PROPERTY INFORMATION PACK

MOSGIEL
36 Ayr Street

PRESENTED BY
Kirsty Coulter

nidd.co.nz

MOSGIEL

36 Ayr Street

3 2 2

ASKING PRICE
Visit nidd.co.nz for detail

LAND AREA
794 sqm more or less

BUILDING AREA
Approximately 98 sqm

OUTGOINGS
Council Rates $2437.05pa

C.V.
$480,000

LEGAL DESCRIPTION
OT359/184 Lot 6 DP 7159

Kirsty Coulter
Property Consultant

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DIRECT 425 9943
EMAIL kirsty.coulter@nidd.co.nz
WEB nidd.co.nz

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT359/184**
Land Registration District	**Otago**
Date Issued	12 August 1952

Prior References
OT93/142

Estate	Fee Simple
Area	794 square metres more or less
Legal Description	Lot 6 Deposited Plan 7159

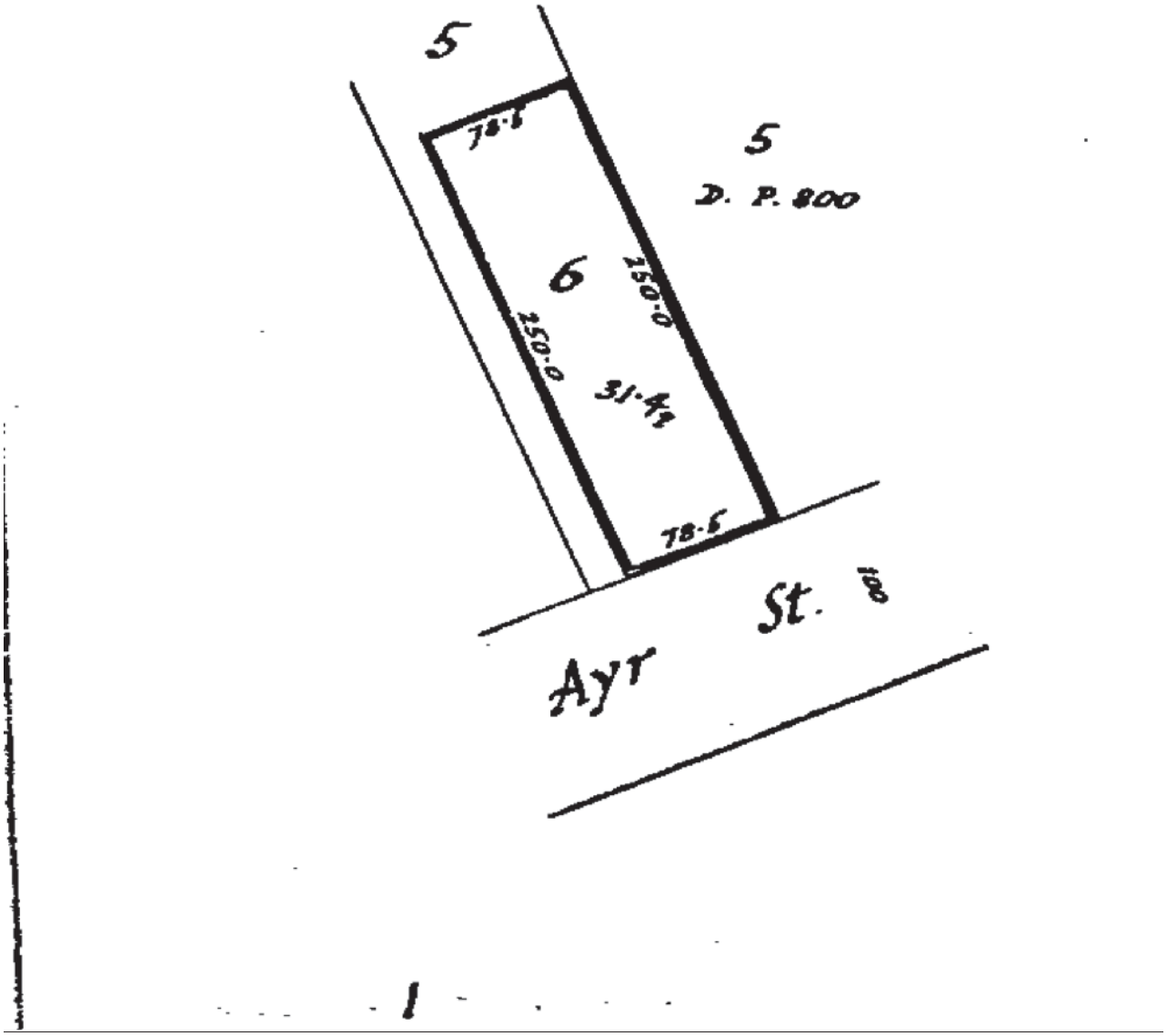
Registered Owners
Patrick Lucas Hammond

Interests

Appurtenant hereto are Drainage Rights over part Lots 8 and 9 DP 800 (CT OT87/111) created by Transfer 146202

10624276.3 Mortgage to Kiwibank Limited - 18.11.2016 at 12:21 pm

Identifier **OT359/184**



This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.

Dunedin City Council Property Report

PROPERTY DETAILS

Property Key	5055937
Print Date	26/06/2020 09:11 AM
Address	36 Ayr Street Mosgiel
Property Type	Situation
Property Name	
Legal Description	LOT 6 DP 7159

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

AAM

Details

AAM19580340 322 - Erect Dwelling, (Robinson)

Number	Type	Status	Started
H-1958-254006 (AAM19580340)	AAM	Historical Record	28/03/1958

Details

AAM19580034 846 - Plumbing and Drainage for New Dwelling, (Robinson)

Number	Type	Status	Started
H-1958-253704 (AAM19580034)	AAM	Historical Record	24/07/1958

Details

AAM19600023 1152 - Connect Drainage to Sewer, (Robinson)

Number	Type	Status	Started
H-1960-254520 (AAM19600023)	AAM	Historical Record	19/01/1960

Details

AAM19600022 33843 - Erect Garage/Removed from Site, (Robinson)

Number	Type	Status	Started
H-1960-254519 (AAM19600022)	AAM	Historical Record	04/11/1960

Details			
AAM19650001 B028281 - Alter Bathroom, Laundry, Kitchen Area, (Robinson)			
Number	**Type**	**Status**	**Started**
H-1965-256323 (AAM19650001)	AAM	Historical Record	28/07/1965

Details			
AAM19650026 2027 - Plumbing and Drainage for Alterations, (Robinson)			
Number	**Type**	**Status**	**Started**
H-1965-256348 (AAM19650026)	AAM	Historical Record	30/07/1965

Details			
AAM19790041 I052269 - Install Warmaire Space Heater, No Plan (Oliphant)			
Number	**Type**	**Status**	**Started**
H-1979-261349 (AAM19790041)	AAM	Historical Record	03/04/1979

Building Consent

Details			
Remove Internal Wall and Replace with Beam, Install Cavity Sliding Door and Insulation to Exterior Walls			
Number		**Status**	**Started**
ABA-2017-1253		CCC Issued	27/06/2017
PIM	**BC**	**ICC**	**CCC**
	17/07/2017		13/09/2017

Details			
Heater - Inbuilt Kent Log Fire			
Number		**Status**	**Started**
ABA-1994-326676 (ABA942250)		CCC Issued	03/06/1994
PIM	**BC**	**ICC**	**CCC**
09/06/1994	14/06/1994		15/07/1994

Details			
Remove Existing Garage, Erect Garage			
Number		**Status**	**Started**
ABA-2006-313434 (ABA62693)		CCC Issued	08/09/2006
PIM	**BC**	**ICC**	**CCC**
04/10/2006	04/10/2006		19/09/2013

BUILDING ACT - OTHER

Certificate of Acceptance

Details		
Add Toilet to Dwelling		
Number	**Status**	**Started**
COA-2014-54	COA Issued	27/08/2014

PROPERTY ANALYSIS

NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.

DEFINITION OF "STATUS" OF BUILDING CONSENTS

CCC REFUSED/ARCHIVED CONSENTS: In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

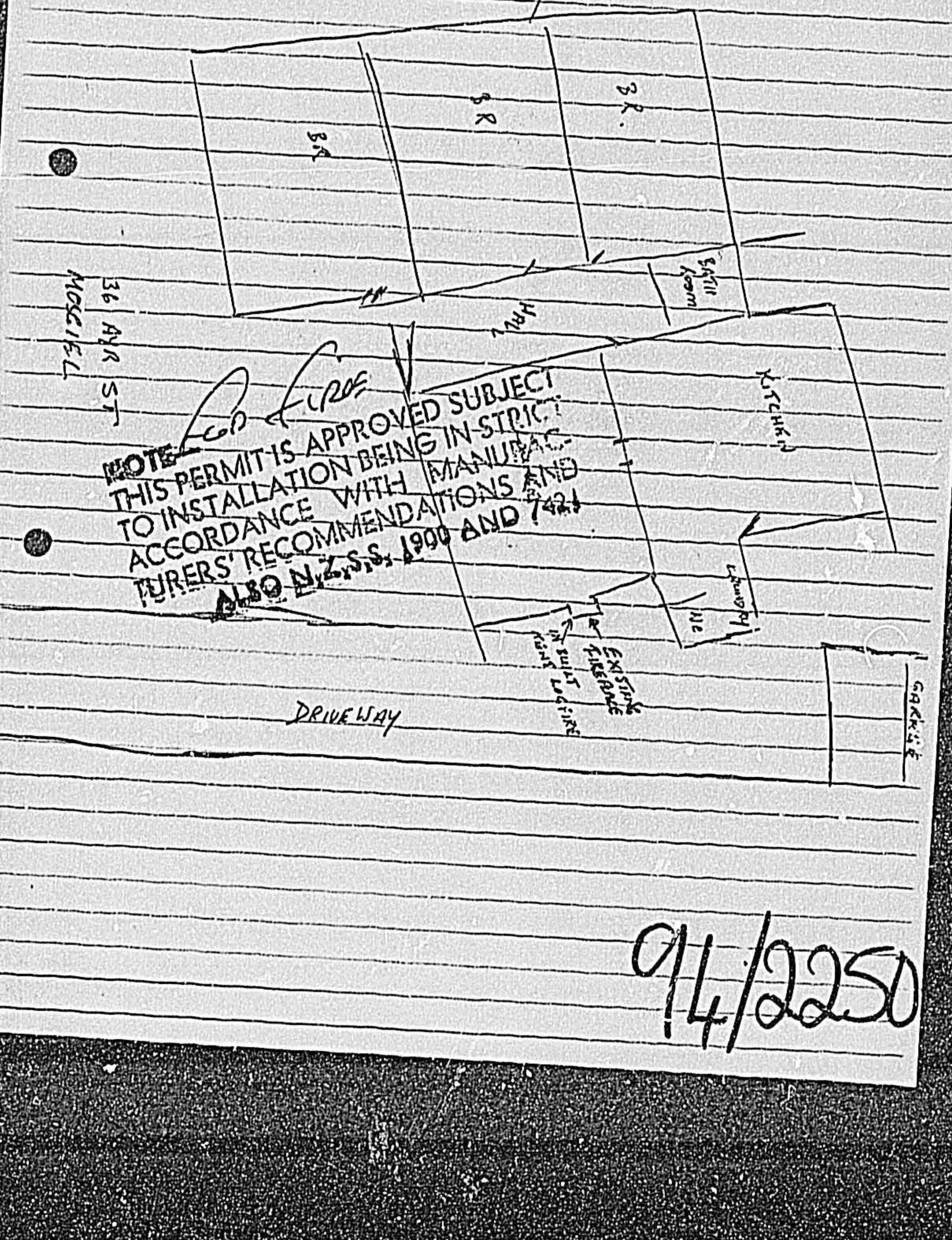
LAPSED CONSENTS: Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.
NOTE: This is NOT a comprehensive list of all building consent statuses.

DEFINITION OF "ABBREVIATIONS"

Pim = Project Information Memorandum
BC = Building Consent
ICC = Interim Code Compliance Certificate
CCC = Code Compliance Certificate
CER = Certifier
COA = Certificate of Acceptance
NTF = Notice to Fix
AMD = Amendment to a Building Consent

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQU...
OF BUILDING INSPECTOR
DATE 9/6/14
BUILDING INSP...



NOTE
THIS PERMIT IS APPROVED SUBJECT
TO INSTALLATION BEING IN STRICT
ACCORDANCE WITH MANUFAC-
TURERS' RECOMMENDATIONS AND
ALSO N.Z.S.S. 1900 AND 7421

914/2250

INSTALLATION INSTRUCTIONS

The Log Fire

CLEAN AIR
FIREPLACE HEATER

READ ALL INSTRUCTIONS BEFORE ASSEMBLING, INSTALLING AND USING THIS APPLIANCE.

This heater has been constructed to NZS 7401:1985 and when installed to these instructions, complies with the provisions of NZS 7421:1990 Appendix J–Test for Fireplace Heaters.

This heater meets the requirements of the Joint New Zealand/ Australia Clean Air Standards NZS 7402, 7403, 7404-2: 1992 and is certified by Canterbury Regional Council Approval No. 93003.

INSTALLING THE LOG FIRE

1. The Kent Log Fire is intended only for installation in masonry fireplaces which have been constructed in accordance with the requirements of the N.Z. standard for chimneys, NZS 1900 Chapter 7, or other nationally recognized code requirements. Installations should be in accordance with NZS 7421;1990.
2. The Log Fire must be installed in accordance with these instructions. Do not allow any makeshift compromise installation methods or parts to be used – this could result in a house fire.
3. Where an installation permit is required, this should be obtained prior to installation and it is recommended that your insurance company be advised that you are having the heater installed.
4. The clearances shown in these instructions are necessary to prevent overheating of nearby combustibles and the drying out of timber in the house structure (see Fig. 1a). Ensure that any heat sensitive material is at least 50mm clear of either side of the heater surround and 500mm clear of the top of the heater surround.

PRIOR TO INSTALLATION

1. Examine the masonry fireplace and chimney to ensure that both are free from cracks, loose mortar, creosote deposits, blockages or other signs of deterioration. Check the area of the facebrick-firechamber joint particularly carefully for cracks or openings. These must be permanently sealed. If evidence of deterioration is noted, the Log Fire should not be installed until repairs have been made to the fireplace.
2. Check that there is a suitable hearth extension or floor protector. (See minimum clearances to combustible materials in Fig. 1a).
3. Measure the height, width and depth of the fireplace opening to ensure the Log Fire will fit. When fitted, the fascia surround should overlap the fireplace opening by at least 25mm on both sides and at the top (see figs. 1b & 1c). If the fascia surround is too small, a backing plate should be fitted.
4. The Log Fire gives optimum performance when the chimney height is between 3.2m and 10m above the level of the appliance.
5. The Log Fire requires up to 37 cu m/h of fresh air for correct combustion. Houses with air exchange rates of 1/2 or more per hour provide a sufficient source of fresh air. If the house has an air exchange rate of less that this, provide a source of fresh air for the Log Fire within 600mm of the fascia. If there is insufficient air for correct combustion the fire will burn sluggishly and will create negative pressures within the house. This could cause spillage or seepage of smoke into the house. In extreme cases this could cause carbon monoxide poisoning.

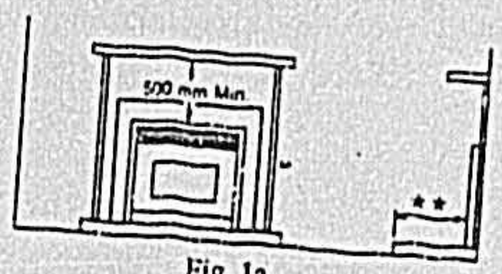


Fig. 1a

** Front Hearth should extend 400mm in New Zealand installations.

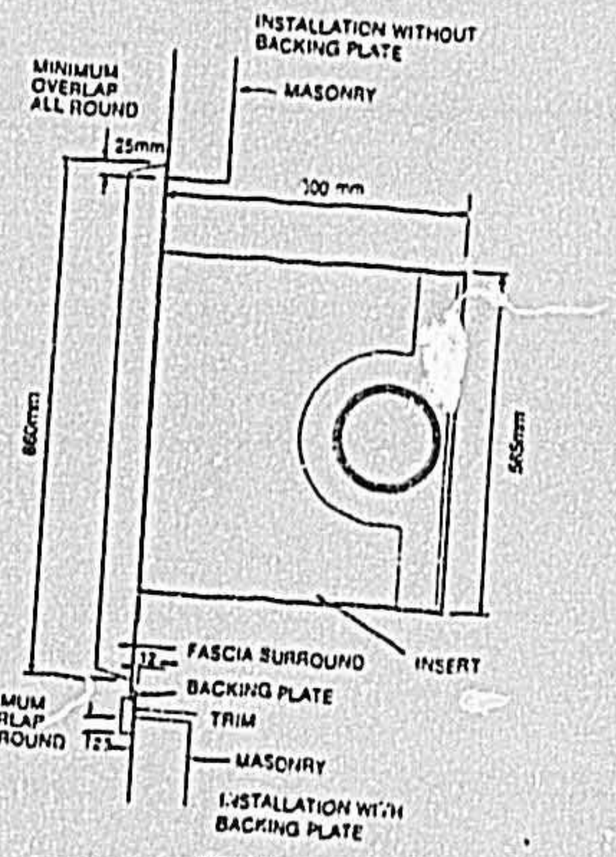


Fig. 1b

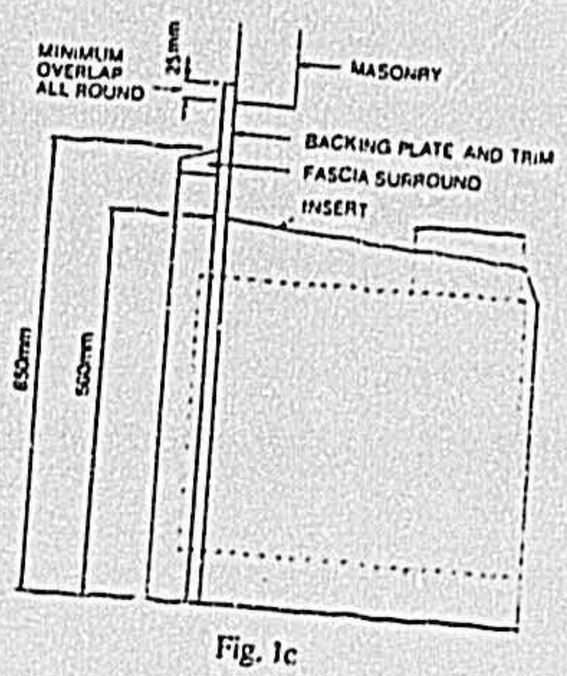


Fig. 1c

LATION PROCEDURE

...ou have determined that the Log Fire will fit and all necessary repairs to the fireplace have been made, installation may proceed as follows:

1. Clean any loose rubble from the hearth to make it substantially level.
2. Unpack the Log Fire from its crate by removing the four screws that secure the crate to the base pallet, and remove the crate.
   Remove the pack of bricks, upper baffle plate and secondary air tube from inside the firebox.
3. Open the fascia kit. In this kit you will find the fascia components, door and door handle.
4. Slide the Log Fire into the fireplace by pushing on the heat exchanger. The flange on the aluminized cabinet should be positioned as shown in Fig. 1b. If this is not possible because the fireplace is too shallow, then allow it to protrude by an additional 50mm so that the optional spacer may be fitted.
5. Fit the Flue System.
   The Log Fire requires a continuous 150mm diameter flue lining from the flue collar on the appliance to the top of the chimney. Inspect the top of the masonry chimney to ensure that it is sealed. If necessary, fit a metal plate and seal it with silicon rubber or refractory mortar. Care must be taken to ensure that all openings to the chimney are fully sealed so that no air leaks into it. The flue must terminate at least one metre above the highest point of roof penetration and must also be at least 600mm higher that any part of the house that is within 3 metres of the chimney. This ensures that the draught is not affected by pressure zones caused by wind currents around the house. The chimney liner should terminate between 3.2 metres and 10 metres above the flue collar. A cowl must be fitted to prevent the entry of rain, snow and birds.

   NOTE: do not connect this unit to a chimney flue serving another appliance or open fire.
   NOTE: All flue sections should be riveted together in at least 3 places.

