

# 1 2 2 0 CLEVEDON ESTATE - CONCISE SPECIFICATION GARAGE & EXISTING HOUSE

## GENERAL NOTES:

ALL WORK TO COMPLY WITH NZS3904 CURRENT EDITION & ALL RELEVANT CLAUSES OF THE NZBC.  
WIND ZONE: HIGH TO NZS3904:2011  
WIND PRESSURE: Q wif = 1.04kPa; Q srev = 0.78kPa

**TIMBER TREATMENT:** ALL TIMBERS ARE TO BE TREATED AS A MINIMUM IN ACCORDANCE WITH NZS3902:2011. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING WITH THE PROVISION THAT THE MINIMUM LEVEL OF TREATMENT OF ANY RADIIATA FLOORING, FLOORING AND ROOFING TIMBER USED IN THE CONSTRUCTION OF THE BUILDING MEETS THE FOLLOWING:

- ALL EXTERIOR ENVELOPE FRAMING
  - ALL EXTERIOR DOOR AND WINDOW FRAMES
  - ALL EXTERIOR FLOOR DECKING
  - ALL EXTERIOR FLOORING PLATES
  - ALL EXTERIOR FRAMING (NON EXT. WALL)
  - ALL PURLINS
  - ALL RAFTERS
  - ALL WOOD SUBSTRATES TO MEMBRANE
  - UNDOER FLOOR JOISTS
  - EXPOSED INTERNAL FRAMING
- H3.2 KILN DRIED CCA  
H3.2 KILN DRIED CCA  
H3.2 KILN DRIED CCA  
H1.2 BODUR TREATED  
H3.2 KILN DRIED CCA  
H3.2 KILN DRIED CCA  
H3.2 CCA  
H3.2 KILN DRIED CCA  
H1.1

**TIMBER STRENGTH & STIFFNESS:** AS A MINIMUM ALL STRUCTURAL FRAMING TIMBER TO BE MINIMUM MACHINE STRESS GRADED 8 (MSG8) OR VISUALLY STRESS GRADED 8 (VSG8) TIMBER UNLESS NOTED OTHERWISE.

**MATERIAL COMPATIBILITY:**  
Dispersible materials are to be separated in compliance table 21 in E2/AS1

## NEW GARAGE BUILDING

### EXTERNAL WALL CONSTRUCTION & FINISHES:

**EW01 TIMBER FRAMED WALLS:**  
H1-1 to H3-1 MSG8 45mm x 140x185mm kiln dried timber framed walls, refer to plans for details. Studs @ 400mm c/s, nogs between @ 400mm c/s max. Separate all timber from concrete with DPC. All fixings to comply with NZS3904. Outside faces of all framed walls are to be covered in building wrap as per EW02/A00.

### EW02 BUILDING WRAP:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
TECHON HOUSE WRAP	N/A	N/A	N/A	S.S. STAPLES

**TECHON HOUSE WRAP:** Timbers use synthetic building wrap (see) to all manufacturers details and specifications. Apply WEATHERSEAL LAP TAPE to all horizontal and vertical building wrap joints to manufacturer's details and specifications. Apply RESEALANT TAPE TO ALL WINDOW AND EXTERIOR DOOR AND WINDOW OPENINGS AS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS. RESEALANT TAPE (Window Association of New Zealand) Window Installation System for recommended building wrap and flexible flashing tape application details and methods for external door and window openings.

### EW03 CEDAR BATTEN RAIN SCREEN:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CEDAR BATTENS	BANDSAWN ALL FACES	N/A	MIDNIGHT	SIS ROSE HEAD
PINE POSTS	DRESSED	RESEAL PAINT	TBC	REFER DETAILS

38x18.5mm horizontal Cedar battens fixed horizontally with 20mm +/- spacings, hand sawn finish to outside face. Fix with 60x3.2mm s/s rose head nails to timber posts as described below. Pre-stain battens with Drydens wood oil colour MIDDNIGHT to manufacturer's recommendations. Posts: 45x45mm H3.2 vertical rail screw fixed to 75x45mm H3.2 post with countersunk s.s. screws @ 400mm c/s. Separate timber members with DPC, refer to details. Both rail & post are to be square edged with no visible markings. Paint finish Black (colour to be confirmed) with Resene paint as per paint specification.

### EW04 GABION WALLS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
MESH BASKETS	GALMAC TREATED	N/A	GREY	N/A
GREYWOOLCE STONE	N/A	N/A	GREY	N/A

3000 x 1000 x 500 x 500 +/- 500k "Cedars" treated mesh Gabion baskets by "MACCAFERRE" ready hand packed with selected stone to Manufacturer specifications. Refer to plan A10 for extent of gabion walls. Refer to "Sullivanhall Engineers" details for gabion wall details.

