

John P. Swan
Architect, Wellington.

Contract for
Building in Cuba Street - Wellington
for P.D. Davis Esq.

Specification (Section 7 T.A. 177)

Site - The site is No 41 Cuba Street. The existing building (occupied by Mr Kety, Pawnbroker) will be removed by the Employer within 12 days after the date of acceptance of tend.
Excavator - The site under buildings shall be excavated (if necessary) so ^{that} the floor line shall be at least 12" above surface of ground. Excavation shall be also be made for the foundations, drains etc. The excavated material shall be removed and the ground around the footings shall be rammed to a hard surface.

Ground Floor Line of Shop shall be 5" above footpath level at Door "A".

Concrete, except where otherwise specified, shall be of an aggregate formed of rough river shingle containing such proportion of smaller particles as will ensure the utmost compactness of the mass and entire freedom from holes. No single stone shall be larger in any diameter than 3". The aggregate for breeze blocks shall be gas works breeze with particles of approved size.

Cement for all work shall be either "English Portland" in casks, or "Pulica" cement in bags; all of best approved make,

Concrete shall be measured and mixed in the following manner: - a gauge of the size specified for the particular work shall be placed upon the mixing board and filled (to the level of the sides only) with aggregate loosely thrown in; the gauge shall then be removed and a cask of cement (or its equivalent in bags) broken on top of the aggregate with which it shall be thoroughly incorporated by the combined

material being turned ^{over} twice dry and twice wet. Water shall be applied through a fine rose to approval

Gauges. For concrete in footings Gauge No 9^(9 1/2) shall be used; in piles and floor Gauge No 4^(7 1/2); In heads over openings, in hearths, projection for Cornices etc etc. Gauge No 5^(5 1/2) shall be used.

Concrete Piles shall be 9"x9" spaced at 4' 0" centres under sleepers and framed partitions

Concrete Footings shall be 12"x9" under 4 1/2" walls; 18"x12" under 9" walls & 27"x12" under 14" walls. The walls taking ends of girder shall have footings 30"x30"x18" deep.

Concrete for Projections shall be as shown. The brickwork under each course shall be brought up to the underline of the concrete for the whole length of the course.

Concrete Heads to square openings shall be 18" longer than the width of opening or continuous as shown. In each head two 3/8" iron rods shall be placed as directed. 

Concrete Floors - The recess by door "C" & spaces by door "I" and the Floor floors of Bathroom and Boats shall be formed of concrete 3" thick laid over a damp course.

Concrete Round Girder - The girder shall be surrounded with concrete as shown 

Openings Between Kitchen & Living Room shall be spanned by a concrete head 15" deep & two pieces of 70 lb steel rails shall be inserted in the concrete 

Damp Courses 3' above ground line, or as shown, a damp course of tar concrete shall be laid in all walls; on the top of all piles and under concrete floors.

Brickwork The walls etc coloured red on drawing shall be built of with bricks laid in mortar as specified below. The bricks shall be new, sound, well shaped, hard burnt and free from defects of any kind.

Cement Mortar shall be formed of one part of cement

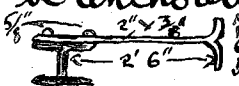
to 3 of sand and shall be used for the following work:- All work below floor up to the damp course, all 7" & 9" walls & chimney stacks

Lime Mortar shall be formed of one part of lime to three parts of sand, and shall be used in all work not specified to be built with cement mortar

Hoop Iron. The brickwork shall be bonded every eighth course with No. 16 B.W.G. $\frac{1}{2}$ " wide clean hoop iron, tarred & sanded. The ends shall be hooked together in the lengths of wall and at angles. Walls 7" & 9" thick shall have one piece & other walls two.

Air Gratings - Where directed there shall be built in ten 9" x 6" galv. c.i. air gratings ^{and there shall be fewer than these gratings} to the spaces under the buildings

Girder - The front wall over shop shall be supported by a 10" x 5" rolled steel joist (15' 9" long) fixed in concrete beam as shown. The ends of joist shall rest on pieces of $\frac{3}{8}$ " plate iron 19" x 9" well bedded. The ends of joist shall be anchored back to the side walls as sketched:-

 Joist shall be rolled steel weight not less than 29 lbs. per foot run & shall be of Dorman Long & Co's make if procurable.

