

60/372

Application for Permit for Plumbing or Drainage Work

To the Health and Town Planning Department,
Ashburton Borough Council,
P.O. Box 85, Ashburton.

I, the undersigned, hereby apply for permission to have the work described
herein carried out for Mr M. Jackson
in premises situated at 41 Sealey Street Ashburton
Legal Description : Lot D.P. H.T.S. 1225.

Proposed Work : Plumbing/Drainage to : ~~Dwelling~~ — Flats — ~~Commercial or~~
~~Industrial~~ — Other (state)

Estimate Cost of :

(a) Plumbing \$ 2000.
(b) Drainage \$ 500.

Dated this 1st day of April 19 76

TOTAL \$ 2500.

Contractor Cavillo Hairs

Enclosed Permit Fee of \$ 27.00

Signature A.J. Hairs

PERMIT FEES

Date	Estimated Value of Work *	Fee Payable
<u>2/4/76</u>	Not Exceeding \$200.00	\$ 3.00
Receipt	Exceeding \$201.00 but not exceeding \$400.00	5.00
No. <u>2065</u>	" \$401.00	7.00
	" \$601.00	9.00
	" \$801.00	11.00
	" \$1001.00	13.00
	" \$1201.00	15.00
	" \$1401.00	17.00
	" \$1601.00	19.00
	" \$1801.00	21.00
	" \$2000.00	21.00 plus \$2.00 for every
\$ <u>27-00</u>		\$200.00 or part thereof
		in excess of \$2000.00

Permit No.

3457

* In assessing the value of the work, no single fitting shall be deemed to have a value exceeding \$100.00.

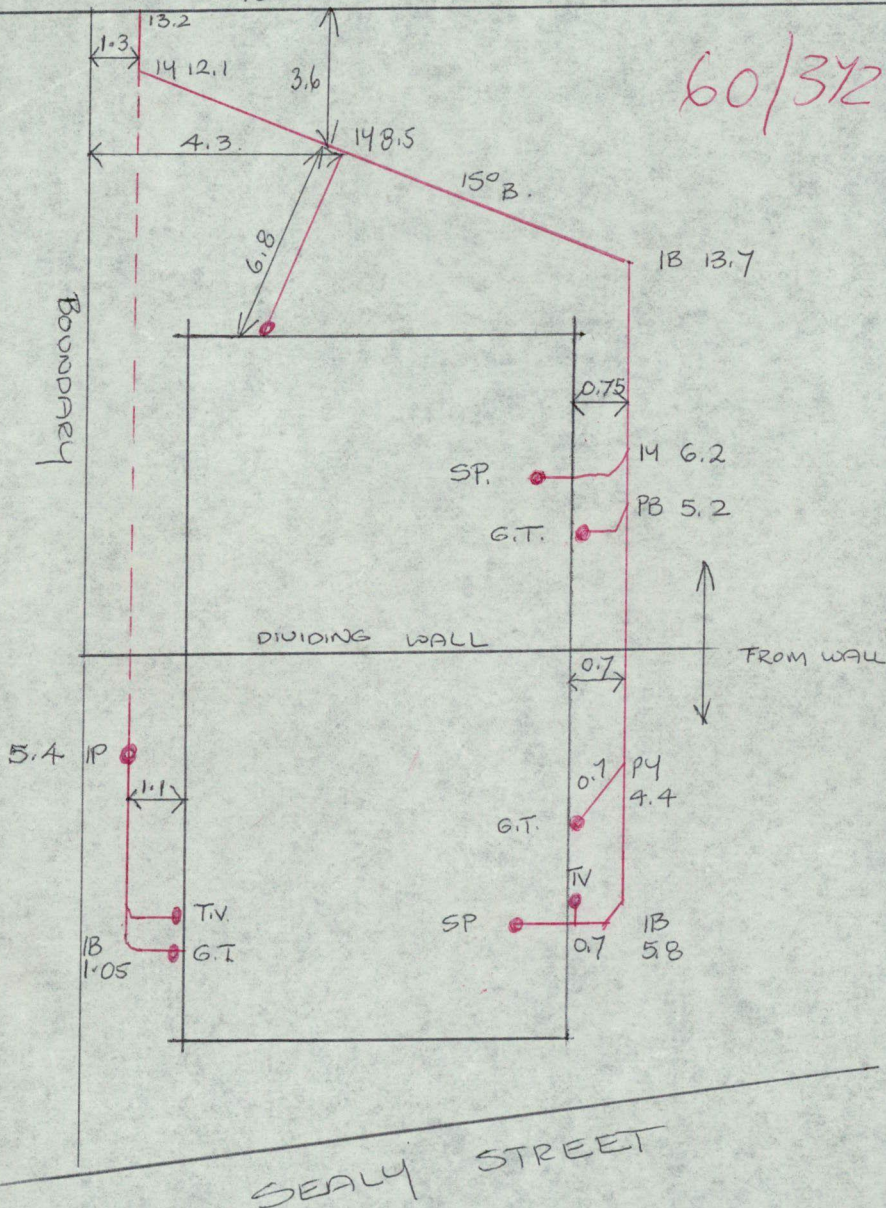
M. J. JACKSON 41 Sealy St

Cavill and Mairs

2/4/1976

HAVELOCK ST

60/372



ASHBURTON BOROUGH COUNCIL

Building Application Form

Dated this 22 day of Nov. 1972

To the Health and Town Planning Officer:

I hereby apply for permission to ^{Erect} ~~Add~~ Town House

At No. 41, Bealy Street/Road,

for Mr M J Jackson according to
locality plan and detailed plans, elevations, cross sections,
and specifications of building deposited herewith, in duplicate.

Estimated Value:	Building	\$ <u>13,850-00</u>
	Plumbing and Drainage	\$ <u>1,380-00</u>
	Total	\$ <u>15,220-00</u>

If Value Over \$20,000:

Estimated month of Commencement 25 Nov Year 1974

Estimated month of Completion March Year 1975

Particulars of Building: Foundations Concrete
Walls Concrete Block
Roof IRON
Area of Ground Floor 2080 sq.ft.
Area of Outbuildings - sq.ft.

