

SPECIFICATIONS

for the construction of

COTTAGE A AND COTTAGE B

Addition To Hotel La Morada

to be erected for the

SANTA FE LAND IMPROVEMENT COMPANY

on Lot 1, Block 32,  
Rancho Santa Fe, California.

Lilian J. Rice, Architect.

Series # 071731

Index

General Conditions	1
Excavation	9
Concrete Work	9
Mason Work	11
Carpenter Work	12
Tile Work	18
Sheet Metal Work	19
Roofing	19
Electrical Work	20
Plumbing	22
Plastering	25
Painting	28

## THE GENERAL CONDITIONS OF SPECIFICATIONS

PRELIMINARY-- Contractors are expected to examine the maps, Drawings, Specifications, circulars, and all other instructions pertaining to the work, which will be open to their inspection, and to make their own estimates of the facilities and difficulties attending the execution of the proposed Contract, including local conditions, uncertainty of weather, and other contingencies. Examination of the premises is advised for ascertaining more definitely the conditions than shown by preliminary surveys.

The Owner reserves the right to let other contracts in connection with this work, and the Contractor shall afford such contractors reasonable opportunity for the introduction and storage of their material and the execution of their work and shall properly connect and coordinate his work with theirs.

If any of the Contractor's work depends, for proper execution or results, upon the work of any other contractor, the Contractor shall inspect and promptly report to the Architect any defects in such work that renders it unsuitable for such proper execution and results. Failure to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of his work. To insure the proper execution of his subsequent work the Contractor shall measure work already in place and shall at once report to the Architect any discrepancy between the executed work and the drawings.

PROPOSAL-- Every item mentioned in the following specifications is intended to represent the materials that will be demanded. The Contractor must submit a bid covering every item that is specified, and should he wish to suggest any substitute that he considers equal in value and efficiency with the one specified, he shall state when the Proposal is submitted what the item suggested is and what the difference in cost is, if any. If substitutes of materials (equally good) are offered at the time the bids are submitted, they will be considered. In the event the owner wishes to accept the substitute, arrangements will be made for the change before the Contract is entered into. After the award no substitution of any description other than those mentioned in the accepted Proposal will be allowed.

In receiving bids for the execution of the work herein described, the Owner holds himself free to reject any or all of them.

CONTRACT DOCUMENTS-- The Contract Documents shall consist of the Proposal, the Agreement, the following General Conditions, the Specifications and the Drawings, including all modifications thereof incorporated.

Throughout all documents, the Owner, Contractor and Architect are to be treated as if each were of the singular number and masculine gender.

The law of the place of building shall govern the construction of Agreement.

The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution of the work. It is not intended, however, that materials or work not covered by or properly inferable from any heading, branch, class or trade of the Specifications shall be supplied unless distinctly so noted on the Drawings. Materials or work described in words which so applied have a well known technical or trade meaning shall be held to refer to such recognized standards.

ARCHITECT-- The Architect shall have general supervision and direction of the work. He is the agent of the Owner only to the extent provided in the Contract Documents and when in special instances he is authorized so to act. He has authority to stop the work whenever such stoppage may be necessary to insure the proper execution of the Contract.

As the Architect is, in the first instance, the interpreter of the conditions of the Contract and the judge of its performance, he shall side neither with the Owner nor with the Contractor, but shall use his powers under the contract to enforce its faithful performance by both.

The Architect shall within a reasonable time, make decision on all claims of the Owner or Contractor and on all other matters relating to the execution and progress of the work, or the interpretation of the Contract Documents.

The Architect and his representatives shall at all times have access to the work wherever it is in preparation or progress and the Contractor shall provide proper facilities for such access and for inspection.

CONTRACTOR-- The Contractor shall give his personal supervision to the work and furnish all materials, transportation, labor, water, tools, light, power, scaffolding and appliances as required for the proper completion of the work hereinafter more definitely mentioned. Unless otherwise specified, all materials shall be new and of good quality.

The Contractor shall give the required notice to the proper authorities relative to the work in his charge and also that which may be let under special contract direct from the owner.

The Contractor shall keep a competent foreman constantly on the ground during working hours.

The Contractor shall make any tests of the materials or work that the Architect may require, prepare and submit all necessary models and samples, confer with him about colors, sizes, locations, etc., and receive final instructions from him before commencing work.

The Contractor shall promptly remove from the premises all materials condemned by the Architect as failing to conform to the Contract, whether incorporated in the work or not, and shall promptly replace and re-execute his own work in accordance with the Contract, without expense to the Owner, and shall bear the expense of making good all work of other Contractors destroyed or damaged by such removal or replacement.

The Contractor shall continuously maintain adequate protection of all his work from damage, and protect the Owner's property from injury arising in connection with this Contract, and shall make good any such damage or injury.

The Contractor shall obtain and pay for all permits and licenses, and give all notices, pay all fees, and comply with all laws, ordinances, rules, and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes the Drawings and Specifications are at variance therewith, he shall promptly notify the Architect in writing, and any necessary changes shall be adjusted. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Architect, he shall bear all costs arising therefrom. He shall also defend all suits or claims for infringements of any payment rights and save the Owner harmless from loss on account thereof.

**SUB-CONTRACTORS--** The Contractor agrees that he is as fully responsible to the Owner for the acts and omissions of his Sub-contractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly or indirectly employed by him.

