

**Excavation** The site on which the Building is to be erected is situated at the corner of Tory St and Courtney Place

Excavate trenches for all foundations, wide and deep enough to secure a good solid foundation

Execute all other earthwork necessary for the completion of the building:—

**Concrete** The foundations of walls and footings of Columns and dwarf walls to be of cement concrete, composed of one measure of hard blue stone metal from an approved locality no particle to be larger than will pass through an  $1\frac{1}{2}$  ring one measure of clean well washed river sand gravel no particle of which to be larger than will pass through an  $1\frac{1}{2}$  ring and as much clean sharp well washed river sand as will fill the interstices and no more:—

To five measures of this compound add one measure of an approved brand and test of Portland Cement the whole to be well mixed together and brought to a proper consistency

For the bed of this concrete the ground must be firmly rammed and levelled and sufficient planking fixed to keep the sides straight to the thicknesses shown

The concrete to be thrown into the casings and firmly rammed down and brought to a level surface

Before the ground floor flooring is laid the surface underneath inclusive of Strong Rooms and vestibules to be neatly levelled beaten or rolled down and covered with  $\frac{1}{8}$ " thick of well boiled asphalt

**Brickwork** All the walls coloured red to be built with brick. The bricks shall be of the very best quality sound hard and well burnt all bricks whatsoever shall be well saturated with water before being laid. No broken bricks except as closers to be used. No bed joint shall exceed  $\frac{3}{8}$ " of an inch and no cross or vertical joint  $\frac{1}{4}$  of an inch and no differences will be allowed between outside and inside work

The bond to be adapted shall be not more than three courses of stretchers to one of headers and care to be taken in bonding the heart of the walls

All cross and vertical joints to be filled flush and full with mortar and the bricks at each levelling kept clean

The brick walls of First floor on the interior to have the joints neatly pointed and struck with the trowel

The thicknesses of all walls are to be as marked carried up all together no part at <sup>any</sup> one time being carried up 5ft higher than the other part

Turn three ring courses over all the openings. Build in all hoop iron

bond iron and other timbers. Neatly point up all casings &c throughout. Bed in mortar all plates mould cut or otherwise form all bricks to the required shapes to produce the work as shown on the drawings &c

Build in all flues 9" glazed tile pipes properly set in concrete.

**Strong Rooms** The strong rooms to have No 2. Milners Strong room doors 7'0" x 3'0" all built in with jambs &c complete and painted with four coats of paint

The ceilings of strong rooms to be of concrete 9" thick extending to the outside of brickwork and to have 5 lbs to the yard steel railway rails laid in the middle of the concrete not more than 2.6" apart every alternate one to have anchors riveted at the ends

The quality of the concrete to be as already specified. Each strong room to have a 9" ventilating flue to the roof having Lawrence Thompsons cast iron slatt ventilators

**Cast Iron** The cast iron columns to be 8" diameter at the bottom and 7 1/2" at the top cast 1" thick the columns to rest on cast iron plates 20" square by 1 1/2" thick 1/2" sinking to receive feet of columns all bedded in with sheet lead. The head of columns to have

$\frac{3}{4}$ " flanges for the beams and plates secured to beams with strong clout heads. beds of columns to be turned true and straight

Set up where marked D.P. on place 4" cast iron socket jointed down pipes having approved cast iron cistern heads & shoes to lead over gully traps sockets to be properly caulked with lead and all firmly fastened with approved cast iron bars.

