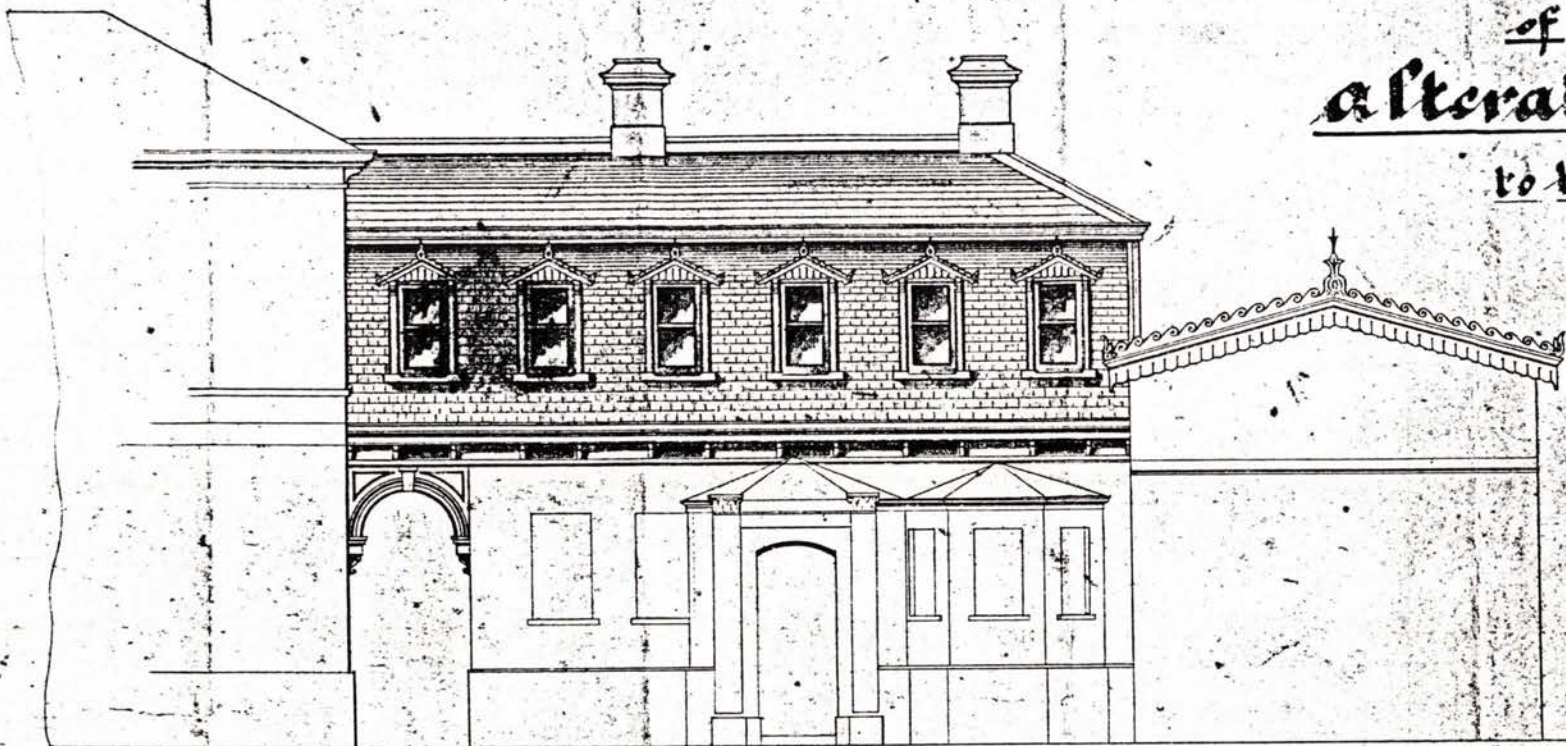
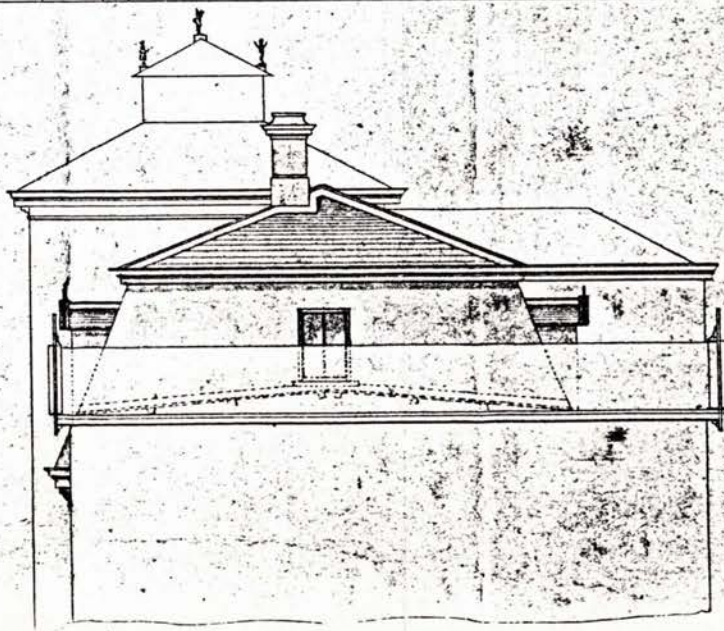
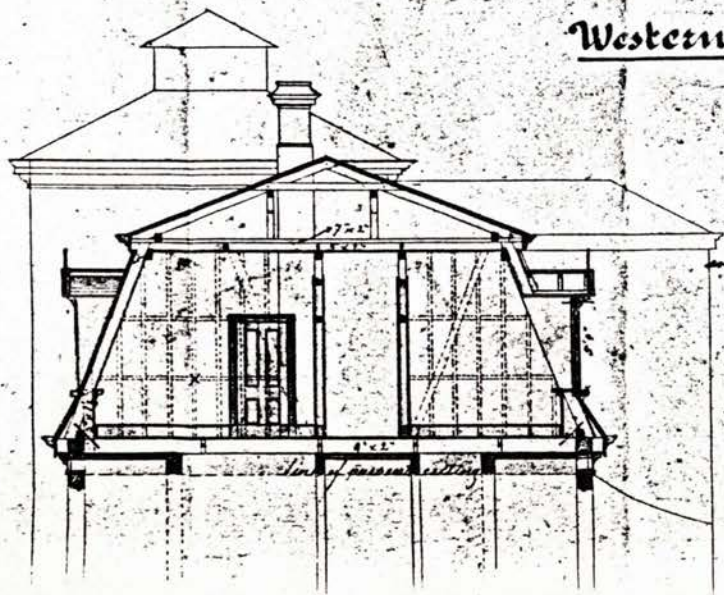


