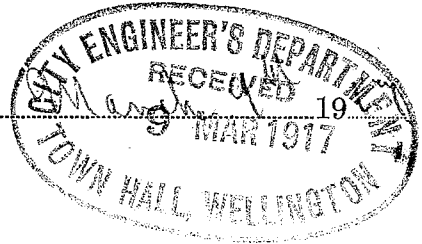


37

BUILDING APPLICATION FORM.

WELLINGTON,

Date.



To the City Engineer,
Wellington.

SIR,

I hereby apply for permission to Build Shop etc
in Caroline Place Street, Section 109
part of Town Acre 297 for Equifield & Co
of Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £ 1500

Yours faithfully,

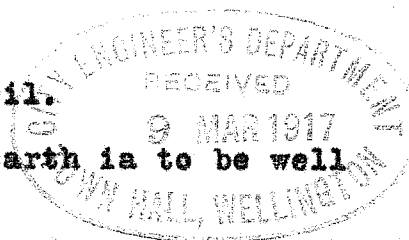
Edw Jones

Postal Address.

1000 Crescent
Lyall Bay

Contractor is to find a dumping ground for all spoil.

After the casings for concrete are removed loose earth is to be well rammed round all the foundations.



FOUNDATIONS No foundations are to be laid until the trenches have been examined by the Architect. In default of this the contractor is to be held responsible for any future settlement of this portion of the works.

DRAINS Dig trenches for drains where shown and as directed and properly fill in and ram the earth round them when laid.

CONCRETE Concrete for all foundations and piers shall consist of cement 1 part, sand 2 parts, shingle or broken metal 4 parts; shingle or broken metal to be not larger than will pass through a $2\frac{1}{2}$ " ring.

Concrete for reinforced work shall consist of cement, 1 part sand 2 parts, and shingle or broken metal 3 parts. Shingle or broken metal shall not be larger than will pass through a $\frac{1}{4}$ " ring.

CEMENT Shall be best approved cement in casks, and shall be stored in a water tight shed.

SAND To be clean, sharp, washed pit sand free from clay, soil or other impurities, and to be from the fineness of grit to $\frac{1}{4}$ " meshed.

All concrete shall be well mixed by turning twice when dry after which sufficient water to be added through a fine rose or watering can and not to be thrown on in large quantities. During watering concrete to be turned twice for foundations and three times for reinforced work and then thrown into trenches and on to floors. Care is to be taken that the concrete is solid and to prevent honeycombing or hollows, a flat spade is to be used in well working the concrete next boxing on each side.

The top of concrete layers are to be well rammed with a heavy iron rammer and the top to be left perfectly level. Every care to be taken that the concrete is protected until it has become properly set. After the concrete is deposited in the trenches and floors etc., and has become sufficiently set the casings are to be carefully removed when and as directed.

MIXING BOARDS Sufficient mixing boards shall be provided made of T. & G. boards well cramped up and nailed to 4" X 2" scantlings spaced at 21" centres.

All casings and boxing for reinforced concrete to be dressed and all planking to be 1½" or 2" stuff with sufficient stays, bearers, and supports to prevent sagging. Exterior and interior angles to have angle pieces in them as shown.

RUBBISH At the completion of contract all chips, shavings, short ends of timber and all other rubbish to be removed from building and site.

BRICKLAYER

The contractor is to execute in a good, sound, careful, and in every respect workmanlike manner, all the brickwork shown on the drawings and coloured red, and to perform all bricklayers work necessary for the proper completion of all other trades.

BRICKS The whole of the bricks used in this contract are to be the best procurable, well burnt, of uniform colour, and well formed.

No soft or chimney bricks are to be used on any account.

DELIVERY No tipping of bricks will be allowed and the contractor is to give instructions to his workmen that bricks are not to be tipped from the drays delivering them at the works.

MORTAR The mortar is to consist of 1 part best approved cement, 1 part hydraulic lime, to 5 parts clean, sharp, washed pit sand.

SCAFFOLD All walls to be sufficiently scaffolded and no overhang work will be allowed, and the building is to be carried up uniformly in progress of the work so that no one part shall exceed another in height above 4 ft without the written consent of the Architect. The scaffolding platforms and ladders necessary to be provided are to be the best description so as to ensure the safety of the workmen for the due performance of the bricklayer's, carpenters, plumbers, smiths and other works.

Each scaffold next to the street to have scaffolding board fixed between the poles so as to form curb to prevent bricks etc., from sliding over. The scaffold is to be kept in thorough repair during the progress of the works, and is not to be struck until directed by Architect.

