

SPECIFICATION

For labour and material required in the Erection of a Hall in Marion St. for the Wellington Theosophical Society.

EXCAVATION. The site to be levelled so that no earth shall be more than 6" above the level of the sidewalk. Excavate for the foundations and piers to the widths shewn on the drawings; remove all loose soil from trenches and cart all soil clear of site. Remove all building rubbish at the completion of the contract. Clean all windows and leave the building ready for occupation.

MATERIALS. All materials shall be the best of their respective kinds specified, and all labour shall be executed in a thoroughly workmanlike manner, and to the satisfaction of anyone appointed to supervise the work.

Cement shall be approved Portland, capable of bearing a strain of 350 lbs. per square inch on a briquette seven days old.

Hydraulic lime shall be Milburne make.

Sand for mortar shall consist of half part of fresh portland cement half part of hydraulic lime and three parts of sand.

Concrete shall consist of one part Portland cement to seven parts of Hut river aggregate. It shall be mixed by turning it over once dry and twice wet deposited and thoroughly worked in place to the exclusion of all voids. This mixture shall apply to foundations, piers and steps only.

For all bad courses, head of doors or windows the mixture shall ~~stand at least~~ be of one of cement to six parts of of aggregate.

All concrete shall stand at least three days before

commencing to build upon it.

Breeze bricks or wood blocks shall be built in wherever required for skirtings, architraves, picture mouldings, door jambs, etc.

CONCRETE STEPS as shown on plans shall be constructed and same plastered: concrete seven to one.

Damp Course
DAMP COURSE. All walls shall have a damp course of ^{special} No. 2 Malt placed the full width of wall below the wall plates which support the floor joist.

AIR GRATINGS. Distribute, as directed, twenty 9 x 3" galvanised iron air-gratings. These shall be built in at floor joist level. Also build in below ceiling where directed six ventilators with galvanised iron ~~pipe~~ *flue* necks to pass through walls and into free air; the tubes to be the size of the gratings 9 x 6. These vents to be provided with cast iron slides to open or shut, and shall be provided with cords reaching within seven feet of floor to manipulate them.

BRICKWORK AND DRAINS. Footings for all brickwork shall be as shewn on plans.

The sleepers for floor joists and rafters to be embedded in mortar.

(12") Above the brickwork and below the rafters a concrete band shall be 12" deep by 13 $\frac{3}{8}$ inches wide shall run completely around the main building, such band to be reinforced by two 3/4 inch round iron ~~rods~~ rods, securely fastened at all intermediate sections and angles above the concrete band, and between the band and sarking the space shall be being filled with 4 1/2 inch battens or concrete between the rafters.

All lintels over doors or windows where openings exceed

3'6" wide shall be reinforced with three rods of $\frac{3}{4}$ " round. All lintels over windows and doors set back $\frac{5}{8}$ " on outside to allow for plaster to finish flush with brickwork.

Provide and lay all necessary drains of the sizes shown on plan with even grades to sewer; the pipes to be best quality of glazed stoneware.

Locketed drain pipes all jointed in cement, with all necessary bends, branches, junctions, etc.

The pipes to be cleaned out and left even, smooth, and free from all projecting cement inside.

All drains shall be laid at least 12" below the ground at the highest point, and with as even gradients as possible and in no case less than 1 in 60.

All drains to be passed by the Drainage Authorities.

Provide and fix glazed gully traps where shown, all properly connected up with drains.

Also insert approved Buchan traps and fresh-air inlets, cleaning eyes, etc., with ventilating pipes carried up above parapets where required: all to be executed in accordance with City By-law requirements.

BRICKLAYER. Bricks shall be hard, sound, regular in size and shape, well burnt, and thoroughly saturated with water immediately before being laid.

For all face work the best bricks shall be picked out and used for that purpose; such bricks to be as even in colour as possible, with sharp square edges and ends.

Walls all brickwork to be built in Old English bond in the best of workmanship.

No ~~hats~~ allowed except for closure.

All joints shall be solidly and completely filled with mortar, and no ~~fronting~~ ^{Protecting} shall be allowed.

No four courses shall exceed 13" in height. The erection of all walls top ^{to be} uniformly, and no part

of the brickwork shall at any time be allowed to rise more than 3' above any other part.

Bonding. Lay bands of approved patent bonding as stocked by Messrs E.W. Mills & Co., Wellington, or other approved brands: ^{to comply with City By-laws} same to be laid every 3' in height of wall lapped at all junctions and locked at all angles.

To comply with City By-laws

After the completion of the job all brickwork shall be washed down and left free from all plaster splashes, etc.

