

OWNER : WJ-ME BRUCE

ADDRESS :

BUILDER : OWNER

PLUMBER :

Address of Property 10 HOUSTON PLACE

Legal Description Lot 44 DP 41135

Sewer

Water

Stormwater

Footpath Dep.

Inspection Date

Permit No. A64985

Receipt No. 9157

File No. 81/61

Inspected by

24.11.82

1.12.82

7.12.82

7.2.83

DWELLING & GARAGE

FOUNDATION

" " "

MOISTURE TEST OK.

Phd.



metal tie roof
Montanaboard
BOROUGH OF ASHBURTON

BUILDING PERMIT APPLICATION FORM

Dated this Nov 23 day of November 1982.

To: The Health and Town Planning Officer:

I hereby apply for permission to ^{erect} Dwelling
_{add}

at No. 10 Houston Place Street/Road

for Mr. Mr & Mrs M J Bruce

according to Locality Plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith.

Estimated Value: Building: \$ _____

Plumbing and Drainage: \$ _____

TOTAL: \$ 54,000-00

Name of Plumber/Drainlayer is _____

Particulars of Building: Foundations concrete

Walls block & veneer

Roof tiles

Area of Ground Floor 120-8 sq m. Area of Outbuildings _____ sq m.

Particulars of Land: Lot No. 44 D.P. 41135 or Town Section No. 10

Proposed purposes for which every part of building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose): _____

Owner: M J & M E Bruce Builders: M J Bruce

Address: 38 Saunders Road Ashburton Address: 38 Saunders Road Ashburton

OFFICE USE ONLY:

Valuation Ref. No. NEW SUB DIV Receipt No. 9157 Date: 23-11-82

Building Permit Fee \$ 108

Research Levy \$ 54

Plumbing & Drainage \$ _____

Water Connection Fee \$ _____

Sewer Connection Fee \$ _____

Stormwater Connection \$ _____

Bridge Blocks \$ _____

Footpath Deposit \$ 100

TOTAL: \$ 262

Permit No.

A64985

Date Issued.

24-11-82.

File No.

81/61.

Sub 728

3rd August, 1981

The Borough Engineer,
Ashburton Borough Council,
P.O. Box 85,
ASHBURTON.

24/8/81

Dear Sir,

Re: Lane Street - Subdivision

2. Section Filling We would confirm that Lot 5, 15, 36, 42, 43 and 44, as per plan attached, and Lots 102, 103, 107, 108, 109 and 111 involved filling in excess of 300mm. The sites are certified as being suitable for normal foundations.
3. Easements Lots 3 and 49 The diagrams creating the easements have been completed and are in the mail for approval. In the case of Lot 49 your Council is a consenting party.
4. Stormwater It was agreed on site that you would examine the soak holes approvals originally given by Council supervisory staff.

SOAK HOLES REQD ON ALL SITES IN

We will await your reply in due course. THIS SUBDIVISION

P2/submit
5/8/81

Yours faithfully,

P. Yeoman
DAVIS OGILVIE & PARTNERS

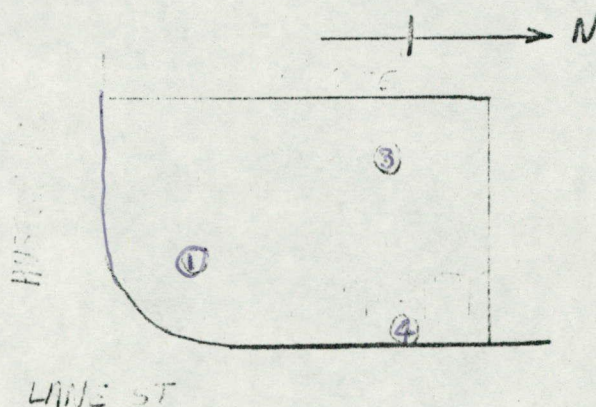
81/61

Encl:

