

SPECIFICATION of work required to be done and materials to be used in the erection and completion of an Office Block Courtenay Place, Wellington, under the supervision and to the entire satisfaction of -

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WELLINGTON

For The Courtenay Chambers Ltd.

THE SITE: Is at present occupied by "The Bonnet Box" and the survey plan is attached hereto. The survey shown was made when the site was occupied by the old buildings, and in order to avoid possibility of errors the contractor shall have the site re-surveyed if he considers it necessary and at his own expense to enable him to pick up the exact boundaries. The levels were also taken at the same time, and for this reason are only given as approximate. The contractor shall carry the piers and other supports down to a solid bed and to the satisfaction of the authorities and the architect, and should the depth vary to those shown on the drawings then the contractor will be credited or debited as the case may be by an amount equal to the variation at the price which shall be stated when tendering. The contractor shall visit the site and make his own arrangements as to the best method of carrying out the work. The contractor shall give all notices, pay all fees and carry out the work in strict accordance with the requirements of any by-laws

governing the work. He shall be responsible for all damage to any person, place or thing during the course of his contract, and must recompense, make good or restore as the case may demand to the full satisfaction of all parties concerned. The contractor must particularly note that no extra or deduction will be recognised unless authorised in writing by the Architect, and before any such variation is authorised a price must be fixed, and a time stated for its execution. The contractor shall allow for any additional expense to which he may be put owing to the nature of the work, and mode of execution, and the time of completion. The contractor shall provide all material plant and labour for effectively and properly carrying out the work.

OLD BUILDINGS: The old buildings now on the site are to be sold, and any work in connection with them is not in this contract, but the contractor shall take over the site and remove any rubbish that may be left after the old buildings have been cleared away. He shall grub up all drains, etc., he may come across in the course of the contract, and prepare the site for the proper erection of the buildings as shewn on the drawings.

THE CONTRACTOR shall carry out all underpinning and shoring up of adjoining buildings or roadways and shall be responsible for any damage or inconvenience he may cause to adjoining properties or owners or tenants or to the public generally.

ADJOINING BUILDING: The buildings on the western side shall be shored up and underpinned to enable the wall of the adjoining building and the line of stanchions with concrete

curtain wall and foundations to be placed as shown. During this change the contractor shall cause as little inconvenience as possible to the occupants of the provision shop and to the occupiers of the first floor. The contractor shall erect the necessary temporary wall to protect this adjoining building from intruders and the weather, and shall work in as confined a space as possible in order not to encroach unduly on the present space. Any fittings, etc. that have to be moved shall be first cleared of goods by the tenants, and the contractor shall move them as directed and also reinstate them and make good on completion of the new work of putting in the wall and as soon as is possible after completion. He will have nothing to do regarding the removal and replacement of goods, this being performed by the tenants.

The beams supporting the floors of the adjoining building shall be taken by the steel beams of the new structure and the loads transferred to the new steel stanchions. The concrete columns at present doing the work of supporting these loads shall be taken away. The contractor shall include for the plastering of western side of new wall and the making good of any disturbed work under all trades, and although this part of the work is to be done under the main contract it shall be deemed not to affect the clause re insurance in the general Conditions of Contract. The contractor shall insure and be responsible for all work whether new or altered that is included in his contract amount and under this specification and in conjunction with the drawings and details of the work.

SETTING OUT: The contractor shall be responsible for the correct setting out of the work, and he shall rectify any errors at his own expense.

THE BUILDINGS must be cleaned out from time to time and thoroughly at completion. All glass shall be left perfectly clean and whole, all marble and other ornamental work free from paint, or other spots and all locks in proper working order.

SEPARATE CONTRACTS: The employers reserve to themselves the right to carry on during the period the works are in the contractor's hands any work other than that contracted for, and the contractors shall give free access to the works of any persons necessary to the carrying out of this work. They shall have the right to utilise any scaffolding etc. where by so doing they are not, in the opinion of the Architect, interfering with the progress of the works. This refers to such work as heating, electrical installation etc.

