

BUILDING APPLICATION FORM.

WELLINGTON,

Date,

July 20 1912

To the City Engineer,

Wellington.

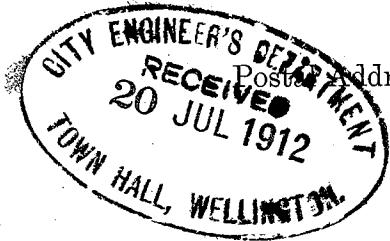
SIR,

I hereby apply for permission to Erect Additions to 7097 Hotel
in W. O. Smith St Street, Section H
part of Town Acre 531 for Staples & Co
of Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £ 1115/11

Yours faithfully,

Jones Cameron

For 1/21
7097



W. & T. Ltd. C2081

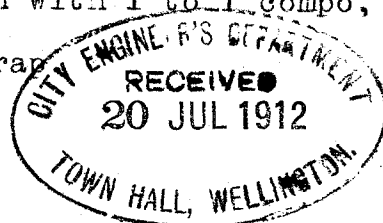
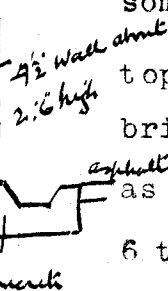
C O N T R A C T FOR ADDITIONS, ETC., TO "THE WELLINGTON HOTEL" (MOLESWORTH
AND SYDNEY STREETS), WELLINGTON, N. Z., FOR MESSRS. J.
STAPLES & CO. LTD.

SITE. The site is on the corner of Molesworth and Sydney Streets,
Wellington.

FLOOR LINE. The ground floor line shall be on same level as the floor of
Dining Room.

EXISTING OLD BUILDINGS ON SITE OF ADDITIONS shall be pulled down and
removed from the premises. The Kitchen with chimney and hot water
service shall be left intact until the new Kitchen be ready for use.

EXCAVATION shall be made to the level shewn and to give clearance under
the sleepers. The spoil shall be removed from the premises, and the
small banks at back and at side of section shall be retained with
brick walls $4\frac{1}{2}$ " thick as will be directed. The Contractor shall
allow for using 1,500 bricks laid in 3 to 1 cement mortar to approval;
some joints at bottom shall be left open to act as weep holes, and the
top of wall shall be weathered with 2 to 1 compo. Joints in visible
brickwork shall be struck. Concrete channel at foot of wall shall be
as shewn, and the Contractor shall allow for 95 feet run; concrete
6 to 1 with surfaces plastered smooth with 1 to 1 compo, and with
good fall to the storm water gully trap.

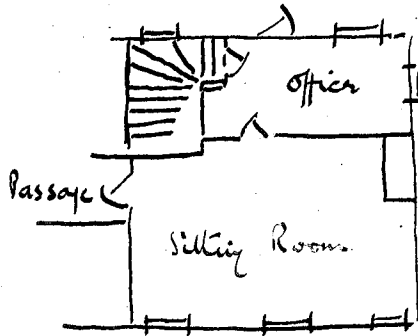


ALTERATIONS TO EXISTING BUILDING:

DINING ROOM. The back wall shall be removed, and the 1st floor
joists shall be supported by a 12" x 5" x 32lbs rolled steel joist
(Messrs. Dorman, Long & Co.'s make), well fixed, and the ends shall
rest on new 5" x 5" studs, and the latter shall have new 8" x 8"
split heart Totara piles to approval. The girder shall be boxed in
with 1" stuff with beaded angles. The Dining Room shall be extended
as shewn and as specified as new work.

ALTERATIONS, ETC., TO FIRST FLOOR.

The door and window in



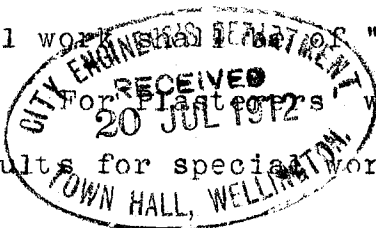
~~is~~ back wall of Office shall be removed, and the openings shall be lined on two sides. The wall at back of Stairs shall be removed; the winders, etc. of Stairs shall be removed, and the straight flight shall be extended as shewn on drawing and to

- Plan as at present - match the existing work, and this shall include the wall rail. Balustrade shall be formed of 4" x 4" square newels with turned tops, 1½" x 1½" balusters at 5" centres, and stock handrail. The passages shall be formed as shewn on drawing to give access to existing passage to new Corridor.

PROVISION FOR PIPES, WIRES, ETC., shall be made to approval. Pipes shall be inserted in walls, etc., where pipes or wires are likely to be required.

AGGREGATE. For foundation work river shingle shall be used, but no stone larger in any diameter than 3" will be allowed. For reinforced concrete work in heads, bands, etc., screened river shingle shall be used, but no stone larger in any diameter than ¾" will be allowed. All aggregate shall be perfectly clean (washed if necessary), and shall have sufficient fine and coarse sand and smaller particles as will ensure the utmost compactness of the mass and entire freedom from holes.

CEMENT for all general work shall be of "Colonial" manufacture of approved brand and make. For plaster work of approved brand and make to give best results for special work.

