

BUILDING APPLICATION FORM.

WELLINGTON,

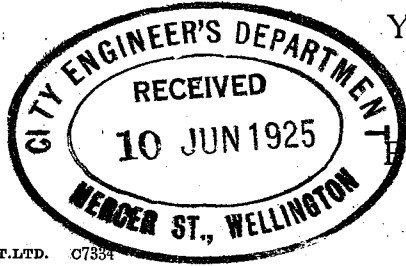
Date, June 9th. 1925.

To the City Engineer,
Wellington.

SIR,

I hereby apply for permission to Erect New Premises
in Fredrick Street, Section 6
part of Town Acre 231 for The Wellington Chinese Masonic Society
of Wellington according to Plans and Specifications
deposited herewith at the estimated cost of £ 1,900.

Yours faithfully,



W. & T. LTD. 07334

Postal Address

William Fielding
Sec. R. I. B. A. F. M. Z. I. A. Archt
84 Willis St.
Wellington.

S P E C I F I C A T I O N of the various works

required in the erection and completion of new

BUILDING for the UNITED MASONIC SOCIETY INCORP.

in Frederick Street, WELLINGTON on Part Town Acre 231. *Section 6*

T. FIELDING, F.N.Z.I.A.,
Regd. Architect,
W E L L I N G T O N .

June 1925.

G E N E R A L .

The work included in this contract comprises the erection and completion of the new building as shown on the accompanying drawings and described in this specification and the maintenance of all such works for the period specified in the Conditions of Contract.

All materials supplied by the Contractor or sub-contractors must be of the best quality and description of their respective kinds and to be approved by the Architect before being used.

Pay all fees, etc., required for permits, etc., and give all notices.

Provide all temporary hoardings, lights by night, watchmen, temporary water supply and lighting, etc.

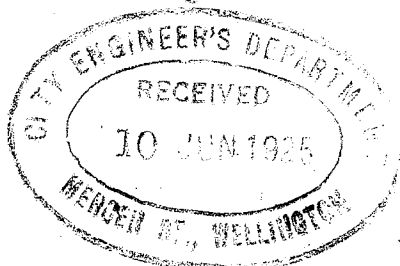
At the conclusion of the works remove all rubbish, clean all floors, walls, glass, etc., and generally leave the building and site in a neat and tidy condition ready for occupation.

Allowances or Provisional Amounts included herein (in all trades) are to be at the absolute disposal of the Architect and may be deducted in whole or in part if not required.

INSURANCE. Before commencing the work the Contractor shall, at his own expense, effect a policy of insurance in an office and for an amount to be approved by the Architect, to cover compensation to workers in case of accident or death.

The Contractor must also insure the works and keep them insured until they are delivered up, against loss or damage by fire, in an office and for an amount to be approved by the Architect.

The Contractor must protect the walls, foundations, fences, etc., of adjoining properties or streets, etc., and will be held responsible for any damage done to same.



EXCAVATOR.

Excavate for the foundations of walls, piers, stanchions, etc., to the widths and depths shown on drawings.

All surplus soil from bottom of trenches, etc., must be removed from the site, sufficient being retained for filling up under concrete floors, etc.

Bottom of trenches to be made level and solid and concrete must be laid in dry trenches.

CONCRETOR.

Cement to be of approved New Zealand make, stored under cover and tested as the Architect may direct.

All cement to be tested before using.

Sand to be clean, sharp freshwater sand, free from foreign matter and to be washed if required.

Concrete for foundations, floors, concrete bands, etc., to be composed of 1 part cement, 6 parts clean shingle (well graduated in size so as not to exceed 2" in any one dimension) and 2 parts clean, sharp sand.

Material for concrete to be measured out on a proper wooden platform, turned over twice in a dry state and watered through a rose whilst being turned over a third time, then turned over once more and immediately deposited in trenches or boxing in layers and lightly rammed.

Only sufficient water to be added as is necessary to moisten the whole of the concrete.

Provide and fix all necessary boxings, stays and supports etc., to keep the concrete rigid until set.

Provide and fix the reinforcement for foundations of walls, etc., concrete bands and lintels, etc., as shown on plans and details, placed in the positions indicated thereon and kept in position by galv. wire ties to approval and secured in boxings.

Concrete for Ground Floor to be deposited on level earth which has been well rammed and finish with a 4" (over all) thickness to a level surface trowelled and finished smooth and laid to fall where required.

Lay the concrete path in Yard, etc., 2½" thick finished smooth and to fall.

Concrete lintels must have a minimum bearing of 9" on brickwork.

Bed in all ironwork, ventilators, bolts, etc., as directed.

Core out in concrete for projecting cornices, sills, etc.

Form bullnose angles to steps and jambs, etc.

Execute all patching and making good after other trades and leave all concreting, etc., complete and perfect.

B R I C K L A Y E R.

