

NOTE: NO WORK IS TO BE COMMENCED UNTIL PLANS AND SPECIFICATIONS have been lodged as provided for in the Borough Bylaws, and until a Building Permit and other necessary Permits have been issued for the work, and ALL fees duly paid.

(See Scale of Fees on Back)



GORE BOROUGH COUNCIL

BUILDING APPLICATION FORM

To The BOROUGH ENGINEER

I hereby apply for permission to erect, repair, alter, add to, remove a building at No. 7 Kenwood Place Street, for H.A. & T.L. Walker (Owner) of 14 Kon Rd (Address) according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in DUPLICATE

PARTICULARS OF LAND :

LOT NO.	<u>30</u>	TOWN OR SURVEY DISTRICT	
D.P. NO.	<u>9224</u>	FRONTAGE	metres
SECTION NO.		AREA	<u>129.1 m²</u>
BLOCK NO.		VALUATION ROLL NUMBER	<u>29820-346</u>

PARTICULARS OF BUILDINGS :

Area of Ground Floor	<u>121.0</u> m ²
Area of Outbuildings	m ²
Channel Crossing Required	<u>Yes/No</u>

VALUE OF WORK : [ESTIMATED/CONTRACT PRICE]

	DELETE NOT APPLICABLE
Building	\$ <u>50,000</u>
Plumbing & Drainage	\$ <u>5350</u>
TOTAL	\$ <u>55350</u>

PROPOSED PURPOSE FOR WHICH EVERY PART OF BUILDINGS IS TO BE USED OR OCCUPIED (DESCRIBING SEPARATELY EACH PART INTENDED FOR USE OR OCCUPATION FOR A SEPARATE PURPOSE) Rental Flats & Garages

THIS OFFICE IS TO BE NOTIFIED WHEN FOUNDATIONS ARE EXCAVATED SO THEY MAY BE INSPECTED BEFORE ANY CONCRETE IS POURED.

Yours faithfully

OWNER	<u>H.A. & T.L. Walker</u>	POSTAL ADDRESS	<u>14 Kon Rd</u>
BUILDER	<u>H.A. Walker</u>	POSTAL ADDRESS	<u>"</u>
DATE	<u>3-3-86</u>	TELEPHONE	<u>6532</u>

SPECIAL CONDITIONS :

Memo No 161 to be part of this permit.

FOR OFFICE USE ONLY

Plans and Specifications checked and in order.

<u>W.R. Lawrence</u>	Building Inspector
<u>6/3/86</u>	Date
	Health Inspector
	Date

CHECKED FOR :-

Bylaw Provisions :

Town Planning Ordinances :

Issue of Permit Approved :

[Signature] BOROUGH ENGINEER

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
ACCORDING TO THE ESTIMATED VALUE OF THE WORK

Estimated Value of Work (Excluding any amount on which drainage fees are payable)	Fees
Not exceeding \$1,000	\$ 10.00
Over \$ 1,000 and not exceeding \$ 2,000	\$ 15.00
Over \$ 2,000 and not exceeding \$ 3,000	\$ 20.00
Over \$ 3,000 and not exceeding \$ 4,000	\$ 25.00
Over \$ 4,000 and not exceeding \$ 5,000	\$ 31.00
Over \$ 5,000 and not exceeding \$ 6,000	\$ 36.00
Over \$ 6,000 and not exceeding \$ 7,000	\$ 41.00
Over \$ 7,000 and not exceeding \$ 8,000	\$ 45.00
Over \$ 8,000 and not exceeding \$ 9,000	\$ 50.00
Over \$ 9,000 and not exceeding \$ 10,000	\$ 55.00
Over \$ 10,000 and not exceeding \$ 12,000	\$ 65.00
Over \$ 12,000 and not exceeding \$ 14,000	\$ 80.00
Over \$ 14,000 and not exceeding \$ 16,000	\$ 90.00
Over \$ 16,000 and not exceeding \$ 18,000	\$ 100.00
Over \$ 18,000 and not exceeding \$ 20,000	\$ 110.00
Over \$ 20,000 and not exceeding \$ 25,000	\$ 125.00
Over \$ 25,000 and not exceeding \$ 30,000	\$ 140.00
Over \$ 30,000 and not exceeding \$ 35,000	\$ 160.00
Over \$ 35,000 and not exceeding \$ 40,000	\$ 180.00
Over \$ 40,000 and not exceeding \$ 50,000	\$ 200.00
Over \$ 50,000 and not exceeding \$ 60,000	\$ 220.00
Over \$ 60,000 and not exceeding \$ 70,000	\$ 240.00
Over \$ 70,000 and not exceeding \$ 80,000	\$ 260.00
Over \$ 80,000 and not exceeding \$ 90,000	\$ 280.00
Over \$ 90,000 and not exceeding \$100,000	\$ 300.00
Over \$100,000 and not exceeding \$120,000	\$ 320.00
Over \$120,000 and not exceeding \$140,000	\$ 340.00
Over \$140,000 and not exceeding \$160,000	\$ 360.00
Over \$160,000 and not exceeding \$180,000	\$ 380.00
Over \$180,000 and not exceeding \$200,000	\$ 400.00
Over \$200,000 and not exceeding \$240,000	\$ 440.00
Over \$240,000 and not exceeding \$280,000	\$ 480.00

For every \$40,000 or part thereof in excess of \$280,000 an additional fee of \$40.00.

Building Research Levy - \$1.00 per \$1,000 of total cost when greater than \$10,000.

Demolition Permit Fee : \$6.00

Footpath and Channel Deposit

Minor Buildings : \$60 Residential : \$168.00 Commercial and Industrial : \$324.00

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alteration before drawings and other documents are submitted for approval	\$10.00
For inspecting old timber before reusing same in a new building	\$10.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	\$10.00
For searching drawings and other documents after completion of work	\$ 5.00

GORE BOROUGH COUNCIL

26? Kalkapo

GORE,

6/3/

1986

To

H.A. Walker

14 Koa St.

Gore.

No 161

re APPLICATION FOR BUILDING PERMIT No. 6442

to Free Rentable Flts

for Self

at 7 Koroivai Place.

With reference to your application for a Building Permit, you are required to agree to fulfil the following conditions before the permit may be uplifted:

- ① Bottom plate to be dynabolled D10 at 1200mm max centres.
- ② Windows lintels shall be as per NZS 3604 Table 16.
- ③ Footings for support posts to be 450mm x 450mm x 750mm
- ④ Posts to be lashed into posts and bolted as per NZS 3604 7.2
- ⑤ All rafters to be 2" nailed or similar against uplift.

