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# BUILDING APPLICATION FORM.

WELLINGTON,

Date, *25<sup>th</sup> Sept* 1907

To the City Engineer,

*Wellington.*

Sir,

I hereby apply for permission to

in *Carver*

Street, Section *213.*

part of Town Acre

*101*

for

*Mrs. S. Morris*

of

*Wellington*

according to Plans and Specifications

deposited herewith at the estimated cost of £ *2770 - 00*

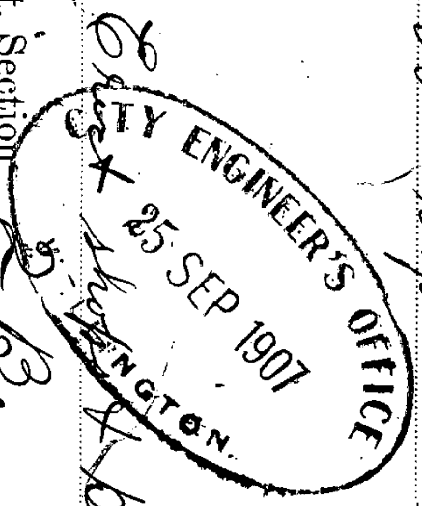
Yours faithfully,


*A. Cooper & Son*

Postal Address

*South View*

*City*



In proof floor over passage  
was ~~to be~~ 

Caps & Braces of Veranda? ✓

C. Iron spouting? ✓

Size of ladder ~~was~~ (2 story building) ✓

A ~~ladder~~ ~~surrounds~~ in center

Veranda 6" back from Rest ✓

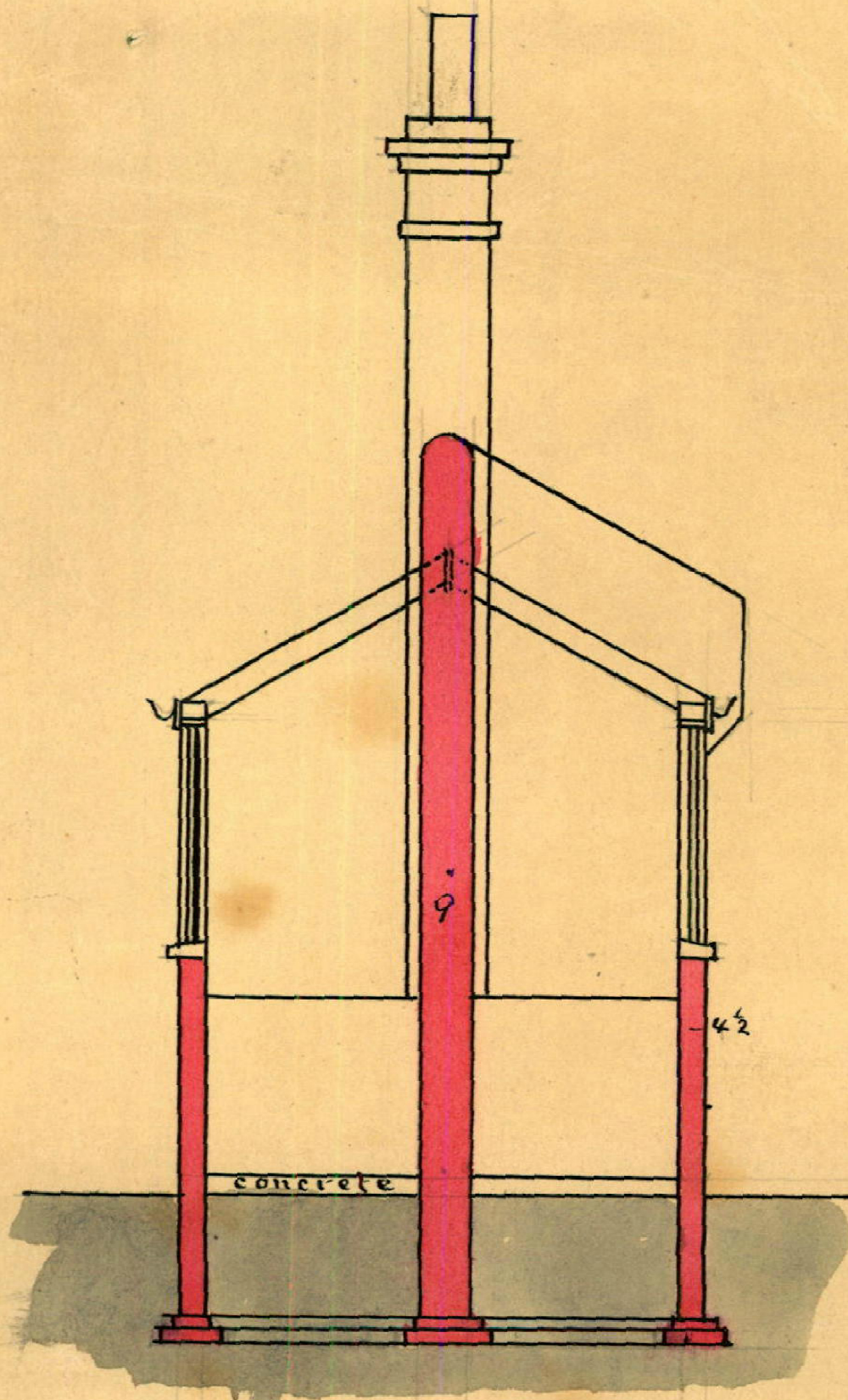
Pitton through building at rear  
showing. Party wall

