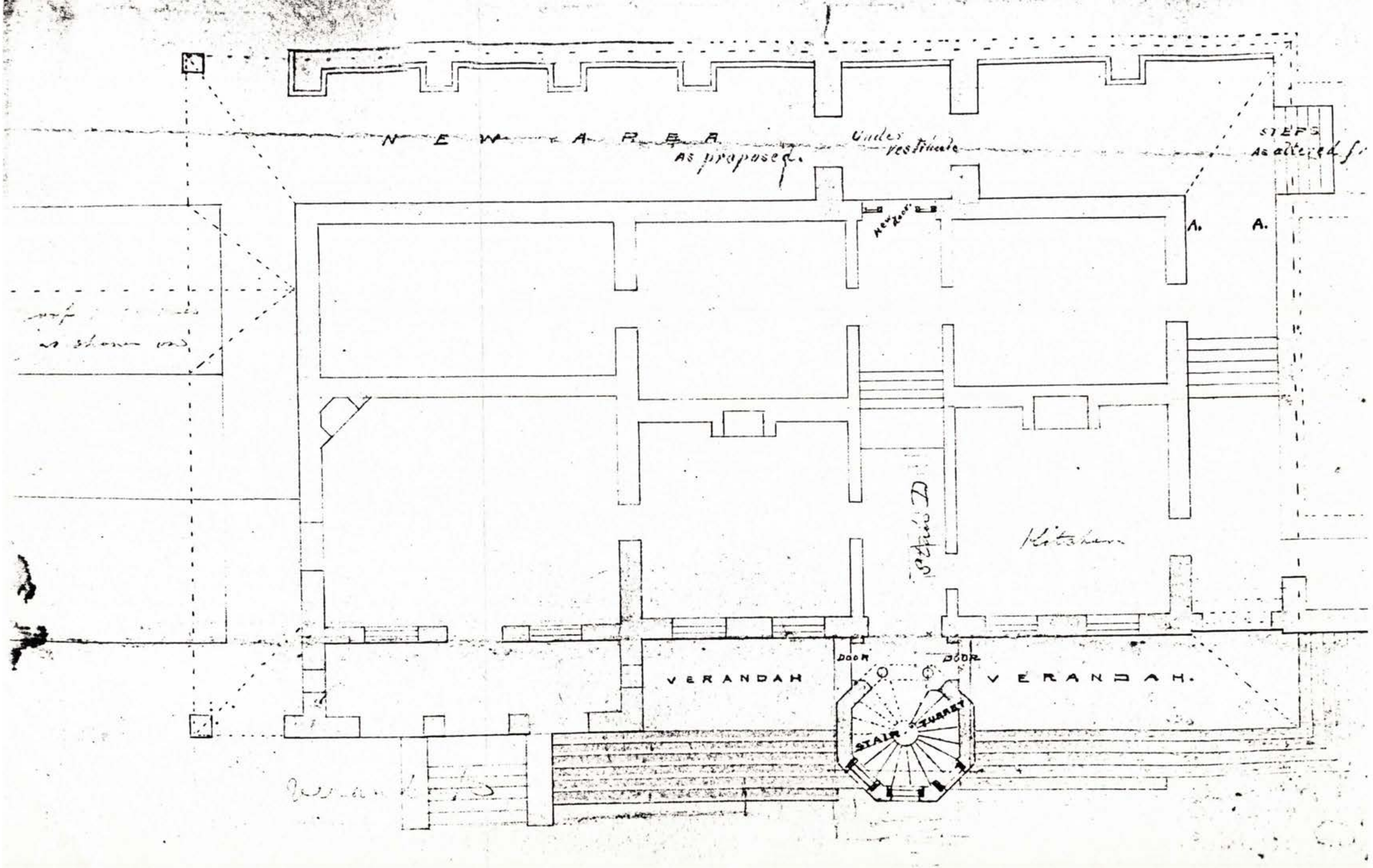
SANDHURST

G. LANSELL ESQ.

Proprietor.



