Sheet No. Q 32

BUILDING APPLICATION FORM

CITY ENGINEER'S DEPARTMENT
BUILDING BRANCH
RECEIVED
5 JUN 1959
MERCER STREET, WELLINGTON

WELLINGTON,

To the City Engineer,
Wellington,

Date, 25th May, 19 59.

C8081

Sir,—

I hereby apply for permission to Use ~~ERECT~~ ALTER ~~CONVERT~~ ~~REINSTATE~~ existing Boat Shed & Hostel Building

at Boat Harbour, Oriental ~~Bay~~ (House No. and Street) for Wellington Harbour Board. (Owner)

of P.O. Box 893, Wellington (Owner's Address) according to Plans and Specifications deposited herewith.

Particulars of Land—Lot No. Part 8th Schedule of the Wellington Harbour Board Recl.& Emp.Act 1908 TOWN ACRE or D/P

Frontage 1402.25 links By Depth of Varies Area 1:0:43

Particulars of Building—Foundations R.Concrete Walls Timber Roof Fabric

Area of Ground Floor 2,800 square feet.

Number of Storeys one

Area of Outbuildings - square feet.

Estimated Value of Work.

Building £2,920

Plumbing and Drainage £ ~~80~~ 5

Total £3,925

Yours faithfully,

Chief Engineer, ~~Builder~~

Postal Address Wellington Harbour Board,
P.O. Box 893,
WELLINGTON.

£2920
5
£2925
[illegible]

FEES PAYABLE

	£	s.	d.
Water Fee		7/6	
Plumbing & Drainage Fee			
Building Fee			
Total			
Building Deposit			
Crossing Fee			

Approved for issue of Permit subject to

1. Building Controller's Approval
2. Builder's Signature on
    (a) Addenda Sheet
    (b) Stamps. Garage. Access. Health.
3. See History Sheet

a/ Building Superintendent

Date 8/7/59

GYLES 9476—20M 10.51.

CITY ENGINEER'S DEPARTMENT

BUILDING BRANCH

Date 3-6-59

Application for Alts to Boat Shed Locality Mt Victoria C.

Owner Wellington Harbour Board Building District No.

			Checked By	Date
1.	Description of Lot & Locality & House No.	✓		3/6/59
2.	Building Line Restriction P.W. or By-Law	✓		
3.	Encroachment on Street or Council property	✓		
4.	Builder's & Owner's name and address	✓		
5.	Storage of fuel oil or Dgrs.Goods D.G.Insp.	✓	BCW	4/6/59.
6.	Sanitary Branch approval: food prem. & shop	✓		
7.	Special requirements, factories, licensed Hotels, Boardinghouses, Public buildings, Picture Theatres	✓		
8.	Means of Egress	✓		
9.	Refuse Disposal	✓		
10.	Elevators and cart docks	✓		
11.	Hoarding and gantry	✓		
12.	Use of Bldg. & description on application	✓		8/7/59
13.	Values on application	✓		
14.	Distance from boundaries, courts & open space	✓		
15.	Frontages, area of site & access to rear	✓		
16.	Ground levels and foundations	✓		
17.	General Construction	✓		
18.	Chimneys, heating appliances, flues etc.	✓		
19.	Retaining Walls	✓		
20.	Structural Calculations. To Structural Branch (Yes (No	✓		
21.	Plumbing and Drainage	✓	29-6-59	
22.	Town Planning Requirements	✓		5.6.59
23.	Streetworks Requirements, Design Branch	✓		5.6.59
24.	Levels and approach Crossing Fee £ — District Engineer Deposit £ 50	✓		8-6-59

~~No.~~
~~Date.~~

To B.C. Approved Refused Reconsideration.

No deposit required from WHB. 10.7.59

Refer Mr Waring. file 6/90 6.7.9

21. Plumbing costs too high suggest £5 for sealing services. JCK.

Noted

~~Vertical sheathing to be double grooved boards~~
~~& battens. Battens to be out of 3x1 double grooved.~~

STRUCTURAL BRANCH (CHECKING)

Job.	Architect.	Calculations.	Checked by.	Date Received	Date Returned
Wellington Harbour Board.		Yes			12/6/59.
		~~No~~			

Comments:

OK.

(Eng. Ref. 5.01/88)

WELLINGTON HARBOUR BOARD

SPECIFICATION

OF MATERIALS AND WORKMANSHIP TO BE USED IN THE RECONSTRUCTION OF TWO BOAT SHEDS - BOAT HARBOUR, ORIENTAL BAY.

GENERAL : The work to be done to which this specification applies includes the demolition of the existing timber framed,asbestos sheathed top storey building and the two boat sheds attached thereto and the reconstruction of two boat sheds for the Royal Port Nicholson Yacht Club.

The buildings are located at the northern end of the Boat Harbour and are adjacent to the Boat Harbour Slipway.

Each building is 40'6" long, 35'4" wide and approximately 10'0" high.

The buildings are constructed of timber framing, roofing and concrete foundation upstands and column footings. The roof is sheathed in a 15 year built up asbestos felt.

DRAWINGS : The accompanying drawings - Tracings Nos. 2277 and 2278 - show the details of construction.

DEMOLITION : The existing buildings are to be completely demolished but the existing heart rimu floor joists, oregon longitudinal timber bearers and oregon timber columns are to be salvaged and re-used in the reconstruction work. Two sets of sliding doors and 5 No. windows are also to be salvaged and re-used.

TIMBER : All timber shall be in accordance with N.Z.S.S.169 for the Classification and Grading of N.Z. Building Timbers.

CONCRETE : All concrete in the upstands and walls and column foundations shall comply with the requirements of the N.Z. Code of Building By-Laws (N.Z.S.S.95 Part V - 1955) for reinforced and plain concrete construction.

The grades and strength of concrete shall be as follows:

All work - 2,500 lb./sq.in. at 28 days.

REINFORCEMENT : All reinforcement shall comply with N.Z.S.S.197 for Concrete Reinforcement.

BRICKWORK : The brickwork is limited to a non-structural panel consisting of a 3'0" wide infill closing an existing small stairway in the top parapet wall.

ROOFING : The timber close T. & G. sarked roof is to be covered with four layers of an approved asbestos felt material, consisting of a base felt of 25 lb/100 sq.ft. and three 15 lb/100 sq.ft.felts.

PLUMBING AND DRAINAGE : The demolition Sub-Contractor shall plug and blank all water and sewerage services and connections of the demolished building as required by the Board and the Wellington City Council By-Laws.

Copper flashings, spouting and down pipes will be carried out in accordance with best trade practice and to the requirements of the W.C.C.'s Plumbing By-Laws.

CITY ENGINEER'S DEPARTMENT
BUILDING BRANCH
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3 JUN 1958
MERCER STREET, WELLINGTON

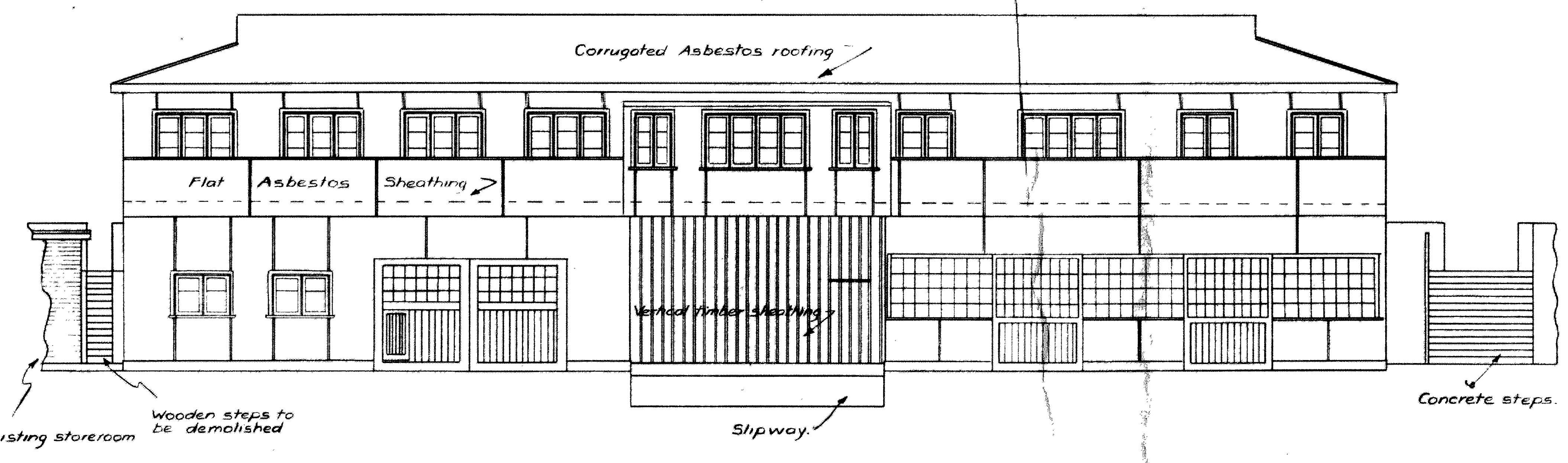
EXTERIOR FINISH : The exterior finish shall be in D.A.H. Matai or Rimu bevel backed weather boards.

INTERIOR FINISH : Unlined.

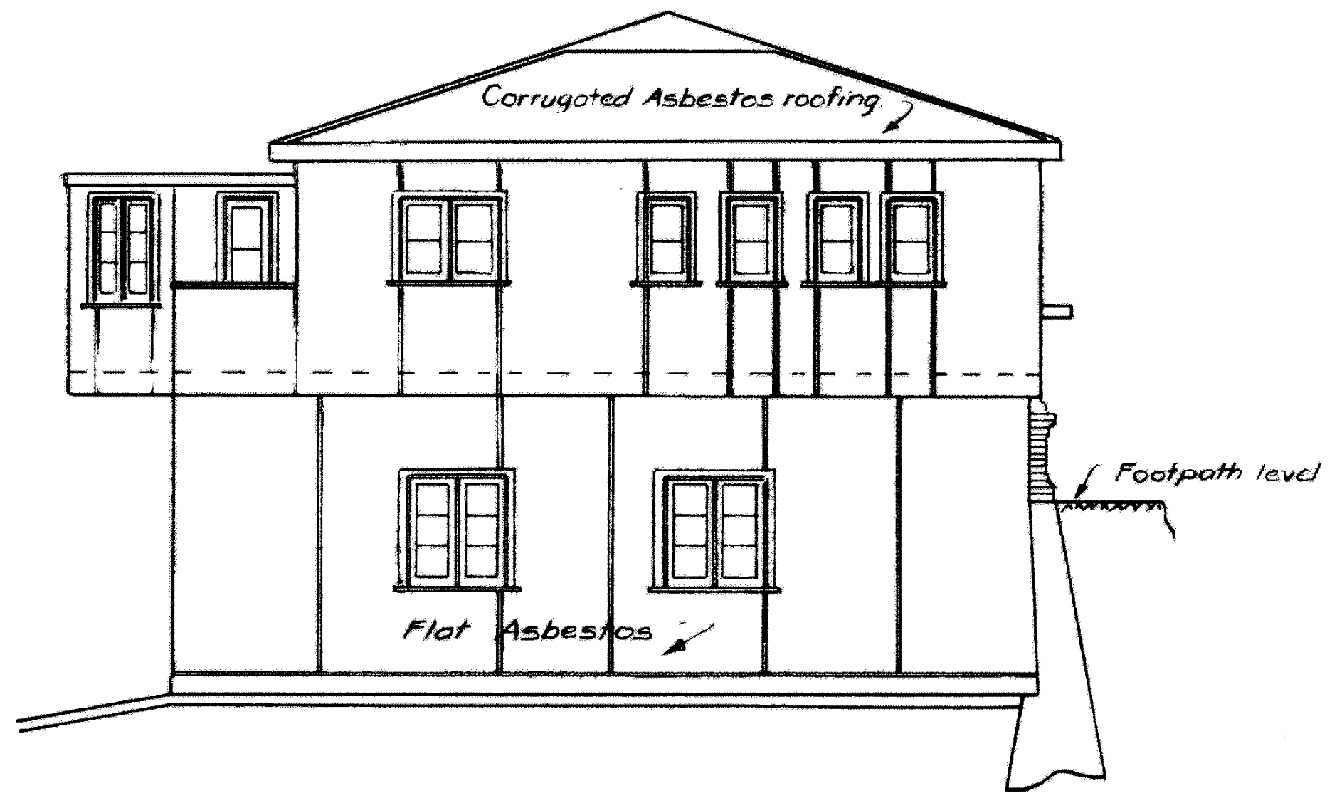
PAINTING : The painting of the exterior timbers and metalwork shall be in accordance with the recommendations of N.Z.S.S. C.P.5 "Code of Practice of Painting", 1954.

ELECTRICAL WORK : All electrical work is to be carried out by the Board's Staff and will be in accordance with the N.Z. Electrical Supply Regulations, 1935 and its amendments.

