Council Chgs O.C. 9740

S P E C I F I C A T I O N of Works and Materials required for the erection and completion of Premises in Willis Street, Wellington, for MRS T. G. MACARTHY.

J. M. DAWSON
Architect.

October 1913.

P R E L I M I N A R Y .

Builders are requested to carefully read the General Conditions hereto attached.

The Builder shall effect such Insurances as are set forth in Clauses 29 and 31 of General Conditions.

All fixed values of articles or materials herein mentioned shall be at prime cost (p.c.) in Wellington, exclusive of fixing, and they shall be selected by the Architect. Any increase or decrease in such amounts shall be added to, or deducted from the contract amount.

The Builder shall provide all plant, scaffolding, etc. for the proper carrying out of this work, and he shall pay all fees as set forth in Clauses 2 and 4 of General Conditions.

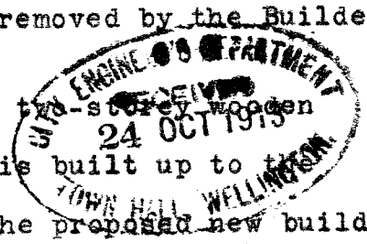
All work and material in connection with this contract shall be strictly in accordance with the City By-laws.

The Builder shall erect proper hoardings etc. as required by the City Engineer and shall make good the footpath on completion of the work. He shall also provide an approved sign-board to be written as directed.

S I T E . The site of the proposed building is on the So

side and immediately adjoining Mr Frank Grady's Jeweller's shop in Willis Street.

OLD BUILDINGS: The old buildings at present occupying the site shall be removed by the Employer, with the exception of the old brick walls which shall be removed by the Builder.



ALTERING ADJOINING BUILDING. The existing two-storey wooden building on the South side of site is built up to the boundary and as the brick wall of the proposed new building is to be a "party" wall with the South boundary as a centre line, it will be necessary to move the North wall of the wooden building about 9" to allow of the new wall being erected. This shall be done with as little inconvenience to the tenant as possible, and the Builder shall be responsible for any damage caused by the moving of this wall. The inside and outside of the wooden building shall be made good and left in as good a state as before the alterations were commenced. The top of the wooden wall and the intereections of the wood walls with the brick shall be properly flashed with 24 gauge galvanised iron to prevent water getting between the wood and brick walls.

E X C A V A T O R .

Builders shall ascertain for themselves the amount of excavating and filling to be done. The dotted line on Section E. F. shows approximately the amount of excavation required into the bank before the back wall can be erected. The Builder shall take the necessary precautions to prevent the bank from slipping, and he shall be responsible for, and make good any damage done by any such slipping during the progress of this contract.

Excavate for all drains, foundations etc. and wherever necessary, and all earth that cannot be used for filling shall be removed from the site.

All filling shall be of approved quality and shall be well rammed and consolidated.

B R I C K L A Y E R .

MATERIALS: All bricks shall be true in shape and well and evenly burned, and all inferior bricks shall be immediately removed from the site. All sand shall be thoroughly clean and sharp, and all cement shall be "Crown", "Golden Bay" or other approved brand of Portland.

FOUNDATIONS: For foundations see "Concretor"

BRICKWORK. All concrete shall be allowed to set at least 48 hours before the superimposed brickwork is commenced.

All those walls etc. coloured red in plans and cross sections of drawings shall be built up in brickwork to the heights shown and to the dimensions marked or indicated.

All brickwork shall be laid in cement mortar composed of 3 sand to 1 cement and this shall be used within half an hour of mixing. All bricks shall be laid in English bond, i.e., alternate courses of headers and stretchers, and no four courses shall rise more than 13". Every course shall be well filled and flushed up and every second course shall be well grouted with liquid mortar.

All brickwork shall have continuous lengths of No. 14 galvanised hoop iron securely jointed and embedded in every ninth course; three hoop irons in 18" and two in 14" and 9" work and one in 4½" work.

Mr Frank Grady's wall is to be used as a party wall and where the new brickwork intereects with this a toothing shall be formed by cutting away three courses at every 2 ft in height and by cutting a continuous channel 4½" wide and 2¼" deep from top to bottom of Grady's wall and flush with the inside of the new walls.

DAMP COURSES. At a point level with the underside of the concrete ground floor all brick walls shall have a continuous dampcourse the full width of the walls. A vertical dampcourse shall also be applied for the full length of the back wall and to the height shown in Section E.F. of drawings. These dampcourses shall be composed of 1/2" thickness of "Trinidad", "Limmer" or "Neuchatel" asphalts and they shall be applied by the workmen employed by the Agent. The Agent for the asphalt used will be required to give a five years guarantee that the walls will be damp proof so far as dampness rising from the foundations or penetrating the back wall below the first floor is concerned.

GENERAL. Build out all projections such as sill courses, panels, etc. as required by the Plasterer. Set back the courses in Front Elevation to allow the Plasterer to form rustications 1" deep where shown.

Build in all door and window frames, ends of girders, etc. as required.

Cut off all projections from Grady's Building as directed.

Build in a Strong Room Door as selected p.c. Twenty Five Pounds Sterling (£25: 0: 0).

Fix a 12" x 6" Galvanised cast iron air grating in well weathered opening in brick wall at end of Studio.

C O N C R E T O R.

AGGREGATE. The aggregate shall be thoroughly clean river washed well graded gravel, composed of approved proportions of coarse and fine stuff. The aggregate for foundation concrete shall have no stone larger than will pass through a 2½" ring, and the aggregate for all other concrete shall have no stones larger than will pass through a 3/4" ring.

CEMENT. All cement used shall be "Crown","Golden Bay", or other approved brand of Portland.

CONCRETE. All concrete shall be mixed on a proper mixing board and shall be turned twice while dry and twice while the water is being added. The water shall be applied through a "rose" and on no account shall the open hose be used.

The foundation concrete shall be in the proportions of one cement to six aggregate, and all other concrete shall be one cement to four aggregate.

All the 1 to 4 concrete shall be what is known as a wet mixture, it shall not however have more water than can be properly taken up by the materials.

REINFORCEMENT . All the floor slab and roof reinforcement in this contract shall be Indented Steel Bars (S.T. Silver,Woodward Street, Agent). Where the bars are not in one length they shall be lapped at least 12", and the laps shall only occur over girders.

The bars in first and second floors and flat roof running transversely to the girders shall be at 9" centres, and the bars in the opposite direction shall be at 24" centres between the girders (see Typical Floor Section, Sheet 3 om Drawings). All these bars shall be 1/2".

The ground floor shall be reinforced with 1/3" bars placed at 24" centres both ways.

The concrete walls of Roof House over Stair Well and the concrete walls on Ground Floor shall be reinforced with 1/3" bars at 12" centres both ways.

The concrete lintels over door and window openings shall each be reinforced with two 7/8" bars which shall be 50% longer than the span.

The stairs shall be reinforced with one continuous 3/4" bar in the strings and six continuous 1/2" bars between the strings and walls. These bars shall cross on the landings. In addition to this there shall be one cross bar under each step.

The retaining wall at back shall be reinforced with 1100 feet of 1/2" Indented Bars as directed.

The concrete band courses shall be reinforced with continuous 3/4" round steel bars securely hooked at joints. There shall be one bar to every 1/2 brick thickness of walls.

PLACING REINFORCEMENT. After the steelwork has been erected the whole of the stanchions, girders, etc. shall be bound round with No.8 Galvanised wire at 6" pitch, and when the centering has been fixed the Indented bars shall be accurately placed in position as shown in "Typical Floor Erection" of Sheet 3 of Drawings, and as will be directed. The spacing of the bars to be as specified under "Reinforcement". A sufficient number of the intersections and lappings of the bars shall be bound with No.16 wire to insure their remaining in position as the concrete is being placed.

