BUILDING APPLICATION FORM.

WELLINGTON,

Date, April 21 1925

To the City Engineer,
Wellington.

SIR,

I hereby apply for permission to Erect Building

in Dixon & Inglewood Place Street, Section 1

part of Town Acre 186 for Mrs Hope Gibbons

of Wellington according to Plans and Specifications

deposited herewith at the estimated cost of £4000-0-0

CITY ENGINEER'S DEPARTMENT
RECEIVED
21 APR 1925
TOWN HALL, WELLINGTON

Yours faithfully,

J W McKeon

Postal Address 280 Rintoul Street
Wellington South

W.&T.LTD. 07334

12895 Steels
✓ [illegible] ✓ Roller Doors

4774

Hope Gibbons Ltd

120
2·47) 120 (60

21·35
32 5·8
42
63
4 |672
168

SPECIFICATION of Works and Material required for the erection and completion of an Eight Storey & Basement Steel Frame Building for MESSRS HOPE GIBBONS LIMITED.

Wellington,
March 1925.

J.M. Dawson, F.N.Z.I.A.,
Architect.

The General Conditions of Contract hereto attached together with this specification and thirteen sheets of drawings marked from 307/1 to 307/13 shall form the basis of this Contract.

Although the new building will be attached to the existing building owned by the Employer and have access from same it shall not, for the purpose of insurance, be considered and addition and the Contractor shall be bound by the requirements of Clause 32 of the General Conditions as regards insurance.

SITE:- The site of the new building is on the corner of Dixon Street and Inglewood Place, Wellington and has a frontage of 52'-11" to Dixon Street by the depth back to the existing five storey building.

REMOVAL OF OLD BUILDINGS ETC

The Employer will remove all buildings at present on the site except the concrete floor of the brick workshop at back and such portions which are below ground level such as foundations, drains etc and will hand over to the Contractor a clear site.

The Contractor shall take proper means by the provision of a temporary fence or otherwise to give the adjoining owner on the Western side the ordinary privacy and security to which he is entitled.

E X C A V A T O R

As the excavating proceeds the Contractor shall take proper means of under-pinning the adjoining buildings and supporting the ground so that no damage is done to the adjoining properties.

Remove all surface rubbish and the old foundations, concrete floor of workshop etc and excavate the whole of the site to give the necessary depth for the basement Storey and to further depths as required by the foundations.

All excavated material, except what is required for filling, shall be removed from the site.

After the concrete work is in place and set the filling required round the foundations shall be of approved quality and well rammed.

The ground under the Basement floor shall be level and well consolidated before the concrete is laid.

Excavate as required for a pit under the goods lift which serves the Basement.

C O N C R E T E

All foundations, floors, walls, roofs and the encasing of the steel frame shall be in concrete reinforced as here-in-after described.

NOTE:- All aggregate for concrete work shall be obtained from the quarries at Seatoun owned by Messrs Brenda Quarries Ltd. In the event of Messrs Brenda Quarries Ltd. failing to supply the material in accordance with the description herein and within a reasonable time from the date of order the Employer undertakes, on the Architect being notified by the Contractor of such failure on the part of Messrs Brenda Quarries Ltd, to supply the Contractor with satisfactory aggregate at the price quoted to the Contractor by Messrs Brenda Quarries Ltd.

AGGREGATE:- All aggregate shall be composed of clean, hard, well graded broken stone or gravel, stone grit and sand in proportion to give the maximum density of concrete and as shall be determined by the Architect.

For foundation beds no stones shall be larger than 3" gauge and for all other concrete the aggregate shall have no stones larger than 1" gauge.

A reasonable proportion, at the discretion of the Architect, of hard spawls will be allowed in the concrete of foundation beds.

CEMENT:- All cement used shall be fresh and it shall be kept in a perfectly dry place until used and it shall be Wilson's, Golden Bay or other approved brand of Portland.

CONCRETE:- All concrete shall be thoroughly mixed in an approved type of batch mixer and no more water shall be used

than sufficient to allow of the concrete moving freely in the boxing.

Concrete for foundation beds shall be composed of one of cement to six of aggregate and all other concrete shall be composed of one of cement to four of aggregate.

PLACING:- All concrete shall be poured into place immediately after mixing and it shall be continuously worked with approved tampers as it is being placed and every precaution shall be taken to prevent voids occurring.

WIRING STEELWORK:- The stanchions, main beams and secondary beams and all members of the steel framework shall be wound round with No.10 wire at 8" pitch before the concreting is commenced and precautions shall be taken (by using No.16 binding wire or other approved means) of insuring that the wiring shall not be displaced, particularly in the case of the stanchions, before or while the concrete is being placed.

FOUNDATION BEDS:- It is assumed that good bearing ground will be obtained at the depths shown for the foundations but should it be necessary to go deeper the extra cost will be added to the contract sum.

The ground shall be levelled and well consolidated and the beds under all stanchions shall be laid with concrete 12" deep by the several sizes shown on Foundation Plan.

The beds under stanchions F, G, & H extend partly under the existing wall and as much of the existing foundations and wall as necessary shall be cut away to allow of the foundations and stanchions being set as shown.

The anchor bolts shall be embedded in the concrete as required and when the grillage beams are in place and the stanchions erected the beams and stanchion bases up to the Basement floor shall be entirely encased in concrete with not less than 6" cover around and over & all steelwork.

BASEMENT FLOOR & WALLS:- After the filling has been placed around the foundations and well rammed and the whole of the ground levelled off a 3" layer of concrete shall be covered over the whole area and the walls shall be carried up to above the pavement level on the North and East sides and above the adjoining ground level on the other sides with 4" of concrete. The stanchions up to the same height shall be encased in concrete only sufficient to give $\frac{3}{4}$" cover at the edges of flanges and 1" cover on the face of flanges. This concrete will not be required next the walls of the Employer's existing building except sufficient to make up any unevenness.

After this concrete has set and the asphalt dampcourse (specified here-in-after) has been laid over the floor and up the walls and around stanchions a further layer of 6" of concrete shall be x laid over the dampcourse on the floor and a further 8" of concrete at the walls, except that the thickness of concrete over the dampcourse at the existing walls may be 4".

The concrete covering over the dampcourse round stanchions shall be 3" in thickness.

This top layer of floor concrete shall be reinforced with $\frac{5}{8}$" bars at 2 ft. centres both ways and the inner thickness of wall concrete and concrete round stanchions shall be reinforced with $\frac{5}{8}$" bars at 12" centres both ways.

A Lift pit 3 ft. deep shall be formed where shown and two thicknesses of concrete and dampcourse as for floor shall be carried down the sides and across the bottom.

At the top of dampcourse at walls and round stanchions where the thickness of concrete is reduced a sloping ledge shall be formed and run true to line.

EXTERNAL WALLS:- All external walls shall be built up true and plumb to the building lines with projections and recesses as shown and as will be further detailed as the work proceeds. The walls shall be of the several thicknesses as shown and marked on drawings and as will be detailed. Build out in concrete for all cornices, string courses, mouldings, pilasters and other projections, and allow sinkings for sunk mouldings, panels, recesses round windows etc. All this work to be profiled approximately to the finished contour to avoid the necessity for an overdue amount of plaster covering.

Provide the window and door openings shown and properly set and build in all door frames. Form recesses round the window openings as required to allow of the steel windows being set and secured in place after the walls are built.

The two round attached columns shown in North Elevation shall be 2 ft. finished diameter at the bottom and 1 ft.9" at necking and due allowance to be made for depth of fluting. The same entasis shall be allowed on the sides of the fluted pilasters shown on East Elevation but the face of these shall be plumb.

Make the required allowance by setting back the walls to take the 4" stone veneer base along the front and returning to the break in the wall on East side. This stone base will be carried to the height of the Ground Floor as shown. Build in all the ties as required for anchoring this stonework and also the four stone columns.

WALL REINFORCEMENT:- All walls shall be reinforced with ⅜" bars at 12" centres both ways and in addition to this two ⅜" bars shall be carried round all openings.

The two round columns shall each have four vertical ⅜" bars reinforcements and these shall be wound round with wire as for steelwork. The pilasters on the East side shall have two vertical ⅜" bars, one at each corner, and wired back to the stanchions. All these bars shall be within 2½" of the outer surface.

The lower cornice at First Floor shall have one continuous ⅜" bar near outer edge and this shall be secured back to the wall at 9" centres with No.10 wire.

The main top cornice shall be reinforced as shown in half inch detail drawing on Sheet 307/4 with four continuous ⅜" bars bound together at 12" centres with ⅜" loop bars. At each stanchion two ⅜" bars shall be hooked round the beam and carried up and out to the lower of the outer bars where it shall be hooked as shown. Between the stanchions ⅜" vertical bars spaced at 18" centres shall be fixed and the lower ends shall be bent round to the wall beams and the top ends shall be hooked as shown. In addition to the above the parapets shall have the reinforcing as for walls.

COLUMNS AND BEAMS:- The seven isolated stanchions down the centre of the building shall be encased in concrete with a covering of 2" of concrete over the faces and edges of flanges and below each ceiling the concrete shall be corbelled to cover the stools supporting beams.

The concrete covering on the inside faces of wall columns shall be 3" and except where it is shown greater in the North and East walls the covering on the edges of flanges shall be 3" also.

The concrete covering of all beams shall be 2" over the edges of flanges and under bottom flanges.

FLOORS:- All floors above the Basement floor shall be 4½" in thickness and the finished top surface shall be 3" above the top flange of main beams. If the concrete around beams is filled in so far ahead of the slab that the initial set takes place before the floor slab is brought up the top surface of the beam concrete shall be well cleaned and coated with neat x cement grout before the slab concrete is laid. All floors shall be laid in as large areas as possible without cessation but where breaks do occur they shall be over beams and finished to a straight line and the finished edges shall be thoroughly cleaned and coated with cement grout before the adjoining work is commenced.

As the floors are laid and before the concrete takes the initial set they shall be floated and steel trowelled up to a smooth even surface with cement and sand 1 to 1.

Properly form all openings in floors for Lifts, Stairs etc.

ROOFS:- The main roof shall be x laid with 4" of concrete screeded off to an even surface 3" above the main beams and the roofs of the Lift Towers and Stair House shall be laid with 3" of concrete. The methods as discribed for the floors shall be used in connection with the roofs except that the top surface shall not be floated up.

After the roof concrete has set it shall be x built up with 6 to 1 coke breeze and cement concrete to give regular falls towards down pipes. The breeze concrete shall be 3½" thick in the highest parts and tapering down to nothing at the outlets and the surface shall be left even to take the asphalt covering. At the intersection with parapets the breeze concrete shall be turned up to give a coved finish.

On the roofs of Lift Towers and Stair House the breeze concrete shall be 1½" thick at the centre and tapering down towards edges.

FLOOR & ROOF REINFORCEMENT:- The reinforcement for Basement floor to be as previously specified.

All the upper floors shall be reinforced with ⅜" bars at 6" centres laid transversely to the secondary beams, i.e., parallel to the Dixon Street frontage, and across these shall be laid at approximately 3ft.2" centres ⅜" transverse bars, one over each line of secondary beams and two between. The bar over the secondary beams shall be fixed under the reinforcing bars and the others shall be fixed on top. The reinforcing bars shall be bent to come within ½" of the bottom of the floor slab between the beams and within 1" of the top over the beams.

The reinforcement for the main roof and roofs of towers shall be the same as x for floors except that the bars shall be spaced at 9" centres, the transverse bars being spaced as for floors.

ALTERNATIVE REINFORCEMENT:- Instead of the floor and roof reinforcement specified above the Contractor shall have the option of using B.R.C. welded fabric (John Duthie & Co., agents). No.8 Fabric in the floors and No.9 in the roofs. The Fabric shall be kept up over beams and down between beams as for bars and it shall be bound with wire at side joints and lapped at end joints as directed.

CONCRETE TANK:- The space in the Lift Tower above the Southern Goods Lift shall be occupied by a water ~~tank~~ tank of the dimensions shown. The walls of the tower shall form three sides of the tank and a 6" concrete walls shall be built on the North side. The floor shall be of 6" concrete and a manhole 3ft.x 2ft. shall be formed in the roof. A concrete kerb 3½" high and 2½" thick shall be built round the manhole to take the trap door.

All angles inside the tank shall be rounded off and left ready to receive the asphalt waterproofing.

Build in all pipe connections etc as required by the Plumber.

TANK REINFORCEMENT:- In addition to the reinforcement specified for walls of Lift Tower the Contractor shall allow for five cwt. of ⅝" bar reinforcement to be built into the walls and floor of the tank in accordance with the detail drawings to be provided.

STAIRS ETC:- All stairs, steps etc shall be built of concrete as shown and as will be further detailed. The thinnest part of the stairs, i.e., the part between the bottom of the risers and the soffit shall be 4½" in thickness. In forming the steps make proper allowance for the marble treads and risers from the street up to the Ground Floor and from the Vestibule down to the Basement and for Doulton nosings from the Ground Floor to the Flat Roof, also for Doulton nosings on the steps leading from Dixon Street to the Basement.

The stairs from the Ground Floor to the Flat Roof shall have a continuous concrete balustrading built as shown. This shall be 4" thick to the finished face of the plaster on each side and it shall be turned to a 4" inside radius at each change in direction of the stairs and the top shall be ramped up as required. The landings shall be 4" in thickness and the winders shown shall be properly formed.

The side of the stairs next the outside wall shall have a concrete string as shown in half inch detail on Sheet 307/4 and this shall project the same amount inside the wall as the concrete covering of the wall beams with which the string shall intersect. At the winders on the lowest flight of stairs this string shall be curved round to a radius and

die into the partition walls.

At the floor at the top of each flight of stairs a concrete beam shall be carried across from the secondary beam to the outer wall and it shall be carried up at the rake of the next stairs above and across under the landing.

The soffit of the stairs and the landings between the first and second floors, shown in Section E.F. (Sheet 307/4) shall be carried right through to the partition on North side and the North stair well partition above shall be carried from this up. The cavity thus formed between stair soffit extension and the First Floor shall be made a cupboard with door as shown in Section G.H.

The steps from Dixon Street to the Basement at North East corner shall have 4" sides brought up level with the door sill and the cavity formed on the East Side of these steps shall be entirely enclosed with concrete 3" thick.

The back stairs to Basement near the Goods Lift shall be made the width shown and shall have 4" side strings projecting 3" above the line of the steps. The riser boxing of these stairs shall be set back 1" out of plumb at the bottom and fine concrete shall be worked in against this to give a clean finish and the treads shall be finished off smooth as for floors when the concrete is laid and the front edge of treads shall be chamfered. Set bolts as required in the top of strings to take hardwood runners for barrels.

Form steps similar to above at the back door leading to area.

All stairs shall be built up at the same time as the adjoining walls and made monolithic.

STAIR REINFORCEMENT:- All stairs shall have one ⅝" bar across each step and these shall be carried into the adjoining wall or strings. In the case of main stairs these bars shall be turned up and extended to the top of solid balustrading

and on the wall side a short ⅜" hooked shear bar shall be fixed at each step as shown in detail on Sheet 307/4. The steps up to the Ground Floor from Main entrance and the stairs to the Basement from Vestibule shall have ⅜" longitudinal bars at 12" centres and these shall go from the front wall through the Vestibule floor and up the steps to the Main beam and down the basement stairs to the bottom.

The main stairs from the Ground Floor to the Roof shall have four ⅜" longitudinal bars throughout and these shall be crossed at the landings and let well into walls. The solid balustrading of these stairs shall have one ⅜" and one ⅜" longitudinal bars made continuous from bottom to top.

The concrete beams mentioned as spanning from the secondary beams to the wall at stairs shall each be reinforced with three ⅜" bars.

The back and front stairs to Basement and the steps out to Area shall each be reinforced with four ⅜" longitudinal bars.

PARTITIONS:- All partitions shall be of concrete.

The main partition in Basement under the Vestibule floor and at right angles to Dixon Street shall be 9" in thickness and the other partitions in basement round the Lifts and at bottom of stairs shall be 5" in thickness. The spandrail partition enclosing the space under stairs on Ground Floor shall be 4" in thickness. All other partitions on all floors round lift wells, Stair landings, external partitions of Lavatories etc (but ~~x~~ not the internal partitions of Lavatories) shall be built up from floors to ceilings 5" in thickness.

The internal partitions in Lavatories shall be 2½" in thickness. The partition dividing the Men's and Ladies' Lavatories shall be built from floor to ceiling and the other internal lavatory partitions shall be built to the height

of 7 ft. only and they shall be kept 6" clear of floors as except for supports at corners.

The partition across at the top of Main Entrance steps shall have piers at each side of the opening as shown and a beam of the same width as piers over the opening. Also a half pier next the outer wall. These piers shall be of sufficient size to allow of the measurement over marble facings to be 11".

STRONG ROOM DOORS:- Properly set and build in two strong room doors of a total p.c. value of Sixty Five Pounds Stg. (£65:0:0). One is shown in Basement below the entrance steps (see Section C.D.) and the other is in the partition shown in Section G.H. Sheet 307/4.

GENERAL:- Build flues in walls where shown. These shall be carried from below the Basement ceiling up to a point above the flat roof and turned out on the inside of the parapet and they shall be lined with 26 gauge iron.

Where the new building connects with the existing building the brickwork and concrete of the existing building shall be cut away as directed and the new concrete walls and floors shall be bonded and secured with ⅝" bar anchors 3ft. apart. The brick filling in the opening in the existing wall shall be removed and the concrete floors shall be carried through and made to neatly join the wood floors of existing building.

Where the new South wall continues up from the existing brick wall the concrete shall be splayed out over the existing parapet top and the joint made waterproof.

Build up in concrete a rectangular space above the North-East Basement entrance to allow headroom, and build up a concrete column reinforced with four ⅝" bars at the

side of this entrance where shown to support the secondary beam over.

Build up the buttresses and recess for flag pole behind the front parapet and reinforce these with bars as shown.

Build the continuous concrete counterweight for cornice inside the parapets as shown in details on Sheet 307/4.

Build in two 8" pipe outlets discharging from the top of cornice in front on to the roof.

Build in the down pipes as set by the Plumber and build in 3" outlet pipes through parapets at each down pipe.

Remove the existing short angle brick wall at south east corner of the new building and form a proper bed on the existing concrete for the "I" Stanchion and close up this opening with a 8" concrete wall as shown and properly bond same to the existing walls. Cut away and trim the Ground Floor of the existing building at this corner and build the new concrete steps as shwon. The steel roller door at this part will be taken down and shortened and re-erected by the Employer and the Contractor shall build in any bolts or connections as required.

Build concrete weather protectors at the doorways opening on to the Flat Roof. The side wall and hood shall be 6" thick reinforced as for walls. On the sides where there is no wall the hood shallbe supported by concrete brackets as shown. The concrete sills of both these doorways shall be built up 6" above the roof and 2"x 8" iron weather strips shall be inserted as directed.

Build up concrete supports inside the Lift Towers as directed to carry the machinery girders.

Set in the concrete where required all bolts, pipes etc as specified under other trades.

Provide all necessary chases in the parapets as required by the Asphalter.

Lengths of sheet iron piping 2" in diameter

shall be placed through the webs of the steel beams in the holes provided before the concrete is placed. The ends of these pipes shall be in contact with the boxing to provide holes through the beams.

Build a pipe of the size and in the position required in the Basement wall to take telephone wires.

Form sinkings in the floors of Lavatories as required to take urinals and form all holes as required for wastes, vents etc.