CLERK OF WORKS OFFICE: The contractor shall provide a suitable office for the Clerk of Works in a position to be determined upon by the Architect. The office shall consist of two rooms the outer being 10'0" x 7'6" wide the inner 4'6" x 7'6" wide. The outer shall have a table the full length of the office with drawer large enough to take the plans and details and with strong lock fitted. Each office shall be well lighted and have in addition a smaller window where directed. The outer door shall be framed ledged and braced and fitted with Yale. The inner door shall also be fitted with Yale lock. The walls and ceiling shall be 24 gauge iron on 4" x 2" studs at 2'0" centres. The floor shall be 6" x 1" T. & G. flooring on 5" x 2" joists at 18" centres. The office is for the Clerk of Works exclusively, and when his duties cease or when directed, the contractor shall remove the building from the site. The roof may be a lean-to, but the ceiling shall not be less than 7'0" at

the lower side.

HOARDING: The employers reserve to themselves the right of advertising or letting for advertising the hoarding which shall be erected round the building. No advertising boards shall be placed on the building except by permission of the Architect. The contractor shall not damage or deface or cover up any of the advertising matter on the hoarding. The reservation shall be for the term of the contract.

WATERTIGHT: The roof and walls and the building as a whole must be watertight at completion and the contractor must allow for any means of bringing this about. This refers more particularly to properly flashing where flashings occur and properly bedding and pointing the frames of window openings.

D R A I N E R.

The drainage shall be laid immediately the concrete foundations to the walls are deposited or at such time as will not necessitate the walls being punched to admit of passage of drains. The drainage system shall be carried out in strict accordance with the City By-laws, and any other regulation governing the work. Where pipes show they shall be neatly boxed in with 1" stuff and this shall then be painted to match existing work.

E X C A V A T O R.

The contractor shall excavate where required for all footings to all walls, foundations and piers and wherever else required for the proper carrying out of the work. The contractor shall take special care where excavations occur near roadways and adjoining property as previously mentioned.

RAMMING: The contractor shall consolidate the bottom by ramming and shall fill in to foundations and shall remove all surplus spoil from the site.

PUMPING: It is possible that the holes for piers etc. may have to be pumped during the excavating and filling. The contractor shall allow for all this work in his tender, as it is absolutely necessary that the holes be kept free from water during the progress of his work.

WATERPROOFING: All outside work of the entire building as previously mentioned, with the inclusion of the ground floor shall be waterproofed with some approved concrete waterproofing compound in such proportions as will be effective. This clause is important.

CONCRETE.

The whole of the materials used shall be free from vegetable and loamy and all foreign matter, and shall be deposited on a clean surface in the proportions as hereinafter specified. No salt water aggregate will be allowed and no stone larger than will pass through a 3/4" ring shall be used except for foundations. The aggregate shall be approved and shall be from the Hutt river.

PROPORTIONS: The concrete shall be composed of one part of an approved brand of Portland cement and four parts of clean fresh water crushed screenings and two parts sand deposited on a clean surface on the site.

WATER: The water shall be clean and shall be regularly gauged for each batch so that the consistency of the concrete shall be uniform. No salt water will be allowed.

CEMENT: The cement used throughout shall be of an approved

brand, and shall also meet the requirements of the British Standard Specification for Portland cement. No slag cement shall be used under any circumstances. The cement shall be kept dry and shall not be kept too long before being used. The cement used shall be fresh and samples shall be deposited with the Architect when required.

AGGREGATE: The Clause governing the aggregate as to size shall be strictly enforced and any rejected material must be at once removed from the site.

DEPOSITING: No concrete shall be thrown into a mould from a greater height than 10'0". Each beam column and floor slab panel shall be filled in in one operation, and where of necessity the work is left, the joint must be over the beam or in the centre of the panel. The deposited concrete shall be kept free from vibration for at least eight hours.

