SPECIFICATION OF WORK REQUIRED TO BE DONE AND MATERIALS TO BE FURNISHED IN THE ERECTION OF A NEW BUILDING AT THE SOUTH EAST CORNER OF YONGE AND ISABELLA STREETS FOR T. CROW ESQ., ACCORDING TO PLANS PREPARED BY

J. WILSON GRAY

ARCHITECT

TORONTO

Excavation

~~GIVEN BY~~

~~PLANS~~

EXCAVATION, MASON & BRICKWORK

THE GROUND to be excavated to the necessary depths for foundation walls, cellars, piers, &c as shewn on the drawings; dry earth to be well rammed in around foundation walls and any apertures that may have been caused by any other trade in the proper execution of their work to be filled in according to the decision of the Architect. All superfluous soil to be removed from the premises . The excavations to be made wide enough to admit of the cement plastering being done on cellar part only after the walls are built.

NOTE THE proprietor will have the excavation made, but the contractor to be held responsible for its correctness and refilling in round the walls and foundations.

NOTE THE contractor for mason and brickwork not to include the drains in his tender, only the weeping drains to be included.

THE weeping drains shown by dotted lines on the plans to be 3" agricultural drain pipes covered on top with spauls and gravel, all to be properly connected with 4" glazed tile pipes to main drain.

WATER SUPPLY THE contractor to make his own arrangements for a supply of water to carry on the works, obtain the city p and pay all city charges for water for all trades.

[illegible] Brick

MORTAR

THE MORTAR used on the building to be composed of good fresh burned lime, clean sharp sand, and pure fresh water, mixed in approved proportions for daily use. The lime to be protected from the weather until used. Where cement mortar is specified it will be composed of one part of Portland cement (Anchor brand) to three parts of clean sharp sand, thoroughly mixed for daily use; no mixing with mortar (lime) will be allowed.

RUBBLE STONE

THE CELLAR and foundation and area walls tinted blue on plans to be built of Lake shore or Credit Valley stones, large and flat , bedded on their natural beds, truly laid and thoroughly flushed up; no small stones to be allowed, and to have two through bond stones in every superficial yard of building. Where the drains pass through the walls, the apertures to be covered with a brick arch or large flat stones. To be built in cement mortar throughout. Put a large stone the full thickness of the wall and four feet long under the front piers.

AREAS

THE AREAS to be built as shown in cement mortar and plastered and pitched similar to the main walls, and have a granolithic capping 8" thick with grating of 3/4" iron and frame which will be secured with bolts 2 ft. long, built into the walls. The contractor to supply these gratings and bolts. The gratings to be made moveable if desired.

FOOTINGS

THE FOOTINGS to be 6" thick, passing under the walls its entire thickness in one stone and to be 4" wider on each side of the wall above. The footings under the iron columns to be of limestone in two layers, the top stone 3' 0" x 3' 0" x 10" thick and the lower stone 4' 0" x 4' 0" x 10" thick, both well bedded in cement mortar. The beds for cols to be bush hammered.

COAL PLATE

A 12"cast iron coal plate and frame with chains fastening to inside of wall to be supplied securely set in brickwork on stone in cement, having a square stone 6" ...
3' 0 x 3...

and to be connected to basement through the wall with 16" tile pipe with elbow at top jointed in cement.

CEMENT THRESHOLDS ALL the communicating doors, and elevator doors in brick walls having fireproof doors to have cement thresholds the full thickness of the wall through and 8" thick of granolithic.

DAMP COURSE A DAMP COURSE of slate imbedded in cement to be put between the brick and stone work across the full thickness of the wall as directed.

THE INSIDE of cellar walls to be built up to the underside of flooring and neatly pointed, and flushed up. The outside of basement walls to be plastered with one good coat of cement mortar 1" thick, and then a coat of hot pitch over this. The outside not to be filled in till this cement is set and inspected and passed by the Architect. The foundations to be well protected against frost with manure. The cementing of the outside may be delayed till later when the season for frost has passed, according to the decision of the architect.

