BUILDING APPLICATION FORM.

WELLINGTON,

Date, August 29 1908

To the City Engineer,
Wellington.

CITY ENGINEER'S DEPARTMENT
RECEIVED
AUG 31 1908
TOWN HALL, WELLINGTON

Sir,

I hereby apply for permission to Erect Shop Dwelling in Cuba st Street, Section Lot 10 part of Town Acre 127 for Mrs Downs of City according to Plans and Specifications deposited herewith at the estimated cost of £ 1970 — 0 — 0

Yours faithfully,

Murdoch Wallis

Postal Address Late Buller st
City

A. M. BANKS, LIMITED, WELLINGTON 8113

PROPOSED

Specification of Labour and Materials

WM. C. CHATFIELD,
ARCHITECT.

Articles of Agreement made the day of

Between

of

in the County of (hereinafter called

"the Employer") of the one part, and of

and of

in the County of Builder (hereinafter

called "the Contractor") of the other part. **Whereas** the Employer is desirous of [1]

a at and has caused

Drawings and a Specification describing the work to be done to be prepared by

WILLIAM CHARLES CHATFIELD, of Wellington,

Architect: **And whereas** the said Drawings numbered 1 to inclusive and the Specification marked "A" have been signed by or on behalf of the parties hereto: **And whereas** the Contractor has agreed to execute upon and subject to the Conditions set forth in the Schedule hereto (hereinafter referred to as "the said Conditions") the works shown upon the said Drawing and described in the said Specification for the sum of £ : **Now it is hereby agreed as follows:—**

1. In consideration of the sum of £ to be paid at the times and in the manner set forth in the said Conditions, the Contractor will upon and subject to the said Conditions execute and complete the works shown upon the said Drawing and described in the said Specification.

2. The Employer will pay the Contractor the said sum of £ , or such other sum as shall become payable hereunder at the times and in the manner specified in the said Conditions.

3. The term "the Architect" in the said Conditions shall mean the said or, in the event of his death or ceasing to be the Architect for the purpose of this Contract, such other person as shall be nominated for that purpose by the Employer, not being a person to whom the Contractor shall object for reasons considered to be sufficient by the Arbitrator mentioned in the said Conditions. Provided always that no person subsequently appointed to be Architect under this Contract shall be entitled to disregard or overrule any decision or approval or direction given or expressed by the Architect for the time being.

4. Any reference in the said Conditions to the Bills of Quantities shall not have the effect of constituting them part of this Contract.

5. The said Conditions shall be read and construed as forming part of this Agreement, and the parties hereto will respectively abide by and submit themselves to the conditions and stipulations and perform the agreements on their parts respectively in such Conditions contained.

[1] Insert "erecting" or "restoring" or "adding to" as the case may be.

As witness our hands this day of

Signed and witnessed in the presence of

hereby appoint the said Wm. C. Chatfield, Architect, in connection with the works referred to herein, and authorise him to prepare all necessary plans, specifications, documents and copies, and to exercise all the powers and authorities necessary to be exercised by him as Architect under any contract or arrangement prepared by or made through him agree that all plans, drawings, specifications and documents prepared by him (including tracings, details and copies supplied to the Contractor and mentioned in Clause 20 of form of conditions attached) shall be his property, subject only to their being used in completing the work before referred to under his supervision.

S P E C I F I C A T I O N of Labor & Materials required for the Erection & comple--tion of a V E R A N D A H to Shop & Dwelling in C U B A S t, Wellington,

Mrs S. D O W N E S.

The lowest or ant tender not necessarily accepted.

Figured dimensions shall be taken in preference to scale.

Contractor shall be held to include in his contract, the whole of the requirements of the Wellington City By-laws in relation to Verandahs of the nature shown in accompanying plans.

Contractor shall require the City Corporation to provide & fix five concrete blocks, one under each post as required by the by-laws, & shall pay therefor to such body, the sum of 10/- per block as therein provided.

Cast iron columns shall be to similar & approved design to that shown on plans. They shall be 4" external diameter immediately under necking of caps, & 4½" dia immediately at top of moulding of bases. Metal shall not in any case be less than ¾" thick, & shall be thickened out as required to suit bases & caps. Whole length of each column shall be provided with 2" gal iron water pipe, & spaces between that & the cast iron of columns filled in with neat portland cement as directed. Bottom of columns shall be provided with necessary lugs & ¾" dia holding down bolts to concrete blocks in compliance with by-laws. Top of columns shall be channeled out ½" deep to take bottom flange of steel beam, & shall be bolted thereto in each case with two ½" dia bolts.

Beam along front & each end, shall be 4"x 3" best quality rolled steel of British make & to approved maker, & shall be to the weight of 12 lbs per foot length. Beams shall be accurately mitred to side beams & plated inside & out with ¼" thick wrot angle ~~plates full~~ depth of web & extending each way 4" on inside angles & 4½" outside angles & shall be securely bolted together with ½" dia bolts, eight to each angle of return beam.

In casting caps of columns, a chase shall be taken out of caps to allow sashes to fit in, & not woodwork scribed to caps.

Bolts along bressummer beam of building to connect verandah thereto, are at present in the building, & are shown on plans. Provide a 3"x 3"x ¾" L steel whole length of front of building, & secure to bolts referred to as directed.

Rafters shall be nine in number, 3"x 2½"x 3/8" T steel formed as shown on sections the bottom being wrot up & secured to top flange of beam by two ½" dia bolts, & to wood plate with two ½" dia bolts. Head of rafters against building shall be wrot & fitted to 3"x 3" L steel & secured by two ½" dia bolts.

Steel rib under sashes at front & ends of verandah, shall be 1¼"x 1¼"x ¼" T steel secured by approved lugs to columns & screwed up to bottom rail of sashes as directed.

All steel & ironwork shall be of the very best & approved metal, & shall be neatly & properly finished in a first class approved manner. All bolts shall be provided with proper nuts & washers in a complete manner. All casting shall be clean & free from the slightest flaws or defects

Wood plate along front & each end of verandah, shall be 6"x 3" clean dressed & stop chamfered. Purlines 4"x 3" dressed & moulded on all sides, checked onto rafters the thickness of flanges & screwed thereto with two strong screws. Boarding at each end of verandah, shall be vertical 4"x 1¼" T & G & V finished both inside & outside alike. Four sashes in front, & two end sashes, shall be framed 1¾" thick finished, moulded, &

glazed with ¼" thick best British plate glass secured with mouldings & not putty. These sashes shall fit at each end into cast head of columns, & shall be screwed top & bottom as directed with necessary screws through steel beam & steel T. Provide & fix five rows of angle beads see section & as directed. All woodwork of any & every description shall be carefully selected best quality all heart of seasoned totara, clean hand dressed & finished to details obtained from the Architect. Provide 1" thick cover board at head of rafters, see section.

Spouting along front & each end, shall be 4"x 3" stout cast iron lion head socket ogee properly screwed together & fixed to wood plates. Three columns, i.e. each end, & one in centre shall be provided to form down pipes, & approved stout lead pipe connections shall be made from spouting to columns as directed.

Cover the whole of the roof with 24 gauge best quality galvanized corrugated iron of such brand & maker as the Architect shall direct. Iron may be in two lengths , but must end lap on one row of purlines only & must be sguare & neat at ends. Each sheet shall have not less than two corrugations side lap & 8" end lap & shall be properly secured with galvaniged iron SCREWS & 6 lbs lead washers in straight rows & to number directed. These screws shall be screwed in with a screw driver, & shall not under any circumstances be driven in with a hammer.
The under side of bed mould of cornice of building, shall be carefully hacked out to take end of iron & 8" wide 6 lbs lead flashing properly plugged & cement pointed in a secure & neat manner. Barge & covering at each end of verandah, shall be formed as shown & shall be of 6 lbs lead secured in approved manner. All plumbing work shall be of first class quality of materials & workmanship as directed.

Contractor shall avoid all & any possible damage to present building, & shall at once make any such good to the approval of the Architect.

The whole of the corrugated iron & lead of roof both under side & above shall be painted three good coats of best quality pure zinc paint. The whole of the rest of the wood,iron,steel, & other materials of the whole of the rest of all parts of verandah, shall be painted four good coats of best quality white lead & oil paint to such colors & qualities of materials as the Architect shall direct. No sign writing is included in this contract.

This is the specification referred to in our agreement dated day of 1909.

PROPOSED

Specification of Labour and Materials

WM. C. CHATFIELD,
ARCHITECT.

Surplus copies for use
Consideration of W C Fearon?
Good flow of supply action

S P E C I F I C A T I O N of labor & materials required for the Erection & Completion of S H O P & D W E L L I N G on Lot No.10. part of Town Acre No.127. City of Wellington for

The lowest or any tender not necessarily accepted.

Figured dimensions shall in all cases be taken in preference to scale, & where no dimensions are given herein, or on plans, they shall be to details obtained from the Architect & in accordance with the City By-laws of the City of Wellingotn, where the same shall apply.

Walls colored "red" indicates brickwork, "grey" concrete or cement, "neutral tint" & "blue" metal, remainder woodwork.