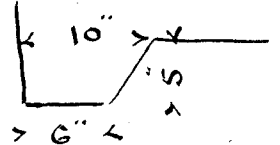


CONCRETE shall be measured and mixed in the following manner:-

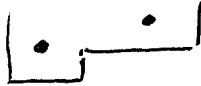
A gauge of the size specified for the particular work shall be placed upon the mixing board and filled (to the level of the sides only) with aggregate loosely thrown in; the gauge shall then be removed, and a cask of cement (or its equivalent in bags) broken on the top of the aggregate with which it shall be thoroughly incorporated by the combined materials being turned over twice dry and twice wet to approval, and until the materials be thoroughly mixed to the

1st floor joists. They shall be 9" x 9" and every third pile shall have a 10" x 5/8" bolt to take sleeper.

CONCRETE CHANNEL IN URINAL shall be formed of the section sketched.



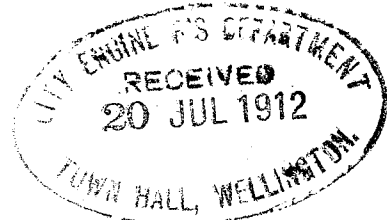
CONCRETE HEADS to square openings shall be five courses deep and 18" longer than the width of opening (or continuous where necessary or joined to band). In each head two 1/2" steel rods shall be placed as directed.



CONCRETE BANDS shall be as shewn and in accordance with by-laws.

Each band shall be reinforced with 3/4" steel rods, one rod for every 4 1/2" of thickness of wall. Where necessary wall plates, palm bolts, etc., shall be built in.

BRICKLAYER.



AIR GRATINGS. Where directed and as shewn there shall be built in 8 9" x 6" galv. cast iron flanged air gratings. Flues shall be formed from these gratings to give air under the building.

DAMPCOURSES. In all walls above ground line, under concrete floors, on the top of each pile, and under and at sides of stringers, a damp-course shall be laid to approval. Dampcourses under concrete floors shall be of best quality tar asphalt to finish 1/2" thick when rolled: all other dampcourses shall be patent "Genasco" dampcourse with joints made good with Compound.

BRICKWORK. The walls, etc, coloured Red on drawings shall be built in brickwork laid in cement mortar as specified below. The bricks used throughout shall be new, sound, well-shaped and hard-burnt bricks, free from all defects.

CEMENT MORTAR shall be used for all work (excepting about fireplaces where the mortar shall be 3 to 1 lime mortar): It shall be formed of one part of cement to three parts of well-washed sand, free from salt,

satisfaction of the Clerk of works. Water shall be applied through a fine rose to approval.

MIXING PLATFORMS shall have a superficial area of at least 120 square feet, and not more than one gauge full shall be mixed at one time.

CONCRETE RAMMED. All concrete shall be rammed solid so as to leave no interstices, and where exposed, shall be left with a smooth face. Special attention shall be given to the ramming of concrete round steel work.

BOXINGS. All work shall be neatly boxed.

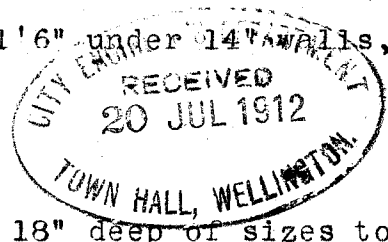
GAUGES FOR MIXING CONCRETE.

LENGTH AND WIDTH OF GAUGES shall be 4'0" and 3'0" respectively, but the heights and cubic contents shall be as under:-

Gauge No. 5	Height 19"	Cubic Contents 18. 6 feet.
" No. 6	" 22 $\frac{1}{2}$ "	" " 22. 4 "
" No. 7	" 26"	" " 25.82 "

GAUGES. For concrete in footings Gauge No. 7 shall be used; for floors and piles Gauge No. 6, and for bands, heads, channel, and all other concrete work Gauge No. 5 shall be used.

CONCRETE FOUNDATIONS shall be as shewn 2'3" x 1'6" under 14" walls, and 1'6" x 1'6" under 9" partitions.



CHIMNEY FOUNDATIONS shall be of concrete slabs 18" deep of sizes to suit stacks.

CONCRETE FLOORS. The floors of Washhouse, Bar Store, W. C., W. C., Urinal, Stores and Coals, shall be formed of concrete 6" thick, laid over a dampcourse. The floors shall be finished as specified under "Plasterer" and shall slope as directed.

CONCRETE PILES shall be placed under sleepers, and partitions that

loam or pumice.

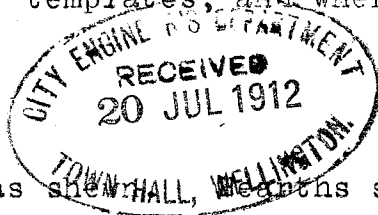
HOOP IRON BONDING. The brickwork shall be bonded every 8th course with No. 16 B.W.G. $1\frac{1}{2}$ " wide, clean, galv. hoop iron. The lengths shall be hooked together both in the length of walls and at angles. Walls 9" thick shall have one layer, other walls two layers.

BOND. The bond used throughout shall be "English."

CORBELS. The work shall be corbelled out where shewn or specified to take plates, etc.