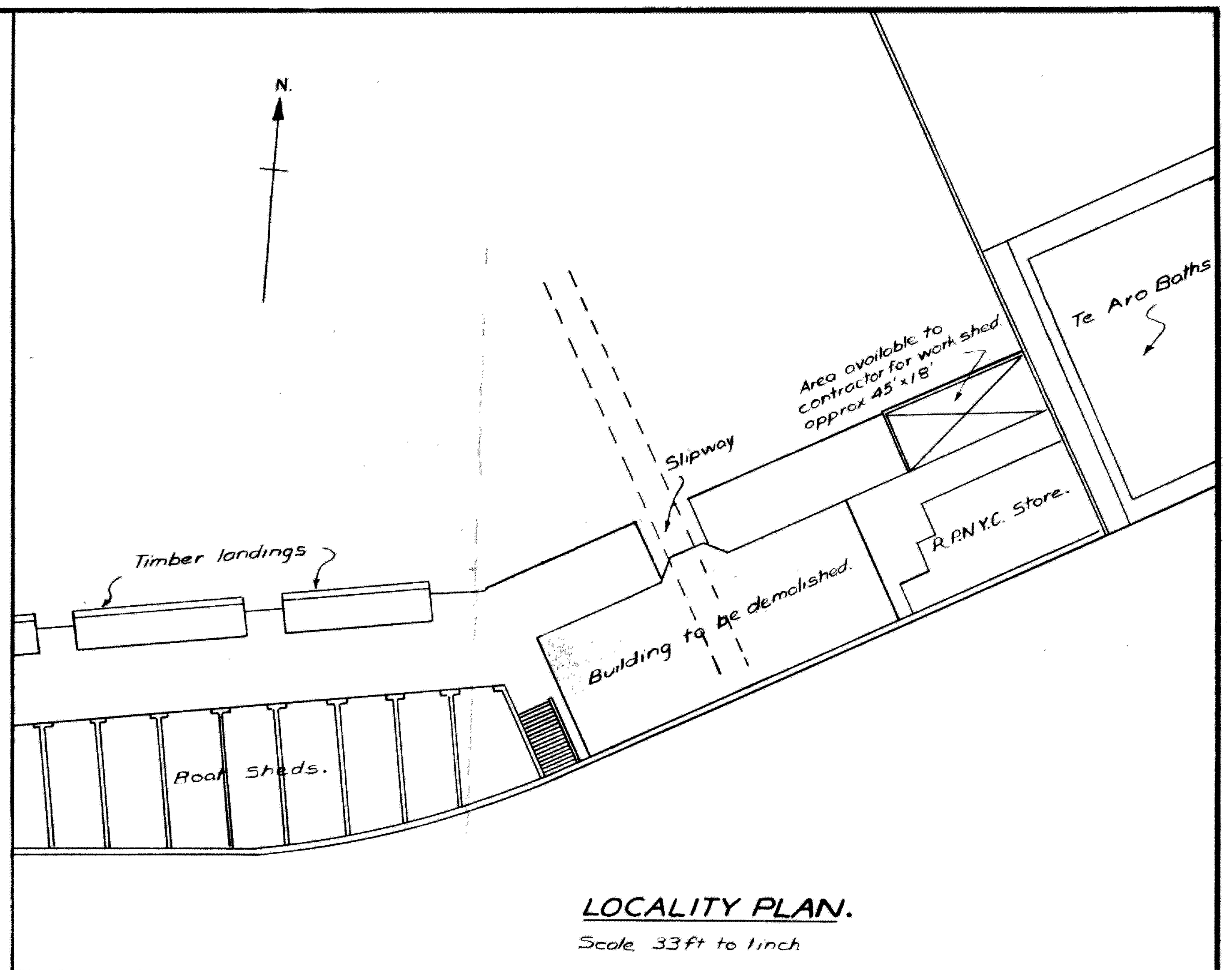
D.S.G. MARCHBANKS, M.I.C.E.,
Chief Engineer.


Corrugated Asbestos roofing
Flat Asbestos Sheathing
Vertical timber sheathing
Existing storeroom
Wooden steps to be demolished
Slipway
Concrete steps

NORTH ELEVATION.

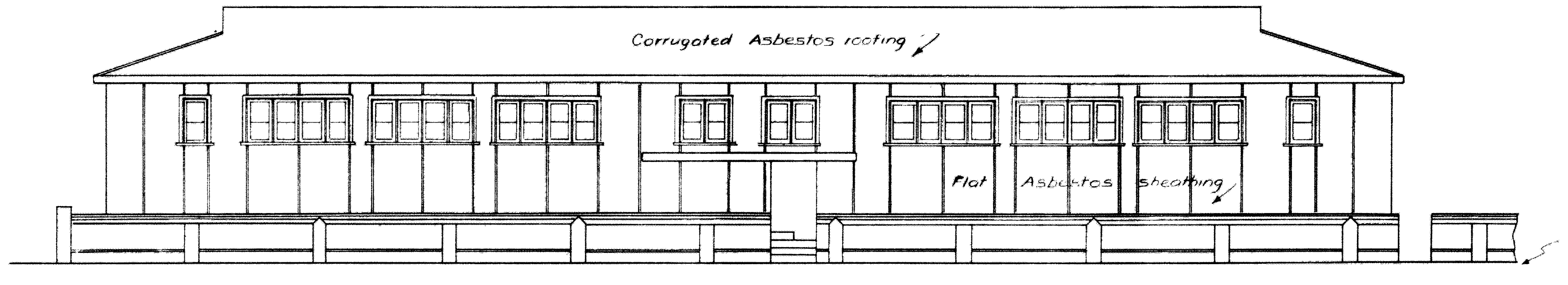


WEST SIDE ELEVATION.

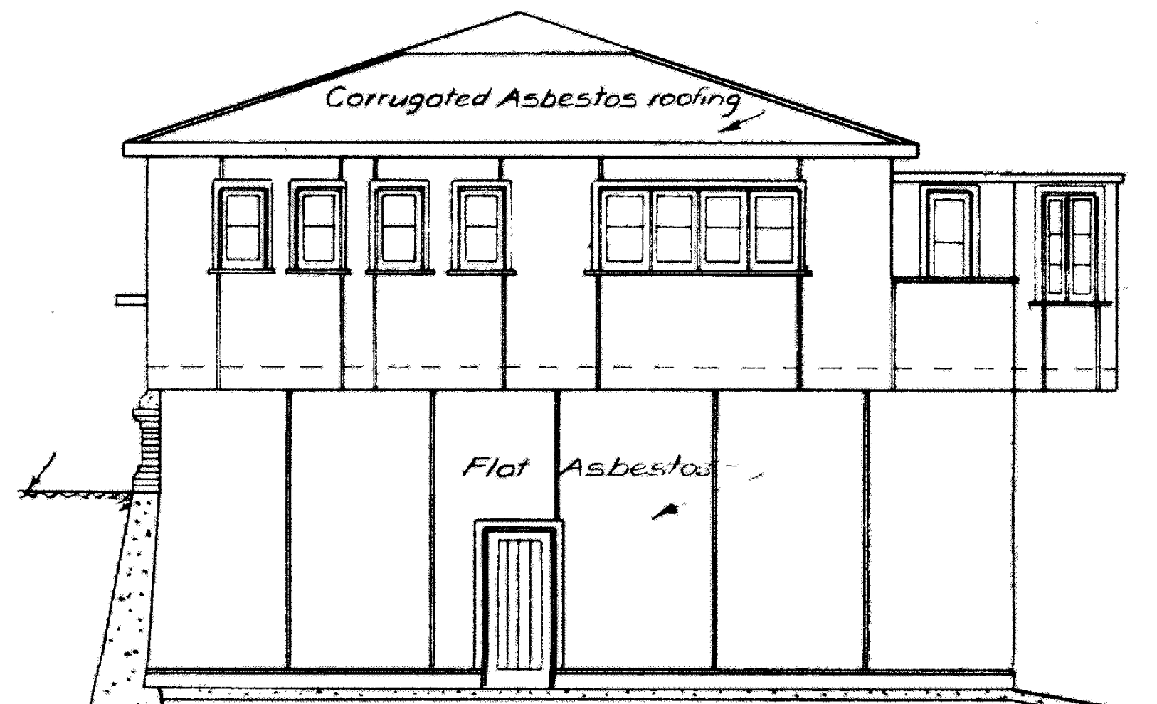

N.
Te Aro Baths
Area available to contractor for work shed approx 45'×18'
Slipway
R.P.N.Y.C. Store.
Building to be demolished
Timber landings
Boat Sheds.

LOCALITY PLAN.

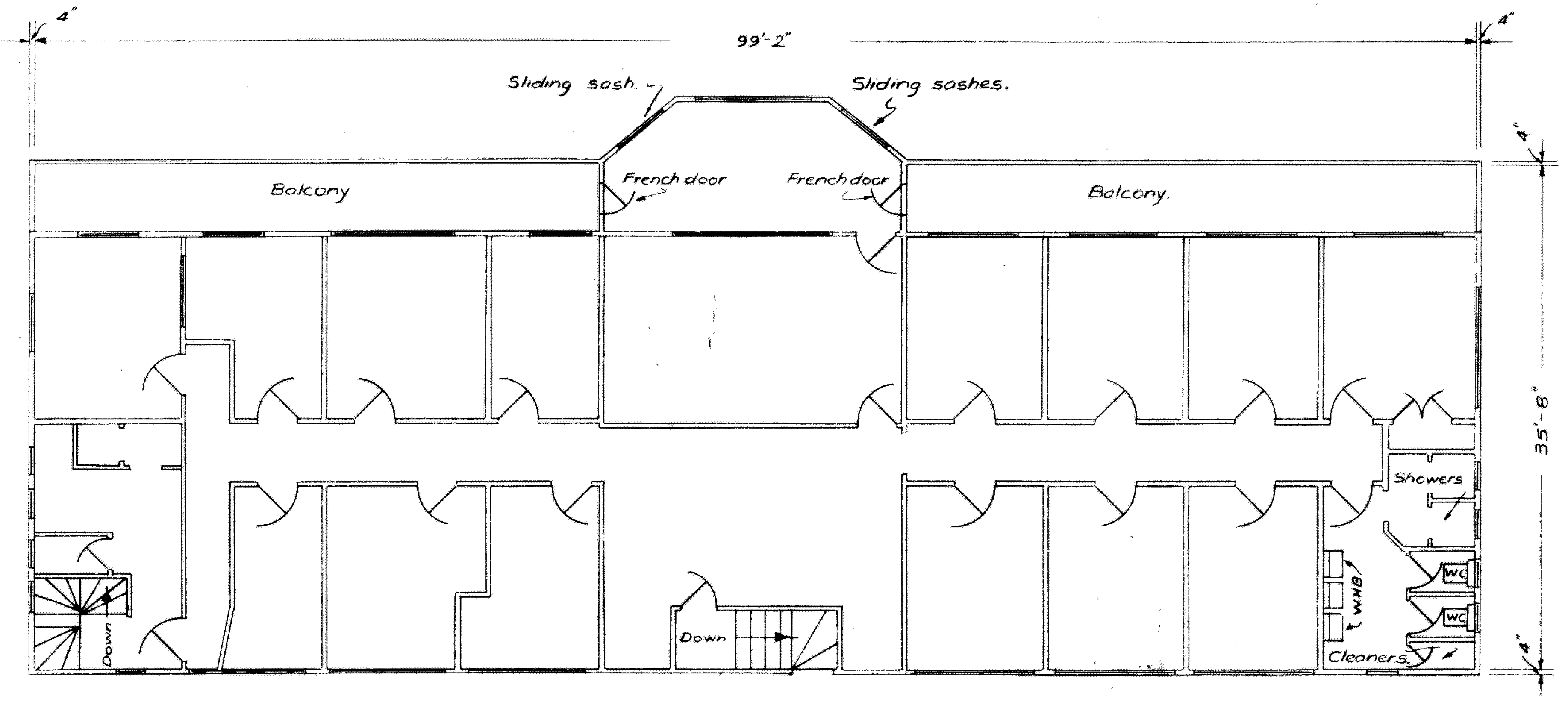
Scale 33 ft to 1 inch



SOUTH ELEVATION.



EAST SIDE ELEVATION.

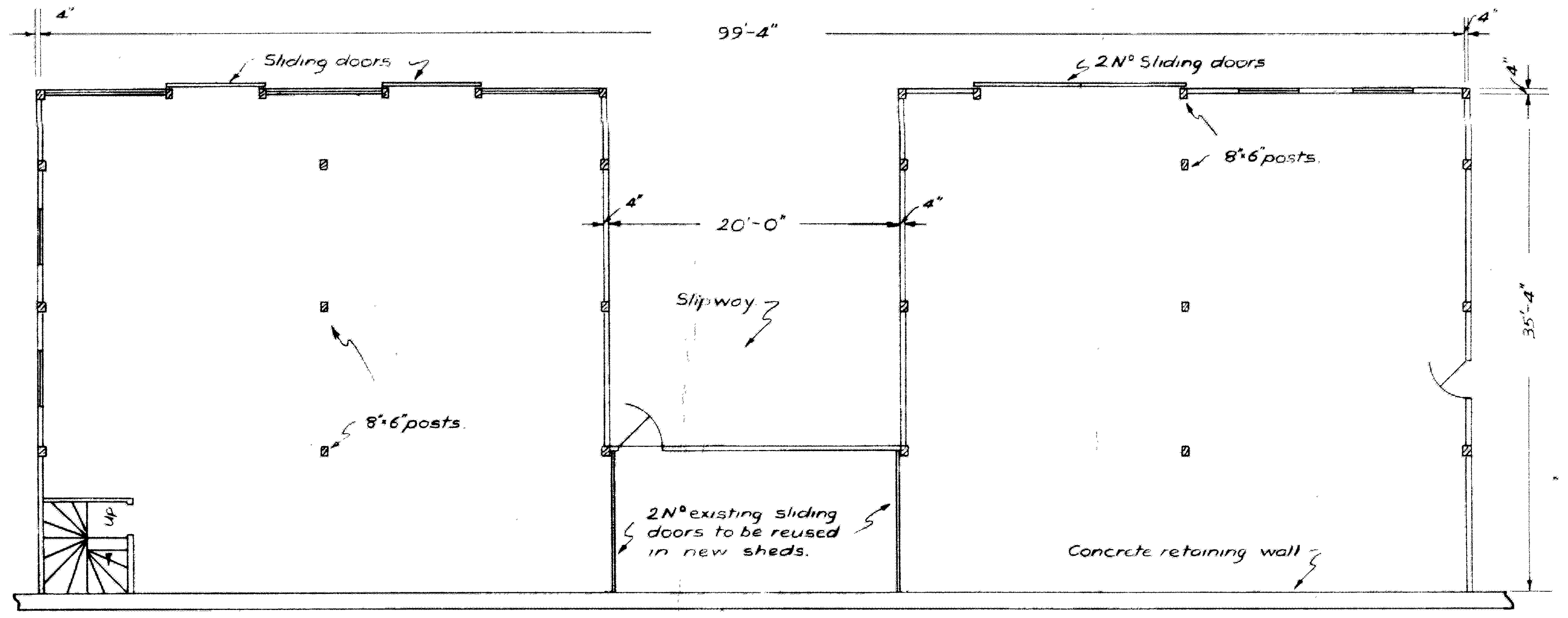


1st FLOOR PLAN.

DEMOLITION WORK.

