



BOROUGH OF ASHBURTON

PLEASE REPLY
HEALTH & TOWN PLANNING OFFICER,
P.O. BOX 85, ASHBURTON
PHONE 5139

PERMIT APPLICATION.

FOR INSTALLATION OF A HEATING APPLIANCE

I hereby apply for permission to install a

..... Siesta Multi Fuel burner
(Make and Type of Unit)

Wet back ☒ Yes ☐ No Name of Plumber L McNally & Son.....

For..... Kingan RJ
(Name of Owner)

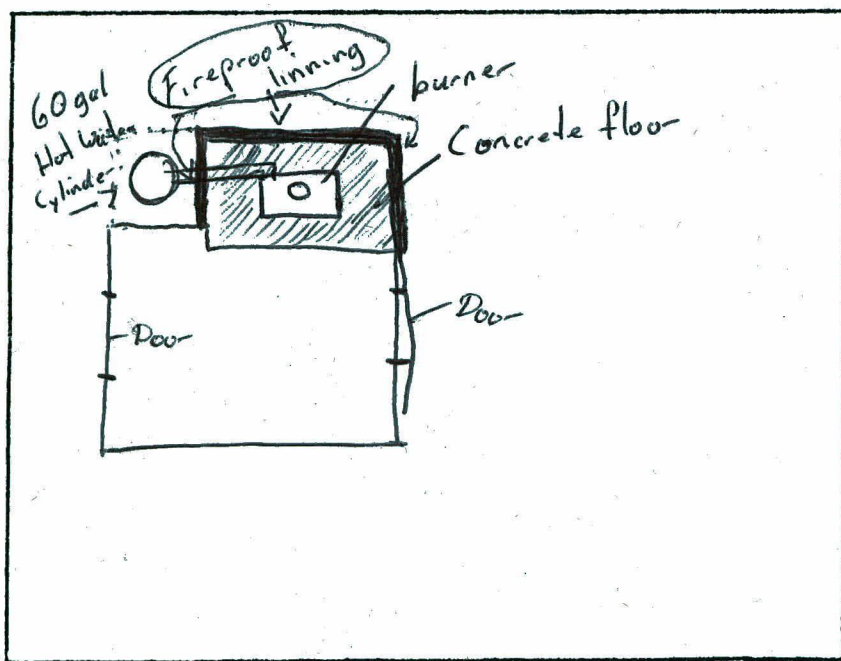
at..... 3 Glassey Dr Ash
(Address)

I agree to install as per the manufacturers requirements and will
advise your office giving 24 hours notice prior to fixing the ceiling
plate.

(2nd Hand burner - approx 4 years old)

Value of Unit and Installation \$ 1000 Date 22-7-86.....

Signed..... MR Address..... 3 Glassey Dr.....



Sketch of
← Position of
Unit in Room.

Office Use Only.

Permit Fee \$ 22.00 Receipt No. 13974 Date 23-7-86.....

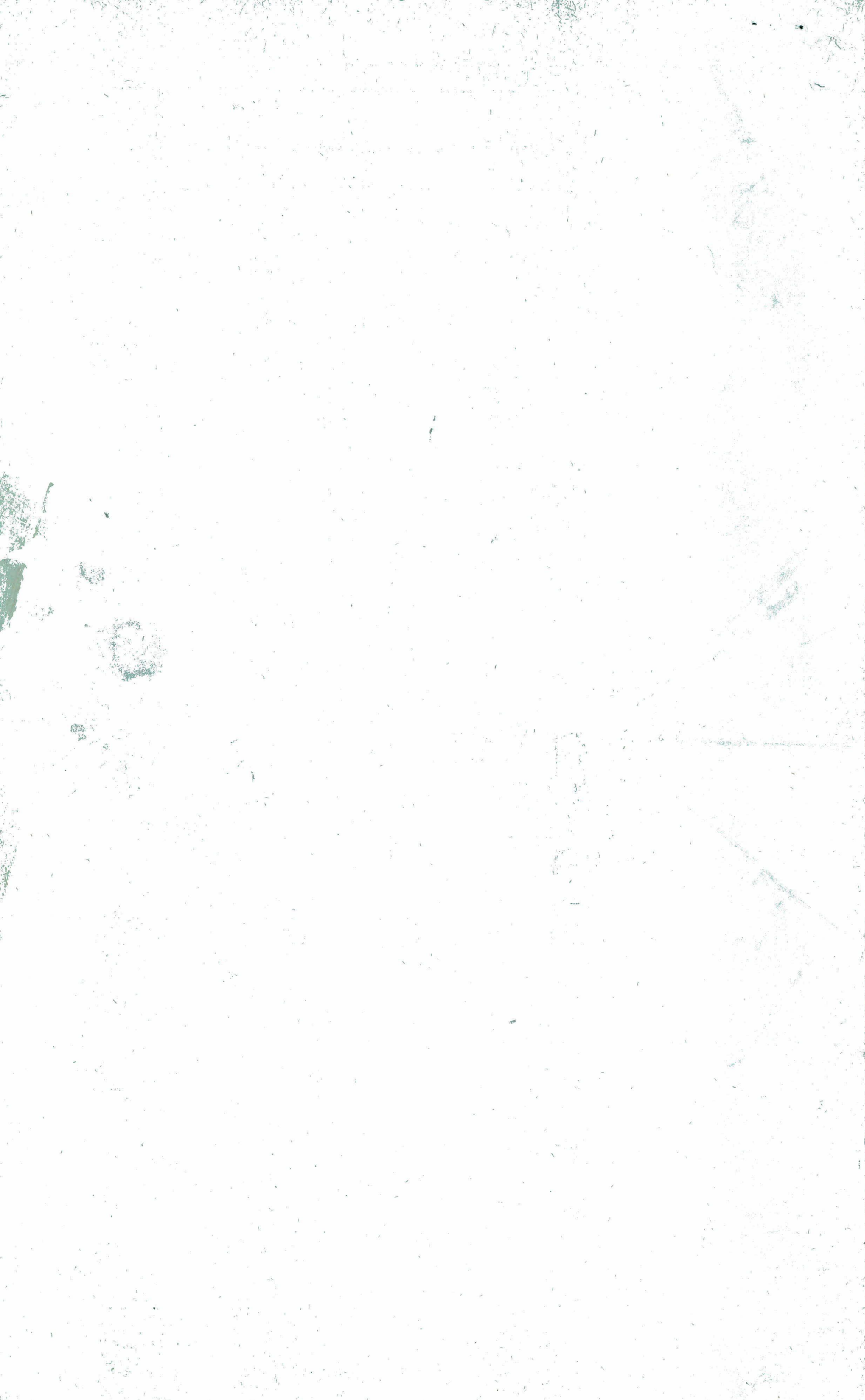
Lot..... 1 D.P. 30443 T.S.

Valuation No. 24524/332.....

Permit No. E000028 Date 24/7/86.....

File No.





ASHBURTON BOROUGH COUNCIL

No.

Inspector: M

File No.

Receipt No.

Date Permit Issued / /

OWNER

Name R J KINGAN

Mailing Address 3 GLASSEY DRIVE
ASHBURTON

BUILDER

Name OWNER

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 3

Street Name GLASSEY DRIVE

Town/District ASHBURTON

Riding

LEGAL DESCRIPTION

Valuation Roll No. 24524/332

Lot 1 D.P. 30443

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

DOMESTIC SOLID FUEL HEATER

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u> / </u>	Number Erected	<u> / </u>

ESTIMATED VALUES \$	Building Plumbing Drainage TOTAL	
		<u>1000</u>
		<u>1000</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>22</u>	Water Connection	\$	Receipt No. <u>13974</u>
Street Damage Deposit .	\$	Vehicle Crossing Levy ...	\$	Date of Payment <u>23/7/86</u>
Building Research Levy ..	\$	M.S. Plumbing	\$	Authorised Officer
Plumbing	\$		\$	
Drainage	\$		\$	
Sewer Connection	\$		\$	
TOTAL:		\$ <u>22</u>		

Special Conditions SIESTA W/B M'NALLY STANDARD NOTICE ATTACHED

24/7/86

Date Inspected	REMARKS (e.g. stage reached with work)
<u>8/86</u>	<u>ok</u>

[illegible]

COMPLETED (Signature) _____ Date ____/____/____

ASHBURTON BOROUGH COUNCIL

Building Application

Form

Dated this 2 day of April 1974.

To the Borough Inspector:

Sir,

I hereby apply for permission to Erect
Alter a new Dwelling
Add

At No. 3, Glassey Drive Street/Road, for Mr S. B. Mcgregor.

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

Estimated Value:	Building	\$ <u>16530</u>
	Plumbing & Drainage	\$ <u>1470</u>
	Total	\$ <u>18000</u>

Particulars of Building: Foundations Concrete Walls Concrete Block
Roof Sport

Area of Ground Floor 1541 sq.ft

Area of Outbuildings — sq.ft

Particulars of Land: Lot No. 1 D.P. No. 30443

Or Town Section

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: Dwelling House

Nature of Section Sub Strata: Clay

Yours faithfully,

Owner: S. B. Mcgregor Builders: PETERBOROUGH BUILDERS LTD

Postal Address: 117 BURNETT STREET Postal Address: P.O. BOX
ASHBURTON ASHBURTON

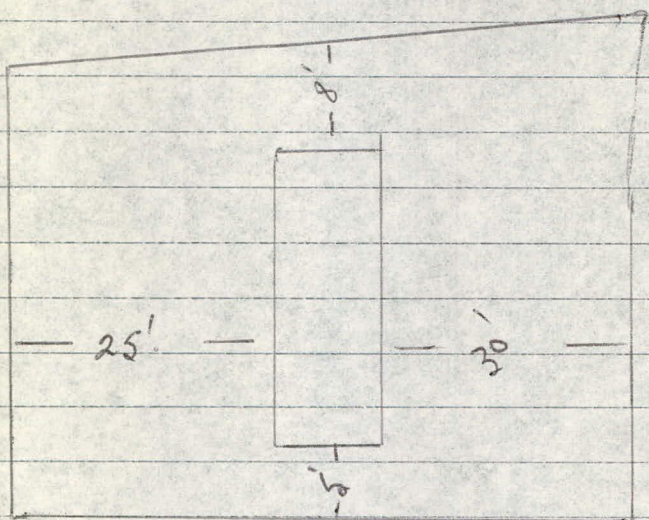
OFFICE USE ONLY: Date: 2 : 4 : 74 Valuation No. 2452/822/12
Receipt No.: 9

Research Fee \$ 9-00 I.V. \$

File No. 74/75 Permit Fee \$ 52-00 U.V. \$

C.V. \$

Permit No. F42746
INSP 4/4/74 1/5/74 17/5/74 INSP 4/4/74 INSP 14/5/74 INSP 6/4/74
3 x 5/8" ROPS INSP INSP 21/6/74 4/7/74



Glassey Drive

Site Plan:

S.B. McGregor.

2 Glassey Drive, Akhutto.

Lot 1. D.P. 30443

SPECIFICATION of work to be done and materials to be supplied in the erection of a residence at GLASSBY DRIVE, ABERDURTON, for Mr B. A. GREGOR, who hereinafter will be termed the employers.