PLACING THE CONCRETE. Before the concrete is placed in position the centering shall be cleared of all shavings, dirt, loose stones, and other rubbish, and thoroughly hosed down, and it shall be kept wet as the concrete is placed to prevent suction.

All concrete shall be placed in position as soon as

possible after mixing and on no account shall concrete be used which has been mixed for more than half an hour.

The concrete shall be well tamped and worked round the steelwork and reinforcing bars with proper tampers, and every care shall be taken to prevent voids. The concrete must be kept moist with water for at least a week after it has been put in place.

When the concreting of floors and roof is commenced it shall be continued as far as possible without a break until the particular portion under construction is complete. If a stop is unavoidable it shall be made over a girder and form a vertical joint.

Before recommencing work the surface of the existing concrete shall be well washed and cleaned with a stiff brush, and it shall be given a grouting of neat cement before the new concrete is placed.

The thickness of the floors including the floating shall be 6" for ground floor and 5" for first and second floors. The roof shall be graded as directed to carry away storm water and shall vary in thickness from 4½" to 6½" the top being finished to an even surface as required by the Asphalter. Shallow gutters shall be formed as required.

FLOATING. All floors shall be floated and steel trowelled up to a smooth even surface with cement and sand one to two within one hour of the concrete being laid.

W A I L S. The thin walls in front portion of Ground Floor and the walls round Roof House over Stair Well shall be of concrete 6" thick and reinforced with 1/3" bars as previously specified. The piers and arches shall be formed as shown.

S T A I R S. The thinest parts of the stair slab, i.e. the

parts between the back of treads and the soffit of stairs, shall not be less than 4½" and the steps shall be formed in concrete to take the "Arkilite" finishing to the Second Floor and cement plaster finishing from top floor to the flat roof.

The concrete string of the stairs shall be 4" thick by 15" in depth and shall be continuous from Ground Floor to Flat Roof. This shall have tapered wood plugs set in as required toform holes for setting balustrading. The stair concrete shall be set 4½" into the existing Party Wall and new walls. The landings shall be 4" thick.

GENERAL. Trenches 4½" deep shall be cut in the existing Party Wall to take the concrete floors.

Lay the concrete foundations to the dimensions shown, and set traction rails (specified under "Ironwork") in the stanchion foundations as required.

The Area and Right-of-Way shall be concreted as for Ground Floor and graded towards sumps.

The whole of the ground under the Ground Floor shall be properly levelled and consolidated and covered with a 1/2" layer of good tar asphalt before the concrete is laid.

The concrete at entrance to Shops and Side Vestibule shall be graded down to the footpath level and the surface of the concrete of all that portion of the Ground Floor shown as being tiled shall be finished with an even surface as required. by the Tiler.

The Retaining Wall at back shall be built of concrete and reinforced as directed and as mentioned under "Reinforcement". One dozen lengths of 1½" wrought iron pipe shall be fixed in wall as directed to form weep holes.

The roof over Strong Room and Lavatory Wing shall be

as for main roof and shall have a gutter formed along front side as directed.

The lintels over window openings in front and back walls which support the ends of girders shall be additionally strengthened with one length each of 50 lbs traction rail having a bearing of 9" at each end.

Provide and fix two 5 ft x 3 ft steel framed Luxfer or approved Pavements lights in floor of Area over shop, the lenses to be alternately flat and prism.

Fix 3" x 1/2" iron slips in concrete steps of back door of shop and door leading on to flat roof.

I R O N W O R K .

STANCHIONS, GIRDERS, etc. All rolled steel joists, stanchions etc. shall be "Dorman, Long" or other approved British make, and they shall be of the various sizes and weights marked on drawings.

All Stanchions shall have the ends machined true and shall be fitted with bases, caps, brackets etc. as shown in Half Inch Details. These Half Inch drawings are intended only to indicate in a general way the method of making the connections etc. but the number of rivets shown will probably be increased in the larger scale working drawings which will be supplied.

Each stanchion base shall be secured to the foundation with four 1" bolts.

The compound girders shall be built as shown and figured on drawings. The heaviest girder (supported on "E" Stanchions) shall have the plates secured with 7/8" rivets at 4" pitch. The girder supported at one end on "D" Stanchion shall have the plates secured with 7/8" rivets at 4" pitch, staggered, equal to 8" pitch in line. The girders over shop fronts shall be [illegible] at 6" pitch with 7/8" rivets.

All girders resting on brick walls shall have at least 9" bearing and the ends shall be drilled to take short lengths of 3/4" bar to form anchors.

The girder supporting "G" Stanchions shall have two 3" x 3" angle iron stiffeners rivetted to the web immediately below the stanchion.

The brackets, angles, fish plates etc. shall be as shown and will be further detailed.

All girder and stanchion plates not otherwise specified shall be rivetted at 6" pitch with 3/4" rivets.

VERANDAH IRONWORK. The Verandah shall be carried on seven

6" x 3" x 12 lbs R. S. J. These shall be secured to the 12" x 5" girder at the inner end, and the outer ends shall be suspended from the main girder with 1¼" x 1¼" square rods. The whole shall be rivetted and bolted as detailed, and each suspending rod shall have a wrought iron ornamental scroll as detailed.

The web of the 6" x 3" R. S. J. shall be drilled at 3 ft centres for the purpose of bolting wood bearers.

STAIR BALUSTRADING. The stair balustrading shall be made of wrought iron to the pattern shown in Cross Sections of drawings and as will be further detailed. The whole shall be securely and neatly flush rivetted and welded together. The main uprights shall be 1" x 3/4" and long enough to be embedded at least 6" in the concrete. The top rail shall be 1½" x 1/4" with counter-sunk holes at 12" centres for the purpose of screwing to wood handrail. All other iron shall be 3/4" x 1/2". The balustrading shall be set securely and true in the holes in concrete stair string. Cement mortar 1 to 1 shall be used to secure the uprights.

COLLAPSIBLE GATES ETC. The collapsible wrought iron gates at front entrance to upper floors shall be "Rickard's" or other approved make, and they shall be fitted up complete with the necessary rails etc. and an approved lock. The wrought ironwork over these gates shall be as shown in Front Elevation and as will be further detailed, and will be composed of 3/4" x 1/2" iron.

GENERAL. Allow for setting 70 yards of 50 lbs traction rails in concrete under Stanchions to form grillage foundations.

The intersections of R. S. J. shall be secured with web angles and brackets as will be detailed.

For Indented Steel Bars etc. see "Concretor".

The concrete foundation shall be allowed to set for

at least 5 days before the Stanchions are erected.

CARPENTER.

TIMBER. All timber for permanent work shall be the best of its class, clean, straight-grained and free from large, loose or bad knots, shakes etc; and where not otherwise specified shall be Oregon Pine. All the above shall be well seasoned.

All timber for centering for concrete must be cut true and shall be of ample strength to carry the weight imposed without deflection.

CENTERING. All centering must be of good solid timber, and so strutted and braced that no appreciable deflection or movement takes place under the weight of concrete and workmen, or any other loads to which it may be subjected. The joints must be tight to prevent as far as possible the leakage of liquid cement.

The centering shall be so arranged that the sides of columns and beams can be removed first and then the under sides of beams and floor slabs. Angle pieces shall be placed in the centering for columns to form stop chamfers as directed. The centering shall be properly fixed to roughly outline all cornices and other projections as required by the Plasterer. The centering for Stairs (except top flight) shall be so set out as to allow for a dressing of "Arkilite" 2" thick on treads and 1" on risers.

REMOVING CENTERING. The centering round columns and beams etc. shall not be removed until the concrete is thoroughly set, and the centering under floor and roof slabs shall remain for at least 3 weeks after the concrete is placed.

