S P E C I F I C A T I O N of various works and materials for the erecting of a Music Warehouse, WILLIS STREET, WELLINGTON for MESSRS. NIMMO'S PIANOS LTD.

PRELIMINARY & GENERAL

SITE: The site is at Willis Street, Wellington.

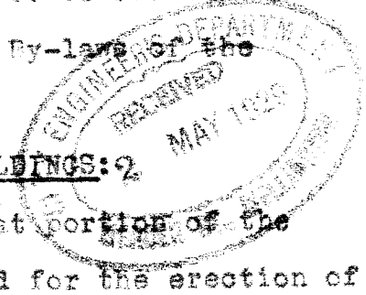
OUTLINE: The Building is to be of monolithic structure of reinforced concrete, consisting generally of columns, beams, floor slabs in Hollow Tile and concrete, brick and Hollow Tile and concrete curtain walls. Hollow Tile floor slabs and partition walls.

CONDITIONS OF CONTRACT:

The work to be carried out in accordance with the General Conditions of Contract agreed to by the New Zealand Federated Builders and Owners. The Contractor will be called upon to sign the Contract form, copy of which is attached hereto.

INSURANCE: Insure all workmen employed for the several trades during the carrying out of the work.

BY-LAWS: The whole of the works are to be carried out in strict accordance with the By-laws of the Wellington Council.



DEMOLITION & TEMPORARY USE OF OLD BUILDINGS: Contractors to demolish that portion of the existing buildings required for the erection of the new buildings, leaving the Owners with the use of the ground floor only, of the remaining portion. Contractors to provide the necessary temporary walls and supports, also make the building water-tight.

On completion of the ground and first floors of the new building, the remaining portion to be demolished and left ready for the City Council to make the new roadway.

SCAFFOLDING & GENERAL:

Provide, erect and maintain all scaffolding (such scaffolding to be to the satisfaction of the Scaffolding Inspector) workmens' temporary lavatories, install temporary water supply, do all necessary carting, pay all carriages and cartages and provide for personal and foreman's supervision and everything else necessary to complete the work according to the plans and specifications within the stipulated time.

AT COMPLETION:

At completion the Contractor shall remove all rubbish caused by the operations from every trade, as may be necessary during the progress of the works and at completion. All floors to be left broom clean, all windows cleaned and building handed over to the Owner ready for occupation.

E X C A V A T O R.

Excavate to the depths as shown for the basement, also for the foundations.

In all cases the foundations to be on the solid clay or gravel and any loose filling to be removed.

OLD CESSPOOLS, DRAINS ETC:

Empty and cleanse all old Cesspools and wells and grub up all old draining found on the site, cart away all impregnated material, soil or faceal matter and fill in with hard dry material, well rammed.

MAINTAIN EXCAVATIONS:

Secure and maintain the sides of all excavations and keep same clear of water and fallen material;

provide and maintain shoring, sheeting , planking and strutting, also pumping and baling as required and remove plant when no longer required.

NOTIFY OWNERS:

The Contractor is to report to the Owner when excavations are ready to receive concrete foundations, and obtain their instructions to proceed with the work.

C O N C R E T O R.

IMPLEMENTS ETC:

Provide all necessary mixing floors, measures, Batch concrete Mixer, Tower, Shutes, Barrows, gangways, strutting, and other requisite materials and implements necessary for carrying out the Contract according to the plans and specifications.

SAND: All sand used for mortar and concrete, to be clean, sharp, gritty, hard, pit or fresh water sand perfectly free from all organic matter, clay,or other impurities, and sieved through a ¼" mesh.

LIME: Hydraulic lime to be Craigs' or Wilsons' of the best quality fine ground and used fresh from the Works.

CEMENT:

Cement to be approved brand Portland Cement to comply in every respect with the British Engineering Stand Association's Specification for Portland Cement in operation at this date.

SHINGLE:

To be shingle clean Hutt River broken metal and sand.

COMPOSITION OF CONCRETE:

Concrete for all reinforced work to be composed of 5 parts shingle to one part Portland Cement. Extra sand is to be added to the shingle if it is necessary to obtain a properly graded mixture.

MIXING OF CONCRETE:

All concrete is to be mixed in a Batch Mixing machine of approved design and size, and shall have added only such quantity of fresh, clear water as is necessary to make it flow properly to all parts and to a level surface when well worked. The mixing shall be continued until the concrete is of even colour and consistency throughout.

DEPOSITING OF CONCRETE:

All concrete shall be measured, and to be deposited in the forms as rapidly as possible, well worked around the steel reinforcement with suitable tools until all voids are filled.

Excessive tamping to be avoided, special care being taken to avoid laitance.

All concrete to be placed in position immediately after mixing and no concrete which has come set or dead is to be used.

The concrete shall be conveyed to its place in such manner that there shall be no separation of the different ingredients, or, in cases where such separation occurs inadvertently, concrete shal be remixed before putting in place.

As much as possible of concrete floors must be poured in one day. The stopping places in all cases must be directly over the centre of spans, and as will be directed by the Architects. It is of great importance that no joint shall be made towards the ends of the beams, or slabs, or close to the point of application of a concentrated load.

FLOOR FINISH:

See Plasterer's Specification.

FLOOR CONSTRUCTION:

Concrete ground floor slab to be 5" thick reinforced with sheet netting, except such portion as is over the Basement (see steel details of this floor).

All other floor slabs will be in accordance with the details and will be constructed of Silverstream Mastertile, in sizes as shown, with concrete ribs and cover.

DAMP-PROOFING:

Cover walls and floors of basement with 1" Neuchatel or Trinadad Asphalte laid by experienced workmen.

BASEMENT LINING:

Line walls of Basement with 8x3 plain faced Hollow Tiles and cover floor of same with 4" concrete reinforced as per details.

B R I C K W O R K.

Carry out at two street frontages, the brick facing with 8 x 4 x 2¼ Mastertile facing bricks of first class quality, these bricks to be selected for colour and all bands and off sets to be carried out to details, for design and colour. The elevations to be backed with 8" Hollow Tiles well tied to brickwork with gal, ties, at least three rows to each floor, and at 2'6" centres. All partition walls to be carried out in 3½ Mastertiles.

MORTAR: All brick and Tile walls to be built in Mortar one part cement, one part Hydraulic Lime and four parts sand.

POINTING:

All face Brickwork to be pointed with round sunk joint in white cement. All finished brickwork to be well washed before pointing and to be left clean and free from all mortar or cement stains.

S M I T H & F O U N D E R.

STEEL: To be mild steel of British manufacture and to comply with all the requirements of the British Engineering Standard Association's Specification for General Building Construction in operation at this date. Proof of British origin to be given to the Owner on demand.

REINFORCEMENT:

To be of plain round mild steel rods, free from cracks, surface flaws, scale, loose cement coating or any substance which will prevent a close contact with the concrete. All reinforcement must be perfectly straight between bends and all bent rods must be curved to templates while cold, the bending force being applied gradually and without jerking. No welding will be allowed under any consideration. No springing of rods into position will be allowed. No rods to be placed closer together in the clean than ½ the sum of their two diameters, in no case less than 1" apart, nor nearer than 1½" to any side of the beam or pier.

All rods to be securely tied together with No.16 gauge black iron wire at a sufficient number of points to prevent displacement of the reinforcement while concrete is being poured and rammed.

The binding shall be done as tightly as possible and cutting pliers or other approved appliances are to be used for this work.

All joints in column reinforcement to be as shown. No joints in beam reinforcement to be permitted. Hooks are required on the ends of all tension rods, right angle bends to all compression rods and shall be either to typical drawing or as instructed.

REINFORCEMENT OF CONCRETE FLOORS:

The whole of all concrete floors to be reinforced as shown, except ground floor slab which has no wire netting.

VERANDAH:

Buildin as the work proceeds. H. beams to sizes as shown suspended from concrete piers, with 1½ square rods at wall fix a plaster or cast iron boss all as per detail.

BALUSTRADE AT STAIRS & LANDINGS:

Fix where necessary at stairs and landings 3/4" square balusters two to each step, and fix same to Heart Red Pine handrail all as detail.

ROLLED STEEL JOISTS:

Fix at cart dock level, R.S. Joist to size as shown; this is to carry travelling block.
Fix at tower level, R.S. Joists to sizes as shown to carry the tower structure.

CRANE RAILS:

Fix at beams at top floor, 14 lb. crane rails. These to be well secured with rag bolts to concrete beam. Care must be taken to ensure of these being in true alignment for the proper running of crane.

CRANE: Allow the sum of £100:0:0 for hand power travelling crane. The Owners will provide the lifting block.

TILE ROOFS.

Cover the roof as shown with Finetone's or other approved Tiles. These tiles to be well secured with copper wire to 2 x 1 Oregon battens. Ridging to be approved tiles to suit the pattern of tile selected.

FORMS, FALSEWORK ETC. FOR CONCRETE WORK.

GENERAL: All forms, shutters, centres of falsework, are to be made of sufficient strength and of not less than 1" White Pine or other approved reasonably seasoned timber, that will not cause stains in the plastering and of such accurate form and dimensions to enable the concrete work to be constructed true to shape and free from all bulges, depressions, and uneven surfaces.

The joints must be right enough to prevent the leakage of liquid concrete.

BEVELLED STRIPS ETC:

Bevelled strips to form chamfers or splays are to be provided at all angles of columns, piers and beams, and provision to be made at foot of each column and pier to allow of cleaning before concrete is poured.

CLAMPS ETC:

Clamps, wedges and ties to be used in place of nails wherever possible.

CLEANING OF FORMS:

No concrete shall be deposited in forms until the latter have been cleaned of all dirt, dust, chips projecting nails etc.

STRUTTING OF FORMS:

All forms etc. to be strutted entirely from the outside, and no ties through the concrete will be permitted.

P L A S T E R E R.

SAND: Sand to be clean, sharp, gritty, pit or fresh water sand, washed perfectly free from all organic matter, clay or such like; salt water or sea sand will on no account be allowed to be used.

PORTLAND CEMENT:

Portland Cement to be as before specified in concrete work schedule.

MEDUSA OR ATLAS CEMENT:

To be fresh and keen white Portland Cement to be brought upon the job in original sealed packages.

PUTTY: Putty to be fresh burnt Stone Lime, run into putty at least six weeks before using.

EXTERIOR:

Run all mouldings, bands sill courses, as shown on brick elevation, with White Atlas finish. All other external walls, parapets and areas to be finished in two coat plaster work. First coat to be cement compo, well worked into brickwork and left straight. The second coat to be white atlas finish.

PLASTERING INTERIOR WALLS AND CEILINGS:

Ceilings: Finish all ceilings in two coat plaster, first coat to be of Hydraulic lime mortar gauged with cement, and the second coat to be finished in lime putty. All beams to have edges rounded.

Walls Stone jointed finish: Finish the walls of Ground floor shop, entrance to warehouse, also first floor, and all walls of second floor. This work to be carried out in two coat work and to be finished off the wood float with white sand and white cement. Tinted to colour as selected. The jointing to be carried out to details supplied.

Walls, Hardwall Plaster: Finish all other interior walls of stair cases, W.C's (above Tiles) and Warehouse floors in two coat finished with approved Hardwall Plaster except top floor.

WHITEWASH:

Whitewash the walls of Basement, and Bulk store at

at top floor in two coat whitewash with proper binding to ensure a first class finish.

SOLID MOULDINGS:

Run and finish same as walls the moulding at Gallery level all to full size details.

FIBROUS PLASTER:

Fix at Ground floor, Mezz. floor and first floor fibrous cornices value 1/6d. per foot fixed. Supply and fix at special Piano rooms the fibrous frieze moulds as shown.

FIBROUS CAP:

Fix at First floor only fibrous cap to details.

INTERIOR FLOORS:

Finish all floors with ½" cement compo. finish, trowelled to a fine surface. Finish all stairs as shown on details.

T I L I N G.

Tile 4'6" high all the walls of W.C.'s and lavatory blocks. Fix at top of same 2" inset strip. Note: No cove tiles, all external angles only to have rounded edge.

FLOORS: Tile all lavatory floors with black and white Mosaic tiling.

TILE NOSINGS:

Fix to all steps, red ribbed tiles from the Tessalated Co. of Australia value 2/6d. per foot run.

STEPS: Leave recess at each step to take rubber lin-tile.

M A R B L E W O R K.

Fix at main entrance 12" x 2" White Marble threshold. This to be level with footpath and to be fixed ½" above concrete floor to make finished level with rubber floor covering.

Provide at steps ground floor, 1½ White Marble steps and Whangarei Red risers, from main shop to first floor landing.

GRANITE WORK.

Cover all stallboards and end piers under verandah with Balmoral Red Granite, to the value of 24/- per foot, ready for fixing. This to be supplied by the New Zealand Marble Co.Ltd., Auckland. Contractor to allow for fixing and profit.

Note: No skirtings to be provided. Carry lined Ashlar work right to floor line.

CARPENTER & JOINER.

All timber to be of first grade of its reppective kind, free from large knots.

ROOF TIMBERS:

Fix at roof trussee as shown and figured on drawings; all timbers to be Merchantable Oregon sound and free from shakes.

Purlins to be 6 x 3 Oregon, Sarking, 6 x 1 T & G Oregon. All roof timbers to be dressed, gutter sides to be 12 x 2 with 3 x 2 braces and 12 x 1 bottom boards.

TILE BATTENS:

to be 2 x 1 Oregon.

MANHOLE: Provide with hinged cover, manhole; cover same with 24 gauge iron and fix with strong hinges and fastener.

TOWER ROOF:

Form roof of tower with 5 x 2 rafters 3 x 1 sarking and form necessary bell, cast to suit Tiler.

FACIA: Form with Heart Totara, moulded projecting eaves and facia, all complete with face and bed moulds.

FLAG POLE:

Provide and fix all complete with ropes, pulleys and fastening, 6 x 6 tapered flag pole.

VERANDAH:

Form verandah as shown, with 10 x 2 joists at front and graded to back line to 6 x 2, sarking to be 6 x 1 T & G Oregon. Front facia to be 12 x 2 Oregon rough. Flashing and facie as provided in Plumber.

VERANDAH CEILING:

Cover inside of verandah and shop entrance doorway with gal. stamp zinc, all complete with mouldings.

SHOP FRONTS:

Allow the sum of £150:0:0 for the purchase of Bronze metal show fronts, this P.C. sum to be exclusive of fixing and glazing.

SHOP DOOR AND FRAME:

Provide at main entrance door, door and frame of selected Blackwood, polished on the natural wood. The door to slide behind enclosure and to be hung on ball bearing track. This track to be cased in with polished Blackwood. Allow for one brass hinged door fastener and padlock and allow for fixing same.

CART DOCK:

Allow for Steel Roller Shutter at cart dock.

MAIN DOORS:

Provide at ground floor, mezz. and showroom floors Polished Blackwood doors and frames, except W.C. doors which will be in selected Oregon.

WAREHOUSE ENTRANCE DOORS AND FRAMES:

Supply and fix at Warehouse entrance 2½" Totara doors as per detail hung with 3" to each door 4" Butts.

Frame to be out of 5" x 3" Totara and fanlight to be of 2" . Fanlight to be fixed.

VESTIBULE DOORS:

Supply to Vestibule 1 pair of swing doors glazed with Plate glass. These doors to be out of 2¼ Totara and to be polished to represent Blackwood.

WORKSHOP & STORE DOORS & WAREHOUSE DOORS:

Doors not otherwise specified, to be selected Oregon hung on 2" frames and all complete with locks. Fanlights to be provided over entrance doors.

CHAIR RAIL:

Fix at special Piano rooms 4" Polished Rail.

FITTINGS:

Allow the sum of £1000:0:0 for all addition rooms, counters, enclosures, and wall fixtures, and special rooms at Piano Showroom and window backs.

FLOOR COVERS & STEPS:

Allow the sum of £500:0:0 for floor coverings to floors as specified.

STRONG ROOM DOOR:

Allow the sum of £40:0:0 for Strong room door.

ELEVATOR:

Allow the sum of £1050:0:0 for Passenger Elevator, and £850:0:0 for Goods Elevator.

ELECTRIC LIGHTING:

Allow the sum of £600:0:0 for the Electric and Flood lights.

HEATING:

Allow the sum of £700:0:0 for Heating system with oil feed boiler.

HARDWARE:

Allow the sum of £100:0:0 for all locks, hinges and pull handles and kick plates.

STEEL SASHES.

All windows, except shop fronts, to be metal windows. All sections to be of such design as will allow for all lines to run true. All opening parts to fit tight and all fixings for these parts to be Bronze metal.
The Steel Sash maker must provide a guarantee to maintain at his own expense for twelve months, all windows. The steel Sash Contractor must see that all windows are tested before glazing so as to ensure a first class job.

PAINTING.

EXTERNAL:

Paint in 3 coats first-class lead and oil paint all sashes, doors, downpipes, gates, facias, verand and all exposed iron and woodwork.
The whole of this work will be finished in Steel-ite green. The ceiling of verandah will be finished as follows. All metal sheets will receiv two coats of best oil paint and one coat approved white enamel.
Steel sashes to be finished in Green. Flag pole finished white and the ball to be left unpainted.

INTERIOR:

POLISHED WORK:

Polish the stair handrail, interior doors and frames, shop door and frame.
Paint all stair balustrades and stain to suit Heart Red Pine. Paint in two coat work all Radiations and finish as near wood work as possible

STAINING:

Stain one coat all wood work of windows, doors, architraves mouldings etc. where not polished.

Stain to be dark Oak one coat spirit varnish and one coat flat, all to be a first-class job.

G L A Z I N G.

Glaze shop fronts, shop windows and doors with ¼" plate glass, shop door to be bevelled as shown on details.

FLEMISH GLASS:

Glaze windows of staircase above addition rooms at side elevation, all W.C. and lavatory windows also all windows of top floor with White flemish glass.

26OZ. GLASS:

Glaze all other windows with 26 oz. glass free from waves, glass to be bedded in and well sprigged.

P L U M B I N G & D R A I N A G E.

The whole of the materials used in this Contract to be the best of their respective kinds, and the work is to be carried out to the entire satisfaction of the Wellington City Council Authorities, and the Owners.

RAINWATER PIPES:

Supply and erect in positions as shown on the plan, six stacks of 4" Cast Iron Railwater Pipes conveyed down to ground level in as neat a fashion as possible, to be complete with shoes, and the necessary railwater heads.

From verandah, supply and fix 3" Cast Iron rain water pipes, buried in piers, conveyed under the footpath into street channel, these pipes to be complete with all bends, off sets, and necessary connections to make a thorough join in the gutter.

The water to all W.C's will be conveyed from this tank through a separate main to supply hush flushers. These mains are to be proportioned to suit the requirements of the manufacturers.

Supply and erect complete W.C. pans of a full front pattern, complete with seats, soil and vent pipes in complete accordance with the Bye-laws. The soil pipes are to be of 4 x 3/16 cast iron, with all necessary junctions, bends and inspection eyes provided.

To each of the W.C's supply one hush nickel-plated all bronze Hush Flusher, or other approved, and connect from flusher to pan by means of 1¼ heavy leadflush pipe, neatly installed. Supply from each floor in lavatory, one 1½ floor waste, conveyed through the wall with suitable flap attached. These wastes to be so arranged that they will perfectly drain each floor they are sefving.

Supply wash-hand basins, P.C. value of £2:10:0 each complete with taps, brackets, plugs and washers; the waste pipes from these fittings to be similar to those of the baths, and where possible, they are to be connected to the bath wastes, and shall be installed in as neat a manner as possible.

DRAINS:

Excavate for andinstall all drainage work as shown on plan. Sewer drains shall be of first quality pipes, layed to a fall of one in forty, storm water drains to be of second quality pipes, layed to a similar grade if found possible. The Contractors pay all Council Fees for conveying these drains to the boundaries, and they shall be

layed strictly in accordance with the By-laws, and must be inspected and passed by the Inspectors before same are filled in. Where any drain, where storm water or sewer, passes under the building, they shall be completely surrounded with concrete. This part of the work shall also be passed by the Inspectors before same are covered up.
Supply and fix the necessary buchan traps, gully traps and inspection eyes wherever necessary.
Fix from buchan traps the necessary fresh air inlets and from the head of the drain, the necessary terminal vents. In addition, supply and erect one main ventilating pipe from the sewer side of the buchan extended to a point above parapet line.

G E N ER A L.

Contractor on completion will leave the whole building clean and free from all rubbish. The whole work to be carried out so as to disturb the Owners as little as possible, while he is in possession of the ground floor of the existing building.