BOND The whole of the brickwork is to be laid in English bond with close joints well flushed up with mortar, and the bricks in the body of the wall are to be rubbed in and drawn together so as to make each joint flush and full of mortar. No bedding joints of mortar to exceed ¾" in thickness and no 4 courses when laid to exceed 13" in height.

SQUARE OPENINGS All square openings to have concrete heads 13" deep with one 56 lb railway rail imbedded.

FOOTINGS To be constructed as shown with 2½" offsets, bricks to be built as headers.

SKEWBACKS All splays, skewbacks, and all cuttings to be carefully performed where required and as directed.

HOOP IRON Provide and build in all walls at every 3 ft in height and wherever else required, hoop iron 1½" wide, 16 guage to be galvd. One band shall be to every ½ brick thickness of wall, 2 bands to every one brick and so on; turned up and down 3" on jambs of openings and secured together at laps and intersections and hammered flat thus :-

BREEZE BRICKS Build in breeze bricks round all openings and where required to fix finishings to.

AIR GRATINGS Provide and fix round building 3 doz. cast iron galvd. ornamental gratings 9"X 6" to shut and close for ventilation, all to be where directed, inlets to have hit and miss ventilators provided with pulleys and cords complete. Leave openings for all pipes and water service, wastes, gas, electric light etc. as directed.

DAMP COURSE Provide and lay a damp proof course of well boiled asphalt through full length and width of all concrete work, to be well rammed and level throughout.

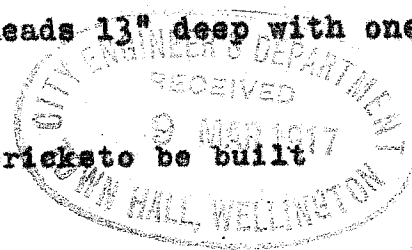
BED PLATES Bed in lime and hair mortar all wooden plates and templates which are to be in or on brick walls.

TEMPLATES Build in all templates fromed of 1 cement to 4 aggregate, bedding them on cement mortar to be set plumb and level and to be where required and where directed.

FOUNDATIONS To be of concrete as before described and to rest on a solid bottom. All widths to be as figd. on plan. All piers to have ¾" wrot iron bolts imbedded therein to receive bearers.

REINFORCED CONCRETE FLOORS First floors to be constructed in reinforced concrete work, with concrete as before specified, and indented steel bar and all to be as per detail.

STAIRCASES & WALLS Staircases and walls where shown to be constructed as above and as per detail. All steel girders, joists and stanchions to be encased in 2" on concrete all round and to have 1½" 16 guage hoop iron



CONCRETE CORNICES All cornices and pediments etc. to be built in concrete of the same material as used for reinforced work and well boxed.

CONCRETE BANDS To run all round building where shown at first floor and to have three bands of $\frac{3}{4}$ " wrot iron imbedded therein.

Contractor is to do any corbelling that may be required and as shown.

IRONMONGER

ROLLED STEEL JOISTS Provide, hoist and fix rolled steel joists of the various sections as shown and figd. on plans and sections, with all necessary angle plates, fish plates, cleats, holes, bolts and connections as shown.

Heads of all square openings to have one 56 lb railway rail imbedded in concrete with at least 9" bearing.

All concrete piers to have $\frac{3}{8}$ " bolts imbedded therein.

INDENTED STEEL BARS Supply and fix in floor, stairs and walls where shown on detail drawings, indented steel bars. Supply and fix 7 strands of $\frac{3}{4}$ " wrot iron bars round building as before specified.

HOOP IRON To be provided as before specified.

ANCHOR BOLTS Provide for and fix all anchor bolts as described.

Provide for all ironmongery, including locks, hinges, lifts, bolts, etc., etc.

Provide and fix $\frac{3}{4}$ " bolts spaced at 2ft centres to take all plates for partitions, etc.

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PLASTER

The whole of the front, all copings, behind all parapets, all weathering of sills, and the jambs and soffits of all windows openings all round buildings to be rendered and floated off in cement stucco, 3 to 1 first coat and 2 to 1 second coat.

All mouldings, caps, enrichments etc. in front to be to detail.

Float off concrete floors and staircases treads and risers in cement and sand, 1 to 1 .

Provide and fix nosings to treads of stairs to be well fixed and secured.

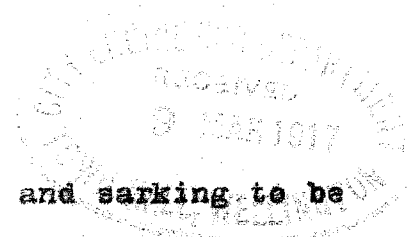
SAND All sand to be of the very best quality of pit sand and no inferior material will on any account be allowed on site.

