

## GENERAL SPECIFICATIONS.

Of material and labor to be used and employed in the erection of a two story and basement frame building, to be erected on the S. W. Cor. of Healdsburg Av. & Benton St. in the City of Santa Rosa, County of Sonoma, State of California, for James W. Oates, Esq., in accordance with these specifications, and the accompanying drawings, made for same by Brainard Jones, Architect 910 1/2 Main St., Petaluma, Cal.

The erection and completion of the building and works, will be done under the personal direction and supervision of the Architect, who will interpret and make plain any part of the drawings or specifications over which any discussion or misunderstanding may arise.

No subcontracts let without consent of the Architect.

These specifications and the accompanying drawings are intended to co-operate, so that what is shown on one, and not on the other, shall be considered, and understood to be set forth in both, to their obvious meaning and intent. They are intended to embrace all material and workmanship, necessary to the erection and completion of the building in all its parts, excepting as otherwise noted.

The entire work is to be carried out as shown, described or reasonably implied as set forth in the drawings and specifications which are to be strictly adhered to and no deviation made from same, without the full knowledge and consent of the Owner.

Any change that may be made, shall in no way violate, or vitiate any contract, or contracts that may be made, but the amount of said change, after it shall have been agreed upon between the Owner and Contractor, and the particulars of same set

forth in writing shall be added to or deducted from the contract price, as the case may be, and in no case will the Owner pay, or become liable to pay for extra labor done or material furnished, unless the particulars of same are set forth in writing as above.

The Contractor shall give his personal attention to the work as it progresses, and shall afford every facility to the Owner, and Architect to inspect the work at any time, in case of neglect or failure on the part of the Contractor at any time, to supply material and labor to properly forward the work, the Owner shall have power to supply such material and labor as may be needed, and to deduct the cost of same from the contract price.

The Contractor will inspect the site, and will take into consideration the condition of ~~XXX~~ same, as no extras will be allowed for labor or material that may be necessary to perform the work as shown and described, the grades shown are approximate, some of filling shown on drawings, is now in place.

The contractor will take out and pay for all necessary permits, will keep danger lights burning at any material piles, or other points necessary, will conform with all local ordinances, will be responsible for all accidents and will hold the Owner free from all responsibility until the works agreed to be performed shall have been completed and accepted.

The Contractor will do all cutting for and make good all work necessarily disturbed by the plumber, furnace fitter, or other craftsmen, and will assist the concrete worker in laying out the work and in getting levels.

He will follow drawings and specifications, (figures to have preference over scale measurements, will verify all measurement of plans and details at the building, and in case of any error will immediately notify the Architect, who will make the necessary



corrections.

No payment on account of the work at any time, while the same is in course of construction, shall be considered as an acknowledgement that any or certain portions of the work has been done in accordance with the plans and specifications, nor shall any portion of the work be accepted, until the whole has been completed. The Architect may cause to be removed at any time before the final acceptance of the work, any material or workmanship that does not comply with the requirements of the specifications and drawings.

#### DIMENSIONS.

Of the building and works are to be obtained from the drawings accompanying these specifications, comprising ten sheets, numbered from 1 to 10 inclusively, and from scale and full size detail drawings that will be furnished as the work progresses.

#### EXCAVATE.

For basement, walls, piers, chimney bases, etc.; the surplus earth removed from same to be levelled off inside of building lines. Filling as shown, will be done by Owner.

#### CONCRETE.

Walls run as shown, dimensions as figured, piers as shown and figured, chimney bases to be as shown, same depth as walls.

The concrete to consist of one part Portland Cement, Standard Co's. brand, to six parts clean gravel, to be thoroughly mixed, turned twice dry and twice wet, broken rock, clean and hard, of a size satisfactory to Architect, to be added, all well tamped into trenches and cribbing and all as directed. The manner of laying follows, lay 4" layer of concrete in bottom of trench, on this lay a layer of approved rock, spread about 2"

apart, well tamped in place, on this lay next layer of concrete so as to entirely cover the rock and proceed in like manner, no rock to come in contact with those adjoining, all walls and piers brought up level and true.

Basement walls to have footing as shown, for concrete floor to lap on. Entire surface of inside face of basement walls, as well as all exposed portions of concrete walls, to be plastered with cement mortar, composed of  $1/2$  sand and  $1/2$  same cement as above, put on  $1/2$ " thick trowelled smooth.

