

SPECIFICATION

FOR

PROPOSED PREMISES CYBA STREET

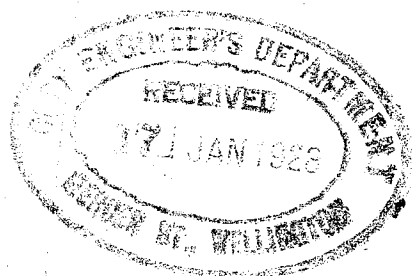
WELLINGTON

FOR

S. EDILSON ESQ.

WELLINGTON.  
JANVARY 1928.

J. M. DAWSON F.R.Z.I.A.  
ARCHITECT.



SPECIFICATION of Works & Material  
required for the erection of two  
Storey Shop Premises in Cuba Street,  
Wellington for S. EDILSON Esq.

Wellington.  
January 1938.

J.M. Dawson F.N.Z.I.A.  
Architect.

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P R E L I M I N A R Y.

The General Conditions of Contract hereto attached  
together with the two sheets of drawings and this Specification  
shall form the basis of this Contract.

SITE:- The site of the proposed building is that section in  
Cuba Street, Wellington, having premises thereon at present occupied  
by Messrs. Dustin Ltd. The frontage is approximately 42ft 2" and  
the depth 103ft.

REMOVALS:-The Employer shall have the existing buildings removed  
down to the ground level and any foundations, drains, or other work  
below ground level which it is necessary to remove shall be removed  
by the Contractor.

E X C A V A T O R.

Remove all surface rubbish and excavate for all foundations  
drains etc., as required. Level up the whole of the site by  
excavating or filling as required and leave ready for the concrete  
floors. After the foundations are in place the trenches shall be



refilled and well rammed and any surplus material shall be removed from the site.

#### C O N C R E T O R .

MATERIALS:- All aggregate shall be composed of clean hard well graded stone up to 1" gauge and clean coarse sand. All cement shall be of an approved brand of fresh Portland and it shall be kept in a perfectly dry place until required for use.

CONCRETE:- All concrete shall be a 4-2-1 mixture of stone, sand and cement and it shall be thoroughly mixed in an approved batch mixer with sufficient water to form concrete of a medium consistency.

PLACING:- All concrete shall be placed immediately after mixing and it shall be well tamped and worked as it is being placed to insure a solid mass free from voids. All boxing etc., shall be well cleaned out before the concrete is placed.

thickness and reinforced with  $\frac{5}{8}$ " bars at 12" centres both ways and

The walls of the ground floor laboratories shall be 4" in

thickness and reinforced as for external walls.

The wall around the stairs in No. 1 Shop shall be 4" in

to the ceiling.

reinforced as above and they shall extend from the ground floor

passage and No. 1 Shop shall also be of concrete 6" thick and extend

The dividing walls of the shops and the wall between the

to the height shown.

with  $\frac{5}{8}$ " bars at 12" centres both ways and they shall be carried up

and specified as brick ) shall be of concrete 6" thick and reinforced

GENERAL NOTES:- All external walls (except those portions shown

manufacturers and it shall be well trowelled.

waterproofing compound in the proportion recommended by the

cement and sand with the addition of 3% "Fundo" or "Fortiment"

shall be laid. The dampcourse shall be composed of 1 to 2 of

the underside of the ground floor and a  $\frac{3}{8}$ " layer of dampcourse

DAMP-COURSE:- All foundation concrete shall be finished off level at

required.

Anchor bolts shall be embedded in the foundations as

up to the concrete floor.

The bases of all stanchions shall be encased in concrete

with two continuous  $\frac{5}{8}$ " bars.

The external wall foundations shall be 9" in width and reinforced

foundations shall be reinforced with 3- $\frac{5}{8}$ " bars the long way.

shall be reinforced with 4- $\frac{5}{8}$ " bars both ways and the oblong

several dimensions marked. The square foundations under stanchions

The foundations shall be 12" in thickness and of the

deeper the extra cost shall be added to the contract sum.

obtained at the depths shown but should it be necessary to go

FOUNDATIONS:- It is assumed that good bearing ground will be

the floor slab between beams and within 1" of the top over beams. reinforcing bars shall be bent to come within  $\frac{1}{2}$ " of the bottom of reinforcing bars and the others shall be fixed on top. The and two between. The bar over the beams shall be fixed ~~over~~ the these shall be laid  $\frac{5}{8}$ " transverse bars, one over each line of beams This floor shall be reinforced with  $\frac{5}{8}$ " bars at 5" centres and across and the top surface shall be 3" above the top flange of the beams. finished to a smooth even surface as specified for ground floor

FIRST FLOOR:- The first floor shall be of concrete  $4\frac{1}{2}$ " thick and

traps as directed.

and the area floor shall be 6" below with a fall towards the gully

The lavatory floor shall be on the same level as the main floor specified above except that there shall be no stone filling below.

The floor of the back lavatories and the area shall be as laid and before the initial set takes place.

smooth even surface with 1 to 1 cement and sand as the concrete is The whole of the floor not tiled shall be steel trowelled up to a at shop entrances, vestibule, and to take the filling where shown. thickness of concrete. This floor shall be recessed as required other hard filling and over this lay strong building paper and 5" building with a 2" layer of coarse gravel, stones, brickbats or

GROUND FLOORS:- Cover the whole of the ground inside the main

line in concrete 3" thick and reinforced as previously specified.

South side wall shall extend from the stationings to the building

The front end of the two dividing walls of shops and the

these area and shall be 12" higher than the back wall.

at the South end of these lavatories shall extend across the end of they shall extend to the height shown in cross section. The wall

The floors shall be laid in as large areas as possible without cessation; but where breaks do occur they shall be over beams and finished to a straight line and the edges shall be cleaned and coated with cement grout before the adjoining work is commenced.

**STAIRS:** - The stairs shall be of concrete as shown. The thinnest part, i.e., between the bottom of the risers and the soffit, and the landing shall be  $4\frac{1}{2}$ " in thickness. The top flight shall have a  $4\frac{1}{2}$ " string rounded on top and this shall be continued round the stair as well on top floor and holes shall be formed as required to take the balusters.

The stairs and landing shall be reinforced with  $5\frac{1}{4}$ " longitudinal bars and 1 -  $\frac{5}{8}$ " cross bar at each step. The stair and landing reinforcing shall cross in the landing.

**COLUMNS & BEAMS:** - All steel stanchions and beams shall be wound round with No. 10 wire at 8" pitch and encased in concrete. The concrete on the inner edges and flanges of external wall stanchions shall be  $2\frac{1}{2}$ " and on all other stanchions and the beams the covering round flanges shall be 2".

**GENERAL:** - Encase the stanchions and beams in front elevation in concrete as shown.

Form the capping cornice in front elevation as shown and leave ready for the plasterer. This cornice shall be anchored to the brickwork below with  $\frac{3}{4}$ " hooked rods extending down 2ft. into the brickwork and spaced at 3ft. centres. The cornice itself shall be reinforced with two  $\frac{3}{4}$ " rods.

Build down the wall and side piers at doorway in passage shown in Section A.B. and the back wall between the stair landing

and the top floor.

Form concrete lintels reinforced with 3- $\frac{3}{8}$ " bars over all

openings in brick walls where there is no steel beam.

Properly form all openings and build in door frames, jugs for windows, bolts, anchors, down pipes etc., as required.

Form corbells for roof trusses in the new walls and cut into the existing party wall and form corbells for trusses and concrete beds for beams etc.

Form reinforced concrete bands at floor and ceiling levels in the new brick wall at North side.

Build up 4" dwarf walls under show windows and set in these 18-6"x3" approved air gratings.

Lengths of 2" sheet iron pipes shall be fixed through the

holes provided in the webs of the steel beams and the ends of these shall be in contact with the boxing to form holes right through the

beams.

# REINFORCEMENT.

All reinforcement shall be of round mild steel. All floor rods shall be lapped over the beams at least 12" and shall have the ends hooked. All wall reinforcement shall be 12 long lengths and where joints occur the bars shall be lapped 12" and bound with No. 16 wire. In all reinforcing where the bars cross a sufficient number of the intersections shall be bound with No. 16 wire to insure they not being displaced as the concrete is poured.

All bricks shall be of the best stock and all mortar shall be composed of cement, hydraulic lime and six of sand. The lime and sand shall be first mixed and allowed to stand and this shall be broken down and the cement added immediately before use. Thicken out the top storey of the party wall by  $4\frac{1}{2}$ " which amount was omitted at the time of erection and bond this in with wire as directed. Increase the height of the party wall be the amount shown. Build up the extension to the party wall across the area on North side as shown. This shall be in 14" work for the full height and shall be built from a solid concrete foundation. Build up those parts of the front wall in brickwork as shown and allow recesses, projections etc., as required.

B R I C K L A Y E R .

All structural steel shall be of Dorman Long or other

approved British manufacture. All connections except those which

must of necessity be made on the job shall be rivetted with  $\frac{3}{8}$ "

rivets. Field connections shall be made with  $\frac{3}{8}$ " engineers bolts.

All holes shall be drilled (not punched) to give a close fit.

Connections shall be made in accordance with drawings on sheet 341/2

and any not shown thereon shall be British Standard and to further

details to be supplied.

**STANCHIONS:-** The stanchions shall be of the several sizes marked

on drawings. The ends shall be truly squared and they shall be

fitted with base plates, gussets, brackets, etc., as shown on sheet

341/2.

The stanchions shall be truly erected on the foundations,

well grouted under the base plates, and each shall be secured with

two  $\frac{3}{8}$ " anchor bolts.

