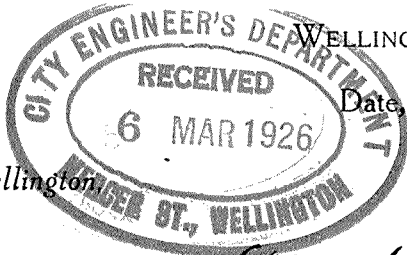


BUILDING APPLICATION FORM.



WELLINGTON,

Date, 6 March 1926

To the City Engineer,

Wellington

Sir,

I hereby apply for permission to

carry out alterations in Carling

in Carling Place Street, Section 224

part of Town Acre 227 for Wellington Gas Co. Ltd.

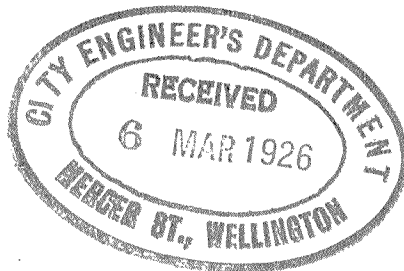
of Wellington according to Plans and Specification

deposited herewith at the estimated cost of £ 4670

Yours faithfully,

*The Fletcher Construction Co.
James Fletcher*

Postal Address 3 New St.



C O N T R A C T

FOR

CONVERTING OFFICES INTO SHOPS

IN COURTENAY PLACE FOR

THE WELLINGTON GAS CO. LTD.

Swan, Lawrence & Swan.

Registered Architects.

MEMORANDA

TENDERS CLOSE. Noon of Monday February 8th 1926.

AMOUNT OF DEPOSIT WITH TENDER. £50

DATE OF COMPLETION 10 Weeks

DAMAGES FOR NON-COMPLETION. £1 per Day

PERIOD OF MAINTENANCE. 90 Days.

SPECIFICATION OF THE MATERIALS AND WORKMANSHIP
REQUIRED IN MAKING ALTERATION TO AND CONVERTING
OFFICE PREMISES INTO THREE SHOPS ETC. IN
COURTENAY PLACE FOR THE WELLINGTON GAS CO. LTD.
according to the accompanying drawings and under
the supervision of:-

81, The Terrace.
Wellington N.Z.
January 1926.

Swan, Lawrence & Swan.
Registered Architects.

SITE. The site of the proposed alteration etc. is in the Premises of the Wellington Gas Co. Ltd. at the corner of Courtenay Place and Tory Street in the City of Wellington.

OCCUPATION. The portion of the existing building and yard where the alterations and additions are to be carried out (save as may be hereafter directed) will be unoccupied during the progress of the works.

EXTENT OF WORK. The work included in this Contract comprises of taking down the Porch at rear, taking out window sashes and doors, blocking up and forming openings, taking down several brick walls and partitions, taking down the present front wall of building on ground floor and inserting breastsummers and stanchions and other steel beams, cutting and trimming floors, the erection of new dividing walls and partitions, the erection of new shop fronts, verandah S.C.'s and boundary & dividing walls round yards, external and internal painting and the collection and removal of all rubbish debris and worthless materials also the execution of all other works indicated or implied in or by the drawings and this specification or required by the full intent and meaning of either and the maintenance of the said works for the period specified. In this specification and also on the drawings, each and every class, item, detail or particular of work indicated, described, implied, shall unless distinctly and otherwise set forth, mean, and include the providing, finishing and furnishing of the same

complete and perfect in every detail with and including all
appearances.

Drawings. The following are the drawings referred to herein.

Ground plan showing building as existing.

Ground plan showing building as altered.

Sections A.B. and through yards and C.C.s

Elevation of C.C.s in yards.

Two parts (half) elevations showing front.

Detail section of verandah transoms lights and breastsummers.

Details of stanchions connections.

In some of the drawings, to save labour and repetition some of the parts are shown complete whilst others may be left incomplete; said drawings are nevertheless to be understood as if they had each been distinctly and severally shown complete in every respect. In all cases figured dimensions to be taken in preference to scale measurements, and large scale drawings to small scale general drawings. In the event of any apparent discrepancy between the drawings or between the drawings and this specification, the Contractor must ask for an explanation from the Architects before proceeding.

The necessary detail drawings will be furnished as the work proceeds, but the Contractor must ask for such details as he may require in good time.

THE DRAWINGS OF THE BUILDING AS EXISTING ARE BELIEVED TO BE AS NEAR AS POSSIBLE ACCURATE. TENDERS SHOULD HOWEVER VISIT THE BUILDING & SATISFY THEMSELVES OF THE ACCURACY OF THE MEASUREMENTS SHOWN AND ITS CONSTRUCTION. NO EXTRAS WILL BE ALLOWED SHOULD IT SUBSEQUENTLY BE FOUND THAT THE SAID MEASUREMENTS ARE NOT IN ACCORDANCE WITH THE BUILDING OR THE CONSTRUCTION DIFFERS FROM WHAT IS SHOWN OR SPECIFIED. THE MEASUREMENTS FOR ALL MATERIALS SHOULD BE TAKEN FROM THE BUILDING.

P.C. & LUMP SUMS. All P.C. sums mentioned in this specification for goods to be supplied, shall mean the actual price paid to the Merchant in Wellington, after deducting all discounts, packing, carriage, fixing and Contractor's profit.

All lump sums mentioned in this specification, for work to be done shall mean the actual price paid to such sub-Contractors done by Sub-Contractors after deducting trade or other discounts, packing, carriage, fixing and Contractor's profit.

All P.C. & lump sums shall be at the disposal of the Architects.

The nett unexpended amounts of any P.C. or lump sum, allowed herein for goods to be supplied or work to be done shall, at the final adjustment of accounts, be deducted from the moneys due to the Contractor.

CITY COUNCIL FEES. The Contractor shall pay all City Council Fees in connection with this Contract.

MATERIALS & LABOUR. The Contractor is to provide all materials, labour, carriage, cartage, hoisting plant, tackle, tools, machines, wheel barrows, mortar boards, tarpaulins, templates, staging and other requisites for completing the Contract, and is to include in his tender all things necessary for the due, proper and complete execution of the works. All materials to be of the best quality specified and workmanship to be of the best quality and execution.

STORAGE OF MATERIALS. All materials shall be brought on to the ground and stacked thereon in such a manner as the Architects, or Clerk-of-Works may direct.

FRAMING. The Framing and putting together of all such work as Carpenter's, Joiner's and other trades to be approved of by the architects or Clerk-of-Works before being executed.

LATRINE. Provide a latrine for the use of the workmen, keep it clean to the satisfaction of the Borough Engineer or Inspector

The said latrine to be temporarily connected with the Drainage system and when directed the said connection to be disconnected and sealed to approval.

LIGHTING. Provide all necessary lights to hoardings or excavations when open beyond building line, and take all necessary precautions to guard against accidents to footpassengers or street traffic.

PAVEMENTS. Make good to the approval of the City Engineer any damage that may be done to the footpaths in Courtenay Place or Tory Street in carrying out this Contract. On completion of the external plastering and tiling of fronts make good the footpaths up to the lines of the building.