NOTE TO TENDERERS: The lowest or any tender will not necessarily be accepted. Contractors to state in their tenders the date on which the work could be commenced, and also an approximate completion date. Along with the tenders the contractors are required to forward a list of the sub-contractors which will be employed on this job; and the employers reserve the right to reject any sub-contractors they may wish. Plans and specifications must be returned with the tender. Failure to comply with the above will invalidate the tender.

THE WORK: consists of the erection of a single storey dwelling in brick veneer, resting on concrete foundations and roofed with galvanised corrugated iron.

SITE: as shown on site plan.

CONTRACT: This contract includes the supply and delivery of all materials labour, fittings, tools, plant, scaffolding, etc. complete and necessary for the due and proper completion of the building as shown and specified in a thorough and workmanlike manner, in accordance with the true and proper completion of the accompanying drawings and this specification taken separately or collectively, in strict accordance with the local by-laws. No lower grade than B.A. timber shall be allowed in any part of the work. All timber to be treated so as to get the best results for both seasoning and straightness. All joints to be properly scarfed and checked or otherwise jointed in an approved manner, and everything securely nailed. In exposed woodwork all nails to be punched. All work to be fixed level, plumb and true and no butts will be allowed where same can be concealed.

BY-LAWS, PERMITS, ETC.: The contractor is to comply with the labour and building by-laws of the district, and to apply for and obtain all necessary permits, and to pay all fees for same, unless otherwise specified. The contractor shall provide everything, in addition to anything herein specified, for the proper and efficient execution and completion of the work. The contractor will pay all charges in connection with footpaths, drainage and water connections, and charges for the use of water in connection with building, etc.

PROVIDE AND FIX: The words 'provide' and 'fix' shall be construed to mean 'provide and fix' where used separately, unless individually otherwise specified under another trade section.

FIRE INSURANCE: The contractor shall insure the work against loss or damage by fire in an approved office and in the joint names of the employers and the contractor, and at all times the cover shall be to the full insurable value of the work. All policies and receipts for premiums for such insurances to be lodged with the employers.

INSURANCE: The contractor shall carry insurances providing compensation for accidental injuries or death to any of his employees or the public occurring in the course of employment of his work, and shall require each and every sub-contractor to carry similar insurances as required by law, and to fully protect the employers from any claim arising out of accident on the work. All policies and receipts for premiums for such insurances to be lodged with the employers.

SUB-CONTRACTORS: This specification is sub-divided into trade sections for the convenience of reference only, and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complementary trades. The requirements under these general headings shall apply to each and every sub-contractor where applicable.



P.C. (PRIME COST): The employers reserve the right to select, or purchase items under the P.C. (Prime Cost) sum and the accounts will be adjusted accordingly on completion.

MATERIALS AND WORKMANSHIP: All workman 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.

MAINTENANCE: Period to be ninety days after the employers have 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.

MATERIALS: 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 employers. The contractor is first to notify the employers of any change intended to be made, and at the completion of the contract will adjust any difference in costs.

CONTINGENCIES: Provision is to be made by the employers and the contractor to meet any contingencies that may arise due to the fluctuations in the prices of various materials or 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.

INTERPRETATION: 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.

STABILITY, ETC.: The contractor shall carefully brace and support all parts of his work against 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.

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

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

COMPLETION: 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. clear and ready for use. All floors must be left broom clean; all glass work shall be left sound, clean and polished inside and out; and all painted and varnished work shall be left free from spot and dirt.

EXCAVATOR.

EXC. V. IT: 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. Take out 4" of top soil at garage. 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 employers.

BACK FILL AND R.M.: carefully around footings and foundations, consolidating as the work proceeds, and make up to natural levels.

HARDCORE FILLING: is required under steps and terrace and garage floor, chimney block etc. and shall be composed of brick rubble, stone or other approved hard substance, carefully consolidated and screened off with fine scoria before concrete is actually laid.

CONCRETOR.

STEEL: used for reinforcing shall consist of round steel rods, complying with conditions and tests embodied in N.Z.S.S. =97, securely fabricated and fixed in position. Hook ends of all rods and lap at least 40 diameters, all laps and intersections being bound together with No. 16 gauge black iron wire. Bend all horizontal rods at least 2" 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 6 parts river shingle, passed through a 1" screen, to 1 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 otherwise rammed into position. Wherever boxing is required it shall be well fitted together and wetted before the concrete is placed.

CHIMNEY FOUNDATION: to be 6" thick concrete on hardfill taken down to a solid bottom, and made full width of fireplace and hearth. Concrete shall be well rammed into trenches and boxing.

FOUNDATIONS: to be 6" in width. All foundations, piles, steps, footings, etc. to be dug to solid and trenches to be square at bottom. Foundation to be 10" footings. Piles to be 8" by 11" concrete with a No. 8 galv wire in every pile stapled to sleepers. Piles to sit on footings, well packed around with concrete. Floor level to average not less than 25" above the ground. Foundations to have 3 rows of $\frac{5}{8}$ " mild steel rods. Plasterer to plaster all foundations in natural colour.

VENTS: to be 12" by 6" concrete vents, spaced not more than 2' from each angle and approx. 6' between, and to be supplied and fixed by the plasterer.

STEPS AND TERRACE: pour 6" foundation to the outside edges of the terrace, reinforced with 2 - $\frac{1}{2}$ " mild steel rods, and the terrace slab will be of 4" thick concrete with 665 H.R.C. mesh reinforcing throughout.



Steps and Terrace: Contd

Steps to be formed of concrete resting on properly rammed hardfill. All to be built in with main foundations and plastered by plasterer while concrete is green. Provide fixing at back steps for wrought iron screen.

GARAGE: Carry foundations and 4" thick concrete floor on firm hardfill to garage, reinforced with 665 H.R.C. mesh reinforcing throughout. Foundations to be reinforced with 2 - 1" mild steel rods and floor to be finished to a smooth finish with cement driers by the concreter.

CARPENTER AND JOINER

All materials are to be the 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 ~~by-laws~~ authority building inspector. All exterior timbers, door and window frames and sashes to be primed by the painter before fixing.

SCHEDULE OF TIMBERS:

Sleepers on edge at 4'6" centres	4 x 3	Treated Pinus Radiata
Floor joists at 18" centres	4 x 2	" " "
Bottom Plates	4 x 2	" " "
Top plates	4 x 2	" " "
Studs at 18" centres, 8' long	4 x 2	" " "
Opening studs	4 x 3	" " "
Trimmers up to 4'6" long	4 x 3	" " "
Trimmers up to 6'8" long	5 x 4	" " "
Trimmers up to 8'10" long	6 x 4	" " "
Trimmers up to 11' long	8 x 4	" " "
Trimmers over 11' long	2/10x2	" " "
Rafters at 2'6" centres	4 x 2	" " "
Runners for rafters	4 x 3	" " "
Collar ties at 6' centres	6 x 1	" " "
Roof struts	4 x 2	" " "
Ceiling joists at 18" centres	4 x 2	" " "
Ceiling runners at approx. 4'6" centres	8 x 1½	" " "
Ridges	8 x 1	" " "
Tile Battens Ex	3 x 2	" " "
Braces, external walls checked ¾" to studs	6 x 1	" " "
Braces, internal partitions at 45 degrees	3 x 2	" " "
Dwanging, 3 rows in all walls	4 x 2	" " "
Purlins at 2'6" centres	3 x 2	" " "
Flooring ¾" T.W.P. Particle Board		
Architraves	3 x 1	D.A.R.P.
Skirting	4 x 5/8	"
Interior door jambs	5 x 2	"
Interior finishing work not mentioned to be		D.A. R.P.
Exterior finishing work not mentioned to be		D.A.Ht.R.P.

- SLEEPERS: to be 4 x 3 on edge and laid true to level. All angles and joints to be spliced over solid bearing.
- MALTRIOD: All timbers resting on concrete to be protected for the full bearing surface by a 3 ply malthoid pad.
- FLOOR JOISTS: to be 4 x 2 gauged to an even surface, and nailed with 4" and 3" nails to all bearers. All joints to be lapped on a sleeper.
- PLATES: All to be straight and in long lengths, halved at intersections and checked to receive all studs.
- STUDS: All to be brought to an even width and selected for straightness. To be 8' long to give the maximum possible between floor and ceiling, and nailed to all plates with 4" nails and checked to receive all trimmers. Frame for a 9" radius rounded corner at external corner at passage.
- BRACES: Whereever possible brace to all external corners with 6 x 1 checked $\frac{3}{4}$ " 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: to be 4 x 2, 3 rows in all walls and cut between studs.
- INSULATIONS: Cover the whole of the inside face of the exterior studding with single sides "Sisalation 404" unreinforced aluminium foil insulation paper, fixed vertically with galv. clouts to the plates and studding, lapped at the edges and with the foil side facing out, and provide and fix building paper to the outside face of the studs.
- CEILING FRAMING: Ceiling joists to be selected for even width and straightness, and shall be spaced at 18" centres, well spiked to wall plates and to foot of rafters. Fix an 8 x 1 $\frac{1}{2}$ runner at approx. 4'6" centres over all joists, well spiked to joists and to have 2" x 2" hangers. Between ceiling joists 3" x 2" noggings shall be cut in as required for cornices, etc. and at all edges of ceiling sheets. In no case shall noggings be more than 6' apart.
- FLOORING: Before laying flooring remove all shavings, short ends and trade debris from under the floor joists. High Density Particle Board Flooring $\frac{3}{4}$ " to be laid in approved manner. All floors to be machine sanded. Floor surfaces must present a perfectly level face, kept clean during construction of the job, and protected from weather and disfigurement of any kind.
- ROOF: to be framed up in a proper manner. Rafters to be securely nailed to all plates and ridges, etc. The whole of the roof to be well supported off partitions with 4 x 2 struts to 4 x 3 under rafters. Roof to be Harvey tile fixed by skilled tradesmen on 3 x 2 purlins at not more than 2'6" apart. Sark with building paper. Rafters to be neatly cut to ridges at top and birdsmouthed over plates at bottom and to project 24" past bricks at bottom. Fascia 6 x 1 D.A.Ht.R.P. grooved to take polite, nailed to ends of rafters with 3 x 1 $\frac{1}{2}$ cut between fascia and studs to form eave and well nailed to foot of rafters. Line under eaves with polite with 1 $\frac{1}{2}$ " scotia in angles and joints to be covered with half round, all primed before fixing. Carry roof over at front doors as shown on beam of 2/10 x 2's well spiked together. Ceiling to be polite as for eaves. Provide small flat roof to screen at back steps as shown and required. Ceiling to be polite as for caves.



WROUGHT IRON SCREEN: Provide and fix a wrought iron screen to back steps where shown. To be glazed by the glazier.

INTERIOR LININGS: All interior walls and ceilings, except where otherwise specified hereunder, to be Gib Board supplied and fixed by the builder.

Bathroom, kitchen, porch, W/H. and W.C. to be lined with 3/16" hardboard. Shower to be lined with lamiwall. All lamiwall to be spot glued to wall framing where possible and to have Formica extruded plastic white wall board mouldings at all joints, external and internal angles and lamiwall to be finished to lip of bath with white Formica moulding.