GROUT WASH: When concrete has set it shall be thoroughly cleaned off and a grout of neat cement washed over it before any additions are made to it.

BOXING: Boxing and any false work shall be of such material as will leave no stain. The boxing etc. must be held in place by stout wires drawn taut by any means but bolts passing through the concrete will not be allowed. The wires shall be broken off below the surface of the concrete before any plastering is done. All boxing shall be perfectly rigid and carefully set and made so that the concrete when set shall be of the form required. Columns shall be provided with means for cleaning out all rubbish before the concrete is poured. All forms shall be hosed down before pouring commences to clear out all rubbish and also to thoroughly wet the forms.

The forms shall not be open enough at the joints to allow the finer portions of the concrete to escape. Care shall be taken to see that the forms are properly cramped up. In all cases the concrete shall be thoroughly tamped in the forms so that all the steel is properly and efficiently covered and that as small a percentage of voids as possible is the result. When the concrete is poured against adjoining property, building paper shall be used to prevent the concrete adhering in any degree to the wall. On the east and west sides a chase shall be left to allow of effectively flashing the adjoining walls. This is further mentioned under "Plumber".

REMOVAL OF FORMS:

No forms shall be removed until the work is strong enough to take 50% more than any load it has to sustain, no time being less than two days for walls, three days for sides of beams and fourteen days for roof or floor slabs.

REINFORCEMENT.

THE STEEL shall be as shown on the drawings or such as the City Council Inspector may require under the By-laws. Any part not shown reinforced shall be treated as the corresponding part shown reinforced or as the Architect shall direct. The reinforcements shall consist of round steel bars ^{free} from welds, scaly rust etc., and shall be manufactured by the "Open Hearth" process, and shall be of the very best description. No re-rolled old materials will be allowed.

THE STEEL shall have an ultimate tensile strength of not less than 28-32 tons per square inch of section and an elongation of at least 15% on a test piece of 8" in length. All bending shall be done cold. All oil or paint shall be thoroughly cleaned from the steel before it is embedded in the concrete. The steel when bent cold round its own diameter shall not break or crack. In all joints in vertical reinforcement there shall be provided an overlap of at least twenty-four times the diameter of the upper bar. All hooks at ends of bars shall be of a form. The inner diameter shall be equal to four times the diameter of the bar except where the hook fits over a main reinforcing bar. The length of the straight part beyond the curve shall be equal to four times the diameter of the bent bar.

PLACING: The steel shall be placed in the exact position indicated on the drawings and once placed in position the steel shall not be disturbed.

STAIRS: The stairs shall be as shown on the drawings formed in concrete as before specified, each stair reinforced with three 1/2" rods and carried to 6" concrete strings or spandrail walls, all reinforced as for walls and poured at one operation.

CURTAIN WALLS enclosure walls and wherever else indicated or directed shall be reinforced by 3/8" rods at 12" centres each way. Where openings occur in these walls a 1/2" rod shall run all round the opening overlapping 9" at each intersection and hooked at ends as before specified.

CUTTING: No cutting for pipes etc. shall be done until the concrete is thoroughly set. If possible provision should be made for pipes etc. before the concrete is poured.

BREEZE BRICKS: shall be embedded in the concrete for fixing of joinery etc. wherever required for the purpose.

ALL CONCRETE FLOORS AND STAIRS where not covered with marble or tiles shall be finished smooth and of the thickness shewn with one of cement to one of sand while the concrete is being laid. The yard at rear shall be laid as for floors with proper falls to gulley. Form inspection chamber as shewn with 4" sides and bottom.

HOLES FOR PIPES ETC.: Care should be taken to leave spaces where required for the introduction into the building for gas or waterpipes, electric conduits, telephone wires or other purposes. No punching of walls or floors will be allowed until the concrete is properly set.

PARAPETS: Parapets shall be carried up as shewn with proper openings over rainwater heads. The tops of all parapets shall be weathered to slope inwards.