PARTITION FRAMING: The partitions of Lavatories shall be

framed with 4" x 2" studs at 18" centres properly checked into 4" x 2" top and bottom plates and they shall have two rows of 3" x 2" bridging.

All opening studs and trimmers shall be 4"x 3". At the intersections of partitions with brick walls the end studs shall be secured to the walls with 1/2" bolts at 3 ft centres embedded in the brickwork, and at the intersections of partitions with each other the studs shall be arranged and bolted together as directed.

WOOD ROOFS ETC. The sloping side of Photographic Studio shall be framed with 5" x 2" studs at 18" centres supported on a 6" x 3" heart totara bottom plate and fixed to a 12" x2" top plate. The bottom plate shall be properly bedded with mortar and secured to brickwork with 1/2" bolts at 5 ft centres. The end stud at back shall be heart totara and secured to brick wall with 1/2" bolts at 3 ft centres. The triangular ends at front shall be fitted with 4" x 2" studs, the end one being heart totara and bolted in a similar way.

The rafters shall be 5" x 2" at 18" centres fixed to the 12" x 2" plate at top end and to a 5" x 2" heart totara plate bolted to concrete at lower end. The end rafter shall be 5" x 2" bolted to wall as for studs.

The roof over Stairs shall be carried on 6" x 2" purlins at 18" centres. These shall be checked into 6"x 2" heart totara bearers at both ends; the bearers to be bolted to concrete walls with 1/2" bolts at 5 ft centres. The trimmers round skylight shall be 6" x 3". Form a proper box gutter at lower end of this roof as required by Plumber.

The whole of the above to be covered with 1" sarking well cramped up and double nailed.

The doorway leading from Studio to Area shall be framed up and covered with 1" sarking as directed.

STUDIO GLAZING. The opening in wall of Photographic Studio shall be surrounded with 8 x 2 dressed jambs and fitted with Helliwell's or other approved glazing bars specially made to take lapped glass. The bars shall be of the largest size, fixed at 2 ft centres and glazed with 1/4" rolled plate British glass in two lengths, lapped in centre. The whole to be made thoroughly watertight.

VERANDAH ROOF. Bolt 3" x 2" bearers to either side of 6" x 3" R. S. J. with 3/8" bolts at 3 ft centres, and on these fix 4" x 2" joists at 18" centres. The tops of the joists shall be packed up to give 2" fall towards the inside. Cover the joists with 6" x 1" T. & G. flooring, well cramped up and double nailed. Fix a 12" x 2" heart totara fascia, 6" x 1½" cover board and an approved cornice round the verandah, the whole to be as detailed.

Form a shallow gutter next wall as directed with fall to both ends of Verandah.

The top of Verandah shall be covered with red edge roofing felt and 3 ply "Regal", "Malthoid" or other approved "ready roofing" properly cemented and tacked at 9" centres along joints with special tacks supplied by the Agents. The roofing shall be turned down over fascia and turned up under lead flashing at wall. A warm day shall be chosen for laying the "Ready roofing" and it shall be laid in the sun for some hours before being fixed.

The ceiling for Verandah is allowed for in "Lump Sums" at end.

FALSE CEILINGS. There will be false ceilings over that space at entrance to small shop and upper floors, and over the window enclosures and entrance to large shop. These shall be built with 4" x 2" joists at 18" centres covered on top with 1" T. & G. boarding. The joists shall be supported at wall ends on 4" x 2" heart totara bearers bolted to walls. The false ceilings in Show windows

shall be lined with 3/4 T . & G . rough matched lining.

Other false ceilings shall be left ready for Plasterer.

GENERAL. Fix 1" barge, cover, spouting boards etc· at wood roofs .

For moving wall of adjoining building see "Preliminary".

J O I N E R .

TIMBER. All timber for joining shall be the best of its class, thoroughly seasoned and cleanly dressed and sand-papered.

All door and window frames in brick walls shall be of clean heart totara, and other joinery, except where otherwise specified, shall be of selected heart Red Pine.

DOOR FRAMES ETC. All door frames in brick walls shall be solid rebated out of 5" x 3" and they shall be properly housed and fixed together and built into walls with coach screws fixed into backs as directed. The doors opening on to Flat Roof and Right-of-Way shall have rebates 3/4" deep and be grooved as detailed.

The swing doors in Vestibule shall be of Cedar with moulded transom, circular head etc. as shown and as will be further detailed. The shop doors shall have frames properly built of Cedar as detailed with 4" x 4" solid rebated and moulded styles, heads and transoms.

All door jambs shall be solid rebated out of 2" stuff, securely housed together and fixed true in openings with four packing pieces on either side. Transoms shall be solid rebated and moulded out of 4" x 3".

WINDOW FRAMES. The W. C. windows shall have casement frames made to take 3'6" x 1'9" sashes. They shall have 3/4" rebates and be grooved etc. as detailed. The sills s all be double sunk etc. out of 5" x 4" and the styles and heads solid rebated out of 5" x 3" and the whole shall be properly housed and fixed together.

All other window frames shall be of the usual pulley frame type and made to the sizes shown or marked. The sills shall be double sunk and run out of 4" stuff, the styles and heads ploughed, pocketed etc. out of 1" stuff and fitted with best brass faced pulleys. The facings o

both sides shall be 3/4" and the outside ones shall be grooved to receive plaster. The backs shall be lined with 3/8" rough boarding and division slips shall be fixed between weights.

The window frames at stair landings (to take an 8 ft x 4 ft sash) and the window frames in Roof House shall be built with sills, styles etc. as for W. C. frames.

All frames shall be set in to allow for 3/4" of plaster. Under sills shall be packed with one to one cement mortar as directed.

D O O R S. The Front Entrance Doors to Shops and the swing doors in Vestibule shall be made of Cedar as shown. The panels shall be of bevelled polished 1/4" plate glass. The finished thickness of the shop doors shall be 2" and they shall each be hung with three hinges. The Vestibule doors shall be finished 2¼" in thickness and they shall be fitted with 1/8" polished brass foot plates on both sides. These doors shall be hung with "Avon Floor Springs". The above hinges and floor springs shall be provided out of lump sum mentioned below.

For Strong Room door see "Bricklayer". All other doors shall be in accordance with attached Schedule. All doors to be made as will be detailed.

Allow the sum of Twenty-two Pounds stg. (£22: 0: 0) for door furniture and hinges as selected.

SASHES. The semi-circular fanlight sash over Vestibule doors shall be of Cedar 2¼" thick and glazed with leaded light p.c. £2: 0: 0. The sash over the collapsible iron gates shall be of 2" Cedar and glazed with leaded light p.c. £1: 5: 0. The fanlights over shop doors shall be of 2" Cedar and glazed with 1/4" polished plate glass.

All other sashes and fanlights shall be of Californian Redwood 2" in thickness and where not otherwise specified shall be glazed with 21 ozs "Thirds" quality

British glass. The top sashes of all pulley windows and fanlights shall be divided as shown in Elevation and Sections of drawings. The W. C. windows shall be glazed with white Flemish glass and hung at sides with 2-3" cast iron butt hinges each.

All pulley frame sashes shall be hung with 1/4" diameter crucible steel wire rope and suitable cast iron weights.

The fanlights shall each be hung with 2-3" cast butt hinges.

The sashes shown in Front Elevation immediately over Verandah shall be glazed with "Luxfer", "Pilkington" or other approved prismatic glass.

The sashes at stair landings, which are 8 ft. high by the width shown in Section A.B., shall be glazed with leaded lights p.c. 2/6 per foot.

The lower sashes of all pulley frame windows shown in Front Elevation shall be glazed with 1/4" best, polished, British plate glass.

Allow the sum of Seventeen Pounds (£17) stg. for sash and fanlight furniture as selected.