All hardboard to be well nailed to all studs, joists, etc. with 1" cadmium coated panel pins and finished with small V joint. All hardboard to be thoroughly wetted to manufacturer's instructions before fixing.

Provide and fix 1 1/2" D.A.R.P. scotia to wall-ceiling angle at all hardboard rooms.

WINDOW FRAMES: Sills ex 6 x 2 1/2 matai throughout, double sunk, throated and grooved, and to be made up to the full width. Sills to be weathered with galv. hoop iron let into underside. Windows to have 2" styles and heads and 3" mullions, all D.A. Treated R.P. interlock fittings and to have fixed rail at inside of all meeting rails. Opening sashes to be hung on fixing fittings of size as specified by the manufacturers to suit particular size of window. All sashes to be cedar, finished 1 3/4" thick. W.C. to have sash with matai sill. All windows to have 1 1/2" facings with 1/4 round finish to blockwork, all D.A.Ht.R.P. Set 3/8" D.A. windows boards, to all windows, with aprons under. Window board and apron at kitchen and window boards at W/H. and bathroom to be covered with Formica as selected. Provide window as shown to be built into garage wall by the blocklayer.

DOOR FRAMES: All exterior door frames to be D.A. Ht.R.P. and to be grooved, throated and constructed in a proper tradesmanlike manner to details to comply with exterior sheathing requirements and primed before fixing. Sills 3" matai with 1" x 1/8" brass weather bar set in, jambs and heads 2" rebated D.A.Ht.R.P. and all to be sanded.

Interior door jambs to be 2" D.A.Ht.R.P. and rebated to suit doors and all to be sanded. Before fixing door jambs ascertain from the employers the type of floor coverings to allow correct clearances for doors.

DOORS: Shall be 6'6" and to widths as shown. All interior doors, except where otherwise specified to be mahogany vineer hung on 3 - 3 1/2" flor. bronze butts with loose pins and fitted with mortise latch sets as selected. Front door to be 8 panel mahogany, hung on 3 - 3 1/2" galv. steel butts with loose pins and fitted with selected mortise lock set and necessary bolts. Back door to be ~~hung on 3 - 3 1/2" galv. steel butts with loose pins and fitted with selected~~ 4 light all glass cedar, hung on 3 - 3 1/2" galv. steel butts with loose pins and fitted with selected mortise lock set. Doors from Dining Room to lounge to be 8 light all glass cedar. Bathroom and W.C. doors to be fitted with selected latch sets with slide fasteners to inside. W.C. door to have glass top. All glass doors to be complete with glazing baeds as required.

KITCHEN CUPBOARD DOORS: to be framed out of 1" D.A.R.P. and to be sheathed both sides with mahogany to the dimensions required. Doors to be hung on 2 - 2 1/2" steel butts, 3 to larger doors, and fitted with catches to be selected by the employers.

HARDWARE: Allow the sum of \$150 for the cost only of all door locks, door latches, door furniture, window furniture, cupboard catches, wardrobe fasteners, ball catches, socket bolts, slide fasteners and cabin hooks, but not to include hinges or friction stays. All to be selected by the employers. Any variation to the above allowance is to be charged for accordingly. The contractor is to allow for fixing.

KITCHEN CUPBOARDS: All kitchen cupboards to be framed out of $1\frac{1}{2}$ " D.A.R.P. Shelves to be spaced approx. as shown. Allow for all doors as mentioned under 'Kitchen Cupboard Doors'. Provide $3\frac{1}{2}$ " toe space to all kitchen cupboards. All to be as shown on plan. One drawer where directed to be divided for cutlery. The 4 larger drawers and cutlery drawer to have flush screwed to bottom of sides $\frac{1}{2}$ " x $\frac{1}{8}$ " brass strips, and on top of runners flush screwed $\frac{3}{4}$ " x $\frac{1}{8}$ " steel strips. Bottom portion of cupboard over dresser to have plate glass doors, sliding in Zed track, with plate glass shelf as shown. Glass to be supplied by the glazier. Safe cupboard to have batten shelves and vents to floor and ceiling covered with fine mesh gauze. Window board and apron at kitchen to be covered with Formica as selected.

SINK TOP: to be 6'0" long Mercer-maid dished stainless steel sink top, complete with 18" x 12" stainless steel bowl and splash back.

FORMICA: Dresser cupboard top and window board and apron at kitchen and window boards at W/H and bathroom to be covered with Formica or Laminex as selected by the employers and to include all exposed edges.

CYLINDER AND LINEN CUPBOARDS: to be constructed where shown, from floor to ceiling with batten shelves set $\frac{1}{2}$ " apart to linen cupboard. To be framed out of $1\frac{1}{2}$ " D.A.P. and doors to be sheathed both sides with No 1 R.P. 3 ply, mahogany to face.

MANTLE SHELF: Provide and fix a laminated Mahogany mantle shelf to fire surround at lounge, $5\frac{1}{2}$ " wide by $2\frac{1}{2}$ " thick. To be hand scraped and glass papered.

BATHROOM: Provide and fix a bath panel with toe space full length and return. Provide and fix a shaving cabinet recessed into the wall and fitted with $\frac{1}{2}$ " shelving, plywood back and 2 doors to take 16" by 10" plate mirror to each rebated into frame and covered with plywood back. Vanity unit framed D.A. R.P., with 2 louvre doors. Provide and fix a recessed white plastic soap holder to wall over the bath, and 2 chrome towel rails where directed.

SHOWER: The opening for curtain to have jambs with sill 5" above the floor, finished around with architraves. Cover the walls of shower with Lamiwall with Formica extruded white plastic wallboard mouldings at all angles and made waterproof throughout. Lamiwall to be spot glued to framing where possible. Shoulder spray and shower tray to be supplied and fixed by the plumber. Front wall of shower to be approx. 6' 6" high with opening over. Supply and fix white plastic soap holder to wall where directed.

WARDROBES AND COATS: Joiner to provide fronts framed out of $1\frac{1}{2}$ " D.A. with doors at bottom and small matching doors over as shown. To have full width shelf at top and 1 shelf and hook rail with $\frac{3}{4}$ " pipe hanging rods at bottom. Doors to be both sides with No. 1 R.P. 3 ply, and fitted with furniture to be selected by the employers.

PELMETS: Provide built in pelmets over windows at lounge, dining room and bedrooms. Carpenter to block down from ceiling to face of pelmets and to continue full width of walls where practicable. Finish to be throughout. Finish to be Gib Board throughout.

W/H CUPBOARDS: Build in cupboard as shown from floor to ceiling in 2 tiers of doors with shelves as shown. To be framed out of $1\frac{1}{2}$ " D.A. R.P. and doors to be sheathed both sides with hardboards. Build in cupboard under stainless steel tub supplied by the plumber with toe space, false floor and door to suit. Door to be sheathed both sides with hardboard.

SKIRTING: to be 4 by $\frac{5}{8}$ D.A. as selected, and to be neatly scribed to all floors and fixed on all walls. All to be sanded. Provide rounded skirting at external corner passage.

ARCHITRAVES: Finish inside all doors and windows with 3" D.A. architraves as selected, mitred at corners, and all to be sanded.

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

MANHOLES: Provide and fix manholes in ceiling at W/H. and to floor in wardrobe and fill with matching panels.

TELEPHONE: The contractor is to arrange with the P. & T. Dept. to wire the house for installation of telephone at suitable time during construction, the employers to make application and pay for installation apart from this contract.

GARAGE: Frame up roof as required to garage with 4 by 2 plates, 4 by 1 struts, all B.A. R.P. and to have 2 ft wide soffits as shown. Sarking with wire netting and building paper and roof to be as for house. Fascia to be ex 6 by 1 D.A. Ht. R.P. Provide jambs ex 4 by 3 D.A. Ht. R.P. for front openings with post at centre of 2/4 by 3's well spiked together, and to opening provide and fix 1 framed door sheathed both sides with oil tempered H/B with belection mouldings planted on exterior face to give an 8 panel effect on door. Door hung on tilt a door or similar gear. Complete with all necessary fittings, lock sets etc. Provide and fix jambs, sill, facing etc as required for door frame to side door to garage. Door to be D.A. Ht. R.P. frame ledge glass top, hung on 3 - 3 $\frac{1}{2}$ " galv. steel butts and complete with mortise lock sets. Joiner to provide window as shown to be built into walls by the bricklayer. Gables to be framed up and covered with D.A. treated R.P. vertical boarding as for house.



NOTE: The contractor is to arrange an interview between the joiner and the employers to decide final details regarding joinery.

BRICKLAYER

DAMPCOURSES: between foundations and blocks to be 3 ply malthoid.

EXTERIOR WALLS: to be 4" split block (Grey. owner to paint) and cement mortar, kept $1\frac{1}{2}$ " clear of studs. Ensure that the carpenter has fixed the building paper to exterior face of the studs before commencing the brickwork. Build in 'Century' wall ties every fifth course and not less than 3 to a stud, securely skew nailed to the face of the studs as the work proceeds, in a rising position and staggered. All mortar droppings shall be cleared away from the cavity and foundations and ties by the bricklayer as the work proceeds. Care to be taken not to damage the building paper during construction of the blockwork.

LINTELS: where required to be block on edge, carried on angle iron.

MORTAR: shall be composed of 3 parts sand and 1 part lime, run 7 days before use and immediately before using gauged 4 parts mortar to 1 part of cement. Mix in small quantities.

Fireplace. To lounge provide and fix a stone fire surround with raised heart as selected by the employer P. C. sum \$150. Fireplace to have L grate with fire brick back and necessary slopes and gathers to the flue.

Chimney. Erect chimney to match walls as indicated and to the best tradesman manner.

Garage. Build single block garage as shown. Finish exterior as for house. Build in door and window frames as supplied by the joiner.

Plasterer.

Solid Plaster. External faces of all foundations to be plastered and finished to a roughcast finish with $2\frac{1}{2}$ to 1 sand cement compo. All surfaces of steps and terrace shall be rendered and straightened with $2\frac{1}{2}$ to 1 sand and cement compo 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. All to be in natural colour.

Gibraltar Board. All interior walls and ceilings at dining room, lounge, passage and bedrooms, to be gib. board. All to be supplied and fixed by the carpenter. All joints to be on studs, dwangs, joists or noggings and to be nailed with $1\frac{1}{4}$ galv. F. H. nails at 4" to 5" centres on all joints and 9" centres on intermediate studs, etc. Allow to provide and fix a 9" radius rounded corner at external corner at passage. Point up and flush off all Gib. board sheets with best quality plaster of paris after

to a perfectly smooth and even surface for papering.

Finish at built in pelmets to be Gib. board throughout for papering. The carpenter to provide and fix a $\frac{1}{2}$ " D. A. R. P. wooden backing for Gib. board. Small rebated wooden bead at bottom edge to cover edge of Gib. board and backing.

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 flashings ex 4 lb. lead.

Ridging. Provide and fix all 26 gauge lead edged ridging, double rivetted and soldered at all joints, and fixed in the best tradesman manner.