The Contractor shall, before the signing of the Contract, notify the Architect in writing, of the names of the Sub-contractors proposed for the principal parts of the work. If the Contractor has submitted before signing the Contract, a list of Sub-contractors, and the change on such lists is required, or permitted, after signature of the Agreement, the Contract Price shall be increased or diminished by the difference between the two bids.

The Contractor agrees to bind every Sub-contractor and every Sub-contractor agrees to be bound by the terms of the Agreement, the General Conditions, the Drawings and Specifications as far as applicable to his work. The Sub-contractor agrees to assume toward the Contractor all obligations and responsibilities that the Contractor, by these documents, assumes toward the Owner.

The Contractor agrees to pay the Sub-Contractors, upon issuance of certificates, the amount allowed to the Contractor on account of the Sub-contractor's work to the extent of the Sub-contractor's interest therein.

**BOND--** The Contractor will be required to furnish a bond covering the faithful performance of the Contract and the payment of all obligations arising thereunder, in such form as the owner may prescribe and with such sureties as he may approve, and shall cover and be in compliance with the State statutes governing bond.

**DRAWINGS AND SPECIFICATIONS--** Unless otherwise provided in the Contract Documents the Architect will furnish to the Contractor, free of charge, all copies of the Drawings and Specifications reasonably necessary for the execution of the work. These drawings, Specifications and copies thereof furnished by the Architect are his property. They are not to be used on other work and are to be returned to him on request at the completion of the work.

PLANS FOR INSPECTION-- The Contractor shall keep on the work, at all times, at least one set of Specifications and Drawings for use by the Owner or Architect or others connected with the work. Each sheet of blue-printed Drawings is to be carefully glue-mounted on a piece of Compo or other light board, the same size as the sheets.

DETAILS-- Drawings given to the Contractor during the progress of the work are to be considered as a part of the Contract and not to be considered as variations from or an extra to the original Contract. These Drawings or any other instructions are not intended to involve extra cost, and unless the Contractor within 10 days after the delivery and prior to the execution of the work, makes objection to the said details or instructions and obtains from the Architect such written approval recognizing any alleged extra work or materials claimable, they will be considered as accepted by the Contractor.

INSTRUCTIONS-- The Architect shall furnish with reasonable promptness, additional instructions, by means of drawings or otherwise, necessary for the proper execution of work. All such drawings and instructions shall be consistent with the Contract Documents true development thereof, and reasonably inferable therefrom. The work shall be executed in conformity therewith and the Contractor shall do no work without proper drawings and instructions. In giving such additional instructions, the Architect shall have authority to make minor changes in the work not involving extra cost, and not inconsistent with the purpose of the building.

VERBAL INSTRUCTIONS-- Neither the Owner nor the Architect will be responsible in any way for VERBAL answers to any inquiries regarding the intent or meaning of Drawings or Specifications, or for any VERBAL instructions by himself, his employees or others, in advance of the award of this contract.

CASH ALLOWANCE-- The Contractor shall include in the contract sum all allowances named in the Contract Documents and shall cause the work so covered to be done by such contractors and for such sums as the Architect may direct, the contract sum being adjusted in conformity therewith. The Contractor declares that the contract sum includes such sums for expenses and profit on account of cash allowance as he deems proper. No demand for expenses or profit other than those included in the Contract sum shall be allowed.

CHANGES IN THE WORK-- The Owner, without invalidating the Contract, may order extra work or make changes by altering, adding to or deducting from the work and the Contract sum shall be adjusted accordingly. No new work of any description done on the premises shall be considered as an extra unless a separate estimate in writing for the same, before its commencement, shall have been submitted by the Contractor to the Architect and the Owner and their signatures obtained thereto.

CLEARING-- The Contractor shall clear the building site of brush, rubbish, stones, etc.

SURVEY-- Approximate grade levels have been established as shown on Drawings. The Contractor shall be held responsible for the correct location of all building lines and levels, but all stakes locating property lines are to be furnished by the Owner.

PROTECTION OF PLANTING-- The Contractor shall be held strictly responsible for the injury of any trees and shrubs on this or adjoining property during the fulfillment of this Contract. All trees near the excavation shall be fenced by the Contractor.

LAYING OUT-- The Contractor shall lay out his work, erect substantial batter boards, indicate on these boards floor and finished grade levels and be responsible for its correctness. These batter boards are to be left in place until after foundation work is completed.

CEMENT-- All cement used shall meet the requirements of the Standard Specifications of the Society of American Engineers. The Contractor must provide a suitable platform with a water tight covering for cement and must thoroughly protect same from weather. At the request of the Architect the Contractor must furnish to the Architect satisfactory certificates of test. All tests shall be made in accordance with the requirements of the San Diego Building Ordinance. Every test shall be made by a recognized, qualified expert who shall file with the Architect certified copies of all tests made.

SAND-- All sand required for the work shall consist of grains of any moderately hard rock that is perfectly sound and showing no indications of chemical decay. The gradations from coarse to fine shall be reasonably uniform. All sand must be clean and sharp.

CRUSHED ROCK-- All crushed rock shall consist of hard, durable rock, free from dust and foreign materials. The maximum sized rock for reinforced portion of work shall pass through a 3/4" ring. The largest rock for the work containing no reinforcements shall pass through a 2-1/2" ring. Remove fines from rock through a 1/4" square mesh screen.

