

201

# SPECIFICATION

## For Erecting Cottages at

The different sites for the cottages or houses to be taken in their present state.

The Contractor or Contractors for the masonry, cut stone and paving of the yards of the cottages, will have to excavate or fill up, as the case may be, the area of each cottage and yard, to carry out the different levels so that the level of the kitchen floor will be eighteen inches over the level of the roadway in front of each door, and the yard level to be six inches below the level of the kitchen floor.

The Contractor will have to cut trenches say, four feet deep under the level of the kitchen floor for all foundations to walls and to a proper substratum.

All superfluous stuff from the excavations of the site, and from the trenches for the walls, to be removed off the ground, and carted away by the Contractor.

All the foundation walls to be laid for the first course with large flat bedded stones, chiefly headers, fully bedded in mortar, and at a uniform level, and ten inches wider than the walls of the superstructure.

Run a damp course of boiled gas tar, mixed with a due proportion of pitch, over the foundation walls of each cottage, this damp course to be left to dry, and to be at least  $\frac{1}{4}$  inch in thickness, all to be done as shall be directed.

*Do any course*  
**Dwarf Walls.** Construct dwarf walls in rubble masonry, under the partition, between bedroom and kitchen, also in the centre of the bedroom and two intermediate walls, and lay tassels on these  $4\frac{1}{2} \times 1\frac{1}{2}$  white deal, to take partitions and joists, as shall be directed.

Any stones or materials taken down out of old walls in clearing the site for each cottage and yard, if found fit for use, to be used again in the cottages.

The walls of the cottages, yards, privies, ashpit and cesspits, and to be built in good sound rubble masonry, in courses from 12 to 14 in height in limestones, well packed and hearted in mortar, and laid out on the foundation wall, at six inches below of proposed footways in front, and yard in the rere of each cottage.

All the stones used in the works to have a bed at least equal to their height, to be laid level and set in mortar, with thorough bond stones 12 inches to 14 inches square, by the full thickness of the walls, to be set at eight feet apart to every lined perch of one foot or course in height, and the Contractor is to take particular care to carry out the specification in this respect, and to keep the walls clean and well covered during wet weather.

In all cases the walls are to be built by masons on scaffolding at both sides, and no part of the walls to be raised more than one scaffold higher than the part next same, and all angles, jambs, quoins, &c, are to be carried up plumb, and all arches to be properly constructed.

**Ventilators.** Fix in perforated bricks in front and back walls of the cottages for ventilators, under the floors of the bedroom, and where directed.

Fix also metal ventilators, two into flues near level of ceilings in bedrooms, and in lofts over kitchen and bedrooms, as the case may be, and as shall be directed.

**Tiles.** The kitchen floor of each cottage to be laid in fire clay tiles, of approved thickness and size, to be laid in cement and pointed in cement.

**Flags.** The privy and scullery to each cottage to be flagged with good, strong, smooth, level and squared flags, at least two inches in thickness, laid in courses set and pointed in mortar. The interior of the walls to be beam filled up and between the rafters.

**Privies and Ashpits.** Build privy and ashpit in each yard, the bottom of them and pits in privies to be two feet under the surface of yard, paved in bottom, and the walls of the ashpit in the yard to be 2 feet 6 inches high over the yard, level and flagged on top.

Build a dwarf wall under the riser of the seat of privy, on the back of the privy wall leave an open eighteen inches square into the ashpit.

**Yard Walls.** The yard walls to be good in the masonry, six feet high above the level of the yards, and paved with a slant as shall be directed.

Construct and lay 12 inches diameter stoneware pipes in yard of each cottage, as far as they extend, with all necessary digging and filling, with an uniform incline, and at least two feet six inches under surface, having proper bends, junctions and nine inch diameter pipes into cesspit in each yard, two feet six inches deep, flagged in the bottom, having a cut stone solid frame and 12 inch metal trap, all complete; each yard to be paved with channel course complete; the paving stones to be well selected.

**Cut Stone.** Provide and set cut stone rebated blocks to door opes; cut stone sills 4 inches thick on face of riser, well throated to front windows, and 3 inch thick flags to rere windows; cut stone steps to door opes; cut stone blocks to uprights in scullery, and solid cut stone frames for stench traps in yard.

## BRICK WORK.

The bricks used to be well selected, good, sound, well burned, and of the full standard size. Good second-hand old bricks, free from soot, will be allowed to be used.

The chimney breasts, reveals of doors and windows, to be built in brick work, well hearted in mortar.

The chimney shafts to have three flues in each, and to be built in brick and cement, the tops to stand three feet over the level of the ridges ; two of the flues to start say, six feet above the level of kitchen floor, to act as ventilators in bedrooms and lofts, as shall be directed.

Provide and turn over all doors and window opes, 14 inches high brick arches, with 4 inch reveals ; nine inches and 14 inches wide starts to opes.

The partitions between kitchen and bedrooms to be bricks on edge, with bonds  $3 \times 1\frac{1}{2}$  white deal at every third course in height, the studds to be white deal, 3 inches by  $1\frac{1}{2}$  inches, spaced three bricks apart. Build in nine inch thick brickwork at back of fire places ; turn arches over fire places, having wrought iron chimney bars  $2\frac{1}{2}$  inches by  $\frac{1}{2}$  inch thick.

The flues to be formed with a drum, plastered and pargetted.

Construct brick eave courses to each cottage, and the range of cottages to be stepped in the levels of the eave courses, and the ridges of the roofs to suit the incline of the roadway in front of each cottage, as shall be directed.

Mortar.

The mortar to be composed of clean, sharp grit, fresh water sand, and well-burned stone lime, in such proportions as may be directed.

Form apertures in the walls for ventilators, and drains where may be required. Bed and neatly point all window frames and door frames ; bed and set all lintels, templates, tassels, wall plates and wood bricks where required.

Provide and set in fire brick wrought iron grate, with falling bar in each kitchen, and provide and set a large flag hearth stone to each fireplace, with back hearth stone under grate.

The mason or contractor to attend, cut away, lay and make good where required for the other trades, and perform all other work expressed or implied by the drawings or this specification.

The mason or contractor is to provide all materials, workmanship, labour, tools and scaffolding, for the execution of the work in a workmanlike manner, and to be bound to execute his contract in accordance with the general conditions attached to this specification.

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# SPECIFICATION For Carpenter's Work for Erecting Cottages.

All the timber work used throughout the work to be well seasoned, perfectly sound, free from sap, shakes, loose or large knots, and to be of the full size when finished.

The roofs of the cottages to be executed in white deal, according to the drawings, having principal rafters 9 inches by 3 inches, with collars 6 inches by 1½ inches, fixed at each side of the principals, and bolted to them with No. 4 wrought iron ¼ inch square bolts, all complete; purlins 9 inches by 3 inches each, in one length; ridge pieces 9 inches by one inch; wall plates 4½ inches by 3 inches, and small rafters 4½ inches by 1½ inches, spaced 14 inches apart from centre to centre. Trim for skylights, chimney shafts, and where found necessary the principal rafters to be fixed over the bressummer or partition between kitchen and bedroom—this bressummer to be 7 inches by 3 inches, resting in front and rere walls of the cottage, at least 9 inches on each wall, on a flag template, two feet long by 9 inches wide, this bressummer to support the joist of the loft over the bedroom, and should it be arranged is also to support the joist over the kitchen.

In constructing the roofs, struts 4½ inches by 3 inches let into the underside of the principal rafters and resting down on the bressummer; door jambs 3 inches square to be formed also from this bressummer up to under side of principal rafters, and the wall plates at each side of roof, and the feet of the principal rafters to be secured to the bressummer by No. 2 wrought iron straps, 2 inches by 1½ inch, bolted with ¼ inch square wrought iron bolts, to prevent the roof from spreading.

