

# BUILDING APPLICATION FORM

WELLINGTON,

Date, Sept 6th 1905

To the City Engineer,

Wellington.

Sir,

I hereby apply for permission to Three Ships Dwellings  
in Buta Street, Section \_\_\_\_\_  
part of Town Acre \_\_\_\_\_ for James Calder  
of Wellington according to Plans and Specifications  
deposited herewith at the estimated cost of £ 5000-0-0

Yours faithfully,

6748 Amundach & Wallis  
Postal Address Leah Buller st  
city

SPECIFICATIONS of Materials to be supplied, and labour  
to be performed in connection with the  
erection of shops and dwellings on  
Section No.                      part Town Acre in  
Cuba Street

agreeably with Plans  
prepared for that purpose by

JAMES O'DEA,

Architect,

Wellington.

---

Excavate for foundations of all walls, piles, chimneys,  
drains, etc., to the depths fixed. The trenches for walls  
must be of such a width to allow the temporary boxing being  
fixed and trenches for drains to be taken out such a width  
as to ensure proper jointing of pipes. The bottom of  
trenches to be quite level and all water must be bailed or  
pumped out before concrete is put in. After the walls are  
built above the ground fill in and well ram the earth about  
them. Excavator to take out ground under site of building  
to such a depth as will allow of 8" clear space between sur-  
face of ground and under face of floor joists.

All surplus material to be carted off the site.  
Excavation shall be taken out so as to allow foundations to  
be at least 18" in solid ground

Concrete for foundations of walls and chimneys to be  
composed of 1 part Portland cement, 5 parts of clean shingle  
or broken blue stone and 2 parts clean sharp sand. Concrete  
for cornices, lintels etc. to be composed of 1 part Portland

Cement, 3 parts fine gravel and one part coarse sand.

Cement shall be of an approved brand Portland cement.

Shingle shall be clean river bed shingle, and sand shall be clean, sharp, river sand free from all dirt or other impurities.

The concrete shall be mixed together on a suitable wooden banker. It is to be turned over twice whilst dry and thoroughly incorporated, and well watered through a rose head and turned over twice whilst in a wet state and immediately afterwards deposited in the trenches, all in one layer and properly rammed. Trenches to be properly boxed in to receive concrete. Concrete piers for sleeper plates to be spaced at 4 feet centres. All projecting cornices shall be executed in concrete of the proportions before mentioned; concrete lintels of similar material to cornices to be built over all square window and door heads. These lintels to have 40 lbs. Railway iron embedded in same. Rails to have at least 15" bearing on walls, Lean-to at back to have concrete lintel over door and window openings extending the whole length of rear wall. Cornice cores to tail back at least 5 feet into side walls. Floors of back yards, side and back passages, W.Cs, coal houses and entrances to shops where tiled to be laid in concrete 3" thick composed of one part Portland cement and 5 parts clean shingle to be properly mixed as before directed, laid with fall as directed and trowelled off smoothly with cement and sand in equal proportions 1" thick. Hearths to be carried up in solid concrete on ground floor, and on proper skew back arches on other floors. They are to be finished in neat cement and trowelled off smooth.

### BRICKLAYER.

All walls coloured red on plan are to be built up in brickwork to the various thicknesses and heights shown. The bond to be adopted shall be Old English in the very best style of workmanship. Bricks to be good, sound, hard, burnt bricks, no bats will be allowed except as closures. All joints shall be solidly and completely filled with mortar and no four courses when completed shall exceed 13 inches in height. Footings to all walls shall have a projection on either side of not less than half the thickness of superincumbent wall; these footings to be formed in regular offsets of  $2\frac{1}{4}$ " each. All work to be beam filled. Immediately above surface level over all walls and concrete piers spread evenly a damp proof course of Corporation or other approved asphalt full width of walls and when consolidated to be at least  $\frac{3}{4}$ " thick. Also provide similar damp courses in all parapet walls just above roof levels. Form chases in walls for all ventilating flues, etc., and build same as directed..

