



Specification of Works to be
done & of Materials to be
supplied in the erection of
Shop & Warehouse,
Manners St. Wellington.

The buildings are to be erected on
BUI Section situated at the corner
of Manners Street & Luke's Lane, at
present occupied by Mr H. D. Edwards.
Excavate for foundations of all walls,
piers &c, of the various sizes & to
the depths shown on Plans.
Fill in & well ram round all founda-
tions.

All ordinary bricks shall be hard,
sound, of regular size & shape,
stock size, & well burnt.

Cement shall be Portland Cement of
approved Colonial brand.

7675 Sand shall be clean sharp, fresh-
water sand.

Cement Mortar shall consist of cement
one part, & sand three parts, all
thoroughly mixed together.

Concrete for foundations, concrete bands,
& piers shall be composed of one
part cement two parts of hard
blue stone, not larger than will
pass through a 2" ring five parts
of clean river or other approved
ballast.

Foundations for all walls &c.,

also pier for column to be of concrete of the width & depth shown in the drawings.

Concrete pier for corner steel stanchion to be $4' \times 4' \times 2' 6"$ deep.

Piles for sleepers to be $12" \times 12"$ four feet C. to C. & 5 ft. between rows.

All walls to be built in old English Bond in the very best style of workmanship.

All joints to be solidly & completely flushed with mortar; walls must be grouted at every 4th course only. No four courses to exceed 13" in height.

Build up the various walls, piers, etc., coloured Red on Plans in solid brickwork, to the several thicknesses and heights shown in cement mortar.

Over^{all} lintels to doors & windows turn 9" relieving arches in two half brick rings. Turn similar arches over openings in brick walls immediately above surface level, cover all brickwork with "Malthoid" damp-course well lapped at junctions.

The openings to all fireplaces to have $2\frac{1}{2}' \times \frac{1}{2}'$ cambered chimney bars, & form proper smoke chambers. Flues to be carried up $9" \times 9"$ plastered inside & out.

Under each end of each girder provide & fix concrete templates, each $2' 6" \times 14" \times 16"$.

Lay continuous bands of No 12. B.W. gauge Galv. hoop iron $1\frac{1}{4}$ " wide at every 4 ft in height, one row for each half brick in thickness.

Corrings for all cornices & other heavy projections also all lintels to be of concrete as shown. Lintels in all cases to have $2" \times 2" \times \frac{3}{8}"$ angle iron cores for each half brick in thickness, & concrete to be not less than 12" deep with 4" bearings.

All hearths to be carried on $4\frac{1}{2}"$ brick trimmer arches on proper skew backs, All hearths to be finished off in cement & sand one to one, 2" thick.

Properly set all grates as shown.

Construct a concrete bed for gas engine in Machine room as directed

Carpenter & Joiner.

Timber shall be well seasoned & free from all defects,

All wall plates, wall battens, window & outer door frames, plates, sleeper plates &c. shall be Heart of Totara, free from all defects. All scantlings linings

Darkings &c., to be first class red pine

The whole of the wall plates to Ground floor to be $4" \times 3"$ in long length.

All floor joints shall be spaced at not greater distances than 18" C.to C.

Sleeper plates in all cases to be $5" \times 3"$ in long lengths.

The ends of all floor joints are to be carried on Steel girders.

with 6×3 plates resting on the flanges of girders & bolted thereto with $\frac{5}{8}$ " dia. bolts at 30" centres

All joists to ground floor to be 5×2 " heart of Totara, & all upstairs floors 12×2 " trimmer joists 1" thicker in all cases.

Upper floor joists to have one row of herring-bone strutting 2×2 " for each span.

Provide a fire at each end of every third upper floor joist wrought iron ties $2 \times \frac{1}{2}$ " well spiked on 3' long, split at ends & built into walls.

All roofs to be constructed as shown on drawings

Rafters 5×3 "

Uprights 4×3 "

Struts 4×3 "

Purlins 6×3 "

All to be properly nailed & fitted together. The ends of purlins & every third rafter where built into brick walls to be secured with $2 \times \frac{1}{2}$ " palm bolts each 2' 6" long well spiked onto timbers as directed. Struts & uprights to each other pair of rafters and ceiling joists.