WC at rear. Air space? P

R. F. H.

1.10.07





SECTION WASHHOUSE.

$\frac{1}{4}$  Scale

7806

S P E C I F I C A T I O N

of LABOUR & MATERIAL

Required in the Erection of Three Shops

in Cuba Street, Wellington.

*Town Area 101 Section 2D.*

For MORRIS, ESQ.

*Given over page  
Morris not dealt with  
?*

*L.T.B.*

The nature and extent of the work is shewn on the accompanying drawings and the position of the site is approximately delineated on the locality plan. Proprietor will have definite survey pegs fixed before commencement of the work.

Contractor to provide a watertight office with desk and window in which to keep the drawings, etc., supplied for his use.

Contractor to pay all necessary fees to City Authorities, obtain building permits and any other necessary permits and conform in all ways to the City Regulations.

Contractor to build a proper and sufficient hoarding in the street with over head protection for passers-by.

The Proprietor or his Representative to have free access at any time during working hours to the building, and to any workshops where joinery is being made in connection with this Contract.

The Contractor must insure the buildings in any approved Fire Office, in the joint names of himself and the Proprietor.

The Contractor must also insure all employees, under the conditions of the "Employer's Liability Act" and satisfy the Proprietor that he has done so, before commencing work.

Progress payments will be allowed at the rate of seventy per cent on all work and material on the site. Twenty five per cent will be retained for Thirty days in Conformity with the "Contractors and Workman's Lien Act" 1892. Five per cent will be retained for ninety days after the completion of work as maintenance. No progress payment will be less than Three hundred pounds (£300).

The buildings No. 1 and No. 2 must be completed by the First day of December, One thousand, Nine hundred and seven. The penalty for

non-completion by the above date shall be Two pounds per day for seven days (not including Sunday).

After the expiry of seven days the penalty shall be increased to Five pounds per day. No. 3 Building must be completed by December 25th. Penalty £1 per day.

Allow as a contingency fund the sum of Thirty pounds (£30) to be deducted at final settlement, unless expended on authorised extras.

EXCAVATOR to excavate to the solid ground for footings, drains etc, and remove all surplus soil from off the site. Air space of not less than eight inches between undersides of floor joists and surface level. This space to be cleared of all shavings and other rubbish before floors are laid.

Contractor must see the site and satisfy himself as to the levels, etc. before sending in his tender.

ASPHALTER. The yard space at the rear (coloured blue) also the passage leading from Cuba Street, to be properly levelled and thoroughly rammed to a hard surface and covered with asphalt, equal in quality to the best supplied by the Corporation, well rammed and rolled to finish two inches thick.

CONCRETE in foundations and lower hearths to be composed of six parts of shingle containing a fair admixture of sand and one part of approved English cement, Knight Bevan's Pyramid Brand. The cornices, lintels, upper hearths, etc, to have four parts of shingle to one part of cement. The whole of the concrete to be mixed twice dry and twice wet on a proper boarded frame, in quantities small enough to allow of it being deposited in position before it has commenced to

Fireproof floor. The entry passage to No 1 & No 2 Buildings to be covered with concrete 8 inches thick, in which embed heavy expanded metal, or else railway metals spaced 4 feet apart set. (Also see fencing.)

