

BIDS: The Owners, Mr. and Mrs. James O'Brien, Lot # 1, Block 151-C, Signal Hill Road and 17 Mile Drive, Pebble Beach, California, reserve the right to reject any or all bids.

GENERAL CONDITIONS: The Standard Form AIA Document A-107, September 1970 edition, titled "Standard Form of Agreement Between Owner and Contractor" Articles 8 through 25 inclusive, is hereby, except as the same may be inconsistent herewith, made a part of the Contract Documents, to the same extent as if herein written out in full. A copy may be examined in the office of the Architect. A copy will be included in the signed Contract sets of Documents. All supplemental provisions shall be considered as added thereto.

Supplement to Paragraph 11. 10
The insurance required shall be written for not less than the limits specified as part of this Contract (or as required by law) and as outlined in the paragraphs that follow. Such insurance shall include contractual liability insurance as applicable to the Contractor's obligations under Paragraph 11. 10. Certificates of insurance acceptable to the Owners shall be filed with the Owners prior to beginning work.

(a) **Public Liability Insurance** in an amount of not less than \$200,000.00 for injury to any one person and, subject to the same limit for each person, in an amount of not less than \$400,000.00 on account of any one accident.

(b) **Property Damage Insurance** in an amount of not less than \$50,000.00 for any one accident.

(c) **Automotive Public Liability Insurance** covering automotive equipment and vehicles owned, rented, and non-owned, in an amount not less than \$100,000.00 for injuries to any one person, and, subject to the same limit for each person, in an amount of not less than \$300,000.00 on account of any one accident.

(d) **Automotive Property Damage Insurance** covering automotive equipment and vehicles listed above in an amount not less than \$50,000.00 for any one accident.

(e) **Contingent Liability and Property Damage Insurance** protecting the Contractor against claims for personal injury or property damage arising through operations of any sub-contractor or by a sub-contractor, with limits same as those set out above.

SUBSTITUTIONS FOR MATERIALS SPECIFIED: Materials and items of equipment furnished must meet the requirements of the Drawings and Specifications as to quality, performance, suitability and appearance.

Where specified as similar or equal to the product of any particular manufacturer, approval of the material or equipment the Contractor proposes to furnish must be obtained from the Architect in writing.

Any proposed substitutions may be judged on the basis of quality, performance, appearance and on the governing space limitations. The reputation of the manufacturer, time requirements and the availability of repair or replacement parts may also be considered.

The Owners reserve the right to accept material or equipment which may fail to meet all of the stipulated Specification requirements provided that the Contractor shall allow a suitable credit for such a substitution. All such credits and substitutions shall be approved by the Architect in writing. The Architect shall be the sole and final judge as to the suitability of substituted items.

MANUFACTURER'S DIRECTIONS: All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with manufacturer's printed directions, unless specified to the contrary.

EXAMINATION OF PREMISES: The Contractor shall carefully examine the premises and observe existing conditions before submitting his bid. He shall consider the floor elevation as related to the topography, grades, etc. on Sheet # 1 and in elevations on Sheet # 3.

BUILDING LAWS AND ORDINANCES: All work under this Contract shall comply with the current Building Code requirements of the County, and with any other state and/or local codes governing the work.

PERMITS AND FEES: The Contractor shall obtain all necessary permits and inspections and pay all lawful fees thereof, including Plan Check fee if required.

FILING CONTRACT AND COMPLETION NOTICE: The Contractor shall file for the Owners with the County Recorder:

- Contract. (This consists of signed Drawings, Specifications and Contract Agreement.) CAUTION: Do not file until Title Insurance Company has recorded Deed of Trust, if any.
- Completion Notice. Pay fee for both and send recorder's receipts to Owner.

COST INFORMATION: Immediately following the award of the Contract, the Contractor shall supply to the Architect the following:

- A breakdown of the Contractor's proposal sufficiently detailed to show costs of the various parts of the work.
- Copies of all sub-bids and materials' prices which the Contractor may use in the performance of the work, together with a complete list of sub-contractors.

GUARANTEE: The Contractor and all sub-contractors shall be responsible for and make good all defects due to faults of labor or materials in the work included in this Contract for one year after acceptance.