MATERIALS. Bricks to be hard, sound, of regular size and shape, well burnt and to be thoroughly saturated with water before using.

Cement and sand to be similar to those specified in "CONCRETOR".

Cement mortar to be made of 1 part cement and 3 parts clean sharp sand mixed "fresh and fresh".

FOOTINGS. On top of concrete start the footings in regular 2½" offsets to, project on each side of wall half thickness of same.

WALLS. All brickwork to be built in "Old English" bond in the best manner and no bats to be used except for closers.

All joints to be solidly and completely filled with mortar and well grouted at every course. No four courses to exceed 15" in height. The erection of all walls to go on uniformly and no part of a wall must rise more than scaffold high above any other part.

Lay continuous bands of "Brichter" or other approved patent galvanised reinforcement bonding to all walls as directed and properly lapped at junctions and angles.

Build up the various walls, piers, etc., (coloured red on drawings) in brickwork to the various thicknesses and heights shown and required by City By-laws in cement mortar. Brickwork to extend up to all beams, etc., to make a solid job.

Build in all girders, feet of roof timbers, steel joists, wood plates and fixing blocks, etc.

Provide and build in where required 9" x 6" galvd. iron louvered ventilators with openings thro' walls neatly finished.

Bed all lintels, plates, window and door frames and all lugs, etc., of steel windows.

Point up neatly round all door and window frames, etc., and to all flashings, etc., and wherever else required in cement compo.

Cut chases as necessary for pipes, downpipes, soil & vent pipes, and provide overailing courses as coring out for all projections, etc.

DAMP COURSE. Immediately above ground level all walls and piers are to be covered with an approved bitumen 2-ply sheeting.

Include for all labour beamfilling and gablecutting, etc.

The external face of all outer walls, backs of parapets, etc will be plastered. Inside walls will also be plastered.

Assist and attend upon other tradesmen and leave the whole of the BRICKWORK, ETC., perfect on completion.

RANGE, ETC. Provide and fix an "ONION" or other approved range, etc., with all firebricks required. Build up the fireplaces with 3" brick jacks and backs and 3" thick reinforced concrete top holed for flues. Form 9" x 9" flues for same well pargetted inside and out with cement mortar. Flues for coppers to be 14" x 9" as shown. Backs, sides and tops of coppers may be of 4" thick reinforced concrete or 9" brickwork and flues to be carried all round coppers. Provide and fix fire doors and grates to same to approval. Provide and fix one 16 gallon copper. The remaining three coppers will be provided by the Proprietors.

Provide and fix chimney pots formed of 9" dia. red flue lining well dished, set and flanchied in cement mortar.

Core and clean out all flues on completion.

OPEN FIRE Build up the open fire as directed with firebricks to back and bottom of same and hobs to approval. Carry up flue to match above.

URINAL. Form back, sides and channel for Urinal with small overflow gutter at top to approval and assist and attend upon Plumber. Build 18" parapet wall round W.C & Urinal on boundary.

CARPENTER & JOINER.

The whole of the Carpenter & Joiner's work must be composed of the best of materials and workmanship and to the satisfaction of the Architect.

All timber must be thoroughly well seasoned and smoothly finished to approval. Details will be given where required.

All nails to be punched in where exposed to view and afterwards puttied.

The timber used throughout is to be sound and free from all defects.

All plates and timbers in or near brickwork to be of Ht. Totara.

Door frames and outer doors to be "clean heart of Totara".

Scantlings in floors to be "building heart of Rimu or Oregon Pine.

Roof timbers, etc., to be of selected Rimu or Oregon Pine.

Timber for Joiner's work to be of Rimu and at least 50% heart with figured panels for doors. All to be dressed and smoothly finished to approval.

All flooring coloured yellow on plans to be Ht. of Matai.

Framing in roofs, floors, partitions, etc., to be well nailed, spiked and fitted to approval.

Ends of timbers built into brick walls to be protected with Malthoid to approval.

FLOORS. Wallplates to be halved together at joints and angles and to be in long lengths.

Joists to be the sizes shown on plans and to be gauged and notched down as required over plates and well secured to same.

Joists resting on steel girders to be secured to plates which are bolted or strapped to girders, etc., to approval.

All joists to have a wallhold or bearing at each end of not less than 4½" and to be anchored into walls where required.

Trimmers and trimming joists to be 1" thicker than ordinary joists and to be tenoned and pinned together.

Flooring to be of 6 x 1 Ht. Matai t. & g., wrot. flooring boards cramped up close and well nailed with 2½" wire brads, two to each board at every joist. Punch in nails and dress off where required.

All floor joists to be laid at 18" centres and where ends of joists are built into walls the same must be coated with hot tar or creosote or protected with Malthoid.

Floor boards over pipes or wire to be screwed where required.