SANITARY REGULATIONS-- Necessary sanitary conveniences for the use of the workmen on the work, properly secluded from public observation, shall be constructed and maintained by the Contractor, and the use of same shall be strictly enforced by the Contractor and same shall be kept in a sanitary condition at all times. Upon the completion of the work, same shall be removed from the premises, leaving all clean and free from nuisance. Vault shall be cleaned out, disinfected with chloride of lime and filled up.

## EXCAVATION

(General Conditions Included)

EXCAVATION: Do all excavating and trenching required to carry out the work as shown or specified.

Footings in every case must rest on firm soil.

Dig a sample test hole to determine the condition of the soil, and confer with the Architect before proceeding with the work.

Cost of variations from the depth of the footings as shown on the Drawings will be added to or deducted from the Contract Price according to the amount of excavating required. (See Concrete Work).

At least 18" clearance must be left under all floor joists and 12" under all girders.

Excavate for an area at least 5' from building at south east corner of Cottage B so surface water will drain away from building.

FILLING: Do no filling until foundation work has been approved by the Architect.

Back fill about all concrete work below grade and wherever indicated. Tamp filling thoroughly and slope the earth away on all sides from foundation walls.

Fill in the required height and tamp solid all spaces where called for on Drawings.

GRADING: Rough grade upon the lot all surplus excavated material under the direction of the Architect.

Remove and cart away all surplus concrete and plaster before any filling or grading is done.

Finish grade levels are shown on the Drawings.

## CONCRETE WORK

(General Conditions Included)

WORK INCLUDED: The Drawings indicate the portions of the work which are to be concrete, together with the size of walls, footings, etc.

PLUMBING LAYOUT: A Plumbing Layout must be submitted and approved by the Architect before any concrete is poured.

MEASURING AGGREGATE: Accurately measure the amount of each aggregate required for each batch. The method of measuring is to be approved by the Architect.

WATER: Use only fresh, clean water.

In mixing the concrete the least amount of water shall be used that will obtain a workable, plastic mixture which can be worked into the forms and around the reinforcements. An excess of water must be avoided and any batch of concrete containing such an excess shall be rejected.

Bricks shall be laid up with full joints, each brick shoved up solid in full bed of mortar.  
Inside and outside of chimney shall be given a 1/2" troweled coat of cement mortar for full height of chimney.  
Provide ash dump, cast iron clean out door with frame and ash pit for fireplace in Cottage B.  
Flash chimneys thoroughly water tight at roof line with 16 oz. copper let 2" into mason work.  
Flashing to be furnished by the Sheet Metal Contractor.  
Carpenter will fur around chimney to lines shown on exterior and interior elevations.  
FIREPLACES: Build fireplaces carefully, strictly according to measurements and details given.  
Throats to be smooth cement lined.  
Fireplace walls shall in no case be less than 8" in thickness.  
Provide 2 x 3 x 1/2 angle over opening.  
Set lugs as directed for fire screen.  
PROTECTING WORK: Carefully protect all masonry work liable to injury until the building is complete.  
Remove all protective coverings at completion of the building and do all patching required.  
Thoroughly clean all exposed masonry work.

#### CARPENTER WORK

(General Conditions Included)

PRELIMINARY: Finishing lumber must not be brought to the site until just before it is needed. It must be thoroughly protected from the sun, dampness and injury.  
Check up all foundation work, establish accurate heights and prove all measurements fundamental to the work before commencing to frame.  
Give all lines, dimensions and directions to other trades and be responsible for same.  
LUMBER: Provide heart common redwood for woodwork on concrete.  
All other construction timber, unless otherwise directed, to be #1 common Oregon Pine as well seasoned as the market affords.  
Only grade marked material according to standards established by the West Coast Lumbermen's Association will be accepted, except by written consent of the Architect.  
Unexposed lumber, except truss members, to be S1S, unless additional sizing is specified or necessary to make a good job.  
Finishing lumber and trim are specified later.  
PRESERVATIVE COATING: Thoroughly coat all woodwork coming in contact with concrete or masonry work on all four sides with two coats of creosote applied hot.  
DAMPPROOFING: Flood top of all concrete foundation walls with a liberal coat of asphaltum applied hot.  
WALL SILLS: Wall sills to be 2 x 6 redwood.  
All sills 16' long and under are to be in one piece.

Wall sills are to be carefully bedded in cement.

Furnish concrete contractor with 1/2" x 10" square head bolts. Bolts to be bedded in the top of the foundation every 4 feet. Secure sills to the foundation with these bolts and nuts and washers.

If foundations are stepped, there shall be at least 2 bolts to each level.

UNDERPINNING: Underpinning posts to be 4 x 4 O.P. set on 6 x 6 x 2 redwood blocks.

GIRDERS: All girders under buildings to be built of 2 - 2 x 6's, well spiked, and lap jointed only over bearings.

All girders shall have a full 3 1/2" bearing and shall in no case be notched except with approval of the Architect.

JOISTS: See Framing Schedule.

Double joists under partitions.

Make joints over bearings lap at least 8" for solid nailing to form continuous tie across building.