SHORING. Carefully and efficiently shore up as may be necessary the South wall of General office and offices Nos. 1 and 2 and the East wall of latter, the South wall of Gas Co's Show room and the South and East walls of Strong Room, and execute all other shoring that may be required to carry out this Contract. The said shoring to consist of all necessary dogs, hoop iron, sole pieces, braces, struts, needles, cleats, wedges, posts and all other necessary materials.

Before removing any of the existing walls on ground floor all openings above the ground floor level to be properly braced. Shore up as above all floor joists and roofs at present supported by brick walls or partitions which are shown or specified to be removed. Make good to match the existing all floors and ceilings which may be damaged in carrying out the above shoring.

Provide ~~fix~~ and remove any other shoring that may be necessary to complete the Contract.

The Contractor will be held responsible for and is to make good at his own cost and expense and with as little delay as possible any damage that may be done to the Building or its contents by reason of inefficient shoring.

OVERHEAD PROTECTION. The Contractor is to erect the full length of the frontage if required by the City Authorities a proper watertight overhead protection in strict conformity with the By-Laws and to the Inspector's approval.

HOARDING. The Contractor is to erect proper hoardings or other protection along the street frontages as may be required by the By-Laws and to the Inspector's approval with all necessary posts rails, struts etc. for its security. Provide therein complete the necessary gate with hinges and locks to give access, at all times, to the vestibule entrance ~~at all times~~.

SCAFFOLDING. Erect all necessary scaffolding for the proper carrying out of the works. All scaffolding to be erected in such a manner as will comply with "The Scaffolding Act 1907" or its amendments and all work to be carried out to the satisfaction of the Inspector appointed under the said Act.

SCRUB FLOORS. Scrub and well wash with soap and water the wood floors in the shops and clean all tile and concrete pavings on completion. Before the boarded flooring is made good clear away all rubbish, shavings etc. from beneath.

CLEAN WINDOWS. Remove all paint, varnish etc. from all glass in shops and before the work is handed over clean both sides of all glass in shops and new W.C.s.

LEAVE PREMISES CLEAN. Leave the whole of the premises and surroundings, also all lavatory and other fittings, clean, perfect and underfaced at completion.

CARTING. Collect and cart away, from time to time as necessary, all rubbish of every description that may accumulate during the progress of the work. At completion collect and cart away all old timber and other materials not reused in the alterations, to-

gether with all old tins, bottles, etc. and on completion leave the buildings and surroundings perfectly clear of all worthless materials.

VACANT SECTION. The Contractor may use the vacant section at rear of building and fronting on Tory Street for the storage of materials etc. but he must not interfere with the business of the Employer, must keep clear of the roadway and gates and on completion leave this section free from all rubbish and clean and tidy. The Contractor shall make good any damage that may be done while carrying out this Contract to the brick walls or gates of the said section and on completion to leave all perfect and complete.

PROTECTING PUBLIC. The Contractor is to take all necessary precautions to guard against accidents to the Public using the street or the clients, customers and staff of the Employer using the building and he will be held liable for any accident that may be caused to the said Public, staff or clients during the course of this Contract.

INCONVENIENCE. As little inconvenience as possible is to be caused to the Employer in carrying out the various works. Should the Employer require any of the works to be temporarily suspended the Contractor shall do so on the understanding that for all such delays a like amount of extra time to that lost by such suspension will be allowed for the completion of the work.

TEMPORARY PARTITIONS. The Contractor is to allow in his tender for erecting and finally removing temporary partitions as may be required amounting to say 700 square feet. Said partitions to be constructed with old timbers and to be covered either with two thicknesses of paper or tarpaulins, so as to keep out dust while the works are in progress.

BLOCKING UP. Before commencing any work in connection with the alterations the present doors (2) together with their frames, architraves and other finishings between the General Office and Hall to be taken down and the door openings to be blocked up with brickwork.

KEEP ENTRANCE CLEAR. The Contractor shall at all times, keep the present vestibule entrance, vestibule and Hall clear of all obstructions and shall at all times give access to the clients and staff of the Employer. If necessary a proper protection shall be erected over the said entrance doorway.

SUB-CONTRACTS. No sub-contract shall be let without the approval of the Architects being first obtained and the Architects shall have power to object to any sub-Contract^{or} or to any work being sub-let.

GAS PIPES ETC. All gas fitting work (lights and fires) will be carried out by the Employer and the Employers workmen shall be given^{free} access to the portions of the buildings being altered at all times.

EXCAVATOR.

OLD FLOORS. Break up the existing floors in building over pit at rear, ^{and} strong room and Porch. The materials from the same may be used for the filling hereafter described.

EXCAVATING. Excavate the ground as may be required for all new wall and stanchion foundations and trenches for drain pipes that may be necessary to admit of the whole of the work being properly executed.

After the foundations etc. are up to ground level and the pipes are in position, refill all trenches and well ram the filling as the work proceeds. The Contractor to do all necessary shoring to keep the trenches from falling in. All surplus earth and unused materials arising from the above excavations to be carted away.

Excavate the ground under the floor of strong room ^{so} as to give a clear space of at least 12" under the new floor joists.

LEVELLING TRENCHES. The bottoms and sides of all trenches to be taken out perfectly straight and level before any concrete is put in, and the former to be well rammed until thoroughly consolidated.

FILLING. Fill the pit at rear up to the present ground level with broken bricks or hard clean rubbish well packed and rammed as the filling proceeds.

SURPLUS MATERIALS. All useless materials (both old and new) together with all shavings, surplus earth and rubbish of all descriptions, that may accumulate from all trades, to be collected and carted away from the site from time to time as may be directed.

CONCRETE WORK.

WATER. Provide and pay for all water used in carrying out the works and also provide all necessary piping storage tanks and ~~xxx~~ water meter.

CEMENT. The cement shall be of an approved brand of Portland cement and be according to British Standard Specification.

SAND. The sand shall be clean, sharp, fresh water sand, free from loam, clay, vegetable or deleterious matter and shall be washed if so directed.

AGGREGATE. All aggregate for concrete not differently described to be either of approved river gravel or broken bluestone, mixed with a sufficient quantity of sand to fill all voids therein.

CONCRETE MIXTURES. The Concrete to be of the following mixtures:-

NO. 1 MIXTURE. To be composed of six measures of aggregate which will pass through a 2" ring and one measure of cement.


NO. 2 MIXTURE. To be composed of four measures of clean properly graded gravel, or approved crushed bluestone, which will pass through a sieve made with $\frac{3}{4}$ " meshes, but be retained on one made with $\frac{1}{4}$ " meshes, two measures of sand and one of cement.

MIXING CONCRETE. The materials for all concrete described herein to be measured in proper boxes and mixed on watertight wooden platforms in the following manner:-

The aggregate to be measured and spread on the platform and upon same the cement is to be spread, the whole to be then turned over twice in a dry state, or until thoroughly mixed, the mixture to be then turned again and during this operation it is to be watered through the rose of a hose pipe, after which it is to be

again turned over and forthwith placed in position and properly tamped and where necessary to be finished quite level for brickwork.

