

Notes on Proposed Shops Cuba St for
Messrs. Gilman, McQuinn & McAuley.

~~Elevation required~~

Drainage Plan required

Tramway across footpath?

Elevation of Grandah

Footings & bulk walls must match thickness.

Section through Party wall at Pitts Millers
w/c at rear of condemned buildings?

PRELIMINARY.

Take down old sheds, buildings, fencing and other impediments. Remove all refuse. Take up old water gas and drainage services. Clear and level the site for the new works.

The alteration work to the adjoining premises to be carried out as shown. The red lines indicates old work altered or removed. The black tint the old work to remain. All new work is tinted in yellow for woodwork and red for brickwork.

EARTHWORK.

The levels are shown approximately. The surface of ground to be cut down 9" clear of the underside of flooring joists. Surface of ground under concrete floors to be made firm and solid.

Dig trenches to obtain solid and approved foundations for all walls, dwarf walls, &c. After the foundation walls are in ram back sufficient of the material to bring the surface up to a uniform level. Cart away all surplus material and rubbish that may accumulate during the progress and at the completion of the works, leaving everything clean and neat.

CONCRETE.

The foundations of all walls, hearths, oven bed and floors tinted in blue to be of cement concrete the widths and thicknesses shown. Floors to be 6" thick. The concrete to be composed of clean well washed Hutt river gravel screened so that the largest particle shall pass through an 1½" ring, one measure of clean well washed river sand and one measure of an approved brand and test of Portland Cement. The whole to be well mixed together and brought to a proper consistency. All exposed concrete to be finished smooth. Foundations &c., to be formed in proper planked casings.

The cornices, finials, keys and other ornamental work and the heads of openings at rear to be formed with concrete as above, but with fine gravel. The cores of cornices to be the whole thickness of walls. The large openings

in Bakery to have 56 lbs. to the yard seconds steel railway rail incorporated in concrete.

ASPHALTE.

The surface of ground under wood floors to be covered with a layer of Corporation asphalt 2" thick rolled hard and even.

BRICKWORK.

All the walls &c., coloured red to be built in brick. The bricks shall be of the very best quality sound hard and well burnt, true in shape. All bricks whatsoever shall be well saturated with water before being laid. No broken bricks except as closures will be allowed in any part of the work. No bed joint shall exceed $3/8$ " of an inch and no cross or vertical joint a $1/4$ of an inch and no difference will be allowed between outside and inside work. Proper staging to be erected both outside and inside as no overhand work will be allowed. The bond to be adopted shall be not more than three courses of stretchers to one of headers and every care to be taken in bonding the heart of the walls. All facework, soffits of arches, &c., outside and inside to be effectually pointed and drawn in with the trowel. All cross and vertical joints in each course must be filled flush and full with mortar and the bricks at each levelling kept clean. The thicknesses of the walls &c., are to be as marked all carried up together. No part being carried up at any one time five feet higher than any other. Turn three ring courses over openings.

Build in all hoop iron, bond iron, anchors, and all timber for Carpenter and Joiner's work. Neatly point up all casings. Bed in mortar all plates and safe lintels. Build in flues earthenware flue linings.

Build up all walls, &c., complete in every respect agreeable to the plans, sections, elevations, and figures there-

on. Mould out and otherwise form all bricks to the shapes required. Large projections to be corbelled out. All the work to be carefully and thoroughly beam filled.

The old wall of Messrs. Veitch and Allan's building to be chased out for joists and roofing timbers. The joists &c., to be anchored thereto similar to that specified for new walling. All flues to be capped with approved glazed earthenware cowls.

Hearths to be finished on top with $1\frac{1}{2}$ " thick of Portland Cement rubbed straight square and smooth with the Land float. The grates for fireplaces to value 30/- each on average (selected). Turning bars for openings to be $2\frac{1}{2}$ " x $3/8$ ". Build in kitchen fireplaces Shacklock's 3' 6" cooking range complete with covings, plate racks, shoe boiler, ash tray, and all other fitments. Build in new furnace and oven door in Bakery similar to the present doors, &c. Over oven door fix in 16" x 8" cast iron stall inlet opening. The furnace and flues to be controlled with cast iron damper plates having iron sheave, chain, and handle all complete. Set in front of oven a cast iron diamond indented hearth plate firmly anchored and bedded on concrete. Cover top of oven with 6" thick of sand. The awning arches to be constructed where shown. The coving being built in lime mortar in lieu of cement mortar.

The furnace to oven to have branch flue to main flue with regulating damper and cleaning eye also to have damper at back of fire grate. The fire bars and dampers to be of cast iron. The oven to be built in with 3" hollow walls ventilated at top and bottom with 18" x 6" cast iron gratings.

MORTAR.

The mortar for the preceding brickwork to be com-

posed of one measure of roche lime one measure of an approved brand and test of Portland Cement and three measures of clean wh sharp well washed river sand. The lime and sand to be well mixed tempored and beaten together. The cement to be mixed in as it is used and none to be used after it has become hard or set.

DAMP COURSE.

All the walls immediately above the surrounding surface of ground to have a pure Portland Cement bed joint $\frac{1}{2}$ " thick and after it is set two coats of thick well boiled tar.

TAR.

All woodwork (except totara slips) coming in contact with either brick or concrete work and all anchors, bond iron, hoop iron, and cast iron to have a good thick coat of tar. The hoop iron bond iron anchors and bolts to be well sanded.

WROUGHT AND CAST IRON WORK. The front pilasters to be of cast iron of $\frac{3}{4}$ "

metal having moulded bases capitals, panels, &c., as shown and returned 4" on sides. The back of plates to have 1" keys set not more than 30" apart in height wedged to tee plates with six wedges. The tee plates to be 18" wide by 1" thick having 5" x 1" return flanges and ribs. The tee plates and plasters to stand on cast iron plates 2' 2" square by $1\frac{1}{2}$ " thick bedded in cement mortar solid and level. Top plate to be $1\frac{1}{2}$ " thick flanged and bolted to girder.

The girder along the whole front to be continuous constructed rolled steel beams and plates the sizes marked rivetted together with $\frac{7}{8}$ " rivets set 5" centres.

The girder to have (121 lbs. per foot) necessary half inch cover plates and to be bedded on plates over pilasters and tees and bolted thereto with four $\frac{7}{8}$ " bolts. The girders

at outer walls and party walls to be gripped with the bond iron. The bedding material for girder and tee plates to be 7 lbs. lead.

Supply and build in as the work proceeds sufficient wrought iron anchors to anchor the constructional work to the brick walls. The anchors to weigh not less than 9 lbs. each on average and to be made to clip into joists, beams, framing, &c as directed and to approved forms and to be fastened with strong clout headed nails and tees, nuts, washers &c.

The brickwork round oven to be constructed with 4" x 3/8" top and bottom wrought iron bands clipped at angles and bolted at top and bottom to second hand steel railway rails fixed vertical at five feet centres commencing at angles.

The cross and longitudinal bolts to be 1 1/8" round iron bolted to standards and bands with nuts, washers, &c. All this work to be constructed and built in as the work proceeds.

The furnace and oven doors are already specified, also dampers. Build same in with proper anchor bolts.

Build in all brickwork every 30" in height as the work proceeds No. 18 gauge hoop iron 1 1/8" wide galvanized, one strand of iron to be laid for every 4 1/2" thickness. Butts and angles to clip. Hoop iron to be well tarred and sanded.

Girt the buildings (except W.C. buildings) under first and second floor flooring joists and at top floor ceiling level with 3" x 3/8" bond iron. Butts and angles to clip and have an 1 1/8" iron spear through 16" long.

Every fourth joist at ends and every joist on sides at 4' 0" centres to be anchored to brick walls. The joists and beams to be anchored to one anchor through party walls.

All belts, straps &c., to be made of an approved

brand of iron. All screws to be cut with a deep clean thread. Heads and nuts to equal in thickness the diameter of the bolts and all heads and nuts to have 3" x 3" x $\frac{1}{2}$ " washers.

BOND, TIMBER, &c.

The inside of all walls with the exception of the interior walls of Bakery Building, Wood and Coal houses and top floor of the three shops not divided off to have 2 $\frac{1}{2}$ " x 3 $\frac{3}{8}$ " totara strips built in every 30" in height as the work proceeds.

Build in totara wood bricks and other bond timbers necessary for the proper construction of all Carpenter and Joiner Work.

Fur the inside of all brick walls so prepared with 2" x 1" totara furring strips set not more than 18" centres.

