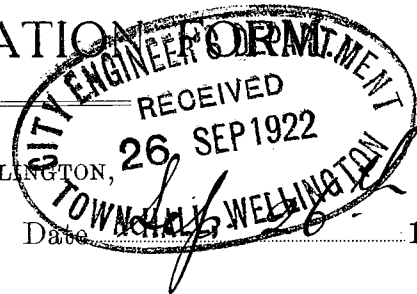


BUILDING APPLICATION



WELLINGTON,

Date

1922

To the City Engineer,
Wellington,

SIR,

I hereby apply for permission to *Concrete* *Erect Building*
in *Courtenay Place* Street, Section *6*
part of Town Acre *277* for *J. W. Marton*
of *Courtenay Place Wellington* according to Plans and Specifications
deposited herewith at the estimated cost of £ *6950*

Yours faithfully,

Alex. Campbell, Son

Postal Address

Panama St
Wellington

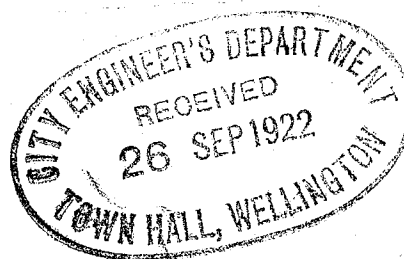
*Council
Copy*

Specification

of Shops Etc

at Courtenay Place

for J. W. Martin Esq.



S P E C I F I C A T I O N

of work to be done, and

Materials to be used, in the

Erection of Shops etc., at

Courtenay Place, Wellington.

for J.W.Martin Esq.

F.C.Walton,
Architect.

The work generally consists of the pulling down of the present buildings, removal of all materials and rubbish, clearing and preparation of the site and the erection of the proposed building in reinforced concrete, according to this specification, the accompanying drawings and to the complete satisfaction of the Architect. All materials from the present building to be the property of the Contractor.

Excavating:- Excavate for all foundations etc. to the sizes and levels shown on drawings or as found necessary, form trenches, remove all superfluous earth from site and well ram bottoms of all excavations before depositing concrete.

Foundations:- Concrete for all foundations to be composed of seven parts clean river shingle or crushed metal and sand, to one of best quality "Portland" cement, the whole to be accurately measured and mixed in an approved manner and deposited in trenches and boxing. Foundations under columns to be reinforced with steel rods as may be directed, and floor of lift well to be two feet

(2).

below ordinary floor level.

Concrete for walls, floors, beams, columns and all work above ground to be composed of six parts clean aggregate as specified for foundations to one of cement, no stone to be used which will not pass through a $3/4$ " ring.

Walls to be carried up uniformly to the height of each story, the next story above not being commenced until the intermediate beams and floor are laid and the forms of lower story walls removed. Certain walls to be reinforced vertically with $\frac{1}{2}$ " rods at 12" centres and horizontally at 18" centres, and fastened with wire clips at intersections.

Piers, Columns, Beams, Slabs and Wall Beams to be reinforced with steel rods, bars, stirrups etc as shown on details or as may be directed.

Floors to be 6" thick, reinforced with $\frac{1}{2}$ " rods at 6" centres, cranked up over supports, and all floors to be finished off true and trowelled smooth in one operation.

All reinforcements to be made as continuous as possible at junctions, intersections and angles, and the ends of all rods cranked -ed. Arches and lintels over door and window openings to be reinforced as may be directed.

The Angles of all beams, columns and piers and the angles at the junctions of walls, beams and floors to be chamfered and brackets formed where shown.

Damp proof Course of Asphalt, $\frac{1}{2}$ " thick to be laid between all foundations and work abutting on same.

Yard floor:- The two spaces forming yards at rear of new building

to be paved with concrete 4" thick, graded as directed.

All new work, junctioning with existing buildings to be thoroughly keyed in reinforcements properly connected, and fastened and finished in approved manner. This applies to the adjoining premises on East side, where party wall is to be used and junction of rear portion of with existing building.

Contractor to view existing party wall and be responsible for all allowances for same.

Conduit for Electric light and power for lift to be laid in position as the work proceeds.

Bolts and fastenings for woodwork and fittings to be set in Concrete during process of work as directed.

Stairs:- Construct stairs where shown, in concrete as for walls, reinforced with $\frac{1}{2}$ " rods, 12" apart parallel with flight, and three $\frac{1}{2}$ " rods in each step, the ends of all bars to be securely fastened to reinforcement of building. Surface of treads and risers to be finished with 2 sand and one of cement, coloured to approval, trowelled smooth and finished to approval. Treads to be finished with nosing and scotia.

Removal of timbering:- All moulds and timbering to be carefully removed to avoid shock to the construction. The moulds of beams, columns and floor slabs not to be removed before the expiration of fourteen clean days after the deposit of the concrete.

External Plastering:- The front and rear elevations, inside and outside of parapets, and all accessible portions of interior walls, to be neatly plastered with 2 to 1 cement comppo, $\frac{1}{2}$ " thick,

(4)

and all cornices, strings, bands, sides, weatherings and other features shown on drawings to be properly formed to detail and finished in cement compo as above.

Internal Plastering:- All internal walls and ceilings and other surfaces, including soffit of stairs, piers, columns, arches etc. to be neatly plastered with 2 to 1 cement compo, $\frac{1}{2}$ " thick and finished with a setting coat of hydrated lime.

• Tiling:- Entrance to shops to be formed with 6 to 1 concrete, 4" thick, over a foundations of well rammed ballast, (this is to be carried under all show windows) properly graded, and finished with 6 X 6 red (octagonal) and 2 X 2 black (square) paving tiles with border of red or black tiles as shown on detail.

Pillasters at front of shops and entrance to passage, to a height of five feet and base of all shop and island windows to be tiled with 6 X 3 deep red mottled glazed tiles and angles finished with beads to match.

Beam over front entrance to be supported on 2-8" cast iron column -s with flanges faced true at ends and with cast iron shoes top and bottom. Beam over front entrance to shops to be supported on 2-8" cast iron columns, 1" thick moulded at top, with top and bottom flanges faced true and set in top and bottom cast iron shoes set into concrete.

Roof of main building to be formed as for floors with falls as directed and channel round inside of parapet. On this lay "Certain-teed" roofing consisting of one layer of asphalt cement, one of asphalt felt, a second layer of asphalt cement and a final layer of three ply roofing. Carry up same 6" round

all projections above floor including parapets, and finish the whole in a satisfactory manner.

General:- Form all channels, grooves etc as required for other trades as the work proceeds, bed all plates and templates, fix all required bolts and fastenings, bed and point all windows etc. and leave all work clear and complete in every respect, and should any omissions occur in plans or specifications, the same shall be executed to the full intent and meaning of the said plans and specifications.

Lift well to be formed where shown and all necessary work carried out to enable lift to be installed complete except work specified under "Lift". Carry up walls above roof as shown and build lantern as shown with "challenge" or other approved iron glazing bars securely fastened to concrete etc. with bolts etc. as directed, lights to be glazed with wired rolled plate glass.

Roof of rear portion of building (over W.C.'s) to be framed up with 4 X 2 O.B.R. rafters, joists etc. spaced at 18" centres, the whole securely nailed and fastened to 4 X 2 Ht. Totara plates bolted to concrete and finished at eaves with 6 X 1 gutter fascia.

Partitions for upper floor of same to be built with 4 X 2 O.B.R. studs and plates. All wooden walls and ceilings to be lined with 6 X 3/4 T. & G. lining finished at angles with 2" cavetto moulding. Sarking on roof to be 8 X 1" O.B. Rimu laid close and securely nailed.

Verandah to be built as shown with 4 X 3" T. iron bearers,

(6).

securely fastened to 6" X 3" H. iron in beam, 10 X 2" outer plate and 5" X 3" purlines, top to be covered with 6 X 1 T. & G. Ht. Matai and "Certain-teed" roofing as specified for roof, and under side finished with "Carrara" or "Granolite" sheets formed into panels, moulded etc. and finished to detail. Verandah to be suspended by $1\frac{1}{2}$ square steel rods as shown.

Doors:- External doors marked D. to rear of building to be 6'8" x 2'8" X 2" Ht. Totara, framed, ledged and braced, hung on 3-4" butts and fastened with approved 6" rim locks, W.C. doors, E, to be 6'6" X 2'4" X 2", 4 panel square finish, hung on 2-4" butts and fastened with 6" rim locks and tower bolts.

Doors C, at rear of main building to be 6'8" X 2'8" X 2" Ht. Rimu, 4 panel, square finish hung on 3-4" butts and fastened with mortice locks and furniture to approval of a value of 12/- ea.

Door Jambs to be 4 X 3, solid rebated, Ht. Totara.