VENTS: Leave 10 holes where directed and fill in with cast-iron vents 18" x 9".

WORKMANSHIP: All concreting shall be done as quickly and as efficiently as possible and to the entire satisfaction of the Architect. No concrete that has stood for more than half an hour shall be used.

ALL CONCRETE SURFACES: shall be prepared to receive the particular material specified for them.

CONCRETE PROJECTIONS: The contractor shall carry out all work necessary to form the projections as shewn on the drawings and as will be detailed later.

STRUCTURAL STEEL.

MATERIALS shall be the best of the kinds specified. All steel shall be British and of approved manufacture and shall be supplied and erected with all necessary labour and materials complete as per drawings and in accordance with British standard practice and of new standard sizes except where specially mentioned or shown. Each member shall be straight, true to section and with clean smooth surface free from all imperfections. Any extra for cold flattening or cold straightening shall be borne by the contractor. The contractor shall conform to the requirements of the City Engineer.

RIVETS: Rivers shall be soft steel of approved manufacture, and shall be supplied by the contractor.

DRILLING: All bolt or rivet holes in any section shall be drilled. No punching shall be done except in plates.

PITCH: All rivet holes shall be drilled to standard pitch accurately laid out by templates and spaced in a true line.

ASSEMBLING: All work shall be carefully and accurately assembled.

DRIFTING: No drifting of holes will be allowed on any account. Any holes not being concentric shall be carefully reamed out to make them so before any rivetting or bolting is done.

RIVETTING: All rivets whenever practicable shall be machine driven and shall completely fill the holes.

CONNECTIONS: Where different sections are to be rivetted together filling pieces shall be fitted to exactly pack the smaller

member to the larger. Where rivetting is not possible the connections shall be made with tightly fitting engineers' turned bolts.

GUSSETS ETC.: All gussets, splicing pieces, etc. shall be cut from plates - no bar iron shall be allowed except for straps etc.

CLEANING DOWN: The whole of the structural steel work shall be cleaned down with a wire brush before being embedded in the concrete to remove all scale.

STEEL CONSTRUCTION: All the steel beams and stanchions with the proper caps and bases shall be supplied and fixed into position by Contractor, with all necessary fish plates, rivets, straps, bolts and connections wherever required or shewn. The various sizes and weights are shewn on the details and schedules.

COLLAPSIBLE GRILLES: Allow the sum of 6/- per square foot for collapsible grille to entrance of shop on street line fixed complete.

AWNING: The underside of awning shall be lined with fibrous sheets with a special hard finish and held up by battens on the back and also clouted. The joints shall be covered with 2" x 1/2" oak straps which shall form panels about 2' square over the whole surface. The awning shall be as shewn and to future detail.

FIRE ESCAPE: Allow the sum of £450 for fire escape in area at rear of building fixed complete in position with platforms etc. as required by the authorities.

BRIDGE: Provide and fix pipe rail 3' high with two rails as shewn with standards and rails of 1-1/2" galvanised pipes with all necessary lugs, flanges, etc. and fill in the

space between with strong small mesh galvanised wire netting firmly secured to the railing floor and walls. The bridge is shewn on the drawings and provision shall be made for all fastenings of the supports at the time the work of the main building is in progress. The contractor shall allow for altering the Hayden and Lubransky building to give access from that building to the bridge. It may be decided to erect the bridge at the second floor level in which case provision must be made for the extra height etc. of supports. Should it be decided to erect the bridge at the level shown on the plans, then a deduction will be made equal to the cost of the difference in erecting the bridge at first or second floors.

P L A S T E R E R.

All materials shall be of the best of the kinds specified, and the work shall be carried out by qualified and experienced tradesmen.

CEMENT: Cement used shall be of an approved brand, but "Medusa" or "Atlas" white cement shall be used on the front elevation and returned as far as the first line of stancheons.

SAND: Sand shall be fresh water and clean. This shall mean fresh water river sand.

