# SPECIFICATIONS

for

## ADDITIONS AND ALTERATIONS

to

## HOUSE

for

## WOMAN'S FRIEND SOCIETY,

## ELM STREET ,

## SALEM, MASS.

A. G. RICHARDSON - ARCHITECT - BOSTON AND SALEM .

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# GENERAL CONDITIONS.

The contractor is to give his personal attention to the work, and is to have a competent foreman constantly on the ground; he is to make all changes as shown, and provide all labor for the complete and substantial execution of everything described, shown or reasonably implied in the drawings and specifications, including all transportation, scaffolding, apparatus and utensils requisite for the same.

The contractor may use existing material that is in proper condition, and what new is found necessary is to be provided and executed by the contractor.

The contractor is to give to the proper authorities all requisite notices relating to his work, obtain all official permits, licenses for temporary obstructions, and to pay all proper fees for same and for use of water for the building, and is to be solely responsible for all injury to adjoining premises or to the persons or property of the public by himself or his men or through any operations under his charge and is to provide and maintain all requisite guards and lights.

The drawings and specifications are intended to co-operate so that any work shown on the drawings and not mentioned in the specifications, or vice versa, are to be executed the same as if both mentioned and shown. Also work not shown or described which may arise and be found necessary (within reasonable limits) is to be executed without extra charge.

Drawings are to be carefully followed according to their scale, but figured dimensions are in all cases to have preference.

In any and all cases of discrepancy in figures, the matter shall at once be submitted to the Architect for his decision. All new work to be made in conformity with existing.

The contractor is to carry on his work at all times with reasonabl

rapidity, under the direction and to the satisfaction of the Architect.

At the completion of the work the contractor is to remove all rubbish and waste material from about the premises and deliver the job clean and in proper condition, but no material is to be removed from the premises except by authority of the Owner.

All drawings, etc. to be returned to the Architect at the completion.

The right is reserved to reject any or all bids, and all sub-contractors must be acceptable to the Architect.

DEMOLITION :-

Remove all existing structure back of main house.

Also all walls, chimneys, partitions, etc. as called for.

The removal of chimney and wall in dining room, etc., is to be left until the last so that use of main house will not be disturbed during erection of new part.

INSURANCE :-

The Owner is to keep the house insured.

# M A S O N  W O R K .

## EXCAVATIONS :-

Excavate for all walls for addition, piers, chimney, etc. to required depth. Cellar under new part to be the same depth as existing.

Excavate for all necessary supply, soil, waste, pipes, etc.

No finished grading is included.

## FOUNDATION WALLS :-

Foundation walls and underpinning of concrete of thickness as marked. Stone in existing walls that are taken down may be used for the new footings.

All cement used to be Atlas Portland Cement.

Underpinning to have a wash coat of cement; also inside of cellar walls.

## BRICK WORK :-

Build new chimney as shown. Provide all necessary flue linings, cleanouts, thimbles, etc.

Cover cellar under addition with two inches (2") of Portland cement concrete.

## HOLLOW TILE :-

The exterior walls of addition to be built of hollow tile furnished by the National Fire Proofing Co., John Hancock Bldg., Boston, Mass. First story walls 10" x 12" x 12": second and third stories 8" x 12" x 12".

MISCELLANEOUS :-

Do any and all cutting out, etc., for other contractors.

The floor of existing cellar will be left as it is.

Assist in setting heater.

## P L A S T E R I N G .

EXTERIOR :-

Addition is to have two (2) coats plaster applied directly on the tile, last coat to be a rough slap dash.

INTERIOR :-

The addition and parts as marked on plan are to be plastered with two (2) coat work. First coat slaked at least ten (10) days before applying.

Spruce laths to break joints every five (5) courses on ceilings and seven (7) on walls. On tile walls the plaster will be applied directly to the tile.

PATCHING :-

Do any and all patching made necessary by the alterations, etc. wherever occurring, and ceilings are to be entirely new if found necessary for a good job.

## R O O F I N G .

Roofs of addition to be covered with M. F. roofing tin carefully locked and soldered. One coat of Harrison's Roof Paint applied just as soon as laid.

