

GENERAL SPECIFICATIONS
for the
Remodeling of Store Building
of
Takahashi Trading Company
1661 Post Street
San Francisco, California

5-23-49

For remodeling 1661 Post St. as
per plans & spec. drawn by Harry M.
Katsuyama. Eleven thousand eight
hundred + ninety nine dollars
\$11,899.00

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Gen. Contractor.

Prepared by:
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Designer

W2.1-0604

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GENERAL CONDITIONS

Section A

A-1 PRINCIPALS AND DEFINITIONS

(a) The Contract Documents consist of the Agreement, General Conditions, Drawings and Specifications, including all modifications thereto incorporated in the documents before their execution.

(b) The term "General Contractor", for the purpose of these specifications, shall signify the individual firm or corporation designated in the Articles of Agreement and Contract, as "The Contractor" except where otherwise specifically set forth.

(c) The term "Contractor", as employed herein, shall designate the sub-contractor having a direct contact with the General Contractor who furnishes material worked to a specific design in the structure according to the plans and specifications, but does not include one who merely furnishes materials not so worked.

(d) Where the specifications specify work to be done by the Contractor, it does not preclude the General Contractor from performing the functions of the work included in the specifications, if he so elects.

(e) The law of the place of building shall govern the construction of this contract.

A-2 EXECUTION AND INTENT OF DOCUMENTS

(a) Two or more copies of the Contract Document shall be signed by both parties and one signed copy of each retained by each party.

(b) The intent of these documents is to include all labor, materials, appliances and service of every kind necessary for the proper execution of the work, and the terms and conditions of payment therefor.

(c) The documents are to be considered as one, and whatever is called for by any one of the documents shall be binding as if called for by all.

A-3 MATERIALS, APPLIANCES, EMPLOYEES

(a) Except as otherwise noted, the General Contractor shall provide and pay for all materials, labor, tools, water, power and other items necessary to complete the work.

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

(c) Materials or work described in words which so applied have a well known or technical or trade meaning shall be held to refer to such material for performance standard only.

A-4 ROYALTIES AND PATENTS

The General Contractor shall pay all royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and shall save the Owner harmless from loss on account thereof.

A-5 PERMITS, AND REGULATIONS

The General Contractor shall obtain and pay for all permits necessary for the prosecution of the work. He shall comply with all laws, building codes, and regulations bearing on the conduct of the work.

A-6 FOREMAN

The General Contractor must have at the building from the start to finish, a responsible foreman. In addition, the General Contractor must give the work his personal supervision. The foreman must be on duty during all working hours. Any instructions or notices given him shall bear the same force as if given to the Contractor in person.

A-7 PROTECTION OF WORK, PROPERTY, AND PERSONS

The General Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage or injury due to his act or neglect.

A-8 INSPECTION OF WORK

The General Contractor shall permit and facilitate inspection of the work by the Owner and public authorities at all times.

A-9 SAMPLES AND MATERIALS

The Contractor shall submit for approval samples of such materials to be used in the work as may be herein required. No materials shall be used which do not equal the approved samples. The approval or acceptance of samples shall not preclude the rejection of any material upon the discovery of defect in same prior to final acceptance of the completed work.

A-10 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.

A-11 FIRE INSURANCE

The Owner shall effect and maintain fire insurance upon the entire structure on which the work on this contract is to be done, and upon all materials, in or adjacent thereto and intended for use thereon, to at least eighty percent of the insurable value thereof. The loss, if any, is to be made adjustable with and payable to the Owner as Trustee for whom it may concern, except in such cases as may require payment of all or a proportion of said insurance to be made a mortgagee as his interest may appear.

A-12 The insurance shall cover the following items and labor connected there-with, whether in or adjacent to the structure insured, materials in place or to be used as part of the permanent construction, scaffoldings and stagings, protective fences, bridges, forms, and miscellaneous materials and supplies necessary to the work.

A-13 The insurance shall not cover any tools owned by mechanics or any tools or equipment owned or rented by the General Contractor, and the Owner shall not be responsible for any loss on such property.

A-14 LIENS

The final payment shall not be due until the General Contractor has delivered to the Owner a complete release of all liens arising out of this contract, receipts in full covering all labor and materials for which a lien could be filed.

A-15 SEPARATE CONTRACTS

The Owner has the right to let other contracts in connection with the work, and the General Contractor shall properly cooperate with any such other Contractors.

A-16 ARBITRATION

(a) Any disagreement arising out of this contract or for the breach thereof, shall be submitted to arbitration, and this agreement shall be specifically endorsable under the prevailing arbitration law, and judgment upon the award rendered may be entered in the highest court of the forum, State or Federal having jurisdiction. It is mutually agreed that the decision of the arbitrators shall be a condition precedent to any right of legal action that either party may have against the other.

(b) The parties may agree upon one arbitrator: otherwise there shall be three, one named in writing by each party of this contract within five days after notice of arbitration is served by either party upon the other, and a third arbitrator selected by these two arbitrators within five days thereafter. No one shall serve as an arbitrator who is in any way financially interested in this contract or in the affairs of either party thereto.

(c) At the written request of either party, at any time prior to the complete appointment of arbitrators as provided above, or in the event of any default or lapse in the proceedings of the arbitration shall be held under the Standard form of Arbitration procedure of the American Institute of Architects or of the Rules of American Arbitration Association.

A-17 CLEANING UP

The Contractor shall keep the premises free from accumulation of waste material and rubbish, and at the completion of the work he shall remove from the premises all rubbish, implements, and surplus materials and leave the building broom clean.

A-18 CUTTING

All cutting and repairing of work shall be done without extra charge by the General Contractor or Contractor whose work is to be cut.

A-19 CHANGES IN THE WORK

The Owner may order changes in the work, the contract sum being adjusted accordingly. All such orders and adjustments shall be in writing. Claims by the General Contractor for extra cost must be made in writing before executing the work involved.