Particulars of Land: Lot no. D.F. No. 7.S. 1225
Or Town Section -

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): -

Yours faithfully,

Owner: M J Jackson Builders: M J Jackson
Address: - Address: 48 Cloak St
- Ashburton

OFFICE USE ONLY: Date: 20/11/74 . Valuation No. 2454/158
Receipt No: 734

Permit Fee \$ 48-00 I.V. \$ -
Research Fee \$ 8-00 U.V. \$ -
C.V. \$ -

File No.

Permit No: G 56996

60/372

SPECIFICATION:-

of work to be done and materials to be supplied in the erection and completion of TWO TOWN HOUSES at 41 Sealy Street Ashburton for MR M. J. JACKSON who hereinafter will be termed the Employer.

THE WORK:- The work consists of the erection of two single storey Town Houses in concrete block veneer, resting on concrete foundations, with concrete flooring and roofed with trough type long run roofing iron or equivalent as selected by the Employer.

SITE:- The site is at No. 41 Sealy Street, Ashburton.

The Employer reserves the right to select or purchase items under the P.C. (prime cost) sum and the accounts will be adjusted accordingly on completion.

All workmanship must be careful, thorough, and in accordance with the best trade practice, and all materials must be the best of their respective kinds, unless distinctly otherwise specified.

Period of maintenance to be ninety days after the Employer has taken possession. Any defects in materials, workmanship, or any part or parts that require replacing, or adjusting, which have been included in this contract, shall be adjusted or replaced, as specified in this specification, at the Contractor's own expense.

In the event of any materials herein specified not being procurable at the time it is required, or will tend to stop progress of the Contract, such materials may be substituted with other materials, provided however, that the substituted materials conform with the local by-laws and are to the satisfaction of the Employer. The Contractor is first to notify the Employer of any change intended to be made, and at the completion of the Contract will adjust any difference in costs.

All materials supplied and used, and all work done, must be to the entire satisfaction of a competent person or persons appointed by the Employer or financing institution as supervisor.

Provision is to be made by the Employer and the Contractor to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the prices of labour (as authorised by Arbitration), or materials (as authorised by Price Tribunal rulings), between the date the tender is submitted, until final payment, an adjustment to the Contract price is to be made accordingly, provided that the Contract price has been affected by such rise or fall in prices. Cost means NETT cost and shall carry no profit to the Contractor.

Work shown on the plan and not specified or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kind commonly employed for the service it is intended to perform. All figured dimensions shall be taken in preference to scale.

The Contractor shall carefully brace and support all parts of his work against loss or damage by wind, and also protect same from damage by water. He shall also make good damage to adjoining property of every kind arising out of his work.

At regular periods during building operations, and on completion of this Contract, the Contractor shall remove debris which may accumulate from time to time, leave the whole site tidy and fit for gardening, and leave the entire building, including steps etc. clean and ready for use. All floors must be left broom clean; all painted and varnished work shall be left free from spot and dirt; and all glass work shall be left sound and clean inside and out. All floors must be sanded right up to the skirtings with a machine sander.

No extras are to be supplied or extra work done without the prior consent of the Employer in writing.

EXCAVATOR

EXCAVATE:- Excavate as required, foundations for walls, footings, steps, water pipes etc. as shown and required to give a solid bearing to the various depths, levels and grades to comply with local by-laws. Take out top soil at garage and steps. Remove all vegetation at inside of house foundations. Excavations shall be kept clear of fallen materials and water. Surplus spoil shall be placed where directed by the Employer. Black soil shall be conserved and placed where directed by the Employer.

BACK FILL & RAM:- Back fill and ram carefully around footings and foundations consolidating as the work proceeds and make up to natural levels.

HARDCORE FILLING:- Hardcore filling is required under the house and garage floor and shall be composed of brick rubble, stone or other approved hard substance, carefully consolidated as the work proceeds and screened off with fine scoria before the concrete is actually laid.

CONCRETOR

STEEL:- Steel used for reinforcing shall consist of round steel rods, complying with conditions and tests embodied in N.Z.S.S. 197 accurately fabricated and fixed in position. Hook ends of all rods and lap at least 40 diameter, all laps and intersections being tied together with No. 16 gauge black iron wire. Bend all horizontal rods at least 2' 0" around angles.

CONCRETE:- All concrete work hereafter mentioned to be carried out in accordance with the local by-laws. For general purposes the mixture to be four parts of river shingle passed through a 1" screen and two parts of sand to one part of cement, all to be well mixed.

PLACING:- Concrete shall be conveyed and placed so that no separation of the various materials takes place, and it shall be immediately spaded, tamped or rammed into position. Wherever boxing is used, it shall be well fitted together and thoroughly wetted with a hose before any concrete is poured.

FOUNDATIONS:- Foundations to be 10" in width. All foundations, steps, footings etc. to be dug to solid and trenches to be square at bottom. Foundations to have 12" footings, have three rows of 1/2" diameter mild steel rods. Plasterer to plaster all foundations in natural colour.

GARAGE:- Carry foundations and 4" thick concrete floor on firm hardfill to garage, reinforced with two 1/2" mild steel rods and floor to be finished to a smooth finish with cement driers by the Concretor and to have slight grade to front opening. Carry solid foundations as required for remainder of house to garage interior and form steps where shown and as required.

HOUSE FLOOR:- On top of consolidated fill allow to pour the 1 1/2" thick layer of site concrete screeded off level. On top of this allow to provide damp course of Flintcote to the maker's recommendations and instruction. On top of this damp proof course, lay 4" thick reinforced concrete slab floated smooth with holding down bolts set in at either side of door and window openings. The reinforcing in this slab to be No. 668 H.R.C. mesh.

STEPS:- Steps to be formed with concrete resting on properly rammed hardfill, all to be built in with main foundations and plastered by the Plasterer while concrete is green. These steps to have slight grade to the outside edges.

CARPENTER & JOINER

All materials are to be best of their respective kinds and grades, and laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the local by-laws in every respect and to the entire satisfaction of the local authority building inspector. All exterior timbers, door and other frame work to be primed by the Painter before fixing.

