

GENERAL CONDITIONS AND SPECIFICATIONS

FOR

Carpeting work in building

New building near for N. E. E.

W. BEEBE,

ARCHITECT,

Mitchell Street,

Bendigo

1899

with margin of coloured glass, centre panel and sides to be glazed with embossed and figured glass of an approved design.

The fanlight over same to be about 2'6" high, and to have enamelled and figured glass and to be made as a fixture. The door into box room to be similar to the above in all respects, but only 2'8" x 6'8" wide and 1 1/2" thick.

same
the other
ins door
to have
lights, to give
more light
to passage

All the other remaining doors for the new rooms to be 1 1/2" thick 6'8" x 2'8" wide or figured on glass, four paned and moulded. All hung with 4 bolts and furnished with 6" brass rimlocks and staircase white painted china furnitures. Lamb linings to be 1 1/2" single rebated 1 1/2" thick. All doors to have the proper skirting blocks & the middle & bottom rail of all doors to be not less than 9" deep, each door to have ^{moulded} architraves both sides.


Decided architraves to be all 5" wide, properly mitred and well secured to walls.

All doors to be made of clear pine & best quality.

Windows to consist of strong 2" x 2" frames with backings and dividing piece. Sashes to be 1 1/4" iron-tongue, prepared for 24 or 26 lb of best quality crown quality and both sashes to have moulded horns at meeting rail & all sashes hung with patent deep run lines of best quality axle fittings and weights & furnished with strong and approved safety fasteners of choice quality and brass lifts. All windows to have architraves and to be about inside 5" wide, nicely moulded & a sill 11" wide & 1 1/4" and made to proper thickness, with rounded nosing and 1 1/4" scotia under it.

There
There are 4 good
windows available
for being used
by contractor
for things which
have to be allowed inside
and made to proper
sill or taken away
in exchange for
new ones instead.

Lapping, barge boards, brackets and eave rafters to be made of new ones instead.

to be of S. G. wrought and planed off.  The window in the scullery gable to be made similar to the above but prepared for brickwork, and without external sill to be formed of bricks & cement instead of S. G. or the above. All timber to be round, well seasoned and free from all defects;

Same. All timber to be round, well seasoned and free from all defects;

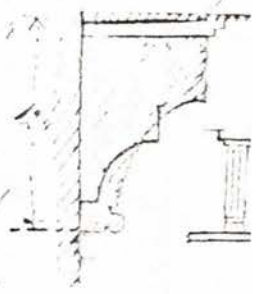
Boarding under slates to be of rough 6 x 1 1/2 in. a
Flooring to be of wrought 6 3/8 in. deal, well seasoned,
with 2 in. rails properly cramped, punched and covered with
plaster.

Parcia boards along floorjoists to be 10 x 14 deal well seasoned
for ceiling joists 9 x 14 deal wrought iron
beams for both parcia to be 1 1/2 x 1 1/2 for putting in
lofts to be of 4 x 10 x 6 respectively.

Mouldings for all the rooms and passage to be of 9 x
deal with approved double faced mouldings, properly
mitred and well recessed to walls and floors.

Mantlepieces of which there are two will be selected by
the proprietor. The contractor however is to provide
and allow £7.00 (Seven pounds sterling) for same
as purchase money and has to fix them in the proper man-
ner. The cornices formed by the new floorjoists
to have wooden cantilivers (2 in number at each side)
as shown in the elevations & sections, three
and six per set etc.

A track 1 1/2 x 1 1/2 in. to run along the wall
between the cantilivers and to return around
each with one nibble and neatly fixed.



The new door from the new house leading into the
ward storey to have a proper skeleton frame of 6 in
timber with morticed and tenoned together.

The 5 x 6 in. Architrave to be of cedar, nicely moulded and french-
polished. Lofting to be nicely ^{moulded} finished of cedar 1 1/2 in
and cover the full width of the brick wall. Door to be a
cedar one 1 3/4 in thick 2' 10" x 6' 10" wide. Moulded, double
and highly french polished. To be to match in all
aspects the door leading to the Billiard room.

Skirting blocks to be made the same also.

The door at the end of the passage to be 1 3/4 in thick 6' 10" x 2' 10" wide.

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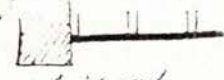
Brick Layer.


wood
walls.


To carry up new brickwork from level of present ceilings & thick
to level of ^{wood} plates as shown and built in solidly all floor joists
up to the level of new flooring, of the same thickness.


Garage walls to be brought up with new brickwork, as shown in
section a-b, 4 1/2" thick.

Basin wall to be 9" thick resting on old brick wall as shown in
section c-d both ends tapering of as shown in section
"a-b" and projecting from ^{plates} slates about 4" or 6" in
from ground level.




Partitions and
scaffins on both sides to be ^{twice each} secured to brick wall by iron
bolts thus:  Window and sill as shown on plans.

Chimneys all to be  brought up from present ceiling
with new brickwork as shown. Flues to be of same width
as at present and a new one to be added for the two
fire places (shown on ground plan) which are to be founded
on strong Sarlemaine flags 6" thick 2' x 5' long resting
in brickwork of present chimney nests or walls as shown.

