

Rod's Block

WELLINGTON COUNCIL
OR
23
1900
CITY ENGINEER
--DEPT--

Particulars of Buildings to be erected on subdivisions of Town acres 222 and 223 on the Map of the city of Wellington being situate at the East corner of Allen Street (new position) and Bountenay Place City of Wellington Colony of New Zealand for John Rod Esq of Johnsonville near Wellington in the Provincial District of Wellington Butcher according with and corresponding to the various drawings comprising Plans, Elevations and Sections herunto annexed and under the superintendance of Thomas Stoddart Lambert of 51 Cambridge Terrace Wellington Architect.

Preamble -

Dig out for the cellarage and foundations of all walls etc. as shown on plans and sections. No concrete to be put in until the trenches have been examined and approved of by the Architect; after the concrete is finished and set carefully fill in and ram the soil round all foundations; and during the progress of the works, to clear away all rubbish periodically from the building, also from the streets when required by the Municipal Authorities or Architect so to do, and on completion to clear up throughout building both inside and outside on the streets, and the adjoining premises and remove all rubbish.

Excavator
When water is found
no less than 1/2 ft
4 quarts over front
to be laid 1/2 in
Capeston

The Cellars, entrances, foundations of

concrete -

Concrete -

walls, sleeper walls, lintels of doors and windows all hearths; the joist courses, and all cornices throughout to be formed of concrete. The floor of the Store, the entire area of the Wash-houses Fuel etc. and all W.C.'s and the dung pits to be formed of concrete, in each case 6" thick throughout, composed of six parts clean shingle of approved quality to one of Knight Bevan and Sturges Portland Cement. Railway rails originally weighing 40 lb. per foot bent to curve, will be placed in floor over cellar 2'-6" centres. Concrete for all projections to be 5 of shingle to 1 of Portland cement. Dampcourse of Asphalt $\frac{5}{8}$ " thick.

Brickwork -

All walls to be built of well burnt bricks, with best lime mortar and grouted with bands of hoop iron every 4 feet in height. The mortar to be composed of 1 of stone lime to 2 of sand.

Parapets -

All parapets as shown to be according to By laws. viz. 18" above the gutters, and 18" measured at right angles to the gables.

Stable floors etc.

The stable floors to be paved with Heart of Totara blocks on a prepared surface of concrete, form all channels shown with proper fall to gully. The Right of way will also be paved. as also the whole of the yards, after the buildings have been completed.

Timber -

All timber to be of best quality, and no White Pine to be used throughout the buildings, all joists in main building to have the ends incased in zinc for preservation.

Wall plates -

All wall plates to be of wrought iron $4 \times \frac{3}{4}$ " to take the joists which will be secured to walls.

Hearths -

Brick trimmer arches to all hearths

Columns -

and imperatively not more. Total weight of each column $1\frac{1}{4}$ tons safe load 3 tons to square inch of sectional area $53\frac{1}{4} \times 3 = 160 - 2$ tons being $\frac{1}{4}$ of crushing weight. American standard formula for same 302 tons as safe weight. Concrete core of columns area of dia. $16 = 201$ square inches, crushing weight of concrete composed of 4 to 1 = 838 lbs per sq. in. $201 \times 838 = 75$ tons as crushing weight. The average weight resting on each column say $1\frac{1}{4}$ rods @ 13 tons per rod or $16\frac{1}{4}$ tons including average weight of 3 girders 17 cwt total 17 tons 2 cwt all the girders to be fish plated, and 2 tension plates to each.

Girders -

The walls over the Grocer's and the other 2 shops to right, will be supported by Rolled steel beams, three in number in each case those over Grocer's shop to be $16 \times 6\frac{1}{4}$ being $62\frac{1}{2}$ lbs to the foot, the distributed load for 19 feet span being the width between caps of columns calculated at one fourth of their crushing weight for the three is 60 tons 9 cwt, the superimposed weight of the brick wall being $1\frac{1}{3}$ rods of standard work at 13 tons per rod say 22 tons. Over the other 2 shops the girders will be 12×5 , being $38\frac{1}{2}$ lbs per foot, the calculated distributed load for the 3 being 58 tons 7 cwt the wall above same in each case being $1\frac{1}{2}$ rod and 13 ton per rod say 15 tons. The girders round corner shop front will be a built one of steel plates and angle iron braced and riveted, and supported by 4 intermediate columns as shown, due care will be taken.

which will be of concrete, averaging 4" thick above the brick trimmer arches, including back hearths

Hearths contd -

Open Heart 14×3 for 20 ft spans 14×2 for 14 ft. spans, trimmer joists 1" thicker in each case ceiling joists 6×2 . Joists of herringbone bracing as shown on each floor. every fourth joint will be secured by ironwork, and floors will be deepened.

Joists etc. -

Rafters 6×2 with 1" sarking and felt and covered with 24. B.W.G. Iron lead-gutters and flashings. The cross walls of stable, and Wash-house will be built right up to the roof iron.

Roofs -

Hades patent skylights wholly of galvanized iron will be used as shown they will be ventilated and glazed with $\frac{3}{16}$ " rough plate.

Skylights -

All Flues to have fireproof piping throughout. Patent valve ventilators will be made good into flues, where shown on drawings.

Flues -

Ventilation is duly provided for by air bricks in each floor, and cowles on roof also under ground floor by air bricks at front and back. The ceiling lights will all be ventilated, with wire gauze, and marked sashes hung.

Ventilation -

The cast iron columns on Front walls to 18" diameter of 1" metal in the shafts they will be secured to the walls by straps extending 6 feet back into the brickwork and anchored, the sill plates will be $24 \times 24 \times \frac{1}{4}$ " thick, the caps will be prepared to receive the girders, the shafts of the columns will be filled in to top with concrete composed of 4 of clean shingle to 1 of Knight Bevan and Sturges Portland cement put in while extra liquid at the rate of one foot per day

Columns -

by the Architect in designing it to ensure strength and safety - a detail drawing of same will shortly be submitted by the Architect to the City Engineer for his approval prior to the work being put in hand, which will be separate contract. The girder detail is herewith submitted for approval.

Girders -

Sanitation.

All drains to be carried out as shown on the attached tracings according to the sanitary By-laws: The drain passing through the stable to be of 4" gas pipes with lead joints caulked a disconnector trap to be placed where indicated also a main vent, and air inlet.

Drains -

All closets to be wash out pedestal with copper cisterns and proper ball cock and flushing according to regulations in every respect relating thereto cast iron soil pipes and loop vents, the soil pipes being vertical as also the ventilators on top of same to the dimensions specified in the By-laws.

Water-closets -

The soil pipes to be 4" lower length, cast iron upper 22 g.g. iron.

A safe will be made on each Bath room floor of lead with 1/4" lead discharge pipe wastes will be siphoned with seal of 2 inches an access cap to each siphon and made good over gullies.

Safes to baths -

The 2 urinals shown will be connected with the closets to inspector's approval with a 2 gallon cistern flush, and traps ventilated.

Urinals -

A Water-meter to be provided for the Stable.

Water-meter -

The sinks on first floor will have the traps ventilated, all sinks will be properly trapped.

Sinks -

Inspection
chambers -

The Inspection chambers will be made as directed with 6" concrete floor, and sides of brickwork $4\frac{1}{2}$ " thick, floor to be channelled to suit, and concrete slab cover.

Baths -

The baths will be of moulded zinc all properly trapped wastes conveyed to gullies. Their position will be transposed as indicated on the tracings.

Tubs -

All tubs will have their wastes according to By laws and made good over gullies.

Sinks -

Those away from external walls will have trapped and ventilated wastes of 2" galvanized iron pipes with screwed joints and conveyed over gullies as also the others as before specified.

Storm-water -

The fall pipes will be made good into the storm water drains direct, as also the drainage collected in the sump from cellar will be raised up to the gully shown which will run through a strainer into the storm-water sewer. A Bucham trap will be placed at this junction and the drain conveyed to and made good into the storm water sewer to the satisfaction of the inspector.

General -

The whole of the Sanitary works will be carried out in strict accordance with the By-laws.

Estimated cost -

The estimated cost of Building is £6000

T. Lambert, M. E. & A.

Architect

51 Cambridge Terrace Wellington

May 1900

Proposed. Shop 26 for F. Rod

Thickness of walls? 2/18 1/14 1/9 ✓

Party walls? 2/18 1/14 1/9 ✓

Thickness & width of footings? ✓ (manca)
Windows on 1st floor as light & ventilation. ✓ (not altered)

Concrete to be 5-4-1 not 6-4-1 for corners etc. ✓

Specification of brickwork not full enough. ✓

Windows not specified. ✓

Specify full of parapets above roof. ✓

Thickness of masonry arches & details. ✓

Details of corner pillars? & Columns? ✓

Specification of plumbing not full enough. ✓

Party walls in stable ✓

Drainage Plan? ✓

Specification
Returned to Mr. Lambert
Additional calculations
1.6

GRIFFITHS & CO., LTD.

FRUIT AND PRODUCE AUCTIONEERS AND COMMISSION MERCHANTS

FRUIT EXCHANGE, BLAIR ST.,

Wellington, N. Z.

14th February

To The City Engineer
Nelson

Dear Sir, Please find herewith
the deposited plans of my
buildings and also the building
of Buildings Ltd.

Yours faithfully

G. Griffiths 13

- 1. Ketch's block -
- 2. Co. & Savory's Bannockburn
- 3. Back of Dispensary

131
75
1300

22500
75
9750.0

The City Council.

Please allow, the \$.

Anderson take care of
Plan of Rods Building,
Courtman Place.

Prints supplied

C.T. Receipt 44920.

OA. 39828.

26.3.30

Wm. B. Branden J.
Director Building

Ld.

March 1930.

also.

46353

B 3045.

24 Ca

CLERE & WILLIAMS,
ARCHITECTS and
STRUCTURAL ENGINEERS.

TELEPHONE: 1649

157 Featherston Street,

WELLINGTON
N.Z.

21st Feb 1922

The City Engineer
Town Hall
Wellington

Dear Sir,
Re Buildings 2nd

We have been to the Office of
the Registrar of Companies and we
find that Mr. Juffitto is a Director of
the above company. Would you
therefore please allow us the
privilege of looking over the plans as
given in the letter by Mr. Juffitto.

