

[00053.137:7641]

[E14]

No. 7641

# CITY BUILDING ~~DRAINAGE~~ PLAN.

Erect Additions in

Zirakori Rd. Street

for H. Beauchamp

A. H. Harbottle Builder

23/5/ 1907

*original  
on permanent loan  
to Katherine Mansfield Society  
Per John Peter Architectural*

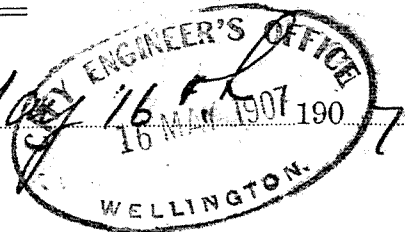
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**BUILDING APPLICATION FORM.**

WELLINGTON,

Date,

*May 16 1907*



To the City Engineer,

*Wellington.*

Sir,

*764*

I hereby apply for permission to *Make additions No 11*  
in *Triakson Rd* Street, Section  
part of Town Acre for *St Beauchamp 3/07*  
of *Wellington* according to Plans and Specifications  
deposited herewith at the estimated cost of £ *287-0-0*

Yours faithfully,

*Alfred St Harbottle*

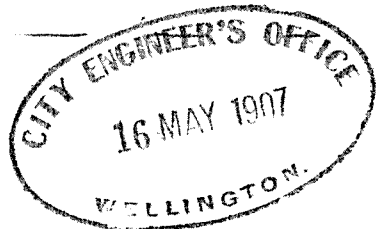
Postal Address

*37 B Wallace St*

*Wgton*

Synopsis of Specification as far as the  
City Bye-laws are concerned for the erection  
of additions etc to Residence No 11 Linakori  
Rd for H. Beauchamp Esq.

### Excavator



Excavate for piles, drains & other  
foundations as required to a depth of 18"  
in the solid & well ram when refilling.

### Bricklayer

The present range in Kitchen and  
copper and brickwork in Scullery are to  
be removed. 764/

Fit in new Kitchen a new range  
and boiler complete & all to be properly  
set.

Set the copper in new Scullery in  
good solid brickwork with furnace doors damper  
etc complete. Top of copper to be finished  
off with cement & sand 1" thick dished  
with a fall to copper.

all new brickwork to be executed  
in the best possible manner well bonded  
with neat close joints. New bricks to

One of clean sharp sand well beaten & mixed together.

New jambs & backs to be built up solid as shown set in mortar well bedded & flashed into cross joints. 9" arches to be turned in 1/2 brick rings on 2 1/2" x 1/2" cambered iron chimney bars, split at ends carried through jambs & turned up & down on each side.

Chimney head of copper to be finished with pressed bricks & weathering finished with cement & sand.

Hearths to be finished with cement & sand mixed half & half.

### Schedule of Timbers.

Piles	8 x 8.	all other studs	4 x 2
Post & bracket	6 x 6	Rafters Bath Rm	4 x 2
Ground plates & stringers to bays	5 x 3	" to Sallery	5 x 2
		Joints to Denling and Bath Rm	10 x 2
Flooring 1st fl.	6 x 1	Beams	8 x 1
Rusticating	10 x 1		
9 1-12 R...	6 x 1		

## General Description

The present lean-to at back is to be removed & materials carted away.

The present Bath Rm door to be taken out opening made good with studs & lining & new opening cut & door refixed where shown & room made in a Pantry

The front windows in Dining Rm and front Sitting are to be carefully taken out & opening properly trimmed for new bay windows.

All new outer walls, sleeper plates of bay windows and corner post of Bath Rm to be carried on piles set true & Blumb and spaced not more than 4 ft centres.

All new framework to be put together in the soundest & most workmanlike manner plates in long lengths & scarfed where necessary over a pile or stud. All new framing to be well braced in-

Plans. Rafters to be neatly  
notched onto top plates and securely  
fixed.

Studs, rafters & joists etc shall  
be spaced at 18" centres & well nailed

Cover roofs with sarking cramped  
up close & well nailed.