TILING. The shop fronts below bottom rail of window also all hearths to register grates, also the back and sides above ranges, to be covered with glazed tiles, value one pound per sup. yard. The entrance to shops between footpath and doorsill to have four inches of concrete and eucaustic tiles, value 15/- per sup. yard. The front edge to be finished with Doulton's patent noseings. The whole of the tiles to be thoroughly well bedded in cement mortar, (2 sand and 1 cement) and grouted with neat cement and cleaned off to satisfaction.

#### BRICKLAYER.

Build the walls colored red to the heights and thicknesses shewn on the plans and sections, with the best quality hard burnt, square bricks, laid in the bond known as the "three in one", that is three courses of stretchers and one of headers in mortar composed of one part of Portland cement and one part Hydraulic lime to six parts of sand. No four courses bedded must rise more than one inch higher than four dry bricks.

Build the front ends of walls carrying girders for 3 feet back from face with the hardest picked bricks and mortar composed of one of cement and one of sharp sand.

The mortar to be mixed in small quantities as required and no mortar that has stood until it has set must be used.

All the brickwork must be built in the best style, the joints well filled and grouted, all flues to No. 3 building to be thoroughly parged inside and the outside of all breasts and flues to be parged where so<sup>ever</sup> required by the C. C. Bye-laws.

The flues in No. 1 and No. 2 buildings to be lined with 8" flue liners.

The external faces of all walls that are not plastered must be faced with picked bricks and neatly struck joints, rubbed down and twice cement washed.

The parts colored red in the elevation to be faced with the best quality pressed bricks, the joints raked out  $\frac{1}{2}$ " deep and at the finish to be cleaned down with spirits of salts and pointed in black cement mortar, with a neat weathered and cut joint.

Walls inside and outside of wash houses and back W. C.'s to be struck and cement washed.

Build  $4\frac{1}{2}$ " offsets and bed 4 X 3 Heart of Totara plates where required under ends of joists of ground floor.

Over all openings where not otherwise specified, turn an arch in two rings on cambered bars made out of 2" X  $\frac{3}{8}$ " iron. The internal face to have 4 X 3 Heart of Totara lintel, 1 foot longer than the opening.

Both ends of back yard entry passage also the dining room windows and the bedroom windows immediately over and also back windows of No. 3 building to have four course concrete lintels in which embed a railway metal one foot longer than the opening.

The drawing room fire place jambs and hearths to be supported on two railway metals, laid across the passage and the whole to be filled with concrete the full depth of the joists.

AIR GRATES. Build in where directed with shaft leading under floors, Fifteen 9" X 6" galvd iron air grates.

HOOPIRON. Build in all walls every three feet in height, two continuous bands of 14 B.W.G. galvd. hoopiron  $1\frac{1}{4}$ " wide. This iron to be properly folded at all joinings and angles

RANGES AND GRATES. Build in Ranges Grates and Coppers to the value of £30 to be selected by the Proprietor.

DAMP COURSE. Provide a damp course of Malthoid under all walls, about one course above ground level.

Figured dimensions in all cases to be taken in preference to scale. The size of rooms figured on plan is to be nett distance between brick walls.

NAILING FILLETS. Build in every six courses, in all walls specified to be lined, 4" X 3" X  $\frac{3}{8}$ ". Heart of Totara plugs, to which to nail battens.

*Breeze floor. To be 6" thick thick over passage  
railway iron 56 lb to be spaced every 3 ft*

CARPENTER.

All the timber used shall be free from dead knots, shakes or other defects, and the best of the respective kinds to be obtained.

The flooring and lining and all wood used for joinery to be thoroughly seasoned and dry.

PLATES. All wall plates will be 4" X 3" Heart of Totara, bedded in mortar and halved and nailed at all meetings.

SLEEPERS. To be 5" X 3" Heart of Totara or Jarrah in rows not more than 5 ft between and spiked to 8 X 8 split H. T. piles spaced 4 ft centres.

GROUND FLOOR JOISTS. To be 5" X 2" H.T. or Jarrah spaced at 18" centres and nailed to supports.

FIRST FLOOR JOISTS. To be 12 X 2 best Heart of Rimu spaced 18" centres with one row 2" X 2" herring boneing to each house where directed, all trimmings, joists and trimmers to be 12" X 3" tusk tenoned at intersections.

~~Joists over store room in No. 3 building to be 12 X 3 with two rows of bridging.~~

In No. 3 building the first and second floor joists will be 14 X 2.

CEILING JOISTS. to No. 1 and No. 2 Buildings to be 5" X 2" Heart of Remu spaced 18" centres hung to rafters with 4" X 1½" R. P.