Cellar (basement) floor - Entire floor space of heater room (about 13' X 23') to have concrete floor, 4" thick, well tamped, composed same as balance of concrete, except no broken rock, entire surface of this floor, to have top dressing same as inside basement walls, trowelled smooth, all as directed.

#### MORTAR AND BRICK WORK.

The mortar throughout for brick work, to be good rich mortar, composed of clean sharp sand, Roach Harbor (or other approved brand) lime, and Portland Cement Standard Co's Brand, in the proportions of 1 bbl. of lime to the ton of sand and cement added when mortar is being tempered and used in the proportion of one part cement to four of lime, flush all joints and courses full of mortar.

#### BRICKWORK.

Chimneys built as shown, flues to be 8" X 8" and 8" X 12" in clear, well pargetted,- use best stock brick at outside chimney and at inside chimney above roof line. Elsewhere use McNear building brick, or other brick satisfactory to Architect, well laid in mortar composed as before noted, joint and courses



slushed full of ~~on~~ mortar, joints neatly struck. Terra cotta thimbles where shown, size directed, at heater, 6" diameter, elsewhere with tin covers. Clawson patent 6" T.C. flues, with Galv. I. jackets where shown.

#### FIREPLACES AND TILING.

Fireplaces at Living room and Entrance hall, to be as shown of Red Pressed Brick, joints tuck pointed with red mortar, McNear brick lining, ash pits as shown, with double iron lids at hearth, cast iron 10" X 14" doors at bottom. Clawson patent arch bars at these two fireplaces.

Wash down fireplaces at completion, with acid solution.

Set gas log at Dining Room, provided by Owner. Build brick fireplace at same as shown, on sheet iron plate.

Pressed brick hearths at Living Room and Entrance hall, tile hearth at Dining Room. also tile opening at gas log, to be unglazed Encaustic Tile laid in cement, 2" X 6" at hearth 4" X 4" at tile opening, colors to suit Owner.

Lay proper cement foundation for hearths.

#### TIMBERS AND FRAMING.

All lumber and framing timbers, unless otherwise stated, to be best No. 2 Oregon Pine and Redwood, well cut, fitted and framed together and nailed and spiked, with such sizes and numbers of wire nails and spikes as will be required to make a strong substantial frame, and as may be directed by the Architect.

First Floor 5' above level of filling as shown.

First story 9' 7 1/2" in clear.

Second story 9' in clear.

Attic floor to lower edge of ties 6' 7".

Wall plates	No. 1 Redwood	2" X 8"
Pier blocks	" " "	2" X 12"
Cross "	" " "	2" X 6"
Underpinning	" 1 Oregon Pine	2" X 6"
" bracing	" 2 " "	2" X 6"
Posts on piers	" 1 " " 4"X4" & 6" X 6"	
Outside sills	" " " "	4" X 6" flat
Cnter sills	" " " "	as figured
Porch sills	" " " "	" "
Sills and plates at	" 2 " "	2" X 4"
walls and partitions.	" " " "	2" X 4"
Studding	" " " "	2" X 3"
Closet Studding	" " " "	2" X 4"
Door and window headers	" " " "	2" X 12"
and trimmers, double	" 1 " "	2" X 12"
Lintles at sliding doors	" " " "	double 2" X 12"
Porch lintles	" " " " three pieces	2" X 12"
Main porch lintles	" " " "	2" X 10"
First floor joists	" " " "	3" X 12"
Second floor joists at	" " " "	2" X 12"
Living room span	" 1 " "	2" X 8"
Second floor joists elsewhere	" " " "	2" X 4"
Attic floor joists	" " " "	2" X 6"
Ceiling joists 1 story part	" 2 " "	2" X 4"
Porch joists	" " " "	2" X 6"
Common rafters, one story	" 2 O.P.	2" X 4"
part, and at steep pitched		
roofs		
Common rafters flat pitch	" 2 Oregon Pine	2" X 6"
of main roof	" " " "	2" X 6"
Hip rafters		



Dormer rafters	No. 2 Oregon Pine.	2" X 4"
Collar ties	" " " " every pair	2" X 6"
		main rafters

Second floor and attic floor, joists and all studding, elsewhere if necessary, to be mill sixed.