The joist of loft over the bedroom to be 5½ inches by 1½ inches, resting on wall plate in gable, 4½ inches by 1½ and resting on bressummer. Should the loft over the kitchen be put in, trim for skylight, and the joists of this room or loft to be 8 inches by 1½ inches, resting on wall plate on offset of chimney breast, and in gable wall the wall plates to be 4½ inches by 1½ inches.

The ground floor joists to bedrooms to be 4½ inches by 1½ inches, resting on tassals 4½ inches by 1½ inches, set on dwarf walls and all joists to be spaced 14 inches apart from centre to centre.

The different bedrooms and lofts to be laid with white deal, prepared flooring seven inches wide and one inch thick, laid folding; fix up beaded skirtings 4½ inches high, by ¼ in. thick, to the bedrooms and lofts.

The small rafters to the privy or scullery to be 4½ inches by 1½ inch white deal.

Provide and fix up collars or ceiling joists 3 inches by 1½ inch to the rafters of the roof of the cottage.

All lintels over window and door opes to be four inches thick and rest in 9 inches on each side of ope.

Studds to be 3 inches by 1½ inch white deal with sills; the jambs and heads of door opes to be three inches square; the studds between kitchen and bedrooms and cross partition in bedroom to be spaced three bricks apart, with similar pieces for bond plates to be fixed at every third course of bricks, all properly spiked.

Provide and fix up wrought rebated 4 inch by 3 inches white deal door frames with joggles built 6 inches into each jamb, with feet secured by iron spuds and rings into the door flocks.

The doors to the front to be two inches thick red pine, framed and braced at the back, and filled in with one inch thick rebated stuff, with iron rim dead shot locks, hinges and night latch, all complete.

The rere doors to be one inch thick rebated red pine, with four ledges 4 inch wide beaded, hung to door frame with strong hinges, thumb latches, and iron rim lock; these doors, front and rere, to be seven feet high by 3 feet 3 inches wide. The door into bedroom, off kitchen, to be 7/8 inch thick with four ledges, thumb latch, hinges, all complete; these doors to be 6 feet 4 inches high, by two feet seven inches wide, with 2 inches by 1 inch stop chamfered architraves on both sides. Provide similar architraves to window jambs, and front and rere doors. The door on top of stairs into loft and in loft under the principal rafter to be ¾ inch thick, rebated with four ledges, thumb latches, hinges, slips and stops, all complete; fix up ¾ inch thick rebated upright sheeting wrought both sides, dividing kitchen from loft and between stairs and loft well nailed to rafters of roof, and 3 inches by 1½ inches wrought horizontal pieces fixed up, say 18 inches apart, to which the upright sheeting will be nailed on to.

The doors to privies to be only 5 feet 3 inches high, by 2 feet 4 inches wide, leaving a space for ventilation between the head of the door, and head of the door frame to be hung with hinges, and a small six inches long ¾ inch barrel bolt at back to have seats and risers in one inch thick stuff, with strong trussels. The door frame 3 inches square with slip and stops, all complete.

Provide and set red pine window frames, with ¾ in. thick beaded casings, 1½ in. thick pulley styles.

The sashes to be in red pine, two inches thick ovolo; the top sash to be made to lower down, with all the necessary slips and stops to each window, and button for top sashes.

Provide and set 1¼ inches window boards with rounded nosings, projecting 1¼ inches beyond the face of the plastering to take the architraves.

Provide and set a strong ladder or stairs from kitchen, or where shown on plan, to loft, the strings to be two inches thick and 14 inches wide wrought pitch pine, to be say 2 feet 6 inches wide between strings, and the under side to be sheeted with ¾ inch thick rebated wrought white deal, frame and fix on No. 2 newels, 4 inches square, chamfered, and if fixed in corner of passage between bedroom, winders to be fixed to stairs; if fixed in kitchen, frame and fix a landing at top of ladder, framed into newels 4 inches square, with breast rail. Provide and fix 1½ inch square stop chamfered ballusters, having 3 inches by 2 inches hand and breast rail.

The fronts of the trimmer joist or bressummer supporting the floor to be sheeted with ¾ inch casings.

Provide and fix ¾ inch casings to skylights, and trim and fit up same.

The carpenter to include in his tender all glass; the sashes to be glazed with good strong glass bedded in oil putty, and shall paint all the work, usually painted in four coats of good oil paint, colors to be approved of and in shades.

The carpenter to attend, cut away, lay and make good where required for other trades, and perform all other work expressed or implied by the drawings or this specification.

The carpenter is to provide all materials, workmanship, labor, tools, and scaffolding for the due execution of the work in a workmanlike manner, and execute his contract in accordance with the general conditions attached to this specification.

~~The carpenter is sending in his tender to state the amount for putting a loft complete over the kitchen.~~

W3

## SPECIFICATION For Slating and Plastering Cottages

At \_\_\_\_\_

The roofs of the houses, scullery and privies to be covered with best Killaloe Duchess Slates ; all the slates to be nailed on sawn laths (red pine), with two twelvepenny composition nails to each slate ; the slates to be bored with a bit and brace, and counter sunk for the nails, which are to be driven through sawn laths  $2\frac{1}{4}$  inches by  $\frac{1}{2}$  inch thick after the saw ; the laths to be nailed to the rafters with good strong nails, the slating to get  $3\frac{1}{2}$  inches cover clear of nail hole, and no break joint to be less than five inches.

The eaves to have a proper bell cast, and to be double throughout, and the whole to be thorough rendered with hair mortar.

The ridges to be covered with fire clay tiles, laid in mortar, jointed and pointed in cement, and then receive three coats of good oil paint.

Run cement flashings and fillets to chimney shafts, gables and bargeboards, and where found necessary.

Provide and fix in each cottage a metal skylight over loft, over the bedroom in the rere, the size of the skylight to be 2 feet 6 inches long by 18 inches wide in the clear, having good strong glass, with 4lb. lead flashings, all complete.

The reveals of the windows and door-ops to be plastered in Portland cement ; run cement skirtings 6 inches high to the kitchen ~~and passage~~ of each cottage.

All the interior walls, jambs and soffits in each cottage to be plastered two coats of mortar and finished in putty ; the ceilings of the bedrooms on ground floor to be lathed and plastered in two coats hair mortar and finished in putty.

The exterior front wall of each cottage and gable, where the range stops or commences, to be plastered one coat of mortar, and dashed with fine pebble dashing ; the yard walls, walls of privies, scullery, sheds, ash-pits, and rere walls of cottages to be cleaned up, joints pointed and then to receive four coats of whitewash, and all places cleaned up and regulated.

~~is to be included in the contract~~ for plastering the ceilings of the loft over the room and passage.

~~is to be included in the contract~~ for plastering the ceilings ~~and~~ over the kitchen, ~~and~~ ~~skylight in loft similar to the one described before.~~ ~~to be~~   
~~included in the contract~~

The slater or plasterer is to attend, cut away, lay, and make good where required for other trades, and perform all other work expressed or implied by the drawings or this specification.

The slater is to provide all materials, workmanship, labour, tools and scaffolding for the due execution of the work in a workmanlike manner, and to execute his contract in accordance with the general conditions attached to this specification.

The tenders will be sent in as follows viz  
The Amount for Masons work as per Specification No 1 \_\_\_\_\_ £  
The Amount for Carpenters work as per Specification No 2 \_\_\_\_\_ £  
The Amount for Slating and Plastering as per Specification No 3 \_\_\_\_\_ £  
The Committee or Corporation shall have power to give the work in Separate Contracts or to have One Contractor for all \_\_\_\_\_

## CONDITIONS.

2—The Contractor is to provide at his own cost all manner of materials—labour, scaffolding, moulds, and implements of every kind necessary for carrying out and carefully finishing the herein described work. All plant, scaffolding, platforms, and ladders, are to be the property of the employer, as soon as they shall have been delivered on the ground, and to remain his property until the completion of the works, when all unused plant, scaffolding, &c., &c., shall revert and again become the property of the Contractor, but the employer is not to be accountable therefor, or responsible for any loss or damage thereto, nor shall the Contractor be entitled to any payment or instalment on account of such plant.