**Wrought Iron** Supply and build in one hundred wrought iron anchors of approved forms each to ~~have~~ weigh not less than nine pounds each on average all to be made to approved sizes and forms and fastened as directed Where the ends of joists occur and opposite these wall anchors strap the joists together with  $3\frac{1}{2}$ " x  $\frac{1}{2}$ " straps 3'-0" long bolted together with  $\frac{3}{4}$ " bolts:—

Get the building under first floor joists and under roof with  $3\frac{1}{2}$ " x  $\frac{3}{8}$ " bar iron the butt joints to clip and be fastened together with  $\frac{5}{8}$ " bolts The angles are to have  $1\frac{1}{4}$ " vertical pins 18" long through the ends where they cross each other:—

Build in the walls every 30" in height as the work proceeds No 18 gauge hoop iron  $\frac{1}{8}$ " wide Walls 18" in width to have four strands in width

walls 14" thick 3 strands in width and 9" walls 2 strands in width All the hoop iron to have a good coat of tar before being built in and sanded & to be hook lapped at ends and angles

All the bolts &c to be of the best and approved brand of iron Screws to be cut with a clean deep thread Heads & nuts to equal in thickness the diameter of the bolt and all nuts and heads to have 3x3 x 1/4 washers All bolts straps &c throughout to be heated to a black heat and soaked in boiled linseed oil

**Cast Iron Columns & Girder to Front:**—The columns supporting girder to be of cast iron 6" diameter cast of 7/8" metal the form shown, having moulded base capital &c:

The columns to have top and bottom plates 18" square 1 3/4" thick having 1/2" sinking to receive columns and the top one flanged to receive for bottom of girders

The girder to be built up with an approved brand of steel rivetted at plates and flanges with 3/4" steel rivets 5" pitch having conical heads

The rolled steel 10x5" beams to have cast iron separators at ends & intermediately at 5-6" centres bolted through webbs with 3/4" bolts The girder to be built up in one length with 18" of wall hold at each end and resting on cast iron plates 18" square

by  $1\frac{1}{2}$ " thick with sinking for girder flanges. The girder to be anchored to brickwork at ends with  $4 \times \frac{3}{8}$  bond iron rivetted together.

**Bond Timbers Furring &c** The inside of all brick walls where match lined & plastered where necessary for carpenter work to be prepared for totara plugs, as the brick work proceeds, To be arranged in rows 2.3" apart vertically and 18" centres in the rows and fixed horizontally to these  $2\frac{1}{2} \times 1$ " totara straps for fastening the lining to

Build in totara timber bricks and all other bond timbers and grounds that may be required for the carpenter and joiner work and fix 1" staff beads on external angles.

The wall plates and dwarf plates are to be of heart of totara in long lengths halved at butts and bedded level and solid in mortar:

**Safe Lintels** — All openings to have inside safe lintels of heart of totara an inch thick to every foot of opening and having twelve inches of wall hold at each end.

The outside safe lintels to be of concrete.

**Beams** — The beams acting as an intermediate bearing for joist to be

heart of Kauri 15" x 8" To be in long approved lengths When a scarf is necessary it must be over a bearing and be scarfed keyed and bolted together with (2)  $\frac{1}{2}$ " bolts The beams to have 9" of wall hold at ends and all to be smoothly dressed and stop-chamfered

**Flooring Joists:**—The Ground Floor flooring joists to be 7" x 2" of heart of totara set not more than 18" centres

The joists for first floor to be 16" x 2 $\frac{1}{2}$ " nett set not more than 18" centres To be checked and counter checked to beams 2" down and an inch on To have two rows of 12" x 2" solid bridging between each bearing joists and bridging to be heart of red pine. Trim properly for stairs trap doors etc with trimmers and trimming pieces 4" thick

**Studs:**—The studs for partitions to be 5" x 2" set 18" centres checked into 5" x 2" top & bottom plates The studding to have one row of herring bone bridging closely fitted between studs and all studding to be thoroughly braced with 8" x 1 $\frac{1}{4}$ " braces Sunk flush with face of studs and plates and firmly nailed.