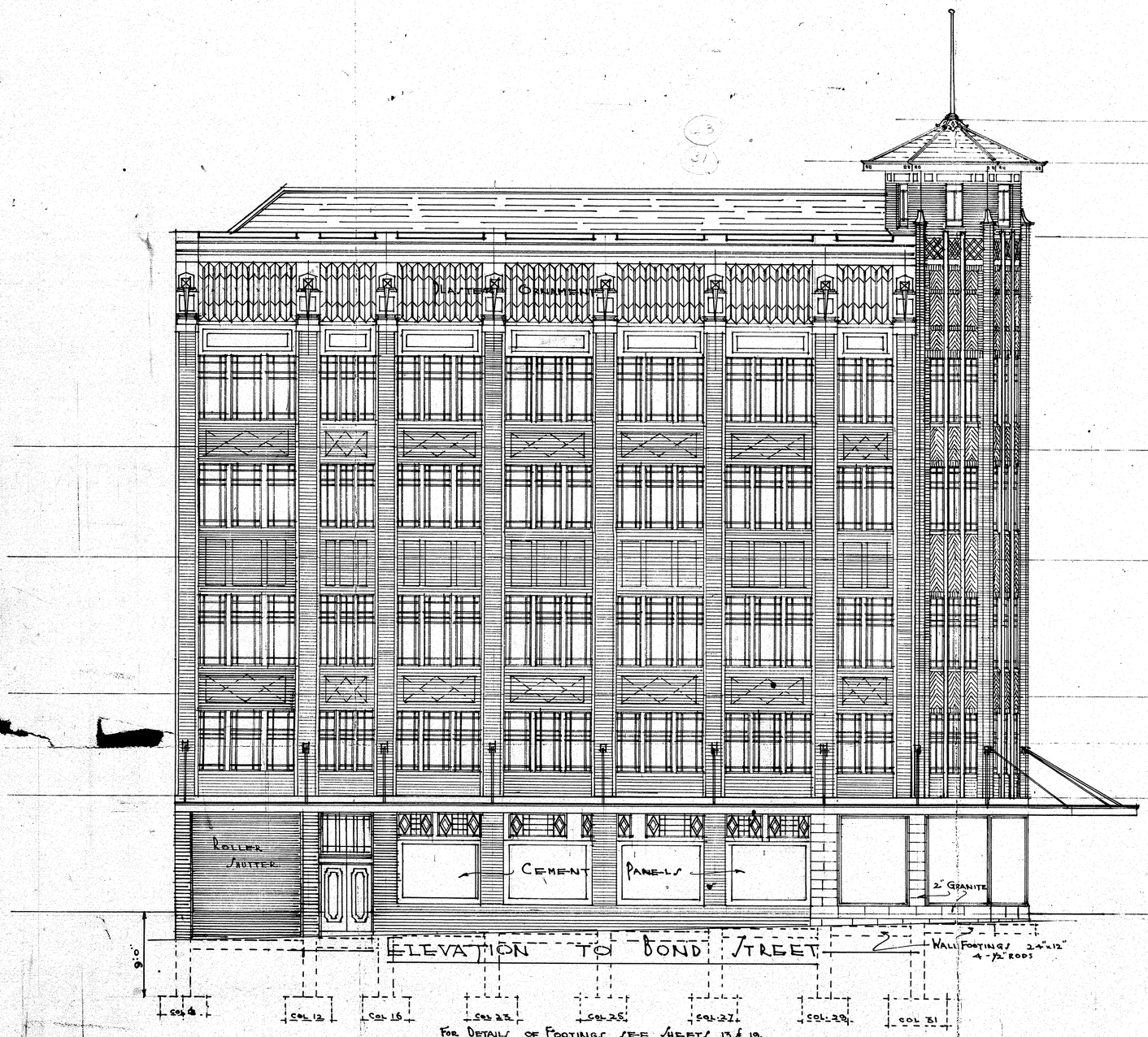
SCHEDULE OF FITTINGS PROVIDED UNDER THE SUM OF £1,000.

GROUND FLOOR: Counters, Wall fixtures and Window backs also Audition rooms.

FIRST FLOOR: Office Counters, also panelled rooms and brick walls of show rooms.

SECOND FLOOR: Piano rooms including fibrous plaster.

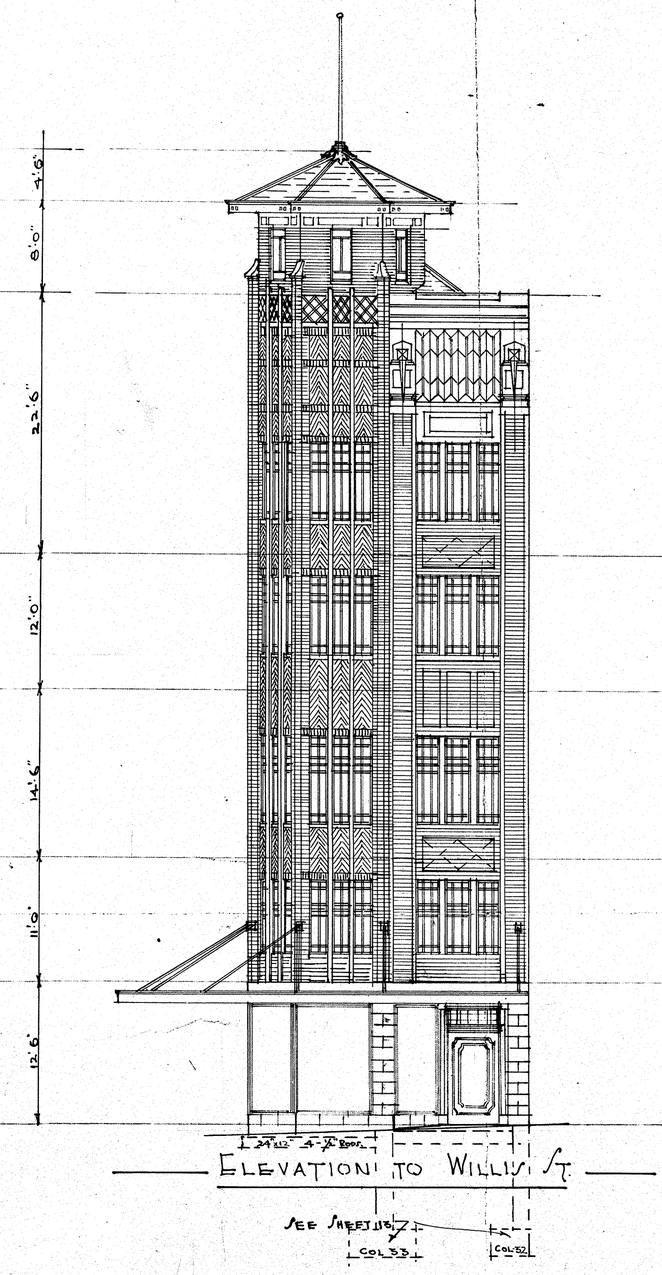
Note: Hardware and lighting are covered in P.C. sums under these Items.



ELEVATION TO BOND STREET

FOR DETAILS OF FOOTINGS SEE SHEETS 13 & 19.

FOOTINGS TO BE CARRIED DOWN TO SOLID GROUND.



ELEVATION TO WILLIS ST.

SEE SHEET 11B

COL 53 COL 52

1

SCALE 1/8" : 1'-0"
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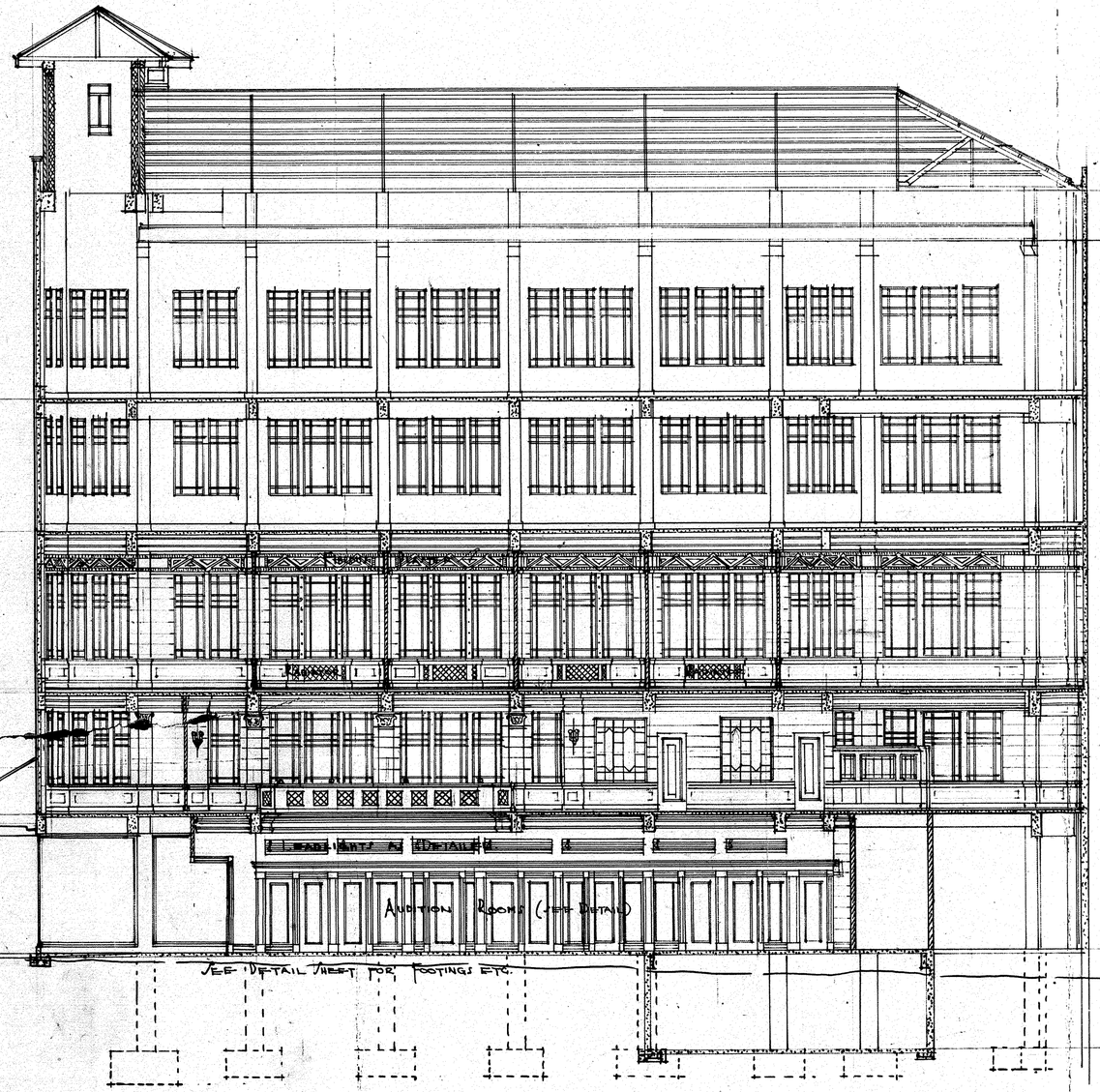
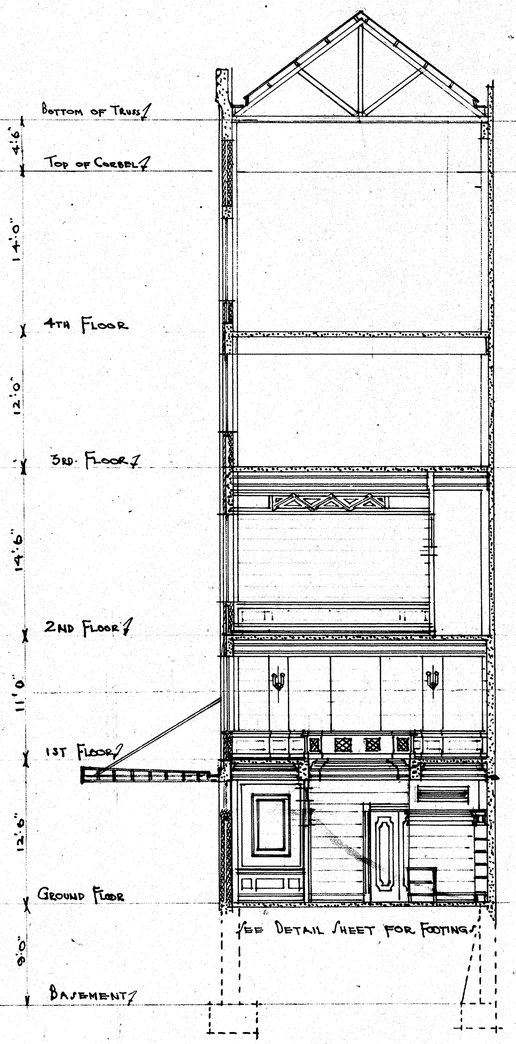
TRACED BY. FS.
CHECKED BY. FS.

PROPOSED NEW PREMISES. WILLIS & BOND STS. WELLINGTON
FOR MESSRS H. NIMMO & COMPANY LIMITED.

F. D. STEWART.
ARCHITECT
AUCKLAND.
17.4.29.



SECTION A-A



SECTION B-B

(2)

SCALE 8"-1'-0"
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TRACED BY. FDS.
CHECKED BY.

PROPOSED NEW PREMISES WILLIS & BOND STS. WELLINGTON.
FOR MESSR H. NIMMO & COMPANY LIMITED.

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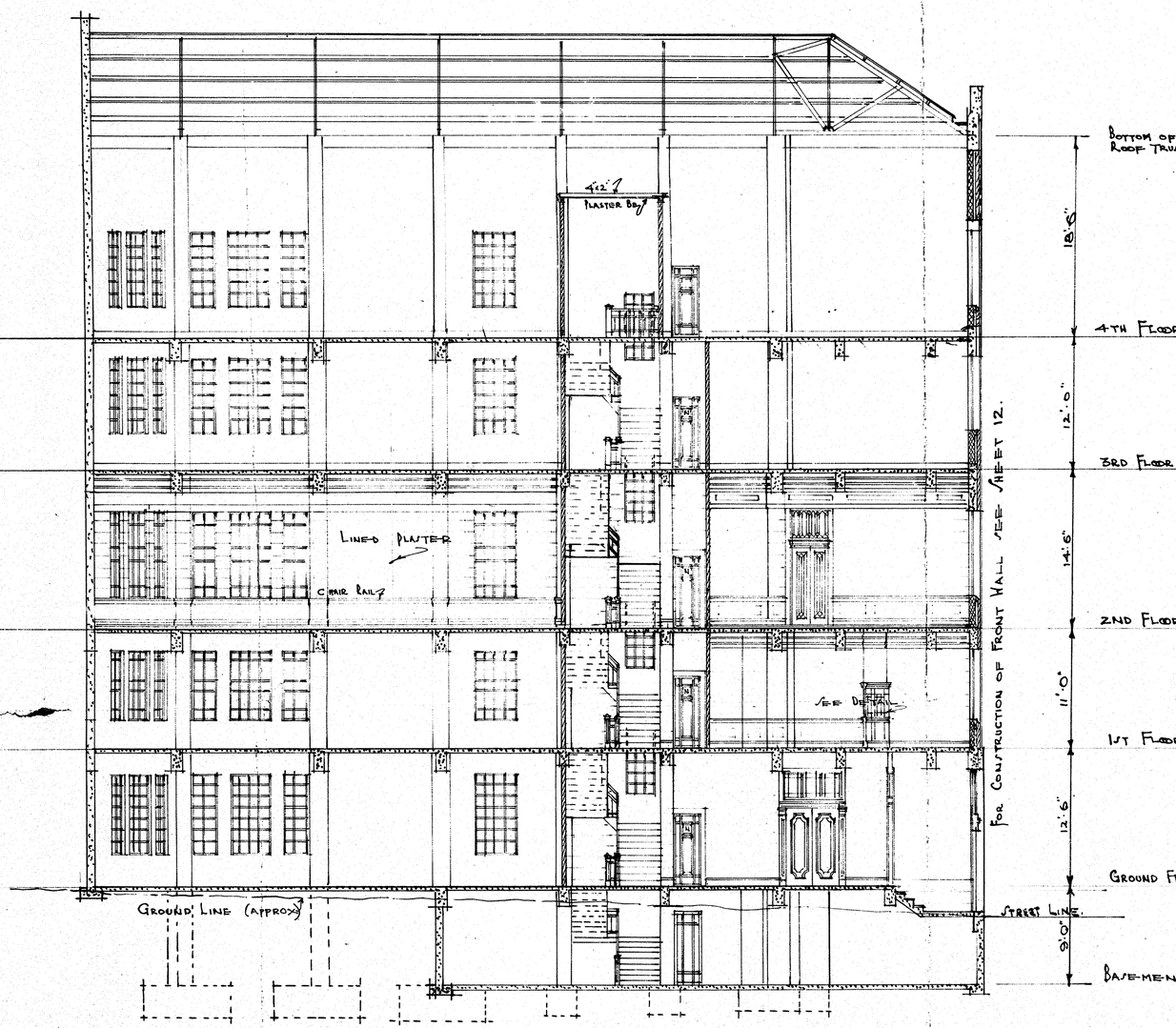
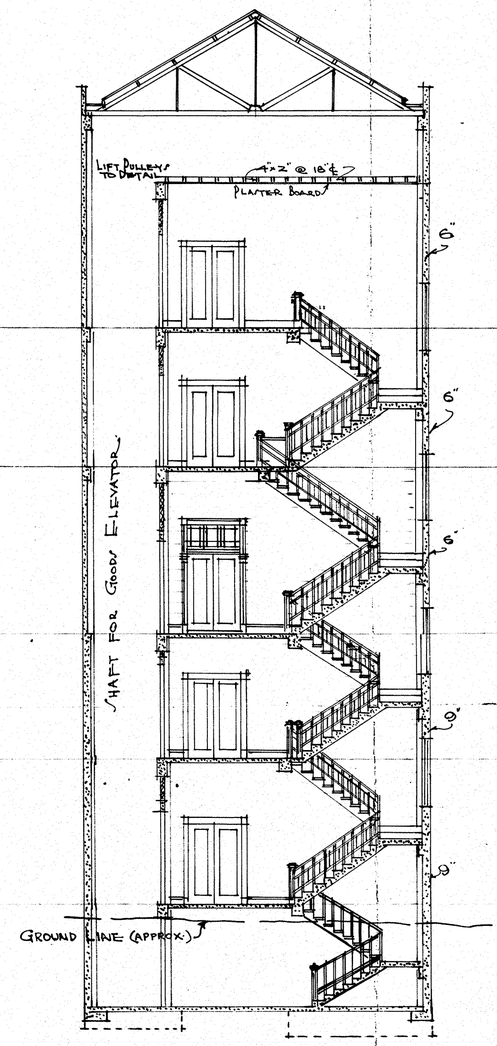


SECTION C-C



SECTION D-D

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SCALE. ⅛" = 1'0".
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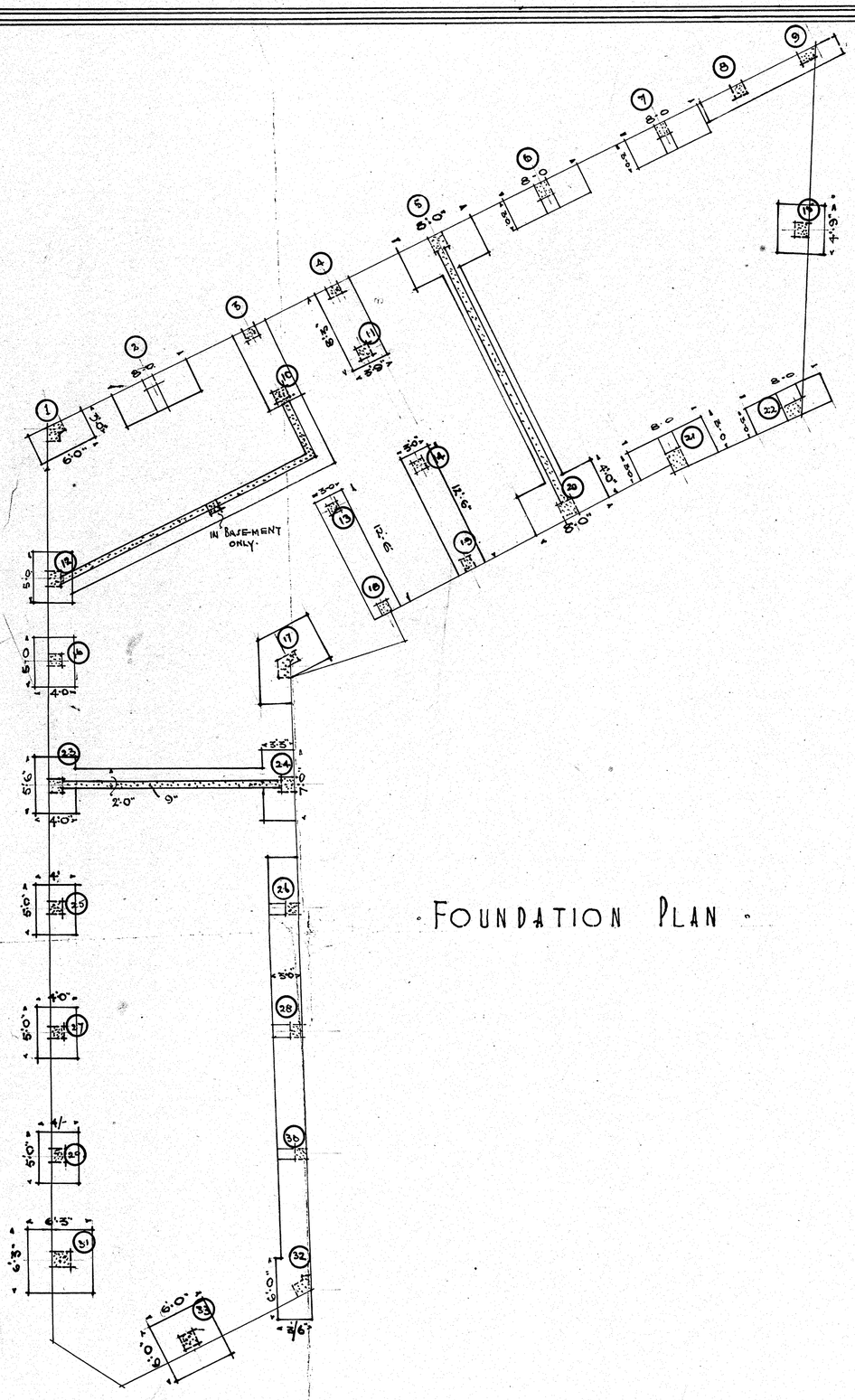
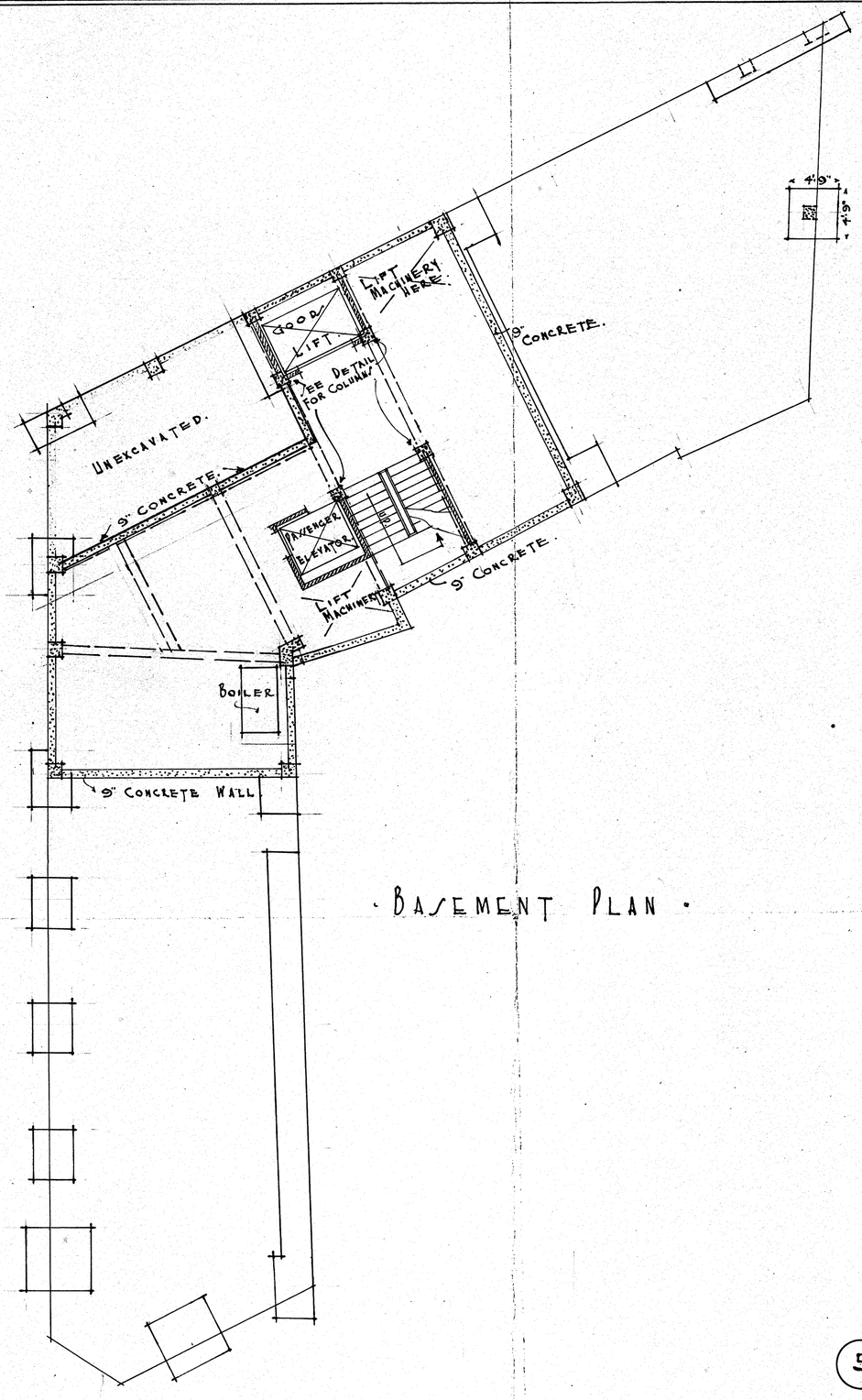
CHECKED BY F.D.S.