Spouting and Downpipes. Provide and fix 5" gauge galv. spouting with adequate fall to downpipes to prevent water lying in it, set in strong galv. brackets complete with snow straps fixed to bottom purlins, at not more than 2' 3" apart. Spouting to be double rivetted and soldered at all joints and fixed in the best tradesman manner. Allow to provide and fix 3" galv. 24 gauge downpipes to spouting, well fixed to walls in stand off brackets with shoes of downpipes leading to drains.

Cold Water. Lay on cold water supply from town supply in $\frac{3}{4}$ " Alkathene piping. All piping outside building to be sunk at least 12" in the ground and to enter the building under or through the foundations. Lead in $\frac{3}{4}$ " galv. piping to bath, tub, roof tank, sink, 2 basins w. C. and 2 stand pipes at exterior of house as directed. All joints to be made in the best lead and hemp and all to be a first class job. Cold water supply to the shower to be low pressure supply direct from the roof tank in $\frac{3}{4}$ " galv. piping.

Roof Tank. Provide and fix on stand in roof a concrete tank on regulation tray with overflow and ball cock and lid.

Hot Water. Provide and fix a 40 gal. hot water, copper, lagged cylinder to cylinder cupboard, complete with all necessary fittings. Lay points through $\frac{3}{4}$ " galv. piping to bath, tub, shower, 2 basins and sink. Provide $\frac{3}{4}$ " exhaust pipe through the roof and drain pipe to empty cylinder outside the building. Lag all hot water piping including exhaust pipe with boiler felt securely wired into position.

Sink Top. To be supplied by the carpenter. Allow to connect and provide waste.

Wastes. All to be copper throughout. All joints to be neatly brazed and all wastes to discharge over gully traps. Allow for all necessary anti-siphons.

Taps. All taps to be "Methven" Ultra-line taps, marked "Hot" and "Cold"

Exterior taps to be plain brass ~~eeeks~~ bib cocks with hose connections.

Bathroom. Provide and fix a 1st quality 5' 6" square ended cast iron porcelain enamelled bath. Provide and fix a 1st quality 22" x 16 basin (Vanity unit) as selected.

Basin at W. C. (Not shown on plan.) Provide and fix and connect a small handbasin at toilet as directed.

Shower. Supply and fix a C. P. wall rose with 'Topless' shower mix set. Provide and fix a 3' x 3' stainless steel shower tray with Pinex and shaped wooden base, with 4" turnup at all edges. Waste to be copper with C. P. grating and complete with plug.

Tub. Provide and fix on cupboard supplied by the joiner and fixed by the carpenter a single Mercer 24½" x 20" pressed stainless steel seamless tub.

W. C. To be provided where shown, complete with earthenware pan of highest quality, double solid white plastic seat, buffers, etc. low set flushing cistern of highest quality, in enamelled white case, with all fittings, ball cock, silencer pipe, overflow pipe, and 1½" C. P. on brass flush pipe.

Garage. Provide and fix all flashings, lead edged ridging, caps ex 24 gauge galv. iron, spouting and two downpipes as required to garage, all to be to the standard specified for the house.

Terminal Vent. To be regulation.

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

Drainlayer.

Fees and General. The drainlayer will pay all necessary fees and 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 socket 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 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 channel at street if possible. If unable to do so dig soak pits as required for stormwater from house and garage to loose shingle, fill with rubble to within 12" of ground surface, lay 3" pad of concrete on rubble and replace soil. Stormwater drains to be 2nd grade sewer pipes and inlets to have cast iron gratings.



Painter and Glazier.

Materials. All materials used by the painter must be the best of their respective kinds. On no account must driers be added to any mixed paints.

Workmanship. Must be of the highest standard carried out by skilled tradesmen and finished to the employers' 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 refixed on completion of same.

Paints. 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 Work. Including window and door frames, etc. and finishing woodwork at interior and any exterior work usually painted whether particularly mentioned or not, to receive one coat of first quality red lead priming, Putty all nail holes and finish with 2 more coats of first quality paint, the finish coat exterior enamel. Note: Tops and bottoms of all exterior doors to be included in the above specification.

Other Exterior Work. Spouting and downpipes to receive one coat of grey metal primer, soffits and gables to be sealed, and then all to be finished in two coats as for woodwork.

Roof. To be painted by employer after adequate weathering.

Interior Enamel. Ceilings, walls and finishing woodwork of kitchen, porch, W/H. W.C. and bathroom, all cupboards in above rooms, including insides of all cupboards in above rooms, including insides of all cupboards, to be given a sealing coat of Petrie-seal, one coat of flat and one coat of first quality high gloss enamel.

Paint. Cornice moulds in all rooms to be given a coat of sealer and painted two coats of approved flat plastic paint.

Interior Finishing. All doors and finishing woodwork, except where enamelled to receive one coat of sanding 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. Allow full 24 hours to dry between coats. This to include insides of wardrobes etc.

Wallpaper. The paperhanger must ensure that all walls and ceilings are free from blemish of any sort that will show on the finished work.

Walls and ceilings at lounge, dinette, passage and bedrooms to be sized and hung with papers to be selected by the employers to average £2. 50 per roll.



24 oz. glass up to 12 sq. ft. 32 oz. 12 sq. ft. to 20 sq. ft. and drawn plate above 20 sq. ft. free from all defects. Wrought iron screen at back steps to be glazed with double rolled cast plate glass. Bathroom window and door to have obscure glass to be selected by the employer. Doors from dining to lounge to be glazed with 24oz. glass. Provide 2 - 16" x 10" plate mirrors to be rebated into cabinet doors at bathroom by the joiner. Provide plate glass doors and one shelf as shown for cupboard over dresser at kitchen. All to have polished edges and doors to have ground finger grips.

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 necess materials and allow to provide light points as under complete with cords and lamps. Allow to fit fittings to all light points and allow the P. C. sum of \$100 for light fittings.

Meter. Provide and fix meter panel on outside wall where directed, covered with metal hood and switchboard to interior.

Switches. All to be white flush pattern as selected.

Lights. Allow to provide and fix : 3 outside light points under eaves: 11 inside ceiling light points ; 8 inside wall bracket light points; all where directed by the employers. Provide 2 sets of 2 way switches one of these to an exterior light from house to garage,

Power. Allow to provide and fix 3 double and 8 single wall power points where directed, complete with switches and set to heights as directed by the employer. There are to be no more than 2 power points to a fuse. Provide and fix a P. D. L. combination shaver point to bathroom where directed.

Aerial and Earth Points. Provide and fix 2 radio aerial and earth points where directed. Allow to run aerial to ceiling space and make all necessary connections.

T. V. Points. Provide and fix 3 combination power and aerial T. V. points where directed. These T. V. power points are not included in power points under 'Power' above.

Range. Supply install and connect an electric range P. C. sum \$200.

Water Heater. Supply and connect a 2000 watt element complete with thermostat control to cylinder and provide switch where directed.

Heater At Bathroom. Allow the sum of \$ 30. to provide and fix a select- ed to bathroom wall where directed.

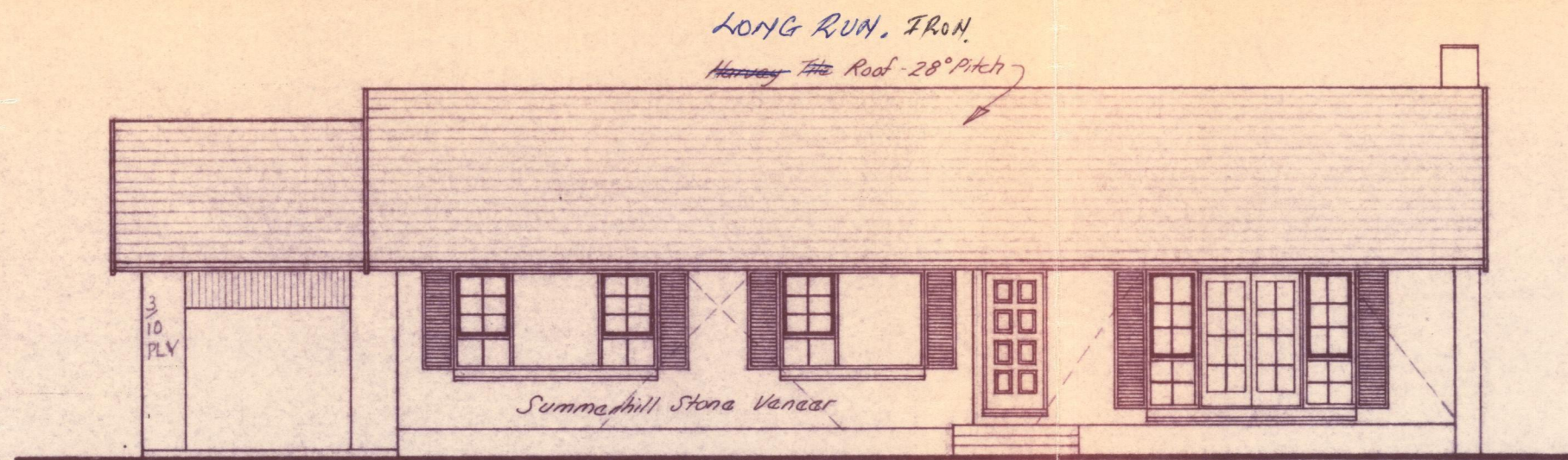
Fan. Supply, fit and connect a 7 $\frac{1}{2}$ " v3608 C ivory white window mounted Xpellair fan complete with shutters and switch, to top window at kitchen

Electrician continued.

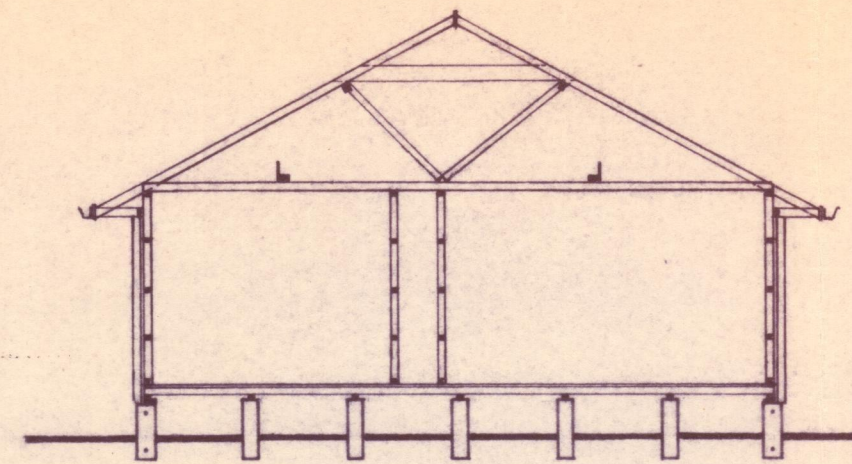
Door Chimes. Allow to provide and fix Warbler door chimes where directed complete with illuminated pushes at front and back doors and transformer as required.



