

# BUILDING APPLICATION FORM

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WELLINGTON,

To the City Engineer,  
Wellington.

Date July 1st 1938

Sir,—

I hereby apply for permission to

ERECT  
~~ALTER~~  
CONVERT  
REINSTATE

at Cuba Street for Verandah  
(House No. and Street) (Owner)

of ..... according to Plans  
(Address)

and Specifications deposited herewith.

Particulars of Land—Lot No. .... TOWN SEC.  
or D/P. ....

Frontage ..... By Depth of ..... Area .....

Particulars of Building—Foundations ..... Walls .....

Roof gables Area of Ground Floor ..... square feet

Area of Outbuildings ..... square feet.

Estimated cost of:—  
1943 NA.

Building £ ~~787~~ Plumbing and Drainage £ 15-0-0 Total £ 1958  
NA. 3/9/38.

Yours faithfully,

Palmer & Skew Builder

Postal Address 35 Dorking Road SW.1

CITY ENGINEER'S DEPARTMENT.

BUILDING BRANCH.

Inspection Sheet.

Date.... 4-7-38 .....

Locality Leino No. 3 .....

Building District No. 1 .....

Application for Removal  
 Owner. Hanna P. & Co. Ltd

1. Description of Lot & Locality & House No.	Checked by	Date.		
2. Building Line Restriction, P.W. or By-Law.		4/7/38		
3. Encroachment on Street or Council property.				
4. Builder's and Owner's name and address.				
5. Crossing and approach Garages.				
6. Storage of fuel oil or Dagsr. Gds. D.G. Inspector.				
7. Distance from boundaries.				
8. Use of Building.				
9. Values on Application.				
10. Frontage and area of site ) Residential.				
11. Open space and access to rear.) Buildings.				
12. Health Dept. approval. Shops & Restrnts.				
13. Labour " " Factory.				
14. Licensing Committee approval. Licensed Hotels.				
15. Fire Board & Special requirements. Pt. Hotels & Boarding house.				
16. " " " " " Public Bldgs,				
17. " " also app. of Govt. Insp. Picture Theatres				
18. General Construction.				
19. Chimneys, heating appliances, flues etc.				
20. Fire escapes.				
21. Retaining walls.				
22. Elevators and cart-dock.				
23. Hoardings or Gantry and Deposit.				
24. Structural Calculations.				
25. Street Works requirements.				
26. Town Planning.				
27. Dispensation of Council required. <u>App. by Council 4-7-38 2.09</u>			P.W.V.	4-7-38

Permit may be issued subject to Drainage Department's approval and

Not No.  
welding & etc.

C O N T R A C T

for

erecting a new veranda and making alterations to premises,  
Cuba Street, for Messrs. R. Hannah & Co., Ltd.

THOMAS TURNBULL & SON, F.R.I.B.A.

REGISTERED ARCHITECTS.

June 17th, 1938.

MEMORANDA.

Tenders close ~~at noon~~ *at noon June 29, 1938*

Amount of Deposit with Tender: Thirty Pounds (30).

Date of completion: .....

Damages for Non-completion: Three Pounds per day (£3).

Period of maintenance. 90 days.

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

of work required to be done for Messrs. R. Hammah & Co., in taking down the existing veranda and the balcony along the length of the frontage of the Grand Central Hotel premises, from the Cantilever veranda, which has already been erected over the footpath of that portion of the frontage of the premises occupied by the Bank of New South Wales and Messrs. Liptons Limited; in taking down and removing the stanchion and column and strengthening the side stanchions and overhead girder at the street frontage of the shop occupied by Millers, Drapers, and reconstructing, reframing and replazing the different lower and upper portions of all the shop fronts required for the erection and finish of a new Cantilever veranda; all in accordance with the accompanying drawings; the Conditions of Contract adopted and used by the New Zealand Institute of Architects and under the direction and supervision of the Architects, Messrs. Thomas Turnbull and Son, F.R.I.B.A., 235 Lambton Quay, Wellington.

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The work comprises the following:-

- (1) In providing, arranging, setting up and otherwise constructing in a strong substantial manner all platforms, ladders, etc., for safe and easy access over the work and all hordings, scaffolding, needles, toms, struts, screens, etc., required for the protection and safety of the workmen, the tenants and the public.
- (2) In disconnecting and removing the Electric Lighting installation under the existing veranda and in protecting and maintaining the full use of the existing electric lighting and power and all other installations and

services of the premises including the fire escapes during the progress of the work; carrying out the necessary alterations, extensions and remodelling work to the installations and services as required by the alterations and the erection of the new veranda and for their permanent use.

- (3) In disconnecting, taking down and depositing where directed all sign boards and other signs and fittings. Those belonging to the tenants to be handed over to them.
- (4) In removing the upper portion of the frames and sashes of the existing shop fronts, reforming and framing and setting in new glazed sashes and altering, reconstructing and reframing or otherwise adapting for the lessened height the lower and upper portion of all the shop fronts, constructing an intermediate girder and stump columns to strengthen and support the existing girder over the shop front of Millers, Drapers, and in constructing intermediate channels and beam supports for the erection of the new cantilever veranda and the shop fronts, all as shown in the drawings.
- (5) In chasing, cutting away, stripping, opening up and removing portions of the brick and concrete work and the wood framing and finishing work of the buildings required for the erection of the new veranda and for carrying out the alterations and remodelling work to the shop fronts, the fire escapes, etc., in their entirety.
- (6) In carrying out any repairs and renewing if beyond repairing any defective work or materials of any kind and of all trades that may be met with in the existing work of the premises.
- (7) In painting the whole of the exposed surfaces of the

front elevations of the premises, i.e. the two buildings, including the tops and backs of the parapets down to the roofing, and in carrying out all other painting and glazing and general renovating work connected with the new veranda, the shop fronts, and the alterations and the new work generally.

PROCEDURE.

- (8) The work to be carried out in a pre-arranged and approved manner and in such a way that business can be carried on by the various tenants and the public without interruption and with as little inconvenience as possible. The work to be carried out in three sections, each section to be completed before the next section is proceeded with. The first section to comprise the work along the frontage of the Te Aro Furnishing Co., and Eatox Ltd.; the second section, Caldwells Ltd., Grand Central doorway and Donald Gillies Ltd.; and the third section; Shop "A", Millers Drapers and the Tivoli Cafe.
- (9) The Contractor is to execute as much of the external work as possible before opening up the interiors. Ample temporary means to be provided for protecting the interiors of the shops from the weather, and to prevent loss by theft and any damage being done of any kind and every description to the merchandise and goods of the tenants. Openings to be substantially and effectively closed and the shops rendered safe and secure after working hours. Any loss by theft and damage of any kind and description shall be made good by the Contractor at his own expense.
- (10) The Contractor, before making up his tender, is

requested to make a personal inspection of the premises and satisfy himself about all matters relating to the nature, extent and requirements of the work, the means of access, amount of haulage and storage of materials, the use of the street frontage, and the rights and interests that may be affected or interfered with, and all other matters which may influence the Contractor in making up his tender although not specially mentioned or shown in detail and which shall be deemed necessary by the Architects to carry out, properly construct and complete the work.

(11) The actual design, finish, dimensions, spacing and relative positions in part or as a whole of the existing work of the buildings and the new work and the levels of the floors and grade of the footpath all as shown on the drawings are approximate only and may vary when checked on the job. The Contractor to make an allowance for any variations and set out the work as directed.

(12) Should there be any doubt as to the meaning of any portion of the plans and specifications or any matter or thing, the Contractor, in order to have the doubt removed, is requested to submit such doubt to the Architects and obtain their direction as to the meaning before making up and depositing his tender, otherwise any doubt as to the meaning of any portion of the plans and specifications and any matter or thing that may be raised afterwards shall be decided by the Architects and their decision shall be final.

EXISTING VERANDAS.

(13) The existing verandas in their entirety to be taken down and removed and the walls, piers, framing of all

the shops, cleared of all obstructions and prepared for the erection of the new veranda.

OLD MATERIALS.

- (14) Any of the old materials that may be selected including all surplus glass that may not be adaptable to be used on the job to become the property of the Proprietors and to be collected and stored by the Contractor on the premises.

STEEL WORK.

