C O N T R A C T.

FOR

NEW SHOP AND OFFICE BUILDING, COURTENAY PLACE

W E L L I N G T O N..

FOR

MRS. M. W. POWLEY!

DATE:.....1935.

DATE OF COMPLETION:.....20 weeks from acceptance of tender.

PENALTY OF NON-COMPLETION:.....£4/-/- per day.

PERIOD OF MAINTENANCE:.....Three months.

DEPOSIT WITH TENDER:.....£200. 0. 0.

This and the succeeding pages form the Specification marked "A" referred to in our agreement dated the day of One Thousand Nine Hundred and Thirty-five.

EMPLOYER:.....

CONTRACTOR:.....

WITNESS:.....

Sealed tenders to be lodged by noon of December 4th, at the office of the Architects.

Prouse and Wilson,
22 Hannahs' Buildings,
Lambton Quay,
WELLINGTON.

8 3-0 16 0 / 20 0 / 31 0

SPECIFICATION OF WORK TO BE DONE AND the materials to be used in the erection of a Shop and Office building, Courtenay Place, Wellington in reinforced concrete for Mrs. M. W. Powley..

Prouse A.N.Z.I.A.,

and

Wilson A.I.A.A.,
Architects,
W E L L I N G T O N.

NOVEMBER 1935.

THE NATURE OF THE WORK:.

The work consists of the erection of a new building in reinforced concrete on a site at present occupied by wooden buildings.

PRELIMINARY AND GENERAL:.

All work to be executed as indicated or implied by the drawings and this Specification and detail drawings given during the progress of the works or required by intent or meaning thereof.

Build a temporary office in which all plans, etc may be kept and install a telephone in the office.

Erect safe and proper hoardings as required and in accordance with the Bye-Laws.

The Contractor is to be responsible for any damage done to the adjoining or Council properties due to the building operations and is to make good and such damage at his own expence.

The Contractor is to provide all necessary pumping apparatus to keep the trenches, footings and site clear of water and to do all cutting away and making good before and after all other workmen.

Provide and maintain all necessary scaffolding to comply with the Bye-Laws, Provide water for the use

permits and carry all insurances.

The names of all sub-contractors to be submitted to the Architects, and no sub-contractor shall be employed without the written authority of the Architects.

The Contractor is to give all facilities to any workman employed privately by the Architects of the proprietors.

All P. C? Sums are nett and the Contractor is to add to them such profits as he considers himself entitled to. The whole or any amounts of any P.C. Sum herein after mentioned which are not expended are to be deducted from the Contract amount.

All work not specially specified but shown on the plans and vice versa, is to be included in the Contract sum by the Contractors.

Provide a Contingency fund of £200/-/- the whole or any part of this sum not expended to be deducted from the Contract amount.

THE SITE:.

The site is situated on the North Side of Courtenay Place, immediately adjacent to the Blair Street corner. The levels and dimensions shown on the plans are beleived to be correct, but the Contractor must check these and any discrepancy found must be reported to the Architects in WRITING and no additional amount will be allowed for any such discrepancy.

RIGHT OF OCCUPATION:.

The employer reserves and is hereby granted the free right of occupation for herself or her tenants of any portion of the building as it becomes finished, provided that such occupation does not materially interfere with the further completion of the building. And no compensation will be claimed by the Contractor for such occupancy, not shall the further completion of the Contract be in any way prejudiced thereby.

INSURANCE:.

The CONTRACTOR will at all times during the continuance of the Contract, by policies of insurance, efficiently insure and indemnify himself and also the proprietor of the building, against all liability to pay compensation or damages in respect to accidents to workmen both in the general contractor's employ and sub-contractors' employ in the course of their employment on the works, and loss by fire, and will, on obtaining the policies and premium receipts deposit same with the Architects. Should the CONTRACTOR fail or neglect to faithfully comply with the foregoing conditions the owner may, if she thinks fit absolutely determine the contract or effect any policy and pay all premiums and deduct all monies expended in so doing from monies payable under this contract.

DEMOLITION:.

Before building operations commence the site is to be cleared by the Contractor, of the existing buildings and off all rubbish.

EXCAVATING:.

EXcavate for building foundations, drains, etc., to the depth as shown on the plans, and level off to receive concrete and do all shoring and timbering to prevent breaking in of the earth and pump if necessary to keep the trenches and site clear of water.

FILLING:.

Fill in below Ground Floor to a depth of 6" with broken bricks, concrete or other approved hard filling well watered and rammed, to form foundation for solid concrete floor.

C O N C R E T O R.

FALSE WORK:.

Timber for false work to be 1" thick White Pine free from all gum or heart shakes or any other defects likely to cause stains well clamped up with clamps, wedges and ties on suitable and sufficient supports, the whole capable of supporting the concrete when wet.

All boxing to be cleaned out before being filled and no more boxing is to be erected than can be filled immediately.

CONCRETE:.

Cement to be of an approved N.Z. Brand of Portland Cement to conform to the B.E.S.A. Specification No. 12., 1931, so stored as to prevent damage by moisture and submitted to the standard tests for quality from time to time.

Aggregate to be approved shingle to pass through a ¾" square mesh graded and mixed to give good range of sizes and the correct proportion of sand to provide as excess of 10% over that required to fill the voids.

The Concrtee throughout to be composed of 4 parts by measure of Hutt River or other approved fresh water shingle, 2 parts by measure of Hutt River or other approved fresh water sand to 1 part by measure of Portland Cement. The sand, gravel, and aggregate shall be measured separately. The ultimate compressive strength of the concrete at 28 days being not less than 2,400 lbs. per sq. insh.

Samples of shingle and sand to be deposited with the Architects and no shingle shall be used until the approval of the Architects' has been obtained. All concrete to be mixed by a "Batch", or other approved mixer, put into boxing and well tamped, using constant care to

ensure that the desireable quanity of water ONLY being used.

All concrete to be placed directly in position immediately after mixing and no concrete whatsoever which has taken an initial set is to be used. Care is to be taken that floor slabs are cast at the same time as beams of which they form as part.

All beams, columns, and footings to be as figured, on detail plans. These sizes of beams are taken from top of the floor and roof slab. All lint is to be as shown. All roof surfaces and lavatories to be graded one inch in ten feet falling as directed to outlets in walls, the grade being obtained by thickening up the concrete over and above the detailed thickness.

All reinforced concrete floors and walls to be constructed with mild steel rods according to the detail plans.

All floors and step surfaces to be left for 24 hours after laying, then to be covered with bags of hessian and kept continuously wet for not less than 7 days.

REINFORCEMENT:.

All rod reinforcement is to be in mild steel to conform to British Standard Specification, No. 15, 1930 and to stand bending cold through 180 degrees to a diameter equal to the thickness of the piece tested without a sign of fracture. Test certificates shall be supplied for all steel.

No welds will be allowed.

All bends to be made cold using proper bending apparatus. Reinfotcement to be bent and spaced as shown on detail plans or as directed by the Local Authorities,.

All wiring to be carefully set out to the spacing shown and to be drawn straight and tight. All steel to be clean & free from oil or dirt. A slight film of rust will not be objected to but any loose scale must be removed. No piece of steel that has been strained or un-

duly distorted in shipment will be allowed to be used.

The ends of ALL BARS under tensile stress must be hooked to detail. ALLSHEAR MEMBERS must be passed round and under and fastened by wiring to tensile members.

STRUCTURAL STEEL:.

All structural steel to be Mild steel to comply with the conditions and tests of the British Engineering Standard Associations' Specification, No. 15, 1930 for structural steel for bridges and for General Building Construction. Test certificates shall be supplied for steel. ALL STEEL to be thoroughly protected from weather and from damage. NO STEEL that has been distorted or otherwise damaged will be permitted on the site.

TIES TO FIXINGS:.

Build in all rag bolts, straps, ties and other fixings as required.

NOTE:.

All concrete floors are to be thoroughly flushed up when laying, sprinkled with neat cement, steel trowelled to a good and smooth surface without plastering.

BED AND POINT ETC.:.

Bed and point in a mixture of mastic and cement all wood, door and window frames, bed all plates and point all flashings.

BREEZE BRICKS:.

Provide and build in breeze bricks where required to receive wood finish.

WALLS:.

The whole of the external and other walls where shown to be constructed in concrete, the thickness of the walls to be 6" reinforced with $\frac{3}{8}$" diameter rods at 12" centres both ways, wired at intersections. Walls to strong room to be $4\frac{1}{2}$" thick with similar reinforcement.

FLOOR:-

The concrete floors supported on the ground are to be laid on an approved Hard Core Filling at least 6" thick composed of broken bricks or other approved hard substance well watered and rolled and are to be 4½" thick reinforced in both directions with ⅜" diameter steel rods at 18" centres, wired at intersections.

C A R P E N T E R A N D J O I N E R.

GENERAL:.

The whole of the Carpenters and Joiner's work is to be done in a workmanlike manner and with the best and most approved methods as described in accordance with the detailed drawings. These drawings are typical only and all corresponding work not specially detailed is to be done in a similar manner.

All Joinery whether detailed or otherwise to be constructed according to the best known methods of joining woodwork by mortice, tenon, dovetail, tongue and glass tapered.