A-20 CORRECTION OF WORK

The General Contractor shall re-execute any work that fails to conform to the requirements of the contract and that appears during the progress of the work, and shall remedy any defects due to faulty materials or workmanship which appear within a period of one year from the date of completion of the contract. The provisions of this article apply to work done by Contractors as well as work done by direct employees of the General Contractor.

A-21 THE OWNERS RIGHT TO TERMINATE THE CONTRACT

Should the General Contractor neglect to prosecute the work properly, or fail to perform any provision of the contract, the Owner or his representative, after five days written notice to the General Contractor, may, without prejudice to any other remedy he may have, make good the deficiencies and may deduct the cost thereof from the payment then or thereafter due the General Contractor; or, at this option may terminate the contract and take possession of all materials, tools, and appliances and finish the work by such means as he sees fit; and if the unpaid balance of the contract price exceeds the expense of finishing the work, such excess shall be paid to the General Contractor; but if such expense exceed such unpaid balance, the General Contractor shall pay the difference to the Owner.

A-22 GENERAL CONTRACTORS RIGHT TO TERMINATE CONTRACT

Should work be stopped by any public authority for a period of thirty days or more thru no fault of the General Contractor;

or should the work be stopped through act or neglect of the Owner for a period of seven days; or should the Owner fail to pay the General Contractor any payment within seven days after it is due; then the Contractor upon seven days written notice to the Owner, may stop work or terminate the contract and recover from the Owner payment for all work executed and any loss sustained and reasonable profit and damages.

A-23 PAYMENTS

Payment shall be made as provided in the Agreement. The making and acceptance of the final payment shall constitute a Waiver of all claims by the Owner, or other than those arising from unsettled liens or from faulty work appearing thereafter, as provided for, and of all claims by the General Contractor except any previously made and still unsettled. Payments otherwise due may be withheld on account of defective work not remedied, liens filed, damage by the General Contractor to the other not adjusted, or failure to make payments properly to contractors or for material or labor.

A-24 GENERAL CONTRACTOR'S LIABILITY INSURANCE

The General Contractor shall maintain such insurance as will protect him from claims under Workmens Compensation Acts and from any other claims for damages for personal injury, including death, which may arise from operations under this contract. Certificates of such insurance shall be filed with the Owners representative and shall be subject to his approval for adequacy for protection.

A-25 CONDITIONS AT SITE OF WORK

The General Contractor or Contractor shall visit the site of the work and make himself thoroughly familiar with all conditions affecting the conduct of his work, the location and arrangement of his plant, the storage of materials, and so forth. No additional allowance of time or money shall be asked or granted because of the General Contractor's or Contractor's lack of knowledge of conditions prevailing at the site at the time of estimating or which may be readily foreseen to exist at the time that the work is undertaken.

EXCAVATION, FILLING

Section B

B-1 This Contractor's attention is called to the General Conditions which are a part of this section.

B-2 SCOPE OF WORK

This Contractor shall furnish all labor, equipment and materials and perform all work required to do all excavation, filling, grading and paving required by the drawings or specified herein and/or as may be reasonably implied as required though not specifically mentioned herein or shown.

(a) Remove existing concrete foundations, slabs and other foreign material from site including any sidewalks, curbs or approaches required to be broken out.

(b) Structural excavation and backfill for foundation walls, wall and column footings, pits and slabs.

(c) Adjacent property shall be protected against all damage and is the responsibility of this Contractor.

B-3 WORK NOT INCLUDED

The Plumbing Contractor shall do all required excavation and backfilling for his work.

B-4 MATERIALS AND WORKMANSHIP

(a) Excavation for all foundations shall extend to solid ground. If, upon excavation, other than solid ground is encountered, the Engineer shall be notified and the footings shall be redesigned.

(b) Depth of excavation for foundations and piers shall be as indicated or provided by local building code regulations.

(c) All debris, such as stumps, roots, vegetation, and wood scraps, occurring within the building area shall be removed.

(d) Rough and finished grading shall be brought to levels shown on the drawings. Finish grade shall slope to drain away from the building at least 5 feet except where there is provided adjoining the building, paving or protected areaway to divert surface water from the building. All backfilling adjacent to the building shall be placed in layers approximately 12 inches in thickness. Each layer shall be puddled and tamped before additional layers are placed.

(e) Where the entire space under the structure is below finish grade, satisfactory provisions shall be made to keep the area dry.

CONCRETE WORK

Section C

C-1 This Contractor's attention is called to the General Conditions which are a part of this section.

C-2 SCOPE OF WORK

(a) Under this heading is included footings, piers, walls, columns, beams, floors, steps, building sidewalks, existing sidewalk replacement, etc., or all work wherever indicated on drawings as being of concrete.

(b) This Contractor shall be responsible for the installation of all accessories embedded in the concrete and for the provision of holes, etc., necessary for the execution of the work of other trades. Except where otherwise specified, other trades will furnish bolts, anchors, etc., required for anchoring their work to the concrete. Installation of anchors, etc., into the forms and the forms and the furnishing and installation of necessary blocking shall be done by this Contractor. He shall notify other trades in time for them to provide the necessary accessories, etc., and shall predetermine the relation of the concrete work with other trades and make proper arrangements for executing the whole work promptly and accurately.

(c) Each Contractor of other trades included in these specifications shall be responsible for the accurate location of his accessories and shall pay for any cutting or patching which may be necessary because of inaccurate placement.

C-3 CONCRETE

(a) Portland cement shall be a standard brand conforming to requirements of standard specifications ASTM - Designation C-150.

(b) The concrete mixture shall be in the proportion of 5 sacks of Portland cement per cubic yard of clean graded aggregate. Aggregate shall consist of clean, sharp and properly proportioned sand, and sound, hard gravel or crushed stone of which not less than 45% nor more than 55% shall pass through a $\frac{1}{4}$ " mesh screen. All aggregates for concrete or cement finish shall conform to "Standard Specifications for Concrete Aggregates" ASTM-Designation C-33. The coarse aggregates shall conform to ASTM Specifications Designation C-131. All aggregate shall be clean and free from loam and other foreign matter.