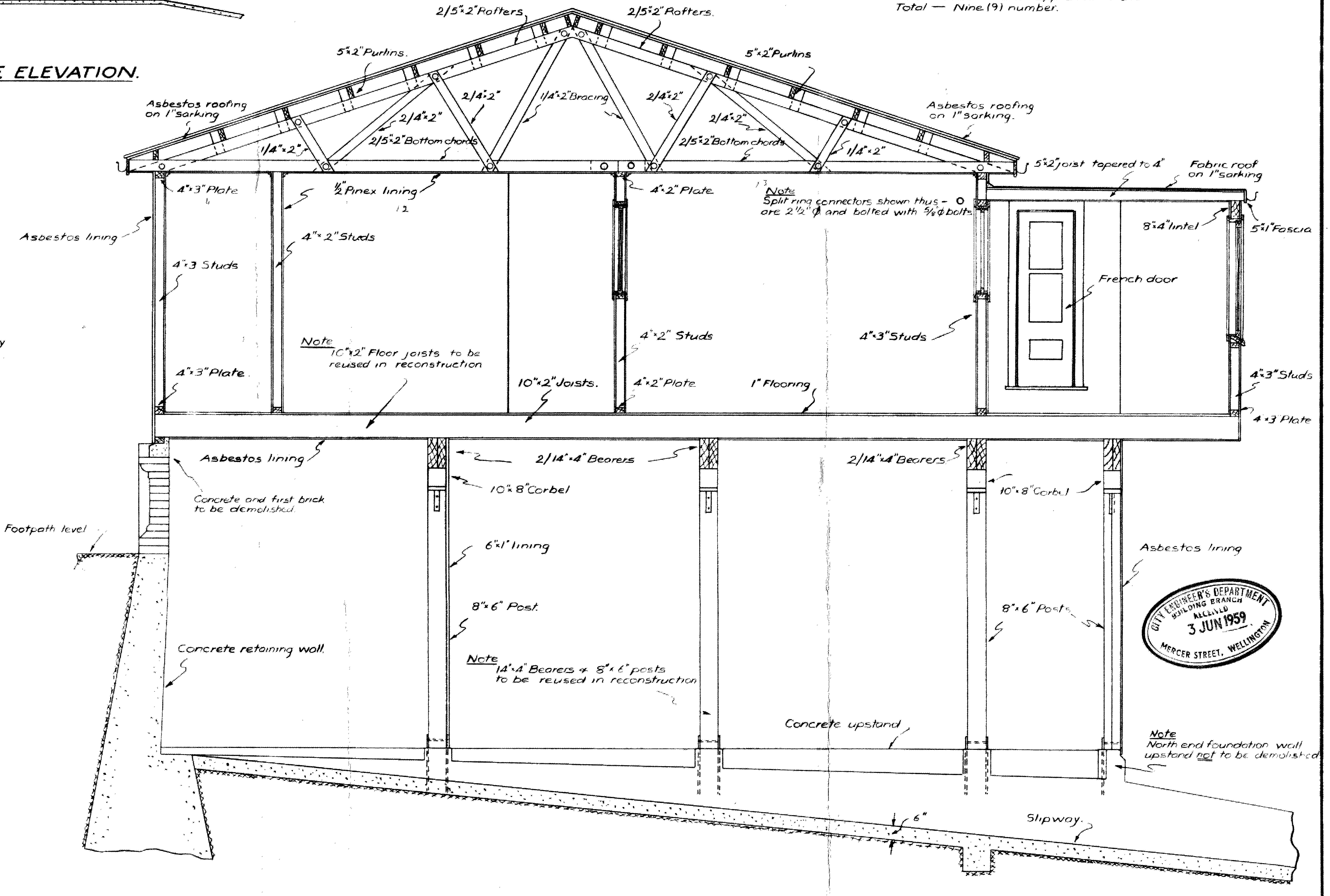
The building as detailed on this sheet is to be completely demolished but note that the following items are to be salvaged for reuse in the reconstruction work :—

(I) All 10"×2" Floor joists
(II) All 14"×4" Longitudinal bearers
(III) All 8"×6" Posts
(IV) 4N° 3 light windows
1N° 2 light window
(V) 2N° 9'×10" Sliding doors ex slipway ends as shown
(VI) The north end wall foundation upstand is to remain



GROUND FLOOR PLAN.

Note.
Roof trusses are at approx 10'-0" cts
Total — Nine (9) number.



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RECEIVED
3 JUN 1959
MERCER STREET, WELLINGTON

SECTIONAL ELEVATION

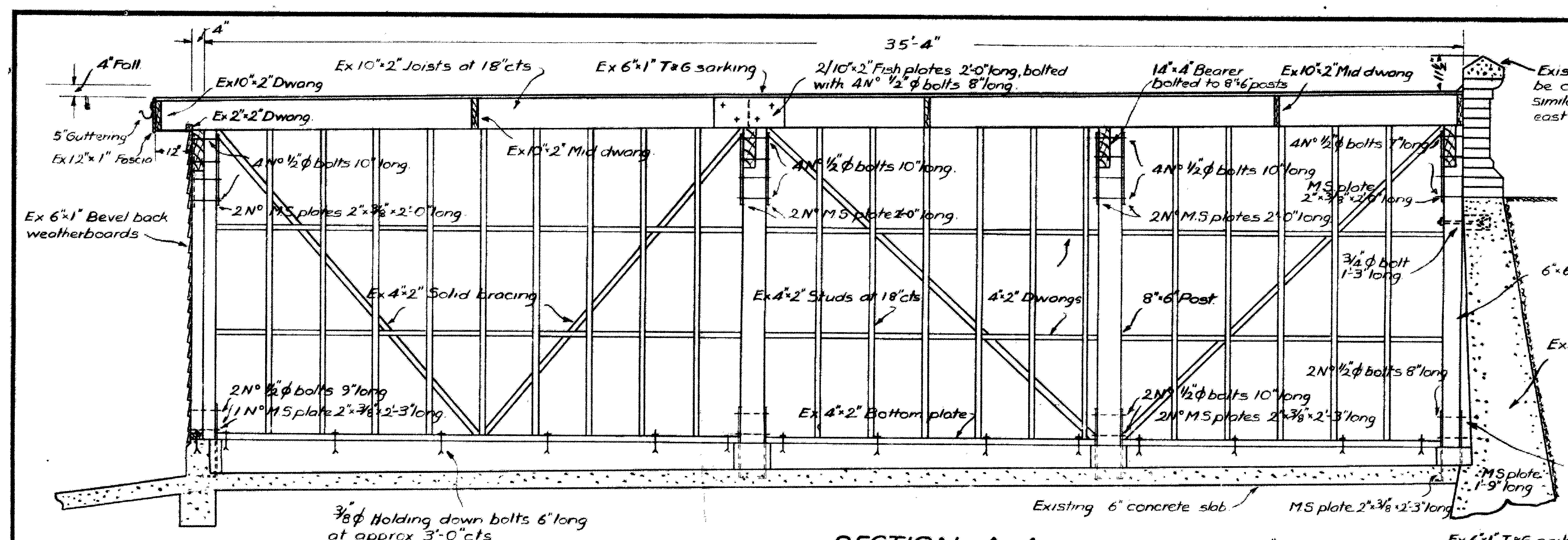
WELLINGTON HARBOUR BOARD
CHIEF ENGINEER'S OFFICE
COPY OF PLAN NO.

WORK	INITIAL	DATE	NATURE OF AMENDMENT	INITIAL	DATE	SCALE
COMPS						1/8 inch to 1 foot 3/8 inch to 1 foot
DRAWN	D Johnston	April 59				
TRACED	D Johnston	May 59				
CHECKED	GTS	28.5.59				
DESIGN. ENGR		29.5.59				

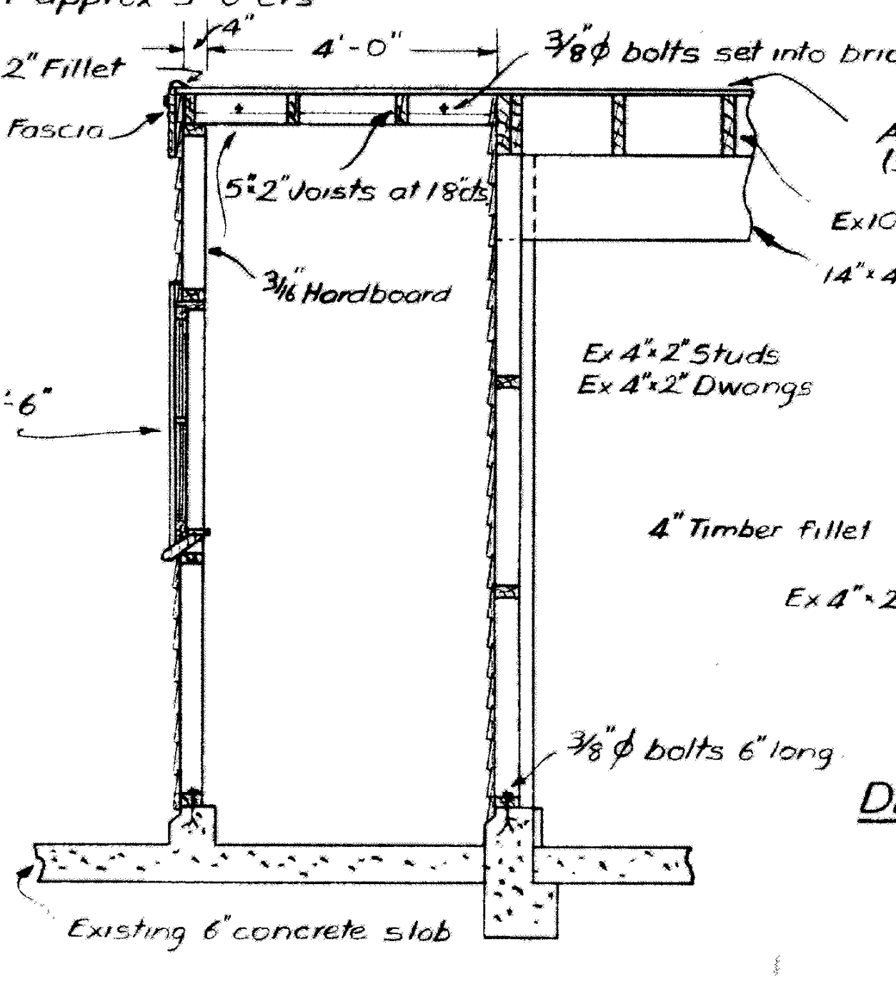
WELLINGTON HARBOUR BOARD
RECONSTRUCTION OF BOAT SHEDS — BOAT HARBOUR — ORIENTAL BAY.
DEMOLITION DETAILS.

APPROVED
CHIEF ENGINEER
M.I.C.E.
DATE 29.5.59

TRACING Nº 2277
SHEET Nº 1
OFFICE RECORD Nº 4367
JOB Nº

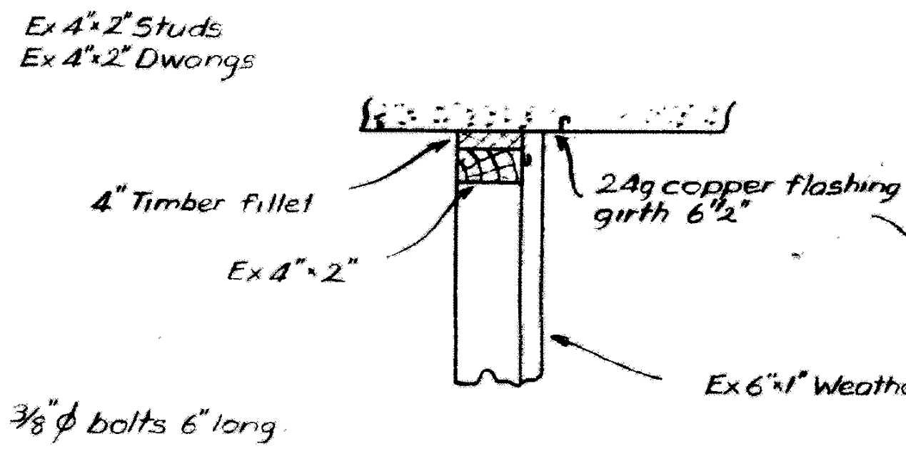

35'-4"
4"
4" Fall
Ex 10"x2" Dwong
Ex 10"x2" Joists at 18" cts
Ex 6"x1" T&G sarking
2/10"x2" Fish plates 2'-0" long, bolted with 4N° 1/2"ϕ bolts 8" long
14"x4" Bearer bolted to 8"x6" posts
Ex 10"x2" Mid dwong
Ex 2"x2" Dwong
5" Guttering
Ex 12"x1" Fascia
12"
4N° 1/2"ϕ bolts 10" long
Ex 10"x2" Mid dwong
4N° 1/2"ϕ bolts 10" long
4N° 1/2"ϕ bolts 10" long
4N° 1/2"ϕ bolts 7" long
M.S. plate 2"x3/8"x2'-0" long
2N° M.S. plates 2"x3/8"x2'-0" long
2N° M.S. plate 2'-0" long
2N° M.S. plates 2'-0" long
Ex 6"x1" Bevel back weatherboards
3/4"ϕ bolt 1'-3" long
6"x6" Post
Ex 4"x2" Solid bracing
Ex 4"x2" Studs at 18" cts
4"x2" Dwongs
8"x6" Post
Existing retaining wall
2N° 1/2"ϕ bolts 9" long
1 N° M.S. plate 2"x3/8"x2'-3" long
Ex 4"x2" Bottom plate
2N° 1/2"ϕ bolts 10" long
2N° M.S. plates 2"x3/8"x2'-3" long
2N° 1/2"ϕ bolts 8" long
4" Timber fillet
M.S. plate 1'-9" long
Existing 6" concrete slab
M.S. plate 2"x3/8"x2'-3" long
3/8"ϕ Holding down bolts 6" long at approx 3'-0" cts

SECTION A-A.

