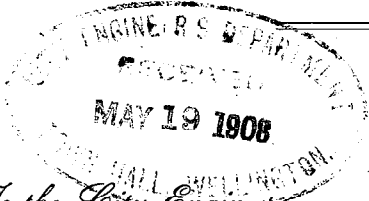


# BUILDING APPLICATION FORM.



WELLINGTON,

Date,

19th May

1908

To the City Engineer,

Wellington.

Sir,

I hereby apply for permission to

Alterations  
Erect Additions and

in

Mcanners

Street, Section

part of Town Acre

8

for

M<sup>r</sup> Simon, Scott.

of

Webb St. Wellington

according to Plans and Specifications

deposited herewith at the estimated cost of £3000

Yours faithfully,

A. Ranson

Postal Address

47 Owen St.

Wellington

S P E C I F I C A T I O N . of works to be done for

Simon Scott Esq. to Premises 61 Manners  
Street, in making alterations and erecting  
additions to the existing building, in  
accordance with the accompanying drawings  
numbered 1 and 2 supplied by Messrs  
Thomas Turnbull & Son F.R.I.B.A. Architects  
6 Lambton Quay, Wellington.

I N T E R P R E T A T I O N .

1. The work to remain of the existing building  
is tinted in black. The work to be altered or removed  
is shown in red lines. The new work is tinted in red  
for brickwork, yellow for woodwork and in blue for  
concrete work. Steel constructional work is shown in  
blue lines.

P R O C E E D U R E .

2. The work shown on the drawings to constitute  
one Contract and to be carried out and completed in the  
manner described under the following sections.

F I R S T S E C T I O N .

3. The First Section of the work to comprise  
the erection and completion of the new oven and the  
erection and completion of an additional storey over the  
existing building.

S E C O N D S E C T I O N .

4. The ~~Section~~ Second Section of the work to com -  
prise the demolition of the inside partitions, chimneys &c.

and otherwise carrying out and completing the work of remodelling the interior arrangement of the building and altering and reconstructing the constructional work all as shown on the drawings.

P R E L I M I N A R Y I T E M S .

5. The Contractor to inspect the Site and buildings and make himself thoroughly acquainted with the nature and requirements of the work so that no item may be omitted from his tender although not specially mentioned or shown in detail.

6. The Contractor to allow for any additional expense to which he may be put owing to the nature and extent of the work, the mode of execution and the time of completion.

7. Erect good and sufficient scaffolding with braces, struts, boards, planks, ledges, pulleys, cords, ladders and all necessary footways for easy and safe access over all parts of the works.

8. Every precaution to be taken to prevent damage to existing work and finish and to adjoining premises &c. in carrying on the work as the Contractor will be held liable to make good such damage. Proper shoring and underpinning to be placed in position where necessary and the whole work left substantial and solid.

9. The work to be carried out as before specified under head of "Procedure" sections 2, 3, and 4. and in such a way as to cause as little interference as possible with the Proprietor's business. Proper

temporary accommodation to be provided by the Contractor as the work progresses and until such time as accommodation can be given under the new arrangement.

(10). All material and plant to be used in the construction of the works to be deposited and stacked on the Site as directed and the Contractor to carry on the work in such a way as to allow the Proprietor and the work people free and easy access to all parts of the Premises.

(11). Take down walls, partitions, floors, roofing &c. as shown and take out the doors and windows where required for the purpose of alteration. Cut out new openings for doors and windows and remodel old walling as required for alteration and for attaching and building new work on the to the old work. Cut, tooth, chase and otherwise bond and anchor all new constructional work to the old constructional work. The old hoop iron to be picked up and attached to the new where practicable. Construct all necessary chases for joists, beams, water and waste pipes &c.

#### E X C A V A T I O N .

(12). Excavate the ground out for the oven and for all foundation walls and for footings for the oven and steel stanchions, for drains, water service pipes, manholes &c. The excavations for foundation walls and footings to be dug to the depths shown.

(13). Well ram and consolidate and level the ground to the bottom of the trenches for the foundations of Oven, stanchions at wall, chimney stacks &c. in order to procure an approved solid foundation.

(14). Grub up the footings and piles of walls, chimney stacks &c. to be removed. Take up and disconnect the parts of the drainage affected by the alterations and dig for new connection of water and drainage services. Fill up the excavations and level over and make good the ground.

(15). After the foundations are in ram back sufficient earth to bring all surfaces up to a uniform level.

(16). Cart away all surplus material and rubbish that may accumulate during the progress and at the completion of the work leaving everything clean and neat.

(17). Execute all necessary jobbing earthwork required for the building and clean up the surroundings.

#### C O N C R E T E .

(18). The following works to be of cement concrete constructed with or without steel reinforcements :-

The footings under foundation walls of Oven, chimney stack and new brick walls, the footings of steel stanchions at walls, the hearth of fireplace and steps in yard, to be of cement concrete. The footings to be of the depths and thicknesses shown.

(19). The roof over Oven to be constructed of cement concrete incorporated with railway rails. The upper surface to be inclined to a fall of 6" in the width.

(20). The steel stanchions and beams against the outer walls of existing building to be encased in concrete.

(21). The lintels of all openings and the cores of

cornices to be of cement concrete. The lintels and cores to be the whole thickness of walls with the necessary projections added. The lintels to be 4" in depth for every foot of opening.

(22). The cubes at the levels of the new floors and the level of the new roof to be of cement concrete the depth shown and the full thickness of the walls. The concrete to encase the steel rods hereafter specified in paragraph No46. The concrete to be of the composition hereafter specified.

(23). The concrete to be composed of four measures of clean washed river gravel, no particle of which to be larger than will pass through an  $1\frac{1}{2}$ " ring; two measures of clean sharp well washed river sand and one measure of an approved brand and test of Portland cement.

(24). The concrete to be mixed as follows:-  
The gravel, sand and cement to be measured out in an approved cubical measure in the order named on a properly constructed planked mixing board. The whole to be turned over twice in a dry state, sprinkled with water through a rose, then turned over rapidly and thoroughly at least three times in a wet state and immediately afterwards carried to and laid in the planked trenches and casings and well tamped and rammed.

#### B R I C K W O R K .

(25). The brickwalls of the existing building to be altered, added to and remodelled as shown on the drawings. The old walls to be chased out and constructed with inbond and outbond courses and chases for the new walls, steel and wood constructional work, remodelling work and otherwise prepared in a proper and workmanlike manner

for building the new and old work together. The new walls, floors, steel stanchions and beams to be well bonded and anchored to the old walls with wrought iron anchors of approved forms, weighing on an average 9lbs. each and set as directed. Clip new and old hoop iron together where practicable.

(26). Block up the old door and window openings shown on the plans with brickwork the same thickness as the present work.

(27). New openings to be cut through the old walls where shown and reconstructed with proper jambs, reveals, lintels &c.

(28). Build in best quality well burnt earthenware flue linings in all flues set in cement.

(29). Construct new Kitchen fireplace and chimney stack to same. The present range to be carefully taken out, overhauled and repaired in all particulars and built and set in new fireplace with best quality Brunner fire brick jambs and blocking. Turn three ring courses over opening, supported on two 4"x 3/8" turning bars split at ends and corked into brickwork.

(30). Cap all flues with approved glazed earthenware chimney cowl, set in cement.

(31). The old brick walls where shown to be altered and where affected by the demolishing work to be made good and finished uniform in all particulars with the present work.

(32). All the work colored red to be built in brick. The bricks shall be of the very best quality sound, hard and well burnt, even and uniform in shape

and color, free from cracks, stones, flaws and other defects. A sample to be deposited at the Architects Office immediately after the Contract is signed and approved by them before the work is commenced.

(33). All bricks to be stacked on the ground as directed and to be well saturated with water before being laid.