**Roofing:**—The roofing to be constructed as shown and with timbers the sizes

marked jog tenoned closely jointed and bolted together with king and other bolts and straps and all wrought iron work as shown on the drawings

Hip rafters to be 12" x 3" main jack rafters 9" x 3". The pitched roof at front to have the frame work firmly bolted to trusses each other and anchored to walls as approved

The gutters to be boxed the long bearers to be 12" x 3" cross bearers 4" x 2" set 20" centres and arranged in such a way as to allow the gutters a fall of 1/2" in ten feet with 2" drips within that distance

The outlets to have properly framed cesspools 18" square by 8" deep framed up with 1/4" totara and lined with 6 lbs lead

The purlins to be 5" x 3" in long lengths butt joints to break on main rafters gabled and counter gabled thereon and also supported with triangular cleats. The ridge pole to be 12" x 2"

The rafters struts and ceiling joists over Toilet rooms to be 4" x 2" set not more than 18" centres:—

The tie beams are to be Kauri but all other timbers red pine:—

Cover all roofs, gutters & etc with 8" x 1" red pine boards closely fitted and firmly nailed and laid angular. Over this boarding lay the best quality of roofing felt all well stretched lapped & etc



**Gutters. Corrugated Iron &c.** - Lay the gutters with 6 lbs lead folded up 8" on each side all neatly dressed to boards walls drips &c and properly fastened. The wall sides of gutters to have top flashings of 4 lbs lead rebated into brickwork and stopped with cement.

Cover all roofs with an approved brand of No 24 gauge corrugated galvanized iron having two rolls of cover on the sides and 8" on the ends. All to be well and firmly fastened with strong approved wire nails having patent, solder heads.

The iron to be closely fitted at hips ridges and well projected at eaves.

Fix on hips and ridges No 24 gauge galvanized iron lead tipped ridging 21 inches wide. The tipping to be neatly dressed to the iron flutings and to be firmly fastened with wire nails as before specified. ridging to be well packed with felt.

Fix saddles of 5 lbs lead at junctions of hips ~~and~~ <sup>with</sup> ridgers well fastened and of sufficient sizes to secure a watertight job and to be rebated into walls and stopped with cement and neatly dressed to corrugations of iron.

**Stairs** The stairs to be built as shown on drawings.

**Flooring:**— Lay all floors (where not specified to be of concrete) with 6" x 1 1/4" matched matai flooring all closely laid. butt joints scattered, firmly nailed and all smoothly dressed off after completion: fit borders round hearths etc

**Plastering:**— All the outside surfaces to be plastered with Portland cement plaster:—

**Inside Plaster:**— The General Office board room Vestibule. Hall and strong rooms to have the walls and ceilings plastered.

**Limewash:**— The brick walls of First Floor to have two coats of limewash left clear white on completion:—

**Lining:**— The walls and ceilings of all rooms etc on Ground Floor not specified to be plastered including Toilet Rms WC etc to be lined with 5" x 3/4" matched and beaded hand dressed Kauri lining all closely fitted and firmly nailed:—

**Wallscotting:**— See drawings

**Windows:**— See drawings

**Doors:**— See drawings

Inner Doors:— See drawings

Plumber:— Lay on the water from the main in street in one inch galvanized pipes to the points marked H B on Plan having polished brass hose bibbs at those points Branch pipes to W.C cistern and washbasins to be  $\frac{5}{8}$ " and to urinals  $\frac{1}{2}$ " all of galvanized iron and all to have suitable polished brass taps and stop cocks

The washbasins to be white glazed porcelain 16" diameter rebated with white lead into  $1\frac{1}{2}$ " Kauri plank with moulded nosings and  $\frac{5}{8}$ " chamfered guard round. The underside to be enclosed with ledged doors properly hinged and fastened. Basins to be supplied as already specified and having gratings plugs and chains complete To have  $1\frac{1}{2}$ " trapped waste of lead medium weight to lead to gully trap

The W.C.s to be fitted up with white glazed "Unitas" wash out pan and trap properly connected with drain and ventilated above roof in 4" N° 24 gauge galvanized iron shaft with approved cowls Set up over each pan strong galvanized iron cisterns to flush three gallons fitted up with valve apparatus lever brass pull chain and ebony handles

and best ball cocks supplied with water as before specified Discharge pipes to be of sufficient bore and of medium weight.