THICKNESS OF WALLS, ETC., shall be as figured. Window reveals shall be $4\frac{1}{2}$ ".

ARCHES shall be built on proper templates, and where possible three rings shall be turned.



CHIMNEYS, ETC., shall be built as shewn, and flues shall be formed of concrete 10" thick in one slab through walls, and visible surfaces shall be floated and trowelled. Kitchen fireplace shall be built to suit size of range, and the jamb to left shall be carried up to top of range only. Flue to Kitchen range shall be 14" x 9"; gas stove flue 9" x 9"; vent flue (to ventilate Kitchen) 9" x 9", and this stack shall have 9" brickwork about the range flue. Other flues shall be 9" x 9", and all flues shall be pargetted with lime mortar and cored, and the outside of stacks shall be roughly plastered to below roof timbers. Bars shall be 2" x $\frac{1}{2}$ " cambered and turned at ends. Chimney tops shall be finished as shewn for "Plasterer."

COPPER BOILER shall be built in washhouse, and shall be 20 gallons, fitted up with an 8" x 10" Shacklock patent furnace door, damper, etc., complete. The boiler shall be built in solidly, with all necessary flues. Height of Copper from floor shall be 3'0".

PALM BOLTS, ETC. The palm and other bolts throughout shall be built in as directed.

FIRE ESCAPE BRACKETS, STANDARDS, WALL PLATES, VENTILATORS, ETC., shall be built in as directed.

ANCHORS AND PALM BOLTS. The bolts shall be $\frac{3}{4}$ " dia. and the palm shall be 2" x $\frac{3}{8}$ " clawed at ends and bored each for two $\frac{5}{8}$ " bolts which shall be used to secure the strap to the timbers. These bolts shall each have a round cast iron anchor plate 6" dia. and 1" thick. 30 palm bolts shall be fixed on to joists, partition plates, roof timbers, etc., as will be directed.

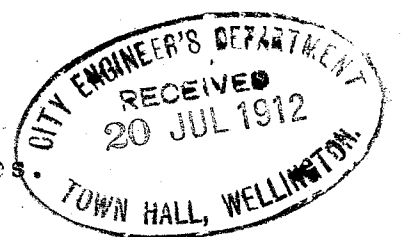
SLEEPERS shall be 4" x 3" resting on concrete piles as shewn. Sleepers shall be spaced as shewn and so that joists do not span more than 5'0" without support. They shall be bolted to piles.

STRINGERS AND WALL PLATES IN BRICK WALLS shall be 4" x 3", halved at angles and scarfed with 5" scarfs.

FRAMED PARTITIONS on ground-floor that take first floor joists shall be 5": Bottom plate 5" x 3", top plate 5" x 3", studs 5" x 2" with 5" x 3" trimming and trimmer studs. Other partitions shall have 4" x 2" and 4" x 3" plates, 4" x 2" studs, with 4" x 3" trimming and trimmer studs. All plates shall be notched for studs, halved at angles, and scarfed at joints. All trimmer and trimming studs shall be tenoned, drawbored and pinned. Spacing of studs shall be at 18" centres. Studs next brick walls shall be $\frac{5}{8}$ " bolted to walls with bolts at 3'0" centres.

BRACES shall be 4" x 3" (on edge) cut in between studs and placed wherever possible and as directed.

GROUND FLOOR JOISTS shall be 5" x 2" at 18" centres.



FIRST FLOOR JOISTS shall be 12" x 2" at 18" centres, with 12" x 3" trimmer and trimming joists. Bearing on brick walls shall be $4\frac{1}{2}$ ". Three rows of 3" x 2" herring-bone strutting shall be fixed and well nailed on the long edges.

CEILING JOISTS shall be 6" x 2" at 18" centres.

PALM BOLTS shall be fixed to timbers.

ROOFS shall be formed as shewn with rafters, collars, struts, etc., spaced at 18" centres. Ridge and hip blades shall be 8" x 1½" and shall be well strutted. Pole plate to take gutters shall be 6" x 2". The small wall (about 21' x 3') above old roof (extension of back wall of existing building) shall be framed of 4" x 2" and sheathed with 24 gauge gald. iron.

GUTTER BOARDS shall be 1" on 2" bearers, and the gutters shall have a fall of 1" in every 12'0". No drips required. The gutter shall be formed at junction of existing back wall with Addition.

SARKING. All roofs shall be covered with 8" x 1" rough boards, closely laid and double nailed.

FIRE ESCAPES shall be as shewn: The work shall be of the best kind, and shall be fixed in the strongest manner. Brackets shall be formed of angle iron rivetted together and bolted to walls. ^{4"x2"} Battens shall

be as shewn and shall be fixed from the underside with screws.

Rails shall be of ¾" gald. iron pipe with screwed connections.

Ladder shall be 18" wide formed of 2" x ¼" wrot iron uprights and

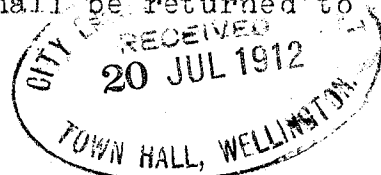
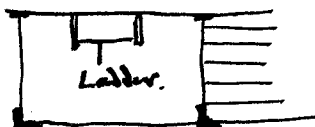
9/16" dia. rungs at 10" centres. The lower 6'0" portion of ladder

shall be made to drop to ground with spring attachment. The ladder

shall be carried up to above rail of platform, shall be stayed to

wall, securely fixed, and the platform rails shall be returned to

walls to act as guards.



