

BUILDING APPLICATION FORM.

LINGTON

COUNCIL

DEC WELLINGTON,

1900

Date,

Dec 3rd

1906

To the City Engineer,

Wellington.

Sir,

I hereby apply for permission to 7429
in Cuba St Forks Lane (C) Street, Section 11.
part of Town Acre 9.9. for R Sakeron
of Ingestre St Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £2050.

Yours faithfully,

Postal Address

Johnson & Nicholson
81 Lambton Quay
Wellington.

LINGTON
COUNCIL
DEC
3
1900
INGESTRE

SPECIFICATION of LABOUR & MATERIAL

required for

BUSINESS PREMISES

for **ROBERT PATTERSON ESQ.**

Ingestre Street, Wellington

7429

JOHNSON & NICHOLSON,

Builders & Contractors,

81 Lambton Quay, WELLINGTON

S P E C I F I C A T I O N of work to be done and
material to be supplied in the erection of
Ingestre
a Building in Vivian Street for
ROBERT PATTERSON ESQ., agreeably with
Plans prepared for that purpose by
JOHNSON & NICHOLSON,
81 Lambton Quay,
Wellington.

The nature and extent of the work is shewn on the accompanying drawings and the position of the site is approximately delineated on locality plan. Contractor to have definite survey pegs fixed by authorised Surveyor at his (Contractor's) own expense.

The Contractor is to provide a watertight office with desk and window in which to keep drawings, &c. supplied for his use. The office is to be secured against ingress when the Contractor or his foreman is not present on the works.

EXCAVATOR To excavate to the required levels for the footings, drains, &c., all surplus stuff to be removed off the site.

The ground round piles to be rammed to a hard surface, exactly level on top of surface.

Air space of not less than eight inches to be provided between underside of floor joists and surface level. Properly fill in and ram to a hard surface around footings, &c. with hard material finishing to levels given.

CONCRETE Note:- Care to be taken before laying concrete in trenches that all provision for laying drain pipes &c. is made.

Concrete except where otherwise specified is to be composed

of 5 parts of river shingle free from all dirt of any kind and containing a fair proportion of sand and one part of broken Bluestone and one part of approved brand Portland cement. If the shingle does not contain a fair admixture of sand the latter is to be added as directed by the Architects. The sand being cleaned and freed from any impurities. The aggregate is not to exceed $2\frac{1}{2}$ " in any one dimension.

In mixing the aggregate platforms of a suitable size to be provided. Not more than $\frac{2}{3}$ of a cubic yard to be mixed at any one time, proper gauges &c. being provided and used.

The ingredients are to be turned over twice in a dry state and twice wet by not less than four men to each platform. The water to be supplied through a rose headed water can so as not to wash away the cement. The whole of the material to be kept moving while the water is being added. Concrete in cornices, hearths, hoods, over windows and around girders to be composed of one part cement as before described and three parts clean shingle as before directed. Cornice cores to tail back at least three feet into side walls. All trenches to be boxed in to receive cement and concrete to remain at least five days before superstructure is commenced.

Concrete foundations under all walls to be in all cases not less than half the thickness of the superincumbent walls on either side.

Where stanchions are placed in walls to take girders and story posts of first floor, carefully bed in the necessary bolts as directed for fixing same.

ASPHALTER The whole of the space under floors and W.C's at rear to be properly levelled and covered with Corporation or other approved asphalte well beaten down and when rolled to finish 2" thick.

A damp course of tar concrete finishing one inch thick is to be laid in all walls one course above ground line and also above roof levels.

T I L E R The space between inner edge of footpath and bottom rail of shop windows also entrances to Shops to be covered with approved design glazed earthenware tiles, properly bedded in cement joints, carefully made, to the value of £1 per square yard.

Finish with tiles to approval each hearth to the value of £1.5.0 per square yard, all to be selected by the Proprietor.

B R I C K L A Y E R -----

Build the walls coloured Red on Plan to the heights and thicknesses in brickwork laid in mortar composed of one part approved Portland cement, one part approved hydraulic lime and three parts clean river sand. The bricks used throughout shall be new sound well shaped and hard burnt, and free from all defects. Bricks to be well watered before being laid and no bats to be used except as closures.

The bond adopted will be the old English in the very best style of workmanship. All joints to be solidly flushed, no grouting will be allowed. Contractor to erect proper staging as the work proceeds and no overhead work will be allowed. No joints when bricks are laid to exceed 3/8" in thickness and no portion of walls when building to be carried up 5 feet higher than any other part at any time. Over openings where not otherwise specified or shewn turn 9" arches in two half brick rings.

Build in walls with shaft leading under floor line fourteen 9" x 6" Galvd.iron gratings where directed by Architects.