These fire places to have semicircular arches 2' 6" wide in blocks
and to have the necessary hole 18" deep  with
jambs 9" wide at the front in one room, and to be placed
in the corner as shown, in the other room.

A flag stone of best Sarlemaine material 4' x 16" x 1 1/2" thick,
ruffed, resting on proper timber arches, is to be placed in
front of each fire place.

Flues all to be carried up ^{14" or 12" in clear width} separately, and well partitioned in
flues and bases set out as shown and as per detail.

Arches in ground floor to be carried out of brick 4" thick built in
cement with two 4 1/2" brick rows, properly tied into present
walls, springing from ^{blue stone} templates of 9" x 6" x 1" long
thus: 

Door-opening:

An opening for a new door in the present wall of
staircase house is to be made with new brick
corners and arched over in a proper manner with

SPECIFICATION.

The works hereinafter particularly described or shown in the accompanying drawings, are the works to be executed and completed under a contract dated the day of _____ one thousand eight hundred and eighty and made between _____

_____ of the one part, and _____ of the other part

1. The works consist of *the erection of a mansard-story and -roof on top of the present intermediate portion of Geo. Laurell Esq's private residence, covering the space between music room and the new building as shown by the accompanying drawings, including the removal of the present roof construction and chimney-stee and all ^{old} brickwork above the present line of ceilings as shown. All the old material to be properly stored where well it lies and to remain the property of Mr. Geo. Laurell.*

UNCAVATION: 2. The ^{contractor} ~~excavator~~ must *take care, not to expose the rooms underneath to the rain or any other unpleasant disturbances whilst carrying out his various works above, but to make such provisions as to protect the said rooms against all inconveniences from external causes.*

3. *The old timber of the present roof, may, if practicable and in good conditions, be used again for the top portion of new roof, but must be approved of by the architect before being used.*

4. *Orders to include the supply of all the materials required (except lime and cement, which will be supplied by the proprietor and where particularly mentioned.)*

5. *Contractor to bring and put up all necessary scaffolding and working plants &c.*

6. *The staircase of new building is not to be used for any traffic by the workmen employed, but to use the contractor's ladders from the outside of the building, for their purposes.*

GENERAL CONDITIONS AND SPECIFICATIONS

FOR

Carpenters' work in erecting

New billiard Room for Mr. J. L. L. L.

W. BEEBE,

ARCHITECT,

Mitchell Street,


Bendigo.

Aug 121-189 I.

CONSTRUCTION & DETAILS

TIMBER is to be sound, well seasoned, straight, i. shakes
loose knots, sap or heart to be full cut and the scantlings
specified.

ROOF is to be constructed as shown on the drawings; to have
four sets of whole and four sets of half principals, framed with
neatly wrot. oregon of the following scantlings.

Rafters 9"x 3", collar ties 7"x 3", straining pieces 9"x 3
queen posts 5"x 5", brackets at foot of rafters 3", panels and
corner filling 1 1/2" deal, hips 12"x 3" oregon. The rafters,
collar ties, straining pieces, brackets and queen posts are to
have a stop mould thus  run upon all the salient
angles. Queen posts are to have bold drops turned on the bottom
end as shown. Each whole and half principal is to be properly
notched and framed. The brackets at foot of rafters are to be
bolted with 2- 5)8" bolts to each. The intersections of collar
ties are to be secured with 2"x 1/2" wrot. iron straps forged as
shown and bolted to timbers with bolts having neatly forged
heads and nuts. The intersections of straining pieces and raf-
ters and all intermediate intersections of collar ties are to be
secured with 2"x 3)8" wrot. iron straps forged as will be dir-
ected and secured with coach screws on the top side of timbers.

HIPS to be moulded on the lower edge, thus 

NOTE. Details for all ornamental work on principals will be supplied.

PURLINS are to be of 4"x 3" hardwood spaced as shown. Each to be notched 1" on to rafters and to be secured at each intersection with a 7" coach screw.

CEILING JOISTS are to be of 2" oregon in various heights, as shown. The centre piece to be 11" high. The whole to be notched on to straining pieces same as specified for purlins and to be properly secured.

FILLETS. Properly nail all necessary fillets to roof timbers to take ends of boarding.

TRIMMERS-- in opening of skylights are to be properly secured and to be cased on exposed face with beaded cedar.

n
and

CEILING is to be boarded with 4 1/2" x 8" V jointed T. & G. cedar and clear pine boards, neatly wrot., alternately placed and arranged diagonally. Each board is to be nailed at intersections with purlins, ceiling joists etc. with 1 1/2" wire nails punched home and left for clear varnishing. The joints between the boarding and all roof timbers are to be covered with deal moulding, thus



The butt joints on ends and in ceiling are to be covered with cover moulding, thus



All mouldings to properly intersect.

The joints at intersection of ceiling and walls are to be covered with a built deal cornice, as per sketch



SKYLIGHT. The frames for the skylights are to be of galv. iron-see plumber. The rails and wells are to be cased on the under side with neatly wrot. and beaded cedar and left complete.

