

Excavations:- Excavate and level the site of the proposed building as will be approved. The surface of ground to be 9" clear of the underside of joists. Remove all impediments. Take up old water services, drainage and gas service. Dig solid foundations for piles, chimneys, brickwall and trenches for drains. —

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Piles:- The piles under all wood walls and dwarf plates to be of totara 11" dia: set in rows not more than 4' 0" centres

Plates:- The bottom plates stringers and dwarf plates to be of totara. Dwarf plates to be set on edge. Stringers to be sunk into and firmly spiked to piles. Middle and top plates to be of red pine.

The lintel over shop fronts to be two and three joists for the narrow and wide shops respectively firmly spiked together and bolted to square studs at ends with  $\frac{3}{4}$ " bolts and to be strutted with 5x3 struts all firmly joggled bolted and spiked together.

Plates resting or coming in contact with brickwork to be strapped or bolted thereto with wrought iron straps. —

Joists:- The ground floor flooring joists to be 6x2" totara heart, set not more than 18" centres. The first floor flooring joists to be 10x2" having 3x2" cross bridging as shown.

All external walls  
lined with 1" P.P.G.

Beam under joists at show window to be  $10 \times 4$  all firmly bolted and anchored to construction

Studs: - The studs of main building to be  $5 \times 2$  set not more than 18" centres. All other studs to be  $4 \times 2$ , jambs sills & heads of openings to be 3" thick. Angle studs to be square. All the studding to be thoroughly braced with  $2 \times 1$  braces sunk flush with face of studs and plates. Studs for W.C. building to be  $3 \times 2$ . —

Brickwork: - The brickwork shown in red tint on the plans to be constructed with 1<sup>st</sup> quality brick, sound, hard, well burnt, and true in shape, well bonded and bedded in with cement mortar

The bricks to be well saturated with water before being laid. The bond to be adapted shall be not more than than three courses of stretchers to one of headers - Turn three ring courses over all openings supported on  $3 \times 3/8$  turning bars

All work to be carried up together in 5 feet stages. Build in the brickwork every 30 inches in height as the work proceeds c/v  $18$ " gauge galvanized iron hoop iron well tared & sanded. Pargett all flues. Parapet above roof to be plastered with cement plaster composed of two measures of river sand to one of Portland cement. Build in brickwork at 1<sup>st</sup> floor joists and roof  $3 \times 3/8$  bar iron to be

clipped at butts and bolted to framing at ends. All joists and wood framing whatsoever to be anchored to brickwork with wrought iron anchors.

Build in all bond timbers wall & other plates. Execute all requisite beam filling. The brick wall to have an asphaltic damp course rolled hard and even.

The brickwork to be built on concrete foundation 2'0" x 1'0" deep composed of four measures of clean fine gravel one measure of lime & one of Portland cement.

The recesses in front of shops to be laid with concrete.

FLOORING: The brick walls to have totara plugs or wood bricks facing. The paving to be 2' x 1" totara set 18" centres.

MORTAR: - The mortar to be composed of one measure of Roche lime one measure of Portland cement & three measures of river sand.

ROOFING: - The roofing to be constructed as shown and with timbers the sizes marked, all framed and put together in the strongest manner. Rafters collars hangers & ceiling joists to be set not more than 20 inch centres. Cover main roof with 8" sarking then with good quality felt and afterwards with No 26 gauge corrugated galvanized iron having 2 rolls of cover on the sides & 6" at the ends.

firmly fastened with patent solder heads  
The ridges to be covered with moulded  
No 26 gauge galvanized iron ridging 21"  
wide lead tipped, and fastened same  
as iron. Open eaves to have 5" x 4" moulded  
No 26 gauge galvanized iron gutters fastened  
with galv: iron straps set 30" apart. The  
gutters behind parapets to be formed with  
No 12 zinc as approved. From gutters to  
Gully traps and street channel set up  
3" galvanized iron down pipes having  
proper heads and shoes. Those at front  
of building to discharge into veranda posts  
thence with outlet to street kerb:—

The outbuilding roof to be constructed  
with 3" x 2" purlins and rafters and iron &  
ridging as above having gable at each  
end —