ROOFS. Frame the roofs as shown on plans and sections. Timbers are to be the sizes shown, in one length between bearings and bolted together where required.

Rafters to be 6 x 2 at 18" centres with 6 x 2 collars and struts all well secured. Form box gutters and trim out for chimneys, etc. Hips and valleys to be 8 x 1½. Fascias & bargees 6 x 1.

Cover all roofs with 8 x 1 dry sarking cramped up close and well nailed down. Include for all labour scribing to hips, etc

Cover all sarked roofs with 24 gauge galvd. corrugated iron with ample laps and secured at every third corrugation with approved lead-headed nails. Ridging specified in "PLUMBER".

PARTITIONS. to be constructed with 4 x 2 studs at 18" centres checked into 4 x 2 plates and well skew-nailed. End studs to be bolted into walls to approval. Brace as directed with 4 x 2 braces and fix dwangs where required. Trim for door and other openings.

CEILING to be constructed with 4 x 2 joists at 18" centres and do all trimming, etc.

LININGS. The ceilings generally are to be covered with ½" thick fibrous plaster sheets secured with galvanised nails to joists and joints covered with wood or plaster battens as directed. Put a double batten or cornice at angle between wall and ceiling with all mitring and scribing.

Partitions under stairs to be lined with 6 x ½" t. & g. match lining well cramped up and nailed.

Brick walls generally will be plastered (See "PLASTERER").

WINDOWS. Provide and fix STEEL WINDOWS of approved details with the sashes divided into squares and with opening sashes where directed and include for approved openers, lugs for fixing, etc.

Provide and fix a louvred sash and frame for W.C. of Ht. Totara to detail.

DOORS. Front entrance doors and doors leading on to Balcony or Fire Escape to be of 2½" clean Ht. Totara panelled and milled to detail and provide and fix Yale locks and tower bolts, etc., to approval. Hang on 1½ prs. each 4" steel butts to 5 x 3 solid rebated frames. Top panels of these doors to be prepared for leaded lights (see "GLAZING").

Back door to be 2" framed, lugged and braced and hung on 1 pr 4" steel butts to 4 x 3 frame. Provide & fix lock, etc., to approval.

W.C. door to be $1\frac{1}{2}$ " ledged and braced, hung on 1 pr. strong T hinges to 2" solid rebated frame and secured with approved rim lock & furniture.

Internal doors to be 2" three and four panelled as shown without moids but with top edges of rails chamfered. Hang on 1 pr. 4" steel butts to 2" solid rebated frames and secure with approved mortice locks and "antique" furniture.

Provide and fix fanlight over back door to approval.

Door frames in Brick walls to be built in as the work proceeds and secured with galvd. iron ties firmly nailed to frame and built into walls.

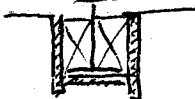
Doors to be the sizes shown and all locks, etc., to be chosen by the Architect.

Finish round door openings generally with 5 x 1 chamfered architraves neatly mitred.

Provide and fix 1" wrot. projecting window boards to the windows in Hall & Lodge Room, with apron or scotia under.

Provide and fix 6 x 1 chamfered skirting round walls of Hall & Lodge Room with grounds where required.

Case in the r.s. joists over Entrance Hall with $\frac{3}{4}$ " wrot. casing as sketch.



GLAZING.

The windows generally are to be glazed with Flemish glass well sprigged, bedded and back puttied and left clean.

W.C. window to be fitted with louvres of Flemish glass.

Upper panels of entrance doors and doors between Lodge Rm., and Balcony to be glazed with leaded lights to architect's detail, p.c. 7/6 per suppl. foot.

Fanlight over back door to be glazed with Flemish glass.

Make good all damaged squares on completion and leave all glazing perfectly watertight.

STAIRCASE. Construct the stairs with 12" x 2" chamfered strings, 11 x 2 treads and 7 x 1 risers with nosings and scotias. 4 x 3 handrail to bottom flight and 5 x 5 plain newels with moulded planted caps to detail. Include for shaped ends to bottom step. Short stair up to cupboard in Lodge Room to match above but with 10 x $1\frac{1}{2}$ treads housed into 11 x $1\frac{1}{2}$ strings. Fix handrails and newels to match above, with paterace, etc.

Provide and fix plain 1½" panelled spanrels and capping as required.

CUPBOARD. Form cupboard under stairs with a pair of match-lined doors and provide and fix 30 lineal feet of 12 x 1 shelving on strong brackets to approval.

SINK TOP to be of 1½" Mt. Kauri pierced for sink and with nosings and fluted to approval. Include for wrot, bearers and fit up under sink with shelves to approval. Provide small cupboard over sink at r.h. corner as shown, with hinges, fastener, etc.

TUBS. Provide and fix 1½" BW. Kauri tubs on neat strong bearers to approval and leave watertight.