All mortar used in building up brick walls to be composed of one part of approved Portland cement and three parts clean, sharp sand. Turn relieving arches over all lintels in two half brick rings. Arches over front windows of upper flats to have proper centrings. Under the ends of all steel beams provide and set concrete templates each 12" x 2ft 6" and full thickness of walls upon which they bear.

Build in all hoop iron anchor bolts, templates, ranges, grates, copper boilers, furnace doors and gratings and all nailings necessary for internal constructional work as hereafter specified. Turn  $4\frac{1}{2}$ " brick semi rings to all fireplace

openings. Kitchen fireplace to have  $2\frac{1}{2}$ " x  $\frac{1}{2}$ " wrought iron bars cambered; these are to be brought through jambs split at either end and twisted up opposite ways. Gather in the flues above chimney breasts where required and carry same up in  $4\frac{1}{2}$ " work. Flues to be 9" x 9" pargetted inside and stacks to be rendered on outside from gathering in. All jambs and backs of fireplaces to be at least 9" thick. The stacks are to be carried up to a height of at least three feet above roof level and finished with sailing over courses all to be neatly rendered in cement compo where exposed. Tops to be weathered. Copper flues also to be carried up to a similar height and finished in a like manner. Provide build in and properly set in Dining-rooms (one to each room) grates to value of 45/- each. Also provide and fix as above specified in Bedrooms where shown grates to value of 15/- each. Ranges to be supplied and built in in Kitchen fireplaces to be of approved pattern with coverings and plate racks complete. These ranges to value £6. 15. 0. Build in to each Kitchen fireplace one approved saddle boiler to value 30/-; also build in all pipes, elbows, etc., necessary for carrying out and completing hot water service. Bed all wall plates necessary for fixing joists, etc., in cement mortar.

Build in in Wash-house one 16 gallon copper boiler, tinned on the inside; also build in to each boiler one of Shacklock's furnace doors and gratings complete.

In building brick walls proper staging must be erected as the work proceeds. No overhand work will be allowed and in no case will any portion of walls be allowed during building of same to rise more than 5 feet above any other portion. Ramp the side walls of parapets as shown by

dotted lines on longitudinal section. All parapet walls to finish with over hang and weathered on top. Build in brick walls continuous bands of No.14 B.U.G. hoop iron 3 strands to 18" walls and 2 strands each to 14" and 9" walls. This iron to be placed at every three feet of height, to be well tarred and sanded before being placed in position, and to be folded and pinned at joints. Build in all walls where directed eight 12"x 6" cast iron air gratings and finish same as directed. Build in all anchor bolts for securing joists every fourth joist being thus secured.

#### TILER

Entrance to both shops between inner edge of footway and thresholds of outer shop doors to be laid with approved tiles of Messrs Maw & Co's pattern with borders etc., also portions of shop fronts between inner edge of footpath and under-side of sills with returns to doors to be covered with tiles as above-mentioned with approved moulded base. All tiles to be laid on cement bed, and great care must be taken in fitting same, and all joints to be neatly made. Tiles to value 26/- per square yard fixed.

#### DRAINLAYER.

All drains to be laid as shown on block plan. Existing drain to be remodelled as far as possible. All pipes to be of double glazed stoneware, the clear internal diameters marked on plan. Pipes are to be all jointed in cement and

care must be taken when laying pipes to keep invert perfectly true throughout. All lines of drains to have even fall throughout, and to be in no case less than 12" below fixed surface level. Disconnector traps to be of the Buchan pattern with inspection eye and fresh air inlet complete. Carry up the fresh air inlet above surface level and furnish same with cast iron grating complete securely bedded. Gully traps to be of glazed stoneware with dished covers and cast iron gratings. Brick up around gully traps where required and finish in neat cement. Carry up all bends etc. necessary for fixing plumber's work. All drains when laid to first have the approval of Corporation Inspector before being covered in. When the Inspector's approval has been obtained the trenches to be filled in every third layer being well rammed and consolidated. Every care must be given in this direction so as to allow no subsidence of yard after same has been concreted as before specified.