All shifting beads, moveable boards, etc., to be screwed with brass screws and cups.

Upon signing the contract all mouldings, skirtings, casings, etc., to be run all joinery work put into frames and stacked in a dry room until dry and required.

Only seasoned timber to be used and all classes to be the best of their respective kinds. Cut for and wait on all other trades and provide and fix all necessary fixing blocks, and do all similar work necessary for the proper construction of the work. Unless otherwise specified all joinery timber is to be the best quality selected North Island Rimu.

PITCHED AND LEAN TO ROOFS:.

The pitched and lean to roofs are to be constructed in timber built up from 4" x 3" Totara wall plates bolted with $\frac{5}{8}$" diameter bolts at 3'-0" centres to concrete walls; 4" x 2" common rafters at 18" centres; 4" x 2" collars and struts; 7" x $1\frac{1}{2}$" ridge; 5" x 2" ceiling joists, with all necessary gutter boards and framing to form gutter laid to falls, hips, barge and cover boards and the whole sarked with 1" O.B. Rimu sarking.

PARTITIONS:.

The whole of the sub-division on the First floor also the sub-division in the back portion of the Ground

floor to be constructed in timber frame partitions, with 4" x 2" O. B. Rimu top and bottom plates; 4" x 2" O. B. Rimu studs @ 18" cts., housed ½" into the top & bottom plates; braced as required with 4" x 2" bracing let in between the studs and dwanged with four rows of 4" x 2" O.B. Rimu dwanging cut in between studs and well spiked. Where partitions abut ~~xxx~~ on to concrete walls, columns, floor and ceiling the studs and plates concerned are to be securely bolted to the concrete with ⅝" diameter bolts @ approx. 3'-0" centres. These partitions will be lined with fibrous plaster. - SEE PLASTERER.

DOORS AND FRAMES:.

All doors and frames are to be to detail.

SINGLE DOORS:.

Single doors generally with the exception of W.C. Doors and lavatory doors to be 1¾" four panel standard doors. Hung to 4" x 3" rebated frames and heads with three steel butts per door. Overall size 2'-10" x 6'-10". Provide the P. C. Sum of 7/6 for door furniture for these doors and allow for fixing. Doors to lavatories to be similar to the above 1¾" thick but of an overall size of 2'-6" x 6'-8" all to be selected Heart Rimu or other approved timber. Provide the P.C. Sum of 5/- for door furniture for these doors.

OUTSIDE DOORS:.

All doors leading to the open, i.e. doors to roof house and door from 2nd. Floor to the Open Gangway to be 1¾" Totara framed and braced doors with panels filled in with ¾" T.G. & V. jointed boarding, hung to 6" x 3" rebated Totara Frames and 7" x 3" weathered, throated and sunk sill with four heavy steel butts per leaf. Provide the P.C. Sum of 12/6 per leaf for door furniture for these doors and allow for fixing.

SLIDING DOORS:.

Sliding doors between old and new buildings at rear to be 1¾" redwood framed and ledged doors as a-

bove described but with panles filled in solid and hung to slide on "Macabe" or other approved sliding doors h hangers, complete with all necessary tracks and stops. Both sides of these doors are to be sheathed with galvanized flat iron jointed and seamed as required and areto comply with the whole of the requirements of the New Zealand Fire Underwiters' Requirement pertaining to fire prrof doors. Allow the P.C. Sum of 10/- per opening for door furniture for these doors. All sliding doors to be 7'-0" high by 6'-0" wide as shown on the plans.

W.C. DOORS TO LAVATORIES:.

W.C. Doors to Lavatories to be 2'-0" x 6'-0" four-panel doors hung 8" from the floor with one pair 3" butt hinges hung to screen division (SEE LAVATORY SCREENS) Allow the P.C. Sum of 5/- for door furniture for these doors.

GLAZED DOORS:.

The glazed doors to shops and entrance to be to sizes shown and to be hung to 4" x 3" rebated frames and heads - one panel 1¾" finished thickness, Totara doors with styles cut to form shaped as shown and glazed with loose moulded beads. Hang to frames with loose-pin (three) hinges per door and fitted with furniture to the P.C. Sum of 25/- per door.

LAVATORY SCREENS:.

Lavatory Screens to W.C's to be in Heart Kauri framed in 3" x 3" grooved to receive plaster panles with cap and bed mould, all carried on blocks 8" high cut from 3" galvanised iron tubing in floor and fitting with wood core. Fill the frames with "Truscon" or other approved metal lathing to receive plaster. (for PLASTERING S SEE PLASTERER).

HANDRAILS AND BALUSTRADES:.

Provide and fix to the staircases a moulded handrail cut to curve where required out of 3½" x 2½" & housed to newels. Fill in with balustrading constructed

of 1½" square vertical and longitudinal rails to detail housed into handrail and three by 1½" string rail which will be bolted with ¾" bolts to concrete string. Provide and fix 6" x 6" square moulded newels with capping and½" raised panels to detail.

The newels at the ground floor level (2) are to be out of 8" x 8" octagonal shaped, moulded with capping and ½" raised panels to detail.

GLAZED SCREENS:.

Provide and fix glazed sashes to partition at First Floor level between Secretary's office and general Office with 4" x 2" frames and loads and mullions, and cill and 1¾" sashes divided into squares with 1½" glazing bars. The whole to be in O.P. Rimu and to detail.

WINDOWS:.

The whole of the windows are to be in Heart Totara frames, cills and sashes (Redwood). Frames and Head to be out of 4" x 3" rebated and twice grooved cill out of 5" x 4", grooved twice weathered and sunk and sashes out of 1¾" thick rebated moulded and sunk. Transomes out of 5" x 4" rebated, grooved twice weathered and sunk Sashes to be divided as shown with 1¾" x 1½" twice rebated and moulded glazing bars. The opening fanlights to be top hung with strong steel butts and provided with cord casement stays and fastenings to the P.C. Value of 5/6 per opening part. Note the fanlights of all windows to open.

LOURVE VENTILATORS:.

Provide and fix lourve ventilators to each W.C. with frames, head and cills similar to windows and fitted with glass lourves set at an angle of not less than 60° and not more than 2" apart. SEE GLAZIER.

SHOP FRONTS AND SHOW CASES:.

Build up for & construct shop fronts and show-cases as shown; all in Redwood, frames and heads out of 3" x 3"; cills and transomes out of 3" x 2"; all moulded

and rebated to detail. Fanlights above transomes to be divided as shown with 1" x 1½" glazing bars; twice rebated & moulded and glazed with loose beads.

STALL BOARDS:.

Construct stall-boards to shops and show cases with 4" x 2" joists built up from concrete and floored with 3" x 1" T.&G Flooring, with a backing in the shops lined with 3-ply panelled out with 3" x ½" battens and rails. NOTE. Window backs are not included in this contract.

VERANDAH:.

Build verandah up from steel joists with 8" x 2" joists at 18" centres halved over 4" x 2" plates bolted to R.S.J.. Sark over with 1" sarking. Fix gutter boards laid to falls and finish underside with "Masonite" or other approved board the joists covered and panelled out to detail with 3" x ½" battens. Finish at front with 12" x 1½" Totara facia with Totara 2" x 1½" Bed mould & 4" x 2" Totara rebated capping mould.

SKIRTINGS:.

Provide and fix throughout the whole of the Ground floor and first floor a 6" x 1½" bevelled skirting in Rimu. Rimu mitred at angles and scribed to floor.

ARCHITRAVES TO DOORS:.

To all doors except Fire Doors and doors to shop-fronts provide and fix a 3" x 1" bevelled architraves mitred at angles & also to skirtings.

FANLIGHTS:.

Over the doors to offices Nos. 1, 2, 3, & 4, provide and fix fanlights to go from the head of the door to the ceiling. Continue door frame to ceiling & provide and fix, a fixed fanlight. Sashes to be 1¾" thick rebated and moulded and divided with squares with 1¾" x 1¼" twice rebated and moulded glazing bars and putty glazed.

CEILING LIGHTS:.

" At the position as shown on plan, frae up ceiling and provide and fix ceiling lights with 4" x 3" Heart Rimu frames and 2" thick rebated and moulded sashes divided into squares to detail with 1¼" x 2" rebated & moulded glazing bars prepared for putty glazing SEE GLAZIER.

COUNTER:.

Provide and fix counter to office in the rear of the Ground Floor the counter top built up and supported from the partition, to be 1½" Ht. Rimu with moulded nosing and 3" x 1½" moulding below. Sub-divide counter at rear with 1" divisions and 1 row of 1" shelving and properly framed together, blocked and bracketted and to detail.

FITTINGS:.

Allow the P. C. Sum of £30. 0. 0. for the provision of counter and fittings to detail to Ground Floor Show Room.

STAIRCASE:.

The staircases throughout are constructed in concrete and the treads and landings of the Main Staircase from the Show room to the First Floor are to be finished in JARRAH. When the concrete is being pored, three 2" x 1½" dovetailed Totara battens are to be let in (to finish flushwith the concrete surface) the length of each batten being the width of the tread. Before the staircase is plastered, 12" x 1¼" Jarrah Treads ~~xxx~~ are to be securely screwed to the dovetailed battens, the treads to have a rounded and shaped nosing. Cut Jarrah treads to curves on the bottom three stairs.