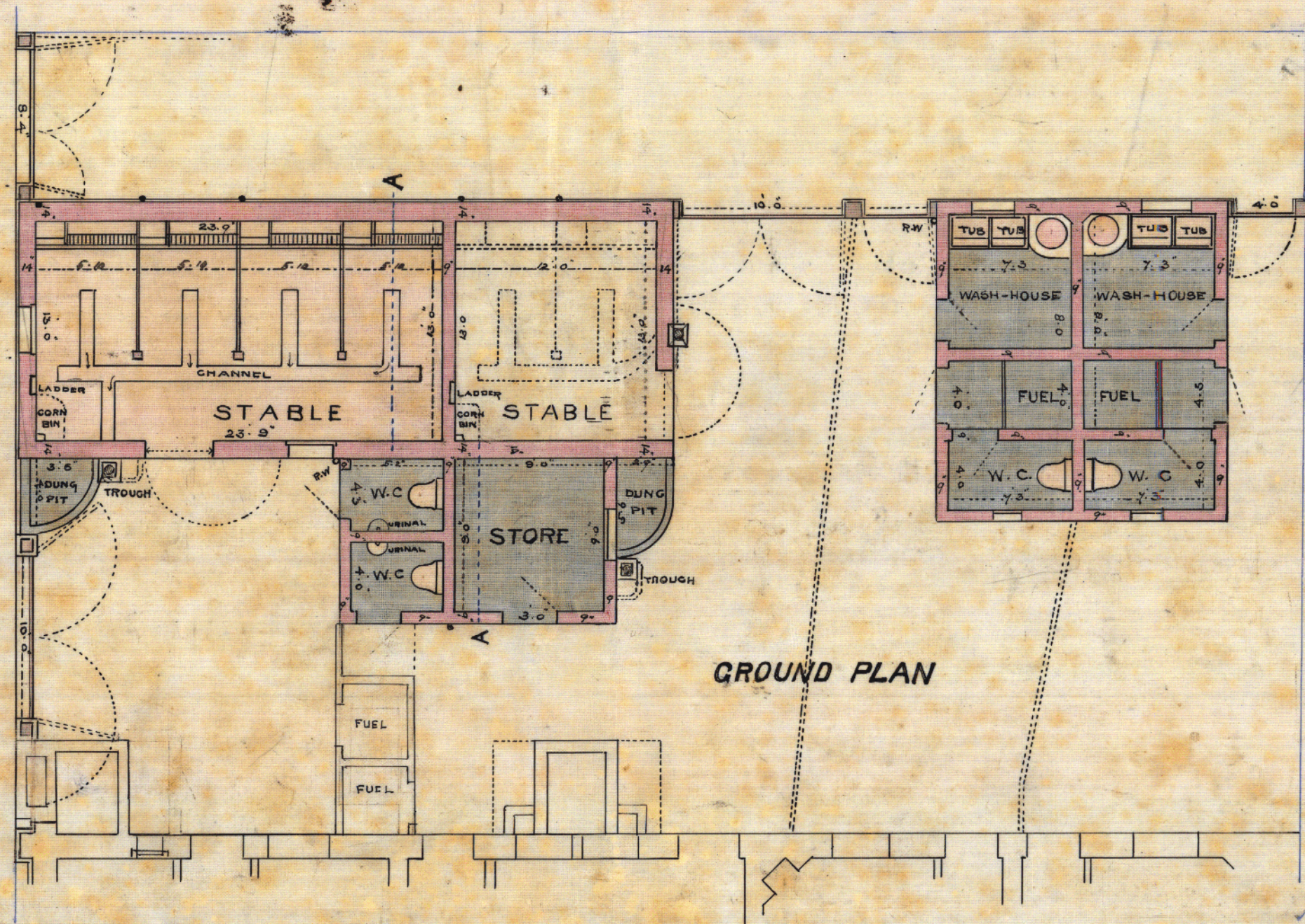
Yours faithfully

Clere & Williams

ROD'S BLOCK. TO BE ERECTED AT E. CORNER OF **ALLEN STREET AND COURTENAY PLACE.**

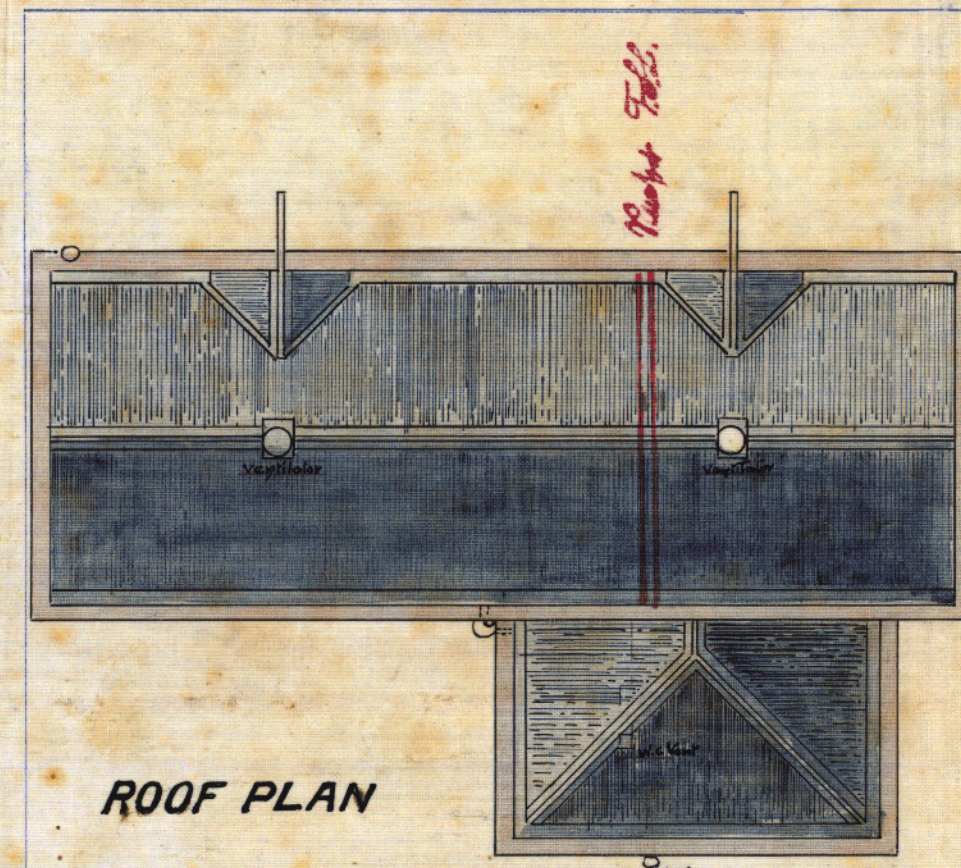
WELLINGTON, FOR JOHN ROD, ESQ., J.P. JOHNSONVILLE.