Drainlayer to provide the necessary junctions and carry up same to ground level where directed to act as inspection eyes. Provide and securely fix the necessary stoppers for these inspection eyes. Storm water drain to be laid as shown by the lines on plan; all pipes, gully traps etc. to be as specified for sewage drain, and all joints are to be made in cement mortar. Where drains pass under building the whole portion of such drain to be embedded and surrounded in concrete; pipes to be built in walls where necessary while walls are building.

Carry out the whole of the drainage work to the entire satisfaction of the Corporation Authorities.

## CARPENTER & JOINER

All timber to be of the best quality, free from sapwood, large, loose or dead knots and other defects, properly seasoned, sizes specified, and shall not show less than 3/4" heart on any face. All flooring, lining, etc., shall be properly stacked, with wood slips between, within four weeks from the date of acceptance of tender.

All wall plates, lintels, window frames, outer door frames, and other timber requiring to be built in shall be of heart of Totara, free from honeycombing and other defects. All scantlings, linings, sarkings, etc., shall be of first-class red pine (unless where otherwise specified). All other timber used in joiner's work and wherever exposed to view shall be figured heart of red pine (unless otherwise specially mentioned). All flooring to be heart of Matai, free from all defects. All joiner's work shall be hand dressed and glass papered. All iron work shall be of the best quality and fixed in a workmanlike manner.

SLEEPER PLATES to be 6"x 3" heart of Totara properly bedded.

WALL PLATES to be 4"x 3" heart of Totara to be in as long lengths as possible, perfectly straight, halved and spiked at meetings and well bedded in cement mortar. Build in 4"x 3" Totara lintels over doors and window openings where directed. Ground floor joists to be 6"x 2" of heart of Totara to be spaced at 18" centres and well nailed to wall and sleeper plates. Intermediate joists of 12"x 2" R. P. spaced at 18" centres and well nailed to their bearings.

Ceiling joists 5"x 2" also spaced at 18" centres and well nailed. Trim joists for chimneys and stairs;



trimmers to be in all cases 1" thicker than ordinary joists. Bridge intermediate joists with 3"x 2" R. P. neatly fitted and well nailed.

ROOF to be constructed as shown with 6"x 2" rafters spaced at 18" centres. Rafters to be supported with 5"x 2" struts, hanging pieces and collar ties all neatly fitted and put together and well nailed as shown and directed. Trim for well of skylights over stairs landing <sup>6'x4'</sup> with 6"x 4" stuff, lined on inside faces with 5/8" T.G. & B. boards, and finished with approved moulding. Cover roof with 8"x 1" rough R.P. sarking, all closely fitted and securely nailed.

All studs for internal walls to be 4"x 2" R.P. spaced at 18" centres, to have 4"x 2" bottom and top plates and bridged as directed.

Lay all floors throughout with 6"x 1" T. & G. heart of Matai boards, closely cramped and double nailed at each intersection. Punch all nail holes, dress off all bye-wood and leave floors clean at completion. Fix mitred margins to all hearths. Flooring around landings of stairs to finish with rounded nosings and scotias and 1" thick dressed R. P. fascia.

Batten all walls where necessary with 2"x 1" Totara battens for fixing lining. Walls of <sup>shop</sup> Bathrooms, Scullerys, Kitchens and wash-houses to be vertically lined with 6"x 5/8" T. & G. & B. RED Pine lining, all closely fitted and secret nailed. Finish junctions of walls and ceilings with approved margins and 6" cornice mouldings. All ceilings throughout (excepting that of wash-house which is to be lined with 5/8" T.G. & B.) shall be lined with 12"x 1" red pine boards, thoroughly seasoned, all in long lengths and closely fitted. Joints to be covered with 2 1/2" ceiling moulds. Ceilings to

finish round walls with approved margins and 6" cornice mouldings. Fix moulded centre pieces to Dining and Drawing room ceilings.

