

CITY DISTRICT.

No. 10524.

BUILDING PLAN.

Erect Hotel in
McClure St. & Sydney St. Street
for
P. Robinson Builder

19

REBUILDING WELLINGTON HOTEL FOR MESSRS J. STAPLES & CO. LTD.
SPECIFICATION.

SITE. The Site is on the corner of Molesworth Street and Sydney Street. The existing wooden buildings shall be removed and the Site cleared.

FLOOR AND CEILING LINES of Hotel shall be on same levels as existing floor and ceiling lines. The line of Shop floor shall be as shewn to suit Molesworth Street level.

MATERIALS AND WORKMANSHIP shall be the best of the kind specified.

EXCAVATION shall be made for the Cellar and for the additions so that all ground floor timbers will be above ground surface.

CEMENT for all general work shall be of "Colonial" manufacture of approved brand and make.

AGGREGATE. For foundation work river shingle shall be used, but no stone larger in any diameter than 3" will be allowed. For all other concrete work river shingle shall be used, but no stone larger in any diameter than $\frac{3}{4}$ " will be allowed. All aggregate shall be perfectly clean and shall have sufficient sand and smaller particles as will ensure the utmost compactness of the mass and entire freedom from holes.

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 and strongly 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 inches.	Cubic Contents 18.6 feet.
" " 6.	" 22 "	" " 22.4 "
" " 7.	" 26 "	" " 25.82. "

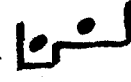


GAUGES for concrete in footings Gauge No 7 shall be used. For floors, piles and bands Gauge No 6 shall be used. and for Heads, cornices and all other concrete work Gauge No 5 shall be used.


CONCRETE FOUNDATIONS shall be as shewn and of the sizes marked and with extensions to suit chimney stacks. Each footing shall be reinforced with two pieces of 3/8" dia. steel rods with ends and junctions thus:- . Footings shall be stepped to suit slope of Streets

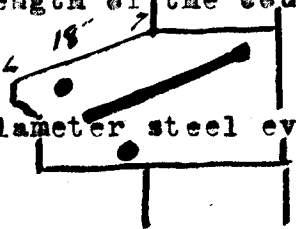
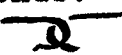
CONCRETE PILES shall be placed under sleepers and main partitions. They shall be 9" x 9" sunk to solid and spaced at not more than 4' 3" centres. Every fourth pile shall have a 10" x 1/2" bolt to take plates or sleepers.

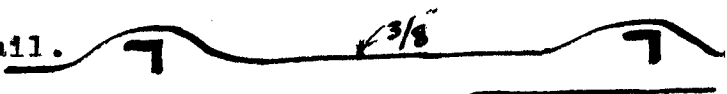
CONCRETE FLOORS. The floor of W. C. shall be formed of concrete 5" thick with fall to doorway. The floor of Porch to Shop shall be formed of concrete 5" thick with fall to outside. The floor of Cellar shall be formed of concrete 5" thick and over same shall be laid a "Rok" damp-course with joints made good with compound, and the dampcourse shall be connected to the vertical dampcourse in walls. Over the horizontal dampcourse shall be laid 3" thick of concrete .

The ceiling of Shop shall be of concrete as details. The lagging for concrete shall be of white pine with centres &c. to approval and the timbers, centring etc. shall not be struck without the consent of the Architects. The two beams and the ceiling shall be as shewn of reinforced concrete of the sizes and thicknesses marked. Concrete shall be composed of 2 parts sand, 4 parts of 3/4" aggregate and 1 part of cement. Bars shall be indented steel, the 1/2" bars shall be round and the 1/3" and 1" bars shall be square. All junctions shall be well lashed with steel wire. Rolled Steel joist over Shop front shall be surrounded in concrete. as detail.

CONCRETE HEADS to openings shall be four courses deep and 18" longer than the width of opening (or continuous where acting as head band). In each head two 1/2" diameter steel rods shall be placed to approval  The concrete beam supporting wall (under window) shall be 12" deep and shall be reinforced with three 3/4" steel rods  Window head to one window shall have one old railway steel .

CONCRETE BANDS IN WALLS shall be as shown and in accordance with by laws. Each band shall be reinforced with steel bars with ends and angles hooked thus:- 

CONCRETE FOR CORNICE PROJECTIONS shall be as shown. The brickwork under each course shall be brought up to the underline of the concrete for the whole length of course: The wooden moulds shall then be formed and the concrete finished at one operation so that there will be no vertical joints in the whole length of the course. In the cornice two 3/8" steel rods shall be placed  with ends and angles hooked thus:-  also pieces of 1/2" diameter steel every 3' 0".

FIRE ESCAPES ON STREET ELEVATIONS. shall be as detail and shall be reinforced with pieces of 2" x 2" L iron placed under each balustrade post, each angle iron shall have 1/2" dia. bar 18" long as anchor and the outside edge of angle iron shall be tapped for 3/4" hole to take foot of balustrade post. The longitudinal reinforcement shall be of 3/8" steel rods as detail. 

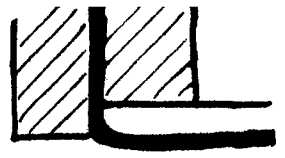
STEPS shall be formed of concrete and also space outside doors.

BRICK LAYER.

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

DAMP COURSES. In all walls above ground line and on the top of all piles a dampcourse shall be laid to approval. In walls of Cellar a

vertical dampcourse shall be fixed between the two walls and shall be connected to the horizontal dampcourses.



Where the walls of Shop and Bar are below the ground lines a vertical dampcourse shall be placed in the walls and connected to the horizontal dampcourses. All dampcourses shall be "R&K" dampcourse and joints shall be made good with compound.

BRICKWORK. The walls etc. colored "RED" on the drawings shall be built in brickwork laid in mortar as specified below. The bricks used throughout shall be new, sound, well shaped and hard burnt bricks.

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.

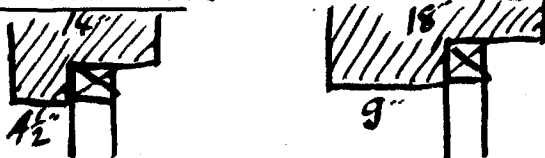
GENERAL. No four bricks with three joints shall exceed the thickness when built of $1\frac{1}{4}$ " more than the same bricks measured when piled on each other without anything between them. All bricks shall be well and thoroughly wetted and soaked before use. All joints (vertical and horizontal) shall be filled solidly in and flushed up with mortar, and each individual joint shall be left perfectly full.

BOND. The bond used throughout shall be "English" excepting in $4\frac{1}{2}$ " work where Stretcher bond shall be used.

TIMBERS where built into walls shall have 2 ply Gensaco round their sides and ends.

CORBELS. The work shall be corbelled out where shown or where necessary to take plates etc.

THICKNESS OF WALLS ETC. shall be as figured. Window reveals shall be thus:-



Arches shall be built on proper templates and where possible 3 rings shall be turned.

CHIMNEYS ETC. shall be built as shown. Hearths shall be formed of concrete 10" thick in one slab through chimney. Flues shall be 9" x 9" pargetted with lime mortar and cored and the outside of stacks shall be roughly plastered to below roof timbers. Bars shall be 2" x 1/2" cambered and turned at ends.

GRATES shall be set in solidly.

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.

JUNCTIONS OF NEW WALLS WITH EXISTING shall be chased in 4 1/2" x 4 1/2".

———— SMITH AND IRONFOUNDER. ————

GENERAL. All the iron, both in workmanship and material, shall be of the best description and quality.

ANCHORS & PALM BOLTS. The bolts shall be 1/2" diam. and the palm shall be 2" x 3/8" clawed at ends and bored each for two 5/8" bolts, which shall be used to secure the strap to the timbers. The bolts shall each have a cast iron anchor plate 6" diameter and 1" thick. 40 palm bolts shall be fixed to joists, roof timbers etc. as will be directed.

ROLLED STEEL JOISTS. Over Shop front shall be fixed a 16" x 6" x 62 lbs per foot run R.S.J. (in concrete beam) and shall have No 8 steel wire lacing to hold concrete. R.S.J. over Bar shall be 18" x 7" x 75 lbs. per foot run and shall be bored to take wood plates. R.S.J. over Dining Room shall be 12" x 5" x 35 lbs. per foot run and shall be bored to take wood plate.

Rolled steel joists shall have W. I. templates under ends and each template shall be 14" x 9" x 1/2" thick well bedded.

CARPENTER AND JOINER.