SCALE :- 8 FEET TO AN INCH

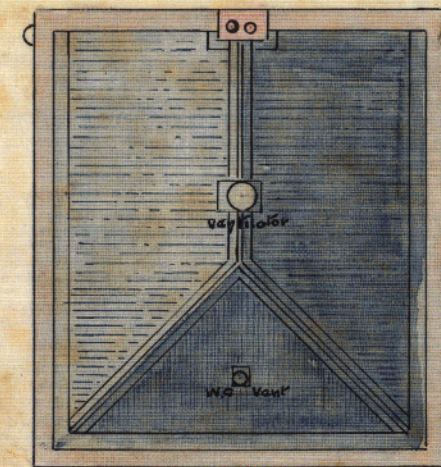


NEW BUILDING

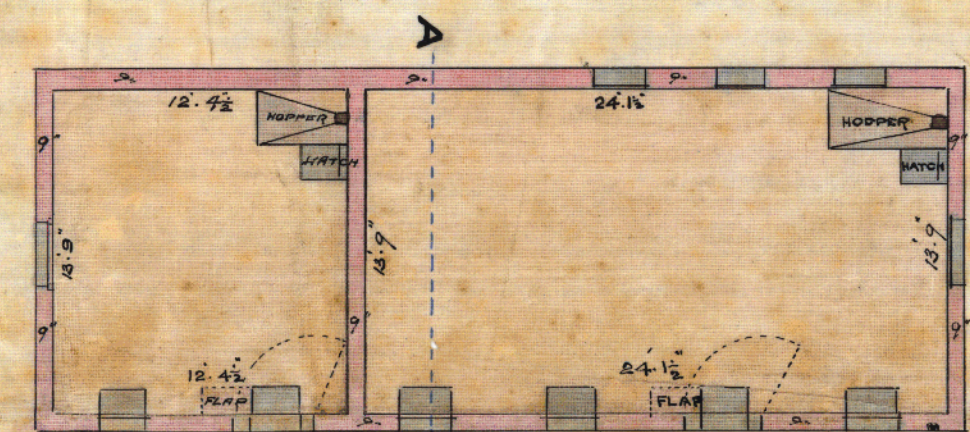
GROUND PLAN



ROOF PLAN



ROOF PLAN

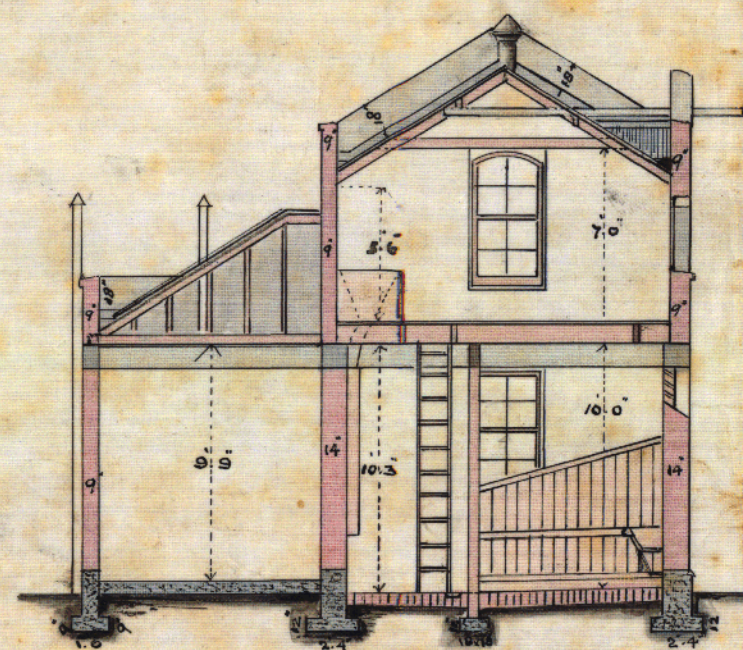


LOFT PLAN

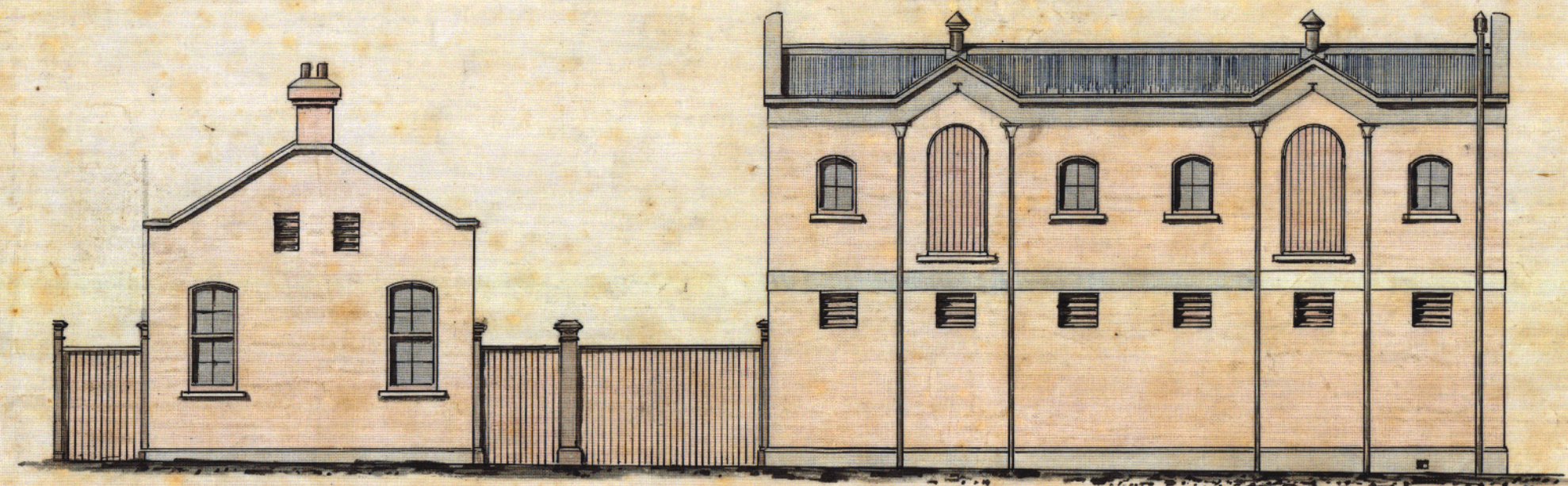
N.B. ONLY COLOURED WORK IS TO BE INCLUDED IN THIS CONTRACT



ELEVATION TO YARDS



SECTION A.A.



ELEVATION TO RIGHT-OF-WAY

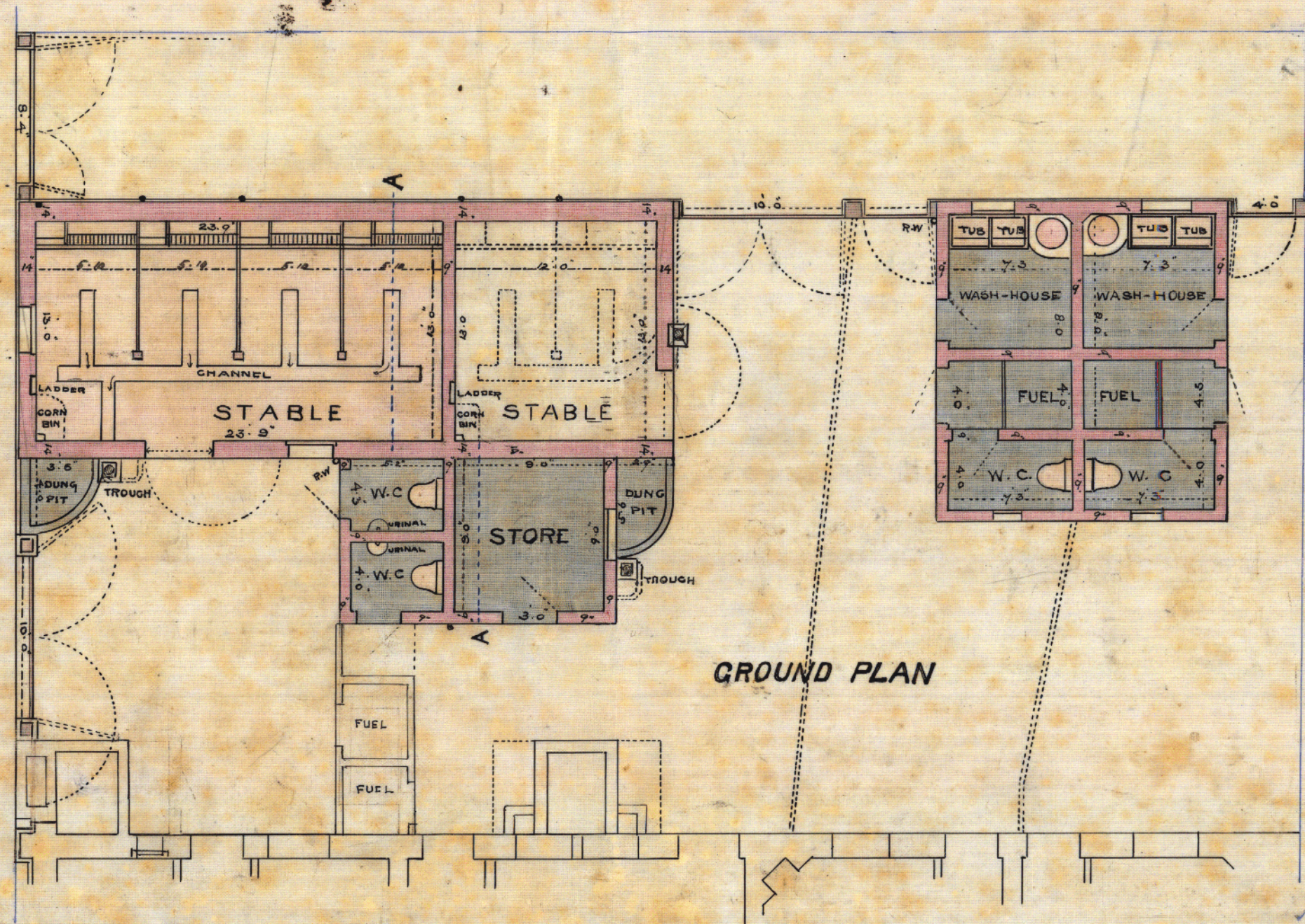
4000

F. S. Lambert, M. S. A. A.
 Architect
 Wellington
 May 1900

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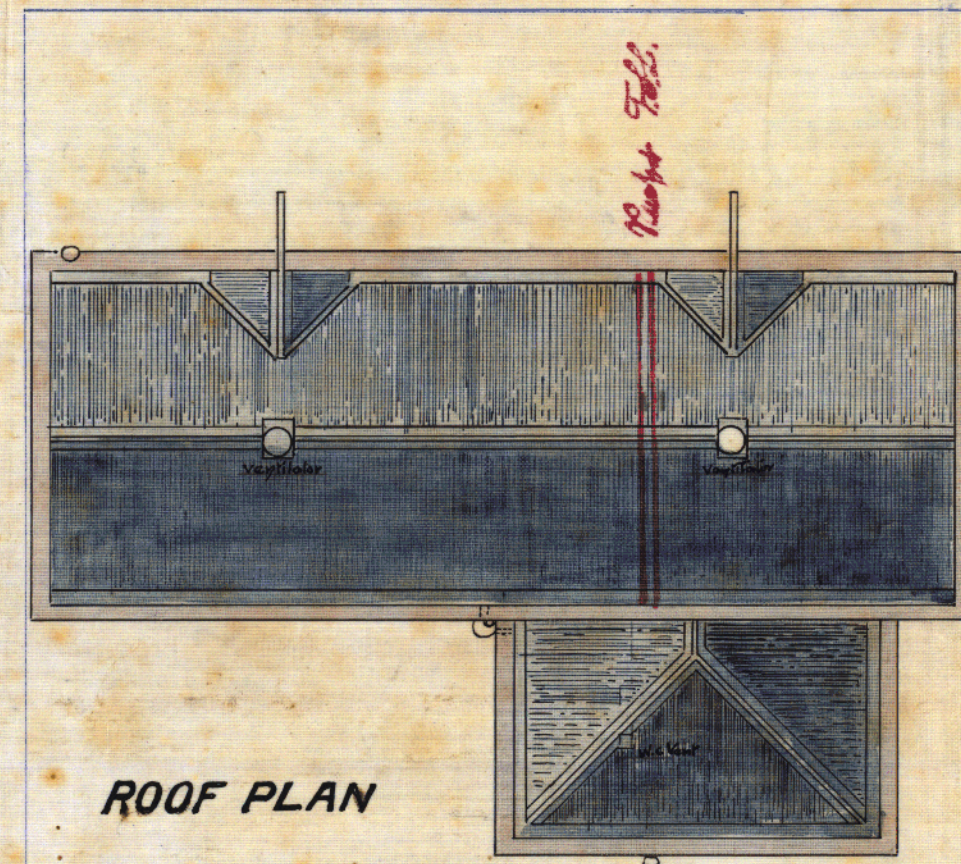
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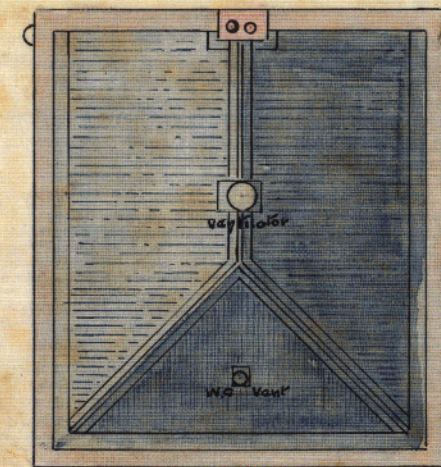