SHOW WINDOWS. The frames of Show Windows shall be of Cedar and made as will be detailed. The sills shall be run out of 5" x 3" and the styles and heads out of 4" x 2". The corner styles shall be 1" round. The whole shall be fitted with fillets to secure plate glass, and these shall be fixed with brass screws at 12" centres. The frames shall be secured to plugs in the brick and concrete as directed.

The Show windows shall be glazed with 1/4" best polished British plate glass.

HANDRAIL. The handrail of stairs shall be run to detail out of 4" x 3" Cedar and it shall be continuous from top to bottom and secured to the iron rail of balustrading with screws

at 12" centres. The bottom will finish with a scroll as detailed.

ARCHITRAVES ETC. All window frames shall have 1¼" sill boards made wide enough to project from the sash to 3" inside line of wall. These shall be well secured to the sills and have scrim and white lead between as directed. They shall have bed moulds under run out of 4" x 2".

All openings shall have architraves run out of 6"x1½" except W. C. windows which shall have 4" x 3/4" plain architraves. The whole to be as detailed.

There shall be no skirtings.

SHOW WINDOW BACKS. The Show Window backs shall be composed of 1¼" panelled doors hung to 3 " x 2" uprights and fitted with catches provided out of lump sum for door furniture.

P L U M B E R.

D R A I N S. All drains shall be 4" salt glazed best quality earthenware pipes properly jointed with cement and laid true as shown by lines on Ground Plan and they shall be properly connected to sewers in Willis Street. All drains under floors shall be encased in concrete as required by the Bye-laws.

Fix Buchan and gully traps, main vent, terminal vents, cleaning eyes, etc. where shown.

The Inspection Chamber shall be 3 feet by 2 feet and of required depth. This shall be built with concrete bottom, 9" brick sides and shall be covered with a concrete slab as used for Corporation footpaths. The whole of the inside shall be plastered.

The gully trap in Light Area over Shop shall be made to approval of cast iron, and the vertical portion of drain connecting with this, and the vertical portion of storm water drain shall also be of cast iron pipes properly jointed.

DOWN PIPES. All down pipes shall be 3" cast iron fitted with approved water heads and proper lugs, and they shall be properly jointed and well secured to walls. The down pipes from Verandah roof shall be built into walls.

Fix 6 lb. lead aprons in the outlets to water-heads as required by roof Asphalter.

IRON ROOFS. The gutter of roof over Stair Well shall be laid with 4 lb. lead of ample width to go well up under roofing iron and against wall. A 4 lb. lead apron piece shall be built into wall and lapped well over gutter lead.

Cover the roof over Stair Well and the roof, side and ends of Photographic Studio with red edge roofing felt well lapped and tacked, and 24 gauge Galvanised corrugated

iron (First quality Blackwall or other approved) lapped 1½ corrugations at sides and at least 9" at ends. The ridge shall be covered with 18", 24 gauge lead edged ridging. The eave of side of Studio for the full length of Light Well shall have a 5" cast iron spouting discharging into water head.

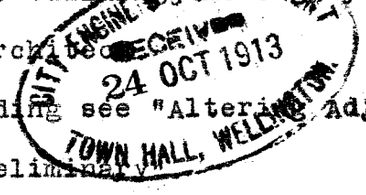
Fix a 12" x 9" air grating and 24 gauge iron cover in end of Studio where shown.

Cover the top of Studio doorway leading to Area with 24 gauge sheet iron properly rivetted, soldered, etc. The side of doorway shall be corrugated iron.

FLASHING. All flashing shall be of 4 lbs. lead. Properly flash and step flash the roof and sides of Studio, and the roof over Stair Well as required.

Fix lead trays under the window sills over Verandah for the full length and allow the front edge to come over the "Malthoid" Verandah gutter in the form of an apron piece.

Flash round suspender rods on Verandah roof, and wherever necessary to make the building thoroughly watertight or as directed by the Architect.



For flashing of old building see "Altering Adjoining Building" specified under "Preliminary

Properly flash round Studio glazing as directed.

LAVATORIES ETC. Fix W.C. Pedestals with seats as selected p.c. £2: 0: 0 each, where shown and properly connect with drains. Those on upper floors shall be connected with drains with 4" cast iron soil pipes with properly caulked joints and ventilated etc. as required by the By-laws. Each W.C. shall have an approved cast iron cistern complete with chain, pull, etc. fixed on strong iron brackets and fitted with 1½" lead flush pipe.

Fix Lavatory Basins, complete with brackets, taps, etc.

as selected p.c. £2:10: 0 each, where shown. These shall be discharged into gully traps through 1½" screwed iron wastes fitted with properly ventilated 6 lb. lead traps.

Fix 1" lead waste with approved brass grating in each W.C. and discharge through wall. The outer ends to be fitted with brass flaps.

WATER SUPPLY. Set a 600 gallon 24 gauge corrugated iron tank on roof where directed on a layer of cement mortar, and from this take 1" main pipes to the Lavatories. Connect the ball cocks of cisterns and the taps of Lavatory basins with these mains with 1/2" branches. Lead 3/4" branches from mains to two points in Right-of-Way and three points in Areas where directed and there fit with approved high pressure brass taps complete with hose connections.

Connect the Supply Tank to the City Water Supply with a 3/4" pipe fitted with ball and stop-cock, and one draw-off (fitted with approved high pressure tap) on roof.

GENERAL. Fix a length of 1½" pipe as a rail between the front end of Studio roof and wall.

Lay a 4" earthenware field drain with open joints behind back wallas shown in Section E.F. This drain shall be set in concrete and well covered with large stones or brick-bats and it shall have a fall to north end.

P L A S T E R E R.

OUTSIDE. All cement shall be of an approved brand, and sand shall be clean and sharp.

All outside plastering shall be executed in two coats and each coat shall have a proportion of "Toxement" water-proofing compound i.e. two per cent 2% by weight of the cement. The "Toxement" shall be thoroughly mixed and sieved with the cement in the presence of the Overseer or Architect.

The first coat shall be 5/8" thick and consist of one cement to three sand, and the second coat one cement to two Silver sand.

Plaster all outside walls and the backs and tops of parapets, and reveals, etc. Run all mouldings, cornices, etc. and mould to detail all modillion, dentels, brackets, etc.

Properly fix all modelled work which shall be provided out of Lump Sum hereinafter mentioned. The rustications in Front Elevation shall be 1" deep by 2" wide, and the vertical stonework lines shall be deep and clean cut.

The Retaining Wall at back shall also be plastered as for walls.

Allow the sum of Ten Pounds Sterling (£10: 0: 0) for modelled work (the swags and shields) which shall be modelled by an expert appointed by the Architect.

INSIDE. All walls, columns, piers, etc. on the Ground Floor and the soffit and string of Stairs to the height of the First Floor shall be plastered with one coat 5/8" thick of cement plaster one to three, and a good finishing coat of Keen's cement well trowelled to a smooth surface.

The columns shall be stop-chamfered as directed.

All ceilings, beams, etc. on Ground Floor shall

receive one coat of cement and sand plaster as for walls and a good coat of Hydrated lime finish.

The brick walls and the ceilings in the Lavatories on First and Second Floors shall be plastered as for walls and ceilings of Ground Floor.

The stud partitions shall be covered on both sides and down to floors with approved Oregon Pine laths and a full 1/4" coat of approved Pulp plaster, and a finishing coat of Keen's cement.

The ceilings over entrance recesses on Ground Floor shall be lathed, pulp plastered and finished in Hydrated lime.

The sloping wall and the ceiling of Photographic Studio and the ceiling of Stair Well roof shall be pulp plastered as above and the wall shall be finished in Keen's cement and ceiling with Hydrated Lime.

All other walls and ceilings on two upper floors shall be left unplastered.

GENERAL. For floating of floors see "Concretor".

A moulded skirting and a sunk dado mould (shown on detail of Swing Doors on Sheet 3) shall be run round entrance Vestibule and Stair Well and continued up the stairs to height of First Floor.