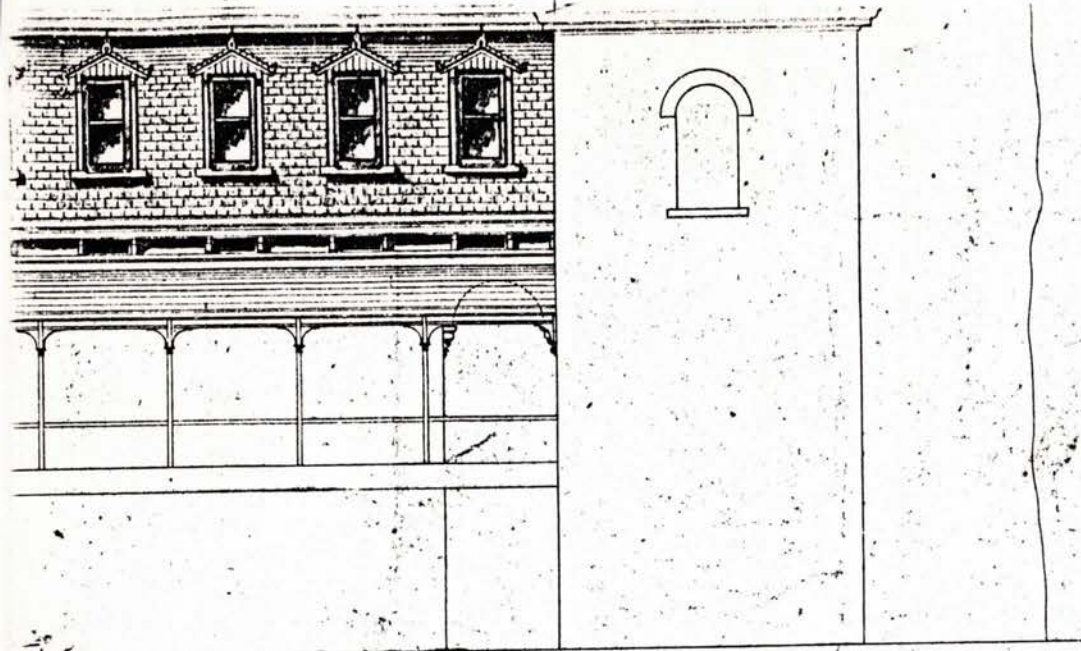
Plan
of
alterations & additions
to the private-residence