- (15) The new stanchions, girder and frame-work for strengthening the stanchions and girder on the removal of the intermediate stanchion at the front of the shop occupied by Millers Drapers and the steel beams, plates, channels, bracing, suspension rods, angles and all other parts of the framework of the cantilever veranda to be of the various forms and sizes shown on the drawings, all rivetted, bolted, and welded together and to the existing stanchions and girders and anchor bolted to the brick and concrete work with rivets, bolts and welding as shown and marked. Heads of rivets and bolts to be countersunk as required for flush finish. The steel framework of the veranda to be braced with steel cross bracing in the bays between the cantilever beams.
- (16) The wood framework of the veranda roof, i.e. joists, plates, gutter, boxing and plates and the shop front framing etc., to be bolted to the steel framing with bolts, provided with standard threads, nuts and washers.
- (17) The steel to conform to current British Standard specification and to be quality "A" for bridges &c., and

and general building construction.

- (18) The workmanship shall conform to the best modern practice (Building Bye Laws).
- (19) The surfaces of all materials shall be clean before being worked and the greatest accuracy used in setting, fitting and connecting up all parts of the work.
- (20) The work where marked to be electrically welded to be welded in the best and most skilful manner by a thoroughly competent and expert welder.
- (21) The half circle roofed hood at the entrance of the Grand Central Hotel to be framed up with steel beams, tees, angles, plates, bracing, rods, bolts etc., of the various sizes and forms shown on the drawings, all rivetted, bolted and electrically welded together and anchor bolted to brick and concrete with wrought iron anchor straps of suitable sizes. The wood framing and finishing to be bolted to the steel framing with all necessary bolts and connections of standard sizes. Heads countersunk where required.
- (22) The existing Balcony to be taken down and a new Balcony of reduced size, constructed with steel beams, plates, angles, brackets and floor slats, the various sizes and forms shown, all rivetted, bolted and electrically welded together in accordance with the drawings. The railing from the existing Balcony to be cut, adapted in all ways and reset and welded or bolted to the front and the sides of the new Balcony. The steel escape ladder from the upper balcony to be set with the existing plates on 6" x 3" cross bearers welded to the steel frame.

- (23) The ladder railing and the concrete floor of the upper Balcony to be cut away and an opening formed of a sufficient size and the ladder reset far enough back to gain sufficient room on both balconies. The railing to be refixed round the sides of the opening and a gate set in with wrought iron hinges and latch all uniform with the existing work. Gate to open outwards.
- (24) The escape ladders from the fire escape platforms on cornices to be constructed with  $3\frac{1}{2}$ " x  $\frac{1}{2}$ " side strings and  $\frac{1}{2}$ " round double rungs rivetted to strings. The strings at the top to be twisted down flat, continued on in chases formed in the concrete and brickwork and turned up and anchored firmly into the front wall. The lower ends of strings to be stayed with  $2\frac{1}{2}$ " x  $\frac{1}{4}$ " stays rivetted to the sides of strings and extended, turned up and anchored firmly into the piers.
- (25) The galvanized screwed wrought iron railing of the fire escapes to be reframed with openings to give access to the ladders. The work to be made firm and rigid with rails, standards, unions, &c.,

CONCRETOR.

- (26) The new girder and stanchions at the front part of Millers' Draper and all beams, plates and steel or wood structural work built into brick or concrete work of the buildings to be bedded and encased with cement concrete. Holes made in brick and concrete work of the buildings for all work, including anchors, bolts, etc., to be filled up flush with concrete.
- (27) The concrete to be composed of one measure of an approved brand and test of portland Cement with an

admixture of  $9\frac{1}{2}$  lbs. of hydrated lime to the bag of cement i.e. 90 lbs., two measures of clean, well washed river sand brought from the upper reaches of the Hutt river, and four measures of clean, well washed Hutt river shingle no particle of which shall be larger than will pass through an inch ring. All mixed and set as directed.

PLASTERER.

- (28) All parts of the existing plastered surfaces of the premises round about the veranda, the Grand Central entrance, the inside and outside of the shop fronts and the balconies and elsewhere where deficient or affected in any way by the alterations or the new structural, framing, and finishing work to be made good with plaster, all finished uniform with the existing work with rustic, moulded or plain work as at present.
- (29) The ceilings of the recesses of the shops and the parts of the walls and ceilings at the back of the upper lunette windows where affected by the alterations or deficient, to be plastered with an approved manufacture and finish of fibrous plaster sheets made, applied and finished off in a first class manner. The sheets to be of a uniform thickness and not less than  $\frac{1}{2}$ " in thickness for walls and  $\frac{3}{8}$ " in thickness for ceilings. The fibrous plaster to be evenly and securely fixed with strong galvanised clouts to dwangs and battens set not more than 24 inches apart. All joints to be packed with fibre and finished off flush with Plaster of Paris, and the old and new surfaces for uniformity coated with an approved petrifying liquid and distempered with one coat of Jackson-Giant brand distemper.

STAMPED ZINC.

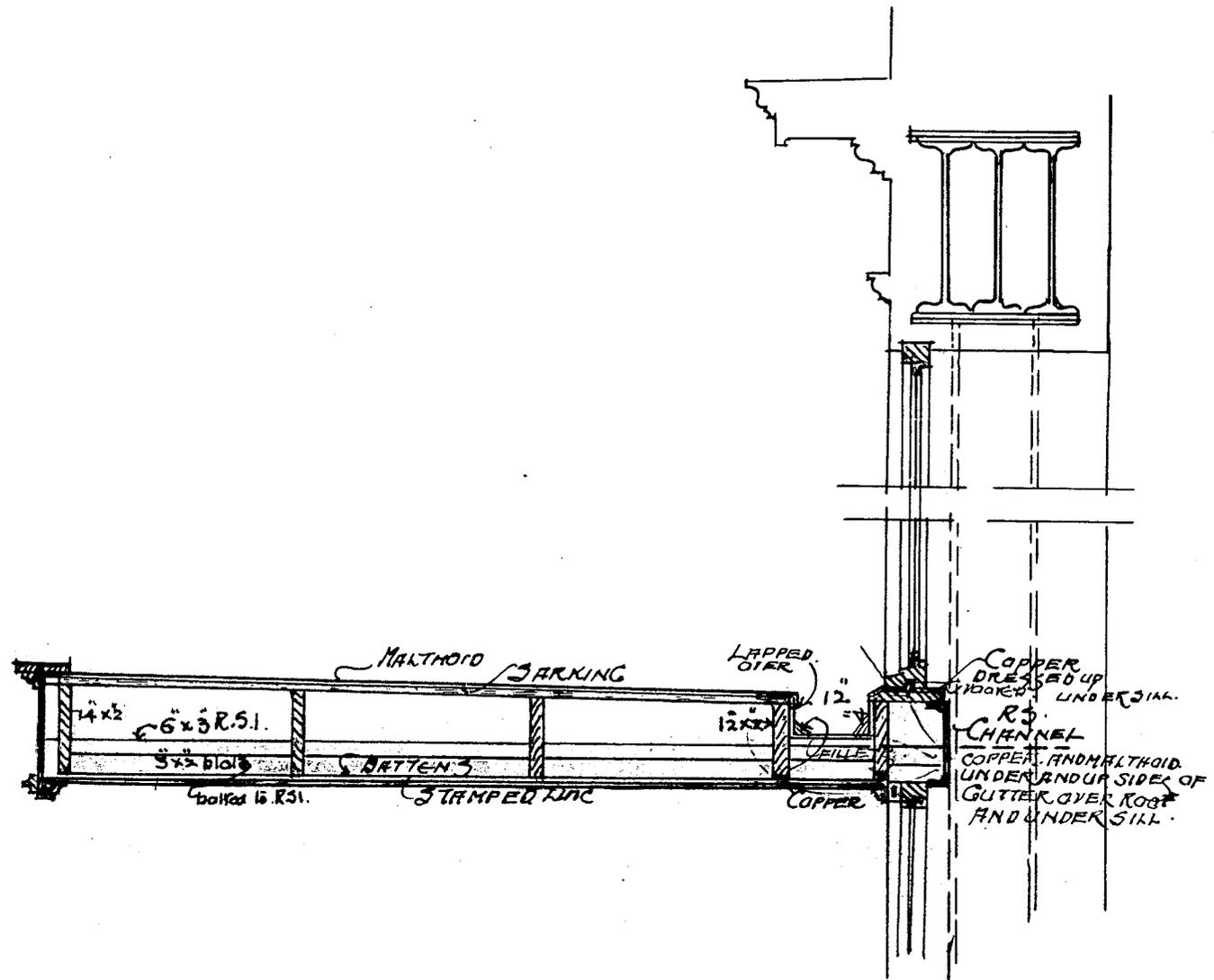
- (30) The ceiling of the veranda and the half circle ceiling of the hood over the Grand Central Hotel entrance to be covered with Wunderlichs stamped Zinc of the same pattern and design and finish as the stamped zinc now on the portion of the veranda which has already been erected in front of the Bank of New South Wales and Messrs. Liptons Ltd., The stamped zinc to be secured to 4" x 2" dwangs where required and 2" x 1" battens. Angles to have stamped zinc moulds.