Pack out where necessary for all finishing &c., that may be required. Fix necessary packing and lathing round girder for plastering.

SAFE, LINTELS.

All openings to have safe lintels of heart of totara of sufficient width by an inch thick for every foot of opening and to have 12" of wall hold at each end.

PLATES.

The plates for all brick walls and dwarf walls to be heart of totara the sizes marked, halved and spiked at meetings and angles and bedded firm and solid. All plates whatsoever to be not more less than 3" thick constructed as above and morticed for studs.

JOISTS.

The ground floor flooring joists and all other joists near ground to be heart of totara. All joists to be set not more than 18" centres. Trimmers and trimming pieces to be 3" thick for ground floor joists and two joists spiked together for first and second floor joists. The joists for first and second floors to have 3" x 2" cross bridging set

not more than 7' 0" apart. All closely fitted and firmly nailed.

STUDS.

The studs in all partitions and for general framing boxing &c., to be 4" x 2" set not more than 18" centres. Jambs, sills and heads of openings to be 3" thick. The partitions on upper floors to be properly strutted and braced with 8" x 1" braces &c.

ROOFING.

The roofing to be constructed as shown and with timbers the sizes marked all joggled and bolted together in the strongest manner with 7/8" bolts, 3" x 3/8" straps, &c. The purlins to be gained and counter-gained down on rafters and to be further supported with angle cleats.

The gutter plates to be 12" x 2" cross bearers 3" x 2" set 18" centres arranged so as to allow the gutters a fall of 1 1/2" in ten feet with 2" drips within that distance.

The roofs over Bakery building and outbuildings to be constructed with 4" x 2" and 3" x 2" rafters, ceiling joists, struts and collars set not more than 18" centres.

All open eaves to have 1 1/2" bevelled totara fascia covered with No. 12" zinc laid 18" up pitch of roof.

SARKING, FELT &c.

Cover all roofs and gutters with 8" x 1" boards fixed angularly all closely fitted and firmly nailed. Over these boards lay the best quality roofing felt, all well stretched lapped and closely nailed with strong clout heads.

CORRUGATED GALVANIZED IRON, &c.

Cover all roofs with an approved brand of No. 24 gauge corrugated galvanized iron having not less than two rolls of cover on the sides and 8" at the ends. All closely fitted and firmly nailed with strong wire nails having patent solder heads.

The ridges to have No. 24 gauge moulded galvanized iron lead tipped ridging 20" wide well packed with felt neatly

dressed to corrugations and fastened same as iron. Lay saddles of 5lbs. lead at junctions of ridges with walls.

GUTTERS.

The boxed gutters to be laid with 5 lbs. lead folded up under iron 6" and neatly dressed over featheredged fillets. Sides next brick walls to be folded up 6" and corked into brickwork and stopped with cement. Gutters next to brick-walls to have apron flashings of 4lbs. lead. Drips to be neatly dressed. The cesspools at discharge of gutters to be 1" x 12" x 8" galled together with 1 1/8" totara and lined with 5 lbs. lead all properly soldered and flashed. Discharge and overflow pipes to each cesspool to be 4" bore of 7 lbs. lead having copper gratings. The discharge to be led into cast iron cistern heads.

Box gutters to have totara snow boards framed up with 3" x 1 1/2" bevelled totara batens framed to 5" x 2" totara bearers. Battens to be set 1/2" apart.

The valleys to be laid with 5 lbs. lead folded up 6" on each side and neatly dressed and fastened over featheredged fillets.

The gutters on open eaves to be 4 1/2" cast iron secured with cast iron brackets set 30" apart.

Set up where marked on plan 4" square cast iron socket jointed down pipes having cast iron socket cistern heads hoods and shoes. The latter to discharge over gully traps. Down pipes to be secured with wrought iron ears. All joints to be properly caulked. The down pipes for rear buildings to be 3" socket jointed cast iron down pipes.

FLASHINGS.

Step flash and flash with 4 lbs. lead with apron and other flashings at junction of all roofs with brick walls chimney dormer manholes, &c., and everywhere that in the

opinion of the Architect is necessary to render the building thoroughly and permanently watertight.

FLOORING.

The recesses in front of shops floors of wood and coal houses, ground floor of Bakery, and the yards and passages at rear as tinted in indigo to be laid with 4" thick of concrete as before specified smoothly plastered on top. All surfaces to be laid to approved falls and levels. The surface of concrete in recesses and stall board front in front of shops to be prepared for tiling.

All the other floors to be laid with 6" x 1½" matched matai all closely fitted and firmly nailed and dressed off after completion. Stair openings to be furnished finished with neat moulded nosings and the outer doors with proper weathered and moulded thresh-holds.

The recesses and part in front of stall board of shop front to be laid with tiles of a select pattern to value 15/- per superficial yard including borders. English catalogue price. All to be laid straight and even in cement.

WINDOWS.

All the windows to be the sizes shown or marked.

The windows in Bakery building and outbuildings to have 3" rebated and moulded totara frames and 3" totara weathered and double sunk sills. Sashes to be divided with moulded bars and glazed with 21 oz. English crystal sheet glass.

The sashes to open on strong centre pivots with approved brass quadrants. The sash in centre of ground floor windows of Bakery to open and close with Cartland's brass fan-light opener sheave rope &c.

All the other sashes to be of bone dry totara 2" thick moulded. The frames to have 1½" totara jambs and heads 3" high

pitched double totara sills 3" thick framed up with pocket pieces, parting slips, hanging pieces, baton rods, inside and outside facings, complete, all properly housed and boxed.

The sashes to be hung with 2½" brass faced axle pulleys, brass screwed, strong hard spun white silver lake cord, cast iron balance weights, and furnished with strong approved brass lifts and fasteners. Baton rods to be fastened with Taplin's stop adjusters. The inside sashes to be framed and moulded up with red pine glazed with 21 oz. embossed or Muranese glass. These and staircase windows to have 3" margins of Muranese glass and flowers in angles. The glass for shop front, shop windows, and verandah, will be hereafter specified. All the other glass required to be Pilkington's 21 ounce crystal sheet glass. All glass to be well bedded bradded and face puttied after the rebates are primed. W. C. Windows to be glazed with 16 oz. ground glass.

SHOP FRONTS.

The shop fronts to be constructed and moulded up as shown and as will be detailed with Mahogany, French polished. The glass to be filleted into frames stiffened with brass side fillets all brass screwed. Entablature over doors to be moulded and carved. Sills to be moulded. The underpart of sill to be tiled and have moulded tiled skirting to value 5/- per foot. The stall board of window to be framed up and floored in steps 5" wide and 5" high all smoothly dressed. The window screens at back to extend to ceiling and to be framed up with light Mahogany sashes (dust proof) according to details. All moulded up and glazed with 21 oz. clear sheet glass (Pilkington's) on the upper part and embossed glass below.

The doors of screens to be hung with 2½" polished brass butts to double rebated and tongued jambs and secured with brass show case twin buckles.

The entrance doors to be framed up 2½" thick having bolection moulded and raised panels all of mahogany. French polished upper panels to be glazed with polished British plate. Doors to have polished brass plates covering the whole of the bottom rails outside screws to be flush filed off and polished. Doors to be hung to boxed Mahogany moulded jambs with 5" brass butts and secured with 6" brass rim lock with solid brass knobs.

The thresh-hold of doors to have diamond indented brass door pads.

All work connected with shop fronts to be mahogany, moulded up and finished according to details. The fanlights over doors to be framed up and hung on rebated and moulded jambs with 4" brass butts and made to open and shut with Cartland's best quality brass fanlight opener with cord, sheaves, brass cleat &c.

All the glass to be of the best quality British plate bedded and secured with moulded strips brass screwed and stopped all round with white lead.

DOORS.

The rear outer doors and doors in Bakery and out-buildings and rear entrance gates to be framed up 2" thick sheathed on outside with 4" x 7/8" matched and beaded totara boards. Doors to be hung to 2" totara rebated jambs with 5" steel butts and secured with 8" two bolt rim locks. Locks to differ throughout.

All the other doors to be double moulded 2" thick (five panelled bolection moulded on ground floor, four panelled sunk moulded elsewhere). To be hung to 1½" rebated jambs and heads with 5" plated acorn tipped butts on ground floor and 4" butts elsewhere and secured with 4" upright; American mortice locks having ebony furniture and finger plates.

Frame manhole and door from ceiling of bathroom to roof in each section and $1\frac{1}{2}$ " sheathed ledged door on to roof constructed with dormer roof, framed covered and flashed similar to main roof. Barge and covering boards facings and threshold to be $1\frac{1}{2}$ " thick. Fix glass panel in door for light.