C-4 LAYING OUT OF WORK

Before commencing work, this Contractor shall check all lines and levels shown on the plans, and should there be any discrepancy, shall report to the General Contractor for adjustment.

C-5 FORMS (WOOD OR METAL)

Forms shall be stiff, true, plumb, well braced, put together in an approved manner, secured against warping or displacement, kept wet when necessary to prevent shrinking, sufficiently tight to prevent leakage and sufficiently strong to stand vibration of concrete and to carry, without appreciable deflection, all dead and live loads to which they may be subjected.

Bulkheads to definitely limit each pour to the predetermined construction joints shall be set normal and vertical to the section to be poured, and shall be left in place until concrete has sufficiently set. Any concrete passing bulkheads shall be removed before adjacent pour is commenced.

C-6 INSERTS, SLEEVES AND SIMILAR ITEMS

All required flashing, reglets, seal strips, ties, anchors, wood blocks, nailing strips, grounds, inserts, wire hangers, sleeves, drains, guard angles, and all other items specified as furnished under this and other sections of the specifications, and required to be in their final position at time concrete is placed shall be properly located, accurately positioned and built into the construction, and maintained securely in place.

C-7 REINFORCING

(a) Reinforcing steel shall be of sizes as marked on drawings, and shall be mechanical bond bars conforming to ASTM specifications - A15-39 structural or intermediate grade.

(b) Reinforcing steel bars shall be bent and placed as shown on the drawings. Reinforcing shall be secured in place until cement has been poured. Non-continuous ends of bars shall terminate in standard hooks.

(c) Minimum cover shall be as follows:

- (1) 3" from bottom and sides of footings.
- (2) 2" from bottom and sides of beams.
- (3) $1\frac{1}{2}$ " from sides of columns and pilasters.
- (4) $2\frac{1}{2}$ " diameters minimum between centers of reinforcing bars.

(d) Reinforce all concrete slabs unless otherwise noted on drawings with 6" x 6" #10 electrically welded wire mesh which shall conform with ASTM specifications - A82-34. Mesh to be lifted to center of slab as concrete is poured.

C-8 FLOOR SLAB

(a) The concrete floor slab in the entire front of the building as shown on drawings shall be 5" thick and shall be finished with a monolithic top poured in checkerboard fashion, panels to be 2 ft. square. Screed boards shall be securely fastened and leveled.

(b) The floor slab described in paragraph "A" shall be colored according to the color schedule applicable to this contract and/or a matching color acceptable to the Owner's representative. Coloring shall be incorporated in topping in accordance with manufacturer's direction to produce color desired.

C-9 REPLACEMENT OF EXISTING SIDEWALKS AND STEPS

(a) Replace existing sidewalks and steps as indicated on drawings. Building sidewalk shall be finished with an integral finish floated and trowelled to a true and even surface. Cement top shall be dusted with Portland cement. The sidewalk shall be properly cured and protected before being used. Mark off in squares to conform with existing.

(b) Sidewalks on public property shall be constructed in accordance with the local code requirements.

(c) The existing sidewalk shall be carefully protected during the course of the work, and at completion this Contractor shall make all necessary repairs as may be required to make a first-class job.

MASONRY

Section D

D-1 GENERAL CONDITIONS

This Contractor's attention is called to the General Conditions which are a part of this contract.

D-2 SCOPE OF WORK

This Contractor shall provide labor and materials for construction of flagstone sidings for plant box.

D-3 MATERIALS

(a) Flagstone to be used for sidings of planting area as shown on elevation.

(b) Mortar for all masonry work shall consist of 1 part Portland cement, $\frac{1}{2}$ part lime putty to $4\frac{1}{2}$ parts sand by volume, or shall be an approved, prepared mortar mix.

D-4 CONCLUSION

At the completion of the masonry work, this Contractor shall clean down the exposed, exterior flagstone work with muriatic acid or equal cleaner, and remove all equipment, debris, refuse and surplus material from the premises.

ROUGH CARPENTRY WORK

Section E

E-1 GENERAL CONDITIONS

This Contractor's attention is called to the General Conditions which are a part of this contract.

E-2 SCOPE OF WORK

This Contractor shall provide all the material and perform all the work for the execution of all rough carpenter work, as shown on drawings or herein specified, which shall include the following:

Concrete forms, posts, beams, girders and plates, studs, joists, rafters, blocking, bridging and roof sheathing, removing interior partitions, partition framing, marquee and framing, stair framing, and such other work as herein set forth or indicated on plans.

E-3 MATERIALS

All lumber shall conform to American Lumber Standards and the grading rules of the manufacturers association under which it was produced. All lumber shall be grade marked.

All framing lumber shall be Douglas Fir, except as noted, sized to a uniform width and thickness, free from loose or large knots, large shakes, excess sap or other defects which may impair its strength. All Horizontal framing members shall be #1 common, balance of framing #2 common or better. All framing shall be securely nailed or spiked to adjacent members in accordance with best practice with at least two nails or spikes of the proper size and as called for on the drawings.

E-4 NAILING NOTES

Joist to sill or girder, toe nail-----	2-16d.
2" blocking to joist -----	3-16d.
1" or 2" bridging to joist-----	2-8d.
1" sub floor to joist-----	2-8d.
2" sub floor to joist or girder-----	2-20d.
Plate to joist and/or blocking-----	20d. 16" oc.
Stud to plate end nail-----	2-20d.
Toe nail-----	3-16d.
Plate to plate staggered-----	16d.-16" oc.
Joist and/or rafters to plate-----	2-16d.
Ceiling joist to rafters-----	3-16d.
1" bracing to bearing-----	3-8d.
2" bracing to each bearing-----	2-16d.
1" sheathing-----	3-8d.
Corner studs and angles-----	16d.-30" oc.

Nail 3" material with 30d instead of 20 d called for above. At all contact points not called for above or on details, provide 2 nails, using 20d for 2" material and 8d for 1" material.

