

SPECIFICATION

Specification of work to be done and material to be in the erection of a reinforced concrete building in Cuba Street for Mrs. A.E.Tatum, in accordance with plans and specifications prepared by and under the supervision of:-

James Bennie F.N.Z.I.A.
Architect,
Wellington.

DRAWINGS

The drawings consist of plans of each floor, sections and elevations, reinforced concrete plans, and details. Reference is to be made to these drawings for all dimensions, heights, arrangement of all compartments etc., and they are to be considered as well as the detail drawings to be made during building operations in accordance with them as forming part of this specification.

WORK

The contract includes the execution of the whole of the work shown on the drawings, as well as those described or implied in this specification, or described on the drawings together with all minor operations and details, which may not be shown or described on the drawings or in the specification, but which are necessary for the proper execution and completion of the works according to the true intent and meaning of the contract. The contractor is to provide the whole of the materials unless otherwise specified, as well as all labour, cartage, tools, impliments, scaffolding, tackle, hoisting gear and all other things necessary for the due and proper execution of the works.

FEES

The contractor is at his own expense to pay all City Council fees in connection with the contract, provide all necessary hoardings for the proper protection of the works, and with as little obstruction as possible to the public traffic and thoroughfare. Care is to be taken of adjoining property, fencing etc., and the contractor is held responsible for the same. Provide and fix a suitable notice board, 6 ft x 4 ft, written and fixed where directed.

EXCAVATOR

Excavate the whole of the site for buildings, etc, then dig the trenches for the foundations of all walls, piers, etc., of concrete. Concrete yards to have sufficient falls to gully traps to take away all storm water.

Dig trenches for drains where required.

Should any obstruction be met with in the trenches etc., they are to be removed, and if loose or unsound ground is met with in the trenches or elsewhere, the ground is to be excavated until a solid bottom is reached.

No foundations are to be laid until the excavations have been examined by the Architect. In default of this the contractor is held responsible for any future settlement, fractures or other defects in the building.

All surplus soil, rubbish etc., are to be carried away from the site and the contractor is to find his own dumping ground.

NOTE

The existing wooden portion which includes the butchers, hairdressers and boot shops, entrance to the present dining room and living quarters on the first floor are to be removed by contractor and the new reinforced concrete building as now planned erected on the site. All existing buildings at rear of new front portion and all adjoining premises to be altered and made good and well flashed with 4 lb. lead flashing to new structure. Butcher's plant and layout to be carefully protected during building operations.

The present tenants of the barber's shop and entrance to dining room are to remain in occupation during reconstruction and are to be disturbed as little as possible and the operations are to be performed under the sole direction of the Architect. All existing plate glass to be re-used as far as possible in new shop windows and clean off all paint etc. The bricks of dividing walls to be cleaned and used again for walls leading to dining room and walls of ground floor W.C's. The brick walls are to be built on reinforced concrete foundations as shown on plans and walls to be 4½" laid flat and piers to be 14" x 9". All built in 3 to 1 sand and cement mortar with full mortar joints ready for the plasterer. *wire bond every third course*

CONCRETE

Concrete for the foundations shall consist of Wilson's Brand, Auckland, or other approved brand, 1 part, 2 parts sharp grit clean sand, and 4 parts shingle or selected broken metal.

All cement to be stored in a watertight shed.

The shingle or broken metal and sand to be approved before using, salt water material is prohibited. No stone to be larger than will pass through a 2" ring for the foundations and ½" ring for walls, floors, beams, piers, etc.,.

All concrete to be thoroughly mixed by an approved concrete mixer and care to be taken that the concrete is solid and to prevent hollows or honey combing and to be well worked against boxing on all sides.

All walls, roofs, floors etc., to be absolutely waterproof.

All boxing to be 1½" pinus signus or other approved forms well supported and made secure. No red pine is allowed.

All supports to be at least 4" x 3" timbers at 3 feet ers.

All beams, piers and corners of concrete to have 1" splayed angles.

The rubbish at the completion of the contract, chips shavings, short ends of timber etc., to be removed from the site.

PLASTERER

The whole of the exterior walls, parapets etc., and 7 ft high dado with 1" sunk mould round all interior walls of all shops, up staircase walls, to be covered with cement stucco first coat 3 to 1 sand and cement and 2 to 1 second coat Chote's Oehre waterproof Lustre Stucco mixed thoroughly and put on at least ¼" thick so that thoroughly dry walls are the result.

The dryness of the walls etc., will have to be guaranteed.

String courses, moulds, brackets, piers, panels, etc to be detail hereafter submitted.

Front elevation to be Cullamix stucco with white sand aggregate as per maker's specification graduating into several colours as directed.

Float all ground and first concrete floors, yards etc., with 2 to 1 sand and cement, and to be finished in 1 to 1 cement and sand polished trowelled surface.

The present concrete yard and dwarf walls of same W.C. floor to be floated in stucco as above.

All interior walls and ceilings, concrete beams, arches, etc., of ground floor to receive first coat $\frac{3}{4}$ sand, 1 cement and hydraulic lime in proportion of 1 bucket lime to 1 bag of cement, second coat finished off in putty and Keene's Universal in the proportion of $\frac{1}{2}$ to $\frac{1}{2}$ trowelled to a smooth and polished surface.

Supply and fix Fibrous Plaster cornices 6" deep round all beams and walls of shops and Dining Room entrances and passage leading to the Dining Room.

Cover the two bathroom floors with Scotch rubber $\frac{1}{4}$ " thick and up 2" splayed corners all cemented down to the smooth plaster floor with fall to grating overflow.

Allow the nett sum of £300-0-0 for Terrazza floors, steps and risers, and tiled shop fronts under plate glass, including piers and butchers shop slabs, walls of entrance to Dining Room and the two upstairs bathroom walls.

REINFORCED WORK

The whole of the foundations, piers, columns, walls, floors, staircases etc. to be built in reinforced concrete work as shown on plans and details to be strictly followed and constructed accordingly.

All steel work to be plain round bars mild steel and of the British Standard Specification.

AIR GRATES

Provide and fix one dozen 12" x 9" coloured cement gratings built in walls where directed.

Leave openings for all pipes, heating water service, wastes, gas, electric light, etc. as required.

Provide and fix all ironmongery including locks, hinges, fasteners etc., and all other iron work for the due and proper completion of the works.

TIMBERS

Where timbers specified to be Totara, Rimu, Redwood, Douglas Fir, etc., for finishings and fittings, to be of Heart and to be kiln dried.

All framing timbers to be good sound clean O. B. T.

All other timbers to be first class Rimu.

The whole of the carpenter's and joiner's 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 all works.

All joinery to be hand dressed and sand papered smooth.

IRONMONGERY

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

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

SCHEDULE OF TIMBERS

<u>HEART TOTARA</u>	All wall plates throughout.	4" x 2"
<u>O.B.T. RIMU</u>	All roof purlins	5" x 2"
	First floor ceiling joists, studs, dwangs and plates	4" x 2"
	Sarking, hips, ridges, etc.	8" x 1" and 8" x 1 1/4"
	Wall battens for first floor linings two feet centres	3" x 1"
<u>DRY HEART RIMU</u>	All interior doors and frames	
	Architraves, skirting and fittings.	
<u>DOUGLAS FIR</u>	All members of roof trusses as figured on plans, strapped and bolted together as shown on plans and directed.	

All joists to be at 18" ers.

All wall plates to be bolted as above at 4 feet ers. with 3/8" bolts, nuts and washers.

SKIRTING All skirting throughout all first floor rooms, passages, halls and all compartments to have 6" x 1" plain splayed Heart Rimu, mitred and scribed to floors.

ARCHITRAVES All architraves to be 5" x 1" plain splayed with 6" x 1" - 1/4" caps, all wall secured to Totara grounds where required.

LINEN PRESSES Make and fix linen presses where shown with five tiers of 1" shelving to each press.

WARDROBES Wardrobes to have bottom and top shelf and coat rail to each apartment.

BATH CABINETS Make and fix in each Bathroom a shaving cabinet, set into wall, all of 3/4" material, 3 plate glass shelves and door to take 18" x 12" bevel plate mirror, hinges and catches complete.

HANDRAILS Make and fix 2 1/2" rounded hand rails on all walls of staircases both sides, 4" x 1" batten secured to walls and rails supported every 3 ft. ers. on approved brass brackets. Landing balister to be 4" reinforced concrete with 6" x 2" Heart Rimu cap with rounded edges.

CHINA CUPBOARDS These cupboards to have 6 tiers tiers of 1" shelving to each apartment.

PAY DESK Desk to project out on two 1 1/2" brackets, 1" shelf with cash drawer under with pull, lock and key, framed sash all round 3/16" plate glass 3 ft high, 1" face and cap to detail hereafter provided.

remodel ends of roofs over existing portion forming hips, gutters & skylight all made good & well flashed.

DOORS

^{interior} All doors to be as figured on plan, Heart Rimu frames, 3 ply Oregon panels both sides flush with frames, triangular drops and 1" half round mould both sides. hung on 1½" rebated jambs with two 4" antique copper pin hinges, allow the sum of 12/6 p.e. value for locks to each door throughout the building.

All exterior doors to be Heart Totara hung with three 4" brass hinges to 4" x 3" Totara rebated frames. Allow the sum of 30/- nett value for locks and bolts to each exterior door.

All shop doors, passage doors to the Dining Room and fanlights of shop windows to be glazed with 3/16" plate glass.

Doors under stairs to be covered with 24 gauge iron forming a safe enclosure.

Shop fronts to have 3" x 2" Totara frames, ½" angular corners glazed with ½" plate polished glass.

Butcher's shop window to have glass raised on brass nicol studs for ventilation.

WINDOWS

All sashes, frames and fanlights to be of Heart Totara, 2" rebated and grooved sashes, 4" x 3" solid rebated and grooved frames, mullions and transoms.

Sills to be made watertight with weather grooves and galvanised lips etc.

Glazing throughout to be 21 oz., except where otherwise specified. Hang all sashes with two 4" brass butts and allow 7/- p.e. value for each easement stay or fastener.

One fanlight to open in each set of windows and allow 7/- p.e. value for fasteners, cords etc..

The large sash in Lounge ceiling to have 4" x 3" frame and 2" sashes divided as shown and with pin head or other selected figured glass, frame to have architrave round. *ceiling sash over pay office similar as above*

Make and fix sashes and frames as above to centre room next to Lounge, two portions to be hung for ventilation.

Two passage doors of front rooms to have hung sashes as above.

LEADLIGHTS

Allow the sum of £10-0-0 nett value for leadlights to fans over the two pair of doors in passage leading to Dining Room.

Make and fix cupboards doors complete over each Linen Press and Wardrobes and floor of same to be 6" x 1" T and G flooring. Make and fix 3 ft x 3 ft man hole as shown with cover.

FIRE ESCAPES

Make and fix two steel escape ladders down to street verandah where directed to have 1½" x ½" side strings and ½" treads and anchors complete as directed.

PICTURE MOULD

Supply and fix to all rooms and passages first floor a 3" x 1" picture mould fixed to Totara grounds where required.

VERANDAH

Make and fix street verandah as shown on plan, six 6" x 3" x 12 lbs T steel joists anchored to pier reinforcement. 1½" steel rods similarly anchored to piers and joists.

2" thick joists fall 5" to roof, 1" T and G sarking and covered with one ply and then three ply Malthoid or other approved covering in 18" strips well secured and cemented down.

Form gutter of Malthoid as above with falls to three cast iron down pipes to street channel, 5" x 1" caps, 16" x 1½" fronts and returns and planted on panels and moulds. Form sashes in each end of centre arch walls similar as shown window sashes.

VERANDAH CONTD

Cover ceiling of the verandah with Mason wood forming panels between steel joists. Supply and fix six 10" x 1" Totara V shaped sign boards under each steel joist well secured with straps etc as directed.
All panels to have 5" x 1" redwood surrounds.

All wall studs and ceiling joists of first floor to have 4" x 2" Rimu at 18" ers, plates and dwangs of 4" x 2", floor plates anchored to floors with bolts 4 feet ers., form arches as shown in 4" x 2" timbers. All concrete walls to be plugged and fixed 3" x 1" Rimu battens at 2 feet ers. Then cover the whole of the walls and ceilings of first floor with 1/2" Canex Wall board or other approved material V upright joints, with outout design for all irrazes on ceilings and walls of Lounge, landings and passages.

Cover arches as above forming panels, soffits etc. in planted on Canex material cut to design hereafter given.

Form dado round all rooms, landing, passages etc. on first floor of Mason wood or other approved materials flush with upper linings, then cover joints of same with 4" x 3/4" Heart Rimu battens.

Ceilings of all other rooms etc. to have 6" wide Canex frieze. Cover the three shop lower ceilings with Mason wood as specified for panelling of verandah.

PLUMBER

The whole of the Plumber's work is to be done by thoroughly competent tradesmen in a workmanlike manner to the entire satisfaction of the Architect and the Council Authorities.

WATER Lay on two new service pipes from main in street in 1" service of approved copper piping, one to Butcher's shop, at rear and the other to rear of Dining Room.

Lead off in 1/2" copper branches to all basins, W.C.'s, Sloane Valve for W. C.'s, two 100 gall. copper corr. tanks built on roofs, baths, showers, and two stand pipes where directed with hose connections.

All points hot and cold water to be fitted with nicol plated streamline taps and extension and stand pipes of brass.

Showers to have nicol plated rose shower and pipes.

Connect to existinf hot water service in the Dining Room and lead off in copper pipes to all baths and basins on first floor.

BATHS Provide and fix two first class east enamel baths nett value £15-0-0 each, fitted with lead traps, overflows, galvd. iron screwed waste pipes to deliver over gullies, chains, washers, plugs, vents, etc. complete.

W.C.'s. Provide and fix all W.C.pans of approved brand fitted with double flap seats.

All soil pipes to be 4" socketed cast iron joints run with melted lead well caulked, to be carried down walls and securely fixed to same, all fitted with vents, etc., and made good into drains as per City By-Laws.

BASINS Provide and fix four stoneware basins nett value 60/- each on suitable frames, fitted with brass nicol plated taps, overflows and nicol brass gratings galvd. in iron screwed waste pipes to deliver into gullies.

PLUMBER CONTD

DRAINS Provide and fix sewer and stormwater drains where shown and connect to mains in street, all in 4" glazed earthenware pipes, jointed in cement, all to be fitted with gully traps, cleaning eyes, buchans and vents, etc., and all in accordance with City By-Laws.

NOTE If existing drains are in good order new drains may be connected to same.

DOWNPIPES Provide and fix 4" copper downpipes well jointed and set into concrete piers fitted with copper heads and grates, well secured to walls and connected to drains.
Provide and fix 5" copper spouting to all eaves and copper downpipes with fittings complete.

FLASHING Flash all parts of then building with 4 lb. lead.

Cover all roofs with sarking, felt, then with 24 gauge galvd. corr. iron copper bearing 9" end laps and 2" corr. side laps, and fixed with lead headed nails, 6" spouting and 3" downpipes. The flat portion of roofs to be felted and cover with plain copper bearing 24 gauge plain iron with 2" rolls well flashed and over flashed as directed.
All ridges to have 24 gauge copper bearing galvd. iron lead edged.

Supply & fix 2-6x5" waded skylights & one over payoffice 22 gauge G. iron & glazed with wired glass

ELECTRIC LIGHT Allow the sum of £100-0-0 nett value for Electric Light and fittings, heating and hot water services.

All gutter to be boxed and 8" falls to downpipes, all gutters made with 22 gauge galvd. iron copper bearing forming drips, and all over flashing and step flashing to be 4 lb. lead well secured and built into walls as they are carried up.

NOTE Allow the sum of £100-0-0 nett value for repairs, new gutters etc. to existing premises at rear to be spent if required.

PAINTER

The whole of the exterior wood and iron work, ceilings under verandah, escapes etc., to be primed, stopped and then painted two coats of Tinox paint picked out as directed.

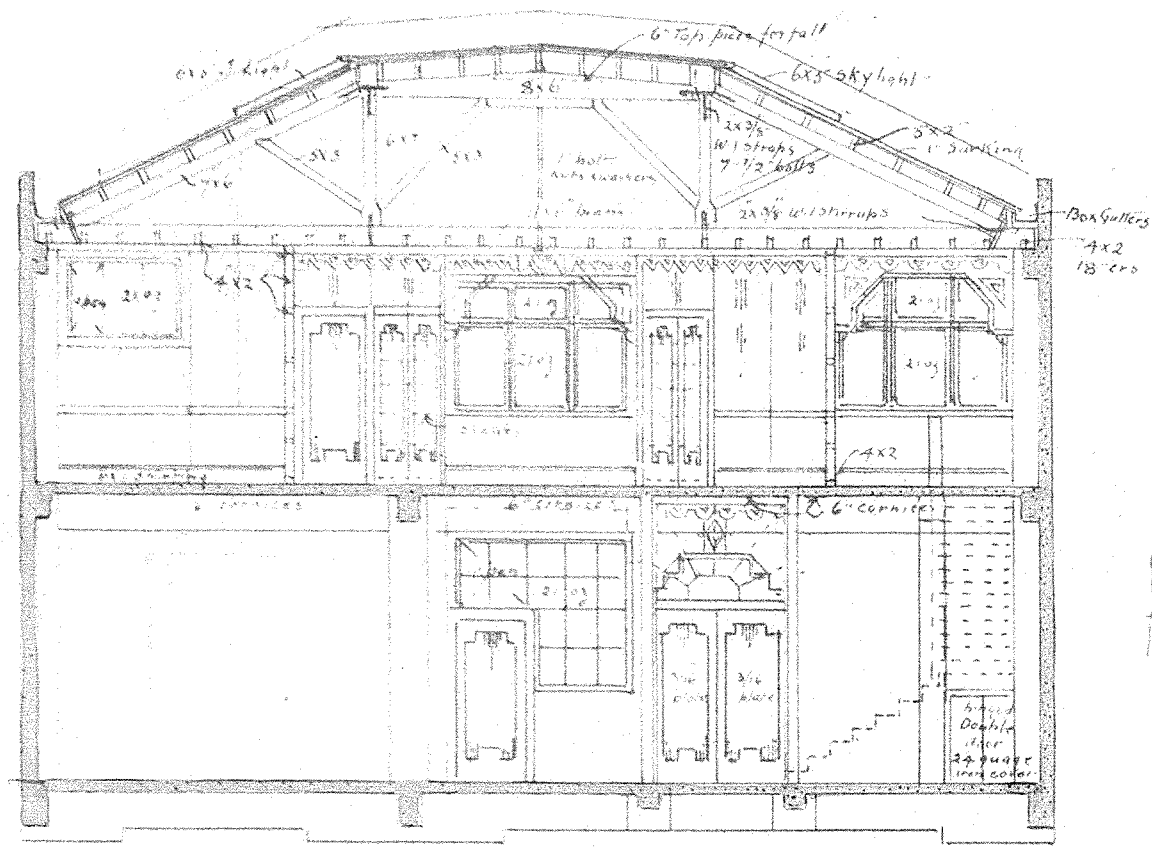
All iron roofs, tanks, spouting, downpipes, gutters etc. to receive two coats of above. All interior dsdo walls of the butcher's shop and refrigerator walls to be primed with filler, stopped and then painted two coats of enamel.

all existing roofs to be painted. one coat paint & all wood work 2 coats.

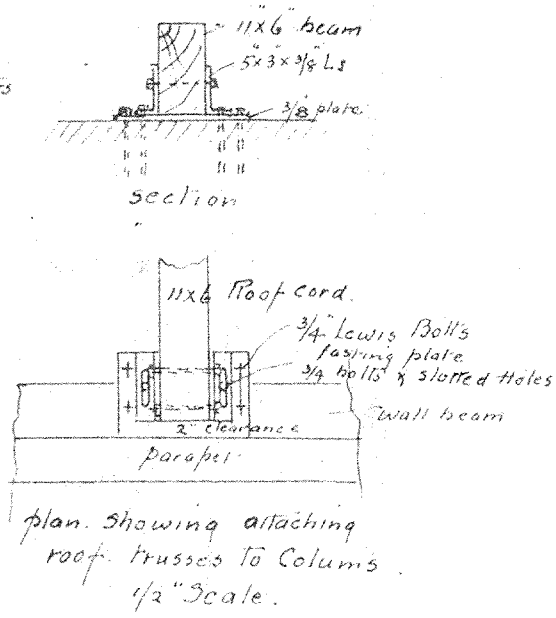
All interior joinery to be stopped, oiled and stained and spirited three coat work as directed.

Allow the extra nett sum of £50-0-0 for further work in decoration if required.

The whole of the work to be done in the most workmanlike manner by good tradesmen and all materials used to be the best of their respective kinds.



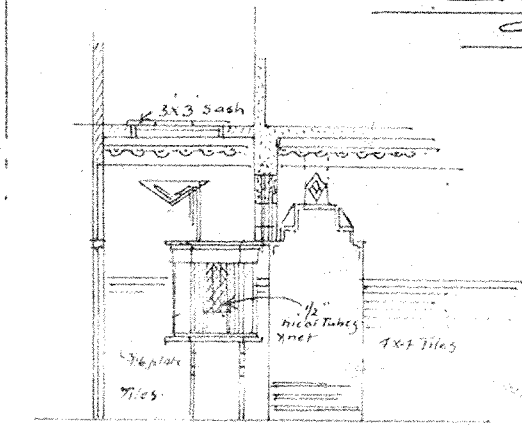
SECTION AA



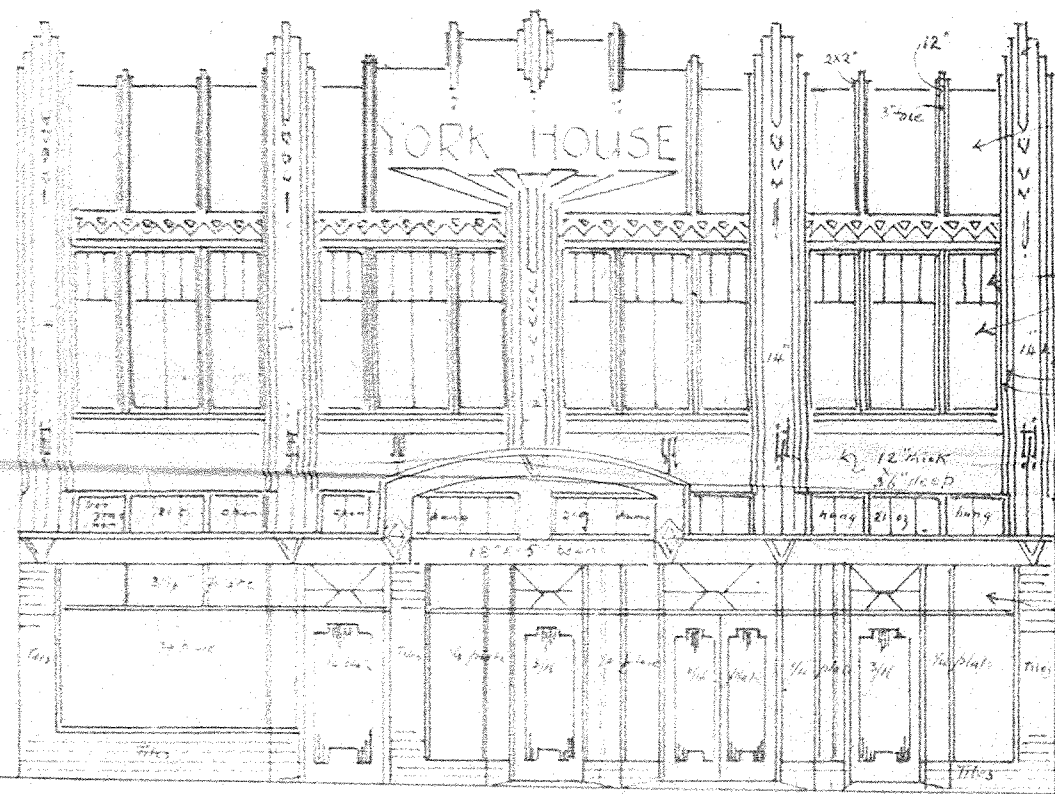
plan showing attaching roof trusses to columns 1/2" Scale.

PROPOSED BUILDING
CUBA ST for MRS A. E. TATUM.

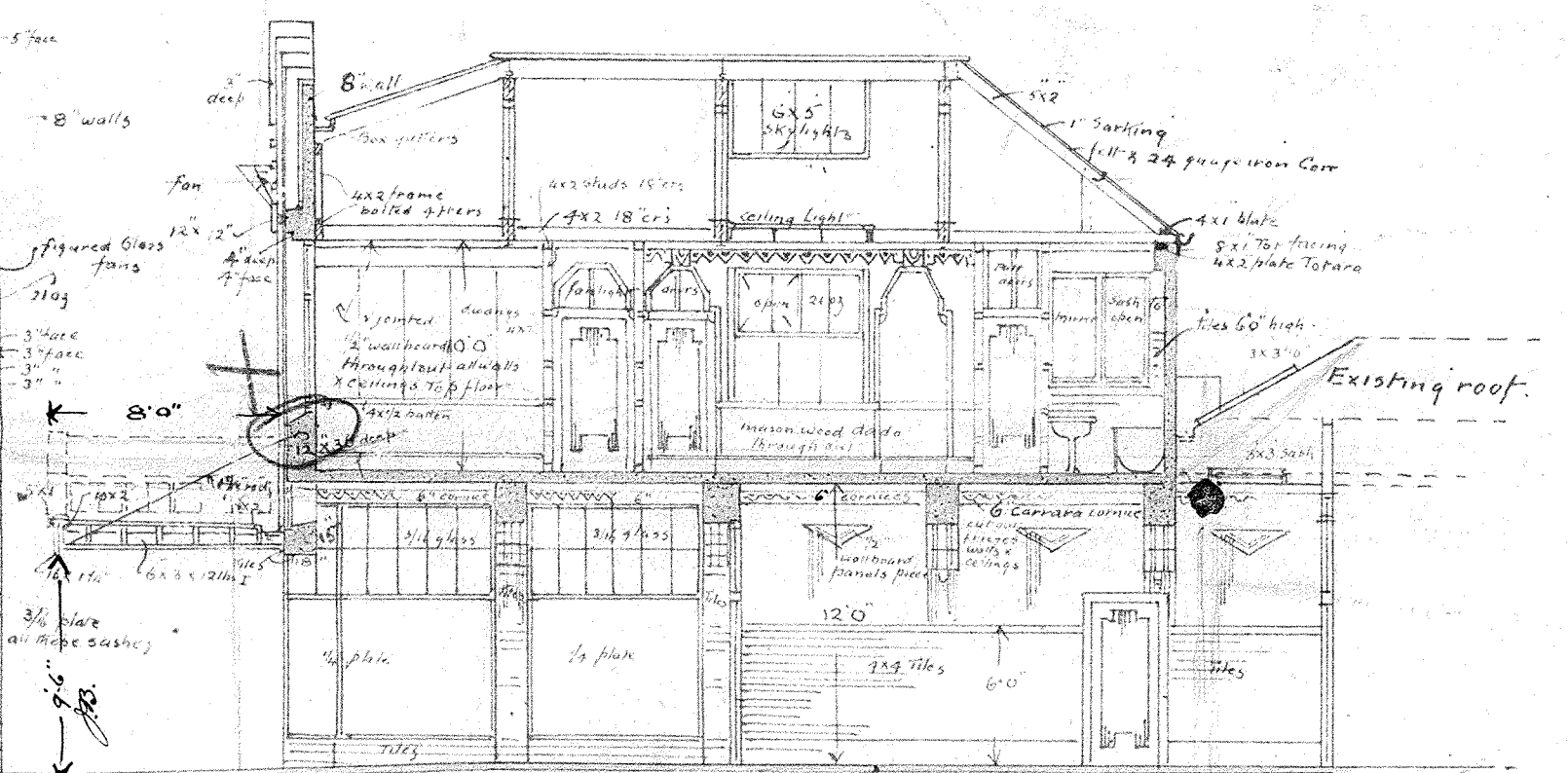
1/8" Scale. James Benne F.N.Z.I.A.
Architect
April 20th 1935



ELEVATION OF PAY OFFICE.

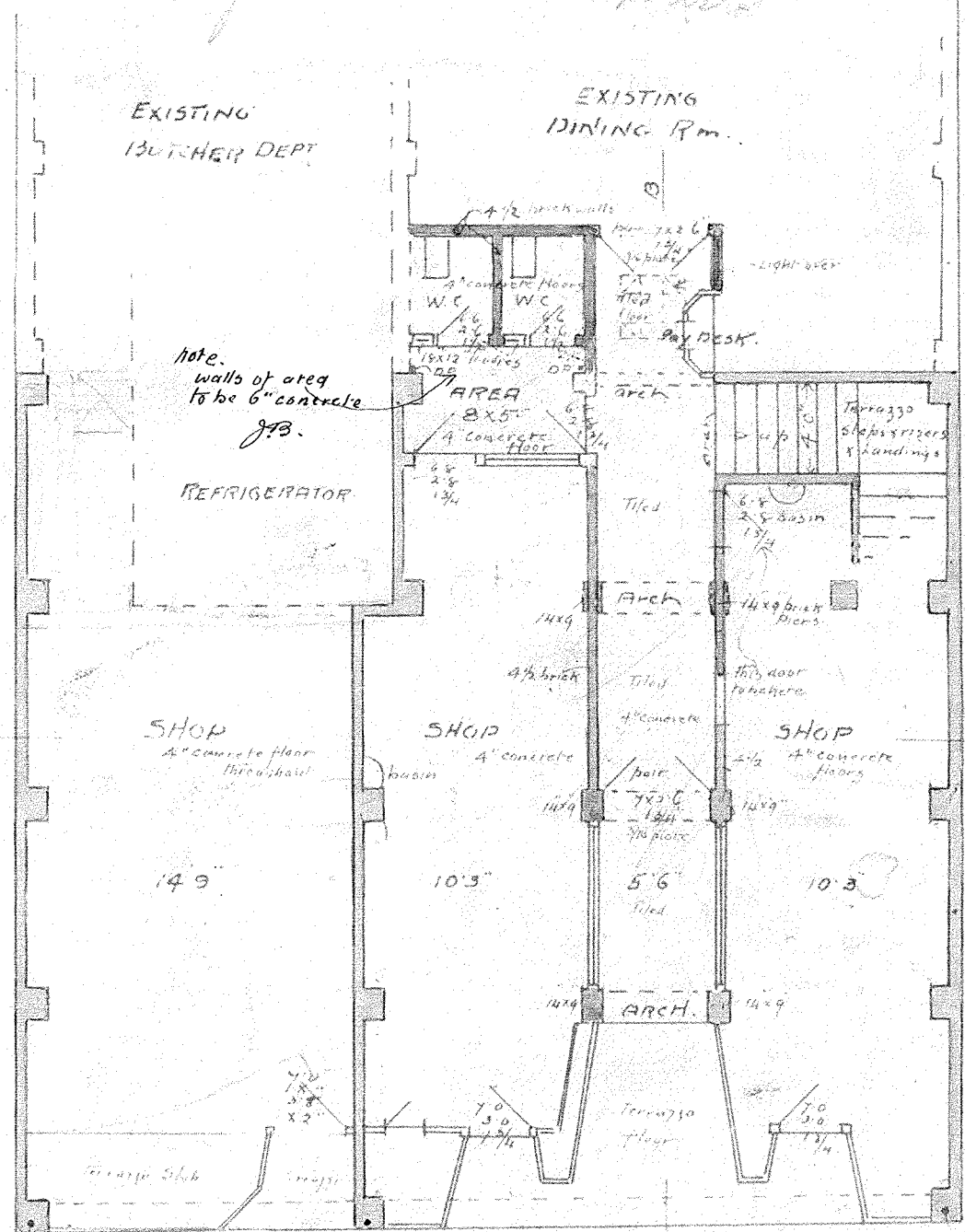


CUBA ST FRONT.