Build up the Lavatory floors to give a fall as directed towards outlets.

In the concrete jambs of all window openings above the Ground Floor (except lavatory windows) build in ½" iron eye anchors with the eyes projecting for the purpose of hooking in safety chains.

All structural steel shall be thoroughly cleaned with the steel brush and well coated with neat cement wash before it is encased in the concrete.

R E I N F O R C E M E N T

All the reinforcement specified throughout "Concretor" shall be of round mild steel of approved British manufacture. All bars shall be in as long a lengths as reasonably possible and the ends shall be hooked and where joints occur the bars shall be lapped 12" for ⅜" bars and 18" for ½" and over and the ends shall be bound together with No.16 wire. The reinforcing in floor and roof slabs shall be jointed only over beams and all this reinforcing shall be bound with No.16 wire at the intersections with the transverse bars.

The wall reinforcing shall be bound as above where the bars cross and all reinforcing shall be properly set and secured so as to avoid displacement as the concrete is being poured.

At the intersections of the floors with walls, stairs with walls, partitions with floors etc the reinforcing bars shall be carried well into the adjoining concrete to make the building as monolithic as possible.

I R O N F O U N D E R

STEEL:- All structural steel, namely all rolled steel joists, stanchion members, flange plates, gussets, compression plates, splice plates, base plates, angle steel for connections on stanchions and brackets on main beams shall be supplied to the Contractor by the Employer and the Contractor shall take delivery of this steel at the ship's side at Wellington and pay all cartage and other charges thereafter.

All rolled steel joists and flange plates hav e been ordered to dead lengths allowing $\frac{1}{8}$" play for convenience of erection and these lengths are guaranteed by the Employer to be correct. The flange plates have been ordered to be side straightened.

The angle steel and the steel for base plates, gussets, splice plates etc have been ordered in convenient lengths for cutting up and shaping.

Rivets sufficient to make the connections up to the Second Floor (or the first lift of stanchions) have been ordered and will be supplied to the Contractor by the Employer but all other rivets and all engineers bolts for connections shall be supplied by the contractor.

Allsteel and ironwork required in carrying out this contract (except that specially mentioned above as being supplied by the Employer) shall be provided by the Contractor.

FABRICATION:- The fabrication of the structural steel shall be done in accordance with the several sheets of drawings and as will be further detailed. All rivets and engineers bolts shall be $\frac{5}{8}$" and all holes shall be drilled (not punched) to give a close fit. All work shall be rivetted, except such connections as can only be made during erection where the best British engineers bolts may be used.

The ends of all stanchion members shall be squared and trued to give a perfect contact. The base plates shall be flattened and secured with countersunk flush rivets. All flange and web plates shall be flattened and double rivetted at 6" pitch. All gussets, angles, stools, splices, brackets etc shall be built up and rivetted as shown and as will be further detailed where required.

The secondary beams shall be secured to the stanchions with knee brackets. Holes 2" in diameter to take service pipes shall be drilled in the webs of all beams (except wall beams) where directed. There shall be two holes in each main beam and one in each secondary beam.

The webs ~~and~~ of R.S.J. in grillage foundations shall be drilled as required to take connecting bolts.

CAST IRON BASES:- The seven "D" stanchions shall have cast iron bases as shown on Sheet 307/9 and made with 1½" metal throughout. All castings shall be made with good and uniform metal throughout and they shall be free from blow holes, contraction defects, and other flaws and the top of each base shall be machined true. Holes shall be formed to take the anchor and connection bolts as shown.

IRON LADDERS:- The two iron ladders leading from the main roof to roofs of Lift Towers shall be constructed with 3"x1/2" sides and 2"x ⅝" rungs fixed at 10" rise. The rungs shall be bent down at ends and secured with two ⅝" rivets at each side.

Both ladders shall be kept clear of the roof at the bottom. The vertical ladder shall be secured to the walls with three pairs of split end lugs made of 3"x ½" iron and rivetted to the sides of ladder. The two sides of this ladder shall extend above the Tower roof as shown and

one of them shall be drilled to take the end of pipe rail.

The other ladder shall be sloping as shown and it shall be supported at bottom with two 2"x ⅜" angle irons (one out from each wall) and at top with split end lugs. Rivet three angle iron standards on one side to take the pipe handrail.

BASEMENT WINDOW GUARDS:- All the basement windows shall be protected with iron guards. Those of the three windows in North Elevation shall be formed with vertical bars ⅜"x ⅜" in section bent to the ornamental scroll shown in Section C.D. spaced at 6" centres and rivetted to 1"x ⅜" horizontal bars which shall have the ends neatly and securely embedded in the stonework.

The windows in East Elevation shall have ⅜" round bars at 6" centres with the ends rivetted through 2½"x ⅜" horizontal bars which shall have the ends well set in the concrete.

ERECTION OF STEEL FRAME:- The R.S.J. in grillage foundations shall be set true and well bedded in 1 to 2 cement mortar and they shall be secured together with pairs of ⅝" rods passing through pipe spreaders. There shall be two pairs of rods in grillages 10ft. and under and threes pairs of rods in grillages over 10ft. in length. The rods shall have nuts at both ends and shall be well tightened up.

After the grillages have been concreted in the cast iron bases for "D" stanchions shall be set truly with cement grouting and secured with 1" anchor bolts as shown. The "D" stanchions shall be erected and secured to the C.I. bases with connecting bolts as shown.

The "I" stanchion shall be erected on the existing concrete foundation and shall be well bedded in cement

mortar and secured with anchor bolts.

All other stanchions shall be erected direct on to the grillage beams and secured with 1" anchor bolts.

As each lift of the stanchions is erected the floor and wall beams shall be set in place and securely bolted and made rigid. The succeeding lifts of stanchions shall be made secure to the lower ones with splice plates, compression plates, fillers etc as shown.

All steelwork shall be erected accurately to the setting out and spacings marked on drawings.

The beams in the back wall at Lavatories shall be connected to the projecting ends of the wall beams and the opposite ends shall be set 9" into the existing brick wall. The ends of these beams above the brick wall shall be supported with $\frac{3}{4}$" hooked rods from the "I" stanchion as shown in East Elevation.

The beams for lift machinery which are not directly connected with the steel frame shall be properly set on the concrete supports and secured thereto with D straps embedded in the concrete as directed.

The ends of 6"x 3" R.S.Js. across Lift Wells at each floor shall be securely embedded in the concrete.

TEMPORARY BRACING:- As the steel frame is erected it shall be securely and rigidly braced with steel ropes and union screws, timber struts, or other proper means to prevent any movement and consequent straining of connections. This bracing shall be left in place until the concrete has sufficiently set to provide the required support.

STEELWORK GENERALLY:- The lower lengths of the "I" stanchion shall be cut to suit the height of the existing foundation.

The stanchions against the existing brick walls shall be secured at 6ft. centres with looped bars $\frac{5}{8}$" in diameter having hooked ends embedded 9" in the brickwork.

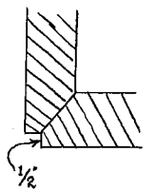
In the event of it being necessary to re-make any steelwork owing to inferior workmanship the Contractor shall provide all new material required.

For reinforcing steel and miscellaneous ironwork see specification for other trades.

S T O N E M A S O N

EXTERIOR WORK:- All stone for exterior work shall be Bowral Trachyte (N.S.W.) of best quality free from flaws. All stone shall be cut true with neatly made joints and all exposed surfaces shall be polished.

The exterior stonework shall consist of a veneered base 4" in thickness from the pavement line up to the line of Ground Floor and extending right across the Dixon St. frontage and returning 14ft.6" along the Inglewood Place frontage back to the break in wall, and the four Doric columns shown on Dixon Street Elevation shall also be of stone.



The base stonework shall be jointed as shown and it shall return into jambs of openings the angles being mitred with ½" square left on the outer corners of mitres.

The stone shall be anchored to the concrete backing with approved copper ties set in the concrete and hooked into the top of each stone.

The joints shall be grouted and neatly finished with coloured pointing.

The base stone on right hand side of main Entrance shall have a recessed panel which shall be inscribed with eighty 1" leaded letters as will be shown in detail drawing.

The four Doric columns shall be 18" diameter immediately above the base by the height shown and they shall have the entasis, caps and bases as will be detailed. These columns shall be secured to the concrete with copper ties as directed.

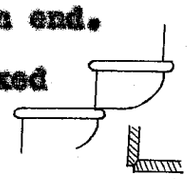
The treads and risers of the three front steps shall also be of trachyte. The treads shall be 2" in thickness with rounded nosings and the risers shall be 1" in thickness.

INTERIOR WORK:- All interior work shall be carried out

with marble of approved quality and colour and all exposed surfaces and edges shall be polished. All joints shall be mx neatly made and all marble shall be secured to the backing with copper ties and plaster of Paris as directed.

Where the thickness of marble is not specified it shall not be less than ¾".

The entrance Vestibule floor shall be tiled with marble and the steps leading up to the Ground Floor and the stairs to Basement as far as the bottom landing shall have marble treads and risers. The treads shall be 1½" in thickness and have rounded nosings and those of the steps to Ground Floor shall have the nosings returned at the open end. Marble string brackets mitred to the risers shall be fixed under these returned ends.



From the top tread at Ground Floor marble shall be laid back to the partition opening.

Both sides of the Entrance Vestibule and round to the sides of entrance doors shall be lined with marble to the height shown in Section E.F. Sheet 307/4. The walls below the ground Floor line shall have flush jointed marble carried down to a marble skirting which shall project ½" with the top edge chamfered. The skirting shall be carried down the Basement stairs to the corner at bottom landing and up the other steps to the Ground Floor line.

At the Ground Floor line a 1½" marble nosing shall be carried around and the rounded edge shall mx project over the marble walling below. This nosing shall be carried across the opening to Basement stairs and intersect with the nosing on the top step. Under the nosing across the opening a 4" marble facia shall be fixed.

Above the nosing the walls shall be panelled in marble as shown in Section E.F., the face of the margins round the panels shall be sunk ½" back from the face of panels. Around the top of the panelling a marble moulding of not more than 7" girth shall be fixed.

The columns at the top of entrance steps shown in Section G.H. Sheet 307/4 shall be veneered with 1" marble mitred at the corners with square quirk, (see marginal sketch). The overall size of these columns shall be 11" square and the tops shall have marble moulded caps. The column on the left side of opening shall be veneered on three sides, the column on the right on four sides and the column against the outer walls on two sides. The wall space between the two right hand columns is for a directory board and shall not be finished in marble.

A marble freize and moulding shall be carried across over the columns on the outside and a marble frieze only shall be fixed over the opening on the inside. The soffit over the opening and the recessed wall shall be lined with marble.

GENERAL:- Marble work shall be cut out where required to take floor springs for swing doors, stair rail standards etc.

All stone and marble shall be worked to detail drawings to be supplied.

C A R P E N T E R

BOXING:- All boxing for concrete work shall be constructed with clean, straight grained timber securely put together and made sufficiently watertight to prevent undue leakage of liquid cement. The inside of all boxing shall be dressed and joints shall finish flush. No timber shall be used for boxing which will leave stains on the concrete. Angle fillets shall be fixed in the boxing to form chamfers at all angles of stanchions and beams.

All boxing shall be truly erected and so supported and braced that no deflection or movement will take place under the weight of concrete and workmen or any other loads to which it may be subjected.

No boxing shall be removed until the concrete has properly set and the boxing under floor and roof slabs and under stairs shall be left for at least 21 days after the concrete is placed.

FLAG POLE:- The flag pole shall be made out of 8"x 8" clean straight grained Oregon pine. The lower end to the height of 2ft. above the parapet shall be dressed down to 7"x 7" square and from there to the top it shall be tapered and round s in section. The top shall be fitted with a lead covered cap as detailed and this shall be fitted with an approved brass pulley having a brass axle pin.

The flag pole shall be erected dead plumb and secured in the concrete slot with two 5"x $\frac{3}{4}$" steel plates held with 1" anchor bolts embedded in the concrete. Totara chocks shall be fixed to the pole at each anchor plate as shown in detail on Sheet 307/4.

Fix a brass rope cleat where shown and supply and reeve an approved best quality cotton rope of ample length through the pulley in cap.

TANK LID:- Make a lid for the ~~xx~~ manhole in roof of the water tank of 1½" T.& G. Californian redwood as directed and round off the corners and leave ready for the covering to be done by the Plumber. The lid shall be hinged by having two ¾" brass eye bolts secured in the side and two similar eye bolts in the concrete kerb round manhole and a ¾" brass rod shall be passed through these and secured with a nut on each end.

CLERK OF WORKS OFFICE:- Erect an approved Office on the site for the Clerk of Works and fit same with a plan bench and drawer and fit the door with a Yale lock.

GENERAL:- Build a strong wood floor with 2" heart red pine planking and 10"x 2" joists in the machinery loft of both Lift Towers as directed.

Cut away the roof of existing urinals in Area and rebuild this as required when the new building is erected.

Make an approved sign board for use in front of the building during the erection and have the board painted and written as directed.

Fix to the concrete strings of the basement stairs at back 4"x 2" dressed and chamfered jarrah runners for ~~xx~~ rolling down oil barrels. These shall be properly bedded and secured to the concrete with 8"x ¾" bolts at 3ft. centres.

Make and fix an approved ladder to give access from the roof level to the machinery floor in the South Lift Tower.

P L A S T E R E R

All cement used shall be an approved brand of fresh Portland and all sand shall be clean, sharp and fresh water washed. All cement plaster shall be used immediately after mixing. All concrete shall be kept damp as it is plastered to prevent excessive suction and where concrete is too smooth to give a good key it shall be chipped.

Where coloured plaster is specified the tints shall be obtained by the use of approved special cement dye which shall be mixed with the plaster.

OUTSIDE PLASTERING:- Note that the base in front and the four columns in Front Elevation at the First Storey are of stone as specified elsewhere.

The whole of the North and East Elevations (except the parts specified under "Stonemason") including the reveals and sills of openings, cornices, pilasters, mouldings, string courses etc shall be plastered in two coats. The firstm coat shall be 1 to 3 cement and sand ¾" thick and it shall be well scratched to form a "key", and the final coat shall be 1 to 2 white Atlas cement and approved fine white silver sand which shall be steel trowelled up to a smooth even surface.

The final coat on these two Elevations below and including the lower cornice shall be coloured to approval and finished with a wood float.

All cornices, bands, mouldings and line projections or sinkings of all kinds shall be truly and cleanly run as shown and as will be detailed.

Properly model to detail drawings to be supplied all caps and bases of columns, modillions, brackets, triglyphs, keystones, panel work and other enrichment. In addition to the ornament shown on Elevations the main top cornice shall have sunk and moulded panels in the soffit

between the modillions and in the panels rectangular and diamond shaped raised centres shall be fixed alternately. The soffit of the entablature in the three spaces over the top windows in North Elevation shall also be panelled.

All modelled work and enrichments shall be well cemented and secured to the concrete backing with wire keys etc in a manner to ensure their permanent adhesion.

The panels in soffit of cornice, soffit of entablature, and below windows, and the enrichment along the top of main cornice and elsewhere in the Elevations where shown shallm be in coloured plaster of tints to approval. For the purpose of deciding on the colours samples shall be made by the Contractor and submitted to the Architect as required.

The West and South walls shall have the line of the entablature and band course carried round as shown and these together with the two vertical strips near the North and East corners shall be finished white in two coats as for North and East Elevations. The four walls of the South Lift Tower and the coping from the North corner to the other Lift Tower in West Elevation shall also be finished white in two coats. The whole of the rest of the East and South Elevations down to the line of Second Floor, including reveals of windows etc, and the tops and backs of allm parapets and the walls of North Lift Tower shall be plastered with one ¾" coat of 1 to 3 cement and sand which shall be well ~~mmk~~ steel trowelled up to a smooth even surface.

INSIDE PLASTERING:- All inside plastering shall be executed in two coats. The first (except on the two suspended ceilings) shall be a good rendering coat of 1 to 3 cement and sand which shall be well scratched, and the final coat on ceilings and soffit of stairs shall be hydrated lime putty steel trowelled up to a smooth even surface. All walls, stair balustrading and other work (except stair treads

and risers) shall be finished with a good coat of Keen's cement well trowelled up and finished smooth.

The ceilings over the outer and inner Vestibules shown in Section E.F. Sheet 307/4 shall be suspended. Fix 1½"x 1½" angle iron across at 18" centres and on this securely wire an approved metal lathing. The first coat on these ceilings shall be composed of cement, lime and sand with a liberal proportion of hair.

Plaster the whole of the walls and ceiling of outer Vestibule (except where marble is specified) and the inner Vestibule; the whole of the walls, ceilings, wall piers, ceiling beams, stair balustrading both sides, soffit of stairs, reveals of windows and all other surfaces inside the Stair and Lift Walls from the Ground Floor to the ceiling at main roof. The inside of the Lift Well itself shall not be plastered.

Plaster the whole of the walls, partitions, ceilings, window reveals etc in Lavatories. The tops of the low partitions in Lavatories shall be neatly rounded off. The outside of the external partitions of lavatories shall be finished with one coat only of cement plaster well trowelled up to a smooth even surface.

Cast corner blocks of 1 to 3 cement and sand as shown in details on Sheet 307/4 and set them in the angles of risers and treads on both sides of all stairs except where marble is specified. The treads of these stairs (except the back stairs to Basement) shall have 5"x 4½" rounded and grooved Doulton nosings. The total length of these nosings on each step shall be 2ft.1" on steps 3ft. long and 2ft.6" on steps over 3 ft. in length. The balance of each tread and nosing shall be plastered with one to two cement and sand. The Doulton nosings shall be securely set with cement and the plaster nosings at each side shall be run to the same form. The risers shall be plastered as above and this shall be neatly carried over the corner blocks and the intersection between tread and riser shall be slightly rounded. The whole of the

plastering of steps shall be worked up to a smooth true surface.

Form a V sunk skirting line 10" up from the floor in all plastered walls except those of Lavatories. This line shall be carried up the stairs and intersect with the line of stair string against outer walls. Also run in the above walls and up the stairs a sunk dado moulding as detailed.

The corners of beams, wall piers etc shall be run with a chamfer.

For the floating of concrete floors see under "Concretor".

The inside of cupboard under the stairs on Ground Floor and the inside of Strong Room in Basement shall receive one coat of 1 to 3 cement plaster.

Properly make good and plaster the existing Urinals in Area where broken away to allow of the new building being erected.

A 1 to 2 cement plaster fillet shall be run round the inside of all metal windows.

Allow the Sum of Ten Pounds Stg. (£10:0:0) for fibrous plaster enrichment and cornices which shall be fixed by the Plasterer on walls and ceilings of Inner and Outer Vestibules.

T I L E R

All tiling work shall be done by thoroughly competent tilers and laid true and well cemented.

All floor tiling shall be done with pattern tiling of the designs and quality as will be selected to the value of One Pound Three Shillings (£1:3:0) per square yard. This price is for indent and will be subject to the usual Contractors discount.

Tile the floor of the Inner Vestibule on Ground Floor and the floors of the Lift and Stair Halls on the Ground Floor and every succeeding floor up to and including the Top Floor. Also tile the floors of all Lavatories.

The intersection of Lavatory Floors with all walls and partitions shall have Henry Richards or other approved "commercial quality" white 6"x 3" cove tiles fixed all round and neatly mitred at all angles and the wall plastering shall finish flush on top. This cove tiling shall % also be fitted round the concrete supports of those partitions which are kept clear of the floor.