Run all arch, capping and spandril moulds, etc. shown on Sheet 3. The cornice shown is allowed for in lump sum.

Properly fix and finish all cornices, centres, etc. provided out of lump sum, about 600 ft of cornice and 6 centre flowers. Allow the sum of Forty Five Pounds Sterling (£45: 0: 0) for these cornices and centres as selected by the Architect.

Properly tack the plaster on existing Party Wall and wet well as the new plaster is applied.

The treads and risers of Stairs leading from top floor

to Flat Roof shall be thoroughly cleaned and coated with neat cement wash and then plastered with cement and fine sand one to one. A 2" nosing shall be formed at each step. The soffit and strings of both upper flights shall be plastered as for Ground Floor Stairs.

T I L E R.

All tiling shall be done by a competent tiler.

Fix 8" x 1½" polished white marble treads at both shop doors.

Tile both entrance recesses, the Vestibule and Stair Well Floor with tile patterns and borders as selected p.c. 16/- per square yard.

Tile the risers of Shop Fronts with tiles p.c. 10/- per dozen as selected.

All tiling shall be set in good cement mortar and shall be neatly and perfectly evenly laid.

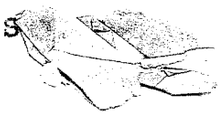
P A I N T E R.

All painters' materials shall be brought on to the job in the original and unopened packages.

All paint work to be executed in three coats, the first to consist of best red lead and oil and the others shall be Champion's or other approved white lead and oil with colours added to give the required tints.

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

All outside woodwork and ironwork including down pipes etc. shall be painted with three coats.

The iron roof over Stair Well and the iron roof and sloping side of Photographic Studio and the tank on Flat Roof shall receive two coats of Hartmann's Anti-corrosive Paint of approved tint. The iron balustrading of S  shall also receive two coats of Hartmann's Paint.

The Shop Doors, frames of Show Windows, Vestibule doors and frame, sash over entrance gates, and the handrail of Stairs shall all be properly stopped, filled and French polished.

All other inside woodwork shall be properly stopped with coloured putty and receive one coat of oil, one coat of spirits, and one coat of Harland's or other approved egg-shell varnish.

Cover the false ceilings of Show Windows with an approved pattern of "Anaglypta"

FLAT ROOFS.

Three flat roofs of Main Building, Strong Room and Lavatory Wing, and the floors of Area over large Shop and Area next to Photographic Studio shall all be covered with 1" of "Limmer", "Trinidad" or "Neuchatel" patent asphalt which shall be well turned up and chased into parapets. The Shallow gutters shall be properly formed with a fall to outlets.

The roof shall be laid by workmen employed by the Agents, and a written five years' guarantee from the Agent whose roof is used shall be handed to the Architect before the work is commenced.

LUMP SUMS.

The following lump sums, which shall be allowed in tender are for work to be carried out by experts appointed by the Architect. The Builder must allow in his tender any profit he considers himself entitled to on these sums, and he shall allow the said experts every reasonable facility for the proper execution of their work during the progress of the contract.

LIGHTING. Allow the sum of One Hundred and Thirty Pounds Sterling (£130: 0: 0) for an Electric Lighting System.

VERANDAH CEILING. Allow the sum of Twenty Five Pounds Sterling (£25: 0: 0) for an embossed steel ceiling for Verandah.

CONTINGENCY FUND. Allow the sum of One Hundred Pounds Sterling (£100: 0: 0) as a contingency fund to be expended as directed by the Architect.

The whole or any portion of the above sums not expended shall be deducted from the contract amount.

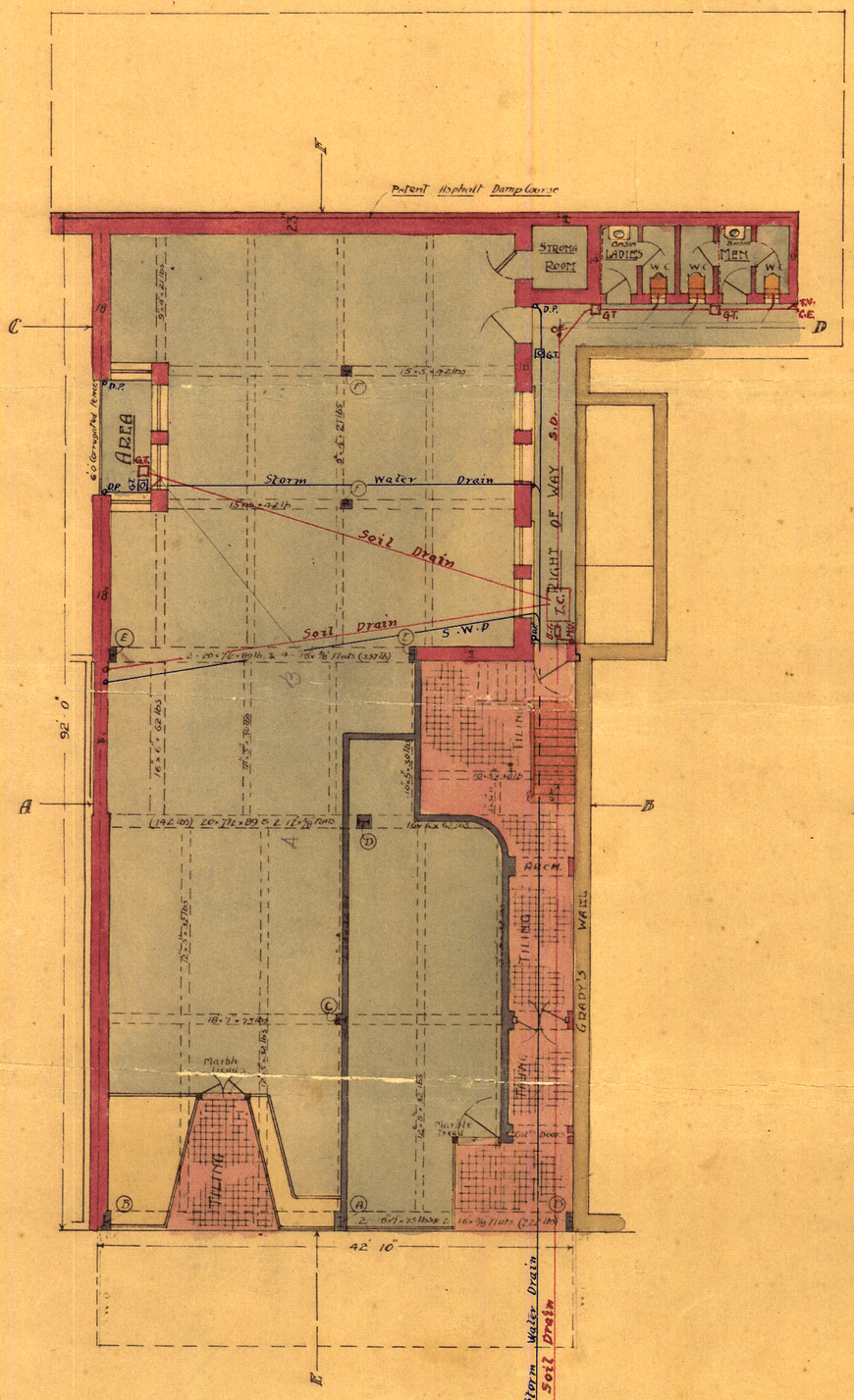
G E N E R A L.

On completion the whole of the premises shall be thoroughly cleaned, and all rubbish which may have accumulated during the progress of the work shall be cleared away. All keys, having tags attached with the names of doors to which they belong shall be handed to the Architect on completion.