Posts in basement to be dressed, girders at basement dressed.

Double, block, and spike together, joists at end of building.

All joists and studding throughout the building except otherwise noted, to be set 16" centers, this applies to all timbers where to be lathed.

Underpinning set 2' centers, rafters at flat pitch roof, and at roof one story part set 2' centers, rafters at steep pitch main roof, set 16" centers, joists at 16" centers.

Double all joists that come under bearing partitions.

2" X 12" O.P. No. 1 ceiling joists at front porch.

Double brace all corners of foundation and main building, brace both ways at wide spans of sills.

Second floor joists at Living Room span, set 12" centers, at Library span same.

Bridge solid at ends of joists, both floors, run three rows of herring bone bridging in second floor joists at living room, two rows elsewhere between bearings second floor joists, at long spans, one row at short spans.

Run a line zig-zag bridging in all inside partitions, midway between floors and ceilings.

Double headers and trimmers at well holes, chimneys and elsewhere as directed, full depth of joists. Furr closets down to 8' or as directed.

Truss overhead all wide openings, the entire building to be thoroughly braced as necessary and as directed.

Cut in all necessary nailings for wainscot, stairs, etc., make angles solid with bridging, put in all necessary backstraps, grounds at all openings. Angle heads where required, make all ready for lathing. Frame scuttle in ceiling of closet at rear sitting room, with proper curb and cover.

#### ROOF.

Cover rafters with No. 2 Oregon Pine sheathing  $7/8$ " X 6" spaced 3" apart, well nailed. Cover entire surface of roofs with 6-2 Star-A-Star white cedar shingle laid 4" to the weather at dormers,  $4\ 1/2$ " to weather, all other portions of roofs, joints well broken, two nails to every shingle, all to be made perfectly water tight, and kept in repair for a period of one year after date of completion, without further cost to Owner.

Lead all joints of gutters, lead pipe connections to down pipes.

#### FLASHINGS.

Flash all exposed window heads, chimneys, etc. with tin provided by plumber; flash all circle head windows with sheet lead furnished by plumber.

#### SHEATHING.

The entire outside walls of building from top of concrete, to cornice, including gables, sides of dormers, etc., will be close boarded with No. 2  $7/8$ " X 6" O.P. sheathing, put on horizontally well nailed. Lay 3 ply P. & B. building paper over entire surface as above well lapped, make all ready for shingles.

#### OUTSIDE FINISH.

##### Shingles.

The entire surface of exterior walls of building as shown to be enclosed with 6-2 STAR-A-STAR white cedar shingles, joints well



broken, two nails to every shingle, lay shingles 4 3/4" to the weather.

Shingle sweeps, window caps, etc., all as shown and detailed. All outside finish to be as shown and detailed, of STRICTLY DRY, CLEAR, AND WELL SEASONED REDWOOD, fresh run, selected stock, as all exterior wood work will have oil finish, NO PAINT, all exterior finish including door and window frames, etc., to be oiled by painter before setting, or putting up, this oiling to be done immediately after stock is run.

Main cornice as shown and detailed, 4" X 6" gutters where shown, all plancias over 20" wide built up of No. 1 R.W. flooring, crown moulds, bed and foot moulds all as shown and detailed.

#### FRONT PORCH.

As shown turned built up 18" R. W. columns, moulded and turned caps and bases built up beams as shown and detailed, 3" X 12" moulded top rail, 4" X 8" Lower rail, turned 6" X 6" ballusters, ceil level overhead with No. 1 1" X 4" V joint R. W. ceiling, fresh run selected, oiled by painter before putting on, 3" bed mould at angles.

Rear porch as shown, enclosed up to rail with shingles, same as at balance of building, shingles throughout at back porch inside, enclose above rail with Galv. wire screen, ceil level overhead with No. 1 T. & G. same as at front porch.

Front steps on 2" X 12" R. W. horses, 2' centers, treads 1 3/4" X 14" vertical grain O.P. stepping with nosing run on edge, scotia below.

Risers 7/8" O.P.

Rear steps as shown, treads 1 1/2" X 12" D.P. vertical grain, risers 7/8" O.P. face string, dressed posts and rails, and ballusters and filling, landings as shown.

