

SPECIFICATION OF WORKS & MATERIALS

required for the erection of Business Premises in Cuba Street, Wellington, for the Estate of the late J. E. Lindberg by the Local Deputy Public Trustee prepared in conformity with the accompanying plans.

PRELIMINARY.

Builders are requested to read the General Conditions attached hereto.

Builders are requested to inspect the site for the proposed building as to the level of same, as no extras will be allowed or paid for on account of the nature of the ground, and also as to the access to the land, there being a right of way leading from Dixon Street past the back of the premises of the Aro House & Mr. C. Smith, for the use of which permission may possibly be obtained under condition of keeping & leaving the same in good order & condition.

All insurances, as far as they are there procurable are to be taken out in the State Fire Insurance Department.

Builders will be required to insure their workmen & those of their sub-contractors against accidents, &c., as required under "The Workers Compensation Act" & at "Common Law" & the amendments of those Acts, & will be required to produce the policies & premium receipt covering these insurances before commencing any works under this contract.

All values mentioned in these specifications for any article are to be understood as at Prime Cost as set forth in clause 16 of the General Conditions attached hereto. Any increase or decrease in these values to be added to or deducted from the amount of the contract.

SITE.

The site of the proposed building is on the west side of Cuba Street, adjoining the premises of Mr. C. Smith to the south, known as No. 104 Cuba Street & part of Townacre No. 178.

The wall on the north side of the land is a party wall between the estate of J. E. Lindberg & Mr. C. Smith is already built & shown on plans in red lines & a grey tint.

A survey of the site is to be made by Messrs. Seaton & Sladden, Surveyors of Brandon Street, for which the sum of £5:5:- is to allowed in the contract.

REMOVAL OF PRESENT PREMISES, &c.

The present premises on the site are to become the property of the Contractor & to be removed from the site.

The present premises are to be left intact as long as possible to enable the lessees to carry on their business in the present premises as long as possible & at the beginning of the works, the south wall of the old building only is to be shifted inwards sufficiently to allow the builders to proceed with the south wall & gain a cart entrance to the back of the section.

EXCAVATOR, &c.

The site is to be excavated for a depth of 135'0" from Cuba Street to the depth shown on section E-F on plans, the level of the site at present being indicated in dotted lines on this section.

Excavate for all foundations & piles as required, re-filling & ramming after the walls have been brought above the ground.

Remove all surplus soils as well all rubbish that may accumulate during the progress of the works from the premises, leaving everything neat & clean.

CONCRETE WORK.

Concrete required for this building is to be measured dry for all parts, mixed on a proper platform, turned over twice while dry & twice while the water is being added. Water is to be added through a rose & on no account will it be permitted to moisten the concrete through the open hose or with the bucket.

Concrete for all foundations to be mixed in the proportion of one part of fresh portland cement to six parts of shingle, all being put into neatly cut trenches or wooden boxings. All foundations to be 12" thick for all walls & 2'0" thick for all columns, to size as indicated on plans in dotted lines & shaped as indicated in section E-F.

With cement concrete mixed in the proportion of one part of fresh portland cement of approved brand to five parts of clean shingle of approved size form the floor of entrance to shop, the concrete pilasters butting on to the party walls as far as shown in concrete, heads over all door & window openings 12" thick, the concrete ^{bands} ~~floors~~ at each story height, the projection of & the pilasters of the oriel window at front, the covering over oriel window, the main cornice & the covering of intermediate girder at shop window.