Where nails tend to split the timber, holes shall be sub-drilled as directed.

E-5 WORKMANSHIP

(a) Generally all workmanship and framing shall conform to the M.C.R. of the F.H.A.

(b) Solid bridge all joist at ends with 2" O.P. of width to correspond with the width of joist.

2" x 3" herring-bone bridging shall be placed between all ceiling joists and rafters through the center of all spans where they are over 8'-0" unless otherwise noted.

(c) Framing shall be of sizes as shown on plans and details.

(d) See drawings for special framing details and sizes of lumber.

This Contractor is to do all necessary cutting, framing, and make good all work necessarily disturbed by plumber or other workmen.

E-6 BOLTS, ANCHORS, ETC.

(a) All sills and plates on concrete shall be anchored to the concrete with bolts of size, length and spacing indicated on the drawings.

(b) Provide all miscellaneous metal work used for fastening wood members to each other or concrete.

E-7 ROOF SHEATHING

Roof sheathing shall be 1" O.P. 2x8 #2 SIS with exception of eaves which shall be 1" O.P. 1x6 shiplap.

E-8 FURRING GROUNDS AND NAILING STRIPS

Provide all grounds, furring and nailing or block strips as may be necessary to complete the building.

E-9 TERMITE PREVENTION

Wood sills and posts resting on concrete, nailing strips, grounds and bucks, shall be given a coat of creosote on all four sides and ends before they are bedded into place.

E-10 EXTERIOR SIDING

(a) Siding shall be 1x10 V-joint shiplap as indicated on drawing.

(b) Siding shall be RWD, grade B or better.

(c) Siding must be secured with hot dipped galvanized face nails--set for putty.

(d) Corners shall be set in white lead and mitered.

E-11. Plate and Concrete work on foundation.

Removal of old redwood sill and replace with new redwood sill.

FINISH CARPENTRY

Section F

F-1 This Contractor's attention is called to the General Conditions which shall be considered a part of this section.

F-2 SCOPE OF WORK

Furnish and install all finish carpentry and millwork including refinishing of exterior and interior wood doors, frames and trim; window trim and frames; T & G flooring; Gypsum wall board.

F-3 MATERIALS

All millwork, unless otherwise specified, shall be clear, well seasoned white or Oregon pine or other materials as shown on plans, sanded and free of all blemishes that may impair strength, durability or finishing quality.

Gypsum wall board to be $\frac{1}{2}$ " U.S. Gypsum Sheetrock or equal, installed as per manufacturer's directions. This Contractor shall furnish the joint tape; same shall be installed by painters.

F-4 WORKMANSHIP

(a) All millwork and other detail shall be according to drawings and specifications and conform to the good practices of millwork.

(b) All wood doors and exposed wood finish of every description shall be thoroughly smoothed and sanded. All finish shall be neatly and substantially erected. All nailing shall be with fine wire finishing nails, and set with a fine pointed nail set. All dimensions shall be thoroughly checked and all work fit accurately when installed.

F-5 WOOD DOORS AND FRAMES

(a) All doors shall be in accordance with plans.

⊗(b) Trim: Door trim shall be 1" x 3" as detailed.

F-6 WOOD FLOORS

All existing floors shall be leveled and all defective parts replaced with 1" x 4" T & G #3 O.P. finished floors.

F-7 STORE FIXTURES

No store fixtures are included in this section, and are not part of this contract.

5 ⊗(c) Where plans call for new face on doors, new doors shall be used. D.S.

new door on dumb waiter D.S.

HARDWARE

Section G

G-1 This Contractor's attention is called to the General Conditions which are a part of this section.

G-2 SCOPE OF WORK

This work shall include the complete furnishing and installation of all rough and finished hardware of every description for the entire building.

G-3 ROUGH HARDWARE

(a) This Contractor shall furnish all rough hardware including all nails, bolts, screws, miscellaneous anchors, etc.

(b) Nails for rough framing shall be common wire nails.

G-4 FINISH HARDWARE

(a) Furnish and install all finish hardware in accordance with schedule or details on drawings or as specified herein.

(b) This Contractor shall put on all finish hardware as required. The hardware shall be fitted before painting is done and shall then be removed, including all butts, and the painting completed before the finish hardware is again put in place.

(c) All keys shall be properly tagged.

(d) The General Contractor shall be responsible for arrangement of this work, securing the selection and approval of all hardware, etc.

STRUCTURAL STEEL WORK

Section H

H-1 This Contractor's attention is called to the General Conditions which are a part of this contract.

H-2 SCOPE OF WORK

This Contractor shall provide all the material and perform all the work for the execution of all structural steel work as shown on the drawings and herein specified, which shall include the following:

- (a) Plates to connect 8" x 16" wood beams.
- (b) Columns and anchorage.

H-3 MATERIALS

All steel shall conform to the Standard Specifications ASTM for steel for bridges and buildings, Serial Designation A7, as amended to date.

H-4 WORKMANSHIP

Workmanship of structural steel work shall conform to the American Institute of Steel Construction Specifications for design, erection and fabrication of steel for buildings.

H-5 PAINTING

All structural steel shall be given a heavy shop coat of red lead paint. In addition to the shop coat, all field connections shall be given a coat of red lead paint and all steel embedded in concrete shall be given an additional field coat of red lead paint.

H-6 SHOP DRAWINGS

Two sets of shop drawings and erection diagrams shall be submitted for approval.

MISCELLANEOUS IRON

Section I

I-1 This Contractor's attention is called to the General Conditions which are a part of this contract.

I-2 SCOPE OF WORK

This portion of the work includes all post anchors, and all other items indicated on the drawings or made necessary by the construction of the work.

I-3 BOLTS AND ANCHORS

Provide post anchors where indicated on drawings.

I-4 PAINTING

All interior work to be painted one shop coat of Hammelite after fabrication. Paint all exterior work one shop coat of red lead.

GLASS AND GLAZING WORK

Section J

J-1 This Contractor's attention is called to the General Conditions which are a part of this section.