Windows:- All windows to be steel sashes of "Reliance" or "Lumina" or other approved pattern, securely fastened, bedded and grouted into concrete and provided with all necessary fasteners etc. A full schedule and all particulars will be supplied in Addenda.

Stairs, railings etc. to be finished as shown on details with 4 X 3 main hand-railings and $\frac{3}{4}$ " iron ballustrading, 2" X 2" round wall rail on approved brackets. Hand railings and ballustrading round landing to be finished to match.

Screen partitions between show windows and shops to be framed up with 4 X 2 scantling, and finished with $1\frac{1}{2}$ " thick framed panelling with 3 ply oak or other approved panels, to an approximate

(7).

height of 8 ft. and eight doors in same built to match, hung on 3-5" steel butts and fastened with approved fasteners of a value of 5/- each. Sashes above to be 2" thick fixed lights.

Entrance doors to be of sizes shown on plan, all Ht. Rimu 2" hung on 3-4" butts and fastened with locks and fittings of a value of 40/- per opening.

Shop fronts to be as shown to details, with Blackwood bars, sills, transomes and heads.

Stall boards formed with 4 x 2 framing and 6 x 1 T & G flooring, and ceilings over same with 4 x 2 scantling, asbestos sheets and battens. Island windows to be built to match show windows with glazed doors in each and all doors hung on 3-5" brass butts and fastened with approved locks of a value of 15/- each,

LIFT. Erect all necessary guides and other timber work for the complete installation of an automatic electric passenger lift where shown and allow the sum of £1000 - 0 - 0 for the installation and equipment of an electric lift, including cage, collapsible doors, motor and running gear, counter weights, guides, surrounding wire trellis to height of 7 feet at each floor, etc complete.

All timbers used in the flooring, lining, joinery etc, shall be perfectly dry and where Ht. wood is specified, no edging or strips of sap shall be allowed.

All outside woodwork such as door and window frames, where not otherwise specified shall be Ht. Totara thoroughly seasoned.

All ordinary building timber showing bark, shakes, or loose or bad knots shall be discarded and the Architect shall have power to reject any materials which he may consider unsuitable for that

(8).

part of the work for which it is intended to be used.

All inside finish, such as battens, linings etc, not otherwise specified to be good clean O.B. Rimu and all butt lining to be thoroughly hand cleaned and papered.

All measurements and sizes shall be those shown or specified and where neither shown or specified shall be such as may be directed by the Architect.

P L U M B E R.

All work to be carried out in strict accordance with the Wellington City Council BY-Laws. *Storage tank to W.C. as reqd.*

Roofs. Cover rear roof with best quality saturated felt well lapped and tacked, carried over ridges and lower edge of sarking and 24 gauge corrugated galvanised iron of Orb or other approved brand, laid with at least 8" lap at ends and two full corrugations at sides of sheet, the whole to be securely fastened with lead headed nails. Ridged to be covered with 24 gauge lead edged redging.

Flashing. Flash roof on inside of parapets, junction of veranda and rear roof with main building, and wherever found necessary, with 4 lb lead in an approved manner, Channels for same to be formed in concrete 2" deep, aprons firmly wedged in and cement pointed.

Spouting. Fix 8", 24 gauge galvanised iron spouting to eaves of rear roofs and ~~back of main building~~ with two approved galvanised iron rain heads at ends of parapet gutters, two stacks of 3 1/2" 24 gauge down pipes to main roof and 2 stacks of 2" to roof of

(9)

W.Cs., Verandah to have ^{14 58} 8" x 2½" cast iron down pipe and wrought iron pipe through to channel. *2 GI Rainheads at front and 4x*

CIDP continued
Drains:- Extend the present sewage and stormwater drains with 4" glazed earthenware pipes, properly graded and jointed in cement compo, and all necessary traps, cleaning eyes, junctions vents etc. complete.

Water:- Lay water from present service with 1/2" galvanised iron piping to W.Cs., Basins and to stand pipes where directed, with all necessary H.P. cocks and fittings complete. Hose cocks and brass unions to be provided for stand pipes and the taps over basins to be nickel plated.

Basins:- Provide and fix four approved white glazed earthenware basins where shown, complete with plugs, chains, traps wastes etc

W. Cs.:- provide and fix five white glazed earthenware pedestal pans in W.Cs. with double flap polished seats, cast iron flushing cisterns, ball cocks, chains, and pulls, connect to drains with cast iron soil pipes, back vents etc, complete and in conformity with the drainage by - laws.

Electric Light:- Lay all necessary iron conduit and insulated wiring to supply 45 lighting points (Verandah 5, Windows & Entrance 12, shops 8, passage 2, first floor 10, second floor 10 with all necessary fittings complete and approved switches as directed, and allow the sum of thirty five pounds for lamps, shades pendants , and fittings, to be selected by the proprietor and fixed by Contractor,

P A I N T E R.

All outside ~~wood~~work and parts usually painted including doors, sashes, frames, spouting downpipes and wood and iron work of verandah to be painted in three coats of oil paint finished in approved tints.

Internal woodwork such as doors, interior ~~wood~~work of show windows etc., to receive one coat of oil and one coat of spirit varnish

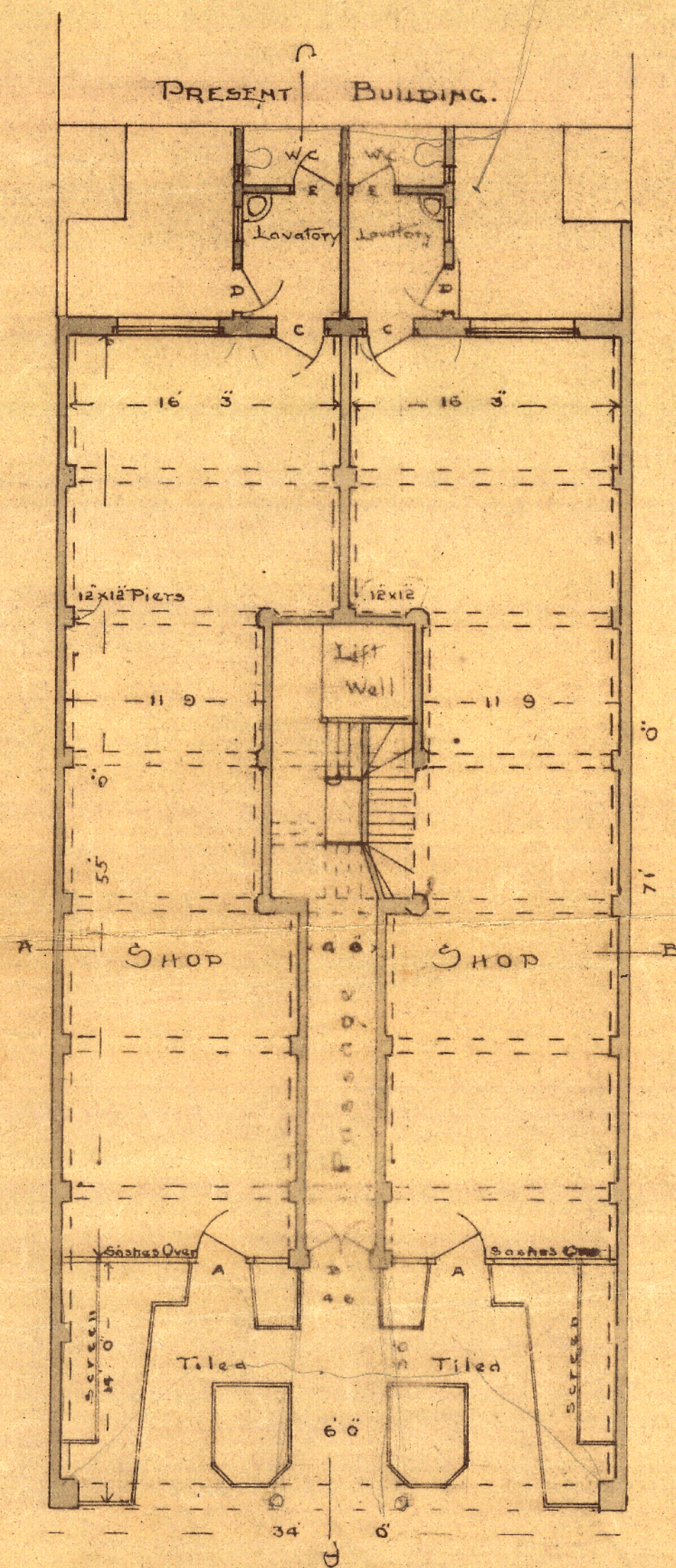
Lining of ceiling and walls where match lined to be painted in three coats of white paint and one coat of flat. Ballustrading of stairs, lift gates and other interior iron ~~wood~~work to be finished in three coats of oil paint.