NEW BUILDING

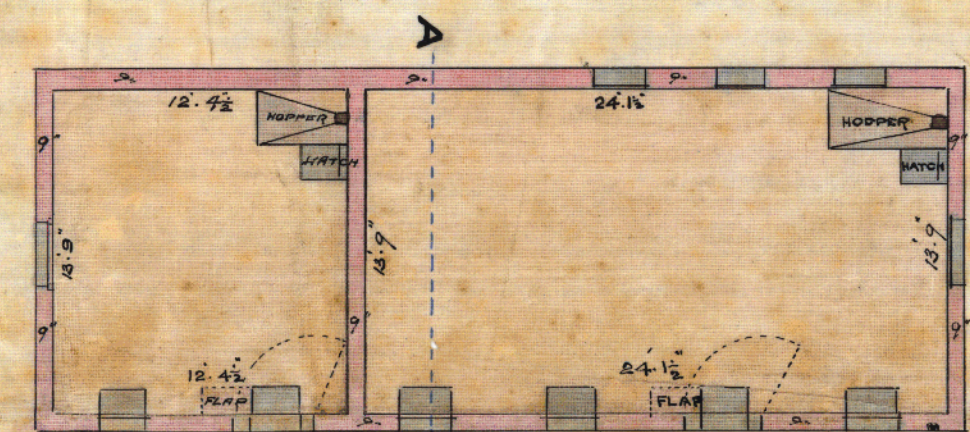
GROUND PLAN



ROOF PLAN



ROOF PLAN

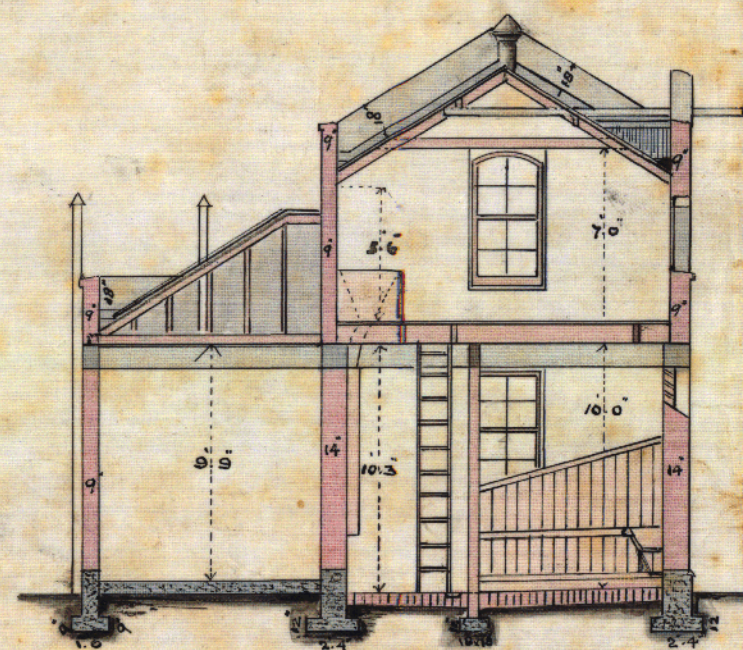


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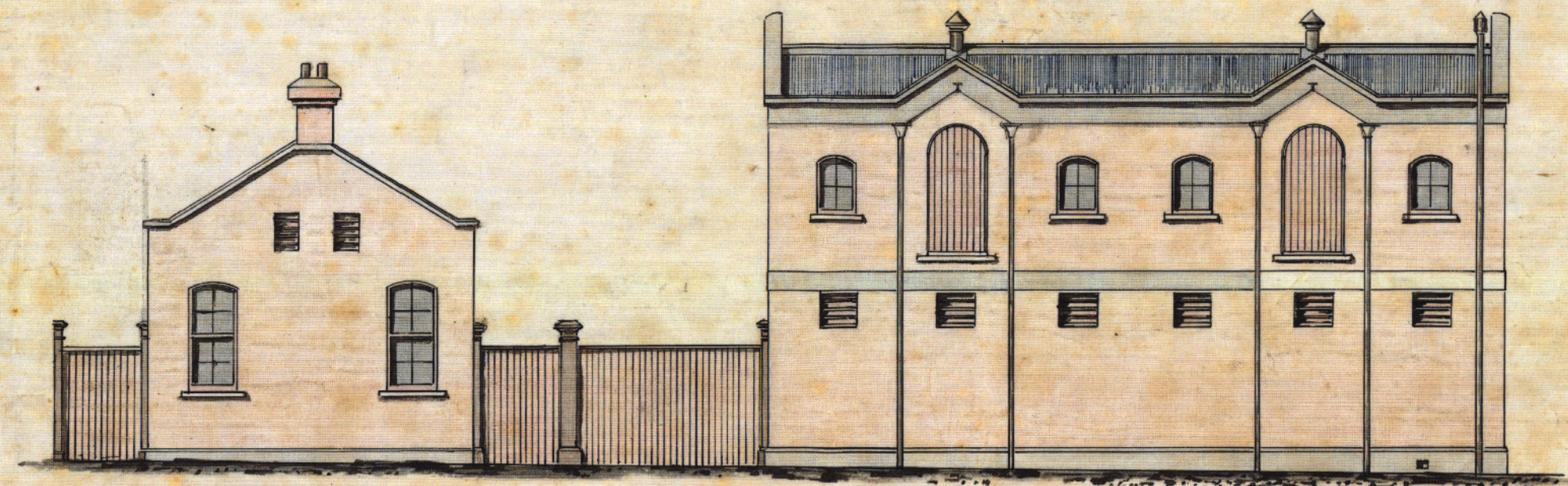
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4000