CONDUCTORS :-

Gutters and conductors where marked or necessary of four and three inch (4" and 3") galvanized iron with caps as per detail. Two (2") inch lead goosenecks.

Gutters similar to those on existing house.

## C A R P E N T E R  W O R K .

Provide and apply all necessary framing lumber for addition; also any other lumber, hard pine beams, etc. which may be necessary.

Cross bridging 1" x 2-1/2" not over eight feet (8' 0") apart.

Floor joists 2" x 10" - 16" on centres.

Roof rafters 2" x 10" - 20" on centres.

Girders in cellar 8" x 12" . Four inch (4") iron columns where indicated.

FLASHINGS :-

Shingle in wide zinc flashings in all valleys and flash over all required places.

WINDOWS :-

New windows similar to those existing; or as shown.
*Double hung with weights.*

BLINDS :-

Furnish and hang blinds for new windows.

INSIDE FINISH :-

Upper floors of second quality rift hard pine.

The standing finish for first story addition will be North Carolina Pine.

The standing finish for second and third stories, whitewood painted.

There will be a three foot six inch (3' 6") dado throughout first story. Bathrooms to have a plaster dado four feet six inches (4' 6") high painted.

DOORS :-

New doors (interior) 1-1/2" thick, of stock pattern.

Exterior doors 1-3/4" thick.

ARCHITRAVES :-

Door, window finish, etc., like existing, or as per detail.

STAIRS :-

New staircase similar in detail to existing rear hall. Hard pine finished natural.

MISCELLANEOUS :-

Beams, pilasters, drawers, cupboards, cases, wardrobes, etc., as per detail drawings, to be given later.

Provide and apply all necessary hardware similar to existing or of approved kind.

Put up boards for plumbing pipes if needed and do all jobbing and cutting for other mechanics.

## E L E C T R I C  L I G H T I N G .

Wire to outlets as marked on plans, providing and placing all necessary switches, etc. All work in conformity with and acceptable to the local lighting company.

No electric fixtures are included.

## E L E C T R I C  B E L L S .

No electric bells included.

# P A I N T I N G  A N D  G L A Z I N G .

OUTSIDE :-

New work to have three (3) coats of oil paint to match existing.

Priming coat put on as soon as finish is up.

Tin roofs three coat (in all).

New blinds three coats.

New outside steps two (2) coats of oil.

INSIDE WORK :-

New interior finish (that is to be painted) is to have three (3) coats of paint, last coat flatted.

Hard pine finish in service portion to have a hard oil finish.

Plastered walls throughout service part, back halls, baths, corridor, etc., to have three (3) coats of color as directed.

Hardwood floors in service part oiled two (2) coats; in other portion two (2) coats of oil and wax rubbed in.

Stair finish, natural.

MISCELLANEOUS :-

Do all patching, etc. made necessary by the alterations.

No papering is included.

The finish for existing floors is not included.

Refrigerator (built-in) furnished by Owners but to be set by contractor.

# P L U M B I N G .

## CONNECTIONS, ETC. :-

Connect with present drains in cellar and extend all necessary soil, waste, ventilating and supply pipes to properly install the fixtures as shown in accordance with the plumbing laws of the City of Salem and to the satisfaction of the Board of Health.

## FIXTURES :-

In cellar the existing wash trays will be removed from present location and re-located as shown. Place temporarily in cellar under main house one water closet for use during construction of new part.

First floor kitchen sink set up where indicated.

In kitchen, for industrial classes, there will be one new enameled iron sink 36" long. Serving room to have an un-planished copper sink 16" x 20" . Existing boiler connected with range.

Second floor fixtures re-located as marked.

## GAS PIPING :-

Pipe to outlets as marked on plans. Provide, if necessary, connection for gas range.

# H E A T I N G .

Furnish and set with all necessary connections, hot air pipes, cold air duct, smoke pipe, etc., one Magee hot air furnace of sufficient capacity to easily heat addition in cold weather.

This Is The Specification Referred To In The Contract Between Us

Dated _____, 191 .

Signed:-

_____

Contractor .

_____

Owner .