BRICKLAYER.

- (31) Reconstruct and otherwise make good the existing brick work of the buildings wherever affected by the alterations and where required to be made up, cut into, altered or reconstructed for the construction and finishing of the new work.

CARPENTER AND JOINER.

- (32) The roof of the veranda and hood to be framed up with steel sections and timber framing all as shown on the drawings. Steel sections, timber and bolts to be the sizes marked.
- (33) The roof of the veranda to be framed with a pitch of 2 inches and the boxed gutters with a fall of one inch in ten feet. The roof and boxed gutters to be framed up with joists and gutter plates as detailed. The gutter bearers to be 2" x 2" set not more than 24" centre. The cess pools at the end of each length to the down pipes to be framed up 18" x 12" x 4" deep in size. Timber to be 1½" thick of heart of totara smoothly



# DETAIL OF GUTTER

(1/2 inch Scale)

dressed, holed for over<sup>flow</sup> and discharge pipes.

- (34) The roofs of the veranda; the hood and the boxed gutters to be covered in with 8" x 1" sarking closely fitted and firmly nailed.

ROOF COVERINGS, GUTTERS, FLASHINGS, ETC.

- (35) The veranda and hood roofs and gutters over the sarking to be covered with a five ply layer of malthoid of an approved brand, spot nailed, all bedded, lapped and jointed and top coated with an approved bitumastic solution. The roofs to be rendered perfectly watertight.
- (36) The gutters to be laid over the malthoid with 24 gauge copper, seamed, rivetted and soldered watertight, and to have 4" copper discharge and overflow pipes.
- (37) Fix broad, properly formed flashings and aprons of No. 24 gauge copper at all angles under coverings boards and elsewhere where necessary to render the roofs perfectly watertight.
- (38) The water from the gutters to discharge into 4 inch No. 24 gauge copper downpipes (enclosed in chases in the walls) connected with 4 inch socket, jointed cast iron pipes led under the footpath to the street channel.

ROOF FINISHING.

- (39) The top edge of the fascia of veranda and hood to be flashed with copper and finished with 7" x 1½" covering boards and 1½" scotia bed mould <sup>smoothly dressed</sup> and 3" x 1½" fascia mould at lower edge all of smoothly dressed heart of totara bolted to steel plates as marked.

WINDOWS.

- (40) The glazed front of the hood; the new lunette windows over the shop fronts; and the fanlights over the doors of all the shop fronts to be framed up with an approved type metal glazing bar welded together. Those marked to open to be provided with approved heavy butts, bronze brass quadrants and strong cords and cleats.

SHOP FRONTS.

- (41) The shop fronts to be reframed with moulded bars and sashes for the altered height and the glass cut to suit. Deficiencies to be made up with glass of the same thickness.
- (42) The lunette sashes over the veranda and metal bars in front of the hood to be glazed with approved broad reeded glass.
- (43) The side show window of Millers Drapers on the removal of the stanchion to be reframed up with moulded bars sill and stool and glazed and finished uniform and complete in all particulars with the opposite show window. The flooring; the stall board and the dwarf wall to be constructed with similar materials and also finished uniform in all particulars with the old.
- (44) The show windows of the Eatox Co., Ltd., to be reframed and glazed in the lower height with louvres and with a fanlight over door. The louvres to be of rough rolled ribbed plate set in  $1\frac{1}{2}$ " thick frames with fine mesh copper wire netting at the back. Frames to match the existing work.

VITROLITE.

- (45) The Contractor to quote a separate price for facing the pilasters and returns and stall boards of all the shop fronts and the surfaces each side of the door into the Grand Central up to the transom mould with approved colours of Vitrolite. All surfaces to be made up flush for a backing with cement plaster; old tiles to be stripped off and the Vitrolite adapted and set to the existing frames, etc.

ELECTRICIAN.

- (46) The Electric Light and Power installations of all the shops and the Grand Central Hotel (with the exception of shop "A" which is being remodelled and reinstalled under a separate contract) are to be retained as at present. Any alterations or remodelling work required by the alterations and the erection of the veranda and hood to be carried out by the Contractor and the installations left complete and permanent on the completion of the work.

MATERIALS.

- (47) Any of the old timber found good, suitable and adaptable, if approved by the Architects, may be re-used. Any decayed or defective timber of any kind that maybe met with in the existing work to be replaced with new sound timber.

TIMBER.

- (48) All the timber to be of the respective kinds used



in the existing building, and to be the best obtainable, and all timber to be thoroughly dry, free from sap, large or loose knots, and all other defects. Exposed timber for outside work to be smoothly dressed heart of totara. Finishing to be hand dressed.

PAINTER.

- EXTERIOR. (49) All the old paint, polish and varnish work on the shop fronts including the frames, sashes and doors to be washed or burnt off and sand papered, and this work and all the new work including the frames, sashes and doors to be <sup>primed with one coat of 760-023 oil base primer and painted</sup> ~~stained to a uniform selected colour, varnished with <sup>two</sup> one coats of Dulux and finished with one coat of approved Carriage Varnish to an approved finish.~~
- (50) All the surfaces of the stamped zinc ceilings and the woodwork of the veranda and hood, the metal sashes of lunettes, and all other woodwork and metal work including the exposed steel work of the veranda. Hood and fire escapes to be painted with three coats of paint.
- (51) The fibrous plaster ceilings of the recesses of shops and all the old and new plaster surfaces round about the work to be painted with one coat of an approved petrifying liquid and coated with one coat of Jackson-Giant Distemper to an approved tint.
- (52) The whole of the remaining wood, plaster and metal surfaces of the elevations of the premises including sashes, doors, escape platform and balcony railings, ladders etc., from the footpath up to the top of the parapets, and the top and backs of the parapets down

### Addenda

The following addenda and amendments to be made in the specifications and work -

- (1) 2 extra posts to be added to the framing of the roof of the maunda and the posts spaced 18 inches apart.
- (2) Siding to be 1 x 4 Clear leaf pine and dry in lieu of 8 x 1.
- (3) Painting of fronts to be the whole length of the building on the land of New South Wales.
- (4) New door not needed in Shop. H. (has been done)
- (5) 2 ply material spot nailed with clow heads and spay over in lieu of 2 and 3 ply material.
- (6) Channel and gable to be holed at 4.6" centres and gutter plates bolted to same.
- (7) Repair roof.
- (8) Lining on side walls of Miller's Shop to be retained in lieu of plaster.
- (9) Project stays of fire escape to be covered top of cornice to be plastered.
- (10) Each shop to be finished complete.
- (11) Copper beehive gratings to be put down paper.

to the flashings of the roof to be brushed and cleaned down and painted with two coats of lead and zinc paint. Woodwork of windows and doors to be finished with an extra coat of carriage varnish.