(34). No broken bricks except as closers will be allowed in any part of the work without the permission of the Architects.

(35). Proper scaffolding and staging to be erected both on the inside and outside of the walls where practicable.

(36). The bond to be adopted shall be not more than three courses of stretchers to one of headers. Every care to be taken in bonding the heart of the walls.

(37). No bed joint shall exceed  $3/8$ " of an inch and no cross or vertical joint shall exceed  $1/4$ " of an inch and no difference will be allowed between outside and inside work.

(38). The soffits of all arches, soffits, reveals and facework shall be neatly and effectually pointed and drawn in with the trowel. The inside facework where not plastered or lined to be pointed up flush and smooth,

(39). All cross and vertical joints in each course shall be filled flush and full with mortar and the bricks at each levelling kept clean.

(40). Build in all necessary totara wood bricks

bond timbers, floor iron, bond iron, girders, beams and stanchions, flue linings &c. and all other necessary constructional work of the building.

(41). Construct necessary chases for joists, roof timbers, girder ends, all water and waste pipes and all other contingent work required for the erection of the building.

(42). All brickwork to be set out and built up to the respective dimensions, thicknesses and heights shown on the drawings. Mould, cut or otherwise shape all bricks to the different forms required to produce the work shown. Beam fill all work.

(43). Carry up walls in a uniform manner, no one portion being raised more than 5 feet above another at one time. All work to be laid strictly true and square and the whole brickwork to be properly bonded together and to old walls and levelled round.

(44). Supply and build in as the work proceeds sufficient wrought iron anchor straps and bolts to anchor and secure the steel stanchions, and beams on Ground Floor, railway rails and girders and all wood constructional work to the brick and concrete construction of the building. Anchors to weigh on an average 9lbs. each and to be made to approved forms and set and fastened with bolts and clout heads as directed.

The ends to be provided with nuts and washers and 8" iron cast, rose heads. The ends of steel girder supporting rear wall, the ceiling joists and rafters of roof and joists of flooring to be anchored.

(45). Build in brick walls every 30" in height

as the work proceeds No16 gauge galvanized hoop iron. One strand to be laid in to every  $4\frac{1}{2}$ " thickness of wall. Ends of lengths and angles to be lapped and clipped together.

(46). Cirt the brick walls at the level of new floor and at roof with  $\frac{3}{4}$ " steel rods. One rod to be laid in to every  $4\frac{1}{2}$ " thickness of wall and encased in concrete. Butt joints to be turned round  $1\frac{1}{2}$ " pin bolt. The ends at angles to be turned up and down in the depth of the concrete.

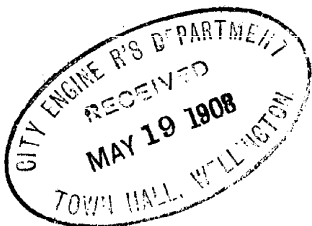
#### M O R T A R .

(47). The mortar for the preceeding brickwork to be composed of one measure of an approved brand of hydraulic lime, one measure of an approved brand and test of Portland cement and three measures of clean sharp well washed river sand. The lime and sand to be well mixed tempored and beaten together. The cement to be mixed in as it is used and none to be used after it has become hard or set.

#### D A M P C O U R S E .

(48). All the new walls including the whole area of brickwork over Oven immediately above the surface of ground to have a pure cement bed joint  $\frac{1}{2}$ " thick and after it is set two coats of thick well boiled tar.

(49). The Neuchatel Asphalt specified for roof flat covering over Oven to be continued through the walls all round to the outside face of the walls before the pararets are built so as to form a damp course at the roof flat level.



T A R R I N G.

(50). All the woodwork in contact with or built into brick or concrete work to be thickly coated with well boiled tar.

S T E E L W O R K.

(51). The stanchions and beams against the old outer walls on Ground Floor to be constructed with rolled steel sections the sizes marked and further constructed, rivetted and bolted together and to walls and framing with all necessary top and bottom bearing plates, angle knees and fish plates and bolts. Rivets to be  $7/8$ " diameter. Plates and angle knees to be  $\frac{1}{2}$ " thick. The stanchions to be anchor bolted through the thickness of walls at three heights with  $7/8$ " anchor bolts provided with nuts, tees &c. as directed.

(52). The steel beam supporting rear wall over Oven to be the size and weight marked anchored to brick wall with  $2\frac{1}{2}$ " x  $3/8$ " anchor straps. The beam to be encased in concrete of the composition before specified.

(53). The concrete roof flat over Oven to be reinforced with second hand 56lbs. steel railway rails set 24" apart. Each rail to have an 18" x 1" pin bolt through ends.

(54). The firescape platform along windows of Second Floor to be constructed with  $2\frac{1}{2}$ " x  $2\frac{1}{2}$ " x  $\frac{1}{4}$ " steel tee cantilever brackets and standards set four feet apart,  $1\frac{1}{2}$ " galvanized wrought iron pipe railing in two heights and 4" x 3" heart of jarrah dressed battens,

set  $\frac{1}{2}$ " apart and bevelled on the edge. Battens to be bolted to steel bearers with  $\frac{5}{8}$ " bolts. Cantilever brackets to be built in with construction of the brickwork and anchored with 1" wrought iron anchor bolts. Set up two flights of properly framed rung ladders from platform to ground. Strings to be 3"x  $\frac{3}{8}$ " having two  $\frac{5}{8}$ " rungs set 14" centres. Strings to be anchored to wall with 2 $\frac{1}{2}$ "x  $\frac{3}{8}$ " straps rivetted at 4'0" centres to strings and anchor bolted to walling.

(55). The steps and platforms from Passage to roof flat and from roof flat to yard at rear of building to be constructed with 6"x  $\frac{3}{8}$ " strings and steps and 1 $\frac{1}{2}$ " galvanized wrought iron pipe railing and standards all properly rivetted and bolted together. The platforms to be supported with cantilever brackets and floored with battens as above.

(56). The Oven to be constructed as shown and with steel grille rods. Oven and furnace doors as hereafter specified under head of "Oven Construction".

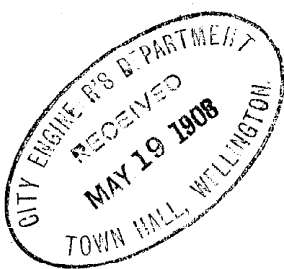
(57). All steel, cast and wrought iron work to be of the very best quality, tough and free from all defects.

(58). The screw threads of all rods, bolts and anchors to be carefully cut. Nuts in all cases to equal in thickness the diameter of the bolts. Sufficient washers of proper sizes and shapes to be provided.

(59). All bolts, straps and anchors to be heated to a black heat and dipped in boiled linseed oil.

#### O V E N C O N S T R U C T I O N .

(60). The Oven to be constructed as shown and with material of the very best quality. The existing



walling to be cut out and the new and old work well bonded together. Set out and construct the work in the best and most workmanlike and skillful manner for all necessary jamb, soffit and sill bend work, for oven doors, for proving oven under oven, for furnace door, grating and boiler, for arched ceiling of Oven and for flues, dampers &c.

(61). The furnace door with all necessary jambs, sill and soffit lining and the furnace grating, dampers and boilers in connection with the same will be supplied by the Proprietor and to be built in by the Builder complete with all necessary furnishings, fittings &c. and set and built in position in the best possible manner.

(62). The Oven door, jambs, sills and soffit lining and the iron cheeks, brackets of proving oven under same will be supplied by the Proprietor and to be built in by the Builder, complete with all necessary furnishings, fittings &c. and set and built in position in the best possible manner. The old proving oven to be carefully taken out and re-used.

(63). The furnace door, boiler and grating will be supplied by the Proprietor and to be built in by the Builder in the best possible manner with the best quality fire brick. The jambs of furnace and wall of Oven along side same to be constructed with approved fireclay slabs.