SLEEPERS shall be 5" x 3" resting on concrete piles as shown. Sleepers shall be spaced as shown 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 shall have 4" x 2" and 4" x 3" plates, 4" x 2" studs with 4" x 3" trimmer and trimming studs. All plates shall be notched 1/2" for studs, halved at angles and scarfed with at joints. Spacing of studs shall be at 18" centres. Studs next brick walls shall be 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.

DWANGING. All studs shall have one row of 4" x 2" dwanging cut in between studs and well nailed.

JOISTS OVER CELLAR shall be 8" x 3" Rimu at 18" centres and shall have one row of 3" x 2" Herring bone strutting.

GROUND FLOOR JOISTS shall be 5" x 2" spaced 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 1/2" Joists shall be herring bone struttled with 3" x 2" struts well fitted and nailed on the long edges. Rows shall be fixed at not more than 7' 0" centres. Joists over Dining Room shall be finished at R.S.J.

thus:-

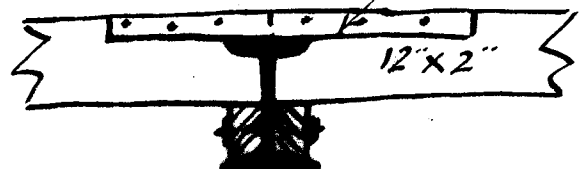


and four strap belts shall be used.

Joists

over Bar shall be finished thus *2" thick.*

at junction with R.S.J.


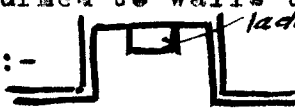


CEILING JOISTS shall be 6" x 2" at 18" centres, Over Landing the 10" x 4" and 6" x 4" beams shall be fixed as marked.

ROOFS shall be formed as shewn with rafters, struts, hangers &c. as marked spaced at 18" centres. Valley blades shall be 10" x 1 $\frac{1}{2}$ " and shall be well strutted. The existing roof shall be amended as may be necessary and a gutter formed between the new and old, and over portion of Landing a flat roof shall be formed with 6" fall to the spouting. W. C. roof shall have 4" x 2" rafters.

GUTTER BOARDS shall be 1" on 2" bearers and shall have a fall of 1" in every 12' 0".

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

FIRE ESCAPES. On Street elevations the Escapes shall be of reinforced concrete as previously specified. The posts shall be of cast iron of approved pattern and each post shall have screwed piece at foot which shall be fixed with nut and washer to the 2" x 2" steel  Each post shall also have two holes to take the $\frac{3}{4}$ " pipe rails. Rails (2) shall be $\frac{3}{4}$ " dia. galv. iron water pipe with neatly made screwed connections. At Escape ladders the rails shall be returned to walls to act as guards and the concrete shall be finished thus:-  ladders shall be as specified for other fire escapes.

On other elevations the Fire Escapes shall be as detail (to match the existing escapes). Brackets shall be formed of angle iron rivetted together and bolted to walls. Battens shall be as shewn and shall be fixed from the underside with screws. Rails shall be $\frac{3}{4}$ " galv iron water pipes with screwed connections. The escape on existing North East side wall shall be amended and extended to take in the new window and the existing escape ladder shall be refixed in new position and all parts left complete and perfect.


All escape ladders shall be 18" wide formed of 2" x $\frac{1}{4}$ " wrot iron uprights and 9/16" dia. rungs at 10" centres. The lower 6' 0" portion of ladders 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 guard

FLOORING (Excepting where concrete floors are specified) shall be 6" x 1" T & G. well cramped up and double nailed at each intersection.

BATTENING WALLS FOR LININGS OR DADOES. The brick walls shall be plugged where necessary with Baltic pine plugs cut "winding". Upon these plugs shall be well fixed 2" x 1" H. T. battens at 20" centres placed horizontally.

STEEL CEILINGS. The ceilings shall be covered with stamped steel of P. C. value 3/3 per sq. yard. and shall be finished with simple cornices.

MATCH LINING shall be 4" x $\frac{3}{4}$ " T.G.B. and shall be closely laid and double nailed.

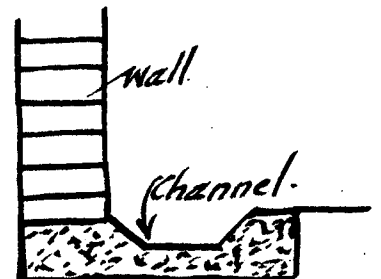
STAIRCASE shall be constructed of approved Hardwood in accordance with the by laws. Treads shall be 2" with rounded nosing and scotia below, risers 1" blocked and glued to treads, and all housed and wedged into stringers. Newels shall be 5" x 5" stop chamfered with turned tops. , balusters shall be 2" x 2" turned at 6" centres and handrail as sketched:-  Wall rails shall be 2" diameter fixed on Sargents brackets.

SKYLIGHT WELLS shall be lined with 4" x $\frac{3}{4}$ " T.G.B. and in side of each shall be formed a door to give access to roof spaces.

SHOP FRONT shall be as shewn. Frames shall be moulded and rebated and the glass shall be fixed from the outside against wash leather. Glass shall be $\frac{1}{4}$ " British polished plate glass.

BRICK WALL AND CONCRETE CHANNEL to match the existing wall and channel shall be formed at upper side of Section as marked on plan.

Brickwork in cement mortar with open joints left as weep holes and concrete gauge No 6 plastered smooth and with good fall to the existing channel.



TANK STAND shall be formed of Heart Totara, to take supply tank, if required by the Corporation. The work shall be to approval.

ASPHALTING.

THE SURFACES colored on Block Plan and marked asphalt shall be prepared and graded to fall to the channels and S. W. Gully trap and shall be laid with best quality Corporation asphalt to finish 2" thick when rammed or rolled. On completion of work the whole of the asphalt surfaces (new and old) shall be tarred and sanded to leave same complete and perfect.

PLASTERER.

STREET ELEVATIONS & RETURNS (ON SIDE ELEVATIONS) 2 CHIMNEY STACKS.

All visible brick and concrete surfaces 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 parts by even measure, one of cement to two of white sand. Window sills and parapet tops shall be finished with 1 to 1 compe, and shall be trowelled, and special attention shall be given to the making tight of window sills. Stucco shall average $\frac{1}{2}$ " thick.

Moldings shall be carefully run to full sized details.

The top surfaces of Fire Escapes shall be finished with 1 to 1 compe and shall be trowelled. The channel shall be included and channel shall have good fall to the R. W. P.'s.

ALL OTHER WORK (Brick and concrete surfaces of the new and ~~old~~ altered portions of Building) and including Chimney stacks and inside of all parapet walls and weatherings of cornices shall be flanked in with 2 to 1 compe and shall be trowelled.

CONCRETE STEPS. shall be floated and trowelled with 1 to 1 compe.

CONCRETE FLOORS shall be floated and trowelled with $1\frac{1}{2}$ to 1 compe. W. C. floor shall fall to doorway. Floor of Porch to Shop shall be tiled with tiles P. C. 20/- per yard and shall slope from

Shop floor to path. Floor of Cellar shall slope to one corner.

The portion of 1st. floor (concrete ceiling to Shop) shall be finished level.

INSIDE WORK.

THE WORK ON BRICK AND CONCRETE shall be rendered with plaster formed of one part of "Sirapite" to two of good clean sand and the work shall be finished with "Hydrated lime".

THE WORK ON PARTITIONS shall be lathed, plastered with plaster formed of one part of "Sirapite" to one of sand and the work shall be finished with "Hydrated lime".

LATHS shall be Oregon and shall be placed $\frac{1}{4}$ " apart and joints broken.

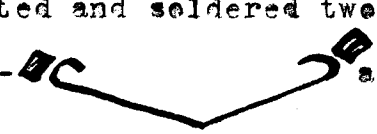
THICKNESS OF PLASTER. On brickwork the plaster shall finish $1\frac{1}{2}$ " thick and on laths the total thickness shall be $5\frac{1}{8}$ ".

P L U M B E R.

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

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

FELT (red edged roofing weighing 60 lbs 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 galv. 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.

GUTTER shall be formed of No 24 gauge galv. iron with joints rivetted and soldered two sides. Balls shall be to the outlets,

1" in every 10' or

10

FLAT ROOF shall be covered with No 24 gauge Gald. iron (over felt) and the roof shall have rolls at about 2' 6" centres.



OTHER ROOFS shall be covered with No 24 gauge gald. iron (corrugate of approved 1st. quality brand laid with preference to prevailing winds with a lap of two upward corrugations at sides and 8" 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 I 1/8" x 1/8", three brackets to each length of 6' 0" spouting. Angles in spouting shall be strengthened with ties.