These conditions must be complied with prior to the commencement, during or after completion of the work as the nature of the conditions may respectively require.

Yours faithfully,

W.R. Day.

for Borough Engineer

GORE BOROUGH COUNCIL

GORE,

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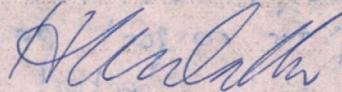
To THE BOROUGH ENGINEER,

Gore Borough Council,

Gore.

I acknowledge to have read the conditions set out above and agree that the plans and specifications lodged by me with you on the application for this permit and shall be deemed to have been amended so that the works shall be carried out in compliance with the said conditions and I undertake to carry out the work accordingly.

Signed



These conditions must be complied with prior to the commencement, during or after completion of the work as the nature of the conditions may respectively require.

Yours faithfully,

Borough Engineer

PLEASE RETAIN ON PROPERTY FILE

Proposed Type Two Rental Flats.

Name H.A. & T.L. Walker Street # ~~Kerr St.~~ 7 Kerwood Place

Lot 30 DP 9224 Val Roll 29820 - 346

Zone Res Nett Site Area 129/m²

Allowable coverage at 40% = 516.4 m²

Actual coverage 348 m² OK.

Front Yard OK.

Daylight Admission OK.

Height OK.

Density at 1 person per 80 m² nett site area = 16 persons.

Actual Density 12 persons OK.

Vehicle Access OK.

Visual Privacy Living Rooms = OK.
Bedrooms = OK.

Service Court OK.

Living Court OK.

PLEASE RETAIN IN BUILDING PERMIT FILE

NAME: H.A. & T.L. Walker

VALUATION ROLL NO: 29820-346

ADDRESS: 7 Kenwood Place

SITING NORTH

EAST

SOUTH

WEST

Foundation		Zone	Res.
Reinforcing	✓	Bulk & Location	OK.
Ventilators	✓	TI, Access Bld Area	129/m ²
Piles	N/A		
Sleepers	N/A		
Floor Joists	N/A		
D.P.C.	✓		
Footing	Concrete reinforced.		
Plates	✓		
Studs	✓		
Dwangs	✓		
Bracing	✓		
Window Trimmers	As per NZS 3604 Table 16		
Ceiling Joists	✓		
Runners	✓		
Under Purlins	✓		
Strutting	✓		
Rafters	✓		
Purlins			
Sarking	✓		
Roofing	✓		
Cavity Drainage	✓		
Underlay	✓		
Room Size	✓		
Windows	✓		
Ventilation Area	✓		
Heating	Electrical	APPROVED FOR ISSUE W.R. Harvey Building Inspector Plumbing & Drain In Engineer	
Cooking	✓		
Insulation	✓		
Sub Floor V B	✓		

BUILDING PERMIT CHECK LIST

Receipt of Application

CHECKED FOR COMPLETENESS	 5-3-86 JW	INITIAL AND DATE
ENTERED IN RECEIPT REGISTER	 ✓	TICK
PLANS AND SPECIFICATIONS STAMPED	 ✓	TICK
LEGAL DESCRIPTION CHECKED	 ✓	TICK
VALUATION ROLL NUMBER CHECKED	 ✓	TICK
HANDED TO BUILDING INSPECTOR	 5-3-86 JW	INITIAL AND DATE
HANDED TO HEALTH INSPECTOR	.....	INITIAL AND DATE
HANDED TO BOROUGH ENGINEER	 W.R.P. 6-3-86	INITIAL AND DATE
TURNED FOR ISSUE	 9/7-19/3/86	INITIAL AND DATE
BUILDER ADVISED	.....	INITIAL AND DATE
TOWN PLANNING : DISPENSATION	 Request further information 5/3/86 W.R.P.	
PLANNING CONSENT	.....	
DEVELOPMENT LEVY	.....	
\$100,000 +	 /	INITIAL AND DATE
T/P Officer/Committee Member		
COPY OF CERTIFICATE OF TITLE SUPPLIED	.....	TICK
ISSUE OF PERMIT	.....	
BUILDING PERMIT ISSUED (CHARGE PERMIT AND WATER FEES)	.....	TICK
SEPARATE RECEIPT ISSUED FOR SEWER, STORMWATER AND WATER CONNECTIONS, CHANNEL CROSSINGS AND FOOTPATH DEPOSIT	.....	TICK
RECEIPT NUMBER NOTED ON BUILDING INSPECTORS WORK SHEET IF FOOTPATH DEPOSIT CHARGED	.....	TICK
DRAINAGE PERMIT MADE OUT	.....	TICK
D & B PERMIT NUMBERS NOTED ON FILE COVER	.....	TICK
D & B PERMIT NUMBERS AND COMPLETION NOTICE NUMBERS RECORDED ON RECEIPT REGISTER	.....	TICK
WORK CARD HANDED TO BUILDING INSPECTOR	.....	TICK
PUT FILE IN CABINET	.....	TICK
	.....	INITIAL AND DATE

FOOTPATH DEPOSIT REFUNDED	.....	TICK
BUILDING INSPECTORS WORK SHEET AND COMPLETION NOTICE FILED	.....	TICK
	.....	INITIAL AND DATE
DRAINAGE CONNECTION SUMMARY COMPLETED AND ATTACHED	.....	INITIAL AND DATE
DRAINAGE PLOTTED ON RECORD SHEETS	.....	INITIAL AND DATE
BUILDINGS PLOTTED ON RECORD SHEETS	.....	INITIAL AND DATE

SPECIFICATION of work to be done and materials to be used in the erection of new Flats for: H. and L. Walker, Kerwood Place.

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REGULATIONS: All work shall be carried out in accordance with the requirements, regulations and By-Laws of the Gore Borough Council.

Obtain all permits and pay all fees required to the Local Authority for all parts of the work.

SITE: The Contractor shall visit the site and inform himself of existing conditions and the extent of the work now required.

OTHER TRADES: Contractor shall give every assistance to Sub-Contractors and other tradesmen employed on the work. He shall do all cutting, dawning etc., required and shall permit use of his plant, scaffolding, etc.

SETTING-OUT WORK: Contractor shall be held responsible for the accurate setting out of all work. Figured dimensions shall be taken in preference to scale. Wherever drawings and specifications do not agree consult with Owner for correct interpretation.

INSURANCE: The work at all stages shall be completely covered by the following insurance policies:-

- (a) A Worker's Compensation policy.
- (b) A Fire Risk Policy.
- (c) A Public Risk Policy.

FOREMAN: A competent Foreman shall be in charge of the work for the whole duration of the contract and instructions given to him shall be held to have been given to the Contractor.