(64). The foundations of Oven to be constructed in solid brickwork with clinker bricks, well bonded, bedded and jointed in cement mortar and finished on top for floor of Oven with the very best quality 9"x 9"x 3" thick paving tiles of even shape, well burnt, smooth on upper

surface and bedded even and straight and well jointed in with clean sharp sand.

(65). The arch over Oven to be constructed with a 14" ring well bonded and turned true to the radius.

(66). The space above arch of Oven to be filled with clean dry sharp well washed river sand well rammed and covered on top with a course of brickwork laid flat and even with close joints.

(67). The whole of the front of Oven and the wall on the Bake-House side including reveals &c. to be built up and faced with the best quality press bricks, true in shape and of even color, well bonded and neatly jointed in black putty mortar and cleaned off and stained on completion.

(68). The walls, foundations and top of Oven to be reinforced with steel grille<sup>&</sup> rods in accordance with the drawings all well set, bolted and rivetted together and incorporated with the rest of the work. The stanchions to be encased in concrete. The steel grille and rods will be supplied by the Proprietor but to be built in complete by the Builder with all necessary bolts, rods, nuts, H. Section stanchions, plates &c. and set in the best possible manner.

(69). On the floor in front of Oven in Bake-House set a cast iron hearth plate 4'0" long, 3'6" wide diamond indented on face. The plate to be bedded on asbestos packing.

(70). The flue from Oven to be provided with a

cast iron regulating damper provided with a strong wrought iron looped handle.

CARPENTER WORK.

FURRING, BOND TIMBERS &c.

(71). Build in on the inside of all new brick walls and the old brick walls &c. where required for uniformity heart of totara or jarrah plugs, set not more than 30" centres and in rows not more than 18" apart.

(72). Fur over these plugs either for plastering or lining work with 2"x 1" heart of totara furring set not more than 18" centres.

(73). Set in similar plugs where necessary for remodelling work.

(74). Fix  $\frac{3}{4}$ " jarrah staff beads to all external angles for plastering.

(75). Build in all necessary heart of totara wood bricks and other bond timbers for all Carpenter and Joiner work.

PILES. (76). The piles required for new flooring on Ground Floor and remodelling to be 9" square heart of jarrah set in regular rows and not more than 4'0" centres, all sunk to a solid foundation and well rammed.

PLATES. (77). The plates connected with brick walls to be heart of totara all other plates to be heart of red pine. All plates to be the sizes marked in long lengths,

lengths, halved and spiked at meetings and angles and morticed for studs.

(78). The dwarf plates and stringers required for new flooring on Ground Floor to be heart of totara. Dwarf plates to be 5"x 3" set on edge. Stringers to be 4"x 2".

JOISTS. (79). The joists required for new flooring on Ground Floor to be 5"x 2" of heart of jarrah set not more than 18" centres. Trimmers and trimming pieces to be 3" thick.

(80). The joists for upper floors to be 14"x 2 $\frac{1}{2}$ " of heart of oregon set not more than 18" centres. Trimmers and trimming pieces to be 3" thick.

(81). The joists that may be required for altering or making up existing floors to be the same size as the old. Trimmers and trimming pieces to be 3" thick.

STUDS. (82). The studs for new wood partition walls on Ground and First Floors to be 5"x 2" and for partition walls on Second Floor 4"x 2", all set not more than 18" centres. Jambs, sills and heads of openings to be 3" thick.

(83). All studding to be braced wherever practicable with 4"x 2" solid braces closely fitted and firmly nailed.

(84). The alterations and remodelling of existing partitions to be carried out with material the same size as the old. New openings to be trimmed with jambs, and heads 3" thick.

ROOFING. (85). The existing roofing to be carefully taken down and a temporary watertight roof constructed over the building until the new walls and roofing is completed. Any of the timber<sup>framing</sup> found good and suitable to be reused if approved by the Architects.

(86). The new roofing to be constructed as shown and with timbers the sizes marked and all properly framed, jointed, spiked and bolted together and anchored to walls in the strongest possible manner.

(87). The rafters and ceiling joists and struts to be set not more than 18" centres.

(88). Gutter plates to be 2" thick of sufficient depth. Gutter bearers to be 3"x 2" set 18" centres. The plates and bearers to be so constructed as to allow the boxed gutter a fall of  $1\frac{1}{2}$ " in ten feet with 2" drips within that distance.

(89). The valleys to be 8"x 2" strutted with 6"x 2" struts.

(90). Frame roofing for a manhole 24" square on main roof and ceiling below, the opening to be properly trimmed with 2" curbs. Manhole cover on roof to be framed up diagonally with 6"x 1 $\frac{1}{2}$ " matched totara, rebated down on curb and covered all over with Queens Head No24 gauge galvanized iron, well soldered and fastened. Cover to be hinged to frame with strong 12" galvanized tee hinges and secured with strong galvanized iron bolts.

(91). Ceiling manhole to be framed up with 1 $\frac{1}{2}$ " cover sheathed with narrow matched and vee jointed

lining all dressed and set in  $1\frac{1}{4}$ " dressed and rebated framing. Cover to be hinged with strong 12" tee hinges and secured with strong brass bolt.

SARKING. (92). Cover all roofing and boxed gutter with 8"x 1" heart of oregon sarking, fixed angularly on roofing and all closely fitted and firmly nailed.

FELT. (93). Cover all roofing and gutters over sarking with best quality red edged roofing felt, all well stretched lapped and evenly laid and closely nailed with strong galvanized clout heads.

FLOORING. (94). The existing flooring where altered or remodelled or where required to be made up, to be laid with matched dressed jarrah flooring the same size as the old. Existing flooring to be inspected and made good where broken or otherwise defective.

(95). The old flooring in new Kitchen and Bake-House to be lifted and the constructional work made good and otherwise repaired for new flooring.

(96). The floors of Gents and Ladies Toilet Rooms and W.Cs. off same and the floors of Bathroom and W.C. on Second Floor to be constructed with a fall to outer wall with matched jarrah flooring and laid with best quality felt and laid with 6lbs. lead neatly dressed 3" up walls all round and over fillet at door. Floors to have  $1\frac{1}{2}$ " lead waste to outside and brass flanged gratings at floor.

(97). The roof flat over Oven to be laid with Neuchatel Asphalte as hereafter specified.

(98). The Kitchen, Bake-House and all new floors throughout the building, including altered parts, to be laid with 6"x 1" matched dry heart of jarrah flooring all closely fitted, cramped and firmly nailed and dressed off on completion.

(99). The W.C. apartment off yard to be laid with jarrah flooring as above nailed to 3"x 2" jarrah floor battens on concrete bed 4" thick.

WINDOWS. (100). The old window sashes and frames to be inspected in every particular and overhauled and made good where defective in material or not in working order. Replace any broken glass, cords, fastenings and furnishings with approved material and furnishing &c. and leave same in good order and condition.

(101). Cut out existing walling and otherwise frame and prepare for new window openings &c. in the best manner.

(102). The new windows to be the several sizes shown and marked. The sashes to be framed up and moulded 2" thick with bone dry heart of Californian red deal. The frames to be boxed up with dry heart of totara having high pitched double sunk sills 3" thick,  $1\frac{1}{2}$ " jambs and heads, parting slips, hanging pieces, rocket pieces, inside and outside facings, baton rods &c. complete all housed and rebated together.

(103). The sashes to be double hung with  $2\frac{1}{2}$ " solid brass faced axle pulleys, strong spun white Manilla sash cord and furnished with approved strong brass lifts and fasteners &c. complete.

(104). The window over Oven to be framed up with

4"x 3" double rebated heart of totara jambs and head, high pitched double sunk sill 3" thick. The sash to be hung on double rebated brass centre pivots and secured with strong approved brass quadrant and brass bolt.