J-2 SCOPE OF WORK

Furnish and install all glass including glass in sash doors and interior partitions.

Furnish and install polished plate glass with sash bars in front windows.

J-3 PLATE GLASS

All glass in front shall be $\frac{1}{4}$ " thick, glazing quality, polished plate glass. All glass shall be securely and properly set and installed with sash bars.

J-4 WINDOW GLASS

Sash doors to be glazed with "B" quality, double strength, clear window glass of Libby-Owens, or equal.

J-5 STORE WINDOW MEMBERS

Store windows shall have the following trim: Head, jamb #10-120 and sill of each #10-120. Muntin bars #16-422, with stiffener #16-422 where indicated on plans.

J-6 BREAKAGE

All glass breakage, caused by this Contractor in executing his work or caused by faulty installation, shall be replaced without extra cost to the Owner.

7. Remove existing bay windows in rear of existing office and replace with new windows 3'0" by 5'1". *JK.*

SHEET METAL

Section K

K-1 This Contractor's attention is called to the General Conditions which are a part of this contract.

K-2 SCOPE OF WORK

This Contractor shall furnish and install all sheet metal work, including flashings as shown on the drawings, and shall include the priming of all galvanized iron furnished as a part of this work.

K-3 MATERIAL AND WORKMANSHIP

(a) Flashing

Flashing shall be built in over head of openings.

(b) Painting

All metal shall be painted 1 shop coat of red lead after fabrication. Before priming, all G.I. shall be washed with undiluted vinegar.

(c) All galvanized iron shall be of 26 gauge minimum, Armico Ingot or Toncan Metal with 1.5 ounce zinc coating per square foot.

K-4 GUARANTEE

All sheet metal work will be guaranteed, in writing, for a period of one year from the date of completion of the entire building.

ROOFING

Section L

L-1 This Contractor's attention is called to the General Conditions which are a part of this section.

L-2 SCOPE OF WORK

This work shall include the furnishing and installing of all roofing material for the main building roof, additional roof, marquee roof, and all other work in connection herewith, including protective coating inside planting box.

L-3 PREPARATION

(a) Before starting work, all work which is to be done by others in connection with the surfaces to be roofed or water-proofed must be completed.

(b) The roofers shall inspect all surfaces to receive their work, and if the surfaces are not satisfactory, the attention of the General Contractor and/or Owner's representative shall be called, in writing, to any defect. If no such notice of defects is received by the General Contractor and/or Owner's representative, the Roofers shall be held responsible for the condition of the surfaces involved.

L-4 ROOFING

(a) The roofing shall be built up of Pabco products manufactured by the Paraffine Companies, Inc., or equal and shall be installed in accordance with the manufacturer's directions and as hereinafter generally described.

New roof only:	<u>Per 100 sq. ft.</u>
2 layers Pabco 30 lb. felt	60 lbs.
Pabco asphalt or equal	
25 lbs. between each layer	50 lbs.
90 lbs. cap sheet	90 lbs.
TOTAL WEIGHT.....	200 lbs.

Existing main building roof and fire-walls to be covered with 90 lb. mineral surfaced cap sheet.

(b) Lay felt with 3" lap.

(c) Nail each roofing sheet sufficiently to hold it securely in place against slipping and wind pressure. Use 7/8" large head galvanized roofing nails. Blind nail - no exposed nailing.

(d) Lay required number of roofing sheets as above specified. Lap roofing sheets 2" on side lap -- 4" on end lap. The first sheet to be laid at right angles to incline of roof deck. The second sheet parallel with roof incline and overlap roofing valleys 6 inches.

(e) Mop COMPLETELY - EVENLY - between sheets with the hot asphalt.

(f) Temperature of asphalt when being applied shall be at 350-400° F.

(g) Install metal flanges of outlets, collars, vents, scuppers, etc., in hot asphalt between sheets and flash edges and nail heads with Pabcoweb or flax felt.

(h) Reinforce ALL angles, valleys, outlets, low spots, with an additional roofing sheet, 3 sheets to be applied in valleys, lengthwise and turned up inclined surface 6".

(i) Turn up roofing materials at vertical surfaces. Install angle reinforcement.

(j) Seal all upturned roofing against vertical surfaces with 4" wide Pabcoweb or flax felt and asphalt.

L-5 GUARANTEE

On completion, the Sub-contractor for this roofing shall furnish the Owner with a written guarantee to maintain the roofing, flashings and roof connections in a watertight condition for a period of two (2) years from date of completion of the building.

PLASTERING

Section M

M-1 This Contractor's attention is called to the General Conditions which are a part of this contract.

M-2 SCOPE OF WORK

This work shall include furnishing and installing of all exterior and interior lathing and plastering as called for herein and/or on drawings.

(a) Exterior

(1) Stucco plaster on exterior walls as shown on drawings.

(2) Cement plaster on metal lath on underside of marquee as shown on drawings.

(b) Interior

(1) All plastering on the interior of the building is scheduled on the plan, and is part of this section.

(2) All plaster work damaged by removing partitions to be patched.

M-3 MATERIALS

(a) All materials shall conform to materials specifications in Chapter 47 of the 1946 edition of the Uniform Building Code.

(b) Gypsum Lath - 3/8" thick perforated gypsum lath as manufactured by National or U.S. Gypsum Co., or equal.

(c) Metal Lath - 3/4 lb. diamond mesh made from copper alloy steel sheets with a coat of rust inhibitive paint.

(d) Base Plaster - U.S. Gypsum fibered hardwall plaster or equal.

(e) Keene's Cement - shall conform to A.S.T.M. specifications C61 for Keene's cement.

(f) Stucco - as manufactured by California Stucco Co., or equal.

(g) Cornerite - 6" wide strip of diamond mesh 2.5# bent into 3" x 3" angle.

(h) Stripite - 4" wide strip of 2.5# diamond mesh lath.

(i) Sand - for gypsum plaster shall conform to standard specification of A.S.T.M. C-35.