Fixe heart of Jarrah 8×4 " cat head beam 12 ft long where shown, well bolted to timbers inside.

The whole of the roofs are to be covered with 8×1 " rough sarking laid close. The whole of the floors are to be covered with 6×1 " matched & dressed heart of matai flooring.

The walls & ceilings of Shop &

downstairs W.C. & both sides of shop screens are to be covered with 6" x 5/8" matched & leaded lining

Ceilings & one side of partitions upstairs are to be similarly lined. No lining to upstairs walls.

Construct the verandah in front as shown in drawings. Posts of cast iron formed secured to curbing of footpath with bolts & cast iron brackets as shown & directed ^{Corner post to be reinforced with 2" wrought iron pipe & covered as directed} Top plates 8x3, halved over posts, secured into walls at return ends with 2" x 1/2" spade ended bolts, 2' 6" long.

Provide & fix two 1" diam. wrought iron tie rods, one to each intermediate post. The roof to be formed with Helliwell's patent glazing bars spaced at 18" C. to C. & securely fixed.

Generally construct all doors & windows, stairs &c., as generally indicated by drawings.

Smith & Funder.

Provide all necessary angle iron 2" x 2" x 3/8" in lintels as specified in Carpenter & Bricklayer.

The steel stanchion carrying corner of Building to be a 10" x 8" steel joist with two 9" x 5/8" steel plates rivetted at side to 6" pitch.

All steel girders to be of approved English manufacture & to have a bearing of not less than 14" on brick walls, & to be of the sizes shown

on Drawings.

All girders are to have a $1\frac{1}{4}$ " diam. spade ended anchor bolt at each end to go through walls & bolted at side of girders with three $\frac{3}{4}$ " bolts or rivets & provided with 10" dia. cast iron washers 1" thick.

The Fire Escape ladders & platform at side as shown to be all of wrought iron according to detail, all to be securely fixed into position to approval.

Plumber

Cover the whole of roofs with tanned felt of best quality well lapped. After laying the felt cover the roofs with No 24 gauge corrugated Galva. iron well lapped & secured with patent lead headed nails through every third corrugation.

Provide a fire to eaves of Verandah 5" O.G. 24 gauge Galva. iron gutters Form gutter in centre of roof with No 24 gauge galva. iron well lapped rivetted & double soldered at all junctions

Provide a fire one stack of 3" cast iron downpipe to main roof with app'd. Cistern head & lead overflow through wall to discharge into 4" diam. socketware drain pipes

Verandar roof water to be conducted into two end iron columns to discharge at pavement level.

Where roofs abut on to brick walls at sides they are to be flashed with 5 lbs lead.

Lay on the water from corporation main with $\frac{3}{4}$ " screwed Galvd. iron main service & separate $\frac{1}{2}$ " services jointed in red lead to each W.C. Cistern & Lavatory basin & stand pipes as directed

Fit approved Fiddian high pressure bib cocks to lavatory basins & regulating valves to cistens

Fit all basins properly connected to drains with $1\frac{1}{2}$ " lead trap wastes

Lay on Gas as directed

Fit up in each wc. a pedestal closet each to be supplied with a three gallon flushing cistern 22 gauge Galvd. iron, painted, fitted with brass chain & pull handles & also ball cocks & valves complete

Connect each cistern with basin by $1\frac{1}{2}$ " lead flushing pipes

From top of each syphon lead of a $2\frac{1}{2}$ " lead vent pipe connected into 3" 22 gauge Galvd. iron vents carried well above roof & terminated with cowls.

Provide & lay where shown by blue lines on plan 4" double glazed stoneware socketed drain pipes all jointed in cement.