PROPOSED NEW PREMISES. WILLIS & BOND STS. WELLINGTON.
FOR MESSRS. H. NIMMO & COMPANY LIMITED.

F.D. STEWART.
ARCHITECT
AUCKLAND.
17.4.29.



· FOUNDATION PLAN ·



· BASEMENT PLAN ·

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SCALE 1/8" = 1'-0"
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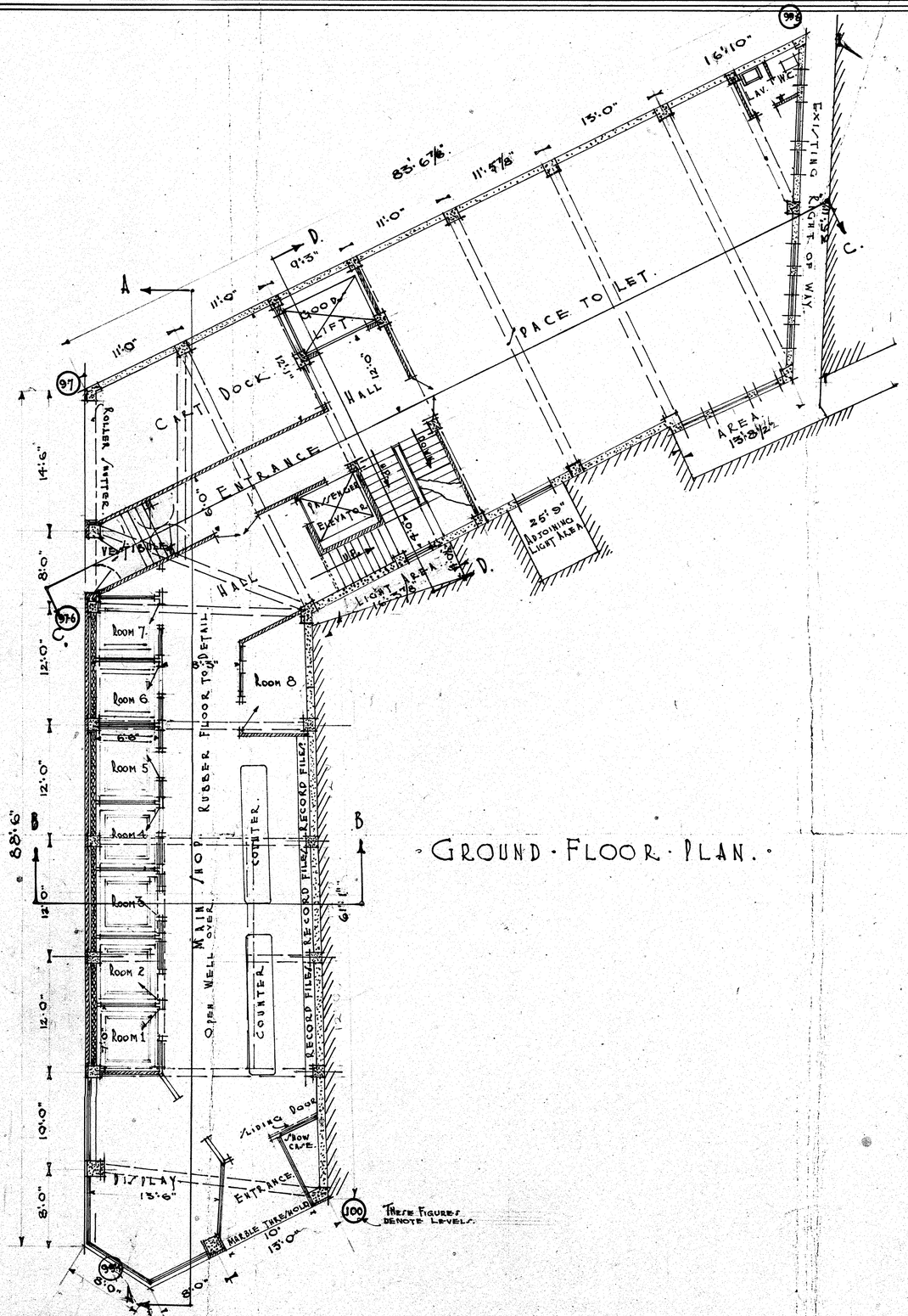
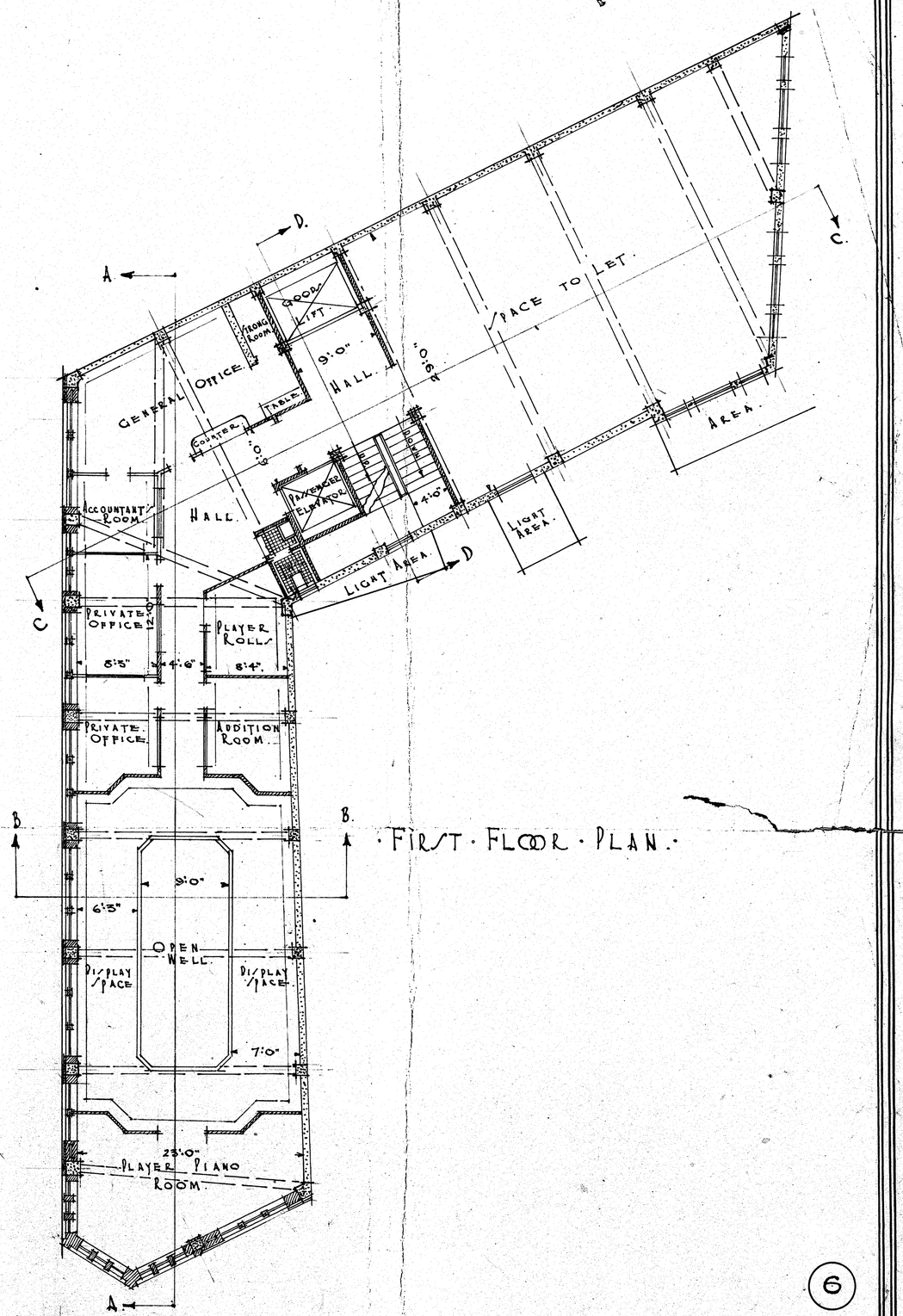
TRACED BY H.H.L.
CHECKED BY.

PROPOSED NEW PREMISES WILLIS & BOND STS WELLINGTON.
FOR MESSRS. H. NIMMO & COMPANY LIMITED.

F.D. STEWART
ARCHITECT
AUCKLAND
17.4.29.



· GROUND · FLOOR · PLAN. ·



· FIRST · FLOOR · PLAN. ·

6

Scale ⅛" = 1'0.
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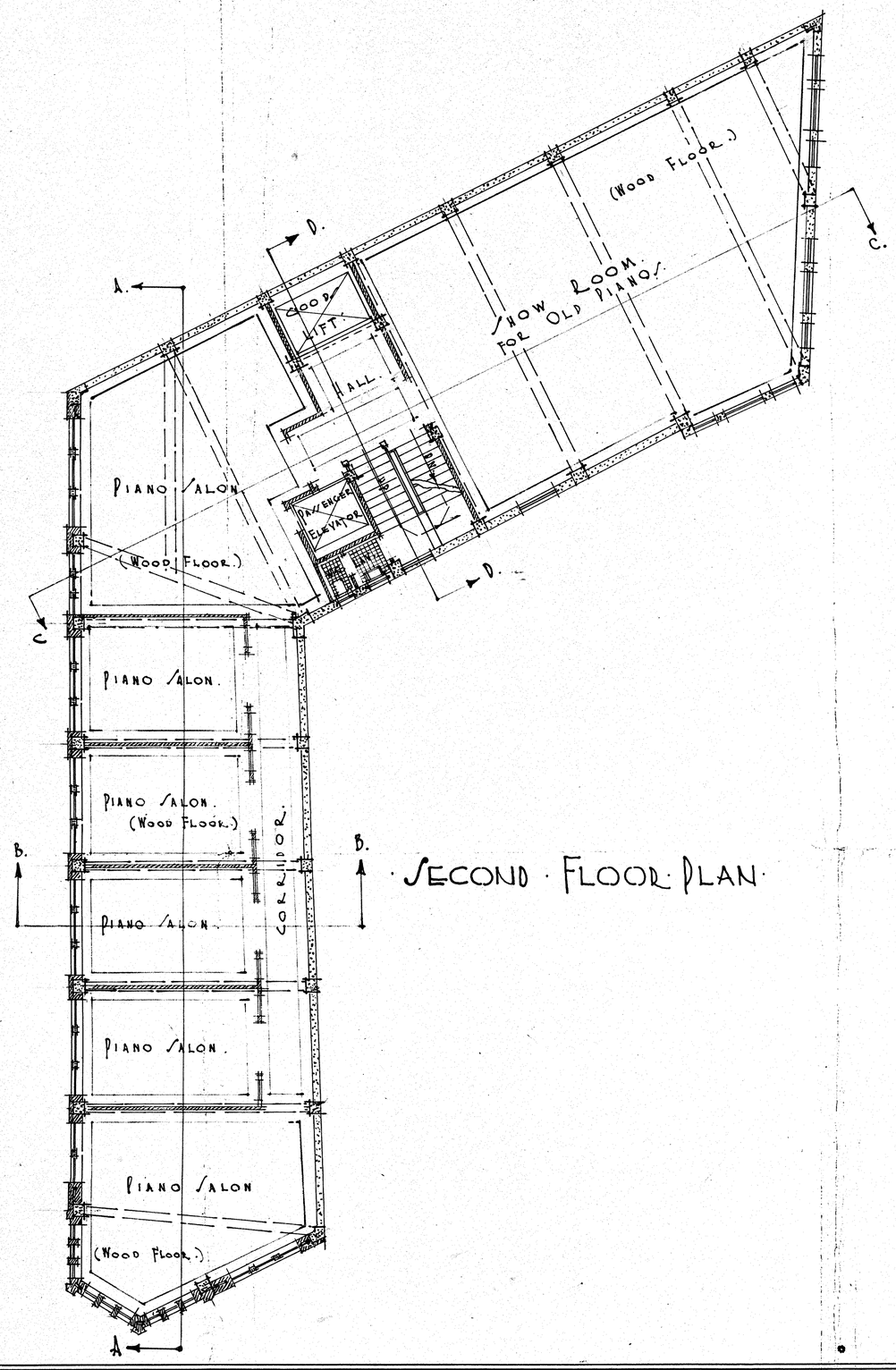
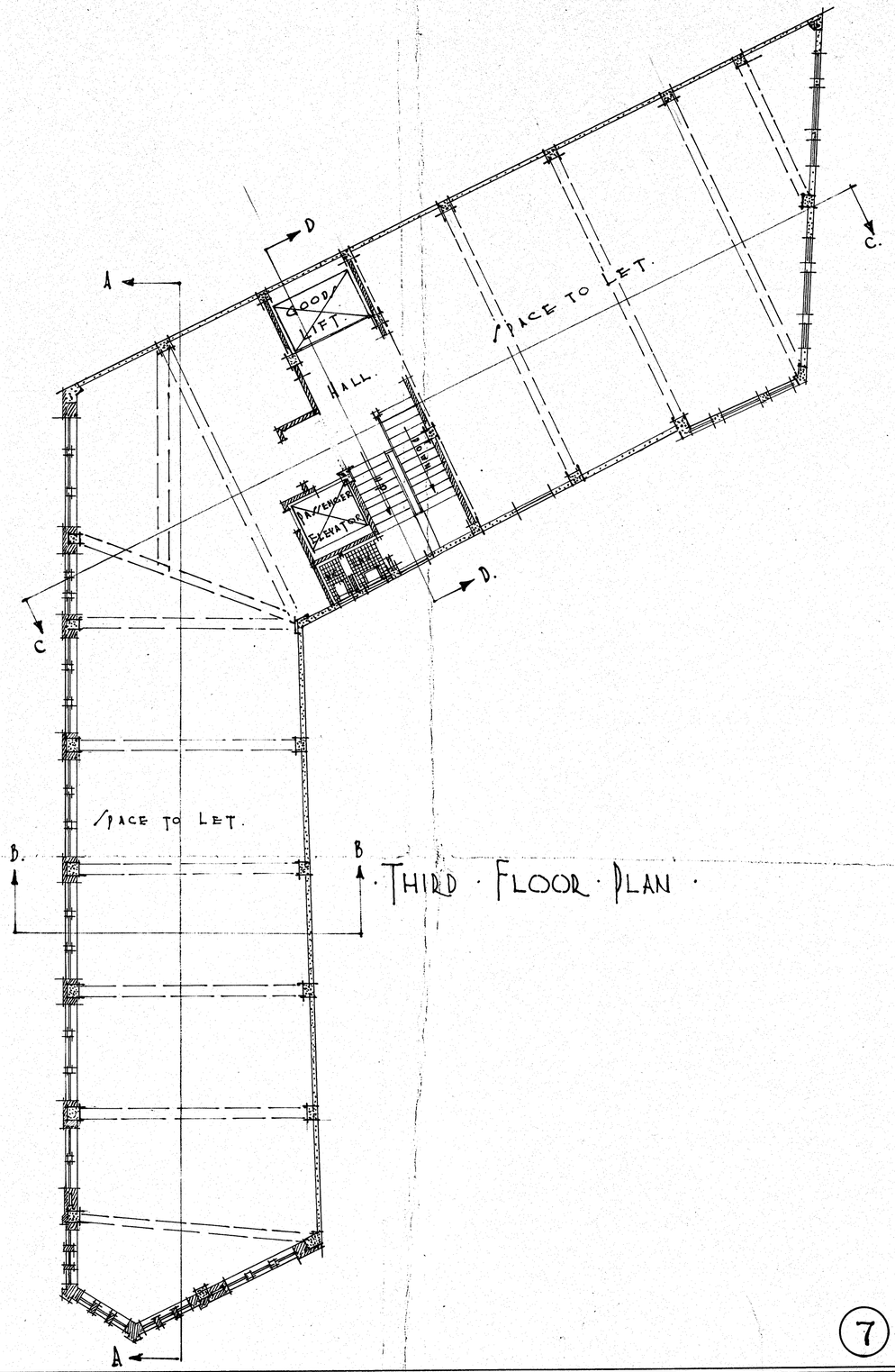
Traced by W.H.L.
Checked by.

PROPOSED NEW PREMISES. WILLIS & BOND STS. WELLINGTON.
FOR MESSRS. H. NIMMO & COMPANY. LIMITED.

F.D. Stewart.
Architect
Auckland.
17.4.29.



· SECOND · FLOOR · PLAN ·



· THIRD · FLOOR · PLAN ·

7

SCALE 1/8" = 1'0"
DRAWN BY. F.D.S. H.H.L.
TRACED BY H.H.L.
CHECKED BY.

