

SPECIFICATIONS

For One Story Frame Dwelling Building

Mr. and Mrs. Eugene Boone Owner

Lot # 7, Block 4 of Tract 28 Street

Place San Luis Obispo State California

Prepared by

SOUTHERN PACIFIC MILLING COMPANY

Not Architects

GENERAL CONDITIONS OF THE CONTRACT

DEFINITIONS: The Contract Documents consist of the Agreement, the General Conditions of the Contract, the Drawings, and Specifications, including all modifications thereof incorporated in the documents before their execution. These form the Contract.

GUARANTY BOND: The Contractor shall, within ten (10) days after signing the contract, if so required furnish the Owner with a bond, with acceptable sureties, in a sum equal to not less than 50 per cent of the contract price of the work, guaranteeing the faithful performance of his contract and against loss to the Owner by reason of any lien.

If such bond is required by instructions given previous to the submission of bids, the premium shall be paid by the Contractor; if subsequent thereto, it shall be paid by the Owner.

WORKING DRAWINGS: The Contractor shall keep one complete copy of the working drawings and specifications on the work, in good order, available to the Owner and his representative.

All drawings, specifications, and copies thereof are instruments of service and as such are the property of the Southern Pacific Milling Company, and with the exception of the recorded set are to be returned to them at the completion of the work.

DIMENSIONS: Figures given on the drawings shall govern scale measurements and larger scales shall govern smaller scales.

The Contractor shall check and verify all dimensions before commencing the work.

SURVEYS: The Owner will establish, at his own expense, the corners and lot lines of the premises and establish a datum from which the finish grade and finish floor levels shall be determined.

The Contractor will locate and stake out at his expense, all work in accordance with the drawings and shall be responsible for the accuracy of such measurements.

PERMITS: The Contractor shall secure at his expense all necessary permits and licenses for the full operation of the work. He shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work.

LICENSES: Each Contractor and Subcontractor will be required, if the Owner so requests, to show sufficient proof that he is licensed, by the California State Contractors License Bureau, to do the work called for in his part of the contract.

BUILDING LAWS AND ORDINANCES: All materials and construction shall conform to all applicable state, county, city or governmental authority, laws and ordinances and the latest edition of the National Electric Code.

OWNERS LIABILITY INSURANCE: The Owner shall be responsible for and at his option may maintain such insurance as will protect him from his contingent liability for damages for personal injury, including death, which may arise from operations under this contract.

CONTRACTORS LIABILITY INSURANCE: The Contractor shall maintain such insurance as will protect him from claims under workmen's compensation acts and from any other claim for damages for personal injury, including death which may arise from operations under this contract, whether such operations be by himself or by any Subcontractor or anyone directly or indirectly employed by either of them. Certificates of such insurance shall be filed with the Owner, if he so requests, and shall be subject to his approval for adequacy of protection.

FIRE INSURANCE: The Owner shall effect and maintain fire insurance upon the entire structure of this contract to at least eighty percent of the value thereof and the loss by fire, if any shall be payable to the Owner and the Contractor in proportion to their interests.

MATERIALS AND WORKMANSHIP: Unless otherwise, stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, scaffolding, transportation, and other facilities necessary for the execution and completion of the work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of good quality.

DEFECTIVE OR IMPROPER WORK: Any work or material of inferior quality or not in accordance with the contract documents shall be promptly removed and replaced by approved materials and workmanship. All condemned material shall be immediately removed from the premises.

CLEANING AND REFITTING: The building and premises must be kept free from all surplus material, dirt and rubbish at all times. At completion of the work all paint spots must be removed from floors, walls, etc., and all doors and windows refitted where required.

S P E C I F I C A T I O N S

SCOPE OF WORK: The material and work, contemplated by the Contract Documents, which include the Agreement, the General Conditions of the Contract, the Drawings and these Specifications, is all material, labor, equipment, transportation, etc., necessary for the proper execution of the work as shown or described therein.

CLEARING SITE: Contractor to include in his bid the clearing of the site of all obstructions necessary for the purpose of this contract.