COURSING ETC. ONE COURSE of rock faced New Brunswick brown stone, or brown Credit Valley stone 12" high to be put round three sides of the building at the ground line. No stone to be shorter than 2' 0" long but in as long stones as possible. The coursing to be the full depth of the reveals at doors and windows, and to be neatly tooled at such reveals, and wherever any other work, woodwork, etc. abuts on the same. All angles of coursing to have a neatly tooled 1" margin draught showing the bats distinctly. The beds to be properly levelled and all laid with a 3/8" joint in colored mortar similar to that used in the brickwork and finished with a neat joint.

ALL the parts tinted burnt umber on the elevations whether specifically mentioned or not to be of the best grey No. 1 Indiana limestone, all neatly tooled, and truly worked

to details to be provided, and carefully jointed and bedded and to be free from all clay spots, iron markings, coarse veins and other imperfections according to the opinion of the Architect. All tooling must be neat and regular and have five (5) bats to the inch.

THE top of the tower and frieze under cornice to be veneered in stone from 4 to 6" thick on the bed, as shown and anchored into brickwork with galvanized metal anchors.

THE main cornice to have the top stone to cover parapet as shown and moulded on front edge and pointed in cement; suitable veneer quoin stones to be inserted at angles 4" on the bed and anchored . The plain surfaces of tower cornice and frieze need not be tooled on the face, but may be left from the saw so long as there are no ridges thereon. The tower windows to be in stone as shown, with 10" column and moulded and carved caps and bases; moulded architraves and voissoirs as shown , all dowelled together.

THE front piers and sills, the store fronts to be of grey Barrie granite highly polished with moulded and polished caps. The bases to be 10" thick backed with brick with a bevelled face. The upper surface to be polished 4" back. The end piers to be veneered 6" thick but the intermediate piers must be solid. The column in the angle to be turned of the diameter shown with moulded cap and base, all polished.

THE window sills will be 12" x 6" where they are shown plain, and 12" x 9" where bevelled and 12" x the depth of the string courses in which they occur respectively, all to be tooled, weathered, throated and seated with lugs for brickwork and mullions and 8" longer than the width of openings. The sills of tower windows to be bevelled are shown on the drawings and will have the surfaces bevelled and splayed with the ends returned as shown, and be wide enough to take the reveal of the column and brick

THE HEADS to be of stone as shown, by the full re-

...ed and cambered as shown with a bearing of 8" on each end on the wall below.

STRING COURSES — STRING COURSES 4" on the bed to be run across the elevations as shown, varying in depth according to the sills, heads, etc.

CARVING — THE CARVING all to be modelled in clay and cast in plaster of Paris to the designs and satisfaction of the architect. The architect reserves to himself the right to select the carver.

STEPS — ALL the doorways to have stone steps 8" thick projecting 1 1/2 beyond the face of the wall and passing through to the inside of the door in one stone.

CHIMNEY HEADS — THE chimney heads to be capped in stone 6" thick in single stones bevelled where shown. The holes cut from the solid.

PAD STONES — THE ends of all wood and iron beams to have large dressed pad stones the full thickness of the wall and 2 ft. long and 6" thick.

BRICKWORK — THE WHOLE of the walls and partitions and piers tinted red on the plans to be built of good sound red or grey stock bricks, square, well formed and hard burned, laid American bond and well bedded and flushed up every course. The face bricks for the elevations to be well selected, first quality Prices, Russells, or Pear's purple red bricks of a uniform and suitable color throughout laid in colored mortar with joint not more than 3/8" thick and indented with a jointer. No soft bricks to be allowed. The parapets to be built in cement mortar above the roofs with reiling course and brick on edge on the south and east walls as shown

THE inside of the building except in the show room to have the inside of walls neatly struck jointed.

THE bricks to be well wetted periodically before laying. The wall next the lane to be built of vitrified pav-

... 6 feet from ground with bull noses at the doors and corners. Window sills to be backed up wherever necessary, and the jambs of the windows neatly finished in brickwork on the inside and the sills to have the bricks neatly built on edge to correspond with the brick finish inside

THE whole of the walls of the horse-shoeing shop to be built up 6 feet from the ground with white enamelled glazed brick of Canadian make, in colors, and design approved off. with bull noses at all openings.

CHIMNEYS FLUES ETC. THE CHIMNEYS and chimney heads to be formed as shown, with oversailing courses, etc., and built in cement throughout. ~~from the roofs up~~. flues to have struck joints inside

ARCHES ALL ARCHES to be neatly built and truly formed with cut radiating bricks. & all openings to have relieving arches.