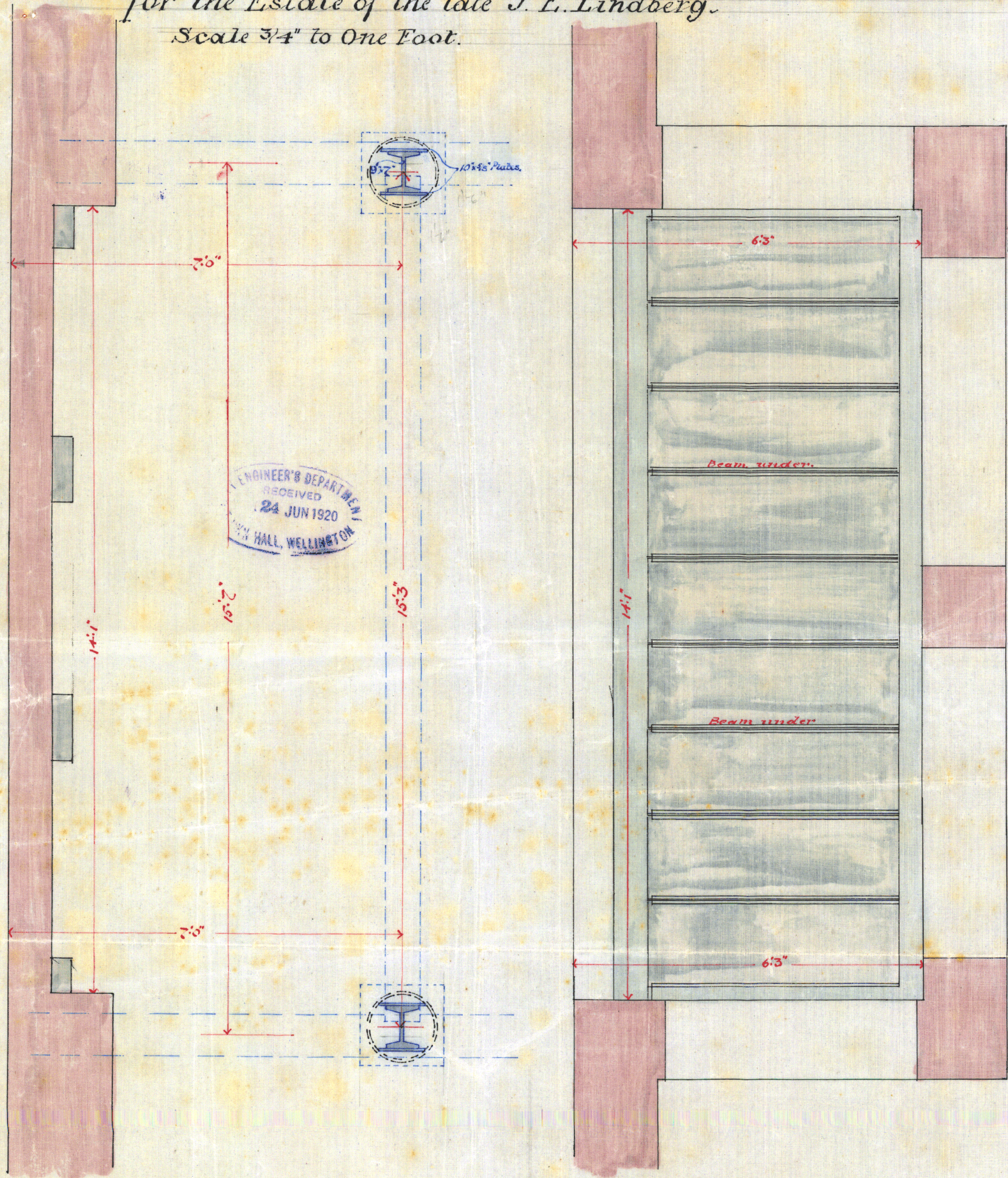
The intermediate girder at shop window & the staunchions cast in concrete are to be bound No.7 steel wire no more than 4" apart. Where concrete adjoins the party wall, make chasings 6" deep to size as directed no more than 2'6" apart & tie same with No.7 steel wire to the old work before filling the concrete. Window heads & heads over door leading to yard, are to be strengthened with six 1/2" dia. steel rod, placed bent to form as will be directed, & tied together with No.7 steel wire. Each story band is to be strengthened by bedding in each band a steel railway iron of at least 40lbs weight per yard, bolted together at every junction at angle with double fishplates & 5/8" dia. bolts, & at staunchions to be secured to same with 3"x3" angle pieces & 5/8" dia. bolts, in manner as shown in detail sheet. Where band is let at least 6" into the party wall, rails are have a 1" dia. by 12" long bar passed through same as anchor. The projection of the oriel window is to be supported with a 40lbs railway iron bent form of the oriel & bolted to staunchion in same manner as the irons for the ~~iron~~ story band & to have 5/8" dia. stirrups bent to form of the projection & bent over the railway iron & the girder below, placed no more than 4" centres. With four 5/8" dia. rods tied together with No.7 steel wire every 15" strengthen the slender columns of the oriel window, tying same to the supporting railway iron at bottom & to the story iron at top.