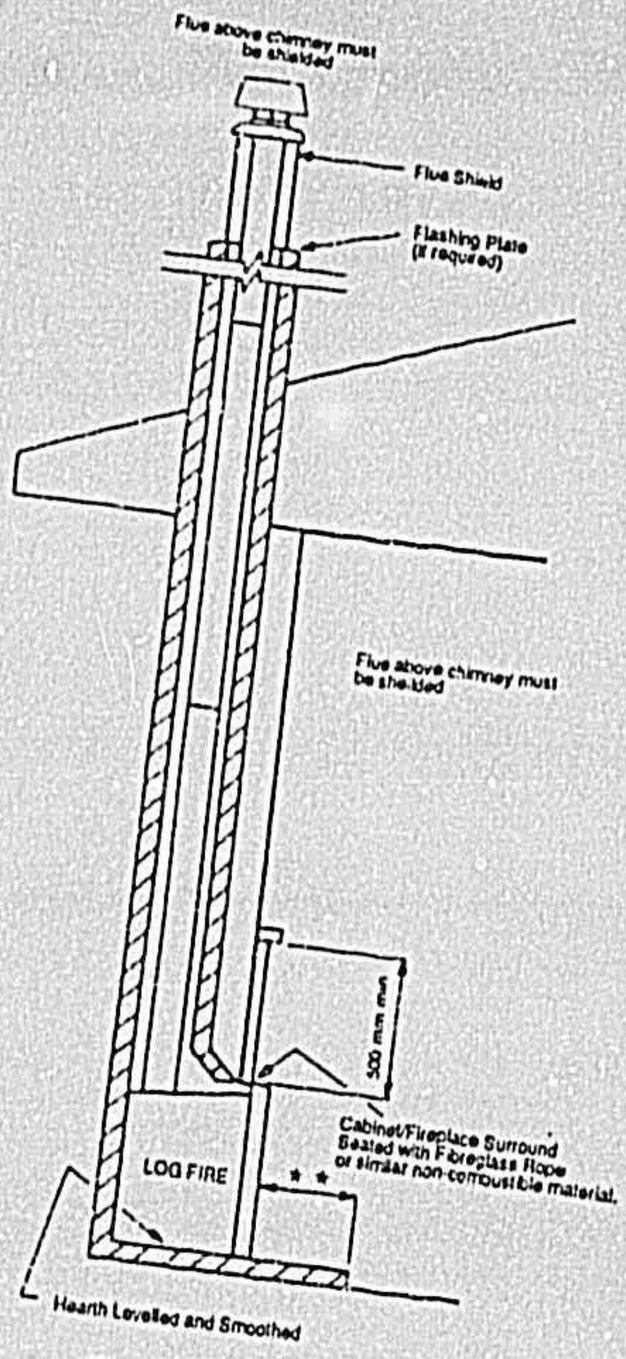


Fig. 3

ATTACHING THE FRONT FASCIA

1. Remove the grilles, the fascia panels and door assembly from the fascia kit.
2. If an optional backing plate and/or spacer are required these should be fitted loosely to the surround using self-tapping screws before attaching the surround to the cabinet surround.
3. Loosely attach the fascia surround to the flanges of the cabinet surround using screws and washers into the captive nuts in the flanges.
4. Fit the door as follows:
   Slide the lower bracket of the door onto the lower hinge pin, lift the door up then inward so that the top bracket aligns with the top hinge pin and lower into position.
   If the door is not centred in the aperture of the facia panel when this is installed, it may be necessary to remove the facia again and pack up the fireplace insert on fibrolite or similar packers to give clearance to the underside of the facia.
   The handle should be fitted so that it is at or near the 3 o'clock position when closed. This is best achieved by holding the handle in this position and fitting the catch to the spindle with the catch in its lowest position. Refer Fig. 4.
   Check that the door fits firmly across the face of the firebox when closed. Adjustment may be made by moving washers from one side of the catch to the other.

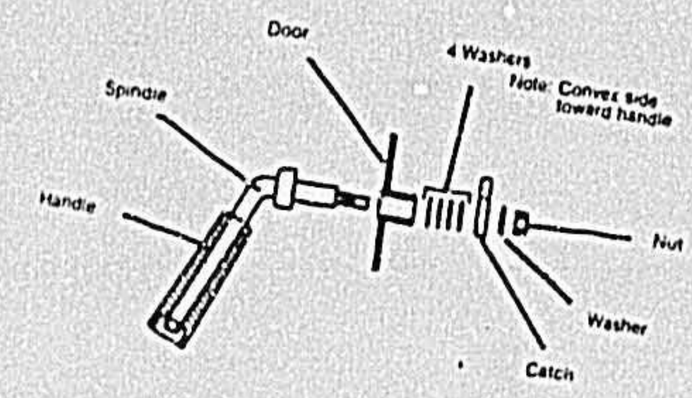


Fig. 4

5. Fit the fascia panel and adjust the surround so that an even gap is left all round the door. The fascia is located in lugs at the bottom of the surrpund sides and is held at the top by two swing down tabs. Check for correct position by adjusting the screws which hold the surround to the cabinet. The door should not scrape the surround when opened or closed. Tighten all screws and re-check fit. If fitted, align the spacer or backing plate with the fascia before tightening fully.
6. Fit the lower grille by locating the notches in the top of the upright bars of the grille on the lower edge of the fascia panel and clip the lower ends of the uprights onto the lower channel of the fascia surround.
   Fit the upper grille in a similar manner.

Note: The grille blades should point down towards the floor in front of the heater.

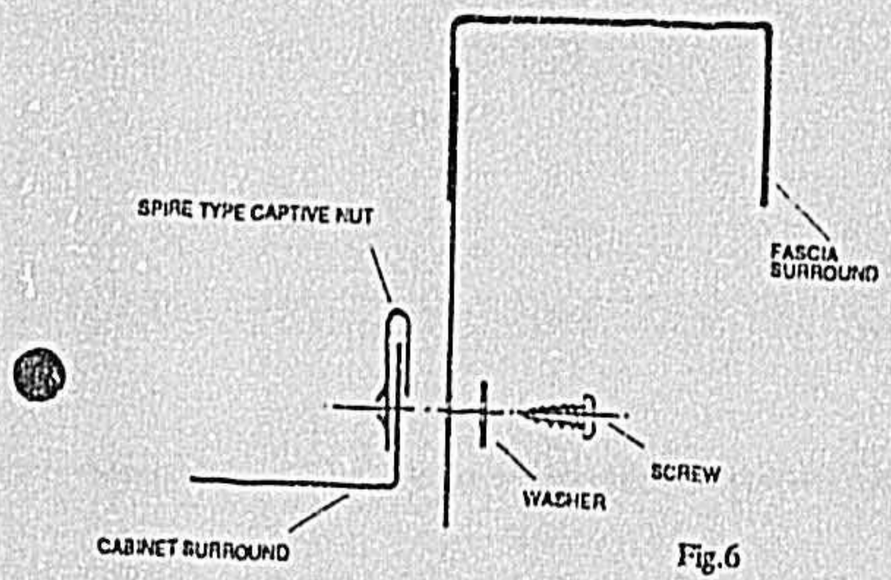


Fig.6

AIR SLIDE HANDLE

1. Take air slide knob and slide handle rod from the small items pack and start the knob onto the longer threaded end of the handle rod.
2. Push the rod through the upper grille gap and screw the shorter threaded end of the handle rod into the welded nut on the air slide assembly.
3. Tighten the air slide knob further onto the handle rod so that it is level with the front grille bars. **Do not overtighten.**

FIREBRICKS, UPPER PLATE AND SECONDARY AIR TUBE

You may have one of two different brick packs with your fire. The first consists of:

(a) 8 each 230 x 115 x 25
(b) 4 each 230 x 50 x 25
(c) 2 each 250 x 150 x 25
(d) 1 each 250 x 75 x 25

Lay half bricks (b) on edge along each side wall, ensuring that they are pushed back to the rear wall of the firebox. Place 4 bricks (a) on end on top of the half bricks on the left hand side (see Fig. 8).

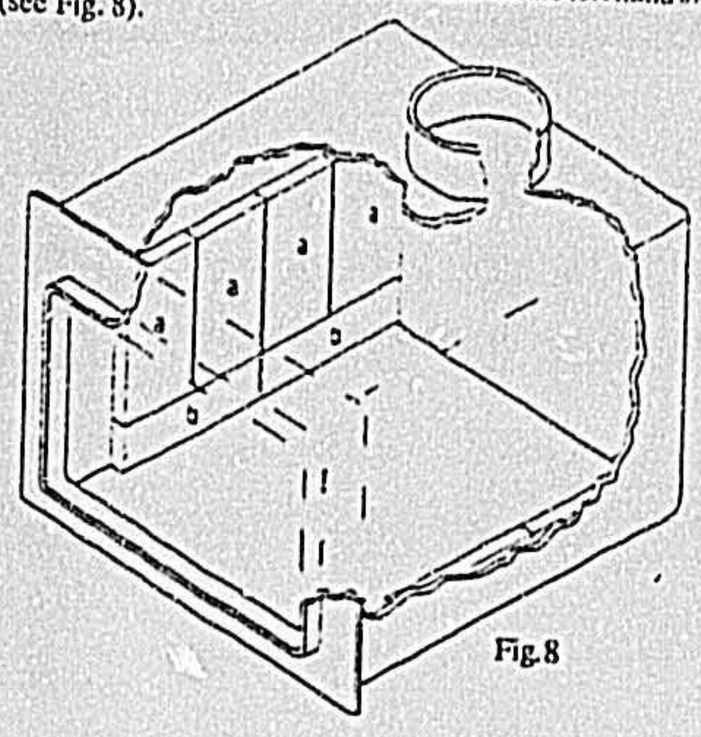


Fig.8

Insert steel upper baffle into the firebox and support left hand side on top of the firebricks. Support the baffle while 4 more bricks (a) are placed on the end of the right hand side. Lower the baffle into place and push back until it is firmly in contact with the back of the firebox (see Fig. 9).

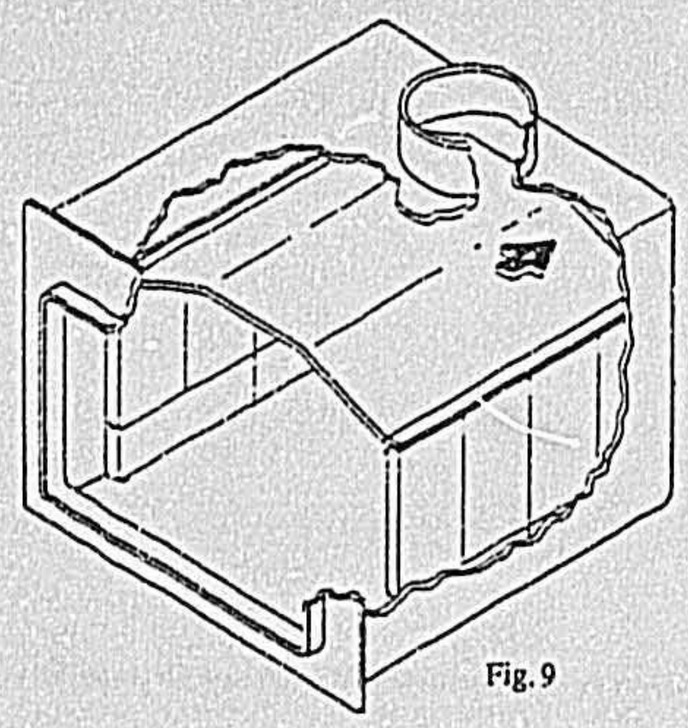
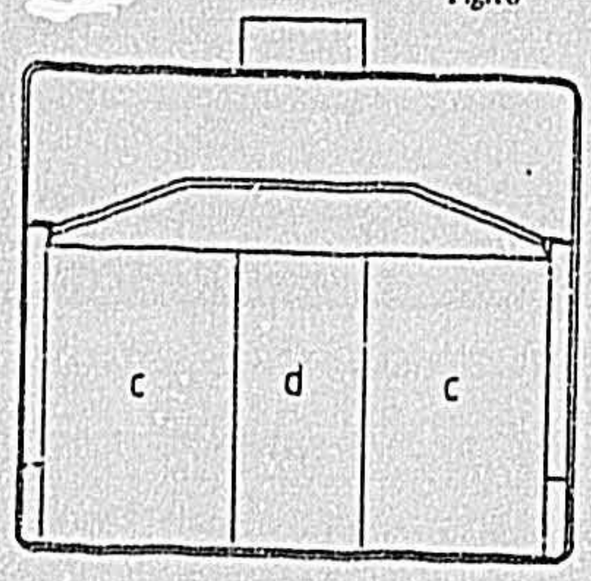


Fig. 9

Ensure the baffle sits down properly on the bricks with the tops of the bricks retained behind the angle strips on either side of the baffle (see Fig. 10).
Place the final 2 bricks (c) and (d) on end against the back wall of the firebox (see Fig. 10).

Fig.10



The second brick pack consists of:

(a) 8 each 280 x 115 x 25
(b) 2 each 188 x 250 x 25

The 8 bricks (a) replace the 8 bricks (a) and 4 bricks (b) of the first pack and are installed 4 per side on end.
The 2 bricks (b) replace the 3 bricks (c) and (d) of the first pack, standing on end in the same way.

Fit the secondary air tube. The air tube has a notch cut in one end – this is the right hand end. There is a sleeve on the tube held by a pin – remove the pin but do not remove the sleeve from the tube.

Place the tube into the firebox and place the left hand end into the hole in the left hand side of the firebox adjacent to the front edge of the baffle. Lift the right hand end up and insert it into the hole in the right side of the firebox. The notch in the tube will locate over the tab in the hole. (See Fig. 11).

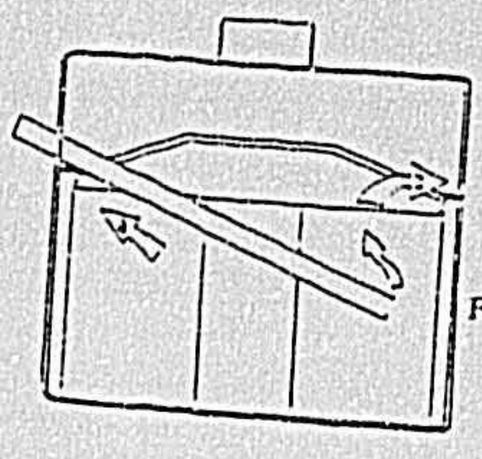


Fig. 11

Slide the sleeve to the left until it enters the hole in the side of the firebox, and place the retaining pin through sleeve and air tube. The pin should pass completely through the tube. (See Fig. 12).

The bush must be inside the firebox as shown in fig. 12a – only a small amount should be visible on the exterior of the firebox.

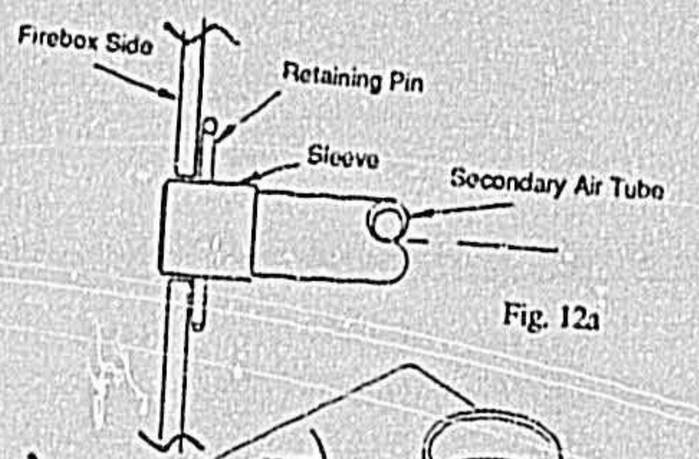


Fig. 12a

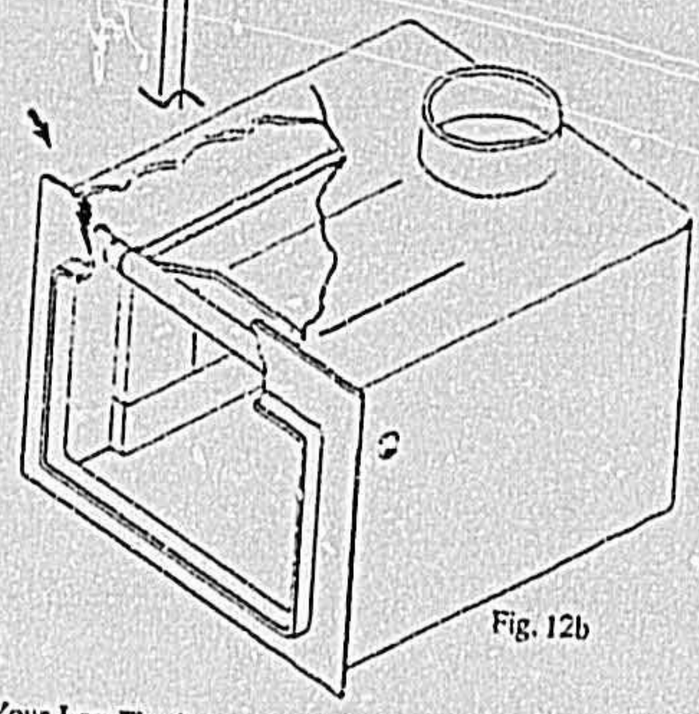
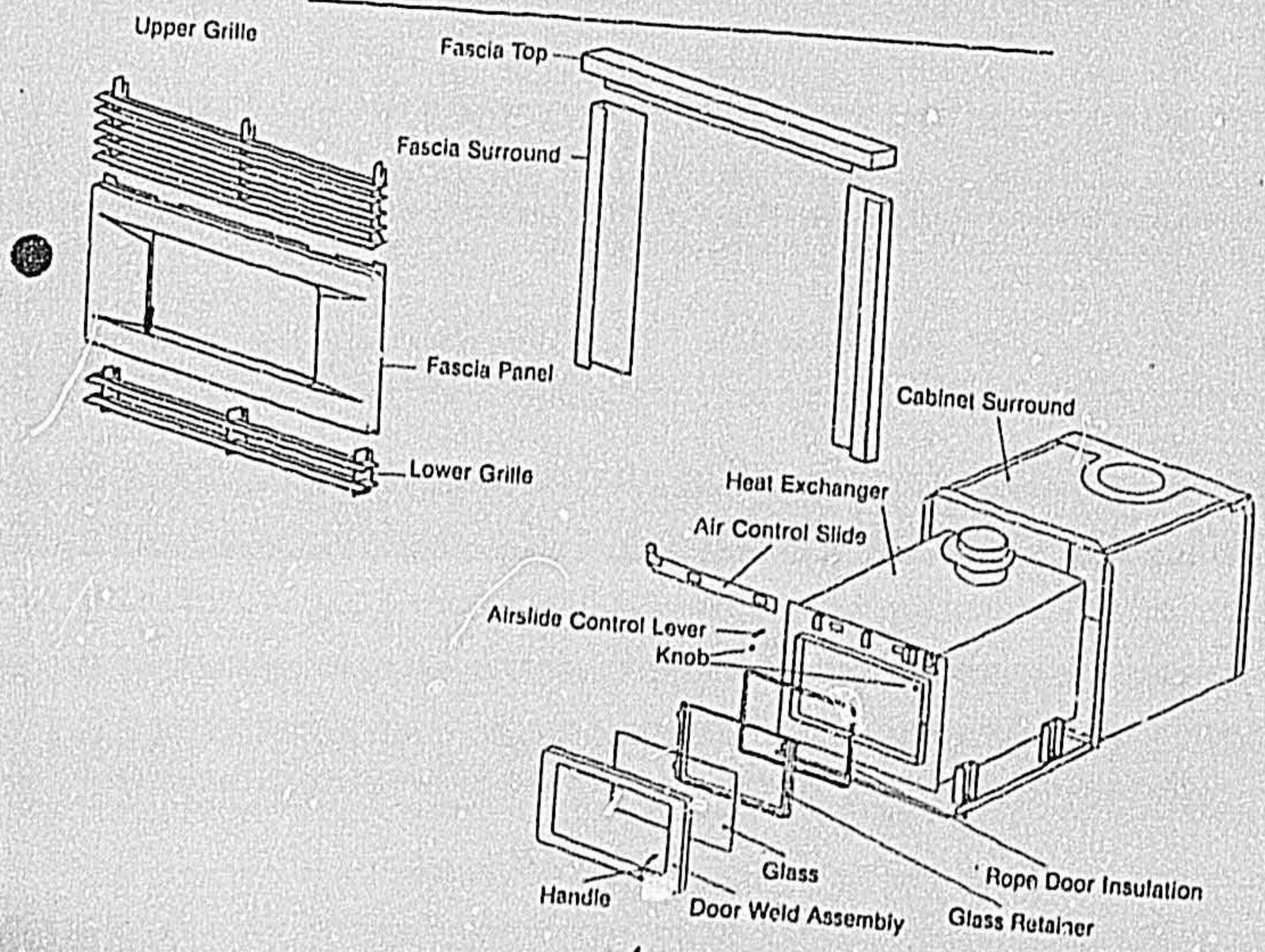


Fig. 12b

Your Log Fire is now ready for use. On initial light up the presence of smoke may be noticed. This is quite normal and should dissipate quickly.