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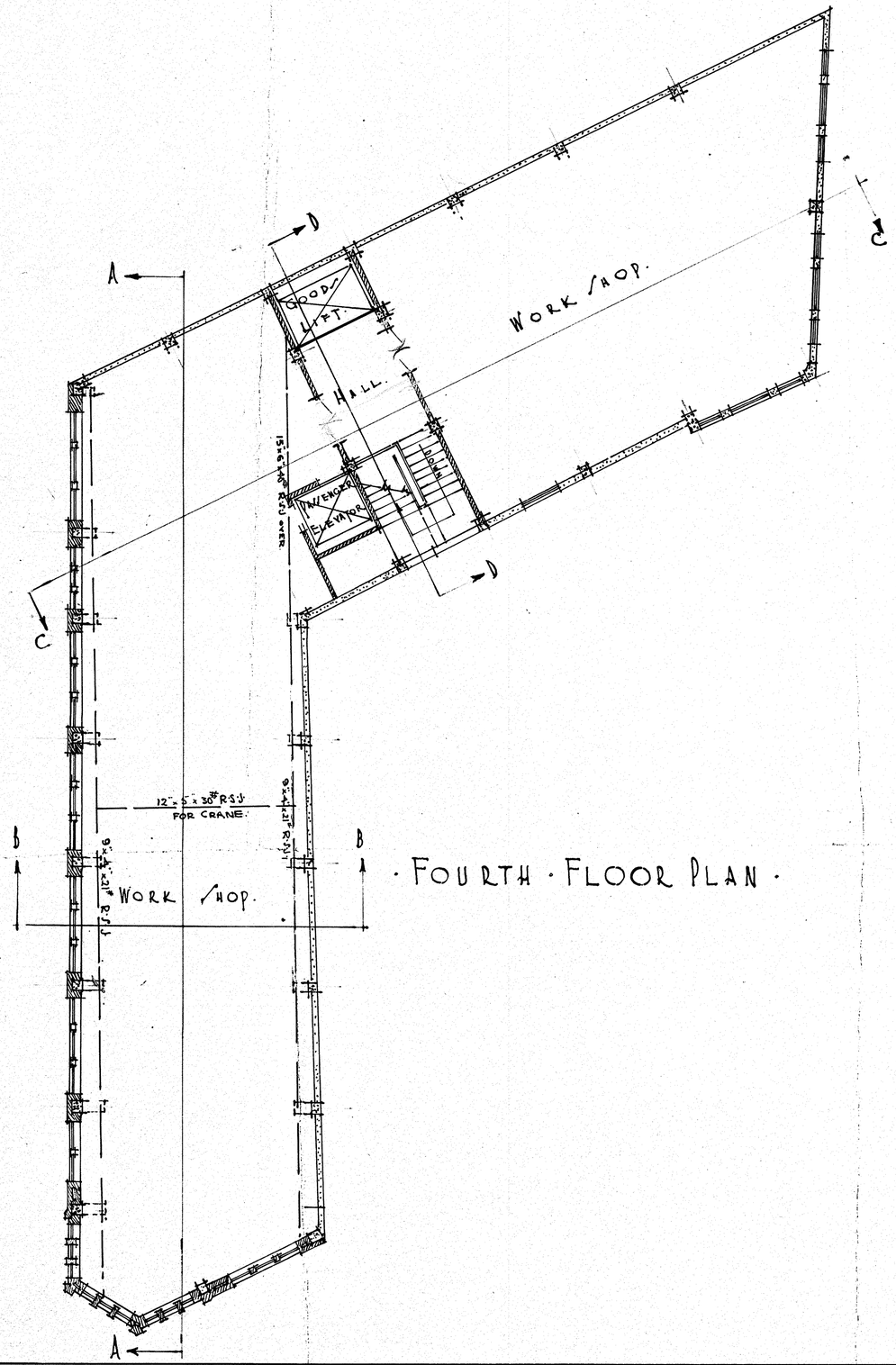
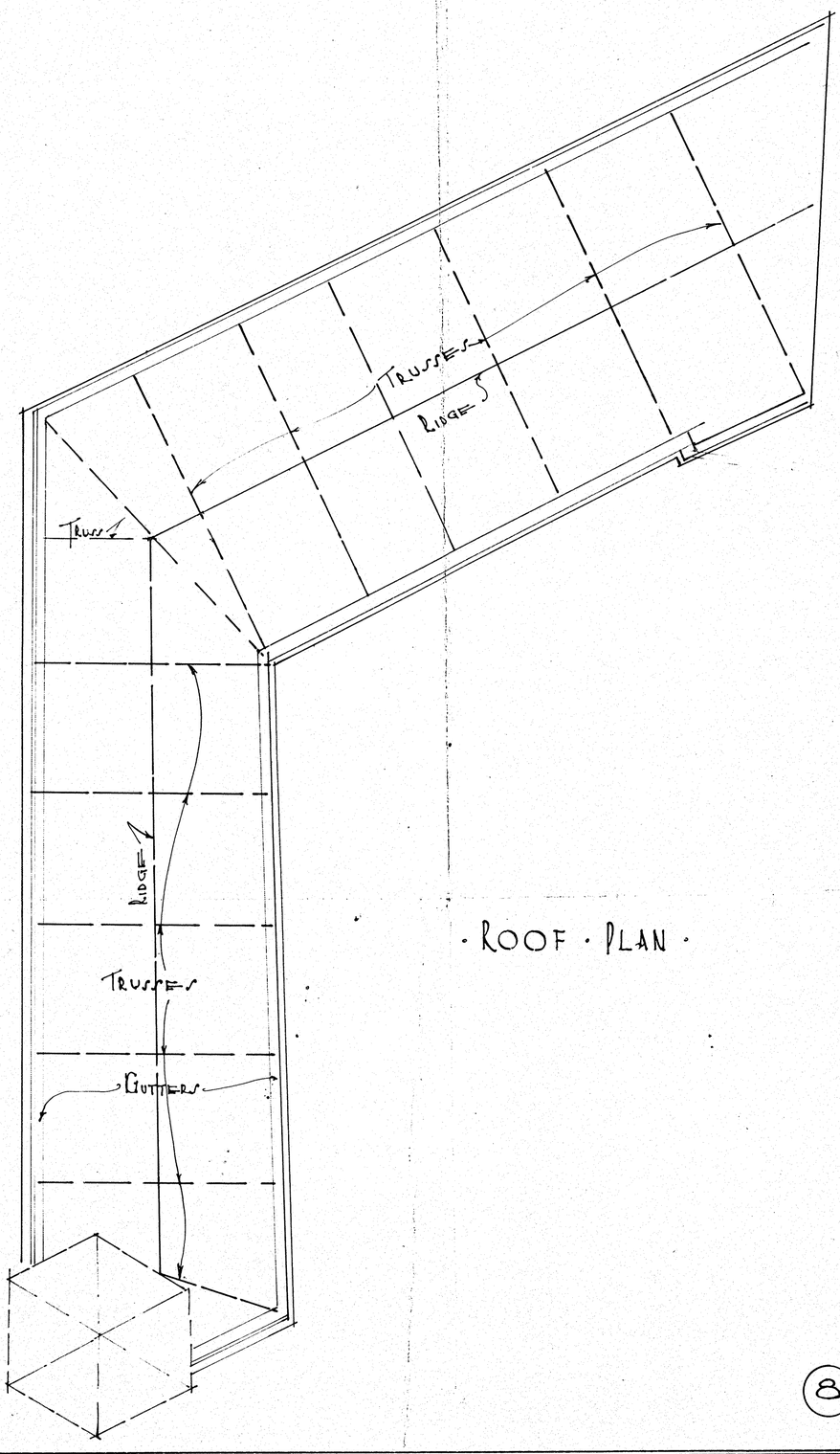
FOR MESSRS. H. NIMMO & COMPANY. LIMITED.

F. D. STEWART.
ARCHITECT
AUCKLAND.
17.4.29.



· FOURTH · FLOOR PLAN ·



· ROOF · PLAN ·

8

SCALE 1/8" = 1'-0"
DRAWN BY F.D.S. & H.H.L.
TRACED BY H.H.L.
CHECKED BY

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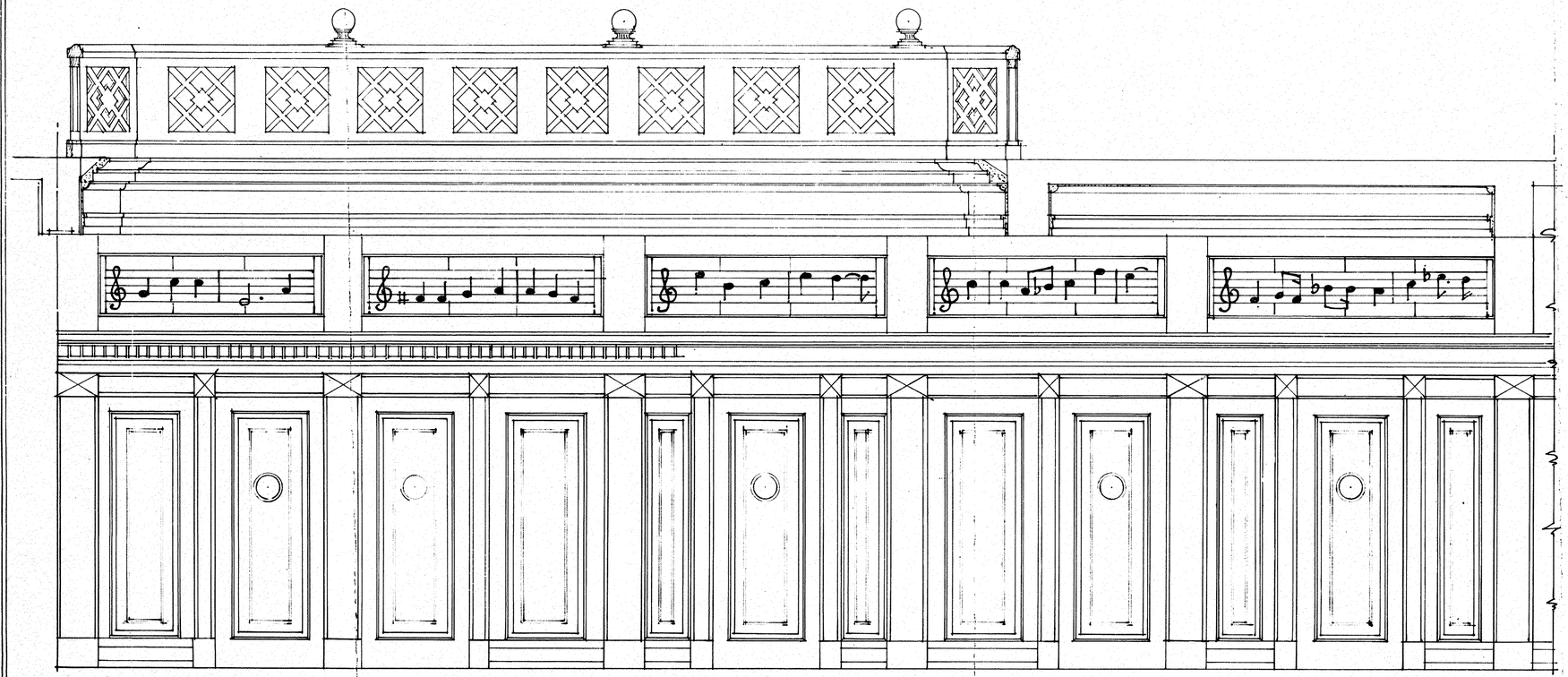
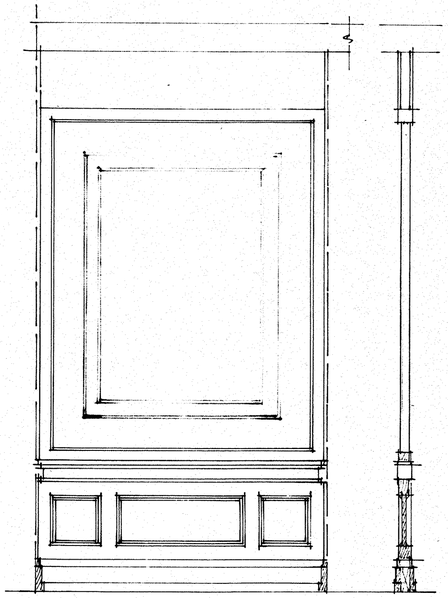
FOR MESSRS. H. NIMMO & COMPANY LIMITED.

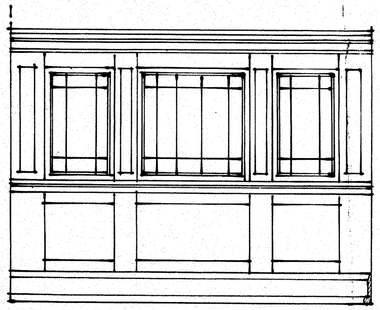
F. D. STEWART
ARCHITECT
AUCKLAND.
17-29



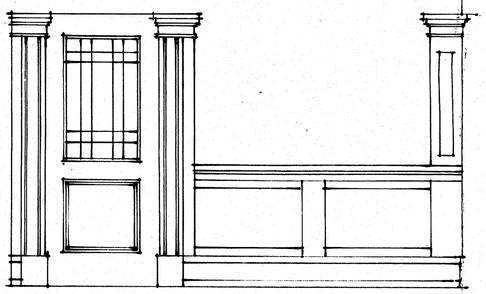
HALF INCH DETAIL OF FRONT OF AUDITION ROOMS



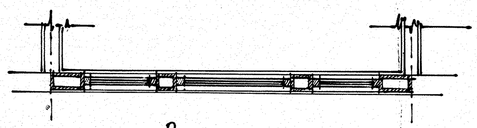
DETAIL OF PARTITIONS. SECTION.



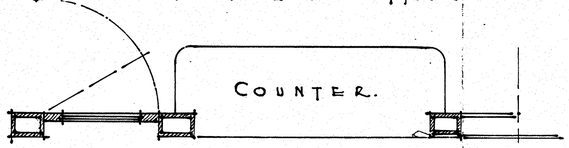
½" DETAIL ELEVATION OF GLASS SCREEN TO ACCOUNTANTS RM.



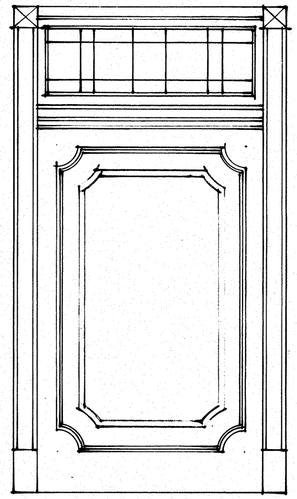
½" DETAIL ELEVATION OF COUNTER & DOOR OF GENERAL OFFICE.



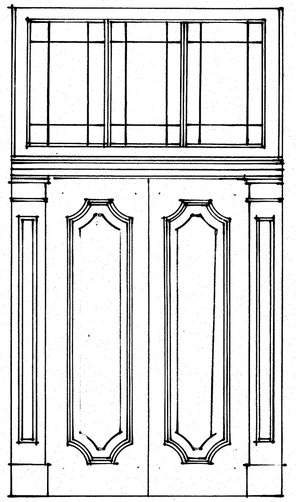
-PLAN-



PLAN



½" DETAIL OF SLIDING DOOR. ELEVATION AT ENTRANCE



½" DETAIL OF VESTIBULE DOOR.

9

SCALE ½" = 1'-0"
DRAWN BY H.N.L.
TRACED BY H.N.L.
CHECKED BY.

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FOR MESSRS H. NIMMO & COMPANY LIMITED.

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AUCKLAND.
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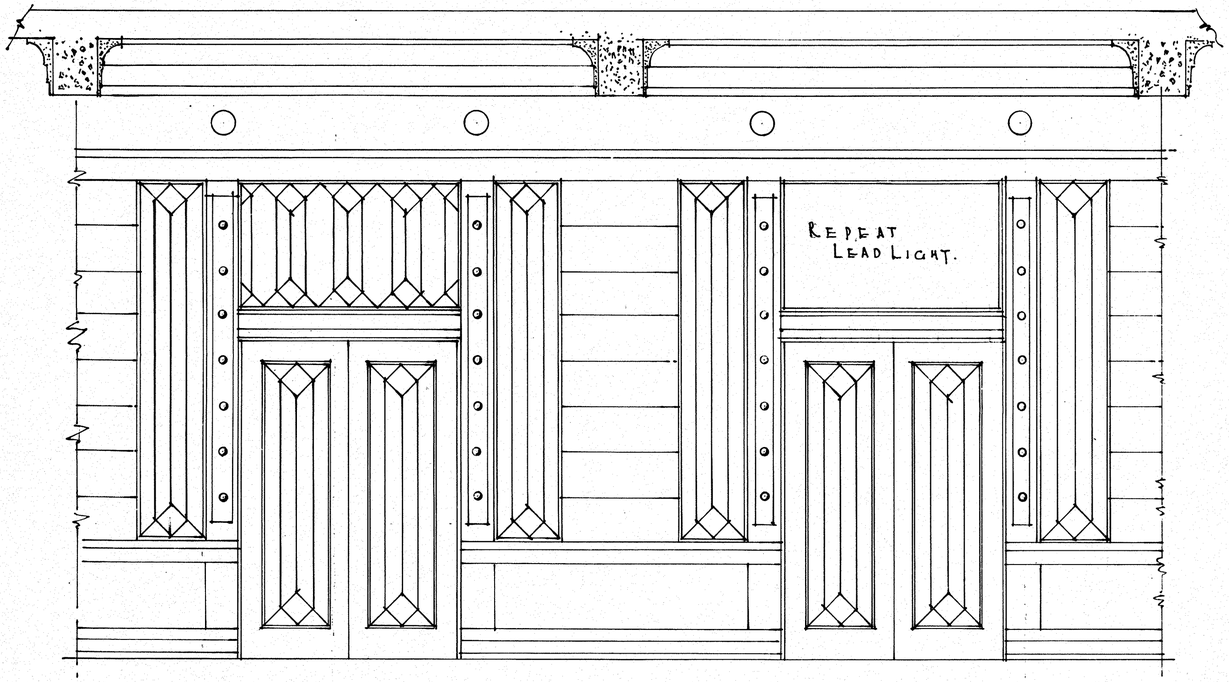
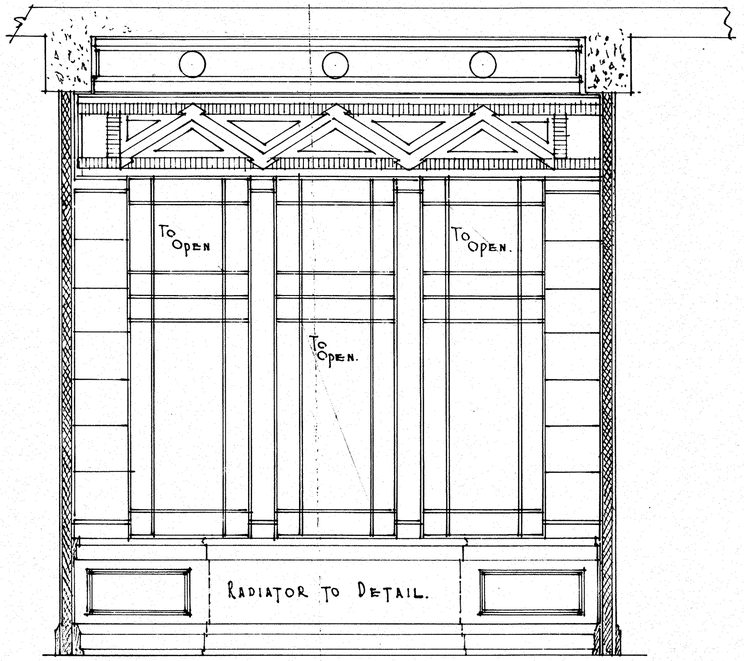
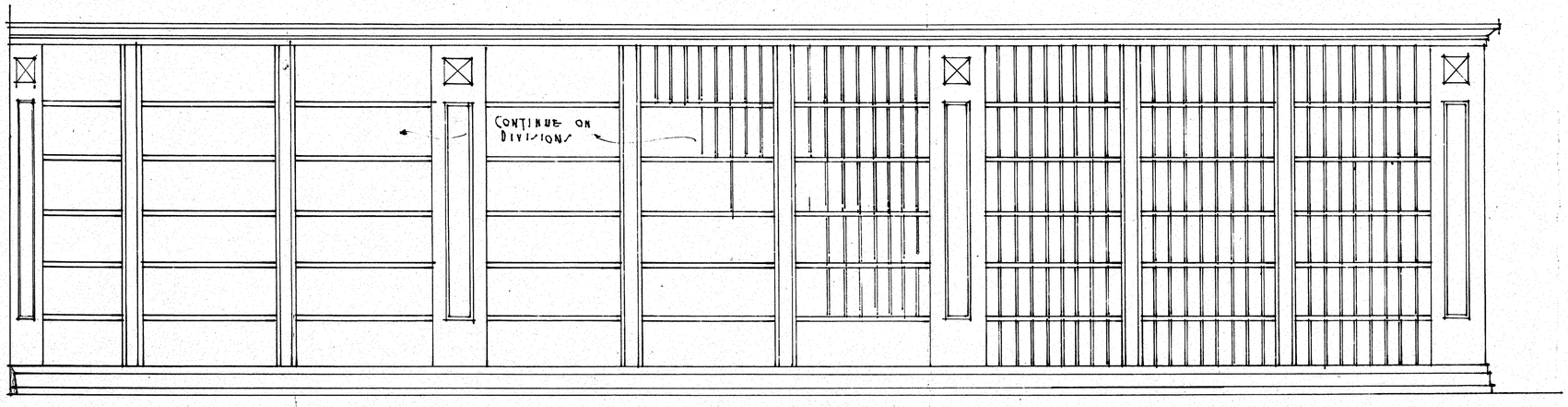


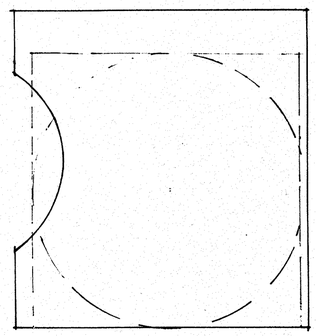
HALF INCH DETAIL · DOORWAYS TO PIANO SALONS.



½" DETAIL · EXTERIOR WALL & FINISH OF INTERIOR OF PIANO SALONS.



HALF INCH DETAIL OF RECORDS FILE.



¼ F.S. DETAIL OF DIVISIONAL PIECE.

10

SCALE ½" = 1'0
DRAWN BY H.H.L.
TRACED BY H.H.L.
CHECKED BY.