Porch floors to be No. 1 1" X 4" vertical grain O.P. flooring laid in white lead, well driven up blind nailed, face nailed at end, all boards full length.

#### WINDOWS.

To have suitable frames double R. W. sills, double hung windows, to have 1 1/8" O.P. pulley stiles, with 2" ball bearing sash pulleys, some windows ~~KIM~~ with 1 1/4" X 8" plain casings, some with 7/8" casing with 2 1/2" band mould, all as shown. Casement windows to have sills same as other windows. Somewhere shown to have single sills, all to have 1 3/4" rebatted R. W. jambs. All frames to have all necessary stops, etc.

#### SASH.

To be of clear, dry, well seasoned Sugar pine moulded, pinned at corners 1 1/2" thick, extended stiles, sash out up as shown on elevations, swinging sash where double to have rebatted meeting rails.

Sash at double hung windows to be hung on Silver Lake White Cotton sash cord, smooth cast iron weights.

✓ Screens where marked. Rowland hangers. Galv. wire screen.

#### OUTSIDE DOOR JAMBS.

of Redwood 1 3/4" thick rebatted, 2" O.P. sills.

All outside casings at doors and windows where shown as plain casings on elevations, to be 1 1/4" stock.

Ventilators at foundation where shown, to have frames same as windows, only single sills, lattice filling, 1/4" mesh Galv. wire netting inside.

All outside finish of every description, unless otherwise noted, will be as before stated of STRICTLY CLEAR, DRY, THOROUGHLY SEASONED redwood, of fresh, clean selected stock, as all exterior



wood work will have oil finish, NO PAINT, all to be oiled by painter, before setting, and putting up, all as shown and as per detail.

#### INSIDE FINISH.

Floors: Lay rough floors over entire first floor space of building, also at second floor in four main bed rooms, and at store closet, of  $7/8$ " X 6" No. 2 Oregon Pine, put on diagonally, well nailed, laid close, two nails every board at each joist.

Lay 3 ply P. & B. building paper over entire floor space first floor; lay 2 ply deadening felt over floor space second floor, where to be rough floored.

Strip both floors as above with  $3/8$ " X 2" O.P. Strips 16" centers, 1" thick at Reception Hall, make all ready for finished floors, furr up to same level with rough strips 2" wide at all rooms. Halls and closets, second floor, where rough floor is not called for.

No inside finish, or finish floors to be put up, or laid until plastering shall have been completed.

#### FINISH FLOORS.

Over entire floor space at entrance hall, lay white oak flooring  $1/4$ " X  $2\ 1/4$ " strictly first class vertical grain kiln dried, well driven up, blind nailed, face nailed at ends and joints, hand smoothed after laying.

Over entire surface of floors at Dining Room, Living Room, and Library, lay No. 1- $7/8$ " X  $2\ 1/4$ " vertical grain, kiln dried Oregon Pine pine flooring, well driven up, blind nailed, face nailed at ends and joints, hand smoothed after laying.

Lay No. 2 1" X 4" O.P. flooring at all floor surfaces second floor

where rough floor is not called for, also at all floors, first floor, not otherwise called for.

Floor space at four main bed rooms, and store closet, second floor, will be floored with No. 1 - 7/8" X 4" vertical grain O. P. flooring, well driven up, blind nailed, face nailed at ends and joints, hand smoothed after laying.

Break small quarter round around all rooms and halls of same material as floors. Entire floor surface at attic to be floored with No. 2 1" X 4" O.P. flooring, well driven up, blind nailed, face nailed at ends.

All inside finish throughout the building, unless otherwise noted will be of clear, THOROUGHLY DRY, and Seasoned Redwood, hand smoothed, and sand papered, all as shown and as per detail.

#### WAINSCOT.

Back stairs and kitchen wainscoted 3' - 6" high with No. 1-1" X 4" V joint redwood T. & G. with moulded caps, Pantries same only 5' high. Store closet, second floor, ceiled throughout with No. 1 - 1" X 4" V joint R.W.T. & G., neat mould at angles, moulded base same pattern as at balance of rooms, all of Redwood. Ceil throughout the W. C. at back porch. Panel wainscot at Dining Room as shown and detailed, 6' high, moulded cap, base, necking, etc.