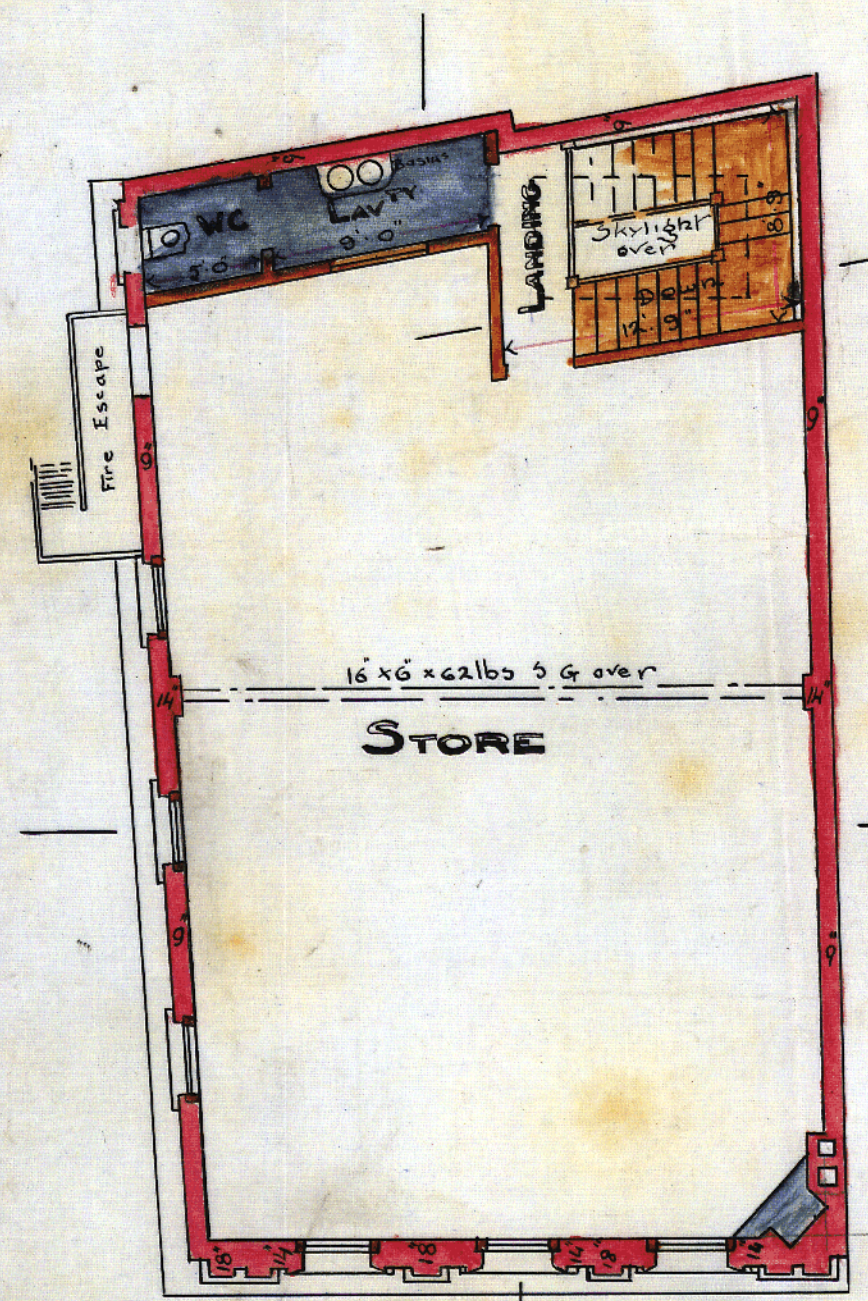
Provide & fit approved glazed stoneware Buchan trap where shown.

Provide & fix 4" dia. main vent
& cowl in accordance with City By-laws
All the foregoing drainage to be in
strict accordance with City By-laws.

