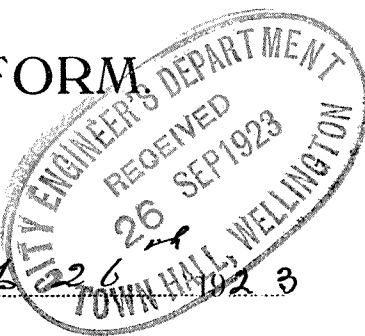


BUILDING APPLICATION FORM

WELLINGTON,

Date,

Sep 26th 1923



To the City Engineer,
Wellington,

SIR,

I hereby apply for permission to *erect* *Residence & Factory*
in *Duncan Terrace* *Manchester* Street, Section *3 & 13*
part of Town Acre *Kilbirnie* for *S^r Ruby King*
of *Wellington* according to Plans and Specifications
deposited herewith at the estimated cost of £ *5600*

Yours faithfully,

Wilson & Johnson

Postal Address

27 Rodrigo Rd.

Kilbirnie

Drainage plan

Flow capacities?

2 1/2 7 7



S P E C I F I C A T I O N of Labour and
Materials required in the erection
of a RESIDENCE, ~~COITAGE~~ and FACTORY.
Manchester Street, MELROSE, for
DR. TRUBY KING, agreeable to and
in conformity with Plans, etc.,
prepared by -

GRAY YOUNG, MORTON & YOUNG,
Reg. Architects.

217 Lambton Quay,
WELLINGTON.

SITE.

The site is at the top of Manchester Street
and runs down to Duncan Terrace. A road leads up
onto the site of the factory and large house. The levels
shewn being approximately correct.

CONTINGENCY FUND. Allow in tender the sum of one & half per cent
on the amount of tender as a contingency fund to be used
as the architects may direct. If not required the
amount ^{or the} ~~and~~ unexpended portion of the amount will be de-
ducted at the completion of the contract.

TENDERS Tenderers are requested to give a separate tender for each building

E X C A V A T O R.

The various sites have been excavated ^{by} ~~for~~ the
Employer.

Excavate ^{foundations} for piles, foundations for chimney,
copper etc., as required to a depth of at least ^{12"} ~~18"~~ into
the solid ground, and well ram same while refilling.

Leave the buildings and sites in a neat and
tidy condition at completion of all works.

CONCRETOR.

In General.

In reinforced concrete work all materials and workmanship are to be of the first grade and all work is to be done under the superintendence of a capable foreman experienced in reinforced concrete construction.

MATERIALS.

Cement is to be New Zealand Portland cement of approved brand, and is to be stored in a suitable watertight shed.

Gravel shall be clean washed, and graded so that the largest stones will pass through a 1" mesh. All stones above that size are to be rejected, except in the case of concrete for the foundations, where stones capable of passing a 2" mesh will be permitted.

The architect's decision as to whether the gravel complies with this specification is to be final.

Sand shall be well graded and approved by the architects before any is used.

STEEL REINFORCEMENT.

All reinforcing rods shall be medium steel in the form of ^{round} ~~indented~~ bars.

All internal partitions to the Factory, except where shewn otherwise, shall be reinforced with $\frac{3}{8}$ " rods at 15" centres vertically and 18" centres horizontally. Floor reinforcement shall consist of $\frac{1}{2}$ " diam. rods at 6" and 18" centres, not 9" and 18" centres as shewn.

PILES.

All piles to house and cottage shall be 10" x 10", to go at least 18" into solid ground. All piles over 5'-0" in length shall be reinforced with a $\frac{1}{2}$ " diameter steel rod. Build 1/2 totara ^{slips} ~~shps~~ to piles as hereinafter directed

MIXTURES.

1. All mixtures are to be accurately measured by means approved of by the architects, and proportions will be determined by volumes. Such proportions are to be

strictly adhered to throughout the work.

2. The mixture is to be "wet", the exact consistency to be determined on the site by the Architects.
3. Concrete for all parts of the work, including beams, columns, piles, floors, etc., etc., shall be mixed in the proportion of 1 part cement, 2 parts sand, and 4 parts gravel.

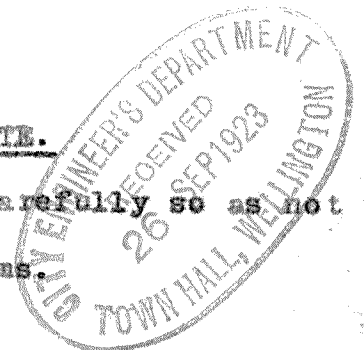
FORMS.

1. Forms are to be of green stuff, free from shakes, loose knots etc., where next concrete.
2. Forms are to be of sufficient thickness and with sufficient ties and braces to prevent all deflection from weight of concrete, men or machinery, or from ramming of the concrete.

Forms for beams shall have a camber of $\frac{1}{4}$ " for each 20'-0" of span.
3. All supports for forms must be carried down to solid work and not rely upon recently erected work. The method of support to be strictly subject to Architect's approval.
4. Forms are to be thoroughly cleaned, swept and well wetted before placing of concrete. All column forms to have trap doors at bottoms for cleaning and inspection.
5. No forms are to be struck before the Architect's permission has been obtained.
6. Make all necessary provision in forms for the fixing of bolts, pipes, etc., specified to be built into concrete.

PLACING CONCRETE.

1. Concrete is to be placed carefully so as not to separate, aggregate or to disturb forms.



2. Each layer is to be thoroughly tamped and spaded to completely fill forms and to pack solidly round reinforcement.
3. All column heads and beams are to be poured as monoliths with the floors they support;
4. The columns are to be poured from the floor levels up to the bottom of the column heads, and are then to be allowed to take their shrinkage before the heads, beams, and floors are poured together.
5. Joints due to temporary stoppage^{of}/work are to be made where least harm to strength will be produced. Joints in floor slabs are to be avoided if possible, but if unavoidable are to be made in the centres of bays, and parallel to main reinforcement. All location of joints to be approved by the Architects, and the surfaces of joints must be made true and even by stopping against temporary forms.
6. All concrete must be kept wet in hot weather for one week after placing.
7. After forms are removed, any surface with honeycombed appearance must be patched with cement mortar to an even surface.
8. All concrete floors^{to be laid with falls as directed and} are to be floated to a true and even surface whilst concrete is still wet.

PLACING REINFORCING STEEL.

1. All reinforcing steel is to be carefully bent to the exact shapes required, and is to be accurately placed and ^{held}~~screwed~~ in position in forms, so as to ensure the preservation of its proper position after concrete is poured.
2. Junction of reinforcing bars in all beams, slabs, and columns are to be securely bound with annealed wire, and wherever else needed to ensure proper constructions of the steel frame.

3. All rods to have a minimum lap of 40 diameter or such other lap as shewn on drawings.
4. All reinforcing steel is to be inspected by the Architects before the concrete is placed, and no concrete is to be placed before their approval has been obtained.

FOUNDATIONS.

1. Concrete for foundations shall be formed as specified under "Mixtures", and to dimensions figured in drawings, and to Architects' direction.

DAMP-COURSE.

Lay continuously ^{factory} round building to all walls and piers lay a dampcourse of neat cement $\frac{1}{2}$ " thick. Provide & fix dampcourse to back walls against bank with "Red hand" patent bitumen dampcourse well lapped at all angles & junctions.

S T E P S. Are to be built in concrete same as foregoing trowelled smooth whilst concrete is still wet. Edges of steps to be rounded.

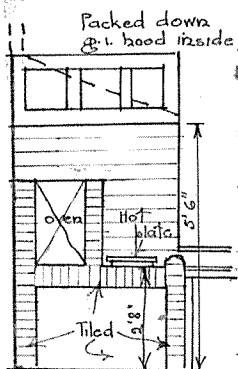
BRICK LAYER.

Carry up the brickwork of chimneys, in the position and of the dimensions shewn on drawings. All brickwork to be executed in the best possible manner, well bonded with neat close joints.

BRICKS. To be sound, well burnt, of regular size and shape.

MORTAR. To be composed of fresh well burnt stone lime and sharp fresh water sand with a little cement added well mixed together in the proportion of three parts sand and one part lime. Start the foundations of chimneys and coppers from approved solid bottom with two footing courses 6" deep, each with 2 $\frac{1}{2}$ " set off all round. Wall round "Ideel" boiler are to be taken up to a height of 4ft ^{above floor}. Build up the backs ^{of chimneys & fire places} in 9" work, set in mortar, well bedded and flushed into cross joints. At the level of underside of joists spread a damp course of asphalt, bedded in liquid cement. Hearths are to be filled in solid with concrete or other approved material to within 2" of floor level.

Turn 9" arches in two half brick rings over fireplaces as required on 2½" x 1½" cambered chimney bars, split at ends, carried through jambs and turned up and down on each side. Gather in as required and carry up where shewn 9" x 9" flues slightly to one side ^{112.} 4½" x 9" work, as shewn well parged with hair mortar laundry chimney to be 12 4½" work as shewn. both inside and out. The Gas Stove is to be built in, in 4½" brickwork as shewn by margin sketch. Allow ^{for} ~~the~~ plate rack of the p.c. value £2: 10: 0 supported by dogs built into tile work.



ASH PITS. Provide and fix to study and copper chimneys ash pits provided with gratings and copper furnace doors to exterior. The pits are to be formed by leaving the space under hearth unfilled.

TILE SURROUND. Provide and fix to Dining Room Gas fireplace tile surround of the p.c. value £5 to be neatly and properly fixed.

WALL FIRE. Provide and fix to Living room fireplace wall fire of the p.c. value £10: 0: 0 to be neatly and properly set.

OPEN FIRE. The fireplaces ~~to living room of cottage and study~~ of large house shall be open fireplaces built with machine pressed bricks and shingle tiles pointed in white cement mortar as shewn in details. Back ~~shall~~ be built sloping with best fireclay bricks. Provide and fix basket to fireplaces of the p.c. value 14/- each.

CHIMNEY STACKS: Chimney stacks where shewn by light yellow on Plans are to be finished in cement stucco.

After the whole is dry the plaster is to receive two coats of best lime wash and sulphate of zinc to approval.

^{Top of stacks} ~~Sailing over course and off sets~~ are to be finished with brick on edge, ^{finish} to flush with stucco beneath.

Core and clean out flues at completion. Finish all flues with approved windguard chimney pots.

Weathering of chimney stacks to be finished off in Portland Cement and sand, half and half.

All brickwork to be carried up in approved bond, set in mortar, well bedded and flushed into the cross joints.

HEARTHES to be formed of Portland Cement and sand in equal proportions 2" thick, floated off to a smooth and even surface at one operation.

Provide and set tile hearths to Living room# one Dining room and study with tiles of the p.c. value of 8d each. The top back and sides and front of brickwork to Gas Stove as shewn by margin sketch shall be tiled with white tiles of the p.c. value 8d each. Angles are to be ^{finished} ~~punched~~ with bull-nosed tiles. Provide and fix dogs to take plate and pot racks.

GAS RANGE. Set a Gas Range as hereafter specified, to be neatly and properly set as directed.

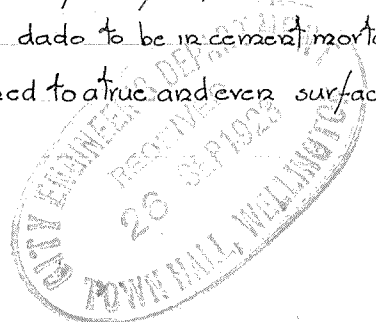
~~RANGE. Provide and set to Kitchen of cottage range of the p.c. value \$12. Range is to be built up on three courses of bricks above floor.~~

COPPER. Provide and set in ~~each~~ Laundry in good solid brickwork to approval, approved 14 and 20 gallon copper boiler#, with all necessary spiral flues, furnace door#, damper# and patent furnace mountings complete.

Flue# 9" x 4 $\frac{1}{2}$ " and 14" x 4 $\frac{1}{2}$ " to correspond in all respects with other flues. Leave all in perfect working order. All exposed brickwork in ^{Laundry} wash-house to be rendered in cement work 1" thick, top dished with fall to copper.

BEESTON BOILER. Provide and set in Laundry^{of House} Beeston Boiler according to maker's directions. Provide and fix strong gauge black iron flue to connect boiler to brisk flue. Boiler is to be built up on four courses of bricks. Iron flue is to be covered with asbestos packing.

PLASTERER The ^{whole} of the external walls to factory shall be finished in cement stucco, two to one mixture, ^{finished off to an even surface with a wooden float} ~~finished off to a smooth and even surface.~~ Dado to factory 4'6" Run a dado 4'6" high ~~continuously~~ round inside walls as shewn; dado to be in cement mortar as above, with the addition of a little hydraulic lime, and finished to a true and even surface with a ^{float} steel. Finish top of dado with a rounded nosing.



CARPENTER AND JOINER.

All timbers, unless otherwise mentioned, to be building heart Rimu timber, free from bark, shakes large or loose knots and other defects. All timbers used in Joiner's work, unless otherwise mentioned, to be Heart of Rimu, specially well seasoned

All timbers in contact with ground, including all bottom plates, sleepers, etc. to be Heart of Totara or Jarrah. All weatherboarding and outside finishings to be Heart of Matai. All flooring except to Living^{Study & Dining} room to be Heart of Matai.

All timbers, sarkings, linings, floorings, weatherboarding etc., required on job, must be on site within a fortnight of signing contract. No green timber will be allowed to remain. All the foregoing timbers must be properly stacked at once, and a start not to be made with the erection of houses until the materials have been on the site at least two weeks, and also when framework has been erected it must stand for two weeks before starting boarding.

All nails to be punched in where exposed to view and the whole of the Joiners' work, including unpainted match lining, to be hand cleaned, sand papered, and prepared for oiling or painting.

Window and door frames to factory are to be secured with galvanized iron ties every 2 ft in height.

Details will be given for all mouldings, interior and exterior finishings.

SCHEDULE OF SCANTLINGS.

HEART OF TOTARA OR JARRAH.

Sleeper Plates	4" x 3"
Stringers	5" x 2"
Ground Plates	5" x 3"
Verandah and Porch beams & posts.	

R I M U.

Studs and plates ground floor	4" x 2"
Trimmer & Trimming studs	4" x 3"
Floor joists	5" x 2"
Pole plates	4" x 3"
Roof scantlings and Ceiling joists	4" x 2"
Rafters to study & ceiling joists to Bedroom	No. 1. 5" x 2"
Ridges etc.,	8" x 1½"
Swaling piece over living room	8" x 4"
Pole plate	5" x 3"
Braces let in flush	8" x 1"
Beam over Living room doors & windows	10" x 4"
Beams Carrying factory roof	10" x 3"
Sarking	8" x 1"
Lining (rough) to Cottage	8" x ½"
Lining T. & G. " "	8" x ¾"
Lining T & G dressed and double V jointed	6" x 5/8"

HEART OF MATAI.

Weatherboarding, bevelled back and sawn	
on face	8" x 1"
Flooring T & G dressed	4 x 1 and 6" x 1"
All outside finishings, angle stops etc.	

HEART OF JARRAH

Flooring T & G dressed (dry)	3" x 1".
------------------------------	----------

GENERAL DESCRIPTION.

All outer walls, main partitions and sleeper plates to be carried on piles set true and plumb, spaced 4' C to C and 6 feet between rows and well rammed. The basement is to be jackframed in 4" x 3". Provide 2' x 2" bevelled Totara strips

to piles to take boarding.

The whole of the framework to be put together in the soundest and most workmanlike manner. Plates halved at angles, scarfed together where necessary with 8" laps over a pile or stud.

Studs to be cut off square top and bottom, gauged to an even thickness, and the plates checked out half inch to receive them. All walls and partitions to be well braced with 8"x4" braces, cut into scantlings, and well nailed where and as directed. Where shewn form double partitions to take sliding doors. All partitions to cupboards and wardrobes are to be 3 x 2" on flat. Box in above gas stove with framing and plaster, also box down ceiling over basin in Bedroom No.1

Gauge and notch down the joists as required, and well skew nail them to plates etc.,

Construct the roofs as shewn by sections etc., Rafters to be neatly scribed up to ridges and checked down to ceiling joists and top plates. Each third pair of rafters to have struts, well spiked and skew nailed together. Factory roofs to be constructed as shewn with struts to each post bolted in with $\frac{1}{2}$ " bolts to posts. The whole of roofs to be covered with rough sarking laid close and well nailed. ~~Factory roof to have sarking boards 8" apart.~~

All partitions to be erected on the floors. Trim out for Hearths, chimneys, skylights, door and window openings, and wherever else required. ^{Floor boards to extend to outside boarding.} ~~Floor boards to extend to outside boarding.~~

Case in chimney breasts with 3" x 2" studs. Well nail and skew the whole of framework together. All studs to outer walls and floor and ceiling joists to be spaced 18" C to C and all other scantlings 20" C to C.



Before putting on weather boarding cover the studs of all exterior walls with No 2 ply J.M. Regal paper, well lapped and tacked back to boarding with proper fillets at laps.

The whole outside of all exterior walls to cottage and house down to ground level to be covered with weather boarding, well nailed to studs and braces. All end butt joints to be over a stud or scantling and all lap and butt joints primed before fixing.

The ^{Nook} ~~verandah~~ is to be constructed with 6" x 6" posts and 6" x 3" end posts channelled at top as shewn. Beam to be 10" x 6" chamfered between posts. Fill in between posts with 8 x 1 1/2" capping and 1" batten shelves as shewn.

Bore holes in groups in boarding under floor to act as ventilators. All cupboards and wardrobes are to have vents into ceiling ^{formed} ~~forward~~ in a similar manner.

FLOORING. Lay the whole of the floors with T & G flooring boards, cramped up close and well nailed down with two 2 1/2" wire flooring nails to each board and joist. Flooring to large house to be 4" x 1". Flooring to extend to outside boarding. Nails to be punched in and bye-wood cleaned off at completion. Fix mitre margins to all hearths.

The Jarrah floors to the ^{Dining and} Living rooms ^{are} to be cut and laid in position and then cramped up. At the end of the maintenance it is ^{to be} cramped up and ^{secret} nailed. Jarrah floors to be of 3"x1" T & G and to be hand-dressed on completion.

LINING. All the walls and ceilings of Pantry, Bathrooms, and W.C.s. Linen room and cupboards and ^YLaundries, meat safe, Larder are to be lined with 6" x 1/2" matched dressed double V jointed lining, well cramped up and nailed. The walls behind books in Study are to be match lined. The ceilings of verandahs and porches are to be ^{finished with a 2" cavetto in angles} match lined. Cottage Kitchen walls to be lined to a height of 4' 6" and ~~finished with 2" cavetto in angles~~, above floor with lining same as foregoing, and finished with chamfered batten. The hot water cylinders are to be lined in.

Lining to ~~cottage Kitchen~~, Pantry, W.C.'s. and bathrooms to

be put on vertically. All other exterior walls and ceilings at cottage are to be lined with 8" x 3/4" lining well cramped up and nailed on.

~~The remaining walls of cottage are to be covered with 8" x 1/2" rough lining, cramped close and well nailed, care being taken to joint on opposite side of partitions.~~

The coals and wood are to be lined with rough T & G. Provide and fix to coals 1" sarking boards in groove to stop coal falling out.

MOCK PANELLING. The walls of nook and Hall are to be lined to the height shewn with 12" x 5/8" boards with the joints covered with 3" x 5/8" battens. Provide the cross battens as shewn. The Hall panelling is to be finished with 1" x 1" batten. The nook panelling is to have 4" cornice mould as shewn in margin sketch. The panelling behind seat to a height of 3ft is to have 2 1/2" slope outwards.



The gas fire wall of Dining room is to be mock panelled to a height of 7 ft. same as foregoing.

FIBROUS PLASTER SHEETS. The whole of the ceilings and walls to the larger house, unless otherwise specified, are to be covered with Fibrous plaster sheet, well tacked on and the joints are to be filled up with Keen's cement and flushed up smooth to approval.

EXTERNAL FINISHINGS. Finish all eaves as shewn by detail. Gables shall have 5" x 2" barge boards with 2" roll to take iron and 6" x 3" purlins as shewn by drawings and according to detail which will be supplied. Finish angles with 4" x 2" angle stops.

Top of windows are to be finished with 6" x 1" boards and 1" brackets. The doors are to be finished with 1 1/2" capping mould.

The whole of the outside finishings shall be left sawn.

VERANDAH. Construct the Verandah as shewn with 8" x 4" end posts 8" x 8" posts two 10" x 2" top plates and all Heart of Totara. Posts are to have moulded caps.

The porch No.1 is to have 10" x 8" beams, handrail 10" x 2" filled in beneath with framing and boarding.

~~Cottage verandah shall have 4" x 4" posts and 8" x 4" beam.~~

Front of cottage shall be filled in with 1½" x 1" trellis battens as shewn well nailed together. Steps are to be constructed with 10" x 2" strings and 8" x 1½" ^{treads} ~~risers~~. Newels 4 x 4, ~~handrail 4" x 3" and 1½" x 1" battens~~. All the verandah and Porch floors are to be Heart of Totara with 4" x 3" bearers at 6 ft. centres and 4" x 2" floor joists. Flooring is to be 4" x 1" with chamfered edges.

WINDOWS. Casement windows to have 4" x 3" solid rebated and throated frames 4" x 3" mullions and transomes 3" double sunk and throated sills set splayed. Dining room windows are to have 4" x 4" transomes. All Heart of Totara, to be in accordance with detail to be supplied. ^{Mullions, frames, & sashes to be grooved to stop water from driving in.} The centre sashes to front Dining room window also double light windows to Dining room, Living room and bedroom No.1, are to have no mullions but the sashes are to be rebated. ~~Mullions and sashes to be grooved to stop water driving in.~~ The whole of the sashes to be Heart of Totara 1½" thick, rebated, chamfered and hung with two 3" cast butts and fastened with casement fasteners of the p.c. value 10/6 each opening sash. Where sashes to cottage are shewn to have a division the upper part shall be hung at top to open out, to fasten with casement stay and fastener of the p.c. value 6/6. The bottom rail of all lower sashes to be 5" deep and 1" window board on top and cavetto beneath. Sizes of windows marked on plan.

The window to gas range is to be hung at top to open out, hung and fastened same as other sashes.

Larder and Meat safe Frames to be filled in with 1" splayed Heart of Totara louvres and covered inside with perforated zinc.

~~Windows to cottage are to be astragal divided with 1" astragals.~~

Windows to gables are to have rolled plate louvres glazed direct into frame. Back to be covered with small mesh wire netting.

Sidelights to front door to be constructed same as other sashes and astragal divided.

DOUBLE HUNG WINDOWS. The windows to the Kitchen, Laundry and Bedroom No.4 are to be double hung with $1\frac{1}{2}$ " pulley styles parting beads, slips and pocket pieces and $2\frac{1}{2}$ " brass faced axle pulleys, 3" double sunk and throated sills set splayed. Sashes to be $1\frac{1}{2}$ " thick chamfered and astragal divided with 1" astragals. and double hung with best sash cord and iron weights.

Sashes shall be provided with approved burglar proof sash fasteners of the p.c. value 2/- each and brass lifts to lower sashes.

WHITNEY WINDOWS. The windows to Bedroom No.4 are to be fitted with Whitney patent fasteners according to maker's direction. The sashes and frame are to be grooved and rebated as required.

FACTORY WINDOWS The factory windows are to be casements same as house and fastened with fittings of the p.c. value 6/- each sash.

D O O R S. Outer doors to be Heart of Californian Redwood 2" thick. Cupboard and Wardrobe doors $1\frac{1}{2}$ " thick, all other doors Heart of Rimu $1\frac{1}{2}$ " thick. Basement, Coal, Wood, Laundry and Back doors to be framed and ledged, covered with 4" x 1" T.G. & V. lining hung with three 4" cast butts and fastened with rim locks of the p.c. value 6/- each.

The verandah and bedroom No.3 doors to have 2" solid rebated and chamfered frame with 6" x 3" mullions where shown. Doors to be 2" thick, panel prepared for glass and astragal divided with $1\frac{1}{2}$ " astragals. To be hung with three 4" cast butts, and to fasten with lock and bolts of the p.c. value 15/-. The Living room doors to verandah are to be rebated and hung with Mc Cabe's patent, fasteners fixed according to maker's directions. Provide locks same as other doors. Doors are to have floor tack besides top hangers.

Finish all outer doors with 2" rounded edge and splayed Heart of Totara sills.

~~Front door to cottage is to be same as glass doors to large house and to be provided with door bell of the p.c. value 6/-.~~


ARCHITRAVES, SKIRTINGS ETC. Finish round all windows and doors to cottage and house with 4" x 1" plain splayed architraves.

All rooms, passages etc., to cottage and house to have 4" x 1" plain splayed skirtings, except rooms specified to be match lined, where no skirting will be required, but lining is to be neatly scribed to floors.

GRILLES 1/2 bedrooms Nos 1 & 2 are to be constructed where shown & according to margin sketch

STAIRS. To factory are to be constructed with 10" x 2" strings housed to receive 8" x 1 1/2" treads, all to be strongly nailed together. Newels 4" x 4", handrail 4" x 3" filled in beneath as shown with 3" x 2". Wall String is to be bolted to wall and newels secured to concrete with iron dowel.

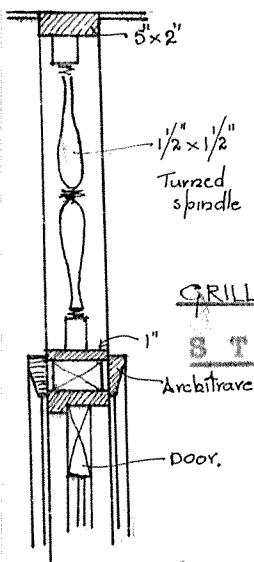
The handrails to ends of floors are to be same as foregoing.

MANTELPieces. To be provided to Dining room gas fireplaces of the p.c. value £10. Nook fireplace is to be formed with mock panelling and 2" cut bracket as shown. Study mantel shelf is to be 10" x 2" supported by 6" x 2" blocks. Architrave moulded to be 7" x 3" moulded thus 

SINKS. ~~Provide and fix in Cottage kitchen 1 1/2" grooved draining board as shown. Finish round sink with 1 1/2" rounded nosings.~~

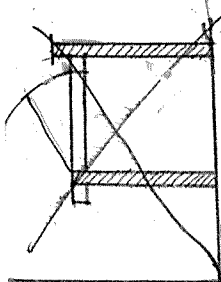
Case in beneath draining boards with matched lined ledged doors, hung to 1" frame with 3" cast butts and fastened with turnover buttons. ~~Sink top shall be grooved to take tiles.~~ Shelf beneath sink is to be constructed with 3" x 1" battens.

Sink tops in kitchen and pantry of larger house are to be finished with "Terrano" (buff colour) laid according to maker's directions. Top shall be dished to sink.



~~Fill in beneath Kitchen sink with three 1½" panelled doors as shown by margin sketch. Doors to be hung at bottom with two 3" brass butts and fastened with spring ball catches.~~

~~Pantry sinks ^{→ Kitchen are} is to be filled in beneath same as cottage sink with open space under sink.~~



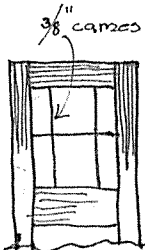
INTERIOR DOORS.

~~The interior doors to cottage are to be 1½" thick, three panelled hung with two 3" steel butts and fastened with latches of the p.c. value 4/6 each.~~

The doors to all cupboards and wardrobes are to be 1½" thick hung and panelled same as other doors and fastened with catches of the p.c. value 4/6 each. Double doors are to be rebated and fastened with locks of the p.c. value 4/- each. Kitchen ^{cupboard} and linen ~~room~~ doors are to be in two heights.

~~Doors to cupboards in linen Rm. are to be kept up 15" above floor as will be directed~~
Two doors to the Pantry and one to Passage are to be hung

sliding with Mc Cabe's patent runners and tracking according to maker's directions. Provide and fix handles and locks of the p.c. value 12/- each.



Sliding door to passage is to have ^{upper} ~~copper~~ panel glazed according to margin sketch.

The remaining interior doors are to be panelled as shown 6.8 x 2.8 x 1½" hung with three 4" steel butts and fastened with locks of the p.c. value 12/- each.

Cupboard and Wardrobe doors are to be kept up 1" above floor.

FACTORY DOORS

The doors to Factory are to be framed ledged and braced doors 2" thick filled in with 4" x 1" T.G. & V lining; to be hung with strong T hinges and fastened with locks of the p.c. value 6/6 each. The doors to the receiving floor are to be hung sliding with patent ball bearing runners of the p.c. value £2 per door. Doors are to be fixed with padlocks and hasps of the p.c. value 6/- each. The doors to the garage are to be same as foregoing hung with Stanley patent fixings of the p.c. value £2: 10: 0

WASH TUBS. Wash tubs to be constructed of well seasoned Kauri with $1\frac{1}{2}$ " bottoms, sides, ends etc., all put together in a thorough and workmanlike manner with white lead to joints all screwed together and fixed on proper bearers.

The front of one tub to house a ~~cottage~~ is to be corrugated

MEAT SAFES. Construct the Meat Safes where shewn with 1" T & G lining and hinged doors. Locks of the p.c. value 2/6 each. Fix 1" shelves in Safe as directed, and leave the whole fly-proof.

WARDROBES All wardrobes are to be 21" deep in the clear. Fix to two wardrobes four drawers each as will be directed. Drawers to be left complete on proper runners & with pull handles to approval.

SEATS. The seats to bedroom No. 3 and nook are to be constructed to the width shewn; to be 13" above floor at front and 12" at back. Top is to be $1\frac{1}{2}$ " thick hung with three 3" brass butts and clamped at back. Fill in beneath with mock panelling.

ARCHES To Hall and passage are to be constructed with 6" x $1\frac{1}{2}$ " wall posts and 6" x 4" beam with $1\frac{1}{2}$ " brackets in angle.

PICTURE MOULD. Provide and fix to all papered rooms and places 3" x $5/8$ " picture rail shaped thus:-



MANHOLES. Provide two Manholes in ceiling where directed 20" square finished round with 1" curbing.

SHELVING. Provide and fix where directed on proper bearers 300 feet run of 12" x $3/4$ " Wrot R.P. shelving.

TOWEL RAILS. Provide and fix 12' of Heart of Kauri $1\frac{1}{2}$ " diameter towel rails supported by $1\frac{1}{2}$ " brackets.

DRESSER in kitchen is to be constructed up to ceiling in three heights with $1\frac{1}{2}$ " standards. Doors are to be $1\frac{1}{2}$ " thick hung with two 3" brass butts and fastened with small locks of the p.c. value 2/6 each. Centre doors are to be glazed and astragal divided.

Construct in bottom division ten drawers provided with runners etc. and antique copper draw pulls.

Drawers are to be divided into two by $\frac{1}{2}$ division in centre.

CYRTAIN RODS Provide & fix to all windows and glass doors of large house $3/4$ " diam H Kauri curtain rods fixed with approved fasteners of the p.c. value 1/6 each. Provide & fix to all Wardrobes one $3/4$ " diam brass rod fixed, with cup hooks.

SIDEBOARD. is to be constructed with $1\frac{1}{2}$ " frame and $1\frac{1}{2}$ " panelled doors hung and fastened same as above. Provide and fix strap hinges of the p.c. value 4/- each to each door. Centre portion to be glazed with glass divided up with lead comes.

Provide two drawers to pull through from either side.

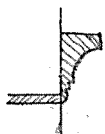
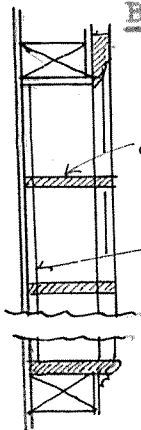
The sideboard on pantry side is to be in three heights.

T A B L E. in laundry is to be constructed with 3" x 2" legs and rails and covered with flooring boards with rounded edge.

BOOKSHELVES. Construct in the thickness of walls in bedroom No 11 and 3 bookshelves as shewn by margin sketch.

The bookshelves to study are to be constructed to the height shewn with $1\frac{1}{2}$ " standards at 4ft centres. Provide and fix round room eight shelves; 8" wide. Shelves on two sides are to be made removeable with steel strip and catch of the p.c. value per ft.

Top of bookshelves is to be finished with 2" mould as shewn by margin sketch. The walls above bookshelves to be packed out as shewn.



CUPBOARDS. in Bathrooms of large house are to be constructed in the thickness of wall with $1\frac{1}{2}$ " doors, finished round with 3" x 1" architrave to which door is to be hung with $2\frac{1}{2}$ " brass butts and fastened with lock of the p.c. value 2/6 each.

Cupboards to kitchen are to be similarly constructed & to be furnished with ledged & match-lined doors hung & fastened as above.

COPPER LIDS. Provide and fix to copper lids constructed with flooring clamped at back and provided with handle/

HAT & COAT HOOKS Provide & fix where directed 3 doz antique copper hat & cloak hooks fixed on 4" x 1" battens well nailed to wall

PLUMBER.

F E L T. Cover the whole of the roofs with best quality Red Edged felt well lapped at sides and ends and over ridges.

RIDGES. To be covered with No 22 gauge galvanised iron lead edged ridging 20" wide well beaten into corrugation of iron.



I R O N. Cover the whole of roofs with No 24 gauge galvanised corrugated iron laid with two full corrugations side laps and 8" end laps cut close up to ridges and laid with 2" drip at eaves; to be secured with cupshaped lead headed nails fixed without spring.

Edges of iron to gables is to be turned over roll on fascia.

VALLEY GUTTERS. To be formed of 24 gauge galvanised iron at least 15" wide folded at edges.

FLASHINGS. Flash with No 26 gauge galvanised iron, the requisite widths over the heads and sides of all door and windows in external walls, sides of angle stops, top of eaves returns skylights and wherever else required: round chimneys where they pass through the roof with separate stepping pieces dressed on to iron and secured. Plug with lead and point with cement.

Flash the junction of tubs with wall with 5 lbs lead, well secured.

Larder and Meat Safe windows to be covered with perforated zinc.

Provide and fix to junction of cottage sink bench with walls white angle tiles housed into bench and bedded in white lead to approval.

E A V E S E T C. Provide and fix to all eaves 4" x 3" quarter round galvanised iron eaves gutters No 24 gauge with double soldered and rivetted angles and lap joints, and fixed with strong galvanised iron straps to fascia every 30" apart.

DOWN PIPES. Provide and fix stacks of 3" x 2" 24 gauge galvanised iron down pipes to be properly soldered and fixed with the necessary straps etc. to be connected to drain.

SINK. Provide and fix in each kitchen and pantry approved 24" (inside) white enamelled earthenware sinks set in proper wooden frame.

WASH BASINS. In bathrooms, ^{four} ~~three~~ bedrooms and factory to be approved Cabinet wash basin p.c. value of 80/- each.

BATHS. To be approved white enamelled cast iron baths p.c. value of £12: 0: 0 each.

VENT TO PANTRY Provide a fix in Pantry where directed a 6" diam No 24 gauge galvd iron vent, with flue carried up above roof and terminated with a Boyle's cowl.

H O O D. Provide and fix over Gas Stove hood constructed of 24 gauge galvanised iron, provided with flue through roof.

WASTE PIPES. All the foregoing, sinks, basins, baths, and wash-tubs, are to be fitted with plugs and chains 2" 6 lbs lead trapped waste pipes and overflows to each discharge water into gully traps. All lead traps to have brass inspection caps.

WATER CLOSETS Fit where shewn Water Closets of the p.c. value 45/- each, to be supplied with 3 gallon cast iron flushing cisterns of approved pattern, fitted with patent silent valves, brass chain and porcelain pull handles and 1½" lead flushing pipes. Properly connect syphons to soil pipes. From top of syphon lead off 2" vent pipes connected into 3" No 22 gauge grooved galvanised iron vent pipes carried up above roof and terminated with cowls.

WATER SUPPLY. Lay on from the supply on site of ^{a factory} ~~each house~~ with ^{¼"} ~~¾"~~ supply pipes with connections to baths, basins, each wash-tub, sinks, coppers, and two stand pipes to each house placed where directed with ^{¼"} ~~¾"~~ branches with all necessary bends, connections etc.. Basin to have ^{¾"} ~~1½"~~ pipes. Factory to have water laid on to three points, (in addition to basin & W.C.) with ¾" b/p m/c & brass high pressure cocks complete

Each of the above (except baths, basins, sinks, which are to be supplied with nickel plated ^{stream line} pillar cocks) to be supplied with ¾" brass high pressure bib cocks of best quality.

All pipes to be jointed in red lead. Stand pipes to have cocks with screw nozzles.

HOT WATER SUPPLY. Fit up larger house with a hot water supply fitted with 50 gallon corrugated copper circulating cistern connected at bottom with pipe from supply cistern in roof 200 gallon 26 gauge galvanised corrugated iron. Connect circulating cistern to Beeston domestic Boiler in Laundry with $1\frac{1}{4}$ " copper flow cleansing and return pipes and fix 1" steam pipes from top of circulating cistern carried above roof.

~~Hot water supply to cottage to be same as above with 30 gallon cylinder connected up to boiler at back of range, supply cistern in roof to be 50 gallons.~~

Lay on water from circulating cistern to one tub in each house, baths, basins, showers and sinks with $3/4$ " pipes; basins to have $\frac{1}{2}$ " diameter branches. The return pipes is to be taken through one bath of large house to act as a towel rail as directed.

Leave all in good working order to Architects' satisfaction. The supply pipe in large house is to be taken through linen room and returned to boiler.

All pipes to be best quality galvanised iron steam pipes well packed and jointed. The cylinder and all pipes are to be covered with best quality boiler felt well wired on.

DRAINAGE. Provide and lay as shewn by Plan 4" diameter glazed stoneware socketted drain pipes, all jointed in cement and laid to even and straight falls, no pipe nearer the surface than 15", with all necessary branches, junctions, bends, etc. to the satisfaction of the Architects and the Drainage Authorities. Contractors are to state the price per ft of any extra drain ^{above that} shewn on the plans.

Provide and fix approved glazed stoneware gully traps and 4" glazed Buchan traps and fresh air inlets combined, all as shewn

with fresh air inlet brought to the surface. From sewer side of buchan traps lead off a 4" diameter 22 gauge grooved and soldered galvanised iron vent pipes carried above roof and terminated with cowls to APPROVAL.

GAS SERVICE. Lay on a gas service to large house from meter placed where directed; ^{and} ~~gas~~ to be taken to gas stove in kitchen and fire in Dining room in accordance with the Gas Co.'s regulations. Provide and fix 6" diameter vents taken up above roof and terminated with cone cowls. Allow in tender the sum of thirty pounds (£30) for fittings to be selected by employer and fixed by plumber.

ELECTRIC LIGHT. Allow in tender the sum of one hundred pounds for wiring and fitting up electric light, installations to each of the three buildings.

ELECTRIC BELLS. Provide and fix an electric bell installation to large house to seven points where directed provided with antique copper sunk switches, battery etc. complete. This work is to be done by the electrician.

SKYLIGHTS. Provide and fix to Factory roof ^{+ to House} where shewn Wade's patent skylights fitted and fixed according to maker's directions. Fix to house passage a skylight provided by employer

PAINTER & PAPERHANGER.

The whole of the exterior woodwork is to be primed immediately after being fixed from time to time as the work proceeds, and this applies to all lap and butt joints and surfaces that will afterwards be covered.

Stop all nail-holes with putty. All woodwork described to be primed, all eaves gutters, and all other surfaces usually painted, to receive two good coats in addition to priming of good genuine white lead and linseed oil, finished and picked out to approval.

The whole of the Joinery work, except otherwise specified is to be finished in oil stain of approved tint, laid on evenly and to approval and finished with a coat of flatted varnish.

No oiling or varnishing required in cupboards, Laundries, Larder, Linen Press or to the factory.

~~All Joiner's work in Cottage kitchen to be oiled, spirited and varnished with best hard setting Oak Varnish.~~

The whole of floors to living, Dining, Study & Hall for a distance of 2'6" from walls to all other rooms except Kitchen quarters is to be stained & finished with a coat of flatted varnish.

W.C.s. Bathrooms, Kitchen and Pantry of large house also hood to gas stove to have three coats of linseed oil and white lead paint, finished with good coat of Bon-Accord Paint.

~~The whole of walls and ceilings of cottage described to be lined, are to be covered with best approved No 2 scrim and paper.~~

The walls of kitchen to large house are to be covered with "Sanitas" of the p.c. value 2/9 per yd.

Scrim to be well hung, stretched, taped and tacked. All scrim and also plaster sheets of large house are to be covered with paper of the p.c. value 6/- per piece to be hung true and plumb, and perfectly matched.

Provide and fix to all rooms and places friezes of wall paper from tops of doors.

The whole of sashes and glazed doors to be glazed with best 21 oz sheet glass where shewn divided up with 3/8" lead comes.

The centre sash of living room window ^{& bottom sashes of Dining Rm Window.} is to be glazed with best English 1/4" plate glass.

The bathroom cupboards are to be provided with mirror plate glass fixed with beads.

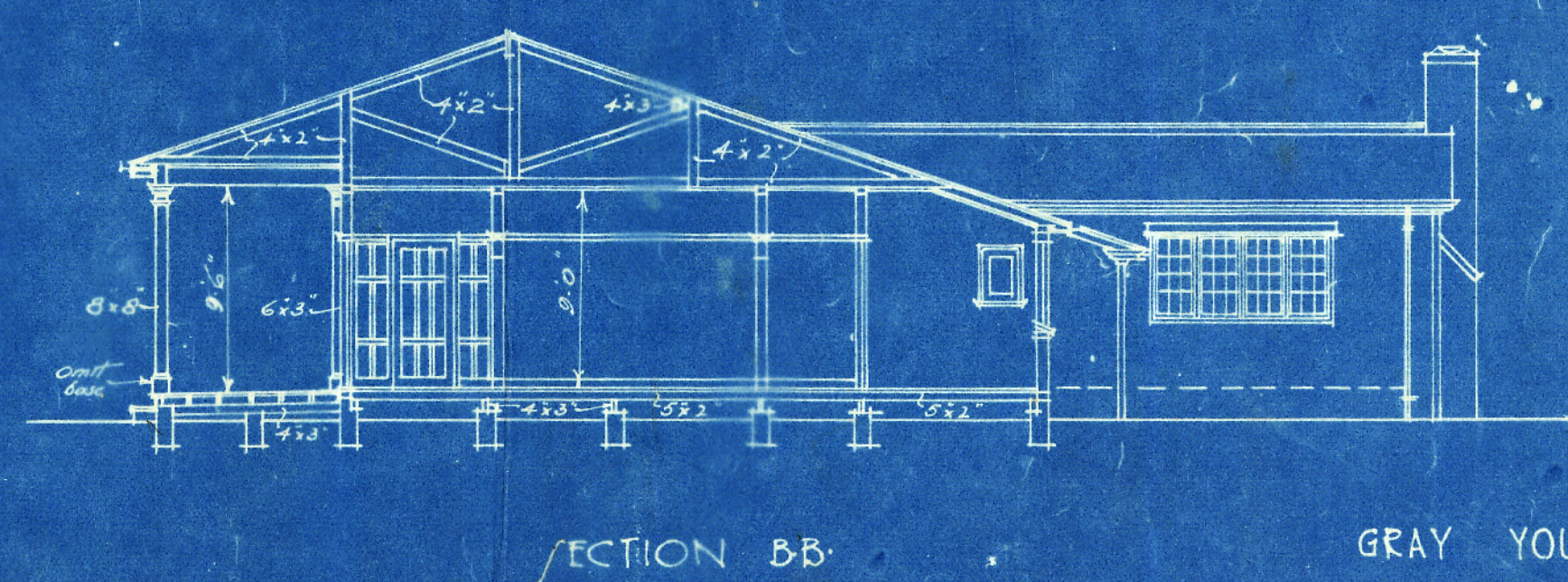
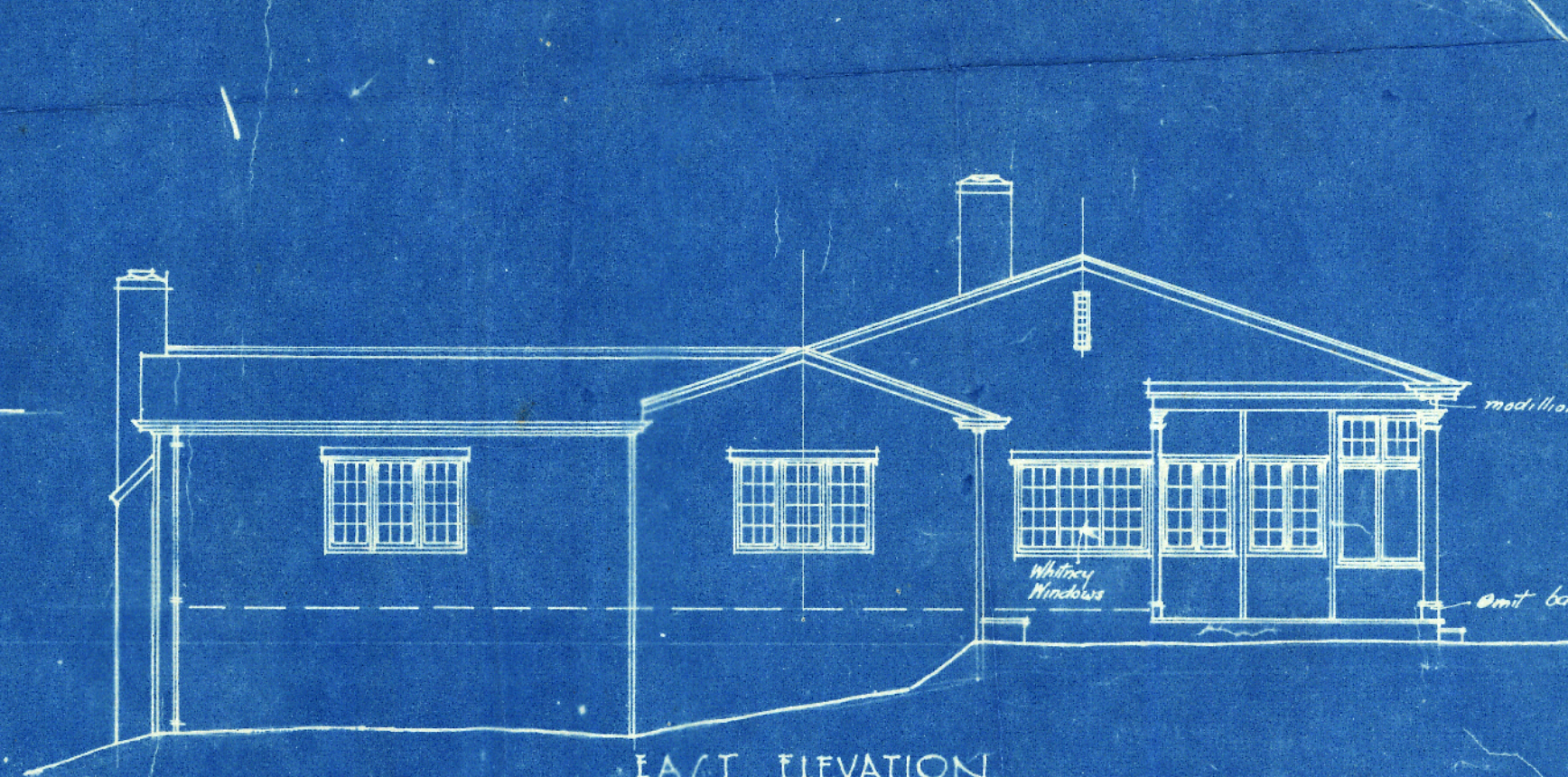
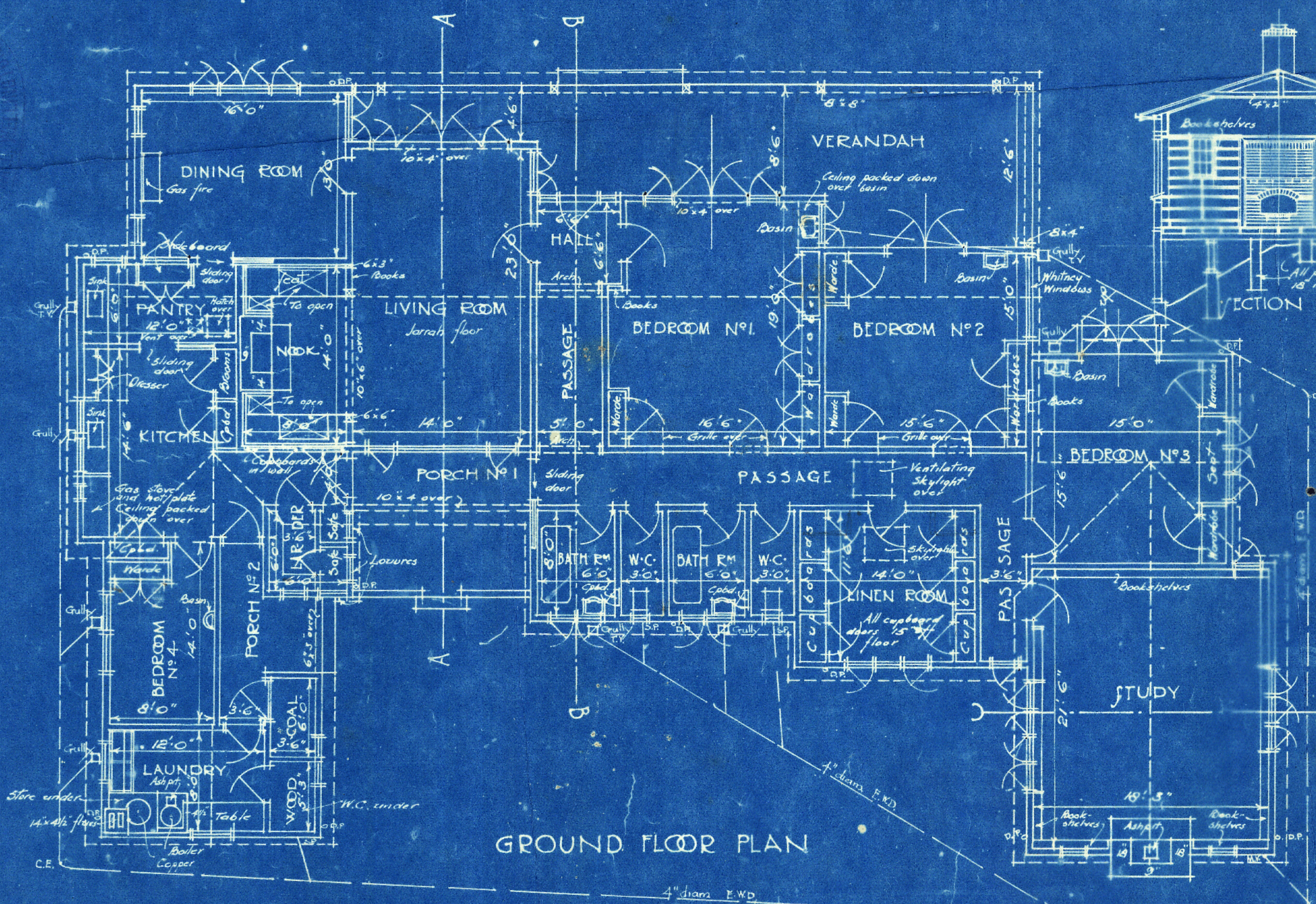
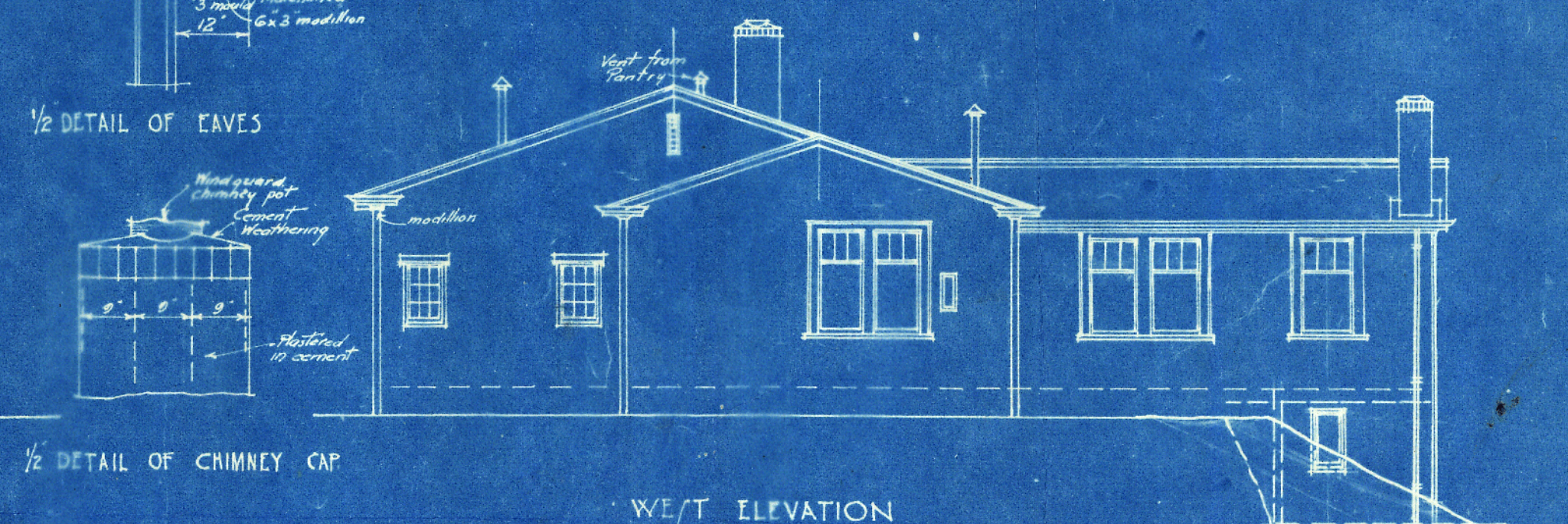
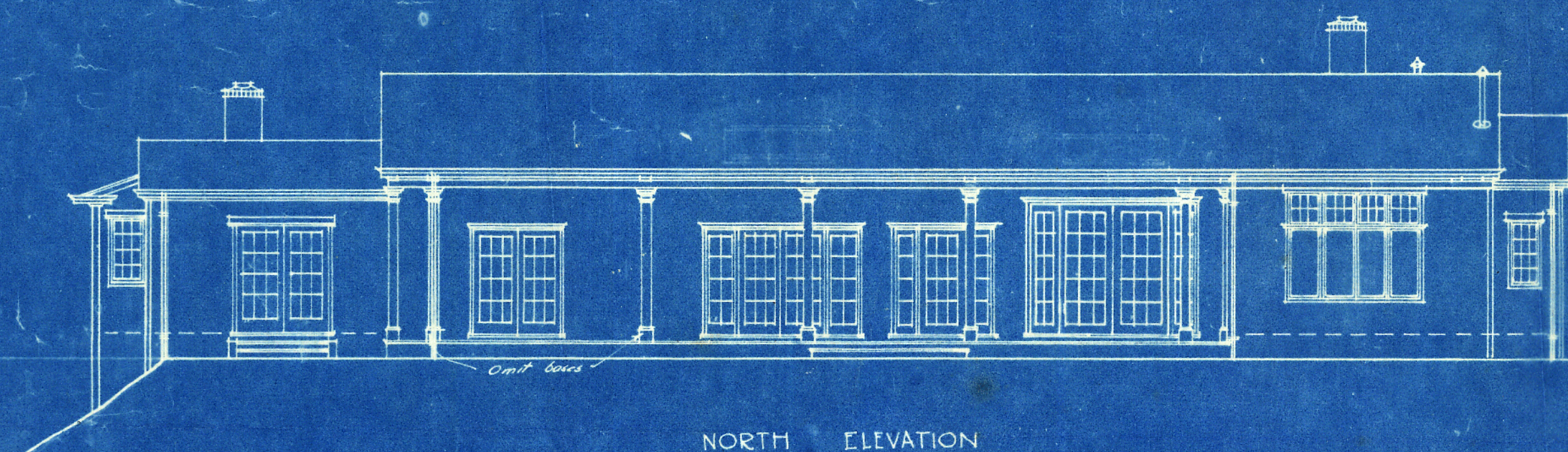
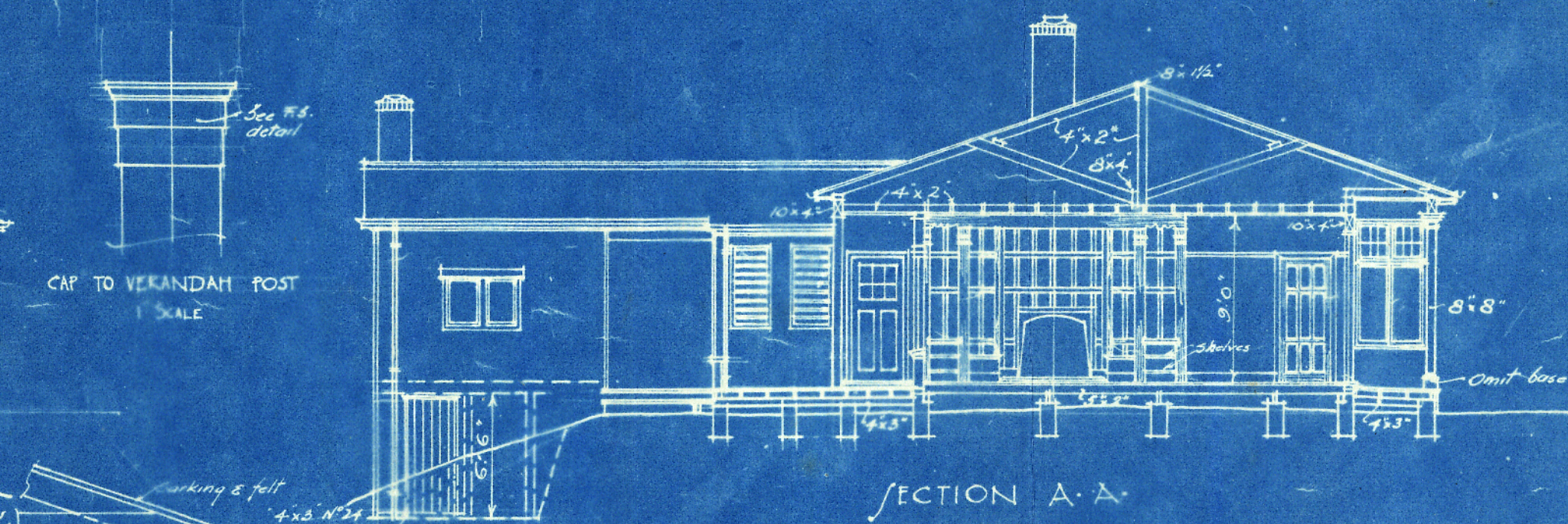
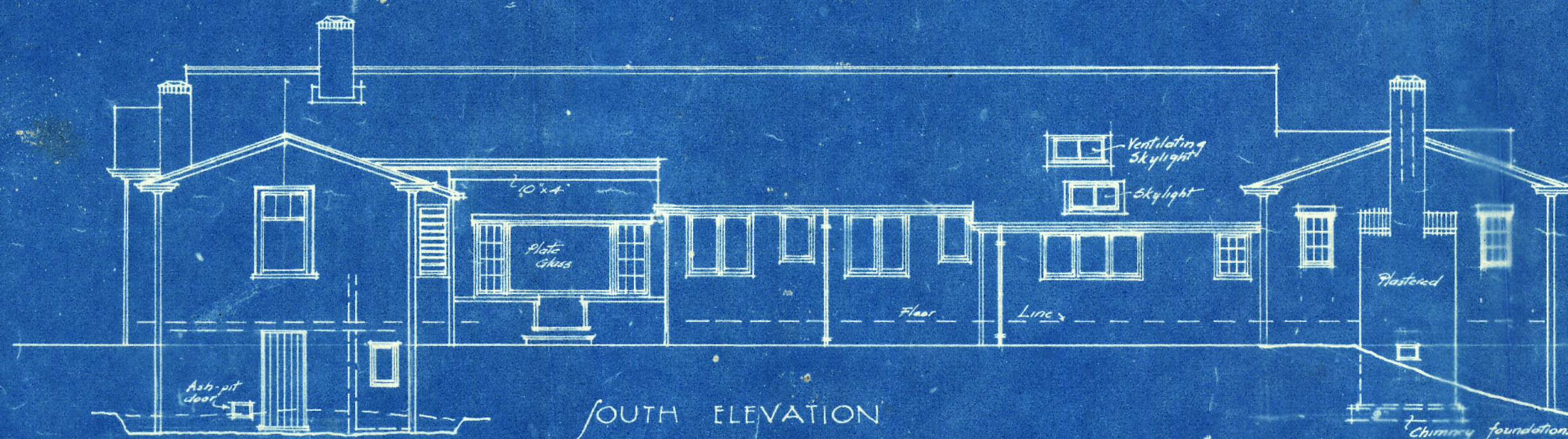
Provide and fix to ^{five} ~~three~~ wardrobe doors where directed 1/4" mirror plate glass 60" x 24 fixed with beads.

Skylights are to be glazed with rough plate glass.

All glass to be well bedded, puttied and back puttied, and left clean on completion.

RESIDENCE MANCHESTER ST MELROSE FOR DR. TRUBY KING

SCALE 8 feet = 1 inch

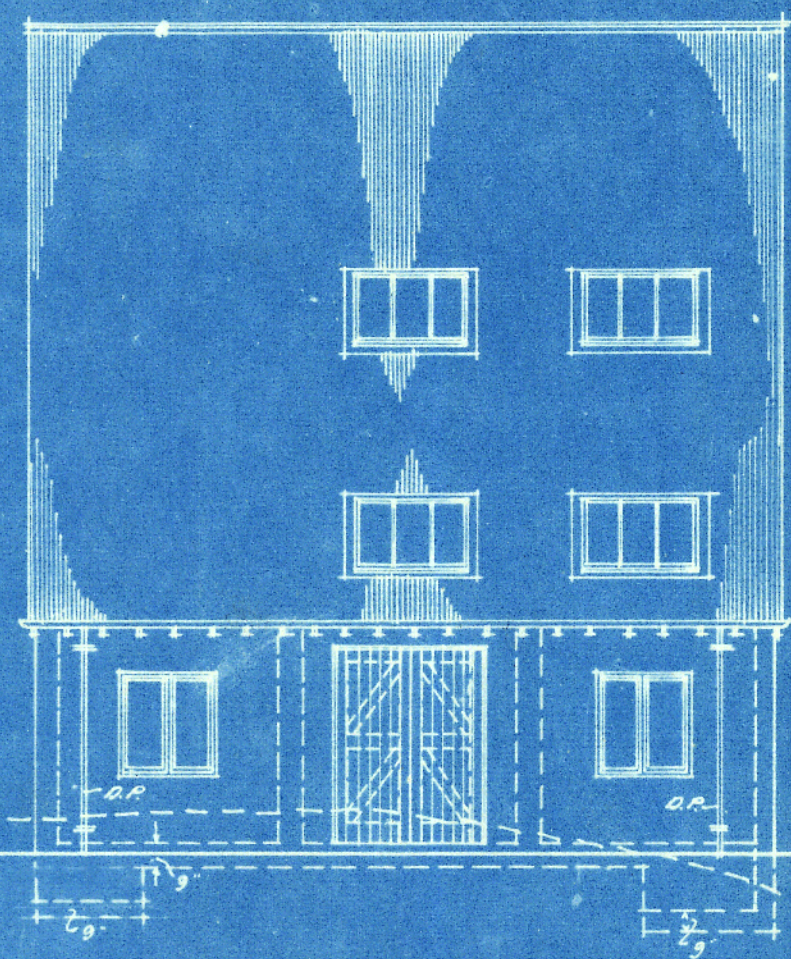


GRAY YOUNG, MORTON & YOUNG
REGD. ARCHITECTS
217 LAMBTON QUAY
WELLINGTON

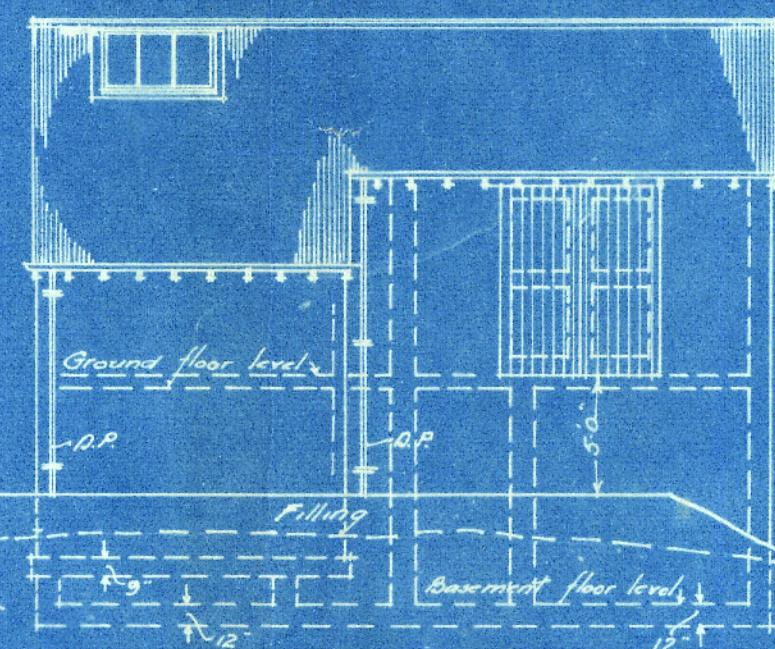
Note Allow 10 tender for 200 ft. of 4" diam. stormwater drains to be taken where directed.

FACTORY ANTICO STREET MELROSE FOR DR TRUBY KING

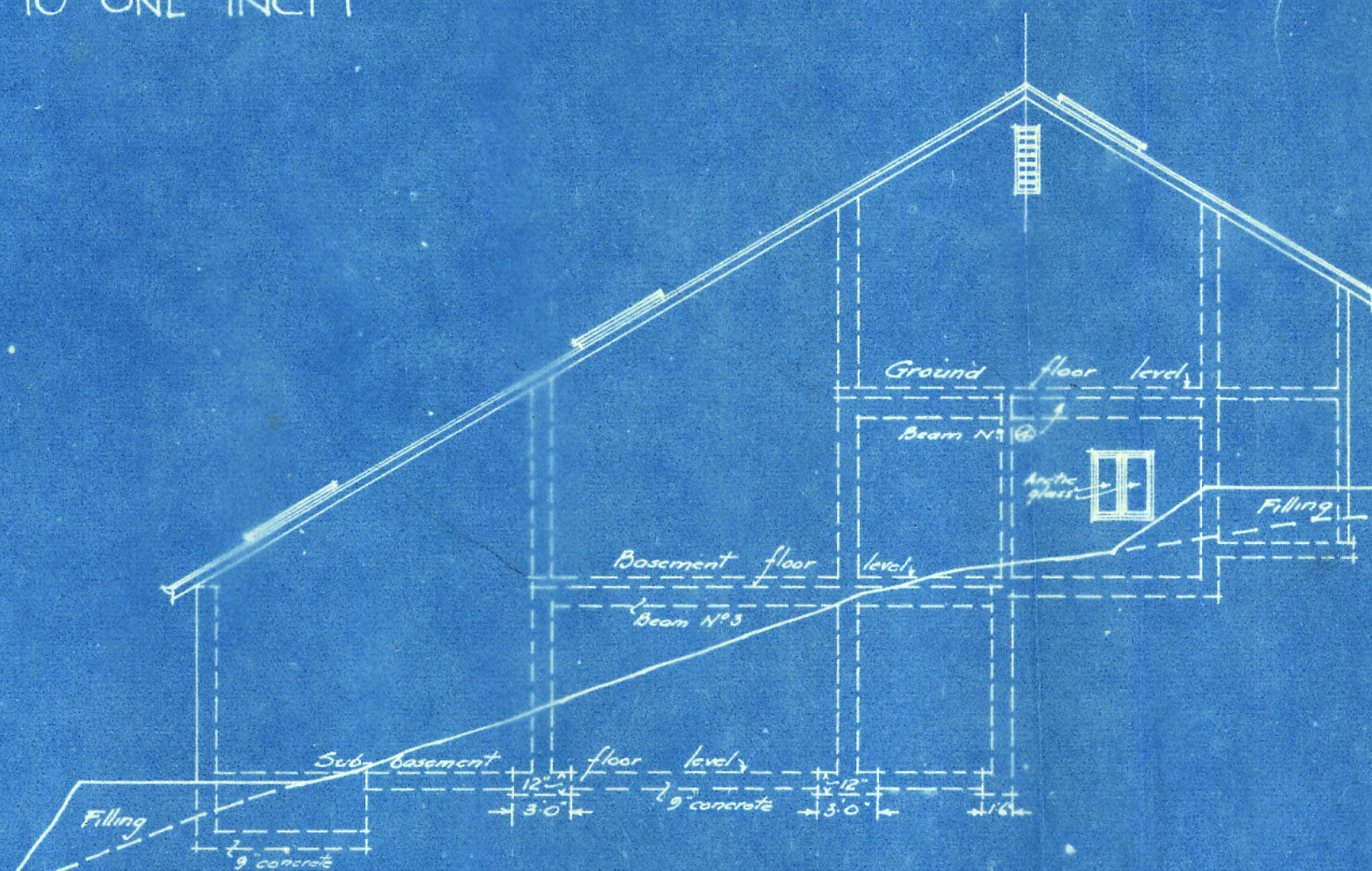
SCALE 8 FEET TO ONE INCH



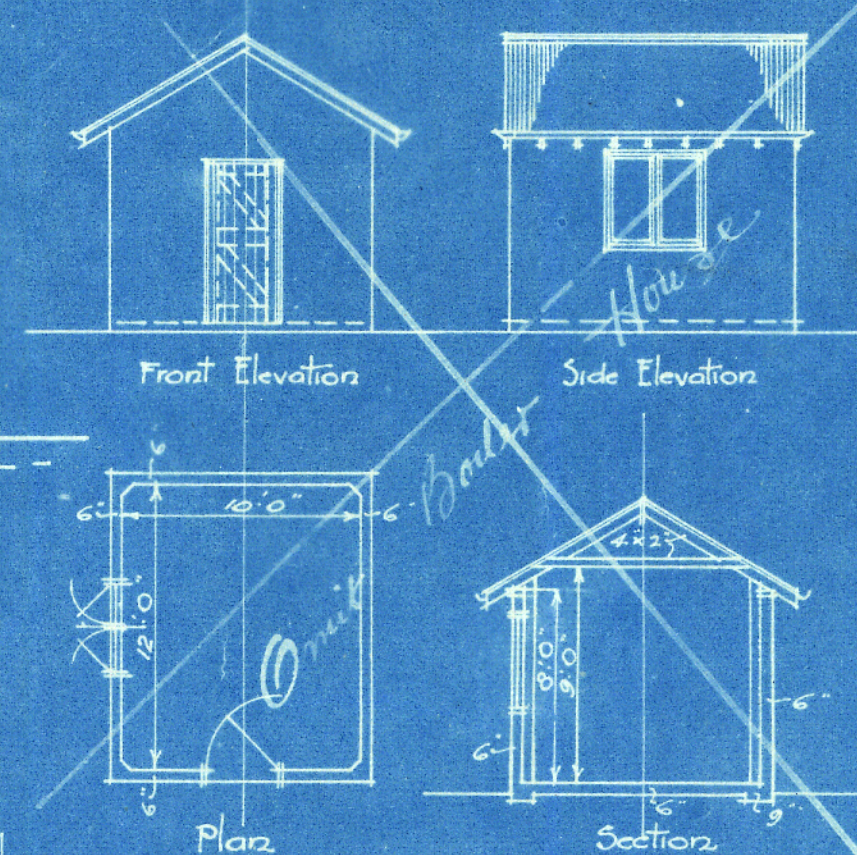
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



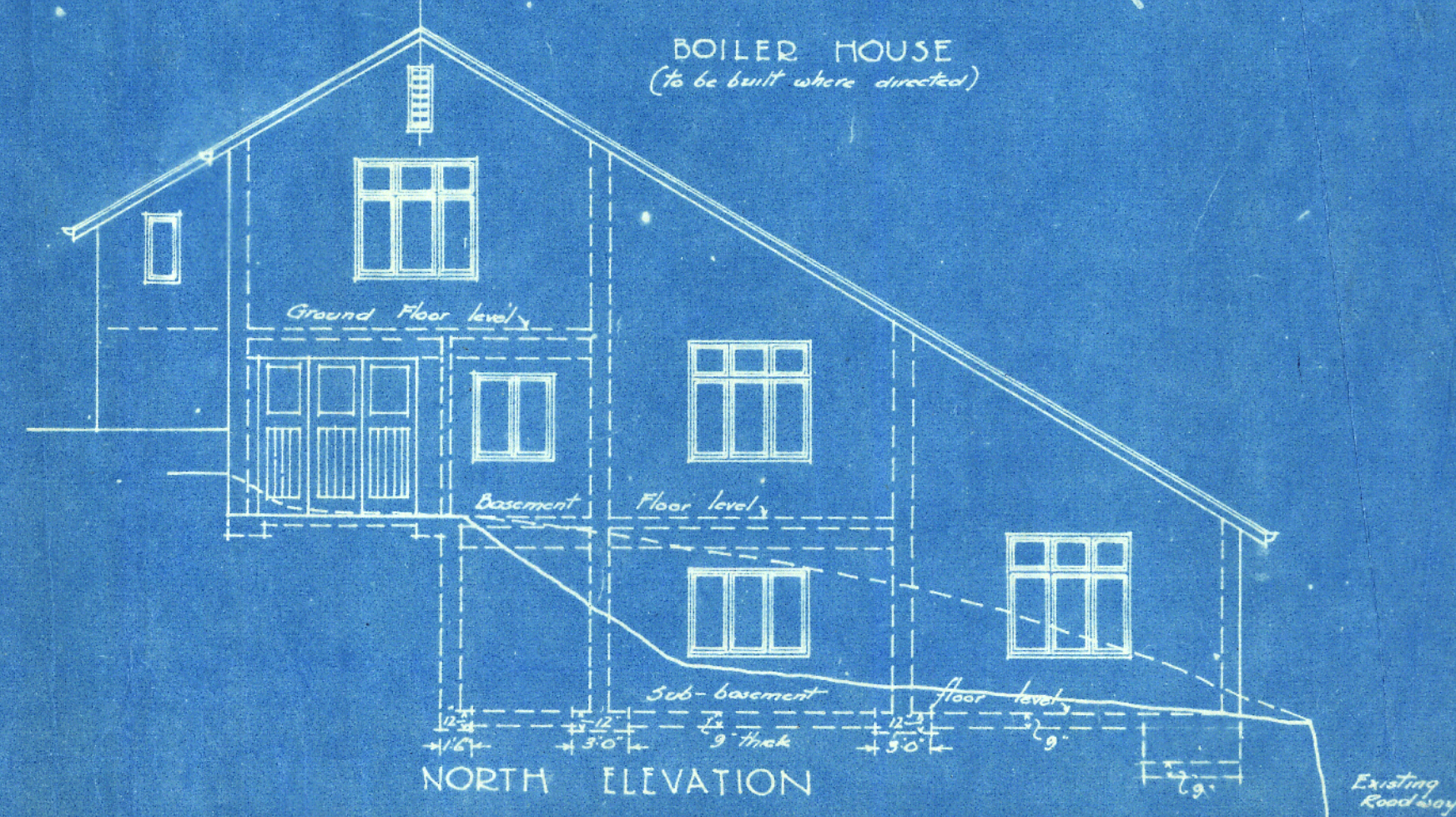
Front Elevation

Side Elevation

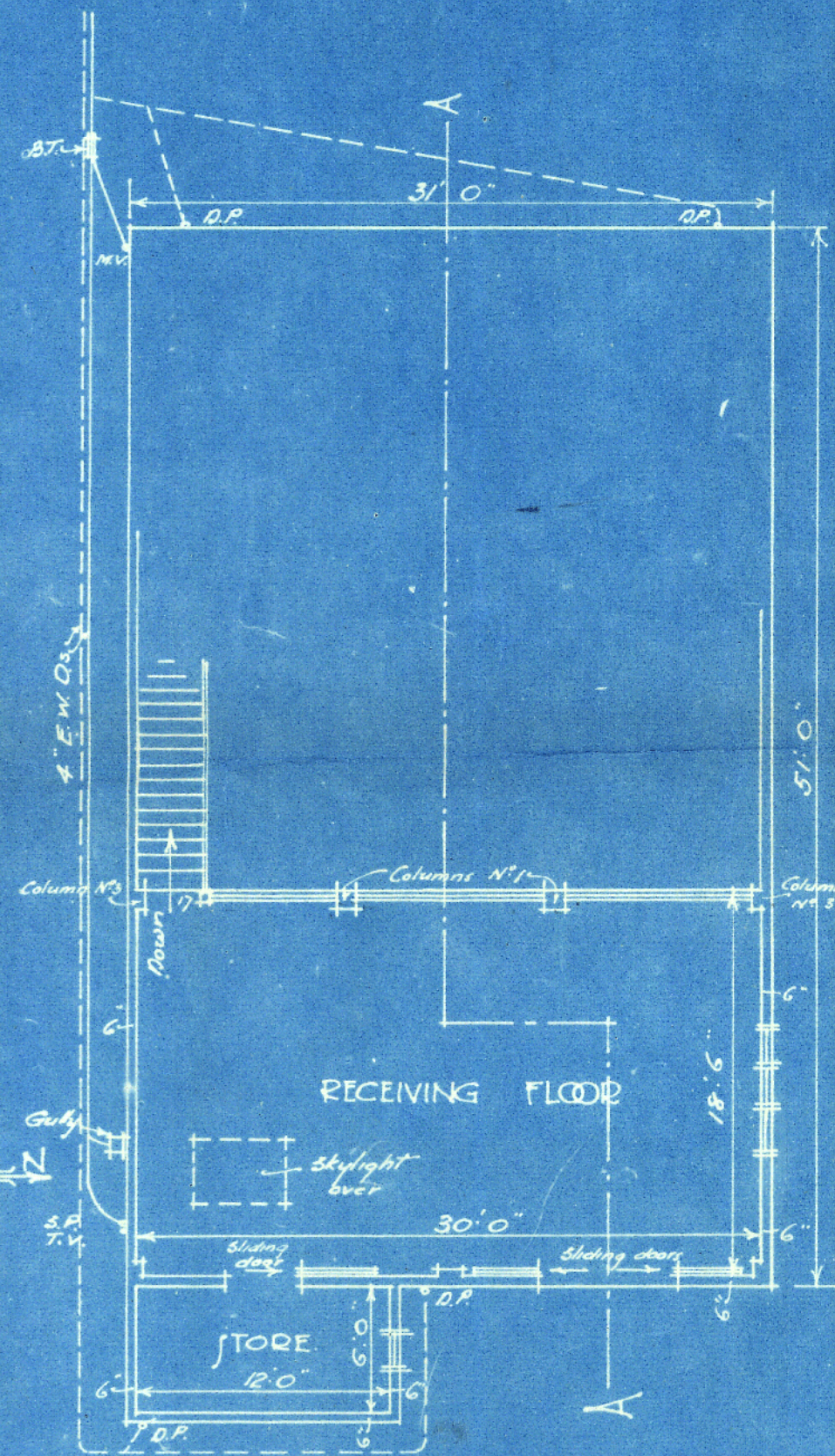
Plan

Section

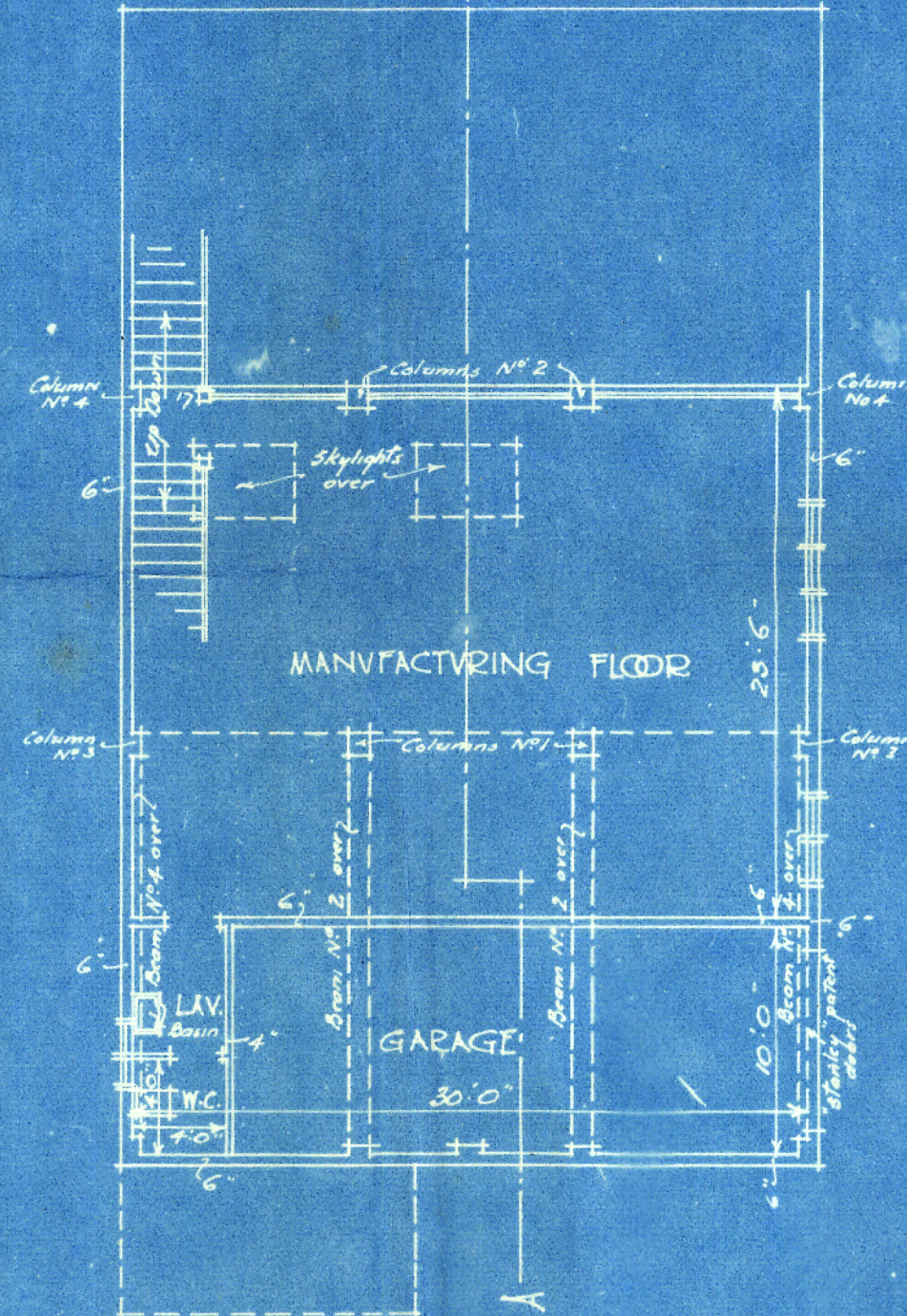
BOILER HOUSE
(to be built where directed)



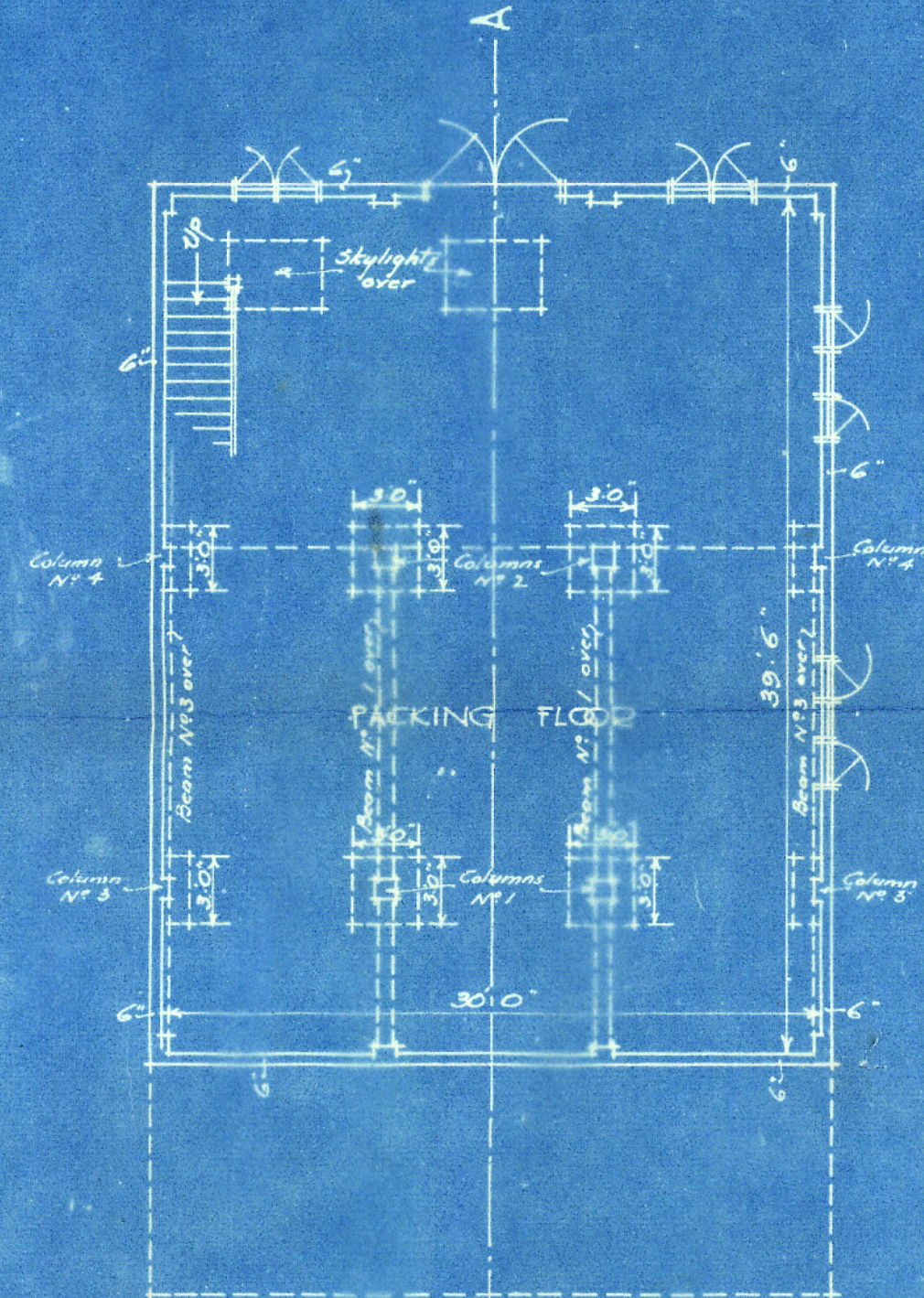
NORTH ELEVATION



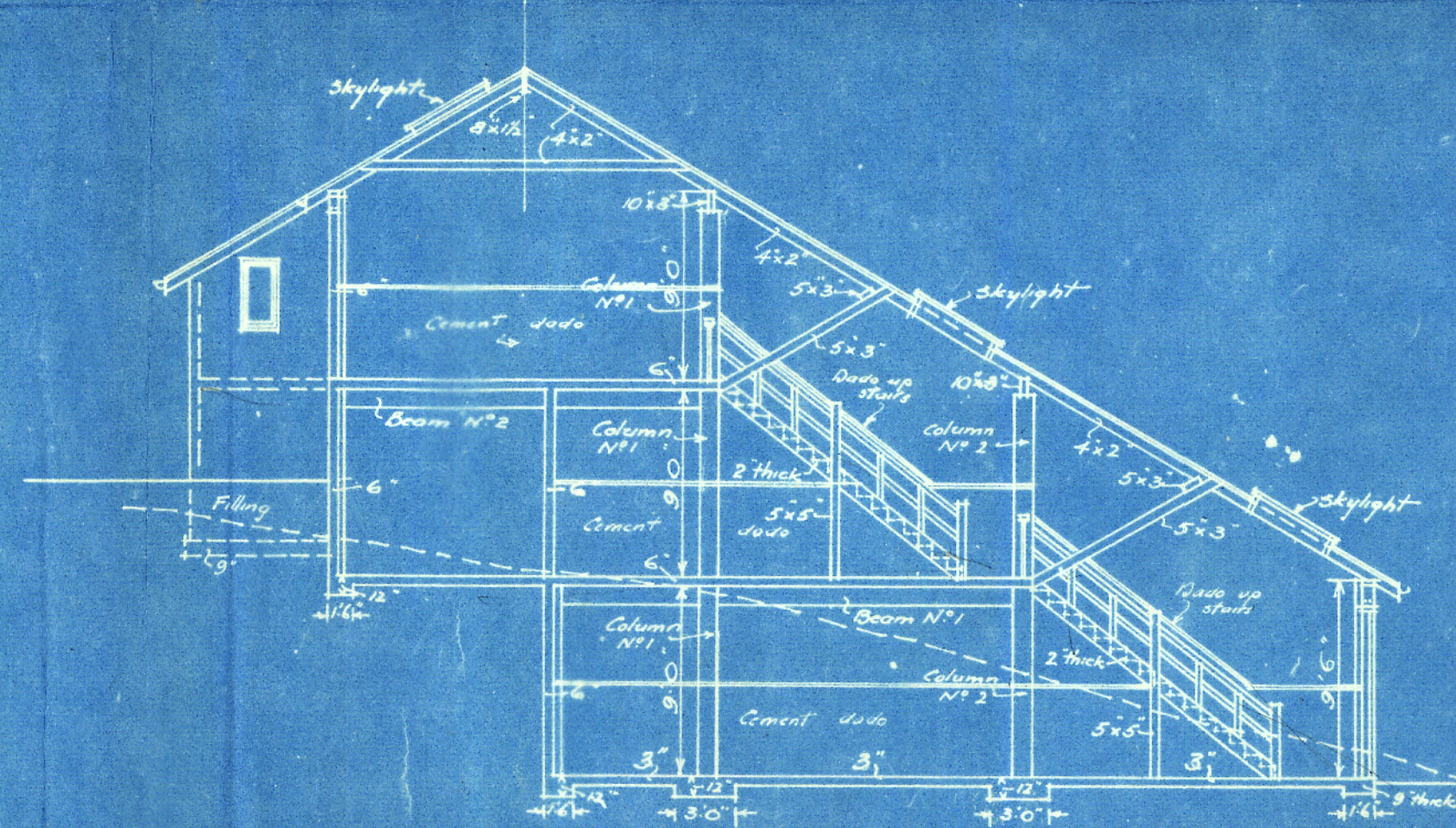
GROUND FLOOR PLAN



BASEMENT PLAN



JVB-BASEMENT PLAN



SECTION A-A

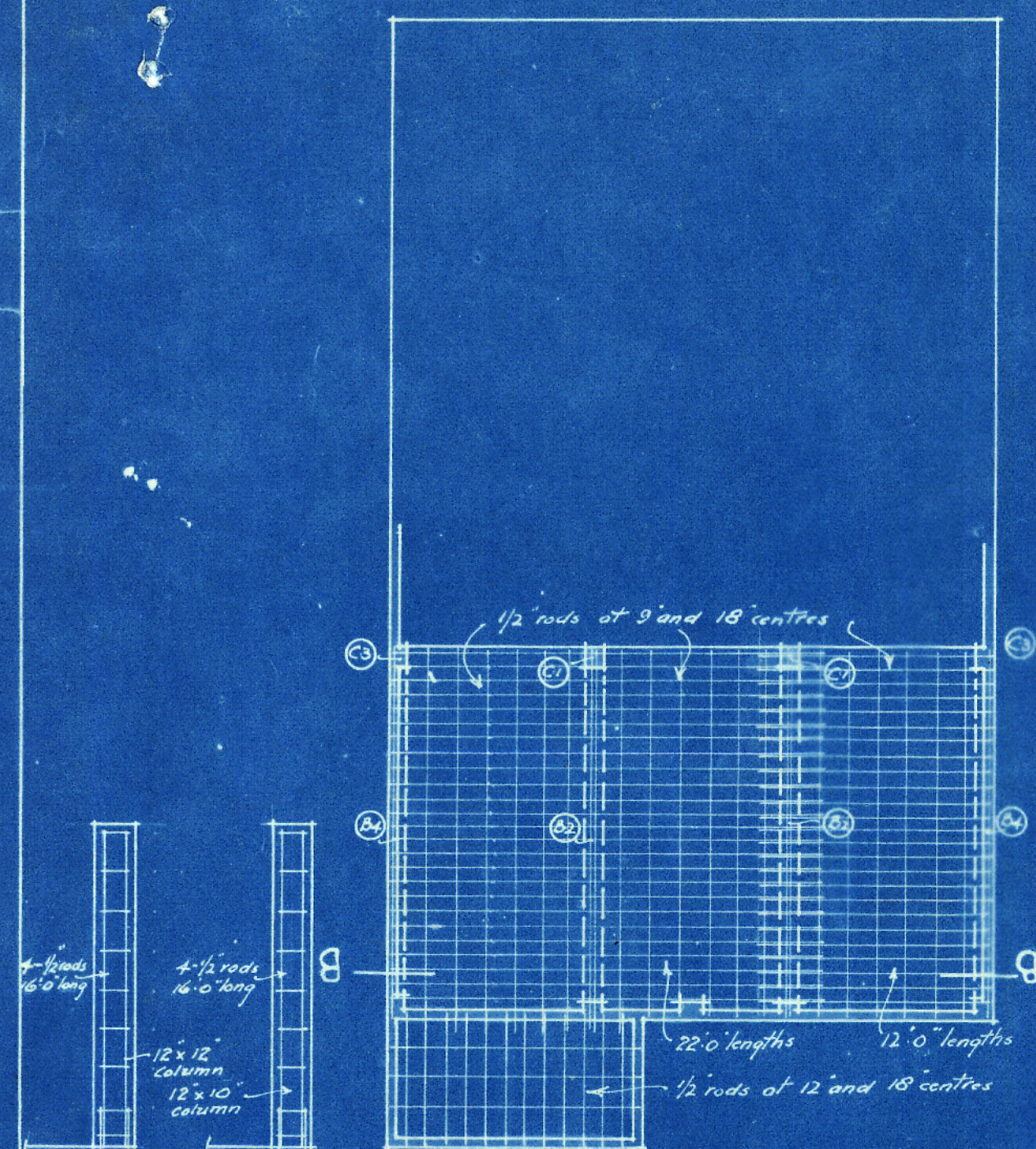
ENGINEER'S DEPARTMENT
RECEIVED
26 SEP 1923
TOWN HALL, WELLINGTON

FACTORY ANTICO STREET MELROSE

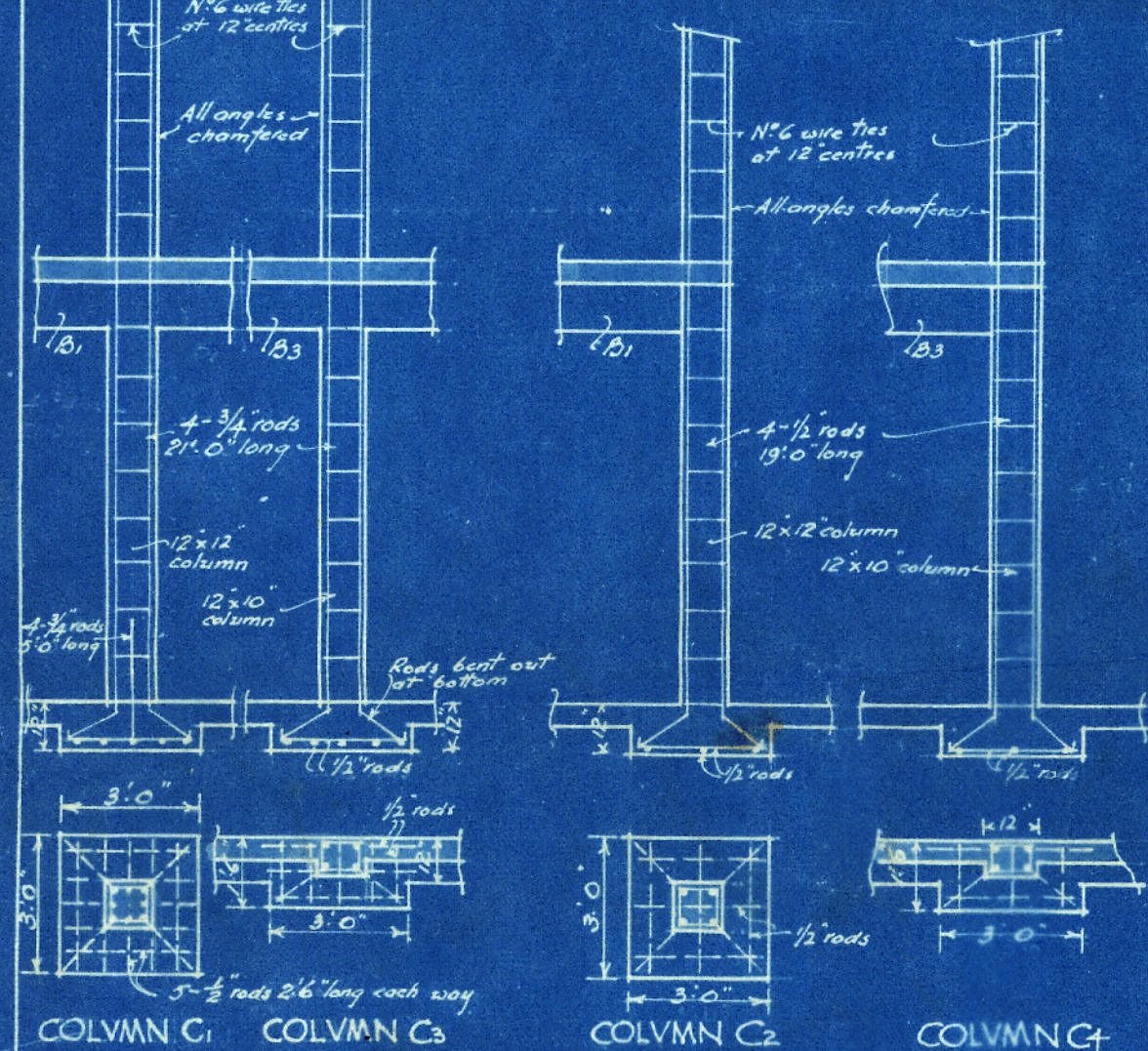
for DR. TRUBY KING

GRAY YOUNG, MORTON & YOUNG
REGD. ARCHITECTS
217 LAMBTON QUAY
WELLINGTON

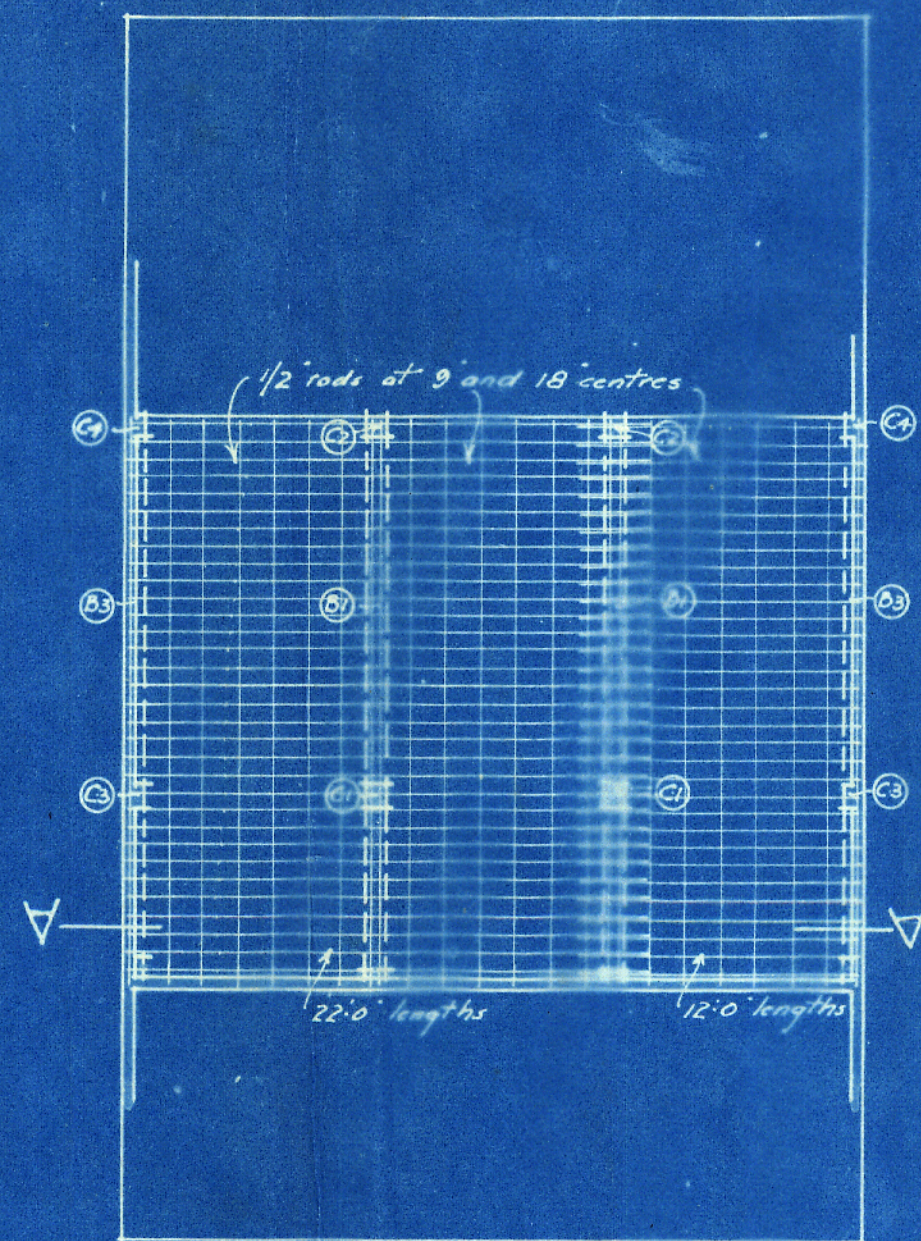
REINFORCEMENT DETAIL
SCALE $\frac{1}{8}$ ", $\frac{1}{4}$ " & $\frac{1}{2}$ " TO A FOOT



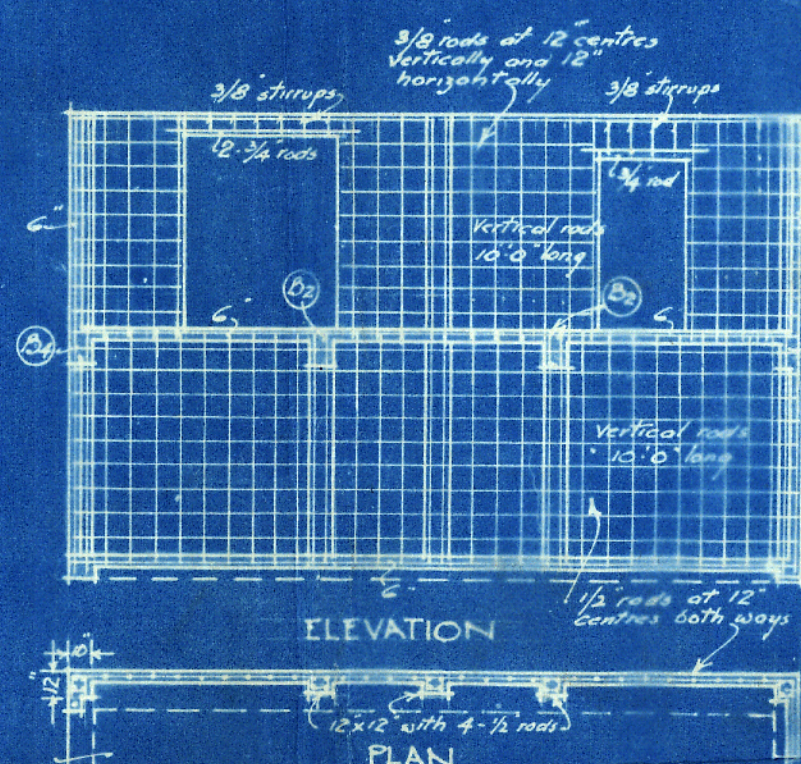
GROUND FLOOR



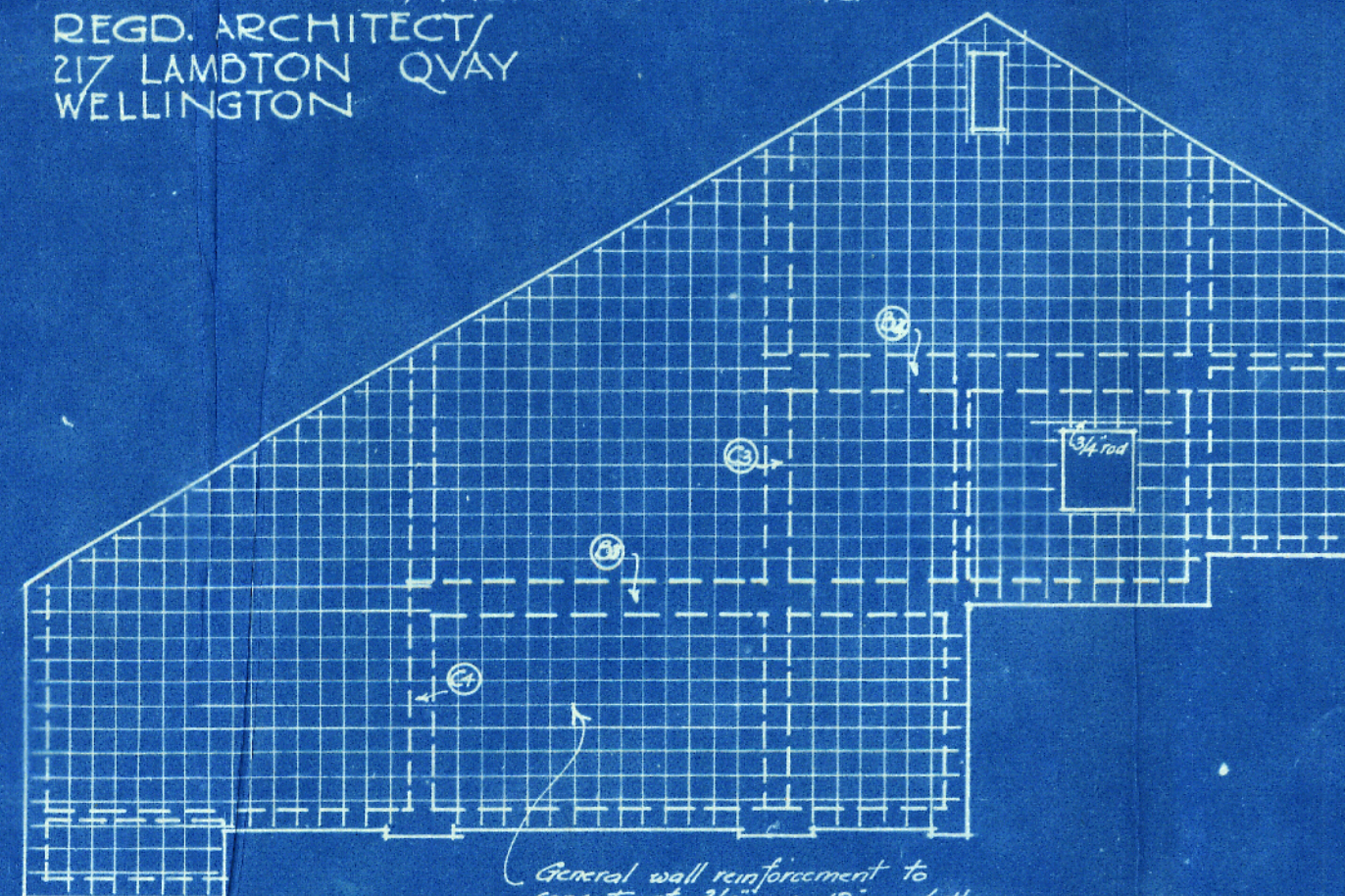
COLUMN C1 COLUMN C3 COLUMN C2 COLUMN C4
Scale for Columns $\frac{1}{4}$ " to one foot



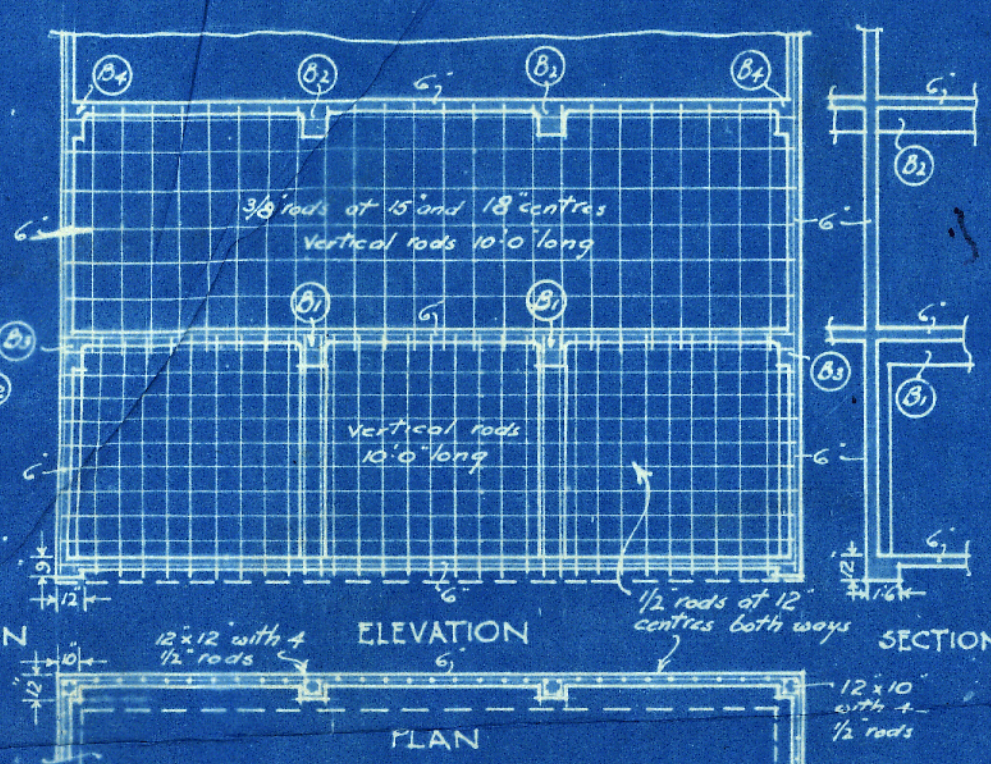
BASEMENT FLOOR



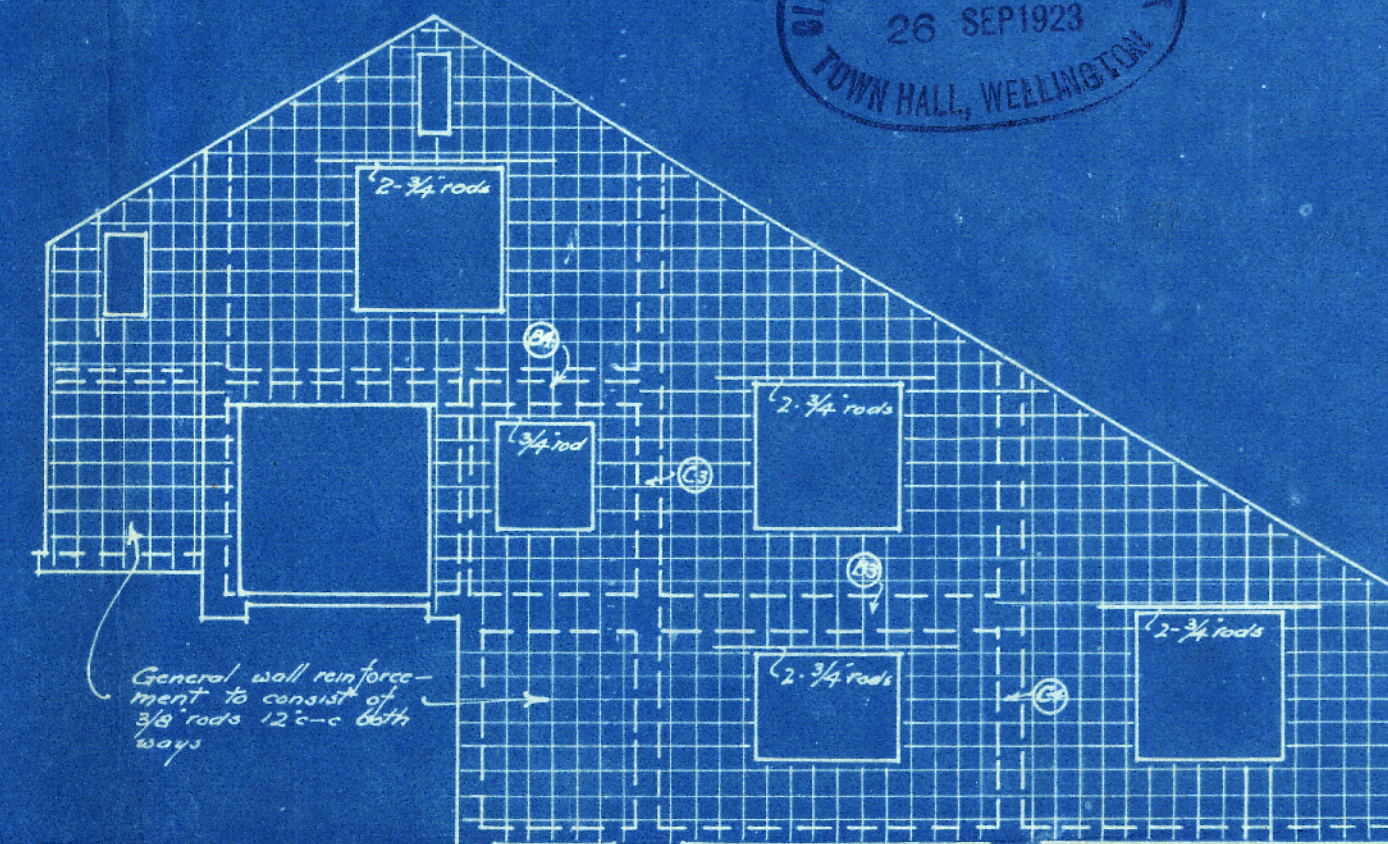
SECTION B-B
(Showing rear wall to Basement)



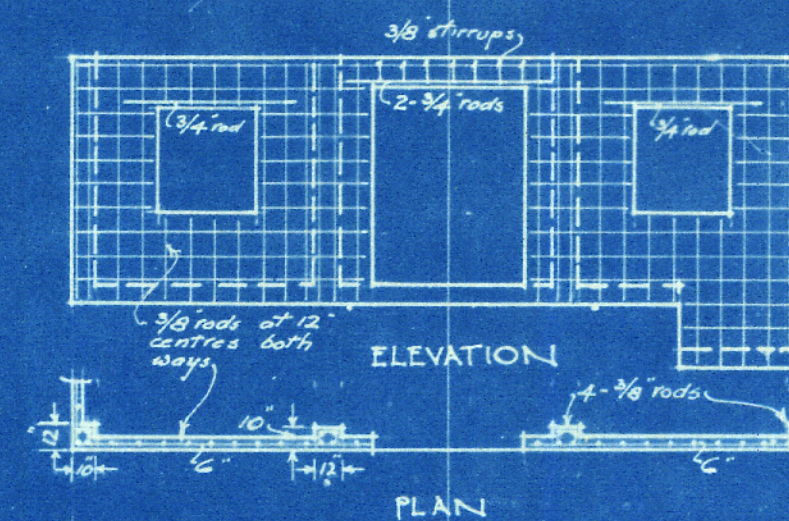
NORTH SIDE



SECTION A-A
(Showing rear wall to Sub-Basement)

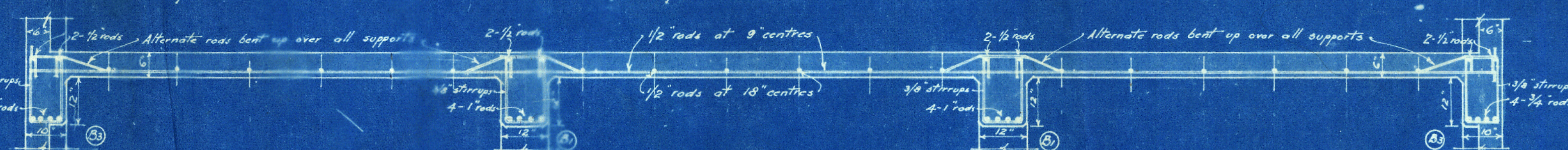


NORTH SIDE

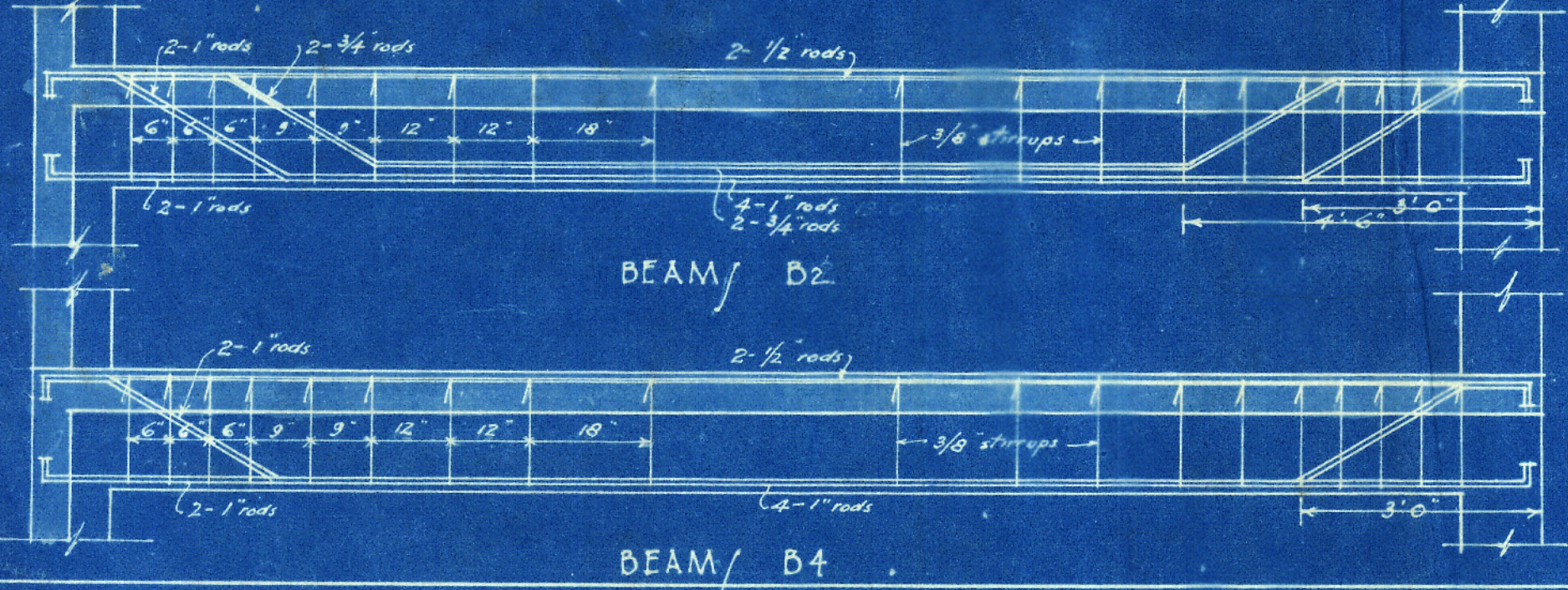


WEST SIDE

CITY ENGINEER'S DEPARTMENT
RECEIVED
26 SEP 1923
TOWN HALL, WELLINGTON

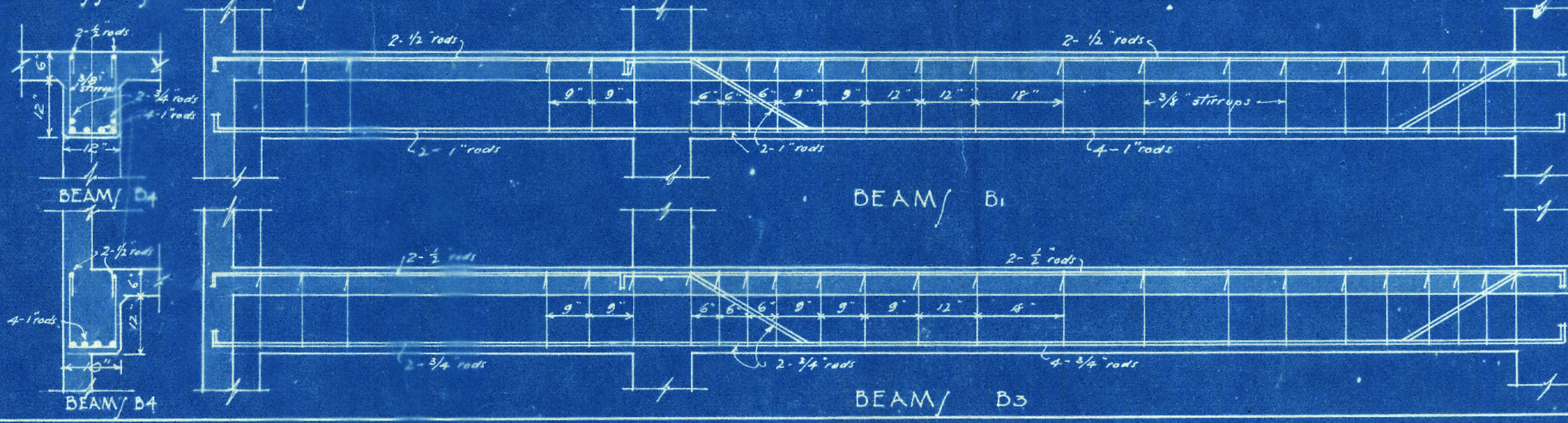


CROSS SECTION SHOWING BEAMS B1 AND B3 AND FLOOR REINFORCEMENT



BEAM B2

BEAM B4



BEAM B1

BEAM B3