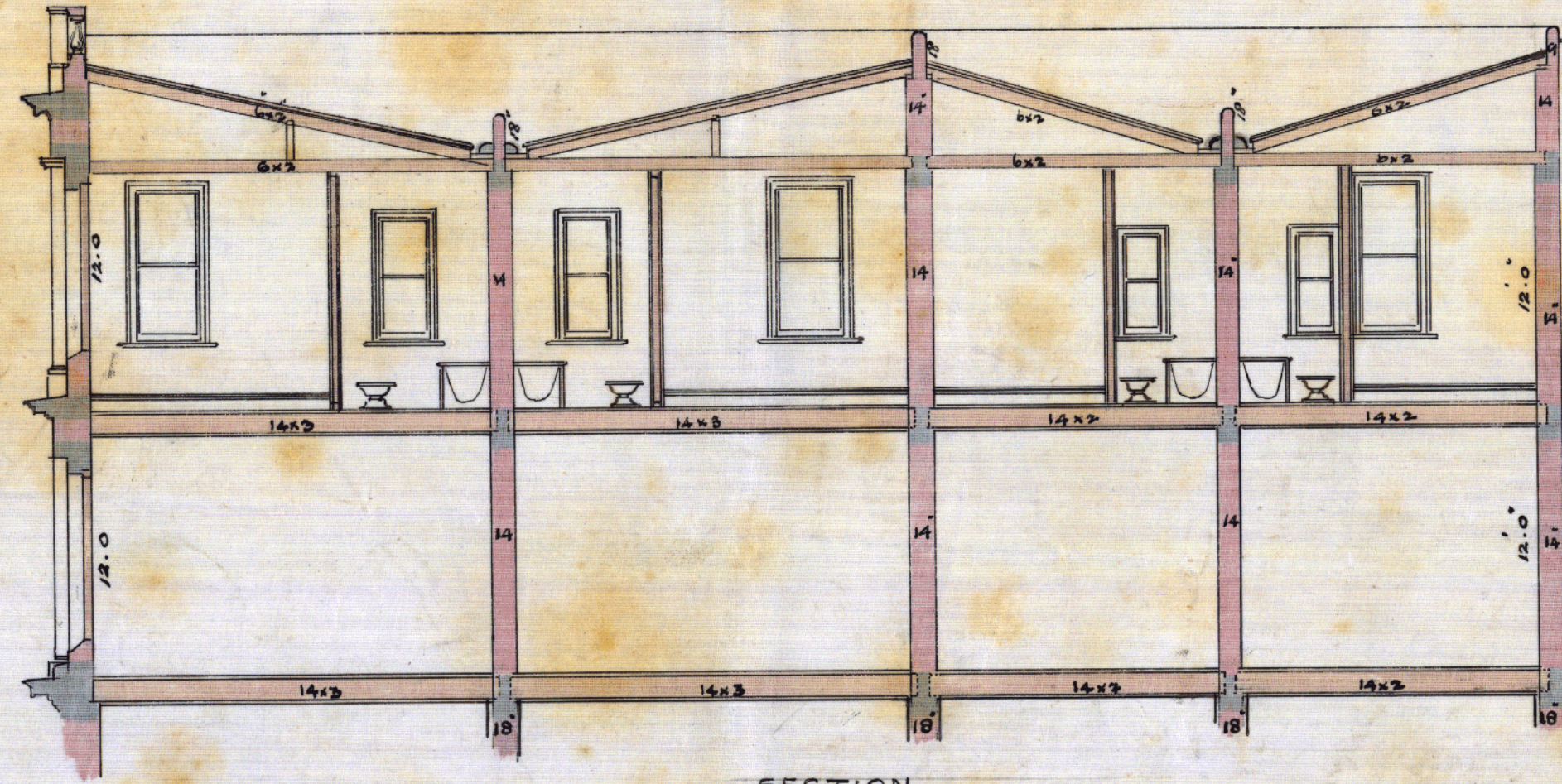
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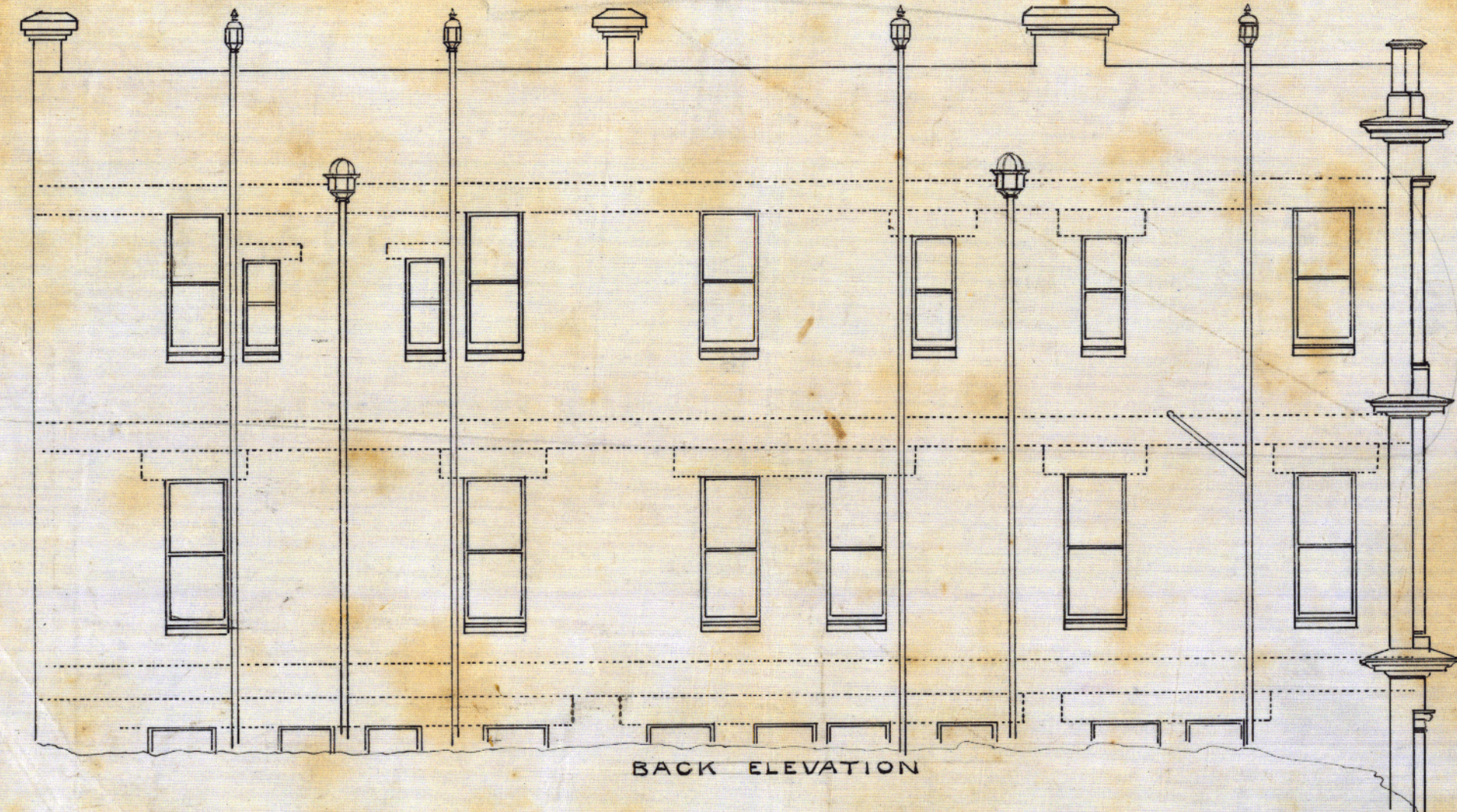
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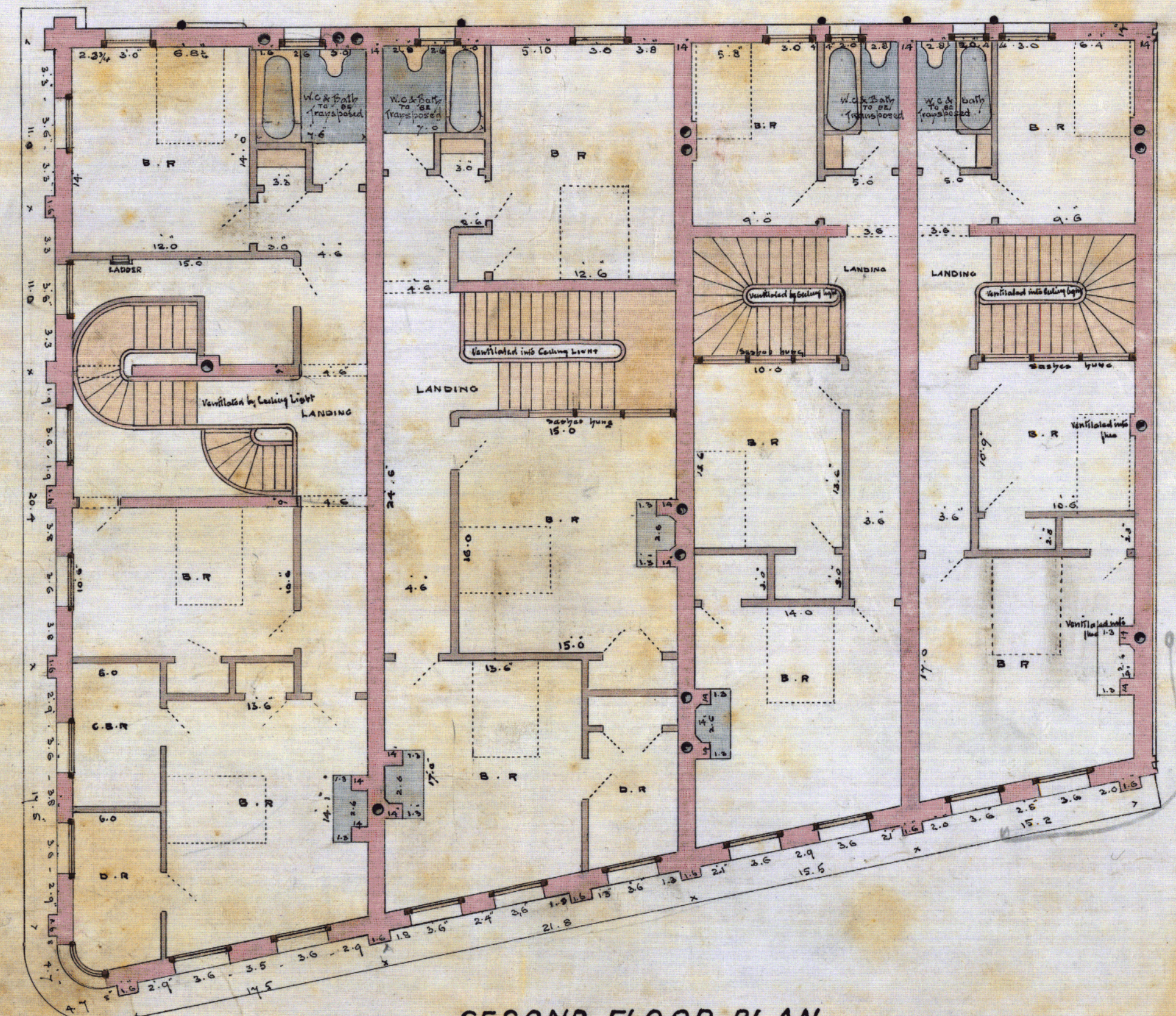
CITY ENGINEER
APR 2 1880
CITY ENGINEER'S DEPT.