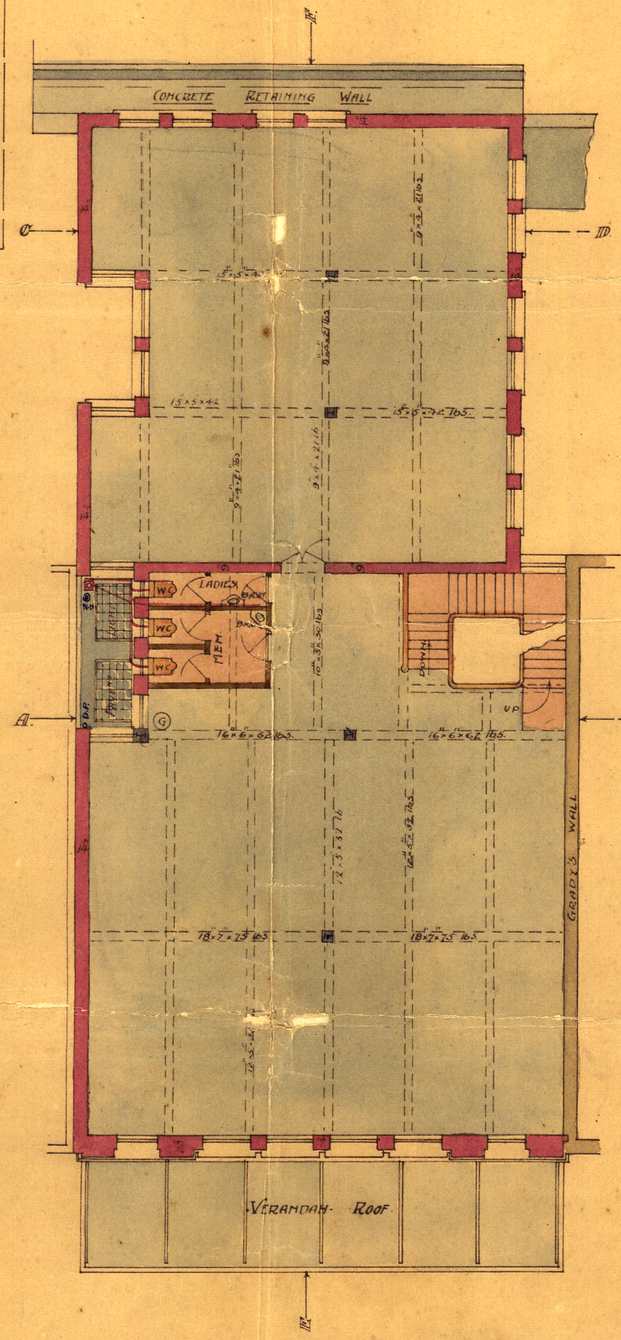
-PROPOSED - BUILDING - IN -WILLIS - STREET- (1)

-SCALE - 8-FEET-TO-1-INCH-

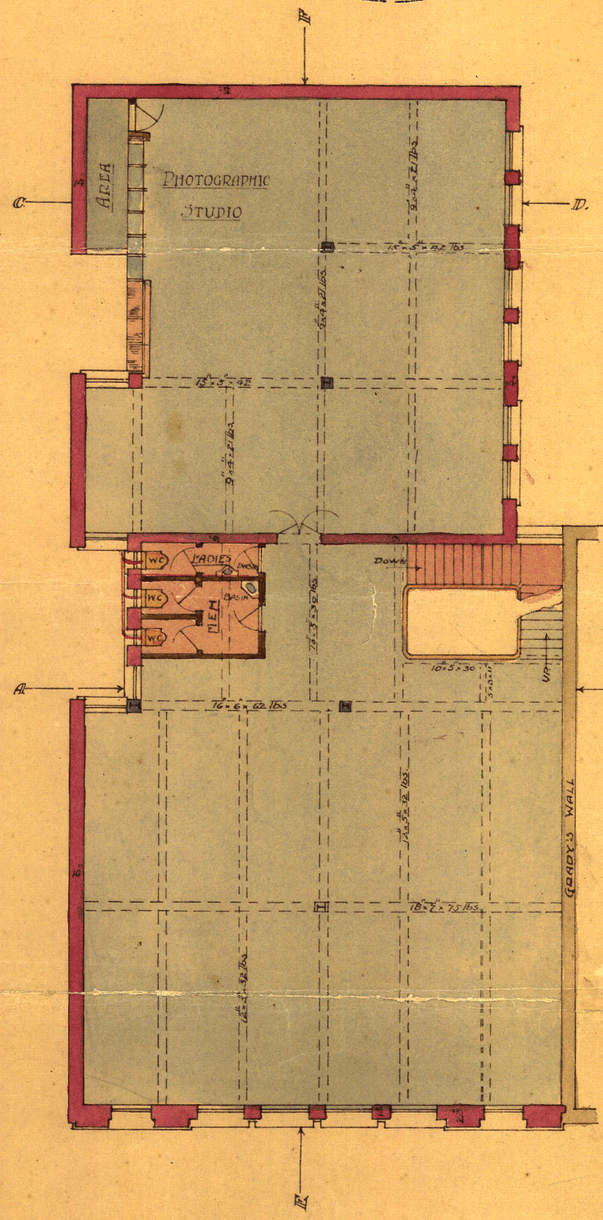
-FOR- MRS- T:G.MACARTHY:



GROUND - FLOOR



FIRST - FLOOR

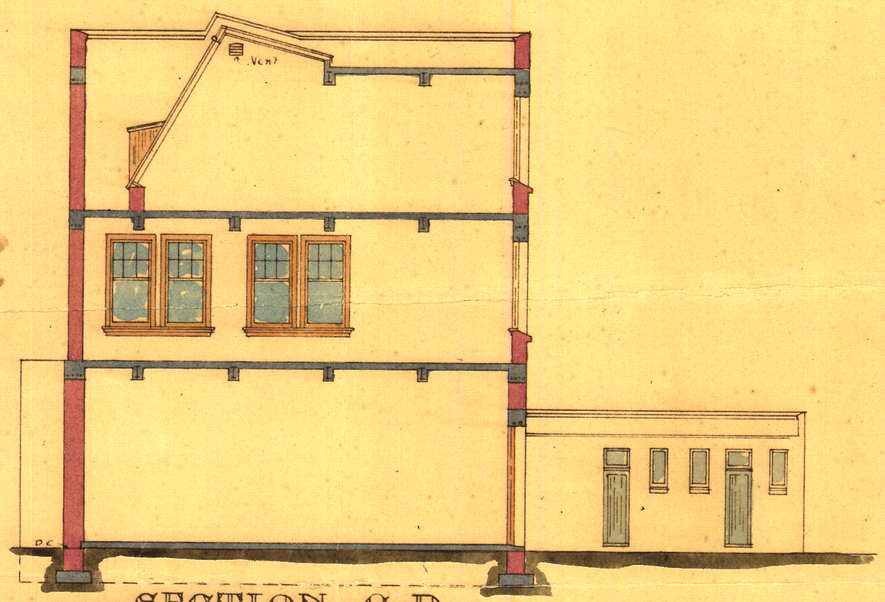


SECOND - FLOOR

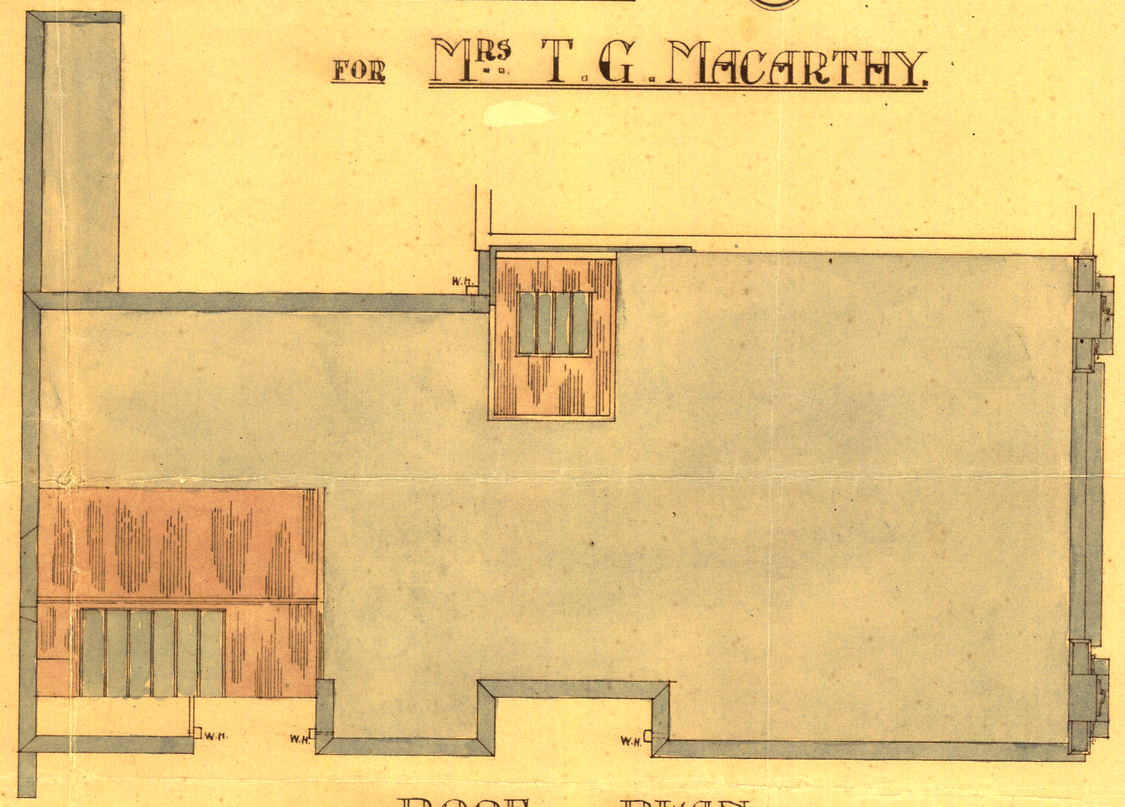
J.M.DAWSON., ARCHITECT.
WELLINGTON. SEPT 1913.

PROPOSED BUILDING IN WILLIS. ST. (3)

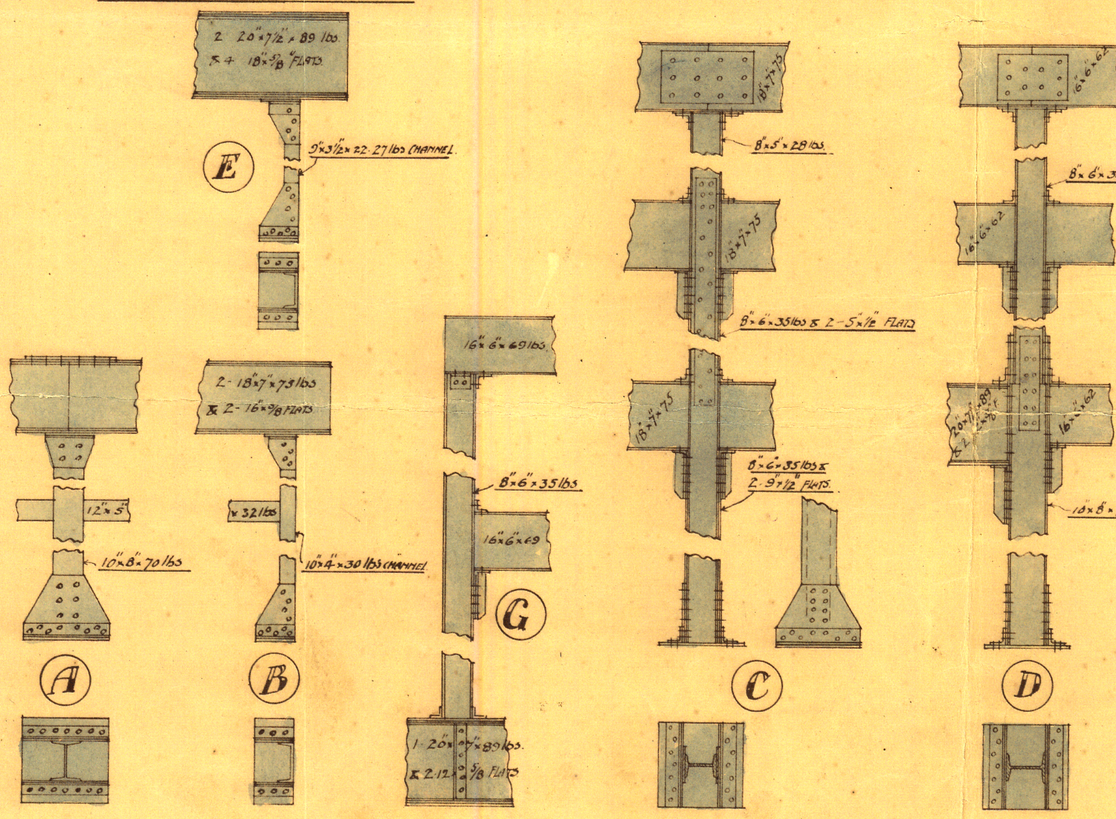
FOR MRS T. G. MACARTHY.

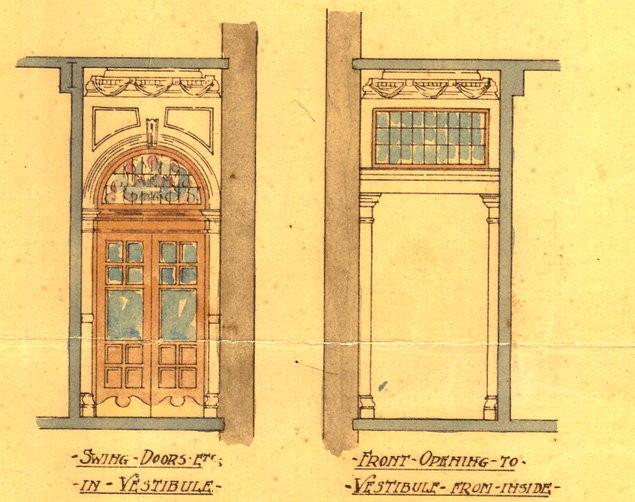


SECTION - C. D.