SCHEDULE OF TIMBERS

Bottom plates		4" x 2"	treated pinus
Top plates		4" x 2"	" "
Studs at 18" centres 8' 6" long		4" x 2"	" "
Opening studs		4" x 3"	" "
Trimmers up to 4' 6" long		5" x 4"	" "
Trimmer up to 6' 8" long	2/ 6" x 2" or	6" x 4"	" "
Trimmers up to 8' 10" long	2/ 8" x 2" or	8" x 4"	" "
Trimmers up to 11' 0" long	2/ 10" x 2"	" "	" "
Trimmers over 11' 0" long		6" x 1"	" "
Braces, external walls checked 3/4" to studs		3" x 2"	" "
Braces, internal walls at 45°		4" x 2"	" "
Dwanging, three rows at all walls		3" x 1" D.A. Fig. R.P.	" "
Architraves		4" x 5/8"	" "
Skirting		5" x 2"	" "
Interior door jambs			
Interior finishing work not mentioned to be D.A.R.P.			
Exterior finishing work not mentioned to be D.A.Ht or treated R.P.			

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

PLATES:- All to be straight and in long lengths, halved at insections over solid bearing and checked to receive all studs.

STUDS:- All to be brought to an even width and selected for straightness, to be 8' 6" long to give the maximum possible between floor and ceiling and nailed to all plates with 4" nails and checked to receive all trimmers.

BRACES:- Wherever possible brace to all external corners with 6" x 1" checked 3/4" to studs and where this is not practicable cut in dog leg bracing as required. Brace internal partitions with 3" x 2" cut between studs.

DWANGS:- Dwangs to be 4" x 2", three rows in all walls and cut between studs.

CEILING FRAMING:- All ceiling to be framed as shown on detail with 3" x 2" purlins at 30" centres maximum and battens to take ceiling lining as approved by the Employer.

INSULATION:- Provide and lay 2.1/2" thick A.C.I. fibre glass insulation over all ceilings of house and walls.

ROOF:- To be framed up in a proper manner. Purlins to be securely nailed to all plates and lap a minimum of 6". The whole of the roof to be supported on partition walls. Roof to be .025 brown built roofing fixed by approved tradesmen on 3" x 2" purlins at not more than 2' 6" centres maximum.

Sarking to be 1.1/2" x 18g. netting with building paper on top with 6" horizontal lap. Rafters to be neatly cut into bottom purlins and birdsmouthed over plates at bottom and project 24" past blocks at bottom. Fascia to be 6" x 1" D.A.Ht. or treated R.P. grooved to take 3/16" Flexboard, nailed to ends of rafters, with 3" x 1.1/2" cut between fascias and studs to form eave and well nailed to foot of rafters. Line under eaves with 3/16" Flexboard with 1.1/2" scotia in wall angle and joints to be covered with half round evenly spaced and all primed before fixing.

Carry the roof over 18" from face of the blockwork at gables of 2" framing at 18" centres, taken back and well spiked to last rafter and line under with Flexboard as for soffits, provide and fix barges ex 1.1/2" D.A.Ht. or treated R.P. with sub barges ex 3" x 1.1/2" D.A.Ht. or treated R.P. and caps to be galvanised iron supplied and fixed by the Plumber.

INTERIOR LININGS:- All lining except where otherwise specified hereunder to be 3/8" Gibraltar board.

PINEX CEILINGS:- All ceilings to be 2" x 1" pinex tiles or other approved ceiling lining. Line the walls of the Bathrooms with 3/16" hardboard. All other walls as previously specified above.

SCOTIA:- Provide and fix 1.1/4" D.A.R.P. scotia to wall ceiling angles at all rooms.

WINDOWS:- Windows to be aluminium complete with dressed timber reveals and standard sizes as shown on the drawings. all to be fixed to manufacturer's specifications and recommendations.

DOOR FRAMES:- All door frames to be D.A.Ht or treated R.P. throated and constructed in a proper tradesmanlike manner with 3" sills and metal weather bar set in. External sliding doors shall be fixed to the manufacturer's recommendations and shall be the type and size as shown on the drawings.

DOORS: Doors shall be 6' 6" high to widths shown. All interior doors shall be No. 1 R.P. flush panel hung on 3.1/2" butts.

CUPBOARDS, DOORS AND DRAWER FRONTS:- Shall be No. 1 ply with grain vertical at all times and concealed rails.

HARDWARE:- All the sum of ONE HUNDRED & TWENTY DOLLARS (\$120.00) for the cost only of all door locks, door latches, door furniture window furniture, cupboard catches, drawer pulls, wardrobe fasteners ball catches, socket bolts, slide fasteners, hat and coat hooks and cabin hooks, but not to include hinges, sliding door gear or friction stays. All to be as selected by the Employer. Any variation to the above allowance is to be charged for accordingly. The Contractor is to allow for fixing of same.

KITCHEN CUPBOARDS:- All kitchen cupboards to be framed out of 1.1/4" D.A.R.P. Shelves spaced approx. as shown on details. All front in kitchen to have 2.1/2" butt hinges on doors. All drawers to have 1/2" x 1/8" brass strip screwed to the bottom of slides and on top of the runners to have 3/4" x 1/8" strips of steel screwed on. Provide formica all round chopping board at sink cupboard where shown.

SINK TOP:- To be 5 Mercer supplied by Carpenter.

FORMICA:- All the dresser tops in kitchen to be covered with formica by the Joiner, the colour to be approved by the Employer.

BATHROOM:- Provide one shaving cabinet in the bathroom complete with 1/2" shelves and two 16" x 10" mirrors, rebated into the door with plywood back. Provide basin cupboard as detailed to suit vanity top provided by the Employer.

WARDROBE:- Joiner to provide one shelf with hook rail to each wardrobe suitable for Fisher sliding door gear or similar type.

Wardrobe sliding door will have one glass mirror in each Bed Room. All to be two panel double track.

All plywood panel will be No. 1 R.P. ply.

PELMETS:- Provide and fix pelmet box over the sliding door gear in the Living Room.

SKIRTING:- Skirting to be of 4" x 5/8" D.A.R.P., pattern as selected and to be fixed on all walls, all to be sanded.

