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Property Info

Property Number: 3930

Address: 16 Graham Street Eltham 4322

Assessment Number: 1220054800

Street: Graham Street

Locality: Eltham

Requires Review: undefined

16 GRAHAM STREET

1220/548

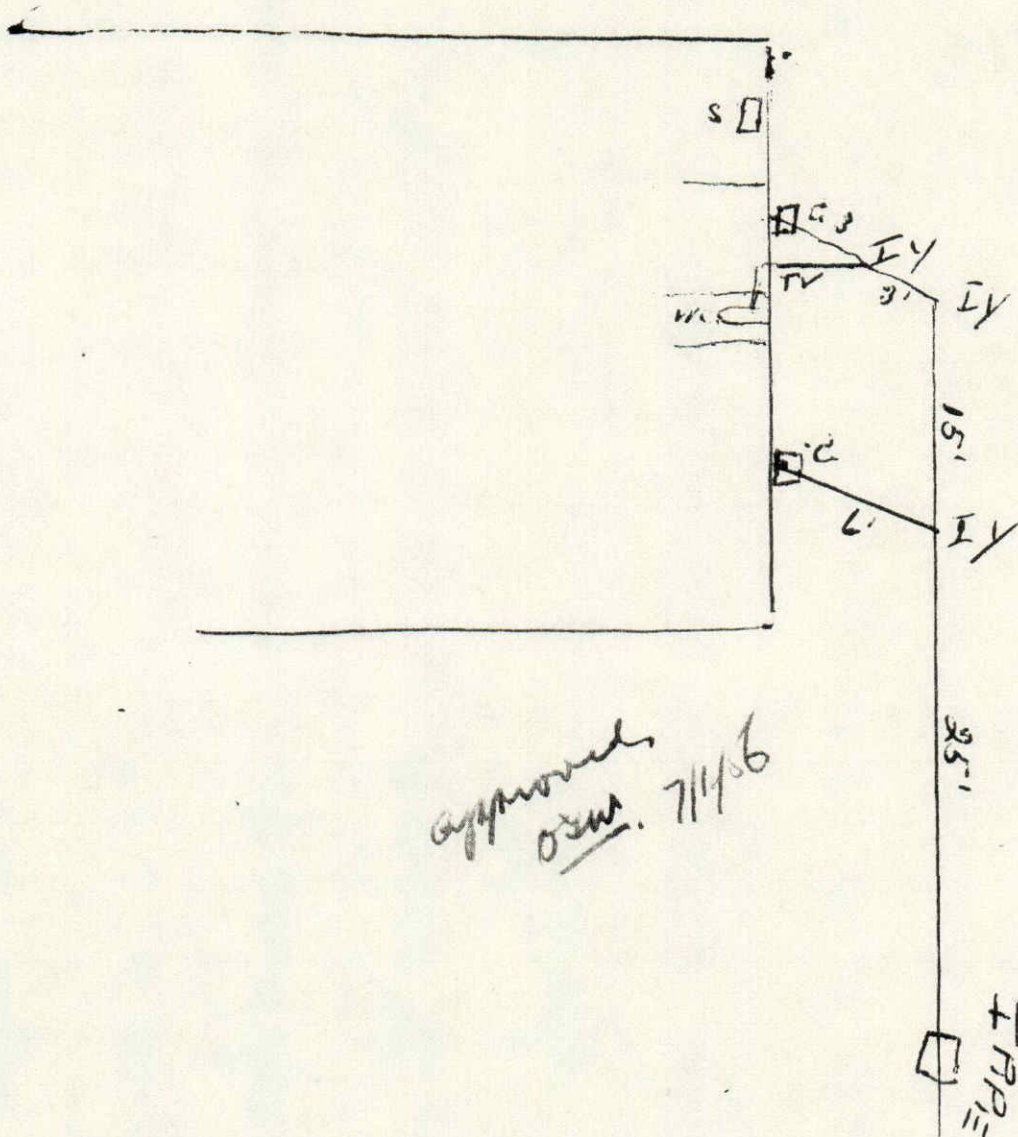
Phones—Shop 31
Res. 322

135

M. R. RITTER
LICENSED PLUMBER AND DRAINLAYER

High Street, ELTHAM.....195

DRAIN PLAN
D. DRABBLE
GRAHAM STREET
ELTHAM



ELTHAM BOROUGH COUNCIL



PERMIT 1

Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 19-2-1976

Sir,—

I hereby apply for permission to extend at 16 Graham St. Eltham
(House No. and Street)

for D A M H Drakble of 16 Graham St. Eltham according
(Owner) (Address)

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 548 Description L1 7 - 3012

Length of boundaries Area

Particulars of Building:—

Foundations: Solid Concrete & piles Walls: Timber Roof: Iron

Area of ground floor: 234 square feet. Area of outbuildings square feet.

Estimated Value of Building

Receipt Number 568 Date 19-2-76 \$ 4680.

Permit Number 18766

Permit Fee \$ 21

Proposed purposes for which every part of building is to be used or occupied

(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata:

Yours faithfully,

D A M H Drakble Owner

Makoy & Sturgeon Builder

Postal Address: 14-2-76
Eltham Argus—18846
BUILDING INSPECTOR

APPROVED
ELTHAM BOROUGH COUNCIL

SECOND SCHEDULE
FEE PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
ACCORDING TO THE ESTIMATED VALUE OF THE
BUILDING WORK.

ESTIMATED VALUE OF BUILDING WORK.				FEE.	BUILDING RESEARCH LEVY
				\$ c.	\$ c.
	Up	to	\$ 20	50	
\$ 21		to	\$ 200	1.00	
\$ 201		to	\$ 400	2.00	
\$ 401		to	\$ 600	3.00	
\$ 601		to	\$ 800	4.00	
\$ 801		to	\$ 1,000	5.00	
\$ 1,001		to	\$ 1,200	6.00	
\$ 1,201		to	\$ 1,400	7.00	
\$ 1,401		to	\$ 1,600	8.00	
\$ 1,601		to	\$ 1,800	9.00	
\$ 1,801		to	\$ 2,000	10.00	
\$ 2,001		to	\$ 2,500	12.00	
\$ 2,501		to	\$ 3,000	14.00	1.50
\$ 3,001		to	\$ 3,500	16.00	2.00
\$ 3,501		to	\$ 4,000	18.00	2.00
\$ 4,001		to	\$ 5,000	21.00	2.50
\$ 5,001		to	\$ 6,000	24.00	3.00
\$ 6,001		to	\$ 7,000	27.00	3.50
\$ 7,001		to	\$ 8,000	30.00	4.00
\$ 8,001		to	\$ 9,000	33.00	4.50
\$ 9,001		to	\$ 10,000	36.00	5.00
\$ 10,001		to	\$ 12,000	40.00	5.00 plus 50 cents per \$1000 or part thereof
\$ 12,001		to	\$ 14,000	44.00	
\$ 14,001		to	\$ 16,000	48.00	
\$ 16,001		to	\$ 18,000	52.00	
\$ 18,001		to	\$ 20,000	56.00	
\$ 20,001		to	\$ 25,000	64.00	
\$ 25,001		to	\$ 30,000	72.00	
\$ 30,001		to	\$ 35,000	80.00	
\$ 35,001		to	\$ 40,000	88.00	
\$ 40,001		to	\$ 50,000	98.00	
\$ 50,001		to	\$ 60,000	108.00	
\$ 60,001		to	\$ 70,000	118.00	
\$ 70,001		to	\$ 80,000	128.00	
\$ 80,001		to	\$ 90,000	138.00	
\$ 90,001		to	\$100,000	148.00	
\$100,001		to	\$120,000	158.00	
\$120,001		to	\$140,000	168.00	
\$140,001		to	\$160,000	178.00	
\$160,001		to	\$180,000	188.00	
\$180,001		to	\$200,000	198.00	
\$200,001 and above				200.00	

FEE PAYABLE FOR SPECIAL DUTIES.

NATURE OF DUTY	FEE
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	50 cents
For inspecting old timber before re-using same in a new building	\$1.50
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	25 cents

Amended Plan of
Ground Floor Elevation.

Single Fireplace in
Kitchen. Specifications same
as enclosed.