Build in walls continuous bands of hoop iron No.14 B.W.G. every three feet in height. 18" walls to have four, 14" walls five, and 9" walls to have two rows respectively. This iron to be properly folded and pinned at junctions and angles and to be tarred and sanded before being fixed. Build in range and grates to the value of £30 sterling to be selected by the Proprietor.

Build in flashings where required for plumbing work.

Build in all necessary anchor bolts for fixing floor joists

principals etc. Properly bed in mortar all plates, safe lintels, &c. as may be necessary. Build in all walls Heart of Totara wood plugs to take battens carrying lining of walls where specified to be lined.

Walls of W.C's at rear of building to be carried up in $4\frac{1}{2}$ " thick brickwork laid in cement mortar.

Build Inspection chamber in connection with drainage where and of the size shewn, bottom dished and rendered, and walls also rendered in cement compo.

The whole of the parts coloured Red on Elevation are to be formed of machine pressed bricks of approved colour and shape, and pointed as directed by Architects. They are to have flush joints with point of trowel drawn along top and bottom.

All machine pressed brickwork on front elevation to be well rubbed down and cleaned and brought out to uniform colour to the satisfaction of the Architects.

C A R P E N T E R

All timber to be used in this contract shall in all cases be free from knots, shakes or other defects. All timber for inside work or for joinery to be thoroughly seasoned and figured Heart of Red Pine. All exposed woodwork except where otherwise specified to be Heart of Totara.

SLEEPERS to be 5" x 3" Heart of Totara well bedded onto concrete piles, all in long lengths and bolted every four feet.

WALL PLATES to be in all cases 4" x 3" Heart of Totara, well bedded in cement mortar, halved and spiked at all meetings.

GROUND FLOOR JOISTS to be of the sizes marked on the section, to be of Heart of Totara spaced at 18" centres and well nailed to their bearings. Intermediate joists to be of the sizes marked, all of

Red Pine, and dwanged as shewn on section A.B.

CEILING JOISTS to be of 5" x 2" Heart of Red Pine, all spaced at 18" centres and double nailed as required. All joists to be trimmed for fireplaces, chimney stacks and stairs. Trimmers in all cases to be at least 1" thicker than ordinary joists.

R O O F S to be constructed as per sectional elevation marked A.B. on Plan. Rafters 6" x 2" R.P. spaced at 18" centres, well nailed to 4" x 3" Totara plates at head and birdsmouthed on to 8" x 2" plates at ends.

Gutters to be formed as shewn on section with 4" x 2" bearers 1" thick lining laid on to fall as directed. Rafters to be covered with 8" x 1" rough Red Pine sarking, closely fitted and double nailed. Roofs to be supported in the manner shewn on Section with 4" x 2" struts and hangers.

FLOORS Lay all floors throughout with 6" x 1" T. & G. Heart of Matai flooring boards, all closely fitted and double nailed at each intersection. Boards to be closely cramped. All nail holes to be punched in and all byewood to be dressed off and floors to be left clean at completion. Fix mitred margins to all hearths.

WALLS, &c. All inside walls coloured black on Plan to be constructed out of 4" x 2" Red Pine studs spaced at 18" centres and double nailed to 4" x 2" bottom and top plates.

Batten all brick walls with 2" x 1" Heart of Totara battens spaced at 20" centres.

LINING Line walls and ceilings (except as otherwise specified) with $\frac{1}{2}$ " full cut rough lining. Line walls and ceiling of Shops, Bathrooms, Wash-houses, spandril of large Shop with 6" x $\frac{3}{4}$ " T.G. & B. Red Pine lining, well dressed and hand cleaned.

D O O R S All external doors to be 2" Heart of Totara, framed up four panels, bolection moulded outside and sunk moulded inside. Door to W.C. to be framed of 6" x 1" Totara, ledged and braced and

6" x 1" T. & G. Totara, all to be hung to 5" x 3" solid rebated Totara frames with 4" cast iron butts and secured with locks and furniture to the value of 5/- each door.

All inside doors to be of the sizes marked on the Drawings of 2" thick R.P. framed up of four panels, double moulded and hung to 2" solid rebated R.P. door jambs with 4" cast iron butts and secured with mortice locks and furniture to the value of 7/6 each door.

Doors leading from shops to Dining room and passage to have upper panels glazed as shewn with glass to value 1/6 per foot. Panels of these doors to finish with bolection mouldings.

WINDOWS Windows all to be the sizes shewn, to have 1½" Totara frames pulley styles complete with parting and inner beads, pocket pieces, etc. Sills to be 3" thick Totara, double sunk, weathered and throated. Sashes of 2" thick Heart of Totara moulded to approval, and double hung with balance weights, bronze faced axle pulleys and Silver Lake sash cord. All sashes to have bronze fasteners and lifts to the value of 3/- per sash.