CEMENT To be the best brand approved.

All brick and concrete walls and ceilings of W.C's etc. etc. to receive two good coats of distemper to approval.

Vestibules and up staircases to first floor level and shop ceilings to be rendered in cement stucco, then finished with one coat of Ivory wood fibrous plaster.

Provide and fix tiles to shops and entrance to stairs with centres of red oxide cement as directed.

CARPENTER AND JOINER.

STACKING TIMBERS The whole of the flooring, linings and sarking to be stacked and stripped on some site handy to the job within two weeks of signing contract.

TIMBERS Where specified to be totara, matai, jarrah or rimu as hereafter described and to be the very best of their respective kinds. All framing to be O.B.T. picked.

No timber to have excess of true sap, to be free from bark, dead knots, shakes, or other defects.

The Architect to have full power to prohibit the use of any timbers that shall in his opinion not be thoroughly well seasoned, and if any defects should appear in the wood work from shrinkage, inferior workmanship, or other causes within three months from completion of the contract the contractor shall immediately on written notice from the Architect make such defects good at his own expense.

The whole of the carpenters and joiners work to be framed and put together in the most substantial manner, and no material or workmanship whatever to be omitted which is either specified, implied or necessarily connected with the completion of the works.

NOTICE Provide and fix in a suitable position a wood notice board 6 ft x 4 ft with black letters on a white ground as directed.

IRONMONGERY All the ironmongery to be the best description of their respective kinds, to be fixed with all necessary bolts, screws, etc., and to be submitted to the Architect for his approval previous to being fixed.

All nails in the floors to be punched in and all bye wood to be cleaned off at completion of contract.

HAND DRESSED All joinery to be hand dressed and sand papered and no planing or machine marks or other defects to be seen.

SCHEDULE OF TIMBERS

HEART OF TOTARA OR JARRAH

All wall plates throughout	4"x 3"
Sleepers	4"x 3"
Ground floor joists	2"x 2"

HEART OF TOTARA

All sashes, frames, sills and external doors and frames

D.B.T. RIMU

All studs, solid bracings, top and bottom plates	4"x 2"
Opening studs	4"x 3"
Sarking	8"x 1"
Linings T. & G. & V., V every 3"	6"x 1"

HEART RIMU

All architraves, window boards, interior joinery etc.

HEART MATAI

Flooring for ground floor T. & G. 6"x 1"

GENERAL DESCRIPTION

All joists to be level, in long lengths, and bolted or wired with $\frac{3}{8}$ " bolts set into concrete with nuts and washers.

All joists to be spaced at 18" centres, well spiked to sleepers and wall plates.

All studs to be spaced at 18" centres, cut square at ends and plates notched out to receive them $\frac{1}{2}$ ".

All ceiling joists to be 4"x 2" and 5"x 2" and spaced at 18" centres. Fix grounds for all mouldings and linings as required.

Fix plugging on all brick walls spaced at 18" centres to take future lining. Anchor 12"x 6" beams to walls with 6" bolts as directed. Cover the whole of the roof with 8"x 1" rough sarking well cramped up and double nailed to rafters.

WINDOWS All sashes to be 2" thick, Ovolo moulded, heart of totara. Frames to be 6"x 3" solid rebated, with 6"x 5" moulded transoms for the front windows. All to be grooved for parting slip and weathering groove, 2"x $\frac{1}{2}$ " groove at back of style, 3" double sunk and grooved sill to take $1\frac{1}{2}$ " galvd. iron weathering bar.

All sashes at back and sides to be hung with ~~xxxx~~ butts, stays & cord. All sashes in front to be hung with three $3\frac{1}{2}$ " brass butts and fastene with casement stays (2) etc. to approval, to each sash. All fanlights to be hung to approval and pulleys and cords to approval.

DOORS All doors to be as figd. on plan. Front doors to be double, 2" thick belection moulded and feilded panels, hung to 6"x 4" solid rebated and moulded frames with four 4" brass butts and fastened with night latch and 5 keys, P.C. value 30/- each.

All other doors to be hung to solid rebated frames 5"x 3", with three 4" steel butts and fastaned with bolts, and rim locks (7").

All double doors to have bolts top and bottom to approval.

All inside doors to be 2" frame ledged.

All outside doors to be heart of totara or redwood and all inside doors rimu.

FLOORING Lay flooring in ground floor with 6"x 1" T. & G. well cramped up and double nailed to joists. Joints to be well broken over floors and cut square at ends and close to walls.