SUB FLOORING: All floors to have sub floor of 1 x 6 #1 common O.P. SLS, surfaced, laid at 45 degrees, butts full bearing on joists and well nailed, two nails at each bearing. (Form lumber may be used for sub floor if thoroughly cleaned.)

Before laying thoroughly clean out space under all ground floor joists. Sub floor for tile in Bath Rooms to be 1 1/2" below top of joists resting on and nailed to 1 x 6 spiked to side of joists and running full length of joists between supports. Chamfer off corners of joists in such places.

PRIMING: This Contractor is to keep on the job a pot of paint suitable for priming purposes and to apply same wherever required.

WOOD STUD FRAMING: All studs are to be sized.

All stud walls are to be 2 x 4 studs except where otherwise noted. If foundation walls are stepped, necessary cribbing shall be of 2 x 6 - 16" O.C.

Studs in bearing partitions and walls shall have double 2" top plates and not less than single 2" bottom plates.

Break all joints of all plates; joints to be broken only over bearings. Studs shall be framed solid at corners and at intersections between one partition wall and another in such a manner that no lath can extend from one room to another. 16" O.C. is to be the standard spacing of studs. This spacing shall be reduced when heavy loads are to be supported.

Dimensions on Plans are given from outside stud lines to center of partition studs.

Check all dimensions where sound deadening is required.

Check all dimensions with Plumbing Contractor.

All openings exceeding 30" in width to have double studs at sides. Lintels and headers over openings exceeding 36" in width shall not depend on nails alone at ends; extra studs must be cut in beneath with firm bearings at bottom.

Openings over 36" in width to have lintels built up solid of timber 2" thick or to be properly trussed. Confer with Architect as to size of lintels or method of trussing.

OTHER FRAMING: See Framing Schedule.

Provide all other framing timbers of sizes shown or required.

celotex are required, strip first layer with lath spaced vertically and nailed to every stud; then apply second layer of celotex. Strip with 1 x 2 surfaced 2 sides, spaced same as studs behind such celotex and securely nailed to framing.

SHEATHING: Rafters of roof to be sheathed with 1 x 6 #1 common O.P. surfaced one side and laid surface side down except over Porches where it is to be laid surface side up.

Sheathing to be free from loose knots and nailed with 2 - 8d nails to every bearing.

Provide 8" strip beveled from 1" to 2" at eaves.

FLASHING: Cover around all openings with one layer of Sisalkraft closely fitting to trim.

Use an approved mastic calking compound between flashing and frames to make joints moisture tight.

Nail flashing to frames with flat head nails spaced not more than 6" apart.

Consult with the Architect as to exact method of flashing. Great care must be taken in putting on flashing so as to make building moisture proof.

VENTS: Provide foundation vents where shown.

Round vents are to be 4" tile vents set at an angle so as to drain.

Frames to be of O.P. with removable 1/4" hardware cloth and 14 mesh copper bronze screen, for rectangular foundation vents.

Attic vents where shown as louver type are furnished by the Sheet Metal Contractor and properly set by this Contractor in weather tight frames.

Provide 36 - 4" x 12" vents of 1" x 4" O.P. set where directed under eaves.

All vents are to be screened with 14 mesh copper bronze screen.

ROUNDED CORNERS: All exposed corners of timbers are to be rounded as directed.

All corners of exterior and interior framing are to be beveled so that plastered corners may be well rounded.

PORCHES AND BALCONY: See Framing Schedule and exterior elevations.

All members are to be rough O.P. except railing which is to be surfaced.

Top and bottom members of railing to be 3 x 6 S4S grooved to receive spindles and provided with blocking to be placed between spindles.

Spindles are to be 1 1/4" x 1 1/4" net.

WINDOW AND DOOR FRAMES: See Schedule and Details.

Make all frames of clear, straight grained, kiln dried Oregon Pine, surfaced and sanded, with rebated joints at head, coped joints at sill, all securely leaded and nailed together.

Particular care must be taken to make a waterproof job at joining of sills to jambs and mullions. Do not cut jambs or mullions into sills.

All transom bars and mullions shall be nailed to frames.

Place copper flashing at sills between windows A-11, 12 and 13 as furnished by the Sheet Metal Contractor. Flashing to extend up under casing and down over sills.

All frames are to be set before plastering is begun.

All frames are to be primed on all sides with lead and oil as soon as each frame is completed.

SASH: See Window Schedule.

All sash to be clear sugar pine with stock O.G. molding.  
All sash to be mortised and tennoned, pinned with hardwood dowels and glued with waterproof glue.

Stationary sash to be set with brass screws.

Sash not to be placed until plastering is completed.

DOORS: See Door Schedule.

All sash doors to have O.G. molding.

Stiles and top rails of French Doors to be 4 1/4".

Provide T astragal for each pair of French Doors.

Provide screened lattice manhole doors where shown.

SHEET GLASS: All sash shall be glazed with Libby-Owens flat drawn B quality double strength sheet glass.

All sheet glass wavy enough to distort vision will be rejected.

SETTING: All glass (except transoms) to be carefully bedded, back puttied, tacked on and set with putty. Transom sash to be set with wood stops.

Glass rebates to be thoroughly oiled before glazing.

All glass to be at risk of Contractor until building is completed.

WOOD SCREENS: Provide screens for all windows and doors where shown.

All screens for windows to be 3/4" screens and to have stock O.G. mold.

Screens for doors to be 1 1/8".