ARCHITRAVES & SKIRTING Fix to all door and window openings on ground and first floors 6" clean dressed R.P. architraves, double moulded neatly fitted and mitred at angles. Architraves to doors on Ground floor (except Kitchen) to finish with base blocks. All window architraves to finish with rounded nosings and scotia.

Fix to all walls on ground and first floors 12" and 10" (respectively) clean dressed double faced R.P. skirting neatly fitted to architraves, mitred to angles and scribed to floors.

SINKS & TUBS Box in round sink with 3" x 2" R.P. covered with 6" x ¾" T. & G. Form door of similar material to have cupboard turn. Fix shelf full width of frame under sink and drainer. Finish round sink with 1½" Kauri ploughed as directed with fall towards sink and to finish on outer edge with rounded nosing and scotia.

Provide and fix tubs where shewn on Plan out of 1½" Kauri

well joined together and left perfectly watertight; tubs to be of the sizes shewn and to be fixed on suitable bearers out of 3" x 2" dressed R.P.

MANTELPieces Fix to fireplace openings Mantelpieces of approved design to average value of 40/- each, all to be neatly fitted.

S T A I R S Staircases to be built where marked on Plan of the number of treads and risers shewn, wall strings to be 1½" R.P., outside strings 2" R.P., treads 1½", risers 1" R.P. All to be glued, block wedged and bracketted as directed, treads and risers housed into strings. Treads to finish with rounded nosings and scotias. Outer string to be cut. Treads returned as above specified and to finish on face of outer string with Veneer brackets cut to approval.

Box in under Stair on ground floor as already specified and provide door of 1½" R.P. panelled as specified for other doors with furnishings to the value of 5/- each. Handrails to Stairs to be No.1 Prouse Bros. Catalogue. Balusters of 2" R.P. turned to approved design, each tread to have two balusters.

SHOP FRONTS Shop front to be built up as shewn on Plans; window bars to be worked out of 3" x 2", head and sills out of 4" x 3", cross bars etc. out of 2", all to be Heart of Kauri and to be moulded as shewn on Details and to have shutters made out of 6" x 3/4" T.G.& B.Kauri.

Shop doors as per elevation of 2" Kauri with bolection mouldings inside and out, hung to 5" x 3" rebated Kauri jambs with 4" cast butts (3 to each door) and secured with approved locks to value 10/6 each door. These doors to have upper panels glazed and fanlights as shewn.

P L U M B E R

Cover sarking on roofs with best Irish roofing felt, well stretched lapped and tacked, felt to go well in under ridge. Cover felt with an approved brand of No.24 gauge Galvd.corrugated iron, laid with an end lap of 9" and a side lap of two corrugations. Iron to be closely fitted to ridges and to have a good projection at gutters, to be secured with $2\frac{1}{2}$ " patent lead headed nails fixed in rows 3 feet apart every alternate corrugation being nailed. Form gutters where and of the sizes shewn, to be lined with 24 gauge Galvd.iron soldered and rivetted. Gutter covering to go well up under iron and to have No.10 zinc apron pieces. Junctions of roof with walls to be flashed with No.10 zinc.

Fit up the W.C's where shewn, pans and traps to be of glazed earthenware of the "Clyde" pattern, to be properly connected to drains. Seats to have weights attached so as to cause seats to be always raised to allow pan to be used as a urinal.

Cisterns to be of 22 gauge Galvd.iron painted inside and out and to be supported on cast iron brackets; to have valve and syphon flushing apparatus with brass chain pull, overflow, copper ball, etc. Flush pipes of $1\frac{1}{4}$ " diam. 6 lbs.lead wiped on to cap and lining of cistern and properly connected to pan.

Provide and fix in position Bath to the value of £4.10.0 each, iron enamel and basin porcelain enamel to the value of 30/- each, to be fixed to iron brackets. Cover floor of Bathroom with 5 lbs.lead to go up under lining 2" all round walls.

Provide and fix sink to the value of 25/- each. Lay on water from Corporation main in street to W.C's, Bath, Basin, Tubs Sink and one stand pipe for each Shop and one in each yard as marked on Plan. Pipes to be $1\frac{1}{2}$ " diam. screwed Galvd.iron with all necessary bends, elbows, tees, &c. to finish at cisterns with ball cocks, other points with approved brass taps to the value of 2/6 each.

Sewer vent to be erected where marked on Plan, first length above ground level to be 4" diam. cast iron and thence extended in 22 gauge Galvd.iron to a height of 3 feet above roof level and finished with a Boyle's cowl.

Terminal vents to be of similar material to sewer extension and finished with approved cap.