A. L. McGrath
Builder. - 27/5/86.

40 13

110



13

CONCESSION

\$3.50

FINISH

START

CONCESSION
(ADULTS)

\$3.00

FINISH

START

WEATHER: _____

TEMPERATURE: _____

11

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CONCESSION

\$3.50

CONCESSION
(ADULTS)

\$3.00

FINISH

START

FINISH

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WEATHER: _____

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Date: _____

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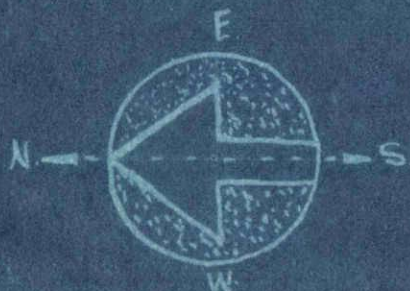
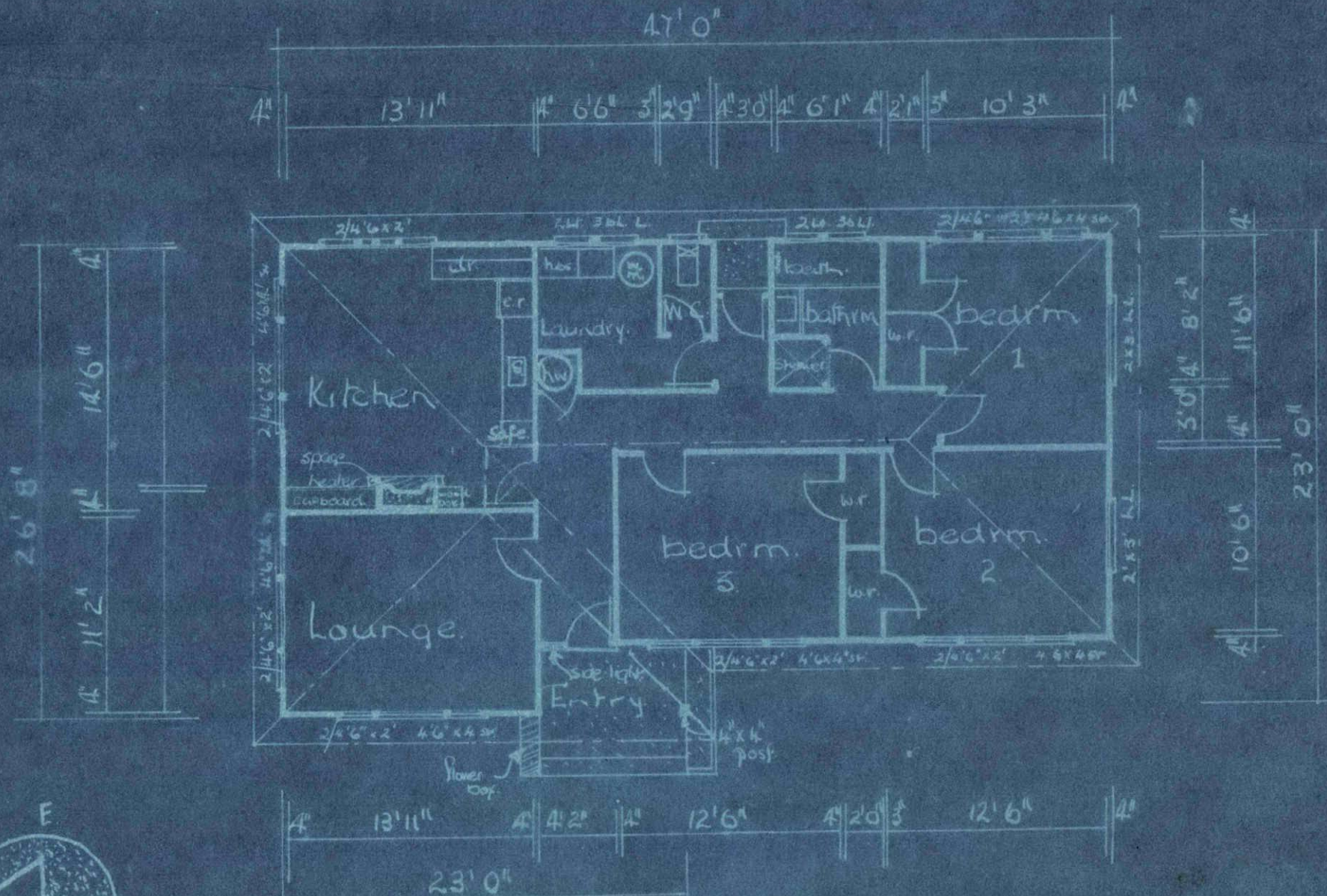
Amended plan
of ground floor elevated.

GROUND FLOOR PLAN

of

PROPOSED RESIDENCE for MR. D. DRABBLE. — GRAMHAM ST. TELHAM. —

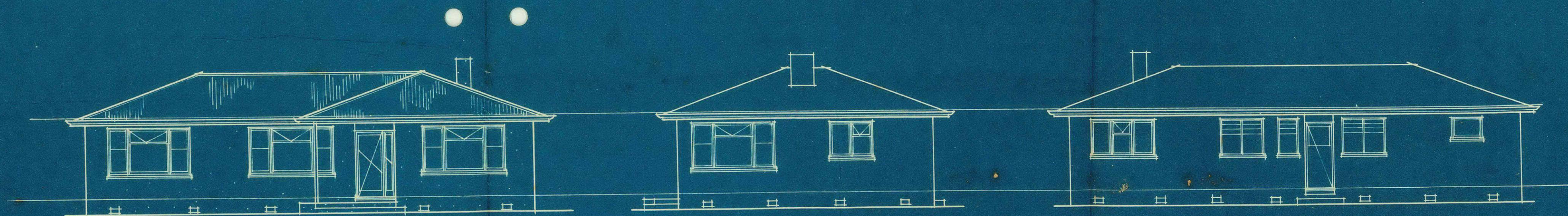
Scale: $\frac{1}{8}'' = 10'$



PROPOSED RESIDENCE for MR D. DRABBLE
at 13 GRAHAM STREET HAM.

Prepared for A.L. McGrath, Builder.
by H.C. Dalton & Co. Ltd.

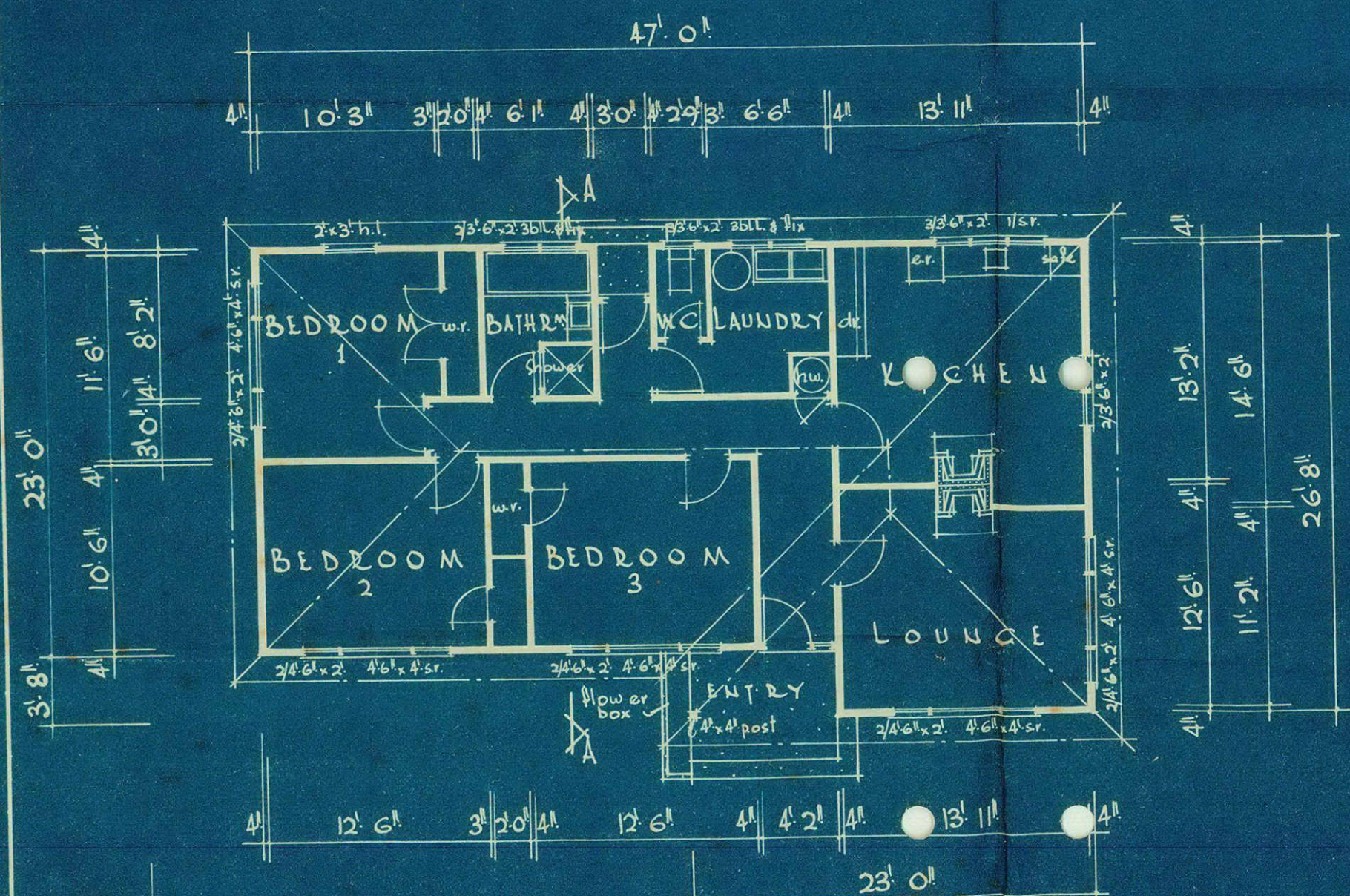
Scales $\frac{1}{8}" = \frac{1}{2}" = 1'-0"$
No. 11,562.