SKYLIGHTS.

All the skylights to be Wade's patent framed up with strong galvanized iron glazed with Pilkington's woven wire plate and flashed watertight. Trim and curb roofs for same and flare down to ceiling with studs lining and papering. (This only applies to upper floor partitioned off).

STAIRS.

The stairs to be concrete constructed as shown, strings $1\frac{1}{2}$ " thick of sufficient width moulded. Steps moulded and filleted $1\frac{1}{2}$ " thick risers 1" thick steps and risers to be housed glued and wedged into strings. The newels to be 6" blocked and turned. Handrails 6" x 4" double moulded, stained and polished. Spandrail and soffit of stair to be lined as hereafter specified and studded for Closet having door to match other doors. The balusters to be 2" blocked and turned set 5" centres. All this work to be heart of Kauri hand dressed. Landings and fascias to be moulded and finished up same as stairs.

The stairs in Bakery to be framed up with Kauri. Strings $1\frac{1}{2}$ " thick, steps $1\frac{1}{2}$ " chamfered on edge and housed and every fourth one pinned to strings. Soffit lined with matched and beaded lining. Handrail 3" x 2" rounded, balusters $1\frac{1}{2}$ " square set 4" centres. Newels 4" x 4" chamfered and rounded on top. All of dressed Kauri.

LINING.

Line the walls and ceilings of shops, show windows, kitchens, W. C.'s, bathrooms and linen closets with 6" x $\frac{3}{4}$ " matched and beaded heart of Kauri lining all closely fitted and

firmly nailed and smoothly hand dressed. Lining to be fixed vertical on walls.

The ceilings of recesses of shops to be panelled with $1\frac{1}{2}$ " moulded panel work.

Line all other walls and ceilings excepting Bake House, Wood and Coal Houses, and the top floor of the three sections not partitioned off, with 8" x $\frac{3}{4}$ " matched lining.

VERANDAH.

The verandah to be constructed as shown. Columns to be cast iron No. 136, 4" diameter in McFarlane's catalogue. The shaft to be extended for increased height. All provided with the necessary lugs, &c. The brackets to be cast iron No. 92 McFarlane's Catalogue. The cornice to be moulded up with totara as will be detailed having McFarlane's 4" cast iron spouting. Down pipes to be 2" cast iron socket jointed. The entablature to be filled in with sashes glazed with 21 ounce ground glass set in moulded sash frames. Lintel to be 6" x 4" dressed and moulded. The roofing to be constructed with 1" x $\frac{3}{8}$ " tee iron set 12" centres for glazing. To have three coats of paint and to be glazed with approved colors of rolled oaked ral glass. Flash verandah with 4 lbs. lead flashing. The barge and covering boards to be $1\frac{1}{2}$ " thick of totara. Ends of verandah to be filled in with glass panels as above. All the iron and woodwork to have three coats of paint. The columns and brackets to be gilded.

PLASTERING, &c.

The front elevation to be moulded and enriched in cement plaster as shown in cement plaster all got out according to detailed drawings. Form and run all mouldings, panellings, imposts, keys, cornices, cornice blocks, finials and all enrichments whatsoever in the best and most artistic description of Portland cement modelling work.

Plaster all exposed brickwork concrete work tops and

backs of all parapet walls, cornices, chimneys, &c., with Portland Cement plaster composed of equal measures of clean white well washed river sand and an approved brand of Portland cement. All the work to be rubbed straight, square, and smooth with the hand float and all plain surfaces to be lined in in imitation of ashlar work. The cement to be mixed in as it is used and none to be used after it has become hard or set.

The exposed brickwork in the interior of Bake House Building and Oven, Wood and Coal House, and the top floor of each section of three story building where not partitioned to have the joints neatly struck and the whole work including roofing timbers and joists to have two coats of linewash, finished white.

PLUMBER.

Lay on water from the main in street to the hose bibbs marked on plan to cistern over the each bathroom ceiling, sink in each kitchen to bath tubs and cisterns of W. C's in $\frac{3}{4}$ " galvanized wrought iron pipes having polished brass hose cocks, faucets, &c., and best ball and stop cock at cisterns. A complete system of hot water to be fitted up in connection with high pressure boiler in kitchen range in each section.

The cisterns over each bathroom ceiling to be 150 gallons made of strong galvanized corrugated iron round on plan all well fastened and soldered having $1\frac{1}{2}$ " galvanized wrought iron overflow pipe to outside of building. Cistern to stand on curbed floor 12" wider all round constructed with flooring having 3" curb all lined with No. 12 zinc and having $1\frac{1}{2}$ " galvanized wrought iron overflow pipe. This cistern to supply high pressure boiler at kitchen range. The flow of each bathroom to have a slight fall to outer wall covered with felt and laid with 4 lbs. lead folded up 3" under lining all round and

dressed over 1" fillet at door. Floor to have $1\frac{1}{2}$ " waste of lead.

The bath tubs to be of large size made of strong galvanized iron supplied with hot and cold water in $1\frac{1}{2}$ " pipes of galvanized wrought iron and fitted with polished brass bath socket cocks having lettered heads. Fit up over each bath best quality shower apparatus supplied with hot and cold water with fittings to match bath fittings. Bath tubs to have $1\frac{1}{2}$ " trapped lead wastes and overflows lead to outside then with $1\frac{1}{2}$ " galvanized wrought iron pipes to gully traps. Tubs to have brass gratings, plugs, and chains complete.

The sinks in Kitchens and Bake House to be large size agateware having $1\frac{1}{2}$ " trapped lead waste and overflow to discharge over gully trap at outside. Waste to have brass grating plug and chains complete. The sinks to be supplied with hot and cold water in $\frac{3}{4}$ " galvanized wrought iron pipes having polished brass faucets having lettered heads.

The W. C.'s to be white glazed pedestal, washout pan and trap in one piece. Soil pipe to outside walls to be 4" bore of 6 lbs. lead, thence to drains on upper floors to be 4" socket jointed cast iron pipes. Fit up over each closet at a suitable height strong galvanized iron flushing cisterns supplied with water in $\frac{5}{8}$ " galvanized wrought iron pipes having the best quality ball cocks and regulating cocks. Cisterns to stand on 1" shelves supported on strong cast iron brackets. Supply pipes from cisterns to pans to be of lead medium weight $1\frac{1}{2}$ " bore. The cisterns to have silent syphoning valves strong levers brass chains and china handles inside main building and ring pulls elsewhere. Thoroughly caulk joints of soil pipes.

SHUTTERS.

The shop fronts from pilaster to pilaster to be enclosed with Falkener's woven wire shutters 5' 0" high coppered

and to be complete with all necessary stays, fastenings, &c., and finished with three coats of paint. Each shop to have a wicket gate entrance properly hinged and fastened with brass rim lock.

GAS.

The meter to be set in front of each shop where shown and to be connected with the main of the supply company. From the meter in each shop to all points marked E. L. in each section lead wrought iron pipes of a size and quality approved by the Gas Company officer having all bends, junctions, &c., complete. The points are to have no fittings but plugged.

ELECTRIC LIGHT.

Install the electric light throughout the building to the points marked E. L. on the plans. Casings and conductors being lead out of sight fitted up in every respect to the satisfaction of the Architect and the Fire Underwriters' Association. The Contractor to allow a price for the cost of connecting each shop with the street mains. The points to have cord pendants fitted with approved shades and globes. The front rooms to have two two-light electroliers value 40/- each. The shop fronts to have opal reflectors. Switches to be the tumbler pattern.

DRAINAGE.

Set in where shown on plans or as may be required large size glazed earthenware gully traps having dished covers and cast iron gratings and from thence and W. C's to soil and storm water drain in Cuba and Ingestre streets lay in 4" x 6" glazed earthenware socket jointed drain pipes for the two separate systems of drainage required by the Drainage Engineer having all bends, junctions, elbows, manholes, Buchan trap and main and terminal vents as stipulated in the Bye Laws. Manholes to be built in brick and smoothly plastered inside with material as before specified. Vent pipes to be of No. 24 gauge galvanized iron.

The drainage from the dwelling houses to be picked up and made in conformity to the Bye Laws.

Drains passing under buildings to be encased in 6" thick of concrete of the composition before specified.

FINISH.

Fix 12" x 1½" double moulded skirting round floors and 6" x 1½" double moulded architraves round openings on ground first floors of main building and 10" moulded skirting round floors and 5" double moulded architraves round openings elsewhere in main building including kitchen. Facings in Bake House building and outbuildings to be 4" moulded.