LINING Line both sides of all wood partitions, shop walls and ceiling of 1st floor, with 6"x $\frac{3}{4}$ ", well cramped up and double nailed to studs and battens at 18" centres. Line round hand basins as shown and direct.

HAND RAIL Fix a 2" rounded hand rail up sides of staircases supported on ornamental brackets 2' 6" apart.

Provide lids for W.C's. P.C. value 12/6 each.

SHOP FRONTS Make and fix shop fronts of Kauri as shown, brick foundations, 4"x 3" sills, 1" corners, tiled fronts and $\frac{3}{4}$ " plate glass.

VERANDAH Construct street verandah as shown on plan. Six 6"x 3" T beams, 4"x 2" joists, 1" sarking, then cover same with 24 guage galvd. iron well secured. Form gutter with 24 guage galvd. iron with two falls and cast iron down pipes in wall piers, make goods into drains.

All hangers to be $1\frac{1}{2}$ " steel secured to beams and 2"x 2" angles behind front wall, these angles to be 12ft long. Form tops, drops and cornice

PLUMBER

The whole of the plumbers work is to be done by thoroughly competent tradesmen and in thoroughly workman like manner to the entire satisfaction of the Architect and the Council Authorities.

All work to be tested at the completion of the contract as directed., and any defects discovered to be remedied at the sole cost of the contractor.

Everything connected with the plumbing work is so far as it implies to be in strict accordance with the City By-Laws.

All lead to be milled and of the weights specified.

All pipes and connections for water service to be the best approved galvd. iron and jointed in red lead, and every care to be taken so as to prevent leakage.

WATER

Lay on water for contractors use during the erection of the works .

. Lay on water from main in street to the back of building in $\frac{1}{2}$ " pipes lead off where directed, $\frac{1}{2}$ " branches to supply basins (4), W.C's (4), and 1 point on each floor where directed with brass bib cocks to each point.

Supply and fix four Zone pedestal stoneware basins with four gall. flushing cistern, $1\frac{1}{2}$ " 6 lb lead flushing pipes secured to walls, traps, vents, anti-syphonage pipes etc., all complete.

Cast iron pipes well jointed to deliver over inspection chamber.

DRAINS AND VENTS

Connect all to drains and provide and fix vent pipe to each closet and main vent shafts. All cisterns to rest on shelf of kauri and supported with cast iron brackets well secured.

All cisterns to have ball cock connections all complete.

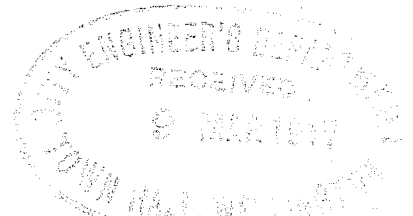
SOIL PIPES

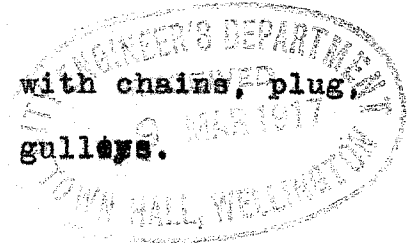
Soil pipes to W.C's to be 4" socketed cast iron with joints run with melted lead and well caulked so as to make a perfectly air tight job, to be carried down and in walls and securely fixed to same.

The head of each soil pipe to be carried up above eaves and finished in accordance with the City By-Laws.

BASINS

Supply and fix four lavatory basins P.C. value 30/- each.





WASTES Provide and fix ^{1/4} 2" lead trapped wastes to basins with chains, plug, gratings, and overflow complete and to deliver over gulleys.

All traps to have brass inspection caps.

DOWN PIPES Supply and fix down pipe stacks where shown of 24 guage galvd. iron to within 6ft of the ground and below that in cast iron pipes let into walls as shown. Pipes to be 4" and to have cast iron box heads.

All pipes to be made good into drains.

all spouting to be 6" G.S. 24 G. iron on suitable brackets.

FLASHING Flash round all parapets above line of the roofing felt with 24 guage galvd. iron let into brickwork and well secured.

Form flashing all round building as directed.

ROOF Cover the whole of the roof with roofing felt and 24 guage galvd. iron. Provide for lid for skylight and cover with same stuff all to be as per detail.

DRAINS Lay all sewer drains from back to sewer in right-of-way with 4" stone-ware pipes neatly jointed in cement. All soil drains under building to be laid in 6" of concrete all round.

Provide and fix all gulleys, S arms, vent pipes, etc. all to be in strict accordance with the City By-Laws.