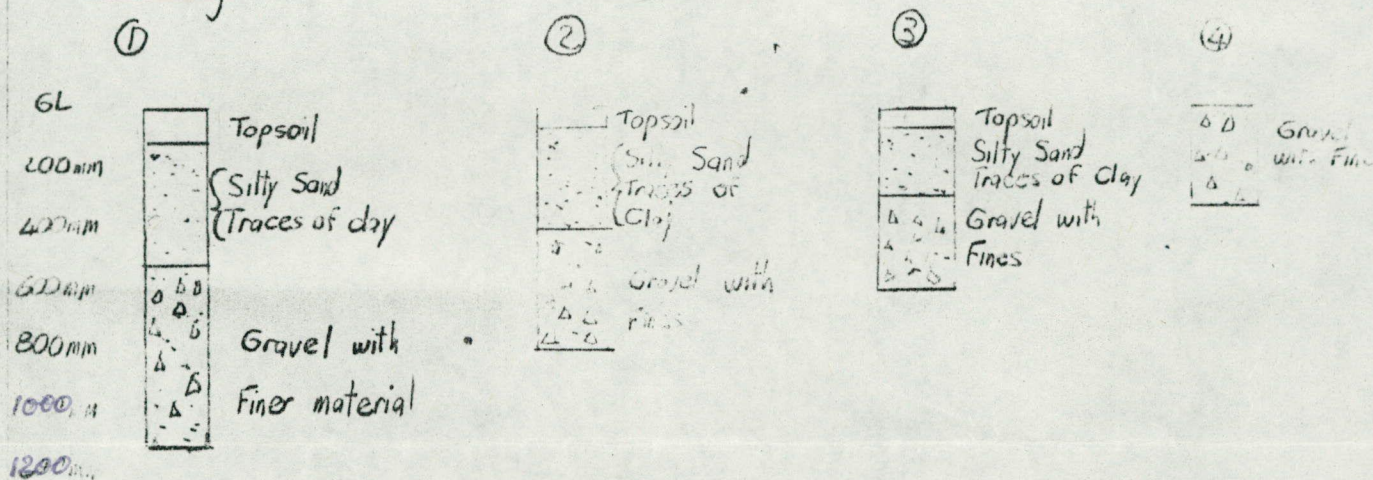
SITE INVESTIGATION

81/61 11/10/00

Site Plan



Bore Log



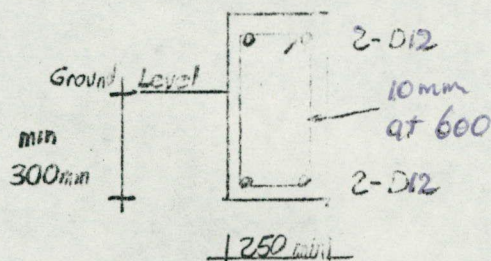
Penetrometer test done on Bore 1

Hole depth 300mm

Number of blows required to penetrate from 600 to 1000 was 30

Recommendation ie 7.5 blows per 75mm

Since the gravel is probably fill material it is recommended that the following foundation be used



If soft fill is encountered during foundation excavation 300 dia post holes will be required @ 2000mm centres.

These will have to be drilled to solid bearing and then filled with concrete, reinforced with 2-12mm dia bars

A. Taylor
B.E. (HONS)

SPECIFICATION of work to be done and materials to be used in the erection and completion of Residence at Lane St., & Houston Pce., ASHBURTON. for Mr. & Mrs. W.J. & M.E. BRUCE.

SUMMARY OF SPECIFICATION: This is a standard specification. This Summary when completed will determine the materials to be used in this Contract, and the relevance of the remainder of the Specification.

FOUNDATIONS: Reinforced continuous concrete ~~and concrete piles.~~

FLOORS: ~~Particle Board~~
Concrete

EXTERIOR WALLS: Weatherboard - Type 'Montanaboard'
~~Brick veneer~~
~~10.01 block veneer~~ Painted
Split block veneer Painted
~~Camaru stone~~
Asbestos sheeting ('Montanaboard' as shown above)
~~Solid plaster on non-rigid backing~~
~~Solid plaster on rigid backing~~

STUD HEIGHT: 2425 mm floor to ceiling (2.200 to Garage)

ROOF: ~~Galvanised corrugated iron~~
Metal tile
Other 'Dimondak' } to flat roof area.
or 'Brownbuilt'

<u>INTERIOR LININGS:</u>	<u>Walls</u>		<u>Ceiling</u>	
	<u>Gibraltar Board</u>		<u>Gibraltar Board</u>	
Living				
Dining		" "		" "
Hall-Passage		" "		" "
Bedrooms		" "		" "
Kitchen & Pantry		" "		" "
W/H.		" "		" "
Front Porch		<u>'Montanaboard'</u>		<u>Hardi flex</u>
W.C.S.		<u>Gibraltar Board</u>		<u>Gibraltar Board</u>
Bathroom- <u>Change Rm</u> Washroom		<u>'Seratone'</u> or similar		<u>4.75 Hardboard</u>
Shower		" " "		" "
Other <u>Garage</u>		<u>Gibraltar Board</u>		<u>12.5mm Gib. Board.</u>