3—The Contractor to make good any damage done to the premises and adjoining premises, and should he interfere with them in putting up scaffolds, he must make good all damage done in a proper and workmanlike manner.

4—All work which may be fairly inferred from the Plans and Specification, or which may be found necessary as Works of Construction, shall be executed by the Contractor, who shall also satisfy himself before contracting for the work of the sufficiency of said Plans and Specification.

5—No allowance will be afterwards made for any alleged or real deficiency in those documents or for any extra work or material which may be found necessary to finish the respective works in connection with the Plans and Specification. The Contractor is to provide himself with accurate tracings or copies of the drawings and this specification, from which copies he is to work, and original drawings and this specification, signed by the Contractor, are to remain in the Architect or Engineer's possession.

6—All the works to be done in a sound, substantial and workmanlike manner, under the direction and to the complete satisfaction of the Architect or Engineer. In all cases the Contractor to be guided by the figured dimensions in reference to scale, and any description or particulars written on the Drawings to be equally binding as if contained in the Specification, and all large scale drawings to be taken in preference to smaller should any discrepancies occur.

7.—The Contractor is required to include in his tender every sort of materials necessary for the due and complete performance of the works, although such may not be particularly described or shewn on the Drawings, and the whole of the materials to be the best quality of their several kinds—sound and well seasoned, and to be used in the best manner, under the directions and to the entire satisfaction of the Architect or Engineer.

8—All materials brought and left upon the ground by the Contractor, or his order, for the purpose of forming part of the works, are to become the property of the employer, and are not to be removed or taken away by the Contractor, or any other person, but the employer is not in any way answerable for any loss or damage which may happen to, or in respect of such work or materials, either through the same being lost or stolen, or injured by weather or otherwise. All unused materials revert to and again become the property of the Contractor on the completion of the works.

9—The Contractor shall not be allowed to underlet any part of the labour required for the execution of the works without the permission of the Architect or Engineer.

10—It shall be in the power of the Architect or Engineer to direct all such alterations to be made in the works during their progress, and should any addition, omission, or alteration be made, such shall not invalidate the Contract, but the cost of the variation shall be ascertained by the Architect or Engineer and added to or deducted from the amount of the Contract.

11—No extra work will be allowed for without orders in writing obtained for same, and the amount of the work (if any) must be at once fixed and regulated before it is executed. Each person proposing for the work is to deliver with his tender a sealed paper containing a copy of this estimate, with the quantities and prices on which such estimate is founded, in order that the Architect or Engineer may be enabled to value any additions or deductions which may be made to or from the works, according to the prices of such estimate (provided the Architect or Engineer thinks them fairly made out) but it is particularly to be understood that the will not be bound in any way to the Contractor's quantities.

12—Any disagreement or misunderstanding that may arise, in all cases connected with the quality of materials, execution of the works, or meaning of the plans and specification, shall be decided by the Architect or Engineer whose opinion shall be final and conclusive.

13—The Architect or Engineer shall have power to dismiss any man he may consider careless, negligent, or unskilled in the work he is engaged on, and also the Clerk of Works and Foreman, and they cannot be replaced without his approbation.

14—The Contractor is to provide sureties for the due performance of his Contract.

15—The Contractor to be at the expense of watching and taking due care of the works, remove from time to time all rubbish that may accumulate, and leave all clean and free from dirt on the completion of the works.

16—The Contractor will be held responsible for any accident that may arise from fire or any other cause during the progress of the works, and until they are given up complete.

17—The Contractor to insure the buildings against fire in amounts, and offices to be approved of by and to lodge the policies

18—If during the progress of the works, or within six months after their completion, the Architect or Engineer shall disapprove of any of the materials—labour or workmanship—the Contractor shall be bound to remove the materials or take down the work after three days notice has been sent to him by the Architect or Engineer so to do, and to execute the same to the entire satisfaction of the Architect or Engineer; and if the Contractor shall refuse or delay within a reasonable time, to be specified in the notice, so to reform or reconstruct the works with good materials and workmanship, the Architect or Engineer may direct the same to be done by other workmen, and the expense thereof shall be deducted from any money due or to become due to the Contractor on account of said work, or shall be recovered from him or his sureties.

19—In case the works shall not be carried out with proper despatch so as to afford in the opinion of a reasonable probability of their being completed within the period stipulated in the Contract,

on giving ten days notice shall have power to employ other persons by Contract, or otherwise to provide the necessary materials and complete the works, the expenses thereby incurred to be paid out of any sum due or to become due to the Contractor on account of said works, and any deficiencies to be borne by the Contractor's sureties.

20—Should it be necessary at any time to suspend the works on account of the weather, the Architect or Engineer shall have power to do so, and no extra charge be made by the Contractor for so doing; but no extension of the time for completing the works will be allowed, equal to that during which the works may have been suspended under such order.

21—No payment will be considered as legally becoming due to the Contractor until the completion of the Contract, but advances of money will be made to him at such times as the Architect or Engineer shall recommend to an extent not exceeding 80 per cent. of the value of the work done, the balance being retained without interest until the Architect or Engineer shall have given his certificate of the satisfactory completion of the Contract, which balance shall not be payable until months after completion that is taken up from the Contractor by the Architect or Engineer, and will be subject to any deductions which may be made for non-compliance with the specification.

22—It is, however, to be expressly understood that such advances are in no case to be considered as evidence of any particular quantity of work having been satisfactorily done, or in any way relieve the contractor from the liabilities he may sustain under the terms of the Contract.

Should the work not be completed in the time specified, the Contractor shall forfeit the sum of Ten Pounds per week for every week the work shall be delayed beyond that period, unless good and sufficient cause shall in the opinion of be shown to justify the delay, which may be paid out of or deducted from any sum due to the Contractor on account of said contract, or to be borne by the Contractor's Sureties.

William Forbush C.E. A.R.C.S. L.D.L  
23/3/86  
Chaweyn  
Limerick

"Housing of the  
Working Classes"

Cottages on Sir Harry's  
Mall & Long Lane

Mr. Mulcahy  
Contractor

1887-1888



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220  
47  
291  
—  
22  
21  
21  
88  
29

12<sup>th</sup> March 88

Stated estimate for Cottages on  
Sir Harry's Mall.

£ £. 0

Clearing Site	1. 0. 0
Masonry. 70 perch rubble @ 12/- per p.	42. 0. 0
180 Red Roaring Tile @ 4/-	3. 0. 0
Grate & fire brick.	12. 0
Sewer pipes.	16. 3
Window glass	18. 0
Door blocks.	6. 0
Door steps.	10. 0
Carpentry & Timber.	18. 0. 0
 Plastering & Cement	7. 16. 0
5 1/4 Square slating @ 25/-, Laths & Nails included	16. 0. 9
Lead Flashing	9. 0
Crimping Laths.	12. 0
Sky light.	10. 0
Silk drap.	5. 0
Blinds.	12. 0
Glass flying fully	10. 0
Locks, latches, keys, shooting bolts, Wash fasteners.	15. 0
Paints.	1. 0. 0
Hags for Closet & Ashpit.	8. 0
Living Yards.	0. 0. 0
 Contract, 18 Cottages @ £87. - £1566.	£ 87. 0. 0

Pay Jane 1-0d  
7-8d  
5-8  
16-3  
3-0d  
6-9-3

805  
400  
300

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Borough of Limerick.

Detailed Estimate for a Cottage for Housing  
the Working Classes 1886.

Copy sent with  
Drawing & Plan  
with 10 per cent  
allowance  
1<sup>st</sup> June 1886

Description of Work.