(NOTE:- The cove tiling is in addition to, and not included in, the p.c. price for floor tiling.)

P L U M B E R

All plumbing material and workmanship shall be of the best quality and carried out to the requirements of the City By-Laws.

DRAINS:- The existing drains to the present building go out to the sewer through the ground which is to be excavated for the basement of the new building. These drains shall be disconnected in the Area where required and at the sewers where they shall be properly sealed and the intervening portions shall be removed.

The new drains, both Soil and Storm Water, shall be connected to the sewers in Inglewood Place and brought up to the building line in 4" earthenware pipes and shall be continued through the existing basement against the wall in 4" cast iron pipes securely fixed to the wall and they shall then continue on through the back wall and be properly connected to the existing drains in Area. Lay the new branch drains as required and fix new Buchan Traps, Gully Traps, Main Vent etc where shown and fix cleaning eyes in the new drains in convenient places where required.

The Main Vent shall be carried up for the full height in cast iron and there shall be no sheet iron vent or other pipes allowed.

Lay the four storm water drains under pavement and discharge into side channels where shown.

Remove the existing main vent which is in the way of the new work.

six

DOWN PIPES:- Fix the ~~five~~ down pipes from the roof where shown. These shall be of 3" cast iron properly jointed, securely fixed and connected with the drains. The one in

and the D.P. discharging on to existing roof
Area shall be fixed to the outside of the wall and the others shall be built in the concrete. Proper heavy lead sleeves shall be fixed at the top of each down pipe and these shall be spread out to allow of the roof asphalt overlapping them. Fix approved wire grating at the top of each down pipe.

FLASHING:- Flash with 4 lb. lead round all pipes passing through the roof, round the base of flag pole, and wherever necessary to make the building watertight. There shall be no flashing round the inside of parapets over the flat roof.

Cover the trap door of Water Tank with 26 gauge copper or 4 lb. lead.

Flash and step flash along the intersection of roof over the existing lavatories in Area with the new wall.

LAVATORIES:- Set and fix in a proper and approved manner where shown seven(7) pairs of Urinal Stalls; thirty (30) W.C. Pedistals; and twenty three (23) Lavatory Basins. The Urinals shall be Twyford's No.J X 112 of the small size (1ft. 8" centres) and they shall be complete with floor slips, facings, N.P. copper flush pipes with spreaders, gun metal grating etc. The W.C. Pedistals shall be all white of an approved make and they shall be fitted with "Heversplit" single flap seats having plated brass hinged bolted to pedistals. Each W.C. and each pair of Urinals shall be fitted with "Hush" Flushers (Nelson Bros., agents) having N.P. brass or copper flush pipes. These flushers shall be fitted in accordance with the manufacturers instructions and have air vessels etc as required.

The Lavatory Basins, without fittings, shall be to the value of Two Pounds 10/- (£2:10:0) each (indent price subject to the usual Contractor's discount) and they shall be as selected. The basins shall be supported as directed on

1½"x 1½" angle iron brackets set in the concrete walls and they shall be provided with approved W.P. taps, plug, washers etc.

WASTES:- All soil, waste and vent pipes shall be of the sizes required by the By-Laws and they shall be of cast iron or galvanised screwed iron except where lead is required. The soil pipes shall be properly connected to the drains and the wastes shall discharge over gully traps.

The soil stack shall be carried up in one corner of the Lavatory Wing and the vent stack shall be carried up in the opposite corner and these shall be connected below each floor with 6 lb. lead soil pipes having branches to each W.C.

The waste and vent stacks for the Urinals and the two tiers of Lavatory Basins shall be carried up on opposite sides of these separate tiers of fittings and shall be properly connected thereto with trapped lead wastes.

In all Lavatory floors where required fix lead outlet pipes having approved brass floor gratings and outside flaps.

WATER SUPPLY:- All water piping and any other screwed iron piping used in the Building shall be Lyod & Lyod or other approved make of galvanised screwed iron piping.

Properly connect with the City water supply and lead a 1" pipe up in the corner of Lift Well, out through the West wall over the roof and carry into the tank as near the top as possible where it shall be fitted with an approved ball and stop cock. Fix a ¾" hose tap on this pipe 4 ft. above the main roof.

From a point 3" above the floor of tank connect a 2" supply pipe and carry this down on the outside of Lift Tower, along the parapet and down on the outside

of the back wall of lavatories where 1¼" branches shall be taken from it and connected to the flushers of W.Cs. and Urinals. Also lead from the tank in a similar way an 1¼" pipe and take ¾" branches from this to all the Lavatory Basins and to one point one each floor in the Lavatories where directed. These latter points shall be fitted with high pressure brass taps having hose connections.

Lead a ¾" pipe from the main underground round the outside of Basement walls to the front and take ¾" branches from this to two points in Inglewood Place and one point in Dixon Street. These points shall be fixed in the reveals of Basement windows where directed and they shall be fitted with brass taps having hose connections.

BRASSFOUNDRY:- The handrailing for the stairs in the Main Entrance Vestibule shall be constructed with 2" heavy brass piping fitted with brass bushings and connections as will be detailed. The two standards shall be fixed as shown in Section E.F. Sheet 307/4, the ends shall be let through the marble treads and be securely embedded in the concrete and they shall be fitted with brass bushes, 3 way and 4 waybrass connections as required to take the intermediate and top rails. The top rail shall be continuous from the marble column to the bottom of Basement stairs where it shall be finished with an ornamental brass scroll and the intermediate rail shall be fitted on the upper steps only. The ends of these rails at the marble column shall be finished with brass bushes and the lower part of the handrail which continues down the Basement Stairs shall be supported from the wall with approved brass brackets.

All the bends shall be neatly made and the whole of the work shall be polished.

The letters shown in North Elevation (Hope Gibbons Ltd) and the six stops shall be in bronze metal made

to detail drawings to be provided, and they shall be securely fixed in place with expansion sockets and bronze screws as directed.

PIPE RAILING:- The pipe railing and standards shown round the roof of Stair House and down the iron stair to the main roof, also the railing shown on the roof of South Tower, shall be formed with 1½" galvanised wrought iron piping fitted together with proper connections and the standards shall be securely embedded in the concrete.

GENERAL:- For sheet iron flue linings in walls see under "Concretor".

A S P H A L T E R

All asphalting shall be done with "Neuchatel" or "Limmer" bitumen asphalt and shall be laid by expert workmen employed and supervised by the Agent for the asphalt used.

All asphalting shall be not less than 1" in thickness and shall be applied in two layers each not less than ½" in thickness and these shall be laid with broken joints. The asphalt shall be laid hot and all joints shall be well lapped and the whole shall be thoroughly watertight.

DAMPCOURSING:- After the first thickness of concrete has been laid in the Basement floor and walls cover the whole of this with asphalt. The asphalt shall be continuous over the whole floor down and across the lift ~~gap~~ pit, up the walls and around the wall piers and centre columns and shall be carried out through walls at a line 6" above the ground. The asphalt round the row of centre columns shall be carried up to the same height as the asphalt in walls and the whole of the Basement shall be made thoroughly watertight and damp-proof. At the South end of Basement the asphalting shall be carried up on the existing walls.

ROOFING:- Cover the whole of the main roof and the roofs of Lift Towers and Stair House with asphalt and grade to the Several Falls as shown on Roof Plan and specified under "Concretor". The asphalt shall be turned up round the parapets and well worked into the "chase" provided in concrete and it shall be made thoroughly waterproof without flashing.

TANK:- The Water Tank in South Lift Tower shall be lined over the floor and up the walls to the roof with asphalt and it shall be made thoroughly watertight.

W I N D O W S

The whole of the window frames and sashes shall be of metal and they shall be supplied and delivered on the site by the Employer.

The Contractor shall inspect the windows immediately they are delivered to him and if they are damaged in any way he shall notify the Architect in writing immediately. Failing such notification it will be assumed that the windows have been delivered in good order and condition and the Contractor shall be responsible for, and make good any damage to the windows thereafter.

The Contractor shall set the windows securely and true in the openings and bed them with the best mastic cement and this setting shall be made thoroughly watertight.

S T E E L R O L L E R D O O R S

All the steel roller doors complete with fittings and bolts shall be supplied and delivered on the site by the Employer and the Contractor shall be responsible for them under the same conditions as for windows.

The Contractor shall properly erect and secure these doors and leave them in perfect working order.

P A I N T E R, G L A Z I E R & P O L I S H E R

PAINTING:- All painting materials shall be of the best and approved brands and shall be brought on to the job in the original and unopened containers and packages.

All painting on metal work shall be done with two good coats of Hartmann's or other approved anti-corrosive paint and all painting on woodwork shall be in three coats, the first being red lead and oil and the others white lead and oil with colours added.

After the priming coat has been applied all cracks, crevices, nail holes etc shall be properly stopped with oil putty.

All paint work shall be finished to approved tints.

All varnished work shall be done with one coat of oil, one coat of spirits and a final coat of flat varnish and all cracks etc shall be stopped with coloured putty.

Paint both sides of all metal window frames and steel roller doors and paint all down pipes, water pipes, wastes, pipe railing, vents, iron ladders and all other metal work where exposed both inside and outside the building.

Paint the flagpole and all outside doors except the main Entrance doors and paint the guides and cross girders in Passenger Lift Well.

All inside woodwork except where otherwise specified shall be varnished, and the outside doors of Basement shall receive two good coats of hard oak varnish after they have been painted.

FRENCH POLISHING:- All woodwork to be French polished shall be properly filled and prepared and shall be polished in the best manner to give an approved finish.

French polish all round the main entrance doors

and architraves, all the swing doors with their frames and architraves, and the stair handrail from top to bottom.

GLAZING:- All glazing shall be done with Pilkington's or other approved make of British glass, and except where otherwise specified it shall be 21 oz. "Thirds" quality. All glass shall be brought on to the job in the original and unopened cases.

All metal windows will be made to allow for inside glazing.

Glaze all the windows shown in all the Elevations and Cross Sections of drawings. The glass shall bem well bedded in putty and secured with metal sprigs and finished on the inside with clean, true putty fillets. All the work shall be well and neatly done and finished off.

The glass in the three large panes of Ground Floor windows in North Elevation and all the glass in the six windows in the centre of North Elevation on the 7th. and 8th. floors shall be $\frac{1}{4}$" polished plate glass.

All the windows of Basement and Lavatories shall be glazed with white Flemish glass of the large pattern.

For the glazing of doors etc see under "Joiner".

G E N E R A L

The Employer shall engage outside experts to carry out the following works during the progress of this contract and the Contractor shall allow these experts and their workmen every reasonable facility for carrying on and completing their work, and the Contractor shall set and build in any bolts, brackets, piping and other fittings or material supplied to him and which is necessary to build in as the work proceeds.

WORKS BY OUTSIDE EXPERTS:-

(1) Complete Fire Alarm Installation.

(2) Four Electric Lifts with necessary conduit, wiring etc.

(3) Complete Electric Lighting, Heating, Bell and Telephone Systems.

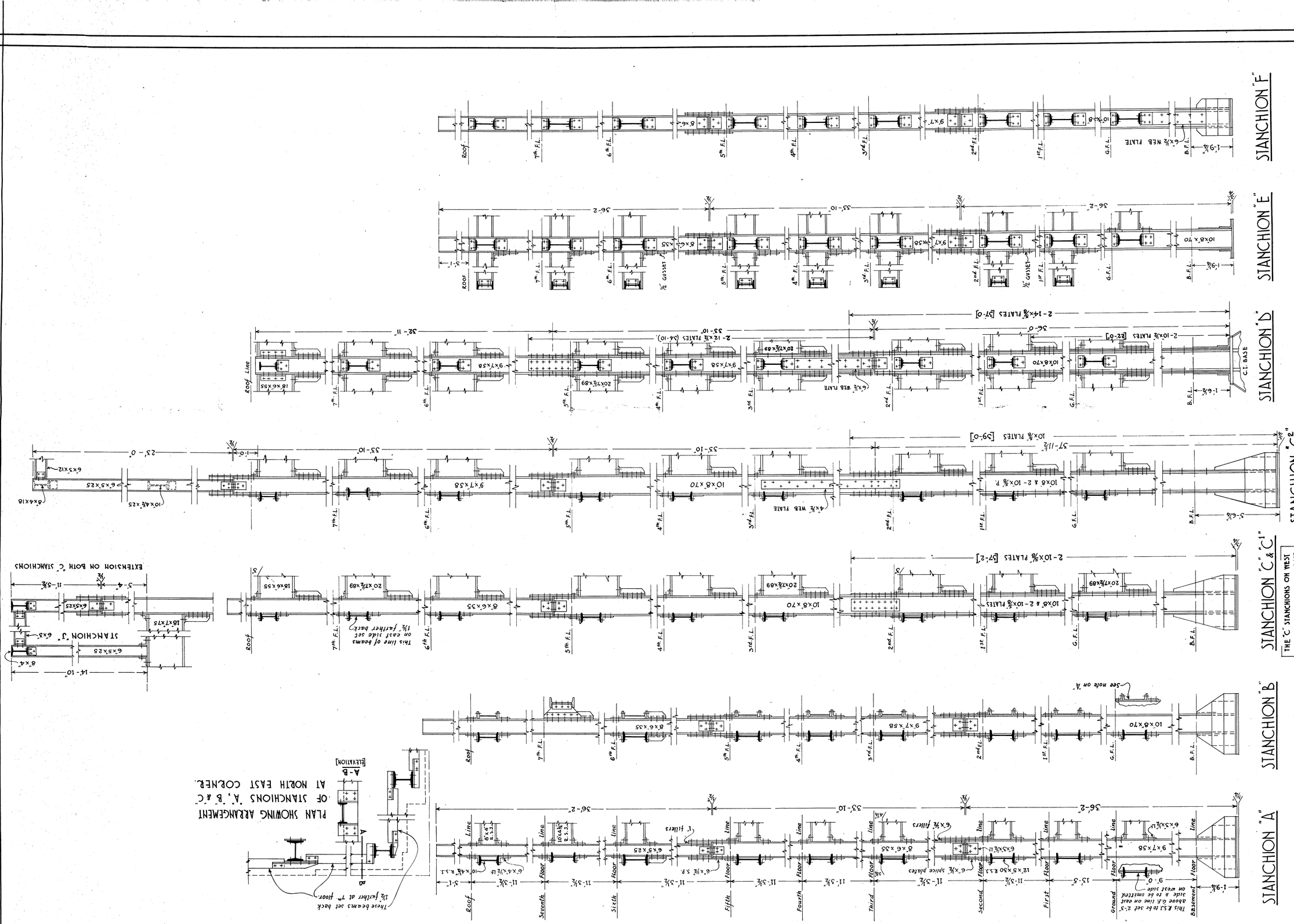
(4) Metal or other enclosure work and gates etc at Lift Wells.

(5) Any fittings, fixtures, partitions or other work which the Employer may consider it advantageous to have carried out before the completion of the Contract.

The profit the Contractor may consider himself entitled to in consideration of his allowing these works to be carried on and his assistance in connection therewith he shall allow in his tender.

On completion all windows and other glass shall be thoroughly cleaned and all rubbish which may have accumulated during the progress of the work shall be cleared away and the whole of the premises shall be left clean and sanitary; and all keys with tags attached indicating the locks to which they belong shall be handed to the Architect.

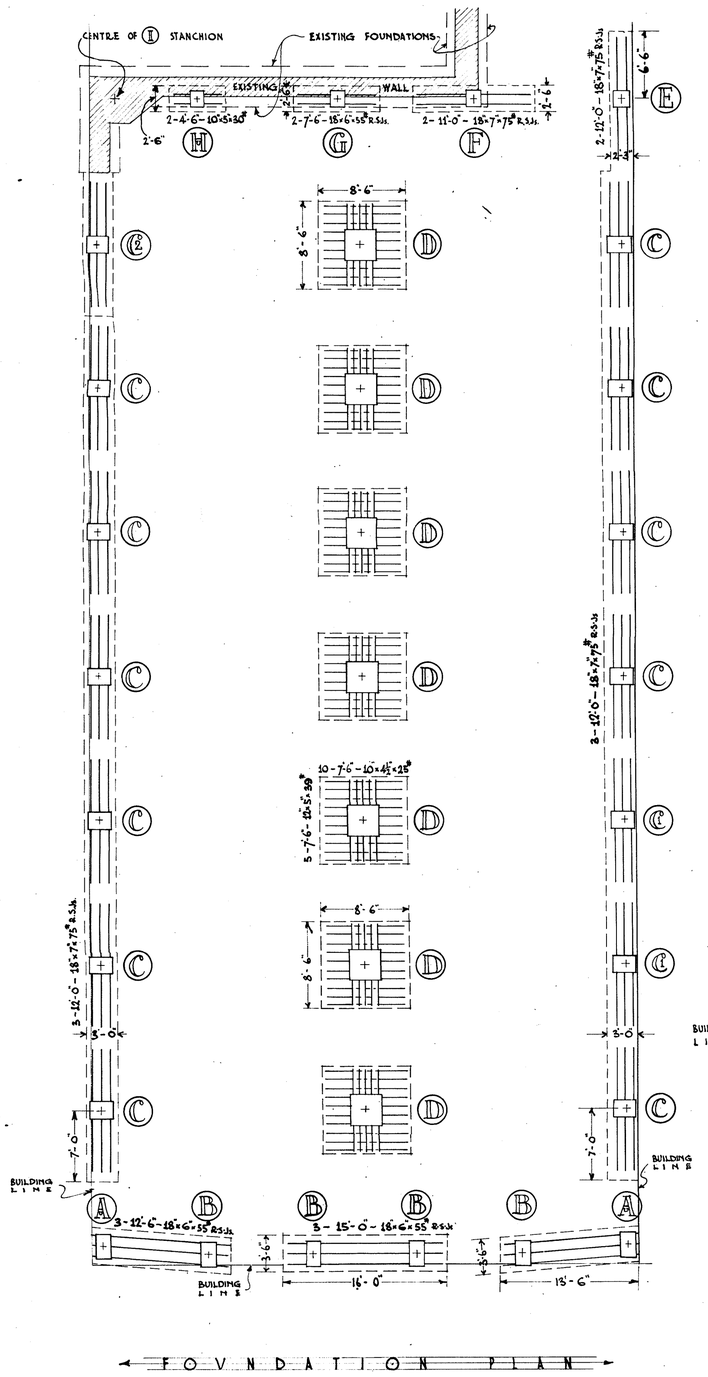
The Concrete floor of Area which has been broken up and all pavement etc shall be made good.