For exterior stucco

100% passing #	8 mesh sieve
70 to 90% passing #	14 mesh sieve
30 to 50% passing #	28 mesh sieve
10 to 20% passing #	48 mesh sieve
3% passing #	100 mesh sieve

M-4 PREPARATION

This Contractor shall inspect all areas to be lathed and plastered and shall notify the General Contractor of any improper surfaces or conditions.

M-5 DISTRIBUTION OF LATH

(a) Metal lath - on ceiling of marquee.

(b) Wood lath - on all interior framed surfaces to be plastered as indicated herein and/or shown on the drawings.

M-6 APPLICATION OF LATH

Metal Lath shall be attached to ceiling joists of marquee with not less than 1 $\frac{1}{2}$ " eleven gauge, barbed nails with a bead not less than 7/16" in diameter, or an equivalent approved attachment.

M-7 APPLICATION OF PLASTER

EXTERIOR

(a) On Masonry

(1) Preparation of Surface - walls must be thoroughly hosed down to remove all dust and foreign substance and to provide sufficient moisture to set materials applied.

(2) Browning Coat - shall be composed of one part Portland cement, 3 parts sand and hydrated lime equal to 10% (ten percent) of cement by volume. This coat shall be applied to a minimum thickness of 5/16" and scratched in both directions. It shall be kept damp for at least three days and then allowed to dry.

(3) Finish Coat - shall be of an approved brand of stucco, trowel applied to bring total thickness to not less than $\frac{1}{2}$ " thick. Finish coat shall be applied to an entire elevation without showing laps of joining. Overnight joinings shall be made at natural breaking points, such as an angle or window opening. Texture and color as selected.

(b) On Metal Lath

(1) Scratch Coat - same mix as browning coat hereinbefore specified, except that it shall be applied to a minimum thickness of $\frac{1}{2}$ ".

(2) Finish Coat - same as hereinbefore specified except that it shall be applied to provide a minimum total thickness of $\frac{3}{4}$ ".

(c) Interior

Refinishing of all damaged plaster:

(1) Scratch Coat - one part of neat plaster and two parts of sand, or ready sanded plaster as packaged.

(2) Finish Coat - Gypsum lime-putty trowel finish mixed 3 parts lime putty and one part gaging plaster by volume; or prepared gypsum trowel finish mixed with water in accordance with manufacturer's directions, and using a minimum amount of water, applied when scratch coat is surface dry, approximately $\frac{1}{16}$ " thick, laid on, allowed to dry a few minutes, and then well trowelled with water to a smooth, hard surface, free from all blemishes.

M-8 SCAFFOLDING

Scaffolding is to be furnished to this Contractor by the General Contractor and is not to be considered a part of this work.

M-9 CLEAN UP

This Contractor shall remove all rubbish and leave the work cleaned and perfect. After the work of all other mechanics is finished, he shall replaster all damaged portions of the work.

M-10 PROTECTION OF WORK

This Contractor is to protect floor with suitable covering during operation of his work. He shall also be responsible for any damage or injury to adjoining work caused by him or his workmen, and shall make same good to the satisfaction of the General Contractor and/or Owner's representative.

PAINING AND FINISHING

Section N

~~All exterior and interior painting and finishing to be done by [unclear]~~

Once over trim & walls.
Plastered area - 2 coats

PLUMBING WORK

Section 0

0-1 This Contractor's attention is called to the General Conditions which are a part of this section.

0-2 SCOPE OF WORK

It is intended that these specifications, together with the accompanying drawings shall include all materials, equipment and labor necessary for the complete installation of:

- (a) All plumbing excavation with backfilling as described in Section B, Paragraph B-4 of these specifications.
- (b) Plumbing fixtures and fittings where indicated on plans.
- (c) Cold water piping from service to all fixtures.
- (d) Soil, waste and vent piping from all plumbing fixtures to the sewer, including roof flashing.
- (e) The changing, cutting, plugging, re-running and re-installing of all piping made necessary by any work under these contracts, or required by the ordinances and laws governing the same.
- (f) And any other equipment herein specified and as shown on drawings.

0-3 TIME

This work shall be completed by the time building is finished. It shall be installed as rapidly as the progress of the construction of the building will permit so as not to delay the work of other contractors and as directed by the General Contractor.

0-4 GENERAL REQUIREMENTS

- (a) The drawings indicate the general arrangement of the plumbing. No pipe shall be less than the minimum required by local plumbing ordinances.
- (b) The structural and finishing conditions affecting the plumbing work shall be carefully investigated by this Contractor and the work arranged accordingly, so that the piping and installation shall provide, where practicable, stacks and vents in out-of-the-way places or unimportant places and with continuous and unbroken lines. All piping and/or its accessories shall be located in places so as not to necessitate cutting of beams or girders. Care will be exercised so that all plumbing fixtures and its appurtenances will not in any way block the lighting fixtures, doors, windows, and other openings and in all cases will provide the best appearance possible. Should actual field conditions or other causes necessitate rearrangement of the plumbing or piping, approval of the proposed rearrangement shall be obtained from the General Contractor or the Owner.

(c) It is understood that where it is necessary to deviate from this arrangement to meet structural or architectural conditions, such changes shall be made without additional cost to the Owner.

(d) The latest plumbing ordinances, the Uniform Building Code of the Pacific as amended by the Local Authorities, the Underwriters' Ruling on Fire Protection, are each and all made a part of this specifications, and all work installed and materials used must comply with these rules.

0-5 PERMITS, FEES, ETC.

(a) This Contractor shall obtain all permits, pay for same and have his work regularly inspected.

(b) Upon completion of the work, he is to deliver to the General Contractor a satisfactory certificate of inspection from the local Plumbing Inspector. This certificate must be delivered before final acceptance will be made.

0-6 INSTALLATION OF WORK

This Contractor shall confer with other Contractors installing work which may affect his work and shall arrange his work in proper relation to other work as shown on plans and in a manner approved by the General Contractor.

