

BUILDING APPLICATION FORM

48



WELLINGTON.

Date, 11/11/35 19

To the City Engineer,
Wellington.

Sir,—

I hereby apply for permission to erect suspension verand.

at 126 + 128 Cuba St for Messrs Woods Bros

(House No. and Street)

(Owner)

of Cuba St according to Plans
(Address)

and Specifications deposited herewith.

Particulars of Land—Lot No. TOWN SEC. or D.P. 177

Frontage 31 ft By depth of Area

Particulars of Building—Foundations Walls

Roof Area of Ground Floor square feet

Estimated Cost £ 150

Area of Outbuildings sq. ft.

Building £ 156 Plumbing and Drainage £ 0 Total £ 156

Yours faithfully,

Palmer & Co. Builder

Postal Address 53 Duthie St Kapori

Date 11-11-35

To the Town Planning Officer,

Application has been made by Wood Bros

for the erection of Veranda on Lot TS D.P. 177

Street 1269 128 Cuba st

Will this proposal interfere in any way with any proposal you have for Town Planning?

W. Wood
Building Superintendent.

To the Building Superintendent,

No.

Yes.

Remarks.

12-11-35

[Signature]
Town Planning Officer.

12-11-35

ion of Verandah to Building No.
126-3 Cuba Street,
for

Messrs. Wood Bros.

105 Customhouse Quay,
Wellington.

John S. Swan & Wm. E. Lavelle
Registered Architects.

THE CONTRACT DOCUMENTS comprise this specification and the drawing marked W-1 and the Contract shall be subject to the N.Z. Institute of Architects Standard Conditions of Contract. The Contract Documents are complementary and what is called for by one shall be as binding as if called for by all.

SITE. The work is at Building No. 126 Cuba St., comprising 2 shops, one occupied by the Owners as a Butchers shop and the other by a Jeweller. The shops will remain occupied during the progress of the work which shall be carried out to cause as little interference and inconvenience as possible to the shops and their customers access etc. The premises shall be kept weatherproof and dustproof at all times. Tenderers are requested to inspect the premises to ascertain for themselves the exact nature and extent of the work as no claims will be allowed on the grounds of insufficient or wrong description.

SCOPE OF WORK. The work included in this Contract comprises the removal of existing verandah and the erection of a slung verandah together (~~with erection of a new slung verandah together~~) with clerestorey windows above verandah, necessary plastering and painting work to leave a complete job.

DAMAGE. Every care shall be taken to avoid damage to the existing or adjoining work or properties, footpaths, etc. All damage shall be made good and all rubbish shall be removed to leave the premises clear and tidy.

LIABILITY. The work being of the nature of alterations to an existing building the fire insurance will be arranged by the employer in accordance with the Conditions of Contract.

where required to adequately support the building etc. during the progress of the work. The Contractor shall be held fully responsible for any claims arising out of his operations.

REMOVALS. Existing work shall be cut into, removed or amended so far as may be necessary to carry out the alterations work. All work disturbed or where existing work is removed shall be made good with materials to match the existing and junctions of new and old work shall be neatly made to approval. Existing work removed, if thoroughly sound and suitable and approved by the Architect, may be reused in the new work. All other materials not otherwise specified and all rubbish shall be removed from the site.

The existing glazed verandah together with c.i. verandah posts & sashes shall be removed. Existing unglazed sashes above transom etc. shall be removed. All existing work where required shall be removed or amended.

CONTINGENCY SUM. The P.C. sum of Five Pounds (£5) shall be allowed to be spent on contingencies and the unexpended balance of such sum shall be deducted from the Contract at the final adjustment of accounts.

HEIGHT. It is intended that the existing plate glass show windows, window ceilings etc. shall not be disturbed. The existing ceiling to windows is supported on wood transom beam supported by 2" rods hung from large box girder above. The new Verandah shall be fixed at the height shown on details to suit existing wood transom beam. S.J.s shall be set with 4" fall from front edge to gutter.

IRONFOUNDER.

ALL STEEL shall be of British manufacture free from all defects. All workmanship shall be of the best.

HENNEL FASCIA. A 9" x 3" x 17 lbs. channel shall be fixed full width of building against wood transom beam as shown. Channel

10, Customhouse Quay,
Wellington.

John . Dear & W. S. Lovell
Registered Architects.

The Contract Documents comprises this specification and the drawing marked S-1 and the Contract shall be subject to the N.Z. Institute of Architects Standard Conditions of Contract. The Contract Documents are complementary and what is called for by one shall be as binding as if called for by all.

LIFE. The work is at Building No. 126 Glen St., comprising 2 floors, one owned by the Council as a public office and the other by a developer. The work will remain open during the progress of the work which shall be carried out so as to cause as little interference and inconvenience as possible to the public and their customers access, etc. The building shall be kept work-proof and dust-proof at all times. Tenderers are requested to inspect the premises to report in fact themselves the exact nature and extent of the work as no claim will be allowed on the grounds of insufficient or wrong description.