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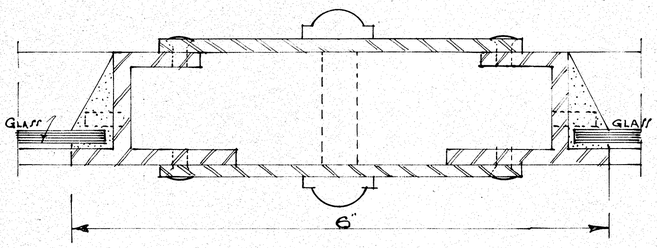
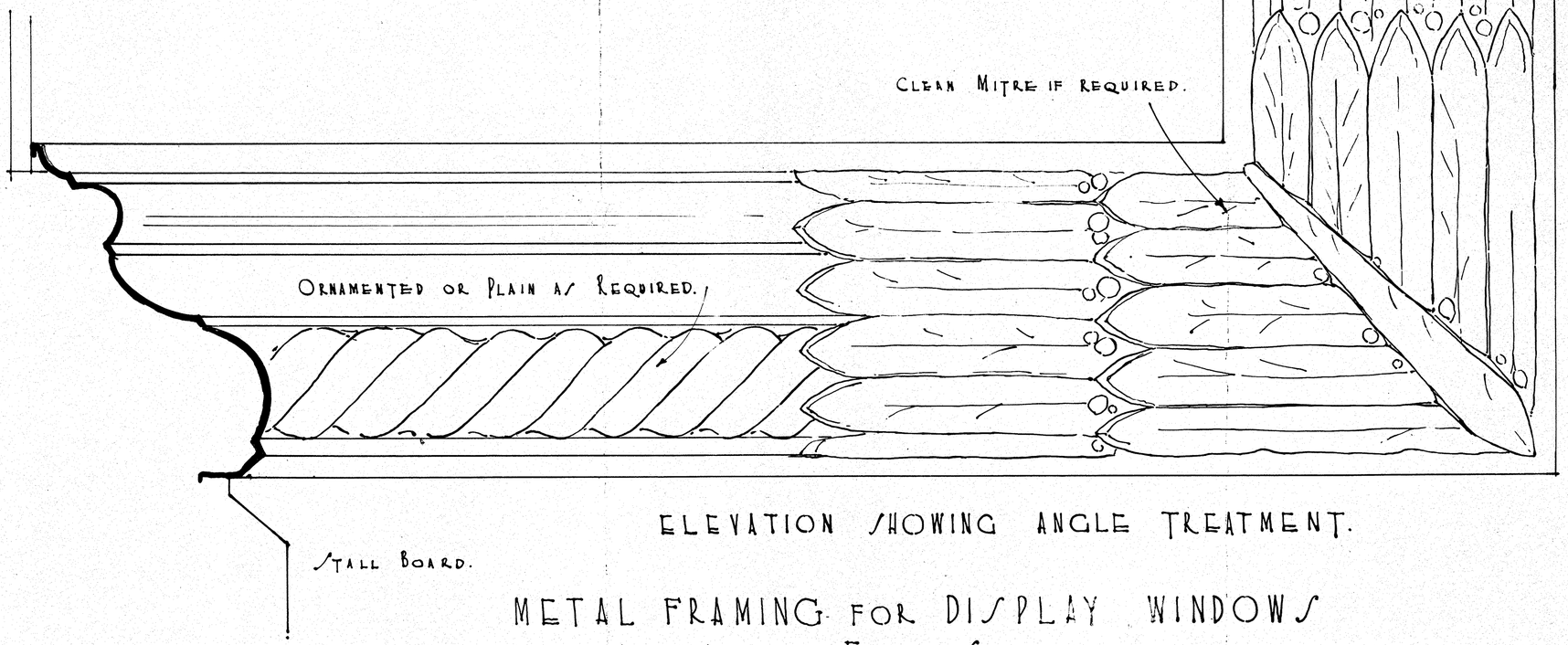


F.S. DETAIL OF BUILT-UP MULLIONS FOR WINDOWS ON STREET FRONTS.



ELEVATION SHOWING ANGLE TREATMENT.

METAL FRAMING FOR DISPLAY WINDOWS

SCALE FULL SIZE

11

SCALE: FULL SIZE.
DRAWN BY. H.H.L.
TRACED BY. H.H.L.
CHECKED BY

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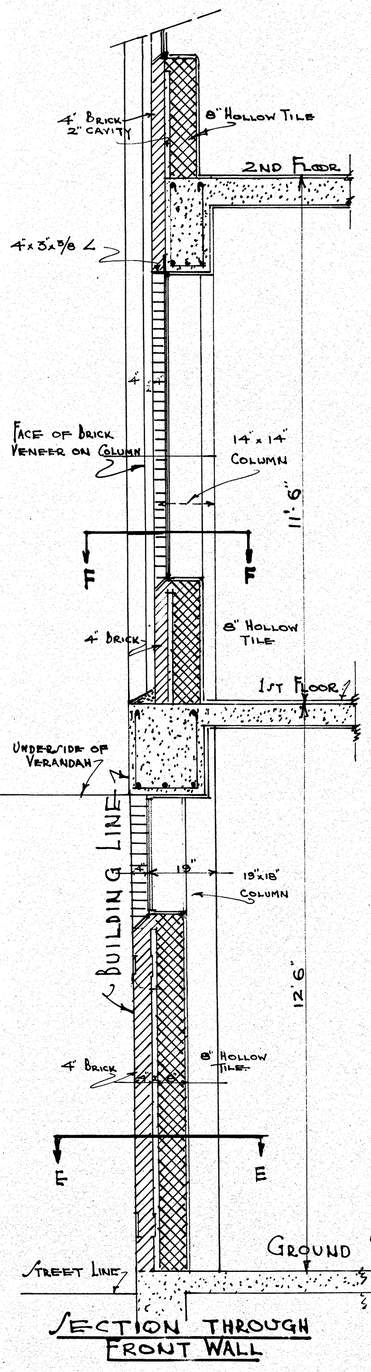
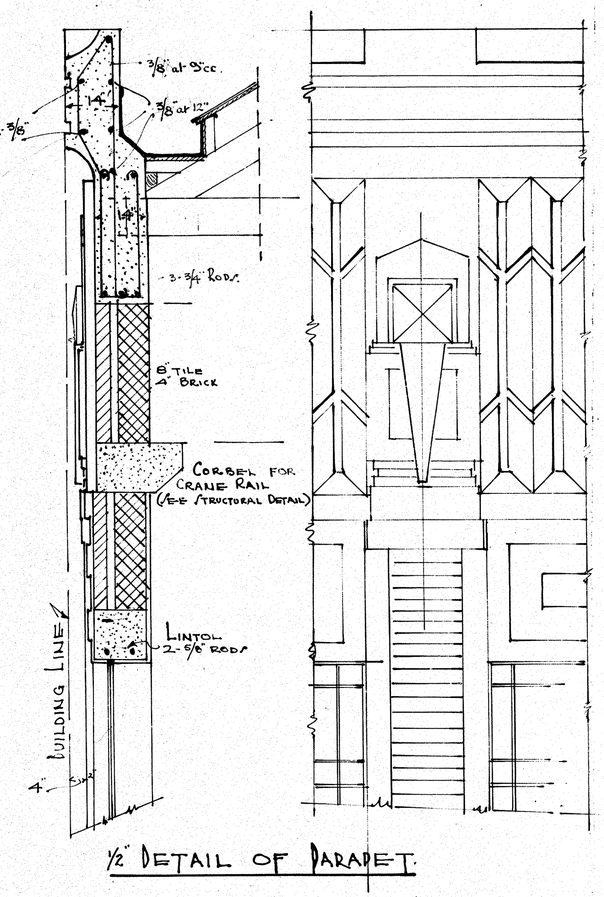
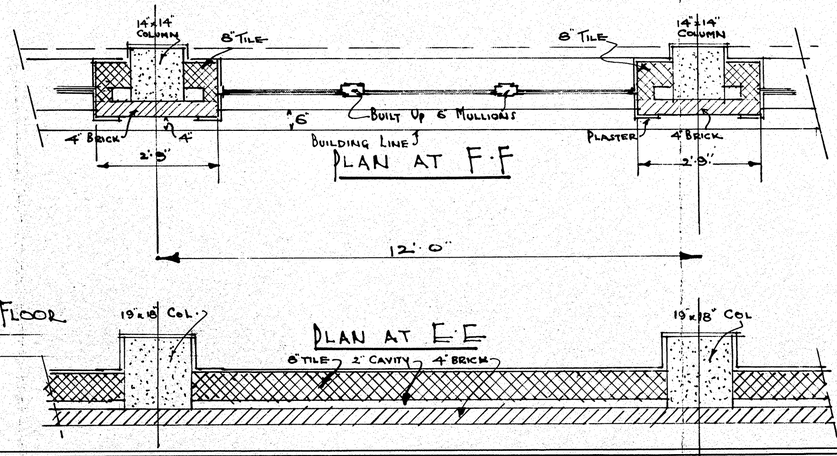
AUCKLAND.
17.4.29



SECTION THROUGH FRONT WALL

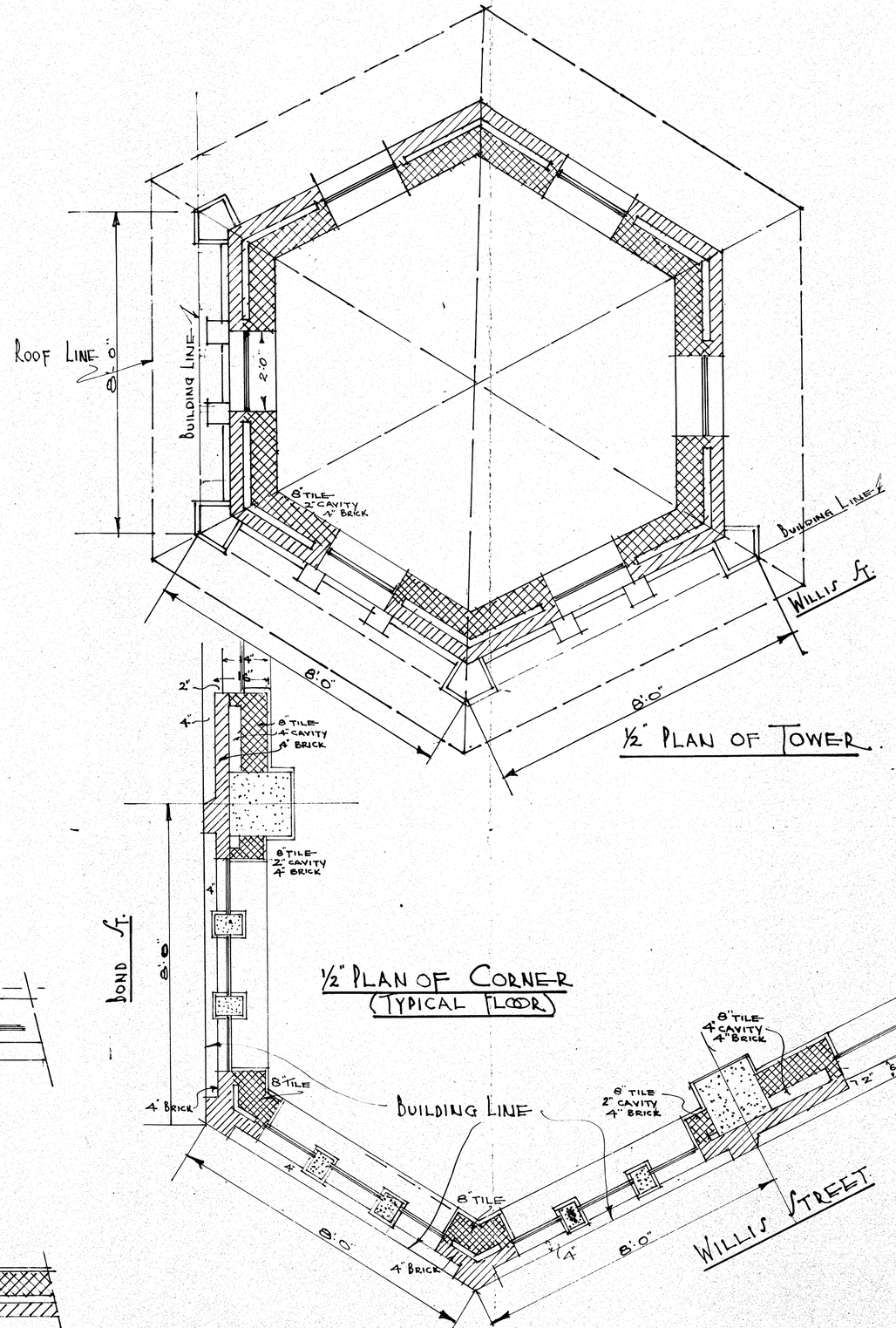


½" DETAIL OF PARAPET



PLAN AT F·F

PLAN AT E·E



½" PLAN OF TOWER.

½" PLAN OF CORNER (TYPICAL FLOOR)

12.

SCALE ½" : 1'-0"
DRAWN BY FDS.
TRACED BY FDS.
CHECKED BY FDS

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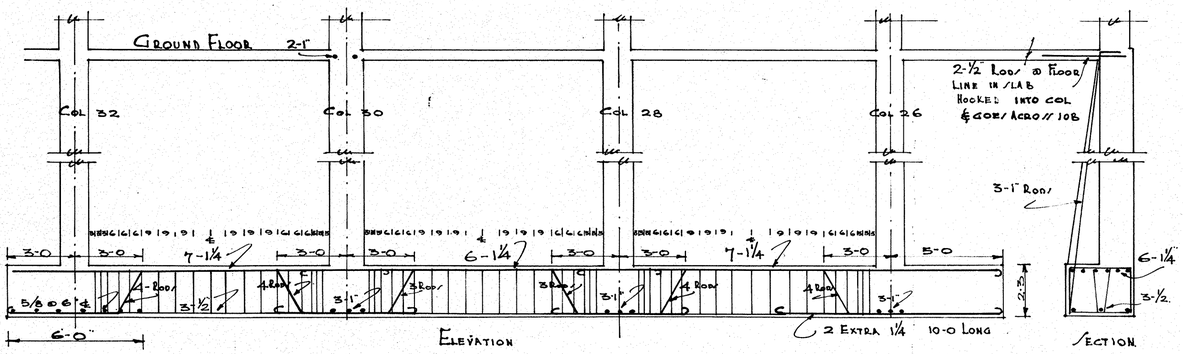
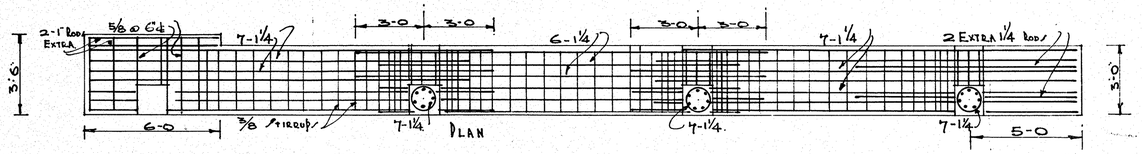
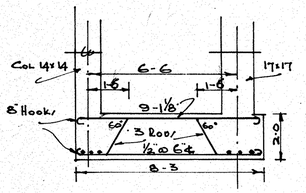
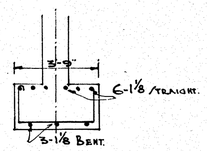
AUCKLAND
17-4-29.



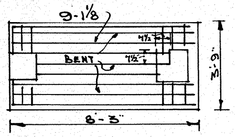


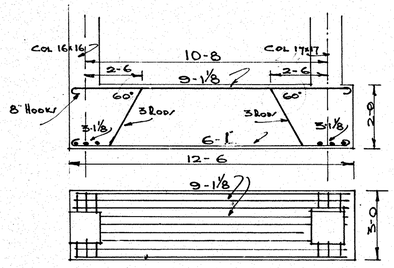
FOUNDATIONS BETWEEN COLS 32; 30; 28 & 26 2-3" x 3-0



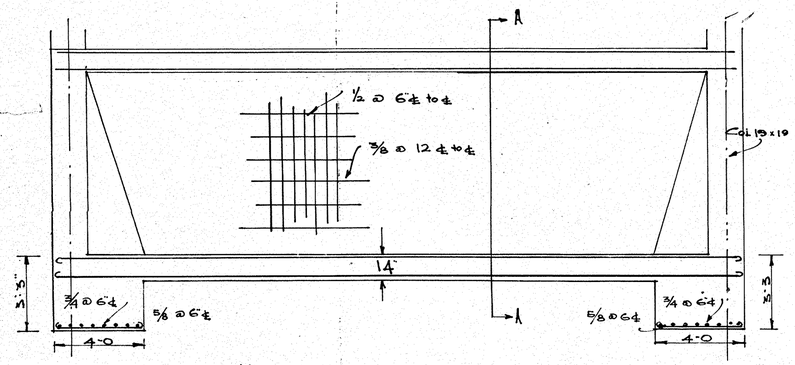


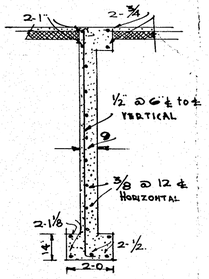
FOUNDATION UNDER COL 4 & 11 & COL 3 & 10 8-3 x 3-9 x 2-0





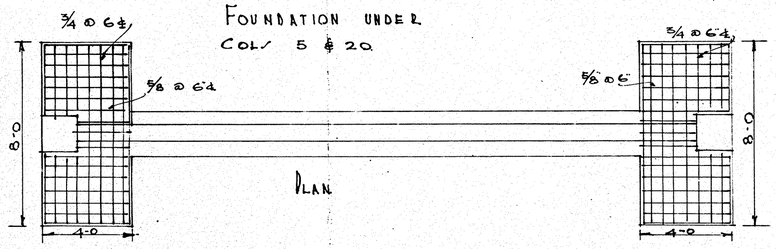
FOUNDATION UNDER COL 14 & 19 12-6 x 3-0 x 2-9



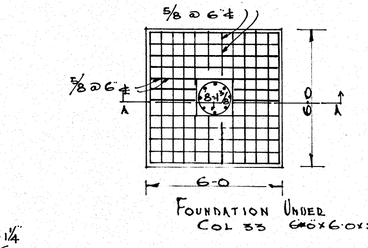


SECTION A-A

FOUNDATION UNDER COLS 5 & 20



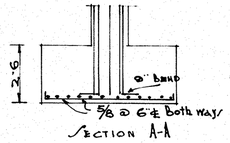
PLAN



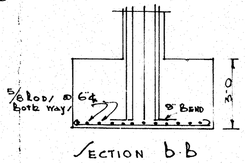
FOUNDATION UNDER COL 33 6'-0" x 6'-0" x 2'-6"

FOUNDATION UNDER COL 31 6'-3" x 6'-3" x 3'-0"

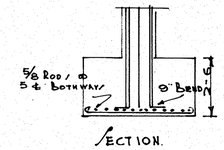
FOUNDATION UNDER COL / 29 : 27 25 & 12 5'-0" x 4'-0" x 3'-6"



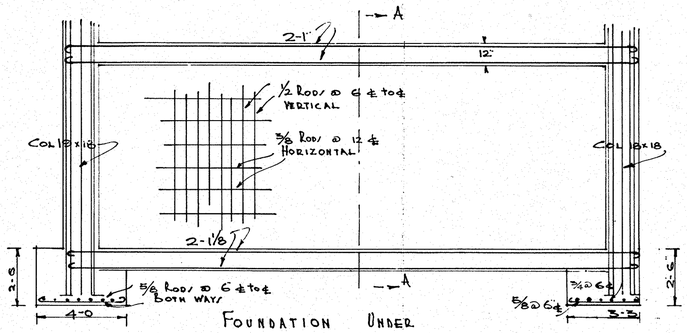
SECTION A-A



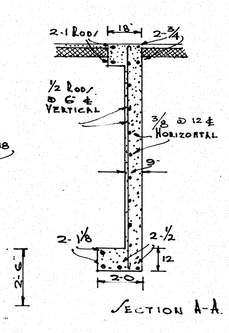
SECTION B-B



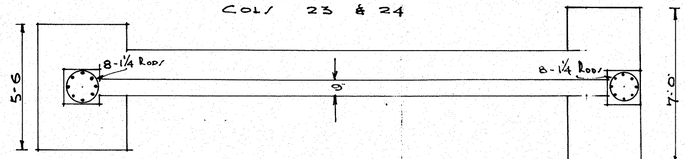
SECTION.

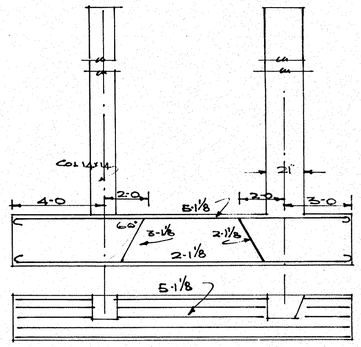


FOUNDATION UNDER COLS 23 & 24

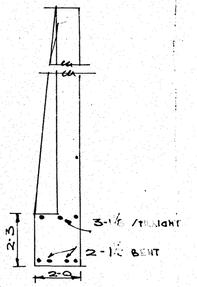


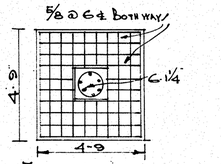
SECTION A-A.



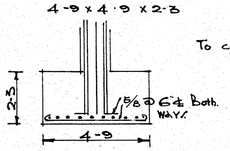


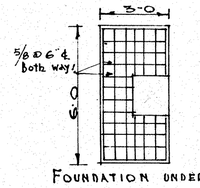
FOUNDATION UNDER COLS 8 & 9



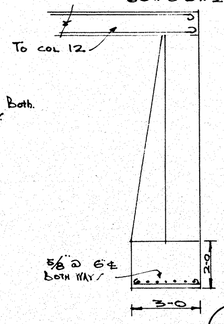


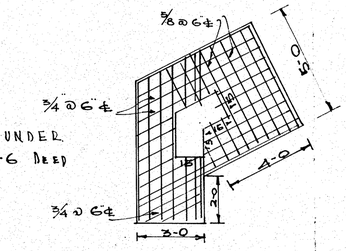
FOUNDATION UNDER COL 15 4'-9" x 4'-9" x 2'-3"





FOUNDATION UNDER COL. 1. 6'0" x 3'-0" x 2'-0".





