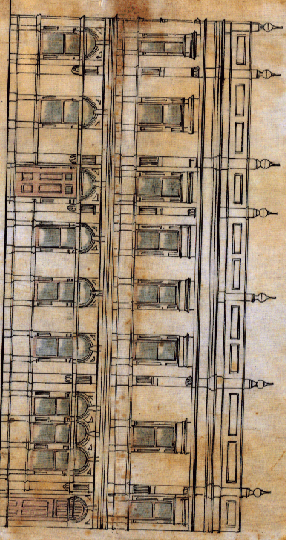
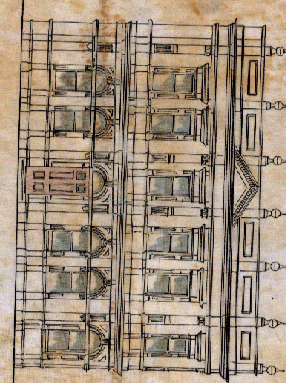
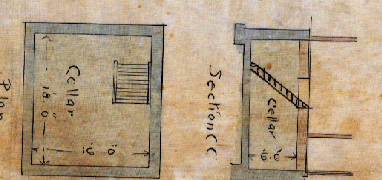
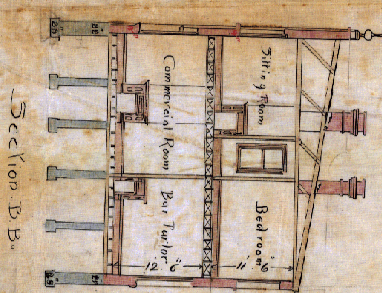
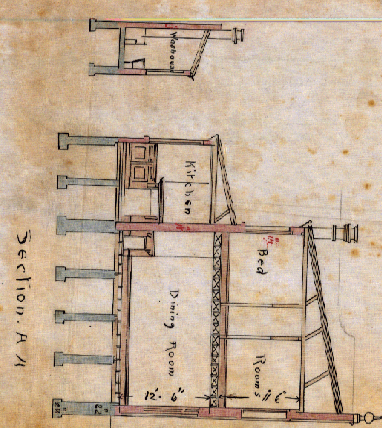
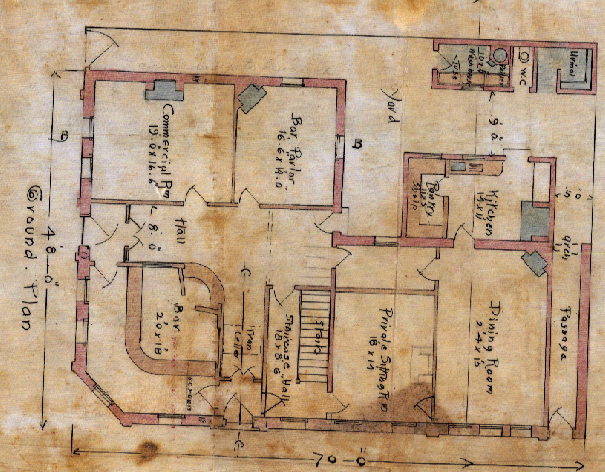


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Elevation to Adelaide Road

Elevation to Drummond Street



Proposed New Tramway Hotel

See Mr. C. P. LUMBER

Adelaide Road and Drummond St.