FLOORING (excepting where concrete floors are specified) shall be 6" x 1"

T.&G. well cramped up and double nailed at each intersection with round-headed flooring nails.

STAIRCASE shall be constructed of approved Hardwood in accordance with by-laws. Treads shall be 2" with rounded nosings and scotia

below , risers 1" blocked and glued to treads, and all housed and wedged into stringers. Inside strings shall be finished with moulding to match skirting. Newels shall be 4" x 4" stop-chamfered and with turned tops. Balusters shall be 2" x 2" plain at 6" centres, and handrail No. 1 as Prouse's list. Wall rails shall be fixed, each 2" dia. on Sargent's No. 215 brackets.

THE SURFACES COLOURED on plan and marked "Asphalt" shall be prepared and graded to fall to the channels, and shall be laid with best quality Corporation asphalt to finish 2" thick when rammed or rolled. Falls shall be to the concrete channels.

PLASTERER.

OUTSIDE WORK. All visible brick and concrete surfaces (excepting small retaining walls) shall be flanked in with a coat of Portland cement stucco of parts by even measure, one of best English Portland cement to three of fine sand. The work shall then be finished in a coat of similar stucco of uniform tint, of parts by even measure, one of cement to two of white sand.

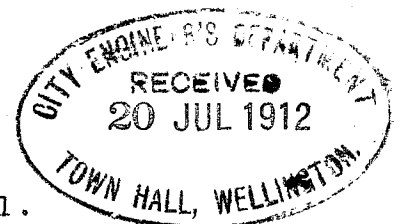
CONCRETE FLOORS shall be floated and trowelled with 1½ to 1 compo. Wash-house floor shall fall to a small sump which shall be formed under tubs, with outlet to outside.

W. C. floors shall have fall to the doorways.

Coals floor shall fall to the doorway.

Urinal floor shall have 2½" fall to the channel.

The brick wall at back and at sides of ^{Urinal} channel, for 5'0" in height x 11'0" run, shall be plastered with 1 to 1 compo, and this work and the channel shall be specially well trowelled to approval.



Inside flooring

LATHS for partitions and ceilings shall be Oregon and shall be placed 1/8" apart, and with joints broken about every 2'6" in height. Care shall be taken to avoid any laths stained by oil being used.

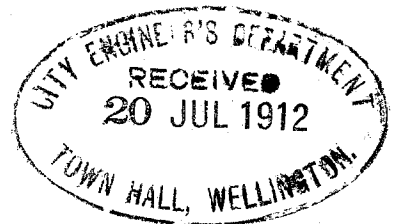
PLASTER ON LATHS shall be "pulp plaster" of approved make. It shall be placed on laths according to directions issued by the makers, with one

good even coat $\frac{3}{4}$ " thick and no less.

PLASTER ON BRICK OR CONCRETE. The work shall be rendered with 2 to 1 cement and sand compo.

FINISH OF PLASTER (walls and ceilings). All work shall be finished with "Phoenix" finish in best manner, and the work shall be left clean and tidy and free from stains.


— PLUMBER. —



ALL PLUMBING AND DRAINAGE WORK shall be in accordance with the by-laws.

ALL JOINTS in lead pipes, or junctions of lead with brass, shall be "ball" wiped, all wastes shall be trapped with "Du Bois" traps, and all traps shall be brass capped.

FELT (red-edged roofing weighing 60lbs to the roll) shall be laid with 6" lap and well tacked down on the sarking of all roofs.

VALLEY. The valley shall be formed of No. 24 gauge gald. iron, not less than 18" wide, of "Queen's Head" brand, with joints rivetted and soldered two sides. The edges shall be turned over thus:-  against a fillet.

GUTTERS shall be formed of No. 24 gauge gald. iron of "Queen's Head" brand with joints rivetted and soldered two sides. Falls shall be to the outlets, 1" in every 12'0". A 26 gauge gald. iron apron piece shall be fixed over the junction of gutter with walls, and shall be plugged with lead plugs and pointed. Gutter overflows shall be as marked, and shall be of 3" dia. drawn lead pipe.

MANHOLE COVER shall be sheathed with No. 24 gauge gald. iron so as to be perfectly watertight.

IRON. 24 gauge corrugated gald. of "Blackwall" first quality brand, shall be laid on new roofs with reference to prevailing winds, with a lap

Each length of hose shall be foded in an iron cradle frame to detail attached to the wall below a tap. Turns in pipes shall be quarter-round bends and not elbows.

WASTES. Lavatory basin shall ^{have} be 1½" dia. waste; wastes to tubs, bath and sinks shall be 2" dia., and all wastes shall deliver as marked. Each wash tubs shall have 8 lbs brass bar grating, with brass plug and chain.



URINAL shall have cast iron cistern with a pull, and sparge pipe to flush the back wall over Urinal channel.