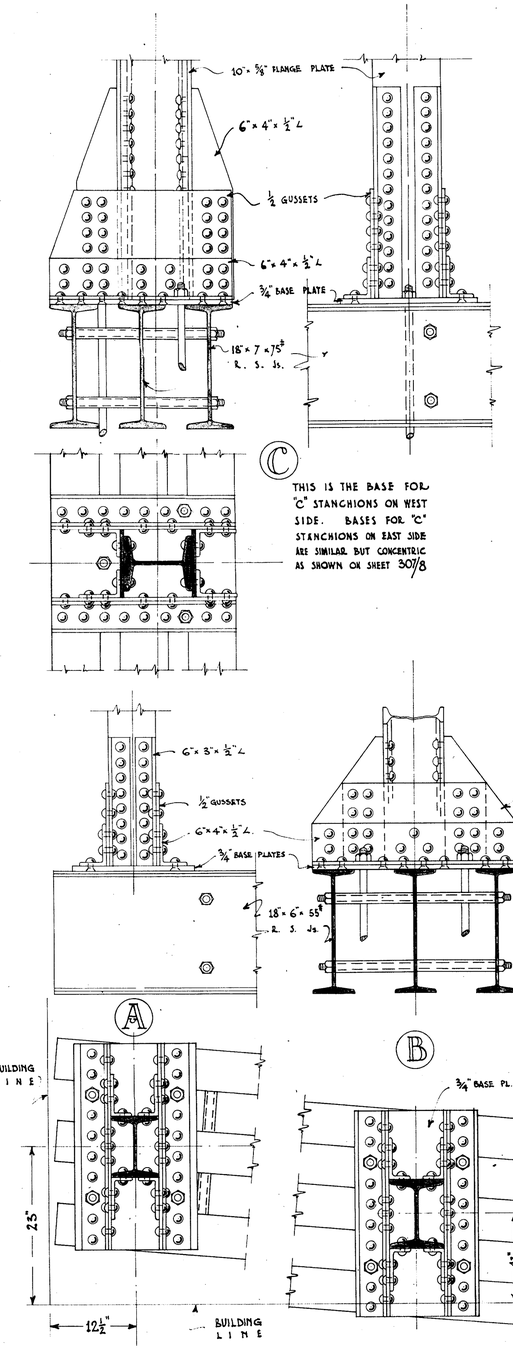
DRAWN BY J. M. Dawson
TRACED BY J. N. Scott
NO. 307/8 DATE Mar. 1925

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

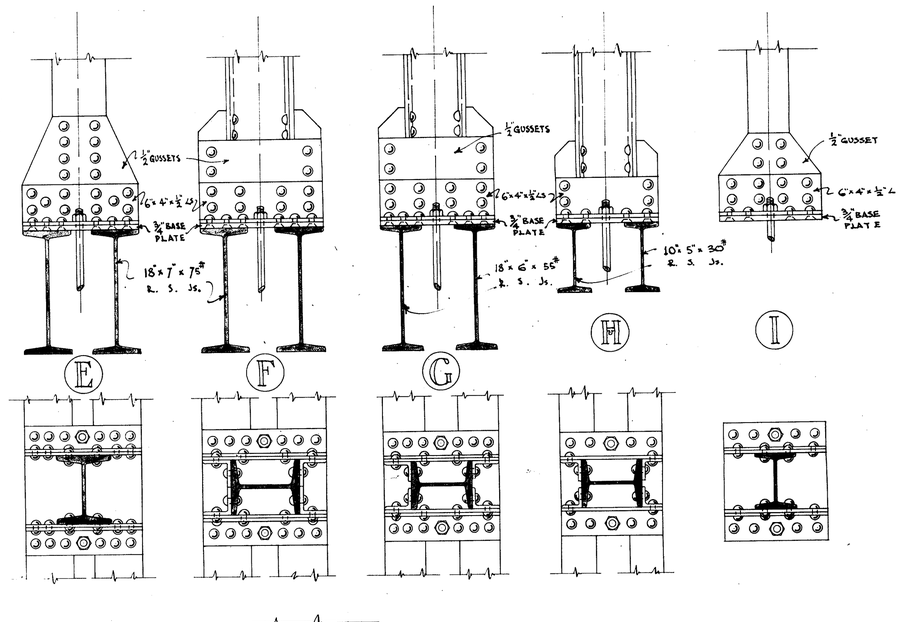
J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.
SCALE: 2 FEET TO 1 INCH.

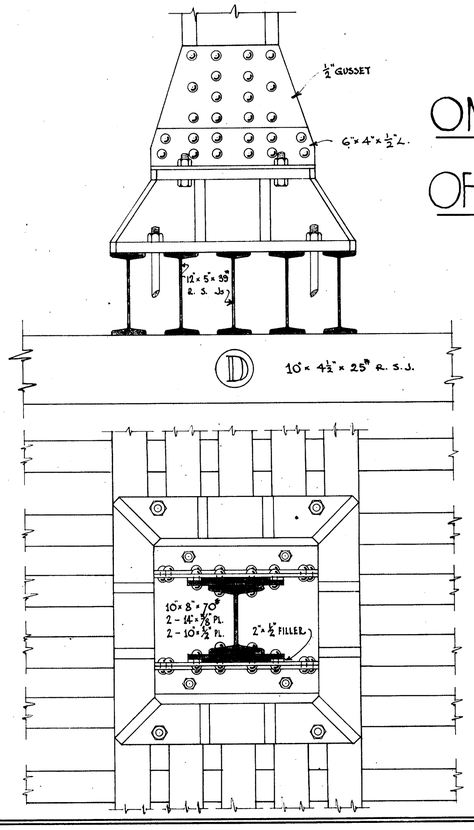


FOUNDATION PLAN



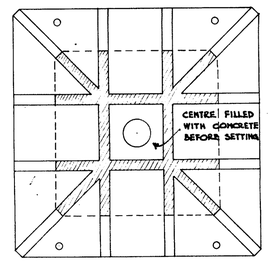
THIS IS THE BASE FOR "C" STANCHIONS ON WEST SIDE. BASES FOR "C" STANCHIONS ON EAST SIDE ARE SIMILAR BUT CONCENTRIC AS SHOWN ON SHEET 307/8





ONE INCH DETAILS OF STANCHION BASES

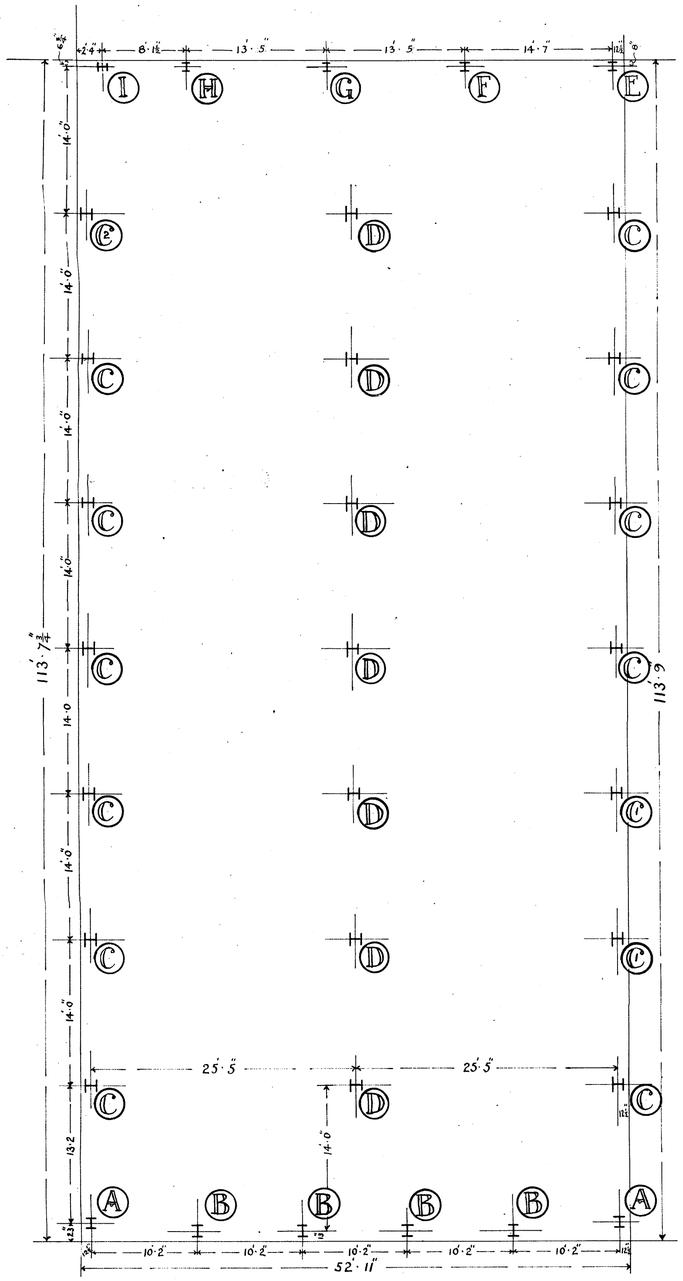
HORIZONTAL SECTION OF C.I. BASES FOR "D" STANCHIONS. 1½" METAL THROUGHOUT



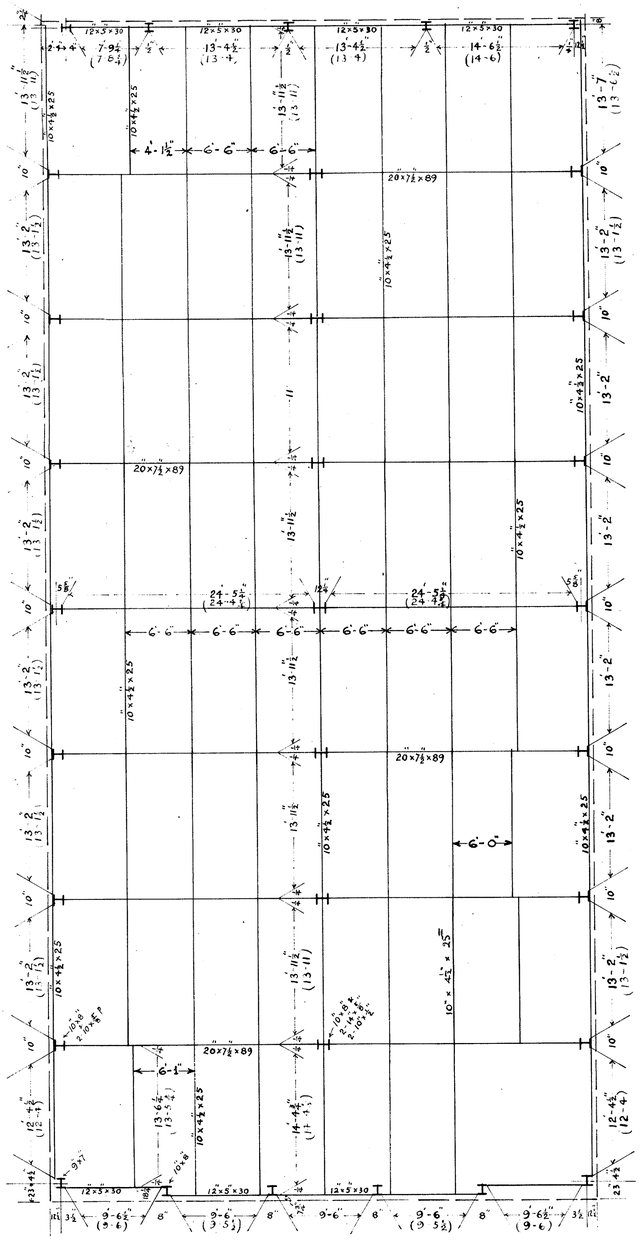
DRAWN BY J. M. Dawson
TRACED BY J. M. Lett.
No. 307/9 DATE Feb. 1925.

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

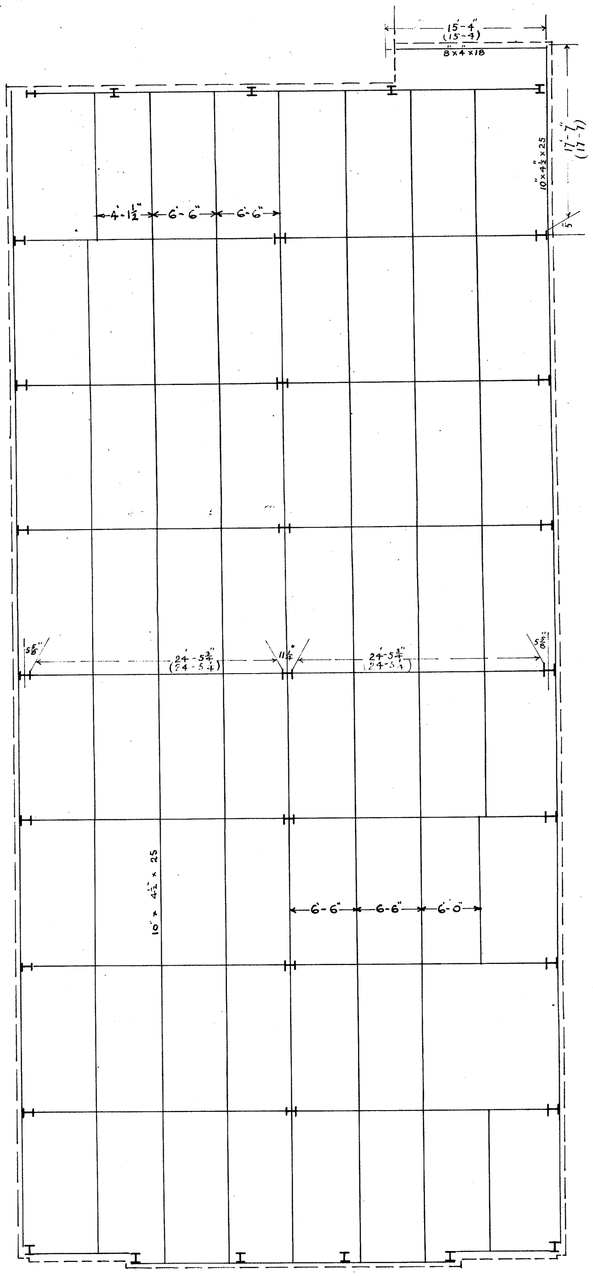
J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON
SCALES: 8 FEET & 1 FOOT TO 1 INCH.



BASEMENT · FLOOR · PLAN



GROUND · FLOOR · PLAN



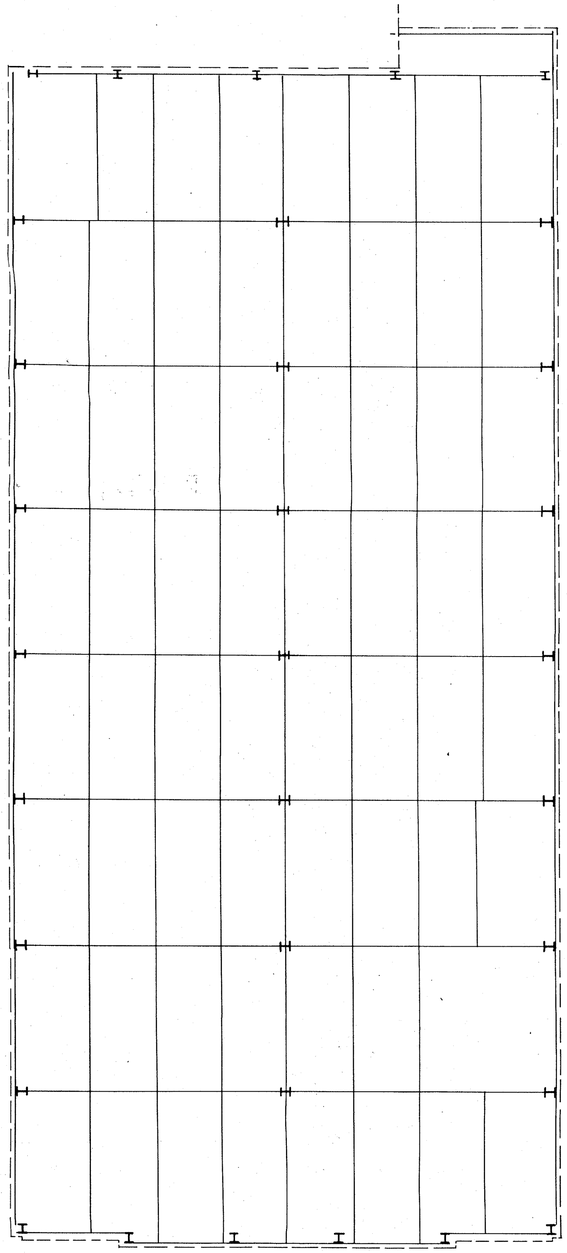
FIRST · FLOOR · PLAN

STEEL · FABRICATION · DRAWINGS

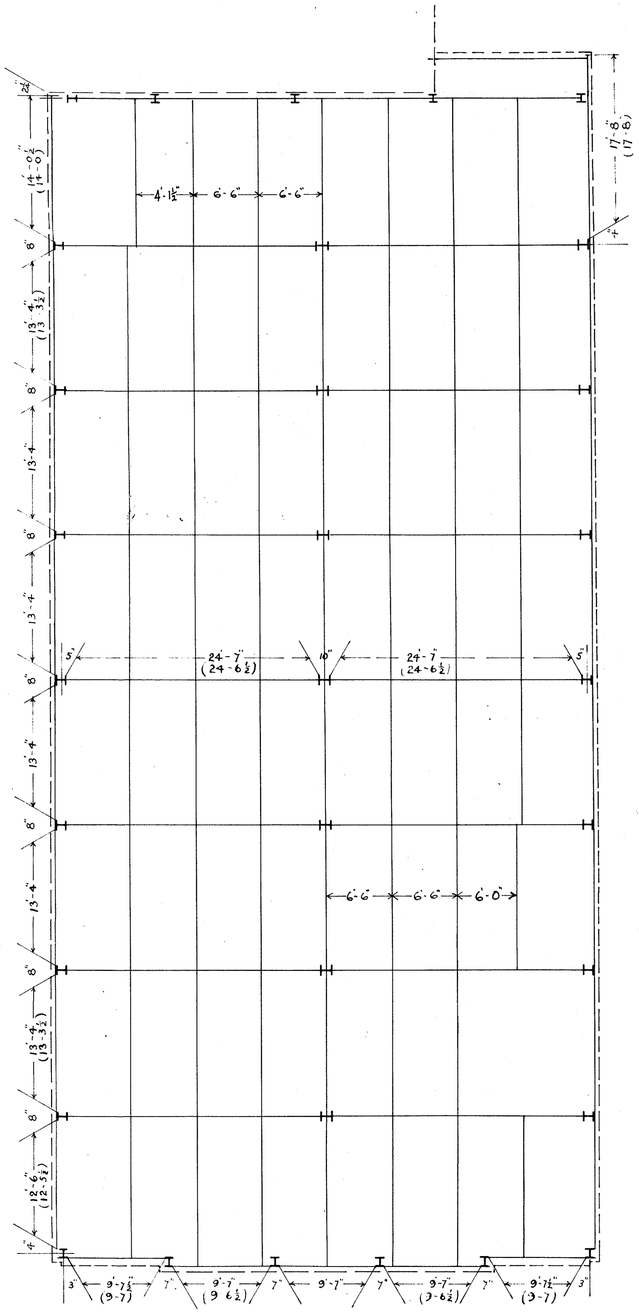
DRAWN BY J. M. Dawson
TRACED BY J. M. Dawson
No. 307/10 DATE Jan. 1925.

STEEL FRAME BUILDING FOR MESSRS HOPE GIBBONS LTD. WELLINGTON.

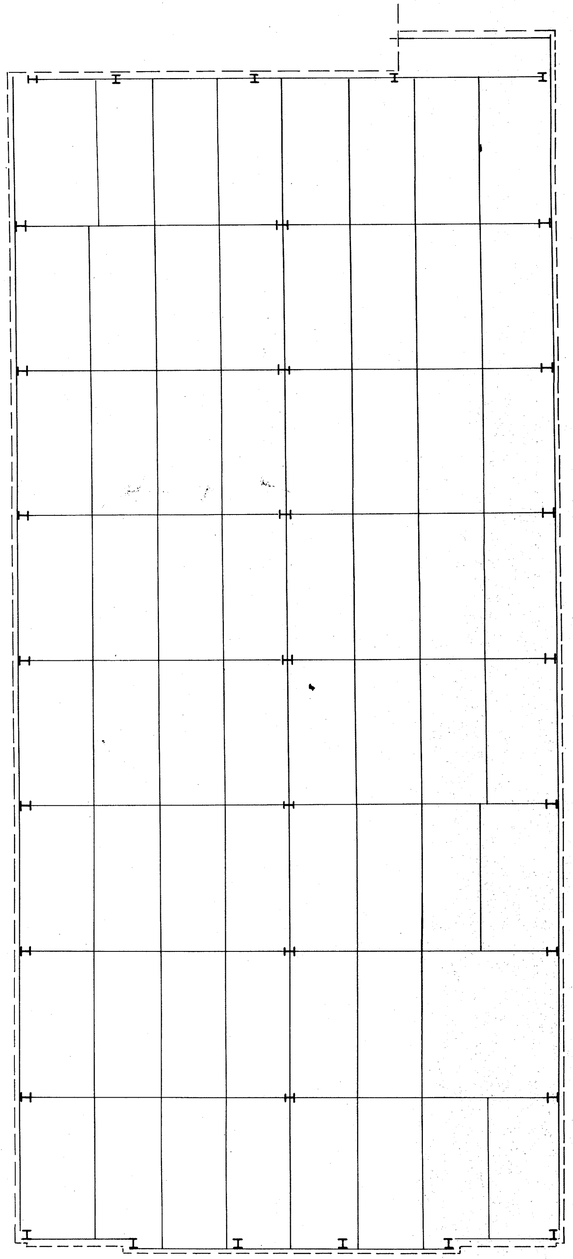
J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.
SCALE: 8 FEET TO 1 INCH



SECOND · FLOOR · PLAN



THIRD · FLOOR · PLAN



FOURTH · FLOOR · PLAN

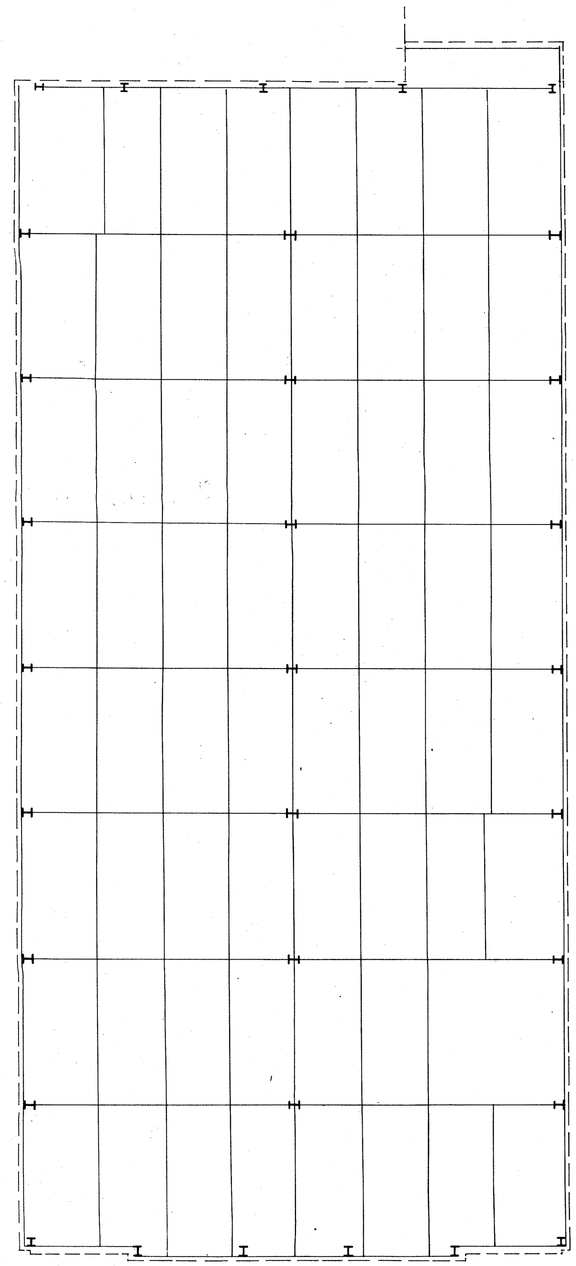
STEEL · FABRICATION · DRAWINGS

DRAWN BY J. M. Dawson
TRACED BY J. M. Scott
No. 307/11 DATE Dec. 1924

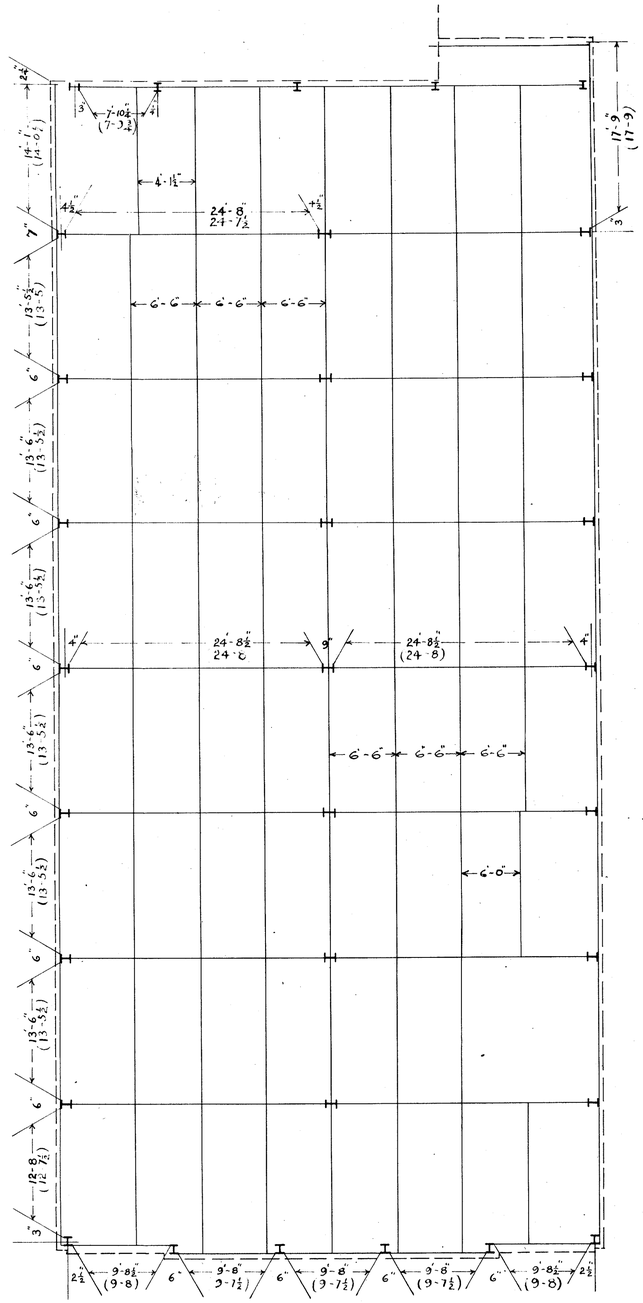
STEEL FRAME BUILDING FOR MESSRS HOPE GIBBONS LTD. WELLINGTON.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON

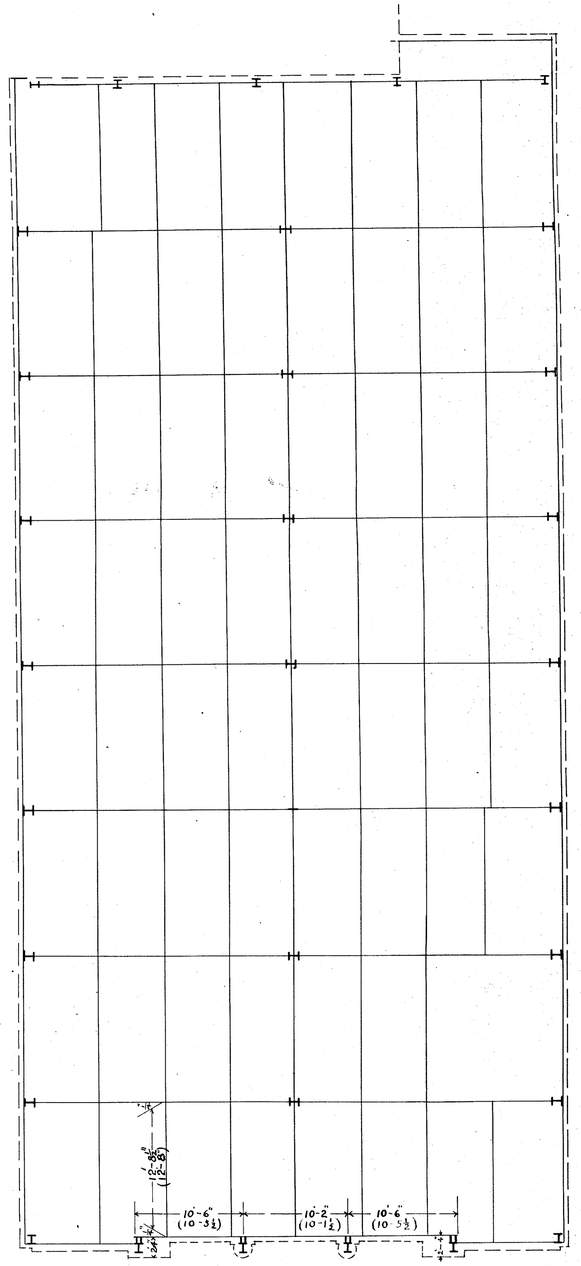
SCALE: 8 FEET TO 1 INCH.



FIFTH · FLOOR · PLAN



SIXTH · FLOOR · PLAN



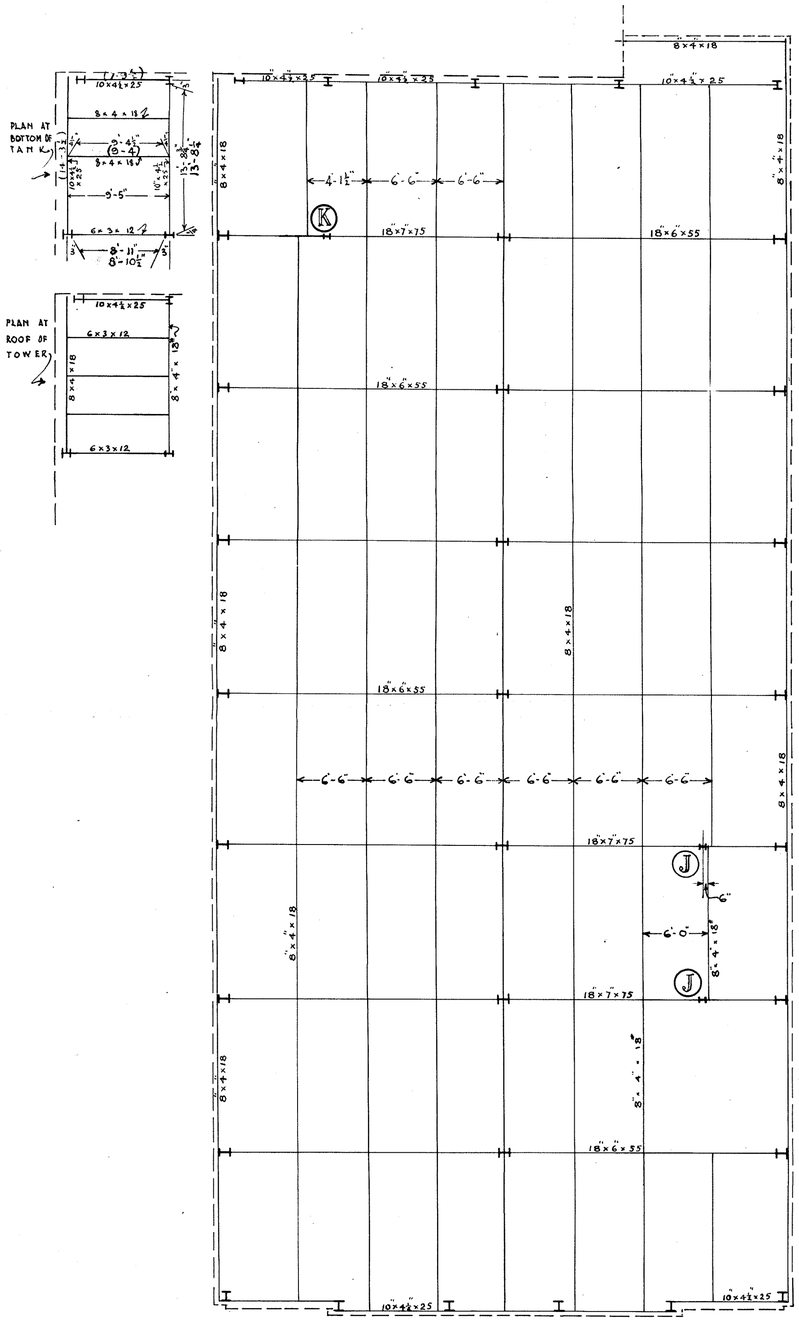
SEVENTH · FLOOR · PLAN

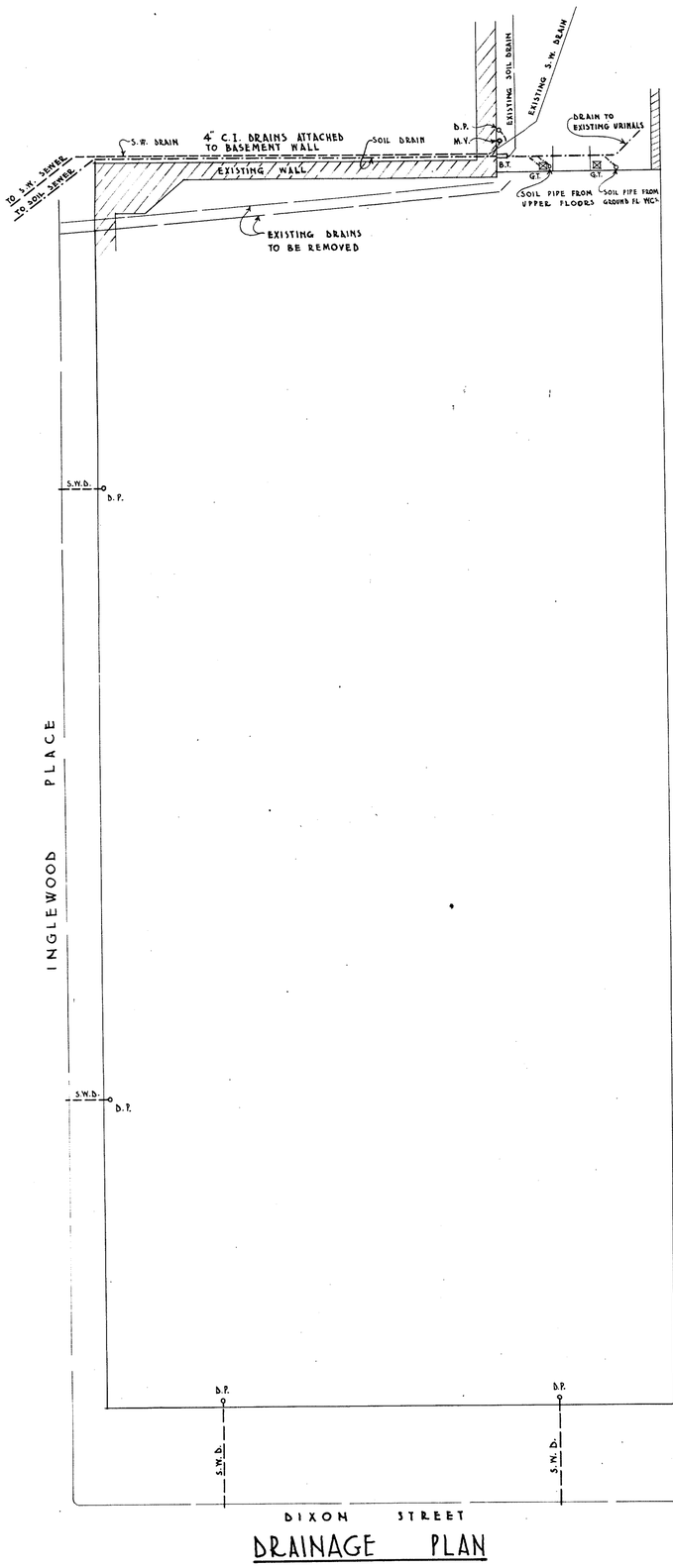
STEEL · FABRICATION · DRAWINGS

DRAWN BY J. M. Dawson
TRACED BY J. M. Scott
No. 307/12 DATE Dec. 1924.

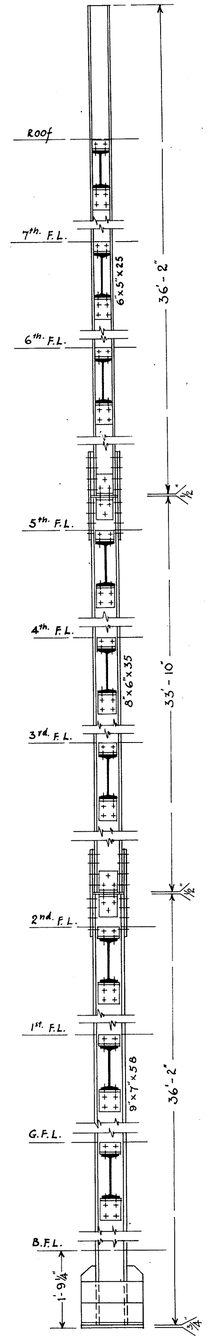
STEEL FRAME BUILDING FOR MESSRS HOPE GIBBONS LTD. WELLINGTON.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON
SCALE: 8 FEET TO 1 INCH.

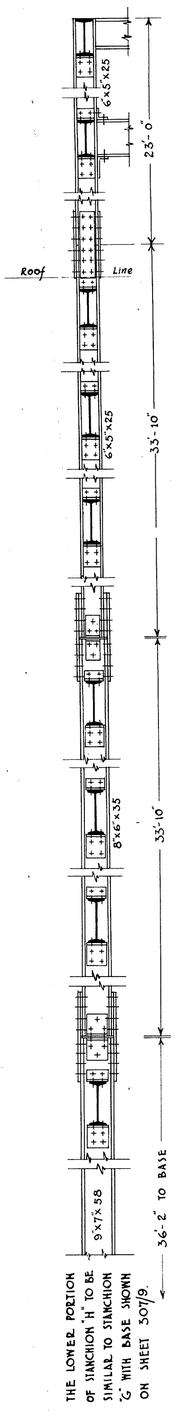




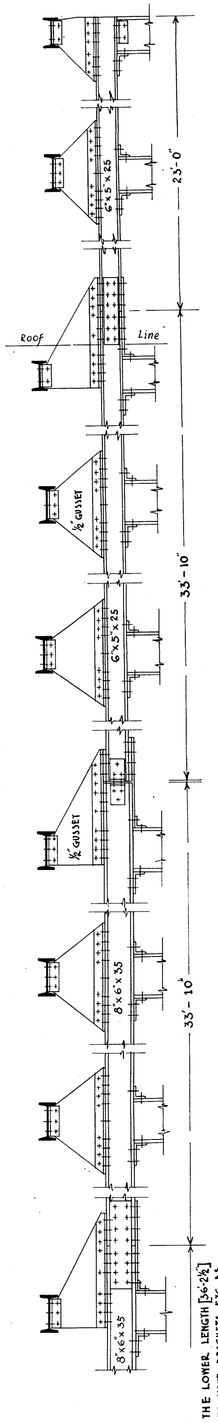
DRAINAGE PLAN



STANCHION "G"



STANCHION "H"



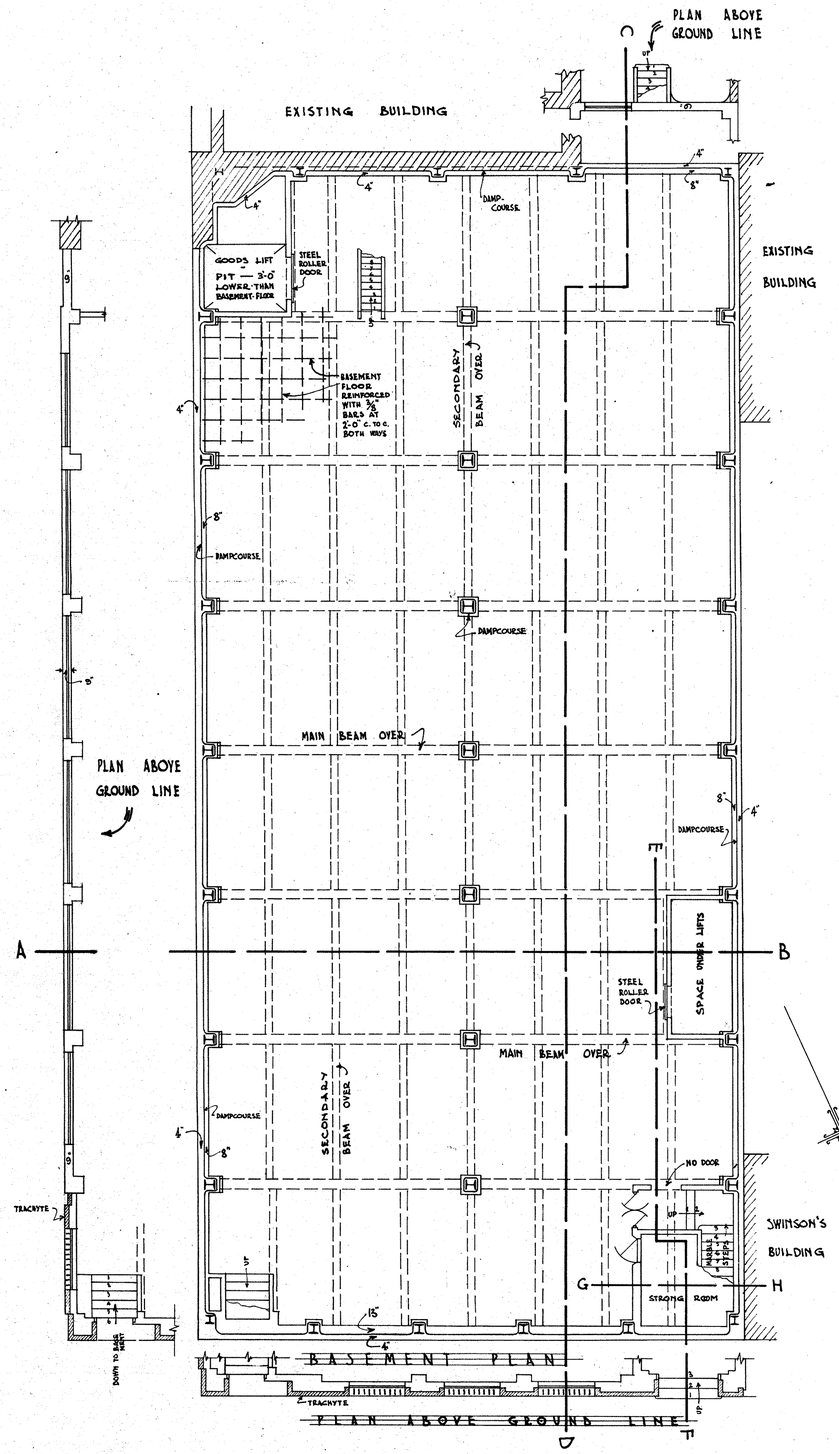
STANCHION "I"

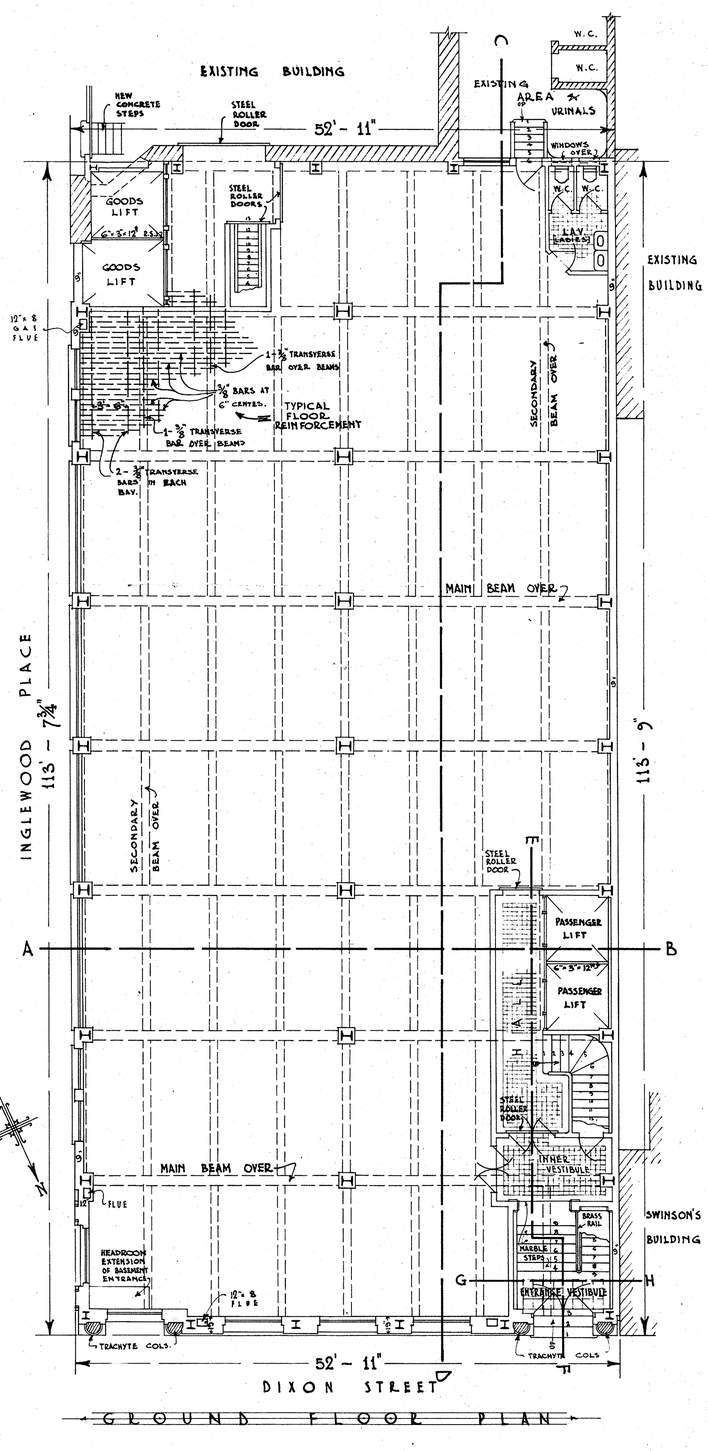
DRAWN BY J. M. Dawson
TRACED BY J. M. Leath
No. 307/13 DATE Mar. 1925.

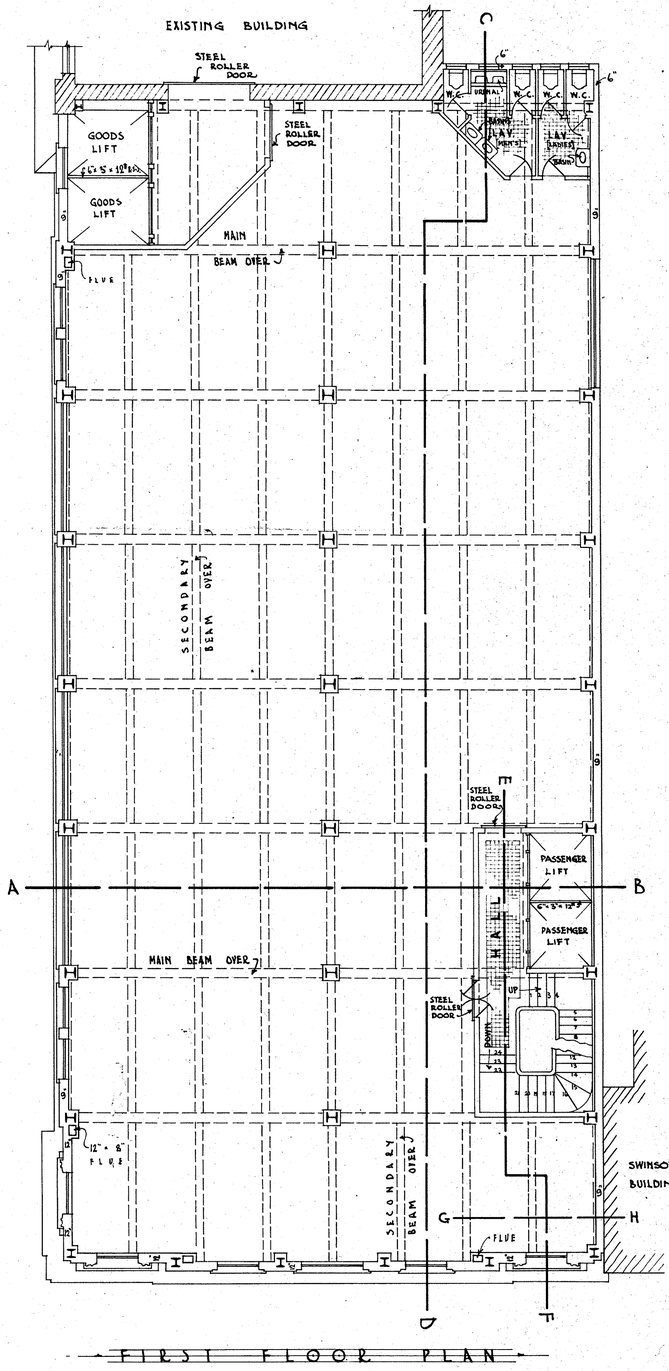
STEEL FRAME BUILDING FOR MESSRS HOPE GIBBONS LTD. WELLINGTON.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON

SCALES: 8 FEET & 2 FEET TO 1 INCH.



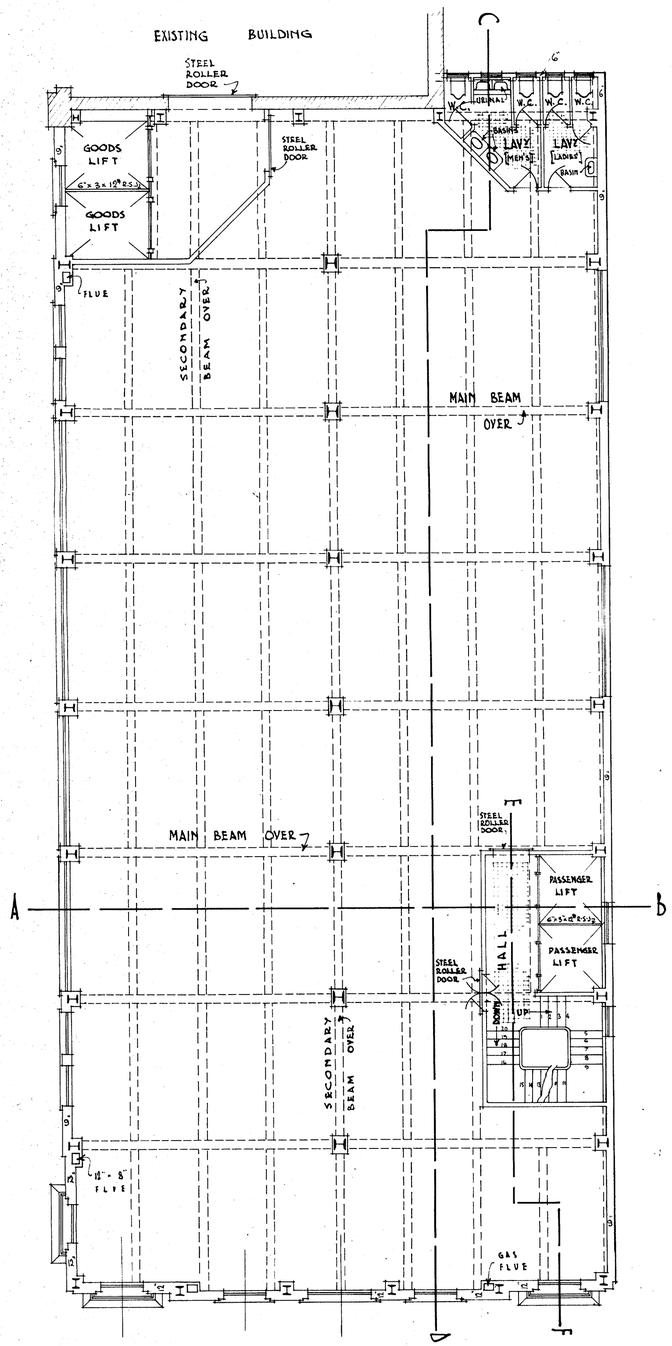




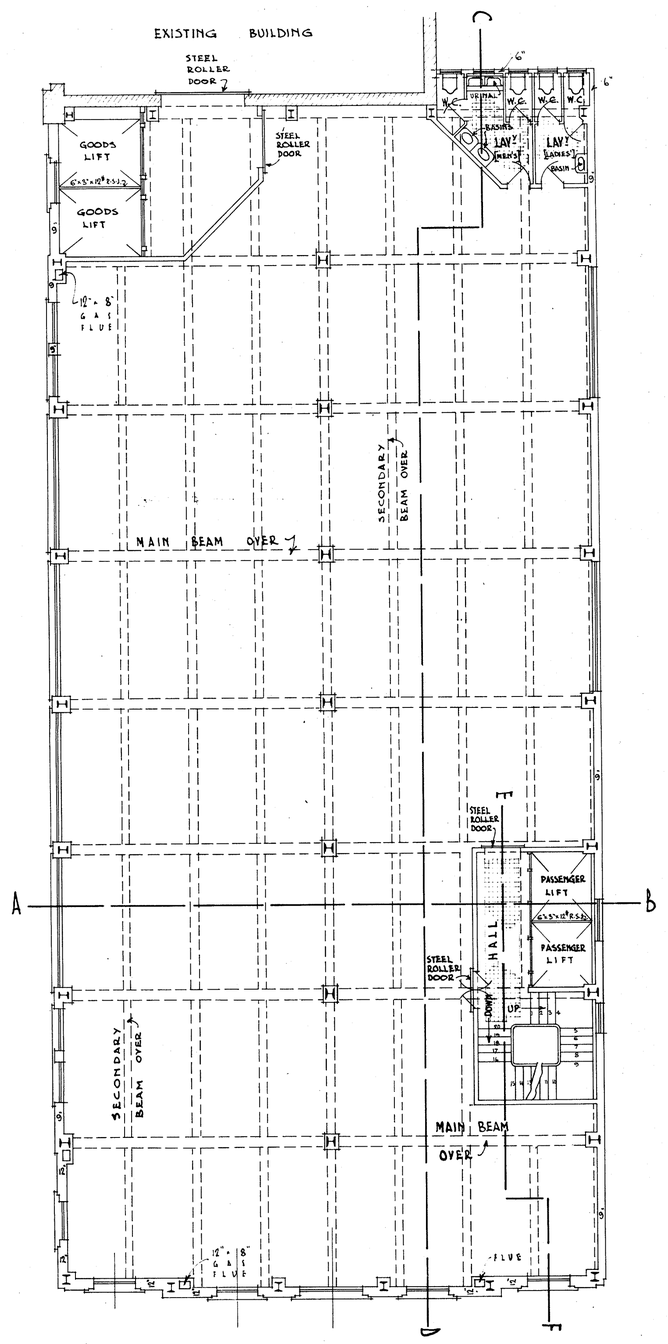
DRAWN BY J. M. Dawson
TRACED BY J. N. Scott.
No. 307/1 DATE Feb. 1925.

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

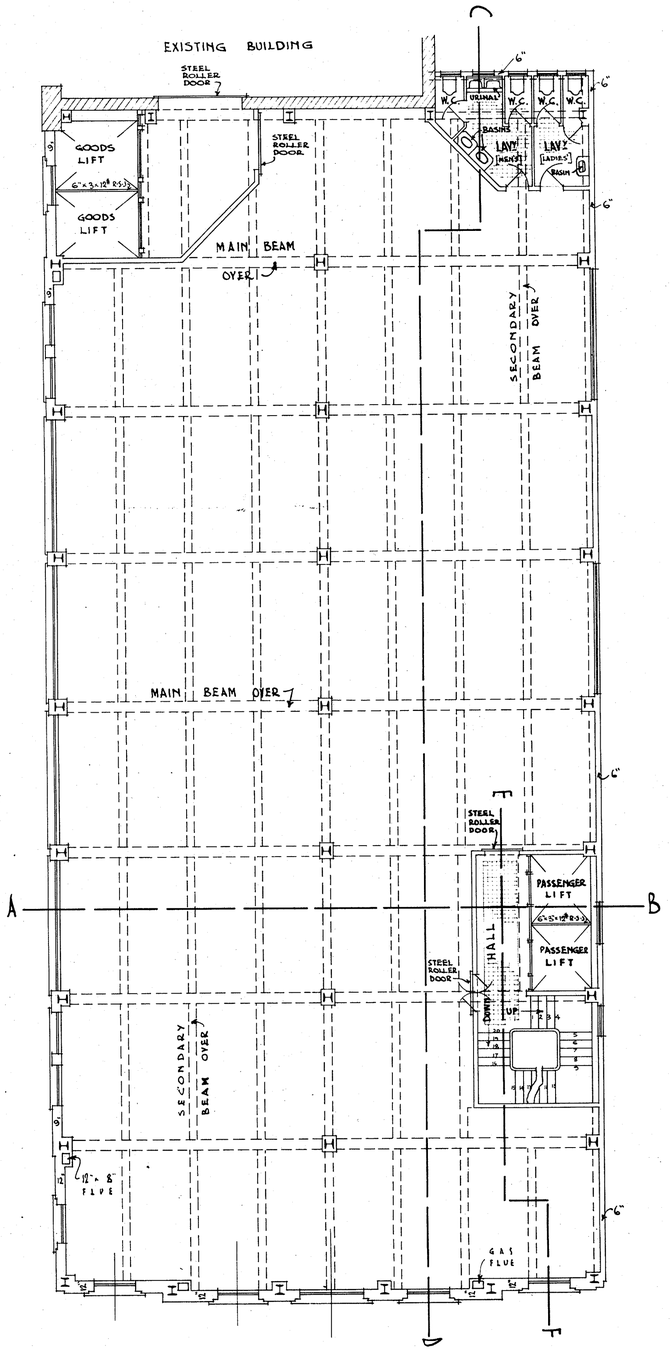
J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.
SCALE: 8 FEET TO 1 INCH.