of
Geo. Cassell Esq
Sandhurst.

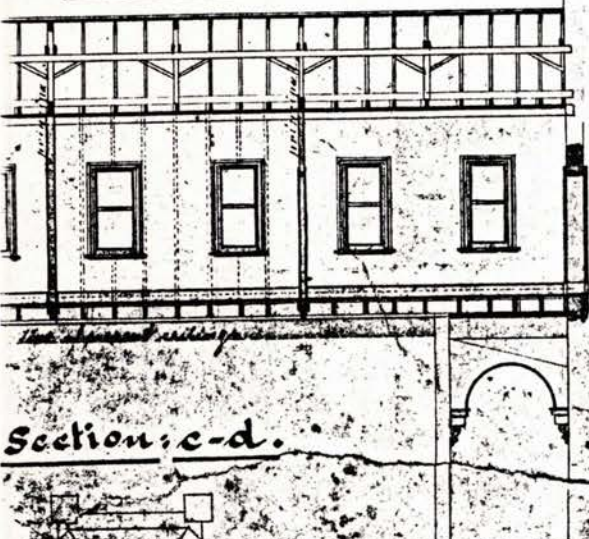
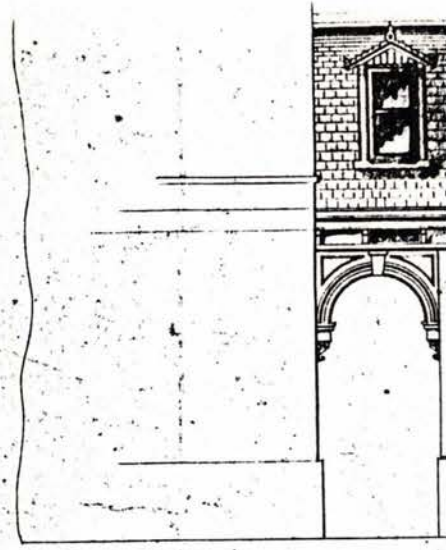


Western Elevation.

