

GENERAL CONDITIONS AND SPECIFICATIONS

FOR

Excavating, Brick, Stone, &
Concrete work for a New
Billiard Room for G. Jansell

W. BIEBE,
ARCHITECT,

Mitchell Street,

Bendigo.

Jan. 12 1895

Arbitration.

21. When either party to this contract shall allege that the contract has been broken by the other of them; the matter in dispute shall be referred to the Architect, whose decision shall be final; save that if the Architect 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 arbitration may be made a rule of the Supreme Court of the Colony of Victoria; such arbitration shall be a condition precedent to any proceedings at law or in equity upon this contract.

J. J. Denton hereby agree to erect and execute the
Excavating: Brick store, concrete wall and masonry
for new Billiard room for W. G. Jansell
as per plan, specifications and appended conditions which
by me for the purpose of identification for the price of two
hundred and thirty pounds

£230 0 0

the Contractor and

W. G. Jansell

for whom the said Billiard room is

described as the Proprietor, and I hereby covenant
observe and perform all the clauses contained in the

Dated this 12th day of Jan 1883

Signed, sealed and delivered by the
said J. J. Denton
in the presence
of W. J. Deeb

John Deeb

I hereby agree to and do accept the above contract

For the said W. G. Jansell

W. J. Deeb

W. J. Deeb

deep set lining, cast iron weights, stout safet,
finger lifts complete.

Construct and pivot hinge to a 4 1/2" x 3" deal frame. cir-
cular wash for hot air room. Hinge to be provided with proper
fastener complete.

DOORS. Substitute in place of the window shown in end of Billi-
ng Room clear pine door 7' 0" x 4' 0" 1 1/2" thick. Hinge
to be 5" bolts in each side. The door to be provided with
to be glass panels. The upper panels on the lower side
are to be raised and provided with 3" collection channels. The
lower panels are to have collection channels to be in front of
the door.

Glass panels are to be set in lead and the door
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 5/8" x 3" beaded and rebated deal: to
have semicircular head, 8" bold beaded transom and 1 1/2" scot
channel on to cover wall joint. Each stile to have 1/2" x 1/2"
brackets with 2- 1/2" x 1/2" iron bolts 1/2" into wall.

The door is to be set in lead and the door
to be secured. The door is to be set in lead
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The steps shown to ^{Lead door} ~~door~~ of hot air room are to be 11" x 3" of
cast iron wrought iron each to be long enough to be set into

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

Form proper moldings with 1 1/2" cedar; to have 1/2" cedar. and-
of same.

The front panelling is to be of 1 1/2" cedar with 3/4" clear
pine panels finished with 2 1/2" belection moulding of cedar; to be
finished with a 6" bold moulded plinth. Some of the panels are
to be hung with 4- 3" brass butts to each, to fasten complete
to be provided with suitable fasteners and left complete. The
panelling is to be properly secured to hard wood framing.

STAIRS. The five steps shown are to have 1 1/2" clear pine
clear pine treads and nosings. The balustrade is to be of 1 1/2"
nose as shown.

STAIRS to be of 5" turned cedar. Handrail to be 2" x 3" moulded
cedar. Banisters are to be of 1 1/2" x 1 1/2" turned hard iron and
metal as shown; to be spaced 4" apart.

WALLS. Three inches for 1 1/2" clear pine of 1 1/2"
floor of uniform end grain directed. Each panel to be
a 1 1/2" wide, moulding panel cedar for 1 1/2" clear pine
1 1/2", but necessary also to have a 1 1/2" clear pine
to take hot air pipes and cleanings.

WALLS. The above are the same as above. The
to be hung with 4- 3" brass butts to each; to be provided with
suitable fasteners and left complete.
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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 fasteners and left complete.

WINDOWS. The present windows in photograph studio are to be
refixed in opposite wall as shown. Construct moulded and reb-
also shown as double hung window to be hung from moulded
to be hung from moulded and reb-

JOINTS is to be formed with 4x6" deal plou
together and to have 2" bold bed mould, 1 1/2" at
and 3" cut deal cantilivers spaced as shown.

RAIL is to be of 4x3" milled red deal in lengths to
extend between howels.