All openings to have jamb and soffit boxing. All windows to have neat moulded stools. The arch between shops and refreshment rooms to be formed as shown moulded up according to detail drawings.

Fireplaces to have mantelpieces of the following values Kitchen 55/- each. Front rooms, sitting rooms and bedrooms 53 10/- on average.

The shops, refreshment rooms, and kitchens on ground floor and the staircase and landings to upper floors have wainscotting 3' 6" high formed ~~as-shown-moulded-up~~ with narrow matched and beaded boards fixed vertical having neat moulded base and capping.

The sinks and baths to be boxed in with the narrow boards as above having 1½" kauri tops finished with moulded nosings, and fillets. Sink top to be inclined at one end and grooved for drainer. Fronts to be enclosed with ledged doors hinged with brass hinges and secured with brass hooks and eyes and Hobb's cupboard locks and furnished with China handles and turnbuckles. Floor to be 3" off main floor and fix broad kauri shelf between floor and top.

W. C's to have neat Kauri unitas lids and seats stained and polished.

The shop and refreshment room to have 9" wood cornice. Ceilings elsewhere where lined to have 3" moulding.

The linen closet to have shelves every 15" in height to top of door.

Fix three heights of shelving in each kitchen with solid ends and in closets under stairs supported on 1" framed rails and 4" tapered legs constructed distinct from wall.

The hopper on first floor of Bake House to be made of 1" matched Kauri having clamped and hinged lid, all smoothly dressed. The hopper to have 12" x 6" shoot with slide valve at bottom.

The cantilever outside of door on first floor of Bake House to have cast iron channel sheave strapped and bolted to beam. The beam to be 10" x 4" strapped to framing of building.

The door to have projecting threshold.

VENTILATION.

Build in where directed in outer walls under ground floor flooring joists 24 10" x 7" galvanized cast iron gratings.

FENCING.

The fencing dividing off yards at rear of shops and at sides of passage way to Ingestre street to be constructed 6 feet high covered with No. 26 gauge corrugated galvanized iron. The iron to be nailed with solder headed wire nails. The posts to be 6" x 3" sunk 2' 6" into the ground and fitted with shoes and 5" x 2" struts. The rails to be cut angularly out of 5" x 3" stuff set two in height tenoned into posts. Fix 5" x 3" weathered capping on top. All the timber to be heart of totara.

The gates to be constructed with 4" x 3" stiles and top rail and 6" x 2" middle and bottom rail and 5" x 1½" bracesbraces covered with iron as above. Gates to be hung with strong wrought iron strap hinges and secured with strong latch bolts, &c.

The fencing between the two dwellings at rear of Messrs. Veitch and Allan's premises extending to new W. C's to be replaced with new totara fencing 5' 6" high. Posts as above. Rails 4" x 3". Boarding 8" x $\frac{3}{4}$ " matai. The old picket gates and part of picket fencing in front of dwellings and rear of proposed new shops to be constructed between the dwellings as shown, made firm and solid, to be raised and have a 10" x 1 $\frac{1}{2}$ " bevelled totara base at bottom and 5" x 3" sole plate at gates for concrete finish.

TROLLY WAY & PASSAGE. The trolly way to be laid with steel tram rails sunk flush with concrete secured to 7" x 2" totara sleepers, and 5" x 2" longitudinal plates. The footpath from gate to curb to be wood blocked as required by City Corporation.

The walls of dwelling houses to be continued down to concrete surface, any broken or decayed material to be replaced with new and all left in good order.

PARTY WALL.

The southern wall of the proposed new building is to be built exactly on its centre over the boundary line between Messrs. Veitch and Allan's premises and the proposed new building. The wall to be erected as a party wall and to extend to back brick building as shown. Builders are to note that the size of the proposed new building is to be enlarged to the figured dimension in consequence of this.

The old wall of Messrs. Veitch and Allan's premises together with all shelving, counters, and other fittings to be carefully and expeditiously moved back temporarily whilst the new wall is being erected.

The framing to be reconstructed on to new wall and completed with all necessary furring, anchors, lining, lead gutters, boxing down pipes lead flashings and all other general constructional and finishing work and painting or varnishing

similar to that specified for new building and as is usually required in alteration work.

The old counters, shelving, and all other fittings &c., to be set back as at present, re-painted and varnished and left in good order and condition.

The work to be carried out with all rapidity under special directions. The Contractor to make no unnecessary delay to complete the same and is to cause as little interference as possible with the carrying on of the business.

A separate price to be quoted for this work.

SCRIM AND PAPER.

All the walls and ceilings prepared with 8" x 2" lining to be covered with scrim of the value of 5d. per yard, all well stretched, lapped and closely tacked and taped angularly every 16". All walls and ceilings to be afterwards covered with paper of an average value of 2/- per piece. The rooms on first floor to have dadoes and borders to match the paper and 6" friezes. The other rooms to have 2" borders at ceilings.

TIMBER.

The lining, shelving, and general finishing to be heart of kauri. All the other timber unless otherwise specified to be heart of red pine. All timber to be dry, free from sap, large or loose knots and every defect.

PAINT.

All outside woodwork, cast iron, galvanized iron, and all roofing to have three coats of paint. (This does not include iron fencing). The interior matched and beaded lining to have three coats of paint and flatted.

All the interior finishing work in main building except where polished to be oiled and finished with two coats of copal varnish.

The shop front doors &c., to be french polished.

The interior wood finishing of Bake House and out-

buildings to have three coats of paint.

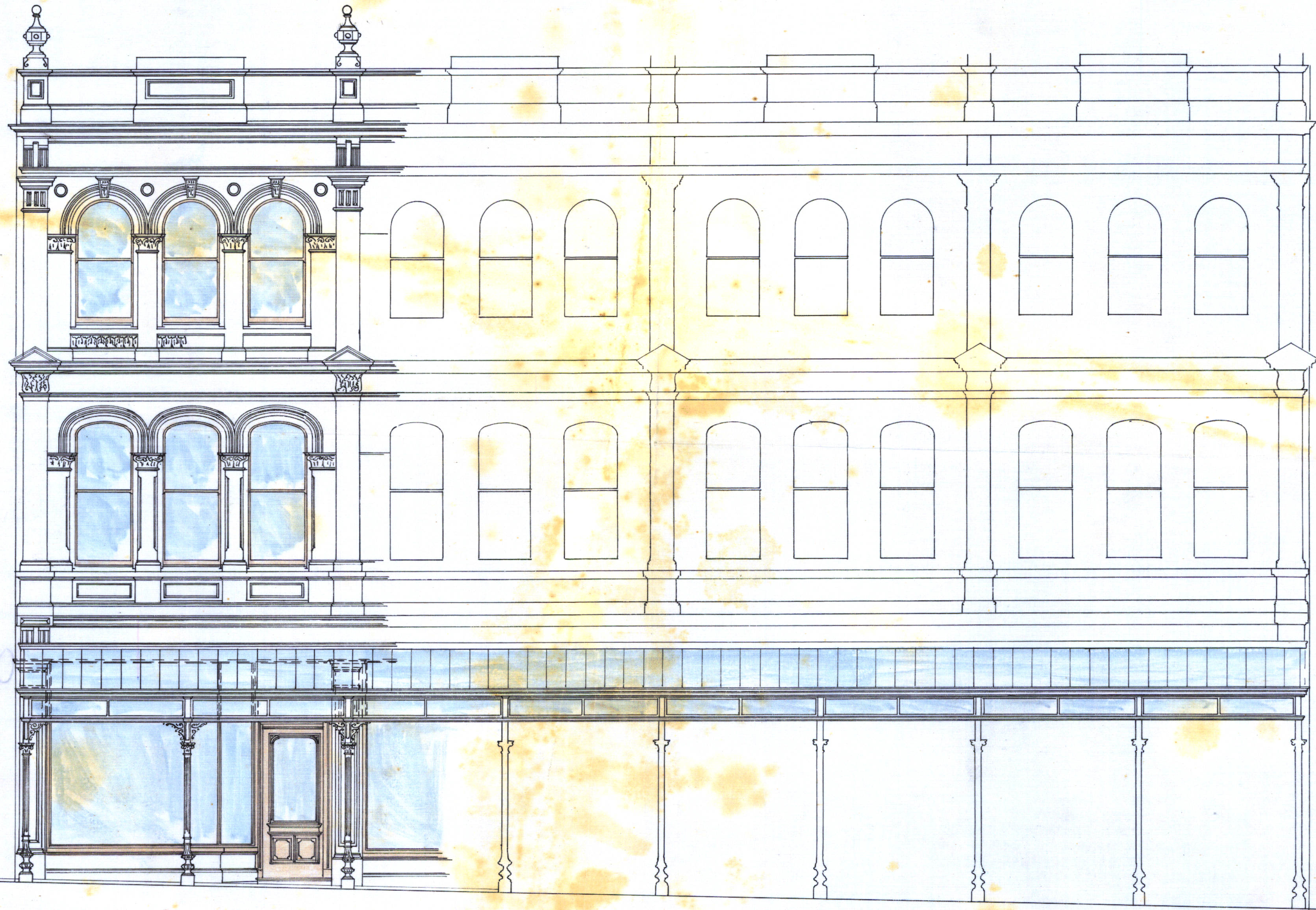
Paint to be composed of genuine, white lead and pure linseed oil. All tints to be approved. Dress and stop all nailheads.