FENCE, ETC. Provide and fix fencing as shown of 5 x 4 Jarrah posts and 6" x ½" pickets 2" apart secured to 4 x 2 Jarrah rails. Posts to be well anchored and all well secured. Provide and hang a gate to match formed of three 4 x 2 rails covered with pickets and include for strong w.i. hinges and approved lock, etc.

R. S. JOISTS. Provide & fix two 10 x 5 x 30 lbs. Rolled steel joists to carry upper floor anchored at ends and prepared for joists.

Assist Plumber to fix cylinder, etc., and sanitary fittings providing all bearers for cisterns, etc., and attend upon all other trades. Punch in all nails, fix all grounds, etc., and complete the Carpenter & Joiner's work to the satisfaction of the Architect.

ELECTRIC LIGHTING.

Provide and fix approved wiring in screwed steel conduits to 13 lighting points and 1 heating point (in Kitchen) and include for the provision and fixing of 50 c.p. (aver.) lamps and enamelled iron shades, oxidised tumbler switches and ceiling roses, etc., complete. Include for switchboards and connections to main, etc., complete.

FLAGPOLES. Provide and fix three flagpoles of selected Oregon Pine out of 5 x 5 tapered and surmounted with gilded trucks and provide and fix white halyards, etc., complete. Each pole to be secured with two strong w.i. straps belted into parapet.

W.I. RAILING. Provide and fix wrought iron railing round Fire Escape Balcony to detail all let in and run with lead to approval.

PLUMBER, ETC.

FLASHINGS to be of 24 gauge galv'd. sheet iron in steps where required and all plugged with lead and pointed with cement.

Flash all parapets, up gables, vent pipes and ventilators, and roof over W.C.

BOX CUTTER Form box gutter at each side of building 20" wide of 22 gauge galv'd. iron with ample falls and all flashing, outlets, etc., as required. Sheets to be turned up 6" at sides and well lapped and headed at edges, rivetted 2" apart and double soldered at joints. Cutter to be left free at ends and sides. Form cesspools of 5 lb. lead and r.w. heads to match.

RIDGING. Provide and fix ridges and hips of 24 gauge g. iron with lead edges all well secured with lead headed nails with all soldering, etc., required.

SPOUTING. Provide and fix 5" quarter round pattern 24 gauge galv'd. iron guttering fixed with strong g.i. hangers and screwed to fascia with all stopped ends, nozzles, etc.

DOWNPIPES. Provide and fix 3½" dia., 24 gauge galv'd. iron downpipes blocked out from walls and with all swan'snecks, shoes, etc., and connect to drain. Fix with neat strong g.i. clips well spiked to totara blocks.

S. W. DRAINS Provide and lay where shown by blue lines on Drain Plan 4" glazed stoneware socketted tile drains of best quality well jointed in cement mortar and laid to even and straight falls with all necessary branches, bends, etc., and connections.

SOIL & WASTE DRAINS. Provide and fix glazed stoneware gully trap and all soil and waste drains as shown by red lines on Drain Plan with all cleaning eyes, bends, etc., etc., as required by City By-laws. Provide all soil & vent pipes carried well up above roof with all cowls, etc., and blocked out from walls with Totara blocks and well spiked to same. Provide all bends, Trench and other traps all in accordance with By-laws.

W.C. ETC. Provide and fix a W.C. pan, white in case out to approval.

Provide and fix to above a "Petrotite" cistern fitted with copper ball cock, brass chain and enamelled pull, etc.

Provide and fix $1\frac{1}{2}$ " lead flush pipes of 6 lb. lead well and neatly secured to cistern, wall & pan.

Connect W.C. to soil and vent pipe complete to approval.

URINAL. Provide and fix a "Petrotite" cistern as above with sarge pipes to approval. Fix gully trap and connect to drain complete.

SINK. Provide and fix a cast-iron enamelled sink the size required with brass outlet, overflow & chain complete and make good round same with white lead. Flash across back of drainer with 3 lb. lead flashing neatly fixed.

WASTES. Provide and fix 2" lead wastes to sink and tubs with brass inspection traps and connections and carry to gully outside.

COLD WATER SUPPLY.

Lay on water from main with $\frac{1}{2}$ " dia. galvd. wrot. iron pipe to and including 75 gallon 24 guage galvd. corrugated iron cistern with cover and tray, copper ballcock and overflow complete to approval and fix same on roof where directed.

$\frac{3}{4}$ " Lay on $\frac{1}{2}$ " branches from above to Sink, 2 tubs and one copper and one standpipe over outside gully. Pipes to be all jointed in red lead and fix all necessary bends and connections

Provide and fix $\frac{1}{2}$ " brass bib cocks to above positions with screw nozzle to standpipe tap.

Provide and fix brass stop cock on main and brass regulating taps to all cisterns.

HOT WATER SUPPLY.