WINDOWS: All windows to be the sizes marked on plan, to have 1" thick Totara frames with 1½" Totara styles, having parting and inner beads, slips, pocket pieces, etc., complete. All frames to be housed, wedged, and framed together. All sills to be 3" thick Totara, double sunk and weathered. Sashes to be of heart of Totara, the sizes shown, to be moulded to approval, to be double hung with brass faced axle pulleys, balance weights, and silver lake sash cord. All sashes to be properly fitted, tenoned and pinned together. Each pair of sashes to be furnished with approved brass sash fasteners and finger lifts to value 4/6.

All windows to have Venetian blinds painted or varnished as may be hereafter directed.

Sashes to Wash-house, W.C. and Scullery to be out of 2" Totara framed up as shown on elevation. They are to be hung to 2" solid rebated Totara frames with steel butts and secured with approved quadrant casement fasteners. Finish these windows with sills as above mentioned.

DOORS: Outer doors to shops to be framed up of 2½" heart of Totara with moulded panels having bolection mouldings. Top panels to be glazed as hereafter specified. These doors are to have transoms moulded to detail. Fanlight over doors to have 2" Totara moulded sashes. ~~Stop~~ Doors to be hung to 6"x 3" solid rebated door jambs with 4" cast butts and secured with approved carpenter's rim locks. Inside doors to be 6'.10" x 2'.10" x 2", four panels with bolection mouldings hung to 2" solid rebated R.P. jambs with 4" cast butts. and

secured with 5" English mortice locks. Doors to dining-rooms to be out of 2" R.P., framed up 4 panels with bolelection mouldings and hung with 4" cast butts to  $1\frac{1}{2}$ " solid rebated door jambs and secured with English Mortice Locks. Inner shop doors and doors to dining-rooms abutting on stairs to have upper panels glazed and fanlights of 2" moulded R.P. glazed as directed. All other inner doors to be framed up of 2" Kauri, four panels, sunk mouldings and hung with 4" cast butts to  $1\frac{1}{2}$ " rebated R.P. door jambs and secured with English mortice locks. All doors to have approved furniture to average value 3/6 per door.

ARCHITRAVES: Fix to all doors and window openings on ground and first floors 6" clean dressed double moulded R.P. architraves mitred at angles and scribed to floors. Window architraves to finish at bottom with rounded nosing and scotias.

SKIRTING: Fix around all walls on ground floor 12" clean dressed double moulded R.P. skirting neatly fitted to architraves, mitred at angles and well scribed to floors. Fix around all walls on other storeys 10" clean dressed R.P. skirting fixed as above specified.

STAIRCASES: Build the staircases where shown on plan of the number of treads and risers shown; wall strings of  $1\frac{1}{4}$ " R.P.; outer strings of  $1\frac{1}{2}$ " R.P. checked out to receive treads and risers. Risers 1" thick, treads  $1\frac{1}{4}$ " R.P. to finish on outer edge with rounded nosing and scotia; outer string to have bead on top and bottom edges. All to be housed, blocked, wedged and glued together. Newels out of 5"x 5" R.P. turned to approved design; handrail of 4"x 3" R.P.

balusters; handrail to return round landing on top floor as shown. Box in spandrail of stairs with 4" x 2" stuff to finish as specified for other walls. Form doors under stairs of 2" R.P. to match other adjoining doors; hang these doors to 1 $\frac{1}{2}$ " R.P. door jambs and secure as specified for other doors.

Box in around baths with 4"x 2" R.P. and T.G. and B. lining. Finish on top with rounded nosings and scotia.

W.C. pans etc. in bath-rooms to be boxed in with 1" thick R.P. with hinged flaps complete.

Box in around chimney stacks on all floors with 4"x 2" R.P., studs well nailed.

Sink tops to be of 1 $\frac{1}{4}$ " thick Kauri grooved around sink with fall towards sinks; tops to finish with rounded outer edges. Box in underneath sinks with 6"x 5/8" T.G. and B. Form doors in same with turn knobs. Fix shelves full width and depth of space under sinks.

Wash-tubs to be fixed where and of the sizes shown; they are to be made out of Kauri 1 $\frac{1}{2}$ " thick, gained together and left perfectly watertight. Tubs to be set on suitable strong bearers.