Scale - 8 Feet to 1 inch

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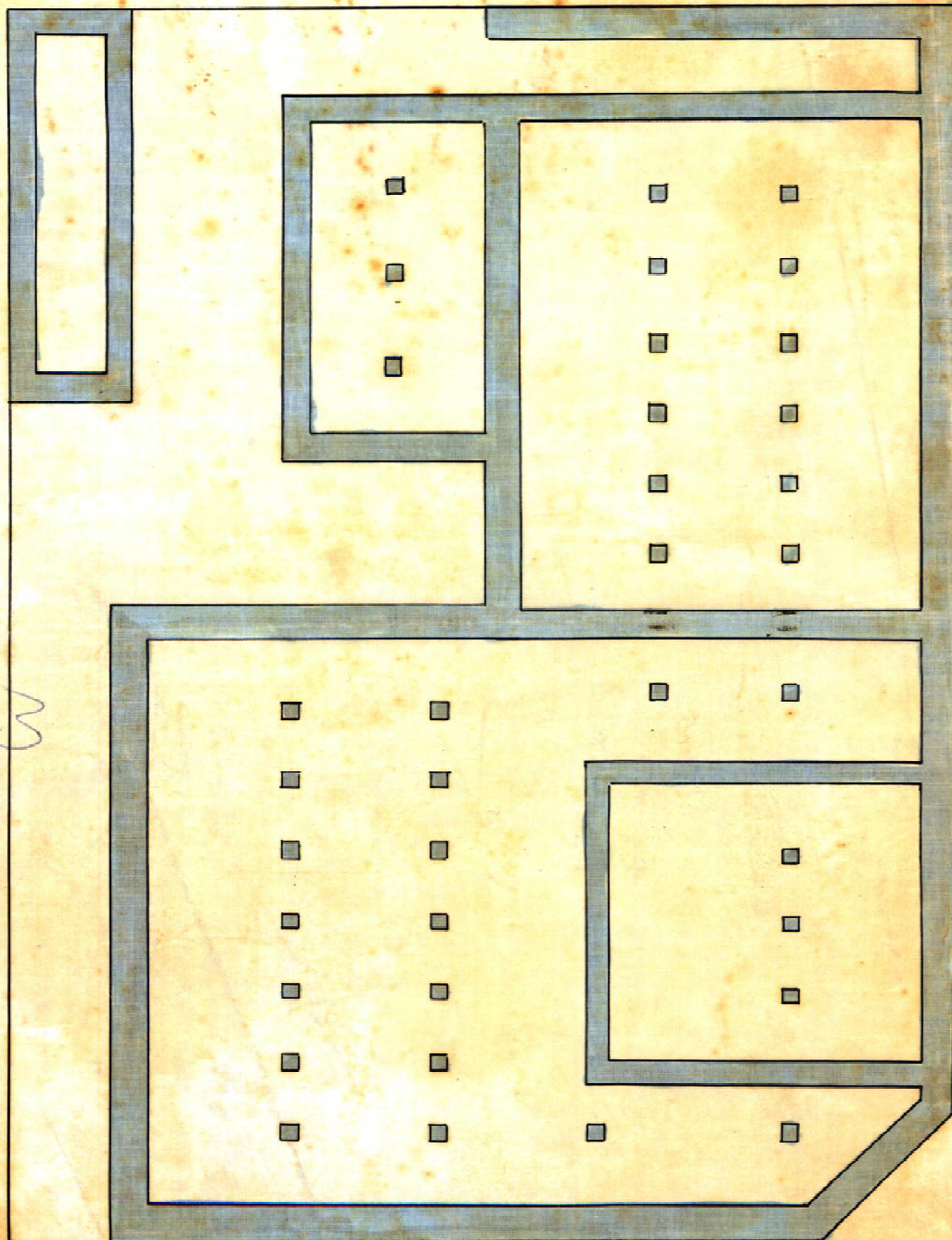
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C.H.

S-8558-02:52000

Basement Plan

Wellington January 17th 1899

To the City Surveyor

Dear Sir

I hereby apply for permission to erect
a brick building " The Tramway Hotel " corner of Adelaide
Road and Drummand Street for Mr c Plimmer. Plans and
specifications accompany this application showing the propos-
ed work. I shall be glad if you will grant me a permit at
your earliest convenience.

I am Sir

Your Obedient Servant

J. O'Dea
Architect.

Specification of works required to be done and of materials to be used in the erection and completion of a Hotel to be erected at the corner of Adelaide Road and Drummond Street for C. Plimmer Esq. according to the plans and specifications and general conditions prepared by J. O'Dea Architect.