CLEANING UP: Leave whole site clean and fit for gardening. Leave no clay deposits from excavations. At regular intervals during building operations and at completion, remove all rubbish after all trades; Each Sub-Contractor will be held responsible for cleaning up on completion of his work. Leave all floors broom clean, clean all glass inside and out, remove all paint and putty marks. Replace all cracked and broken glass.

GORE BOROUGH COUNCIL

APPROVED

.....	Date.....
Health Inspector	
W. R. Davey	Date 6/3/86
Building Inspector	
W. J. 7	Date 14/3/86
Engineer	

THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS OF THE COUNCIL.

GENERAL: Excavate for all new footings, foundations, walls, slabs and paths as required and as shown. Take footings down to firm clay.

Thoroughly clean out all excavations of water, debris, timber, etc., before any concrete is placed.

All excavated topsoil not required for back-filling shall be removed and deposited on site where directed.

BACKFILL AND RAMMING: Immediately after stripping boxing and drains are laid and tested, the excavation shall be backfilled in layers not more than 12" thick, well consolidated by watering and ramming.

HARDFILL: Provide 6" minimum thickness of hardfill to slabs as shown, thoroughly consolidated and topped off with fine gravel or sand.

DRAINLAYER

GENERAL: The whole of the drainage under this contract shall be carried out in accordance with the Rules and Regulations of the Health Department and the Gore Borough Council.

All drains must be inspected and passed by the Drainage Inspector before any filling is placed.

MATERIALS: All materials shall be the best of their several kinds. Earthenware pipes and traps and fittings shall be first quality glazed.

DRAINS: Lay all drains as shown on drawings and as required by Gore Borough Council Drainage Departments, with all necessary traps, inspection fittings and fresh air inlet, etc.

COMPLETION: On completion leave whole system tested and in perfect working order.

CONCRETOR

Concrete shall be thoroughly mixed in accordance with requirements of N.Z.S.S. 95 Part V, Clause 509.

Materials and proportions shall be as in N.Z.S.S. 95 Part V. Grade B. concrete with compressive strength 2,500 lb. per square inch in accordance with Table 2, Clause 506.

NO CONCRETE shall be placed after initial set has taken place. Such concrete shall be removed from job. Thoroughly tramp or vibrate all concrete to avoid honeycombing.

BOXING: Boxing shall be strongly constructed, level, plumb and true, with tight joints to prevent leakage. Ensure that no bulging or formwork occurs during pouring.

CONCRETE SLABS: Under concrete slab to house pour 50mm site concrete on 150mm layer of gravel (graded with fine topping). Finish to even surface off screeds and lay polythene .005 heavy grade sheeting over whole area as D.P.C. Lap sheets 250mm minimum laps with joints taped with adhesive tape, turned up at foundation walls to level of top of slab. Any puncture shall be repaired.

Over polythene pour 4" thick concrete slab levelled off to even surface with wood screeds (see Plasterer). Reinforce slab with H.R.C. mesh No.665 well tied at laps with No. 16 gauge black iron wire.

Pour 4" thick concrete slab to Garage directly on hardfill (no site concrete or polythene D.P.C. required). Pour in sections not exceeding 50 sq. ft. separated by "Malthoid" strips. Final surface off wood float (not plastered).

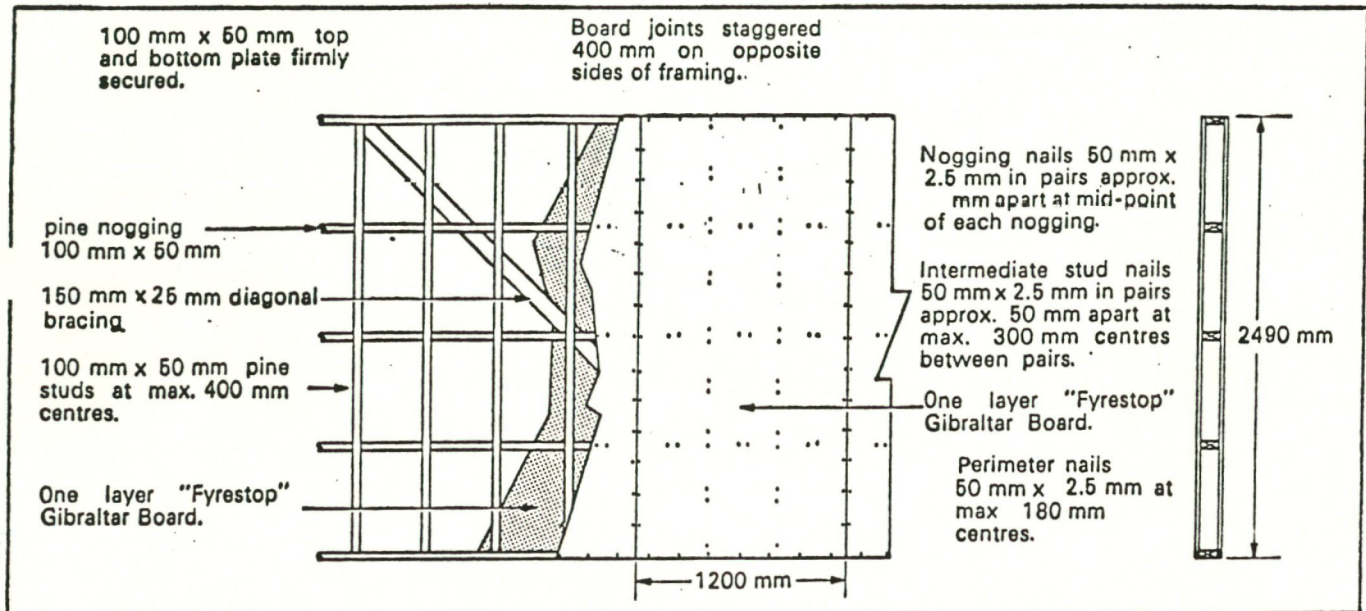
FOUNDATIONS: Pour foundation walls as shown on drawings and reinforce as detailed with 12mm diameter rod at top and 2 - 12 mm diameter rods as bottom. Tie all steel with No. 16 gauge black iron wire.

CONCRETE PATHS AND DRIVE: Pour 75mm thick concrete paths, where indicated on the drawings and 100 mm thick drive to garage. Extend concrete terrace out to front corner.

"FYRESTOP" GIBRALTAR BOARD LOAD BEARING TIMBER FRAMED PARTITION WALLS

Section 4

Specification Number G.B.L.6.
 1 Hour F.R.R.*
 14.5 mm "Fyrestop" or
 16 mm "Fyrestop" (Aust. Spec.)
 Gibraltar Board
 36.7 kg/m²
 STC 40



Framing

100 mm x 50 mm (nominal) gauged pine framing, studs at max. 400 mm centres, three rows of noggings, stud height max. 2490 mm, with let-in diagonal bracing at approximately 45° such that at least one brace is nailed to each stud, framing to comply also with NZS 1900.