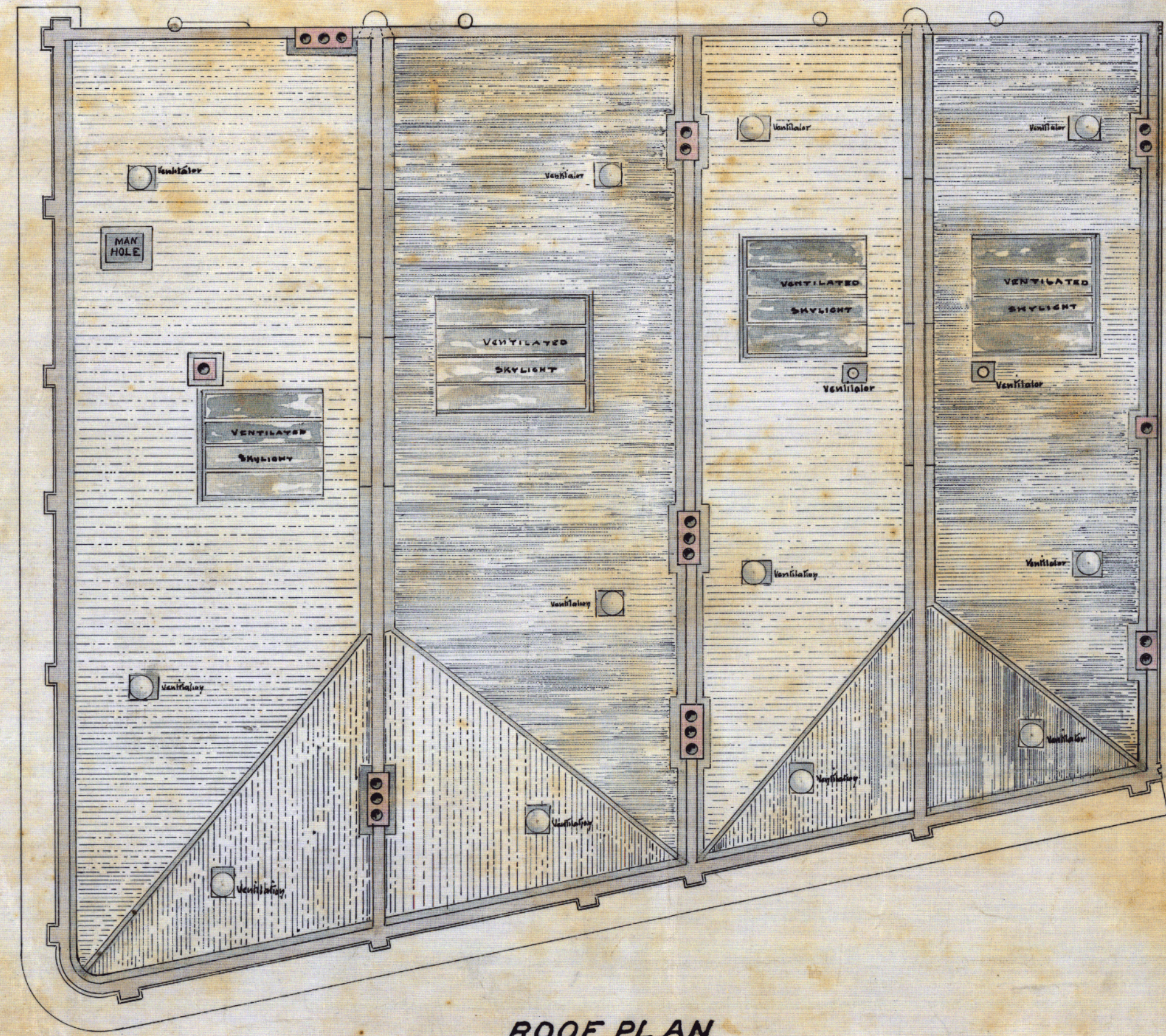
SECTION



BACK ELEVATION



SECOND FLOOR PLAN



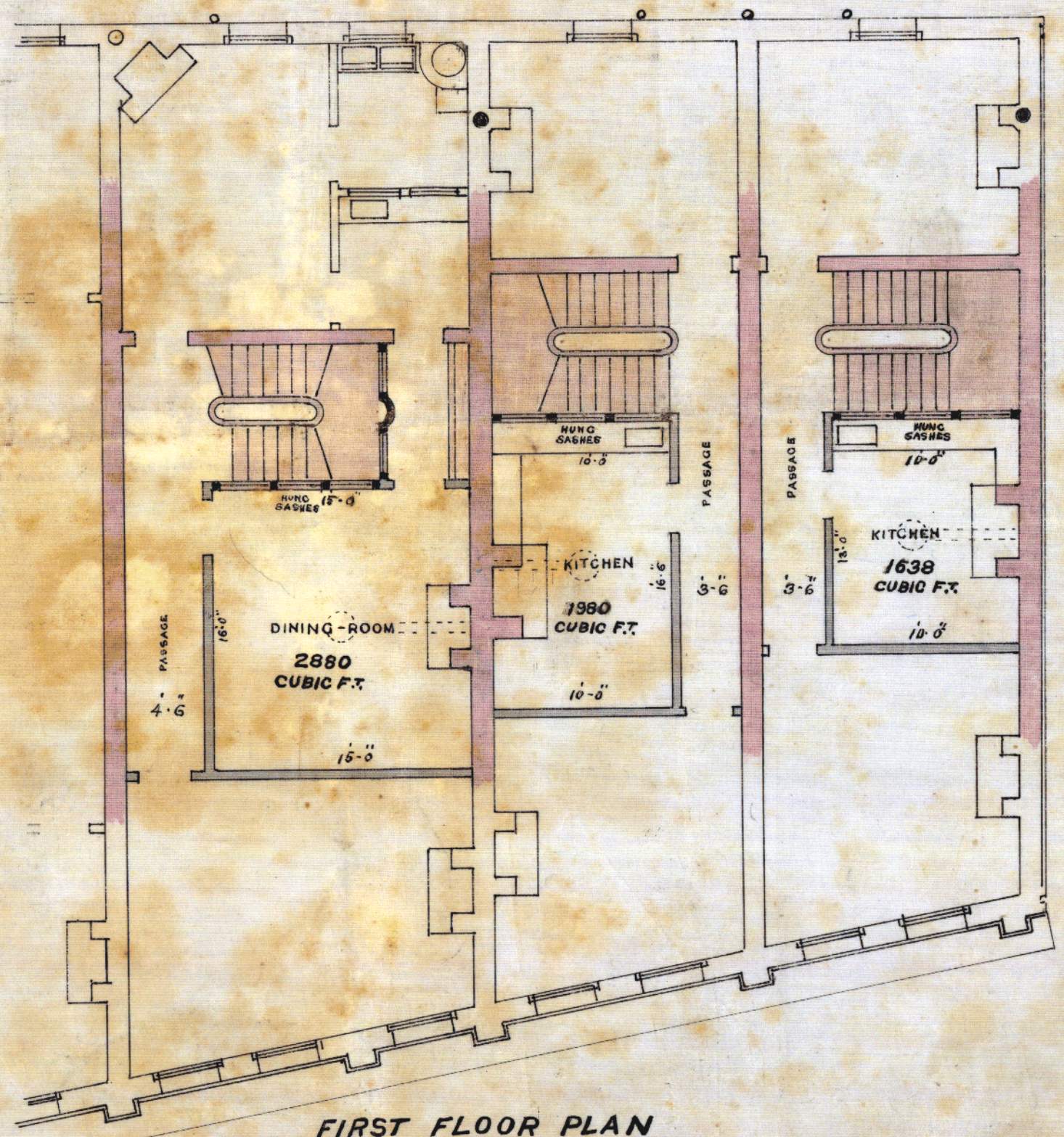
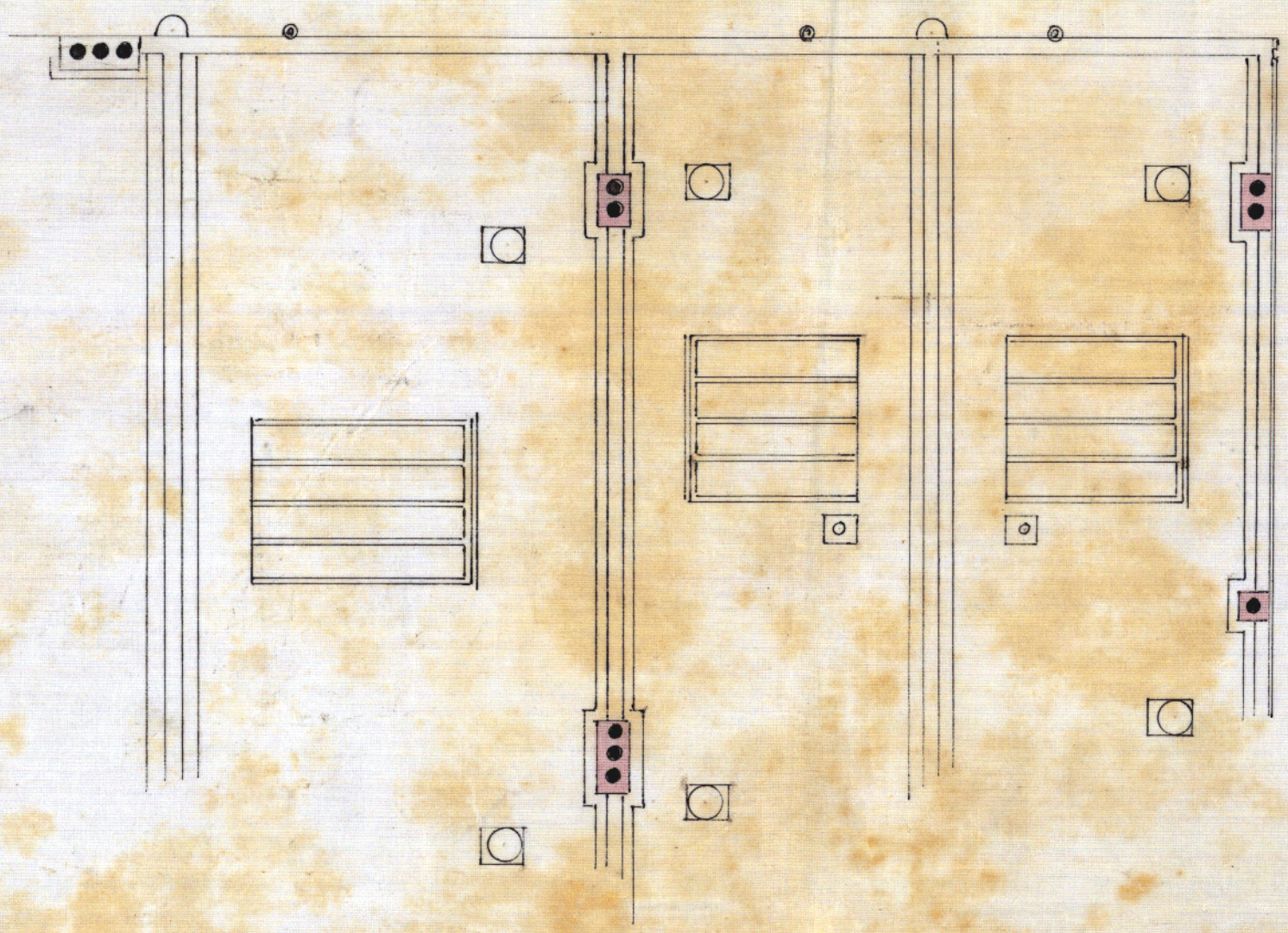
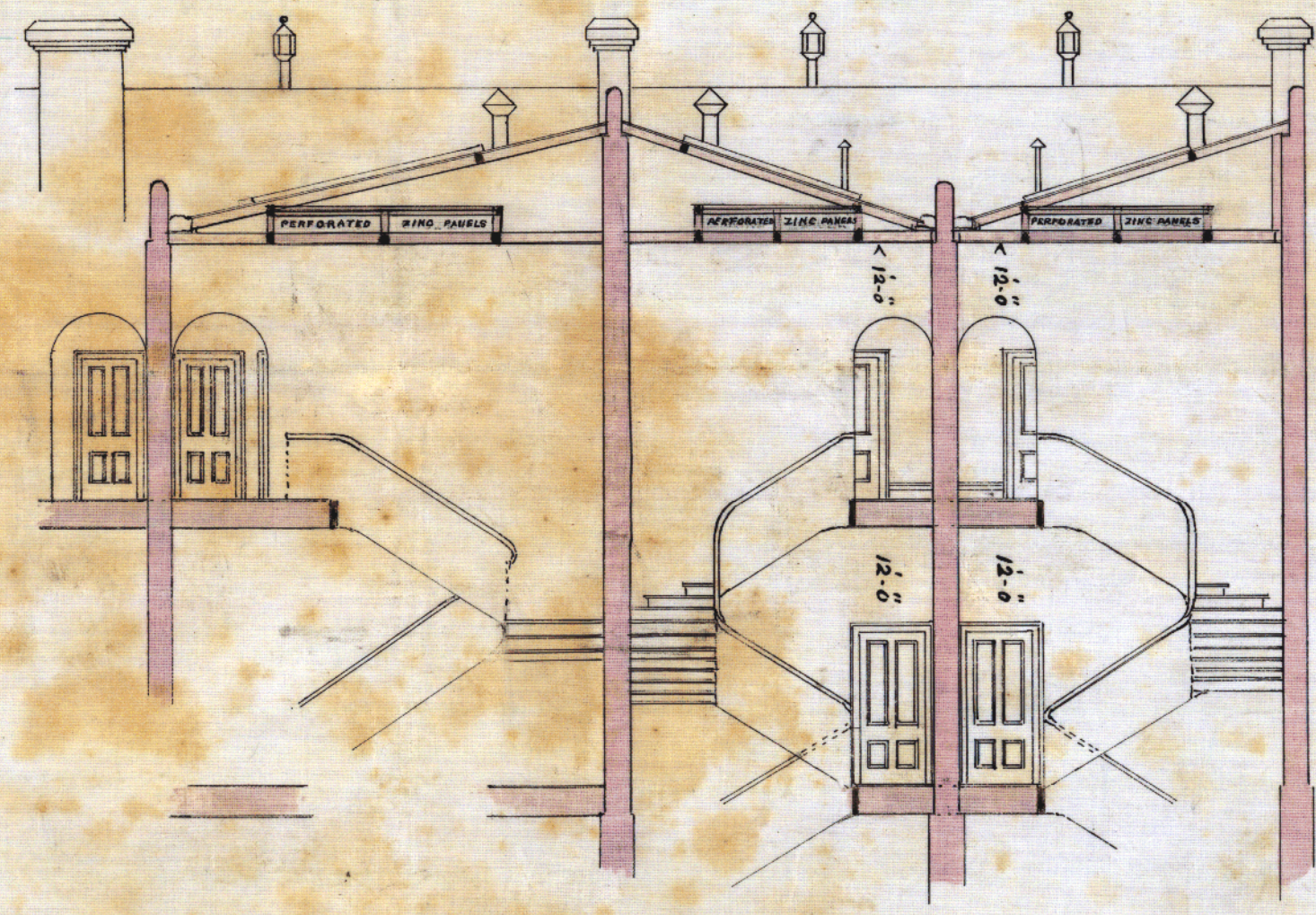
ROOF PLAN