EXCAVATE Foundation trenches and cellar shall be excavated to the depth shown on drawings, the trenches must be wide enough to allow the temporary boxing to be properly fixed. Excavate for drain pipes to connect with main sewer in Street. The bottoms of all trenches to be made quite level and all water must be baled or pumped out before concrete is put in, after the walls are built above ground, a fill in and well ram the earth about them. Fill in under cellar with solid stuff well rammed and prepared for concrete floor. Surplus soil and rubbish to be taken away from site so as to leave a neat appearance at completion.

BRICKLAYER Concrete shall be Portland of approved quality, capable of bearing a strain of 300 lbs per square inch on a moulded block seven days old set under water. Sand shall be clean and sharp fresh water sand, free from loam &c and washed if necessary.

Concrete for foundations, floors and yard shall be composed of ~~six~~ parts sharp broken bluestone or clean shingle, two parts sand and one Portland Cement, no stone to exceed $2\frac{1}{2}$ inches in any dimension. Special concrete for projecting cornices and steps to be composed of three parts of fine gravel, one of coarse sand and one of cement, finished off while concrete is green with a $\frac{1}{4}$ " coat and of sand and cement in the proportion of one of the former to one of the latter. The materials shall be measured on a proper wooden platform, turned over twice in a dry state, and watered through a rose whilst being turned back a third time

then turned over once more and immediately deposited in trenches in 12 inch layers, lightly rammed, trenches to be properly boxed. The whole of yard to have 3 inch concrete finished with $\frac{3}{4}$ in. cement and sand. Cement piers 12 in. by 12 in. to be nowhere more than 7 feet centres all concrete ~~from~~ foundations to stand 14 days.

Concrete steps cornices &c to be composed of three parts fine gravel and coarse and one of Portland cement finished off while green with one to one sand and cement. Cellar to have 6 in. layer of concrete finished with sand and cement. All hearths to be carried up solid with concrete to within 2 inches of floor level, after all floors are laid finish off hearths with 2 inches of cement and sand in equal ~~per~~ proportions to level of top of floor finished in one operation. Cement mortar shall consist of one part fresh cement and three parts sand. Lime mortar shall consist of one of hydraulic lime and two of sand and a proportion of one fourth cement. All ordinary bricks shall be hard, sound, square, of regular size and shape and well burnt. Facing bricks to two principal elevations shall be specially made pressed bricks of best quality and of regular size and shape on at least two faces and of uniform colour. All pressed bricks to be of equal dimensions to common ~~bricks~~ bricks. Bricks to be well wetted before use.

Tar to be Stockholm and coal tar, one of the former to two of the latter and applied hot.

BRICKWORK

The two principal elevations to have picked pressed bricks all remaining exterior face work to have best picked stock bricks, use the hardest bricks obtainable for footings and up to ~~slab~~--damp course level under plates. All arch or other bricks requiring it to be cut when green and in all cases accurately fitted. Build immediately on concrete to all brick walling and chimneys 6 in. double course of brick

footings to project on each side of walls not less than half the thickness of wall with regular offsets of $2\frac{1}{4}$ in. each. Build all walls &c in Old English Bond with flat joints not more than $\frac{1}{4}$ inch thick to be carried up true and plumb and horizontal in regular courses and no one part to be more than 4 feet in advance of any other part at the same time. Execute chimneys with projecting sailing courses and use all coring necessary. All arches to be turned in cement as follows on centres. Turn two $4\frac{1}{2}$ in. relieving arches on cores over all door and window lintels and frames internally. Turn 9 in. flat segment arch to kitchen fireplace on $2\frac{1}{2}$ in. by $\frac{1}{2}$ in. wrought iron camber bars split at ends and turned up and down in breasts and to extend $4\frac{1}{2}$ in. into wall at each end, turn $4\frac{1}{2}$ in. semi-rings to all other fireplace openings. Put 14 in. flat arches to all windows at rear of building on $2\frac{1}{2}$ in. by $\frac{1}{2}$ in. camber bars. Turn 3 semi-rings to all arches on ground floor to two principal elevations. Build in as directed coke breeze fixing blocks to take wood strapping, grounds and other carpenter's work, blocks to be cast in moulds in the proportion of five parts coke breeze after being sifted, and one of Portland cement, all to be kept moist and allowed to set 14 days before being used, each block 9 in. by $4\frac{1}{2}$ in. Lay continuous bands of No. 12 B. W. Gauge hoop iron $1\frac{1}{2}$ in. wide at every 3 feet in height one row to each half brick in width, to be properly locked together at all junctions and angles, all hoop iron to be well tarred before being fixed. Flues to be cored and par-getted as they are carried up. The damp proof course of $\frac{3}{8}$ in. tar and sand to all foundations walls and piles and to exterior wall of cellar $\frac{1}{2}$ in. coating of similar tar and sand.