CLEANING BOXING ETC. Before any concrete is put in position the trenches and boxings to be properly cleaned out and wetted.

WALL FOUNDATIONS. The foundations for all new brick walls so requiring to be formed of concrete of No. 1 mixture of the sizes shown or figured and to be levelled on top for brickwork. The foundations for the new walls between shops to be about 48" below floor level thus:—  The walls between yards and W.C.s to be built on the yard slab hereafter described.

STANCHION FOUNDATIONS. The three stanchion foundations to be of concrete of No. 2 mixture and each foundation to be reinforced with eight 3/4" steel rods each 33" long laid four in one direction and four in the other well lashed at crossings with steel wire. Said rods to be placed about 9" above the bottom of the foundations. The said foundations to be at least 24" square at top and 42" sq. at bottoms and the bottoms to be sunk 48" below the pavement level. The iron bases of said stanchions to be encased in like concrete at least 3" thick up to floor level and the said baseplates to be secured to the foundations each with four 3/4" proper ^{rag bolts} ~~rods~~ ^{nuts} each 18" long, complete with all necessary nuts and washers.

CONCRETE FLOORS. The floors of shop entrances under tiles to be formed with concrete of No. 1 mixture at least 5" thick in rough and to be prepared on top for tiles.

The floors of yards and W.C.s to be formed of concrete of No. 2 mixture at least 7" thick which ~~xxx~~ are to be floated off to approval on the upper surface in one operation and to be kept moist by wet cloths for fourteen consecutive days. The said floors of W.C.s to slope to doorways and the yards to be graded to gully traps. The said floors to be reinforced with 3/8" diam. steel

rods at 15" centres each way and well wired together at crossings.

TEMPLATES. Fix under the ends of all steel beams supported by brick walls templates 24" long by the width of the wall and five courses of bricks in height formed of concrete of No. 2 mixture, and embed in each template three 2'.0" lengths of $\frac{3}{4}$ " diam. bar iron.

ENCASING STANCHION. The stanchion in Gas Co's show window to be loosely bound to approval with No. 7 gauge galvd. iron wire and to be encased with concrete of No. 2 mixture so as to cover the metal at least 2" and to form a square column.

ENCASING BRACKETS/BEAMS & BEAMS. Loosely wind to approval No. 7 wire round the brackets over the fronts of shops and windows in Gas Co's show room and round the beams supporting Strong Room walls and encase the same with concrete of No. 2 mixture which is to cover the steel at least 2".

LINTELS. Form lintels of concrete of No. 2 mixture over all new and altered door and window openings in back walls so requiring. Said lintels to be full width of walls at least 3" deep for every foot of span and to have 9" of wall held at each end. Reinforce each of said lintels with three $\frac{3}{4}$ " steel rods full length of lintel.

REINFORCING. Allow in tender for 5 cwt. of steel bars for any extra reinforcing that may be required and as may be directed.

TIME ALLOWED FOR CONCRETE TO SET. Not less than 7 days to be allowed to elapse between any concrete being placed in position and any load being placed thereon, unless the Architects instruct to the contrary.

GENERALLY. The Contractor is to carry out all the work in

connection with his trade in a thoroughly workmanlike manner, and is to encase in concrete all ironwork so requiring.

BRICKWORK.

ALTERATIONS TO EXISTING BUILDINGS.

TAKING DOWN. The following brick walls so far as may be necessary to conform with the drawings to be taken down either to the under side of ground, floor joists or below ground level as may be required:-

The north and west wall of porch at rear, the walls of the erection over pit at rear, the south walls of general office No. 2 ^{8 office} ^{to} the south and east wall of office No 3 ² ² the fireplace and wall round Strong Room, the south wall of Gas Co's Show Room.

Take down the two columns and breast summer over the large window opening in Gas Co's Show room.

Make good all existing walls where damaged in carrying out the above works and all new and old brickwork to be properly bonded together and left complete and perfect.

OLD BRICKS. The bricks in the above walls etc., after being properly cleaned, if found to be sound and approved of by the Architects or Clerk-of-works may be reused in the new works. Any broken or rejected bricks, after being broken to a suitable size, may be reused in the concrete or filling and the balance if any to be carted away.

FORMING OPENINGS IN OLD BRICK WALLS. Form the following new door and window openings in brick walls and insert over same lintels as previously described, over the openings in rear wall

of store No. 1, over the new door opening in rear wall of store No. 2, over the new gate opening in between yard No. 3 and Tory Street, and over the doorway between shop No. 3 and store No. 3. All joints in the above openings to be properly plumbed up and the walls where damaged in making the above alterations to be made good and all new and old work to be properly bonded together.

STEPS. Form the steps to the outer doorways of stores No. 1, 2, 3 in cutting the brickwork and finish the treads and risers thereof with a 1" coat of stucco formed with sand and cement in equal parts trowelled to approval, and fix on the treads Doulton's patent silicon nosings.

BUILDING UP. Build up the following openings in old walls with bricks and mortar as specified for new work. The two door openings between Hall and General Office, the doorway of Strong Room, and the window opening marked A in rear wall of general office.

The new and old brickwork in above openings to be properly bonded together.

CUTTING HOLES. Cut the existing walls as may be required for the cantilever^s, sling rods and anchors for latter as may be required and making good the walls to approval.

TOOTHING. Wherever it is necessary to join new with old brick walls, the latter to be properly toothed out every third course or a proper groove at least 2½" deep to be formed in old walls full height thereof, and all new and old work to be properly bonded together to approval.

SAND AND CEMENT. The sand and cement to be of similar quality to that specified under "Concrete Work".

BRICKS. All bricks to be good hard, well burnt and sound, even and uniform in shape, free from cracks, stones, flaws and other defects, giving a clear ring when struck and of Gas Co. manufacture. Nothing less than half a brick (other than closers) to be used on the works, and in cases where less than a whole brick must be used, it is to be made square before being set so as to receive the regular thickness of mortar up to the adjoining brick.

SETTING BRICKS. All bricks (new and old) so requiring to be thoroughly saturated with water before being laid.

BLIND WALLS. All new walls, foundations, boundary walls, and openings shown to be blocked up, (tinted pink on drawings) to be built with bricks set in mortar.

BOND. The brickwork to be laid in approved bond, care being taken to cross all joints and all heading courses to be whole bricks.

HEIGHTS. The whole of the new work to be carried up together as much as possible of a uniform height, and in no case is there to be a greater difference in the levels of any part of the building than 4'.6" without the special permission of the Architects or the Clerk-of-works.

DAMP-COURSE. Lay on all new brick walls the full width thereof either at the levels directed, 1" thick dampcourses. Said dampcourses to be composed of $\frac{2}{3}$ " crushed thoroughly dried blue-stone screenings or like sized gravel and coarse sand in about equal parts, mixed with one third part soft pitch and two third parts of approved brand of distilled tar, to form a thick asphalt to be applied hot and to be well rolled until thoroughly consolidated.