WORKS NOT INCLUDED IN THIS CONTRACT:

It shall be a special condition of this contract, not to be over-ridden by any other conditions of this contract, that the Employers may, under the direction & supervision of the Architect herein referred to, let any contract or contracts, either by public or private tender or agreement, or employ labor or materials necessary for the execution & completion of any works required for the completion of any part or parts or the whole of the buildings which may not be completed or included in this contract. And may so contract or perform by day labor, or in any other approved manner, any or every such work, & procure any necessary materials at any time or times, or any labor the Architect may consider suitable or convenient during the progress or performance of this contract by the contractor hereto. It shall be a condition of all such contracts or agreements for the execution or conpletion of the works not included in this contract, that no unreasonable obstruction shall be given to the contractor who is a party to this contract, in the execution of the works herein contracted for, or shall such contractor hereto cause unreasonable obstruction to any contractors or workmen, who may be so employed as aforesaid to complete or execute any part or parts of the building or the finishing thereof, which may not be included to be performed under this contract. Should any dispute arise between the Employers or the Contractor, parties to this contract, or the subcontractors or employ of either party with the other party, as to what constitutes unreasonable obstruction, all or any such disputes shall be submitted to the Architect, who shall be sole judge to determine the same, & his dexcision shall be final & binding on all parties, & shall not vitiate any of the conditions of this contract, or shall the contractor hereto make any claim whatsoever in respect thereof, other than for a reasonable extension of time for the completion of this contract. And the granting of such reasonable extension of time or otherwise, shall be at the sole discretion of the Architect as he may consider under the special circumstances in connection with such claim reasonable & fair. And the Architect may make such reasonable extension of time for the completion of the whole of the works under this contract, or parts of the same specially affected by a reasonable extension of time beyond that specified in clause No.19. of printed conditions of contract attached hereto. And during the period of such extension only, & not otherwise, beyond the date for completion of this contract, the contractor will not be required to pay to the Employers the ascertained damages per day herein mentioned for such days of extension only where the same have been granted in writing by the Architect & not otherwise. And the granting of such extension shall not in any way whatsoever prejudice any of the claims of the Employers in any respects of this contract it being herein specially agreed.

Contractor shall supply & maintain all hoardings, temporary footpaths, & night lights required during the progress & completion of all buildings or works, to the satisfaction of the local authorities, & shall comply with all regulations in respect thereof.

Contractor shall supply all necessary & suitable boxing for concrete & where required concrete foundations, footings or bearings, shall be on thoroughly solid approved foundations.

Any excess of depth of foundation which may be required by the Architect, below that shown on sections, shall be paid for by the Employers in manner following viz: When the trenches or floors are excavated to the required depths, the Architect shall measure the depths of same, & where an excess of excavation or concrete is required beyond that required on the plans, sections & this specification, & which excess shall be authorixed in writing by the Architect, the Contractor shall be allowed & paid for as an extra such excess of excavation & concrete, computed at the rate of 5/-(five shillings) per cubic yard for excavation, & forty two shillings per cubic yard for concrete, such prices to include all labor & materials, boxing & other work necessary to completion. And any less quantity of excavation or concrete required than that shown on plans & sections & herein implied, shall be so measured as aforesaid & deducted from the amount of contract price. No extra or less time shall be added to or deducted from the time specified for the completion of the works under this contract under any such circumstances, or shall suchexcess or deduction in any way vitiate the time for the completion of the works under this contract or the payment of ascertained damages mentioned in conditions of contract attached, or shall the Contractor make any claim whatsoever in respect thereof excepting in the case of excess for the payment of such sum as may be due upon the certificate of the Architect. The materials in the case of excess & labor therefor shall be of the same quality & nature as specified or shown on accompanying plans & in this specification.

The whole of the cement referred to or used in any portion of the works or the finishing thereof, shall be English "Portland" of such first class quality & brand as the Architect shall approve & direct. The Contractor shall at his own expense when required & in manner directed by the Architect, or in the absence of the Architect, by his clerk of works by direction of the Architect, make all test or tests of the quality of all cement so directed, before being used, & any cement which may not satisfactorily comply with these conditions, shall be immediately removed form the buildings & premises, & shall not be used in any portion of the works or the finishing thereof.

All sand shall be clean fresh water washed sand, free from loam, salt or other defects & shall be to samples to be approved.

Aggregate for concrete shall consist of sharp fresh water washed sand evenly graded in such manner & proportions as the Architect shall direct, up to suitable sized rubble, & hard broken blue stone metal crushed but not screened, as in such quality & size as directed by the Architect for the several purposes required.

All brickwork shall be set in mortar composed of one measure of cement to three measures of sand, & all joints thoroughly grouted & filled. Bond shall be "Old English" accurately observed. No toothing or racking shall be allowed, & all work shall be carried up together in uniform scaffold level in proper manner. All bricks shall be thoroughly saturated with fresh clean water immediately before being used. When foundations & concrete walls have been carried up to the height of ground floor level, in a uniform manner, they shall not, except by permission of the Architect, be added to in height for a period of fourteen days as rest for purposes of consolidation.

All concrete for fundations or piers shall be one of cement to four of aggregate, as also heads of openings, corbels & projections.

Provide & bed in in all brickwork at every ten courses whole length of all walls & where required, three bands per course for 18" thick walls & two bands per course for all other work of H.B. Reinforcement Brick Bonding best quality gal iron wire mesh No.16 gauge 2½" wide clasped & spaced as required.

For the purposes of all gauges of cement concrete, mortar & plaster, a cask of cement as imported& at the time of opening & use, shall be held to contain four cubic feet, & no more, & shall be the standard unit of all gauges.

Where concrete bands or heads of openings are required, the same shall be to the full thickness of walls & not less than 18" in height, or less than 18" bearing at each end into walls, one cement to four of aggregate.

The section of all concrete or brickwork where not marked in figures on plans or sections but which is implied, shall not in anymcase be of less dimensions than scaled from plans & sections, or that may be necessary for a full compliance with the City By-laws, or as shall be required to fully comply with the full sized details obtained from the Architect as the circumstances may require.

Provide & fix where directed fifteen 9"x 6" cast iron galvanized iron ornamental air gratings with necessary cement plastered & weathered ducts. Also fifteen 10"x 6" Lawrence Thompson louvre patent ventilators with cords & strong brass fittings complete.

In all cases where joints of timber or joists enter brickwork or concrete, sufficient air spaces shall be allowed round sides, tops & ends, & this shall also apply to steel joists & beams to allow sufficient expansion of metal, or preservation of brickwork as required.

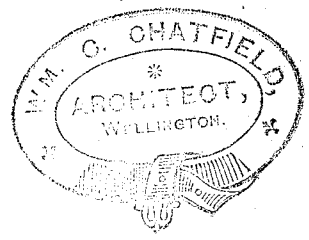
Parts of all woodwork entering or being in contact with concrete or brickwork shall be thoroughly coated with hot well boiled tar on all sides, top & bottom, & ends.

In all cases where brickwork is not required to be plastered, the joints shall be struck, & the face of work left even & true in such manner, ~~that where joints are~~ they shall present a clean, uniform & even surface throughout, free from irregularities.

In all cases of brickwork throughout all parts of this contract, the bricks shall be of the best quality carefully selected, of good form, & hard burned to the approval of the Architect.

Thoroughly grout & fill all joints, & where else required throughout all parts of the works as directed, to render the same a first class job.

Contractor shall be responsible for all or any damage to adjoining buildings or properties of any & every description, & shall make good at his own expense & cost, as soon as possible or when the Architect has called upon the said contractor so to do, & shall so make good as & in the manner the Architect shall so direct or approve, & shall indemnify the Employer to this contract or the owners of the lands or buildings thereon from any acts or claims of any & every description, which may be made by the adjoining owners or other persons therein interested, & shall take all necessary steps for the purpose of preventing any injury arising, to the lands or buildings adjoining the site of the buildings included in this contract to be erected, whether the same are the lands or buildings of adjoining owners, or the Employer mentioned in this contract.



Contractor shall include in his contract, the whole of the excavation necessary for the completion of all works included therein, & shall perform same in a thoroughly skilled manner as directed. After the necessary excavation shall have been made to such foundation as the Architect shall approve & the concrete or other foundations are put in, the contractor shall fill round same with clean suitable material well rammed. After erecting fence round yard, & the removal of rubbish from the surface of same, also black mould & vegetable matter, fill up the whole of the yard where required to the finished surface level indicated on section, with clean approved spoil rolled & well compressed This shall also apply to the formation of side passage from street into back yard up to the levels shown on sections. All surplus earth or spoil not required after completion of foundations, yard, & passage, shall be carted away from the premises by the contractor. Any additional filling material which may be required, shall be clean rock filling as approved.

