

GENERAL CONDITIONS AND SPECIFICATIONS

FOR

*Excavating Irish Stone, &
Concrete work for a new
Billiard Room for G. Lansell*

W. BEEBE,
ARCHITECT,

Mitchell Street,
Bendigo.

Jan. 12 1893

Arbitration.

21. When either party to this contract shall allege th
tract has been broken by the other of them; the matter in
save in the cases hereinbefore expressly provided for, shall be ref...
to the Architect, whose decision shall be final; save that if he shall
decline to take the responsibility of giving a decision on the matter,
the same shall be referred to arbitration in manner provided by the
Common Law Procedure Statute, and the award in any such arbitra-
tion may be made a rule of the Supreme Court of the Colony of
Victoria; such arbitration shall be a condition precedent to any pro-
ceedings at law or in equity upon this contract.

J. J. Duntan hereby agree to erect and execute all
Excavations: Brick store, concrete walk and underground
for Mrs. Bellard room J. G. Sarsell Esq
as per plan, specifications and appended conditions which are initialled
by me for the purpose of identification for the price or sum of two
hundred and thirty pounds etc
I being therein described as
£230 0 0 the Contractor and W. G. Sarsell

for whom the said Bellard room is to be erected being
described as the Proprietor, and I hereby covenant and agree to
observe and perform all the clauses contained in the said conditions.

Dated this 12th day of Jan. 1893

Signed, sealed and delivered by the
said J. J. Duntan
in the presence
of W. G. Sarsell

John Duntan

I hereby agree to and do accept the above contract.

For the said J. G. Sarsell
W. G. Sarsell Architect.

J. G. Sarsell

SPECIFICATIONS.

GENERAL. The works are to consist of providing the whole of the tools, scaffolding, materials and workmanship necessary, unless otherwise specially mentioned in the specifications, to execute the necessary excavating, stone and brickwork and underpinning connected with a proposed BILLIARD ROOM, at Fortuna Villa, for G.Lansell Esq.

The works are to be carried out as per drawings and as is particularised in the following specifications.

TENDER. The lowest or any tender not necessarily accepted.

DEPOSIT. The sum of Ten Pounds stg. (£10) must accompany each tender as a deposit which will be retained by the proprietor should the successful tenderer fail to sign the contract after receiving 48 hours notice of acceptance.

DAMAGE. The contractor will be held responsible for any damage that may be done to the existing buildings adjacent to site of the new building or to the glass in the conservatory.

Should any damage be done, the amount of such damage will be deducted from money due upon the contract.

Should there not be sufficient money in the hands of the proprietor to pay for such damages, the proprietor will have power to sue the contractor, in a Court of Law, for the balance of the amount.

INCONVENIENCE. The contractor is to cause as little inconvenience as possible to the occupants of the house whilst he is proceeding with the works.

MEMO. The proprietor will reserve to himself the power to either let in separate contracts, or employ workmen to execute the balance of the work necessary to complete the building. The contractor under these specifications must work in harmony with the men employed on the other portions of the work as though the whole had been let in one contract.

A.D.

EXCAVATION.

EXCAVATE necessary earth from site of Billiard Room, as for floor of same. Trenches for foundations and underpinning, passage from present hot air room to new flight of steps including new flight of steps shown in section "A.B.", and necessary excavating for required alterations to stone steps and drain pipes. The bottoms of all foundations to be approved of by the architect before the trenches are filled in.

Clear earth from the back of foundation and side wall of photograph studio specified to be underpinned.

All surplus earth is to be carted off the ground.

CONCRETE.

The footings under all new walls to be of lime concrete composed of one part Lilydale lime, four parts approved metal, broken to a 2" gauge, one part approved screenings and sand. The lime is to be thoroughly slacked and the materials are to be measured and thoroughly incorporated upon a wooden floor in quantities of one cubic yard at a time and placed in the foundations in layers, without delay after mixing, and well rammed with a heavy wooden rammer.

NOTE. The footings shown under the side wall of photograph studio and wall between dining room and billiard room to be of bricks instead of concrete as shown.

MASON & BRICKLAYER.

BRICKS. All bricks used in the works are to be sound, well burnt. No pale or unsound ones will be permitted to be used in the external faces of the walls. All bricks used in the foundations under the ground to be clinkers.

WETTING. All bricks are to be thoroughly wetted and to be used whilst wet.

DAMP COURSE consisting of gas tar and sand (the tar to be heat-

upon all walls and underpinning where directed and
a level surface.