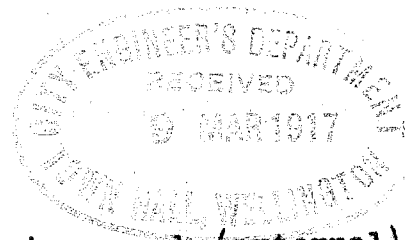
Provide and fix a 4" storm water drain, to be taken where directed, by City Council. All drains to be neatly jointed in cement.

ELECTRIC LIGHT From the main in street wire the whole of the building, 28 points in all, where directed. All wires to be encased in Simplex steel tubing. All points to be fitted with cord pendants P.C. value 10/6 each.

Contractor to pay for the whole of the connections from main etc. and the whole of the casings and work to be in strict accordance with the underwriters association regulations.

Contractor to fix and supply 3 check and 1 main meter where directed.

PAINTER



Prime, stop, and then paint the whole of the wood and iron work (external) usually painted, with two coats of best linseed and genuine white lead, picked out as directed.

Twice oil all interior joinery, lining and finishings and then varnish with one coat of best copal varnish.

All brick and concrete walls and ceilings of W.C's to be twice distempered to approval.

GLAZING All glass to be the best quality of British sheet or ribbed glass as herein specified and all to be clean and free from flaws.

The whole of the glass to be well bedded, sprigged and puttied.

RIBBED All sashes to W.C's to be $\frac{1}{4}$ " ribbed glass to approval.

Shop glass to be British sheet $\frac{1}{4}$ polished plate. All glass in other sashes to be 26 oz sheet well set. All glass to be cleaned down and washed at completion of contract.

All floors to be scrubbed and all rubbish to be removed.