Chimneys etc shall be built as shown. Hearths shall be form of concrete 4" thick finished with compo; those near ground resting on 7" fender walls; the others on 4" ~~fender walls; the others~~ trimmer arches turned on proper centres & skew backs. The sum of £8 shall be allowed for the purchase of an Atlas range with H.P. boiler which shall be built in solid with the necessary flues. Arches shall be turned upon hook-ended chimney bars 2" x $\frac{1}{2}$ ". Flues shall be pargetted & cored. Stacks shall be roughly plastered in accordance with bye-law. The two flues at back shall have 15/- notes to approval

Copper Boiler shall be 14 gallons & shall be fitted up with an 8" x 10" Phacklack patent furnace door, damper etc etc complete. All brick-work to copper shall be plastered with compo. The boiler shall be built in solidly

with all necessary flues. The height of copper from floor shall be 3' 0".

Sleepers shall be 4"x3" resting on concrete piles. Piles are specified on page 2.

Wall Plates (brick walls) shall be 4"x3" halved at angles and scarfed with 5" scarfs.

Plates for cross partitions shall be 4"x3", other plates shall be 4"x2" or as marked.

Studs - Those at each side of all openings shall be 4"x3" trimmers, shall be 4"x3" tenoned, drawbored and pinned. Other studs 4"x2" at 18" centres. Braces shall be 6"x1" ^{double} placed wherever possible & as directed & nailed.

Joists for floors shall be spaced at 18" centres and ^{ceilings} on at 20" centres. All trimming joists & trimmers shall be 3" thick, tenoned drawbored & pinned. 10" joists shall be herring bone strutted with 3"x2" struts well fitted & nailed on the long edges, not sideways. One row shall be fixed as shown.

Palm Bolts Twenty six (26) shall be fixed to joists etc. as directed. The bolts shall be 3/4" dia. & the palm shall be 2" x 3/8" clawed at ends & bored each for two 5/8" bolts which shall be used to secure the strap to the timber. Each palm bolt shall have a W.I. anchor plate 6"x6"x 1/2".

Roofs shall be formed as shown with scantling of the rafter marked. Spacing of Rafters (with hangers etc) shall not exceed 20" centres. Ridges & hip blades shall be 8"x1/2" & pole plate 3"x2".

Gutter Boards shall be 1" on 2" thick bearers. Galls shall be 1" in every 12'. No drips required.

Parking 1" thick shall be laid closely over the whole of roofs (excepting verandah) & double nailed at every intersection.

Access to Drains - In the floor of shop over the C.E. in drains shall be formed 2 openings 4' 0" x 2' 0" covered with moveable ledged covers.

Shop Front shall be formed to details. Glass shall be 1' 10" from floor of shop. The glass in lower part of window

shall be best English 3/16" polished plate, one sheet 9'6" x 6'0" & the return sheet 3'3" x 6'0". The glass above Transom bar shall be 26 oz. English seconds  Glass shall be fixed against wash leather & quarter rounds. All woodwork about shop front shall be Hart Totara

The W.C. shall have 1" seat with dished hole covered with 1" frame & flap hinged with brass butts. Riser shall be T. G. B.

Verandah shall be formed as shown. The posts (3) shall be of cast iron of same detail as posts in verandah of building at the architect's office. Posts shall be let into and secured to curb at footpath at bottom & at top shall be coach screwed (5/8") to plate. Top plate shall be 8" x 4", and lower plate 3" x 3" moulded on edges. ~~Top plate shall be 8" x 7", and lower plate 3" x 3" moulded on edges.~~ Bars shown between plates in spaces between columns shall be of 1 1/4" L iron. Fascia board shall be 6" x 1" chamfered & scotia mouldings shall be 6" x 1" chamfered & scotia moulding shall be placed under spouting. Roof shall be formed of five T 2 1/2 x 2" iron rafters screwed to 3" x 2" piece at top & to top plate at bottom. Purlins shall be 3" x 3" ~~piece~~ at top & beaded on lower edges & screwed to rafters. Purlins shall be trimmed for skylight. The ends of verandah shall be finished as shown. Greeze panels shall be formed of 21 oz glass fixed between small scotia mouldings.