Bottom plate to be fixed hard down to floor. Top plate to be fixed hard up to:

- Underside of fire-rated floor-ceiling combination; or
- Underside of roof; or
- Underside of joists or rafters, with 50mm solid blocking between, of fire-rated floor or roof.

Sheathing

One layer of "Fyrestop" Gibraltar Board on each side of framing. Vertical joints to occur on studs, horizontal joints (if any) to occur on noggings; joints to be staggered 400 mm on opposite sides of framing.

Nailing

Nails to be 50 mm x 2.5 mm galvanised flathead nails, placed as follows:

Perimeter nails at max. 180 mm centres round entire perimeter

of each board approx. 20 mm from edge of board.

Intermediate-stud nails in pairs approx. 50 mm apart at max. 300 mm centres at each intermediate stud.

Nogging nails in pairs approx. 50 mm apart at mid-point of each nogging.

Stopping and finishing

All joints between sheets to be taped with "Perf-a-Tape" and set with "Victor U200 Stopping Compound". All joints and nail heads to be finished with two coats of "Victor F.F.F.F. Stopping Plaster". All stopping and finishing materials to be identical in all respects with those used in the full-scale standard fire test SI 95 conducted by the Commonwealth Experimental Building Station, N.S.W.

Gibraltar Board

Gibraltar Board shall be either 14.5 mm "Fyrestop" Gibraltar Board identical with that used in test SI 469 or 16 mm "Fyrestop" Australian Specification Gibraltar Board identical with that used in test BS 56/6/238(L).

Note. "Fyrestop" Gibraltar Board has a specially formulated core for greater fire resistance.

Loading

Loading on framing not to exceed 653 kg at 900 mm centres. (Note: This is the loading to be expected from a tile roof on trusses at normal centres.)

SANZ approval

The Standards Association has approved a notional 1 hour fire resistance rating for loadbearing timber-stud walls and partitions complying in all respects with Winstone Ltd. Specification GBL6. This approval is based on the full-scale standard fire tests SI 95, SI 469 and BS 56/6/238(L) conducted by the Commonwealth Experimental Building Station, N.S.W.

Surface spread of Flame for Gibraltar Board:

SANZ has approved a Class 1 Surface-Spread-of-Flame Classification in accordance with NZS 644 (BS 476: Part 1 1953) on the basis of FROSI 4577 conducted by the UK Joint Fire Research Organisation; file number F 1025/20/141 Jan. 1968.

F.R.R.* - Fire Resistance Rating.

BLOCKLAYER

WORKMANSHIP: All workmanship shall be in accordance with best trade practice. Lay all blocks in stretching bond.

JOINTS: All joints shall be 10mm thick maximum. Finish all joints with groove to neat line. Ensure full thickness of mortar to all vertical and horizontal joints.

WIRE TIES: To all block veneer work at timber stud walls fix approved ties at .9m centres to stud at every 4th course.

BLOCK VENEER WALLS: Blocks shall 100mm plain 200 x 100 x 400 natural colour. As work proceeds keep cavity clear of all mortar dropping: This is important.

Clean out all cavities before interior linings and head are fixed. Leave open joints at foot and head of veneer work for proper drainage and ventilation. Cills to be 50mm thick slabs.

delete block wall & substitute GIB Board fire wall
FIRE BLOCK WALL TO GARAGE AND BETWEEN FLATS: Provide and lay 200mm single skin of concrete block to garage as shown. All blocks shall be "Vibrapac" or equal standard concrete masonry units, bonded and laid in strict accordance with the manufacturer's instructions.

Cement shall be approved Portland Cement (Milburn or equal) and sand shall be a mixture of pit and beach as directed.

All joints shall be 10mm thick, finished with a neat ruled concave joint as work proceeds. Joints to be tan.

Carry blockwork up to roofing iron. Fill all cavities and reinforce with 12mm rods at .6m spacing. Reinforce bond beam with 4 - 12mm rods.

CARPENTER AND JOINER

TIMBER: All framing timber shall be reasonably dry and structurally sound and all timber for exposed work shall be thoroughly dry and well seasoned and free from defects which would prevent a good dressed surface being obtained.

JOINING: Carefully punch all nails and remove all sharp arrises. Hand dress and thoroughly sand all exposed faces of joinery work. Ensure that all doors and cupboard doors are free from warping and that all joints are tightly fitting.

All joints to exterior work shall be primed thoroughly before assembly.

GRADES OF TIMBER:

Tan Radiata Pine

All wall plates in contact with concrete.

N.Z. Oregon or Boron Pinus

All framing timbers (walls, floor, roof, etc.) not otherwise specified.

D.A. Red Pine

All interior finish and joinery unless otherwise specified.

D.A. Heart Red Pine

All exterior joinery frames and finishing timbers unless specified otherwise as Moranti, Oregon, Cedar or Matai.

D.A. Heart Matai

All door and window sills where required.

DAMP-PROOFING: Between all faces of timber in contact with concrete or block place an approved 3-ply bituminous damp-proof material.

PRIMING: Prime before joining or fixing all faces of exterior joinery or finishing timbers with approved pink priming.

WALL FRAMING: Frame up for all walls with ex 100 x 75, 75 x 50 and 50 x 50 studs as marked, spaced at 600mm centres maximum. Cut in 150 x 25 exterior and 100 x 25 interior braces, flush with face of studs at approximately 45° to securely brace all walls to approval. Bolt bottom plates to floor or fix with masonry nails.

To all lined walls fix dwangs at 600mm oc. maximum for the fixing of all linings and to accommodate the work of all trades.

ROOF FRAMING: Frame up for roofs as shown on drawings, 100 x 50 rafters at .9m centres notched over plates. Fix Pinex sarking and 6 rib iron with lead edged ridging.

CEILING FRAMING: Ceiling joists as 450mm centres with 150 x 50 ceiling runners at 1.8m centres.

EAVES: Line eaves with 5mm flexboard with plastic joints.

WINDOWS: All windows to be Aluminium built as shown with sizes on plan.

DOOR FRAMES:

- (a) External: Frames without sills for sliding doors.

Door frame to Front shall have ex 125 x 40 head, jambes and sills rebated as required.

- (b) Internal: Provide ex 150 x 40 head and jambs to all interior doors except for sliding doors which shall have ex 150 x 25 frame to trim opening.