Specification

of Stair-Turret

as proposed to be erected

in Addition to Fortuna-Villa

Sandhurst

the Residence of

P. Lansell Esq.

The Contractors attention is hereby drawn to the fact - at the outset - that the whole work is to be composed of the very best materials as hereafter detailed, and to be done by the best workmen in the best manner. Also that the work must be Conducted in such a way as to give the least disturbance to the interior of said residence by having all the Materials delivered on the Ground before the work is Commenced so as to reduce the actual time of Erection to a period not Exceeding four Weeks which time will be dated from the Moment the Excavation for footings is Commenced and it shall be required that all care will be taken not to injure the Shrubs, trees, flowers, &c, in the Garden, but to facilitate this the Proprietor will cause a fence on Each side of Gate to be made as a Gangway to the site of proposed turret. The Materials it will be seen must be dropped outside of Gate, and Laborer to take them in from there.

To Excavate - after removing Steps to Basement door carefully and partially as here directed - for foundations down to the Bed rock, and if rock

found to commence or sloping surface, to be reduced to a level surface by quarrying or picking, and in steps not shorter than 2½ feet. To excavate the whole diameter of Turret base - shaft like - leaving no core of Earth in the Centre, but the picking just spoken of to be under footings only, which are to be 2 feet 9 inches wide, and diameter of whole cutting to 18 feet 6 inches wide so as to give the required room for Batter of Base - Vide Elevation & Section.

Excavations

To remove the Earth out of Garden to a suitable place outside

Removal of Earth

N.B. It is presumed that from the appearances of the rocky surface on either side that the depth of ground under Garden walk in front of steps, does not average more than 3 feet, and this depth to be taken as the basis of Estimate both for digging and Masonry, and to make the more or less required in either portion of the work Equitable, the Contractor to give a Schedule price for Excavation per Cubic Yard —

To give a schedule price for digging and Stone Work

and for Rubble work laid in 2 to 1 Cement per perch.

Masonry

To provide the best hard freestone obtainable in the immediate vicinity of the villa in good sized blocks for footings, and walled up to ground level 2 ft 9 inches thick Octagon Shape on plan, laid in 2 and 1 cements, made from best brand of Cement and quarry tailings giving through bonds in each 12 inch course, alternately at each angle  and to join in the neck part next present house at A.A. properly with the octagonal work.

Footings

From ground level to commence the batter of

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drafted angles } the base, and all the angles to have hammer dressed stones, with drafted angles made true to the required batter on six angles, 12 inches high making each alternate one a through stone, and to fill in between with coursed rubble work, all laid in three and one geelong lime mortar ~~in~~ sand to be mixed tailings & creek sand half & half. To put in alternate Courses on the sides of octagon a through stone to each side.

To form Base course of Hammer dressed stone as a cap to plinth

Base-course } wall, weathered, and 18 inches through the wall, leaving a check inside to rest the joisting on.

To provide for walls of turrets the best sample of pressed

pressed Bricks } bricks throughout, square and octagonal ~~and wedge~~ shapes, for sides, & angles, and arches to be rough gauged for cement dressings, put up in old english bond, backing up inside with best hard bricks, and bonded as out, making a piece of work that cannot be excelled in fair, plumb, and finished surface

pugged mortar } laid in fine Mortar prepared in a puddling or pug Mill of said 3 and 1 proportions to be mixed up after measuring the parts carefully

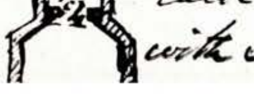
Joints. Joints to be well struck — The joint not to exceed 1/4 inch, but generally 3/16 ths only.

~~splayed jambs~~ } ~~Reveals to be splayed in the second story of turret to lighten the appearance of piers between the three windows.~~

neck The Neck walls to stop at or near the level of Main house, and the sides of Octagon from there will be complete all round, as detailed.

~~arching of neck~~ ~~To carry up the back part of octagon to form an arch on iron ribs from the inside of house wall, where Venetian window is now, through neck, until it joins with the inside of octagon turret~~

To put a 14 inch arch over neck laid in 2 and 1 cement and levelled on top and grouted all over with same.



