

ASHBURTON BOROUGH COUNCIL

Building Application Form

5th April
~~30th. March. 1961.~~ ~~XXXXX~~

To the Borough Inspector:

Sir,

I hereby apply for permission to Erect a residence
at Miller Avenue for Lynns Construction Ltd.
of ASHBURTON. according to locality plan
and detailed plans, elevations, cross sections, and specifications
of building deposited herewith, in duplicate.

Particulars of land: Lot No. 5 on Town Section _____
D.P. No. 236

Length of boundaries: 88.3 & 217.19 Area: 30.7 Perches.

Particulars of building - Foundations: CONCRETE Walls: BRICK
Roof: Corr. Gal Irin.

Area of ground floor: 1180 sq. ft. sq. feet

Area of outbuildings: _____ sq. feet

Estimated Cost:-

Building	...	...	<u>£2975-0-0</u>
Plumbing & Drainage..	...	...	<u>£ 325-0-0</u>
Total:	...	...	<u>£3300-0-0</u>

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: Solid.

Rec 36078

£13-10-0

5/4/61

Permit No. 376

Yours faithfully,

Lynns Construction Owner

Per. D. Stephen Builder

Postal Address: 81 Alford forest Road.

ASHBURTON.

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S P E C I F I C A T I O N S

O F W O R K

TO BE DONE AND THE MATERIALS TO BE USED
IN THE ERRECTION AND COMPLETION OF A
RESIDENCE FOR

LYNNS CONSTRUCTION LTD:

MARCH 1961;

GENERAL: All work, methods of construction and materials to be used are to comply with the general conditions and the essential specifications as set out by the State Advances Corporation for the Canterbury District.

SITE: Is in Miller Avenue. Visit the site so as to be fully acquainted with it. The house is to be 23 feet from the front and 5 feet from the south boundry.

INSURANCES: All work is to be insured against loss or damage by fire and all employees are to be insured against accident.

~~EXCAVATOR~~
EXCAVATOR:

EXCAVATION: Excavate for the foundations, footings, piles, steps, etc. All subsoil is to be placed on the site where directed.

HARDFILL: Hardfill for the steps, blpcks, and terraces shall be composed of brick or stone rubble. The surface is to be binded with a layer of shingle before pouring the concrete.

CONCRETOR:

CONCRETOR: Shall be composed of six parts of shingle to one of cement.

FOUNDATIONS: Are to be of a height to average not less than 25" to under flooring. Allow for all ventilators and wastes. The foundations are to be 6" wide. Step risers are to be not more than 7" high.

PILES: Are to be pre-cast concrete. and to be set in concrete at not less than 4-6 centres.

TERRACE AND STEPS: Form the terrace and steps as shown. Allow for fall to the outer edge. Cross comb the surface to ensure a good key for the plaster.

CHIMNEY BLOCKS: Box and pour two chimney blocks.

DRAINLAYER:

ACCORDANCE WITH BYE LAWS: All work is to comply with the local bye laws and Health Dept.

STONEWARE PIPES: Shall be 4" glazed socketed pipes complete with the bends, junctions, traps, sumps, inspections etc. Lay with even falls to connect with the councill Sewarge.

STORMWATER: Dig and fill three pits for Stormwater Disposal.

BRICKLAYER:

WALLS: Build the walls and chimneys with well burnt bricks which are to be raked out, cleaned down with a weak solution of spirits and pointed with white cement and sand. The cills are to be of red bullnose brick, all evenly spaced and set in to at the same bevel for the complete job. Seconds of bricks may be used for the chimneys where not seen. Lintels where required are to be brick resting on angle iron.

TIES: No. 8. gal. wire wire ties are to be built into every fifth course and are to be stapled in a rising position.

FIRE FRONTS: The front for the Dining room is to be small red brick complete with red unglazed hearth.

The front for the lounge is to be ~~ti~~ a tiled one complete with a tiled hearth for which allow the sum of £25-0-0.

Leave Complete with ash. pan.

PERSONS COMBINED WITH

DISAPPEARS:

XXXXXXXXXX

PLASTERER:

FOUNDATION: Supply and set in 12 x 6 gal wire vents. Plaster the foundation, steps, and terrace.

