

Additions to the Thistle Inn
 Mulgrave Street

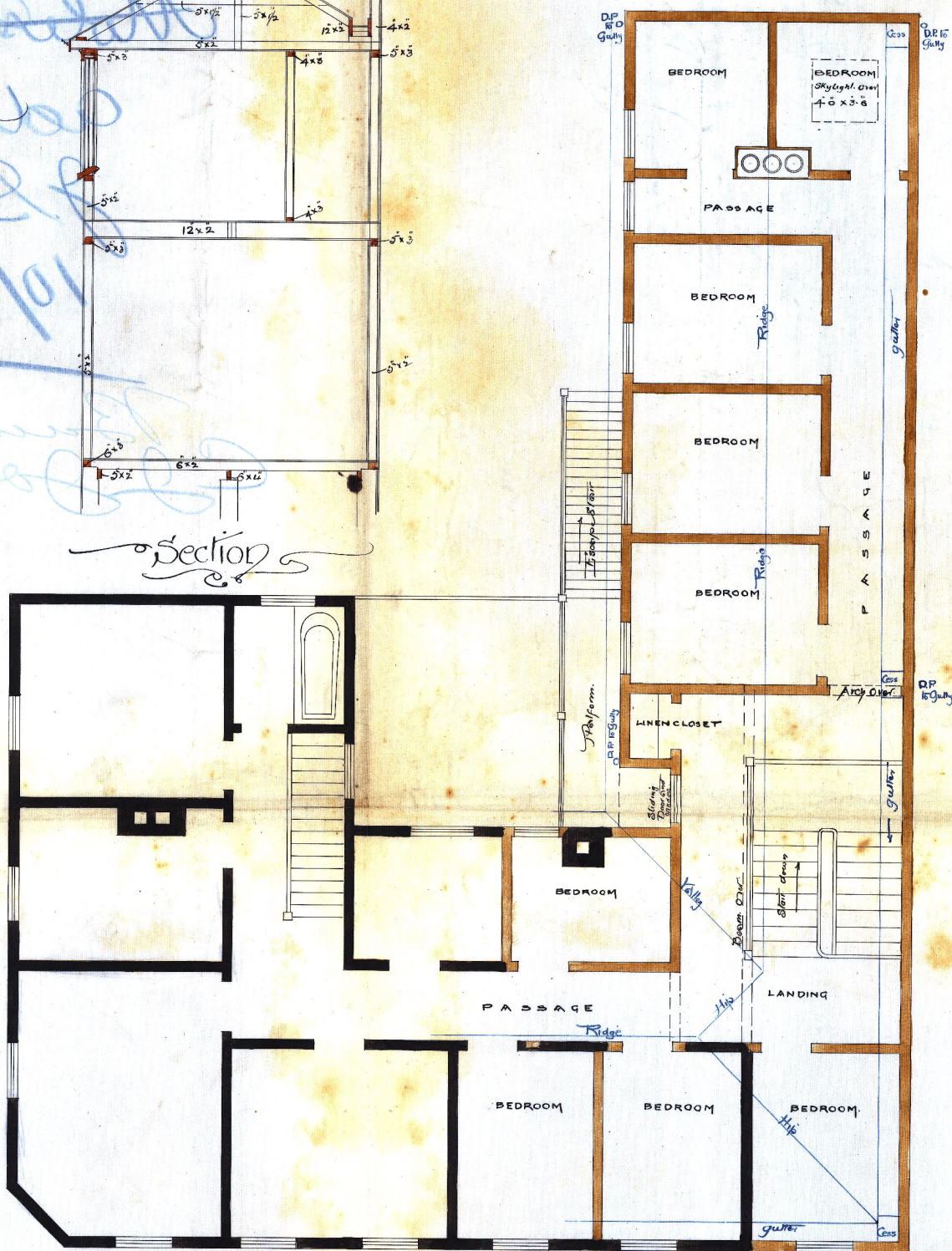
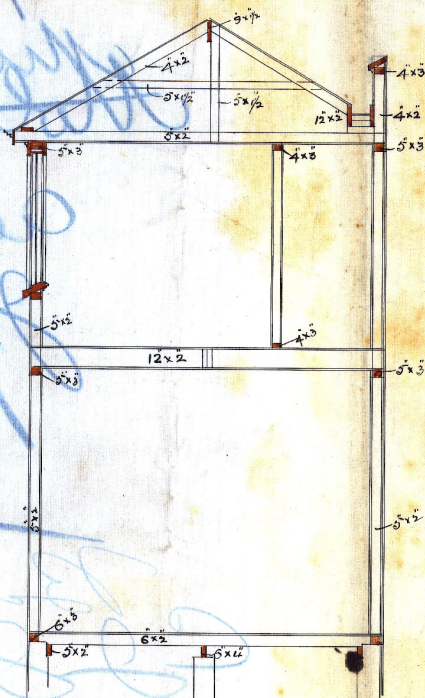