R. W. P. 'S shall be as marked of 24 gauge gald. iron seamed and soldered pipe and S. W. shall be conducted to S. W. drains as shewn or otherwise to the approval of the Authorities. The four 2" R.W.P.'S from concrete fire escape shall have drawn lead pipe bends from channel to the R.W.P.'s.

W.C. Junction of walls with roof shall be finished with 26 gauge gald. iron ridging.

FLASHINGS to chimney stacks shall be of 5 lbs. lead: at junction of reefs with brick walls the work shall be flashed with 26 gauge gal iron having 3 lbs. lead edge. Step flashings to parapets shall be of 24 gauge gald. iron. Other flashings to make the work quite tight shall be of 24 gauge gald. iron.

SKYLIGHTS. One shall be 3' 0" x 6' 0" and the other 6' 0" x 6' 0" and each shall be "Wades" patent glazed with 1/8" rolled plate glass wire netted above and below.

WATER SUPPLY. Water shall be laid on from the existing service by 2" pipes (gald.iron) to a tank of size required by Corporation Authorities and from tank by 2" gald. iron pipes to Bath, Lavatory Basin, 2 Sinks in Bars, Stand pipe in Yard by Shop, 2 W. C. cisterns and 2 stand pipes in approved positions. Tank shall be made of 24 gauge

gauge gald. iron (sided corrugated) and shall be securely fixed to stand, and shall have overflow to reef and ball cock and stop cock on supply pipe. Stop cock shall be fitted onto pipe from tank. Cisterns shall have stopcocks. Tap to Lavatory Basin shall be 1/2" N. P., to Bath 1" N. P., to Bar Sinks 1/2" N. P. To stand pipes 1/2" hose cocks. Taps shall be tested and the whole of the Water Service shall be carried out to Corporation requirements.

FIRE SERVICE of 1" gald. iron ~~mains~~ pipes and fittings shall be laid on from the Corporation mains to the points marked "FIRE" on plan (2 points). Taps shall be 1" brass and each tap shall be supplied with 60 feet run of canvas hose, quality best English, with brass nozzle and screw coupling complete. Each length of hose shall be folded in an iron cradle frame to approval attached to the wall below a tap.

HOT WATER SERVICE. The existing service shall be extended to approval and water shall be laid on to Bath, Lavatory basin and the 2 sinks in Bars.

BATH shall be of P. C. value £9 : 10 : 0. and shall be fitted up complete with overflow.

LAVATORY BASIN shall be of P. C. value 45/- and shall be fitted up complete with overflow.

SINKS One shall be fitted up in each Bar (2) of 20" "Agate" enamel with brass plug and chain.

WASTES. Lavatory basin shall have 1/2" diameter waste and other wastes shall be 2" diameter delivering as marked. All wastes shall be screwed water pipe.

W. C. 'S. The two shall be all white of approved pedestal pattern. The W. C. in Yard shall be connected to drain and ventilated. The other on 1st floor shall be connected by 8 lbs. drawn lead outlet to cast iron soil pipe and fitting and soil pipe shall be

ventilated in accordance with bye law. Cisterns shall be "Edina".
make cast iron and each shall have 1½" lead flush pipe and china pull.

LEAD FLOORS. The floor of W. C. and portion of Bathroom shall be covered with 5lbs. lead turned up 3" behind lining of walls. At doorways and at edges 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 1/2" dia. shall be carried from each floor to outside of wall, and shall have a flap on end and a brass grating at floor level.

———— D R A I N L A Y E R. ————

THE OLD DRAINS ON SITE OF ADDITIONS shall be removed.

DRAINS to existing building (brick) are in accordance with by law. Additions shall be made as shown and to the approval of the Authorities. New 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. New gully traps shall be complete with dishes and gratings and the sewerage gully traps shall be built up with concrete and compe

NEW STORM WATER DRAINS shall be as shown and the one passing under Dining room shall be surrounded in concrete.

VENTS ETC. shall be fixed if required by the Authorities.

THE WHOLE OF THE DRAINAGE WORK shall be left complete and perfect and in accordance with the by law.

Wan & Wan
F.N.Z.I.A. A.N.Z.I.A.

Registered Architects,

Wellington, N. Z.