ROOFLIGHTS:.

Frame timber roof for roof lights as required with framing 1" wider than the framed scantlings to take metal rooflights. - SEE PLUMBER.

ASBESTOS CEMENT SHEETS:.

roof-house, where shown on plan, are to be constructed in timber similar to internal partitions and lined on the outside with Asbestos Cement Sheets with the joints butted and covered with 3" x 1" Heart Totara cover battens and 6" x 1¼" skirting and facia.

OPEN GANGWAY:.

Frame up from the roof of covered gangway to form open gangway connecting the old and new buildings at 2nd. floor level, with Jarrah framing; consisting of 4" x 2" plates bolted through iron roof and 4" x 2" Jack studding as shown, 5" x 2" beamer supporting 4" x 2" joists @ 18" centres covered with 3" x 1¼" flooring battens laid with ½" open joints. The whole secuely framed up, notched and well spiked. Provide and fix balustrade with 3" x 2" handrail, 4" x 2" Vertical members and and intermedaite rail out of 3" x 2".

MAKING GOOD:.

Make good the whole of the work after all other trades and leave perfect the whole job at completion.

M E T A L W O R K E R.

VERANDAH:.

Provide and fix where shown No. 4. 7" x 3½" x 15lbs. R.S.J's bedded in concrete wall at one end and anchored with Lewis Bolts and connected at the upper end to 1½" diameter hanging rods complete with roses, hooks, bolts and "U"-bolts washers and plates. To be carefully adjusted on the job so that each hanger just takes the weight of its section of the verandah.

STRONG ROOM DOOR:.

Allow the P. C. Sum of £25. 0. 0. for the provision of a strong room door and allow for fixing.

P L A S T E R E R.

All Plastering to be done in the best possible manner. Sand to be washed and the Portland Cement to be an approved N.Z. Brand.

GENERALLY:?

The whole of the Concrete walls and ceilings on the Ground floor and first floor to be plastered two coat work the setting coat to be Blue diamond or other approved gypsum Hardwall plaster. The whole of the walls and ceilings of the second floor are to remain unplastered.

SAND:.

Sand for plastering to be fresh-water sand free from all impurities.

CEMENT MORTAR:.

Cement mortar for first coat interior work to be generally one part of approved Prtland Cement to three parts of sand and for the first coat exterior work one part of Portland Cement to two (2) parts of sand.

SETTING COAT:.

Setting Coat for exterior work (other than the main Elevation) to be one part Portland Cement to one part sand, finished with a steel trowel to a perfectly smooth dense and even finish surface. Setting coat for interior work to be "Blue diamond" or other approved hardwall gypsum plaster well trowelled to a perfectly smooth and even finish with a steel trowel and to be not less than 3/16ths" thick.

RENDER AND SET:.

Render and set in Portland Cement plaster ALL WALLS and PIERS, window reveals, stair cases, beams parapets, including back parapets, in the positions as before described both internally and externally. Weather all sills and copings. For finish of floors SEE CONCRETE.

STAIRS:.

The risers of the Ground Floor staircase & the treads and risers of the whole of the staircases above 1st. floor level are to be in cement mortar ¾" thick with roundee nosings, to a fine and even finish. This work is to be left until the plaster is otherwise completed and finished from the top floor downwards.

ELEVATION:.

The Main elevation to the street is to be finished three coat work, the setting coat to be Atlas cement and silver sand finished in various colours; the colours to be obtained by mixing with the cement "Colorm mix" colouring.

SINKINGS:.

All mouldings, features sinkings, panels etc., where shown on elevation to be run to detail and finished with perfectly clean lines and arrises.

FIBROUS PLASTER:.

The whole of the timber partitions and ceilings also inside face of walls to covered gangway and roof house are to be covered with Carrara Fibrous plaster sheets. The joints between the sheets on the walls ceilings and partitions will be butted and filled with Plaster of Paris and left neat and in a condition fit to receive a finish of distemper . At the junction of the wooden partitions and walls with the ceilings (either fibrous plaster or solid plaster) and on the Ground and First floors, provide and fix a sample stock pattern, 4" girth moulded cornice which will be mitred at the angles and continued to the depth of the concrete floor beam where these beams cross any partition.

Provide and fix fibrous plaster moulded battens mitred at corners round the ceiling lights on the Ground Floor.

MAKING GOOD:.

Make good all inside and outside after all

other trades and leave the whole job clean and perfect on completion.

Rendering on walls, partitions and piers where plastered to be confined to dubbing out and straightening, The arrises of all piers and the internal angles where plastered to be worked in 1½" chamfer.

LAVATORY PARTITIONS:.

The partitions to the lavatories throughout to be built up in timber framing (SEE CARPENTER) and filled in with "Truscon" or other approved metal lathing which will be plastered two coats both sides.

E L E C T R I C I A N.

Allow the P. C. Sum of £110. 0. 0. for the installation complete of an electric lighting and electric heating system.

COMPLETION:.

The final payment will not be made until the work has been inspected, passed and accepted by the Inspector for the New Zealand Fire Underwriters' Association.

R O O F E R.

Cover the whole of the flat roof also roof to verandah with "Certainteed" or other approved roofing felt laid all in accordance with the manufacturer's Specification, one layer of 2-ply then bitumen then one layer of 3-ply with broken joints and a bitumen and pebble finish. The roofing to be turned up against walls and parapets 6" and flashed and overflashed. A perfectly watertight job to be given and a written guarrantee to be signed by the manufacturers or their agents and delivered to the proprietor.

P L U M B E R.

NOTE:.

All materials to be the best of their respective kinds and all work to be done and materials used in accordance with the Bye-laws.

WATER:.

Pay all charges and provide service and run 3/4" galvanised iron screwed piping supported as directed up the building. Run from this 3/4" leads and 1/2" branches to lavatories, and silent flushing cisterns. Provide all necessary stop-cocks as required.

W.C's:.

The W.C.'s to be Doulton or other approved White pedestal silent flushing wash-down closets, P.C. value 30/- each to be selected, properly ventilated from the back of pan and fitted with an approved Hard wood seat, P.C. Value 12/- complete. Make secure connections with soil pipe with elastic cement. All W.C's to beconnected with Bullingers or other approved patent Silent Flushing Low Down cistern fitted in all respects according to the Manufacturers' Instructions.

Fix brass straps and buffer on flush pipes as required.

BASIN:.

Allow for each lavatory basin the P.C. Sum of £2.10. 0. including taps W.L. Brackets and plug and chain. Fix same to connect with 1½" and 6lbs. lead tapped wastes to Main Waste Pipe discharged over gulley and brass inspection caps.

DRAINS:.

Dig trenches and lay drains shown and required to connect with City Main. The pipes to be 4" diameter earthenware pipes with easy bends and falls. Provide and fix all traps, junctions, cleaning eyes, fresh air inlets, vents, etc., all as required by the Bye-laws. Connect W.C's and basins and wastes pipes to drain by 4"

cast iron soil and waste pipes. The pipes to be secured to the wall by cast iron straps with joints caulked and made in lead. Extend soil pipes as vents carried above roof from W.C's. The Main and terminal vents from the drain to be carried above the roof with cast iron piping and provided with approved cowl at top. All work to be done in a first class manner.

RAIN WATER PIPES:.

Provide and fix where shown 4" diameter C.I. R.W.P's secured to walls with C.I. straps properly jointed and caulked with all necessary elbows, bends, shoes and C.I. head 12" wide. Provide lead splayed conductor through parapet to head. Connect the surface water pipes to storm-water channels and storm water drain. To each head provide and fix strong galvanized wire roses with wire lugs.

FLASHINGS:?

Flash and overflash the edges of the roofing with 5lbs. lead 6" wide turned into chase cut into concrete walls 1½" and neatly fitted over where it turns against the parapets and walls. Properly flash and overflash rooflights and gutters and leave the whole roof perfectly watertight.

RIDGES:.

Cover the ridges with 22 gauge galvanized iron 5lb. lead edged ridging well dressed to corrugations on glazing bars of roof lights.

SPOUTING:.

Provide and fix to pitched roof a 22 gauge 4" galvanised iron quarter round spouting supported on brackets as required and laid to falls, with joints soldered.

BOX GUTTER:?

Provide and fix 22 gauge galvanised iron box gutter to pitched roof the iron to be turned well up and under corrugated iron and bent back. The joints to

be soldered and the whole laid to proper falls.

ROOFLIGHTS:.

The rooflights throughout to be Munts metal "Wades" glazing bars as manufactured by Messrs. Ballinger Bros. Ltd., fixed in all respects with the Manufacturers' Instructions and to detail.

IRON ROOFING:.

The whole of the pitched and lean to roofs to be covered with roofing felt and 22 gauge "Lysaghts" galvanized corrugated iron or other approved iron, properly secured with 1½" corrugations side lap and 8" end lap with lead headed nails with a row of nailing on every other corrugation in the middle of the sheets.

F L O O R C O V E R I N G S.

LINOLEUM:.

Allow the P. C. Sum of 8/6 per yard for the covering of whole of the ground and first floors with the exception of the lavatory floors and entrance vestibule.

MOSAIC TILES:.