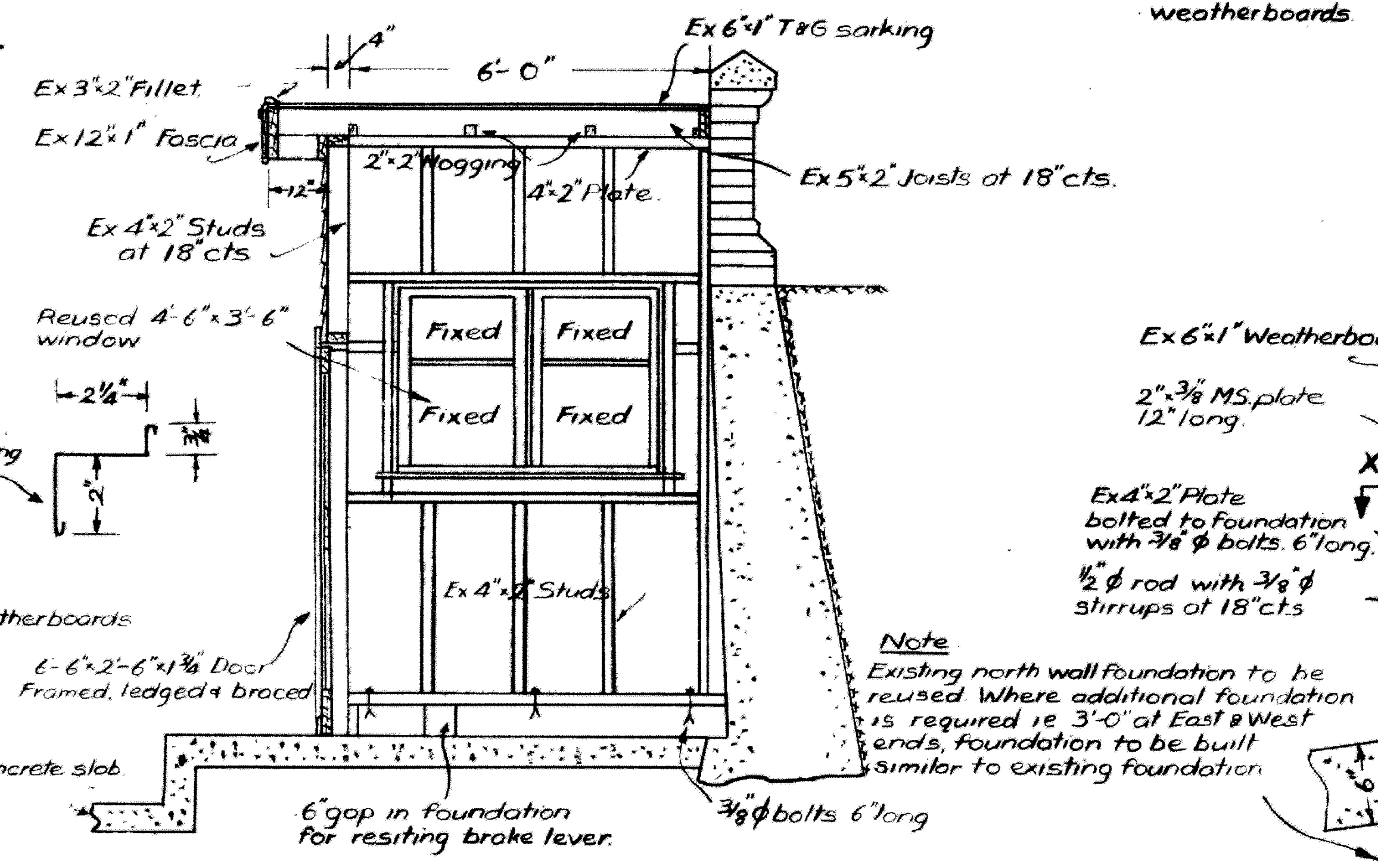


SECTION C-C.

Note Sections through gear store similar to sections B-B + C-C but do not include window, or 3/16" hardboard lining

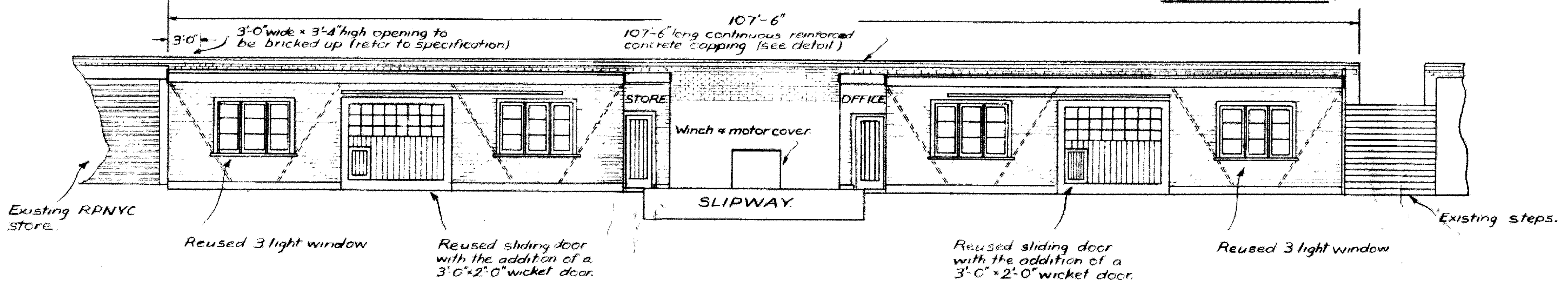


DETAILS AT "P"

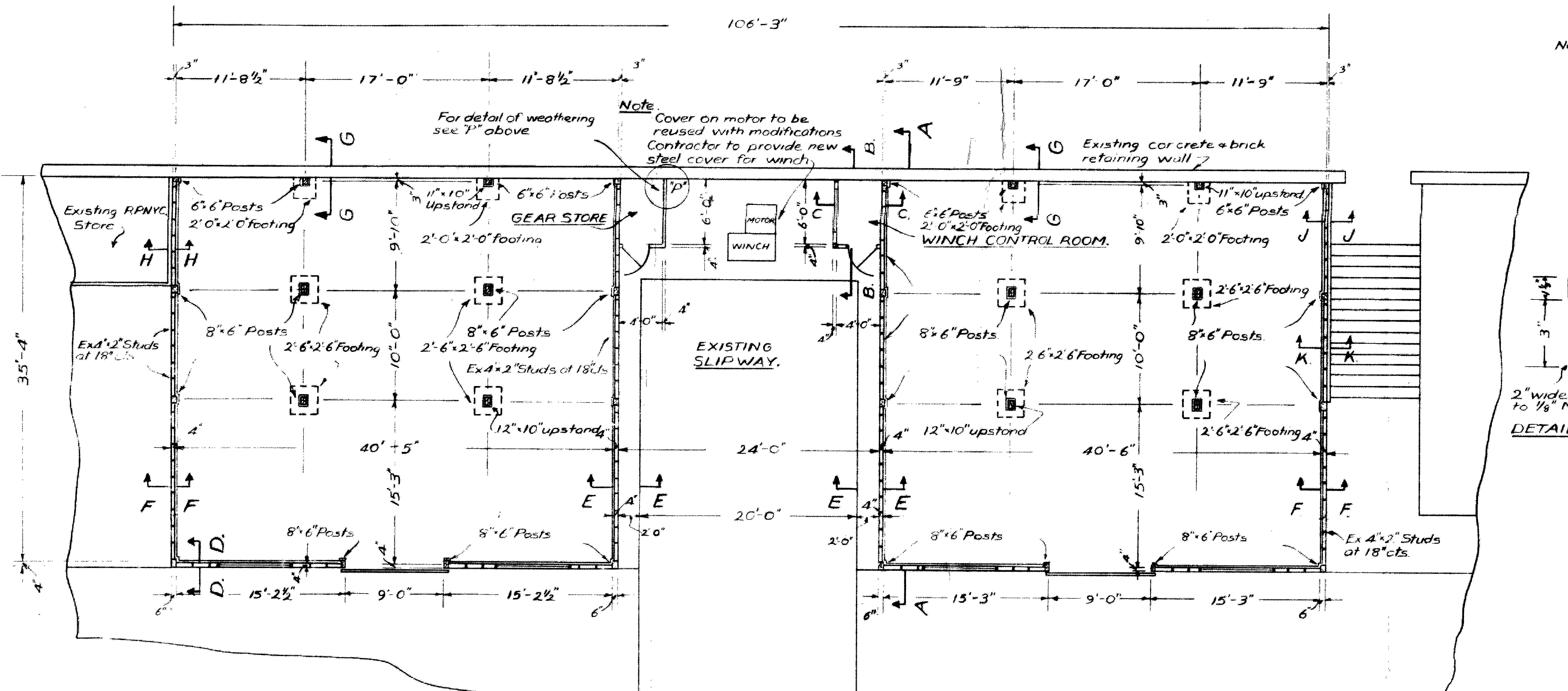

4"
6'-0"
Ex 6"x1" T&G sarking
Ex 3"x2" Fillet
Ex 12"x1" Fascia
12"
2"x2" Nogging
4"x2" Plate.
Ex 5"x2" Joists at 18" cts.
Ex 4"x2" Studs at 18" cts
Reused 4'-6"x3'-6" window
Fixed
Fixed
Fixed
Fixed
Ex 4"x2" Studs
Ex 6"x1" Weatherboards
6'-6"x2'-6"x1 3/4" Door Framed, ledged + braced
Existing 6" concrete slab
6" gap in foundation for resiting brake lever.
3/8"ϕ bolts 6" long

SECTION B-B.

Note Existing north wall foundation to be reused. Where additional foundation is required ie 3'-0" at East & West ends, foundation to be built similar to existing foundation.

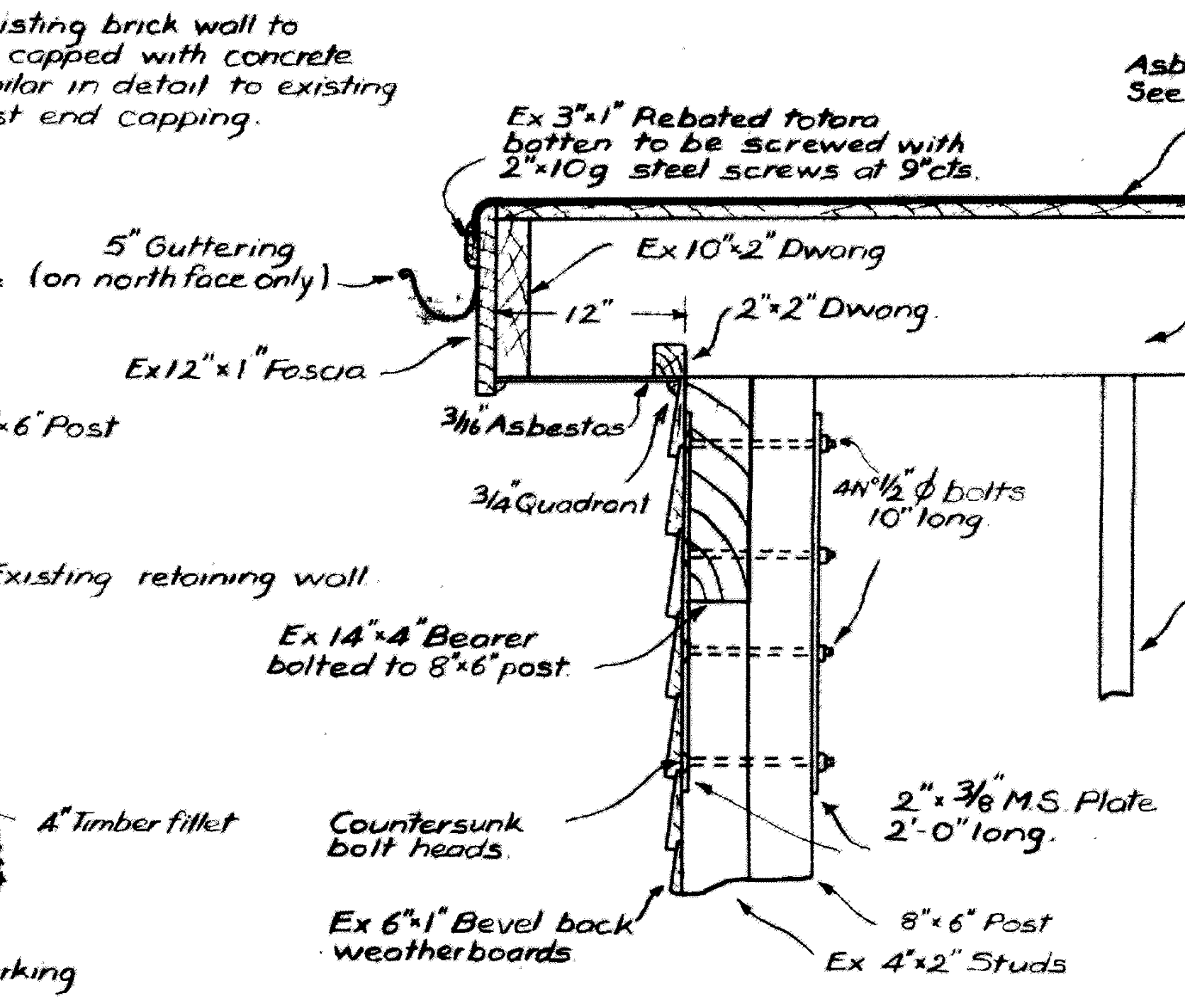

107'-6"
3'-0"
3'-0" wide x 3'-4" high opening to be bricked up (refer to specification)
107'-6" long continuous reinforced concrete capping (see detail)
STORE
OFFICE
Winch + motor cover.
SLIPWAY.
Existing RPNYC store.
Reused 3 light window
Reused sliding door with the addition of a 3'-0"x2'-0" wicket door.
Reused sliding door with the addition of a 3'-0"x2'-0" wicket door.
Reused 3 light window
Existing steps.

NORTH ELEVATION.