		£	s	d
2000	Cube excavations and levelling site	16	0	0
1000	Cube rubble masonry in foundations of dwarf walls	8	7	4
"	Damp course of Gas, Tar and Pitch		10	0
4000	Cube rubble masonry superstructure yard walls	9	18	0
440	Cube Brickwork (collected)	18	3	12
20	feet Lineal of sills and door steps	16	1	10
6	Pairs of door blocks	2	.	12
180	feet Super. of brick on edge & studs partitions	2	1	10
21	Square yards of tiles to Kitchen	4	4	4
20	Square yards of Paving in yard	10	0	16
20	feet lineal of 12" drain pipe	18	1	13
"	Privy and Ashpit complete		1	10
"	Stench trap, Grate & cesspit complete		1	10
5	Squares of roofing	30	7	10
2/75	Squares of flooring & joists to Bedrooms	69	8	5
3	Bedroom doors complete	10	1	10
2	Doors front and here complete	20	2	0
4	Window frames, Sashes & boards complete	176	3	10
1	Ladder or Stairs complete		1	5
"	Skirtings to Bedrooms and loft		1	0
"	Painting Wood and Iron work		1	10
5/20	Squares of Slating	35	9	2
20	feet of ridge tiles	16	0	10
1	Skylight complete		1	10
15	Squares of ceiling	16	1	2
140	Square yards of Plastering	1	7	0
10	Square yards of Paving	16	1	0
"	Skirtings to Kitchen &c		1	0

Limerick  
Contingencies 10 per cent

March 23<sup>rd</sup> 1886

£98 16 6

William E. Corlett  
City Surveyor

L<sub>1</sub>H<sub>2</sub>(HC)<sub>11</sub>

1886

124681  
Sir Harry's Mall

Sent copy to the  
Solicitor of Public Works  
Custom House

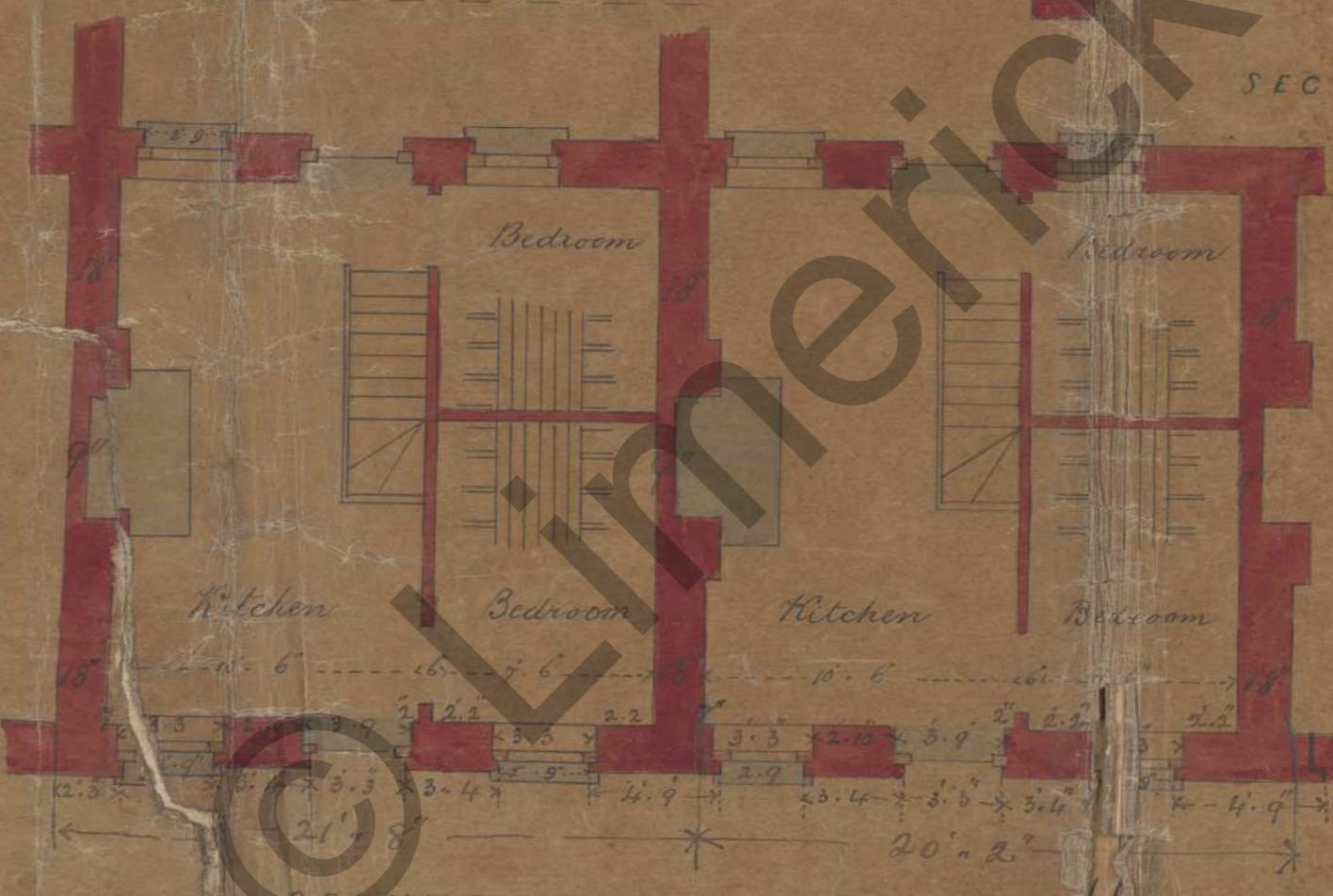
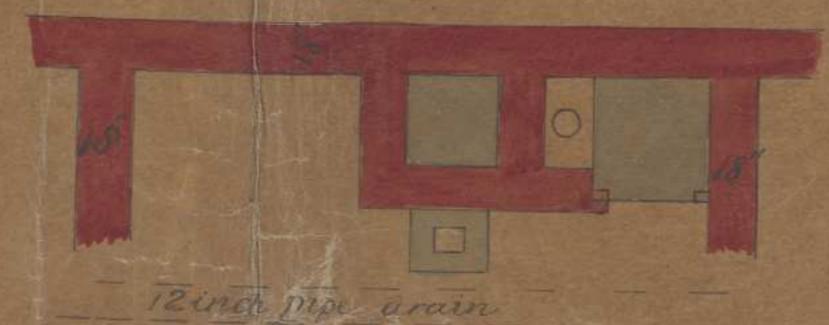
19<sup>th</sup> Oct. 1887