SECOND FLOOR PLAN



THIRD FLOOR PLAN

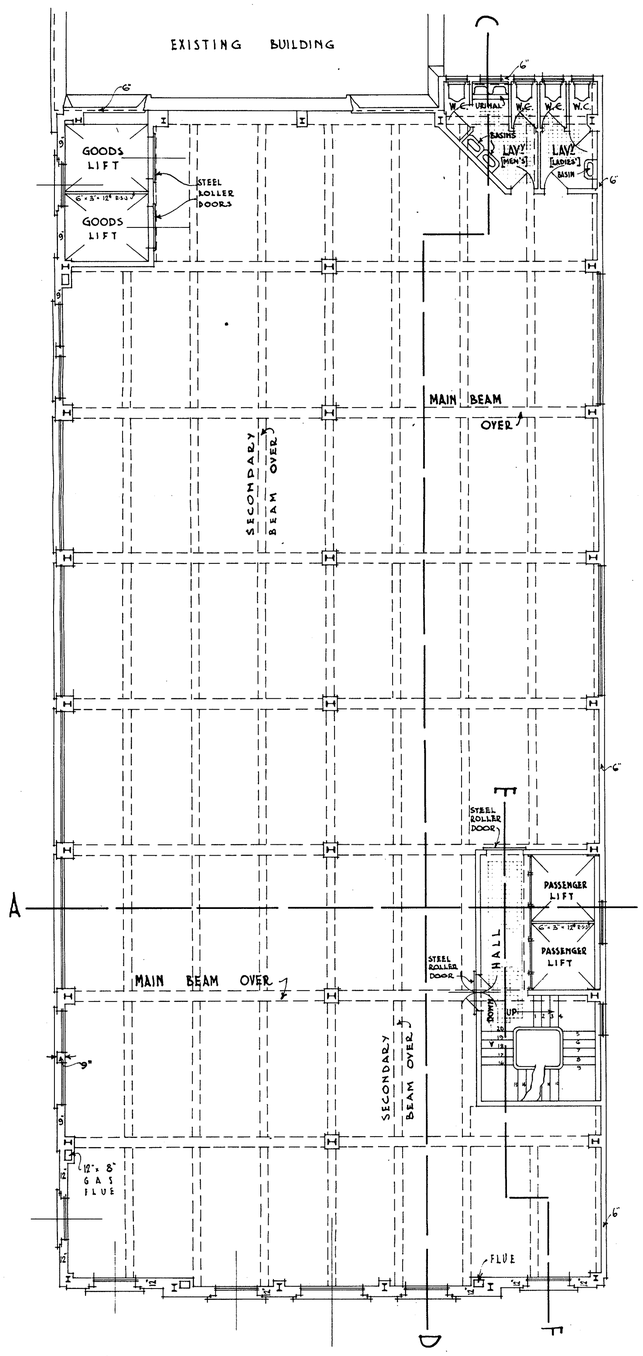


FOURTH FLOOR PLAN

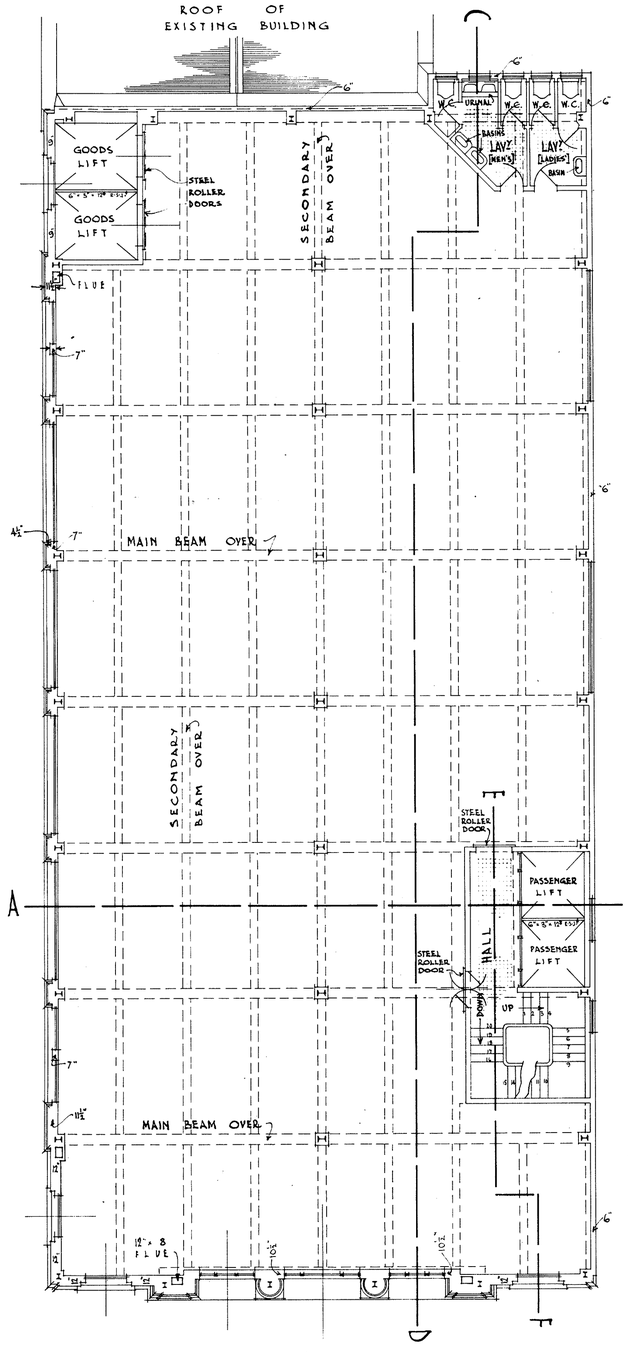
DRAWN BY W. S. Mackean
TRACED BY W.S.Mack. + J.I.King.
No. 307/2 DATE Feb. 1925.

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

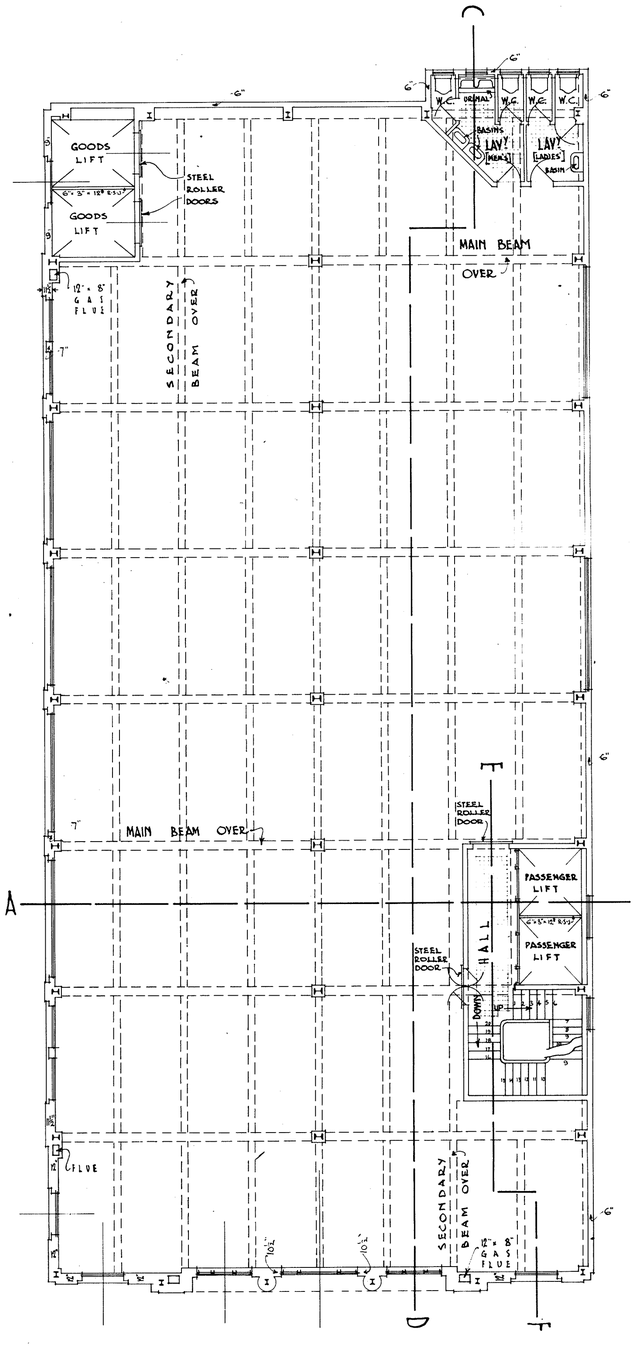
J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON
SCALE: 8 FEET TO 1 INCH.



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



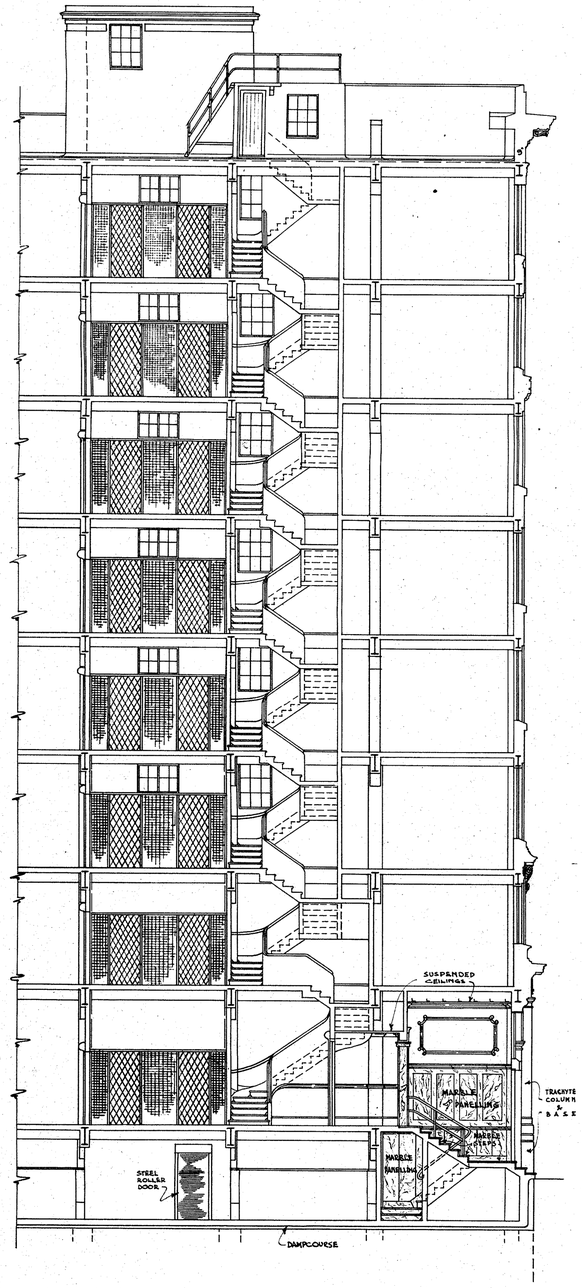
SEVENTH FLOOR PLAN

DRAWN BY J. I. King
TRACED BY J. I. King
No 307/3 DATE Mar. 1925.

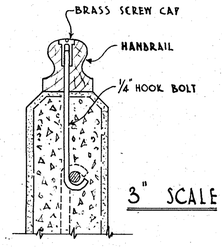
PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON

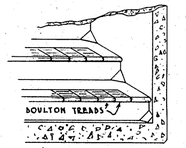
SCALE: 8 FEET TO 1 INCH.

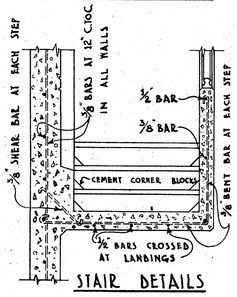


SECTION E-F

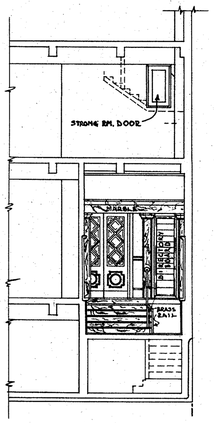


3" SCALE

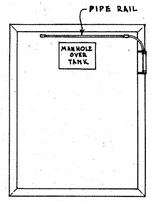




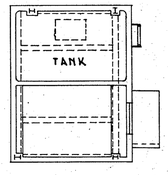
STAIR DETAILS



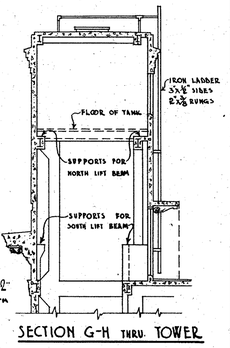
SECTION G-H



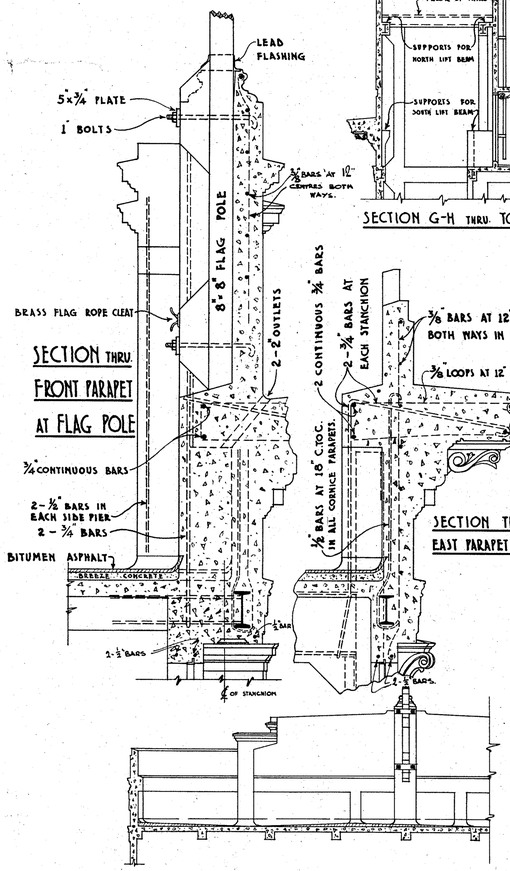
PLAN OF TOWER ROOF



PLAN OF TOWER THRU. TANK



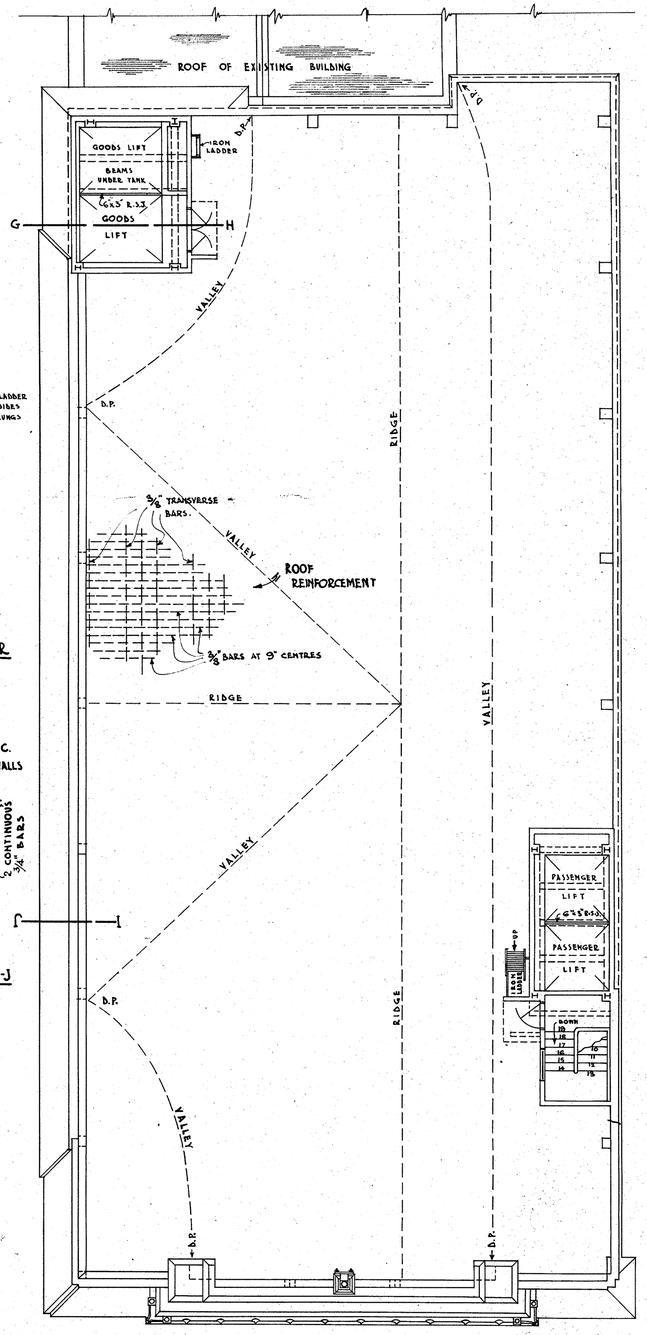
SECTION G-H THRU. TOWER



SECTION THRU. FRONT PARAPET AT FLAG POLE

SECTION THRU. EAST PARAPET AT I-J

ELEVATION OF BACK OF FRONT PARAPET



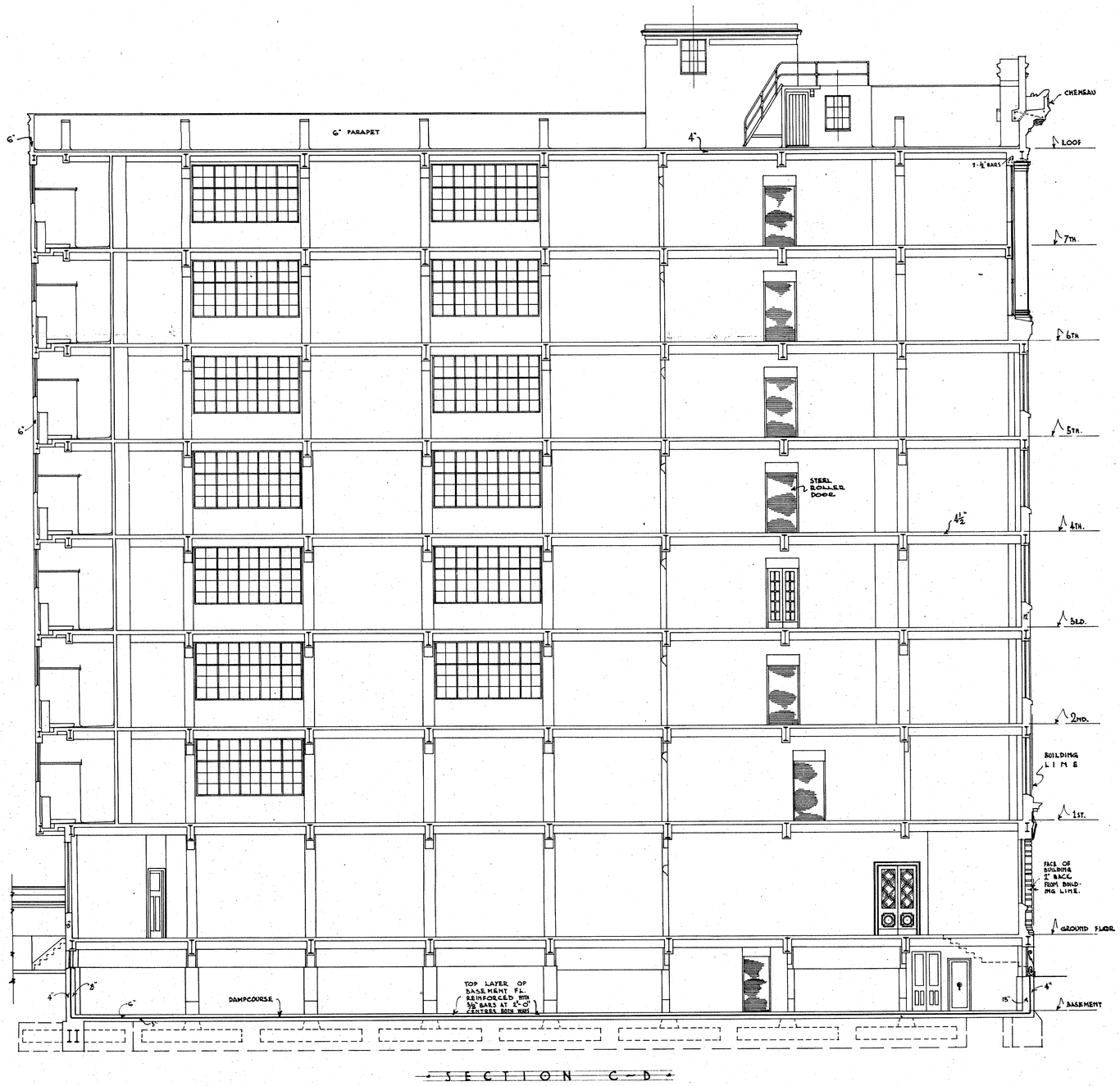
ROOF PLAN

DRAWN BY J.M. Dawson
TRACED BY J.N. Scott
No. 307/4 DATE Feb. 1925.