The seats to be made of  $1\frac{1}{4}$ " plank Hauri having clamped and hinged covers  $1\frac{1}{4}$ " thick with neat moulded nosings

Fit up two of Jennings large sized white porcelain urinals or other approved make Each to be supplied from automatic flushing cisterns with 1" lead pipes 6 pounds to the yard Wastes to be of lead  $1\frac{1}{2}$ " bore medium weight

Divisions and walls of urinals to be lined with N° 14 zinc all neatly soldered and fastened

Wastes of urinals to lead over cast iron grating

Set in where shown and as required large sized glazed earthenware gully traps and from thence and WCs for the two separate systems of drainage to the sewer and street channel lay in 4" glazed earthenware socket jointed pipes having the joints cemented and all ventilated fitted up with bucken trap &c complete as required by the Sanitary Bye-Laws of the city

**Finish:**— See drawings

• **Timber:**— All the timber for carpenter or joiner work unless otherwise specified to be red pine All to be dry free from sap large or loose knots and every other defect

All flooring finishing lining etc to be stacked on the ground:—

**Paint:**— See drawings

**Blinds:**— See drawings

**Ventilation:**— Build in the base where directed twelve 12" x 6" galvanized cast iron gratings painted as directed

Build in the walls 5' 6" from the floor from the points marked v 12" x 6" cast iron slat ventilators Lawrence

Thompsons manufacture. connect same to outside in galvanized iron airtight tubes having cast iron gratings at outside all painted Over these and close to ceilings as near as possible set in 12" x 6" galvanized iron tubes having cast iron gratings outside and inside:—

2888

No. 2888

PROPOSED OFFICES ETC  
FOR THE WELLINGTON GAS CO<sup>LD</sup>

in Office  
Government Buildings  
for Wellington Gas Co.  
Builder M. J. ...  
1888