All walls ^{and} footings ~~walls~~ to be well brushed and cleaned down and to be mopped over with hot pitch before applying the said dampcourseing, care to be taken that all angles and joints to be made thoroughly water-tight.

WOOD BRICKS. Build into the new brick walls where necessary for securing grounds, door and window frames, skirtings, architraves, sills, etc., the wood bricks specified under "Carpenter."

BRICKING. Backfill all wall heads up to the underside of first floor between the floor joists as required.

FINISHING. Every brick to be flushed through with mortar and hammered down to a solid bed as it is laid, so that every joint may be filled. All joints to be solidly and completely filled with mortar.

JOINING. All mortar joints throughout as requiring to be left rough for plastering.

CHASING. Form in walls where shown or as may be directed, chases for waste and other pipes, and form in walls all necessary holes for same.

COPYING. Work with brickwork set on edge in cement mortar proper copings on all boundary walls and parapets as requiring.

REDDING. Bed and point all new door and window frames as requiring with good lime and hair mortar.

Bed in mortar all bond timbers and level the walls for all floor joists and roof timbers as requiring.

CHIPPING WORK. Cut all brickwork which may be required for weather copings, projection etc. execute all reveals, sills etc. holing and all such angular and oblique work as may be considered necessary.

GENERALITY. Build in all necessary girders, anchors and plates of wood and iron, also all straps and bolts for fixing same. Bed

all plates in mortar to a true level, also do and perform all that is required of a bricklayer in carrying out the works, and assisting the other tradesmen by cutting or building up holes etc. as required by them.

CHASING OLD WALLS. Chase the piers in the present front walls as may be required to height of about 8 feet above pavement for the down pipes of verandah.

IRONWORK.

STEEL JOISTS. All steel joists and stanchions to be of Dorman Long & Coy's or other approved British Standard manufacture of the weights and sizes given in the following schedules, and must be wholly in accordance with the British standard Sections.

JOINTS. All bearing joints in stanchions are to be machined true and perfect.

RIVETTING. The rivetting to be performed in a thoroughly workman-like manner. The total height of the heads to finished rivets shall be rather more than half the diam. thereof properly snapped.

CARRIAGE. All carriage, hoisting, bedding, fitting, and such bolting, rivetting and fixing as may be necessary for completely finishing the ironwork is to be included in the tender.

STEEL JOISTS. All steel joists to have at least 9" of bearing on brick walls and to be of the sizes and weights set out in the following schedule.

SIZES & WEIGHTS OF STEEL JOISTS.

Ref.No.	No.	Size.	Weight. per ft.	Position in Building.	Remarks.
"A"	2	12"x6"	44	Over small window of Gas Co. Show room.	side by side with distance pieces.
"B"	2	12"x6"	44	Over large window of NUTEX Gas Co. Show Room.	" "
"C"	2	12"x6"	44	Over shop front No.1	" "

Ref. No.	No.	Size.	Weight per ft.	Position in Building.	Remarks
"D"	2	12"x6"	44	over chop No. 2	side by with distance pieces.
"E"	2	12"x 6"	54	over chop front No. 3. (South wall)	" "
"F"	2	12" x 5"	32	Over chop front No. 3 (East wall)	" "
"G"	1	14" x 6"	57	Under south wall of Strong Room.	Single
"H"	1	8" x 4"	18	Under east wall of Strong Room.	single

CONNECTIONS. The above beams marked "B" "C" "D" and "E" to be each connected as may be required to the stanchion caps with two $\frac{3}{4}$ " proper screw bolts fitted with heads, nuts and washers. Beam "H" to be connected with beam "G" with standard angles connections with $\frac{3}{4}$ " rivets at standard spacings.

DISTANCE PIECES. The double joists marked "A" "B" "C" "D" "E" & "F" in the above schedule to be jointed together with proper $\frac{3}{4}$ " bolts at not more than 60" centres (staggered) with proper distance pieces formed with galva. iron piping.

STANCHIONS. The three stanchions to be each formed with 10" x 6" rolled steel joists weighing 42 lbs. per lineal foot.

CAPS & BASES. The caps of the above stanchions to be formed with $\frac{5}{8}$ " steel top plates, $\frac{1}{2}$ " gusset and packing plates with ~~$\frac{3}{4}$ " rivets~~ as may be required and 3" x 3" x $\frac{1}{2}$ " angle iron rivetted with $\frac{3}{4}$ " rivets as per detail drawing.

The base plates to be 24" square, formed with $\frac{5}{8}$ " steel plates $\frac{1}{2}$ " gusset and packing plates as may be required and 5" x 5" x $\frac{1}{2}$ " angles rivetted with $\frac{3}{4}$ " rivets at standard spacings. The said bases to be somewhat similar to the caps shown on detail drawing, and are to be secured to the concrete bases with the bolts specified under concrete work.

TRANSOME CHANNELS. The transomes across the windows of shops and Gas Cos. Show room to be formed with 7" x 3" channels weighing 14.25 lbs. per lineal foot. The said channel to be continuous across each opening and secured to the stanchions as indicated with 3" x 3" x 1/2" angles and 5/8" rivets at standard spacing and to be built into the brickwork at least 9" at ends where required.

HANGERS. The above transome channels to be hung up to the breast sumers with proper 3/4" diam. screw bolts to approval one bolt to be fixed in the centre of each channel to directions.


VERANDAH CANTILEVERS. The cantilevers supporting verandah roof to be formed with 7" x 3" rolled steel joists and are to be secured to the above transomes with 3" x 3" x 1/2" angles with 5/8" rivets at standard spacings. The upper flanges of said joists to be bored for 1/2" screw bolts for fixing the wood fletchens hereafter described and provide for fixing the said fletchens proper 1/2" diam. screw bolts four to each cantilever. The said cantilever to have at least 30" of bearing at ends where built into brickwork.

SLING RODS. The sling rods to be 1 1/2" square steel forged as shown on detail drawing the lower ends to be taken round and rivetted to the undersides of the cantilevers as indicated with 3/4" diam. rivets and the upper ends to be properly threaded and fitted with proper nuts and tapered washers and are to be taken through the walls and secured to 4" x 4" x 1/2" angle iron anchors each 3 feet long built into walls.

DETAILS OF CONSTRUCTION. The minimum distance from the centre of any rivet or bolt hole to the edge of the material shall be 1 1/2". All joints shall be rivetted hot throughout. All rivets when driven must completely fill the hole, and the heads to be all in full contact with the surface. No loose or badly formed

rivets will be allowed. All rivets to be machine driven where possible.

PAINTING ETC. All steel work in connection with verandah and transoms to be painted with two good coats of oil paint before leaving the foundry. All beaming joists in stanchions to be well coated with tallow before leaving the foundry.

ANCHOR TIE. Fix to each end of all steel joists built into ~~walls~~ ^{brick} walls a 2" x 1/2" wrought iron anchor tie thus: -  properly forged threaded and fitted with cast iron plates each weighing 10 lbs. The said anchors to be secured to the joists each with three proper 1/2" diam. bolts with nuts and washers complete.