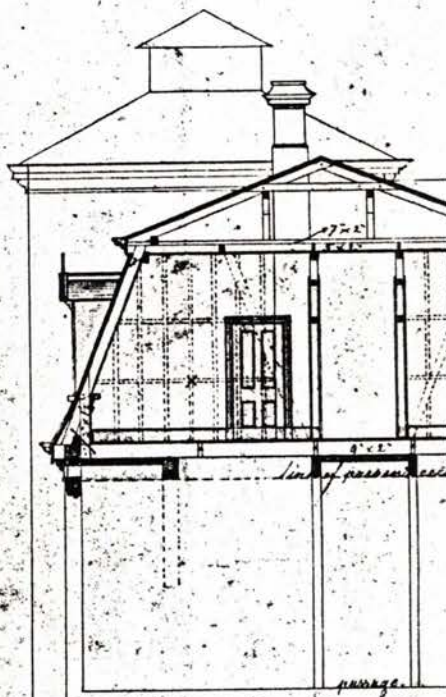




Eastern Elevation.

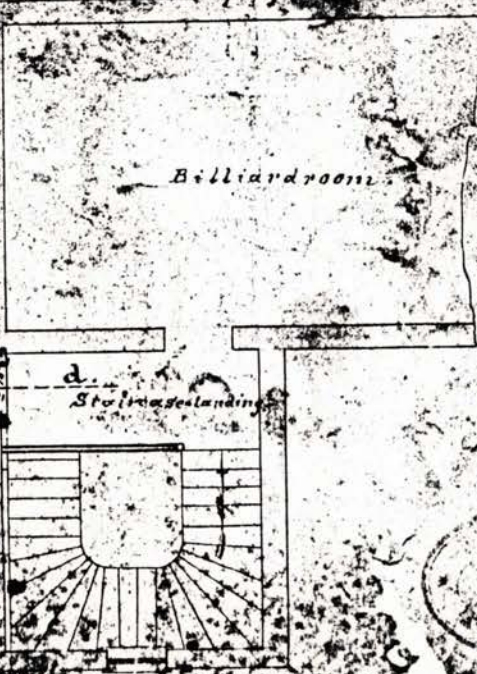
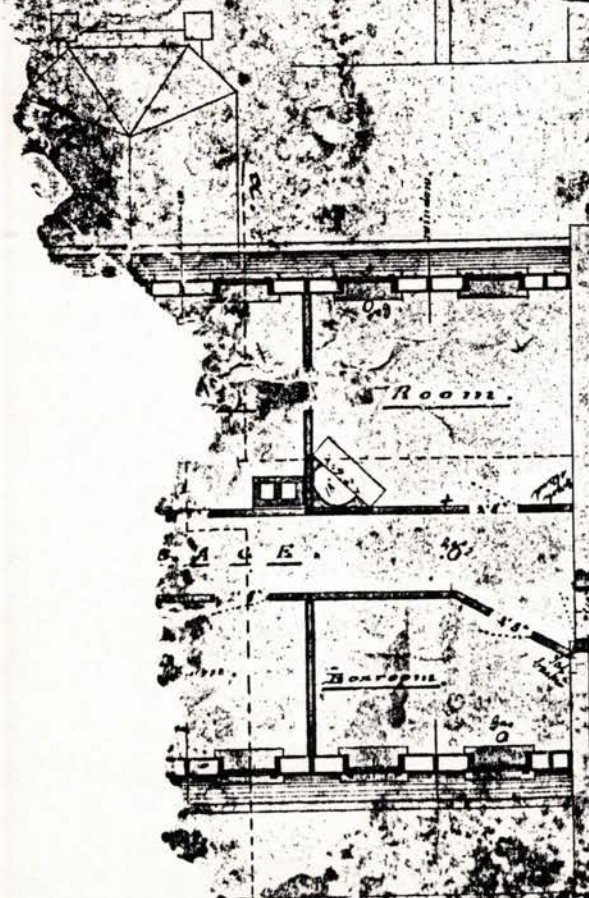


Section: c-d.



Section

*NOTE: Three windows of ... added and ...
 ... of the ground ...
 ...*



Scale: 1/4 inch to one foot.

L MAUERMANN,
Architect,
SANDHURST.