All joints in sash to be mortised and glued together so screens will be rigid and non sagging.

The screen shall be 16 mesh copper bronze wire screen tightly held in clear sugar pine sash.

Provide special wood screens for windows A-4 and A-5; same to have muntins as indicated, with 1 1/2" face. Screens to be square stuck.

Provide astragal for pair of French Door screens. Provide cut ups to match this door.

SHUTTERS: Shutters are to be built up of random width 1" rough O.P. boards held together with cleats. Cleats are to be fastened with screws counter sunk and holes plugged. Select boards for slash grain. Provide and set 2 - 8" strap hinges for each shutter. Set lugs for these hinges before plastering is begun.

FIRE HOSE BOX: Provide box for fire hose where shown.

Provide 1 1/8" batten doors for same.

METER BOX: Build cabinet for meters of size required and in location approved by the Architect.

Doors of meter box shall be batten doors of #3 1 x 6 O.P. flooring held together with cleats. Provide glass peep hole for meter reading. Sides, back and top and bottom to be of #3 flooring.

SCUTTLES: Provide 3 2' x 2' scuttles to attic space where directed; two in Cottage A and one in Cottage B.

TOP FLOORING: Floor of Balcony to be 2 x 6 S4S spaced 1/4" apart.

All other wood top flooring to be straight grain #3 1 x 4 O.P. flooring, thoroughly seasoned, kiln dried and mill run.

No flooring shall be brought to the building until after plastering is thoroughly dry. It shall then be stored in a dry approved place.

No top flooring is to be laid until just before the last coat of finish is applied by the Painter.

All flooring shall be laid with neat close fitting joints, blind nailed every 12" with flooring nails, scraped and thoroughly sand-

papered by a regular floor finisher, and left clean and smooth. The Carpenter will be held responsible for the floors until the building is accepted.

**THRESHOLDS:** See Frame Details.

Provide and set 5/8" x 2" channel iron thresholds at all interior doors; same to be secured with counter sunk screws.

**INTERIOR FINISH:** No interior finish shall be placed within at least 8 days after completion of interior plastering.

All interior woodwork to be clear, kiln dried Oregon Pine, free from noticeable pitch pockets and blemishes, clean, smooth and thoroughly sandpapered.

All corners must be straight and smooth, carefully rounded as directed and protected from damage until building is completed.

All finish must be done in a strictly first class manner by skilled workmen and left clean and free from defects or hammer marks.

**BATH ROOM:** Medicine Cabinets to be Albatross #2962, 14" x 24", unfinished cabinets with plain, not etched, mirror, and set at height as directed; one cabinet is required for each Bath Room.

Provide 1 x 4 wainscot strip with corners well rounded set on all walls, except over tub, at height as directed.

**CLOSETS:** All strips for shelves, hooks, etc., shall be placed as directed.

Provide hat and coat strips 5" wide on all walls in all closets.

All closets to have 2 shelves unless otherwise noted on Plans.

Provide removable shoe rack 3' long in all closets 3'-6" or larger.

Place 3/4" galvanized iron pipe with sockets in all closets with 2 shelves. Same to be placed under shelves, unless otherwise noted, and to have a center support if rod exceeds 4' in length.

Each closet to have an 8" screened ornamental plaster vent in ceiling.

**BOOK SHELVES:** All book shelves to be of 1 1/8" net and set before plastering is done.

**WOOD BOX:** All wood boxes to be lined with #3 O.P. flooring. Interior doors to be V jointed 1 x 8 T and G batten doors with cleats on inside.

**TOE MOLD:** Provide O.P. toe mold 1 1/2" high beveled from 5/8" to 3/8" with rounded corner at top for all rooms except Baths.

Finish around bull nosed corners with special milled toe mold.

**HARDWARE:** Provide all builders hardware such as nails, screws, bolts, etc., required for the work.

Place all finish hardware as furnished by the Owner. Check over list for finish hardware and see that proper hardware is being furnished. Carefully fit finish hardware and remove until Painter has finished. Plainly tag all keys and deliver them to the Owner at the completion of the work.

**MISCELLANEOUS:** Furnish all labor and materials to fully complete the carpentry work in every detail unless particularly otherwise specified. Provide templates for Mason for fireplace.

Do all cutting over 2" in diameter for the Plumber and Electrician.

See "Cutting" in the Specifications for the foregoing work and do all necessary boxing and woodwork to properly complete their work.

Adjust all doors and windows after the Painter has finished.

All remaining lumber to be cut in 2' lengths and stored in a place designated by the Owner.

**GUARANTEE:** The Contractor must guarantee the materials and workman-

ship and keep in perfect working order all doors, windows, etc., for a period of six months following the acceptance of the building.

### TILE WORK

(General Conditions Included)

GENERAL: This Contractor shall cooperate with the Carpenter and Plumber to assure the accurate fitting of his work. Measurements are to be checked at the building.

WORK INCLUDED: All Bath Room floors are to be finished with white ceramic floor tile, small hex. pattern. A 4" coved base of white standard quality is required around all walls of the Bath Rooms.

A white standard quality wall tile is required up to 6' height around all tubs. This includes face of tub.

Provide all necessary trim in white for finishing at edges. The following accessories are to be furnished and placed: 1 recessed 6 x 6 soap and grab and 1 24" towel bar for each Bath Room. (All in white.)