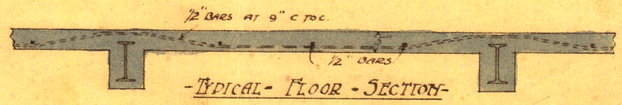
ROOF PLAN





SWING DOORS &c; IN VESTIBULE

FRONT OPENING TO VESTIBULE FROM INSIDE



TYPICAL FLOOR SECTION

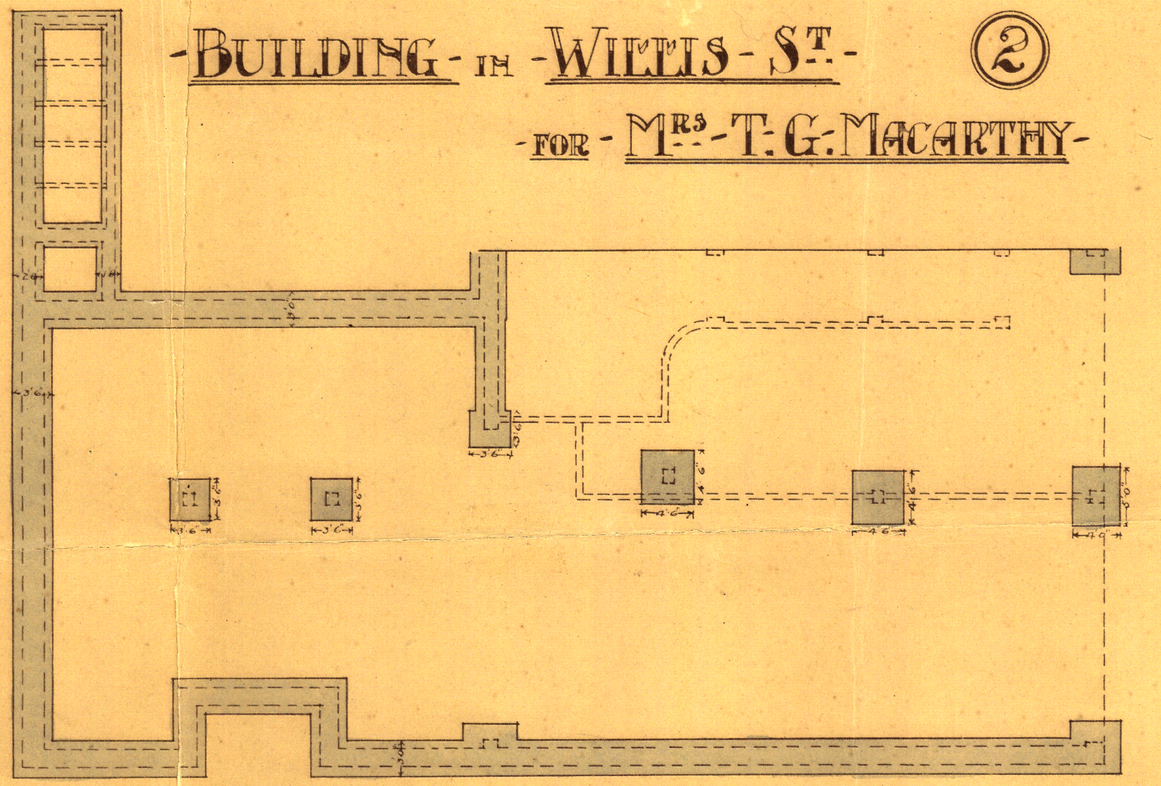
HALF - INCH - DETAILS - OF - STRUCTURAL - STEEL

J. M. DAWSON, ARCHITECT.
WELLINGTON; SEPT. 1913.

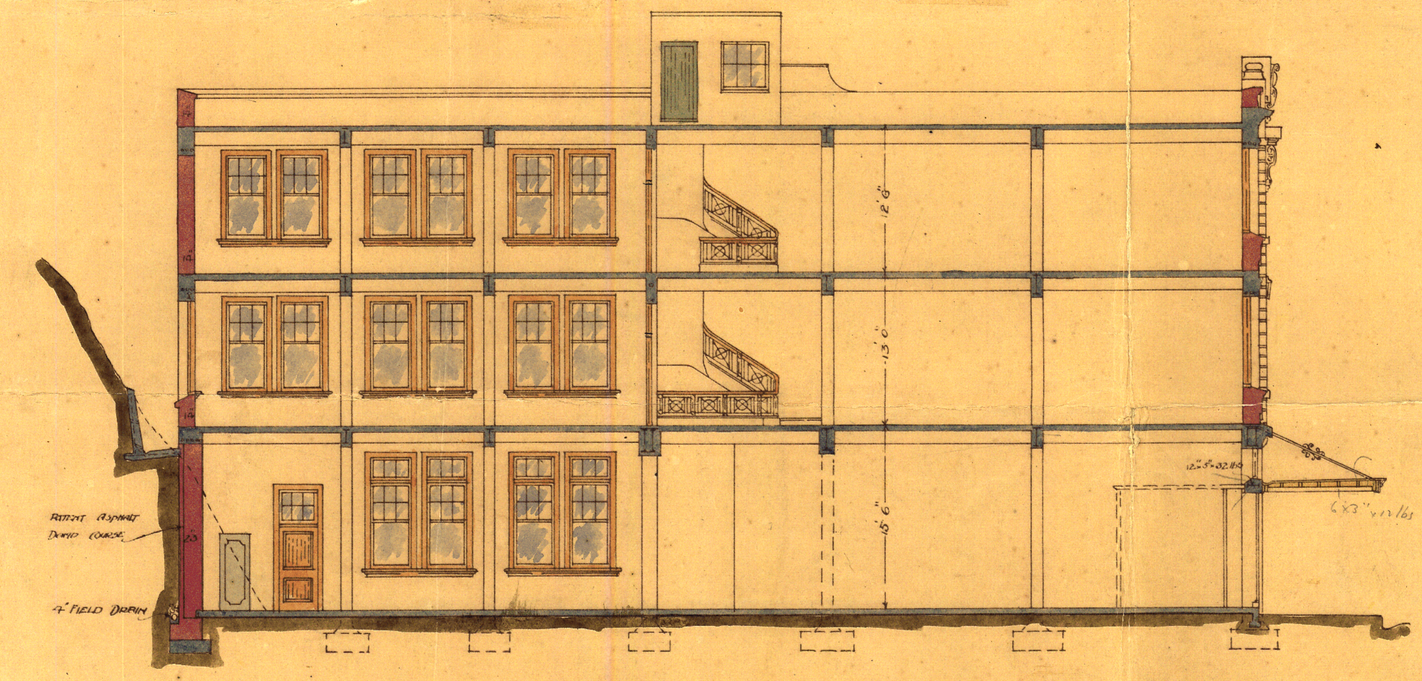
-PROPOSED- -BUILDING- IN -WILLIS- ST. (2)

-FOR- MRS -T. G. MACARTHY-

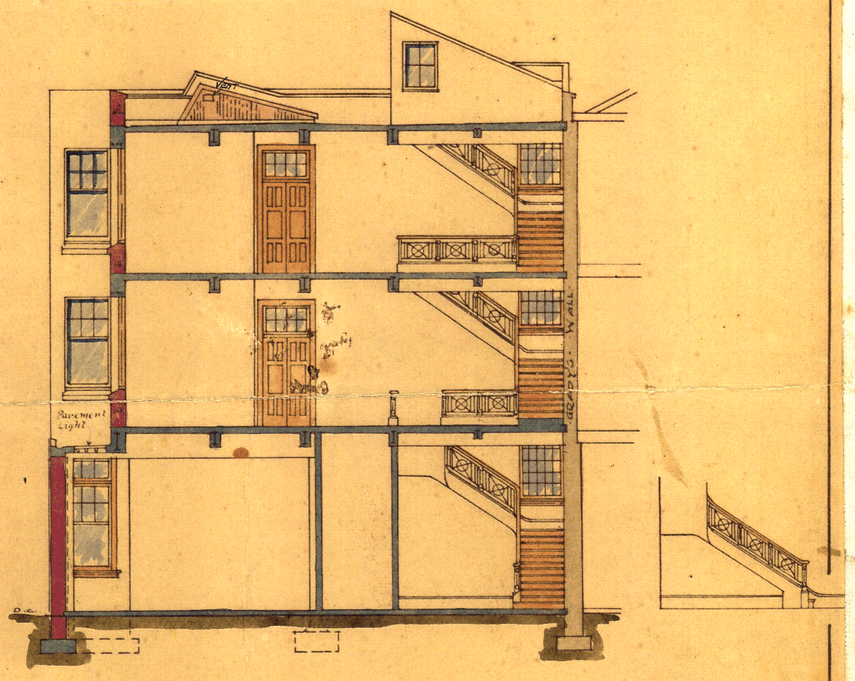
-FRONT - ELEVATION-



-FOUNDATION - PLAN-



-SECTION, - E. F. -



-SECTION, A. B.-

-J. M. DAWSON - ARCHITECT-
-WELLINGTON- -SEPT. 1913-