

37660

Schem (III)

ESTIMATION OF LABOUR AND MATERIAL
REQUIRED IN THE CONSTRUCTION OF A
BOAT HOUSE AND DANGLING PAVILION FOR
THE QUEEN CITY YACHT CLUB AT SUNFISH
ISLAND, ACCORDING TO PLANS AND SPECI-
FICATIONS PREPARED BY

ESTIMATED BY J. A. MACKENZIE ARCHITECT TORONTO
CHECKED BY *[Signature]*

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Architect
TORONTO

CARPENTER WORK

The General Conditions apply to this trade.

NOTE

This building will be built on the lagoon on the north-east corner of Sunfish Island opposite Ward's Landing.

REMARKS

All lumber must be of a good grade satisfactory to the architect. Joist rafters, studs, under floors, roof and exterior sheathing will be of hemlock, and all posts, beams, braces, truss members, parlines, sills, etc., will be of Douglas Fir.

Run 8" x 8" beams and sills under the boat house and around the outer edge of the platform to support the 2 x 6 platform joist and the 2 x 10 floor joist, both at 16" centres. The first floor and platforms will be floored with 2" ^{spruce} ~~and pine~~ plank dressed on one side but without tongue and groove, and spiked to every bearing with 4" spikes.

The second floor joist are 2 x 10s at 16" centres supported by 6" x 12" fir beams which are cantilevered to support the platform over the lagoon which is hung with heavy iron bolts and chains supplied by the Club. Put in 4" x 6" diagonal braces where shown. Carry the second floor on posts as shown, the 6" x 6" posts being carried up to take the 6" x 8" plate and the 6" x 12" parlines. The rafters will be 2" x 6", the collar ties 2" x 4" of

hemlock at 16" centres. The rafters in the tower will be 2" x 8" at 16" centres. Support the roof over the dancing pavilion on trusses made up of 2" x 10" and 2" x 8" of Douglas Fir well spiked together and bolted with 1/2" bolts. These trusses are carried up by 8" x 10" posts.

Frame and trim for the square tower with 6" x 10" beams with 2" x 4" studs and 2" x 8" rafters. Build in hatch 2'-6" x 3'-6" on tower roof with cover and sheet and shingle tower outside and sheet it inside with Douglas Fir.

SHINGLES

The roof and all exterior walls will be sheathed with 7/8" x 4" T & G hemlock decking. The interior partitions will be sheathed up vertically between the posts and studs with 7/8" x 4" T & G Douglas Fir or ^{spruce} ~~and pine~~ sheathing well nailed to three rows of 2 x 4s running flatwise between the posts at floor and ceiling and mid-height.

The second floor, except in the spar ^{and dancing pavilion} ~~left~~ will be sheathed with 3/4" x 3-1/2" T & G Douglas Fir or B.C. Cedar sheathing T & G with the corners rounded. The sheathing to run up the wall ^{7 ft high in the dancing pavilion} ~~but leave the lower members exposed. Sheath the ceiling and interior of the tower which is open to the dancing pavilion.~~ The exterior walls will be covered with 1/2" x 4" clayboards left rough from the saw to be stained.

SHINGLES

The roof will be covered with Brantford or other approved make of green artificial shingle laid 4 inches to the weather and well nailed with galvanised slating nails. Turn the shingle up against all ~~dance or other~~ walls, shingle the exterior walls of dance tower, etc., and where the roof is flatter than 30° put a waterproof paper under the shingles.

Double lay the shingles as directed on the ridge and double at all eaves. Where the dance roofs overhang ^{Sheet the soffits} ~~have not~~ ^{of cornice and overhanging eaves of gables} ~~be made at 45° and along the sloping eaves.~~
Run a 6" x 6" fascia up the gable eaves.

FLOORING

Cover the second floor with 7/8" T & G good hemlock decking, a good building paper and a 7/8" x 2-1/2" T & G ~~Shooting~~ ^{edge grain Douglas} maple floor blind nailed to every bearing. On the balcony put good pine flooring together with white lead.

DOORS

All boat house, locker, and left doors will have 2" x 4" pine frames with 3/4" x 2-1/2" pine steps. The boat house doors built up of 7/8" x 3-1/2" T & G Pine with 1-1/4" x 6" battens and diagonal brace, all strongly rivetted together. The French doors and the left doors will be 1-3/4" of pine with glass puttied in. The left doors with flush 7/8" shooting; all other doors (interior) to be 1-3/4" pine stock doors with horizontal panels. The w.e. doors will be 1-3/8" plain panelled doors 2'-6" x 5'-6". Enclose w.e.'s with a partition having 3-1/2" x 3-1/2" rabbitted posts, 2 x 4 bottom and top rails 6" and 6'-6" off the floor, and 7/8" flooring running vertical with 7/8" quarter round at post and rails on both sides of partition.

WINDOWS

All windows will be casements opening in with 2" x 6" rabbitted frames, 2 x 8 sills with 7/8" x 1/4" iron water bar and 1-3/4" pine sash with 7/8" moulded muntin bars and 7/8" wood weather strip. Trim around all openings in rooms with 7/8" x 4" plain Douglas Fir trim and 8" base with 7/8" quarter round floor strip.

STAIR

Build stairs to left with 2 x 10 plank strings and treads, 4 x 4 posts and 2 x 4 rails, 2" plank floor on the ^{2 x 10} floor joists running out of the ^{balcony} building.

BALCONY

The balcony posts will be 6 x 6 with 6 x 8 plate and 2 x 12 segmental sweeps, 2 x 6 rail, 2 x 4 middle rail and 2 x 4 uprights between, all strongly spiked together. The balcony rafters and roof sheeting will be exposed. ~~The rafters will be built up of 2 x 4s and sheathed for chingling which will return against the frame.~~

The ventilators will have 2 x 10 plank frame with 7/8" x 12" louvres let into the same, cover with mosquito net and 7/8

bottom doors to close same in winter.

Supply and bolt 2 x 4 dressed pine beams to lock double heat house doors. This beam will pivot on its centre and the ends will be bevelled to work in slots in the jambs.

HARDWARE

The Club will supply locks, hinges, window hardware, bolts and chains for lowering east platform, but this contractor will include for fixing the same in place and will include for all truss, bolts, nails, etc.

FLAG POLE

The Club will supply a suitable spar for a flag pole. Fix the same securely in place in the centre of the tower with four 2 x 8s at the tower roof level and four 2 x 8 across the opening to the tower at the Club roof level.

SPiral STAIR

An iron spiral stair may be used. This contractor will give a separate price for a wooden spiral stair of birch or maple, with 1-1/2" treads and an 8" round central support braced midway with 4 x 6s to the roof trusses, 2-1/4" round hand rail with 1-3/4" x 1-3/4" baluster 2 ft. apart.