ARCHITRAVES:- Finish inside all doors and sand. Architraves to be 3" D.A. Fig. R.P. pattern as selected, mitred at the corners.

TOILET PAPER HOLDER:- Provide and fix at W.C. a C.P. metal fitting as selected.

TELEPHONE:- The Contractor is to arrange with the P. & T. Dept to wire the house for the installation of the telephones at a suitable time during construction. The Employer to make application and pay for installation apart from this Contract.

BLOCKLAYER

DAMPCOURSE:- Between foundations and blocks to be three ply malthoid.

EXTERIOR WALLS:- Exterior walls to be 16" x 8" x 4" block kept 1.1/2" clear of studs, securely skew nail wall ties every fourth course and not less than three to a stud, to the face of the studs in a rising position as the work proceeds, these shall be staggered.

All mortar droppings shall be cleared away from the cavity and foundations and off the wall ties etc. by the Blocklayer as work proceeds.

MORTAR:- Mortar shall be composed of sand and one part lime run seven days before use and immediately before being used gauged four parts of mortar to one part of white cement, with 5% by weight of Onoda NN added to cement. Mix in small quantities and follow manufacturer's instructions when mixing.

PLASTERER

SOLID PLASTER:- External faces of all foundations to be plastered and finished to a smooth finish with three to one sand and cement compo. All surfaces to steps shall be rendered and straightened with two and a half to one sand and cement compo not less than 3/4" thick and finished to a perfectly smooth straight and even surface while concrete is green, with slight grade to outside edges. Form small cove to all internal angles. Plaster exposed foundations and steps as above to garage interior. All above work to be in natural colour.

GIBRALTAR BOARD:- Allow to stop all walls covered with Gibraltar board and 3/4" round corners.

PLUMBER

GENERAL:- The Plumber will carry out the whole of the plumbing work in accordance with the by-laws of the local authority.

MATERIALS:- All materials used by the Plumber must be the best of their various kinds and must fully conform to all or any governing regulations and by-laws.

FLASHINGS:- Provide and fix all flashings where required to make the whole of the building water tight ex. 4lb lead. Thoroughly flash roofing to the block wall, all as required by the Employer.

RIDGING:- Ridging to be supplied and fixed by the Plumber.

CAPS:- Supply and fix all caps to house and garage ex 24 gauge galvanised iron with bead at outer edge and to be fixed with galvanised screws soldered over the heads and leadheaded nails and to be double rivetted and soldered at the joints, and fixed in the best tradesmanlike manner.

SPOUTING & DOWNPIPES:- Provide and fix 5" 24 gauge galvanised spouting with adequate fall to downpipes to prevent water lying in it, set in strong galvanised brackets at not more than 2' 3" apart. Spouting to be double rivetted and soldered at all joints and fixed in best tradesmanlike manner. Allow to provide and fix 24 gauge galvanised downpipes to the spouting where directed by the Employer, to be well fixed to the walls to the blockwork and not the mortar joints with shoes of downpipes leading to drains.

COLD WATER:- Lay on cold water supply from town supply in galvanised piping. All piping outside the building must be sunk at least 12" in the ground and must enter the building under or through the foundations. Bath and tub with 3/4" branches in galvanised piping to sink, basin, w.c. and two standpipes at the exterior of each town house where directed by the Employer. All joints to be made in the best manner and all to be a first class job. Cold water supply to be worked out in conjunction with the Employer at all times.

HOT WATER:- Provide and fix a 60 gallon dual hot water high pressure cylinder in the cylinder cupboard indicated on the drawings complete with all necessary fittings and connect to roof tank and run 3/4" copper. Lay points through 3/4" copper piping to the bath and tub with 1/2" branches to the sink and basin. There shall be a 1/2" drain pipe to empty the cylinder outside the building complete with screw stopped end. Lag all hot water piping with building felt securely wired into position.

SINK TOP:- To be supplied by the Carpenter. Allow to connect same and provide waste.

WASTES:- All to be P.V.C. throughout. All joints to be neatly made and all wastes to discharge into gully traps. Allow for all necessary anti-syphons.

TAPS:- All taps to be "Methven" brand, C.P. taps marked "hot" and "cold". Sink, tub and bath to have "Ultraline" extended taps. Exterior taps to be plain brass bib cocks with hose connections.

BATHROOM:- Provide and fix and connect a first quality 5' 6" square ended "Harvey" cast iron vitreous enamelled bath. Connect to a vanity unit supplied by the carpenter and provide waste.

TUB:- Supplied by the Plumber to be J.4. Mercer.

W.C. W.C. to be provided, where shown, complete with earthenware pan of highest quality, double solid plastic seat, buffers etc. low set "Dux" centre flushing cistern in plastic case, 3/4" overflow pipe, 1.1/2" P.V.C. flush pipe and to be complete with all necessary fittings and left in first class working order.

TERMINAL VENT:- To be to regulation cast iron. Carry above eave in galvanised iron and leave complete with wire cage on top, and neatly flash to the roof.

GENERAL:- Provide and fix all the above fittings, complete with wastes and plugs, chains, washers, unions, vents etc. as required. Conceal piping and run in as short and easy flowing runs as possible with connections of approved type and well and securely supported.

The Plumber is note that the above Specification states for one town house only. He is to allow in fact to install the above in both Town Houses.

DRAINLAYER

GENERAL:- The Drainlayer will carry out the whole of the drainage work in accordance with the by-laws of the local authority.

DRAINAGE:- Excavate for and lay all necessary drains from gully traps and w.c. to sewer main. All pipes to be first quality 4" glazed earthenware with sound socketted joints and to be laid true to an even fall. All joints to be rubber ringed and pipes to be wiped clean as the work proceeds. Fill in trenches carefully after the work has been inspected. The whole of the drainage and sanitary arrangements to comply with the local by-laws and to the entire satisfaction of the Sanitary Inspector.

STORMWATER:- Stormwater to be piped to pit. Soak pits as required to loose shingle, with minimum depth of 8' 0" fill with rubble to within 12" of the surface, lay a 3" pad of concrete on this rubble and replace the topsoil. Stormwater drains to be second grade sewer pipes and inlets to have cast iron gratings.