GENERALLY. The ironfounder must provide all materials and labour of every kind needful, and is to render up his work complete at the completion, anything omitted either in this specification or in the drawings in connection therewith notwithstanding.

<u>REFERENCE.</u>	<u>NO.</u>	<u>POSITION IN BUILDING.</u>
"C"	3	The large windows in Gas Co's Show room.
"D"	2	The windows ⁱⁿ South Hall of General Office
"E"	1	Window in office No. 2.
"F"	5	Window in Office No. 3.
"G"	1	Window in Office No. 1

DADOES. Carefully take down the dados capping and skirtings round the walls in General Office and Offices Nos. 1 2 & 3. The materials from the above to be stacked where directed and to remain the Employers property.

PARTITIONS. Carefully take out the sashes and take down the glazed partitions round Office No. 2 and between Office Nos. 1 and 3.

Carefully take down the stud partitions between offices No. 1 & 3 and office No. 2 and General Office.

Carefully take down the partition at rear of Hall under stairs. The materials from the above partition to be stacked where directed and to remain the Employers property.

CEILING. Take down and remove the lath and plaster on ceilings of and cornices in General Office and offices Nos. 1, 2, & 3.

FLOORS. Cut and trim the existing floors as may be required for the erection of new walls and on the erection of the said walls make good the floors up to same with materials to match the existing. Cut and trim the present floors as may be necessary for the shop entrances.

The joints of all new and old flooring to be made complete and left perfect.

MANTELPiece. Take down and lay aside the mantelpiece in Office No. 1.

CARPENTER WORK.ALTERATIONS TO EXISTING BUILDINGS.

DOORS. Carefully take down and lay to one side together with their frames casings, architraves and other appurtenances. All doors set out in the following schedule and reuse same in new openings as hereafter described. All doors not so reused are to remain the property of the Employer and to be stacked where directed.

SCHEDULE OF EXISTING DOORS.

<u>REFERENCE.</u>	<u>POSITION IN BUILDING.</u>
"1"	swing Double doors between Hall & General Office.
"2"	Door between Hall & General Office.
"3"	Door at end of Hall under landing.
"4"	Door to Office No. 1.
"5"	Door to Office No. 2.
"6"	Door to Office No. 3.
"7"	Door of Porch.
"8"	Door between General Office & Porch.
"9"	Door to building over Pit.

PLATE GLASS. Carefully take out and lay aside the plate glass in the three large lights in the South wall of Gas Co's Show room.

WINDOWS. Carefully take out and lay to one side the window sashes together with their frames architraves and other appurtenances as set out in the following schedule. All windows not reused to remain the Employers property and to be stacked where directed.

SCHEDULE OF EXISTING WINDOWS.

<u>REFERENCE</u>	<u>NO.</u>	<u>POSITION IN BUILDING.</u>
"A"	1	In north wall of General Office.
"B"	3	In south wall of Gas Co's Show Room.

NEW OPENINGS. Take down the lath and plaster and strapping on walls where required to form the new openings.

PLUGGING. Plug in a proper manner with dry Heart Totara plugs the present walls as may be required for fixing new finishings strapping etc.

TIMBER. All ground floor joists, wall and ~~and~~ ^{Sleeper} plates external door (~~save~~ ^{save} shop) door and clerestorey frames, _____

All exposed timber of verandah and all timber that is exposed to the weather or in contact with the ground or built into or in contact with brick or concrete to be Heart Totara. The shop fronts and lights in south wall of Gas Co's Show room to be of Queensland Maple. Partition struts and plates to be Oregon. The joists for verandah and the lining ~~and~~ and joiners work generally to be Heart Red Pine. Flooring to be Heart Matai and all timber not differently described to be of red pine which is to contain not less than 50% of heart wood on any board or scantling.

Only thoroughly seasoned timber to be used for joinery and all rough timber to be well seasoned and all timber containing bark, shakes, worm, large or loose knots or other defects will be rejected.

SHOT. WORK. All woodwork that can be seen when permanently fixed to be well wrot, and where not differently described to measure the full thickness specified, less the 1/8" which will be allowed for saw gauge and planing.

All mouldings, skirtings and architraves to be well cleaned with sandpaper and rough surfaces or weather stains on the flooring to be hand dressed off.

BOXING. Provide, fix and remove when directed the necessary boxing for all concrete work described herein.

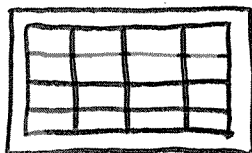
NAILS. All nails and spikes to be the best of their kind and to be of sufficient length to enter the second timber two thirds of their entire length and where necessary the nails to be well punched down.

BOLTS. All bolts described herein to be of wrought iron and to be properly threaded and fitted with heads, nuts and washers complete.

FLOOR JOISTS. The new floor joists were required to be 6" x 2" at 18" centres well nailed to the plates, sleepers etc. as may be necessary.

FLOORING. The new floors tinted yellow on drawings to be covered with T. & G. flooring to match the existing. All bywood to be dressed off and the flooring to be well cramped up and double nailed to each joint and the junction of all new and old flooring to be made complete.

PARTITIONS. The partitions between shops No. ^{and 2} 1 and Stores Nos. 1 and 2 to be formed with 4" x 2" bottom plates, 4" x 2" studs at 18" centres, and 4" x 3" intermediate plate at height of 7 feet. The studs to be checked 1/2" into plates and to be well skew nailed thereto with three 3" nails at each joint. The opening studs and heads to be 3" thick. This portion of the partitions to be prepared for lath and plaster. The upper portions of the above partitions (between the intermediate ^{plate} and ceiling) to be formed with 4" x 2" top plates and 4" x 3" dressed studs at ^{not} more than 72" centres. Said studs to be checked into plates and well nailed and to be rebated for the sashes. Fix between the said studs 2" rebated moulded and framed sashes with 1" sash bars thus:-




The said
with proper

ll prepared for ^{the} glass.

sashes to be secured to the framing
beads.

Fix along the bottom of the above sashes on both sides $1\frac{1}{2}$ " thick rounded nosing with neat bed mould under.

PLATES. Fix on top of the cantilever beams of verandah with the bolts previously described $3" \times 2"$ plates as shown on detail drawing.

WOOD BRICKS. Build into all new walls so requiring for securing architraves, skirtings and other finishings $3"$ totara blocks thus:- 

STRAPPING. Fix $2" \times 1"$ horizontal straps at $18"$ centres to the plugs previously described under the lathing hereafter described.

GROUNDING. Provide and fix where necessary for fixing Joiners' work and finishing generally Heart Totara grounds $3"$ wide by the necessary thickness securely fixed to wood bricks.

ROOFS. Construct the roofs over the W.C.s with $4" \times 3"$ dressed Totara beams as indicated, $4" \times 3"$ wall plates and walling pieces these being bolted to the walls with $1/2"$ bolts with heads, nuts and washers at not more than $48"$ centres and $4" \times 2"$ lean to rafters at $18"$ centres all well nailed.