LIME: Lime shall be hydrated and of an approved brand.

INSIDE WALLS AND CEILINGS: The walls and ceilings and beams and columns and all projections where not shewn to be tiled or covered with fibrous plaster or marble or otherwise

shall be straightened, and shall then receive a skim coat of putty and plaster in the proportions of four parts lime to 1 plaster finished smooth and hard. The inside walls of building to a height of five feet shall be rendered in cement and trowelled hard and smooth, the line of the joint being splayed and left perfectly horizontal. The concrete top of balustrade to stairs with the exception of flight from ground to first floors shall be rounded and trowelled hard and smooth.

THE WHOLE of the external surfaces of building including heads, sills, reveals, tops and backs of parapets and wherever else required except those portions already specified, to be "Medusa" or "Atlas", shall be plastered in two coat work finishing at least 5/8" in thickness. Each coat shall be allowed to become hard before the next is applied. Sufficient "Fudlo", "Toxament" or other approved waterproofing compound must be mixed in the plaster as directed by the manufacturers of the waterproofing material. In any case the walls must be left watertight especially on the south side. Special attention must be given to the pointing round window frames to keep out the weather.

THE SAND for the white cement used as before specified shall be silver sand from an approved quarter.

GENERAL.: The plasterer shall make good after other trades and leave the work white and in thorough repair at completion. The contractor shall carry out all work in connection with all decorative features and as shown on the drawings or as detailed later. No detail work shall proceed unless first being submitted to the Architect for his approval or otherwise.

TILING: The floors of all lavatories shall be completely covered with approved design (border and filling) Mosaic tiles of approved English manufacture of a p.c. value of 20/- yard. The contractor to lay same with all necessary labour and materials. All tiling shall be done in a first-class manner with all necessary labour and materials. The floor of each lavatory shall have slight fall to outlet as provided by "Plumber". The entrance to offices at street level shall be tiled as far back as the fourth stanchion from street line with Mosaic tiles as before. On each floor above the ground floor the tiling shall cover the floor from foot of stairs to other side of elevator. On first floor it shall be taken as far back as lavatory wall and of the full width of lavatory. The entrance to shop including the portion between the show windows shall be tiled with Mosaic tiles as before specified for landing. The stall boards shall be of Terrazzo to approval.

MARBLE MASON.

The work under this heading shall be carried out by recognised competent tradesmen in a first-class manner and with the best kind of the materials specified. All marble shall be set in Plaster of Paris.

The walls of entrance to offices on west side shall be lined with 1" sawn, jointed and pointed Calcutta or other approved marble slabs say in 3' panels set in Plaster of Paris and cramped to walls with copper cramps. The slabs shall be to detail and shall be cut and reversed to give the best effect. This shall extend to stairs on

west wall to point of first tread and as far as first pier past lift on east side. Beyond this point in passage the walls shall be as specified elsewhere for internal walls. The marble shall be with skirting and cap 5'0" high over all. The cap shall be 4" moulded to detail and the skirting 6". The marble shall be taken up the staircase each side starting from the point of the first tread and finishing at the pier at first floor landing returned to wall. The cap shall be as before, and the base shall run with the rake of the stairs and 3" above nosings and finishing on marble treads and against marble risers which are specified later.

ON FIRST FLIGHT from Ground floor to first floor the two newels shewn shall be of solid marble to detail taking a solid marble handrail of simple design, out of 4" x 3" resting on the concrete. The marble on the inside shall come up to the under side of handrail and the plaster on outside, and all shall finish under handrail. On each flight to remaining floors the concrete shall be rounded and cemented hard and smooth.

ALL MARBLE shall be polished.

THE TREADS of stairs as far up as the first floor shall be covered with 1" white Sicilian marble with rounded or splayed nosings, all let into strings and properly set and pinned where necessary.

THE RISERS: Shall be similar but 3/4" thick resting on the tread which will butt against the concrete riser.

