	Membrane	
	4400	Membrane
	4337	Plywood Substrate - Membranes
	3820	Timber Framing

WALL CONSTRUCTION (WC)		WC #
WC 1	Weatherboards	
	4220	Cedar Cladding
	nom. 45mm cavity.	
	4160.1	Building Wrap
	3820	Timber Framing (90mm or 140mm)
	4710.3	Insulation - Timber Framed Wall
WC 2	W/B w Ply	
	4220	Cedar Cladding
	nom. 20mm cavity.	
	4171	Plywood RAB
	3820	Timber Framing (90mm or 140mm)
	4710.3	Insulation - Timber Framed Wall
WC 3	Profiled Metal	
	4311	Profiled Metal Cladding
	400	wide trays TBC.
	4160.1	Building Wrap
	4238	Plywood Substrate (Wall)
WC 4	Brick	
	4261	Brick
	nom. 45mm cavity.	
	4160.1	Building Wrap
	3820	Timber Framing (90mm or 140mm)
WC 5	Sheet Cladding	
	4231	Fibre Cement Sheet Cladding
	nom. 20mm cavity.	
	4160.1	Building Wrap
	3820	Timber Framing (90mm or 140mm)
WC 6	Interior	
	3820	Timber Framing (90mm or 140mm)
	4710.3	Insulation - T.F.W. Acoustic
WC 7	Retaining	
	8110	Retaining Walls
	wall types as noted on A221 & A222.	
WC 8	Brick Over Retaining	
	4261	Brick
	3820	Timber Framing
	front edge rails as req. to support brick	
	8110	Retaining Walls
	wall types as noted on A221 & A222.	

4



East Elevation

Scale @ A1 is 1:50

BUILDING ENVELOPE RISK MATRIX			
East Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Very high risk	2	
Number of storeys	Low risk	0	
Roof/wall intersection design	Medium risk	1	
Sever with	Very high risk	5	
Envelope complexity	Medium risk	1	
Deck design	Low risk	0	
Total Risk Score:		9	

DISCLAIMER

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DRAWING ISSUES

REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
11	1/10/18	Constuction Issue Stage 2

REV	DATE	DESCRIPTION
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SAYES JACKSON ARCHITECTS

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021 111 8786

PROJECT

SJA ID NAME
17CO One Ashridge Park

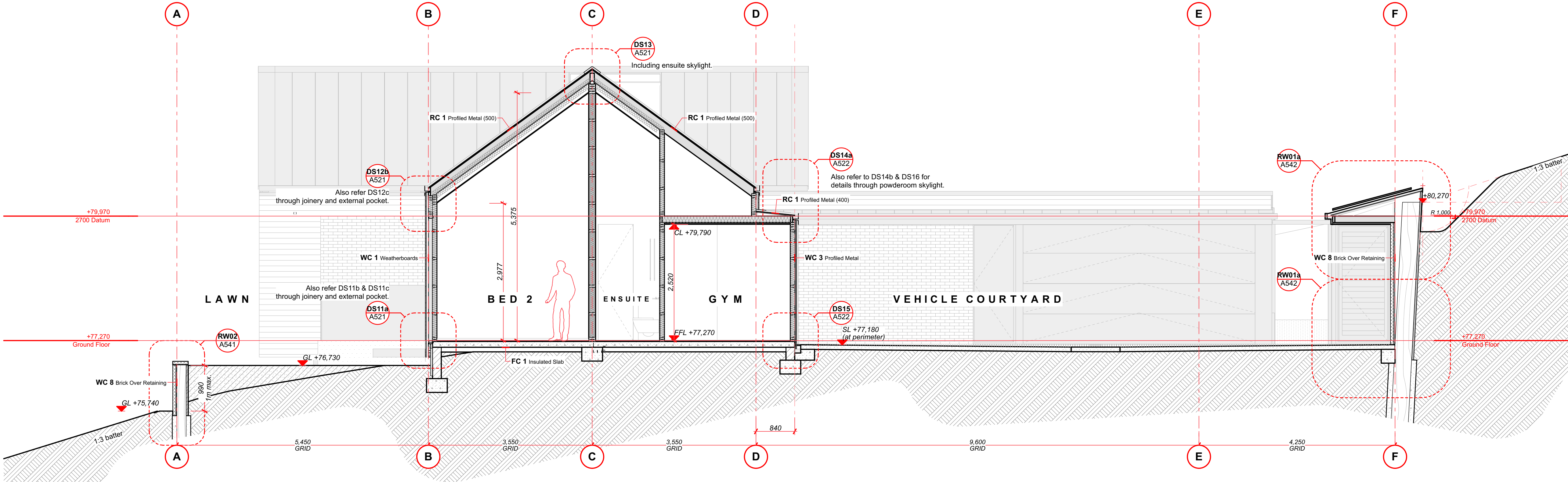
STATUS
Construction

DRAWING SHEET

TITLE
Elevations - East

SCALE @ A1
1:50

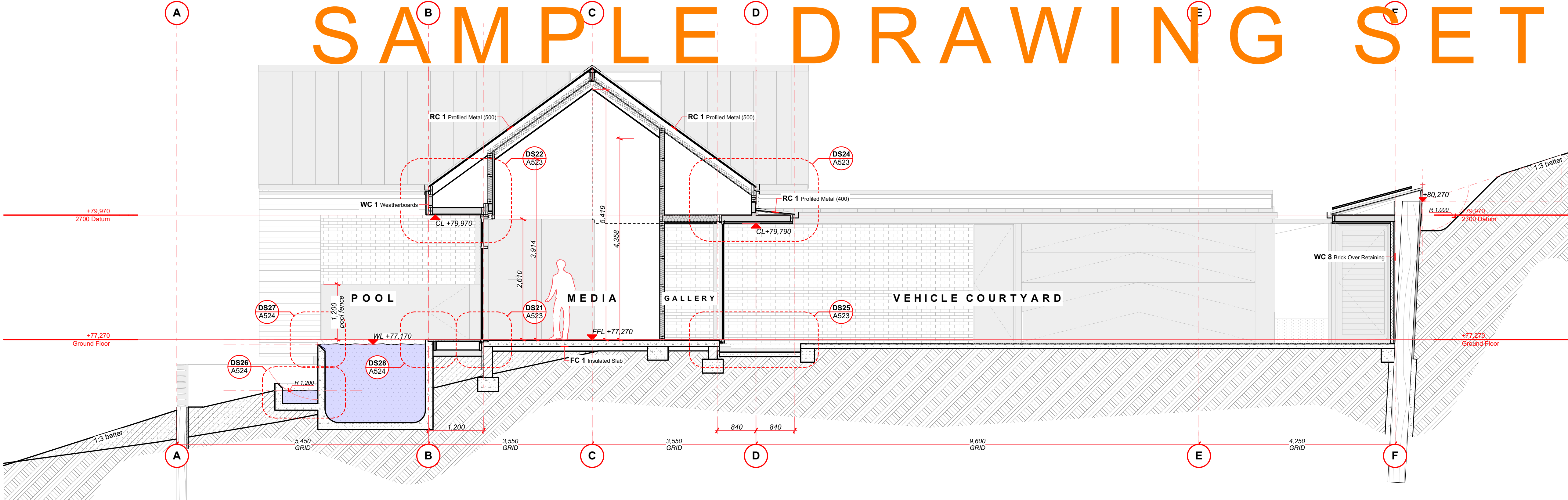
NO. REV DATE
A303 11 1/10/18



1

Section 1

Scale @ A1 is 1:50



2

Section 2

Scale @ A1 is 1:50

FLOOR CONSTRUCTION (FC)		FC #
FC 1	Insulated Slab	
3100	Concrete / Floor Slab	
7545	Underfloor Heating	
2360	exclude walk-in pantry.	
2360	Foundation Walls and Footings	
4130	all tanked.	
4130	Tanking	
4710.1	DPM or tanking as indicated on A222.	
4710.1	Insulation - Underslab	
FC 2	Slab	
3100	Concrete / Floor Slab	
2360	Foundation Walls and Footings	
4130	Tanking	
4130	DPM or tanking as indicated on A222.	
FC 3	External Slab	
3100	Concrete / Floor Slab	
2360	Foundation Walls and Footings	
FC 4	Deck Framing	
3820	Timber Framing	

ROOF CONSTRUCTION (RC)		RC #
RC 1	Profiled Metal	
4311	Profiled Metal Roofing	
4311	500 or 400 wide trays as noted TBC.	
4160.2	Roofing Underlay	
4337	Plywood Substrate (Roof & Membrane)	
3820	Timber Framing	
4710.3	Insulation - Ceiling / Roof	
RC 2	Membrane	
4400	Membrane	
4337	Plywood Substrate - Membranes	
3820	Timber Framing	

WALL CONSTRUCTION (WC)		WC #
WC 1	Weatherboards	
4220	Cedar Cladding	
4220	nom. 45mm cavity.	
4160.1	Building Wrap	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 2	WB w Ply	
4220	Cedar Cladding	
4220	nom. 20mm cavity.	
4171	Plywood RAB	
3820	Timber Framing (90mm or 140mm)	
4710.3	preplan even sub-out.	
4710.3	no insulation or internal lining.	
WC 3	Profiled Metal	
4311	Profiled Metal Cladding	
4311	400 wide trays TBC.	
4160.1	Building Wrap	
4238	Plywood Substrate (Wall)	
4238	nom. 20mm cavity.	
4160.1	Building Wrap	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 4	Brick	
4261	Brick	
4261	nom. 45mm cavity.	
4160.1	Building Wrap	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 5	Sheet Cladding	
4231	Fibre Cement Sheet Cladding	
4231	nom. 20mm cavity.	
4160.1	Building Wrap	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - Timber Framed Wall	
WC 6	Interior	
3820	Timber Framing (90mm or 140mm)	
4710.3	Insulation - T.F.W. Acoustic	
WC 7	Retaining	
8110	Retaining Walls	
8110	wall types as noted on A221 & A222.	
WC 8	Brick Over Retaining	
4261	Brick	
3820	Timber Framing	
3820	front edge rails as req. to support brick	
8110	Retaining Walls	
8110	wall types as noted on A221 & A222.	

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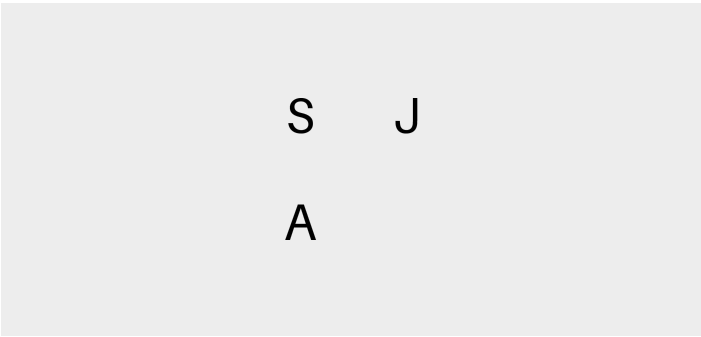
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DRAWING ISSUES		REV	DATE	DESCRIPTION
AA	22/12/17	11	1/10/18	Building Consent Stage 2
AA	22/12/17	11	1/10/18	Construction Issue Stage 2

REV	DATE	DESCRIPTION
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PROJECT

SJA ID: 17CO
NAME: One Ashridge Park

STATUS

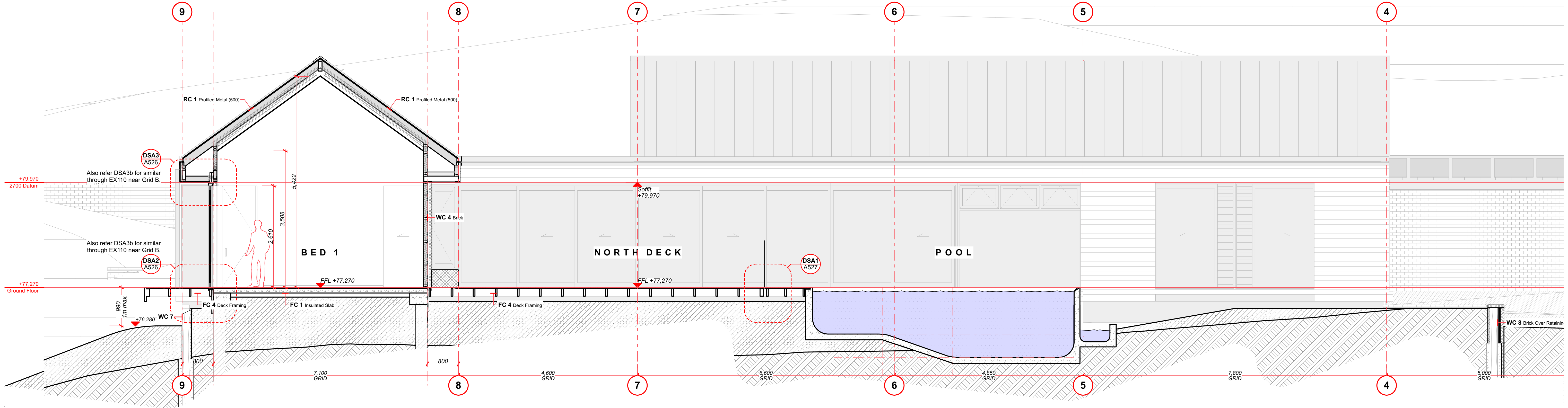
Construction

DRAWING SHEET

TITLE: Sections

SCALE @ A1: 1:50

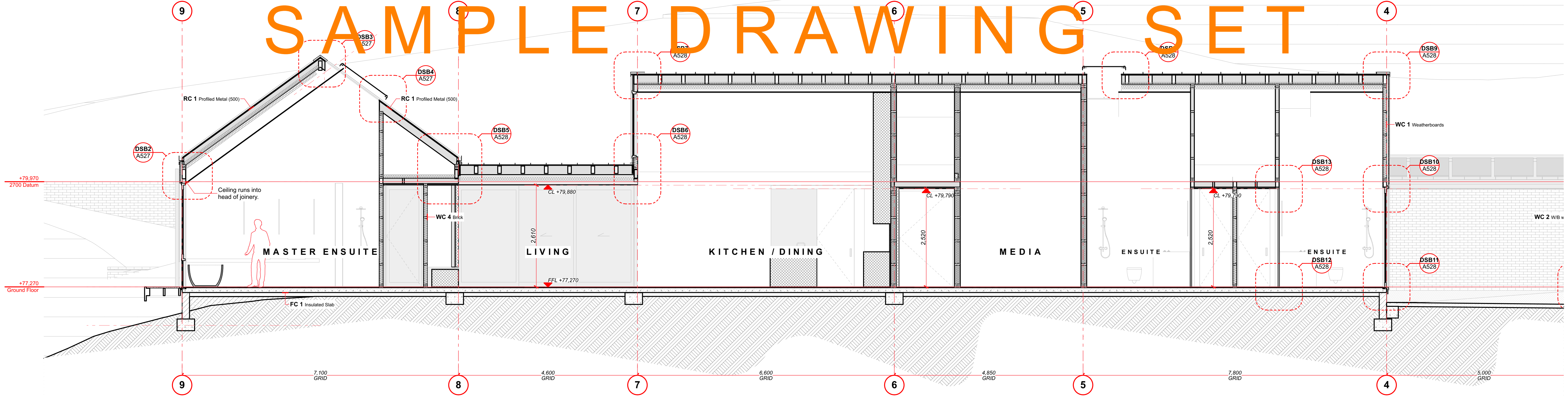
NO. A311
REV 11
DATE 1/10/18



A

Section A

Scale @ A1 is 1:50



B

Section B

Scale @ A1 is 1:50

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DRAWING ISSUES

REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
11	1/10/18	Construction Issue Stage 2

REV	DATE	DESCRIPTION
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A

SAYES JACKSON ARCHITECTS

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PROJECT

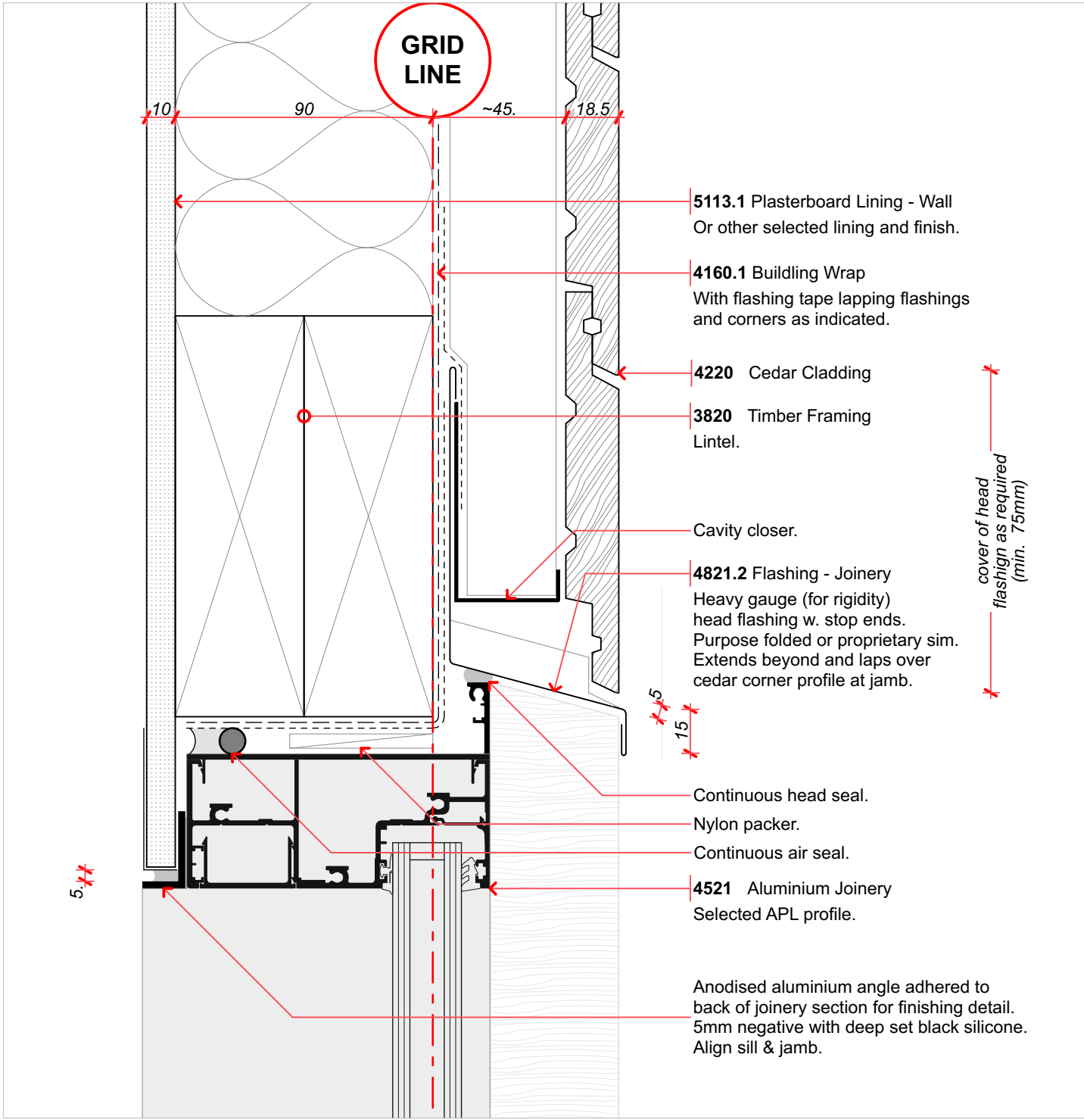
SJA ID NAME
17CO One Ashridge Park
STATUS
Construction