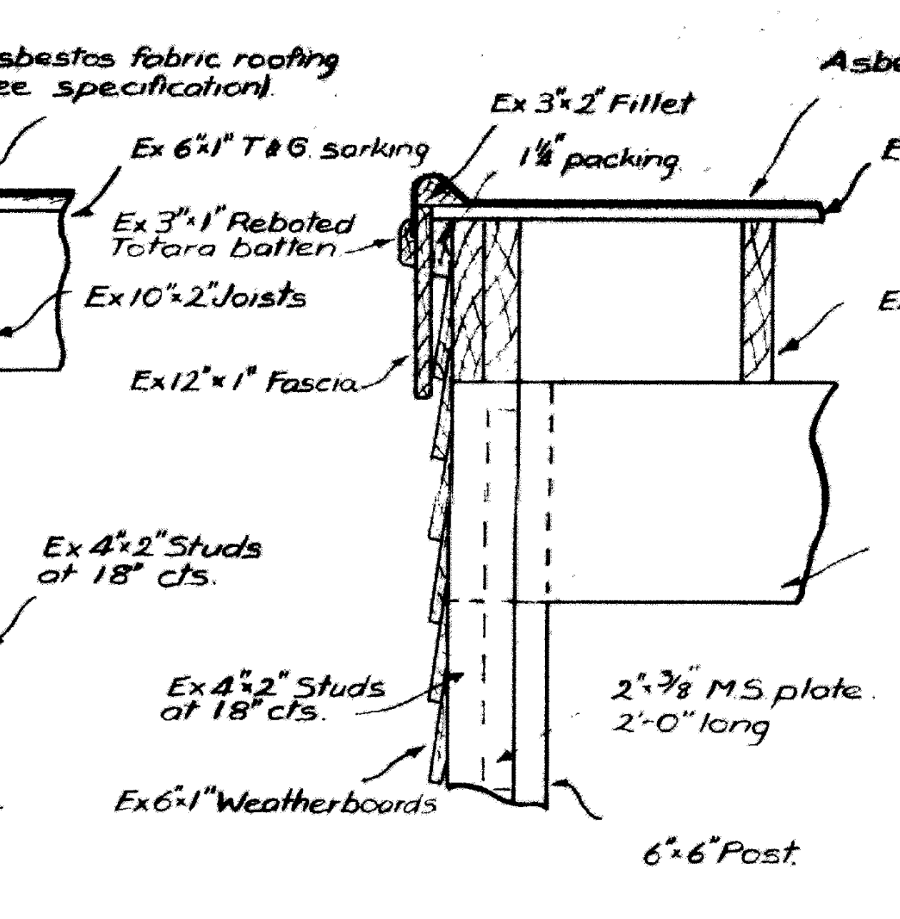


NOTE RE SLIPWAY.
On completion of demolition work the slipway is to be kept clear of debris and other material

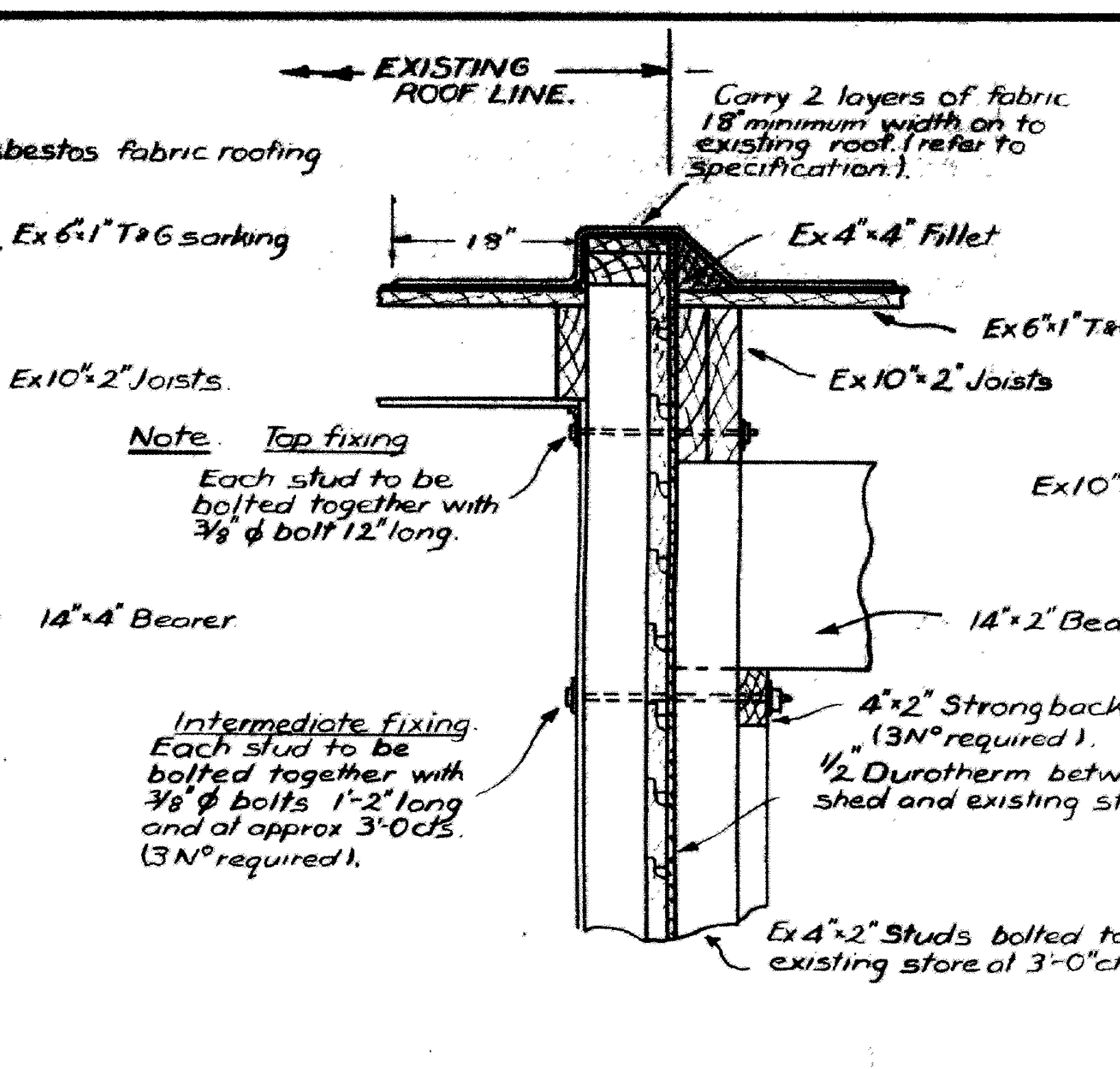
PLAN.


Ex 3"x1" Rebated totara batten to be screwed with 2"x10g steel screws at 9" cts.
Asbestos fabric roofing See specification)
5" Guttering (on north face only)
Ex 10"x2" Dwong
12"
2"x2" Dwong
Ex 12"x1" Fascia
3/16" Asbestos
3/4 Quadrant
4N° 1/2"ϕ bolts 10" long
Ex 4"x2" Studs at 18" cts.
Ex 14"x4" Bearer bolted to 8"x6" post.
Countersunk bolt heads
2"x3/8" M.S. Plate 2'-0" long.
Ex 6"x1" Bevel back weatherboards
8"x6" Post
Ex 4"x2" Studs

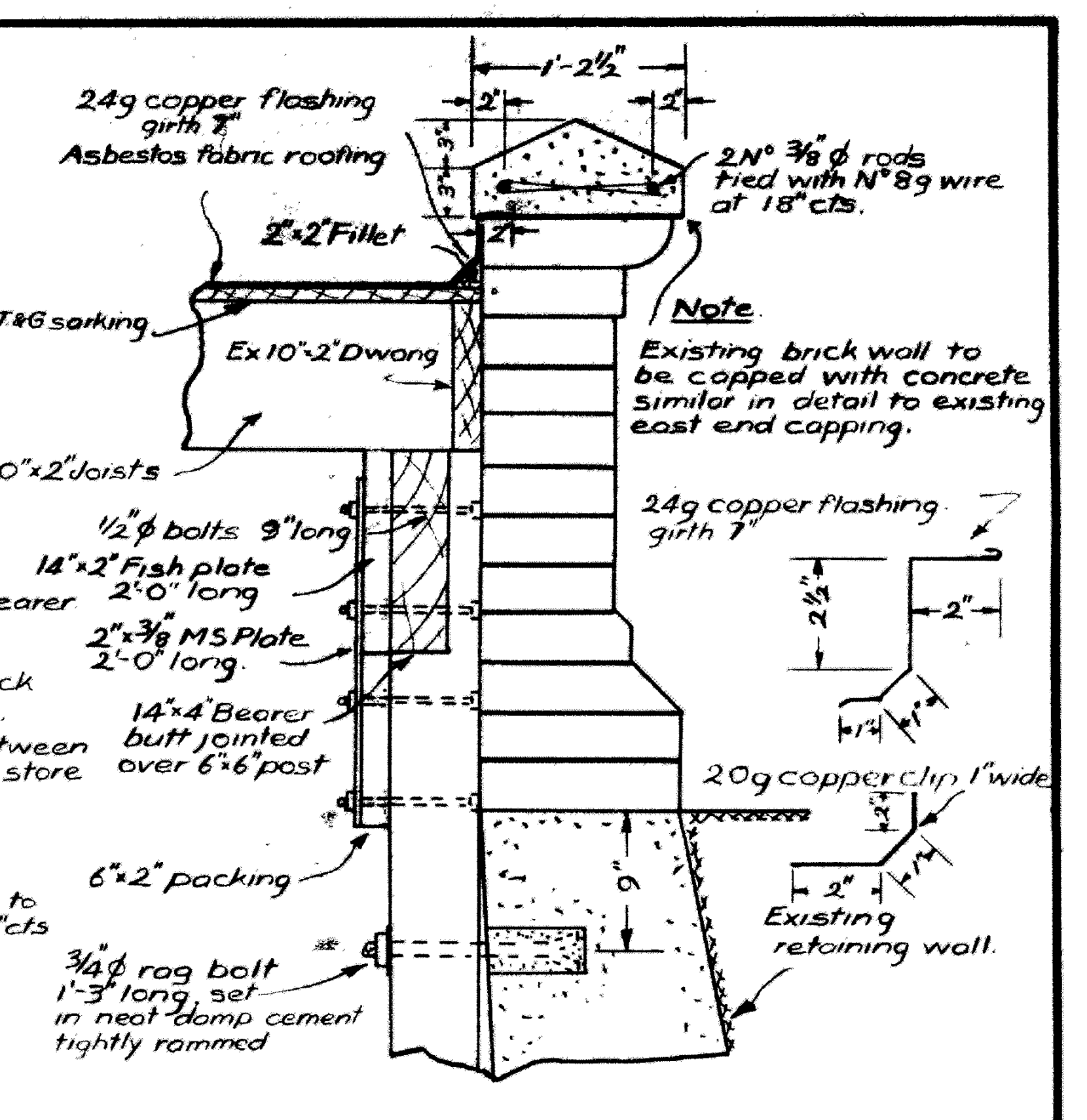
SECTION D-D.
NORTH WALL.



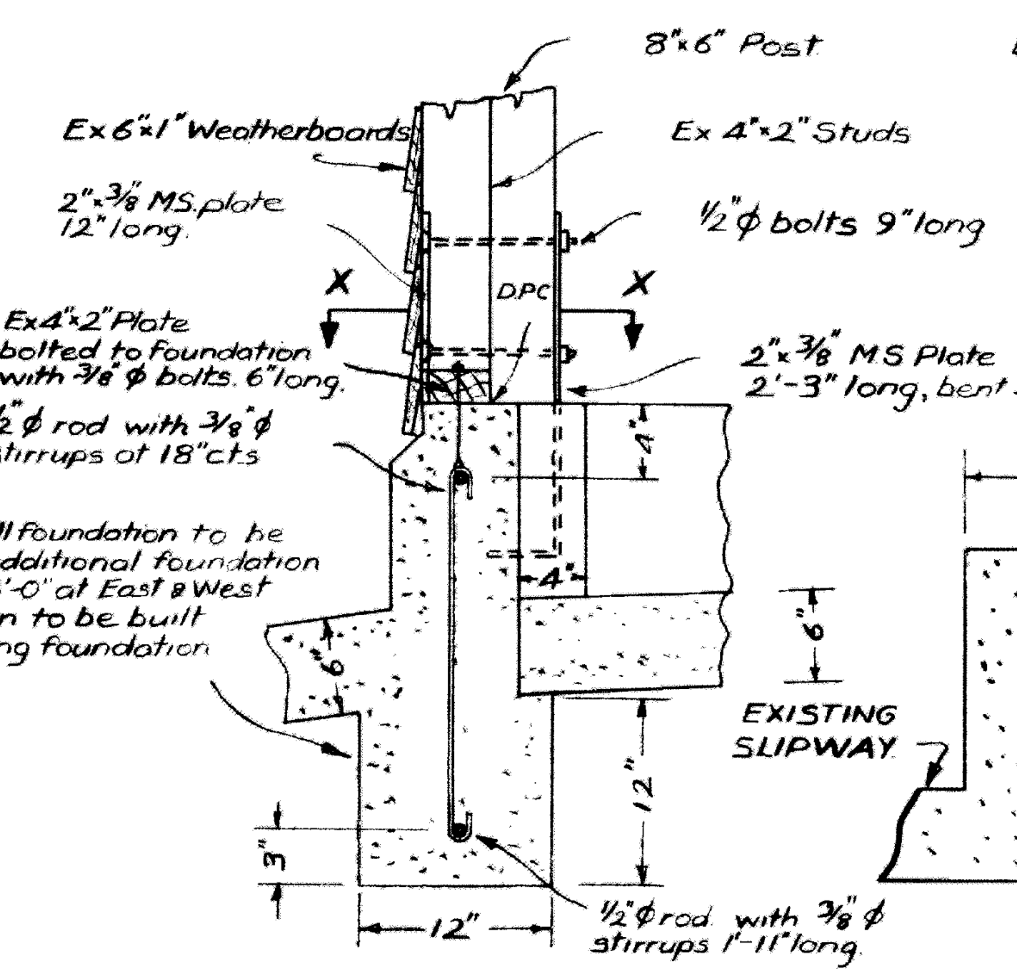
SECTION E-E.
SIDE WALL.