ALLOW for incising in the head at Entrance the name of the offices say eighteen letters 9" high to detail.

PROTECTION: All tile work and marble work must be protected until the building is completed. The contractor must make good any work marked or disfigured as the result of the work of other trades.

CARPENTER AND JOINER.

All materials and workmanship shall be of the best of the kinds specified.

The timber used throughout this Contract shall be free from defects and shall be heart throughout. No sap or part of sap shall be used. All timber shall be dry and shall be stacked on or near the site within one month of signing the contract.

OUTSIDE DOORS: Outside doors and their frames shall be of heart of Totara.

INSIDE DOORS: All joinery except where specified to be otherwise shall be of heart of Red Pine selected for figure.

ALL JOINERY shall have the joints and angles glued and pinned. All joinery shall be framed together three months before glueing up.

ALL OPENINGS: shall have frames properly built in and secured with 1-1/2" x 3/16" wrought iron ties 3' apart serewed to frames and built 12" into concrete. This applies to all openings in concrete partitions or walls.

CEILING JOISTS: Ceiling joists over shop showcases and joists for shop showcase floors shall be 5" x 2" heart Red Pine spaced 18" centres well nailed to plates bolted to concrete or as required. Cover ceiling and floors of show cases with 6" x 1" T. & G. heart Matai flooring well

cramped up and double nailed at each intersection.
Joists to awning shall be 8" x 2" heart Red Pine spaced 18" centres well nailed to plates bolted to concrete or as required. Joists to awning shall be 8" x 2" heart Red Pine spaced 18" centres solid braced and secured to plates bolted to fascia and to concrete or to steel joists as the case may be. The contractor shall supply and fix all necessary joisting of heart Red Pine for all work to shop front showcases.

SHOP FRONTS shall be of Queensland Maple and to future detail well secured to the terrazzo stall boards.

ALL NAILS shall be punched in below flush.

A SMALL LADDER of heart Totara shall be firmly fixed to wall to give access to lift machinery.

AWNING: Cover the roof of awning with 6" x 1" flooring T. & G. properly secured as for flooring before specified.

GUTTERS at back of awnings shall be prepared for Plumber with all the necessary drips and left smooth. They shall be laid to the proper falls as required.

TEMPLATES: Provide all necessary furring, templates, boxing, etc. wherever required for all trades throughout the building.

THE BUILDING shall be cleaned out from time to time and no accumulation of debris will be allowed during the progress of the works.

SIZES: Where sizes are given or shown the contractor shall check same with the actual work before proceeding with the execution of the detail.

FLAG POLE: Flag pole shall be wlean Oregon without a flaw shaped as detailed out of 8" x 8" properly secured to detail.

Provide 11" lignium vitae truck of approved make cleats and 50'0" run of strong halliards.

INSIDE DOORS shall be heart of Red Pine out of 2" thick and shewn hung on three 4" butts each door and fitted with approved furniture for which allow the sum of 25/- per door. The contractor to fix same complete.

FIRE ESCAPE DOORS shall be out of 2" framed ledged and braced one panel glazed and hung on three 4" butts and fitted with approved locks and furniture or if required by the inspectors with an approved exit door furniture. These doors shall open out and will be placed on elevation as directed to coincide with fire escape. They shall probably be formed in each window opening on each floor adjoining lavatories.

LAVATORY DOORS shall be out of 2" heart Red Pine as shewn hung on three 4" butts each door clear at the bottom and fitted with approved furniture showing "vacant" and "engaged" to each door.

TOILET FIXTURES shall be approved and shall be fixed to the tiled partitions where directed in each lavatory.

EACH LAVATORY shall have an approved brass hat and coat hook firmly screwed to the back of each door, and there shall be in addition 6 similar hooks in each main lavatory on a chamfered board firmly secured to wall near basins where directed. Allow for twelve extra similar hooks and fix where directed.