Fix in wash-house bins to hold at least 10 cwt. of coal.

Fix in bedrooms where directed 12 wardrobes to be constructed out of 1" thick dressed Red Pine. Fix doors to wardrobes to correspond in all respects with doors of rooms in which wardrobes are built. Fix to each wardrobe at bottom drawers full width and depth of wardrobe and fitted with brass pulls. Finish tops of wardrobes with approved crown moulding.

Fix around walls in each room of buildings 2" moulded headings for hanging pictures etc. neatly mitred at angles.

Fix to fireplaces, in Drawing and Dining rooms, mantelpieces to value 40/- each. Kitchen mantelpiece to value 25/-; other mantelpieces to all other fireplaces to value 25/- each; all to be of approved design, to be properly fitted and securely nailed.

Opening from Kitchen to Scullery to be neatly finished with 1" thick clean dressed red pine to finish at top with arch having carved trusses, etc.

Build up the shop fronts as shown on elevation bars of 3" thick cedar moulded to detail, bottom and top rails also of cedar 3" thick. Sills 4" thick plough grooved and weathered; all cedar to be heart and thoroughly seasoned. Bars and rails all to be moulded to detail hereafter given. Walls under sills to be carried up in 4½" work, covered with approved tiles as already specified. Build up to window level inside shops with 4"x 2" covered on top with T. & G. lining. From this carry up to ceiling level of each shop sliding sashes, frames 6"x 3" moulded with moulded transom bar. These sashes to go at least 7 feet above window level to be of 2½" red pine moulded and glazed as hereafter specified. Fix sashes to be built above transom to ceiling level. Box in below window level with 6"x ¾" T. & G. & B. Form door in same and finish on top with approved moulding.

FENCING: Provide and build in position say 210 feet running of close boarded fencing 6 feet high. Posts to be 6"x 4" Totara with 6"x 3" sole plates and spurs. Rails 4"x 2", Totara boards 8"x 1". Totara double nailed at each intersection. Finish top of fence with 9"x 1½" Totara capping and good bold scotia. Four gates of similar material to fence to be hung where marked on plan to hanging posts of 6"x 4" Totara with strong T hinges and each gate to have

### VERANDAH.

Erect the Verandah where shown on the plan; columns to be of cast iron (No.12 in Luke's catalogue); they are to be of the lengths shown and securely bolted to kerbstone. Lintel over posts 5"x 3"; Totara panels over verandah posts framed up with 4"x 2" stuff and covered with 1" dressed Totara. Panels to be sunk with bolection mouldings. Rafters to be T angle iron well spiked to walls and lintels. Purlins 3"x 2" totara cut in between rafters. All woodwork in connection with verandah to be of dressed heart of Totara. Cover the roofs with No.24 gauge galvd. iron and flash junction of roof with main building with 4 lbs. lead. Fix T. & G. & B. lining at ends as shown to finish with neat mouldings. Fix 4½" Ogee galvd. iron spouting to eaves and connect same to street water table with 2½" down pipes. Fix small scotia moulding under spouting and fix 1" thick dressed totara cover boards to roof. The verandah is to be full width of footway and to conform in every respect with the City Council's Bye-laws.

Portions of buildings at rear of brick stable and etched black on plan is to be removed and wall made good as directed. W.C. to be properly refitted and connected to drain, and everything left in a proper working and satisfactory order.

### PLUMBER.

Cover roofs with best red edged roofing felt well stretched, lapped and tacked; felt to fit well up to walls and to eaves. Cover felt with an approved brand of No.24