The construction of first floor shall be as follows. When steel joists & beams are fixed in their several positions, the whole area of floor shall be covered with Johnson's Steel Wire Lattice as shown on section A. A. Lattice shall be Catalogue No 10, mesh 2" by 4", gauge tension No 6, transverse No 11, B. W. G. weight 6.4 lbs per square yard. Lattice shall be secured, lapped & wired 2" on joint of each width & as directed, to render same thoroughly secure. Each width of lattice shall be in one length, the whole width of building, & shall be bent round a ½" dia steel rod at each end, the whole l length of building, at each intersecting wire. Provide all necessary boxing to carry concrete. Concrete over the whole of the floor shall not be less than 8" thick, being 1½" thick on under side of 6"x 5" steel joists. Concrete shall be composed of one measure of portland cement, to four of aggregate, such aggregate being half of approved clean screened coke breeze, & the other half of approved clean sharp sand & fine sharp crushed blue metal as directed. Concrete shall be thoroughly mixed, turned at least twice dry & twice wet, & well rammed. Wood fillets to which flooring is nailed shall be 3"x 2" seasoned all heart Oregon pine cut to dovetail section & spaced I8" centres, bedded full 1" into breeze concrete formation. When concrete is dry, float thin neat cement between wood fillets & concrete where required, to insure the same being tightly fixed. Concrete portion of floor passing through thickness of walls shall be the ordinary approved concrete of one of cement to four of aggregate without coke breeze, but shall be put in the same time , & as part of floor as directed.

Floors of two entrances shall be not less than 6" thickness of one of cement to four of aggregate, upon a thoroughly solid rammed foundation, & shall be finished to fine steel float surface, with 1½" thickness of one of cement to two of fine sharp well washed sand finished whole length of street front with rounded nosing. Floors of both coal cellars shall be concrete in similar manner as entrances

Hearth of ground floor fire opening shall be carried up in concrete with foundations & together with all other fire openings & hearths finished with 1½" thickness of one of cement to two of approved sand to fine hard surface.

The walls & ceiling forming coal cellar under stairs, shall be 9" thick concrete of same descriptio as first floor & plastered where visible same as outside of building.

Plaster the whole of the brick walls & concrete ceilings of shop, sitting or fitting room, hall & st stairs up to level of first floor, with not less than ½" thickness of best quality approved pulp plaster thoroughly well mixed & carefully applied. Finish all pulp plaster with not less than 1/8" thickness of Keenes cement to fine hard bright surface in a first class manner. Finish walls & ceiling of w. c. also ceiling of side entrance in fine pulp plaster to fine surface.

Properly lime wash in two good coats walls & ceiling of larger coal house.

Level of floor of each coal house is indicated on sections.

All flues shall be 9" dia best quality pipe lined their whole height & heads of stacks above roof finished as shown & included in outside plaster work. Each flue shall finish with a 9" dia approved patent glazed earthen pot in properemanner.

Contractor shall include in his contract the supply & delivery of one range, three grates, also one copper boiler & Shacklook fire bar & furnace door of the total p. c. value for the lot of £16-0-0 This sum also includes boot boiler for range. All selections shall be made by the Architect, & any sum of the said sum of £16-0-0 not so expended, shall be deducted from the amount of the contract price. Contractor shall skillfully set & build in same as directed. Provide over the head of all openings a sufficient 3"x ½" iron head bar, passing through jambs, split at ends & turned up & down.

Elevations shall be finished as shown & to full size details obtained from the Architect. All pressed work shall be of first class quality,n& all angles & moulds, run sharp & true. No outside plastering of any description, shall be less than ¾" thick & shall finish to fine steel float surface onnall flat surfaces. All parts of front elevation & back to the line of shop doors, & iron gate in side passage, shall finish with white sand specially selected & washed to be of one uniform white tone of finish. Sand for all other finish shall be to approval, sharp, & well washed. All outside plastering shall be one of cement to two of sand in two coat work as directed. Outside plastering shall include front elevation, outside of all back & side walls, walls each side of passage, backs & tops o of all parapets & projections of all descriptions, sills & revels complete. Plaster of all walls shall extend down to the natural or determined surface level in proper manner.Copper setting & walls plastere

Steps from passage down to finished yard level, shall be formed in concrete in solid manner as directed, & shall be plastered & finished same as specified fro floors, & formed in same description of concrete.

The whole of the risers of shop front shall be covered with best quality approved glazed tiles in manner shown on elevation, & finished in first class manner. The Architect shall select tiles.

When brickwork shall have reached the height of damp course,on all walls & piers, cover the whole of the surface of same through full thickness of all walls & piers, with 1" thickness of best qualit rock approved bitumous asphaltum put on in two ½" thick layers & finished in first class manner.

DRAINAGE.

The position of storm water & sewer drains are shown in colored lines on plans, green lines indicate sewer drains, & blue storm water. The storm water in back yard shall connect to present storm water drain whichnow connects to Corporation storm water culvert where marked on plan. & a cleaning eye provided. Contractor before connecting, shall see that such present drain is free & clear of any obstruction & shall leave same in good condition. Storm water drains to street shall discharge into storm water channel in street in proper manner. No iron pipes shall be used under footpath. All pipes ir in all instances shall be best quality salt glazed socket pipes of good form & free from all defects. They shall be cement jointed & properly cleared of all obstructions, they shall be graded to the maximum fall in a uniform manner, & shall be bedded in cement concrete as required by the Municipal Sanitary by-laws. Pipes shall be 4" internal diameter. Provide all necessary junctions, bends, approved glazed earthen gully traps, vents, traps & ventilators & connections, & do & perform all things that may be necessary for a complete compliance with the Municipal Sanitary by-laws at the time in force.

When the formation of yard & passage shall have been made, thoroughly ram & roll same to a hard solid & approved foundation, & cover such surfaces with not less than 2" thickness of hard approved road metal broken to sizes not exceeding 2" diameter . Cover the whole of the surface of yard & passage with 1½" thickness of thoroughly well boiled & approved tar & sand asphalte put down hot, & well rolled to hard fine surface, to the necessary falls & channels directed to convey storm water into gullies.

C A R P E N T E R .

Piles under ground floor shall be spaced as shown on sections. They shall be split heart of totara of no less diameter than 10"x 10", & shall be well bedded & rammed into a solid foundation at no less depth than 24".

All plates on walls shall be 5"x 3" bedded in cement mortar in solid manner & shall be totara.

Sleepers under ground floor shall be spaced as shown whole length of building, & shall be 6"x 3" totara.

Ground floor joists 6"x 3" totara spaced not more than 18" apart centres with not less than 5" bearing on plates & thoroughly nailed. All joints in lengths shall be side scarfed 12" with only one joint in each row of joist, & such joints shall be dodged as approved.

Ceiling joists 5"x 2" & not more than 18" apart centres, rimu & well nailed.

Rafters 5"x 2" , 18" apart centres. Ridges, hips & valley rafters 9"x 2". Collar ties & struts 4" 4"x 2", one set to each alternate pair of rafters. Pole plates 5"x 4".

Carefully form gutters in secure manner to as much fall as possible. Gutters to finish not less than 6" deep or 9" wide at any part. Form 2" drips as required.

Studding of skylight shafts shall be 4"x 2" 18" apart centres with 4"x 1½" checked in battens as directed to carry vertical lining of such shafts.

Top & bottom plates of all wood partitions shall be 5"x 2" . Studs 5"x 2" spaced not more than 16" apart centres morticed through & double nailed to plates. Framing for door openings shall be 5"x 3".Braces in wood walls 5"x 2" double checked seasoned rimu placed as directed.

All brick walls above first floor line, shall be strapped & plugged with totara 4"x 1" battens at every continuous height of walls of not exceeding 2'6" centres well nailed to good plugs. Lining on both brick & wood walls of bath room & kitchen, shall be vertical as also in skylight shafts, & on all other walls shall be horizontal & in all cases double nailed at each intersection.

Lining on all ceilings of first floor, also walls of bathroom & kitchen, shall be 6"x 1"for walls, & 6"x ¾" for ceilings, & shall be T. x G. & V. jointed clean hand dressed first class thoroughly seasoned kauri. All such boards shall be in one length the full height of walls without butt joints. All other walls shall be lined with 8"x 1" T. & G. clean mill dressed seasoned first class quality rime lining as shall be approved. Angles of all lining shall be sharp & solid, & the vertical angles of bathroom & kitchen finished with ¾" staff bead. All lining shall come down to floor level.

Provide suitable & complete manhole into roof & through roof to outside where & as directed in a complete manner.

See breeze concrete first floor for wood fillets to carry flooring.

The whole of the ground & first floor colored yellow on plans, shall be floored with 6"x 1" T. x G. thoroughly seasoned heart of kauri as approved, & as free from butt joints as possible. Flooring shall be clean dressed , cramped close , double nailed , & punched & planed level the last thing before building is taken over by the Employer. Flooring shall fit close up to all walls.

Provide round panels of ceilings of shop & fitting room & hall,6"x 1½" approved clean dressed seasoned kauri cornice mould without butt joints. Round all ceilings of first floor, 4"x 3" kauri clean dressed approved cornice mould in full lengths of walls without butt joints.Skylight shafts shall be neatly moulded as directed.