DRAWING SHEET

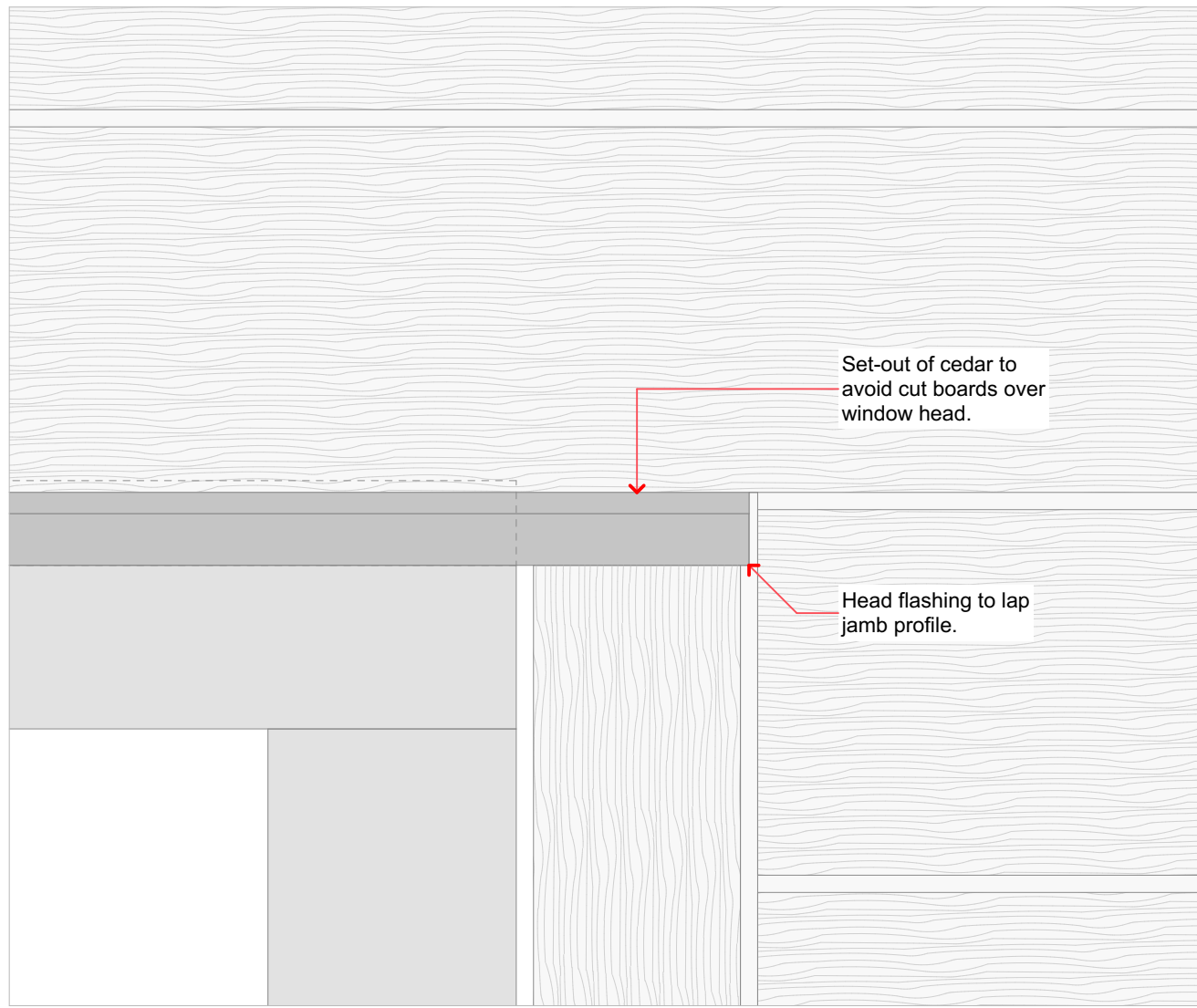
TITLE
Sections

SCALE @ A1
1:50

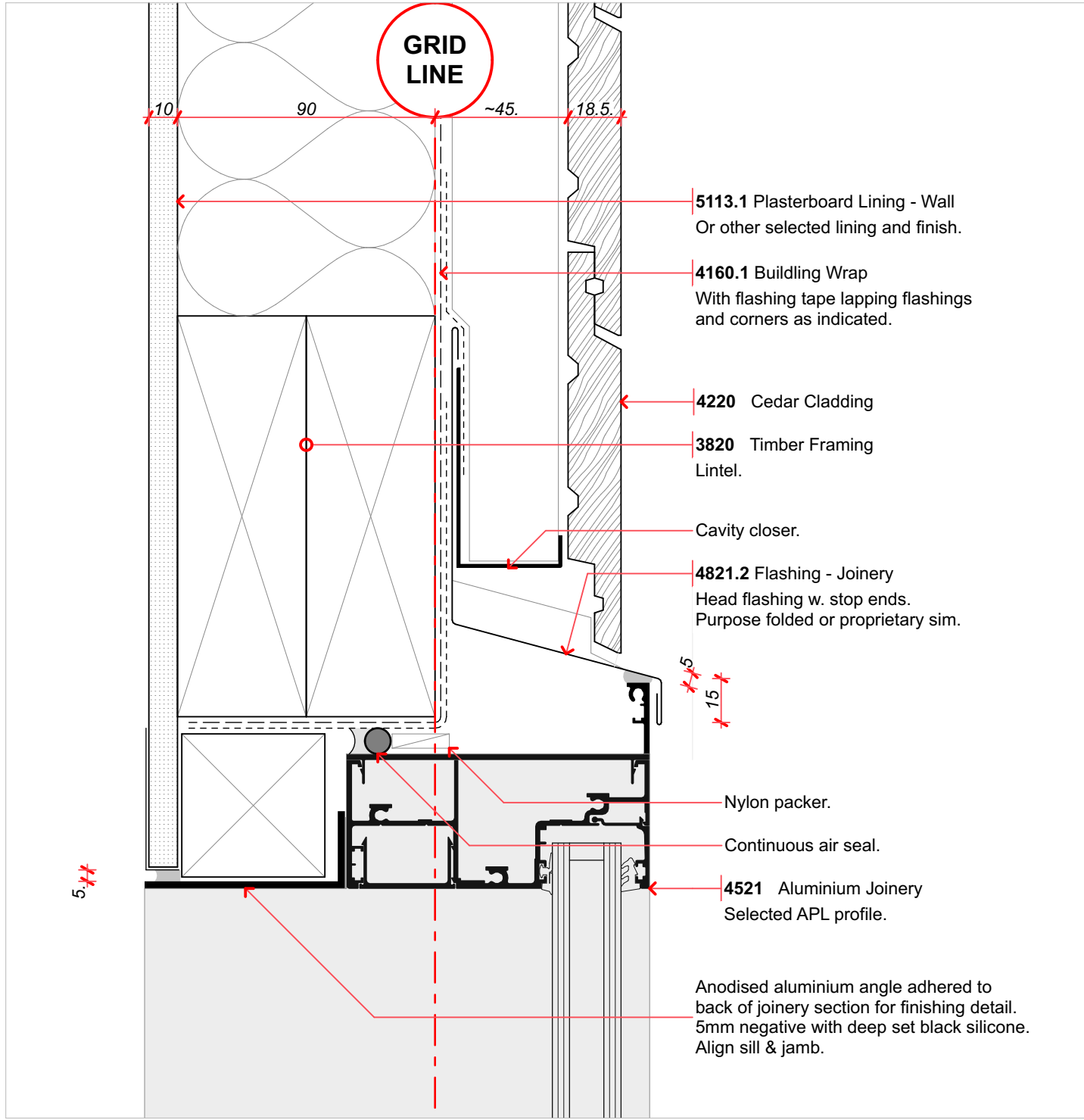
NO.	REV	DATE
A313	11	1/10/18



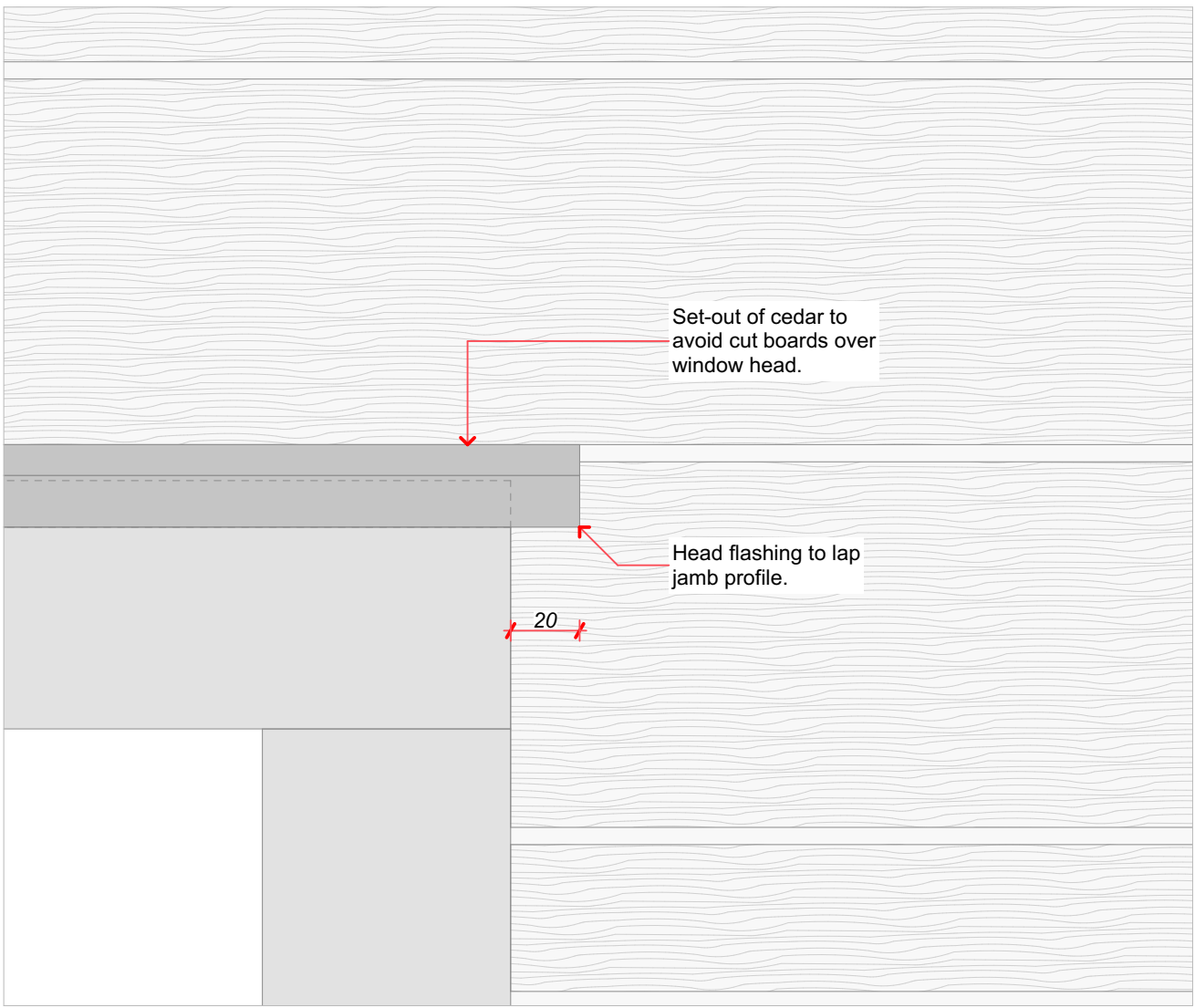
DT1 Detail - Typical 1 - Deep Reveal Joinery Head Scale @ A1 is 1:2



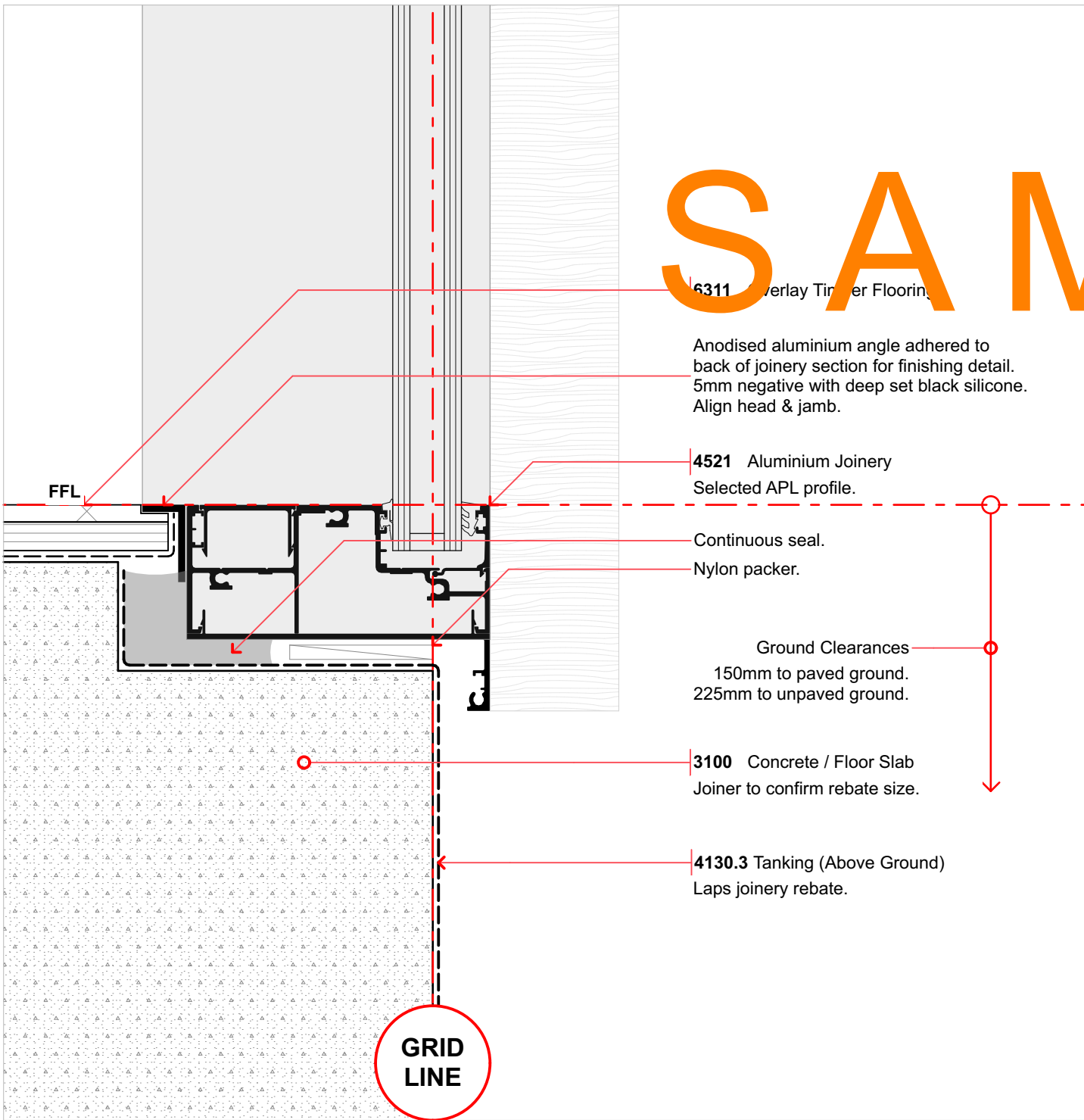
DT2 Detail - Typical 2 - Deep Reveal Head/Jamb Elevation Scale @ A1 is 1:2



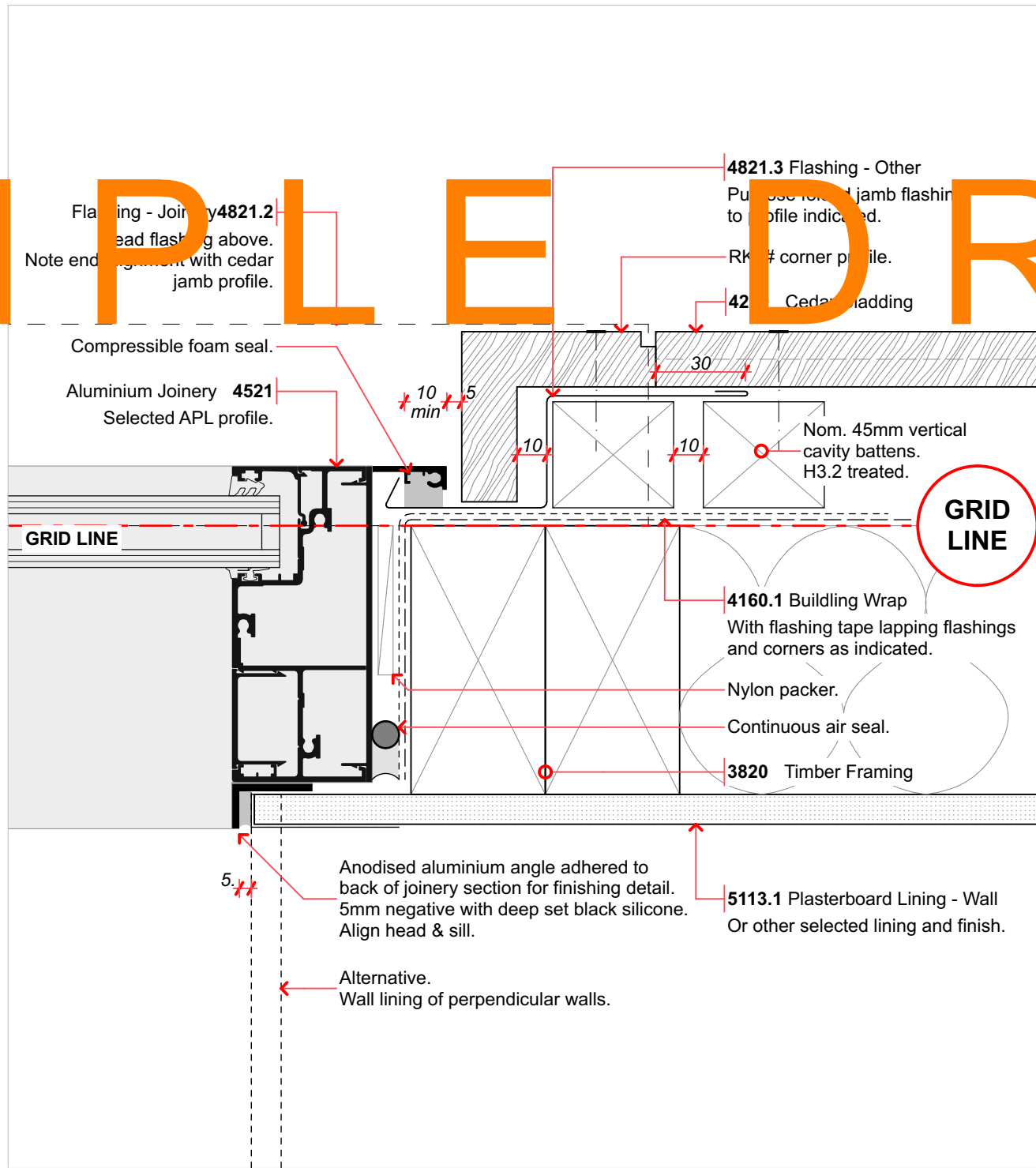
DT5 Detail - Typical 1 - Standard Joinery Head Scale @ A1 is 1:2