FIRE SURROUND: Type

CHIMNEY: Brick
Block
~~Precast concrete~~

HEATER: Type Electric free standing

PLASTER FINISH: ~~Exterior walls~~ ~~Finish pattern~~
 Foundations
 ~~Steps~~
 Porch floors
 ~~Terrace~~
 ~~Verandah~~

WATER HEATER: Electric
 ~~Hot back boiler~~
 ~~Incinerator~~
 P.F.O. hot water
 Cylinder size gallons

SINK BENCH: Stainless steel
 ~~Formica or Laminex~~

BASIN: ~~Bracket W.W.~~ ~~Cupboard under~~
 Vanity
 Other Recessed plastic to lower W.C.

SHOWER: Built in
 ~~Over bath~~
 Floor: Stainless steel
 Other:

BATH: Pressed steel
 ~~Other:~~

TUB: ~~Stainless steel~~ Single Double
 ~~Cupboard under~~
 'Supertub'

WATER SUPPLY: High pressure
 ~~Other:~~

DRAINAGE: Sewer
 ~~Septic tank~~

STORMWATER: To street channel where possible
 Soak pits (if unable to do so)

INTERIOR DOORS: Flush panel ..mahogany ply faced

KITCHEN CUPBOARD DOORS: Mahogany veneered overlay 'Custom Wood'

<u>PAINTER:</u>	<u>Paint</u>	<u>Varnish</u>	<u>Paper</u>
Living	Ceiling & trim	Doors	Walls
Dining	" "	Doors, drawer & panel	"
Hall-Passage	" "	Doors	"
Bedrooms	" "	"	"
Kitchen	" "	Doors & drawers	"
Pantry	Ceiling & woodwork & walls	Door	Nil
W/H.	" "	"	Nil
Porch	" "	"	Nil
Bathroom-Washroom	Ceiling & trim	"	Nil
Shower	" "	Nil	Nil
Other Garage	Ceiling, woodwork & walls	Nil	Nil

LIGHT POINTS: Number: Interior 24 Exterior 3

POWER POINTS: Number: 20
T.V. aerial points 1
Shaver point 1

P.C. SUMS: The following P.C. sums are to be allowed:

Fire surround
Heater
Sink bench
Hardware
Vanity unit
Electric range
Wallpapers, per roll
Other

Materials to be supplied by the Owner
.....
.....

GENERAL CONDITIONS.

- PERMITS: The contractor is to obtain and pay for the building permit. All work is to comply with the local by-laws.
- INSURANCE: The contractor is to insure all work in progress against loss or damage by fire, etc.
- ATTENDANCE: The contractor shall attend upon, cut away for, and make good after all trades mentioned in this specification.
- MATERIALS AND WORKMANSHIP: Materials are to be the best of their respective kinds specified, and workmanship must be careful, thorough, and in accordance with the best trade practice.
- MAINTENANCE PERIOD: to be 90 days after completion.
- DOUBTFUL BEARING: The owner will be responsible for the cost of any additional foundation work required through encountering ground of doubtful bearing capacity.
- CLEANING: The contractor is to leave all work clean on completion, and all debris cleared from the site.

EXCAVATOR.

- EXCAVATIONS: Excavate for the foundations, floors, terrace, etc. All spoil is to be placed on the site where directed.
- HARDFILL: Hardfill for terrace, etc. shall be composed of round stones not less than 20 mm diam. carefully consolidated, and screened off before pouring the concrete.

CONCRETOR.

- CONCRETE: is to be composed of 4 parts of shingle and 2 parts of sand, to 1 part of cement, to a compressive strength of 17.5 MPa.
- REINFORCING: The foundations to be reinforced with 3 - 12 mm round mild steel rods which are to be hooked at the ends and lapped 30 diameters. One row to be above vents.
- FOUNDATIONS: shall be 130 mm wide with 230 mm footings, and to go down to the solid with a minimum of 300 mm below ground level. Make provision for vents as shown and required. Average height to floor level to be 600 mm. Outside piles to be boxed and poured in with foundations as shown in Fig. 68, NZS 3604:1978, or tied to foundation wall to the Building Inspector's approval, with 12 mm bolt or rod built in to tie down bearers. Piles to be 200 x 200 concrete on in-situ concrete footings, well packed around with concrete, with 4 mm galv. wire in every pile stapled to bearers.
- CHIMNEY BLOCK: to be concrete, taken down to a solid bottom.
- TERRACE AND PORCH FLOOR: are to be built in the foundations, and terrace slab to be reinforced with 668 HRC mesh. Form expansion joints as required.
- STEPS: to be concrete, boxed and poured with the foundations.
- NOTE: See Page 10 for specification for Concrete Floors, and 200 mm block fire wall, if required.