Cover the roofs with $8" \times 1"$ closely butted sarking well double nailed to each rafter and put to eaves $7" \times 1"$ dressed gutter fascias.

VERANDAH. Form the roof of verandah as mutax indicated on detail drawing with $12" \times 3"$ rough fascia which is to be secured to the cantilever joists with proper $3" \times 3" \times 1/2"$ angle iron brackets which are to be rivetted to the said beams and ~~XXXX~~ ^{coach.} screwed to fascia, $2"$ thick joists of the requisite depth and tapered so as to give the necessary fall to gutter, well skew nailed to the plate previously described and to be covered on top with $6" \times 1"$ T. & G. dressed one side boarding well cramped

up and double nailed to each joist and all bye wood to be dressed off and prepared for the covering hereafter specified. Form the gutter with 2" beams of the necessary depth with 2" x 1" fillets nailed to same and 1½" thick Totara bottom laid with proper falls of at least 2" in ten feet to cess pools. Form in the said gutter where directed eight (8) cess pools formed of 1½" thick totara 6" square and 4" deep all prepared for lead. The ceiling of the verandah to be covered with 4" x ¾" T. & G. & V. jointed match heart red pine lining well crapped up and double nailed to each joist. The steel beams to be incased as indicated with 1" thick timber properly framed together and secured to proper blocks as indicated and with neat scotia or other approved cornice moulds in all angles.

The eaves of verandah and the two return ends to be formed as indicated in detail with 18" x 1½" thick red wood fascia board 1" upper fascia 7" x 2" moulded cover boards with neat bed moulds in angles and ~~XXXXX~~ ^{freize mould at bottom.} all as indicated and to detail to be supplied.

BRACING. Allow in tender for 200 lineal feet of 6" x 1" fencing cut flush into and well nailed to the under side of verandah joists.

ROOF COVERING. The above verandah and gutter to be covered with three ^{Ply} of "Roc" or other approved like roofing material which is to be well ~~XXXXXXXXXX~~ ^{solutioned} together and to the boarding with bitumen and on completion the whole to be left properly watertight.

ASBESTOS SHEET. Cover the ceilings of the three shops and stores with an approved brand of asbestos sheets at least 3/16" thick secured to the joists with 1" galvd. iron clout head nails. Fix where required to secure the ends of the said sheets 2" dwangs between joists. The said sheets to be closely butted together at joints.

Fix on the face of the above sheets 2" x 1" red pine, battens at 18" centres all prepared for the fibrous plaster hereafter specified.

SKIRTINGS. Fix round the walls of shops and stores 8" x 1" plain chamfered skirtings. All the above skirtings to be neatly mitred at angles, scribed to floor and to be securely fixed. Fix across the doorways in Hall ^{Shown to be blocked up} and where the existing skirting may be damaged ~~with the existing~~ moulded skirtings to match the existing and all new and old skirtings to be properly joined together.

ARCHITRAVES. Fix round both sides of the door opening between shops and stores and on one side of the outer doorway in stores and the new window opening in store No. 1 moulded architraves to match the existing. The said architraves to be neatly mitred at angles and securely fixed. The old architraves if whole and suitable may be reused for this work.

WINDOWS. Fix in the new window opening in north wall of store No. 1 one of the old windows complete with frame, architraves, linings etc. with any breakage or deficiency made good. Put to the window openings of W.C.s 4" x 2" rebated frames, 3" rebated and weathered sills and 2" thick framed and moulded sashes. Hang said sashes to the frames with 4" butts and fix thereon selected stays to the P.C. value of 5/6 each.

CLERESTORY LIGHTS. Form the clerestory lights over the shop fronts and Gas Co's show room with 3" thick rebated sunk and weathered sills blocked up from transome channels as indicated 5" x 3" rebated and beaded mullions and 5" x 2" rebated and beaded heads and side frames all prepared for steel sashes. The above frames etc. to be bored for the bolts previously described. Fix with proper beads in the above frames fixed steel sashes to approval and all left watertight.

The transome channels where exposed to be encased with 1" wrot. timber to approval.

SHOP FRONTS. The fronts of shops Nos. 1, 2, ^{and 3} & Gas Co's Show room to be formed with 4" x 3" rebated and moulded side frames and heads and like rebated and weather sills and 1 1/2" circular angle and other beads as indicated all fitted with the necessary proper ~~b~~eads and brass rose headed screws.

Form the ceilings of Shop Entrance recesses with 3" x 2" joists lined on upper surfaces with 4" x 1" E. & G. flooring and form the soffits thereof with mock panelling. Said panelling to be formed with 10" x 3/4" boards and 3" x 1" battens over joints, like margins and neat 6" girth cornice moulds in angles.

SHOW FLOORS, BACKS & CEILING. Allow in tender the P.C. sum of Fifty pounds (£50) stg. for providing and fixing show floors backs and ceilings to the shop windows.

BOLTING DOOR FRAMES. The external door frames of stores Nos. 1, 2, & 3 and W.C. to be secured to the brickwork with proper 1/2" diam. screw bolts with heads, nuts and washers complete. Six bolts to be provided for each frame. The nuts to be countersunk and plugged.

DOOR FRAMES. Put to the doorways of shops proper 4" x 3" rebated and beaded frames.

Put to the W.C. doorways 4" x 2" rebated door frames.

Put to the external doorways of stores No. 1, 2, & 3 and gateway ^{No. 3} from yard ^A to Torey Street 5" x 3" rebated and beaded frames.

The doorways of said stores to be filled with 5" x 3" rebated and weathered transome.

Put to the new internal doorways casings from the existing doors with any breakage or deficiency made good.

FANLIGHTS. Fix over the doorways of stores No. 1, 2, & 3, 2" thick framed and moulded fixed fanlight sashes all prepared for glass.

DOORS. Put to the doorways of shops No. 1 and 2, 8'.0" x 3'.0" x 2½" thick framed and moulded doors as indicated with 1½" sash bars fitted with moveable beads and brass screws all prepared for glazing. Hang said doors with three 6" brass ball bearing butts and fix there-on selected ironmongery to the P.C. value of 35/- per door.

Put to the doorway of shop No. 3, 8'.0" x 2'.0" (each leaf) x 2½" thick doors as above. Hang said doors with six 6" brass butts as above and fix thereon selected ironmongery to the P.C. value of 45/-

Put to the doorways of W.C.s 6" x 6" x 2'.6" x 2" thick framed and ledged batten doors. Hang said doors each with two 12" stout tee hinges and fix thereon selected ironmongery to the P.C. value of 10/- per door.

Put to the gateway from Tory Street to yard No. 3, 7'.0" x 3'.0" x 2" thick framed and ledged batten door. Hang said doors with three 6" steel butts and fix thereon selected ironmongery to the P.C. value of 15/-.

Put to the doorways between shops and stores three of the old doors complete with any breakage or deficiency made good and overhaul and put in proper working order the ironmongery thereon.