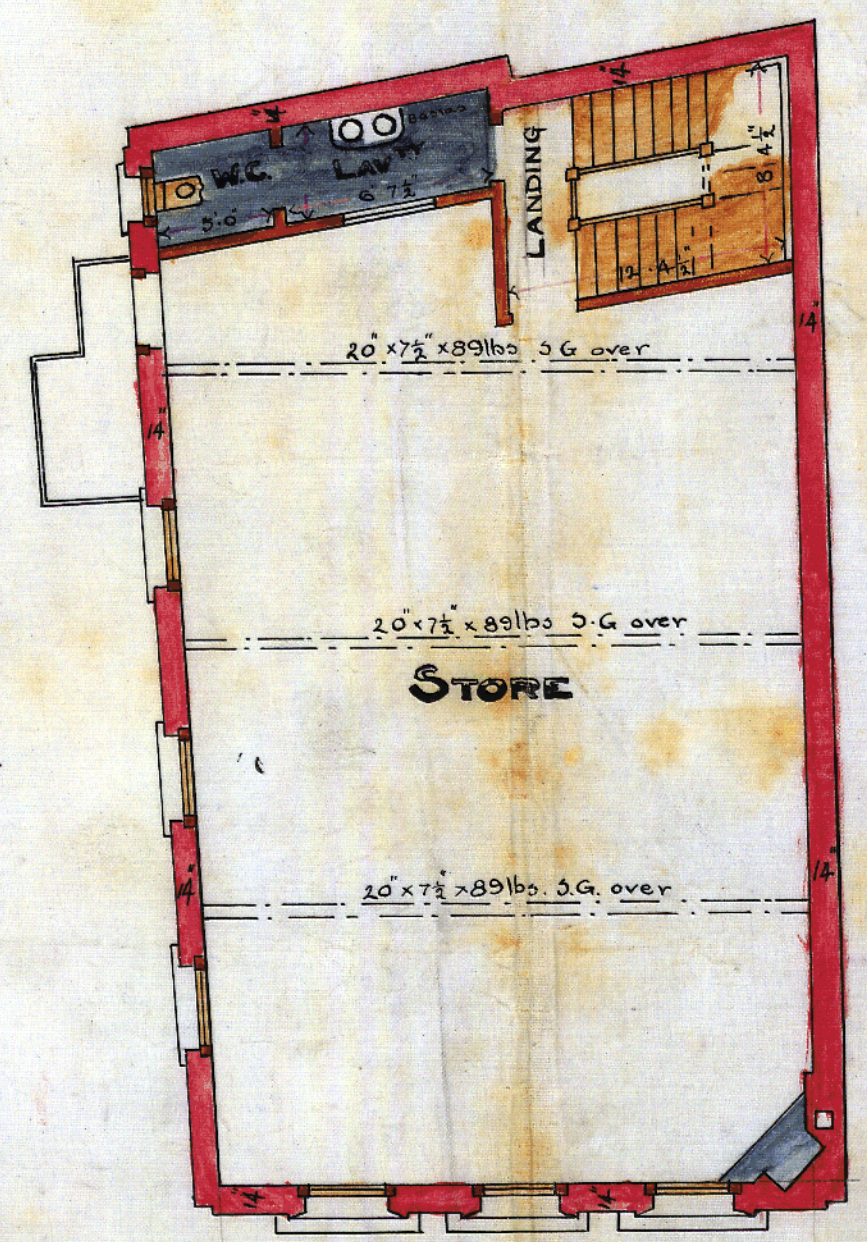
Plasterer.

Stucco for outside work to be composed of two parts approved sand, & one part best quality Portland Cement, finished half & half.