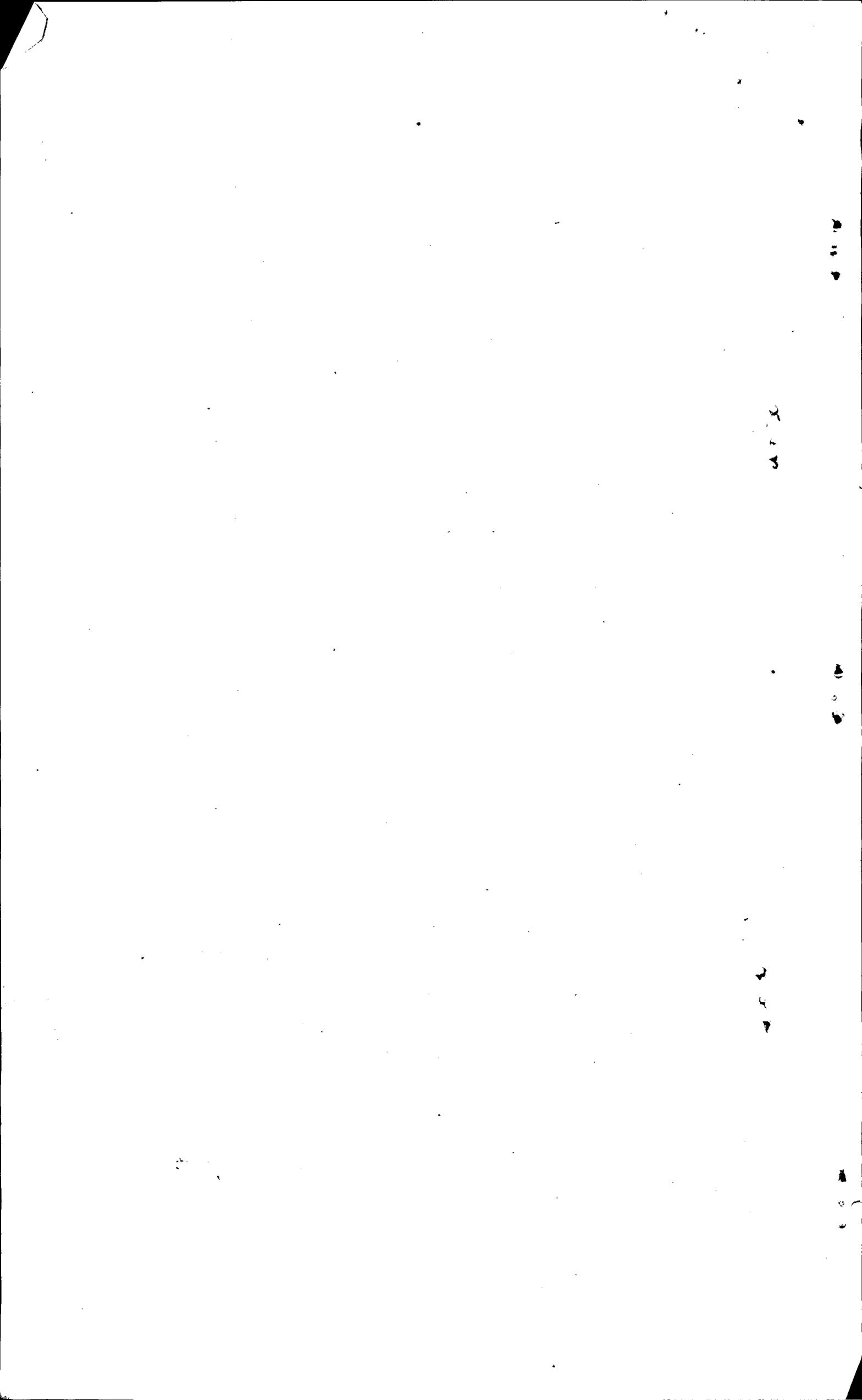
- (53) The paint to be composed of Hubbocks genuine white lead and Blundell Spence & Co.'s pure linseed oil brought in bulk and mixed on the premises.
- (54) Renew any defective puttying. Replace any broken and cracked glass. Dress and stop all work. All tints to be approved.

ADDENDA.

The Contractor in making up his tender is to allow in his tender for the following alterations, additions and amendments:-

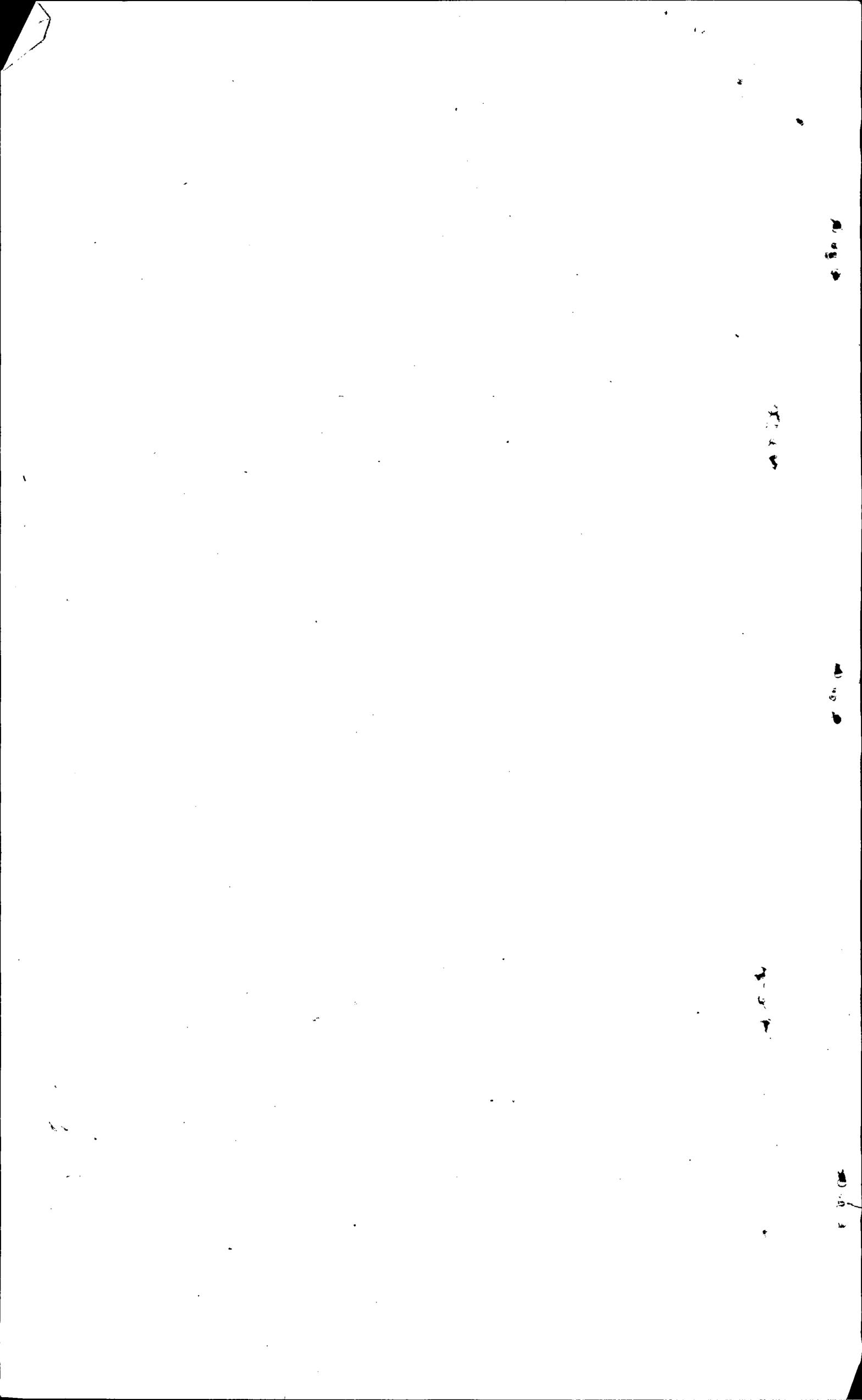
SHOP "A" AND MILLERS DRAPERS.

- (1) The alterations to the single Shop "A" from the red line at the back of the screen of the show window to the rear of the shop shown on the plan, section and elevation have been carried out under a separate contract. The moving, reconstructing and reframing the show windows including the back screens of the shop front marked "A" is to be included in the tender for the foregoing work.
- (2) The show windows and doorways including the floors, back screens, ceilings and floors of recesses of the shop front of the shop "A" and the shop <sup>front</sup> of Millers Drapers to be moved from their present positions and reconstructed and reframed between the piers of each shop to make the front of the show windows in a line with the front of the show windows of Donald Gillies, Jeweller. The shop front of Millers Drapers to be



reconstructed and reframed with the recess and door in the centre of the front and the show windows reframed and reglazed and made equal in size each side of the recess.