Down pipes to be of 22 gauge Galvd.iron with necessary elbows, shoes, etc. Gutters to finish with approved moulded cistern heads. All downpipes, etc. to be secured with approved holdfasts, etc.

All wastes to be trapped and ventilated as required by Sanitary Bye-laws.

Fix in position as shewn on Plan Bath, tubs, basin and sink and provide the sum of £15 for hot water service, to be fixed to each dwelling, also fix Shower in each Bathroom.

DRAINLAYER Lay the drains as shewn on the Block Plan. Pipes to be of the sizes marked clear internal diameter, to be of double glazed socketted stoneware with all necessary junctions, &c. Junctions to be shaped, all joints to be made in cement mortar. Trenches to be taken out true to line and levels and of such a width as to ensure the proper jointing of pipes. All drains to be laid in concrete where same pass under floors, and to be in accord with the City Bye-laws.

Drains to have even falls for definite sections. Depth of sewer in street is marked on Plan, and drain to have even fall from highest point to sewer.

Build Inspection chamber where shewn as previously described in Bricklayer's Specification.

The disconnection trap to be of the Buchan pattern, to have fresh air inlet and inspection eye complete. Carry up fresh air inlet above ground level and finish with cast iron grating complete. Carry up all bends above ground level necessary for fixing Plumbers' work. The rain water drain to be of the size

shewn of glazed socketted stoneware pipes, all joints in cement. Fix gully traps where marked on Plan with dished covers and cast iron gratings. Connect rain water to storm water culvert or street water take as the City Engineer may direct.

P L A S T E R E R

The whole of the outside work not coloured Red on Elevation is to be flanked with a coat of Portland cement stucco formed of 1 part of an approved brand of Portland cement and 2 parts of clean sharp sand, then finish the work with a uniform coat of similar cement and one of ocean beach white sand. The total thickness is to average $3/4$ ". The cornices and other mouldings and enrichments are to be carefully run according to the details to be supplied, all mitres to be truly made and the whole finished in a workmanlike manner.

The ornamental parts are to be carefully cast and fixed, the models being first approved by the Proprietor.

Form and fix in position the letters shewn in the Elevation.

Plaster in cement stucco the tops and inside faces of parapet wall, reveals, head sills of windows weathered &c. as directed.

ELECTRIC LIGHT OR GAS The Contractor shall provide and fix all necessary conductors, casing, entrance tubes, distribution boards, cut out switches, meter and all other necessary material for installing electric light to the satisfaction of the Architects, and the Fire Offices (if any) concerned and in a thorough workmanlike manner. The light to be carried to the points marked E.L. on Plan. Fix where directed in all rooms switch of approved pattern for controlling the lighting of said rooms. The pendants are in each case to have an independent switch, and allow the sum of £8.0.0 for fittings to be selected by Proprietor.

P A I N T E R

The whole of the external woodwork and ironwork, including Verandah, to be well primed in red lead and then to receive two coats of white lead, Champion's or other approved brand, mixed to approved tints; the whole to be well stopped with putty. Sashes doors, facings, mouldings, &c. to be picked out as designed. The whole of the inside visible woodwork (except rooms specified as papered) to be well rubbed down, oiled, stopped, and then to receive two coats of best Copal varnish. All walls, ceilings, architraves, doors, skirtings and rooms specified matchlined to either receive three coats of paint laid on as above stated or varnished as above directed. All work to correspond with work adjacent thereto.

All walls and ceilings specified rough lined to be covered with well washed scrim, to be well stretched, lapped and taped diagonally every 18" centres and well tacked scrim to hang for six days before being taped. Cover all scrim with paper to value 1/6 per piece. Drawing, dining room, hall and landing to have friezes 12" in depth of approved design to value of 9d. a running yard.

GLAZIER

Glaze all sashes with No.21 oz. Crystal sheet glass, well sprigged and bedded with red lead putty and primed as directed. Glaze inside of Shop as specified (see Carpenter). Shop fronts and upper panels of Shop doors to have 3/8" English plate glass well fixed; round said glass fix strip of base to prevent dust driving through, and to be left perfectly watertight.

IRONWORK

The whole of the ironwork to be the best quality material and of approved workmanship. The wrought iron is to be of the best quality, equal in quality to the best Staffordshire manufactured free from blisters scales and other defects. The rolled joists over Shop fronts are to be of the lengths shewn on the Drawings and are to be 16" x 6" of approved and weighing not less than 76 lbs to the foot. Two girders are to be placed alongside

one another to have top and bottom plates 14" x 5/8" rivetted every 18" centres and to have a full rest on each end on a cast iron plate 1" in thickness, said girders to be in one length of the width of the building 16 and 23 feet long.