DRAWINGS: The Drawings are, in general, to scale, but figured dimensions take precedence. Figures shall have precedence over scaled measurements and details over general drawings. Specifications shall have precedence over Drawings. All blueprints must be returned to the Architect upon request.

LAYING OUT WORK: Contractor shall rough-stake the building for the Architect's approval prior to beginning work. Contractor shall locate all general reference points and take such action as is necessary to prevent their destruction. He must exercise proper precaution to verify figures shown on Drawings before laying out work, and he will be held responsible for any error resulting from his failure to exercise such precaution.

SANITARY CONVENIENCES: Sanitary conveniences, for use of all persons employed on the work, shall be provided by the General Contractor in such manner as will conform with the requirements of the proper local authorities, and shall be removed by the Contractor at the completion of the work.

TEMPORARY UTILITY CONNECTIONS: The Contractor shall make application and pay all costs for any temporary service necessary for completion of his work, such as telephone, electricity and water.

CLEANING UP: The Contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or other workmen, and at completion of the work he shall remove all his rubbish from and about the building. He shall remove his tools, scaffolding and surplus materials. He shall leave

the project "broom clean". The house interior surfaces shall be vacuumed clean. Glass shall be cleaned by professional window cleaners.

OCCUPANCY: The Owners shall have the right to take possession of and use any complete or partially completed portion of the structure, and to store belongings in the garage without interference with the progress of the Contractor. Possession and use of the structure or placing equipment, or belonging, shall not in any way evidence the completion of the work or signify the Owner's acceptance of the work or any part of it.

SIGNS: The Contractor shall not use or allow to be used any part of the building or temporary structures or barricades for signs or advertising purposes, except for one main project sign which identifies the project. This sign shall be erected by the General Contractor as directed by the Architect.

SEGREGATED ALTERNATIVES: (1) Roofing: In place of neoprene roofing, apply Monomorph roofing as specified by manufacturer Flintkote. Finish with Rextote-Spectra mixed to a color submitted by the Architect. Blow sand into wet surface. Use other than metal flashing.

(2) GRIND THE INTERIOR VISIBLE PL. SURFACES TO EXPOSE AGGREGATE. USE 3/8" AND SCREENS FOR GRIND LINES AS SHOWN ON SH. NO. 4.

(3) Plumbing: Add a water softener to the hot-cold water lines of the house. Manufacturer is Culligan Model Mark 500 C or equal.

(4) Roadwork: In place of driveway to 17-Mile Drive, build driveway to Signal Hill Road. Retain banks where required with cribbing of railroad ties.

EARTHWORK: The Contractor shall erect a single strand barbed wire barrier as directed by the Architect to show the limits of the land use for construction purposes. It shall be the Contractor's responsibility to see that land and vegetation beyond this barrier shall be undisturbed by construction activities. Native vegetation within construction and road area shall be lifted and relocated as directed by the Architect. If this vegetation survives, a good portion of same shall be machine set on finish grades by the Contractor. It shall be the Contractor's sole responsibility to locate all levels and to set and protect all stakes. The building staked out on the site, and the floor elevation must be approved by the Architect prior to excavation. Stockpile sand for finished grading. Remove roots from within the building area. Excavate for house, pool, garage, turn-around and drive, AND L.P. TANK. RETAIN EARTH FROM TANK WITH RWD. CRIBBING.

a) Rough Grading. Grade to levels indicated on Drawings. Grade to allow surface water to drain from buildings.

b) Excavate and Backfill. Excavate for proper installation of all foundations, ducts and other work shown. Remove all loose or disturbed material. Backfill against footings and in trenches. Compact backfill within the building in uniform 6" layers at optimum moisture content.

c) Excess sand shall be distributed on the land and graded as directed by the Architect.

STABILIZED SURFACES: This work consists of the turn-around and a 10 ft. wide drive to the existing road. The base shall be a 4" thick layer of compacted, moist, decomposed granite covered with a prime coat of liquid asphalt and a 1 1/2" layer of asphalt emulsion (R-8-1) plus a layer of 1/2" x 4" rock rolled in, plus another layer of emulsion, plus a layer of 1/2" x 10 rock rolled in. Consult with Architect concerning drainage. NOTE: SEE ALTERNATE #4.