ADDENDA.

The contractors to send in their tenders in the following forms.

1. Price for the work according to plans and specifications.
2. Price allowed in the above for erecting the party wall from foundation to parapet.
3. Price allowed for altering and reconstructing the premises of Messrs. Veitch and Allan's on to party wall.
4. Price allowed for partitioning off and finishing top floor of southern section of building as shown inclusive of skylights, &c. Such price the Proprietor reserves the right to accept for finishing any one or all of the sections of the top floor.

SHOPS CUBA STREET.



OC 4038

ELEVATION.

Scale Four Feet to an Inch.

Thos. Turnbull & Son
Architects.

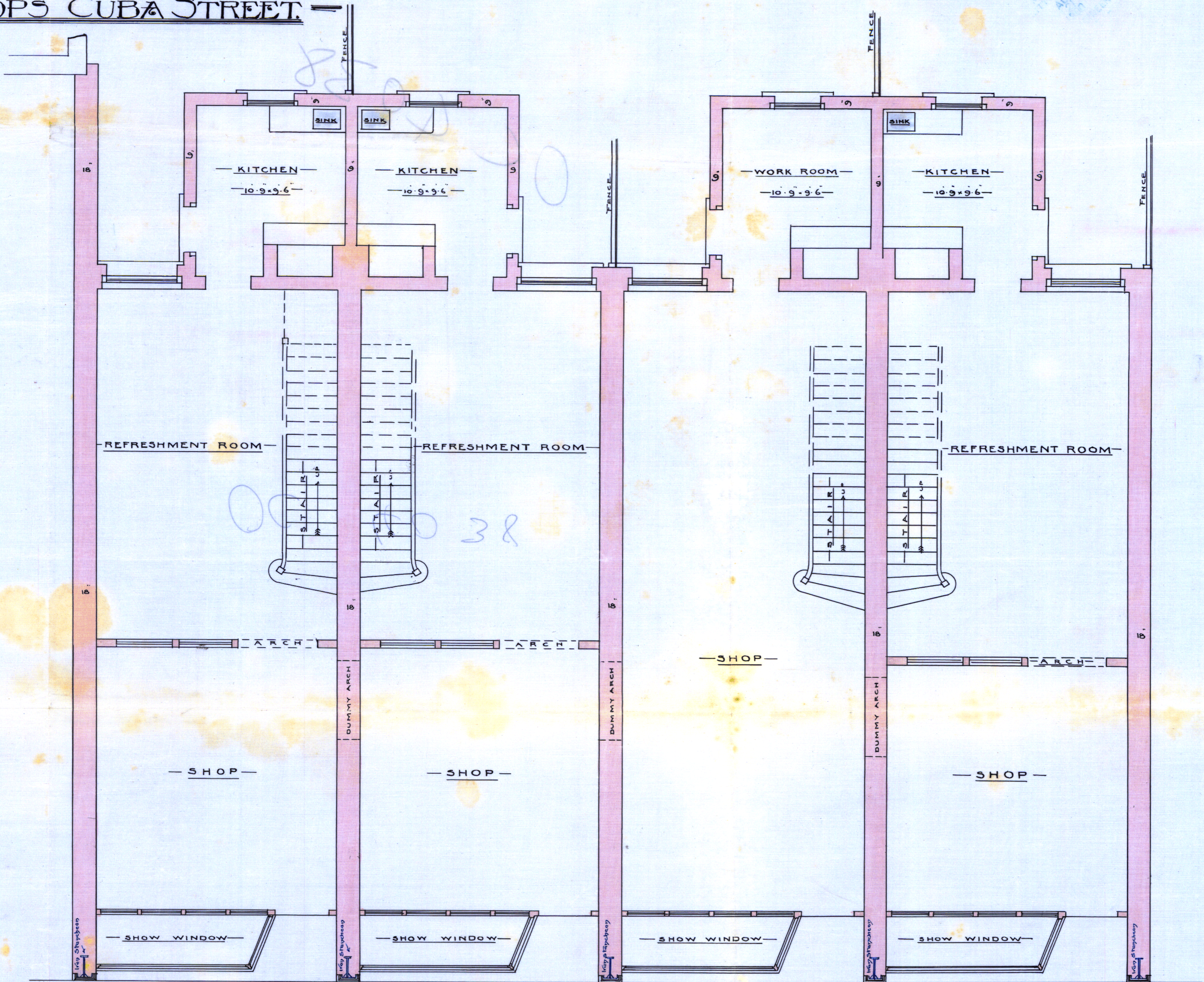
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OC 4038