BOROUGH OF LIMERICK

PLANS  
FOR

Housing of the Working Classes

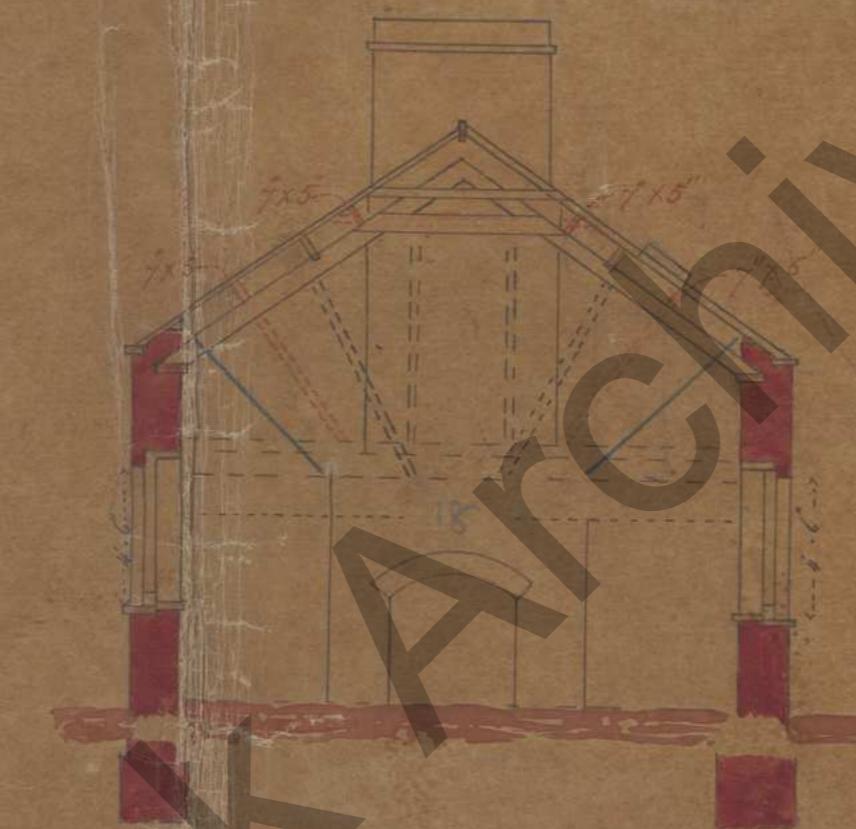
1886



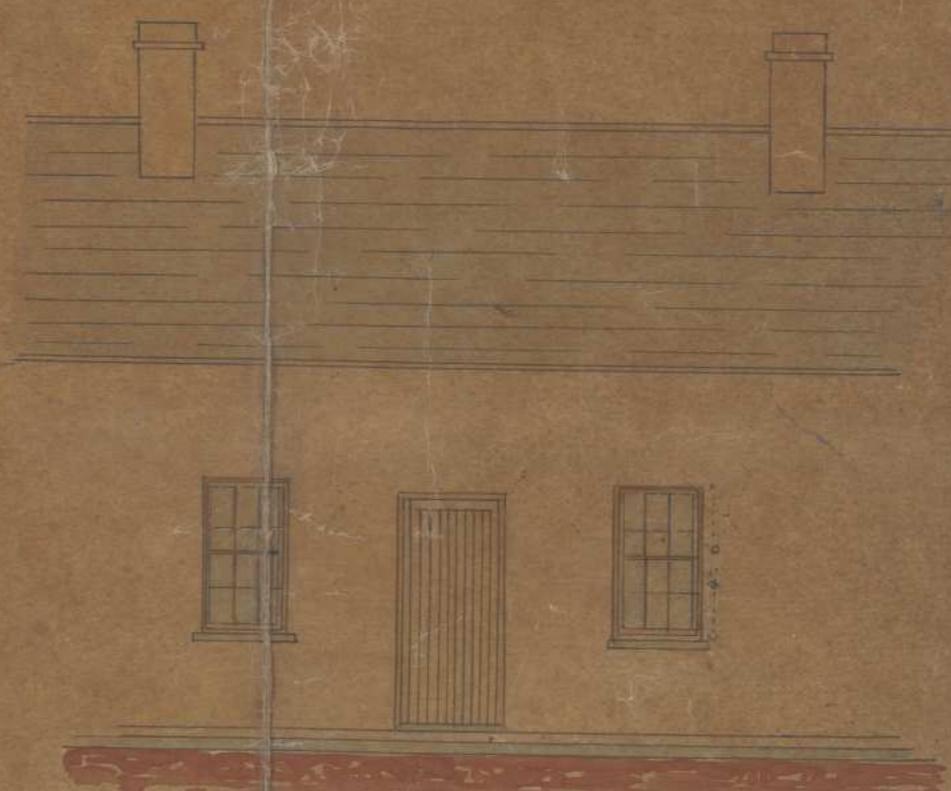
Two Bedrooms

Two Bedrooms

Scale 6 feet to an inch



PRIVY AND ASHPIT



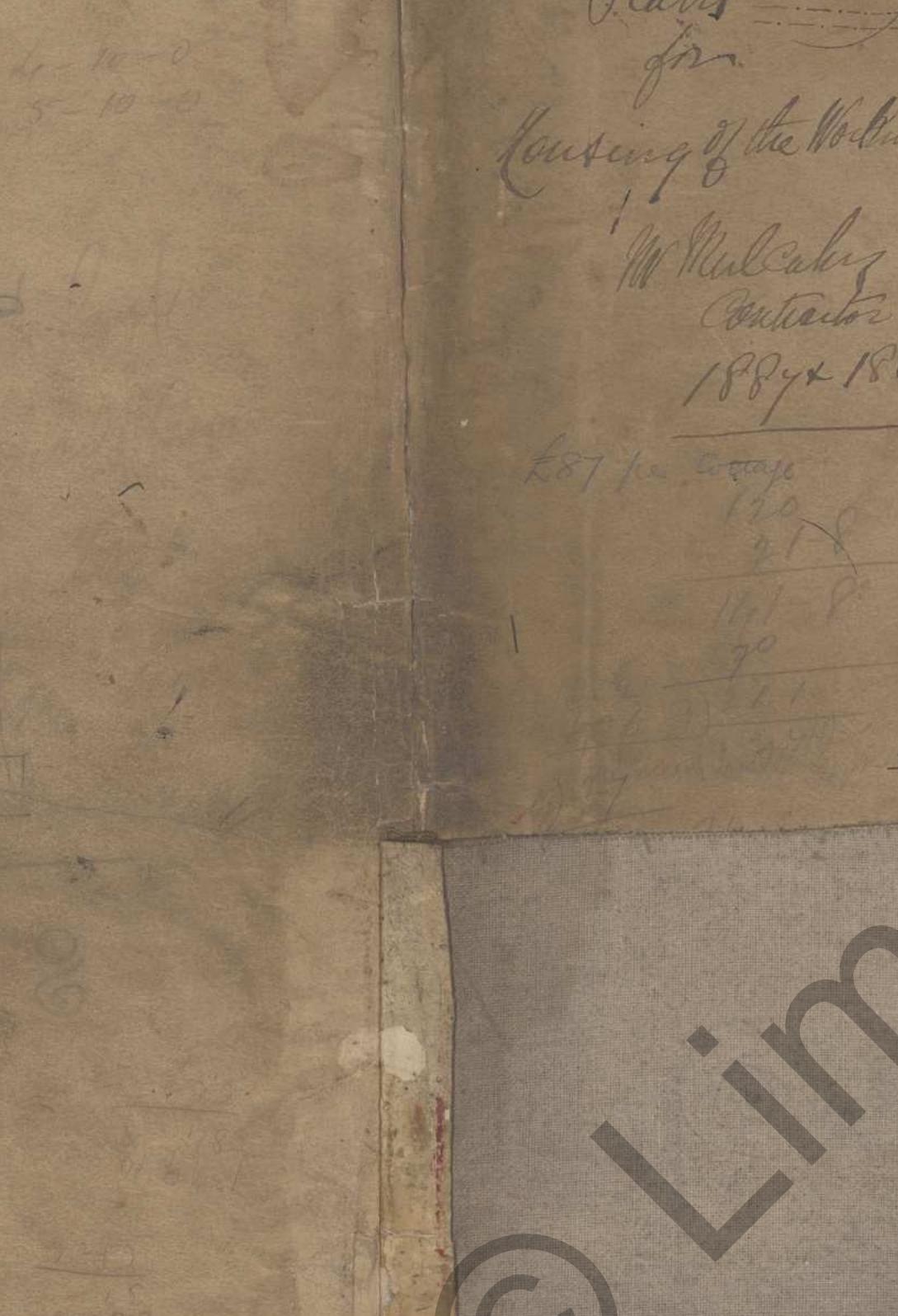
ELEVATION

c/161

LHG/HCW

Note  
The trusses or joists to be made  
and two purlins to be made on each side each  
"led" pine in one length got out of 6' 6" with  
width struts as will be directed.  
one upright on loft to be placed between the  
purlins.