**BEAMS:-** The floor beams, wall beams, etc., shall be of the several

sizes marked on drawings and placed in accordance with dotted lines

on plans and as shown in the cross sections. All abutting ends

of main beams shall be fish plates as shown and all connections

shall be made in a similar manner to those shown.

Where the ends of the beams rest on the party wall the

brickwork shall be cut out and concrete beds shall be laid and the

beams shall have at least 7" bearing.

The 8"x4" transverse beam over the shop fronts shall be

supported to the main beam with 2 -  $\frac{3}{8}$ " rods in the intermediate



plans.

**VERANDAH STEEL:** - The verandah shall have eight 4" x 4" x  $\frac{1}{4}$ " I beams

bracketed to the transom beam at the inner ends and fitted with

cut and shaped bracket plates at the outer ends. Each beam shall

be drilled at 3ft centres to take the bolts for wood bearings and the

suspension rods shall be 1" square hooked over the main beam and fitted

with nuts at the brackets at the outer ends.

**STAIR BALUSTRADING:** - The stair balustrading shall start from the

landing and continue up and right round the stair well on top floor.

The balusters shall be  $\frac{2}{3}$ " square, two to each tread and the same

spacing round the well. The newels at each corner and the landing

shall form a cluster of four balusters. The balusters shall be set

6" in the concrete and the top ends shall be flattened and secured

to a  $1\frac{1}{2}$ " x  $\frac{3}{4}$ " rail which shall be drilled and counter-sunk at 9"

centres to secure the wood handrail.

**GENERAL:** - The web of each floor girder shall be drilled with a 2"

hole to take service pipes.

For miscellaneous ironwork such as bolts, straps etc.,

see under other trades.

they are fixed.

a further coat of Hartman's anti-corrosive paint a day or two before the windows at the factory the portions to be covered shall receive the walls are erected. In addition to the paint to be applied to

FIXING STEEL WINDOWS: - No windows shall be fixed until the whole of

and horizontal pivot hung, to be supplied.

The windows of ventilators in area shall be 2' 6" x 2' 0"

the factory.

Hartman's or other approved anti-corrosive paint before they leave

Every part of all windows shall receive one good coat of

weather conditions.

Guarantee that the windows shall be watertight under the most severe

The window manufacturers shall give the Employer a written

finishing plaster giving ample cover.

in and sufficient margin shall be provided all round to allow of the

The windows shall be fitted with suitable jugs for building

and the finished shall have stays.

pattern. The lower sashes shall have sliding stays and fasteners

pivots and fittings shall be of gunmetal or bronze and of approved

and the finished sashes shall be horizontal pivot hung. All hinges,

be made to open. The lower sashes shall be vertically pivot hung

The sashes indicated by crossed lines on the drawings shall

thoroughly watertight.

with ample weathering, baffle plates etc., to insure their being

All opening sashes shall be neatly fitted and provided

finished in a thorough tradesmanlike manner.

All work shall be rivetted and welded together and neatly

section.

be of 1 1/2" double weathered section and dividing bars shall be 1" x 3/4"

Ltd., or the Wootton Bassett Window Co., Ltd. All the main members shall

shall be of steel and manufactured by The British Steel Corporation

of the shop windows of shops and others specified under "Joiner",

All window frames, sashes etc., throughout, except those

STEEL WINDOWS.

The windows shall be set dead true in the openings and secured to the lugs previously embedded and they shall be well bedded all round with approved mastic and left ready for the plaster finish.

## CARPENTER.

All timber shall be the best of its class and reasonably dry and where not otherwise specified shall be building heart red pine.

All carpentry work shall be neatly joined and securely nailed in the usual and approved manner.

All exposed finishing woodwork shall be cleanly dressed and nails shall be punched.

BOXING:- All boxing for concrete work shall be constructed with clean white pine or other timber which shall leave no stains on the concrete. The inside of all boxing shall be dressed and have flush joints and it shall be made sufficiently watertight to prevent undue leakage of liquid cement. Angle fillets shall be fixed in the boxing to form chamfers at all angles of columns and beams.

All boxing shall be truly erected and so supported and braced that no deflection or movement will take place under the weight of concrete <sup>and</sup> ~~the~~ workmen or any load to which it may be subjected.

Before the concrete is placed the inside of all boxing shall be treated with liquid clay wash of sufficient body to fill up cracks, crevices, etc.

No boxing shall be removed until the concrete has properly set and the boxing under floor slabs and stairs shall be left for at least 21 days after the concrete is placed.

ROOF PRINCIPALS:- The five main roof principals shall be constructed with timbers, rods, etc., as figured on Section A.B. and in accordance with details to be provided giving toe straps, apex plates, anchors etc.

The four half principals on the returns shall be constructed as shown in Section C.D.

PURLINS & HIPPS:- The hip rafters shall be 12"x 2" securely fixed and the purlins shall be fixed in rows as shown on drawings, the two top rows shall be 9"x 2" and the others 9"x 3". The purlins shall be cut between the principals and supported with a 5"x 3" bearer over and secured with a  $\frac{5}{8}$ " bolt through the end of each purlin. The lower rows of purlins shall be mitred and secured at hips and they shall be continued round the ends of roof as shown.

RAFTERS ETC:- The rafters shall be 4"x 2" spaced at 18" centres and well secured to purlins. The top ends of the rafters on the return roofs shall be supported on 6"x 2" bearers fixed to the principal.

The gable ends of the main roof shall be framed up with 4"x 2" studs at 18" centres.

Properly trim for all skylight openings and fix a 4"x 2" coping round each.

Fix 4"x 2" horizontal bearers to the bottom ends of all rafters to carry the gutter boards.

The lean-to roof of back lavatories shall have 4"x 2" rafters supported on 4"x 2" wall plates which shall be secured to the top of the walls with 8"x  $\frac{1}{2}$ " bolts embedded in the concrete at 4ft centres.

SARKING:- Cover all roofs and the gable ends with 6"x 1" boarding well closed up and double nailed. The gutter boards shall also be 1" and they shall be laid to give ample fall towards the outlets.

Form box sumps in the gutters at each down pipe.

The sarking shall be mitred at the hips and neatly fitted at ridge.

All excessive by-wood of sarking shall be roughly dressed off and all ridges, hips and gable angles shall be rounded off and the whole shall be left with an even surface for the roof covering.

All angles between gutters and parapets, round skylights etc, shall be fitted with 2"x 2" diagonal cut fillets.

CEILING JOISTS ETC:- Four rows of 8"x 5" beams shall be fixed between the tie beams as shown on drawings and along each side wall a continuous 5"x 2" bearer shall be secured with 8"x  $\frac{1}{2}$ " bolts embedded at 3ft centres. Between these beams and between the side beams and the bearers 4"x 2" joists shall be fixed at 18" centres. Over the centre of each span of joists a 4"x 2" bearer shall be fixed and each joist shall be secured to this with a hoopiron tie.

The 8"x 5" beams shall be supported at the tie beams with 2 $\frac{1}{2}$ "x  $\frac{1}{2}$ " iron saddles and 2"x 1" battens shall be fixed on the sides of these beams over which the ends of joists shall be checked and secured.

Cut 2"x 2" dwangs between the joists as required to take the joints of plasterk board lining.

Properly trim the ceiling joists for skylight openings.

SKYLIGHT SHAFTS:- Fix 4"x 2" studs with dwanging between the skylight openings in roof and ceiling and leave these ready to take the lining to form shafts.

VERANDAH:- On the flanges on each side of the eight verandah beams fix 2"x 1½" bearers which shall be secured through the webs with ½" bolts at 3ft centres. On these bearers fix six rows of 4"x 2" joists for the full length. Against the concrete transom fix a 1" board which shall be well secured to plugs in the concrete and between this and the inner row of joists fix bearers as directed to carry the 8"x 1" gutter board which shall have angle fillets on each side.

The joists shall be packed to give a fall towards gutter and the whole of the roof shall be covered with sarking as for main roof.

The front and return ends of the verandah shall have a 10"x 2" fascia with 6"x 1" cover board and bed mould and the fascia shall be secured to the brackets at ends of beams with 4 - ½" bolts. Planted pieces shall be fixed over the bolt heads and a fillet shall be fixed as shown. All this timber exposed to the weather shall be dressed heart totara.

The ceiling of the verandah shall be divided into panels by mock beams at each T beam and mock beams at back and front. Each panel shall be lined with fibrous plaster board and strapped with 3"x ¾" battens, ¾" margin pieces, and 2" bed moulds shall be carried round each panel.

The joists shall be dwanged as required to take plaster board and battens and all exposed timber shall be dressed.

STUD PARTITIONS:- The partitions of the lavatories on top floor shall be framed up with 4"x 2" studs at 18" centres having 4"x 2" top and bottom plates. The bottom plates shall be secured to the floor and the end studs to the walls with bolts as directed. Properly trim for door openings etc.

CEILINGS:- The whole of the ceiling of the top floor shall be lined with approved fibrous plaster board. The joints shall be arranged symmetrically and strapped with 3"x  $\frac{3}{4}$ " dressed battens to form equal sized rectangular panels. Margin boards of 5"x 1" with a 5" approved cornice in the angle shall be fixed round at all walls. The skylight shafts shall be lined with fibrous plaster board and battened and the ceiling openings shall be 1" jambs and margin boards and  $\frac{1}{2}$ " stops shall be planted on the jambs to take the ceiling sashes specified under "Joiner".

The ceilings of the outside and top floor lavatories shall be lined in a similar manner except that 2" bed moulds shall take the place of the cornice.

For false ceilings and verandah ceiling see elsewhere.