EXCAVATION AND CONCRETE WORK: Make all necessary excavations for foundation footings, piers, basement and area walls, concrete walks and driveways, etc., where shown or indicated on plans and details. All to be of size and depth shown but in no case shall foundation be set on filled earth. Thoroughly water-settle all soil before pouring concrete.

Forms for concrete shall be constructed of surfaced and sized material and shall conform to shapes, lines and dimensions of Foundation plan. Studs or stakes to be spaced not over 24" centers and are to be wired and/or stripped and braced to prevent any sagging, spreading or listing during pouring of concrete. They must also be sufficiently tight to prevent excessive leakage of the mortar and finer aggregates. Rough side of form sheathing is to be placed next to concrete where same is to be plastered and all forms are to be wet down thoroughly before pouring. All openings for foundation vents and foundation manhole doors to be framed out and provided with the necessary lurring. Provide concrete pit for floor furnace, allowing 4" clearance on sides and back, and 6" under.

Concrete for all footings, walls, piers, floors, steps, etc., shall consist of one part of an acceptable brand of Portland Cement, three parts fine aggregate and five parts coarse aggregate. Cement shall be from a reasonably fresh shipment and in no case shall cement be used which has reached a temporary set. Sand or finer aggregate shall be screened and washed and shall consist of clean, hard, durable, uncoated grains, free from injurious amounts of foreign substances. Water to be clear and clean, direct from the available water service and shall be used not to exceed eight gallons of water to one sack of cement. Concrete to be machine mixed for a period of not less than one minute after all ingredients are in the mixer and is to be conveyed to the point of deposit in a manner that will prevent the separation of the mortar from the coarse aggregate. Concrete must be of a consistency that will flow into forms evenly and around reinforcements and must be thoroughly compacted to insure against the appearance of voids when forms are stripped. All concrete to be wet down twice each day for a period of one week after pouring.

REINFORCING

of round or square new deformed Bars spaced as shown.

GRADING: Immediately after removing forms, back fill against all footings and piers and water-settle the fill. Grade under building to be kept uniformly to grade shown and all surplus earth to be distributed as per Owner's instructions.

CONCRETE FLOORS, WALKS AND STEPS: Where shown to be of size and thickness indicated, and graded to drain or otherwise as shown. Concrete for base to be same as specified for foundation, thoroughly tamped to proper elevation to receive top finish.

Top finish to be applied as dry top, consisting of equal parts of clean, sharp, fine sand and cement, applied as soon as base has reached a temporary set and troweled to a true, smooth, dense surface. Laundry floor shall be screeded and finished smooth with a steel trowel to receive Linoleum floor.

All concrete floor finish to be kept continuously wet for a period of one week.

PATENT FLUES: All patent flues where shown shall be of size and height shown and are to be constructed and installed in accordance with Section 3704 of the 1937 edition of the Uniform Building Code.

GAS VENTS: To be constructed and installed in accordance with Section 3703, of the 1937 edition of the Uniform Building Code.

BRICKWORK: Fireplace stack to be laid up of first grade well burned common red brick, with lime and cement mortar consisting of 1 part cement, 3 parts of lime putty and 3 parts of clean sharp sand. All joints to be shoved and slushed to a full Bed of mortar and struck off flush. Provide and install 9" x 17" Terra Cotta flue lining and all reinforcements. Brick Rowlock to be Standard size, vitrified Brick savers, laid with joints of light natural mortar and joints tooled with a steel tool to a smooth surface.

FIREPLACE: To be constructed of size and design shown on plans and details, all in accordance with the Section 3706 of the 1937 edition of the Uniform Building Code.

FIRE-BOX: To be one #3CH⁴ Heatilator, complete with necessary 5" x 12" side grilles. Entire unit to be elevated from floor of fire box on one row of fire brick.

~~Provide~~ install cast iron floor dump and cast iron clean-out door in outside wall of stack.

Hearth to be not less than 20" wide and to extend not less than twelve inches beyond each side of opening. Hearth to be of Roman Brick.

TILEWORK: All tilework where shown or indicated to be placed in accordance with Specification K 30 of the Associated Tile Manufacturers, and all tile to be of standard pattern and quality, all of color selected by Owner.