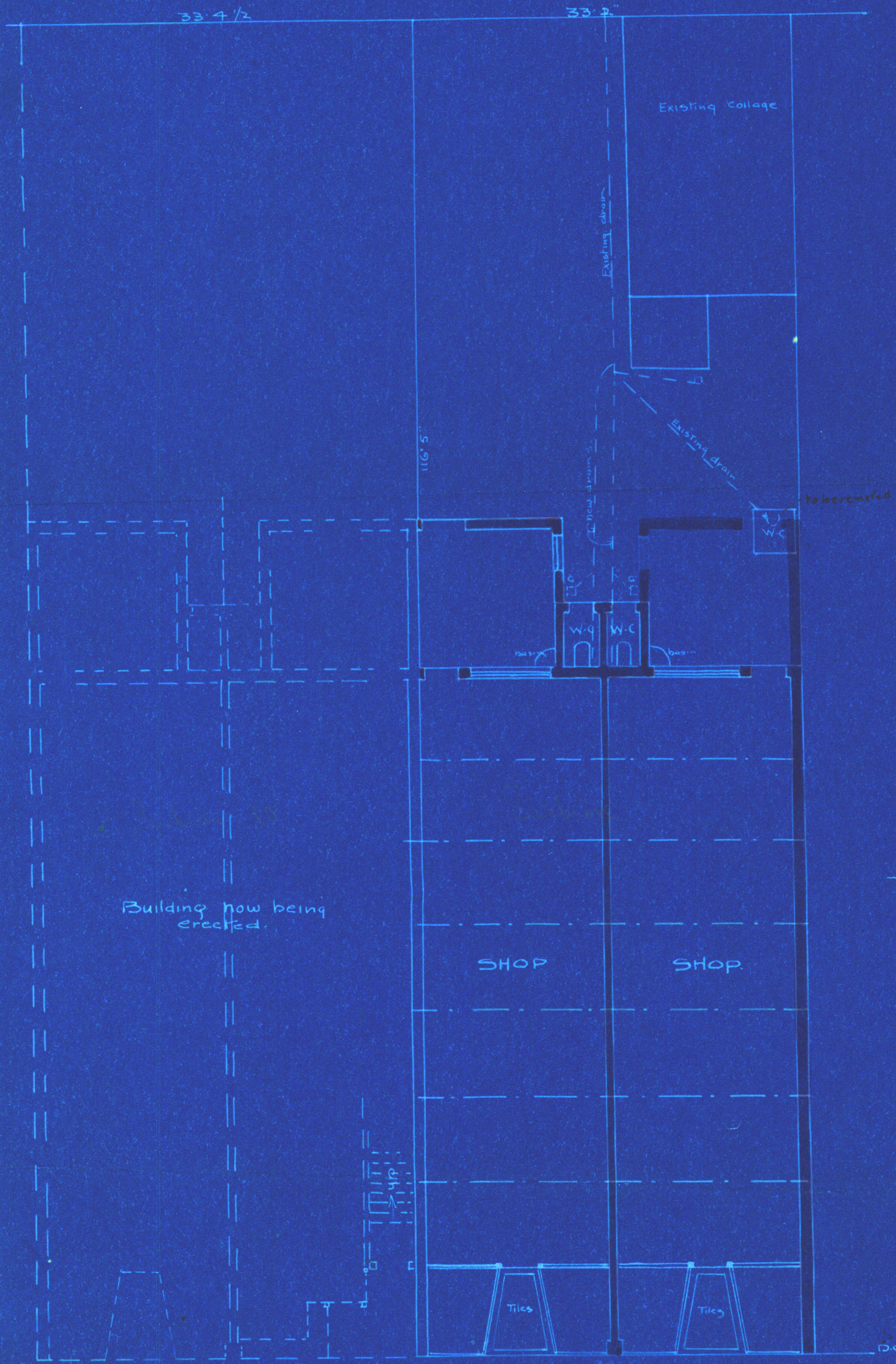
PROPOSED SHOPS ETC
 COURTENAY PLACE FOR
 GRIFFITHS & CO LTD

1/8" Scale

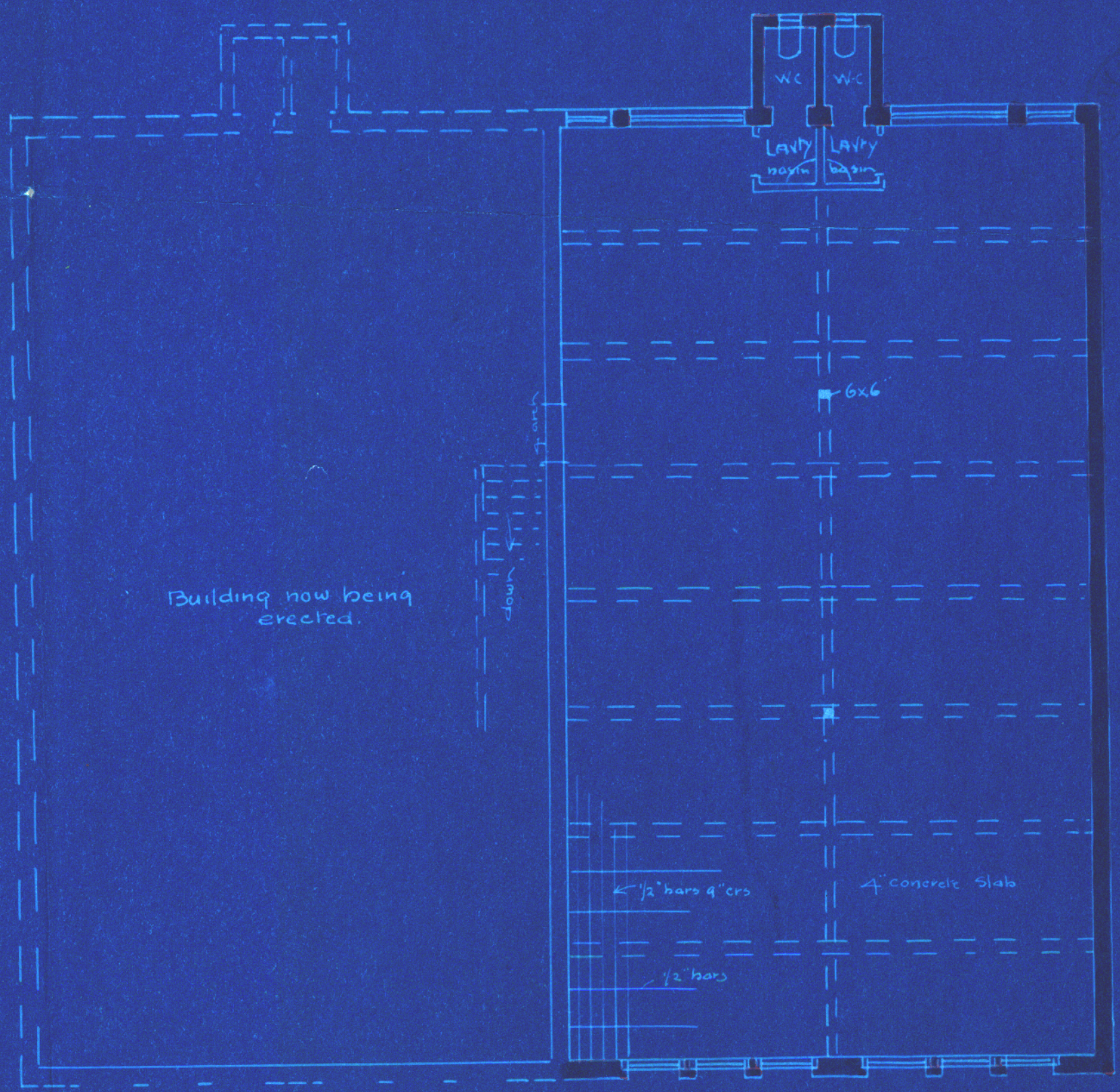
James Bennie F.R.S.I.A.
 Architect
 209 Hamilton Quay. 7.3.17



