

# GENERAL CONDITIONS AND SPECIFICATIONS

FOR

Plumbing etc Re Billiard

Room at residence of Geo.

Lansell Esq.

W. BEEBE,  
ARCHITECT,

Mitchell Street,

Bendigo.

Dec. 22 1893

Arbitration.

21. When either party to this contract shall allege that the contract has been broken by the other of them; the matter, save in the cases hereinbefore expressly provided for, shall be referred 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 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.

I W Bradshaw hereby agree to ~~erect~~ erect all plumbing work for new Billiard room J. G. Samell Esq

as per plan, specifications and appended conditions which are initialled by me for the purpose of identification for the price or sum of Sixty two

pounds 5/- 2/6  
(62-505)

I being therein described as

the Contractor and J. G. Samell

for whom the said Plumbing 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 29 day of May 1893

Signed, sealed and delivered by the said W Bradshaw in the presence of W Deeb

W Bradshaw



I hereby agree to and do accept the above contract.

For the said J. G. Samell

W Deeb

Architect.

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 plumber's work, connected with a 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.

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 work.

22/2

PLUMBING.

ROOF. The unglazed portions of the roof of Billiard Room are to be covered with 24 gauge Lysaght's "Orb" best galv. corr. iron. Straight sheets are to overlap 2 flutes at sides and ends of all flutes butting timber etc. to be turned up. The curved iron is to overlap three flutes at sides. All joints to overlap 9". The iron is to be double rivetted at all down seams with rivets spaced 6" apart. All cross seams to be double rivetted through every alternate corrugation. Each sheet is to be secured to purlins etc. through every alternate corrugation with stout 22 gauge galv. iron cleats, rivetted to iron and nailed to purlins. The spaces at ends between circular iron and straight are to be filled in with iron.

HIPS are to be covered with 24 gauge galv. ridge capping 18" wide; to overlap at ends not less than 6" and to be properly secured.

GUTTERS. The box gutters are to be lined with 24 gauge iron of approved brand. All seams to be double rivetted and soldered.

Each gutter to be not less than 9" wide and 3" deep in the narrowest and shallowest places. The gutters are to have 3 cast iron out-let heads, <sup>heads to be covered to prevent rabbits from entering same</sup> and to be provided with 3 stacks of 4 1/2" x 3" square cast iron down-piping with proper elbows, shoes, etc. Connect same to drains.

Platform around roof is to have a 5" x 3" ogee cast iron gutter fixed to the outer edge. <sup>See section</sup> The guttering is to be jointed with white and red lead and to be fixed with proper brackets and left complete.

Connect down-piping into down pipes specified, from box gutters.

FLASHING is to be done with No. 10 zinc; to be let into wall not less than 2"; to be secured with metal plugs and pointed in cement.

WATER etc. All water pipes removed from site of building are to be re-fixed. All pipes to be kept clear of the new Billiard Room. Properly re-fix water meter (at present on platform spec-

waste water pipes complete..

Lay water into Billiard Room at opposite corner room ; to have electric plate tap of approved qual.

GAS. Extend gas from gas meter in house to centre of Billiard Room and to wall brackets at platform end. Piping to be of sufficient capacity to supply necessary burners. Properly fix all gas fittings necessary to light billiard table.

The proprietor will supply all fittings necessary.

ELECTRIC FITTINGS. Fix two tubes in wall where directed and one under the floor to take electric wire for electric bell and billiard marker. Tubes to be fixed where directed.

Make necessary provision in roof to take electric wires for lighting room.

SKYLIGHTS. The frames for skylights shewn on each side of roof are to be constructed with 22 gauge galv. iron. Centre bars to be made as per sketch. All intersections of frame to be rivetted and soldered and the whole to be left water-tight.