The main entrance vestibule also the vestibule of Shops 1 & 2 are to be laid in "Mosaic" tiles with an ornamental boarder to the P.C. Value of 30/- per yard laid.

LAVATORY FLOORS:.

The whole of the floors of the lavatories & W.C.'s throughout are to be laid in "Decolite" or other approved and similar material with a 4" cove at the intersection of the walls and floors. The floors xxxx to be laid to falls and to be provided with lead overflow pipes draining to the open air. The whole to be laid in accordance with the Manufacturers' instructions.

P A I N T E R A N D G L A Z I E R.

GENERAL:.

The Contractor is to give the Architects' notice of each separate coat of either paint or distemper or whitening before applying to either wood, iron, plaster, stone, or other material. All materials for painting shall be delivered in unbroken packages bearing brand and Maker's name intact, and shall be subject to inspection. All mixing of materials shall be done at the building.

Each coat of paint, colour or distemper to be a different tint to the previous coat, and the whole of the paint, colour or distemper to be finished if practicable, one coat over the whole of internal & external surfaces, before a further coat is applied. The work to be finished from the top downwards.

ALL TINTS to be set up and submitted to the Architects for approval. Touch up all work at completion. Oil colours to be composed of approved brands of best white lead and pure linseed oil with no more than 5% of dryers and pigment to give the desired colours. Do all stopping and preparing for paint or other finish.

WOODWORK:.

Prime one coat and paint three coats all internal and external faces, of doors, frames and sashes. Prime one coat and paint two coats and enamel one coat the whole of the woodwork and metal work in Lavatories. The Finishing coat to be "Parapan" or other approved manufacture.

OIL AND SPIRIT:.

Twice oil, spirit, and rub down to approval and apply two coats of "Tanbmans" or other approved velvet varnish to doors, architraves, skirtings and woodwork not painted or polished.

FRENCH POLISH:.

rails of the stairs from the ground floor to the second floor level.

DISTEMPER:.

The whole of the walls, partitions ceilings columns beams window reveals soffits etc., on Ground and first floor to be distempered with two coats of "Walls" or other approved brand of oil bound distemper to approved colour.

IRON WORK:.

Paint - ll exposed ironwork, tie rods, down pipes etc., three coats of "Truscon Barox" No. 7 or other approved metal paint to the Maker's Specification Paint all galvanised iron gutters with two coats of anti- corrosive paint of approved brand. Paint one coat of anti-corrosive paint to laps of all corrugated iron before fixing. Lime White the whole of the area walls two coats of lime white.

G L A Z I E R.

All glass except where otherwise specified to be 21 oz. clear sheet glass free form blemishes. bubbles and waves, set in red lead putty properly back puttied and sprigged. Roof lights to be glazed with ¼" cast wired British Plate Glass. Lavatory windows and windows or areas including glass louvres to be glazed with Hammered Cathedral or other approved obscured glass.

SHOP FRONTS:.

Shop fronts and show xxxxxxx cases adjacent to Main entrance vestibule to be glazed with ¼" best British plate glass with external angles mitred and butted and clipped with chromium plated plate glass window clips set in felt with loose beads, and brass screws and cups. Fanlight windows to the shop fronts above transome to be glazed with glister" or other approved fancy glass.

Glazed doors to shops and show room to be

glazed with best plate polished glass (BRITISH) and bevelled.

Ceiling lights throughout and fanlights above doors to offices 1, 2, 3, & 4 to be glazed with glister or other approved type of fancy glass to detail.

VIMPOLITE:.

The whole of the stall boards of the shops, showcases and shop room from the pavement level to the sill, also the three piers in the front elevation, including the return of the piers in the main entrance vestibule up to the height of the verandah are to be prepared fit and sheeted with "black vitrolite sheets with the joints butted and pointed with black jointing cement; the whole to be fixed and completed in accordance with the manufacturers or agents requirements and the faces are to finish perfectly fair and true.

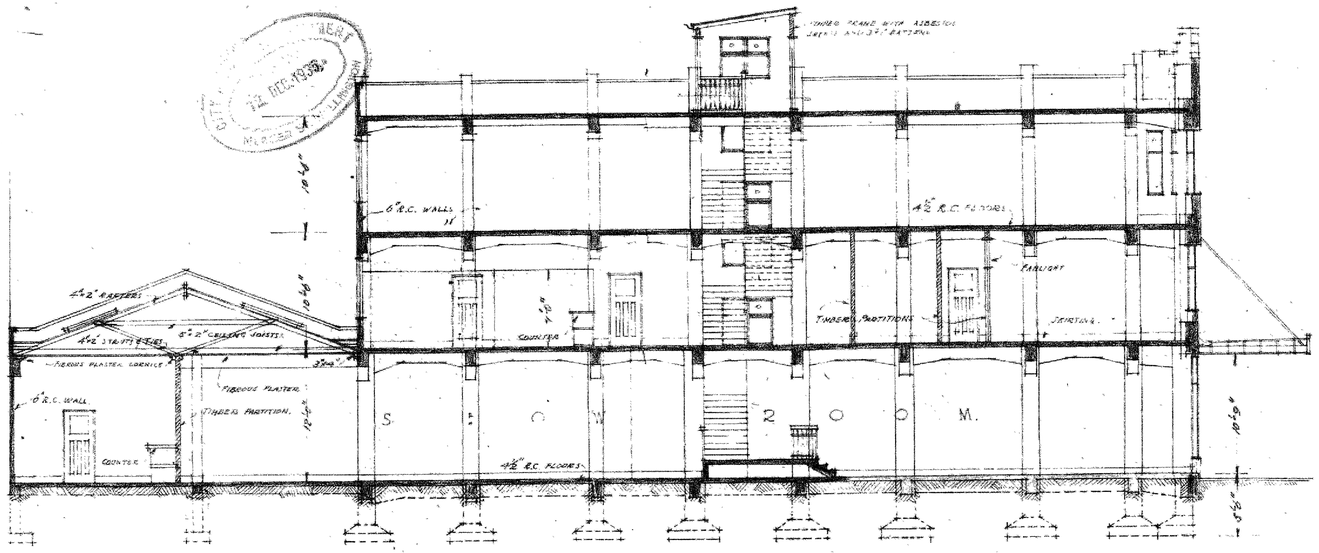
Dust, clean, scrub out, and clean all glass inside and out.

WORKING DRAWINGS OF SHOP & OFFICE BUILDING, COURTENAY PLACE WELLINGTON FOR MRS. M.W. POWLEY

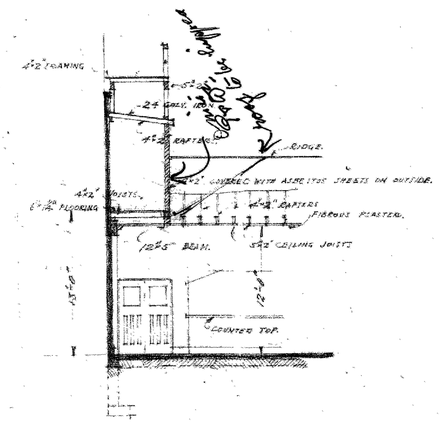
SCALE: EIGHT FEET EQUALS ONE INCH

PROBYN & WILSON A.N.Z.I.A. A.I.A.A. ARCHITECTS WELLINGTON

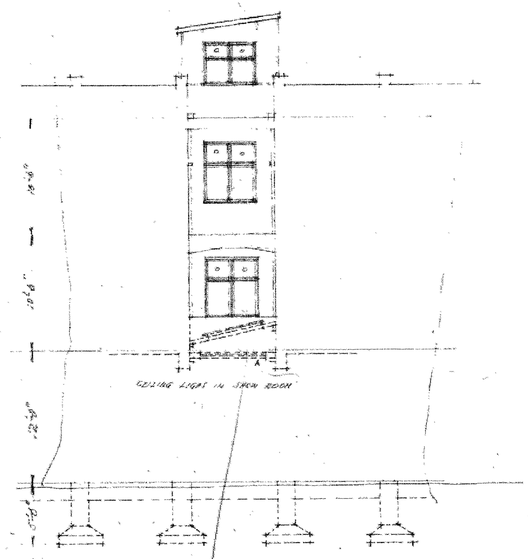
DRAWING NO. 2.



SECTION B-B

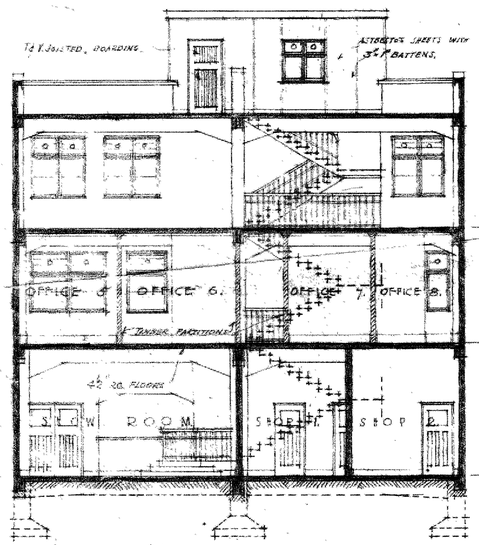


SECTION A.T. C.