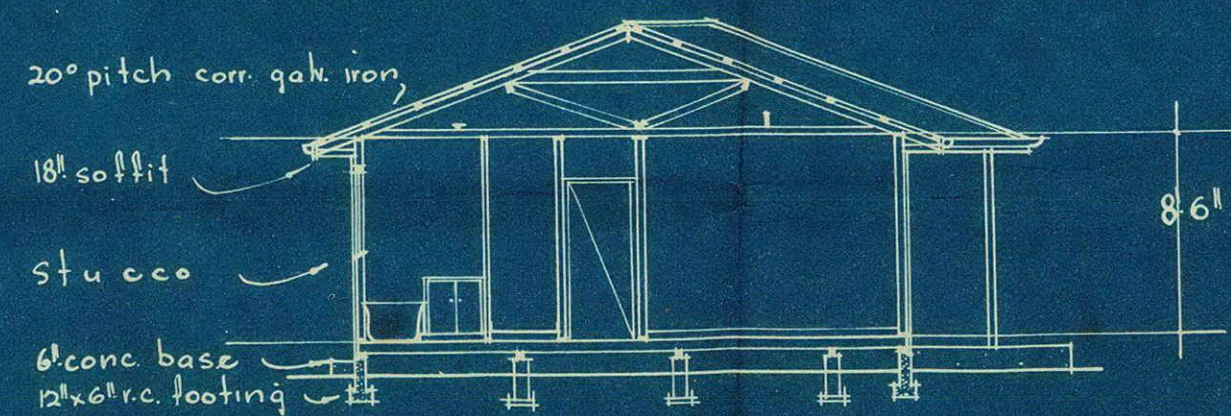
WEST ELEVATION

SOUTH ELEVATION

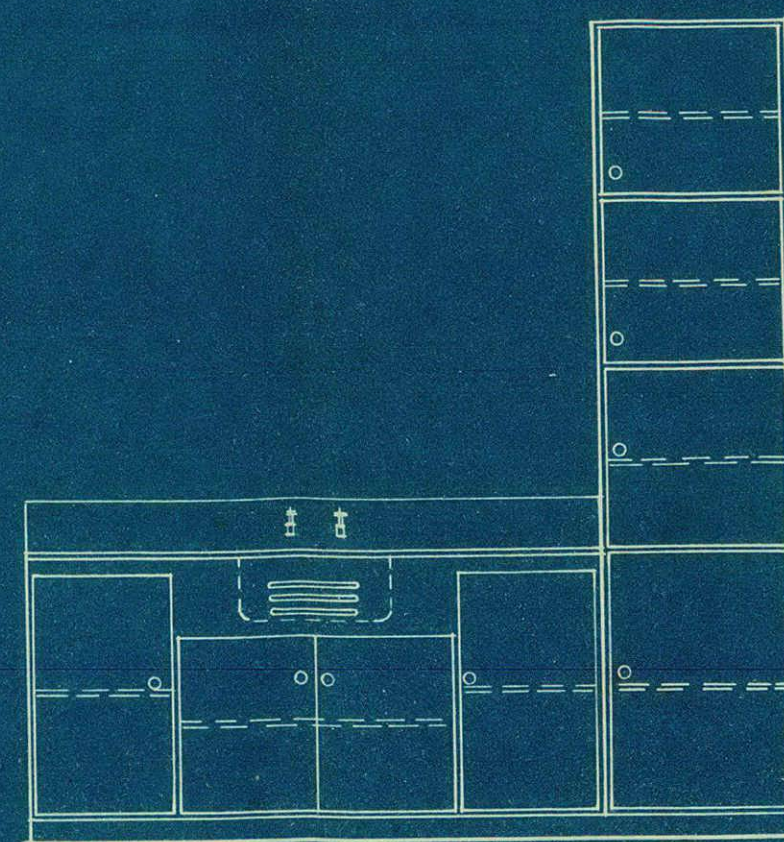
EAST ELEVATION



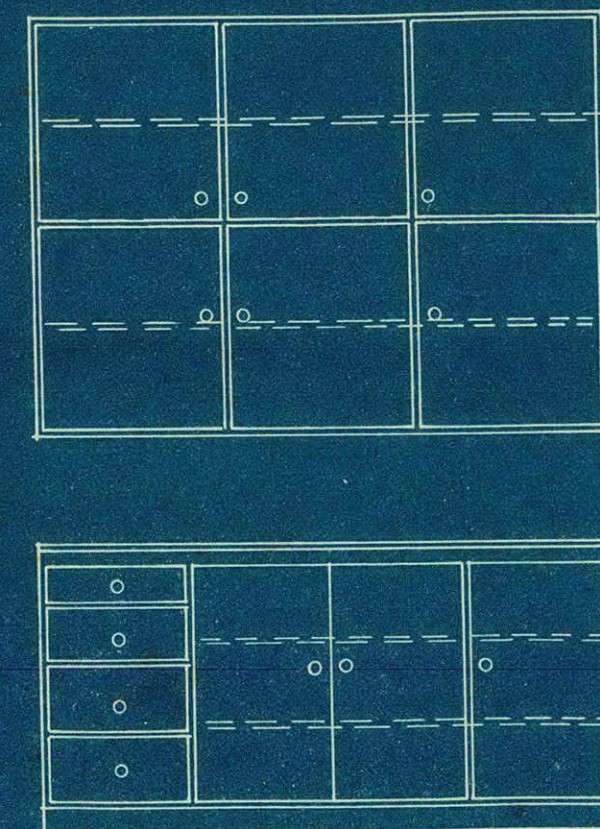
FLOOR PLAN



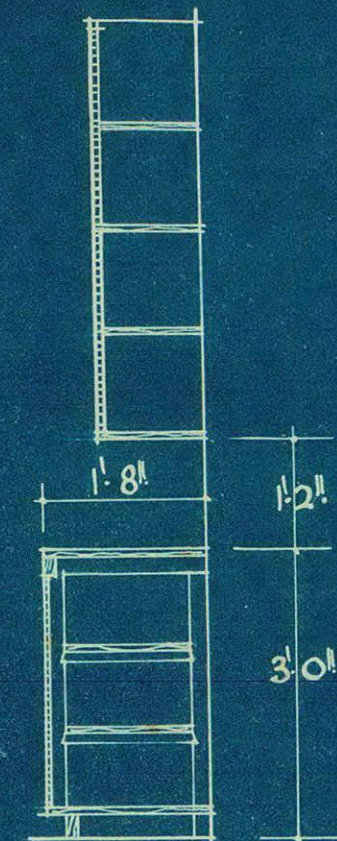
SECTION A-A



ELEV. SINK BENCH. SAFE
KITCHEN



ELEV. DRESSER
FITTINGS



SECT. DRESSER.

$\frac{1}{2}" = 1'-0"$

29250 LKS. E

-100' x 6 1/2' A.C. 374' 0" (1963)
(3' 0" B.L. 1' 3" Cover (approx))
(F.B. 51)

-15x/6 $\frac{1}{2}$ A.C. 3'0" (1963)

-100'x/6 1/2' A.C. 148' 0" (1963)
3' 0" B.L. 1' 3" Cover (approx.)
(F.B. 51)

159,000 LKS. S.