GIBRALTER BOARD: Allow to stop the Gib Board in the Lounge, Hall, Passage and three bedrooms. Allow to stop inside the wardrobes.

ELECTRICIAN:

SUPPLY: Lay on a supply to the switch board.

SWITCHBOARD: To be regulation. Site on S.W. wall.

LIGHT POINTS: Allow for 12 inside light points and 2 outside lights complete with water tight fittings.

HEAT POINTS: Allow for 7 heat points.

WIRELESS AERIAL AND EARTH: Allow for two sets of two way switching.

WATER HEATING: Supply and connect 1/2000 watt element and thermostat.

RANGE: Supply and connect an electric range for which allow the sum of £50-0-0.

PAINTER:

GLAZING: Glaze with glass free from defects or bubbles, the window and door openings as shown on the plan.

Kitchen ~~and~~ glass door, Front door, Glass toptop W'hse door, Bath room sash and lav louvers are to be art glass.

EXTERIOR PRIMING: Prime and paint two coats the exterior woodwork. The spouting is to receive two coats. The roof is to have one coat of approved roof paint. Door and cill colours will be selected. The eaves (DUROCH) are to receive two coats.

INTERIOR PAINTING: ~~Prime and paint two coats the exterior woodwork~~
The Bath rm. W.C. Kitchen, and Dining room are to be painted three coats. The finishing coat is to be enamel. The insides of the Kitchen cupboards will not be painted.

VARNISHING: Oil stain and twice varnish the woodwork in the Hall, Passage, Lounge and three Bedrooms.

PAPER HANGING: Allow to paper the oiled and varnished rooms with a paper to average not less than 8/- per roll. Edges are to be butted and rolled.

PLUMBER:

FLASHING: Shall be 4lb lead.

VALLEY: Shall be 24 gauge gal iron.

SPOUTING AND DOWNPIPE: Are to be of 24 gauge gal iron.

WATER SUPPLY: Will be from the council mains. Allow for connection fees.

PIPE WORK: Run the supply from the main in $\frac{1}{2}$ " copper piping to connect the roof tank, sink., tubs, W.C., basin, bath and outside taps. Run the hot supply in the $\frac{3}{4}$ " coping to connect the roof tank to ~~connect~~ the cylinder and thereafter to connect the sink, one tub, bath, basin and over machine.

ROOF TANK: Shall be concrete and fitted with a stop cock resting in a gal. iron tray, which is to have an overflow discharging outside.

CYLINDER: Is to be 30gal. capacity lagged, cased and bushed for an element and thermostat. To be fitted with a $\frac{1}{2}$ " sludge pipe discharging outside.

TUBS: Are to be 4-0 double compartment tubs mounted on a pre-cast set of legs.

WASHING MACHINE: Will be supplied by the occupants of the house.

BATH: Is to be 5-6 square end enamel.

BASIN: Shall be 22 x 16 wall mounted.

SINK TOP: Allow to conect the sink of the sink top, which will be supplied by the Carpenter.

TAPS: Are to be C.P. for inside taps to bath room and Kitchen, and N.P., taps to the Whse. Brass taps for exterior.

WATER CLOSET: The Lavatory pan is to be first grade fitted with a double ~~fixxx~~ polished seat and flap. The cisten is to be copper and wood cased.

NOTICE: Provide and fix everything to complete all sanitary work in the best maner and in accordance with the local bye laws and health dept. Anything to confirm with these regulatio and not herein mentioned must be provided for and the price allowed for in the tender.

CARPENTER AND JOINER:

SCHEDULE OF TIMBERS:

SLEEPERS.	4 x 3	B.Ht. R.P.	@ 4-6 centres.
FLOOR JOISTS.	4 x 2	or Treated Radiata.	@ 18" centres.
BOTTOM PLATES.	4 x 2	" "	
STUDS.	4 x 2	Treated Radiata.	@ 18" centres.
OPENING STUDS.	4 x 3	" "	@ all openings.
CEILING JOISTS.	4 x 2	" "	@ 18" centres.
CEILING RUNNERS.	8 x 1	" "	or R.P. each 6-0 of span.
RAFTERS.	4 x 2	" "	
STRUTS.	4 x 2	" "	
UNDER PURLINS.	4 x 3	" "	or R.P.
RIDGE HIPS.	8 x 1	" "	
BRACES.	3 x 2	" "	
TRIMMERS LOWER.	4 x 3	" "	
" UPPER.	5 x 4	" "	or R.P. to 7-0 of span.
" "	6 x 4	" "	" " " 9-0 of span.
" "	8 x 4	" "	" " " "
SOFFIT BLOCKS:	3 x 1½	" "	" " " "
PURLINS.	3 x 2	" "	@ 30" centres max.
Exterior dressed timbers to be Treated R.P.			
Flooring to be Treated R.P.			

SLEEPERS: Are to be laid on malthoid for the complete length of thier bearing surface on concrete.

JOISTS: Gauge the floor joists level on top.

WALL FRAMING: The plates are to be checked to receive the studs and are to be halved at intersections.

Opening studs are to be checked to receive the trimmers Dwang for the ends of sheets and at 4-0 centres. For hardboard ceilings space the dwangs att 18" centres. The stud height shall be 8-2 from floor to ceiling.

CEILING JOISTS: Are to be lapped and fixed over the wall partitions Hang with 2 x 2 blocks to the ceiling runners each 6-0 of span.

RAFTERES: Are to be neatly cut into the ridge and hips and are to be birdsmouth on the top plate with a projection af the foot to form a 24" soffit. Fix runners under the rafters and strut off the wall partitions.

PURLINS: Are to be spaced to suit the iron lengths but with a Max of 30" centres.

EAVE S: Are to be formed with a fascia board ex. 6 x 1. Cut in blocks to the wall framing and line the underside with flat DUROCH. Cover the joints with a small moulding and fix a ~~small~~ scotia mould at the wall angles. All well primed before fixing.

ROOF: Tightly stretch gal wire mesh over the purlins and cover with Saturated Felt having a 6" lap. Paint all laps of the 26 g. gal. iron and neatly fix to the roof area. Supply and fix lead edge ridging to the hips and ridge. All iron to be fixed with lead head nails.

RISERS: Fix risers ex. D.Hrt. R.P. primed all edges, under the door cills.

POWER: Fix a primed and dressed 3 x 2 under the soffit for the power insulators to be fixed to.

SWITCHBOARD: Trim for an outside switch board and switch box panel inside.

FLOORING: Is to be tightly cramped and double nailed.

FLOOR SANDING: Machine sand the floor on completion of the job.

MAN HOLES: Cut man holes into the floor and ceiling.

WINDOW FRAMES: Are to be where possible of 'LYNNS' stock manufacture. All styles, mullions and facings are to be of treated red pine. Cills are to be of Keruing, sashers to be treated red pine for painted rooms, and cedar for varnished rooms. The frames are as shown on the elevations.

DOOR FRAMES: Are to be treated red pinestyles, head and facings. Cills to be treated white pine.

DOORS: The W'hse door is to be flush with a glass top. The front and kitchen doors are to be four square glass. The remainder to be flush. Panel.

DOOR JAMBS: Are to be ex 1½" D.A. and to be rebated for the door thickness.

HARDWARE: Allow the sum of £35-0-0 for all locks, cupboard catches, Window fittings etc.

WARDROBES: Are to be full height and in two tiers. Each is to have two full depth shelves. The lower is to be mounted on a 4x1 hook rail and is to be complete with hooks and hanging rods. The doors are to be sheathed both sides with 3/16th ply.

KITCHEN CUPBOARDS: The sink cupbd is to have two drawers, one divided for cutlery, and the balance of doors. One shelf midway is to be ex 12 x 1. The island unit is to be in two tiers full height with a 15" recess between. The top tier is to be made up of doors. The lower unit is to have three bins and two drawers. Provided a ventilated food safe where shown.

MANTEL AND KERB: Mantel is to be ex 6 x 2½ and to be rebated over bricks. Kerb is to be ex 3 x 2 rebated over hearth.

BATH CABINET: Build into the wall a bath room cabinet having a 18 x 10 mirror screwed on.

BATH: Build in the bath and allow for a recess toe space. Fix a splash back well beaded in white lead putty at wall angles.