It will be required during the erection of turret to keep the house shut out from any dirt or trespass, and to accomplish this to put up a temporary boarded partition in close tongue and Groove stuff across the Basement and main halls, at the commencement of the work, up from basement floor to Main Story Ceiling, and to do this, Stair to be removed, so much as will give room for said partition, and altered to allow the inmates free access to Main story from Basement. This accomplished to take out Basement floor and triple window over, then cut out carefully the required opening from Turret to Hall through side wall, and so manage this portion of the work as to join or tie the Neck walls with side walls substantially.

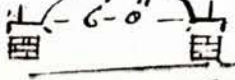
To throw out or project all parts properly for Cement dressings in caps and Cornices providing castlemaine 2½ inch slate for Cornices, 20" to 24 inches wide;

To lay plates, plugs, &c &c as required.

To provide Hoop iron ties rivetted together at all angles, at every three feet high, two ties at each level, of 1½ inch iron, and opposite openings one to be fastened to frames properly, the other to be turned down into hidden joint.

To project window sills for cementing according to section given full size.

The depth of reveals being 4½ inches it will be required that the headers are moulded — not cut, to ensure a plumb line next frames, and a close joint to casings.

The iron ribs for arch in Neck to be made of 4"x½" iron, Elliptic shape, Nearly 6ft diameter 

and to run through neck walls and cramped to form a Knee back against.

to form Chimney back against L.
and to have four of them in all.

To provide 5 air bricks 9" x 3" for under ground floor.

To project the jamb by shewn on second floor of Turret it will be required to provide a granite tie nearly 7 feet long, 10 ins by 9 ins in section, properly dressed on under side, to lay between the Carpenters joists (unseen, when floored) to give a corbelled foundation on which to build said jambs securely. To arch over same 15 inches lower down than Neck arch just detailed, ~~about the bottom of 1st page~~

Carpenter

To provide windows, floors Roof and Geometrical Stair from Basement to Main floor, with dome covering, lantern, and finish, in weather vane at top.

To provide for ground floor joists 4" x 3" best hardwood laid 12 inches from mid to mid, and floored with best 6" x 1¼" Sand D. red deal and properly connected and jointed to floor of Basement Hall ~~complete~~

To remove present stair, joist and floor over on Main floor level, when half the floor opposite stair is removed, and continue the floor through the Neck to Turret where stair will land. Joists to be 7" x 2" deal laid one in the foot, and floored with 6" x 1¼" Sand D. red deal flooring, and neatly dressed off at completion, also floor below, to be dressed.

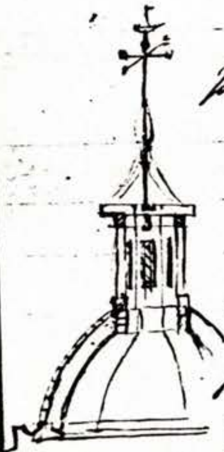
To provide 6 window frames properly pulled and boxed, as shewn by front Elevation for 1¾ inch sashes double hung, also two other sash frames to neck of second story down to floor for Entrances to Balcony on either side, and to have semicircular heads size 2ft 6in in the clear x 9ft 6in the heads to have skirt to allow 2/3rds of sash to rise up into wall over, the heads being boxed up in the usual way to protect sash when thrown up, and to fill skirt with a loose rising piece, to rest on sash head when rising.

1¾ inch Sashes

The bottom 1/3rd of these sashes to have a panel to level bottom of Turret sashes put in bead flush at Back in rebates. The sashes to be especially well made in cedar, moulded lambs tongue, double franked, joggled, &c. and frames to be of best clear pine, in clean capital workmanship. Stops to be ovolo shape

Doors on either side of neck in basement to be 6-8 x 2-8 x 1¾ in double moulded in proper 2 inch jamb linings, through the walls, rebated on both sides, and finish with 5 inch architraves on both sides. To lock with carpenters best mortice locks. and hinge with 4 inch butts in the neatest manner tight jointed and true providing carpet sills of best hard memel or pitch pine, 3/8th above floor level. To provide a check in floor for these sills to be let in when the works are almost complete thus (Floor line) 8 inches wide and bevilled to both sides of door at A.