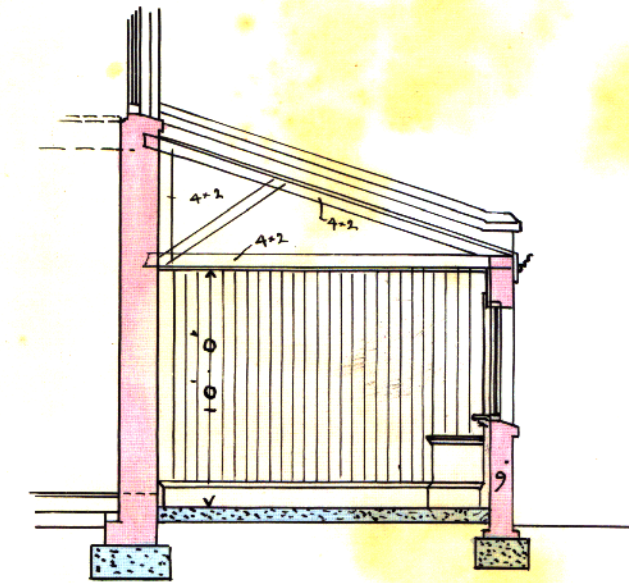


FRONT ELEVATION

SCALE EIGHT FEET TO AN INCH

THOS TURNBULL FRIBA  
ARCHITECT

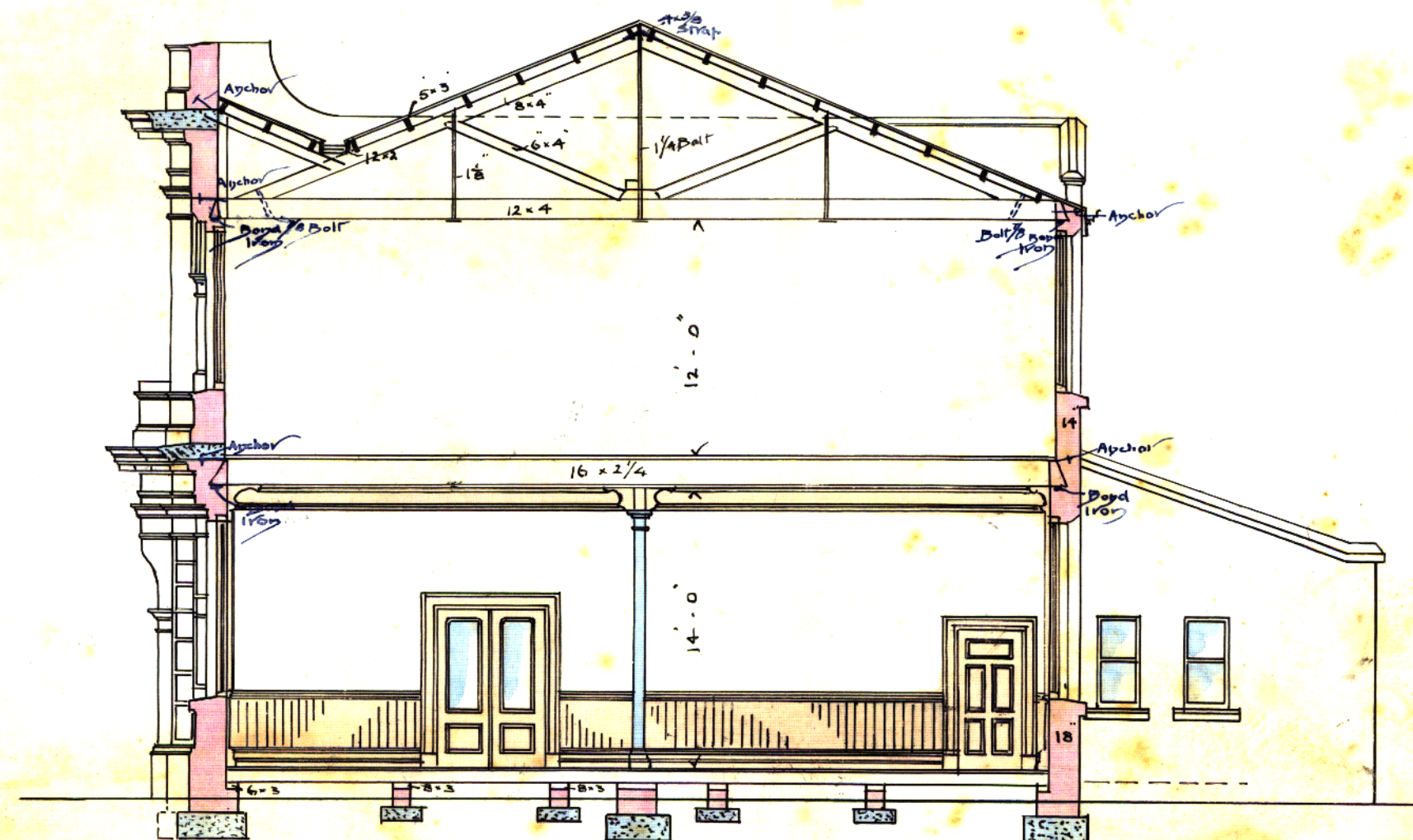
PROPOSED OFFICES ETC  
FOR THE WELLINGTON GAS CO<sup>LTD</sup>