FOUNDATION UNDER COL 17 2-6 DEEP

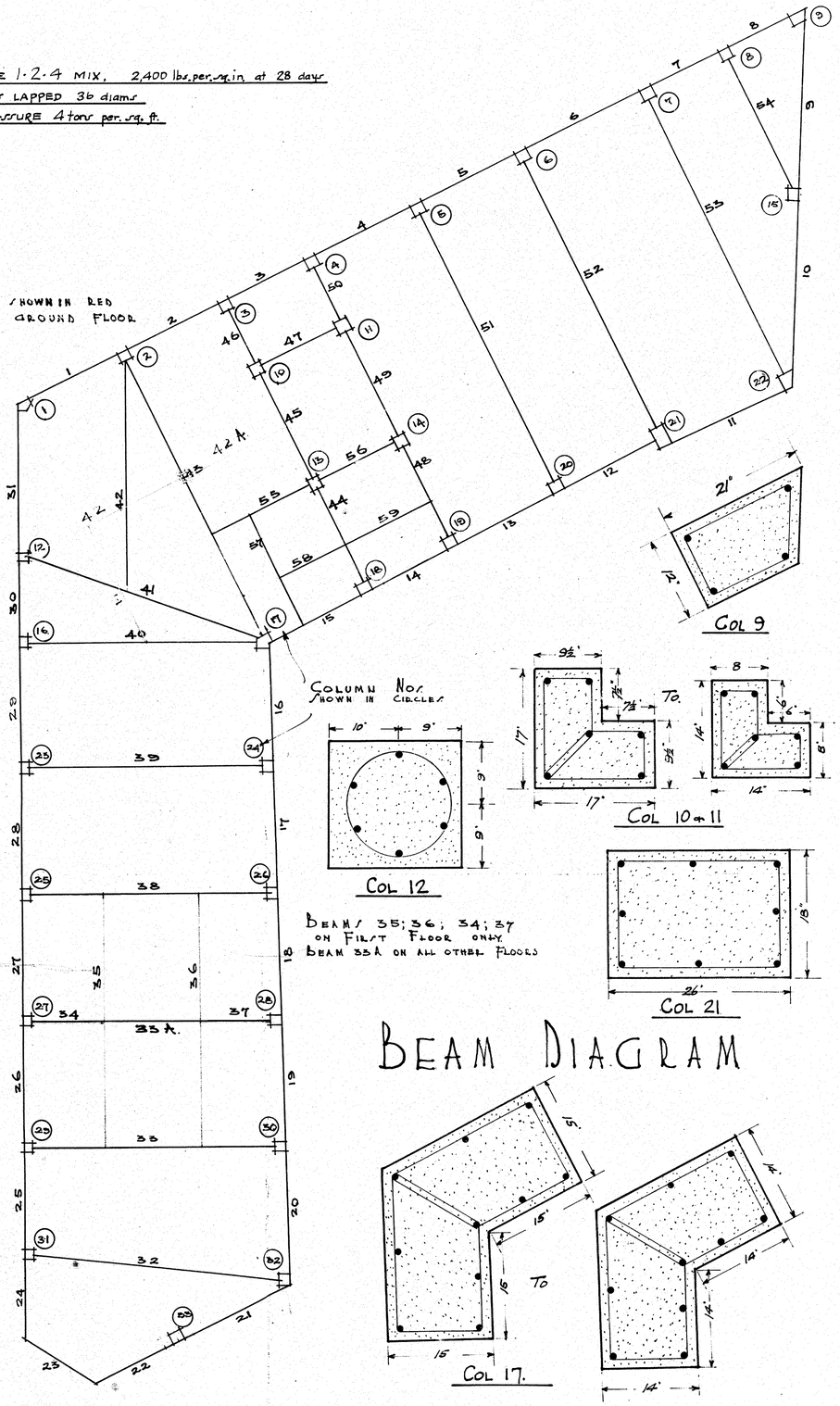
13

SCALE. ½" = 1'-0" DRAWN BY. N.B. TRACED BY. N.B. CHECKED BY.	PROPOSED NEW PREMISES. WILLIS & BOND STS WELLINGTON FOR MESSRS H. NIMMO & COMPANY LIMITED.

F.D. STEWART
ARCHITECT.
AUCKLAND.
17.4.29.

NOTES

CONCRETE 1·2·4 MIX, 2,400 lbs. per. sq. in. at 28 days
COL RODS LAPPED 36 diams
SOIL PRESSURE 4 tons per. sq. ft.



COL 9

COL 10 & 11

COL 12

COL 21

BEAM DIAGRAM

COL 17.

COLUMN SCHEDULE

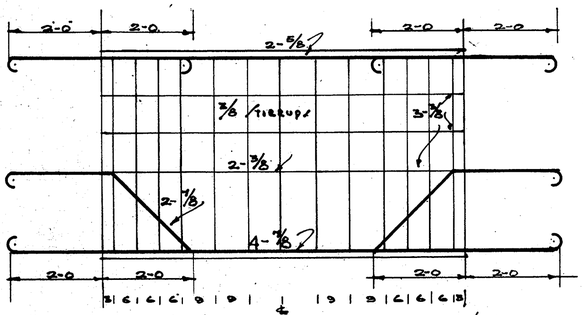
"F" INDICATES FROM FLOOR TO FOOTING

COL. No.	BASEMENT to GROUND			GROUND to FIR/T.			FIR/T to SECOND			SECOND to THIRD			THIRD to FOURTH			FOURTH to ROOF		
	SIZE	REIN.	TIES	SIZE	REIN.	TIES	SIZE	REIN.	TIES	SIZE	REIN.	TIES	SIZE	REIN.	TIES	SIZE	REIN	TIES
1	F19x18	6-1¼	⅜@5 /p	19x16	6-1¼	⅜@5 /p	14x14	6-1⅛	⅜@5 /p	14x14	6-1	⅜@8	14x14	6-⅞	⅜@8	14x14	6-¾	⅜@8
2	F19x19	8-1¼	⅜@5 /p	18x18	8-1¼	⅜@5 /p	17x17	8-1⅛	⅜@5 /p	16x16	8-1	⅜@5 /p	14x14	8-1	⅜@8	12x12	4-1	⅜@8
3	14x14	6-1	⅜@5 /p	13x13	6-1	⅜@5 /p	13x13	6-⅞	⅜@8	12x12	6-⅜	⅜@8	12x12	4-¾	⅜@8	12x12	4-¾	⅜@8
4	14x14	6-1	⅜@5 /p	13x13	6-1	⅜@5 /p	13x13	6-⅞	⅜@8	12x12	6-⅜	⅜@8	12x12	4-¾	⅜@8	12x12	4-¾	⅜@8
5	19x19	7-1½	⅜@5 /p	18x18	7-1⅜	⅜@5 /p	16x16	7-1¼	⅜@5 /p	16x16	7-1⅛	⅜@5 /p	15x15	6-1	⅜@8	12x12	4-1	⅜@8
6				18x18	7-1⅜	⅜@5 /p	16x16	7-1¼	⅜@5 /p	16x16	7-1⅛	⅜@5 /p	15x15	6-1	⅜@8	12x12	4-1	⅜@8
7					SAME	A/	COL. 6											
8				14x14	4-1¼	⅜@6	13x13	4-1⅛	⅜@8	13x13	4-1	⅜@8	13x13	4-¾	⅜@8	12x12	4-¾	⅜@8
9	SIZE	SEE DETAIL			4-1¼	⅜@6		4-1	⅜@8		4-⅞	⅜@8		4-¾	⅜@8		4-¾	⅜@8
10	SEE DETAIL 17x17	6-1¼	⅜@8	16x16	6-1⅛	⅜@8	15x15	6-1	⅜@8	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@8	14x14	6-¾	⅜@8
11					SAME	A/	COL 10.											
12	19x18 SEE DETAIL	6-1⅜	⅜@5 /p	19x16	6-1¼	⅜@5 /p	15x15	6-1⅛	⅜@8	14x14	6-1	⅜@8	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@8
13	17x17	6-1¼	⅜@5 /p	16x16	6-1⅛	⅜@5 /p	15x15	6-1	⅜@5 /p	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@8	14x14	6-¾	⅜@8
14					SAME	A/	COL 13.											
15				16x16	6-1¼	⅜@5 /p	15x15	6-1	⅜@5 /p	14x14	6-1	⅜@8	13x13	6-⅞	⅜@8	12x12	6-¾	⅜@8
16	19x18	8-1¼	⅜@5 /p	19x16	6-1¼	⅜@5 /p	15x15	6-1⅛	⅜@5 /p	14x14	6-1	⅜@6	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@8
17	SEE DETAIL 15x15	10-1⅜	⅜@9	14x14	10-1¼	⅜@9	14x14	10-1⅛	⅜@9	14x14	10-1	⅜@9	14x14	8-⅞	⅜@9	14x14	8-¾	⅜@9
18	16x16	6-1⅛	⅜@5 /p	15x15	6-1	⅜@5 /p	14x14	6-⅞	⅜@5 /p	13x13	6-⅞	⅜@9	12x12	4-⅞	⅜@9	12x12	4-¾	⅜@9
19					SAME	A/	COL 18											
20				SAME	A/	COL 5; 6 & 7												
21				26x18	8-1⅜	⅜@9	25x17	8-⅞	⅜@9	24x16	8-⅞	⅜@9	23x15	8-¾	⅜@9	20x12	6-¾	⅜@9
22	SEE	DETAIL		18x18	6-1⅜	⅜@5 /p	16x16	6-1⅛	⅜@5 /p	14x14	6-1⅛	⅜@5 /p	14x14	6-1	⅜@8	12x12	4-¾	⅜@9
23	19x18	8-1¼	⅜@5 /p	19x16	6-1¼	⅜@5 /p	15x15	6-1	⅜@5 /p	14x14	6-1	⅜@8	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@9
24	18x18	8-1¼	⅜@5 /p	16x16	6-1¼	⅜@5 /p	15x15	6-1⅛	⅜@5 /p	14x14	6-1	⅜@6	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@9
25				SAME	A/ 23	ABOVE GROUND FLOOR.												
26				SAME	A/ 24	ABOVE GROUND FLOOR												
27				SAME	A/ 23	ABOVE GROUND FLOOR												
28				SAME	A/ 24	ABOVE GROUND FLOOR												
29				SAME	A/ 23	ABOVE GROUND FLOOR												
30				SAME	A/ 24	ABOVE GROUND FLOOR												
31				21x21	7-1½	⅜@22½	19x19	7-1⅜	⅜@5 /p	17x17	7-1¼	⅜@7	15x15	7-1	⅜@5 /p	14x14	5-1	⅜@8
32				16x16	6-1⅛	⅜@5 /p	15x15	6-1	⅜@5 /p	14x14	6-⅞	⅜@8	14x14	6-⅞	⅜@6	14x14	6-¾	⅜@6
33				20x20	8-1⅜	⅜@5 /p	18x18	6-1⅛	⅜@5 /p	16x16	6-1¼	⅜@5 /p	15x15	6-1⅛	⅜@6	14x14	6-1	⅜@9

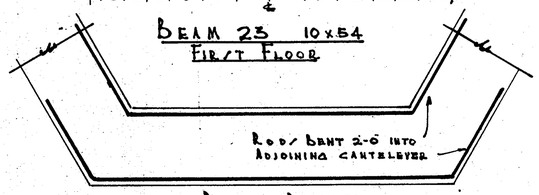
SCALE 1/8" = 1'-0"
DRAWN BY. N.B. & S.C.G.
TRACED BY. N.B.
CHECKED BY.

PROPOSED NEW PREMISES. WILLIS & BOND STS. WELLINGTON.
FOR MESSRS. H. NIMMO & COMPANY LIMITED.

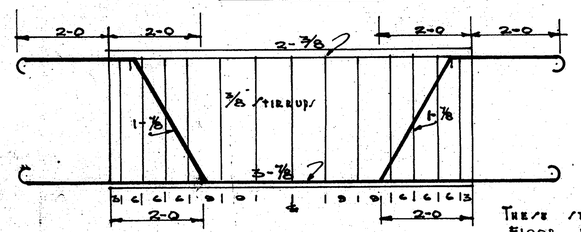
F.D. STEWART.
ARCHITECT
AUCKLAND.
17.4.29.



BEAM 23 10x54
FIRST FLOOR

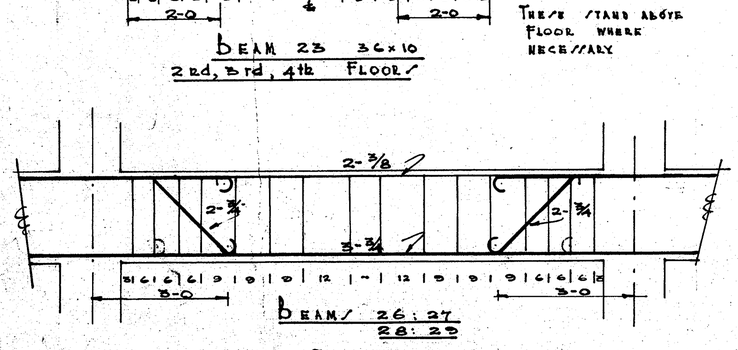


PLAN BEAM 23



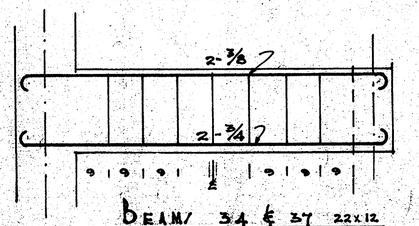
BEAM 23 36x10
2nd, 3rd, 4th FLOORS

THESE STAND ABOVE FLOOR WHERE NECESSARY

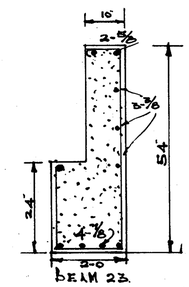


BEAMS 26 : 27
28 : 29

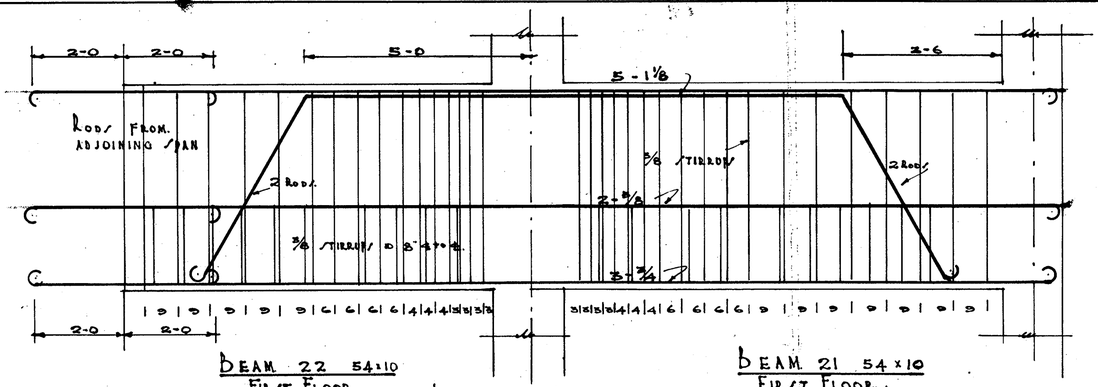
1st FLOOR	20x24
2nd FLOOR	12x28
3rd FLOOR	10x48
4th FLOOR	12x34



BEAMS 34 & 37 22x12
FIRST FLOOR

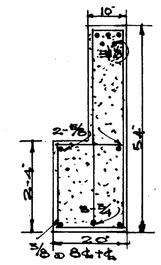


BEAM 23

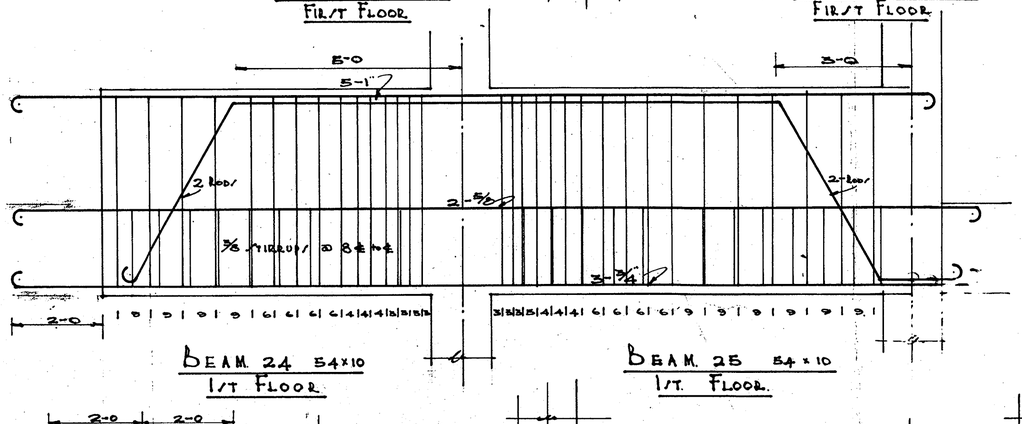


BEAM 22 54x10
FIRST FLOOR

BEAM 21 54x10
FIRST FLOOR

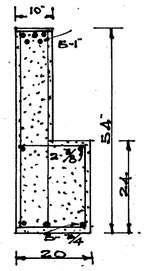


BEAM 21



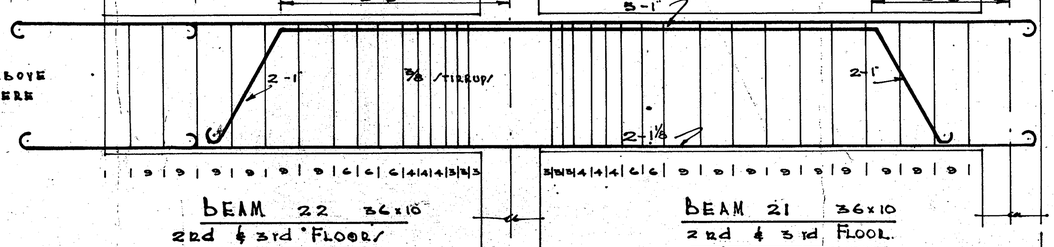
BEAM 24 54x10
1/T FLOOR

BEAM 25 54x10
1/T. FLOOR.



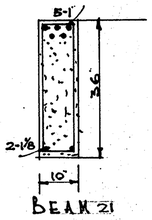
BEAM 25

STAND ABOVE FLOOR WHERE NECESSARY

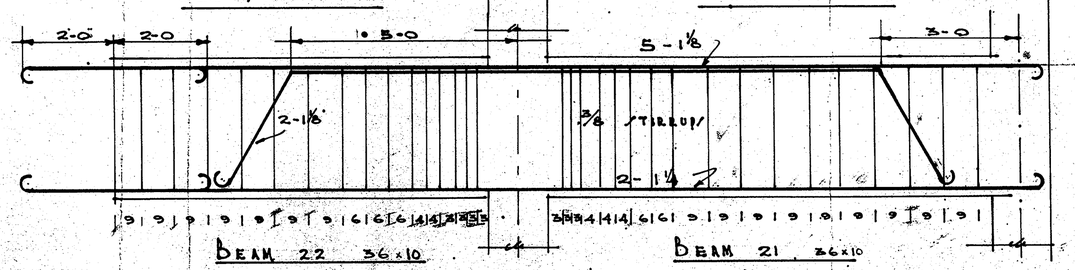


BEAM 22 36x10
2nd & 3rd FLOORS

BEAM 21 36x10
2nd & 3rd FLOOR.

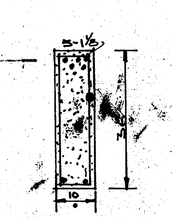


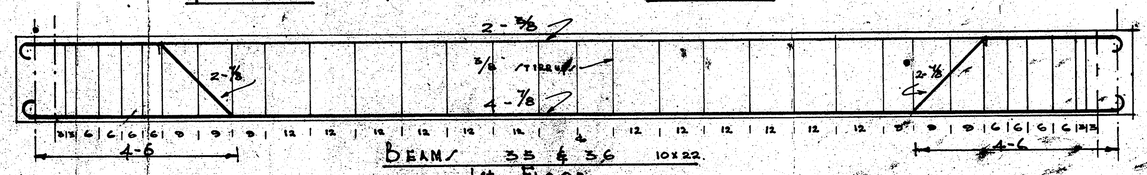
BEAM 21



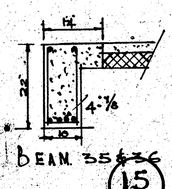
BEAM 22 36x10
4th FLOOR

BEAM 21 36x10
4th FLOOR





BEAMS 35 & 36 10x22.
1/t FLOOR.



BEAM 35 & 36

15

SCALE ½ : 1 foot
DRAWN BY NE
TRACED BY A.M.C.
CHECKED BY

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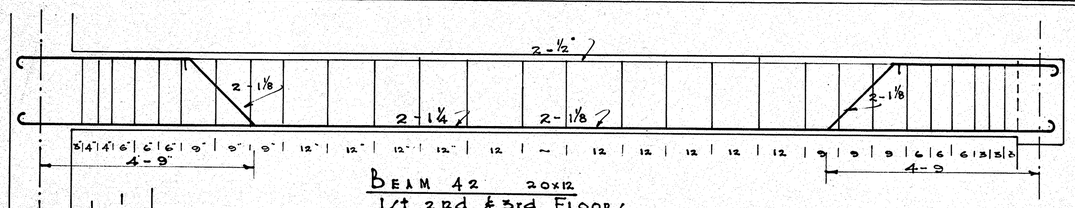
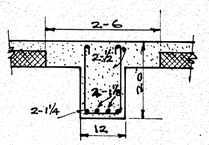
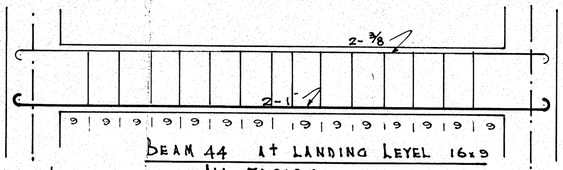
FOR MESSRS H. NIMMO & COMPANY LIMITED.

F.D. STEWART.
ARCHITECT
AUCKLAND.
17-4-29.

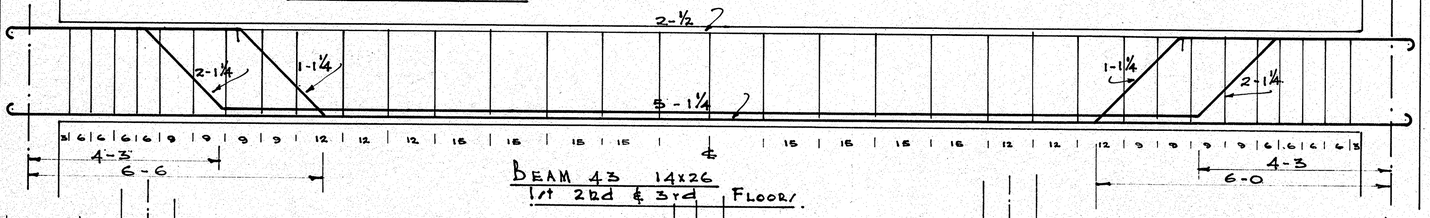


BEAM 42 20x12
1/t 2nd & 3rd FLOOR/

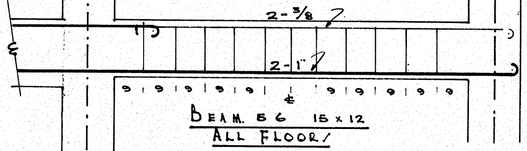




BEAM 44 AT LANDING LEVEL 16x9
ALL FLOOR/

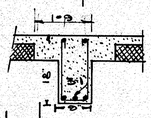


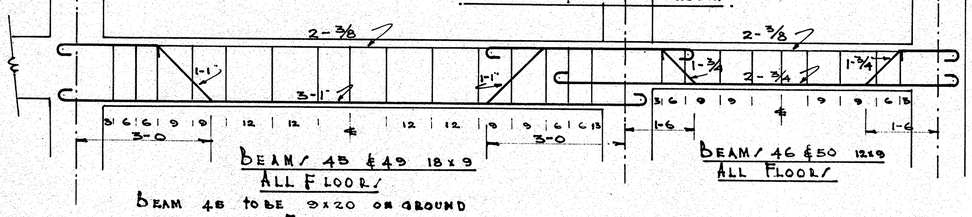
BEAM 43 14x26
1/t 2nd & 3rd FLOOR/



BEAM 56 15 x 12
ALL FLOOR/

BEAM 56.

