

97 H. Bank

Bldg Class

PROPOSED BUNGALOW

FOR

A. L. S. EMSLEY, ESQ. ON BANK ST.

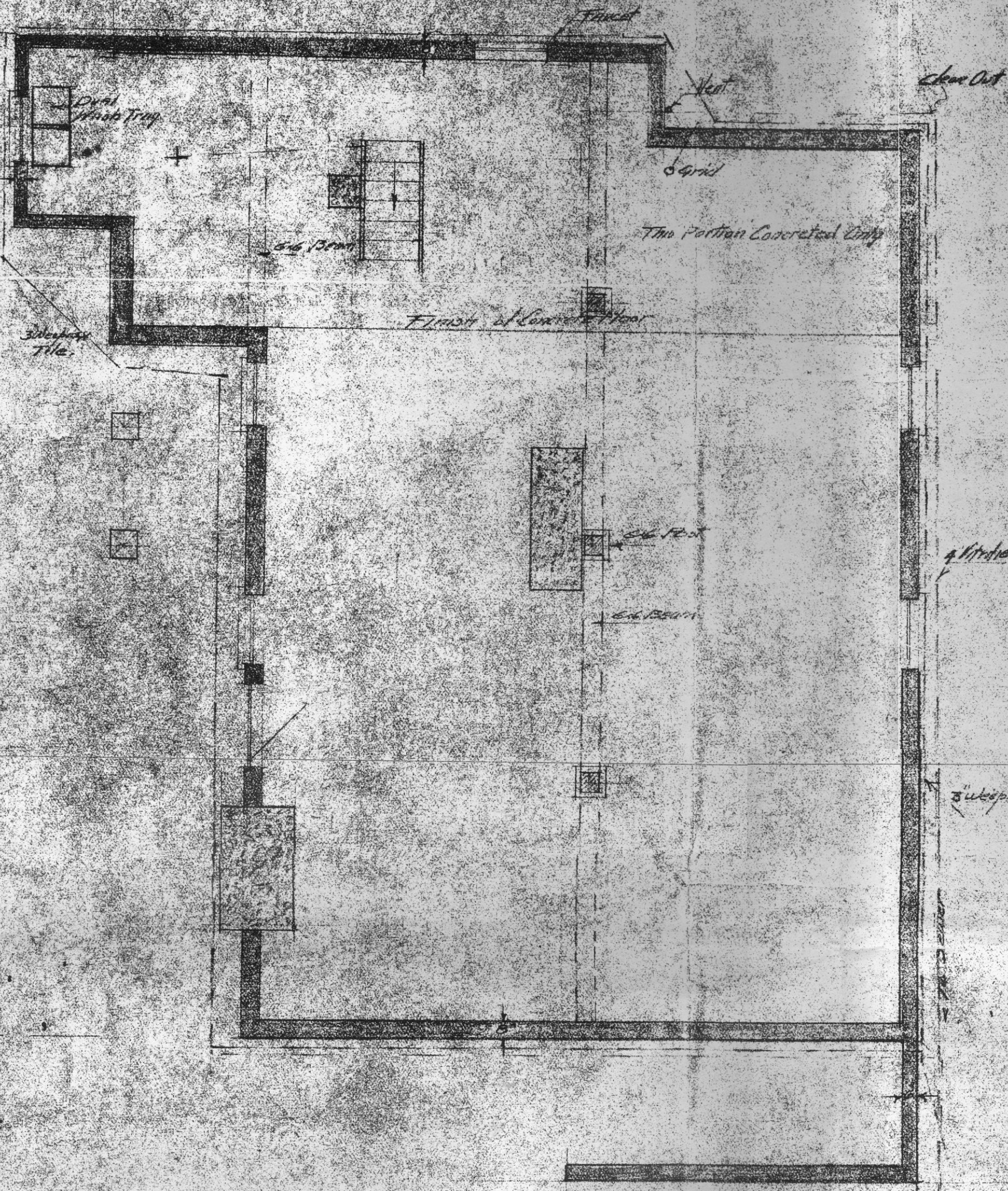
VICTORIA, B.C.