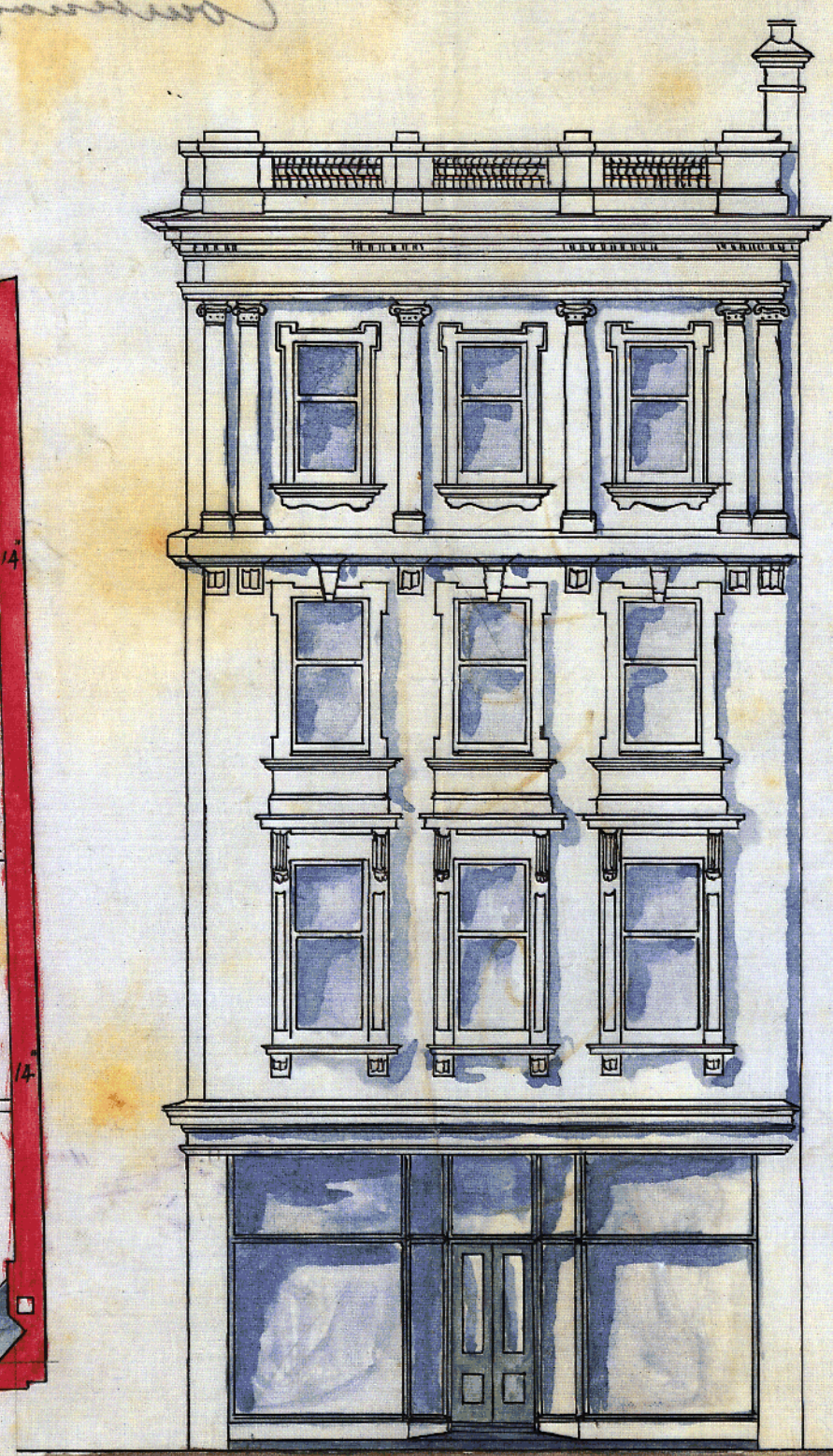
The whole of exposed brickwork outside to two fronts, also back & side wall down to top floor level, are to be rendered in cement stucco at least $\frac{3}{4}$ " thick, in two coats. Run all mouldings & enrichments to the designs shown on the drawings.



