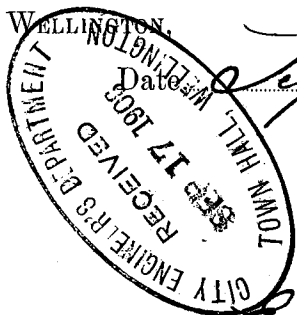


BUILDING APPLICATION FORM.



Sep 17th 190*8*

To the City Engineer,
Wellington.

Sir,

We hereby apply for permission to *erect warehouse*
in *Shurme* Street, Section *13*.
part of Town Acre *174* for *Messrs Cadbury Bros*
of *Wellington* according to Plans and Specifications
deposited herewith at the estimated cost of £*4900*

Yours faithfully,

Sanders Bros

Postal Address

St Angerbie St
City

Drains:

Dig trenches and lay drains where shown on plans to connect with sewer in street, pipes to be 4" & 3" glazed earthenware, socketed, cement jointed, laid with even and approved falls & bends. Provide gully traps where shown & fix all necessary elbows, junctions, Buchan traps, vents, etc. S.W. pipes under footpath, 3" cast iron to gutters. Connect W.C.s & lavatories to drains by 3" C.I. soil & waste pipes, at the different points marked on plans, pipes secured to walls with C.I. straps and all screwed & jointed together as required by City Bylaws. Carry up galv'd. iron vent pipes above roof from W.C.s.

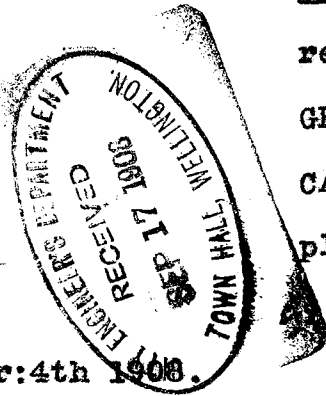
Main vents from drain to be carried above roof with cast iron piping and provided with approved cowl on top.

SPECIFICATION of LABOUR and MATERIAL

required in the Erection of NEW PREMISES
GHUZNEE STREET WELLINGTON for MESSRS
CADBURY BROS: Ltd:, in accordance with
plans and this Specification prepared by
HOGGARD & PROUSE

ARCHITECTS, HUNTER STREET.

Sept: 4th 1908.



MEMOS:-

All works to be executed as indicated or implied in the drawings and this specification, figured dimensions to be taken in preference to scale. The site will be cleared by the Proprietors and is practically level, but the Contractor is to satisfy himself upon this point, and no claim for additional payment will be allowed on the ground of insufficient or wrong description. Build a temporary office on site about 8'X 6' with window and door complete, in which all plans, details, etc are to be kept. Erect safe and proper hoardings over foot-paths in accordance with City By-laws, and make good footpath or any Corporation property damaged during the progress of the works. The names of all sub-contractors to be submitted to the Architects for approval.

EXCAVATOR:-

Remove the surface of ground where required & lay 6" of broken metal before laying concrete of Ground floor. Excavate to depths shewn, or further, if necessary, to secure a solid foundation for trenches, piers, etc.

BOXING:-

Provide all necessary and approved boxing for foundations, piers, lintels, beams & concrete floors: the boxing to floors to be well cramped up, strongly supported and to remain in position until the concrete is thoroughly set.

CONCRETE:-

The concrete to all foundations, under wood blocking & under floors of office portion & store, ground floor, to be composed of 1 part approved Portland cement, 1 of sand, & 4 parts of clean river shingle to pass through a $2\frac{1}{2}$ " guage. The concrete to be 4" thick under cart-way & offices, and 6" thick to floor of store. Concrete to be mixed on a wooden platform, turned over three times, once dry and twice wet, and to be well rammed when placed in trenches. The concrete to front piers of Ground floor, beams, lintels, girders, staunchions, strong-room stairs, reinforced floors & roof & where else required to be composed of one part of Portland cement, two of sand & four of broken blue metal to pass through $\frac{3}{4}$ " guage, to be turned over as above, put in a fluid state into boxings, & well rammed while being placed in position.

REINFORCED

CONCRETE :-

The whole of the floors (with the exception of Ground floor), flat roof, stairs, strong-room, partitions (except screens to Vestibule Telephone & Lavatory) and Lift enclosure, including roof of same to be executed in reinforced concrete.

The first, second, & third floors to be constructed as shewn on $\frac{1}{2}$ " scale details, and the roof to be similar but floor & tension rods spaced at 9" centres. The roof to have a fall of 1" in 4 each way to gutters.