LEGEND

refer to: Producer Statement, VB2000, for bracing element & fixing details.

600 SERIES BRACING V2.0

BRACE RATINGS

- External Walls: Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80% eg. aVF5 would be rated @ 64 BU's

- Internal Walls:

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:
VF5 + plasterboard (1200mm) = 139BU's
VF7 + plasterboard (600mm) = 50BU's

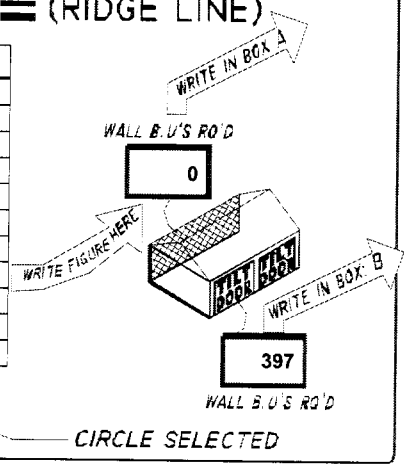
B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.

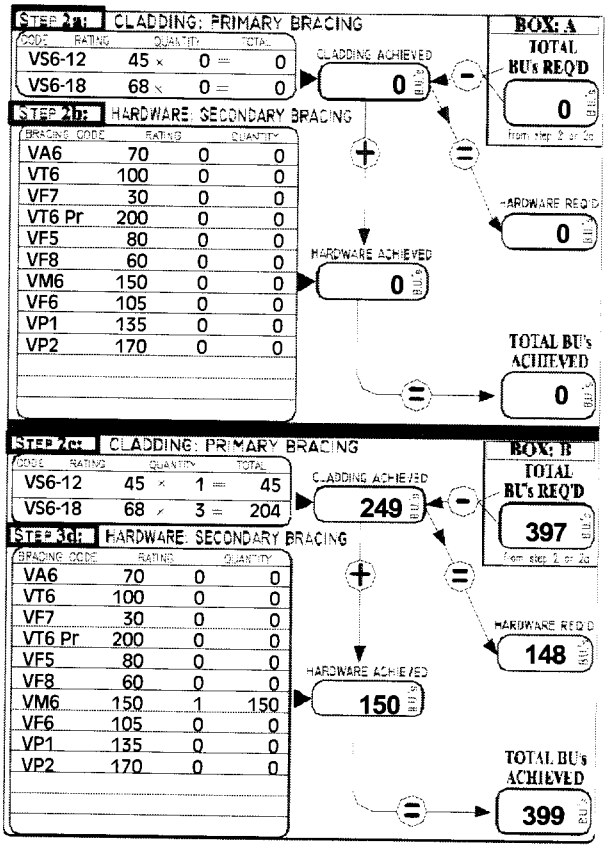
Client : Walker
Order No:
Size : 9000 x 9000mm
Windzone: High
Roof Pitch: 15 Deg

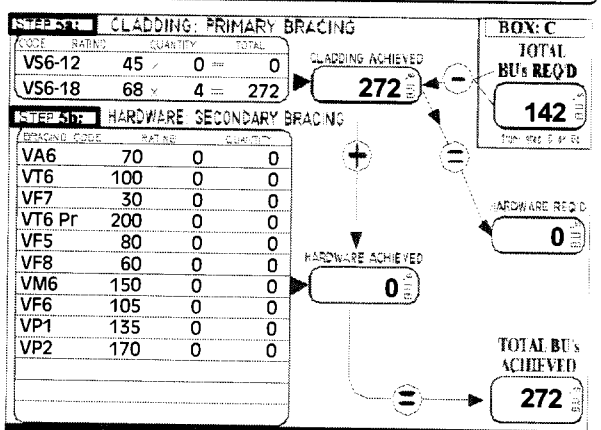
STEP 1a: BRACING DEMAND FOR WIND DIRECTION.

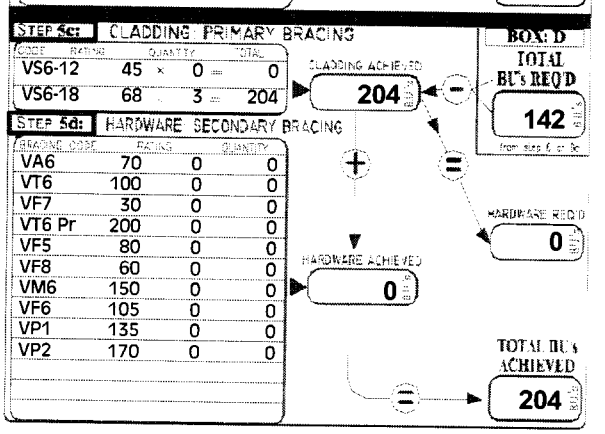
ALONG = (RIDGE LINE)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	70	92	132	170
3600	84	110	159	204
4200	98	129	185	238
4800	112	147	212	272
5400	126	165	238	306
6000	140	184	265	340
6600	154	202	291	374
7200	168	220	318	408
7800	183	239	344	442
8400	197	257	370	476
9000	211	275	397	510





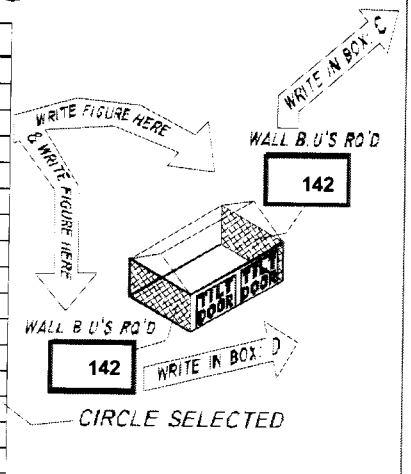




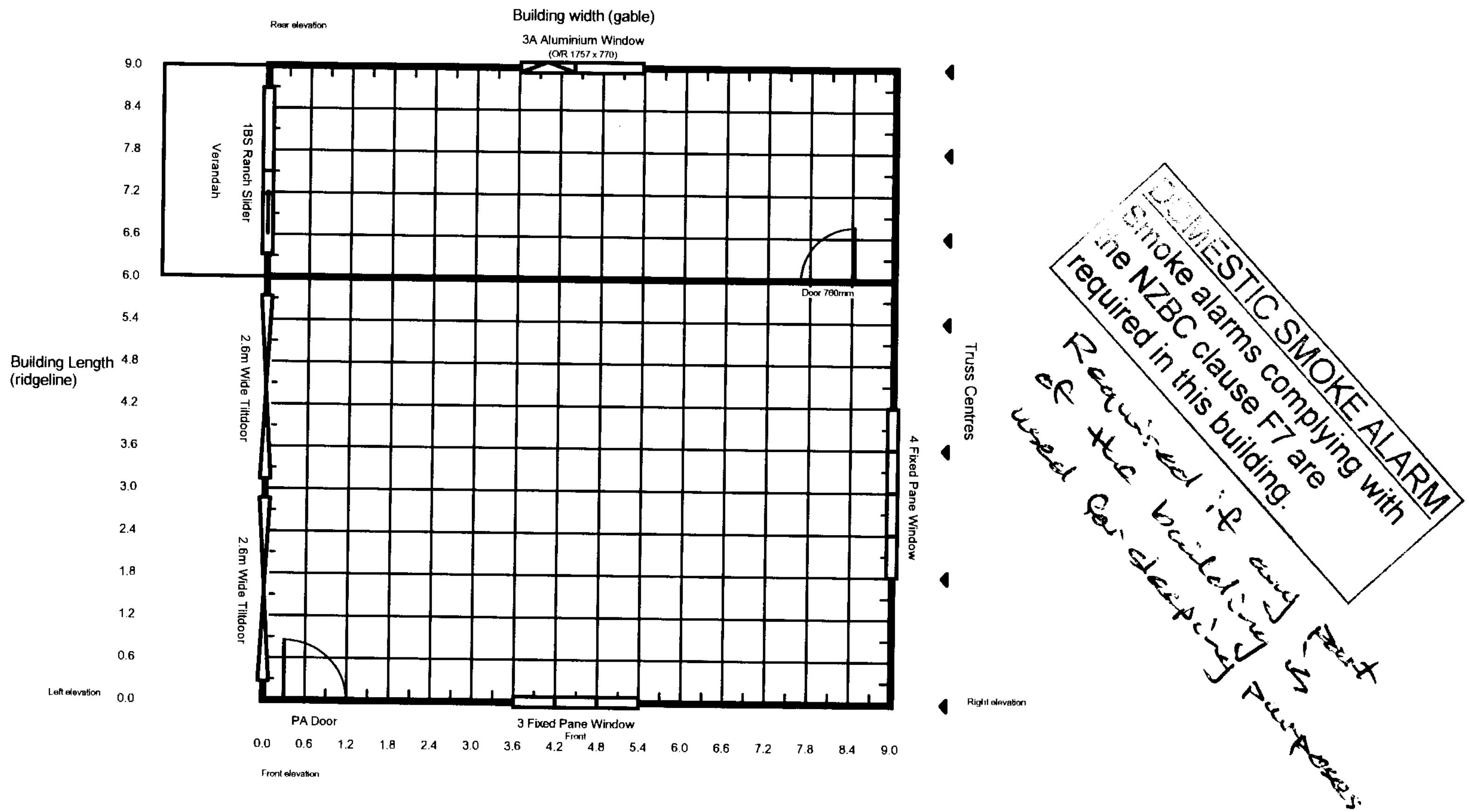
STEP 4a: BRACING DEMAND FOR WIND DIRECTION.

ACROSS = (GABLE END)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	24	32	47	59
3600	29	39	57	71
4200	34	45	66	83
4800	39	52	76	95
5400	44	58	85	107
6000	49	65	95	119
6600	53	71	104	131
7200	58	78	113	143
7800	63	84	123	154
8400	68	91	132	166
9000	73	97	142	178
9600	78	104	151	190
10200	83	110	161	202
10800	87	117	170	214
11400	92	123	180	226
12000	97	130	189	238

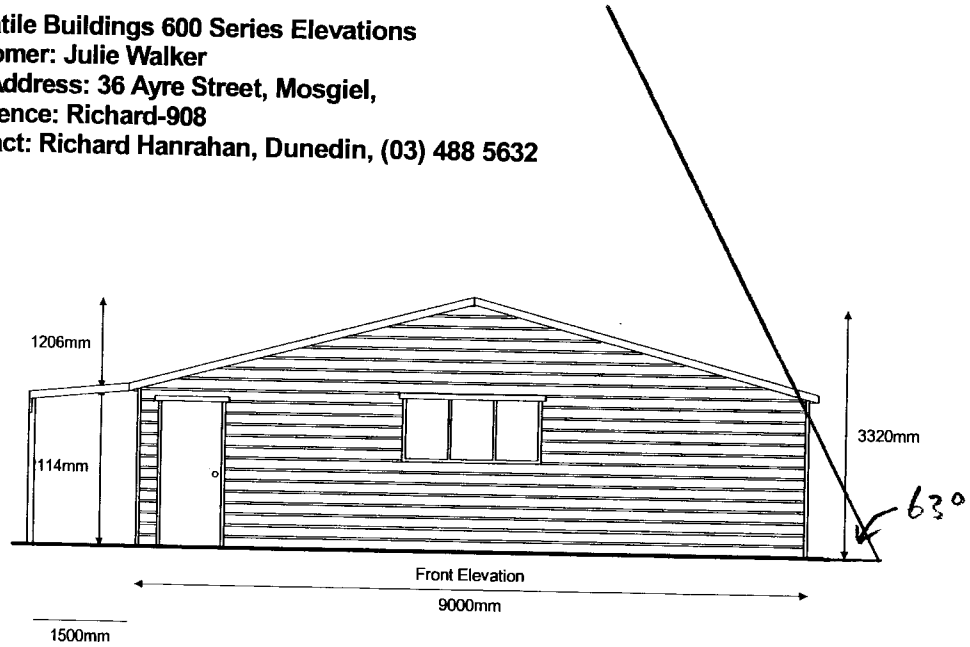


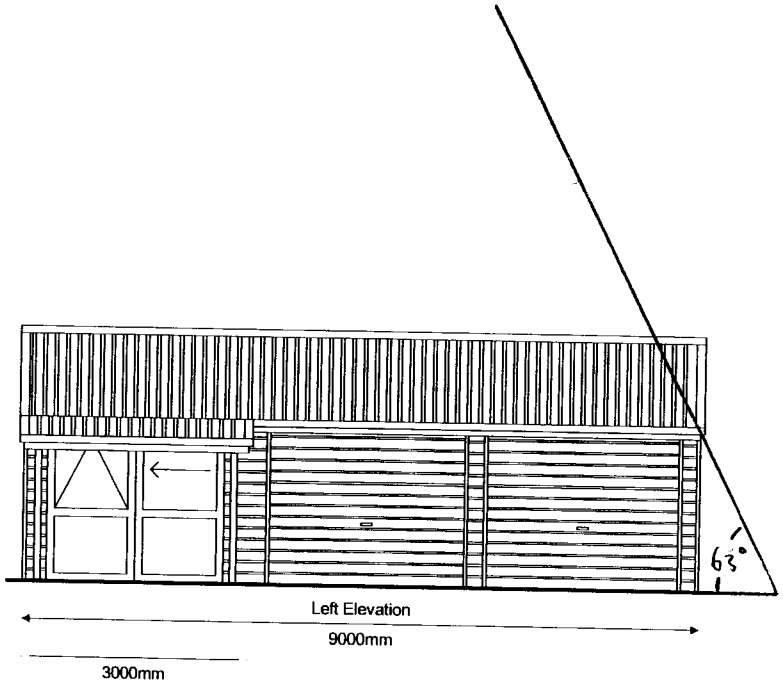
Versatile Buildings 600 Series Floor Plan
Customer: Julie Walker
Site Address: 36 Ayre Street, Mosgiel,
Reference: Richard-908
Contact: Richard Hanrahan, Dunedin, (03) 488 5632

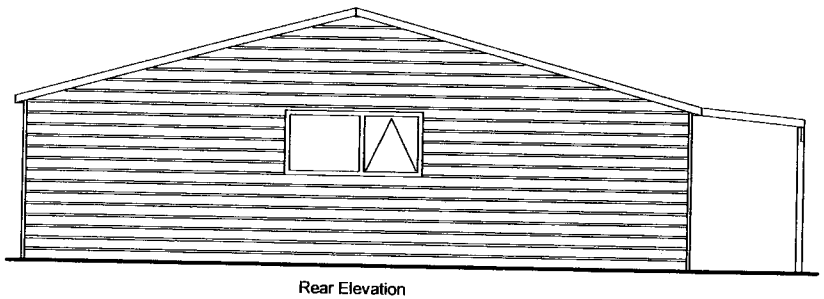


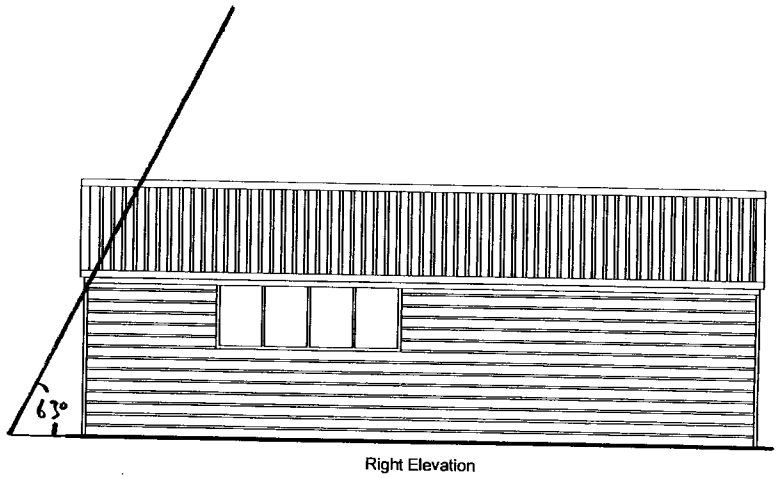
Scale 1:100

Versatile Buildings 600 Series Elevations
Customer: Julie Walker
Site Address: 36 Ayre Street, Mosgiel,
Reference: Richard-908
Contact: Richard Hanrahan, Dunedin, (03) 488 5632





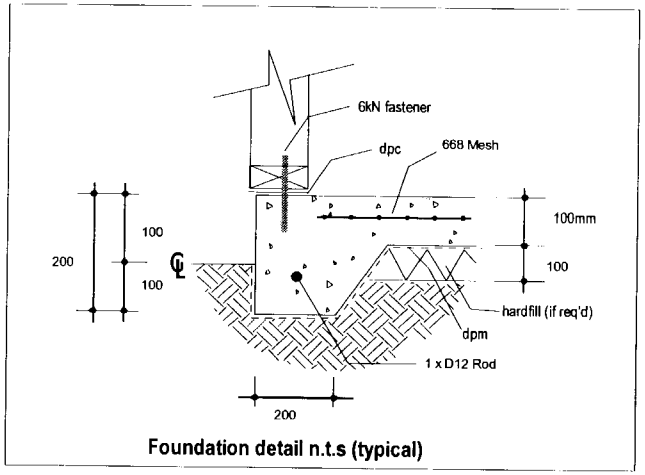




Scale 1:100

Versatile Buildings 600 Series Specifications
Customer: Julie Walker
Site Address: 36 Ayre Street, Mosgiel,
Reference: Richard-908
Contact: Richard Hanrahan, Dunedin, (03) 488 5632

Model:	Versatile 600 Series
Size & Stud Height:	9.0m long x 9.0m wide, with 2.1m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	High wind zone
Cladding Type:	Superclad 'hidden-nail' profile
Gable Cladding:	Cladding profile
Gable Soffit:	None
Downpipes Location:	Front of building



Foundation detail n.t.s (typical)

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1500mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15. For raking ceiling (skillion roof) refer VB 2000, Sheet 13.

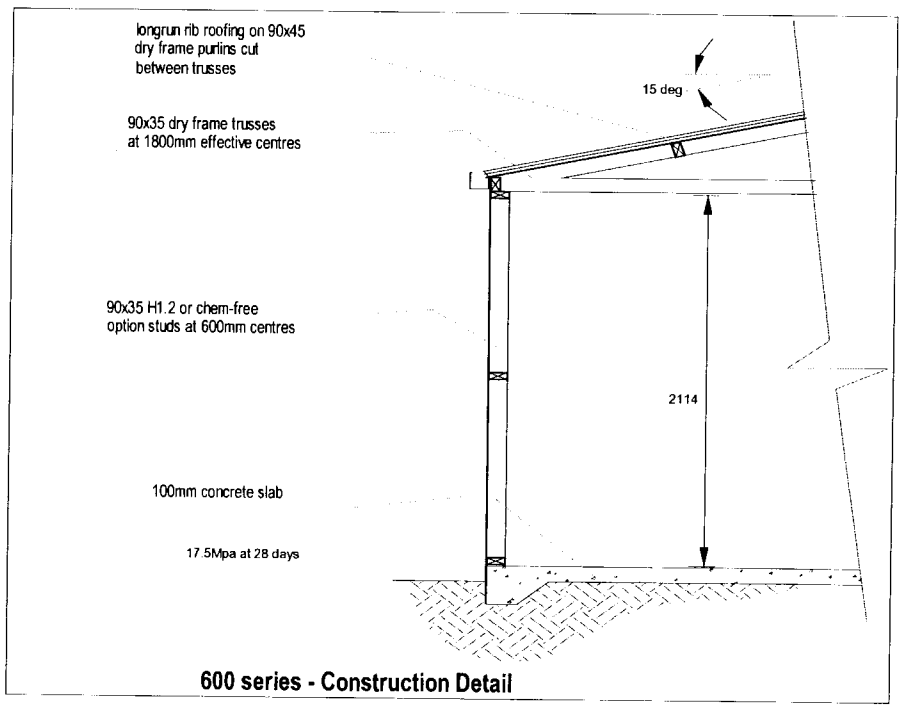
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7.
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

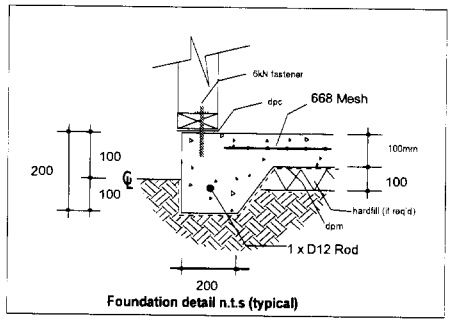
WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4."
For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.