#### PANTRY.

Fitted up as shown, 1 1/8" sugar pine sinkcap and drain board (one piece) two tilting bins, bread board, and three drawers below, 7/8" X 18", sugar pine back board.

At pass pantry 1 1/8" sugar pine counter shelf with 3 drawers below.

Slide where marked.



China Closets at these points to run to ceiling.

Sliding glass doors (screen doors where marked) on brass tracks and shutter sheaves, at lower part, hung panel doors at upper part, lockers below, panel doors at all lockers. S.P. bottoms at china closets, etc.

China Closet next pass pantry as shown, leave open counter shelf 18" to bottom of china closet.

China Closet at Dining Room as shown.

Paint shelf, same room, as shown.

Shelving throughout kitchen and pantries to be spruce.

At Library as shown and detailed, put three drawers, 5 R.W. shelves, as marked.

Window seats where shown on plans, to be box seats, with hinged tops, all as per detail. Columned Archways where shown, as per detail.

Linen Lockers next bath room, to be as shown R.W. shelves, drop doors, 3 drawers below each side.

Dresser at main front bedroom to have shelves, drawers, lockers, etc., as shown, panel doors.

Nests of shelves with drop doors where noted on plans.

Clothes Closets to have R.W. shelves as marked, on hook strips, to run all around closets, with hooks every 10".

4 R.W. shelves at store closet.

All other closets, lockers, etc., fitted up as shown, and all these closets, pantry and locker fitting, etc., arranged to suit Owner.

Lockers back of 5 basins, to have panel doors, one 12" X 18" bev. plate mirror, 3 mirrors 16" X 24" bev. plate, one bev. plate mirror 20" X 26".

#### STAIRS.

As shown and as per detail, newels, rails and ballusters of Spanish Cedar, Main newel 12" X 12" sq., moulded and carved, half newel against wall, second floor 1 1/2" vertical grain O.P. treads, 7/8" O.P. risers, treads and risers, housed into string at wall, blocked glued and wedged, face string, turned 4" X 4" ballusters, moulded rails, etc., all as per detail, center carriage of rough O.P. 2" X 12". Hand smooth landings, treads, risers, etc. Bore main newel for G and E.

Rear Stair, stairs to attic and to basement, to be as shown, box stairs at lower part of back stairs, open at other portions of attic and basement stairs, with dressed & cornered R.W. with 2" X 2" dressed & cornered Ballusters R.W. 4" X 4" dressed and cornered posts run 2" round cedar hand rail at one side of back stairs. These stairs to have 7/8" O.P. risers, 1 1/2" O.P. vertical grain treads, all on 2" X 12" rough O.P. horses, face moulded wall strings.

#### DOOR FRAMES.

All interior door frames to be of R.W. 1 1/8" thick with 1/2" moulded stops planted on.

#### DOORS.

All doors throughout to be of redwood, thoroughly sand papered, free from all stains or imperfections.

Front door as shown, 2 1/4" thick, sunk and moulded panel, glass at upper part as shown.

Sliding doors at opening between Living Room and Reception Hall to be full 2 1/4" thick, other sliding doors to be full 2" thick, sunk and moulded panels, style as shown in interior finish drawings.



Sash doors of similar style where noted on plans, 1 1/2" thick. All other doors throughout first floor to be 1 1/2" thick, two sunk and moulded panels.

All other doors throughout the building to be 1 1/2" thick, Colonial style 5 sunk and moulded panels. All doors to be sizes as figured.

Rubber tipped bumpers at all swing doors.

#### BASE, CASINGS, ETC.

Base at all rooms and halls except where V joint wainscot, and where otherwise noted, to be 10" moulded base.

Casings throughout to be 7/8" X 5 1/2" moulded, with 1 1/8" X 7 3/4" head casing moulded, with 1 3/4" X 1 3/4" cap mould all returned at ends.

Cap finish at columned opening at Hall to Living Room as shown and detailed. Moulded stools, aprons and plynths, all as per detail, 1 3/4" redwood picture mould at all rooms and halls except kitchen.

#### MANTLES.

Three redwood mantles, selected stock, set where shown, as shown and detailed.