Provide all casing for same and lay while hot. Use fire-bricks where necessary to fireplaces.

TUCK POINT All exposed brickwork and chimneys to two principal elevations to be raked out cleaned down and neatly tuckpointed. All other work to be finished with neat struck joint. Put where shown four stoneware gully traps connected to drain pipes supply and fix 200 feet of 4 in. diameter glazed stoneware socketted drain pipes set in cement, provide all necessary junctions and bends as required to connect with Corporation drains. Also provide 150 feet of 3 in. drain pipes to take storm water to street channel. Supply and properly connect a Buchan intercepting trap and fresh air inlet combined and to be strictly in accordance with the City Byelaws. Generally All the piers, projections, &c. and where colored yellow on elevations to be finished in cement as described. Build in where directed sixteen 12 in. by 6 in. air gratings to ventilate under floors. All sills and sill courses to be bricks on edge set in cement mortar. All projecting cornices and heads of flat beaded windows to principal elevations also doors to be in special concrete before specified and cast in wood casing to the required mould.

Provide five register grates value 30/- each and kitchen range to value £10/10/- p.c. and allow for fixing same. 20 gallon copper 36/-. Twice lime white the cellar walls to approval.

Build in all necessary iron straps, hinges bolts, &c., for fixing door jambs also for tying in walls to joists. Bed all plates and lintels in mortar to a true level.

C a r p e n t e r & J o i n e r

All timber to be of the best quality free from sapwood, large, loose or dead knots and other defects, properly seasoned and to hold sizes specified. All flooring, sarking &c shall be properly stacked with wood slips as they arrive on site. All architraves skirtings &c and all other

finishings must be got out immediately after signing contract. All ironwork shall be B.B. Crown iron or other of equal quality finished in a workmanlike manner, bolts shall have a square head the thickness to be equal to the diameter of the bolt and the width twice the diameter and screwed with a clean thread Whitworth's standard with nuts equal in size to the head. All ironwork to be dipped in linseed oil while hot from the forge. All nails and spikes to be best quality.

S c h e d u l e o f S c a n t l i n g s

T o t a r a

Slopper plates on edge	6 in. by 5 in .
wall plates	4 in. b y 3in.
Ground floor joists	6 in. by 2 in.- 18" centres
Ground floor joists to cellar (5)	10 in. by 2 in.
Door and window frames.	

All timber in co-ntact with or near the ground window sashes, outside finishings and outside doors. All lintels over doors and windows, these are to be 1" deep for every foot of opening, but not less than 3 in. deep in any place and full breadth of brickwork above it and to rest at each end at least 9 in. on the solid walls.

R i m u o r M a t a i

Rafters	6in. by 2 in. & 4 in. by 2 in.
Struts	6 in. by 2 in.
Hangers	4 in. by 2 in.
Ceiling joists	5 in. 2 in.-16 in. centres
First floor joists	14 in. by 2 in. 16in. "
Partition studs and plates	5 in. by 2 in. 16 in.centres
Valleys	10 in. by 1½ in.
Trimmers	3 in. thick
Sarking (rough off saw)	8 in. by 1 in.
Skirting (moulded)	9 in. by 1 in.
Window and door architraves	6 in.
fascias for spouting	6 in. by 1 in.