DOORS:

- (a) Exterior: Lounge and Kitchen Entrance door and side panel shall be as detailed. Locking aluminium sliding with crash rails. Glass.

- (b) Interior: All interior doors shall be 1980 x 840 framed flush doors lined both sides with selected ply and 12mm clashing strip, (No.1 Rimu).

INTERNAL WALL LININGS: Line all interior walls throughout unless otherwise specified or shown on drawings with 10mm Gibraltar Board. Allow for stopping where required.

Line walls to shower compartment and bathroom with Seratone using Plastic beads etc., where necessary.

INTERNAL CEILING LININGS: All ceilings to be Pinex 600mm x 400mm Michelangelo panels or Pinex sheets. Pinex sheets for bedrooms, passage, W.C., bathroom, laundry, wardrobes.

INTERIOR TRIM: Around all door and window openings fix architrave as detailed rebated to suit linings and mitred at corners.

Carry architrave to floor and butt 75mm x 12mm skirting to side. Carry skirting around all lined walls.

Wherever possible scribe fittings, cupboards, etc., to wall linings without cover bead. Where bead is required fix 12mm x 12mm bead with arris removed.

KITCHEN CUPBOARDS AND BENCHES:

Construct all cupboards as shown. Fix full depth hafts between each pair of doors. Form toe space 100 x 75 and build false floor. Shelving unless otherwise indicated shall be full depth of cupboards.

Fix formica-topped sink bench on particle board base with 150mm coved upstand and raised lip at front. Overall depth of bench shall be 600mm.

WARDROBES: Construct wardrobes as detailed.

LAUNDRY: Fix 3m of shelving on walls of laundry where required. Frame up with 25mm fini. end hafts and two intermediate hafts.

VANITY TOP: In Bathroom provide formica vanity top to Owner's colour.

HARDWARE

DOOR BUTTS AND HINGES: Hang all interior hinged doors on 1 1/2" pair 90mm bronzed steel butts with loose pins. Hang all exterior doors on 1 1/2" pair 100mm bronzed steel butts with loose pins.

DOOR LOCKS AND FURNITURE: Fix all door locks and catches, door and cupboard handles, towel rails, toilet holders, soap containers, shower curtain and rail, all to be selected by the Owners.

INSULATION: Provide 2.2 Fibreglass batts to all ceilings, and 1.6 to external walls.

PLUMBER

GENERAL: All work shall comply with the regulations of the Local Authority and the Health Department and shall be in conformance with the N.E. Standard Code. Contractor shall obtain all permits and pay all fees required. All materials shall be first quality.

DOWNPIPES AND SPOUTING: Fix 24 gauge Galv. iron or Marley spouting to fascia as detailed, plain rectangular section with beaded edge as detailed. Support on brackets screwed to fascia at .9m centres.

Fix 65mm diameter downpipes where required. Support downpipe off blockwork with standard standoff clips. 2 per downpipe.

Ensure that spoutings are fixed true to line and downpipe plumb. All joints shall be neatly made.

FLASHINGS: All flashings shall be 24 gauge galvanised iron unless otherwise specified.

Flash around all door and window openings in external walls as detailed.

Plumber shall supply and fix the following:-

Flash all pipes passing through roof with 4lbs lead flashing carefully dressed down into corrugation.

COLD WATER SUPPLY: Arrange with Local Authority for connection to main. Fix stop-cock and carry 12mm lead to 70 gallon supply tank complete with ball valve, silencer pipe and overflow pipe, located above hot water cylinder. Run 20mm branches to shower, bath, tub, sink, washing machines and 2" branches to wash-hand basin and W.C. flushes. Run 1" lead from supply tank to H.W. cistern.

Lead in from street shall be .5m below ground of 20mm Alkathene. Install two exterior brass hose taps where shown on site plan.

HOT WATER SUPPLY: Provide 40 gallon copper hot water cylinder with quick recovery tube, element, thermostat and 24 gauge galvanised iron casing.

Run 20mm branches to shower, tub, sink, washing machine and 12mm branch to wash-hand basin.

All above piping in 19 gauge copper or equal with silver soldered joints. Carry 12mm vent pipe through roof. Encase all hot water pipes in felt tied with wire. Leave whole system tested and in proper working order.

TAPS: To all fittings throughout including stop cocks to washing machine, fit Methvens chrome plated "Ultra-line" taps with "Hot" and "Cold" indicators as required. Shower to have suitable mixing valves.

To Kitchen sink fix "Ultra-line" combination taps.

WASTE: All waste pipes and traps throughout, unless otherwise specified, shall be first quality plastic or 18 gauge copper. Traps shall be fitted with cleaning eyes. See clause 11 below for traps to wash-hand basins.

NO WASTES shall be taken down outside face of building. Carry wastes down inside wall and carry through wall IMMEDIATELY ABOVE GULLY TRAP. Arrange with Carpenter for chases in concrete to take all wastes, traps, etc., where required. All fittings including washing machine shall be connected to wastes.

SINKS: In formica topped bench in Kitchen supply .5m x .4m "Mercer Maid" stainless steel sink.

W.C.: McSkimmings first quality W.C. pan with double flap Back plastic seat. Fix low-down porcelain cistern complete with ball-valve, stop cock, silencer pipe and C.F. operating handle.

SHOWER: Fix shoulder-type adjustable chrome plated shower rose where directed in shower compartment with "Ultra-line" Methven stop cock.

PAINTER AND GLAZIER

GENERAL: All materials shall be the best of their respective kinds and all workmanship in accordance with the best trade practice. No exterior painting shall be done in wet or damp weather or in dusty conditions. Samples of selected tints shall be prepared for approval. On completion remove all rubbish, tins, etc., and clean and polish all glass, inside and out. All paint work shall be applied in strict accordance with the manufacturer's instructions.

EXTERNAL WORK: Prime all galvanised iron flashings and spouting and all pipes with zinc chromate primer and finish as for woodwork below.

Prime, knot, stop and finish all woodwork unless otherwise specified with 2 coats of synthetic high gloss paint (B.A.L.M.) Hi-gloss or equal).

Finish overhang to form eaves at ground floor and ceiling to balcony as above.

INTERNAL WORK: See "Carpenter and Joiner" for internal linings.

- (a) Ceilings: Finish ceilings with two good veering coats of "Monocoat" flat paint.
- (b) Walls: Finish all walls lined with hardboard and all dressed woodwork to bathroom etc., with 3 coats of "Dulux" enamel.

Finish walls to Lining Room and Bathroom with Fabrene vinyl wallpaper or equivalent.

Finish all other Gibraltar board walls with wallpaper allowing £12 per roll.

All painting, papering, and stopping to be at proprietors expense and performed by him.