SECTION THROUGH TOILET ROOM



ELEVATION  
TO TORY STREET

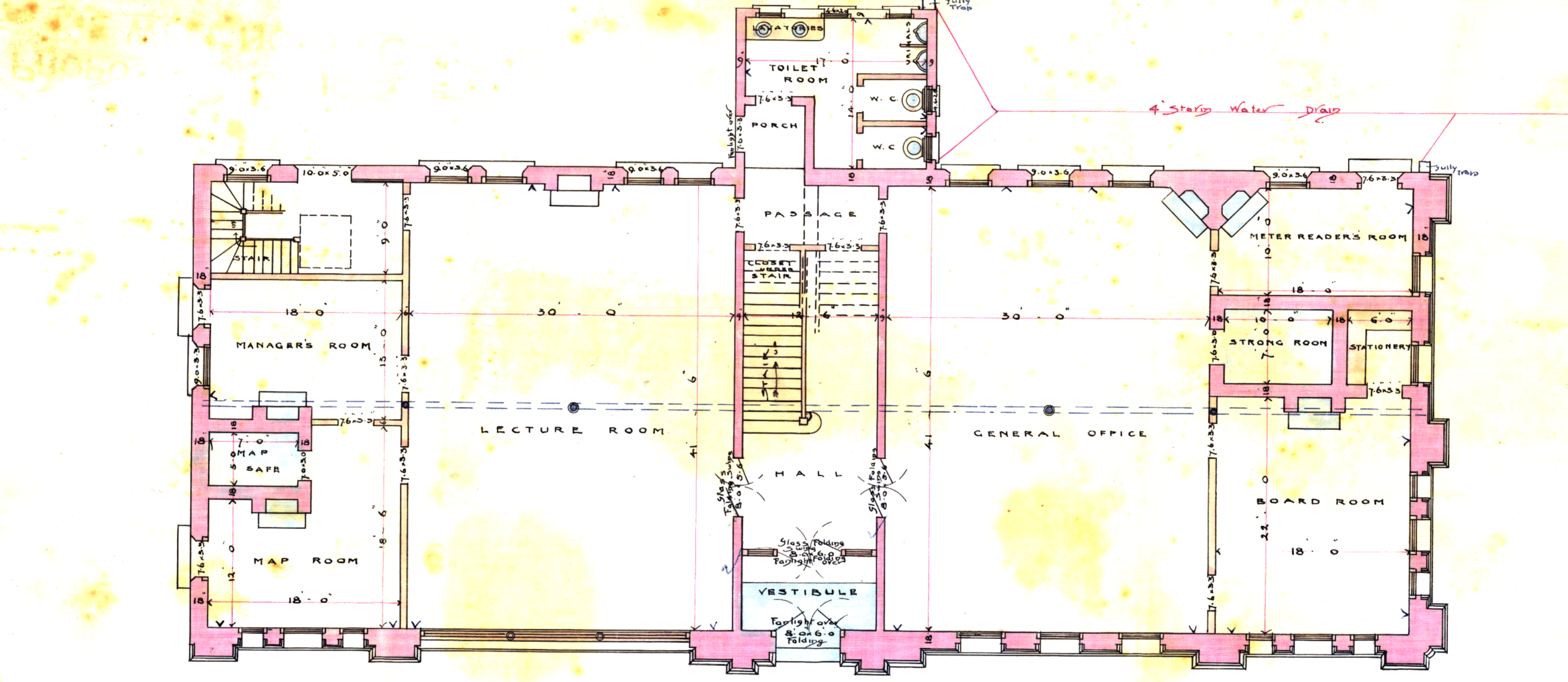


CROSS SECTION

SCALE EIGHT FEET TO AN INCH

THOS TURNBULL FRIBA  
ARCHITECT

PROPOSED OFFICES ETC.  
FOR THE WELLINGTON GAS CO<sup>LTD</sup>



GROUND FLOOR PLAN

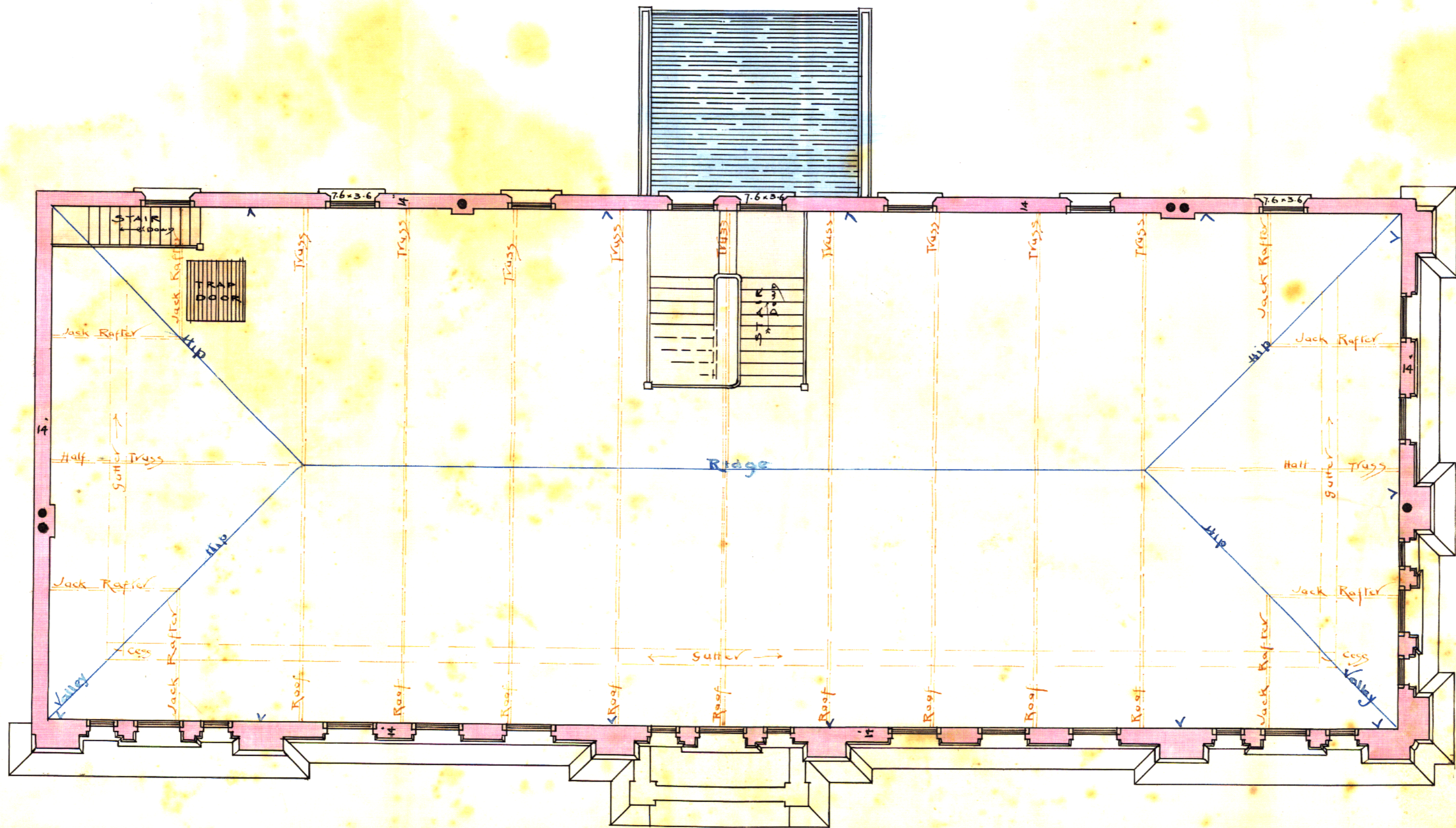
SCALE: EIGHT FEET TO AN INCH

THOS. TURNBULL FRIBA  
ARCHITECT

60023 # 5027-3



**— PROPOSED OFFICES ETC —**  
**— FOR THE WELLINGTON GAS CO<sup>LD</sup> —**



**— FIRST FLOOR PLAN —**

**— SCALE: EIGHT FEET TO AN INCH —**

**— THOS. TURNBULL F.R.I.B.A. —**  
**— ARCHITECT —**

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