No architraves in Carpentry for Windows as the finish is detailed in plasterers work



uprights thus 6"x4" and bevilled —

Dome roof

To form dome or Cupola roof with octagon wallplate of 5½ in by 3 in deal scarfed at angles, Eight deal ribs 6"x3" framed at top to octagon plate for lantern, into which tenon the 8 uprights of Lantern substantially and pin through, framing the top ends to frieze piece forming cornice of Clear pine as shewn on Elevation. The roof of lantern to have 8 ribs 4"x1½" joined into finial core, and to cover core with Elegant gilt cone made of metal, from which is to spring the weather vane, having the four letters E. W. N. S on four arms all gilt or Bronzed, and vane gilt, of such shape as may best suit — Either Arrow, fish, ship, or weathercock.

To board over ribs of dome after jack rafters are fixed, 18 inches from centre of each to each, with inch T & G carefully and properly, also the roof

To board over ribs of dome after jack rafters are fixed, 18

inches from centre of each to each, with inch T & G carefully and properly, also the roof of lantern. ——— To met the thrust of dome roof to provide a tie-loop of octagon form in two halves, clipped together with 3/4 inch bolts, at base of ribs, which, being let into plate and plate properly scarfed at angles will make a sound job - Size of iron for loop 2½" x ½" inch.

The workman will be supplied with Working drawings of all parts full size, shewing the connections, and form of Cornices, agreable to plan, and to complete the whole with best clear pine, in a manner not to be excelled.

Cover of Dome & lantern when carefully boarded to be completed in fine plumber Style with 4 lb lead, in narrow widths and neatly Munched or grasped in joints in roll form, parallel, and quite true in shape on each side of Octagon, and to provide on angles of same wooden rolls, on which to form hips cappings of said 4 lb lead.

To form on blocking of brickwork a hollow to receive a 4" half round, quarter gutter at base of dome all round, and to conduct the flow of same by a 2 inch galvanized pipe into gutter of Main Roof at the back, and in connection with roof of Neck, which complete properly with iron Galvanized roof 26 gauge on proper timber supports.

To build a first Class close Stringed Geometrical Stair, with Cased double strings, and veneered with thin pine in best style, independant of walls except at trimmer, wood panelled Ceiling, neatly Mounded, fine bold Cedar rail & turned cedar Balusters, French polished in highest style, and fixed in place after all the plaster and Keenes Cement work is completed.

over

Strings to be of 2 inch clear pine housed for steps and risers

or yellow teak (Baltic)

Risers of inch clear pine — Steps of Best dry pitch pine ^ 1¼ inch thick finished

Scotias 3/4 inch under nosing of step

Balusters of 1¾" × 1¾" - turned - best dry Cedar placed one to each step

Rail to be 3½ × 2¼ well formed in wreath round well hole, commencing with a scroll of one Revolution in best eased form on Curtail step, and terminating on the level as shewn so worked and ramped or Kneed with such grace of form as will equal the best efforts in the art. Space of Baluster on the level not more than 5 inches from mid to mid. Framing of Soffit to be made on the twist, in fine style with narrow panels, across the stair one to each step, and framing 4" × 1½ finished.

To provide centres for arches, fastenings for windows worth 2/6 Each and all hand wares, making a complete finish of all parts as shewn, except plasterers work, which is to form a separate Contract. To form in lantern 8 small sashes for Colored glass. To prepare Dome and lantern for lathing where ribs specified may be wanting.

Painter To paint windows & doors 4 coats, and grain doors using best No 1 lead, pure linseed oil, and turps. French polishing as in Carpentry

Glass To glaze all the windows with patent plate & windows in the in the best style of setting. To glaze 8 small sashes in lantern with rich colored glass 24 inches by 6 inches

Plaster work in a separate Specification

When the work has progressed to a certain point