To No. 3 building to be 9" X 2" Heart Rimu spaced as above.

PURLINGS to No. 1 and No. 2 buildings to be 8" X 2" Heart of Rimu or Oregon, two rows to main building as shewn supported by 5" X 2" studs on all partitions where available.

RAFTERS, to be 6 X 2 H. Rimu or Oregon, no rafter to have more than one joining and all joinings to come on a purling, and lap at least one foot, to be securely spiked at all meetings and bearings. The heads to secure to 4 X 3 plate built into front wall and the feet to birdsmouth on to 4 X 3 plate.

In No. 3 building rafters must all be in one length.

VALLEY RAFTERS to be 8" X 2" Heart R. P.

SARKING. The whole of the roofs to be sarked with one inch O.B. R.P. to be closely laid and double nailed.

FLOORS. Lay all floors throughout with 1 inch T. and G. Heart of Maitai flooring boards, closely fitted, well cramped and double nailed. Fix mitred margins to all hearths, all nails to be punched



and the bye wood dress off and the floors to be left quite clean at completion.

First floor of No. 3 building to be first laid with  $\frac{1}{2}$ " lining, then covered with one thickness of felt and floored with Matai boards as above.

PARTITIONS. All partitions to be constructed of 4 X 2 O.B. R.P. studs 20" centres, notched  $\frac{1}{2}$ " into 4 X 2 bottom and top plates.

WALL BATTENS. Batten all brick walls (where not otherwise specified) with 2" X 1" H.T. battens nailed with 3" nails 18" centres, to totara.  
*plugs*

LININGS. Line all walls and ceilings (where not otherwise specified) with  $\frac{1}{2}$ " full cut rough lining.

Walls and ceilings of shops, bathrooms and ceiling of back passage to be covered with  $\frac{5}{8}$ " T. and G. and B. Red Pine, that used in the shops to be the best quality, picked and hand dressed.

Also the walls and ceiling of upper stories in No. 3 building to be match lined.

DOORS. Shop entrance doors to be 8 ft X 2 ft, 2" Kauri bolelection moulded outside, beaded inside, the top to be in one panel and glazed with  $\frac{1}{4}$ " British Plate glass bedded in chamois leather, or fixed in other approved manner, to be hung to 5" X 3" rebated Kauri frame, with three 4" butts and fastened with approved lock value 7/6 each and two 4" bolts, to have fanlight over hung to transome with 3" butts and fastened with approved fastener value 5/-.

Door to passage opening into the street to be 7 ft X 5 ft, 6 panel 2" Kauri bolelection moulded outside, and with raised panels to match shop door as shewn in elevation, to be hung with three 5" butts to 5 X 3 rebated Totara frame, also to have fanlight over. Door to fasten with approved heavy rim lock and 8" tower bolt, also fix hook

to fasten to eye built in brickwork.

Back doors to be 6 ft 8" X 2 ft 8" H.T. framed ledge and brace, hung with 4" butts to 5 X 3 H.T. frames, with fanlight, and fasteners value 5/- per door.

Closet doors and wash house doors to be 1" ledge and brace hung with 10" T hinges and Norfolk latch and 4" bolt hung to 4 X 3 frame.

Inside doors to be of 2" R.P. 4 pannelled and double moulded 4" butts and mortice locks and furniture value 7/6, hung to 1½" solid rebated door jambs.

Doors leading to shops from Dining rooms to be Kauri bolelection moulded, top panels glazed with muranese.

Doors leading from Dining rooms to back passage to be four pannelled double moulded, hung, and locks same value as back doors, with fanlight over.

Doors to staircase in No. 3 building to be same as shop doors.

WINDOWS to be of the sizes shewn, pulley styles to be 1½" Heart Totara, complete with inner and parting beads, sills to be 3" double sunk, weathered and throated.

Sashes to be 2" hung with bronze faced axle pulleys, weights and silver lake sash cord. All sashes to have lifts and fasteners value 2/3 per window.

Wash houses to have lights to open and fastened with casement stay.

ARCHITRAVES. Window and door openings in Dining and Drawing rooms to have 6" moulded architraves approved pattern.

Other rooms to have 5" do.

Bathroom to have plain chamfered do.

All windows to have rounded noseings and sootia.

SKIRTINGS. Fix to Dining and Drawing room walls 10" double moulded R.P.

skirting. All other rough lined walls to have 8" do., all to be neatly scribed to angles and floors.