Cover the whole of the roofs with 8"x 1" clean sawn seasoned rimu to close joints & double nailed. The foot of every third rafter over w. c. & coals shall be anchored with 1½"x ½" iron anchor

Inside staircase shall be formed as shown. Strings 10"x 2", treads 12"x 1½" with rounded nosing & housed scotia, housed blocked & wedged together in proper manner. Risers 1" thick. Top of strings sh shall finish with moulded capping. Brick wall between lower & upper flights shall be continued to the height of pitch of upper flight, & finished with moulded capping. On top of this wall provided 2½" x 2½" turned balusters spaced at two to each tread. Handrail over balusters shall be moulded out of tatara 3½"x 2½", newel 5"x 5" turned. All turning shall be to the approval of the Architect. Provide on wall side of all pther flights, a 2½" dia totara mop stick handrail strongly supported on suitable solid brackets bronze finished. All woodwork of stair case & the finish of same shall be thoroughly seasoned heart of rimu clean dressed & finished for varnishing as approved.

Fire escape stairs from level of kitchen floor to yard shall be formed as shown on plans. Stringers of flights, landings or platforms shall be neatly & securely formed & finished with good condition used railway rails of not less than 50 lbs weight per yard, forged, fitted & built into walls as directed. Treads, platforms or landings shall be covered with 12"x 2" totara planks clean dressed & bolted with 3/8" dia bolts, nuts & washers four to each plank, to 1½"x ½" iron brackets securely rivetted or bolted to railway iron strings. Corner landing shall rest on two standards, & there shall be one standard at half length of bottom flight. Each standard shall be a vertical steel railway rail same as strings, & together with bottom of strings of bottom flight, shall securely bear upon piles same as specified for under sleepers of floors. Railing up one side of each flight & landing, shall be neatly made of 1½" gal iron waterpipe properly screwed together & formed as shown on section C. C. & shall be firmly secured to framing of stairs & landings as required. Stairs from w. c. to yard, shall be constructed in a similar manner but without handrails. Provide a 1½" thick dressed totara skirtin down one side of whole length of stairs & landings or fire escape, also three No 6 gauge gal iron wires tight & secure.

The whole of the shop fronts, & shop doors shall be made of thoroughly seasoned heart of totara to details obtained from the Architect. Transome shall be panelled & moulded on both sides. Doors sha shall finish 2" thick & each shall be hinded to moulded frame with two pairs of 4" approved embossed bronze steel butts. Doors shall be provided with strong embossed steel barrel bolts, also strong English rebated face lock & antique bronze lever handles. All locks, hinges & fittings shall be selected by the Architect. Fanlight over doors shall be hinged with a pair of 4" all brass hinges & provided with Prestons patent 16" brass screw sash adjuster, brass pullies & strong hand lines . Stall board sill shall be formed in totara to details provided & finished in a suitable & neat style.

All outside doors & frames shall be heart of totara thoroughly seasoned, the doors finishing 2" thick. All excepting only hall door shall be bead & butt, in each case hinged with three 4" strong steel butts. Coals (2) shall be provided with strong 6" carpenters rim dead lock complete, w. c. with 6" carpenters patent rim lock & brass patent strong knobs. Similar lock & furniture shall be provided to door from kitchen to escape stairs. This door shall be glazed in two top pannels with ¼" thick ribbed plate. Door to hall shall be panelled & moulded with 2" wide mouldings & provided with strong Chubbs patent night latch & two keys, also 3" dia cast bronze knob & knocker. All other d doors shall be to the several sizes marked on plans. They shall be made of seasoned heart of kauri finishing 1¾" thick four panelled double moulded, hinged each by three 4" steel butts to 2" thick doublez rebated jambs, & provided with strong English montice locks & 2" dia ebony furniture complete Top of door marked "glass" from shop to fitting room shall be glazed with 32 oz best quality clear glass. The Architect shall select all door or window fittings or furnishings throughout.

Provide & place windows where shown on drawings to the finished sash sizes marked on plans. All sashes & frames shall be made in a first class manner with seasoned heart of totara to details

obtained from the Architect. Each sash shall be hung in a properly made box frame with two ¼" thick best quality crucible steel flexible gal sash lines as approved , & provided with lve's strong bronze patent sash fasteners, also two 4" strong brass flush handles to each lower sash, & two solid brass fi finger hooks to bottom of each top sash. Provide to each window including also shop windows, best quality approved patent spring blind rollers complete. Employer will supply calico blinds & contractor shall fix same to rollers in proper manner.

Glass partition between shop & fitting room shall be framed with stop chamfered solid framing in seasoned kauri say 4"x 3". Sashes 1¾" thick finished in panes as directed, & glazed with 32 oz glass for bottom panes, & 26 oz for upper panes. All glass shall be best quality free from defects. Up to a height of 3ft from floor shall be framed, panelled & double moulded same as door. Hall & fitting room shall be finished on all walls with a 3ft high dado made of 6"x 1" T. & G. & V. jointed vertical dado of seasoned clean dressed kauri finished for varnishing, & finished at top with 3"x 2" moulded capping. Skirting at bottom of dado shall be finished with 9" high moulded clean dressed kauri skirting.

Windows fanlights & door frame of entrance door from passage to hall shall be in one frame to include door& shall be 12 ft high, the fanlight extending over door. Bottom pane of glass shall be stout approved muranese & remainder 26 oz clear best quality glass All fan, & side lights shall be a fixture in this frame. Below bottom sash of side light shall be a panel double moulded same as door.

Skirting round all walls throughout, shall be 9" high thoroughly seasoned kauri clean hand dressed & machine moulded.

All architraves round all window or door openings shall be 5"x 1½" moulded seasoned kauri & clean hand dressed finished for varnishing.

Mantels to each opening (4) shall be of the design shown on section made of seasoned kauri clean hand dressed , that of kitchen being higher to suit height of opening. Shelves 10"x 1½" moulded, & brackets clean shaped 3" thick in pairs. Provide moulded bases, neck & bed moulds to approval of the Architect & shall be finished for varnishing.

Provide a proper copper lid as approved.

Provide & fix two wash troughs as shown & 12" deep. They shall be made of seasoned heart of kauri trenched red leaded & nailed together with copper nails. Sides & bottom shall each be in one width of plank 1½" thick, & top of troughs shall finish with moulded capping. Also cover whole of troughs with one 1&1/8" thick clamped kauri table lid hinged with two pairs of 3" strong brass butts & clean dressed both sides, also provided with suitable strong button on wall to hold lid up safely when lifted for use of troughs & not required as table. Moulded capping round troughs shall be continued round sink, & both troughs & sink shall be strongly supported on frame of 3"x 2" as directed.

Provide & fix dressed where shown in kitchen. Bottom carcase 3'6" high, with two drawers 6" high dovetailed together & framed in proper manner. Doors under drawers 1½" thick framed & moulded hinged by 3" steel butts & provided with strong steel bolt & supboard lock. Provide three 8"x 1¼" shelves above bottom carcase as directed & finished with 2 doz strong wire cup hooks. An extra shelf with crown mould shall be provided for top finish. One shalf 1" thick dressed shall be provided in lower carcase full size of same. Dresser shall be made in the usual manner of a dresser, & in seasoned kauri clean hand dressed.

Provide & fix where directed in kitchen fifty super feet of 1" thick seasoned clean dressed kauri shelving strongly supported.

Cupboard for linen shall be carried up to the height of 7'6" & finished with flat cover & 4" crown mould cornice. Provide in this cupboard four 1" thick dressed kauri shelves full size of cupboard.

Provide a complete best quality kauri rica flag pole as shown on front elevation finished with gilded truch, brass sheave, gal flexible wire halyards, gal iron stron cleat complete. Pole shall be scarfed & hinged with strong gal iron strap hing & be provided with necessary straps & anchors to secure same when up in position or to lower flag pole as required.

The two side, & part of back boundaries of yard shall be fenced as follows. A section of fence shall be to design as shown on Longitudinal Section of land. Posts shall be spaced not more than 6 ft apart, & shall be 7"x 4" for posts, sleepers 6"x 3", struts 5"x 3" checked & securely spiked together. Each post shall be on a solid foundation & well rammed. Rails cut diagonally out of 5"x 5" checked & well nailed to posts. No two rows of rails shall butt on one post. Plank up posts with 12"x x2" planks to height shown on section providing also a 5"x 4" post half way between main posts, drive driven well into ground & finishing at level of top of planking. All woodwork of fences shall be all heart of jarrah clean sawn, full measurement of cut, & all arris removed. Cover the whole of the fence with 5' long sheets of 24 gauge best quality approved gal corrugated iron to double lap & securely nailed as directed. Top of iron shall be level & true, & shall be carefully snipped to points as required.

Cover all gutters with proper totara batten snow boards in suitable lengths as directed.

P L U M B E R .

Cover the whole of the roofs , gutters, ridges , hips & valleys with best quality approved 2 ply Maltroid with good lap & properly secured.

Cover the whole of the roofs with best quality & condition No 24 gauge galvanized corrugated iron of such brand as the Architect shall approve. Each sheet shall have two corrugations side lap & not less than 10" end lap & shall be thoroughly & neatly secured with approved patent Evenden's spring head twisted shank gal nails in a water tight manner.No short lengths of iron shall be used where full sheets are practicable. Iron shall lap up closely to all ridges & hips.