SCHEDULE OF TILEWORK: No tile work except one row of $4\frac{1}{4}$ " tile around top of Bathtub, same to extend up and around fittings.

Shower to have tile floor of 3" hexagon satin finish semi-vitreous tile and Base to be $4\frac{1}{4}$ " Bullnose Base. Same to extend up and over curb. All tile to be of color and pattern as selected by owners.

BUILT-IN ACCESSORIES: The following built-in white china accessories shall be furnished and set in locations designated by Owner.

1-18" Towel Bars and Brackets in Lavatory.

2-24" Towel Bars and Brackets in Bathroom.

2- $4\frac{1}{4}$ " x 6" Combination Grab Bar and Soap dish (dripped Type) one in shower, and one over tub.

1- $4\frac{1}{4}$ " x 6" Soap dish at sink (dripped Type).

2-6" x 6" Toilet Paper Holders.

2-Robe Hooks, one in Bath and one in Lavatory.

All accessories to be cement-in type except bars for Lavatory.

ORNAMENTAL IRON: None.

FRAMING: All structural members of the building to be framed and joined together in a workmanlike manner, using domestic wire nails of the proper size throughout. Double all floor joist at front and rear of building, and under bearing partitions. Provide solid bridging at ends of joists and over girders and 2" x 3" Herring Bone bridging in all spans in excess of ten feet.

Truss all ceiling joists and rafters as shown on plans or where the span exceeds the maximum allowance span as shown in Section 3203 of the 1937 edition of the Uniform Building Code.

Double all studs at all door and other necessary openings and double all opening headers. Truss all openings in excess of four feet, placing all header members on edge.

Provide fire stops in all walls, so placed that the maximum dimension of any concealed space is not over seven square feet, and double all top plates. Also provide 45% bracing in all exterior corners and all main cross walls. Foundation to have 45% bracing at corners and cross bracing at each row of piers.

Provide grounds at top of all wainscoting and at all necessary openings and proper backing at all angles.

EXTERIOR WALLS: Not to be sheathed. See Plastering Specifications.

INTERIOR WALLS AND CEILINGS: Of all rooms, to be lathed and plastered as provided for in Plastering Specifications.

SUBFLOORS: Subfloors throughout to be of 1" x 6" #2 Douglas Fir S1S1E, laid diagonally and double nailed at each joist with two 8d common nails. An additional subfloor of 1/4" Douglas Fir Plylock shall be laid under linoleum. / All subfloors to be covered with one thickness of two ply building paper. except under laundry floor.

FINISHED FLOORS: All finished floors, other than those marked linoleum or tile, to be of 1/2" x 2" #1 Common Red Oak. Flooring for Living Rooms to be selected, using the poorer grade in less important rooms.

All oak floors to be machine sanded to a true, even surface and to be finished with one coat of paste filler, and two coats of wax, polished to a uniform finish.

ROOFING: Roof to be sheathed with 1" x 4"-#2 D.F. SISIE spaced 9" on center and double nailed to each rafter with 8d common nails. Shingles to be 5/2 x 16" #1 Cedar Shingles laid 4 1/8" to the weather in regular courses, using 2-3d dipped galvanized nails to each shingle. Ridges and Hips to be nailed with 4d dipped galvanized nails. Double starting shingles.

ROUGH HARDWARE: Contractor to supply all rough hardware, bolts, anchors, nails, etc., as indicated and such as is necessary to secure all structural members in the customary manner.

FINISH HARDWARE: Contractor to allow the sum of \$85.00 /Schlage for the purchase of Finish Hardware, not including the placing of same; Owner to have the privilege of selecting such hardware, to the extent of the allowance. An allowance of \$25.00 for the purchase of garage hardware is to be made. Lawrence Overhead.

LINOLEUM: Contractor to allow the sum \$2.00 per square yard for the purchase and laying of linoleum in room indicated on plans. Owner to have the privilege of selecting the linoleum to the extent of the allowance. All linoleum, after laying shall be given a gasoline wash and one coat of wax polished to an even surface. Provide and install Drainboard and splash and top and backs of Inlaid Linoleum with Chrome edgings, moulding, etc. Also provide 3/4# felt under Linoleum of laundry floor.