August 15  
 W. 1 House  
 Bolt on privy & pump  
 At back of door pane glass done  
 1887  
 W. 2 House same  
 & two panes glass (done)  
 W. 3 House same  
 pane glass done  
 W. 4 same  
 W. 5 same done  
 W. 6 same the same (1)  
 pane daylight back pump  
 & daylight - parlor  
 separate -  
 W. 7 same - & parlor do  
 the done do -  
 W. 8 - do - 2 panes & pump  
 W. 9 do 3 panes  
 1 table the pump in 6



Plans  
 for  
 Housing of the Working Classes.  
 W. Mulcahy  
 Contractor  
 1887 & 1888

£87 per cottage

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# 201 SPECIFICATION

## For Erecting Cottages at

The different sites for the cottages or houses to be taken in their present state.

The Contractor or Contractors for the masonry, cut stone and paving of the yards of the cottages, will have to excavate or fill up, as the case may be, the area of each cottage and yard, to carry out the different levels so that the level of the kitchen floor will be eighteen inches over the level of the roadway in front of each door, and the yard level to be six inches below the level of the kitchen floor.

The Contractor will have to cut trenches say, four feet deep under the level of the kitchen floor for all foundations to walls and to a proper substratum.

All superfluous stuff from the excavations of the site, and from the trenches for the walls, to be removed off the ground, and carted away by the Contractor.

All the foundation walls to be laid for the first course with large flat bedded stones, chiefly headers, fully bedded in mortar, and at a uniform level, and ten inches wider than the walls of the superstructure.

Run a damp course of boiled gas tar, mixed with a due proportion of pitch, over the foundation walls of each cottage, this damp course to be left to dry, and to be at least  $\frac{1}{4}$  inch in thickness, all to be done as shall be directed.

Construct dwarf walls in rubble masonry, under the partition, between bedroom and kitchen, also in the centre of the bedroom and two intermediate walls, and lay tassels on these  $4\frac{1}{2} \times 1\frac{1}{2}$  white deal, to take partitions and joists, as shall be directed.

Any stones or materials taken down out of old walls in clearing the site for each cottage and yard, if found fit for use, to be used again in the cottages.

The walls of the cottages, yards, privies, ashpit and cesspits, and to be built in good sound rubble masonry, in courses from 12 to 14 in height in limestones, well packed and hearted in mortar, and laid out on the foundation wall, at six inches below of proposed footways in front, and yard in the rere of each cottage.

All the stones used in the works to have a bed at least equal to their height, to be laid level and set in mortar, with thorough bond stones 12 inches to 14 inches square, by the full thickness of the walls, to be set at eight feet apart to every lineal perch of one foot or course in height, and the Contractor is to take particular care to carry out the specification in this respect, and to keep the walls clean and well covered during wet weather.

In all cases the walls are to be built by masons on scaffolding at both sides, and no part of the walls to be raised more than one scaffold higher than the part next same, and all angles, jambs, quoins, &c, are to be carried up plumb, and all arches to be properly constructed.

Fix in perforated bricks in front and back walls of the cottages for ventilators, under the floors of the bedroom, and where directed.

Fix also metal ventilators, two into flues near level of ceilings in bedrooms, and in lofts over kitchen and bedrooms, as the case may be, and as shall be directed.

The kitchen floor of each cottage to be laid in fire clay tiles, of approved thickness and size, to be laid in cement and pointed in cement.

The privy and scullery to each cottage to be flagged with good, strong, smooth, level and squared flags, at least two inches in thickness, laid in courses set and pointed in mortar. The interior of the walls to be beam filled up and between the rafters.

Build privy and ashpit in each yard, the bottom of them and pits in privies to be two feet under the surface of yard, paved in bottom, and the walls of the ashpit in the yard to be 2 feet 6 inches high over the yard, level and flagged on top.

Build a dwarf wall under the riser of the seat of privy, on the back of the privy wall leave an open eighteen inches square into the ashpit.

The yard walls to be good in the masonry, six feet high above the level of the yards, and paved with a slant as shall be directed.

Construct and lay 12 inches diameter stoneware pipes in yard of each cottage, as far as they extend, with all necessary digging and filling, with an uniform incline, and at least two feet six inches under surface, having proper bends, junctions and nine inch diameter pipes into cesspit in each yard, two feet six inches deep, flagged in the bottom, having a cut stone solid frame and 12 inch metal trap, all complete; each yard to be paved with channel course complete; the paving stones to be well selected.

Provide and set cut stone rebated blocks to door opes; cut stone sill; 4 inches thick on face of riser, well throated to front windows, and 3 inch thick flags to rere windows; cut stone steps to door opes; cut stone blocks to uprights in scullery, and solid cut stone frames for stench traps in yard.

## BRICK WORK.

The bricks used to be well selected, good, sound, well burned, and of the full standard size. Good second-hand old bricks, free from soot, will be allowed to be used.

The chimney breasts, reveals of doors and windows, to be built in brick work, well hearted in mortar.

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The chimney shafts to have three flues in each, and to be built in brick and cement, the tops to stand three feet over the level of the ridges; two of the flues to start say, six feet above the level of kitchen floor, to act as ventilators in bedrooms and lofts, as shall be directed.

Provide and turn over all doors and window opes, 14 inches high brick arches, with 4 inch reveals; nine inches and 14 inches wide starts to opes.

The partitions between kitchen and bedrooms to be bricks on edge, with bonds  $3 \times 1\frac{1}{2}$  white deal at every third course in height, the studds to be white deal, 3 inches by  $1\frac{1}{2}$  inches, spaced three bricks apart. Build in nine inch thick brickwork at back of fire places; turn arches over fire places, having wrought iron chimney bars  $2\frac{1}{2}$  inches by  $\frac{1}{2}$  inch thick.

The flues to be formed with a drum, plastered and pargetted.

Construct brick eave courses to each cottage, and the range of cottages to be stepped in the levels of the eave courses, and the ridges of the roofs to suit the incline of the roadway in front of each cottage, as shall be directed.

Mortar. The mortar to be composed of clean, sharp grit, fresh water sand, and well-burned stone lime, in such proportions as may be directed.

Form apertures in the walls for ventilators, and drains where may be required. Bed and neatly point all window frames and door frames; bed and set all lintels, templates, tassels, wall plates and wood bricks where required.

Provide and set in fire brick wrought iron grate, with falling bar in each kitchen, and provide and set a large flag hearth stone to each fireplace, with back hearth stone under grate.

The mason or contractor to attend, cut away, lay and make good where required for the other trades, and perform all other work expressed or implied by the drawings or this specification.

The mason or contractor is to provide all materials, workmanship, labour, tools and scaffolding, for the execution of the work in a workmanlike manner, and to be bound to execute his contract in accordance with the general conditions attached to this specification.

*The Contractor to fix up a Cut stone table in or about 3 feet by 2 feet, with an inscription on same in three initial Letters similar to those on the Cottages on Sir Henry's Mall*

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# SPECIFICATION

## For Carpenter's Work for Erecting Cottages.

All the timber work used throughout the work to be well seasoned, perfectly sound, free from sap, shakes, loose or large knots, and to be of the full size when finished.

The roofs of the cottages to be executed in white deal, according to the drawings, having principal rafters 9 inches by 3 inches, with collars 6 inches by 1½ inches, fixed at each side of the principals, and bolted to them with No. 4 wrought iron ¾ inch square bolts, all complete; purlins 9 inches by 3 inches each, in one length; ridge pieces 9 inches by one inch; wall plates 4½ inches by 3 inches, and small rafters 4½ inches by 1½ inches, spaced 14 inches apart from centre to centre. Trim for skylights, chimney shafts, and where found necessary the principal rafters to be fixed over the bressummer or partition between kitchen and bedroom—this bressummer to be 7 inches by 3 inches, resting in on front and rere walls of the cottage, at least 9 inches on each wall, on a flag template, two feet long by 9 inches wide, this bressummer to support the joist of the loft over the bedroom, and should it be arranged is also to support the joist over the kitchen.