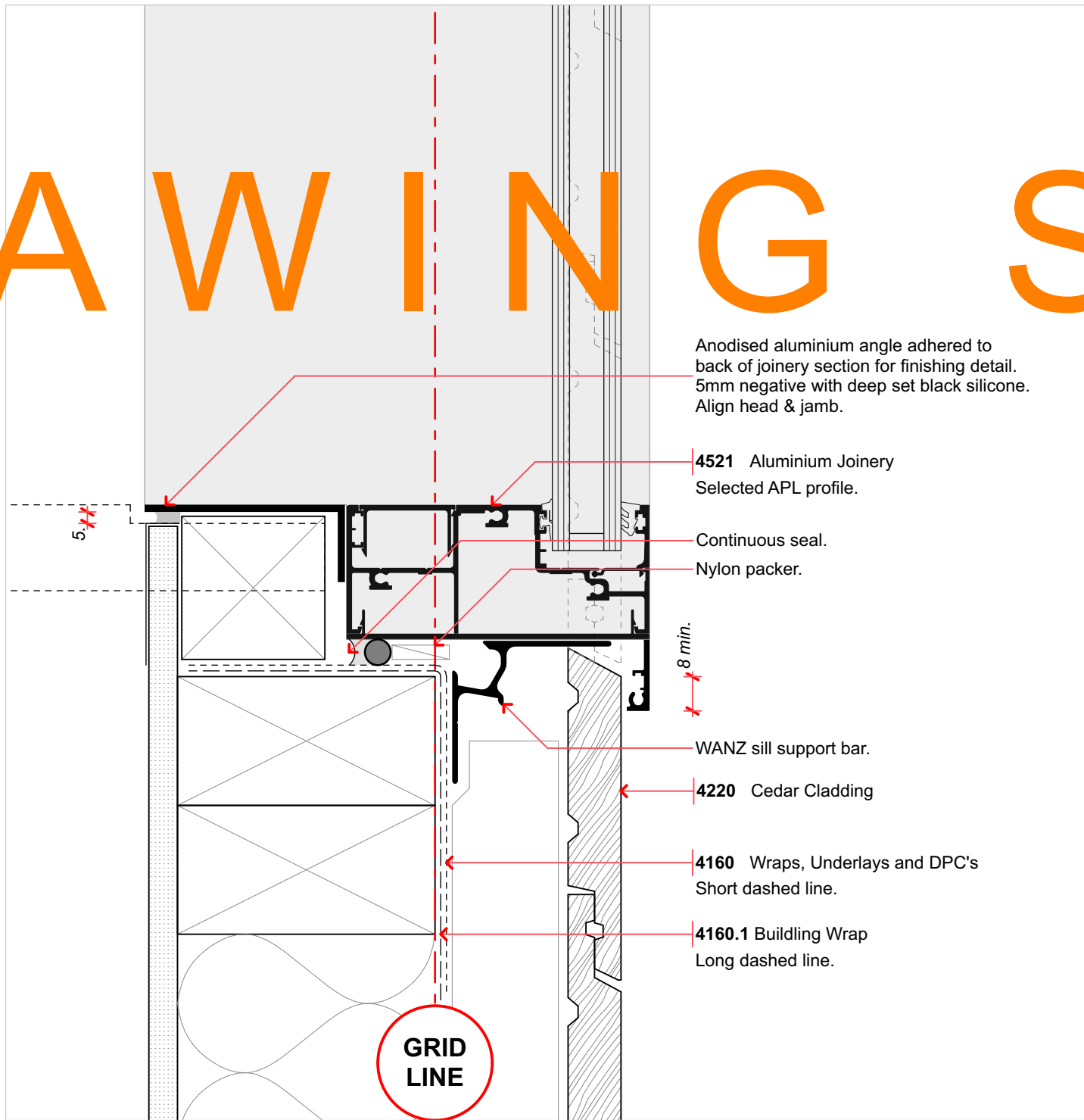
DT6 Detail - Typical 2 - Standard Head/Jamb Elevation Scale @ A1 is 1:2



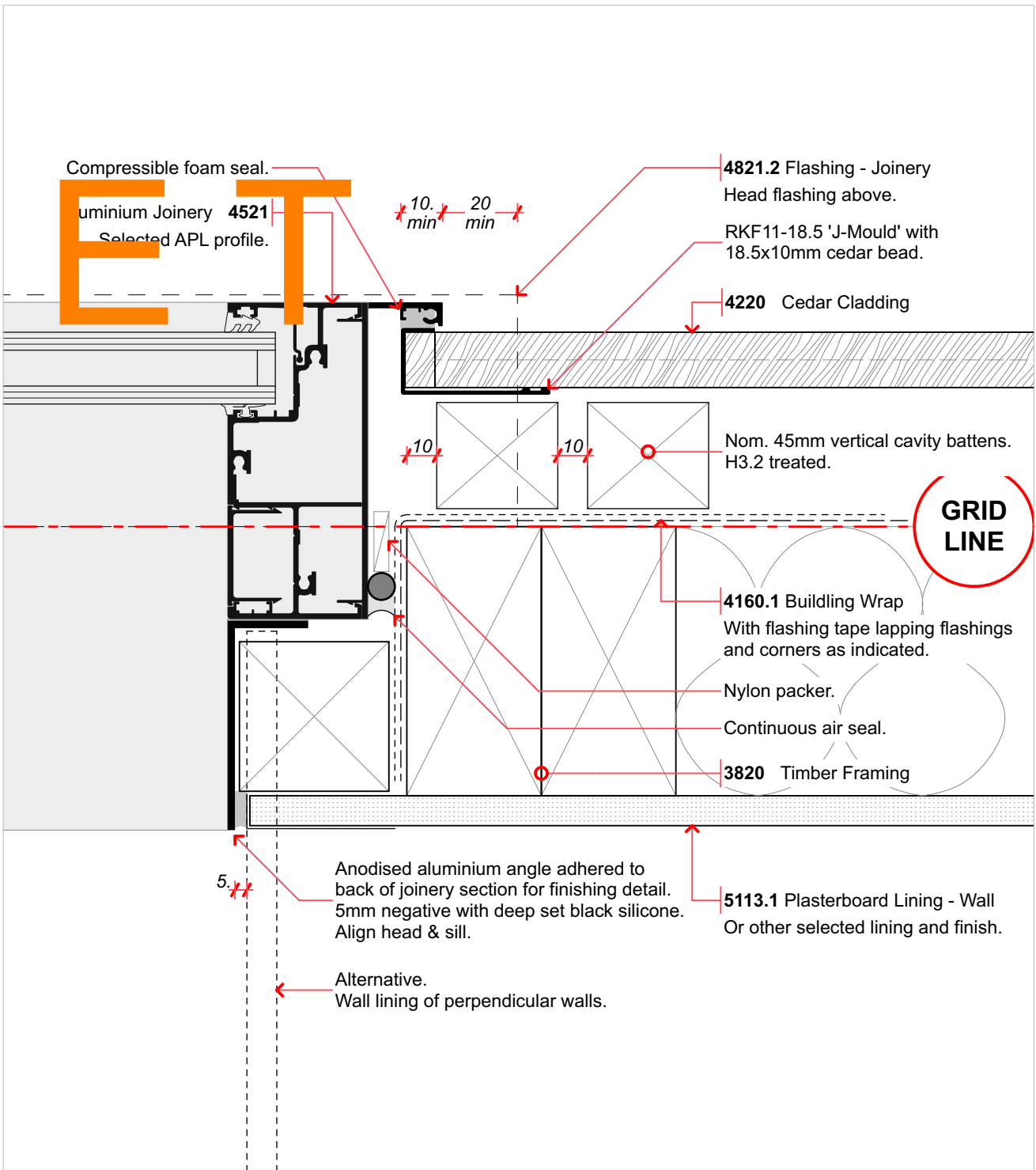
DT4 Detail - Typical 4 - Deep Reveal Joinery Sill Scale @ A1 is 1:2



DT3 Detail - Typical 3 - Deep Reveal Joinery Jamb Scale @ A1 is 1:2



DT4 Detail - Typical 8 - Standard Deep Reveal Joinery Sill Scale @ A1 is 1:2



DT7 Detail - Typical 3 - Standard Joinery Jamb Scale @ A1 is 1:2

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DRAWING ISSUES

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2			
11	1/10/18	Construction Issue Stage 2			

SAYES JACKSON ARCHITECTS

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PROJECT

SJA ID NAME
17CO One Ashridge Park

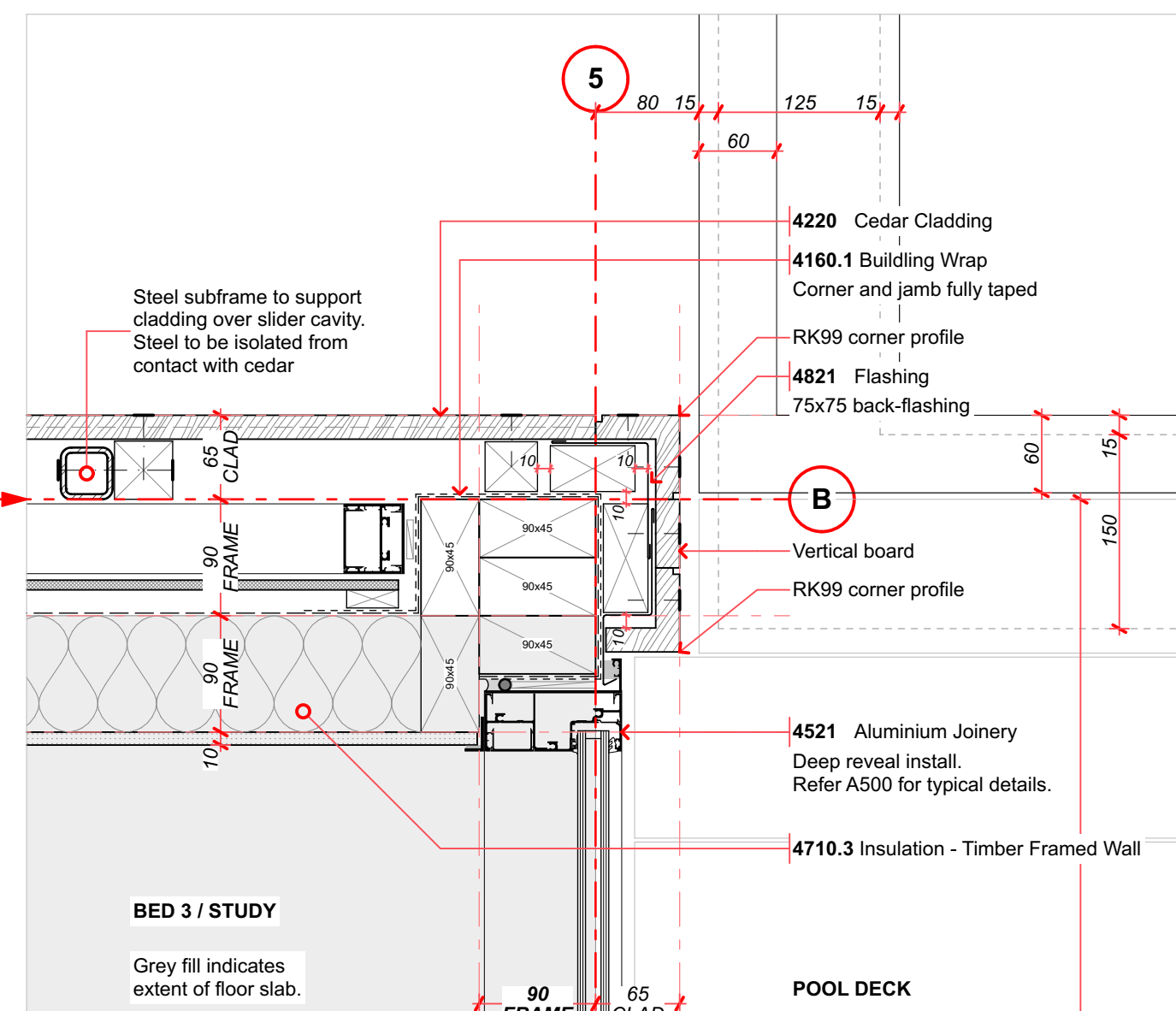
STATUS
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DRAWING SHEET