### EW05 CEDAR BOARD RAIN SCREEN OVER PLY CLADDING:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
PINETECH 3000	BANDSAWN	N/A	N/A	SIS FLAT HEAD
CEDARTECH	BANDSAWN	N/A	N/A	SIS FLAT HEAD
CEDAR RAIN SCREEN	BANDSAWN 1 FACE	OSMO UV	CLEAR	SIS ROSE HEAD

12 x 1216 x 2440mm "PineTech3000" exterior plywood cladding with bandsawn face, no grooves. Lay vertically allowing 4mm gaps between panels and nail to manufacturer's specification using 316 s/s flathead nails thru building wrap as per EW02/A00 into timber framed walls as per EW01/A00. Fix rain screen over ply as per below.

Rain Screen:

140x18.5mm J104 Cedar battens fixed vertically with 2mm gaps with 60x3.2mm s/s rose head nails to 20mm thick grooved H3.2 horizontal cavity battens. Bandsawn finish to external face. Finish cedar with Osmo UV protection oil by Natural oils ltd to manufacturers specs to all sides.

EW05 (B): Ply cladding only (this applies to the wood storage & rubbish bin niche only), no Cedar or rails. Ply to be installed in these areas instead of PineTech3000.

### INTERNAL WALL LININGS / FINISHES:

#### IW01 CEDAR BATTEN LINING (STUDY):

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CEDAR	DRESSED	OSMO POLYX	CLEAR	SIS ROSE HEAD

140x18.5mm J104 Cedar battens fixed vertically with 2mm gaps over black building wrap or equal. Fix with 60x3.2mm s/s rose head nails into timber framed wall EW01/A00. Dressed finish to external face. Finish cedar with Osmo Polyx clear extra thin by Natural oils ltd to manufacturers specs to all sides.

### INSULATION:

#### I01 WALL INSULATION (STUDY WALLS):

PRODUCT	R VALUE	THICKNESS	COLOUR	FIXING
AUTEX GREENSTUF	R2.2	90mm	N/A	N/A

"AUTEX GREENSTUF" R2.2 wall insulation plate, 90mm thick x 585mm x 1160mm to achieve an R-value as required by NZBC H1. Fitted between studs & nogs.

#### I02 FLOOR & ROOF INSULATION (STUDY):

PRODUCT	R VALUE	THICKNESS	COLOUR	FIXING
POLYSTYRENE	R2.2	90mm	N/A	N/A

Solid polystyrene to suit gap between structural concrete slabs & topping slabs.

### EXTERNAL FLOORING:

#### EF01 DRIVEWAY/PARKING:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
STONE CHIP	N/A	N/A	TO MATCH EXISTING	N/A

Existing stone chip driveway to remain. Additional stone chip to match existing is to be applied as needed. Screed to suit new driveway/jacking levels.

#### EF02 GARAGE CONCRETE SLAB (INCLUDING STUDY):

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CONCRETE	N/A	EXPOSED AGG & SMOOTH	TBC	N/A

New suspended & on grade concrete slab, refer to Eng's, docs, for all details. Refer to slab plan for finish to slab. Aggregate to match EF01/A00. Seal with Resene Concrete to manufacturer's specification.

### STRUCTURE

#### S01 CONCRETE FOOTINGS & BARRIER PILE WALLS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CONCRETE	N/A	N/A	N/A	N/A

Concrete strip footings & barrier pile walls as per "Sullivanhall Engineers" documents & details.

#### S02 CONCRETE BLOCK FOUNDATION WALLS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
20 SERIES BLOCK	FLUSH POINTED	N/A	TEA	MORTAR

Flush pointed Slenderhead 20 Series (300x190x100mm) Fifth hollow concrete (c/s) masonry walls solid grouted to engineer's details and specifications. Fully trenched below ground level.

#### S03 EXPOSED STRUCTURAL STEEL:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
MILD STEEL	MILD STEEL	ZINC SPRAY + PAINT	BLACK	REFER DETAILS
MILD STEEL	MILD STEEL	ZINC SPRAY	N/A	REFER DETAILS

Exposed structural steel as per plans, Architects & eng's, details. Confirm fabrication erection of all steel work with engineer before commencing any work. Exterior exposed steel above underside of concrete floor slab is to be zinc sprayed mild steel with 'resene' paint finish to paint specification for steel protection, colour to be confirmed.

#### S04 CONCEALED STRUCTURAL STEEL:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
MILD STEEL	MILD STEEL	ZINC SPRAY + PAINT	BLACK	REFER DETAILS

Concealed structural steel as per plans, Architects & eng's, details. Confirm fabrication erection of all steel work with engineer before commencing any work. Refer to eng's, steel protection specification for durability requirements.