In constructing the roofs, struts 4½ inches by 3 inches let into the underside of the principal rafters and resting down on the bressummer; door jambs 3 inches square to be formed also from this bressummer up to under side of principal rafters, and the wall plates at each side of roof, and the feet of the principal rafters to be secured to the bressummer by No. 2 wrought iron straps, 2 inches by 1½ inch, bolted with ¾ inch square wrought iron bolts, to prevent the roof from spreading.

The joist of loft over the bedroom to be 5½ inches by 1½ inches, resting on wall plate in gable, 4½ inches by 1½ and resting on bressummer. Should the loft over the kitchen be put in, trim for skylight, and the joists of this room or loft to be 8 inches by 1½ inches, resting on wall plate on offset of chimney breast, and in gable wall the wall plates to be 4½ inches by 1½ inches.

The ground floor joists to bedrooms to be 4½ inches by 1½ inches, resting on tassals 4½ inches by 1½ inches, set on dwarf walls and all joists to be spaced 14 inches apart from centre to centre.

The different bedrooms and lofts to be laid with white deal, prepared flooring seven inches wide and one inch thick, laid folding; fix up beaded skirtings 4½ inches high, by ¾ in. thick, to the bedrooms and lofts.

The small rafters to the privy or scullery to be 4½ inches by 1½ inch white deal.

Provide and fix up collars or ceiling joists 3 inches by 1½ inch to the rafters of the roof of the cottage.

All lintels over window and door ope to be four inches thick and rest in 9 inches on each side of ope.

Studds to be 3 inches by 1½ inch white deal with sills; the jambs and heads of door ope to be three inches square; the studds between kitchen and bedrooms and cross partition in bedroom to be spaced three bricks apart, with similar pieces for bond plates to be fixed at every third course of bricks, all properly spiked.

Provide and fix up wrought rebated 4 inch by 3 inches white deal door frames with joggles built 6 inches into each jamb, with feet secured by iron spuds and rings into the door flocks.

The doors to the front to be two inches thick red pine, framed and braced at the back, and filled in with one inch thick rebated stuff, with iron rim dead shot locks, hinges and night latch, all complete.

The rere doors to be one inch thick rebated red pine, with four ledges 4 inch wide beaded, hung to door frame with strong hinges, thumb latches, and iron rim lock; these doors, front and rere, to be seven feet high by 3 feet 3 inches wide. The door into bedroom, off kitchen, to be 7/8 inch thick with four ledges, thumb latch, hinges, all complete; these doors to be 6 feet 4 inches high, by two feet seven inches wide, with 2 inches by 1 inch stop chamfered architraves on both sides. Provide similar architraves to window jambs, and front and rere doors. The door on top of stairs into loft and in loft under the principal rafter to be ¾ inch thick, rebated with four ledges, thumb latches, hinges, slips and stops, all complete; fix up ¾ inch thick rebated upright sheeting, wrought both sides, dividing kitchen from loft and between stairs and loft well nailed to rafters of roof, and 3 inches by 1½ inches wrought horizontal pieces fixed up, say 18 inches apart, to which the upright sheeting will be nailed on to.

The doors to privies to be only 5 feet 3 inches high, by 2 feet 4 inches wide, leaving a space for ventilation between the head of the door, and head of the door frame to be hung with hinges, and a small six inches long ¾ inch barrel bolt at back to have seats and risers in one inch thick stuff, with strong trussels. The door frame 3 inches square with slip and stops, all complete.

Provide and set red pine window frames, with ¾ in. thick beaded casings, 1¼ in. thick pulley styles.

The sashes to be in red pine, two inches thick ovolo; the top sash to be made to lower down, with all the necessary slips and stops to each window, and button for top sashes.

Provide and set 1½ inches window boards with rounded nosings, projecting 1½ inches beyond the face of the plastering to take the architraves.

Provide and set a strong ladder or stairs from kitchen, or where shown on plan, to loft, the strings to be two inches thick and 14 inches wide wrought pitch pine, to be say 2 feet 6 inches wide between strings, and the under side to be sheeted with ¾ inch thick rebated wrought white deal, frame and fix on No. 2 newels, 4 inches square, chamfered, and if fixed in corner of passage between bedroom, winders to be fixed to stairs; if fixed in kitchen, frame and fix a landing at top of ladder, framed into newels 4 inches square, with breast rail. Provide and fix 1¼ inch square stop chamfered ballusters, having 3 inches by 2 inches hand and breast rail.

The fronts of the trimmer joist or bressummer supporting the floor to be sheeted with ¾ inch casings.

Provide and fix ¾ inch casings to skylights, and trim and fit up same.

The carpenter to include in his tender all glass; the sashes to be glazed with good strong glass bedded in oil putty, and shall paint all the work, usually painted in four coats of good oil paint, colors to be approved of and in shades.

The carpenter to attend, cut away, lay and make good where required for other trades, and perform all other work expressed or implied by the drawings or this specification.

The carpenter is to provide all materials, workmanship, labor, tools, and scaffolding for the due execution of the work in a workmanlike manner, and execute his contract in accordance with the general conditions attached to this specification.

~~The carpenter in sending in his tender to state the amount for putting a loft complete over the kitchen.~~

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# SPECIFICATION

## For Slating and Plastering Cottages

At \_\_\_\_\_

The roofs of the houses, scullery and privies to be covered with best Killaloe Duchess Slates ; all the slates to be nailed on sawn laths (red pine), with two twelvepenny composition nails to each slate ; the slates to be bored with a bit and brace, and counter sunk for the nails, which are to be driven through sawn laths  $2\frac{1}{4}$  inches by  $\frac{1}{2}$  inch thick after the saw ; the laths to be nailed to the rafters with good strong nails, the slating to get  $3\frac{1}{2}$  inches cover clear of nail hole, and no break joint to be less than five inches.

The eaves to have a proper bell cast, and to be double throughout, and the whole to be thorough rendered with hair mortar.

The ridges to be covered with fire clay tiles, laid in mortar, jointed and pointed in cement, and then receive three coats of good oil paint.

Run cement flashings and fillets to chimney shafts, gables and bargeboards, and where found necessary.

Provide and fix in each cottage a metal skylight over loft, over the bedroom in the rere, the size of the skylight to be 2 feet 6 inches long by 18 inches wide in the clear, having good strong glass, with 4lb. lead flashings, all complete.

The reveals of the windows and door-ops to be plastered in Portland cement ; run cement skirtings 6 inches high to the kitchen \_\_\_\_\_ of each cottage.

All the interior walls, jambs and soffits in each cottage to be plastered two coats of mortar and finished in putty ; the ceilings of the bedrooms on ground floor to be lathed and plastered in two coats hair mortar and finished in putty.

The exterior front wall of each cottage and gable, where the range stops or commences, to be plastered one coat of mortar, and dashed with fine pebble dashing ; the yard walls, walls of privies, scullery, sheds, ash-pits, and rere walls of cottages to be cleaned up, joints pointed and then to receive four coats of whitewash, and all places cleaned up and regulated.

~~Also to be included in the contract~~ plastering the ceilings of the loft over the room \_\_\_\_\_.

~~Also to be included in the contract~~ plastering the ceilings of the kitchen, and putting complete metal skylight in left, similar to the one described before. *to be included in the contract*

The slater or plasterer is to attend, cut away, lay, and make good where required for other trades, and perform all other work expressed or implied by the drawings or this specification.

The slater is to provide all materials, workmanship, labour, tools and scaffolding for the due execution of the work in a workmanlike manner, and to execute his contract in accordance with the general conditions attached to this specification.