M a t a i

Flooring boards T . & G.	6 in. by 1 in.
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WORKMANSHIP

All walls and sleeper plates must be in long lengths, properly scarfed together at junctions, well bedded in

mortar level and true. All abutting surfaces of exterior timber window and door frames &c. shall receive a good coat of red lead and linseed oil priming before being fixed.

To all window and door heads supply totara lintels resting 9 in. on solid wall each end.

All floor joists gauged from top surface and properly skew nailed. Trim for openings where required. The whole of roofs to be framed and fitted in secure manner. Brace partitions with 5 in. by 2 in. blocked between studs and raked as near as practicable to an angle of 45 %. Put 3 rows of 5 in. by 2 in. interties to all partitions. Studs and plates to all partitions 5 in. by 2 in. checked $\frac{1}{8}$ in. into plates, spaced at 16 in. centres gauged down on plates to uniform level and spiked. Ground floor joists 18 in. centres Ceiling joists spaced at 16 in. centres.

Cover roofs with 8 in. by 1 in. sarking laid close neatly butted up and securely nailed to all scantlings.

DADO

Dado the Dining Room kitchen and wash-house to a height of 4 feet from floor and return a 3 ft. reeded mold round top and to have 4 in. by 1 in. T. & G. & V. jointed boards well cramped.

SKIRTING

Provide and fix molded 9 in. skirtings throughout.

Man-hole

Put manhole where directed finished round with wood frame and door hung with hinges and button fastenings to be 20 in. square.

FLOORING

Laid 6 in. by 1 in. flooring boards, well cramped up, scribed to walls and nailed on with $2\frac{1}{2}$ in. wire flooring nails to each board and joist, nails punched in and floors cleaned off at completion. 2 in. mitred borders to hearths.

Cellar trap-door

Trim for trap door to cellar in side entrance passage have strong hinges and iron ring complete boards similar to floor and braced and ledged with 6 in. by $1\frac{1}{2}$ in., also trim for trap door 2 feet square in Bar.

CELLAR STAIRS To be of 12 in by 2 in. totara strings and treads 4 ft. 6 in. wide well housed wedged and glued together also provide similar ladder 2 feet wide from bar. to cellar

MAIN STAIRCASE Set out and prepare $1\frac{1}{2}$ in. nosed treads 3 feet 9 in. wide and about 12 in. going, tongued and grooved and well blocked to 1 in. red pine risers about 7 in. rise, put $1\frac{1}{2}$ in. wall and $1\frac{1}{2}$ in. beaded outer strings, keyed for plaster cut for steps, put $1\frac{1}{2}$ in. cavetto under all steps, wall string grooved for skirting. Prepare two 4 $\frac{1}{2}$ in. square newels turned with ornamental caps at top, fit mold on top of wall strings with 5 in. by $1\frac{1}{2}$ in. mold making good to landings, continuous hand-rail to be heart of red pine, 3 in. by 3 in. molded and grooved put to outer strings $\frac{1}{2}$ in. cut brass brackets and provide $1\frac{1}{2}$ in. turned balusters 2 to each step averaging 2-7 $\frac{1}{2}$ in. long and about 6 in. centres on landing, all well secured to handrail, dovetailed to steps and floor, the whole to be glued, wedged housed and pinned cleaned off and sandpapered ready for varnishing.

DOORS Two external doors to principal entrances are to be 8 ft. by 4 in. 3 in. panelled doors of totara 3 in. bolection molds outside, single molded inside, hung to 6 in. by 4 in. wrot rebated frames with two 4 in. butts to each door. prepare top panels for glass, 6 in. by 4 in. framed transoms over molded. Fit these doors with 8 in. approved draw back locks and 9 in. barrel bolts.

Vestibule Swing Doors Entrance vestibule doors to be heart-of red pine 7 feet by 4 ft. 6 in. Swing doors in two halves 2 $\frac{1}{2}$ in. thick, bolection molded both sides made movable with brass screws 3 $\frac{1}{2}$ in. solid grooved jambs.