SHADES:None Contractor to provide and install oiled window shades of good standard quality on all windows. Provide combination brackets.

VENETIAN BLINDS: To be the equal of Ry-lock Blinds, except garage window, complete with cornices and curtain rod holders and operating mechanism. Provide special cornices to receive fluorescent tube lighting fixtures as detailed.

LUMBER: All of the framing lumber throughout the building shall be of the size, kind and grade hereinafter specified, all surfaced and sized to the usual dimensions.

Wall Caps	(on footings)	2" x 6"	Foundation Rwd.	S1S1E.
" "	(on piers)	2" x 6" x 6"	" "	"
Posts	(or piers)	4" x 4"	" "	"
Girders	(over piers)	4" x 6"	#1 Doug. Fir,	"
Floor Joists (1st Floor)		2" x 6"	#1 " " ,	S1S1E, 16" ctrs.
xxxxxx	xxxxxx			
" "	Bridging		#1 Doug. Fir S1S1E,	solid at ends of joists and over girders and main supports.
Subfloors		1" x 6"	# 2 Doug. Fir, S1S1E,	laid diagonally.
Studding (1st Sty)		2" x 4"	#1 Doug. Fir, S1S1E,	16" ctrs.
xxxxxx	(2nd Sty)		and 2" x 6"	
Ceiling Joists		2" x 4"	#1 Doug. Fir, S1S1E,	16" ctrs.
Backing & Furring		2" x 4"	#2 Doug. Fir,	" "
Rafters		2" x 4"	#1 " " "	, 24" ctrs.
Hip, Valley Rafters		2" x 6"	#1 " " "	" "

EXTERIOR MILLWORK: All exterior trim or exposed millwork shall be in accordance with elevations and details and unless otherwise noted, shall be of clear Heart Redwood. All exterior door frames, window frames, etc., except for interior trim and sills to be constructed of Clear Douglas Fir, with all joints primed during manufacture and all exterior frames to be primed back and front before setting as provided for in Painting Specifications. Where exterior walls are plastered, all door and window frames and other necessary trim is to be caulked with Johns-Manville Caulking Putty.

SASH:

DOUBLE HUNG WINDOW FRAMES: All per detail. Sash to be hung on Graves sash Balances, two to each sash more than 2'6" in width. Where it is impossible to use side Balances, overhead balances are to be used.

OTHER FRAMES:

EXTERIOR DOOR FRAMES: As per detail with rabbeted Douglas Fir jambs and oak sills and oak threshold.

FOUNDATION VENTS: As indicated on foundation plan of 1/4" sq. mesh galvanized screen, set in metal frames.

FOUNDATION ACCESS DOOR: 24" x 18" with wood frame and panel of 1/4" mesh screen.

SCREENS: On all double hung windows of Ponderosa Pine with 16 mesh ~~galvanized~~ wire, rolled in.
Bronze

INTERIOR MILLWORK: All to be of clear, kiln dried Douglas Fir, free from pitch pockets and other imperfections, with all flat surfaces mill sanded. All to be in accordance with interior details.

All interior millwork, which is to be placed before plastering is to be primed before placing.

INTERIOR DOOR FRAMES: To be 1-1/16" in thickness, with 1/2" stops, to be applied.

INTERIOR TRIM: All as per details - "No picture mould required."

ALL DOORS: As per schedule. To be solid ovalo sticking.
Round corner base shoes; Provide and Install wood round corner Base Shoes in all corners.

PAGE EIGHT

MIRRORS: Furnish and Install plate glass mirrors as shown with screws and white metal rosettes.

WINDOWS: To be 1-3/8" thick of Ponderosa Pine, all as per schedule.

GLASS: All glass unless otherwise indicated to be Libby Owens, flat drawn, single strength "B" quality, properly glazed with primeless putty.

Hollywood Jr.

SCREEN DOOR: To be ~~combination glass and screen~~ as shown.

KITCHEN CASEWORK: To be ~~the equal of~~ Mill Fabricated ~~quality~~ as detailed.

COOLER: None.