600 series - Construction Detail

Versatile Buildings 600 Series Concrete Plan

Job No.:	Richard-908
Customer:	Julie Walker
Site Address:	36 Ayre Street, Mosgiel,
Customer Phone:	4897113 (Home)
Contact:	Richard Hanrahan, Dunedin, (03) 488 5632
Building Size:	9.0m long x 9.0m wide
Stud Centres:	600mm
Foundation Type:	Foundation Garage
Reinforcing:	1 x D12 with 668 mesh to slab
DPM:	To all of slab
Concrete m^3:	0
Fill m^3:	0
Concrete Rating:	17.5Mpa
Concrete Floor Details:	Based on clear and level site
	Use of concrete pump due to access issues
	'Float' finish for smooth appearance (Bull Float)
	Ramp not included
	Subject to final site inspection



Foundation detail n.t.s (typical)

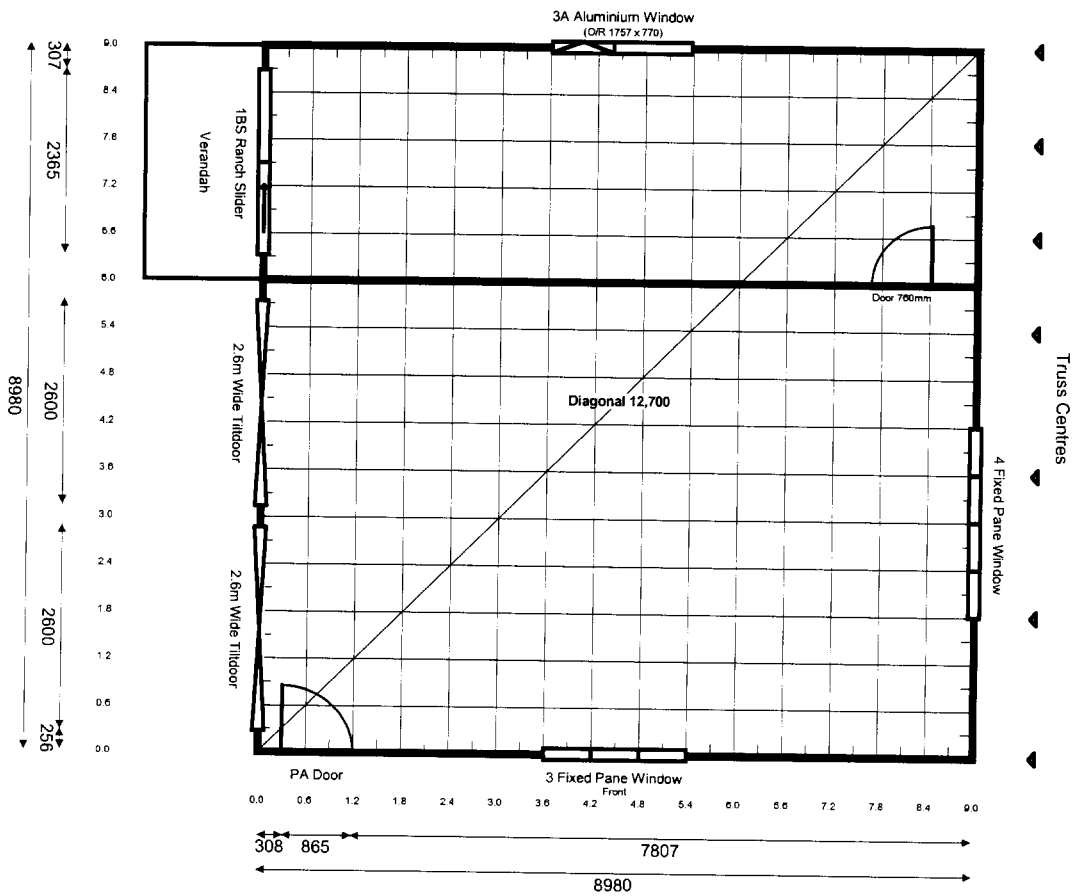
Notes:

(notes to go here)

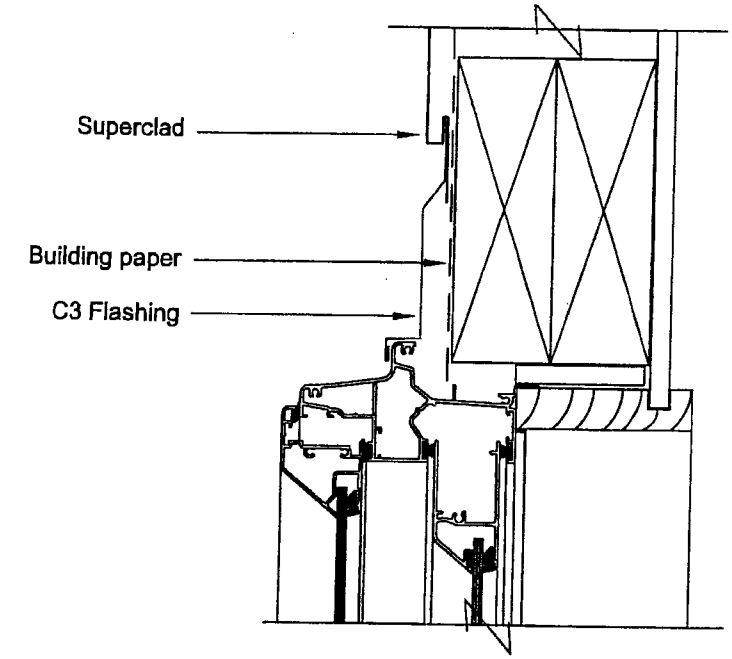
FLOOR LEVEL

The Height of the finished floor level above adjacent ground shall be no less than:-
For masonry veneer wall claddings - 100mm if ground permanently paved or 150mm if ground unpaved.
For cladding other than masonry - 150mm if ground permanently paved or 225 if unpaved.

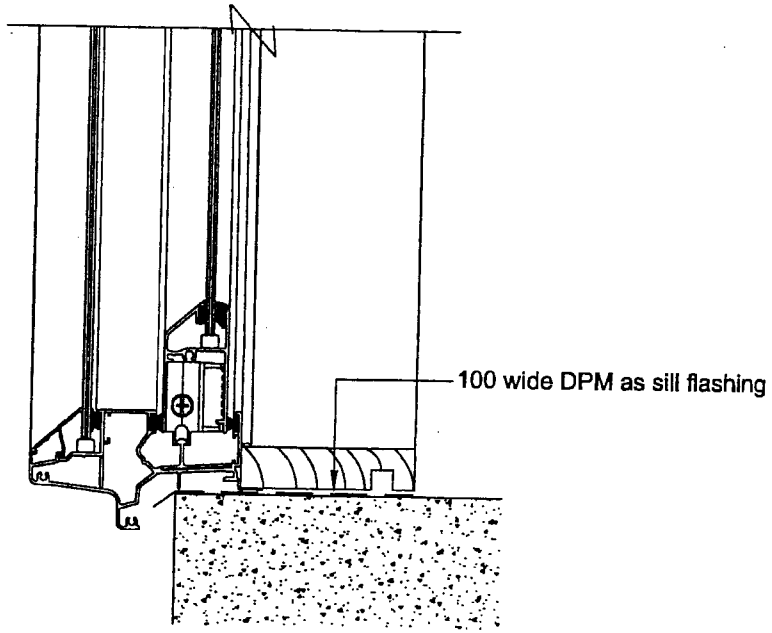
Slab Size 8980 x 8980



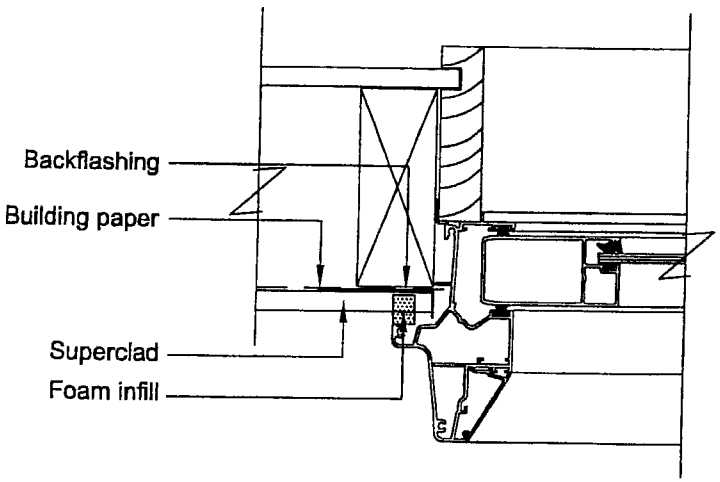
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED



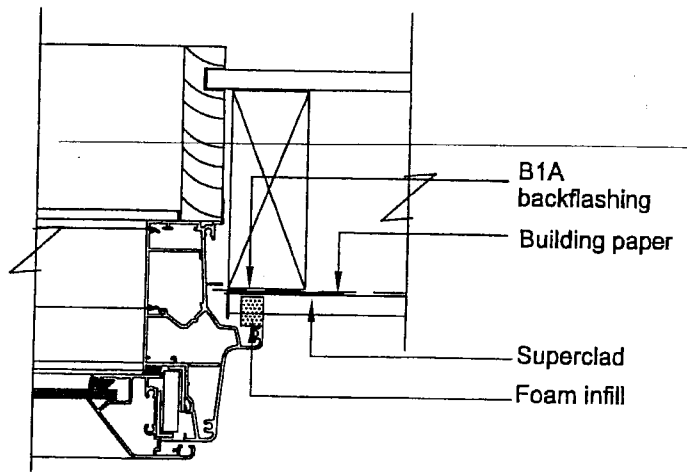
Slider Head Detail



Slider Sill Detail



Slider Jamb Detail



Slider Jamb /Opening Sash Detail

VERSATILE® BUILDINGS

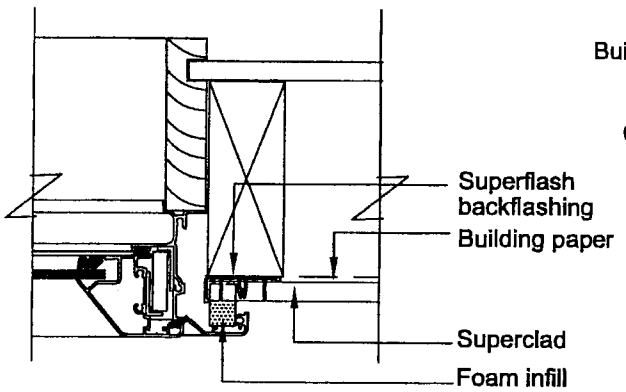
PROJECT TITLE
Standard Flashing Details

DRAWING TITLE
Aluminium Slider Detail
- Rylock Aluminium Profile

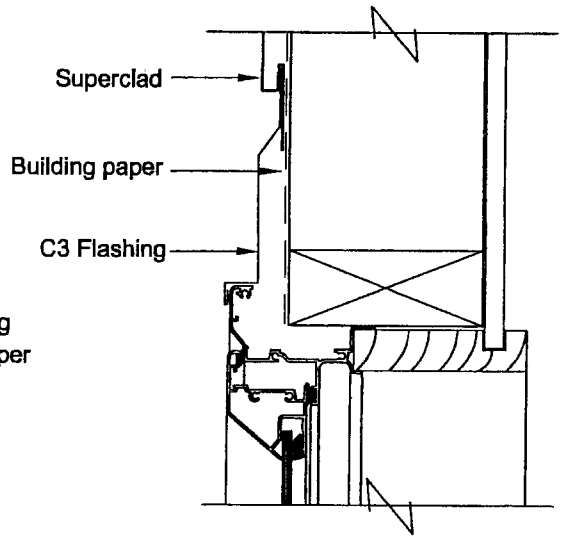
Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

SCALE: NTS DATE: SEP 03
REVISION: Ver 1.1 FILE: 1234

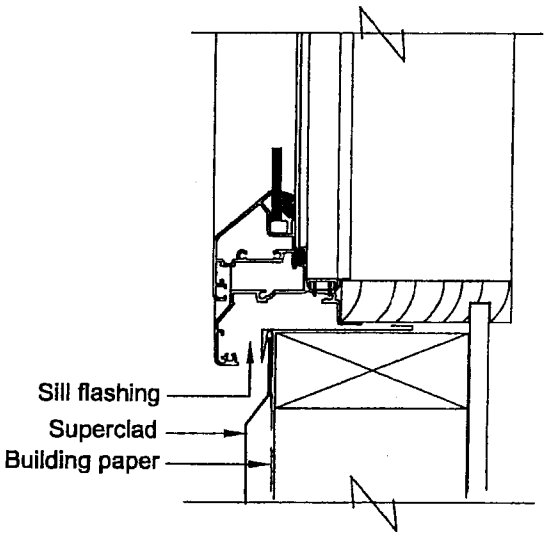
SHEET: 6 OF: 6



Window Jamb Detail



Window Head Detail



Window Sill Detail

VERSATILE BUILDINGS

PROJECT TITLE
Standard Flashing Details

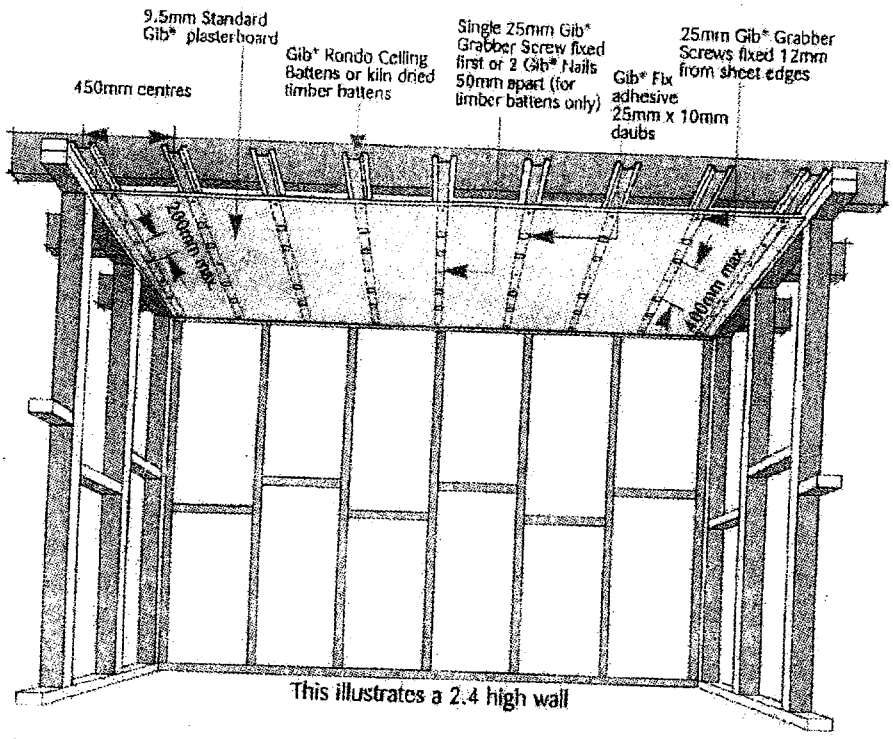
DRAWING TITLE
Aluminium Window Details
- Rylock Aluminium Profile

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

SCALE: NTS DATE: SEP 03
REVISION: Ver 1.4 FILE: 1234
SHEET: 4 OF: 6

Building Instruction - Gib - Board Fixing

4.3 Fixing Ceiling Linings to Timber or Steel Battens

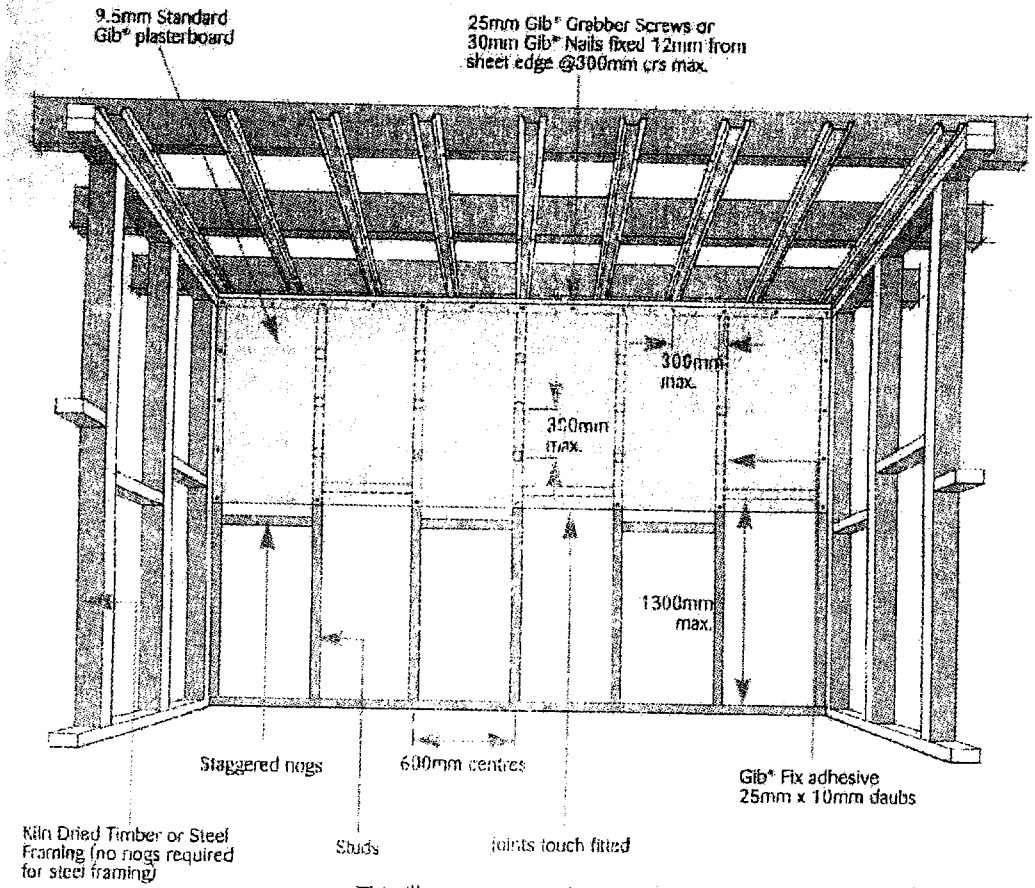


This illustrates a 2.4 high wall

- **Always fix sheets at right angles to battens or joists.**
- 9.5mm Standard Gib® plasterboard to span max 450mm centres.
- Fix from the centre of the sheet outwards.
- Seat the first fastener level with the surface of the plasterboard. Do not drive home. Second fastener can be seated just below surface then drive the first one just below surface.
- **Do not place adhesive at sheet perimeters or under nails or screws. This may lead to nail or screw pops.**