CONCRETE WORK: Provide all material, labor, equipment, etc. required for the proper completion of all concrete work as shown, including forms, concrete block, reinforcing, stripping, finishing, sealing, and all other related work. All anchors, bolts, grounds and connections, and all other items embedded or partially embedded in concrete shall be included unless specifically noted as another Contractor's work.

a) Cement. Portland cement conforming to ASTM C-150, Type II. The same bond shall be used throughout the project.

b) Aggregates. ASTM C-33. Coarse aggregate shall be 3/4" River Run for floor slabs; otherwise, crushed granite shall be used.

c) Curing Compound ASTM C-309: Spray clear curing compound on concrete floor slab and roof surfaces in accord with directions of manufacturer and as approved by the Architect. Use Penetreat - 50 manufactured by Penetreat Chemicals Corporation - 5424 Fair Avenue - North Hollywood - California, 91601, or equal. (Carmel distributor--- ph. 624-1050.)

d) Integral Color: Use pigment # 6522 manufactured by Davis @ 3#/sack of cement for horizontal concrete slab surfaces. Furnish color to the pool contractor for his gunite work. Submit a 16" square sample of: (1) troweled surface, (2) ground aggregate surface, (3) washed aggregate surfaces.

e) Finishes: Exterior horizontal concrete surfaces and the garage slab shall be washed to expose aggregate. Interior horizontal concrete surfaces shall be troweled smooth. Before final troweling, mark and groove the slabs as shown in Plans. The concrete surfaces of the ceiling, soffit, fascia, and roof beams shall be sand-blasted to expose the aggregate to the same extent as if brush-washed. A sample of on-site sand-blasting shall be approved by the Architect before proceeding with said work. NOTE: SEE ALTERNATE # 2.

f) Sealers: (1) Apply two coats of Penetreat 85, or equal, to above-grade exterior concrete block surfaces and to the top surface of the base floor slab of the house. Apply one coat of same to interior visible block surfaces. (2) Apply two coats of Penetreat 85, or equal, to exterior sub-grade surfaces of masonry walls. Protect said surfaces from backfill with Wistop Sisalcraft paper. (3) Apply a finish coat Penetreat as manufactured by Penetreat Chemicals Corporation to the exterior concrete surfaces and to garage slab. Apply two coats of the same to interior horizontal concrete surfaces. All sealers shall be applied as directed by manufacturer.

g) Bar Reinforcement. This shall be ASTM A-615, Grade 40.

h) Proportioning and Mixing. Concrete shall be batched at a central plant and transported in mixer trucks. A 28 day strength of 3,000 psi. is required. Provide a minimum of 5 sacks of cement per yard of concrete. The slump shall be the minimum consistent with conditions of placing but in general shall not exceed 4".

i) Placing Concrete. Concrete shall be thoroughly compacted and worked around reinforcing and into corners of the forms. Construction joints to be made only at locations and in a manner approved by the Architect.

j) Protection and Curing. All finish surfaces shall be protected from drying and from wash by rain. Immediately after finishing, the exposed surfaces shall be cured by (1) application of Penetreat 50 or equal and (2) by covering with a vapor seal secured in place and to remain for at least 14 days; otherwise, concrete must be kept continually damp for 14 days. Finished concrete slabs shall be protected in such a manner as to leave the finished surfaces free of stains, scratches, and other defects.

MASONRY WORK: Concrete block work includes masonry walls and fireplaces. Use 8 x 6 x 16 "Mission" slump block (tan color). Pigment mortar joints. Rake joints heavily and as approved by the Architect. Lay block in accord with the requirements of the Uniform Building Code, and as detailed.

MISCELLANEOUS METAL WORK: This includes fireplace screens and dampers.