SCALE 1/4" = 1'-0"

WOODS & RICHARDS
CONS. ENGINEERS

1920

18911 Wood, Ethel Maria, 99 Dana's Road, Houlton, Me.
18912 Wood, Ethel May, 1036 Pendegast street, Portland, Me.
18913 Wood, Frederick, 1036 Pendegast street, Portland, Me.
18914 Wood, George Stephen, 1140 U.S. street, Portland, Me.



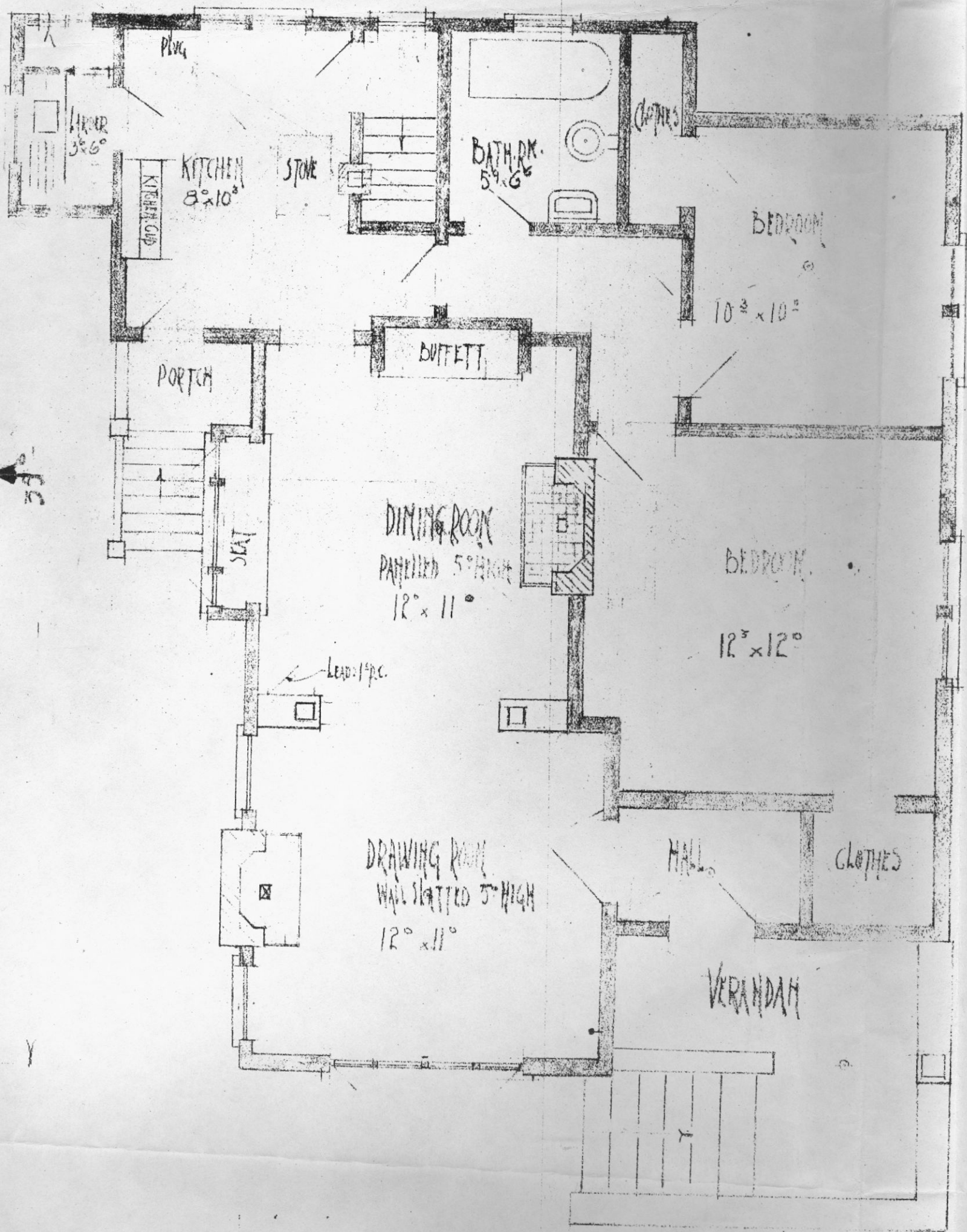
FRONT ELEVATION

Wood Wm H h 995 Inverness 1921
 Wood Mrs W H r 802 Cook 1921
 WOOD-FOYSTER CONSTRUCTION COMPANY, LIMITED
 (F. Wood and E. B. Foyster)