The doors are to be hung with Smith's patent spring hinges and secured with strong approved brass bolts top and bottom, mortise lock and approved brass pull handles on each side of each half- molded transome and semi-circular

hinged fanlights over doors. The sidelights and fanlights to be filled in with leadlights at the value of 5/- per foot. The other exterior doors are to be 7 ft. by 3 ft. by 2 in. thick totara four panel to have two pairs 4 in. cast butts and to fasten with mortise locks and furniture of the p.c. value of 6/6 each. All internal doors on ground floor to be 6 ft. 10 in. by 2 ft. 10 in. by 2 in. thick and on first floor 6 ft. 8 in. by 2 ft. 8 in. by 1½ in. 4 panel, hung to 1½ in. solid rebated jambs with 4 in. butts secured with approved mortise locks and approved furniture of the p.c. value of 3/6 each. Doors to wash-house & W.C. to be 1½ in. framed, ledged doors, hung to 1½ in. solid rebated frames with two 4 in. cast butt & hinges to fasten with rim locks and furniture of the p.c. value 2/6 each.

Ventilating grates Provide 30 ornamental ventilating grates 9 in by 6 in. under ceilings where directed.

Windows Frames 1 in. thick with all necessary and proper fillets 1½ in. pulley stiles, stop, slips and pocket pieces, 3 in. double sunk throated and weathered sills all of totara, supply 2½ in. brass faced axle pulleys, sashes 2 in. thick ovolo molded, double hung with silver lake sash cords, C quality and iron weights approved solid brass burglar proof sash fasteners, sashes and frames properly fitted, tenoned and pinned together. The semi-circular transoms sashes to ground floor of principal elevations to be prepared for leadlights, five of these to be hinged to open and provided with quadrants and cords. Two brass rings to lower sashes and one brass ring lift to each upper sash and one 1½ in. turned rod fitted with brass hook for opening and closing windows, 1½ in. rounded window boards with scotia under each.

Architraves 6 in. molded architraves to all door and window openings inside.

Mantelpieces To each fireplace provide mantelpieces to be approved at a cost of £2 : 10/- p.c. and allow for fixing same.

Hat-pegs To passage leading to Dining Room provide on molded rail two dozen approved brass double hat and coat pegs.

Herring bone strutting to be 3 in. by 3 in. well nailed to all joists having more than 10 feet span.

Kitchen dresser Fit up dresser in kitchen 3 feet 6 in. high with $1\frac{1}{2}$ in. wrot ~~an~~ front and top with 1 in. dovetailed drawers on proper runners and two pairs of doors, hung folding with approved cupboard locks, turns, knobs, and cupboard bolts complete 1 in. shelving on proper bearers. Fit up plate rack over dresser and three tiers of 12 in. by 1 in. wrot shelving with cup rails and 4 dozen cup hooks, shelving and dresser to have wrot sides.

Pantry Shelving Fit up in pantry 4 rows of shelving 12 in. by 1 in. on proper bearers and ~~brackets~~ brackets all shelving cleaned off.

Bathroom Fit up bath with $1\frac{1}{2}$ in. shaped and rounded bath top. Line up same with 6 in. by $\frac{3}{4}$ in. wrot T. & G. lining boards with door in same for access to pipes, door to be hinged and have approved bolt fastening 3 in. by 2 in. bearers and studing. Fit up in corner a screen for shower with $\frac{1}{2}$ in. T & G lining and carry up same 7 feet from top of bath finished with neat molding.

Basins Fit up stand for basin on proper bearers with $1\frac{1}{2}$ in. wrot top, cut and dished for basin line in front of basin and on soffit of same. To bathroom floor put movable staging Staging to floor) of 2 in. by 1 in. battens on 2 in. by 1 in. bearers all of kauri well ~~seasoned~~ secured together.

Troughs to wash-house ~~at base 2 ft. at top~~ To be $1\frac{1}{2}$ in kauri wrot and ~~framed~~ together with divisions 15 in. deep 18 in. ~~wide cut for waste~~ also provide ~~drawing~~ draining board of $1\frac{1}{2}$ in. channelled kauri laid to fall troughs to be caulked and made watertight.