MEMOS. The fireplace with pediment, nich and smoke flue s. c
to be left out. The pilasters shown on the East elevation are to
be rearranged to form four equal bays.

HOT AIR ROOM. The front and end walls of present hot air room
are to be taken down and the bricks are to be cleaned and reused
in the new walls.

WALLS. The walls shown tinted pink upon the drawings are to be
carried up straight, true and perpendicular, dimensions figured,
in uniform bond. The portions of the South end wall with return
to conservatory that will butt earth above the floor level are to
be built cavity as shown. The cavity is to be filled up with gas
tar and sand mixed same as specified for dampcourse and rammed
thoroughly solid.

All new work is to be ^{is} bonded into standing work.

NOTE. The wall shown in longitudinal section under wide platform
is to continue around to foot of new wooden steps at end of
photograph studio.

Core out for neck and impost moulds, skirtings, plinth and pedim-
ent shown in South elevation and for plates to take floor joists.

JOINTS. No joint is to exceed $5/16$ of an inch in thickness; to
be flushed up and raked out on the external face as the work pro-
ceeds to form key for cementing.

UNDERPINNING. The rubble foundation at present under the wall of
photograph studio, next Billiard Room, is to be taken out and the
wall is to be underpinned. The wall between dining room and Bill-
iard Room from points C to D on plan is also to be underpinned.
Underpinning is to be executed with clinker bricks built in
cement to extend down to the necessary depth and to start off a
solid foundation. Roofing slate to be used for all pinning.

ARCHES throughout, including one over entrance to new hot air
room at foot of wooden staircase are to be turned with three $4\frac{1}{2}$ "
rings built in cement. Arches for new openings in photograph

studio to have 2"x 6" wrought iron corbelled arch bars
the openings.

OPENINGS. The three windows at present in side wall of photograph studio are to be taken out and put in the opposite side wall as shown. Present openings are to be built up. Knock an extra window opening in end of photograph studio. Gore out for window sills and leave same for cementing.

Leave an opening in South end wall of Billiard Room to allow access under floor. Knock holes through walls where directed for hot air pipes.

The window at present in wall of dining room next billiard room is to be taken out and an archway is to be formed as shown.

SLEEPER PIERS. Build four rows of sleeper piers (9"x 14" work) under floor of Billiard Room. Piers to be spaced 4ft. apart.

PAVING. The floor of the hot air room including the passage to same is to be paved with bricks placed on edge and grouted in cement.

STEPS. The steps shown in section "A.B." are to have 11"x 3" wrought iron nosed red gum treads let into wall on each side of opening not less than 2" and to have brick risers as shown.

Form a landing 4ft. wide at the back of the fifth step in flight at South end of Billiard Room. 16 ft. super of 3" sawn bluestone in two stones will be required to form the landing. The stone to be properly squared and bedded upon a concrete foundation. The remaining steps are to be removed and to be refixed to start from edge of new landing. Execute all brickwork necessary to properly complete the work.

BILLIARD TABLE BLOCKS shown on the floor are to be of rubbed Malmsbury bluestone 12"x 7"x 7". Each block is to be set thoroughly solid and level upon a cement concrete footing not less than 15"x 15"x 9". Each block is to finish level with the floor.

CORBELS & TEMPLATES. Build in new and let into standing walls under ends of principals 12- 14"x 9"x 3" sawn bluestone templates and 12 rough punched bluestone corbels, each about 15"x 9"x 8"; to be smoothed to detail and left for cementing. *A.D.*

CORNING for pediment South elevation is to be of bluestone rough shaped for moulding.

SILL in opening, South end, is to be of rubbed Malmsbury stone 47.9"x 16"x 6 1/2".

DRAIN PIPES. Lay two lengths of 6" earthenware drain pipes with cement joints - about 40 ft. in each length, to convey water from down pipes etc.

HOOP IRON. Build in five tiers, two rows in each tier of 1 1/2" stout galv. hoop iron. All intersections to be properly secured. All frames are to be secured as will be directed.

SUNDRIES. Remove platform over dining room window. Remove all water pipes at present on site of the building. All old material to remain the property of the proprietor.

Properly fix all frames, bed full in mortar all plates and leave the works complete for the trades that have to follow.

MORTAR is to be composed of one part Lillydale lime properly run and incorporated with 2 parts clean sharp sand.

CEMENT used in the works is to be of approved brands and incorporated with 3 parts clean sharp sand.

John Danton