SHOP DOORS shall be 2" finish Queensland Maple and similar to doors to offices and to detail, hung in two leaves and glazed as hereafter specified. Each leaf shall be hung on a pair of pin hinges and fitted with an approved night

latch and two 8" heavy bolts (brass) to each leaf.

DOORS to platform to bridge to be out of 2" and as shewn on rear elevation fitted with approved lock and furniture and hung on three 4" butts each door.

DOOR to pent house over main lift well shall be 2" finish sliding door with all necessary gear properly boxed in. This door shall be frame ledged and braced and fitted with approved fasteners top and bottom.

OUTSIDE DOOR to office entrance shall be 2" finish Queensland Maple perfectly dry hung in two leaves on pin hinges and allowed to swing back to wall on each side. The fastenings shall be strong bolt top and bottom, approved night latch and approved pull each leaf provided out of the sum allowed for door furniture.

ALLOW the sum of £60 for door furniture. This amount does not include "Avon" springs, etc. which are to be supplied and fixed by contractor. The amount includes any sum specified for doors outside hinges etc.

DOOR to Billiard Room shall be hung as shewn 2" finish thick with top half glazed as specified under "Glazier" and fitted with approved lock and pull out of the p.c. amount provided.

REMAINING DOORS shall be as shewn or detailed.

BOX IN all pipes that may show with 1" stuff.

PLUMBER.

ALL PLUMBING WORK shall be carried out with the best materials and only by competent and licensed tradesmen.

ALL JOINTS in lead shall be properly wiped and in heavy cast iron properly caulked.

ALL WASTES shall be of lead, and shall be trapped and all traps shall be brass capped.

FLASHINGS in any part of the work where required and not specified to be otherwise shall be in 5 lbs. lead tightly plugged with cast lead wedges pointed and left watertight. This refers to adjoining buildings and around parapets, walls, over "Neuchatel" roofing.

LEAVE ALL PLUMBING to roofs, flats, pipes and fittings watertight.

GUTTERS where at back of awnings shall be 20 gauge copper with all proper falls, drips, cesspools, flashings and cover flashings of the same material.

R.W.P'S. shall be 4" diameter heavy cast iron properly caulked and fixed after plastering is done with all necessary clips, bends, shoes, heads, etc. complete, and all rain-water shall be conveyed as required by the Inspectors. The R.W. heads shall be of cast iron of simple design.

WATER SERVICE: Water service shall be laid from main in 1" galvanised iron pipes then through 3/4" galvanised iron pipes to each cistern in each W.C. each basin, throughout the building, and to stand pipe in concrete yard at rear. The stand pipe shall be fitted with H.P. tap with hose connection.

FIRE MAINS: The contractor shall lay from street fire mains a 2" water main or as directed by the Authorities, and fix one point on each floor in corridor where directed. Each point shall be fitted complete with a 2" hydrant valve and hose union 40'0" of 2" strong quality canvas hose to approval and brass nozzle. Each hose shall be accommodated as required by the fire superintendent.

LAVATORY BASINS shall be provided and fixed where shown on approved cast iron brackets and provided with wastes, traps, etc. complete. Each basin shall be fitted with nickel plated taps one marked "Hot" and the other marked "Cold", and where the pipes project from wall these shall be covered with nickelplated sleeve. Allow the sum of £4.10.0 each for basins, the brackets, taps and fittings not being included in this sum.

W.Cs. Each W.C. shall be fitted up complete with approved first class pedestals etc. with flap and cover value £2 each. The cisterns, ballcocks etc. shall be approved.

AWNING: Carry out all necessary plumbing work in connection with awning.

STORAGE TANKS of the capacity and sizes required by the Authorities shall be provided by contractor and connected where directed.

COVER: Provide and fix cover to inspection chamber in yard to the approval of the authorities.

HOT WATER AND HEATING INSTALLATION: Allow free access for the installation of this service as provided under the Clause "Separate Contracts".

ELECTRIC LIGHT INSTALLATION: Allow free access as before for the complete installation of electric light.