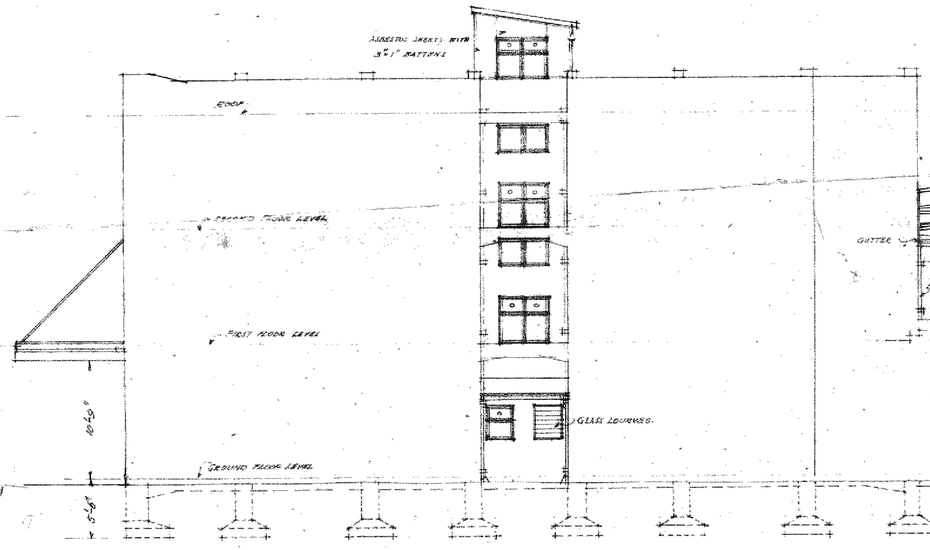


PART WEST ELEVATION

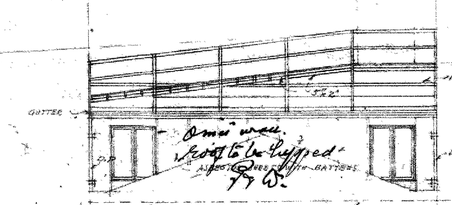
LEGEND:-
TIMBER
CONCRETE
ALL SKYLIGHTS MARKED THUS 6" TO OPEN OUT.

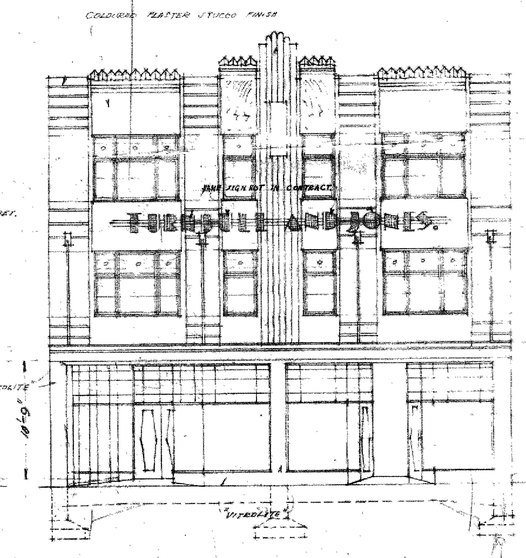


SECTION A-A.



EAST ELEVATION





FRONT ELEVATION

NOVEMBER 1955.

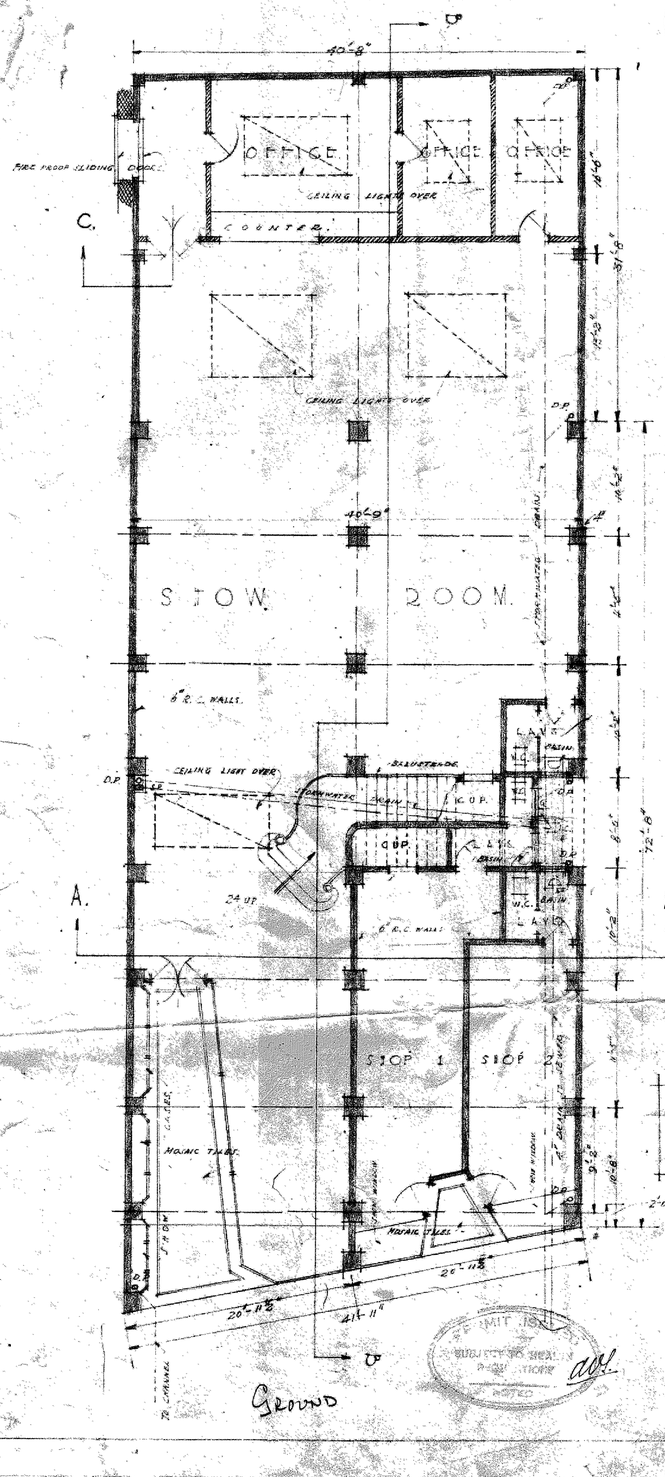
WORKING DRAWINGS OF STOP & OFFICE BUILDING, COURTENAY PLACE, WELLINGTON FOR MRS. M.W. POWLEY II