The joints. The front of the building shall be struck weather jointed in black mortar. All other joints to outside walls to be the ordinary struck joints.

Corbel out where necessary for all pilasters, cornices moulds, etc.

Leave two openings in walls where directed to insert small gas heaters and construct small flue for same.

All brick walls up to fourteen feet above floor level the main hall shall be in 14" work. All other walls at least at back, including class room and kitchen, shall be in 9" work.

CARPENTER. Sleepers and wall plates shall be of 4 x 3 Totara or Jarrah, scarfed at junctions, and where resting on piers shall be secured to same by wire let into concrete and stapled on sleepers.

Floor joists shall be 6" x 2" Rimu R.H. ^{18" C.B.C. now} 8" The floor shall be 6 x 1 T.&G. Matai, well seasoned, and nailed with two nails at every intersection of joists.

Partitions shall be of 5 x 2 Rimu studs set at 16" centres and at all angles shall be solidly constructed to receive laths. All partitions in Gentlemen's and Ladies' Cloakrooms shall be 10 feet high in the clear. The partition in the classroom shall be as shewn. All partitions to have top and bottom plates of the same size as the studs.

Skirting Boards. Throughout the Hall, Classroom, Kitchen, Cloakroom and Main Entrance 10 x 1 skirting boards bevelled on top edge and scribed to the floors shall ~~be~~ be provided and fixed in place.

Roof. The roof over main building shall be constructed as shown on plan of 6" x 2" rafters, 16" centres, 6" x 2" collar ties, 8" x 1" ridge.

The collar ties shall be bolted securely to the rafter with two $\frac{1}{2}$ " bolts at each end and the foot of rafters well nailed and secured to wall plates.

The whole of the roofs shall be covered with 8 x 1 roofing sarking, well nailed to rafters. Trim for all skylights, vents, or other openings in an approved manner.

The ceiling over cloakroom and hall shall be constructed as shown with 8" x 2" joist, set at 16" centres, the joist covered with 6" x 1" T.&G. flooring O.B.Rimu. On the Hall side of cloakrooms the partition shall be carried up to meet the ceiling of hall, and a suitable door 6'8" x 2'8" shall be fitted and hung in the usual manner to give access to the lumber loft.

Gutters. At all parapets construct suitable gutters and prepare all necessary work for the plumber. Gutters at parapets to be left with a suitable covering.

JOINERY. The front doors shall be in two halves as shown, and be 2 $\frac{1}{4}$ " thick, 6' wide and 8' high, with a 2" fanlight over as shown (to detail).

The inside doors shall be also in two halves, 2" thick panelled as per detail; all to be fitted and hung with three pairs of 4" butts to each half door. Doors to have ^{lower} ~~two~~ bolts and ~~two~~ locks (p.c. 12/6). This applies to both inner and outer doors of main entrance.

At side entrance supply, fit and hang a pair of door

Lighting points

(in two halves) as shewn on plan. Doors 7' x 5' and 2" thick hung with three 4" butts to each half. ^{Lower} ~~Same~~ bolt lock (p.c. 7/6). Doors to have fanlight over. All doors to be finished with suitable bevelled architraves 4" wide and 1" thick. All the above doors to hang outwards as shewn on plan.

In the 3'6" passage a 6'8" x 2'8" door shall be fitted hung, such door to be framed and covered on outside with 6" x T.&.G., as shewn, complete thickness 2", hung with three pair 3" butts - Rim lock p.c. 7/6 - fitted with architraves. This door to open inside as shewn.

Inside doors as shewn on plan 6'10" x 2'10", panelled and moulded, fitted with architraves as before specified for other doors. Rim locks of p.c. 5/6. All inside doors to be of Heart Rimu, outside doors of Totara.

Windows. Provide and fix box window frames (all of Heart Totara) fitted with the usual parting slips, pockets, etc., 3" sills, double sunk; inside architraves, nosings and scotias, complete in every detail. 1 1/2" pulley stiles, axle pullies, weights and cords (silver lake No. 8). All sashes to be 6'7" x 3'4" x 1 1/2" (4 lights) and approved sash fastener of p.c. value 1/6.

Provide and fix for Gent's lavatory small window 2' x 1' fitted and hung and provided with casement stay frame to be of 4" x 3" Totara.

Glaze all windows and fanlights with 21 oz. glass, except the circular windows in front which shall be in lead lights.

Skylights. Provide and fix over ceiling light Main Hall skylights of a superficial area of 50 square feet. They shall be Wade's or other approved kind.

Over kitchen fix a 6' x 3' skylight and over classroom 6' x 3' skylight, all Wade's or other approved kind. The one in kitchen shall be hung and fastened with cords and skylight 1.