LEDGES WHERE strapping occurs, brick ledges to be formed on all walls from ~~between~~ bottom of the joists to top of flooring

FLUES THE FLUES, including the ash flues, to basement, to be carefully constructed and well built, and solidly bedded throughout, and neatly struck jointed inside.

IRON COLLARS to be built into flues wherever necessary on every floor or directed. Cast iron soot doors to be fixed at bottom of each basement flue.

TERRA COTTA FIREPROOF ING AN AREA of the basement ceiling 20' 0" over the heating boiler to be covered with porous terra cotta 2" thick secured with metal to the joists and plastered on the under side to comply with city by-laws.

ALL other gratings, doors, frames, etc. as provided from time to time by the other trades to be built in and apertures cut and rebuilt to suit the same where considered necessary by the architect.

ALL WALLS to be beamfilled to the underside of roof boarding, flooring, etc. and all the elevations to be thoroughly washed down with acid at completion

CONCRETE ALL the cellar floors on the plans to be laid in

concrete. The bottom to be formed with a bed of broken brick bats or stone chips 6" thick broken into cubes to pass through a 2" ring, all well rammed down, and over this a layer 4" thick of fine gravel, fresh Portland cement (Anchor brand) and sand in the proportion of one to three; all floated on the top to a smooth and level surface, well trowel led and graded to the gratings and gutters as shown. The concrete to be left hard and perfect at completion, and to be watered periodically to prevent drying too quickly.

GRANOLITHIC — A PIECE of granolithic sidewalk to be put down opposite each of the wide doors and office door on Isabella Street, the full width of the doors from sidewalk to inside of wall, using the city engineer's specification and laid to his satisfaction/

GENERALLY — THE CONTRACTOR to build in all lintels, and wood bricks where required, to wait on and assist the other tradesmen, and do all cutting required for other trades including the steamfitter, to remove all rubbish from the premises at completion, whether occasioned by other trades or not, fill up all apertures and holes at completion by whomsoever cut or caused, and do everything necessary to complete his department of the work in the most substantial and workmanlike manner, and in accordance with the general conditions of contract affixed to this specification, and to comply with city by-laws governing the erection of buildings whether specifically mentioned in this specification or not.

City By-Laws. Each and every contractor must conform to the city by-laws governing his own particular trade in conjunction with the foregoing specifications.

SPECIFICATION OF WORK REQUIRED TO BE DONE AND MATERIALS TO BE FURNISHED IN THE ERECTION AND COMPLETION OF A NEW BUILDING AT THE SOUTH EAST CORNER OF YONGE & ISABELLA STREETS FOR T. CROW ESQ., ACCORDING TO PLANS PREPARED BY

J. WILSON GRAY,

ARCHITECT

TORONTO

CARPENTER AND JOINER WORK

THE CONTRACTOR to comply with the City By-laws and erect hoarding and covered way. Maintain same in good repair. Remove snow from walks &c . The present material in the existing hoarding may be used if suitable.

MATERIALS — THE WHOLE of the timber used throughout the building unless otherwise specified to be of the best seasoned white pine of the best quality, free from sapwood, large loose or dead knots, wancy edges or other defects, and all to be sawn die square and of the sizes marked on the drawings or specified, all finishings must be free from discolor after varnish, or will be taken out and replaced with good material at the expense of the contractor.

CENTRES — THE CONTRACTOR to provide and set centres wherever required.

LINTELS — ALL DOOR and window openings to have inside lintels 4" thick and 2" deep for every foot of width of opening.

BOND TIMBERS — WOOD BRICKS to be supplied to mason and bricklayer to be built in wherever necessary.

JOISTING — THE JOISTS of the ground, first and second floors to be 2" x 14", roof 2" x 12" all placed at 12" centres well nailed to 2" x 4" scantling bolted to the iron beams (all of Georgia Pine)

(supply bolts) and trimmed where necessary for stairs, flues &c. All trimmer joists to be doubled. All trimmers to be carried on Goetz cast iron stirrups and all the joists to be set on 2" x 1/4" hoop iron on the walls instead of wall plates. Where joists are trimmed round flues, the joists immediately adjoining the flues to be covered with ~~mining~~ tin to comply with city by-laws.

BRIDGING — ALL JOISTS with those of roof to have herring bone bridging 2" x 2" securely nailed two rows in each span.