FALSE FLOORS & FALSE CEILINGS:- False floors shall be fixed in all the show windows of shops. These shall be formed with 5"x 1" T.&G. heart matai flooring carried on 4"x2" joists and a quarter round m moulding shall be fixed around at walls.

False ceilings shall be fixed over each entrance recess to shops. A 4"x 2" bearer shall be fixed over the top rail of window frame on each side of each recess and the centre of these shall be supported with a  $\frac{1}{2}$ " rod embedded in the concrete ceiling. Between these bearers 4"x 2" <sup>joists</sup> ~~beams~~ shall be fixed at 18" centres and the top side shall be covered with 6"x  $\frac{3}{4}$ " T&G. lining with 1" riser and capping boards at sides. The under side shall be lined with plaster board and strapped as for verandah ceiling.

GENERAL:- Fix approved boxes on ridge to take ridge vents.

Build three short fences across Area where shown. These shall have 4"x 3" posts bolted to walls, three 4"x 2" rails, and 6ft - 24 gauge corrugated iron fixed vertically.



Fix a 10"x 1½" fascia along the lower side of the leanto roof over lavatories and allow this to project 3" above the sarking to form a gutter. In the angle behind fix a 2"x 2" diagonal out fillet and provide a 2"x 1" fillet to fix down the edge of roof covering. At the top side of this roof fix a 1" barge and cover board. All to be of dressed heart totara.

Fix an approved trap door in the ceiling of ladies lavatory to give access to the inside of roof.

Fix 4"x ¾" plain bevelled architraves round all of the lavatory doors on top floor and the door under stairs.

## JOINERY.

All timber for joinery work shall be the best of its class and thoroughly seasoned. All joinery work shall be put together in a proper and tradesmanlike manner and cleanly dressed. Where not otherwise specified the timber shall be clean heart red pine.

All sizes mentioned herein shall be subject to the usual allowance for dressing and all work shall be made in accordance with detail drawings to be supplied.

SHOW WINDOWS:- All timber in show window frames and door posts shall be of Oak. The sills, transoms, styles and heads shall be solid rebated and moulded out of 3"x 2". The corner mullions shall be 1½" round and the mullions in the long windows shall be solid rebated out of 4"x 1½". The glass shall be secured with moulded fillets fixed at 9" centres with brass screws and the fillet at back of corner mullions shall be screwed at 6" centres.

The door posts shall be 4"x 4" rebated to take doors and fanlights and they shall extend to the ceiling.

The framing of show window backing shall be of red pine and the backing shall extend to the main ceiling including the portion over the shop doors. Fix 4"x 2" top and bottom plates and a 4"x 2" rail at the height of the show window transom. The studs next the walls and the door studs shall continue shall continue to the top plate, the exposed portions being dressed. A stud shall also be fixed over the centre of shop doors. The space above the transome rail to the ceiling and over the shop doors shall be fitted with 2" sashes divided into lights of approximately 2ft. x 1ft. with 1" bars and glazed with white Flemish glass. The portions below the transome rail shall be mock panelled on both sides with 3 ply Oak and 3"x ½" battens. Approved perforated zinc vents shall be fixed below the false floors and the whole shall be finished with bed moulding, capping etc., as required. The sashes shall be secured

with bed moulding and stops shall be fixed for the doors.

Fanlight sashes 2" in thickness shall be fitted over the shop doors and each shall be hung at bottom with 2-3" cast butt hinges to open in at top.

DOOR FRAMES & DOORS:- All doors shall be 2" in thickness and they shall be set in 4"x 3" solid rebated frames unless otherwise specified. The frames shall have coach screws fixed in the back of styles and they shall be truly and securely built into the opening.

The front vestibule doors and frame shall be of Oak. The doors shall have raised panels on the outside as shown in Front Elevation and collection moulding. The inside shall be bed moulded. These doors shall have rebated and beaded meeting styles and each shall be hung with three 4"x 4" antique loose pin hinges.

The vestibule doors shall be as shown in  $\frac{1}{2}$ " detail on Sheet 341/1. The lower part shall be panelled and collection moulded on both sides and fitted with  $\frac{1}{2}$ " polished brass kicking plates. The upper parts shall be divided with 1 $\frac{1}{4}$ " solid rebated and moulded bars and the glass shall be secured with moulded fillets. The glass shall be  $\frac{5}{8}$ " polished bevelled plate. These doors shall be hung with "Avon" or Smith's floor springs. The fanlight above shall be 2" in thickness and divided and glazed as for doors. The frame for these doors shall be out of 5"x 3" with 5"x 3" transom and quarter round bed moulding shall be fixed all round. The doors, frame and fanlight shall be of Oak.

The pair of doors at the end of the tiled hall shall be panelled and collection moulded on both sides as shown in Section A.B. They shall have rebated and beaded meeting styles and each shall be hung with three 4" cast butts. The doors and frame to be of Oak.

The door at the bottom of stairs shall have six collection moulded panels similar to the pair shown in Section A.B. and it shall be hung with four 4" cast butts. The door and frame to be of Oak.

The three pairs of shop doors shall be of Oak panelled with  $\frac{3}{8}$ " bevelled plate glass as shown. The meeting styles shall be rebated and beaded and each door shall be hung with three 4"x 4" loose pin antique hinges.

The six doors in the show window backing shall each be of Oak  $1\frac{1}{2}$ " in thickness and two panelled and they shall be hung with two 3" cast butts.

The four back doors, the door at side Area, and all the doors of outside lavatories shall be framed ledge hung with two 4" cast butts, those in outside walls with frames shall be of heart totara.

The six doors of lavatories on top floor and the door under stairs shall be as shown in Section A.B., the top panels being of xii white Flemish glass. These doors shall be set in 2" solid rebated jambs and each shall be hung with two 4" cast butts.

All glass bevelling specified herein shall be taken down to a fine feather edge.

Allow the sum of Thirty Five Pounds Stg., (£35-0-0.) for door and fanlight furniture as selected.

CEILING SASHES: Fit five sashes 6ft - 6" x 5ft - 0" in the openings at bottom of skylight shaft in ceiling. These shall be 2" in thickness, each divided into sixteen lights with 1" bars and they shall be glazed with white Flemish glass. The sashes shall be hung on one side with 3" cast butts and fitted with fasteners as selected, p.c. 40/-.

STAIR HANDRAILING: The lower flight of stairs shall be fitted with two 2" mopstick handrails supported on ten approved brass brackets and a similar handrail supported on three brackets shall be fixed on the wall side of the upper flight.

From the landing up and round the stair well the handrail shall be run out of 4"x 4" and this shall be intersected with approved caps at each corner. This handrailing shall be secured ~~in~~ with screws to the iron rail specified under "Ironfounder". All the handrailing shall be of Oak.

## P L A S T E R E R.

All sand shall be clean and sharp and all cement shall be an approved brand of fresh Portland. All concrete walls where necessary shall be hacked to give a good key.

OUTSIDE:- The whole of the exposed outside of the building including tops and backs of parapets, reveals and sills of openings, cornices, mouldings etc., shall be plastered in two coats. The first coat shall be 1 to 3 cement and sand of sufficient thickness to straighten up the surface and angle lines and the second coat, except on Front Elevation, shall be 1 to 2 of cement and fine sand which shall be steel trowelled up to a smooth even surface. The second coat on the Front Elevation shall be composed of one of white Atlas cement to two of approved white sand.

All ornament and relief work on the Front Elevation shall be finished in accordance with detail drawings to be supplied.

The lettering on Front Elevation shall be incised and formed to detail drawings to be supplied.

INSIDE:- All inside brick or concrete walls to be plastered shall be straightened up with a flanking coat of 1 to 3 cement and sand and finished with a good coat of hydrated lime and plaster of paris putty which shall be well trowelled up to a smooth even surface.

Plaster the whole of the walls and ceilings (including the beams, columns, etc.,) of the Shops, Vestibule above the tiling, Passage, walls of stair well, cupboard under stairs, and the whole of the walls on top floor.

The partitions of lavatories on top floor shall be lathed and pulp plastered and the finishing coat inside shall be Kean's cement.

The inside of the back lavatories shall receive one coat of 1 to 3 cement and sand well trowelled up.

Plaster all reveals and sills of window and door openings and neatly round off all external angles. The angles of beams and columns shall also be rounded.

CORNICES:- Properly fix fibrous cornices, p.c. 1/6 per. foot as selected, round the bays formed by the beams in the ceiling of Vestibule and Hall.

STAIRS:- The treads, risers and landing of the stairs shall be neatly finished with 1to2 cement and sand and the treads shall have a 2" nosing. The sand shall be of fine texture and the work well trowelled. The strings of the stairs and the walls at side of stairs shall be finished up to a V sunk line 4" above the nosings with cement and sand as above.

For floating of concrete floors see under "Concrete".

### T I L E R.

All tiling work shall be done by thoroughly competent tilers and laid truly and well cemented.

All tiling shall be done with tiles as selected to the p.c. value of 40/- per square yard.

Tile the whole of the floors of the shop entrance recesses, the floors of the Vestibule and Hall, the floor at the bottom of stairs, and the floors of lavatories on top floor.

Also tile the risers under show windows, the piers between shops and the end piers and the walls of Vestibule and Hall to the height of 5 feet.

MARBLE STEPS:-The steps at the front Vestibule doors and the inner Vestibule doors shall have 12"x 1½" marble treads having rounded nosings and the risers shall be 1" marble. The tread of the inner Vestibule door shall be cut out as required to take the floor springs.



## P L U M B E R.

All plumbing material and workmanship shall be of the best quality and to the requirements of the City By-Laws.