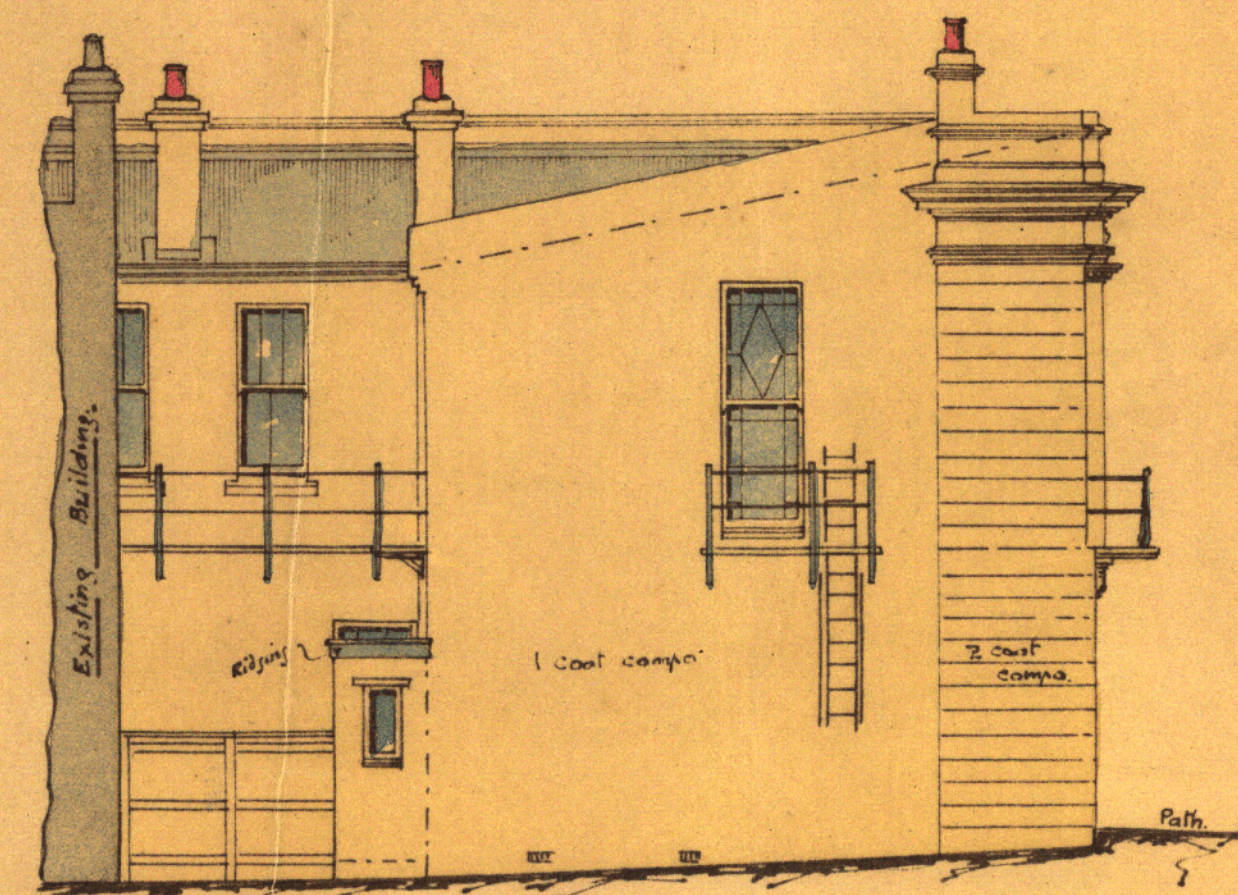
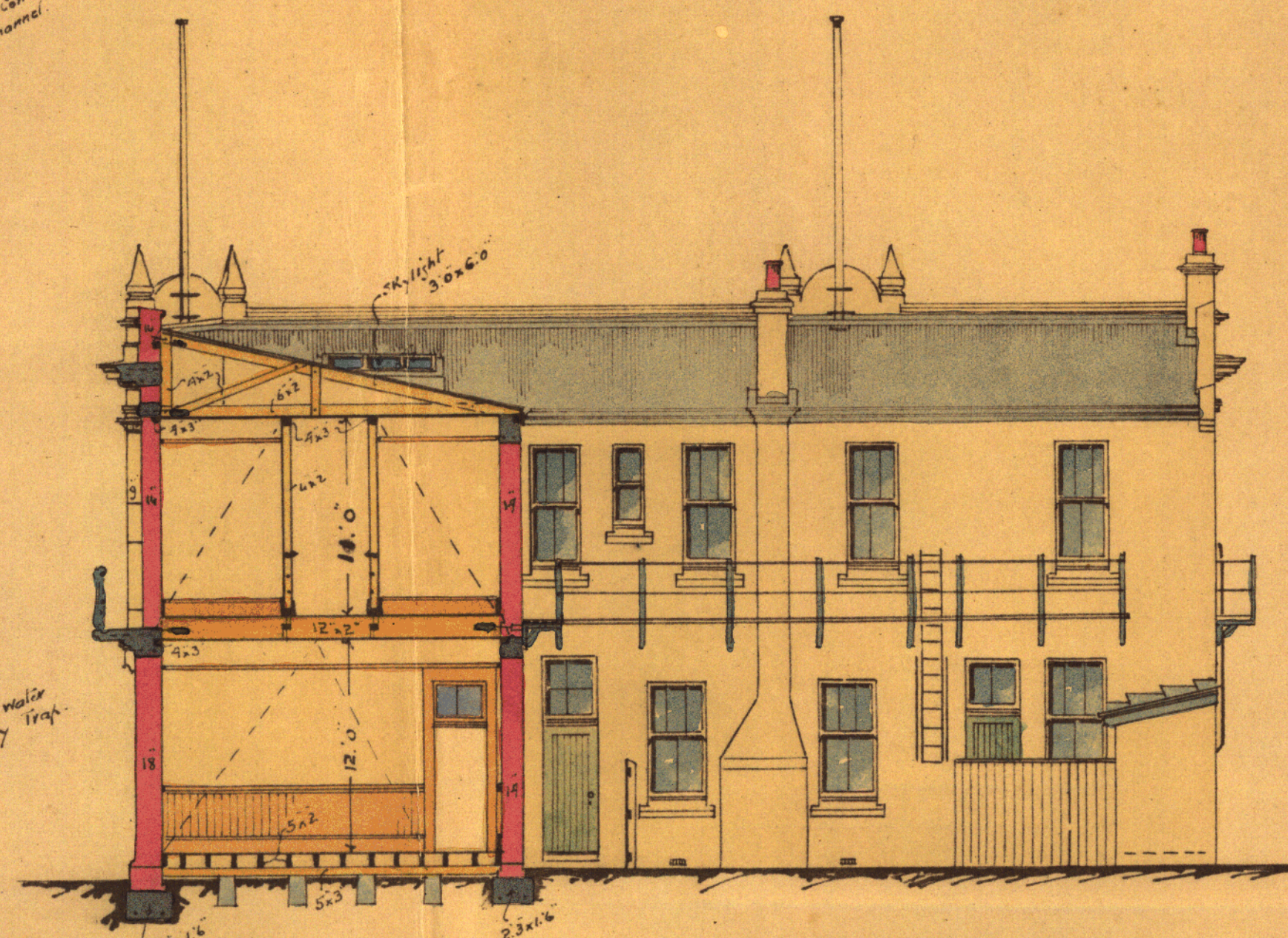
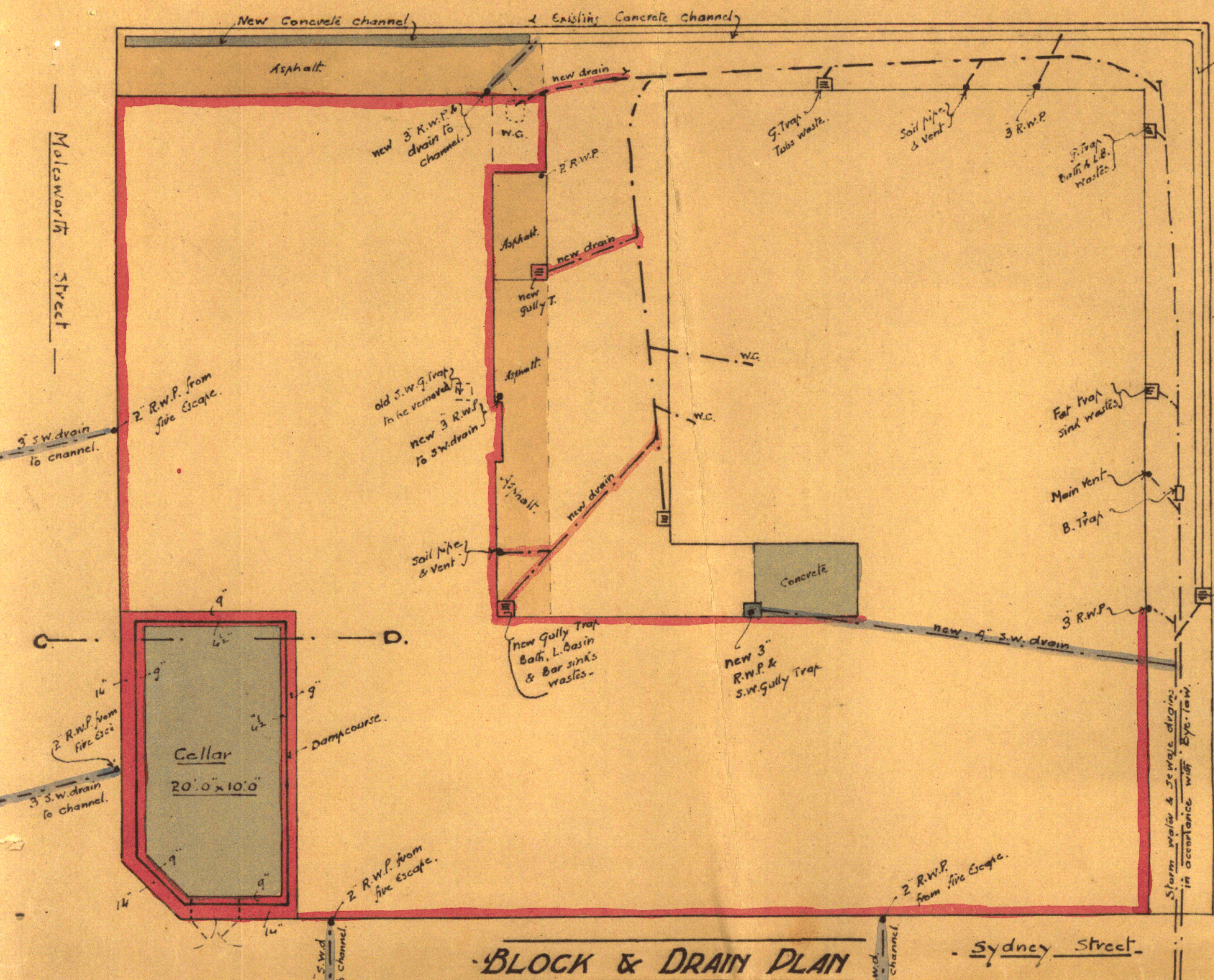
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REBUILDING WELLINGTON HOTEL, MESSRS J. STAPLES & CO LTD