Fix to every fourth joist an anchor bolt weighing 14 lbs. These bolts to pass through a cast iron plate 9" diam. 1" thick outside of wall, all bolts to be cleanly cut and to have threads and tightly fitting nuts, each bolt to have at least two washers. All bolts and nuts to be dipped while hot from the forge in boiled Linseed oil.

Over openings on front and windows at rear of building in angle to have two railway irons to each opening not weighing less than 56 lbs. to the foot, and to have at least 9" rest on wall.

Provide (two to each building) fire escape ladders of wrought iron with the necessary landings to the entire satisfaction of the Fire Inspector.

SUNDRIES Contractor to pay all necessary fees to the City Authorities obtain building permit and all other necessary permits and generally conform to the City Regulations. Overhead scaffold to be built full width of footpath. To ensure proper carrying out of the work this scaffold to be built of substantial material and Contractor will also be required to obtain the sanction of the City Engineer for the use of same.

Contractor is also required to have all lining and flooring on the ground three weeks after signing the Contract or to show and guarantee that it is stacked on some other section and not taken away at any time for some other building.

Clerk-of-Works or Architects to have free access to section at any time during working hours where timber is stacked or where any Joinery is being made or put together in connection with this Contract.

is started.

Veranda
spouting cast iron

Iron 24 gauge

Post 4" Dia with cast ^{caps} basis

Beam 6"x3" transom 4"x3"

fill in with pannels as shown

C Johnson

Bedrooms upstairs no light or
ventilation 22-

Amend drainage.

See notes re fire escape?
Thurs. paper WC? &

B.F.H.

8.12.06

Received of

from the wife of ...
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... 4" on ...
... 5" ...

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...
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Business Premises Cuba St.