# CONDITIONS.

1.—The several works to be constructed in all respects agreeably to the Specification, and in conformity to the accompanying Drawings, numbered from inclusive—

2.—The Contractor is to provide, at his own cost, all manner of materials—labour, scaffolding, moulds, and implements of every kind necessary for carrying out and carefully finishing the herein described work. All plant, scaffolding, platforms, and ladders are to be the property of the employer, as soon as they shall have been delivered on the ground, and to remain his property until the completion of the works, when all unused plant, scaffolding, &c., &c., shall revert and again become the property of the Contractor, but the employer is not to be accountable therefor, or responsible for any loss or damage thereto, nor shall the Contractor be entitled to any payment or instalment on account of such plant.

3.—The Contractor to make good any damage done to the premises and adjoining premises, and should he interfere with them in putting up scaffolds, he must make good all damage done in a proper and workmanlike manner.

4.—All work which may be fairly inferred from the Plans and Specification, or which may be found necessary as Works of Construction, shall be executed by the Contractor, who shall also satisfy himself before contracting for the work of the sufficiency of said Plans and Specification.

5.—No allowance will be afterwards made for any alleged or real deficiency in those documents, or for any extra work or material which may be found necessary to finish the respective works in connection with the Plans and Specification. The Contractor is to provide himself with accurate tracings or copies of the drawings and this specification, from which copies he is to work, and original drawings and this Specification, signed by the Contractor, are to remain in the Architect or Engineer's possession.

6.—All the works to be done in a sound, substantial and workmanlike manner, under the direction and to the complete satisfaction of the Architect or Engineer. In all cases the Contractor to be guided by the figured dimensions in preference to scale, and any description or particulars written on the Drawings to be equally binding as if contained in the Specification, and all large scale drawings to be taken in preference to smaller should any discrepancies occur.

7.—The Contractor is required to include in his tender every sort of materials necessary for the due and complete performance of the works, although such may not be particularly described or shewn on the Drawings, and the whole of the materials to be the best quality of their several kinds—sound and well seasoned, and to be used in the best manner, under the directions and to the entire satisfaction of the Architect or Engineer.

8.—All materials brought and left upon the ground by the Contractor, or his order, for the purpose of forming part of the works, are to become the property of the employer, and are not to be removed or taken away by the Contractor, or any other person, but the employer is not in any way answerable for any loss or damage which may happen to, or in respect of such work or materials, either through the same being lost or stolen, or injured by weather or otherwise. All unused materials revert to and again become the property of the Contractor on the completion of the works.

9.—The Contractor shall not be allowed to underlet any part of the labour required for the execution of the works without the permission of the Architect or Engineer.

10.—It shall be in the power of the Architect or Engineer to direct all such alterations to be made in the works during their progress, and should any addition, omission, or alteration be made, such shall not invalidate the Contract, but the cost of the variation shall be ascertained by the Architect or Engineer, and added to or deducted from the amount of the Contract.

11.—No extra work will be allowed for without orders in writing obtained for same, and the amount of the work (if any) must be at once fixed and regulated before it is executed. Each person proposing for the work is to deliver with his tender a sealed paper containing a copy of his estimate, with the quantities and prices on which such estimate is founded, in order that the Architect or Engineer may be able to value any additions or deductions which may be made to or from the works, according to the prices of such estimate (provided the Architect or Engineer thinks them fairly made out); but it is particularly to be understood that the will not be bound in any way to the Contractor's quantities.

12.—Any disagreement or misunderstanding that may arise, in all cases connected with the quality of materials, execution of the works, or meaning of the plans or specification, shall be decided by the Architect or Engineer, whose opinion shall be final and conclusive.

13.—The Architect or Engineer shall have power to dismiss any man he may consider careless, negligent, or unskilled in the work he is engaged on, and also the Clerk of Works and Foreman, and they cannot be replaced without his approbation.

14.—The Contractor is to provide sureties for the due performance of his Contract.

15.—The Contractor to be at the expense of watching and taking due care of the works, remove from time to time all rubbish that may accumulate, and leave all clean and free from dirt on the completion of the works.

16.—The Contractor will be held responsible for any accident that may arise from fire or any other cause during the progress of the works, and until they are given up complete.

17.—The Contractor to insure the buildings against fire in amounts, and offices to be approved of by and to lodge the policies

18.—If during the progress of the works, or within six months after their completion, the Architect or Engineer shall disapprove of any of the materials—labour or workmanship—the Contractor shall be bound to remove the materials, or take down the work after three days' notice has been sent to him by the Architect or Engineer so to do, and to execute the same to the entire satisfaction of the Architect or Engineer; and if the Contractor shall refuse or delay within a reasonable time, to be specified in the notice, so to reform or reconstruct the works with good materials and workmanship, the Architect or Engineer may direct the same to be done by other workmen, and the expense thereof shall be deducted from any money due or to become due to the Contractor on account of said work, or shall be recovered from him or his sureties.

19.—In case the works shall not be carried out with proper despatch so as to afford in the opinion of a reasonable probability of their being completed within the period stipulated in the Contract, on giving ten days notice shall have power to employ other persons by Contract, or otherwise to provide the necessary materials and complete the works,

the expenses thereby incurred to be paid out of any sum due or to become due to the Contractor on account of said works, and any deficiencies to be borne by the Contractor's sureties.

20—Should it be necessary at any time to suspend the works on account of the weather, the Architect or Engineer shall have power to do so, and no extra charge be made by the Contractor for so doing; but an extension of the time for completing the works will be allowed, equal to that during which the works may have been suspended under such order.

22—It is, however, to be expressly understood that such advances are in no case to be considered as evidence of any particular quantity of work having been satisfactorily done, or in any way relieve the contractor from the liabilities he may sustain under the terms of the Contract.

23—The works to be commenced immediately on signing the contract, and to be completed on or before the **188** day of

Should the work not be completed in the time specified, the Contractor shall forfeit the sum of Ten Pounds per week for every week the work shall be delayed beyond that period, unless good and sufficient cause shall in the opinion of be shown to justify the delay, which may be paid out of or deducted from any sum due to the Contractor on account of said contract, or to be borne by the Contractor's Sureties.

Oct 4/60

6 Cottages c 67/-	522-0-0
10 per cent off	<u>52-</u>
	470-0-0
P.W.C. — 3/15/-	22-10-0
Cave shorts.	<u>9-0-0</u>
	499-10-0
Q.L.	
W.H. 2.3.4 & 5 Certificates	<u>485-0-0</u>
	<u>£14-10-0</u>

Am = 14-10-0  
10 per cent 52-0-0  
66 = 10 = 0

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Detailed Estimate for Cottage  
for the Limerick Corporation

£ s d

18 yds	Cube excavations and foundations	8/-	7	4
	Damp coarse of Gas Star and Pitet		7	6
40 yds	Cube rubble Masonry in House yard	9/-	18	10
4 yds	Cube Brickwork	1/-	3	8
3	Pair of door blocks	4/-	"	12
20	feet Lineal Sills and door Steps	1/6	1	10
20 yds	Super Brick on edge in Partition	1/6	1	10
21	Square yards of tiling in Kitchen	3/9	3	18
20	feet of 12" drain pipe	1/-	1	11
20	Square yards of paving in yard	1/9	"	15
	Prury and ashpit Complete		1	10
	grate for fire place and Stinch trap		1	7
5	Squares of roofing	30/-	7	10
2 1/4	Squares of joisting flooring & Skirting front and back doors	6 1/6	9	5 1/2
3	Bedroom doors Complete		1	10
	Stairs to loft complete		1	5
4	Window frames and sashes	1 1/6	3	10
	Painting all wood work		1	5
5 1/4	Squares of Slating	32/-	8	8
20	feet of Ridge tile	1/6	"	10
	one Skylight		1	5
15	Square yards of Ceiling	1/4	1	"
13 8	Square yards of Plastering	1/0	5	15
40	Square yards of Dashing Skirting to Kitchen	1/5	"	16
			15	3 1/2
			8	87 0 0

Richard A Gleeson  
Contractor to

1<sup>st</sup> May 1888 Limerick