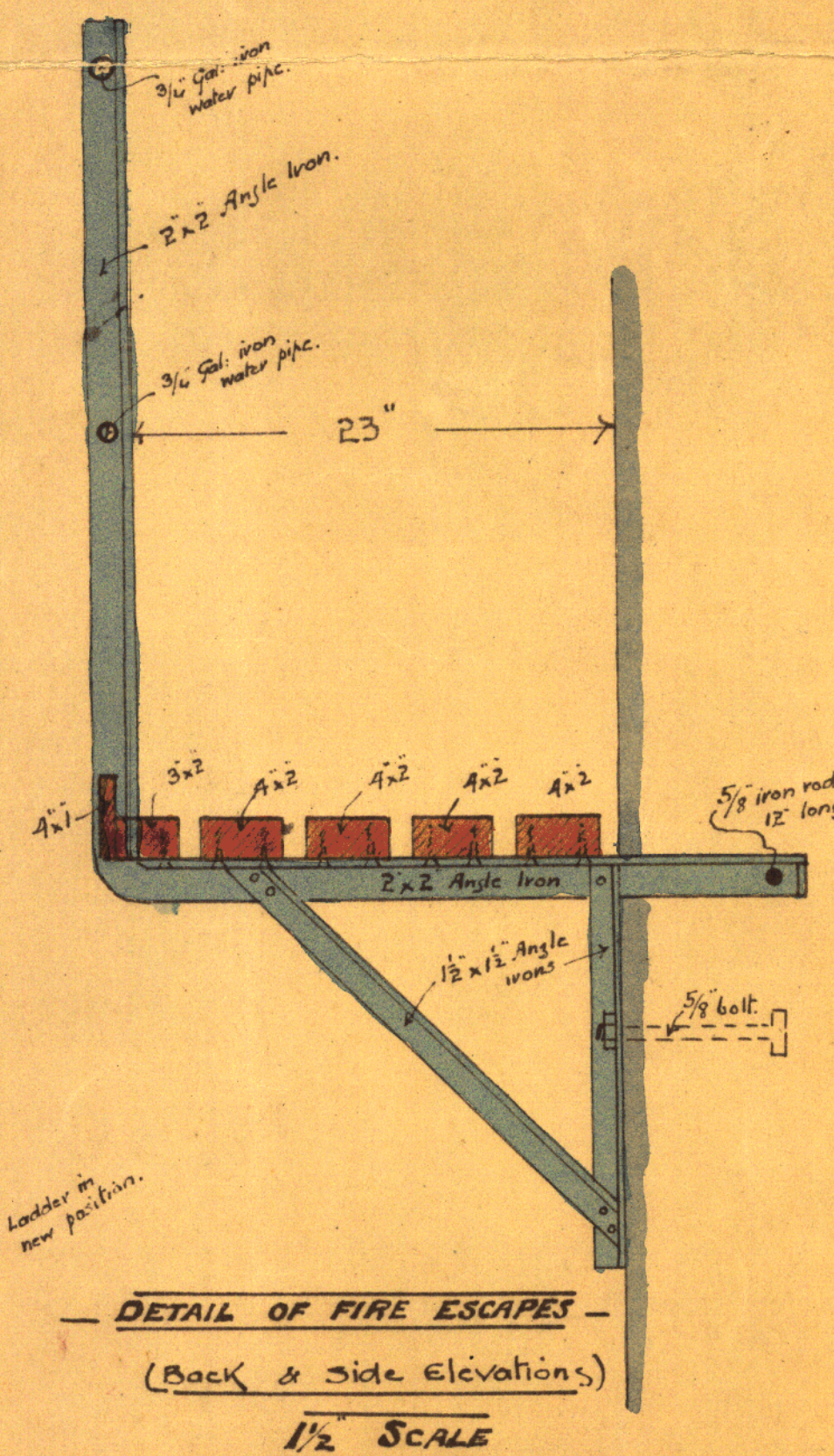
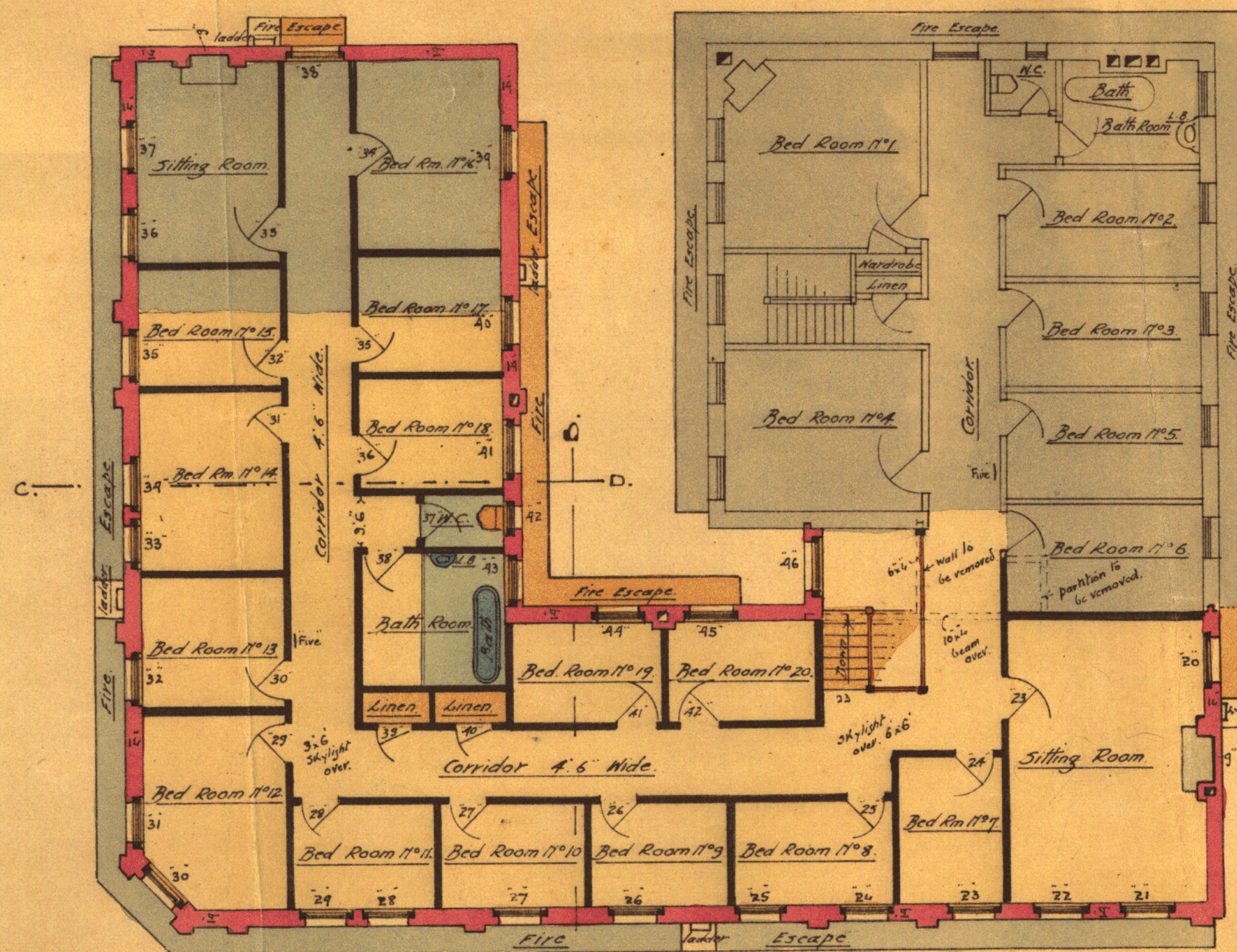
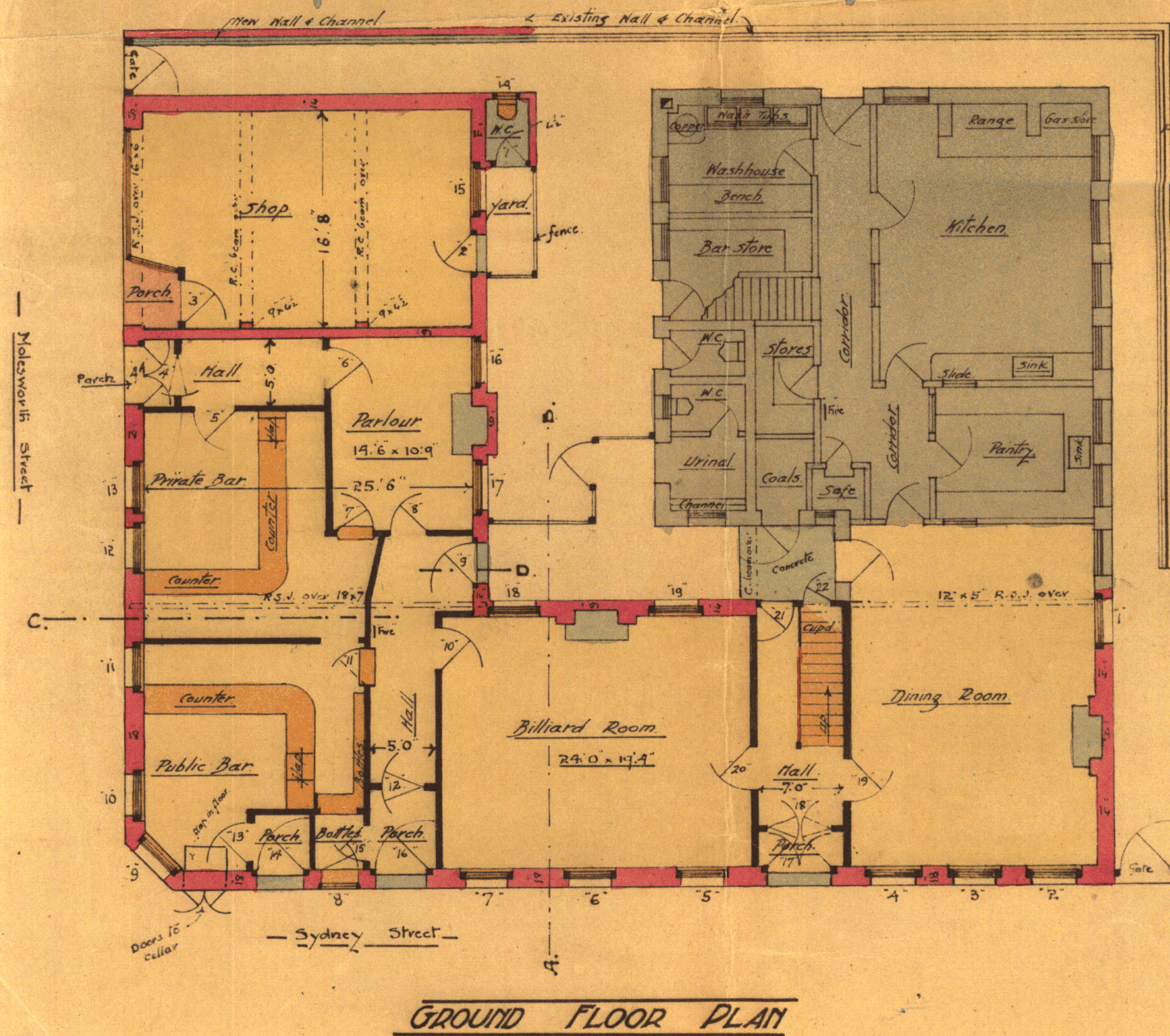
SHEET No. 1.