(105). The fanlight sashes over outer doors to be framed up same as above. The sash to be made to open and shut with Cartlands best quality brass quadrant and cleat, controlled with strong cord.

DOORS. (106). The new outer doors to be framed up and double moulded 2" thick, with bone dry heart of kauri, hung to 1½" totara rebated jambs with three 4½" steel butts and secured with strong all brass best quality rim locks provided with all necessary furniture.

(107). Outer doors to have 2½" weathered and moulded heart of jarrah thresholds. Lower panels of door of outside W.C. to be louvred.

(108). The upper panels of outside doors to be divided with bars and glazed with Pilkingtons strong white muffled Cathedral glass.

(109). The folding doors marked on plans to be the sizes marked double moulded 2⅞" full thickness. Upper panel of each fold of doors to be glazed with the best quality Pilkingtons Brilliant cut British Plate. Each fold to be furnished with an approved pair of 14" bronze folding door handles. Doors to be hung to 2" concave and moulded jambs and moulded transom with Smiths patent polished brass box springs provided with all fittings and to have large size brass floor springs to keep the doors open when required. Fanlight sashes over doors to be framed up same as sashes and glazed

with best quality Pilkingtons 21oz. sheet glass.

(110). All the other inside doors to be the sizes marked double moulded  $1\frac{1}{2}$ " thick, hung to  $1\frac{1}{2}$ " rebated jambs with  $4\frac{1}{2}$ " butts and secured with  $4\frac{1}{2}$ " bronze faced American mortice locks provided with all necessary bronze furniture.

GLAZING. (111). The sashes of windows in W.Cs. and the lower sashes of windows in Bathrooms and back staircase windows to be glazed with best quality white Muranese glass.

(112). The sashes of window in front staircase to be glazed with an approved design and pattern of lead calme work of the value of 4/- per superficial foot, properly cemented and set in with necessary saddle bars &c.

(113). The glass in the upper panels of doors is specified in paragraphs No 108 and 109.

(114). The sashes on Front Elevation to be glazed with Pilkingtons best quality 26oz. sheet glass.

(115). All other sashes to be glazed with Pilkingtons best quality 21oz. sheet glass.

(116). All glass to be free from waves, specs or blemishes of any kind and to be well bedded, bradded and face puttied after the rebates are primed.

(117). Replace all broken or cracked panes of glass in existing sashes. Renew any defective puttying.

STAIRS. (118). The existing stair to be altered and extended as shown with material and finish the same as the present all smoothly hand dressed.



The existing stair to be inspected and repaired or renewed where necessary and papered and otherwise dressed and cleaned down for revarnishing &c.

(119). The new stair to be constructed as shown. Strings to be 2" thick of sufficient depth, moulded on lower edge. Steps to be  $1\frac{1}{2}$ " thick full thickness finished with moulded nosings and fillets. Risers to be 1" thick. Steps and risers to be housed, glued and blocked and wedged together and to strings and further supported on 6"x 2" intermediate carriages.

(120). Steps and risers to be returned on outer strings and finished with cut brackets. Wall strings to have balustrade mouldings planted on top to match skirting mould.

(121). Landings to be constructed with 6"x 2" joists and 8"x 4" trimmers. Fascias of all landings to be finished uniform with nosings of steps.

(122). The newels to be moulded up, blocked and turned with Sydney Cedar and French Polished.

(123). Handrails to be 4"x 3" double moulded of Sydney Cedar French Polished. Wall handrail to be  $2\frac{1}{2}$ " diameter, Sydney Cedar, French Polished, finished with turned ends and continued with proper ramps, knees round landings and supported at 4'0" centres with strong bronze wrought iron rail brackets, flanged and screwed to rail and wall.

(124). Balusters to be 2" blocked and turned set two to a step and 6" centres on landings.

(125). The steps and landings including First Floor main landing of Main Stair to be laid with best quality reeded rubber pads a  $\frac{1}{4}$ " thick. The nosings of all steps and the doors off landings to have  $2\frac{1}{2}$ " polished brass and reeded nosings as approved.

RANGE, GRATES & TILED HEARTHES &c.

(126). The present range to be overhauled and repaired in all particulars and set in new fireplace with regulating dampers and grate ash trays, coving and iron soffit, shoe boiler and all other necessary fittings complete. Any deficiency or defective parts to be made up.

(127). The grates for new fireplaces to value 60/- each P.C. selected by the Proprietor at an approved Establishment and to be built in in a proper manner with all necessary dampers &c.

(128). All hearths to be laid with tiled hearths of an average value of 25/- each P.C. laid and jointed in cement.

(129). The present grates where shown to be removed to be inspected and if good and suitable and approved may be reused where directed.

P L U M B E R.

(130). Lay on water from the main in Street for a new service in 1" galvanized wrought iron pipes provided with a best quality water meter and from thence to the points marked H.B., cistern in roof and to Bath-tub, shower over same and in 5/8" branches to W.C. cisterns to have and lavatory basins. The cistern in roof and W.C. cisterns to have approved best quality silent acting ball valves and stop cocks, the points marked H.B. to have approved best quality polished brass hose bibbs. The bath-tub, lavatory basins and shower to have approved best quality plated and lettered socket cocks.

(131). The present service to be taken up and disconnected. The old fittings to be removed.

(132). Set up on roof over Bathroom a 150 gallon No24 gauge corrugated galvanized iron tank, framed rivetted and soldered together in the strongest possible manner and provided with domed top and cover. Cistern to be supported on parapet with properly constructed tressel framed up with 10"x 6" bearers, 6"x 6" uprights and plates and 2" planked floor all of dressed heart of jarrah. The water to be taken from this tank to circulating boiler for hot water.

(133). The present hot water system to be taken out and a new system installed in connection with shoe boiler and cistern on roof. Set in with Kitchen range the present shoe boiler if in good condition and connect same with the corrugated copper circulating cylinder hereafter specified. Boiler to have sediment cock &c. complete.

(134). Supply and set up an 80 gallon corrugated copper circulating cylinder tinned inside, over Boiler on concrete floor, constructed with railway rails and concrete smoothly plastered. The cylinder to be made with No16 gauge copper sides and No14 gauge copper at top and bottom, with screwed brass connections, brass sediment cock, expansion pipes and drawn extra heavy lead connections to boiler, put together with brass flanges, unions and wiped joints. The cylinder and pipes to be lagged with approved boiler and pipe lagging.

(135). Lay on water supply to cylinder and from cylinder lead hot water in  $\frac{3}{4}$ " galvanized wrought iron

pipes to bath, lavatory basins, sinks and existing points including wash-tubs.

(136). The boiler, cylinder, connection and service pipes to be fitted up in accordance with instructions and every precaution taken to ensure a good and constant hot water service.

BATH. (137). The present bath &c. to be removed and all service pipes and wastes &c. disconnected and the surrounding work made good.

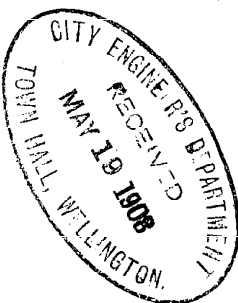
(138). The new bath-tub to be enamelled cast iron selected at a P.C. value of £40. and set in position in the best manner.

(139). To have approved, and lettered Hot and Cold water socket cocks and plated brass grating chain and plug at waste and plated grating at overflow.

(140). Lay on Hot and Cold water to bath-tub in  $\frac{3}{4}$ " galvanized wrought iron pipes rivetted together with proper brass unions at points of connection.

(141). The tub to have 2" trapped drawn lead waste and overflow to outside of building thence to gully trap in 2" galvanized wrought iron waste pipe provided with proper brass union and wiped joints at lead connections and provided with proper shoe.