SCOPE OF WORK. The work included in this Contract comprises the removal of existing verandah and the erection of a slung verandah together (~~with a slung verandah and a slung verandah together~~) with clerestory windows above verandah, necessary plastering and painting work to leave a complete job.

CAREFUL. Every care shall be taken to avoid damage to the existing or adjoining work or property, furniture, etc. All dirt shall be kept good and all rubbish shall be removed to leave the premises clear and tidy.

INSURANCE. The cost of the nature of alterations to an existing building the fire insurance will be arranged by the employer in accordance with the Conditions of Contract.

PROTECTION AND SAFETY. The Contractor shall take every precaution

angles 9" long shall be rivetted to channel and welded to existing $\frac{1}{2}$ " rods as shown. It is assumed that piers at each side of building are steel stanchions supported by box girder. Contractor shall allow for cutting concrete work and expoint these stanchions to directions. Connections to these stanchions shall be made for the channel as will be directed when the work is opened up and Contractor shall allow for making such reasonable connections as may be found necessary and suitable to later directions.

Four pairs of 6" x 3 $\frac{1}{2}$ " x $\frac{3}{8}$ " angles 3' long shall be rivetted to channel to connect 6" x 3" R.S.Js as detailed and channel shall be drilled as required for braces.

R.S.Js ETC. Four R.S.Js supporting joists shall be 6" x 3" x 12 lbs. secured to channel with angles previously specified bolted through R.S.Js. R.S.Js shall be drilled for $\frac{1}{2}$ " bolts supporting wood bearers and for slung rod connection and flanges shall be out as required to suit sling rods and at ends to suit channel and angle. Reinforcing plates shall be rivetted to webs at sling rods as detailed.

Angle behind fascia shall be 6" x 3 $\frac{1}{2}$ " x $\frac{3}{8}$ " with connections to R.S.J. similar to channel connections. Angle shall be drilled to take wood fascia. Braces shall be fixed to angle and channel as shown of 2" x $\frac{3}{8}$ " flat^S bolted at each end.

Sling rods shall be 1 $\frac{1}{4}$ " diam. with lower end forged and 1" bolted through R.S.J. Upper ends shall be forged to pass through brick wall and hook over edge of existing box girder as shown, solidly grouted into wall.

Turnbuckles may be used or omitted at the option of the Contractor but if used they shall have full thread connection to rods. All rivets and bolts not otherwise specified shall be $\frac{3}{4}$ " diam.

CARPENTER AND JOINER.

TIMBER. All timber shall be of the size specified or shown with the usual allowance for dressing. It shall be in all cases ~~the~~ thoroughly good and free from any defects which in the opinion of the Architect may render it unfit for the part of the work in which it is intended to be used and where visible it shall be dressed. All framing timber shall be reasonably dry and all timber for joinery and finishing shall be thoroughly seasoned. All framing timber not otherwise specified shall be Building A Heart Rimu and all joinery lining and finishing timber shall be dressing A Heart Rimu.

NAILINGS. Where not otherwise specified, nailings shall be substantially effected at all timber contacts and intersections and generally nails shall penetrate the second timber one and a half times the thickness of the timber fastened. All nails in visible work shall be ^{punched} ~~flushed~~ below flush.

WOOD JOISTS. Joists shall be 10" x 2" Building A Heart Rimu spaced as shown. Joists shall be supported on 2" x 2" bearers resting on lower flanges of steel beams and bolted through each with three $\frac{3}{4}$ " bolts. Joists shall be cut around steel beams with 1" clearance over top flange, lapped at least 6" and spiked together. Joists at end of verandah shall project beyond steel joist and shall be blocked down to take end fascias. Rows of 2" x 2" herring bone strutting or solid blocking shall be fixed, one row in each span all neatly and tightly fitted and securely nailed.

Joists shall be notched to suit 2" x $\frac{3}{4}$ " flat braces. Ends of Verandah shall have 2" bearers to take fascias and lining.

GUTTER shall be formed between joists as shown with 2" x 2" bearers at 18" centres and 1" boards with 2" x 2" fillets in angles. Gutters shall have falls of at least $1\frac{1}{2}$ " in 10'0" to downpipe where proper sump shall be formed.

double nailed. Tilting piece shall be fixed at front edge and at ends to suit roofing material.

LINING. The whole of the underside of the verandah shall be lined with 4" x 3/4" thoroughly seasoned T.G.V. lining of Dressing B Heart Kima well closed and nailed. Riser above show windows inside shall be similarly lined vertical, with 1 1/2" window board and apron under. Bedmould as shown shall be fixed behind fascia and at show windows, piers etc.

