

BUILDING APPLICATION FORM.

WELLINGTON
COUNCIL
JAN
1907
ENGINEER
DEPT

WELLINGTON,

Date, 18/1/07 1907

To the City Engineer,

Wellington.

Sir,

I hereby apply for permission to Erect Warehouse
Corner of Victoria & Allen Streets Section 6 & 7
part of Town Acre..... for Miss Lacy & Co
of Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £ 6249. - 0 - 0

W. H. Bennett Yours faithfully,

Wolcombe Street
(Builder)

Postal Address.....

Penty & Blake
Australian Chambers
7483 Wellington
Free B.

COUNCIL
JAN
1897

Synopsis of Specification so far as
the Wellington Building By-laws are
concerned for the erection of Warehouse
for Messrs Laery & Co., Ltd. on land situated
at the junction of Victoria & Allen Street
in the City of Wellington according to
plans &c. prepared by Messrs Penty
& Blake Architects.

8/1/07

Remove flagging. Carefully remove all flagging
in footpaths that will require to be
taken up & hand same over to the
Wellington City Council.

Make good. Make good to the City Engineer's
satisfaction; any damage that may be
done to the roads & footpaths.

Water. Provide all water required for carrying out
the whole of the works.

Lime Mortar. The lime mortar to be composed of
two measures of Hydraulic lime, one measure
of Portland Cement & six measures of clean
sharp fresh water sand.

Cement Mortar. All cement mortar to be made
with English Portland of an approved
quality & clean sharp sand mixed in the
proportion of one of the former to two of the
latter. The cement is to be gauged in small
quantities as required.

Concrete. All concrete for wall foundations

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to be made as follows viz:- One part (by measure) of some approved brand of Portland cement, three parts of broken stone or clean shingle, & two parts of clean coarse sharp sand free from loam or other admixture.

The concrete for the floors, column foundations, cornices, lintels, templates & steps to be formed with concrete as above, save that it is to be made with four measures of aggregate to one ditto of cement, & no stone in the former to measure more than $1\frac{1}{2}$ " in any direction.

Bricks. The bricks to be the best hard, square & well burnt that can be obtained in the neighbourhood of Wellington. They are to be as free from limestone as possible. Nothing less in size than half a brick (other than closers) is to be used in the work, & in cases where less than a whole brick is used, it must be made square before being set so as to receive the regular thickness of mortar up to the adjoining brick.

Watering Bricks. All bricks so requiring to be well saturated with water immediately previous to being set.

nd. All brickwork to be laid on approved bond, care being taken to cross all the joints, & all the heading courses are to be whole bricks.

king. Every brick is to be flushed through with mortar & hammered down to a solid

bed, as it is laid so that every joint may be filled.

Brickwork in Cement Mortar. All brick walls under one & a half bricks thick, also all piers or other work etched in Blue ink on Drawings to be built in cement mortar.

Brickwork in Lime Mortar. All brickwork other than the above to be built in lime mortar.

Arches. Turn two half brick rim Arches set in cement mortar over all external reveals of door & window openings so shown, & like relieving arches over all internal reveals thereof.

Lintels. Fix concrete lintels as shown or as may be directed over all square headed openings in brick walls not differently described; embed in each lintel two lengths of old railway iron & give each end of all lintels 12" of wall hold. No lintel to be less height than five courses of brickwork by the full thickness of the walls into which they are built.

Form concrete lintels as above over the five openings which are to be formed in the wall between the A & B warehouse save that 6" x 4½" steel joists are to be imbedded therein in lieu of old railway iron.

Asphalte Damp Course. Lay on all brick walls at such levels as may be directed, a complete Neuchatel Asphalte damp-course $\frac{1}{4}$ " thick. Level & well ram the ground between the sleeper walls to the extent tinted light blue on foundation Plan & cover same with a layer 2" thick of tar asphalte of quality equal to that used by the Wellington City Council for forming the street footpaths, & roll same to approval. Laid asphalte to measure the above thickness when finished.

Air Bricks. Fix where directed, fifteen 9" x 6" Galv'd. cast iron air bricks to approval, form cranked vents behind same through the walls & render with cement.

Concrete Floors. The light area, ground floor, W. Flouts, & the portion of the B Warehouse ground floor tinted Grey on ground Plan, to be formed with a layer 6" thick of concrete as previously described.

The Gangway & Lavatory & W.C. floors in connection with the two upper floors of Warehouse A to be formed as shewn  with concrete as above 8" thick, 24 gauge Galv'd. Corrugated iron & old railway iron placed not more than 24" C to C. & of lengths sufficient to get a bearing of 6" on the supporting walls.

The foundations for all the wood blocking hereafter described to be formed with an 8" bed of concrete as described for the wall foundations which is to be rendered 1" thick

to directions with good Portland cement stucco. Said foundations to be laid with a slight fall from the Warehouses outwards.

Copings. Form the bricks set on edge in cement proper copings on all parapet walls so requiring.

Bond in with old work. Properly bond all new brickwork in with existing ditto wherever the two join & make all good to approval.

Bed Baseplates &c. Bed with cement stucco, the baseplates of all iron storey posts on the concrete piers & build proper holding down bolts into said piers. Two bolts to be fixed in each pier.

Overhand work. Overhand work in erecting the two Street fronts of the building will not be allowed.

Templates. Fix under all steel joists the ends of which are supported by brick walls, templates 36' long 14" wide & five courses of brickwork in height, & embed in each template two 36' lengths of old railway iron.

Bedding. Bed in mortar, all bond timbers, plates, wood bricks, &c., & level the walls for all floor & roof timbers.

Air Vents. Form 5 ft. apart in the dividing wall foundation, air vents $4\frac{1}{2}$ " wide by about 12" in height.

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Cutting into old walls. Execute all necessary cutting into the existing Party Walls for the insertion of joists ends, anchor ties, Templates & floor & roof beams &c. & make good to approval.

Railway Iron. Embed two complete rows of railway iron in the concrete foundations of all brick walls (both external & internal) & make all joints therein with proper bolts & fishplates to match like joints in a railway line.

Flues. Form proper 9" x 4½" flues in walls where shown on the Drawings; line same with pressed bricks neatly flush pointed, & fix in the upper end of each flue a selected grating to the value of 5/- p. c.

Form Channel. Form a proper channel to directions in the floor along the North walls of light area.

Hoarding. Supply & fix the necessary close boarded hoarding along the whole length of the two street frontages with two returns, gates & fans, etc., to the satisfaction of the City Engineer; alter & shift said hoarding as may be necessary during the progress of the work & remove same on completion.

Spacing of Timbers. No floor joist or stud shall exceed 16" C to C.

Bond Timbers. Fix on walls under all floor joists so requiring 4½" x 3" continuous plates of bond.

timber & properly scarf same at the joints.

Bearing of Timbers. The tie beams of all roof principals & half ditto to have 9" bearing on the brick walls, whilst all other timbers that are supported by walls shall have not less than $4\frac{1}{2}$ " bearings.

Wood Bricks. Provide & fix all needful wood bricks ($4\frac{1}{2}$ " x 3" by the required lengths) to all door & window openings, also all needful plugs for angle fillers &c.

Floor Joists. Construct the ground floor with 7" x 3" joists & the two upper ditto with 12" x 2" ditto save where differently noted on the drawings where the joists must be 12" x $2\frac{1}{2}$ ".

Bridging. 2" x 2" Derring-bone bridging to be put to all joists the clear bearing of which exceeds 10 ft.

Floors. All floors coloured yellow on Plans to be formed with 6" x $1\frac{1}{4}$ " wrot. T. & G. Matai boards which must be laid with patent cramps & well nailed with 3" nails. Said nails to be well punched down, & all bywood on said boards dressed off.

Trimmers. All trimmers & trimming joists round openings in floors to be twice the width of the ordinary joists.

Anchor Ties &c. Fix to joists (both wood & steel) as may be directed with proper bolts, say

80 wrot. iron palm bolts to approval, each weighing 7 lbs. & provide a 9" diam. cast iron patera weighing 12 lbs. for each bolt.

Fitches. Fix with $\frac{3}{4}$ " proper wrot. iron screw bolts placed zig-zag 5 ft. apart, 5' x 2" Red Pine plates on the top flanges of all steel joists that support the wood ditto.

Partitions. Form all timber partitions with 4" x 2" top & bottom plates & like studs; house the ends of the latter $\frac{1}{2}$ " into the two former, & fix two rows of 3' x 2" zig-zag bracing in each partition.

Roofs. Construct the roofs over the second floor of Warehouses A & B in a workman-like manner & in strict conformity with the drawings with the necessary ridges, 12" x 2" hips purlins, cleats, roof trusses, & wrot. iron straps & rods &c., complete, & form all gutters therein with the necessary 2" wide plates, $1\frac{1}{4}$ " bottoms & 3' x 2" bearers (span 18" C. to C.) & form all necessary drips & dove tailed cesspools therein complete & to approval.

The roof of Warehouse A second floor W.C.'s, &c., to be formed with 4" x 2" rafters & like plates as shewn by section & the glass roof shown on first floor plan at rear of said Warehouse with Wade's Patent Skylights complete. All purlins to be in long length, to be properly scarfed over the purlins & bolted thereto with proper $\frac{1}{2}$ " bolts.

Sarking. Cover the roofs save the glass ditto

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with 2"x1" R.P. Larking & well nailed
same to the roof timbers

Wood Blocking. The floors of the three Cart Docks
& footpath crossings in connection
therewith, to be formed to the extent
tinted light Brown on Ground Plan
with 6"x8"x5" deep Jarrah blocks, which
are to be dipped in boiling pitch &
forthwith placed in position on a thin
bed of sand. Said paving when completed
to be well coated all over with hot
pitch, & a thin layer of clean dry sand
to be spread over ditto whilst said pitch
is hot. All joints in said blocking
to be as thin as practicable

Bridges. Form to the approval of the City
Engineer over the channels in Victoria
Street & Allen Street, three proper
bridges of lengths equal to the width
of the footpath crossings

Steel Joists. Provide & fix Dorman Long & Co's
steel joist ~~as~~ complete as shewn on plans.

Stanchions. Fix in West wall a 10"x6" rolled
steel stanchion 25' 6" weighing 42 lbs. per
lineal foot, & fix a cast iron plate to
approval weighing 200 lbs. at the lower
end thereof.

Iron Gutters. Put to lean to roofs, 4", & to all other
ditto so requiring, 6"; O.G. cast iron gutters
& fix same with strong Galv. iron brackets

placed not exceeding 36" apart. Put to said gutters all needful stopped ends, socket outlets &c., complete.

Corrugated Iron &c. Cover the roofs with Red edged roofing felt & 24 gauge Galv. corrugated iron (Orb brand.) laid with a side lap of two corrugations & an end ditto of 8" & secure each sheet to the sarking previously described with three rows of 2½" lead headed nails placed not exceeding 6" apart.

Lead Gutters. Line all roof gutters with milled lead weighing 6 lbs. to the superficial foot, turn all edges thereof 6" at least up against the abutting walls & well over the tilting fillets on opposite side; dress said lead well down on to the boarding &c., & form the necessary proper cups therein complete.

Cesspools. Line all cesspools in roof gutters with 6 lb. lead & convey the water from thence into the downspouts hereafter described with either proper 6" bore lead or cast iron bends.

Lead Cappings. Fix proper lead cappings at all junctions of hips with ridges.

Ridging. Fix 18" girth 24 gauge lead edged Galv. iron ridging to all hips & ridges so requiring & dress said edging well down into the corrugations of roof iron.

Downspouts. Fix two stacks of 4' bore cast iron socket jointed downspouts in light area (where marked R. W. B on Site Plan) from eaves of main roofs to drains, & one 2½" bore like ditto from eaves of the upper lean-to roof to drain, & fix a proper moulded cast iron downspout head to each stack. Form the stacks of downspout which convey the water from the five cesspools shown on roof plan with square 4" x 4" pipes but in other respects as above ~~omit~~, omitting the moulded heads, & connect one of the stacks with the drain & the remainder with the street channels. Said stacks to be well fixed with proper iron spikes, & all joints therein to be well made with Red lead & tow.

Overflows. Put to the five cesspools previously referred to, 4' bore 6 lbs. lead overflows fixed through the parapet walls so as to discharge on to the street footpaths.

W. C. Apparatuses. Fix in the twelve W. C.'s shown on the Drawings, cane & white washdown pedestal W. C. basins to approval, & the regulation 20" long iron syphon cisterns fixed on neat shelves which are in turn to be supported on japanned iron shelf brackets to approval. Fix to said cisterns, all necessary overflows, ball cocks, regulation taps, valves, & brass chains with white porcelain pulls to approval, & connect same to the W. C. Basins with 1½" heavy lead flash pipes complete.

W.C. Soil Pipes &c. Connect the above W.C. basins with the drains with 4" bore socketted cast iron pipes; make all joints therein perfectly airtight with oakum & iron cement, continue said pipes up to top of building in conformity with the Sanitary By-laws & fix the necessary proper air pump ventilators on ditto complete.

Vent Pipes. Put proper vent pipes to the traps of all W.C. basins described herein in strict conformity with clause 171 of "The Sanitary By-laws or as may be required by the Sanitary Inspector."

Fix one main ventilating shaft complete where marked V. on Lte Plan in strict conformity with clause 161 of the Wellington Sanitary By-laws.

Toilet Basins. Fix six Toilet Basins in the positions shown on the Drawings & put to ditto 1" brass plugs, washers, chains, & 1½" screwed Galvd. iron wastes (properly trapped) complete, & fix the latter to discharge over a gully in Light Area at rear of Warehouse A.

Taps. Fix on the supply from Street, two ¾" private tobes with cast iron boxes & hinged lids complete. Fix ½" Lord Kelvin's H.F. taps over the toilet basins, one like ditto where directed in Light Area, & two ditto where directed somewhere in the two street fronts.

The two last named to be provided with loose spanners & hosepipe nozzles.

Lay on Water. Lay water with $\frac{3}{4}$ " screwed Galv'd iron piping from the Corporation mains in Victoria & Allen Streets on to all taps & cisterns described herein, & secure same well to the building with proper pipe hooks & not merely with nails as is usually done.

Note. Each Warehouse to be supplied with water direct from the City Council Mains.

Drains. All drains shewn in red & blue lines on Site Plan to be formed with 4" socketted stoneware pipes which are to be truly laid, jointed with strong cement stucco, & in every other respect laid in strict conformity with Clause No 154 of the City of Wellington By-laws, & to the Drain Inspector's approval.

That portion of the sewage that is under the building to be embedded in cement concrete in strict conformity with Sanitary By-laws.

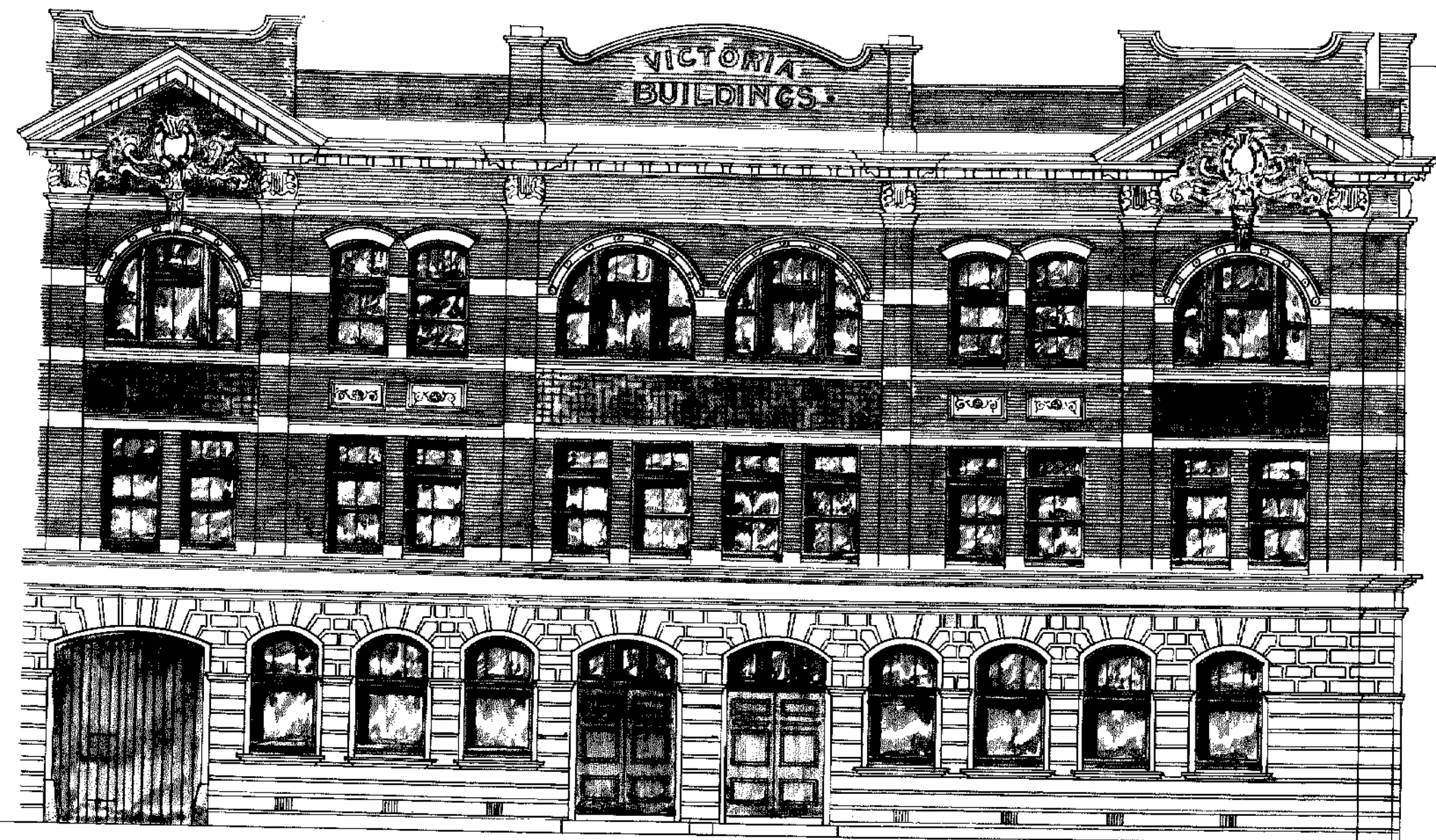
Traps Fix a 4" Buchan trap on the sewage drain, connect same to the V.F. with 4" pipes, & fix a cast iron grating to approval to the fresh air inlet.

Inspection Chamber Construct where shewn on Site Plan with concrete bottom & brick sides all rendered in cement stucco & built in strict conformity with the City Engineer's requirements, two Inspection Chambers with flag covers complete.

Overflows. Put 2" heavy lead or screwed galv'd iron overflows to floors of all Lavatories & internal

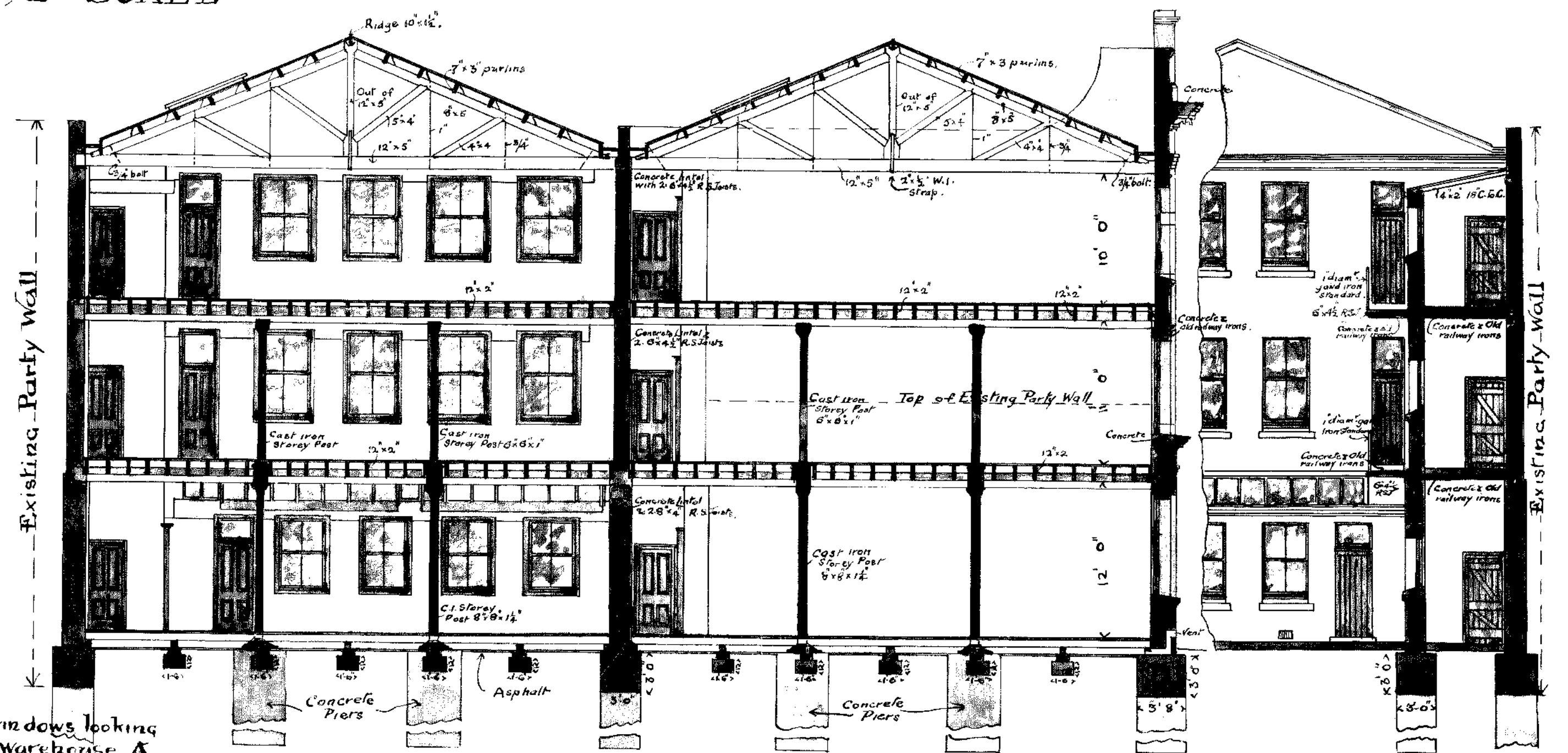
W.C.s out the two upper floors; fix same
through the external walls so as to
discharge direct into the light area &
put proper brass flaps to approval to
outer ends of ditto.

· BUSINESS · PREMISES · CORNER · OF · VICTORIA · & · ALLEN · ST^{RS} ·
· FOR · MESSRS · LAERY · & · COY ·
· 1/8" SCALE ·



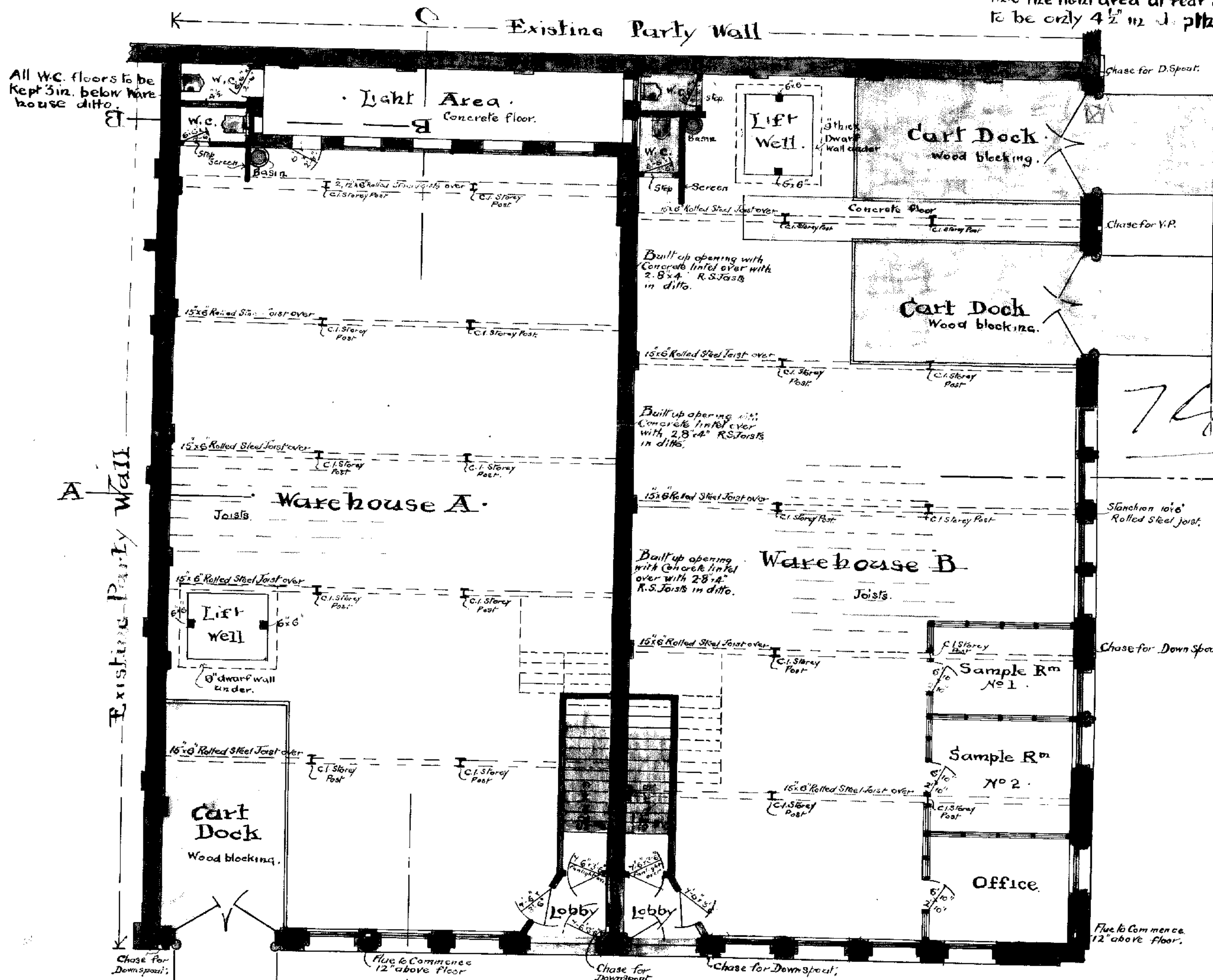
· Elevation to Victoria Street ·

Note. The external extent of all windows looking into the light area of rear of Warehouse A to be only 4 1/2 m J. pth.

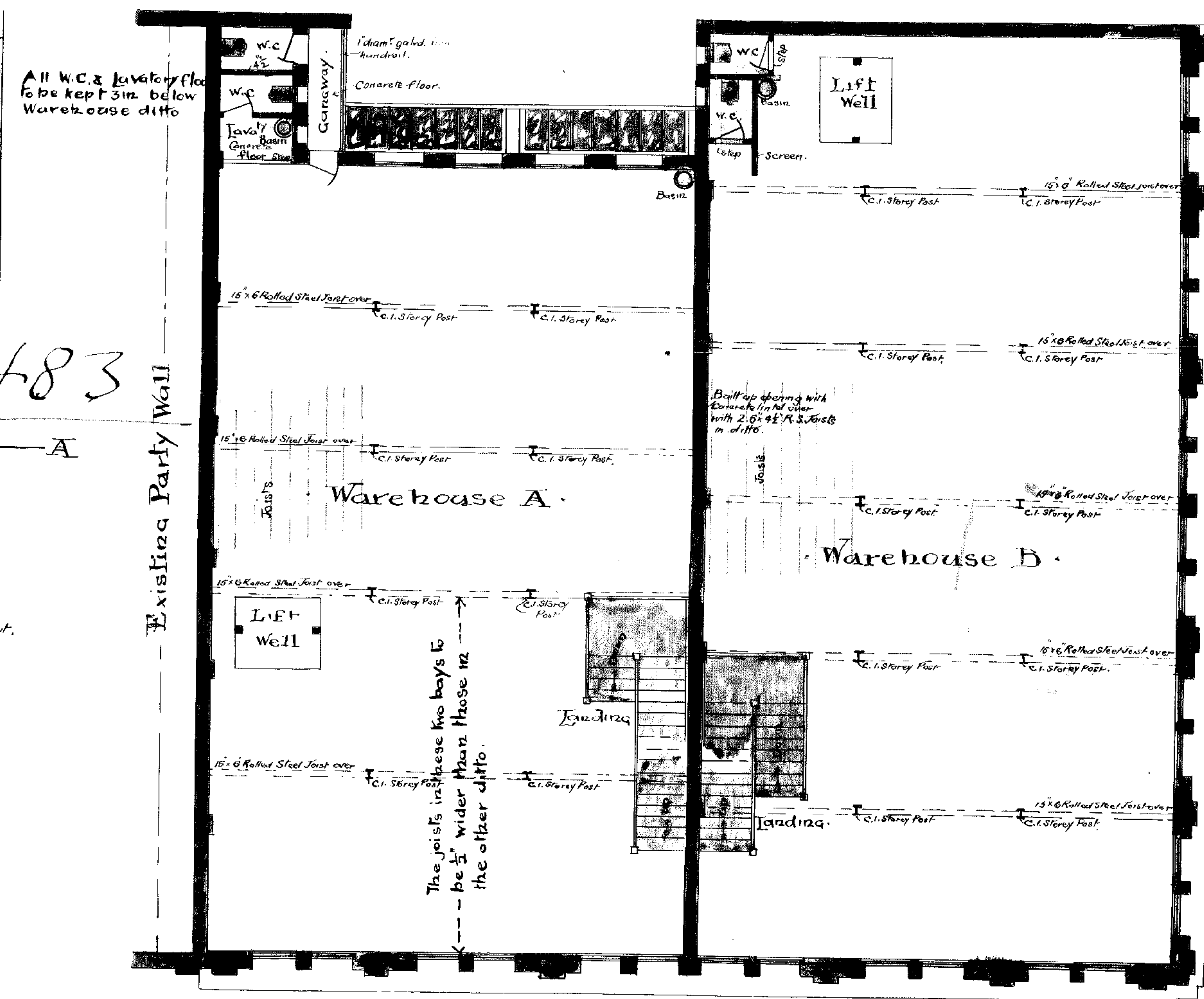


Section A-A.

· Section B-B ·



· Ground · Plan ·



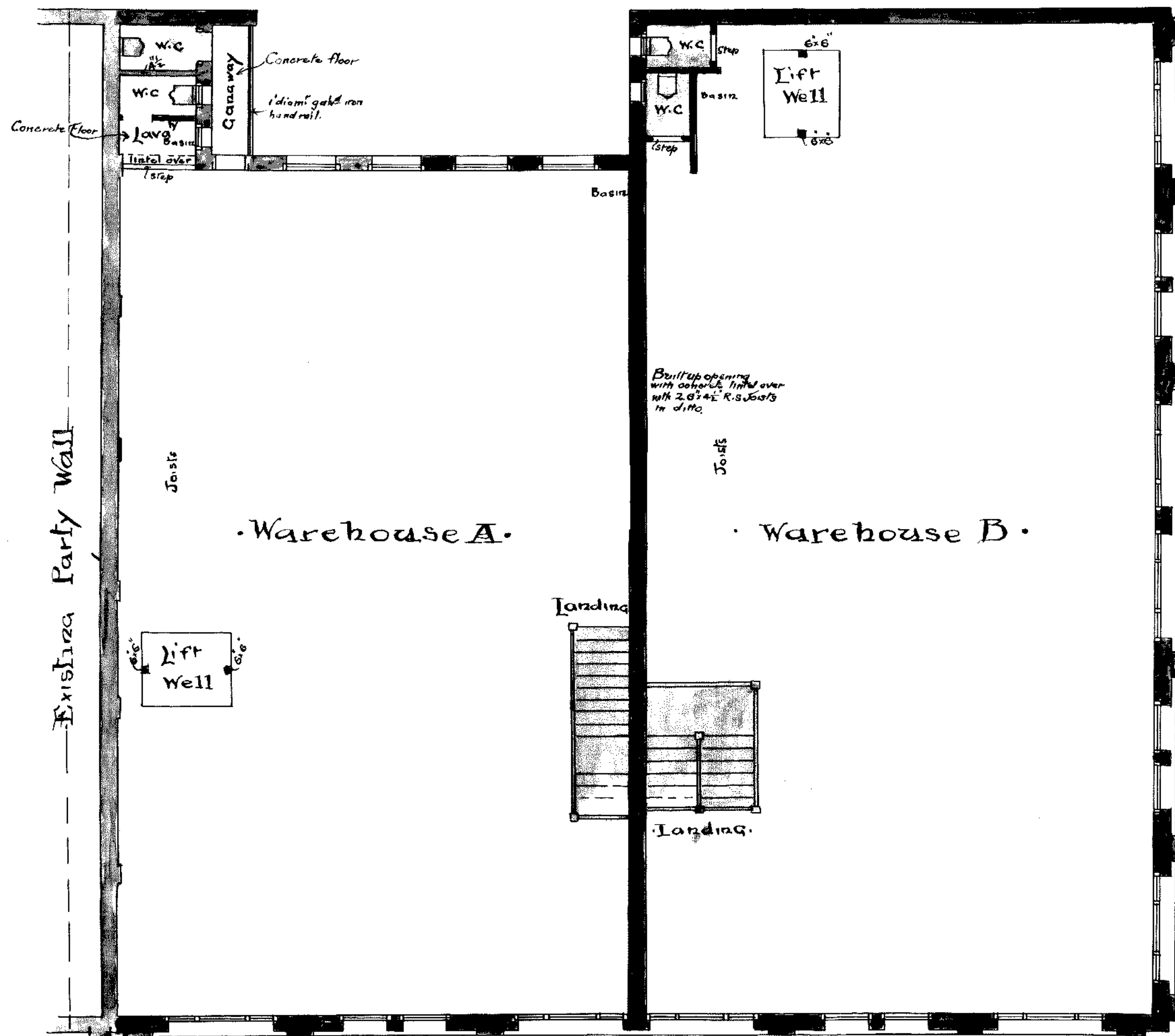
· First · Floor · Plan ·

· Pently & Blake
· Architects

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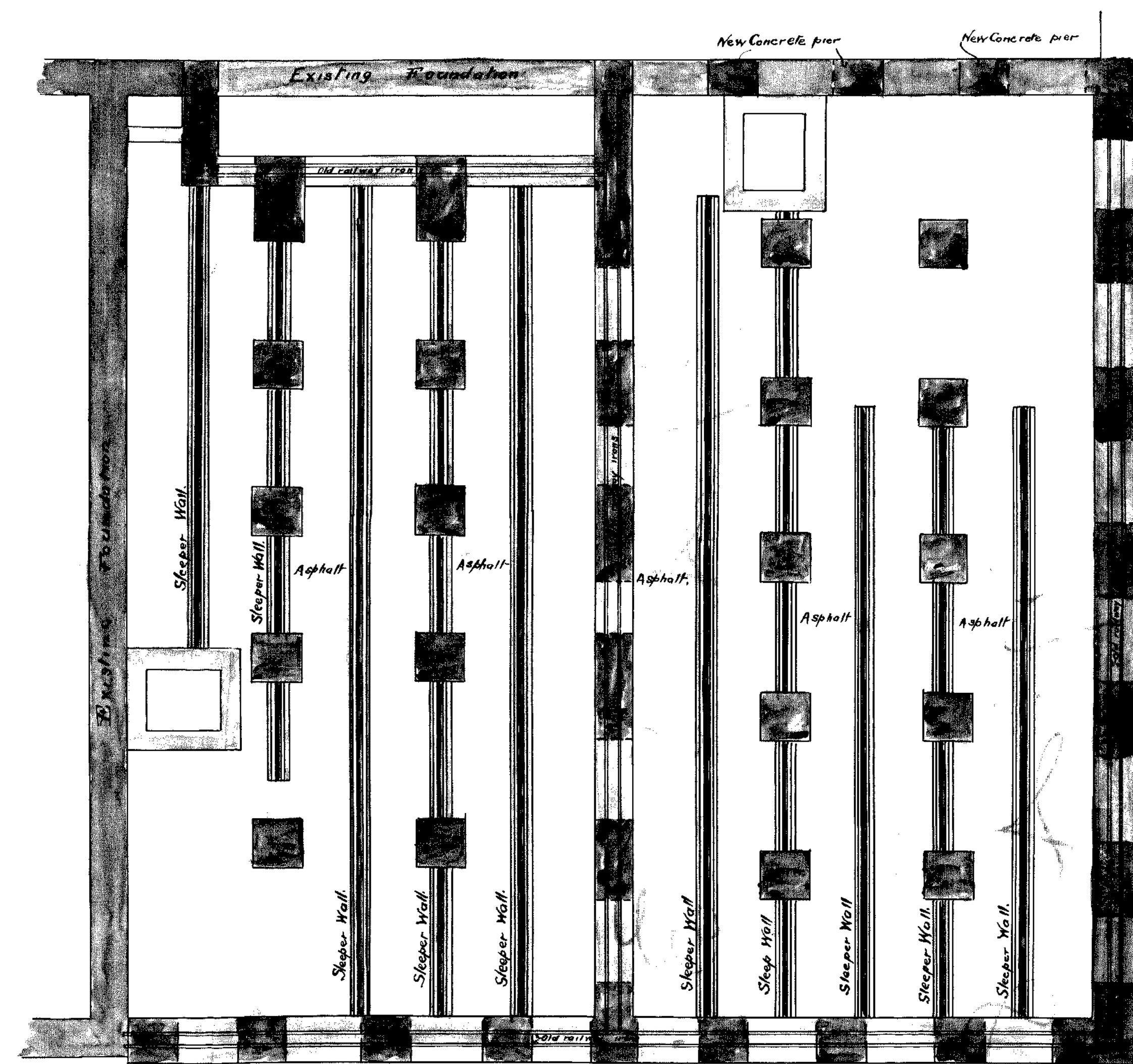
Wagon to 2nd floor
Panel may be used
B.F.B.
31.1.07

BUSINESS PREMISES - CORNER OF VICTORIA & ALLEN STS
 FOR MESSRS. LAETRY & COY
 1/8" SCALE



Second Floor Plan

584500



Foundation Plan

Penty & Blake
 Architects.