CARPENTRY: The Contractor shall assemble all materials in a craftsman-like manner with special care given to accurate fitting and joining of materials. Generally, no paint is used; rather, clear types of finishes and light stains are employed. Wood with grade marks, grease, water marks, etc. cannot be used where seen. Wood putties cannot be used to conceal holes, cracks or poor workmanship. Neatly finished interior paneling and cabinets shall be matched for grain and wood color. All finish nailing (galvanized) shall be in a neat and regular pattern so as not to require filled set holes. Doors, vents, drawers and other operable items are to be well-fitted and assembled with properly applied hardware, and they shall be free from warp, shrinkage, splicing, binding, looseness or rattle. No finish carpentry shall be done until the building is enclosed and heated. Keep all finish material dry and clean. Provide protection for all sills, jams, mullions, cabinet tops and faces. Mill work as detailed is from stock-dimensioned lumber. The simplicity of detail permits this work to be done on the site on a table saw. Saw-faced cuts are acceptable.

a) Roof Structure. For garage roof framing, use D.F. # 2 and as noted on Sheet # 5 of Plans. For roof decking, use 5/8" Plyscoed with exterior glue Ext. DFPA. The wood stripping in concrete ceiling and soffits shall be D.F. # 1 and appearance.

b) Jams, Mullions, Sills, Head, Fascias, Trim, etc. Use air-dried material (18% moisture content) or kiln-dried Redwood Aye Grade. For Redwood exposed to the weather, use resawn surfaces. Exterior terrace bench and table are from Select Heart Redwood.

c) Interior surfaces on wood-framed walls are 1/2" V-grooved mahogany ply except for 1/4" masonite on interior of closet or wardrobe walls. Select plywood paneling for brown rather than red tones, and match accordingly. This selection and matching also applies to 1/2" mahogany cabinet surfaces.

d) Doors: Use 1 3/8" mahogany ply hollow core doors except for: (1) 1 3/8" mahogany ply particle core doors to bedrooms and to baths, (2) 1 3/8" mahogany ply particle core doors with exterior glue for exterior doors of entry, bath # 3 and laundry, (3) paint grade 1 3/8" x 6'-8" hollow core doors to garage closets, (4) overhead garage doors are as detailed.

e) Cabinet work shall be custom grade per manual of millwork titled "Woodwork Institute of California". Faces of exposed cabinets shall be of 1/2" mahogany ply. Run grain vertically.

f) Exterior Siding. This is 5/8" exterior textured ply in Redwood or Cedar. Pattern is Texture 1-11 with grooves at 8" o.c. Face veneers shall be premium grade. Submit samples for Owner-Architect approval.

LAMINATED PLASTIC SURFACES: Counter top and splashes of kitchen and three bathroom lavatories. Submit samples for Owner-Architect approval.

ROOFING WORK: This work consists of providing and applying the following: (a) Garage roof--- Provide and install galvanized flashing as detailed. Caulk flashing joints with PKC 5,000. Apply a 4-ply membrane roof of 15 asphalt saturated felt layers mopped in with hot asphalt. Embed tan-colored rock into the surface. Submit rock samples for Owner-Architect approval. (b) House roof--- Cover the concrete roof (not eaves) with 1" of urethane insulation in such a manner as to receive a Neoprene-Hypalon Roof Coating as manufactured by GACO Western, Inc. The urethane shall be secured to the concrete roof so as to withstand the forces of 100 m.p.h. winds. Apply 1/16" sheet neoprene flashing to concrete roof curbs, fireplace wall flashing, roof vents and over construction joints. Cover roof surfaces with Hypalon coating (20 Mil) colored to a sample submitted by the Architect. Texture with coarse ground walnut shells. The surfaces to be covered with neoprene shall first be inspected and approved by Mr. Hobart of Hobart Brothers, San Francisco distributors for Gaco Products. All neoprene work shall be done in strict accord with the instructions of the manufacturer. The roofing contractor shall guarantee workmanship and materials of roofing and flashing against defects for a period of five years, and shall repair and replace said defects at no cost to the Owners. A letter to this effect shall be submitted to the Owners for approval prior to undertaking the roofing work. NOTE: SEE ALTERNATE #1.

SHEET METAL WORK: This includes ducts and caps for exhaust of kitchen, laundry, and pool equipment, sill flashing, and counter flashing, roof flashing, etc. Exclude sheet metal work connected with heating and plumbing. Galvanized sheet metal work shall be a minimum of 20 gauge. All flashing joints shall be sealed with PKC 5,000, rubber caulk.

CAULKING: This includes the treatment of all construction and flashing joints and excludes caulking of glass work. Use Rubber Caulk 5,000 color C-300 as manufactured by Products Research Company. Material shall be applied in strict accord with instructions of manufacturer.