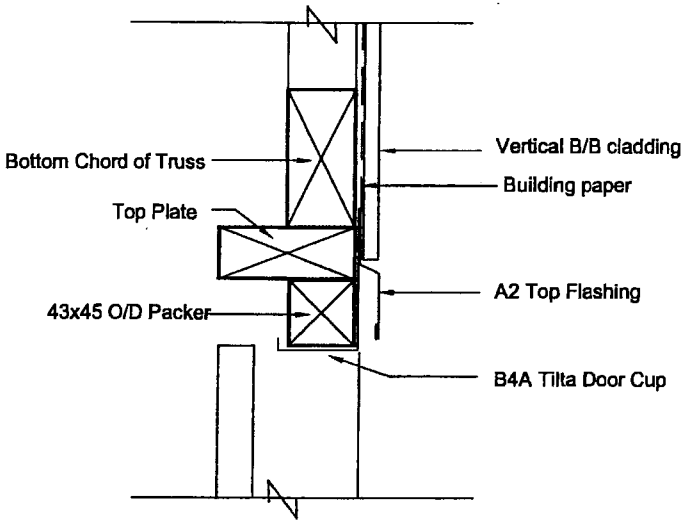
CEILING LINING

4.4 Fixing Wall Linings - Horizontal Method for Timber or Steel Framing

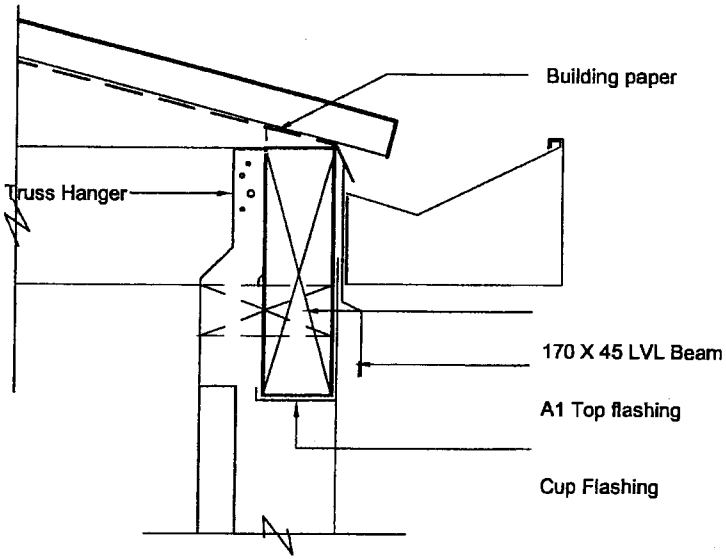


This illustrates a 2.4 high wall

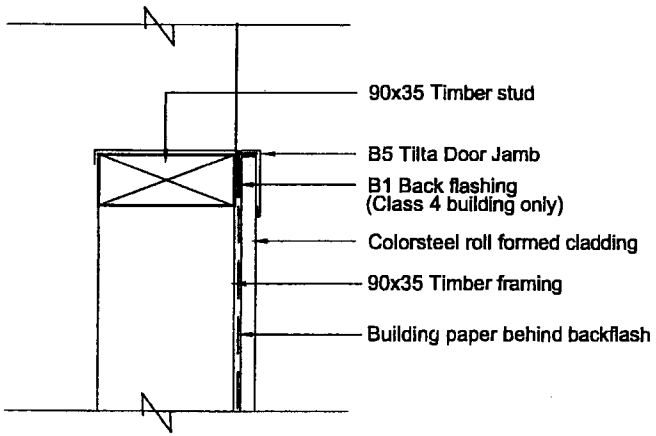
WALL LINING 600 Series



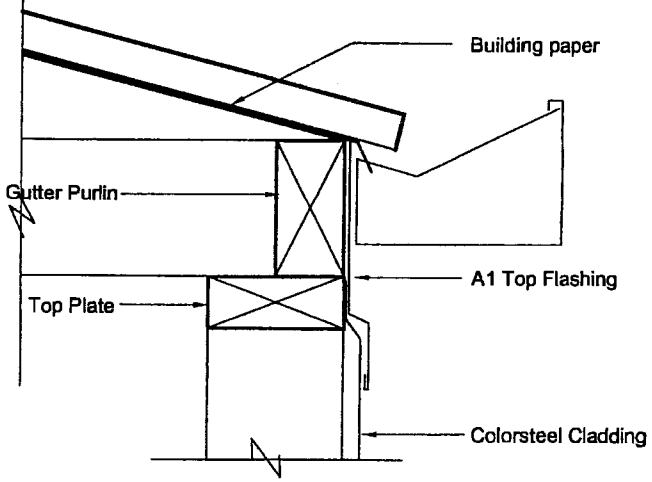
Tilta Door Head Detail - Front Entry
(Class 4 & 5 Building)



Tilta Door Head Detail - Side Entry - LVL Beam
(Class 4 & 5 Building)



Tilta Door Jamb Detail
(Class 4 & 5 Building)



Typical Top Flashing Detail
(Class 4 & 5 Building)

Note: Building Paper to framing is optional on standard garages

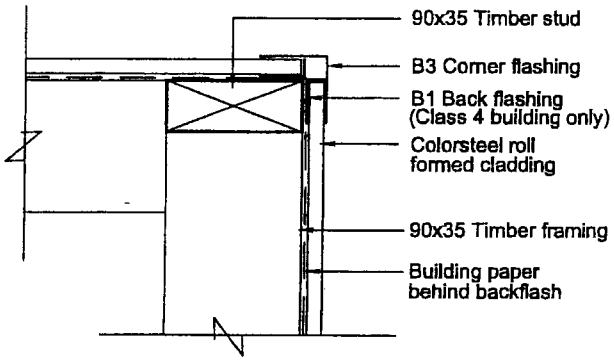
VERSATILE BUILDINGS

PROJECT TITLE
Standard Flashing Details

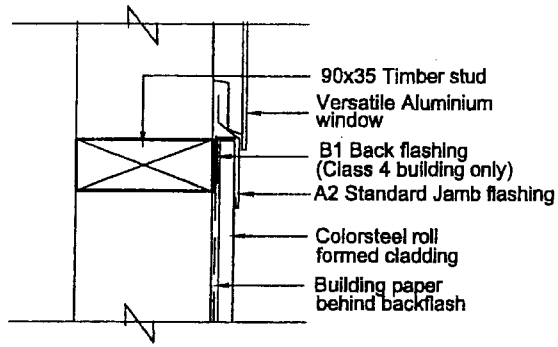
DRAWING TITLE
Tiltdoor Details

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

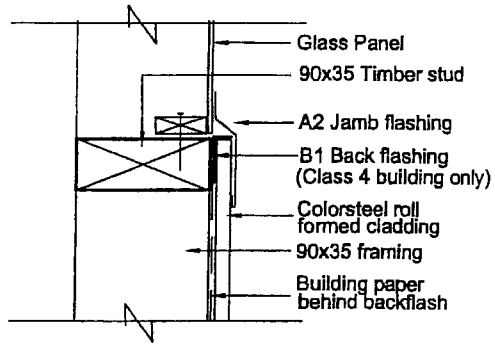
SCALE: 1:5 DATE: SEP 03
REVISION: Ver 1.1 FILE: 1234
SHEET: 2 OF: 6



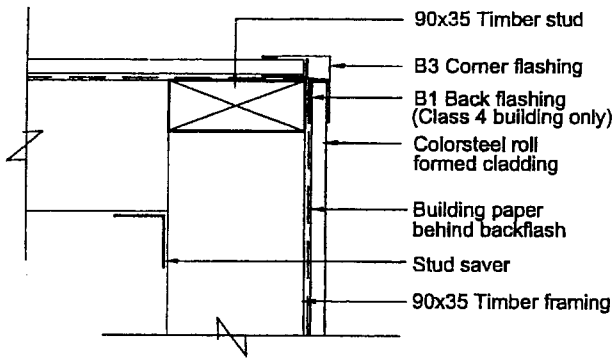
Corner Flashing Detail
(Class 4 & 5 Building)



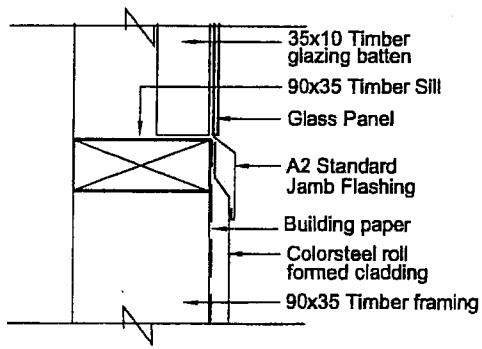
Versatile Alum. Window Jamb Detail
(Class 4 & 5 Building)



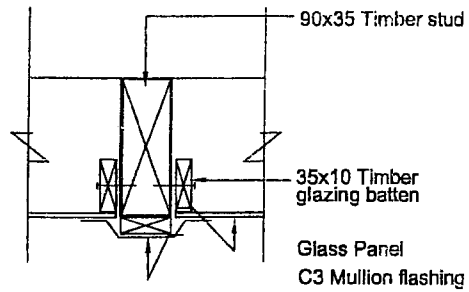
Standard Window Jamb Detail
(Class 4 & 5 Building)



Corner Flashing Detail
(Class 4 & 5 Building)



Standard Window Sill Detail
(Class 4 & 5 Building)



Standard Mullion Detail
(Class 4 & 5 Building)

Note: Building Paper to framing is optional on standard garages

VERSATILE BUILDINGS

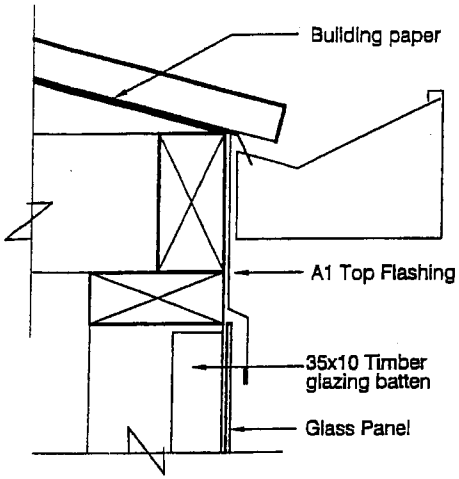
PROJECT TITLE
Standard Flashing Details

DRAWING TITLE
Corner & Window Details

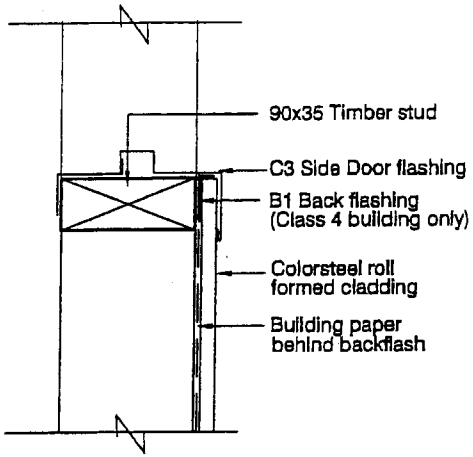
Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

SCALE: NTS DATE: SEP 03
REVISION: Ver 1.1 FILE: 1234

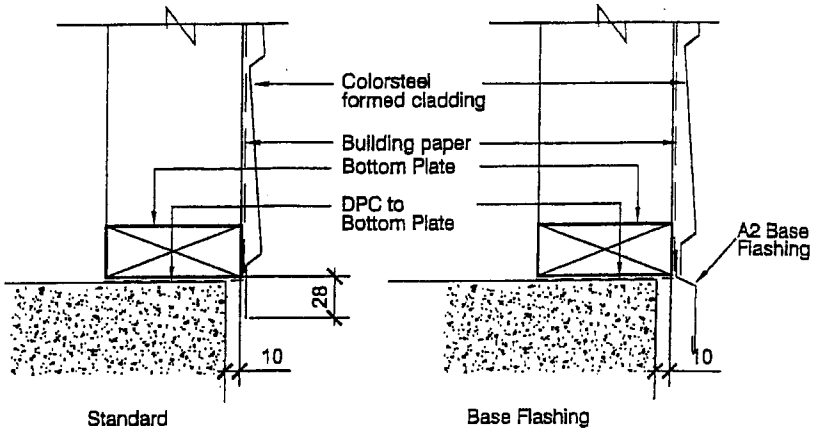
SHEET: 1 OF: 6



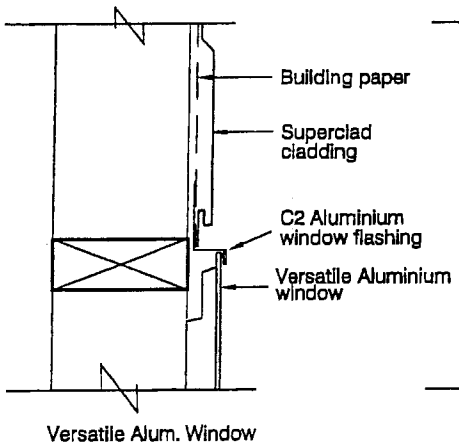
Window Head 2.114 Stud -
(Class 4 & 5 Building)

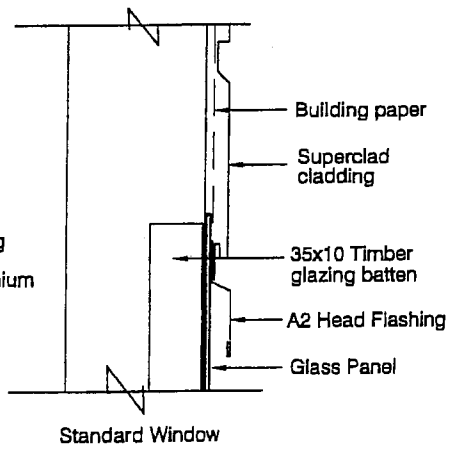


Side Door Jamb Detail
(Class 4 & 5 Building)

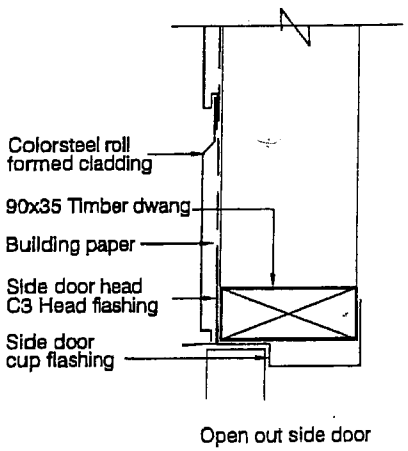


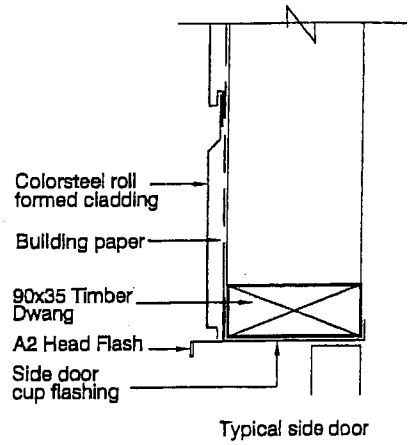
Typical Base Flashing
(Class 4 & 5 Building)





Typical Window Head
(Class 4 & 5 Building)





Side Door Head Detail
(Class 4 & 5 Building)

Note: Building Paper to framing is optional on standard garages

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992

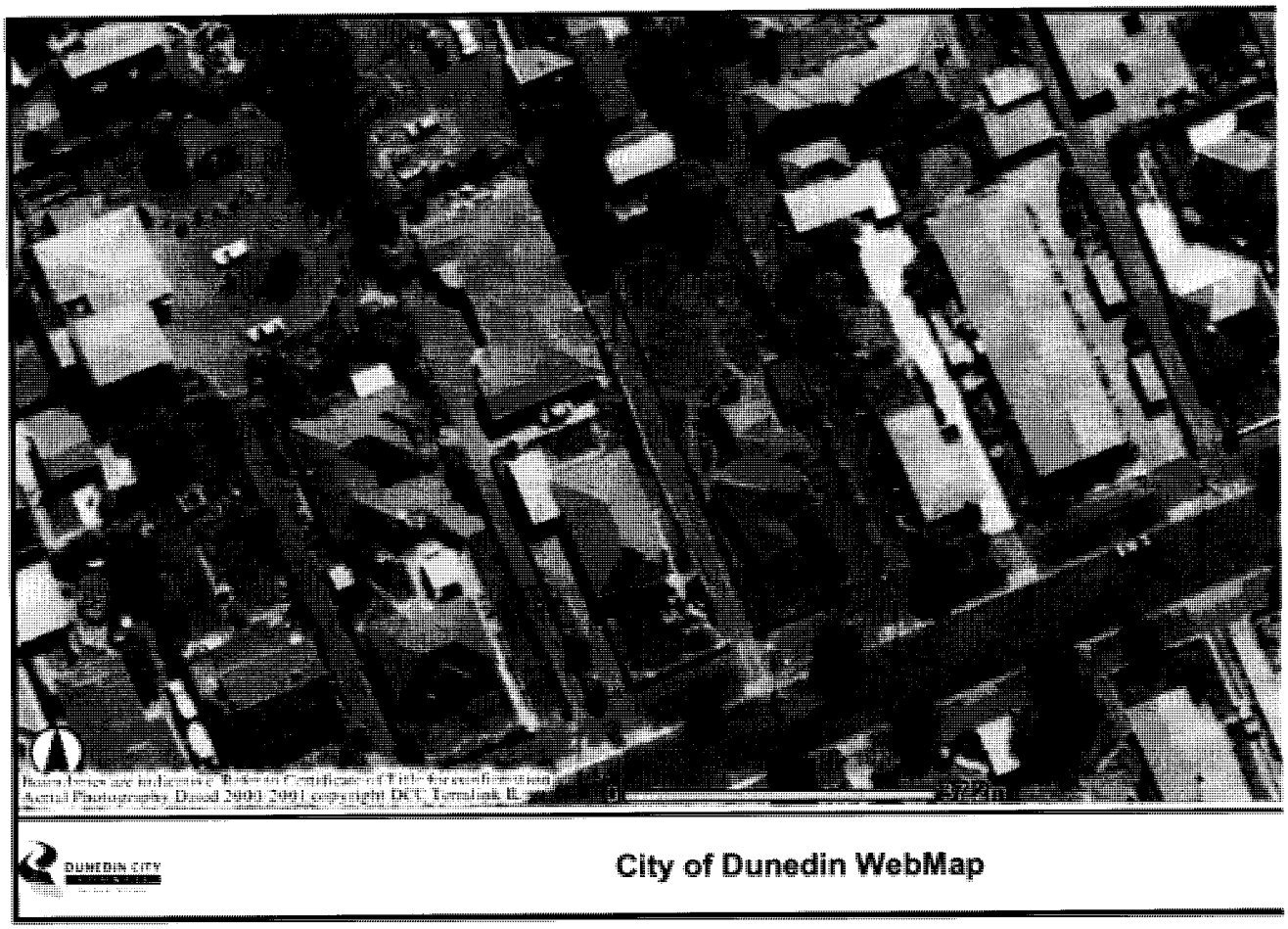
VERSATILE® BUILDINGS

PROJECT TITLE
Standard Flashing Details

DRAWING TITLE
Window & Door Details

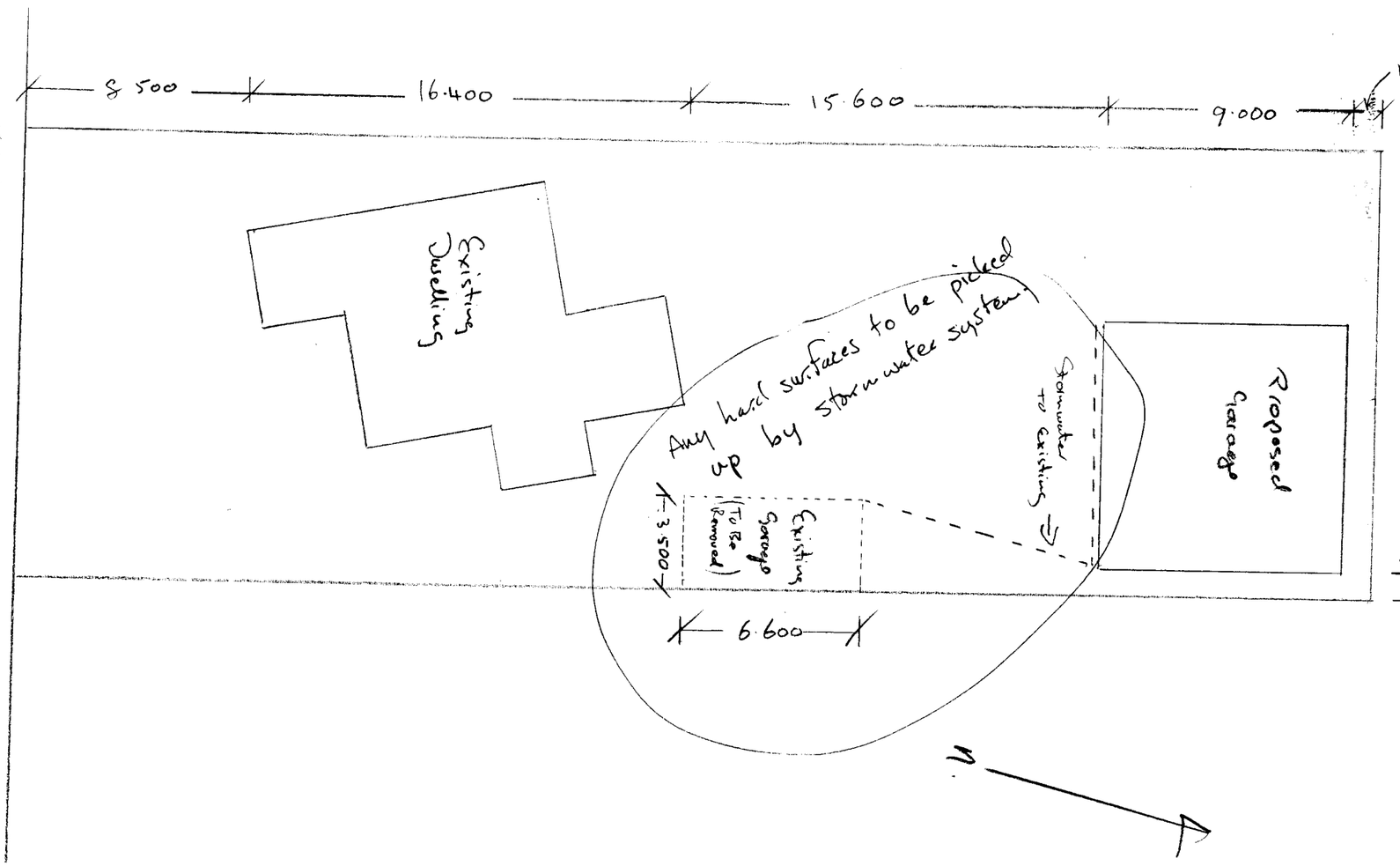
SCALE: 1:5 (1:5) DATE: SEP 03 FILE: Ver 1.1 1234

SHEET: 3 OF: 6


City of Dunedin WebMap

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

Plumbing and Drainage
To comply with approved documents: E1/AS1, G12/AS1 G13/AS1 & 2



DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building — Date 4/10/06
Drainage — Date 4/10/06
Health — Date

NOTE
Any drive way or hard surfaces are to be picked up by stormwater system and piped to an approved outlet.