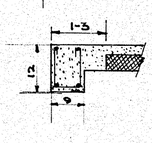


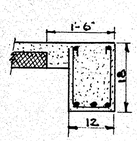


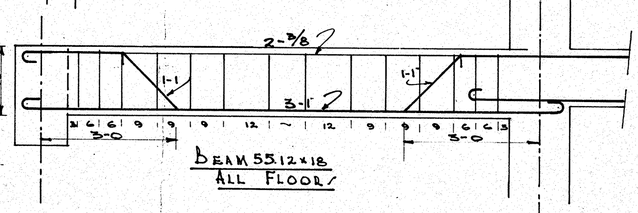
BEAM/ 45 & 49 18x9
ALL FLOOR/

BEAM 46 & 50 12x9
ALL FLOOR/

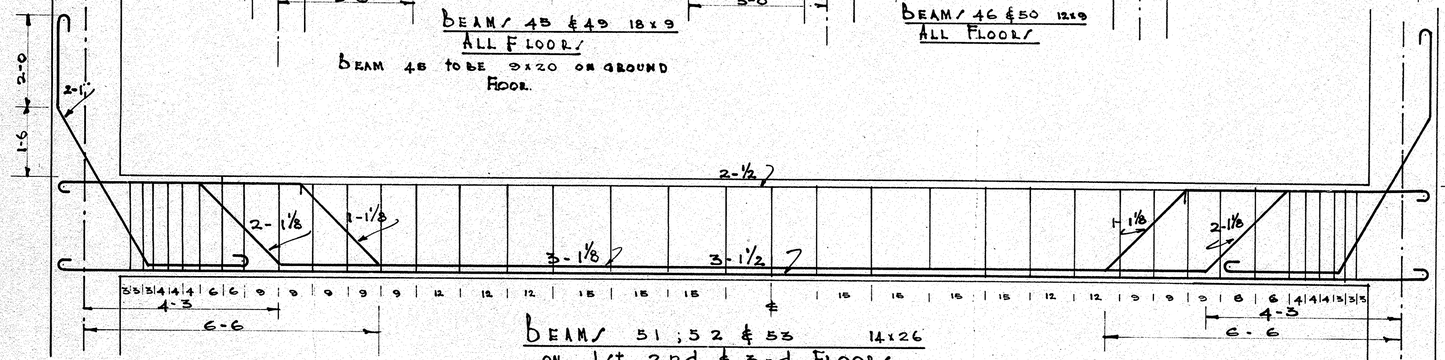
BEAM 48 TO BE 9x20 ON GROUND FLOOR.



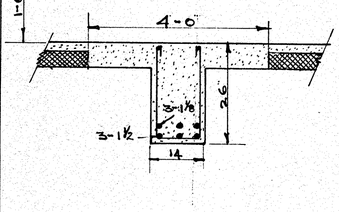


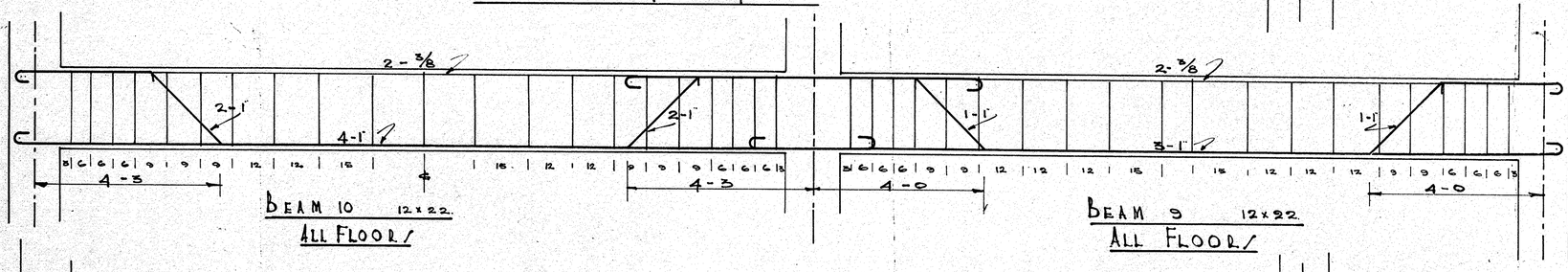


BEAM 55 12x18
ALL FLOOR/



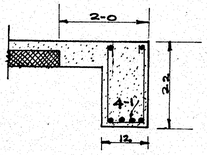
BEAM/ 51 ; 52 & 53 14x26
ON 1/t 2nd & 3rd FLOOR/

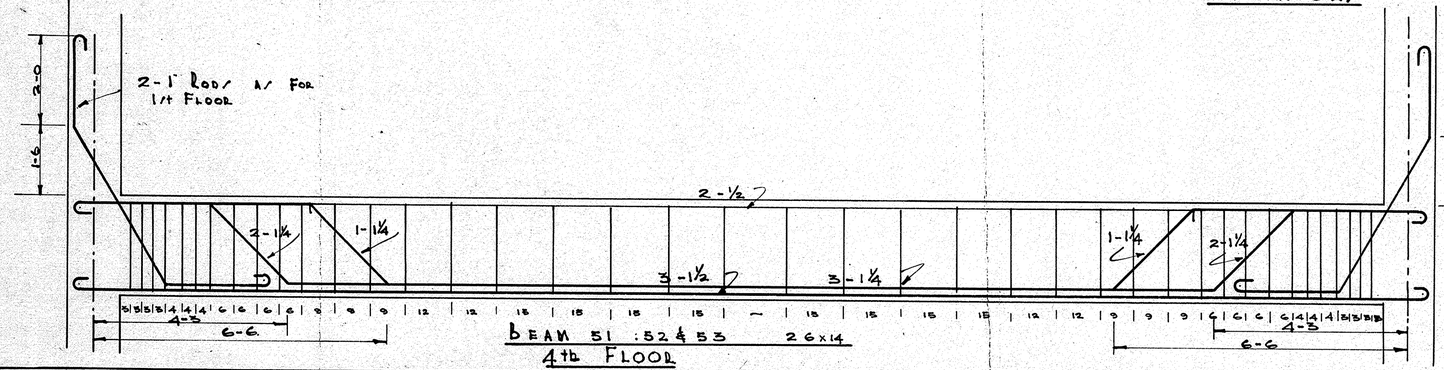




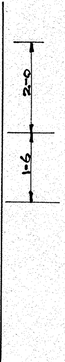
BEAM 10 12x22.
ALL FLOOR/

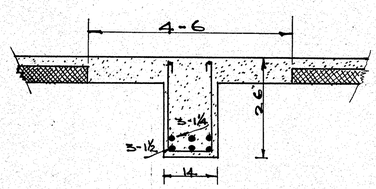
BEAM 9 12x22.
ALL FLOOR/





BEAM 51 : 52 & 53 26x14
4th FLOOR





16

SCALE ½" = 1 foot.
DRAWN BY HB.
TRACED BY S.C.d.
CHECKED BY.

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FOR MESSRS H. NIMMO & COMPANY LIMITED.

F. D. STEWART
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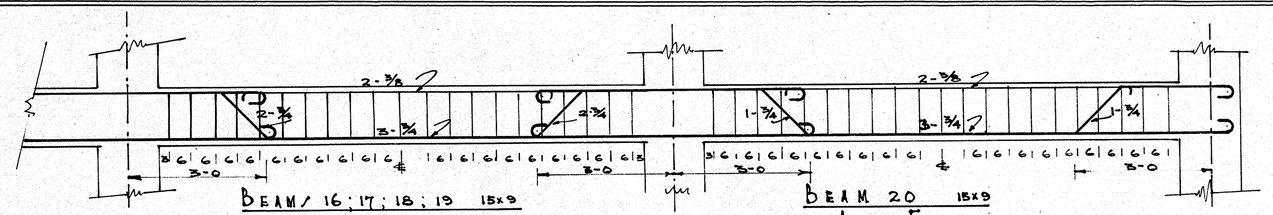
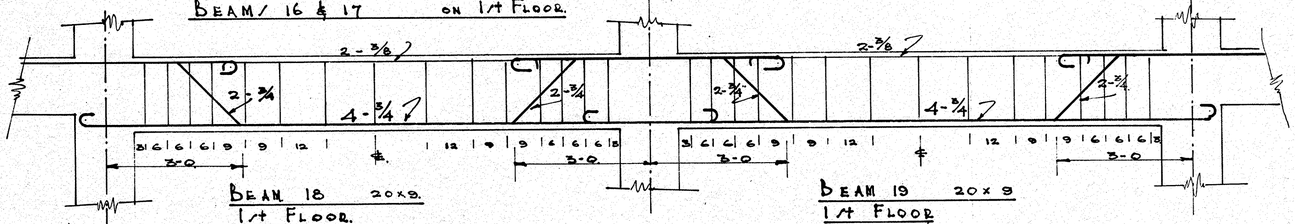
AUCKLAND.
17.4.29.



BEAM/ 16; 17; 18; 19 15x9
ON 2nd 3rd & 4th FLOOR/

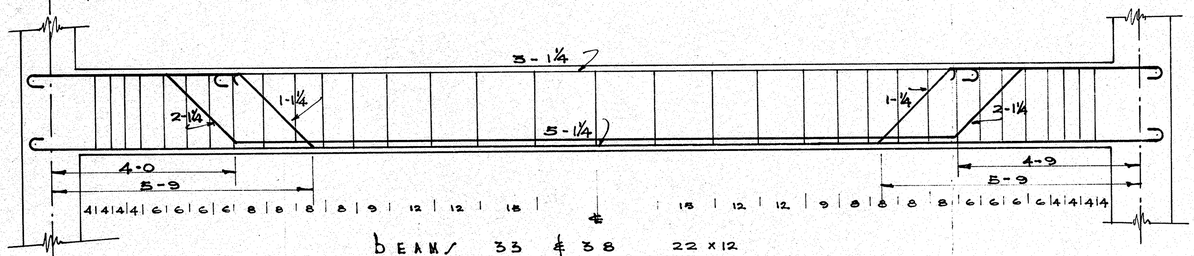
BEAM 20 15x9
ON ALL FLOOR/

BEAM/ 16 & 17 ON 1st FLOOR.

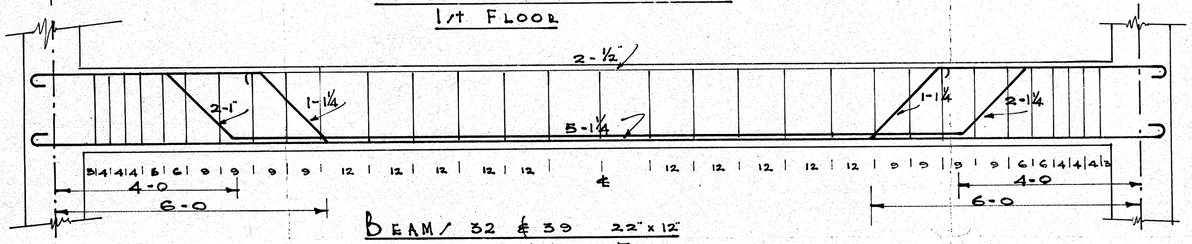


BEAM 18 20x9.
1st FLOOR.

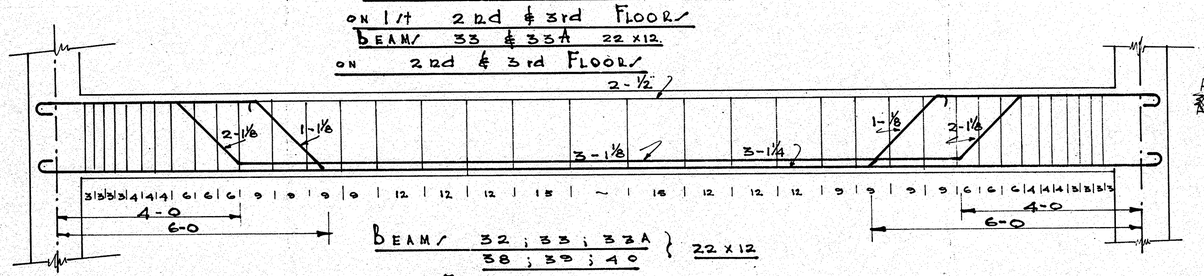
BEAM 19 20x9
1st FLOOR



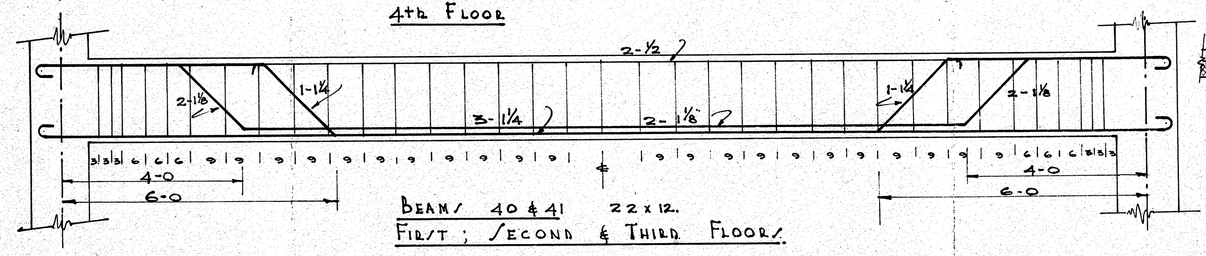
BEAMS/ 33 & 38 22x12
1st FLOOR



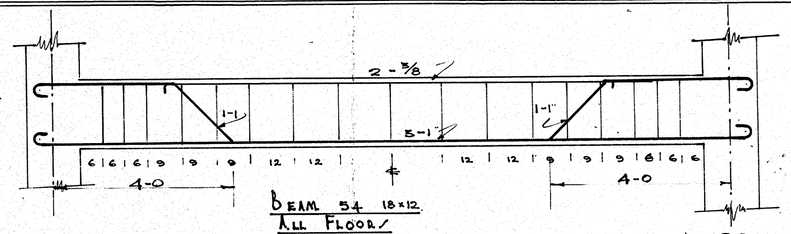
BEAMS/ 32 & 39 22"x12"
ON 1st 2nd & 3rd FLOOR/



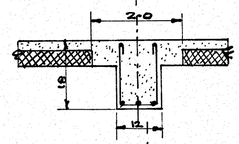
BEAMS/ 32; 33; 33A
38; 39; 40 } 22x12
4th FLOOR

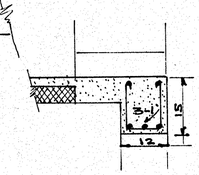


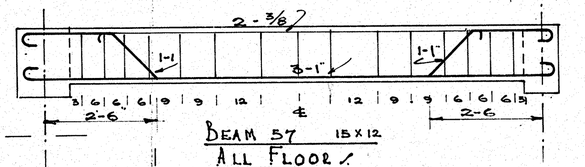
BEAMS/ 40 & 41 22x12.
FIRST; SECOND & THIRD FLOOR/



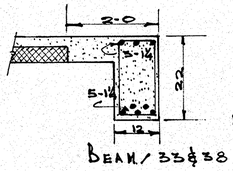
BEAM 54 18x12.
ALL FLOOR/





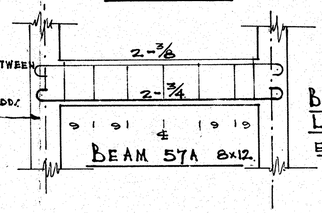


BEAM 57 15x12
ALL FLOOR/



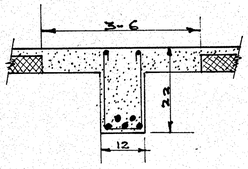
BEAM/ 33 & 38

8x8 /TRUT BETWEEN BEAM. 57. REIN WITH 4-½ RODS/

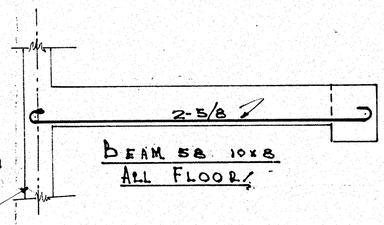


BEAM 57A 8x12.

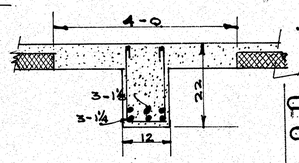
BEAM 57A UNDER 57 AT LEVEL OF LANDING TAKING END OF LAVATORY /LAB

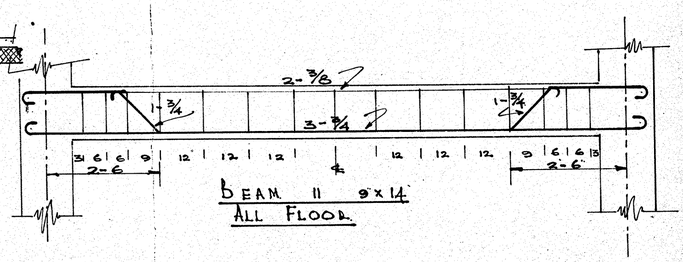


8x8 /TRUT BETWEEN BEAM. 57. REIN WITH 4-½ RODS/

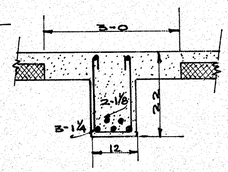


BEAM 58 10x8
ALL FLOOR/





BEAM 11 9x14
ALL FLOOR.



17

SCALE. ½" = 1'0"
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TRACED BY. N.B.
CHECKED BY.

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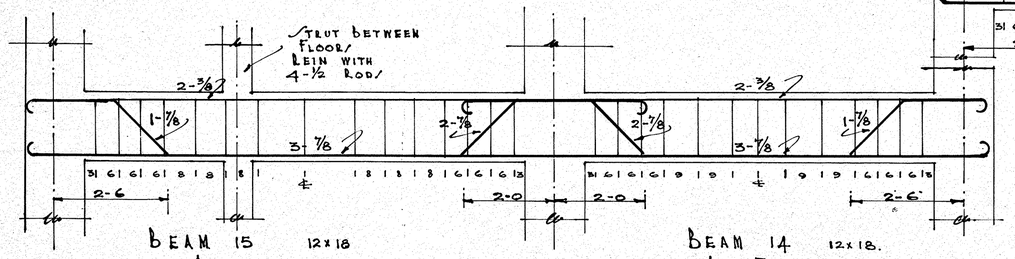
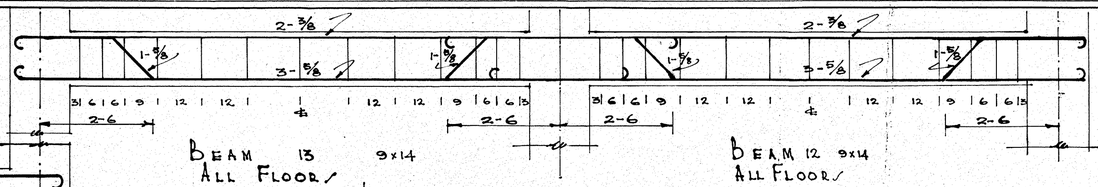
FOR MESSRS. H. NIMMO & COMPANY LIMITED.