W. CS. The three shall be all white of approved pedestal pattern. Cisterns shall be cast iron with 1½" lead flush pipes and strong pear pulls. W. Cs. on ground floor shall be connected to drains; the other shall have 8lbs drawn lead outlet connected with 4" dia. cast iron airtight soil pipe leading to sewer drain. Soil pipe shall be ventilated in accordance with by-law. Cisterns shall be insulated from brackets and kept 1" away from walls. The trap of each pan shall be ventilated with 2" dia. saamed and soldered 26 gauge gald. iron pipe leading well above roof and there finished with a cap, or the vents may be connected with terminal vents.

LEAD FLOORS. The floors of W. C. and Bathroom on first floor shall be covered with 5lbs lead turned up 3" behind lining of walls. At doorways it shall be dressed over fillets 1" high. Each floor shall be arranged to slope 1" each way to one corner, and a lead waste of 1½" dia. shall be carried from each floor to outside of wall, and shall have a flap off end and a brass grating at floor level

MAIN VENT AND TERMINAL VENT TO DRAINS shall be in accordance with the by-laws.

VENTILATION. In walls as directed shall be provided and fixed ten Lawrence Thomas & Co.'s 8" x 6" improved louvre ventilators, each complete with gald. iron swan neck, knobs, cords, and gald. cast iron 9" x 6" air grating on outside.

of two upward corrugations at sides and 6" at ends.

SPOUTING shall be 5" O.G. gald. iron, 24 gauge full with rivetted and soldered joints, three rivets to each joint. It shall be fixed on gald. iron brackets, $1\frac{1}{8}" \times \frac{1}{8}"$, three brackets to each length of 6'0" spouting. Angles in spouting shall be strengthened with ties.

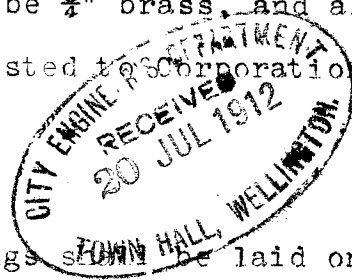
RAIN WATER PIPES shall be 3" as marked of 26 gauge gald. iron seamed and soldered pipes. Two heads as marked, of 24 gauge gald. iron shall be fixed at the gutter outlets, and the rain water pipes shall deliver as shewn.

RIDGES AND HIPS shall be covered with 18" girth gald. iron ridging, lead-edged: iron 26 gauge full, lead 3lbs. Intersections shall be covered with 4lbs lead.

FLASHINGS to chimneys shall be of 5lbs lead: at junction of brick walls with other walls the work shall be flashed with No. 26 gauge gald. iron. Other flashings to make all the work quite tight shall be of No. 26 gauge gald. iron.

WATER SUPPLY. Water shall be laid on from the existing service by $\frac{3}{4}"$ gald. iron pipes and fittings to Copper, three wash-tubs, three W. C. cisterns, urinal cistern, two sinks, bath and lavatory basin: to a stand pipe in urinal, and one other stand pipe, also to hot water cistern. Cisterns shall have brass stop cocks. Stand pipes/taps shall be $\frac{3}{4}"$, screwed for hose coupling. Taps to tubs and copper shall be $\frac{1}{2}"$ brass; to basin shall be $\frac{1}{2}"$ nickel-plated, to bath 1" nickel-plated: Other taps shall be $\frac{3}{4}"$ brass, and all taps shall be of best quality, and shall be tested to Corporation requirements.

FIRE SERVICE of 1" gald. iron pipes and fittings shall be laid on from the Corporation main to the points marked "Fire" on plan (two points). Taps shall be 1" brass (to be approved of by the Architect). Each tap shall be supplied with 60 feet run of canvas hose, quality best English, with brass nozzle and screw coupling complete.

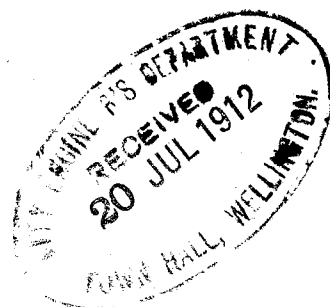


NEW DRAINS shall be as shewn and in accordance with bylaw.

Drains shall be 4" of best quality vitrified salt-glazed stoneware of the Spigot and Faucet pattern. Joints shall be made with 2 to 1 cement mortar carefully wiped out inside. Junctions shall be formed with proper junction pipes, and the Buchan trap and fresh air inlet shall be built in. Cleaning eyes shall be brought to surface of ground and plugged. Gully traps and fat trap shall be complete with dishes and gratings. The sewage gully traps shall be kept low and the sides shall be built up with concrete and compo. Storm water drains shall be to the approval of the Authorities.