Heavy moulded shelves, bedmoulds, dentils, etc. panels to be selected.

Provide and set speaking tube, complete with mouth pieces and whistles, run from Stair Hall second floor, to kitchen.

#### BEAMS AT CEILING.

Beams at ceiling at entrance Hall, Living Room, and Dining Room, to be built up as shown and detailed, bed moulds each side of beams, run frieze to match beams, of 1 3/4" stock with same bed

mould as at beams, around these three apartments, all as shown and detailed.

#### BASEMENT FINISH.

All partitions, coal bins, etc. at basement as shown to be built as directed of No. 1 1" rough boards battened.

Lay No. 1 rough R.W. floor over all floor space at basement where not noted to be concrete, on 3" X 4" R.W. Sleepers.

#### HARDWARE.

All nails, spikes, and all rough hardware will be provided and set by Contractor under the contract price. The Contractor will figure the sum of \$100 (One hundred dollars) for finished hardware, the Owner to select same up to said amount, the Owner will have privilege to select a more expensive grade of hardware, on paying the difference in cost, and in case finished hardware does not reach said cost of \$100. the Contractor will deduct the difference in cost from the contract price. Contractor to set all hardware throughout the building.

Front door hung on three ornamental butts.

+ Le Roy or other door hangers and tracks, if preferred by Owner, at sliding doors, Chicago butts, at double swing door at Pass Pantry, other doors hung on butts selected by Owner.

Locks throughout to be mortised. Proper sash locks and lifts.

All as selected by Owner, paid for by Contractor (up to said \$100), to entire satisfaction of Owner and Architect.

#### GLASS.

Cathedral glass, leaded where noted on plans, to cost \$1. per sq. ft.

Crystal sheet 21 oz. leaded glass, where noted on drawings.



Crystal sheet glass 26 oz. at all windows over 3' wide.

All other glass throughout to be best quality, crystal sheet glass, 21 oz. at all lights throughout, free from all imperfections, glass at front door and at similar points, set with wood stops, all other glass set and bedded with linseed oil putty. All glass to suit Owner and Architect.

#### LATH AND PLASTER.

All walls and ceilings throughout the first and second floors of building excepting where wainscoted, to be lathed with best pine lath 38" X 1 1/2" (no thin lath allowed), put on at right angles to joists, and studding, well nailed, joints broken every tenth lath.

#### BROWN MORTAR.

Entire walls and ceilings where lathed, to be plastered one good coat of well haired brown mortar, well tempered and floated, put on so as to have a good clinch.

Composed of fresh burnt lime, clean sharp sand, and good long plasterer's hair, in the proportions of, one bbl. of lime to the yard of sand, and 16 lbs. of hair to the bbl. of lime, well picked and wetted.

Mortar made at least eight days before being used.

This coat to be broomed and scratched, and just dry enough before the second coat is put on, as will be required to make the best possible job of sand finish.

Use Santa Cruz or Roach Harbor lime, and Santa Rosa Sand.

#### FINISHING COAT.

Entire walls and ceilings as above to have finished coat, of lime and sand finish, floated down with a cork float, and left

with a perfect surface. Use Sebastopol sand for finishing coat.

Plaster ventilating grates in ceiling of all closets.

Do any necessary patching up after carpenter or other craftsmen, remove all plasterer's material and rubbish from the building at completion, and leave the rooms broom clean for the painter.

At back and ends of three recessed basins there will be Alpine plaster 2' high, put on two good coats of Alpine Plaster, as directed, troweled to a true and polished surface, block off into 4" square to imitate tiling, all as directed, Bath rooms and one W.C., wainscoted 5 ft. high with Alpine plaster, same as above.

The entire plastering to be done in the best and most workmanlike manner, and to the entire satisfaction of the Owner.

#### PAINTING.

The painter will give all exterior finish, cornices, door and windows frames, friezes, porches, columns, rails, ballusters, etc., and all exterior dressed woodwork (not otherwise noted) one good coat of Pure Boiled Linseed Oil, before said frames, and other finish is put up (see carpenter spec. relating to "outside finish").