Cover all ridges & hips with 20" girth 24 gauge best quality gal iron ridging, having a 2" wide strip of 4 lbs lead added to each edge, & properly dressed into corrugations.

All gutters, valleys, & flashings of roofs shall be of 6 lbs lead in manner directed by the Architect & in such manner that all parts of roofs shall be thoroughly watertight & secure.

Gutters shall not be less than 6" deep or less than 9" wide & shall be provided with 2" drips as directed, also necessary properly cement bedded aprons required. As much fall as practicable shall shall be obtained.

Spouting along all back eaves shall be ogee cast iron stout metal not less than 5"x 3" & well screwed & secured. Provide & fix five approved neat cast iron hopper heads covered with necessary bird netting, also five full 4" stout metal cast iron socket down pipes metal jointed, secured by cas iron lugs & provided with cast iron shoes or connections as required. Construct 6 lbs lead box ducts for conveyance of water from gutters through front elevation to hopper heads in a safe & watertight manner.

Provide all necessary connections to drains, & throughout all sanitary plumbing, do & perform all things necessary for a complete compliance with the Municipal by laws in force.

Provide & fix complete, two w. c. pans best quality glazed china of such pattern as the Architect shall approve, such pans being finished all white or white & cane. They shall be provided with all required traps, vents , ventilators, 4" cast iron lead metal jointed soil pipes, 6 lbs lead bends, 1½" stout lead flush pipes, 3 gallon 22 gauge muntz metal approved silent flushing cisterns,

brass chain & china pulls complete under all requirements of the City by-laws, & to the approval of the Architect.

Provide & fix complete a white chine wash basin fitting in bathroom, of the trade value unfixed, of of 40/- supported upon a strong, neat cast iron frame, & to be selected by the Architect. Provide the necessary 1½" dia cast led patent trap, & 1½" internal dia heavy lead waste to junction of 2" lead waste waste from bath, & convey same outside building to & 2" internal dia best quality galvanized iron water pipe screw jointed & free from internal obstructions, & convey waste to gully trap in yard. It will be required to provide brass screw cleaning eyes in convenient spots for effectual clearing of all ~~wasks~~ wastes as required.

Provide & fix one 5'6" best quality cast iron china enamel bath where shown, standing on cast iron legs, & provided with 2" cast lead patent trap, 2" lead waste, & overflow & run waste to gully trap as previously herein stated. Provide all necessary vents & ventilators as required for complete & proper installation. Provide 3" brass grated waste & plug, also 2" dia grated overflow also in brass.

Cover the portion of floor of bathroom, colored grey on plan, also under w. c. fitting in same room, with 6 lbs lead lapped up behind lining 2" & over proper fillets on floor. Provide in each case a 2" dia brass grated overflow, & 1" dia gal iron waterpipe waste to outside of building.

Provide complete three Wades patent 22 gauge gal iron shylights where shown on plans. Each sky--light shall open its whole size not less than 8", shall be hinged with all brass strong 4" butts, & provided with approved strong brass sash adjusters, cords & necessary fittings complete. Skylights shall be properly flashed with 6 lbs lead & made perfectly watertight. Skylights shall be glazed with full ¼" thick rough cast rolled plate in approved manner.

Provide to troughs & sink the necessaryy 2" brass grated wastes & plugs, also 2" cast lead patent trap, 2" stout lead waste, & 2" gal iron waste carried to gully trap in yard & in same manner as is specified for bath waste.

Provide & fix a 24" long strong china enamel best quality sink as approved. Sink, troughs & wash basin shall be properly flashed to wall with 4 lbs lead.

Connect water from Corporation toby in street, & convey water therefrom by ¾" dia best quality gal iron pipes to each w. c. cistern, each sink & trough, copper, wash basin, bath & shower, over gully trap in yard, also to hot water supply tank. All water pipe installation shall be thoroughly tested before being covered & beforex building is handed over. Supply to each cistern or tank a copper ball cock complete & stop cock. To wash basin a ½" brass h. p. pillar tap marked "cold", to bath a ¾" brass pillar h. p. tap marked "cold" to sink, each trough, over copper, & over gully in yard, a ½" h. p. brass hose union tap & hose union.

30

Provide cold water cistern made of 22 gauge best quality gal corrugated iron of a water capacity of one hundred gallons, to stand upon a floor in roof covered with a 22 gauge gal iron or No 11 zinc tray of sufficient size, & provided with 2" dia gal iron waste taken outside building ~~into spouting~~ Mtl. Also supply & fix a 35 gallon strong corrugated copper circular intermediate cistern. For boot boiler see grates & range at end of brickwork etc. Connect up cisterns & boiler with a complete circulating hot water system with 1" gal iron pipes & convey boiling water from exhaust , to wash basin, bath, sink & at side of kitchen range. Taps for bath & basin shall be 1" & ½" respectively to match cold water taps, & the other taps at points shall be ¾" low pressure with ebony handles . All connections to the copper intermediate cistern shall be made with not less than 12" length of 1" stout lead pipe & brass unions. Provide & instal all things necessary & as directed by the Architect to assure a complete & satisfactory hot water supply to the points indicated.

E L E C T R I C L I G H T .

Connect onto City Council electric main in Cuba Street, & wire to the various points marked in blue blue circles on plans. Each circle shall indicate one lamp or point to be wired up to 32 c/p. All the wiring shall be of first class quality & sufficient to meet regulation requirements, & shall be of best quality insulation, & shall be run in approved thread jointed metal conduits complete & shall be run in circuits as required. The installation of first floor shall be independent of the installation of ground floor, & independent meters shall be fixed, so as to admit of two separate occupations of the building if required. The position of switches is marked by a blue S on plans. All switches shall be best quality metal tumbler switches on non-combustible bases. Provide each blue circle or point, with silk covered hanging single pendant containing switch holder, 16 c/p approved lamp,& 10" dia opal shade complete. Lengths of cords shall average 7ft from floor to shade as directed. The whole of the installation shall be provided & installed in accordance with the rules in force of the New Zealand Underwriters Fire Insurance & the Wellington City Council as may be required & shall be subject to the Inspectors therefor from whom the contractor shall obtain a certificate that such electric light installation is in strict accordance with such rules, as a first class fire risk, & the contractor shall place in the hands of the Architect such certificate, before any payment shall be certified by the said Architect, as due to the contractor on behalf of such installation. No electric light installation shall under any circumstances be done or instaàled excepting by a duly qualified & approved electrician. Contractor shall be held to have included in his contract all things that may be necessary for a complete installation in a first class manner.

I R O N W O R K & S T E E L .

The whole of the cast iron included in this contract, shall be of the very best quality of material & finish, free from all & every blow holes, flaws & defects, & to details obtained from the Architect. Castings shall not be made from scrap iron, or the same shall at once be condemned, even if no other fault is apparent. All cast iron shall be moulded from best quality approved pig iron & shall be uniform in thickness required, & shall be of first class finish.

The whole of the wrot iron required, shall be of the best quality approved ironof the quality & temper required according to circumstances, & as directed, All welds & forged work shall be of first class quality & finish, threads of good form & properly cut, all necessary round iron washers under all heads & nuts as directed. All rivetting shall be faithfully performed& joints closed in a thoroughl secure & workmanlike manner. All rivets shall be ¾" dia & spaced as required.

The whole of the girders or steel joists used in any part of the works, shall be of the highest quality & strengths adopted by the British Standard beams, & shall be of British manufacture only, & no other. They shall be of such maker as the Architect shall approve, & no other manufacturer than that selected by the Architectshall be used in any portion of the works. All girders or joists shall have a perfectly solid & level bearing of at least 9" at each end upon a cast iron plate made to details obtained from the Architect. All plates & girders shall be properly & securely anchored into walls where & in manner directed. Where the whole length of steel beam or joist cannot be procured in one length, & a joint would be necessary, such joint shall be made only upon a column or approved bearing, & shall not occur between bearings or in span. The Architect shall determine where such joints if any, shall occur, or be most suitable, & contractor shall in such circumstances plate bothe sides of the web of such joists with ½" thick plates not less than 14" long, by full depth of web, &

securely rivetted or boltedas approved with ¾" dia rivets or bolts as circumstances require.

CAST IRON COLUMNS.

For the purpose of this specification, the diameter of columns stated, shall be the external dia measured under the neck of cap, & immediately above the base moulding. Diameter of two columns in shop shall be 7" at neck, & 8" at base mould, & 1½" thick uniform metal. They shall finish with 1½" thick cast plate head & ornamental cap as approved, also with moulded base. The thickness of metal of base shall be 2½", & shall be set upon a 1½" thick cast iron plate 14"x 14" as directed. The three columns under bressummer beam, shall be 4½" dia at base mould, & 3½" under cap, metal of shaft 1½"thick,& base 2¼" thick with moulded caps & bases & plates as specified for shop columns. Columns in all cases shall be well & accurately bedded with neat cement under bottom plates. Provide two thicknesses of 6 lbs lead over whole area of bearing between bottom of columns & bottom plates, also one thickness of same lead between steel joist bearings on columns.