SCALE EIGHT FEET EQUALS ONE INCH

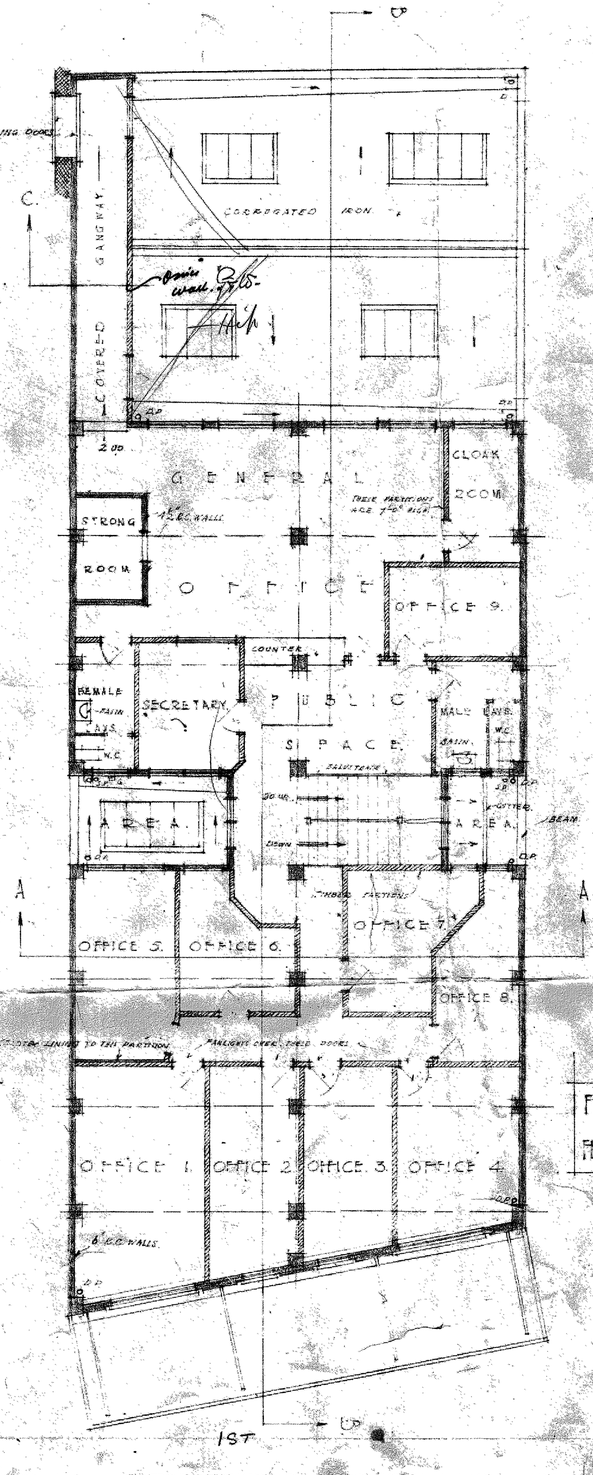
KEESE AND WILSON A.N.Z.I.A. A.I.A.A. ARCHITECTS WELLINGTON

DRAWING NO.1

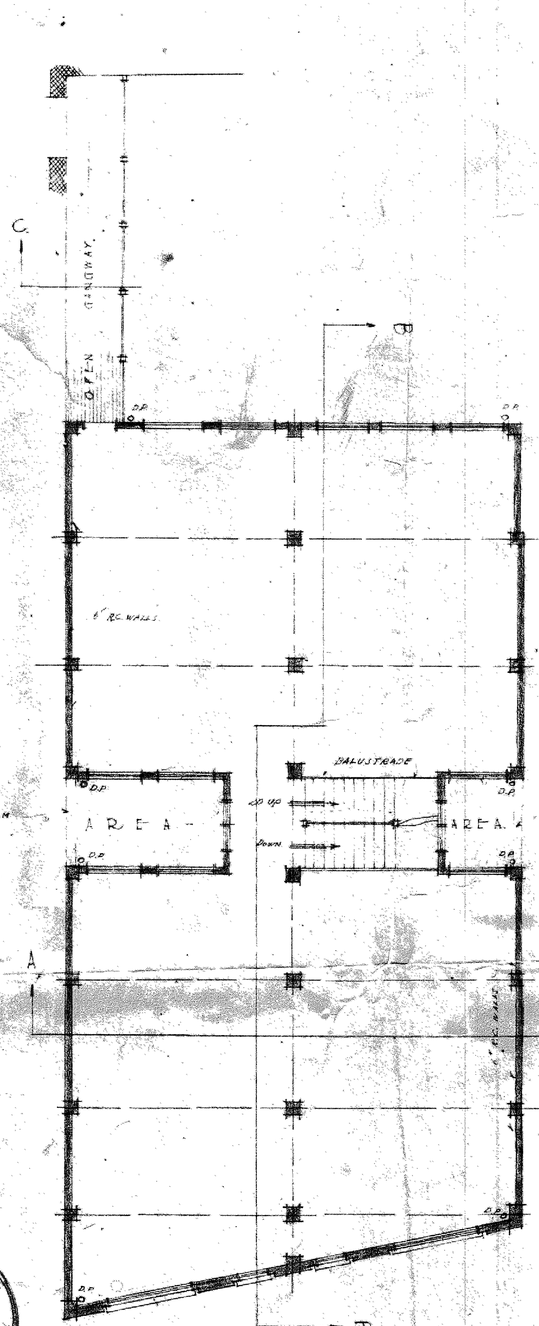
B14769



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

Ground

1ST

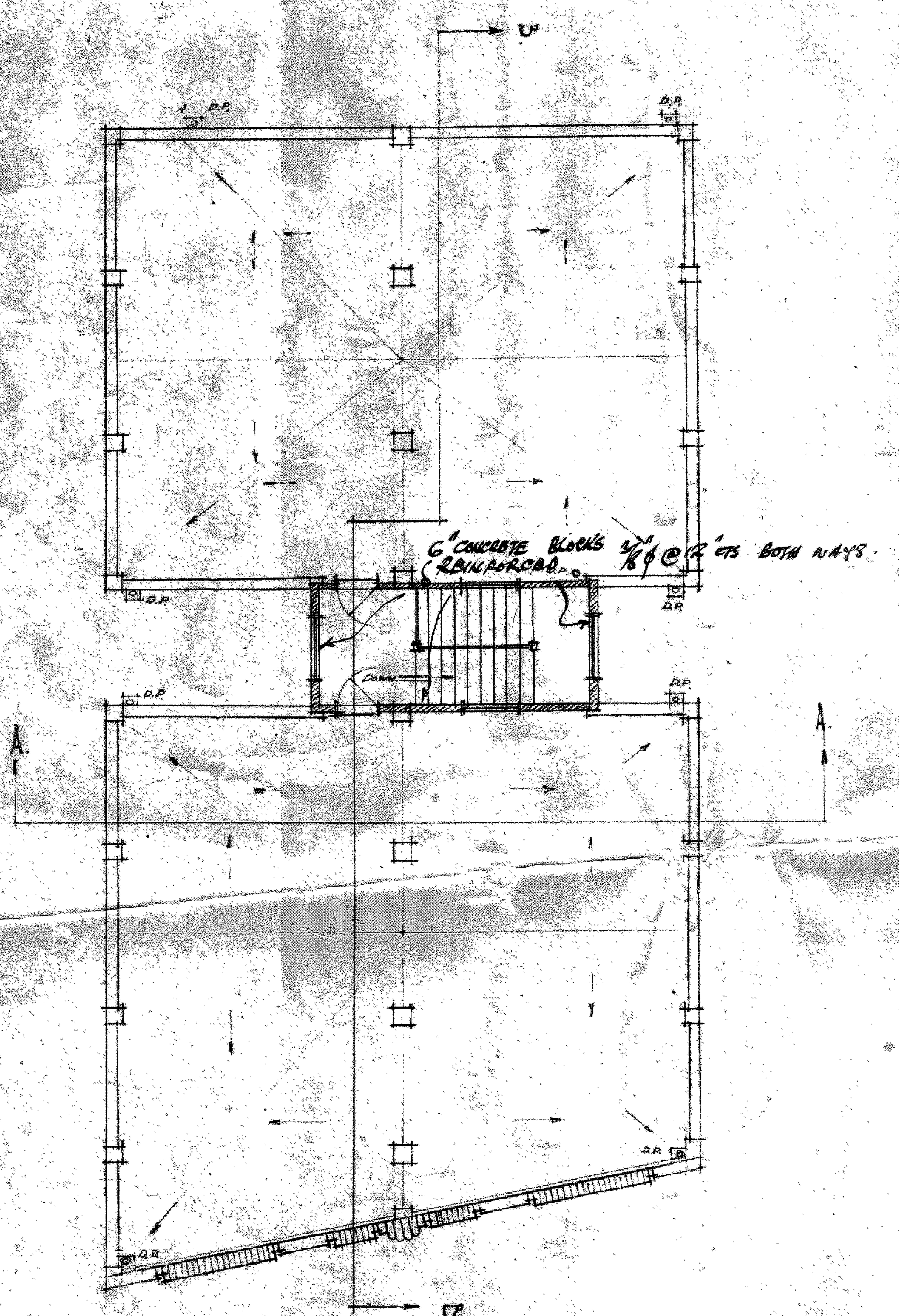
2ND

NOVEMBER 1935

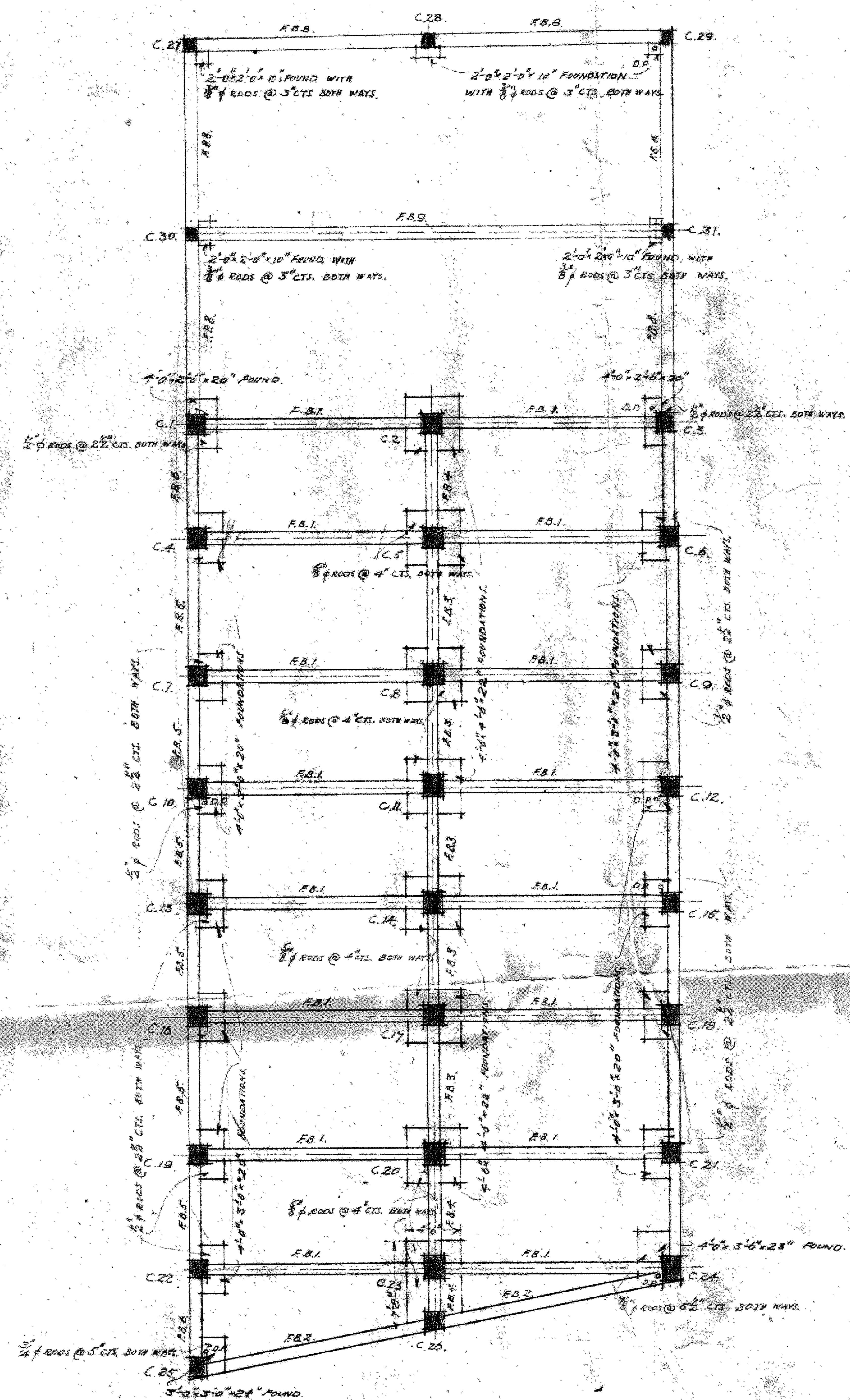
II WORKING DRAWINGS OF SHOP & OFFICE BUILDING, COURTENAY PLACE, WELLINGTON FOR MRS. M.W. POWLEY II SCALE: EIGHT FEET EQUAL ONE INCH II