PAINTER & GLAZIER

MATERIALS:- All materials used by the Painter must be the best of their respective kinds. No account must driers be added to any ready mixed paints.

WORKMANSHIP:- Workmanship must be of the highest standard carried out by skilled tradesmen and finished to the Employer's satisfaction. No painting must be done on damp surfaces or unseasoned timbers, and no exterior painting must be done in damp, frosty or unsuitable weather.

HARDWARE:- All locks and fastenings must be removed while painting work is in progress and re-fixed on completion of same.

TINTS:- All colours and tints shall be selected by the Employer. Undercoats must vary slightly in shade to indicate the number of coats and must be suited to the particular shade of finishing coat to be used.

PROTECTION OF WORK:- The Contractor must take adequate precautions during and after painting operations to protect his work from dust, dirt or any disfiguration whatsoever and provision must also be made against paints or stains marking floors or other work.

EXTERIOR WOODWORK:- Including window and door frames, etc. and finishing woodwork at interior and exterior of garage, any other exterior woodwork usually painted whether particularly mentioned or not, to receive one coat of first quality red lead priming, putty all nail holes and cracks and finish with two coats of first quality paint, the finishing coat to be approved exterior enamel. All vertical boarding to be primed and undercoated before being fixed.

OTHER EXTERIOR WORK:- Spouting downpipes etc. to receive one coat of grey metal primer and the cast iron terminal vent to be painted one coat of aluminium paint and then all shall be finished in two coats as for the woodwork. Soffits to be painted in two coats of approved P.V.A. paint.

ROOF:- Roof to be painted by the Employer after adequate weathering.

ENAMEL:- Ceilings, walls and finishing woodwork at Laundry, W.C., and Bathroom and woodwork in the Kitchen, all cupboards etc. in above rooms (including the inside of all cupboards) shall be given a sealing coat of Petri-seal, one coat of flat and one coat of first quality enamel. Ceiling at the Kitchen Living Room to be sealed and painted in one coat of flat and finished with one coat of semi gloss enamel.

PAINT:- Scotia cornice and passage and bedrooms to be sealed and painted in two coats of flat paint.

VARNISH:- All doors and finishing woodwork, except where an enamelled or painted surface is previously specified to receive

one coat of approved sealer, all nail holes and cracks to be filled with tinted matching filler and then finished with two coats of clear varnish, all rubbed down lightly between coats with fine paper. Allow full twenty four hours between coats. This to include insides of wardrobes etc.

WALLPAPER:- The paperhanger must ensure that all walls and ceilings are free from blēmish of any sort that will show on the finished work before commencing the paperhanging work. Ceilings only at the Kitchen Living area to be sized and hung with first quality lining paper.

Walls to be lined with paper will be those as later instructed by the Employer. Allow to work in conjunction with him regarding this matter.

GLAZING:- Back putty with linseed putty, sprig and glaze with 24 oz glass any glazing previously unspecified.

NOTE however, that the aluminium windows will be supplied factory glazed.

Provide and fix two 16" x 10" plate mirrors to cabinet doors at bathroom, to have polished edges and to be fixed with approved c.p. mirror screws.

ELECTRICIAN

The Electrician will make all necessary notifications with the local Power Board. All work to be carried out to the satisfaction of the said Power Board and in accordance with the Wiring Regulations. Supply all necessary materials and allow to provide light points as under complete with cords and lamps and white opal shades as in general use to all ceiling light points except one in the Living Room. Allow to fit fitting as supplied by the Employer at the ceiling light point at the Living Room.

SUPPLY & METER:- Lay on underground supply as required and provide and fix meter panel on outside wall where directed by the Employer covered with metal hood with switchboard to interior.

SWITCHES:- All to be white flush pattern as selected.

LIGHTS:- Allow to provide and fix the lights as specified by the Employer and where directed by the Employer.

POWER:- Allow to provide and fix the 10 power points where directed complete with switches and set to heights as directed by the Employer. There are to be no more than two power points to a fuse. These points do not include the points as required for the items individually specified hereunder.

Provide and fix a P.D.L. combination shaver point to the Bathroom where directed.

T.V. AERIAL POINT:- Provide and fix two T.V. aerial points and tapes carried to over ceiling where directed by the Employer.

WATER HEATER:- Provide and connect a 2,000 watt element complete with thermostat to cylinder and provide switch outside the cupboard where directed.

STOVE:- Provide and install and connect an electric stove as selected by the Employer.

FAN:- Provide and fix and connect an approved shutter fan to window above stove where shown. Allow the sum of \$30.00 for this fan.

DOOR CHIMES:- Allow to provide, install and connect Warbler or similar approved door chimes where directed with illuminated push complete with transformer as required.

The Electrician is to Note the above specifications are for one Unit only and he is to allow to price for the two town houses.

HEATING CONTRACTOR

The heating of each unit will be with a Kent Vulcan Inbuilt Model OB oil heater fitted to the manufacturer's recommendations and instructions in the cupboard in the Passage but with the heater facing into the Living Room.

Sub Contractors shall allow to make all necessary provision for this heating system.

M. J. JACKSON

Building Contractor

No 502

48 Clark Street,

Ashburton, 31st Oct 1974

Town Clerk.

Ashburton Borough Council
Dear Sir.

Enclosed is a Floor & Site Plan of proposed Town House's to be built at 21 Sealy Street Ashburton which the neighbours have viewed and consented to the building of this building being constructed up to 5ft of boundary as shown on site Plan

This is the Plan. I would like to use so it fits into the surrounding of this area.

If this application for end easment of the bylaws is not acceptable to your Council we plan to build flats of a long narrow type in the centre of the section

Yours faithfully
M J Jackson.

3116

We Kenneth Albert Willis & Jean Ann Willis
of 43 Sealy St. Ashburnham
~~I~~ ~~of~~ ~~Street~~

consent to M. J. Jackson building two Town Houses at No.

41 Sealy Street up to within 5 ft. of the boundary, so long
as they are of single storey construction.

Mr K Willis

Mr J A Willis

WE M A + J M HARVEY of 39 SEALY Street
consent to M. J. Jackson building two Town Houses at No.