TUBS AND SINKS. Provide and fix, well made and watertight wash tubs, made of  $1\frac{1}{2}$ " Kauri and fix on 3" X 2" dressed bearers.

Fix stand for sink, of 3" X 2" securely framed and cover with  $\frac{5}{8}$  T. and G. lining, make and hang door of same material and fix full size shelf under sink.

Draining board to be of  $1\frac{1}{2}$ " Kauri, ploughed with fall to sink.

SHELVING. Fix 60 feet of 10 X 1 dressed W. P. shelving, with wood or iron brackets in each house where directed.

MANTLEPIECES. Fix to kitchen fireplaces mantle pieces value 25/- and to Dining and Drawing rooms value 40/- each.

In No. 3 building fix mantlepieces value £1 each.

BOX ROOM. In No. 1 and No. 2 buildings also in No. 3 construct under stairs, with 4 X 2 studs and rough lining with 6 - 6" X 6" four pannelled  $1\frac{1}{2}$ " R. P. door and 20 ft 10 X 1 shelving, finish externally to match rest of work in proximity.

STAIRS. Staircases to be built where shewn, strings to be  $1\frac{1}{2}$ " R.P., treads  $1\frac{1}{2}$ ", risers 1", treads to finish with rounded noseing and scotia, treads and risers to be housed into strings and the whole to be glued, blocked and wedged in the best manner.

Fix on landings 5" turned newels and handrail (Prouse Bros. No.1) and 2" turned balusters.

Staircase in No. 3 building to be battened and match lined and to have two and half inch circular handrails with brass holders to approval.

SKYLIGHTS. Construct to skylights in No.2 bedrooms and landings a shaft of 4 X 2 studs lined with  $\frac{3}{4}$ " T. and G. the sides to slant in the usual way to allow diffusion of light.

SHOP FRONT. To be built as shewn, with neatly moulded bars to approval.

STALL BOARD. To be constructed with 4 X 2 dressed bearers and covered with 1 inch T. and G. Matai, well cramped, nailed and dressed off.

GLAZED SCREEN at back of stall board to be constructed of 2" Kauri neatly moulded sashes (3) all of which must be provided with rollers at the bottom to slide as will be directed.

SHUTTERS. Fix 6" X  $\frac{3}{4}$ " T. and G. and B. Kauri shutters to shop doors and windows in the usual way with bars and bolts as directed, each panel to be segment headed.

FENCING. Erect 22 feet 1" Matai boarded fencing 5 feet high between the yards of No. 1 and No. 2 buildings, the posts to be 6 X 4 H.T. spaced 8 feet apart, the rails to be 4 X 2 Matai checked to posts. Make and hang two gates of the same material with 12" T hinges and norfolk latches and 5" bolts.

Also erect across the back of two yards 37' - 6" of the same class of fencing 6 ft high, the posts to pass through a concrete retaining wall 8" thick and about 5 ft high (this being the difference of level between the site and the neighbouring back yards).

COPPER LIDS. Provide clamped copper lids 1" Kauri with proper handles.

CEILING VENTILATORS. In the ceilings of No.2 Bedrooms fix a 12" X 12"

perforated zinc ventilator.

PLUMBER.

FELT. Cover the roof with best Irish felt well lapped and tacked.

IRON. Cover the roof with approved brand 24 gauge galvd iron, (corrugated) with end lap of 9" and side lap of 2 corrugations, well nailed with 2½" lead head nails.

VALLEYS. Form valleys and gutter where shewn 18" wide of 24 gauge galvd iron, rivetted and soldered.

FLASHINGS. Flash chimneys and walls with No. 11 zinc, securely plugged with lead and pointed with cement.

CLOSETS. Provide and fix in closets - pedestals value 22/6, with stained and polished hinged seats and cisterns of 22 gauge galvd iron painted inside and out - with syphon, flush pipe, ball and chain, all in accordance with C. C. Bye laws.

SINKS AND TUBS. Provide and fix where shewn enamelled iron sinks, value 25/- each.

Fix waste pipe from wash tubs and sinks also baths and hand bowls - complete with traps and brass cleaning plugs all to satisfaction of Authorities.

BATHS. To No 1 and No. 2 buildings provide and fix enamelled iron baths value £8. 10. 0. with nickel plated hot and cold combination value 35/-.

Fix over each bath a shower formed with the necessary  $\frac{1}{2}$ " pipes, brass cocks and 3" diameter brass roses complete.