General Conditions of Contract

FOR

*Alteration and addition of mansard story
to the private residence of Geo. Laurell Esqr.
Sandhurst.*

Referred to in a Contract dated the _____ day of _____
One thousand eight hundred and _____ and made between
_____ of the one part, and
_____ of the other part.

1. The whole of the works required by the accompanying drawings and specifications are to be executed in the most substantial and workmanlike manner, with materials of the best quality of their several kinds, and to the entire satisfaction of the Architect. Best materials to be used.
2. Should any material or workmanship which, in the opinion of the Architect, is of an inferior or different character to that described in the specification be at any time used in any part of the building, or be delivered upon the premises, the Contractor shall immediately cause the same to be removed; and, if upon the Architect giving a written notice to the Contractor to effect any such removal, the same be not carried out within the time mentioned in the notice, the Proprietor shall be at liberty to employ other persons to effect such removal, and all such expenses, loss, or damage, as in the opinion of the Architect may have been occasioned thereby, shall be borne by the Contractor, and the amount thereof paid by him, or deducted by the Proprietor from any money that may be or become due to the Contractor on account of this contract. Removal of objectionable materials or work.
3. All plant and materials brought upon the premises by the Contractor shall from the time of which they or any of them may be so brought, and during and until the completion of the works, become and be the property of the Proprietor, and the Contractor shall not be entitled to remove the same without the written consent of the Architect until the completion of the works. All materials and plant brought upon the premises to become the property of the Proprietor.
4. All labour, scaffolding, boarding, machinery, implements, tools, and materials necessary for the completion of the works to be provided by the Contractor at his own expense, unless where distinctly specified to the contrary, and the consideration money mentioned in the contract shall (subject to these general conditions) be deemed to be the contract price, and shall be accepted by the Contractor in full satisfaction and discharge for all work done under this contract. Materials, labour, tools, &c., to be provided by Contractor, unless otherwise specified.
5. Should there be any variance between the drawings and the specification, the Architect may use either to interpret the other, and the work shall be executed in accordance with such interpretation, without any additional charge to the Proprietor, and should there be any doubt as to the intended manner of executing any part of the works, the Contractor shall be held to have calculated for the work being done in the best manner, and shall perform the same in such manner and of such materials as the Architect may direct. The contract price is to be taken to include everything which in the opinion of the Architect is necessary for the thorough completion and stability of the works. Discrepancies between drawings and specifications.
6. The Contractor shall clear away from the premises, when so desired by the Architect, all materials, plant, tools, or rubbish which is not hereon, or which shall be thereon during or after the completion of the works. Clearing away of rubbish &c.

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. Laurrell 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-stacks and all ^{old} brickwork above the present line of ceilings as shown. All the old material to be properly stored where will be directed and to remain the property of Mr. Geo. Laurrell.*

~~EXCAVATOR.~~ 2. The ^{contractor} ~~Excavator~~ must *take care, not to expose the rooms underneath to the rain or any other unpleasant disturbances whilst carrying the 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 the new roof, but must be approved of by the architect before doing so.*

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

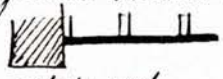

5. *Contractor to bring and put up all necessary scaffolding and working plants &c.*

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

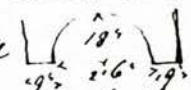
Brick layer.

Equal walls.
To carry up new brickwork from level of present ceilings 9" thick to level of ^{wall} plates as shown, and built in solidly all floor joists up to the level of new flooring, of the same thickness.

Parage walls to be brought up with new brickwork, as shown in section a-b, 4½" thick.

Gable wall to be 9" thick resting on old brick wall as shown in section c-d both ends tapering of a: shown in "southern elevation" and projecting from slates about 4" as to be seen from groundplan.  slates. Partition and Rafters on both sides to be ^{twice each} secured to brick wall by iron bolts thus:  Window and sill as shown on plans.


Chimnies 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 fireplaces (shown on groundplan) which are to be founded on strong Bartlemaine flags 3" thick 2' x 5' long resting on brickwork of present chimney breasts or walls below.