gauge galvd. iron corrugated laid with an end lap of 8" and a side lap of two corrugations. Iron to be secured with 2½" patent lead headed nails fixed in rows three feet apart every alternate corrugation being nailed. Flash junctions of roof with walls with 5 lbs. lead properly pointed. Lead to be well dressed into corrugations of iron. Eaves of building to have 6" ogee galvd. iron spouting fixed to 1" thick Totara fascia. This fascia to be covered with 24 gauge sheet iron. Roof water to be conducted in 2½" down pipes to rain water gully traps. Down pipes to have all necessary elbows, shoes, etc. Properly step flash around chimney stacks with 5 lbs. lead. Lay bathroom floors with 6 lb. lead. Floors to have fall towards outer wall with overflow at end. The lead to be neatly dressed and to go well up under walls. Baths to be of the sizes shown, to be of 24 gauge galvd. iron with double lapped and soldered seams all seams to be at the sides and not at bottoms. Provide and fix brass gratings, plugs and chains complete to each bath. Baths to have perforated zinc showers. Wastes to have 6 lbs. syphon traps with brass screw access caps. Wastes to baths to be carried through walls and then connected in 22 gauge galvd. iron to gully traps. Extend the wastes in similar material to a height of 3 feet above roof and finish with approved cowls. W. Cs. to be of the "Sanitas" pattern, pans value £2. 15. 0., and traps complete, properly connected to drains. Those on upper floors are to have lead bends connected to 4" dia. cast iron soil pipes. These soil pipes to be extended in 22 gauge galvd. iron above roof level and finished with Boyle's or other approved cowls. Cisterns to W.Cs to be of 22 gauge galvd. iron painted inside and out, to be supported on cast iron ornamental brackets.

Cisterns to have valve syphon flushing apparatus, copper ball, brass chain pulls and overflows complete. Flush pipe of  $1\frac{1}{2}$ " dia. 6 lbs. lead wiped on to cap and lining of cisterns, and properly connected to pans.

Sinks are to be of the sizes shown of agate ware to value 25/-; each sink to have brass grating, plug and chain complete. Also provide and fix to tubs brass gratings, plugs and chains. Wastes to sinks and wash tubs to be trapped as specified for bath wastes and brought in 22 gauge galvd. iron piping to discharge over gully traps. Erect the vents in connection with drainage system where marked on plan. Sewer vent to be 4" dia. first 8 feet above and thence extended in 22 gauge galvd. iron to a height of 3 ft. above ridge and finished with cowls. All plumbing work to be carried out in strict accordance with the City Council By-laws, and to the entire satisfaction of the Corporation Inspectors.

Fix over well of stairs in each building one 6'x 4' Wade's patent skylight neatly fitted and flashed to roof and glazed with  $\frac{1}{4}$ " rough plate glass.

HOT WATER SERVICE to be installed in each dwelling. Contractor to provide and supply all necessary pipes, bends, elbows etc. to connect hot water service from boiler at Kitchen range to baths, sinks, wash tubs. System to have flows and return pipes and all joints to be carefully made in red lead. Circulating cisterns to be of corrugated copper with dome tops. These cisterns to have a holding capacity of 35 gallons and furnished with brass sediment cocks. Cisterns to be placed at a convenient height above chimney jambs, a door being formed to give access to same out of 1" thick R.P.



with cupboard lock. This opening to finish similar to other openings of rooms.

Supply cisterns to be fixed on roof, to be made of 22 guage gal. iron, corrugated, with soldered joints and securely rivetted. These cisterns to have ball cocks etc.

COLD WATER SERVICE: Lay on water from nearest Corporation Main to baths, sinks, wash-tubs and to one stand pipe in front and back yards over gully traps. All pipes to be of screwed gal. iron piping with all necessary bends, elbows, tees etc. All joints to be made in red lead. All points to finish with approved quality faucets to value 3/6 each. Cisterns in all cases to have H.P. and ball cocks.

#### ELECTRIC LIGHT.

Instal the electric light throughout the buildings to, say, 34 points in all, at an average cost of, say, 22/- per point. Contractor to provide all wires, switches, turnouts, fuses, etc. and carry out and complete the work to the entire satisfaction of both Architect and the Underwriters' Association. All wiring to be laid through in approved damp proof and incombustible casings manufactured by the Interior Con- duct Company. All casings to be laid out of sight.

Fit up under verandah, one to each shop, arc lamps of 500 candle power with controlling switches from each shop. All inside points to be wired to 32 candle power.