F. Lambert M. E. & A.
Architect
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May 1880

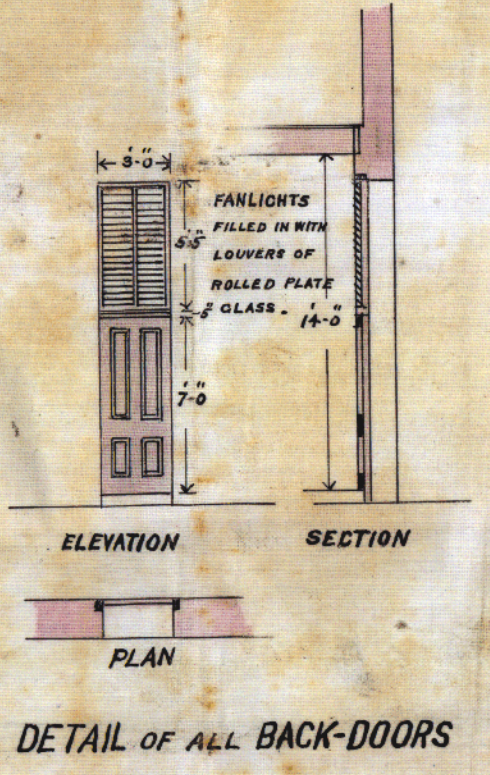
*Returned to Mr. Lambert
for amendment with
2 cases
Plan showing
habitation*

**ROD'S BLOCK. TO BE ERECTED AT E. CORNER OF ALLEN STREET AND COURTENAY PLACE
WELLINGTON, FOR JOHN ROD, ESQ., J.P., JOHNSONVILLE.**

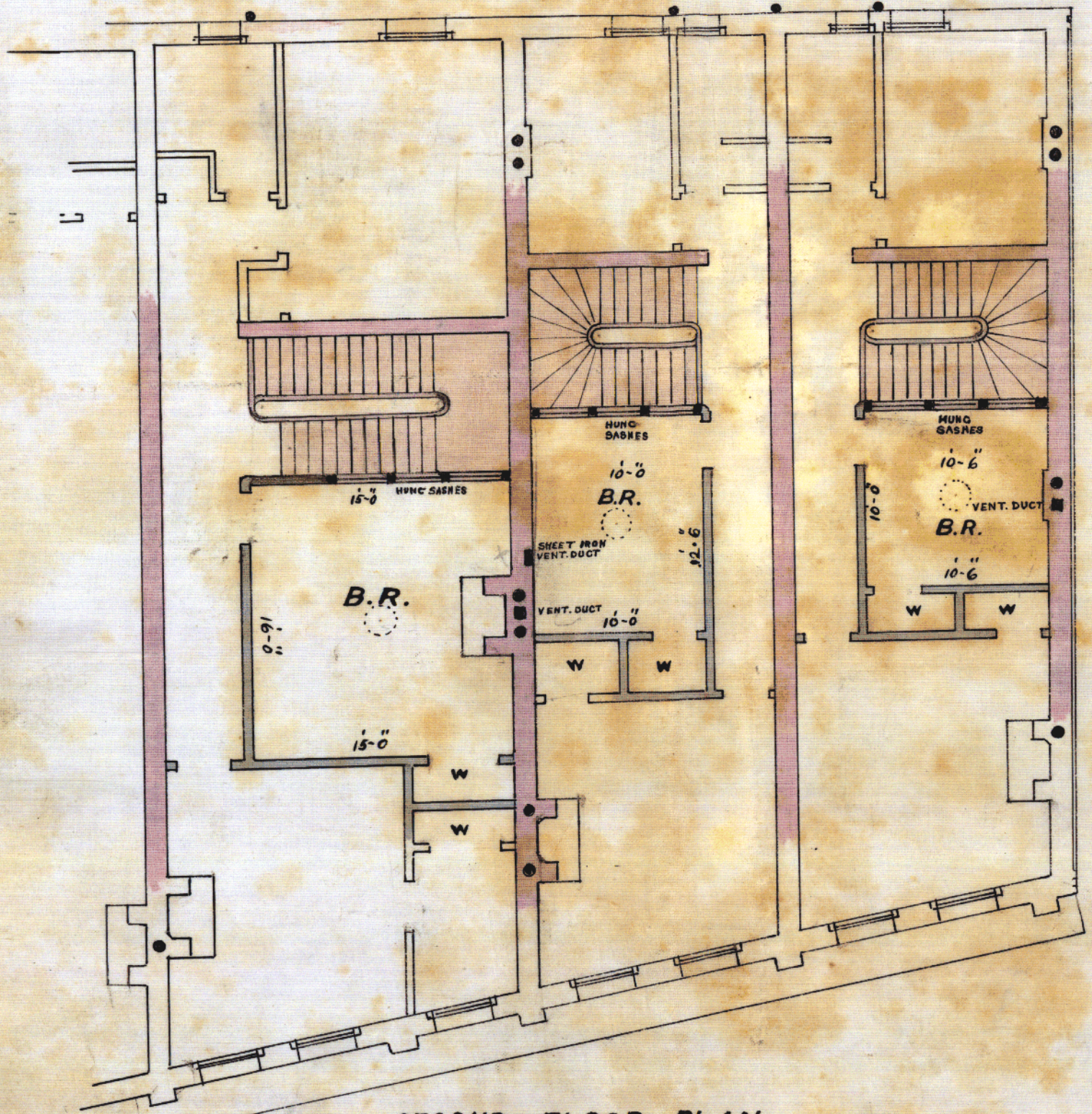
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FIRST FLOOR PLAN



DETAIL OF ALL BACK-DOORS



SECOND FLOOR PLAN

*Permit may be issued
with
6.10.00*

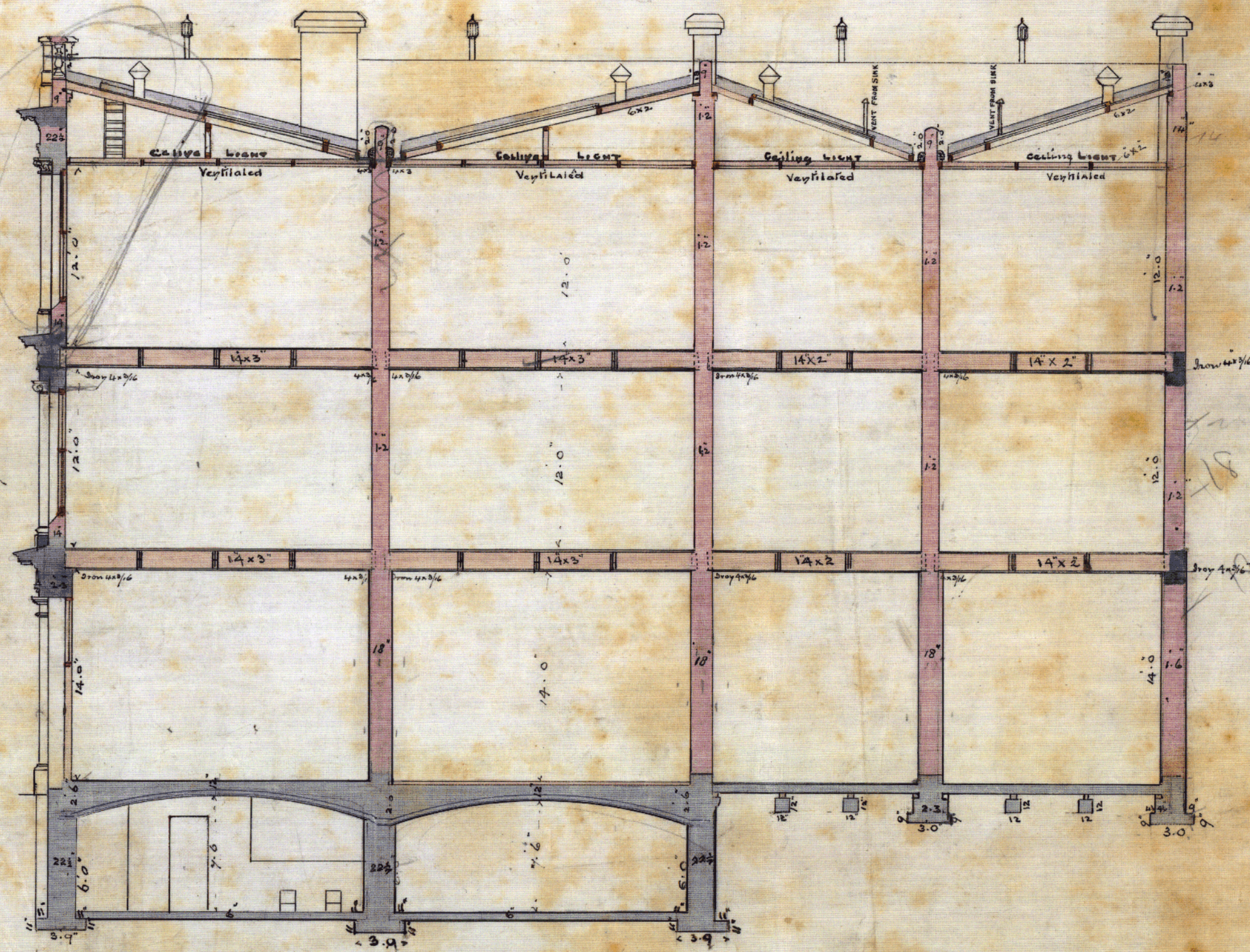
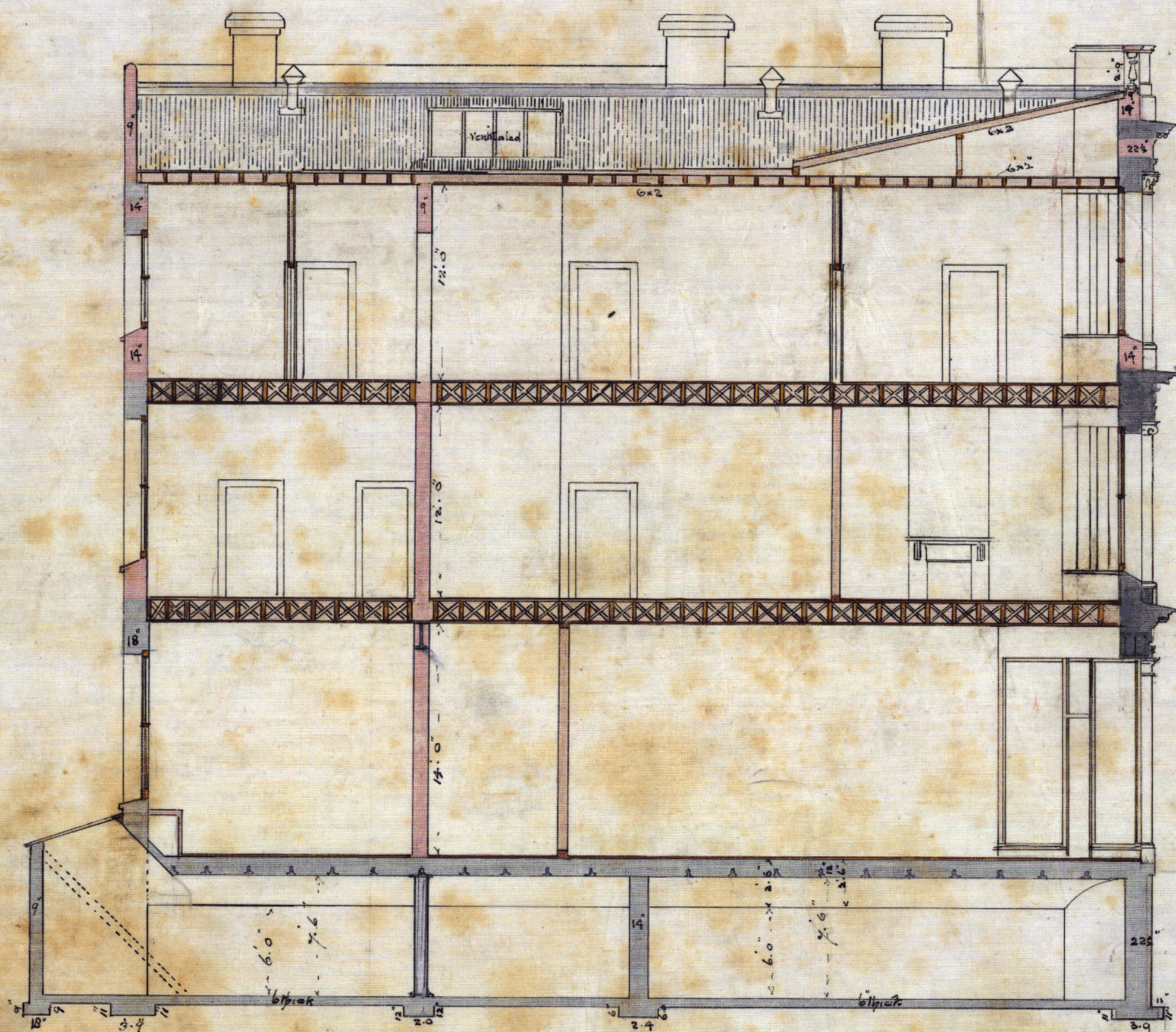
*T. S. Lambert M.E.A.
Architect
51 Cambridge Terrace
Wellington
Sept. 1900*