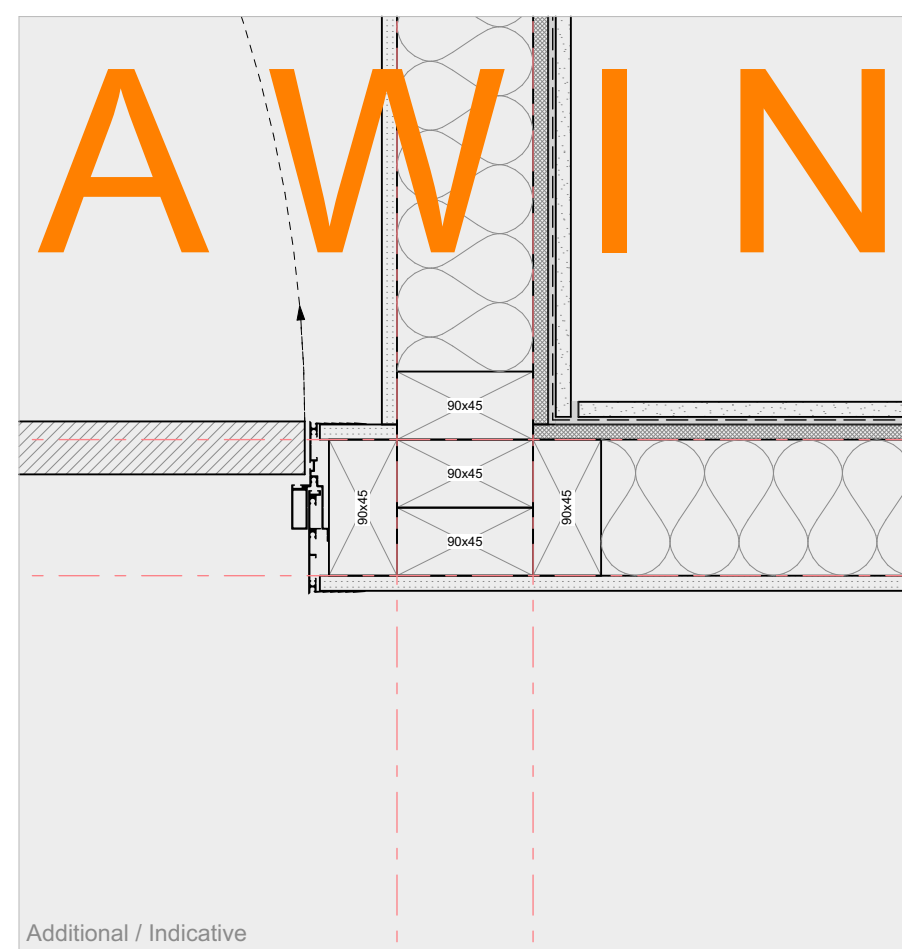
TITLE
Typical Details

SCALE @ A1
1:2

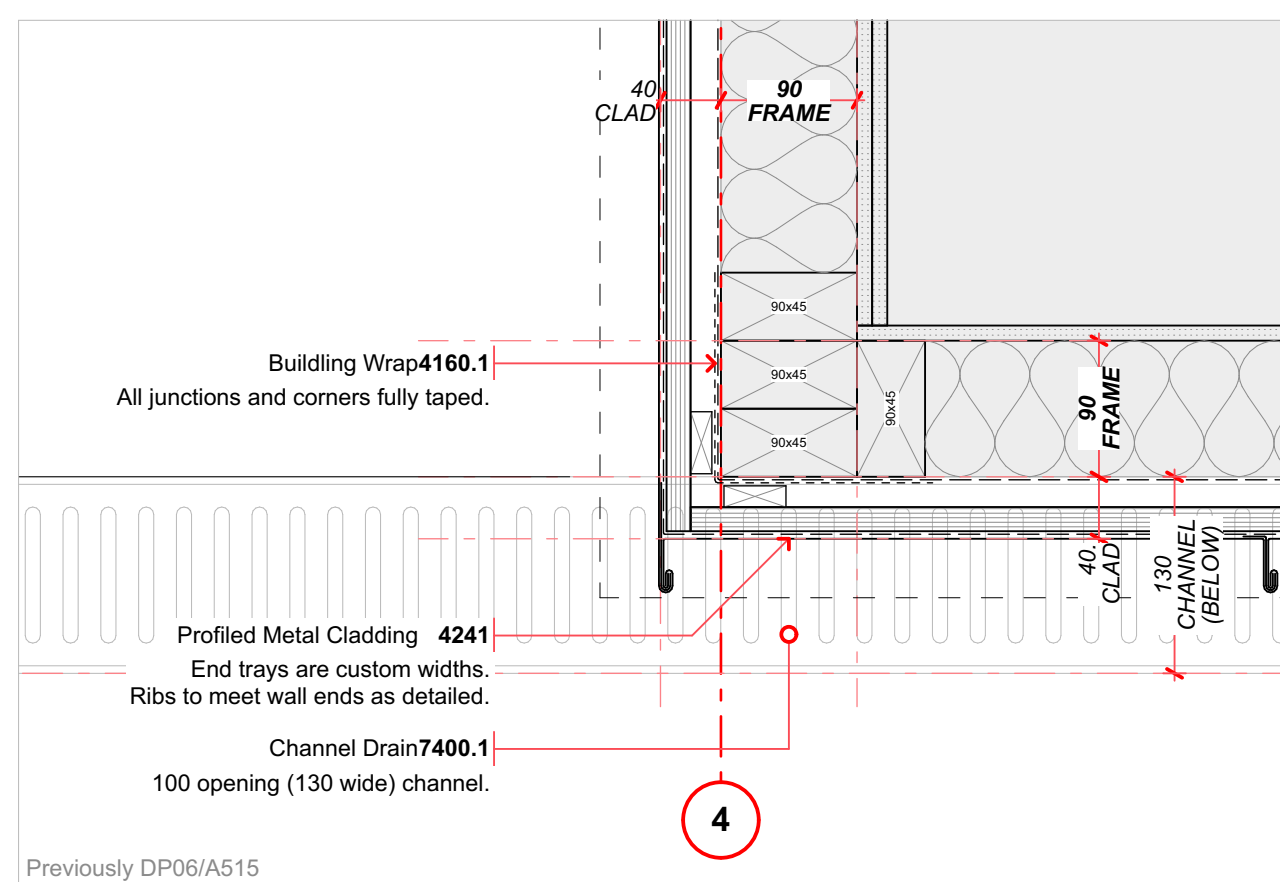
NO. REV DATE
A501 11 1/10/18



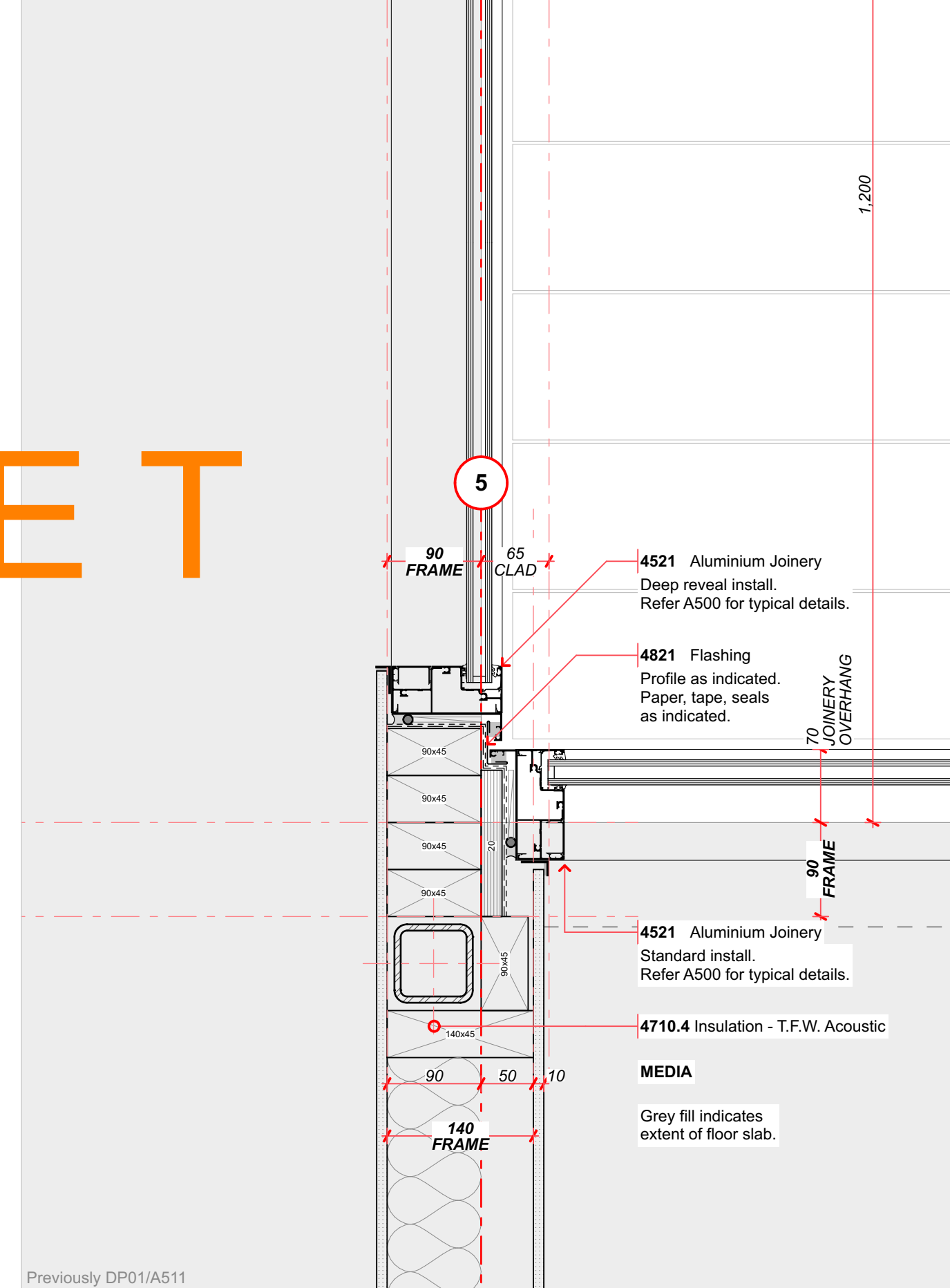
SAMPLE DRAWING SET



DP20 Detail - Plan 20 Scale @ A1 is 1:5

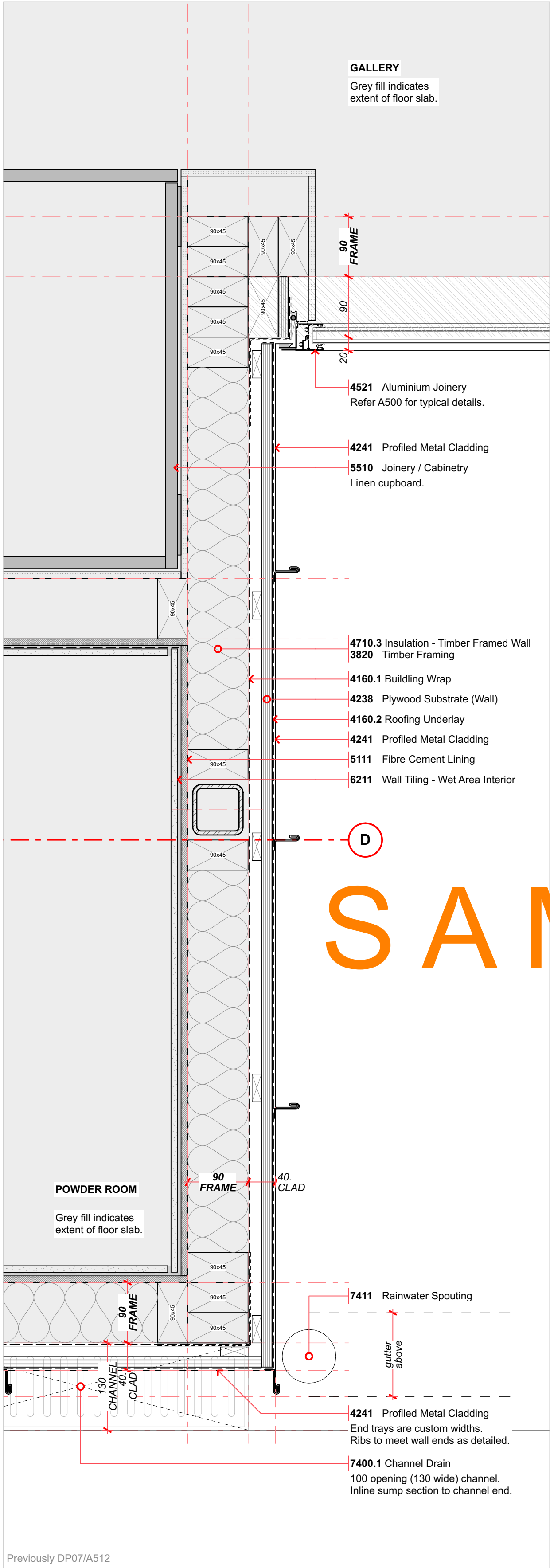


DP01 Detail - Plan 01 Scale @ A1 is 1:5

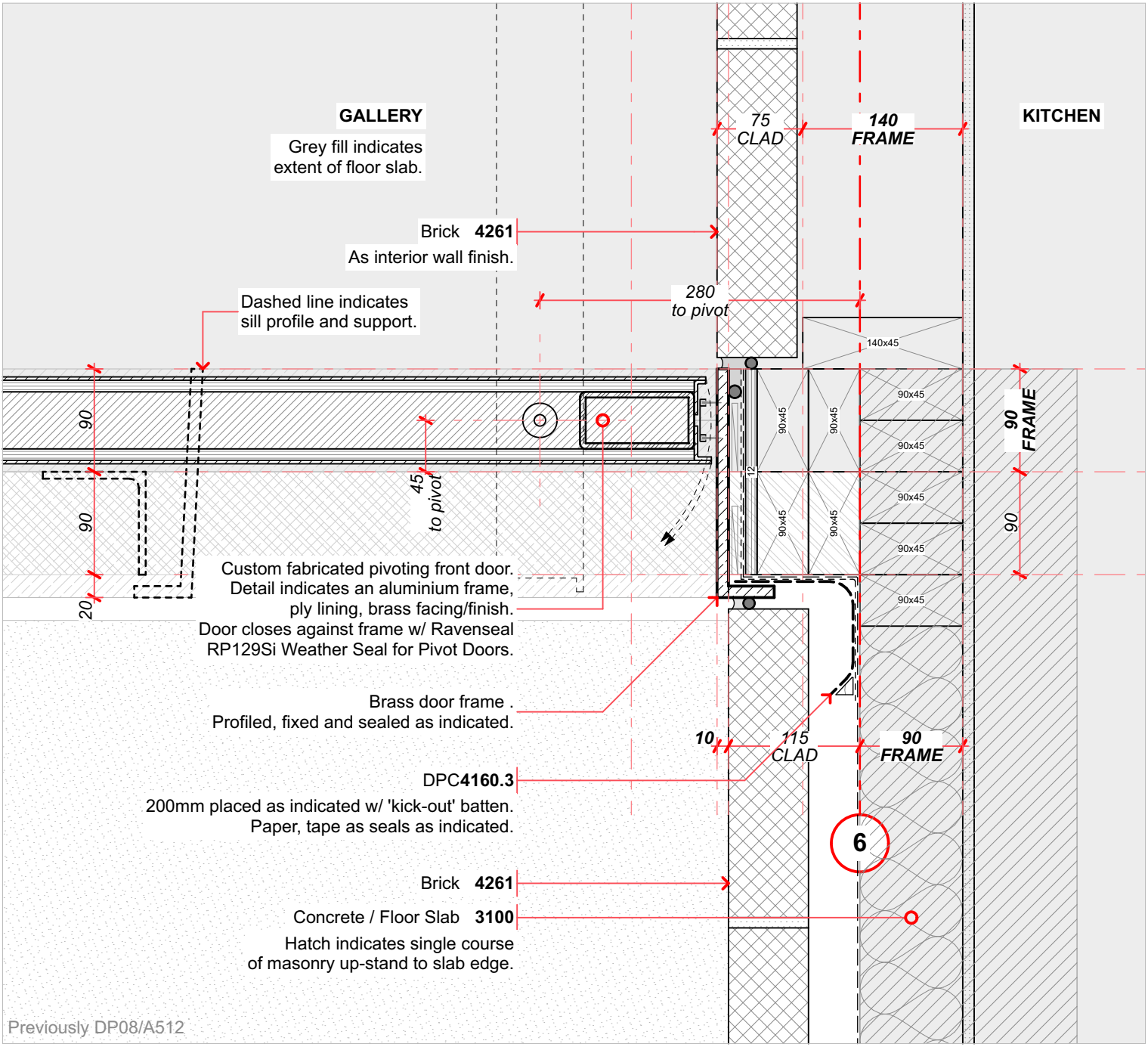


DP03 Detail - Plan 03 Scale @ A1 is 1:5

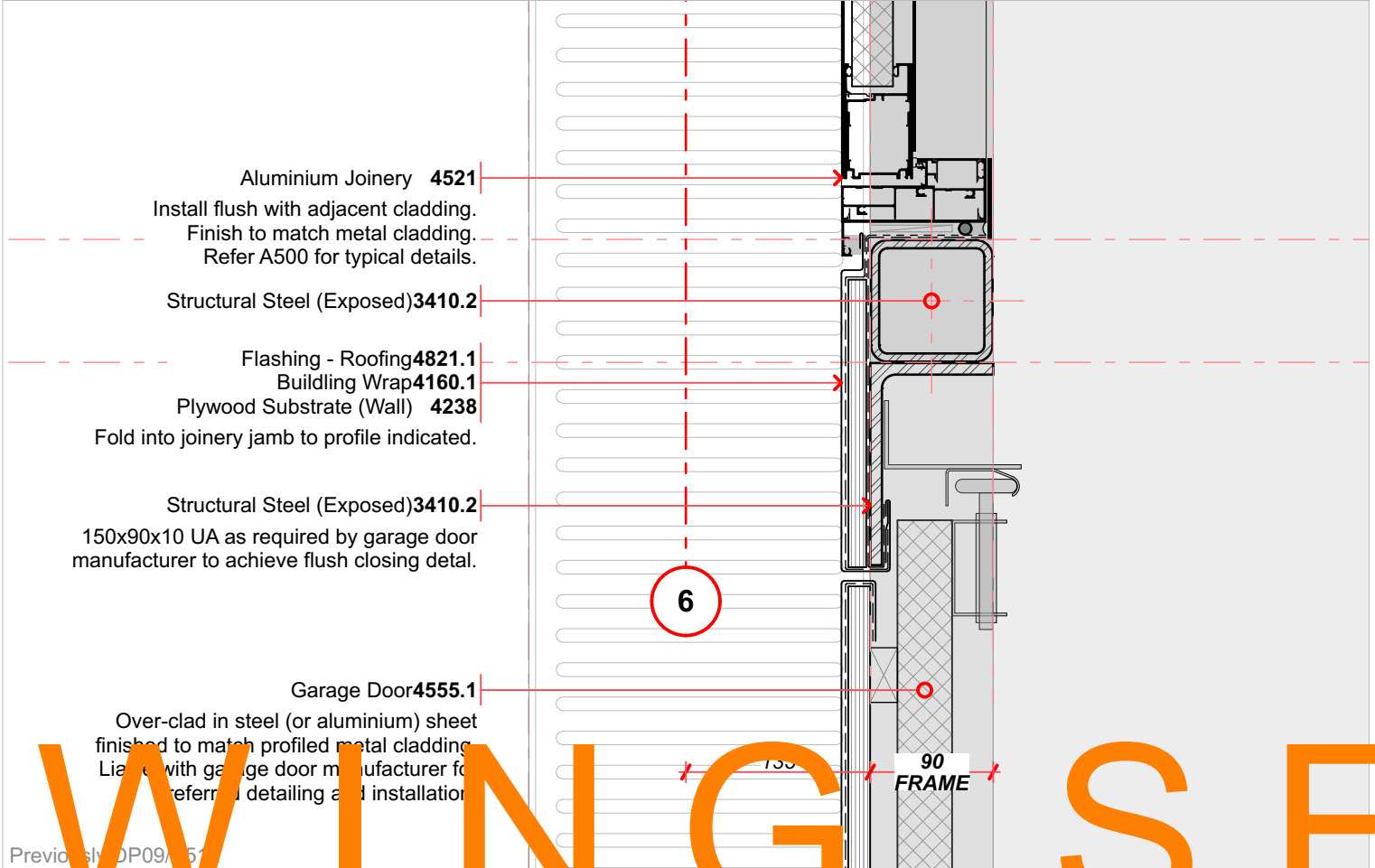
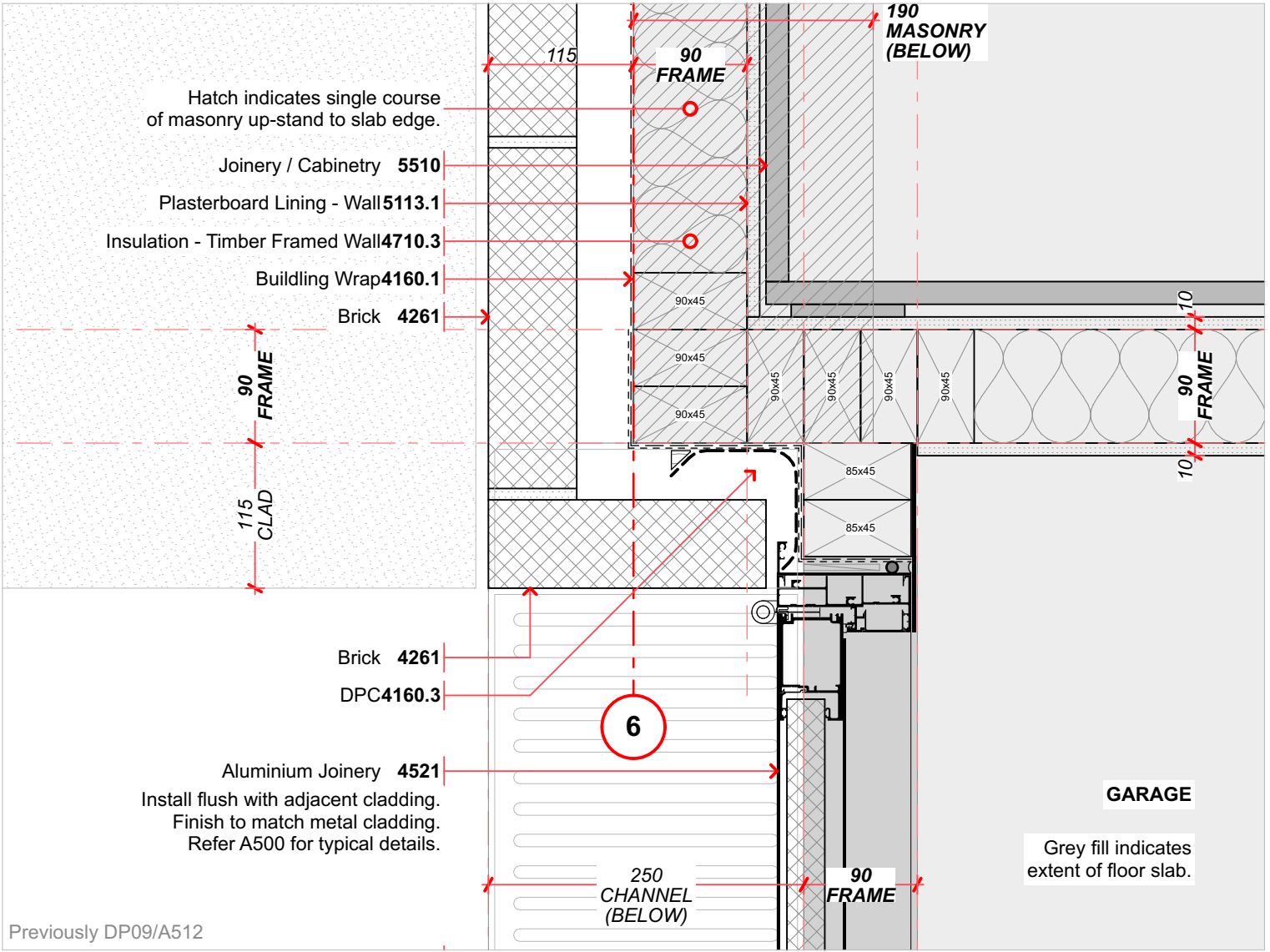
S J
A