DRAINS:- All drains shall be 4" glazed earthenware properly cement jointed and laid in accordance with lines on drawings, and the soil and storm water drains shall be properly connected to their respective sewers in the street. Fix the buchan trap, gully traps, cleaning eyes, main vent, terminal vent etc., as shown or as required by the Council Inspector. The main and terminal vents shall be carried up to the full height in cast iron or copper and no sheet iron vents or other pipes shall be allowed.

DOWN PIPES:- All down pipes shall be of cast iron or 22 gauge copper and they shall be fitted with approved water heads and discharge into the gully traps, except the verandah D.P. which shall discharge direct into the drain. The two main down pipes at the back and the one in the North Area shall be 4". The down pipe from the back lavatories and the one from verandah shall be 2". The verandah D.P. shall be embedded in the concrete pier and the others shall be securely fixed to the walls.

ROOF SUMPS:- At the head of each down pipe approved 24 gauge copper sumps shall be formed in the gutters and they shall discharge through copper lined openings in the parapets into the waterheads. The sump in the verandah gutter shall discharge through a copper sleeve into the down pipe and this sump shall be fitted with a copper wire ball grating.

**FLASHING:-** All flashing shall be of 26 gauge copper of ample width and it shall be well chased into the concrete and securely fixed.

Flash all round the parapets of main roof, along the end parapet of lavatory roof, along the intersection of verandah and wall, around vents etc., and wherever necessary to make the building thoroughly watertight. The flashing along the verandah shall be carried around the piers and under the sills of the windows.

**LAVATORIES:-** Properly set and fix where shown ten (10) approved all white W.C. pedestals and eight (8) approved 22"x 16" lavatory basins. The W.C's. shall be fitted with "Cashmere" or other approved low-down cisterns and "Neversplit" seats.

**WASTES:-** All soilpipes and wastes shall be of the sizes required by the By-Laws. The soilpipes shall be properly jointed and ventilated cast iron discharging directly into the drains and they shall be well secured to the walls.

The basins shall have galvanised screwed wrought iron wastes fitted with properly ventilated lead traps and they shall discharge over the gully traps.

Provide the floors of the upstairs lavatories with 1" lead outlet pipes having brass gratings and flaps.

1 1/4" 11/2" 1 1/2"

**WATER SUPPLY:-** All piping throughout the building shall be 18 gauge copper having gunmetal fittings and approved metal to metal fittings connections. All sizes mentioned shall be of the inside diameters.

Properly connect to the City Water Supply and lead a 2" main through the building and up the back wall to the tank on roof and from this main take 1/2" branches to each lavatory basin and to

one draw-off point behind each shop and to one draw-off point in street front. The draw-off point in front shall have an approved key tap and the others shall have ordinary taps and all shall have hose connections.

On a suitable stand built across the North-East corner of parapets fix a 200 gallon 24 gauge corrugated copper tank fitted with ball and stop cocks etc. From this tank lead a  $\frac{3}{4}$ " main and from this take  $\frac{1}{2}$ " branches to each W.C. cistern.

SKYLIGHTS:- All skylights shall be of Wade ventilating pattern and built with 22 gauge copper and glazed with  $\frac{1}{4}$ " rolled plate glass. They shall be fitted over the copings and made thoroughly watertight.

The five skylights on main roof shall be 5ft x 4ft. two light and the six in lavatory roof shall be 2'-0" x 1'-6".

RIDGE VENTS:- Fix on ridge where shown eight 10" Boyle pattern vents made of 24 gauge galvanised iron.

## R O O F I N G.

The main roof, verandah roof and the roof of lavatories shall be covered with reinforced Malthoid or other similar approved material and this work shall be carried out by expert workmen under the supervision of the Agent for the material used. The said Agent at his own cost shall make good any faults in material or workmanship which may appear within three years from the date of completion of the building.

All roofing shall consist of three layers of three ply Malthoid. Each layer shall be well lapped and cemented and the joints of successive layers shall be "broken". The first layer shall be stuck down with hot bitumen or closely spot tacked and the other layers shall each be stuck down with a thick layer of hot bitumen.

This roofing shall also form the gutters and it shall be carried up well against all parapets, round roof vents, skylights etc., over ridges and hips and down into sumps. All gutters shall have one extra layer of 3 ply.

The roofing shall be finished free from buckles and any unevenness.

P A I N T E R & G L A Z I E R.

All materials shall be of the best and approved brands and all work shall be properly stopped with oil putty after the ~~next~~ priming coat has been applied.

FRENCH POLISHING:- All Oak woodwork of the shop doors, about show windows, the front entrance doors, vestibule doors, and the handrails of stairs shall be filled and stained to approval and French polished in the best manner.

VARNISHING:- The mock beams, battens etc., of the verandah ceiling, the ceilings of shop entrances, the main ceiling of top floor, and all other inside woodwork such as doors, window backing etc., shall receive one coat of oil, one coat of spirits and a finishing coat of flat varnish.

PAINTWORK:- All painting shall be in three coats and finished to approved tints. The first coat shall be red lead and oil and the other coats shall be white lead and oil with the colouring added.

All outside woodwork, except where specified as polished or varnished, shall be painted.

Paint all exposed down pipes, vents, wastes, W.C. cisterns, basin brackets, both sides of steel windows, verandah rods and all other exposed metal work.

All fibrous plaster ceilings shall receive two coats of Hall's or other approved distemper.

GLAZING:- All glass shall be British and well bedded with putty and (except plate glass) shall be set with good clean run putty fillets.

The show windows of shops below the transoms shall be glazed with  $\frac{1}{4}$ " polished plate glass and above the transoms they shall be glazed with leaded lights of the design shown having white Flemish glass and  $\frac{1}{2}$ " leads. The fanlights over shop doors shall also be glazed with leaded lights.

All lavatory windows, windows over verandah, and the two windows shown in side walls of top floor shall be glazed with white Flemish glass and all other windows shall be glazed with 2lox."Third quality glass.

For glazing of doors, show window backing etc., see under "Joiner".

The incised lettering on Front Elevation shall be painted and finished with gold leaf.

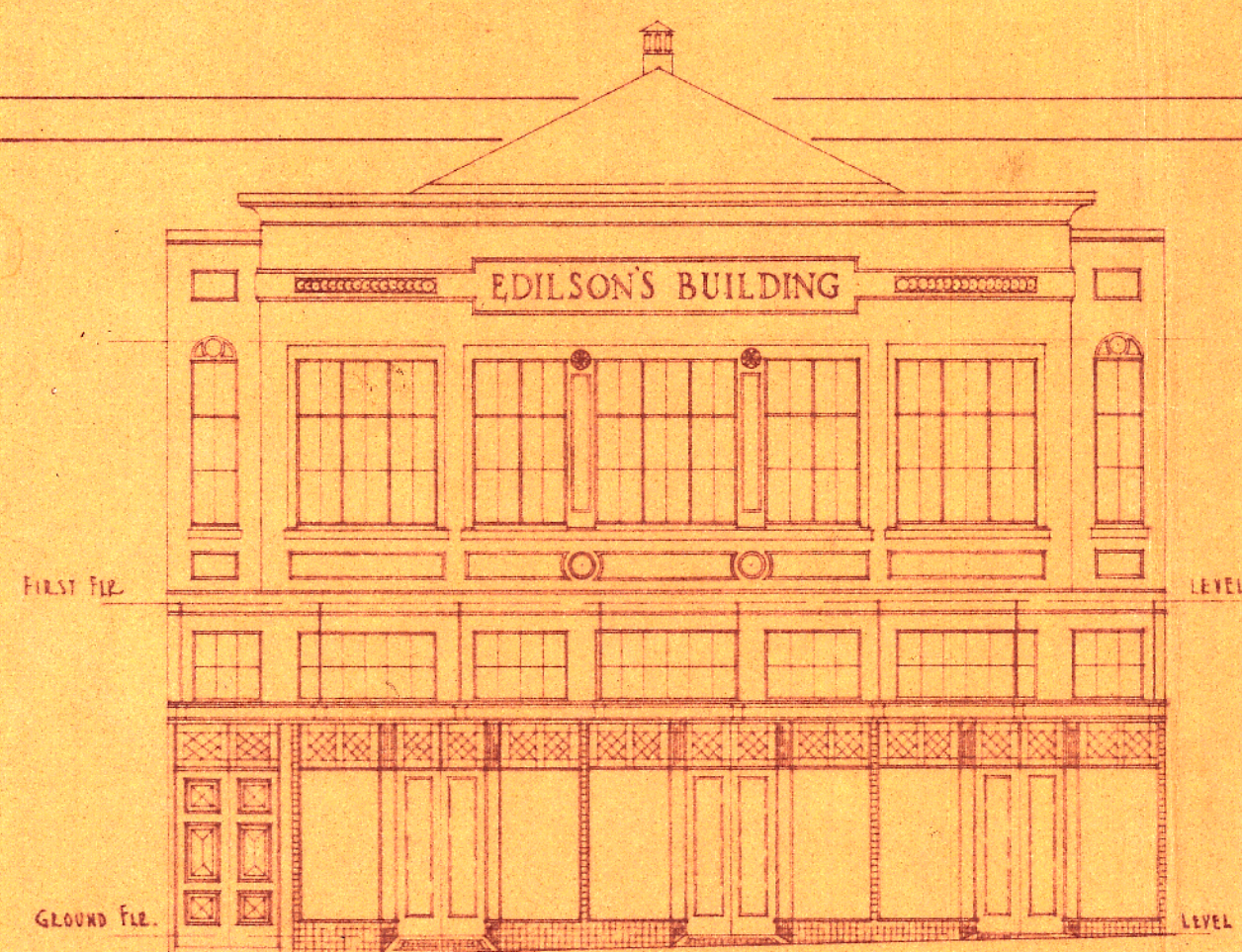
### ELECTRIC LIGHTING.