LININGS: Line the walls and ceilings of the bath room, W'hse, W.C., and Kitchen and Dining room with 3/16ths Hardboard. The bath room is to be lined to 4-0 with tile Board. Fix a scotia mould at the ceiling angles. Vee the joints in the sheets. Line the Bedrooms, Passage, Hall and Lounge with gib board.

ARCHITRAVES: Fit architraves to all window and door openings.

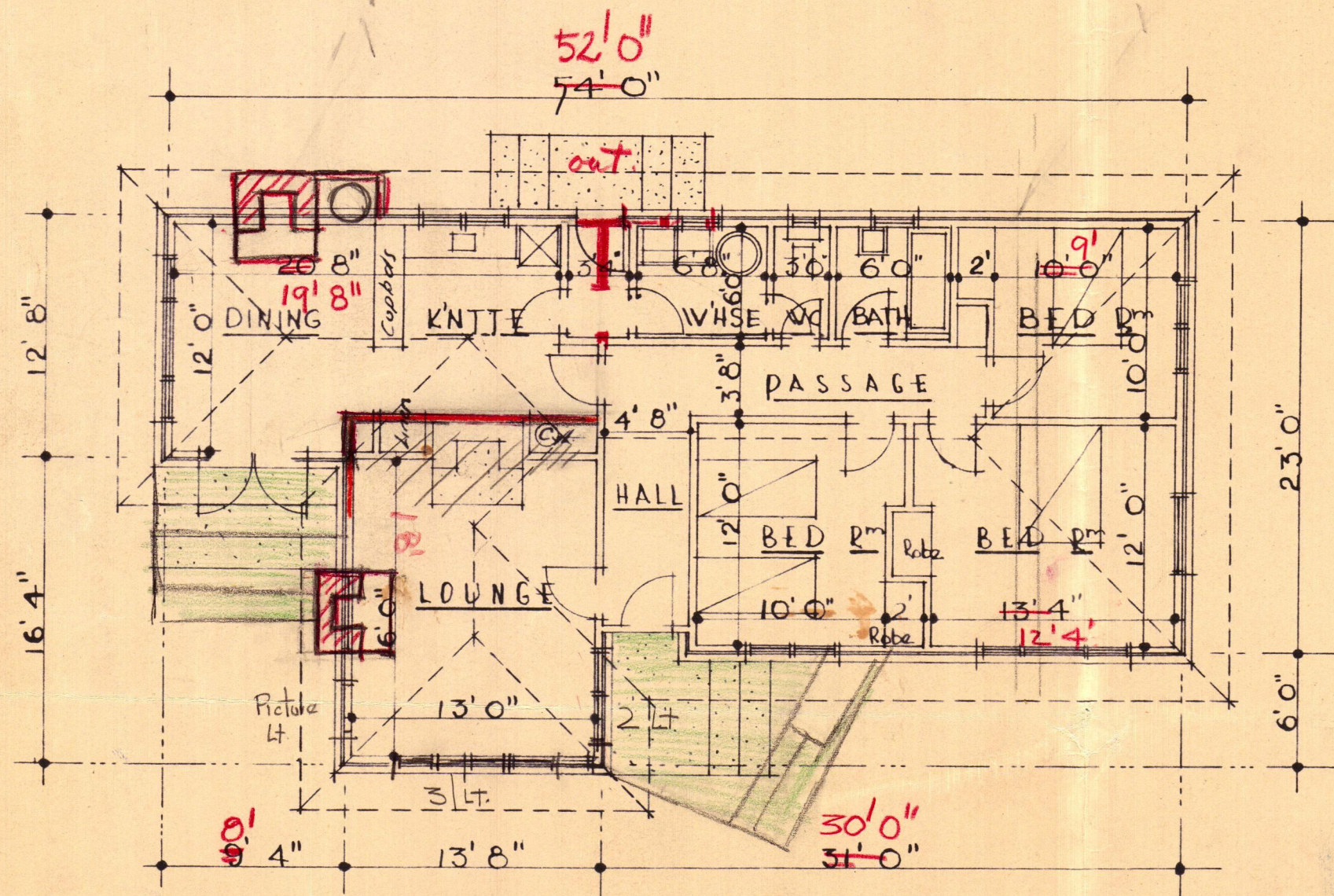
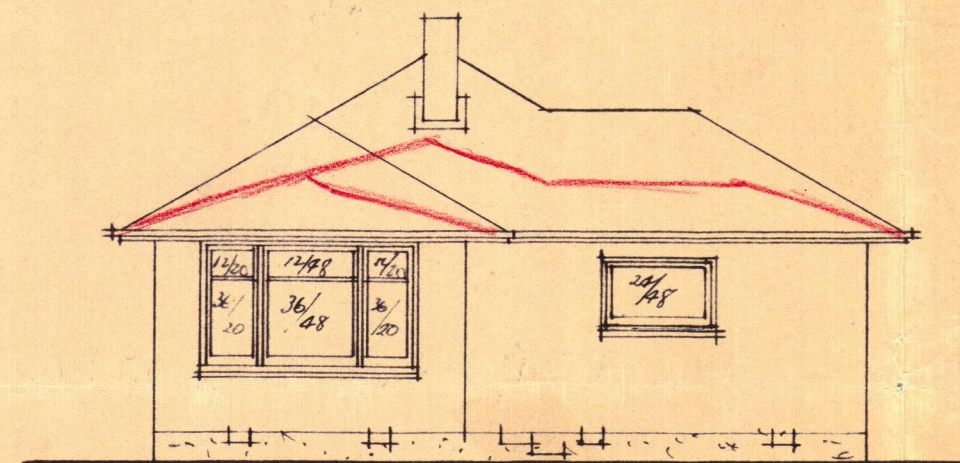
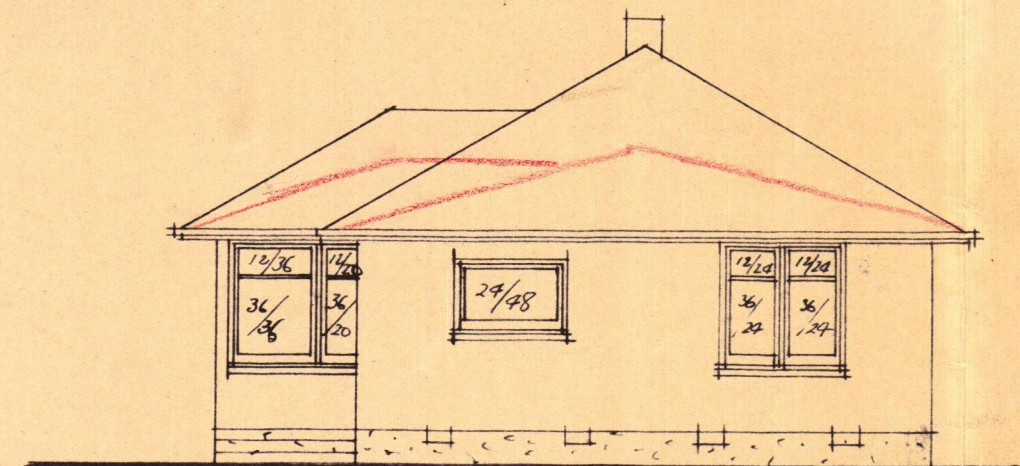
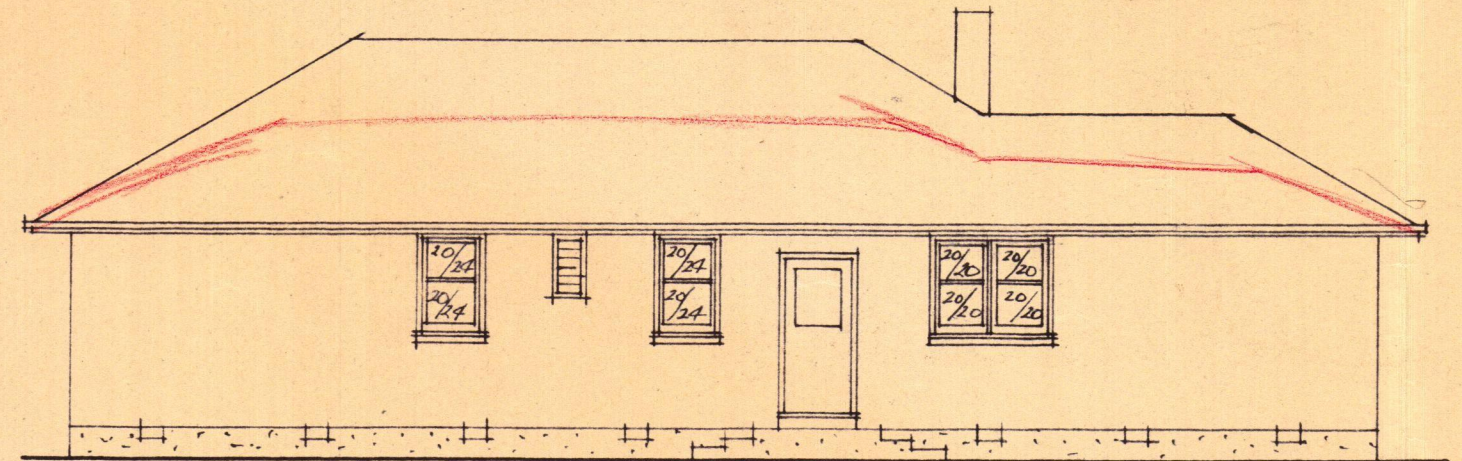
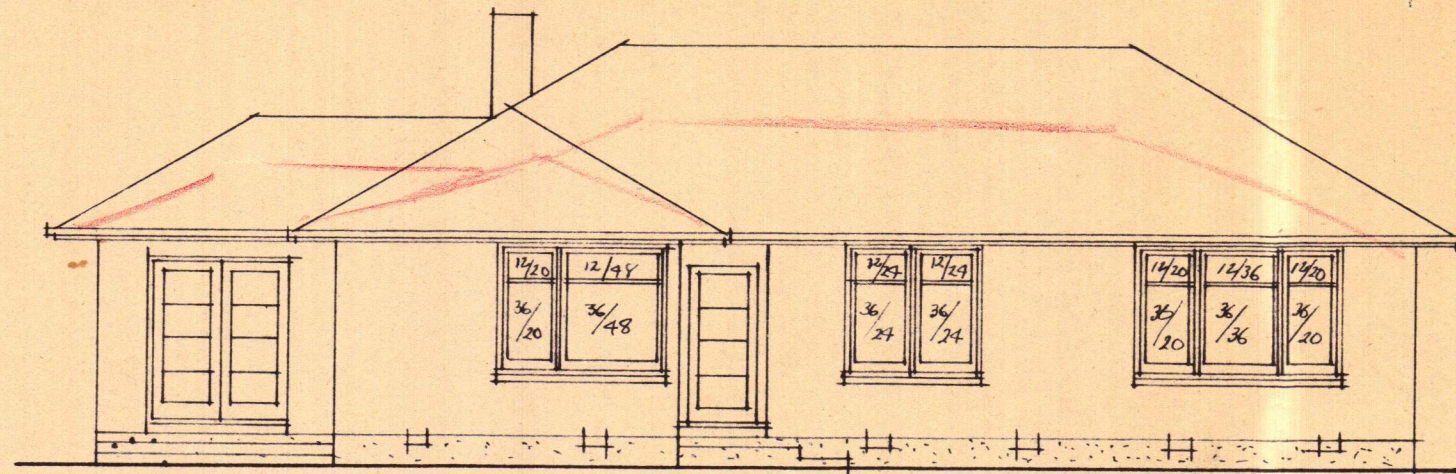
SKIRTING: Shall be ex 4 x ½ having a bevelled top edge. Scribe to the floor.

WINDOW BOARDS: Shall be ex 5 x 1.

APRONNS: Are to be as for architraves.

CYLINDER CUPBOARD: Is to be full height in two tiers. Allow
for battren shelves at the side and above the cylinder.

FORMICA WORK: Supply and fix a 6-0 standard formica sink top with
a fused stainless steel bowl.



• PLAN N° •

• GROUP HOUSING SCHEME •

• AREA 1223 sq ft. •

60/4x12



N Scott
3 Allen Rd