 CONSTRUCTIONAL ENGINEERS
 AND BUILDING CONTRACTORS
 ESTIMATES GIVEN,
 809 B. C. PERMANENT BUILDING
 PHONES 2720 and 2510Y.
 (See page 24)

THIS IS THE PLAN REFERRED TO
 IN A CONTRACT MADE APRIL 10TH 1920
 CITY OF VICTORIA
 ACCEPTED *[Signature]* OWNER
[Signature]

BASEMENT PLAN

28³



59°

Y

24^{1/2}

11/11

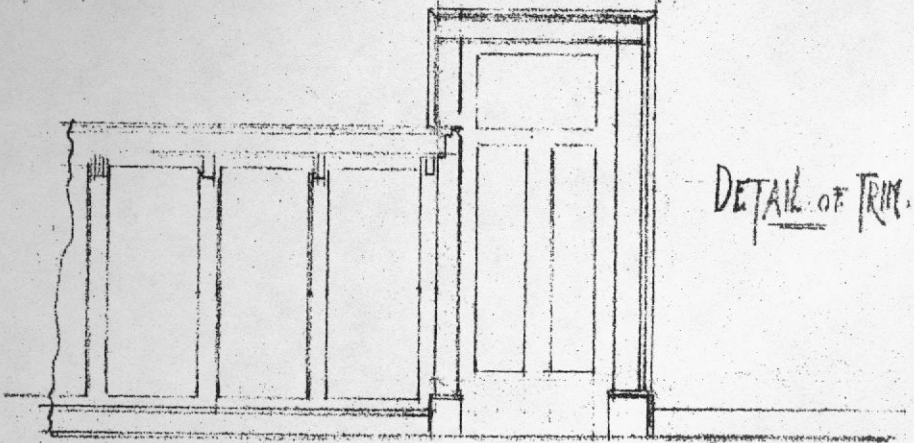
PROPOSED BUNGALOW
for



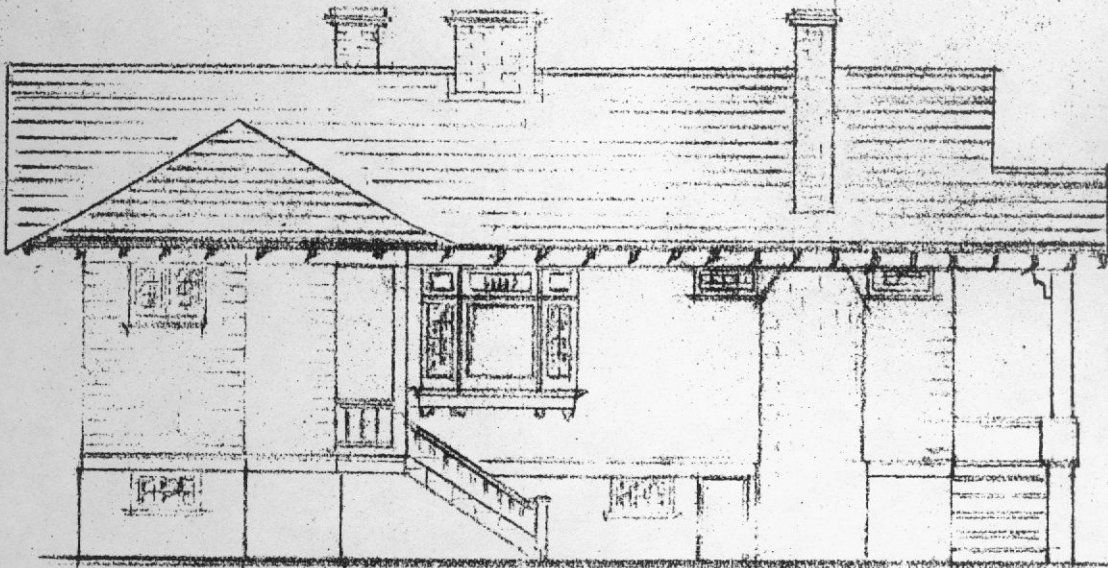
A. S. EMSLEY. ESQ. of BANK ST VICTORIA B.C.