With same concrete as last mentioned form the floor of the strong room, 6" thick & the ceiling of same 8" thick, the latter to be strengthened with Johnsons' steelwire lattice No.10.

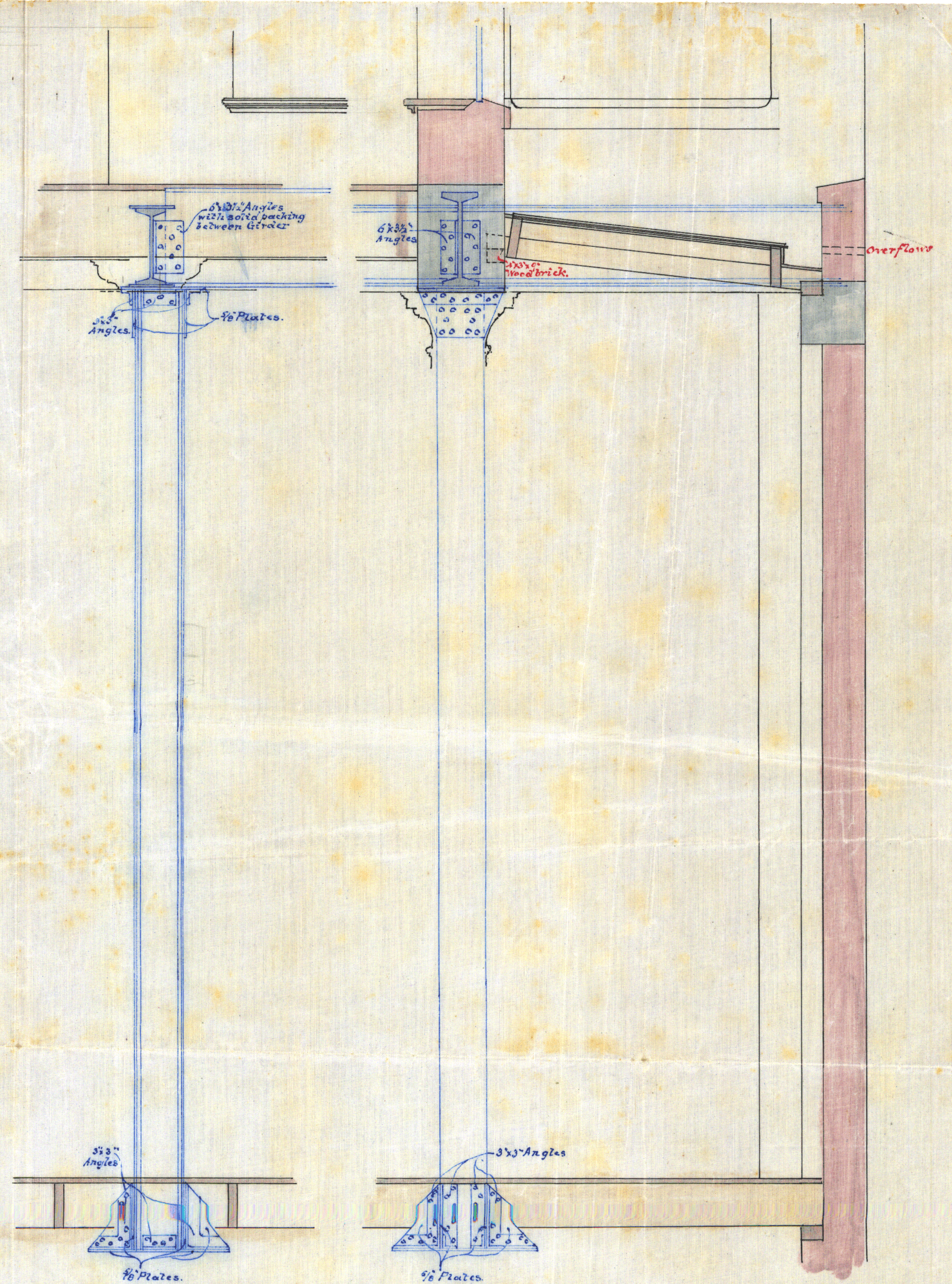
With concrete mixed in the same proportion form the floors of the ladies & gentlemen's lavatories & the ceiling of the ladies lavatories the ceiling & the floor of the ladies lavatories to be strengthened with Johnsons' steelwire lattice No.10.