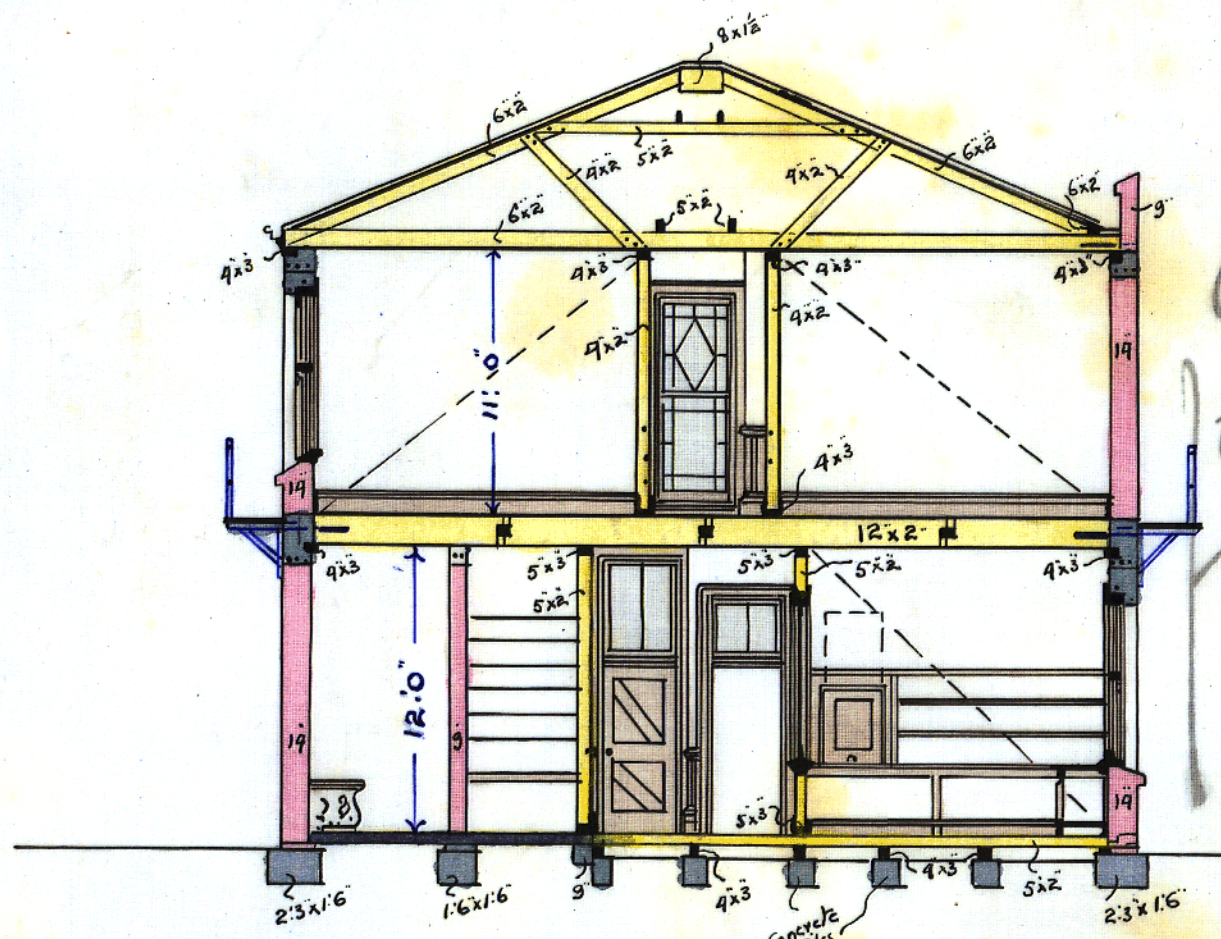
NOTE. The sewage drains shall be kept 2'6" down at highest point, so that future drainage can be connected to same.