Ceiling light. Fix in position shewn a ceiling light

glazed with 21 oz. obscure glass, sash to be $1\frac{3}{4}$ thick. Fit same in ceiling in a substantial manner with 4" x 1" facings.

Ladder. Provide a suitable light ladder to reach up to door over cloakrooms 12' long, 3 x $1\frac{1}{2}$ sides, 2 x 1 rungs, of sound timber free from all defects.

Sink. Fit up sink where shown in the most approved manner with $1\frac{1}{8}$ Kauri drain board. Enclose sink with 4" x 1 T.&G. boards and a pair of T.&G. board doors hung and fitted with suitable fastenings. On one side of sink fit up cup shelf 30 feet of shelving with 3 dozen cup hooks on edges of shelves as directed.

Plug all walls for battens, skirtings, flashing, etc., and carry out every part of the work to the satisfaction of a one appointed to superintend the erection of the building.

PLUMBING. Excavate for and lay all drains as specified under Drainlayer. Provide an enamelled C.I. Sink, size 22" x 14". Fix same with all necessary waste pipes, plugs, traps, etc. Lay on water to same. Provide $\frac{1}{2}$ " H.P. ^{Brass} ~~Brass~~ tap and leave complete in every respect. Provide and fix two approved ventilators in Main Hall 22" B.W.G. galvanised iron; also one smaller one for Ladies' W.C. The ventilators to have side louvers and all made perfectly watertight both as regards beating storms and flashing on roof.

Provide and fix complete two pedestals (white) for W.C. Cast Iron Edina or other approved cisterns with all necessary supply, water pipes, wastes, vents, pulls, seats, complete to comply with all City regulations. Connect up all such with sewers, etc. Seats to be of a p.c. value of 10/6 each. Lay all gutters in 22 gauge G.I., average width 12", with necessary falls to spouting. Flash the same with 22 gauge G.I., all flashing to be ~~set~~ ^{bed} in to joints of brickwork to a depth of $1\frac{1}{2}$ inches; plug same tightly in and finish up with compo. 3 to 1

Provide and fix a 5" G.I. gutter with rain head and all necessary down piping on the passage side of building: down piping to be 3" diameter.

At back of leanto construct a gutter and lead water to down pipe 4" diameter, which shall be brought down inside over sink: connect up with storm water drain: flash around all skylights, vents: and leave everything complete in every detail notwithstanding any omission which may be made in this specification.

PAINTER. Paint the whole of the external wood work in three coats of best white lead and oil in colours to be approved. All inside woodwork shall be varnished after priming for painting or oiling for varnish. The whole of the nail holes, cracks or openings shall be neatly filled in and stopped with colour putty. The whole to be done with the best of material and workmanship.

PLASTERER. The front shall be plastered where coloured in neutral tint, including pilasters, mouldings, panels, ornaments, steps, copings, etc. The balance of brickwork shall be done in weather pointing in black mortar. All copings and inside of parapets to be plastered in ratio of 3 to 1, put on $\frac{5}{8}$ " thick. Plaster the whole of the walls and ceilings of Hall, Classroom, Kitchen, Cloakrooms, W.C's, Main Entrance Hall and Vestibule in two coats and finished with an extra coating of plaster of paris plastering., the whole to be done in the best of materials and workmanship and to the satisfaction of the Inspector.

ROOF. The roof shall be covered with No. 2 ply Malthoid or approved material as Rok or other equally good Malthoid material laid on in the following manner:- the boarding shall be cover

The roof shall be covered first with a layer of saturated paper; it shall be securely tacked to the roof; all batten heads to receive a coat of solution; then lay the malthoid in the usual manner as per instructions from the makers; the whole to be done to the satisfaction of Mr Kean.

HEATING. Lay on gas pipes to two points as directed; also to kitchen stove.

ELECTRIC LIGHT. Lay on to 17 points, as shown on plan, wires to carry sufficient current to supply all lamps of 50 c.p. if all were burning at one time. This branch of the work to be carried out in accordance with City requirements.

Electric fittings to be supplied by the Society.

GENERAL. Around Hall a picture mould to be run of approved kind. Run vent up from Ladies' W.C. to roof.

Hat and clothes' hooks. Provide and fix where directed.

6 dozen hat and clothes hooks - three dozen in Ladies' and three dozen in Gent's Cloakrooms.

Maintenance period, ^{Two} one month from date of completion.

PAYMENTS: 70% as work proceeds.

20% 21 days after completion.

5% on completion of maintenance, 2 months.

Should any essential be omitted from these specifications the same shall be done without extra charge as though it had been incorporated.