SCALE 1/4"

WOOD & RICHARDS
CON. ENGRS.



DETAIL OF TRIM.



SIDE ELEVATION

THIS IS THE PLAN REFERRED TO
IN A CONTRACT MADE WITH APRIL 10TH 1920
CITY OF VICTORIA

ACCEPTED *A. S. EMSLEY* OWNER
WOOD & RICHARDS CONTRACTORS

THIS AGREEMENT made in duplicate this
April,

day

of

A.D. One thousand nine hundred and twenty,

FREDERICK WOOD and REGINALD PERCY JAMES
RICHARDS, carrying on business under the
firm name or style of Wood & Richards, and
both

BETWEEN:

of the City of Victoria, in the Province
of British Columbia, hereinafter called
the "Contractor",

Of the First Part,

A N D

THE CORPORATION OF THE CITY OF VICTORIA,
hereinafter called the "City",

Of the Second Part.

WITNESSETH that it is hereby mutually agreed by and be-
tween the said parties in manner following, viz:-

1. The Contractor will well and sufficiently execute, per-
form and fully complete in a good, perfect and workmanlike manner and
subject to the satisfaction and approval of the Building Inspector
of the City, and in strict accordance with the General Conditions,
Specifications, Tender and Plans, (marked No. 39), hereunto annexed,
(which are hereby made a part of this Agreement), all the work nec-
essary for the erection of the dwelling shown on said Plan Numbered 39,
and will supply all the necessary labor and materials therefor, for
the price or sum of THREE THOUSAND FIVE HUNDRED (\$3,500.00)
Dollars, the said sum to be paid to the Contractor by the City as
set forth in the said General Conditions; the whole work to be complet-
ed within seventy days from the date of the signing of this Con-
tract.

2. Time shall be considered to be of the essence of this
Contract.

3. It is a condition of this Contract that before the Con-
tractor shall be entitled to any payment from time to time on account
hereof, they shall have duly paid all amounts owing by them to any
person, firm or corporation who might otherwise claim or be entitled
to a lien under the provisions of the Mechanics Lien Act, and that they

Handwritten notes:
4-16
PPJB
and

shall produce to the said Building Inspector proper vouchers and receipts showing the payment of every such amount, and the Contractor^s undertake and agree at all times to indemnify and save harmless the City from and against any and every such lien and all loss, costs, damages and expenses in relation thereto; provided however, that it shall be lawful for the City at any time in its discretion to pay any amount owing by the Contractor^s (or any sub-contractor, if any), to any person firm or corporation in respect of the said work or building, and to deduct the amount so paid from any balance which shall be payable to the Contractor^s from time to time under this Contract.

4. The City in consideration of the covenants and agreements herein contained being strictly executed, kept and performed by the Contractor^s as specified in this Agreement and the said specifications, general conditions, plans and tender, will pay to the Contractor^s for the said work so completed to the satisfaction of the said Building Inspector, the said sum of **THREE THOUSAND FIVE HUNDRED (\$3,500.00)** -- -- -- -- -- Dollars at the times and in the manner set forth in the said general conditions.

5. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the Contractor^s have hereunto set their hand and seal^s and the Corporate Seal of the City has been hereunto affixed by its proper officers in that behalf first duly authorized.

SIGNED, SEALED AND DELIVERED by the said Frederick Wood and Reginald Percy James Richards

in the presence of: *W. J. Jones*
Secretary, City Hall,
Victoria, B. C.

SEALED with the Corporate Seal of THE CORPORATION OF THE CITY OF VICTORIA in the presence of:

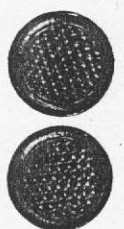
E. W. Bradley
Clerk of the Municipal Council.