Hand Rails to be french polished.

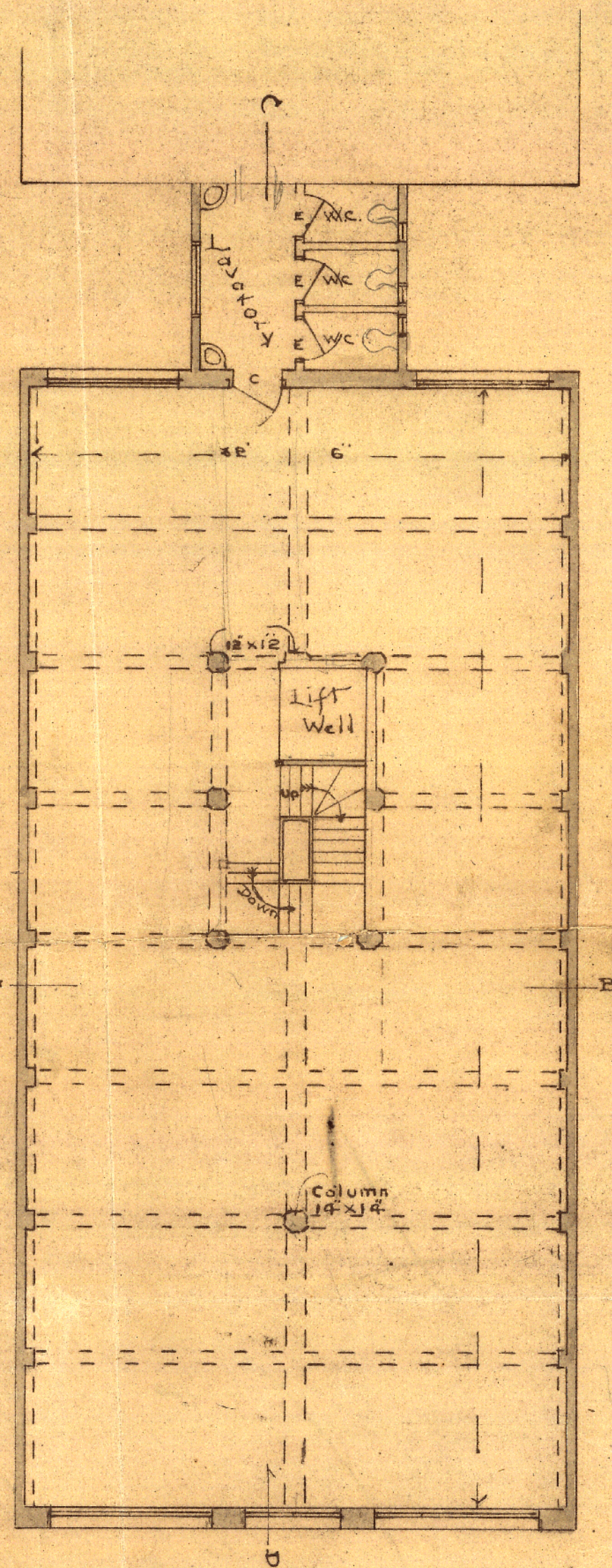
Plaster sheets to receive two coats of Calcimine, or approved cold water paint in approved tints.

All woodwork of shops fronts including outside of entrance to be french polished, including woodwork of island windows.

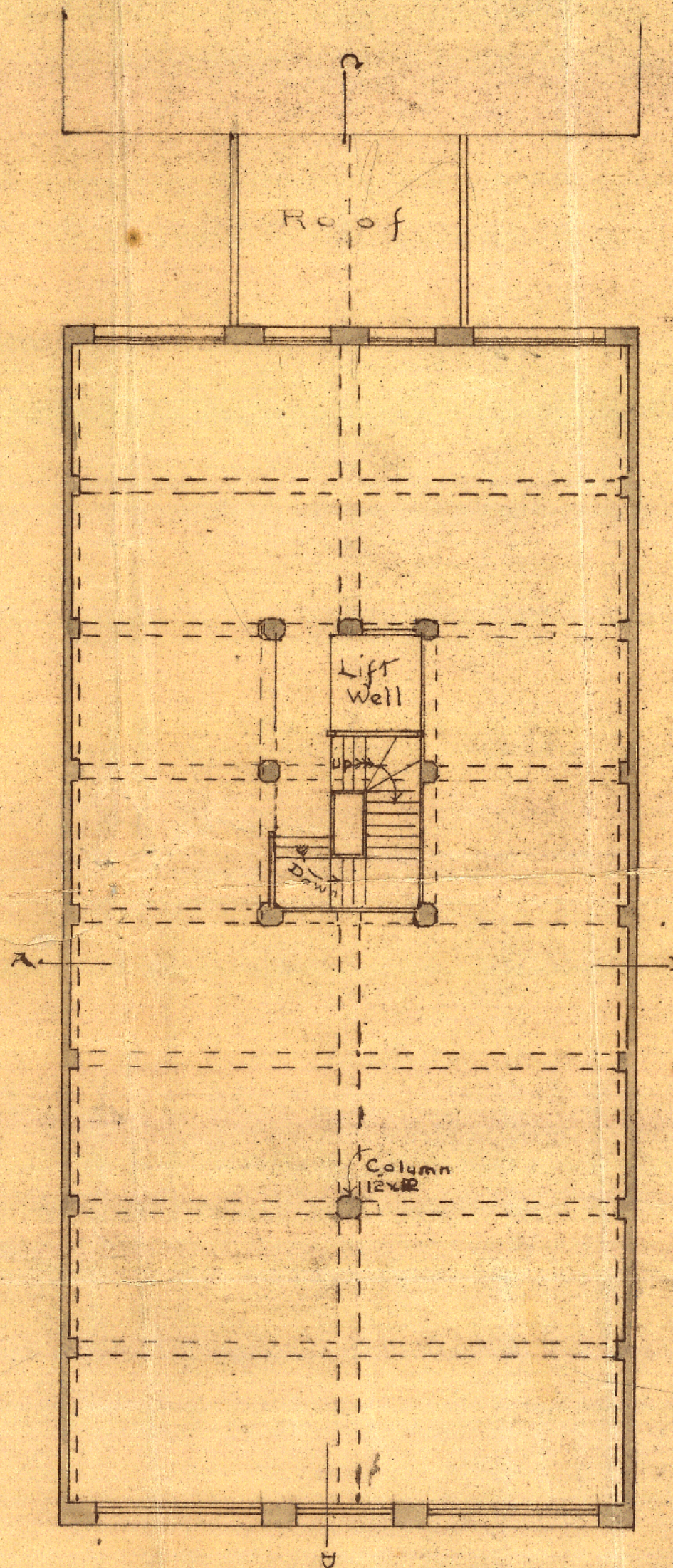
Glazing. Shop fronts to be glazed with 1/14" plate glass with leaded lights of a value of 6/- in frieze. Entrance doors to be glazed with bevelled plate glass, W.C. and lavatory windows and borrowed lights above verandah with Arctic or flamish glass as directed. The large panes in upper front windows with ~~XX~~ 1 plate glass and all other sashes with 21 oz. English seconds, clear sheet glass free from defects.