Drainer & Sink Provide in kitchen a sink and drain on proper

bearers, sink 2 feet long 20 in. wide and 12 in. deep of 1½ in. kauri with 1½ in. grooved kauri drainer and shelf 4 feet long, all cleaned off and well secured to standards and line down front with 4 in. by 1 in. T.&G.&V. jointed boards with small ledged door beneath hung to 6 in. T hinges with turn button complete, cut for waste.

Shelving Provide to wardrobe and linen presses on first floor

80 feet of 12 in. by 1 in. cleaned off shelving.

Venetian Blinds All windows facing Adelaide Road and Drummond Streets

to be provided with approved ^{Californian deal} laths and chords with all necessary tapes and fastenings to suit openings, the remaining windows throughout to be fitted with Hartshorn spring blind rollers 1½ size with brass brackets complete, holland blinds best quality with chords tassels and sticks complete, neatly tacked on rollers with gimp tacks. Blinds to roll up true to window frames.

Transomes All transomes windows and doors to ground floor to be prepared for leadlights with necessary beads.

Urinal Concrete the floor 6 in. thick the whole to be floated in cement with channel formed in one end, build in stoneware P trap connected to drain with iron grating properly dished with cement in concrete channel in urinal floor.

Bar Contractor to allow in tender for fitting up Bar according to plans supplied and in position shown on drawing at a cost of sixty five pounds sterling, including all glazing and varnishing &c complete.

Electric Light Allow in tender the sum of forty pounds sterling for laying on electric light installation and providing fittings &c. complete.

P l u m b e r

Flash wherever roof abuts against walls with 14 in. wide 5 lb. milled lead, turned up 4 in. and let 1 in. into brick-work plugged with lead and pointed with cement beat end down

into corrugations. Cover the whole of roofs with best white edged roofing felt secured with galvanized clout headed nails to sarking. Roofs to be covered with 26 gauge galvanized corrugated iron of Gospel Oak or other approved brand laid with two full corrugations side lap and 8 in. at ends, secured with patent lead headed nails, one through every third corrugation and three rows to each sheet. Sheets all neatly cut up to walls. 5 in. O.G. galvanized iron 24 gauge eaves spouting to eaves of roof fixed with strong galvanized hooks every 3 feet. All junctions and angles neatly soldered. Six stacks of 3 in. down pipes with necessary heads, shoes, soldered joints, securely fixed with galvanized iron holdfasts to discharge into surface channels. Chimneys flashed with 5 lb. lead with separate sleeping stepping apron pieces.

Valleys laid with No 12 zinc 20 in. wide dressed over fillets. Provide to bathroom a white earthenware basin 16 in. diameter with overflow, brass bib cocks, brass plug and chain and 1 in. 7 lb lead waste pipe also to bath sink and tubs with brass inspection caps to discharge over gully traps. Lay on water from Corporation main with 1 in. piping and $\frac{1}{2}$ in. branches to urinal water closet cisterns and wash-basins. All piping to be galvanized wrot iron jointed in red lead and fitted with all necessary T pieces, bends, elbows, &c. Provide and fit up to each closet cistern approved high pressure ball cocks also $\frac{1}{2}$ in. high pressure brass valves to supply pipes of urinal and cisterns, all other points to have approved high pressure bib-cocks.

Two closets to have Twyford "Zone L" or other approved pedestal pattern plain white enamelled earthenware S. traps with plain wrot hinged kauri seats with dished hole and with rubber rests un under seats, 5 gallon approved cast iron siphon action flushing cisterns, having chains and

handles complete and with 1½ in. diameter galvanized iron flush pipes, to have 2 in. lead anti-siphon vent pipes joints to traps taken outside and connected together into a 3 in. diameter 22 B.W.G. galvanized iron pipe covered above eaves and protected with wire netting on top, at end of 4 in. drain A 4 in. galvanized iron 22 B.W.G. pipe to be carried up as a vent pipe 3 feet above eaves of main roof and terminated with an approved vent cowl on top. Traps of closets to be connected with drain pipe socket with mortar joint of equal parts cement and sand.