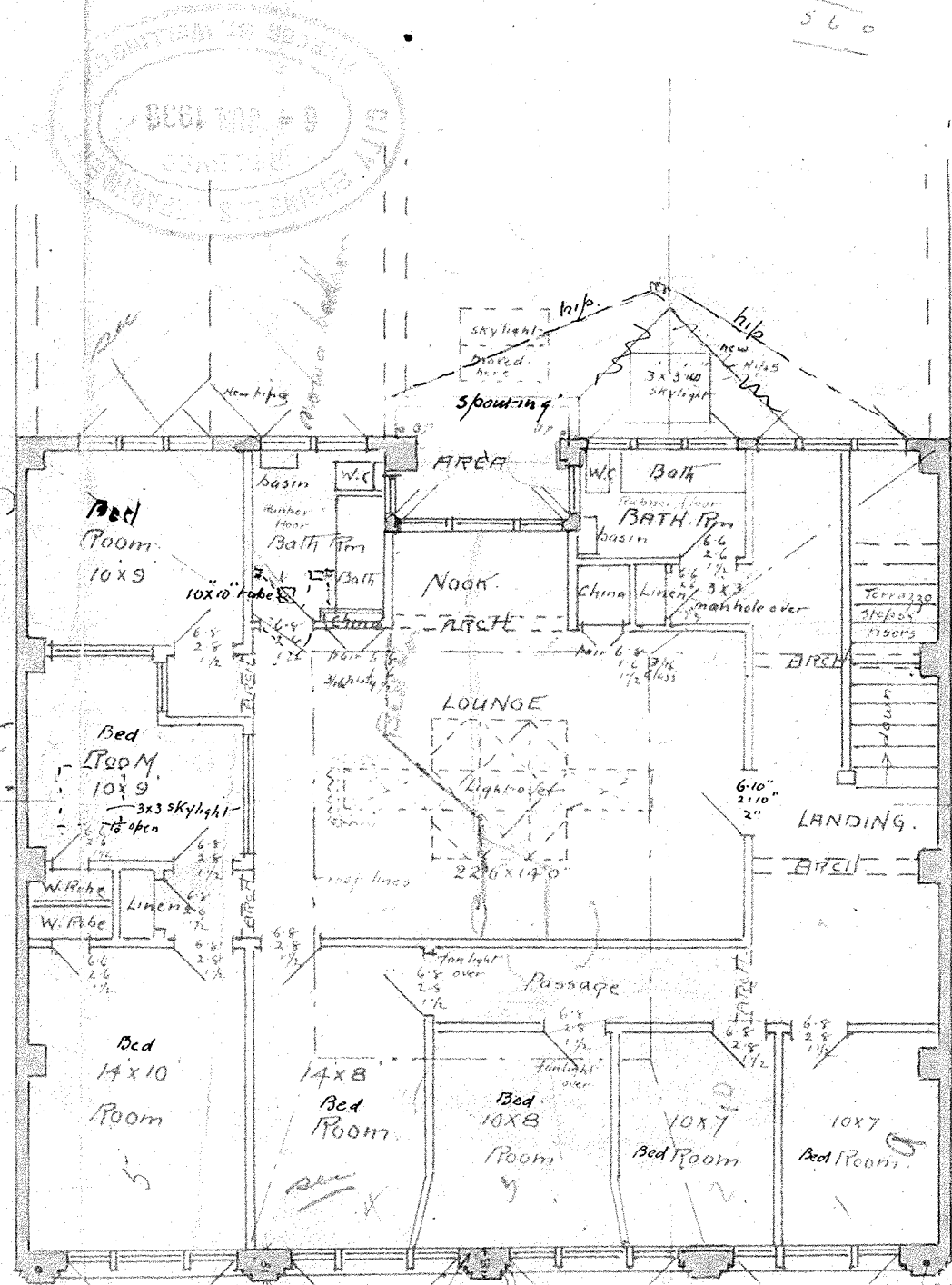


SECTION BB

Mrs. Mc Millan
Reynold hold
Mrs. C. Brian
Bristol



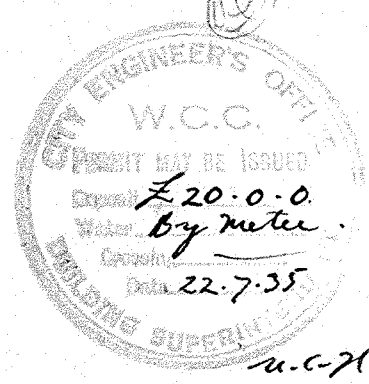
GROUND PLAN



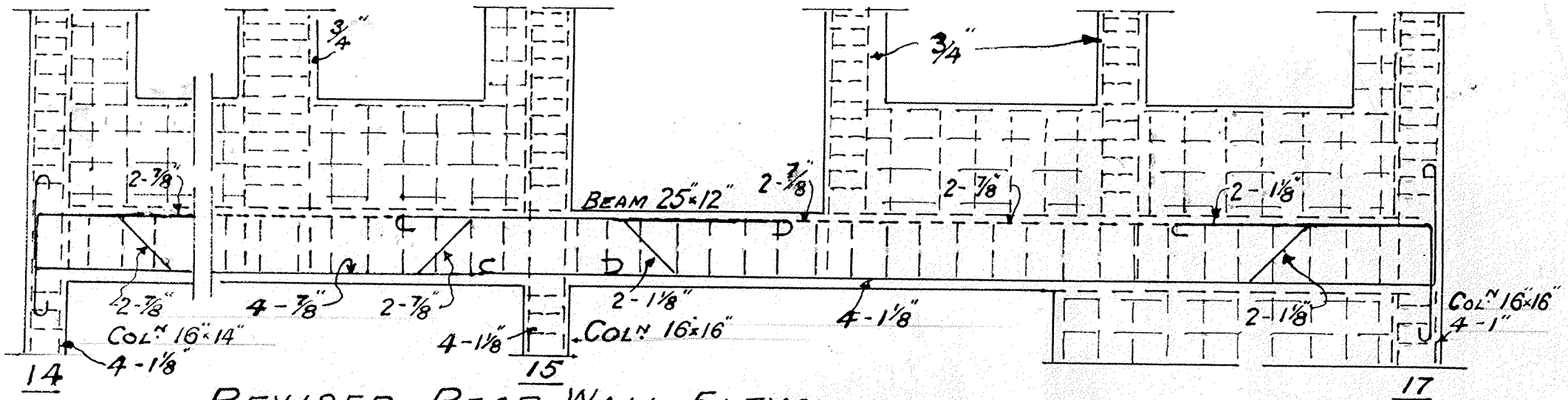
1ST FLOOR PLAN.

6 0 0
5 0 0
20

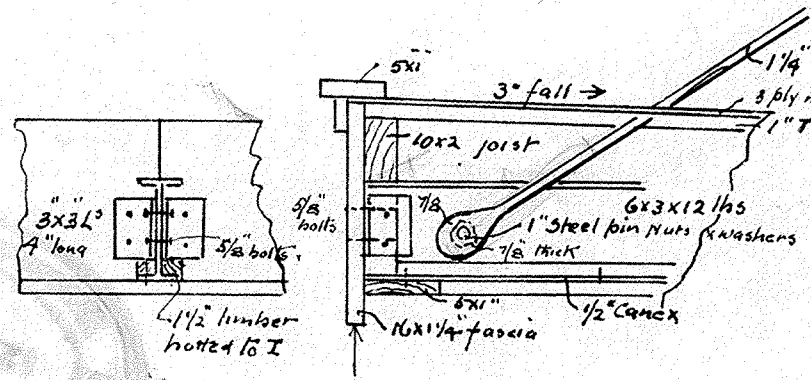
B1415



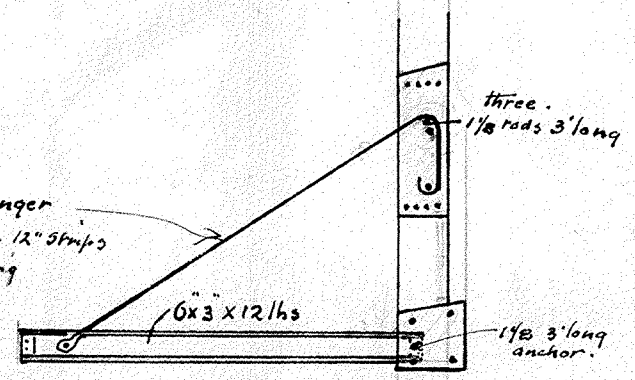
m.c.76.



REVISED REAR WALL ELEVATION
AT FIRST FLOOR
 — 1/4" SCALE. —



1" DETAIL.



1/4" SECTION

VERANDAH Cuba St for Mrs A.E. Tatum.
 James B. Dennis F.R.Z. I.A.
 Architect