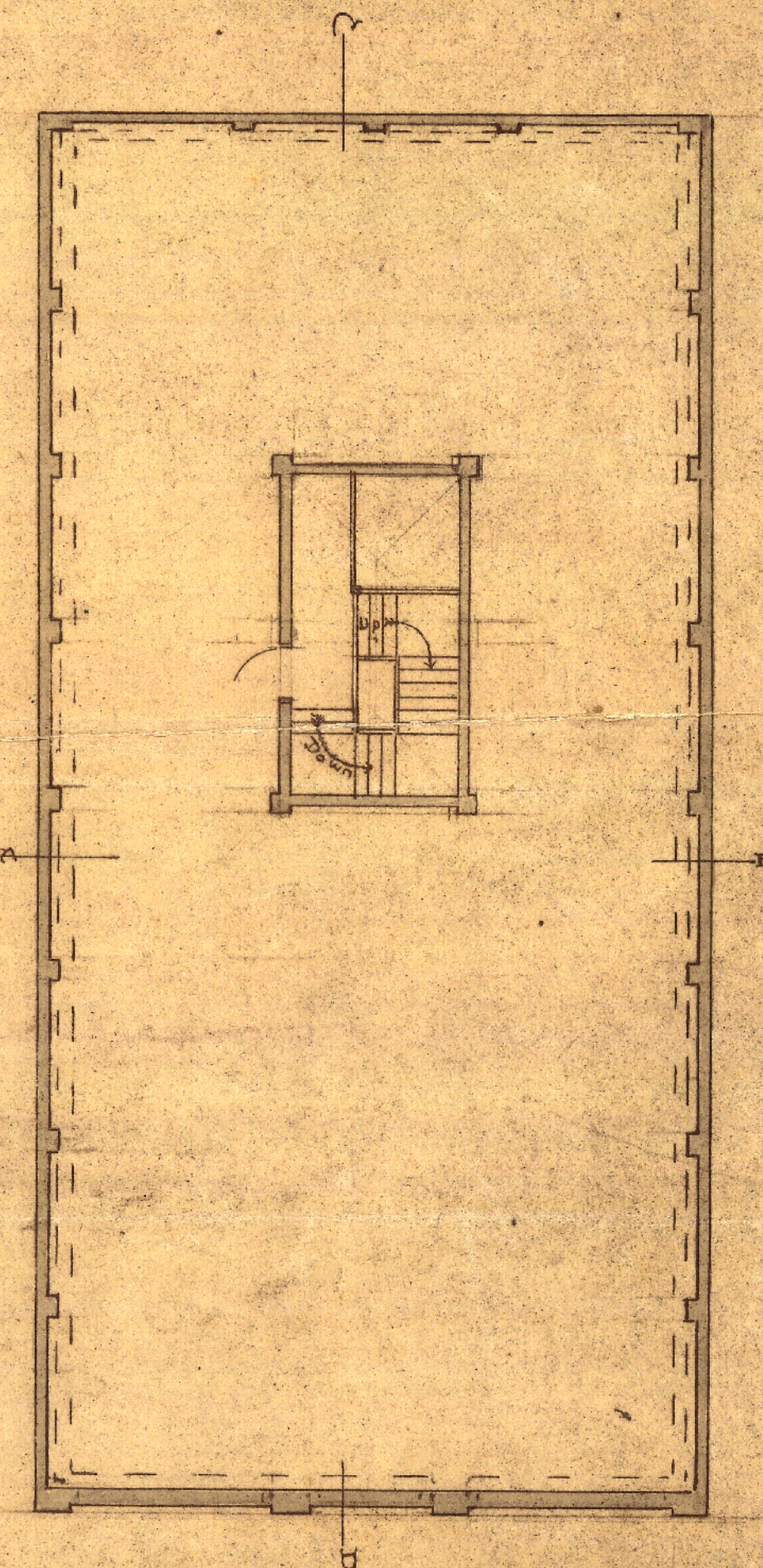
GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



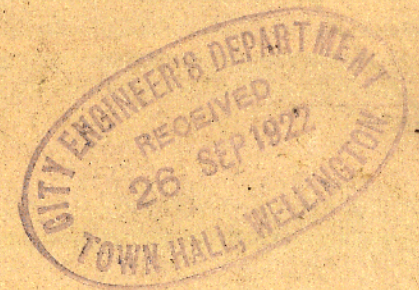
ROOF PLAN.

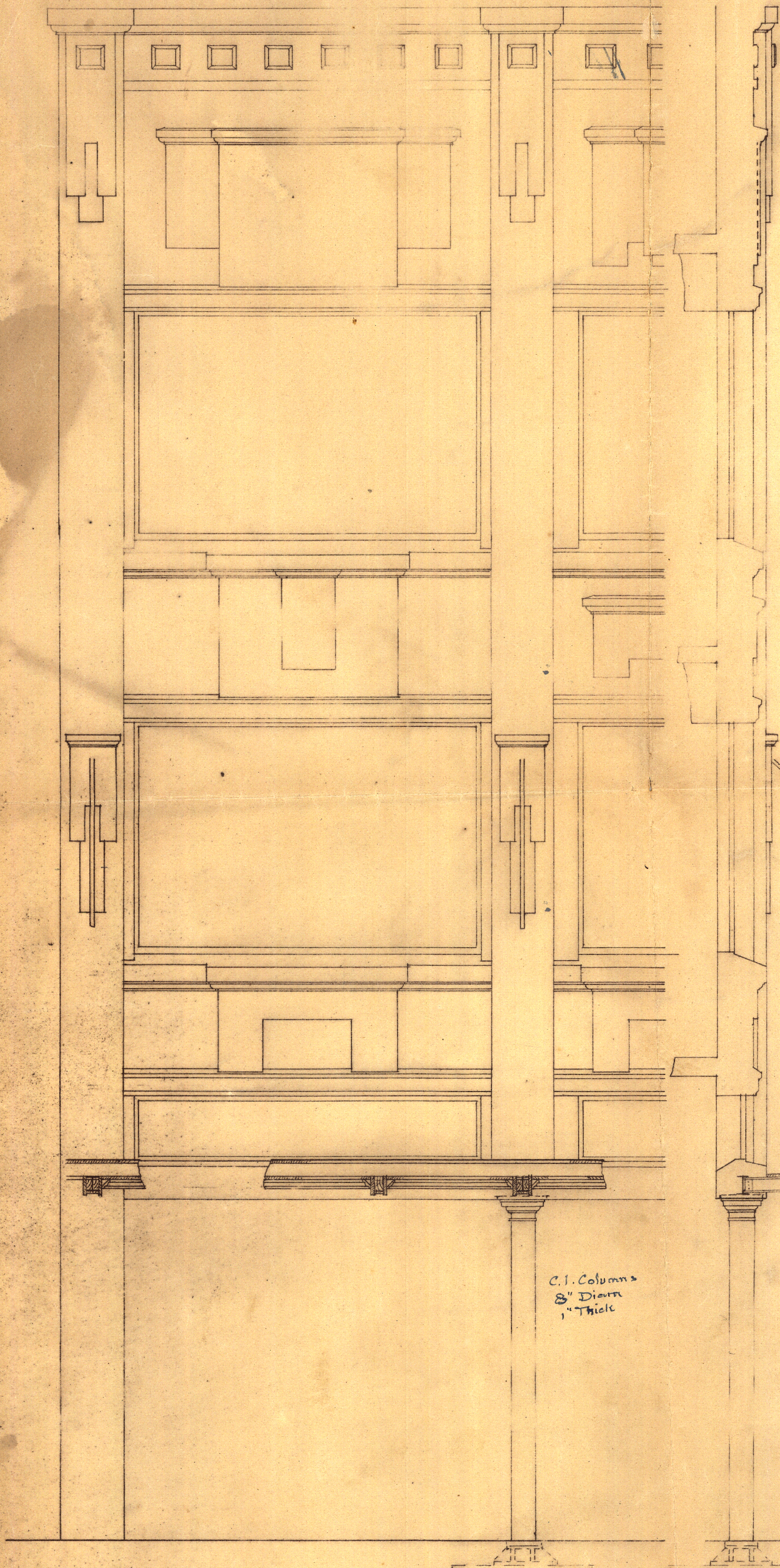
SHOPS ETC. COURTENAY PLACE WELLINGTON.

FOR J. W. MARTIN. ESQ.

Scale: Eight Feet to One Inch.