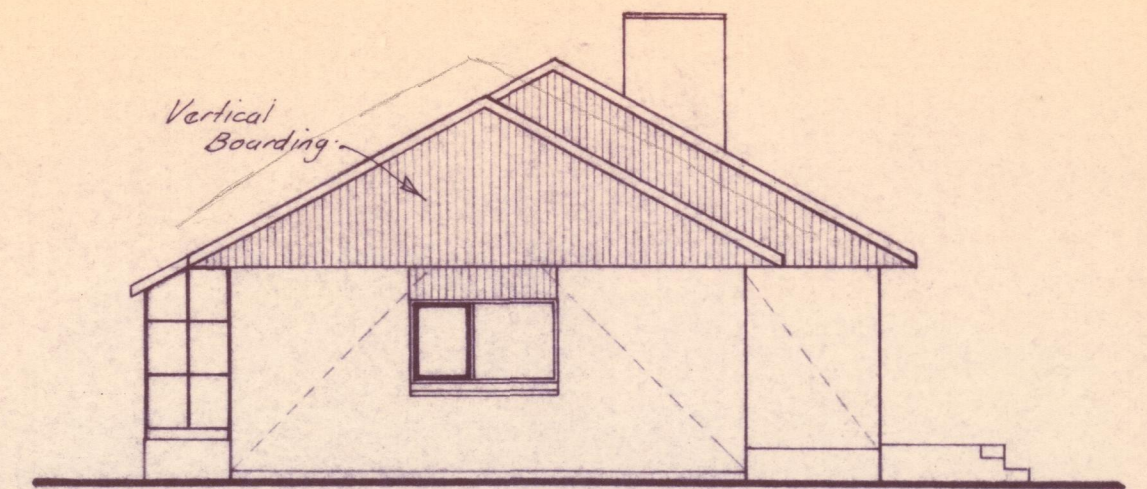
Roof.
Long run down.
leaves 1/2 High
Concrete Blocks.



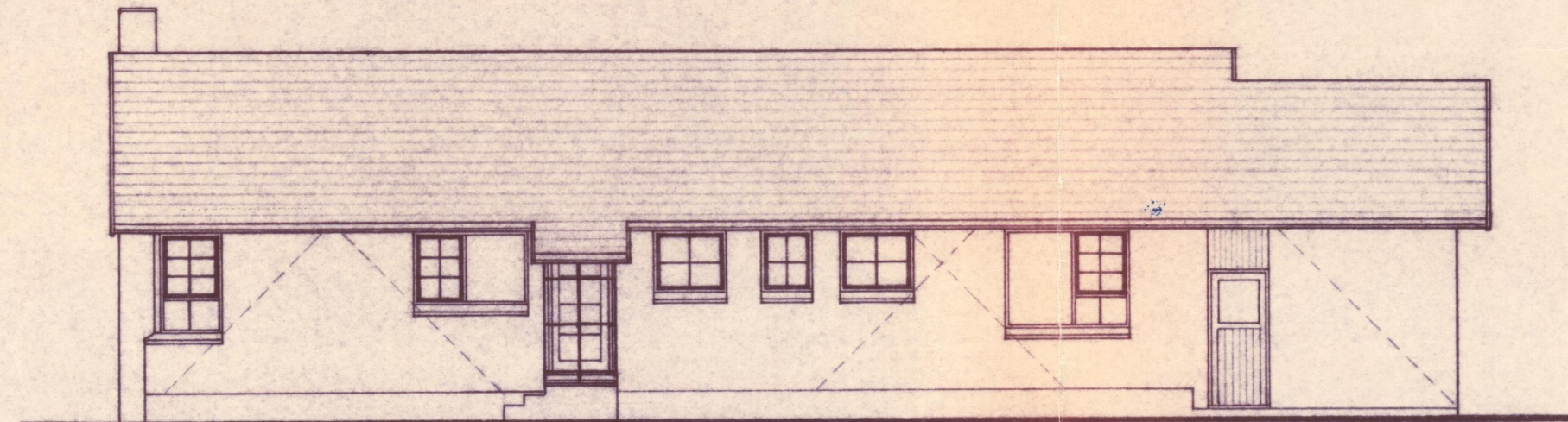
FRONT ELEVATION



SECTION AA



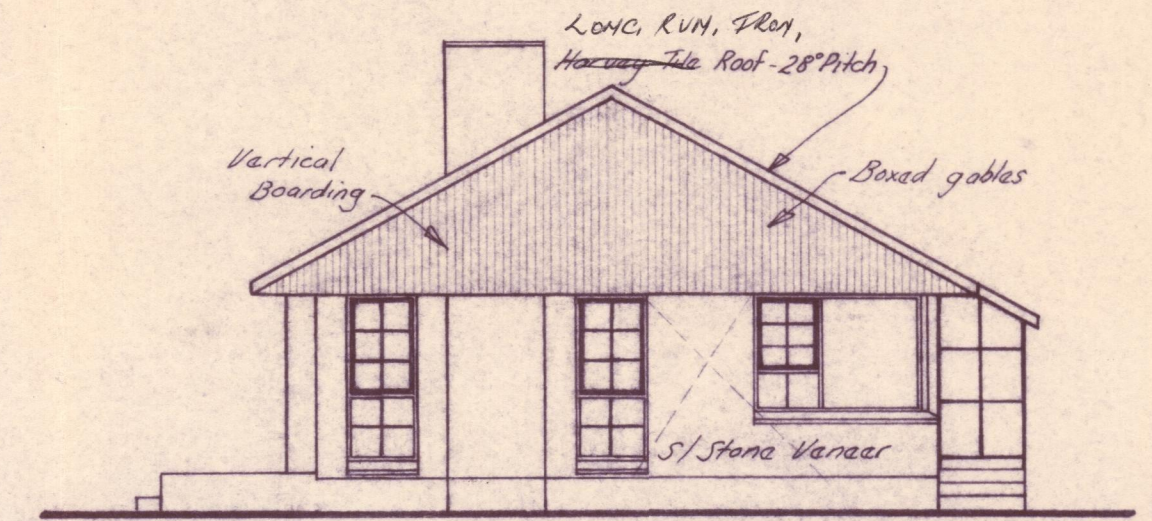
END ELEVATION



REAR ELEVATION

WINDOW LINTEL SIZES

6'4"	0 Up To	7'0"
8'4"	7'1" Up To	10'0"
10'4"	10'1" Up To	11'6"
12'4"	11'7" Up To	14'0"