These fireplaces to have semicircular arches 2'6" wide in the clear and to have the necessary hob & c. 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 flagstone of best Bartlemaine material 4' x 16" x 1½" finely rubbed, resting on proper trimmer arches, is to be placed in front of each fireplace.

Flues all to be carried up ^{14" x 9" in the clear wide} separately and well pargetted inside.

Caps and bases set out as shown and as per detail.


Arches in groundfloor to be carried out of bricks 9" thick built in cement with two 4½" brick rows, properly tied into present walls, springing from ^{two} bluestone templates of 9" x 6" x 18" long thus: 

Door-opening.

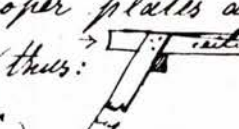
An opening for a new door in the present wall of staircase house is to be made with new bricks corners and arched over in a proper manner with bricks in cement: The new door will be 2'10" x 6'10" wide i. e. the door

Carpenter's & Joiner's work.

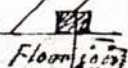
of the 27 Floorjoists to be of 9×2 oregon in one length and projecting $10'$ (ten) inches over external walls at each end.


Wall plates as shown to be of 4×2 S. G. properly spiked together  and let into each joist, and ends built into walls.

Principal rafters to be 7×2 oregon mortised and tenoned into floorjoists and ceiling joists above, thus: well secured to joists and top rafters by wrought iron cramps.

Common rafters to be all 5×2 oregon resting on proper plates and nailed to ceilingjoist on top thus:  and bottom.

Plates on top of floorjoists to which the common rafters are nailed, to be of 4×3 oregon well secured

with bolts to floorjoists and housed into the rafters as shown 

Carrying beams between rafters and ceiling joists to be 5×3 oregon well housed into both and wrought to the exact angle thus: 

Ceiling-joists to be all 5×2 oregon except for the two principals, where they are to be 7×2 oregon.

Trimmerjoists for chimneys to be one inch thicker than the rest.

Braces of principals in the partition walls to be 5×2 well tenoned into joists at top and bottom.

Purlins for top portion of new roof to be 4×3 oregon.


Rafters " do. " ditto " " 4×2 oregon.

Gallar-ties $3 \times 1\frac{1}{2}$ oregon well nailed to principal rafters.

Shutts for top portion of new roof 4×2 oregon.

Stays " " " " " " 4×3 oregon.

Buds and rails for partitions as shown, to be 3×2 oregon.

Herring-bone bridging. Floorjoists to receive four and ceiling joists three rows of herring-bone bridging of $1\frac{1}{2} \times 1\frac{1}{2}$ 

Hip rafters to be of $3 \times 2\frac{1}{2}$ oregon and hammerbeams and dragon pieces 5×2 oregon.

Boarding under slates to be of rough 6" x 1" 1/2" S. deal.
Flooring to be of wrought 6" x 1 1/8" T & G. deal, well nailed down
with 2 1/2" nails properly cramped, punched and clinched off at com-
pletion.

Fascia boards along floorjoists to be 10" x 1 1/4" deal nr. & return beaded

ditto for ceiling joists 9" x 1 1/4" deal wrought with turn beaded

Scotias for both fascias to be 1 1/2" x 1 1/2" for scotings to rest upon.

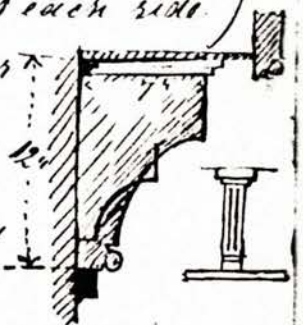
Soffits to be of 3/4" x 10" x 6" respectively.

Skirtings for all the rooms and passage to be of 9" x 1 1/4"
deal with approxed double faced mouldings, properly
mitred and well secured 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. (Seven pounds sterling) for same
as purchaser-mansy and has to fix them in the proper manner.