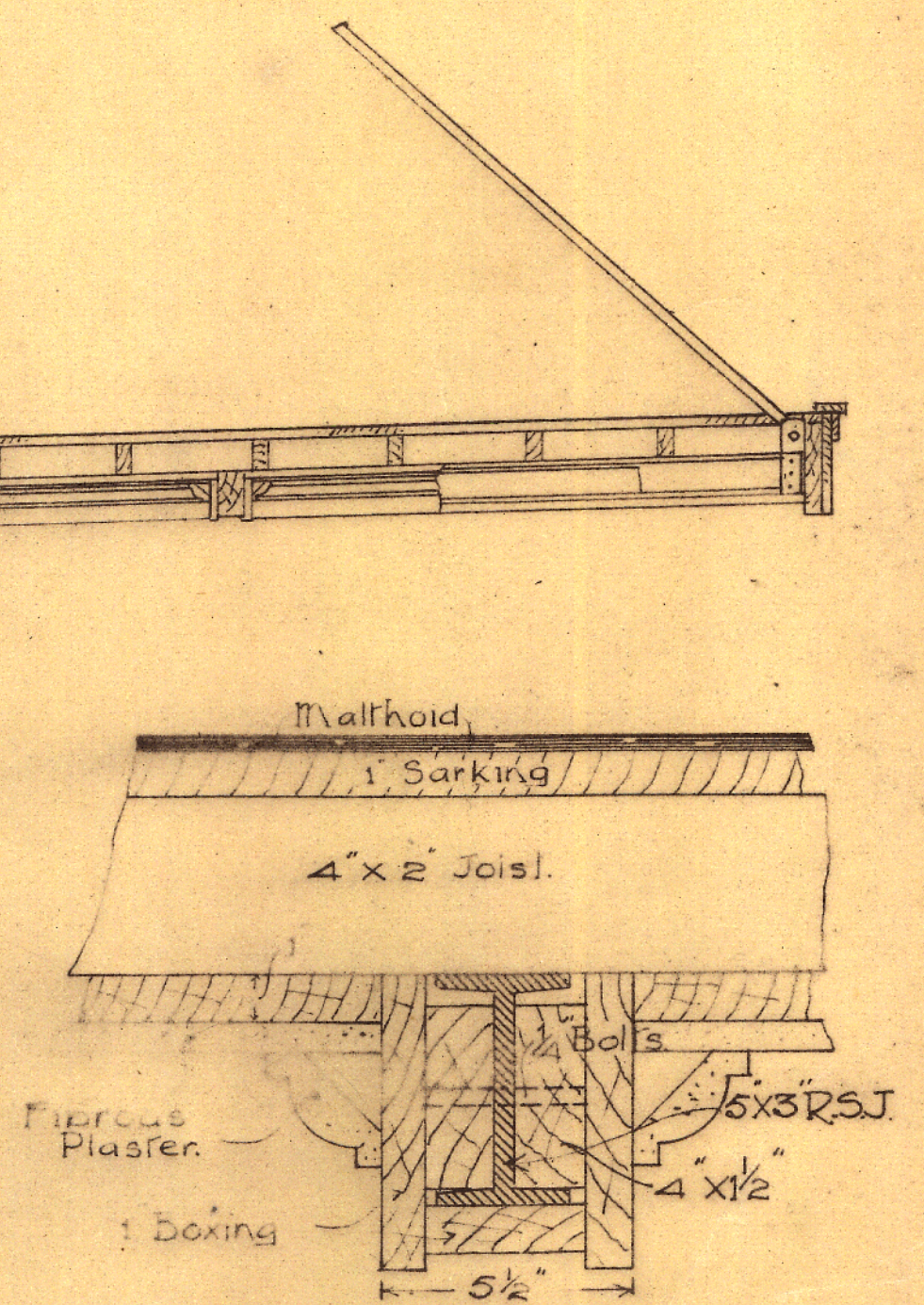
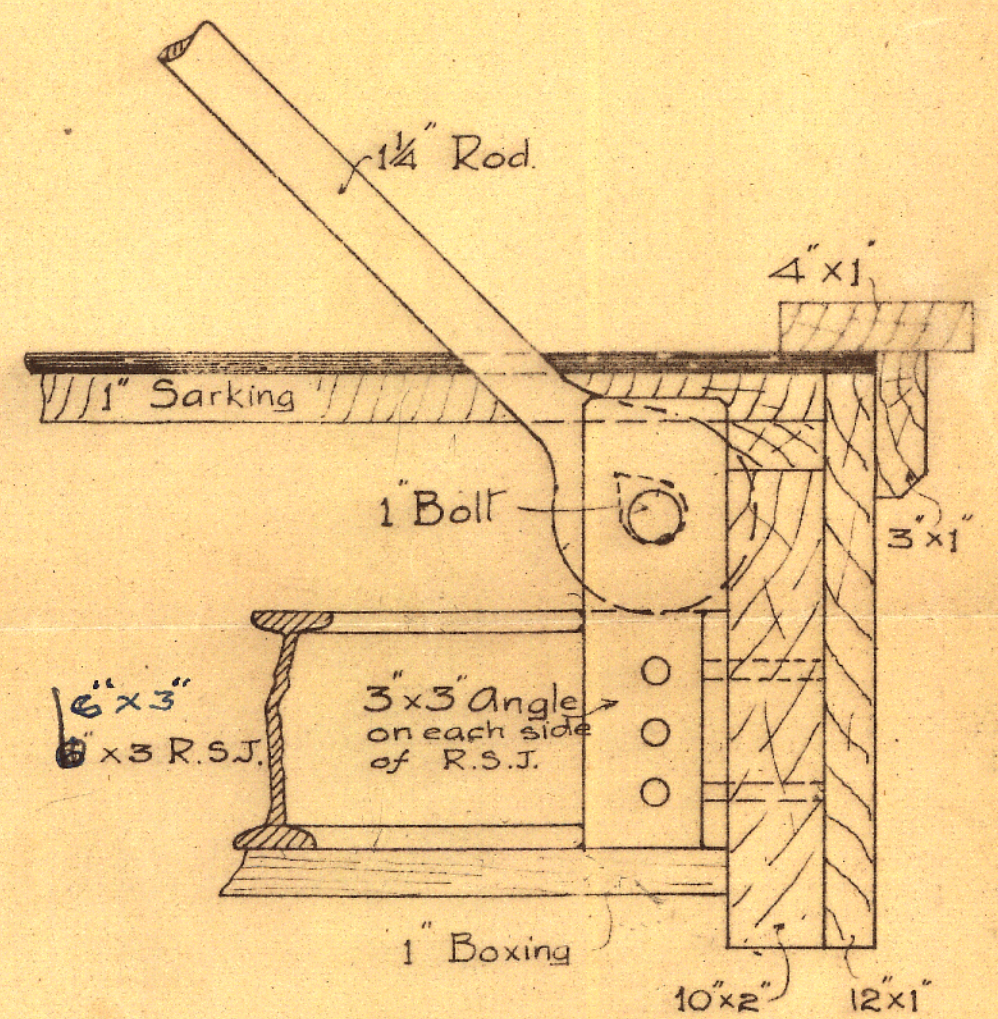
F. B. Walton
Architect
28/8/22.



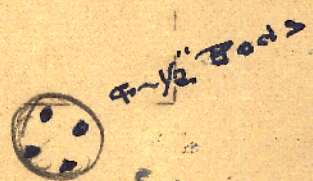


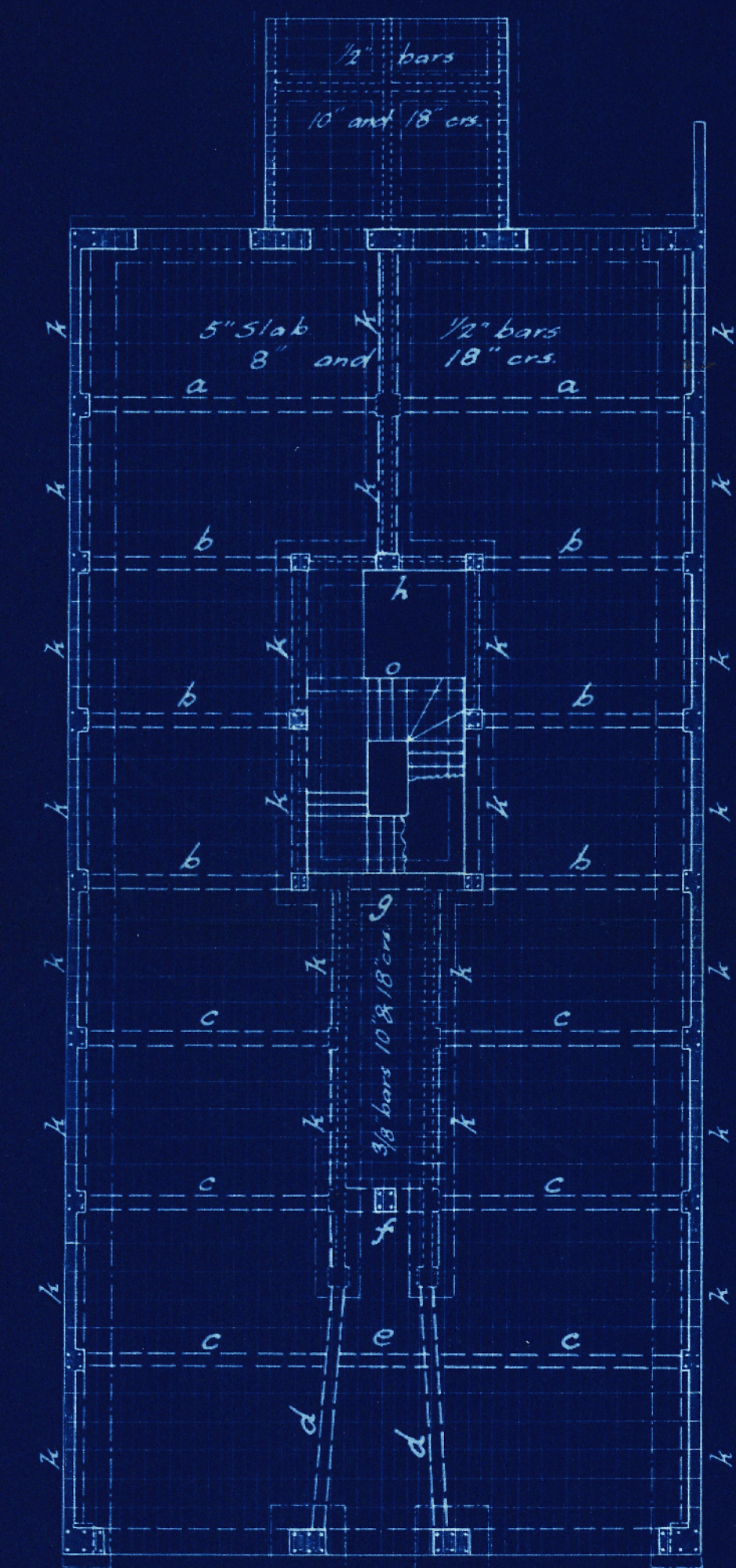
FRONT ELEVATION.