Plan showing Alterations to Premises, Cuba Street,
for the Estate of the late J. E. Lindberg.

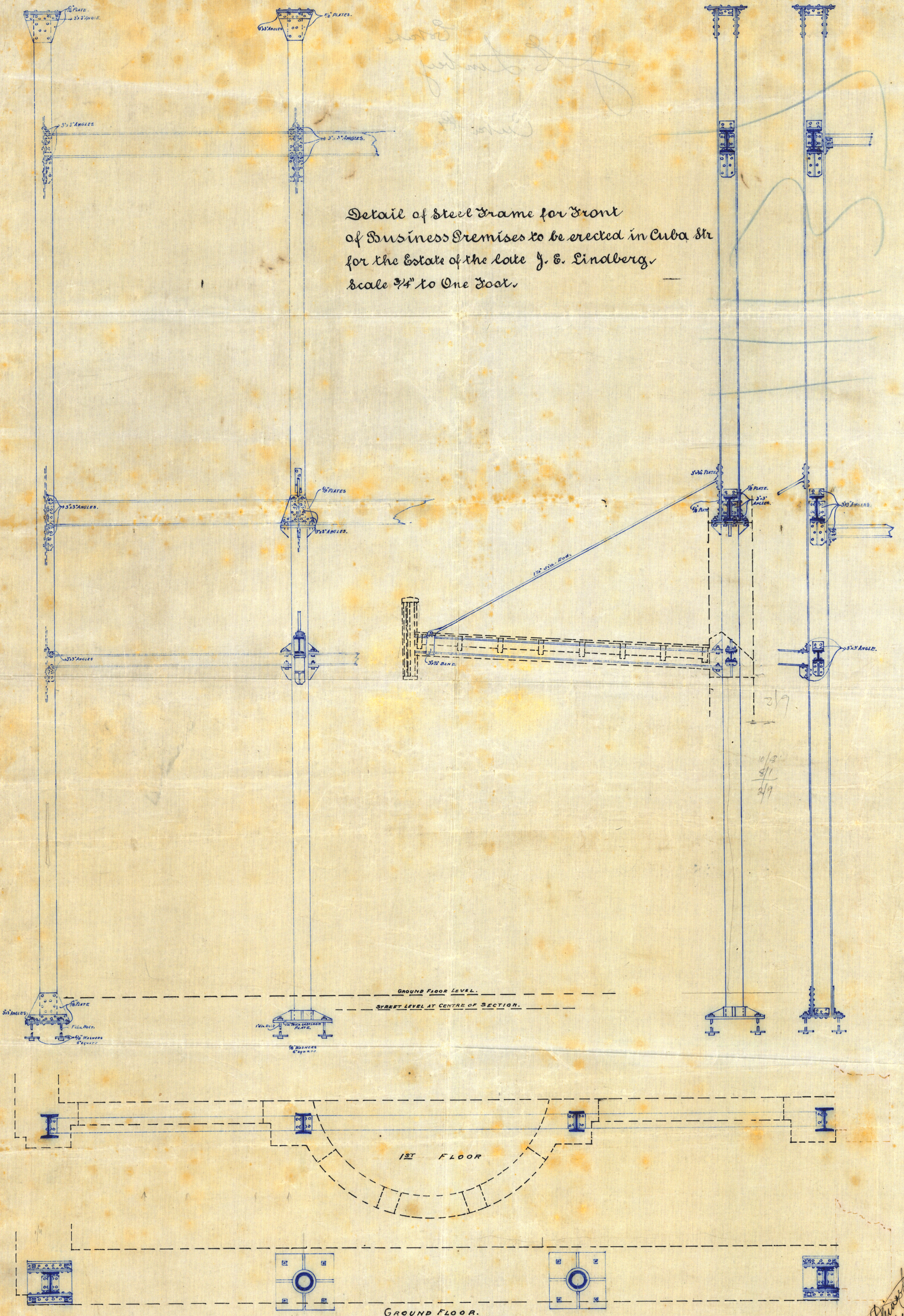
Scale $\frac{3}{4}$ " to One Foot.



ENGINEER'S DEPARTMENT
RECEIVED
24 JUN 1920
CIVIL ENGINEER'S HALL, WELLINGTON



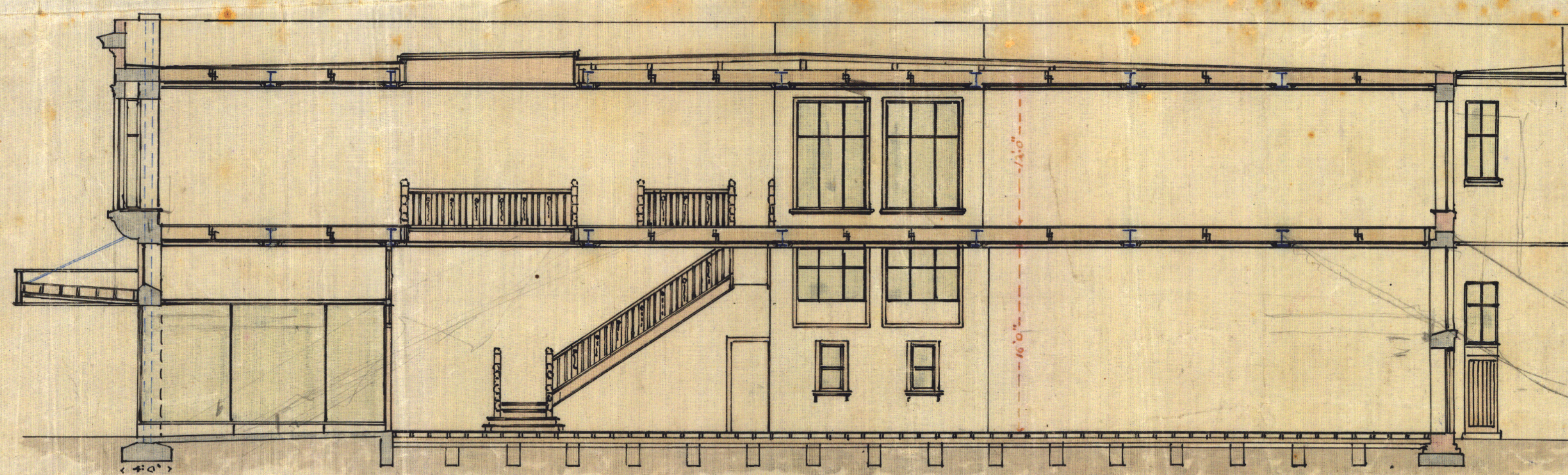
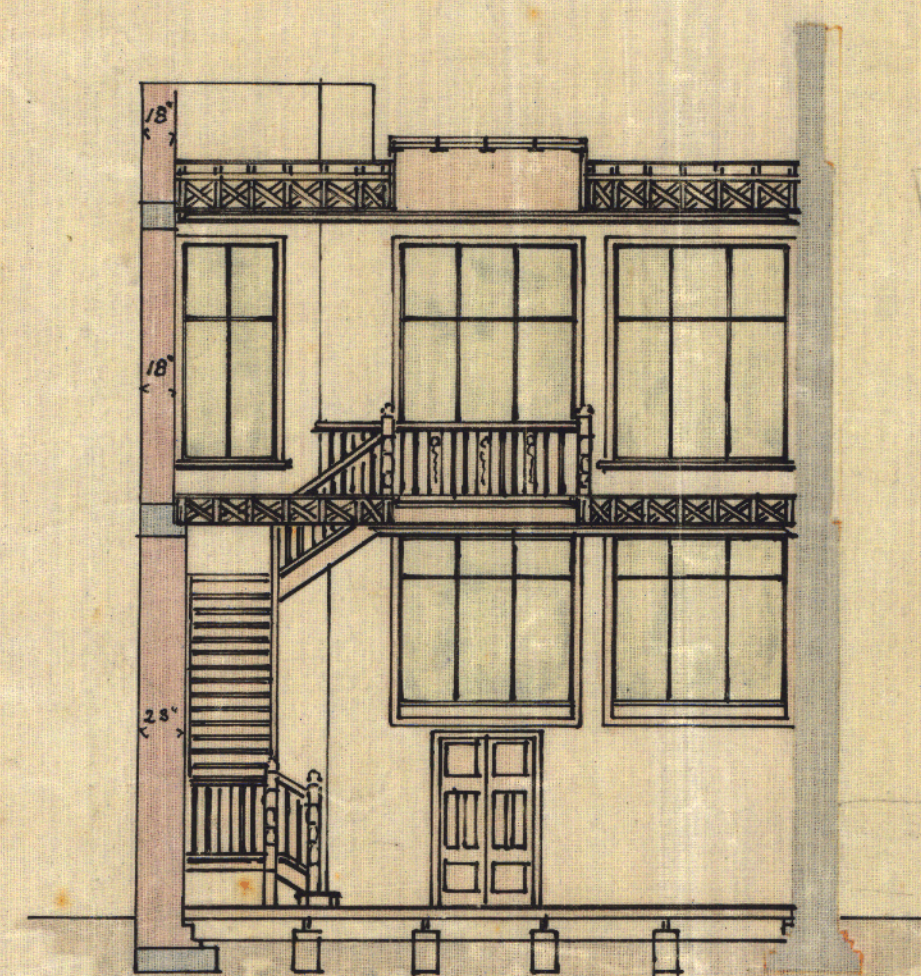
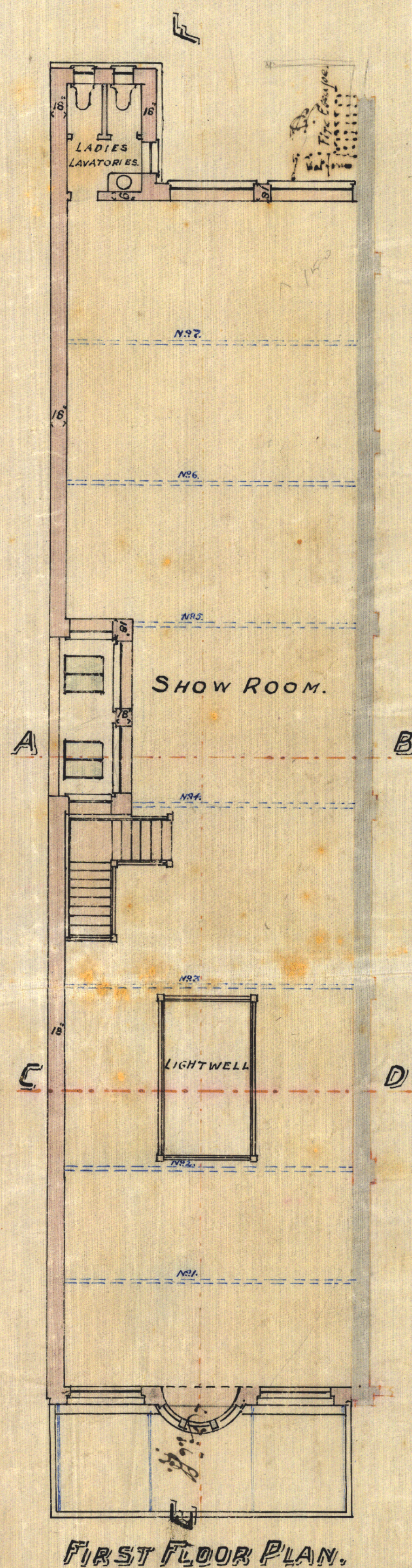
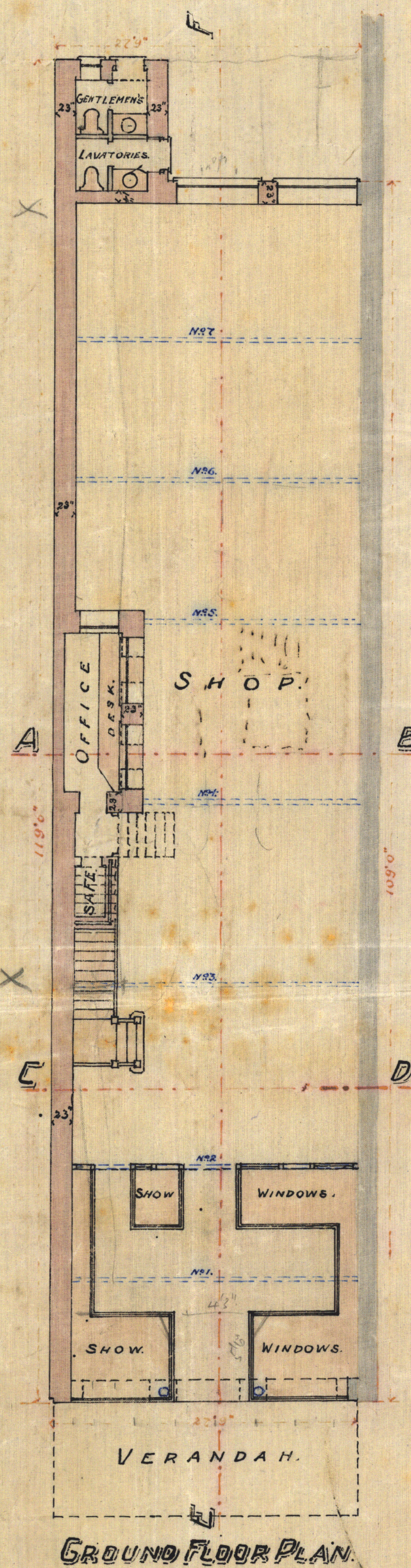
Detail of Steel Frame for Front
of Business Premises to be erected in Cuba Str
for the Estate of the late J. E. Lindberg
Scale 3/4" to One Foot.