FLOORING — THE WHOLE of the ground, first and second floors to be covered with 2" planking closely jointed; that over the horse-shoeing shop to be grooved and tongued.

THE whole of the ground, first and second floors to be covered with 1" first quality grooved and tongued pine flooring, not more than 4" wide and side nailed and having a thickness of 10 pound asbestos paper between. The floor of the horse-shoeing shop to have a second layer of 2" plank and asbestos paper between.

ALL FLOORS to be well cleaned off at completion, screwed service boards to be left for all gas pipes. The floor of the office and showroom, and show room on first floor to be laid in white maple 2" wide and side nailed with a layer of 10 lb. asbestos paper under. Deck lights to be inverted in this floor where required.

ROOFING — THE DECKS and roof over elevator shaft to be formed with joists already specified and sloping pieces on top, to give a slope of 1/2" to one foot towards the hoppers and to be covered with 1" grooved and tongued flooring side nailed. The eaves of elevator shaft roof to be finished with 7/8" facia boards with bed moulding and moulding under gutter as shown.

LARGE HOPPER BOXES to be formed in the roof for down spouts and 4" dressed curbing to be formed for roof lights and scuttle. Provide hinged cover for scuttle.

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STRAPPING THE WHOLE of the outside walls of ground and first floor shown rooms and office to be strapped with battens 2" x 1" at 16" centres and well nailed to metal plugs built into the walls, and battud into the joints of piers where necessary.

GROUNDS SUITABLE dressed grounds bevelled on the upper edge to which the plaster will be finished to be provided and fixed for all skirtings, bases, architraves and other inside finishings in the show rooms and office only. The whole of the ceilings of the ground and first floors to be grounded for corrugated iron ceilings , also the soffits of the ~~sh~~stairways.

STAIRWAYS THE office stairs to be constructed as shown with 1 1/2" treads with round and cavetto nosings and 1" risers housed into stringers to have strong carriages and 1" brackets, outside strings to be 3" thick dressed and moulded and with hanging mouldings on lower edge and moulded on upper. Wall strings to be thick enough to carry base moulding on top of them, landings to have plate trimmings with hanging mouldings as shown. The soffit to be sheeted with 2" quarter cut grooved and tongued sheeting. Handrail to be 5" x 4" moulded balusters to be turned out of stuff 2 1/2" square. Newels at foot of stair to be 6" square, panelled with moulded and cut cap and base and turned tops, other newels to be similar but 5" square with turned tops and pendants. The newels, handrails, strings, balusters and treads and risers to be of quarter cut white oak. A glass partition to be constructed at top of this stair as shown and entirely covered with corrugated iron and metal sashes on both sides.

STAIRS to other parts of the factory to be strongly built with 2" stringers and 1 3/4" treads and 7/8" risers all dressed and to have moulding on top of strings .

Outside Back Door Frames. BACK DOOR FRAMES to be 6" x 3" double rebated and

boxed with transom and fanlight. The frames for large outside sliding doors to be 10" x 4" to suit the sliding doors. The outside door frames on south and east elevations to be covered with heavy galvanized iron as per by-law.

DOOR FRAMES

INSIDE door frames to be 2" thick rebated and broad enough to finish flush with the plaster on each side of the wall or partition with moulded transoms and fanlights.

THE outside office door frame, to be 10" x 4" moulded and veneered in quarter cut white oak with 7/8 moulded oak stops, and fanlight and moulded and dentilled transom and cornice and 6" built quarter cut oak columns with moulded bases and sub-bases and moulded and carved caps , all as per details to be furnished.

DOORS

THE outside south doors to be 2" thick in four panels and 1 3/4 hinged fanlights as shown. Doors of W.C. enclosures to be of 7/8 narrow V sheeting strongly made.

THE large east sliding door to be framed up 1 3/4 thick and boarded on both sides and covered on both sides with galv. iron lap jointed into panels as shown. The large doors on the north elevation to be framed up in a similar way and sheeted on both sides below with V sheeting and made sash above , but not covered metal . All these doors to be hung on tracks to be supplied. The outside show room entrance doors to be 2 3/4 thick of quarter cut white oak veneered on a glued up pine core panelled as shown with bolection mouldings and raised panels made sash above with moulded apron as shown. Inside doors to be 1 3/4 thick in six panels with planted mouldings and to have 1 3/4 hinged fanlights.