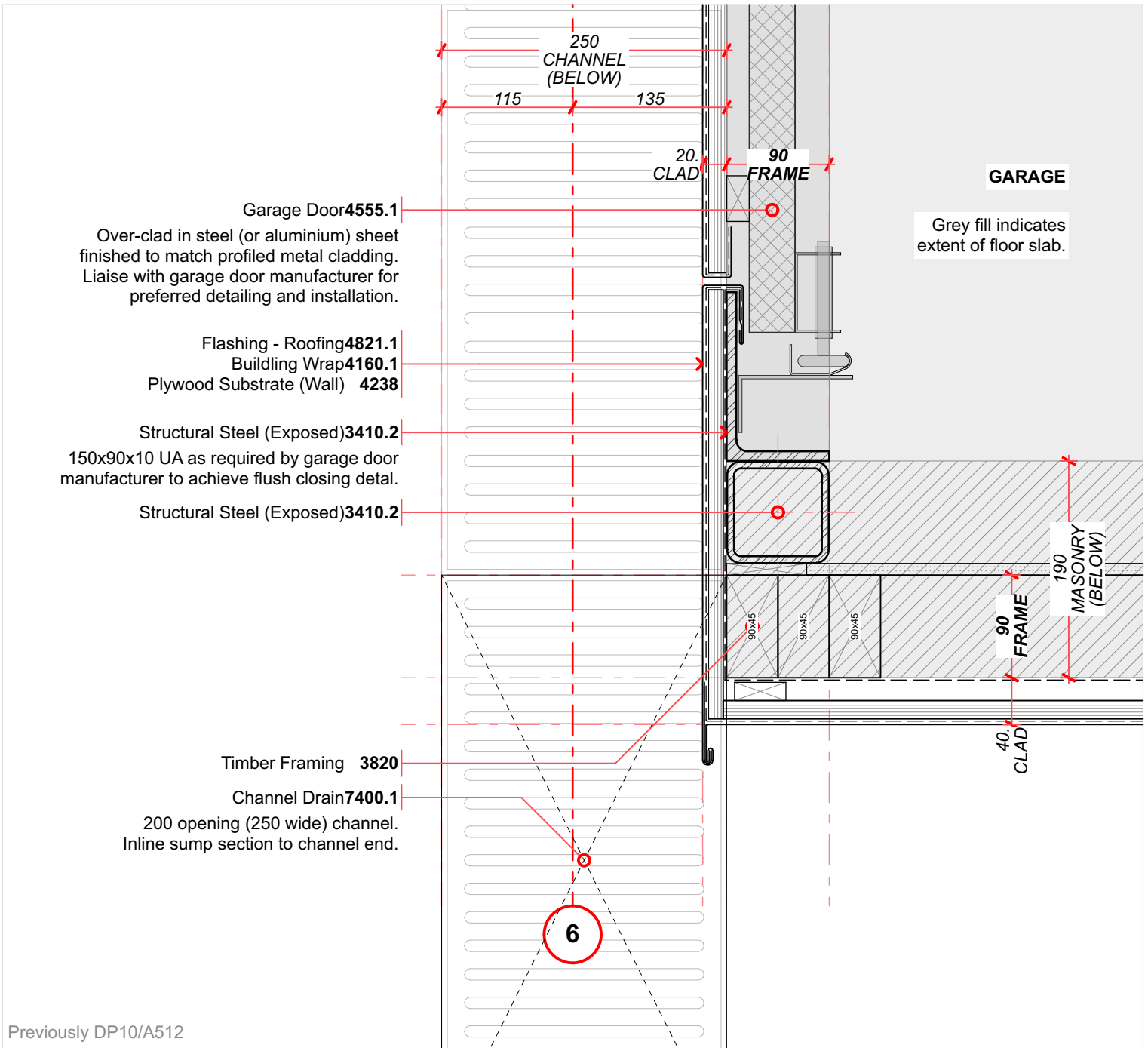
DP16 Detail - Plan 16 Scale @ A1 is 1:5



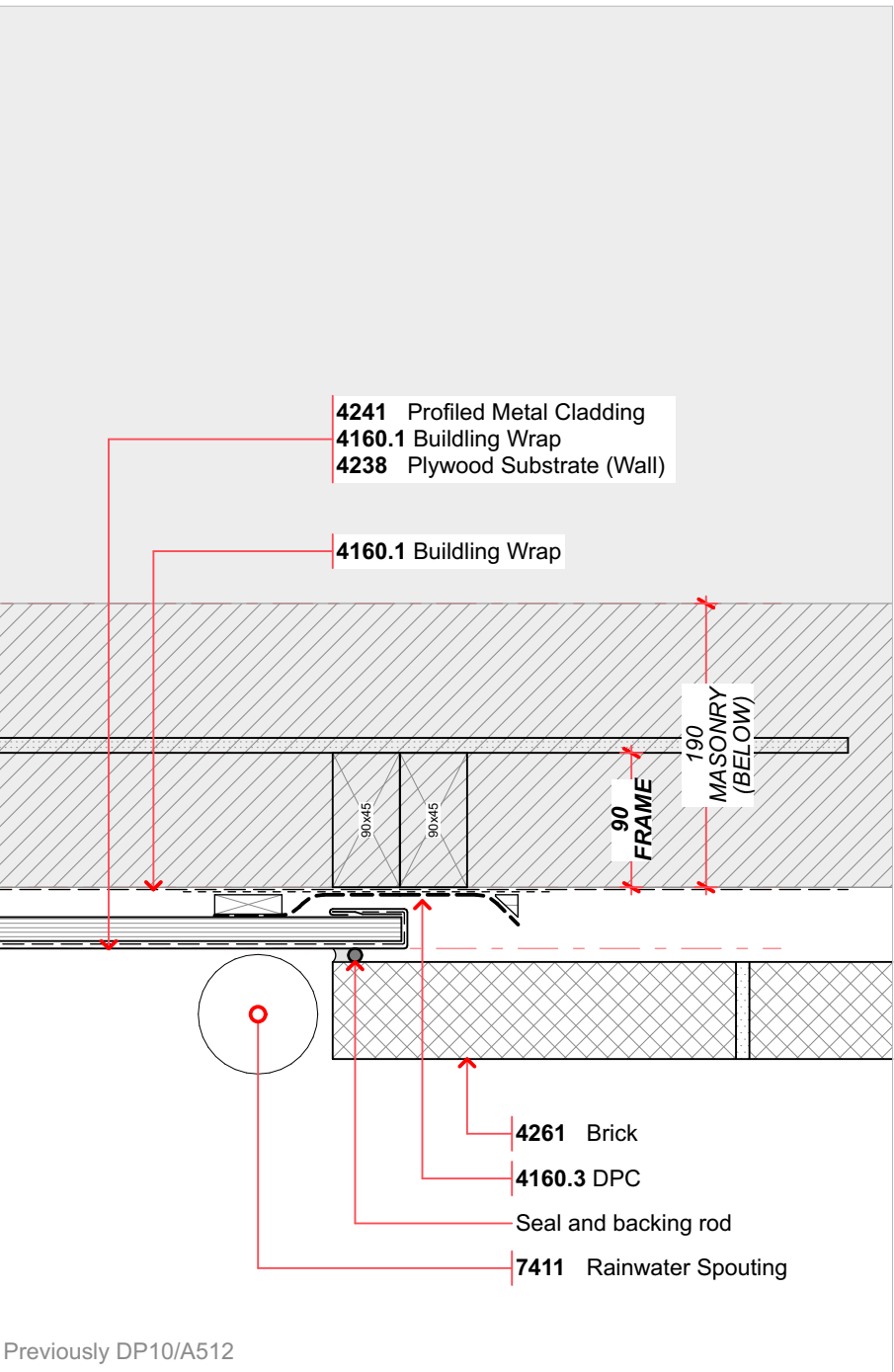
DP15 Detail - Plan 08 Scale @ A1 is 1:5



DP14 Detail - Plan 14 Scale @ A1 is 1:5

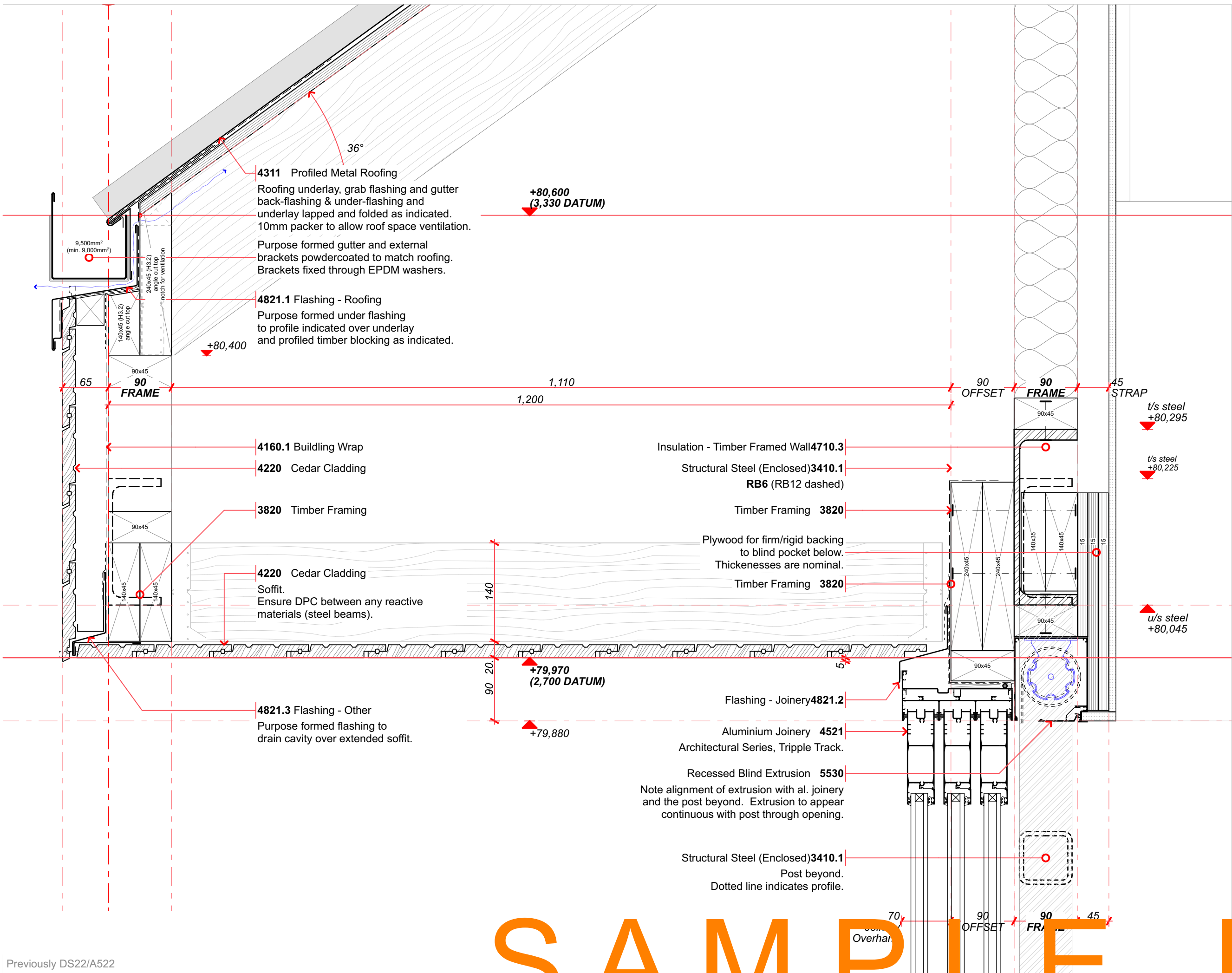


DP13 Detail - Plan 13 Scale @ A1 is 1:5



DP13 Detail - Plan 13 Scale @ A1 is 1:5

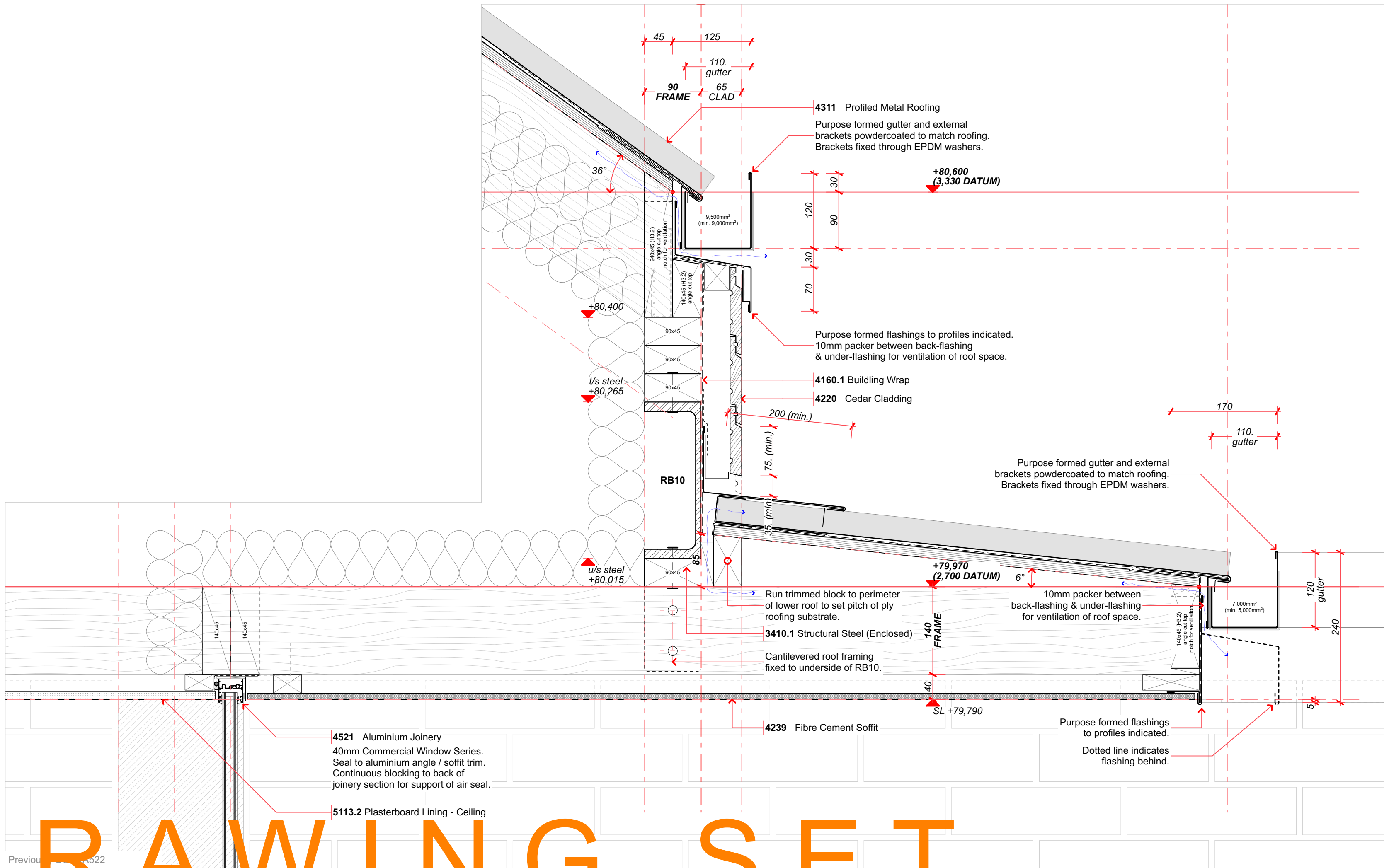
SAMPLE DRAWING SET



DS22

Detail - Section 22

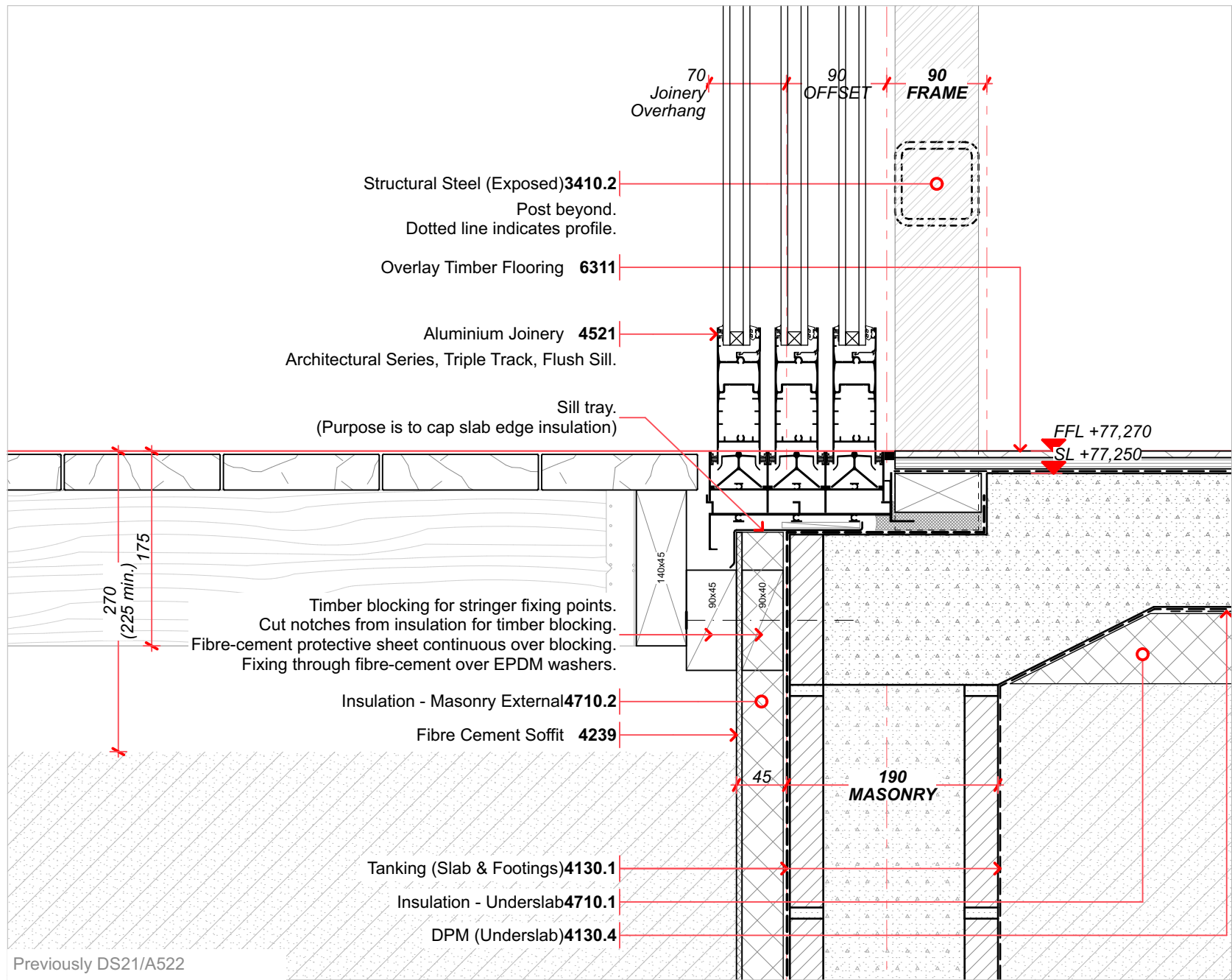
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DS24