Chautilivers. The cornice formed by the new floorjoists is
to have wooden chautilivers (25 in number at each side)
as shown in the elevations & sections, thus
and as per detail.

Arcoxia 1 1/2" x 1 1/2" is to run along the wall
between the chautilivers and to return around
each with prop mitres and securely fixed.



The new door from staircase-house leading into new man-
sard storey to have a proper skeleton frame of 3" x 2"
timber well morticed and tenoned together.

The 5' x 1 1/2" Architrave to be of cedar, richly moulded and french-
polished. Soffits to be nicely ^{moulded to} panelled of cedar 1 1/4" thick
and cover the full width of the brick wall. Door to be a
cedar one 1 3/4" thick 2' 10" x 6' 10" wide. Moulded, double,
and highly french polished; so as to match in all
respects 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" thick 6' 10" x 2' 10" wide,
panelled and double moulded and to have brass knobs.

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 boxroom to be similar to the above in all respects, but only 2'8" x 6'8" wide and 1 1/2" thick.

Memo

Be the other
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 as figured on plan, four panelled & be moulded. All ^{doors} hung with 4" butts and furnished with 6" Vitzel's rimlocks and Blarcourt's white & gold china furnitures. Tamb. 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 5" ^{moulded} architraves both sides.

Moulded Architraves to be all 5" wide, properly mitred and well secured to walls.

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

Mansard windows to consist of strong 5" x 3" frames with backlinings and dividing piece. Pushes to be 1 3/4" lamb-tongue ^{moulded} prepared for 21 oz sheet glass of best english "crown" quality and both pushes to have moulded horns at meeting rail & all double hung with patent deep sea lines of best

Memo.

There are 4 spare windows available for being used by contractor for this job, which have to be altered and made to proper size or taken away in exchange for new ones instead.

quality, & 4 pulleys and weights, & furnished with strong and approved safety fasteners of china & gold and brass lifts. All windows to have architraves outside 5" wide, nicely moulded & ^{deal} sill 14" wide x 1 1/4" thick, with rounded nosing and 1 1/4" scotia under it. Capping, barge boards, brackets and cut rafters to be made as shown and per detail, of red deal 1 1/4" thick. Sills

to be of S. G.  wrought and planed off. ^{All securely fixed to rafters by screw bolts &c.}

The window in the southern 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. as the above.

Memo. All timber to be sound, well seasoned and free from all defects; specified dimensions being taken when finished.

Plasterer.

The whole of the interior (walls & ceilings) ^{and ceilings included} to be lathed & plastered and set with well worked hair mortar.

All to be travelled smooth and even and to finish in white. Laths to be narrow sawn of approved quality, well nailed & no ends to lap in the bead joints well broken at every sixth lath. Plaster to slake at least a fortnight before being used and then properly to be sifted.

~~Also~~ The external faces of new brickwork and chimney caps all to be ~~smoothly~~ finished as shown and all mouldings of chimney-caps, archivolts, keystones and spandrills of arches as per details. Arches to be cemented on both sides right up to the ceiling & soffits to receive 2 panels. Contractor to provide £5.00 for 2 impost-trusses under arches of pressed cement, which will be supplied to him. Also to allow for fixing these trusses and forming the 2 pairs of impost caps.

Slaters work.

The whole of the new roofs as well as top and sidewalls of mansard windows as shown on plans ^{to be roofed} with best 20' x 10' Counterslates to a 4" lap ^{in proper laid.}. All eaves laid double and all to be carefully cut & dressed and nailed with two composition nails (large headed) to each slate.

Ridges, hips, eaves, valleys, ends against brick walls ^{to have one course} and the whole of each mansard window to be all covered with purple coloured slates. The remaining body of the roof to consist of violet coloured slates. Points against all cemented brickwork to be carefully laid in hair & cement & care is to be taken to put all courses strictly parallel to each other.