All reinforced work to be done in sections as directed and approved: and no work is to be carried on upon same until concrete is thoroughly set. The partitions throughout are to be 4" thick of concrete reinforced with vertical $\frac{3}{8}$ " rod & horizontal $\frac{1}{4}$ " round rods, set 12" centres and alternately near the two faces of partition.

The stairs are to be constructed with similar reinforcement to floors, to steps & landings two $\frac{3}{4}$ " rods to strings & four $\frac{1}{2}$ " vertical rods wired with no: 3 galvd: wire at 3" pitch to posts.

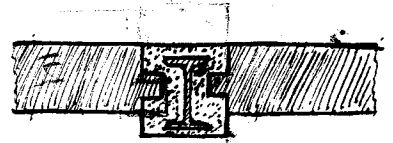
**REINFORCED
CONCRETE**
(contd:)

The floor, walls & ceiling of strong-room to be 16" thick reinforced with two rows of vertical $\frac{3}{4}$ " rods & $\frac{1}{2}$ " horizontal rods at 12" centres each way placed within 4" of each face. The reinforcement to lintels of windows & doors to be three $\frac{3}{4}$ " rods placed near bottom of concrete.

BRICKWORK :-

Carry up the brickwork where shewn to sizes shewn & figured on drawings in Old English bond, the joints of internal brickwork to be struck except where plastered. No four courses to rise more than 13". Bond the panels into concrete framing at sides & top and bottom thus:-

The bricks to be hard burned best quality clay bricks, laid in mortar composed of one part cement to 4 parts clean, sharp, fresh-water sand: each course well grouted, all bricks to be well saturated with water immediately before being used.



The exposed brickwork of front elevation above ground-floor where shewn to be best quality pressed brick with joints raked & pointed as directed.

DAMPCOURSE :-

Provide to all ground-floor walls at level of underside of concrete floor Malthoid dampcourse full width of wall.

CARTWAYS :-

Lay hardwood blocking in cartway 4" thick on 4" of concrete, floated to even surface with cement mortar 1 to 2. Well coat & fill joints of blocking with boiling tar. Form kerbs as shewn & fix to angles of same 3" x 2 $\frac{1}{2}$ " x 3/8" angle iron securely fastened with strong rag bolts let into concrete. Provide hardwood wheelguards at angles of doorway well set into concrete. Finish kerbs in cement compo. 1 to 2 $\frac{3}{4}$ " thick.

BREEZE BRICKS:-

Provide & fix in brick & concrete walls where required to take wood-work 9" x 4 $\frac{1}{2}$ " breeze bricks. Turn relieving arches over internal openings where required.

FLUES :- Build in a 3" 22 guage galvd: iron flue for gas fire carried up above roof and finished with approved cowl.

GAS FIRES :- Build in solid where shewn one gas-fire with tiled hearth complete - P.C.value £2:10/-

GRATE :- Build in solid in private office one interior grate and hearth complete - P.C.value £4:10/- .

AIR GRATINGS :- Provide & fix in walls where directed $\frac{1}{2}$ doz: 9" x 6" cast iron galvd: air gratings with air ducts complete. Bed all staunchions on $\frac{1}{2}$ " of neat cement.

TILES :- Fill in with 4" concrete, float to an even surface & lay tiles in neat cement to the floors of Public space & Vestibule P.C.value 20/- per yard. Mat sinking & front steps to be finished in coloured cement to match tiles.

STRONG-ROOM DOOR:- Provide & properly ^{build} into strong-room a 6'6" x 2'6" Milner's or Chubbs fireproof door, complete in every respect.

CEMENT PLASTER :- The whole of the front Elevation (except where shewn as pressed brick) including top of parapet is to be finished in cement plaster composed of $\frac{1}{2}$ " of 1 of cement to 2 of sand & finishing with 1 of cement to 1 of sand coloured to imitate stone. All mouldings, angles etc., to be cleanly run & modelled work in good relief, all to detail. Block line the front to imitate masonry. Well saturate with water first coat before putting on second coat.

The interior walls & ceilings of cartway, lift enclosure, walls of strong-room, stairs, piers, posts walls & floor of W.C.'s, floors & ceilings of stores (except floor of Ground-floor store) flat roof & all external walls where not covered by adjoining buildings to be finished in cement compe - 1 of cement to 2 of sand $\frac{1}{2}$ " thick . The interior walls of brick panels to have joints struck.

FLAT ROOF :- Cover the whole of the flat roof & 6" up walls also roof of lift & meter & W.C. with two good coats of tar & sand laid on hot.