BLOCKLAYER.

WALLS: Build the exterior walls where shown with the materials as shown in the 'Summary of Specification', and cement mortar to approval. Build in wall ties as required, at 450 mm max. centres horizontally and 400 mm max. centres vertically. Provide ventilation and weep holes as required. Clean down on completion and finish mortar joints as approved.

FIREPLACES AND CHIMNEYS ETC.: Allow to supply and build in fireplaces, surrounds, solid fuel heaters, etc. where shown on the plan, and as shown in the 'Summary of Specification', and leave complete with chimneys, flues, grates, etc. as required.

SILLS: are to be matching sills to suit walls and finished as for walls.

DAMPCOURSE: All blockwork etc. is to rest on a 3 ply malthoid dampcourse.

DRAINLAYER.

ACCORDANCE WITH BY-LAWS: All work is to comply with the by-laws and the Health Department requirements.

PIPES: shall be 100 mm earthenware or PVC socketed pipes, complete with bends, junctions, traps, wastes, etc. and to be rubber ringed at joints, with sand surround to PVC pipes as required.

DRAINS: are to be laid with even falls to connect into sewer main or septic tank as required.

SOAK PITS: Pipe stormwater to street channel if possible. If unable to do so dig and fill pits as required to dispose of stormwater and lay drains from downpipes.

PLASTERER.

INTERIOR: Flush off all Gibralter Board to walls and ceilings where shown in the 'Summary of Specification', with plaster of paris and leave ready for papering to walls and painting to ceilings. Allow to lightly stipple Gibralter Board ceilings.

EXTERIOR: Plaster foundations to roughcast finish. Provide and set in galv. wire vents where shown and as required. Plaster terrace, verandah, porch floor and steps to a smooth finish to approval. Where 'solid plaster exterior wall finish' is stated in the 'Summary of Specification' the materials, proportions, mixes, reinforcement and application of solid plaster is to be in accordance with NZS 4251.

ELECTRICIAN.

SUPPLY: Lay on the supply to the switchboard as required.

SWITCHBOARD: to be regulation. Case in a galv. iron box and position meter board on an exterior wall where directed.

LIGHT FITTINGS: Interior light fittings to be white opal shades as in general use.

LIGHT POINTS: Allow to provide exterior light points complete with circular bowls and fittings: and interior ceiling light points, as set out in the 'Summary of Specification'. All to be complete with switches where directed.

POWER POINTS: Allow for power points as set out in the 'Summary of Specification', where directed, complete with switches.

WATER HEATER: Supply and connect 2000 watt element and thermostat to cylinder.

RANGE: Allow to provide and connect an electric range to P.C. sum as set out in 'Summary of Specification'.

PAINTER AND GLAZIER.

GLAZING: Aluminium doors and windows are to be allowed for complete with glass by the supplier of the units.

Glaze the back door with approved obscure glass.

Supply and fix mirrors to bathroom cabinet as required.

EXTERIOR PAINTING: All woodwork to be primed and then to receive 2 coats, the finish coat exterior enamel. The spouting and downpipes to be painted. The soffits to receive 2 coats of approved PVA paint. If indicated in the 'Summary of Specification' exterior blockwork to receive 2 coats of approved PVA paint.

INTERIOR PAINTING: The walls, ceilings and finishing woodwork at Kitchen, W/H., W.C. and Bathroom-Washroom where shown in the 'Summary of Specification' to receive 2 coats, plus 1 finishing coat of approved enamel. The ceilings at Living, Dining, Entry, Passage and Bedrooms to receive 2 coats of approved paint. Insides of all cupboards to be enamelled or painted as specified above. All doors and finishing woodwork, except where painted, are to be sealed with an approved sealer, and finished in 2 coats of approved Polyurethane clear.

PAPERHANGING: The walls as indicated for papers in 'Summary of Specification' are to be sized and hung with papers to be selected by the employers to the P.C. sum shown in the 'Summary of Specification'.

PLUMBER.

FLASHINGS: are to be 4 lb lead.

SPOUTING AND DOWNPIPES: shall be of 0.45 mm galv. iron.

WATER SUPPLY: Lay on cold water supply in Polythene piping at least 300 mm below ground level. Cold water supply shall be in approved PVC piping. Connect the cold to sink, roof tank, tub, bath, basin, W.C., shower and 2 outside taps. Connect the roof tank to the cylinder. From the cylinder connect the hot supply in copper or 'Polytherm' piping to the bath, basin, shower, tub and sink.