Provide and fix a 35 gallon copper corrugated circulating cylinder connected to h.p. boiler at side of range with flow & return pipes with brass connections. Fix cold water supply pipe and take off hot water pipe from top of cylinder with all connections to approval and carry branches to Sink, one tub and one copper with taps to match above.

Leave water corculations in good working order, give all notices, pay fees and execute all PIPING, ETC., to the satisfaction of the Architect and City Council.

PLASTERER.

Outside Work.

Stucco for outside plastering to be composed of three parts clean, sharp sand and one part Portland cement finished 'half and half' and well trowelled with a steel trowel.

To every 100 lbs. of cement add 4 lbs of "Pudlo" patent waterproofing medium mixed in strict accordance with makers' instructions

Cement for front elevation to be "Medusa" or "Atlas white". Remaining elevations to be ordinary N.2. Portland cement.

Render and float the whole of the outside faces of external walls on all elevations, including backs, sides and tops of all parapets, etc., with stucco as above $\frac{1}{2}$ " thick in two coats to approval.

Run all projections, such as sills, cornices, etc., and execute all ornament to full-size details which will be given.

Neatly cut molds in sheet iron, run screeds, cut mitres and make good generally to the Architect's satisfaction.

Inside Work.

The internal walls generally are to be plastered one coat as above but without "Pudlo" and add a setting coat consisting of three parts white lime putty and one part plaster to appl.

Run bullnoses where required and do all patching. Arrises to window openings and piers, etc., must be finished plumb and square and include for plastering reveals and soffits to same.

Maintain all Plastering for 90 days after completion.

PAINTER, ETC.

PAINT to be composed of genuine white lead of approved brand mixed and well ground with "Loose" brand linseed oil and finished in approved tints. For outside work the paint is to be mixed with "half & half" of raw & boiled linseed oil.

Exterior Painting.

The whole of the exterior wood and iron work is to be first primed with red lead, knotted, stopped with putty and painted two coats in addition (as specified above) and finished to approval.

Ironwork includes all steel meshes (inside and out).

Door frames to be primed before fixing and all outer doors to receive four coats.

Stop all nailholes, etc., with putty.

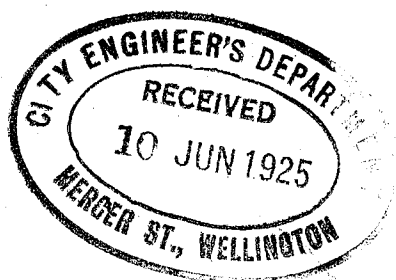
Corrugated iron, box gutters and ridging, etc., to receive one coat oxide of iron paint.

Interior Work.

All exposed joinery and other woodwork in the building (including match-lining) to be oiled and spirited to approval. Stop all nailholes, etc., with coloured putty.

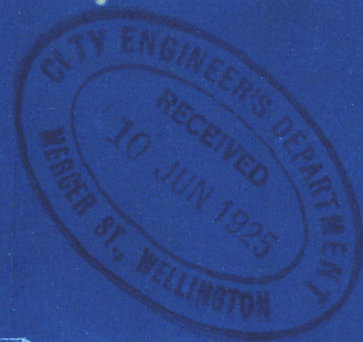
All internal plastering and fibrous plaster sheets on walls, ~~and~~ partitions and ceilings to be distempered with two coats approved fast colour.

Leave all painting, oiling, etc., perfect on completion and maintain same for 90 days after completion.