All outside walls to be covered  
with double rebated & rusticated  
boarding cramped up close & well  
nailed.

all floors to have 1" J. & Q. boards  
cramped up close & well nailed to  
joists

Cut opening on first floor wall  
for bath R<sup>s</sup> door & erect new partition  
as shown with present door refixed  
as shown & all lining etc made good.

Finish eaves with matched soffits  
gutter fascia with ~~no~~ mould to match  
present eaves.

Fix in new scullery where shown  
1 1/4" grooved draining board 20" wide of  
Kauri with mousing etc complete.

Provide & fix to closet a 1 1/4"  
lined & clamped cover & cut seat.

## Plumber

Cover new roofs with No. 26 gauge galv'd corrugated iron laid with 2 full corrugations side laps & 10" end laps & to have 2" drips at eaves.

Flashings Flash top & sides of all door & window openings, junction of Scullery Bath R<sup>r</sup> & Bay window roof where they join onto main building and also chimney with No. 10 zinc ply with lead & point with cement.

Eaves Fix to all new eaves 4" O.G. galv'd iron spouting 26 gauge fixed with straps every 30" apart.

Fix stacks of 2" dia 24 gauge gal iron downpipes to convey water into gully traps, to be provided with shoes & securely fixed.

Fix an iron Bath in Bath R<sup>r</sup> where shown.

Fix in Bath R<sup>r</sup> a basin

well as the wash tubs with 6 lbs lead trapped wastes & convey water into gully traps.

W.C. fit up where shown in Bath R. a glazed pedestal closet pan properly connected up to drains. Provide an approved No. 22 gauge gal iron painted 3 gallon syphon flushing cistern connected up to closet pan with  $1\frac{1}{2}$ " lead flushing pipe & provided with ball cock chain & handle. From the top of W.C. pipe lead off a 3" dia 22 gauge grooved gal iron vent with separate 2" dia branch from syphon carried well above roof & terminated with a cowl. From the sewer side of Buchan trap lead off a 22 gauge gal grooved iron main vent first 12 ft to be cast iron carried up 3 feet above ridge & terminated with a Boyle's cowl all to the approval of the City Engineer.



7.  
bath sink copper each wash tub  
cistern of W.C & supply cistern. all  
pipe to be galv<sup>d</sup> iron well jointed  
in red lead & supplied with all  
necessary bends junctions etc. Tap  
to cistern to be fitted with copper  
balls & pipe to discharge close  
to bottom.

### Drains.

Lay 4 glazed earthenware  
socket jointed drain pipes properly  
connected up to existing drains as  
shown by Red & blue lines on  
drainage Plan. all to be laid with  
even falls & no pipe nearer the surface  
than 12" & jointed in cement.

five glazed gully traps where  
shown all properly connected up to  
drains.