CYLINDER: to be lagged and cased and bushed for an element and thermostat, and fitted with sludge pipe and exhaust pipe. Connect to wet back if required.

TAPS: Interior shall be approved chrome plated. Exterior shall be brass with hose connections.

TUB: shall be as shown in the 'Summary of Specification'. Connect and provide waste.

BATH: Supply and fix a 1675 mm long bath as shown in the 'Summary of Specification', and provide waste.

SHOWER: Supply and fix CP wall rose with Topliss mixer set. Tray to be as shown in the 'Summary of Specification'. Waste to be regulation with CP grating.

BASIN: If a bracket basin is indicated in 'Summary of Specification' a 550x400 porcelain basin is to be supplied and fixed by the plumber. Connect to basins as required and provide wastes.

WASTES, ETC.: shall comply with regulations. Terminal vent to be regulation.

SINK TOP: to be supplied by the carpenter. Allow to connect and provide waste.

WASHING MACHINE: to be supplied by the owners.

W.C.: Provide and fix approved earthenware pan with white standard plastic seat and fit 'Dux' centre flushing cistern to W.C., and leave complete.

CARPENTER AND JOINER.

All work to be in accordance with the local by-laws and NZS 3604:1978, and nailed in accordance with the Nailing Schedule contained therein. All timbers to be the best of their respective kinds specified.

SCHEDULE OF TIMBERS: All measurements are shown in millimetres.

~~Bearers on edge - 1300 max. span~~ ~~100 x 75 B.A.H.R.P.~~

Upper Floor joists at ~~600 centres - 1750 max. span~~ ~~200 x 50~~ "

Plates 100 x 50 B.A.R.P.

Studs at 400 centres, 2425 floor to ceiling 100 x 50 "

Trimming studs 2/100 x 50 "

Dwangs 100 x 50 "

Braces 100 x 25 " or 22x22x1.2 galv.
steel angle, or 6mm 3 ply where shown

Lintels in loadbearing walls:

Up to 1500 long 2/100 x 50

Up to 1800 long 2/125 x 50

Up to 2400 long 2/150 x 50

Up to 3000 long 2/200 x 50

Up to long

Up to long

At side walls of Garage: Over Garage front
Up to 900 long 2/100 x 50 doors 2/200 x 50
Up to 1200 long 2/125 x 50
Up to 1500 long 2/150 x 50
Up to 1800 long 2/200 x 50

Purlins at 900 max. centres 100 x 75 x 50 B.A.R.P.

Roof framing Nail plate trusses

See sheet 2 for details of flat roof.

Interior finishing timbers: D.A.R.P.

Exterior finishing timbers: D.A.Ht. or treated R.P.

Pinus Radiata, treated by an approved treatment process, may be used in lieu of R.P. framing timbers.

MALTHOID: All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.

BEARERS: to be 100 x 75 on edge and laid true to level. All angles and joints to be spliced over solid bearing.

FLOOR JOISTS: to be gauged to an even surface, double under walls, and well nailed to all bearers, etc. All joints to be lapped on a bearer, etc.

WALL FRAMING: The plates are to be checked to receive the studs, and to be halved at intersections over solid bearing. Trimming studs are to be 2 - 100 x 50 (1 under lintels). Brace with braces cut accurately to studs as required, in accordance with NZS 3604:1978. Cut bracing into studs. Cut into the walls 2 rows of dwangs. The stud height is to be 2425 mm floor to ceiling.

CEILING BATTENS: to be 75 x 30 to underside of bottom chords of trusses at 400 mm centres. Straighten ceilings and leave ready for linings.

INSULATION: Insulate under particle board floors with double sided, perforated, aluminium foil, dished 100 mm between joists. Insulate exterior walls of house with 75 mm fibre glass and ceilings with 100 mm fibre glass.

ROOF: Roof framing to be 'Pryde' or 'GangNail' nail plate trusses at 900 mm centres.

Rafter chords are to project at the foot to form eaves overhang as shown.

At G.C. iron roofs fix the purlins to suit the iron but with a maximum spacing of 900 mm centres.

Eaves are to be formed with a fascia board ex 40 mm D.A.Ht. or treated R.P.

Cut in the soffit framing to the wall studs and line underside with Hardiflex. Fix a scotia mould and cover the joints in the Hardiflex with approved moulding.

Line porch and verandah ceilings as for soffits.