HOT AIR ROOM. The ceiling of the hot air room is to be of 22 gauge galv. copr iron, same brand as that specified for roof. The iron is to be supported upon 4 - 2½" x 2½" x 3)8" T iron bearers. Each bearer is to extend across the room and to be let into wall next dining room and new wall next platform, not less than 3". The top of the iron is to be evenly covered with a coating of plaster of Paris and coarse, clean sand mixed in equal proportions. The coating is to be not less than 1½" thick in the thinnest places.

*M. Mashan*

*1111*

# GENERAL CONDITIONS AND SPECIFICATIONS

FOR

Pumpkin & Billiard

Room at residence of Sir

Russell Esq.

W. BEEBE,  
ARCHITECT,

Mitchell Street,

Bendigo.

Nov 22 1893

Arbitration.

21. When either party to this contract shall allege that the contract has been broken by the other of them; the matter, save in the cases hereinbefore expressly provided for, shall be referred 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 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.

I W. Doolittle hereby agree to ~~the~~ erect all plumbing work for new Bellows room *J. G. Samuel*  
-*Exp*

as per plan, specifications and appended conditions which are initialed by me for the purpose of identification for the price or sum of *Twenty two*

*pounds 5/- etc* \_\_\_\_\_  
*(62-50)*

I being therein described as the Contractor and *J. Samuel*

for whom the said *Plumbing* 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 *29* day of *May* 18*73*

Signed, sealed and delivered by the  
said *W. Doolittle*  
in the presence  
of *W. Doolittle*

*W. Doolittle*



I hereby agree to and do accept the above contract.

For the said

*J. Samuel*

*W. Doolittle*

Architect.

SPECIFICATIONS.

GENERAL. The works are to consist of providing the use of tools, scaffolding, materials and workmanship necessary, and otherwise specially mentioned in the specifications, to execute the necessary plumber's work, connected with a Billiard Room at Portana Villa, for C. 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.

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

Should any damage be done, the amount of such damage to 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 work.

FLASHINGS.

1000. The inclined portions of the roof of Billiard room are to be covered with 24 gauge Lyraught's "Orb" best galv. corr. iron. Straight sheets are to overlap 2 flutes at sides and ends of all flutes butting timber etc. to be tacked up. The curved iron is to overlap three flutes at sides. All joints to overlap 9". The iron is to be double rivetted at all down seams with rivets spaced 6" apart. All cross seams to be double rivetted through every alternate corrugation. Each sheet is to be secured to purlins etc. through every alternate corrugation with stout 23 gauge galv. iron cleats, rivetted to iron and nailed to purlins. The spaces at ends between circular iron and straight are to be filled in with iron.

HIPS are to be covered with 24 gauge galv. ridge capping 14" wide; to overlap at ends not less than 6" and to be properly secured.

GUTTERS. The box gutters are to be lined with 24 gauge iron of approved brand. All seams to be double rivetted and soldered.

Back gutters to be not less than 9" wide and 3" deep in the narrowest and shallowest places. The gutters are to have 3" cast iron out-let heads, <sup>heads to be covered to prevent rusting from external cause</sup> and to be provided with 3" square cast iron down-piping with proper elbows, angles, etc. connect same to drains.

Plating around roof is to have a 5" x 3" <sup>specimen</sup> cast iron gutter fixed to the outer edge. The gutters are to be painted with white and red lead and to be fixed with proper brackets and left complete.

Connect down-piping into down pipes (specified), from box gutters.

FLASHINGS is to be done with No. 10 zinc; to be let into wall not less than 3"; to be secured with metal plugs and pointed in cement.

WATER etc. All water pipes removed from site of building are to be kept clear of the new billiard

waste water pipes complete..

Lay water into Billiard Room at opposite corner room ; to have electric plate tap of approved qual.

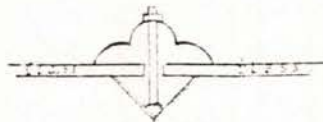
GAS. Extend gas from gas meter in house to centre of Billiard Room and to wall brackets at platform end. Piping to be of sufficient capacity to supply necessary burners. Properly fix all gas fittings necessary to light billiard table.