MATERIALS AND WORKMANSHIP: Before laying the concrete, cover all wood sub floors with 2 layers of water proof felt.

Concrete base shall consist of one part Portland cement, two parts clean, washed sharp sand and four parts clean gravel.

Mix cement and sand thoroughly dry, add gravel and mix, adding sufficient water to form when laid a hard mass.

Concrete should not be allowed to stand more than 3 or 4 days before laying floor tile.

Place on top of the concrete an open mesh copper bearing metal lath and spread the cement mortar over it.

Cement mortar shall consist of one part cement to two parts sand, thoroughly mixed and used fresh before it has its initial set.

Before laying tile sprinkle a little dry cement over floor on top of cement mortar with fine hand screen.

Joints are to be grouted with Medusa cement, colored as directed, mixed with clear water and cleaned as soon as grouting is done.

The scratch coat on the wall shall consist of one part cement and two parts sand. Mix the cement and sand thoroughly dry and add sufficient water to form a thick mortar.

A good foundation is absolutely necessary and should be solid and perfectly plumb, free from any spring or vibration.

The scratch coat shall be allowed to harden for at least one day before commencing to set tile, thoroughly brushed to remove all dust and well wet. Brush on thin coat of pure liquid Portland cement before putting on cement mortar for setting tile.

Scratch coat on metal lath shall be 1/2" thick or sufficient to make even and true surface to within 7/8" of intended finish surface of tile. Scratch coat shall be roughly scratched.

All joints are to be pointed with Medusa cement, colored as directed. Caution should be used not to allow anyone to walk upon or carry any-

thing heavy over floor, or have any pounding about wall work until tiles are firmly set.  
Do not allow tiles to get wet and lay in sawdust, as it will stain the tile.

### SHEET METAL WORK

(General Conditions Included)

GALVANIZED IRON: All galvanized iron to be copper bearing 24 gauge.  
COPPER: All copper to be 16 oz. copper.  
FLASHING: Provide copper flashing and counter flashing for chimneys. The counterflashing to be 6" wide bent so as to project 2" into walls and carry down to within 1" of roof.  
Provide strip of copper flashing 4" wide and 15" long at W-12 to bend down and face sill. 2 strips required.  
Furnish Roofing Contractor with copper strip 15" wide to extend full length of valley on Cottage B.  
VENTS: Furnish galvanized iron vents for attic where indicated. Vents to be louver type 3" deep. Louvers to be set at 45 degrees and spaced 2" apart, bent up in back and down in front to make water tight.  
PAINTING: Paint all galvanized iron work with a shop coat of red lead before it is brought to the building.

### COMPOSITION AND TILE ROOFING

(General Conditions Included)

WORK INCLUDED: Composition and tile roof on all pitched roofs.  
PRELIMINARY: Carefully inspect all sheathing, etc., over which the composition is to be laid and see that it is properly nailed to prevent cupping and otherwise in proper condition to receive roofing. Report all defective work to the Architect and do not commence work until same has been properly repaired, otherwise the Roofing Contractor will be held responsible for imperfect work due to these defects.  
COMPOSITION ROOFING: Pitched roofs to have three layers of 15 lb. felt well mopped between layers and on top of last layer.  
Mop ridge strip after same has been placed.  
Place flashing at chimneys and valley as furnished by other Contractor.  
ROOFING TILE: Roof tile shall be Capistrano grade roof tile or equal. Allow for 10% more top tile than called for by manufacturer requirements for covering roof.  
All pan tile to be secured with 4d copper nails.  
All top tile to be secured with copper wire and 4 d copper nails.  
All tile to be well soaked and top tile are to be laid in cement.  
Eave tile are to be doubled.  
Ridge tile to be set in Medusa cement and white sand.  
Lay up a good sized sample of roofing and receive the Architect's

approval of same before proceeding with the work.

GUARANTEE: This Contractor is to furnish the Owner with a written guarantee in satisfactory form, covering all parts of the roof for a period of ten years from date of acceptance.

### ELECTRICAL WORK

(General Conditions Included)

GENERAL: The National Electric Code, latest editions of the List of Approved Fittings, Electrical Utilization Safety Orders of the California Industrial Accident Commission, latest editions, are each and all together made a part of this Specification, and all work installed and materials used must comply with these rules.

Should there be any conflict between the rules and this Specification, the rules are to govern, and such changes as are necessary to make them comply shall be included by the Contractor in his bid.

Confer with other Contractors and see that all outlets coming in relation to tile work or other finish are accurately placed.

All necessary certificates shall be obtained by the Contractor and delivered to the Architect before any work is accepted.

RED SEAL: The work shall conform to the Red Seal Specifications.

The Contractor shall make necessary application for Red Seal service, and shall notify the local Red Seal Committee in order that proper inspection may be made, and final acceptance of the work shall not be made until the Red Seal Certificate has been received by the Owner.

SERVICE AND METERS: The location of the service is to be obtained from the local Lighting Company in accordance with their regular procedure.

Anchors will be furnished by Lighting Company and set by Contractor. Provide for 1 light meter and 1 heat meter.

Provide 3 - 30 amp. lighting circuit switches; one to take care of meter and one for each Cottage.

Provide 1 - 200 amp. main heat switch and 2 - 60 amp. switches, 1 for each Cottage.