INTERIOR LININGS: Refer to 'Interior Linings' in the 'Summary of Specification'.

All Gibraltar Board to be supplied and fixed by the carpenter, and nailed with 'Gib-clouts', and all joints stopped by the plasterer. Pre-finished wallboards to have PVC wallboard mouldings at joints and angles and finish to lip of bath with PVC bath flash moulding. Hardboard to be well nailed to framing with coated panel pins, and finished with a small v joint.

FLOORING: Flooring shall be 20 mm TWP high density particle board. All to be tightly butted and well nailed. Before laying the floors remove all shavings, short ends and trade debris from under the floor joists. All floors to be sanded.

MANHOLES: Provide manholes in the floor and ceiling where directed, and fill with matching panels.

BATHROOM: Build up the front to bath allowing for a toe space and cover with approved lining.

Build into the wall as required a recessed wall cabinet having 12 mm shelves. The doors to be flush on to which a mirror is to be fixed by the glazier.

Where a vanity is indicated in the 'Summary of Specification' allow to provide and fix an approved vanity unit, complete with basin, to P.C. sum as shown in the 'Summary of Specification'.

SHOWER: The opening to have jambs finished with architraves, with sill draining into tray. Front wall of shower to have track for curtain with opening over.

ARCHITRAVES: Fix all architraves where required. Angles to be mitred. All to be sanded.

SKIRTINGS: shall be ex 100 x 16 with a bevelled top edge. All to be sanded.

DOOR JAMBS: are to be ex 40 mm D.A.R.P., rebated for the door thickness and securely fixed with at least 3 full packing pieces. All to be sanded.

DOOR FRAMES: shall be constructed with heads and styles ex 50 mm D.A.Ht. or treated R.P. and with weathered sills.

DOORS: Sliding exterior doors to be approved finish aluminium with crash rail and fitted with thumb turn latch sets, or key operated cylinder lock sets as required.

Back Entry door to be D.A.Ht. or treated R.P. frame ledge, glass top, flush inside door. Internal doors to be flush, sheathed both sides with approved plywood and having a clashing strip. Hang with 3 - 89 mm flor. bronze butts. Supply and fit lock or latch sets as directed, and approved furniture.

WINDOWS: All windows to be approved finish aluminium, allowed for complete with glass, with approved obscure to Bathroom-Washroom and W.C. To have factory fitted reveal linings, etc., ex D.A.R.P., and to be complete with approved catches.

HARDWARE: Allow the P.C. sum as shown in the 'Summary of Specification' for the cost only of all door locks, door latches, door furniture, (except at aluminium doors), cupboard catches, drawer pulls, wardrobe fasteners, socket bolts and hooks. Any variation to the above allowance is to be charged for accordingly, or a refund allowed. The contractor is to allow for fixing.

WARDROBES: All are to be full height to the ceiling in 2 tiers of doors. Each to have 2 full width shelves, the lower of which is to be mounted on a hookrail, and is to be complete with hooks and hanging rod. The doors to be sheathed both sides with approved ply as for interior doors.

DRESSERS: Where dressers are shown on the plan they are to be built in with toe space and drawers to suit, and with a Formica top.

CYLINDER-LINEN CUPBOARDS: to be full height in 2 tiers of doors. The shelving is to be battened. Provide fixing for cylinder. The doors to be sheathed both sides with approved ply as for interior doors.

KITCHEN CUPBOARDS: to be set on toe space. Allow for 4 drawers, with 2 of them deep. Fill in the balance of the fronts with doors. The shelving shall be full depth, and shall be spaced approx. 300 mm apart. Dresser, bench and island cupboards to have Formica or Laminex tops. Sink top to be as shown in the 'Summary of Specification'.

CUPBOARD UNDER TUB: Provide cupboard under tub where required.

ROOFER.

Fix roofs as shown on the plan.

Where shown for galvanised ~~corrugated iron~~ ^{trough type} in the 'Summary of Specification' provide and fix netting and building paper over the purlins, and cover roofs with ^{'Dimondek' or 'Brownbuilt' roofing} ~~0.45 mm G.C. iron with laps painted both sides, and fixed with lead headed nails.~~ ^{to manufacturers instructions.}
Fix all lead edged galv. ~~ridging~~ ^{flashings} and caps, etc. as required.

Where shown for metal tiles in the 'Summary of Specification' allow to provide and fix tile battens over the rafters at the required spacings. Lay metal tiles to approved colour, to the manufacturers instructions, complete with matching ridge and barge cap flashings.

CONCRETE FLOORS.