41 Sealy Street up to within 5 ft. of the boundary. AS SHOWN
ON THE PLAN - 2325 OCTOBER 1974

M A Harvey J M Harvey

W^{FE} SAMUEL GEORGE & MYRTLE ANNE BURROWS of 40 HANFORD Street

consent to M. J. Jackson building two Town Houses at No.

41 Sealy Street up to within 5 ft. of the boundary, as per site plan
submitted

S. S. Burrows.

Me. A. Burrows

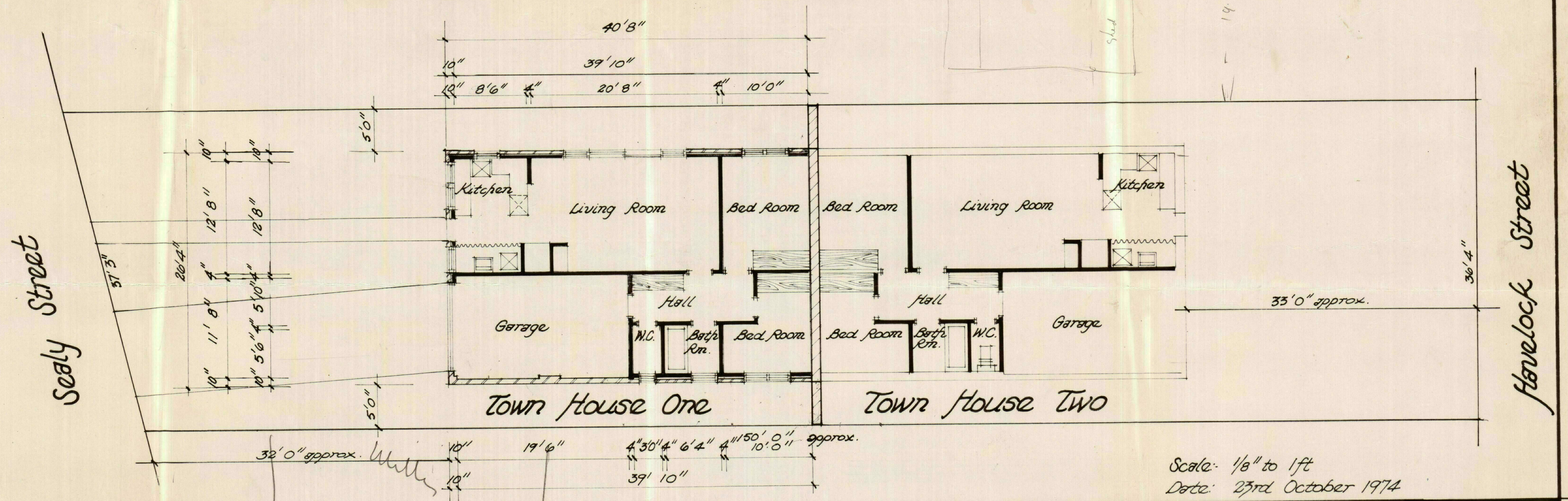
27/10/74.

TOWN HOUSES

41 SEALY ST. ASHBURTON

- for -

M. J. JACKSON



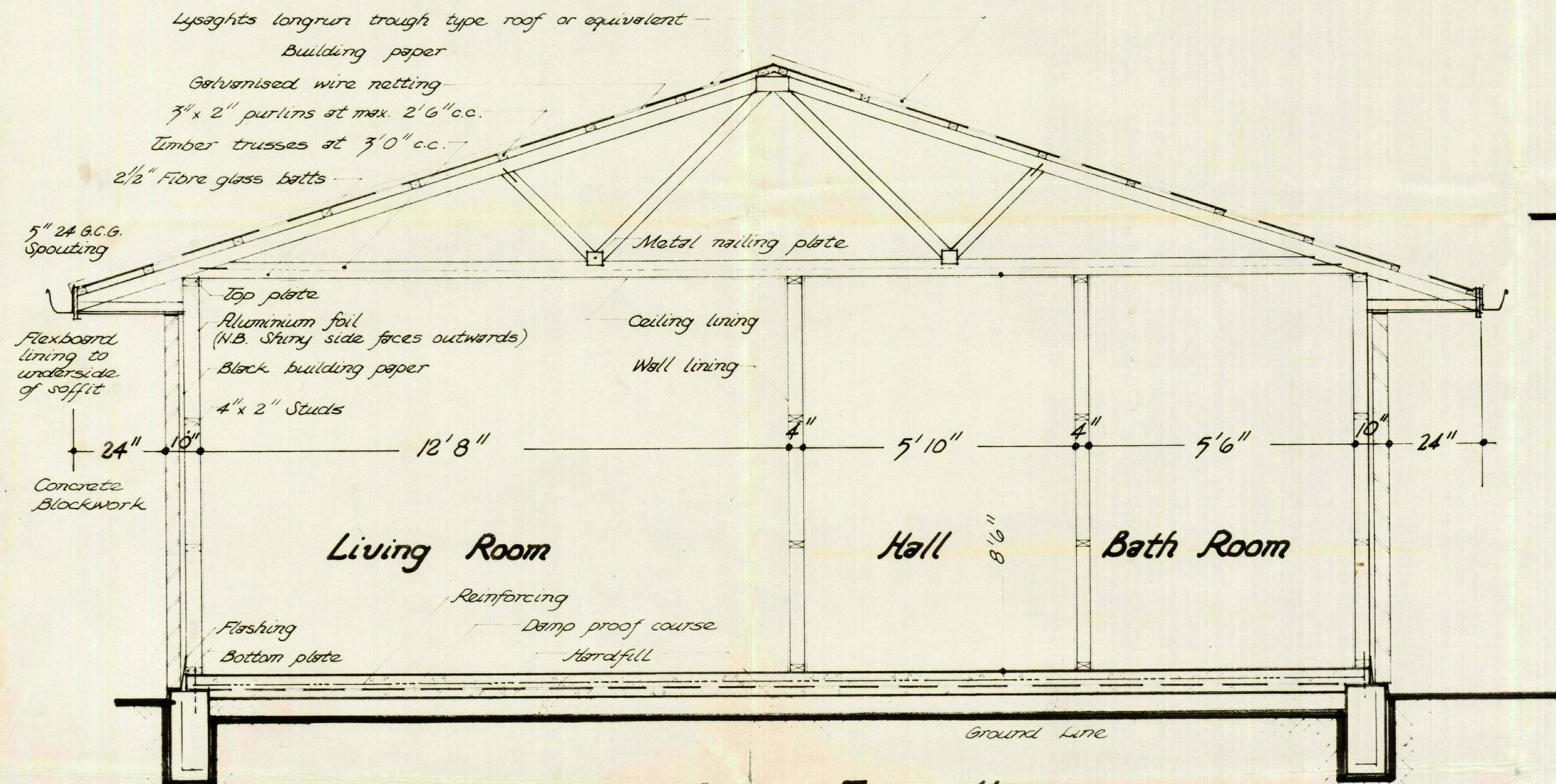
Proposed Town Houses Havelock St. for M. Jackson (Builder 48 Clarke St. Ashburton)