— SHOPS CUBA STREET —

WASHINGTON
CITY COUNCIL
AUG
22
1897

WASHINGTON
CITY COUNCIL
AUG
22
1897



— Scale Four Feet to an Inch. —

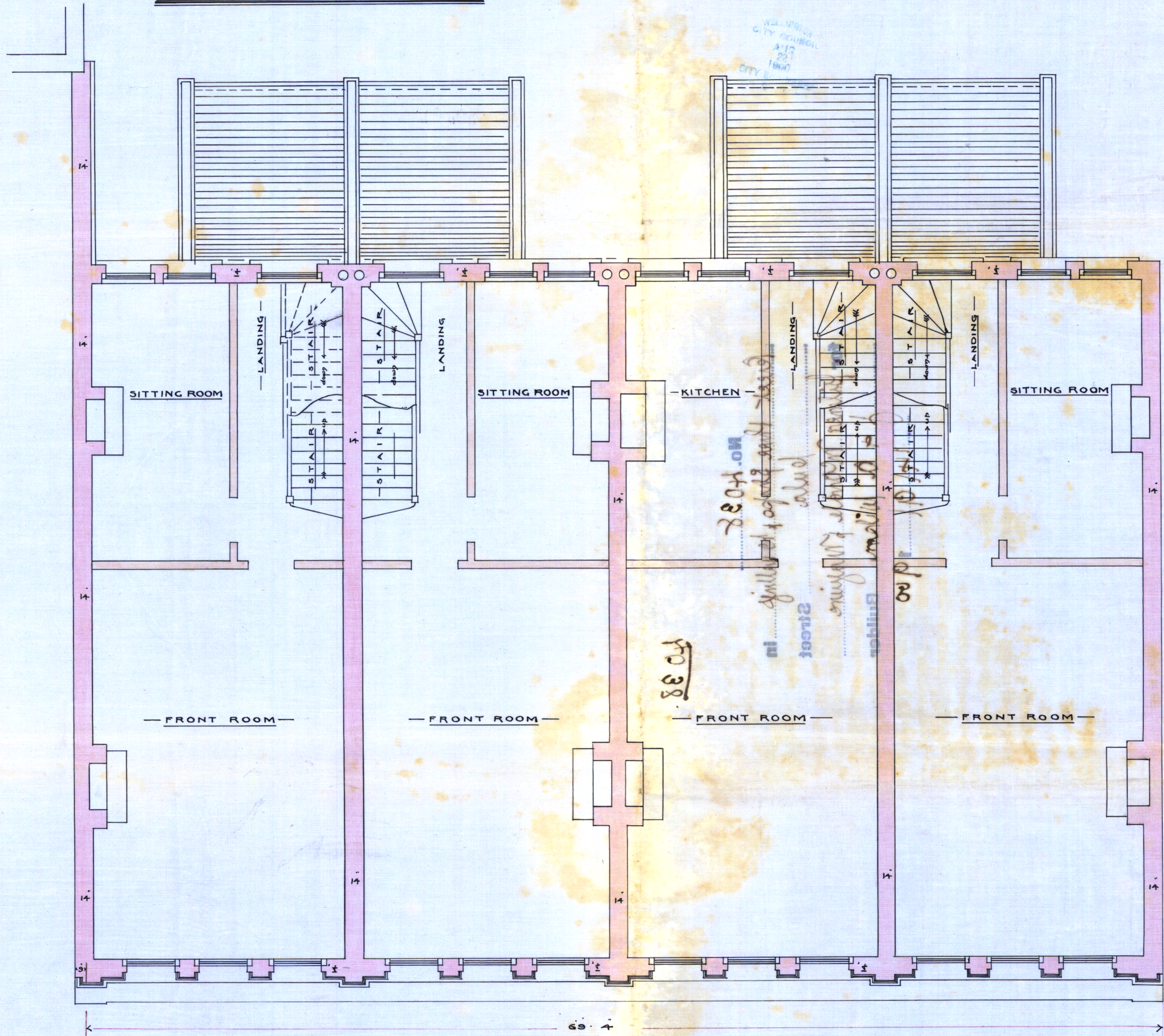
— GROUND FLOOR PLAN —

— Thos. Turnbull & Son —
— Architects. —

500-826 22-22000

— C U B A S T R E E T —

— SHOPS CUBA STREET. —

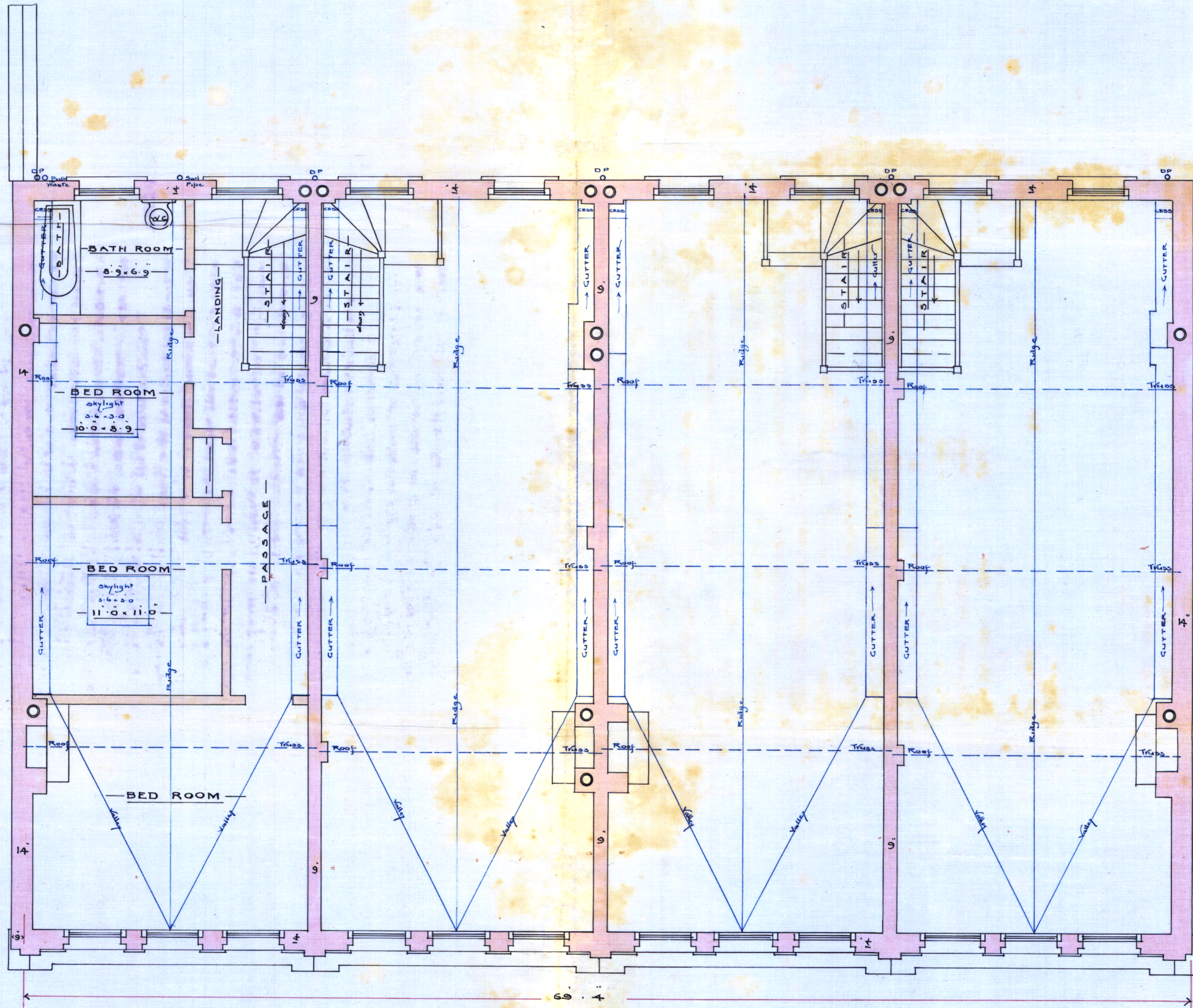


— FIRST FLOOR PLAN —

— SHOPS CUBA STREET. —

W. H. HAYES
CITY COUNCIL
AUG
22
1890