Ben L. Swan
MRSA.
architect
premier NZ
16. 7. 13



— Additions &c. to Wellington Hotel for Messrs J. Staples & Co Ltd. —

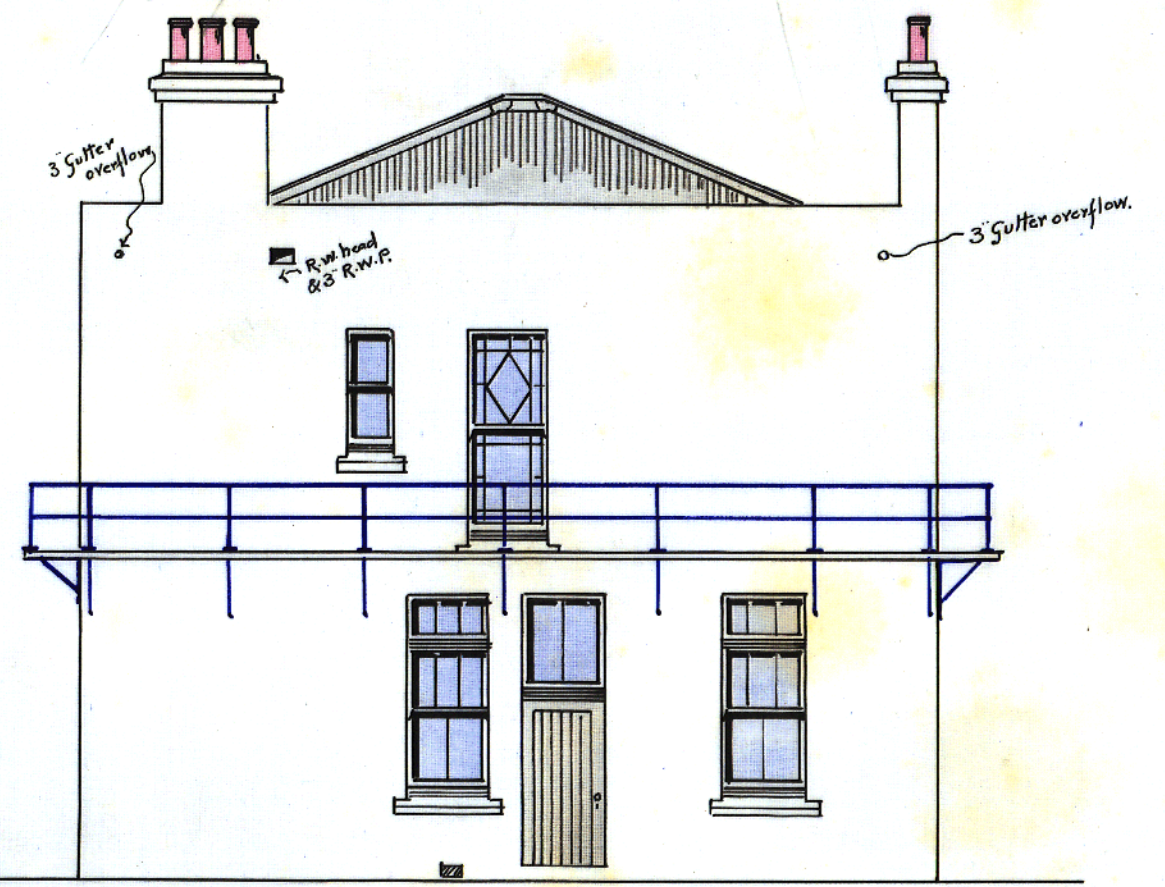
— Scale 8 feet to 1 inch. —



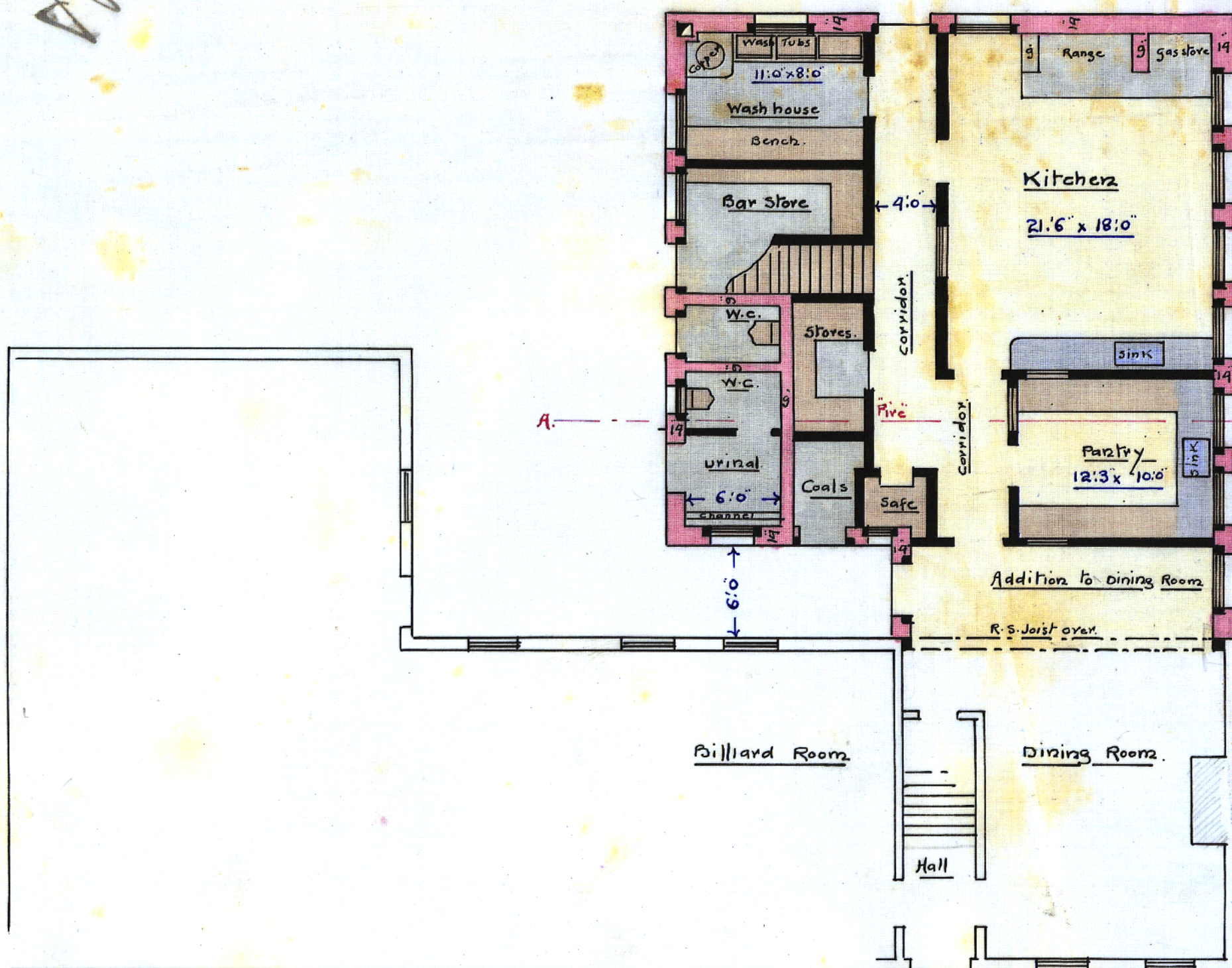
— Section on line A. B. —