- (3) Remove the dwarf walling, lift the tiling and otherwise prepare the ground surfaces for the work. Frame and extend floors of the shop out to the new line. Set in 4 - 9" x 6" G.I. vents in walling. Construct new concrete dwarf walls and recess floors with concrete reinforced with  $\frac{3}{8}$  rods. (Concrete as before specified). Tile the floors of recesses with selected black and white tile centres and borders, similar to the kind on the floor of Donald Gillies' recess. Plaster and face the dwarf walls with Vitrolite of approved colours.
- (4) The floors of the show windows to be framed with 5" x 2" H.T. joists set 18" centres supported on 5" x 3" H.T. Sleepers and floored with 6" x 1" matched Ht.M. smoothly dressed flooring. Intermediate ceilings to be framed up with 3" x 5" framing set 18" centres and plastered with fibrous plaster sheets stop jointed and the angles finished with 3 inch fibrous plaster scotia moulds. The 3" x 2" framing above the ceilings to be floored with the above flooring and the open edges finished with neat moulded fascias and caps. The back screens to be framed up with 1 $\frac{1}{2}$ " frames and three ply panels of Ht.R. Each show window to be provided with a panolled door to match the screens. Doors to be hung to jambs with 3" brass butts and secured with Cromo plated press button cupboard spring locks. Omit the glazed screens above the intermediate ceiling.
- (5) The old plaster on the ceilings of the shops above the show windows to be stripped off and the ceilings



replastered with fibrous plaster sheets stop jointed and the angles finished with scotias as above.

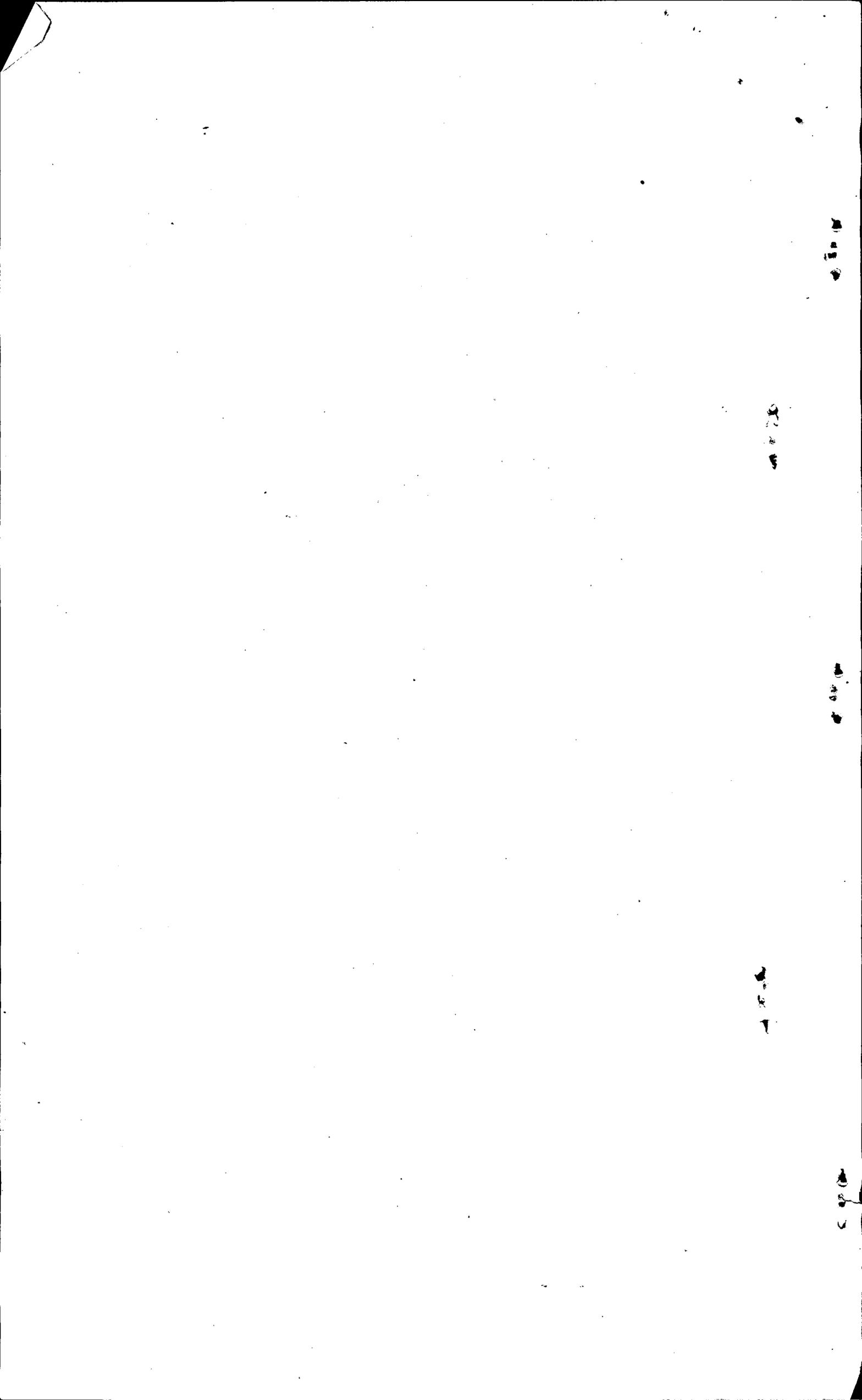
- (6) The lining &c., on the walls to be stripped off and the walls plastered with a rendered and set coat of plaster specified under the foregoing specification.
- (7) Install the Electric Light in the show windows of both shops as at present and complete with all necessary fittings, fixtures, lamps and globes as approved. Materials to be of approved kind and quality.
- (8) The woodwork of the show windows and doors and the plaster to be painted and distempered respectively as specified under the foregoing specification.
- (9) The shop fronts and the ceilings of show windows to be framed at the height shown.

DONALD GILLIES JEWELLER.

- (10) The ceiling heights of the recess and show windows of the shop occupied by Donald Gillies, Jeweller, and the show windows and overhead sashes each side of the recess and the outside tiling of the dwarf walling and the piers are to remain as at present. The front of the show windows from the present height of the ceilings of the show windows up to the beam at the springing of the veranda are to be altered, reframed and reglazed as shown. Omit the now side windows and fanlight over door in the recess as shown. The clock to be carefully taken down and handed over to Donald Gillies.

TE ARO FURNISHING CO.

- (11) The ceiling of the recess of the Te Aro Furnishing



is to be removed and a new ceiling framed with 3" x 3" joists at the level of the underside of the new beam plastered with fibrous plaster sheets stop jointed and the angles finished with 3" scotias. Floor the joists with flooring as above. Install the Electric light as at present. Remove upper part of screen above the level of the floor.

TIVOLI CAFE.

- (12) The ceiling of the show windows and the back screens of the show windows of the Tivoli Cafe to be reframed at the level of the new beam at the springing of the new veranda.

VITROLITE.

- (13) In quoting a separate tender for the Vitrolite facing work the Contractor is not to include the surfaces which are tiled in front of Donald Gillies, these are to remain. The face of the piers above the base are to be made up flush to the face of the piers with Concrete reinforced with  $\frac{3}{8}$  rods or other approved reinforcement.

OLD MATERIALS.

- (14) The glass which is to become the property of Messrs. R. Hamah & Co., refers to the plate glass only and not to the sheet glass. All other materials are to be the property of the Contractor and to be removed from the premises.

(15) The Contractor to allow a P.C sum of £98 (ninety eight pounds) <sup>net</sup> for the glass and glazing work -

Veranda Stainless Cube St.

Twist Pipe Section

6" x 3" x 12 lb

LL = 40

DL =  $\frac{5}{10}$

45 lb / ft

7'6" x 45 = 340.65 / ft

Spr.  $q^2$   $M = \frac{340 \times 9^2 \times 12}{10} = 33000$  wt lb.