STEEL FRAMING :- The girders & stanchions to be of the lengths and dimensions shewn & figured on plans & $\frac{1}{2}$ " detail, to be of Dorman Long & Co or other approved make. The stanchions to walls & floors are to be in two lengths of 32' & 22' respectively, to have the ends planed & to be spliced above 2nd floor where shewn with 8" x $\frac{1}{2}$ " x 26 long steel plates each side rivetted to stanchions with $\frac{3}{4}$ " rivets at 4" centres, and securely rivetted at bottom to 2" cast iron plates bolted to concrete footings as shewn. The ground-floor stanchions to walls & floor from base to underside of girder to be stiffened with 8" x $\frac{1}{2}$ " steel plates, each side rivetted by $\frac{3}{4}$ " rivets spaced as shewn on detail. The floor & wall girders to be connected to stanchions by angle cleats, and built steels securely rivetted to stanchions, girders to be bolted to steels & cleats with sufficient space left at ends for expansion. All bearing surfaces of stanchions, plates & girders to be machined.

WIRE :- All stanchions & girders to have stout gauge galvd: iron wire wound spirally round same to a 4" pitch before concrete filling is put in.

RAILING :- Provide & fix to stairs a galvd: iron water-pipe railing, standards $1\frac{1}{2}$ " dia: screwed into sockets, the top & intermediate rail 1" dia: screwed into elbows on standards and built into brick walls.

CARPENTER & JOINER:-

All timber to be the best of its respective kind, free from large or loose knots, bark, & other defects, & thoroughly seasoned. Float the surface of concrete of Ground-floor except Public Space to an even surface & lay 3" x 2" totara battens 18" centres to take 6" x 1" T & G dressed metal flooring closely cramped & nailed, and clean off at completion.

GLAZED PARTITIONS:-

Fit up glazed partitions to ground floor where shewn, partitions of General Office & Show-room to be glazed from 4' 6" from floor to beam & two walls of Private Office from above door line as shewn on section. The framing & divisions to be 4" x 3" rebated Oregon with 1½" moulded & divided sashes fixed with beads as directed. Provide to sashes 1½" sills with mould under to detail. The Screen to Vestibule and "Telephone" to be 1½" thick Oregon, double-panelled & ballection moulded with 8" x 1" moulded plinth both sides, and mock panelled ceilings at height of Transoms of front door.

The screen to Lavatory to be 7' 0" high, to have 4" x 2" dressed framing, 2" cap mould & covered on outside with 4" x 1" T & G V-jointed vertical Oregon boards.

MANTELPieces :- Allow sum of £4 :0 :0 for Mantelpieces.

WINDOWS :-

The windows to front elevation to be casements as shewn. Frames & mullions to be 4" x 3½" solid Heart of Totara, rebated & moulded on outer edge, 4" x 3" moulded, weathered & rebated transoms & 3" double sunk & weathered sills with stout galvd: iron water bar to same. Sashes to be 2" thick Oregon, moulded & divided as shewn, 1 sash to each window to be hung at sides to open out by two pairs of 3" brass butts & to have approved casement stay to the value of 4/6 per window. Remaining sashes & fan-lights to first & second floor of front elevation to be fixtures.

WINDOWS (contd) The windows of Office, ground-floor to be similar in construction to above but to have middle sash of fan-light hung at top with brass butts to open out, & provided with best quality sash adjuster & cords complete. The remaining windows at back of building to be double hung, to have $1\frac{3}{4}$ " moulded Oregon sashes hung with best quality sash-cords & iron weights in Totara-cased frames, $1\frac{1}{4}$ " pulley styles, $2\frac{1}{2}$ " brass faced axle pulleys 1" linings grooved for plaster, & all necessary parting beads, cut pocket pieces, 3" Totara double sunk & weathered sills, & galvd: iron water bars. Provide to all windows approved solid brass fasteners & brass lifts P.C.value 3/- per window. Fit to all windows 2" moulded nosing & mould under returned at ends. All windows to be screened outside. Small window to W.C. to have solid frame as above, $1\frac{3}{4}$ " sashes, hung on brass pivots & provided with strong brass quadrant.

SHUTTERS :-

Provide to back windows strong Totara-framed shutters covered with 1" diagonal Totara boards, & 22 gauge galvd: sheet iron, hinged by strong W.I.strap hinges to W.I.sockets built into brick-work. Fix approved stays for shutters when open, and small bolts & sockets complete.

DOORS :-

The front entrance doors to Office to be $2\frac{1}{4}$ " thick Totara with 2 bollection moulded raised moulded panels & cut apron piece, hung folding by three pairs 4" brass butts to 4" moulded & rebated mullions, $3\frac{1}{2}$ " moulded transoms over, & $1\frac{3}{4}$ " fixed divided sashes to fan-light & side-lights to detail. Door to be provided with door furniture & Yale lock with three keys of P.C.value of 25/-. Fix a strong spring bolt & chain complete to one half of door at bottom. The doors to cart-ways to be Totara $2\frac{1}{2}$ " thick, framed, ledge, strongly braced together & filled in with 4" x $1\frac{1}{4}$ " T & G V-jointed vertical Totara boards, hung to 6" x 4" solid rebated Totara frame by three

DOORS (contd:)

three W.I. strap hinges on inside of door & ornamental W.I. straps on outside bolted together with $\frac{3}{4}$ " bolts. Door frames to be secured to walls with $\frac{3}{4}$ " bolts. Provide an 8" rim lock to doors & strong spring bolt at top. The outside door at back to be 2" thick Totara framed ledge filled in with 1" lining & covered on inside with 22 gauge galvd:iron hung to 5" x 3" solid rebated frame by two pairs of 5" W.S.butts and provided with best quality brass rim lock & furniture complete.

The Elevator doors to be 2 $\frac{1}{2}$ " thick framed ledge in 2 sections filled in with 1" T & G V-jointed vertical lining & hung to 4" x 3" frame, bolted to walls, to have three pairs of strong strap hinges & brass rim lock & furniture.

The inside Vestibule spring doors to be of Oregon 2" thick with moulded & divided panel prepared for glass as shewn and hung with Smith's patent door-spring & provided with antique pull handles - P.C.value 25/- per pair.

The two doors to private Office to be Oregon 2" thick 6' 10" x 2' 10" with two moulded & raised panels at bottom & top prepared for glass hung to 2" solid rebated Oregon frames by two pairs of 4" brass butts & provided with mortice locks & furniture complete P.C.value 7/6 per door.

The doors to Show Room & General Office to be Oregon 2" thick 6' 10" x 2' 10" five panelled bollection moulded hung in similar manner to above & provided with mortice locks & furniture 5/- per door.

Remaining doors to be 6' 8" x 2' 8" x 1 $\frac{3}{4}$ " four panelled moulded & hung with 4" W.Steel butts & brass furniture.

COUNTER :-

Fit up the counter with 1 $\frac{3}{4}$ " Cedar top & 2" mould under, prepared for French polish, & fitted on strong bearers & 3 x 2 supports. The front to be formed of 1 $\frac{1}{2}$ " Oregon, framed, moulded & raised panelled & 1 $\frac{1}{2}$ " moulded plinth. Provide strong hinged flap where shewn. Fix two rows of shelving under full width.

DESK :-

Provide a strong office desk in General Office of the size & width shewn, with 1" Kauri top in one width, three 6" drawers under with approved drop handles & locks complete: 3" square diminished legs, 3" x 2" framing, & 3" x 3" foot-rail, all to be of Kauri & to detail.

SHELVING :-

Fit up shelving in store as shewn in sketch with 4" x 3" standards & bearers & shelving formed of 12" x 1" boards cramped close: all of Oregon & machine dressed. Shelving must be thoroughly seasoned.

ARCHITRAVES :-

The Architraves of doors & windows to Office portion to be 5" x 1½" moulded Oregon, hand-dressed and to finish on blocks & window-ledges. Remaining architraves throughout to be 4" x 1" plain bevelled Oregon.

SKIRTINGS :-

The Skirtings to walls of Office portion to be 12" x 1½" moulded Oregon.

W.C.'s :-

Fit to W.C.'s of Ground & First floor American Oak seats with lid, P.C. value 11/6 each hinged to strong frame with brass hinges.

FLAGPOLE :-

Fix above parapet to height shewn a strong Oregon Flag-pole, secured with strong W.I. cleats to wall & provided with proper sheaves & strong cord complete.

GOODS' LIFT:-

The Contractor shall include in his contract price the sum of £325, part or whole of which shall be expended upon the purchase of an Electric Goods Elevator from Ground-floor to roof. This shall include cage, steel ropes, drums, steel guides, motor & all necessary gear to provide a thoroughly efficient Lift service. The above sum does not

GOODS LIFT

not include the cost of fitting up well for same. The

(contd:)

Contractor is to do all framing etc. in connection with enclosure ready for Elevator to be placed in position.

PLASTERER :-

Render, float & set the walls & ceilings of Office portion. The course stuff to be composed of 1 part of fresh burnt lime to 2 parts of clean sharp sand with sufficient fresh cow-hair mixed with same, lime to be run at least three weeks before being used.

Lime putty to be free from all lumps, etc. All angles to be beaded and to be finished in Keane's cement on Portland cement backing.