F. Wood

R. P. J. Richards

R. S. Foster

Mayor.



Victoria, B. C.,

March 8th, 1920.

To The Soldiers' Housing Committee,

The Corporation of the City of Victoria,

City Hall, City.

Gentlemen:

re Proposed Residence for A. L. S. Emsley, Esq.

We will erect this Residence according to the plans and specifications prepared by us, all for the sum of THIRTYFIVE HUNDRED DOLLARS (\$3500.00). Our deposit cheque for this job is already with you.

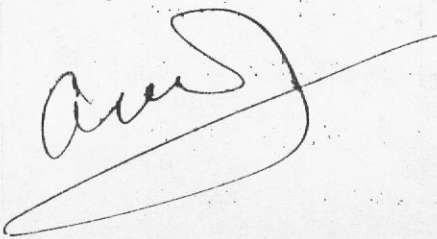
Please note that the above price includes 4 sets of plans and Specifications, 3 sets of which have been supplied to the City Building Inspector.

Yours very truly,

"WOOD & RICHARDS"

per "P. R. J. ~~RICHARDS~~"

"R. P. J. Richards."

A large, stylized handwritten signature in black ink, possibly reading 'A. L. S. Emsley', is written over the bottom left portion of the document.

GENERAL CONDITIONS.

1. The Contractor shall give his personal superintendence to the work, and at his own proper cost and charges is to provide all labor, plant, material, apparatus, utensils, and cartage of every description needful for the due performance of the work and render all due and needful facilities to the Municipal Council and the Building Inspector for the proper inspection of the work and materials which are under his control, and the workmen and contractor being only admitted to the ground for the purpose of the proper execution of the work and shall have no tenancy. The Contractor shall not sub-let the work, or any part thereof, without the consent in writing of the Building Inspector.

2. Should anything appear to have been omitted in either the contract, plans or specifications, which is usually considered necessary for the completion of the work the Contractor is to execute the same as if it had been particularly specified and shall obtain no advantage from such omission, but shall do whatever is requisite to complete the work. The whole to be left in complete state according to the true intent and meaning of the specification.

3. On the completion of the work the Contractor shall return to the office of the Building Inspector specifications and plans that may have been furnished to him.

4. The Contractor shall not delay or shut off traffic any more than can be avoided, and when it becomes necessary to do so, he shall erect proper barriers and furnish and keep sufficient lights displayed during the night to warn all persons of danger. He shall be held responsible for all damages to persons or property arising from carelessness to observe due precaution.

5. The Building Inspector is to be in all cases arbiter as to the true intent and meaning of the specifications and his decision is to be final.

6. The Building Inspector with the approval of the Municipal Council shall have the power to make such alterations, additions to, or deductions from the work herein specified to be done, as may be necessary or expedient, and the same shall in no way affect injuriously or make void this contract, but the difference for any work omitted shall be deducted from the amount of the contract by a fair and reasonable valuation, and for additional work required for alterations the amount based upon the same prices at which the contract is taken shall be agreed upon before commencing additions and such agreement shall state also the extension of time (if any) which is to be granted by reason therefor.

7. It is understood that the sum mentioned in the tender shall be for the full and proper completion of the work specified, according to the true intent and meaning of the plans and specifications attached, any omission to the contrary notwithstanding.

8. The Contractor shall make his own allowance for contingencies which may arise in connection with the site or location.

9. The Contractor shall not be entitled to receive any sum of money, either for work in progress or completed by him for extras alleged or admitted, except upon a certificate signed by

*of W.
R.P.B.
over*

the Building Inspector and an account initialed by the City Auditor to certify to its correctness and a check counter-signed by the Mayor.

10. Payment will be made amounting to 75% of the value of the work done at such time or times; and in such sum or sums as the Building Inspector may in his discretion think fit and the balance in 31 days after the completion and after the acceptance in writing of the entire work by the City Council or any officer authorized by the Council, and the issue of a warrant authorizing the payment to be made.