THE doors on office partition to be 1 3/4" thick panelled below and made sash above of white oak veneered on pine core, with 1 3/4 fanlights above

FIRE DOORS

THE large communicating doors between the departments and the elevator doors to be framed up 1 3/4" thick and boarded on both sides and covered on both sides with tin, and

made to slide automatically. Provide frames and outfit complete as per the fire underwriters regulations. These doors will be as high as the ceiling will admit to allow the passage of large furniture vans or waggons.

WINDOWS ALL WINDOWS to have square heads inside. All windows except those of Store fronts to have metal box frames and sills, and 1 3/4 moulded metal sashes double hung with steel ribband cast iron weights and axle pulley boxes, all as manufactured by the A.B. Ormsby Co. Queen St. E, Toronto. Cellar windows to have 2" plank sills to inside of wall.

all Windows fronting on rear Walls to have fireproof shutters subject to approval of the Chief of the Fire Dept.

ALL plate glass to be put in with beaded metal strips.

A Water curtain to be provided over the windows not provided with shutters

NOTE ALL the glass except store fronts will be wired plate glass.

ARCHITRAVES ALL windows and doors of office and show rooms to be finished with 6" bold moulded oak architraves and 7/8 jamb linings, to have 1 1/2" stool plates with rounded edge and moulding under.

ALL bases of office and show rooms to be 12" x 7/8 moulded on top throughout and 1/4 round at bottom.

STORE FRONTS THE store fronts to be constructed as shown with moulded cast iron sashes and moulded mullions. Sashes to have beads for plate glass All as shown and of similar pattern to that of the J.F. Brown Co's store on Yonge St., which was supplied by McGregor and McIntyre, Toronto. The front to have wide frieze above which will be of white wood in one board in the width strongly secured to brackets, fastened into side of iron beams. (The cornice will be of galvanized iron supplied by the tinsmith). The carpenter to sheet over top as may be required for gutter &c.

THE sum of twenty dollars per yard to be allowed by the contractor and included in his tender for the tile flooring at the store entrances. The same to be selected by the Architect.

THE soffit of the store entrance doors and the sides of the ingoings and inner faces of pilasters at windows to be panelled in 1/4 quarter cut oak with mouldings in the angles.

WINDOW STOOLS to be formed on the inside of windows in each store and office as shown with a breast in the store and 1 3/4 stool and moulding under all of quarter cut oak.

THE store doors (already specified under doors) to be 2 3/4 thick of white oak on veneered pine core made sash and moulded apron as shown. The fanlights over store doors to be hinged. The whole front store windows , doors &c all to be constructed as per full size details to be supplied.

REDRESSING ALL FINISHINGS to be kiln dried and to be redressed after they come from the mill and all mouldings to be sandpapered smooth.

WAINSCOTTING THE SHOW ROOM on first floor to be wainscotted 4' 0" high with narrow 2" quarter cut oak V sheeting with moulded capping on top. The show room on ground floor to be wainscotted round 5' 0" high with 1 1/4 oak panelling with moulded capping.

GLASS PARTITION A GLASS PARTITION to be formed between the show room on ground floor and the horse shoeing room of 6" dressed studs and 1 3/4 sashes and stops. The lower part in the horse shoeing room to be sheeted with 2" dressed V plank 5' 0" high with moulded cap above. The side in show room to be ~~panelled~~ sheeted in oak & 10" base & capping as already specified under wainscotting. The side in show room to be in oak. The office partition to be made similar as shown with panelling below and made sash above; both partitions to have a heavy moulded cornice at the ceiling on both sides.

SINKS SINKS to be supported on strong frames with turn-

W. C'S W. C'S to have seats which will be supplied by the plumber but fitted by the carpenter and to be enclosed with narrow V sheeted partitions and doors 7' 0" high. The sheeting to be carried to ceiling behind W. C's.

PIPE CASING ALL SOIL and water pipes to be covered with a rebated board put on with round headed screws. Dressed boards and fillets to be put up for pipes where required.

HARDWARE HARDWARE, such as locks, hinges &c with their furniture will be supplied by the proprietor but screwed on by contractor (sash cord and weights to be supplied by Contractor) (See windows) All structural iron, such as nails, bolts, beam hangers and any such like material to be supplied by the contractor.