Bressummer beam shall consist of two steel joists each 10"x 6" @ 35 lbs per foot weight, & provid -ded at every length of 3 ft with approved cast iron stretcher plates & two ¾" dia bolts. Each end of be beam shall bear upon a 1½" thick cast iron plate 10"x 20" as directed & shall be achored through wall 1" dia anchor ties & washers as directed. Each joist forming beam shall be in one full length of beam.

Transverse beams (3) shall be 10"x 6" @ 35 lbs weight per foot length, placed where shown, & provided with similar plates & anchors to bressummer. They shall be properly bolted with ¾" dia bolts to heads of columns. Longitudinal joists (3) shall be 6"x 5" @ 25 lbs per foot in weight, placed where shown on plans. They shall be accurately fitted to transverse beams & plated thereto with ½" thick 6"x 6" angle brackets full depth of webs of 6" joists & securely bolted with four ½" dia bolts in each angle of bracket. Beam over back window of shop shall be two 6"x 5" @ 25 lbs joists fixed in similar manner as bressummer beam.

Anchors from every rafter into front cornice, also from every third ceiling joist to walls, & wher else necessary shall be made to suit circumstances , of 2"x ½" bar iron with nuts & washer plates as approved, also each secured to joists with two ½" dia bolts, nuts & washers. Anchors shall lap on joists not less than 7", & shall be bedded well into brickwork.

In outer joists of bressummer beam, provide at every distance apart of 2'6" whole length of beam ~~ta~~ ¾" dia bolts & nuts to secure connection of a verandah when required.

Iron gate & grill at entrance of side passage shall be made of 1" external dia gal iron water pipe spaced 4" apart & securely threaded into a 2"x ½" iron frame , in a neat & approved manner. Braces shall be 2"x ½" as shown. Grill over gate shall be a fixture built into wall. Gate shall be hinged with three strong wrought iron hinges & provided with proper iron striking plate, also a strong English approved lock & brass ring handles to enable gate to be latched or locked in a secure & complete manner.

Provide good condition used railway steel rail not less than 50 lbs per yard weight, in one length across whole width of building over first floor window heads, bedded in concrete & provided with anchors as required.

G L A SSS .

The whole of the glass in shop fronts, including also the fanlights & doors , shall be best quality British plate 3/8" thick for lower panes, & ¼" thick for fanlights & doors. All glass shall be free from any & every flaw , & shall be of uniform thickness throughout the sheet, & shall be bedded as directed. All skylights full ¼" thick rough cast rolled plate. Fanlight over w. c. & coals same as skylights. Bottom pane of side light of side entrance door, also bottompanes of partition to fitting room stout approved muranese. All other sashes shall be properly glazed with 26 oz best quality clear sheet British glass free from befects.

S C R I M & P A P E R .

Cover the whole of the walls of all rooms & passages on first floor excepting bathroom & kitchen with best quality approved scrim, guaranteed washed & boiled of first classz quality, double width, well hung, stretched & taped , tacked & secured as directed. Paper paste all angles sharp & clean. Cover all scrim with wall papers of the trade value unhung of an average 2/6d per piece to be selected by the Architect. All papering shall be completed before skirtings, architraves or cornices are fixed

P A INT & V A R N I S H .

Paint the whole of the iron roofs with two good coats ofz iron oxide & thrice boiled best quality linseed oil. Paint the whole of the outside wood & iron work in four good coats of best white lead & oil paint to approved tints. Paint the whole of the ceilings of first floor, also walls of bath & kitchen, all cornices & ironwork of columns in three good coats of best white lead & oil paint to approved tints. All woodwork of stairs, doors, architraves, skirtings, windows, sashes & glass partitions shall be oiled in one good coat of best quality raw linseed oil, & varnished in one coat of hard spirit varnish & one coat of best copal.

The Architect shall select all brands & qualities of all materials & tints. All paints shall be mixed on the job in first class manner.

M A T E R I A L S .

The whole of the materials used or required in any part of the works, or the finishing thereof, shall be the best of their respective kinds, free from any & every defect. Timber here specified totara, matai or kauri, shall be all heart carefully selected & the remainder rimu of first class quality of building timber. All timber shall be cut to the full dimensions specified & shall measure such dimensions on the works, included in this contract & may be rejected if of less dimensions, as not being in accordance with this contract even though the quality may not be involved. No extreme sap, bark or dead knots, shakes or faults, or any other defects shall under any circumstances be permitted. Flooring, linings, mouldings, & finishing materials, also all joinery work shall be secured with all possible speed after signing this contract & shall be stacked with sticks in a convenient yard to the approval of the Architect. No payment shall be made by the Employer on account of this contract, for any materials which are not upon the site of the building referred to in this contract. Should the Contractor fail to procure, or neglect to stack such materials as aforesaid, the Architect shall have the power to prohibit in such instances as also in regard to all & any materials, the Contractor from fixing or making use of such materials if in his (the Architect's) opinion, the same are not properly seasoned & fit for use in any portion of the building or the finishing thereof. And in such case the Contractor shall not use such materials until written permission by the Architect to the Contractor shall be given for such purpose. The Contractor shall not claim

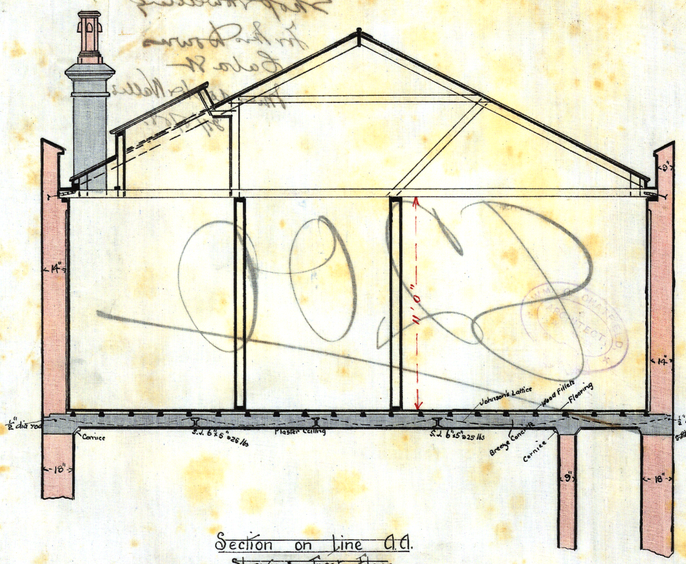
~~any c~~

any compensation or extension of time for the completion of the works included in this contract whatsoever, beyond that fixed for completion in clause No.19. of printed conditions of contract attached & in respect & for the delay for procuring such materials as aforesaid, or on account of the same being condemned by the Architect as unfit or unsuitable for the purpose or purposes for which it is proposed the same shall be used, or shall the contractor or his sureties make any claim whatsoever of any description in respect thereof, it being herein specially agreed by the parties to this contract. Timber in all cases shall be clean cut, & where specified clean dressed, shall be free from all roughness, plane marks or defects, & with the exception of flooring only, thoroughly cleaned with glass paper. Where joinery or other such work is specified, implied or required, the same shall be planned clean of all marks or defects, scraped with steel scraper, & fine glass papered, in such a manner as to present a highly finished surface for varnishing or painting as required. The Architect shall be the sole judge of the suitability & fitness of all materials or labor, for the purpose or purposes for which it is proposed the same shall be used.