11. The work is to be under the full and entire direction and control of the Municipal Council and the Building Inspector, whose orders and instructions the Contractor shall obey and should there be any doubt as to the meaning or intention of any part of the specifications, the interpretation put upon it by the Building Inspector is to be final and without appeal.

H.C.
R.P.P.
and

12. The Contractor hereby agrees to pay all workmen employed by him or in connection with the work, the regular rate of wages, connected with the trade for the number of hours work for each day as recognized by the trade, and further agrees that the whole of the laborers, skilled workmen, foremen and others engaged upon the work are to receive their full wages once each week and in cash.

13. The whole of the work is to be completed in a workman-like manner and to the entire satisfaction of the Building Inspector within ~~forty~~ (20) days from the date of the contract.

14. The Contractor agrees that he will not directly or indirectly employ Asiatics upon, about, or in connection with the work. The Contractor and his employees about this work must be British subjects and ~~residents of the City of Victoria~~, and in the event of his not doing so, or any of his employees or any sub-contractor under him doing so, the Contractor or his assigns shall forfeit all right and claim, legal or equitable, to any sum of money due or to become due to him under this contract, and the Corporation shall not be liable for and will not be responsible for the payment of any sum of money under this contract, and the material placed upon the ground shall be forfeited to the Corporation, and the Building Inspector may complete the works by day labor or re-let the whole by contract.

15. The Municipal Council do not bind themselves to accept the lowest or any tender.

16. The care of the building from its commencement to its completion shall be with the Contractor and he shall in all respects be held responsible for watching and protecting the same together with all building material deposited upon the ground in trust for the owner and shall be held responsible for all damage to the public or adjoining owners by reason thereof.

17. The Contractor or Contractors will be required to enter into a contract with the Municipal Council to comply with all conditions and specifications and the Lien Laws of the Province.

18. Should the Contractor fail to complete the several works by the dates mentioned he shall forfeit and pay to the Municipal Council the sum of \$5.00 per day for each and every day

thereafter the said works remain incomplete either as to being covered in or finally completed, as ascertained and liquidated damages only excepting such extension of time by reason of extra works, inclemency of weather or other causes beyond the control of the Contractor as the Building Inspector in his discretion may consider reasonable, provided due notice is given in writing to the Building Inspector at the time of every such delay, and the said damage may be deducted out of the monies due to the Contractor under this contract as far as the same will extend.

19. Each tender must be accompanied with a certified check drawn on a Canadian Chartered Bank, equal to 5% of the amount of the tender, made payable to the City Treasurer; the unsuccessful tenderers' checks will be returned to them while the check of the successful tenderer will be retained as a guarantee of the due fulfilment of the contract.

20. The Contractor will be required to obtain the necessary permits from the Building Inspector before proceeding with the work.

21. In the employment of skilled or unskilled labor for the execution of this Contract, the Contractor or Contractors shall in all cases give the preference to "Soldiers" who belong to the various trades employed in the execution of any part of the work.

Handwritten signatures:
R.P.B.
A.W.

BUILDING INSPECTOR'S
OFFICE
APR 1 4 1920
J. Paul
VICTORIA, B. C.

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

of work to be done in the erection of
Residence upon Lot # 18 BLOCK D, ;
SECTION 74, VICTORIA, B.C. for:-

A. S. EMSLEY ESQ

FEES.

Contractor to pay all legal fees required by City Ordinance, and in connection with Building Inspector's requirements.

EXCAVATE.

Excavate to the depth shown upon plan, and should there be sufficient fall in the contour of lot, these excavations to be serried down so that an average depth of 12" below basement floor level will be obtained.

After the walls are in and the building well advanced the levelling in that portion of the Basement where concrete floor is to be laid, may be proceeded with. All the soil to be segregated and Hard Pan if any to be tamped around the outside of wall.

CONCRETE.

The constancy of the concrete shall be in the proportion of 4 parts clean Bunker Gravel, $1\frac{1}{2}$ parts clean sand (free from clay or loam) and 1 part good standard Cement, specified gravity 2.6.

FORMS.