GENERALLY CONTRACTOR to wait on and assist other tradesmen and do all cutting &c for plumber and steam fitter, and assist in setting all iron beams and columns and do everything in his department necessary to make the building complete in all respects.

City By-Laws Each and every contractor must conform to the City By-Laws governing his own particular trade in conjunction with the following specifications

SPECIFICATION OF WORK REQUIRED TO BE DONE AND MATERIALS FURNISHED IN THE ERECTION OF A NEW BUILDING AT THE SOUTH EAST CORNER OF YONGE AND ISABELLA STREETS FOR T. CROW ESQ. ACCORDING TO PLANS PREPARED BY

J. WILSON GRAY

ARCHITECT

TORONTO

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PLUMBING & GASFITTING

ELECTRIC WIRING WIRE to all gas outlets with one switch in each department on each floor, all as per Underwriters regulations.

GAS GAS SERVICE to be laid on from the main in street with the best iron piping jointed in cement to the meters and carried from thence to the places indicated by a cross in blue on the plans, pipes to be of sufficient capacity to supply 5 cubic feet per hour to each burner and all to be made perfectly airtight and tested to a pressure of 8 lbs. and to have all the necessary bends, junctions, T pieces, drop screws, syphons &c complete.

PLUMBING THE WATER to be laid on from the street main with 3/4" lead supply pipe and graded to a stop and waste in the cellar ~~[illegible]~~ with a waste pipe led to the nearest weeping drain. Supply to have branches as described for each fixture. The plumber to pay all city charges for street connections &c.

SOIL PIPES A 4" soil pipe of Young's medium heavy cast iron to be run as shown and taken up through roof and finished with an open end. A 6 lb. lead flashing to be caulked into hub and well dressed down over deck (after the roof has been well pitched round pipe) to make a watertight connection.

ALL SOIL PIPES to have all necessary bends, junctions, and offsets, all joints to be made with oakum and molten lead, well caulked into hubs. Junctions with lead and iron pipes to be made with brass thimbles wiped on to lead pipes and ~~caulked~~ caulked into hubs of iron pipes. All to be well supported with wrought iron hooks and bands, proper brass cleaning screws to be put on bottom of all soil pipes where directed. The fresh air inlet to be taken up above ground and finished with a return bend.

W.C'S

THERE will be on ground floor one plain Richelieu one piece white porcelain W.C. fitted with a No. 4 1/2 copper lined wood cistern with Japanned brackets and 1 1/4" lead flush pipes and 2" lead trap vent all complete with cherry seat and flap supported on strong japanned brackets.

THE connections with soil pipes to be made with proper brass flange connection pieces and bolts and nuts.

SINKS

ONE SINK to be fitted up on ground floor 20 x 36" enamelled steel sink and placed in position shown with 1 1/2" drawn lead traps and waste pipes 1/2" supply pipes and brass Fuller cocks for cold water with a screwed nozzle.

TRAP SCREWS

EACH TRAP to have a proper brass cleaning screw.

VENTILATION

A 3" lead vent pipe to run behind W.C's and branched into the main soil pipe above the highest fixture . A 2" lead break syphon pipe will be led into this from the W.C's and 1 1/2" branches from each of the other fixtures. A 3" galvanized iron local vent to be carried from W.C's to the nearest chimney.

TESTING

THE SOIL PIPES all to be tested in the presence of the Architect and City Inspector by filling the stacks with water before the connections are made, and the smoke test applied after the job is completed. If any fault should be discovered contractor to make same good and supply smoke machine as often as may be required either for plumbing or the drains.

THE WEIGHTS of pipes to be as follows:-

4"	Cast Iron	Pipe	Medium	Heavy	9	lbs.	per	foot.
3"	"	"	"	"	6	"	"	"
2"	"	"	"	"	4	"	"	"
2"	Lead		"	"	10 1/2	"	"	yard
1 1/2"	"		"	"	8	"	"	"
1 1/4"	"		"	"	7	"	"	"
3/4"	Supply		"	"	10	"	"	"
1/2"	"		"	"	6	"	"	"

DRAINS

THE several drains shown by continuous blue lines on the plans to be of the best salt glazed socket jointed vitrified Akron tile pipe of the sizes marked, all laid with proper fall, at the required depth and all to be carefully jointed in Portland cement and made perfectly watertight.