Detail - Section 24

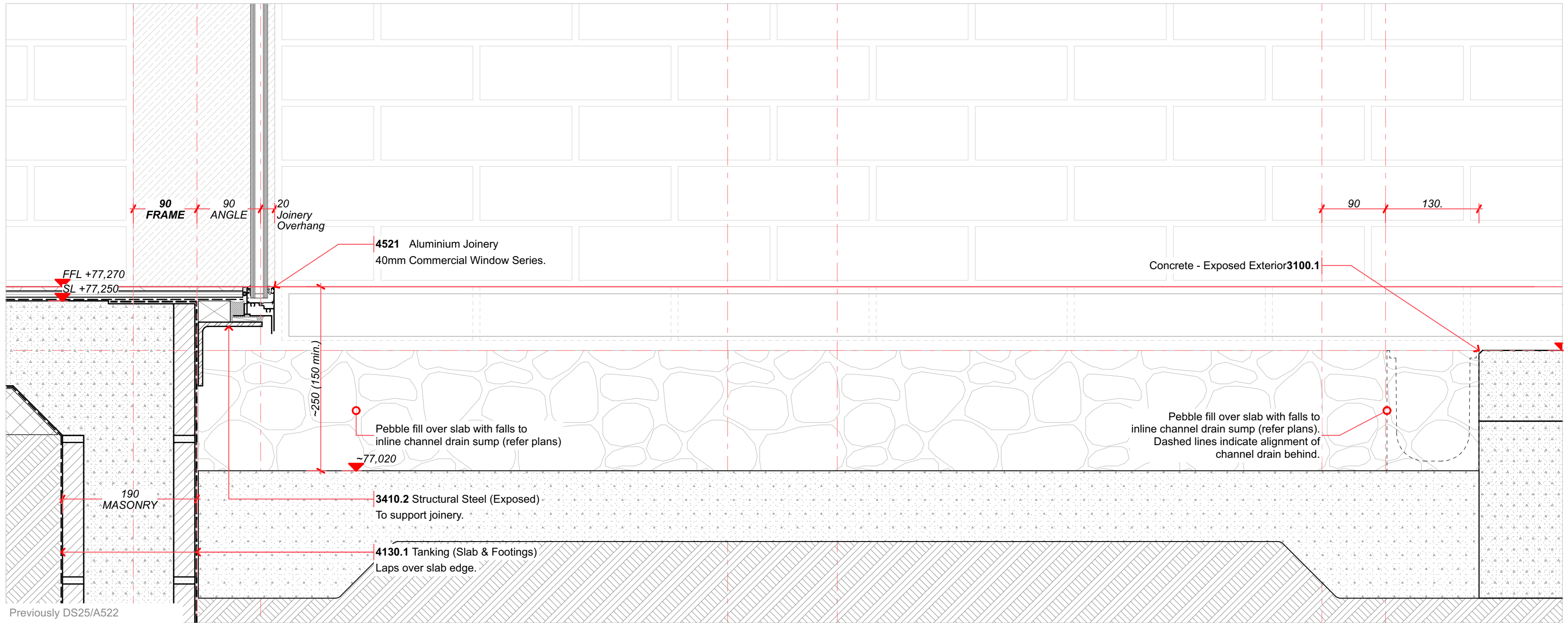
Scale @ A1 is 1:5



DS21

Detail - Section 21

Scale @ A1 is 1:5



DS25

Detail - Section 25

Scale @ A1 is 1:5

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DRAWING ISSUES

REV	DATE	DESCRIPTION
AA	22/12/17	Building Consent Stage 2
11	1/10/18	Construction Issue Stage 2

REV	DATE	DESCRIPTION
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PROJECT