— Side Elevation —

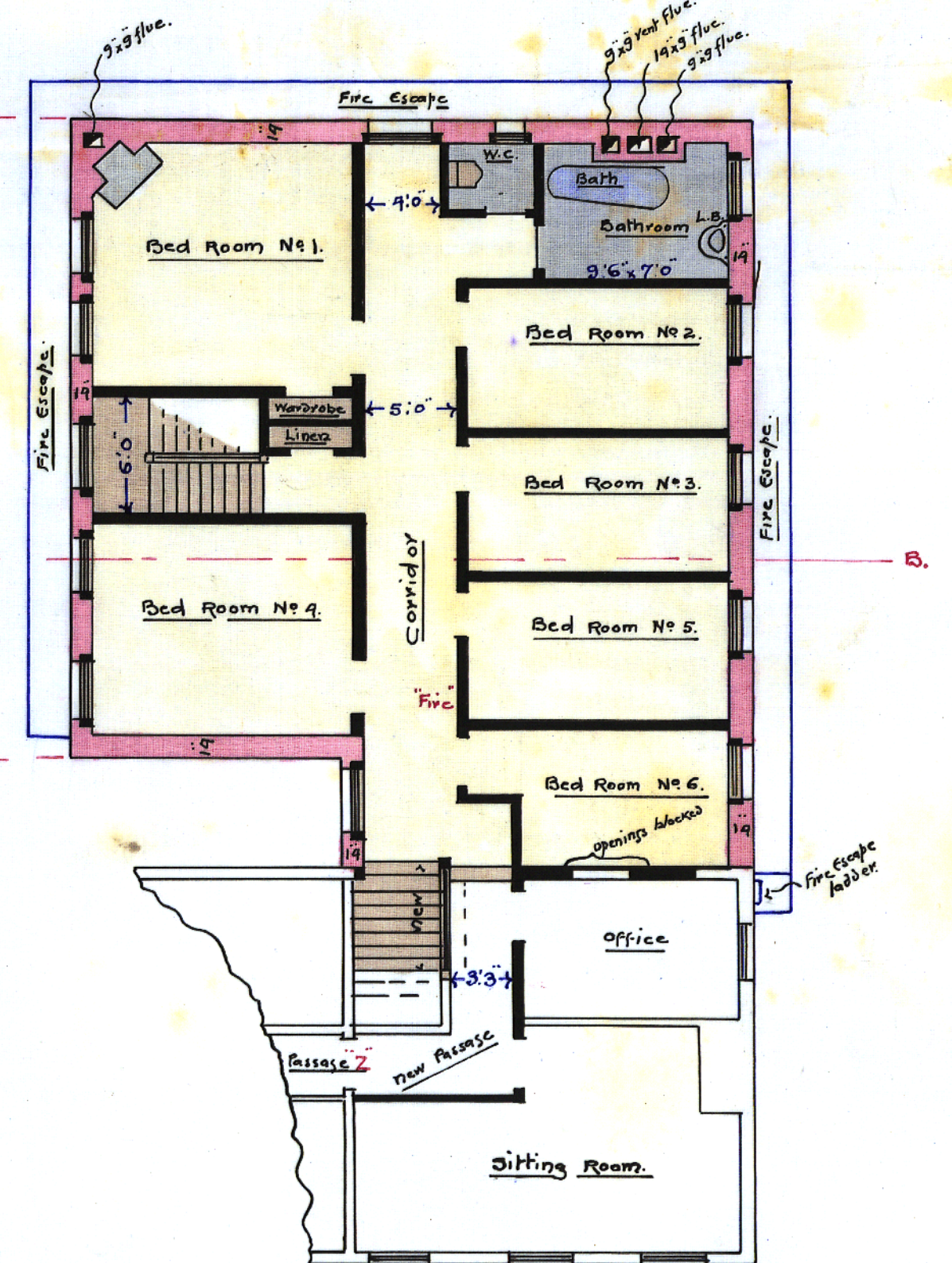


— Back Elevation —



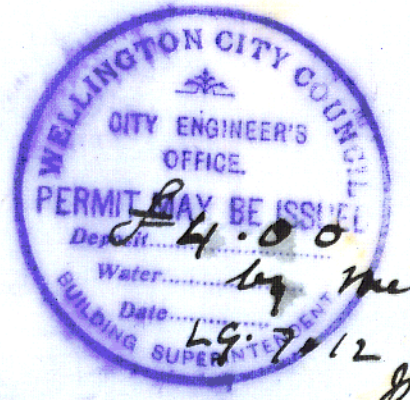
— Sydney Street —

— Ground Floor Plan —



— First Floor Plan —

John L. Innes
M.R.S.A.
Architect
Wellington
13.7.12



R.7.12