63/75
60/372

Handwritten notes on the left margin.

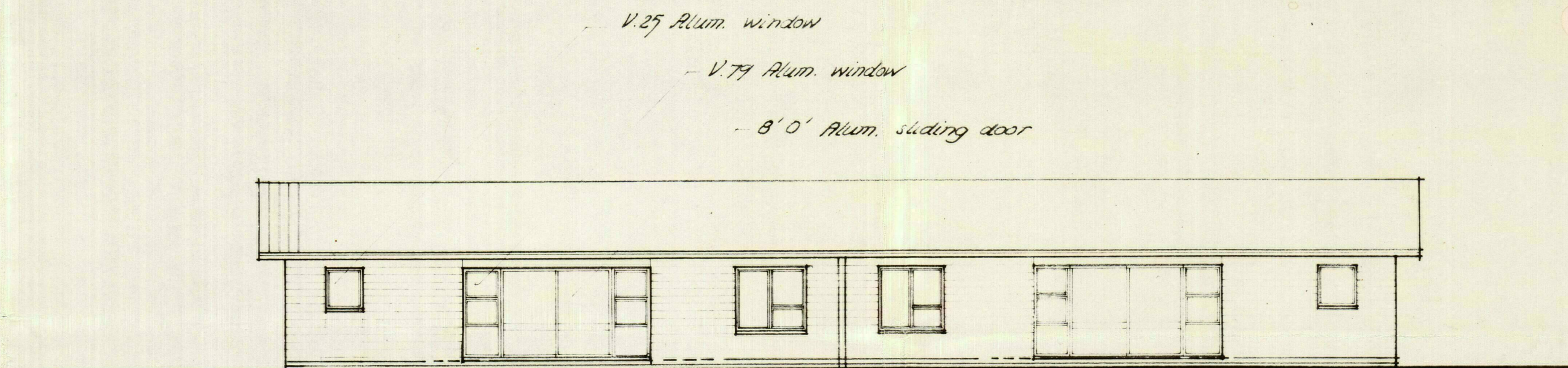
Proposed Town House (Builder as Clerk St. Resubmittal)