ELECTRICIAN

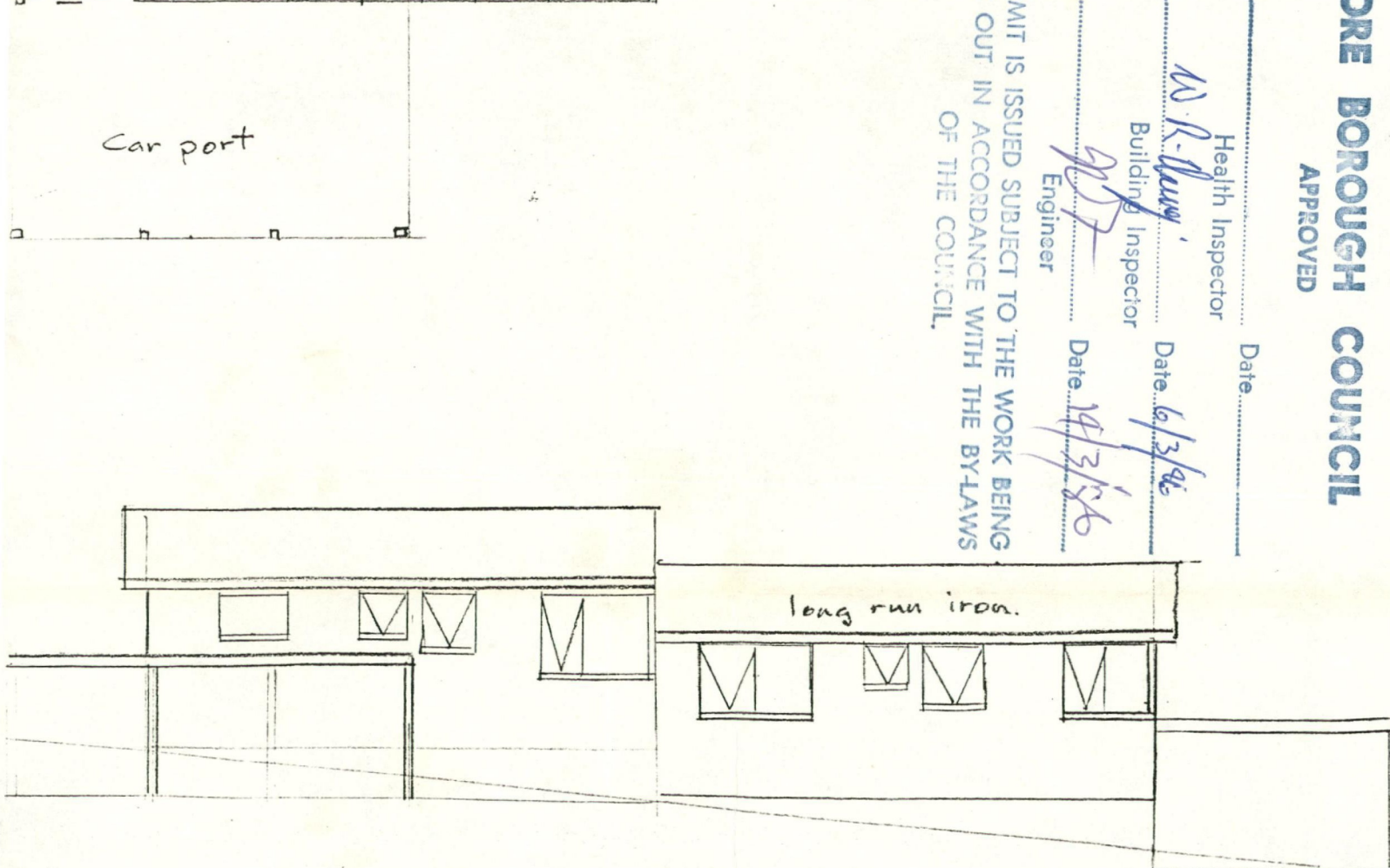
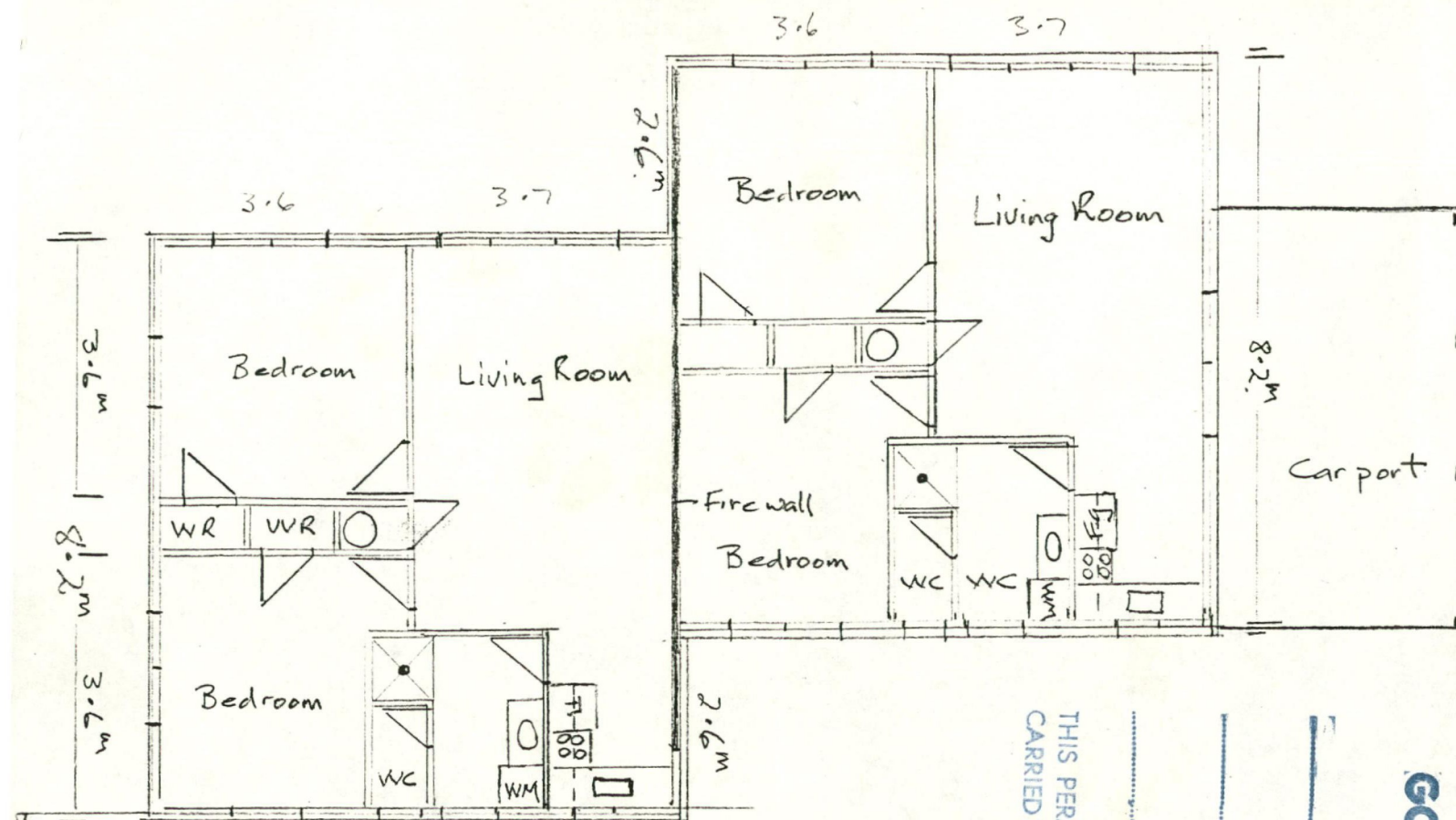
GENERAL: All electrical work shall comply with the Electrical Wiring Regulations, 1960 and amendments. Obtain and pay for all necessary permits from the Local Authority. Arrange with Electric Power Supply Board for the supply of current and fixing of output. Pay all charges for this work.