29250 LKS. E.

-100' x 6 1/2' A.C. 347' 0" (1963)
3' 0" B.L. 1' 3" Cover (approx.)
(F.B. 51)

Q 22

[illegible]

UNDERGROUND

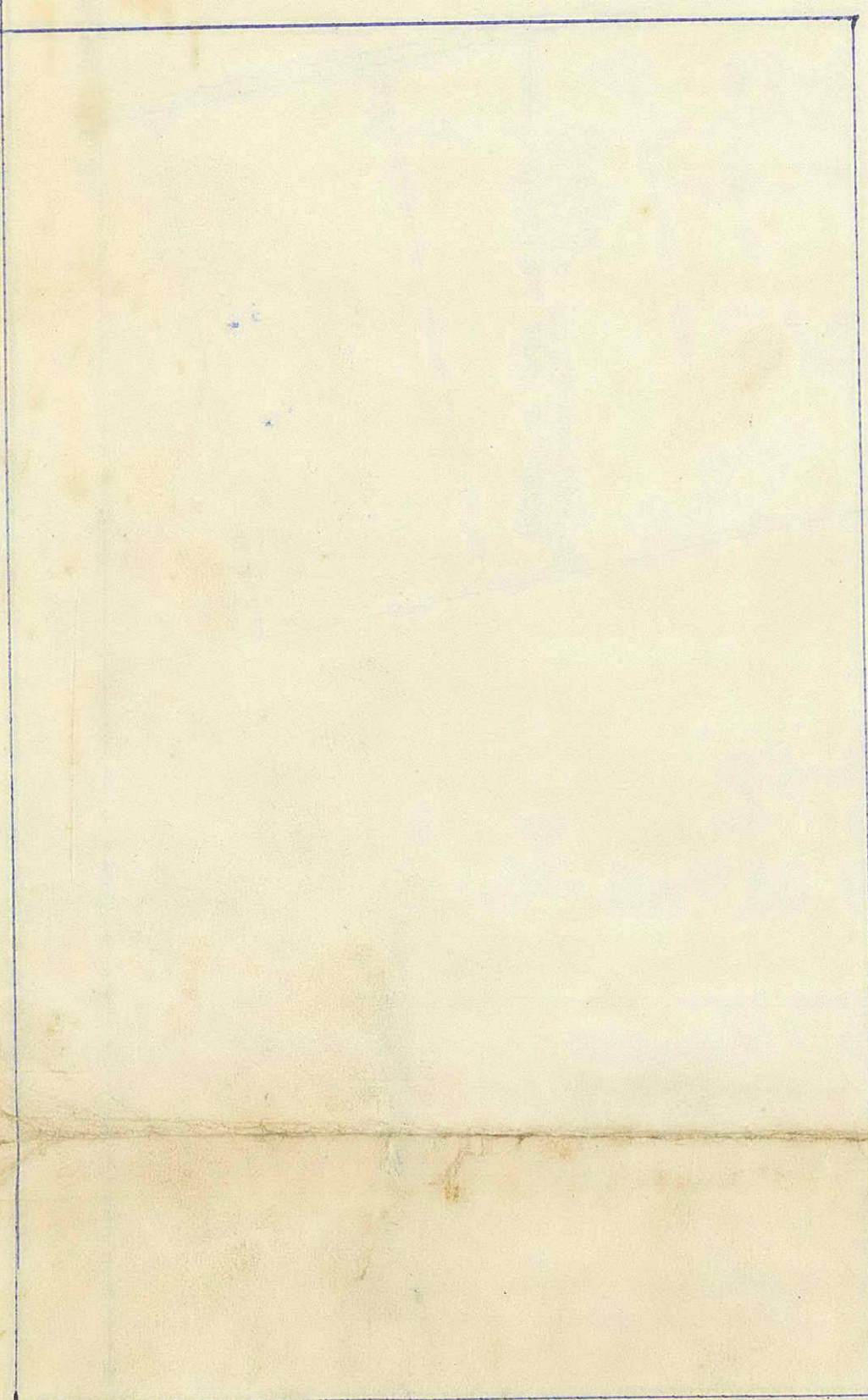


Fig. 1

1

Fig. 2

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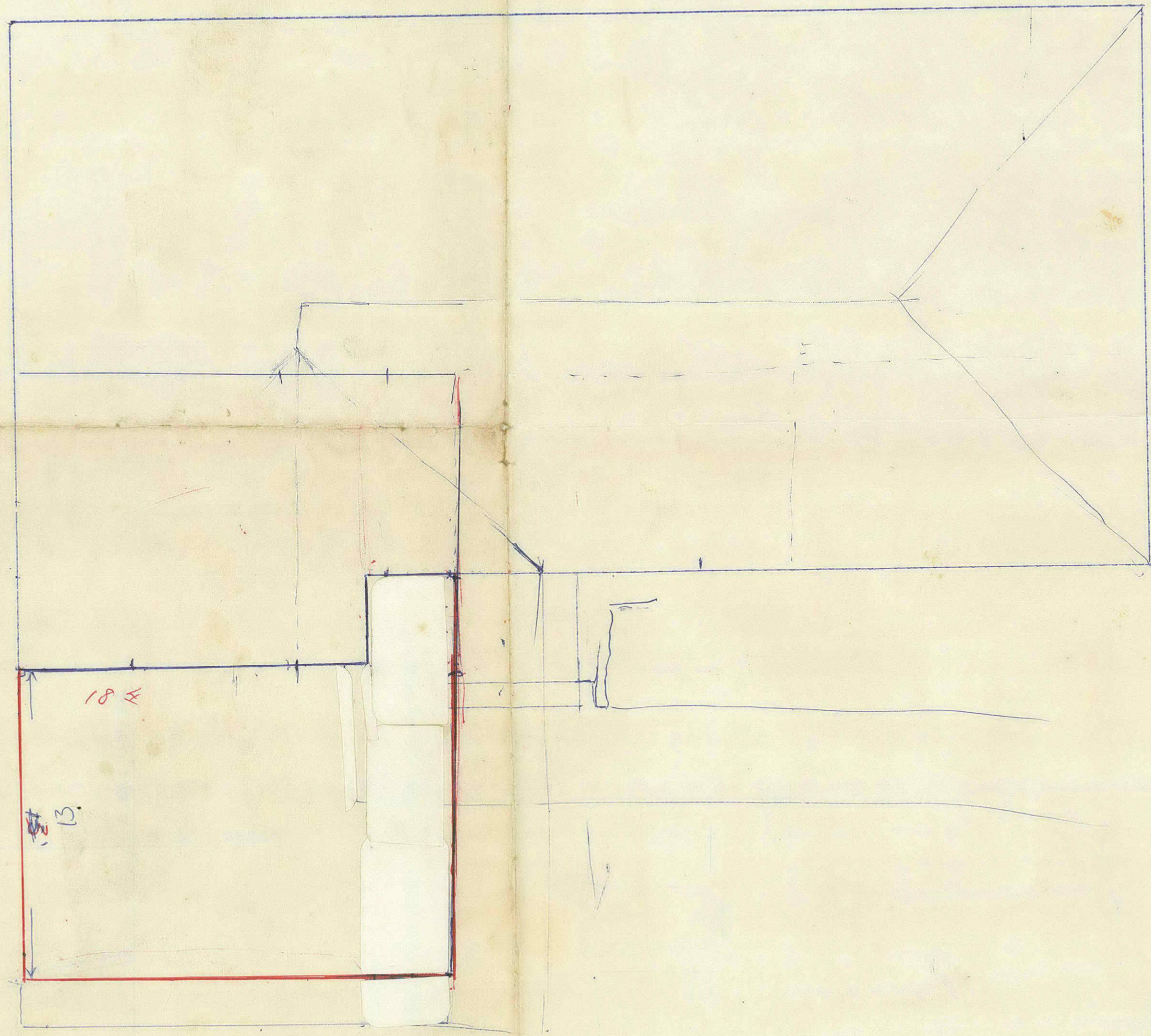
58

2

ROW

1

APPROVED
ELTHAM LOCAL COUNCIL
Planning Department
1/12/76
1/12/76
1/12/76



MH + D.A. DRABBE 16 Graham St. Eltham

2 1/2

10
20

6

6

ELTHAM BOROUGH COUNCIL



PERMIT

Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 19

Sir,—

I hereby apply for permission to erect at 16 Graham Street
(House No. and Street)
for D A Drabble of 16 Graham Street according
(Owner) (Address)
to locality plan and detailed plans, elevations, cross-sections, and specifications of building
deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220/548 Description Lot 7 DP3012

Length of boundaries Area 0-0-24.30

Particulars of Building:—

Foundations: concrete Walls: Weather Board Roof: gali iron.
Area of ground floor: square feet. Area of outbuildings 816 square feet.