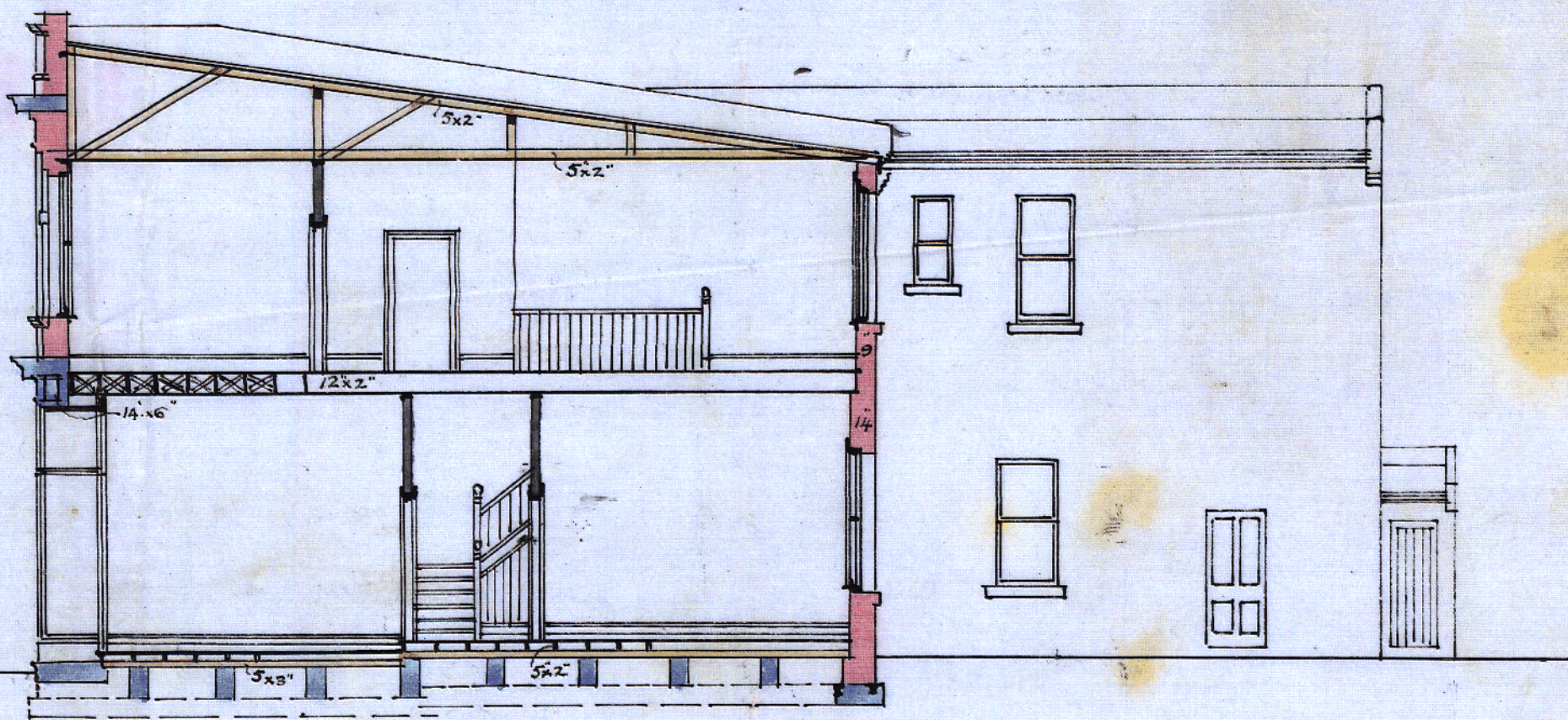
for Robert Paterson Esq

*Deposits for 00
Plans may be made
Water by Meter
R.F.B. 12.11.06*

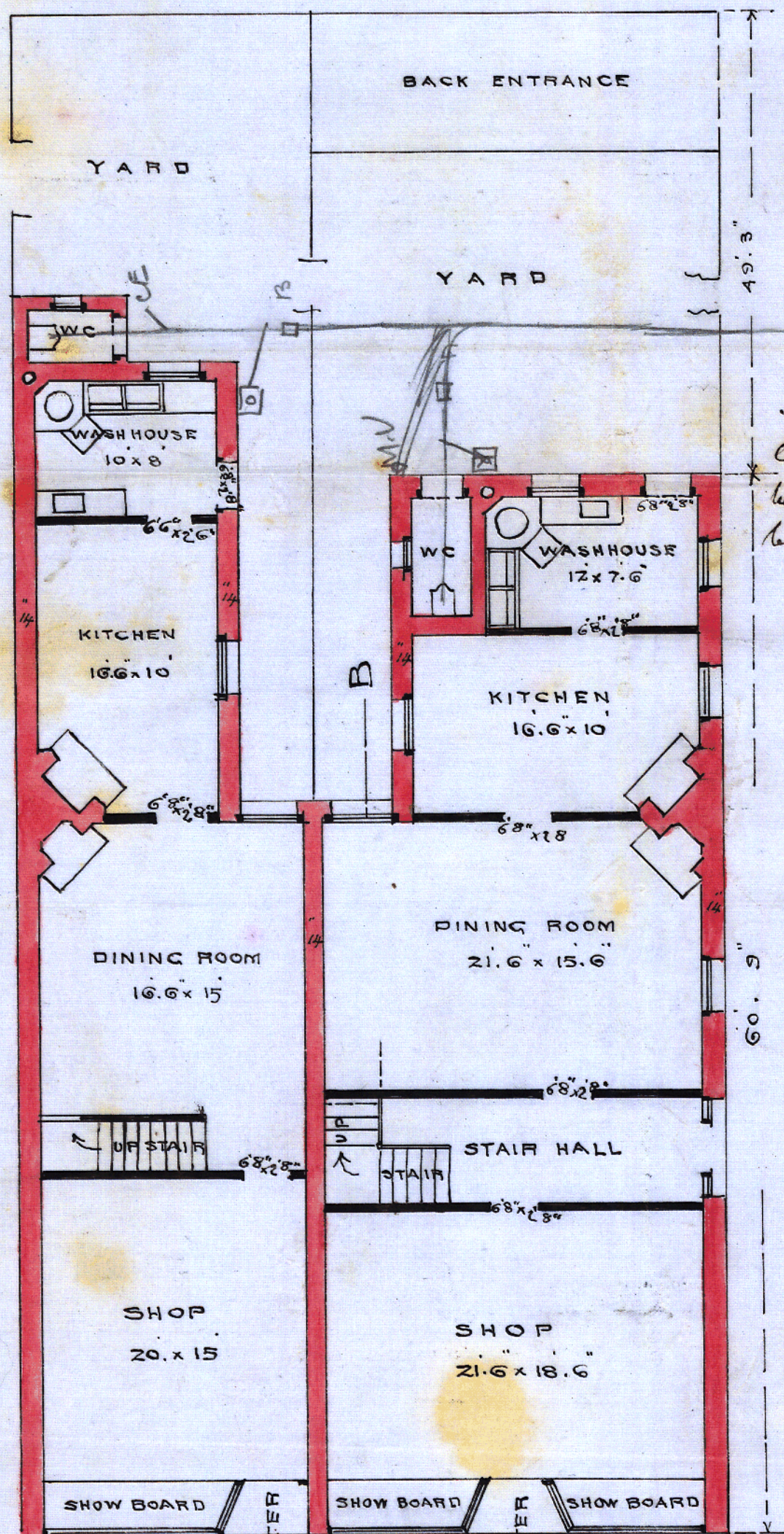
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ELEVATION