CITY ENGINEER

W. H. HAYES
CITY COUNCIL
AUG
22
1890
CITY ENGINEER



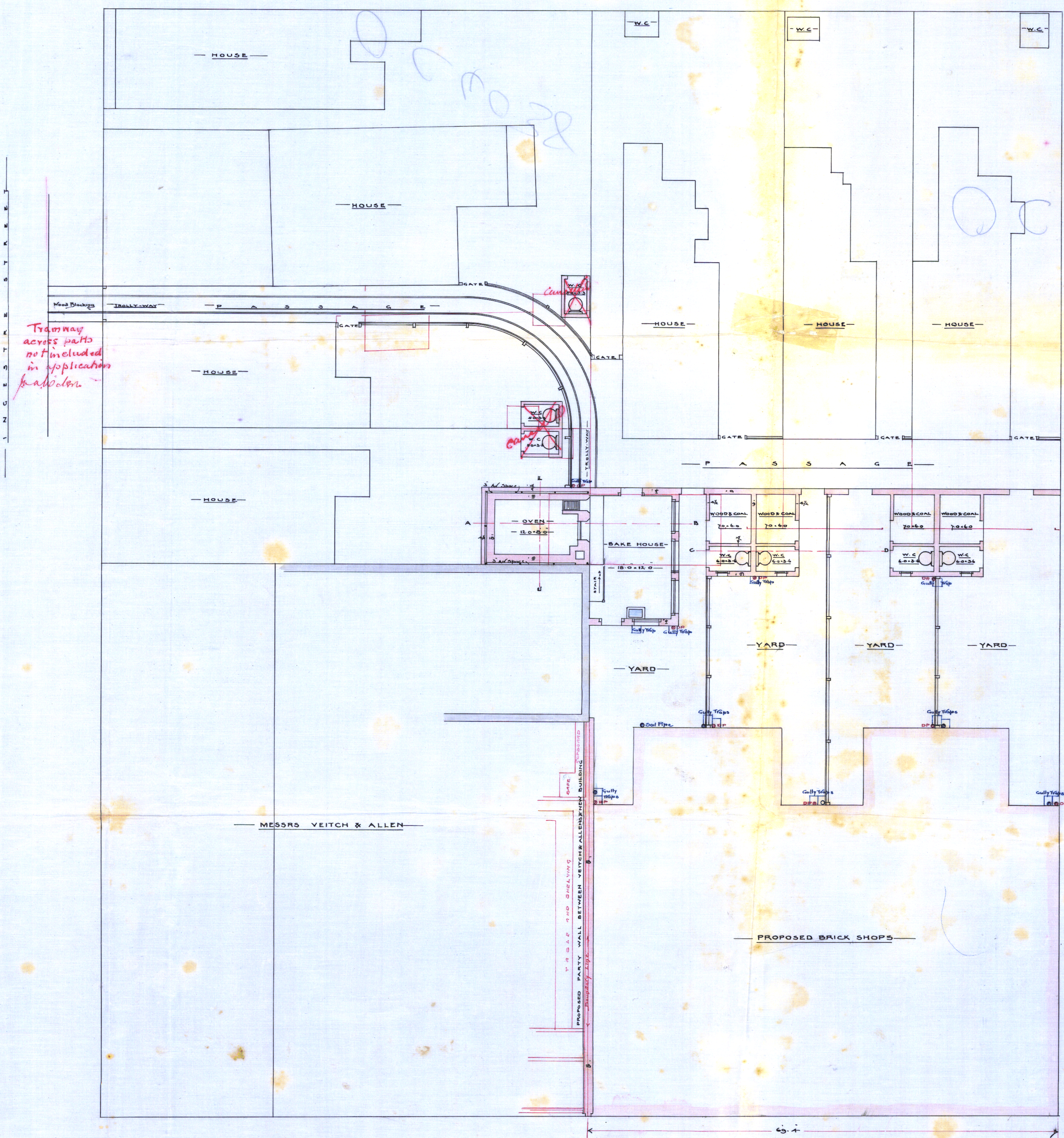
— SECOND FLOOR PLAN. —

— Scale Four Feet to an Inch —

— Thos. Turnbull & Son —
— Architects —

000-9699-20-5200

— SHOPS CUBA STREET —

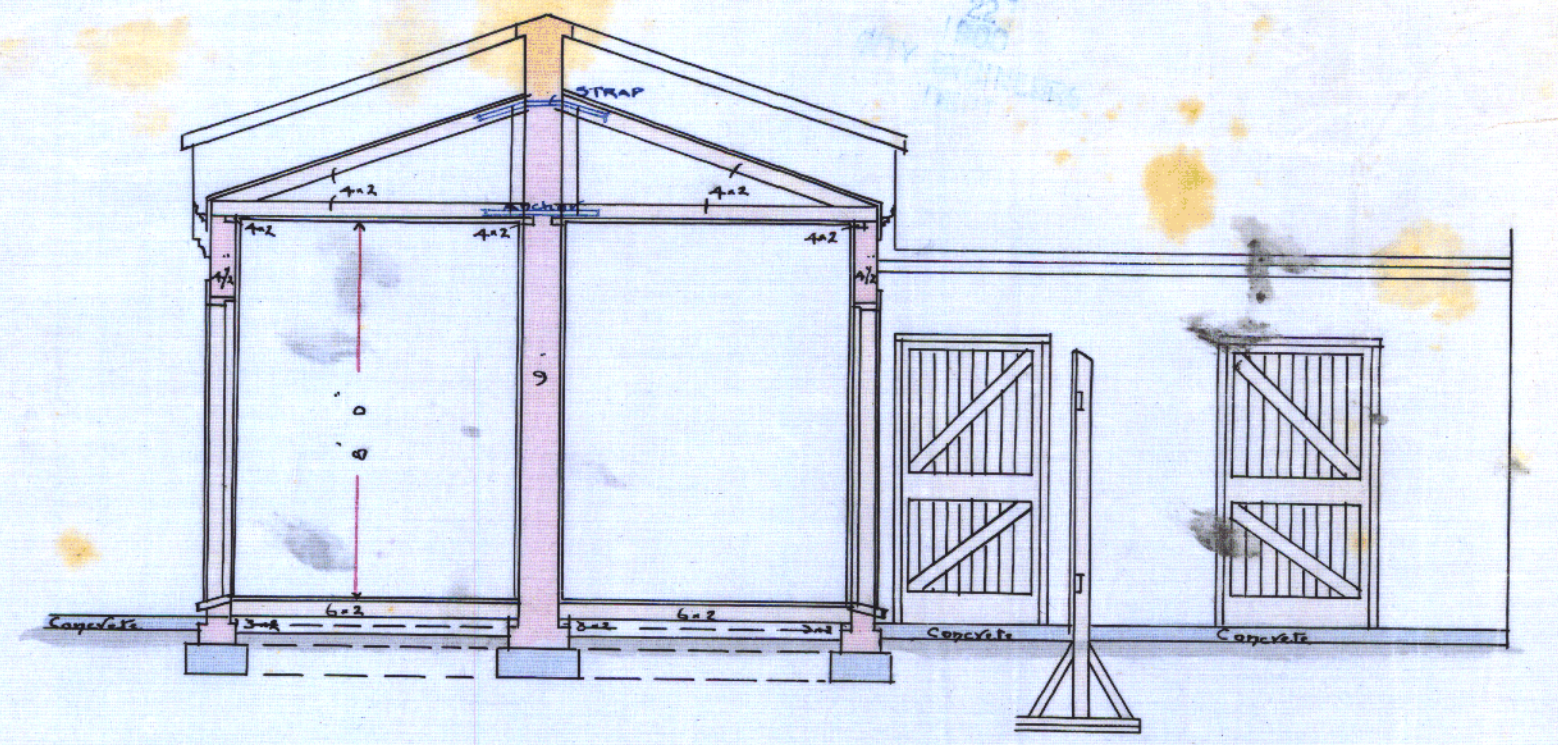


— BLOCK PLAN —

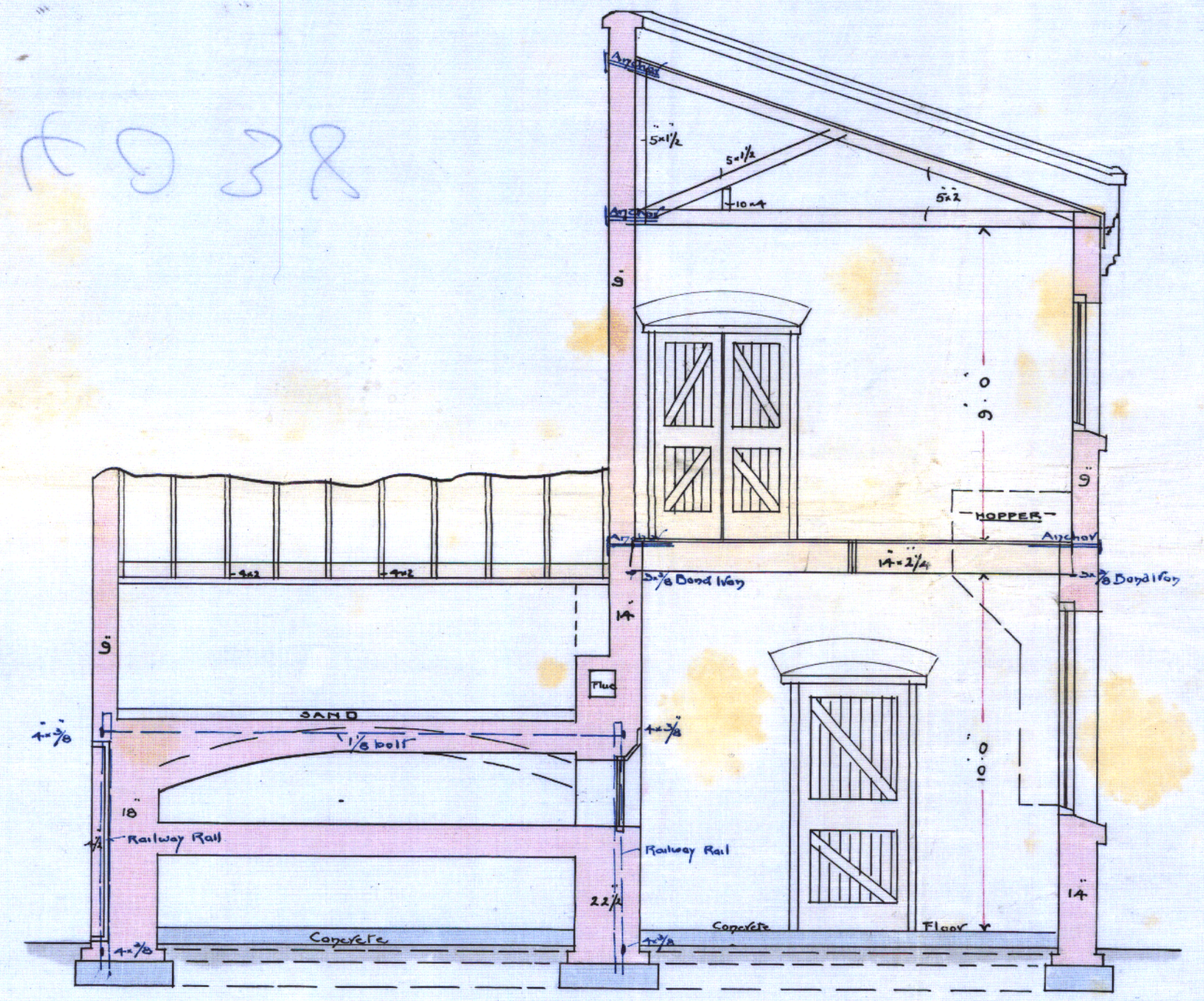
Scale Eight Feet to an Inch

CUBA STREET

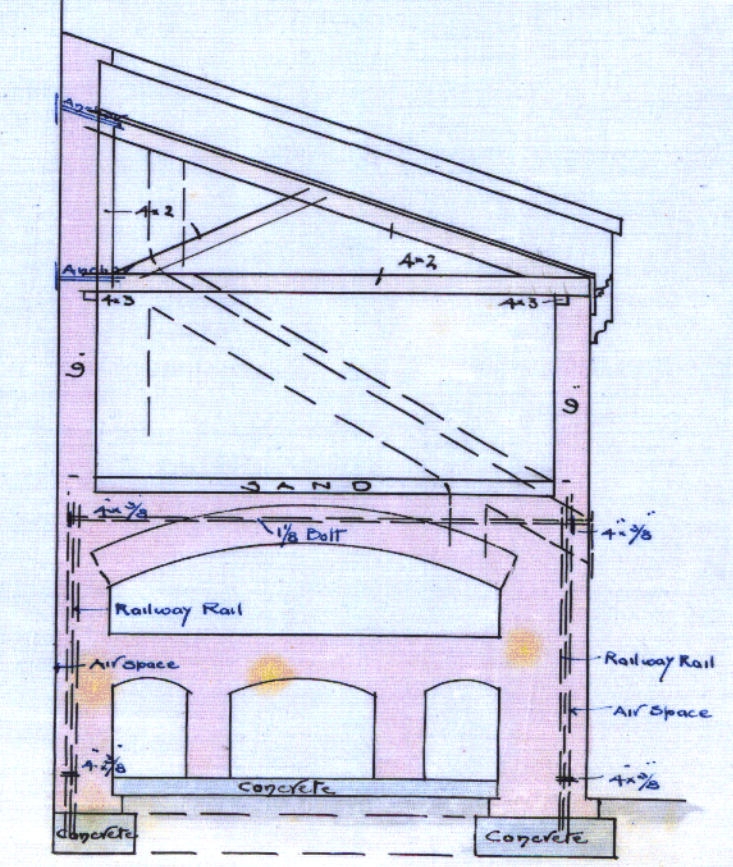
CUBA STREET