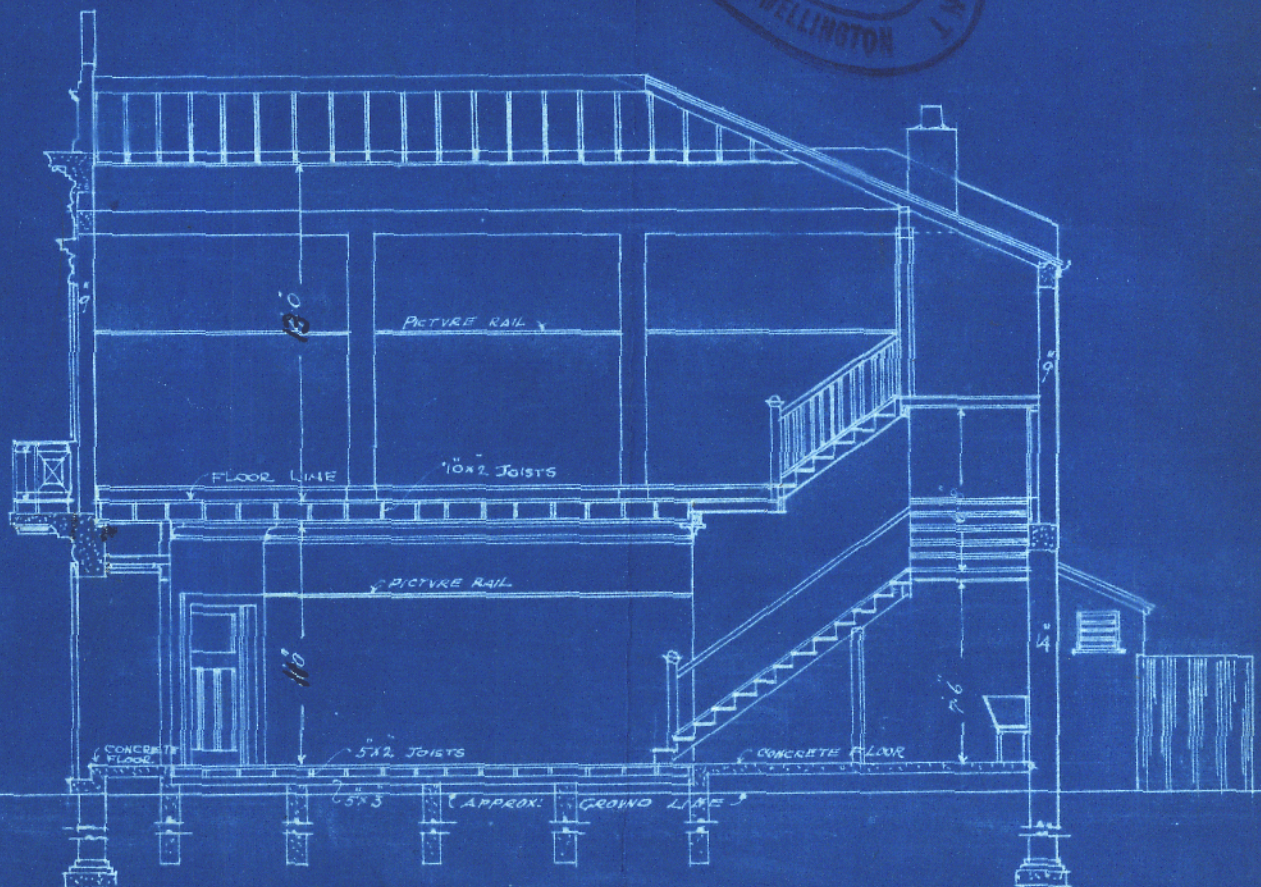
PROPOSED NEW LODGE FOR THE WELLINGTON CHINESE MASONIC SOCIETY INCORPORATED.