HALF INCH SCALE.

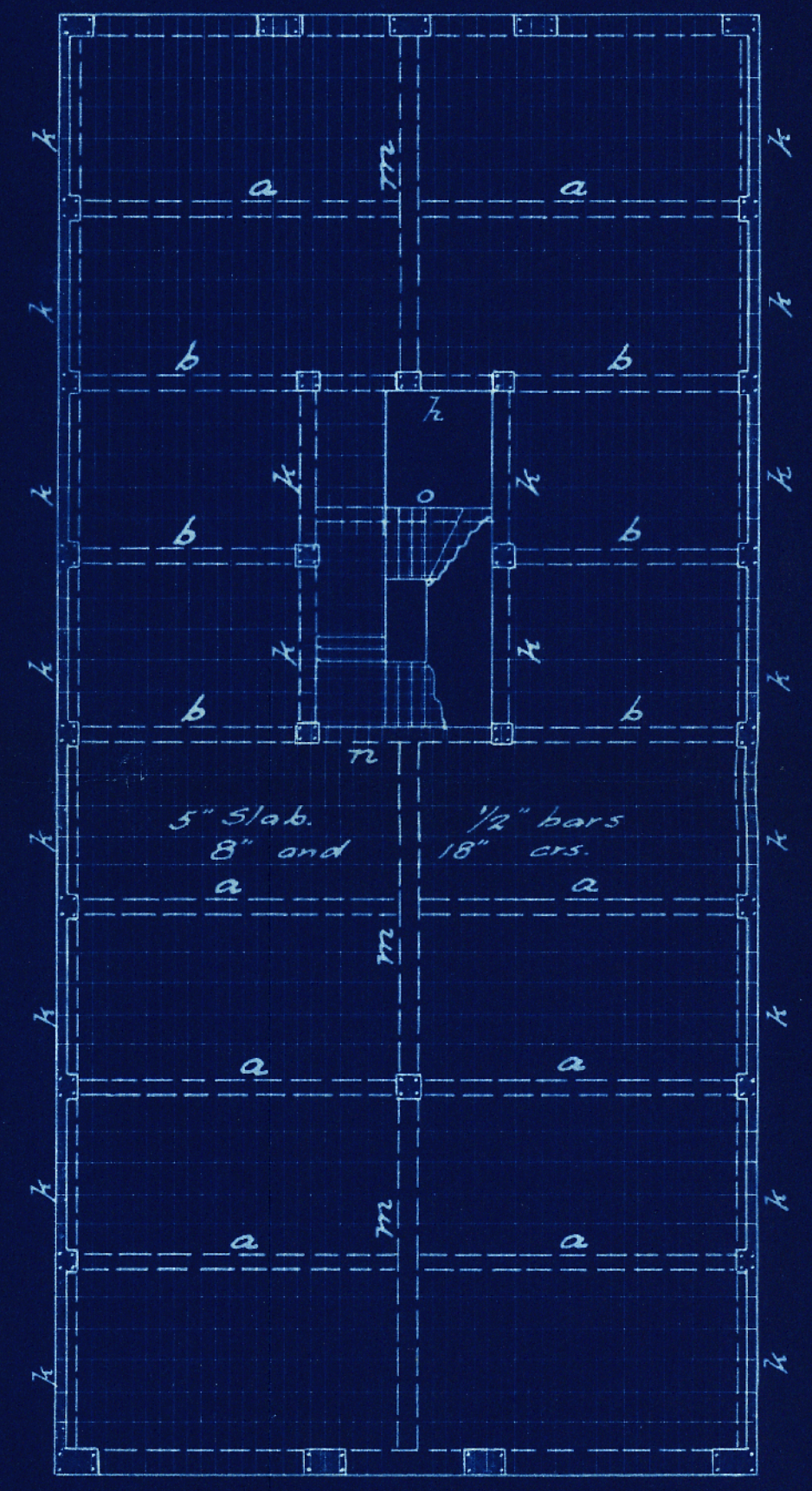


C.I. Columns
8" Dia.
1" Thick

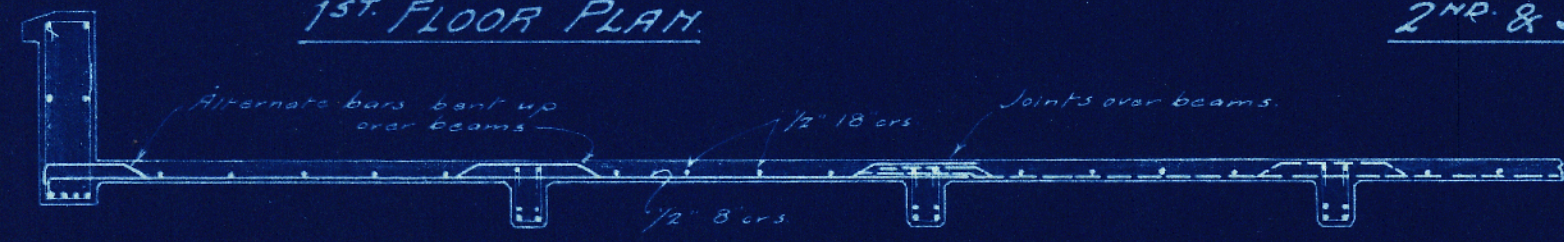




1ST FLOOR PLAN.



2ND & 3RD FLOORS.

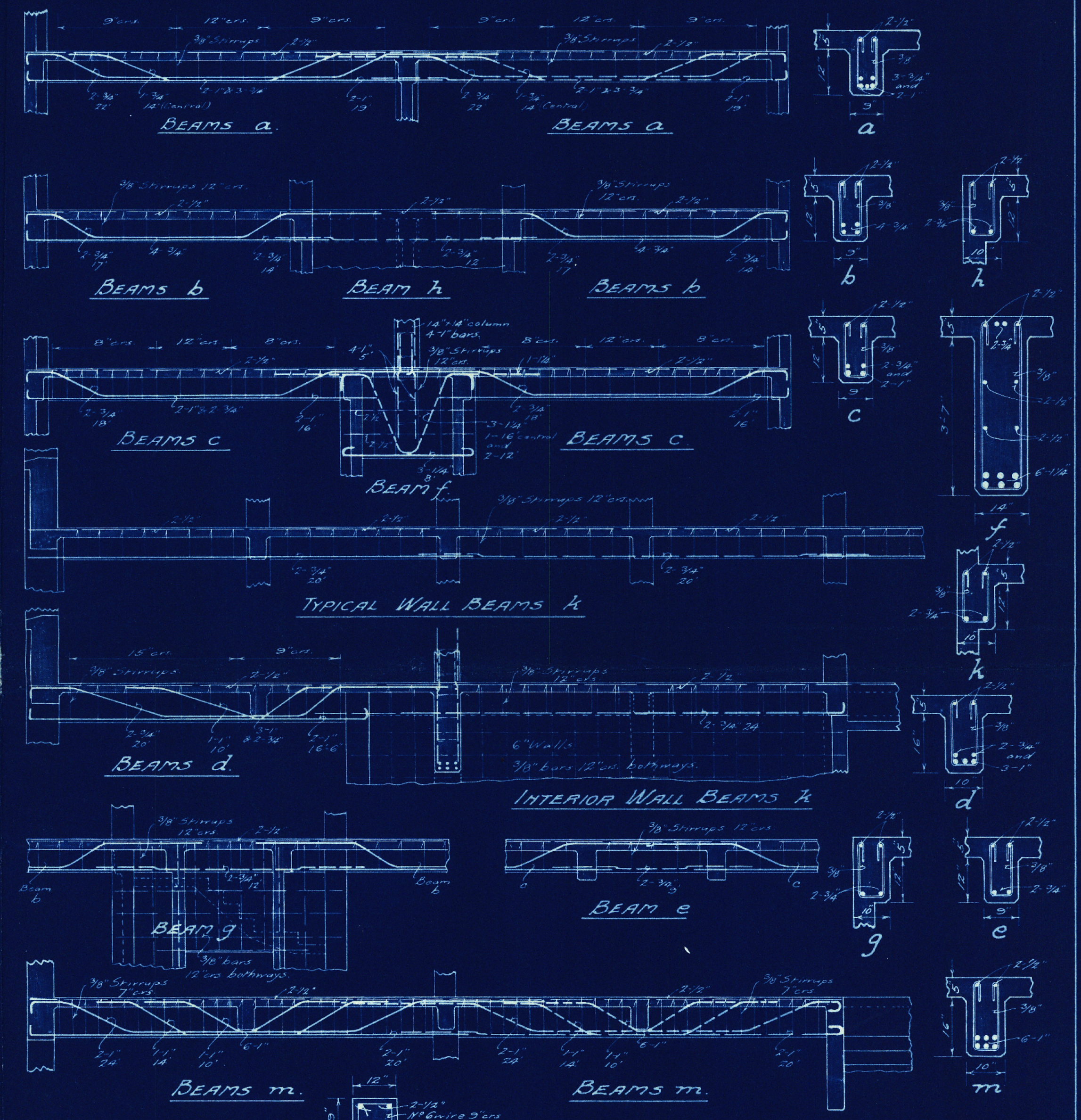


TYPICAL SLAB DETAIL.