Build forms substantially and properly re-inforced. Pour in the aggregate and thoroughly tamp, level off at top and leave ready for bedding of plate. Any rocks not over 4" diameter can be used in the proportion of one barrow load to one yard of concrete.

TILES AND DRAIN.

Comply with Ordinance governing this work and pay all necessary fees. Lay 3" Weeping Tile around Footings and

(2)

connect to Storm Drain, over this cover with broken brick, and leave in sound condition. Lay 4" Vitrified drain from 4" C.I. Pipe to sewer, and satisfy the Sanitary Inspector respecting this work.

CARPENTER.

This work to be carried out in a workmanlike manner, the size of Rough Dimension Material shall be as follows and according to B.C. Lumber Association's standard of dimensions.

Posts & Beams	6 x 6
Ground Floor Joists	2 x 8 24" centre
Ceiling Joists	2 x 4 16" "
Ceiling Binders	2 x 4
Rafters	2 x 4 24" "
Hips & Valleys	2 x 6
Ridge	2 x 4
Wall Stud	2 x 4 16" "
Backing & Filler	2 x 4

*J. W.
P.P.R.
Carpenter*

All Plates and Headers over Openings to be doubled and all Framing to door^s on hanging side to be doubled. Sizes of Rough Nails as follows;- 6, 8, 10, and 20 D. Floors. Cover the joists with Shiplap laid diagonally, and cover with suitable Bitimus or Building Paper.

Roof. Frame up Roof in a workmanlike manner and cover Rafters with 1" Boards closely nailed. Valleys to be properly constructed, and to be covered with 26 G. Gal Iron, turned up 10" each way. Cover with $\frac{7}{8}$ I Shingles laid 4 $\frac{1}{2}$ to weather. Finish eaves with 1" Facia and 4 x 4 Gutter. Complete with outlets, all mitres at angles to be dressed with lead, to insure a water-tight job.

(3)

Soffitts to be wrot, and feet of Rafters to be dressed.
At Finish of Tile and Roof fix 1" Facia, and around this
finish with 1" Cove.

Verandah. Construct as shewn upon plan. Posts to be 8 x
6 & 8 x 8 with Rough Cut Brackets, and surmount with 2
shaped rib with key. This work to be left in the rough,
and material to be selected common. Ceil with V. Joint,
and finish with Coving. Steps to be as shewn to suit the
grade, and to be X 11/4 x 10 steps, and 7/8 x 8 Rises,
properly constructed on Brackets made out of 2 x 8,
around top of wall fix 2 1/2 x 14 S.C. Lumber, and finish
under with 2" Fillett.

Inside Finish. All material in K.D. Fir and free from
general defects, base and trim to be sanded, and left
ready for a rubbing coat in oil and flatine. Door frames
to be made out of Stock (rebatted). Windows to be double
hung except casements in basements. Fix picture rail in
Living Room, Dining Room, Kitchen, 2 Bedrooms and Hall.
Around walls of Dining Room provide Panelling in S.G.
Fir 5'2" from Floor upon 1 x 3 Strapping, and over Bitumus
Paper, surmount with 7" Delf Rail, and 1 x 5 Rail, and
1/2 x 3 5/8 Mullions. Pedestal Post to be made in S.G.
Fir, and finish with Plinth and Caps. Buffitt to be open
with shelving and 2 doors, & 3 drawers, with hardware to
be agreed upon.

Floors. All floors to be laid in 1 x 4 T & G Fir, secret
nailed and left ready for stain. Around walls of Bath-
room and Kitchen fix 1 x 3 Chair Rail, at junction of

H. H.
R.P.B.
me

(4)

Keen's Cement Finish & Plaster Finish.

Sink. Provide under sink open shelving & fix 1 1/4 Spruce Draining Board upon brackets.

Cupboard. Kitchen cupboard to be made in workmanlike manner, fitted with glass doors at top and 3 shelves, the bottom to have 2 18" Bins & 2 18" Drawers, and 3 shelves, all complete with Plinth and Cap.

All woodwork to be put together in a workmanlike manner and left clean for painter.

BRICKLAYER.