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
RMA20060861 lodged 8/9/06
The Plans for this development do not comply with the District Plan(s)

Mwhite — Signed
14/9/06 — Dated

SITE DETAILS
LOT: 6
DP: 7159
CT:

NOTES:

Construction to comply with NZS4203:1992, AZ/NZS4600:1996, NZS3101 and the New Zealand Building Code.
Refer to Producer Statement TS3000.

VERSATILE BUILDINGS
HEAD OFFICE:
112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

PROJECT TITLE: *Proposed Building for:* Jo A Walker

DRAWING TITLE: SITE PLAN

SCALE: 1:200 DATE:
DRAWN: V.B. Ltd FILE:

SHEET: 1 OF: 2

SITE INFORMATION

Address:
36 Ayr Street, Mosgiel

Lot: 6 **DP:** 7159
Area: 794m²
Wind Region: A
Lee Zone: No
Ground Roughness: Urban
Site Exposure: Sheltered
Topographic Class: T1
Wind Zone: Medium
Eq Zone: 1
Exposure Zone: C
Rainfall Intensity: 40mm/hr
Climate Zone: 3
Snow Loading Zone: N5-Sea level
Snow Load Allowance: Up to 1kPa
Local Authority
Dunedin City Council

Wall insulation is to be retrofitted external and internal walls:

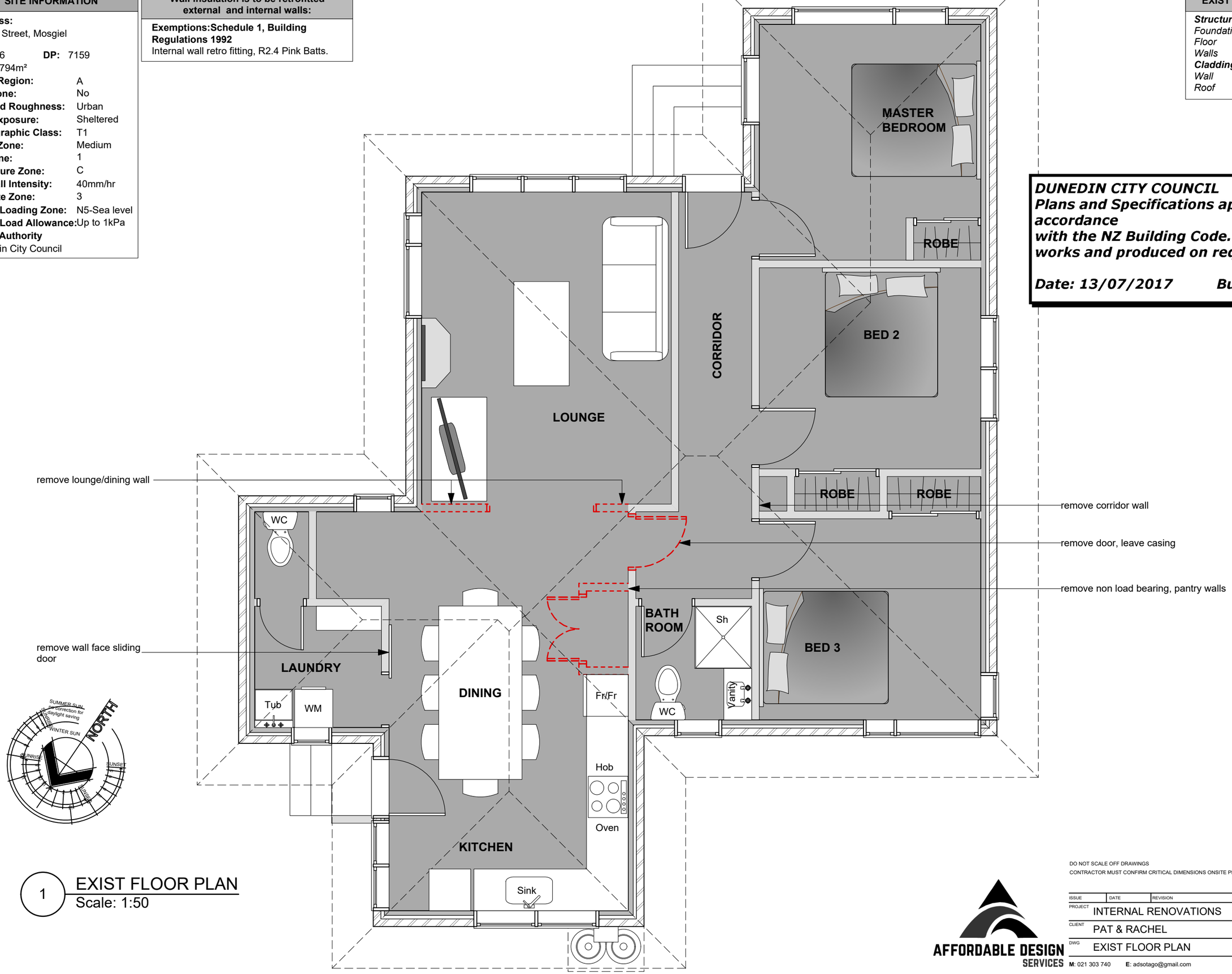
Exemptions:Schedule 1, Building Regulations 1992
Internal wall retro fitting, R2.4 Pink Batts.

EXIST BUILDING CONSTRUCTION

Structure:	
Foundations	- Conc perimeter
Floor	- Timber
Walls	- Timber frame
Cladding:	
Wall	- Brick veneer
Roof	- Corrugated iron

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code. To be retained on works and produced on request.

Date: 13/07/2017 ***Building: D Wilkie***



1 EXIST FLOOR PLAN
Scale: 1:50

DO NOT SCALE OFF DRAWINGS
CONTRACTOR MUST CONFIRM CRITICAL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT

AFFORDABLE DESIGN SERVICES
M: 021 303 740 E: adsotago@gmail.com

ISSUE	DATE	REVISION	
PROJECT	INTERNAL RENOVATIONS		PROJECT # 1720
CLIENT	PAT & RACHEL	DATE # Date	DWG #
		SCALE @ A3 AS/SH	A01
DWG	EXIST FLOOR PLAN	DRAWN RT	
		CHKD WS	REVISION

FRAMING AND STUD SIZES

Perimeter Load-bearing walls:

- **Up to 2.4m stud height:**

90 x 45mm studs @ 600mm crs
H1.2 SG8.
Bottom plate 90 x 45mm H3.2 SG6.

Internal Load bearing and Non-load bearing walls:

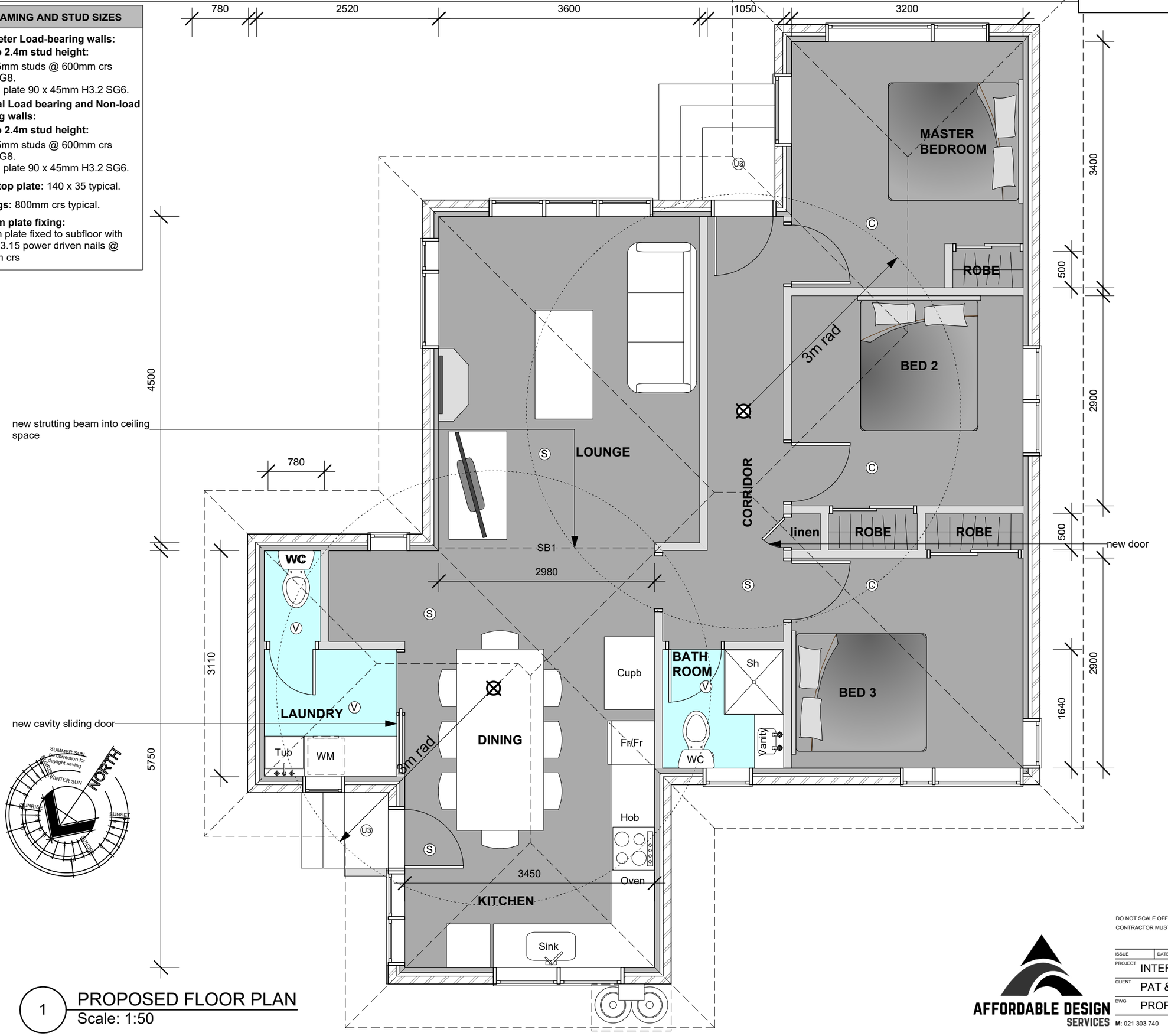
- **Up to 2.4m stud height:**

90 x 45mm studs @ 600mm crs
H1.2 SG8.
Bottom plate 90 x 45mm H3.2 SG6.

Extra top plate: 140 x 35 typical.

Dwangs: 800mm crs typical.

Bottom plate fixing:
Bottom plate fixed to subfloor with 3/90 x 3.15 power driven nails @ 600mm crs



1 PROPOSED FLOOR PLAN
Scale: 1:50

FLOOR AREA

Total Floor Area = 99.4m²

FLOOR FINISHES

- (C) = Carpet
- (V) = Vinyl
- (U3) = Exposed Concrete
- (S) = Strip Veneer

GENERAL NOTES

Prior to setting out always cross reference the foundation plan with the floor plan. Refer to the truss manufacturers producer statement for additional load bearing requirements. In the case of any discrepancies, contact designer immediately.

Confirm kitchen & bathroom layout, shower tray and vanity sizes before commencing wall framing. Nog for support as necessary.

JOINERY & GLAZING

Exterior joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, report any changes to designer PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

All joinery head heights are 2.0m unless otherwise stated.

All internal doors to be hollow core with architraves.

Glazing in accordance with NZS 4223.3:2016
Double glazing to all new window and door joinery excluding garage. Typical glazing clear float glass, Obscure float glass to bathrooms & toilets. Joinery manufacturer to confirm location of safety glass as required by standards.

ELECTRICAL

Electrical work & products used are to comply with NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786, NZS 6401, AS/NZS 60598

FIRE DETECTION

= Smoke Alarm

Type 1 domestic smoke alarm located within 3m of every sleeping space door and all escape routes on all levels within the household unit.

DO NOT SCALE OFF DRAWINGS
CONTRACTOR MUST CONFIRM CRITICAL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT

ISSUE	DATE	REVISION

PROJECT	INTERNAL RENOVATIONS		PROJECT # 1720
CLIENT	PAT & RACHEL	DATE # Date	DWG # A02
		SCALE @ A3 AS/SH	
DWG	PROPOSED FLOOR PLAN	DRAWN RT	
		CHKD WS	REVISION

AFFORDABLE DESIGN SERVICES
M: 021 303 740 E: adsotago@gmail.com

ROOF FRAMING

- **L1**

140 x 90 H1.2 SG8

As per NZS3604:2011 Table 8.1

- **SB1**

2/150 x 63 Hyspan

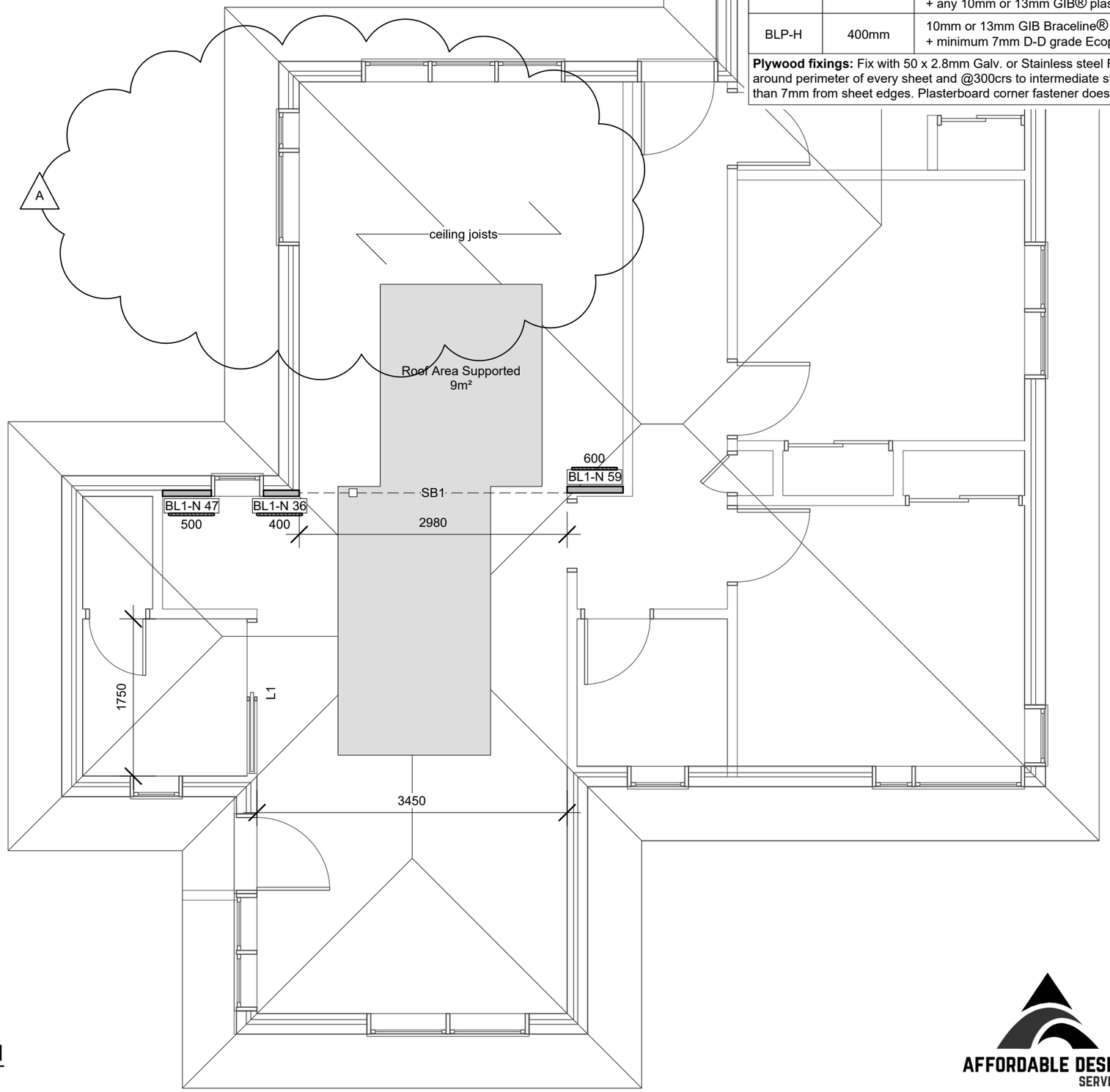
Hyspan strutting beams designed & calculated with CHH Design IT software refer attached PS1.

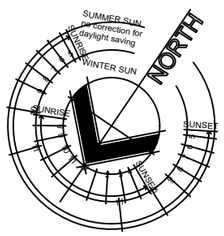
BRACING REPLACEMENT CALCULATIONS

Length of Walls Removed	**1.5m**
Assumed bracing Units m²	**70**
Assumed Bracing Units Removed:	**105**
Bracing Units Added:	**142**

Element Code	Minimum Wall Length	Lining Requirements	Hold Downs
GS1-N	400mm	10mm or 13mm GIB® Std plasterboard one side	n/a
GS2-N	400mm	10mm or 13mm GIB® Std plasterboard both sides	n/a
GSP-H	400mm	10mm or 13mm GIB® Std plasterboard one side + minimum 7mm D-D grade Ecoply [EP1] other side	required
BL1-H	400mm	10mm or 13mm GIB Braceline® plasterboard one side	n/a
BLG-H	400mm	10mm or 13mm GIB Braceline® plasterboard one side + any 10mm or 13mm GIB® plasterboard other side	required
BLP-H	400mm	10mm or 13mm GIB Braceline® plasterboard one side + minimum 7mm D-D grade Ecoply [EP1] other side	required

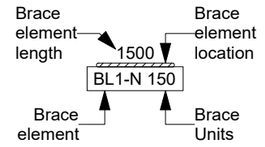
Plywood fixings: Fix with 50 x 2.8mm Galv. or Stainless steel FH nails. Fasteners @ 150 crs around perimeter of every sheet and @300crs to intermediate studs. Place fasteners no closer than 7mm from sheet edges. Plasterboard corner fastener does not apply to plywood.





