

39. House No. 3 Specifications

For the Workmanship and Materials required for the erection, extension and alteration of the Cayser Hotel on Shelby Street. The proposed alteration and addition will consist of an entire new building on the South side, 50 feet on Shelby & running 102 ft from West to east and to be 2 ft wide high and a basement story under ground the front of the story set apart for store house purposes. The second third & fourth stories into rooms, the two wings of the present building to be made one story higher and divided into rooms the old lobby entrance removed on Shelby Street and to have a new brick flight of stairs also a flight of stairs between the second floor from the second to the third story, all the above will be more fully explained and set forth in plans and specifications elevation & made by R. Fletcher Architect the new building brickwork &c is shown by the yellow coloring in the ground plans the old building as it now stands by the red or brick colour.

25. 29. 86. 29. House and days of the day.

The earth removed to the depth of eight feet below
the stone work and leveled off in the best manner
and to be sunk one foot deeper when the forma-
tion Wales are laid all Superfluous earth removed
after setting in around form dale in Wales and
removing the same removed from the premises
the access to be dug out in a proper manner

Brick Work

All the brick throughout to be of best Merchant
and quality laid in the best manner and
in the best quality of lime and Sand Mortar.
Joints well filled thickness of wall figured
on plan all foundation Wals to have a 13 inch
footing and to have spires or buttresses at the
outer corners, the above brickwork includes
all that is necessary to make a complete finish
of the whole building things &c including trim-
or arches hearths setting grates with fire brick
flues chimneys. Parapets Cornices Area Walls
in and outside arches front Wall prepared
for Cementing. all other outer Wals neatly
pointed. and laid with best quality of red
brick all the openings in the old Wals filled
up after removing the frames &c &c

3 Plastering

all the inside Walls partition Ceilings & if the addition including the fourth Storey of the Wings & Parlor in the best manner with a Coat White and White lead finished. the above plastering includes all that is necessary to be done in consequence of any Change that may take place in alteration of partitions & Streets & Closets &c in all the Motives to be of approved quality the brown Mortar to be Well haired.

Cementing

the front of the addition to be Cemented and Coloured in the best manner with best quality of Cleaned Washed Sharp Sand and best quality of Fresh Riverdale Cement in proportion of one of Cement & two of Sand the Wings of the Loggia proper ~~then~~ refer as the new Work is concerned be finished the same as the old and of the same Materials and if necessary to repair the two Wings and Corolon the same from bottom to top all parapet Walls to have a good Coat of Cement.

Stone Work

all the Windows and outside doors to have good face Stone Sills the private entrance to have Stone Sills as the new of best Archdale's Stones the Cornice or

and make ends fitted up in the best manner. the fourth stories of the wings to have ornamented Brigg light castings, all the Walls &c secured with proper Iron anchors put in where required. The Cement Run down frames - and on the frame castings to have Iron bars. except in front

Hardware

the second story to have best quality of Manila locks White Manner Knobs. to cast Nut by them & dole as each the stone houses below on the frame castings to have best quality of locks and fastenings such as is house in said stone houses all remaining locks above

the second story to be best quality of 8 inch iron locks to cast Nut by them ^{see} each all the door frame lights &c hung with best quality of butts so all the fire places to good quality of Coole grates set in the best Manner. Dutch fences & ash pans the second story grates to average in cast \$9 - the third 8. & the fourth 6 dollars each. the fire places in the stores to have grates of the usual kind. Iron grating in front of each store room Secured in Stone coping

the Second story to be best quality of 8 inch, iron
locks to cost not less than ¹⁰⁰ each all the doors from
lights & hung with best quality of buttes so all the
fire places to good quality of Coal grates set in the best
Manner with fenders & ash pans the Second story grates
to average in cost \$9 the third 8. & the fourth 6 dollars
each. the fire places in the stores to have grates of
the novel kind. Row grates in front of each store Room
Secured in Stone Coping

Fin Work

All the new roofs covered with the best quality of
Charcoal tin put on and soldered in the best manner and
warranted Water tight all the roofs to ^{be} from
into Copper gutters placed upon the Walls of sufficient
Capacity to carry off the Water without overflowing to
have Lead down pipes as may be required to con-
vey the Water to the Cisterns or flushing Water into the
Wells when required all to procure three Coats of best
red lead on all the roofs to be well Ventilated in the
most practicable manner