Handwritten signature:
J. E. Lindberg

PLAN OF BUSINESS PREMISES
TO BE ERECTED IN CUBA STREET
FOR THE ESTATE OF THE LATE J. E. LINDBERG.

SCALE EIGHT FEET TO 1".



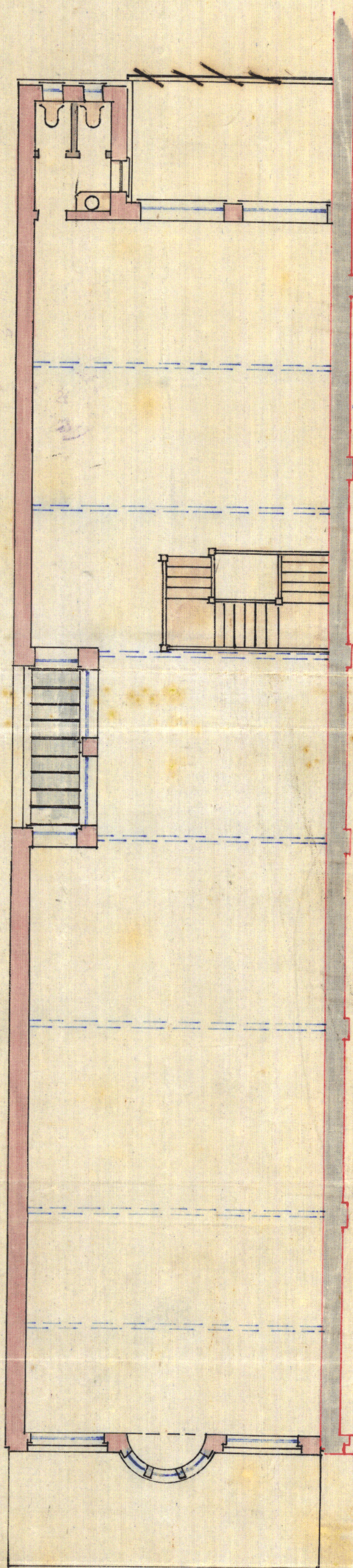
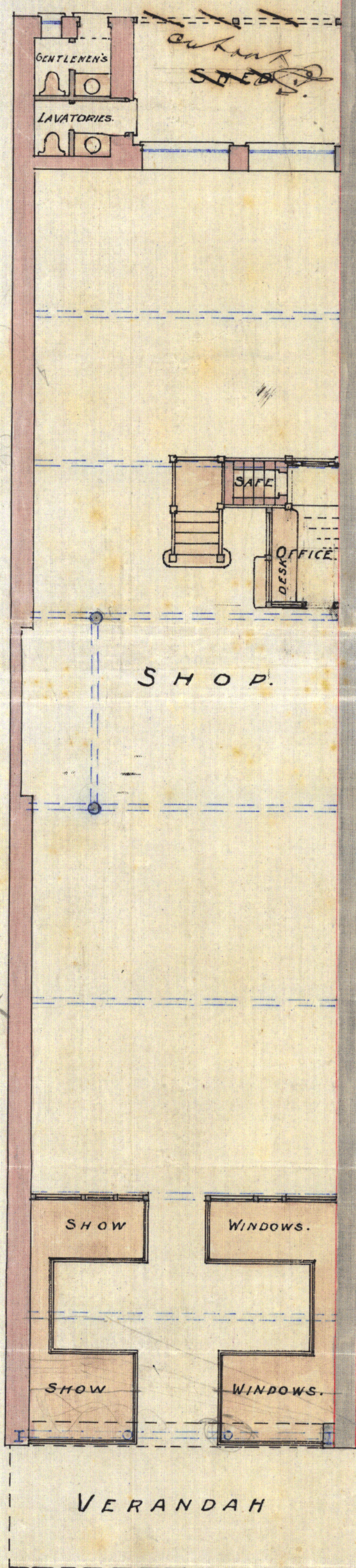
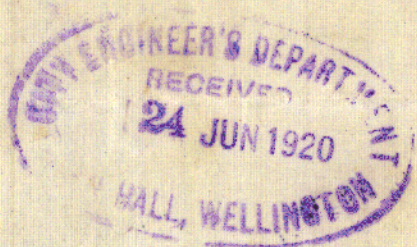
WASHINGTON CITY
4-010
by M. H. M.
2263 20
R. F. 6

W. L. Schmitt
Architect

1 Print

Altered Plans of Premises, Cuba Street,
for the Estate of the late J. E. Lindberg.

Scale $\frac{1}{8}$ " to One Foot.



GROUND FLOOR PLAN.