Fill all cracks, nail holes, or other defects, with proper filler colored to match the wood work, all exterior dressed wood work as above to be given second coat of same oil after completion of carpenter work, one part turpentine to be added to two parts of the oil, in first coat if directed. Porch floors to be given three good coats of paint, composed of pure linseed oil, Pioneer white lead, and such coloring matter as shall be necessary to mix the desired color, putty all cracks, nail holes, etc. with linseed oil putty between coats. Paint conductors two coats.



Shingles on sides and roof, will be left in their natural state, to weather stain.

#### INTERIOR.

The inside finish at Dining Room will be given one coat of Wheeler's paste filler and stain as directed, well rubbed and two coats of white wax, well rubbed each coat.

Balance of all interior finish throughout the building, not otherwise noted, will be given two good coats of white wax, well rubbed each coat. Fill all cracks, nail holes, etc. with proper filler, colored to match the woodwork.

Sash and any other white woodwork if directed, to be stained to match the redwood, and finished same as balance of inside finish. Main stairs finished with 4 coats of hard oil, rubbed down with pumice stone and oil.

The painter will submit samples of the woodwork finished, when required. Any portion of the work not referred to, but necessary to complete the work, to be finished same as other similar work as directed.

Alpine plaster where noted on plans, to be given two coats of Pioneer White lead and pure linseed oil, sand papered between coats and two coats white enamel.

Oak floor at Entrance Hall to be given two coats white wax, well rubbed after each coat, finished floors throughout, both floors to be given two good coats, white wax and pure boiled linseed oil (and driers if directed) well rubbed after each coat. Stair landings, treads and risers same.

#### TINTING.

Ceiling and walls at Dining Room, except where wainscoted, to have coat of glue and alum size, and two coats "old gold" tint,

as directed by Owner.

Entire surface of walls and ceiling at Living Room, Entrance Hall Library, and stair hall second floor to be given coat of glue and alum size, and two coats Nuresco colors to suit Owner.

#### PLUMBING.

Supply pipe from curb line at street, run 1 1/4" galv. water pipe to center of building, with 1" branches to boiler, and heater in basement and with 3/4" branches to the bath tubs, sink, and wash trays, with 1/2" branches to basins, and W.C.s. Place in supply pipe where most convenient 1 1/4" openway gate valve.

Connection charge of Water Co. paid by Owner.

1" globe valve in run to heater. Run 1" hot water pipes from boiler to bath tubs.

Run 3/4" hot water pipe from boiler to sink, and washtrays, with 1/2" branches to basins.

Hydrants where marked N.B. on plans to be 3/4" compression hose bibbs with brass flanges finished.

#### SEWER.

Run as shown, caliber of pipes as figured, all sewers and drain pipes not otherwise noted, to be of best quality, extra heavy, cast iron soil pipe, asphaltum coated, connections made with Ys 1/16 - 1/6 - or 1/8 bands, lead and oakum caulked joints, hung to joists or as directed, all of required weight.

That portion of sewer outside of building, and so noted on plans to be of best iron stone sewer.

Joint in Portland cement (mortar made of half sand and half Standard Co's cement) made perfectly water tight, connections made with Ys turns to be circular, fall to be not less than 1/4"



to the foot.

Place fresh air inlet in main run of sewer where directed, clean outs at ends of all horizontal runs of drains.

Place Hoppers where shown on plan, Hose Bibbs above, all as required.

Clean outs: Place clean outs at end of all horizontal runs of drain pipes.

#### WASTES.

From fixtures to sewer and drains, to be best cast iron soil pipe Asphaltum dipped, 4" from W.C.s, 2" from all other fixtures, lead caulked joints, best of fittings, hung to joists as shown, all of weight required by ordinances.

#### VENTS.

Vent all fixtures run 4" cast soil vsts from N.C. s, 2" & 1 1/2" wrought iron Galv. vents from other fixtures, back vent where practical, into main stacks.

All to be run over roof with wire baskets.

#### FIXTURES.

Boiler to be 40 gallon galv. iron pressure boiler, with all top and bottom connections. Provide and set where shown Budde's slop hoppers and bell traps at same to be removed, provide 2" cast soil trap, and 3" cast soil waste to sewer.

Wash trays, to be No. 24 galv. iron, 23" X 23" X 14" set on turned legs to be complete, with sugar pine caps and covers, hot and cold supply at each tub.

2" lead traps and wastes to drain Fuller's brass compression cocks.