#### S05 IN-SITU CONCRETE ROOF:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CONCRETE	N/A	OFF SHUTTER	N/A	REFER DETAILS

In-situ concrete roof as per Eng's, docs, exposed off shutter finish to underside. Topping slab above structural slab to create fall & gutters in roof, refer to roof plan & details. Create slopes with polysystems to ensure topping slab is not greater than 50mm thick. Waterproof membrane over the top of concrete as per RD1/A00.

### ROOFS:

#### R01 ENVIROCLAD (EPDM) WATERPROOF MEMBRANE OVER CONCRETE (GARAGE):

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
ENVIROCLAD	N/A	N/A	GREY	N/A

"ENVIROCLAD" waterproof membrane roofing system by "Skelleung (Viking roofing)" over in-situ concrete roof to manufacturer's details and specifications. Refer to roof plan for all falls & penetrations.

#### R02 ENVIROCLAD WATERPROOF MEMBRANE OVER PLY SUBSTRATE (COVERED WALKWAYS):

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
ENVIROCLAD	N/A	N/A	GREY	N/A

"ENVIROCLAD" waterproof membrane roofing system by "Skelleung (Viking roofing)" over 19mm Ecoply "Plyform CP" decking ply on roof structure as shown on roof framing plan. Waterproof membrane is to be install to manufacturer's details and specifications.

### CEILING AND SOFFITS:

#### C01 CEDARTECH PLY SOFFIT WITH CEDAR BATTENS (COVERED WALKWAYS):

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CEDARTECH	BANDSAWN	OSMO UV	CLEAR	GLUE & SCREW
CEDAR BATTENS	BANDSAWN	OSMO UV	CLEAR	ROSE HEAD NAILS

2500x1200x12mm Cedartech ply soffit by Plytech. Glue & screw to soffit framing, 2mm spacing between sheels. Fix 38x19mm Cedar battens over the top with 60x3.2mm s/s rose head nails @ 50mm +/- c/s. Finish with Osmo UV protection oil finish by Natural oils ltd to manufacturers specs to all sides.

### JOINERY:

#### J01 SLIDING CEDAR BATTEN GARAGE DOORS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
ELECTRIC GALV	ELECTRIC GALV	PAINT	BLACK	REFER DETAILS
CEDAR BATTENS	BANDSAWN	DRYDENS OIL	MIDNIGHT	ROSE HEAD NAILS

39x19mm Cedar battens to match EW03/A00. Fixed horizontally over electric galv steel frame. Handerson coastal 180 sliding top track recessed into concrete ceiling guide on concrete floor. Door is to be motorized. Refer to details, door & window schedule & RCP/technical plan.

#### J02 ALUMINIUM WINDOW, JOINERY AND GLAZING:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
ALUMINIUM JOINERY	ANODISED	N/A	ALHAZE COLOUR: NY 5699	N/A

200 micron Al-haze Colour: NY 5699 anodised aluminium commercial sliding joinery by "Nulock". Refer to door & window schedule & details.

#### J03 TIMBER SLIDING DOORS IN ALUMINIUM TRACKS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
ALUMINIUM	ANODISED	N/A	AL-HAZE COLOUR: NY 5699	N/A
DOORS	REFER DAW SCHEDULE	REFER DAW SCHEDULE	REFER DAW SCHEDULE	N/A

Timber sliding doors as per the daw schedule in 20 micron Al-haze Colour: NY 5699 anodised commercial sliding tracks by "Nulock". Refer to door & window schedule for architects details and specifications.

#### J04

#### SOLD TIMBER HINGED DOORS:

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
CEDAR DOORS	REFER DAW SCHEDULE	REFER DAW SCHEDULE	REFER DAW SCHEDULE	N/A

Solid Cedar hinged doors. Refer to door & window schedule for architects details and specifications.

### GENERAL:

#### G01

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
EXPOSED DOWN PILES	ANODISED ALU.	PAINT	BLACK	N/A
CONCEALED DOWNPILES	UPVC	N/A	N/A	N/A

Internal gutter outlets & overflows.  
All Prod Industries outlets to suit dip diameters. Refer to roof plan A14.

#### G02

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
FLASHINGS:				

**Downpipes:** Refer to roof plan A14.  
**FLASHINGS:**

- Parapet flashings:** Screw fixed steel plates, refer to details.
- Door Head, Sill and Jamb flashings:** Where any part of the flashing is visible: Proprietary 20 micron Al-haze Colour: NY 5699 anodised aluminium extruded flashings. Refer Architects details for individual conditions. Where all parts of the flashing is not visible: purpose bent 7mm anodised. Refer Architects details for individual conditions.
- "Zed" Flashings:** Refer to roof plan A14. Al-haze Colour: NY 5699 anodised aluminium. Refer Architects details for individual conditions.
- Internal and external corner flashings: 0.5mm s.s. flashing by "Quickflash" (see) to comply with NZBC E2. Refer Architects details for individual conditions. Fix all extrusions with SIS O/S screws.
- Carly Cleure Flashings: "VENTCLAD" PVC cavity clear seal. Refer details.