ELEVATOR: Allow the sum of ₹850 for complete installation of passenger elevator, including cage. The enclosure shall be solid as shown on the drawings, but the gates shall be supplied and fixed by contractor for the p.c. amount of 10/- per square foot inclusive of locks.

AWNING: The roof of awning shall be covered with approved "Ruberoid" or similar material with all necessary laps, etc. and shall be of reinforced quality and guaranteed by the suppliers and the guarantee handed to the Architect. The period of guarantee to be for five years.

THE SKYLIGHTS over lean-to at rear of Ground floor shall be of approved metal bars of Helliwell pattern firmly secured and properly flashed and of the quantity and size shown.

STEEL SASHES of approved section shall be firmly fixed in each opening where indicated. Those marked so shall open and each opening sash shall be provided with a Nelson stay lock or other approved opener, value 9/- each. The sashes shall be pivot hung for easy cleaning. Each fanlight opening shall be fitted with approved opener. Allow the sum of 6/- per square foot for sashes to front elevation, including openers etc. and the sum of 4/6 for other sashes throughout. The sashes over show cases shall be included in those at 6/- per square foot. These latter shall be fixed sashes.

P A I N T E R.

THE MATERIALS and workmanship shall be the best of the kinds specified and all materials shall first be opened in the presence of the Architect if so desired.

WHITE LEAD shall be genuine and approved.

O I L shall be pure linseed and of approved brand.

STOPPING shall be of the best putty tinted for oiled work and shall be done on all work after the first coat is on.

ALL INSIDE METAL WORK where not specified to be otherwise including exposed pipes of any description and including cisterns shall receive three good coats of best oil paint of approved colour.

ALL OUTSIDE or exposed woodwork shall receive three coats of best oil paint of approved colour. The outside plaster sheets under awning shall be white enamelled finish.

ALL INSIDE or exposed wood work and including doors shall receive one good coat of oil well rubbed in and twice varnished.

ALL INTERNAL WALLS ceilings and beams and all surfaces where not otherwise treated shall receive two good coats of an approved Calomine of approved tint. The cement dados shall receive two good coats of "Walpamar" of approved colour.

R O O F.

The entire roof of building including that over lift well and stairs clearly shewn on the drawings shall be properly laid to falls and then covered by Messrs Neuchatel Asphalt Co. with their Neuchatel asphalt best quality done in two layers each of 1/2" thickness. The asphalt shall be taken up the walls 6" above the fillet and well lamped into rainwater outlets chases, and where necessary. Carry over all projections and under to face of wall to make roof portions of lift well and stair tight. The roof shall be left clean and smooth and lamped over where

necessary at completion.

G L A Z I E R.

The whole of the glass shewn throughout the building shall be the best of the kinds specified free from any serious defects, and carefully puttied, back puttied and sprigged. The whole of the glass except that to shop windows and where not specified to be otherwise shall be 26 oz. as before specified. The glazing to shop fronts shall be 1/4" British polished plate and bedded in wash leather and left dust proof and securely fixed to frames. The glazing of sashes over shop showcases shall be to detail, for which allow the sum of 7/- per square foot. The glazing to lavatories and lavatory windows themselves shall be rough rolled plate of quarry pattern. The glazing to doors at office entrance and to shop shall be 1/4" British polished plate bevelled 1" each side showing all round as detailed. The whole of the glass shall be left perfectly clean and whole at completion and free from scratches or cracks.

The glazing to skylights over rear of Ground floor portion shall be rough rolled plate.

N O T E: The Contractor must state in his tender the separate amount he requires for a building of seven stories as shown on the drawings and also for a building of five stories, and he must also state the time he requires to complete the building, the time being reckoned from possession of site.

DEPOSIT: £150 with Tender.

MAINTENANCE: 90 days.

NEW CONDITIONS OF CONTRACT.

TENDERS CLOSE : Noon Saturday 1st May, 1926.

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