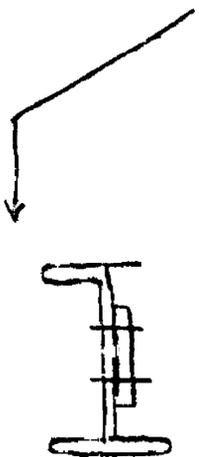
$Z = \frac{33000}{15000} = 1.83$

Load =  $340 \times \frac{9}{2} = 1520$  lb

25°

X on 25° =  $\frac{1520}{.422} = 3600$

10 ft



Design load =  $1.25 \times 123 = 154$  ft

$3600 \times \frac{100}{57} = 7000$  lb / ft

Beam Joist

span 8'   
 135 lb / ft

Load

$M = \frac{135 \times 8^2 \times 12}{12} = 8000$

$\frac{8600}{1900} = 7$

12 x 2

$= \frac{2 \times 12}{6} = \underline{\underline{36}}$

at far end of rod from the Ball guide

11.5 Channel

span

9" x 3" x 17.46 lb

Midwell Quick Lock

span 20'

< 7' q

0.5 lb

< 7'0 ->

Pt load =  $0.5 \times 45 \times 5 = 140$  lbs. to each

M =  $140 \times 80 = 122000$  wt lb.

$\frac{122000}{13000} = 0.8$  OK

finally checked for strength with bearing steel requirements.

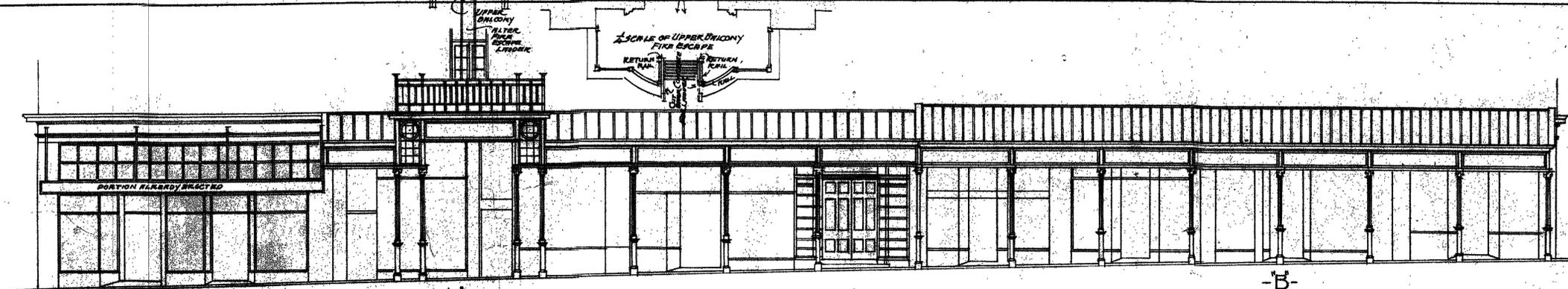
No. 1 Aged.

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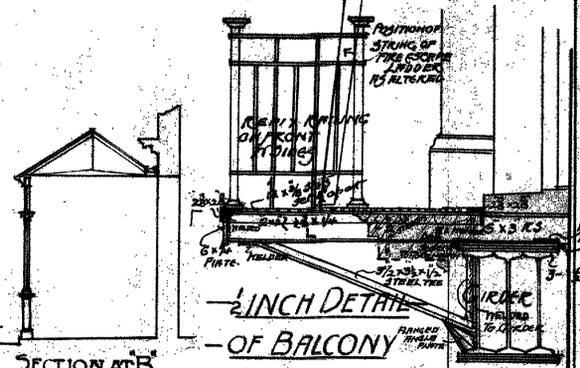
will this without  
franchise