P l a s t e r e r

Materials Coarse stuff of two parts clean sharp sand, all thoroughly well washed and one part fresh burnt stone lime to approval, mixed with a sufficient quantity of well washed long cow hair, all mixed up one month previously to being used. Fine stuff of one half lime putty and one half well washed white or grey sand, mixed one month before required and gauged with one fourth part plaster of Paris immediately before use. Lime wash to be made from best stone or shell lime, sulphate of zinc and common salt in the proportion of 2 lbs sulphate of zinc and one lb. salt to half bushel of lime. Lime is to be first dissolved in boiling hot water till quite slacked when sulphate of zinc and salt are to be added and thoroughly incorporated. Laths to be sawn totara ½ in. by 3/8 in. nailed to every timber they are in contact with.

INSIDE WORK Render float and set all interior surfaces of brick walls from floors to ceilings. Lath plaster float and set all wood walls partitions and ceilings, but only rough plastering behind dados and skirtings.

Plaster shields Provide 4 dozen plaster shields for ventilating under ceilings 9 in. by 6 in. at a cost of 2/- p.c.

Materials for outside work Coarse stuff for first coat, two parts of clean sharp fresh water sand to one part of Portland cement.

Fine stuff for second coat equal parts of white sand and cement.

OUTSIDE WORK Render all ~~pieces~~ piers, pilasters cornices projections &c where colored yellow on elevations and all 9 in. brick walls with coarse stuff and finish with ^{fine} coat trowelled smooth. Form pediments, cornices, copings, oversailing courses, sill courses, window arch labels and keyblocks reveals plinth, capping &c as indicated on drawing.

Painter and Glazier

Materials. Paint to be composed of the best genuine white lead of Champions or other approved brand, mixed and well grounded with linseed oil, stained and picked out to approved tints. Linseed oil to be "Star" or other approved brand pale in colour, transparent free from smell and sweet to taste. For outside work white lead to be mixed with half and half raw and boiled linseed oil. All arched fanlights over transoms to two principal elevations also sidelights and fanlights to entrance vestibule doors to have lead lights of approved designs to cost 5/- per foot p.c. Contractor to allow for fixing same. The two vestibule swing doors to be glazed with $\frac{1}{2}$ in. ground and figured glass at a p. c. of 6/6 per foot Contractor to fix same. All other sashes throughout to be glazed with Chances best 26 oz. sheet glass free from blisters and imperfections bradded puttied and back puttied. After priming for painting and oiling, all nail holes cracks, shrinkages &c to be neatly filled in and stopped with colored putty. Prime stop and afterwards paint in three additional coats all external wood and ironwork usually painted finished in *approved*

All skirtings, doors, dados, architraves, linings fittings &c to be oiled and twice varnished. All internal surfaces of plaster walls and ceilings to have two coats of Johnstone's No. 6 standard dry sized Kalsoline tinted to approval. This work is not to be done till work is thoroughly dry.

FIRE ESCAPE Provide for fire escape ladder and land at position shown on plan, made of cast iron, landing and treads to consist of open trellis ironwork of $\frac{1}{2}$ in. metal with $1\frac{1}{2}$ in. by $\frac{1}{2}$ in. plates at border all round, all treads rivetted to iron strings which will have $1\frac{1}{2}$ in. by $\frac{1}{2}$ in. bars zig zag shape let into iron frame of 3 in. by $\frac{5}{8}$ in.. The landing to be supported on cast iron cantilevers of approved pattern, well secured and bolted to landing and let into wall also secure at foot of stairs into concrete, all according to plan and details to be supplied.

The Contractor must allow in tender $2\frac{1}{2}$ % on the total amount of his tender for Contingencies, the whole or any portion of the remaining unexpended may be deducted at completion of the contract.