The side next adjoining property  
and rear wall of main building and  
backs of parapets to be covered horizontally  
with the same iron used for roof  
fastened to 2" x 1" boards —

Flashings:— Fix broad properly formed  
flashings of No 12 zinc up all angles  
round all openings at junctions of  
walls and roofs with brickwork tops  
of wood parapets. — Circular heads of  
openings on front to be flashed with  
4 lbs lead

Plastic:— All the outside of walls  
except those covered with iron to be

covered with 10x1 double rebated matai rustic boards - The rustications to be plugged -

The front and side elevations to be executed as shown with moulded cornice parapets &c. —

Flooring:— Lay all floors with 6x1 matched matai flooring —

Skylights:— The skylights over staircases to be Wades patent galvanized iron — and flashed thoroughly watertight —

Lining:— Line the walls and ceilings of Washhouse, Shops & W.C. with 5x $\frac{3}{4}$  matched and beaded Kauri lining closely fitted and firmly nailed. All other ceilings & walls to be lined with 8x1 matched boards closely fitted and firmly nailed —

Pipes:— Lay on water from the main in street in  $\frac{3}{4}$  galvanized wrought iron pipes to the points marked H.B. & to copper and lead  $\frac{1}{8}$  branch pipes to W.C. Cisterns having best quality ball and stop cocks at cisterns —

The W.C. to be white glazed hopper pans and traps in one piece properly connected with drain and ventilated above roofs as required by the sanitary bye laws. Fit up over each W.C. a strong galvanized iron cistern of three gallon

capacity fitted up with HP ball cock  
stop cocks over flow pipes and the best  
valve syphoning apparatus. Discharge  
pipe to pan to be  $\frac{1}{2}$ " lead medium weight  
Cistern to stand on 1" shelf supported on  
neat cast iron bracket. The valve to have  
proper lever strong pull chain & handle  
Thoroughly caulk all joints. The seat  
to be  $\frac{1}{4}$ " Kauri dressed and finished  
with moulded nosings —

Ventilation — Build in base of buildings  
nine 9" x 6" galv. iron cast ventilators