Consult with Owner on point of entry to house. T.N.S. cable shall be used for all internal wiring which shall be concealed.

SWITCHBOARD: Fix an approved switchboard in Laundry or Garage where shown. Switchboard shall be complete with all necessary switches, fuses and meters, all clearly labelled. Fix a standard D.C.C. metal outside meter box in wall to Laundry (below switchboard).

EQUIPMENT: The following equipment shall be supplied and fixed. Electric range and light fittings. Electrician shall allow for wiring and connecting up range, water heater, etc. Allow £1000 for Ranges and fittings.

HOT WATER CYLINDER: Hot water cylinder complete with element and thermostat, shall be supplied and fixed in position by Plumber. Allow for wiring to and connecting up same.



THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING
CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS
OF THE COUNCIL.

GORE BOROUGH COUNCIL
APPROVED

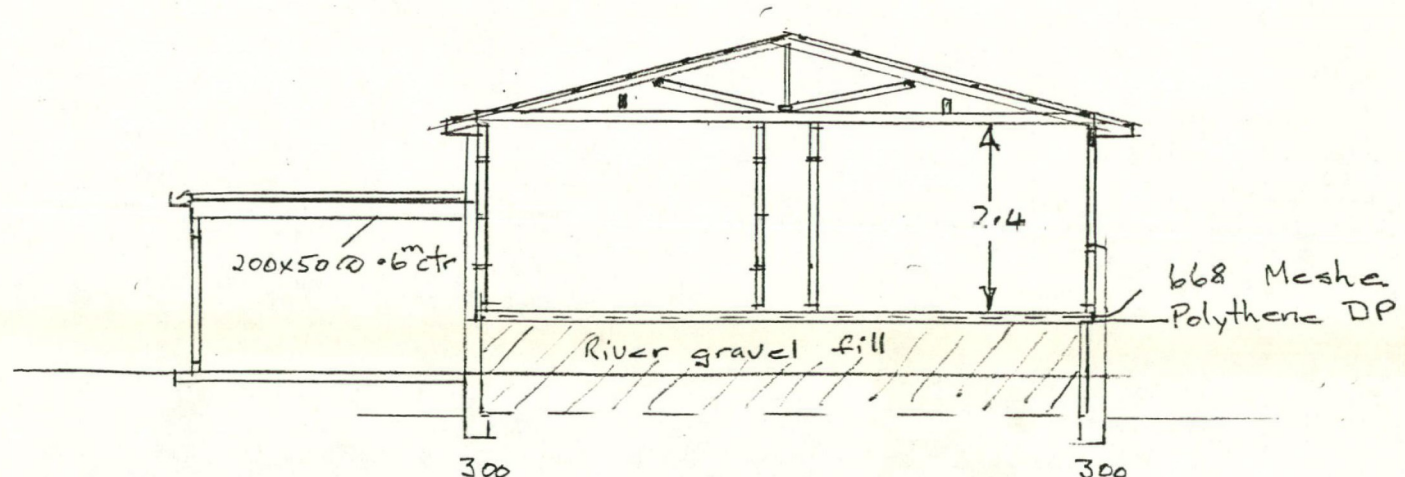
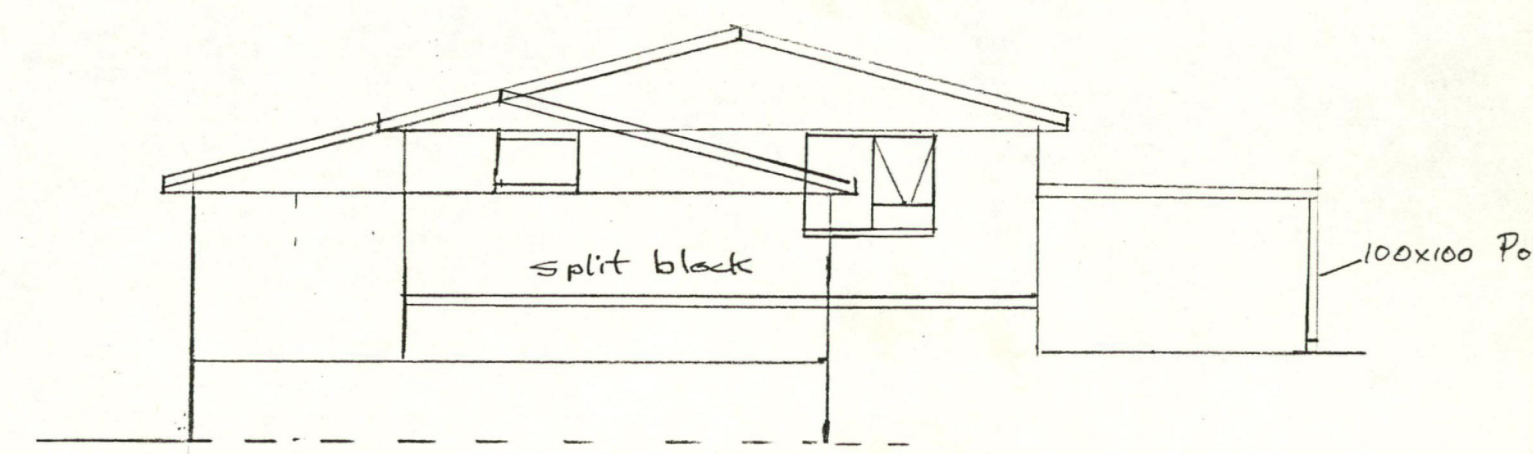
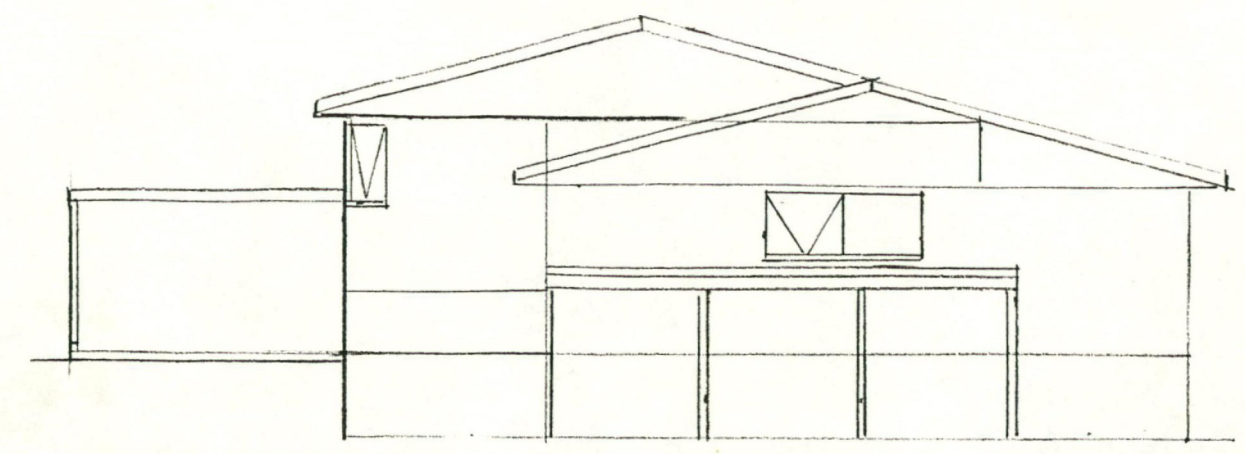
Health Inspector