EXISTING ROOF LINE.
Carry 2 layers of fabric 18" minimum width on to existing roof. (refer to Specification.)
18"
Ex 4"x4" Fillet
Ex 6"x1" T&G sarking
Ex 10"x2" Joists
Note. Top fixing
Each stud to be bolted together with 3/8"ϕ bolt 12" long.
14"x2" Bearer
Intermediate fixing.
Each stud to be bolted together with 3/8"ϕ bolts 1'-2" long and at approx 3'-0" cts. (3 N° required).
4"x2" Strong back (3N° required).
1/2" Durotherm between shed and existing store
Ex 4"x2" Studs bolted to existing store at 3'-0" cts

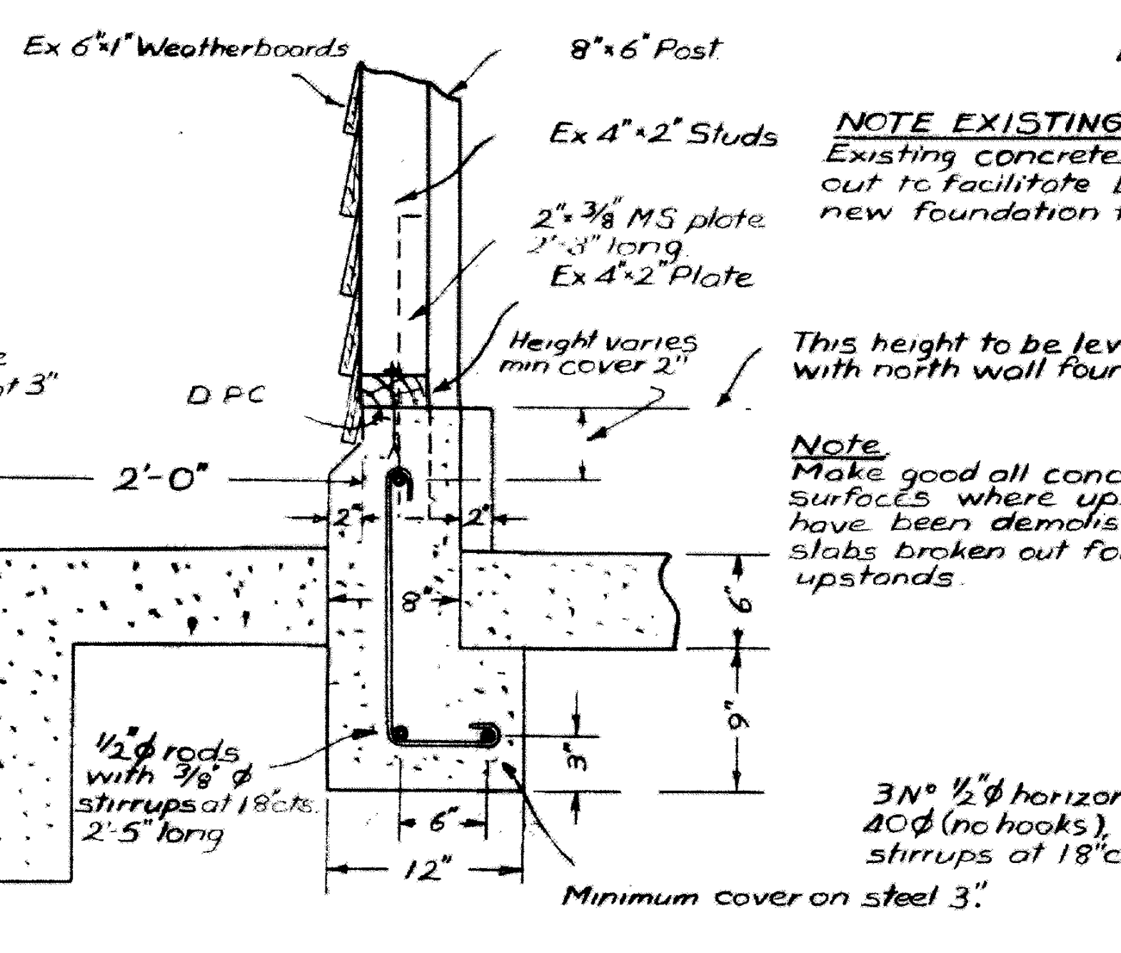
SECTION H-H
SIDE WALL.


1'-2 1/2"
2"
2"
3"
24g copper flashing girth 7"
Asbestos fabric roofing
2N° 3/8"ϕ rods tied with N° 8g wire at 18" cts.
2"x2" Fillet
Note. Existing brick wall to be capped with concrete similar in detail to existing east end capping.
Ex 10"x2" Dwong
Ex 10"x2" Joists
1/2"ϕ bolts 9" long
14"x2" Fish plate 2'-0" long
2"x3/8" MS Plate 2'-0" long.
14"x4" Bearer butt jointed over 6"x6" post
24g copper flashing girth 7"
2 1/2"
2"
1 1/4"
1 1/4"
20g copper clip 1" wide
2"
1 1/4"
Existing retaining wall.
6"x2" packing
9"
3/4"ϕ rag bolt 1'-3" long, set in neat damp cement tightly rammed

SECTION G-G.
RETAINING WALL.


8"x6" Post
Ex 6"x1" Weatherboards
Ex 4"x2" Studs
2"x3/8" MS plate 12" long.
1/2"ϕ bolts 9" long
X
X
DPC
Ex 4"x2" Plate bolted to foundation with 3/8"ϕ bolts 6" long.
2"x3/8" MS Plate 2'-3" long, bent 3"
1/2"ϕ rod with 3/8"ϕ stirrups at 18" cts
4"
4"
6"
6"
12"
3"
12"
EXISTING SLIPWAY
1/2"ϕ rod with 3/8"ϕ stirrups 1'-11" long.

SECTION D-D.
NORTH WALL FOUNDATION.


Ex 6"x1" Weatherboards
8"x6" Post
Ex 4"x2" Studs
2"x3/8" MS plate 2'-3" long.
Ex 4"x2" Plate
Height varies min cover 2"
DPC
2'-0"
2"
2"
8"
6"
9"
3"
6"
12"
1/2"ϕ rods with 3/8"ϕ stirrups at 18" cts. 2'-5" long
Minimum cover on steel 3".

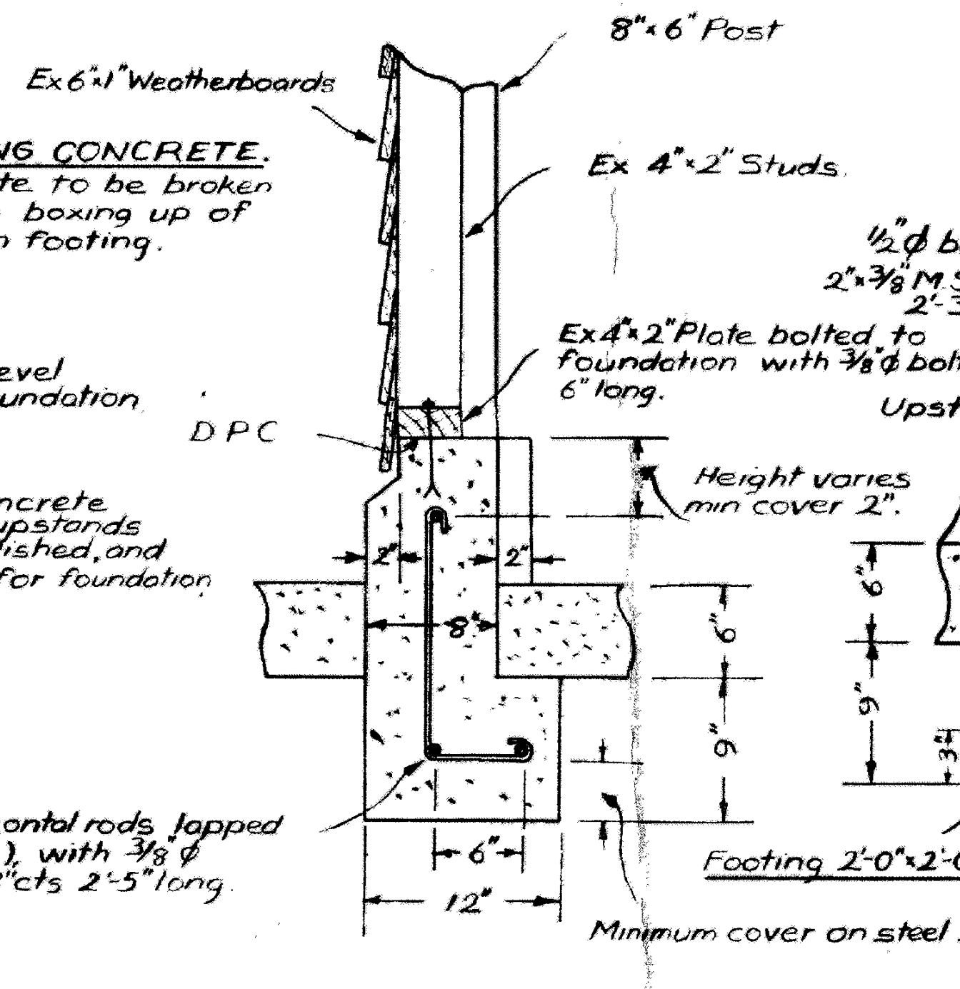
NOTE EXISTING CONCRETE. Existing concrete to be broken out to facilitate boxing up of new foundation footing.

This height to be level with north wall foundation

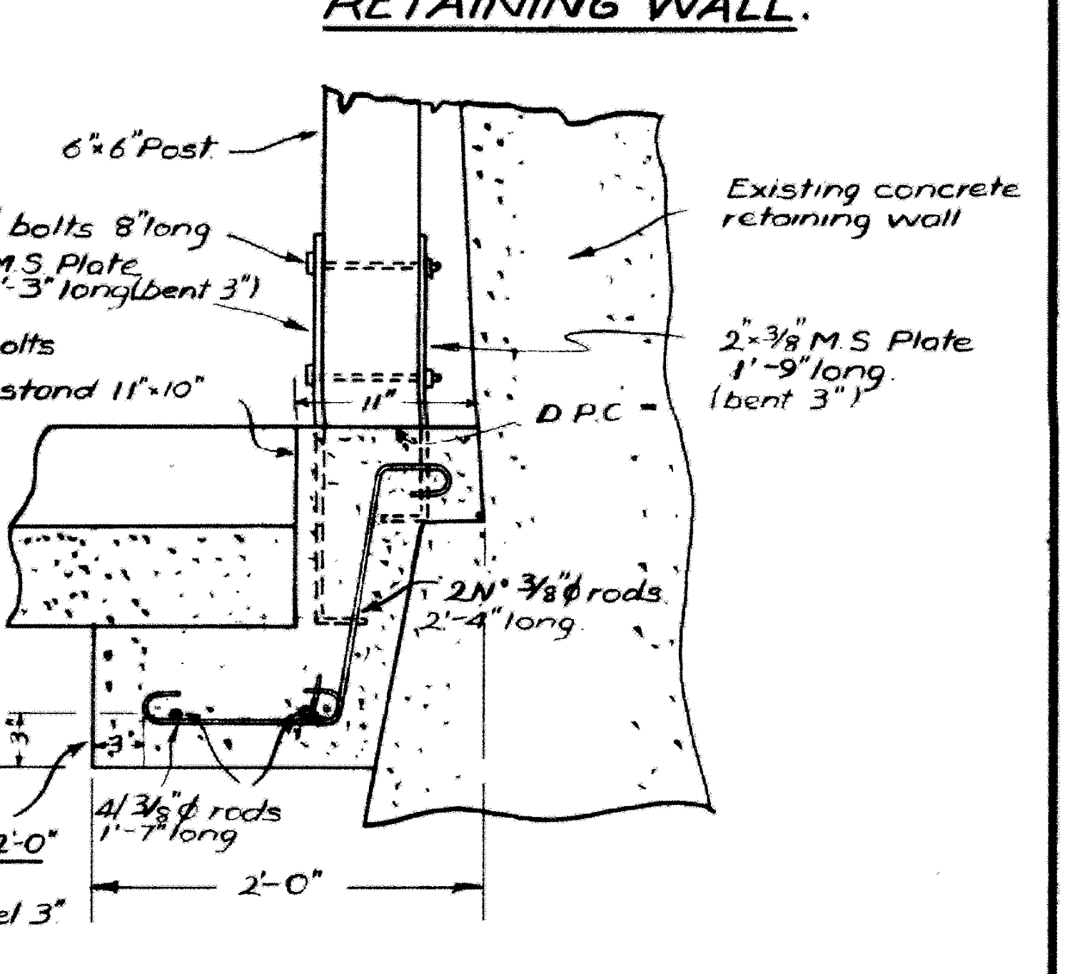
Note. Make good all concrete surfaces where upstands have been demolished, and slabs broken out for foundation upstands.

3N° 1/2"ϕ horizontal rods lapped 40ϕ (no hooks), with 3/8"ϕ stirrups at 18" cts 2'-5" long.

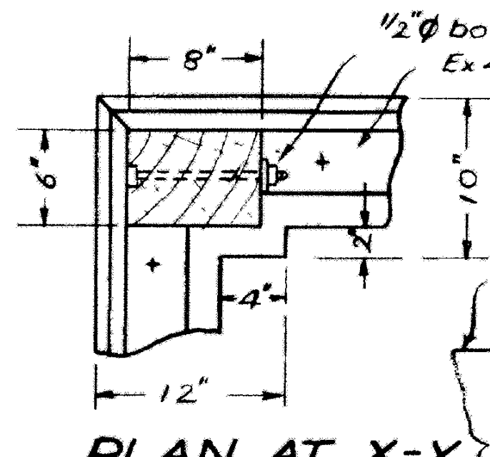
SECTION E-E
SLIPWAY FOUNDATION.



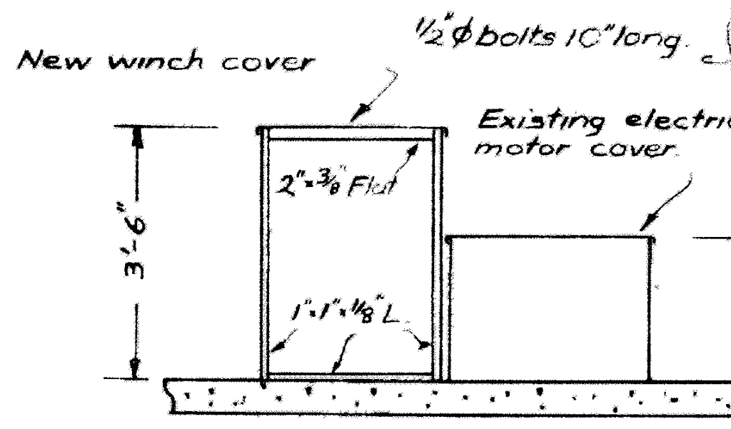
SECTION F-F.
SIDE WALL FOUNDATION.

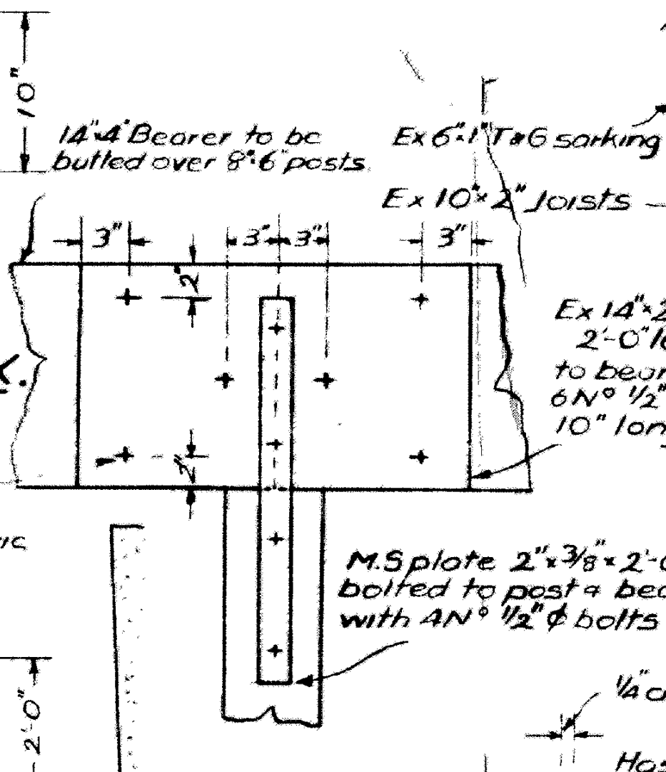

6"x6" Post.
Existing concrete retaining wall
1/2"ϕ bolts 8" long
2"x3/8" M.S. Plate 2'-3" long (bent 3")
Ex 4"x2" Plate bolted to foundation with 3/8"ϕ bolts 6" long.
Upstand 11"x10"
11"
D.P.C.
2"x3/8" M.S. Plate 1'-9" long. (bent 3")
2N° 3/8"ϕ rods 2'-4" long
6"
9"
3"
4/3/8"ϕ rods 1'-7" long
Footing 2'-0"x2'-0"
2'-0"

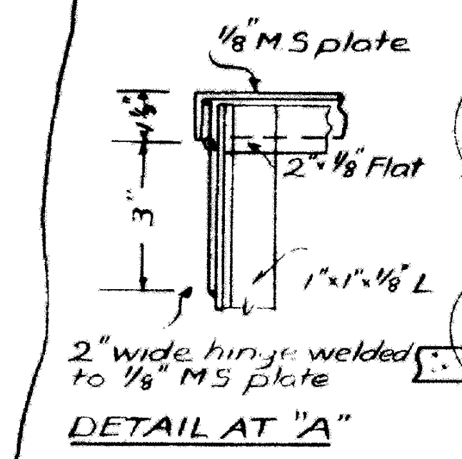
SECTION G-G.
RETAINING WALL FOUNDATION.