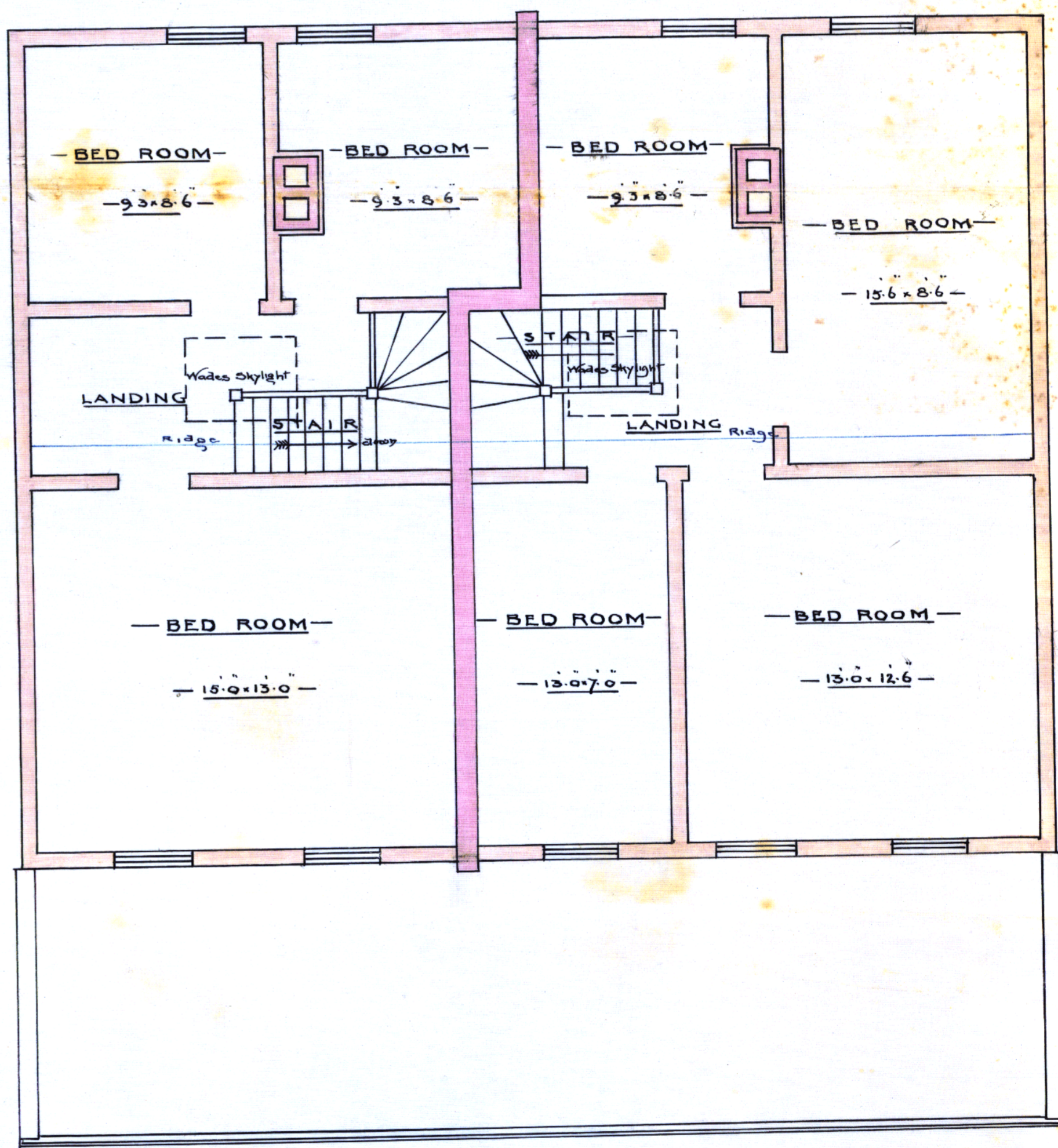
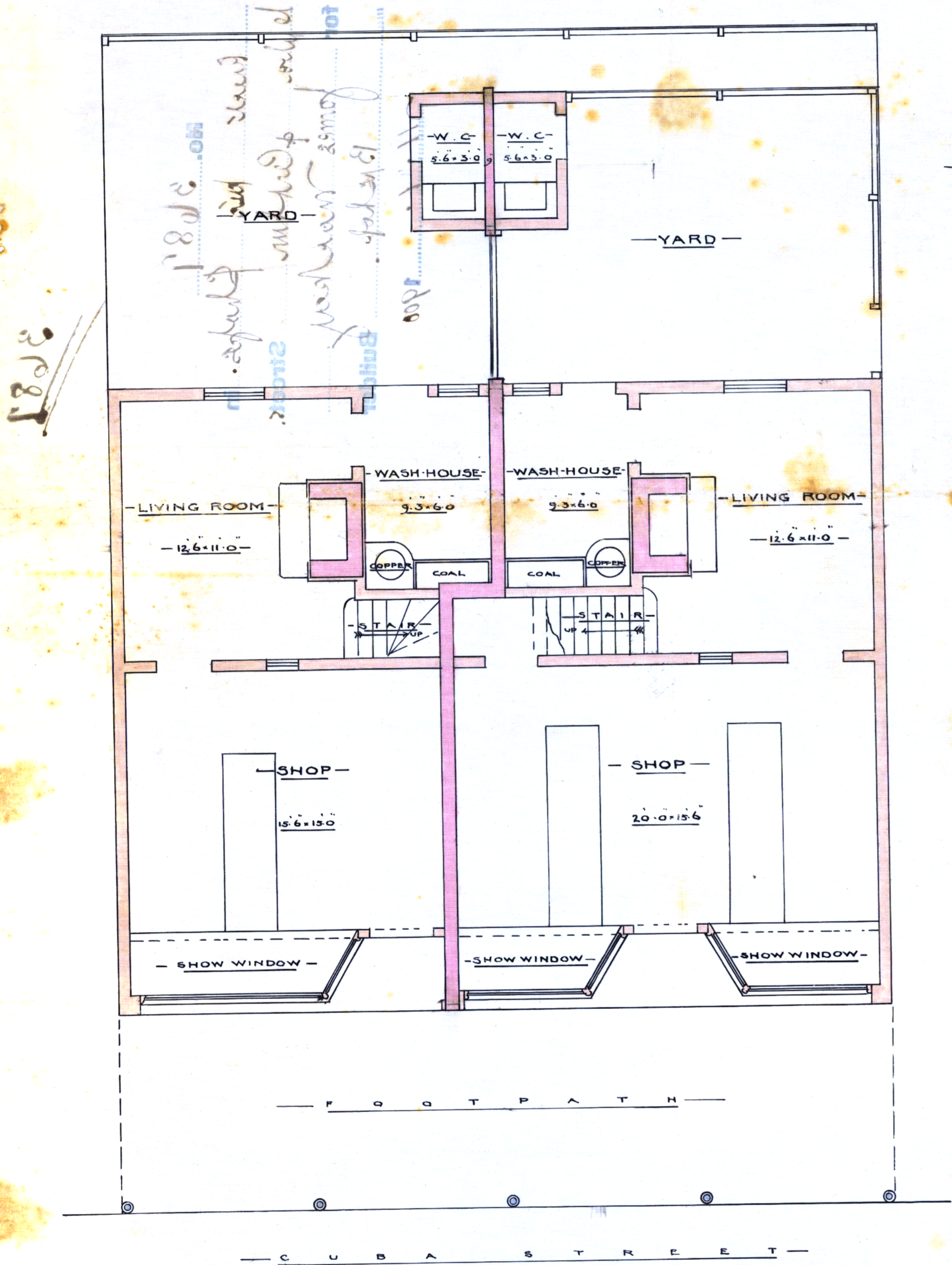
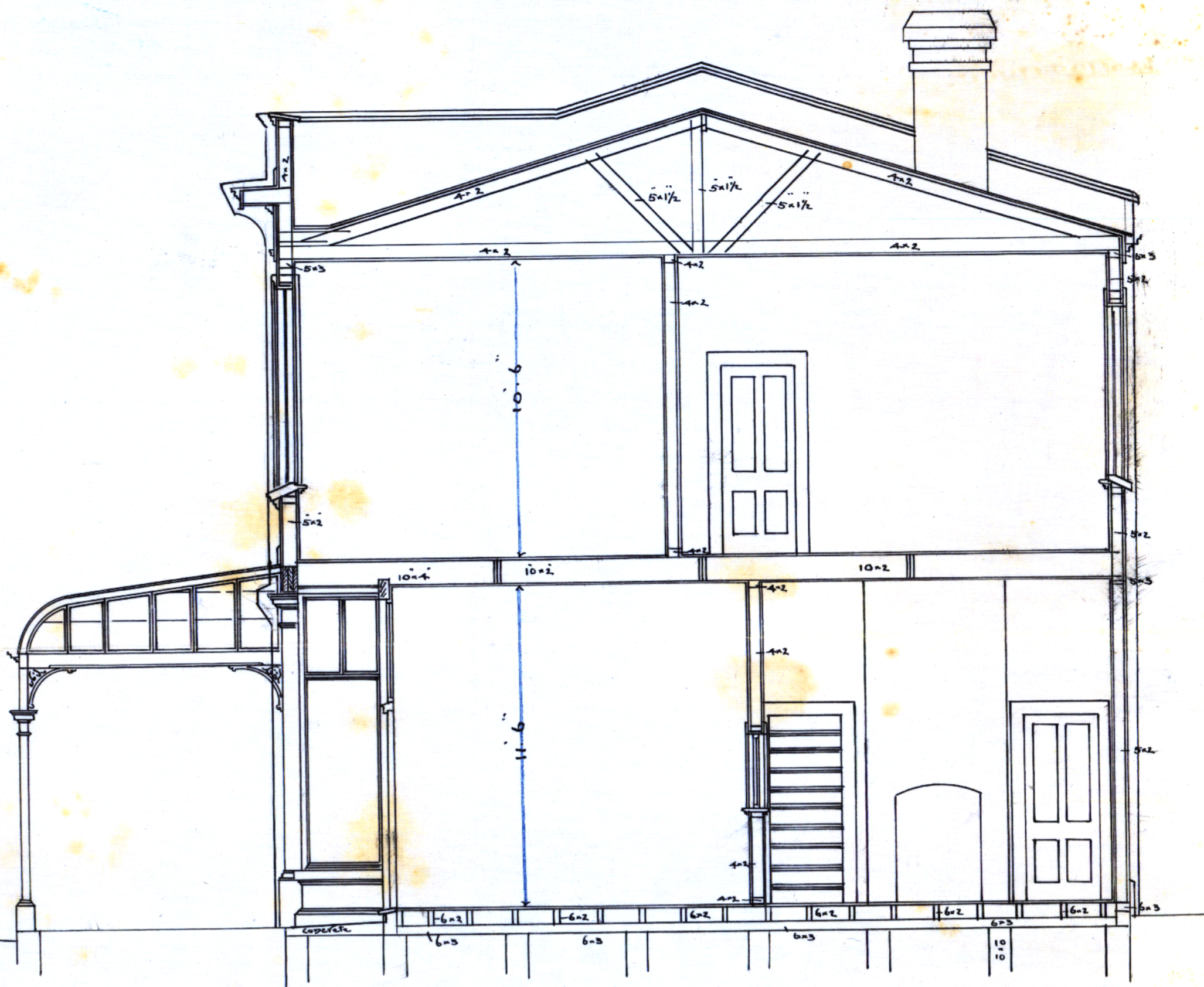
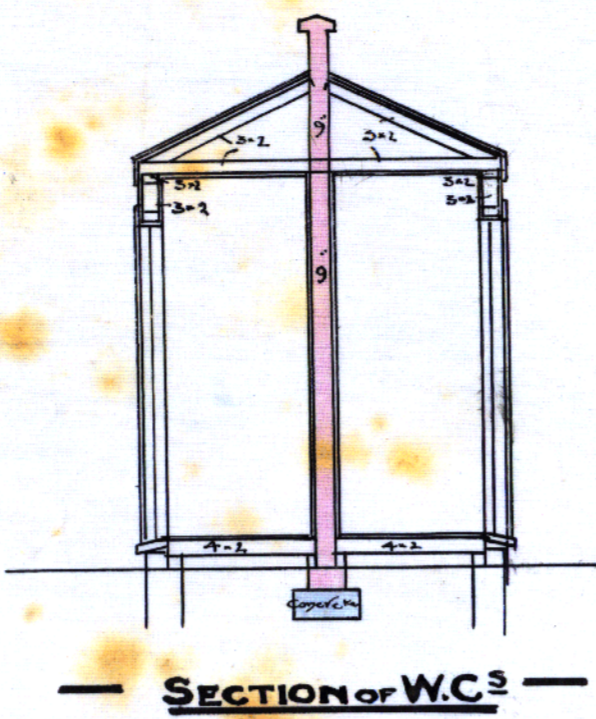
Veranda! — The veranda to be constructed  
as shown. Posts to be 3" dia. of wrought iron  
trimmed with moulded base neck & cap  
and brackets of cast iron. Timber to be 8" x 3"  
Rafters cut out of 3" stuff purlins 3" x 2". Iron  
same as main roof curved as shown  
Gutter and down pipes same as main  
roof. Ends of veranda to be glazed  
all timber for veranda to be totara

Timber! — All the timber unless otherwise  
specified to be heart of red pine and  
all timber to be dry free from sap large or  
loose knots and every defect

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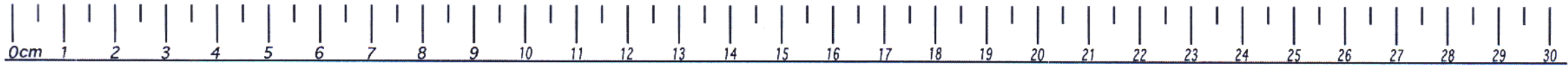
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— SHOPS CORNER OF CUBA —  
— AND ARTHUR STREETS —  
— FOR J. MACKAY ESQ —



Scale Four Feet to an Inch

Thos Macdonald FRIBA  
Architect



DESKTOP IMAGING LTD  
Quality Imaging Technology