Allow the sum of Two Hundred and Fifty Pounds Stg. (£250- 0- 0.) for electric lighting etc. This work shall be carried out by an expert appointed by the Architect and the Contractor shall allow the said expert and his workmen every reasonable facility for carrying out the work during the progress of the contract.

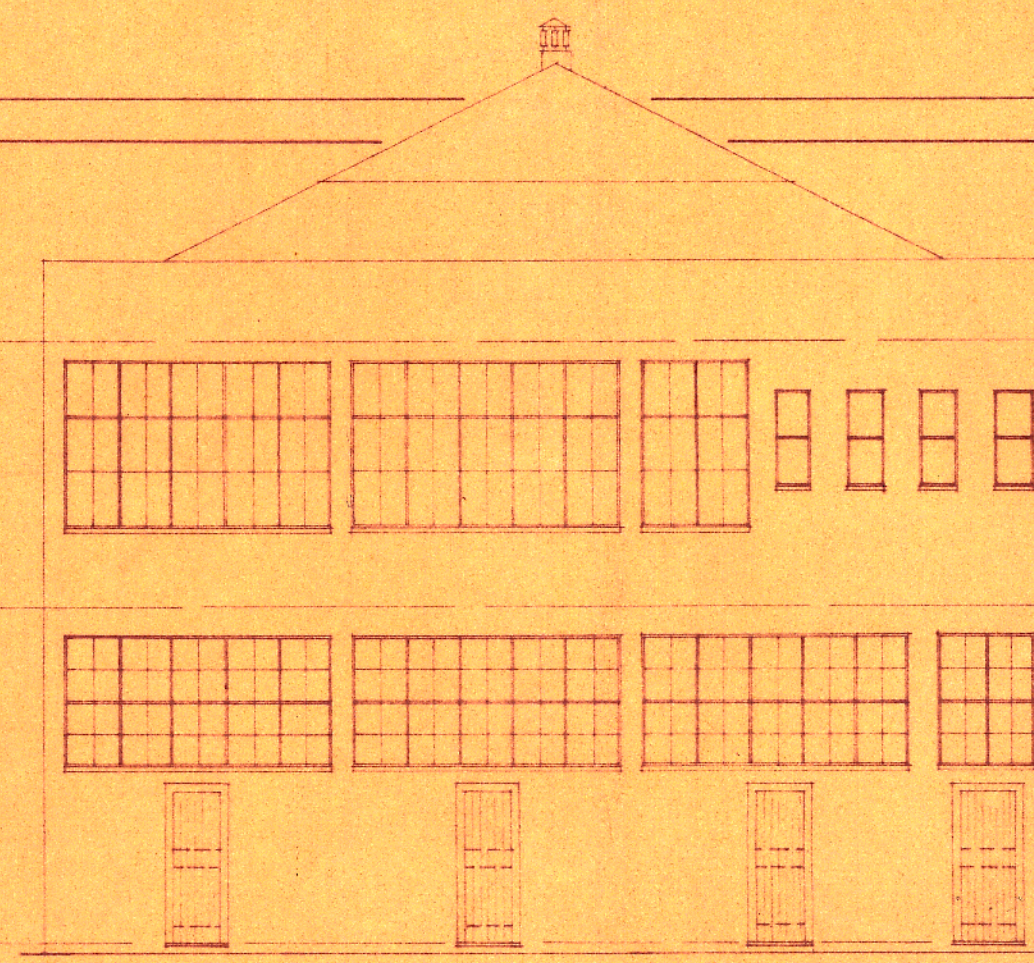
### GENERAL.

On completion all rubbish which may have accumulated during the progress of the work shall be cleaned away and the whole of the premises shall be left clean and sanitary.