All Plumbing shall be in accordance with the Sanitary bye-law. All joints in lead pipes shall be surped, all wastes ^{shall} be trapped & all traps shall be capped be brass capped

Galley shall be formed of c/o 26 gauge gal. iron.

Cliff (red edged roofing, weighing 60 lbs to the roll), shall be ^{laid} with 6 in lap & well-tacked down on the sarking of all roofs.

Iron - 24 gauge corrugated galvanised

of approved brand, shall be laid on all roofs, (including verandah) with reference to prevailing winds, with a lap of two upward corrugations at sides & 6 in at ends.

Skylights - Verandah shall have skylight 5' 0" x 4' 0". Over Passage & Bedroom No 2 shall be fixed a skylight 6' 0" x 5' 0". Skylights shall be ~~fixed~~ ^{hinged} each glazed with $\frac{3}{16}$ " rolled plate glass. A portion of the skylight 6' 0" x 5' 0" shall be made to open to approval & shall be have a Preston stay fastener.

Spouting shall be 5 in O.G. galvanized iron, 24 gauge full, with rivetted & soldered joints, 3 rivets to joint

R.W.P.s - The verandah shall have ^{two} 2" lead R.W.P.s leading water through posts to water table. To each of the 2 gutter outlets at back of building shall be fixed a large 24 gauge gal iron head as sketched:-
 From each head shall be fixed the 3" R.W.P.s shown on block plan. The other R.W.P. shall be 3" & to it shall be connected a 2 1/2" pipe from the lean to spouting.

R.W.P.s shall be of 26 gauge gal iron
Ridges & hips shall be covered with 18 in gal ^{with gal. iron nailing; iron 26 gauge full, soldered joints shall be covered with} iron of "Queen's Head" brand with jointing rivetted & soldered two sides. Ralls shall be to ^{the} outlets. A No 12 zinc apron (or 26 gauge gal iron) shall be placed over junction of gutters with P walls. This apron shall be plugged with lead & pointed. Two 2 1/2" gutter overflows (lead pipe) shall be fixed through walls as directed

Flashing of No 12 zinc shall be used to chimney stacks, at junction of roofs with walls, and wherever else necessary to make the work watertight. Flashing to P buckwork shall be stepped, plugged with lead plugs pointed

Flashing to Verandah shall be of 4 lb. lead.

Water Supply - Water shall be laid on from the Corporation main by 1/2" pipes to a stand pipe placed over gully trap, to C.B. cisterns Hot water cistern, Bath,

Each wash tub, Copper, Sink & to Lavatory Basin;
Cisterns shall have stop cocks; Tap to stand pipe
shall be $\frac{3}{4}$ " screwed for Hose coupling. Other taps
shall be $\frac{1}{2}$ " ~~or less of same~~.

Bath shall be 6 feet long of No 24 gauge full
galvanised iron resting upon a cradle, and shall be
provided with overflow of full $1\frac{1}{2}$ " capacity.

Wastes - Bath, Wash Tubs & sink, shall have 2"
diameter wastes delivering over gully trap. Bath &
wash tubs ~~the~~ shall have 2" brass bar grating with brass
plugs & chains. Lavatory basin shall have $1\frac{1}{2}$ " diameter
lead waste leading over gully trap.

Sink shall be 22" cast iron porcelain
enamelled with brass socket, plug and chain complete.

Lavatory Basin shall have overflow, plug &
chain complete. The sum of 15/- shall be allowed for
purchase of Basin.

W.C. shall be cottage hopper & trap value 12/-
& shall be connected with drain. Cistern shall be 22
gauge gal iron Corporation pattern with $1\frac{1}{4}$ " lead flush
& near pull.

Sewer Ventilating Pipe shall be 4" diameter, cast
iron & gal : iron fixed at the required point of drain,
carried well above ridge, and there finish with an
air pump.

Terminal Vent shall be fixed as where shown
All drainage shall be in accordance with
Sanitary bye-law.

Drains where not otherwise specified shall be
vitrified salt glazed ~~pan~~ stoneware of the spigot and
faucet pattern. For cement mortar see "Bricklayer".

Drains shall be accurately laid to gradients.
Joints shall be made with cement mortar carefully
wiped out inside. Junctions shall be formed with
proper junction pipes, and the Inspection Chamber,
cleaning eyes, Buchan trap & fresh air inlet.