0-7 CHASES AND OPENINGS

Any chases and openings other than those shown on drawings, and found necessary to accommodate work described herein, shall be arranged by Plumbing Contractor with other Contractors, whose work is affected at the proper time to prevent unnecessary cutting.

0-8 CUTTING AND PATCHING

This Contractor shall do all cutting, fitting and patching necessary in the proper securing and placing of his work throughout the building and shall provide all necessary supports for setting the mains, risers and apparatus included in this specification. All cutting shall be done in a neat, careful and workmanlike manner. All patching shall be done with proper materials and in a manner satisfactory to the General Contractor.

0-9 PIPE

(a) All pipe, except as otherwise specified herein, or on drawings, shall be of best quality new standard weight and thickness wrought steel pipe, heavily galvanized, coated with asphaltum paint underground, straight and true and free from all defects with full perfect threads and properly reamed ends.

(b) No hot water piping to be installed in the store.

(c) All soil and waste lines shall be cast iron hub and spigot pipe, asphalt coated and of weights as called for in Plumbing Ordinances.

0-10 HANGERS AND SUPPORTS

(a) Vertical pipe shall be secured by friction clamp held in place by bolts and nuts and located at points sufficiently close to keep the pipe in alignment and carry the weight of the pipe.

(b) Horizontal pipe shall be supported at points sufficiently close to keep it in alignment, but at intervals not exceeding 10 feet. All hangers shall be malleable iron.

(c) Underground piping shall be supported in such a manner that it will remain in alignment and prevent undue stress on joints.

0-11 FITTINGS

(a) All nipples and couplings shall be of the same material as the piping on which they are used, as above specified.

(b) Cold water fittings shall be flat bend screwed standard malleable iron fittings.

0-12 PLUMBING FIXTURES AND FITTINGS

(a) MEN'S TOILET ROOM

Lavatory: Corner lavatory, 13" x 13". *install*

Water Closet: Leave existing water closet as is. *Repair*

(b) WOMEN'S TOILET ROOM

Lavatory: ~~Transfer~~ lavatory in present bathroom to location shown on drawings. *new installation*

Water Closet: Transfer rear water closet to new location as shown on drawings. *new installations - Fixture to be supplied by owner.*

0-13 HOSE BIB

#55 Fraters, Cal. St. washers, size 3/4" cast iron, in front of building.

0-14 METHOD OF DOING WORK:

(a) Setting of Fixtures: The setting of fixtures shall be done in most approved, finished, uniform and workmanlike manner. All vitreous and porcelain fixtures against walls and partitions shall have edges neatly pointed up with plaster of Paris, and all fixtures cleaned prior to acceptance.

(b) Drainage System

(1) Sewer Connections: Connect to existing sewer system.

(2) Waste System:

All changes in line of pipe shall be made with proper curved fittings. Risers shall be connected to the sewer carried up to the fixtures and extended through the roof. Risers shall be firmly supported on a solid foundation at the bottom by a pipe hook at each joint. Branches shall be properly supported and the iron shall finish at the floor or wall line ready to receive connections from fixtures.

(3) Vent Stacks:

These stacks shall be connected into the soil or waste stack below the lowest fixture through a "Y" branch and a 45 degree "L" or special fitting as shown and extended above highest fixture connecting to soil or waste at that point.

(4) Suspended Sewers:

All suspended sewers shall have a pitch of not less than 1/4" to each foot of length and shall be supported every 10 feet. Hangers shall be fastened to the building construction in a manner satisfactory to the General Contractor.

(5) Grade of Soil and Waste Pipes:

All horizontal runs of soil and waste pipes shall have a grade of 1/4" to the foot, unless otherwise ordered by the General Contractor.

(6) Pipe Supports:

Furnish all pipe supports necessary and connect same in a substantial manner to the structural parts of the building. All pipe lines shall be stayed where necessary in such a manner as to permit a free expansion without strain, vibration or swaying. Soil, waste and vent stacks and risers and drops are to be firmly supported at bottom and at the top and at each joint.

(7) Cleanouts:

"Y's" and "T's" with the branch the same diameter as the pipes, closed with trap screw, shall be put in for hand holes at the bottom of each riser, at all off-sets, and at each branch connection to the risers made at floors, including basement floors, or walls so that all parts of the work may be made accessible.

(9) Traps:

Except where trap is in combination with fixtures, each fixture shall have its own trap set as close as possible to the fixtures and of same diameter as the pipe on which it is used.

(10) Flashing:

This Contractor shall flash around all pipes extending through roof with 3 lb. sheet lead, and shall extend 12" in all directions from pipe, underneath roofing material and shall be carried up over and turned down into the top of pipe so as to form a permanently watertight joint.

(c) Water Supply

Cold Water Piping: Use all existing cold water piping.

Branches where not indicated will be at least the following sizes:

Water Closets	3/4"
Lavatories	1/2"
Hose Bib	3/4"

0-15 TESTS

(a) Before any soil, waste, vent or water supply pipes are concealed they shall be tested in the presence of the General Contractor or his representative and as directed by him. Any work showing leaks or improper workmanship shall be immediately removed and replaced by work that will stand the required test.

(b) Cold water piping shall be subjected to a hydrostatic pressure test of 100 pounds per square inch.

(c) Sanitary piping. Before the installation of fixtures, the ends of the system shall be capped and all lines filled with water to the roof and allowed to stand until a thorough inspection has been made. After fixtures are set, a smoke or equivalent test shall be made, using an approved apparatus.

0-16 DEBRIS

Remove all debris resulting from this work on the building and leave work in a satisfactory condition.

0-17 GUARANTEE

(a) All materials entering into the construction of this plumbing must be the best of their respective kinds and the whole work must be done in a neat and workmanlike manner, the whole system guaranteed to be complete and perfect in every detail.

(b) This specification is intended to provide for a complete and perfect plumbing system in every respect and to cover all work and fixtures whether specifically mentioned or not. If anything is omitted that may be necessary for a perfect plumbing system, it must be furnished by this contractor without additional charge.