R. P. F.  
affk. by Council

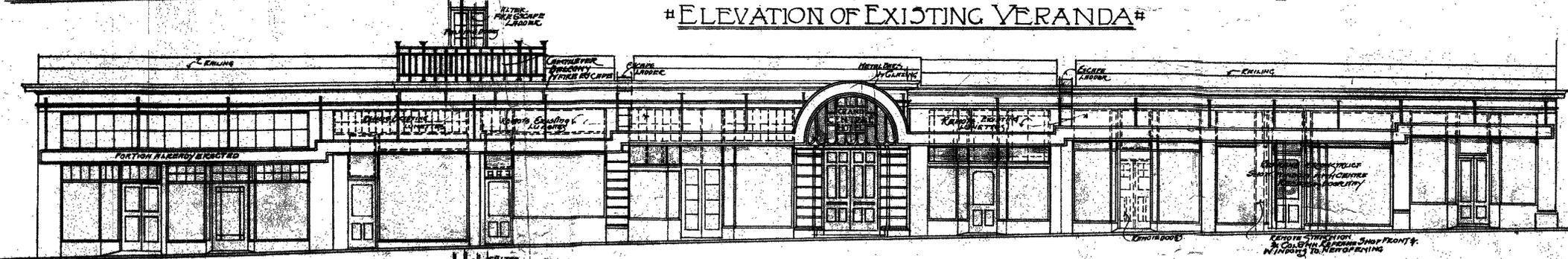
# # NEW VERANDA & ALTERATIONS TO PREMISES CUBA ST FOR MESSRS R. HANNAH & CO #



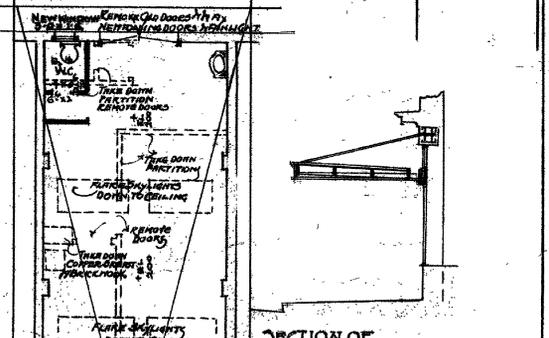
# ELEVATION OF EXISTING VERANDA #



SECTION A-B



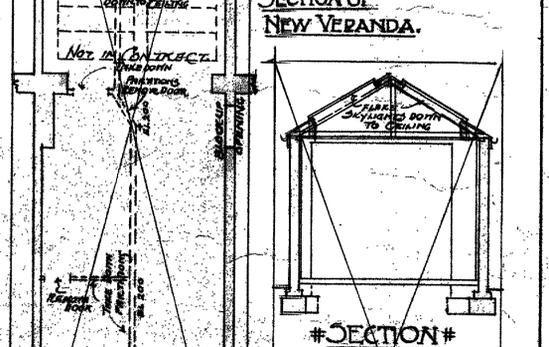
# ELEVATION OF NEW VERANDA #



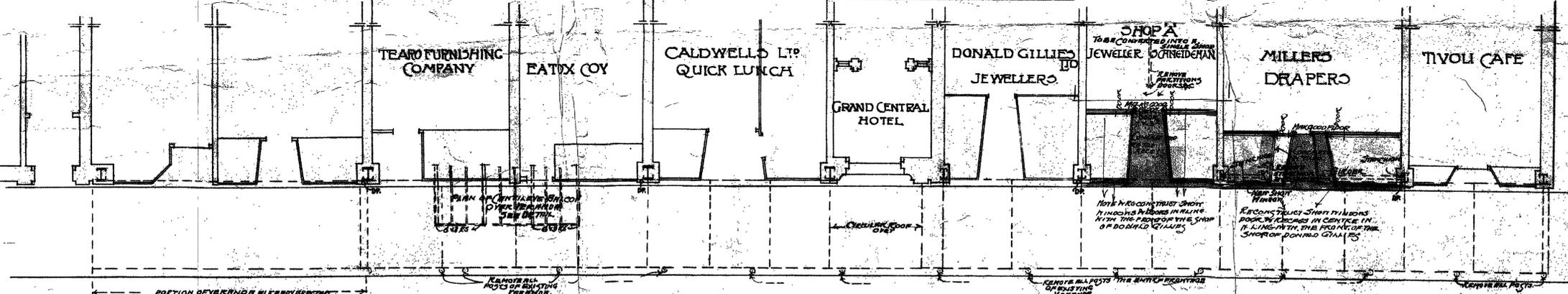
SECTION OF NEW VERANDA



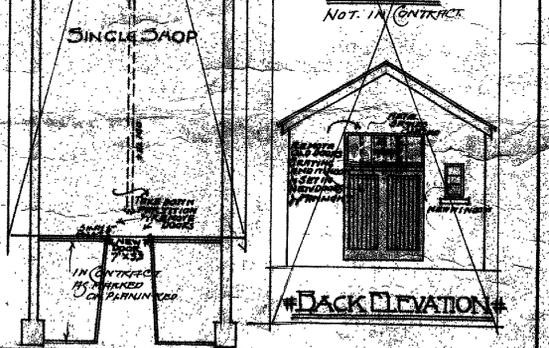
# ELEVATION OF OVERHEAD #  
# LUNETTES & SHOP FRONTS #



# SECTION #  
NOT IN CONTRACT



# PLAN #

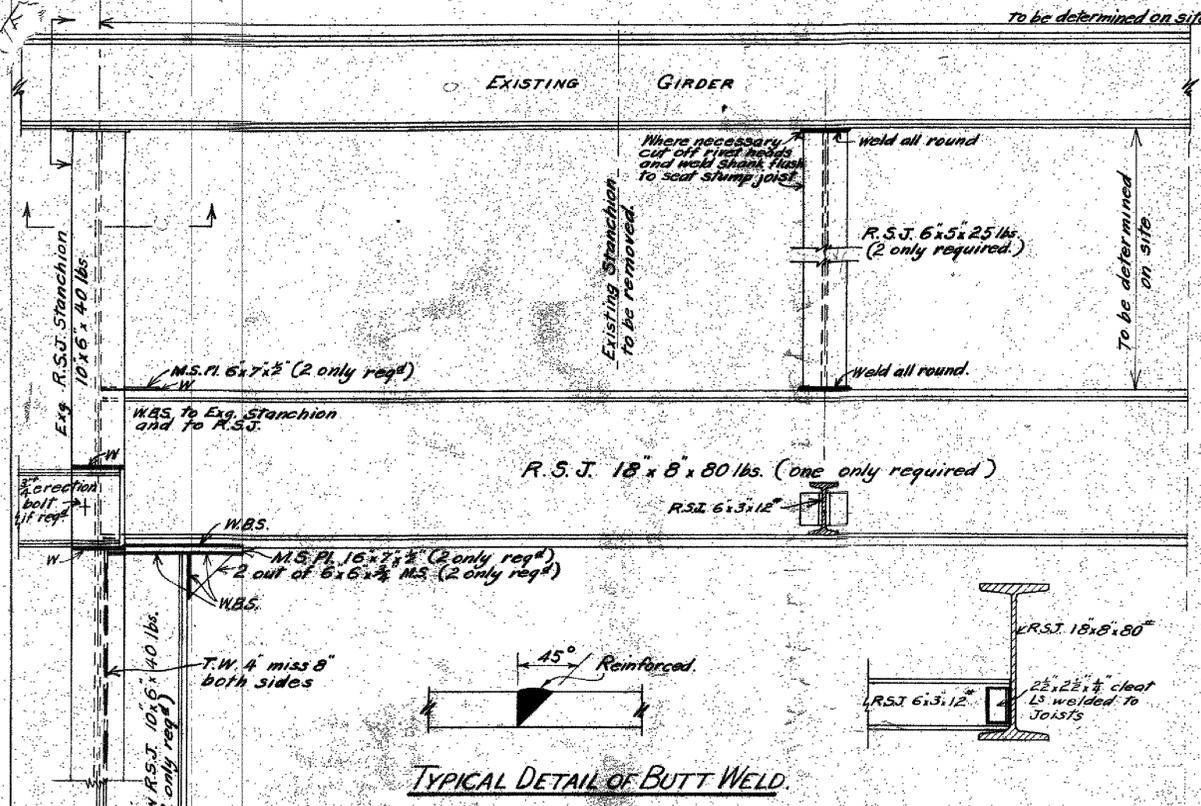


# BACK ELEVATION #

# PLAN OF ALTERATIONS #  
# TO SHOP A OCCUPIED #  
# BY JEWELLER & SCHNEIDMAN #

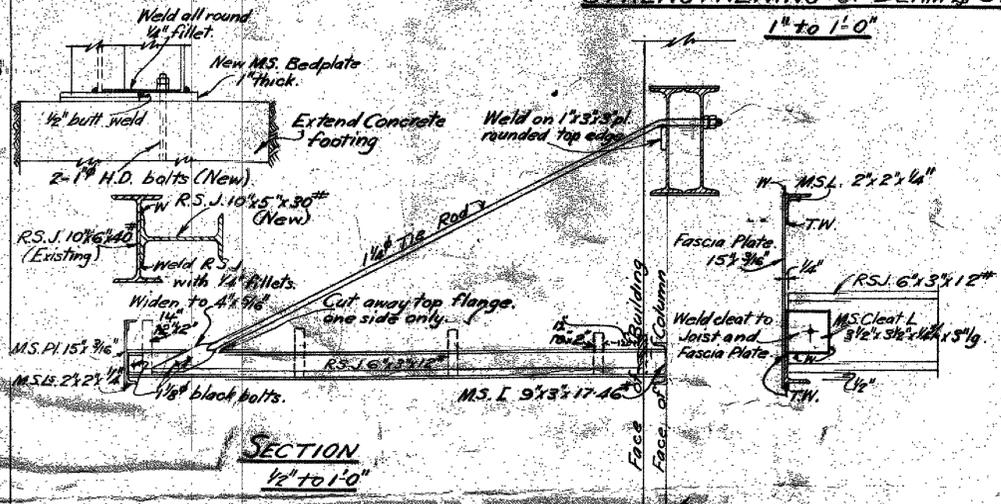
# SCALE 8 FFET = ONE INCH #

# THOMAS TURNBULL & SON #  
# ARCHITECTS #  
# 235 LAMBTON QUAY #

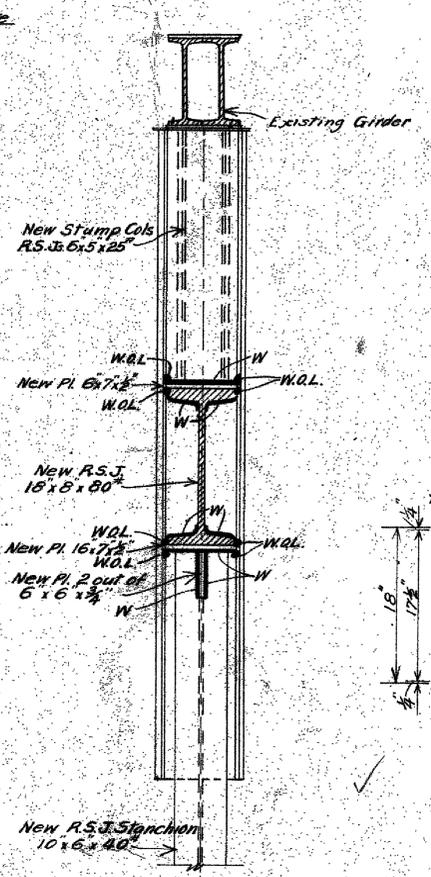


TYPICAL DETAIL OF BUTT WELD.