Bottom edge of channel shall be boxed in with 1" stuff as required with bedmould against existing transom bearer.

FASCIA. Front and two ends of Verandah shall have 15" x 2" Californian Redwood fascia securely bolted to angle with 3/4" bolts at 4'0" centres. Fascia shall have two 4" x 2" plates securely nailed above and below angle. Cap cut of 5" x 2" shall be fixed over roofing with 2" x 1" splayed bedmould under all in Ht. Totara. Fascia etc. shall be arranged to suit adjoining verandah at each end. End fascias shall each have three 9" x 3" c.i. ventilator grilles rebated flush to ventilate timber in verandah.

CLERESTOREY WINDOWS. Space between verandah and box girder shall be filled with four clerestorey windows up to soffits of existing beam. Frames shall have 4" x 2" heads and syles, and 4" x 3" sills all properly rebated, throated and grooved, and rebated for flashings. Sashes shall be 2" thick divided as shown with 1" bars and glazed with small hammered obscured glass. All sashes shall be fixed and left absolutely watertight. All timber shall be Heart Totara. Frames shall be pointed all round with Carbolaastic mastic and finished both view sides with 1" quarter rounds to leave a completely watertight job.

Frames shall be fixed to suit existing 3/4" rods and 1" fascias shall be fixed inside and outside to encase rods. Care shall be taken that outside fascias are fixed to leave a completely watertight job.

EXISTING BOX GIRDER shall be encased in battens at 2'0" centres to suit teletex and plaster.

new channel shall be fixed to suit existing...

Rok or other similar approved fabric roofing material, one layer of 1 ply and two layers of 2 ply. Each layer shall have joints properly broken and shall be stuck down with proper bitumen solution. Roofing material shall be carried round gutter and turned into suap, and well up under window sills, at least 4" up faces of piers etc. and shall be finished at edges as shown. Sping rods shall be properly flashed and the whole of the roofing shall be left completely waterproof. The roofing work shall be carried out by expert workmen employed by a reputable roofing firm who shall give the Employer a written guarantee to maintain the roof for a period of 3 years from the date of completion.

FLOORING OVER EXISTING SHOW WINDOWS. In the Butchers Shop (full width) the existing sashes etc. above rear of show windows shall be removed. Existin ceiling joists to show windows etc. shall be patched up with 2" x 1" battens to clear E.L. conduits and a new floor of 6" x 1" T. & G. O.B. Matai shall be laid over show windows and perches for full ~~width~~ width of Butchers Shop. Small section of partition over Porch between 2 shops shall have 4" x 2" plates and studs and shall be lined with T.C.V. lining. Box girder ~~slat~~ exposed to Butchers Shop shall be neatly lined in with T.C.V. lining with scribing battens as required. Edge of flooring over show windows shall be neatly finished with nosing piece and apron under.

STEELTEX AND PLASTER. The portion of box girder etc. exposed by removal of old verandah (above clerestorey sashes and end piers) shall be encased with steeltex exterior fabric well nailed to battens. Material shall lap at least 6" over adjoining brick and concrete surfaces with paper backing removed and wire well secured to plugs in wall at 2'0" centres. Steeltex shall be fixed with proper furring nails in accordance with the manufacturers directions and shall be plastered in three coats of 3 to 1 cement compo with final coat waterproofed all to match adjoining work. All work above verandah shall be left complete. End piers where disturbed to

PLUMBING. The new roof shall be finished along wall and window sills with 4 lbs. lead. Flashing shall be chased into piers, plugged and pointed and at window shall be carried well up under and behind frames and copper tacked at 6" centres. Sump shall be lined with 24 gauge half hard copper with outlet forged at side and delivering into existing c.i. rainwater pipe. Outlet shall have approved wire guard. Sides and heads of clerestorey windows shall have flashing of 24 gauge galv. iron carried 6" up behind steeltex, turned into rebate in frame and down face of frame neatly copper tacked.

TELEPHONE WIRES ETC. In way of ~~the~~ alteration together with any conduits or pipes shall be amended and made good.

PAINTING.

ALL PAINTING shall be done with approved brands of materials.

All painting on new work not otherwise specified shall be done in 3 coats, on existing work in 2 coats and stopping shall be done on the first coat. All colours shall be to approval. The following work shall be painted:-

All new exterior wood and ironwork about verandah including ceiling, fascia, capping, sling rods, and clerestorey windows. Ceiling of verandah shall have 4 coats.

The whole of the new and altered work or newly exposed work inside shop above show windows including casing to girder, clerestorey windows and risers to same, small section of wall at each end nosing and apron to new floor over windows, scribing pieces etc. All other new or altered work shall be made good to match existing.

CLEANING. All glass, etc, shall be left perfectly clean on completion and all glass shall be cleaned both sides.