INSULATION: Thermal insulation of roof is considered under "Roofing Work". Use 3 1/2" fiberglass foil-backed batts as manufactured by Zonolite to insulate the following: (1) the exterior stud walls of house, (2) walls and partitions containing plumbing pipes, (3) walls of baths # 2 and # 3, the boiler cabinet and shower walls. Apply 1/2" gypsum sound board to inside walls of bath # 2 and # 3. Apply 1/2" celotex sound board to the ceiling walls and doors of the boiler room cabinet. Apply 1" duct board insulation against the interior of the exterior block wall where heating elements occur behind the seat of sit pit tend tables. Apply black vinyl foam tape No. 570 (3/16" x 3/8") as manufactured by Norton to: (1) door frames of exterior wood doors and wood vents, (2) interior door frames of doors to baths # 2 and # 3, bedrooms, and W.C. door of bath # 1. Apply black vinyl foam tape No. 530 (1/8" x 3/8") to the floor and ceiling plate joints of walls to ceiling. Install sona pads manufactured by Dynasonic under all motor-driven equipment.

PAINTING: Furnish material and labor required to treat all interior and exterior wood (exclude interior ceiling surfaces), galvanized or prime-coated metal, and masonite as described under said work. When air-dried or kiln-dried material is delivered to the site, the General Contractor shall prime coat said material with clear "Chemstop for Wood" or an approved equal. Creosote wood where required.

Exterior Painting: (a) All exterior wood surfaces receive one coat of clear "Chemstop" plus a finish coat of semi-transparent stain as directed by the manufacturer, Olympia.

(b) Paint (2 coats) all exposed, galvanized or prime-coated metal such as flashings, vent caps, brackets, anchors, etc. The color shall approximate the color of adjacent materials.

Interior Painting: (a) Apply one coat of semi-transparent stain by Olympia to the following surfaces: mahogany ply surfaces, redwood surfaces, closet interiors,

drawers, shelves, etc. followed by a finish coat of semi-gloss varnish. Steel wool surfaces.

(b) Mahogany ply doors, refrigerator door, pulls, bath walls, drawer faces, wood cabinet tops, ledges, tables of mahogany ply, receive a second brush coat of semi-gloss varnish. Steel wool surfaces.

(c) Paint with 2 coats of flat enamel the visible surfaces of convectors, the doors to garage closet, and stipple the plastic of built light fixtures and Prescolite fixtures as directed by Architect.

HARDWARE: (a) Rough includes vent screens, nails, bolts, screws, anchors, brackets, angle irons, and such items necessary to construct the building.

(b) Finished hardware consists of door, vent, drawer and cabinet hardware and fittings. Supply and install all necessary door and cabinet hardware as specified or indicated on Drawings. No extra cost will be allowed because of changes or corrections necessary to facilitate installation of any hardware. The following hardware schedule is intended to cover all wooden doors and other moveable parts and to establish a type and standard of quality. The hardware supplier shall examine Plans and Specifications for this project, and furnish proper hardware for all openings whether listed or not. If there are any omissions in the hardware groups in regard to regular doors, they shall be brought to the Architect's attention for instructions prior to bid opening; otherwise the list will be considered as complete. No extra will be allowed. All keying shall be as directed by the Owners. All hardware finish is oil-rubbed Bronze, US 10B unless it is unavailable. Milled towel bars, paper holders and door pulls are provided by the General Contractor.

(c) Items: Butts, hinges, magnetic catches mfg. by Stanley, Mortise bolts mfg. by Ives # 155. Locks by Schlage, threshold and automatic door bottoms by Pemko.

Set # 1 (one entrance door) 1 1/2 pair butts 4 x 4 Fl91, lockset C51PD SPH/ply 3 1/2" BS, threshold # 141-B, automatic door bottom # 426N installed in head.

Set # 2 (two exterior wood doors) 1 1/2 pair butts 4 x 4 191, roller latch # 30 mfg. Glynn-Johnson, mortise bolt, wood pulls.

Set # 3 (doors to pool equipment) 2 pair butts 3 1/2" x 3 1/2" F 191 NRP., cabinet lock W361 by Strike, chain bolt S01055 US2C and foot bolt S01056 US2C by Stanley.