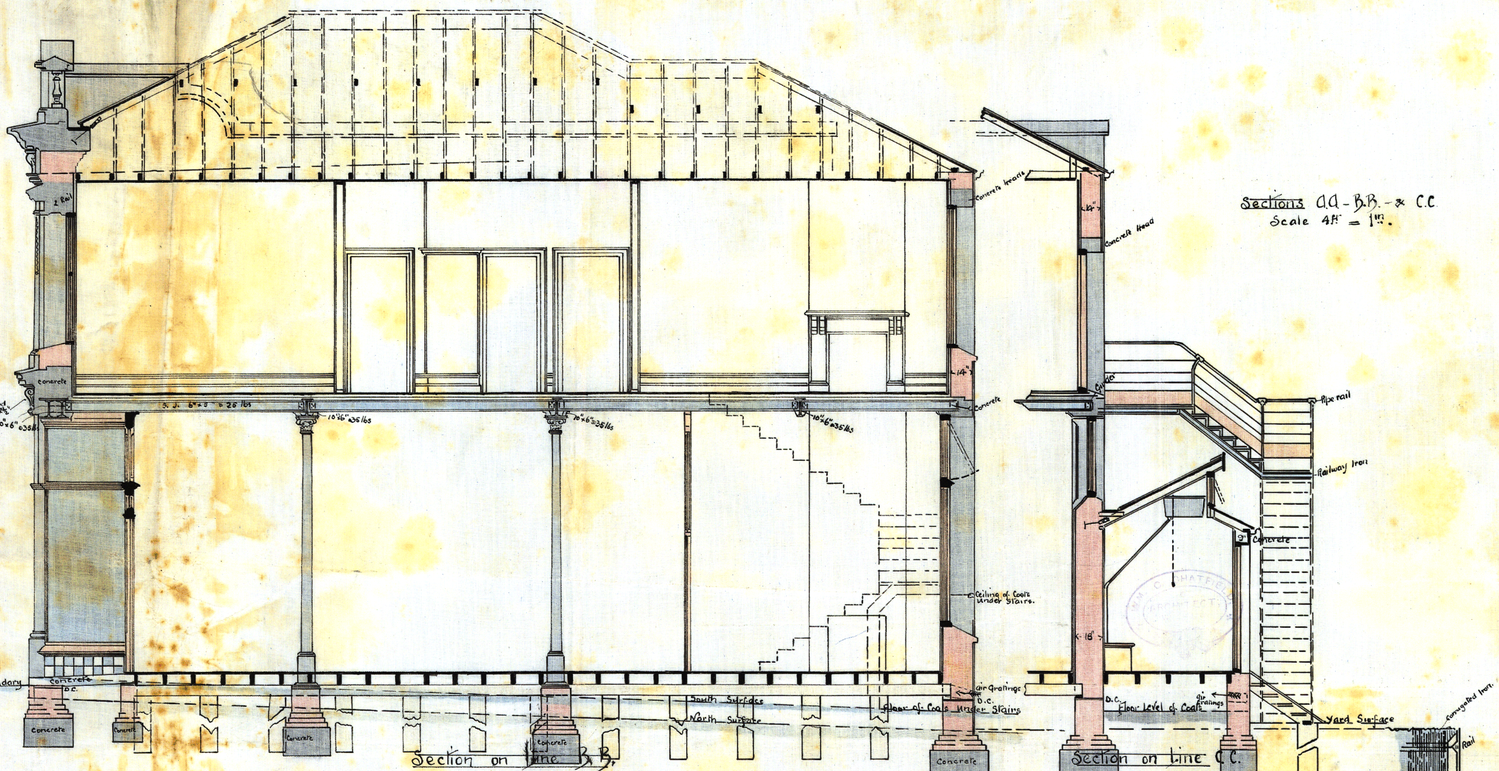
This is the specification referred to in our agreement dated the day of 1908.

Proposed Shop & Dwelling Upper Cuba St. Wellington.

Sections AA - BB. - & CC
Scale 4ft = 1in.

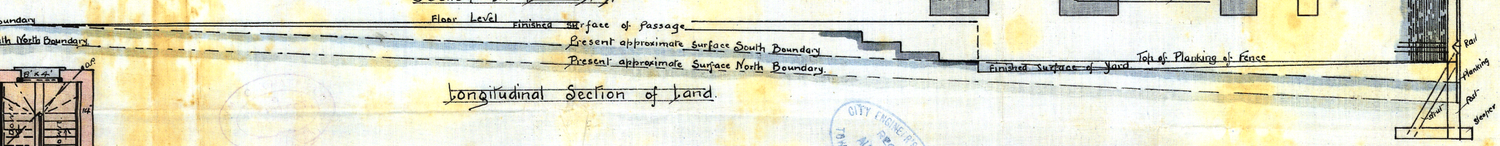


Section on Line AA.
Showing First Floor.

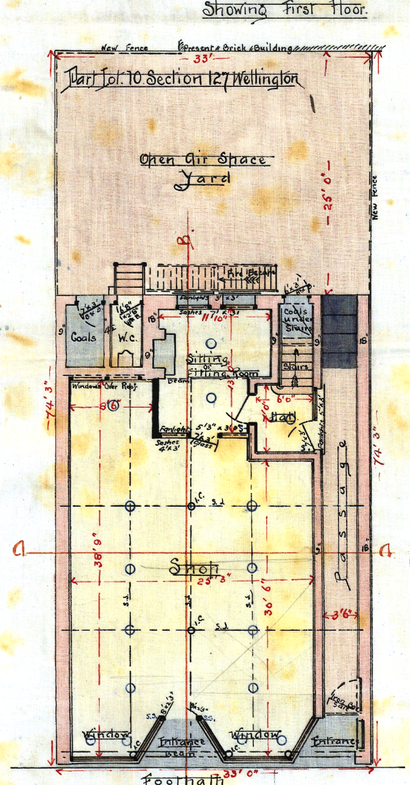


Section on Line BB.

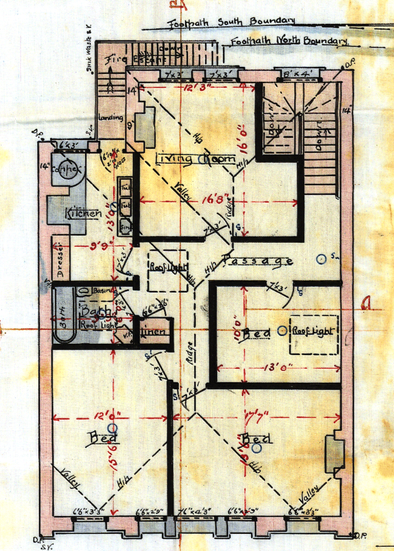
Section on Line CC.



Longitudinal Section of Land.

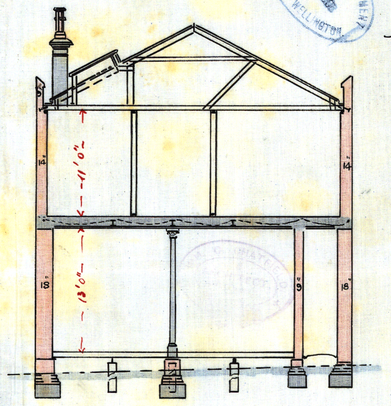


Footpath
Cuba St
Ground Floor.

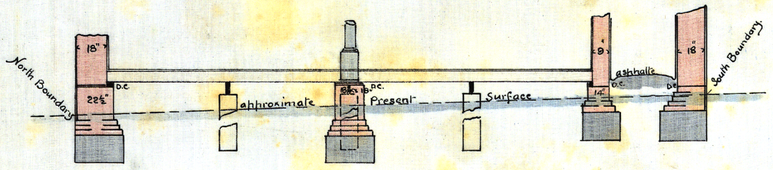


First Floor.

Front Elevation
Scale 8ft = 1in.



Section.

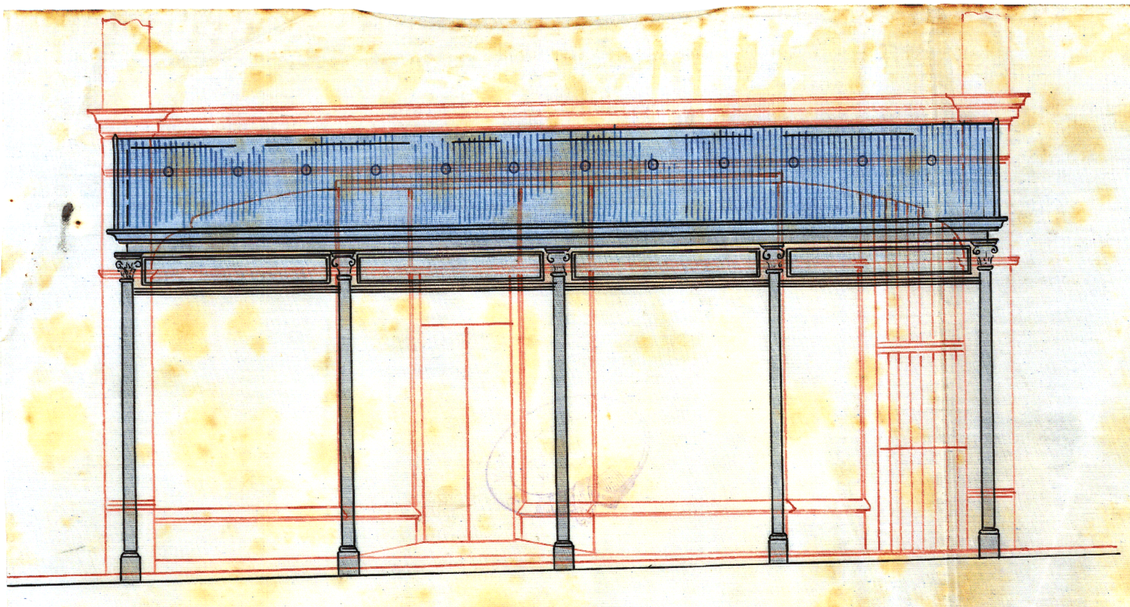


Section on line DD.
Showing Ground Floor.