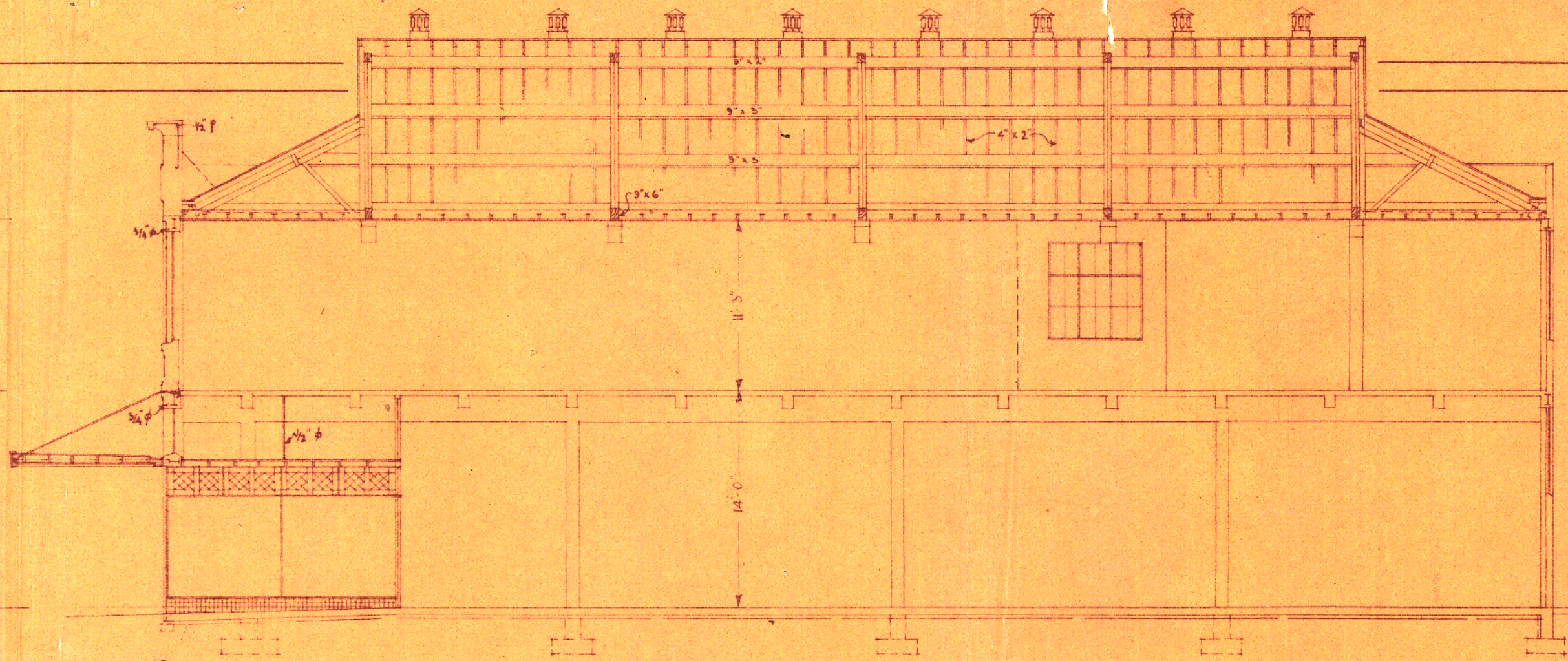




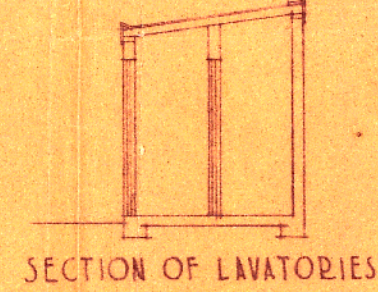
FRONT ELEVATION



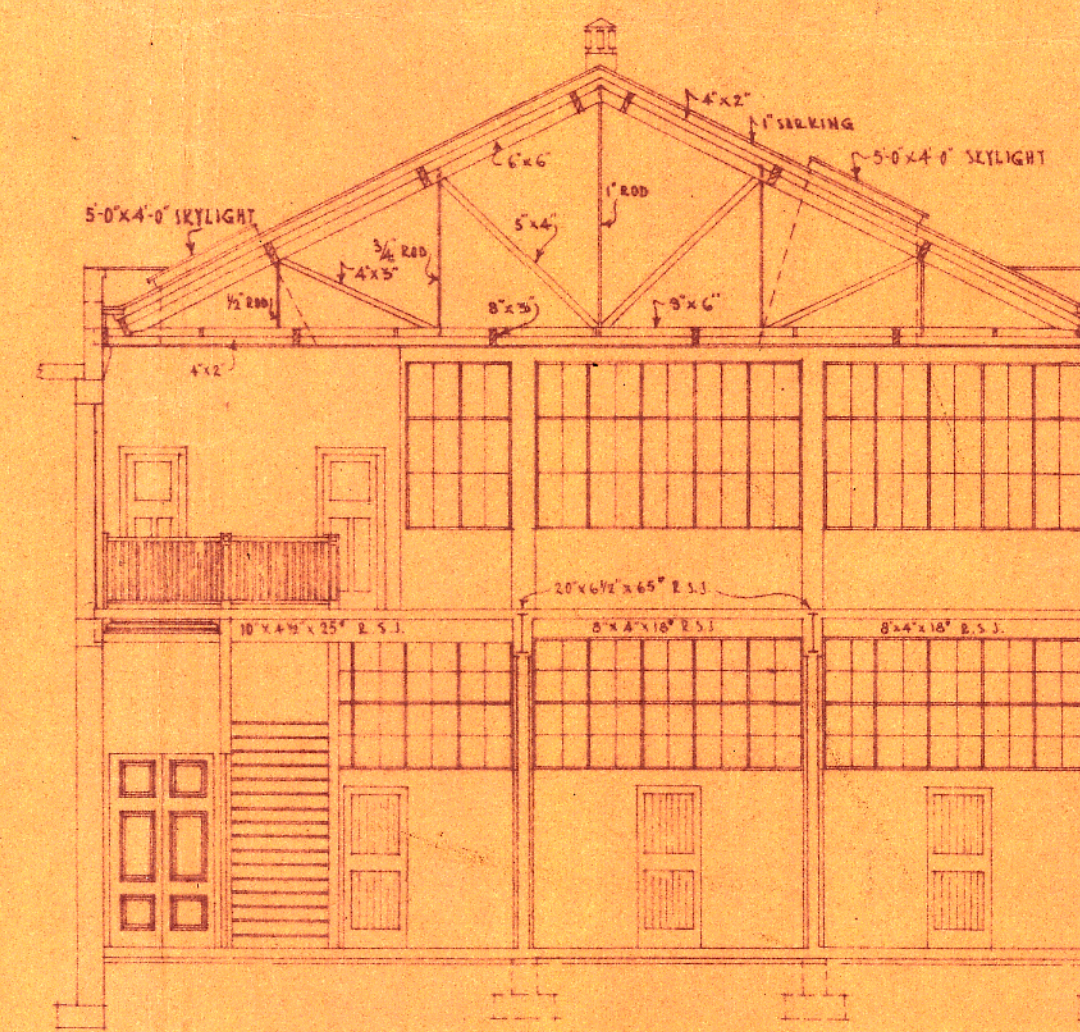
REAR ELEVATION



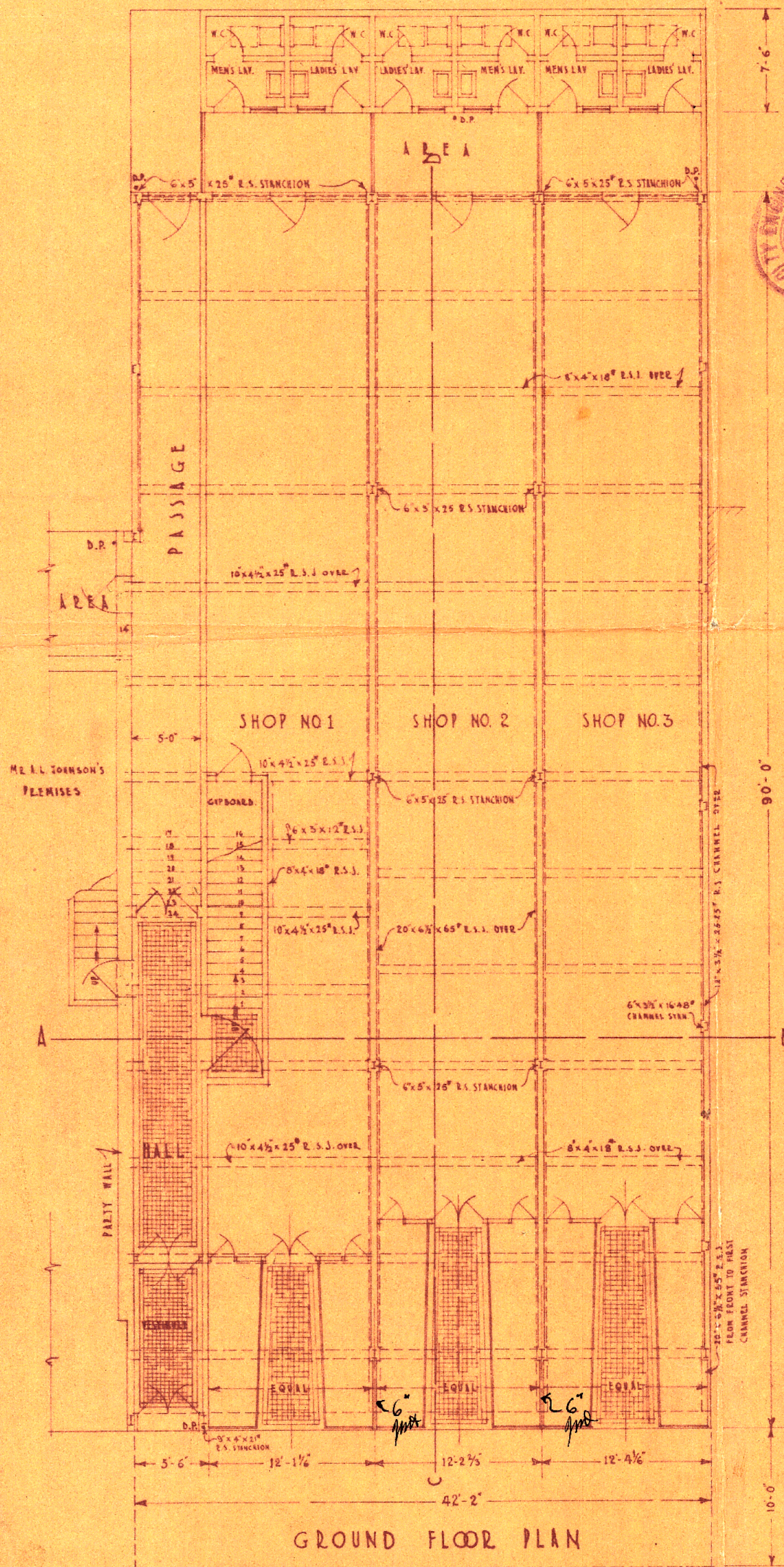
SECTION C-D



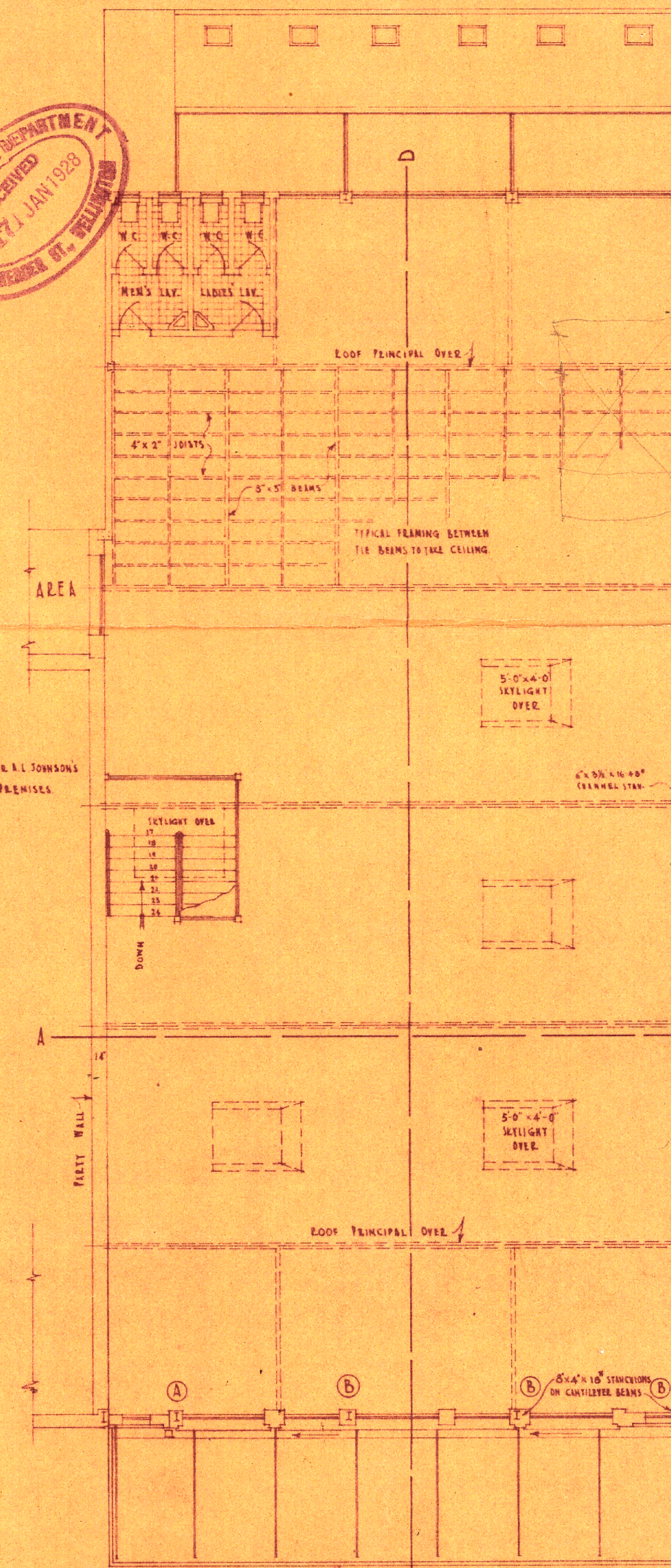
SECTION OF LAVATORIES



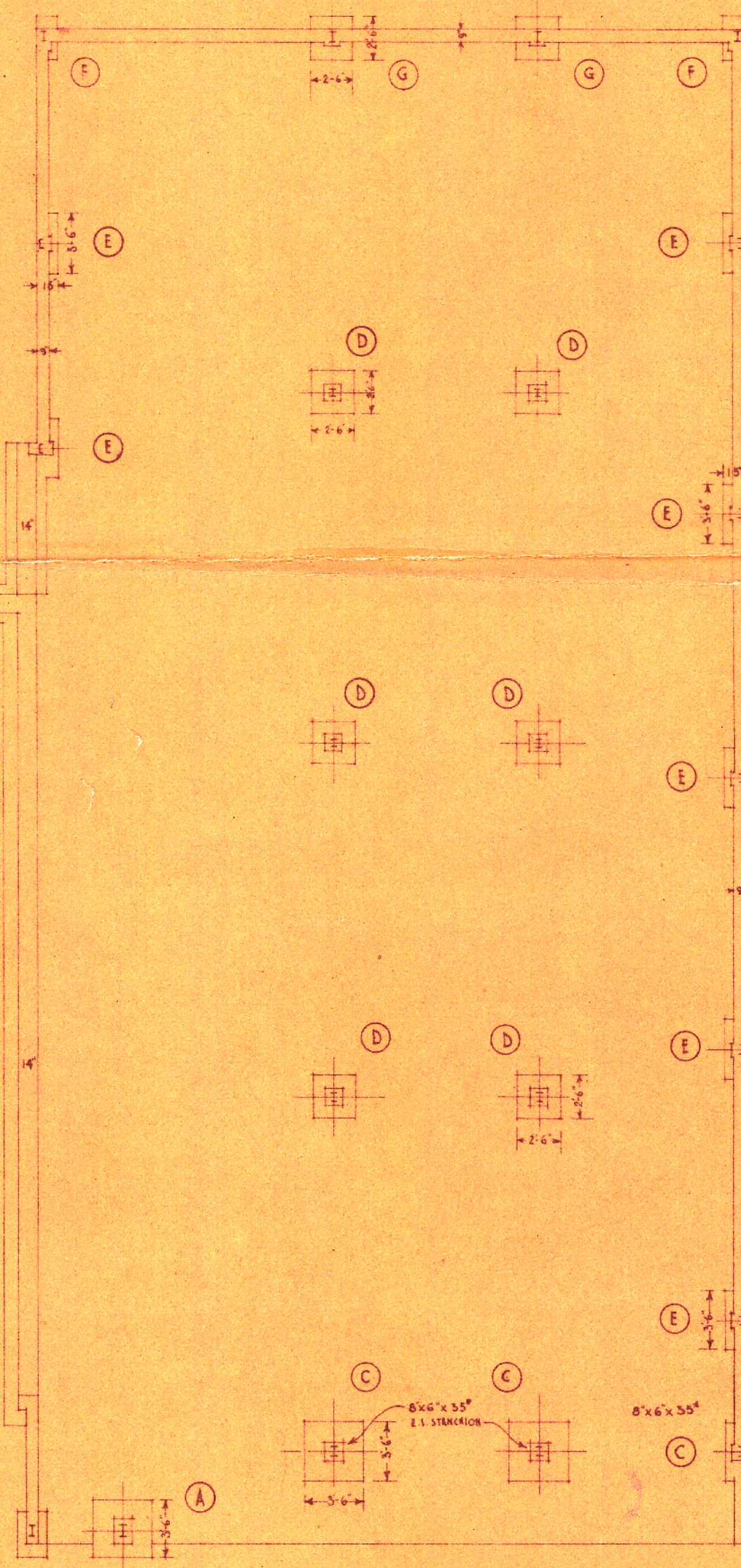
SECTION A-B



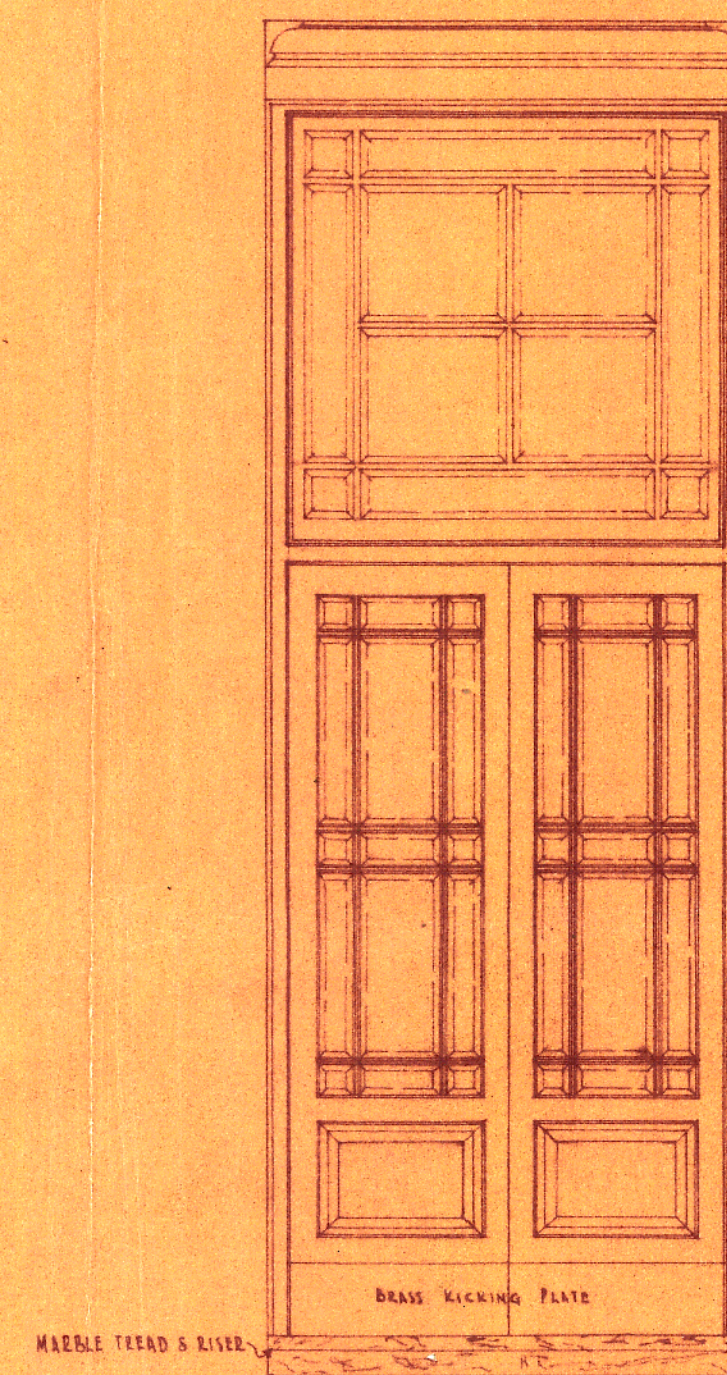
GROUND FLOOR PLAN