SCALE 8 FEET = 1 INCH

CITY ENGINEER'S DEPARTMENT
RECEIVED
9 JUN 1917
TOWN HALL, WELLINGTON



Sumner & Son
Architects
Wellington N.Z.
May 1917.

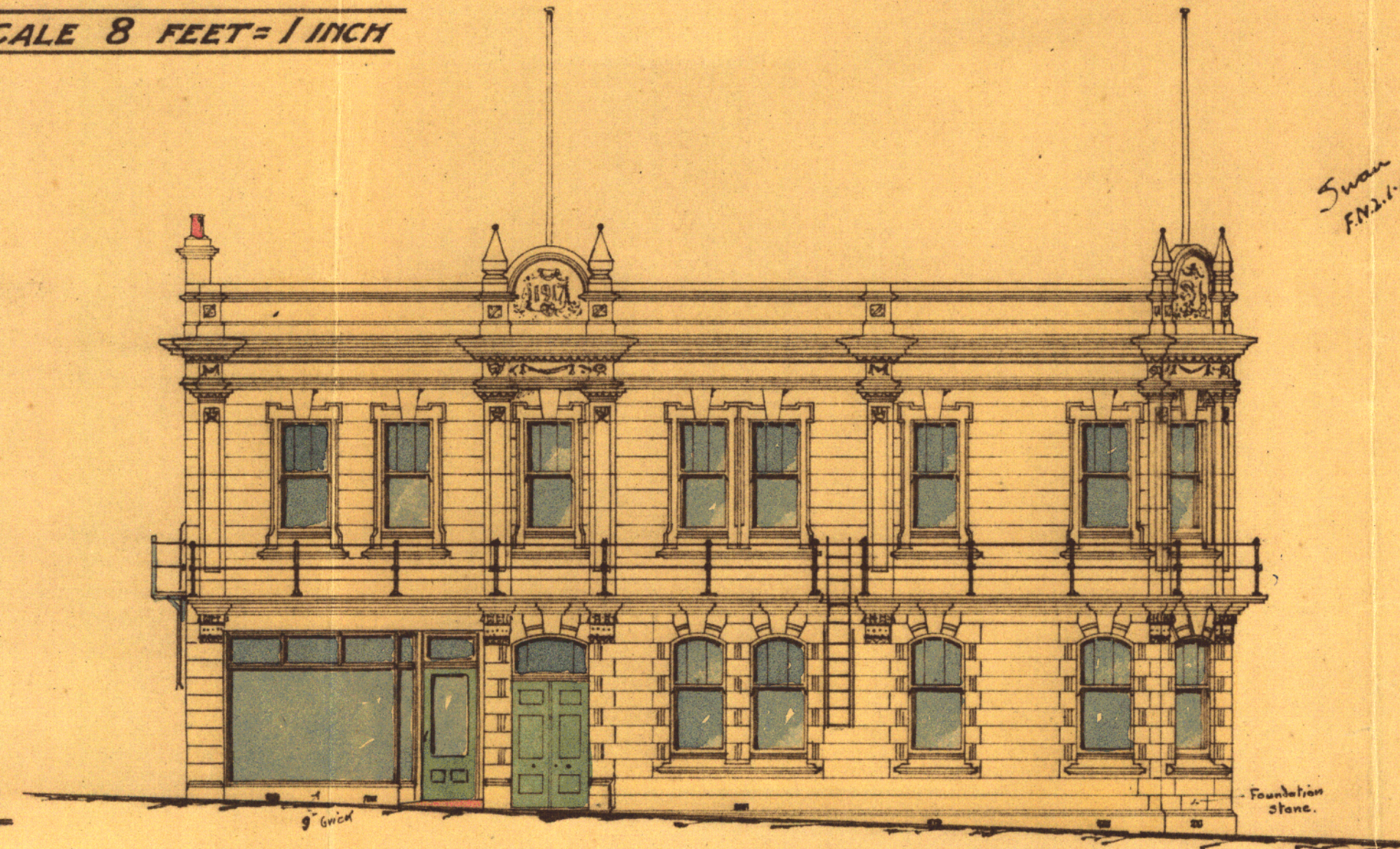
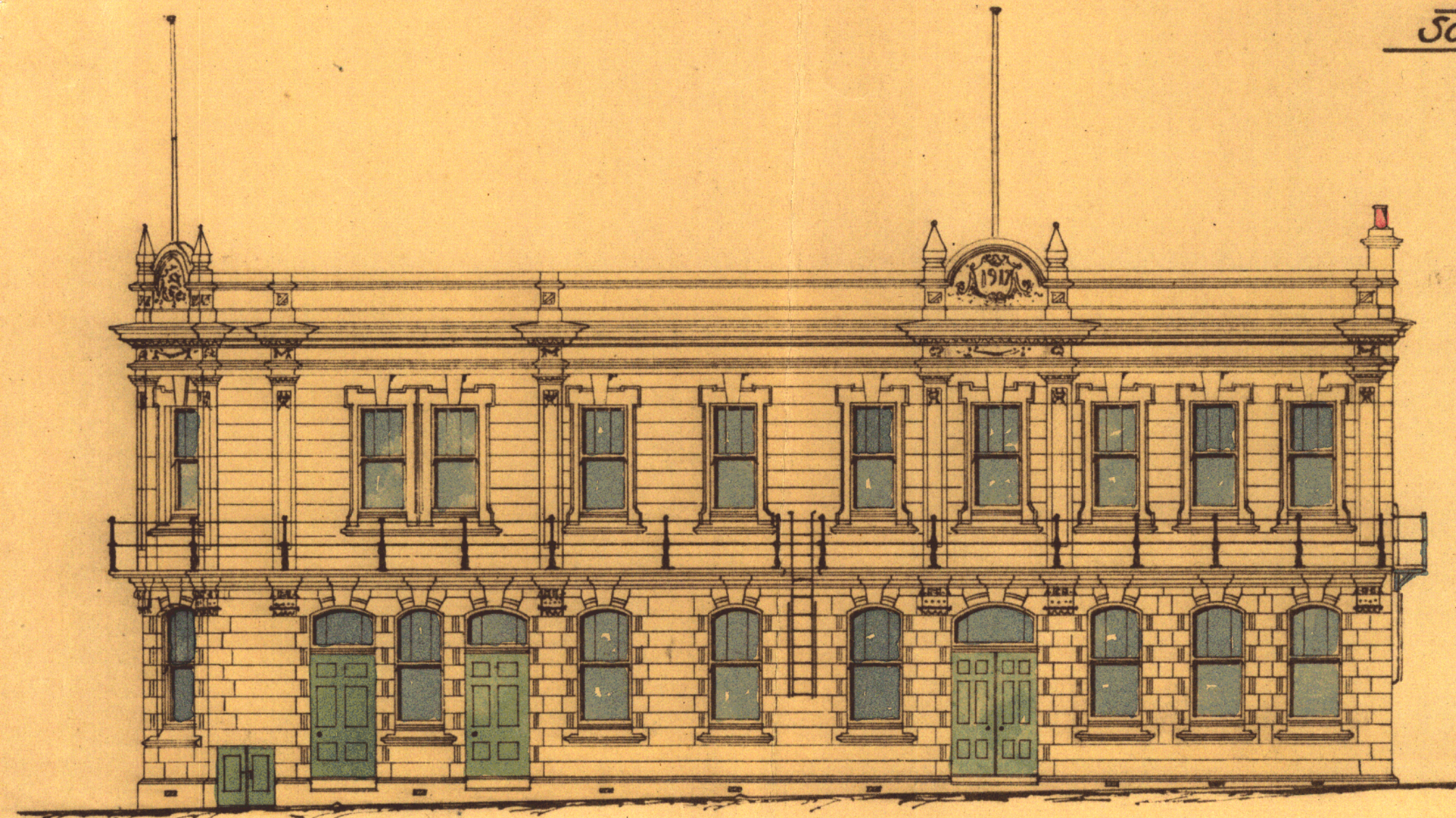