Estimated Value of Building

\$ 1000.00

Receipt Number 4249

Date

Permit Number ED 2573

Permit Fee \$ 5.00

Proposed purposes for which every part of building is to be used or occupied

garage. and workshop.
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata: loam clay.

Yours faithfully,

D A Drabble Owner

J. H. Hodge

2-10-72

Builder

Postal Address:

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

ESTIMATED VALUE OF BUILDING WORK.				FEES.	BUILDING RESEARCH LEVY
				\$ c.	\$ c.
	Up	to	\$ 20	50	
\$ 21		to	\$ 200	1.00	
\$ 201		to	\$ 400	2.00	
\$ 401		to	\$ 600	3.00	
\$ 601		to	\$ 800	4.00	
\$ 801		to	\$ 1,000	5.00	
\$ 1,001		to	\$ 1,200	6.00	
\$ 1,201		to	\$ 1,400	7.00	
\$ 1,401		to	\$ 1,600	8.00	
\$ 1,601		to	\$ 1,800	9.00	
\$ 1,801		to	\$ 2,000	10.00	
\$ 2,001		to	\$ 2,500	12.00	
\$ 2,501		to	\$ 3,000	14.00	1.50
\$ 3,001		to	\$ 3,500	16.00	2.00
\$ 3,501		to	\$ 4,000	18.00	2.00
\$ 4,001		to	\$ 5,000	21.00	2.50
\$ 5,001		to	\$ 6,000	24.00	3.00
\$ 6,001		to	\$ 7,000	27.00	3.50
\$ 7,001		to	\$ 8,000	30.00	4.00
\$ 8,001		to	\$ 9,000	33.00	4.50
\$ 9,001		to	\$ 10,000	36.00	5.00
\$ 10,001		to	\$ 12,000	40.00	5.00 plus 50 cents per \$1000 or part thereof
\$ 12,001		to	\$ 14,000	44.00	
\$ 14,001		to	\$ 16,000	48.00	
\$ 16,001		to	\$ 18,000	52.00	
\$ 18,001		to	\$ 20,000	56.00	
\$ 20,001		to	\$ 25,000	64.00	
\$ 25,001		to	\$ 30,000	72.00	
\$ 30,001		to	\$ 35,000	80.00	
\$ 35,001		to	\$ 40,000	88.00	
\$ 40,001		to	\$ 50,000	98.00	
\$ 50,001		to	\$ 60,000	108.00	
\$ 60,001		to	\$ 70,000	118.00	
\$ 70,001		to	\$ 80,000	128.00	
\$ 80,001		to	\$ 90,000	138.00	
\$ 90,001		to	\$100,000	148.00	
\$100,001		to	\$120,000	158.00	
\$120,001		to	\$140,000	168.00	
\$140,001		to	\$160,000	178.00	
\$160,001		to	\$180,000	188.00	
\$180,001		to	\$200,000	198.00	
\$200,001 and above				200.00	

FEES PAYABLE FOR SPECIAL DUTIES.

NATURE OF DUTY	FEES
For inspection required in the case of proposed structural alterations before plans are submitted for approval	\$1.00
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	50 cents
For inspecting old timber before re-using same in a new building	\$1.50
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	25 cents

Further information required

floors. if any.

what type ~~slab~~ roller, left at. yes. Riller

Windows. yes. 3,

3

Concrete w ~~concrete~~ floor. concrete

concrete

rainwater p. roof. disposal yes.

sumps.

When form is filled in

Fee of \$5.00 is paid

Permit will be issued.

J. B. Heston

J. B. Heston 2-10-72

16 Graham St
Eltham

20. 9. 72

The Town Clerk

Dear Sir,

I wish to apply for a permit to construct and furnish a 3 car garage on my residential section at 16. Graham St. Eltham.

Enclosed, please find a plan of the proposed layout showing the disposition of this garage, along with the house. Included are the figures concerning square footage of the section once buildings are completed.

If this information is in any way inadequate, I would be pleased to furnish further particulars.

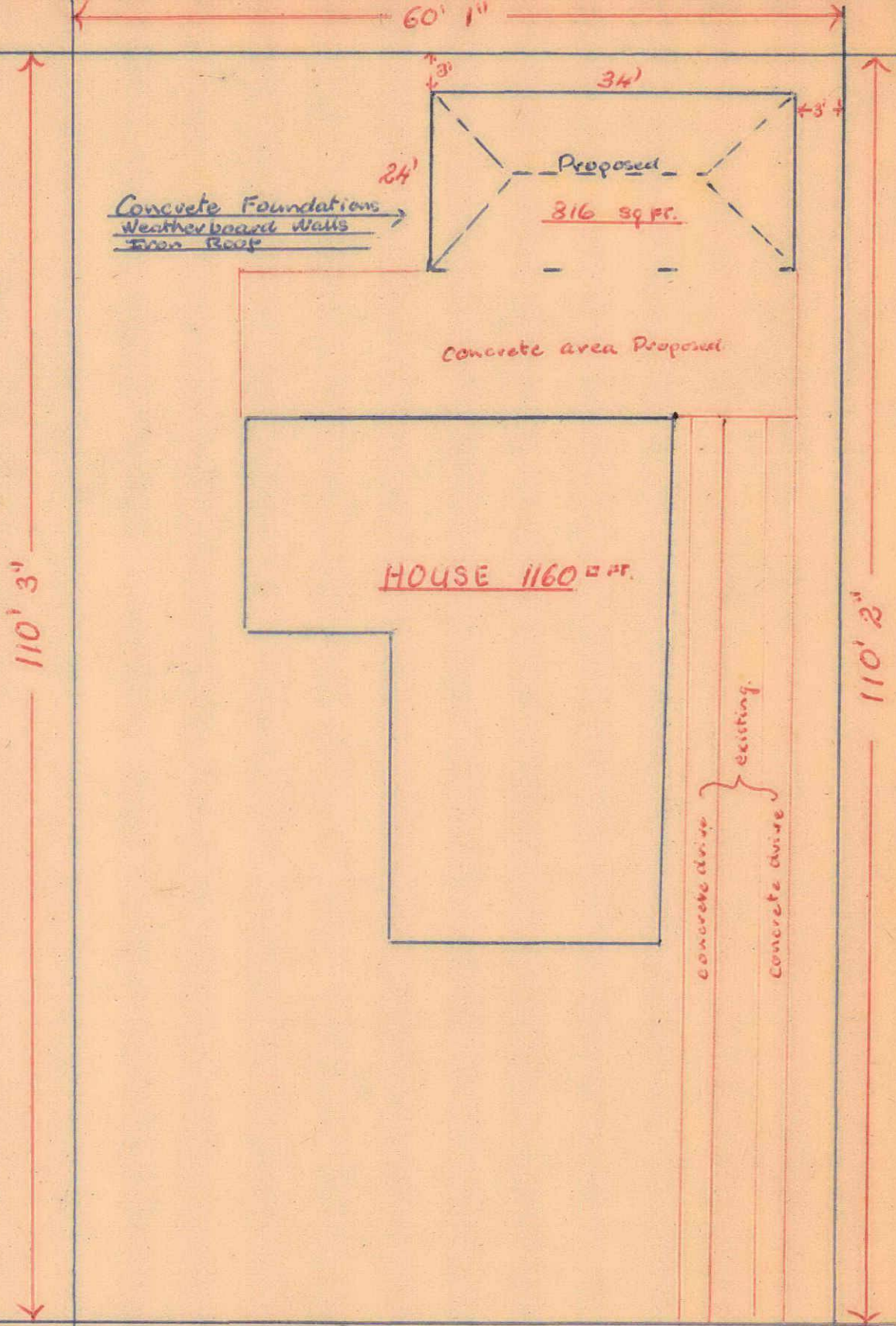
Yours faithfully
J. Boal

RECEIVED

22 SEP 1972

ELTHAM BOROUGH
COUNCIL

Plan of proposed GARAGE and siting of same.
DA. DEARBIE 16. Graham St. E. 11th
Approx cost \$1000.00
Section Area 6600 sq. ft. Buildings 1976 sq. ft.



ELTHAM BOROUGH COUNCIL



PERMIT

Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 23 July 1969

Sir,—

I hereby apply for permission to Build at 13. Graham St.
(House No. and Street)

for D. A. Drabble of 13. Graham St. according
(Owner) (Address)

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220/545 Description Lot 7 D.P. 3012 Section 7.2

Length of boundaries Area

Particulars of Building:—

Foundations: Solid Walls: Fibrecrete Roof: Iron

Area of ground floor: square feet. Area of outbuildings square feet.

Estimated Value:—

Building £ 80.

Plumbing and Drainage £

Total £ 80.

Proposed purposes for which every part of building is to be used or occupied

(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building law. Garage

Nature of ground on which building is to be placed and of the subjacent strata:

Yours faithfully,

D. A. Drabble ^{as} M. Drabble Owner

Postal Address: 13. Graham St. Eltham D. A. Drabble Builder

SECOND SCHEDULE.

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

Estimated Value of Building Work.						Fees.		
						£	s	d
Not exceeding £10							5	0
Over £10 and not exceeding £100							10	0
"	£100	"	£200			1	0	0
"	£200	"	£300			1	10	0
"	£300	"	£400			2	0	0
"	£400	"	£500			2	10	0
"	£500	"	£600			3	0	0
"	£600	"	£700			3	10	0
"	£700	"	£800			4	0	0
"	£800	"	£900			4	10	0
"	£900	"	£1,000			5	0	0
"	£1,000	"	£1,250			6	0	0
"	£1,250	"	£1,500			7	0	0
"	£1,500	"	£1,750			8	0	0
"	£1,750	"	£2,000			9	0	0
"	£2,000	"	£2,500			10	10	0
"	£2,500	"	£3,000			12	0	0
"	£3,000	"	£3,500			13	10	0
"	£3,500	"	£4,000			15	0	0
"	£4,000	"	£4,500			16	10	0
"	£4,500	"	£5,000			18	0	0
"	£5,000	"	£6,000			20	0	0
"	£6,000	"	£7,000			22	0	0
"	£7,000	"	£8,000			24	0	0
"	£8,000	"	£9,000			26	0	0
"	£9,000	"	£10,000			28	0	0
"	£10,000	"	£12,500			32	0	0
"	£12,500	"	£15,000			36	0	0
"	£15,000	"	£17,500			40	0	0
"	£17,500	"	£20,000			44	0	0
"	£20,000	"	£25,000			49	0	0
"	£25,000	"	£30,000			54	0	0
"	£30,000	"	£35,000			59	0	0
"	£35,000	"	£40,000			64	0	0
"	£40,000	"	£45,000			69	0	0
"	£45,000	"	£50,000			74	0	0
"	£50,000	"	£60,000			79	0	0
"	£60,000	"	£70,000			84	0	0
"	£70,000	"	£80,000			89	0	0
"	£80,000	"	£90,000			94	0	0
"	£90,000	"	£100,000			99	0	0
Exceeding £100,000						100	0	0

FEES PAYABLE FOR SPECIAL DUTIES.

Nature of Duty.	Fees.		
	£	s	d
For inspection required in the case of proposed structural alterations before plans are submitted for approval	10	0	
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	5	0	
For inspecting old timber before re-using the same in a new building	15	0	
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	2	6	

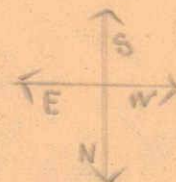
Plan of Car-Garage

D A Drabble

13 Graham St.

Boundry line

Door facing Rd.



New Shed 21' x 11'6"

Solid Foundations

Fibrolite Walls

Iron Roof

Existing Shed

Door

8' x 9"

Value £80. 0. 0

Boundry Line



PERMIT

ELTHAM BOROUGH COUNCIL

Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 29-7- 1956

Sir,—

I hereby apply for permission to erect a dwelling at 13 Graham St
(House No. and Street)

for D. Drabble of 14 Graham St, Eltham according
(Owner) (Address)

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—

Asses. No. 1220/540 Description L27 DP 3012 PT section 72

Length of boundaries Area 24.3 ^{13.}

Particulars of Building:—

Foundations: concrete Walls: timber & plaster Roof: G.I. Iron

Area of ground floor: 1160 square feet. Area of outbuildings square feet.

Estimated cost:—

Building £ 2700

Plumbing and Drainage £ 300

Total £ 3000

Proposed purposes for which every part of building is to be used or occupied

Living dwelling
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata: clay

Yours faithfully,

D. Drabble Owner

A.L. McElraith Builder

Postal Address: 11 Graham St

Eltham Argus Print

Eltham

SECOND SCHEDULE.

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

Estimated Value of Building Work.				Fees.		
				£	s	d
Not exceeding £10					5	0
Over £10 and not exceeding £100					10	0
" £100	"	£200		1	0	0
" £200	"	£300		1	10	0
" £300	"	£400		2	0	0
" £400	"	£500		2	10	0
" £500	"	£600		3	0	0
" £600	"	£700		3	10	0
" £700	"	£800		4	0	0
" £800	"	£900		4	10	0
" £900	"	£1,000		5	0	0
" £1,000	"	£1,250		6	0	0
" £1,250	"	£1,500		7	0	0
" £1,500	"	£1,750		8	0	0
" £1,750	"	£2,000		9	0	0
" £2,000	"	£2,500		10	10	0
" £2,500	"	£3,000		12	0	0
" £3,000	"	£3,500		13	10	0
" £3,500	"	£4,000		15	0	0
" £4,000	"	£4,500		16	10	0
" £4,500	"	£5,000		18	0	0
" £5,000	"	£6,000		20	0	0
" £6,000	"	£7,000		22	0	0
" £7,000	"	£8,000		24	0	0
" £8,000	"	£9,000		26	0	0
" £9,000	"	£10,000		28	0	0
" £10,000	"	£12,500		32	0	0
" £12,500	"	£15,000		36	0	0
" £15,000	"	£17,500		40	0	0
" £17,500	"	£20,000		44	0	0
" £20,000	"	£25,000		49	0	0
" £25,000	"	£30,000		54	0	0
" £30,000	"	£35,000		59	0	0
" £35,000	"	£40,000		64	0	0
" £40,000	"	£45,000		69	0	0
" £45,000	"	£50,000		74	0	0
" £50,000	"	£60,000		79	0	0
" £60,000	"	£70,000		84	0	0
" £70,000	"	£80,000		89	0	0
" £80,000	"	£90,000		94	0	0
" £90,000	"	£100,000		99	0	0
Exceeding £100,000				100	0	0

FEES PAYABLE FOR SPECIAL DUTIES.

Nature of Duty.	Fees.		
	£	s	d
For inspection required in the case of proposed structural alterations before plans are submitted for approval	10	0	
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building	5	0	
For inspecting old timber before re-using the same in a new building	15	0	
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	2	6	

If any dispute the Engineer shall have the absolute determination of the value of such work.

SPECIFICATIONS of work to be done and materials to be used in the erection of a dwelling for MR. D. DRABBLE, at 13 GRAHAM STREET, ELTHAM.

GENERAL CONDITIONS:

The whole of the work as herein specified and as shown on accompanying plan to be provided by the Contractor and is to be finished to the satisfaction of the Owner. All work is to be finished in an efficient and expedient manner so as to ensure as early completion as possible. All work to be executed by competent tradesmen.

PERMITS & FEES: The Contractor shall obtain all necessary permits, give due notice to the local Authorities and pay all fees according to the by-laws.

INSURANCE: The Contractor shall insure and keep insured his workmen against accident for the duration of the contract. A Builder's risk policy shall be obtained by the Contractor as soon as work is commenced and shall operate until the Building is handed over to the Owners.

EXCAVATOR & CONCRETOR.

Excavate for continuous concrete foundations and for all piles to solid clay foundations approx., 18" and for chimney foundation.

CONCRETE: Shall be of clean shingle in the proportion of six parts shingle to one of cement. The whole to be thoroughly mixed and deposited in boxing, tamped and consolidated.

FOUNDATION WALLS: To be continuous wall 6" thick on footings approx., 12" wide and 6" deep, bottom of footing to be approx., 18" below surface of ground and top of wall to be 18" above surface of ground. Wall to be properly stepped and chamfered to take wall plate and outside covering.

REINFORCING: Fit two $\frac{1}{4}$ " M.S. rods in footings. Rods to be continuous, hooked at joints and set round angles, to be free from rust. Joints not permitted at corners.

BOLTS: Embed at not more than 4'6 centres 3" x $\frac{3}{8}$ " rag bolts to secure wall sleepers.

DAMP COURSE: Place a strip of 3 ply Malthoid between all timber and concrete or brick bearing surfaces.

AIR VENTS: Fix at not more than 4'6 centres and 3' from external angles 12' x 9' concrete vents with maximum air space. Vents to be fitted as close up to wall plate as possible.

PILES: To be 6 x 6" and 12 x 12 x 6" footings to same depth as foundation walls. Piles to be in rows at not more than 6' centres and to be spaced not more than 4'6 centres in rows. Securely embed No 8 wire in each pile and staple securely to each sleeper.

CHIMNEY FOUNDATIONS: To be continuous wall 6" thick to height of floor joists. Across bottom of excavation spread 4" concrete slab reinforced with $\frac{1}{2}$ " steel, erect wall as above and fill to within 6" of floor level with clay or boulders rammed tight. Cover with 6" reinforced slab.

PORCHES, STEPS, & TERRACE: To have 4" walls, to be filled with clay or boulders and covered with 4" concrete slab. Floors to have $\frac{1}{4}$ " fall to the foot.

STEPS: Form concrete steps at both entrances. Treads not to be less than 14" and risers not more than 6 $\frac{1}{2}$ " high. All surfaces to be finished in cement plaster and trowelled smooth.

C A R P E N T E R.

SCHEDULE OF TIMBERS.

HT. RIMU or HT. MATAI BUILDING "A"

	<u>Size.</u>	<u>Max. centres.</u>	<u>Remarks.</u>
Sleepers	4 x 3	6'	Wired down
Sleeper plates	4 x 2		bolted down
Floor joists	5 x 2	18"	
Bottom Wall plates	4 x 2		
<u>TANALISED PINE.</u>			
Studs	4 x 2, 4 x 3 & 3 x 2	18"	At large openings where indicated.
Top plates	4 x 2		
Ceiling joists	4 x 2	20"	
Rafters	4 x 2	36"	
Purlins	3 x 2	24"	
Roof struts	4 x 2		
Collar ties	6 x 1		

TANALISED PINE:

Braces	4 x 1	
Dwangs - Ceiling	3 x 2	
- Walls	4 x 2	3 rows
Ceiling runners	4 x 2	To spans exc. 9'
Ridges - Hip rafters	9 x 1	
Valley Blades	9 x 1	
Valley Boards	8 x 1	
Timbers Heads	4 x 3	On 2 & 3lt. windows
	8 x 2	On 3lts. with landscape

HT. MATAI OR TANALISED.

Flooring (ex) 4 x 1

HT. RIMU OR TANALISED

Planes Fascia. 6 x 1

* * * * *

SLEEPERS: 4 x 3 on edge securely stapled to piles in rows not more than 6' centres and spaced at not more than 4'6 in rows. All sleepers to be halved at angles and scarfed at joints and NO joints permissible between piles.

SLEEPER PLATES: 4 x 2 on all concrete wall foundations securely bolted with rag bolts at 4'6 centres, laid in long lengths halved at angles and scarfed at joints.

FLOOR JOISTS: 5 x 2 spaced not more than 18" centres and gauged to even depth, laid true and level and double nailed to sleepers. Trim for all openings with 5 x 2 checked $\frac{1}{4}$ into floor joists.

TOP & BOTTOM PLATES: 4 x 2 in long lengths halved at angles and joints. Bottom plates on main walls and partitions fitted hard down on floor joists must be heart.

STUDS: 4 x 2 to all main walls and 4 x 3 to all openings exceeding 6' cut square and true and double nailed to plates.

LINTELS. Trim openings up to 3'6 wide with 4 x 2, up to 5' with 4 x 3, exceeding 5' with 2, 6 x 2 well nailed to form 6 x 4. All trimmers to be checked $\frac{1}{4}$ " into opening studs.

DWANGS: Fit 3 rows 4 x 2 to each wall.

- BRACES: 4 x 1 to each wall where practicable at approx., 45° from top to bottom plates. Braces to be checked flush with studs and plates, fitted tight and double nailed.
- CEILING JOISTS: 4 x 2 on edge spaced not less than 20" centres, fitted across short way of room all laid true and level.
- CEILING BATTENS: Fix 2 x 1 battens to ceiling joists to take Pinex softboard ceiling. To be max., 12" centres both ways.
- CEILING RUNNERS: 4 x 2 on edge fitted to all spans over 9', kept 2" clear of centre to allow for electric wiring.
- RAFTERS: 4 x 2 spaced at 36" centres birdsmouthed over top plate with overhang sufficient for 18" soffit. Boxed eaves with 3 x 1 filters at 18" centres to be fitted. Ridges and hip cuts to be true fits and angle to be approx., 25° pitch.
- RIDGES, HIP RAFTERS, VALLEY BOARDS & BLADES.
9 x 1 in long lengths supported at joints by 4 x 2 struts. Valley boards to be 8 x 1".
- COLLAR TIES: 6 x 1 fitted as necessary.
- RIDGE STAY: 4 x 2 fitted to ridges and tailed back to solid bearing on wall plates.
- FLOORING: To be Tanalised O.B. Matai closely cramped and double nailed. Nails to be punched and floor to be machine sanded. Flooring to be laid in long lengths and joints to be scattered or finished at partitions.
- EAVES: Line soffit of eaves with flat fibrolite battened at joints.
- PORCH CEILINGS: Flat fibrolite battened as above, with ground battens.
- SKIRTINGS: To be (ex) 4 x 1 heart rimu fitted to all interior walls.
- ARCHITRAVES: 3 x 1" heart rimu bevelled to all openings.
- MANHOLE: Provide manhole to roof where most convenient.
- ROOFER: Cover roof with 2" netting and 1st quality Sizalcraft. Roof to be covered with 26 g. corrugated iron,, well nailed and all laps to be painted before fixing.
- RIDGING: Ridging to be 8" iron with lead-edge.
- Valleys; To be in copper.
- SPOUTING: To be Q.R. copper fixed on copper brackets.

WALL LININGS: Cover all walls in bedrooms, lounge and halls with $\frac{3}{8}$ "

Gibraltar board fixed with galv., clouts. Stop all holes and joints and sandpaper smooth in readiness for Painter & paperhanger.

Living room to have 4' dado of Hammer-glaze hardboard to approved colour and Gibraltar board above dado height.

Bathroom to be lined with Hammer-glaze hardboard to 4' dado height and from dado height to ceiling to be lined with flush hardboard on tile board as approved by Owners.

Washhouse and W.C. to be lined to full height with $\frac{1}{2}$ " hardboard.

All wardrobes to be fully lined with Gibraltar board.

Wardrobes in No 1 bedroom to have double door as shown with same above for storage cupboard. Wardrobes in 2 & 3 bedrooms to have raised floors. Hot water cylinder cupboard to have raised floor.

J O I N E R.

CUPBOARDS: Construct kitchen fitments to details on accompanying plan.

All fittings to have toe recess, to be finished with flush doors and approved type of Chrome fittings.

H.W.CUPBOARD : Fix one row of shelving of 3 x 1 battens at one inch spacing above cylinder. Fix similar shelving above and alongside where practicable.

To have 6' x 2' door with door above.

WARDROBES

Bed 2 & 3. Fix coat rail and shelf. To have 6 x 2 door and internal height to be not less than 7ft. In wardrobe of Bed 1 fit coat rail and shelf at one end only.

SAFE:

Kitchen safe to be shelved with 3 x 1" battens at one inch spacing. To be ventilated from floor to ceiling and vent holes to be covered with perforated zinc.

SHELVING:

Allow to fix approx., 50' : 6" shelving in laundry.

P L U M B E R.

VALLEYS: To be copper.

SPOUTING: To be 4" copper supplied and fitted by plumber.

DOWNPIPES: To be 3" copper.

FLASHINGS: Supply and fit 4 lb. lead flashing to chimney.

COLD WATER SUPPLY: To be carried in $\frac{3}{4}$ " galv. iron piping from Town supply to house and then in $\frac{3}{4}$ " copper piping to following outlets, bath, basin, sink, tubs, and 2 taps outside where directed.

HOT WATER: Connect up to 40 gal., electric hot water cylinder supplied by others. Take $\frac{3}{4}$ " copper exhaust pipe up through roof, flash well, and take sludge pipe outside to discharge where directed. Lead hot water in $\frac{3}{4}$ " copper piping to following outlets, bath, basin, sink, and over one tub and one tap to be on washhouse wall as directed.

TAPS: Bath and sink to be streamlined chromium wall type.
 Basin, streamlined pillar cocks, chrome plated.
 Tubs, wall type, chrome plated.
 Outside, brass with hose connections.
 Fit brass stop cocks to circulator and W.C. cistern.

WET-BACK: Supply and make necessary connections for one approved type of wet back to living - room fireplace.

BATH: Supply and fit one 6' 1st. quality English bath.

SINK: Supply one 6' stainless steel sink with turned edge 3 sides and 6" upstand.

BASIN: Supply and fit 22 x 16" porcelain basin.

TUBS: Supply and fix set of 4' tubs complete with plugs and chain.

W.C. To be low down flushing type complete with approved flushing cistern ball cock, stop cock, overflow pipe and seat.

WASTES: Fit properly lead trapped wastes to all fittings including tubs, back vented where required. All to discharge over gully traps.

D R A I N A G E.

DRAINAGE: Lay all necessary sewer drains and provide soakage pits as required. Pipes to be laid true on even grades with joints done in cement compo. Provide and fit all necessary bends, junctions, terminal vents, gully traps, inspection pipes, etc., to conform with local by-laws. Trenches not to be filled until passed by Local Health Inspector.

GULLY TRAPS: Fit precast concrete dish on each gully trap of sufficient height to prevent overflow of wastewater.
Allow P.C. sum of £ 10.0.0 for shower floor and fit up approved shower rose.

J O I N E R Y.

OUTSIDE DOORS: Front 6'6 x 2'8 full height obscure glass (design as per plan) out of heart timber andhung on 3,4" galv., butts.
Back: 6'6 x 2'8 framed ledge, Glass panel, Top with flush back.
Laundry, Bathroom, And Bed. 1, to be 6'6 x 2'6, Heart flush doors.
Bed, 2 & 3, Kitchen, to be 6'6 x 2'8 Ht. Flush. Wardrobes in Bed 2 & 3 to be 6' x 2' heart flush andwardrobe doors in Bed 1 to be double 6' x 2' heart flush.
H.W.Cupboard 6' x 2' Ht. flush.
Lounge door to be 6'6 x 2'8 full height glass panelled to approved design.
Door to W.C. to be 6'6 x 2'2 Ht. flush.

DOOR FURNITURE:

Front door to have night latch complete with Chromium handle.
Back door, Rim lock.
Inside doors, Mortise locksets, chrome,
Cupboards etc., Chrome roller bolts with handles or similar type.

WINDOW FITTINGS: To be all chromium plated of approved type.

* * * * *



PERMIT

ELTHAM BOROUGH COUNCIL

Application for Building Permit

To the Building Inspector,
Town Clerk's Office,
Stanners Street, Eltham.

Date 29-10-1958

Sir,—

I hereby apply for permission to Erect Shed at 13 Graham St.
(House No. and Street)for Myself (Owner) of 13 Graham St. (Address) according

to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land:—Asses. No. 1220/515 Description Lot 7 DP 3012 Section 72Length of boundaries Area 0-0-24-3**Particulars of Building:—**Foundations: Concrete Walls: Weatherboard Roof: Iron (flat)Area of ground floor: 22 square feet. Area of outbuildings square feet.**Estimated cost:—**Building £ 95-0-0

Plumbing and Drainage £

Total £ 95-0-0

Proposed purposes for which every part of building is to be used or occupied

Shed for storage — Workshop
(describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata: Clay

Yours faithfully,

W. Drabble OwnerW. Drabble Builder

Postal Address:

SECOND SCHEDULE.

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

Estimated Value of Building Work.						Fees.		
						£	s	d
Not exceeding £10							5	0
Over	£10 and not exceeding	£100					10	0
"	£100	£200				1	0	0
"	£200	£300				1	10	0
"	£300	£400				2	0	0
"	£400	£500				2	10	0
"	£500	£600				3	0	0
"	£600	£700				3	10	0
"	£700	£800				4	0	0
"	£800	£900				4	10	0
"	£900	£1,000				5	0	0
"	£1,000	£1,250				6	0	0
"	£1,250	£1,500				7	0	0
"	£1,500	£1,750				8	0	0
"	£1,750	£2,000				9	0	0
"	£2,000	£2,500				10	10	0
"	£2,500	£3,000				12	0	0
"	£3,000	£3,500				13	10	0
"	£3,500	£4,000				15	0	0
"	£4,000	£4,500				16	10	0
"	£4,500	£5,000				18	0	0
"	£5,000	£6,000				20	0	0
"	£6,000	£7,000				22	0	0
"	£7,000	£8,000				24	0	0
"	£8,000	£9,000				26	0	0
"	£9,000	£10,000				28	0	0
"	£10,000	£12,500				32	0	0
"	£12,500	£15,000				36	0	0
"	£15,000	£17,500				40	0	0
"	£17,500	£20,000				44	0	0
"	£20,000	£25,000				49	0	0
"	£25,000	£30,000				54	0	0
"	£30,000	£35,000				59	0	0
"	£35,000	£40,000				64	0	0
"	£40,000	£45,000				69	0	0
"	£45,000	£50,000				74	0	0
"	£50,000	£60,000				79	0	0
"	£60,000	£70,000				84	0	0
"	£70,000	£80,000				89	0	0
"	£80,000	£90,000				94	0	0
"	£90,000	£100,000				99	0	0
Exceeding £100,000						100	0	0

FEES PAYABLE FOR SPECIAL DUTIES.

Nature of Duty.		Fees.		
		£	s	d
For inspection required in the case of proposed structural alterations before plans are submitted for approval			10	0
For inspecting every detached stove, furnace, oven, close fire, or forge erected subsequently to the building			5	0
For inspecting old timber before re-using the same in a new building			15	0
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			2	6

ELTHAM BOROUGH COUNCIL

APPLICATION FOR PERMISSION TO ERECT A GARAGE OR SHED.

This form to be completed in addition to the usual Building Permit Application form.

- (1) State here whether Garage or Shed: *Shed*
- (2) Materials to be used:-
- (a) Floor: *Concrete*
 - (b) Foundation: *Concrete*
 - (c) External Wall: *Weatherboard*
 - (d) Roof: *Flat iron*
 - (e) Spouting & Downpipes: *Galv Iron*
 - (f) Paint: *Exterior*
- (3) Type of Doors. *Wood*
- (4) Number of Windows. *One*
- (5) Storm Water Drains. *One*
- (6) General Information.

A site plan together with building plans and specifications to be submitted with every application.

A Building Permit must be obtained before work is commenced.

SHED.
8' x 9'

House.

Graham Street.

135

LICENSED PLUMBER AND DRAINLAYER

High Street, ELTHAM 195

A hand-drawn site plan on lined paper showing a property layout. The plan includes a large rectangular area on the left, possibly a pool or a large building, with a small square labeled 'S' at the top right corner. To the right of this area is a vertical line representing a boundary or road. Along this boundary, there are several structures and dimensions: a small square labeled 'TV' with a line to a point labeled 'G3'; a larger square labeled 'C' with a line to a point labeled 'L'; and a small square labeled 'IY' with a line to a point labeled 'IY'. Dimensions are marked along the boundary: '15'' and '25''. At the bottom right, there is a small square labeled 'IY' and a larger square labeled 'IY' with a line to a point labeled 'IY'. The text 'approved owner. 7/14/86' is written in the center of the plan. The text 'IY' is written at the bottom right corner.

Approved
OSW. 7/14/86

ELTHAM BOROUGH COUNCIL

Nº 135

APPLICATION BY A LICENSED DRAINLAYER OR LICENSED PLUMBER TO CARRY OUT DRAINAGE OR PLUMBING WORK.

FORM NO. 3

I, the undersigned R. Drabbs hereby make application for permission to have the work prescribed below, and set out in the plans attached hereto, carried out in the premises of which I am Owner, and authorise Mr. W. H. Miller to carry out this work.

Description of Property—Ass. No. Gratham 50 Street
Lot No. 7 D.P. 2012 of Sec. 72 Blk.

Description of Work new drainage (new house)

Cost of Work. £ 20/-

Date 12-9-56 Signature W. H. Miller

FORM No. 4

PERMIT.

Mr. W. H. Miller A Master Plumber duly licensed under the By-laws of the Eltham Borough Council, is hereby authorised to carry out the work described above and as set forth in Plan No. 135 deposited with me, and such work is to be carried out in strict accordance with the above Regulations, and shall be completed on or before 20-10-1956.

FEE PAID £ : 10 : 0 . Receipt No. Date 12-9-1956

W. E. Morgan Inspector

FORM No. 5

CERTIFICATE AFTER INSPECTION.

I hereby certify that I have inspected and tested the work described above and approve of the work as carried out.

Date 7-11-56 O. J. Walsby Inspector