2 CEILING PLAN
Scale: 1:50

BRACING KEY



Refer following page for specified bracing element system lining type, fixing and hold down requirements

GIB LININGS [GENERAL]

Handle, store, install, fix and maintain GIB® products in accordance with the latest Winstones GIB® fixing site guide. These instructions must be followed if GIB® systems are to achieve their claimed performance levels. Ensure compatibility of jointing compounds, adhesives, fasteners and other drywall products. Control joints spaced @ 9m crs along unbroken wall runs and 9m in each direction in ceilings.

TOP PLATE CONNECTION

Walls that are at right angles to the external walls require jointing at top plates as follows:

- Walls that contain bracing elements of not more than 125 BUs require at least one fixing of 6 kN capacity to an external wall.
- Walls that contain bracing elements that exceed 125 BUs and up to 250 BUs require a minimum of 6 kN connections to two external walls.
- Walls that contain bracing elements over 250 BUs, require a minimum of two connections to external walls, each connection to be a minimum of 2.4 kN per 100 BUs contained in the wall.
- The fixings required for the walls at right angles, as above, can be direct attachment or through framing members in line with wall; e.g. a truss bottom cord or ceiling joist.

SERVICE PENETRATIONS

Small openings [e.g. power outlets] of 90 x 90mm or less may be placed no closer than 90mm to the edge of the bracing element.

DO NOT SCALE OFF DRAWINGS
CONTRACTOR MUST CONFIRM CRITICAL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT

ISSUE	DATE	REVISION
A	7/13/17	CEILING JOIST DIRECTION ADDED;

PROJECT	INTERNAL RENOVATIONS		PROJECT # 1720
CLIENT	PAT & RACHEL	DATE # Date	DWG # A03
		SCALE @ A3 AS/SH	
DWG	CEILING FRAMING PLAN	DRAWN RT	
		CHKD WS	REVISION A

AFFORDABLE DESIGN SERVICES
M: 021 303 740 **E**: adsotago@gmail.com

WET AREA GENERAL NOTES

As the edge profiles of showers and baths can vary significantly between manufacturers, these details are intended only as a guide.

Attention should be paid to ensure:
- Sufficient sealant to effect a waterproof barrier has been used.
- The sealant has been applied in a manner that does not permit water ingress.

Note: The gap between the front face of the shower/bath upstand and the front face of the compressed sheet /GIB Aqualine should be 1-4mm. This may require checking shower tray or bath into framing. Silicone sealants must be of the mould inhibiting type such as GIB® Aquaseal type and must be compatible with shower/bath surfaces and the impervious lining.

SURFACE FINISHING

Wet areas such as bathrooms, toilets, laundries and kitchens etc fall into two categories:

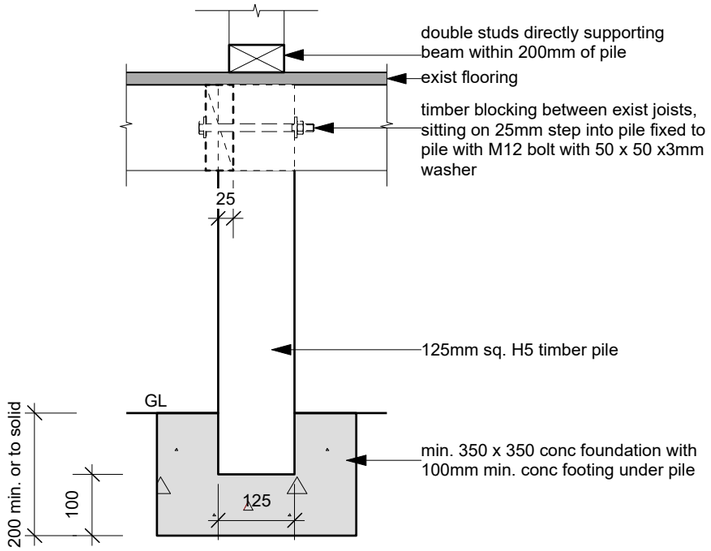
1) Water splash areas: Areas subject to intermittent splash of water around sanitary fittings and appliances such as baths, vanities, laundry tubs, sinks, etc. These areas are required to have an impervious, easily cleaned surface. Sheet linings must be finished with vinyl coated wallpaper or 1/coat GIB® Sealer + 2/coats gloss or semi gloss enamel or acrylic enamel paint.
2) Shower enclosures: Areas subject to more frequent, larger quantities of water, and include shower enclosures and shower over bath areas. The NZBC E3/AS1 requires these areas to be impervious, and specifically excludes any paint and wallpaper finishes. Where ceramic tile or stone finishes are applied, E3/AS1 requires that they "shall be laid on a continuos impervious substrate or membrane."

Floor surfaces: Slip resistance to wet area floors shall have a mean coefficient of friction μ, of not less than 0.4 when tested in accordance with AS/NZS 3661.1. Refer D1/AS1 Table 2.

Ongoing maintenance of wet areas is also important to maximise the life of the wet area.

TILE WATER PROOFING

Ardex latex undertile water proofing system - Work to be carried out by an Ardex approved Superflex Waterproofing applicator. A producer statement of work is to be provided upon completion.

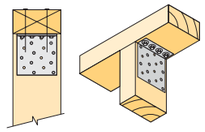


1 ORDINARY PILE DETAIL
Scale: 1:10

FIXING TYPE B
4.7 kN

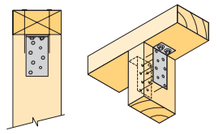
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

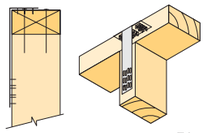
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



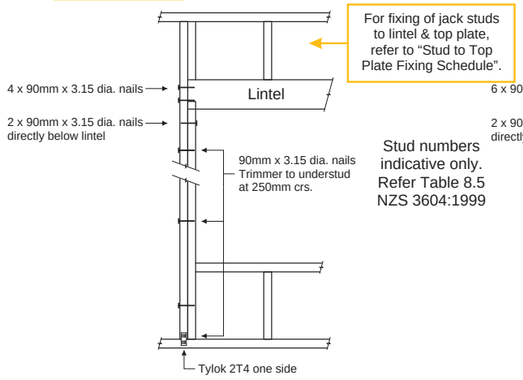
Plus
LUMBERLOK
Stud Strap
(one face only)

3 TOP PLATE FIXING DETAIL
Scale: 1:10

SELECTION CHART FOR LINTEL FIXING

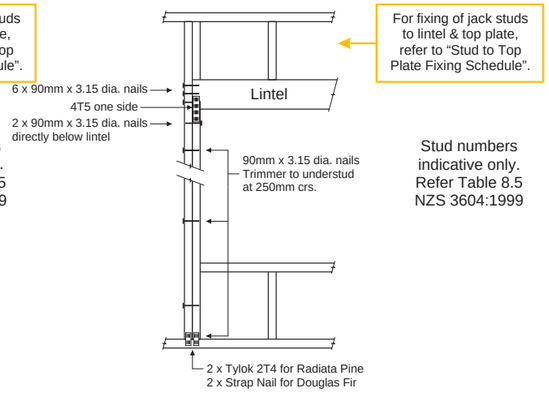
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone L	M	H	VH	EH	Heavy Roof Wind Zone L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

TYPE E
1.4kN



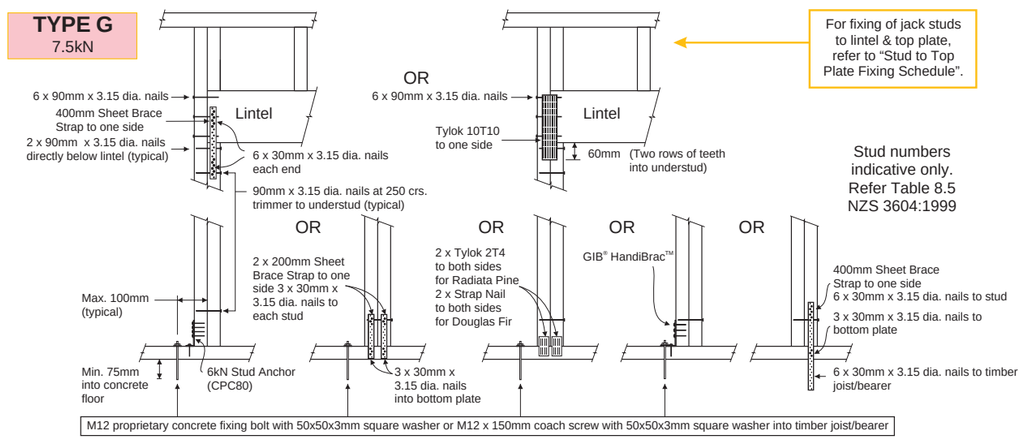
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

TYPE F
4.0kN



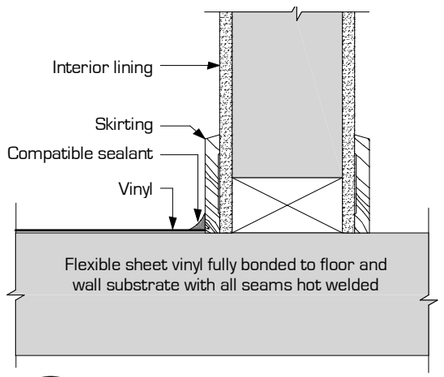
Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

TYPE G
7.5kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:1999

2 LINTEL FIXING CHART
Scale: 1:10



4 VINYL AT WALL DETAIL
Scale: 1:10

DO NOT SCALE OFF DRAWINGS
CONTRACTOR MUST CONFIRM CRITICAL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT

ISSUE	DATE	REVISION

PROJECT	INTERNAL RENOVATIONS		PROJECT # 1720
CLIENT	PAT & RACHEL	DATE # Date	DWG # A04
		SCALE @ A3 AS/SH	
DWG	DETAILS	DRAWN RT	
		CHKD WS	REVISION

AFFORDABLE DESIGN SERVICES
M: 021 303 740 E: adsotago@gmail.com

Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Retic Flow Meter
- Combination Meter
- Manifold Box With Restrictor
- Water Valve - Zone
- Non Return Valve
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- Water Backflow Preventor - RPZ
- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

NOTE:
Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- Redundant Foul Sewer Pipe

NOTE:
Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater

- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- SW Pump Station

NOTE:
Private stormwater drains have the same symbols as those above, however they are coloured light green.

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easment (where recorded)

Full legend can be viewed at https://www.dunedin.govt.nz/council-online/webmaps/waterservices

Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:500
26/06/2020
9:12:53 AM

N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

CERTIFICATE OF ACCEPTANCE

DCCBCA F4 09-v1.0

Section 99, Building Act 2004

COA No:	COA-2014-54	Telephone No:	03 477 4000

APPLICANT	LEGAL DESCRIPTION
S Benson 36 Ayr Street Mosgiel 9024	**Legal Description:** LOT 6 DP 7159 **Location:** 36 Ayr Street Mosgiel **Valuation Roll No:** 28010-52901 **Description of work:** Add Toilet to Dwelling

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- Smoke alarms
- Impervious floor and wall coverings
- Passive ventilation via opening window
- Soil pipe and pan connection

The territorial authority was unable to inspect the following parts of the building work and this certificate is qualified as follows:

- Water supply pipe work

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

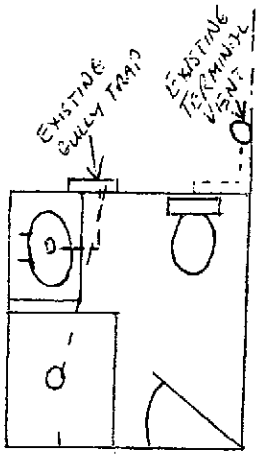
Signed for and on behalf of the Council:

Joe Fitzsimmons
Inspections Team Leader

Date: 8 September 2014

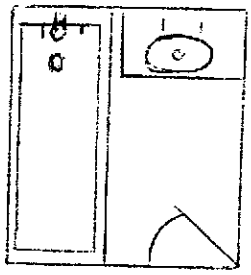
Scale: 2cm = 1mtr

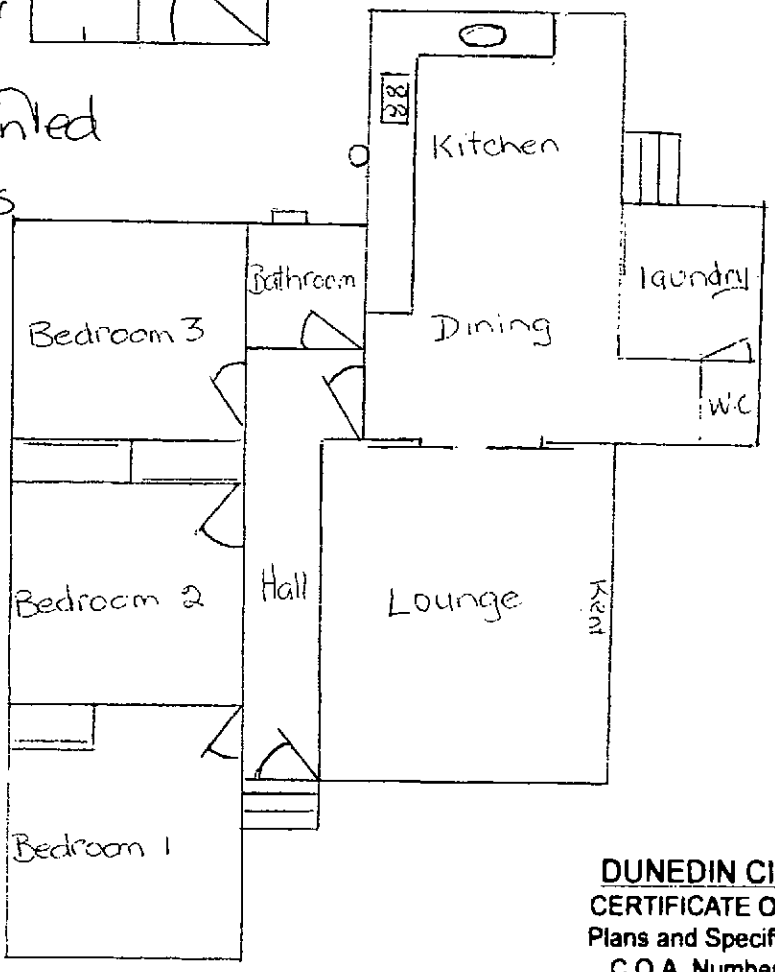
new bathroom plan



Pipework
water waste
PVC Butelyn
Vinyl to bathroom floor
Walls - Gib
Aqualine painted
Smoke alarms in each bedroom + hallway

old bathroom plan





Scale: 1cm = 1mtr

DUNEDIN CITY COUNCIL
CERTIFICATE OF ACCEPTANCE
Plans and Specifications Received
C.O.A. Number 2014 54

Building Date Planning Date
Plumbing Date 2/9/14 Health Date

Documents to be retained on site and provided on request.
Please phone 477 4000 for inspection bookings.
Note.

36 Ayr Street
Mosgiel 9024

COA-2014-54

Borough of Mosgiel

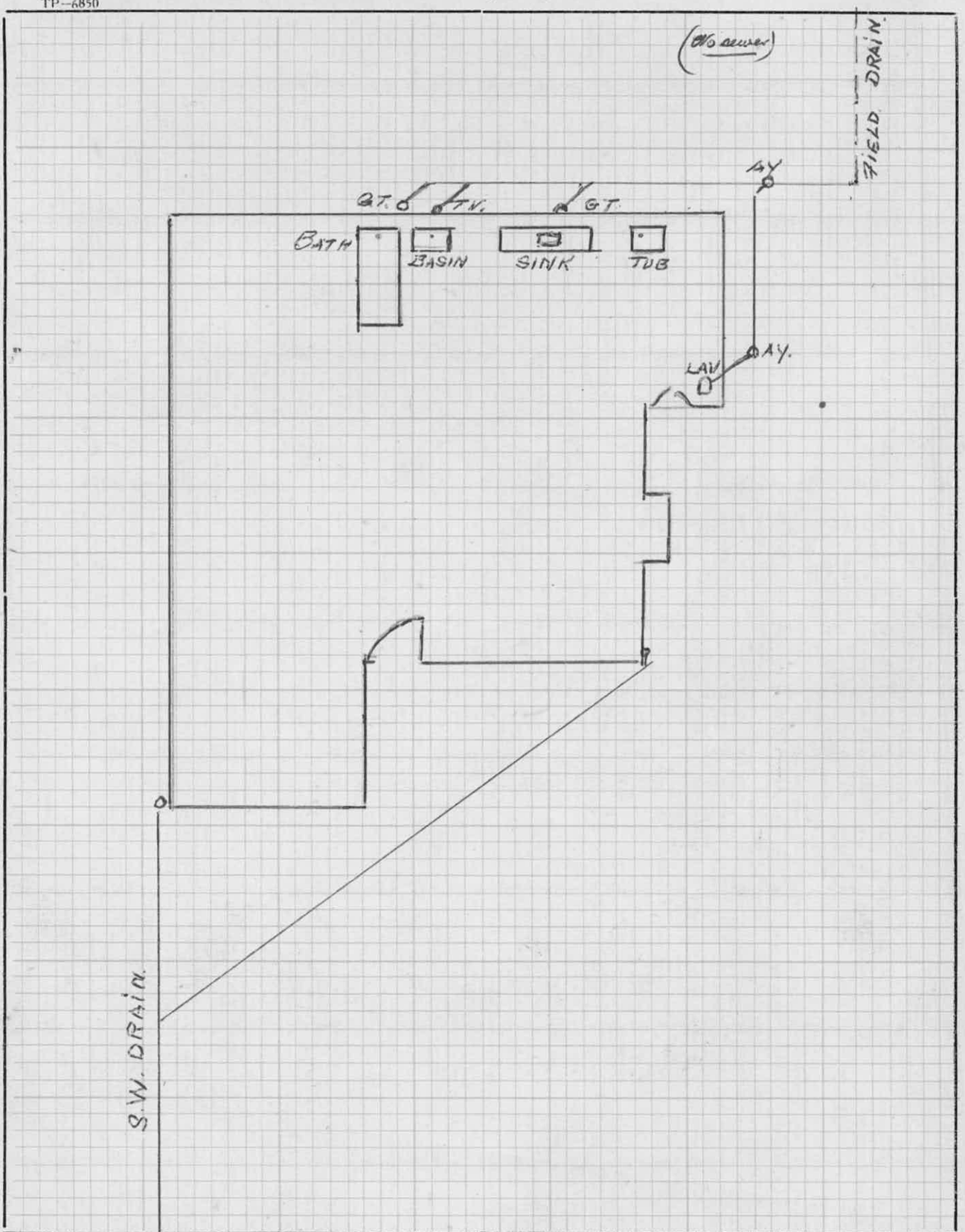
DRAINAGE BLOCK PLAN

REFERENCE:

I.T. means Intercepting Trap	Y.P. means Junction Pipe	M.V. means Main Vent
F.A.I. ,, Fresh Air Inlet	G.T. ,, Gully Trap	T.V. ,, Terminal Vent
I.P. ,, Inspecting Pipe		I.C. ,, Inspection Chamber

Scale—One inch equals eight feet.

TP—6850



Owner Mrs Robinson 36 ~~28~~ 28A Bye Street

Street

Allotment ..... Block .....

Record No .....

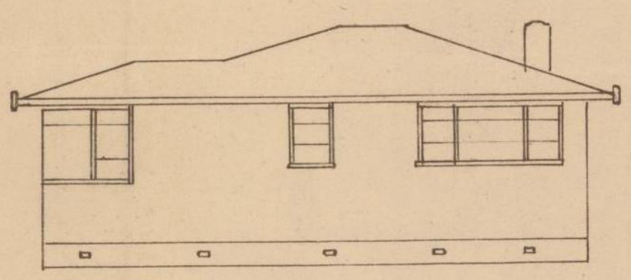
Township of Mosgiel

Signature of Drainer A H Shaw

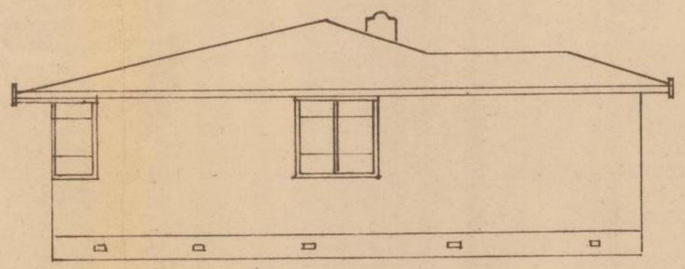
Agt McDonald 75263. Phone.

