



City Council

S P E C I F I C A T I O N of Labour and
Materials required in the erection
of Shop & Dwelling, Cuba Street,
Wellington, for W. Sedgwick Esq.,
agreeable to and in conformity with
Plans, etc., prepared by -

W. GRAY YOUNG, F.N.Z.I.A.

STANLEY W. FEARN, A.N.Z.I.A.

Reg. Architects.

217 Lambton Quay,
WELLINGTON.

G E N E R A L.

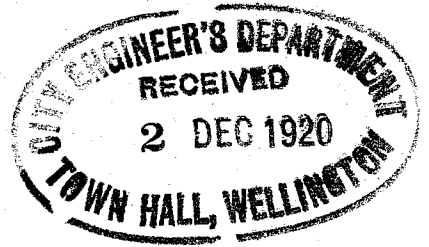
The site is situated in Upper Cuba Street, and
is part Town Acre No.....

The levels shown are approximately correct.

In this specification, and also on the drawings,
each and every class, item, detail, or particular of work
indicated, described and implied shall unless specially and
distinctly otherwise stated and set forth mean and include
the providing, fixing, furnishing the same complete and
perfect in every detail and respect with and including all
appurtenances.

Before any extra work, or work of an altered value
or class, is undertaken by the Contractor, it shall be
imperative for him to procure an order in writing from the
Architects for carrying out such extra work or variation in
work. It must be distinctly understood that no claims shall
be recognised unless the Contractor can show that the same

has been ordered in writing.



CONTINGENCY FUND. Tenderers are to allow in their tenders the sum equal to one and a half per cent on the amount of any such tender to be expended as the Architects may direct, the whole or any portion of which may be deducted from the Contract price at completion if not required.

EXCAVATOR.

Excavate the site as shewn, also foundations, piers, etc., to the widths and depths shewn on drawings, the depths in all cases to be taken out level. Remove all loose spoil from the bottom of trenches and well ram same with a heavy iron rammer immediately before laying the concrete. Any water accumulating in trenches and other excavations must be pumped or baled out prior to laying the concrete, so that it may be laid in dry trenches.

The trenches are to be made wide enough to allow for temporary boxing to be fixed if required. The bottom of trenches to be made level. Fill in and well ram round footings after laying.

All spoil shall be carted away from site.

Clear out under all wood floors before being closed in, remove all building rubbish from the premises at completion of contract, and leave the building ready for occupation with windows clean, floors properly scoured out, and windows and doors eased etc.

MATERIALS

All materials supplied by the Contractor shall be of the best quality and description of their respective kinds, and to be approved before being used.

CEMENT

shall be Portland cement of approved brand, capable of bearing a strain of 350 lbs. per square inch on a seven days old briquette. All cement shall be tested by the Contractor as the Architects may direct. Four and a half cubic feet shall be taken as the Standard barrel.

SAND

shall be clean, sharp, fresh water sand, free from loam, clay, and shall be washed if required.

MORTAR

shall consist of one part fresh cement and three parts sand mixed fresh and fresh.

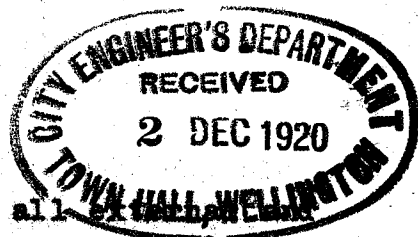
CONCRETE WORK.

CONCRETE FOR FOUNDATIONS shall be mixed in the proportion of one cask of best Portland cement, not previously opened to one cubic yard of hard bluestone, broken to $1\frac{1}{2}$ " gauge, with sufficient clean sharp sand added to fill up interstices without increasing the bulk. All shall be measured in properly proportioned gauge boxes, mixed on wooden platform, turned over twice dry, once while the water is being applied through a rose, and once again after application of the water, the whole to be immediately used after mixing and slightly rammed whilst being deposited.

Carefully protect all concrete from sun and frost in an approved manner, also protect all concrete floors in manner as directed.

Footings for all walls and piers, concrete bands, cornices, and other parts coloured blue grey on plans to be of concrete to the widths and depths shewn or figured on drawings deposited in 6" layers, evenly rammed.

Concrete for tile floors to be 6" thick and to be same as foregoing.



Build in a dampcourse to all ~~external walls~~ internal foundation walls, sleeper piers, etc., the full width of walls, and extending under plates of "Red Hand" Bitumen Patent dampcourse.

Care must be taken that all parts of the wall are covered, and the joints well jointed, as shewn in the Maker's Catalogues.

The concrete floor to first floor also all the concrete walls shall be constructed of concrete composed of four parts blue chippings two parts sand and one part cement to be thick reinforced with steel rods etc. (See Smith and Founder.)

All the foregoing concrete is to be laid on proper centering and in boxing and well rammed whilst being laid.

The concrete to the outside walls is to be wired with "Texocement" in the proportion of according to Maker's directions.

Bed in all the ironwork specified in "Smith & Founder." No centering to be removed until directed by the Architects.

CONCRETE STAIRS. Staircases and landings where shewn are to be constructed of concrete at least 6" thick to the various pitches shewn on drawings, and to be provided with ironwork as specified in "Smith & Founder." The edges of steps of Main Stairs are to be finished with nosings to be constructed as shewn by margin sketch.

Finish the treads and risers also stair skirting with 1" thickness of cement and sand in equal proportions trowelled smooth. Steps shall have returned nosings.

All concrete staircases are to be built in proper wooden boxing which must be left standing as long as desired by Architects. All ironwork must be thoroughly well fixed before starting concrete and must be thoroughly

well bedded in concrete all round as directed. Well fix all the necessary bolts and brackets, etc., for balustrade.

Build in in base where shown 9" x 3" galvanised cast iron air vents finished round with bevelled edge.

All recesses for pipes etc. are to be built in as the works proceed and not cut in afterwards.

T I L E R.

The floors of entrance as coloured by pink colour on plan are to be finished with 6" x 6" red floor tiles according to margin sketch laid with 1/2" joints in cement stucco true to alignment.

The space below shop window is to be tiled in 6" x 2" tiles of the p.o. value of 12/- per dozen.

ASPHALT.

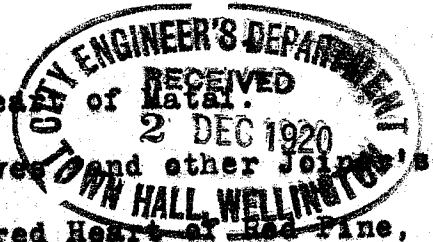
The ground under the ground floor is to be completely covered with asphalt of best quality 1 1/4" thick, laid hot. Ground is to be first levelled and consolidated and laid with fall to drains.

CARPENTER AND JOINER.

All timber shall be the best of the several kinds specified, perfectly dry, thoroughly well seasoned, sawn die square, free from sap, shakes, large or dead knots, or any other defects.

All timber for floors, framing for roofs, and for joinery work, architraves, skirtings, etc., shall be stacked on the site within one month of signing of contract.

Ground floor joists, sleepers, plates, and all solid outside door frames and doors, shall be Heart of Totara, and ceiling joists, roof timbers, and other framing shall be O. B. Rimu of good quality.



Floor boards shall be Heart of Matai.
All skirtings, architraves and other Joists work generally to be of best figured Heart of Red Pine, unless otherwise specified.

All exposed woodwork to be hand dressed.

All solid frames, sills, etc., shall be painted on the side next concrete work.

Door and window frames shall be built as the work proceeds and all frames shall be securely fixed every 2 feet apart with Galvanised hoop iron ties 18" long, turned up and secured to frames at one end, and turned down 3" into concrete at the other end.

Supply, fix and when directed, ease and remove all necessary centering of approved character, and render every assistance to other tradesmen in order to complete the work in a sound and substantial manner.

The ends of all joists and other timbers built into walls shall be tarred and an air space left round them.

Do all bracketing or furring required for cornices girders, plastering, etc.

Supply and fix all necessary grounds for architraves and skirtings, and wherever required to fix woodwork to.

Joists to be gauged and notched down 1/2" over plates and well nailed to same.

Provide and fix the framing etc. shown for the cantilever verandah.

The sizes of all joists, sleepers, etc. marked on plans, and all studs and joists to be spaced at 16" C. to C., and other scantlings 18" C. to C.

TRIMMERS.

Trimmers and trimming joists and studs shall be 1" thicker than the timber let into them.

WALL PLATES. Build in at ground floor and first floor ceiling level 4" x 3" Totara plates bolted to walls at 5ft centres with $\frac{1}{2}$ " bolts.

FLOORING. All wood flooring as shewn by light yellow on Plans also top of verandah shall be laid with 6" x 1" Heart of Matai flooring boards in long lengths, and the whole properly cramped up and nailed with two $2\frac{1}{2}$ " wire flooring nails to every board and joist.

Clean off all byewood and leave the floor smooth and clean at completion. All boards over pipes, wires, etc., are to be rebated and screwed down with brass screws.

ROOFS. The different roofs shall be constructed as shewn on plans and of the sizes shewn; all properly notched and spiked together.

All other roofs are to be covered with rough sarking laid close and well nailed on.

Ceiling joists throughout shall be 5" x 2" spaced at 18" centres.

Trim for skylight.

PARTITIONS. The wood partitions are to be constructed of 4" x 2" studs and plates, studs checked out $\frac{1}{2}$ ", well gauged, and skew nailed. All trimmers tenoned and pinned. Partitions to be strutted with 4" x 2" zig-sag bridging at every three feet in height. Studs next concrete walls are to be bolted with $\frac{1}{2}$ " diameter bolts with 3" square washers one each top and bottom, and two intermediate ones.

LINING. The wood partitions and ceilings to lavatory, W.C. and Bathroom are to be lined with 6" x $\frac{5}{8}$ " double V jointed matchlining well cramped up and nailed on.

FIBROUS PLASTER SHEETS. The whole of the ceilings not otherwise specified are to be lined with 6" x 4" fibrous plaster sheets well tacked on and finished with 4" x 1" battens at

junctions of sheets. All as directed.

No lining is required to the brick walls of all cupboards.

GROUNDS.

Provide and fix proper Heart of Totara bevelled grounds wherever required to stop plaster, and for fixing joinery work etc. Where required fix 2" x 2" bevelled strips to concrete floors to take flooring.

TRAP DOORS.

Provide and fix one panelled hinged trap-door in ceiling with bolts and mouldings at ceiling level as directed.

Provide and fix one trap door in roof where directed, fitted closely over 1½" linings and to stand 5" above roof, hinged at bottom with two 4" butt hinges, and provided with neck bolts.

J O I N E R.

It must be distinctly understood that the whole of the Joiner's work is to be put in a state of general preparation at the commencement of Contract for the purpose of seasoning but not to be wedged and glued up until necessary.

Every facility must be granted at all times to inspect all such work at the workshops where it is being prepared. All timber is to be specially and thoroughly well seasoned, and to be hand wrought, sand papered, and scraped to approval. Details will be given for all mouldings, etc. as required. All nails to be punched in.

All timber in Joiner's work to be figured Heart of Red Pine unless otherwise specified.

FANLIGHT

Sashes also borrowed lights where shown, shall be

1½" thick astragal divided with 1½" chamfered on edges and fixed in 1½"



WINDOW BOARDS. shall be 1½" thick finished with bevelled edge and cavetto under.

CASEMENTS. to have 5" x 4" solid rebated and beaded frames, all to be in accordance with full size details to be supplied.

DOORS. The exterior doors to Street frontage are to have 6" x 4" solid rebated and moulded frames and transomes. Doors 2½" thick, panelled as shown to be hung with three 5" steel butt hinges and fastened with locks and furniture of the p.c. value 30/- per door.

Outside doors and frames to be constructed of Heart of Totara.

Back door to be 2" thick framed and ledged and filled in with 4" x 1" T. G. & V. Lining hung to 5" x 4" solid rebated frames to be hung with three 4" cast butts and furniture p.c. value 7/- each.

All doors to be 6'8" x 2'8" x 1½" panelled as shown, and according to detail, hung with three 4" steel butts to 1½" solid rebated frames, and to fasten with locks and furniture of the p.c. value 16/6 each door. The doors to Lavatories and W.C. are to be 1½" thick 6'6" x 2'6" x 1½".

F I T T I N G S.

ARCHITRAVES AND SKIRTINGS. The first floor rooms are to have 6" x 1" splayed skirtings. Provide 1/2" quarter round scribing beads at bottom nailed to floors of Shop. No skirtings required to matchlined walls.

All other doors also borrowed light are to be finished with 4" x 1" splayed architraves.

STAIRCASE. Staircase shall be provided with 4" x 4" moulded handrail doweled and belted and finished as directed. Firmly secure same to wall with bolts. Newels shall be 5" x 5" with balusters 1½" x 1½" 2" apart.

W. C. SEATS. to be of English manufacture of the p.c. value 15/- each fixed complete.

PICTURE MOULDS. Provide and fix to all first floor rooms 2" x ½" picture moulds shaped thus -

SMITH AND FOUNDER.

All ironwork shall be of the very best quality, finished and fixed in a workmanlike manner. Bolts shall have square head, the thickness to be equal to the diameter of the bolt, and the width twice the diameter. They shall be screwed with a clean thread, Whitworth's Standard, and shall have nuts equal in size to heads, and shall have two washers each in diameter three times that of bolt, and one quarter the diameter of the bolt in thickness. All ironwork to be dipped in linseed oil whilhot from the forge.

STAIRS. The steps to all staircases which are specified to be constructed of concrete are to be supplied with the following wrought ironwork for bedding and reinforcing concrete.

Each step shall have ¾" diameter steel rod full width of steps, bedded as per margin sketch in "concreter", and turned up 3" at ends; outer ends to be wired securely to two continuous ¾" diameter steel rods which are to be securely fixed at top and bottom and at all landings. The landings are to have similar rods

every 12" apart, firmly secured at ends as directed.

Provide and fix all bolts for wood partitions against concrete walls (See "Carpenter")

Provide and fix 1" diameter iron dowels to all outside door sills as directed.

Steel beams are to be secured at each end with spade ended anchors as sketch in margin, each to be provided with 10" diameter cast iron washers on the outside of walls.

STEEL JOISTS AND STANCHIONS. Provide and fix the steel stanchions and girders as shown on the drawings. All these beams and girders to be of approved British Manufacture. They shall be provided with plates, standard connections, angles brackets, stiffeners, etc. as shown and according to details to be supplied. All holes are to be drilled and the whole of the work is to be finished off in the most workmanlike manner.

STEEL RODS.

STEEL SASHES. Provide and fix to the steel sashes as shown to have channel moulded section with moulded glazing bars with opening sashes. Frames of the latter are to be T or angle section as required and hung with continuous roll hinges. Sashes are to be hinged at bottom to open in and be provided with approved fanlight openers of the p.c. value 15/- each.

P L U M B E R.

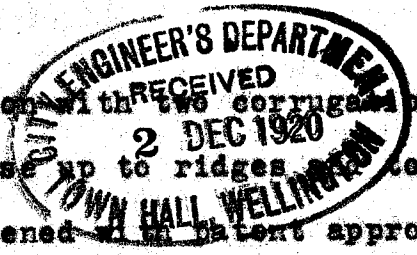
FELT.

Cover all roofs covered with sarking with best quality red edge tarred felt well lapped at sides and ends.

IRON.

Cover the whole of the roofs as shown by light blue wash on the plans with Galvanised corrugated iron No.26

gauge of approved brand, and laid on with two corrugations, side laps and 8" end laps, cut close up to ridges and to have 2" drips at eaves, to be fastened with patent approved cup shaped headed nails through every third corrugation, three rows to each sheet and fixed without spring. Flat roof of verandah is to be finished with coat of "Limmer" asphalt 3/4" thick laid on according to Maker's directions and turned up round walls.



VALLEYS. Form valley gutters with 5 lbs. lead at least 18" wide well folded at edges, and left perfectly watertight.

FLASHINGS. Flash wherever roofs abut up against walls, also skylight and trap-door and wherever else required, with 5lbs milled lead, turned up 6" to extend well over iron at least 9" and neatly dressed down over corrugations. Form cisterns and conduits as required.

EAVES GUTTERS. Provide and fix to all eaves 5" x 3" quarter round cast iron eaves gutters, fixed in red lead with approved brackets for fixing same every 3ft apart.

DOWN PIPES. Provide and fix 2 1/2" diameter approved cast iron socketted down piping where marked D.P. on plans and where required, with all necessary bends, elbows, straps, shoes, etc. to carry water to gullies. Provide and fix

TRAP DOORS. to be covered with No. 26 gauge galvanised iron, well secured, and folded over rolls where necessary.

WATER CLOSETS. Set up in W.Cs. pedestal closets complete of the p.c. value 50/- each. To be supplied with a three gallon Burt's cast iron flushing cistern, fitted with approved strong brass chains and porcelain pull handles, ball cocks, etc. complete, also fix to each 1 1/2" lead flushing pipes, properly connected up. From the top of each syphon of closet lead off 2 1/2" lead vent pipe connected into 3" cast

iron pipe carried well above roofs and terminated with cowls, all in accordance with the City Bye-laws. All vertical soil pipes socketted cast iron jointed with lead caulking and provided with 6 lbs lead junctions through brick walls.

LAVATORY BASINS. to lavatories to be cabinet earthenware wash basins of the p.c. value 6/5/- each, complete all properly fixed with iron brackets, etc.

BATH to Bathroom to be galvanised iron enamelled bath with roll top and cast legs.

WASTE PIPES. Provide each of the above bath & basins with approved brass plugs, gratings and chains, also 2" 6 lbs. lead trapped waste pipes and overflows to discharge water over nearest gully, each fitted with 6 lbs. lead traps and brass inspection caps. Ventilate traps with screwed iron piping in accordance with City Bye-laws.

WATER SUPPLY. Lay on from supply in street with 3/4" branches to supply the basins, bath, cisterns etc. and one stand pipe where directed. All pipes to be jointed with red lead.

Each of the above, unless otherwise specified, to be supplied with 3/4" approved high pressure brass screw down bib cocks complete

ELECTRIC LIGHT. Allow in tender the sum of thirty pounds for fitting up an Electric Light Installation complete, prices for which will be obtained by the Architect.

GAS SERVICE. Lay on a gas service from the main in the street to a gas stove in Living Room. The pipes are to be laid in accordance with the gas Co's. regulations.

D R A I N S.

Provide and lay drains of the sizes shown on plans with even gradients to sewers in Street. The pipes to be of the best quality glazed stoneware socketted drain pipes, all jointed in cement, with all necessary bends, branches, junctions, etc. The pipes are to be cleaned out and left even, smooth and free from all projecting cement inside.

All drains shall be laid at least 12" below the ground at the highest point, and with as even gradients as possible, and in no case less than one to 60. ⁴⁰

No drain shall be covered in before having been passed by the Clerk of Works and the Drainage Authorities.

Provide and fix approved glazed stoneware gully traps where shown, properly connected up to drain.

Also insert approved Buchan disconnecting trap and fresh air inlet with ventilating pipe carried above parapet.

Ventilating pipe to be 4" diameter of cast iron carried up above parapets as directed and finished with approved Boyle's cowl.

All junctions to be Y shaped, no right-angle junctions allowed, except for cleaning eyes.

All branches shall be brought into junctions with even sweep, and no sharp curves or bends shall be allowed.

Cleaning eyes shall be provided by inserting a pipe with right angle junction of same diameter as drain, with junction placed vertically upwards, fixed where shown. Cleaning eyes shall be stopped a few inches below surface level with a plate of zinc, cut to drop into socket, and sealed with lime mortar flush with top of socket, so as to be airtight, yet easily opened up.

All drains which pass through walls or under foundations shall be laid in concrete to a thickness of 6" all round pipe.

All the above work to be carried out in strict accordance with the Corporation Bye-laws relating thereto, to the approval of the Drainage Engineer and the Architect.

P L A S T E R E R .

The whole of the coarse stuff is to be mixed in the proportion of one part lime to three parts sand with same portion of cement added as directed. Keene's cement to be best quality fine pure white setting cement. Finishing coat shall be composed of one part slaked lime to one part fine white or grey sand mixed one month before being used. Laths to be Oregon laths ^{4'} 6" long $1\frac{1}{4}$ " x $\frac{3}{8}$ " well nailed on with space between laths to form key for plaster.

Lath plaster and set in fine stuff the whole of the wood partitions not otherwise specified. All other walls, and ground floor ceilings are to be plastered and set direct on to the concrete.

All angles are to be finished in Keene's cement.

The jambs to windows are to be rounded.

The walls of Ground floor, W. Us. and Lavatories are to be rendered in cement stucco direct on to concrete, two to one, $\frac{3}{4}$ " thick, trowelled smooth.

The exposed faces of all exterior walls except street front and backs of all parapets, are to be rendered in cement stucco composed of two parts clean sand and one part best Portland cement $\frac{3}{4}$ " thick trowelled smooth.

The plastering to the street frontage is to be in two coats, first coat consisting of cement and sand, two to one and the finishing coat in equal parts of cement and

sand finished smooth with steel trowel to
all the exterior walls is to be mixed with cement in
the proportion of..... according to Make
directions.



Run all moulds, bands, panels, etc. also execute
all enrichments in accordance with detail to be supplied,

All this work must be done by a competent and
first class man of experience and must be approved by
Architect.

The plasterer is to execute the whole of the work
as generally required in his trade, neatly cut all moulds
in sheet iron to approval. Run all screeds, cut all mitres
cut out blisters and make good and generally do and perform
everything that may be required of a Plasterer in his own
trade or in the assistance of other tradesmen to complete
the whole of the work in accordance with the drawings and
Specifications.

PAINTER AND GLAZIER.

MATERIALS.

Paint shall be composed of the best genuine white
lead of approved brand, mixed and well ground with genuine
linseed oil, stained and picked out in approved tints.
Linseed oil to be of the Blundell Spence & Co., or other
approved brand, pale in colour, transparent free from smell,
and sweet to taste.

For outside work linseed oil shall be a mixture
of raw and half-boiled, but for inside work raw oil only
shall be used.

The best English oxide of iron paint shall be
used for all ironwork.

The varnish shall be the best copal varnish of
approved manufacture, and shall be used pure.

Glass shall be Pilkington's second quality 21 oz.

After priming for painting and oiling for varnishing, all nail holes, cracks and openings, shall be neatly filled in and stepped with coloured putty.

All paint varnish, etc., must be mixed in the presence of Inspector, and due notice is to be given before application of each coat of paint.

WORK.

Prime, step, and in addition paint in two coats all external wood and ironwork throughout, all to be rubbed down after each coat and finished in approved colour.

All interior woodwork is to be oiled in two coats, rubbed down with soft rag.

G L A Z I N G.

The whole of windows, fanlights, etc., shall be glazed to approval with 21 ozs., the glass to the former must be carefully bedded in putty, bradded, and back puttied, and left without crack or flaw of any kind.

Borrowed lights shall, unless otherwise specified be Artic Glass.

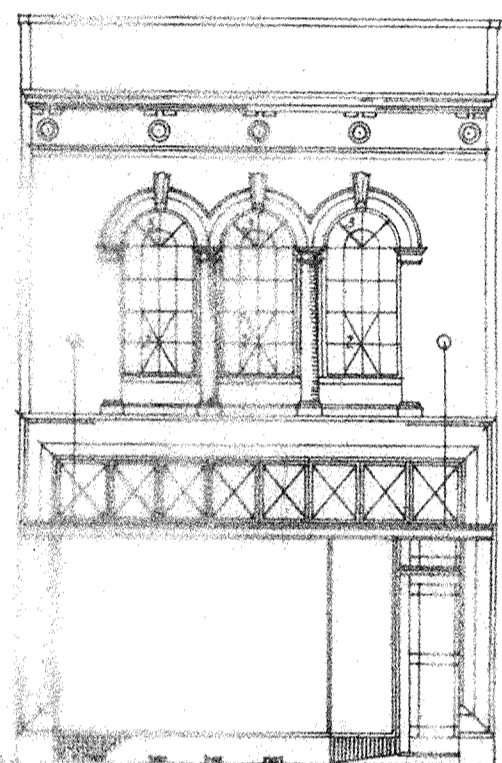
All Bathroom, Lavatory and W. C. windows are to be glazed with muffled Cathedral pattern glass.

The Painter and Glazier are to do all that is written or implied on plans and specifications, and all materials used are to be of the very best of their respective kinds, and the workmanship throughout is to be first class, and everything, including glass, must be left clean and perfect at completion.

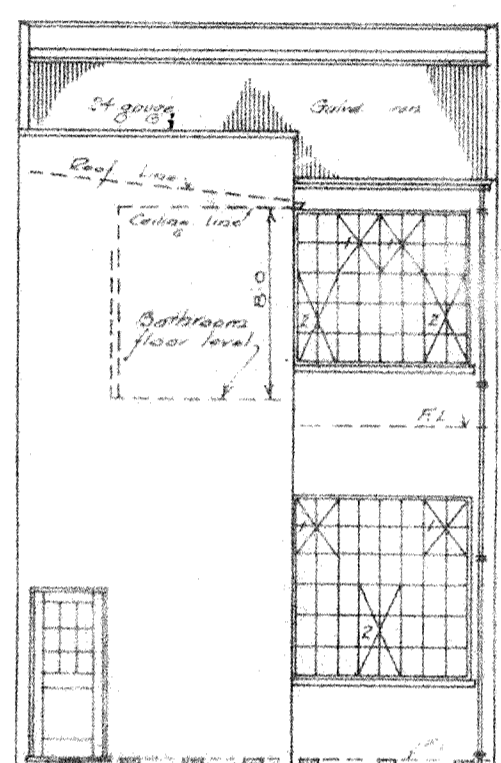
CITY ENGINEER'S DEPARTMENT
RECEIVED
2 DEC 1920
TOWN HALL, WELLINGTON

SHOP AND DWELLING
 CUBA STREET WELLINGTON N.Z.
 FOR M. SEDGWICK ESQ.

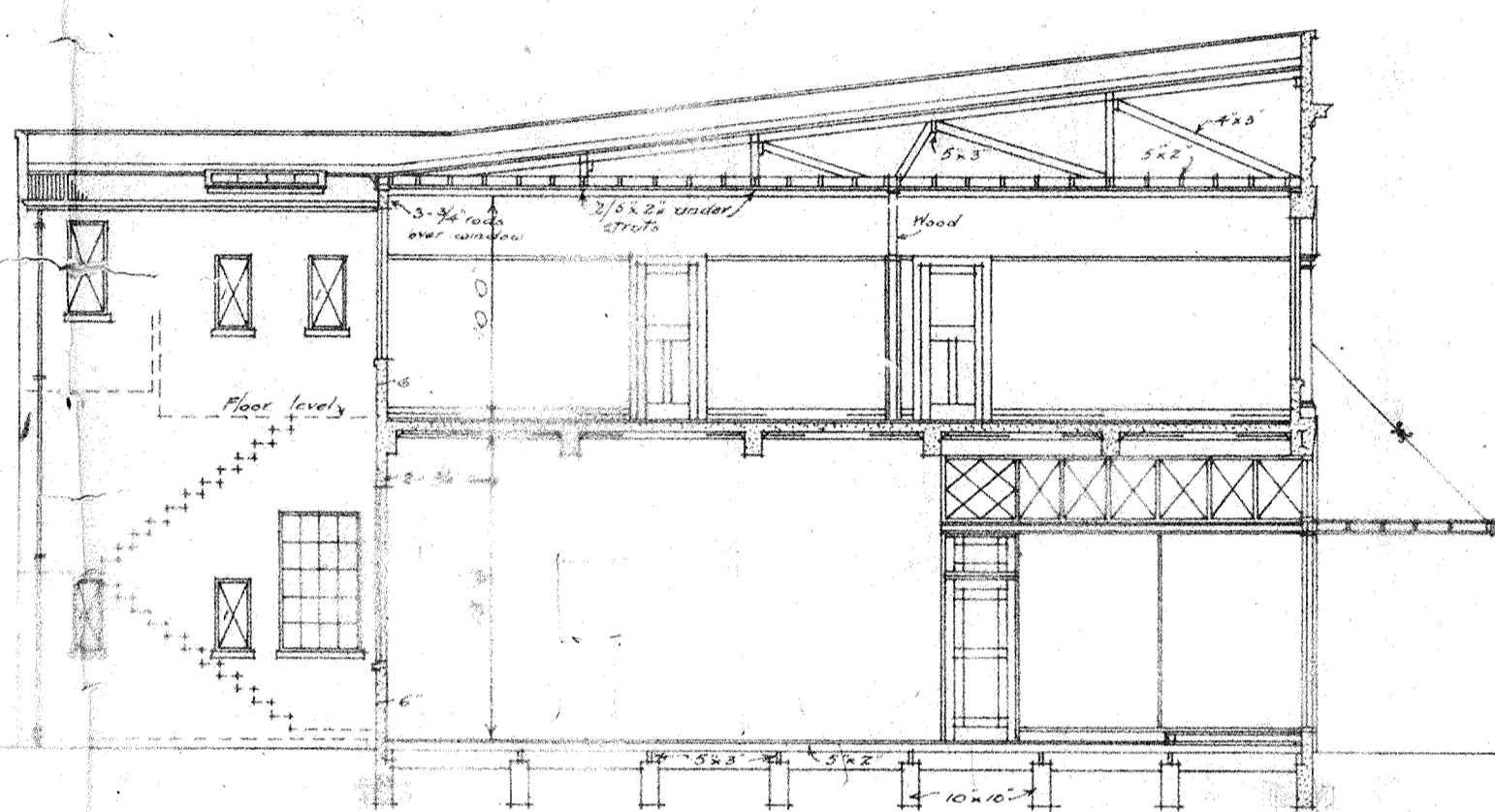
CITY ENGINEER'S DEPARTMENT
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 TOWN HALL, WELLINGTON



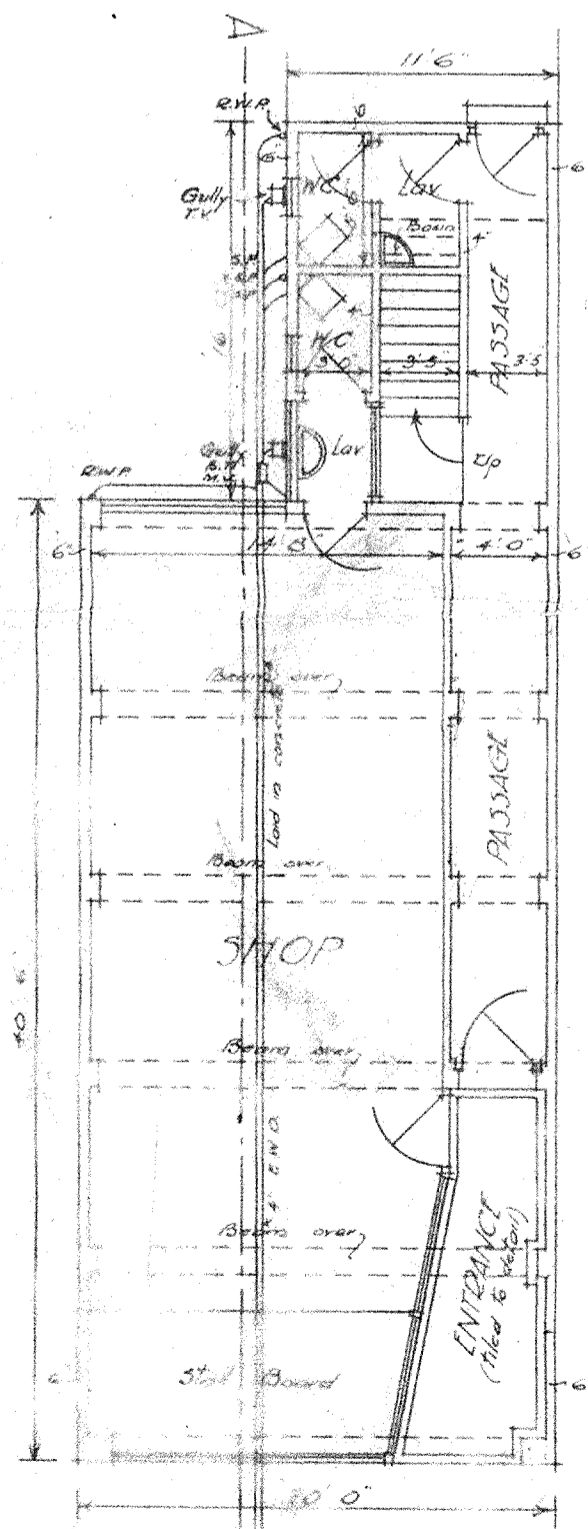
FRONT ELEVATION



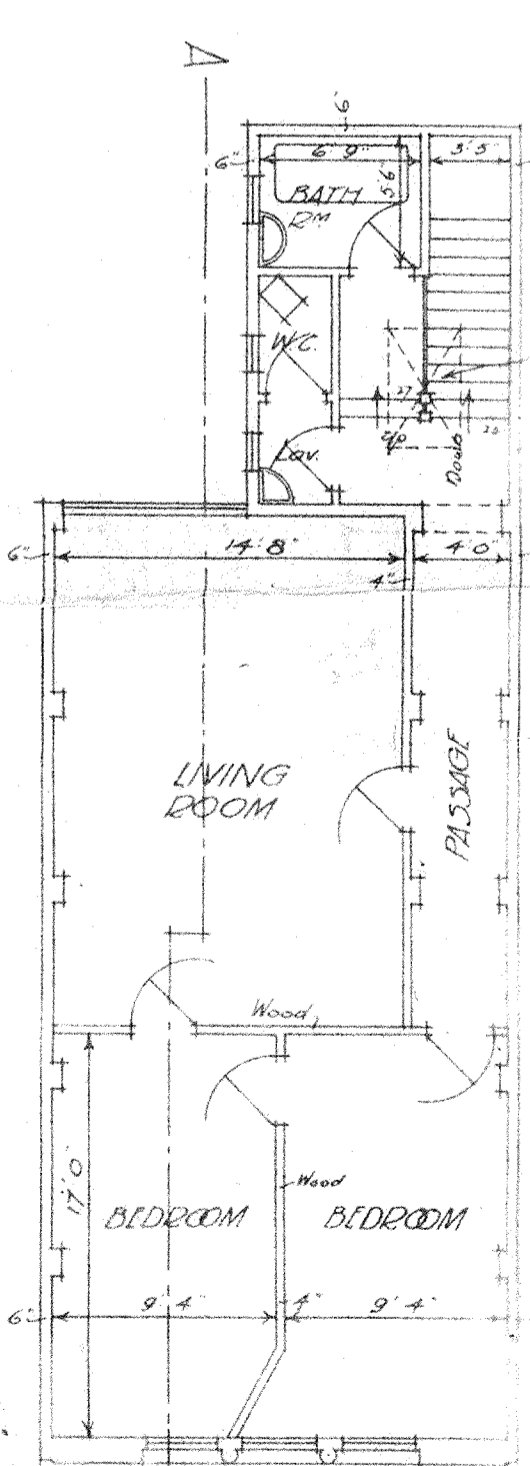
REAR ELEVATION



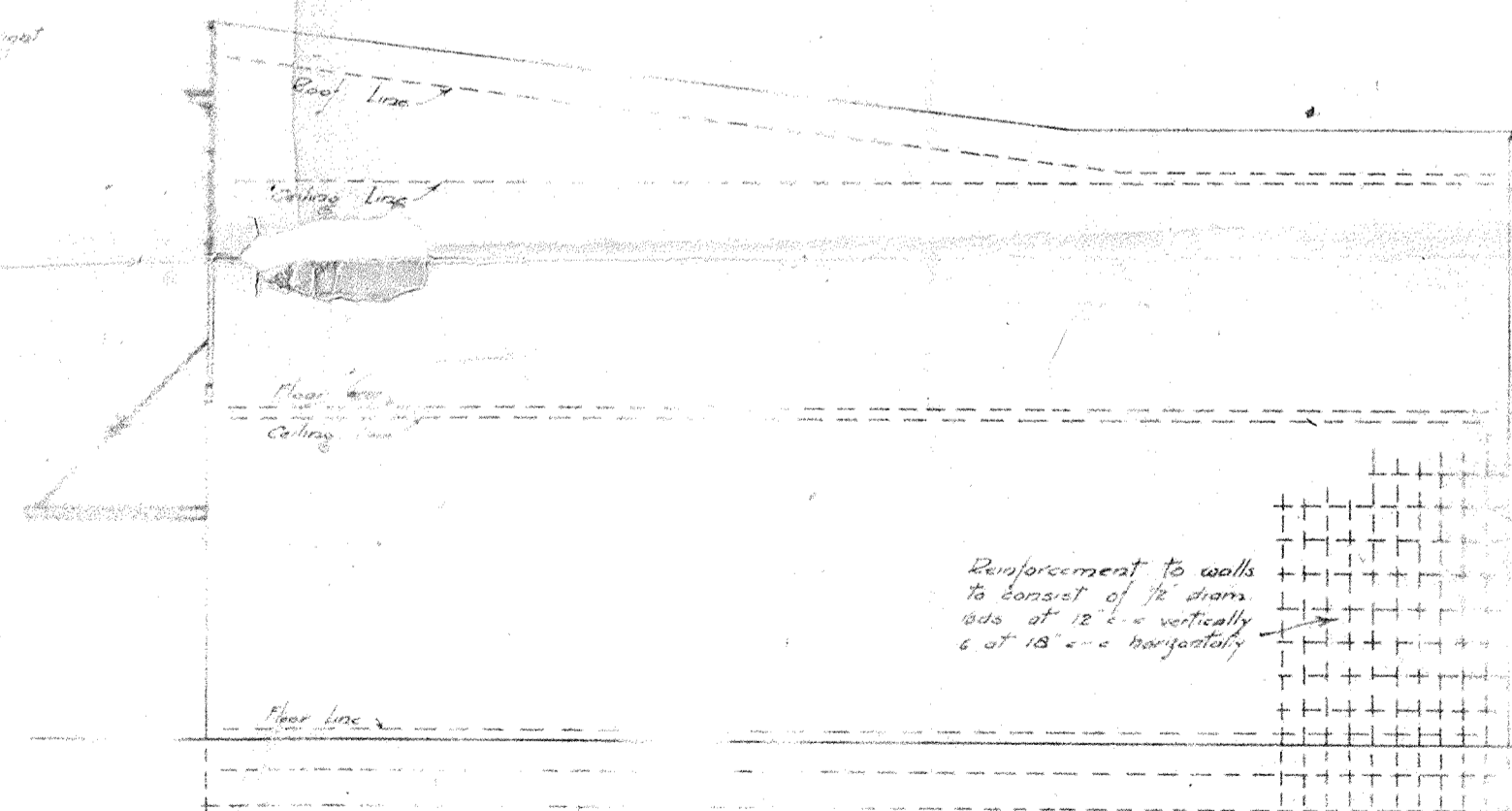
SECTION AA



GROUND FLOOR

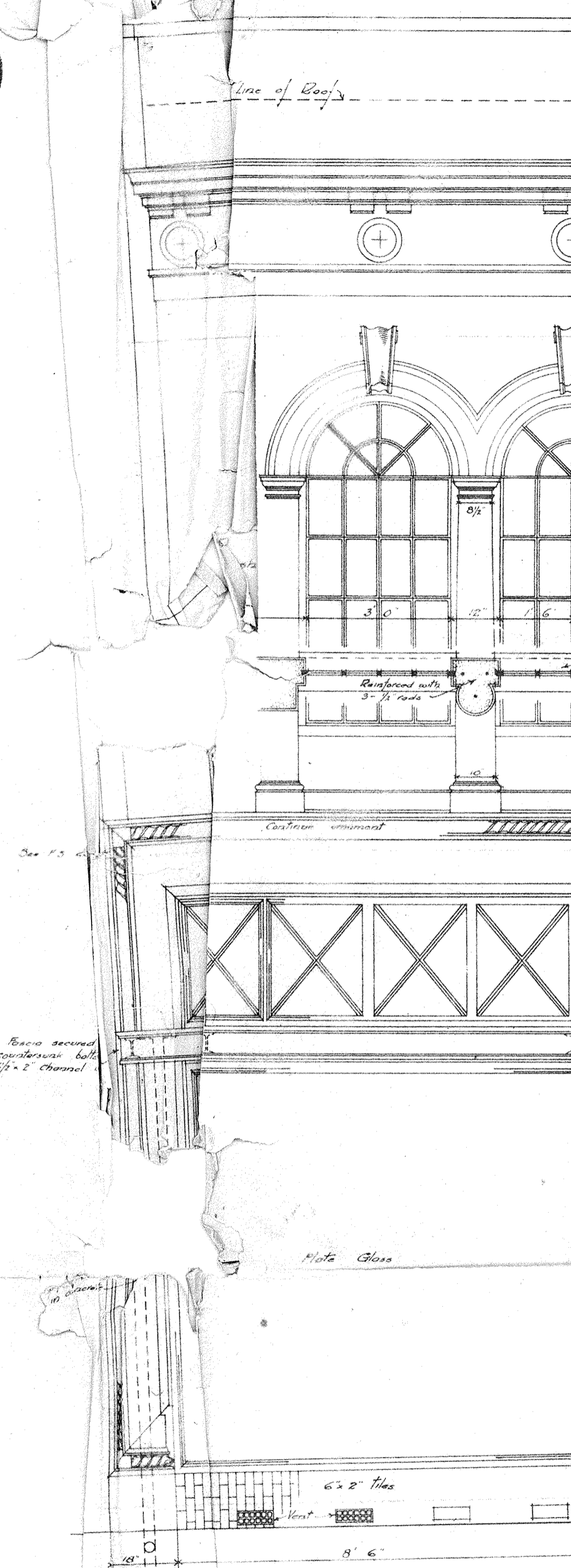


FIRST FLOOR

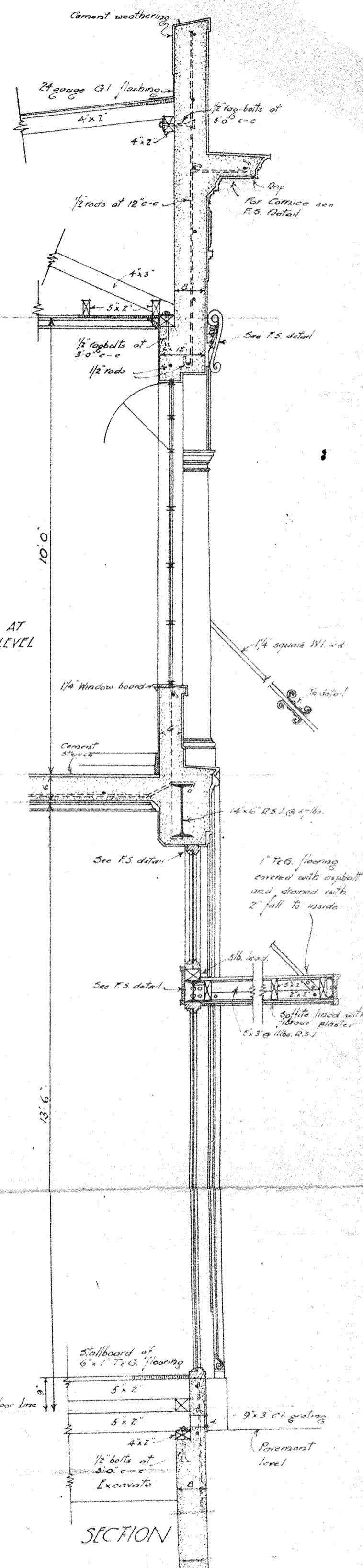


SIDE ELEVATION

Windows should be hung at top to open out.
 2" side
 3" top



ELEVATION



SECTION

CITY ENGINEER'S DEPARTMENT
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 TOWN HALL, WELLINGTON

WELLINGTON CITY COUNCIL
 CITY ENGINEER'S OFFICE
 PERMIT TO BE ISSUED
 BY THE ENGINEER
 BUILDING SUPERINTENDENT

HALF INCH DETAIL

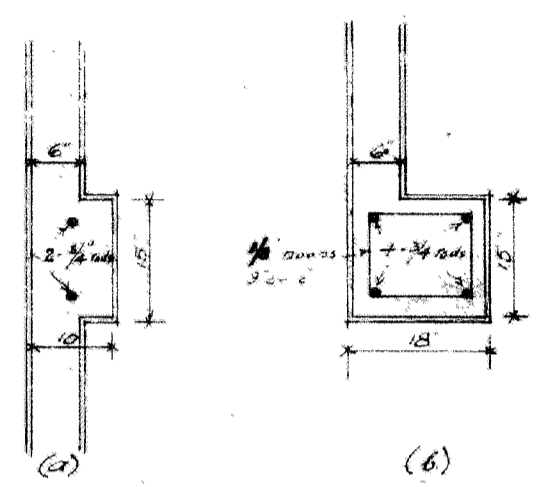
Drawing No 2
 Scales 3/8" & 1/2" to 1 foot
 November 1920
 Young & Teo
 Reg. Architects
 217 Lombard Quay
 Wellington N.Z.

REINFORCED CONCRETE DETAILS

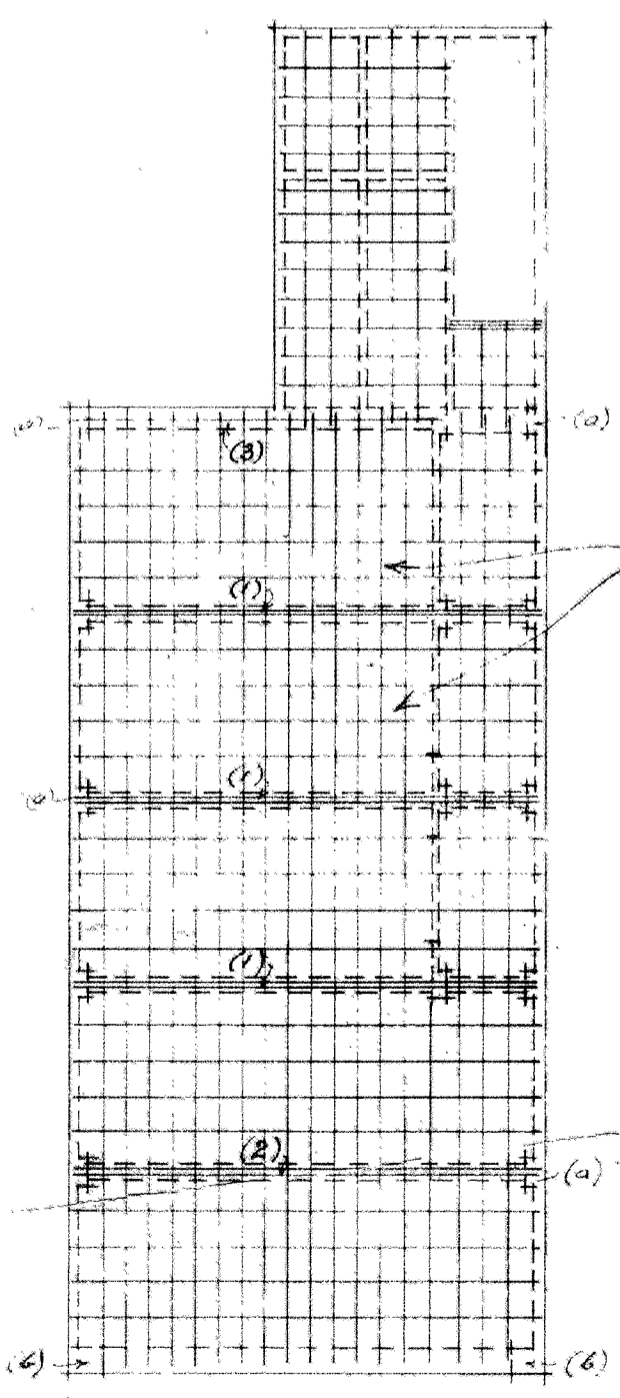
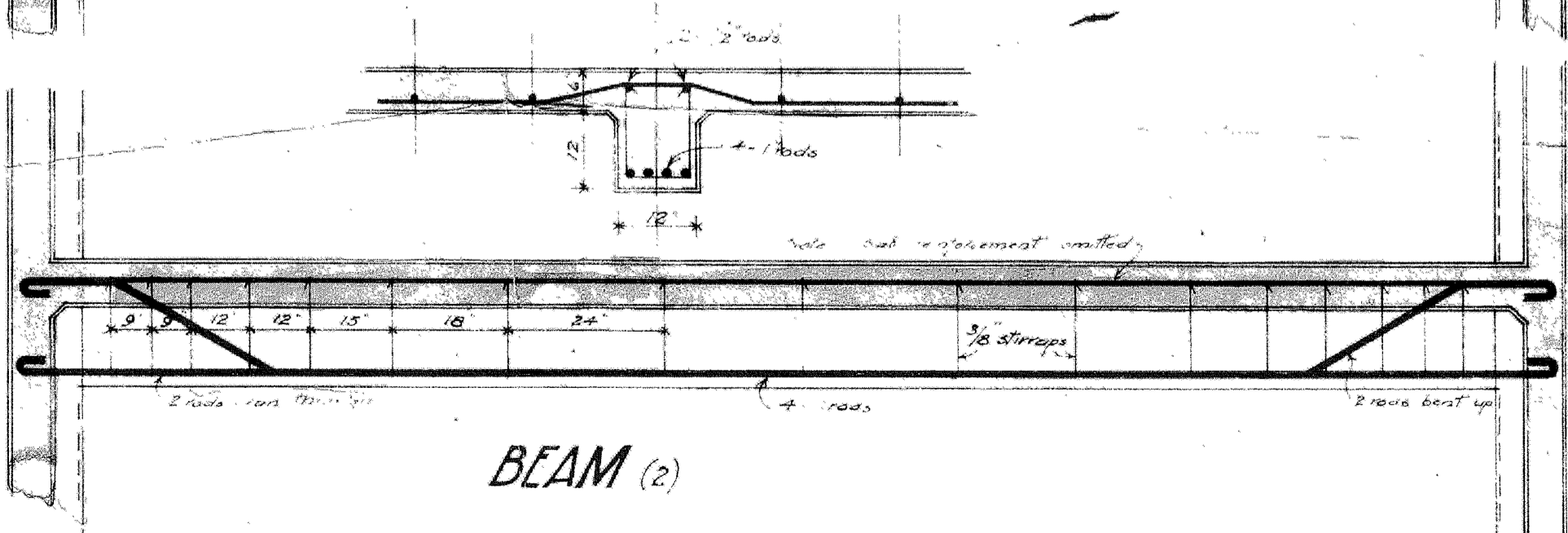
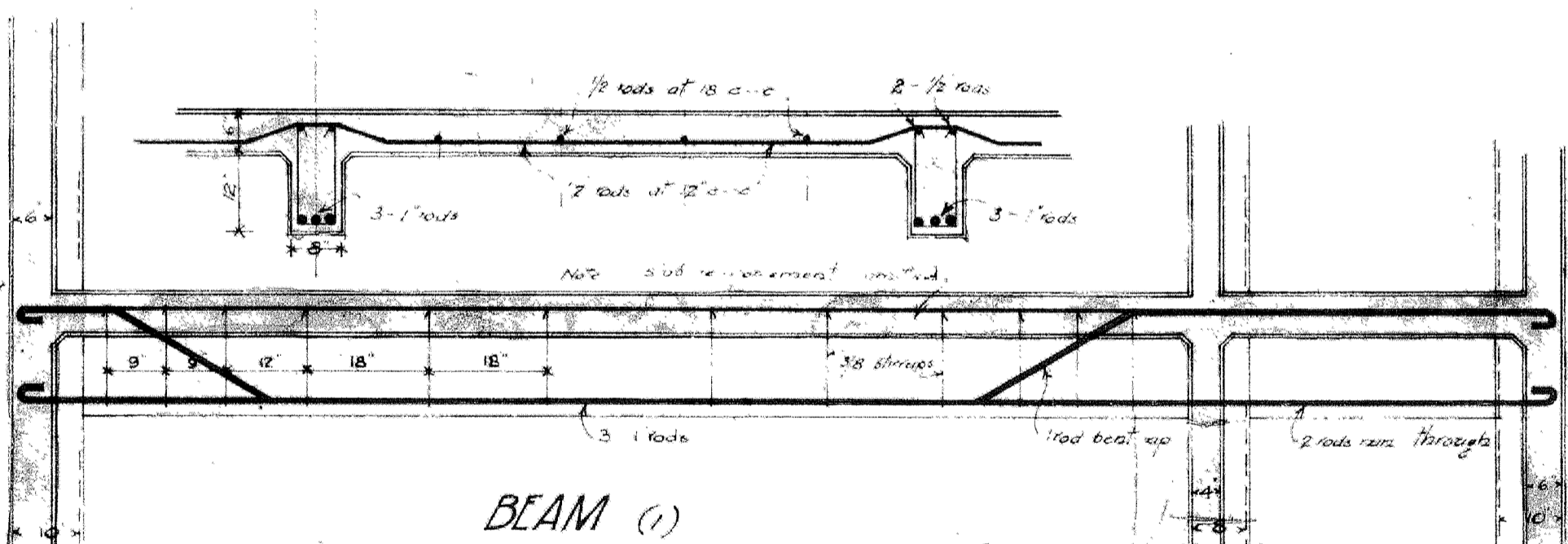
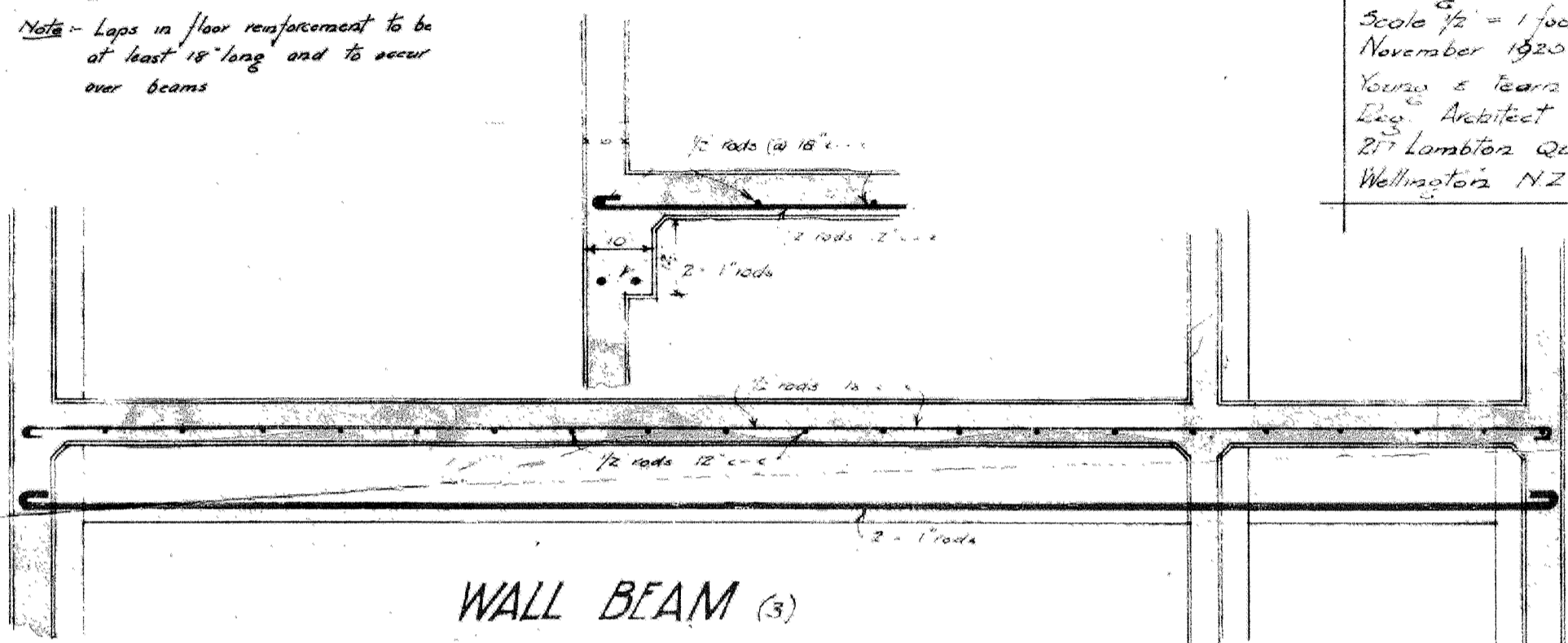
PREMISES CUBA ST FOR M. SEDGWICK [ESQ.]

Drawing No 3
 Scale 1/2" = 1 foot
 November 1920
 Young & Teasdale
 Reg. Architect
 217 Lambton Quay
 Wellington N.Z.

Note - Laps in floor reinforcement to be at least 18" long and to occur over beams



PIERS



PLAN