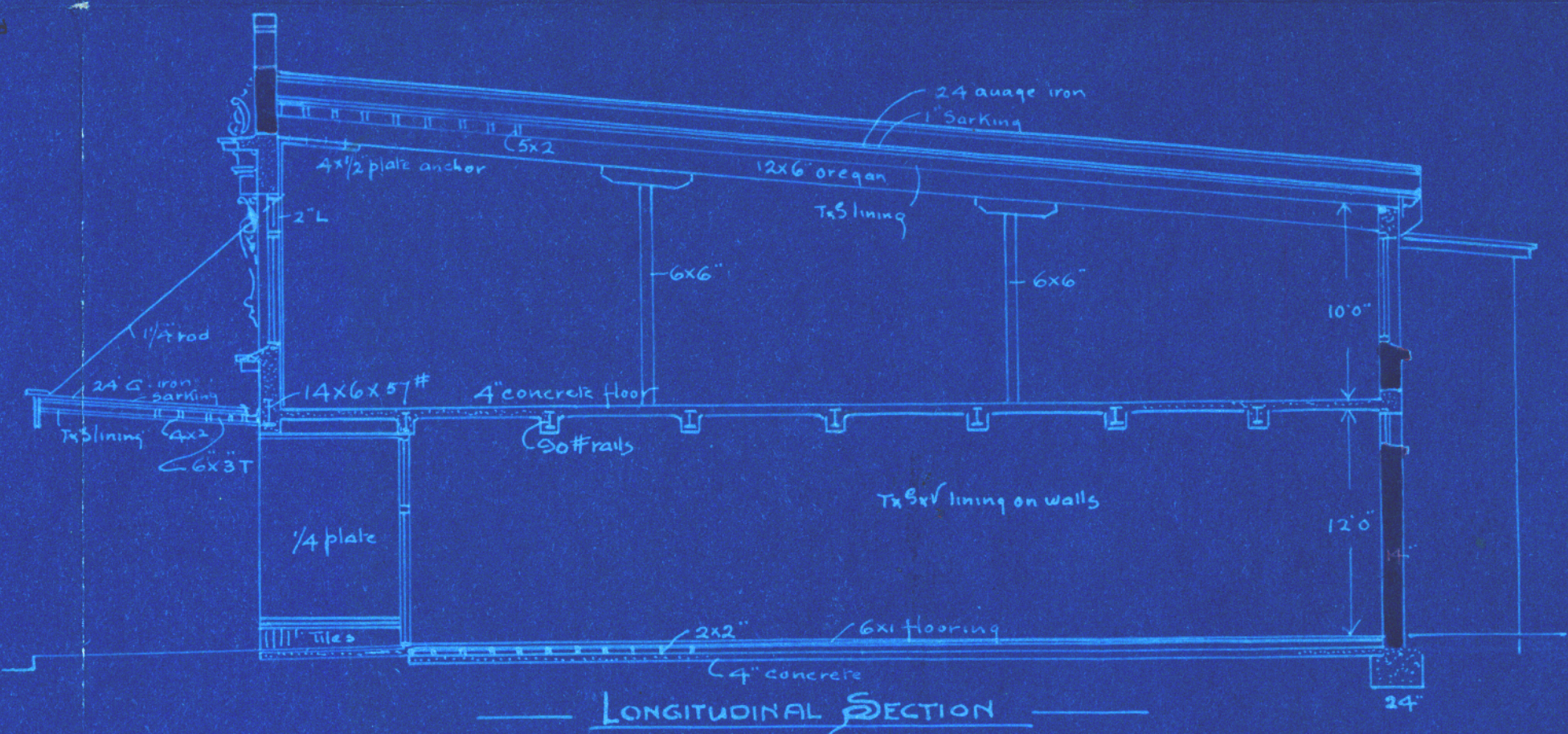
15'0" RIGHT OF WAY TO TORRY ST. 6" main drain