This Drawing is the property of
S.T. Silver, Woodward St. Wellington,
and must not be used except with
"Indented" Bars as reinforcement.

Concrete:— 1 : 2 : 4 mix.
Reinforcement:—Round Indented Steel Bars.

Scales:— 1/8, 1/4 and 1/2 inch to a foot.



TYPICAL SECTION OF
BEAM AROUND TOP
OF SKYLIGHT WALLS.

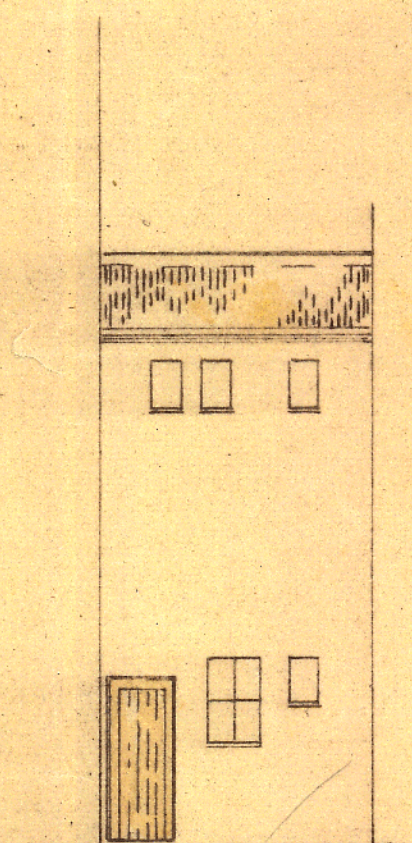
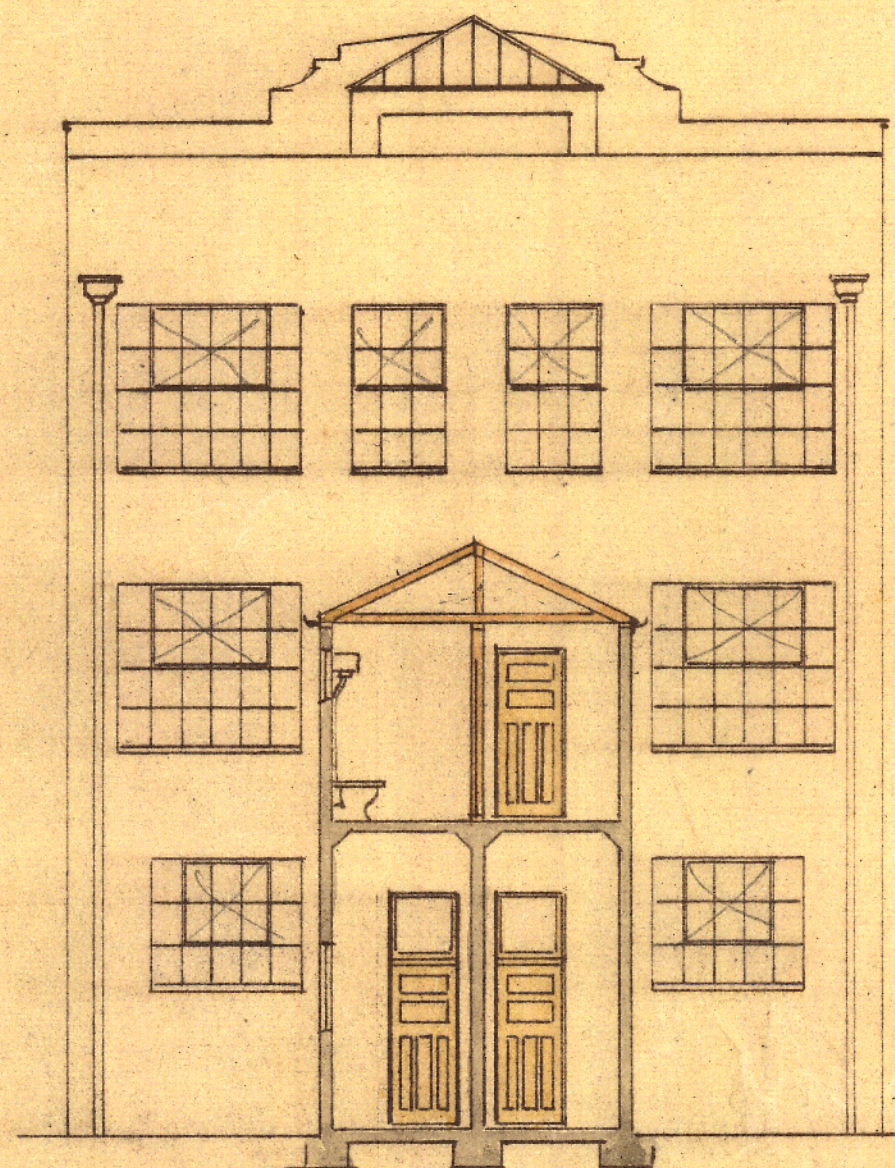
REINFORCED CONCRETE BUILDING FOR

J.W. MARTIN ESQ.—COURTENAY PLACE.

S.T. SILVER, ENGINEER, WELLINGTON.

SEPT. 29TH. 1922.

F.C. WALTON ESQ.,
ARCHITECT.