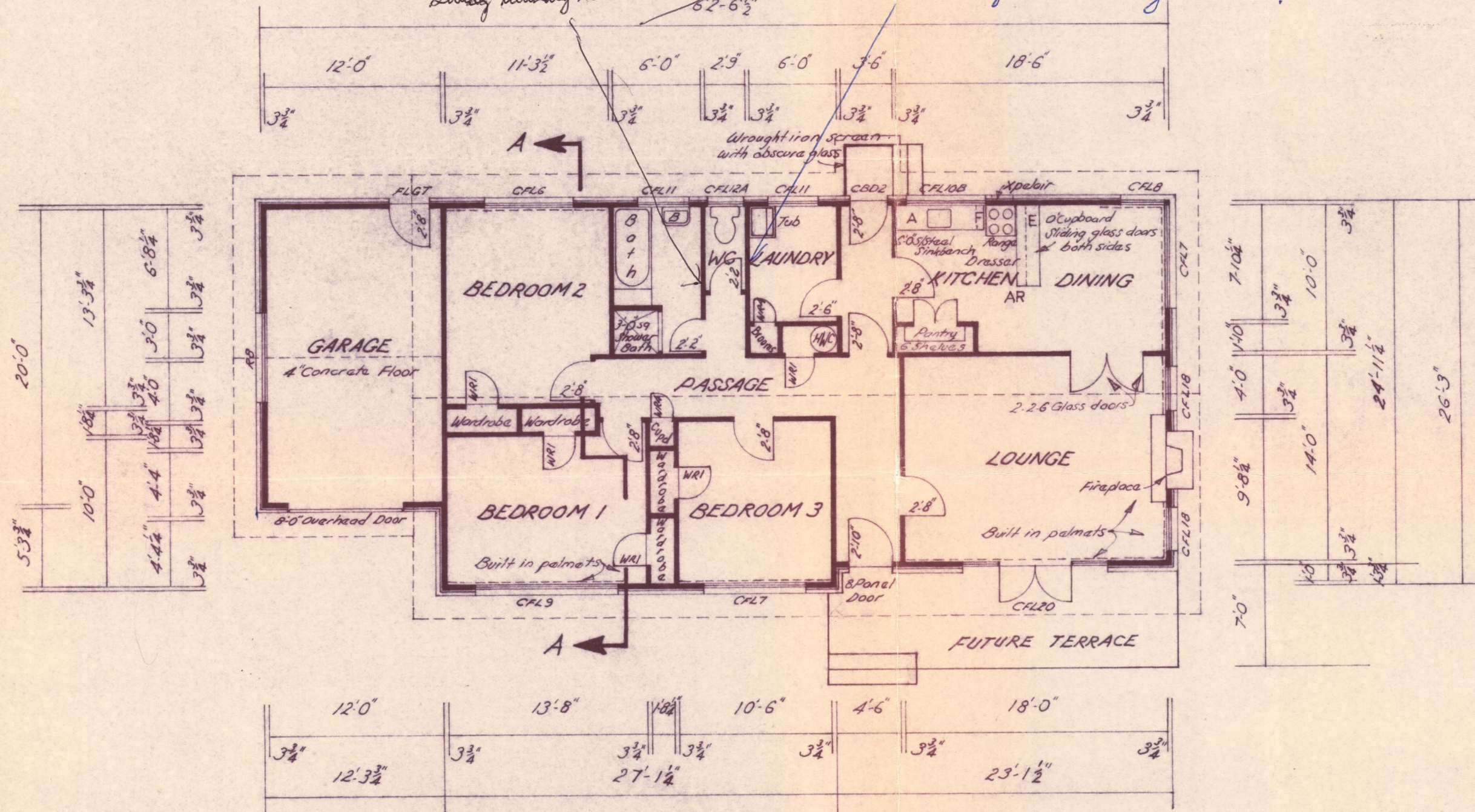


END ELEVATION

NOTE

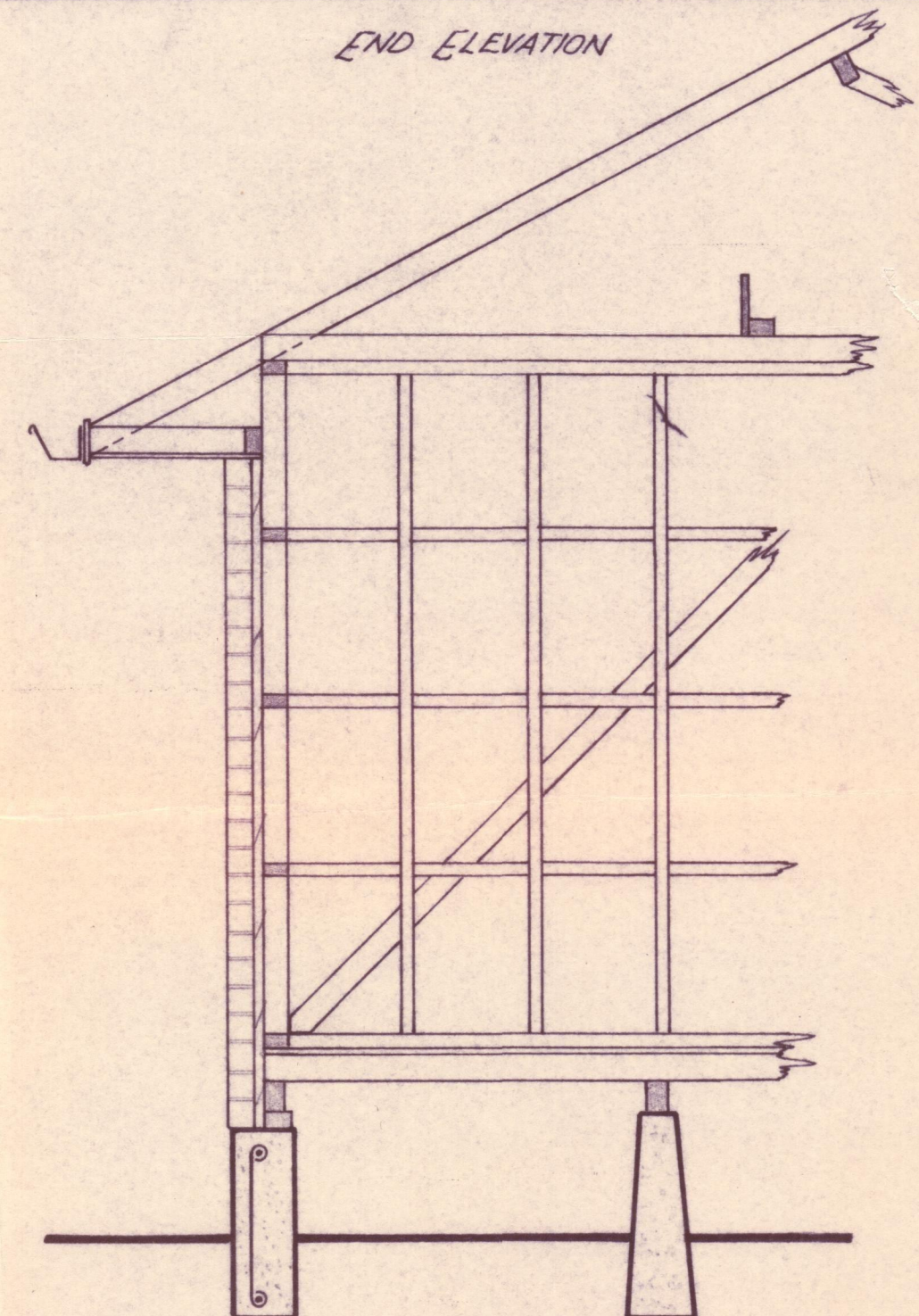
Sliding door laundry to toilet.

Sliding laundry door other side 6'2"-6'1/2"



FLOOR PLAN

Harvey Tile Roof - 28° Pitch
Tile Battens (2 from 3x2")
Nailing and Building paper
4x2 Rafterns @ 2'0" c/c
4x3 Under Purlins
4x2 Strut
8x15 Runner
4x2 Ceiling joists @ 18" c/c
4x2 Top Plate
2x4 G Spouting
Ex 6x1 Fascia
3/8" Polite 2'0" Saffol
Veneer tied
1 1/2" Cavity
4x2 Studs @ 18" c/c
4x1 1/2" Braca
4x2 Dwarags @ 2'0" c/c
2x4 Galv brick ties
16" Vertical
20" Horizontal
4x2 Bottom plate
Ex 4x1 Treated T&G Floor
4x2 Floor joists @ 18" c/c
4x3 Sleeper
10" Foundation
3 1/2" Rods M.S.
1" M.S. Stirrups @ 12" c/c



1/2 SECTION



merritt-beazley homes ltd
134 Victoria Street
Christchurch 1
P.O. Box 263
Telephone 67274

DESIGN: SPECIAL

PROPOSED RESIDENCE FOR: MR. [REDACTED]

NO:

SITE: GLASSEY DRIVE ASHBURTON

AREA OVER BRICK:

AREA OVER FRAME: 1288' + 253' = 1541'

SCALE:

DRAWN BY: G. L. SMITH

AGENT: G. MCGREGOR

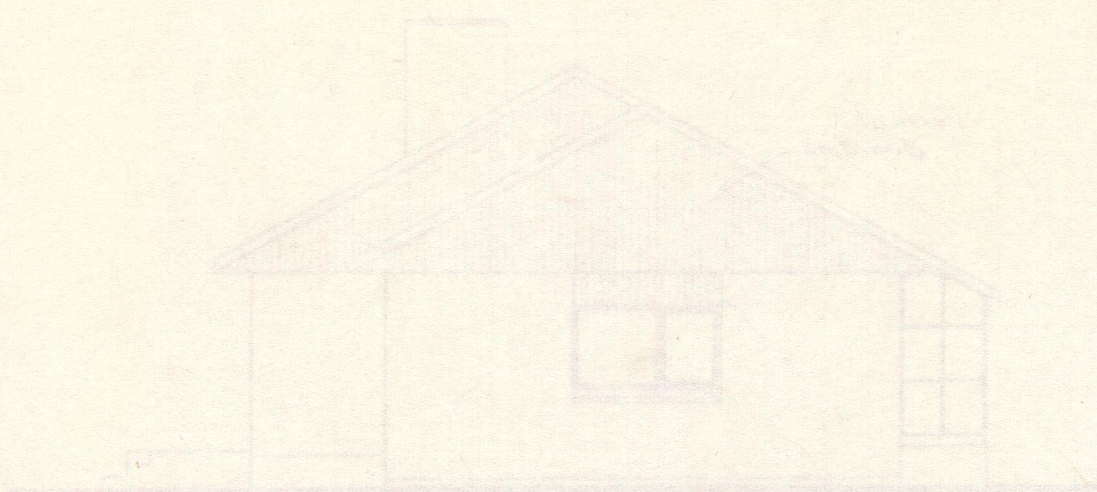
CHECKED: [Signature]

M.B.:

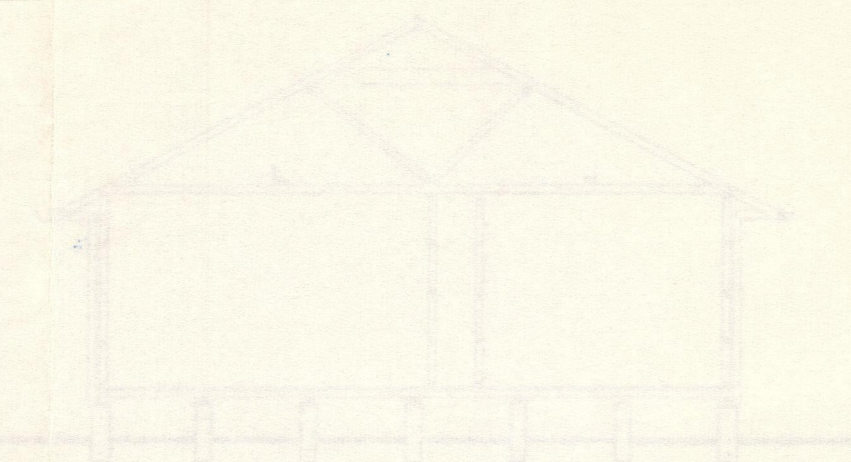
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DATE:

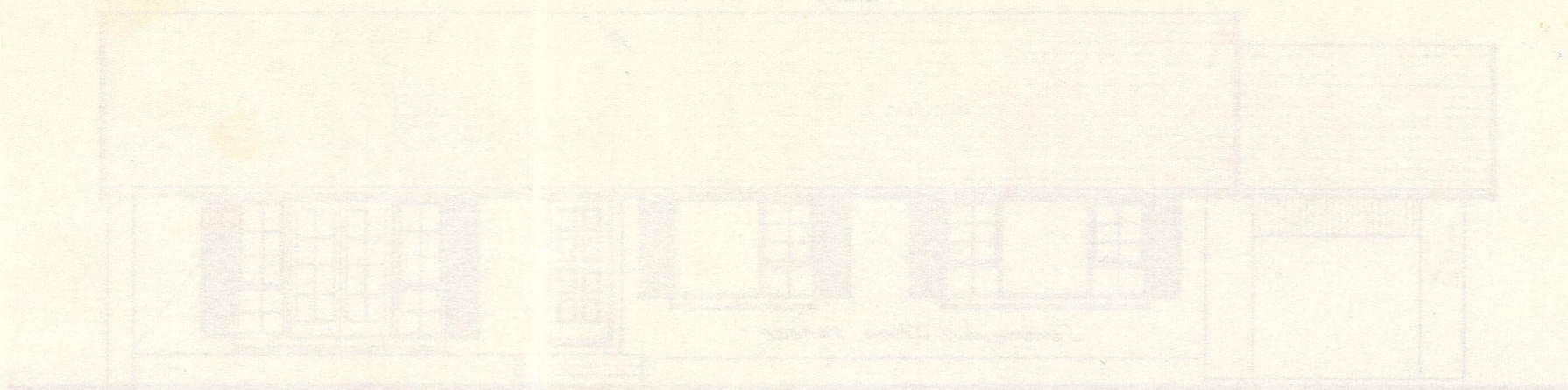
S. B. MCGREGOR.