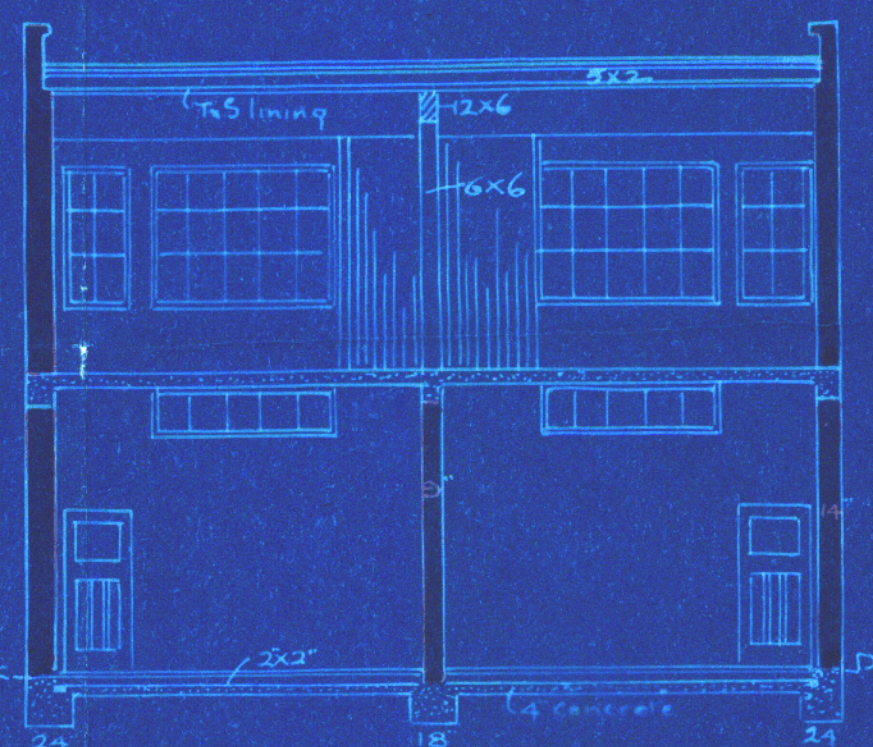
Courtenay place
 GROUND PLAN



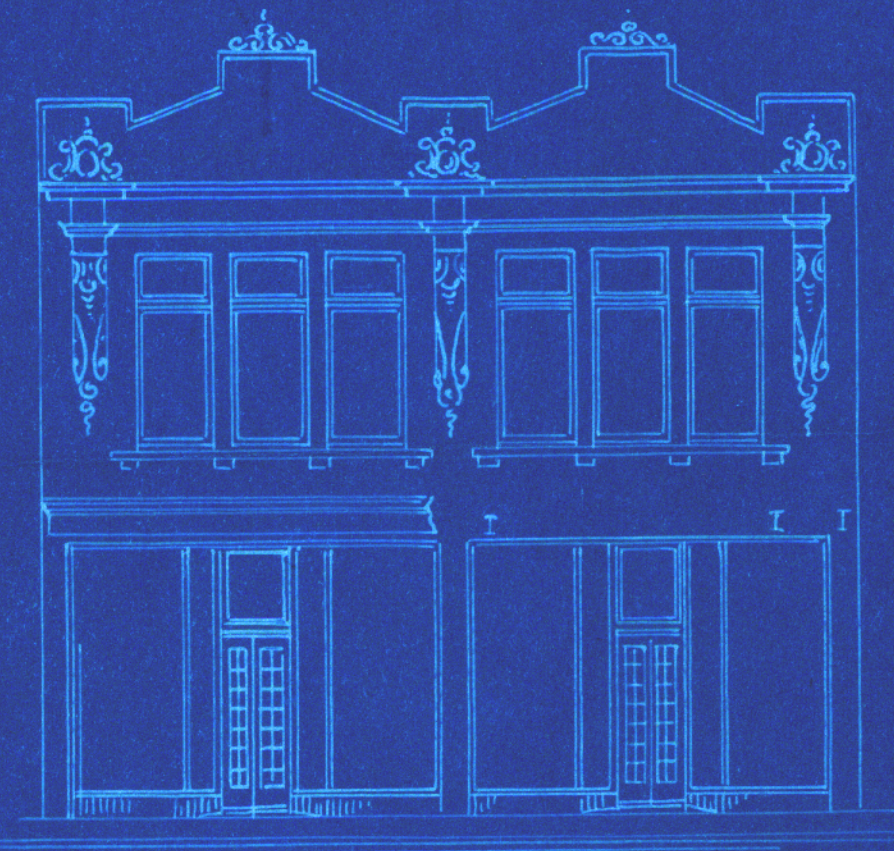
1st FLOOR PLAN



LONGITUDINAL SECTION



(ROSS) SECTION



FRONT ELEVATION