The meter location shall be approved by the Architect.

SYSTEM: Entire wiring system to be 110/220 Volt - 60 cycle single phase.

Install 2 - #00 wires and #4 neutral in 2" conduit from point of entry to meter box.

Install 2 - #2 wires and #10 neutral in 1 1/4" conduit from meter box to panel boards in each Cottage. Conduit between buildings to be laid 2' below finish grade level.

All conduits to be kept at least 6" from water pipes and vents.

All other wiring to be concealed knob and tube work.

WIRE: All wire to be Code standard, rubber covered, single braid for all conductors smaller than #8 B and S gauge and double braid for #8 and larger. #8 wire and larger to be stranded. All wires shall bear the Underwriter's Laboratories Label and shall be brought on the job in the original unbroken packages.

Use #12 wires for all heaters.

CUTTING AND PATCHING: Lay out the wiring so as to avoid cutting and drilling the construction timbers as much as possible. Under no circumstances shall joists, girders, etc., be drilled or cut more than 2' from bearings.

Confer with the Carpenter about drilling of holes. All cutting larger than 2" in diameter of construction timbers to be done by the Carpenter.

LAYOUT: Provide an electrical layout showing circuits and obtain the approval of the Architect before any work is begun.

The location of all outlets are as accurate as can be determined at the present time.

Confer with the Architect and lay out the work and locate all outlets as directed by him, otherwise all risk must be assumed, all mistakes corrected and changes made at the expense of the Electrical Contractor.

PANEL BOARDS: Provide and install "Square D" or equal panel boards, one to serve each Cottage, located in the Store Room of each Cottage. Place therein switches and cutouts for each circuit.

Provide for 2 circuits for light, 2 circuits for convenience outlets and 7 circuits for heat in each panel board.

Each circuit shall be numbered and a list of lights and heaters controlled by the several circuits attached to the door of the cabinet.

Furnish and place a complete set of clearsight fuses.

OUTLETS: At each and every wall, ceiling, convenience outlet or other outlet shown on the plans, install a metal box of a style most suitable for the purpose of the outlet.

All outlet boxes must be rigidly secured in place and those intended for fixtures shall be provided with 3 1/4" plaster rings and fixture studs.

SWITCHES: All switches to be standard, flush type, toggle switches. Mount all switches coming together on one plate.

Place all switches 4' above floor.

RECEPTACLES: All convenience outlets to be flush concealed contact type and set at height above floor as directed.

PLATES: Provide Bakelight plates for all switches, plugs and convenience outlets.

ROOM HEATERS: Provide and set 6 - #W302B Hoffman Thermador Electric Heaters, complete with thermostats, (one for each Bed Room not having a fireplace) and 8 - BR 102 wall insert type of Hoffman Thermador Electric Heaters, (one for each Bath Room).

Each heater shall be wired on a separate circuit.

RADIO: Provide outlets where shown that furnish a combination of serial and ground connections for a receiving set and convenience plug assembled under a single plate.

TELEPHONE: Provide 1/2" conduit from 12" above floor to 2" below bottom of floor joists where telephone locations are indicated.

Provide 1" conduit from point of entry to space under building and strain insulators on each building.

Do all work not furnished by the Telephone Company.

FIXTURES: Owner will furnish electric light fixtures. All fixtures are to be set by the Contractor. Confer with Owner as to type of outlets furnished and type of fixtures required.

FINALLY: Upon completion of the wiring installation, do all patching, repairing and painting required to leave the work in a strictly first

WATER PIPING: All water pipe to be Reading, Byers or Cohoes wrought iron pipe. Fittings to be malleable galvanized iron. The water piping for the entire system must be so graduated and arranged that drawing water from one fixture will not materially diminish the supply to other fixtures.

The water pressure at the floor level of Cottage B is 12#.

No piping to be less than 3/4" pipe except last branch to fixtures. Carry 3/4" pipe full size to all tubs.

All water pipe to be well reamed, removing all burr.

All connections to be painted with red lead on outside threads of pipe and not inside of fittings.

Separate all water pipes at least 2" and firmly strap and secure to the construction.

Thoroughly coat all iron pipe coming in contact with concrete with asphaltum applied hot.

Provide air chamber in an outside wall in each Cottage in an approved location, same to be built up of 4' of 2" pipe capped on top. This to be fitted with 2 faucets and a shut-off valve placed as directed, all of which shall extend beyond the finish plaster on the outside of the building. The air chamber is to be placed on the line ahead of any of the fixtures.

Run all pipes concealed.

CAST IRON PIPE: All cast iron pipe and fittings must be sound, cylindrical and smooth, free from cracks, sand holes and other defects, and of uniform thickness. All joints must be made with picked oakum and molten lead and made gas tight. All water and soil connections shall be made with Y branches. All vent connections shall be made with angle fittings.

FIRE LINE: Take off a 1 1/2" branch line from cold water main ahead of house line and run direct fire hose outlets located where shown in each Cottage.

FIRE HOSE AND REEL: Provide one recessed rack at each fire outlet. Equipment to consist of N.P. nozzle, shut off valves, Jiffy Fire Hose Rack, 75' Underwriter's 1 1/2" linen hose for Cottage A and 50' of 1 1/2" Underwriter's linen hose is required for Cottage B.