SHOWER. (142). Fit up over bath-tub a best quality copper shower apparatus connected to hot and cold water service and fitted with plated brass and lettered shut off cocks provided with plated and lettered wall flanges. Fit round shower an 1" plated brass circular rod flanged and bracketted out from wall and provided with



plated rings, best quality rubber canvas curtain complete.

BASINS (143). The lavatory basins to be white enamelled porcelain 24"x 16" set on neat cast iron brackets and frame and provided with plated brass gratings, plugs and chains.

(144). Each basin to be supplied with hot and cold water in 5/8" galvanized wrought iron branches and fitted with plated brass and lettered socket cocks put together with brass unions.

(145). Each basin to have an 1½" trapped drawn lead waste and overflow to outside of building thence in 1½" galvanized wrought iron pipes to gully trap, put together with brass union and wiped joint at lead connections and proper shoe at gully trap.

SINKS. (146). The sinks to be enamelled cast iron 30"x 18"x 10" in size set on 3"x 3" dressed kauri tressed frame and provided with polished brass rubber edged plug and brass chain at waste and polished brass grating at overflow.

(147). Each sink to be supplied with hot and cold water in ¾" galvanized wrought iron pipes and fitted with polished brass "Fiddian" taps with ebony handles and lettered caps.

(148). Each sink to have an 1½" trapped drawn lead waste and overflow to outside of building thence in 1½" galvanized wrought iron pipe to gully trap, put together with brass union and wiped joint at lead connections and proper shoe at gully trap.

W.Cs. (149). The W.Cs. to be fitted up with approved white porcelain pedestal wash down closets with pan and trap in one piece, all properly jointed and connected with drain.

(150). The bends from closets to be 8lbs. drawn lead pipe and from thence lead to and connected to earthenware drain in 4" cast iron socket jointed soil pipes secured to walls with wrought iron ears and the joints stopped with lead.

(151). Supply and fit up over each closet a Twyford's three gallon cast iron silent acting syphon cistern fitted up complete with strong wrought iron lever, plated strong brass pull chain, china handles &c.

(152). Supply pipes to pans to be related drawn brass  $1\frac{1}{4}$ " diameter secured to wall with plated brass tags.

(153). Each cistern to be enclosed with polished Sydney Cedar cabinet boxes and lids, supported on neat cast iron brackets.

(154). Each closet to be fitted with polished mahogany seat and lid and wall fillet hinged with solid brass hinges.

DRAINAGE. (155). The present drainage system to be used as far as possible and as will be allowed by the City Authorities, for the new system after disconnecting the present sanitary fittings and wastes. The gully traps and connections if found good to be altered and reset for the new system.

(156). Set in the old and new large sized glazed

earthenware gully traps as required for down pipes, lavatory bath and sink wastes.

(157). From gully traps and W.Cs. to soil and storm water drains lay in best quality 4" glazed earthenware socket jointed drain pipes, set and laid in with all necessary junctions, inspection eyes, manholes, Buchan trap and main and terminal vents as required by the Sanitary Bye-Laws of the City. Joints of pipes to be caulked with neat cement.

(158). Manholes to be constructed in brickwork, smoothly plastered inside and set with neat cement and provided with a concrete slab 2" thick.

(159). The main and terminal vents to be of No24 gauge galvanized iron, surmounted with Boyles Exhaust Cows, made with galvanized iron.

(160). Make good all work in connection with the remodelling of the present system of drainage.

VENTILATION. (161). At the points marked I.V. build in 12"x 6" galvanized iron airtight swan necked tubes 3'6" long. Inlet to be 5'6" from floor. To be fitted with approved 12"x 6" galvanized cast iron gratings outside and Lawrence Thomas' ornamental enamelled cast iron slatt ventilating gratings inside controlled with strong green cords.

(162). At a point close to ceiling and immediately over the above ventilators, build in 12"x 6" galvanized iron airtight tubes, fitted with 12"x 6" galvanized cast iron gratings outside and Lawrence Thomas' ornamental enamelled cast iron slatt ventilating gratings inside controlled with strong green cords.

(163). The ventilating gratings in Bake-house and in outer wall of space above the Oven to be galvanized cast iron the sizes marked. Openings to be smoothly plastered.

CORRUGATED IRON. (164). Cover the roof with an approved brand of No24 gauge corrugated galvanized iron having not less than two full rolls of cover on the sides and at least 8" at the ends. All closely and evenly cut to walls, valleys, eaves &c. and well fastened with Star brand 2½" solder headed wire nails. Iron to be punched from the underside for nailing.

(165). The valley to be laid with No24 gauge galvanized iron lapped up 10" on each side under iron and neatly dressed over featheredged fillets and well soldered and fastened.

(166). The gutter to be laid with 6lbs. lead well formed, soldered and fastened, folded up 8" on side next to brickwork and caulked and plugged into brickwork and stopped with neat cement and further to have broad properly formed apron flashings 8" wide of 6lbs. lead caulked and plugged into brickwork and stopped with neat cement. The lead of gutter on roof side to be dressed up side of gutter and lapped up under iron at least 8" and neatly dressed over featheredged fillets. Neatly form and dress leadwork to drips, 2" heart of totara timber rolls and cesspools.

(167). The cesspools at end of gutters to be 18"x 12"x 8" deep constructed with 1½" heart of totara properly framed and housed together and lined with 6lbs. lead all well dressed, soldered and fastened. Discharge

and overflow pipes to cistern heads of down pipes to be of 4" drawn 8lbs. lead fitted with copper wire beehive grating.

SPOUTING. (168). The open eaves of roof over Oven to be constructed with 10"x 1½" dressed heart of totara fascias chamfered on lowest edge and covered all over with No26 gauge Queens Head galvanized iron, well nailed with galvanized clout heads.

(169). Fix 5"x 4" moulded No24 gauge galvanized iron spouting to open eaves lapped 6" under asphalt and well soldered and fastened to No22 gauge galvanized iron clip brackets set 30" apart.

DOWN PIPES. (170). Set up from eaves spouting and boxed gutters to gully traps 3½" No22 gauge galvanized iron down pipes fitted with moulded cistern heads, hoods and proper shoes. The lower part of down pipes including shoes to be socket jointed cast iron. Down pipes to be secured to wall with strong galvanized iron ears.

FLASHINGS. (171). Step flash and otherwise flash the building with broad properly formed flashings and apron flashings of 4lbs. lead at junction of all roofing with brick walls including roof flat over Oven, at junction of skylights and chimney stacks with roofing and elsewhere round about the building that may be necessary in the opinion of the Architects to render the building thoroughly and permanently watertight.

(172). Inspect the existing roofing over wash-house and overhaul and leave same watertight and in good condition and repair.

SKYLIGHTS. (173). The skylights on roof over Second Floor

to be the sizes marked. The roof to be properly trimmed and curbed and flared down to ceiling with studs, plastering &c.

(174). The skylights to be Wades patent framed up with No22 gauge galvanized iron provided with condensation gutters &c. and glazed with the best quality strong wired rolled plate.

(175). The curb to be flashed all round with 4lbs. lead and the skylight otherwise rendered perfectly water-tight.

GAS. (176). The gas installation to be altered and remodelled and extended to suit the alteration and extension of the Premises. The lighting of the building to be duplicate with gas and electric light.

(177). The gas main service pipe to be inspected thoroughly tested and renewed or repaired as required and the present meter and pipes renewed if not of suitable size and capacity, and new meter and service pipes set in place of a suitable size and capacity.

(178). From the main lead gas to all points marked "Gas" on the plans and to the existing fittings. The present fittings to be inspected, cleaned, repaired or renewed where beyond repair and all fittings new and old to be electro bronzed and otherwise made good in every particular wired and fitted up for Electric Light with lamps, globes &c. and provided with incandescent lamps, globes &c. for gas and reset in position or in altered positions to suit the extension of the rooms.