The escape fixed as directed

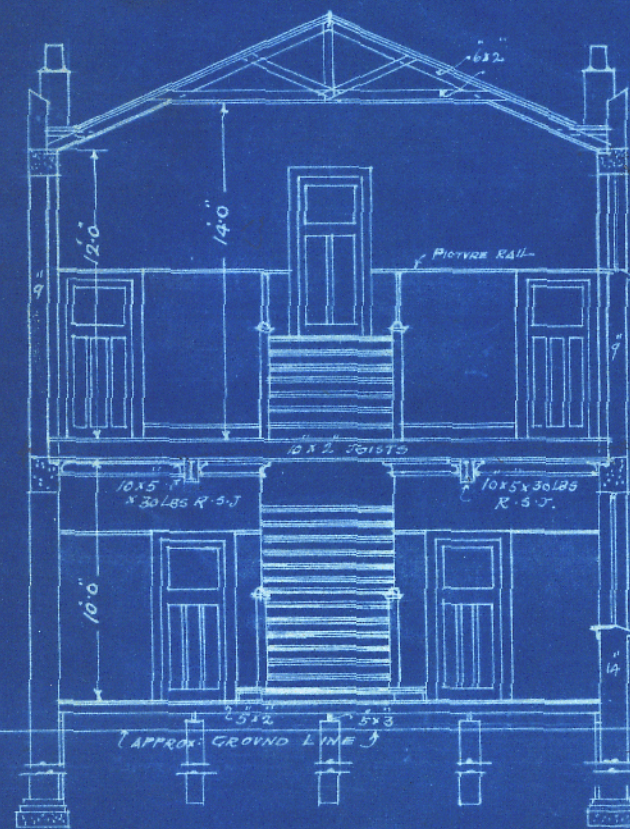


FRONT ELEVATION

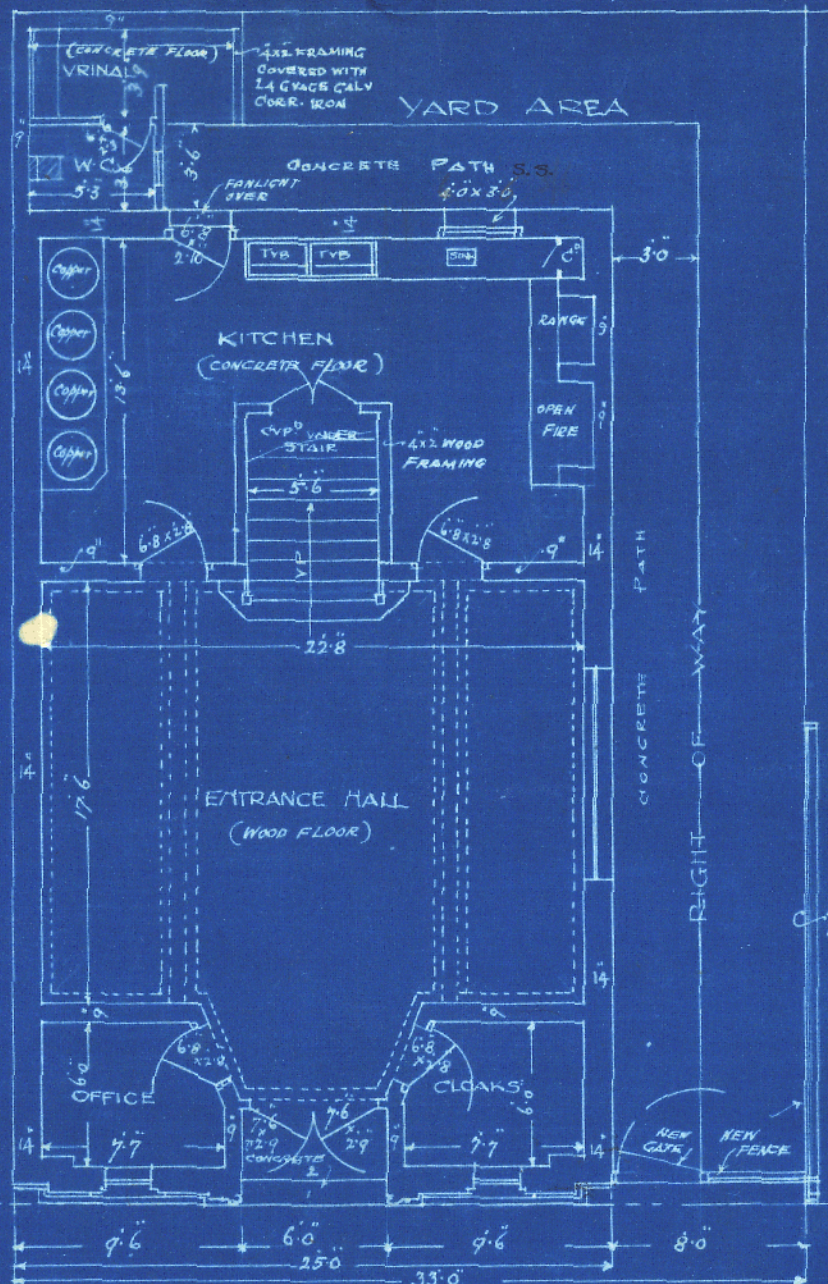
Labels to be supplied



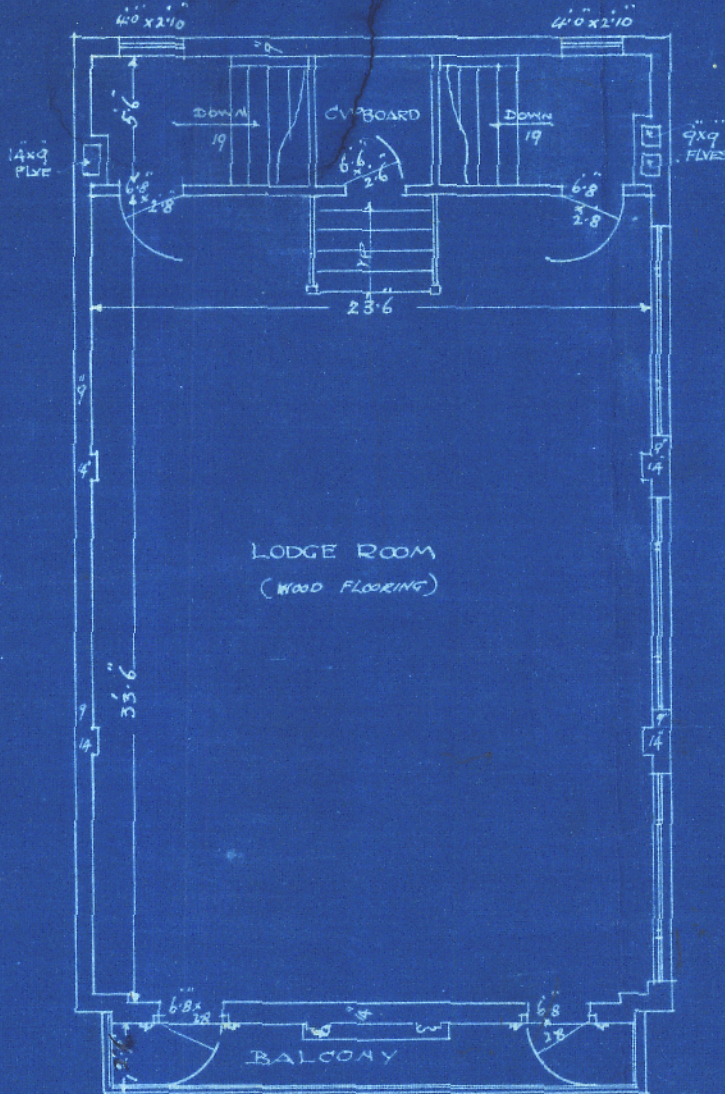
SECTION A.B.