(c) This Contractor must guarantee the entire installation to be free from all defects or flaws in workmanship or material for a period of twelve months from date of final acceptance. Should any present themselves within that time, he must replace same free of expense to Owner.

ELECTRICAL WORK

Section P

P-1 The General Conditions preceding these specifications apply to all contracts and form a part of and are included in these specifications for electrical work.

P-2 SCOPE OF WORK

(a) The work shall consist of a complete lighting and power system for the building, as indicated on the plans and contained herein.

(b) Work shall include furnishing and installing panels, feeders, outlet and junction boxes, switches, receptacles, wiring devices, wire, conduit, grounding and all other apparatus and accessories indicated or required for a complete electrical system.

(c) The work shall include connecting up of light fixtures.

P-3 TIME

This work shall be completed by the time the building is finished. It shall be installed as rapidly as the progress of the construction of the building will permit, so as not to delay the work of other contractors.

P-4 CODE REQUIREMENTS

The latest edition of the National Electric Code, together with any amendments by Local Authorities, the Electrical Utilization and General Lighting order of the Industrial Accident Commission, the Pacific Coast Electrical Bureau Standard Electrical Code and installation rules of the Light and Power Company, are each and all made a part of the specification and all work installed and materials used must comply with these rules.

P-5 PERMITS AND FEES, ETC.

(a) This Contractor shall obtain all permits, pay for same and have his work regularly inspected.

(b) Upon completion of the work, he is to deliver to the General Contractor satisfactory certificate of inspection from the Department of Electricity. This certificate must be delivered before final acceptance will be made.

P-6 DRAWINGS

(a) The accompanying drawings indicate the location of outlets, panel boards, service switches and meters. It is understood that where it is necessary to deviate from this arrangement to meet structural or architectural conditions, such changes shall be made without additional cost to the Owner.

(b) Should the contractor be uncertain as to any connection or arrangements indicated, he shall call the matter to the General Contractor's attention and the latter's decision shall be final.

P-7 CUTTING AND PATCHING

This Contractor shall do all cutting and fitting and patching necessary in the proper securing and placing of this work throughout the building. All cutting shall be done in a neat, careful, and workmanlike manner. All patching shall be done with proper materials and in a manner satisfactory to the General Contractor. All cutting for runs through ceiling or floor joist shall be on top side of joist.

P-8 SERVICE

Service shall be overhead and this Contractor shall determine its location and govern his work accordingly, furnishing and installing everything necessary to complete the electrical installation.

P-9 SYSTEM OF WIRING

The system of distribution will be 125 and 250 Volt A.C.

P-10 MAIN SWITCH AND PANELS

Main switch and panels shall be 3 pole solid 60 amp fused disconnect, Cutler-Hammer or equal.

Sub-panel of size capacity as required shall be dead front load center type, made by Cutler-Hammer or equal. Panel is to be mounted in suitable galvanized steel cabinets with side wiring gutters and are to have door with lock.

P-11 OUTLETS

(a) All outlets shall be provided with galvanized outlet boxes of proper size and shape best suited to particular location and large enough to accommodate all wires and connections without crowding.

(b) Outlets exposed to weather shall be weatherproof type.

P-12 WALL SWITCHES

Wall switches will be white toggle with ivory plates, three way where shown.

P-13 RECEPTACLES

Receptacles will be double white flush convenience outlets, with ivory plates.

P-14 WIRE AND CABLE

All wire and cable shall be standard Underwriters' label. All wire shall bear manufacturers' labels and be brought to job in unbroken packages.

P-15 LIGHTING FIXTURES

This Contractor shall install all lighting fixtures as selected by Owner, lamping all fixtures. ~~All allowance of \$500.00 is to be made to the Owner for electrical fixtures.~~
Fixtures to be supplied by owner. HT.

P-16 INSTALLATION OF WORK

(a) Wire and cable for services, feeders, and branch circuits shall not be lighter than that which would produce a maximum of 1 percent voltage drop.

(b) Install door bell.

(c) The following sizes of wire are minimum; All wire type R, outside service #6. Convenience outlet circuits, #12. Light circuits, #14. No more than 10 convenience outlets on a circuit or 1500 watts.

(d) This Contractor shall confer with other contractors installing work which may affect his work and shall arrange his work in proper relation to the other work, as shown on plans and in a manner approved by the General Contractor.

P-17 DEBRIS

Remove all debris resulting from this work on the building and leave work in a satisfactory condition.

P-18 GUARANTEE

(a) All materials entering into the construction of this electrical wiring must be the best of their respective kinds and the whole work must be done in a neat and workmanlike manner, the whole system guaranteed to be complete.

(b) This Contractor must guarantee the entire installation to be free from all defects or flaws in workmanship or material for a period of twelve months from date of final acceptance.

FLOOR COVERING

Section 2

Q-1 General Conditions preceding these specifications apply to all Contracts and form part of and are included with these specifications for the installation of ~~linoleum~~.

asphalt tile.

Q-2 SCOPE OF WORK

Furnish and install ~~linoleum~~ *asphalt tile* floor covering where indicated on plans.

Q-3 MATERIALS

Kentile or Mastic Tile
~~Armstrong's Battleship~~ linoleum, or equal, 1/8" thick.

Q-4 SUB-FLOORS

Color to be selected by Owner. *to be applied with proper adhesive over 30-pound asphalt felt.*

This Contractor shall contact the General Contractor who is to make known any requirements or specifications that would assist in the ~~linoleum~~ installation.

asphalt tile

This Contractor shall inspect floors and make note of any irregularities that would in any way prevent a good installation and notify the General Contractor in order to have the errors rectified and all loose or defective boards replaced with sound new material.

Existing floors throughout shall

(a) have all cracks wider than 1/8" and all holes larger than 1/4" diameter filled with snugly fitted pieces of wood or plastic wood.

(b) shall

(b) be renailed as necessary to make them rigid and secure.

Q-5 GUARANTEE

These floors shall be guaranteed jointly by floor Contractor and manufacturer against defects in workmanship and materials for a period of one year.