Proposed Residence for HE Robinson
Lot No 6 DP 7159 Ayr St
Dist Mosgiel Borough LS 359/184
Area 31.4.

Ayr. St.



Elev



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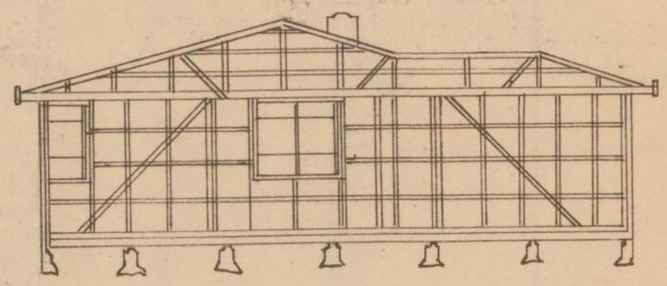
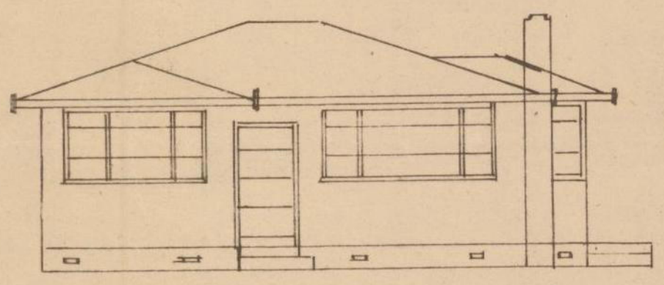
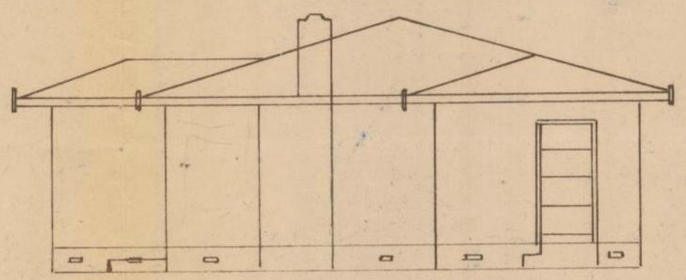




Elev



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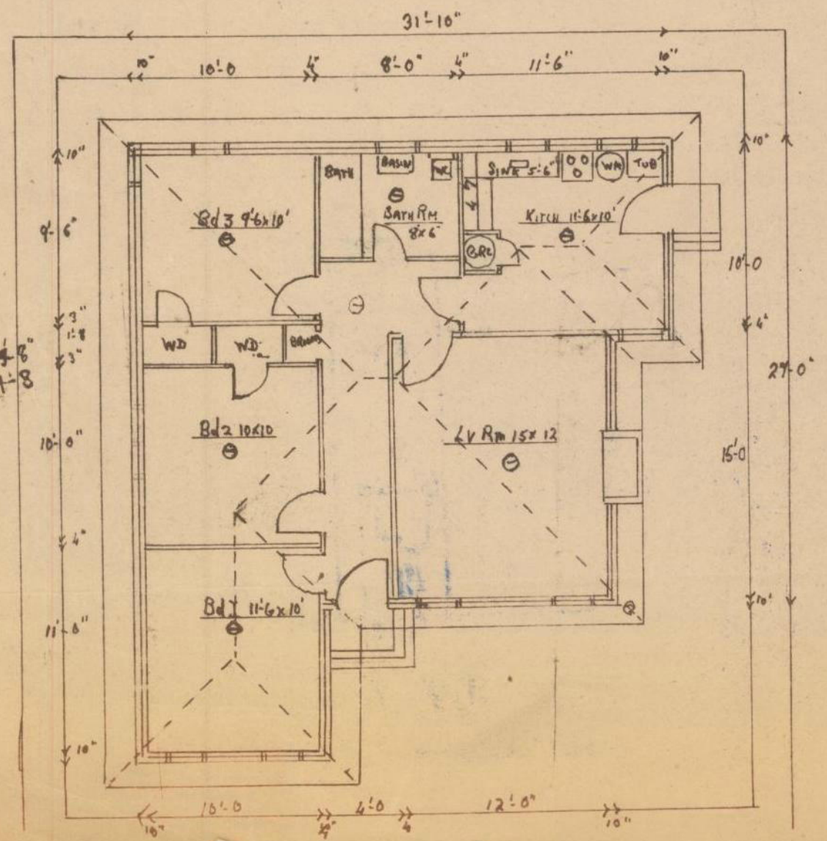
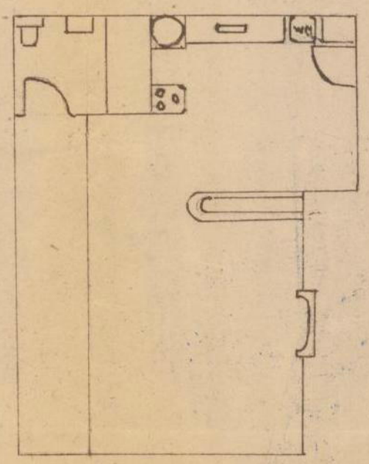
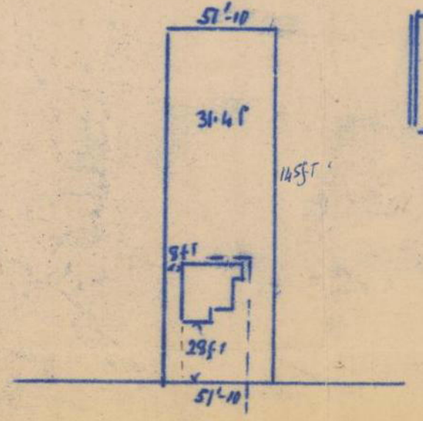


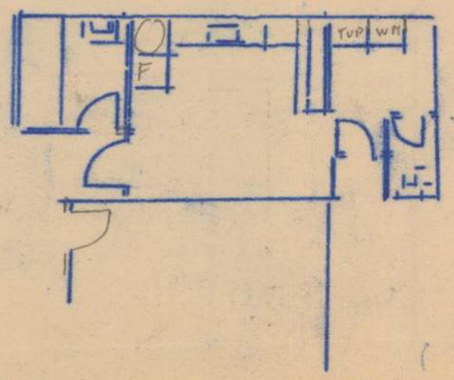


Alt: Kitchen Design

21/4/58
Unit 7
£2,606

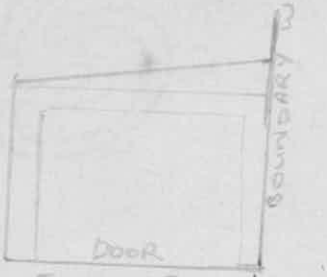


Ayr St

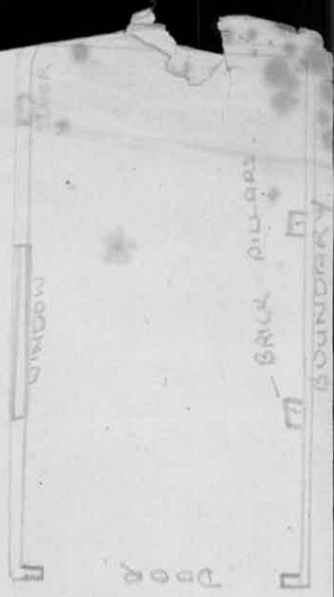


Scale 1ft = ¼"

(For Garage only)



Front Elevation



75'

FRONTAGE 54'

H. S. Palsikar 28 Ayr St.

Borough of Mosgiel

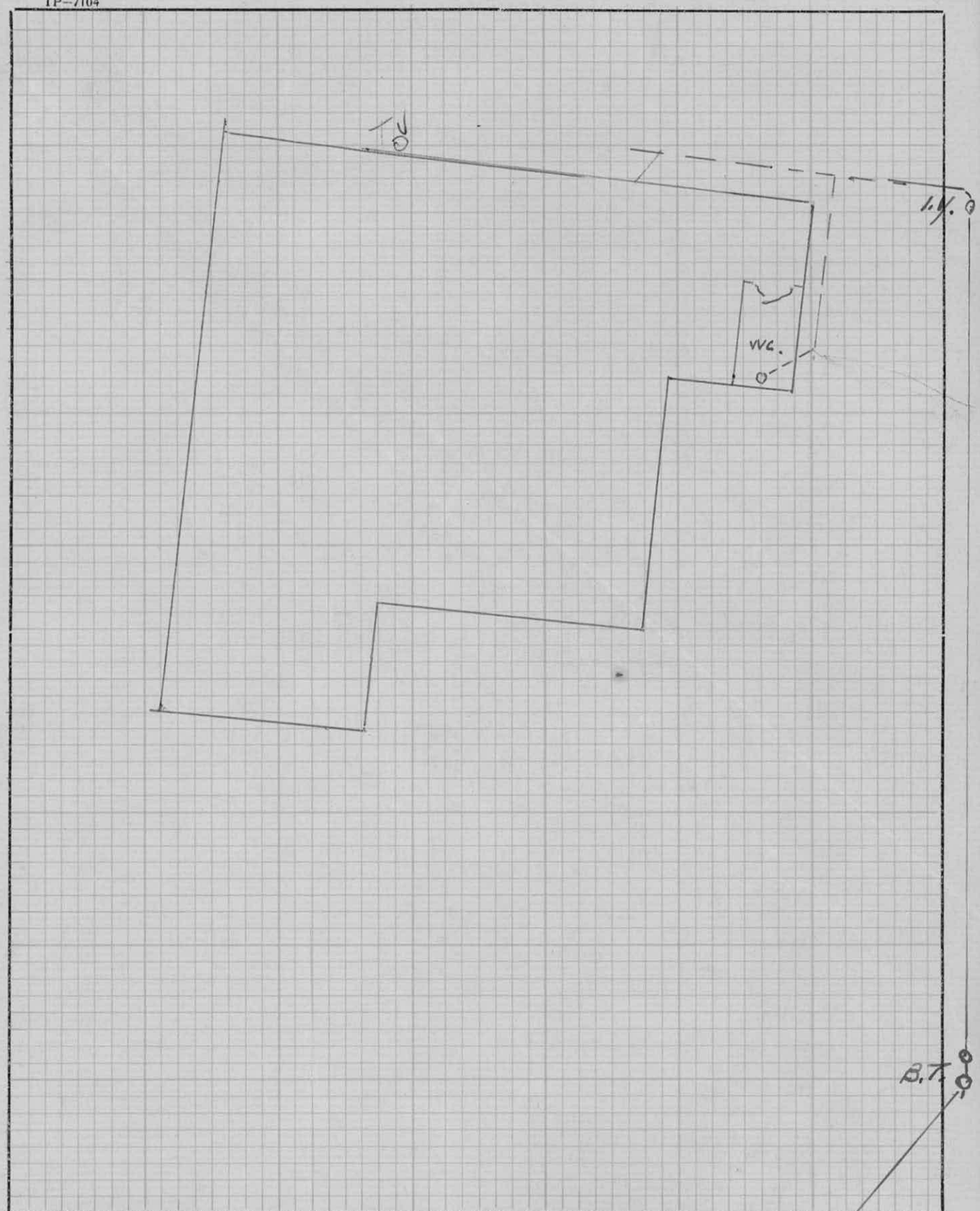
DRAINAGE BLOCK PLAN

REFERENCE:

I.T. means Intercepting Trap	Y.P. means Junction Pipe	M.V. means Main Vent
F.A.I. „ Fresh Air Inlet	G.T. „ Gully Trap	T.V. „ Terminal Vent
I.P. „ Inspecting Pipe		I.C. „ Inspection Chamber

Scale—One inch equals eight feet.

TP—7104

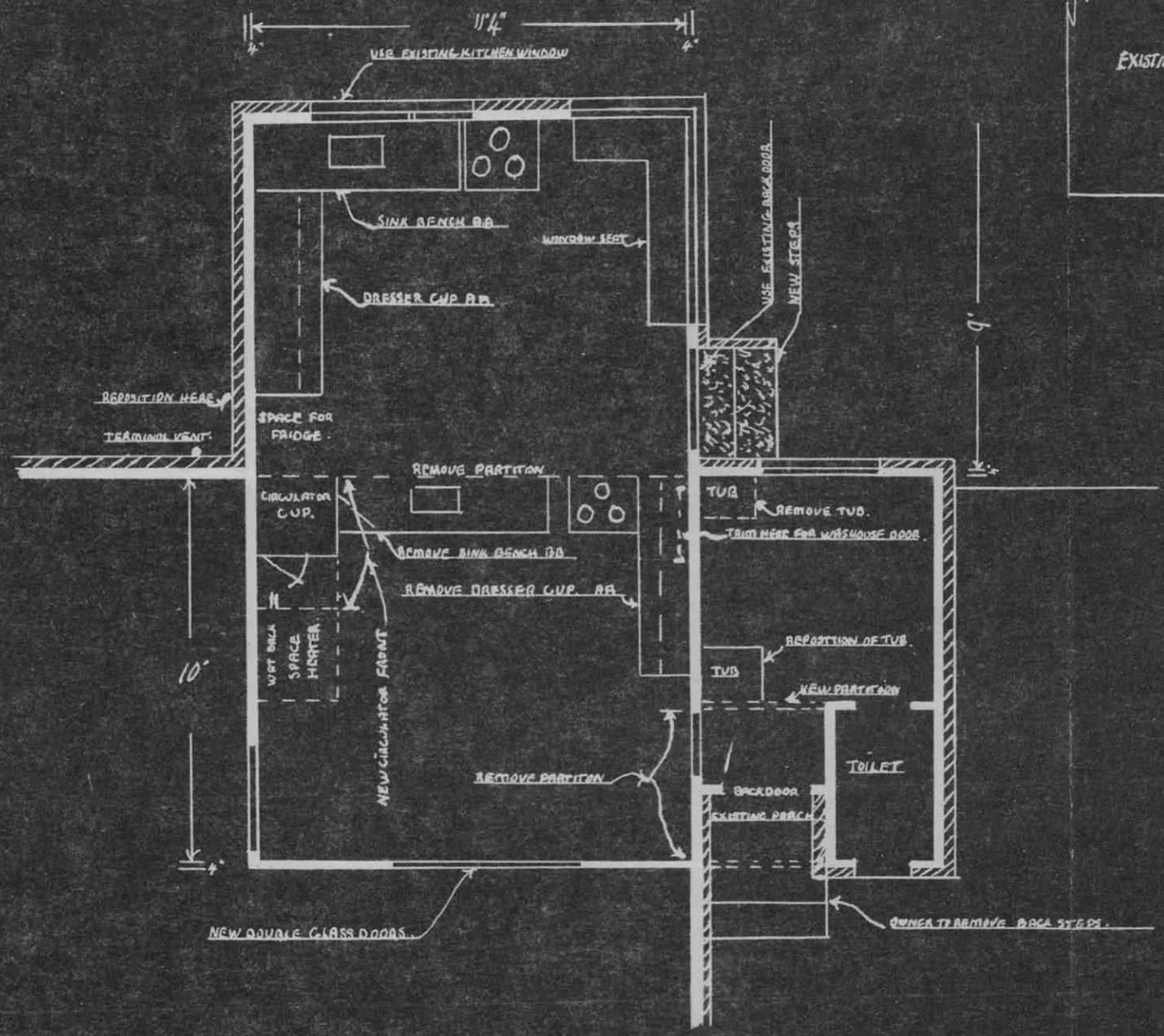


Owner Wm H. Robinson 36 Ayr Street

Allotment Block Record No.

Township of Mosgiel Signature of Drainer W H Shaw

SEWER.



Scale	PROPOSED ALTERATIONS. ADDITIONS FOR MR. H.G. ROBINSON,	M.C. STRATTON LTD. BUILDING CONTRACTORS.
1/4" - 1ft.	AYR. STREET. MOSGIEL.	43 KING ST, MOSGIEL. DRAWN BY WCS 3/7/65.

Borough of Mosgiel

DRAINAGE BLOCK PLAN

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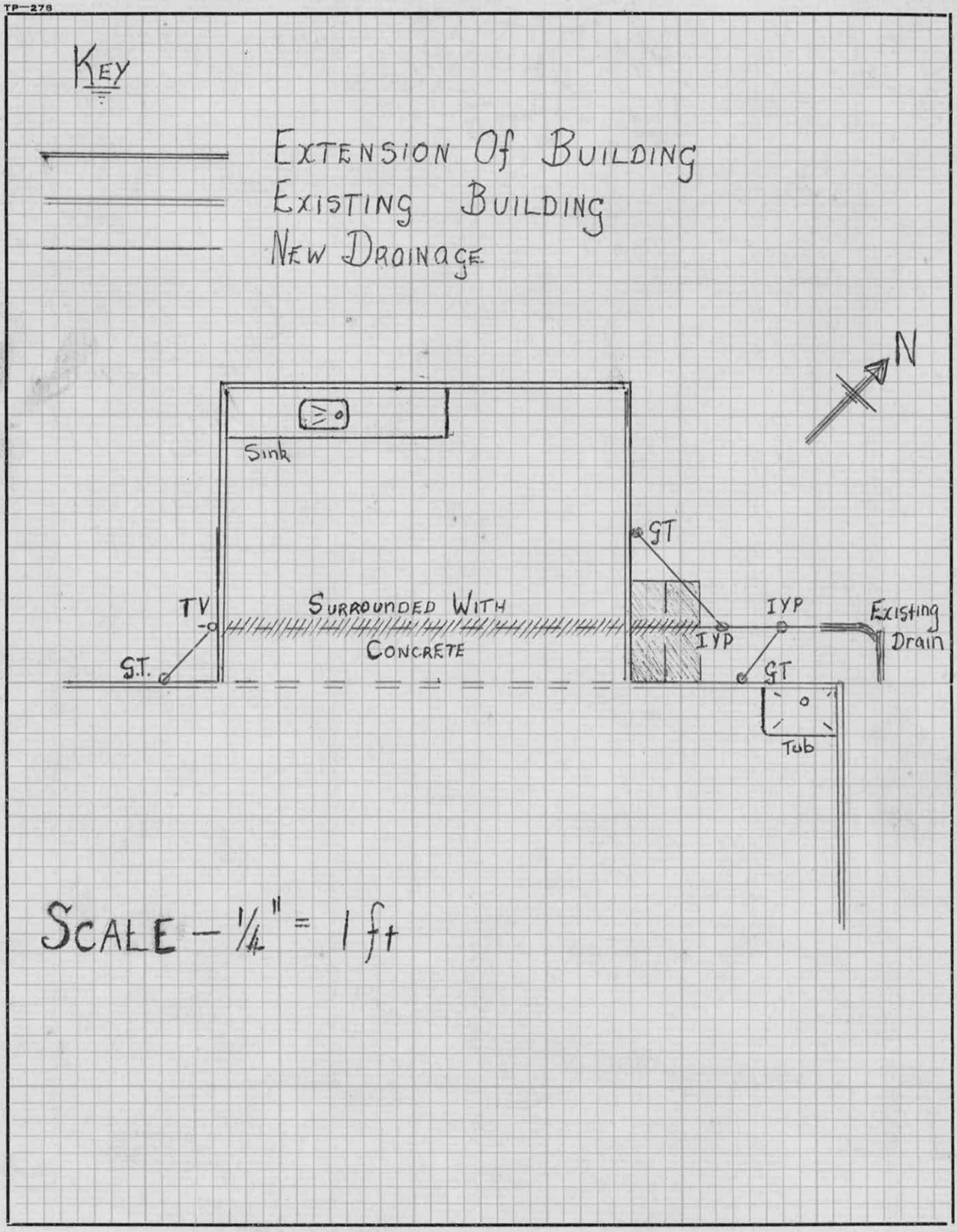
~~Scale—One inch equals eight feet.~~

TP—278



Owner Mr H. Robinson 28 Ayr Street

Allotment Block Record No.

Township of Mosgiel Signature of Drainer E. G. Shaw

E. G. SHAW PLUMBERS LTD.