NOVELS. Six novels in all are to be fixed across balconies. The
novels are to be fixed on 1 1/2" of 1 1/2" diameter iron rods
which are fixed into the wall. The novels are to be fixed
to cover on to floor.

The balconies are to be fixed into the wall between
balconies across balconies in front of balcony brackets.

Fix about 40 ft. of 1 1/2" dia. wire mesh rail to
ceiling, height of mesh rail to be 1 1/2" from platform to
standards spaced 6ft. apart, properly secured to floor and
complete.

ROOF. Construct two rows each 8ft. long and fix same
to roof. Each row is to have cant iron on each end of
approved design and to have cant iron, raised brackets
and to have seat and back.

is to have 4x3" red deal joints, 4x3" red deal
to be 4x3" red deal joints, 4x3" red deal
to be spaced as shown. The space is to be covered with
1/2" milled deal's cantilivers spaced 1 1/2" apart
and to have 1 1/2" dia. iron rods on each end of
cantilivers.

The height of the roof is to be 10ft. 6in. from
platform to top of roof. The roof is to be fixed
to the wall and to be 1 1/2" dia. iron rods on each
end of cantilivers.

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platform to top of roof. The roof is to be fixed
to the wall and to be 1 1/2" dia. iron rods on each
end of cantilivers.

The uniform roof and ceiling is to have 4x3" red deal
panels 1 1/2" dia. iron rods to extend from wall of dining
room to top of wall of roof and air room. Each joint is to be
fixed to wall of dining room.

The height of the roof is to be 10ft. 6in. from
platform to top of roof. The roof is to be fixed
to the wall and to be 1 1/2" dia. iron rods on each
end of cantilivers.

~~SKYLIGHTS~~ in opening of skylights are to be properly secured and to be cased on exposed face beaded cedar.

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and

CEILING is to be boarded with 4 1/2" x 1/2" V jointed T. & G. cedar and clear pine boards, neatly cut, and sinately placed and arranged diagonally. Each board is to be nailed at intersections with purlins, ceiling joists etc. with 4" wide nails spaced 12" on center. The joints between boards to be covered with deal moulding, thus



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



All mouldings to properly inset.

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




SKYLIGHTS. The frames for the skylights are to be made of 2" x 4" lumber. The sashes are to be made of 1/2" glass set in a frame of 1 1/2" x 1 1/2" nearly square, the top edge of the frame to be 1/4" thick.

ROOFING. Form boxes for the roof are to be made of 2" x 4" lumber. Each end of the box is to be 12" wide and 12" high. The boxes are to be set on the rafters and are to be braced together with 2" x 4" lumber.

RAFTERS. The rafters are to be made of 4" x 6" lumber. They are to be spaced 16" on center and are to be supported by 2" x 4" wall beams at the eaves. The ends of the rafters are to be spiked to the wall beams with 3" x 4" iron spikes. The joints are to be covered with 2" x 4" lumber and are to be finished with 1/2" x 1/2" V jointed T. & G. cedar and clear pine boards. The rafters are to be supported by 2" x 4" wall beams at the eaves. The ends of the rafters are to be spiked to the wall beams with 3" x 4" iron spikes. The joints are to be covered with 2" x 4" lumber and are to be finished with 1/2" x 1/2" V jointed T. & G. cedar and clear pine boards.

TIMBER—is to be sound, well seasoned, straight, 1. 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
locally wrot. oregon of the following scantlings.

Rafters 8"x 12", collar ties 7"x 3", straining pieces 8"x
green posts 5"x 5", brackets at foot of rafters 3", panels in
corner filling 4"x 4" deal, pins 12"x 3" oregon. The rafters,
collar ties, straining pieces, brackets and green posts are to
be a size smaller than  run upon 11" and 12" members.

Each green post is to have half dove tailed on top and
and 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 half

principals are to be secured with 2"x 2" wrot. iron struts 12"
long and bolted to timbers with bolts under heads. The
struts are to be secured to the rafters with bolts under heads.
The intersections of straining pieces are to be secured with
pins 12"x 3" oregon. The intersections of rafters and
collar ties are to be secured with bolts under heads.

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