TRAPS AND VENTS: All fixtures are to be separately trapped and vented. Vents from east Bath Rooms in Cottage A to be drawn together and carried over so that vent will pass through west side of roof.

CLEAN OUTS: Provide brass clean out plugs at every change of direction and at all important angles of wastes.

All clean outs must be accessible.

SEWER: Connect fixtures through 4" cast iron pipe to present line in Hotel.

HOT WATER SYSTEM: Supply all fixtures except toilets with hot water from present hot water system in Hotel. Pipes to be carried under ground.

Install the circulating or return pipe system of hot water piping, carrying same to within five feet of all fixtures served.

1 1/2" pipe is required except branches to fixtures.

Cover all hot water pipes with 85% magnesia sectional covering.

All elbows and bends to be cemented with asbestos cement and wrapped.

Where hot water pipes pass underground covering is to be well wrapped

FINISH: All exposed metal parts to be chromium plated except where otherwise specified.

All flanges to be made of 24 gauge brass, fitting neatly and tightly to pipe and against walls. Damaged flanges to be replaced at completion of work.

All exposed pipes to be brought to fixtures from walls instead of floors.

All rough exposed pipe or defective pipe to be replaced.

HEIGHT OF FIXTURES: The Plumber must consult the Architect before roughing in for lavatories and showers. The Architect will determine the height of such fixtures.

TEST: The plumbing, circulating system and fixtures are to be tested in the presence of the Architect when fixtures are finally set.

GUARANTEE: Upon completion of the work the Contractor shall furnish the Owner a signed guarantee in the following form:

The undersigned, Contractor, hereby guarantees that all workmanship performed and all materials and fixtures furnished for the installation of the plumbing in Cottages designated as A and B in connection with Hotel La Morada, for the Santa Fe Land Improvement Company, Owner, located on Lot 1, Block 32, Rancho Santa Fe, California, are now free from defects. Any defect developing in same within six months after date of this guarantee, will be made good by this Contractor, free of expense to the Owner.

Signed \_\_\_\_\_  
Contractor

Dated \_\_\_\_\_

### LATHING AND PLASTERING

(General Conditions Included)

GENERAL: Interior of all rooms are to be plastered except portion of walls in Bath Room indicated as tile.

All exterior frame walls are to be plastered.

Do not commence plastering until frames and finish have been thoroughly primed by the Painter.

Templates for all moldings shall be cut accurately to full size detail drawings and a sample shall be run and approved before executing final work.

Carefully examine all plaster grounds, furring, etc., and notify the Architect if they are not plumb, level or properly fixed in place. Do no lathing or plastering until faulty work has been made perfect.

WIRE BRACING: After the frame construction has been thoroughly braced, 18 gauge galvanized iron tie wire shall be stretched horizontally around the entire building not more than 8" O.C.

Nail a staple on every other stud.

Follow by pulling down on unnailed stud and nail so that wire is as taut as possible.

WORKMANSHIP: Samples of all work must be submitted to the Architect for approval before proceeding with the work. All work must match the approved samples.

All work must be strictly first class in every respect.

All interior walls must be plumb and true, with angles and corners well rounded.

PATCHINGS: Carefully patch and promptly repair all defective work or damaged plastering so as not to delay other contractors.

All cutting and patching shall be done by this Contractor where required for the work of other trades, or necessary for the proper completion of the work.

FINALLY: Thoroughly clean plaster from pipes, woodwork and other work and remove all plaster stains from cement.

Remove and cart away all surplus plaster, rubbish, etc., and leave the work in a first class, clean, completed condition.

## PAINTING

(General Conditions Included)

PRELIMINARY: Thoroughly inspect all work before finishing and see that it is clean, smooth and thoroughly dry, see that all nails are properly set and that the work is otherwise in proper condition for a first class job. Report defective work to the Architect, otherwise the Painter will be held responsible.

Do no exterior finishing during rains or fogs or until all moisture has thoroughly dried from the surface of the work.

Do no interior finishing, until interior has been thoroughly cleaned and dusted.

Apply no size or paint to plastered walls until so directed by the Architect.

Leave no oily rags or other oily combustible material in the building over night.

MATERIALS: Names of brands and makers are used herein for the purpose of establishing grades. Equal grades of other brands may be used, but only on the written consent of the Architect.

No substitution will be permitted on less than one weeks request.

All materials, other than brands and grades noted, are to be of standard brands and highest quality.

Bring all material to the building in their original packages, seals unbroken, and apply without adulteration.

COLORS: Supply the Architect with all necessary samples of colors and finishes for inspection and approval. All work must exactly match approved samples.

No samples will be approved that are not finished samples.

Samples must be submitted at an early enough date to allow for the making of additional ones if the first submitted are not satisfactory.

No coat of paint or stain other than priming coat to be placed until finished samples are approved.

Eggshell Tocolite Enamel.

Interior of Medicine Cabinets to be finished same as woodwork.

FLOORS: No finish is required.

FINALLY: All work must be done in a strictly first class manner by skilled workmen.

All paint cans and materials must be stored where they will not interfere with other work.

Remove all paint and stain spots from all glass, walls and floors.

Clean and polish all glass in windows and doors just before the acceptance of the building.

All touching up to be done as required.

All rubbish incident to the work must be removed and the premises left in a clean, perfect and completed state.