Carpenters
Work

The Tier of Post 2 1/2 x 14 Second Tier 2 1/2 x 14. all remaining
floor timbers 2 1/2 x 12 - Ceiling Joist 2 x 10 - rafters 2 x 6
all placed 16 inches from centers with two rows of 2 x 2 Cng
bridging well nailed all Trusses and Truss beams &
inches thick the fourth floor of the Wings of the Boyson
proper. to be made equal in strength to the other floors
with additional floor timbers, or any other practical
way that may be necessary -

The Second floor timbers above the stores to be placed
12 inches from centers and to be placed four thick and
well bolted when ever they come under a crop joist they
and to be six framed on the partitions above the they will
run over each way alternately)

all four ends of Partitions 3 1/2 x 6 door studs 6 x 6 plates
6 x 6 - and the floor timbers notched down on the plates
Piles 4 x 6 - all framed ~~to~~ draibored and primed and
all cleaving partitions 8 x 4 door studs 4 x 6 and brid-
ging - all angles in in wood partitions made in the
best manner by splitting the studs to either bond
timbers notched in the brick walls three feet from center
opposite every wood partition and the wood partitions
well nailed to the same, all floor timbers cantoned
and all framed done in the best and most substantial
manner - Heights of stories made to correspond with the
other buildings

all fire and gl partitions 3 1/2 x 6 door studs 6 x 6 plates
6 x 6 and the floor timbers notched down on the plates
Ribs 4 x 6 - old framed ~~the~~ draughted and primed and
all directing partitions 8 x 4 door studs 4 x 6 and bread
ice - all angles in in wood partitions made in the
best manner by splitting the studs to either bond
timbers worked in the brick walls three feet from center
opposite every wood partition and the wood partitions
well nailed to the same, all floor timbers cambered
and all framed done in the best and most substantial
manner - Heights of stories made to correspond with the
other buildings

Windows frames

Throughout to be bay double hung - With best Putty and
pullis cords Wiggins & the fourth section 178 on the 2nd floor
all the frames now in the South Wall taken out carefully
and used again in the addition. The front ~~frames~~
Second story windows from leading to the balcony to hang
in hinges. for dimension of glass see section

Inside finish

to be the same style of finish as the corresponding
stories on each story of the Bayosa proper. Saw legs
over each door well hung. With proper floor temp

Stains

built as shown on plan one string ~~is~~ 1 1/2 inch oak
steps ten inch fancy turned Newell 3/4 fancy turned
Camelion & a 5 inch moulded continuous rail all
the above may be of oak or black walnut will be a
solid steps & Newell housed into the string no string
returner with a neat bracket and all completed in
the most substantiated & Western like manner

Exterior
Cornice

The Cornice built as shown to project 2 1/4 feet with
brackets moulded as per plan

Staircases
Made as shown on plan with lifting shutters
2 1/2 inches thick made and hung in the most appa-
rately & strong and secured in the best manner with
best quality locks fastenings &c the Ladies entrance
door to be in two folds glass in the upper panels
protected by cast iron plates for it work.

all the old work where broken & decayed to be repa-
ired or made as good as before and all the old
and New Work joined together and made
secure,

Timber
all framing lumber of best quality free
from knots and defects, all joints work-

Windows made as shown on plan with lifting shutters
2 1/2 inches thick made and hung in the most appa-
rately correct style & hung and secured in the best manner with
best quality locks fastenings &c the Lady's entrance
door to be in two fold glass in the upper panels
protected by cast iron ornamented iron work.

all the old work where broken & decayed to be repaired
and or made as good as before and all the old
and New Work joined together and made
secure,

Timber all framings timber of best quality free
from knots and defects, all joiners work
of best seasoned clean stuff doors sashes mullions
&c of best white pine window frames base cornices
&c of May be of best seasoned larch - the
steps to the Private entrance of all Mr. Thick
None but best seasoned timber will be allowed
for framing purposes. Wooden bricks not used
in all the walls to secure the casings base &c
all floor timbers where put in the old wall to be
well anchored and bedded Watling plims
furnished by the architect, and all work & material
to be inspected and received or rejected by him
or the agent of the building Committee all other
work not herein specified and necessary to complete
the above work in accordance with the true intent and
meaning of the plans &c to be done & furnished by the
Contractor

momentary brackets 50 ft on the first and second
8 ft on the corner - all built in the best substance
Means of best German White pine or Cypress,
the Cornice of the Wings Carefully taken off and rep-
aced after the walls have been carried up, and

When defective made good by New Materials

On the undersquare acknowledge to be the
Specification for the Contract Made between ourselves
and R. Stanton Lopp for the addition of fifty feet
in Shelly Street &c &c as may be expressed in the
above Specification including any other
Materials in accordance with plans submitted and
Signed

R. J.

Wm B Greenleaf