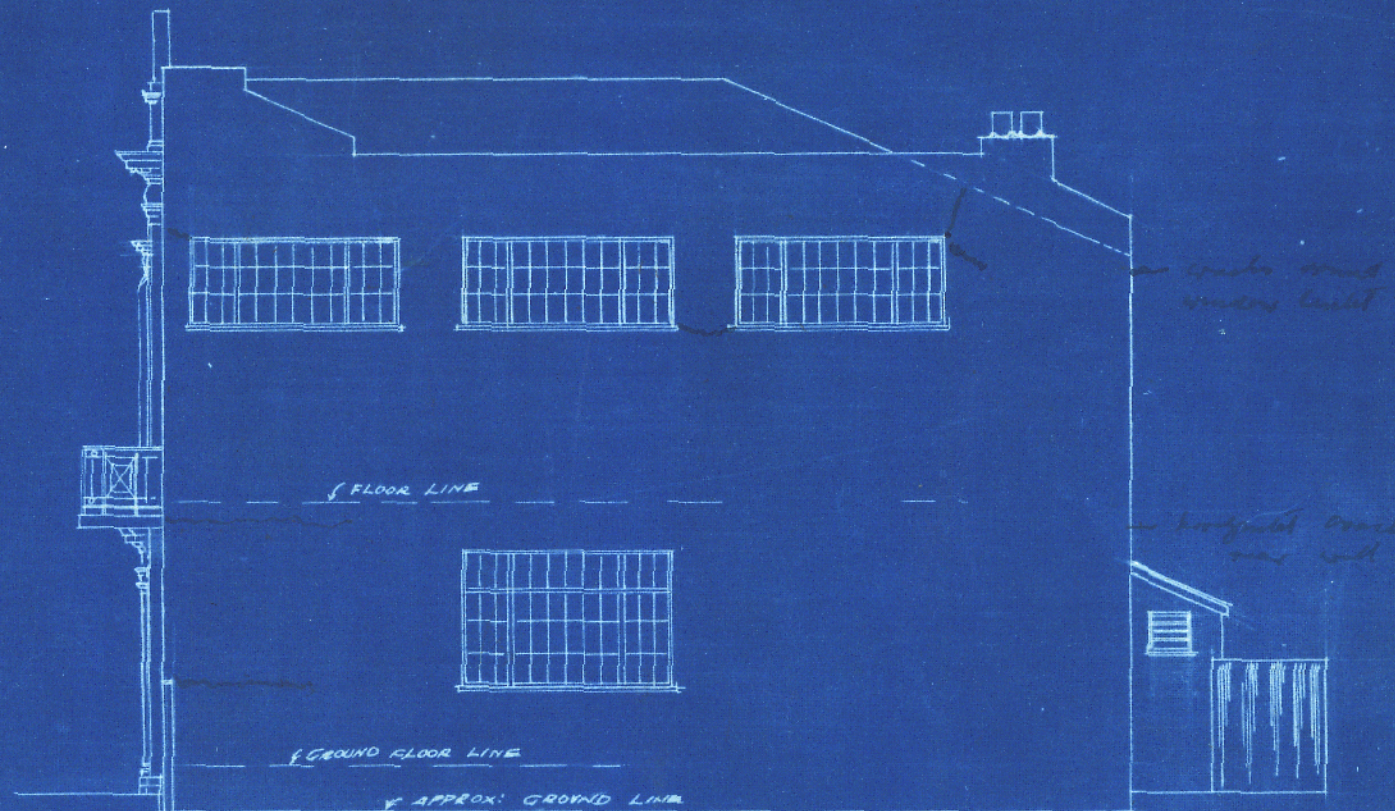
SECTION C.D.



GROUND FLOOR PLAN



UPPER FLOOR PLAN



SIDE ELEVATION

SCALE: 8 FEET = ONE INCH

DRAWING NO 67
SHEET NO 1
DRAWN BY S.L.
CHECKED BY:

WILLIAM FIELDING
Lic. R.I.B.A. ENZ.I.A.
ARCHITECT
WELLINGTON
3. 6. 1925