~~SHOE RACKS~~ ~~EXISTING~~ ~~install~~ ~~Dura Steel #826 shoe racks~~ ~~where indicated on plans.~~

MEDICINE CASE: One # 3616 "Kromelite" Tyre Bros. Medicine Case in Bath with side lights and one # 633 Tyre Bros. Medicine Case in Lavatory, Each 14" x 24" R.O., and with Plate Glass Mirrors and Plate Glass shelves.

CHIMES: One Style A-100 "Nutone" single tone chimes installed in Kitchen with rear door announcement only. Provide niche in entry 12 1/2" x 18 1/2" and wired for future installation of Style B-Junior "Nutone" chimes, also wire for push button at front door.

BREAKFAST NOOK: None.

SOFFIT LIGHT RECEPTACLES: To be Dura Steel Flush Ceiling Receptacles, over sink to be #1300C R.O. 9" x 9" and at front door to be #1310 R.O. 10" x 10".

~~MILK RECEPTACLES~~

MAIL BOX: One #911 Dura Steel "Colonial".

KITCHEN VENT: To be One #1210 Dura Steel Electric Ventilating Fan with 6" g.l. extension through roof and capped.

CLOTHES CLOSETS: To be provided with 1" x 5" hanging strip, 1" x 16" shelves, and 1-3/8" round clothes poles.

IRONING BOARD: Where indicated to be Wood, swivel type.

WARDROBES: To be as detailed with Sav-A-Space sliding door hardware and track. Drawers shown are to be behind doors and side Hung. Wardrobes to have 3/8" T&G Red (PAGE NINE) Tennessee Cedar backs.

EXTERIOR PLASTERING:

Foundation for exterior plaster to consist of the following:

(1st) Stretch 18 Ga. smooth wire on studs spaced 6" horizontally securely nailed to each stud.

(2nd) Cover entire wall surface with one thickness of 15 lb. asphalt saturated felt, applied shingle fashion, lapping 2" at horizontal and 6" at vertical laps.

(3rd) Over the felt stretch 18 Ga. 1" mesh stucco netting, galvanized after weaving, securing at each stud and 8" vertically with "Gem" furring nails. Netting to be lapped 2" at horizontal and 4" at vertical laps and tied between studs with smooth tie wire. Reinforce all angles and corners with 4" strips of metal lath, under netting.

First coat of plaster to be applied with sufficient force to thoroughly imbed the netting in the mortar and form a solid mass from netting to felt. This coat to consist of one part Portland or plastic cement to 2-1/2 parts clean, sharp, screened sand, all parts by volume. This coat to be thoroughly cross scratched and permitted to cure for a period of one week, being wet down each day.

Second coat to be 1/2" thick consisting of one part Portland or plastic cement and three parts clean, sharp, screened sand, all by volume. This coat is to be floated to an even finish of texture as directed.

Third coat shall be applied as a wash coat consisting of equal parts by volume of cement, hydrated lime and sand. Should one coat fail to present an even finish the Contractor will be required to apply a second washcoat.

INTERIOR PLASTERING:

All interior walls and ceilings to be lathed with 5/16" Rock lath applied in accordance with Manufacturer's printed instructions. Over lath apply 4-27" wide strips of stucco netting on living room ceiling and 3-27" strips of same on dining room ceiling, run opposite to long edge of rock lath. Also apply 27" wide strips of same at center of wall space completely around living and dining rooms. Suitable backing shall be provided at all angles and no lath is to be run behind studs from one room to another. All angles of walls and ceilings and all openings where bull nose plaster finish occurs and where jambs are gained out for metal lath reinforcing to be reinforced with strips of 2.2 expanded metal lath. Metal to extend out from angles at least 3 inches. All exposed corners or angles where white coat or troweled plaster occurs or where bull nose finish does not occur, shall be provided with metal corner bead.

Laundry, Lavatory,

/ First coat of interior plaster in all rooms except Kitchen, Bath, and ~~Bedroom~~ ^{Rear Hall}, shall consist of any or the standard brands of Hardwall Plaster, from a reasonably fresh shipment from factory and clean sharp sand, in the proportion of 18 shovels of sand to one sack of Hardwall. This coat to be applied with sufficient force to secure a good key between and behind lath and to form a coating at least $\frac{3}{8}$ inch over face of lath.