#### PLASTERER.

INSIDE WORK: Render, float and set all interior surfaces of brick walls from floor to ceiling with cement plaster, in equal porportions, sand and cement. Lath, plaster, float, and set all wood walls and partitions, except where otherwise speci-

even for papering.

OUTSIDE WORK: Materials for outside work: Coarse stuff for first coat, 2 parts of clean sharp fresh water sand to one part of Portland cement. Fine stuff for second coat, equal parts of Ocean Beach white sand and cement. Render all piers, pilasters, cornice projections, tops and backs of parapets, window and door heads, reveals and sills, and all external walls with coarse stuffs, and finish with fine coat; all enrichments, trusses, mouldings, etc. to be neatly cast in neat cement to detail hereafter given. Lime-wash with a mixture of cement the whole of the exterior plastered work.

PAINTER AND GLAZIER.

Paint to be composed of best genuine white lead of approved brand, mixed and well ground with linseed oil stained and picked out to approved tints; linseed oil to be Star or other brand, pale in colour, transparent and free from smell. For outside work white lead to be mixed with half raw and boiled linseed oil all worked; both inside and out to receive one priming coat; to be well stopped and then to receive two finishing coats. All ceilings to receive 3 coats and afterwards flattened a dead white. All spouting, down pipes, and ventilating pipes to receive 3 coats of paint; walls of kitchens and bathrooms to be varnished to a height of 3 feet 6 inches above floor level and thence to ceiling painted in 3 coats; walls and ceilings of wash-houses and sculleries to be also varnished; all other walls and ceiling specified as lined to receive 3 coats of oil colour.

All other inside work, viz., doors, architraves, sashes, etc. to be well oiled and stopped and to receive 2 coats of best copal varnish. All walls, except where specified as

With antiseptic paste. Papers to be neatly hung and to average value  $1/3$  per roll. Walls of dining-rooms, ground floor halls up the stairs, and around all passages and landings to be covered with approved pattern linoleum dado 3 ft 6 in. in height to value  $1/3$  per yd. and to finish on top with approved dado mould. Glaze all sashes and fanlights and upper panels of internal doors throughout with 21oz. crystal sheet glass of English manufacture, all to be properly bedded, sprigged and left perfectly watertight.

shop fronts and upper panels of outer shop doors to be glazed with  $3/8$ " thick British plate glass. Glass to windows to have strips of baize along front and secured with beads; glass to sliding sashes and borrowed lights to be figured obscured as directed.

#### SMITH AND FOUNDER

---

All castings to be cleanly made and to be free from all blemishes or defects of any kind. Over shop fronts 2 girders 50 feet each in length to be placed in position; these girders to be Dorman & Long's rolled steel joists 12" by 6" weighing        lbs. per foot. These joists to have  $\frac{1}{2}$ " top and bottom plates bolted or rivetted in the usual way,  $\frac{1}{2}$ " template of iron to take bearing of girders on central wall. Stanchions carrying front walls of buildings to be cast out of  $1\frac{1}{4}$ " metal to detail to be supplied. They are to be strengthened at intervals with 1" thick metal brackets and to have plate or shoulder at top cast solid for carrying girders. Girders to be secured at ends to stanchions;  $1\frac{1}{2}$ " bolts to be bedded in concrete foundations for securing stanchions at bottom. All nuts to have washers, etc. the thickness of diameter of bolt and width to be twice the diameter of bolt.

Provide all railway iron (40 lb. rails) as previously

specified for openings. Anchor bolts for joists to be provided of wrought iron, each bolt to go through wall and have at least 12" grip on joists, to be clawed at ends and double spiked to joists. Bolts to have plain pateras nuts and washers. Bolts to average weight , every third joist being bolted. Provide and fix 6 of Luke's No.12 cast iron ornamental verandah posts for verandah. All castings to be cleaned off and all forgings to be dipped in linseed oil after coming out of forge.

Contractor to provide two fire-escape ladders to each shop and dwelling.

NOTE: Contractor must allow  $2\frac{1}{2}\%$  on the total amount of his contract for contingencies; the whole or any portion of the remainder unexpended may be deducted at the completion of the works.