F. D. STEWART.
ARCHITECT.
AUCKLAND.
17. 4. 29.



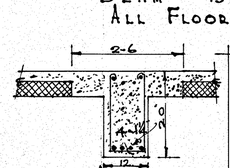
BEAM 15 12x18
ALL FLOOR/

BEAM 14 12x18.
ALL FLOOR/

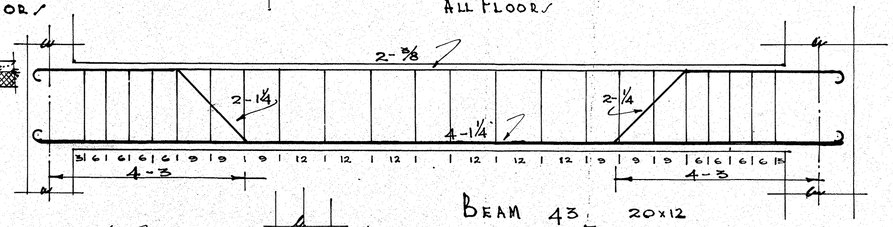


BEAM 13 9x14
ALL FLOOR/

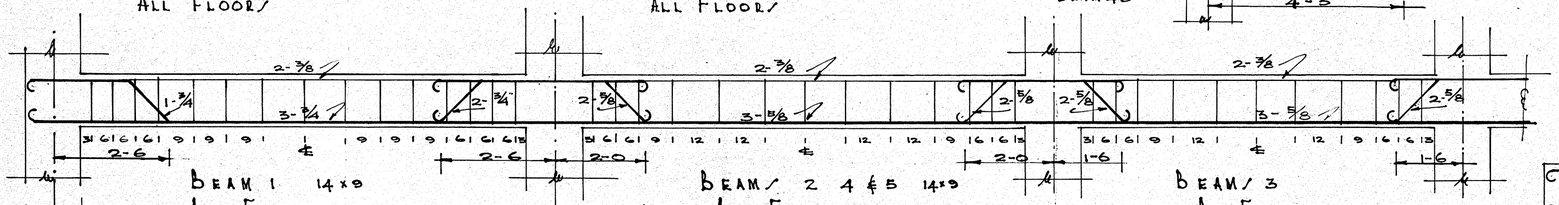
BEAM 12 9x14
ALL FLOOR/



BEAM 43



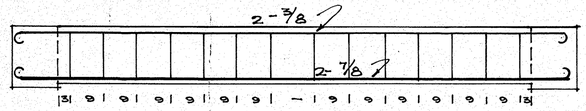
BEAM 43 20x12
GROUND FLOOR



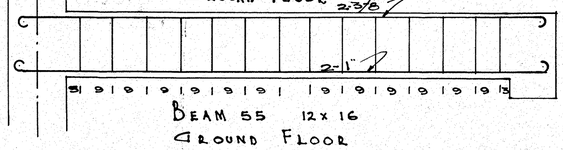
BEAM/ 1 14x9
ALL FLOOR/

BEAM/ 2 4 & 5 14x9
ALL FLOOR/

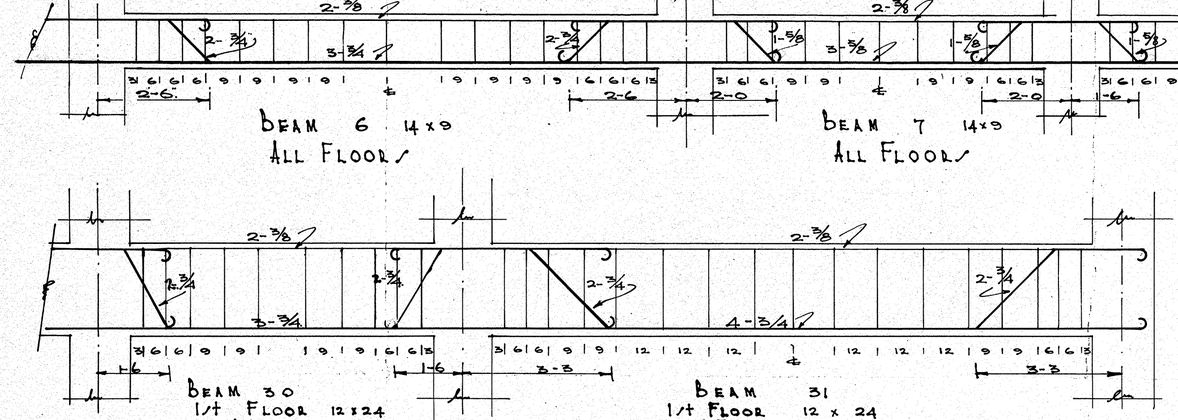
BEAM/ 3
ALL FLOOR/



BEAM 57 12x15
GROUND FLOOR

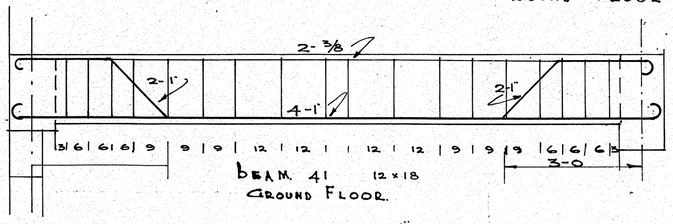


BEAM 55 12x16
GROUND FLOOR

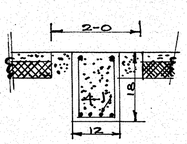


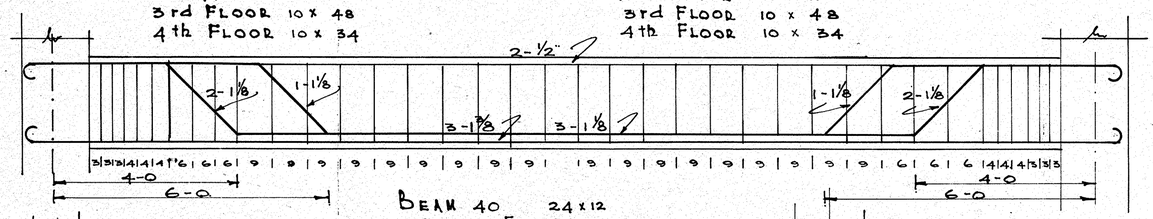
BEAM 30
1/t FLOOR 12x24
2nd FLOOR 12x25
3rd FLOOR 10x48
4th FLOOR 10x34

BEAM 31
1/t FLOOR 12 x 24
2nd FLOOR 12 x 25
3rd FLOOR 10 x 48
4th FLOOR 10 x 34

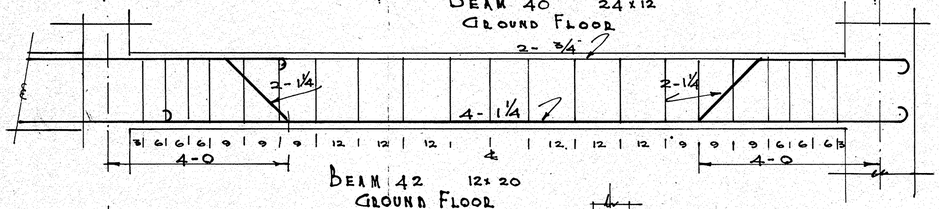


BEAM 41 12x18
GROUND FLOOR

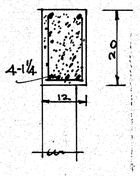


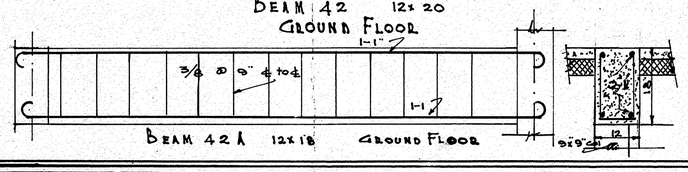


BEAM 40 24x12
GROUND FLOOR

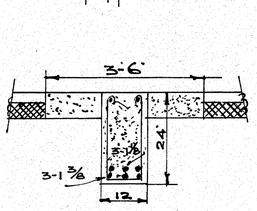


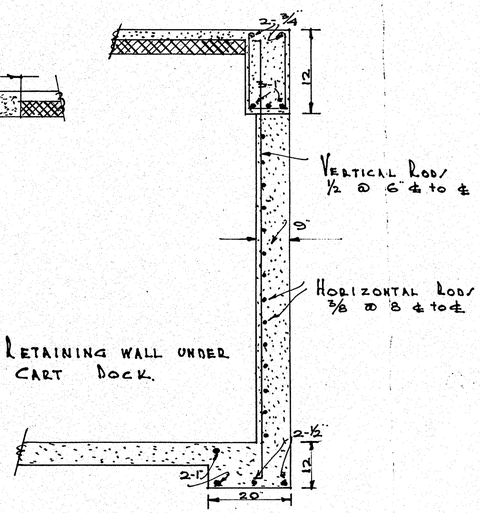
BEAM 42 12x20
GROUND FLOOR





BEAM 42 A 12x18 GROUND FLOOR





(18)

SCALE ½" = 1'-0"
DRAWN BY. N.B.
TRACED BY. N.B.
CHECKED BY.

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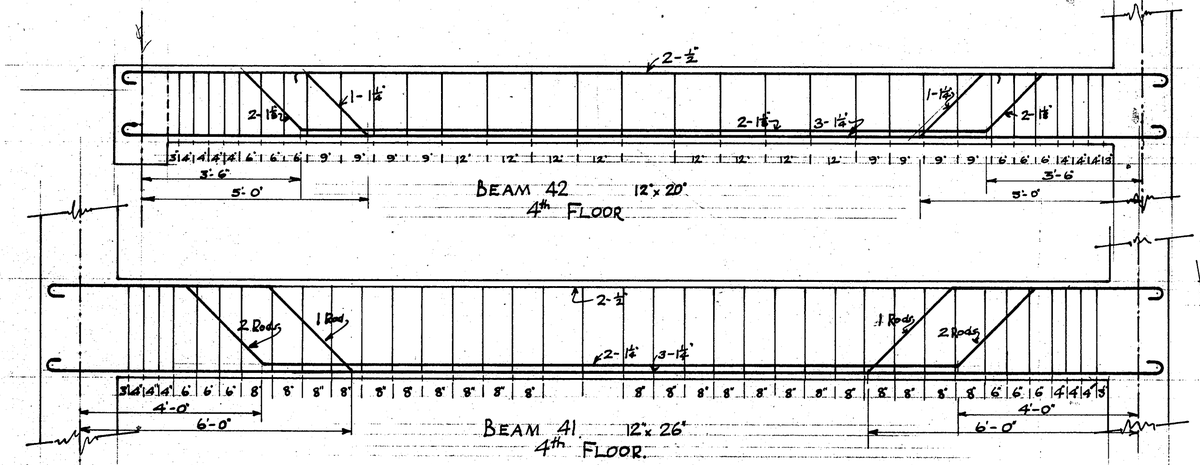
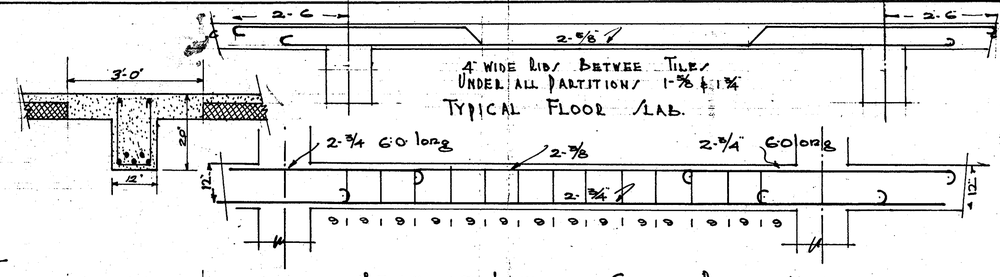
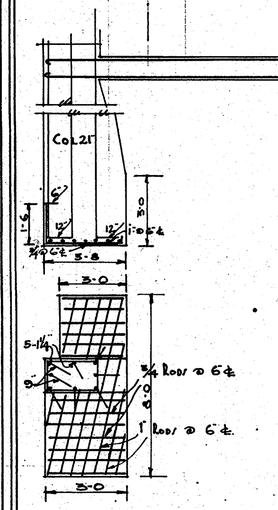
FOR MESSRS H. NIMMO & COMPANY LIMITED.

F.D. STEWART.
ARCHITECT.
AUCKLAND.
17.4.29.

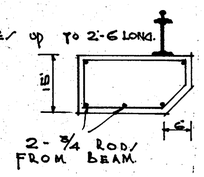




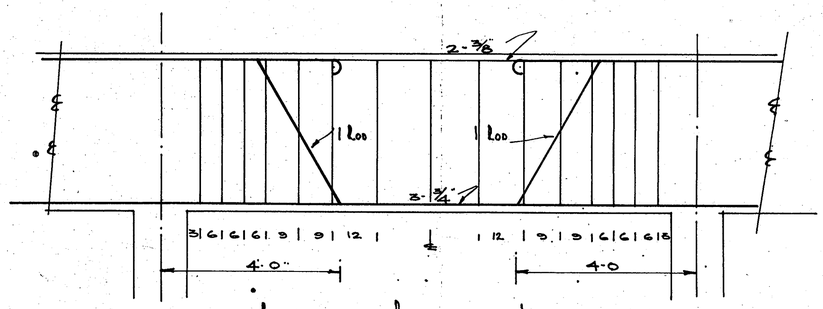


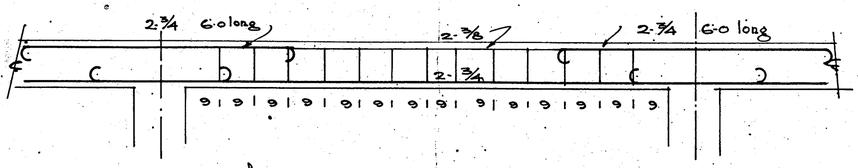
FOUNDATION UNDER COLS 21 & 6"

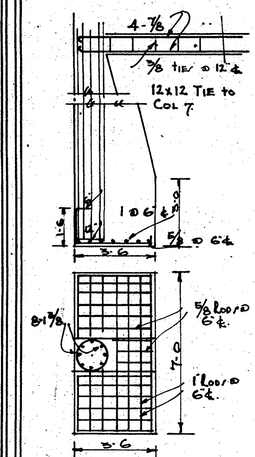
FOUNDATION UNDER COL. 7 SAME AS COL 6



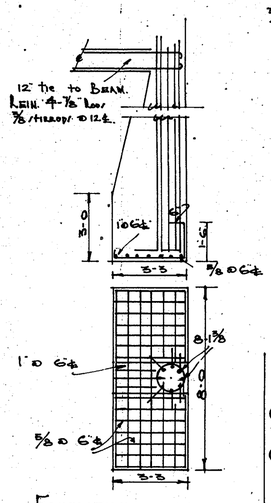
CORBEL for CRANE.



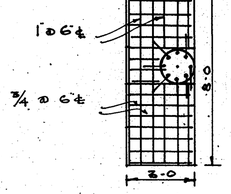


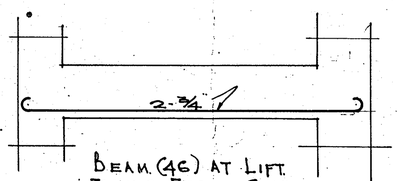


FOUNDATION UNDER COL 22. 3-6 x 7-0 x 3-0.

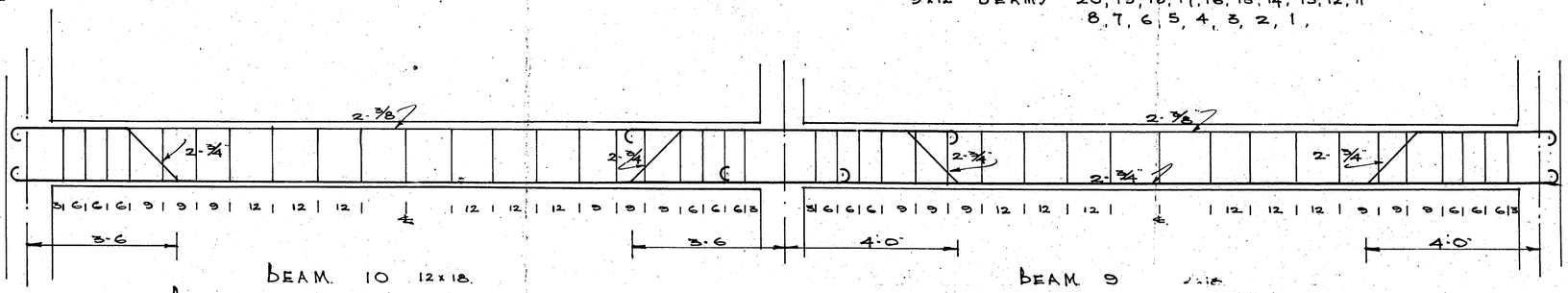


FOUNDATION UNDER COL 2 3-0 x 3-3 x 3-0.





BEAM (46) AT LIFT TAKING END OF CRANE RAIL.



FOOTINGS SCALE ¼" = 1 ft.

BEAMS SCALE ½" = 1 ft

19.

SCALE ½" = 1'-0"
DRAWN BY N.B. & MHL.
TRACED BY N.B.
CHECKED BY

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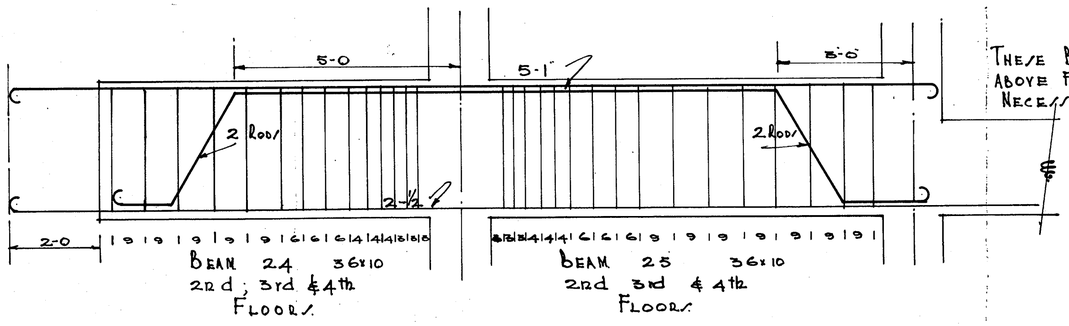
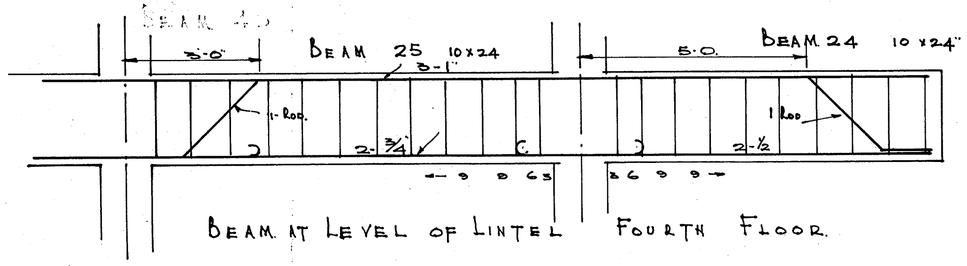
F. D. STEWART
ARCHITECT
AUCKLAND
17-4-29.



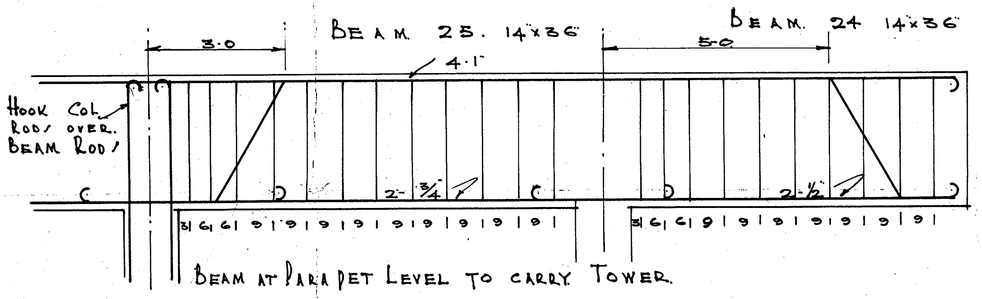
BEAM 24 36x10
2nd, 3rd & 4th FLOORS

BEAM 25 36x10
2nd 3rd & 4th FLOORS

THESE BEAMS STAND ABOVE FLOOR WHERE NECESSARY.



BEAM AT LEVEL OF LINTEL FOURTH FLOOR.



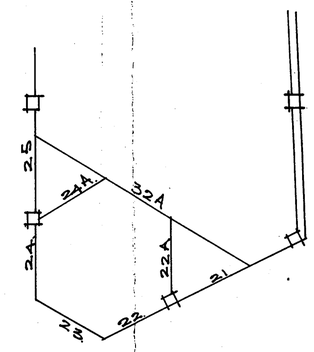
BEAM AT PARAPET LEVEL TO CARRY TOWER.

BEAM 40
SAME AS 39 FOURTH FLOOR.

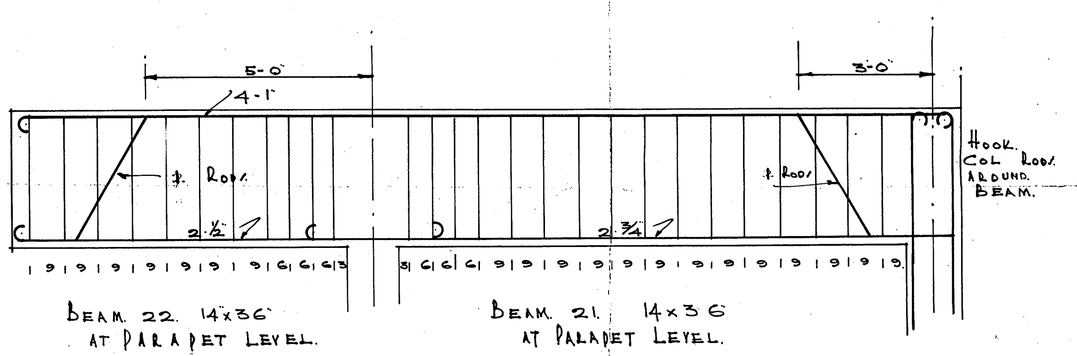
BEAM 24 A 23 22 A AT PARAPET LEVEL.
14 x 12" DEEP 2¾ RODS STRAIGHT
⅜ STIRRUPS @ 9" ℄ to ℄.

BEAM 32 A 14 x 5½. R.S.J. ENCASED IN CONCRETE.

BEAM 23 AT LINTEL LEVEL 10x12. DEEP
2¾ RODS STRAIGHT. ⅜ STIRRUPS @ 9" ℄ to ℄.

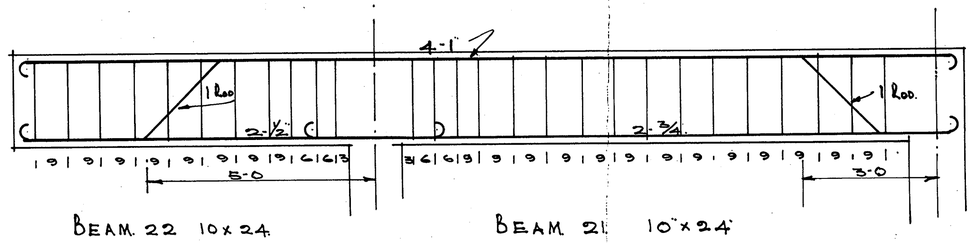


KEY PLAN of BEAMS SUPPORTING TOWER.



BEAM 22. 14x36
AT PARAPET LEVEL.

BEAM 21. 14x36
AT PARAPET LEVEL.



BEAM 22 10x24

BEAM 21 10"x24"

AT LEVEL OF LINTEL.

20
17-29.

SCALE ½" = 1'0"
DRAWN BY H.H.L.
TRACED BY H.L.
CHECKED BY

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F.D. STEWART
ARCHITECT
AUCKLAND.