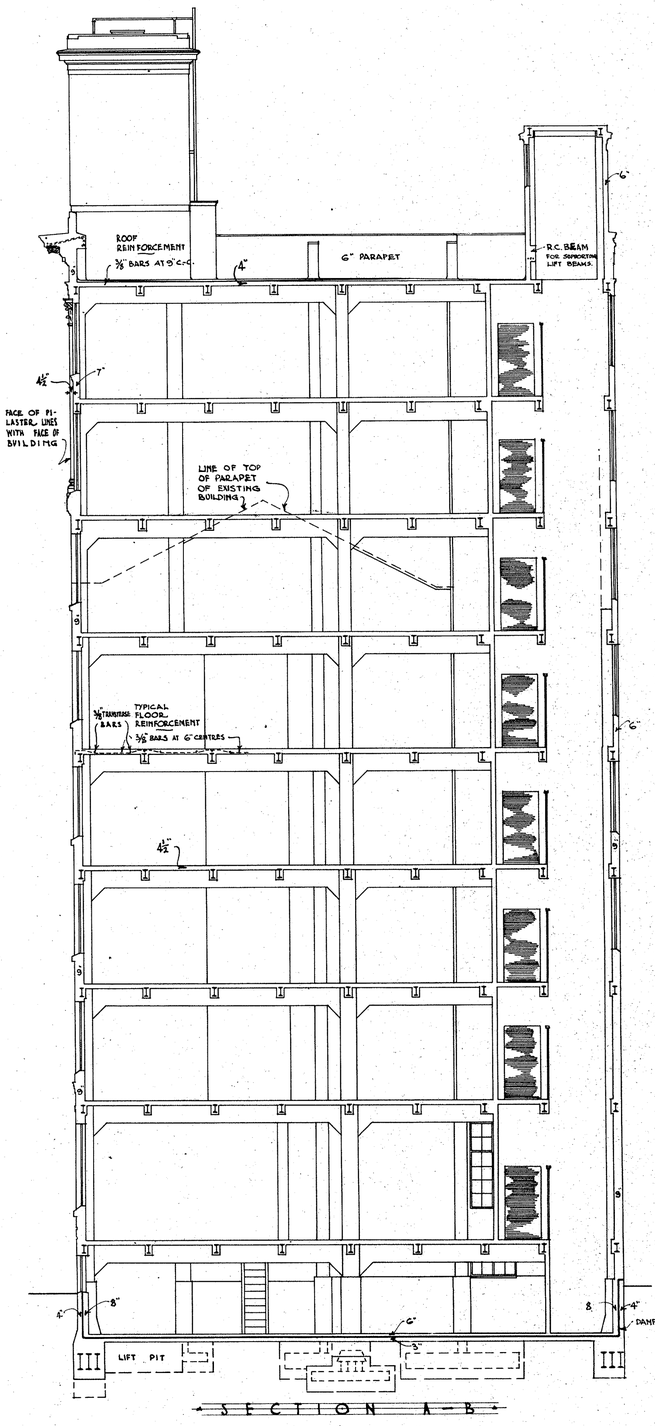
PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.

SCALES: 8 FEET & 2 FEET TO ONE INCH.



SECTION C-D

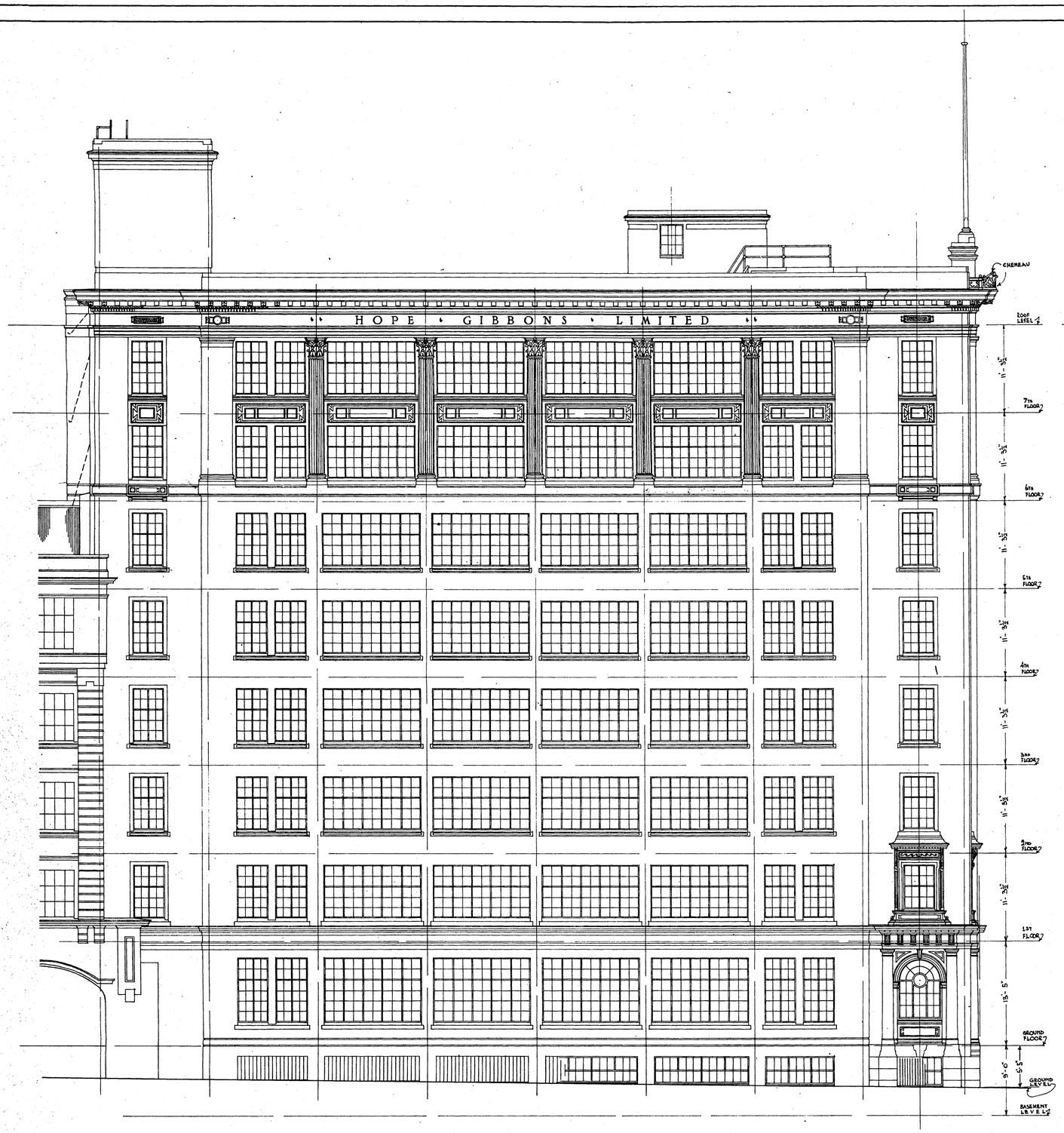


SECTION A-B

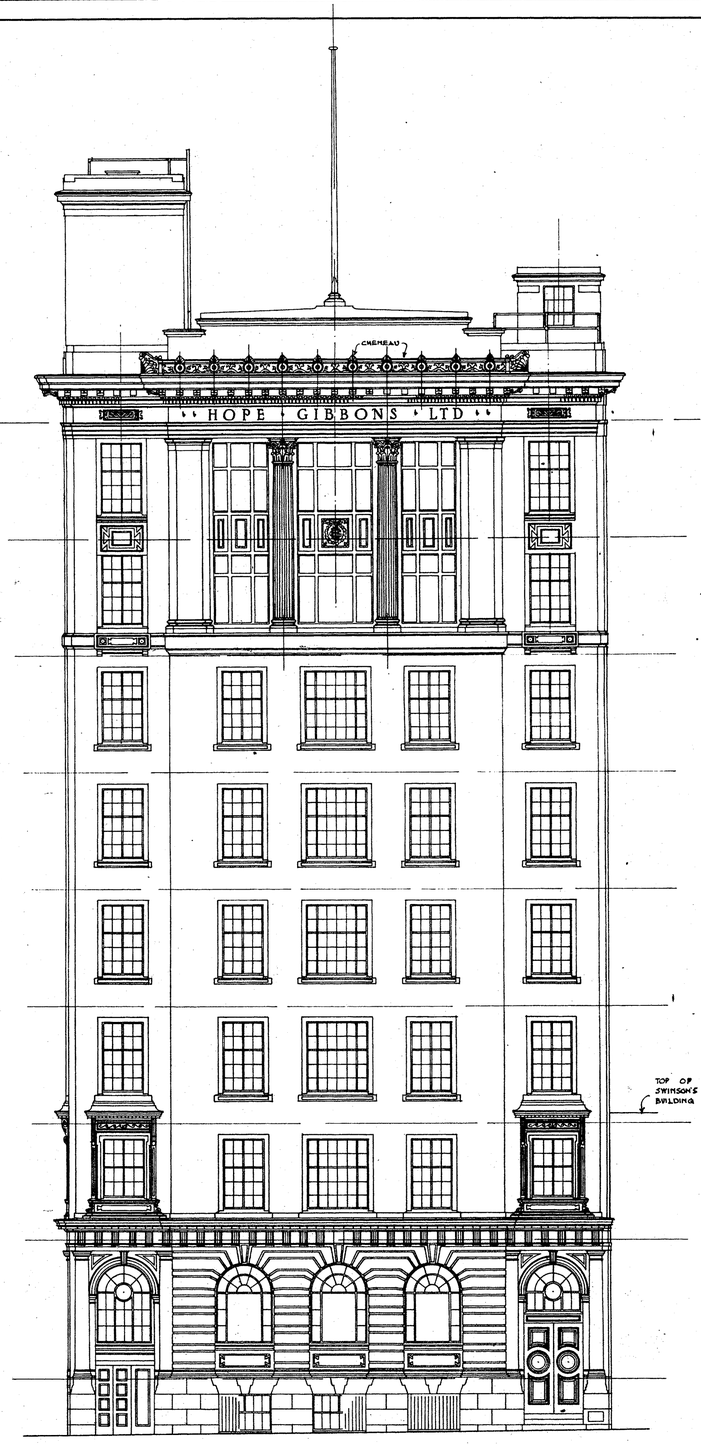
DRAWN BY W. J. Mackeson
TRACED BY J. I. King.
No. 307/5 DATE Feb. 1925.

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.
SCALE: 8 FEET TO 1 INCH.



EAST ELEVATION
TO INGLEWOOD PLACE



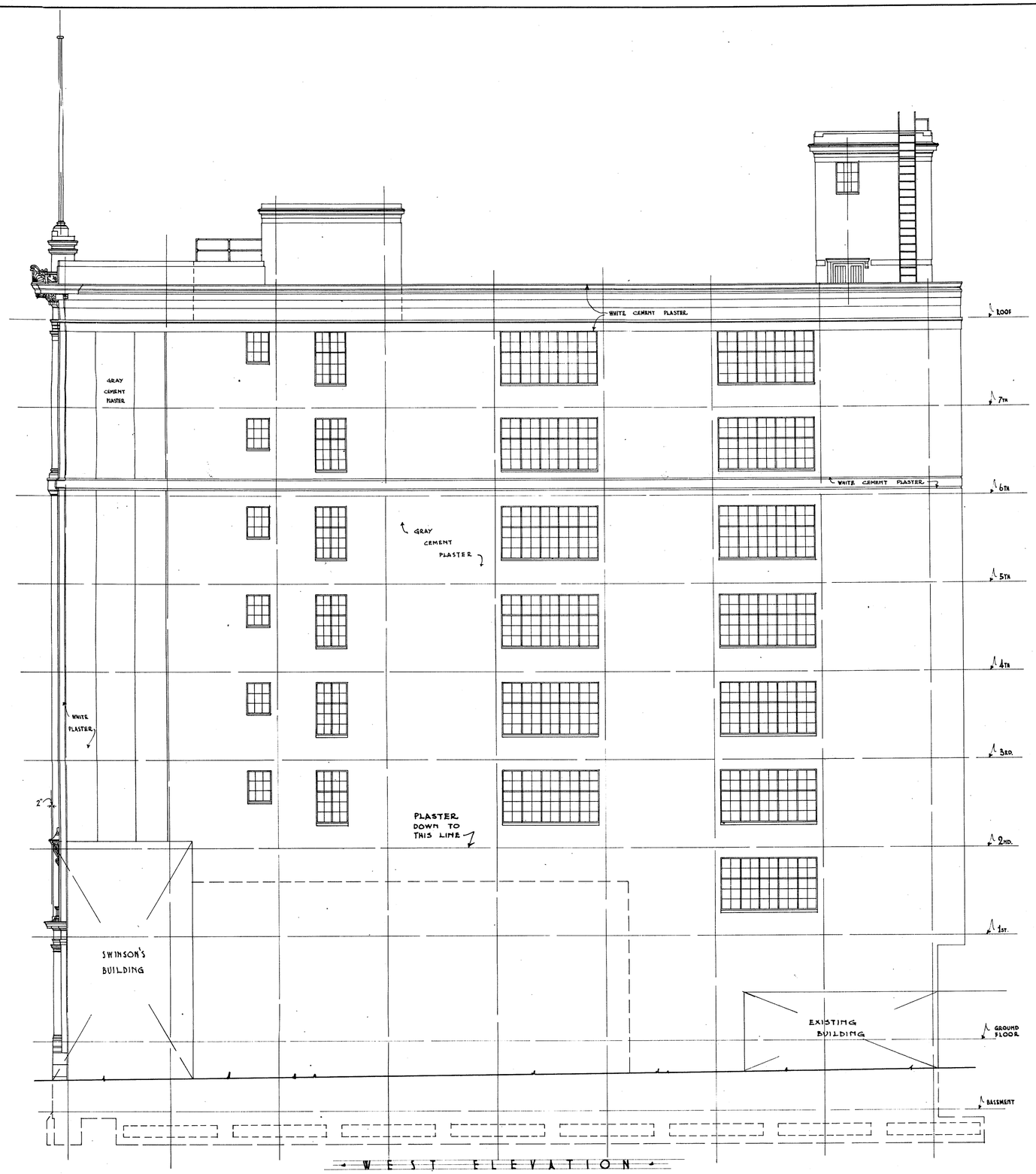
NORTH ELEVATION
TO DIXON STREET

DRAWN BY J. I. King
TRACED BY J. I. King
No. 307/6 DATE 26 1925

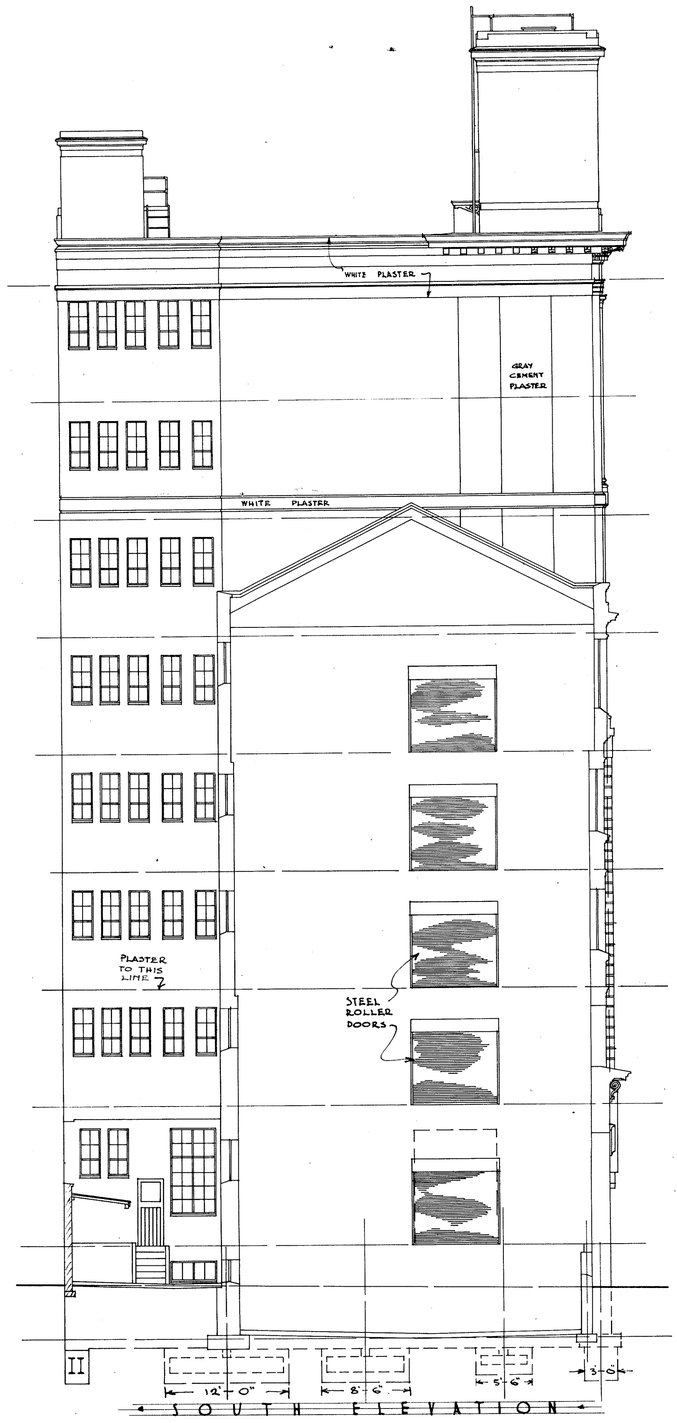
PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT, WELLINGTON, N.Z.

SCALE: 8 FEET TO 1 INCH.



WEST ELEVATION



SOUTH ELEVATION

DRAWN BY J. I. King
TRACED BY J. I. King
No. 307/7 Feb. 1925.

PROPOSED STEEL FRAME BUILDING - WELLINGTON FOR MESSRS HOPE GIBBONS LIMITED.

J. M. DAWSON F.N.Z.I.A.
ARCHITECT — WELLINGTON.
SCALE: 8 FEET TO 1 INCH.