HAND BASINS. To No. 1 and No. 2 Buildings provide and fix on iron brackets in bath rooms, a hand basin value 30/- with nickel plated Hot and Cold taps.

Cover floors of bathrooms with 5 lb lead turned up 2" behind lining and well tacked with copper tacks in doorways.

Also cover floor of upstairs W.C. in No. 3 building with lead as above.

No. 3 building to have three hand basins as shewn.

Lay on water from Corporation mains to W. C's, Baths Handbasins, wash tubs and sinks and supply cisterns, and to one stand pipe in each yard and to one stand pipe in passage.

Pipes to be  $\frac{1}{2}$ " screwed galvd iron, with all necessary fittings.

SPOUTING. Provide and fix 6" O. G. spouting with 3" 22 gauge down-piping connected with drains and 3" ditto to closets and wash houses with two inch down pipes, also 5" ~~cast iron~~ ditto to Verandah.  
( see verandah.)

No. 3 Building to have 4" cast iron down pipe let into chase in brick wall.

HOT WATER SERVICE. Fix up in No. 1 and No. 2 buildings a H. P. hot water service, with boilers value 32/- each. 1" flow and return pipe  $\frac{3}{4}$ " expansion ditto. Cylinders value 70/- each and 30 gallon 22 gauge galvd iron cold water cisterns, each to be fitted with cover and ball cock, and fixed in zinc tray, which is to be fitted with over flow and waste complete.

Lay on to Baths, basins, and sinks.

SKYLIGHTS. Fix in each building where directed one Wades Patent Sky-

light 3 ft X 3 ft. also one Wades Patent Skylight 4 ft X 3 ft to open.

DRAIN LAYER.

Lay drains in the positions and of the sizes shewn, lay to even falls with best quality glazed earthenware pipes, with all necessary bends, junctions, gully traps, Buchan traps, air inlets etc., to satisfaction of Inspector of Drains

The parts of drains that pass under buildings to be concreted in usual way.

Build round the cleaning eye at end of passage a small chamber of 4½" brick work, about 2 ft deep and covered with 2 ft X 1 ft 6" flag.

Fix 4" cast iron soil pipes with all necessary bends, etc., to satisfaction.

Carry up main vents with 1 length of 4" cast iron pipe and continue with 22 gauge galvd iron do., properly secured with all necessary hold fasts and finished with cowl.

Terminal vents to be carried up where required and finished with a cap.

*Storm water to be taken where directed*

PLASTERER.

Render in the best manner with two coats of stucco, the whole of front not colored red in the elevation.

The finishing coat to consist of 1 part of White sand to one best Portland Cement.

The cornices and enrichments to be carefully run according to details to be supplied, all mitres to be carefully made and the whole finished in a workmanlike manner.

Plaster  $\frac{1}{2}$ " thick with 2 to 1 stucco the tops and faces of parapets and chimneys also concrete lintels over ten openings at rear of building, also reveals and sills of all windows and door openings.

Lay back closet floors with 3" concrete 5 to 1 and face with cement stucco 1 to 1, also floors of wash houses and yard of No. 3 building. Render with 3 to 1 stucco the two back chimneys where they pass through the upper storey and finish with gauged lime putty.

Also see Tiler.

ELECTRIC LIGHT. The Contractor shall provide and fix all necessary conductors, casings, entrance tubes, distributing boards, cut out switches, meter and all other necessary material for installing in best manner, electric light to 14 points in each building, where directed each light to have an independent switch to approval. Allow Twelve pounds for fittings to be selected by the Proprietor. The whole installation must be to the satisfaction of the Proprietor and the Fire Office concerned. Also provide and fix in front of each shop a motor flare "Arc" light value £7. 10. 0. each, with all necessary wiring, etc.

GAS. Also state in tender the difference in cost of installing gas in the best manner to 15 points inside each building, the amount allowed for fittings Twelve pounds, £12., being the same in each case.

PAINTER.

The whole of the wood and iron work to be primed with red lead and stopped, and then to receive two coats of best quality white lead



and oil mixed to approved tints.

Sashes, moulds, etc., to be pricked out as desired. All walls and ceilings specified as rough lined to be covered with well washed No.1 scrim, to be well stretched, lapped and tacked, all scrim to hang at least six days before being taped.

Cover all scrim with paper averaging 1/6 per roll. Drawing Rooms, Dining Rooms and landings to have friezes 12" deep, 9d. per running yard.

Roof will be painted with iron oxide paint.