GUTTERS. Form box gutters around roof as shewn with 7/8" deal

and to be not less than 9" wide and 3" deep in the narrowest and shallowest places. Leave same complete for the plumber.

PLATFORM. Construct a platform around roof; to start from conservatory door and to extend around East and South elevations with return to intersect south end of conservatory. The floor is to be supported upon 6"x 4" red deal bearers spaced immediately over each rafter of roof and hip. One end to be spiked to a 4½"x 2" oregon wall plate and the other end is to be supported with a W. I. standard ~~logged~~ as will be directed, screwed to top of rafters and hips and secured to bearers. Joists are to be of 4"x 3" red deal tenoned into bearers, spaced as shown and covered with 4"x 1½" T.& G. kauri boards secretly nailed and properly finished. All boards to be put together with red lead and oil and to have a fall to outside edge.

cleaned off with a plane upon completion of the works.

NOTE. The boards used in the floor are to be stacked in open stacks on the ground immediately after the brickwork is started and they are not to be laid until the plastering is completed.

PLATFORM. The platform shown at the South end is not to be constructed.

The platform next the dining room is to have 9"x 3" red gum joists laid flat and close and to extend from wall of dining room to top of wall of new hot air room. Each joist to be let into wall of dining room.

An 1 1/2"x 3/8" hardwood lath is to be laid up the centre of each plank and the floor is to be covered with boards same as specified for main floor.

An iron ceiling is to be put over hot air roof.

Form proper nosings with $1\frac{1}{2}$ " cedar; to have $\frac{1}{2}$ " cedar under same.

The front panelling is to be of $1\frac{1}{2}$ " cedar with $\frac{1}{2}$ " clear pine panels finished with $2\frac{1}{2}$ " bolection moulding of cedar; to be finished with a 9" bold moulded plinth. Three of the panels are to be hung with 2- 3" brass butts to each, to form cupboard and to be provided with suitable locks and keys complete. The panelling is to be properly secured to hard wood framing.

STEPS. The five steps shewn are to have $1\frac{1}{2}$ " Kauri treads and clear pine risers and scotias. The bottom step to have a bull nose as shewn.

NEWELS to be of 6" turned cedar. Handrail to be 4" x 3" moulded cedar. Banisters are to be of $1\frac{1}{2}$ " x $1\frac{1}{2}$ " turned Kauri instead of metal as shewn; to be spaced 4" apart.

INLET OPENINGS. Three inlets for hot air are to be cut through floor at platform end where directed. Each to be covered with a 12" diam. revolving metal cover let in flush with the top of floor. Cut necessary holes through floors and ceilings of existing house to take hot air pipes and leave all complete.

SMOKE PIPE. The smoke pipe shewn on plan in corner of dining

music room. Casing is to be of 3)8" narrow blackwood beaded laths, well seasoned. Laths to be secured to 3" deal ribs cut to segment. Ribs are to be spaced 12" apart and to be placed not less than 3" from pipe in each case; to be properly secured to walls.

Portions of the casing (about 5ft. high in each room) are to be hung with 4- 3" brass butts to each; to be provided with suitable fastener and left complete.

WINDOWS. The present windows in photograph studio are to be refixed in opposite wall as shewn. Construct moulded and rebated sashes and double hang same to a deal box frame properly constructed, having 7)8" back and front linings, 1 1)8" pulley styles, parting beads, and 3" double sunk sill.

Attention (4)

size of sashes, 2¹/₂ x 10" x 4⁷/₁₆" x 15". Sashes deep see lines, cast iron weights, stout safet. finger lifts complete.

Construct and pivot hang to a 4¹/₂" x 3" deal frame. circular sash for hot air room. Sash to be provided with proper fastener complete.

DOORS. Substitute in place of the window shown in end of Billiard Room clear pine doors 7⁰/₁₆" x 4⁰/₁₆" x 2"; to be hung folding with 2 - 5" butts to each half. The doors are to be constructed to take glass panels. The external faces of the bottom panels are to be raised and provided with 3" bolection mouldings. The inside panels are to have bolection moulding to match panels of platform.

Glass panels are to be secured with bold mouldings as will be directed.

The doors to be provided with 2 neat stout bolts and stout Yale lock and to be left complete.

The frame is to be of 5¹/₂" x 3" beaded and rebated deal; to have semicircular head, 8" bold moulded transom and 4" scotia planted on to cover wall joint. Each style of frame is to be provided with 2- 1/2" wrot. iron dowels let into step.

FANLIGHT is to be same thickness as door; moulded, rebated and properly secured. The glass is to be secured with beads same as doors.

The doors with frame at present connected with hot air room are to be re-fixed where shown under platform. The doors are to be shortened and left complete.

ARCHITRAVES etc. Fix necessary inside jamb linings and 7"x 2" bold moulded clear pine architraves around internal faces of doors; to finish upon proper skirting blocks. Properly fix necessary architraves around windows in photograph studio and leave all complete.

MEMO. The skirtings are to be done in cement.

The steps shown to ^{Lead down to} ~~door of~~ hot air room are to be 11"x 3" of cast red gum wrought and each to be long enough to be let into all " at each end.