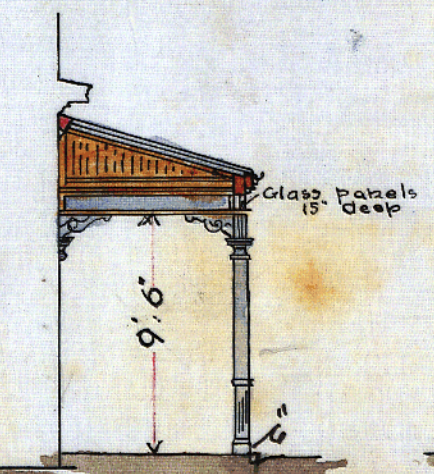
THIRD FLOOR PLAN



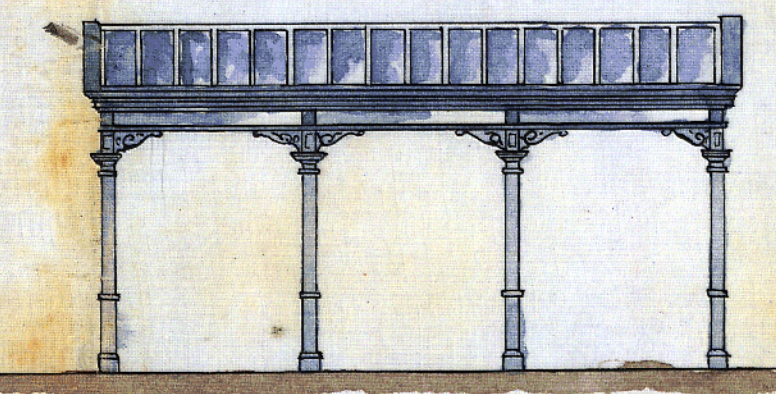
SECOND FLOOR PLAN



ELEVATION TO
MANNERS STREET