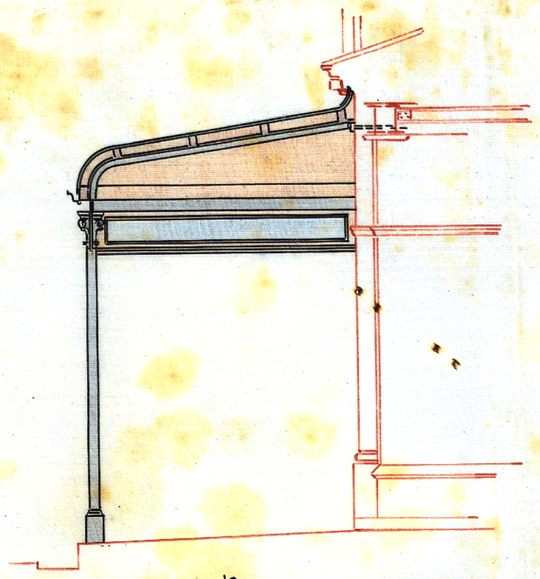
14-7-08

Approved 2-8-08
Work may commence
Permit may be issued
R.T.Y.
16-9-08

Proposed Verandah,
Upper Cuba Street.
Wellington.

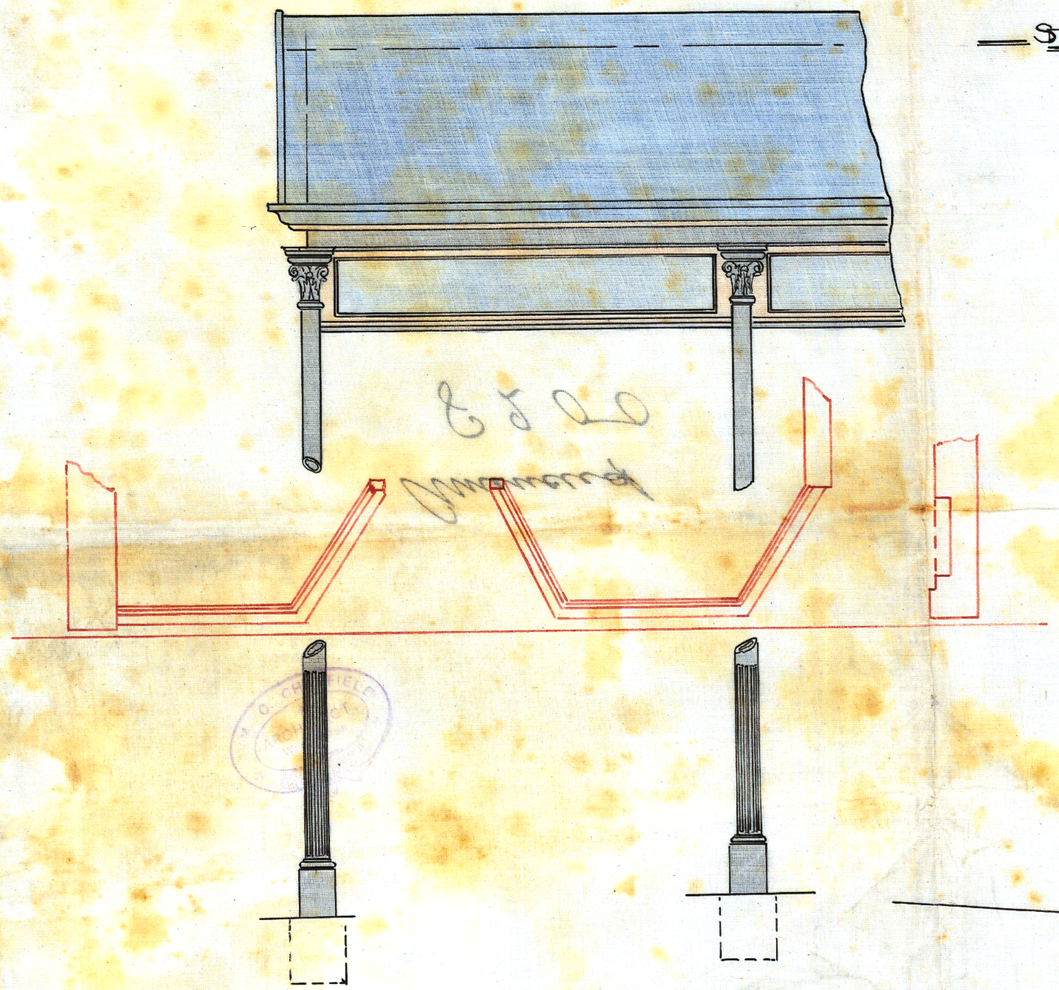


Front Elevation

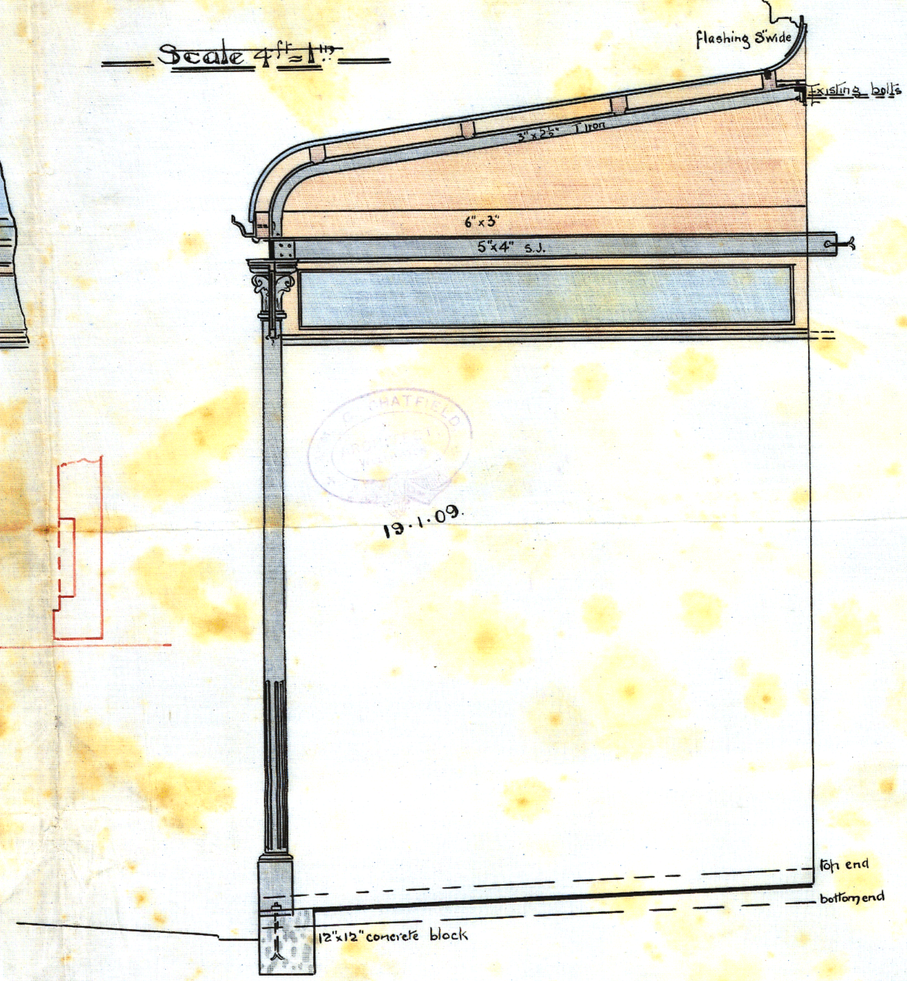


Section

Scale 4ft = 1in

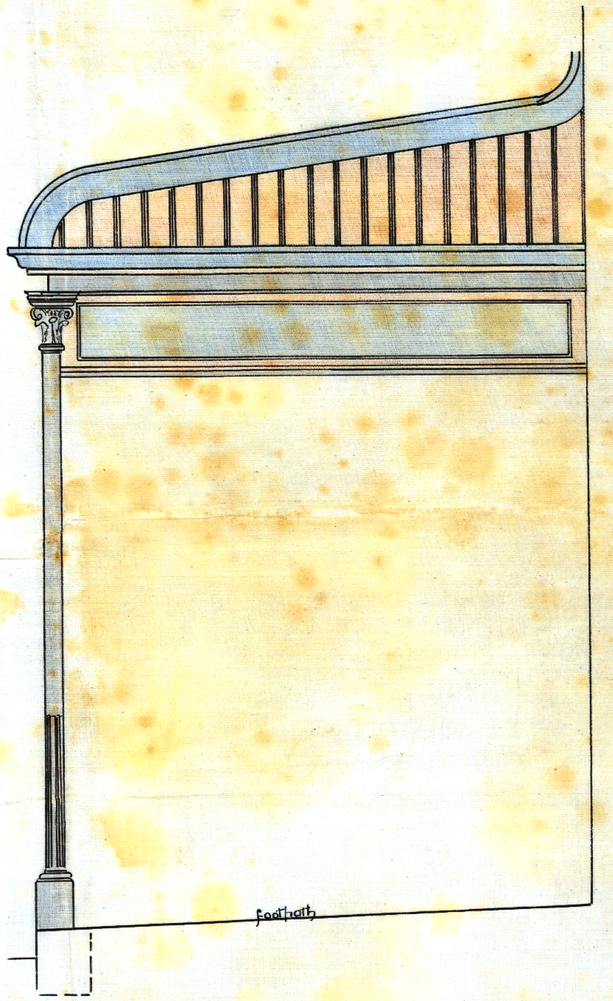


Part Front



Section

Scale 2ft = 1in



End Elevation