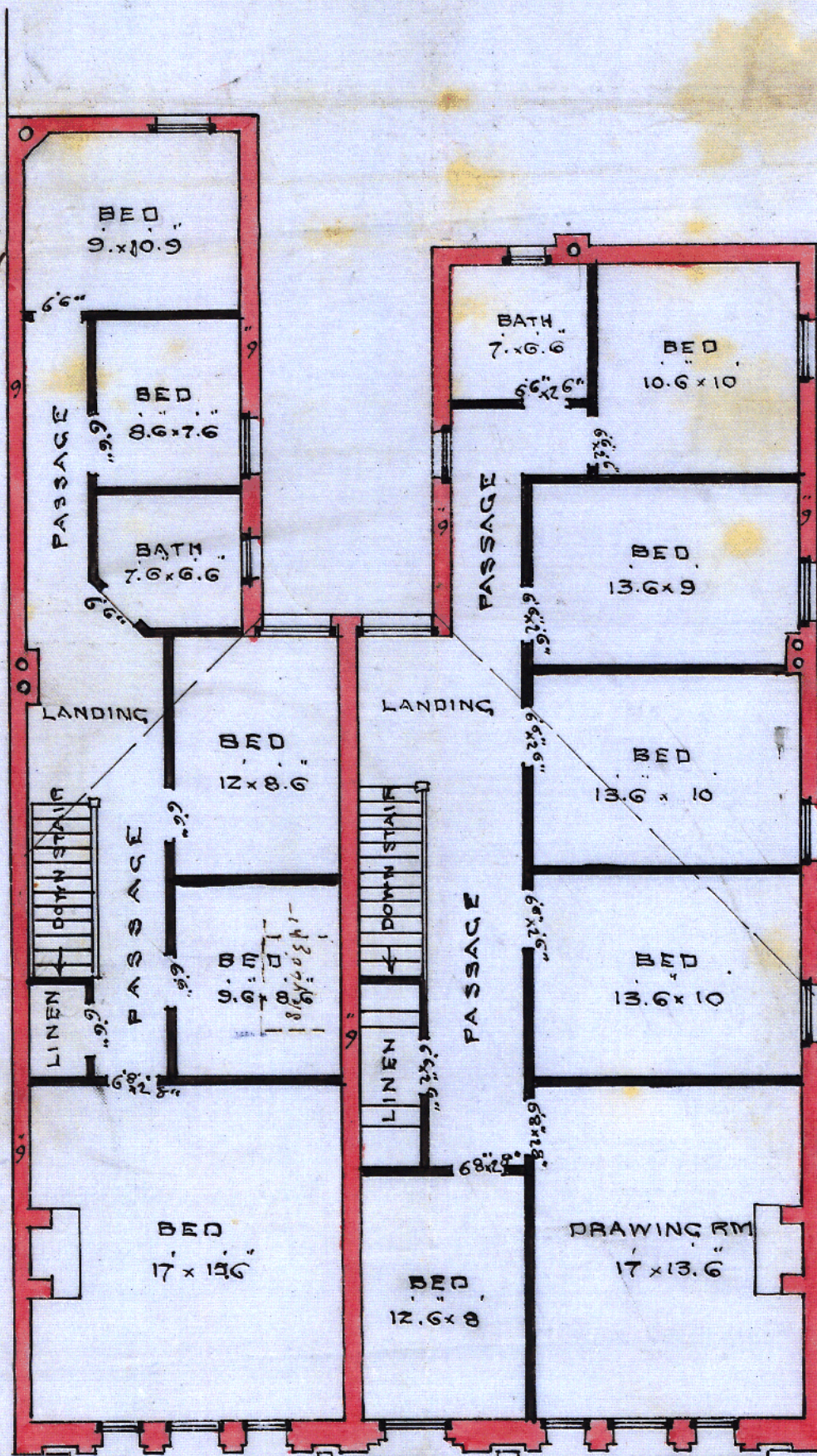
SECTION A.B.



GROUND PLAN

Fire Escapes at each house to be fitted as required before completion etc.