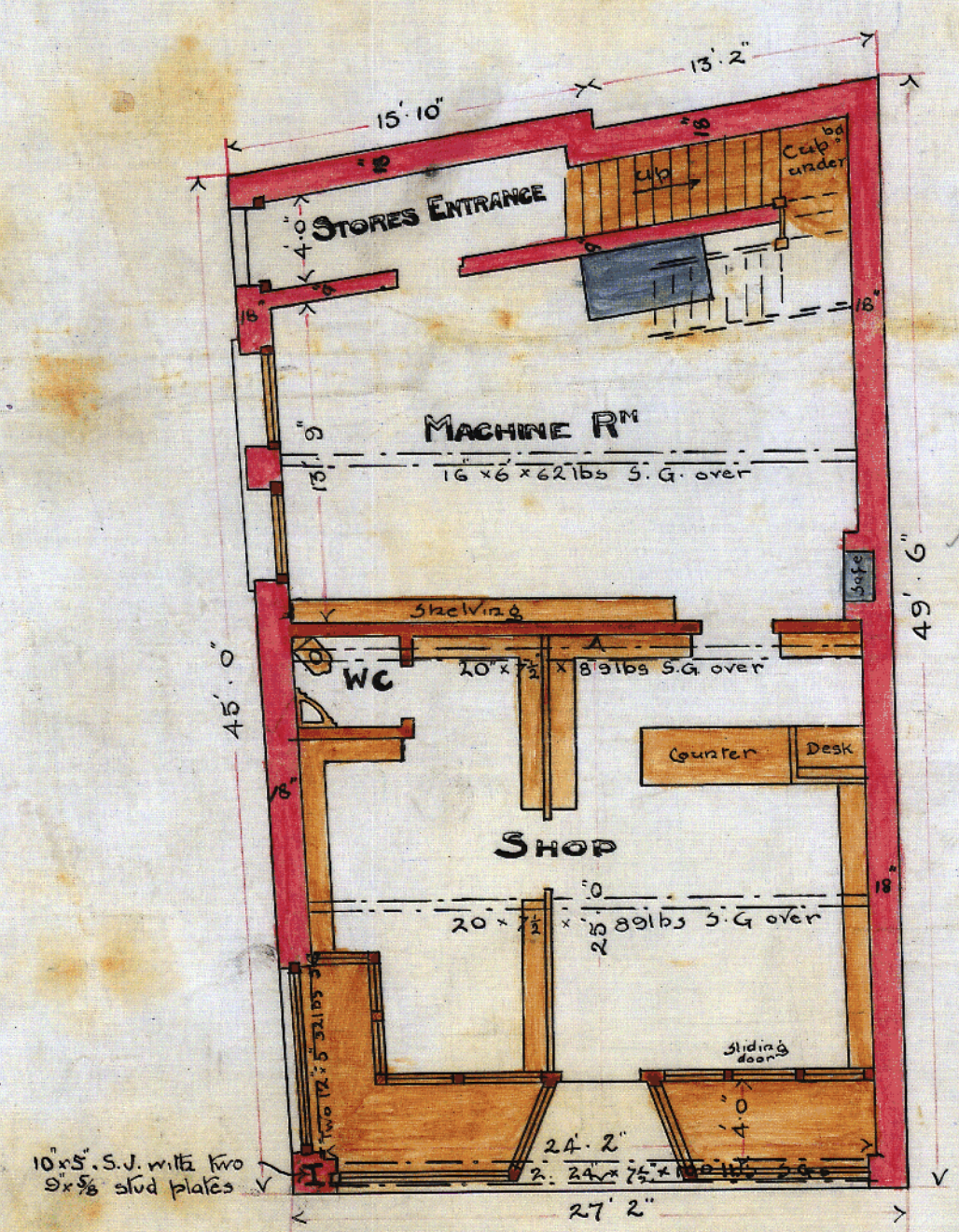


SECTION

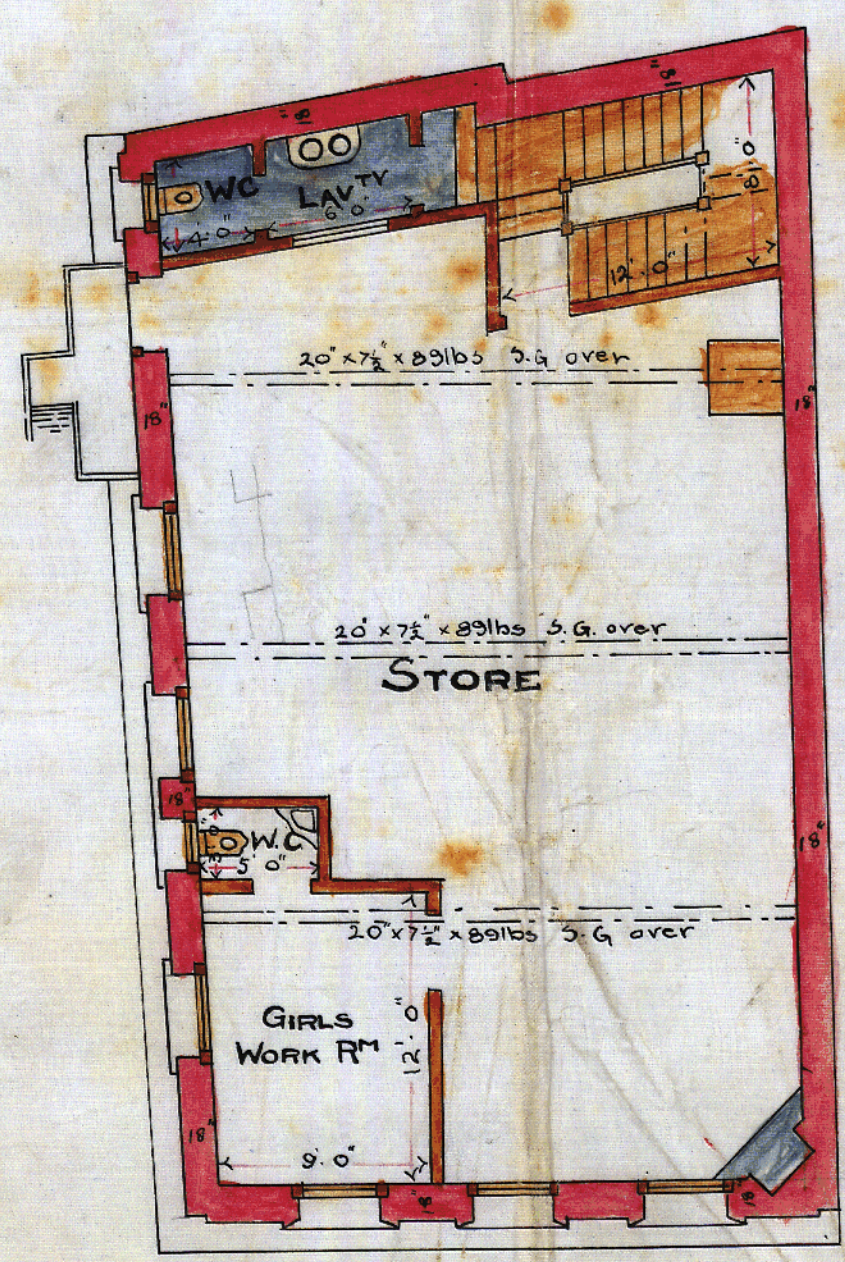


ELEVATION

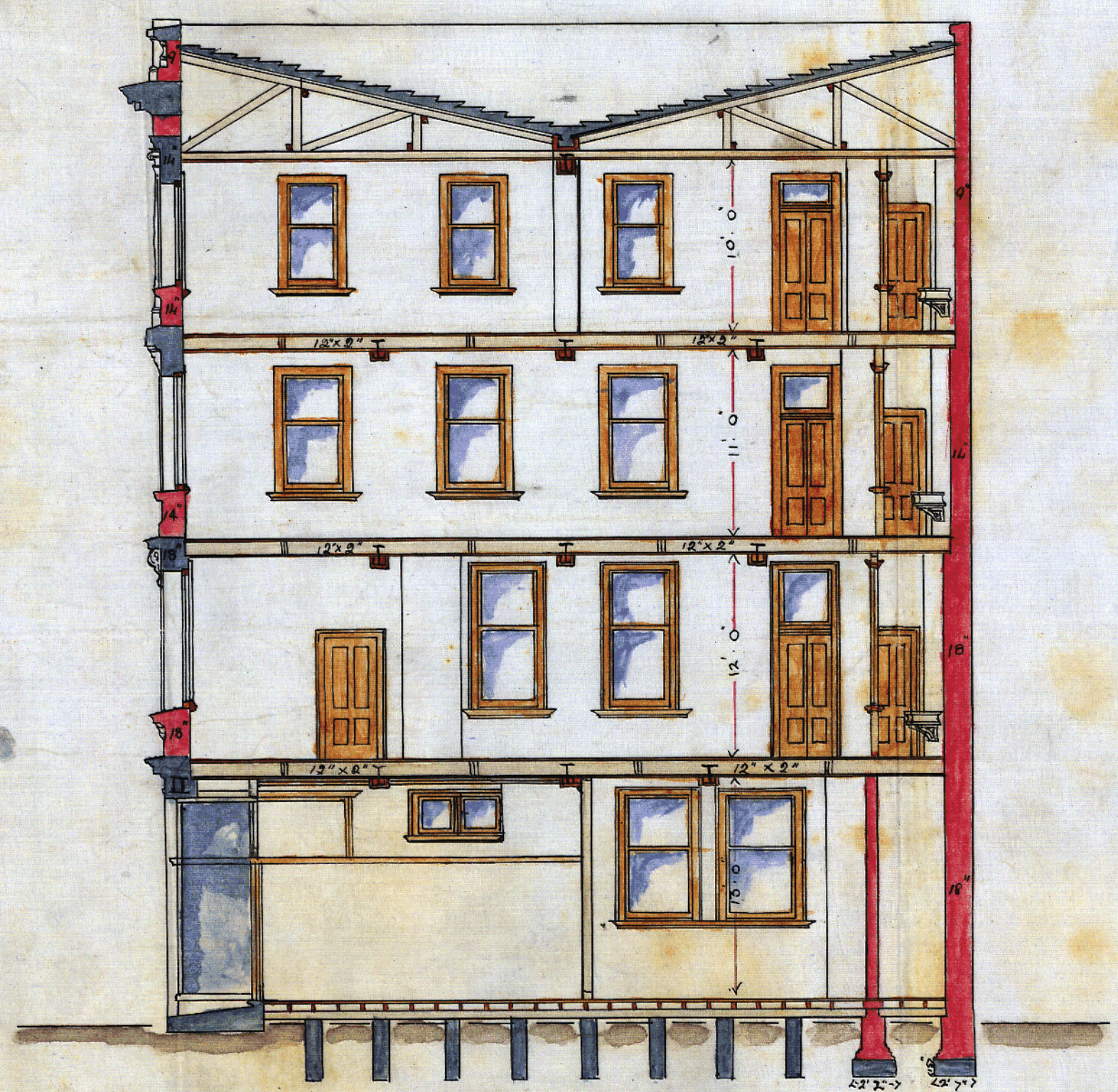
SHOP & STORES
MANNERS STREET
FOR
H.D. EDWARDS E^{SE}
Scale 8' to an inch



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION. B.B.

*Revised 10.0
Permit may be issued
R.J.B.
21.6.07*



1316 sq ft. approx.