SWAN & SWAN
No. 6079
J.S.J. F.R.S.
May 1917

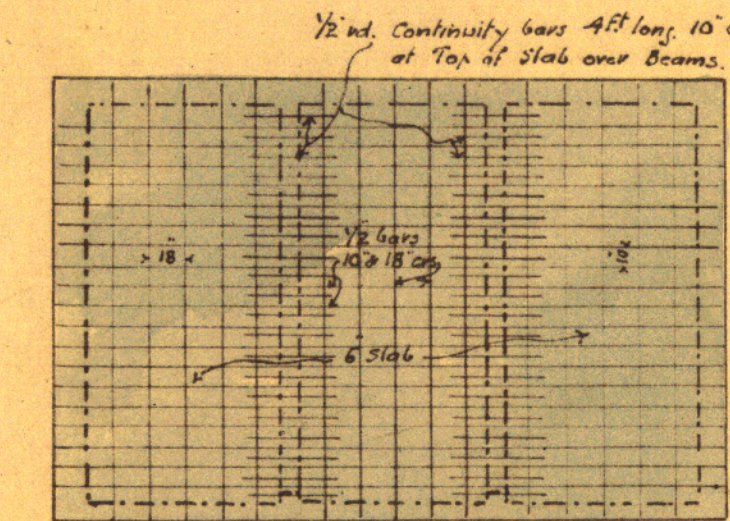
REBUILDING WELLINGTON HOTEL, MESSRS J. STAPLES & CO LTD

SHEET No 2.