SJA ID NAME
17CO One Ashridge Park

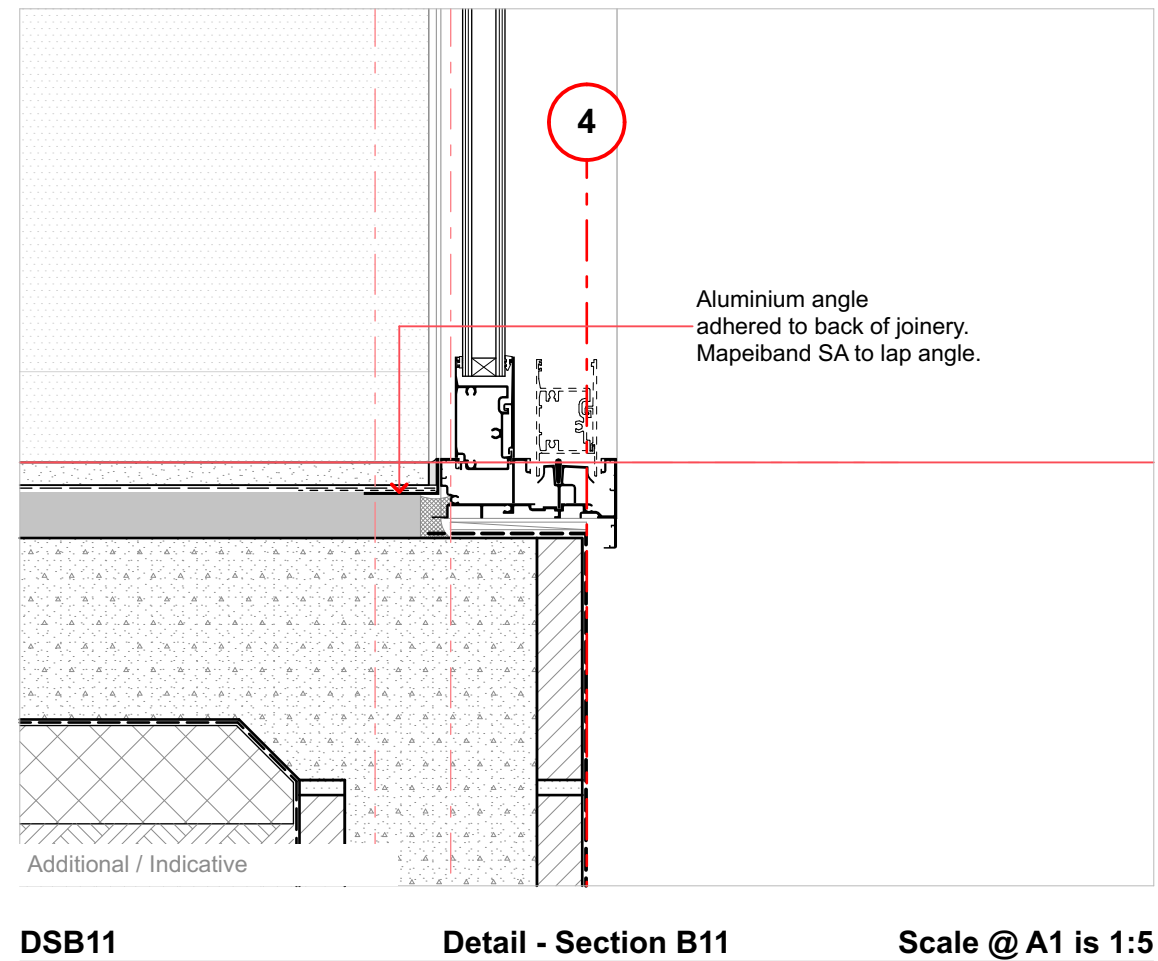
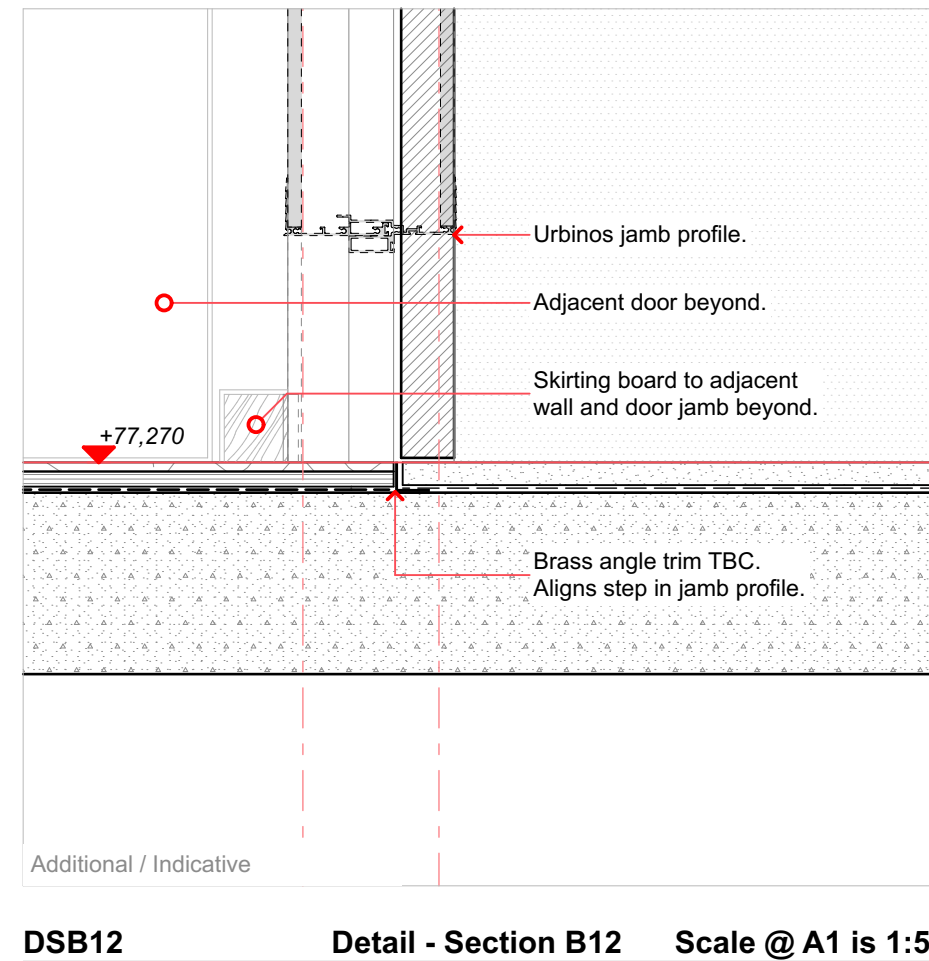
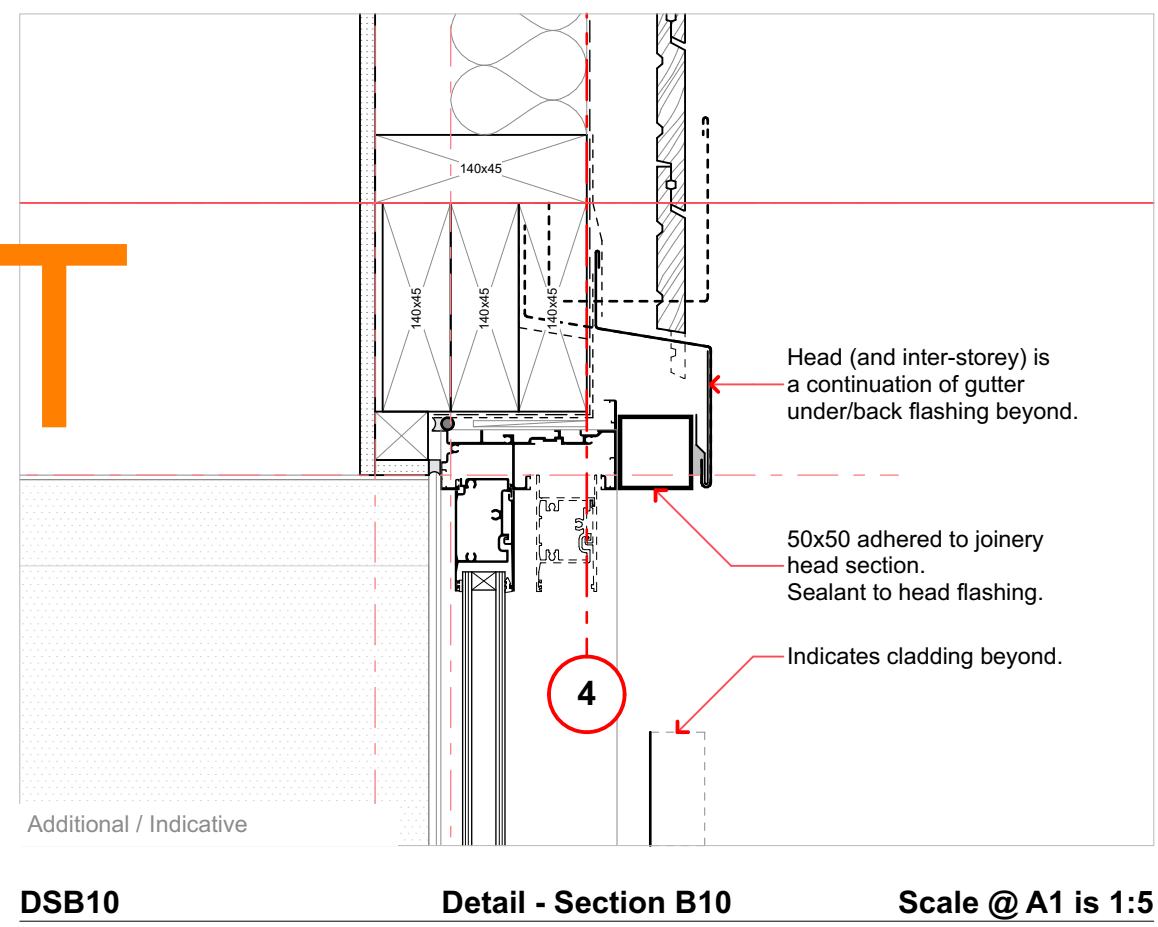
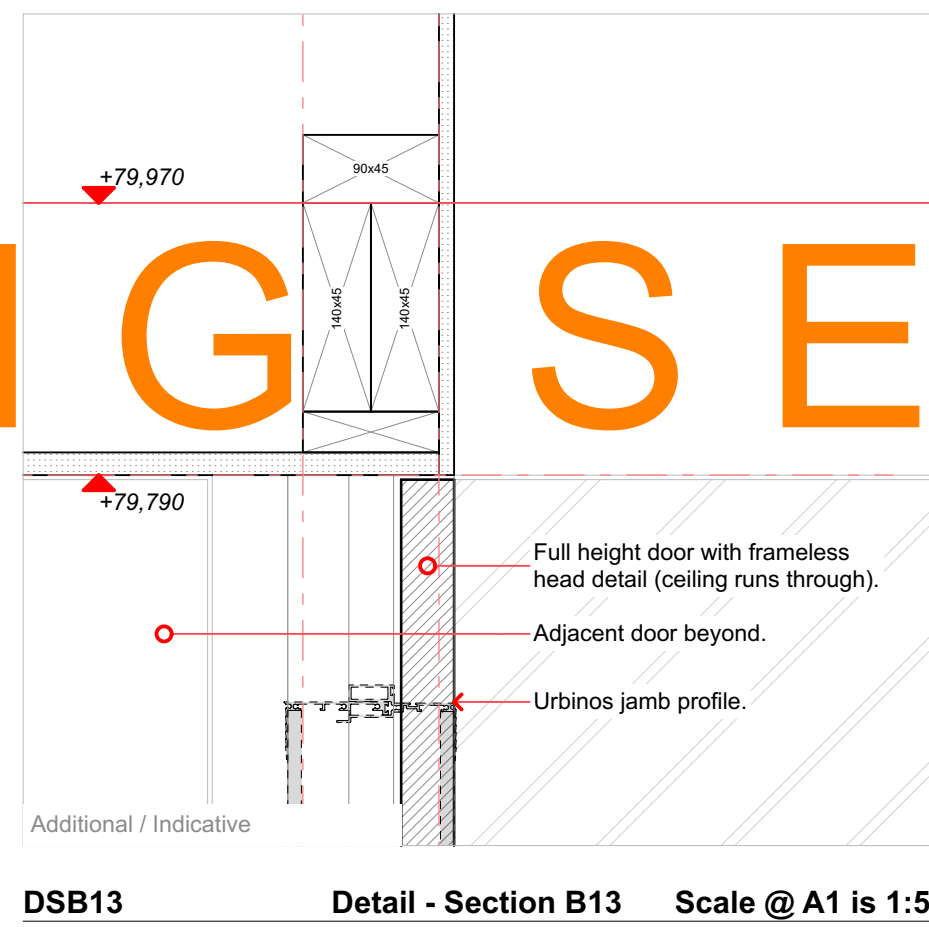
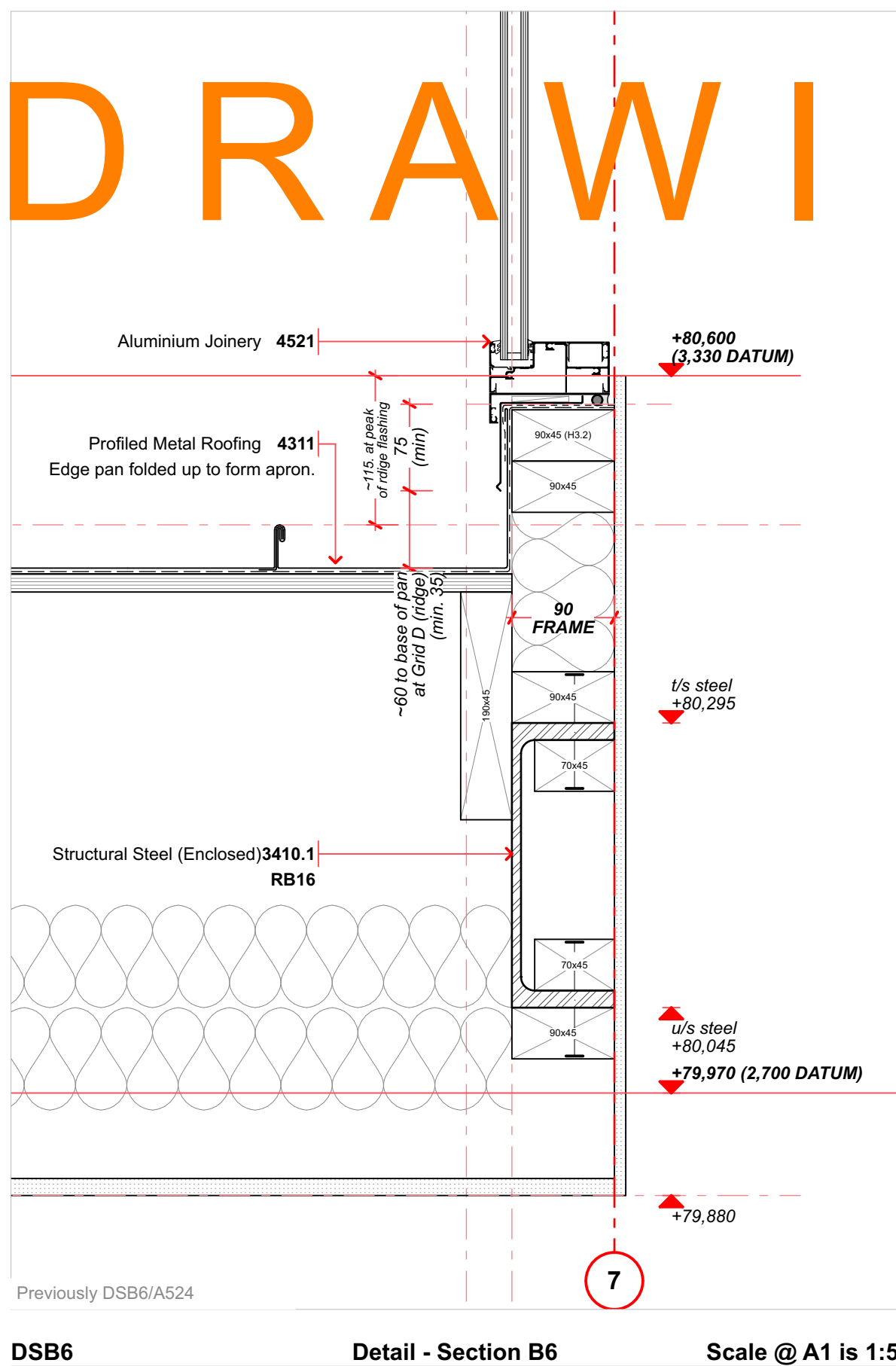
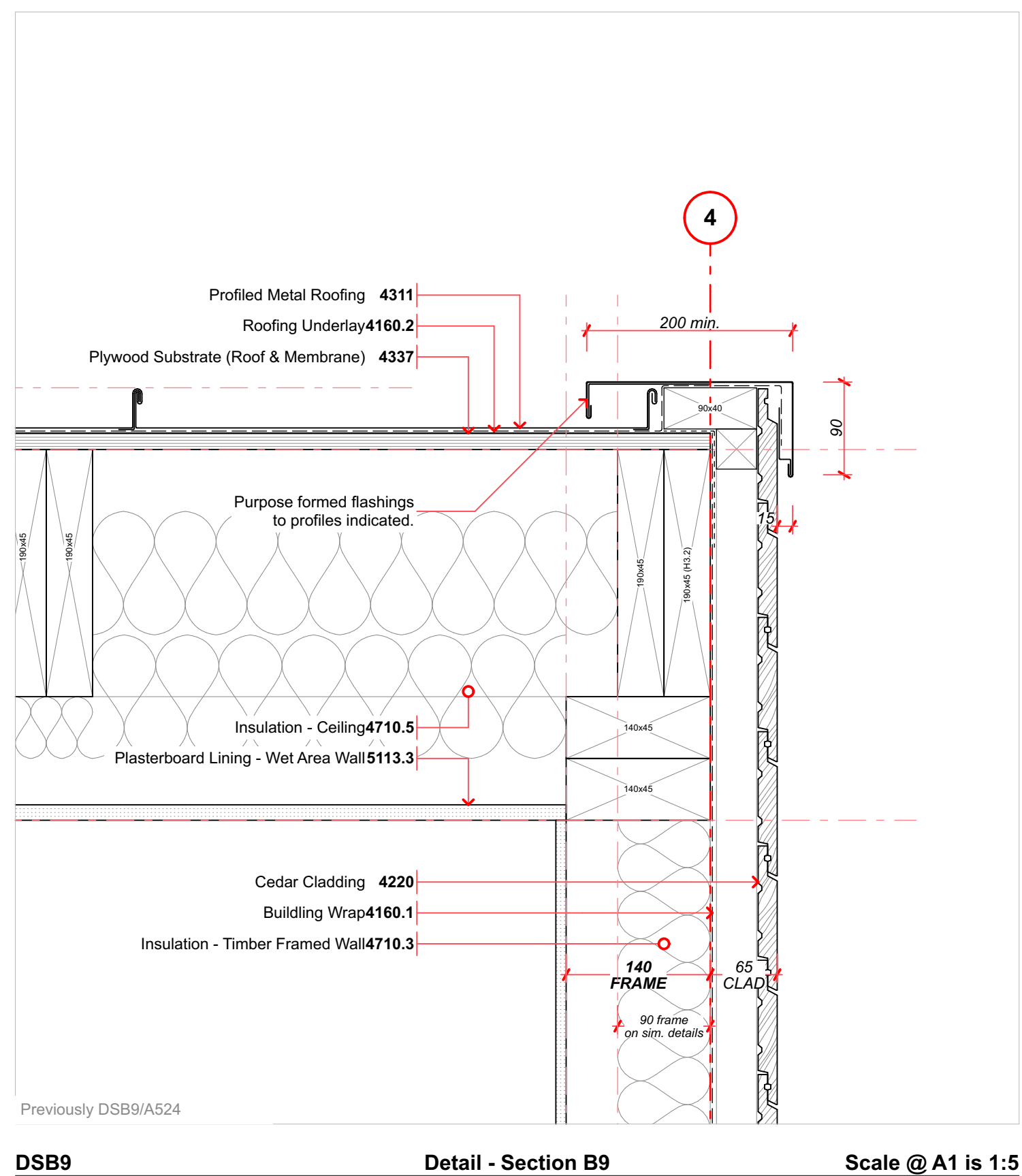
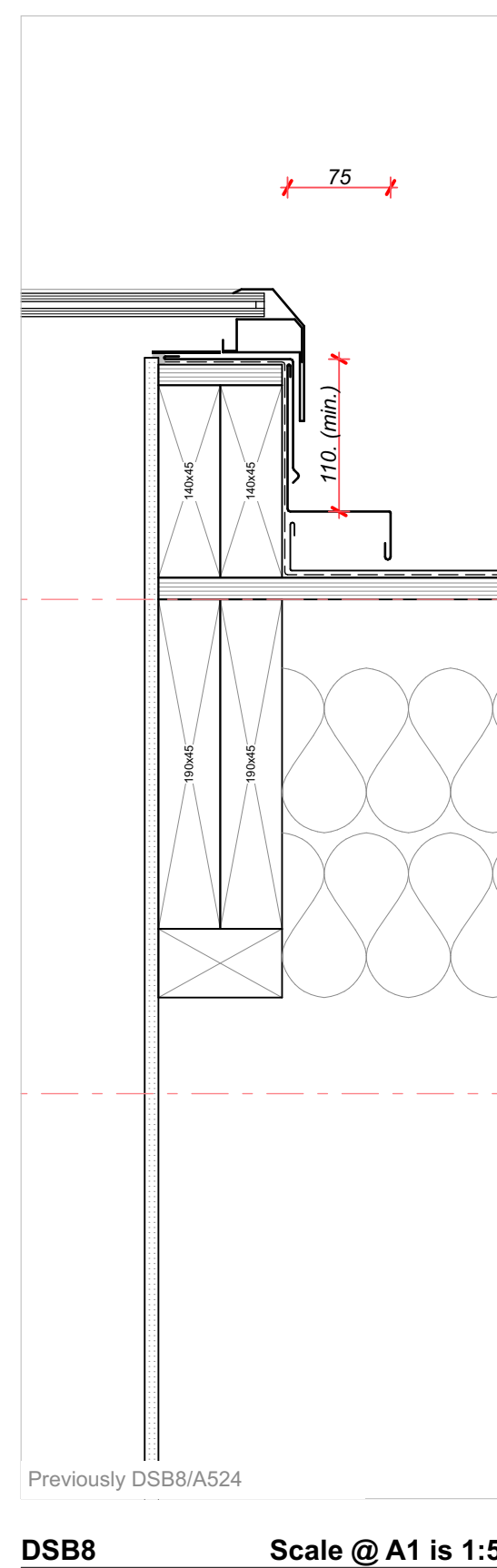
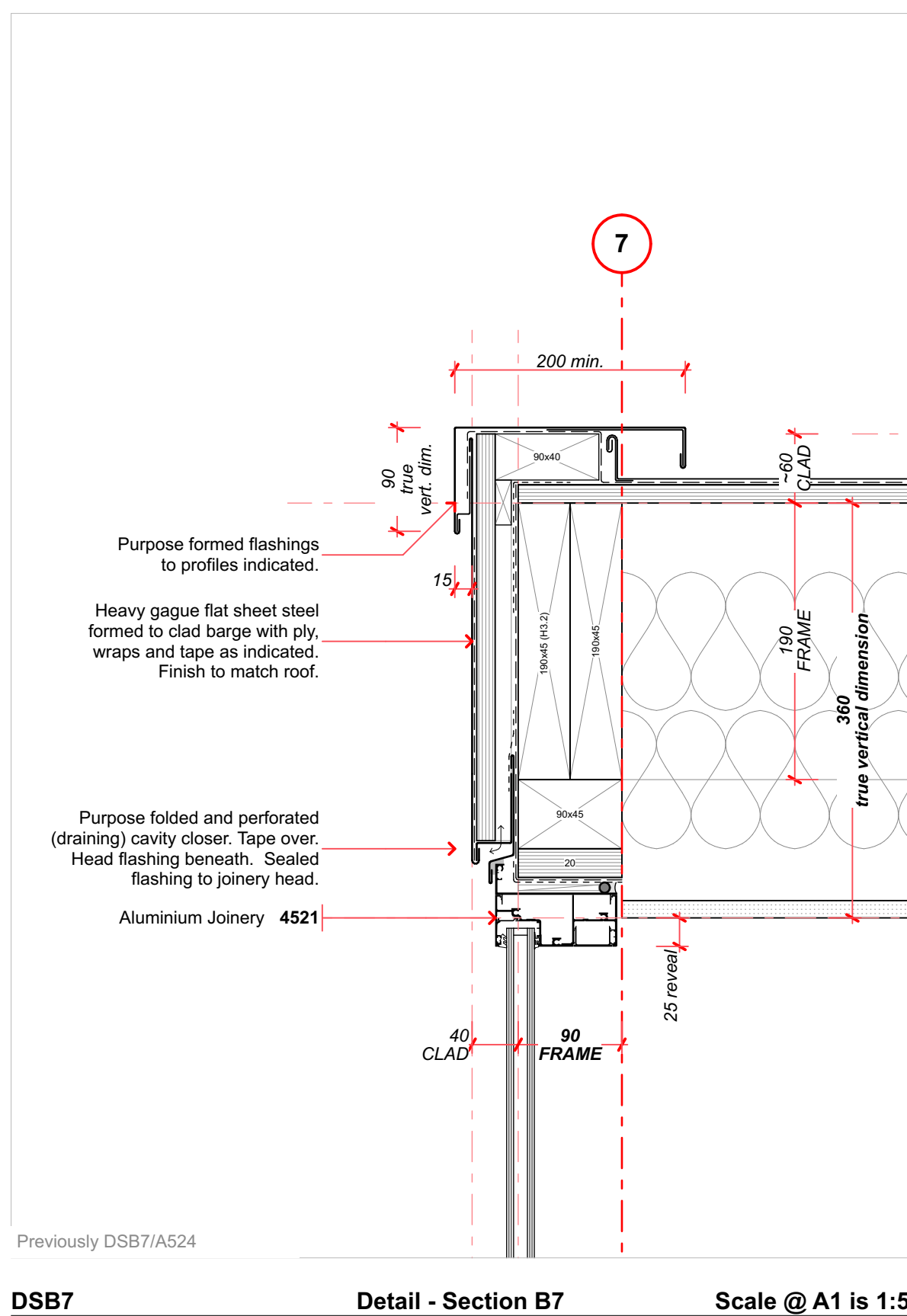
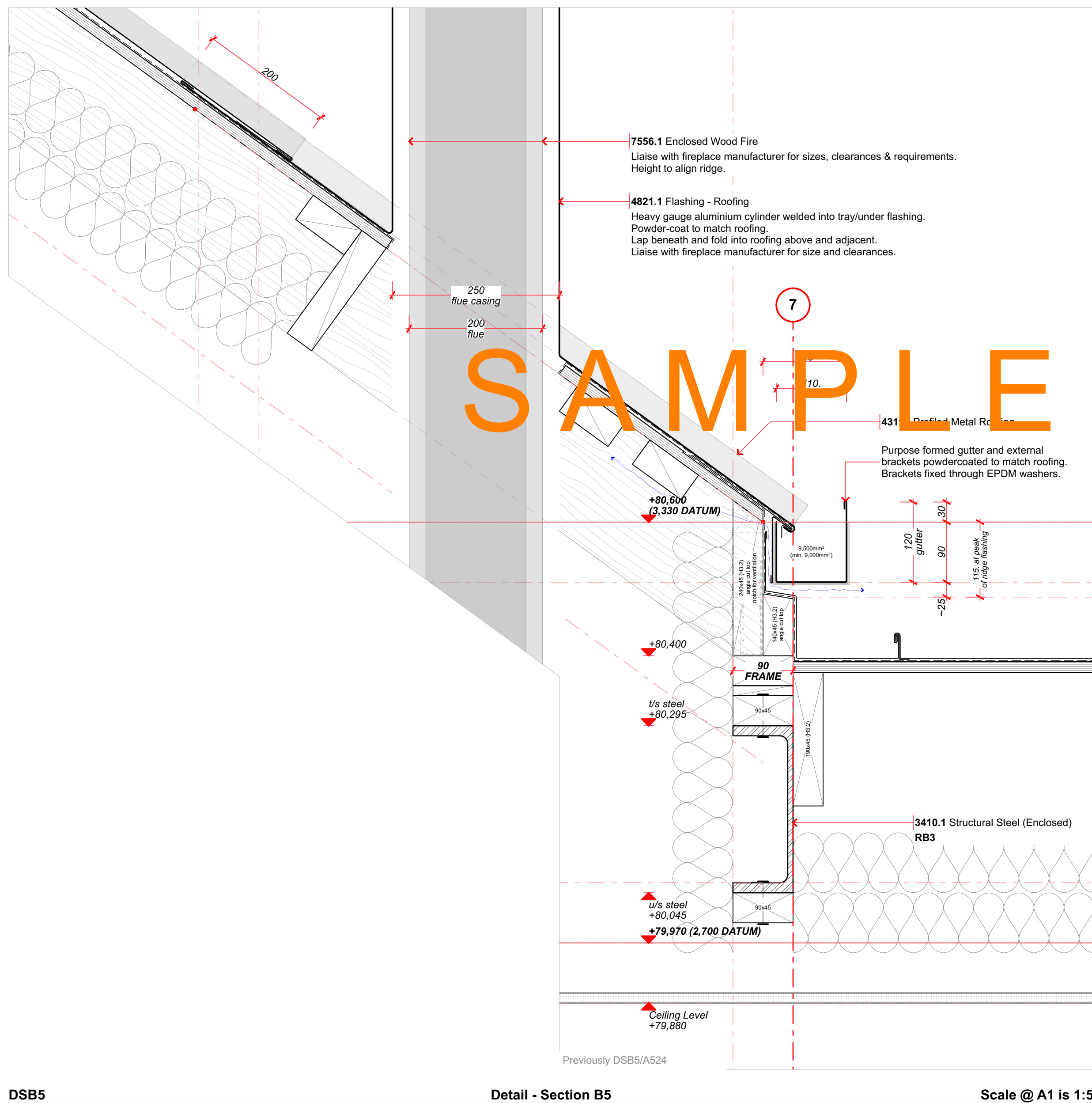
STATUS
Construction