Set # 4 (six interior doors to rooms) 1 pair butts 3 1/2" x 3 1/2" F179, roller latch Ives # 336, mortise bolt, automatic door bottom mfg. by Pemko # 426N, wood pulls.

Set # 5 (wardrobe and closet doors) butts 3 1/2" x 3 1/2" F179, wood pulls, roller latch by Ives # 336 if door closes against a jamb; otherwise, use magnetic catch by Stanley # 45.

Set # 6 (eleven wood vents) Use continuous piano hinge by Stanley 2" open # 314 1/2 US10, window operator by Ives # 390, twist lock mfg. by RuCraft, Inc. - 707 Jones St. - Berkeley - Calif. (Telephone: 526-2550)

(d) Cabinet Hardware: Hinges # 332 US10, magnetic catches # 41 & 45, full extension drawer glides mfg. by KV # 1300 for six bottom bin drawers in kitchen cabinets, adjustable shelf strips and clips # KV 255 where required, one towel slide rack DV # 793.

(e) Specialty items include sunken garbage can, clothes rods, toilet paper spindles and overhead garage door hardware.

GLAZING WORK: The General Conditions apply to work under this section which includes all materials and labor for the installation of interior and exterior glass. Use required glass thickness and type for structural requirements of pane sizes. Assume wind gusts to 80 m.p.h. Glass shall be installed to comply with local and state codes and the NAAMM standards for clearances and setting dimensions. Glazing sealant shall be Rubber Caulk 5,000 color C-300 as manufactured by PKC. Final acceptance requires the work and materials to be free from defects such as leaks, rattles and dirt. Remove and replace scratched or damaged glass at no expense to Owners before final acceptance.

(a) Special Conditions:

1. Mirror in baths shall be 1/2" polished plate glass, copper-backed with ground edges. Secure to 1/2" plywood with metal clips or mastic. Provide and install two, 2' x 6' mirror on the back of a plywood door as directed by Owners.

2. Provide plastic light diffusers as detailed. Use 3/16" clear styrene pattern C-1 as manufactured by Panel Plastics, or equal. Submit sample for Owner-Architect approval.

3. Provide and install tempered glass doors to showers, type A-SD as manufactured by Agalite Bronson Company, or equal. Submit data for Architect's approval.

4. Provide aluminum sliding tempered glass door, series 700 (70x5x 6'-10 1/2") dark bronze finish manufactured by Arcadia, or equal by Kawaneer.

5. Provide aluminum casement windows anodized bronze series 60-105 manufactured by Palco or equal. Sizes are 3'-2 5/8" high by 1'-4 1/2" (both required).

6. Obscure glass at end of wardrobe # 1. Submit samples for Owner-Architect approval.

MECHANICAL WORK: The General Conditions apply to work under this division. Comply with rules and regulations of the National Electric Code, Uniform Plumbing Code, Uniform Building Code, Uniform Mechanical Code, the recommendations of the N.B.F.U., and local laws and regulations. These Plans and Specifications shall not be construed to permit work not conforming to these codes. The Contractor shall furnish without extra charge any and all additional material and labor when required by compliance with these rules and regulations though the work not be mentioned in these particular Specifications or shown on the Plans. The Contractor shall secure and pay for any and all permits, licenses, fees and inspections required. He shall make all arrangements for utility services, and pay all costs not covered by Utility Company. The Contractor shall visit the building site, take his own measurements and other information pertinent to a proper bid. No allowance will be subsequently made for any error or omission on the part of the bidder in this connection.

(a) Cutting and Repairing. All cutting for installation of the work and repair of all damage to work under other sections shall be included in work specified under this section. No cutting shall be done without the approval of the Architect. Said work shall be in conformance with the requirements of Title # 21 of the State Administrative Code, Section # 613 and # 617 (f). Repaired or replaced surfaces shall conform to the original condition of same and to the satisfaction of the Owners.

SPECIFICATIONS

SHEET NO. 9

M. M. Nov. 74

HOUSE FOR MR. & MRS. JAMES O'BRIEN 17-MILE DRIVE PEBBLE BEACH, CALIF.
MARK MILLER S A R C H I T E C T F L A N D E R S D R. C A R M E L , C A L I F.