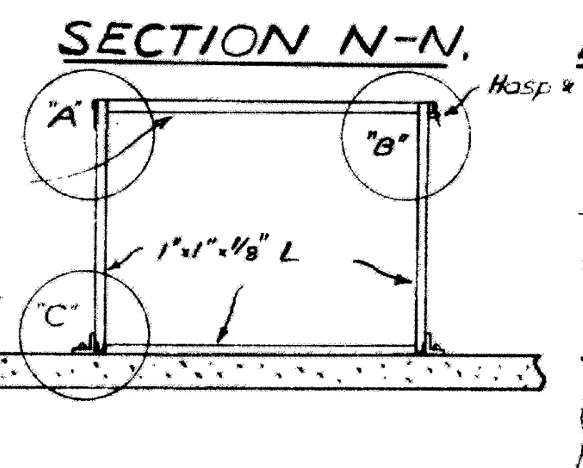
PLAN AT X-X.




14"x4" Bearer to be bolted over 8"x6" posts.
3"
3"
3"
3"
2"
2"
1/2"ϕ bolts 10" long.
M.S. plate 2"x3/8"x2'-0" long bolted to post + bearer with 4N° 1/2"ϕ bolts 10" long

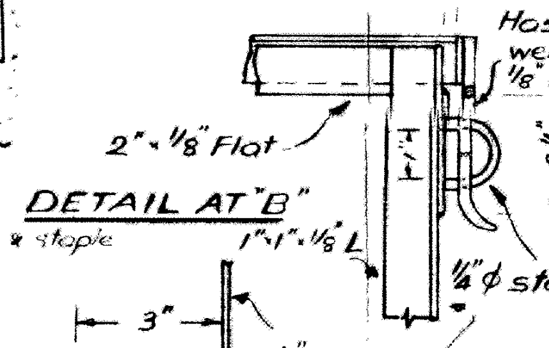


DETAIL AT "A"

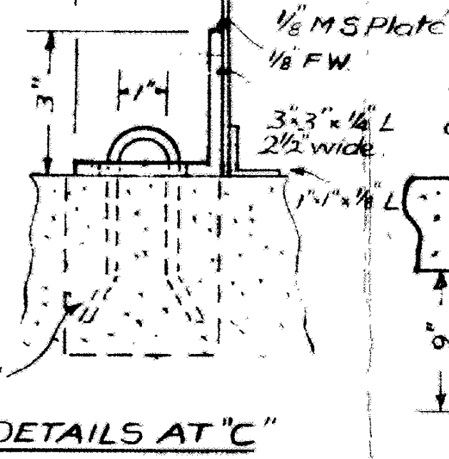


SECTION N-N.

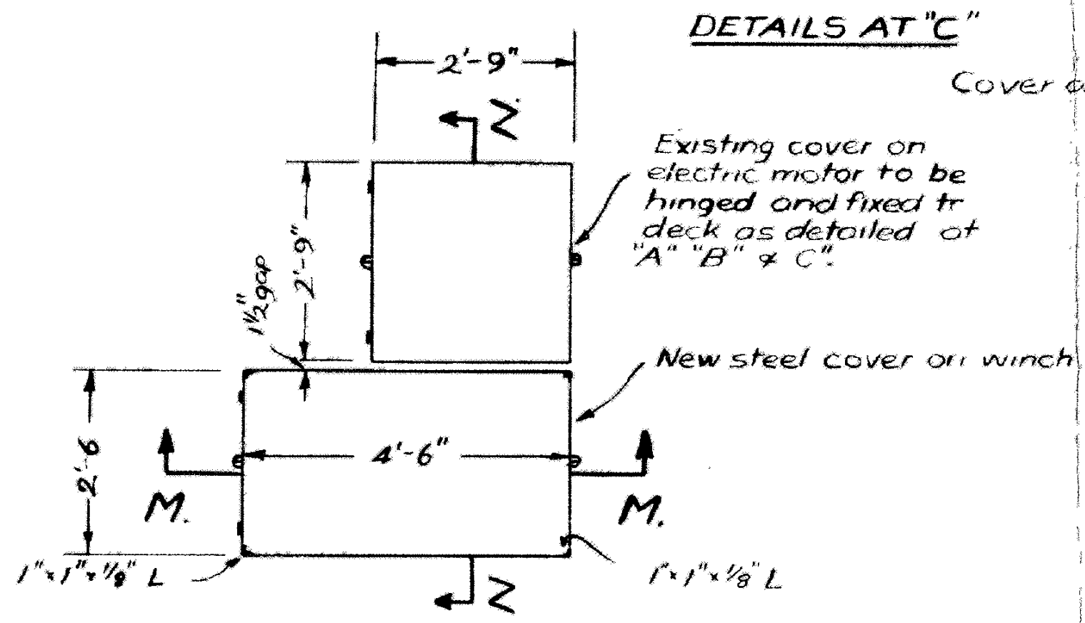
SECTION M-M.



DETAIL AT "B"

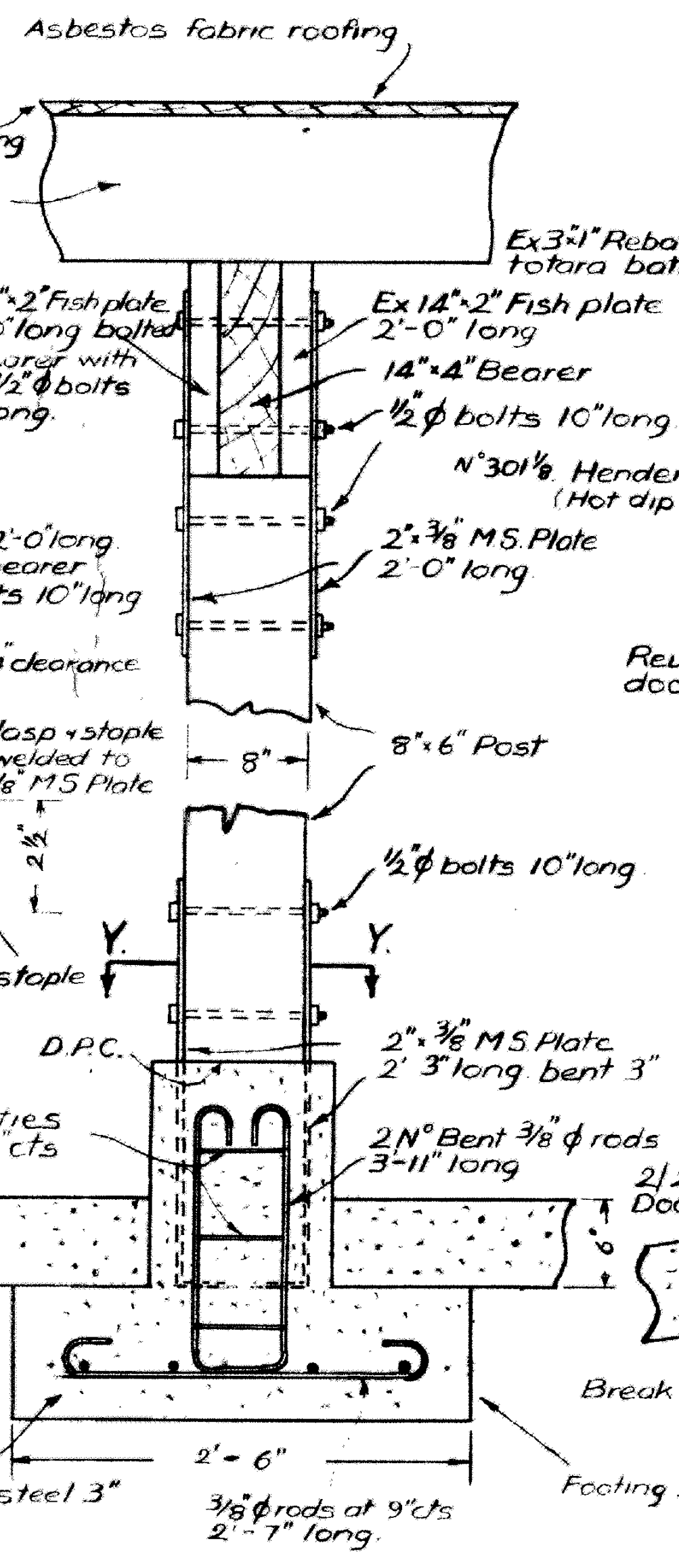


DETAILS AT "C"


2'-9"
Z
Z
2'-9"
1 1/2" gap
Existing cover on electric motor to be hinged and fixed to deck as detailed at "A" "B" + C".
New steel cover on winch
2'-6"
4'-6"
M.
M.
1"x1"x1/8" L
1"x1"x1/8" L

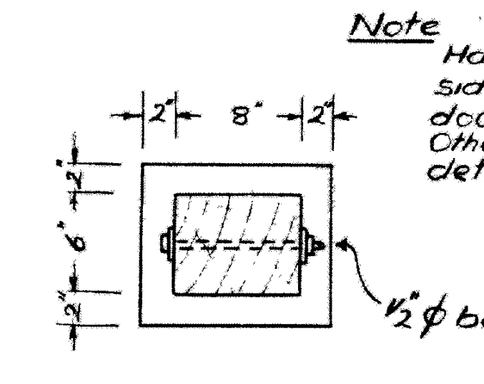
PLAN.

WINCH & MOTOR COVER DETAILS.

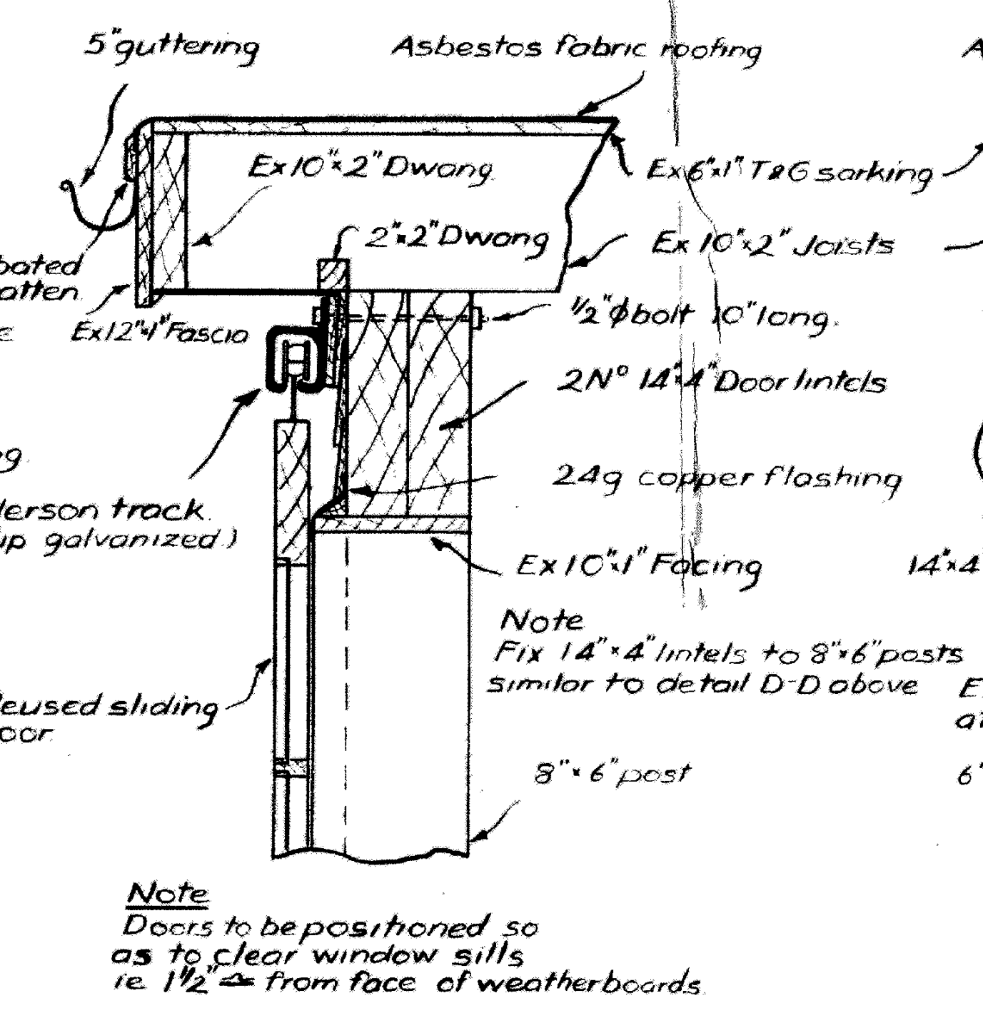

Asbestos fabric roofing
Ex 6"x1" T&G sarking
Ex 10"x2" Joists
Ex 14"x2" Fish plate 2'-0" long bolted to bearer with 6N° 1/2"ϕ bolts 10" long.
Ex 14"x2" Fish plate 2'-0" long
14"x4" Bearer
1/2"ϕ bolts 10" long
2"x3/8" M.S. Plate 2'-0" long
8"
8"x6" Post
1/2"ϕ bolts 10" long
Y.
Y.
D.P.C.
2"x3/8" M.S. Plate 2' 3" long bent 3"
1/4"ϕ ties at 6" cts
2N° Bent 3/8"ϕ rods 3'-11" long
6"
9"
2'-6"
Cover on main steel 3"
3/8"ϕ rods at 9" cts 2'-7" long.
Footing 2'-6"x2'-6"

SECTION THROUGH CENTRE COLUMNS.