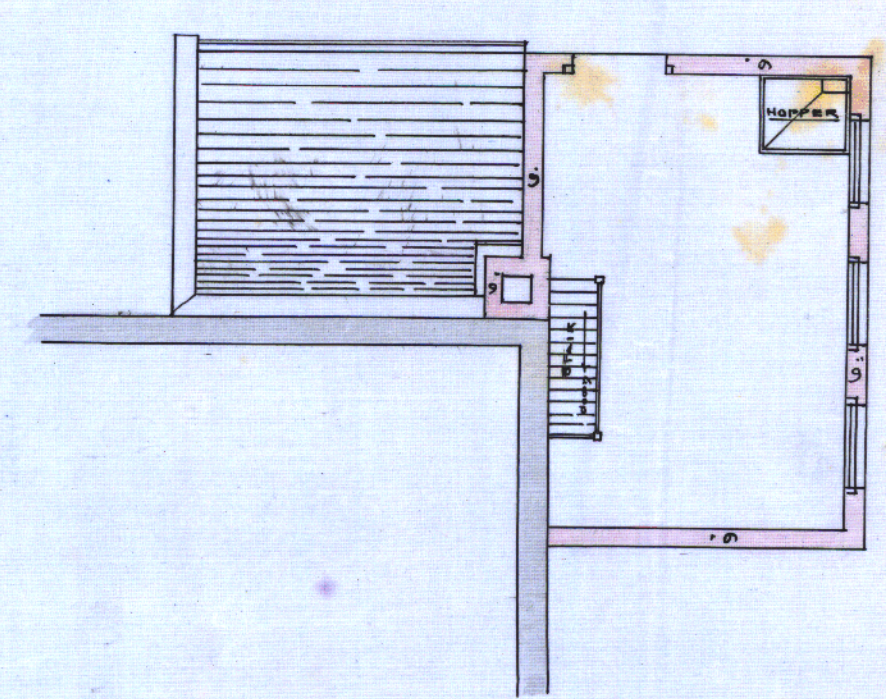
— SECTION C.D. —



— SECTION A.B. —



— SECTION E.F. —



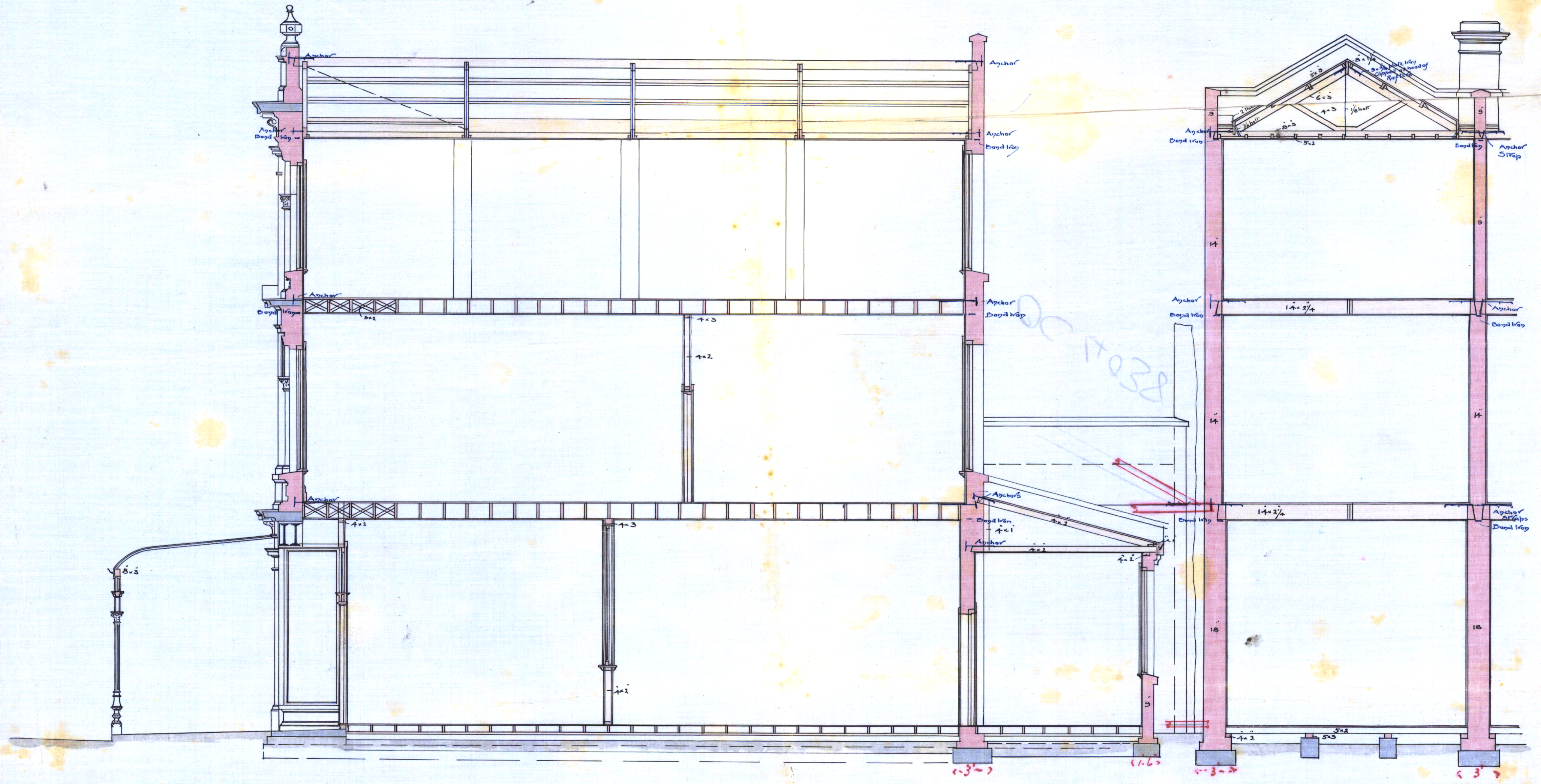
— 1ST FLOOR PLAN OF BAKE-HOUSE —

Scale

— SHOPS CUBA STREET. —

CITY ENGINEER
CITY OF NEW YORK
APR 1888
CITY ENGINEER
CITY OF NEW YORK

QC 7038



— LONGITUDINAL SECTION. —

— CROSS SECTION. —

— Scale Four Feet to an Inch. —

300. 82211. 20. 82000

— Thos. Turnbull & Son. —
— Architects. —