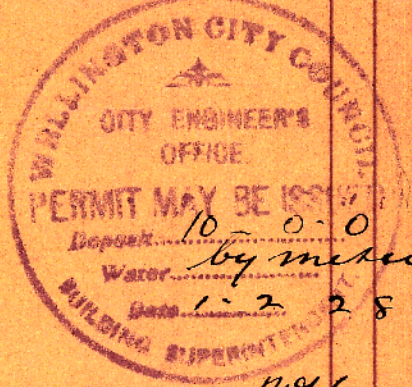
FIRST FLOOR PLAN



FOUNDATION PLAN



HALF INCH DETAIL OF VESTIBULE DOORS

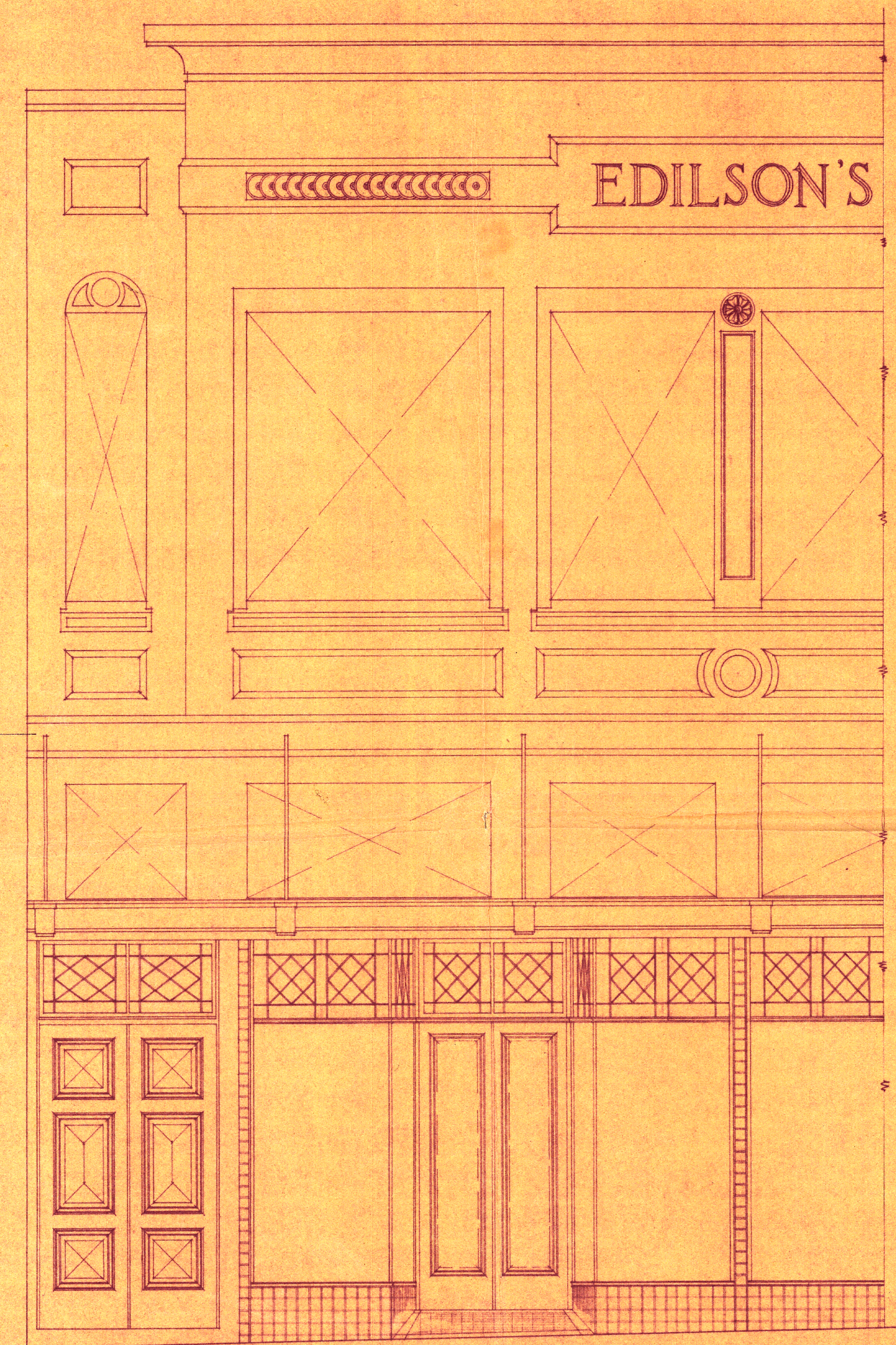


DRAWN BY J.N. SCOTT  
TRADED BY  
NO. 341/1 DATE DEC 1927

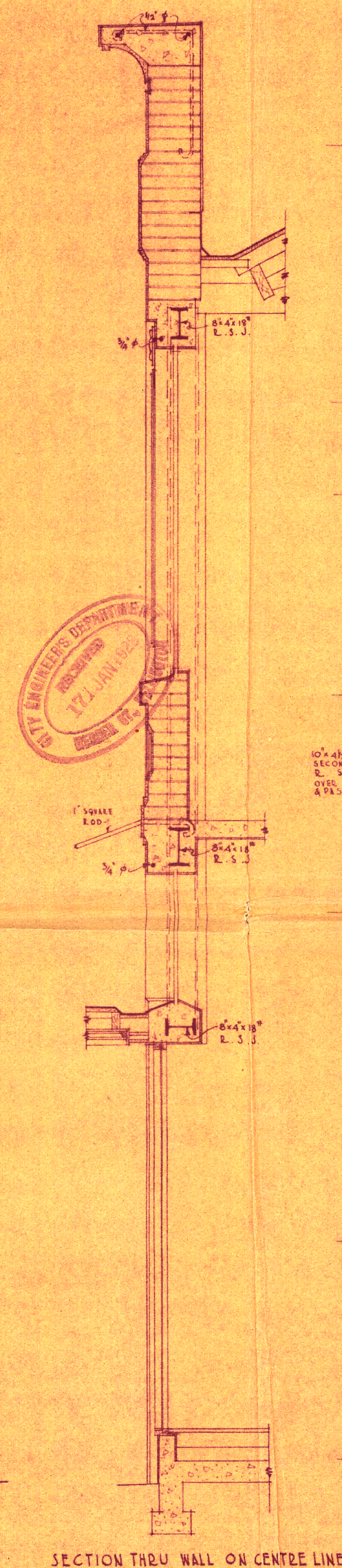
PROPOSED STEEL FRAME BUILDING CUBA STREET WELLINGTON FOR S. EDILSON ESQRE.

J. M. DAWSON F.N.Z.I.A.  
ARCHITECT - WELLINGTON  
SCALE: EIGHT FEET TO ONE INCH.

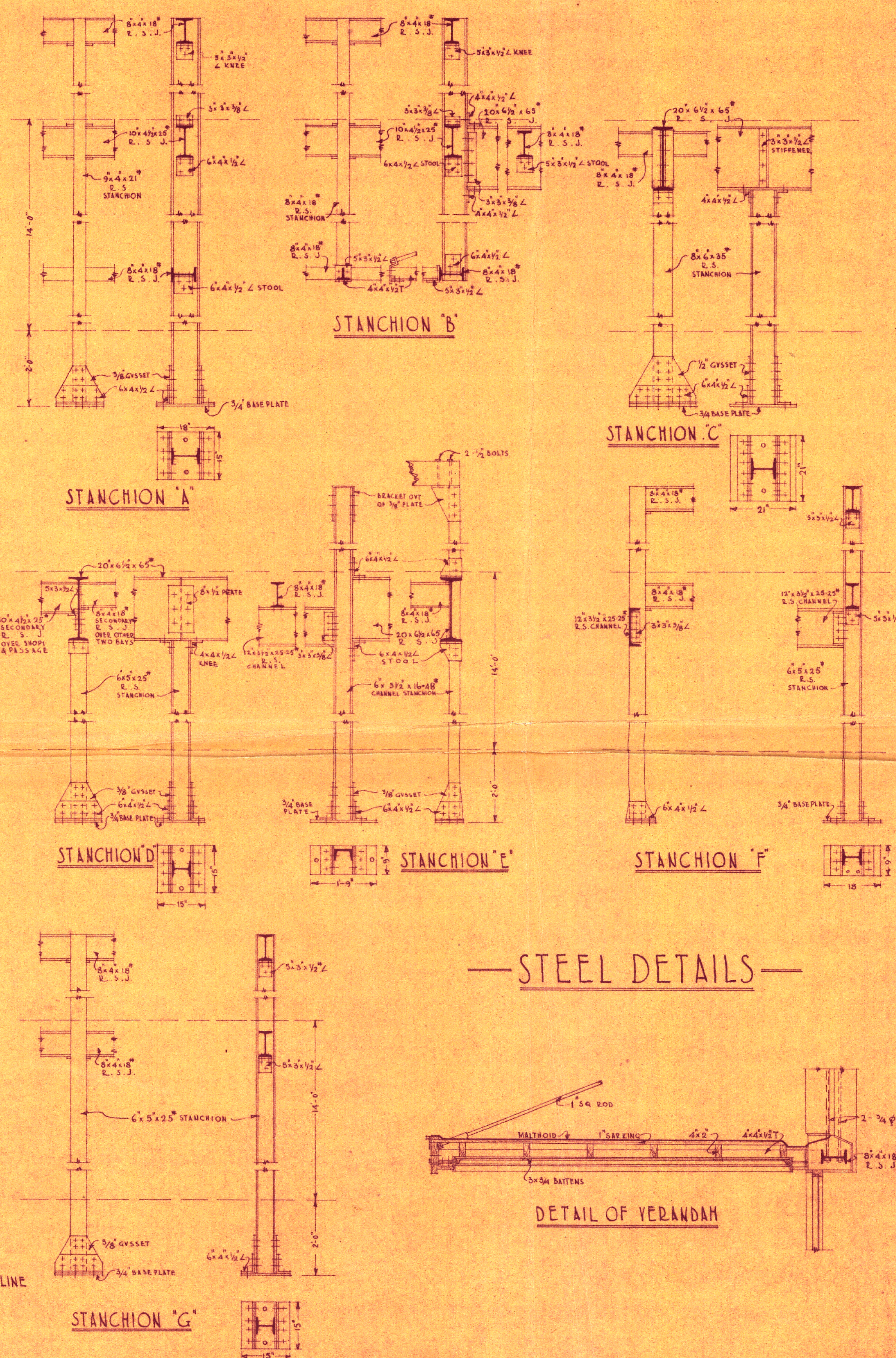