Second coat of interior plaster shall consist of a standard brand of Interior Stucco, and shall be applied as a texture coat, of color and texture selected.

Laundry, Lavatory and Rear Hall

Walls and ceilings of Kitchen, Bath ~~and Bedroom~~, shall first have a brown coat of Hardwall plaster, as specified hereinbefore for first coat. Second coat shall consist of lime, putty and Hardwall plaster in equal proportions applied as a skim coat. Third coat shall consist of Keene cement and lime putty in equal proportions, and shall be bedded into second coat before second coat has reached a temporary set. This coat to be troweled to a true, even surface.

All interior plastering when finished shall be a full $\frac{3}{4}$ " thick, measured from back of lath.

PLUMBING: This specification is intended to provide for a complete system of hot and cold water supply, drainage, vent pipings, gas piping, etc., for all fixtures shown or indicated on plans. All fixtures indicated or specified are to be furnished and installed, complete with all connections and fittings.

All materials and workmanship shall conform to the Rules and Regulations of the City of San Luis Obispo, and shall be done under the supervision of the Plumbing Inspector of said city.

This Contractor shall pay all fees and obtain and pay for all permits for sewer, water and gas connections and such other fees or permits as are necessary for the complete performance of this contract, including the cost of opening and closing streets, etc.

Run a line of $\frac{3}{4}$ " pipe from water meter to Hose Bibbs and all fixtures except branches to basin and toilet which may be $\frac{1}{2}$ ". Provide shutoff in main line at entrance to building. Provide and install brass hose bibbs where indicated.

All waste lines under building and to a point 3 ft. outside of building to be of cast iron, properly caulked and leaded. Waste line for closets to be four inch, with not less than two inch for other fixtures. Provide accessible clearouts of the same size as pipes in all horizontal runs of waste lines and at base of vent risers. Provide for the future installation of a water softener including all pipes, drains and etc necessary. Installation shall be planned so that soft water shall be supplied to all faucets or fixtures except hose bibbs and toilets, which shall receive hard water.

Each fixture shall have a separate trap and vent, all in accordance with local sanitary requirements.

Provide and install a four inch line of terra cotta pipe, connecting with cast iron waste at a point 3' outside of building and extending to and connecting with city sewer. Pipe to be of best quality, hard salt glazed terra cotta pipe.

Provide and install the proper connections from gas main to all points indicated for gas on plans. Pipe to be black wrought iron pipe and gas outlets to be provided with heavy lever handle gas cocks. All pipes to grade upward from meter and no pipes shall be smaller than 3/8".

SHEET METAL: All valleys and all flashings in connection with the roof, chimneys, exterior openings, etc., and all metal gutters and down spouts shall be of 26 Ga. galvanized, copper bearing iron. G.l. Gutter to 3 1/2" x 3 1/2" as shown with 2" x 3" G.l. Down Spouts. All sheet metal including gutter, to be primed on all surfaces with red lead and oil before installation.

SCHEDULE OF FIXTURES: All Plumbing fixtures to be the equal of the following Standard fixtures, complete with all the usual connections.

WASH TRAY: One set, 2 section P7580 "Montrose" Enameled Trays with B926E Swing Spout faucet, and with 1 1/2" washing machine "P" Trap.

TOILET: One F2045 "Compact" Closet with white church Regal Seat #C214 in bathroom, and one F2100 "Cadet" closet with white #10 "Climax" seat in Lavatory. Both with 1/2" single stops and supplies.

LAVATORY: One D708A 24" x 20" "Shelley" Briggs Beautyware Basin in Bathroom, complete as shown and one D722A "Emerson" Briggs basin 19" x 17" in lavatory, complete as shown. Both acid resisting.

BATH: One -P2227K Master Pembroke tub, complete as shown with B438 lever operated pop-up drain.

SHOWER: One B170 Shower Combination with Boyd Ball joint Head and 1 1/2" Brass drain and c.p. Top.

SINK: One P7015 "Custom Line" 32" x 21" x 8" A.R. flat rim sink complete as shown with B989 Crumb cup strainers.