SCALE 8 FEET = 1 INCH

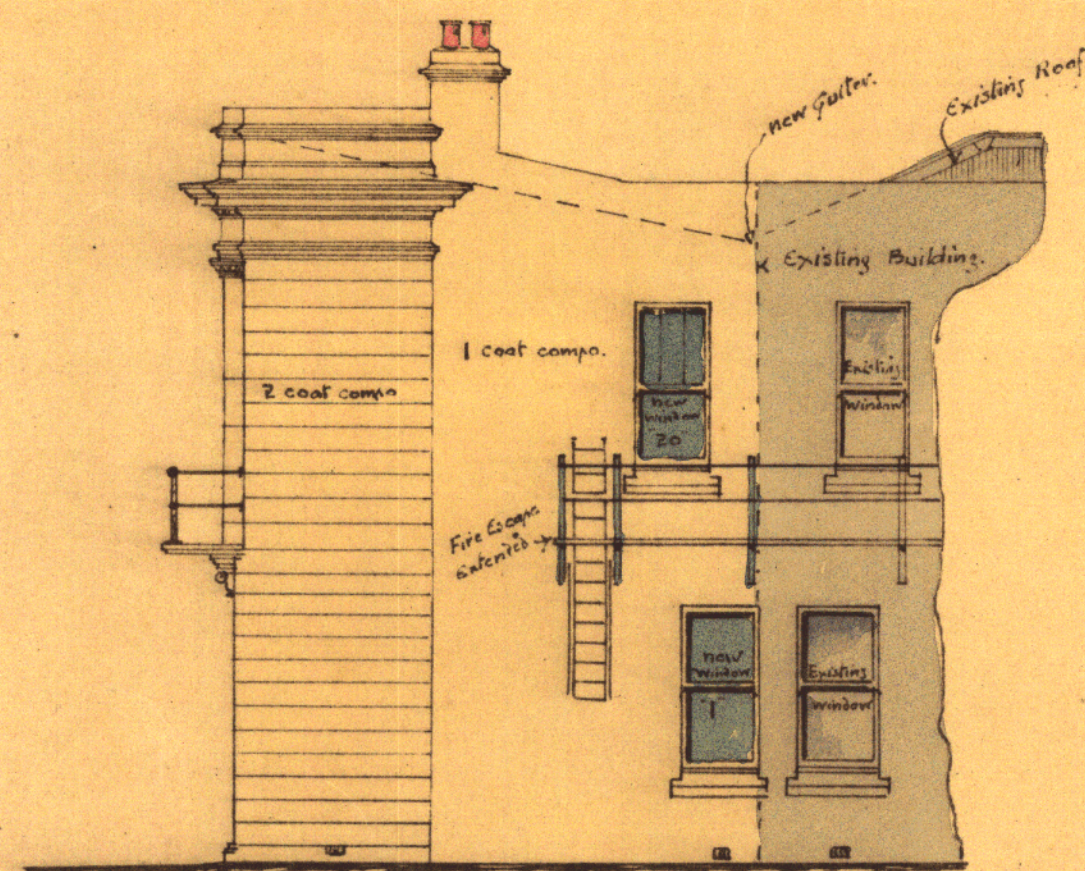


Swan & Swan
Architects
Registered
Wellington N.Z.
May 1917

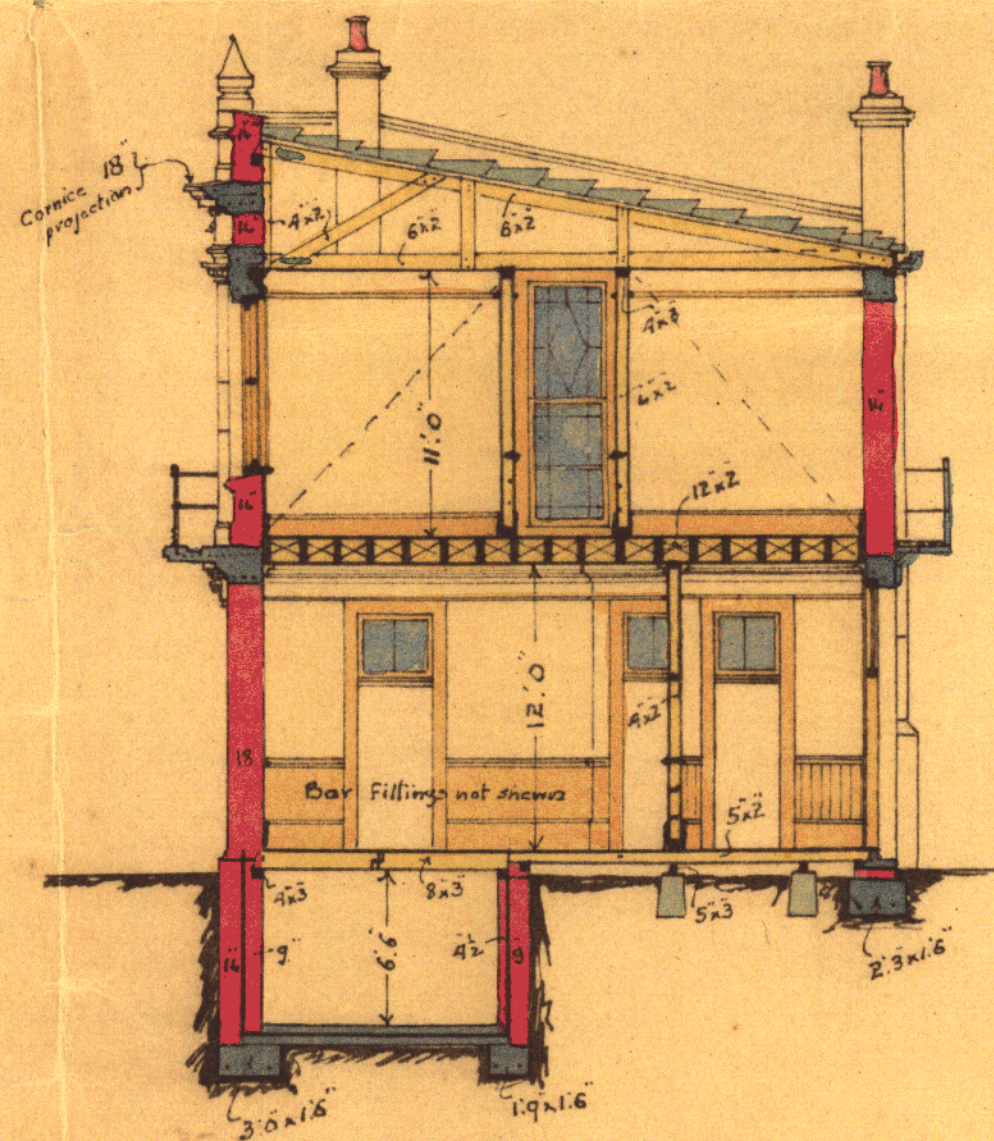


PLAN OF FLOOR
1/8" SCALE

ELEVATION TO SYDNEY STREET

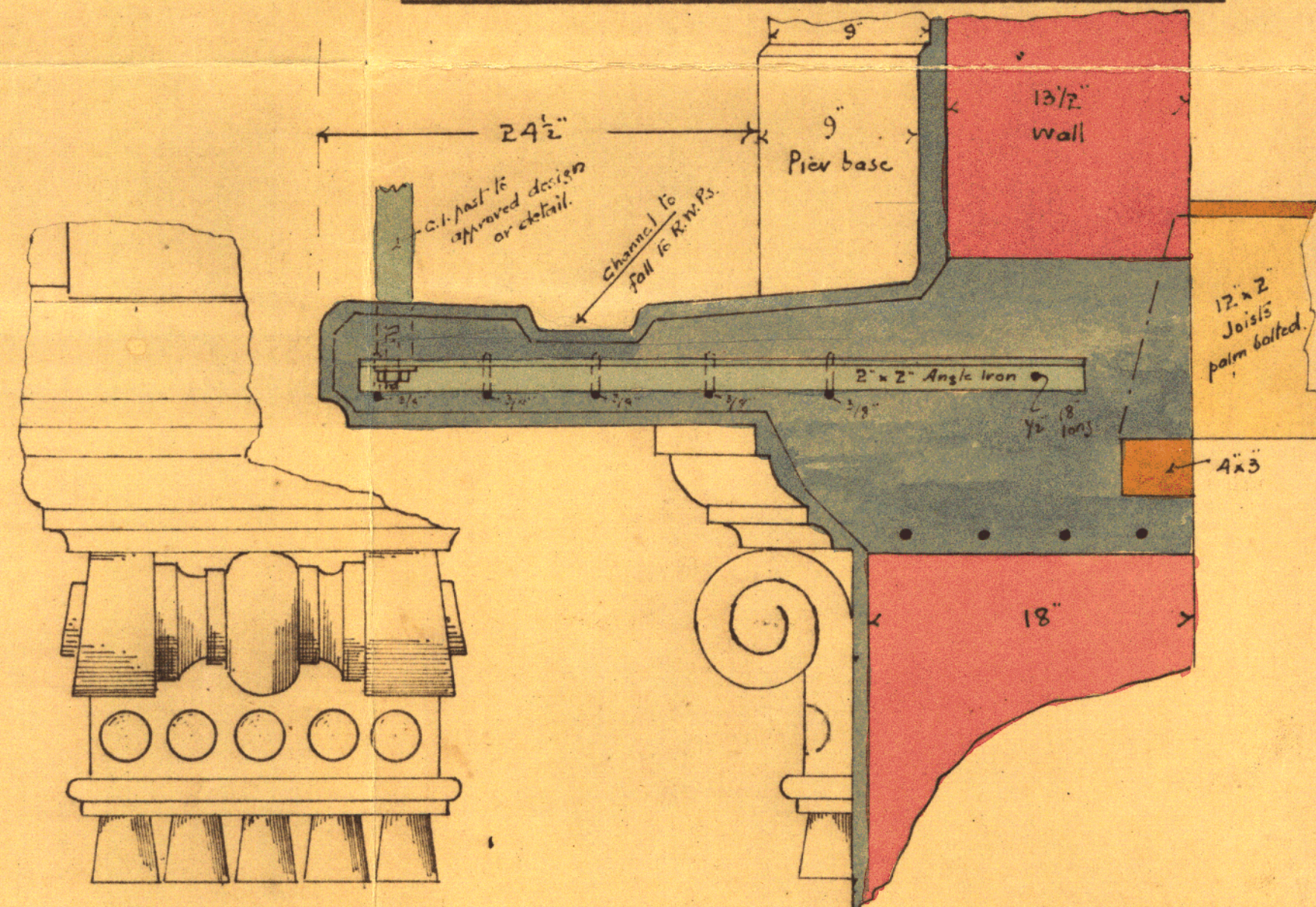


SIDE ELEVATION

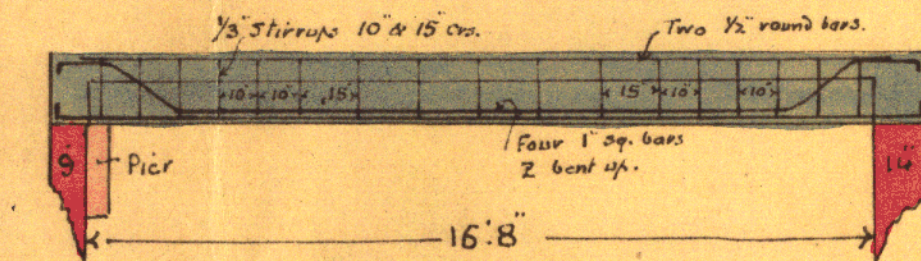


SECTION C-D.

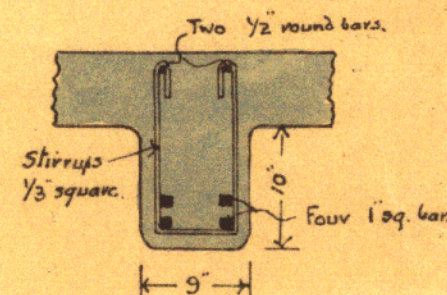
ELEVATION TO MOLESWORTH STREET



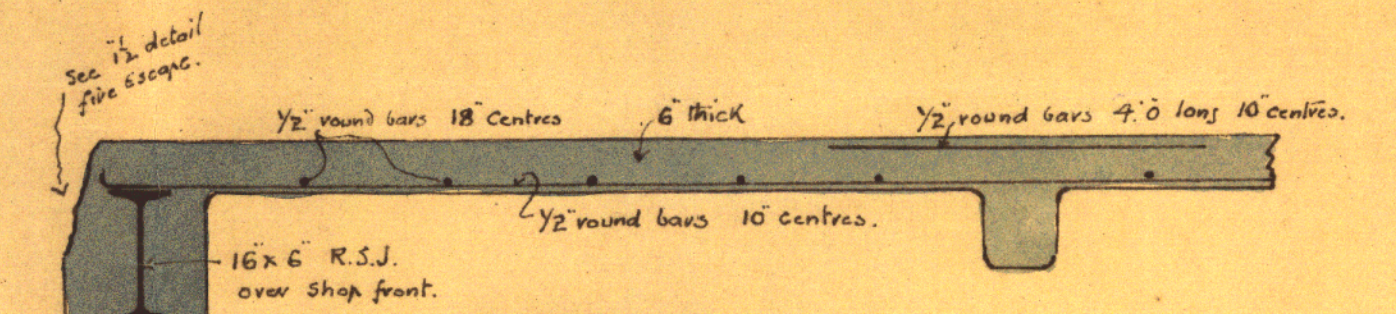
FIRE ESCAPE & STREET ELEVATIONS — 1 1/2" SCALE



MAIN BEAMS.
1/4" SCALE.

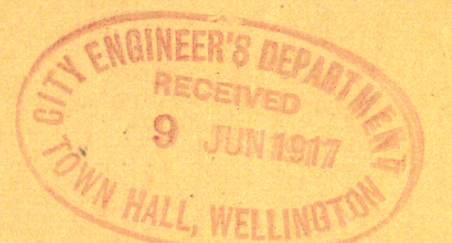
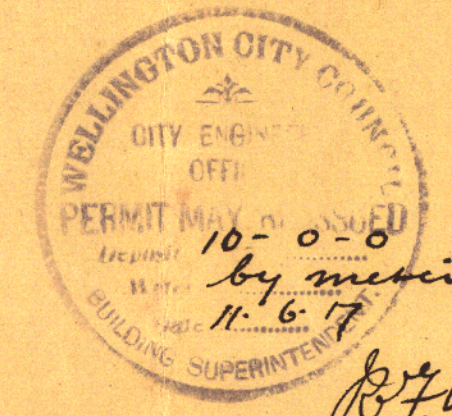


SECTION OF BEAM
3/4 inch to a foot

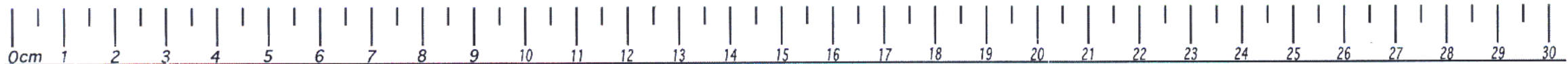


FLOOR SLAB
1/2" SCALE

CONCRETE CEILING OVER SHOP



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