Build Living Room Fireplace in Pressed brick & set back in Firebricks in Fireclay. Hearth to have 3" Tile laid on cement screed, tiles to be properly soaked before laying. Drawing Room fireplace to be laid up in tile upon rough bricks, cost of Rim and tiles for Front, Frieze, and Hearth not to exceed \$25.00. Any amount over this must be certified for by the owner who must assume the responsibility for this extra cost. Carry up chimney as shewn parge 8 x 8 flue and provide 7" Thimble together with 2 Ash Chutes and 2 clean out doors. Construct tops as shewn and crease projection, and leave for stucco.

PLASTER.

This work to be carried out in a workmanlike manner, all angles and reveals to be plumb and left true. The material to be hardwall and properly mixed. Render and set all outside walls. All ~~partition~~ walls to have good sound fir lath with joints broken every 8 courses & 2' lap. Finish all rooms (Kitchen and Bath Room) in Sand faced, Kitchen Bathroom & Pantry to be finished in putty, the bathroom to a height of 4' to be finished in Keen's Cement & lined out in 3" Tiles. At completion of Plastering work clean down all floors and leave clean for carpenter.

*of the
R.P.B.
and*

WIRING.

Wire for 11 Openings, and provide for 8 switches.
Provide 1 plug in kitchen, and 1 Plug in Dining Room
where directed. Pay all Lighting Fees and leave
perfect.

PAINTER.

All paintwork to be 1 coat priming and 1 coat oil in
selected colours. Roof to be stained 2 coat oil stain
Outside work to have nail holes stopped. Gutters to
have 2 coats heavy coat. Cut up windows where directed
and leave glass clean. Interior to be understated/

Kitchen 1 coat stain 1 coat Felspar Varnish
Bath Room 1 coat Zinc white 2 coats enamel
Dining Room }
Drawing " } 1 coat stain 1 Flatine Finish
Halls " }
Bedrooms 1 " " 1 Felspar Varnish

Walls and Ceiling to be tinted as directed. Floors to
be stained.

*F. H.
R.P.B.
Am*

PLUMBER.

Bought in to comply with bye-laws and provide:-
1 5-0 E.I. Bath
1 16 x 14 E.I. Basin
1 18 x 30 E.I. Sink with 10" Back
1 30 Gall; Boiler and connect to stove, and
complete with draw-off tap & stopcock.
Provide 1 Faucet for garden where directed.
Test all pipes and connect to sewer.

HARDWARE.

All Locks and Fastenings to be bought at a base price
of £ 18.00 per doz. samples to be submitted.

LEAD LIGHTS.

Provide leaded glazing to 2 lights in Hall and 1 Light
in drawing Room, P.C.C. @ 1.00 per foot super.

CARPENTER.

Provide book-cases to detail.

GENERAL.

IT IS intended that these plans and specifications shall
be read together, and wherever figures are shown, then
these shall be considered to be accepted dimensions.
At completion of job, leave premises in a clean and

tidy manner, and the occupancy of the premises, shall mean a final acceptance of the job, as duly completed under this contract.

ADDENDA.

CARPENTER.

Verandah. Construct as shewn upon plan. Posts to be 8 x 8 Selected & Beams over to be as shewn. Finished with Mould and Necking. Around the top fit 2 1/2 x 3 Crown Mould. Ceil with 4" V. Joint, and finish angles with 1 1/2 x 1 1/2 Cove. Floor to be laid in Half Kiln dried flooring, the joints to have a priming of thick paint, before laying. Surmount the verandah walls and step wall with 2" Cap and ~~XXXXX~~ finish under with Cove. Stepping to be 7/8 Rises & 1 1/8 Tread upon rough brackets.

LEAD LIGHTS.

Provide Leadlights in Front door, bookcases, transome where shewn, and small bookcases at a P.C. of \$1.00 per foot.

Bookcases
Buffet

A detail of this work to be submitted & approved by the owner before this work is commenced

Rock on site

Contractor to arrange building so that there will be no charges for blasting over the site

Sewer

In the event of the contractor having to do any blasting when connecting up sewer with house these charges to be met by Owner
Mr. Emiley

Witness
A. M. [Signature]
J. Wood
R. P. Richards

R.P.R.