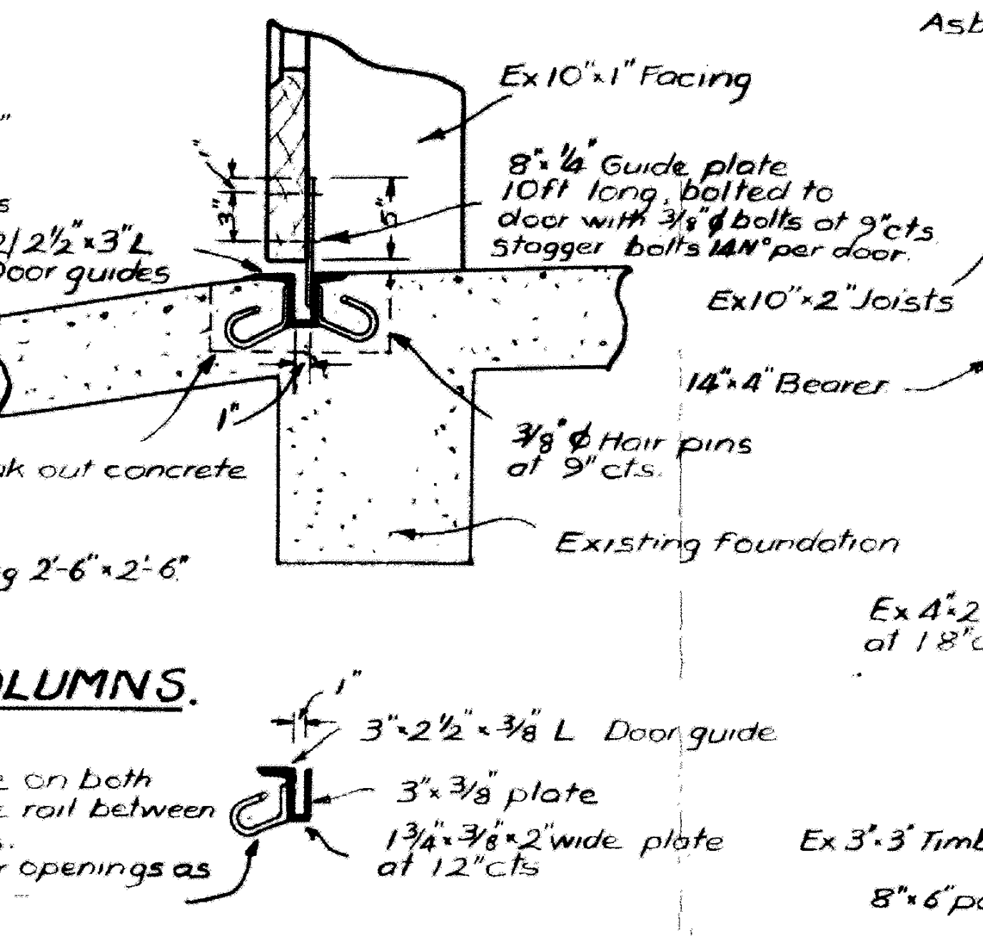
Note Hair pins are on both sides of guide rail between door openings. Other than door openings as detailed thus –



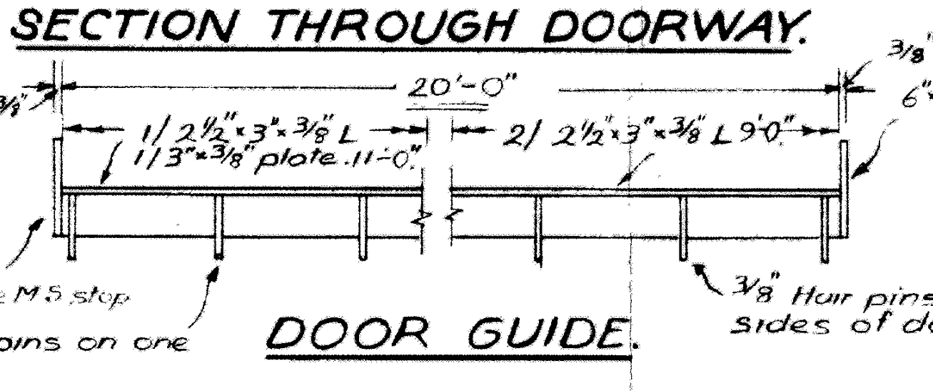
PLAN AT Y-Y.



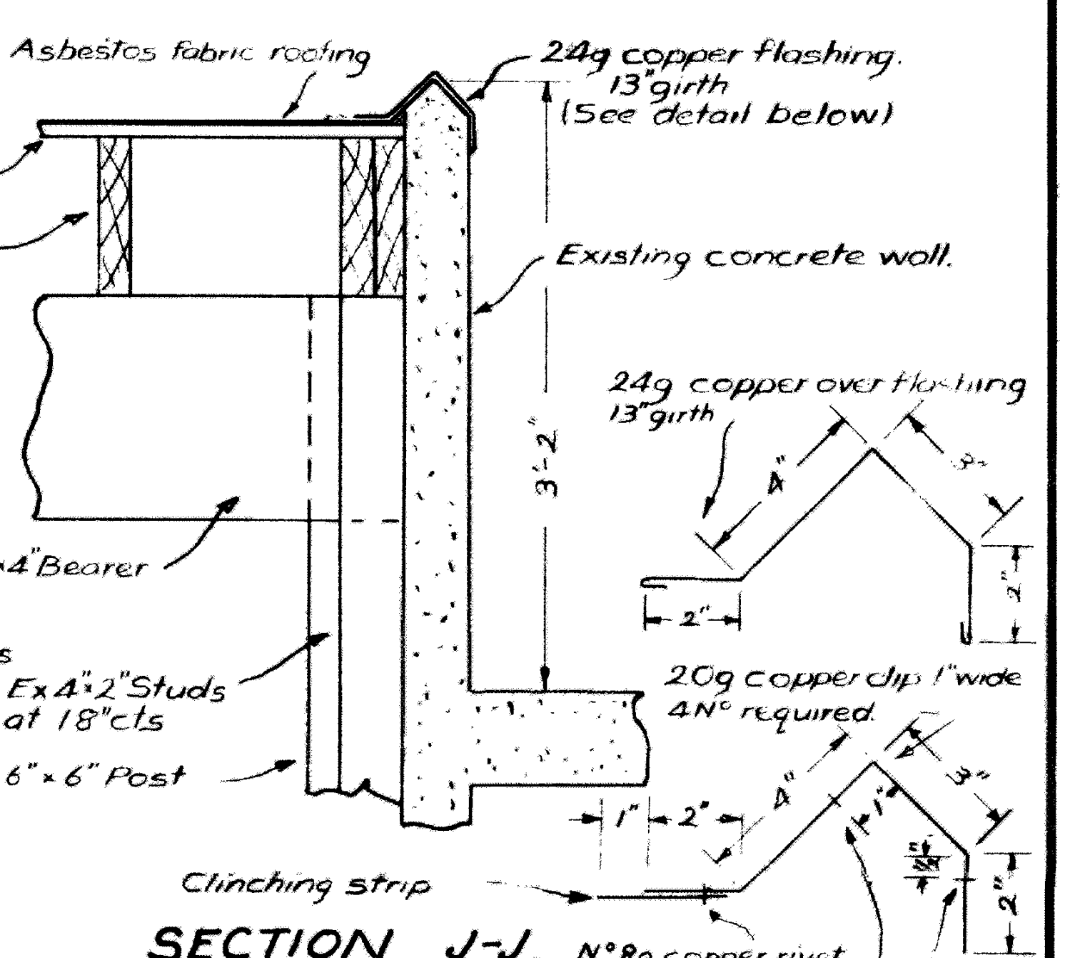
Note Doors to be positioned so as to clear window sills ie 1 1/2" from face of weatherboards.


Ex 10"x1" Facing
8"x1/4" Guide plate 10 ft long, bolted to door with 3/8"ϕ bolts at 9" cts Stagger bolts 14N° per door.
3"
5"
2/2 1/2"x3" L Door guides
6"
1"
Break out concrete
3/8"ϕ Hair pins at 9" cts.
Existing foundation
Footing 2'-6"x2'-6"
1"
3"x2 1/2"x3/8" L Door guide
3"x3/8" plate
1 3/4"x3/8"x2" wide plate at 12" cts

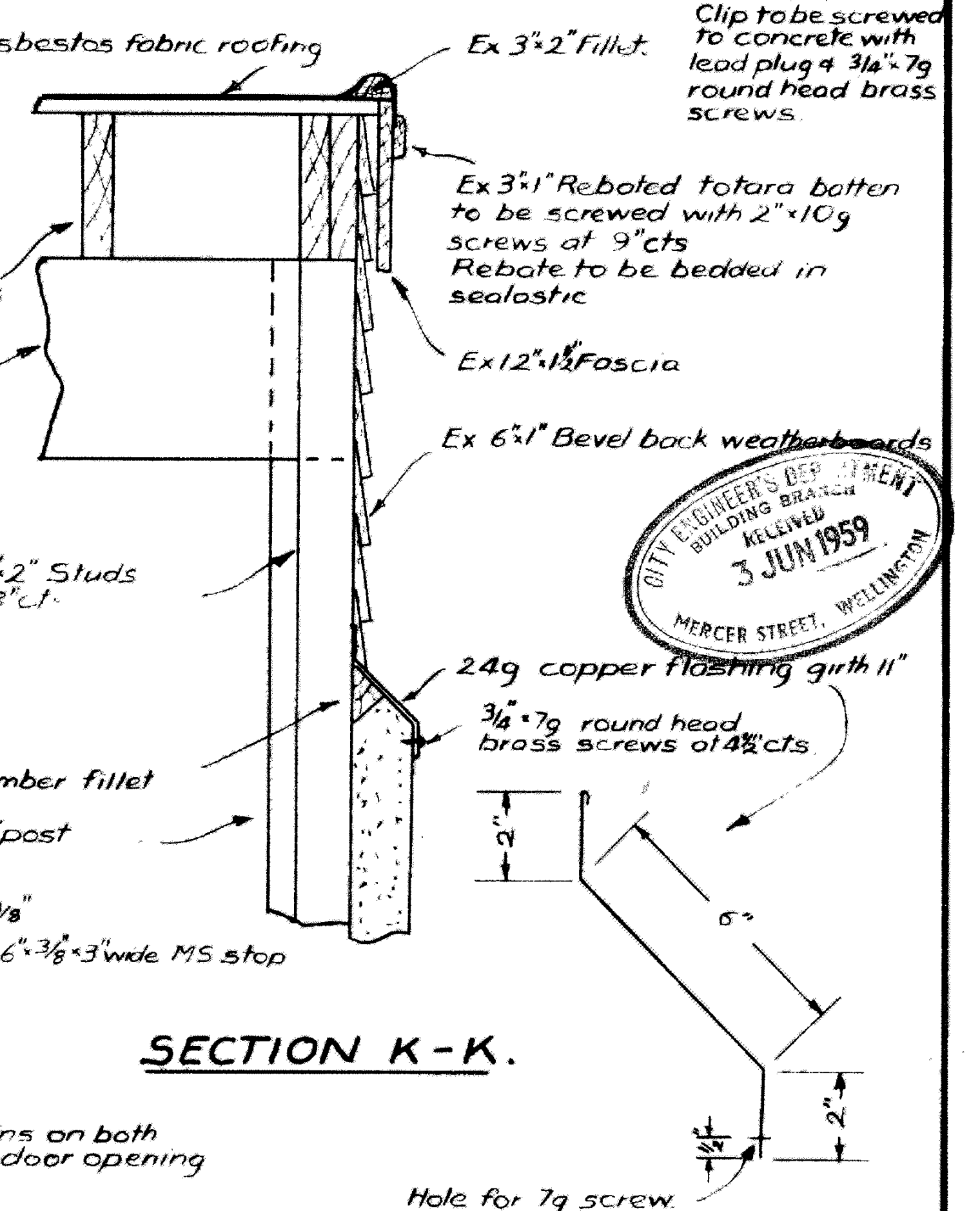
SECTION THROUGH DOORWAY.



DOOR GUIDE.


Asbestos fabric roofing
24g copper flashing. 13" girth (See detail below)
Ex 10"x2" Joists
Existing concrete wall.
3'-2"
14"x4" Bearer
Ex 4"x2" Studs at 18" cts
6"x6" Post
24g copper over flashing 13" girth
4"
3"
2"
2"
20g copper clip 1" wide 4N° required
1"
2"
4"
3"
1"
2"
Clinching strip
N° 8g copper rivet
Clip to be screwed to concrete with lead plug + 3/4"x7g round head brass screws.

SECTION J-J.


Asbestos fabric roofing
Ex 3"x2" Fillet.
Ex 3"x1" Rebated totara batten to be screwed with 2"x10g screws at 9" cts Rebate to be bedded in sealastic
Ex 10"x2" Joists
Ex 12"x1 1/2" Fascia
14"x4" Bearer
Ex 6"x1" Bevel back weatherboards
Ex 4"x2" Studs at 18" cts
24g copper flashing girth 11"
3/4"x7g round head brass screws at 4 1/2" cts
Ex 3"x3" Timber fillet
8"x6" post
2"
6"
2"
Hole for 7g screw

SECTION K-K.

CITY ENGINEER'S DEPARTMENT BUILDING BRANCH RECEIVED 3 JUN 1959 MERCER STREET, WELLINGTON

WORK	INITIAL	DATE	NATURE OF AMENDMENT	INITIAL	DATE
COMPS					
DRAWN	D. Johnston	April '59			
TRACED	D. Johnston	May '59			
CHECKED	STS	25.5.59			
DESIGN ENGR		29/5/59			

SCALE
1/8 inch to 1 foot.
3/8 inch to 1 foot.
1 inch to 1 foot.

WELLINGTON HARBOUR BOARD

RECONSTRUCTION OF BOAT SHEDS — BOAT HARBOUR — ORIENTAL BAY
RECONSTRUCTION DETAILS.

APPROVED
CHIEF ENGINEER M.I.C.E.
DATE 29.5.59

TRACING N° 2278
SHEET N° 2
OFFICE RECORD N°
JOB N°