#### G03

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
MILD STEEL	MILD STEEL	ZINC SPRAY + PAINT	BLACK	REFER DETAILS

Exposed non-structural steel: Exposed non-structural steel is to be zinc sprayed mild steel with 'resene' paint finish to paint specification for steel protection. Exterior exposed steel is to be zinc sprayed mild steel with 'resene' paint finish to paint specification for steel protection. Refer paint specification in conjunction with eng's, steel protection specification for durability requirements.

#### G04

PRODUCT	FACTORY FINISH	SITE FINISH	COLOUR	FIXING
TIMBER POSTS:				

Timber posts: Concealed raftering plate posts as shown on plans. All visible timbers to be square end (no graining) and supplied with no branding or visible marking of any sort. Selected for minimum treatment colour. Finish with Osmo UV protection oil clear by Natural Oils as per manufacturers specifications.

### EXISTING HOUSE

#### WALL CONSTRUCTION & FINISHES:

##### HW01 EXISTING CONCRETE BLOCK EXTERNAL WALLS WITH STONE CLADDING:

Existing concrete block walls to remain. Finish walls in new bathroom with selected travertines to match existing exterior wall finish. Stone to be 140x185mm x 104. Cedar battens fixed vertically with 2mm gaps over black building wrap or equal over Ek50mm timber strapping. Fix with 60x3.2mm s/s rose head nails. Dressed finish to external face. Finish cedar with Osmo Polyx clear extra thin by Natural oils ltd to manufacturers specs to all sides.

**NEW IN-SITU CONCRETE EXTERNAL WALL WITH STONE CLADDING:**  
New 250mm min stone veneer cladding to match existing with reinforced mortar bed over compacted insulation panels & waterproofing membrane to match existing over new cast in-situ concrete m/s wall. Refer to existing original building consent 03-637 for all waterproofing & insulation specifications. Refer to Engineers details for structure. Finish internally as per HW01.

##### HW02 EXISTING INTERNAL CONCRETE BLOCK WALLS:

Existing internal concrete block walls to remain. Finish walls in new bathroom with selected travertines to match existing exterior wall finish. Stone to be 140x185mm x 104. Cedar battens fixed vertically with 2mm gaps over black building wrap or equal over Ek50mm timber strapping. Fix with 60x3.2mm s/s rose head nails. Dressed finish to external face. Finish cedar with Osmo Polyx clear extra thin by Natural oils ltd to manufacturers specs to all sides.

NOTE: Cedar on bathroom walls is to be fixed over 19mm GIB Aqualine.

##### HW04 TIMBER FRAMED INTERNAL WALLS WITH CEDAR FINISH:

140x45 timber framed wall. Studs at 400mm c/s, nogs at 600mm c/s. Finish with 140x18.5mm J104 Cedar battens fixed fixed vertically with 2mm gaps over black building wrap or equal. Fix with 60x3.2mm s/s rose head nails. Dressed finish to external face. Finish cedar with Osmo Polyx clear extra thin by Natural oils ltd to manufacturers specs to all sides.

### INTERNAL FLOORING:

#### HF01 NEW TIMBER OVERLAY FLOORING:

New timber overlay flooring to match existing over existing concrete slab.

#### HF02 NEW TILED FLOOR:

Selected new floor tiles fixed with "TECHNOKOLLA" specified adhesive to "TECHNOKOLLA RASQUAR" liquid applied membrane over existing concrete slab. Surface preparation of substrate, adhesive and grout to "Technokolla" specifications and details, refer specification. Floor tiling grout to by MAFEI Gligo Cemento smooth grout colour to architect's specification. Samples to be approved prior to installation.

### JOINERY:

#### HJ01 EXISTING JOINERY:

Existing timber joinery to remain.

#### HJ02 NEW EXTERNAL TIMBER JOINERY TO MATCH EXISTING:

New Cedar timber joinery to match existing profiles & dimensions, refer to door & window schedule.

#### HJ03 NEW INTERNAL JOINERY:

New internal hinged & sliding timber doors, refer to door & window schedule.

### CEILING:

#### HC01 EXISTING CEILING:

Existing GIB ceiling to remain. Existing ceiling soffit is to be removed. Line existing ceiling with TKG walling to match existing house soffit soffit. Paint finish with Resene 1/4 memo to manufacturer's recommendations. Contractor is to ensure there is sufficient ceiling structure to support new skirting.

#### HC02 NEW CEILING (BATHROOM):

New 19mm GIB Aqualine ceiling over ex/7x38 ceiling battens @ 400mm c/s. Flush stop to a level 4 finish. Paint finish with Resene 1/4 memo to manufacturer's recommendations.

No.	Revision	Description	Date
A	-		-

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