(179). The pipes to be of galvanized wrought iron of a size to be approved of by the Gas Company's Officer

all laid in and fitted with all necessary bends, unions, tees, brass stop cocks &c. by the Gas Company's Expert and Workmen. The wiring for the Electric Light to be carried out as hereafter specified. .

(180). The gas to be led to Oven and to be fitted with an Oven illuminator for Gas and Electric Light with opal reflector, burner and brass stop cock, switch &c. complete. Fitting to be approved and to value £6.10.P.C. F.O.B.Sydney. The light to be encased as directed in properly constructed recess smoothly plastered.

(181). All the existing fittings where defective or deficient to be fitted with new approved incandescent burners, mantles, shades and globes.

(182). All new fittings to have approved incandescent burners, mantles, shades and globes.

(183). Pendants to be selected up to a value of 60/- each P.C. New brackets to value 15/- each P.C. The above prices to be irrespective of the cost of incandescent burners, mantles, shades and globes.

#### P L A S T E R I N G .

OUTSIDE. (184). All the exterior brick or concrete work where exposed including the chimney stacks, tops and backs of all parapet walls, tops of cornices, strings, reveals, sills and soffits of all openings, surfaces of all concrete floors and hearths either for tiling or naked finish, the surface of concrete under Neuchatel Asphalt or for naked concrete paving, the surfaces of new constructional work in connection with the alteration to walls, all to be plastered in two coat work with cement plaster.

(185). The cement plaster to be composed of one measure of an approved brand and test of Portland cement to three measures of clean sharp well washed river sand for the first or rendered coat, and equal parts of an approved brand and test of Portland cement and clean white well washed river sand for the second or finishing coat.

(186). The cement for the plastering to be mixed in as it is used and none to be used after it has become hard or set.

(187). All the work to be rule straightened in regular screeded sections and rubbed straight square and smooth with the hand float.

(188). All plain surfaces, except surfaces of flooring to be lined in imitation of ashlar work. Lines to be neatly cut and cleaned off.

(189). The finished coat of plaster to be omitted under Neuchatel Asphaltic paving.

(190). The old plastered surfaces to be cleaned down repaired and otherwise made good where necessary and coated with a thick wash of neat cement to make an even finish in color &c. with the new work.

(191). The Front Elevation and chimney stacks to be moulded up and enriched as shown and in accordance with detailed drawings. Neatly form and run all cornices, moulded strings, impost moulds, keys, archivolts and cast and otherwise model and mould all other enrichments in the best and most artistic description of cement modelling work.

(192). The cores of cornices, corbels, keys and any

other coring that may be directed to be of cement concrete of the composition before specified.

(193). All projections including moulded cornices, strings, sills &c. to have neatly formed drips. All arrises to be finished clean and sharp.

INSIDE. (194). The walls and ceilings of all Passages, Landing of Main Stair and the Front Bedroom and Parlor on Second Floor and the walls and ceilings of W.Cs., Bathroom and Toilet Room on First Floor to be lathed to furring strips, studs and joists &c. with Oregon lathing and plastered with "Napolean" Elastic Pulp Plaster a full  $\frac{1}{4}$ " in thickness, all trowelled straight and even.

(195). The ceilings of Staircase and Tea Room on Ground Floor and Landing of Staircase and the Front Dining Room and Middle Dining Room on First Floor to be battened and finished with ornamental enriched fibrous plaster ceiling of the value of 3/6d. per superficial yard, all properly screwed into position and stopped with plaster of Paris.

(196). The plastered walls and ceilings of W.Cs. Toilet Rooms and Bathroom down to the top of the stamped zinc wall covering (the latter to be 6 feet high) to have a set coat of Plaster of Paris all finished hard, smooth, even and glossy. The first coat of Plaster to extend down to floor.

(197). The plaster of walls and ceilings of Passages and Landing on Second Floor to extend down to floors. The surface of walls above the top of wood dado to be painted with two coats of paint for parereng. The ceilings to have a set coat of Plaster of Paris, finished

hard, smooth, even and glossy.

(198). The plastered walls of Front Bedroom and Parlor to be finished smooth and painted with two coats of paint for papering. The plastering on walls to extend down to flooring. The ceilings to have a set coat of Plaster of Paris finished hard, smooth, even and glossy.

(199). The walls of Main Stair Hall and the Tea Room on Ground Floor; the walls of Landing of Main Stair, the Front Dining Room and Middle Dining Room on First Floor, to have moulded and selected enriched Fibrous Plaster cornices of the value of 3/6d. per lineal foot P.C. all properly fixed and screwed to oregon battens and brackets and stopped and jointed and finished even with Plaster of Paris.

(200). The walls of Passage and rear Staircase and Front Bedroom and Parlor on Second Floor are not to have cornices. The angles to be finished off straight, clean and sharp.

(201). The gas points at ceilings in Tea Room, Stair Hall on Ground Floor, the Landing, Front Dining Room and Middle Dining Room on First Floor to have moulded and enriched Fibrous Plaster Centre Flowers 3'0" diameter worked in with the ceiling design, screwed firmly into position.

(202). The gas points at ceilings in Parlor, Front Bedroom and Landing and Passages on Second Floor to have moulded and enriched Fibrous Plaster Centre Flowers 2'6" diameter screwed firmly into position.

A S P H A L T E.

(203). The roof flat over Oven to be laid with the

the best quality Neuchatel Asphalte a full  $1\frac{1}{4}$ " in thickness, extending all round through parapet walls and rendered thoroughly impervious to water with top dressing &c.

L-I-N-I-N-G.

(204). The ceilings of the Rear Stair, Kitchen and Bake-house on Ground Floor; the Bedrooms fronting the side Area of Building on the Second Floor and the ceilings of the three rear Bedrooms and Passage and the ceilings of Rear Staircase, Landing and Passages off same on First Floor to be lined with  $12 \times \frac{3}{4}$ " hand dressed heart of red pine lining finished with  $2 \times \frac{3}{4}$ " moulded hand dressed fillets on joints and  $2 \times \frac{3}{4}$ " moulded hand dressed mitred margins and  $6 \times 6$ " moulded hand dressed cornices at angles of ceiling with walls.

(205). Soffit of Rear Stairs on all floors for old and new flights to be finished uniform with the above.

(206). The walls of Rear Staircase, Kitchen and Bake-house on Ground Floor, the Bedrooms fronting the side Area of Building on Second Floor and the Staircase and Landing Serving Room, Store, Scullery and Passages off same and the two Store Rooms and Passage off same at the rear of First Floor and the walls and ceiling of outside W.C., all cupboards and stores and the walls of Rear Staircase on Ground Floor to be lined vertically with  $4 \times \frac{3}{4}$ " matched and fine vee jointed and hand dressed select heart of red pine lining nailed at 18" centres to battens and  $4 \times 2$ " nogging pieces. The wall next furnace in Bake-house to be lined with a large sheet of No22 gauge galvanized iron.

(207). All other walls and ceilings throughout

the building where not plastered or lined with matched and fine vee jointed lining to be lined with 6"x  $\frac{3}{4}$ " matched lining all closely fitted and firmly nailed. Altered parts to be made up uniform and free from patching with material the same thickness as the old. Make up any deficiency in the walls and ceilings.

W A I N S C O T T I N G.

(208). The walls of Staircase Hall and Tea Room on Ground Floor and the Stair up to First Floor and Landing of same and the Front Dining Room and Middle Dining Room including recess up to rear Stair Landing to be wainscotted 3'6" high with 1 $\frac{1}{2}$ " belection moulded panelled wainscotting finished with 12"x 1" built up double moulded skirting and neat moulded necking, fascia and cap. All timber to be smoothly hand dressed.