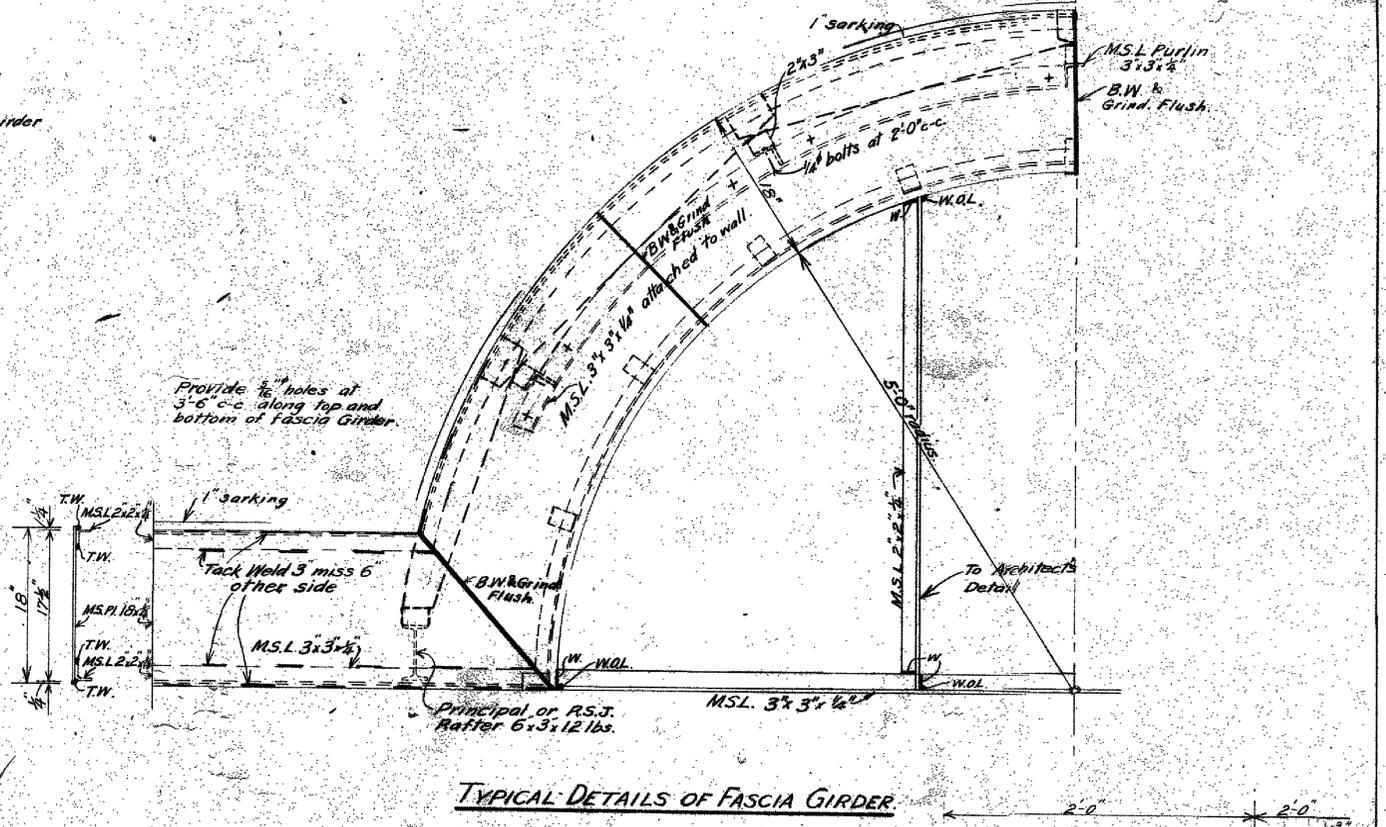
STRENGTHENING OF BEAM & STANCHIONS.



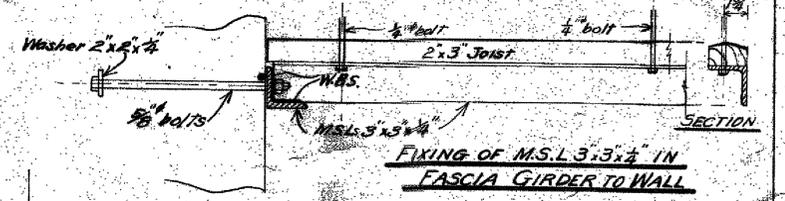
SECTION 1/2" to 1'-0"



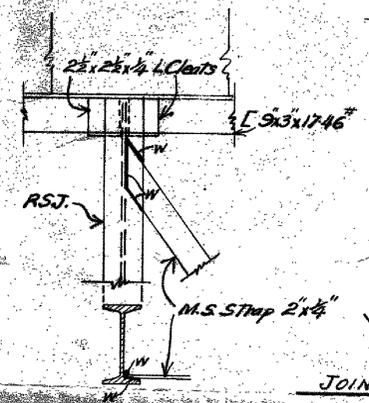
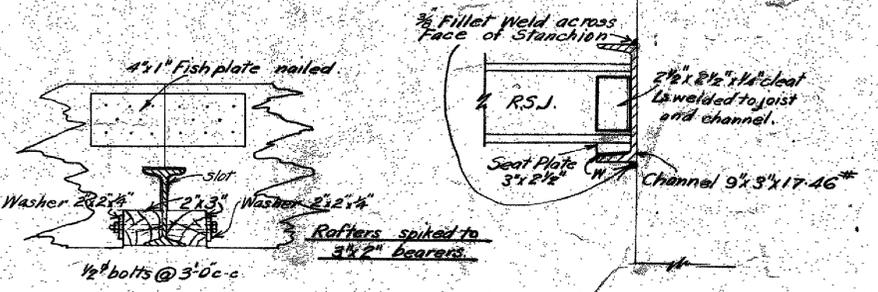
DETAILS 1/2" to 1'-0"



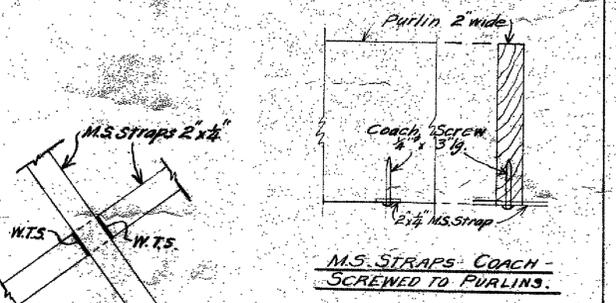
TYPICAL DETAILS OF FASCIA GIRDER.



FIXING OF MS.L. 3x3x1/2" IN FASCIA GIRDER TO WALL



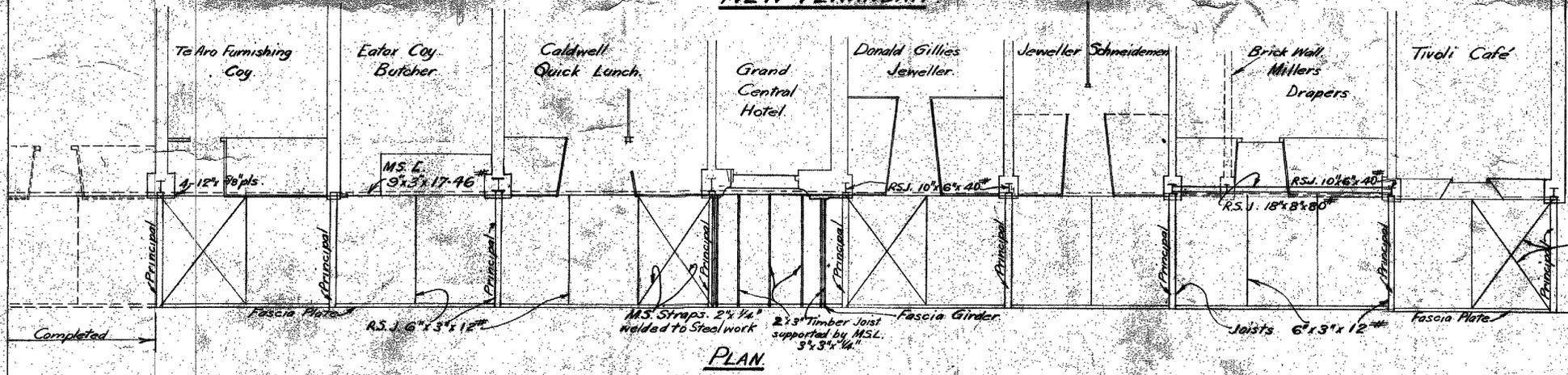
FIXING OF MS. STRAPS TO R.S.J.



MS. STRAPS COACH-SCREWED TO PURLINS.

JOINT OF 2 MS. STRAPS.

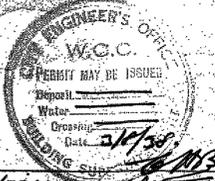
NEW VERANDAH



PLAN.

B

18109



NEW VERANDAH & ALTERATIONS TO PREMISES CUBA STREET FOR MESSRS. HANNAH & CO. LTD.			
D.P.S.A. Drawing No.	Sheet No.	Struct. Sheet No.	Passed by
T.A.J.R.M.	340	1	W.C.C.
C.P.S.A.			Eng. Engineer.
Date: 27/4/38		Refer also to	
Contents: Plan of Premises; details of New Verandah, of Fascia Girder & of strengthening of beam.			
Scales: 1/8" = 1'-0"		Revisions:	
THOS. TURNBULL & SON FRIBA. ARCHITECTS WELLINGTON.			
PHILLIP S. ALLEN CONSULTING ENGINEER WELLINGTON.			