DRAWING SHEET

TITLE
Sectional Details

SCALE @ A1
1:5

NO. REV DATE
A523 11 1/10/18



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DRAWING ISSUES

REV	DATE
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DESCRIPTION

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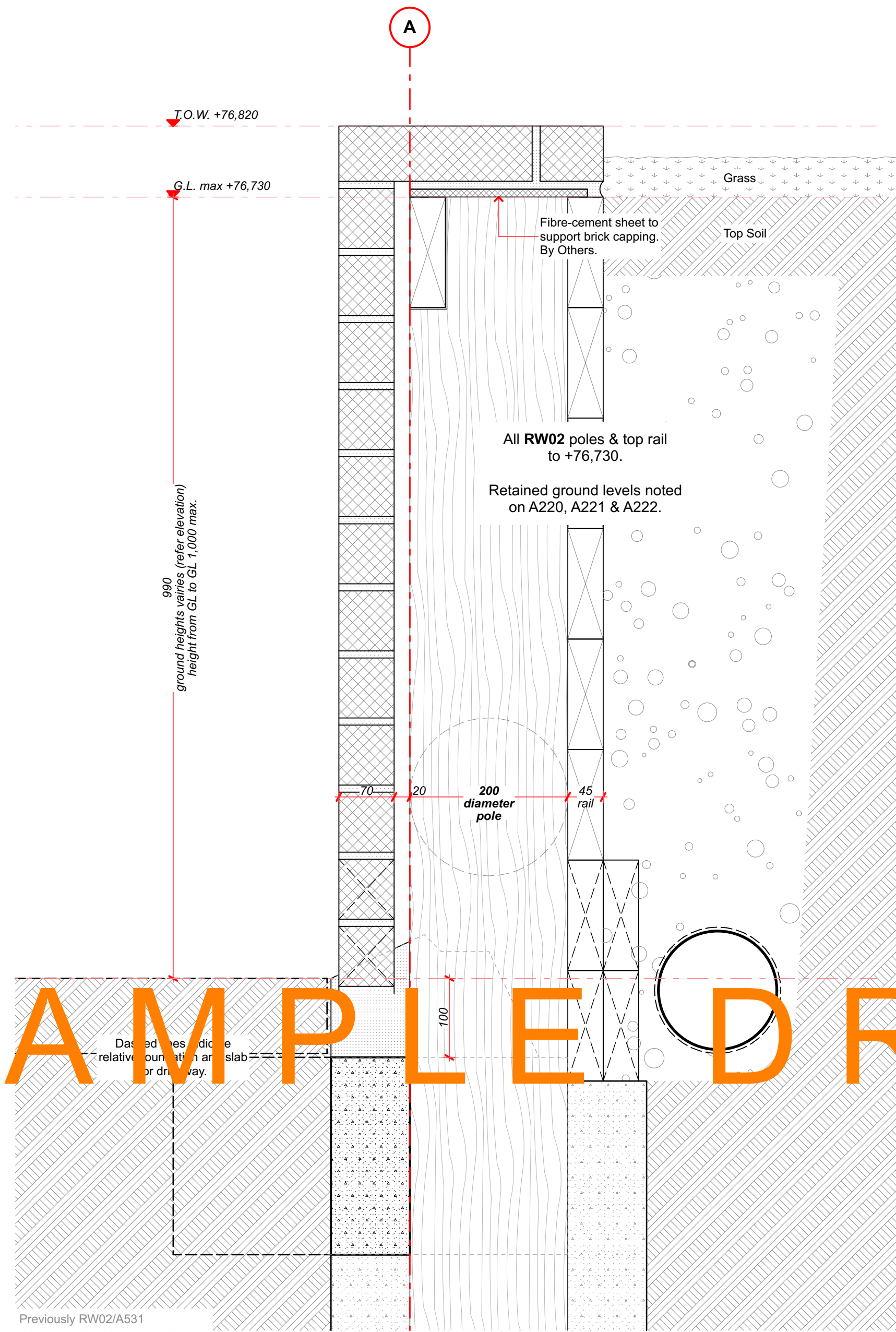
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STATUS
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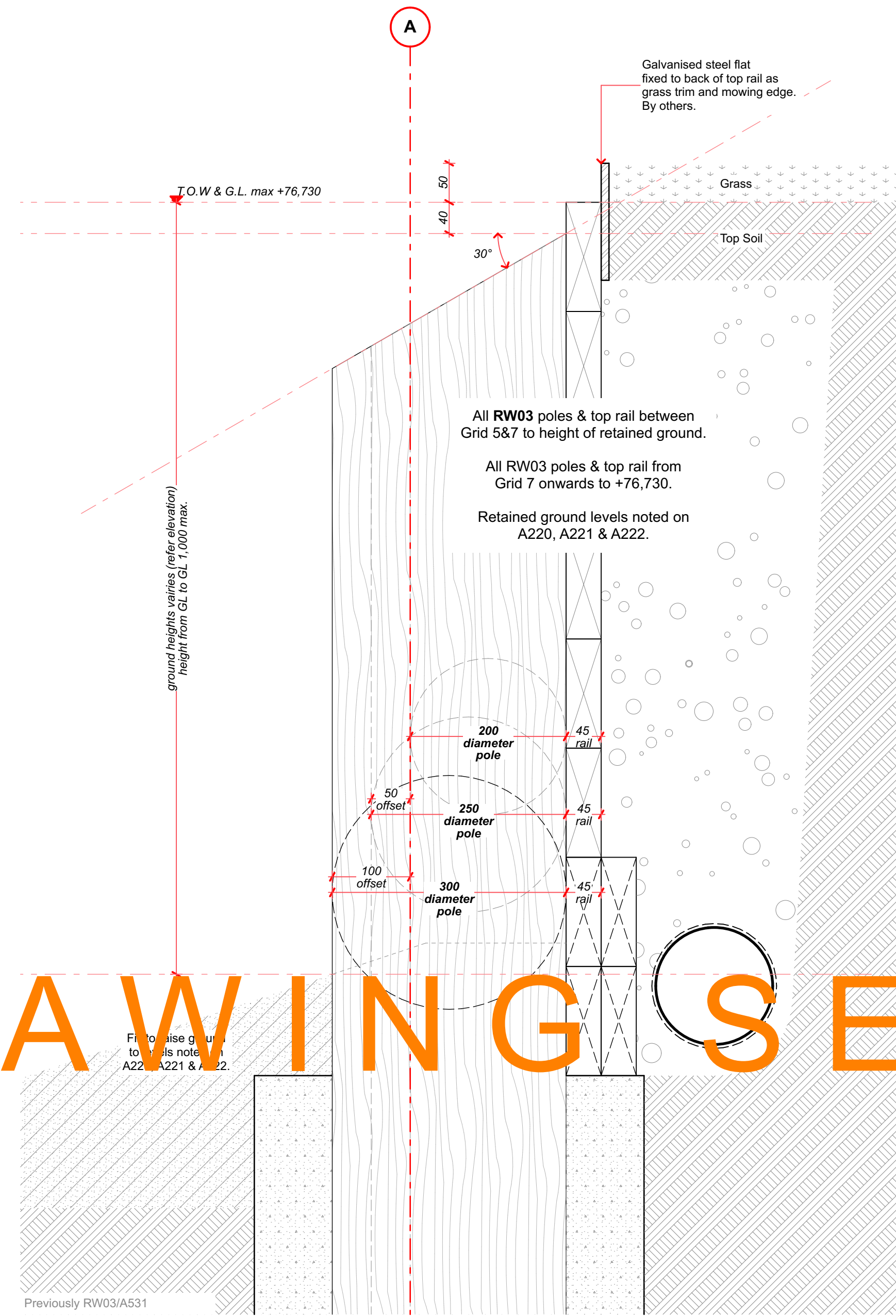
DRAWING SHEET

SCALE @ A1
1:5

NO.	REV	DATE
A528	11	1/10/18



RW02 **Retaining Wall RW02 - with Brick** **Scale @ A1 is 1:5**



RW03 Retaining Wall RW03 - without Brick Scale @ A1 is 1:5

S J
A

ARCHITECT

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DRAWING ISSUES

REV	DATE	DESCRIPTION
1	5/11/17	Construction Issue Stage 1
2	6/12/17	Construction Issue Stage 1
AA	22/12/17	Building Consent Stage 2
3	22/12/17	Construction Issue Stage 1
11	1/10/18	Constuction Issue Stage 2

PROJECT

SJA ID	NAME
17CO	One Ashridge Park

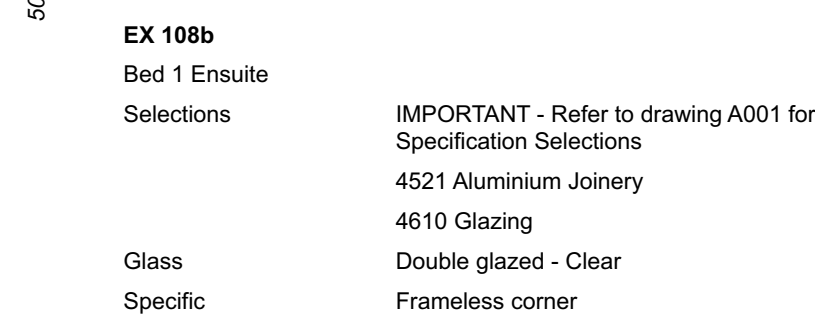
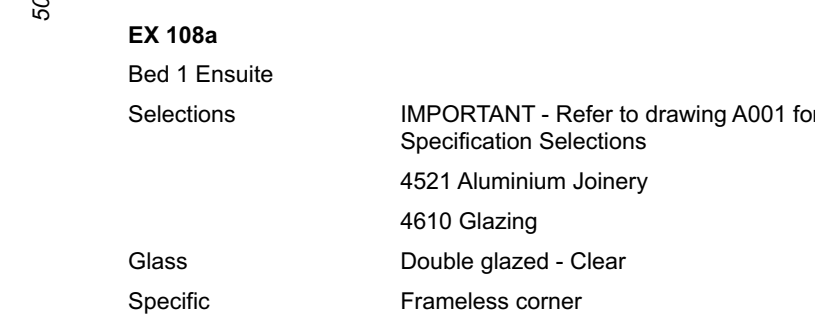
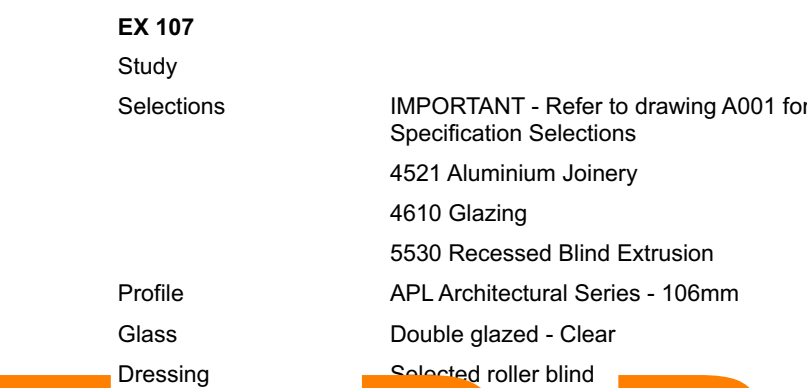
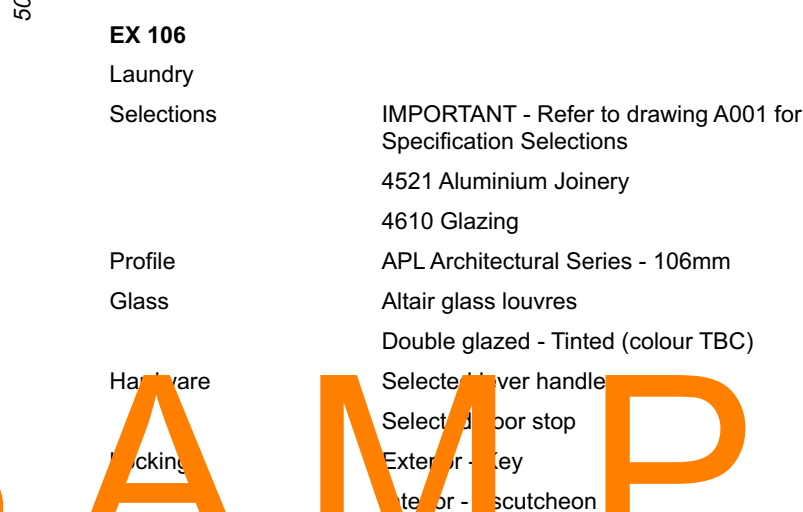
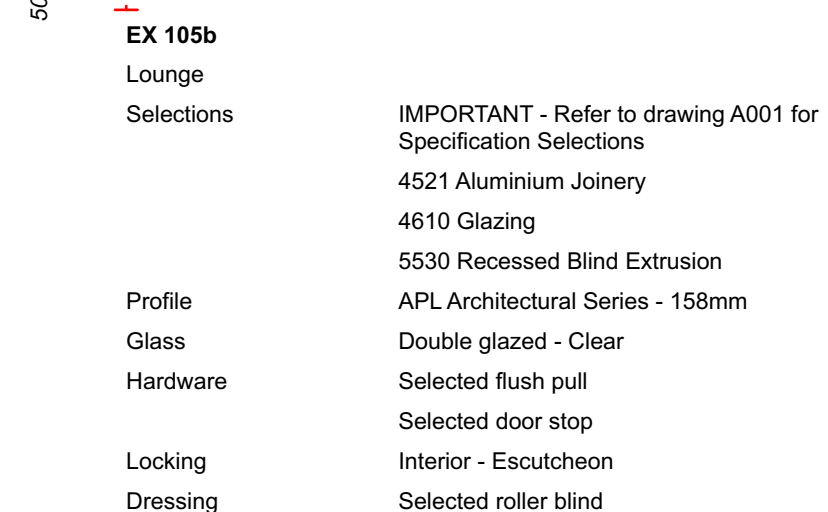
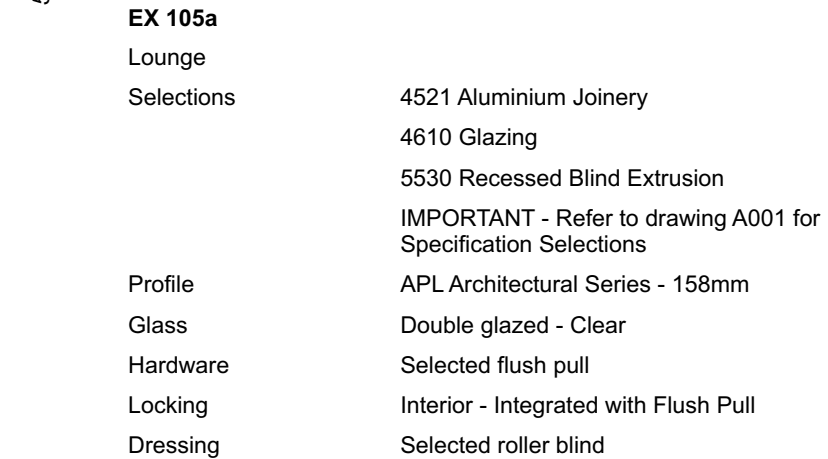
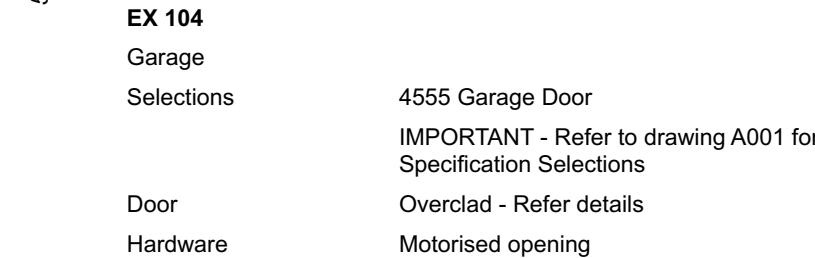
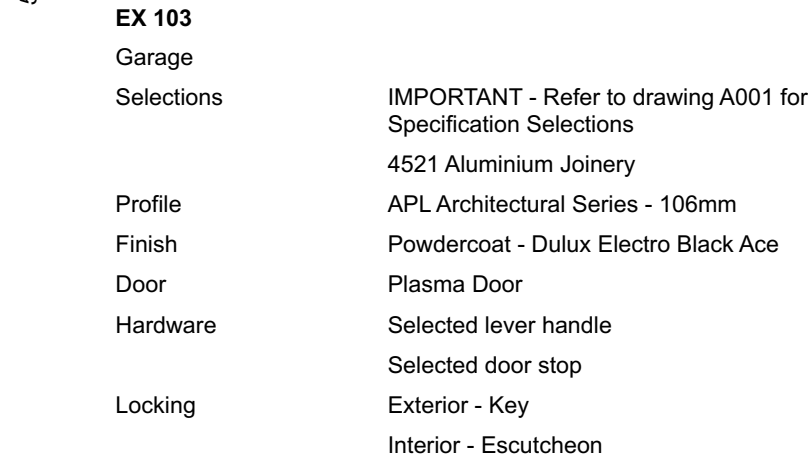
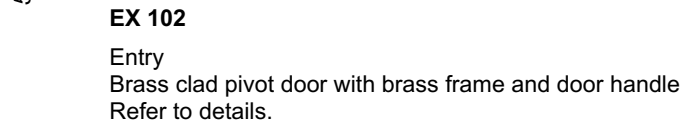
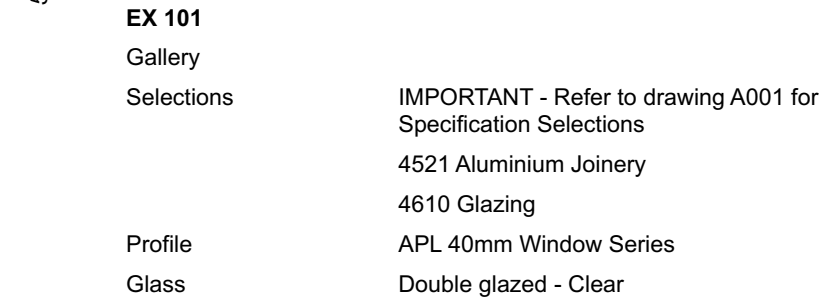
STATUS
Construction

DRAWING SHEET

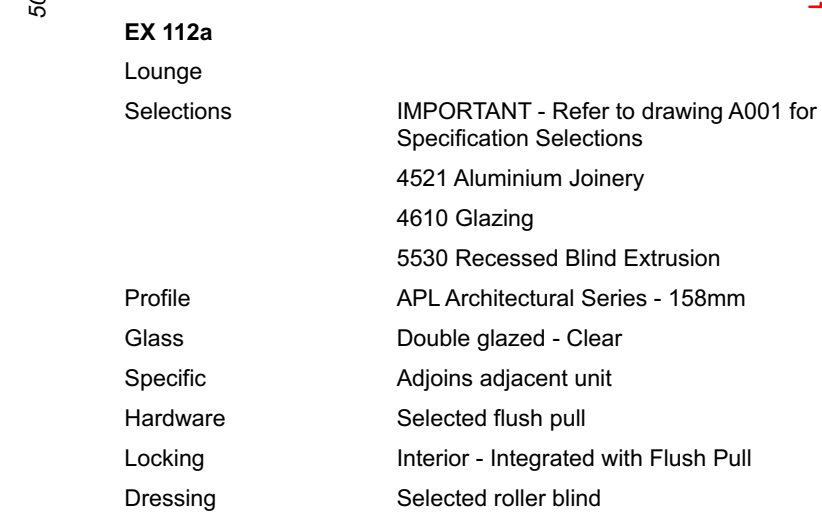
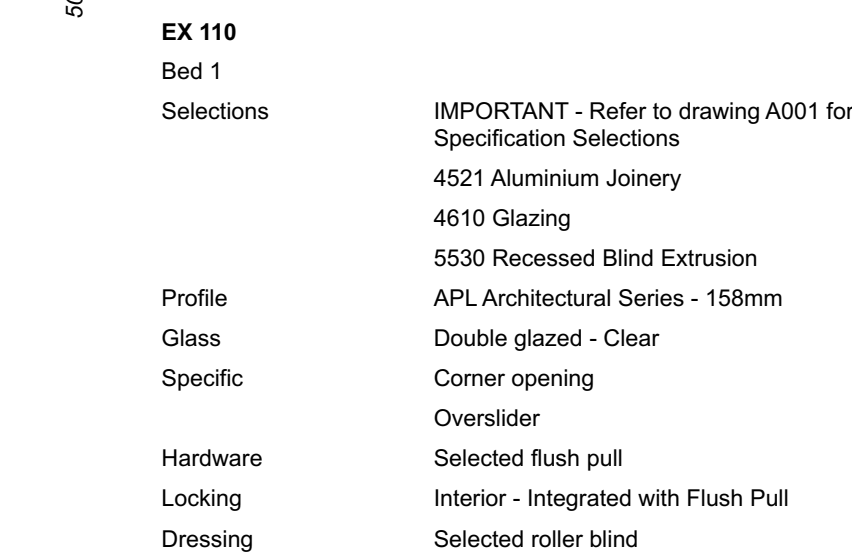
TITLE
Retaining Wall Details

SCALE @ A1
1:5

NO.	REV	DATE
A541	11	1/10/18



SAMPLE DRAWING SET



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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
11	1/10/18	Constuction Issue Stage 2			

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PROJECT

SJA ID	NAME
17CO	One Ashridge Park
STATUS	
Construction	

DRAWING SHEET

TITLE

Exterior Doors & Windows

SCALE @ A1
1:50

NO.	REV	DATE
A601	11	1/10/18

S J
A