WHITE WASH :-

The whole of the walls & ceilings of stores, Ground, First Second & Third floors, also walls & ceilings of W.C.'s to have two good coats of lime whitewash.

PLUMBER

DOWNPIPES :-

Downpipes at front & rear to be 3" cast iron socketted pipes with C.I. heads, secured to walls with cast iron ears & discharging into gullies with proper shoes.

WATER :-

Connect up to main in Street & run water by $\frac{3}{4}$ " galvd: iron screwed piping & $\frac{1}{2}$ " branches to W.C.'s & lavatory basins.

W.C.'s :-

The W.C.'s to be approved pedestal closets with closet & trap in one piece. P.C. value £2:0:0. Connect trap to socket of soil drain with neat cement. Provide & fix above pan on wall a 22 gauge galvd: iron cistern to give a 3 gallon flush, provided with H.P. stop-cocks, copper ball-cocks, brass chain & china pull complete. Connect cistern & pan with lead flush-pipe $1\frac{1}{2}$ " at junction of cistern & $1\frac{1}{4}$ " at pan. Provide cistern with lead over-flow to outside air & support on wall with strong cast iron brackets.

BASINS :-

The two basins to be cabinet P.C. value 35/- each supported on strong ornamental C.I. brackets, the taps to be H.P. nickel pillar cocks, nickel plated wastes, chain & plugs complete. Connect with 1½" lead trapped wastes to pipes outside ; provide 1" overflows & brass inspection caps as required by By-laws.

DRAINS :-

Dig trenches & lay drains where shewn on plans ^{to} connect with sewer in Street, pipes to be 4" & 3" glazed earthenware, socketted, cement-jointed, laid with even & approved falls & bends. Provide gully traps where shewn & fix all necessary elbows, junctions, Buchan traps, vents etc. I.W. pipes under footpath, 3" cast iron to gutters. Connect W.C.'s & lavatories to drains by 3" C.I. soil & waste pipes at the different points marked on plans, pipes secured to walls with C.I. straps and all screwed & jointed together as required by City By-laws. Carry up galvd: iron vent pipes above roof from W.C.'s.

Main vents from drain to be carried above roof with cast iron piping & provided with approved cowl on top. *All Plumbing work to be carried out with strict accordance with the City By-Laws. Y.S.*

ELECTRIC LIGHT :-

Connect electric light from the Council's main in accordance with the specifications & regulations of the N.Z. Fire Underwriters Association with all necessary screwed metal conduit pipes, wires, switches, cut-outs, switch-board & meter to supply light to the following points:-

GROUND FLOOR

Public Office	1 pt	32 c.p. fitting on ceiling
Private Office	1 pt	32 c.p. cord pendant "
General Office	1 pt	32 c.p. " " "
" "	2 pts	16 c.p. brackets on wall
Show Room	1 pt	32 c.p. cord pendant ceiling
Store	9 pts	16 c.p. cord pendant "

FIRST, SECOND & THIRD FLOORS

Stores	3 pts	16 c.p. cord pendants ceilings
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The Contractor to supply all cords, holders & lamps complete in his contract price. Allow the sum of £8:0:0 for fittings. Fix a control switch near General Office to control lights of First Second & Third floors.

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

EXTERIOR :-

Clean down & prime & stop the whole of the wood-work of outside such as doors, frames, sashes, etc. and give two good coats of white-lead in oil paint to tints directed. Also paint in similar manner all outside iron-work.

INTERIOR :-

Prime, stop, paint one coat & finish in one coat of "Bon Accord" the whole of the wood-work of Office portion except where otherwise specified. The Vestibule doors, doors to Offices & Telephone to be spirit stained to imitate Mahogany & polished. The top of counter & bed mould under to be French polished. The remaining wood-work of interior throughout to be primed, stopped & painted 2 coats.

GLAZIER :-

The window & fanlights of window to ~~Private~~ Office to be glazed with best quality $\frac{1}{2}$ " British plate fixed with beads. The sashes of casement windows, fanlights to front Elevation & all windows in back Elevation to be glazed with best quality 26 oz: British sheet glass. Small window to W.C. first floor to have figured obscured glass. Fanlight to W.C. Ground-floor to have glass louvres. Fanlights & Side-lights of front door, panel of Vestibule door & two doors of Private Office to be glazed with selected Flemish glass. The divided sashes of partitions to be glazed with 26 oz: Muranese glass.

All glass to be cut to proper sizes, free from defects, neatly fixed with beads, or bedded in putty as the case may be, & left in a sound & clean condition on completion of contract.

WIRE SCREEN :-

Provide a wire gauze screen in Cedar frame to lower portion of Private-office window with the name of the firm in gold letters on same.