($\frac{1}{2}$ pipe length above ground & fixed where shown) shall be built in, to accord with sanitary Bye-law. Gully traps complete with dishes and gratings, shall be provided and fixed where shown. Cleaning eyes shall be brought to surface of grating ground & there finished with plug. Drains where passing under building shall be surrounded with concrete in accordance with bye-law. The existing drain on site shall be removed.

The portions tinted on block plan shall be laid with best Corporation asphalt 2" thick when rolled.

falls shall be to the Storm water ^{gully} trap. Kerb shall be 4" H. T. secured to H. T. stakes at 3' 0" centres -

John Swan
Architect
Wellington

February 1902

adjoining premises for use of the
Right of way.

Yrs faithfully

John P. Swan

W. L. Murdoch Es.

8/2/02. W. Davis has arranged
with W. trailer for use of right
of way next door.

J.P.S.

Feb. 6 1902

Dear Sir/

With reference to plans
of Cuba Street widening just
deposited I saw the City
Engineer the ~~about~~ other day re
same & with reference to passage
to back of building.

Mr. Routhwaite thought that
if we arranged to use a
right of way adjoining for
the removal of Rubbish there
would be no difficulty about
obtaining a permit.

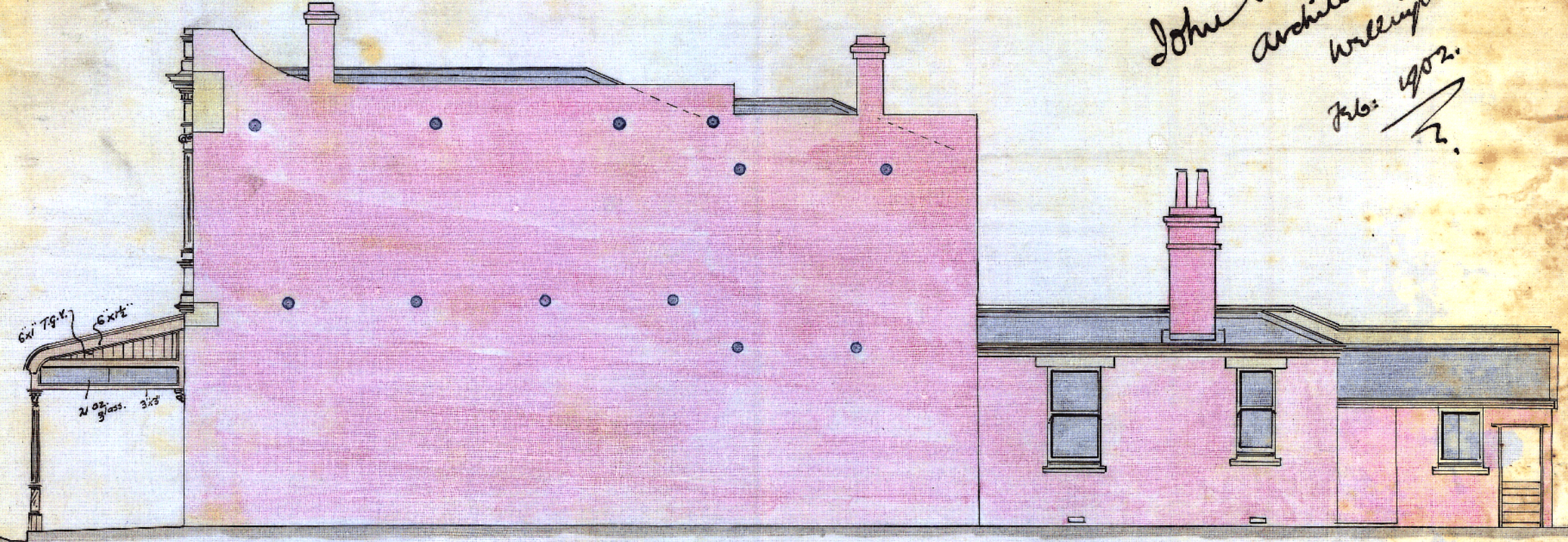
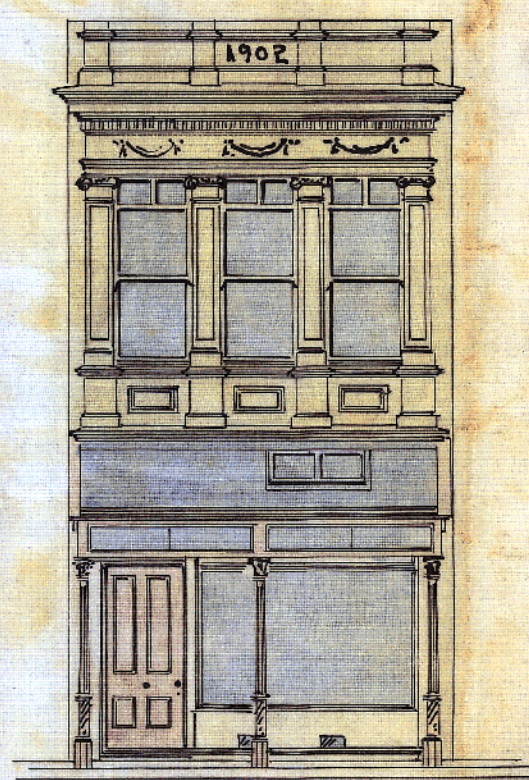