FRONT ELEVATION



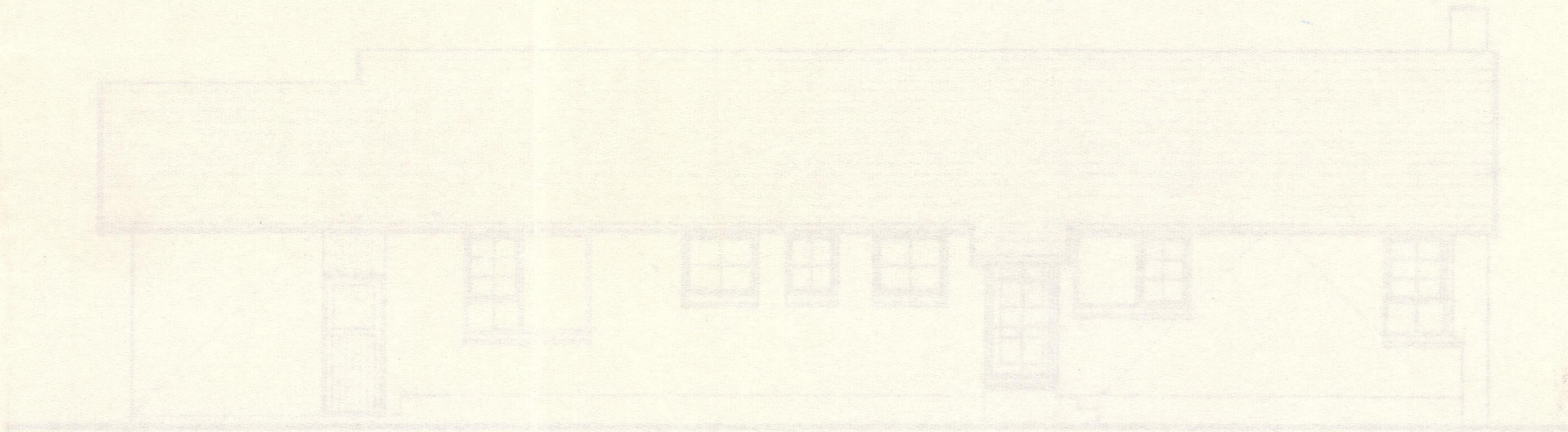
SIDE ELEVATION



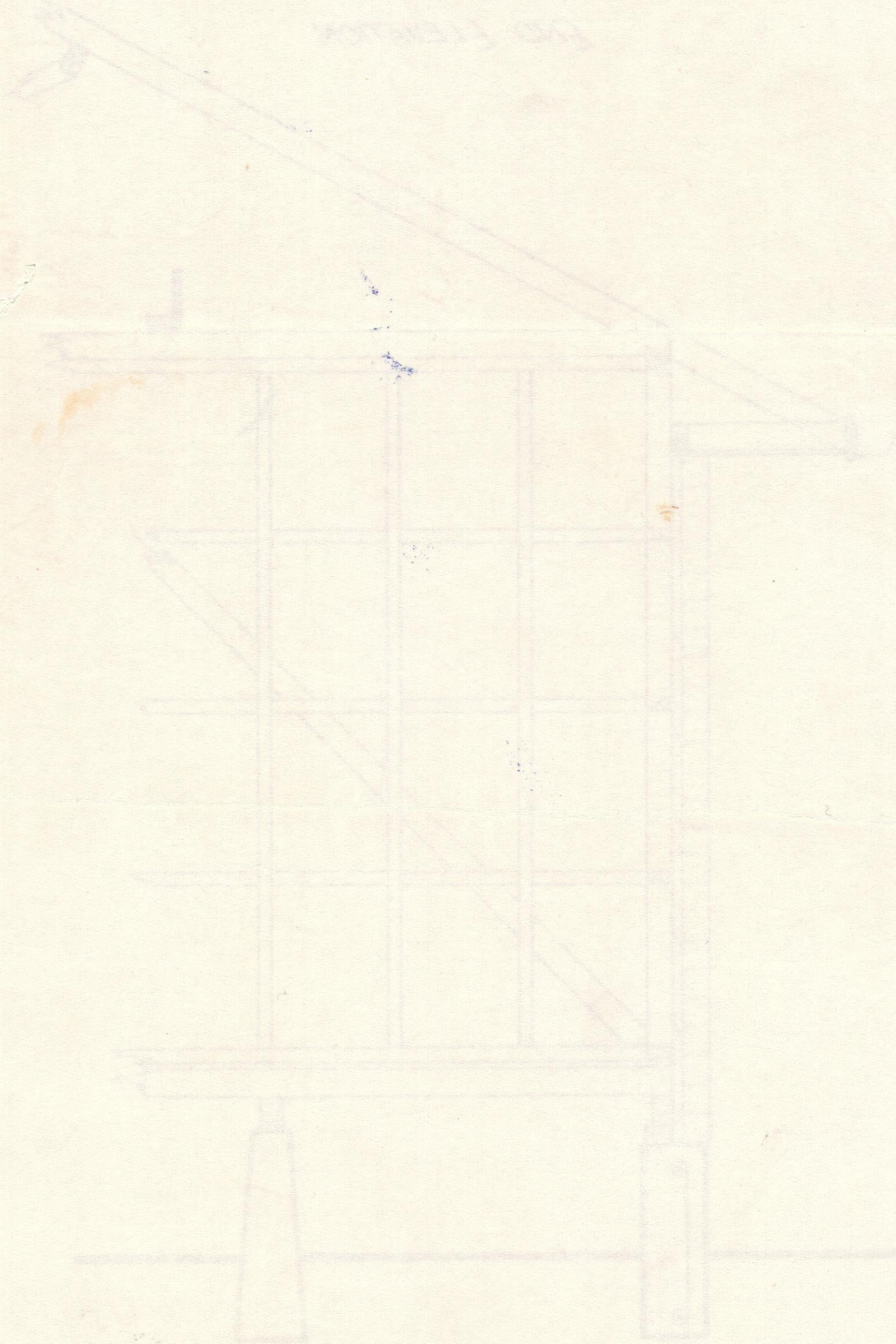
REAR ELEVATION



FRONT ELEVATION



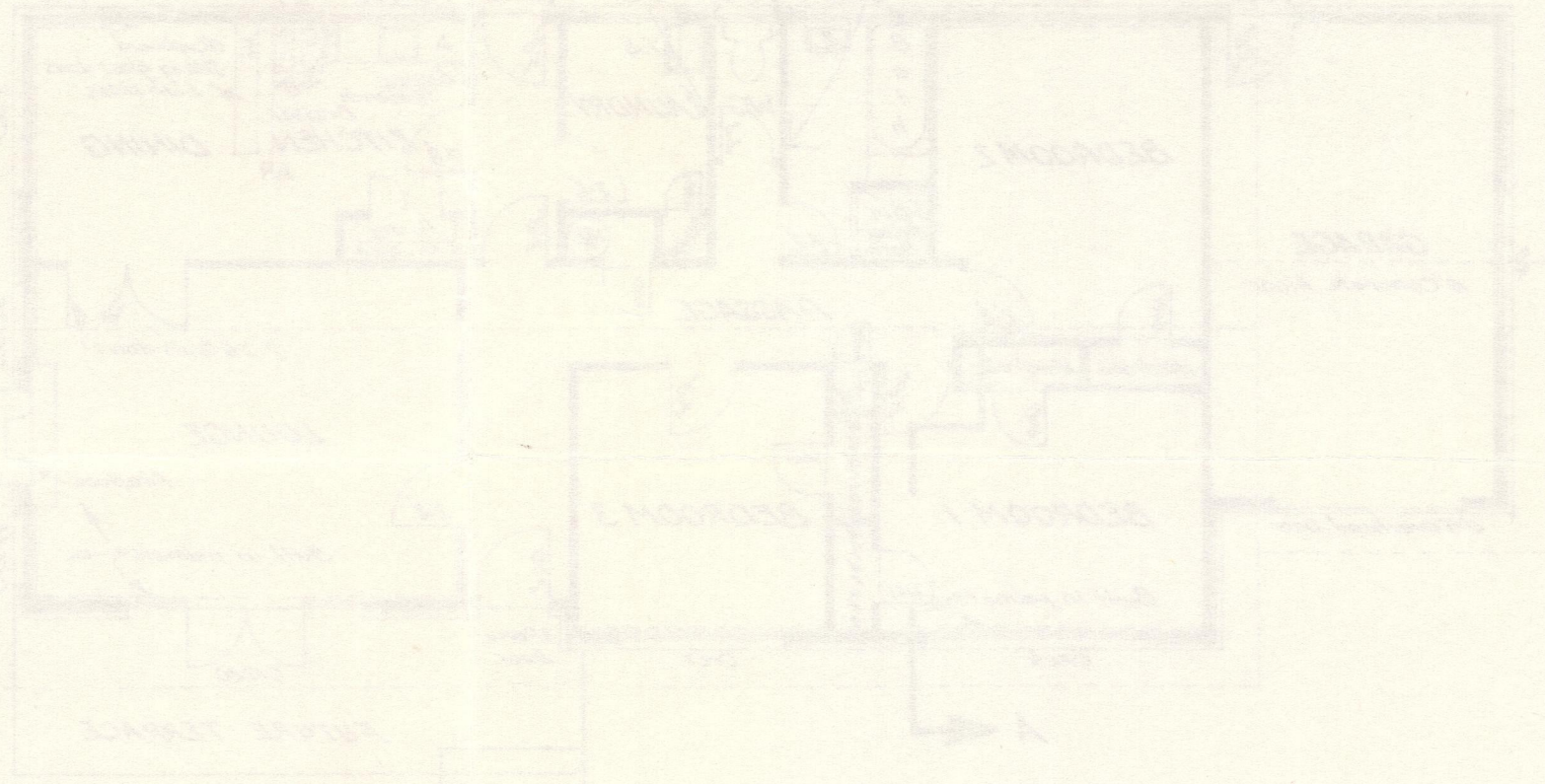
REAR ELEVATION



SIDE ELEVATION

Notes:
1. All work to be done in accordance with the specifications.
2. The foundation shall be concrete and shall be finished with a smooth surface.
3. The walls shall be finished with a smooth surface.
4. The roof shall be finished with a smooth surface.
5. The porch shall be finished with a smooth surface.

Notes:
1. All work to be done in accordance with the specifications.
2. The foundation shall be concrete and shall be finished with a smooth surface.
3. The walls shall be finished with a smooth surface.
4. The roof shall be finished with a smooth surface.
5. The porch shall be finished with a smooth surface.



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S. B. MCGREGOR.

C/- A. C. MCGREGOR

PHONE 6173

(Det Cowan)

OWNER: **SB MCGREGOR**

ADDRESS:

BUILDER: **ALLEN TON BUILDERS**

PLUMBER:

Address of Property **3 GLASBEY DRIVE**

Legal Description **Lot 1 DP 30443**

Sewer

Water

Stormwater

Footpath Dep.

Inspection Date

Permit No. **1002478**

Receipt No. **8938**

File No. **74/75**

Inspected by

20.4.82.
7.12.82

GARAGE

[Signature]



BOROUGH OF ASHBURTON

BUILDING PERMIT APPLICATION FORM

Dated this 17th day of April 1982 .

To: The Health and Town Planning Officer:

I hereby apply for permission to erect alter A Motor Garage add

at No. 3 Glassey Drive, Ashburton Street/Road

for Mr. S.B. MCGREGOR

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

Estimated Value: Building: \$ 1,500-00
Plumbing and Drainage: \$ -
TOTAL: \$ 1,500-00

Name of Plumber/Drainlayer is N/A

Particulars of Building: Foundations Concrete 4" floor
Walls Timber framed, Concrete block 4" - Veneer
Roof Corrugated Iron 28° Pitch

Area of Ground Floor sq m. Area of Outbuildings sq m.