FIXING IRONMONGERY. All ironmongery to be fixed with proper screws of material to match the ironmongery.

GLAZING. Glaze the shop windows, the panels of shop doors and the lights in South Wall of Gas Co's Show room with 1/4" thick British polished plate glass bedded in wash leather. The glass in shop doors to be bevelled on one side.

Glaze the windows of W.C.s with an approved pattern of obscured glass.

Glaze the lights in partitions between shops and stores and the fanlights of external doors of latter with 21oz. of clear sheet glass. Glaze the steel sashes in clerestorey lights with 16 oz. sheet glass.

All sheet glass to be of seconds British manufacture and all to be cut full size of rebates to be well bedded, braded and pointed with good putty. All rebates to be well primed before bedding the glass.

The present plate glass may be reused

HONOURS BOARD. Fix in Hall where directed the Gas Co's Honours Board.

OLD SKIRTINGS ETC. Strip off the skirting, architraves, and picture moulds in the Gas Co's show room and refix the same, with any breakage or deficiency made good, after the fibrous plaster hereafter specified has been applied.

GENERALLY. The Carpenter & Joiner to do all in their respective branches shown on the drawings or implied by the specification so as to complete the whole of the works in a thoroughly sound manner and to give all necessary assistance to other tradesmen employed on the building.

CONTINGENCY SUM. Allow in tender the P.C. sum of twenty five pounds stg. (£25) as a contingency sum to be expended only on extra works ordered by the Architects and at the final adjustment of accounts any balance of such sum unexpended will be deducted from the Contract monies.

ELECTRIC LIGHT. Include in tender the P.C. sum of fifty pounds stg. (£50) for installing electric light in the shops.

PLUMBER.

ROOFING. Cover the roofs of W.C.s with best quality of saturated felt, secured to woodwork with galvd. iron clout head nails.

ROOFING IRON. Cover the roofs mentioned in the preceding clause with an approved brand of corrugated galvd. iron which is to be lapped at least two corrugations and to be secured with lead headed nails.

EAVES GUTTERS. Put to the eaves of the W.C. roofs 24 gauge galvd. iron 4" O. G. gutters with all joints therein double soldered. Said gutters to be supported on proper galvd. wrought iron brackets placed not more than 36" apart and to be filled with all needfull stopped ends and outlets.

CESSPOOLS. Line the eight (8) cesspools in verandah roof with 5 lbs. lead and convey the water ^{from} thence into the downpipes hereafter described with 3" diam. heavy lead swan necks with proper wire protection fitted over outlet.

OVERFLOWS. Fix in the gutters of verandah where directed seven (7) 2" diam. heavy lead vertical overflows to discharge clear of building.

DOWNPIPES. Put to the W.C. roofs where directed three stacks of 2½" diam. 24 gauge galvd. iron downpipes soldered watertight and with proper shoes to discharge over concrete.

Put to the verandah xx roof in each pier to direction eight (8) 3" diam. screwed galvd. iron down pipes securely fixed to walls. The said downpipes to be either carried under footpath to street channel or ^{connected} ~~connected~~ to 4" diam. ^{drain} pipes connected with stormwater sewer as may be ^{required} ~~required~~ by the Sanitary Inspector.

FLASHINGS? Flash with 4^{lbs} lead in a proper manner as required the roofs of the W.C.s.

Flash with 5 lbs. lead as indicated the roof of verandah against the clerestorey lights. Said flashing to be ^{taken up} under wood sill and copper tacked to same.

Well wedge and point the above flashings as required.

TOILET BASINS. Fix in stores No. 1, 2, & 3 where shown three (3) toilet basins to the P.C. value of 75/- each. Fix said basins on approved cast iron brackets and put to each basin nickel plated plug, washer chain grating and 1/2" nickel plated pillar cock.

TRAPS. Put to each of the above basins a proper 1 1/2" diam. heavy lead trap fitted with brass cleaning screw. Put proper antisypen pipes to all traps so requiring.

WASTES. Put from the above traps to the gully traps 1 1/2" diam. screw iron waste pipes securely fixed to walls.

W.C. FITTINGS. Fix in each W.C. an apparatus complete consisting of three gallon cast iron cistern with cover fixed on proper iron brackets and fitted with brass chain overflows pull handle ball cock syphon valve stop cocks and approved white pedestal wash down pan and polished seat to approval complete. The water to be laid on to the pans with 1 1/2" heavy lead flush pipes and the said pans to be connected direct to the drain. All in strict conformity with the By-Laws. All the above pans to be ventilated in accordance with the By-Laws.

VENTS. Fix such main and terminal vents as may be required by the By-Laws or the Inspector.

LAY ON WATER. Lay on water to each W.C. cistern and toilet basin from ~~the~~ the present supply in 1/2" diam. screw galvd. iron piping well secured to walls.

DRAINS. All new soil and stormwater drains shown by dotted lines on plan to be formed with 4" diam. socketted salt glazed stoneware pipes which are to be laid with proper falls, jointed with strong cement stucco and every other respect laid in strict conformity with the By-Laws. The said drains to be connected with the present drainage system.

GULLIES. Fix where shown 4" trapped earthenware gullies fitted with dished covers and cast iron gratings.

BUCHAN TRAP. Fix where shown a 4" Buchan trap complete with fresh air inlet and cast iron grating.

NOTE. The tender is to provide for everything necessary to completely finish the plumbing and drainlaying works in strict conformity with the By-Laws and to the Inspectors' approval anything omitted in this specification in describing same notwithstanding.

P L A S T E R E R.

SAND. All sand used for both the inside and outside plastering to be of an approved quality of fresh water sand, and after being passed through a fine sieve must be well washed or otherwise cleansed of all impurities.

CEMENT. All cement used by the plasterer to be from a manufacturer approved by the Architects and delivered on the works in casks or bags in good condition and in such quantities as may be required.

EXTERNAL PLASTERING.

MIXING. The first or under coat of stucco, hereafter described to be made with one measure of cement to two measures of sand and the second or finishing coat and all moulding with one measure of cement to one measure of sand.

THICKNESS. The external stucco work when finished must nowhere measure less than $\frac{3}{4}$ " thick.

STUCCO WORK. Stucco two coats in the very best manner with materials as above the external walls of W.C.s, the reveals and soffits of all openings therein and the parapet walls thereof. Stucco in a like manner all altered openings, or other works around the buildings.

All existing external plastering damaged in carrying out the works to be made good and the junctions of all new and old plastering to be made complete and perfect.

LIMEWASH. Stop and limewash to approval two good coats the internal walls of W.C.s.

HACKING. All existing brick walls, both internal and external so requiring to be well backed or otherwise prepared to approval

and to be well wetted before applying the plaster.

EXISTING CEILINGS ETC. Take down and remove the existing lath and plaster ceilings and cornices in General Office and Offices Nos. 1, 2, & 3.

INTERNAL PLASTERING.

LATHING. All laths to be of Heart Totara or Oregon, sawn $3/4$ " wide and $3/8$ " thick and spaced not more than $3/8$ " apart, but not to be less than $1/2$ " apart, joints to be broken on a stud and to be well nailed thereto with 1" cut, galvd. iron lathing nails.