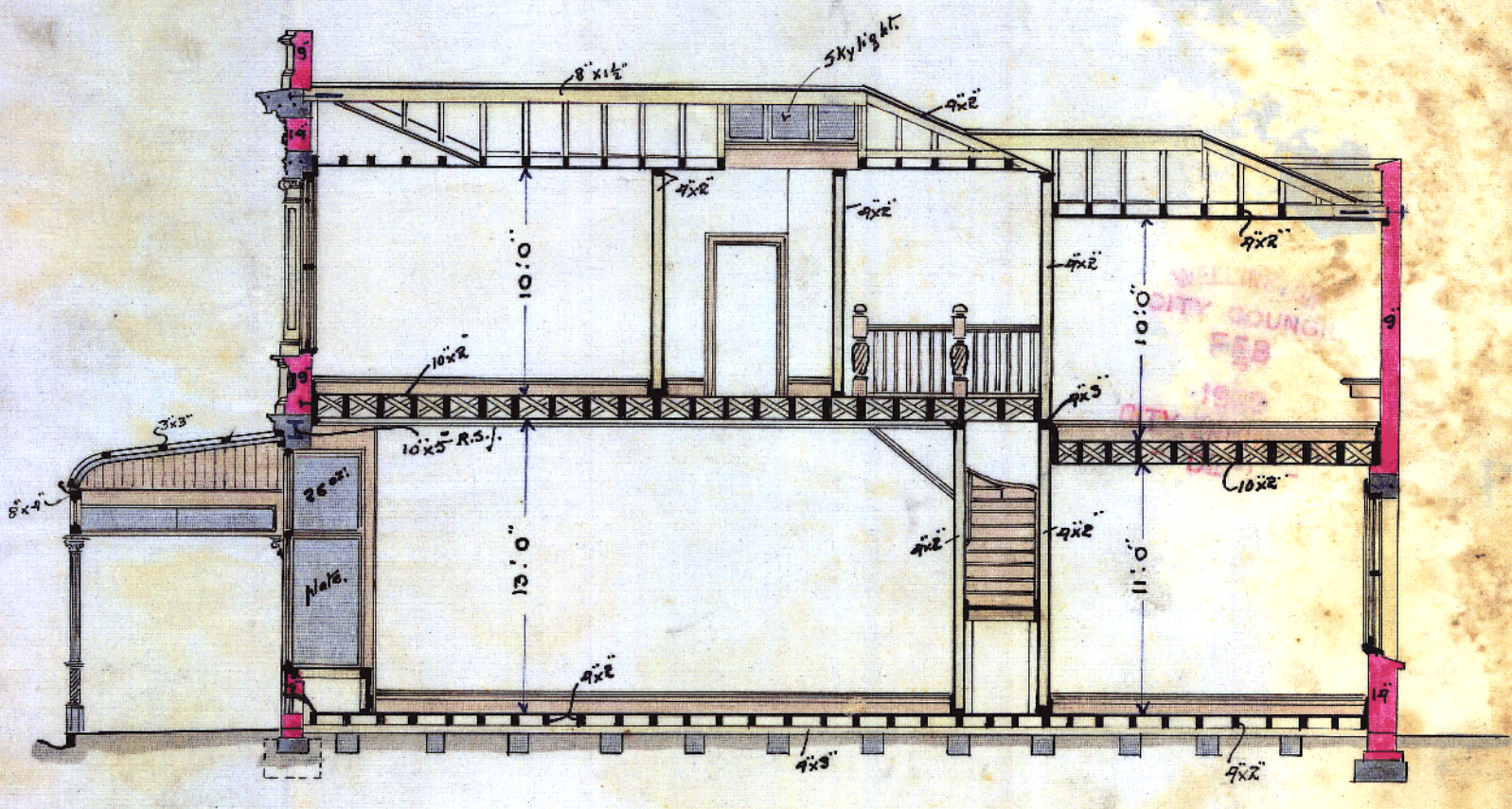
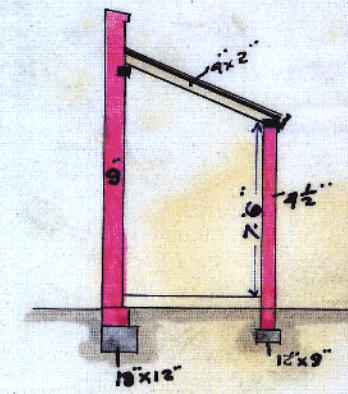
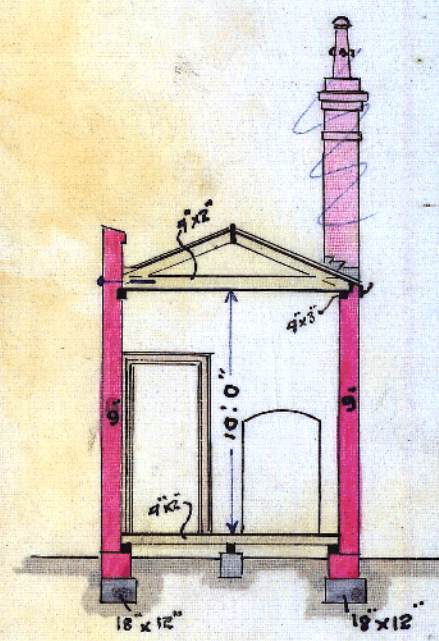
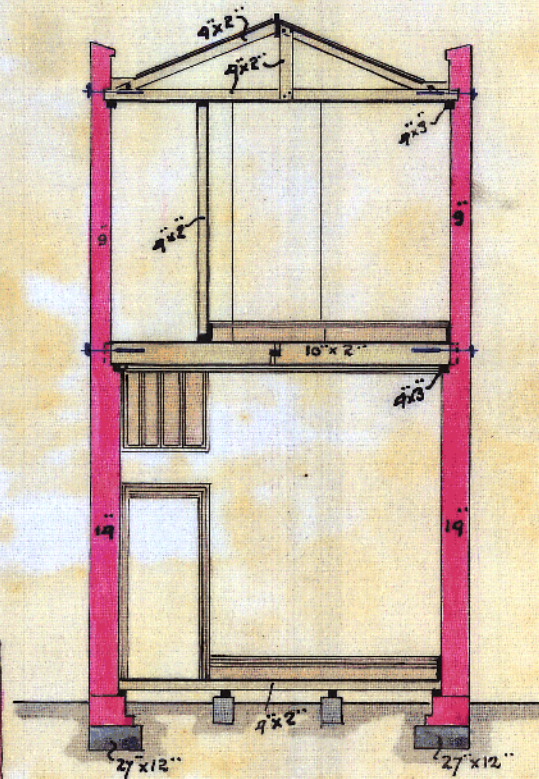
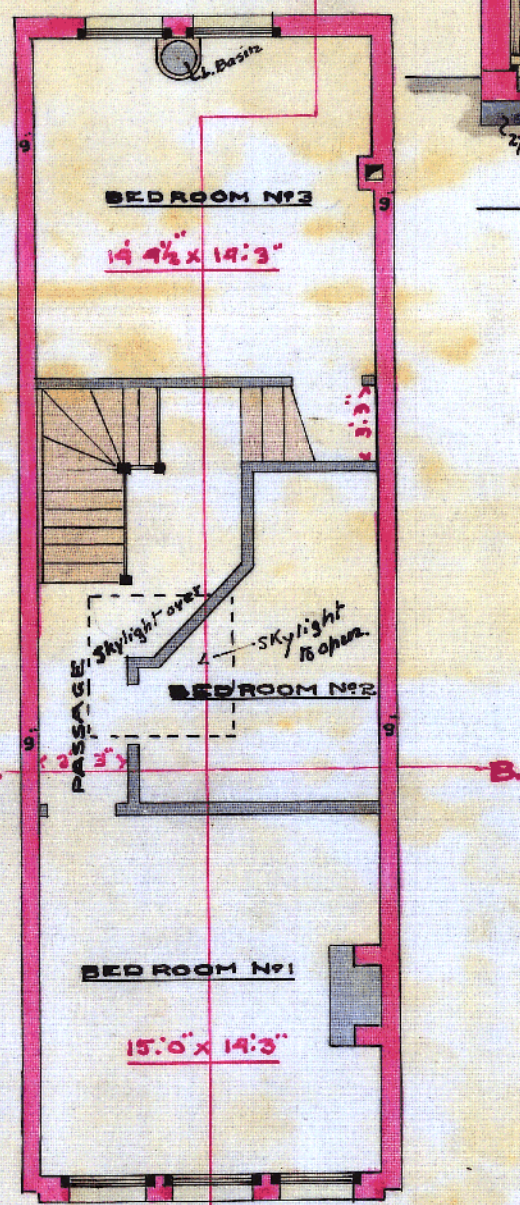
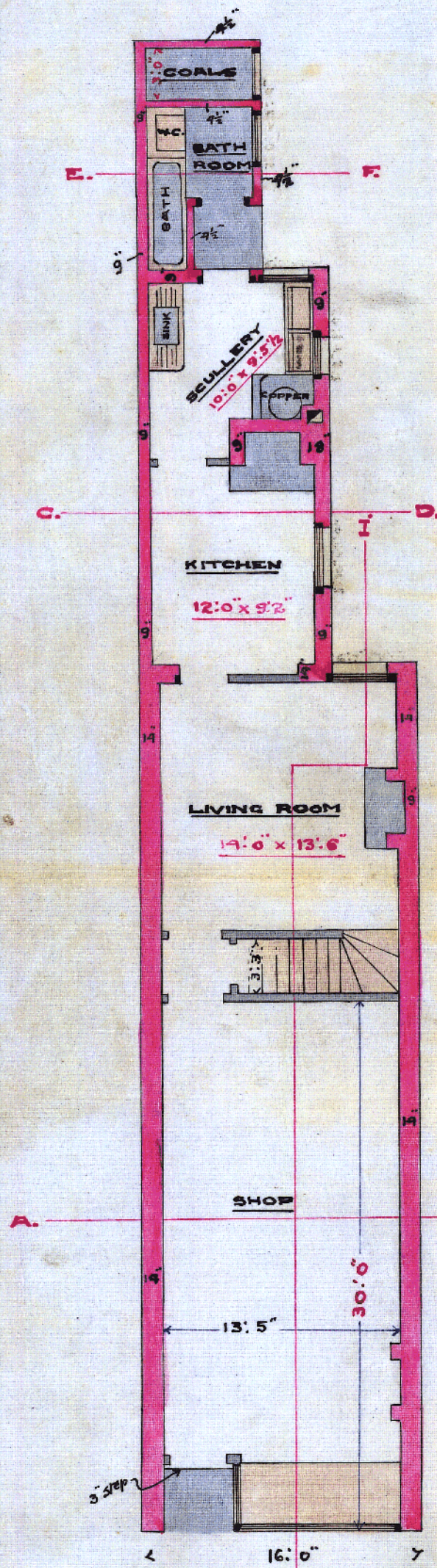
Mr. Davis is now trying to
arrange with the Trustees of the

BUILDING - CUBA ST WELLINGTON

P. D. DAVIS Esq.

SCALE 8 FEET TO 1 INCH

See section A-B



*John S. Swan
Architect
Wellington
Feb. 1902.*