Noted Johnson & Nicholson



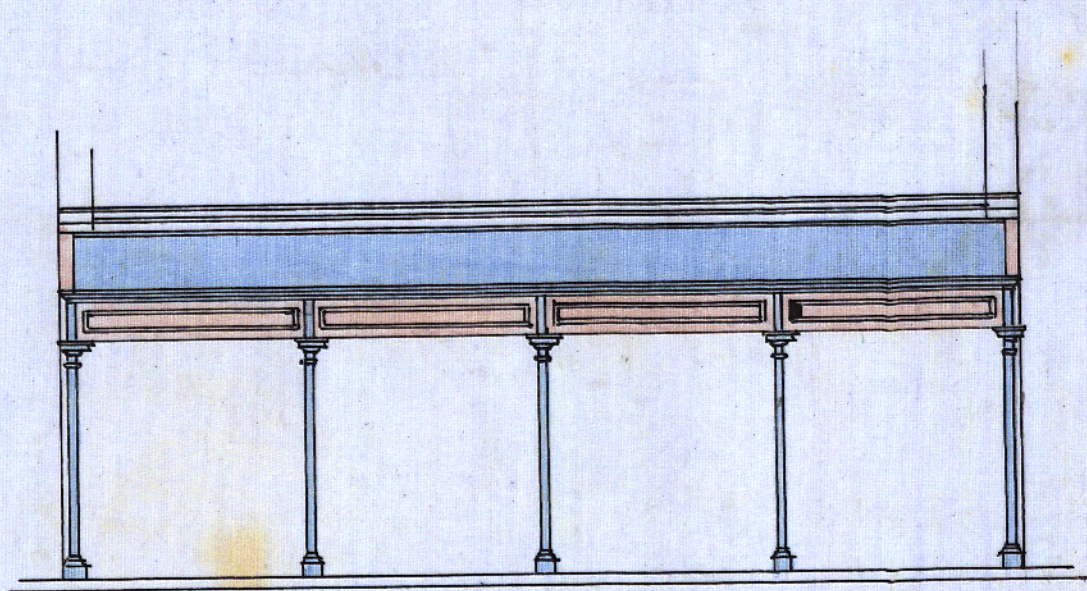
FIRST FLOOR PLAN

C. JOHNSON
23.11.06

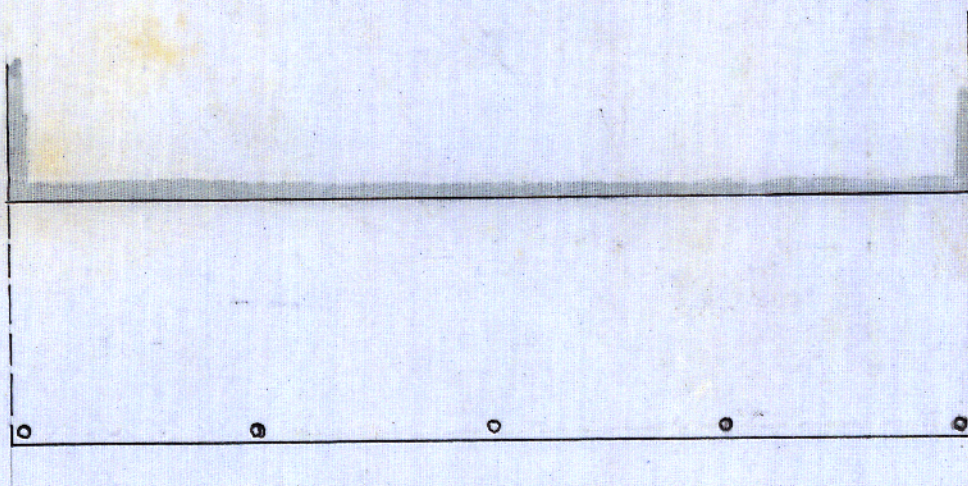
VERANDAH CUBA ST

FOR R. PATERSON ESQ

SCALE $\frac{1}{8}$ IN = 1 FT

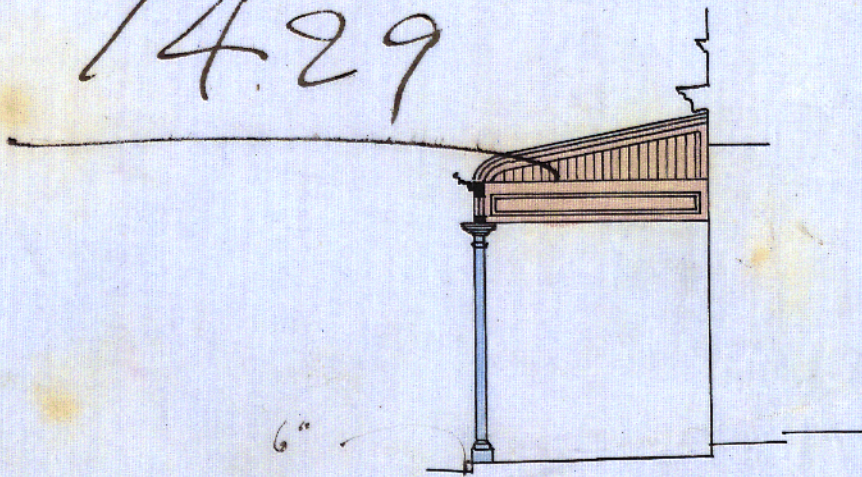


ELEVATION



PLAN

74.29



SECTION

C. JOHNSON.