COARSE STUFF. The coarse stuff for ordinary plaster, on lathing to be made with two parts of sand, one part of fresh burnt stone lime to approval and a sufficient quantity of well washed, long cow hair, all to be mixed one month previous to being used. The coarse stuff for the first or under coat of all plaster on brick walls to be made with two measures of sand and one part of cement with a small quantity of cow hair added just before used.

FINE STUFF. The fine stuff for internal plaster to be made with one half lime putty, one half well washed white or grey sand mixed one month before being required and gauged with one fourth part of plaster of Paris immediately before use.

LATHING. All new stud partitions, all openings in existing partitions shown or specified to be blocked up, the existing walls where dadoes are removed or which may be broken in carrying out the alteration so requiring to be lathed (where necessary on both sides.)

PLASTERING. Lay, float and set on all lath work mentioned in the preceding clause.

Render, float and set on all new brick walls and elsewhere so requiring.

All plaster work to extend down to floors and all --- and old

plaster work to be properly joined together.

Each coat of plaster to be allowed to become thoroughly dry before the next coat is applied and the first and second coats to be well scratched before the following coat is applied.

BREAKAGES. All breakages, cracks and other defects in the existing plaster work to be made good.

KEENS CEMENT. Plaster with Keens cement on a backing of Portland cement the encasing of stanchions and breastsummers in Gas Co's Show room.

FIBROUS PLASTER ON WALLS. Fix on the walls of Gas Co's Show room (where now papered) approved fibrous plaster sheets at least 1/4" thick. Said sheets to be secured to the walls with galvd. iron nails or screws with heads countersunk and plugged. Stop all joints in said sheets with scrim and Plaster of Paris to approval.

FIBROUS PLASTER CEILINGS. Fix on the ceilings of shops and stores selected pattern of fibrous plaster to the P.S. value of 7/6 per square yard and fix round the said ceilings ^{and} beams thereon like cornices to the P.S. value of 1/3 per lineal foot. All the above ceilings and cornices to be well secured to the woodwork with countersunk galvd. iron clout headed nails ~~with~~ and screws and all joints, nail heads etc. to be stopped on completion, to be properly cleaned down and to receive at least one coat of approved distemper so that the whole of the work may be left perfectly white.

The plasterer is, under his contract, to fix all necessary dungs or battens to level the ceilings and take the ends of ~~boards~~ ^{sheet} ~~boards~~.

TILING. Lay on the floors of shop entrances, recesses, stall boards walls and the return into doorway of shop No. 2, tinted

pink on drawings selected tiles to the P.C. value of 35/- per square yard.

The said tiles to be soaked in water for at least 24 hours before being required and are to be laid on a skimming coat of good Portland cement stucco and carefully bedded in lime cement. On completion the said tiling to be well cleaned down with dilute muriatic acid to approval and forthwith covered with sawdust. The concrete to beds previously described to be well saturated with water immediately prior to the skimming coat being laid thereon.

The present plaster work on facade to be ~~XXXXXX~~^{removed} where required for fixing the above tiles.

DOULTON'S NOSINGS. Fix on the treads of steps at the external doorways of shops and stores to approval Doulton's Patent silicon nosings.

GENERAL. Do and perform all that is required of a Plasterer to complete the works. All broken or damaged plaster to be repaired after all the other tradesmen are finished and the whole of the works to be left perfect in all respects.

P A I N T E R .

PAINTS. All paint to be composed of Blundell, Spence & Coy's or other approved best genuine white lead, mixed and well ground with "Etar" or other approved brand of linseed oil, pale in colour, transparent, free from smell and sweet to taste, strained and each coat to be a different tint and the finishing coats to be approved tints. The paint to be all mixed on the premises. For outside work the white lead to be mixed with half and half of raw and boiled linseed oil for inside work only raw linseed oil to be used.

ROOF PAINT. All roof paint to be made with best quality approved brand of English Oxide of Iron and linseed oil mixed in proper proportions.

KNOTTING & STOPPING. Knot ^{stop} pumice smooth or otherwise prepare all wood, iron or other painted or varnished works hereafter described after priming for painting, or oiling for varnishing, all nail holes, cracks, shrinkages, etc. to be neatly stopped with coloured putty.

BURNING OFF. All existing external woodwork that is now blistered or is likely to blister where repainted to be burnt off and the surfaces so burnt off to be primed with a good coat of red lead and oil paint. Said priming coat to be in addition to the two coats of paint hereafter described.

CLEANING DOWN. All old woodwork specified to be repainted or revarnished to be cleaned down to approval.

PAINTING. Prime and in addition paint with three good coats of oil paint, all new external wood and iron works exposed to view, and all new internal woodwork (Not otherwise described) and

ironwork generally. Said work to be well rubbed down between the coats and finished approved colours.

All existing external wood and iron works that have previously been painted to be well cleaned down and to receive two good coats of like paint.

The external vestibule door to receive two coats of clear coach varnish after being painted.

Clean down, prepare for and paint with two coats of "Keystone" (flat finish) the plaster ceiling in Gas Co's ^{present} Show room.

Prepare for and paint with two coats of oil paint as above all new and old plaster walls in shops Nos. 1, 2, & 3 and stores Nos. 1, 2, & 3.

FRENCH POLISH. Stop, stain and French polish in a superior manner the shop front and doors and the lights in south wall of Gas Co's Show room.

OILING. All new and altered internal woodwork in vestibule, shops and stores to be stopped and oiled one coat with boiled linseed oil.

VARNISHING. All woodwork mentioned in the preceeding clause to be varnished one coat with patent knotting and one coat of approved "Eggshell" varnish.

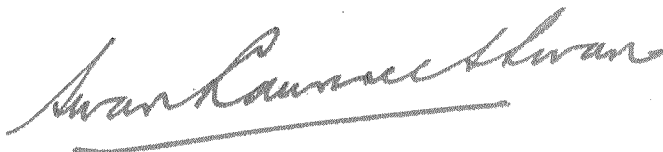
ROOF PAINTING. Paint with two good coats of oxide of iron paint the roofs of V.C.s etc.

Clean down with wire brushes or by other approved means the roofing iron etc. on the existing building which has previously been painted and paint same with two good coats of English oxide of iron paint.

LETTERING. Allow in tender for writing on the frieze of verandah in about 10" deep letter shaded in Black the words WELLINGTON GAS CO. LIMITED.

REMOVE STAINS. Any oil, paint, varnish or other stains which the painters or other tradesmen may make on the floors to be entirely removed by being planed or sandpapered off.

GENERAL. The painter to do all that is written or implied in or by the drawings and this specification, all materials used to be of the best quality and all work must be carried out by experienced tradesmen and everything left perfect on completion.



Registered Architects,

81, The Terrace.

WELLINGTON N.Z.

JANUARY 1926.

THIS IS THE SPECIFICATION REFERRED to in the agreement dated this
day of 1926 and signed by me/us.

WITNESS.