Sink: To be cast iron white enamel, 20" X 36", with Fuller's N. P. bibbs., 2" waste and trap. N. P.

Provide and set where directed cast iron grease trap, for sink waste, of a make approved by Owner.

Other fixtures as follows will be provided by Owner; set in place by Plumber, this means bath tubs, basins, basin bowls, closets, and sinks, the plumber to provide and set all wastes, traps and fittings, and will provide all material (other than those fixtures specially mentioned above) and will perform all labor necessary to complete the plumbing throughout the building, things not specified but necessary, to be of same style and grade as those called for.

The wastes, traps and overflows and fittings at all points will as before noted be provided and set by plumber, all Nickel plated first class. Open work plumbing throughout.

All the above to be performed in the best and most sanitary manner, in conformity with all rules and regulations of the Board of Health of the City of Santa Rosa, and to the entire satisfaction of the Owner, Plumbing Inspector and Architect.

Roughing in and final certificates to be furnished Architect on demand.

#### TINNING.

Provide carpenter with all valley tin 14" wide, sheets soldered into continuous strips of I. C. Menlo Tin painted two good coats sides.

Also provide all tin flashings for exposed window heads, chimneys and all other necessary points, of same tin as above, painted same.

Provide sheet lead for joints of gutters, and for necessary flashings at circle head windows, also lead pipe connections from gutters to down pipes. Galv. wire netting at tops of conductors.



conductors where marked con. on plans to be galv. iron No. 26 2" caliber, well secured to building.

All leader pipes not otherwise noted to be square, ornamental

Provide all other pipes to be of 1" caliber cast iron pipe, last 1/2" of all other leader pipes to be of cast iron.

Provide and set No. 24 galv. iron asbestos wrapped vent 6" x 8", with proper galv. hood at gas log, run above roof, all as directed. All to be done in the best and most workmanlike manner, to the entire satisfaction of Owner and Architect.

#### GAS FITTING.

Provide all material and perform all labor required to properly pipe the building for gas.

Connect with present main in street, run pipes to all points marked G on plans, drop at ceilings to project 1 1/2" below plaster, outlets at side lights as usual.

The sizes of pipes, and manner of running same, to be in accordance with rules and regulations of the San Francisco Gas Co. Best of wrought iron pipes and malleable fittings to be used throughout, avoid all undue cutting of joists, all work well secured in place, joint in red lead and cap and test same at completion.

Make provision for metre.

All to be done to the entire satisfaction of the Owner and Architect.

#### HEATER.

The heater, boiler, pipes, etc. will be provided for under separate contract.

## ELECTRIC WIRING.

Provide all material and perform all labor that will be required to properly wire the building for electric lights.

Wires to be run to all points marked E on plans, also to switches where shown, switches lettered, to operate fixtures of corresponding letter.

Proper porcelain bushing and circular loom, to be used wherever wires come in contact with wood work. Make proper provision for Meter.

The electric worker will provide and set cast iron boxes and will make all necessary provision for the connection of switches, etc. (which will be provided and set by Owner) the switches will be the Hart push button type, with gang plates where shown or necessary.

No circuit to carry more than 660 watt voltage.

Run wires from push button at Entrance, to bell where shown, provide and set double Nesco battery with 3" bell at this point. All to be done in the best and most workmanlike manner, in accordance with the rules and regulations of the National Board of Underwriters, and to the satisfaction of Owner, and Architect.

## IN CONCLUSION

All the foregoing works are to be done in the best and most workmanlike manner, of the best of material of their various kinds, of the grades called for, and to the entire satisfaction of the Owner and Architect.

At completion the Contractor will remove all surplus material and rubbish from the building, premises and street, will sweep clean the entire building, clean all window or other glass, and will turn over for acceptance the entire building complete in



every respect, except those portions specially reserved by the Owner, no extras will be allowed for extra material or labor necessary to complete the building in all its parts, (excepting those portions specially reserved) unless agreed upon before signing of these articles.

The plans, specifications and details are to be used for this building only, are to be carefully preserved, and at completion of the work, and before the rendering of the final certificate, are to be returned to the Office of Brainerd Jones, Architect, 910 1/2 Main St., Petaluma, Cal.

The Owner reserves the right to reject any or all bids.