Building Inspector

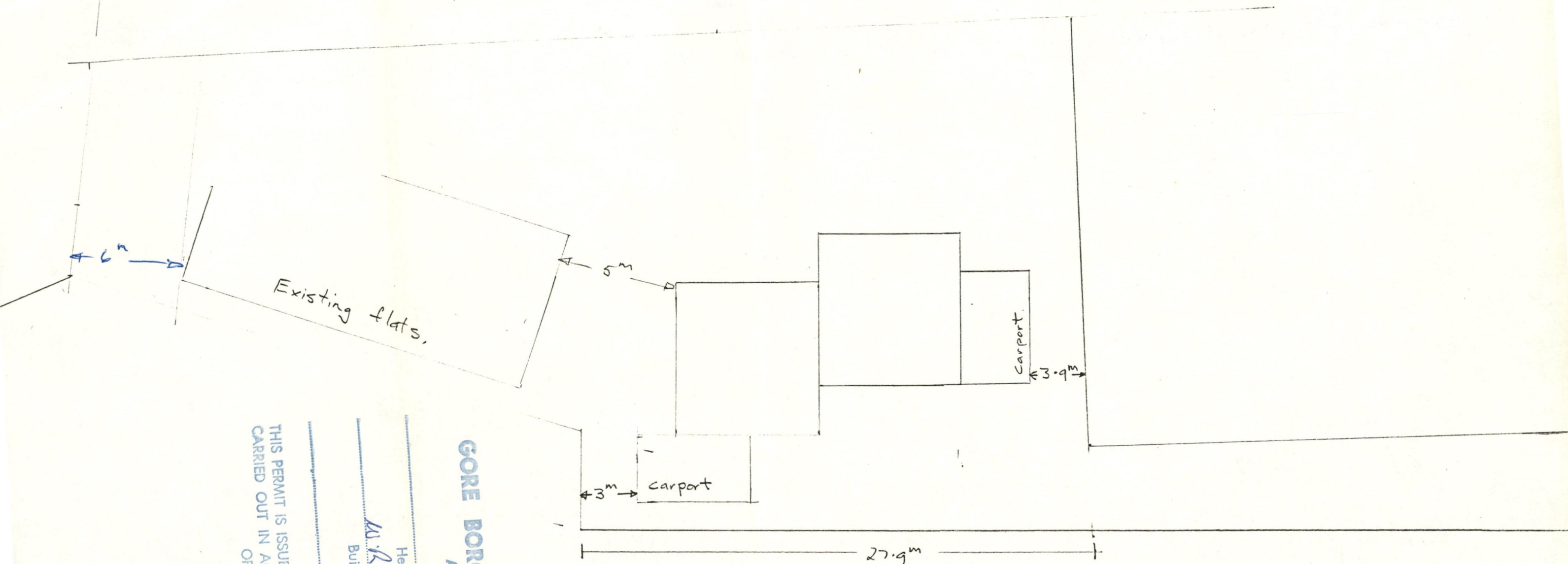
Engineer

Date: 6/3/96

Date: 14/3/96



Proposed Flats for Mr & Mrs H Walker Kerwood Place



Existing flats.

GORE BOROUGH COUNCIL
APPROVED

Date.....

Health Inspector

M. R. Davey

Date *6/3/86*

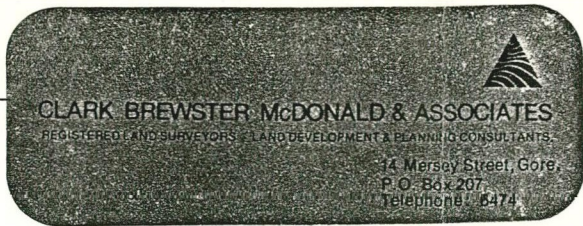
Building Inspector

MD

Date *14/3/86*

Engineer

THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING
 CARRIED OUT IN ACCORDANCE WITH THE
 OF THE COUNCIL



14 Mersey Street, Gore
P.O. Box 207
Telephone: 5474

[illegible]

91
Health Inspector
W. R. Dancy
Building Inspector
Date 6/3/86
5:30
Date 12/3/86
9:30
Engineer

THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING
CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS
OF THE COUNCIL.

Area 1	1 Horse DP. 3436	Coverage Horse & Garage	Nett area Lot 2
450m ²	30.3%	40.1%	645m ²
477m ²	28.6%	37.8%	618m ²
484m ²	28.1%	37.2%	611m ²
500m ²	23.2%	30.7%	506m ²