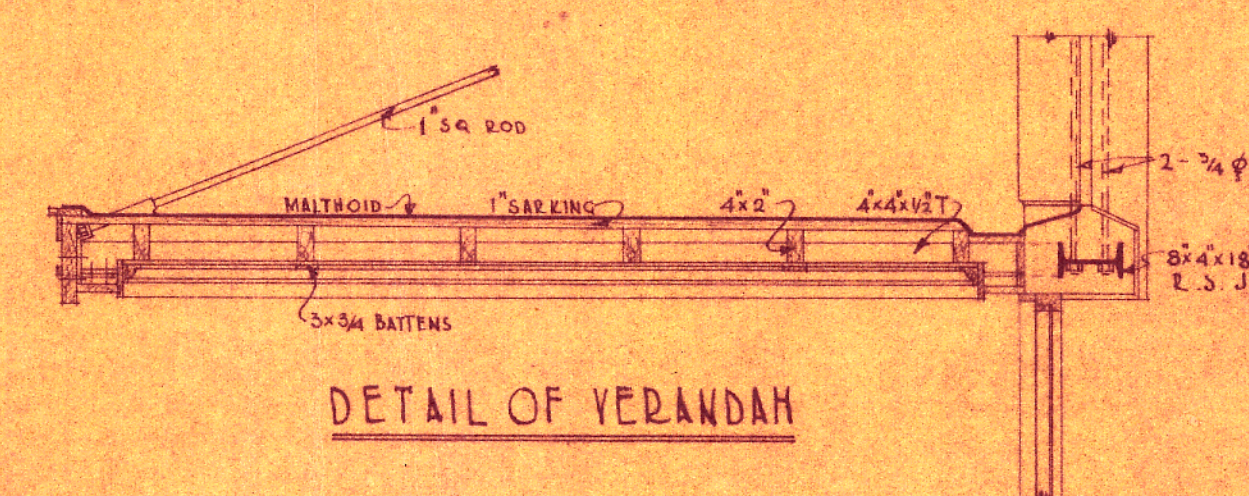
HALF FRONT ELEVATION



SECTION THRU WALL ON CENTRE LINE



—STEEL DETAILS—



DETAIL OF VERANDAH

DRAWN BY: J. S. + F. W. P.  
 TRACED BY: J. W. P. + J. P. H.  
 NO. 341/2 DATE: Dec 1927 Jan 1928

PROPOSED STEEL FRAME BUILDING, CUBA STREET, WELLINGTON FOR S. EDILSON ESQRE.

J. M. DAWSON F.N.Z.I.A.  
 ARCHITECT - WELLINGTON  
 SCALE:- TWO FEET TO ONE INCH.