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WELLINGTON CITY COUNCIL
APR 23 1880
CITY ENGINEERS DEPT

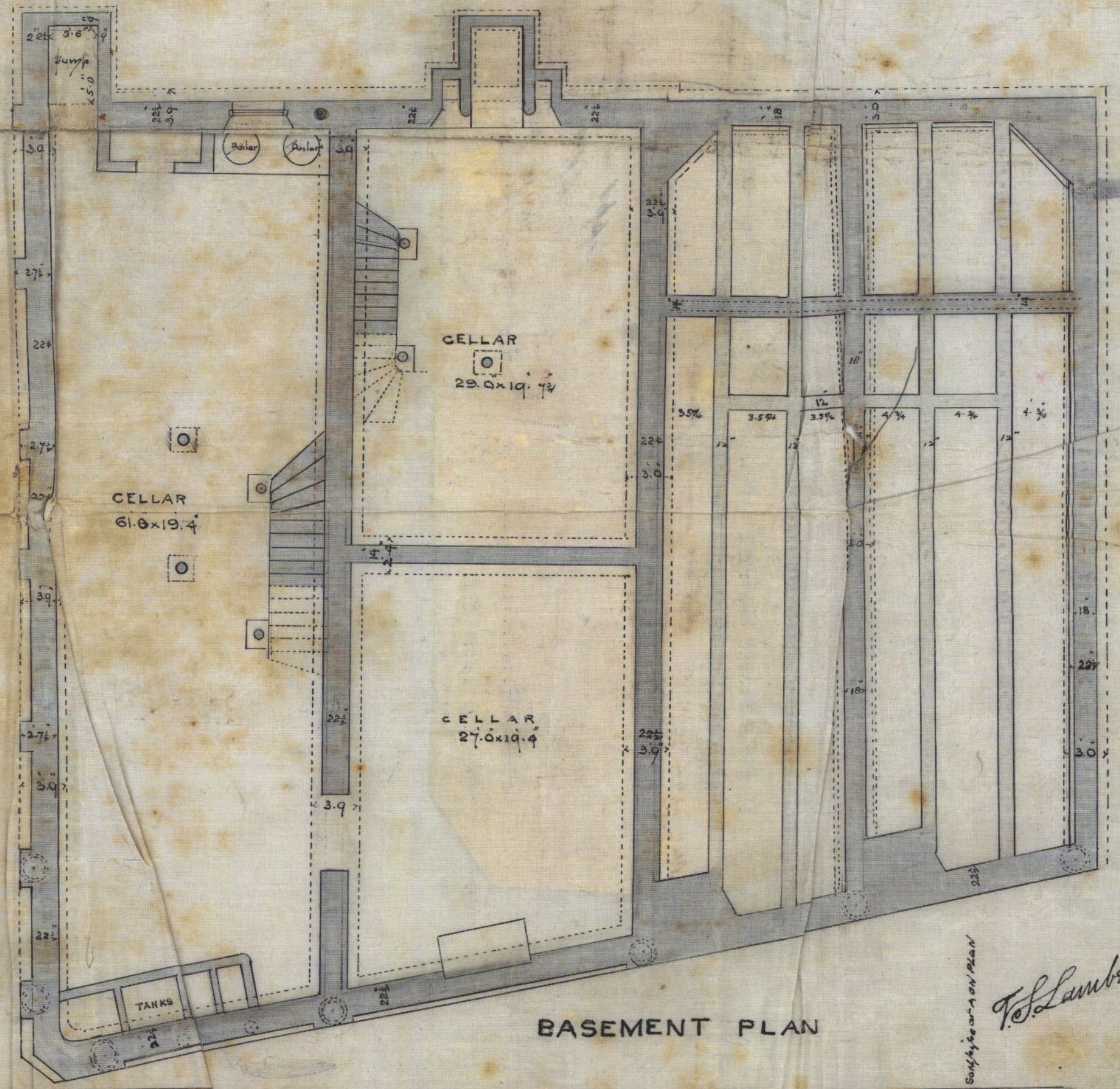
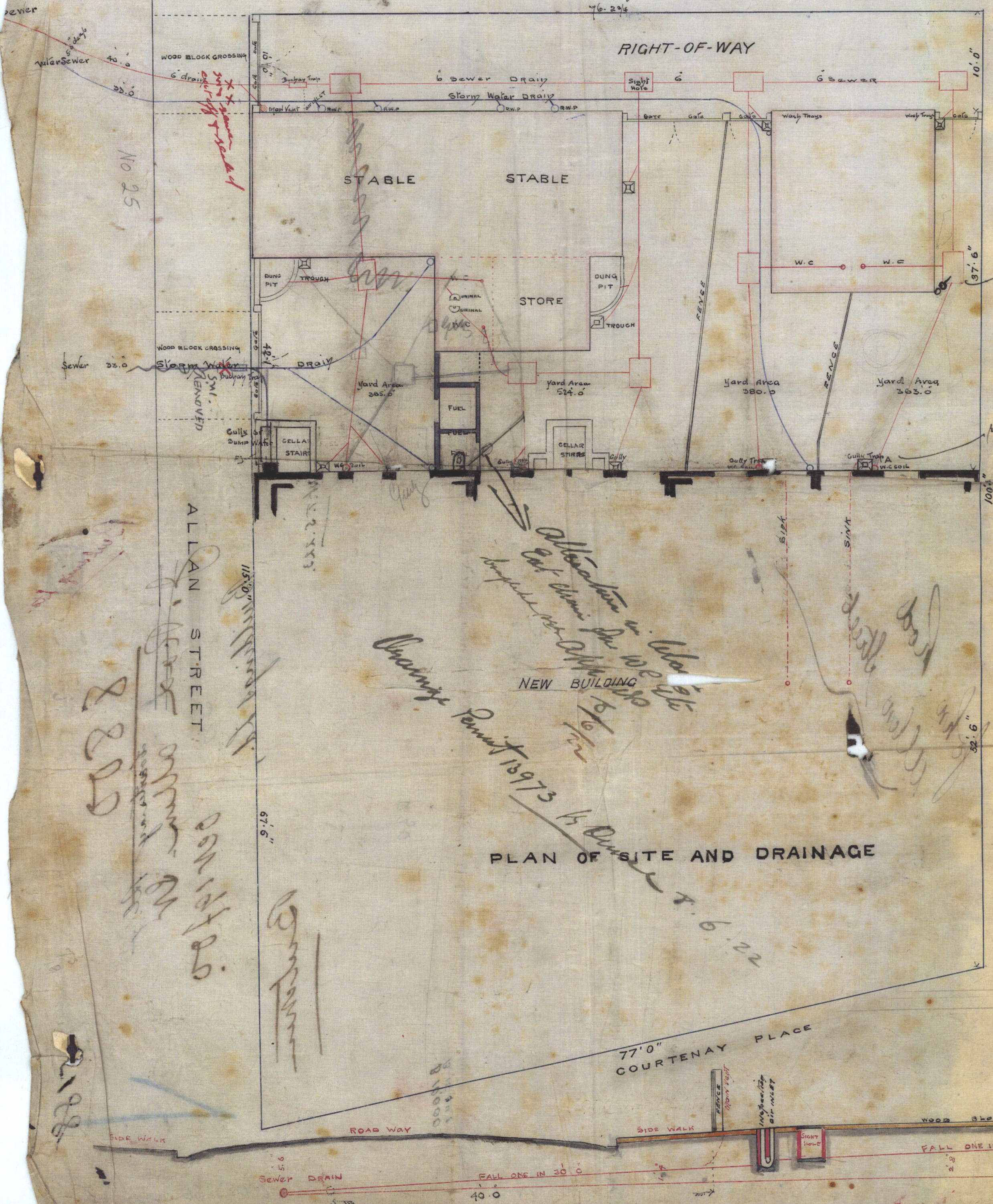


T. Lambert M.E.A.A.
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Wellington
May 1880

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SCALE :- 8 FEET TO AN INCH



PLAN OF SITE AND DRAINAGE

BASEMENT PLAN

Handwritten notes on the left side of the plan, including 'No 25', 'ALLAN STREET', and '115' 0"'. There are also large handwritten numbers '2800' and '2800'.

Handwritten notes in the center of the plan, including 'NEW BUILDING' and 'Obstruction in block'. There are also references to 'Permit 1973' and 'A.C. 22.12.11'.

Handwritten notes on the right side of the plan, including 'See Green trap' and 'Remove trap'.

Handwritten signature and title: 'T. Lambert M.B.A.A. Architect Wellington May 1900'.