ALL to have the necessary traps, bends, junctions upturns and elbows and to be properly connected with rain water and soil pipes &c with Portland cement.

A MAGUIRE TRAP and T for a fresh air inlet to be put on main drain. NOTE. (The street connection has been made by the proprietor) One cast iron grating to be put in each basement where shown. All drains to be left uncovered until inspected and passed by the Architect and City Inspector.

THE ERECTION OF A NEW BUILDING AT THE SOUTH EAST CORNER OF YONGE AND ISABELLA STREETS FOR T. EATON ESQ. ACCORDING TO PLANS PREPARED BY

J. WILSON GRAY

ARCHITECT

TORONTO

PAINTING & GLAZING

PLATE GLASS

THE WHOLE of the glass in the store front windows and the glass partitions as shown to be of the best quality British polished plate 3/8" thick. The whole of the remainder of the glass on all the floors to be 1/4" clear wired plate glass. The lights of doors to be 1/4" thick. The plate glass to be put in with metal beads. All the glass to be free from specks, flaws or other imperfections.

NOTE

THE painter to read over the carpenter's specifications.

THE WHOLE of the hardwood (See Carpenters specification) to be well oiled and filled with Wheelers Patent filling and twice varnished, rubbed down and oiled off in the best manner. All other woodwork to be well knotted painted in three coats of best lead and oil color of approved tint

THE galvanized iron cornices, frieze over stores and capping of parapets to be painted three coats of best lead and oil color of approved tints and sanded; to receive one coat of paint after the sanding. All other outside and inside wood and iron work, including iron columns , eaves, gutters and downspouts to be well knotted and receive three good coats of best lead and oil color.

THE metal ceilings to be painted in one coat of

galvanum (See tinsmith's specification).

NOTE ALL galvanized iron work to receive one good coat of Galvanum before the other paint is put on.

THE PAINTER to have the whole building scrubbed out before his work is begun and also after he has finished the plasterer having to leave it broom clean.

ALL THE GLASS on the premises to be left clean and whole at the completion of the works and will remain at the Contractor's risk until the building is taken off his hands by the proprietors.

SPECIFICATION FOR BUILDING ... AND ISABELLA STS. FOR T. CROW ESQ.

J. WILSON GRAY

ARCHITECT

TORONTO

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DECK ROOFING

THE deck roof tinted grey on the plans to be covered with 4 plies of the best No. 1 tarred roofing felt, each single ply weighing not less than fifteen pounds per 100 sq. feet, well pitched between the laps, and well turned up against all chimneys, brick walls, and under galv. iron flashings and over these two coats of pitch of the best quality and a coat of fine gravel put on while the last coat of pitch is hot. All to be laid over one thickness of asbestos paper weighing not less than 14 pounds per 100 square feet. The whole to be made perfectly watertight, and to be guaranteed and upheld for a period of five years after being taken off the contractor's hands.

Skylights:

Provide and fix a patent galv. iron skylight on main roof. Skylight to be built in the most improved manner of extra heavy galv. iron sash bars, stiffened with wrought iron bars. Curb or frame formed with proper gutters to receive condensation & outlets for same, form & fix to roof. Skylight with galv. iron ventilator with louvre so formed that rain or snow will not blow in. Skylights to be glazed with ribbed wire glass all to be formed & constructed in the best manner satisfactory to the architect.

PLASTER WORK

LATHING — THE outside walls of ground and first floor show rooms to be lathed with well seasoned lath nailed to every joist , stud or strap with heavy lathing nails, and breaking joint every 18" .

PLASTERING — THE outside walls of the premises specified to be lathed above to be plastered one good coat between the furring strips. The whole of the walls, &c specified above to be lathed and inside brick walls to be plastered two coats in the best manner, the first coat which will be carried down to floors and behind all wainscotting &c of common mortar with a due proportion of best cow hair, and the last hard white finish. All to be hand hard floated, polished smooth , plumb and straight and finished free from cracks, water marks, blisters and other blemishes and all angles to be perfectly true, plumb and straight. Wood angle beads to be neatly relieved. All broken plaster to be neatly mended at completion of the work and all finger marks or stains of any kind to be removed whether occasioned by other trades men or not.

PLASTERER to scrape off all woodwork and to leave the premises broom clean.