PROUSE AND WILSON
ARCHITECTS WELLINGTON

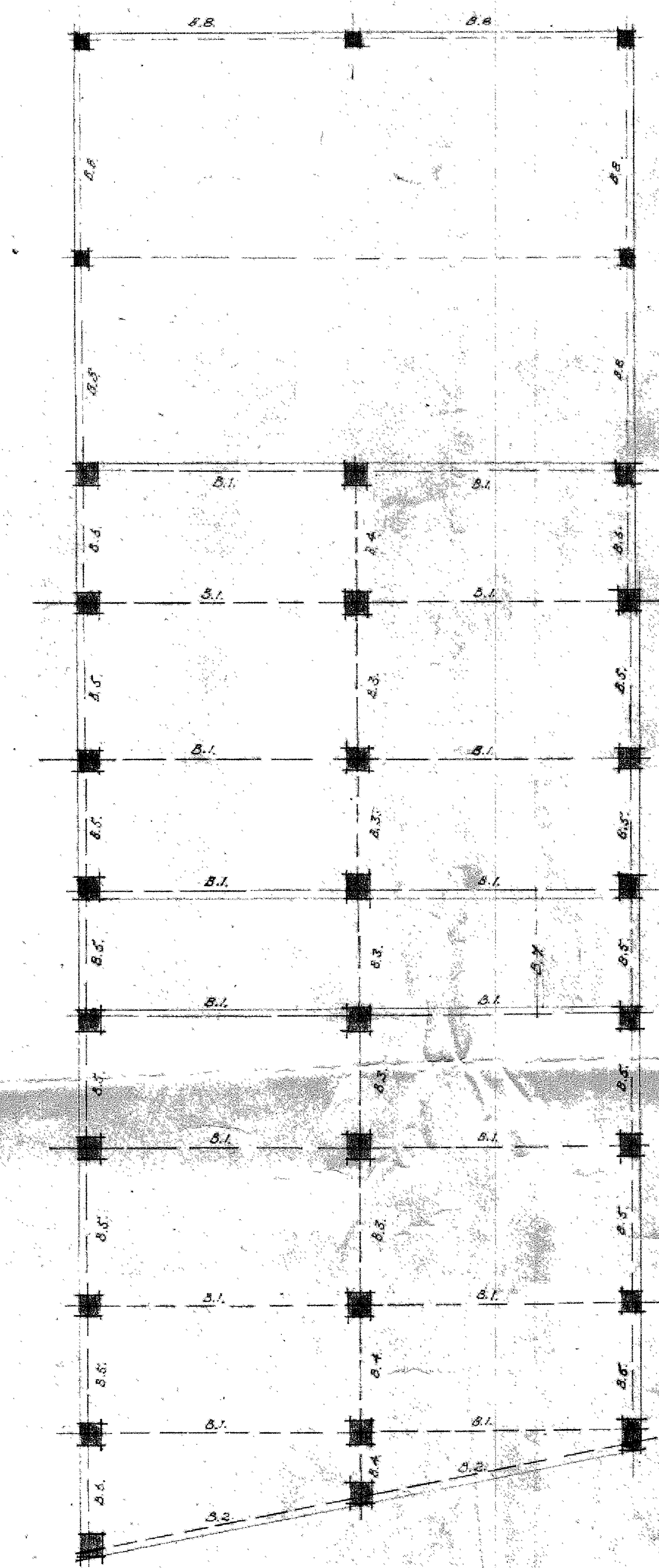
DRAWING NO. 3.