94009 ETC.

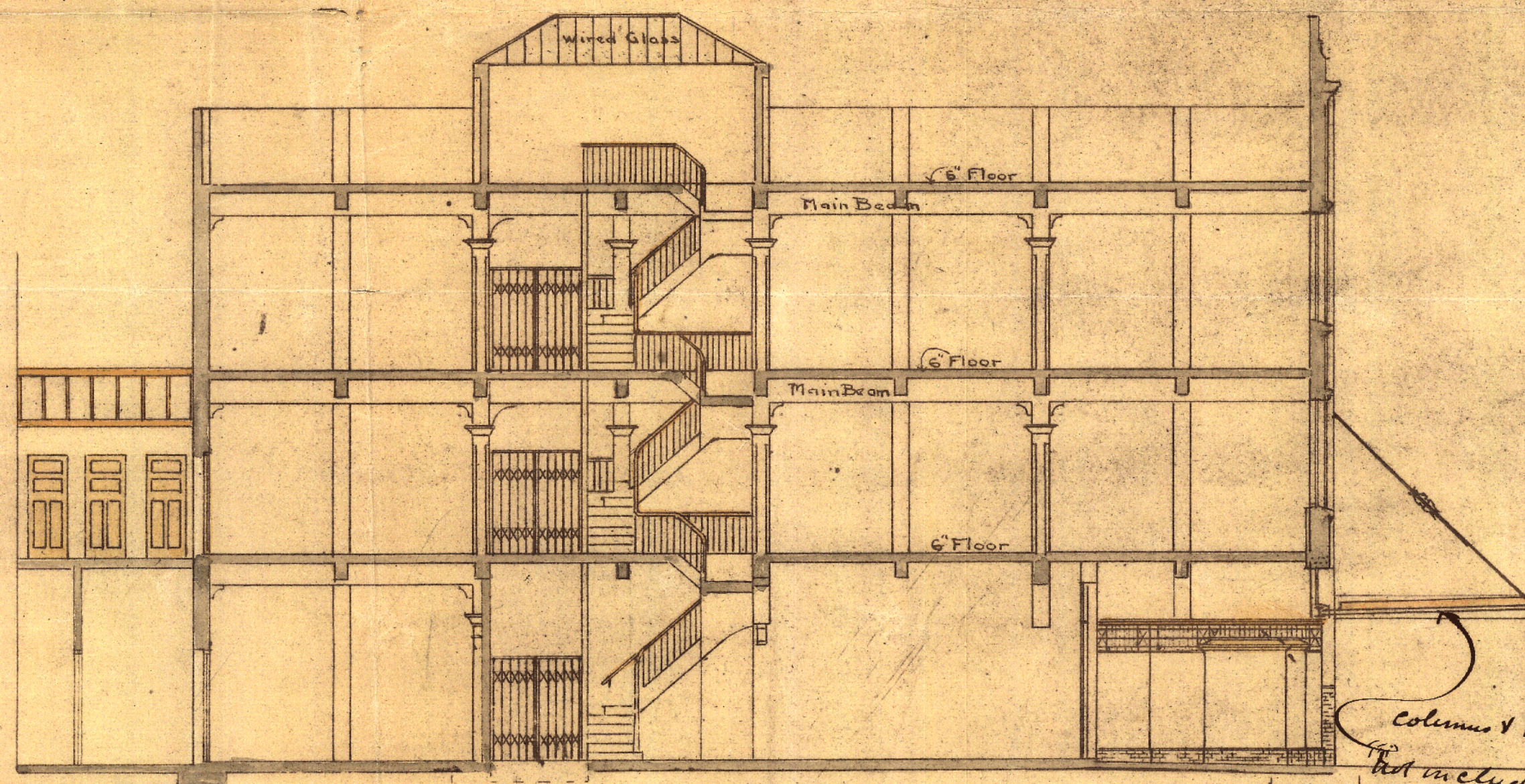
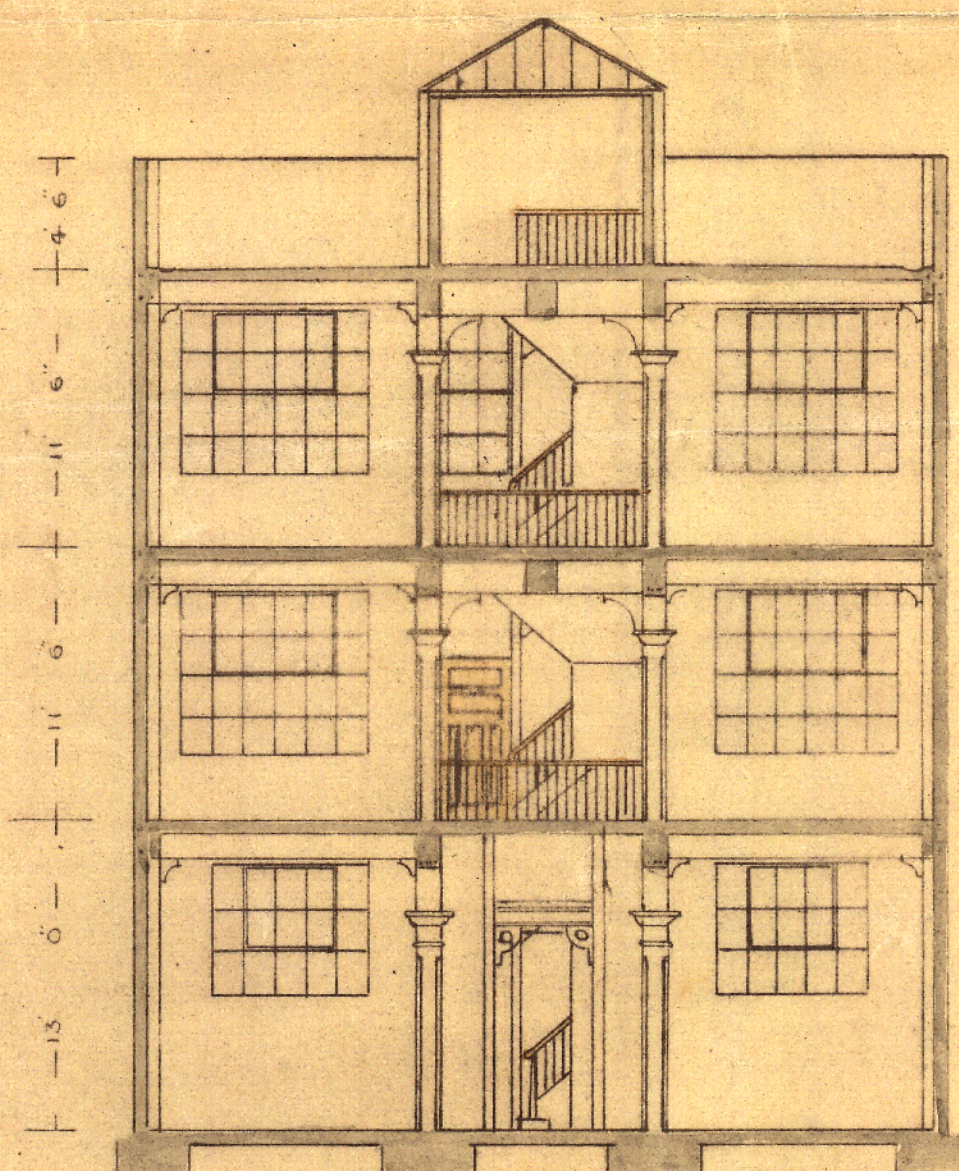
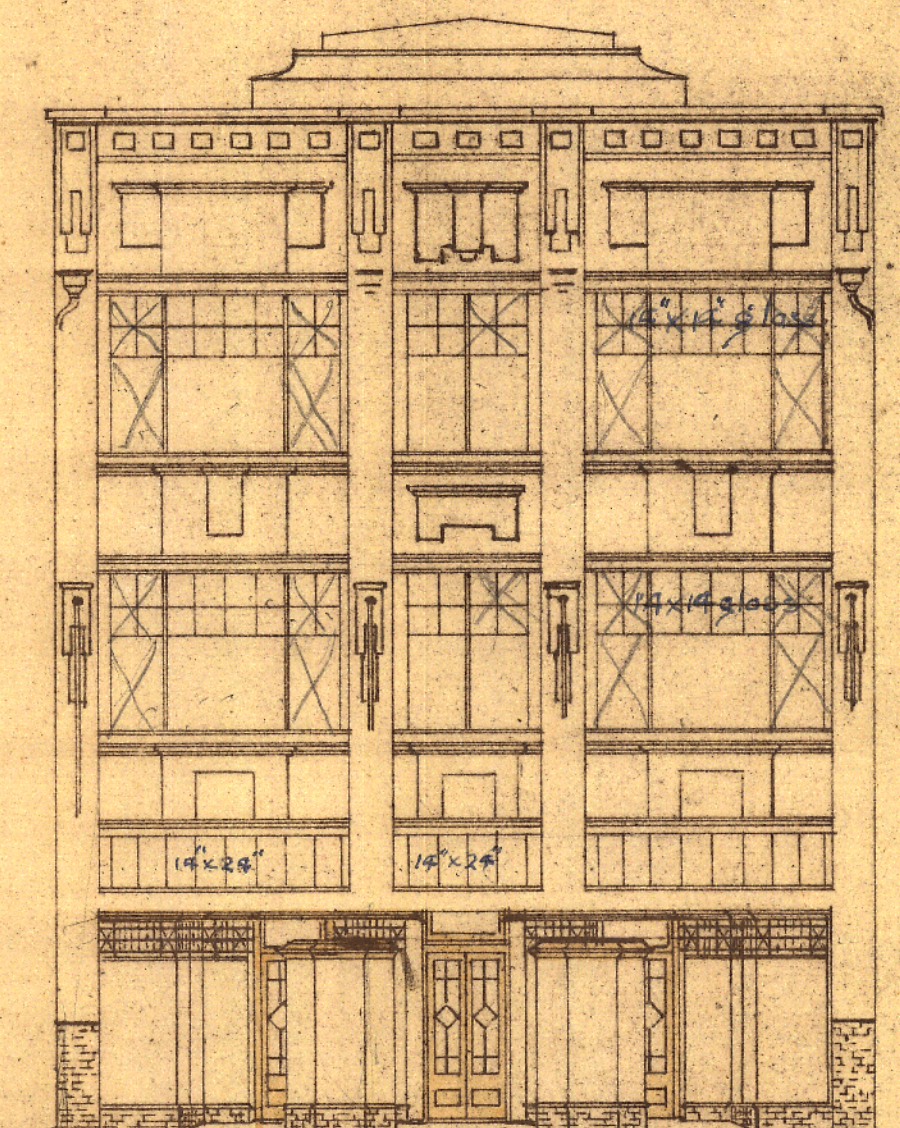
COURTENAY PLACE.

WELLINGTON.

FOR J. W. MARTIN ESQ.

Scale: 8 Feet to 1 Inch.

F. B. Walton.
Architect
19/8/22.



Columns & Brackets
Not included in permit
until arrangements are made
Wes.
ab.