Ground Floor Plan

Scale Four Feet to One inch

Thos. Turnbull, F.R.I.B.A.
 Architect

1231
 Additions to the
 Thistle Inn
 Mulgrave Street



First Floor Plan

Scale four feet to an inch

Thos. Turnbull. F.R.I.B.A.
 Architect

I. The undersigned do hereby apply
for to do some alteration ^{addition} to
the Thistle Inn Flat for John Staples & Co
as per plans & Specifications
prepared by T. Turnbull Architect

C. J. Johnson
Murphy Street

Thistle Mill Hotel - "Sectraet"

Interpretation. The old walls of the building are tinted in black - The work to be altered or removed is shown in red lines - The new work is tinted in yellow for woodwork and in red for brickwork.

Take down and remove all impediments that may be in the way of the proper construction of the works.

The contractor is to execute all work necessary to complete the work to the intent of the Plans and specifications and is to make good or remodel any of the old work in order to conform the old to the new.

Excavations. Dig foundations for piles and chimneys, trenches for drains and prepare the site for the building - The surface of ground to be 9" clear from the underside of flooring joists. — rc — rc — rc — rc —

Piles. The piles under all walls and dwarf plates to be heart of totara 11" diameter set in rows not more than 14' 0" centres sunk deep enough to have a solid foundation and well rammed. rc — rc — rc — rc

Plates. The plates to be the sizes marked in long lengths halved and spiked at meetings and angles and notched for studs. All plates to be not less than 3" thick. New plates to be joined on to the old in a strong manner. Stringers to be sunk into and firmly spiked to Piles. Dwarf plates to be of totara set on edge.

Plates near ground to be of totara ~

Studs. The studs for outer walls to be 5×2 for partitions 4×2 , no studs to be set more than 18" centres and all throughout to be braced thoroughly with 8×1 braces sunk flush. Jambs sills and heads of openings to be 3" thick. Angle studs to be square. All framing to be made firm and solid.

Any alteration or breking or repairing to the walls and finish of the old building to be done with the same sized materials as the old. ~

Joists The ground floor flooring joists to be 6×2 of totara. The first floor flooring joists to be 12×2 all set not more than 18" centres. The floor of hall to be raised above level of footpath. The first floor flooring joists to have a web of 3×2 cross bridging, closely fitted and firmly nailed. All joists to be trimmed for openings with trimmers and trimming pieces 3" thick. ~

Beams. The beam over stair landing and porch to be 9×5 firmly spiked to 5×5 posts set solid. ~

Roofing. — The roof to be constructed as shown, with timbers the sizes marked all firmly spiked together and to walls. Gutter plates to be 12×2 arranged for fall of gutter. Rafter collars and hangers to

be set not more than 18" centres. Ceiling joists 3"x2" set not more than 18" centres. Gutter beams to be 3"x2" set not more than 30" centres and so as to allow the gutter a fall of $1\frac{1}{2}$ " in ten feet with 2" drips within that distance. Eaves to be packed out and finished with 1" dressed totara, fascias to have good drip. Gutter and soffit to have 3"x2" bed mouldings under of totara. Ridge plate to be 9"x1 $\frac{1}{2}$ ". Hips and valleys 8"x2". Strutted. Pole plate 5"x1 $\frac{1}{2}$ ". Parapet to have 1 $\frac{1}{2}$ " dressed totara weathered capping covered with C10.12 zinc all properly fastened. flashed soldered and rendered thoroughly watertight. Kerf way for sky light with 15" stuff.

Rough Boarding. Cover ways, boxed gutters and outer walls of building under eave with 8"x1" boards closely fitted and firmly nailed.

Felt. Cover ways and gutters with the best quality Irish roofing felt all well stretched lapped and closely nailed with strong clout headed nails.

Corrugated Galvanized Iron. — Cover ways and outer walls (with the exception of those hereafter specified to be rusticated) and backs of parapets with an approved brand of C10.26 gauge corrugated galvanized iron having two rolls of cover on the sides and 8" at the ends. The iron on walls to be fixed horizontally. Iron to be closely fitted at hips and ridges.

angles 16. will project at eaves, gutters and valleys and firmly fastened with strong wire nails having Patent Solder heads.

The on rakes and hips moulded C¹⁰ 26 gauge galvanized iron lead lined raking 20" wide will be packed with felt and firmly fastened with strong wire nails having Solder heads - The saddles of 4 lbs lead at junction of hips and valleys with rakes.