(209). The walls of Rear Staircase and up Stairs from Ground to, and including all Landings and Second Floor Landing to be wainscotted 3'6" high with 4"x  $\frac{3}{4}$ " matched and fine vee jointed lining fixed vertical, all closely fitted and firmly nailed and finished with neat moulded 8"x 1" moulded skirting and moulded fascia and cap.

(210). The walls of Kitchen and Bake-house to be lined as before specified and finished with 6"x 1" bevelled skirting.

(211). The walls of W.Cs. Bathroom and Toilet Rooms on First and Second Floors to be lined with an approved design of stamped zinc 6'0" high nailed to proper battens and finished with neat moulded capping.

I N S I D E F I N I S H .

ARCHITRAVES. (212). The openings in Bake-house and outside W.C. to have 6"x 1" architraves, chamfered on outside and inside edges.

(213). The openings in Main Staircase and Tea Room on Ground Floor; in Front Dining Room, Staircase and Middle Dining Room on First Floor and in Front Bedroom and Parlor on Second Floor to have 6½"x 1½" double moulded architraves. The door openings to have moulded plinth blocks.

(214). All other openings throughout the building to have 6"x 1" double moulded architraves.

(215). All window openings to have neat moulded stools. The old window stools to be made good where necessary and made uniform with the new.

SKIRTING. (216). The skirting for wainscoting is specified under paragraphs Nos. 208, 209, 210.

(217) All floors elsewhere to have 10"x 1" double moulded skirting.

(218). All skirting to be neatly mitred at butts and closely scribed to floors.

LININGS &c. (219). All wide openings to have neatly framed and finished jambs and soffit linings and the fanlights set on neatly moulded transoms.

ARCHES. (220). The arches shown on plan to be framed and finished elliptical headed with moulded archivolt, moulded and panelled keys, moulded imposts, carved trusses and panelled and moulded pilasters on both sides of jamb.

MANTLEPIECES. (221). The present mantle-pieces to be removed.

All the new and old fireplaces to have mantlepieces framed and moulded up and finished in accordance with detailed drawings. Mantlepieces in Dining Room and Parlor to value £6: each P.C. Mantlepieces in Bedroom and Kitchen to value 40/- each P.C.

CUPBOARDS & SHELIVING. (222). The present Linen Cupboard to be carefully removed and reset on Second Floor Landing and cleaned down, papered, stained and revarnished.

(223). The cupboards in Serving Room to be framed up in two heights with  $7/8$ " matched dry heart of kauri sides and ends,  $1\frac{1}{4}$ " single width heart of kauri top finished with neat moulded nosing and neat moulded cornice over upper cupboard. Floor to be of  $7/8$ " matched dry heart of kauri 3" off main floor and finished with  $\frac{1}{2}$ " bevelled skirting. Fix broad 1" dry heart of kauri shelf supported on dressed fillets &c. Under top of lower cupboard set in 24"x 24"x 4" drawers, neatly framed, dovetailed, glued and blocked together, made to slide easily on slips and guides and furnished with  $1\frac{1}{2}$ " solid brass lacquered knobs and plates (two to each drawer). The lower part of cupboard to be enclosed with narrow folds of  $1\frac{1}{2}$ " moulded and panelled doors. Meeting stiles to be rebated and beaded. Doors to be hung to proper rebates with 3" solid brass butts and secured with strong brass flush bolts and 3" brass lever locks. Each fold to be furnished with a  $1\frac{1}{2}$ " solid knob and plate.

(224). Upper part of cupboard to have four 10"x 1" kauri shelves 16, 14, 12 and 10" apart respectively.

(225). The cupboard under sinks in Kitchen and Scullery to be framed up with top, drawers and shelving the

same as the above, the door to be omitted. Tops to be grooved for drainer and covered all over and flashed up and over 12" wall skirting round walls with 4lbs. lead, neatly dressed, soldered and fastened.

(226). The casing for lift from Kitchen to Serving Room to be of 1" matched kauri framed with table top and shelves similar to the above. The upper part to be framed and finished uniform with the cupboard finish. The lower part in Kitchen to be enclosed with drawers, shelving &c. similar to the above.

(227). Fix three heights of 14"x 1" dressed heart of kauri shelving round walls of Bake-house, Kitchen, Scullery, Serving Room and Store under Stair.

(228). Each Bedroom on Second Floor to be provided with a broad 1" kauri shelf 6'0" off floor set in the angle of room for Wardrobe finished with moulded nosing. Under each shelf screw a moulded rack and six double ended strong brass cloak hooks (approved).

(229). The end of Show Case in Shop to be cut back in the best possible manner and made uniform and good in every particular with the other part.

(230). The benches in Bake-house to be the sizes shown having 2" clamped and matched tops, 1" rails and 5" tapered legs, all framed up with dry select heart of kauri. The old table to be reset in centre after being overhauled.

(231). All inside finishing to be of the best quality material, bone dry and smoothly hand dressed.

#### E L E C T R I C L I G H T .

(232). Install the Electric Light throughout the

Building to the points marked for Gas. Casings to be led out of sight and fitted up and completed in every respect to requirements and satisfaction of the Architects and the Fire Underwriters Association.

(233). The work is inclusive of all labor and material screwed metal casings, jointing material, screws, nails, back blocks for switches, cut outs, lamp fittings, holders and shades also wiring and preparing and fitting the existing gas fittings and new gas fittings with lamps, shades, switches &c.

(234). Switches to be the tumbler pattern. Pendants and brackets to be fitted with approved lamps, shades and globes.

(235). The Arc lamps marked on plan to be fitted with Argon lamps wired globes &c. as directed.

#### S H O P F R O N T & F I T T I N G S .

(236). The present show window to be taken out and a new show window framed up as shown on plan.

(237). The die under sill to be constructed in 9" brickwork and faced up with best quality Brocatella Marble 1" thick provided with bevelled base plinth all polished smooth.

(238). The present door and frame to be made good, redressed, stained and polished and properly prepared for the framing of new window frame, stall board &c. &c.

(239). The stall board to be extended out to the sill with new framing, flooring, finishing &c. as at present. The brackets, shelving, light fixtures and all other fittings &c. to be rearranged and reset as directed.

in the best manner.

(240). The new window to be framed up with moulded mahogany bars, sill and transom. The bars and transom to have 1" steel tees and provided with necessary mahogany stop fillets, woollen edging &c.

(241). The bars, transom and sill to be encased with polished brass bars, brass screwed.

(242). Sashes to be glazed with best quality Pilkingtons polished plate 3/8" in thickness, bedded in woollen edging and otherwise made dust proof.

(243). The side wall of show window to be covered with best quality mirror plate the full width of wall and 6 feet high set in moulded rebated and polished mahogany frame.

#### L I F T S.

(244). The Lifts from Shop to Front Dining Room and from Ground Floor to First Floor to be S.I. Clarks "Excelsior" pattern provided with all necessary ropes, weights, guides, sheaves &c. as supplied by the Makers.

(245). Frame up 1" dressed heart of kauri panelled and moulded casing to match Shop Fixtures. The boxing in Dining Room to be made uniform. Doors on Ground and First Floor to be panelled and moulded, to run on guides and hung with cords, weights &c. and furnished with brass lift bolts.

(246). The casing for other lift is already specified under paragraph No226. Doors to be as above.

(247). The cages to be framed up with hand dressed dry heart of kauri and provided with all necessary eye,

bars, bolts &c.

B L I N D S.

(248). The present blinds to be carefully taken down in the parts of the building where the work is being proceeded with and carefully laid and deposited in the building and overhauled, repaired and renewed as found necessary in all particulars and refixed.

(249). All the remaining windows throughout the building to be furnished with the best quality unbleached green holland blinds provided with spring rollers, pull cords, tassels, stretching rods &c.