#### GLAZIER.

Glaze shop fronts and shop doors with  $\frac{3}{8}$ " English plate glass - upper panes in shop windows with tinted Murausse.

All to be bedded in strips of chamois leather or base in the best manner.

Top panels of doors leading from shops to Dining rooms to be glazed with white Murauese.

All sashes to be glazed with 21 oz. Crystal sheet glass, to be well primed, sprigged and bedded in putty.

Glaze with 21 oz. glass the sliding sashes and screen up to ceiling at back of stall boards in shops.

Also glaze fanlights over lavatory doors in No. 3 building.

#### IRON WORK.

The whole of the iron work to be of the best quality, free from blisters and all defects.

### Iron work

The rolled steel Joists over shop fronts to be 12" X 6" 44 lbs to the foot. Two are to be laid alongside each other and to have 12" X  $\frac{1}{2}$ " top and bottom plates rivetted every 12 inches and to have 12 inches rest on 1 $\frac{1}{4}$ " cast iron plates, bedded in cement, with sheet of lead between girder and plate.

To the end of each girder bolt a 3" X  $\frac{1}{2}$ " iron bar tailing into wall 10 feet.

These cast iron plates must tail into walls 2 feet.

In each concrete lintel bed one railway metal not less than 56 lbs to the yard, at least one foot longer than the opening.

In the top cornice bed a railway metal of the strength specified for lintels, the ends to be split and turned to give a good hold in concrete, Any joinings to come on the division walls between buildings, and to be properly secured with fish plates, bolts, etc. To every 5th joist fix a  $\frac{1}{2}$ " anchor bolt, those passing through outer walls to have a 9" cast iron plate, and those through inner walls to have 6" cast iron plate.

### ADDENDA.

The steel joists over No. 3 shop will be 16" X 6".

62 lbs to the foot run, with 18" bearing in walls.

Also bed a railway metal in intermediate cornice in No. 3 building.

FIRE ESCAPE. Allow the sum of £20 for providing and fixing fire escape ladders as directed.

### VERANDAH.

Build verandah *6" back from kerb* ~~full width of footpath as shewn~~, with

3 $\frac{1}{2}$ " wrought iron columns, with cast iron lugs top and bottom, bolted securely to kerb.

Columns to have *cast iron* ~~timbered wooden bases and caps~~ and Murphy and Sons No. 28 pattern brackets, frieze to be framed of 3" H. T. as shewn

and to have panels of  $\frac{1}{4}$ " glass.

Rafters to be 2 X 2 angle iron spaced three feet apart the ends turned and secured with  $2\frac{1}{4}$ " stout coach screws to the wooden packing of girders and to wooden beam at foot.

Purlings to be 3 X 2 dressed R. P.

Galvd iron to be 24 gauge, well nailed.

Flash roof under cornice of building with 5 lb lead. Spout with *cast iron*  
5" O. G. spouting  $1\frac{1}{4}$ " lead down pipe and turned into columns.

Approved

(Signed) Alexr. Wilson,

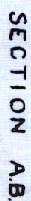
12th September, 1907.



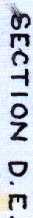
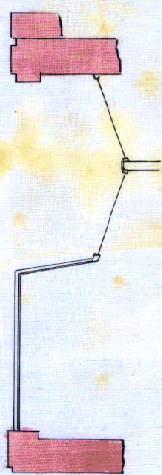
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*6.00*