The round eaves (open) 5" x 4 1/2" moulded C¹⁰ 24 gauge galvanized iron gutters firmly secured with strong galvanized iron straps set not more than 30" apart.

The broad gutters to be laid with 5 lbs lead folded up 8" under iron on each side over feather edged plies. All neatly dressed at drips 16. - At discharge of broad gutters frame cesspools 18" x 12" x 8" of 1 1/4" totara framed together and lined with 5 lbs lead soldered watertight to have 3" waste connected with down pipes with copper grating at outlet Cesspools to have 3" overflows. Connected to discharge.

Set up from gutters to gully traps 3" C¹⁰ 24 gauge galvanized iron down pipes having proper heads and shoes and all firmly fastened with strong galvanized wire nails.

Flashings. The skylight to be flashed with 5 lbs lead. - The broad properly formed flashings of C¹⁰ 12 zinc round all openings up all angles, round chimneys, parapets and everywhere round the building that may be necessary in the opinion of the Architect to

render the building perfectly watertight.

The string course on the front of old building to be refashed with C/O 12³/₄ in and rendered thoroughly watertight. Repair or renew any old flashing work on the old building.

Brickwork. The old chimney stack to be taken down - Any of the old bricks after being cleaned of mortar and whole may be re-used in the construction of new chimney stack. The new chimney stack to be carried up from a solid foundation to 4' 6" above ridge of roof with hard sound, well burnt brick laid in good lime and cement mortar composed of one measure of an approved brand and quality of Portland Cement, one measure of approved putty lime and three measures of clean sharp well washed river sand mixed in approved measures. Footings to project 6" all round by 15" in height. Top of stack above roof and new moulded cap necking and base to same with plaster composed of equal measures of Portland Cement and sand as above. Flush flue with glazed earthenware chimney cowl. Build in flue 9" earthenware flue lining. Hearths to be carried up from solid foundations in solid brickwork finished at top with 1¹/₂" thick of pure portland cement rubbed straight square and smooth with the handfloat. Turn three row lock over opening of kitchen. turning bar to be

4" x 3/8", Build in in wash-house a 24
gallon copper boiler, having wheel flue
and furnished with furnace door grating
of cast iron 16 complete. Plaster exposed
brickwork with the plaster specified above.
Build in Kitchen fireplace with the very best
quality firebrick one of Lakes 1st quality 5'-0"
cooking ranges with flytt pressure shoe boiler
having cooking plates rack, damper and
all fittings complete. Connect flue (ventilating)
with cooking with cast iron louvre grating and
tube. - All brickwork to be properly bonded
pointed and grouted and the outside plastered.
The fireplace in Parlor to be incorporated
in old stack and finished as above. Build
in same a grate of the value of 50¢.

Flooring All floors to be laid with 6"x1"
matted matai flooring boards smoothly dressed
closely cramped fitted and firmly nailed. 16
16 - 16

Windows _____
Skylights _____
Doors. _____
Stair _____

Plastering - All the new walls and ceilings
and the old walls and ceilings where
necessary to make the work uniform to be
lathed rendered and floated and finished
hard and smooth for papering 16
16 - 16

Wainscoting

Triming

Rustic Outside Finish. The walls of building and interior of porch facing yard to be covered with 10"x1" double rebated matai rustic boards closely fitted and firmly nailed. RC RC

Pumper. - The Kitchen range to be fitted up with light pressure boiler (approved) for hot water system. RC RC RC

The old sink to be retained with 5lb lead and to have brass grating plug and chain complete. To have 1/2" trap and lead waste medium weight lead over gully trap at outside. Loose wall at back of Sink with 10 lb zinc properly fluted and fastened.

The old tubs RC RC RC RC

The WC's animals RC on the premises to be altered as required and fitted up in accordance with the Sanitary By-laws.

Inside Finish.

Ventilation. The base plank to be perforated with holes where directed for ventilation.

The bar and parlor off same and bedroom lighted with skylight. Kitchen and Laundry to have outlets to outside air 18"x12" made of strong galvanized iron having perforated zinc over openings at inside and outside having neat mouldings putted round. The Bar to have four of these openings and the Kitchen two All set close to ceilings

Drainage. The present System of drainage
is to be altered as required to conform
to the Sanitary Bye laws of the City. To be
done with the very best materials and work-
manship. The Contractor is to inspect the
premises and satisfy himself as to the
extent of the work necessary to do this. As
no extra work will be allowed. The work
to be delivered up complete. Set in
glazed earthenware gully traps where
required and connect for the two systems
of drainage.

Fencing - Old work - R. _____

Yard. _____

Concrete wall. _____

Escape Platform. Stairs. _____

Gas. _____

Scrim. Paper. _____

Paint. _____

Addenda. _____

Timber. _____