The proprietor will supply all fittings necessary.

ELECTRIC FITTINGS. Fix the tubes in wall where directed and one under the floor to take electric wire for electric bell and billiard marker. Tubes to be fixed where directed.

Make necessary provision in roof to take electric wires for lighting room.

SKYLIGHTS. The frames for skylights shown on each side of roof are to be constructed with 22 gauge galv. iron. Centre bars to be made as per sketch. All intersections of frame to be riveted and soldered and the whole to be left water-tight.



WALL BARRIER. The ceiling of the room is to be of 22 gauge galv. corrugated iron, same brand as that specified for the floor. The barrier is to be supported by 4 - 2 1/2" x 3" x 3/4" E I iron bars. The barrier is to extend across the room and to be let into the wall next dining room and next wall next platform, not less than 6". The top of the barrier is to be evenly covered with a coating of plaster of Paris and coarse, clean sand mixed in equal proportions. The coating is to be not less than 1 1/2" thick in the thinnest places.

*M. S. Graham*

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

SILL in opening, South end, is to be of rubbed Malmabur  
stone 47.9"x 12"x 10".

DRAIN PIPES. Use 2" length of 6" earthenware drain pipes with  
cement joints - about 40 ft. in each length, to convey water from  
down pipes etc.

HOOP IRON. Built 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 Lilydale lime properly run  
and incorporated with 2 parts clean sharp sand.

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

*John D. ...*

studio to have 2"x 8" wrought iron chambered arch bars  
the openings.

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

Leave an opening in South end wall of Billiard Room to  
allow access under floor. Knock holes through walls where direct-  
ed 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  
and holed red iron 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 stones are  
to be properly squared and bedded upon a concrete form top. The  
remaining steps are to be removed and to be refixed to stone 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  
Malmesbury bluestone 12"x 7"x 7". Each block is to be set thorough-  
ly solid and level upon a cement concrete footing not less than  
15"x 15"x 8". Each block is to finish level with the floor.

CORBELS & TEMPLATES. Build in new and let into standing walls  
under ends of principals 12- 13"x 9"x 3" sawn bluestone template  
sawn bluestone corbels, each about 15"x 9"x 3";

upon all walls and underpinned or where directed and  
a level surface.

CHIMNEYS. The fireplace with pavement, hearth and smoke flue is  
to be left out. The chimney stacks on the East elevation are to  
be rearranged to form four round chimneys.

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 bonded into standing work.

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

Care out for neck and impost moulds, skirtings, pilasters and pediment  
etc shown in South elevation and for places to take floor joists.

JOINTS. No joint is to exceed 5/16 of an inch in thickness and  
be flushed up and raked out on the external face as the work  
goes 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 new  
wall is to be underpinned. The wall between dining room and Billiard  
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 piazzas.

Applied throughout, including one over entrance to new hot air

EXCAVATIONS.

EXCAVATE necessary earth from side of Billiard Room, as for floor of same, trenches for foundations and underpinning, passage from side wall of room to new flight of steps including new flight of stone steps in level of "A.L.", and necessary excavating for required alterations to stone steps and drain pipe. The bottoms of all foundations to be approved of by the architect before the trenches are filled in.

Clear earth from the top 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 Lillydale lime, four parts approved metal, broken to a 3" 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 iron 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.

BRICKS.

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.

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

GENERAL CONDITIONS.

**GENERAL.** The contractor is to provide, or provide for, the whole of the scaffolding, ladders, and other things which may be necessary, unless otherwise specified, in order to execute the necessary erections, and to erect and underpinning connected with the proposed building, at Portona Villa, for G. Lansell Esq.

The work is 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 damage, the proprietor will have power to sue the contractor, in a Court of Law, for the balance of the amount.

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

**EMPLOYMENT.** 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.

*L.S.*