Foundations to be 240 mm in width, and to be dug to solid and trenches to be square at bottom. Finished floor level to be 150 mm minimum above ground level, with blockwork 100 mm below this level. Foundations to be reinforced with 3 - 12 mm mild steel rods. All top soil to be removed under concrete floors. Lay a 50 mm pad of site concrete on hardfill, apply dampproof course as specified hereunder, and then lay a 100 mm thick concrete slab, reinforced with 668 HRC mesh reinforcing. The floors shall be laid in sections with a small v joint, and as many joints as possible to be concealed under plates. Leave minimum openings through floors where required for wastes, etc. Floor surfaces to be finished to a perfectly smooth and level finish, with cement driers. The slabs must be kept wet for not less than 3 days after being finished.

The dampproof course to be 'Moistop 737'. The Moistop shall be unrolled directly on top of the site concrete, parallel with the direction of the floor pour, with yellow side of barrier facing upwards, lapped 50 mm and taped with 'Blaxstrap'. Turn up dampproof course to exterior, finishing behind building paper to exterior walls, and thoroughly seal around all pipes and openings. Dampproofing to be carried out immediately prior to the pouring of the floor slab, and its surface must be protected from damage of any kind. Any damage to the barrier shall be repaired before placing concrete.

SUMMARY OF DWELLING SPECIFICATIONS

CHECKED FOR ISSUE OF PERMIT

Owner WJ + ME BRUCEAddress over Houston Place + Lane St.

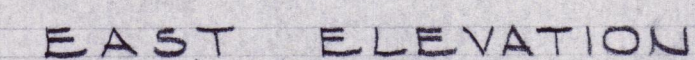
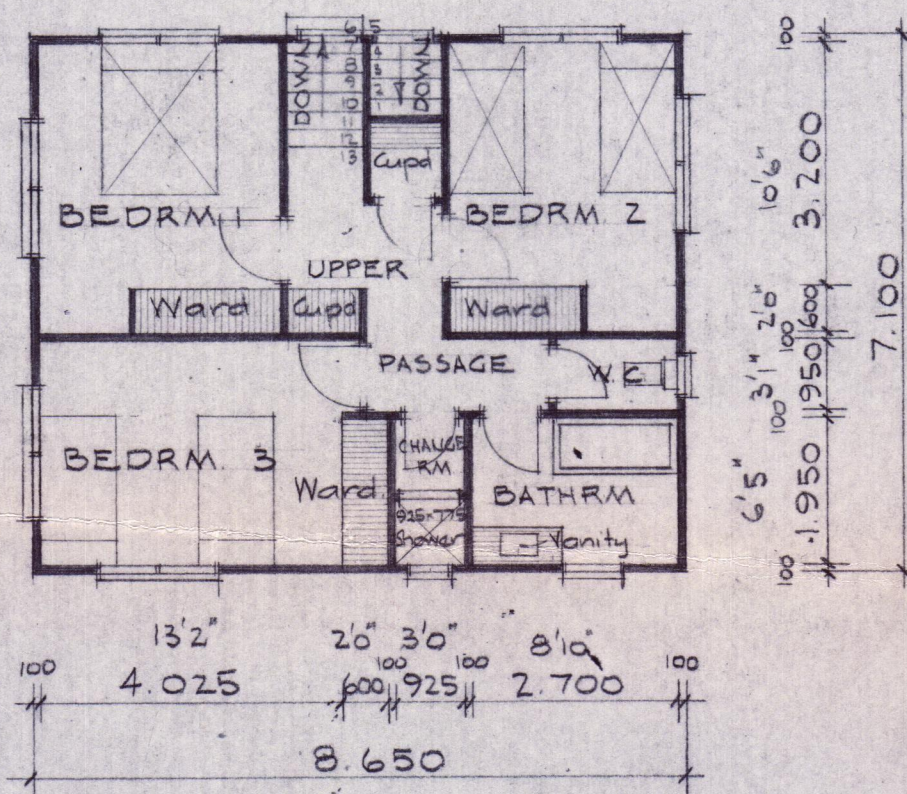
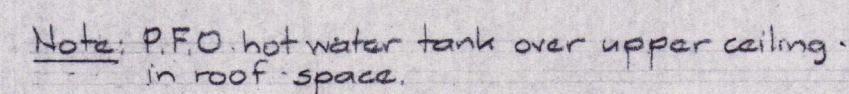
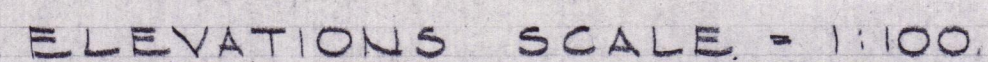
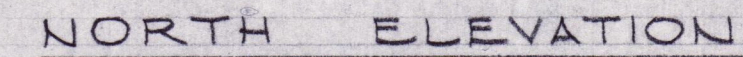
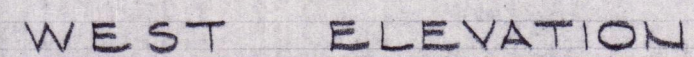
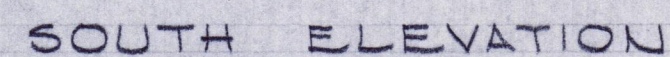
Permit No.