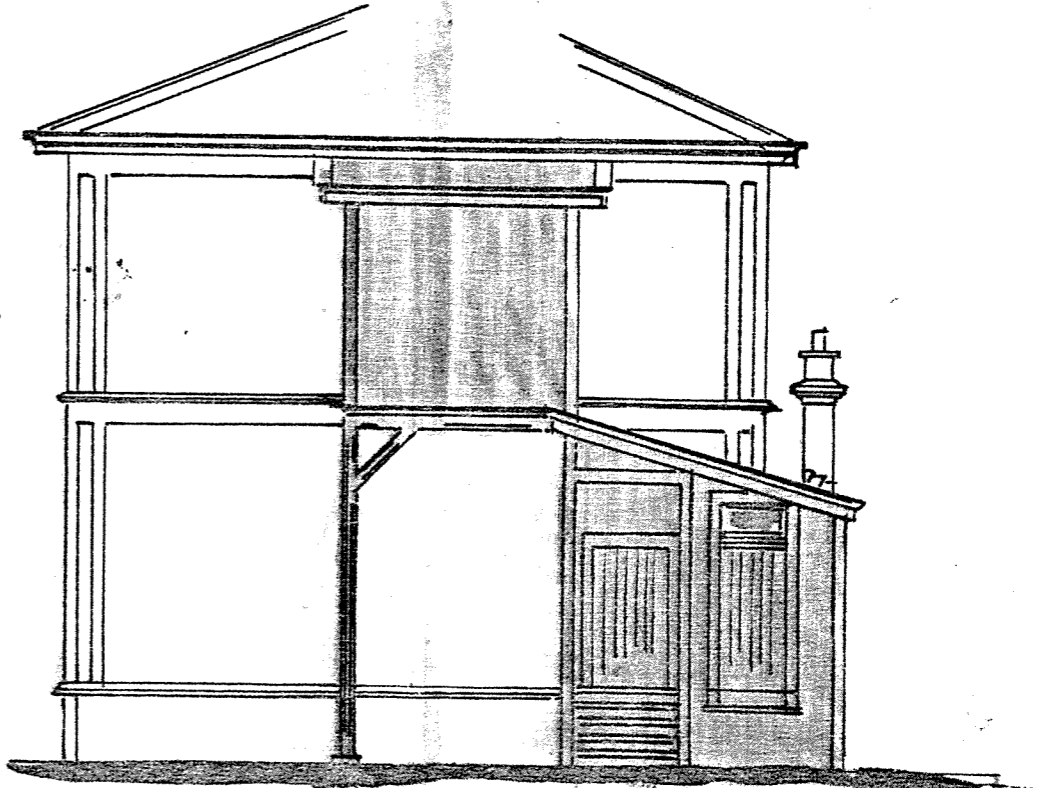
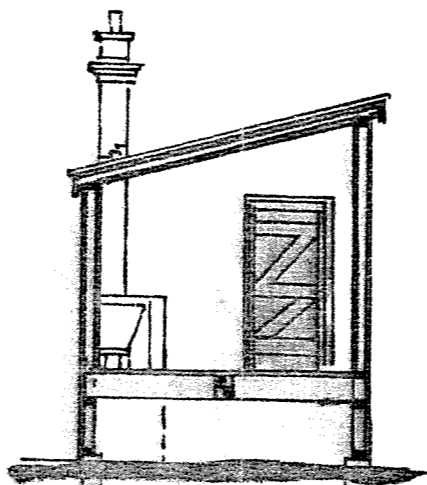
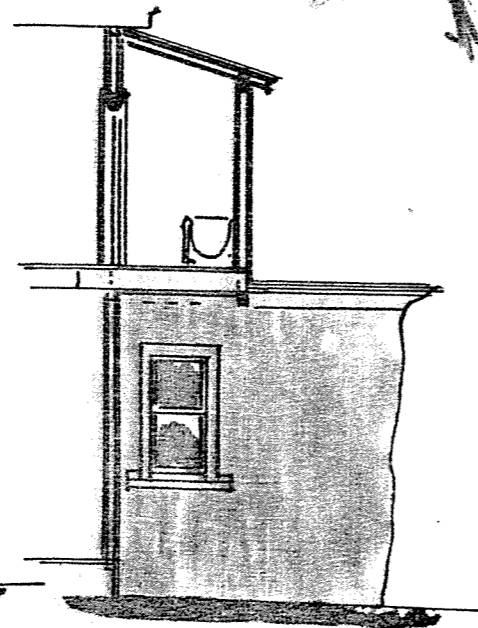
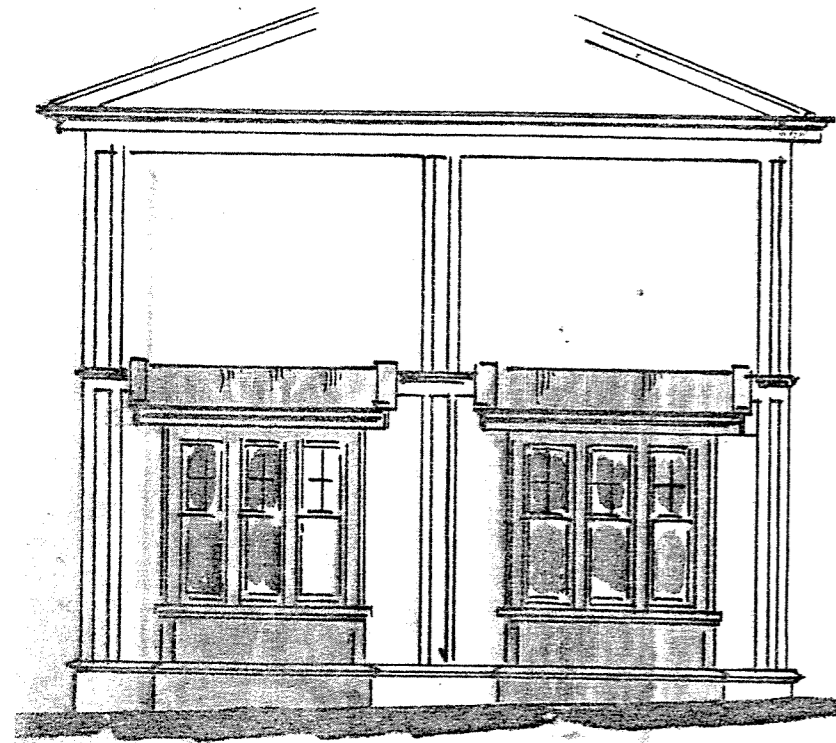
The whole of the above works  
are to be in strict accordance with the  
sanitary Bye laws of the City of Wellington  
and the regulations of the C.E.D.

Additions to Residence in Inakou Road  
for H Beauchamp Esq  
Scale 8 ft. to one Inch.

Permit may be issued  
1876  
23.5.07



H D



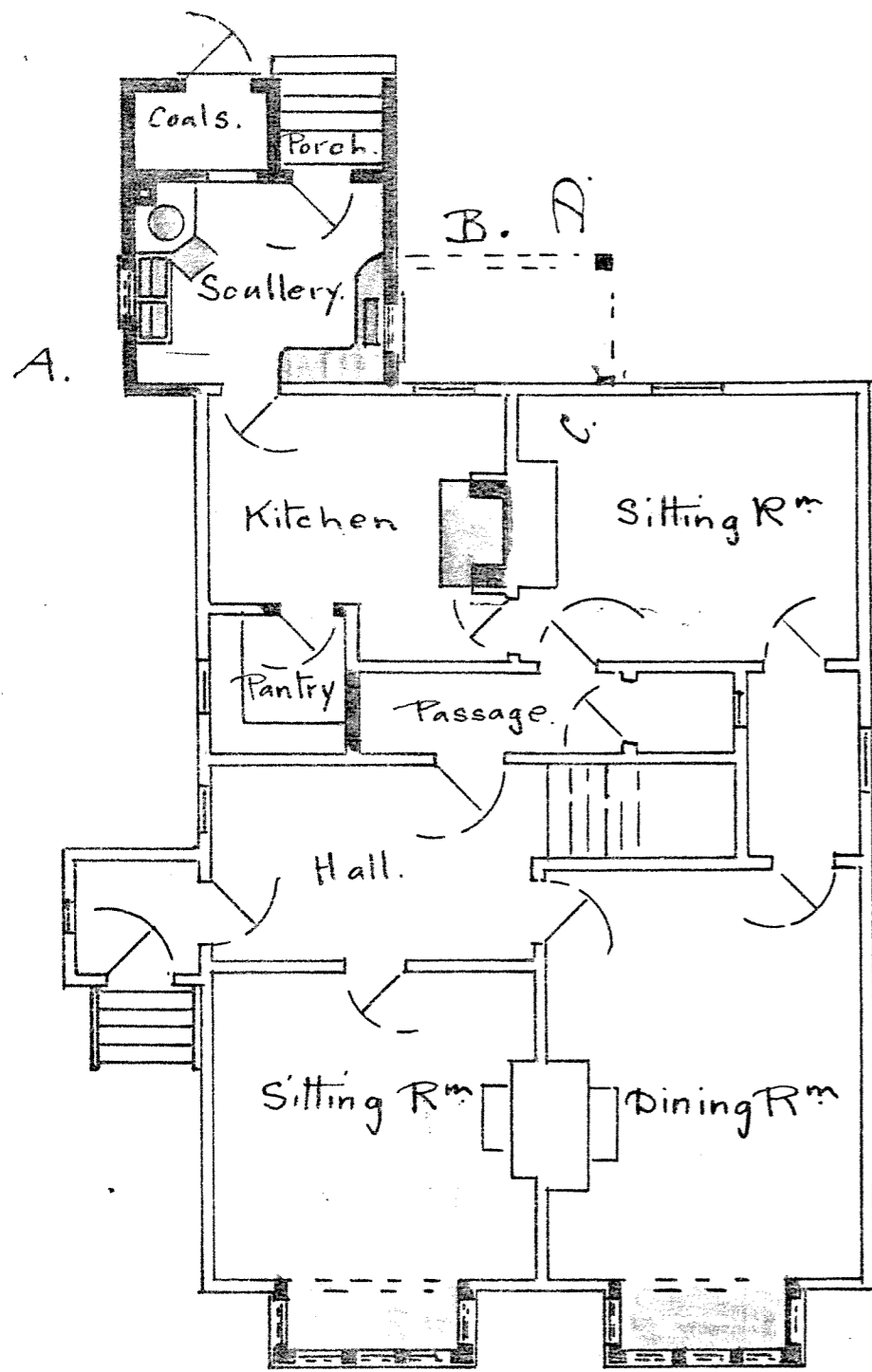
Front Elevation

Section C.D.

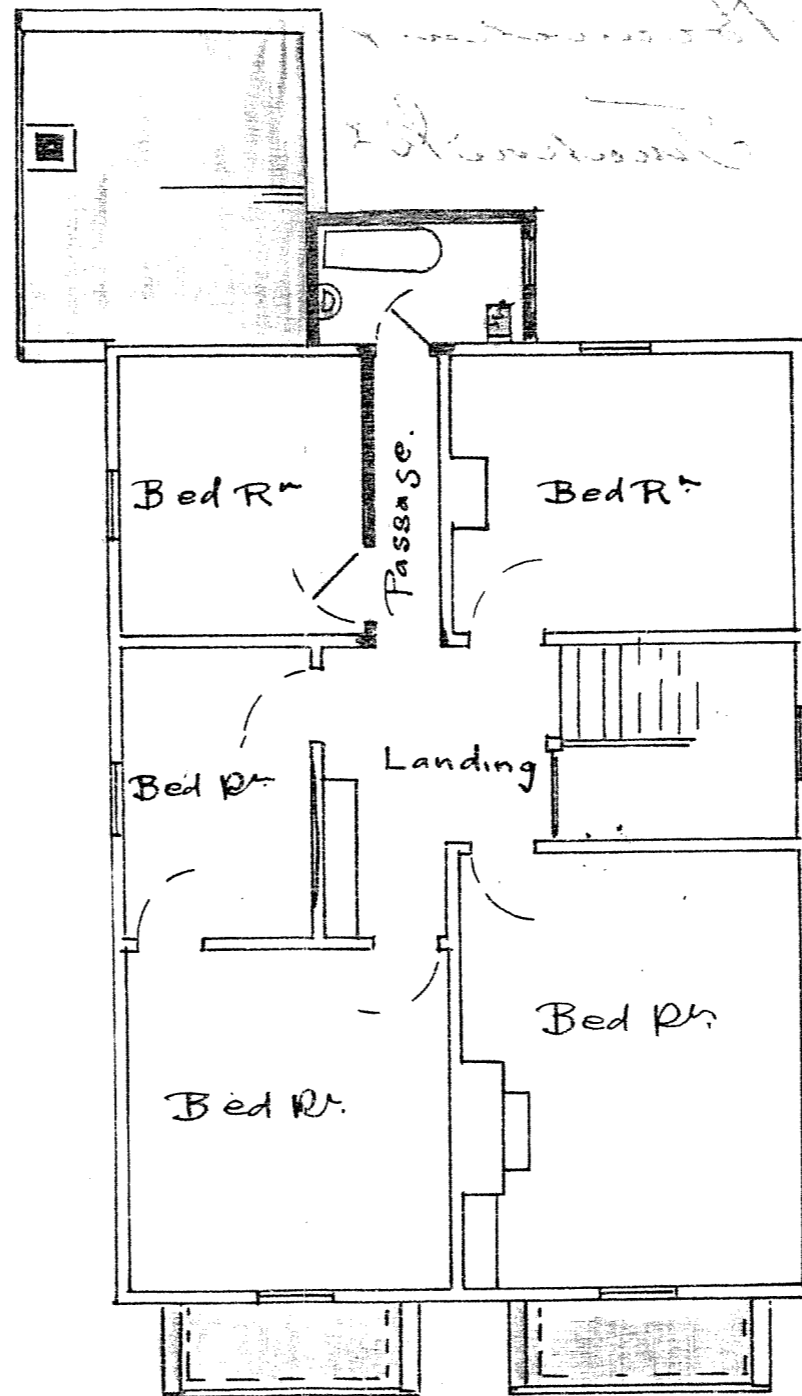
Section A.B.

Back Elevation.

S. A. Wolfenden  
Architects

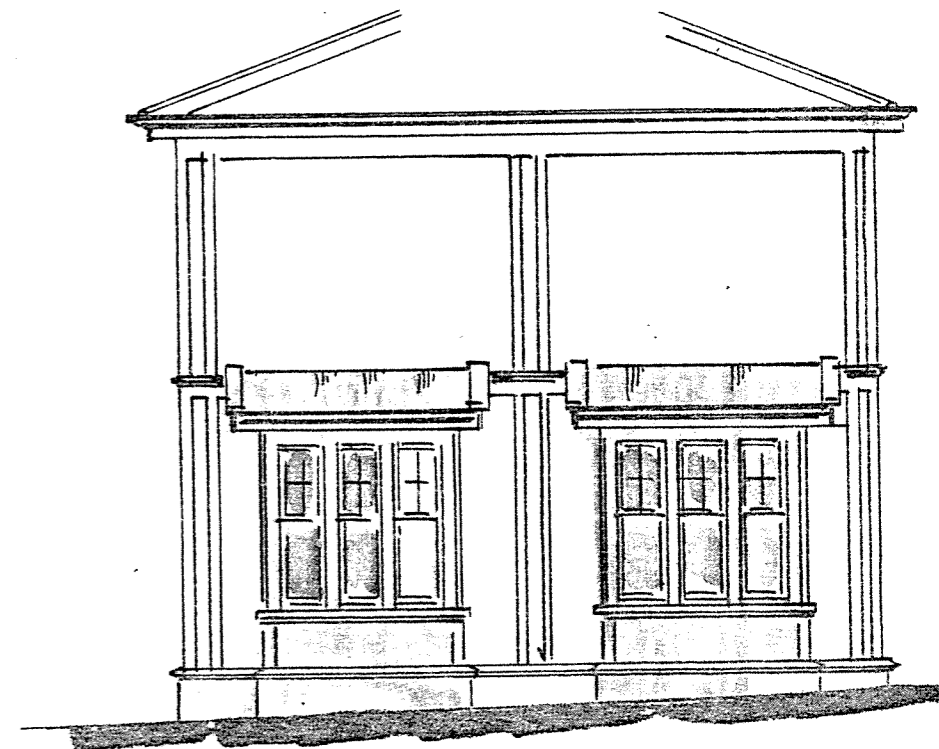


Ground Plan.



1<sup>st</sup> Floor Plan.

*Additions to Resis  
for*



Front Elevation