Particulars of Land: Lot No. 1 D.P. 30443 or Town Section No. X

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):

Garage being constructed to house motor vehicle

Owner: MR. S.B. MCGREGOR Builders: ALLENTON BUILDERS

Address: 3 GLASSEY DRIVE, ASHBURTON Address: C/- MR. W. MC LEMON 35 GLASSEY DRIVE, ASHBURTON

OFFICE USE ONLY:

Valuation Ref. No. 24524/332 Receipt No. 8938 Date: 19/4/1982

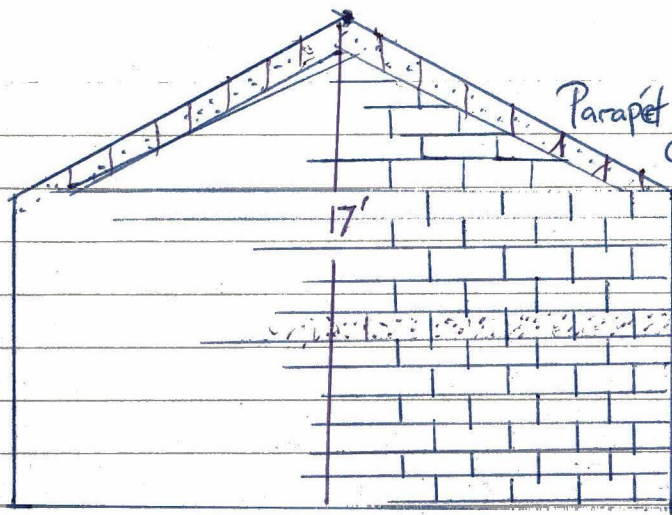
Building Permit Fee \$ 10-00
Research Levy \$
Plumbing & Drainage \$
Water Connection Fee \$
Sewer Connection Fee \$
Stormwater Connection \$
Bridge Blocks \$
Footpath Deposit \$
TOTAL: \$ 10-00

Permit No. 1002478

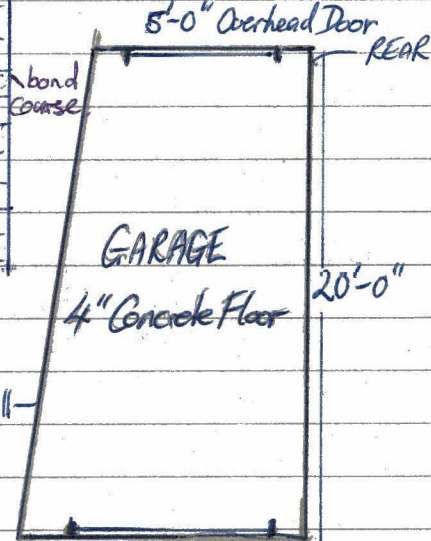
Date Issued. 20.4.82.

File No. 74/75

PROPOSED PLAN FOR GARAGE FOR S.B. MCGREGOR - 3 GLASSEY DRIVE ASHBURTON



Parapet wall on boundary east side
constructed of 8" Concrete blocks
poured concrete beam at top.
7'-0" bond course



Parapet wall

GARAGE

4" Concrete Floor

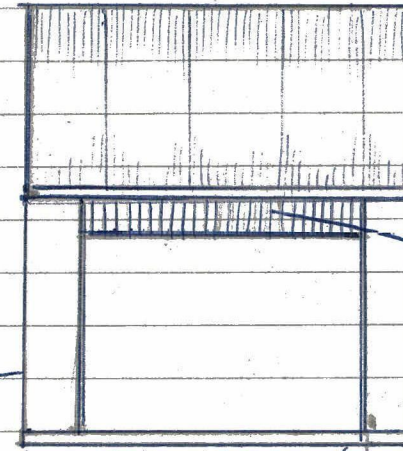
20'-0"

8'-0" Overhead Door FRONT
11'-0"

Construction Materials

Long run Iron Roof - 28° Pitch
Nailing & Building paper.
4" Brick veneer tied.
Wooden framing.
4" Concrete floor.

LONG RUN IRON - 28° PITCH



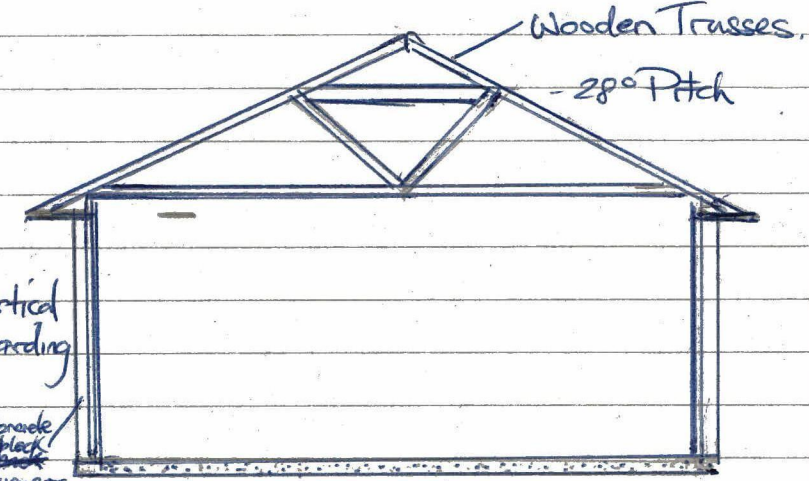
4" Concrete Block

Vertical boarding

Concrete block veneer

FRONT ELEVATION

11'-0"



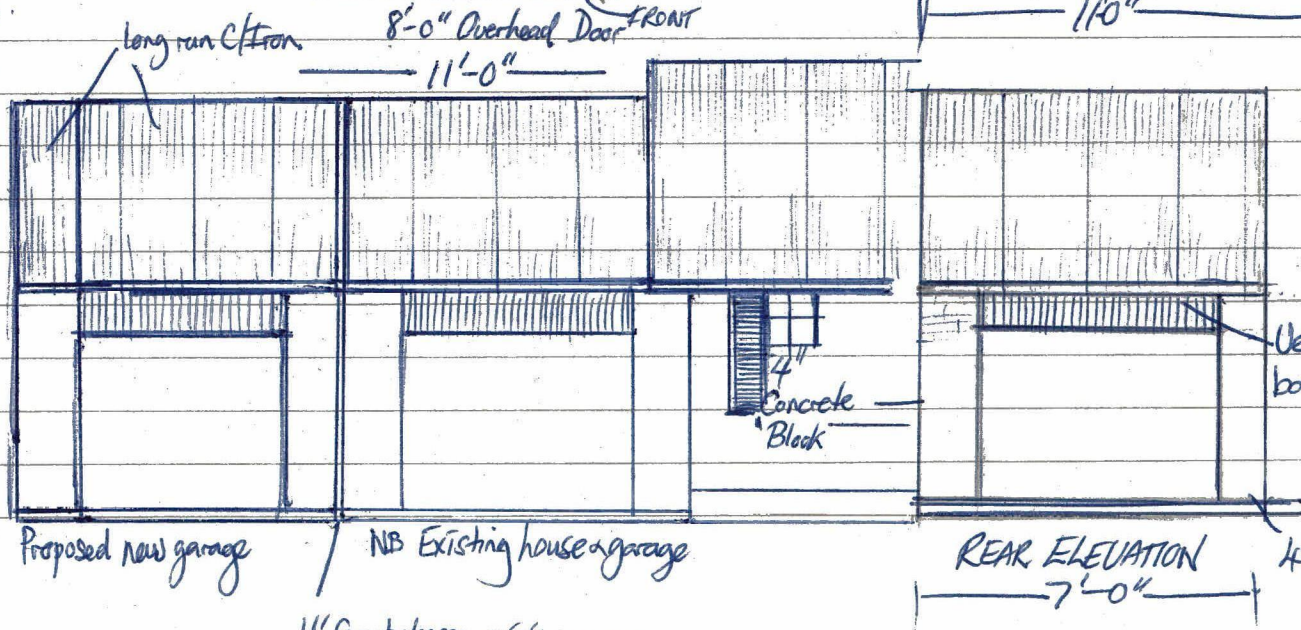
Wooden Trusses - 28° Pitch

SITE PLAN

1" Gap between garage & house

GLASSEY DRIVE

N



4" Concrete Block

Vertical boarding

4" Concrete block

REAR ELEVATION

7'-0"

Proposed new garage

NB Existing house & garage

1" Gap between existing garage & new garage

Mr R. D. Arnst

30 May 1983

Allenton Builders,
Mr W. McLeman,
35 Glassey Drive,
ASHBURTON.

Dear Sir,

re: PERMIT NO. LO02478

In 1982 you were issued with a permit to construct a garage for
Mr S. McGregor of 3 Glassey Drive.

On inspection it has been found that you have not constructed this building
according to the plans supplied with the application form.

Because of these alterations this building fails to comply with
Ashburton Borough District Scheme. You are now required to ~~either~~ alter
this building so as to comply with the District Scheme.

Yours faithfully,

R. D. ARNST
Building Inspector

74/75

3172 Application for Permit for Plumbing or Drainage Work

To the Borough Health Inspector,
Ashburton Borough Council.

I, D.P. 30443

I, the undersigned H. H. Hall, hereby
apply for permission to have the work described herein carried out in the
premises situated in 3 Glassy Drive Street.

Name and address of person for whom work is to be carried out :

Mr. S. W. Guger

Proposed Work : P + D.

Estimate Cost of :

(a) Plumbing \$ 400 .
(b) Drainage \$ 200 .

Dated this 8th day of Aug 19 74.

TOTAL \$ 1000 .

Signed H. H. Hall

Enclosed Permit Fee of \$ 7

PERMIT FEES

Estimated Value of Work *		Fee Payable
Not Exceeding \$10.00		\$
Exceeding \$10.00 but not exceeding \$20.00		0.10
" \$20.00 " \$50.00		0.25
" \$50.00 " \$100.00		0.50
" \$100.00 " \$200.00		1.00
" \$200.00 " \$300.00		2.00
" \$300.00 " \$400.00		3.00
" \$400.00		4.00
		\$4.00, plus \$1.00 for every \$200.00 or part thereof in excess of \$400.00.

Date 8/3/74
Receipt
No. 445
\$ 7.00

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

HIGGINS PRINT

S. McGregor

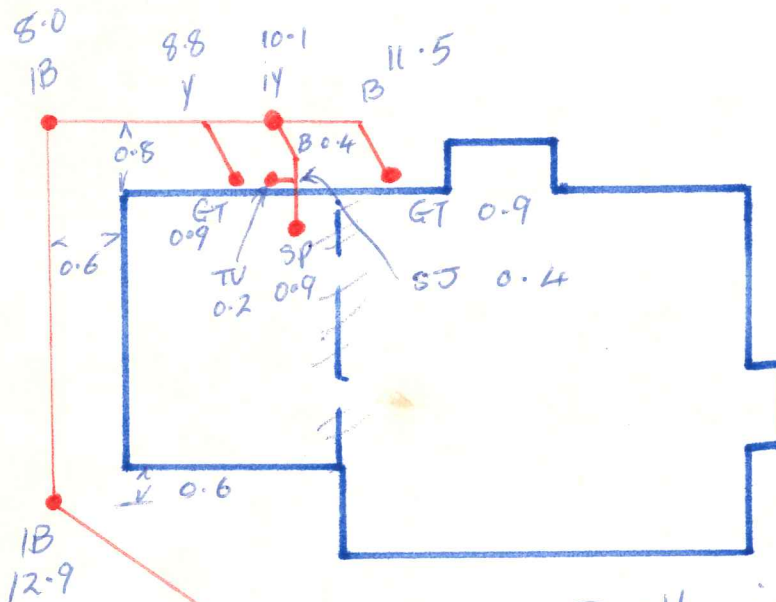
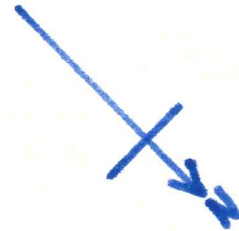
9/8/74

C. Ibell P+D.

3 Glassey Drive

74/75

Depth invert
IB 0.8



Depth invert
IB 1.1