✓ Specified Correctly

✗ Specifications Incomplete

<u>Site Plan</u>	✓	<u>Exterior Wall Sheathing</u>	
<u>Foundation.</u>		1. Weather Boards <u>Mentamboard</u>	✓
1. Depth	✓	2. Building paper	✓
2. Width	✓	3. Veneer	✓
3. Reinforcing	✓	<u>Gable Ends</u>	
4. Vents		1. Lining <u>Hardi Plak</u>	✓
5. Vents at terrace		2. Building paper	✓
<u>Concrete Floor</u>		<u>Plumbing</u>	
1. Hardfill	✓	1. Type of water pipe	
2. Site Concrete	✓	(a) cold <u>PVC</u>	✓
3. Damp-proof course	✓	(b) hot <u>Polytherm</u>	✓
4. Main Floor slab	✓	2. Supply tank	
5. Reinforcing	✓	(a) Tray	✓
6. Bottom plate	✓	(b) Overflow	✓
<u>Wooden Floor</u> <u>TOP FLOOR</u>		3. Cylinder	
1. Sleepers		(a) Exhaust	✓
2. Joists	✓	(b) Sludge pipe	✓
3. Bottom Plate	✓	4. Wastes	✓
4. Flooring	✓	5. Back vents	✓
<u>Framing</u>		6. Terminal vent	✓
1. Studs	✓	<u>Drainage</u>	
2. Opening studs	✓	1. Connect to sewer	✓
3. Trimmers	✓	2. Rubber ring joints	✓
4. Top plate	✓	<u>Stormwater</u>	
5. Braces	✓	1. To Street Channel	✓
6. Ceiling joists <u>Bottoms on</u>	✓	2. To Soak Pits	
7. Runners <u>Trusses</u>	✓	<u>Heating:</u>	
8. Rafters	✓	1. Open fire	
9. Collar ties		2. Electric	✓
10. Purlins <u>tile Bottoms</u>	✓	3. Fuel-oil	
<u>Roof covering</u>		4. Space Heater	
1. Corrugated Iron <u>Diamond to</u>		5. Incinerator	
2. Netting and building paper	✓	<u>Isolation W.C. Compartment</u>	✓
3. Tiles	✓		
<u>Insulation</u>			
1. Walls	✓		
2. Ceilings	✓		

N.B. Beam over garage to be certified



SITE PLAN

SCALE = 1:300.

FLOOR PLANS Areas: Living Area: 65.2 m^2 (702 sq. ft.) Garage Area: 55.6 m^2 (598 sq. ft.) Bedrm. Area: 61.4 m^2 (661 sq. ft.)

Imperial measurements shown are to nearest inch only

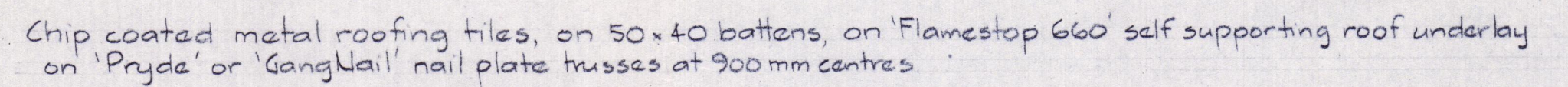
SCALE = 1 : 100.

RESIDENCE AT LANE ST., & HOUSTON PLACE, ASHBURTON, FOR Mr. & Mrs. W.J. & M.E. BRUCE.

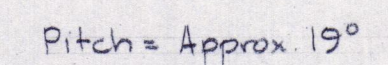
SCALES = 1:50, 100 & 300

Drawn by: A. J. Dellow, Freelance Draughtsman,
26 Church Street, Ashburton.

Nov. 1982. SHEET 1 OF 2



Trusses fixed to plates with truss saddles,
or similar approved anchors.



SCALE = 1 : 25