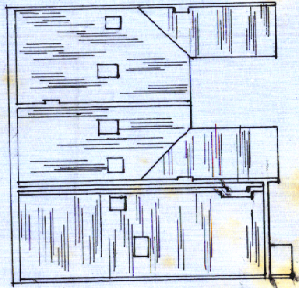


ELEVATION



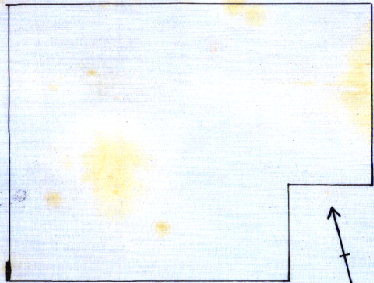


*Cuba St.  
Mr J Morris  
per Mr Cooper & Son*



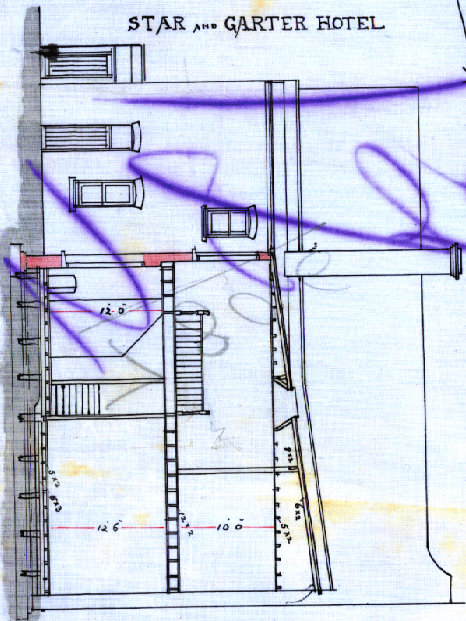
Scale 1/4" = 1' - 1" inch  
ROOF PLAN

MR CAMPBELL



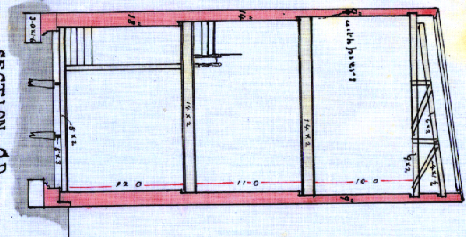
CUBA ST  
LOCALITY PLAN  
Scale 1/4" = 1' - 1" inch

STAR AND GARTER HOTEL



Scale 3/4" = 1' - 1" inch

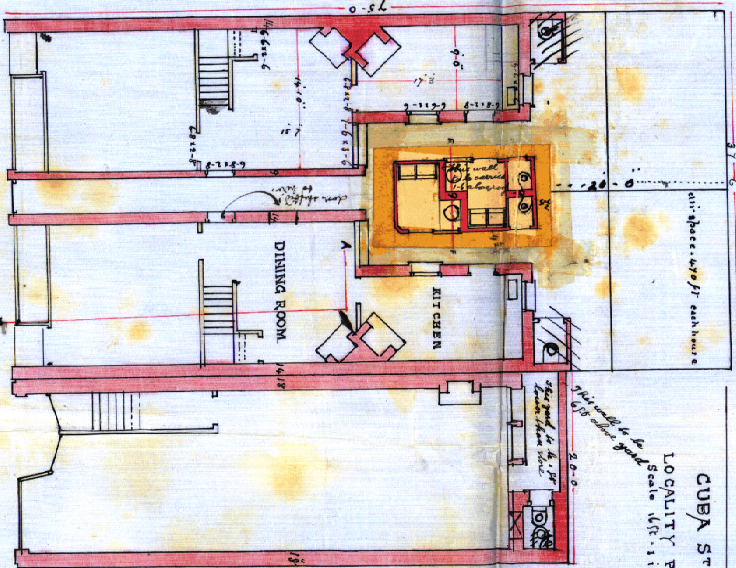
SECTION A.B.



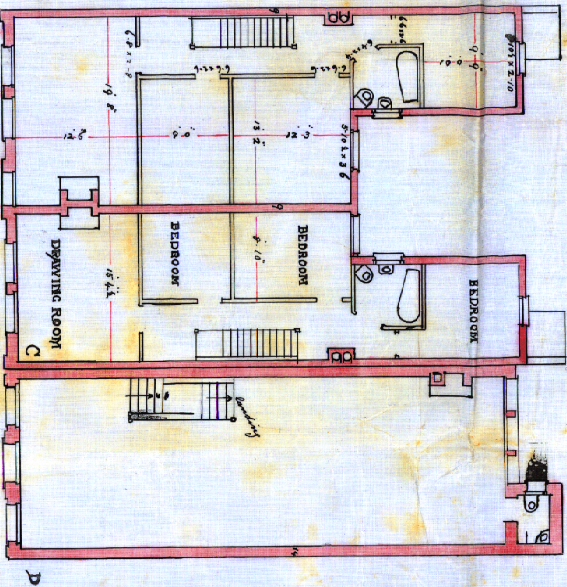
SECTION C.D.

PROPOSED SHOPS CUBA ST

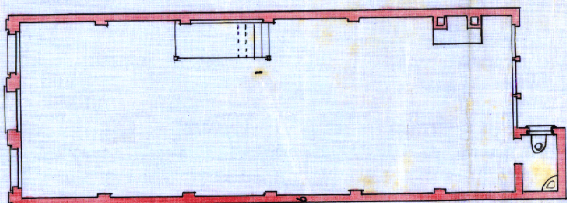
JAS MORRIS ESQ.



GROUND PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN