

32 Images
32 A4/A3

SCANNED

BUILDING PERMITS

63215

ID 004593

LLP 036303

BUILDING PERMIT

11938

1986

PROPERTY ID

004593

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

PERMIT No: 11938

To The County Engineer
P. O. Box 56,
NEW PLYMOUTH

Sir

I hereby apply for permission to Install Fire
at (House No and Street) 604A South Rd for (Owner) Mr. R. Fisher
of (Address) 604A South Rd. Oakura according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited
herewith IN DUPLICATE.

SITE: Lot No: 2 DP No: 13829 Section No: _____
Block No: _____ Suvey District: _____ Area: _____

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used or
occupied.

Install Kent "Forester" Fire with wet back.

Total Floor Area: _____

Estimated value of completed building	\$ <u>1000.00</u>	(For assessment of
Less value of Plumbing & Drainage	\$ _____	Building Research Levy)
Balance	\$ <u>1000.00</u>	(For assessment of
		Building Permit Fee)

Yours faithfully

L. G. Garner. Address 16 Lavery Street
BUILDER New Plymouth.

Date: 17-2-86

Phone No: 572471

Note: Fees according to the scale on back hereof must accompany application for
permit. Special plumbing and drainage application forms are required and where
applicable, separate permits must be obtained by the Plumber or Drainlayer before
a building permit will be issued.

FOR OFFICE USE

Date Received	<u>17/2/86.</u>	Fee paid (a) Building Permit	\$ <u>10-00</u>
		(b) Building Research Levy	\$ _____
		(c) Water Connection	\$ _____
		(d) Sewer Connection	\$ _____
		(e) Kerb Crossing	\$ _____

Receipt No: 12773F

Val Roll 115 90-144-3

Check	Remarks	Initials
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Ordinances

P & D Regs

Building Regs

Fire Code

Structural Content

Water Connection

Kerb & Footpath Crossing

Regn Cert (Blgs over \$20,000)

✓ Curb 17/2/86

M. J. Shaw 19/2/86

PROPOSED INSTALLATION OF "FORESTER" FIRE

FOR
MR. R. FISHER
604A SOUTH ROAD.
OAKHURST.

SHIFT PARTITION TO
← UNDER DORMER WALL.
LINE FLUE SIDE WITH
← MONTANA BOARD.
← APPROX 50mm BETWEEN
← LINER AND WALL.

↓ FLOOR CHIPBOARD

STAIRS.

← FULL HEIGHT BRICK
← VANEER

← FOIL INSULATION.

← APPROX 50mm CLEARANCE.

← BRICK HEARTH

↓ CONCRETE FLOOR

EXISTING
CYLINDER, RAISED

↓ 300mm

← 250mm

UP

2 METRES

EXISTING
WET BACK PIPES

TARANAKI COUNTY
COUNCIL
APPROVED

[Signature]
19/2/86

L.C. GARNER

Installation Instructions

The Forester[™]

GENERAL

The heater must be installed in accordance with NZS 7421:1972, or as directed by the local Building Inspector. The By-Laws usually require that a building permit is obtained before installation and we recommend that you advise your Insurance Company that you are having the heater installed.

The minimum clearances shown are necessary to prevent overheating of nearby combustibles and the drying out of timber in the house structure. Tests have been carried out to verify that the heater complies with NZS 7421:1972 when properly installed.

THE REAR HEAT SHIELD MUST NOT BE REMOVED AND THE FLUE SCREEN MUST BE INSTALLED IN ALL CASES.

N.B. For installations outside New Zealand please check local authority requirements prior to installation.

THE HEARTH

This must be made from an insulating and incombustible material such as concrete or brick at least 50mm thick.

The heater should be set on the hearth so that the hearth protrudes at least 320mm in front of the heater base. The hearth must also protrude at least 250mm on each side and 264mm to the rear of the heater base. A suitable minimum hearth size is 1096mm deep x 944mm wide x 50mm thick.

Fig 1

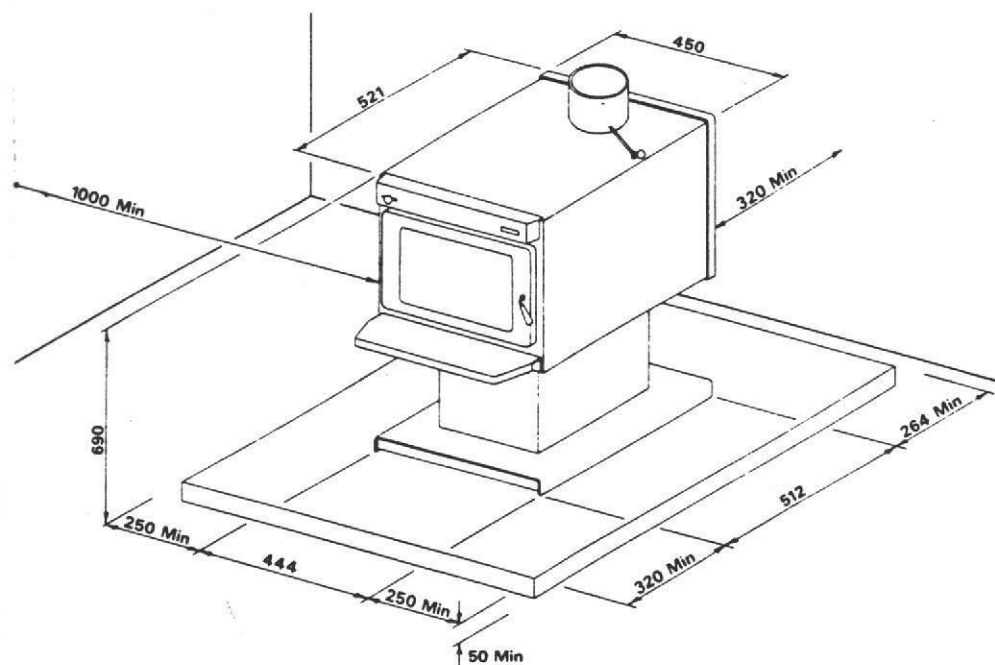
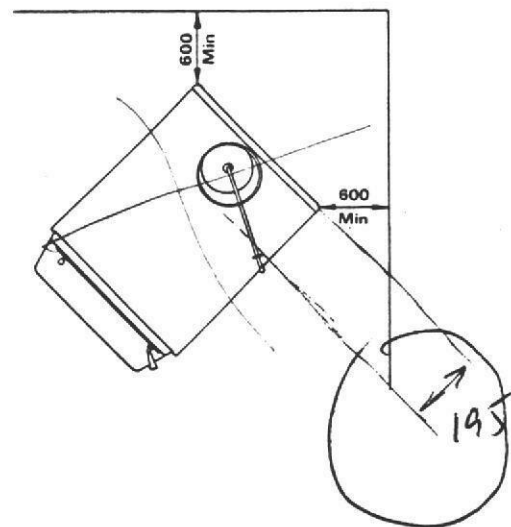


Fig 2



CLEARANCES (See Fig. 1)

The minimum clearance from the back of the heater to combustible materials is 320mm. The minimum clearance from the sides of the heater to combustible materials is 1000mm.

(Gibraltar Board and the like on timber studs are classed as combustible materials).

The minimum clearance from the top of the heater to the ceiling is 1660mm.

The minimum clearance for a corner installation (see Fig.2) is:-

Rear heater corners 600mm from combustibles. For this clearance to comply the heater must bisect a 90° corner.

Should it be necessary, methods of reducing the above clearances by means of heat shields can be found in N.Z. Standard 7421:1972, refer to Clause 304 "Protective Screens". If using these methods, care must be taken to comply exactly with the requirements and conditions of this standard.

THE FLUE

It is important that the flue should be vertical and without any bends. Any restrictions, or leaks, can cause smoking under certain conditions due to poor draught. Joints between sections should be securely fixed using self tapping screws. All joints must be airtight, use flue seal if necessary.

Fig 3

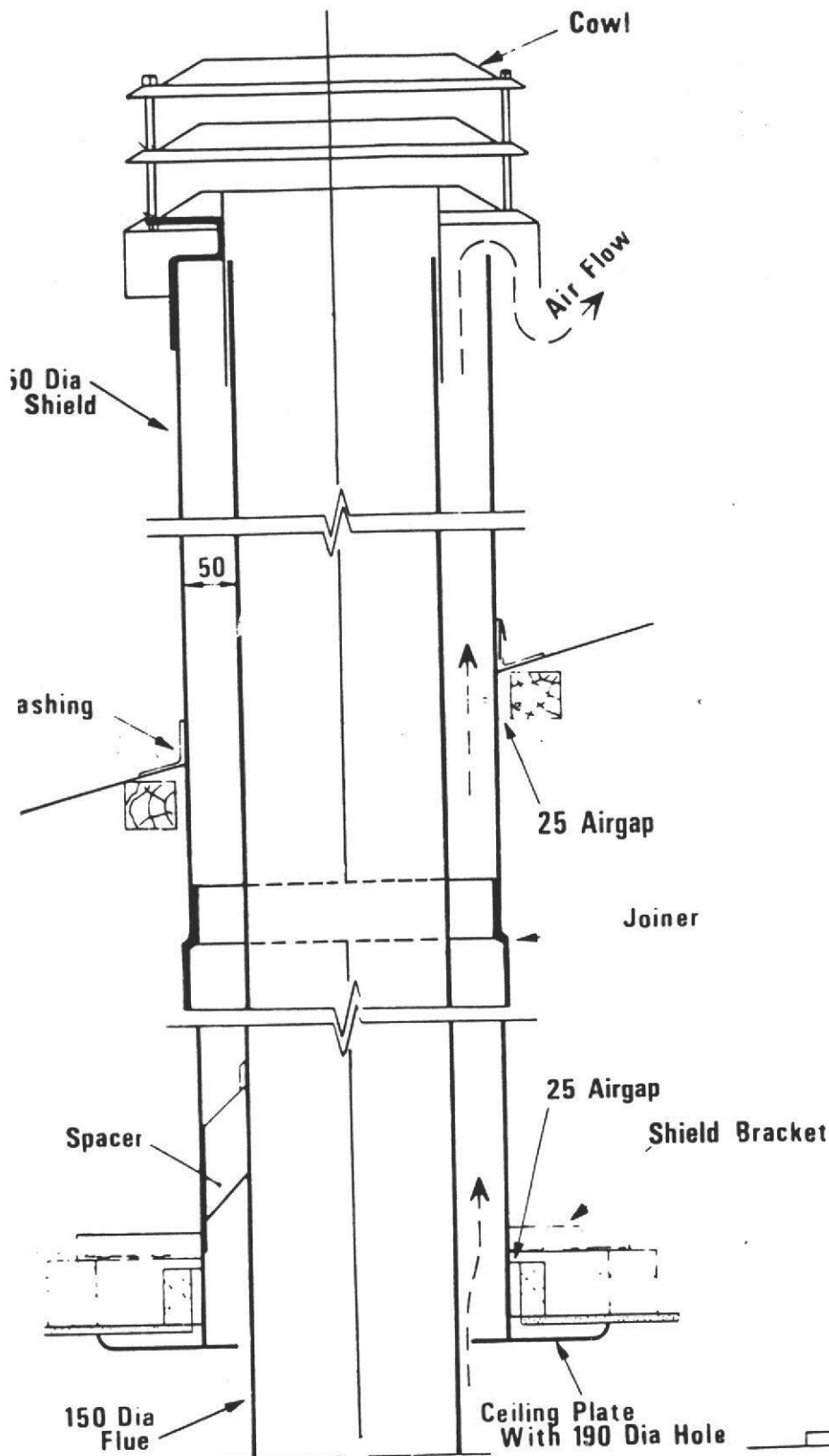
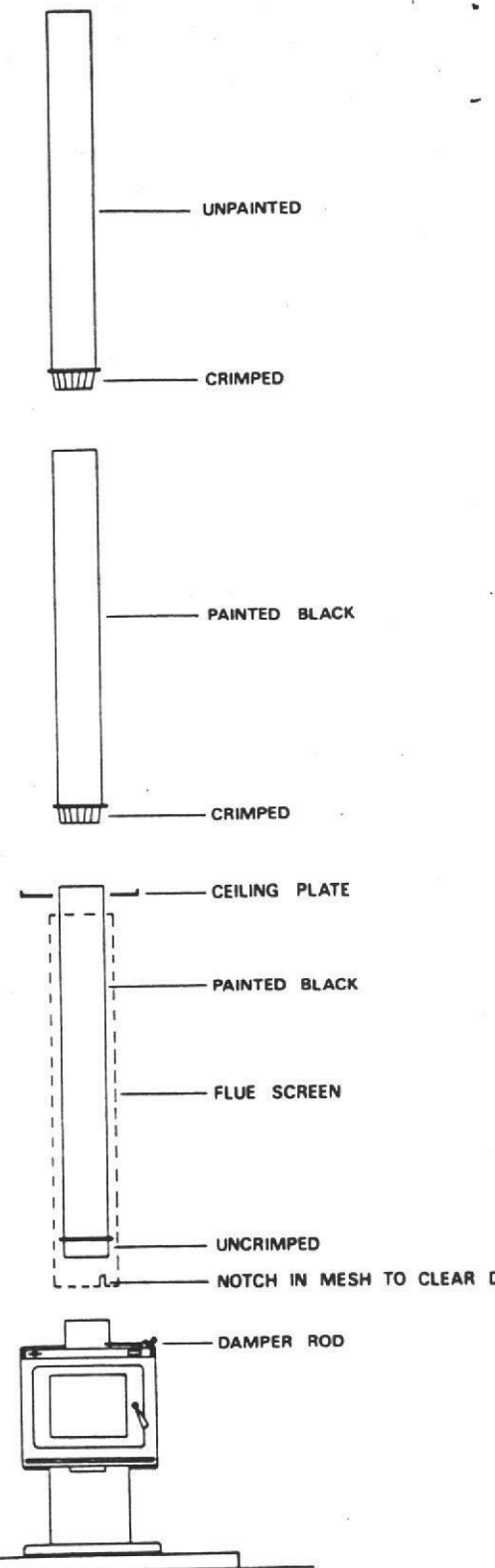


Fig 4



The flue cowl should be at least 600 mm above the highest ridge of the roof to ensure the draught is not affected by pressure zones caused by wind currents on the house. When the flue is installed through a flat roof, the cowl should be at least 1500 mm above the ridge. Note that any roof with a pitch angle of less than 30° is treated as a flat roof for the purposes of pressure zones. At joints the smaller diameter of each flue section should be at the bottom to mate with the normal diameter section below. Suitable materials for the flue are 1.2 mm panel steel or 0.6 mm stainless steel.

The minimum length of flue on which the heater will operate satisfactorily is 3600 mm. This is the length supplied in the standard flue kit, though extension lengths are available.

FLUE SHIELDING

A shield must be fitted to prevent the hot flue from contacting any timber or other combustibles in the roof space. A free air passage of 50mm must be left between the flue and shielding as shown in Fig 3. In addition the ceiling plate should have a 190 mm hole for the flue to pass through. This allows enough clearance for the cooling air to enter and circulate freely.

The portion of the flue extending above the roof line must be shielded all the way. Failure to do this will cause chilling of the hot gases and can cause the flue to become blocked. Fig 3 shows how the shielding extends from the ceiling plate up to the cowl. If the flue length is increased, the shielding length must be increased to match it. The shielding is 0.6 mm galvanised steel. A flue kit meeting the above specifications is available from your Kent dealer. Ask for the Forester flue kit.

INSTALLATION PROCEDURE

1. Select the location of the heater bearing in mind the wall and ceiling to heater clearances required.
2. Check the route for the flue which should be clear of roof timbers.
3. Install the hearth.
4. Remove and discard the three M12 x 40 shipping bolts. Fit the two M12 x 25 set screws, provided separately packed, to the rear weld nuts. (See Fig. 5). These may be required to level the heater.
5. Plumb to centre of flue stub on heater and mark centre of flue on ceiling.
6. Cut the holes in the ceiling and roof for the 250mm diameter flue shield. Fit timber nogs round the holes allowing for 25mm air gap between the flue shield and combustible materials.
7. Install the flue shield. The 250mm flue shield should extend from the ceiling plate upwards to terminate level with the top of the flue. Either calculate the correct length of the flue shield and cut it to length, or temporarily position the heater and flue so that the correct length can be measured.

The flue shield is supplied in two separate lengths, together with a joiner.

N.B. The joiner must be fitted with the smaller diameter uppermost inside the shield as shown in Fig. 3

(a) Join the flue shield and joiner with self tapping screws.

(b) Fix the flue shield into place with the long angle brackets supplied using self tapping screws and flash it to the roof.

A suitable flashing can be obtained by using a Dektite Flashing Cone available from your Kent dealer.

8. Installing the flue

The Kent Forester flue kit contains three lengths of stainless steel flue and a flue screen.

(a) Fit the flue screen over the black, uncrimped length of flue pipe and fit to heater.

(b) Place the ceiling plate flanges upward carefully over the lower flue pipe, to rest on the top of the flue screen. Leave the protective plastic film in place until the ceiling plate is fixed.

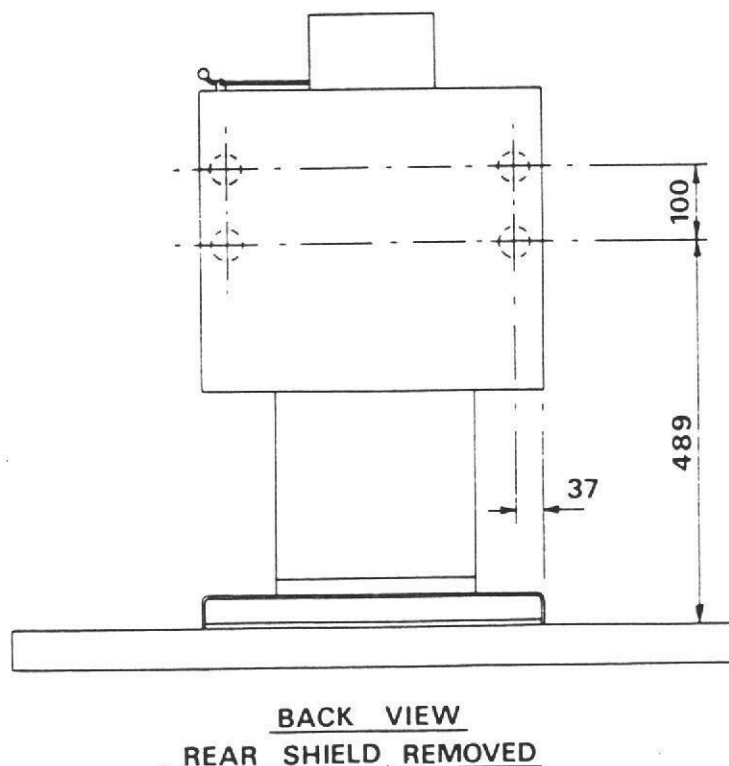
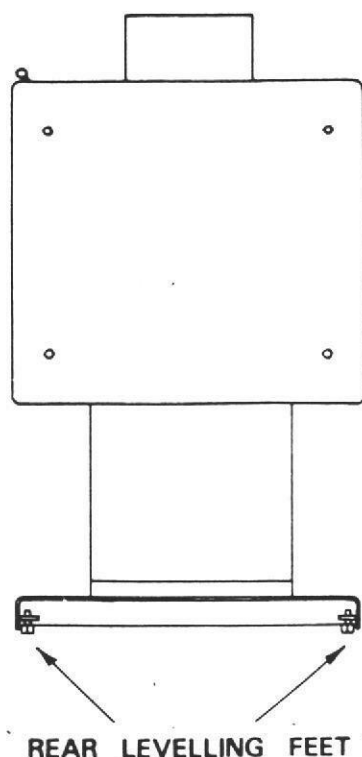
(c) Install the rest of the flue. All joints must be fastened with at least 3 self tapping screws spaced evenly around. All flue joints must be airtight. Use flue seal if necessary. The spacers must be fitted to the flue using self tapping screws so that they are located just above the bottom of the flue shield when the flue is installed – see Fig. 3. It is important that these spacers are located equally around the flue, thus keeping the flue central in the flue shield.

9. Fix the cowl to the top of the flue shield as shown in Fig. 3 and retain with self tapping screws. The 3 brackets on the cowl should be on the outside of the shield. The air flow shown must not be reduced in any way (see earlier section on "Flue Shielding").
10. Raise the ceiling plate and fix it to the ceiling. Take care to avoid scratching the paint on the flue. Remove the protective plastic film from the ceiling plate.

Fig 6

HOT WATER BOOSTER MOUNTING POSITIONS

Fig 5



FITTING A HOT WATER BOOSTER

The Forester hot water booster is not designed to take over the total water heating load – it is a booster to reduce the amount of power normally used for hot water heating.

1. Remove the rear heat shield, it has dimples to locate the hole positions necessary to fit a hot water booster. The holes should be neat 38mm (1½") diameter.
2. The hot water booster should be fitted using either of the two sets of knockouts provided in the heat exchanger back panel. These can be removed with swift, firm blows with a heavy ball peen hammer. This is best done prior to fitting the heater into place. If the knockouts cannot be removed, drill around the knockout with a small drill and try again.
3. The hot water booster should slope down towards the front of the heater to avoid air being trapped and reducing the efficiency.
4. The rear shield must be refitted to the heater.

NOTES

- A. Only a Kent hot water booster should be used.
- B. Only one booster must be fitted to the unit.
- C. The booster system must be used only for heating domestic hot water – not radiators, for pool heating, or the like.
- D. DO NOT DAMAGE THE WATER BOOSTER WHEN REFUELLING.
- E. The fire may tend to lean away from the hot water booster, this condition is normal.

HOT WATER BOOSTER INSTALLATION

Fig 7

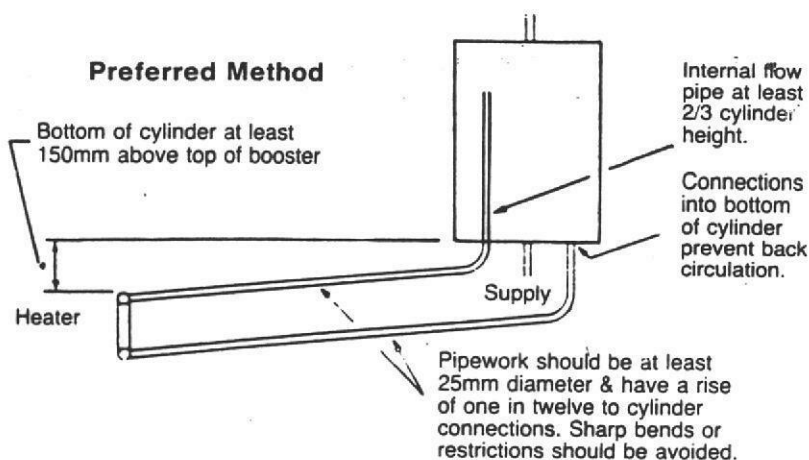
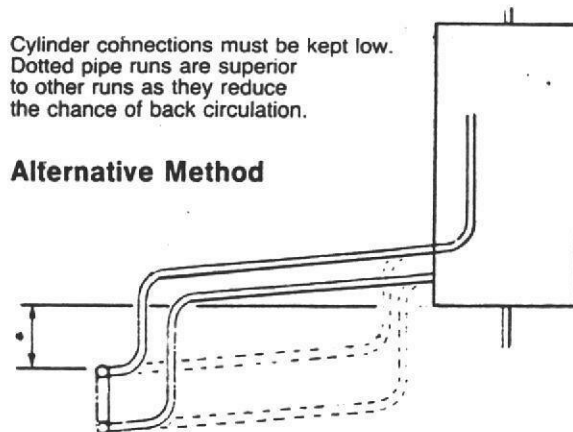


Fig 8



Robert Fisher
604A South Road
Oakura
Ph. 27 581

KENT

BUILDING PERMIT

B100259

DRAINAGE PERMIT

5962

1984

PROPERTY ID

004593

TARANAKI COUNTY COUNCIL
BUILDING PERMIT APPLICATION FORM

PERMIT No: 10659

To The County Engineer
PO Box 56
NEW PLYMOUTH

Sir

I hereby apply for permission to Erect a Dwelling & Garage
at (House No and Street) South Road for (Owner) Mr & Mrs Earl
of (Address) South Road Oakura according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith **IN DUPLICATE.**

SITE: Lot No: 2 DP No: 13829 Section No: 131
Block no: 11 Survey District: Wairau Area: 1052 m²

PROPOSED BUILDING: Use — describe proposed purpose for which every part is used or occupied.

Dwelling & Garage

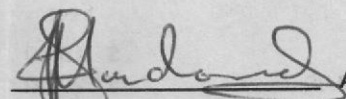
Total Floor Area: 161 m² House

Estimated value of completed building \$ 68,000.00 33.5 m² Garage (For assessment of Building Research Levy)

Less value of Plumbing and Drainage \$ 4,200.00

Balance \$ 63,800.00 (For assessment of Building Permit Fee)

Yours faithfully



BUILDER

Address

AVALON HOMES LTD.

BOX 3125

FITZROY, NEW PLYMOUTH

Date: 10-5-84

Phone No: 85980

Note: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received 11/5/84

Fee paid (a) Building Permit \$ 155-00

(b) Building Research Levy \$ 68-00

(c) Water Connection \$

(d) Sewer Connection \$

(e) Kerb Crossing \$ 232-00

Receipt No: 10235A

Val Roll 11590/14403

Check

Remarks

Initials

Ordinances

P & D Regs

Building Regs

Fire Code

Structural Content

Water Connection

Kerb & Footpath Crossing

Regn Cert (Blgs over \$20,000)

T. Reid 5963

✓ Ant 17/5/84

11/5/84

LOT 2 DP 13829.

11590-144-03

TARANAKI COUNTY COUNCIL

SUB OF LOT 1 DP 10093

Application for permit for Sanitary Plumbing and/or drainage.

To. The County Engineer
Taranaki County Council,
P.O. Box 56,
NEW PLYMOUTH.

1138 South Rd.
11590/144-03
004593.

Permit No: 5962

I, the undersigned T M Reid (name in full) being
a Craftsman Plumber/Registered Drainlayer hereby apply for permission for the
work described hereon, to be carried out on the premises owned by MR & MRS
EARL of (Address) SOUTH RD Oakura being Lot No.
D.P. No. 10093 situated at South road road or street.
Description of Work: Plumbing & Drainage

The estimated value of the work is: Total Value Materials Value Balance
(fee value)

4,200:00 2,700:00 1500:00
Sewer Connection Fee :
Total Fees \$ 63:00

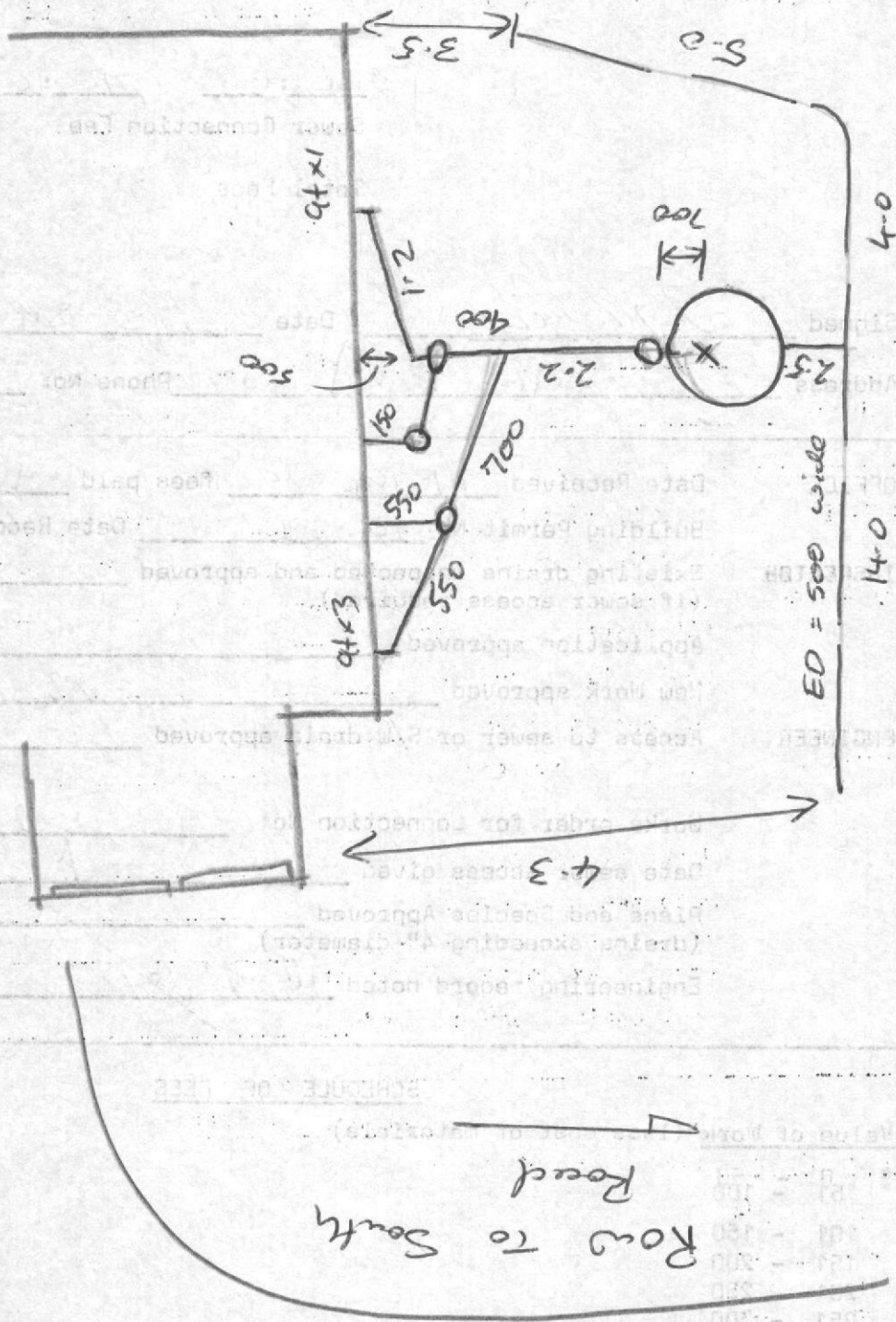
Signed J.M. Reid. Date 10-5-84
Address 22 Seymour St Wt. Phone No: 4/8523

OFFICE Date Received 11/5/84 fees paid \$63. Receipt No. 10235A
Building Permit No 10659 Date Record Noted
INSPECTOR Existing drains inspected and approved Date
(if sewer access required)
Application approved OK Date 5/84
New Work approved OK Date 20/9/84
ENGINEER Access to sewer or S/W drain approved Date
Works order for connection No: NO
Date sewer access given
Plans and Species Approved Date
(drains exceeding 4" diameter)
Engineering record noted 14/12/84

SCHEDULE OF FEES

Value of Work (less cost of materials)	Fee
\$ 0 - 50	\$ 5
51 - 100	10
101 - 150	12
151 - 200	14
201 - 250	17
251 - 300	20
301 - 400	25
401 - 500	30
501 - 600	33
601 - 700	36
701 - 800	40
801 - 900	45
901 - 1000	
For every \$200 or part thereof in excess of	
\$1,000 add \$6.00	

20/9/84



Inspector: M _____

File No. _____

Receipt No. 10235A.

Date Permit Issued / /

OWNER

Name G. Earl

Mailing Address South Road

Oakura.

BUILDER

Name Avalon Homes Ltd.

Mailing Address P.O. Box 3125

New Plymouth.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name South Road

Town/District Oakura

Riding Oakura.

LEGAL DESCRIPTION

Valuation Roll No. 11590/14403.

Lot 2. D.P. 13829.

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling + Garage

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres

194

Number
Erected

1

ESTIMATED
VALUES
\$Building
Plumbing
Drainage
TOTAL63800 00
4200 00
68000 00

NATURE OF PERMIT (TICK BOX)



NEW BUILDING

- include dwelling added, exclude domestic garages



FOUNDATIONS ONLY



ALTERED, REPAIRED, EXTENDED

- include conversions and resited buildings



NEW CONSTRUCTION

OTHER THAN BUILDINGS - include demolitions



DOMESTIC GARAGES

AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 135.00	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____	Vehicle Crossing Levy ...	\$ 232.00
Building Research Levy ..	\$ 68.00	M.S. Plumbing	\$ _____
Plumbing	\$ 63.00		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
		TOTAL:	\$ 518.00

Receipt No. _____

Date of Payment 18/5/84

Authorised Officer [Signature]

Special Conditions: _____

- 1) Thicken the concrete slab under bearing partitions and include 2012 rods.
- 2) Include mesh in the floor.
- 3) extend the polythene to the bottom plate level.

Date Inspected

REMARKS (e.g. stage reached with work)

21/6/84

Foundations OK to point. I asked them to excavate loose dirt out of one area of foot.

28/6/84

Floor OK to point.

COMPLETED (Signature)

Date

/ /

Frame up roof on Ok to line out. The garage end wall is to be tied to ~~the~~ strap at 2.4 level.

9/11/84 rung Peter Williams and asked for end wall of the garage to be tied to struts etc

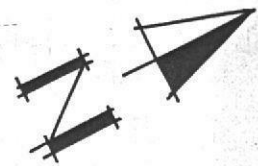
Date Inspected

D.P. 10093

LOT 2

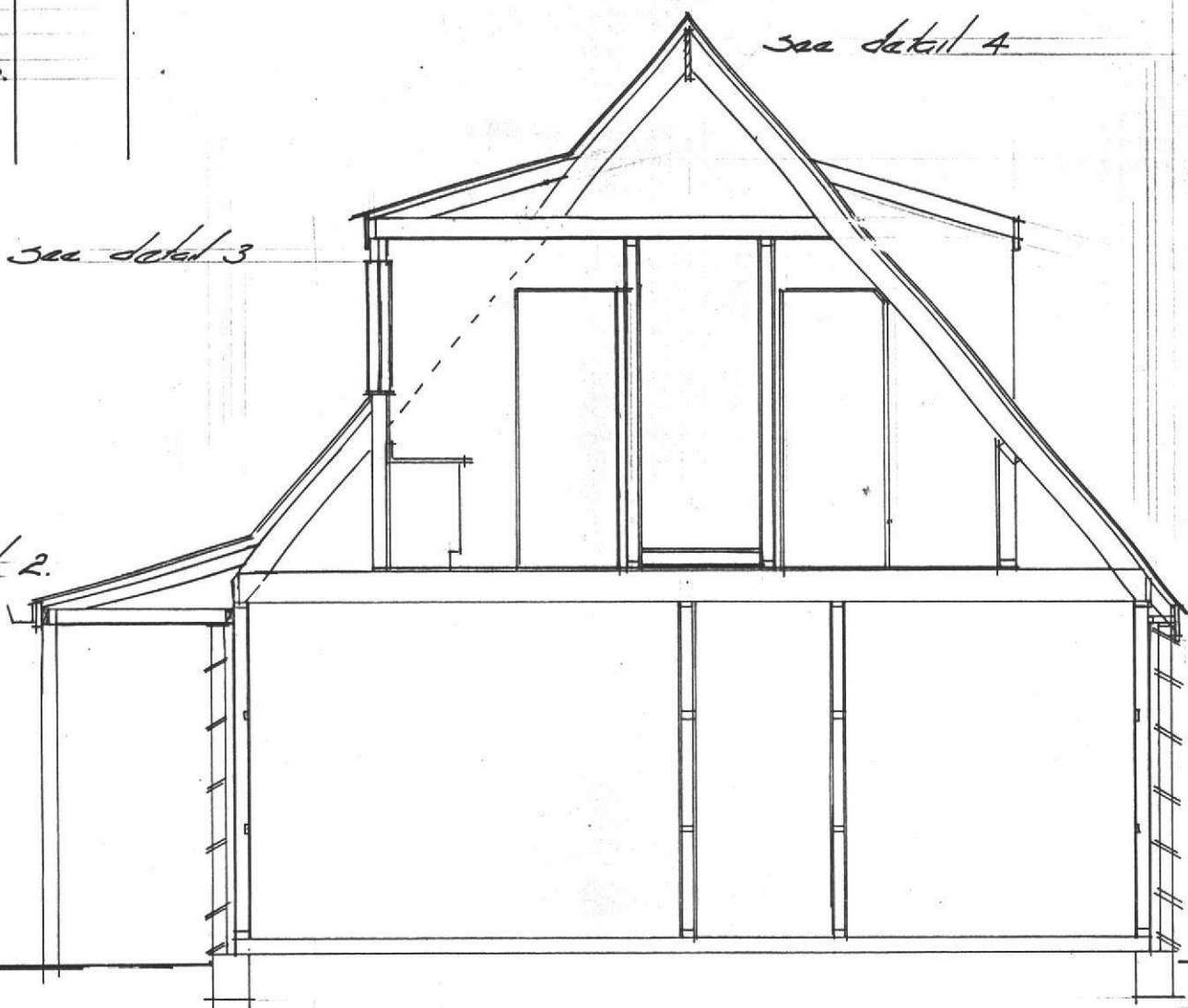
1052 M²

Scale 1:200



SITE PLAN

R.O.W. TO
SOUTH ROAD.



CROSS SECTION.

Scale 1:50

Proposed Residence for:

Mr & Mrs EMERL



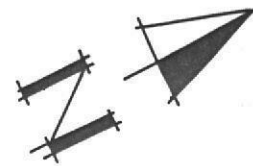
Date 9-5-84.

D.P. 10093

LOT 2

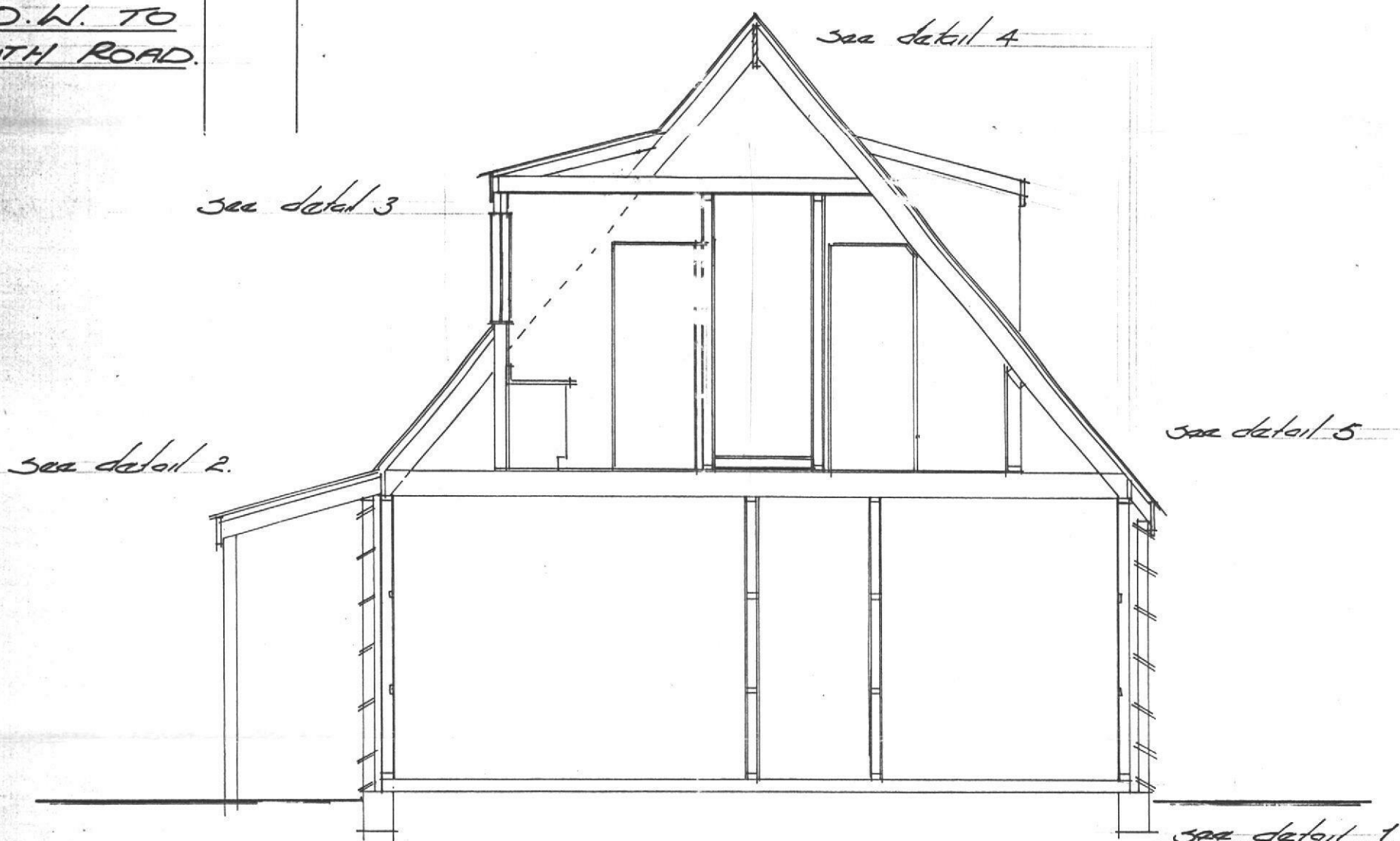
1052 M²

Scale 1:200



SITE PLAN

R.O.W. TO
SOUTH ROAD.

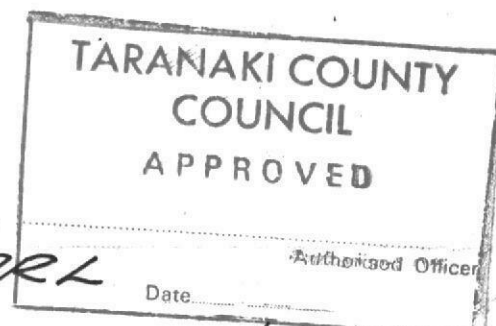


CROSS SECTION.

Scale 1:50

Proposed Residence for:

Mr & Mrs EMRL





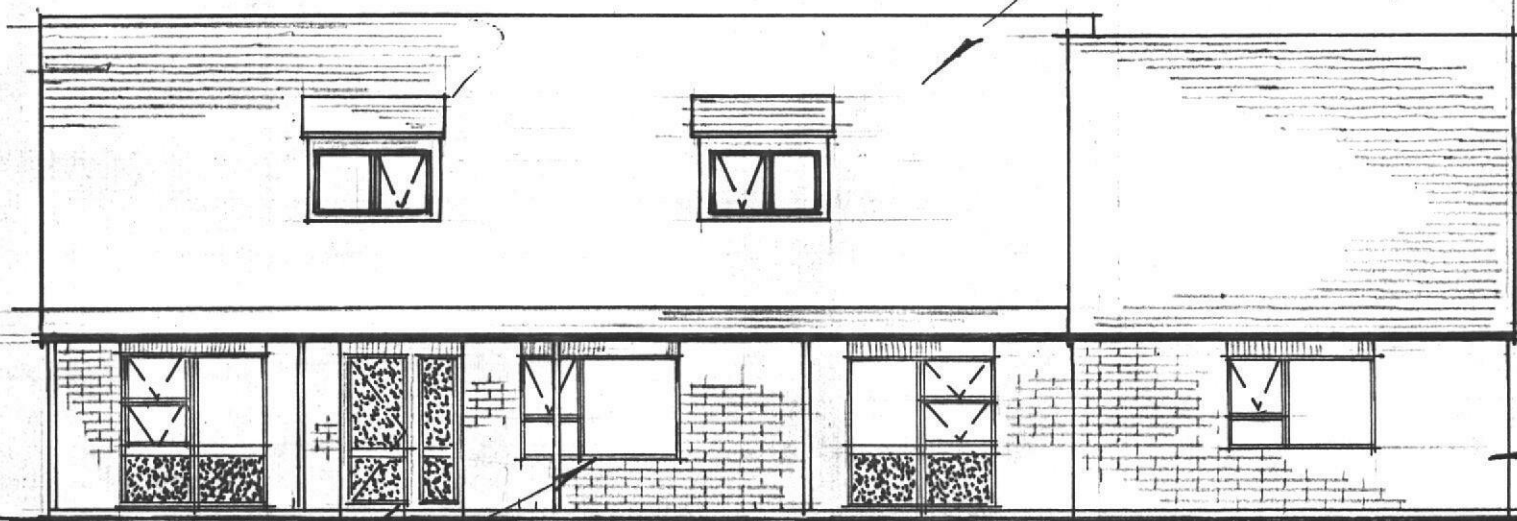
AVALON HOMES LTD

PRE-BUILT TRANSPORTABLE HOMES

Poor Original Quality

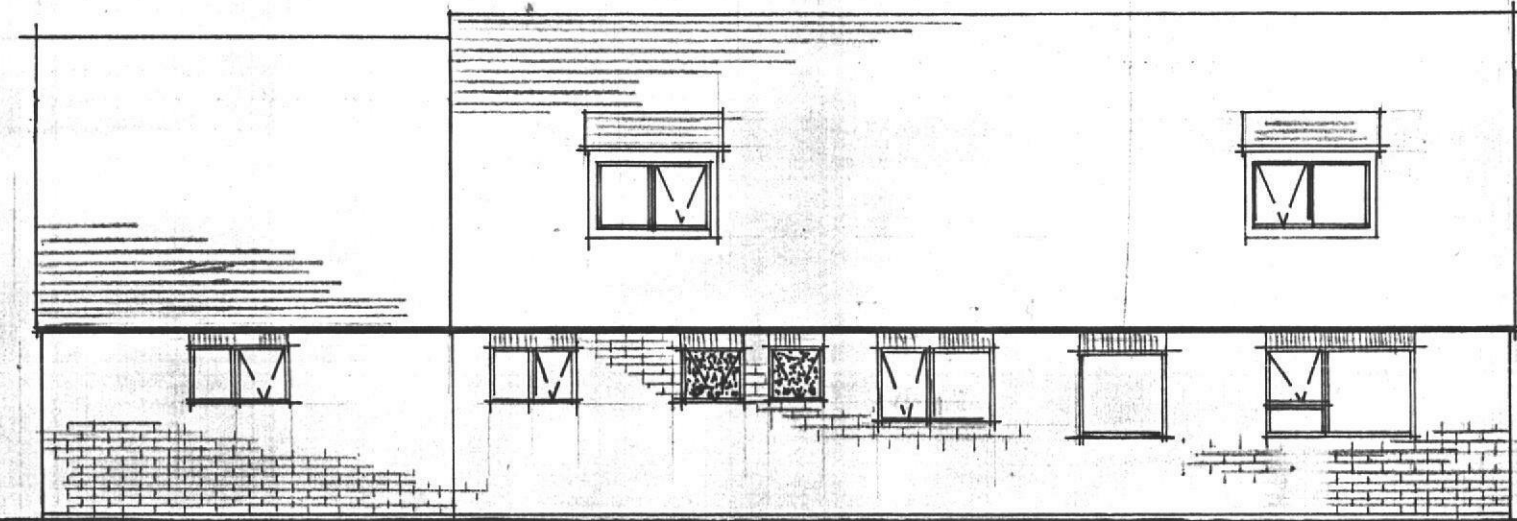
DEVON ROAD, WAIWAKAHU
NEW PLYMOUTH
P.O. BOX 3125 PHONE 85-850

Garard roofing



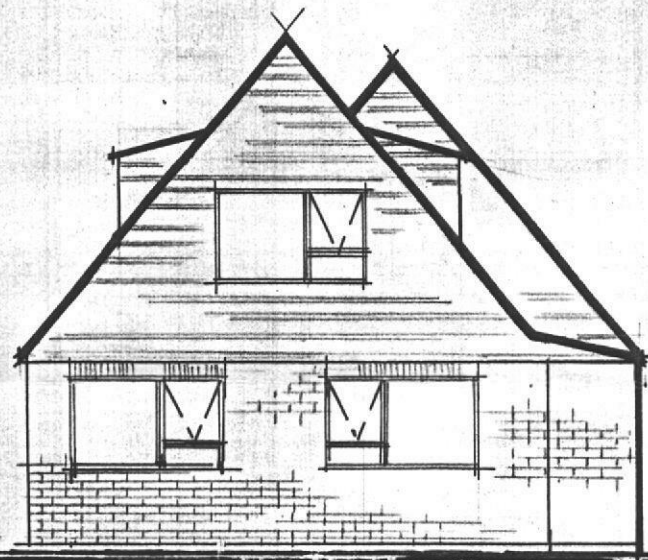
ALUMINIUM WINDOWS

FRONT ELEVATION.

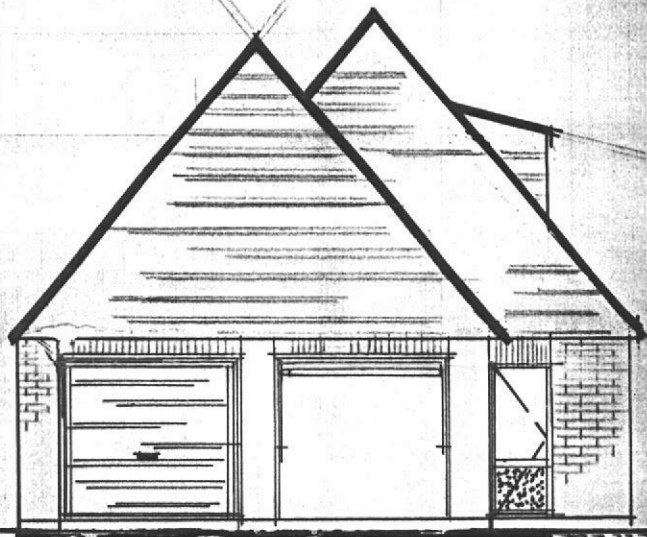


Back

BACK ELEVATION.



LEFT SIDE



RIGHT SIDE

TARANAKI COUNTY
COUNCIL
APPROVED

[Signature]
7/8/84
L.H.A.

Authorised Officer

Proposed Residence for:

Mr & Mrs

Date 7-5-84
Scale 1/100

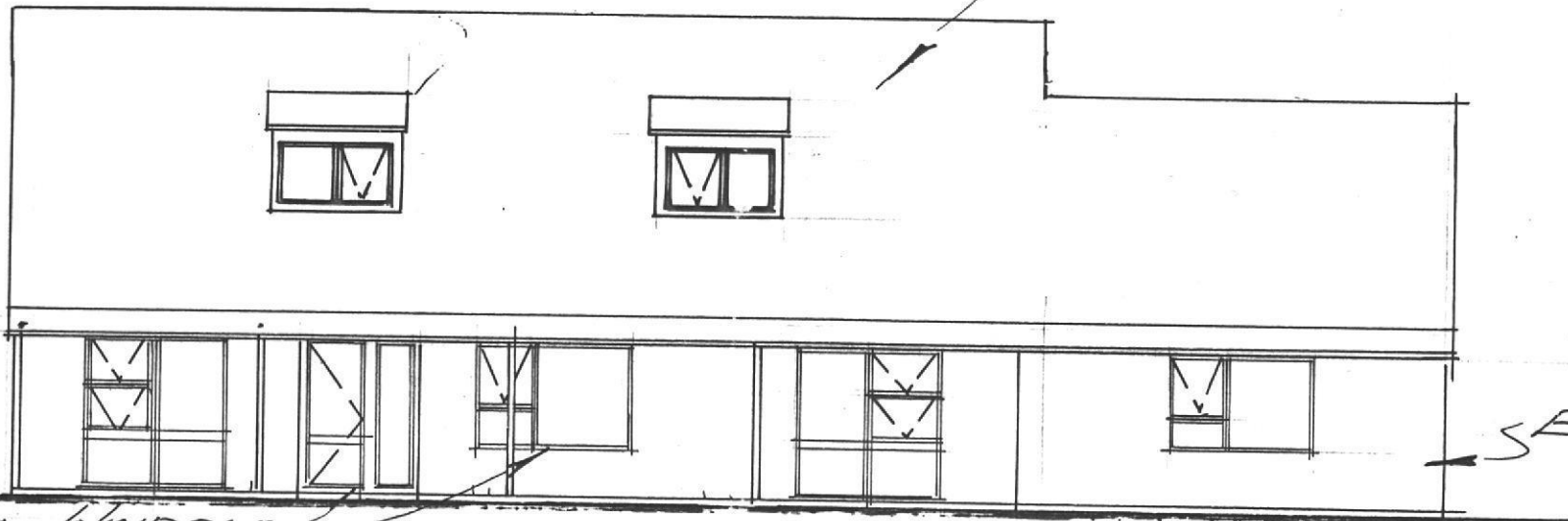


AVALON HOMES LTD

PRE-BUILT TRANSPORTABLE HOMES

DEVON ROAD, WAIMAKAIHO
NEW PLYMOUTH
P.O. BOX 3125 PHONE 85-950

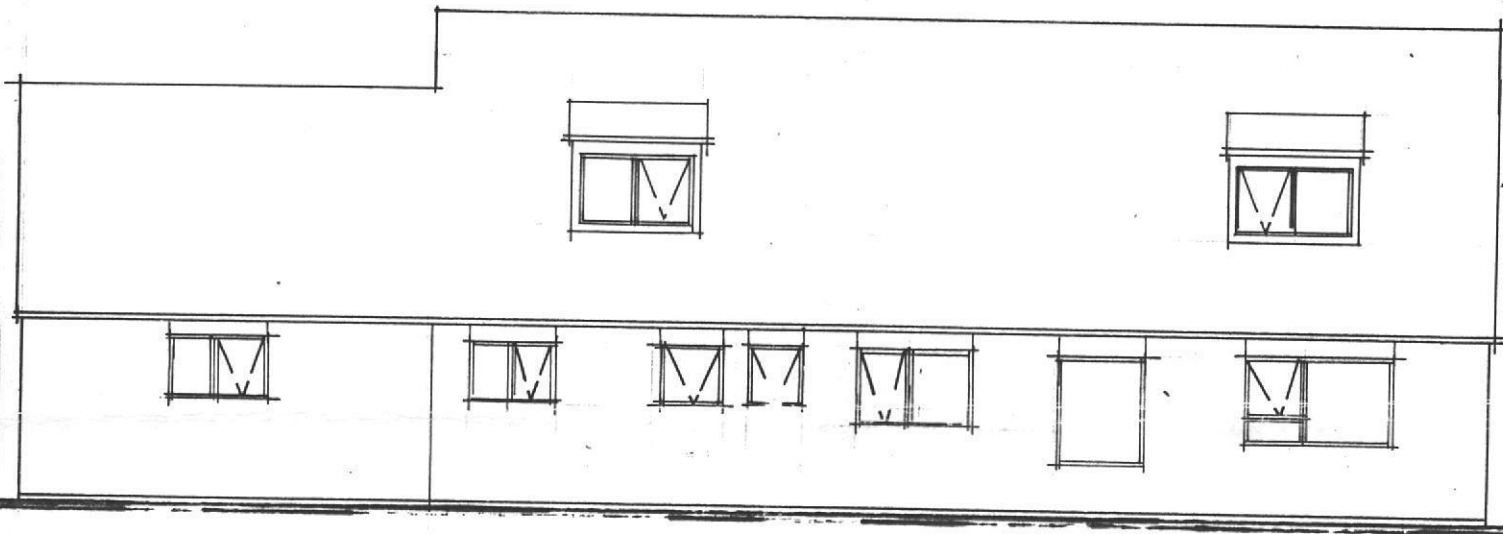
Garard roofing



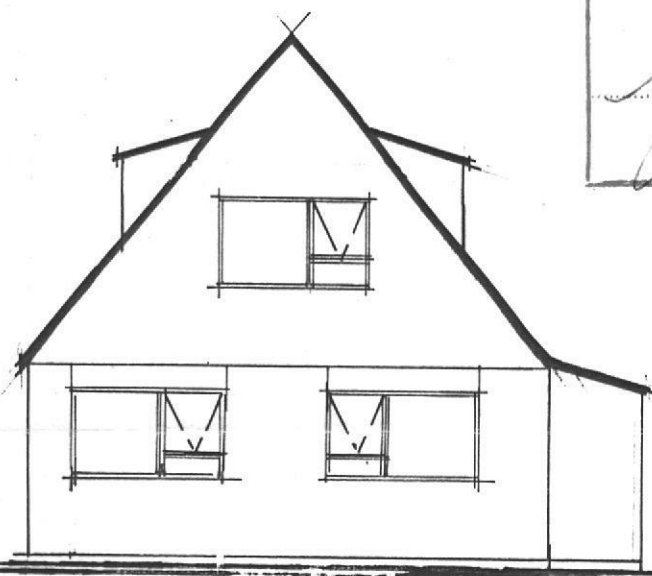
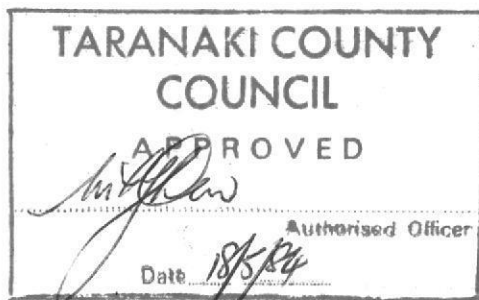
Back

ALUMINIUM WINDOWS

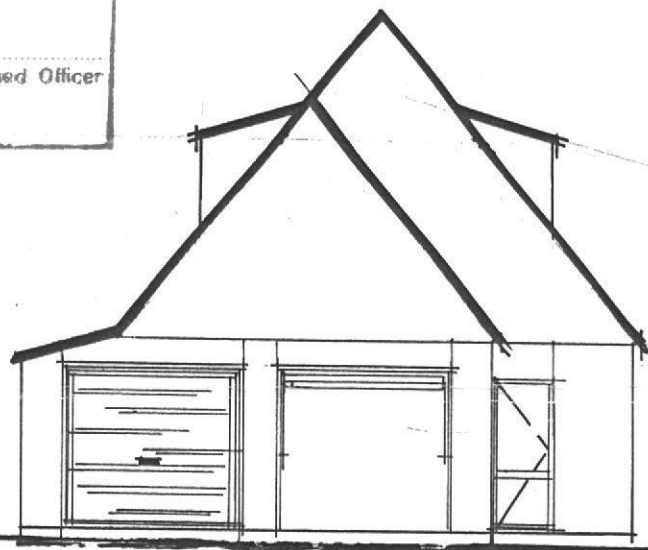
FRONT ELEVATION.



BACK ELEVATION.



LEFT SIDE

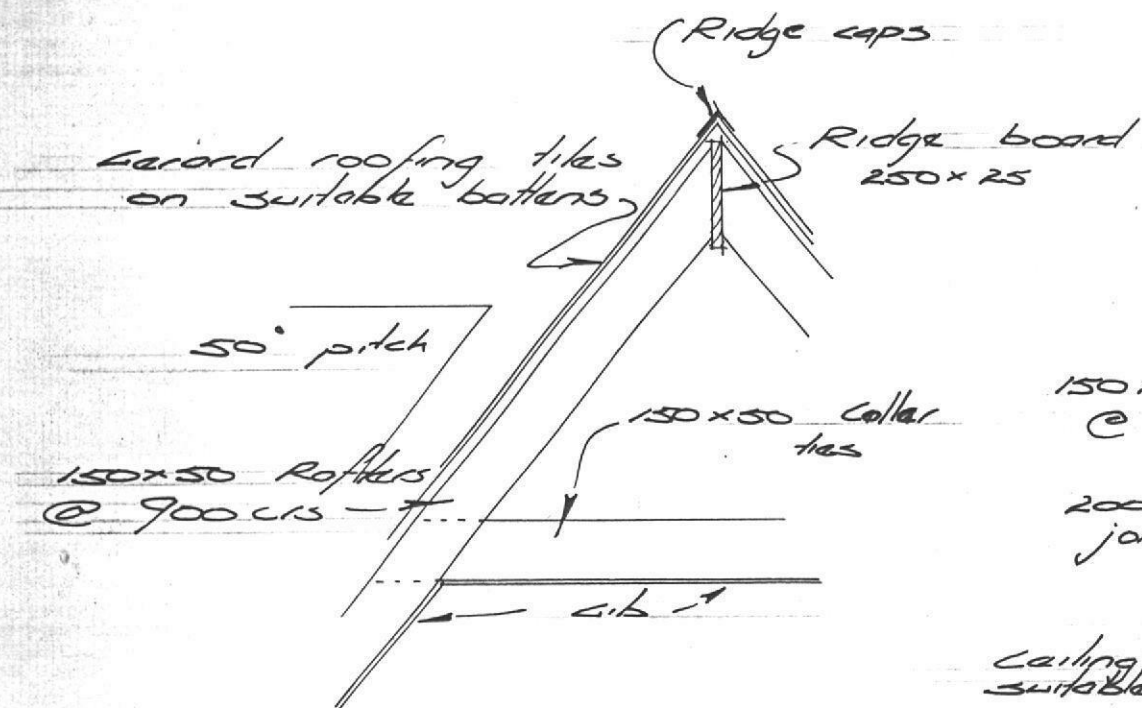


RIGHT SIDE.

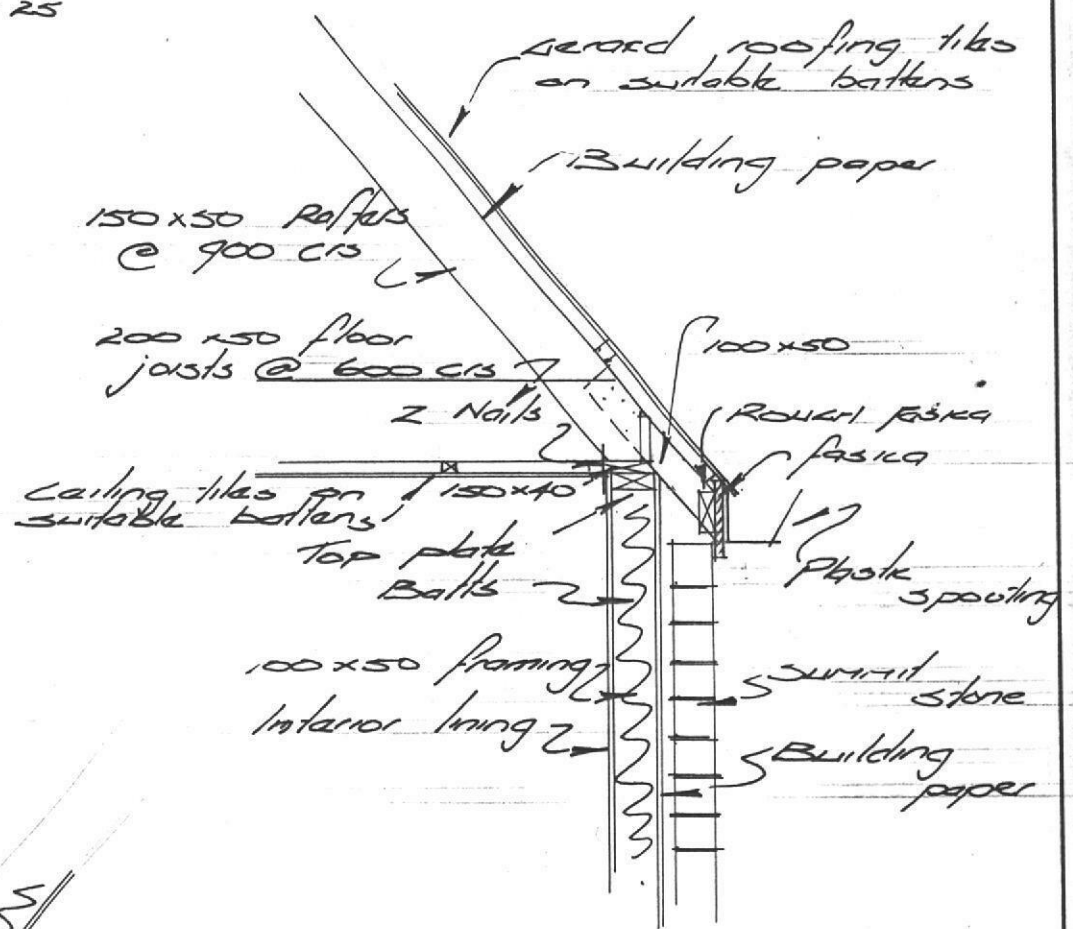
Proposed Residence for:

Mr & Mrs EARL

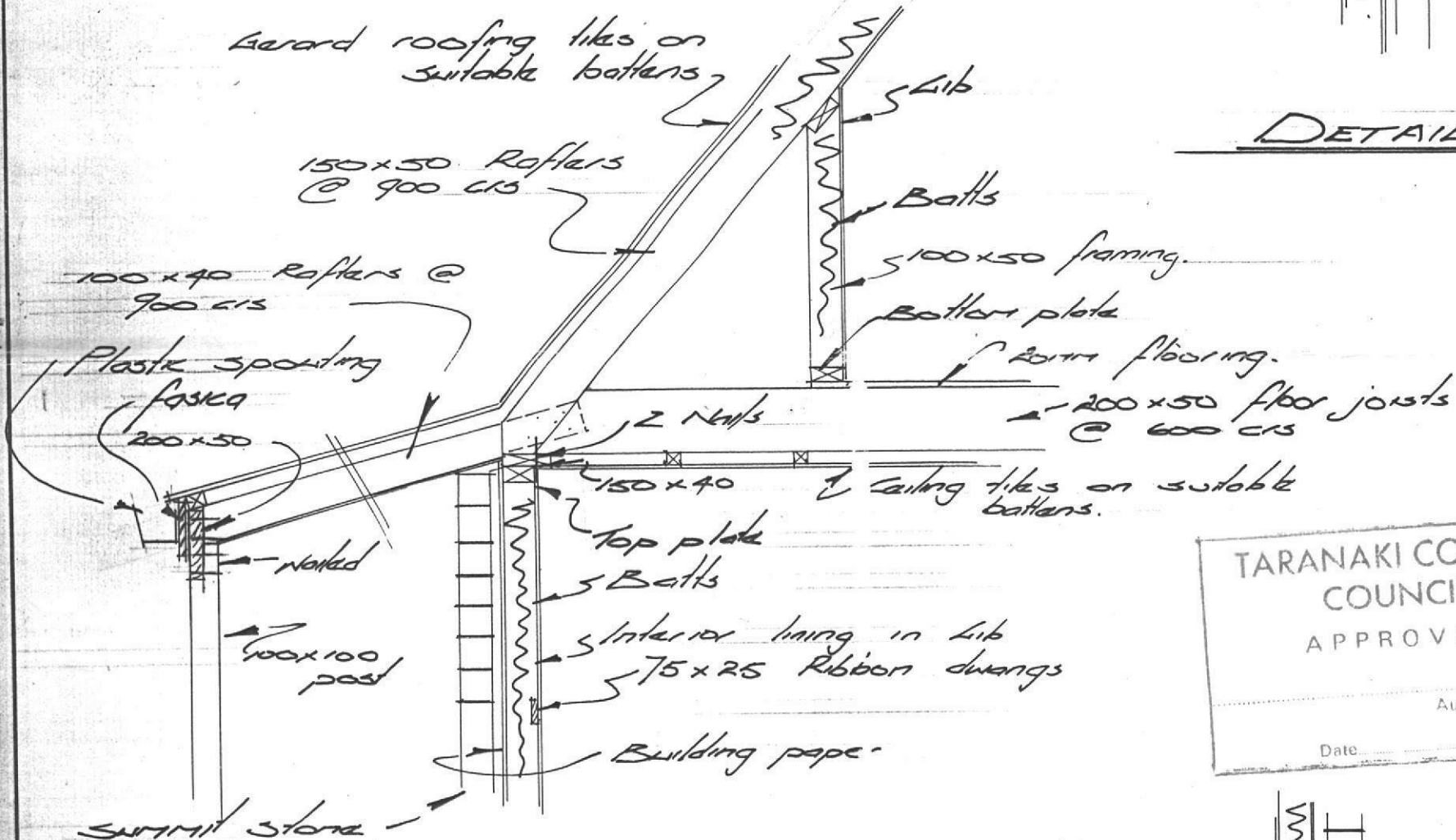
Date *7-5-84*
Scale *1/100.*



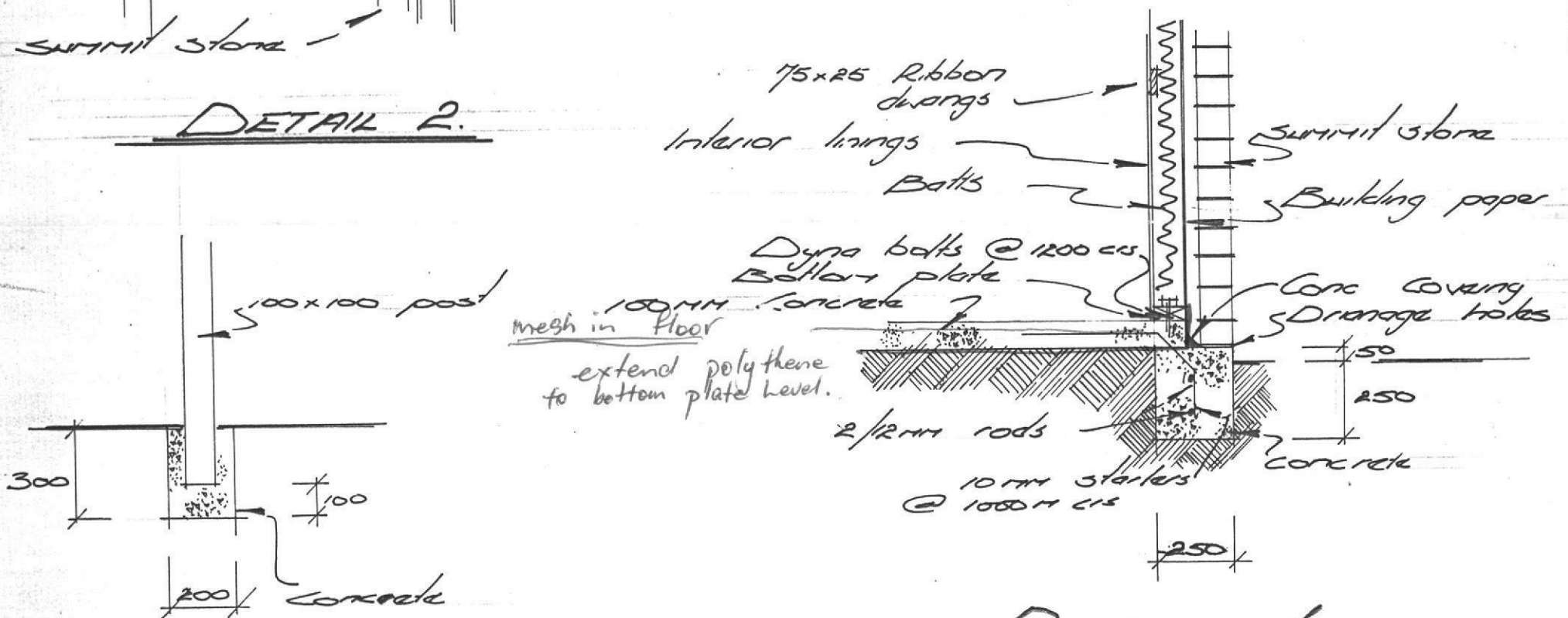
DETAIL 4



DETAIL 5



DETAIL 2

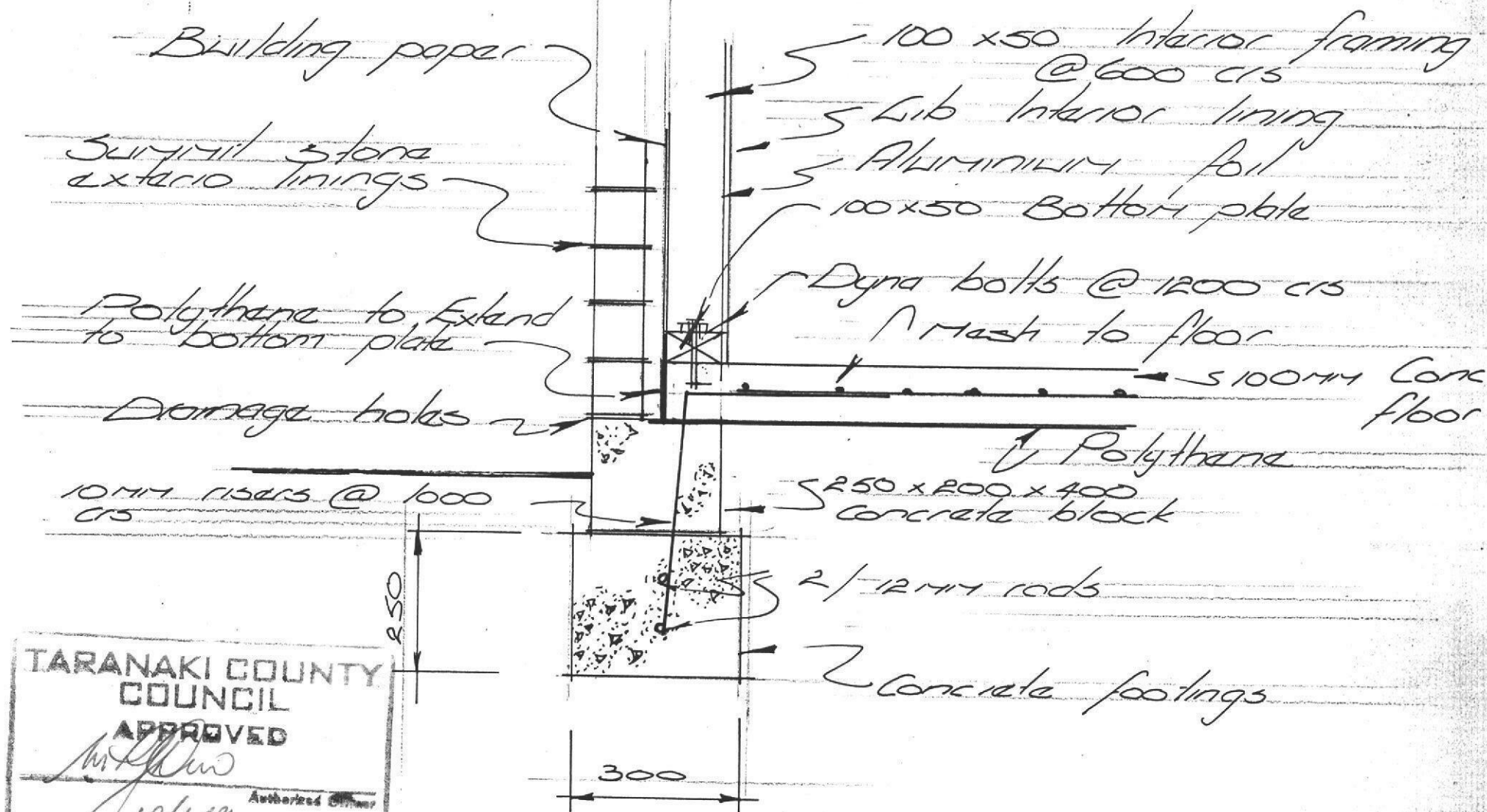


DETAIL 1



Details for Mr & Mrs EARL.

Date 8-5-84
Scale 1:20

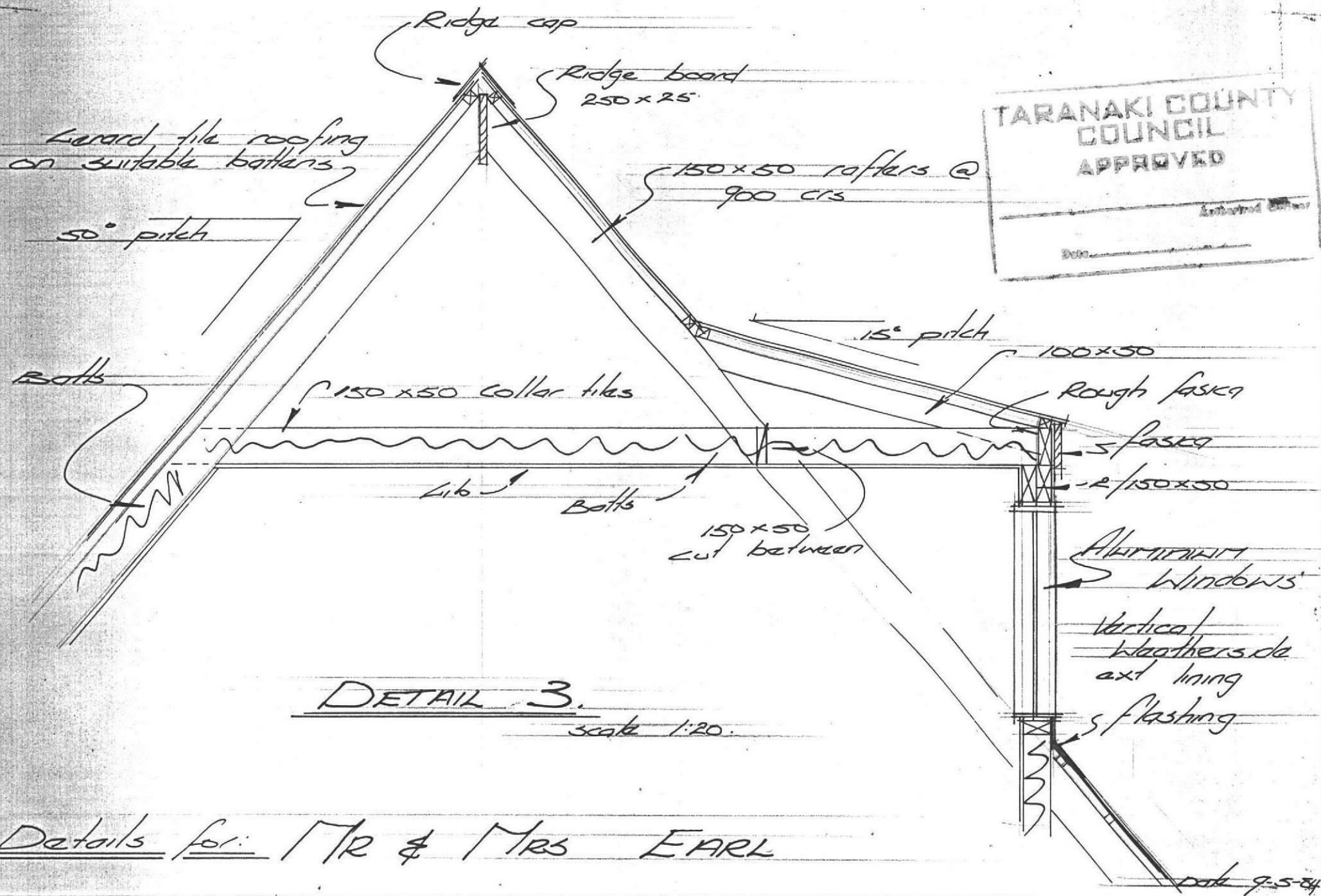


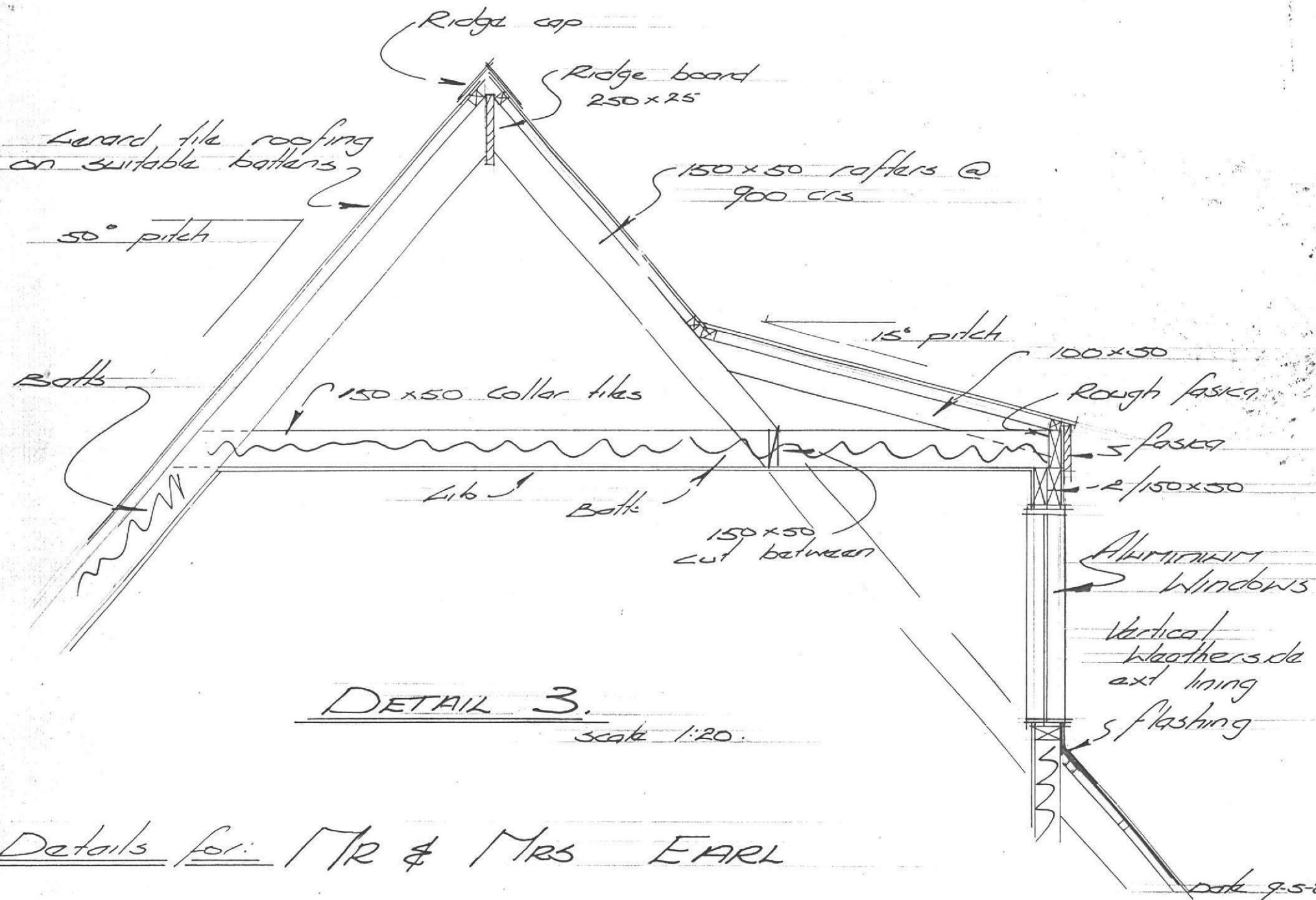
DETAIL 1.

scale 1:10

Proposed Detail for Mr & Mrs EARL.

Date 19-6-84







AVALON HOMES LTD

PRE-BUILT TRANSPORTABLE HOMES

DEVON ROAD, WAIMAKAIHO
NEW PLYMOUTH
P.O. BOX 3125 PHONE 85-960

SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO BE USED IN CONSTRUCTION

OWNERS NAME... Mr. & Mrs. Earl.....

SITE ADDRESS... South Road.....

...Oakura.....

GENERAL

Workmanship.

All work shall be carried out in a thorough and workmanlike manner and in strict accordance with the appropriate Local Authority and Landing Institution.

General.

"Avalon Custom-Built Homes" are constructed at the Assembly Yard and are delivered to the owner and placed on piles to a height not exceeding 450mm from ground to floor at any point.

Site.

Clearing and preparation of the site is the responsibility of the owner. The site must be clearly defined and pegs placed showing the position where the building is to be located. Boundary pegs must also be clearly marked. The Contractor will not be responsible for incorrect siting of the building.

Variations.

Any variations to the plan or specifications required after the contract is signed, shall be instructed in writing, and the price adjustment confirmed on a Variation Order Form. Payment must be prior to the work being done unless a guarantee of finance from your Solicitor is provided.

Land Conditions.

The contractor assumes that the land is suitable for standard foundations. Any additional work required through soil being of unsuitable bearing or rock or poor drainage will be a charge on the owner.

Note - The clause re Variations is to apply to such situations.

Insurance.

"Avalon Custom-Built Homes" are fully insured during construction in the yard and until the building is completed on site. Once the owner takes occupation, he is responsible for arranging his own insurance.

continued/.....2

Provisional Cost Sums

P.C. sums allowed in the contract are allowances made by Avalon Homes⁺ to cover undetermined costs. The owner is accountable for the difference between the P.C. sum and actual cost.

Building Permit

The owner is responsible for obtaining all permits and paying all fees relative to permits, connections, street crossings and the like charges made by Local Authority.

Avalon to provide plans, specifications and details as necessary for the permit application.

Figured Dimensions

Take figured dimensions in preference to scale, check totals before setting out with particular reference to stock sizes being available for fixing to positions established by that stock module. Plan and section dimensions related to timber and taken between framing to nominal sizes. Foundation dimensions are taken between material faces to nominal sizes. Steel work dimensions are taken between centre lines.

CARPENTER AND JOINER

Preliminary and General

All work shall comply with N.Z.S. 3604 1978 and all amendments and relevant Local Authority By Laws. Any discrepancies arising in interpretation of N.Z.S. 3604 shall be directed to the Building Research Association of New Zealand for adjudication.

Workman ship

All work shall be executed by competent tradesmen in the best approved trade practice. All joinery shall be constructed by best known methods. All nails in exposed work to be punched. All framing shall be properly executed, cut plumb and true with accurately gauged heights, and accurately set out angles, pitches, etc. Spike and nail all sections and members securely together to resist all forces.

Quality and Kind of Timber

All timber graded according to N.Z.S. 169 and amendments, in as straight and long lengths as possible. Timber up to the level of flooring shall be heart quality, or timber of appropriate grade treated by one of the processes as may be approved by the Local Authority and Mortgagee (if any) for timber of such grade and in such situations. All joinery and dressing timbers shall be thoroughly air seasoned before machining. All joinery, finishing and dressed timbers and any pre-built components shall be protected from the weather.

Timber Schedule

The contractor reserves the right to change the materials used within the building. Any changes will comply with the Local By-Laws. Any change will be subject to an increase or decrease in the price originally quoted and the Purchaser informed accordingly.

Exterior Sheathing

~~Hardiplank or Weatherside in as long lengths as possible securely nailed at each stud with galvanized clouts. Corners covered with angle soakers, and joints by P.V.C. jointer. Weatherside preprimed by manufacturer.~~

continued/.....3

<u>Sub Floor:</u>	Bearers : Tan Pine	100 x 100
	Floor Joist : No. 1 Radiats continuous lengths @ 600 crs 2.420	150 x 40
	External Trimmer :	100 x 50
<u>Flooring:</u>	Fina Floor 600	21mm
<u>External Framing:</u>	Studs : Rebated for noggs	100 x 50
	Dwangs : Continuous	75 x 25
	Plates } Top top } Joints to be staggered plate)	150 x 40
<u>Lintels:</u>	Opening size 1.8m and under	200 x 50
	Opening size over 1.8m and under 3m	200 x 100 composite
	Note - for light roofs only	
<u>Internal Framing:</u>	Boric treated No. 2 Radiata framing	75 x 50
	Ceiling battens @ 400 crs	50 x 40
<u>Trimming Studs:</u>	Opening under 3.0m	100 x 50
	Opening over 3.0m	100 x 100
<u>Roof:</u>	Trusses as per Pryde Design @ 900 crs	
	Bottom Chord and rafters	100 x 50
	Purlins for corrugated iron @ 750 crs	75 x 50 W.S. on flat or edge
	Battens for metal tile @ 300 or 450 crs	50 x 40
<u>Facings & Scribes:</u>	Tan pine	50 x 25
<u>Bracing:</u>	Either Pryde cut in angle brace (for both 100 and 75mm walls) or sheet brace 900mm wide in lieu of gibboard.	
<u>Finishing Timbers:</u>	Skirting and arcatraves pine	60 x 12 square
	Door Jams finger jointed, pine	43 x 12 bevelled
	-:	150 x 25 rebated
<u>Ceilings:</u>	To be sprayed ceilings with coralcom or to be pinex tiles.	

continued/.....4

Insulation

Standard:

~~Reflection foil facing into cavity to exterior walls. Thermoseal 435mm insulation to ceilings. Black building paper fixed to exterior of exterior walls and under roofing, supported where purlin spacings are larger than 450mm. Perforation foil to under floor.~~

For Brick Veneer:

Triple S nailed on exterior of exterior walls with single sided metal foil building paper on inside face of external walls. Black breather type building paper fixed under roofing, supporting on Dan Band Perforated reflective foil to underfloor. 135mm Theroseal insulation to ceilings.

Joinery:

Front Door : 1980 x 810)
Back Door : 1980 x 810) Alluminium doors in white obscure glass.

Alluminium ranch sliders as per plan with one vision rail. Snib set standard keyed lock where ranch slider replaces front door.

Metal Windows: Metal windows and sliding doors shall be anodised alluminium, weather stripped with glazing beads and plain anodised sashes. Anodised shall be to Grade AA 25 or better.

Kitchen : Units as per plan. Stainless steel sink bench 1680 long. Bowl to be central, complete with plug and waste, hot and cold water taps. Other bench units to have Laminex tops.

Unit doors to be prefinished beauty board in either pine, mahogany or walnut. Edges to be finished in Black P.V.C. trim, Iron on edging. Capri antique brass knobs to cupboard doors with magnetic catches where applicable.

Bathroom: Caroma Bath Mate shaving cabinet with mirror and accessory shelves, toilet roll fixture, towel rail and soap recess. Curtain rail to shower cubicle.

Laundry: Wash tub with cupboard under, stainless bowl with soap recess above.

Hot water cupboard to have a 180 litre cylinder fitted elevated from floor. Owner to organise own shelf requirements in hot water cupboard and linen cupboard. Bedroom closets to have one 300 full width shelf with Pryde alluminium coat hanger bar fitted.

Hardware: Lock set to front and back doors. Latch sets to interior doors in Sylvan Snib set to W.C. and bathroom. Capri antique brass knobs to cupboard doors with magnetic catches where applicable.

Availability: Should some hardware become in short supply, other brands may be used.

Interior Doors: All interior doors to be paint quality/ ply, or Rotary Cut Mahogany, 1980 x 760 to main rooms. 1980 x 660 to utility rooms. Wardrobes, linen, Hot water cupboard, coat cupboard etc., to be 1980 x 460, 610, 760 hung or sliding as shown on plan.

PLUMBING

General

Work shall be carried out by licenced tradesmen and in strict accordance with the Local Body By Laws. Quest Dux polybutylene hot and cold water reticulation throughout.

Laundry

560 x 410 stainless steel seam welded wash tub with wooden unit. Hot and cold taps to tub. Washing machine taps to be fitted for automatic machines at time of building.

Kitchen

180 litre hot water cylinder to be installed in airing cupboard. Stainless steel sink bench, with stainless steel bowl complete with plug and waste, hot and cold taps.

Bathroom and W.C.

One standard W.C. cubicle fitting including Caroma seat and Diamond cistern.

Feltonmix shower mixer with Topliss adjustable shower rose.

Bath to be Caroma standard 1675mm white. 760mm HMS Aakronite vanity with hot and cold taps and plug and waste. Terminal vent concealed in wall as required and ready for outflow to sewerage.

Roof

Gerard Metal Tiles fitted by approved roofing contractors over 360 overlay and 50 x 35 battens to manufacturers specification.

No allowance for stormwater removal.

An external tap to be provided and located next to back door.

ELECTRICIAN

Note:- Owner must requisition for power in certain areas.

All electrical work and installations to be executed by reputable and registered electrical contractors and the following details are standard. All circuits to be run in approved cable. Main switchboard located in a position decided by Contractor and services from the outside of the building. Sub-boards where required are to be located by the Contractor.

Total of lights and power points are as follows:-

Interior ceiling ~~or wall~~ lights (one in each room)

Number.....15.....

Power Points (one to each room, two to lounge and kitchen)

Number. Single. 7....
Double. 5....

T.V. aerial connector to lounge.

Exterior lights (one to front and rear entrances) including waterproof ball fitting:

Number 2.....

Point for hot water service.

Stove wiring for four plate supply.

One hot water element of 2000 watts and thermostat supplied.

One full size Moffat Contessa four plate automatic stove.

PAINTING BY AVALON HOMES

All painting work to be carried out under strict supervision with high grade materials. Exterior and interior colour schemes may be selected by the Purchaser, to a maximum of three exterior colours and seven interior colours. Additional colours at an extra cost. Generally the paintwork is as follows:-

Exterior

~~Roofing is unpainted. Prime all weatherboards one coat of general purpose priming before fixing.~~ All other exterior timbers to be primed. The stop with first grade putty to all nail holes, scribes and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of high gloss. One coat of sealer to fibrolite sheathing, soffit lining and gable ends, followed by one coat of P.V.A. plastic paint.

Interior

Ceilings to bedrooms, hall and lounge etc., to receive two coats of P.V.A. paint. All woodwork to above rooms to receive three good coats of paint.

~~All rooms to be wallpapered, and an allowance of \$10.50 per standard roll being allowed for owners to select paper. Extra in paper costs over \$10.50 on a Variation Order.~~

Doors

All interior doors to be given three coats of semi-gloss polyurethane.

~~Doors may have one coat of stain either brown or charcoal prior to polyurethane at an extra cost of \$2.50 per door.~~

BASE SHEATHING

Base to be clad in 4.5mm Hardiflex securely nailed on Tan 75 x 50 runners. Joints and corners to be covered in white P.V.C. jointer. The base to be stepped back 50mm from the exterior line of the house to give adequate ventilation to under floor area.

A hinged access door to be located near back porch and held closed with a barrel bolt.

Steps

Steps to be as per plans and built of dressed tanilised timber. All nails to be galvanised.

MAINTENANCE

Any defects or other faults appearing within 31 days of substantial completion and which arises from materials or workmanship not in accordance with specifications shall, within a reasonable time, be amended and made good by Avalon at their expense, but such maintenance shall specifically exclude any shrinkage caused by natural timber movement, or damage or wear and tear caused by owners occupancy.

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