Pitch 18°

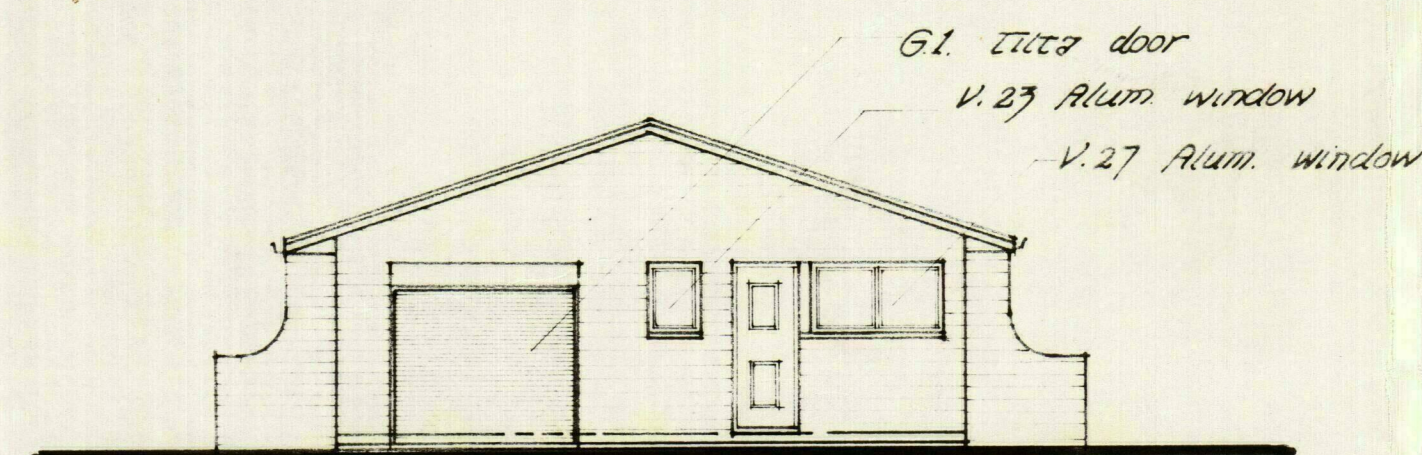


Section A. thru Town Houses

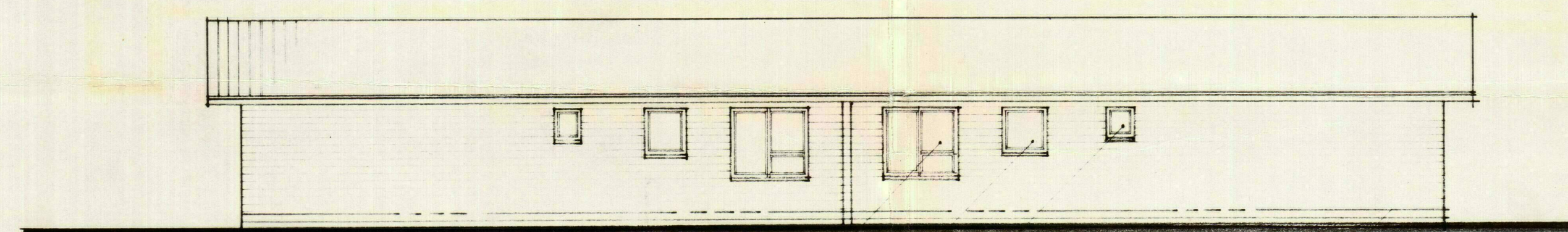
Scale: 1/2" to 1 foot



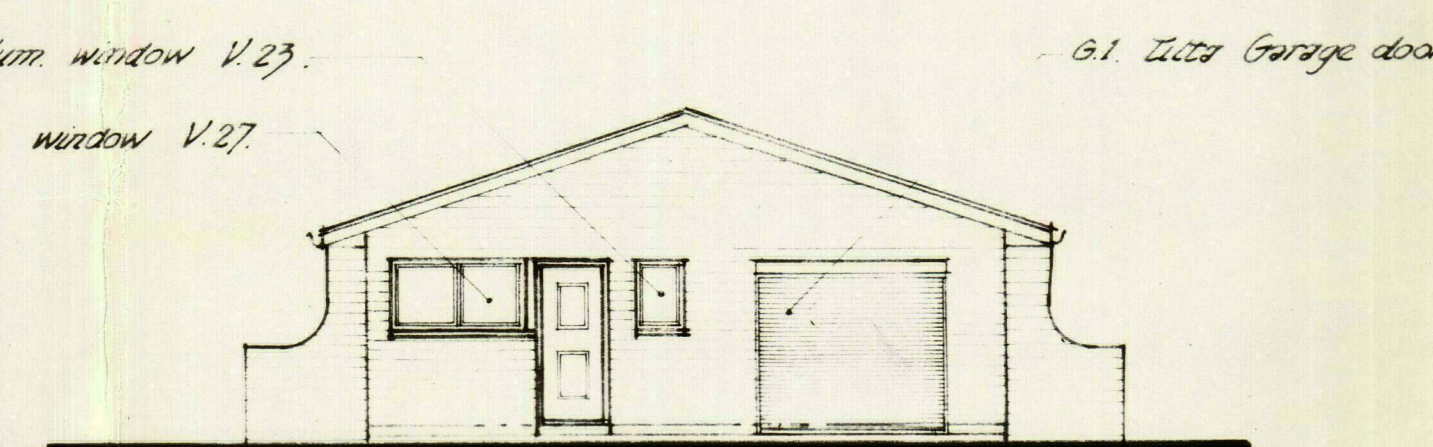
West Elevation



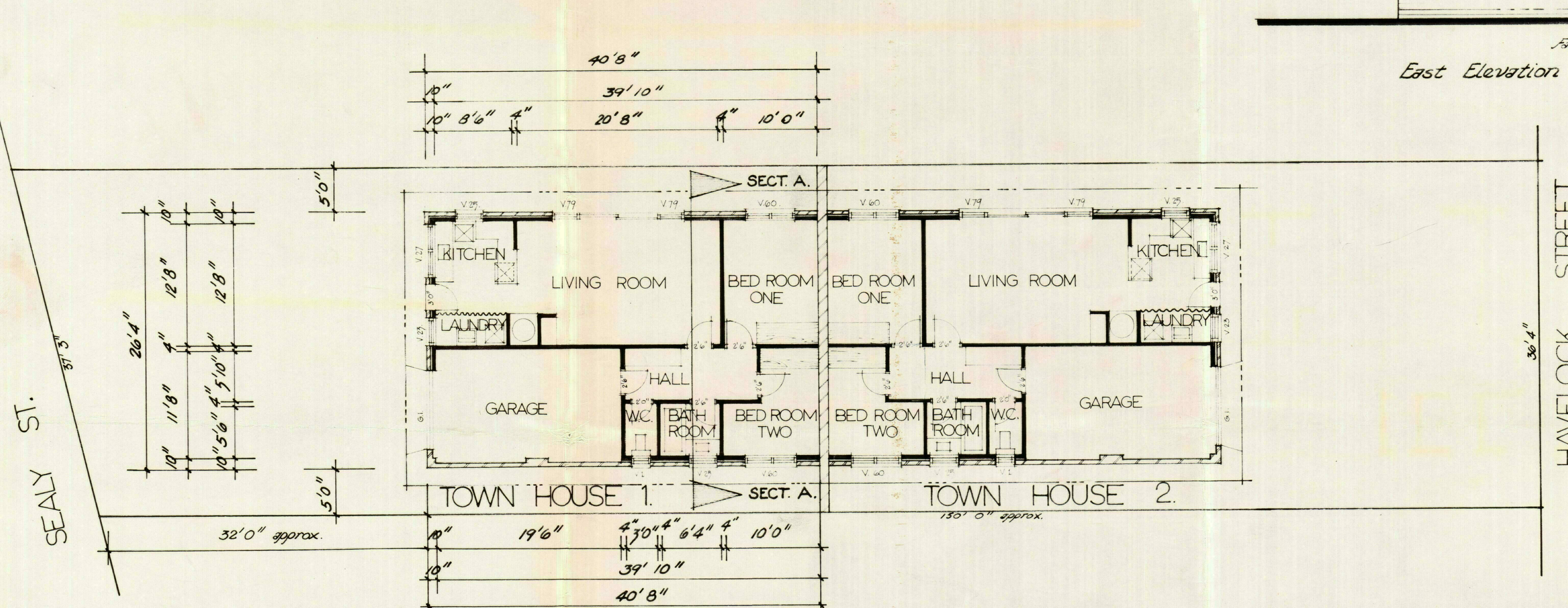
North Elevation



East Elevation



South Elevation



Floor Plan & Site Plan of Town Houses

PROPOSED TOWN HOUSES SEALY STREET ASHBURTON for
M. J. Jackson Esq.

BUILDER:
 M. J. Jackson
 48 Clark Street
 Ashburton Phone 7116

DRAWN BY
 Cheryl C. Craig
 17 Brucefield Ave.
 Ashburton

Scale: 1/8" = 1' 1/2"
 to 1' 0"
 Date:
 7th November 1974