S C R I M & P A P E R.

(250). The walls of Main Staircase on Ground Floor and First Floor; Tea Room on Ground Floor and Front Dining Room, Staircase and Landing and Middle Dining Room and Passage of same on First Floor to be covered with the best quality canvas, closely tacked and taped angularly every 18".

(251). The walls of Parlor and Front Bedroom on Second Floor and the Passage, Staircase and Landing on Second Floor to be covered with an approved design, pattern and color of paper of an average value of 2/6d. per piece evenly laid.

(252). The walls of Staircase and the Rooms specified above under paragraph No 250 to have an approved Anaglypta frieze 2'0" wide to match the plastered ceiling design finished with an enriched stock gilt picture mould at bottom edge.

(253). The walls below the frieze and down to wainscoting cap to be covered with an approved design

pattern and color of Anaglypta of an average value of 1/6d. per yard.

T I M B E R.

(254). All the timber unless otherwise specified to be dry heart of red pine and all other timber to be dry heart, free from shakes, large or loose knots and every other defect.

P A I N T.

OUTSIDE. (255). The present paintwork on Front Elevation and Veranda to be cleaned down and prepared for new painting.

(256). The new and old parts of the Elevation including all woodwork of sashes on First and Second Floors, tops and backs of parapets and the side wall for a distance of 2 feet back from the front to be painted with three good heavy coats of paint.

(257). The new plastering work to be well oiled with boiled oil before painting.

(258). The lettering and gilding at present on Veranda and building to be redone in gilt and shaded lettering, strippling &c.

(259). The Shop Front, door and frame and door to passage to be cleaned down and polished in the best manner.

(260). All the outside new and old woodwork, galvanized iron (not including roof iron) cast and wrought iron including vents, wastes, water service pipes &c. fire escape platforms, railing and stairs to have three good heavy coats of paint.

(261). The whole of the roofing including lead flashing work, boxed gutters, skylight frames and eaves spouting and roof over present outbuilding to have two heavy coats of Fergussons red oxide paint. .

INSIDE. (262). The matched and vee jointed dado in Bake-house and Kitchen and the doors, sashes and finishing round openings and the lined walls and ceilings of all Bedrooms on Second Floor to be well oiled and finished with two coats of platted varnish finished to an even egg shell gloss.

(263). The panelled wainscoting specified under paragraph No208. and the whole of the finishing of front stairs to be painted with three coats of paint grained in light oak and finished with two coats of varnish (flatted). All other finishing to be oiled and varnished with two coats of flatted varnish.

(264). The present Shop Fittings and Counter to be cleaned up, dressed, papered, stained and repolished.

(265). The stamped zinc dadding in Toilet Rooms, Bathroom &c. to be painted with three coats of enamel paint to an approved color.

(266). The plastered cornices and ceilings and friezes and Anaglypta wall filling in Tea Room, Staircase Hall on Ground Floor; Landing, Staircase, Front Dining Room and Middle Dining Room and Passage on First Floor to be painted and decorated with three coats of paint to approved tints and flatted.

(267). All other interior woodwork of finishing throughout the Building to be painted with three coats

of paint and flatted. This applies to the finishing above and round about the dado in Public Rooms &c.

(268). Fix approved ornamental <sup>gilt</sup> picture moulds in parlor on Second Floor.

(269). The paint to be composed of approved brands of genuine white lead and pure linseed oil brought in bulk and mixed on the Premises.

(270). All tints to be approved.

(271). Dress and stop all work.

A D D E N D A.

(272). The clothes posts at angles of sarapet of yard over Oven to be of 2" galvanized wrought iron pipe built and firmly anchored into wall and provided with galvanized cross heads. Set in a strong galvanized eye bolt on wall of main building at opposite end and strain strong galvanized steel wire lines round and diagonally across from eye bolts to poles.

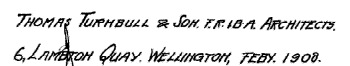
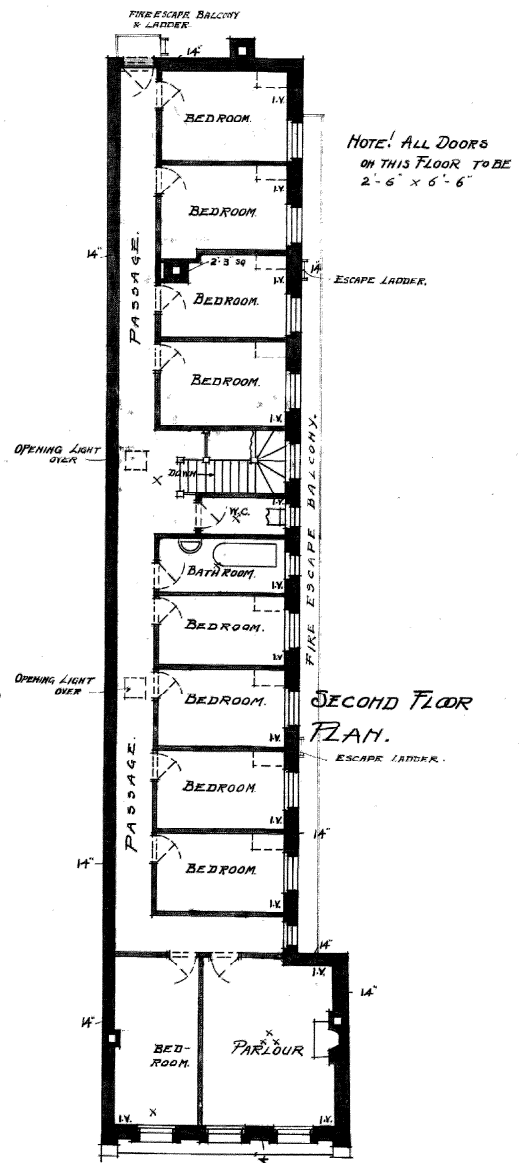
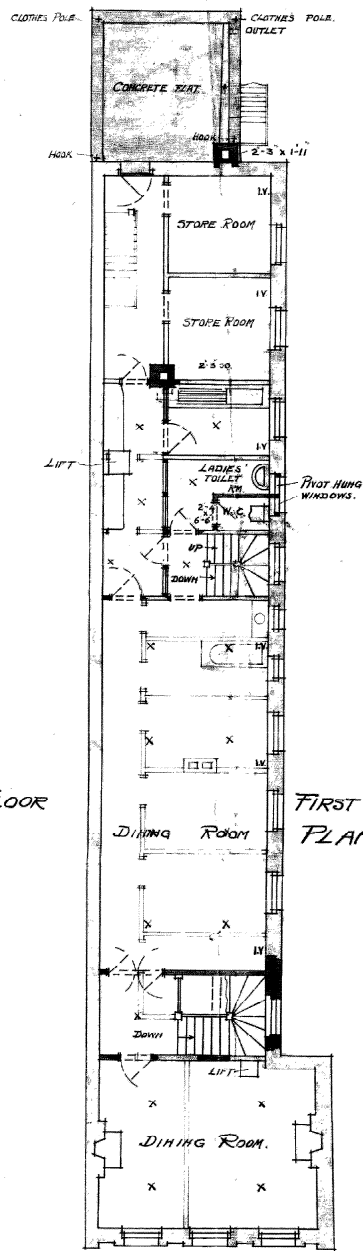
*All sanitary work & plumbing to be executed and completed to the satisfaction of the City Engineer H.B.*



6. 9. 2011  
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NOTE! THE BLUE X SHOWS  
POSITION OF GAS &  
ELECTRIC LIGHT BRACKET



THOMAS TURNBULL & SON, F.R.I.B.A. ARCHITECTS.  
6, LAMBTON QUAY, WELLINGTON, FEBY. 1908.