ROOF PLAN –



FOUNDATION PLAN –

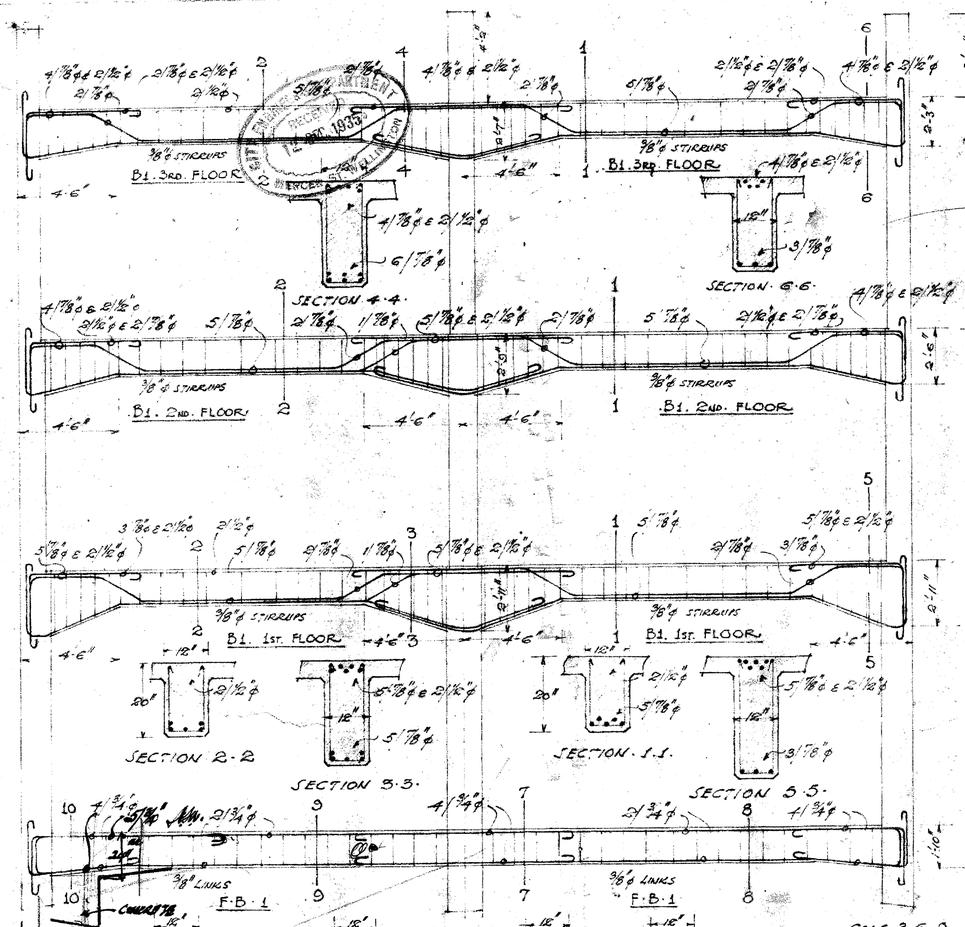


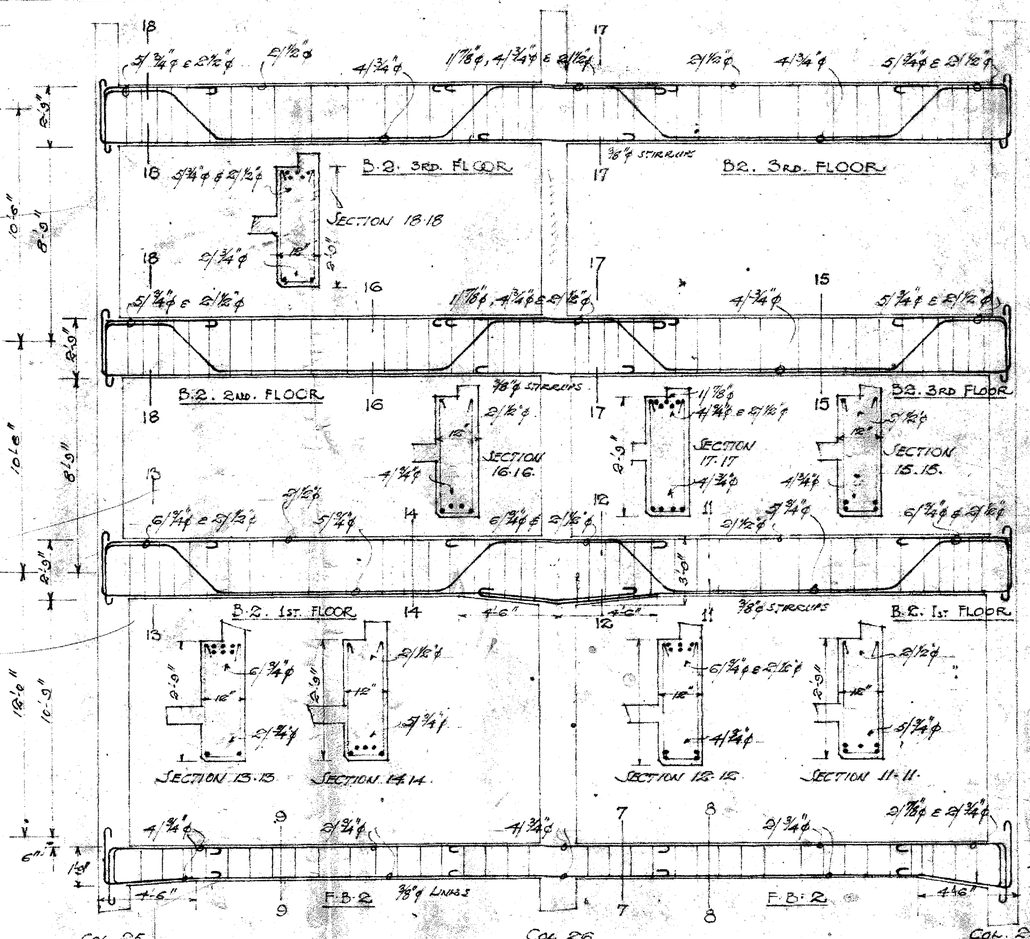
DIAGRAMATIC PLAN –

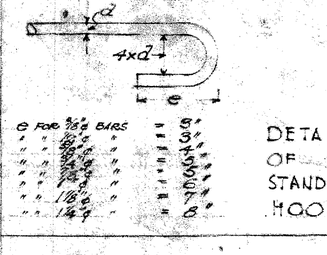
NOVEMBER 1935.

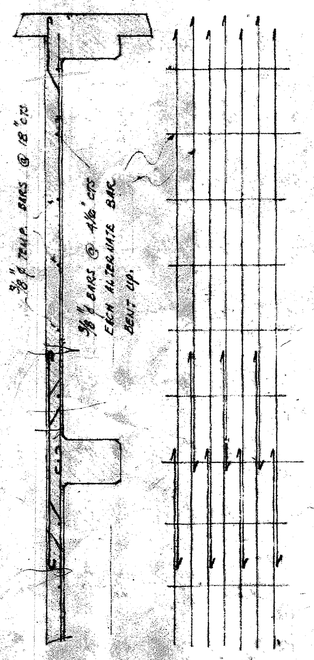
R.H.

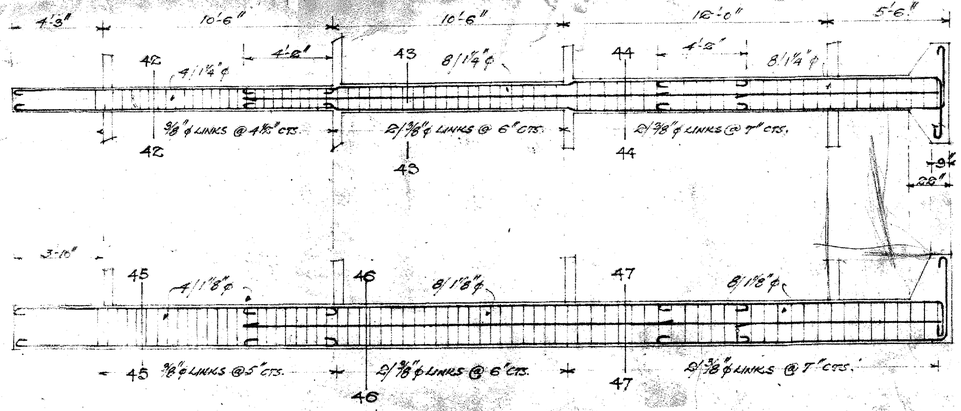
REINFORCED CONCRETE DETAILS OF SHOP & OFFICE BUILDING IN WELLINGTON FOR MRS M.W. POWLEY || SCALES 4 & 2 FT = 1 INCH ||

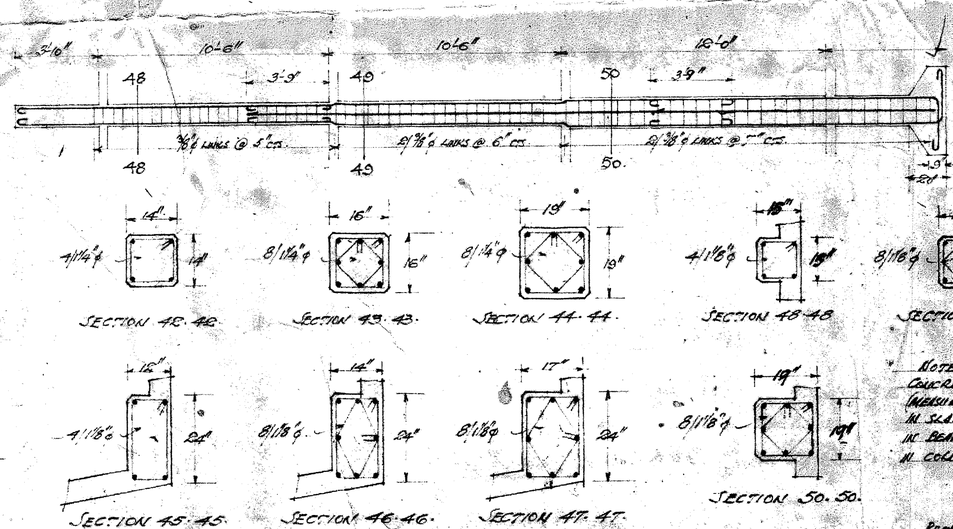












NOTE:-
CONCRETE COVER TO STEEL BARS (MEASURED TO THE OUTSIDE OF BARS)
IN SLABS ------ ¾"
IN BEAMS ------ 1½"
IN COLUMNS ------ 1½"

PROMER E. WILSON A.N.Z.I.A. A.I.A.A. ARCHTS.

DRAWING NO. 4.

REINFORCED CONCRETE DETAILS OF SHOP & OFFICE BUILDING ‖ WELLINGTON ‖ FOR MRS. M.W. POWLEY ‖ SCALES - 4 & 2 FT - 1 INCH

B-6. 3RD. FLOOR. B-5. 3RD. FLOOR. 24 B-5. 3RD. FLOOR.

SECTION 23-23. SECTION 24-24. SECTION 25-25.

B-6. 2ND FL. B-5. 2ND. FLOOR. B-5. 2ND. FLOOR.

SECTION 22-22.

B-6. 1ST. FL. B-5. 1ST. FLOOR. B-5. 1ST. FLOOR.

SECTION 21.21. SECTION 20-20. SECTION 19.19.

F.B.6 F.B.5 F.B.5

COLS 4 & 6 COLS 7 & 8 COLS 10 & 12

SECTION 28-28 SECTION 27.27. SECTION 26-26. SECTION 25.25.

B-4. 3RD FL. B-3. 3RD. FLOOR. B-3. 3RD FLOOR. B-4. 3RD. FLOOR.

SECTION 39-39. SECTION 40-40. SECTION 37-37. SECTION 38-38.

B-4. 2ND. FL. B-3. 2ND. FLOOR. B-3. 2ND. FL. B-4. 2ND FLOOR.

SECTION 34-34. SECTION 35-35. SECTION 33-33. SECTION 36-36.

B-4. 1ST. FLOOR. B-3. 1ST. FLOOR. B-3. 1ST. FLOOR. B-4. 1ST. FLOOR.

SECTION 30-30. SECTION 31-31. SECTION 29a-29a SECTION 32-32.

F.B.4 F.B.3 F.B.3 F.B.4

COL. 8 COL. 5. COL. 17 COL. 20 COL. 23 COL. 26

SECTION 41-41

B-7 ALL FLOORS

SECTION 60-60.

TYPICAL FOUNDATION

B-8 B-8 B-8

SECTION 53-53. SECTION 52-52. SECTION 51-51.

F.B.8 F.B.8

COLS. 27. 29. COLS. 30. 31. COLS 1. 3.

GROUND FLOOR LINE

B-8 B-8

SECTION 54-54 SECTION 55-55. SECTION 56-56.

F.B.8 F.B.8

COL. 27 COL. 28 COL. 29

GROUND FLOOR

COLS. 28. 31. COL. 30 COL. 27. 29

SECTION 57-57 SECTION 58-58 SECTION 59-59

DRAWING NO 5.

PROUSE & WILSON ARCHITECTS WELLINGTON