WATER HEATER: One 30 Gallon Day and Night "Crest" automatic gas storage water heater.

FLOOR FURNACE: To be One #40FFF Payne or Equal Floor Furnace with thermostat control and with furnace vented through roof and capped.

ELECTRIC WORK: All electric work in connection with this contract and all materials shall be in conformity with the rules and regulations of the National Board of Fire Underwriters and any local codes effecting the work, as well as those of the local power Company.

Panel boxes shall be ADF flush type or equal and shall be located as designated on plans. Service wires shall extend from panel box through rigid conduit to a convenient outlet on outside of building ready for connection by power company. Provide and install Multibreaker panel box.

The total connected load of any lighting circuit shall not exceed 1000 watts; lighting circuits shall be as evenly balanced as possible and wires for lighting circuits shall not be smaller than 14 gauge. Convenience outlets shall be wired with 12 gauge wire on separate circuits from lighting, with not more than eight outlets on any one circuit. Provide and install 48" Fluorescent lamps complete with reflectors as detailed.

Convenience outlets shall be duplex Hubbel 9595 or equal and switches shall be heavy duty, best quality, tumbler type of a quality equal to Hubbel 8801, combined in gangs where indicated on plans.

Run #18 cotton covered bell wire from ~~front and back~~ back doors to transformer in electric panel box and provide push button at ~~each~~ door. ~~Bell and buzzer to be located in kitchen.~~ Chimes are located in kitchen. Provide wiring for future connection to chimes in entry.

Provide and install the required wiring for such special fixtures as Electric ~~Water Heater~~, Refrigerator, etc., where indicated on plans. Range

Radio Antenna shall be brought up into attic and carried to a point as designated. Ground wire to be connected to water pipe and extended to aerial lead and ground receptacle as indicated.

An allowance of \$75.00 is to be made for the purchase and setting of Electric Fixtures, subject to the selection by Owner.

PAINTING: The Painting Contractor will care for the finishing of all treated surfaces throughout the building. All materials specified by name of manufacture shall be delivered to the building in the original containers, and they shall remain unopened until approved by the Owner. No paint or varnish shall be reduced in any way except as necessary and only with pure substances. All paint to be Pittsburgh Plate Glass Company or an approved equal.

The Contractor will supply all necessary tools, scaffolding and labor necessary to satisfactorily complete the work and shall supervise the job personally or place the work in charge of a competent superintendent.

All workmanship shall be the highest quality, surfaces evenly covered without brush marks, ropes or sags perceptible. All nail holes and checks shall be puttied flush after the first coat with a high grade tinted to match the finish of the applied. All colors subject to the Owner's selection.

All woodwork, plumbing fixtures, hardware, floors and other installations adjacent to painting shall be properly cleaned at the conclusion of the work. Likewise the glass, throughout the building shall be washed and polished on both sides. Glass which is marred or scratched during the cleaning shall be replaced at the Painter's expense and he shall do all necessary touching up as required.

Precaution shall be taken to properly protect the premises against fire.

SCHEDULE OF PAINTING INTERIOR:

All walls finished in putty coat and kitchen and other casework, also all exposed interior trim, shall receive one prime coat of flat and ~~two finished coats of enamel~~ one coat of $\frac{1}{2}$ flat $\frac{1}{2}$ enamel and last coat of enamel.

The edges, under side ^{and top side} of shelving, and backs of all cases will also be finished in this manner, ~~and the top side of all shelves are to be finished with enamel and oil~~

EXTERIOR PAINTING SCHEDULE:

All exterior woodwork, shall receive three coats of Patton's Sunproof Paint or approved equal in accordance with the manufacturer's specifications. The screens will also be painted three coats, and the Painter will prime all exterior window and door frames before being placed by the Contractor.

Roof to have ^{one} ~~two~~ coats of an approved shingle stain.

SEPARATE GARAGE:

When shown on plans is to be constructed in general conformity with principal building.

SKYLIGHT: Provide and install one 26" x 36" skylight in rear of laundry room, well to be perpendicular to roof rafters and sheathed inside with $\frac{1}{4}$ " D.F. Plylock and painted white. Glass in skylight to be ribbed glass.